

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,
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:
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 - 2nd review comments	03 July 2024

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open plan architects inc.

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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	

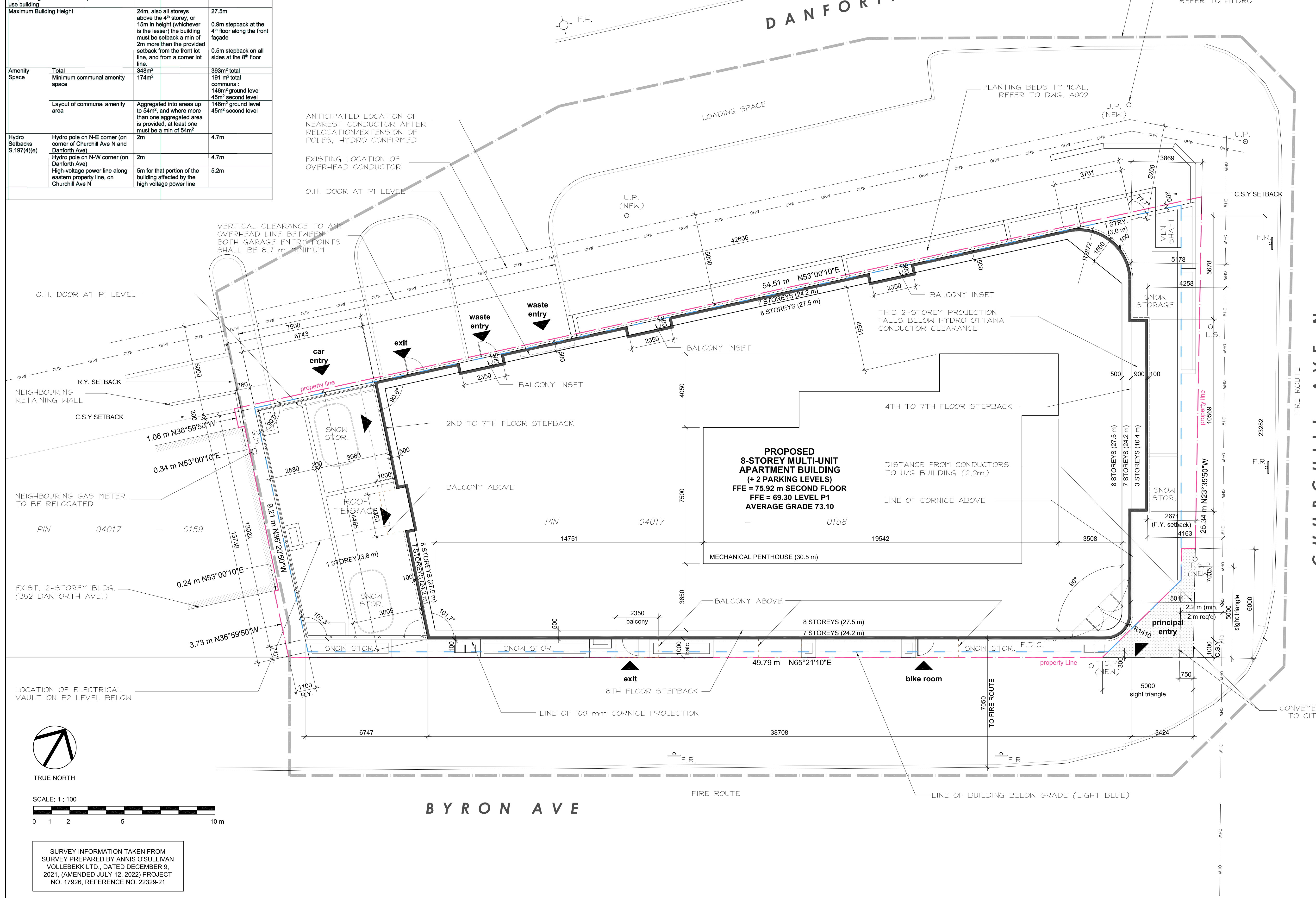
drawing no.

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 Mechanism	Required - TM H(24)	Provided	
Minimum Lot Width (Churchill Ave N)	No minimum	25.34m	
Minimum Lot Area	No minimum	1,009.6m ²	
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	2.6m, with a 0.9m stepback at the 4 th floor	
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 th 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 0.9m stepback at the 4 th floor along the front facade 0.5m stepback on all sides at the 8 th floor line.	
Amenity Space	Total	348m ²	
	Minimum communal amenity space	174m ²	
Layout of communal amenity area	Aggregated into areas up to 54m ² , and where more than one aggregated area is provided, at least one must be a min of 54m ²	393m ² total 181 m ² total communal 146m ² ground level 45m ² second level	
		146m ² ground level 45m ² 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		
Required	Proposed	
Vehicular Parking	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 60 spaces
Loading	Minimum number of loading spaces	None required nones
	Minimum Drive Aisle width	6m 6m
	Minimum Driveway width	6m 6m



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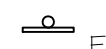
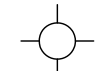


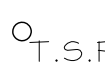

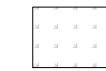

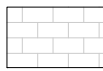
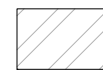

