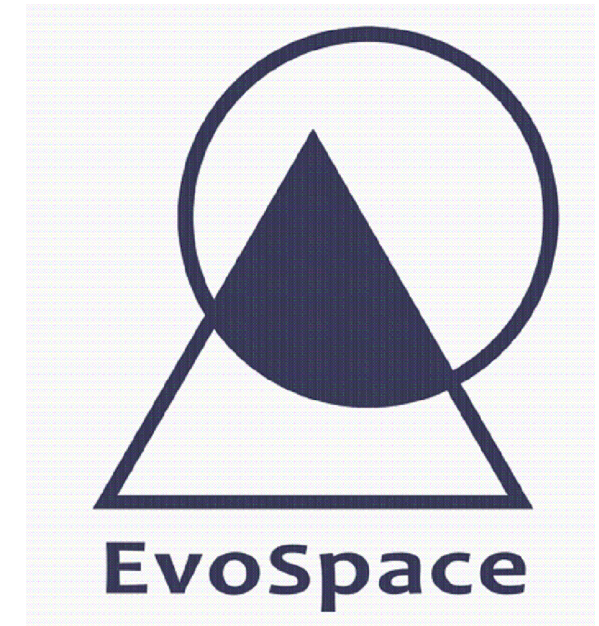


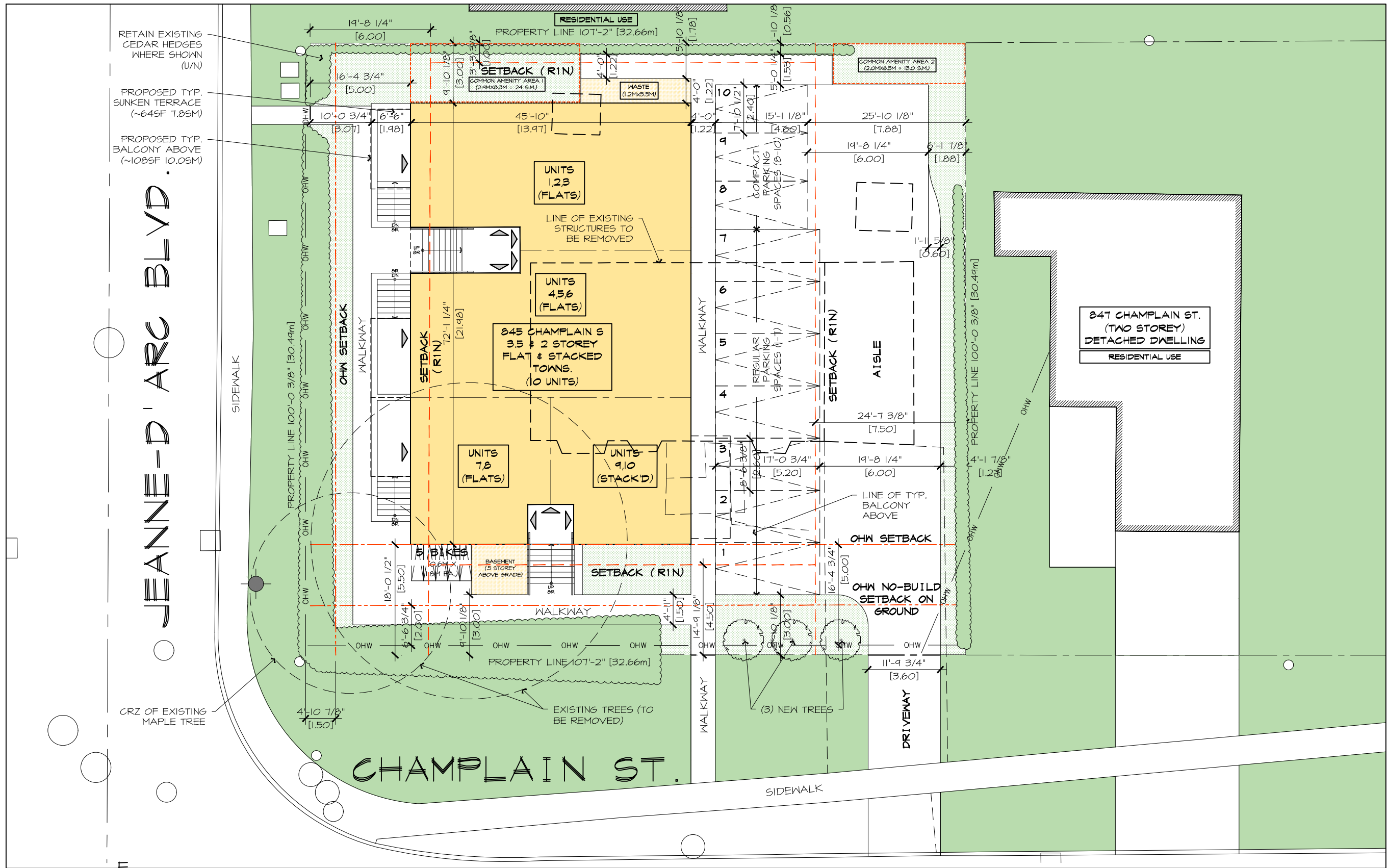
845 CHAMPLAIN ST.

2023-07-26

RE-ZONING DRAFT : 23-07-26
PRE-CONSULT : 23-07-28
RE-ZONING APP. : 23-12-21

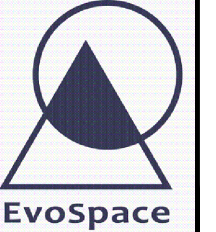


CONCEPT - PRELIMINARY ONLY



PAUL A. COOPER ARCHITECT

76 CHAMBERLAIN AVE. OTTAWA, ONTARIO K1S 1V9 (819) 685 9512 Tel.



PROJECT TITLE

845 CHAMPLAIN STREET OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

PROPOSED CONCEPT PLAN

PROJECT No. :

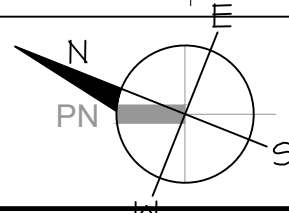
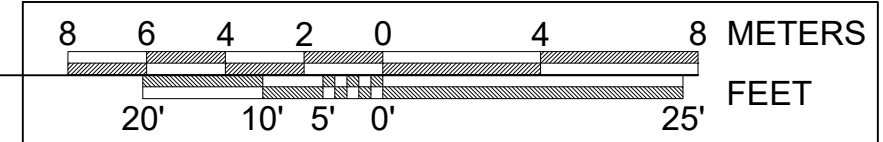
DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A0

PROPOSED CONCEPT PLAN

SCALE: 1/16" = 1'-0" (METRIC: 1:192)



ZONING COMPLIANCE MATRIX

Table 1. Zoning compliance matrix for the R4N zone and other applicable provisions (red cells form part of the amendment)

By-Law Section	Provision (Stacked Dwelling)	Required & Permitted	Proposed
Table 162A	Minimum lot width	18 m	30.49 m
	Minimum lot area	540 m ²	995.8 m ²
Table 162A & 161(9)	Maximum building height	14.5 m and not more than 4 storeys	≤ 13.5 m (3.5 storeys)
Table 162A	Minimum front yard setback	6 m	5 m
Table 162A	Minimum corner side yard setback	4.5 m	3 m
Tables 162A & 162B Endnote 4	Minimum rear yard setback	1 m	12.11 m
Tables 162A & 162B Endnote 3	Minimum interior yard setback	3 m and the yard must be landscaped	3 m landscaped yard, with the exception of a communal waste storage room having a setback of 1.78 m
Table 65(5)(b)	Permitted projection into the front and corner side yard for fire escapes, open stairways, stoop, landing, steps and ramps	i) where at or below the floor level of the first floor: 2. no closer than 0.6m to a lot line	3.07 m (front lot line)
Table 65(5)(c)	Permitted projection into the front and corner side yard for Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	2 metres, but no closer than 1 metre from any lot line.	±1.98 m projection that is ±3.07 m from the front lot line
110(1)(a)	Minimum required landscaping buffer around a parking lot of 10 or less spaces	(a) abutting a street: 3 m	3 m
		(b) not abutting a street: none	NA
110(1)(b)	Minimum required landscaping within a parking lot	15%, and may consist of landscaped islands, landscaped medians, pedestrian pathways or public plazas	29.9% (125 m ²)
161(8)	Minimum required landscaped area for a lot containing a stacked dwelling	30% of lot area	33.9% (337.8 m ²)
By-law No. 2023- 435	(11) In the R1, R2, R3, R4, and R5 zones:	(a) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking.	70%
		(b) At least 15 per cent of the rear yard area must be provided as soft landscaping.	19%
137(5)	Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is aggregated into areas of 54 m ² or more		NA - see Note 4
137(6)	A stacked dwelling of 9 or more dwelling units requires a total amenity area of 6 m ² per dwelling unit, with a minimum communal amenity area of 50% of the total amount required	Total amenity required: 60 m ²	≥60 m ² (private terraces, balconies, and porches)
		Communal amenity required: 30 m ²	37 m ² (one space of 24 m ² in the interior side yard and one space of 13 m ² in the rear yard)
		Layout of communal amenity area: aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²	NA - the total required amount of communal amenity area is less than 54 m ² (30 m ²), and so there is no requirement for the layout of the area.
Table 111A(b)(i)	Bicycle parking space rates: 0.5 per dwelling unit	5 spaces	5 spaces
107(1)(aa)(i)	Maximum width for a driveway providing access to a parking lot of less than 20 parking spaces	3.6 m	3.6 m

ZONING COMPLIANCE MATRIX (CONT'D)

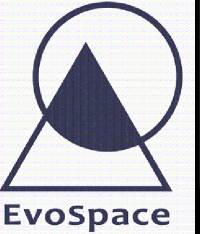
107(1)(c)(ii)	In the case of a parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide		6 m
101(5)(d), 101(3)(a), Table 101	Minimum required parking for an Area C residential use building with an active entrance within 600 metres of a rapid transit station is based on Area X rates, being 0.5 per dwelling unit for a stacked dwelling.		10
	However, subsection 101(3)(a) states that within Area X no parking is required for the first twelve units of a residential use.	0	
102(5), 102(2), Table 102	In applying subsection 101(5)(d), although not specifically stated, the intent is for parking to not be required for the first 12 dwelling units. Minimum required visitor parking for an Area C residential use building with an active entrance within 600 metres of a rapid transit station is based on Area X rates, being 0.1 per dwelling unit for a stacked dwelling		0
	However, subsection 102(5) states subsection 101(5)(d) applies with necessary modification to section 102 for the purposes of applying Table 102 and subsections 102(2) and 102(3).	0	
103(1)	Maximum Limit on Number of Parking Spaces within 600 metres of Rapid Transit Stations	Does not apply to stacked dwellings (for context purposes the maximum rate for apartments is 1.75 spaces per dwelling unit)	NA
	Maximum amount of parking spaces in a parking lot that may be reduced to a minimum of 4.6m long and 2.4m wide	50% (5 spaces as 10 are proposed)	3
Notes:	<p>1. Vehicle and bicycle parking spaces are to comply with the provisions of Section 106 and 111.</p> <p>2. The proposed residential building will have active entrances located approximately 600 metres from the Place d'Orleans rapid transit station, which will vary slightly depending on where the measurement is taken at the transit station and the entrances of the proposed building. This distance will shorten by 100 metres once the new LRT station is operational. The intent of provision 101(5)(d) is met.</p> <p>3. Although proposed, communal waste storage is not required per Subsections 143(b)(iii) and 143(d).</p> <p>4. Subsection 137(5) states: <i>minimum required communal amenity area may only be included as part of a required landscaped buffer [emphasis added] where it is aggregated into areas of 54 m² or more.</i> The locations of the proposed communal amenity area are within yards (interior side and rear) requiring landscaping, however, none of those landscaping requirements are "buffer" specific, except for the requirement of Subsection 110(1)(a), that requires a 3 m landscape buffer between a parking lot of 10 or less spaces and a street, which is not relevant to the locations of the proposed communal amenity area. Accordingly, the locations of the proposed communal amenity area do not conflict with Subsection 137(5).</p>		

