

424 CHURCHILL APARTMENT BUILDING



ISSUED FOR
RESPONSE TO FIRST 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 :
FOIENN
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 :
CASTELGLEN CONSULTANTS INC.
2460 LANCASTER ROAD
OTTAWA, ON K1B 4S5
613-731-4022

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

rev. / issue	description	date
03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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project north

open plan architects inc.
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.

COVER

D07-12-22-0152

424 Churchill Avenue North, Ottawa

Zoning Data:	Mechanism	Required	Proposed	Notes
Zone: TM H(24)	frontage (min.):	no min.	25.34 m	-
	lot area (min.):	no min.	1,009.7 m ²	-
Adjacent zones: north: TM H(24) south: LC H(128) & 11A east: R3R & O1 west: TM H(24)	setbacks:			
	front yard (min.):	2 m (abv. 15 m H.)	3.4 m	-
	front yard (max.):	2 m (blw. 15 m H.)	2.6 m	-
	corner side yard (min.):	3 m; 5 m abv. 15 m H.	0.3 & 0.2 m	-
	rear yard (min.):	7.5 m	7.5 m	-
Frontage: 25.34 (Churchill Ave. N.)	lot coverage (min.):	no min.	87.4%	-
Lot area: 1,009.7 m ²	landscaped area (min.):	no min.	n/a	-
Proposed building area: 934.14 m ² taken in accordance w/ OBC definition	building height (min.):	6.7 m	27.5 m	-
	building height (max.):	24 m	27.5 m	-
Proposed GFA: 4,148.01 m ² taken in accordance w/ zoning bylaw definition	density (max.):	no max.	n/a	-
level 1 276.13				
level 2 452.81 (conventionally considered ground floor)				
level 3 581.27				
level 4-7 745.28				
level 8 691.61				

Proposed use: Apartment Dwelling, Mid-Rise

Proposed number of units: 58

suite type	total
bachelor	1
1-bed	25
1-bed + den	25
2-bed	7

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

Proposed amenity area: 378.4 m² (348 m² required)

Communal: 175.7 m², all interior
Private: 202.7 m², balconies + terraces

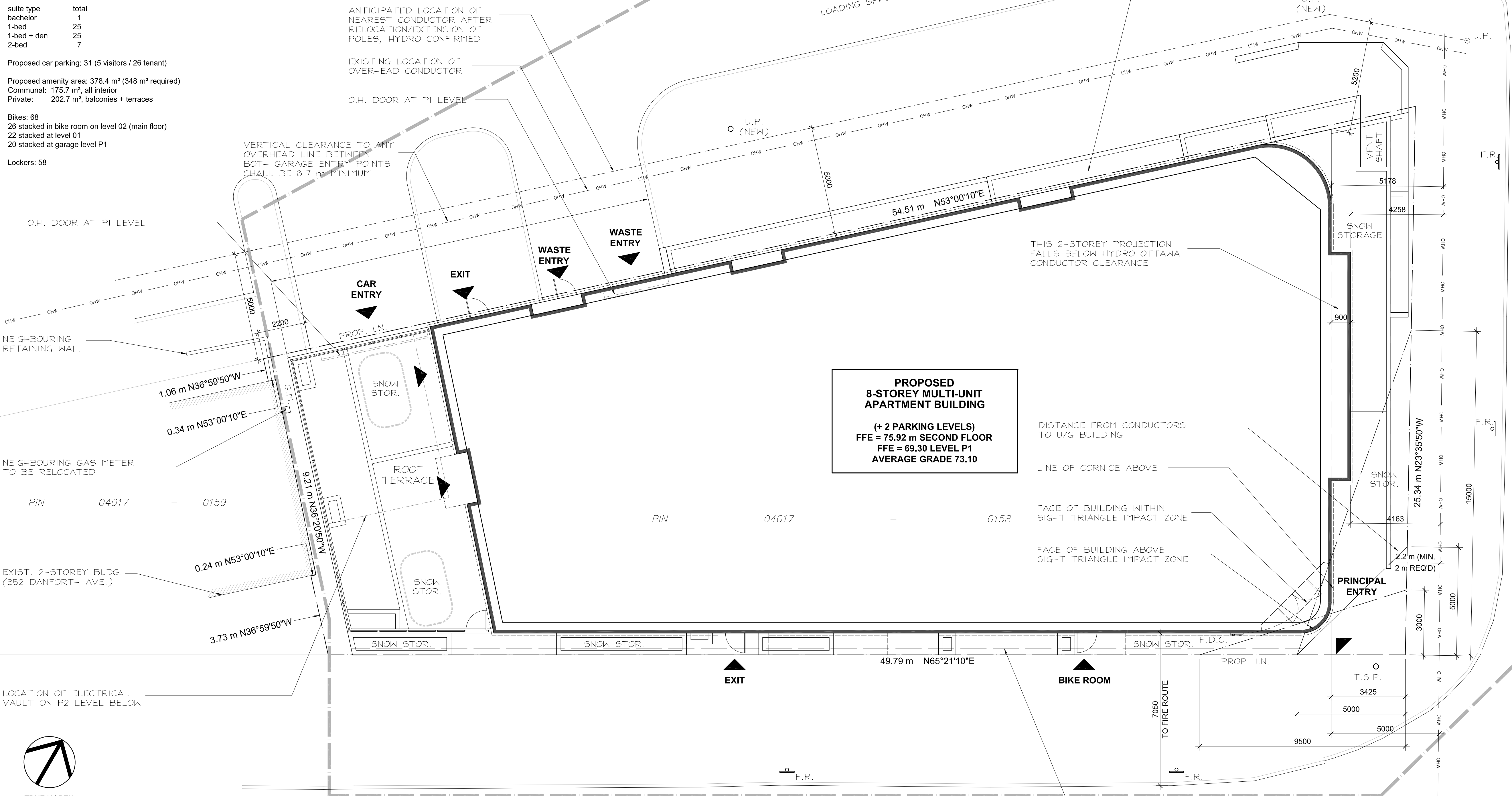
Bikes: 68

26 stacked in bike room on level 02 (main floor)

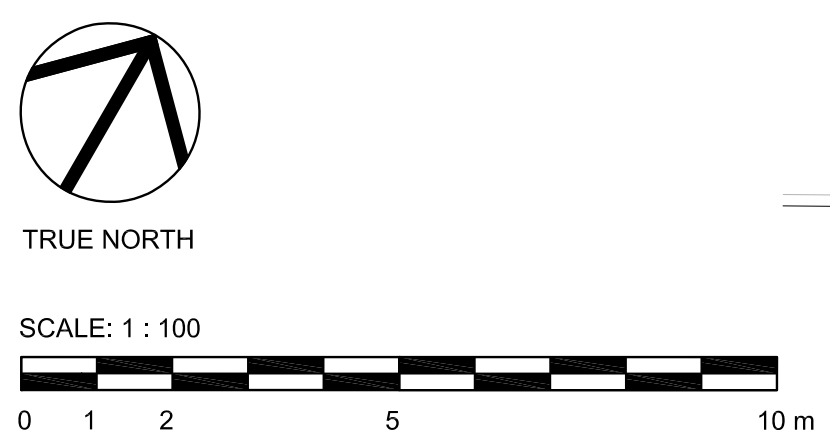
22 stacked at level 01

20 stacked at garage level P1

Lockers: 58



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



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 :	LANDSCAPE ARCHITECT :
CHURCHILL PROPERTIES INC. 5-145 SELECT AVE. TORONTO, ON M1V 5M8 416-292-9920	IBI GROUP 410 ALBERT STREET, SUITE 101 WATERLOO, ON N2L 3V3 519-585-2285
CONSULTING PLANNER :	SURVEYOR :
FOTENN 396 COOPER STREET, SUITE 300 OTTAWA, ON K2P 2H7 613-730-5709	ANNIS O'SULLIVAN, VOLLEBEKK LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON K2E 2T56 613-727-0850
ARCHITECT :	NOISE, VIBRATION & WIND ENGINEER :
OPEN PLAN ARCHITECTS INC. 2305 HILLARY AVENUE, OTTAWA, ON K1H 7J2 613-883-5090	GRADIENT WIND ENGINEERING 127 WALGREEN ROAD, OTTAWA, ON K0A 1L0 613-836-0934
STRUCTURAL ENGINEER :	TRANSPORTATION ENGINEER :
D + M STRUCTURAL 333 PRESTON STREET, SUITE 110 OTTAWA, ON K2P 2H7 613-730-5709	CASTLEGLLEN CONSULTANTS INC. 2460 LANCASTER ROAD, OTTAWA, ON K1B 4S5 613-731-4022
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LRL ENGINEERING 5430 CANOTEK ROAD, OTTAWA, ON K1S 5N4 613-651-9490	