**424 CHURCHILL AVENUE N.,
APARTMENT BUILDING**

drawing

SITE PLAN

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.	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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 613-730-5709
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- STRUCTURAL ENGINEER :**
 D + M STRUCTURAL
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- LANDSCAPE ARCHITECT :**
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- SURVEYOR :**
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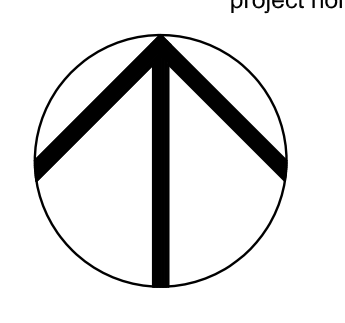
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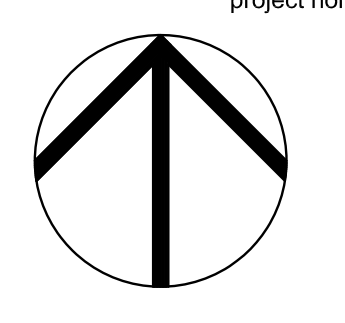
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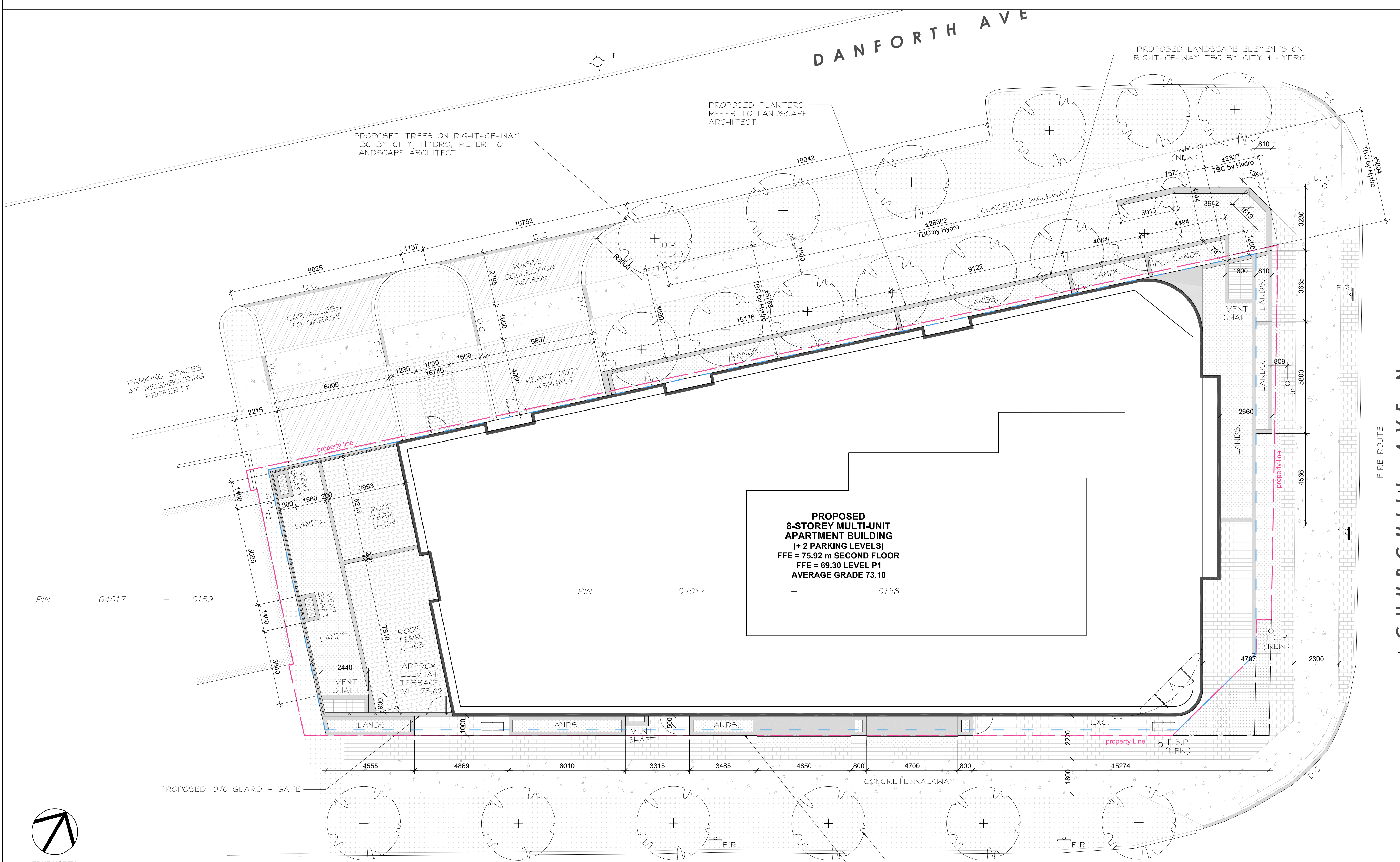
424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

drawing

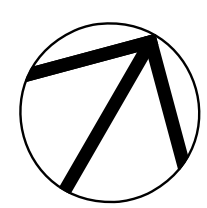
SITE PLAN -
 WALKWAYS & LANDSCAPING

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

A002

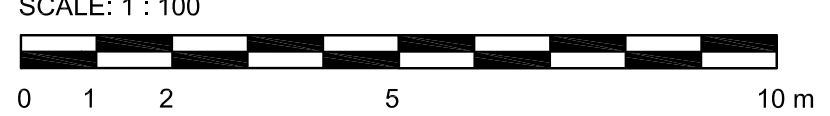


PROPOSED 8-STOREY MULTI-UNIT APARTMENT BUILDING (+ 2 PARKING LEVELS)
 FFE = 75.92 m SECOND FLOOR
 FFE = 69.30 LEVEL P1
 AVERAGE GRADE 73.10