BUILDING STATISTICS

DEVELOPMENT INFORMATION	DWELLING UNIT (DU) MIX INFORMATION	DWELLING UNIT AREAS
LOT AREA: EXISTING LOT AREA = ~10720 G.S.F. (996 G.M.) BUILDING AREAS: EXISTING STRUCTURE FOOTPRINT = ~1433 G.S.F. (~133 G.S.M.) PROPOSED 10 UNIT TOWNHOUSE BUILDING FOOTPRINT = ~3306 G.S.F. (~307 G.S.M.)	BASEMENT: 3 UNITS (3 FLATS) 1ST FLOOR: 3 UNITS (3 FLATS) 2ND FLOOR: 4 UNITS (2 FLATS & 3RD FLR. (STACKED) STACKED) BARRIER FREE: 0 UNITS TOTAL TOTAL: 10 DWELLING UNITS (TOWNHOMES)	UNIT #1 (FLAT): ~1035 G.S.F. (96 G.S.M.) UNIT #2 (FLAT): ~1035 G.S.F. (96 G.S.M.) UNIT #3 (FLAT): ~1102 G.S.F. (102 G.S.M.) UNIT #4 (FLAT): ~1035 G.S.F. (96 G.S.M.) UNIT #5 (FLAT): ~1102 G.S.F. (102 G.S.M.) UNIT #6 (FLAT): ~1035 G.S.F. (96 G.S.M.) UNIT #7 (FLAT): ~1126 G.S.F. (105 G.S.M.) UNIT #8 (FLAT): ~1053 G.S.F. (98 G.S.M.) UNIT #9 (STACK'D): ~1089 G.S.F. (101 G.S.M.) UNIT #10 (STACK'D): ~1089 G.S.F. (101 G.S.M.) TOTAL DWELLING UNIT AREA: ~10744 G.S.F. (994 G.S.M.)

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PROJECT TITLE

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OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

DEVELOPMENT INFORMATION

PROJECT No. :

DATE: 23-02-20

SCALE: NOTED

DWG BY: P.A.C.

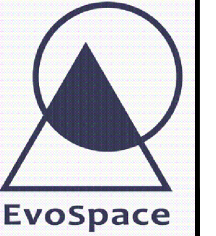
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A00

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845 CHAMPLAIN
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11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

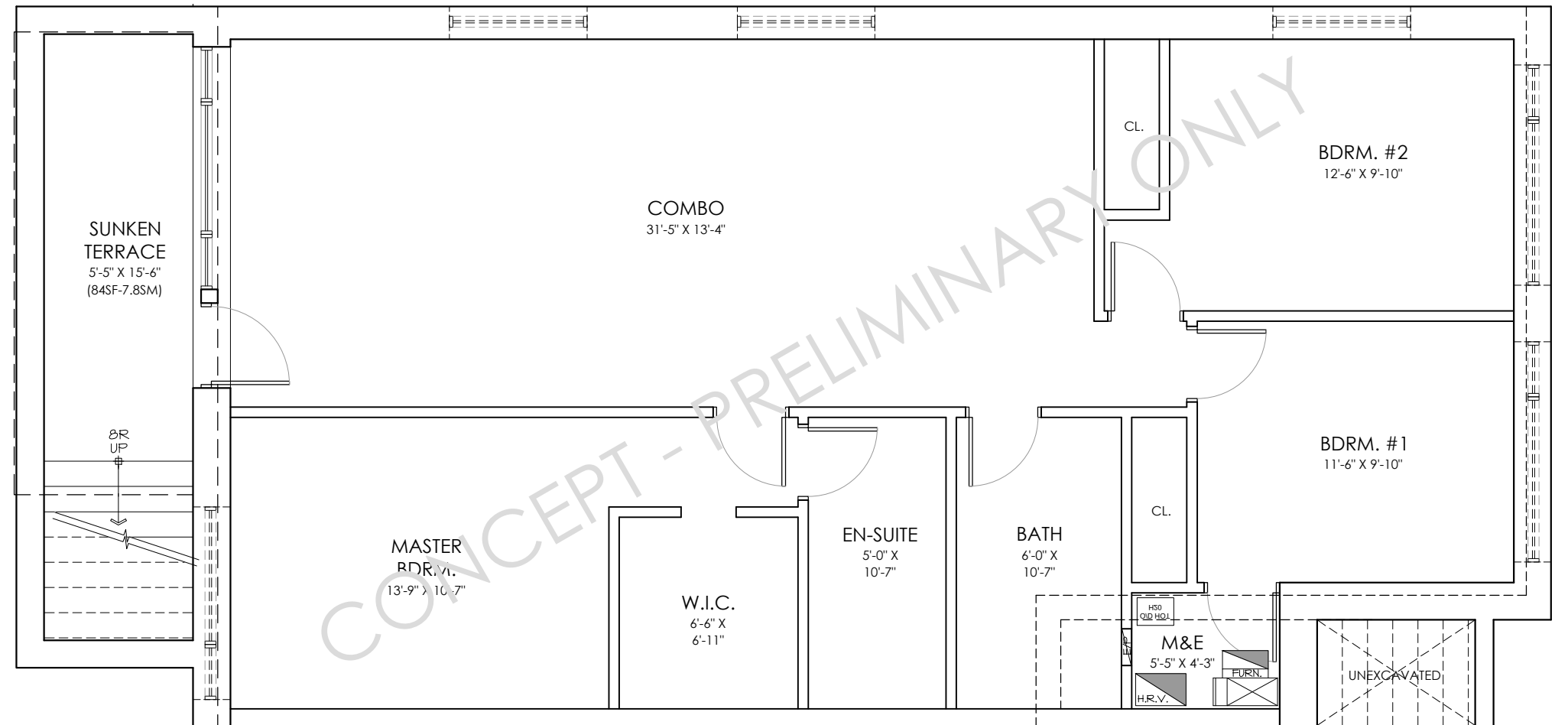
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DWG No:

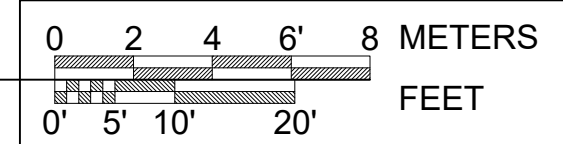
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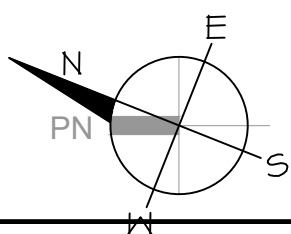
BASEMENT (FLAT) (3 BEDROOM):
UNIT #1
GROSS FLOOR AREA: ~1255 SQFT. (117 M ²)

UNIT #1 - BASEMENT FLR. PLAN - FLAT (END UNIT)

SCALE: 3/16" = 1'-0"



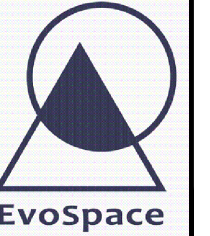
PLOT DATE: 23-10-18



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PROJECT TITLE

845 CHAMPLAIN
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11	PRE-APP. CONSULT	2023 10-18
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DRAWING TITLE:

PROPOSED
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PLAN

PROJECT No. :

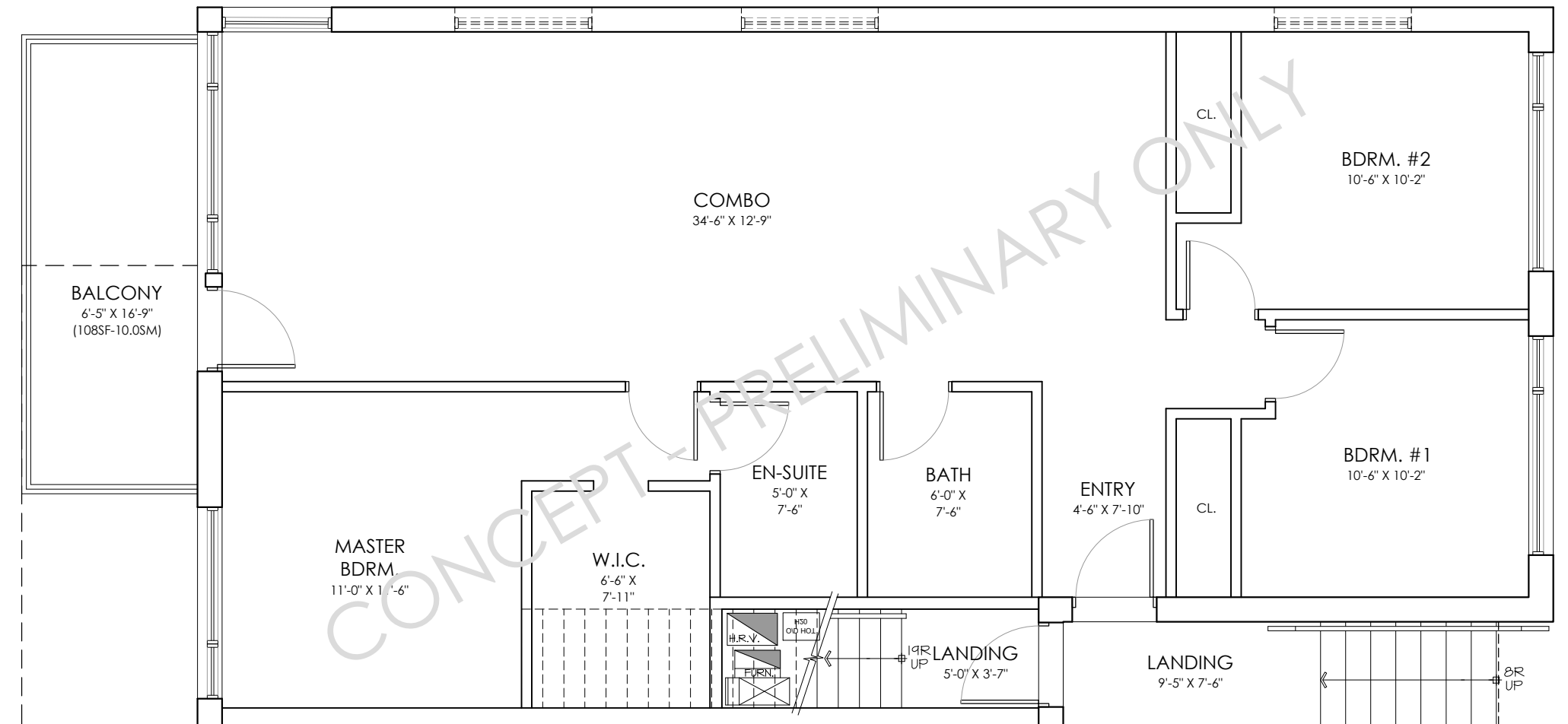
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

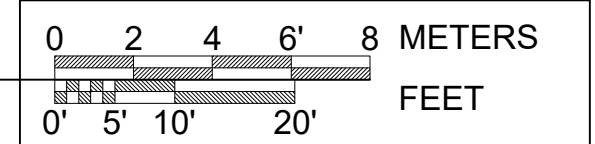
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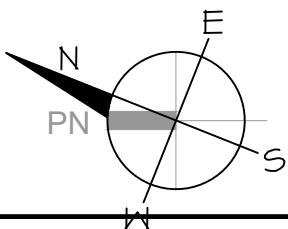
MAIN FLOOR (FLAT) (3 BEDROOM):
UNIT #2
GROSS FLOOR AREA: ~1182 SQFT. (110 M ²)

