

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 :
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
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:	setbacks:			
north: TM H(24)	front yard (min.):	2 m (abv. 15 m H.)	3.4 m	-
south: LC H(128) & 11A	front yard (max.):	2 m (blw. 15 m H.)	2.6 m	-
east: R3R & O1	corner side yard (min.):	3 m; 5 m abv. 15 m H.	0.3 & 0.2 m	-
west: TM H(24)	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	-
Proposed GFA: 4,148.01 m ² taken in accordance w/ zoning bylaw definition	building height (max.):	24 m	27.5 m	-
level 1 276.13	density (max.):	no max.	n/a	-
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

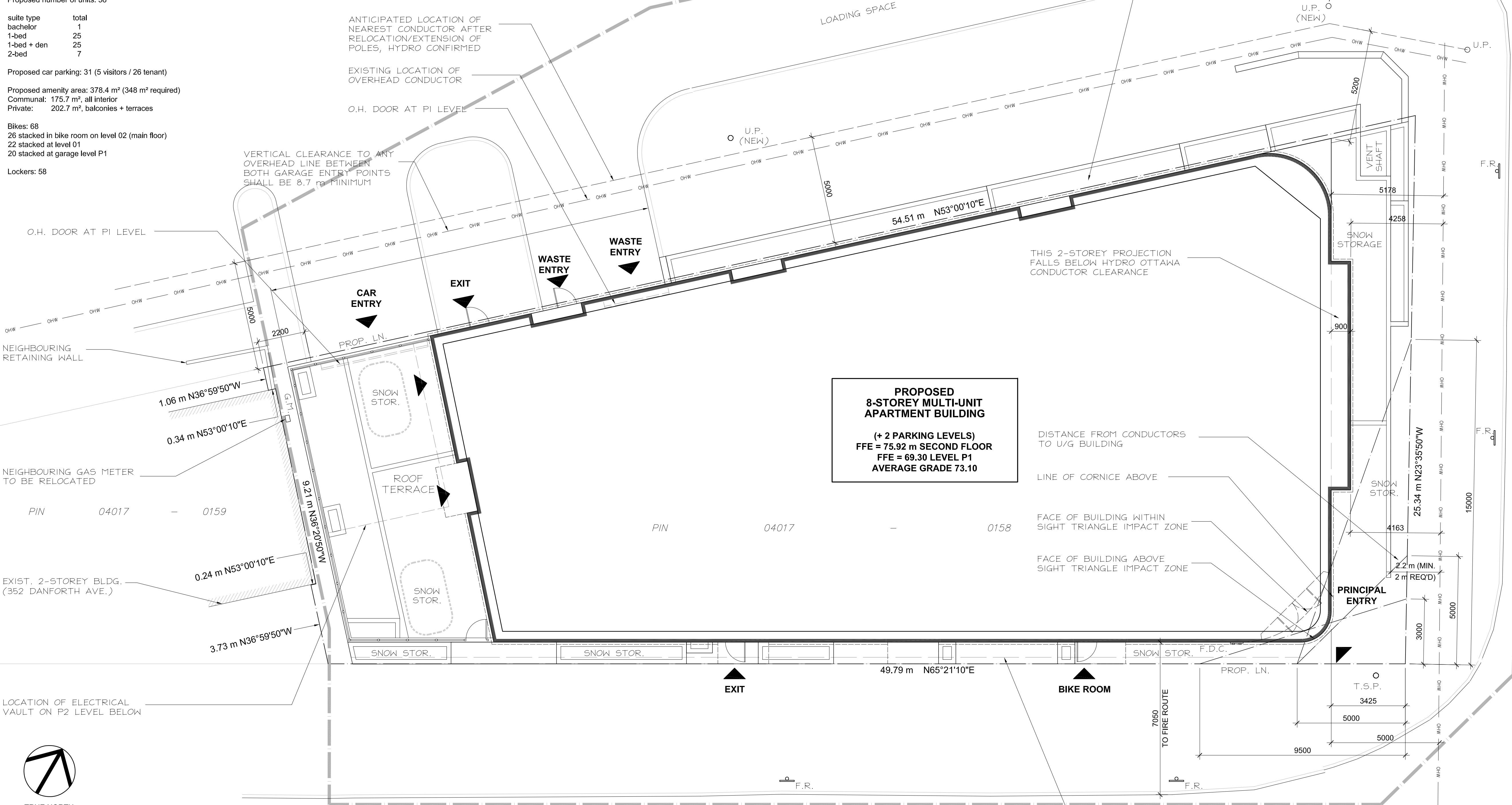
Bikes: 68

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

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
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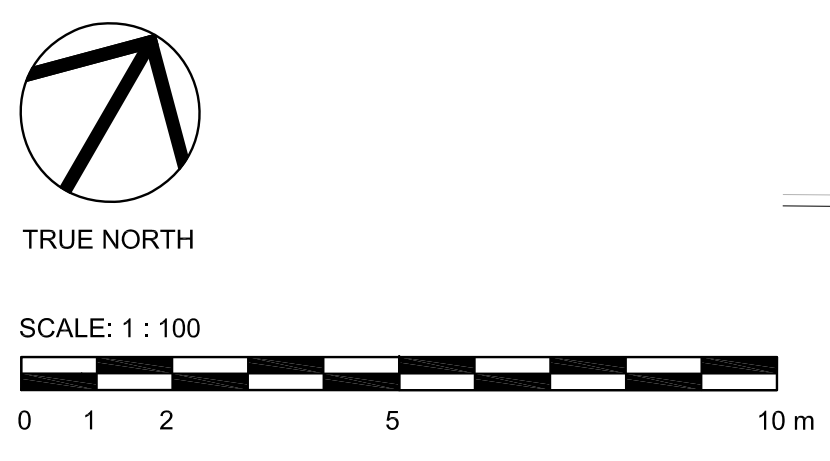
project