TRUE NORTH

SCALE: 1 : 100

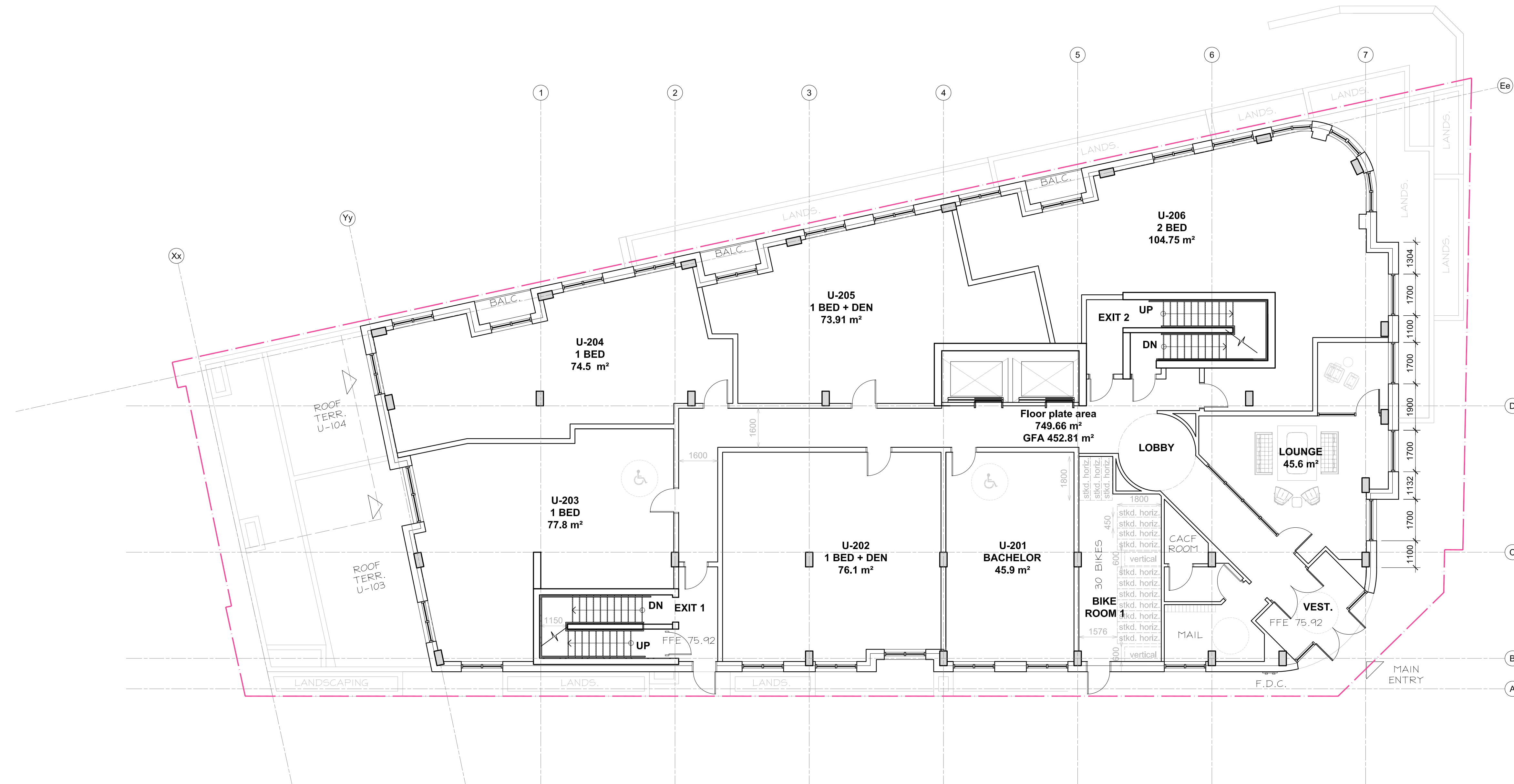


SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED DECEMBER 9, 2021, (AMENDED JULY 12, 2022) PROJECT NO. 17926, REFERENCE NO. 22329-21

1 SITE PLAN
 A002 1:100

+ CHURCHILL AVENUE

D07-12-22-0152



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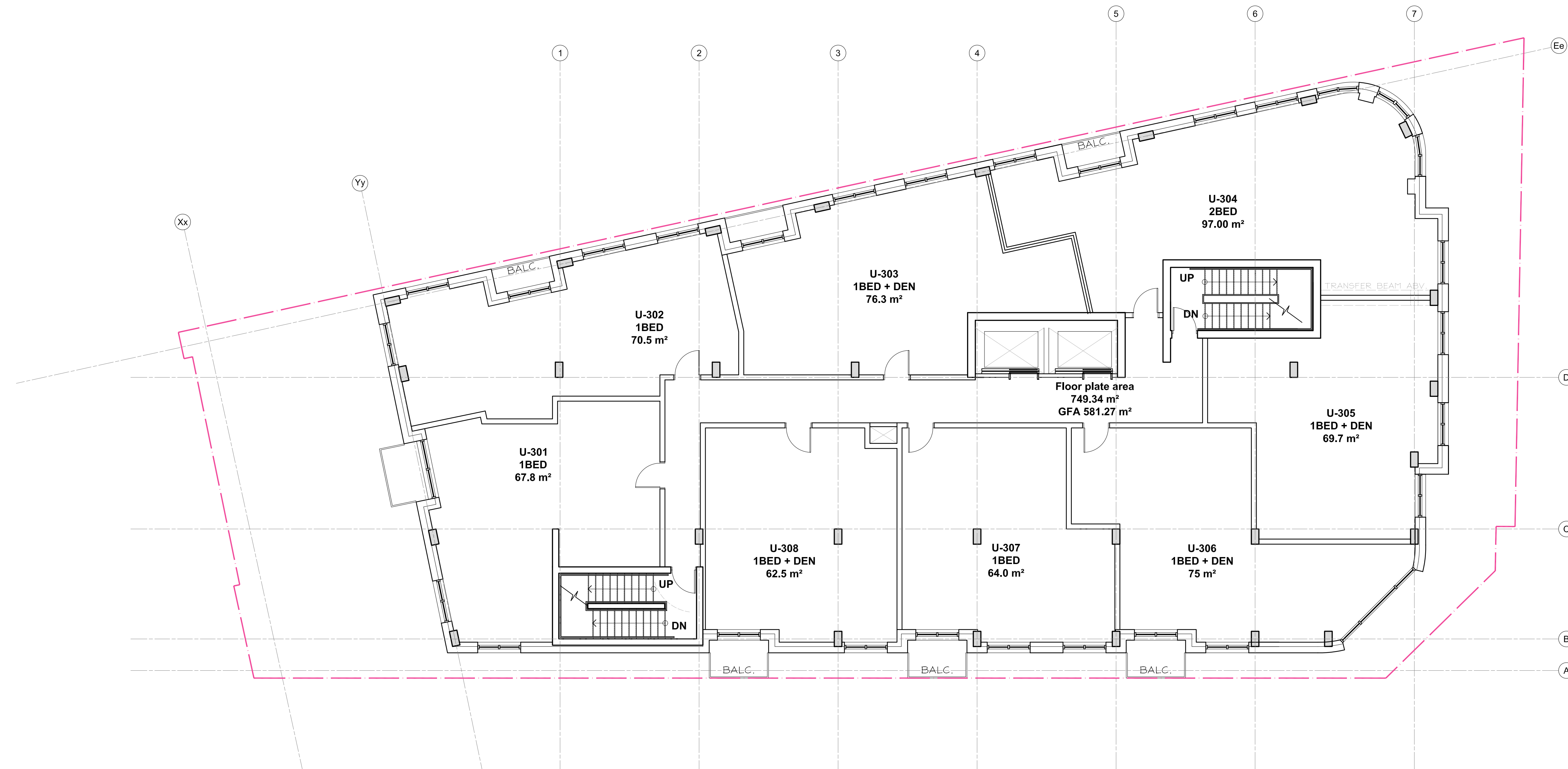
**FLOOR PLAN
 SECOND LEVEL
 (FOR PRACTICAL PURPOSES
 CONSIDERED "GROUND LEVEL")**