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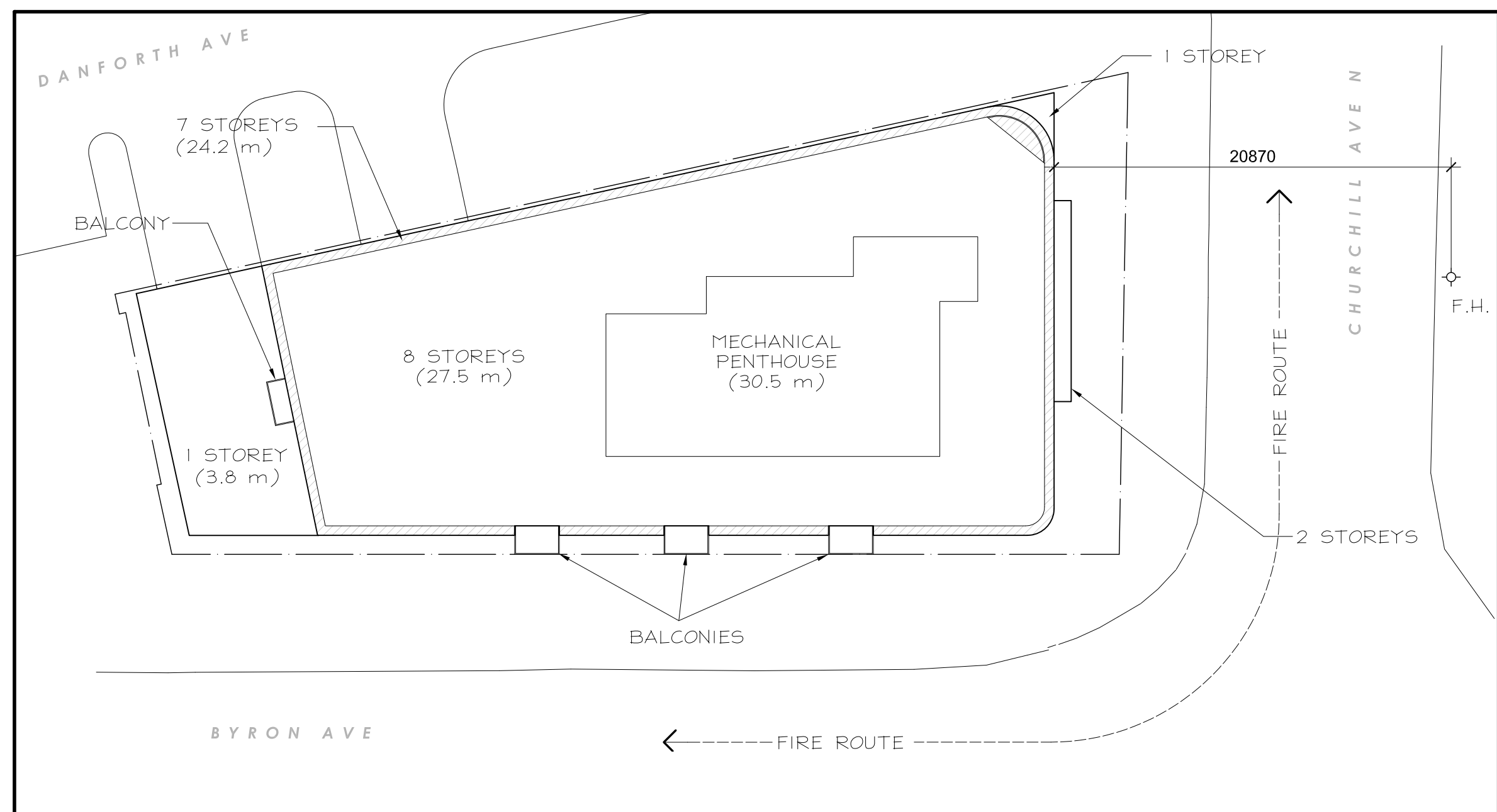
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project
**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

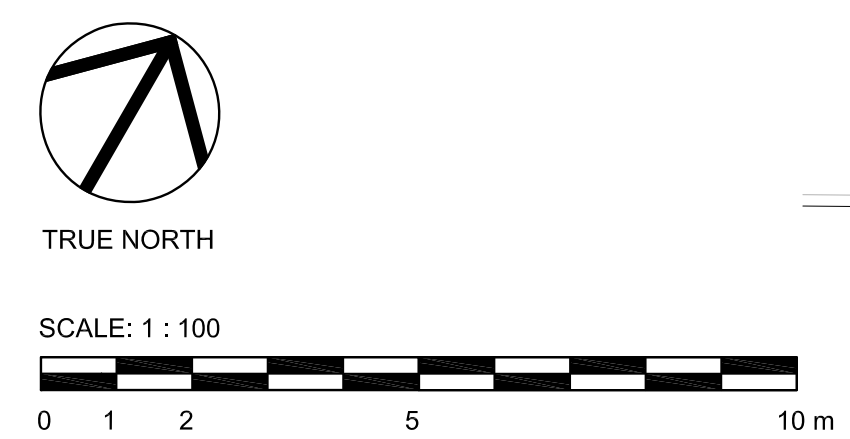
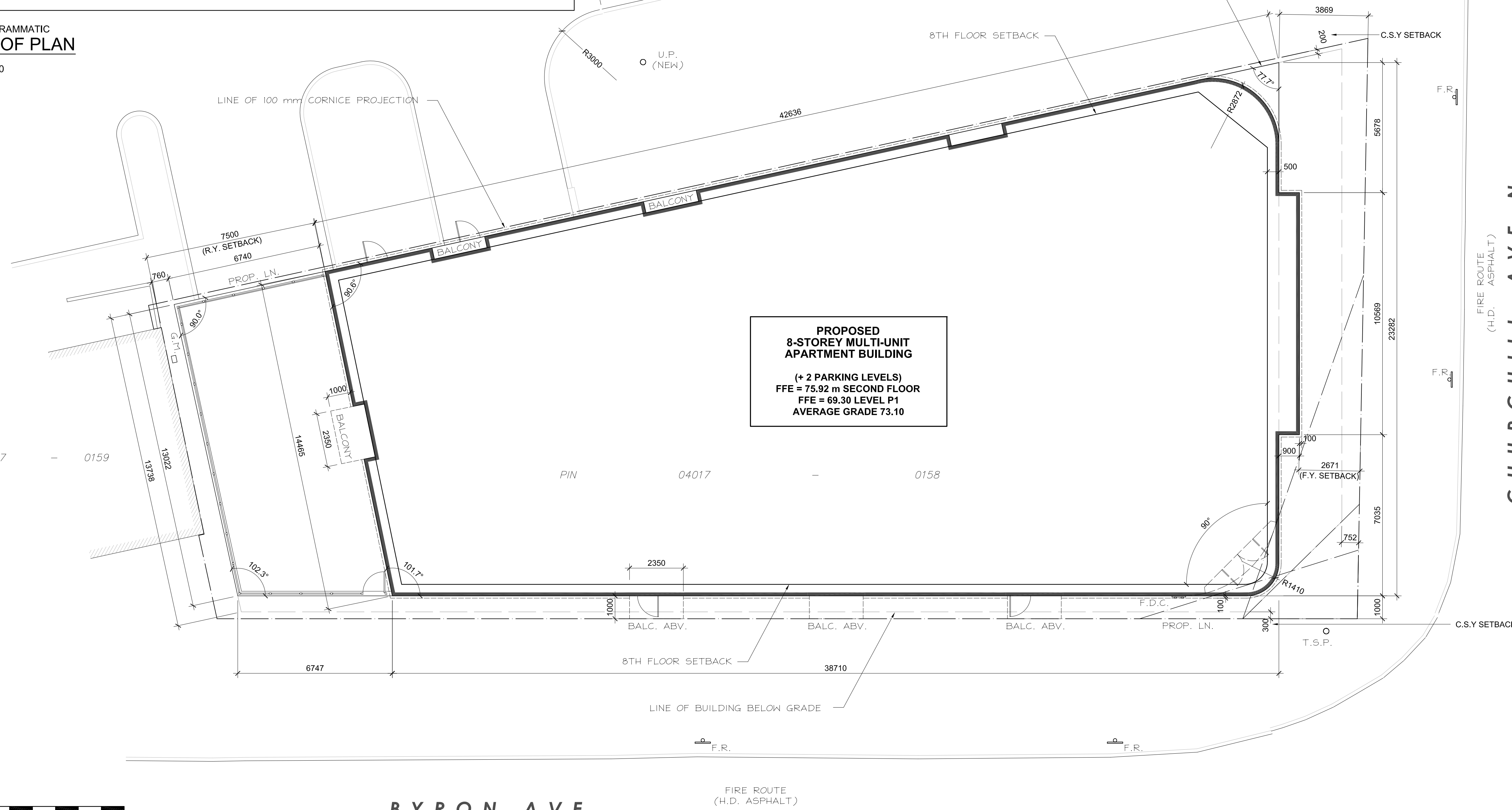
drawing
SITE PLAN