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

drawing

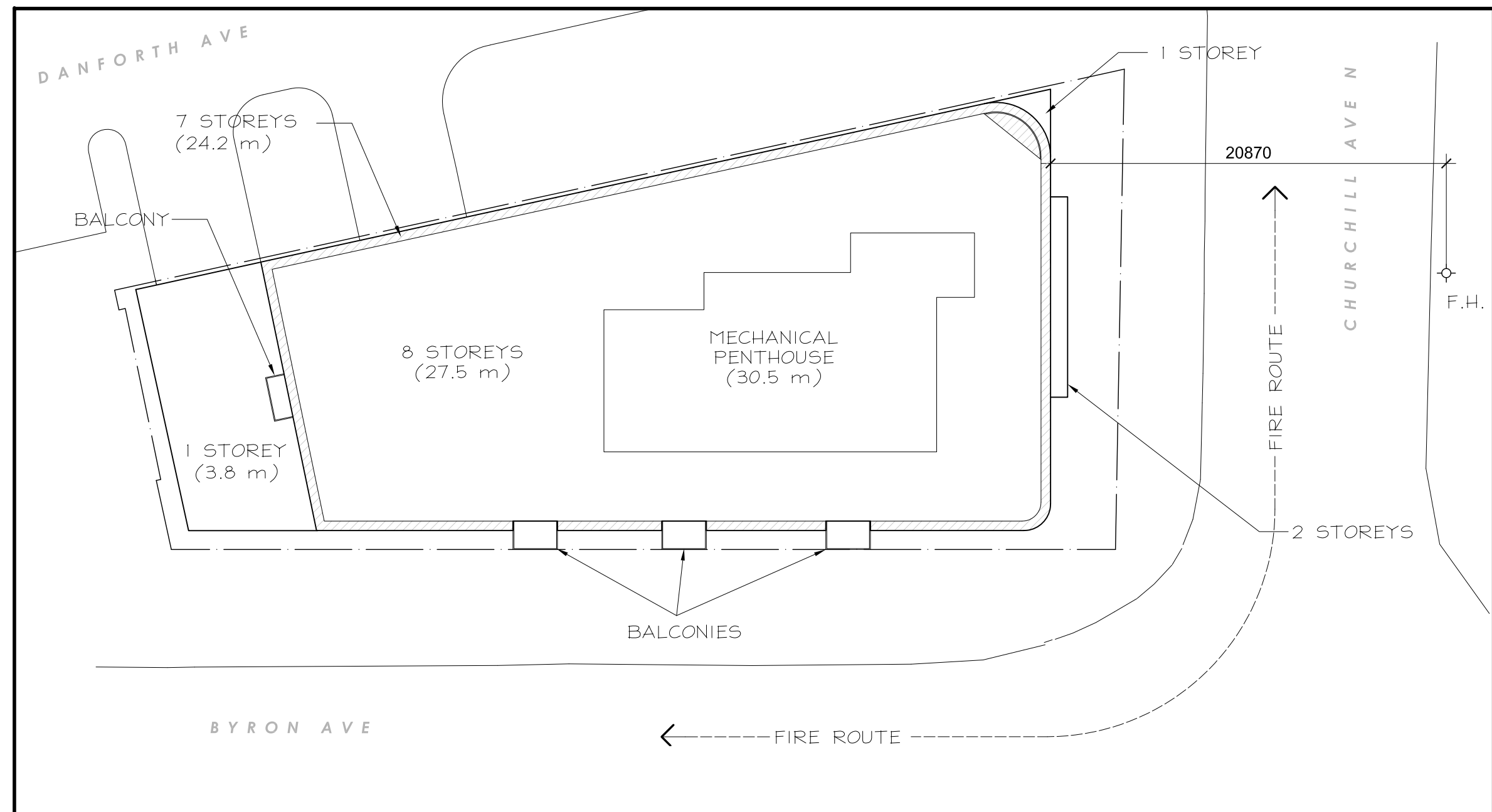
SITE PLAN

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

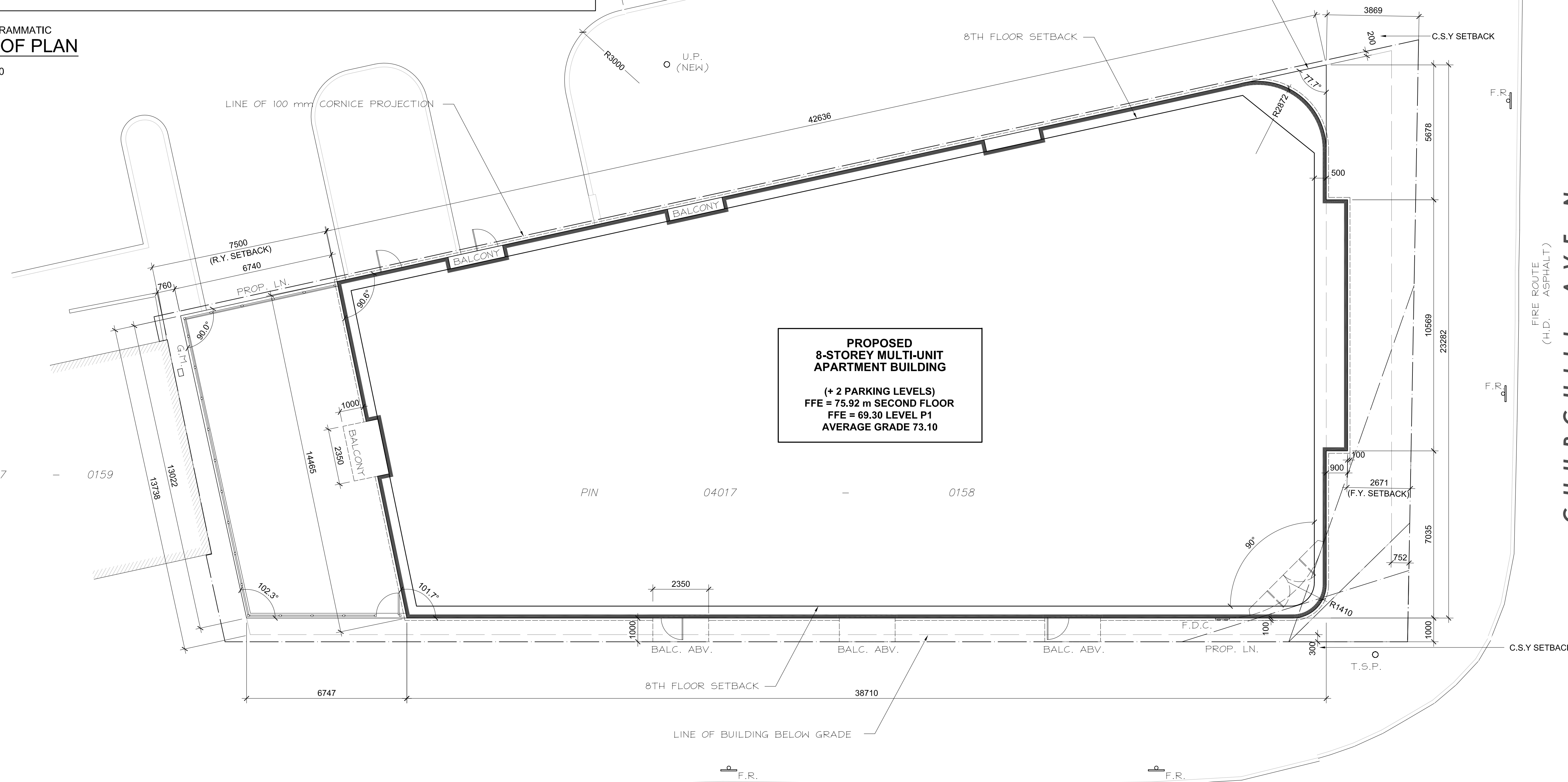


SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED DECEMBER 9, 2021, (AMENDED JULY 12, 2022) PROJECT NO. 17926, REFERENCE NO. 22329-21

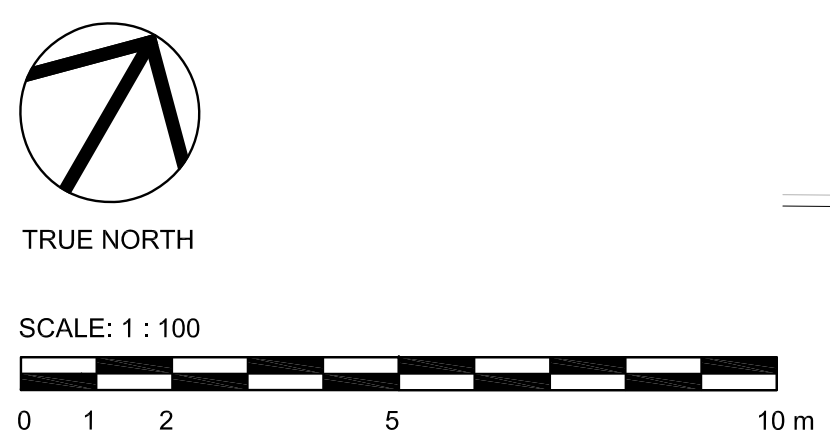
D07-12-22-0152



2
A001
DIAGRAMMATIC ROOF PLAN
1:250



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1
A001
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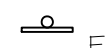
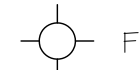






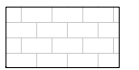


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project
**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