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project no.	2109	scale	1:100

drawing no.

A100

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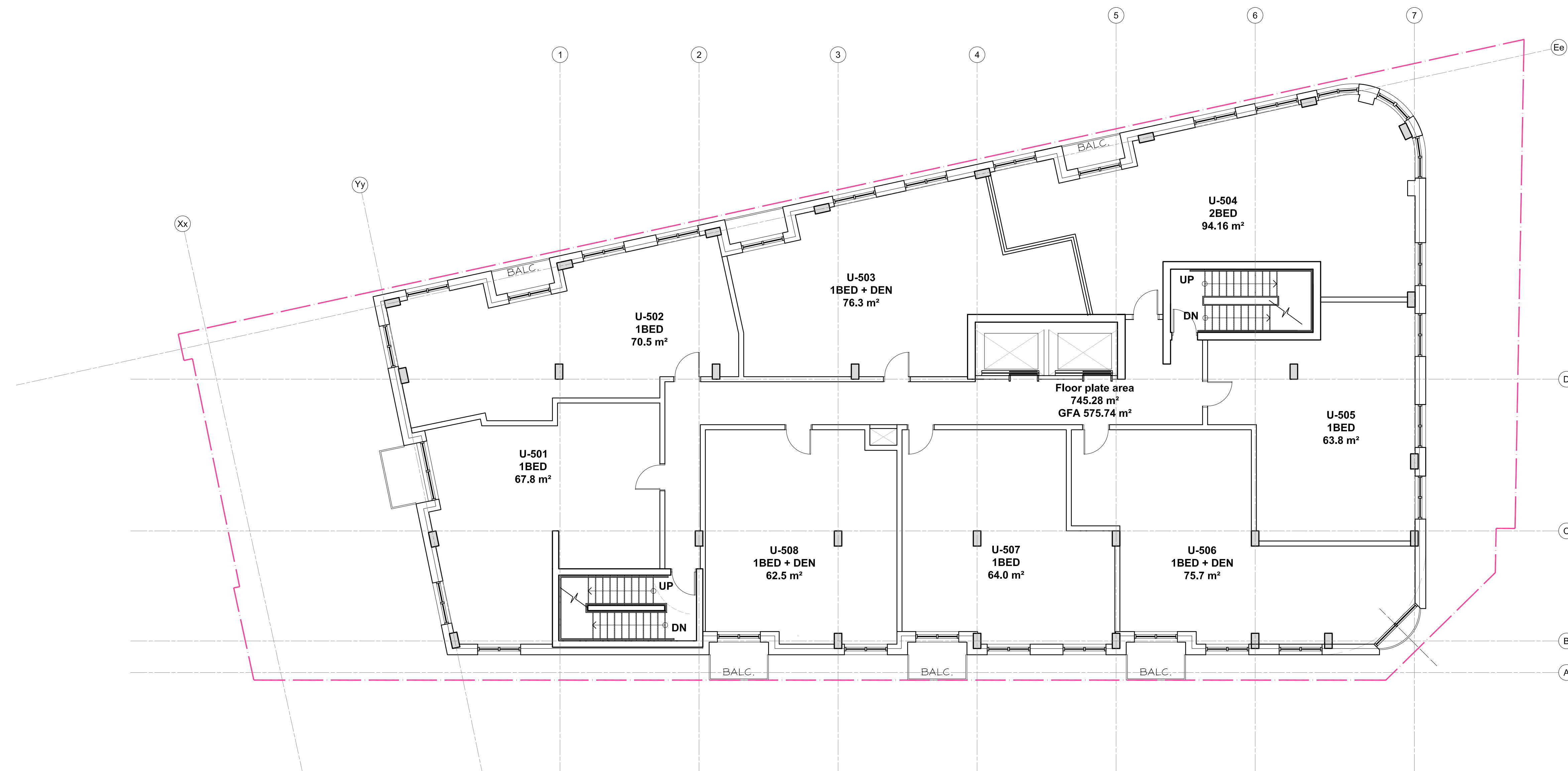
drawing

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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 613-883-5090 info@openplan.ca