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100
drawing no.	A000		

A000



2
A001
DIAGRAMMATIC ROOF PLAN
1:250



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1
A001
SITE PLAN
1:100

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613-883-5090 info@openplan.ca

project




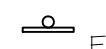
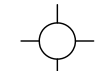


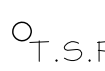

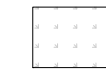

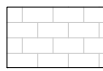
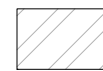

**424 CHURCHILL AVENUE N.,
APARTMENT BUILDING**

drawing

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

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
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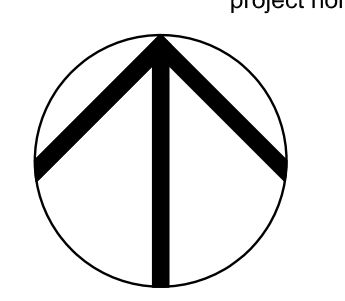
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OF ARCHITECTS
KRISTOPHER D. BENES
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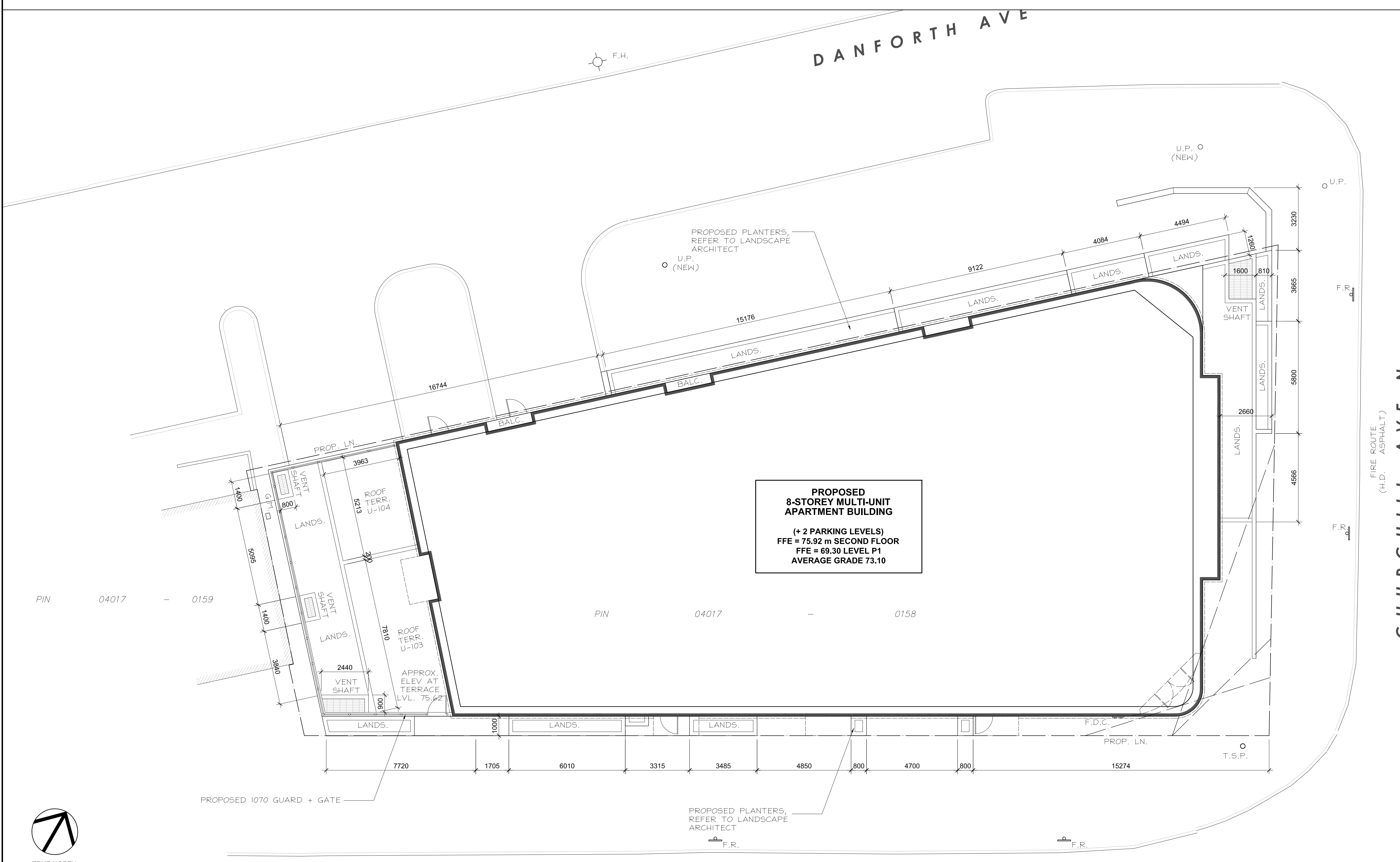
project

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

drawing

SITE PLAN - SITE FEATURES

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.	A002		






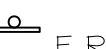
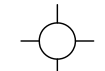


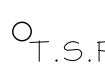



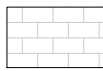
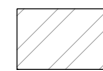

SCALE: 1 : 100

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1 SITE PLAN
A002 1:100

D07-12-22-0152

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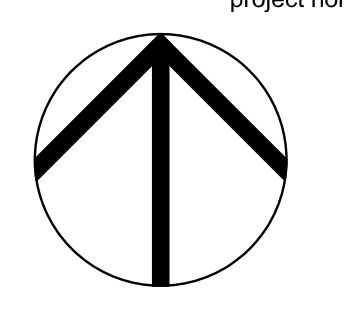
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 613-883-5090 info@openplan.ca

