

MIXED-USE DEVELOPMENT:

829 CARLING AVENUE

OTTAWA, ON

ZBA/OPA/SPA SUBMISSION

OCTOBER 18TH, 2024

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**HARIRI PONTARINI
ARCHITECTS**

GENERAL SITE INFORMATION			
SITE ADDRESS	829 CARLING AVE, OTTAWA		
DEVELOPER	CLARIDGE HOMES		
BUILDING TYPE	MIXED-USE BUILDING		

LAND AREA			
SITE (EXCLUDING ROAD WIDENING)			
1519 m2	16,350 ft2	0.375 ACRES	0.152 HECTARS
SITE (INCLUDING ROAD WIDENING)			
1417 m2	15,252 ft2	0.350 ACRES	0.142 HECTARS

BUILDING HEIGHT	
TOWER HEIGHT	158.7 m
HEIGHT INCLUDING MPH	166.2 m

FLOOR SPACE INDEX (FSI)	
FSI = TOTAL GFA / LOT AREA (INCL. ROAD WIDENING)	28,452 m2 / 1,417 m2 = 20.08
FSI RESIDENTIAL	28,152 m2 / 1,417 m2 = 19.86
FSI RETAIL	300 m2 / 1,417 m2 = 0.21

BUILDING GFA SUMMARY (m2)			
TOTAL RESID. GFA	28,206		303608
TOTAL RETAIL GFA	300		3229
TOTAL GFA	28,506		306837

DENSITY UNIT PER HECTARES	
	3542

LOT COVERAGE	
	87%

GFA REDUCTION (2008-326)	
DEDUCTION AS PER THE CITY OF OTTAWA BY-LAW 2008-326 INCLUDE: SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT; COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS; BICYCLE PARKING AND MOTOR VEHICLE PARKING; COMMON STORAGE AND WASHROOM FACILITY; COMMON AMENITY AREA. AREA MEASURED FROM INTERIORS OF OUTSIDE WALLS.	

INDOOR/OUTDOOR AMENITY SUMMARY	
REQ'D. TOTAL AMENITY SPACE (6m2 / UNIT)	3018 m2
REQ'D. COMMUNAL AMENITY SPACE	1509 m2
REQ'D. PRIVATE AMENITY SPACE	3428 m2
PROVIDED COMMUNAL AMENITY SPACE	1512 m2
PROVIDED PRIVATE AMENITY SPACE (BALCONIES)	3428 m2
PROVIDED TOTAL AMENITY SPACE	4941 m2

PROP. VEHICULAR PARK. BREAKDOWN					
	STANDARD		SMALL CAR		TOTAL
	TYP. STALL	ACCESSIBLE	TYP. STALL	ACCESSIBLE	
P1	4	-	-	-	4
P2	27	1	4	-	32
P3	29	1	4	-	30
P4	29	1	4	-	30
P5	29	1	4	-	30
P6	29	1	4	-	30
					TOTAL 156

PROP. BICYCLE PARK. BREAKDOWN				
	PARKING TYPE			TOTAL
	LONG TERM		SHORT TERM	
2ND	250		7	257
GF			10	10
	PROP. RATIO 0.5 PER UNIT		REQ.	251
				267

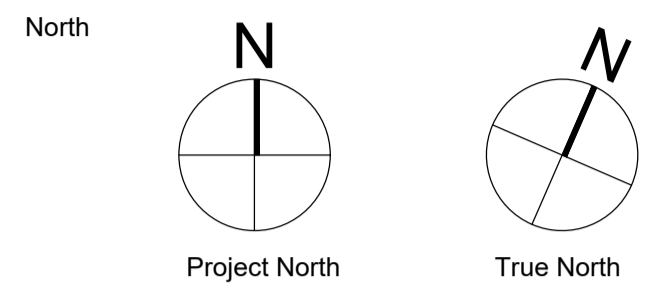
BUILDING STATISTICS									
Floor	Gross Building Area (AS PER ZONING BY-LAW 2008-326, MEASURED FROM INSIDE FACE OF EXTERIOR WALLS)		GFA Deduction			Gross Floor Area			
	m2	ft2	m2	m2	m2	Residential		Retail	
						m2	ft2	m2	ft2
MPH	702.41	7,561	702.41			-	-	-	-
50	683.80	7,360	145.4			538.40	5,795	-	-
49	683.80	7,360	145.4			538.40	5,795	-	-
48	683.80	7,360	145.4			538.40	5,795	-	-
47	683.80	7,360	145.4			538.40	5,795	-	-
46	683.80	7,360	145.4			538.40	5,795	-	-
45	683.80	7,360	145.4			538.40	5,795	-	-
44	683.80	7,360	145.4			538.40	5,795	-	-
43	683.80	7,360	145.4			538.40	5,795	-	-
42	683.80	7,360	145.4			538.40	5,795	-	-
41	768.50	8,272	165.8			602.70	6,487	-	-
40	768.50	8,272	165.8			602.70	6,487	-	-
39	768.50	8,272	165.8			602.70	6,487	-	-
38	768.50	8,272	165.8			602.70	6,487	-	-
37	768.50	8,272	165.8			602.70	6,487	-	-
36	768.50	8,272	165.8			602.70	6,487	-	-
35	768.50	8,272	165.8			602.70	6,487	-	-
34	768.50	8,272	165.8			602.70	6,487	-	-
33	768.50	8,272	165.8			602.70	6,487	-	-
32	768.50	8,272	165.8			602.70	6,487	-	-
31	768.50	8,272	165.8			602.70	6,487	-	-
30	768.50	8,272	165.8			602.70	6,487	-	-
29	768.50	8,272	165.8			602.70	6,487	-	-
28	768.50	8,272	165.8			602.70	6,487	-	-
27	768.50	8,272	165.8			602.70	6,487	-	-
26	768.50	8,272	165.8			602.70	6,487	-	-
25	768.50	8,272	165.8			602.70	6,487	-	-
24	768.50	8,272	165.8			602.70	6,487	-	-
23	768.50	8,272	165.8			602.70	6,487	-	-
22	768.50	8,272	165.8			602.70	6,487	-	-
21	768.50	8,272	165.8			602.70	6,487	-	-
20	768.50	8,272	165.8			602.70	6,487	-	-
19	768.50	8,272	165.8			602.70	6,487	-	-
18	768.50	8,272	165.8			602.70	6,487	-	-
17	768.50	8,272	165.8			602.70	6,487	-	-
16	768.50	8,272	165.8			602.70	6,487	-	-
15	768.50	8,272	165.8			602.70	6,487	-	-
14	768.50	8,272	165.8			602.70	6,487	-	-
13	768.50	8,272	165.8			602.70	6,487	-	-
12	768.50	8,272	165.8			602.70	6,487	-	-
11	768.50	8,272	165.8			602.70	6,487	-	-
10	768.50	8,272	165.8			602.70	6,487	-	-
9	768.50	8,272	165.8			602.70	6,487	-	-
8	768.50	8,272	165.8			602.70	6,487	-	-
7	768.50	8,272	165.8			602.70	6,487	-	-
6	768.50	8,272	165.8			602.70	6,487	-	-
Total Tower	34,523	371,598	8,092		0	26,543	285,704	-	-
5	725.00	7,804	151	574		0.00	0	-	-
4	966.00	10,398	194	519		253.00	2,723	-	-
3	1026.00	11,044	193.7			832.30	8,959	-	-
2	1086.00	11,690	168.9		339.1	578.00	6,222	-	-
1	1112.00	11,969	446.45			-	-	300	3,229
Total Podium	4,915	52,905	1,154	1,093	0	1,663	17,904	300	3,229
Total Above Grade	39,438	424,503	9,309	1,093	339	28,506	306,837		

Total Below Grade	8,019		8,019	
P1	1,337		1,337	
P2	1,337		1,337	
P3	1,337		1,337	
P4	1,337		1,337	
P5	1,337		1,337	
P6	1,337		1,337	
	TOTAL GBA	TOTAL GFA DEDUCTION	TOTAL GFA	
OVERALL	47457	510,819	18,751	28,506
	m2	ft2	m2	ft2

BUILDING STATISTICS							
Floor	Residential Unit Mix					Net Saleable Area ft2	Efficiency %
	Studio	1BR	2BR	3BR	Total		
MPH	0	0	0	0	0	0	0.0%
50	1	4	2	2	9	6,086	82.7%
49	1	4	2	2	9	6,086	82.7%
48	1	4	2	2	9	6,086	82.7%
47	1	4	2	2	9	6,086	82.7%
46	1	4	2	2	9	6,086	82.7%
45	1	4	2	2	9	6,086	82.7%
44	1	4	2	2	9	6,086	82.7%
43	1	4	2	2	9	6,086	82.7%
42	1	4	2	2	9	6,086	82.7%
41	1	6	4	0	11	6,815	82.4%
40	1	6	4	0	11	6,815	82.4%
39	1	6	4	0	11	6,815	82.4%
38	1	6	4	0	11	6,815	82.4%
37	1	6	4	0	11	6,815	82.4%
36	1	6	4	0	11	6,815	82.4%
35	1	6	4	0	11	6,815	82.4%
34	1	6	4	0	11	6,815	82.4%
33	1	6	4	0	11	6,815	82.4%
32	1	6	4	0	11	6,815	82.4%
31	1	6	4	0	11	6,815	82.4%
30	1	6	4	0	11	6,815	82.4%
29	1	6	4	0	11	6,815	82.4%
28	1	6	4	0	11	6,815	82.4%
27	1	6	4	0	11	6,815	82.4%
26	1	6	4	0	11	6,815	82.4%
25	1	6	4	0	11	6,815	82.4%
24	1	6	4	0	11	6,815	82.4%
23	1	6	4	0	11	6,815	82.4%
22	1	6	4	0	11	6,815	82.4%
21	1	6	4	0	11	6,815	82.4%
20	1	6	4	0	11	6,815	82.4%
19	1	6	4	0	11	6,815	82.4%
18	1	6	4	0	11	6,815	82.4%
17	1	6	4	0	11	6,815	82.4%
16	1	6	4	0	11	6,815	82.4%
15	1	6	4	0	11	6,815	82.4%
14	1	6	4	0	11	6,815	82.4%
13	1	6	4	0	11	6,815	82.4%
12	1	6	4	0	11	6,815	82.4%
11	1	6	4	0	11	6,815	82.4%
10	1	6	4	0	11	6,815	82.4%
9	1	6	4	0	11	6,815	82.4%
8	1	6	4	0	11	6,815	82.4%
7	1	6	4	0	11	6,815	82.4%
6	1	6	4	0	11	6,815	82.4%
Total Tower	45	252	162	18	477	303,345	80.2%
5	0	0	0	0	0	0	0.0%
4	0	2	1	1	4	2,870	27.6%
3	3	5	3	2	13	8,605	77.9%
2	0	5	2	2	9	6,569	56.2%
1	0	0	0	0	0	0	0.0%
Total Podium	3	12	6	5	26	18,044	34.1%
	48	264	168	23	503	318,493	75.2%
	9.5%	52.5%	33.4%	4.6%	100.0%		
	Residential Unit Mix						

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR CPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR CPA, ZBA, AND SPA	FEB 24, 2



VIEW FROM SOUTH-WEST (LOOKING EAST)



VIEW LOOKING NORTH FROM DOW'S LAKE

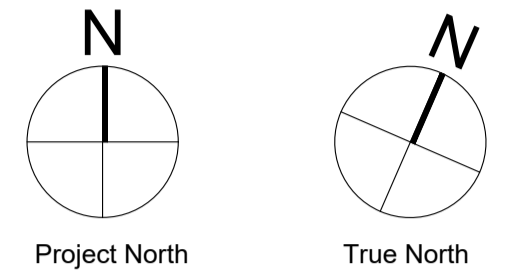


AERIAL VIEW FROM CARLING AVENUE
(LOOKING WEST)

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North



PROJECT TEAM

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
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Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:

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Project Title:

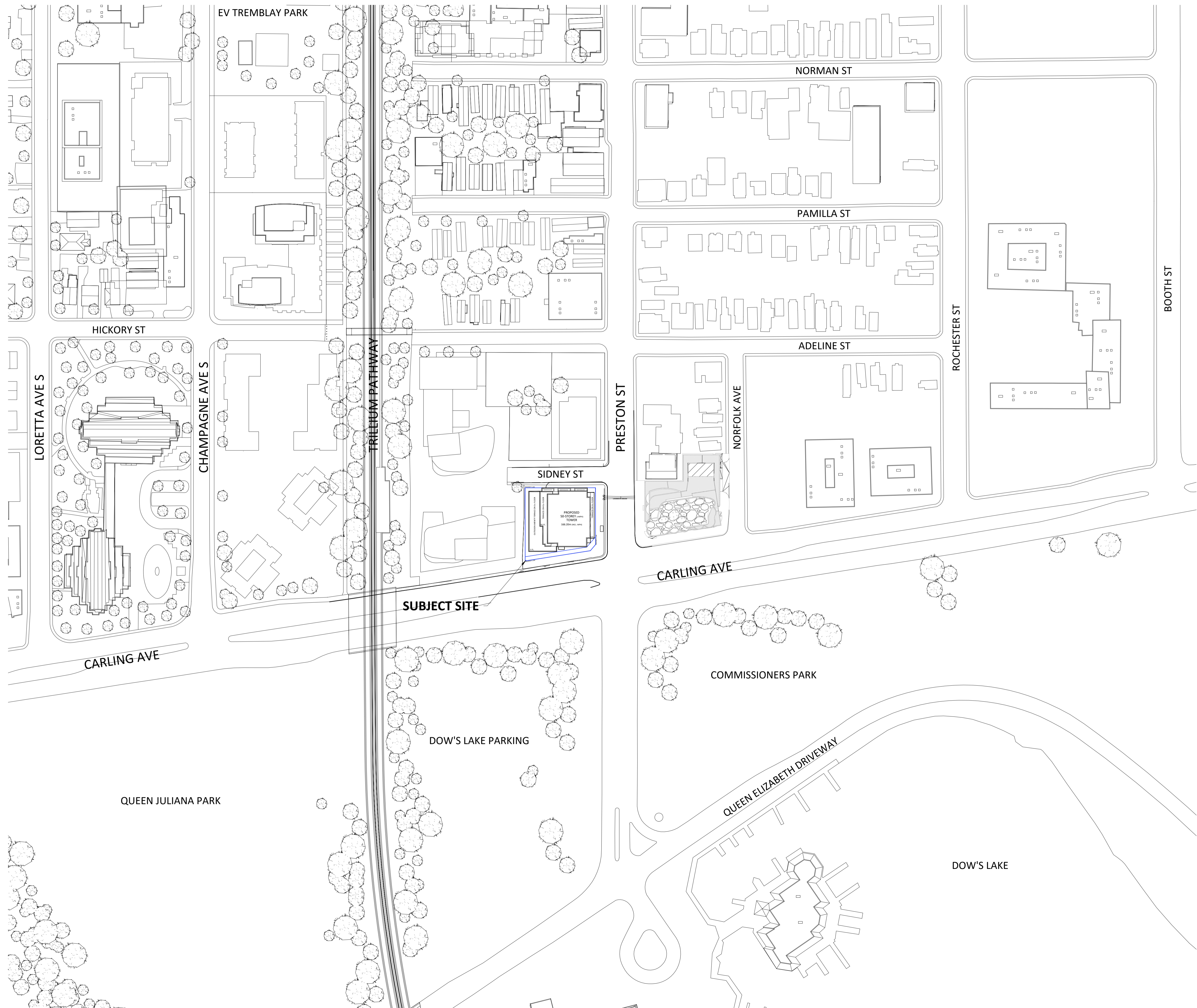
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

RENDERINGS

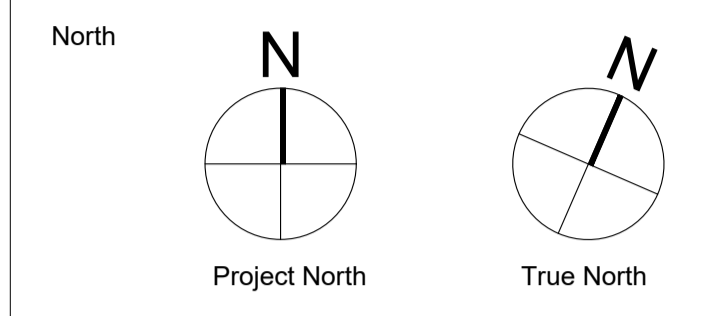
Project number: 2030
 Scale: N/A
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.002



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CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

CONTEXT PLAN

Project number: 2030
 Scale: 1 : 1000
 Date: OCTOBER 18, 2024
 Drawn by: HPA

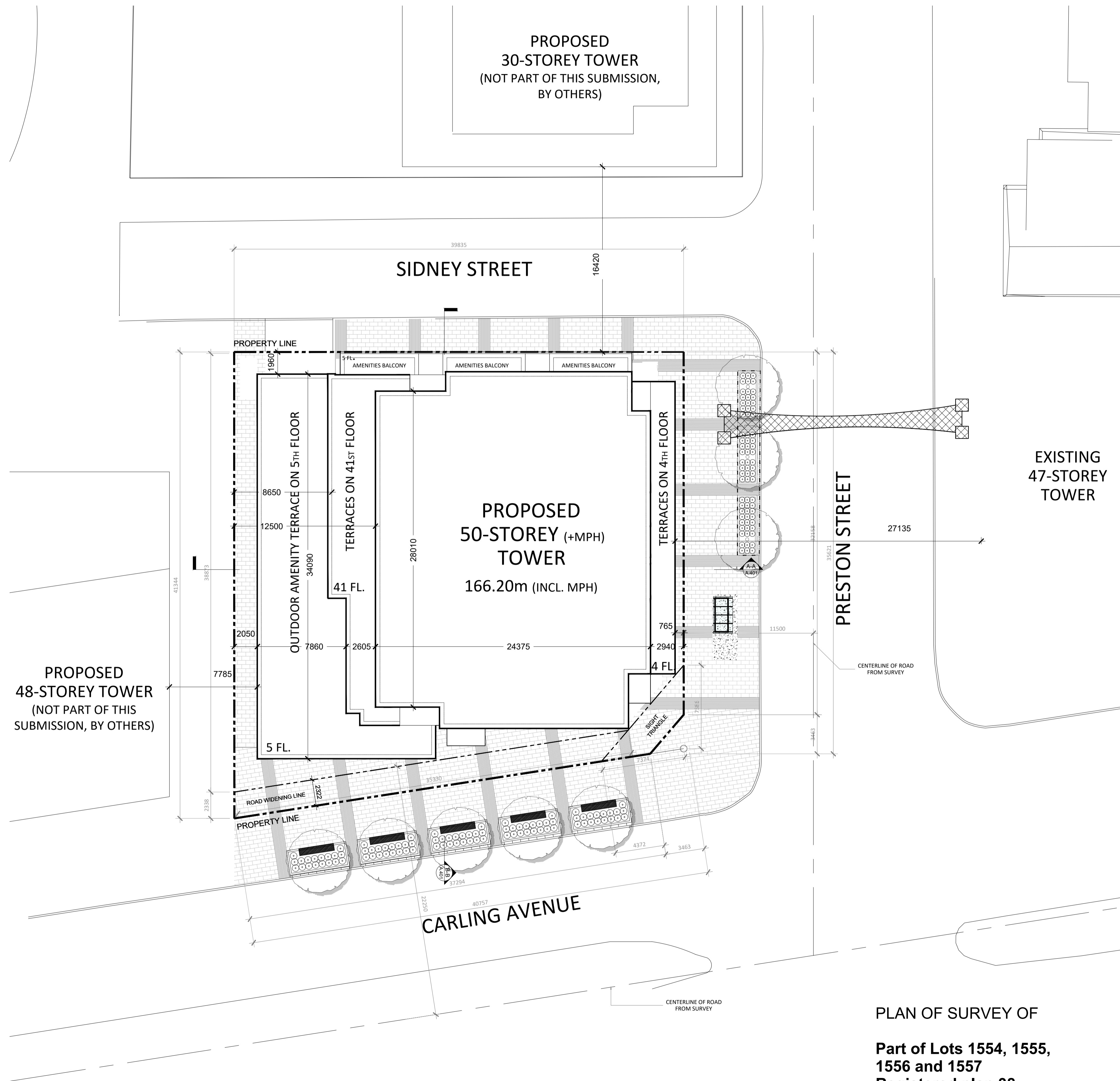
Drawing No.: **A.101** Revision:

DEVELOPMENT SUMMARY			
SITE AREA (EXCL. ROAD WIDENING)	1519	16,350	
SITE AREA (INCL. ROAD WIDENING)	1417	15,252	
FSI (LOT AREA INCL. ROAD WIDENING)	19.84		

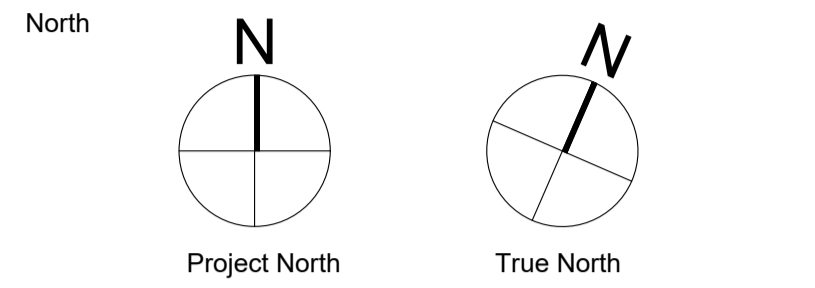
BUILDING GFA SUMMARY		
	m2	ft2
TOTAL RESIDENTIAL GFA	28206	303608
TOTAL RETAIL GFA	300	3229
TOTAL GFA	28,506	306837

RESIDENTIAL UNIT BREAKDOWN				
B./ST.	1 BR	2 BR	3 BR	TOTAL
48	264	168	23	503
9.5%	52.5%	33.4%	4.6%	100%

ZONING TABLE			
PROVISION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MINIMUM	1,417 m ²	✓
MIN. LOT WIDTH	NO MINIMUM	32.16 m	✓
MIN. FRONT YARD SETBACK	MIXED-USE BLDG: 0m	0 m	✓
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG: 0m	0 m	✓
MIN. REAR YARD	MIXED-USE BLDG NOT ABUTTING A RESIDENTIAL ZONE: 0m	0 m	✓
BUILDING HEIGHT	MAX. 30m AND NO HIGHER THAN 9 STOREYS	136.80m incl. 40 ST.	X
AMENITY AREA	MIN. 600SQM; 50% MUST BE COMMERCIAL/500SQM; 0.02M ² TOTAL AND 1.5/15% COMM.	COMMERCIAL: 1,515 m ²	✓
MINIMUM RESID. VEHICLE PARKING	AREA 2: NO PARKING REQ'D	198 SPACES	✓
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 x 1.75 = 693	198 SPACES	✓
MINIMUM VISITOR PARKING	5:1 SPACES / DU AFTER FIRST 12 DU; MAX. 30 SPACES REQUIRED	30 SPACES	✓
MIN. COMMERCIAL VEHICLE PARKING	AREA 2: NO PARKING REQ'D	0 SPACES	✓
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RESID. BICYCLE PARK: 0.5 SPACES / DU	198 SPACES	✓
MIN. COMMERCIAL BICYCLE PARKING	1:1 SPACES / DU (1:1 ROUNDED)	2 SPACES	✓
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	✓
ARISE WIDTH	NO DEGREE PARKING SPACES: 6.0m	6.0 m	✓
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (3.0m x 5.5m)	SMALL SIZE PARK: 25	✓



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- PROJECT TEAM
- | | |
|---------------|----------------------------------|
| CLIENT | CLARIDGE HOMES |
| ARCHITECT | HARIRI PONTARINI ARCHITECTS |
| LANDSCAPE | JAMES B. LENNOX + ASSOCIATES |
| PLANNING | FOTENN PLANNING + DESIGN |
| STRUCTURAL | GOODEVE STRUCTURAL INC. |
| CIVIL/TRAFFIC | NOVATECH GROUP |
| GEOTECH | PATERSON GROUP INC. |
| WIND | GRADIENT WIND ENGINEERING |
| SURVEYOR | ANNIS O'SULLIVAN, VOLLEBEKK LTD. |