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
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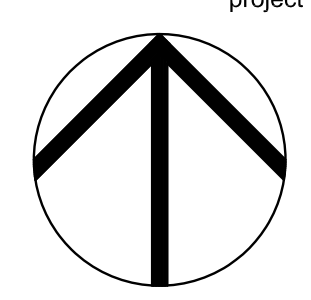
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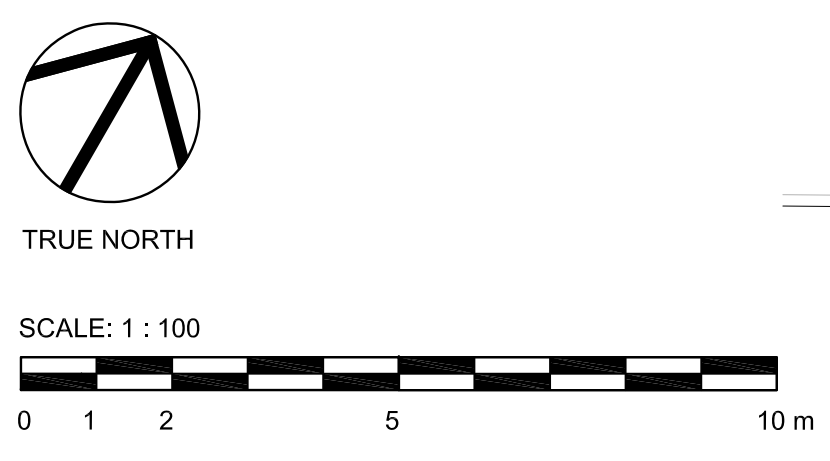
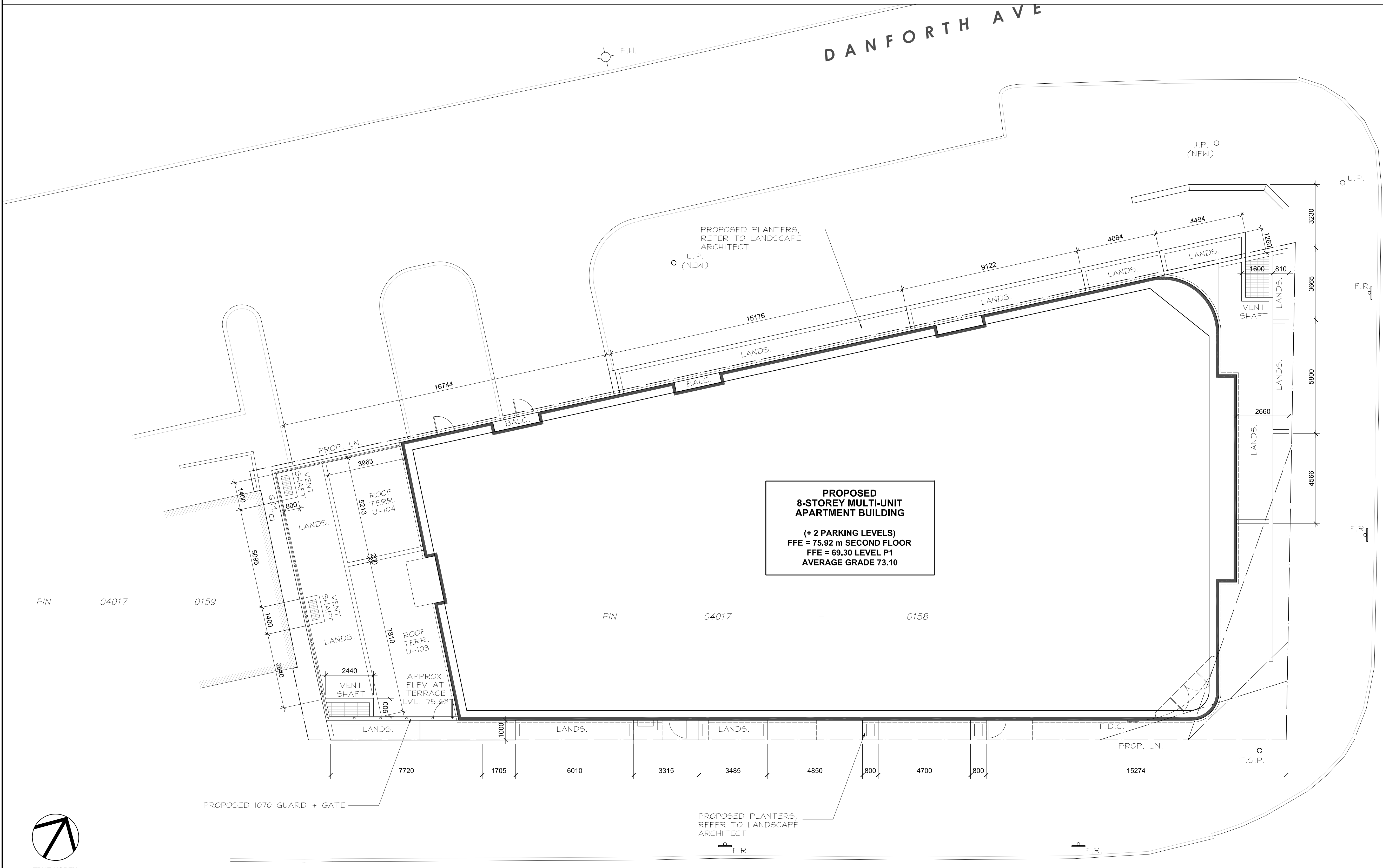
project

**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		






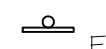
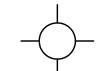


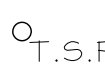



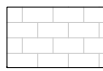
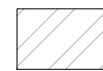

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1 SITE PLAN
 A002 1:100

CHURCHILL AVENUE
 (H.I.D. ASPHALT)

D07-12-22-0152

SYMBOL & MATERIAL LEGEND :

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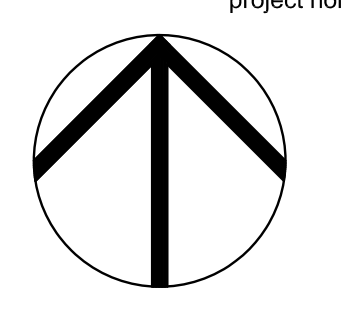
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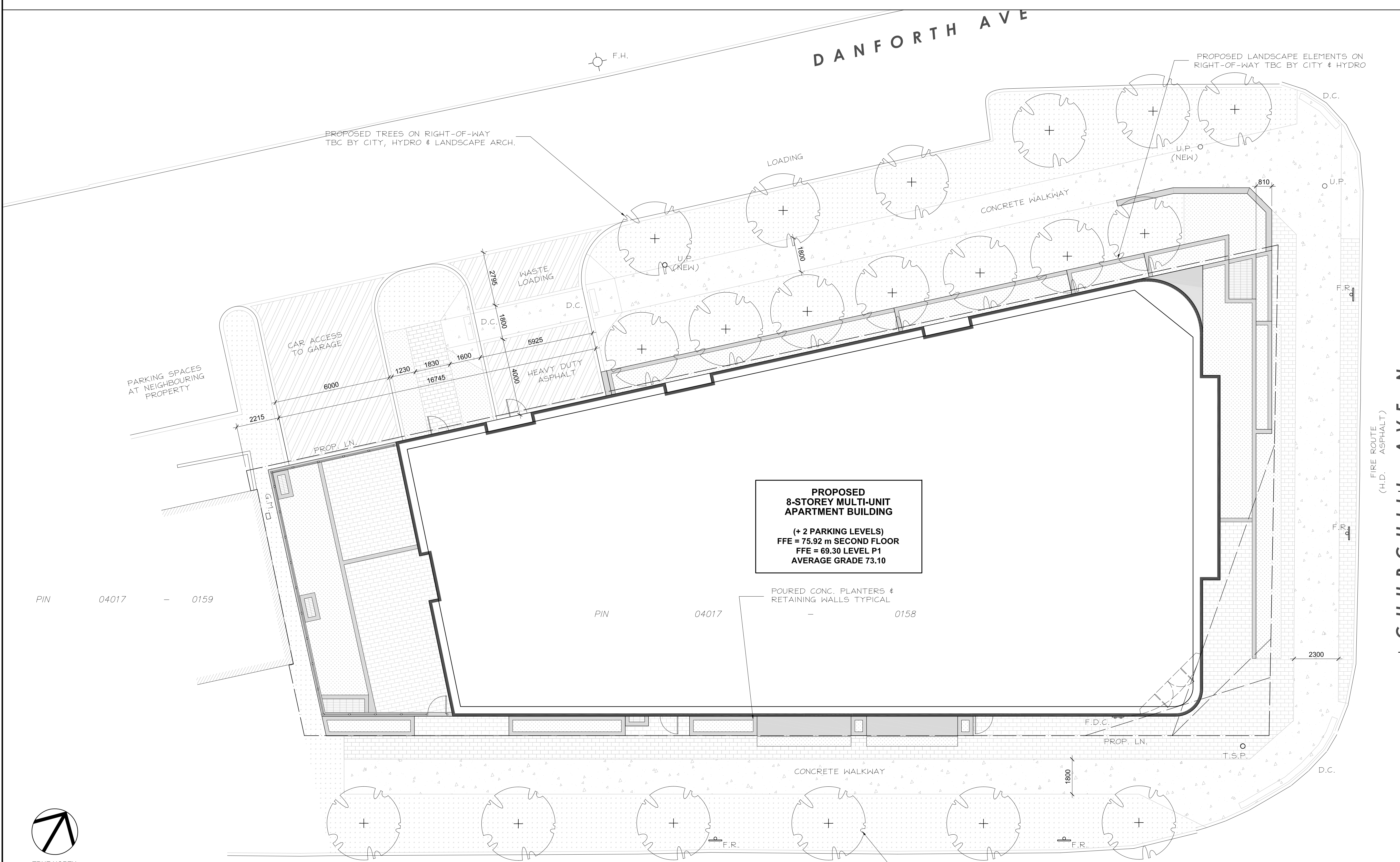
project

