

# 424 CHURCHILL APARTMENT BUILDING



ISSUED FOR  
OFFICIAL PLAN AMENDMENT, ZONING BYLAW AMENDMENT & SITE PLAN CONTROL



**CLIENT / OWNER :**  
GSI SLOUGH STREET 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.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**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, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
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  
613-731-4052

rev. / issue	description	date
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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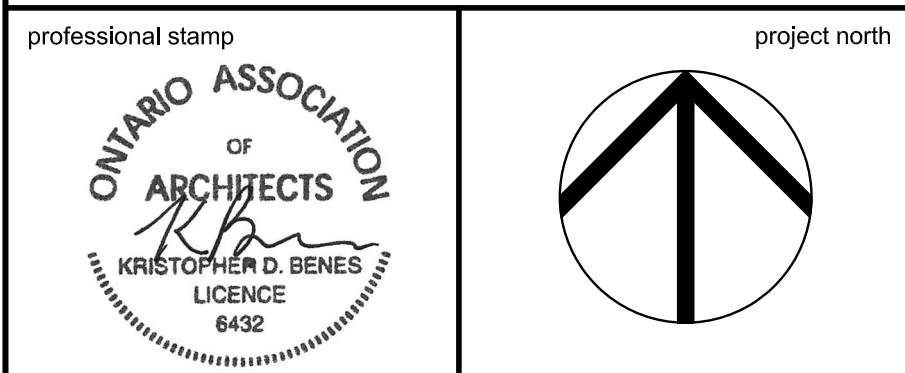
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Kristopher D. Benes, OAA, MRAIC, LEED AP

**OPA** open plan  
architects inc.  
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2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2  
613.883.5090 | info@openplan.ca

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

drawing  
**COVER PAGE**

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

drawing no.

**COVER**

424 Churchill Avenue North, Ottawa

Zoning Data:  
 Zone: TM H(24)  
 Adjacent zones:  
 north: TM H(24)  
 south: LC H(128) & 11A  
 east: R3R & O1  
 west: TM H(24)

Frontage: 25.34 (Churchill Ave. N.)  
 Lot area: 1,009.7 m<sup>2</sup>

Proposed building area: 882.3 m<sup>2</sup>  
 taken in accordance w/ OBC definition  
 (B1 being 1st floor above grade).

Proposed GFA: 4,643.7 m<sup>2</sup>  
 taken in accordance w/ zoning bylaw definition  
 B1 300.4  
 level 1 440.6  
 level 2-7 564.0  
 level 8 518.7

Proposed use: Apartment Dwelling, Mid-Rise

Proposed number of units: 58

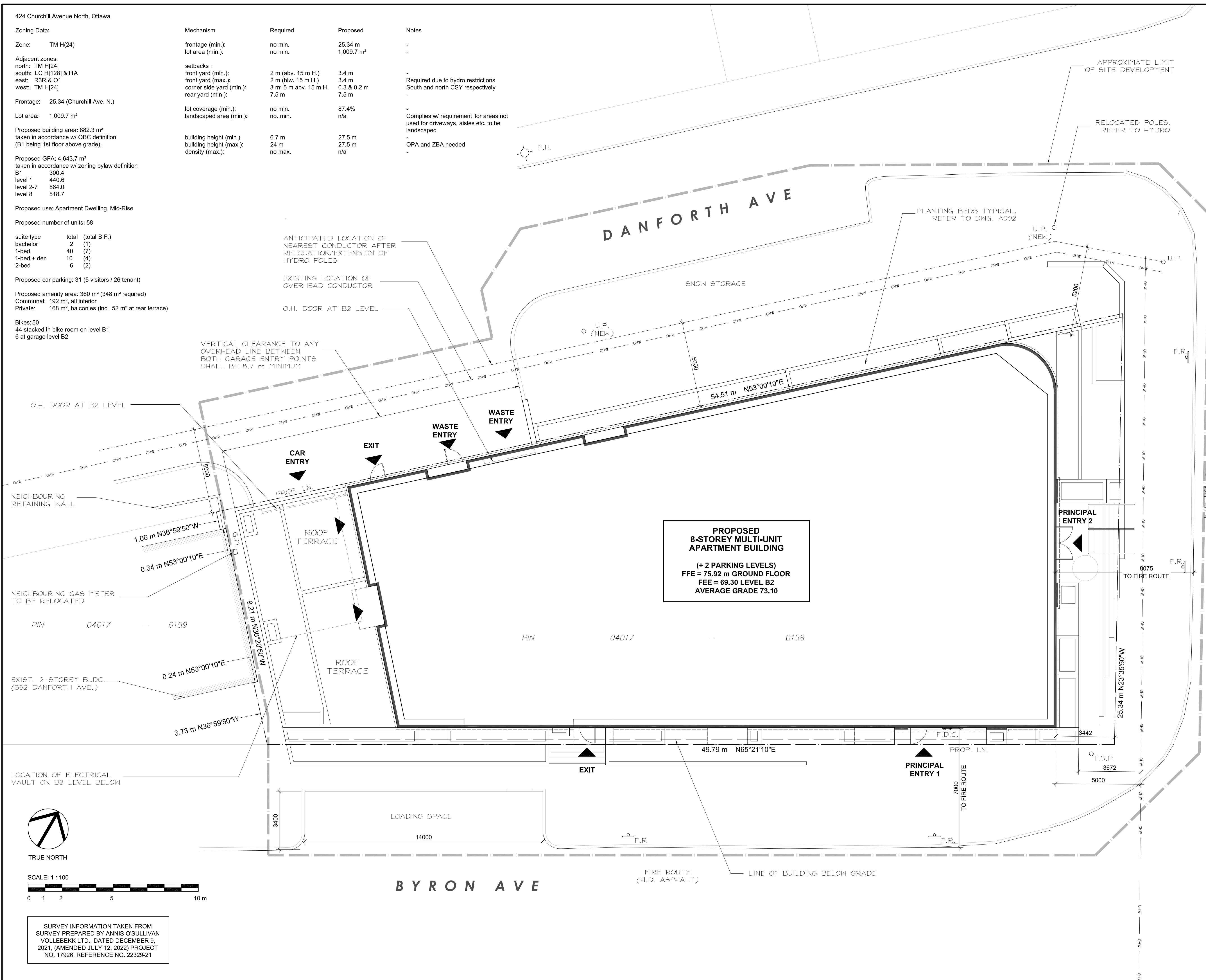
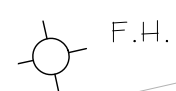
suite type	total	(total B.F.)
bachelor	2	(1)
1-bed	40	(7)
1-bed + den	10	(4)
2-bed	6	(2)

Proposed car parking: 31 (5 visitors / 26 tenant)

Proposed amenity area: 360 m<sup>2</sup> (348 m<sup>2</sup> required)  
 Communal: 192 m<sup>2</sup>, all interior  
 Private: 168 m<sup>2</sup>, balconies (incl. 52 m<sup>2</sup> at rear terrace)

Bikes: 50  
 44 stacked in bike room on level B1  
 6 at garage level B2

Mechanism	Required	Proposed	Notes
frontage (min.):	no min.	25.34 m	-
lot area (min.):	no min.	1,009.7 m <sup>2</sup>	-
setbacks:			
front yard (min.):	2 m (abv. 15 m H.)	3.4 m	-
front yard (max.):	2 m (b/w. 15 m H.)	3.4 m	-
corner side yard (min.):	3 m; 5 m abv. 15 m H.	0.3 & 0.2 m	Required due to hydro restrictions South and north CSY respectively
rear yard (min.):	7.5 m	7.5 m	-
lot coverage (min.):	no min.	87.4%	-
landscaped area (min.):	no min.	n/a	Complies w/ requirement for areas not used for driveways, aisles etc. to be landscaped
building height (min.):	6.7 m	27.5 m	-
building height (max.):	24 m	27.5 m	-
density (max.):	no max.	n/a	OPA and ZBA needed



**PROPOSED 8-STORY MULTI-UNIT APARTMENT BUILDING**  
 (+ 2 PARKING LEVELS)  
 FFE = 75.92 m GROUND FLOOR  
 FEE = 69.30 LEVEL B2  
 AVERAGE GRADE 73.10



SCALE: 1:100  
 0 1 2 5 10 m

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

**CLIENT / OWNER:**  
 GSI SLOUGH STREET 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  
 613-933-5709

**SURVEYOR:**  
 ANNIS O'SULLIVAN VOLLEBEKK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2T6  
 613-927-0850

**ARCHITECT:**  
 OPEN PLAN ARCHITECTS INC.  
 2305 HILLARY AVENUE  
 OTTAWA, ON K1H 7J2  
 613-883-5090

**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  
 613-731-4052

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

rev. / issue	description	date
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Kristopher D. Benes, OAA, MRAIC, LEED AP

