

# 424 CHURCHILL APARTMENT BUILDING



ISSUED FOR  
RESPONSE TO SECOND REVIEW CITY COMMENTS - SITE PLAN APPLICATION

THE ABOVE RENDERINGS ARE PROVIDED ONLY FOR CONTEXT; DRAWINGS SHALL GOVERN.

**CLIENT / OWNER :**  
CHURCHILL PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**SURVEYOR:**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
340 GLADSTONE AVE., SUITE 301,  
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613-234-8883

**NOISE, VIBRATION & WIND ENGINEER:**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
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OTTAWA, ON K2P 2H7  
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**TRANSPORTATION ENGINEER:**  
CASTELGLEN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
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613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

rev. / issue	description	date
01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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340 gladstone ave. | suite 301 | ottawa | on  
613-883-5090 info@openplan.ca

project  
**424 CHURCHILL AVENUE N.,  
APARTMENT BUILDING**

drawing  
**COVER PAGE**

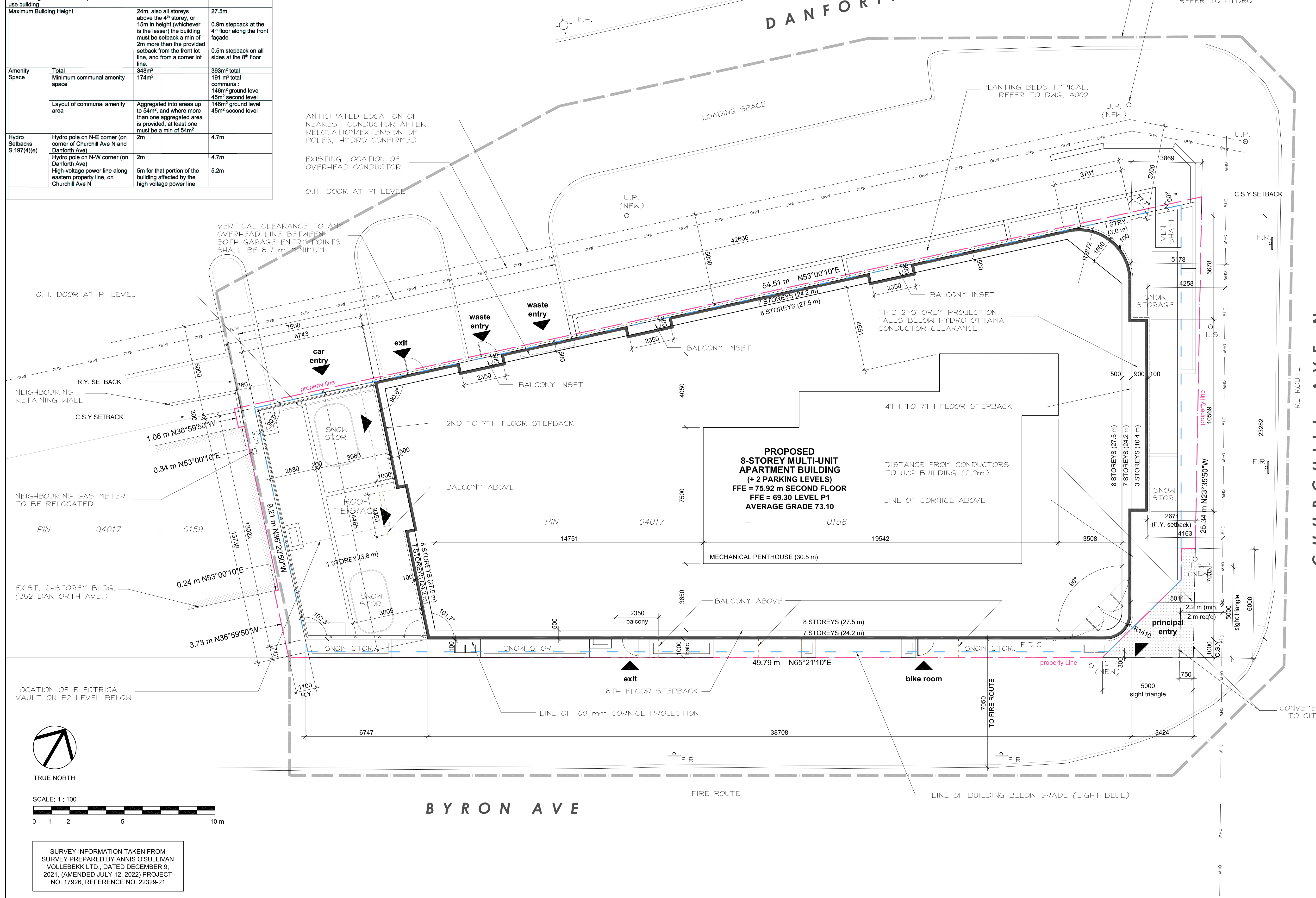
drawn	KDB	date	2022-OCT-20
approved	KDB	revision	0
project no.	2109	scale	

drawing no.  
**A000**

D07-12-22-0152

Project Information: Zoning			
424 Churchill Avenue North - 8-storey residential building with 58 dwelling units			
Zoning 2008-250: TM H(24) - Traditional Mainstreet Height Limit 24m			
Minimum Lot Width (Churchill Ave N)	Required - TM H(24)	Provided	
Minimum Lot Area	No minimum	25.34m	
Minimum Front Yard Setback (Churchill Ave N)	No minimum	1,009.6m <sup>2</sup>	
Maximum Front Yard Setback (Churchill Ave N)	2m	2.6m	
Minimum Front Yard Setback (Churchill Ave N) [Section 197(4)(d)]	For any part of the building above 15m, 2m		
Minimum Interior Side Yard Setback	1.2m	n/a (no interior side yard)	
Minimum Corner Side Yard Setback	North corner side yard (Danforth Ave)	3m, except for any part of a building above 15m for which an additional 2m setback must be provided	
	South corner side yard (Byron Ave)	Same as above	
Minimum Rear Yard Setback (western property line, abutting 352 Danforth Ave) for a residential use building	7.5m	0.78m	
Maximum Building Height	24m, also all storeys above the 4 <sup>th</sup> storey, or 15m in height (whichever is the lesser) the building must be setback a min of 2m more than the provided setback from the front lot line, and from a corner lot line.	27.5m	
Amenity Space	Total	348m <sup>2</sup>	
	Minimum communal amenity space	174m <sup>2</sup>	
Layout of communal amenity area	Aggregated into areas up to 54m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a min of 54m <sup>2</sup>	393m <sup>2</sup> total 181 m <sup>2</sup> total communal 146m <sup>2</sup> ground level 45m <sup>2</sup> second level	
		146m <sup>2</sup> ground level 45m <sup>2</sup> second level	
Hydro Setbacks S.197(4)(e)	Hydro pole on N-E corner (on corner of Churchill Ave N and Danforth Ave)	2m	4.7m
	Hydro pole on N-W corner (on Danforth Ave)	2m	4.7m
	High-voltage power line along eastern property line, on Churchill Ave N	5m for that portion of the building affected by the high voltage power line	5.2m