**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		

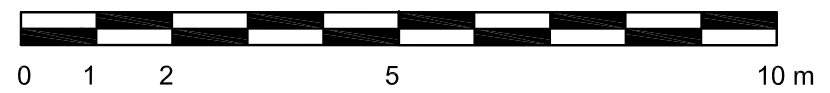


PIN 04017 - 0159

PIN 04017 - 0158

TRUE NORTH

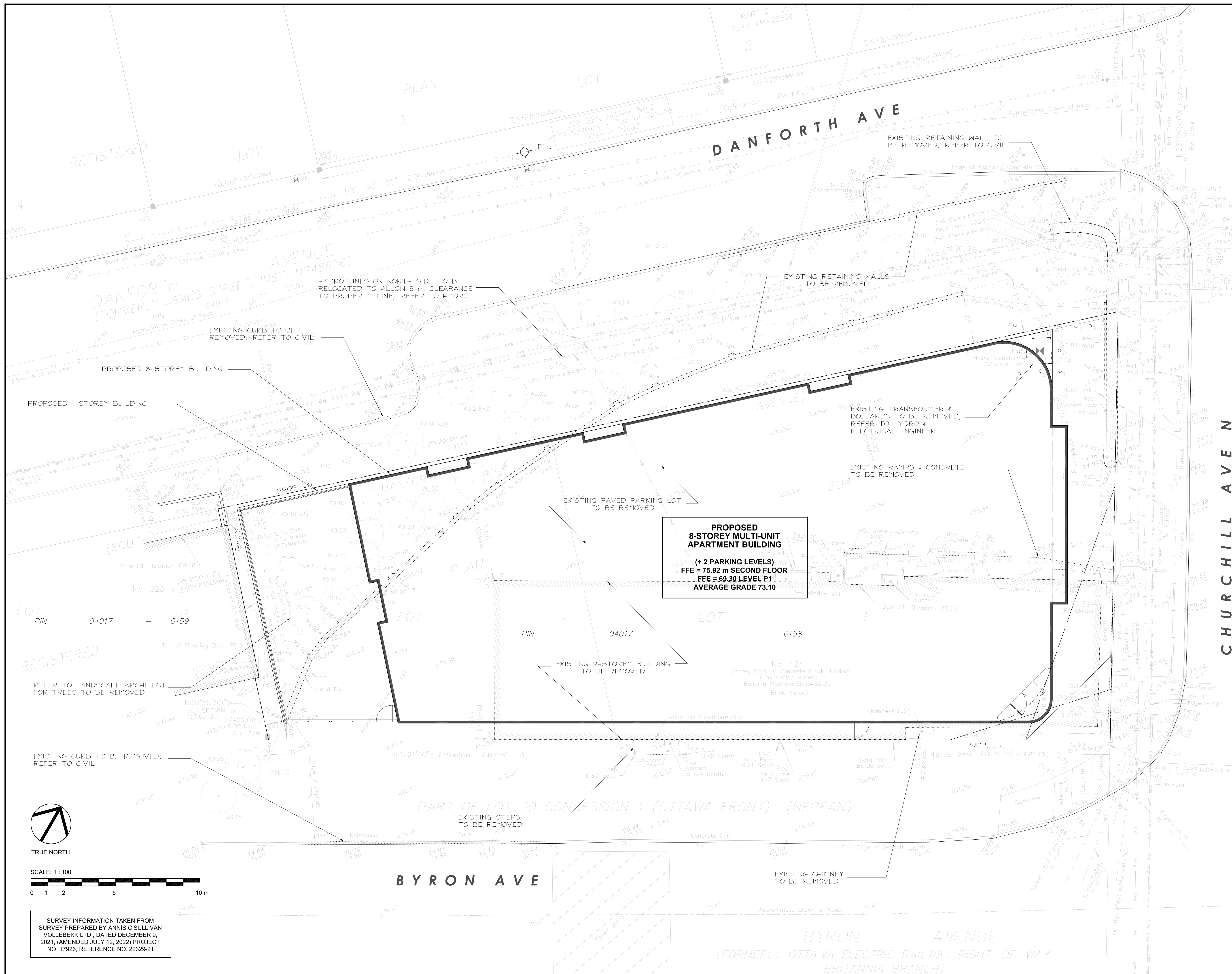
SCALE: 1 : 100



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

A003



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
 613-730-3709

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
 613-730-3709

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

TRANSPORTATION ENGINEER :
 CASTLETON 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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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**

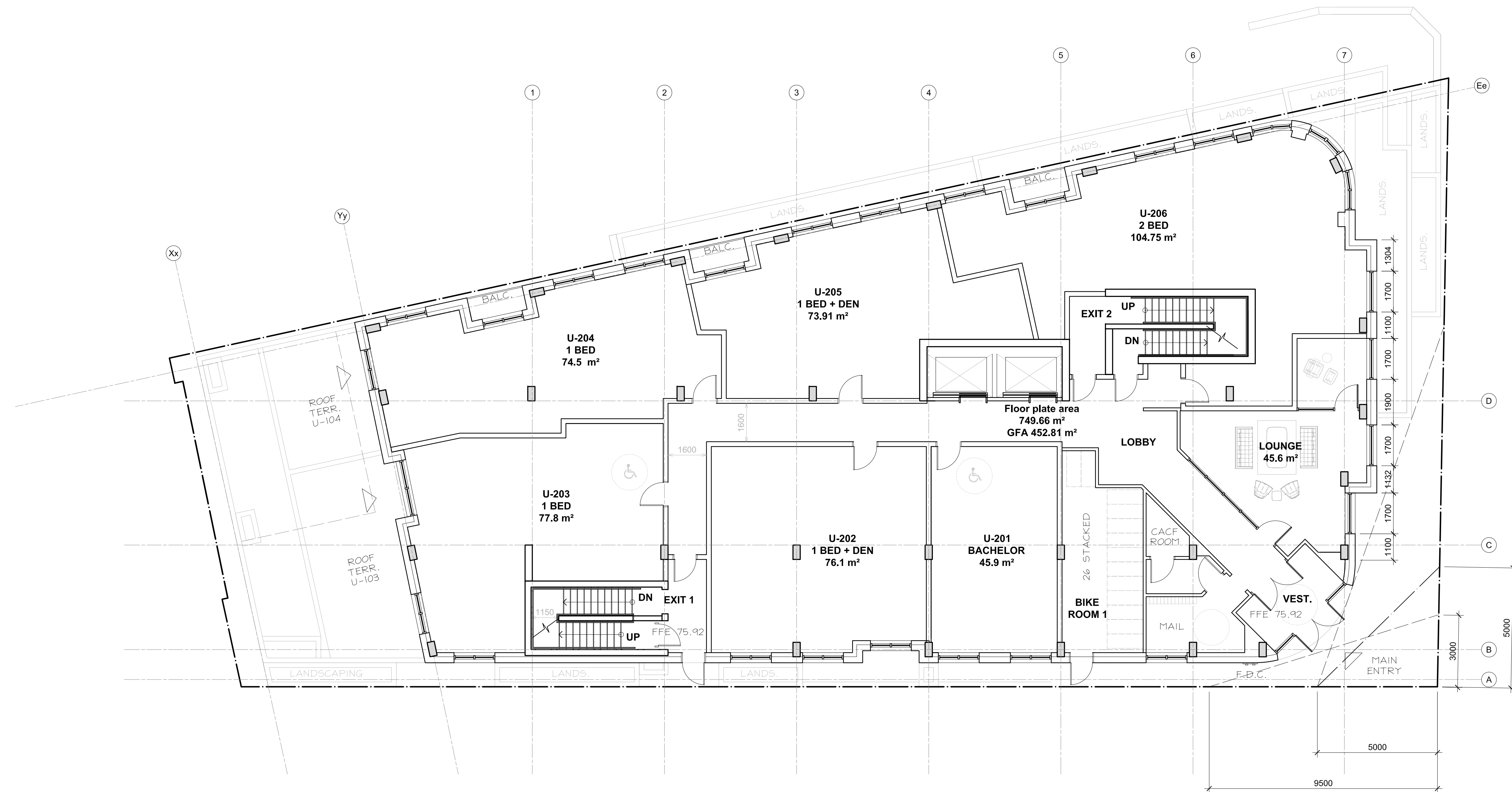
drawing

SITE PLAN - DEMOLITION

drawn	KDB	date	2022-JAN-06
approved	KDB	revision	▲
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, 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 :
 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
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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project