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

SITE PLAN

Project number: 2030
 Scale: 1 : 200
 Date: OCTOBER 18, 2024
 Drawn by: HPA

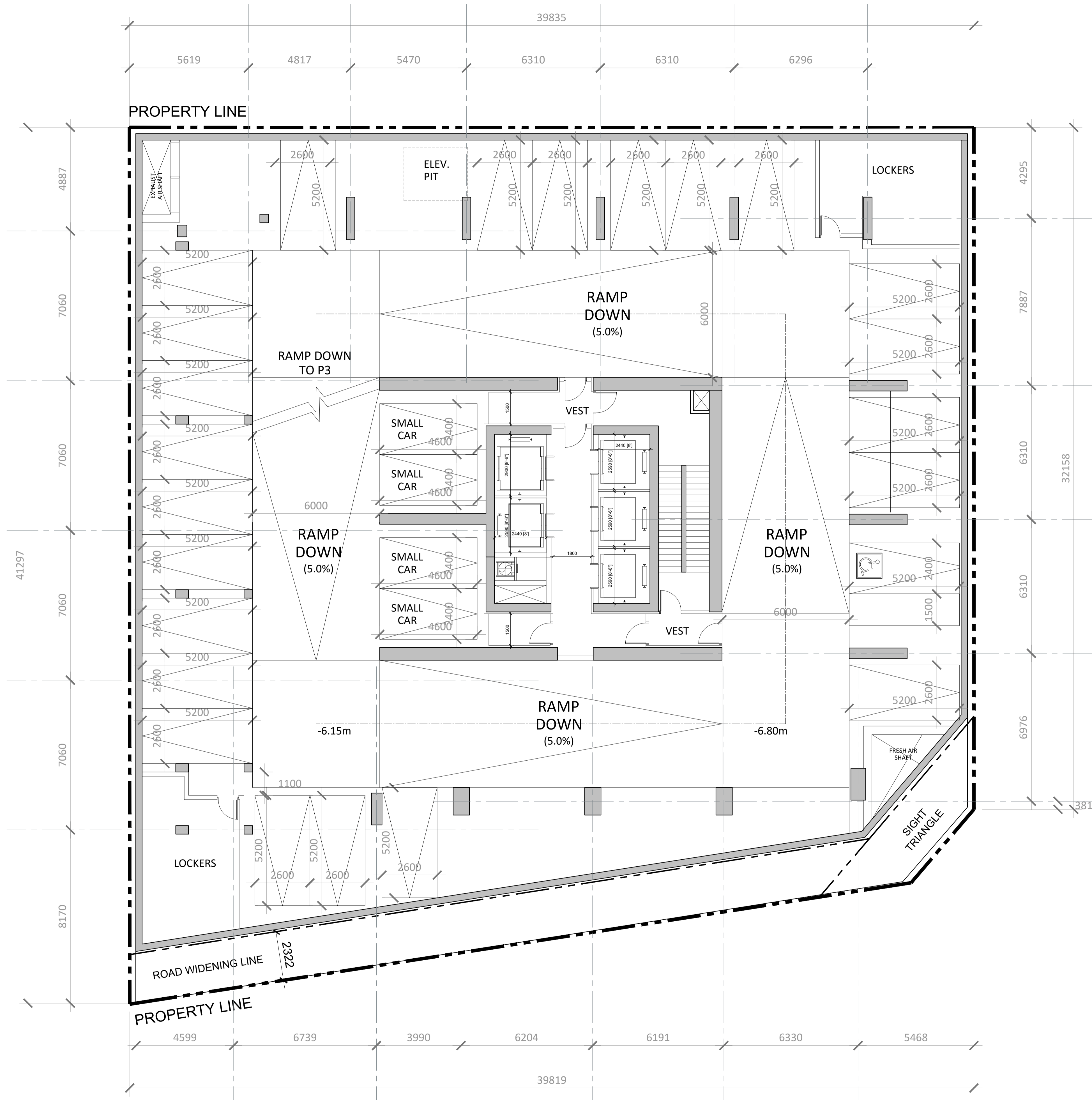
Drawing No.: Revision:

A.102

PLAN OF SURVEY OF

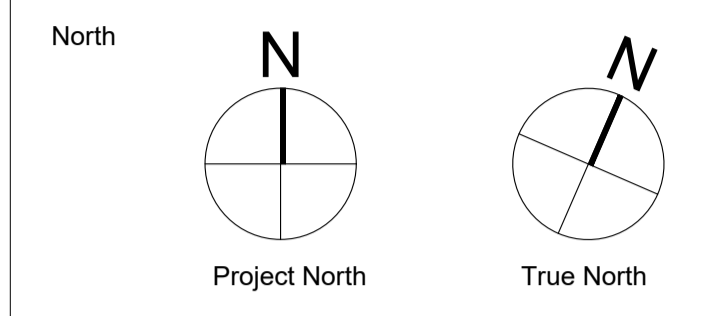
Part of Lots 1554, 1555,
 1556 and 1557
 Registered plan 38
 City of Ottawa,

Surveyed by Annis O'Sullivan Vollebekk Ltd.



P1 PARKING SPACES: 4
 P2 PARKING SPACES: +/- 32
 P3 PARKING SPACES: +/- 30
 P4 PARKING SPACES: +/- 30
 P5 PARKING SPACES: +/- 30
 P6 PARKING SPACES: +/- 30
 TOTAL: +/- 156

General Notes:
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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

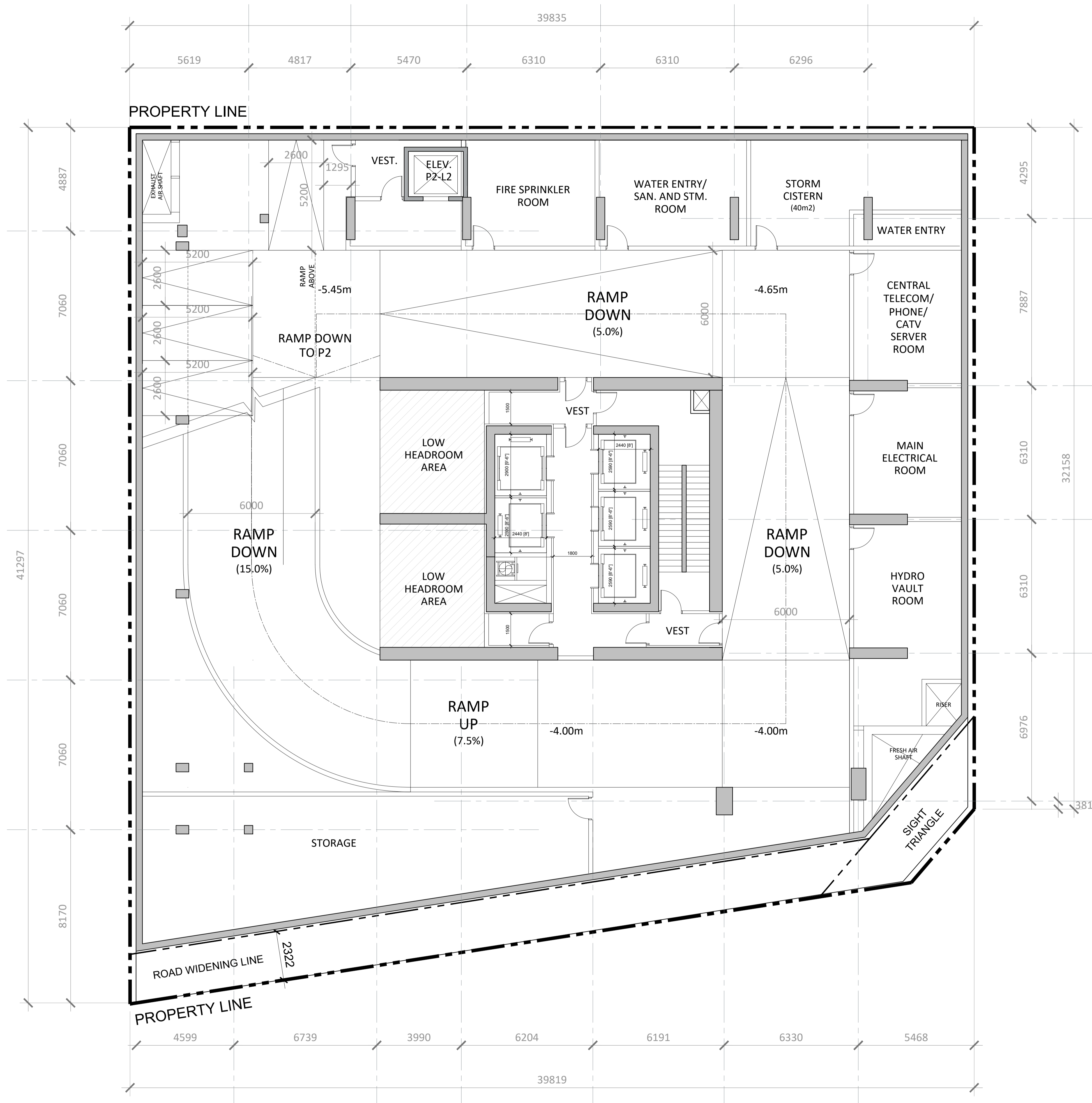
Architect of Record:
HARIRI PONTARINI ARCHITECTS
 235 Carlaw Avenue
 Suite 301
 Toronto, Canada M4M 2S1
 TEL 416 929 4901
 FAX 416 929 8924
 info@hp-arch.com
 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

P2 PLAN

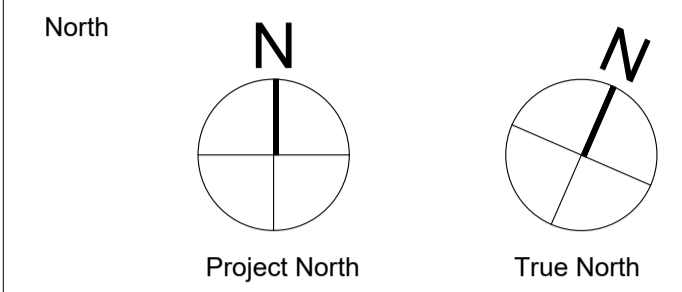
Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:
A.202



P1 PARKING SPACES: 4
 P2 PARKING SPACES: +/- 32
 P3 PARKING SPACES: +/- 30
 P4 PARKING SPACES: +/- 30
 P5 PARKING SPACES: +/- 30
 P6 PARKING SPACES: +/- 30
 TOTAL: +/- 156

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:

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 info@hp-arch.com
 hariripontarini.com



Project Title:

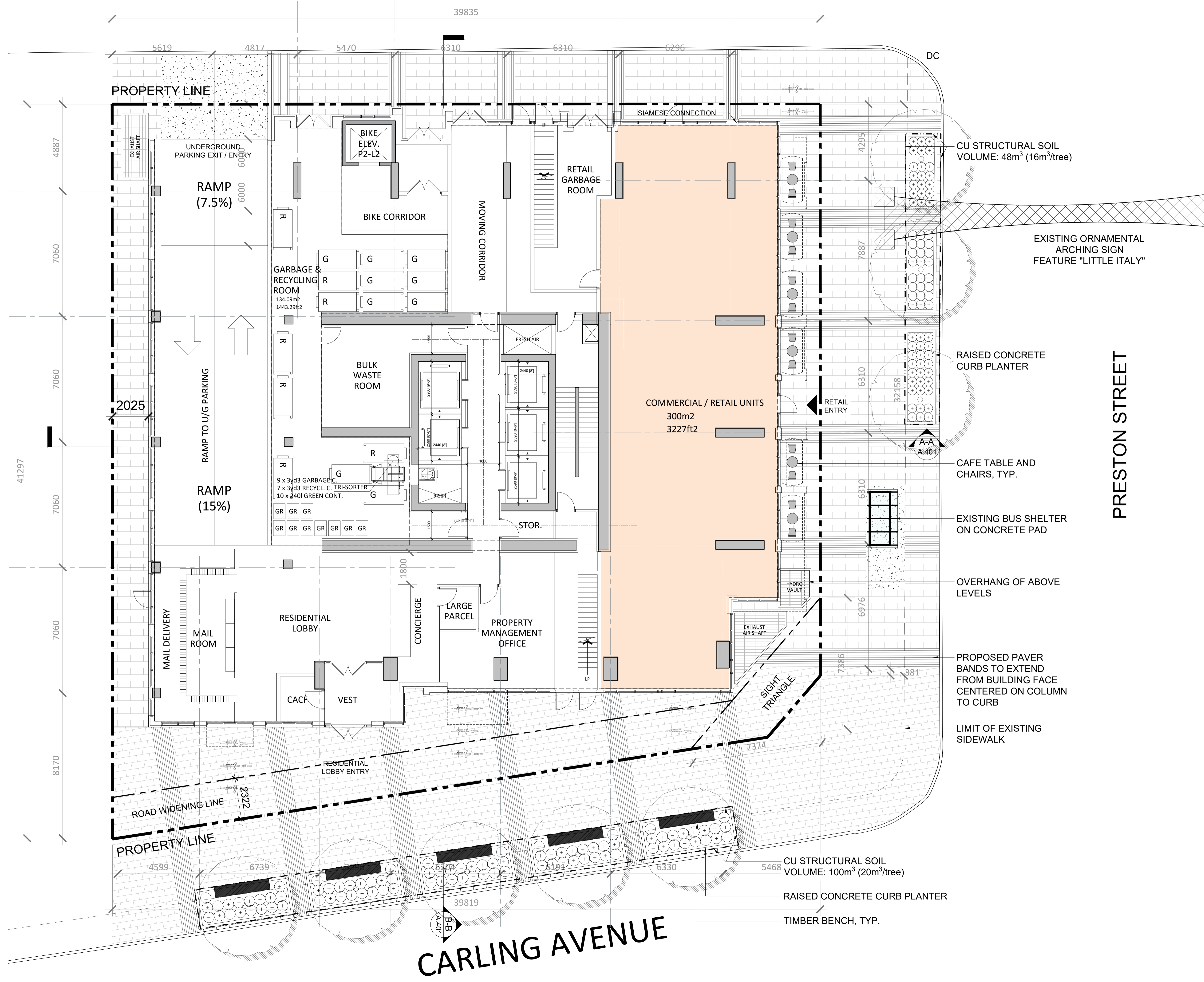
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