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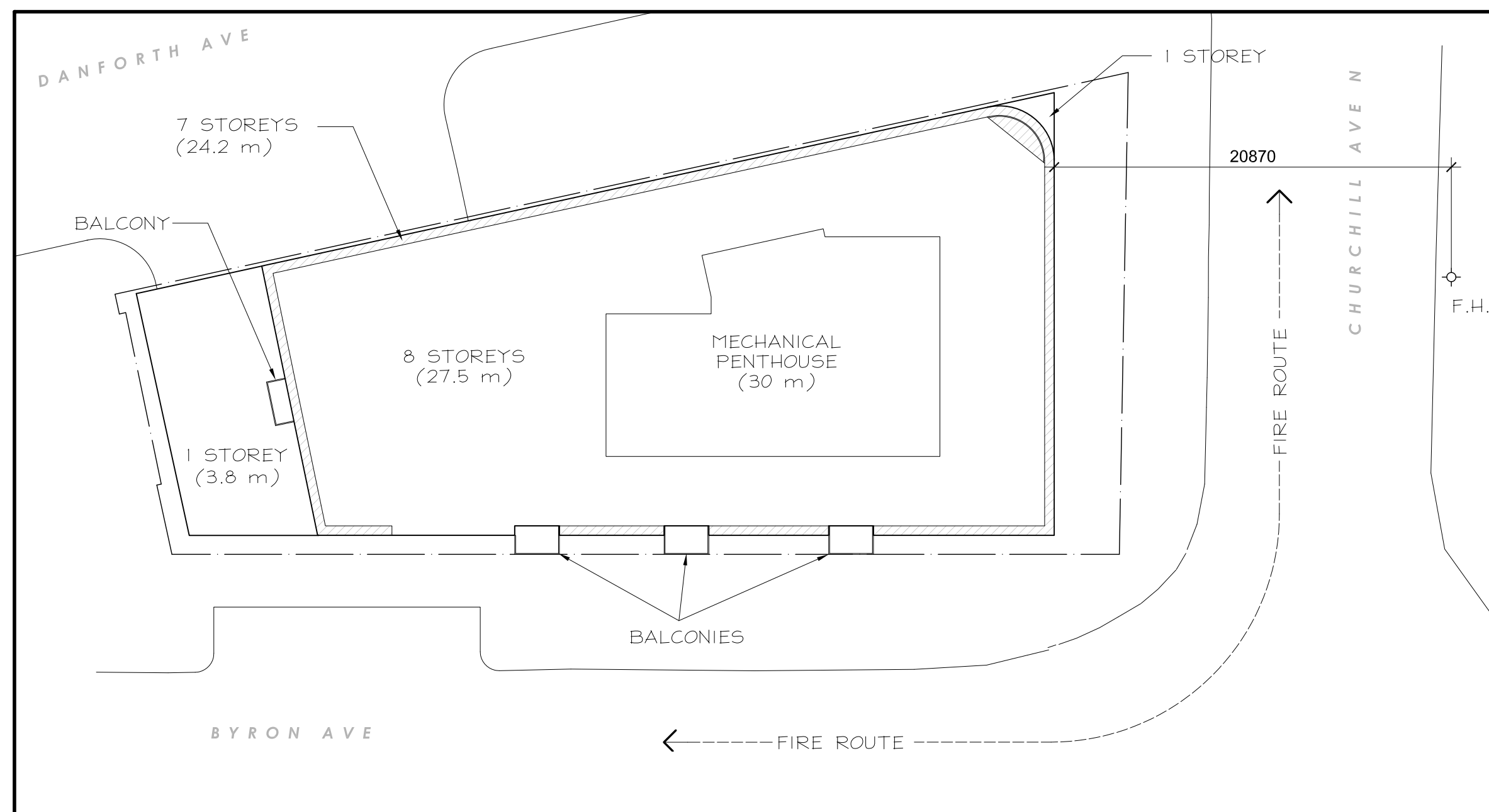
project

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

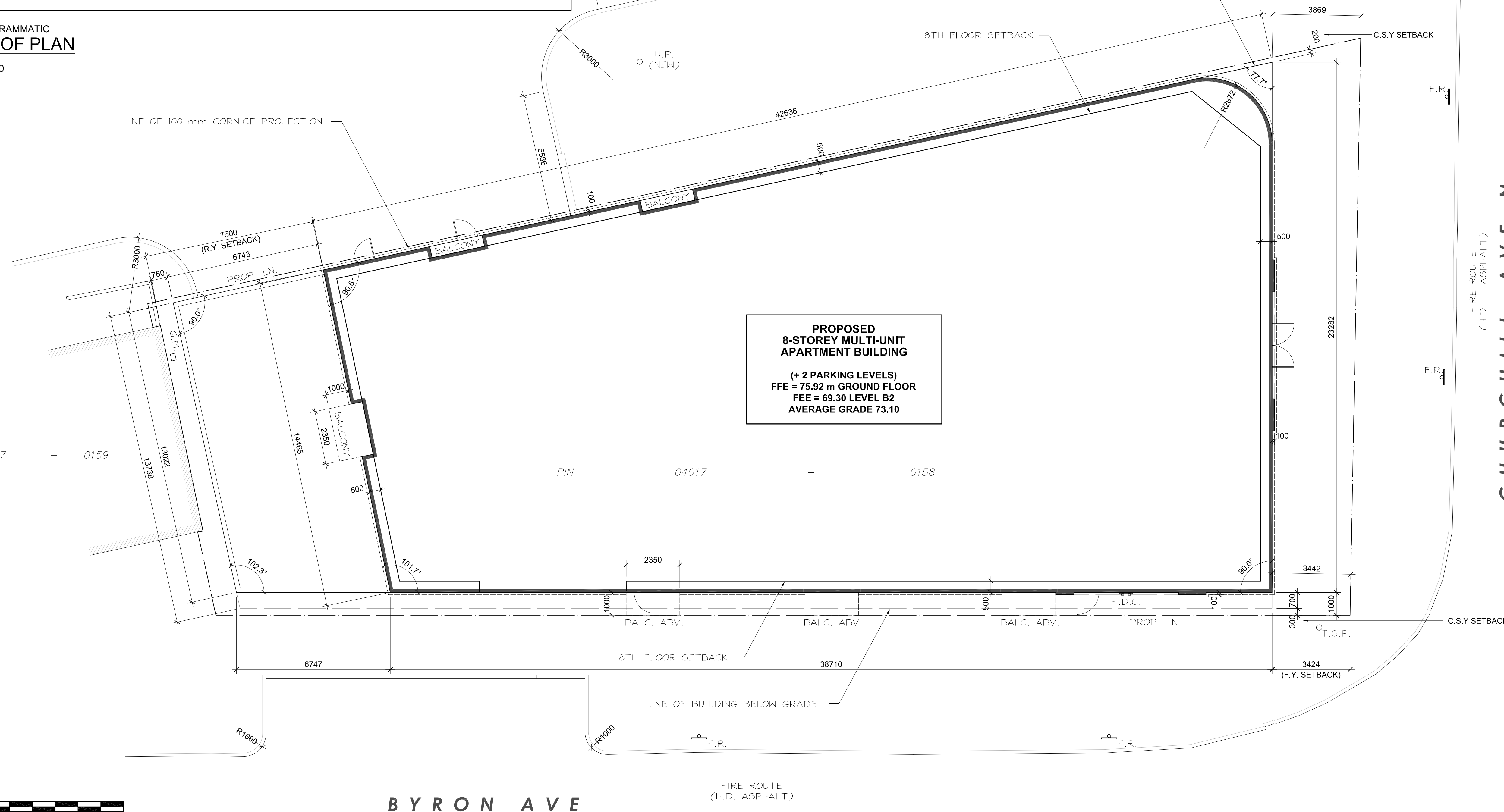
drawing

**SITE PLAN**

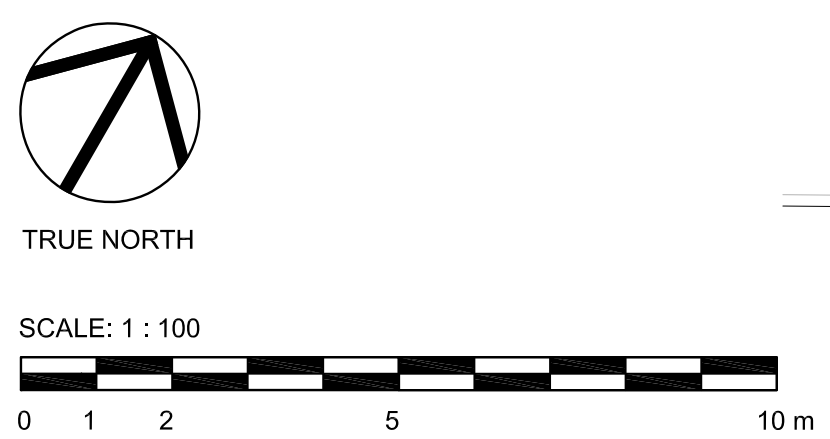
drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1:100
drawing no.	<b>A000</b>		



**2**  
A001  
**DIAGRAMMATIC ROOF PLAN**  
1:250



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 (+ 2 PARKING LEVELS)  
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**1**  
A001  
**SITE PLAN**  
1:100

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TORONTO, ON M1V 5M8  
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613-651-9490

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519-585-2285

**SURVEYOR :**  
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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  
613-731-4022

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project

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




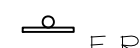
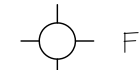






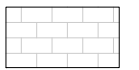


drawing

**SITE PLAN - DIMENSIONAL DETAIL OF BUILDING ONLY**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1:100
drawing no.			

**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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- CONSULTING PLANNER :**  
FOIENN  
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613-730-5709
- SURVEYOR :**  
ANNIS O'SULLIVAN VOLLEBEKK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2756  
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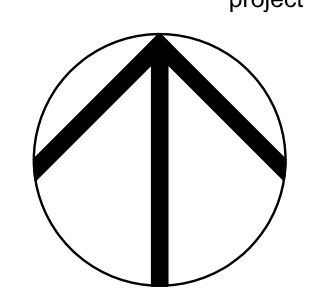
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KRISTOPHER D. BENES  
LICENCE  
6432

project north



Kristopher D. Benes, OAA, MRAIC, LEED AP

# OPA

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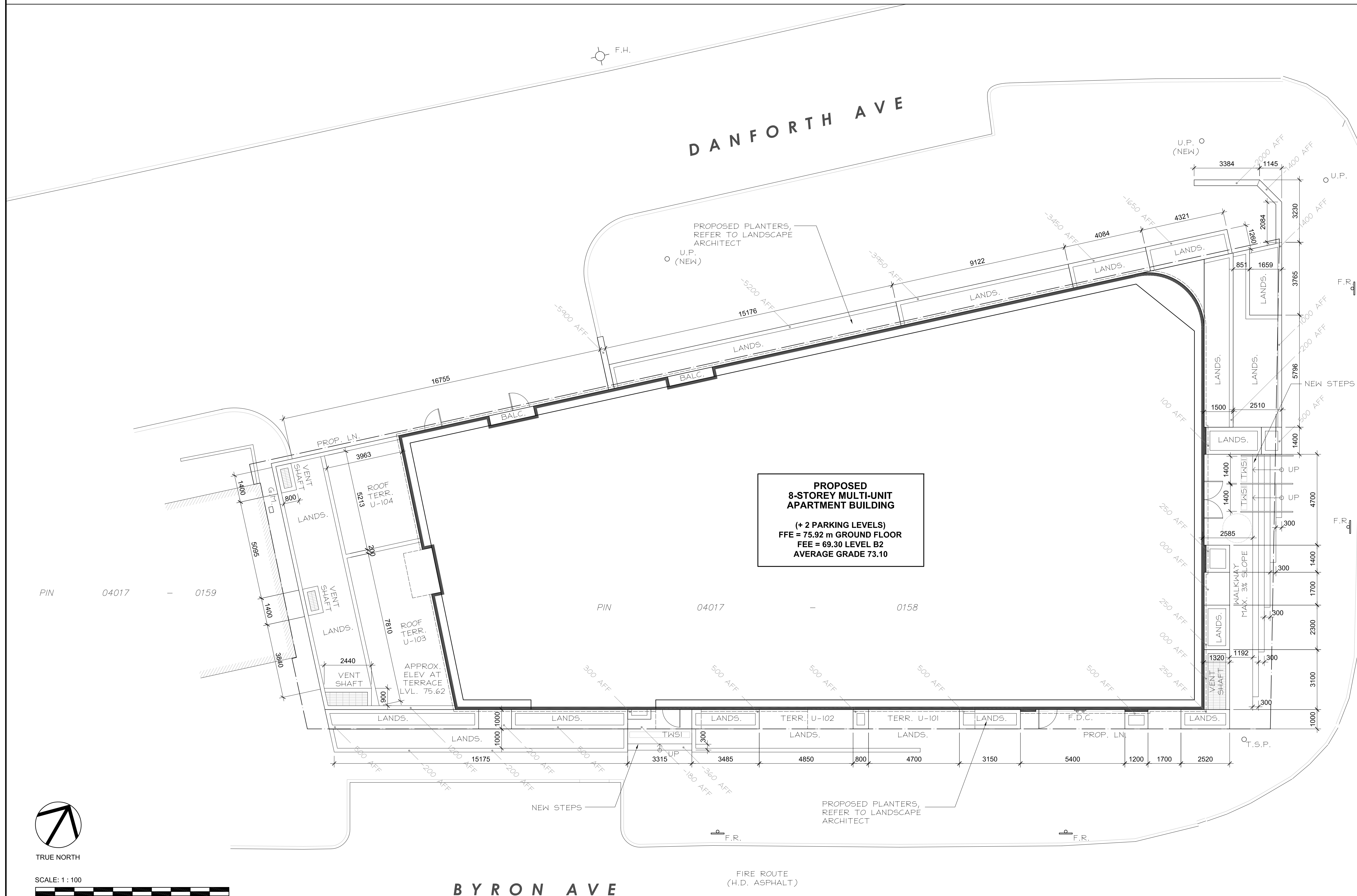
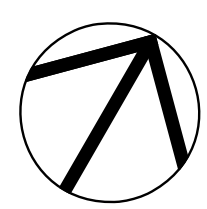
project