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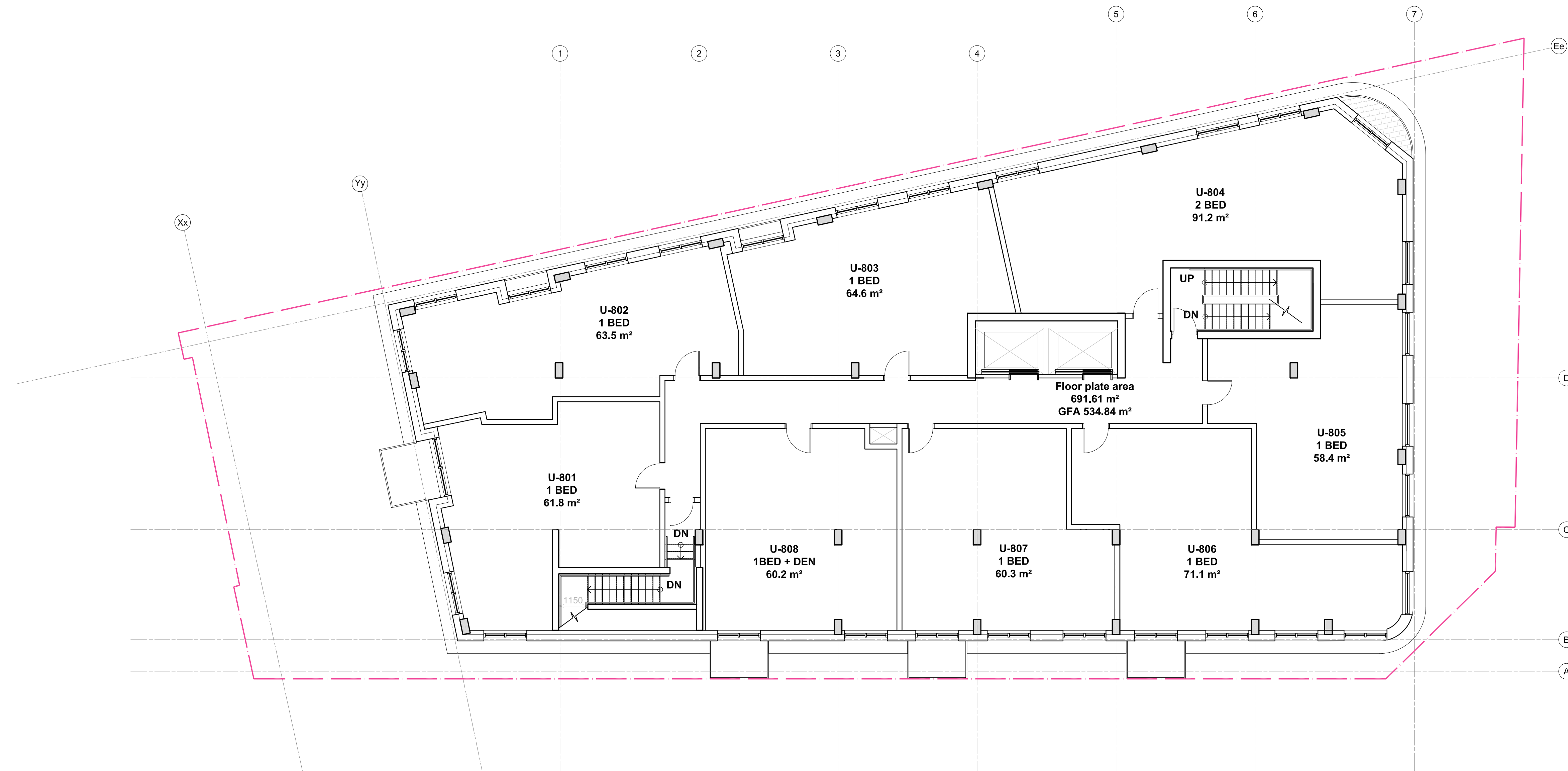
424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

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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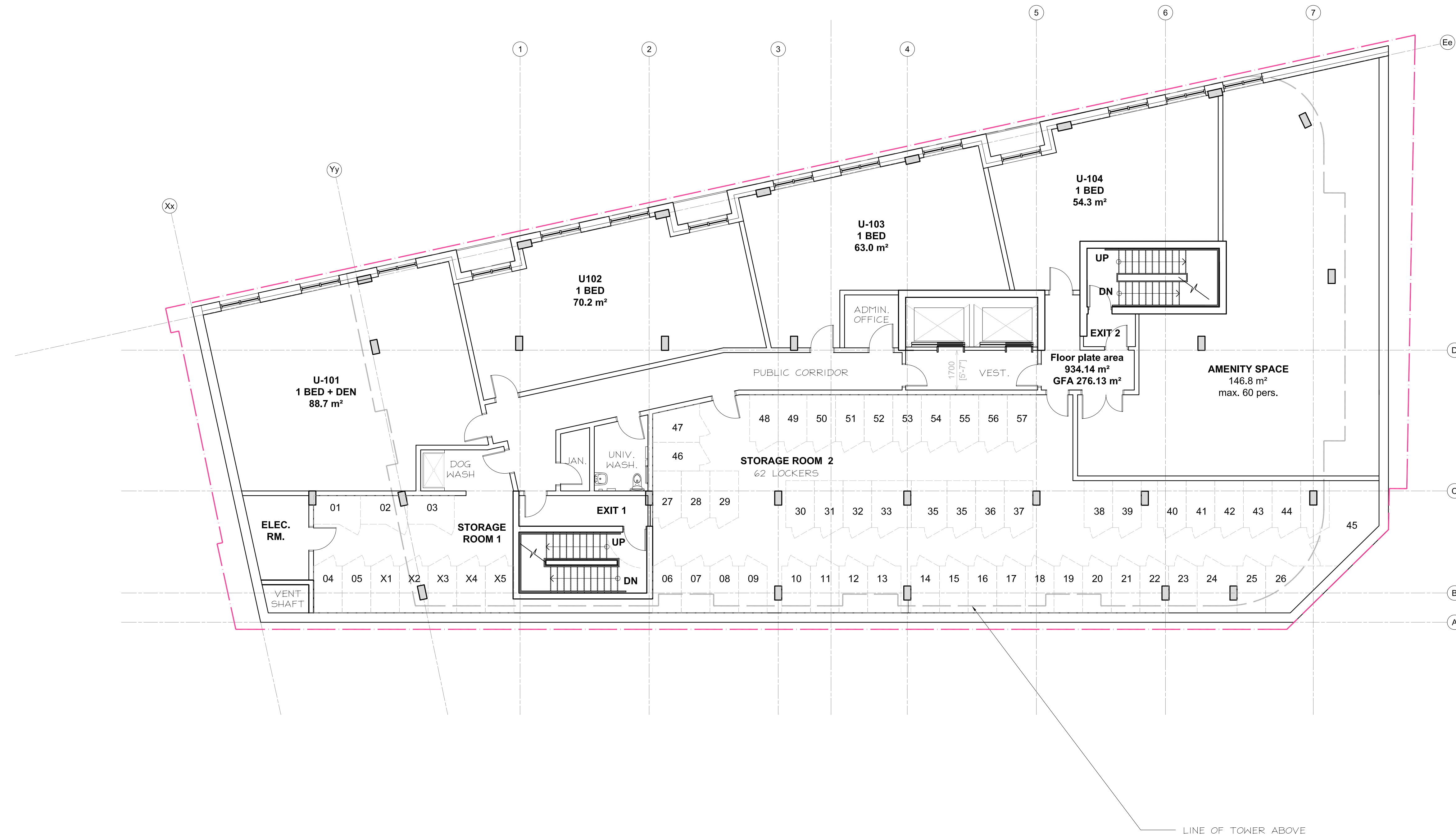
424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