Project Information: Parking & Loading		
Area X: Inner Urban, ZBL Sch 1A / 58 Dwelling Units (DU) proposed		
Performance Standard for Mid-high rise Apt		
Vehicular Parking	Required	Proposed
Minimum number of parking spaces for Dwelling Units in mid-high rise apt (residential)	21	26
Minimum number of parking spaces for Visitors	5	5
Minimum number of spaces to be reserved for physically disabled persons (By-law 2003-530, Part C, p. 48)	1	1
Maximum limit on number of parking spaces near rapid transit stations (S.103) - Area B	102	31
Total Vehicular Parking	26	31 spaces (26+5)
Bicycle Parking	Minimum number of parking spaces for Dwelling Units	29
Minimum number of loading spaces	None required	nones
Minimum Drive Aisle width	6m	6m
Minimum Driveway width	6m	6m



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**TRANSPORTATION ENGINEER :**  
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 613-731-4022

rev. / issue	description	date
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project

**424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING**




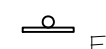
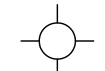


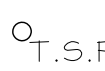

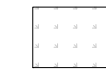

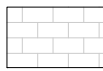
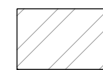

drawing

**SITE PLAN**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.	<b>A001</b>		

**A001**

SYMBOL & MATERIAL LEGEND :

-  BUILDING ENTRANCE
-  ELEVATION MARKER, ### mm ABOVE FINISHED FLOOR
-  F.D.C. FIRE DEPT. CONNECTION, REFER TO MECHANICAL
-  F.R. FIRE ROUTE SIGN, REFER TO CIVIL
-  F.H. FIRE HYDRANT, REFER TO CIVIL
-  U.P. HYDRO UTILITY POLE, REFER TO HYDRO
-  TREE, REFER TO LANDSCAPE ARCHITECT
-  T.S.P. TRAFFIC SIGNAL POLE, REFER TO CIVIL
-  LANDSCAPE MATERIAL, REFER TO LANDSCAPE ARCHITECT
-  GRASS, REFER TO LANDSCAPE ARCHITECT
-  POURED CONCRETE
-  PAVERS, REFER TO LANDSCAPE ARCHITECT
-  YELLOW DIAGONAL ROAD PAINT
-  CONCRETE WALKWAY, REFER TO LANDSCAPE ARCHITECT

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 D + M STRUCTURAL  
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- LANDSCAPE ARCHITECT :**  
 IBI GROUP  
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 519-585-2285
- SURVEYOR :**  
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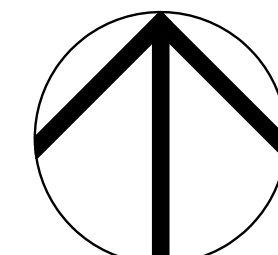
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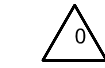
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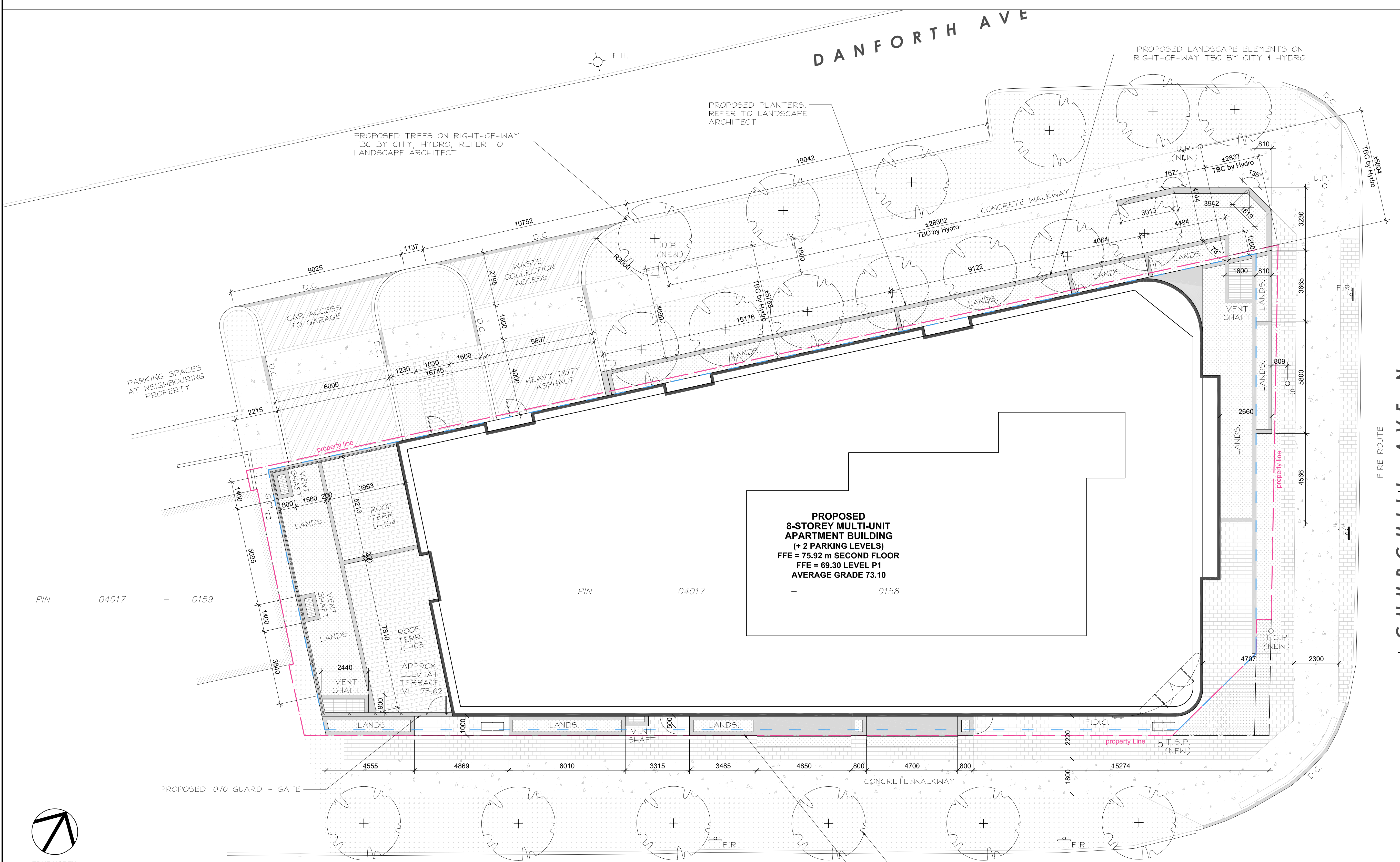
424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING

drawing

SITE PLAN -  
 WALKWAYS & LANDSCAPING

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	
project no.	2109	scale	1:100
drawing no.			