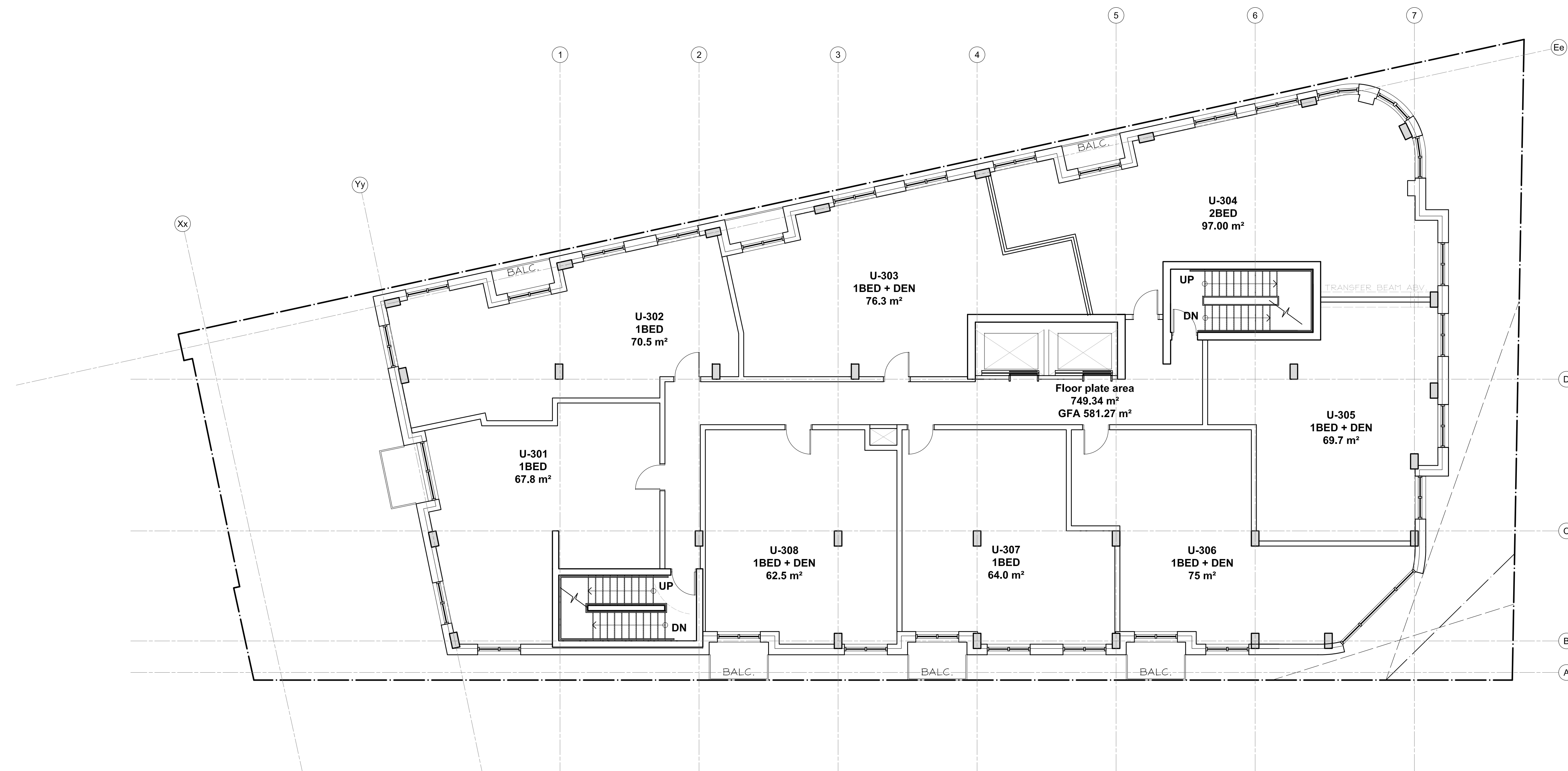
**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

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

rev. / issue	description	date
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 613-883-5090 info@openplan.ca

project

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

drawing

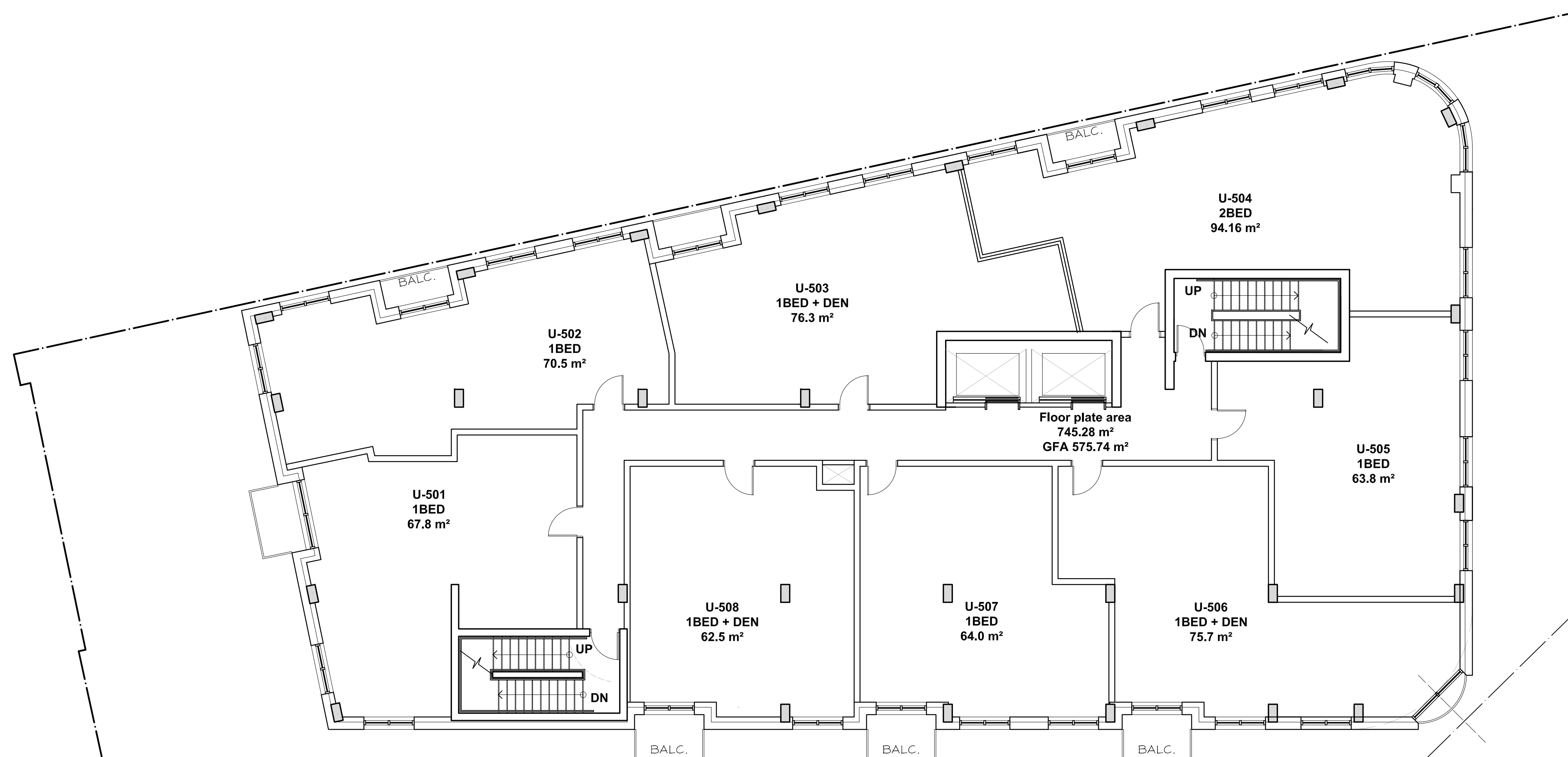
**FLOOR PLAN
 THIRD LEVEL**

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

drawing no.