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
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 519-585-2285

CONSULTING PLANNER :
 FOTENN
 396 COOPER STREET, SUITE 300
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 613-730-5709

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

ARCHITECT :
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 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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**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

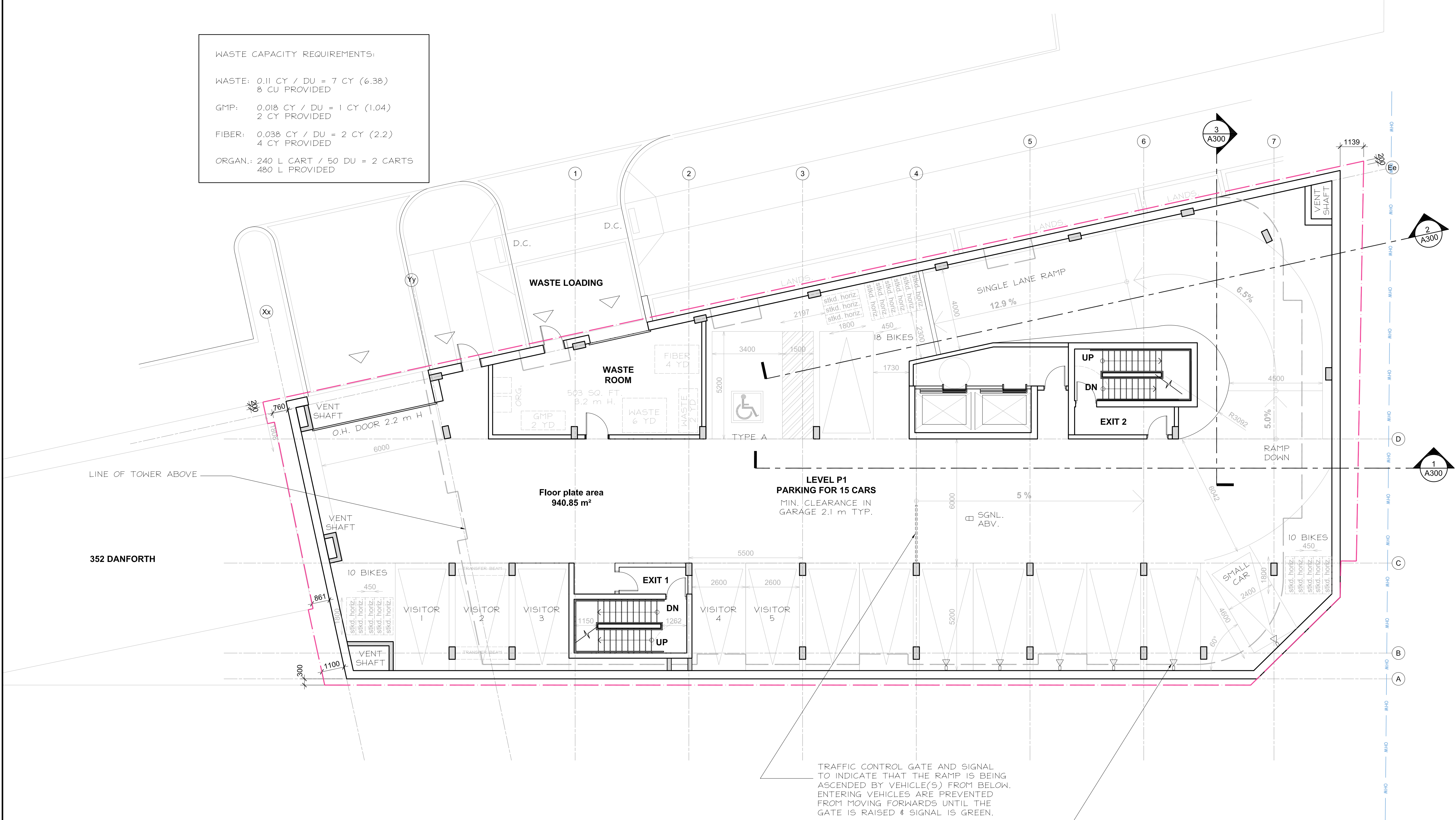
WASTE CAPACITY REQUIREMENTS:

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
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613-727-0850

ARCHITECT :
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340 GLADSTONE AVE., SUITE 301,
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613-234-8883

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

STRUCTURAL ENGINEER :
D + M STRUCTURAL
333 PRESTON STREET, SUITE 110
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613-730-5709

TRANSPORTATION ENGINEER :
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OTTAWA, ON K1B 4S5
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MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
LRL ENGINEERING
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rev. / issue	description	date
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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
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ARCHITECT :
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 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
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 OTTAWA, ON K2P 2H7
 613-730-5709

TRANSPORTATION ENGINEER :
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 OTTAWA, ON K1B 4S5
 613-731-4022

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

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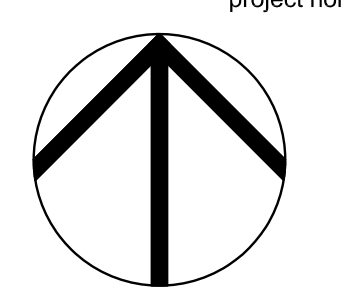
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**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