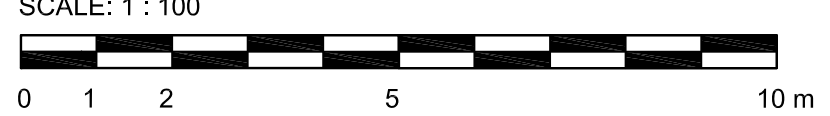
**A002**



**PROPOSED 8-STOREY MULTI-UNIT APARTMENT BUILDING (+ 2 PARKING LEVELS)**  
 FFE = 75.92 m SECOND FLOOR  
 AVERAGE GRADE 73.10

TRUE NORTH

SCALE: 1 : 100



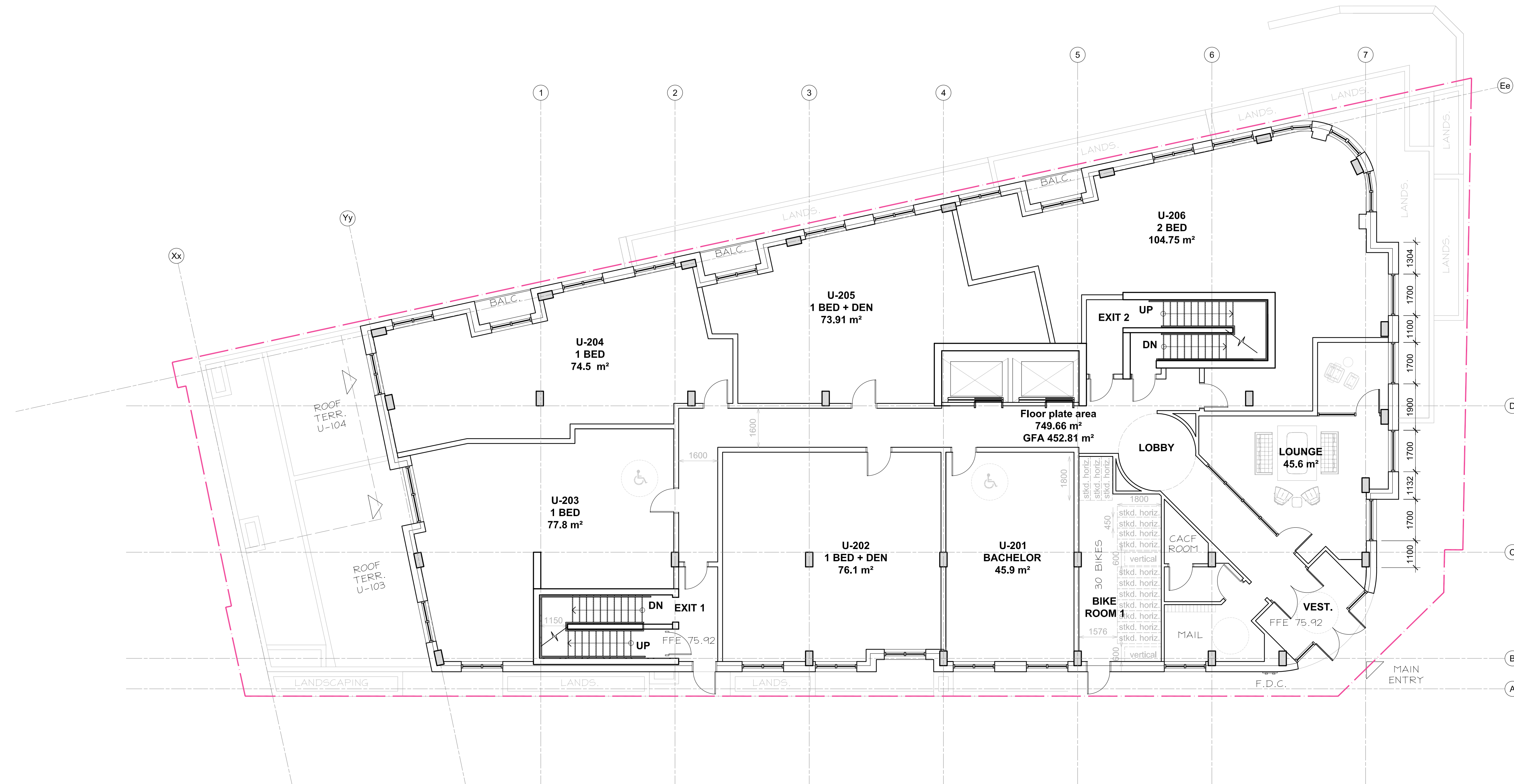
SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED DECEMBER 9, 2021, (AMENDED JULY 12, 2022) PROJECT NO. 17926, REFERENCE NO. 22329-21

1 SITE PLAN  
 A002 1:100

+ CHURCHILL AVENUE N

FIRE ROUTE

D07-12-22-0152



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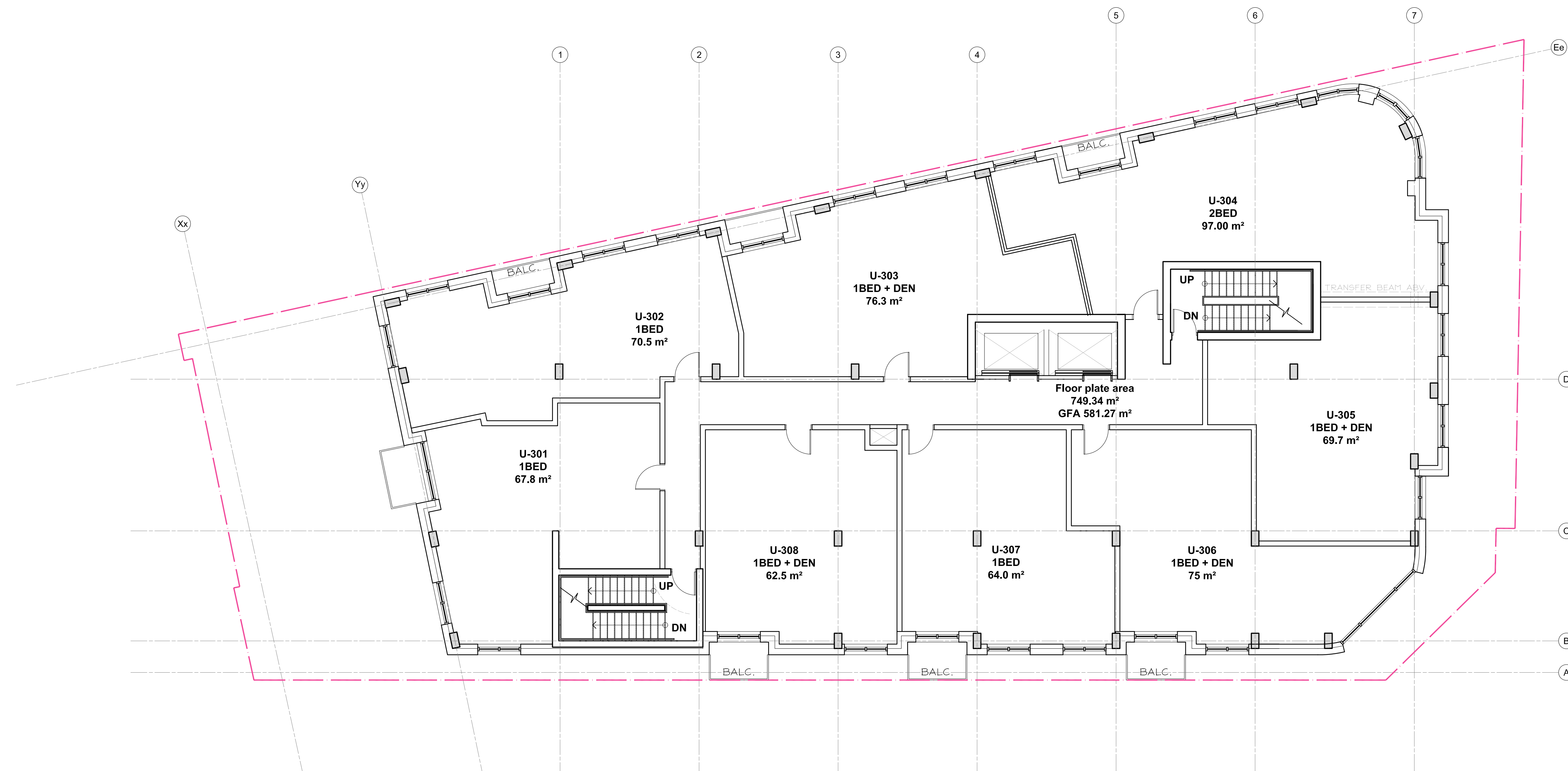
drawing