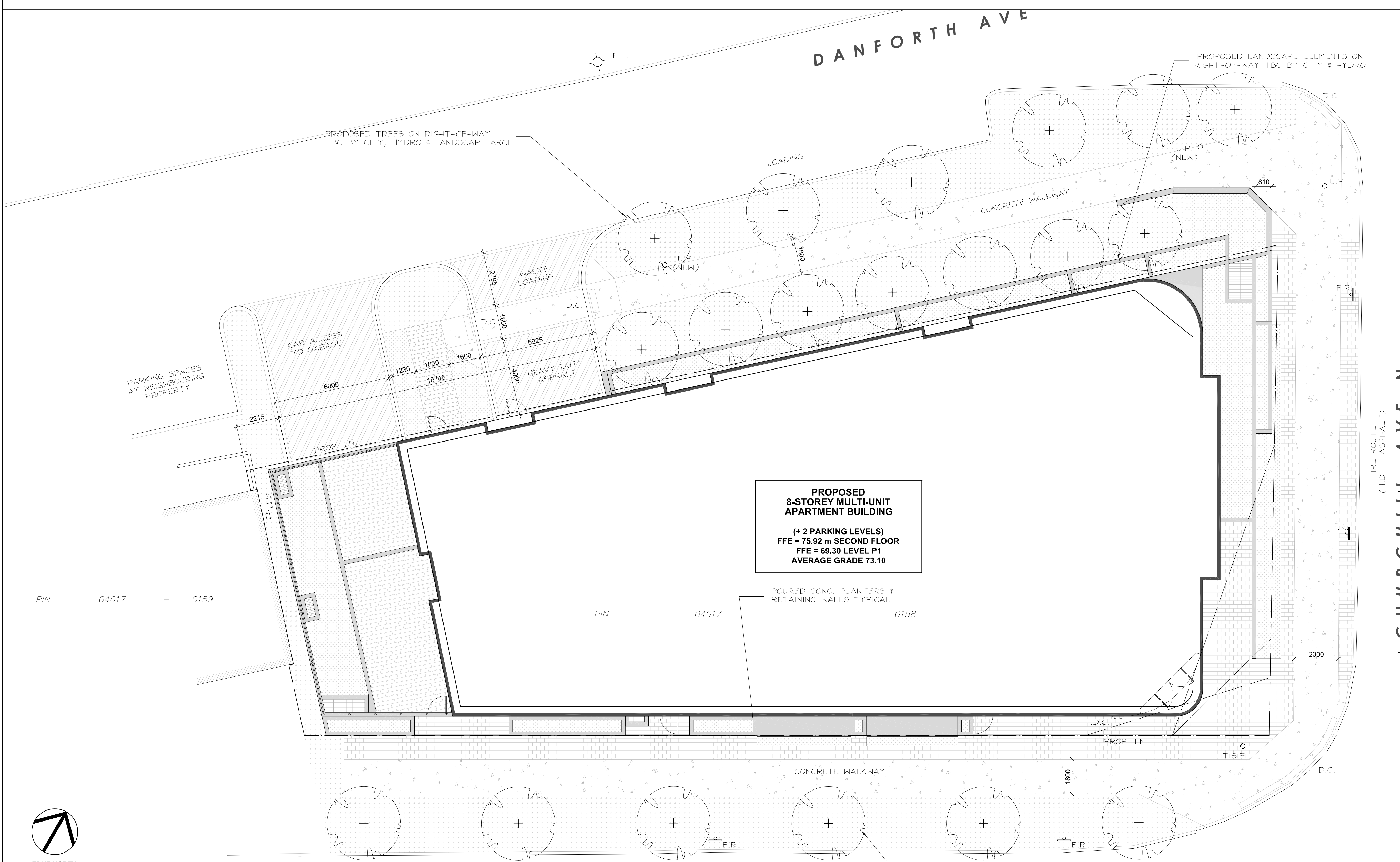
project

**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.	A003		

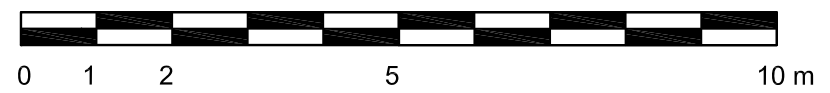


**PROPOSED
 8-STOREY MULTI-UNIT
 APARTMENT BUILDING**

(+ 2 PARKING LEVELS)
 FFE = 75.92 m SECOND FLOOR
 FFE = 69.30 LEVEL P1
 AVERAGE GRADE 73.10

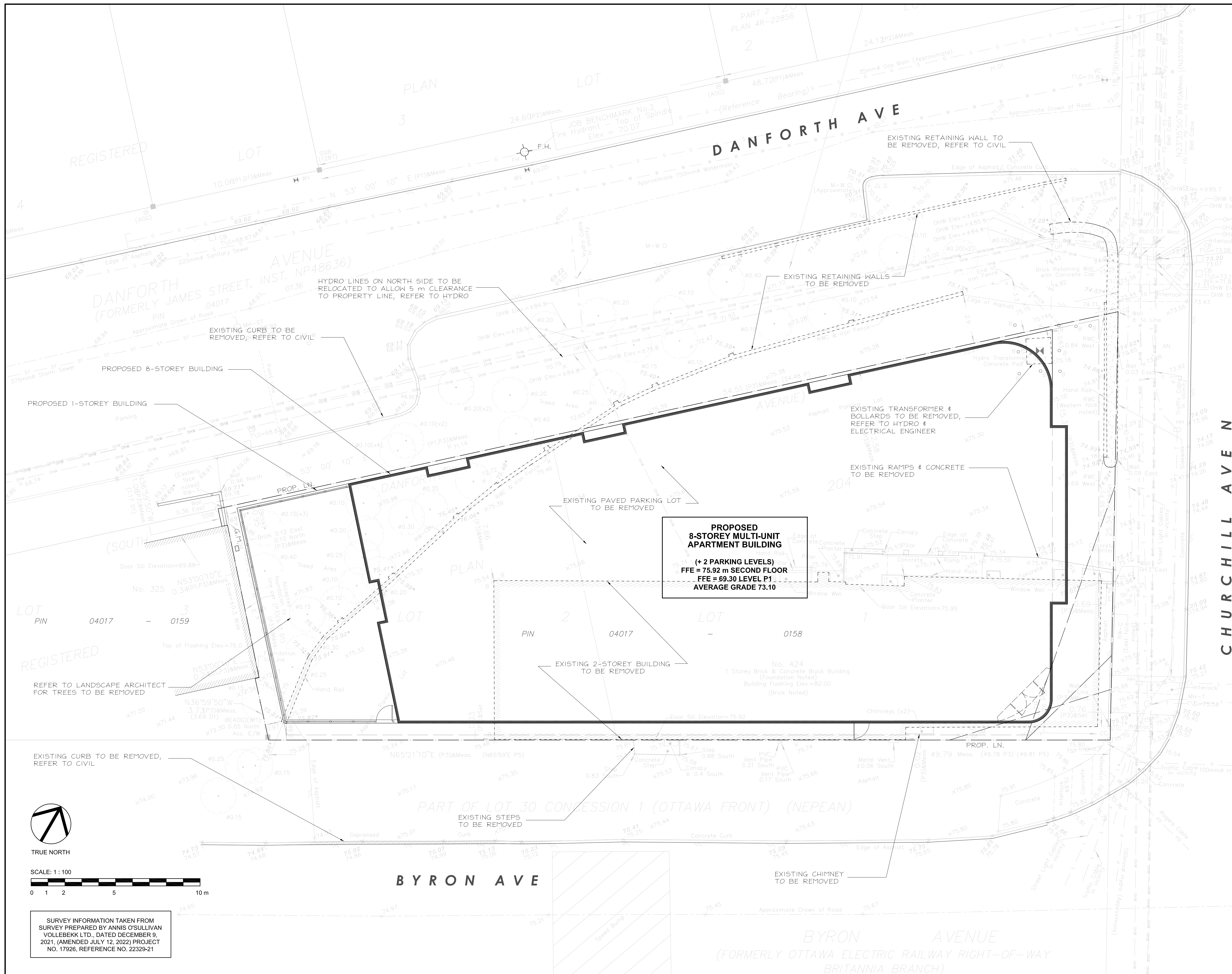
TRUE NORTH

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
 A003 1:100



CLIENT / OWNER :
 CHURCHILL PROPERTIES INC.
 5145 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 HILARY 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 :
 FOTENN
 396 COOPER STREET, SUITE 300
 OTTAWA, ON K2P 2H7
 613-570-5709

NOISE, VIBRATION & WIND ENGINEER :
 GRADIENT WIND ENGINEERING
 127 WALGREEN ROAD,
 OTTAWA, ON K0A 1L0
 613-336-0934

TRANSPORTATION ENGINEER :
 CASTLEGLLEN CONSULTANTS INC.
 2460 LANCASTER ROAD,
 OTTAWA, ON K1B 4S5
 613-311-4022

rev. / issue	description	date
03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

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

project

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

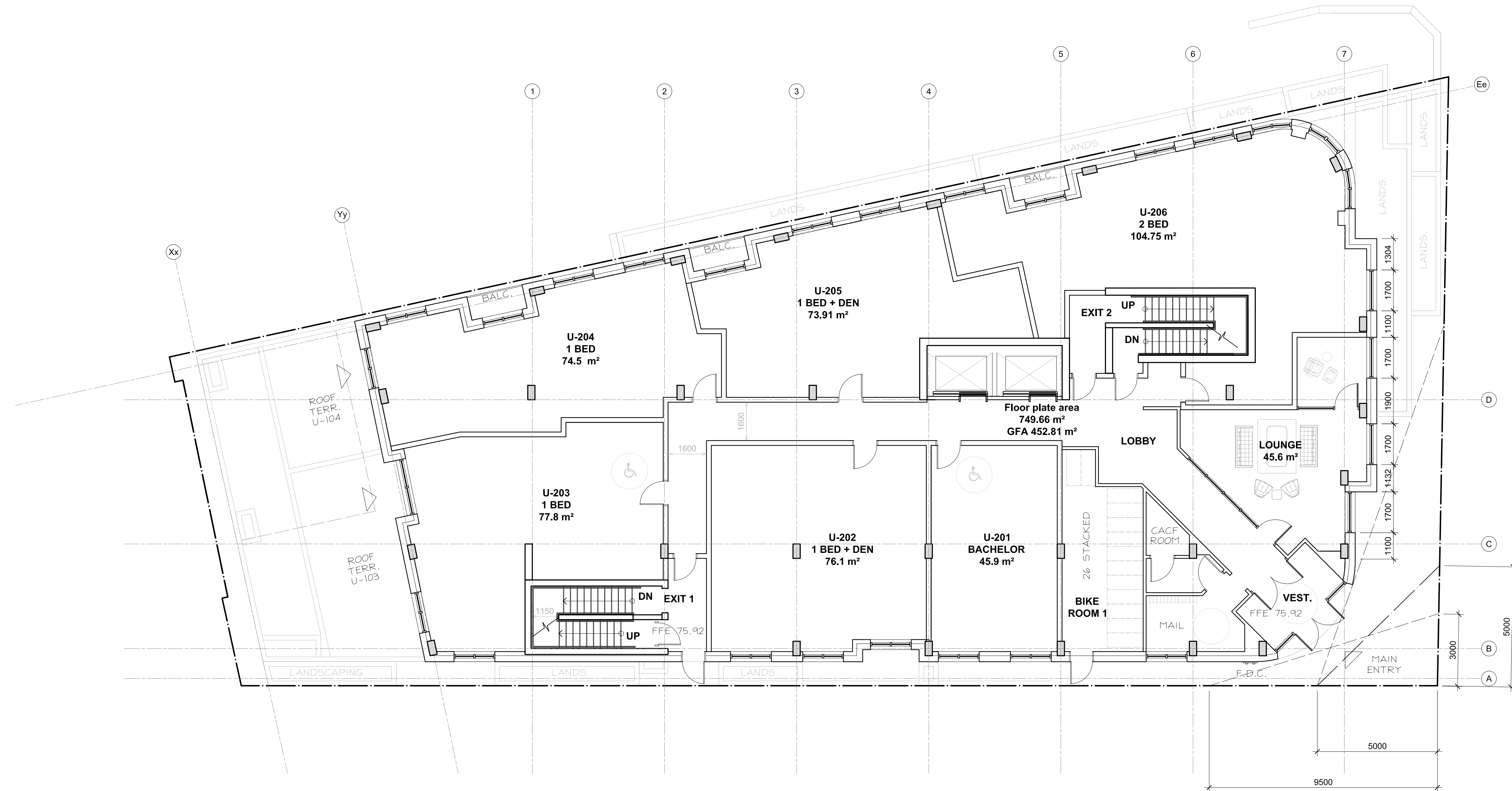
drawing

SITE PLAN - DEMOLITION

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1:100
drawing no.	A004		

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

A004



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.
 2305 HILLARY AVENUE
 OTTAWA, ON K1H 7Z2
 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
 613-731-4022