UNIT #2 - MAIN FLOOR PLAN - FLAT (END UNIT)

SCALE: 3/16" = 1'-0"



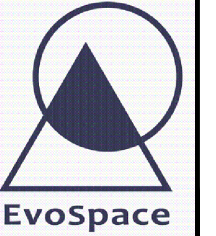
PLOT DATE: 23-10-18



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PROJECT TITLE

845 CHAMPLAIN STREET
OTTAWA, ONT.

11	PRE-APP. CONSULT	2023 10-18
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PROJECT No. :

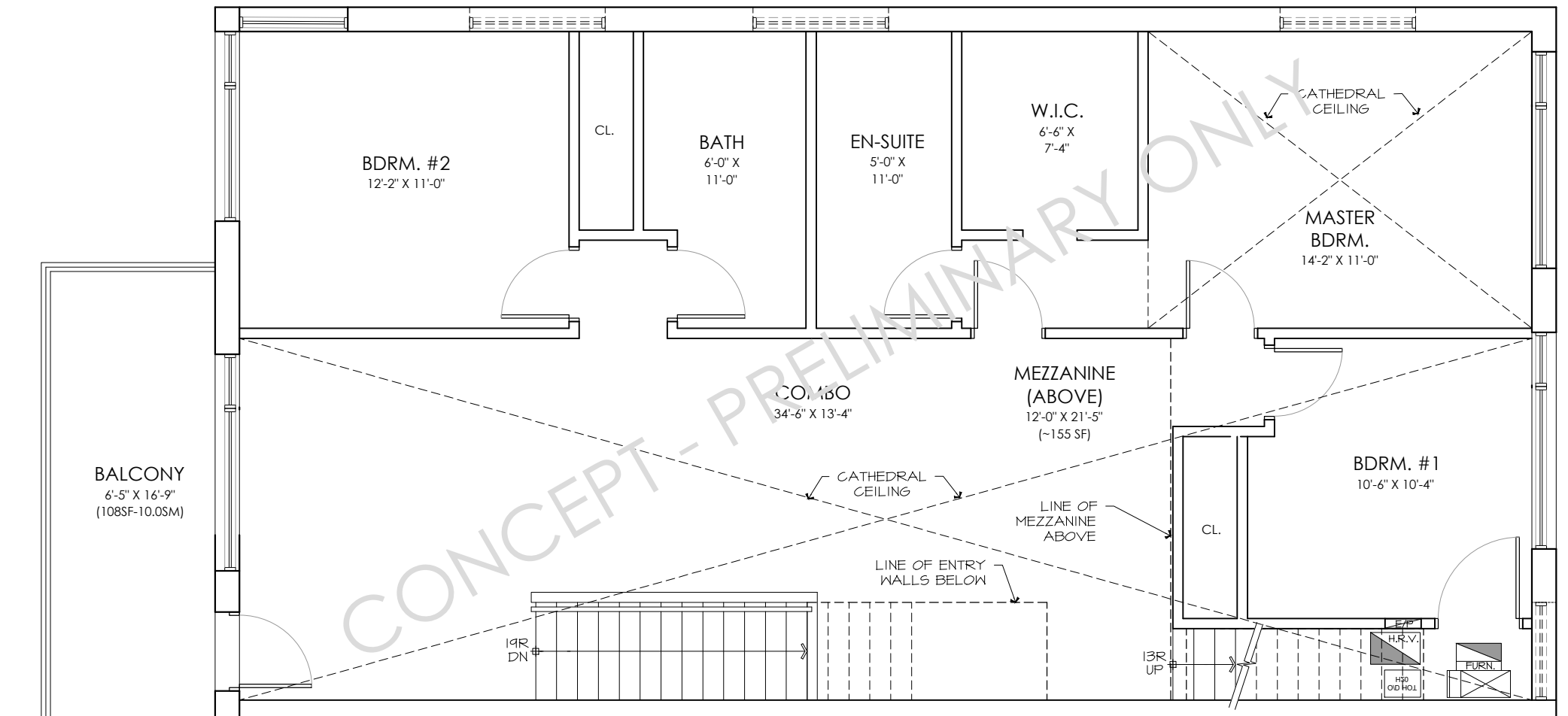
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

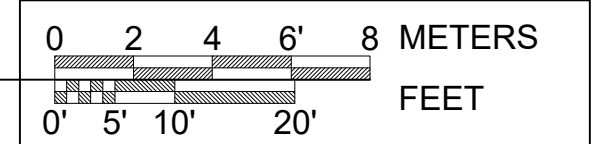
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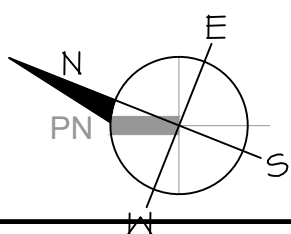
2ND FLOOR (FLAT) (3 BEDROOM):
UNIT #3
GROSS FLOOR AREA: ~1296 SQFT. (120 M ²) + MEZZANINE ~155 SQFT. (14 M ²)= ~1451 SF (135 SM)

UNIT #3 - SECOND FLOOR PLAN - FLAT (END UNIT)

SCALE: 3/16" = 1'-0"



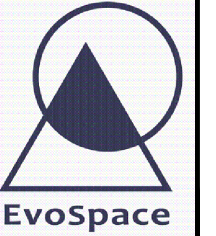
PLOT DATE: 23-10-18



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PROJECT TITLE

845 CHAMPLAIN
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11	PRE-APP. CONSULT	2023 10-18
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DRAWING TITLE:

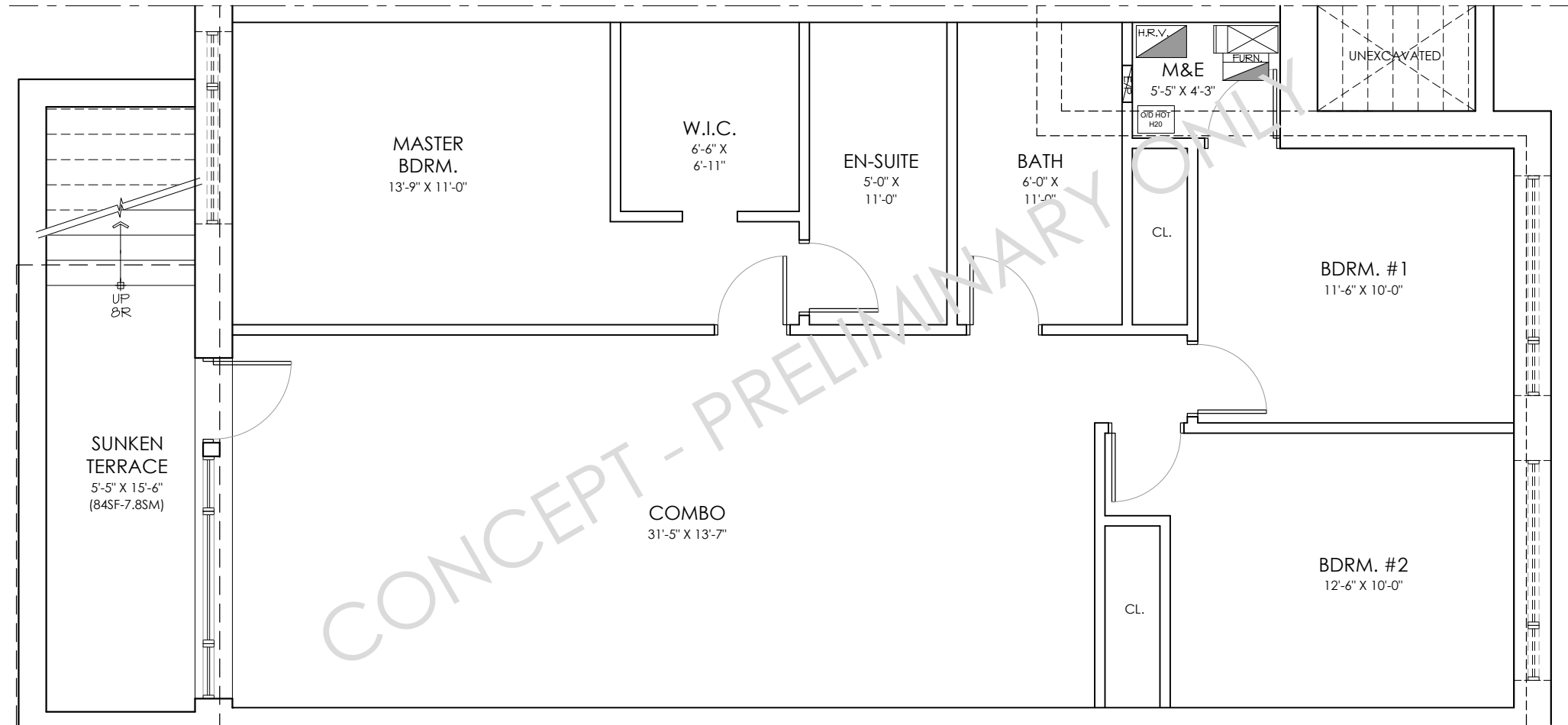
PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

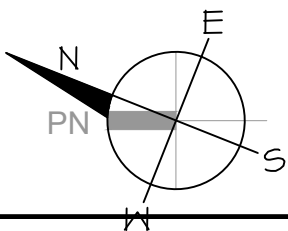
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A4



CONCEPT - PRELIMINARY ONLY

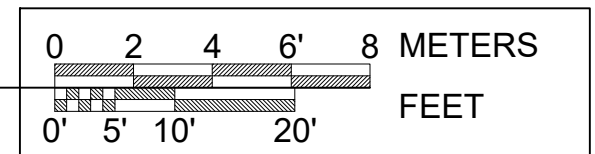
PLOT DATE: 23-10-18



UNIT #4 - BASEMENT FLOOR PLAN - FLAT

SCALE: 3/16" = 1'-0"

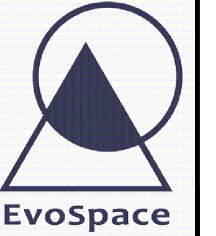
BASEMENT (FLAT) (3 BEDROOM):
UNIT #4
GROSS FLOOR AREA: ~1259 SQFT. (117 M ²)



CONCEPT - PRELIMINARY ONLY

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PROJECT TITLE

845 CHAMPLAIN
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11	PRE-APP. CONSULT	2023 10-18
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PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