## 424 CHURCHILL AVE N., APARTMENT BUILDING

drawing

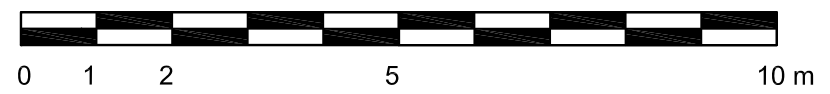
# SITE PLAN - SITE FEATURES

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100
drawing no.	<b>A002</b>		

TRUE NORTH




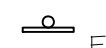


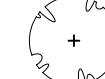
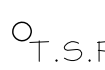



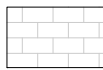


SCALE: 1 : 100



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1 SITE PLAN  
A002 1 : 100

SYMBOL & MATERIAL LEGEND :

-  BUILDING ENTRANCE
-  ELEVATION MARKER, ### mm ABOVE FINISHED FLOOR
-  F.D.C. FIRE DEPT. CONNECTION, REFER TO MECHANICAL
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-  CONCRETE WALKWAY, REFER TO LANDSCAPE ARCHITECT

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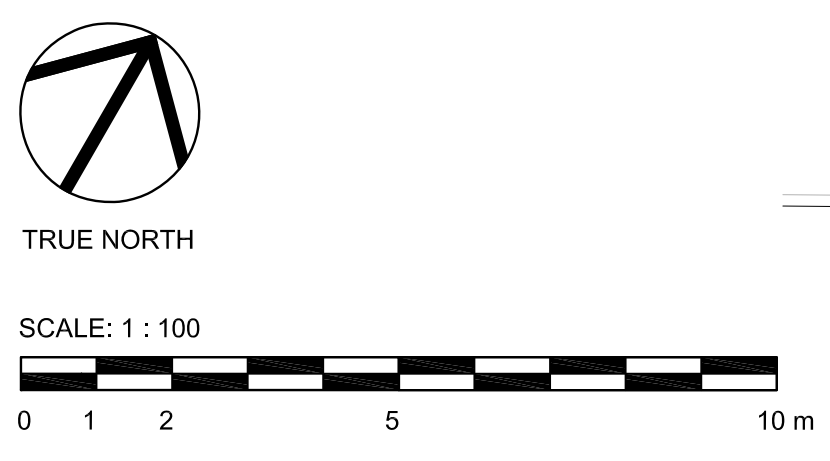
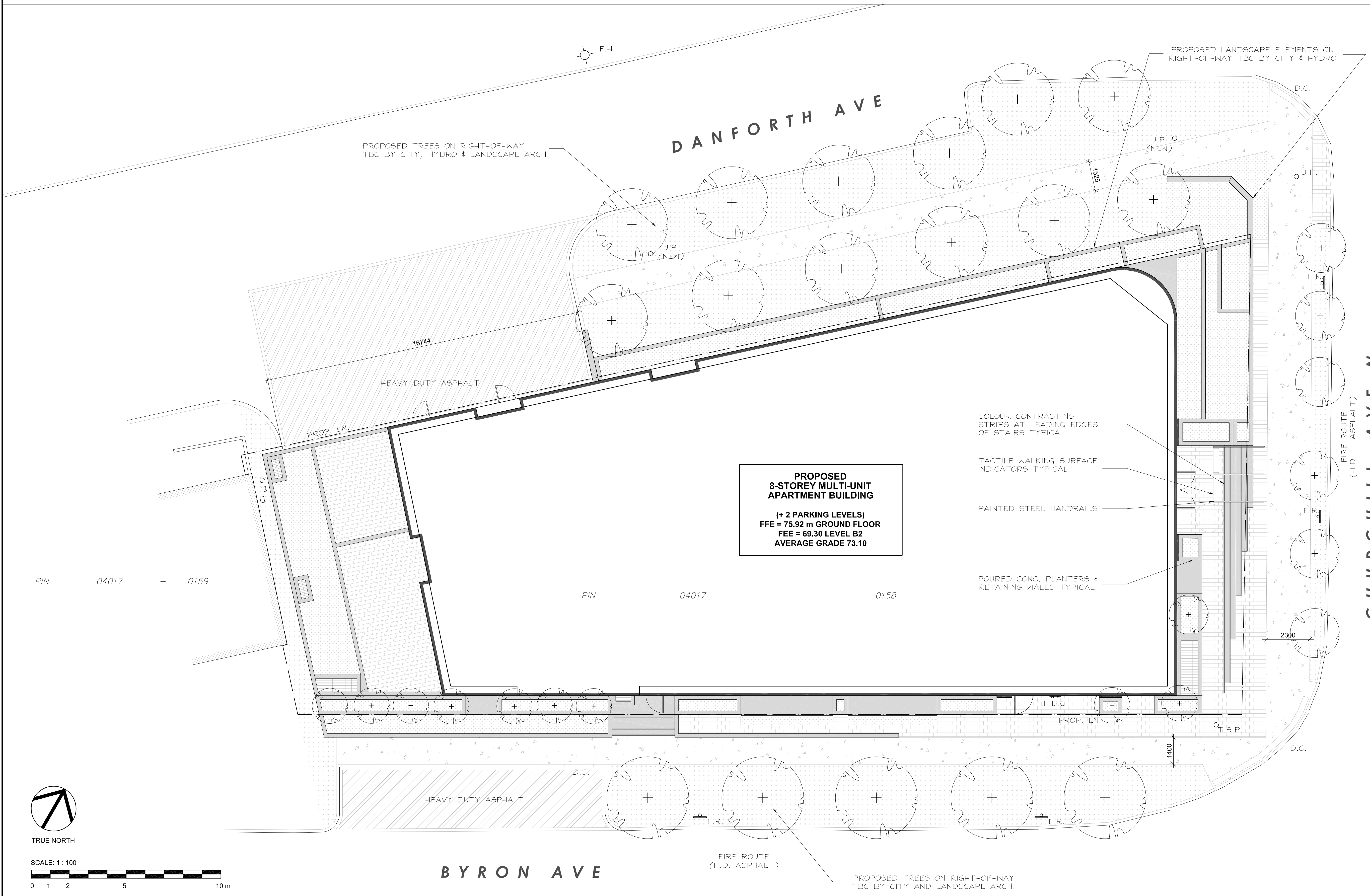
project

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

drawing

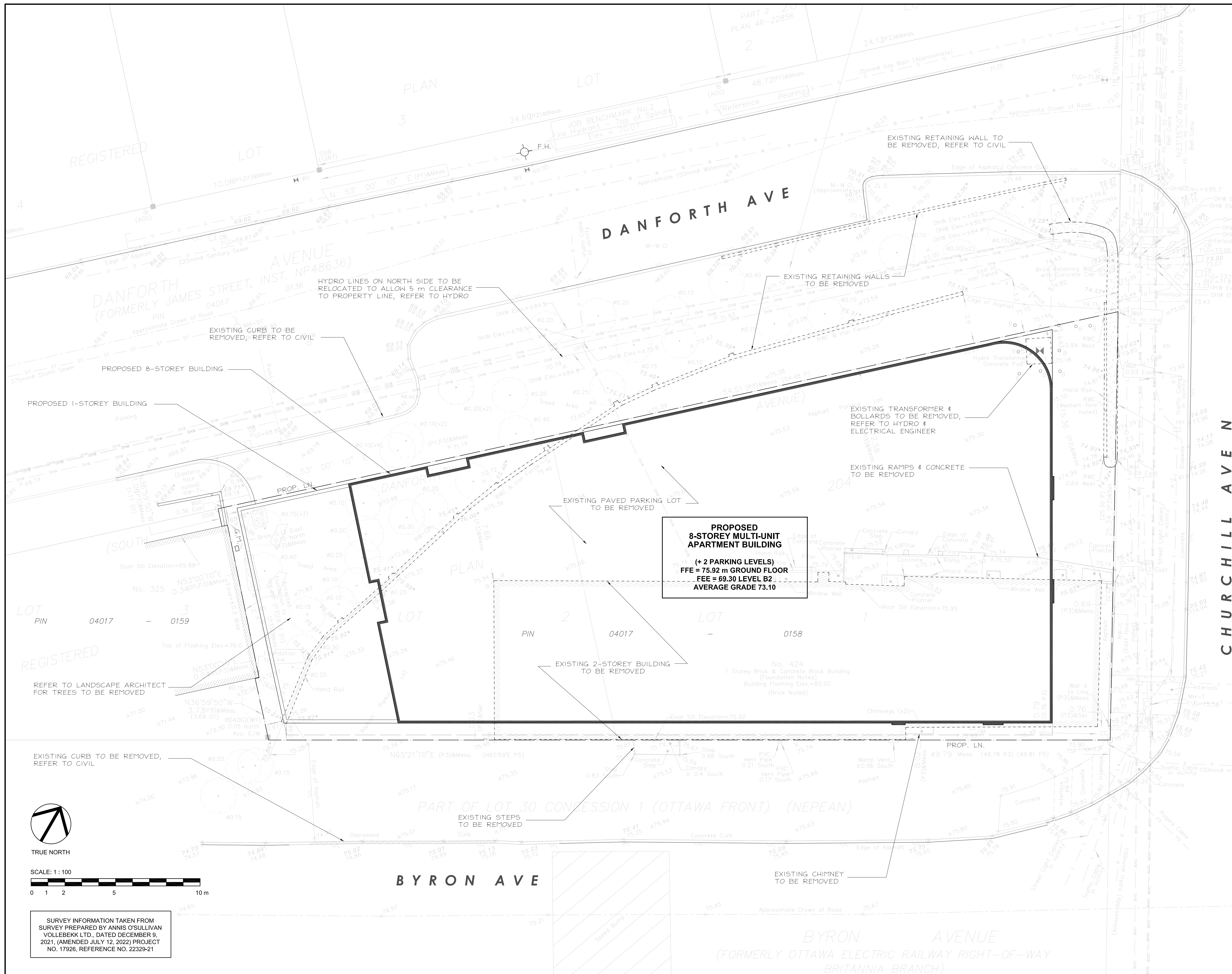
**SITE PLAN - WALKWAYS & LANDSCAPING**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100
drawing no.	<b>A003</b>		