**FLOOR PLAN  
 SECOND LEVEL  
 (FOR PRACTICAL PURPOSES  
 CONSIDERED "GROUND LEVEL")**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100

drawing no.

**A100**



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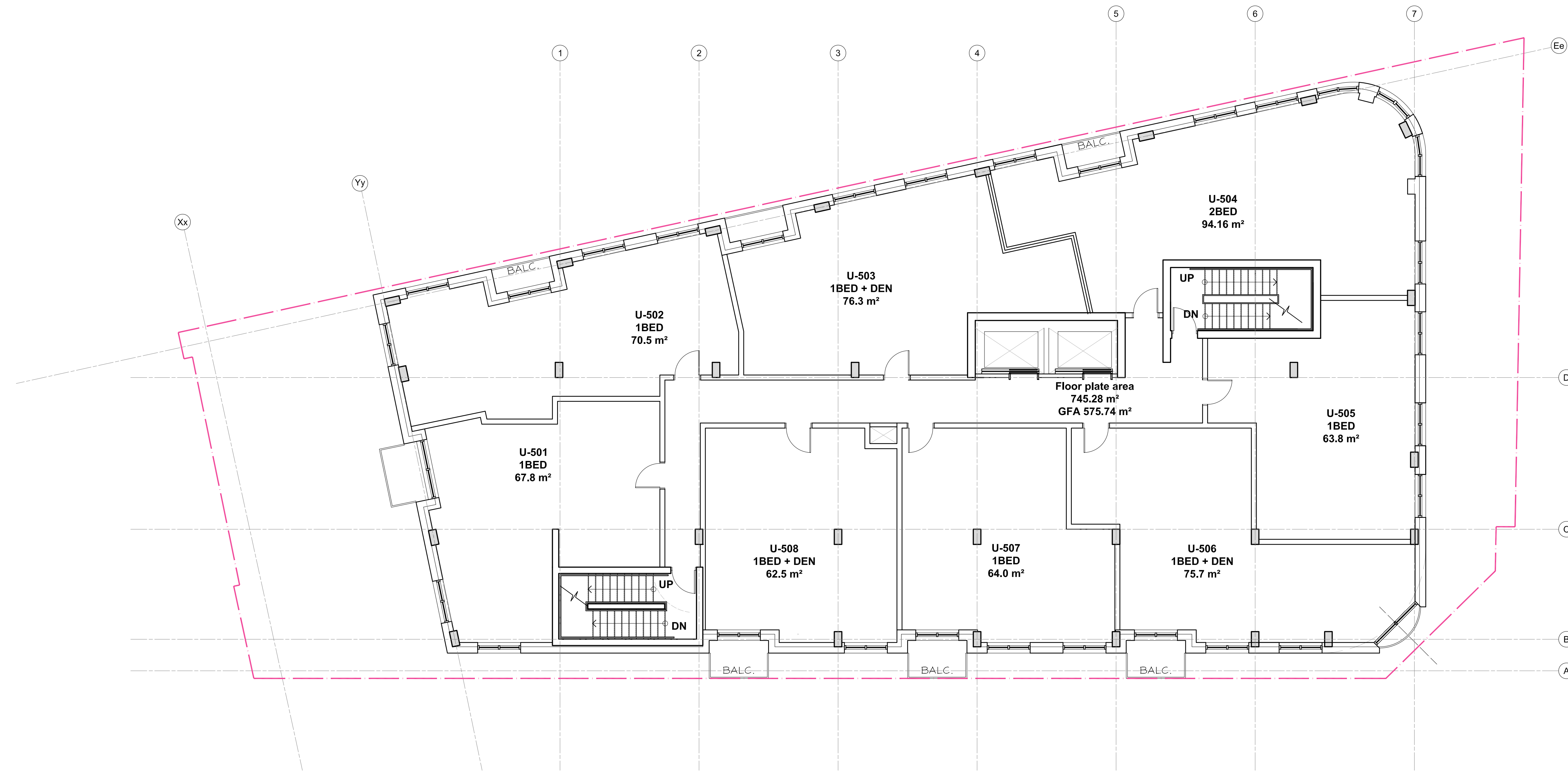
drawing

FLOOR PLAN  
 THIRD LEVEL

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100

drawing no.

**A101**



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 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD,  
 OTTAWA, ON K1B 4S5  
 613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 IRL ENGINEERING  
 5430 CANOTEK ROAD,  
 OTTAWA, ON K1S 5N4  
 613-651-9490

rev. / issue	description	date
01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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340 gladstone ave. | suite 301 | ottawa | on  
 613-883-5090 info@openplan.ca