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

03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
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rev. / issue	description	date MM/DD/YY

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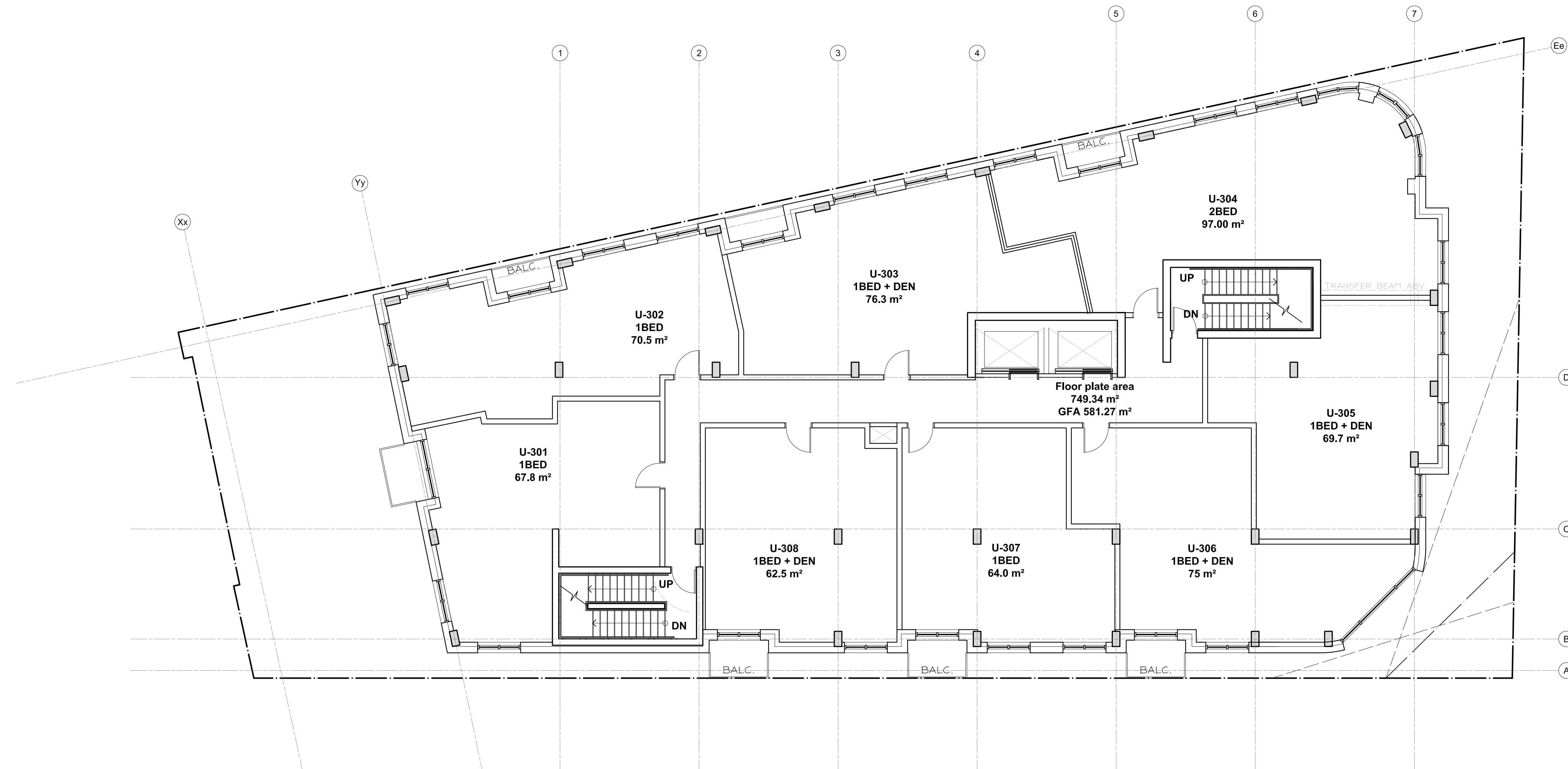
**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

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		

D07-12-22-0152



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.
 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
 613-731-4022

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

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

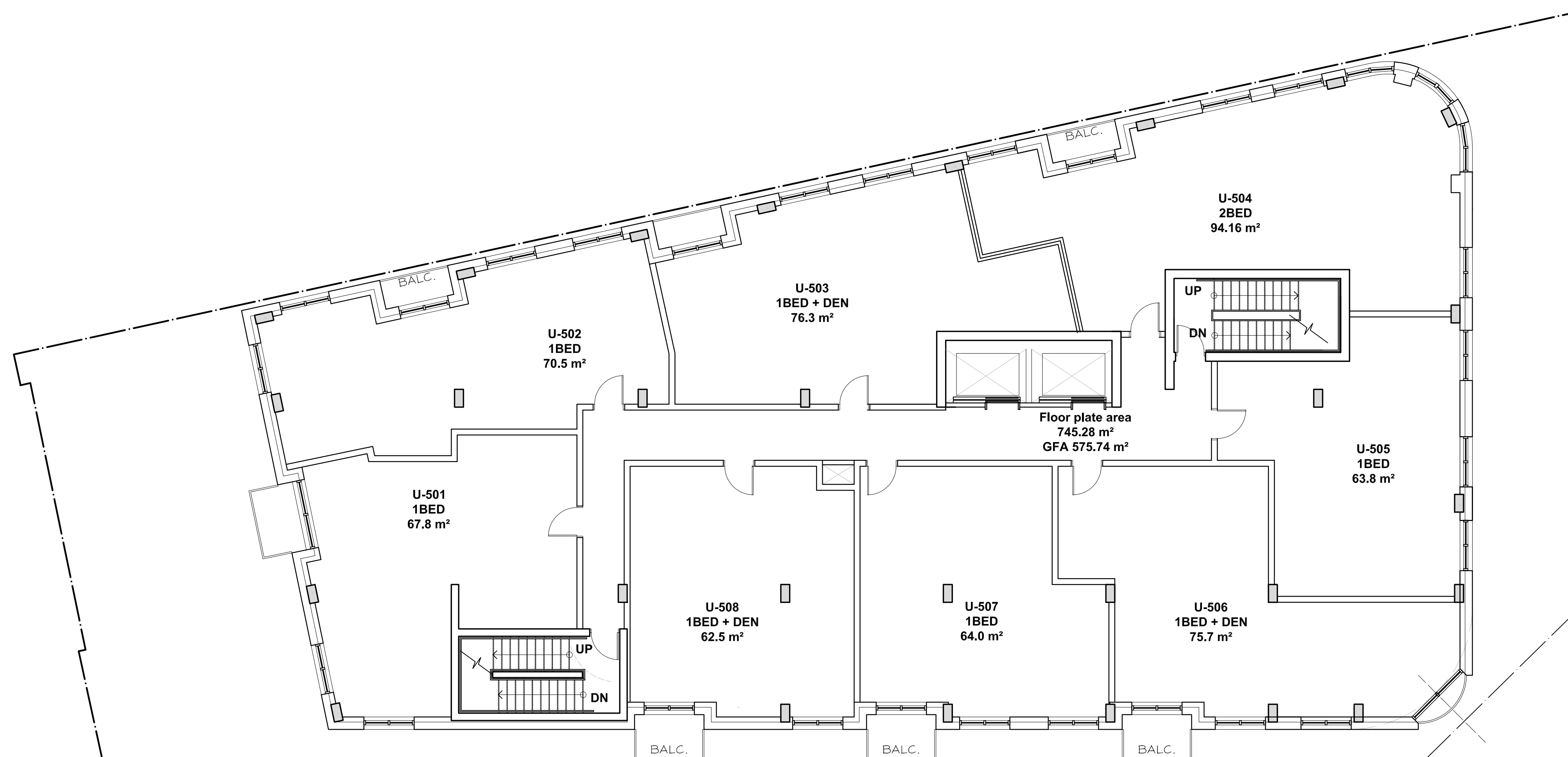
drawing

**FLOOR PLAN
 THIRD LEVEL**

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

drawing no.