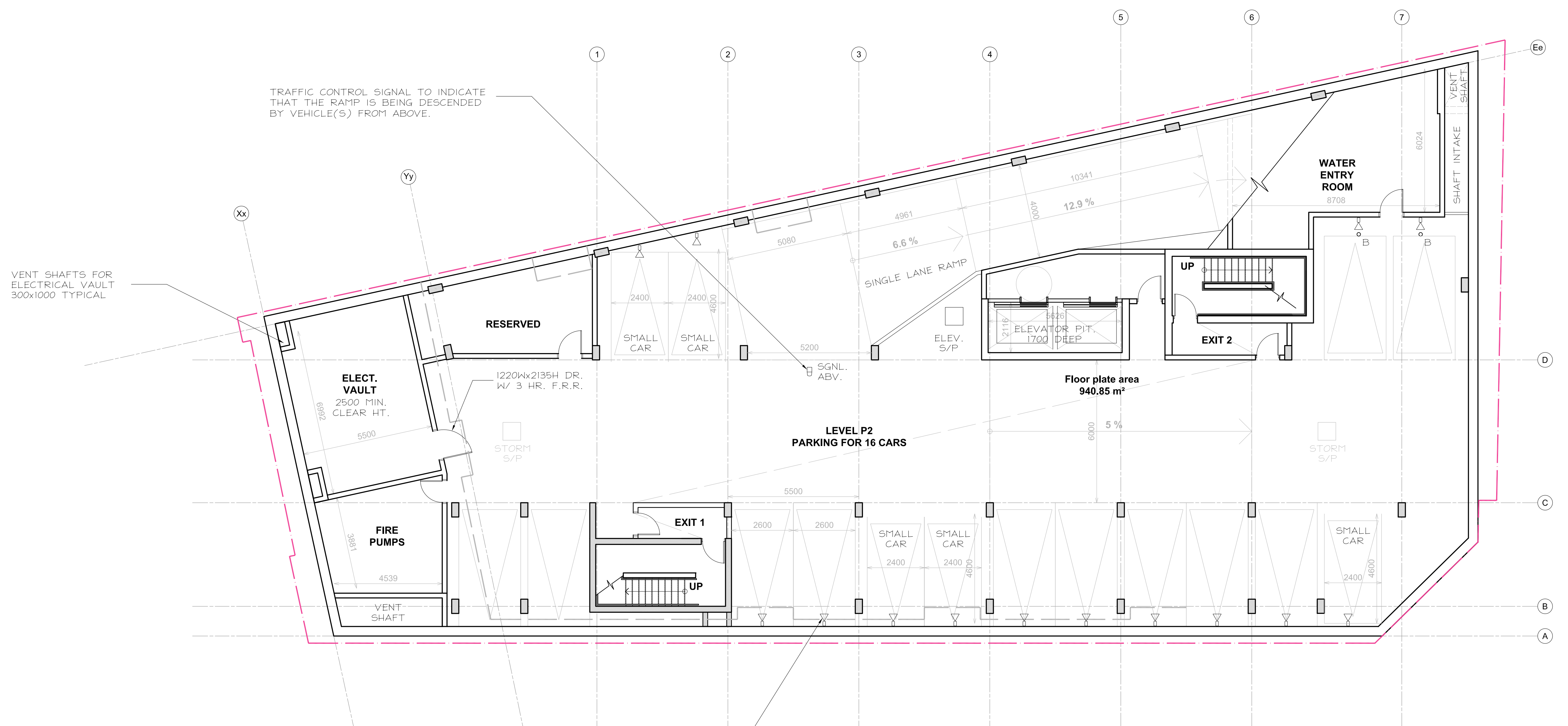
drawing

**FLOOR PLAN
 PARKING LEVEL P2**

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

drawing no.