A101

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 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 :
 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

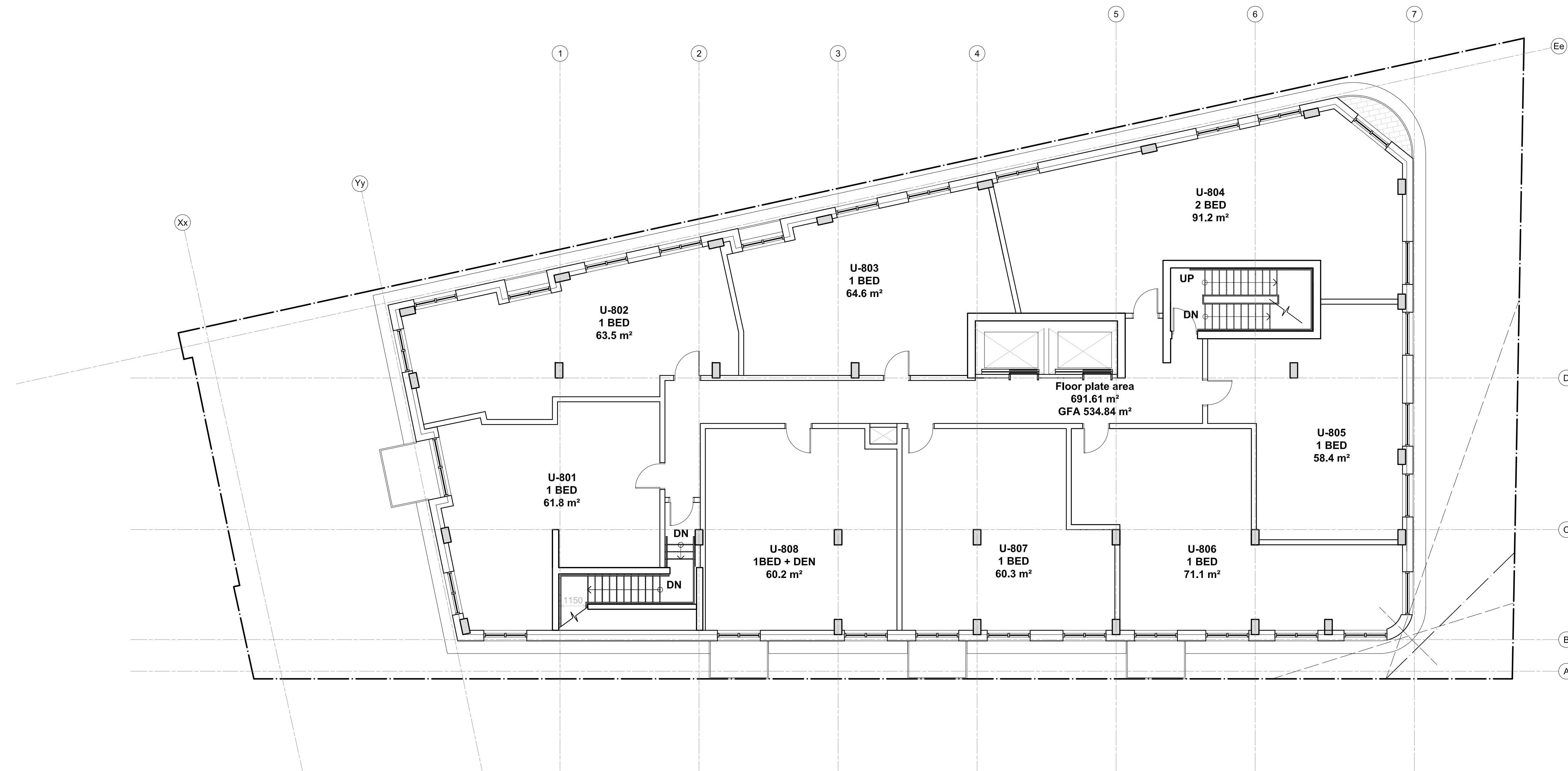
**FLOOR PLAN
 TYPICAL LEVEL 4 TO 7**

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
02	ISSUED FOR CITY SITE PLAN COMMENTS	09 JUN 2023
01	ISSUED FOR OPA, ZBA & SPC	20 OCT. 2022

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 613-883-5090 info@openplan.ca