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  
A003 1 : 100



**CLIENT / OWNER :**  
GSI SLOUGH STREET 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  
613-570-5709

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

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

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
LR 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, VOLLEBEKK LTD.  
14 CONCORSE GATE, SUITE 500  
OTTAWA, ON K2E 276  
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  
613-311-4022

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project

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

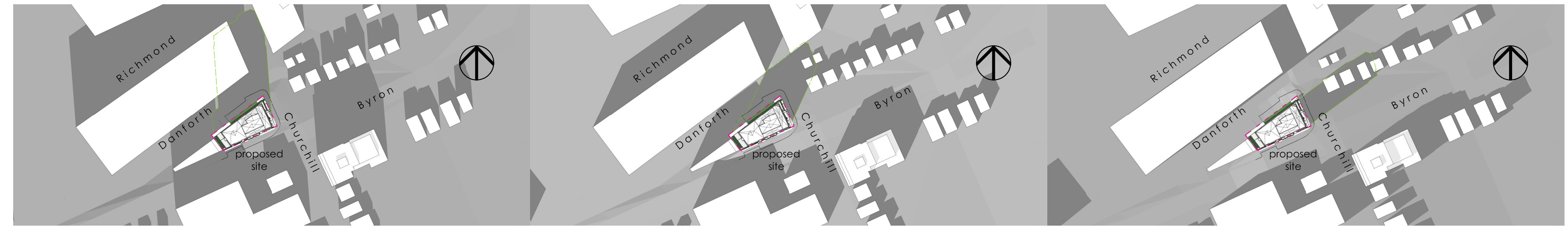
drawing

**SITE PLAN - DEMOLITION**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	△
project no.	2109	scale	1:100
drawing no.	<b>A004</b>		

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December 21

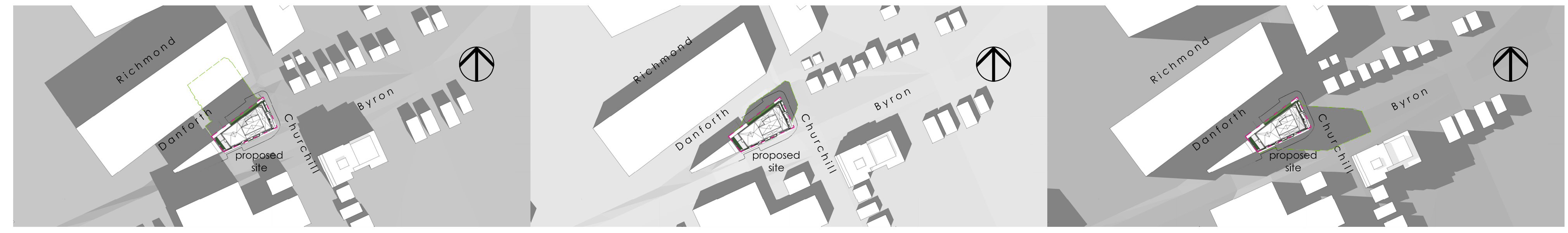


9 am

12 pm

2 pm

March 20

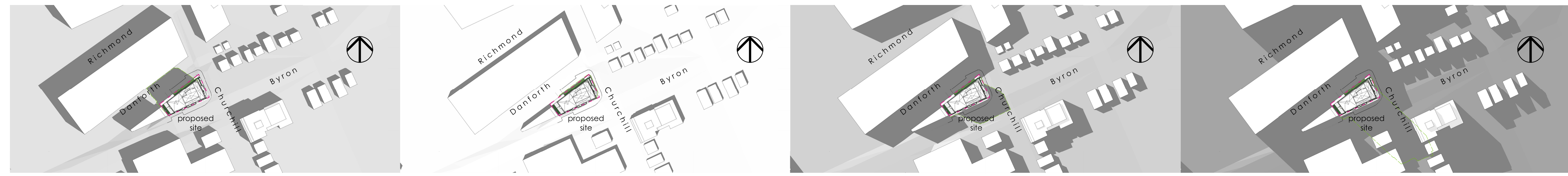


9 am

12 pm

4 pm

June 21



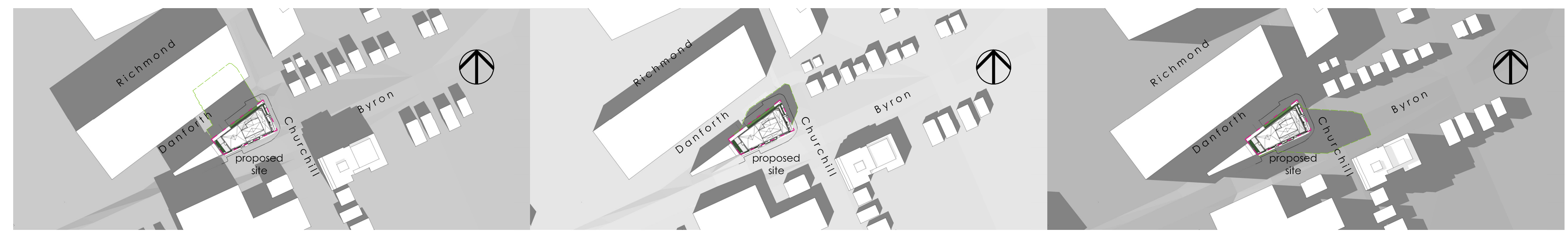
9 am

12 pm

4 pm

6 pm

September 22



9 am

12 pm

4 pm

**CLIENT / OWNER :**  
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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

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
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OTTAWA, ON K1H 7J2  
613-883-5090

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

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

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14 CONCOURSE GATE, SUITE 500  
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613-727-0850

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

**TRANSPORTATION ENGINEER :**  
CASTLEGLAN CONSULTANTS INC.  
2460 LANCASTER ROAD,  
OTTAWA, ON K1B 4S5  
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project

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

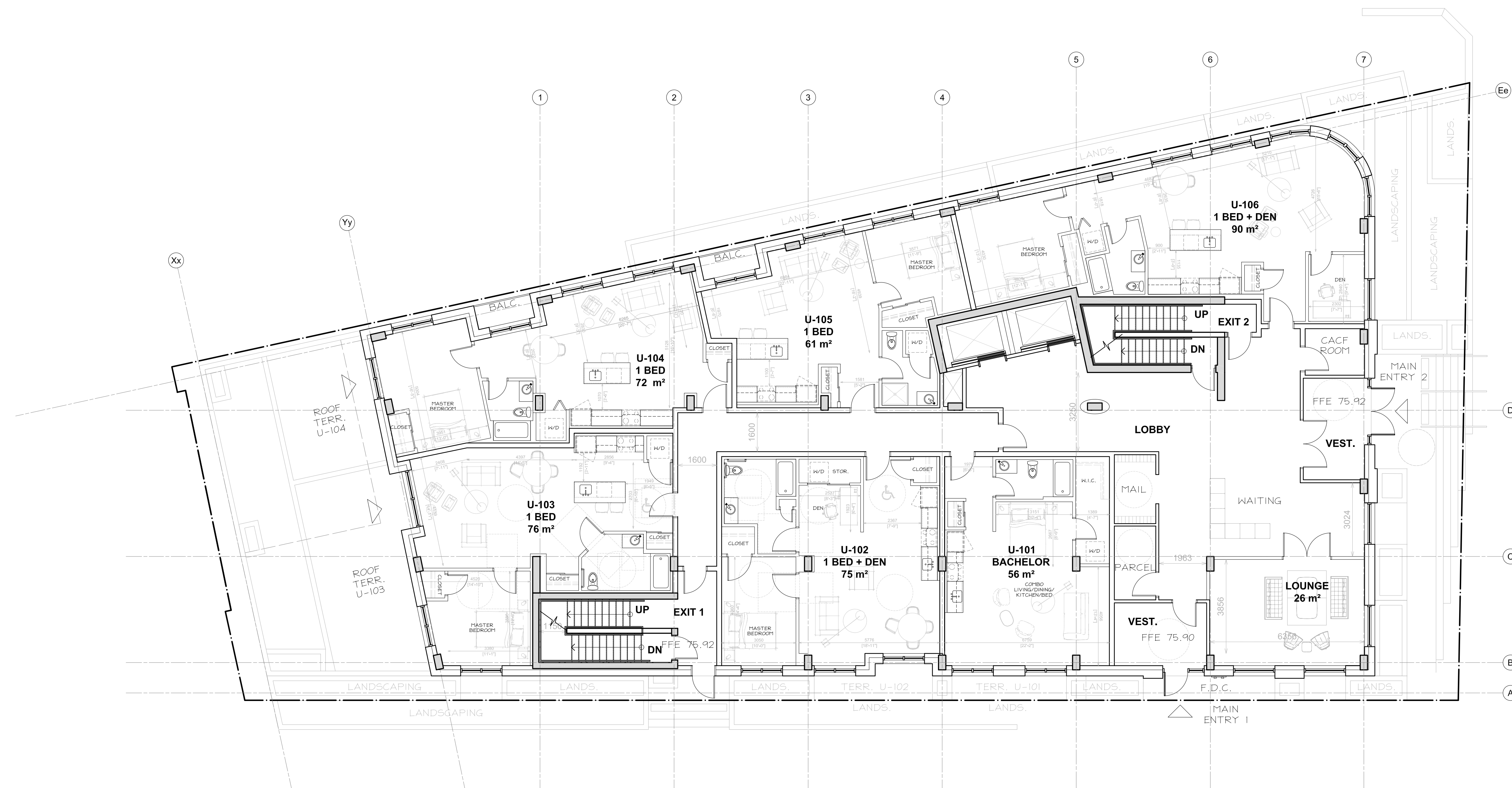
drawing

**SHADOW ANALYSIS**

drawn	KDB	date	2022-SEP-16
approved	KDB	revision	0
project no.	2109	scale	N.T.S.

drawing no.