A101



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.
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

rev. / issue	description	date
03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
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613-883-5090 info@openplan.ca

project

424 CHURCHILL AVENUE N.,
APARTMENT BUILDING

drawing

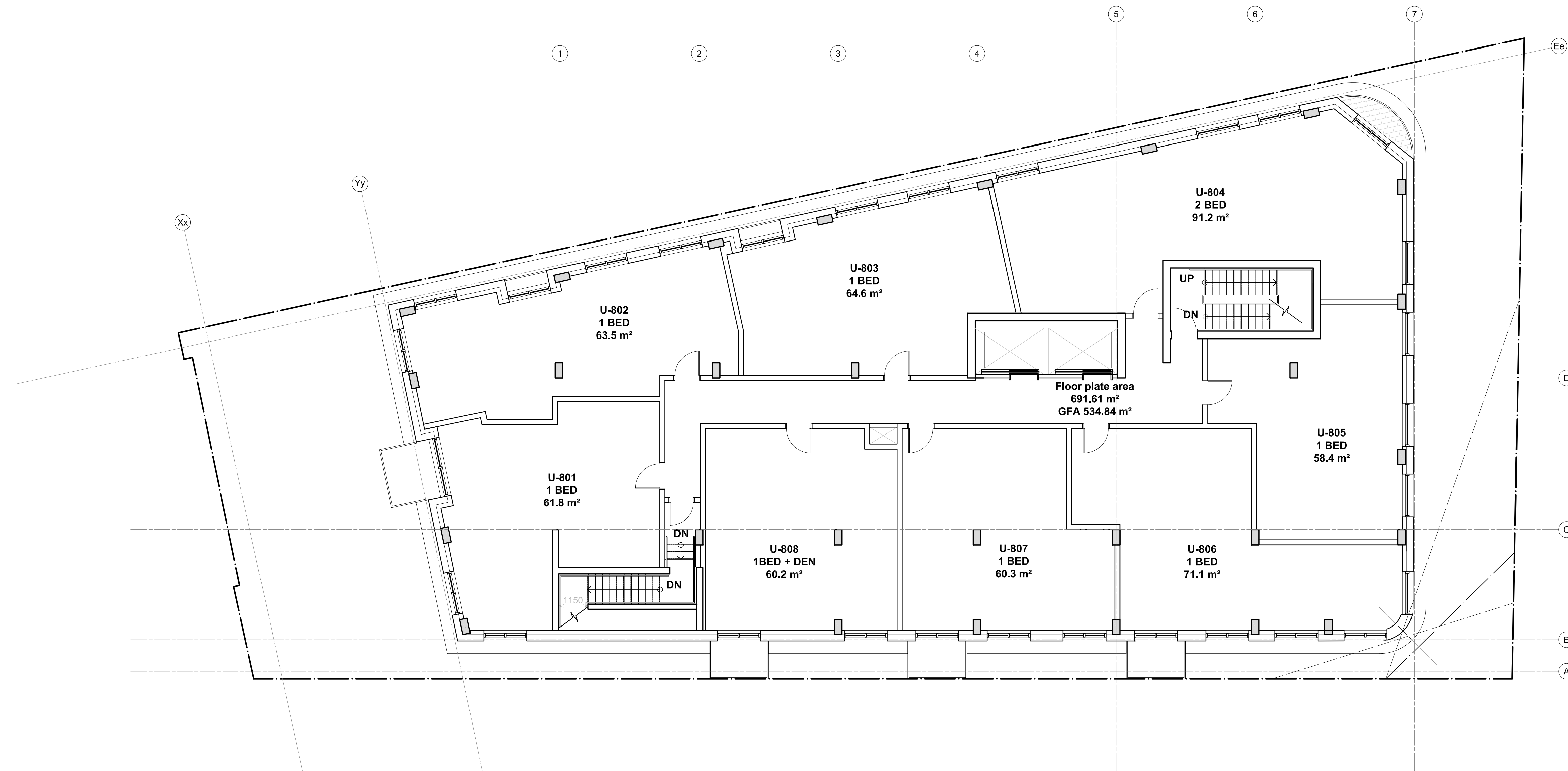
FLOOR PLAN
TYPICAL LEVEL 4 TO 7

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

drawing no.

A101.1

D07-12-22-0152



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.
 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
 613-731-4022

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

rev. / issue	description	date
03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
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 613-883-5090 info@openplan.ca