P1 PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

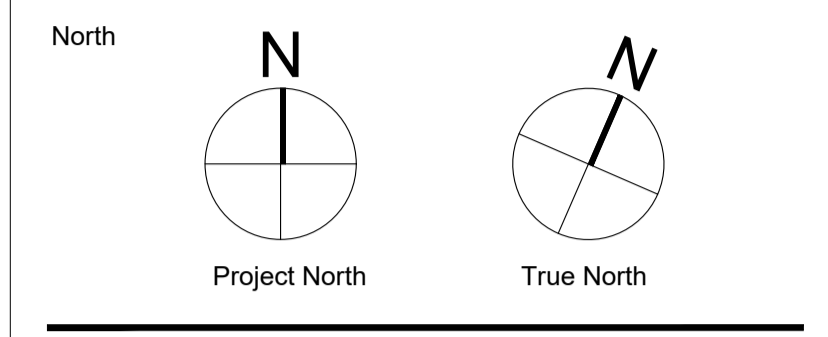
Drawing No.: Revision:

A.203



General Notes:

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

GROUND FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

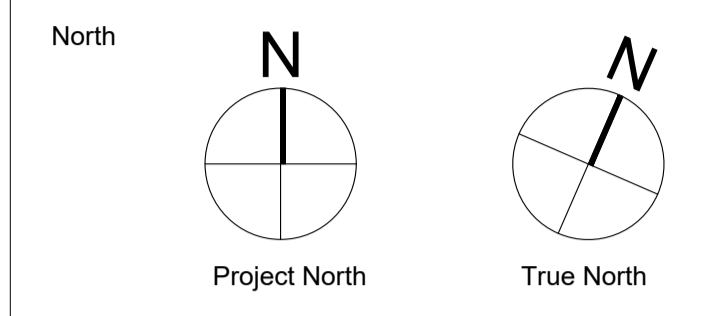
Drawing No.: Revision:
A.301



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft²

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

2ND FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

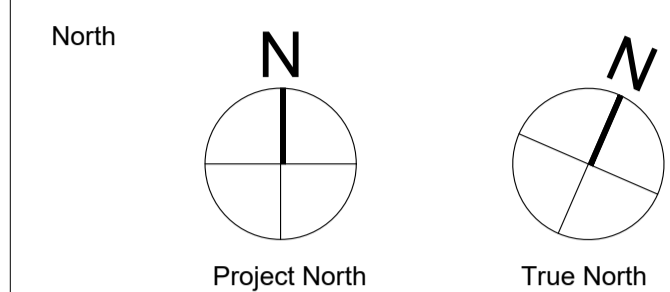
Drawing No.: A.302
 Revision:



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

3RD FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.303



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

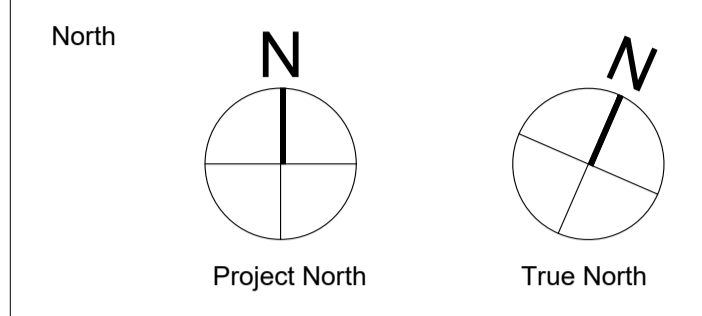
UNIT MIX

STUDIO	X 48
1BR	X 264
2BR	X 168
3BR	X 23
TOTAL	503 UNITS

NET SALEABLE AREA
318,493 ft²

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PROJECT TEAM

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

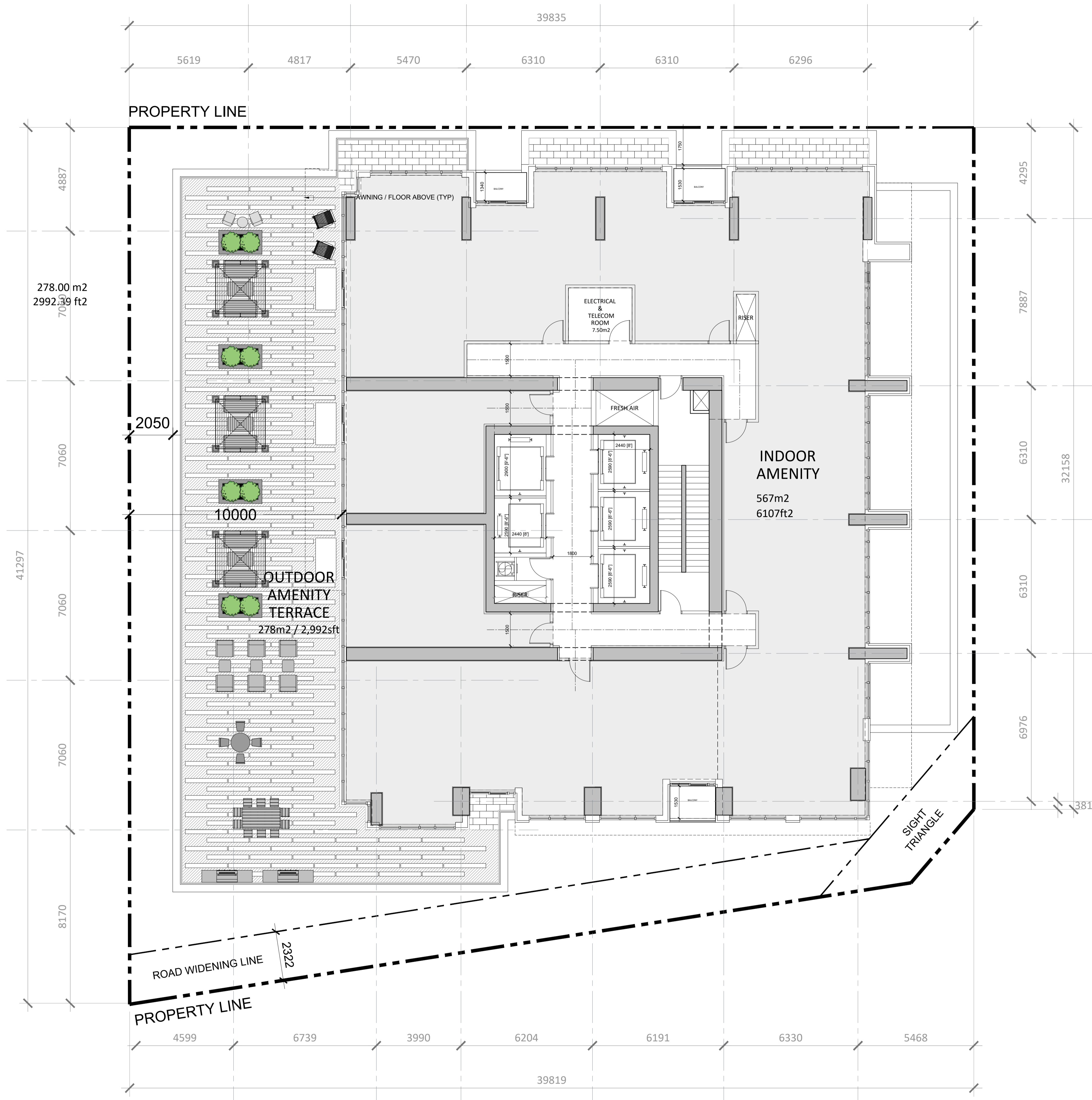
Architect of Record:
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TEL 416 929 4901
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Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

4TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: OCTOBER 18, 2024
Drawn by: HPA

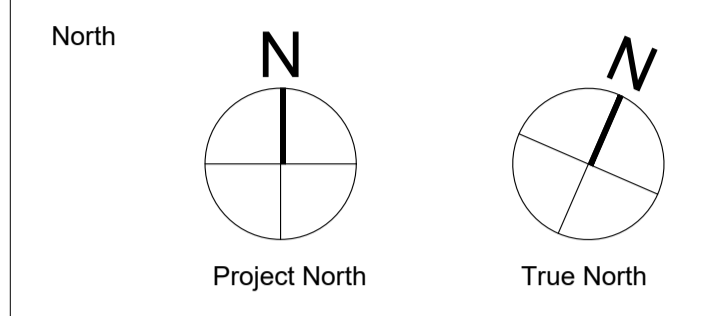
Drawing No.: Revision:
A.304



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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 Toronto, Canada M4M 2S1
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 info@hp-arch.com
 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

5TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: A.305
 Revision:

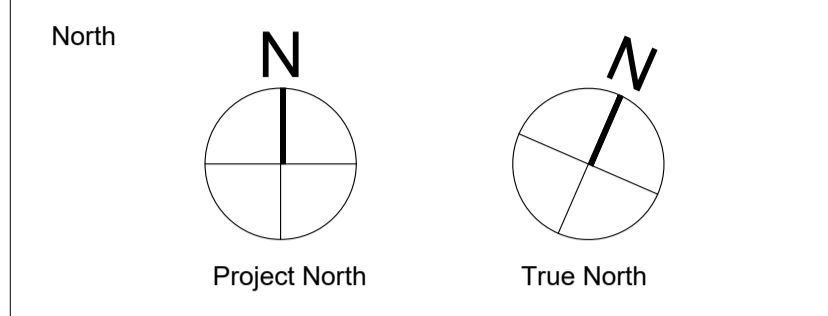


GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

6TH-29TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

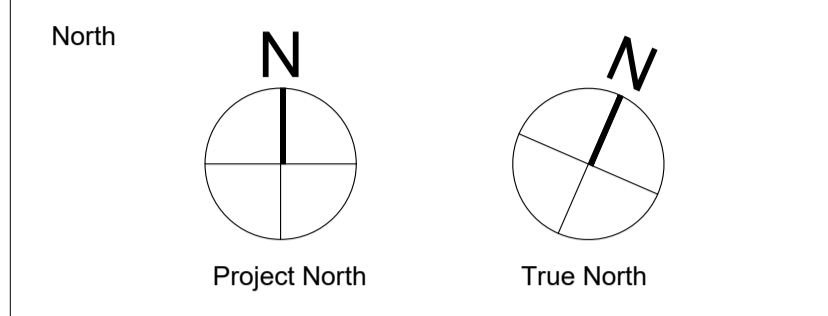
Drawing No.: A.306
 Revision:



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
TOTAL 503 UNITS
NET SALEABLE AREA
 318,493 ft²