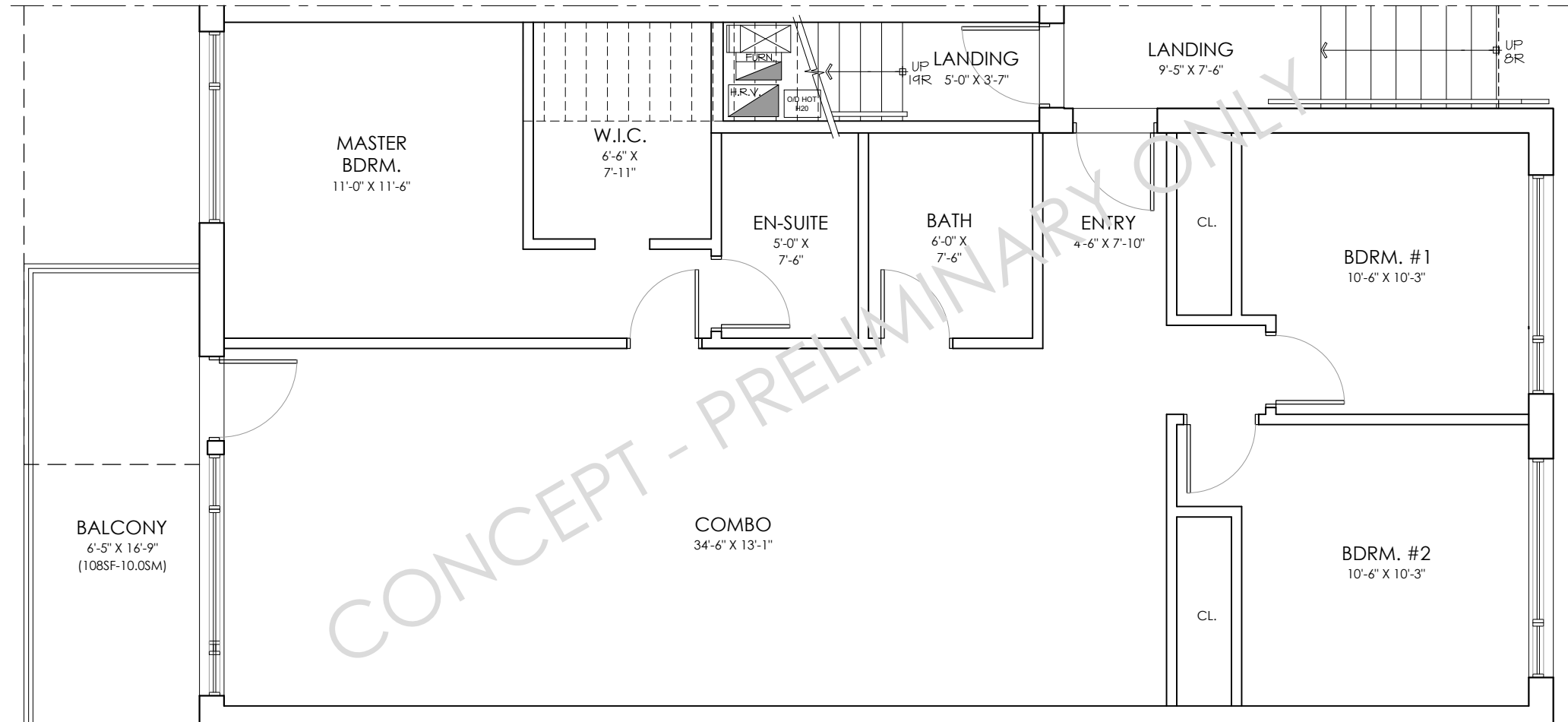
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A5

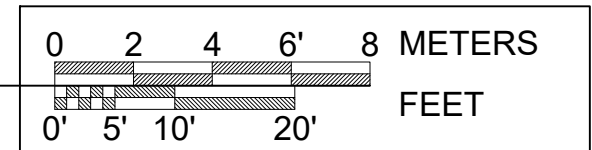


CONCEPT - PRELIMINARY ONLY

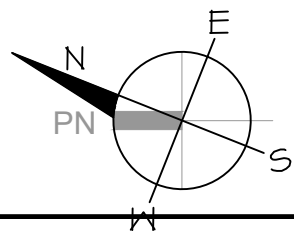
MAIN FLOOR (FLAT) (3 BEDROOM):
UNIT #5
GROSS FLOOR AREA: ~1182 SQFT. (110 M ²)

UNIT #5 - MAIN FLOOR PLAN - FLAT

SCALE: 3/16" = 1'-0"



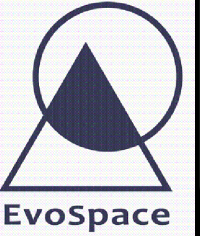
PLOT DATE: 23-10-18



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PROJECT TITLE

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PROJECT No. :

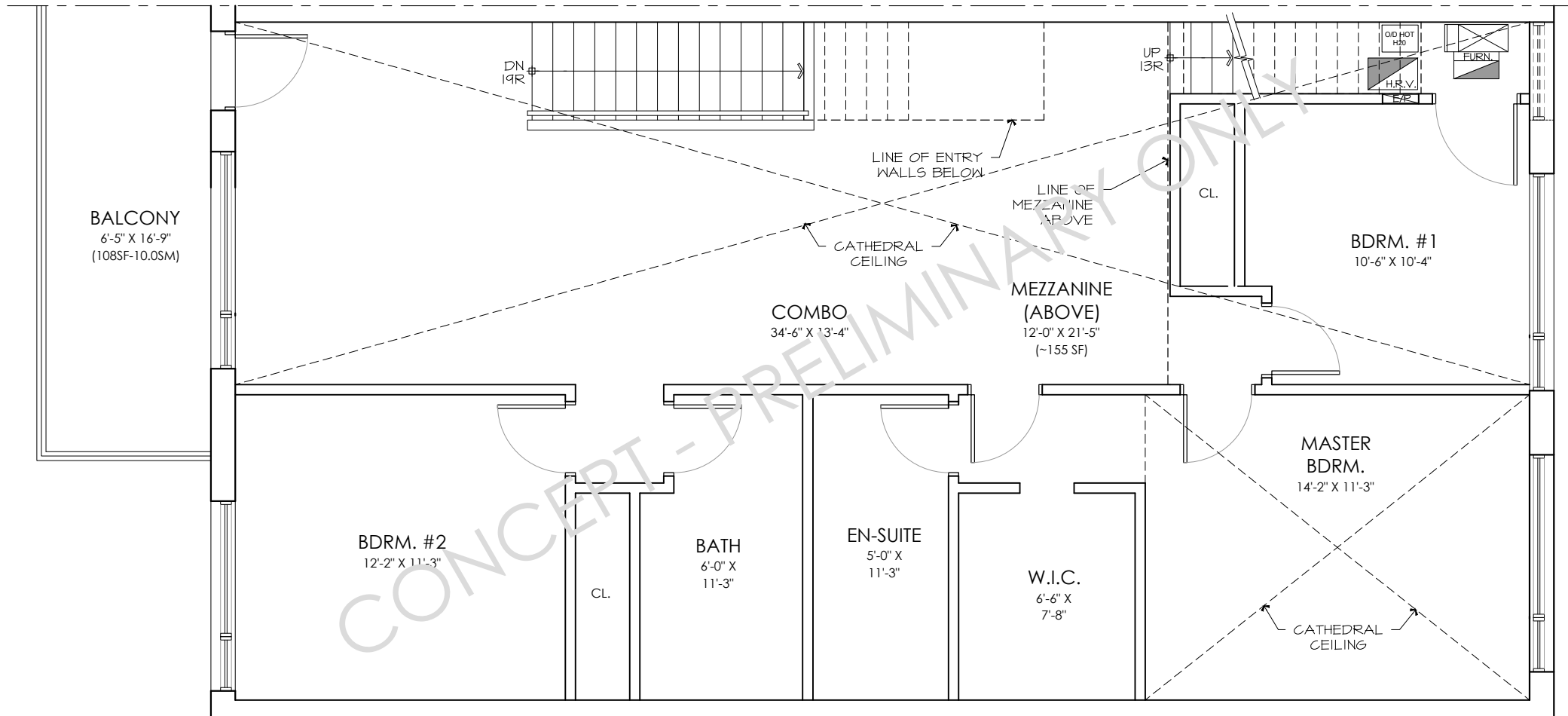
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DWG BY: P.A.C.

DWG No:

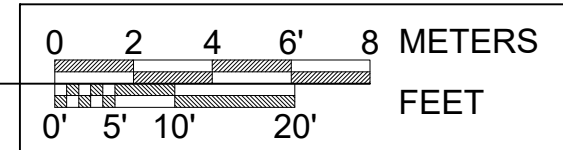
A6



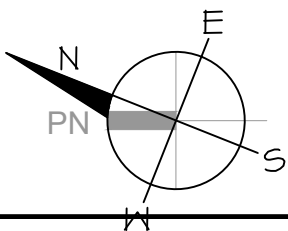
2ND FLOOR (FLAT) (3 BEDROOM):
UNIT #6
GROSS FLOOR AREA: ~1296 SQFT. (120 M ²) + MEZZANINE ~155 SQFT. (14 M ²)= ~1451 SF (135 SM)

UNIT #6 - SECOND FLOOR PLAN - FLAT

SCALE: 3/16" = 1'-0"



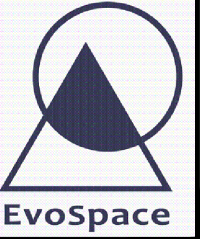
PLOT DATE: 23-10-18



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PROJECT TITLE

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11	PRE-APP. CONSULT	2023 10-18
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DRAWING TITLE:

PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

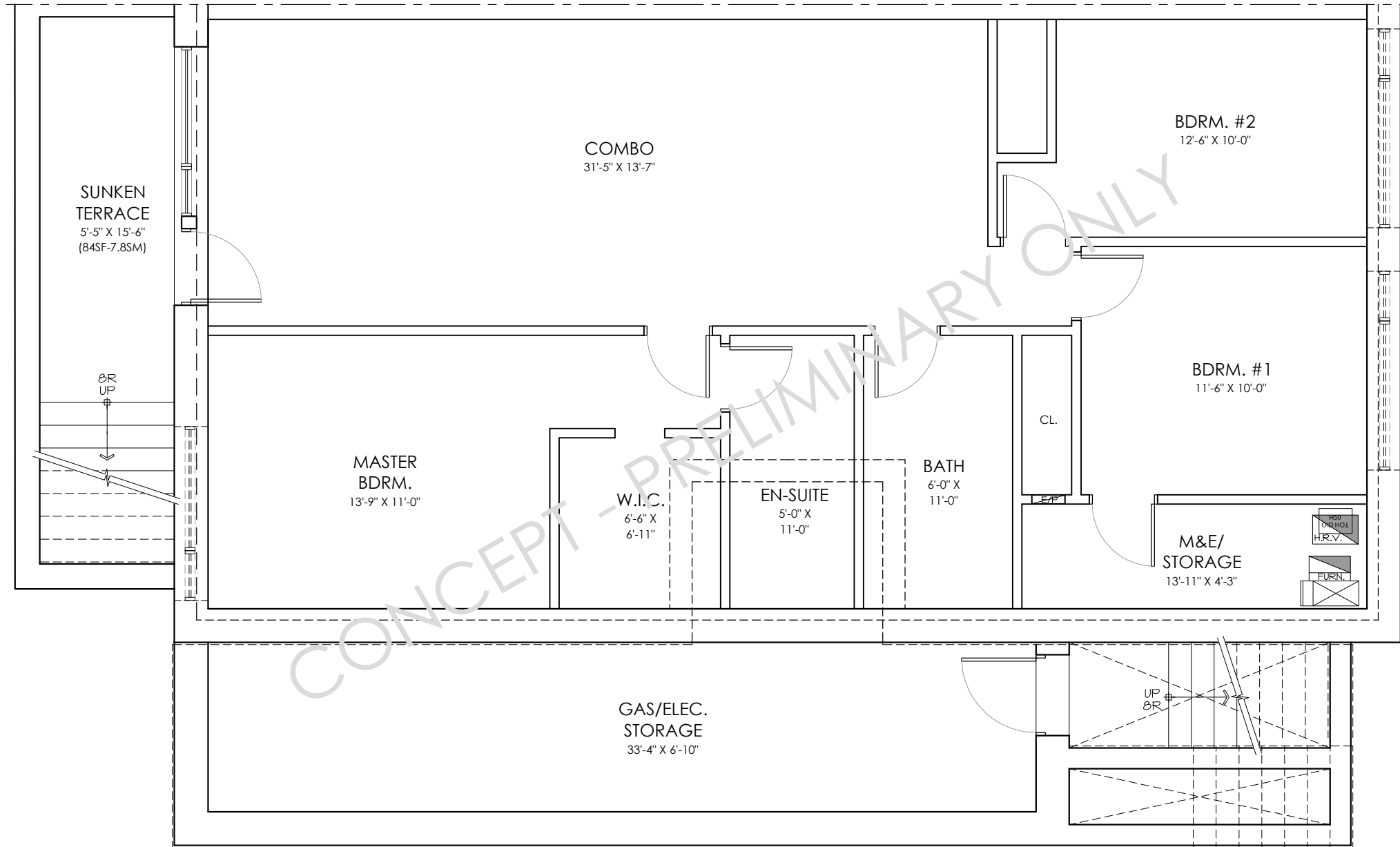
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SCALE: NOTED

DWG BY: P.A.C.