project

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

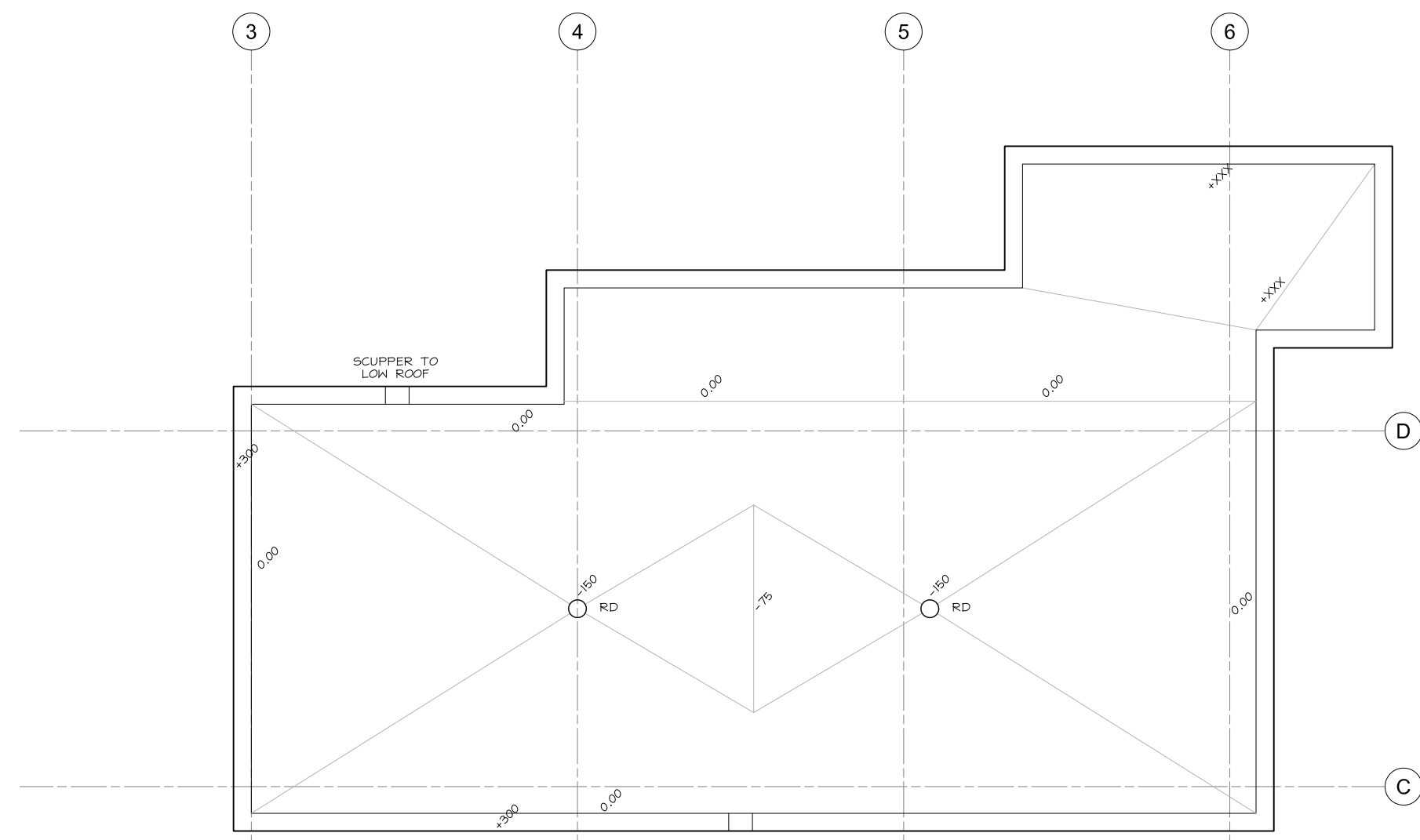
drawing

**FLOOR PLAN
 EIGHTH LEVEL**

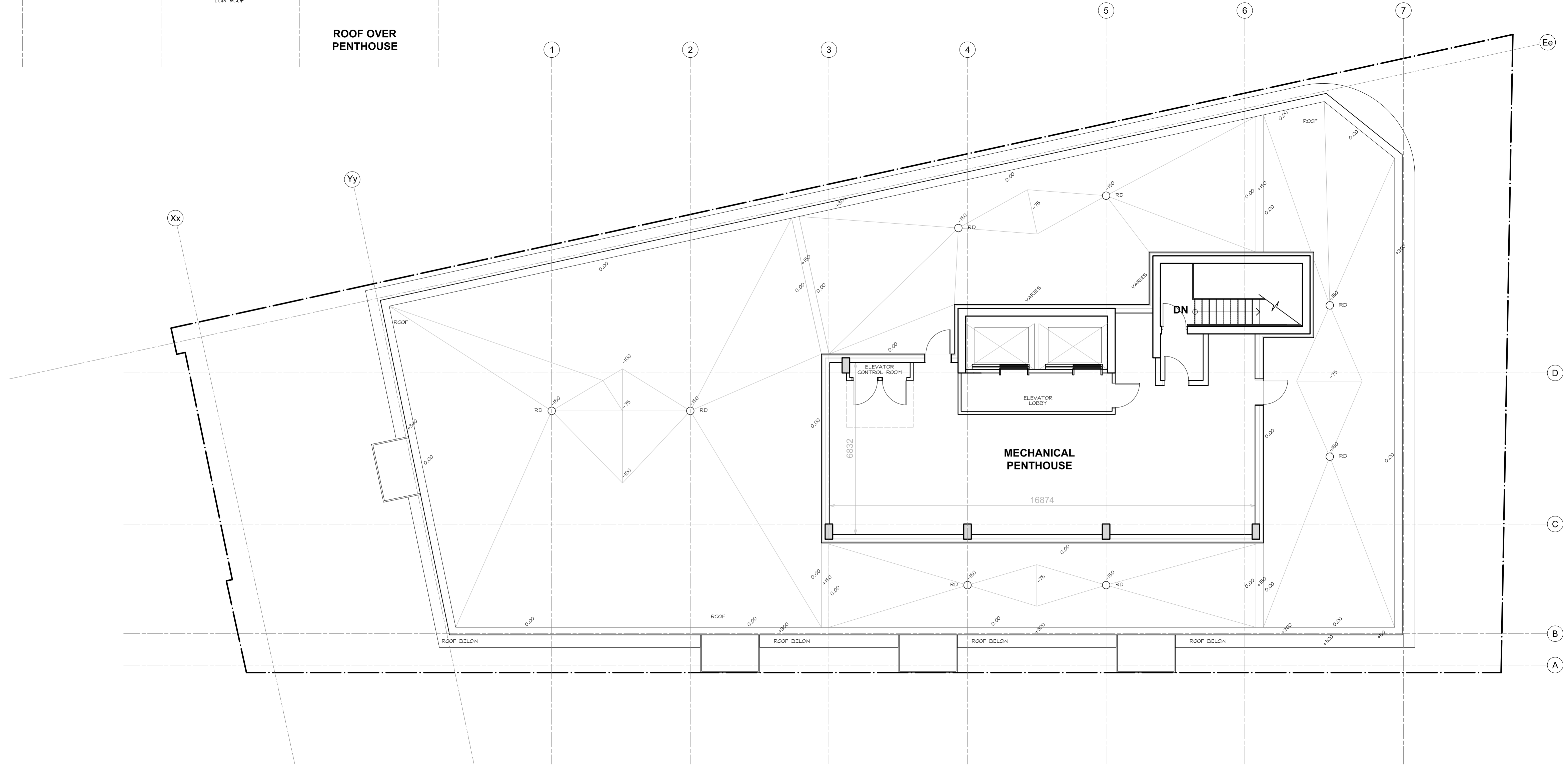
drawn	KDB	date	2022-JAN-06
approved	KDB	revision	1
project no.	2109	scale	1 : 100

drawing no.

A102



ROOF OVER PENTHOUSE



MECHANICAL PENTHOUSE

16874

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.
 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
 613-731-4022

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

rev. / issue	description	date
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**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

drawing

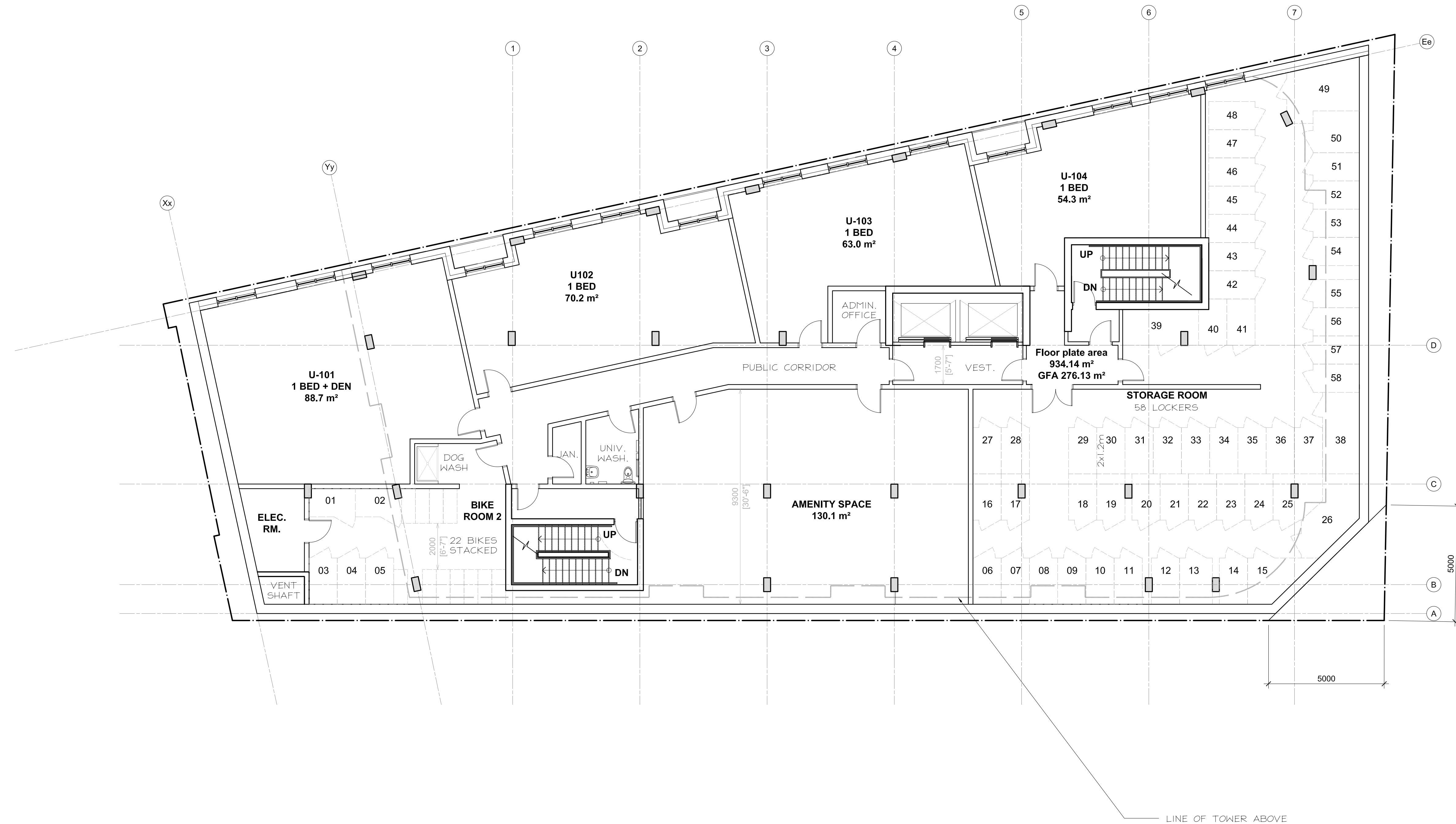
**FLOOR PLAN
 PENTHOUSE**

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

drawing no.