project

424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING

drawing

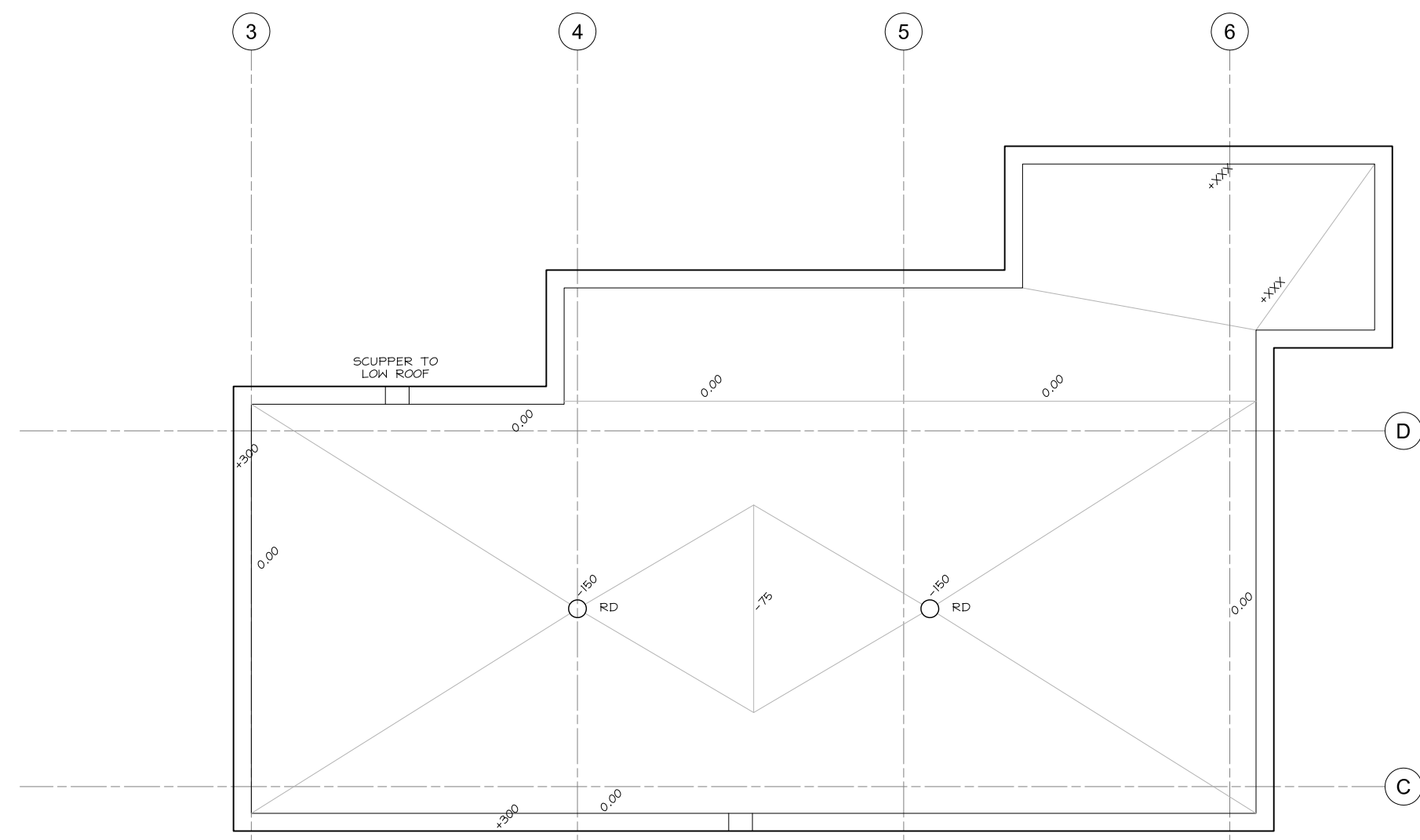
FLOOR PLAN
 EIGHTH LEVEL

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

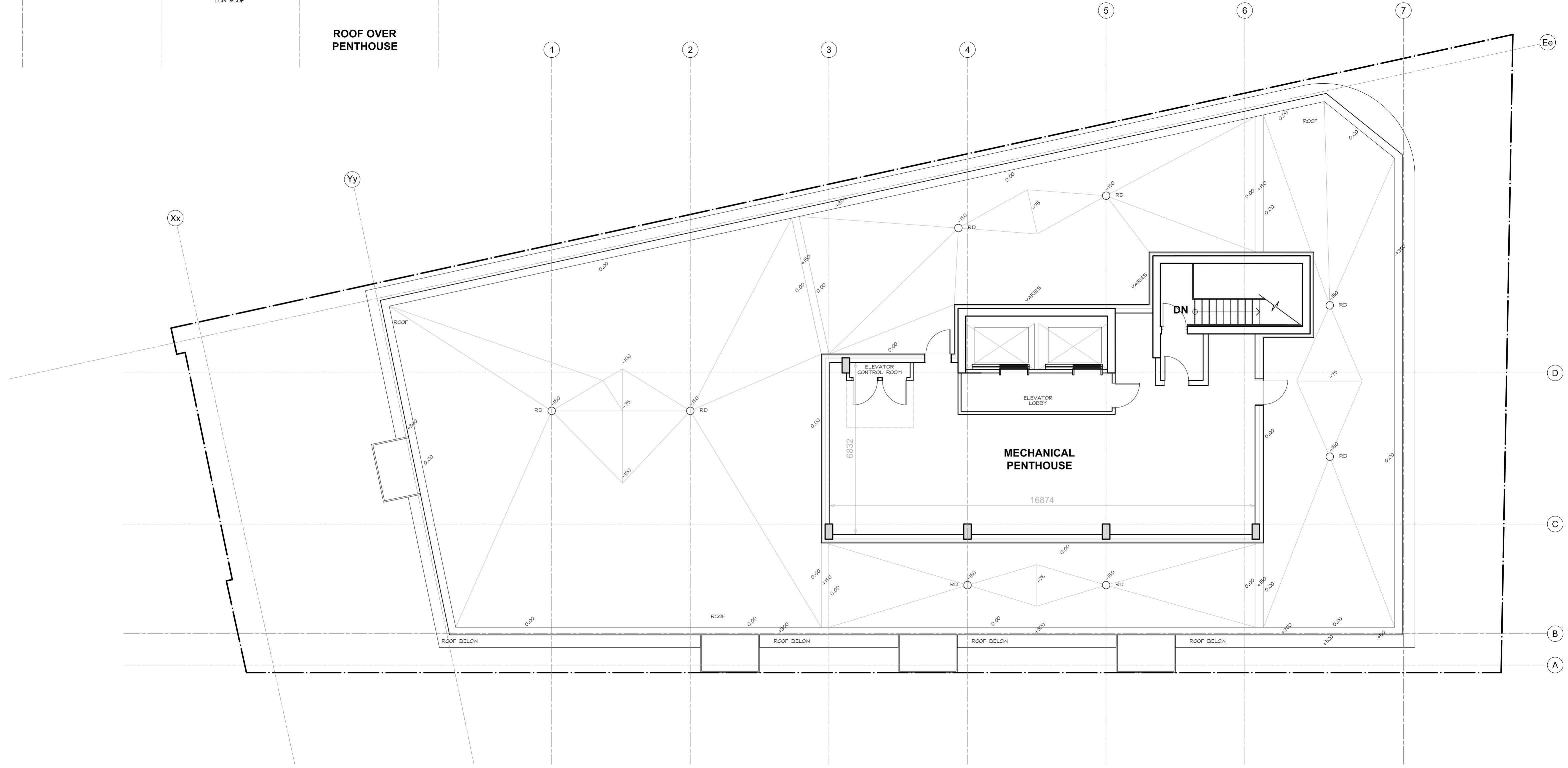
drawing no.

A102

D07-12-22-0152



ROOF OVER PENTHOUSE



MECHANICAL PENTHOUSE

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
03	ISSUED FOR CITY SITE PLAN COMMENTS	02 MAY 2024
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 613-883-5090 info@openplan.ca

project

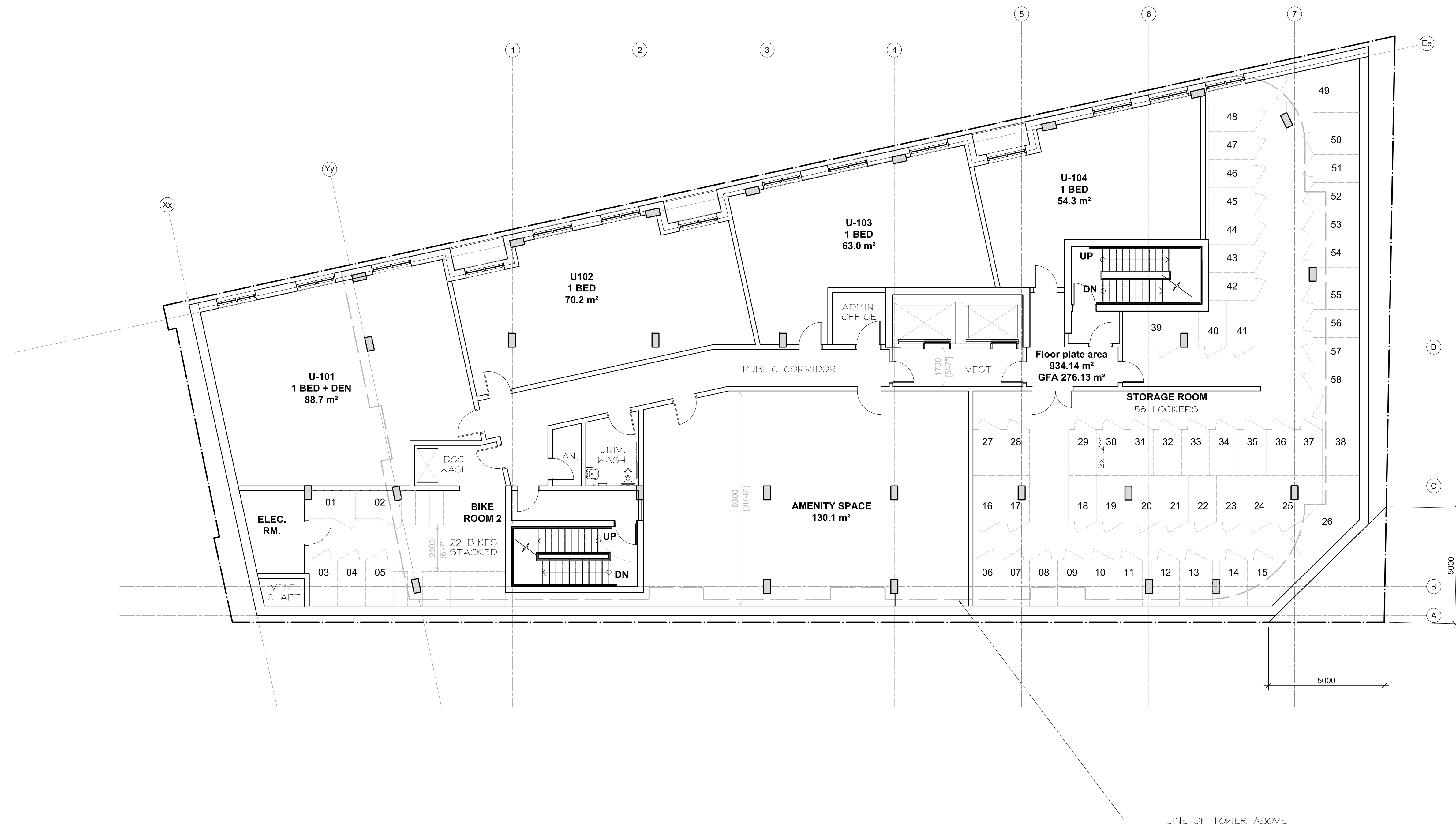
**424 CHURCHILL AVENUE N.,
 APARTMENT BUILDING**

drawing

**FLOOR PLAN
 PENTHOUSE**

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

A103



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 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
 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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 613-883-5090 info@openplan.ca