DWG No:

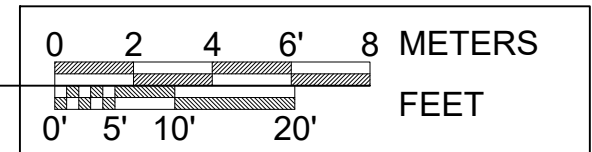
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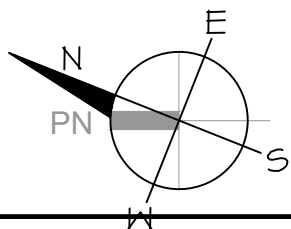
BASEMENT (FLAT) (3 BEDROOM):
UNIT #7
GROSS FLOOR AREA: ~1267 SQFT. (118 M ²)

UNIT #7 - BASEMENT FLOOR PLAN - FLAT

SCALE: 3/16" = 1'-0"



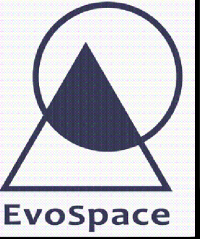
PLOT DATE: 23-10-18



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PROJECT TITLE

845 CHAMPLAIN
STREET
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11	PRE-APP. CONSULT	2023 10-18
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DRAWING TITLE:

PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

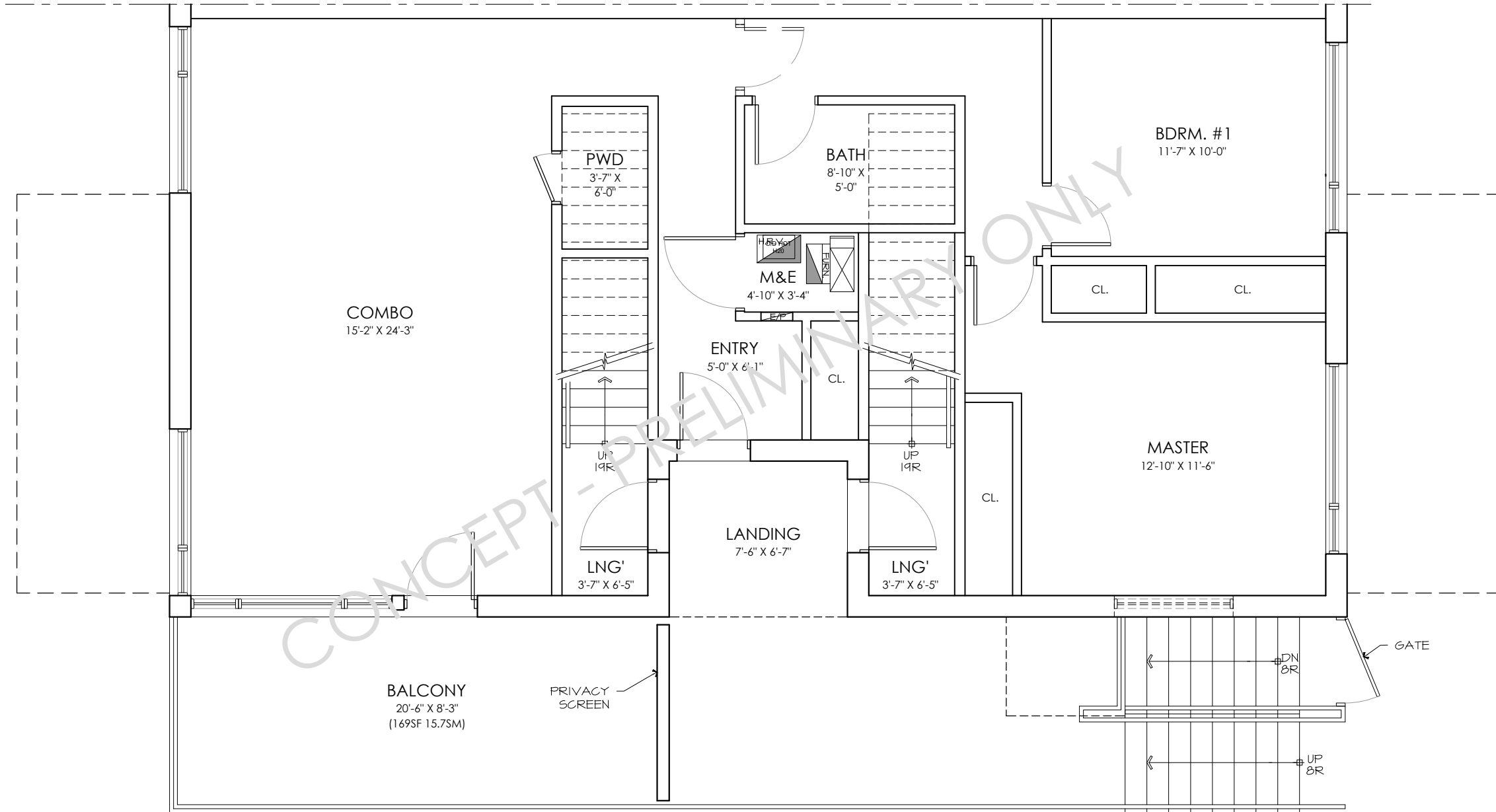
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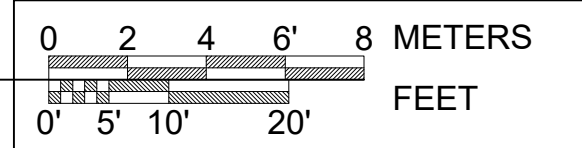
DWG BY: P.A.C.

DWG No:

A8

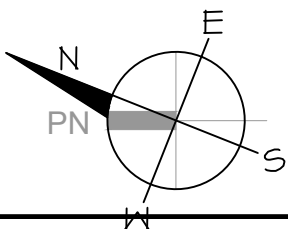


MAIN FLOOR (FLAT) (2 BEDROOM):
UNIT #8
GROSS FLOOR AREA: ~1096 SQFT. (102 M ²)



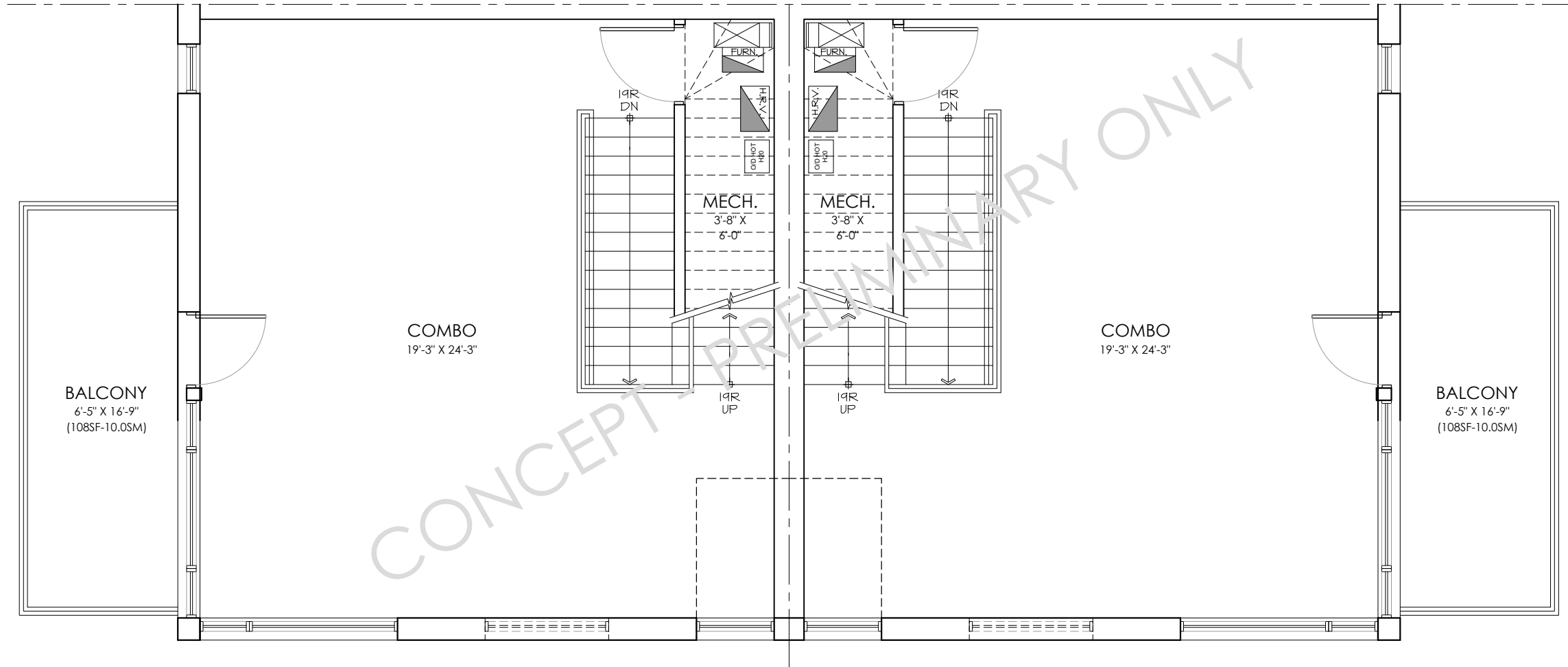
UNIT #8 - MAIN FLOOR PLAN - FLAT

SCALE: 3/16" = 1'-0"



PLOT DATE: 23-10-18

CONCEPT - PRELIMINARY ONLY



CONCEPT - PRELIMINARY ONLY

PAUL A. COOPER
ARCHITECT

76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.



PROJECT TITLE

845 CHAMPLAIN
STREET
OTTAWA, ONT.

11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

DATE: 23-02-20

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A9

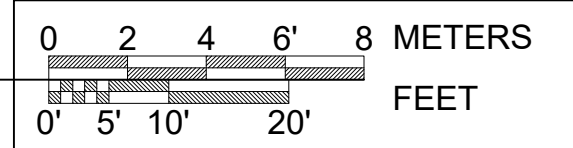
2ND FLOOR (STACKED)
(2 BEDROOM):

UNITS #9 & #10

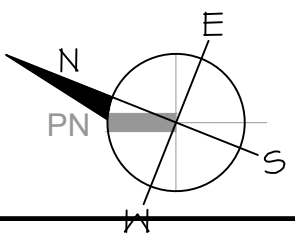
GROSS FLOOR AREA:
2ND:~637 SQFT. (59 M²)+
3RD:~637 SQFT. (59 M²)=

UNITS #9 & #10 - 2ND FLOOR PLAN - STACKED

SCALE: 3/16" = 1'-0"



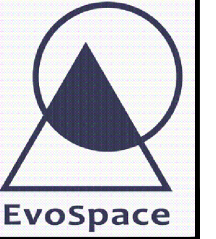
PLOT DATE: 23-10-18



CONCEPT - PRELIMINARY ONLY

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PROJECT TITLE

845 CHAMPLAIN
STREET
OTTAWA, ONT.

11	PRE-APP. CONSULT	2023 10-18
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DRAWING TITLE:

PROPOSED
UNIT FLOOR
PLAN

PROJECT No. :