project

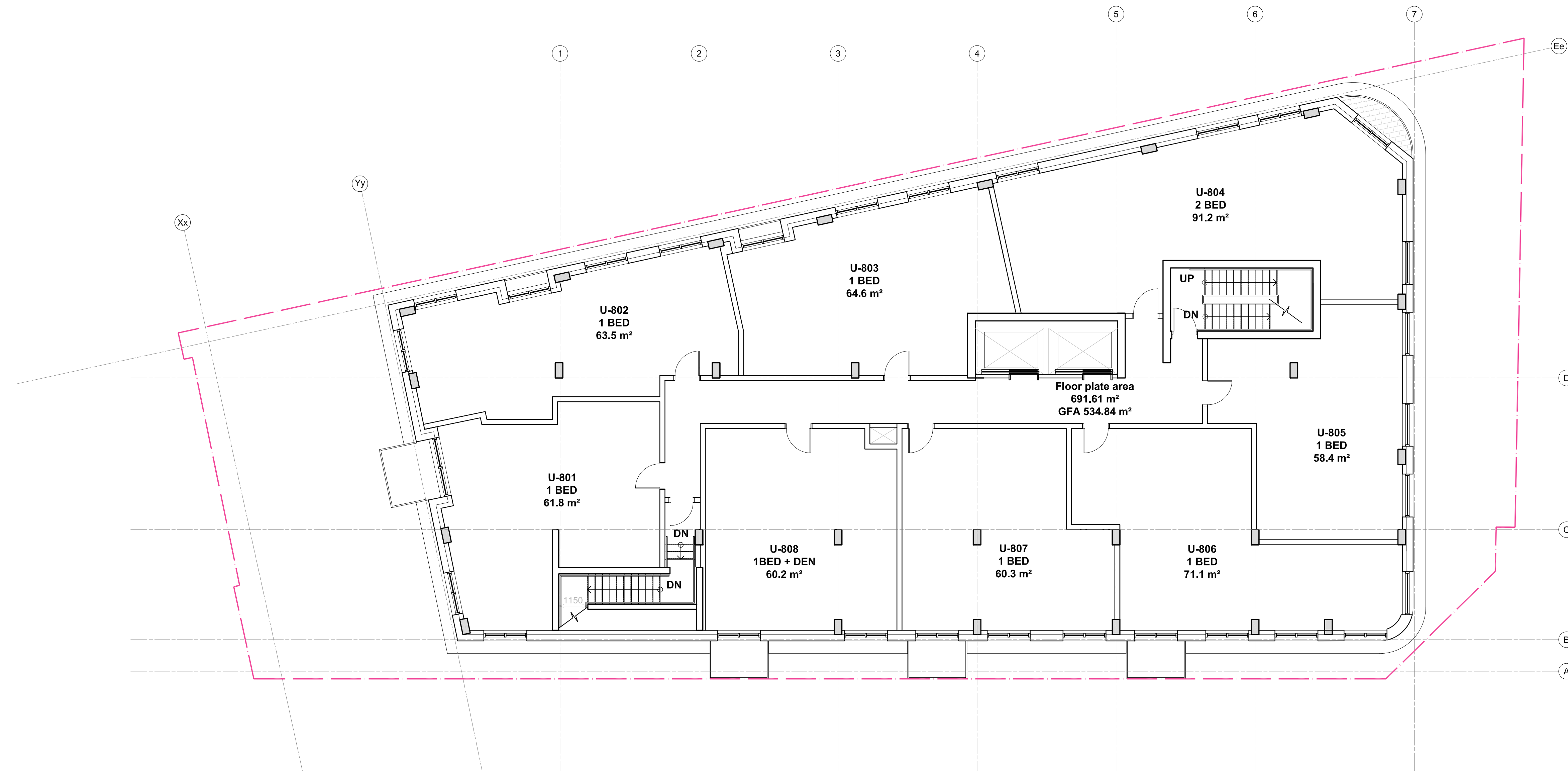
**424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING**

drawing

**FLOOR PLAN  
 TYPICAL LEVEL 4 TO 7**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100
drawing no.			

**A102**



**CLIENT / OWNER :**  
 CHURCHILL PROPERTIES INC.  
 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2T56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 340 GLADSTONE AVE., SUITE 301,  
 OTTAWA, ON K2P 0Y8  
 613-234-8883

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD,  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD,  
 OTTAWA, ON K1B 4S5  
 613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD,  
 OTTAWA, ON K1S 5N4  
 613-651-9490

rev. / issue	description	date
01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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project

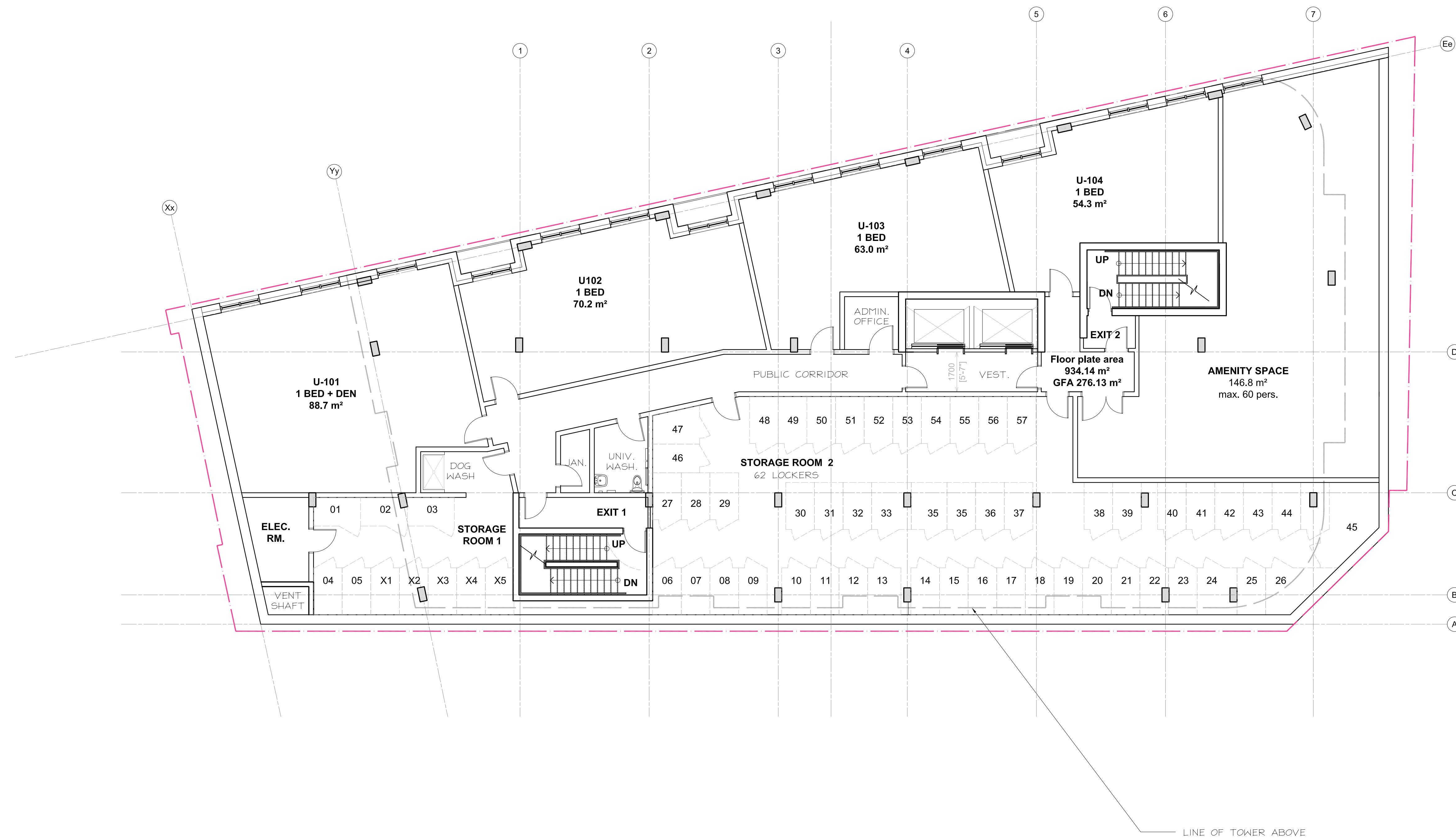
424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING

drawing

FLOOR PLAN  
 EIGHTH LEVEL

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100
drawing no.			