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

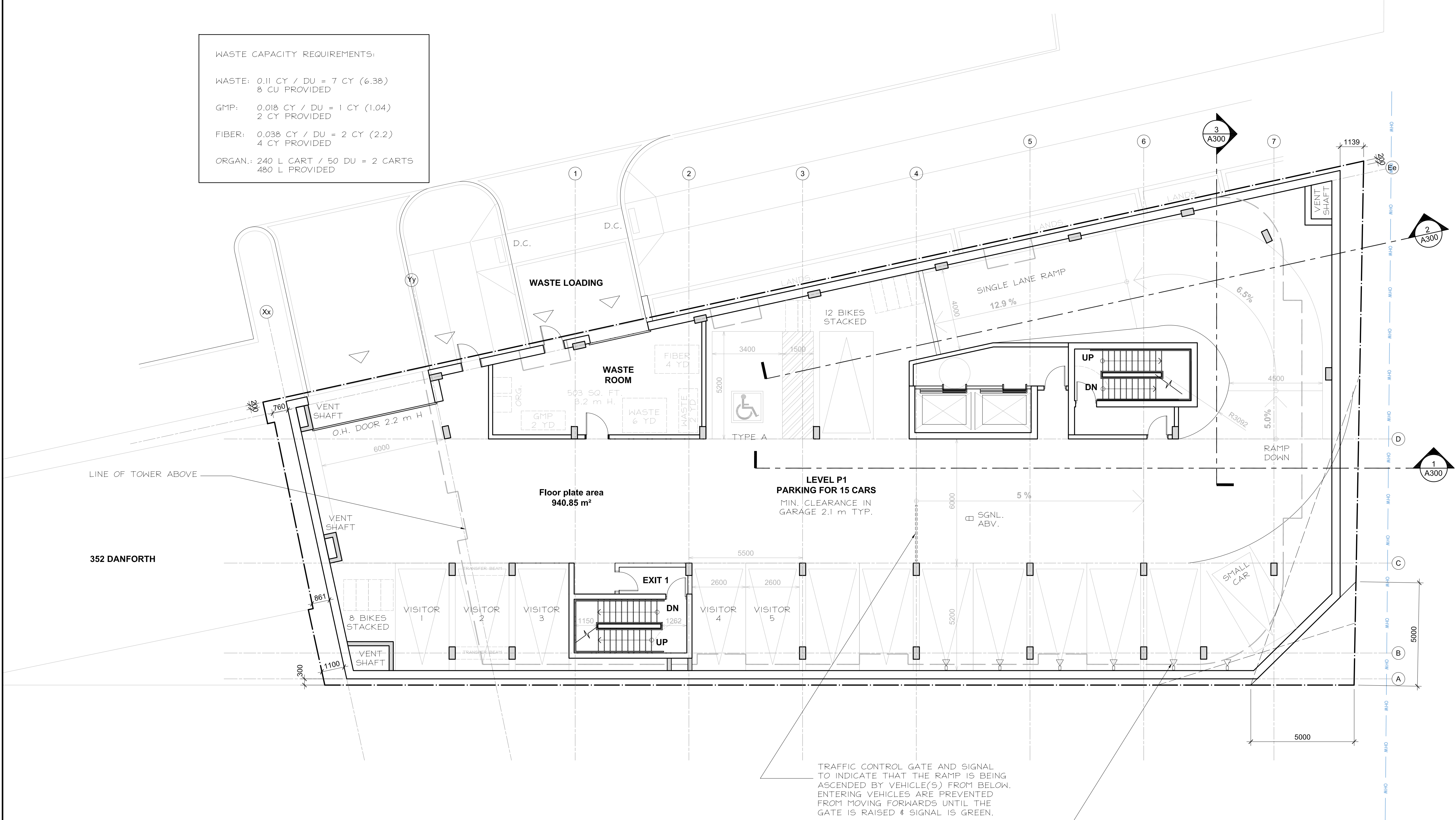
WASTE CAPACITY REQUIREMENTS:

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.
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 :
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

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

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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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

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.
 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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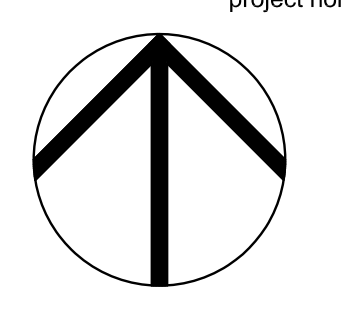
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project

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

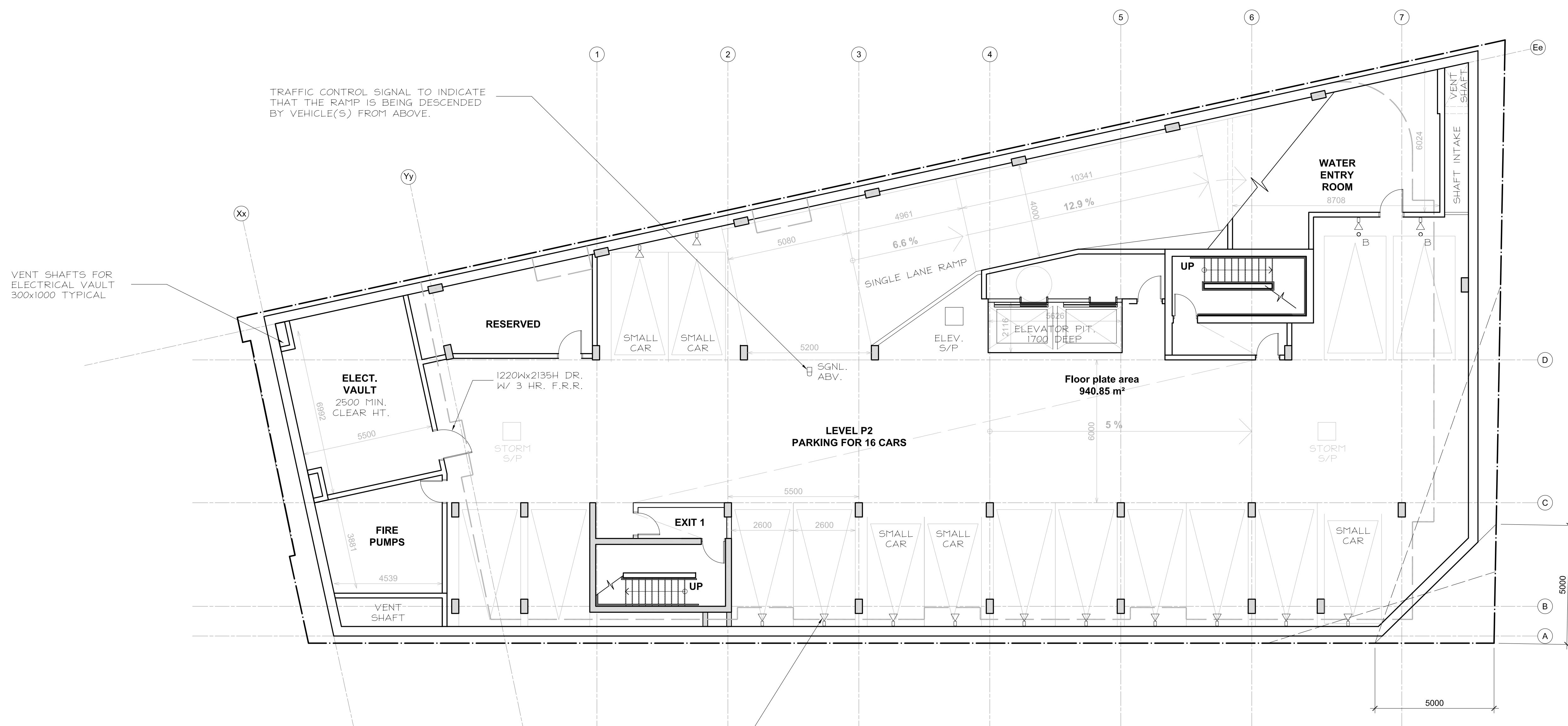
drawing

**FLOOR PLAN
 PARKING LEVEL P2**

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

drawing no.

A106



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

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
 613-927-0850

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
 613-731-4022

MECHANICAL, ELECTRICAL & CIVIL ENGINEER :
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 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.	A200		

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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376 COOPER STREET, SUITE 300
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613-727-0850

ARCHITECT :
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613-883-5090

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

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

TRANSPORTATION ENGINEER :
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613-731-4022

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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