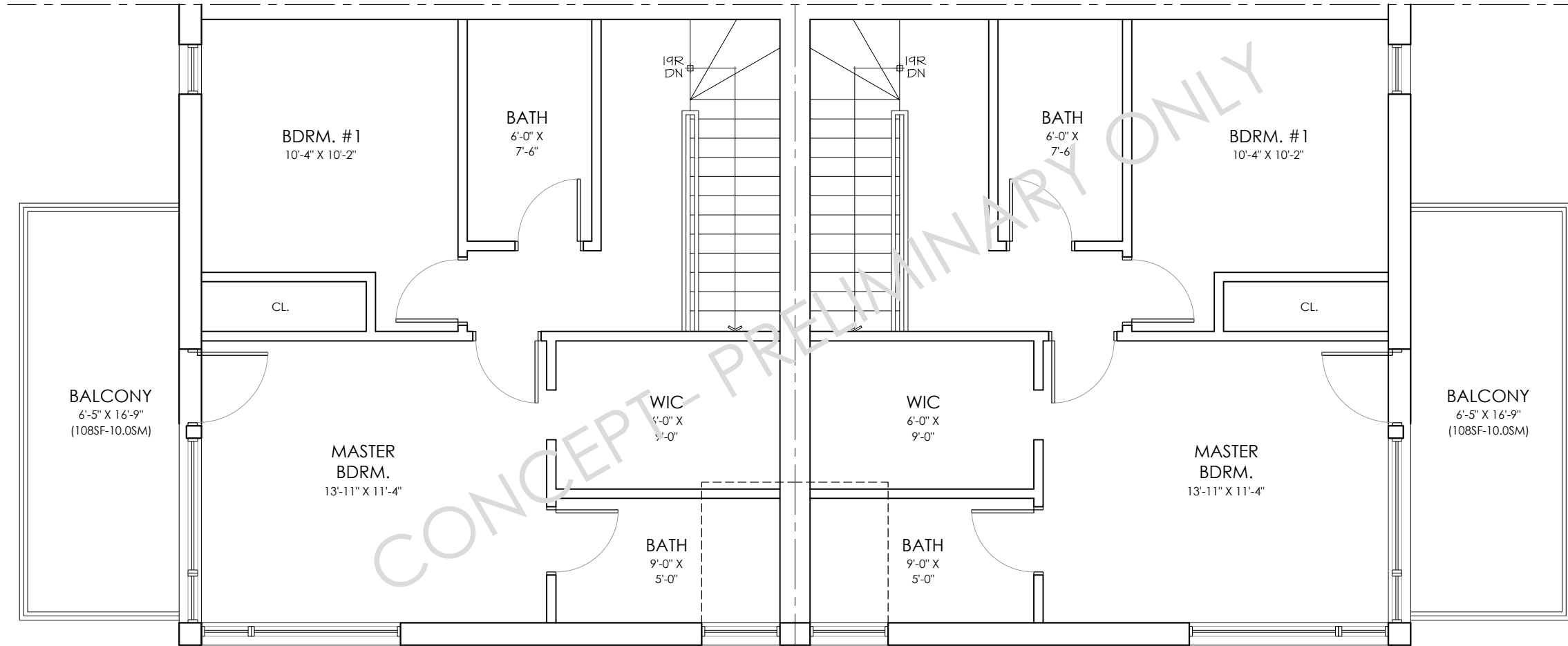
DATE: 23-02-20

SCALE: NOTED

DWG BY: P.A.C.

DWG No:

A10



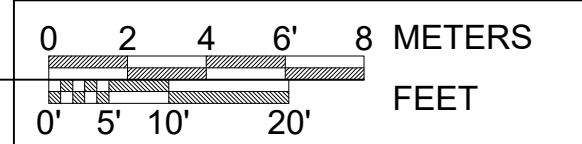
2ND FLOOR (STACKED)
(2 BEDROOM):

UNITS #9 & #10

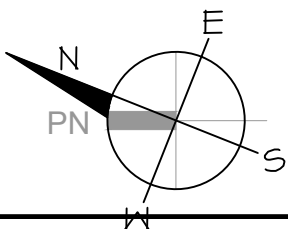
GROSS FLOOR AREA:
2ND:~637 SQFT. (59 M²)+
3RD:~637 SQFT. (59 M²)=

UNITS #9 & #10 - THIRD FLOOR PLAN - STACKED

SCALE: 3/16" = 1'-0"

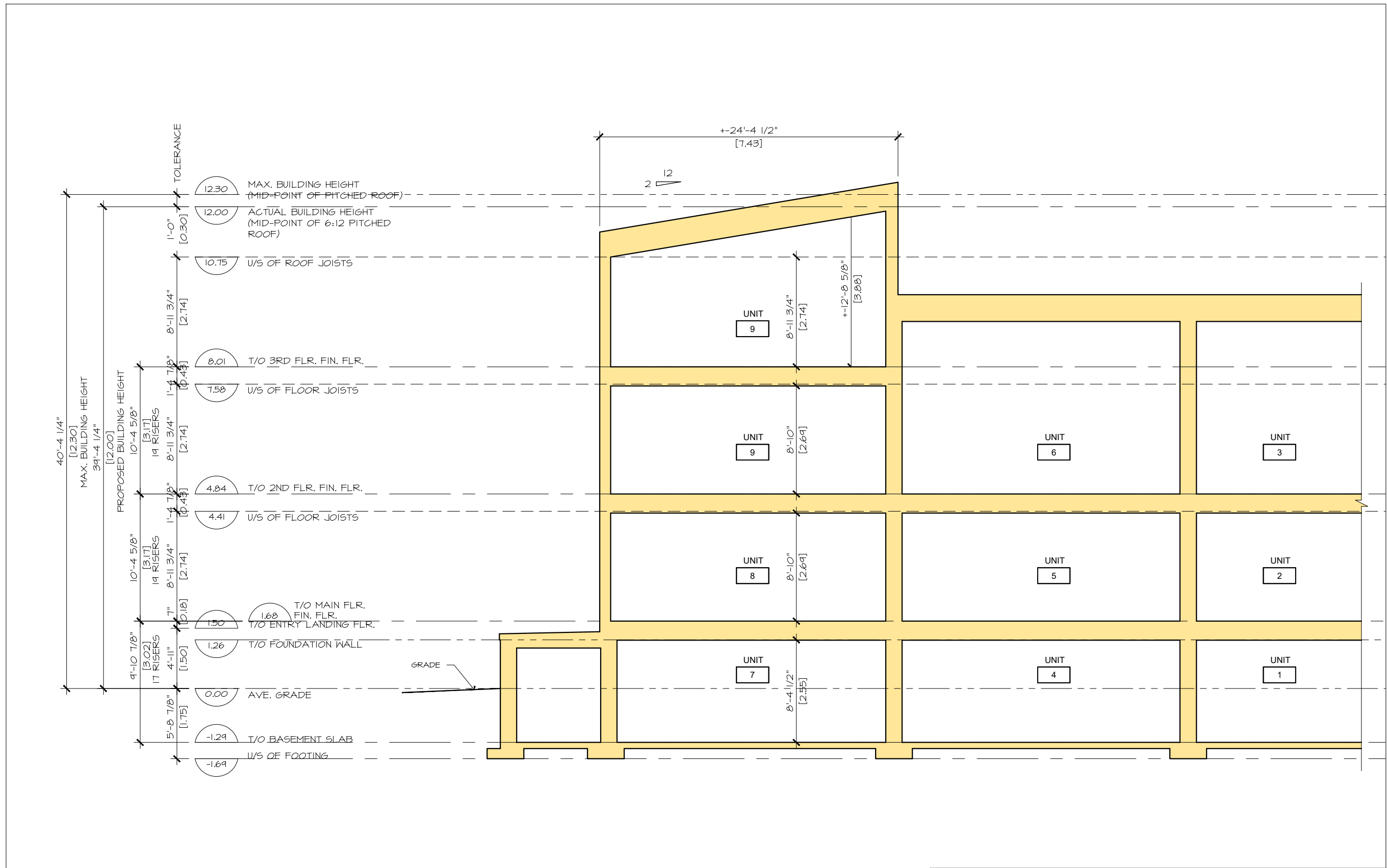


PLOT DATE: 23-10-18



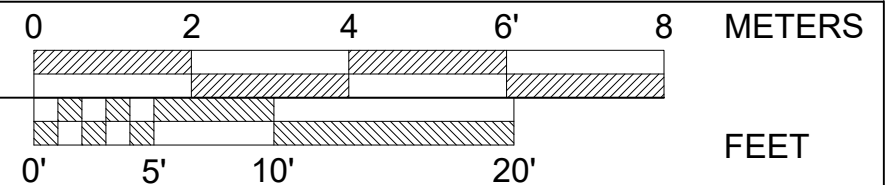
CONCEPT - PRELIMINARY ONLY

PLOT DATE: 23-12-21



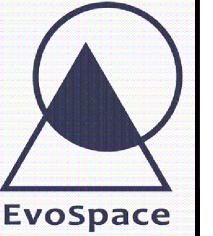
PROPOSED SECTION 1 - LOOKING NORTH

SCALE: 1/8" = 1'-0"



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PROJECT TITLE

845 CHAMPLAIN STREET
OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

PROPOSED BUILDING HEIGHT

PROJECT No. :

DATE: 23-02-20

SCALE: NOTED

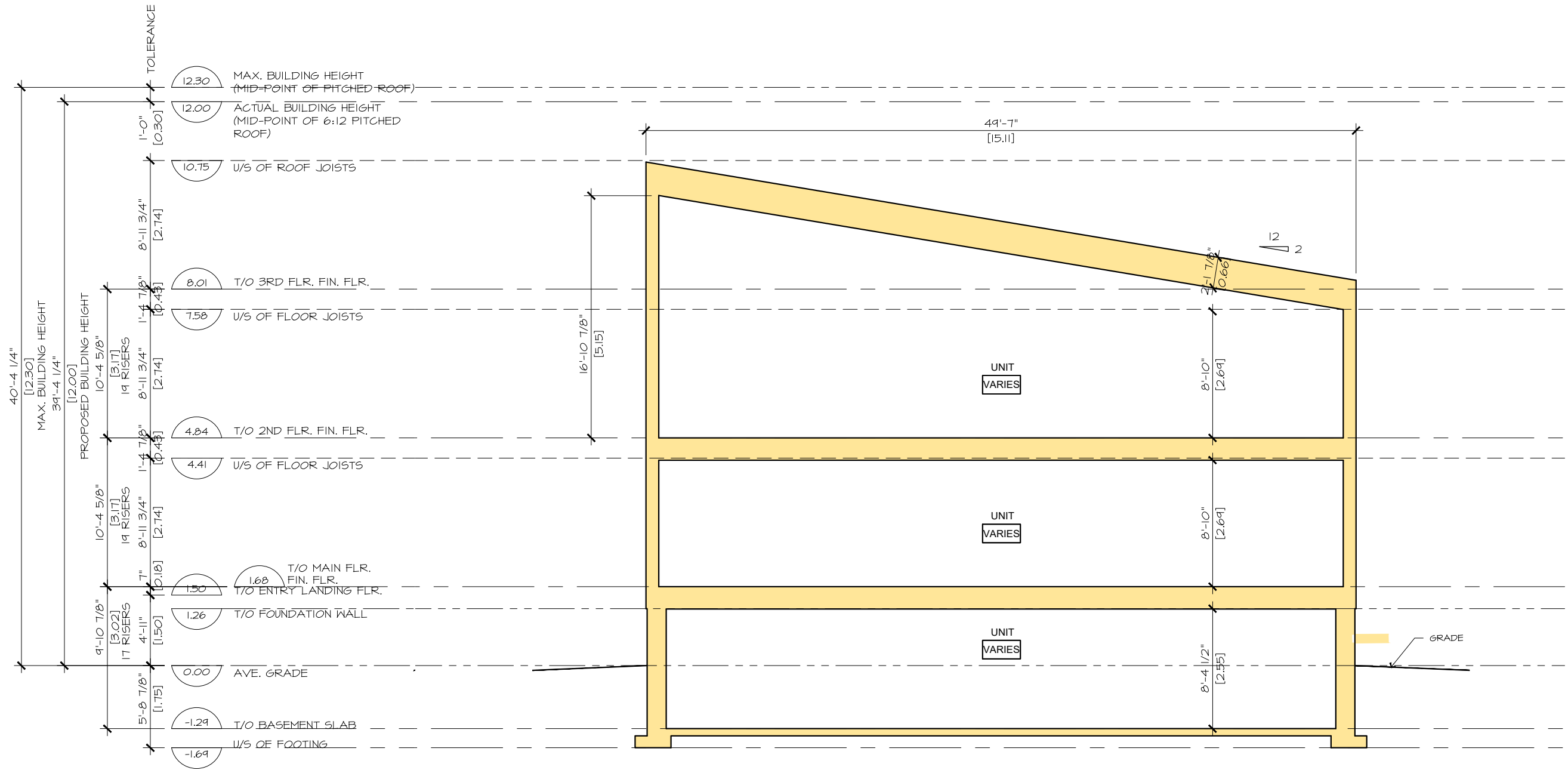
DWG BY: P.A.C.