**A103**



**CLIENT / OWNER :**  
 CHURCHILL PROPERTIES INC.  
 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2Z56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 340 GLADSTONE AVE., SUITE 301,  
 OTTAWA, ON K2P 0Y8  
 613-234-8883

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD,  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD,  
 OTTAWA, ON K1B 4S5  
 613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD,  
 OTTAWA, ON K1S 5N4  
 613-651-9490

rev. / issue	description	date
01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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project

**424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING**

drawing

**FLOOR PLAN  
 GROUND LEVEL**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100

drawing no.

**A104**

D07-12-22-0152



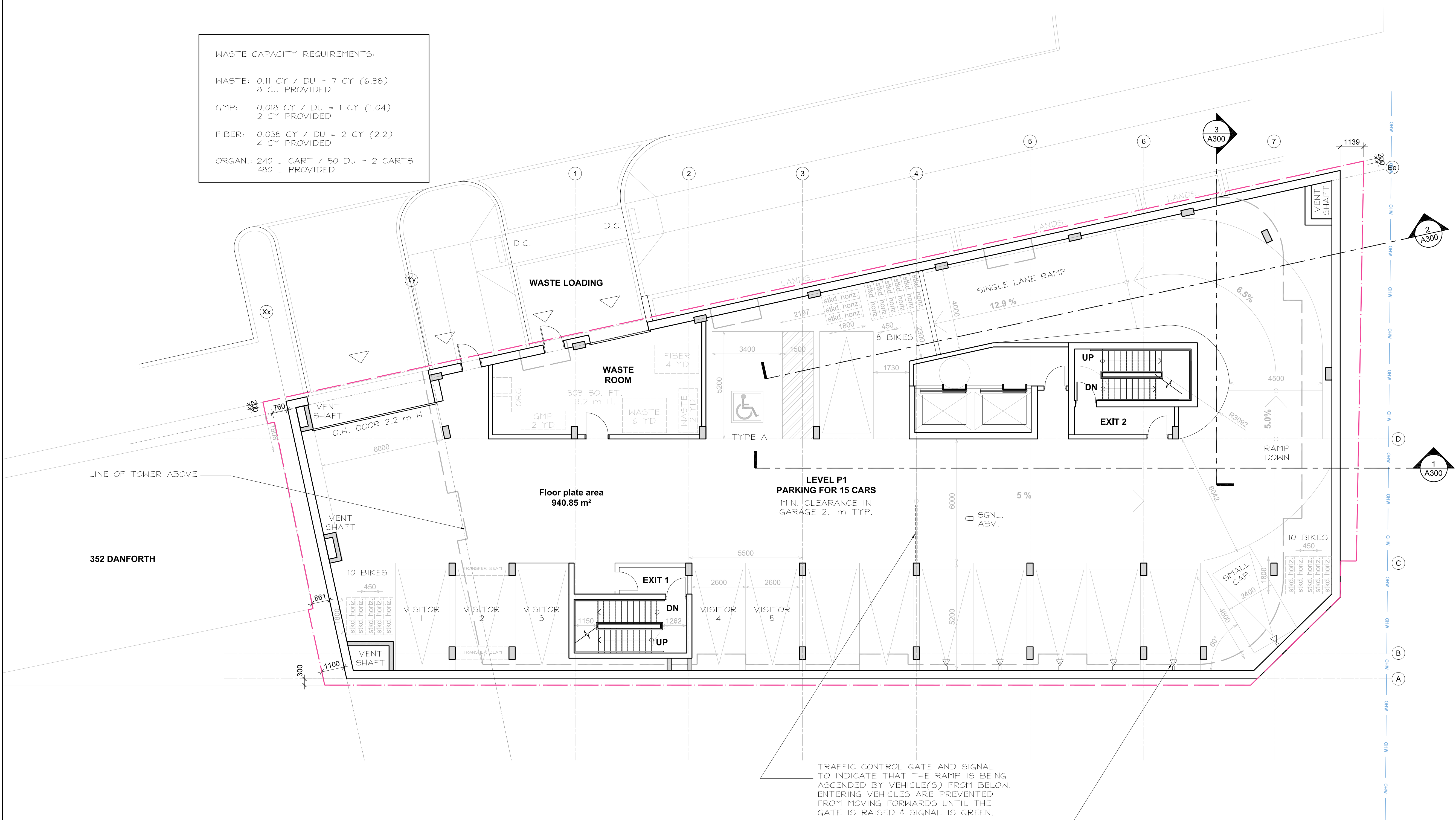
WASTE CAPACITY REQUIREMENTS:

WASTE: 0.11 CY / DU = 7 CY (6.38)  
8 CU PROVIDED

GMP: 0.018 CY / DU = 1 CY (1.04)  
2 CY PROVIDED

FIBER: 0.038 CY / DU = 2 CY (2.2)  
4 CY PROVIDED

ORGAN.: 240 L CART / 50 DU = 2 CARTS  
480 L PROVIDED



TRAFFIC CONTROL GATE AND SIGNAL TO INDICATE THAT THE RAMP IS BEING ASCENDED BY VEHICLE(S) FROM BELOW. ENTERING VEHICLES ARE PREVENTED FROM MOVING FORWARDS UNTIL THE GATE IS RAISED & SIGNAL IS GREEN.

SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

**CLIENT / OWNER :**  
CHURCHILL PROPERTIES INC.  
5-145 SELECT AVE.  
TORONTO, ON M1V 5M8  
416-292-9920

**LANDSCAPE ARCHITECT :**  
IBI GROUP  
410 ALBERT STREET, SUITE 101  
WATERLOO, ON N2L 3V3  
519-585-2285

**CONSULTING PLANNER :**  
FOTENN  
396 COOPER STREET, SUITE 300  
OTTAWA, ON K2P 2H7  
613-730-5709

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2Z56  
613-727-0850

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
340 GLADSTONE AVE., SUITE 301,  
OTTAWA, ON K2P 0Y8  
613-234-8883

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
OTTAWA, ON K0A 1L0  
613-836-0934

**STRUCTURAL ENGINEER :**  
D + M STRUCTURAL  
333 PRESTON STREET, SUITE 110  
OTTAWA, ON K2P 2H7  
613-730-5709

**TRANSPORTATION ENGINEER :**  
CASTLEGLAN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LRL ENGINEERING  
5430 CANOTEK ROAD,  
OTTAWA, ON K1S 5N4  
613-651-9490

01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024
rev. / issue	description	date
		MM/DD/YY

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613-883-5090 info@openplan.ca

project

424 CHURCHILL AVENUE N.,  
APARTMENT BUILDING

drawing

FLOOR PLAN  
PARKING LEVEL P1

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.			