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

30TH-40TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

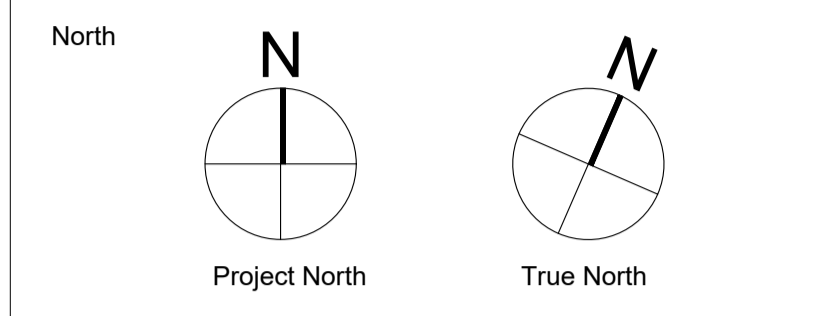
Drawing No.: **A.307** Revision:



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
TOTAL 503 UNITS
NET SALEABLE AREA
 318,493 ft²

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
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3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

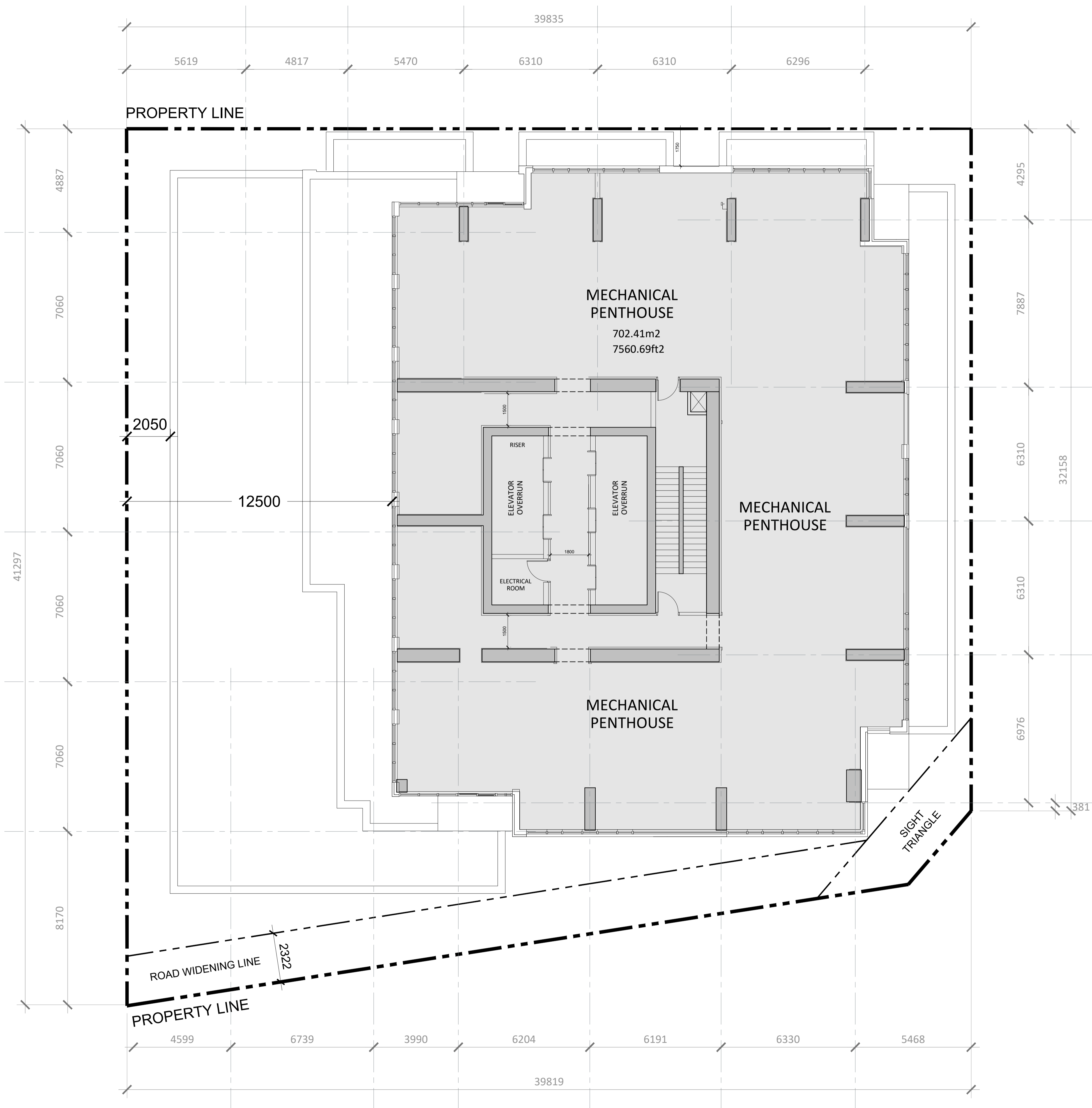
Architect of Record:
HARIRI PONTARINI ARCHITECTS
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 TEL 416 929 4901
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 info@hp-arch.com
 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

41ST FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

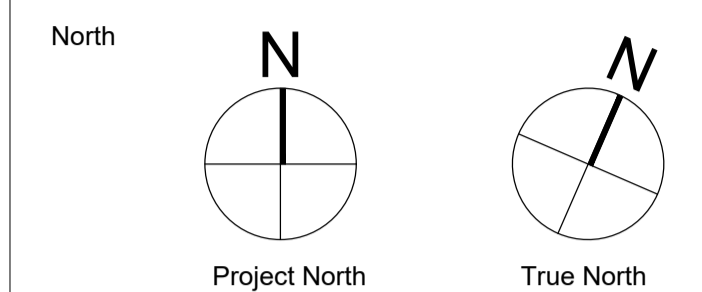
Drawing No.: **A.308** Revision:



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

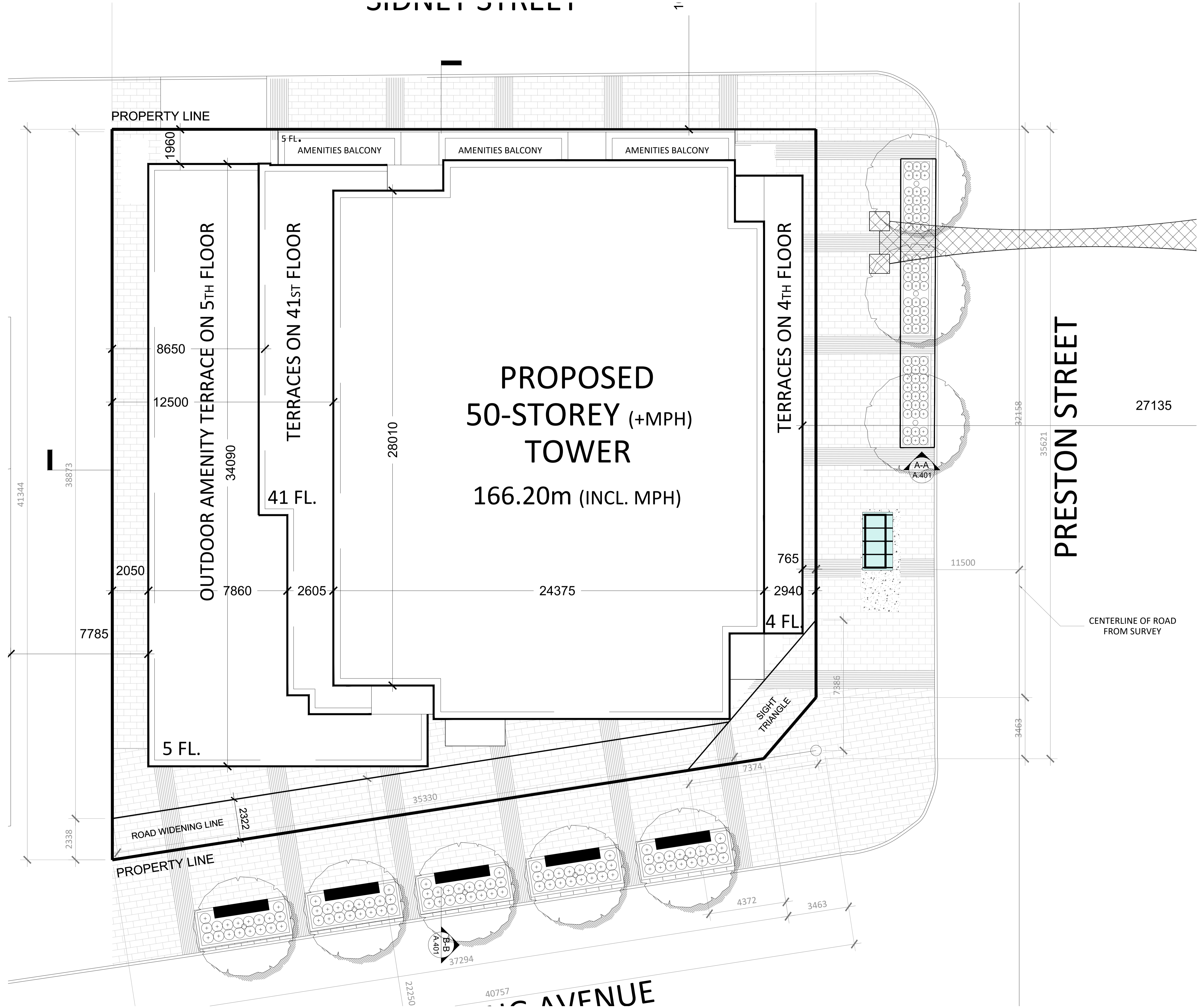
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

42ND-50TH FLOOR PLAN

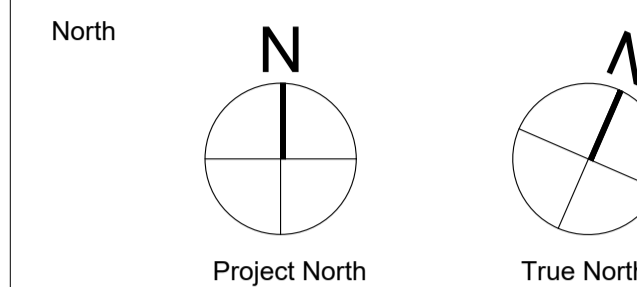
Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:
A.310



General Notes:

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
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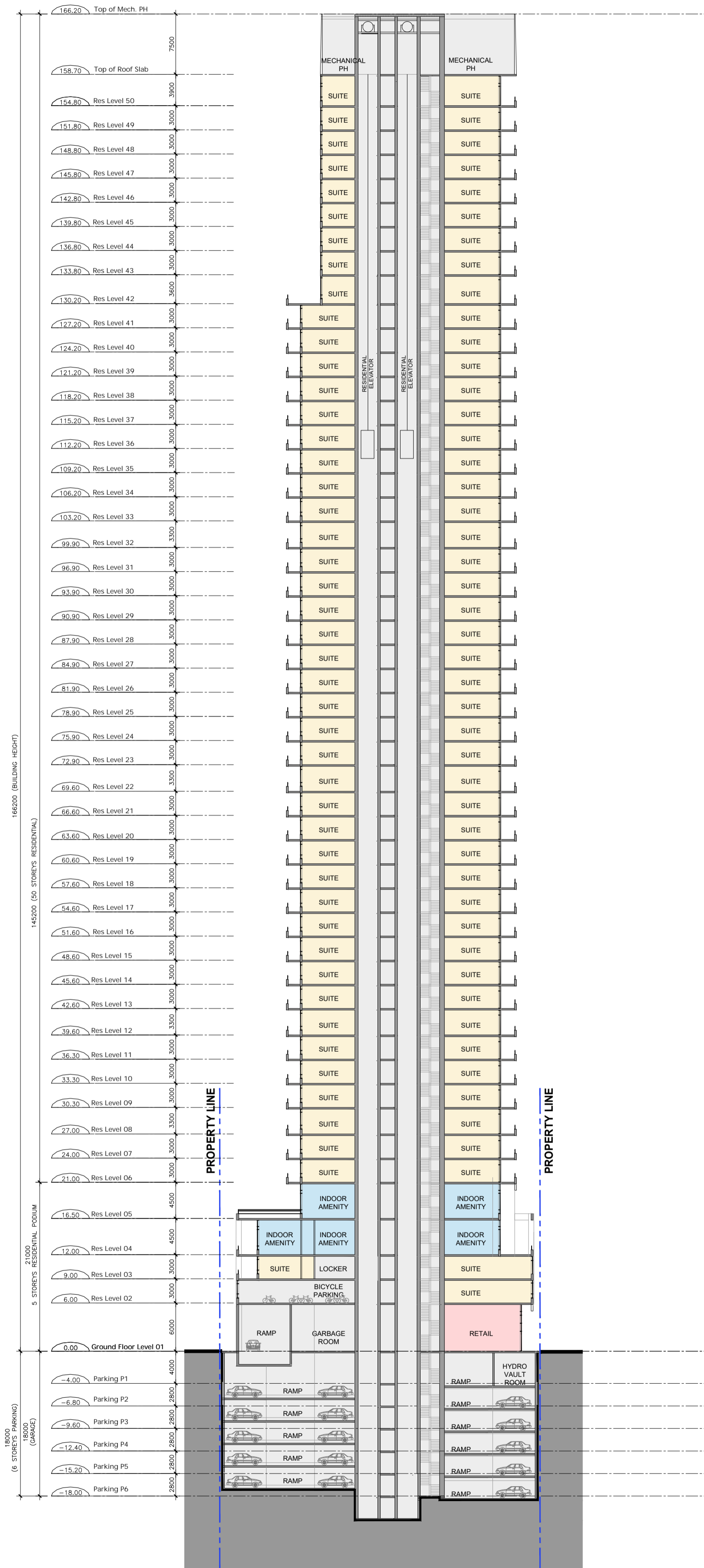
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