**A005**



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OTTAWA, ON K2P 2H7  
613-730-5709

**ARCHITECT :**  
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OTTAWA, ON K1H 7J2  
613-883-5090

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

**MECHANICAL, ELECTRICAL  
& CIVIL ENGINEER :**  
LRI 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 :**  
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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 :**  
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project

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

drawing

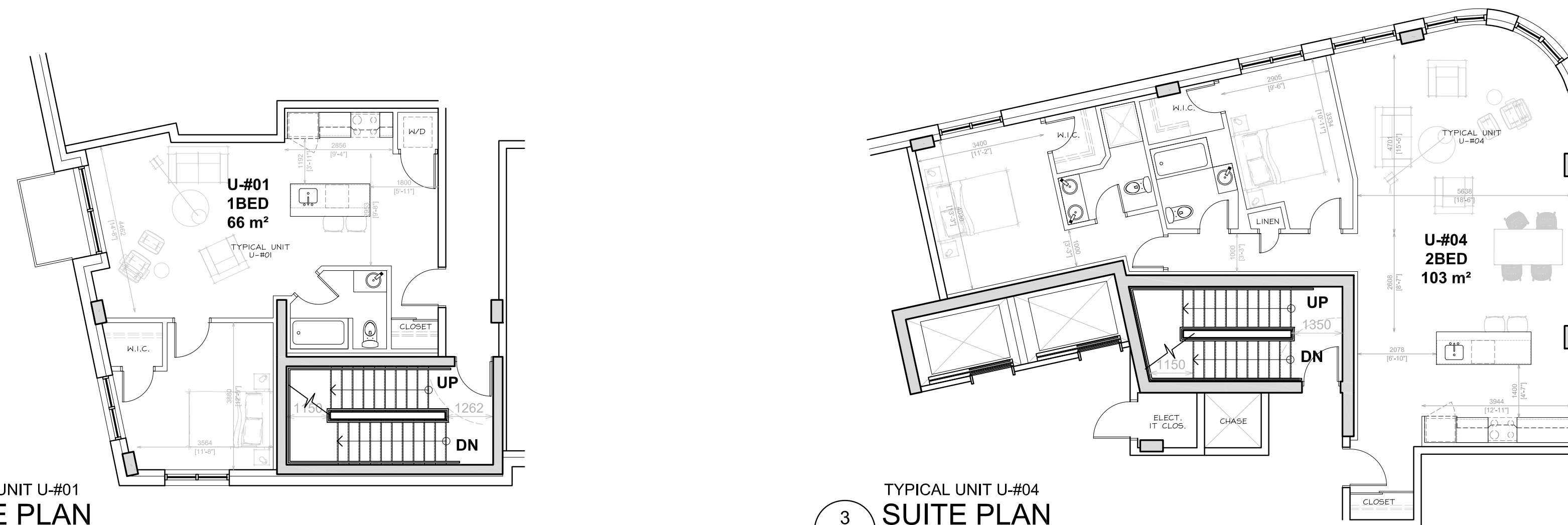
**FLOOR PLAN  
GROUND LEVEL  
(CONSIDERED 2ND LEVEL  
BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100

drawing no.

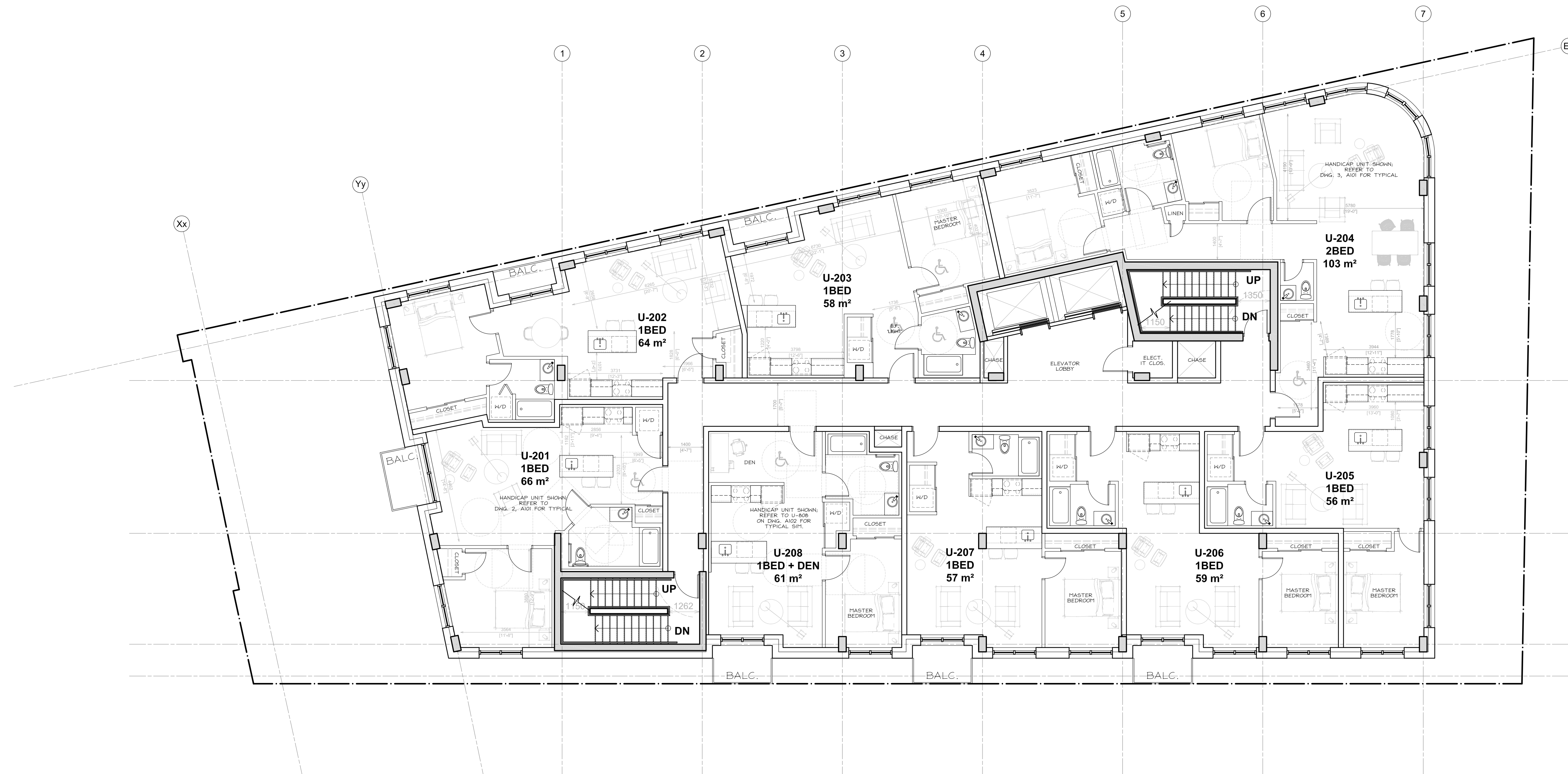
**A100**





2  
A101  
TYPICAL UNIT U-#01  
SUITE PLAN  
1: 100

3  
A101  
TYPICAL UNIT U-#04  
SUITE PLAN  
1: 100



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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  
613-883-5090

**SURVEYOR :**  
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613-883-5090

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613-836-0934

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

**TRANSPORTATION ENGINEER :**  
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project

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

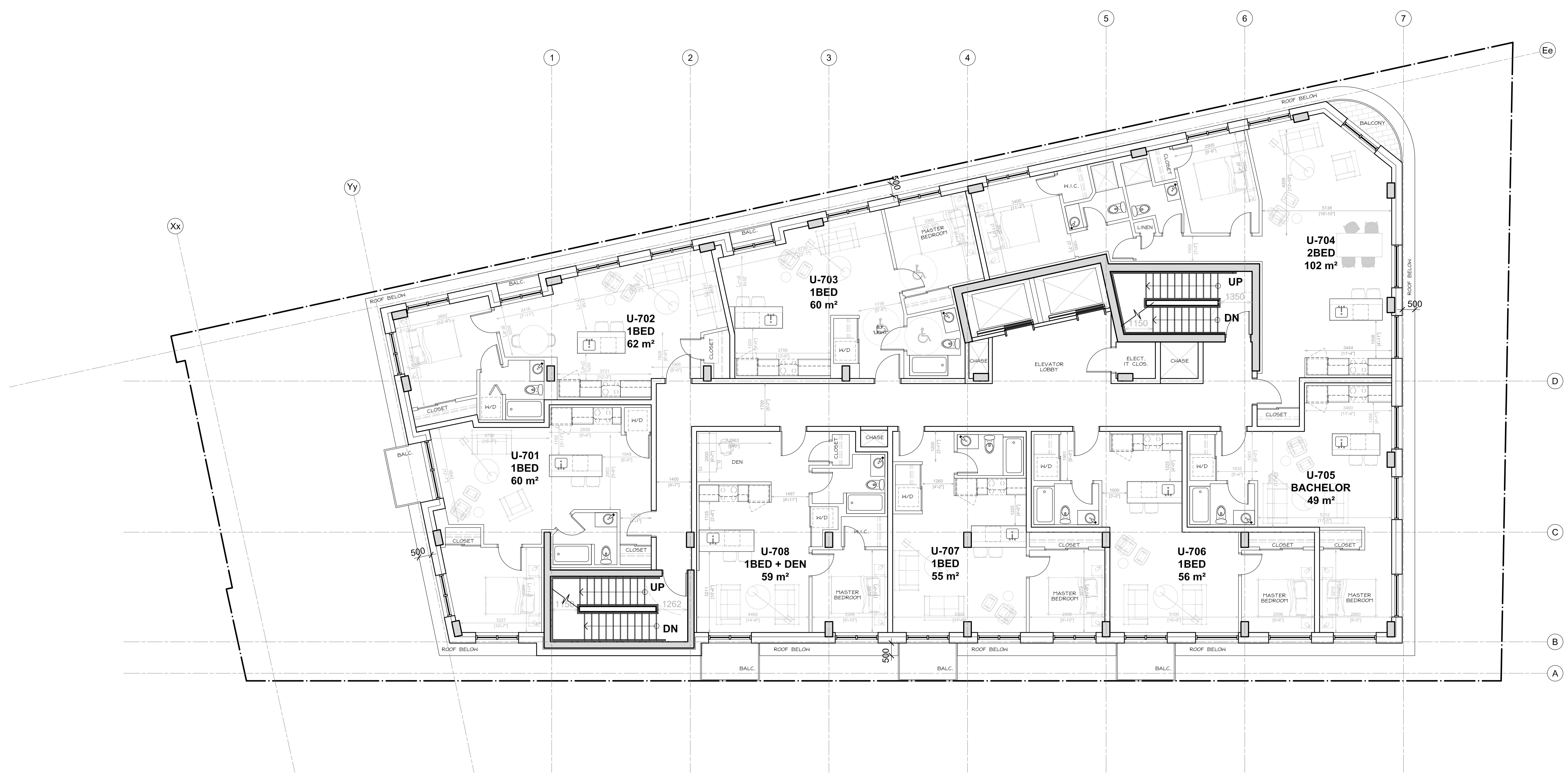
drawing

**FLOOR PLAN  
TYPICAL LEVEL 2 TO 6  
(CONSIDERED 3RD TO 7TH LEVELS  
BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1: 100

drawing no.