DWG No:

A11

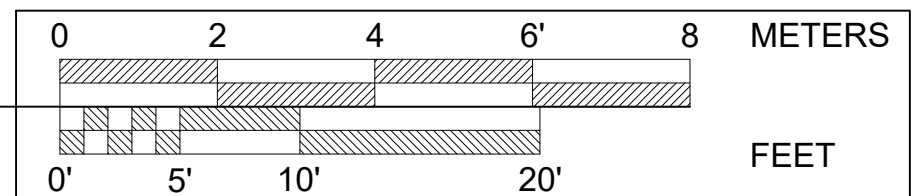
CONCEPT - PRELIMINARY ONLY

PLOT DATE: 23-12-21



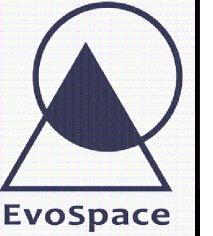
PROPOSED SECTION 2 - LOOKING WEST

SCALE: 1/8" = 1'-0"



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OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

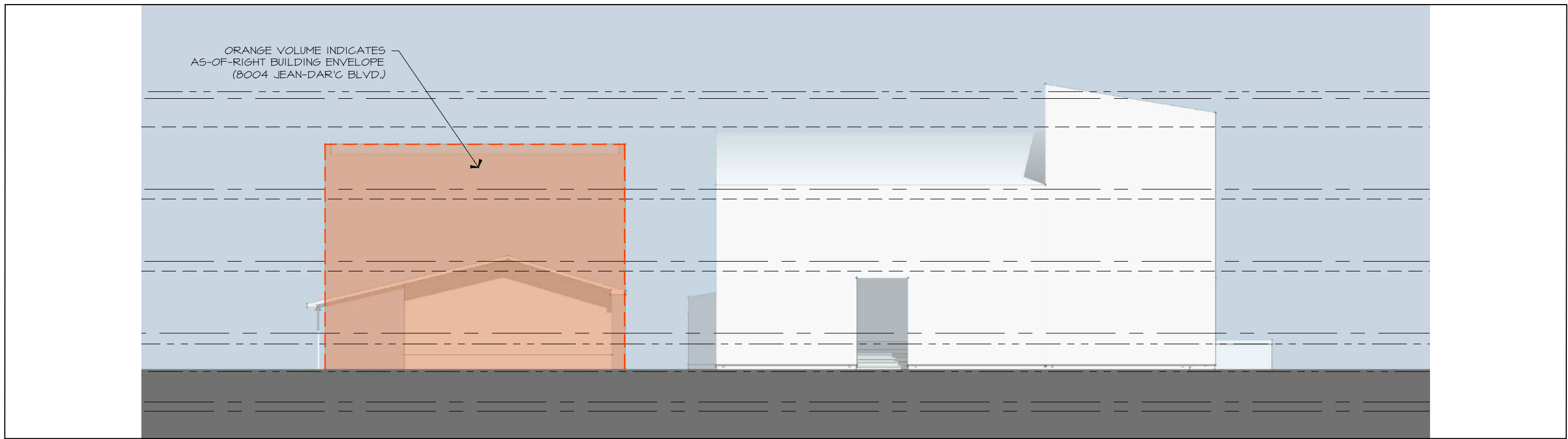
PROPOSED BUILDING HEIGHT

PROJECT No. :

DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

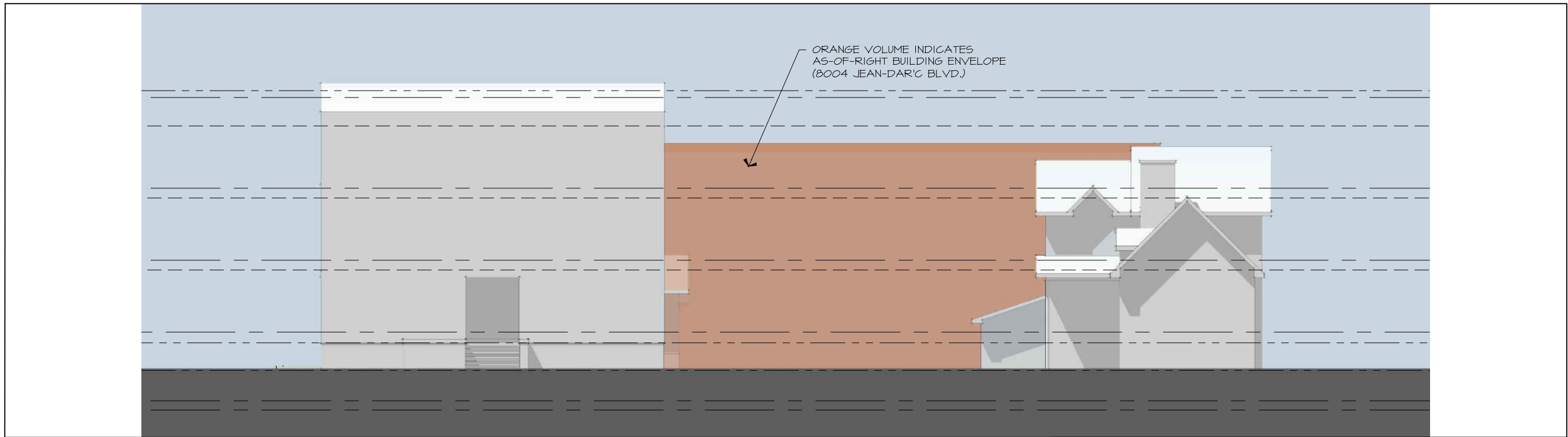
A12



ORANGE VOLUME INDICATES AS-OF-RIGHT BUILDING ENVELOPE (8004 JEAN-DAR'G BLVD.)

PROPOSED FRONT (NORTH) ELEVATION

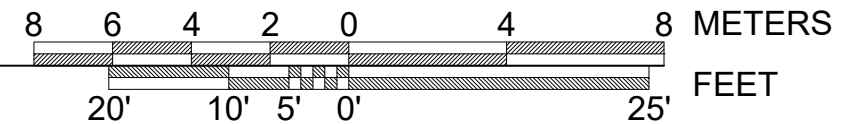
SCALE: 1/16" = 1'-0"



ORANGE VOLUME INDICATES AS-OF-RIGHT BUILDING ENVELOPE (8004 JEAN-DAR'G BLVD.)

PROPOSED CORNER SIDE (WEST) ELEVATION

SCALE: 1/16" = 1'-0"



PAUL A. COOPER ARCHITECT

76 CHAMBERLAIN AVE. OTTAWA, ONTARIO K1S 1V9 (819) 685 9512 Tel.



PROJECT TITLE

845 CHAMPLAIN STREET OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

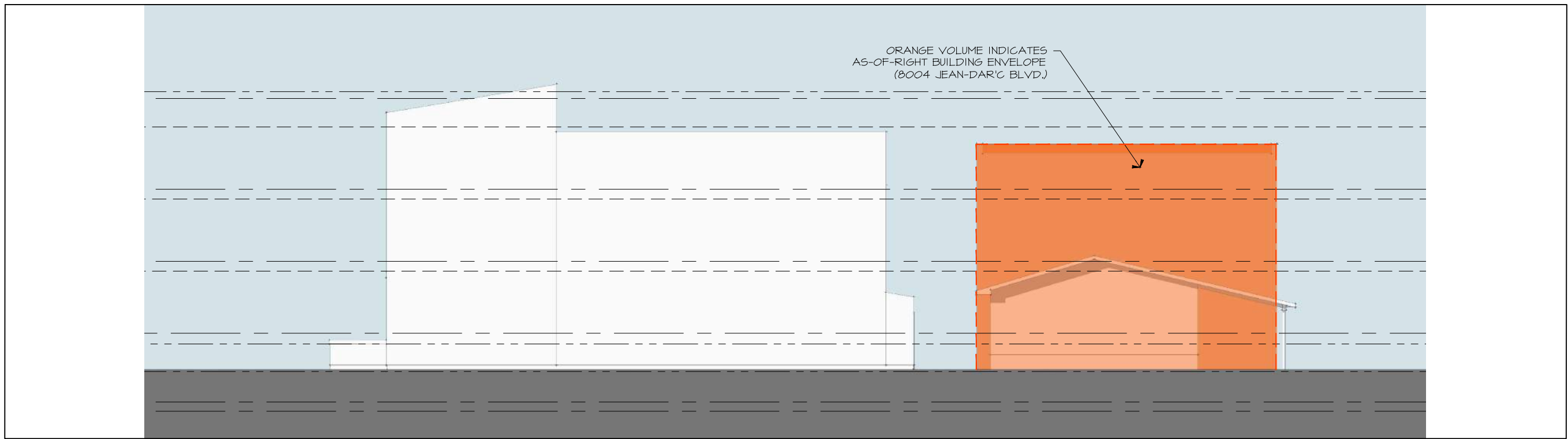
MASSING ELEVATION

PROJECT No. :

DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

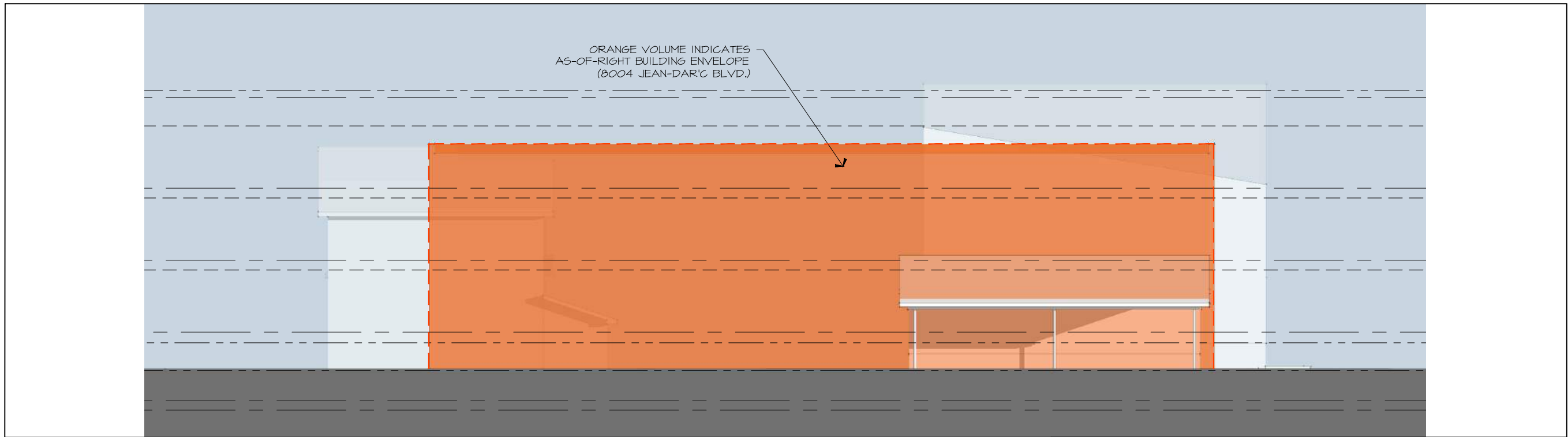
DWG No:

A13



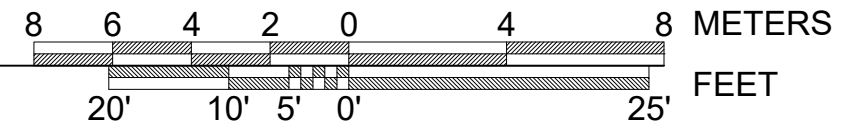
PROPOSED REAR (SOUTH) ELEVATION

SCALE: 1/16" = 1'-0"



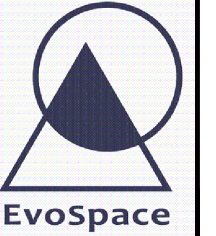
PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/16" = 1'-0"



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STREET
OTTAWA, ONT.