**A105**

**CLIENT / OWNER :**  
 CHURCHILL PROPERTIES INC.  
 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2Z56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 340 GLADSTONE AVE., SUITE 301,  
 OTTAWA, ON K2P 0Y8  
 613-234-8883

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD,  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD,  
 OTTAWA, ON K1B 4S5  
 613-731-4022

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD,  
 OTTAWA, ON K1S 5N4  
 613-651-9490

rev. / issue	description	date
01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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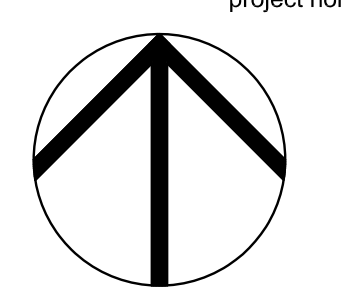
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project

424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING

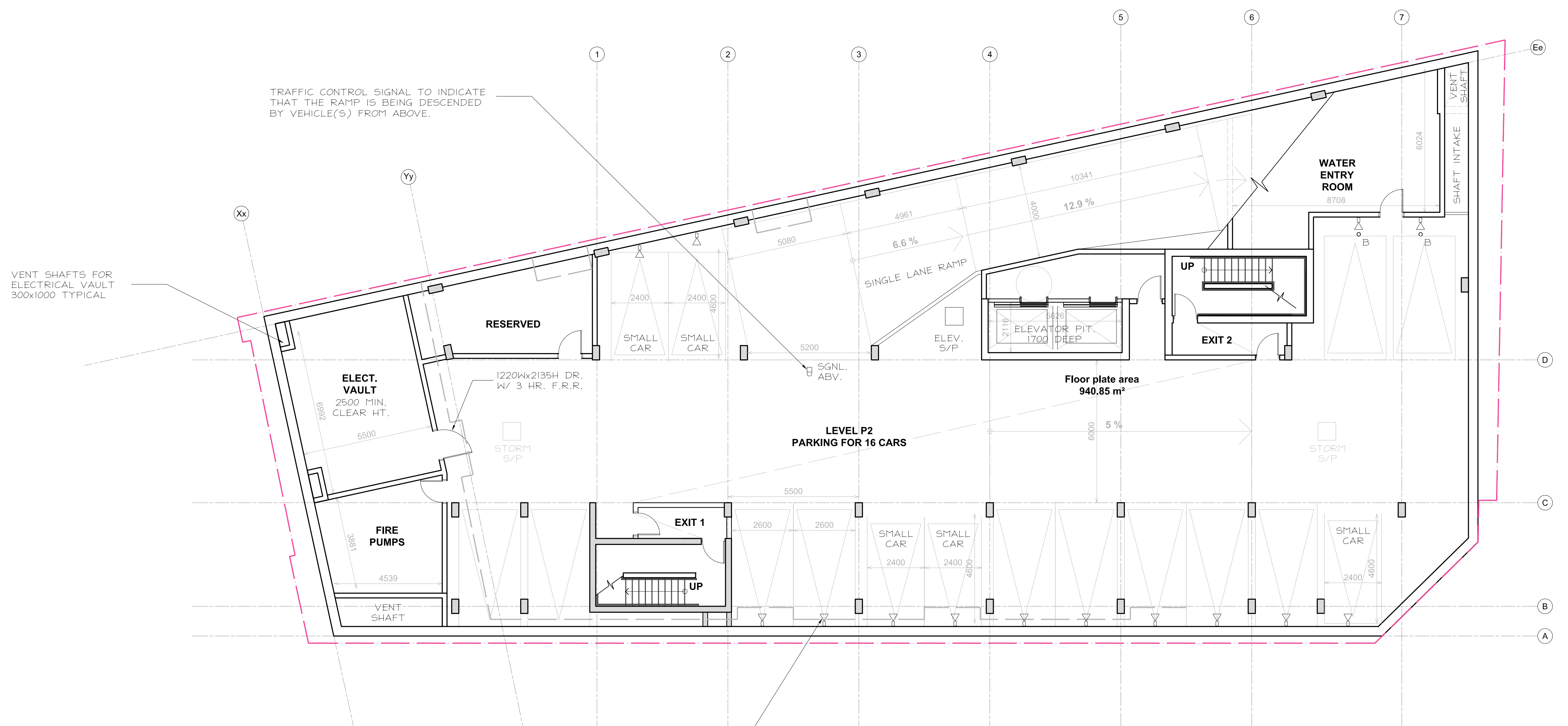
drawing

FLOOR PLAN  
 PARKING LEVEL P2

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:200

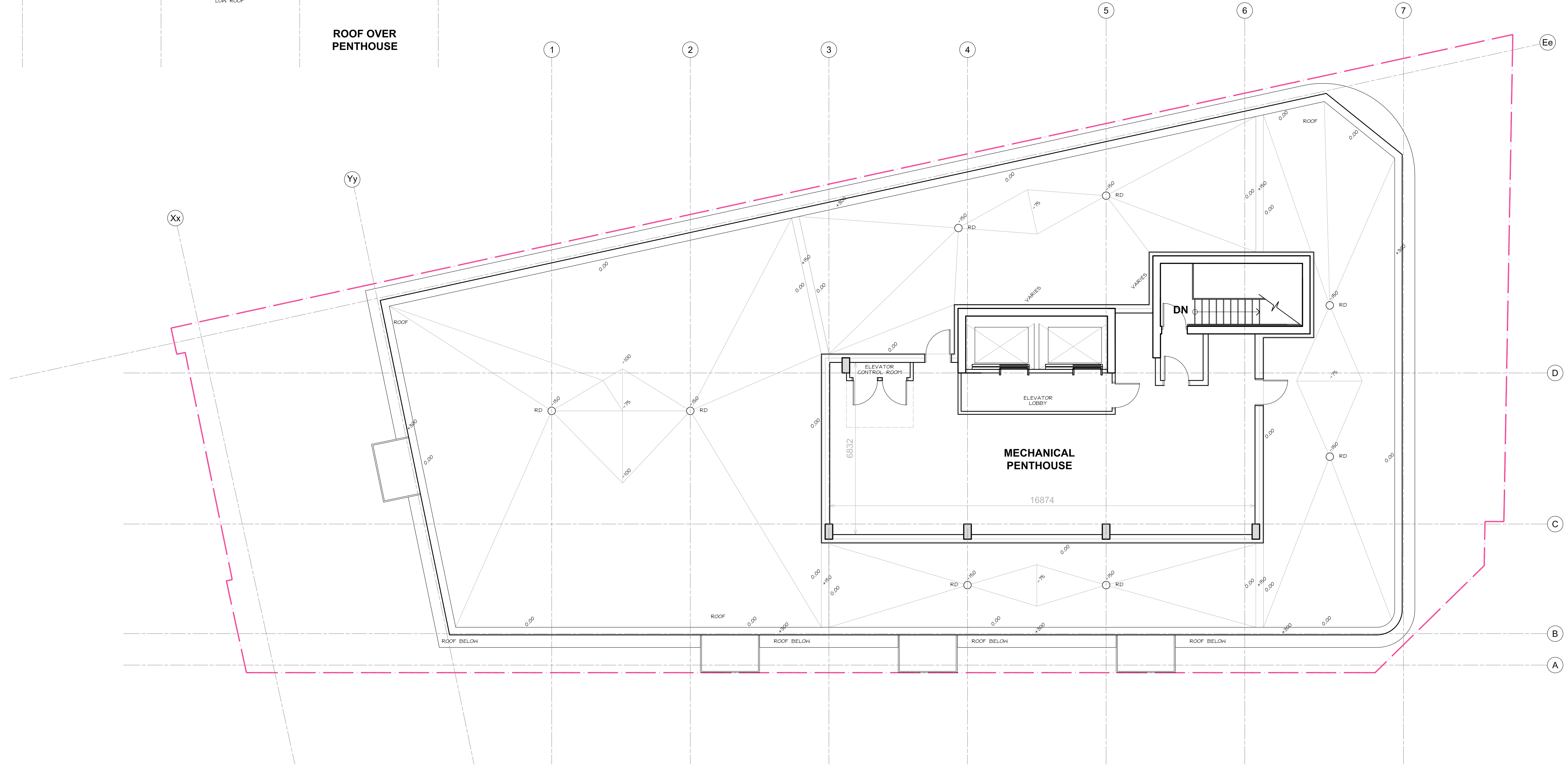
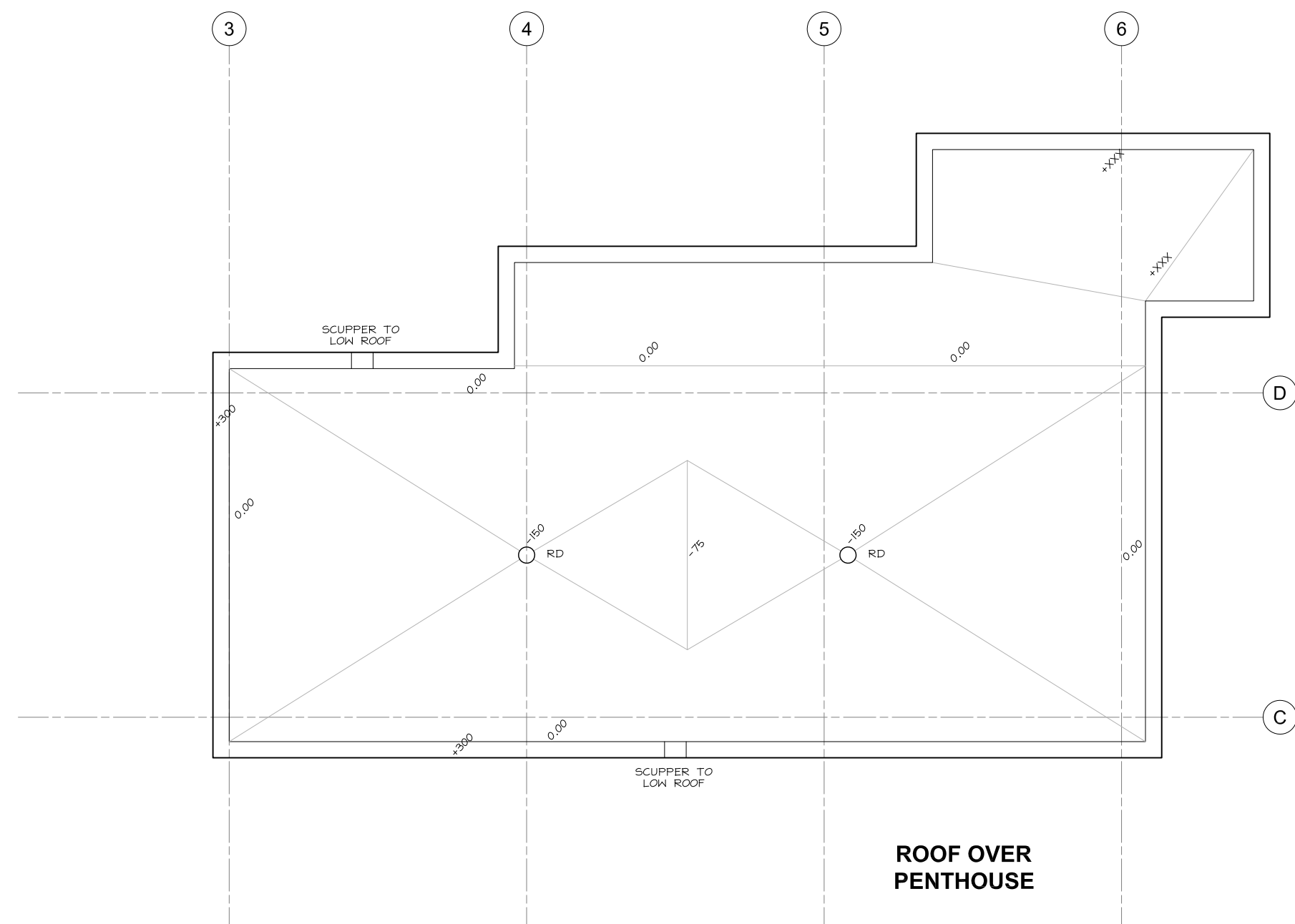
drawing no.

**A106**



SIGNAL ABOVE EACH SPACE IDENTIFYING BY GREEN & RED LIGHT WHETHER IT IS SAFE TO LEAVE THE STALL, TYPICAL

D07-12-22-0152



**CLIENT / OWNER :**  
 CHURCHILL PROPERTIES INC.  
 5-145 SELECT AVE.  
 TORONTO, ON M1V 5M8  
 416-292-9920