**A101**



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 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 :**  
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 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 2T56  
 613-727-0850

**ARCHITECT :**  
 OPEN PLAN ARCHITECTS INC.  
 2305 HILLARY AVENUE  
 OTTAWA, ON K1H 7J2  
 613-883-5090

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

**MECHANICAL, ELECTRICAL & CIVIL ENGINEER :**  
 LRL ENGINEERING  
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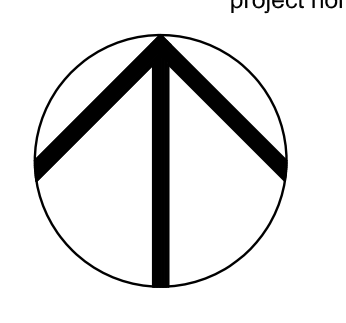
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project

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

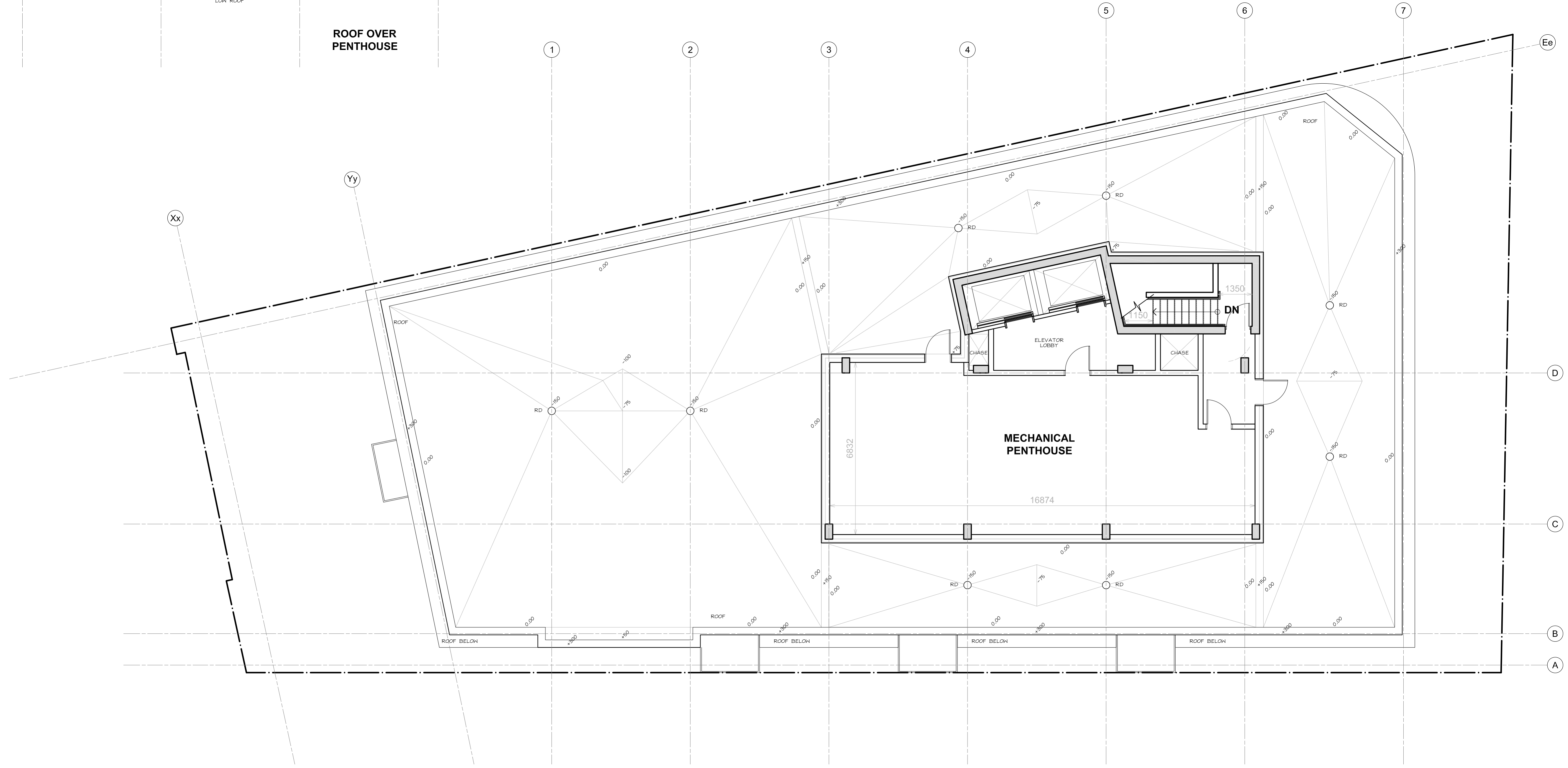
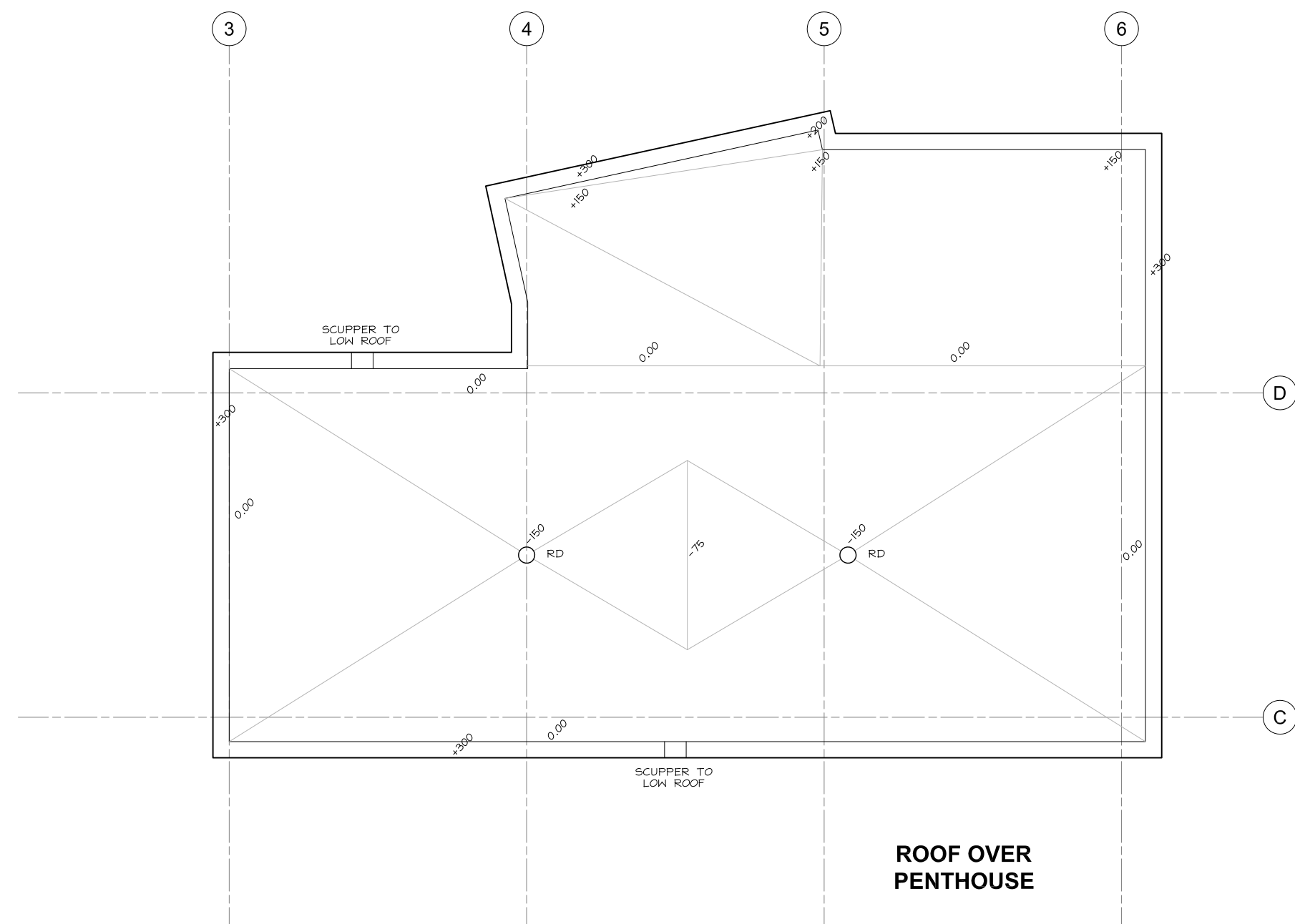
drawing

**7TH FLOOR  
 (CONSIDERED 8TH LEVEL  
 BASED ON ZONING BYLAW)**

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	0
project no.	2109	scale	1 : 100

drawing no.