ROOF PLAN

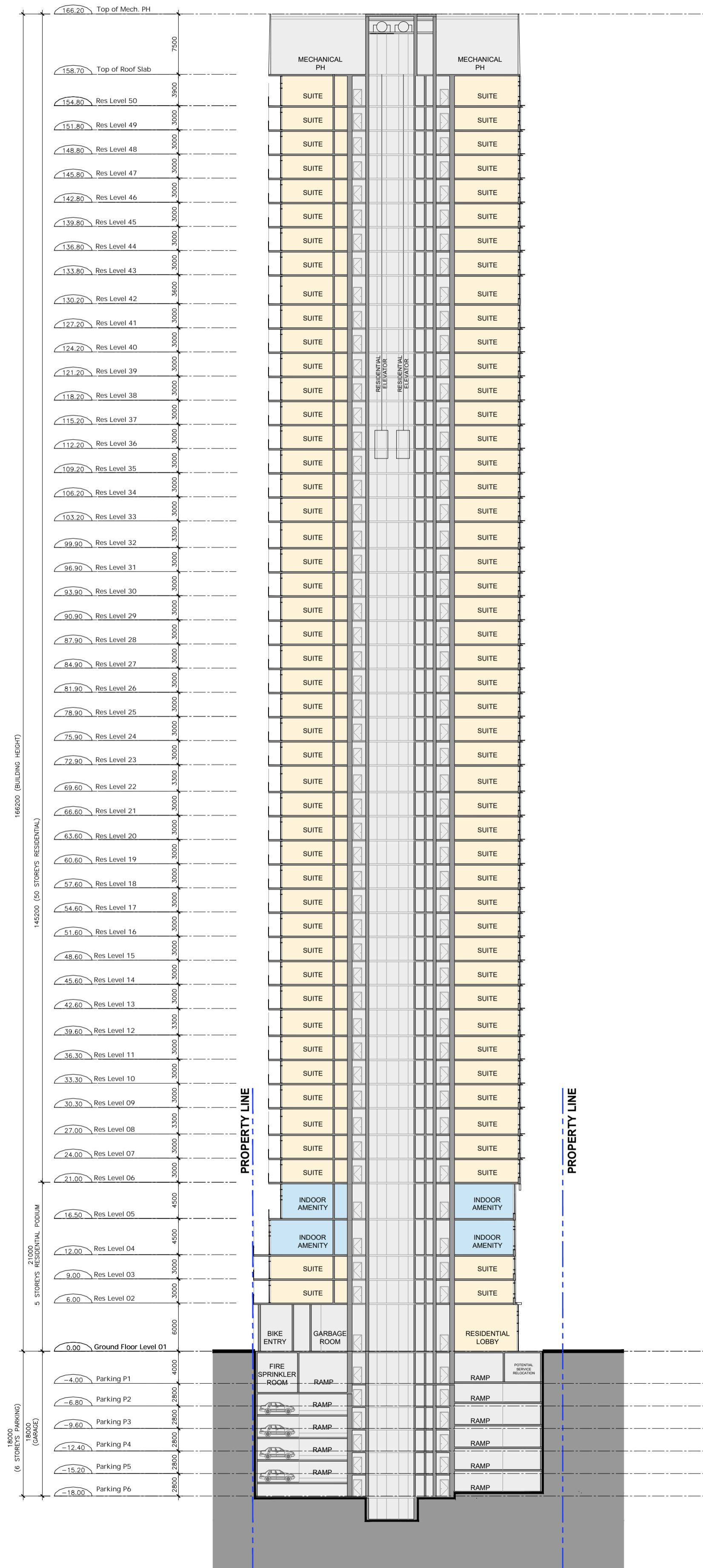
Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.311

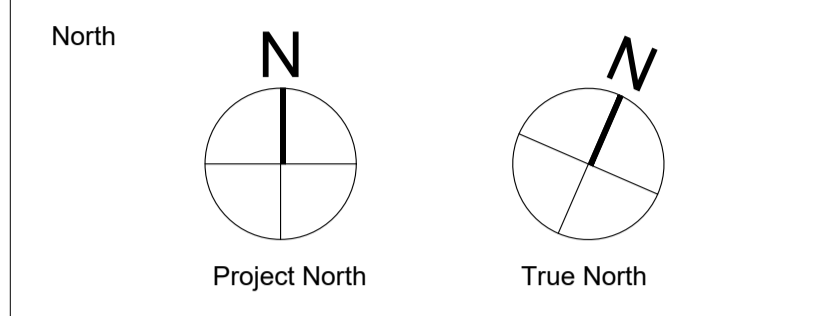


SECTION A-A



SECTION B-B

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PROJECT TEAM
 CLIENT: CLARIDGE HOMES
 ARCHITECT: HARIRI PONTARINI ARCHITECTS
 LANDSCAPE: JAMES B. LENNOX + ASSOCIATES
 PLANNING: FOTENN PLANNING + DESIGN
 STRUCTURAL: GOODEVE STRUCTURAL INC.
 CIVIL/TRAFFIC: NOVATECH GROUP
 GEOTECH: PATERSON GROUP INC.
 WIND: GRADIENT WIND ENGINEERING
 SURVEYOR: ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
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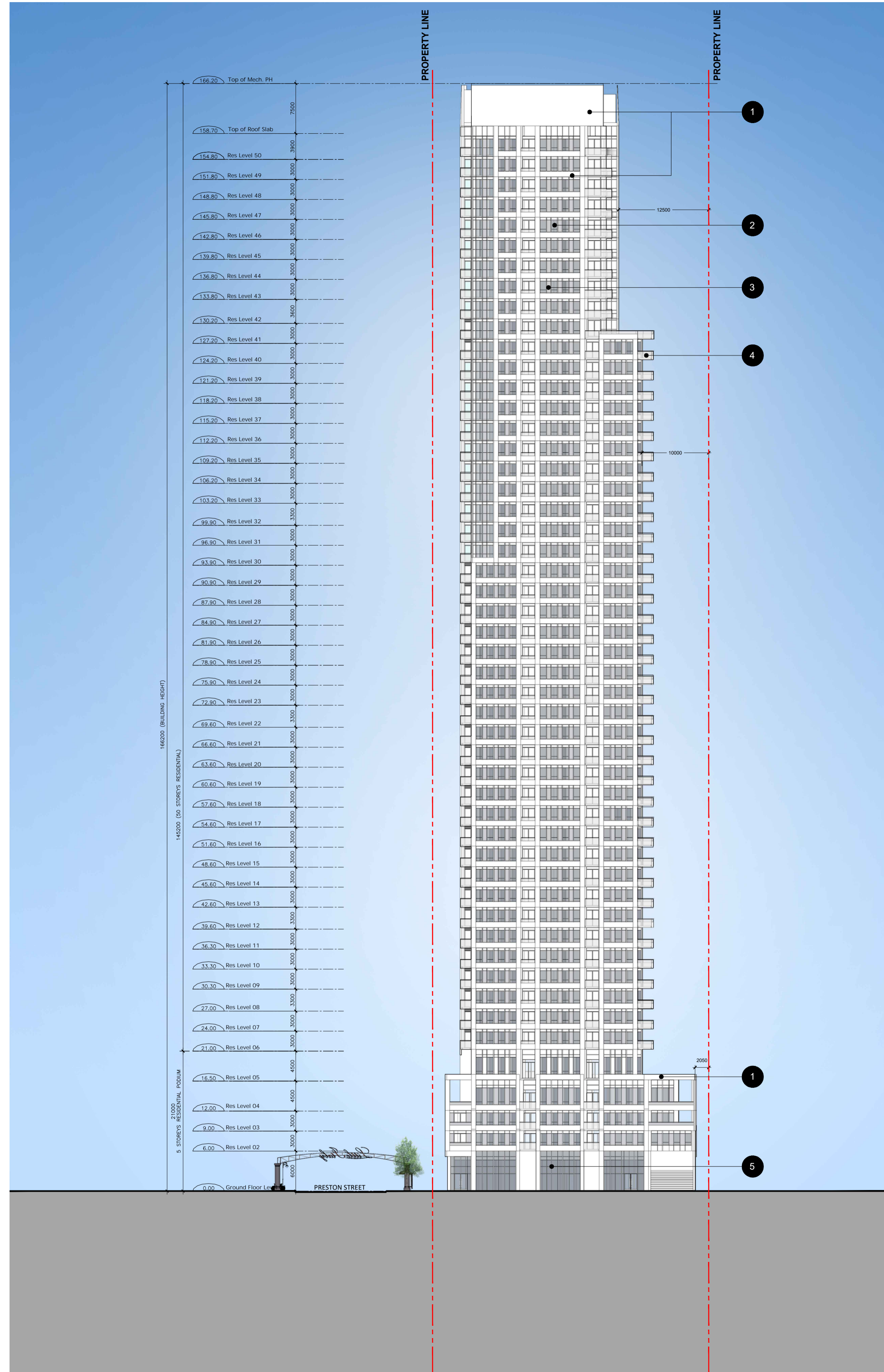
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