**CONSULTING PLANNER :**  
 FOTENN  
 396 COOPER STREET, SUITE 300  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 340 GLADSTONE AVE., SUITE 301,  
 OTTAWA, ON K2P 0Y8  
 613-234-8883

**STRUCTURAL ENGINEER :**  
 D + M STRUCTURAL  
 333 PRESTON STREET, SUITE 110  
 OTTAWA, ON K2P 2H7  
 613-730-5709

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
 5430 CANOTEK ROAD,  
 OTTAWA, ON K1S 5N4  
 613-651-9490

**LANDSCAPE ARCHITECT :**  
 IBI GROUP  
 410 ALBERT STREET, SUITE 101  
 WATERLOO, ON N2L 3V3  
 519-585-2285

**SURVEYOR :**  
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2Z56  
 613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
 GRADIENT WIND ENGINEERING  
 127 WALGREEN ROAD,  
 OTTAWA, ON K0A 1L0  
 613-836-0934

**TRANSPORTATION ENGINEER :**  
 CASTLEGLLEN CONSULTANTS INC.  
 2460 LANCASTER ROAD,  
 OTTAWA, ON K1B 4S5  
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01	Issued for OPA, ZBA + SPC - 2nd review comments	03 July 2024

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 613-883-5090 info@openplan.ca

project

**424 CHURCHILL AVENUE N.,  
 APARTMENT BUILDING**

drawing

**FLOOR PLAN  
 PENTHOUSE**

drawn	KDB	date	2022-AUG-31
approved	KDB	revision	1
project no.	2109	scale	1 : 100
drawing no.	<b>A103</b>		

**18881**

**D07-12-22-0152**