**A102**



**CLIENT / OWNER :**  
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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.  
2305 HILLARY AVENUE  
OTTAWA, ON K1H 7J2  
613-883-5090

**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 :**  
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OTTAWA, ON K2E 2T6  
613-727-0850

**NOISE, VIBRATION & WIND ENGINEER :**  
GRADIENT WIND ENGINEERING  
127 WALGREEN ROAD,  
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613-836-0934

**TRANSPORTATION ENGINEER :**  
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rev. / issue	description	date
		MM/DD/YY

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<p>ONTARIO ASSOCIATION OF ARCHITECTS KRISTOPHER D. BENES LICENCE 6432</p>	<p>project north</p>
---	----------------------

Kristopher D. Benes, OAA, MRAIC, LEED AP

**OPA** open plan architects inc.  
architecture | interiors | concepts

2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2  
613.883.5090 | info@openplan.ca

project

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

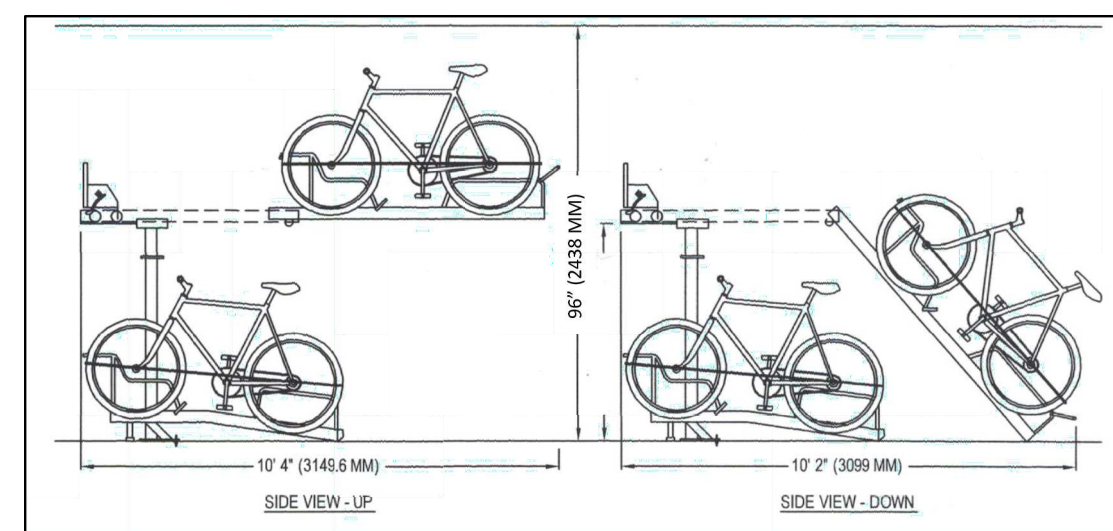
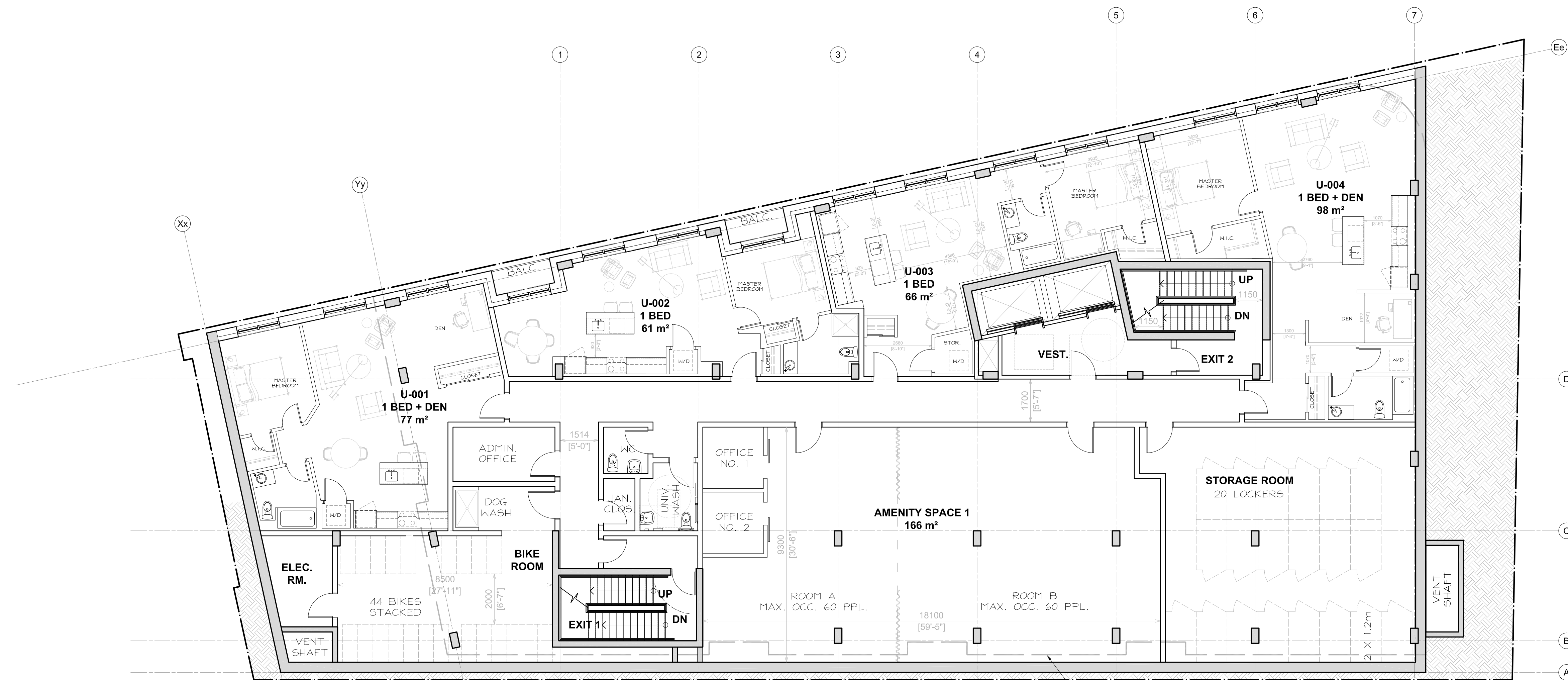
drawing

**FLOOR PLAN  
PENTHOUSE**

drawn	KDB	date	2022-AUG-31
approved	KDB	revision	
project no.	2109	scale	1 : 100

drawing no.

**A103**



STACKED BICYCLE RACK DETAILS

LINE OF TOWER ABOVE

**CLIENT / OWNER :**  
GSI SLOUGH STREET 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.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**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, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

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

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

rev. / issue	description	date
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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613.883.5090 | info@openplan.ca

project

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

drawing

**FLOOR PLAN LEVEL B1  
(CONSIDERED 1ST LEVEL  
BASED ON ZONING BYLAW)**

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

drawing no.

**A104**

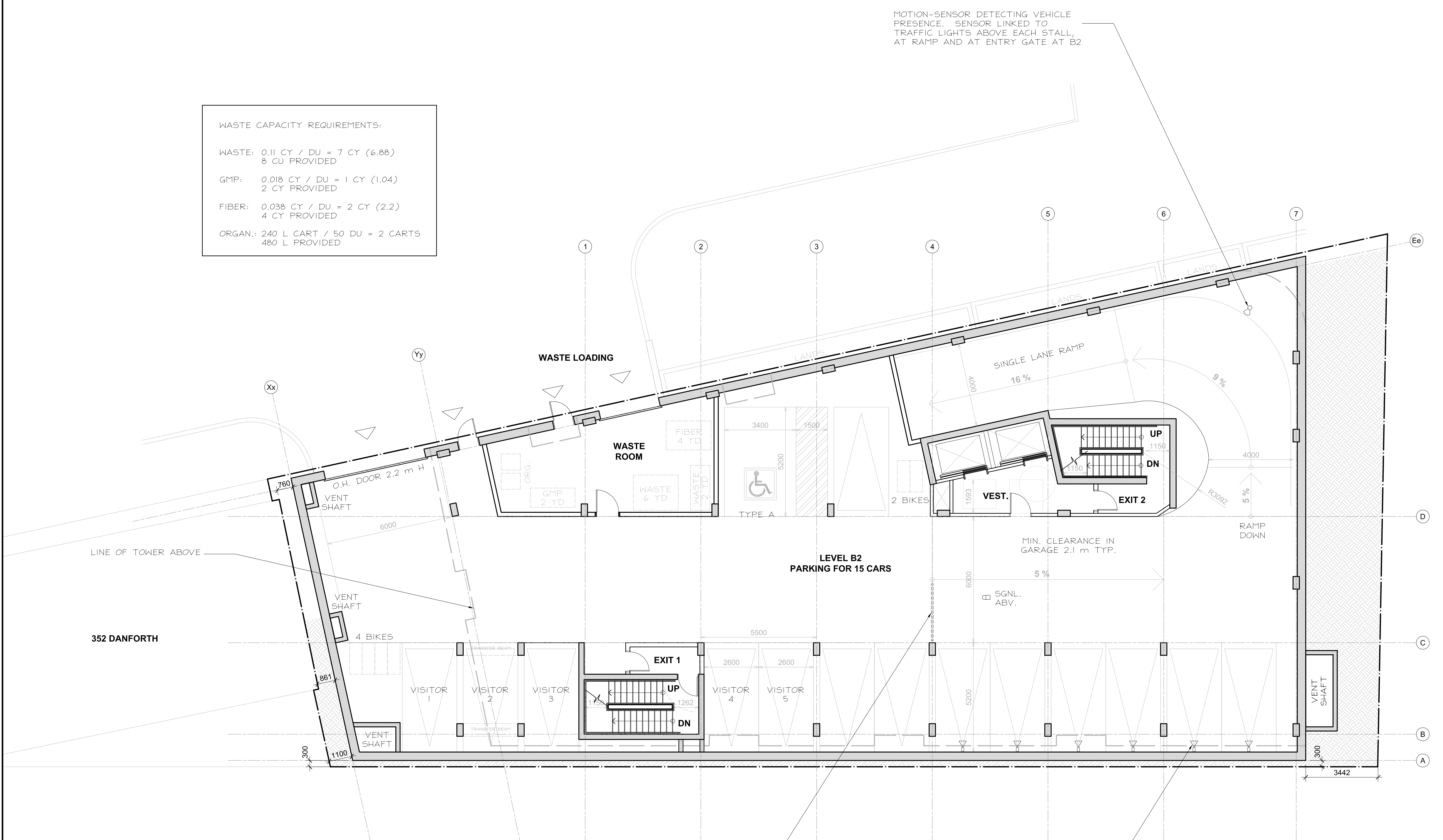
WASTE CAPACITY REQUIREMENTS:

WASTE: 0.11 CY / DU = 7 CY (6.88)  
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



MOTION-SENSOR DETECTING VEHICLE PRESENCE. SENSOR LINKED TO TRAFFIC LIGHTS ABOVE EACH STALL, AT RAMP AND AT ENTRY GATE AT B2

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 :**  
GSI SLOUGH STREET 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.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**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	20 OCT. 2022
rev. / issue	description	date
		MM/DD/YY