A103

D07-12-22-0152



STACKED BICYCLE RACK DETAILS

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, VOLLEBEK LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON K2E 2Z56
 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
 5430 CANOTEK ROAD
 OTTAWA, ON K1S 5N4
 613-651-9490

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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

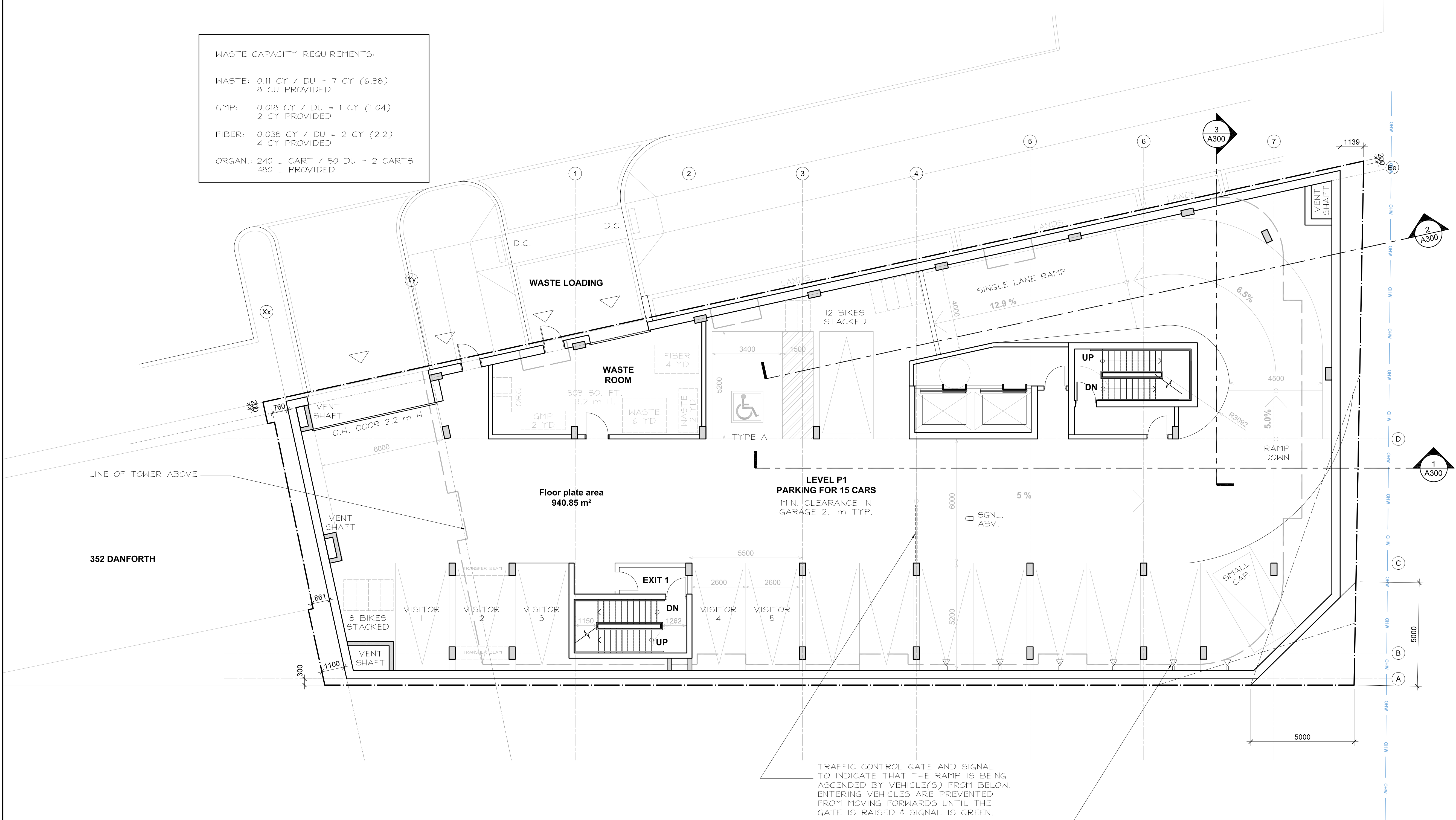
WASTE CAPACITY REQUIREMENTS:

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.
5145 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.
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

03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022
rev. / issue	description	date
		MM/DD/YY

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ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

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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 :
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 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 2Z56
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ARCHITECT :
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 OTTAWA, ON K1H 7J2
 613-883-5090

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

STRUCTURAL ENGINEER :
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 OTTAWA, ON K2P 2H7
 613-730-5709

TRANSPORTATION ENGINEER :
 CASTELGLEN CONSULTANTS INC.
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 613-731-4022

MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
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 613-651-9490

rev. / issue	description	date
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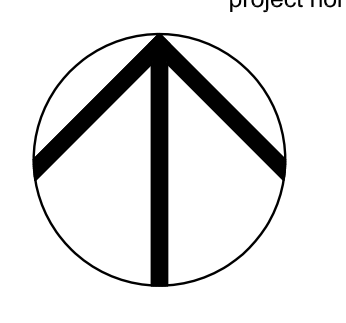
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**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

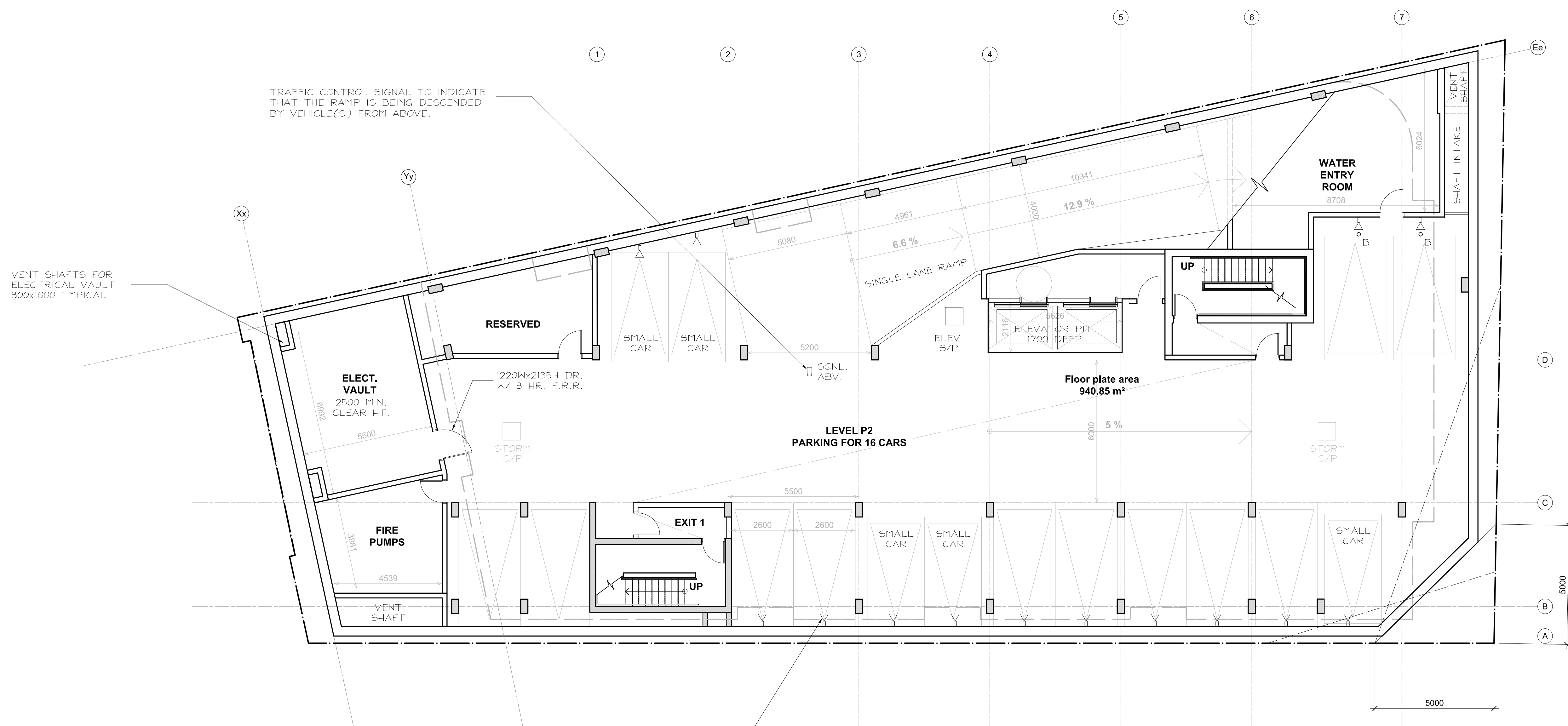
drawing

**FLOOR PLAN
 PARKING LEVEL P2**

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

drawing no.

A106



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

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
 613-927-0850

ARCHITECT :
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 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
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 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

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project

424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

drawing

ELEVATIONS

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

2 NORTH ELEVATION
 1:125

A200

D07-12-22-0152



1 EAST ELEVATION
A201 1:125



2 WEST ELEVATION
A201 1:125

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

LANDSCAPE ARCHITECT :
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WATERLOO, ON N2L 3V3
519-585-2285

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

SURVEYOR :
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OTTAWA, ON K2E 2T6
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NOISE, VIBRATION & WIND ENGINEER :
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OTTAWA, ON K0A 1L0
613-836-0934

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TRANSPORTATION ENGINEER :
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613-731-4022

MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
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project
424 CHURCHILL AVENUE N.,
APARTMENT BUILDING

drawing
ELEVATIONS

drawn	KDB	date	2022-SEP-12
approved	KDB	revision	1
project no.	2109	scale	1:125
drawing no.	A201		

A201

D07-12-22-0152