A106

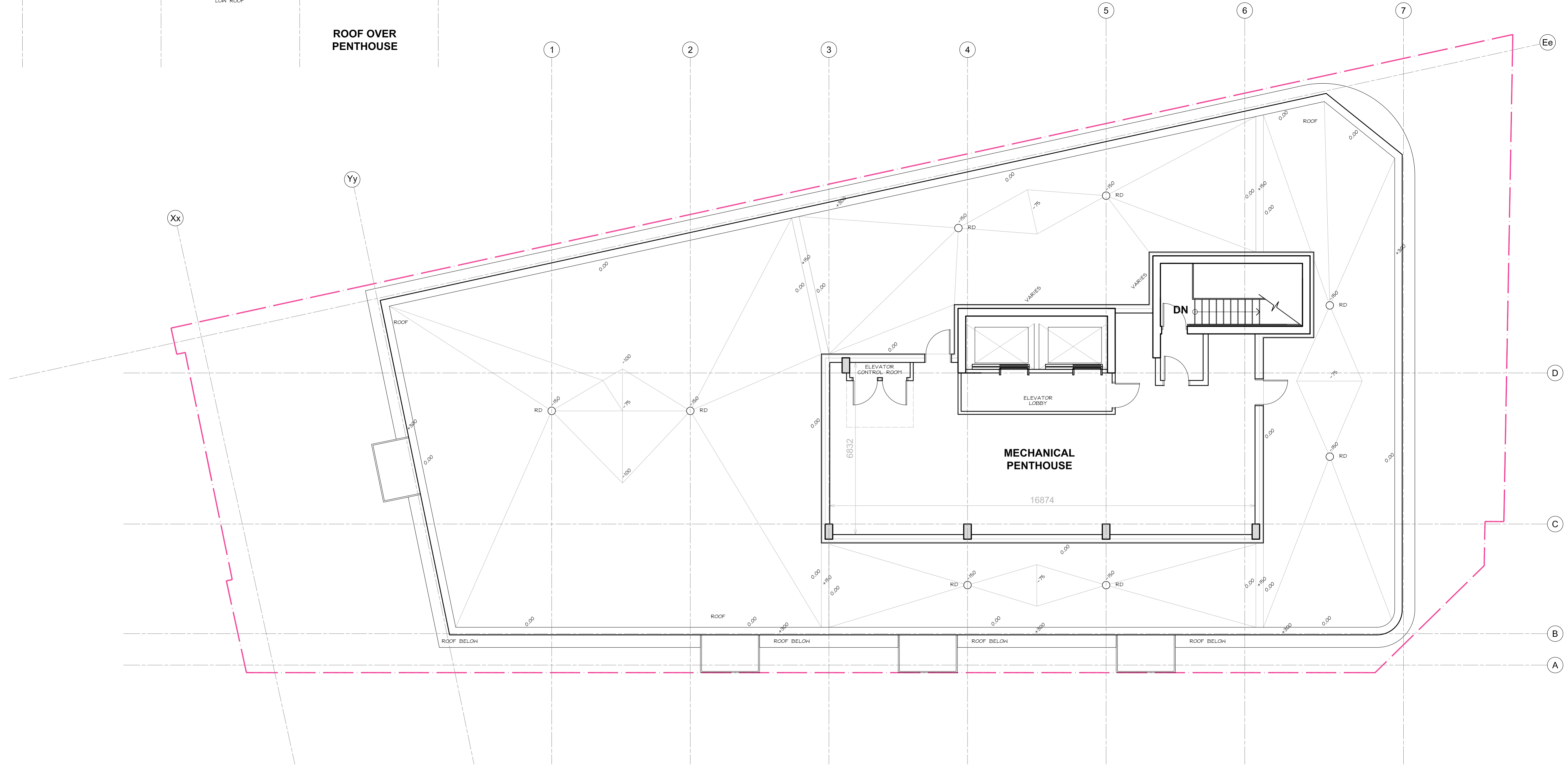
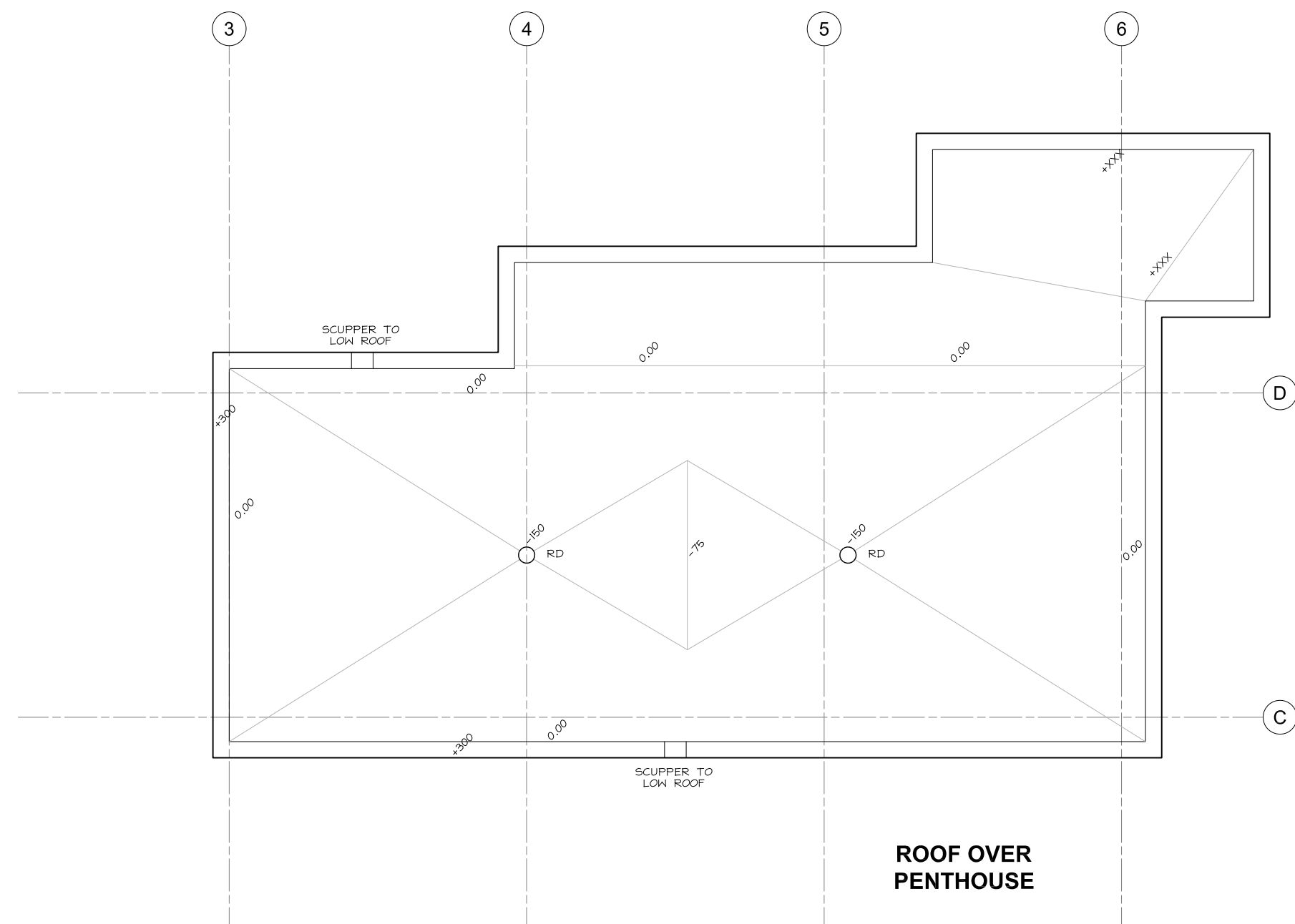


TRAFFIC CONTROL SIGNAL TO INDICATE THAT THE RAMP IS BEING DESCENDED BY VEHICLE(S) FROM ABOVE.

VENT SHAFTS FOR ELECTRICAL VAULT 300x1000 TYPICAL

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 :
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 340 GLADSTONE AVE., SUITE 301,
 OTTAWA, ON K2P 0Y8
 613-234-8883

STRUCTURAL ENGINEER :
 D + M STRUCTURAL
 333 PRESTON STREET, SUITE 110
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 613-730-5709

MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
 LRL ENGINEERING
 5430 CANOTEK ROAD,
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 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
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 613-727-0850

NOISE, VIBRATION & WIND ENGINEER :
 GRADIENT WIND ENGINEERING
 127 WALGREEN ROAD,
 OTTAWA, ON K0A 1I0
 613-836-0934

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

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
 PENTHOUSE**

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

drawing no.

A103

D07-12-22-0152