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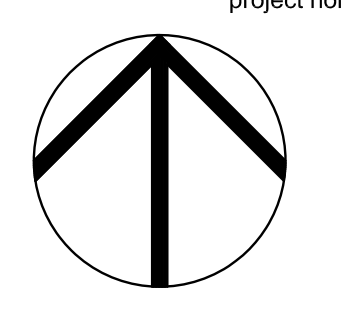
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KRISTOPHER D. BENES  
LICENCE  
6432

project north



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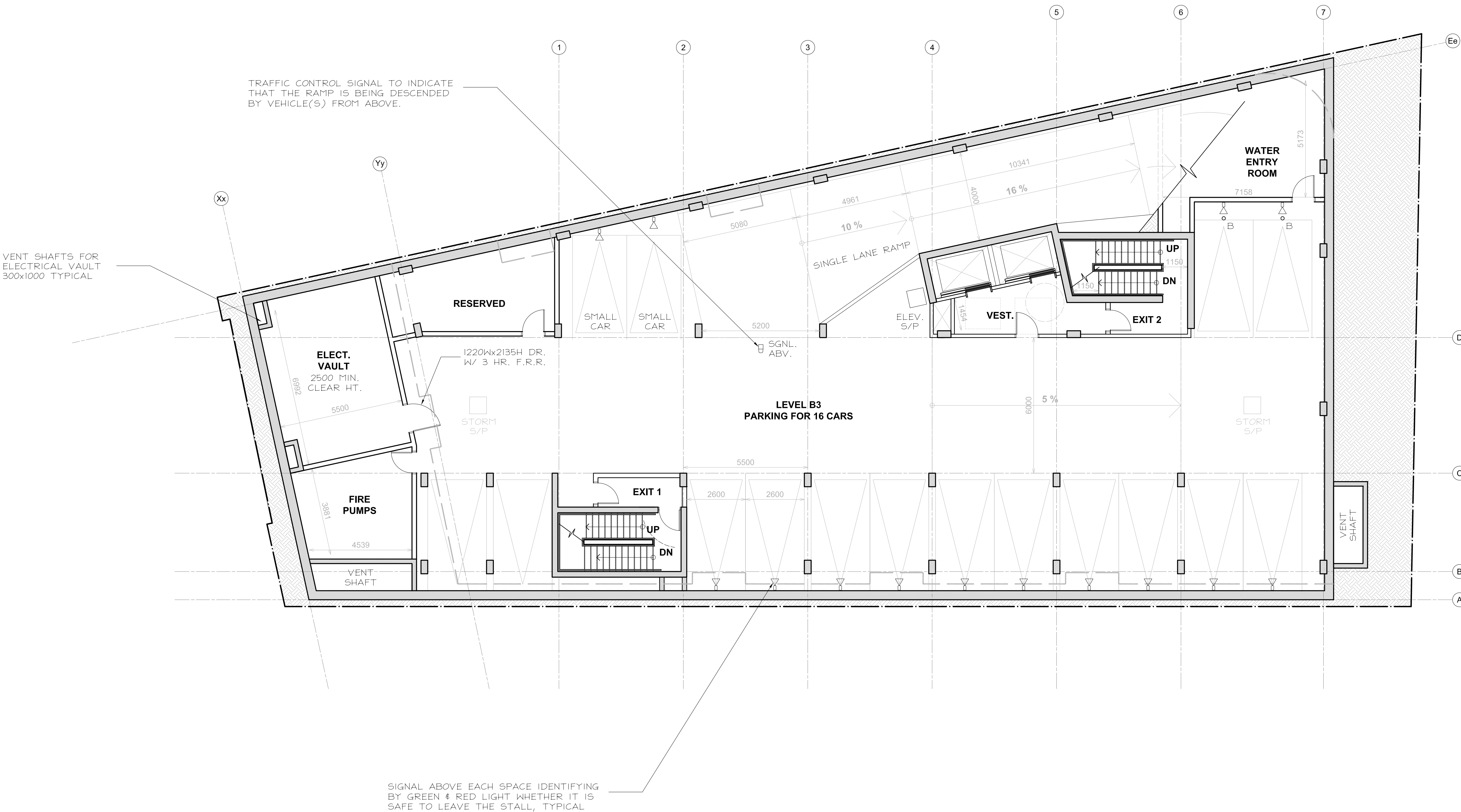
project

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

drawing

**FLOOR PLAN  
PARKING LEVEL B2**

drawn	KDB	date	2022-AUG-11
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.	<b>A105</b>		



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

**CLIENT / OWNER :**  
GSI SLOUGH STREET 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, VOLLEBEK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**ARCHITECT :**  
OPEN PLAN ARCHITECTS INC.  
2305 HILLARY AVENUE  
OTTAWA, ON K1H 7J2  
613-883-5090

**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

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rev. / issue	description	date
		MM/DD/YY

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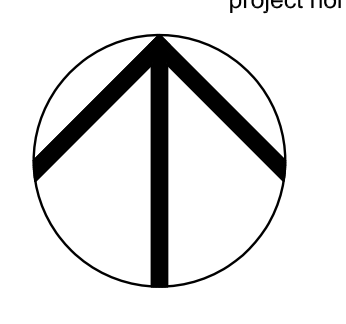
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project

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

drawing

**FLOOR PLAN  
PARKING LEVEL B3**

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

drawing no.

**A106**



1  
A200  
SOUTH ELEVATION  
1:125



2  
A200  
NORTH ELEVATION  
1:125

- MATERIALS LEGEND :**
- METAL INTERLOCKING TILE CLADDING
  - BEIGE COLOURED (CONCRETE OR EIFS)
  - BEIGE COLOURED STRIATED BRICK / CONCRETE / EIFS

**CLIENT / OWNER :**  
GSI SLOUGH STREET 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.  
2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**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 2T6  
613-727-0850

**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

01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022
rev. / issue	description	date MM/DD/YY

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project

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

drawing

**ELEVATIONS**

drawn	KDB	date	2022-SEP-12
approved	KDB	revision	
project no.	2109	scale	1:125

drawing no.

**A200**



- MATERIALS LEGEND :**
- METAL INTERLOCKING TILE CLADDING
  - BEIGE COLOURED (CONCRETE OR EIFS)
  - BEIGE COLOURED STRIATED BRICK / CONCRETE / EIFS

**1 EAST ELEVATION**  
1:125



**2 WEST ELEVATION**  
1:125

**CLIENT / OWNER :**  
GSI SLOUGH STREET 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  
613-953-5070

**SURVEYOR :**  
ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T56  
613-927-0850

**ARCHITECT :**  
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2305 HILLARY AVENUE,  
OTTAWA, ON K1H 7J2  
613-883-5090

**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 :**  
CASTELGLEN 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	20 OCT. 2022

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613.883.5090 | info@openplan.ca

project

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

drawing

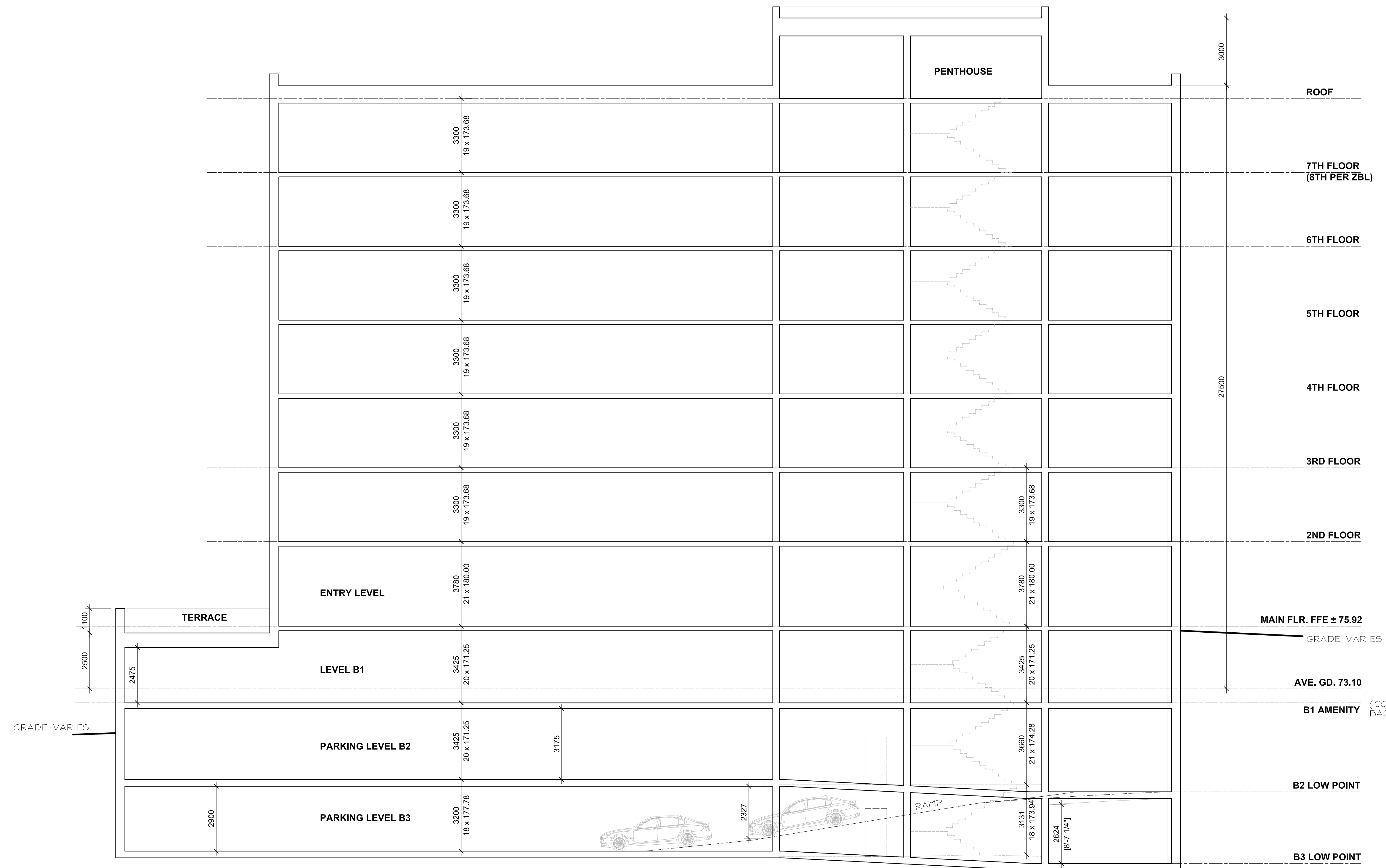
**ELEVATIONS**

drawn	KDB	date	2022-SEP-12
approved	KDB	revision	
project no.	2109	scale	1:125

drawing no.

**A201**





**CLIENT / OWNER :**  
GSI SLOUGH STREET 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 :**  
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14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 2T6  
613-727-0850

**ARCHITECT :**  
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2305 HILLARY AVENUE  
OTTAWA, ON K1H 7J2  
613-883-5090

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

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613-651-9490

rev. / issue	description	date
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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project north

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architecture | interiors | concepts

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613.883.5090 | info@openplan.ca

project

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

drawing

**CONCEPTUAL SECTION**

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

drawing no.

**A300**