12	RE-ZONING APPLICAT'N	2023 12-21
11	PRE-APP. CONSULT	2023 10-18
#	REV.	2023 XX-XX

DRAWING TITLE:

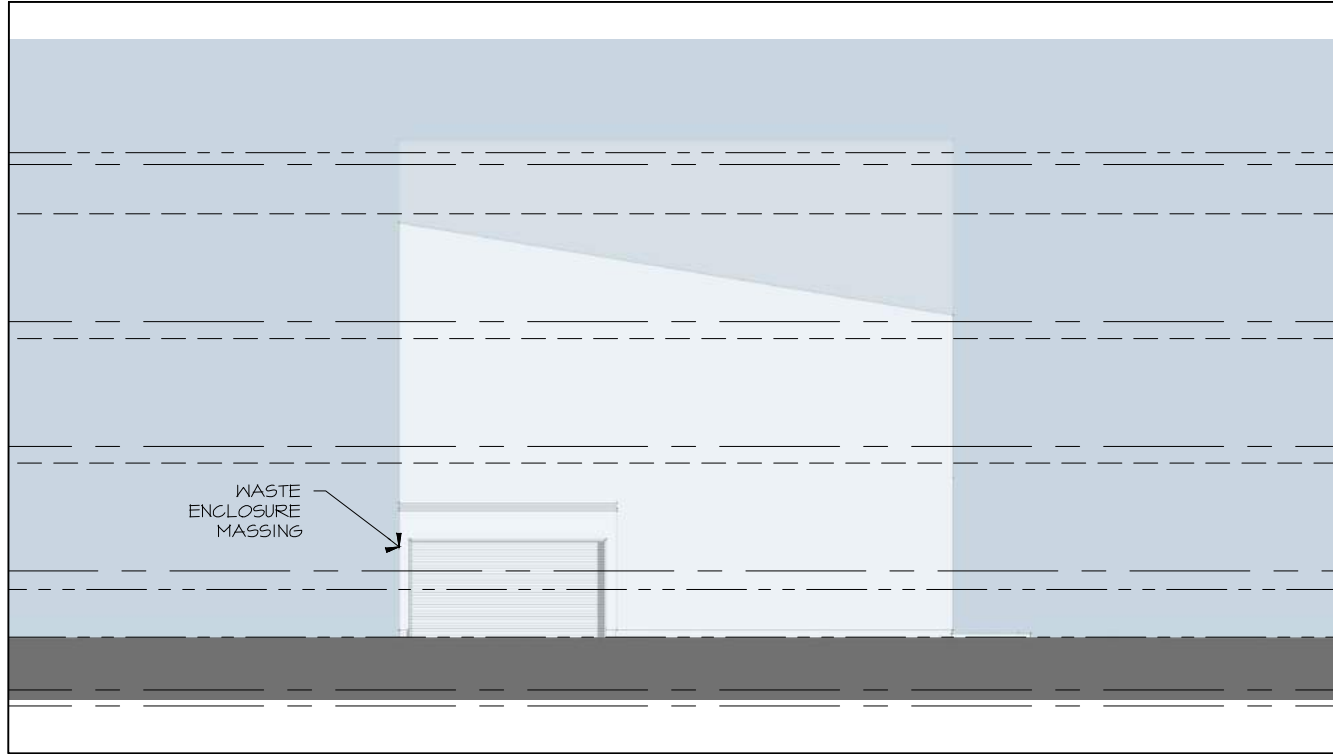
MASSING
ELEVATION

PROJECT No. :

DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

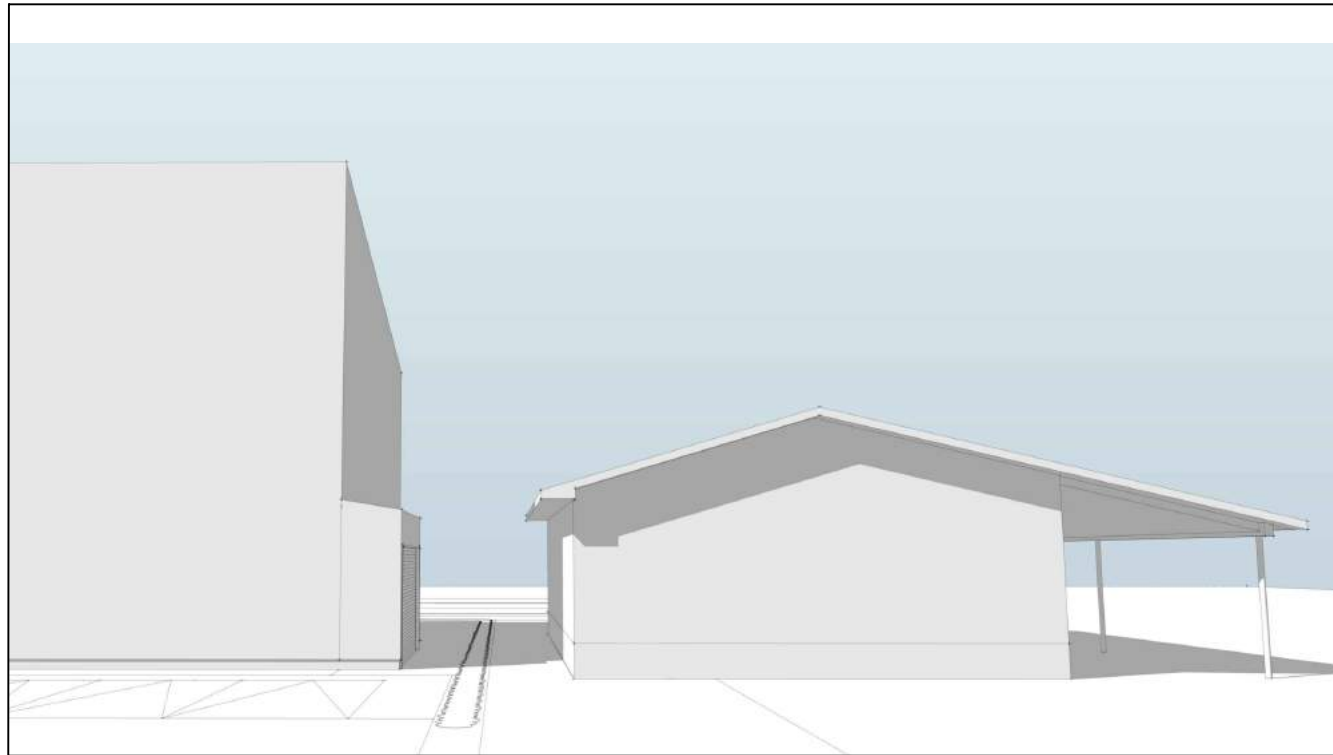
DWG No:

A14



PROPOSED WASTE ELEVATION

SCALE: 1/16" = 1'-0" (METRIC: 1:192)



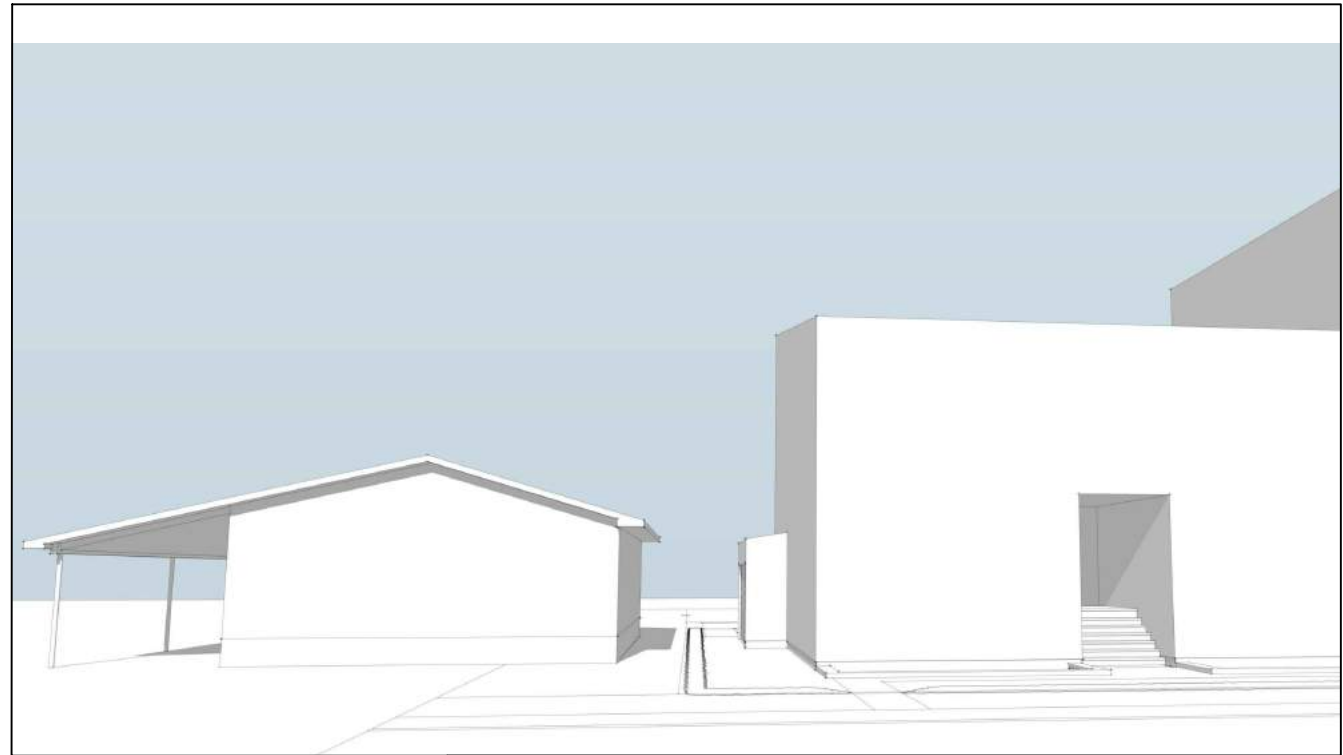
PERS. 2

SCALE: N.T.S.



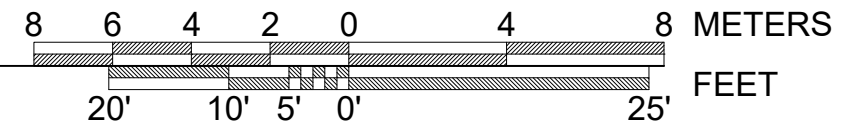
PERS. 1

SCALE: N.T.S.



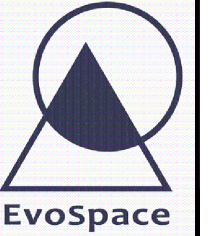
PERS. 3

SCALE: N.T.S.



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DRAWING TITLE:

**WASTE
ENCLOSURE**

PROJECT No. :

DATE:	23-02-20
SCALE:	NOTED
DWG BY:	P.A.C.

DWG No:

A15