SECTIONS

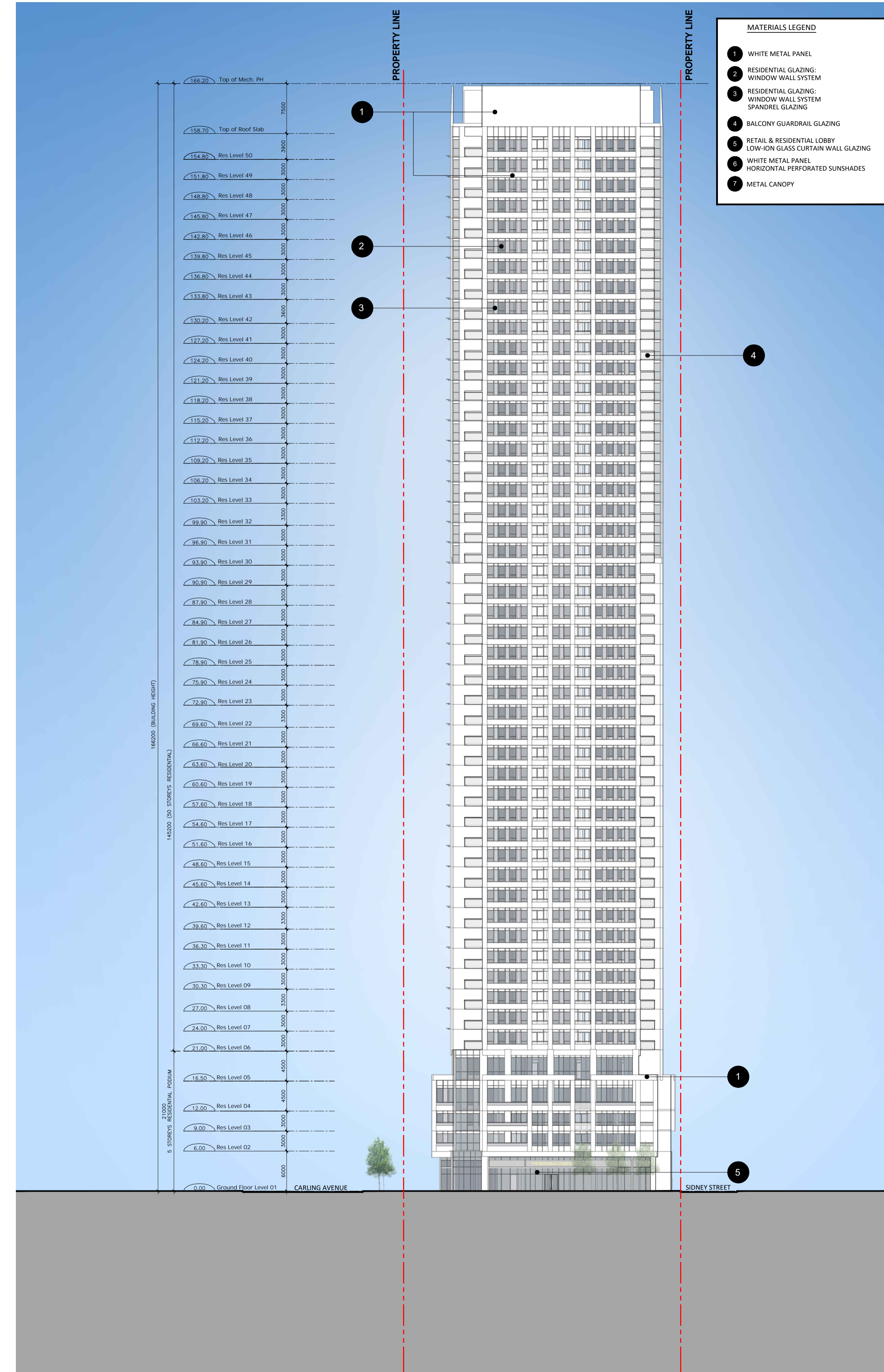
Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.401



NORTH (SIDNEY STREET) ELEVATION

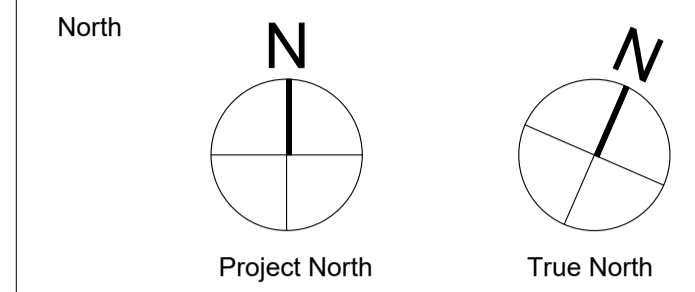


EAST (PRESTON STREET) ELEVATION

MATERIALS LEGEND	
1	WHITE METAL PANEL
2	RESIDENTIAL GLAZING: WINDOW WALL SYSTEM
3	RESIDENTIAL GLAZING: WINDOW WALL SYSTEM SPANDREL GLAZING
4	BALCONY GUARDRAIL GLAZING
5	RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING
6	WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES
7	METAL CANOPY

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PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
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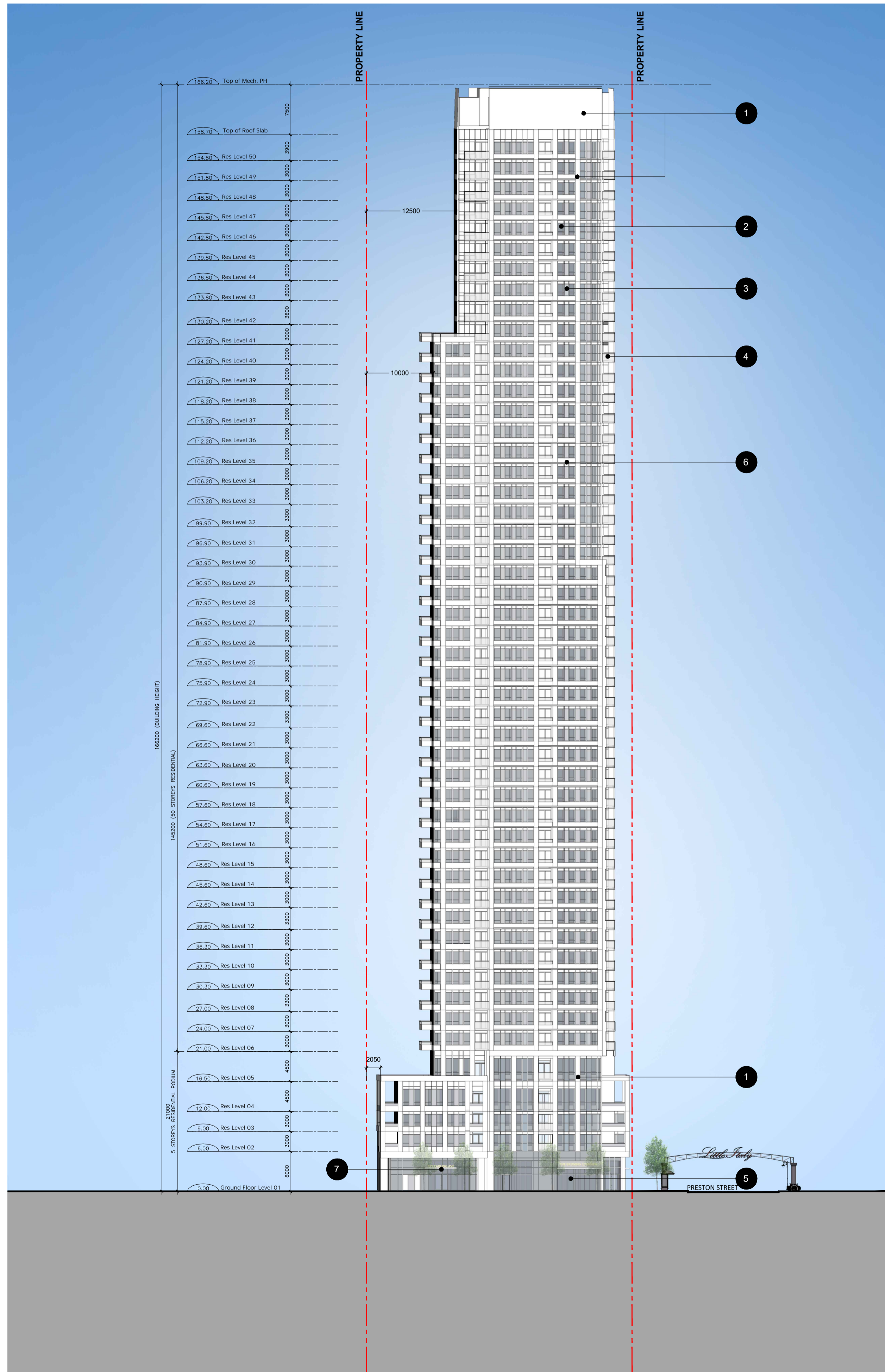
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

BUILDING ELEVATIONS
NORTH & EAST

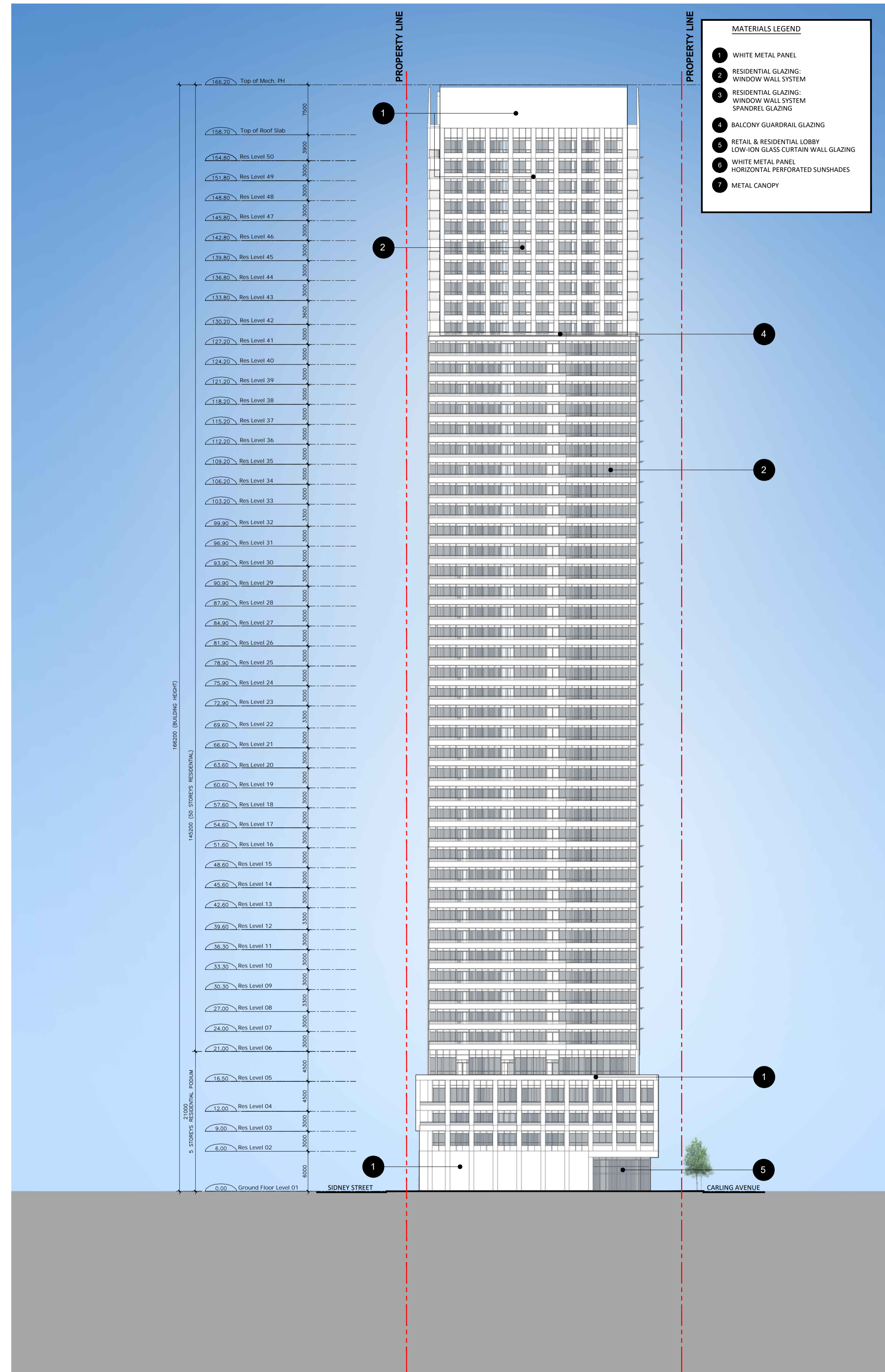
Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.501



SOUTH (CARLING AVENUE) ELEVATION

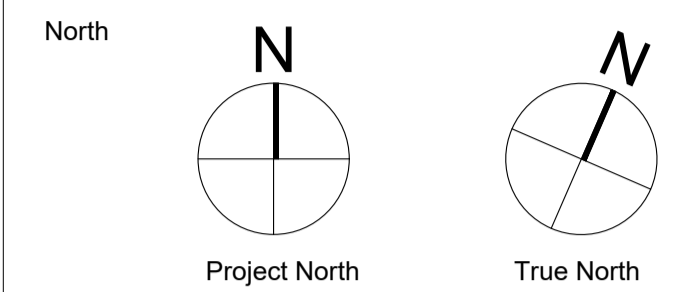


WEST ELEVATION

MATERIALS LEGEND	
1	WHITE METAL PANEL
2	RESIDENTIAL GLAZING WINDOW WALL SYSTEM
3	RESIDENTIAL GLAZING WINDOW WALL SYSTEM SPANDREL GLAZING
4	BALCONY GUARDRAIL GLAZING
5	RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING
6	WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES
7	METAL CANOPY

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CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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 hariripontarini.com



Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

BUILDING ELEVATIONS SOUTH & WEST

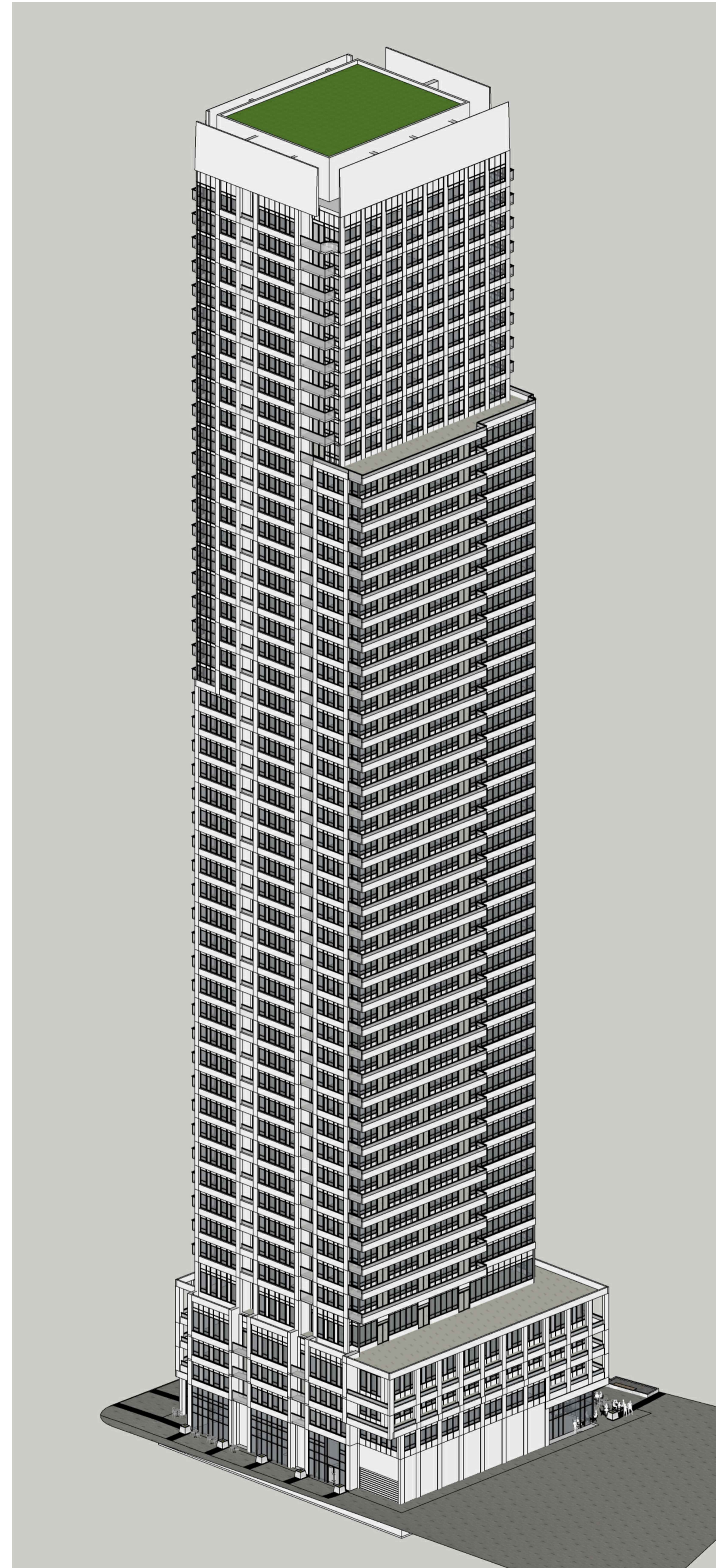
Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.502



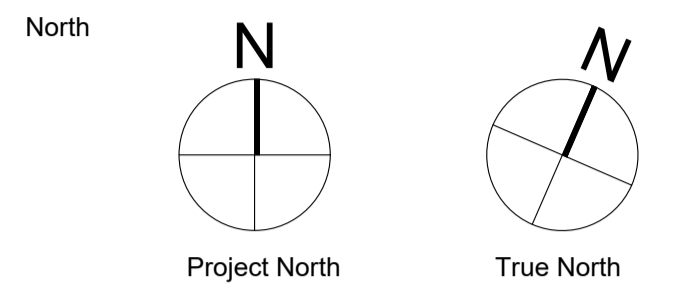
VIEW FROM NORTH-EAST



VIEW FROM NORTH-WEST

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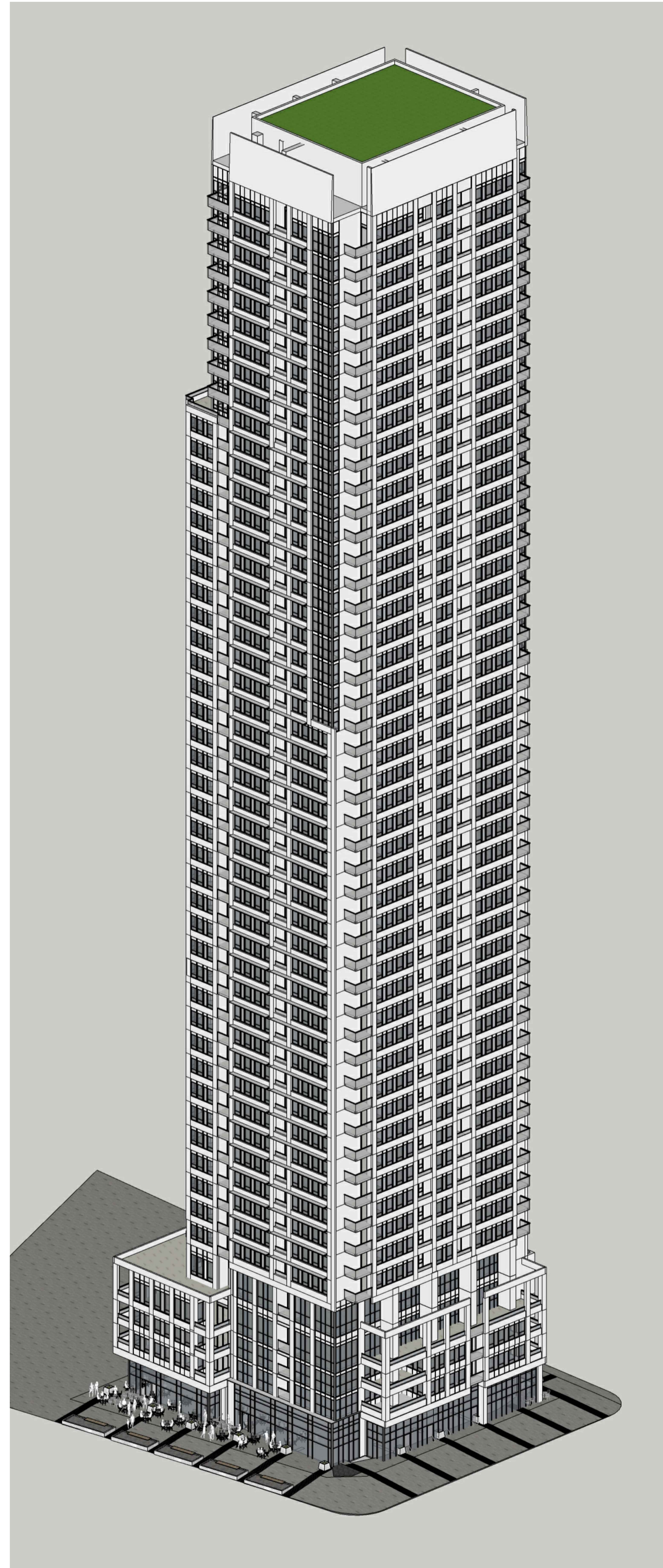
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

AXONOMETRIC VIEWS

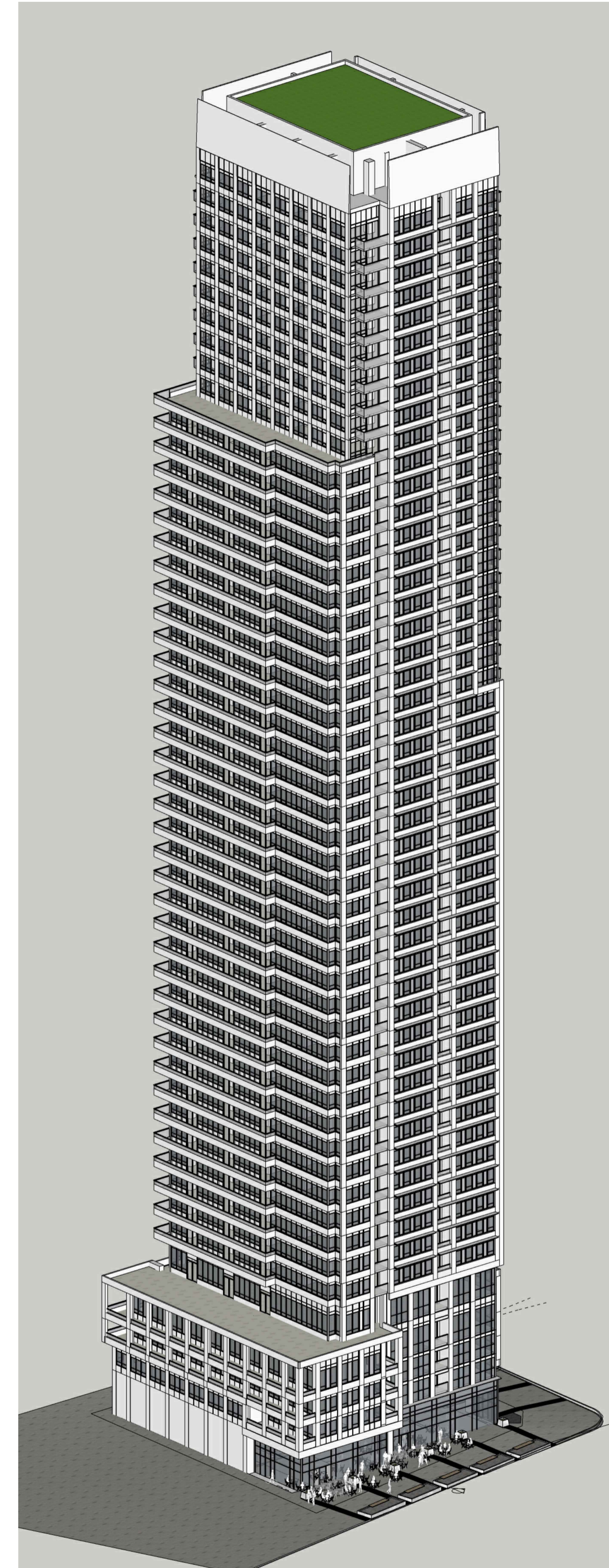
Project number: 2030
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 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.601



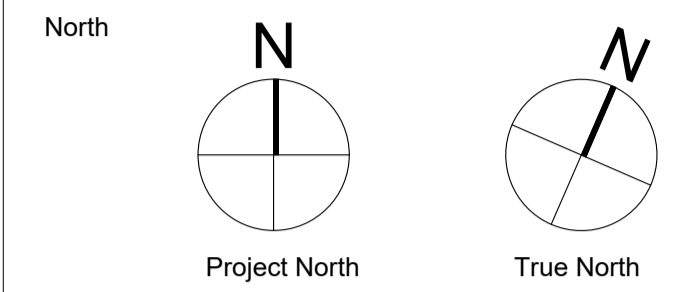
VIEW FROM SOUTH-EAST



VIEW FROM SOUTH-WEST

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
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STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
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Project Title:
829 CARLING AVENUE
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 OTTAWA, ON

AXONOMETRIC VIEWS

Project number: 2030
 Scale: N/A
 Date: OCTOBER 18, 2024
 Drawn by: HPA

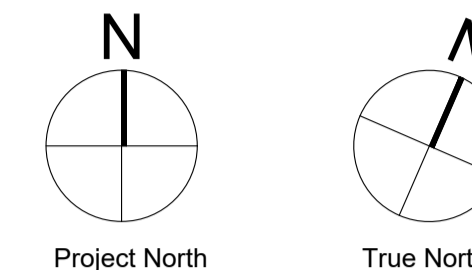
Drawing No.: Revision:

A.602

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North



PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
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Project Title:
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 OTTAWA, ON

AXONOMETRIC VIEWS

Project number: 2030
 Scale: N/A
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.603



VIEW FROM SOUTH (CARLING AVE)



VIEW FROM SOUTH-EAST