

**MIXED-USE DEVELOPMENT:**

# **829 CARLING AVENUE**

**OTTAWA, ON**

**ZBA/OPA/SPA SUBMISSION**

**MARCH 24<sup>TH</sup>, 2023**

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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 (INCLUDING ROAD WIDENING) |            |             |               |
| 1,519 m2                       | 16,350 ft2 | 0.375 ACRES | 0.152 HECTARS |
| SITE (EXCLUDING ROAD WIDENING) |            |             |               |
| 1,417 m2                       | 15,253 ft2 | 0.350 ACRES | 0.142 HECTARS |

| BUILDING HEIGHT      |          |
|----------------------|----------|
| TOWER HEIGHT         | 129.30 m |
| HEIGHT INCLUDING MPH | 136.80 m |

| FLOOR SPACE INDEX (FSI)                          |                              |
|--|------------------------------|
| FSI = TOTAL GFA / LOT AREA (INCL. ROAD WIDENING) | 23,320 m2 / 1,519 m2 = 15.35 |

| BUILDING GFA SUMMARY |             |             |
|----------------------|-------------|-------------|
| TOTAL RESID. GFA     | 22,983.0 m2 | 247,394 ft2 |
| TOTAL RETAIL GFA     | 337.0 m2    | 3,628 ft2   |
| TOTAL GFA            | 23,320.0 m2 | 251,022 ft2 |

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

| INDOOR/OUTDOOR AMENITY SUMMARY          |          |
|---|----------|
| REQ'D. TOTAL AMENITY SPACE (6m2 / UNIT) | 2,376 m2 |
| REQ'D. COMMUNAL AMENITY SPACE           | 1,188 m2 |
| PROVIDED COMMUNAL AMENITY SPACE         | 1,199 m2 |

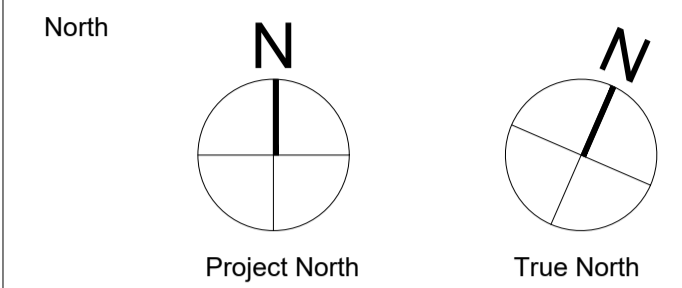
| PROP. VEHICULAR PARK. BREAKDOWN |             |    |            |    |             |
|---------------------------------|-------------|----|------------|----|-------------|
|                                 | RESIDENTIAL |    | VISITOR    |    | LEVEL COUNT |
|                                 | TYP. STALL  | AC | TYP. STALL | AC |             |
| P1                              | -           | -  | 18         | -  | 18          |
| P2                              | 17          | -  | 11         | 1  | 29          |
| P3                              | 28          | 1  | -          | -  | 29          |
| P4                              | 29          | 1  | -          | -  | 30          |
| P5                              | 29          | 1  | -          | -  | 30          |
| P6                              | 29          | 1  | -          | -  | 30          |
| P7                              | 29          | 1  | -          | -  | 30          |
| T.                              | 161         | 5  | 29         | 1  | 196         |

| PROP. BICYCLE PARK. BREAKDOWN |              |           |             |
|-------------------------------|--------------|-----------|-------------|
|                               | PARKING TYPE |           | LEVEL COUNT |
|                               | SHORT-TERM   | LONG-TERM |             |
| 2ND                           | 22           | 170       | 192         |
| GF                            | 8            | -         | 8           |
| T.                            | 30           | 170       | 200         |

| SITE AREA SUMMARY (AS PER CITY OF OTTAWA BY-LAW 2008-326) |  |        |   |       |                       |       |                          |        |                            |       |                       |
|---|--|--------|---|-------|-----------------------|-------|--------------------------|--------|----------------------------|-------|-----------------------|
| LEVEL   | TOTAL FLOOR AREA<br>(AS PER ZONING BY-LAW 2008-326; MEASURED FROM INSIDE FACE OF EXTERIOR WALLS) |        | GFA DEDUCTIONS<br>(AS PER ZONING BY-LAW 2008-326) |       |                       |       |                          |        | GROSS FLOOR AREA<br>(GFA)  |       |                       |
|   | m2   | ft2    | RESIDENTIAL                                       |       | INDOOR AMENITY        |       | PARKING (CARS & BIKES)   |        | RESIDENTIAL                |       | RETAIL                |
|   |  |        | m2  | ft2   | m2                    | ft2   | m2                       | ft2    | m2                         | ft2   | m2                    |
| MPH   | 679.5  | 7,314  | 679.5   | 7,314 | -                     | -     | -                        | -      | -                          | -     | -                     |
| 40th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 39th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 38th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 37th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 36th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 35th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 34th FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 33rd FLOOR  | 637.1  | 6,858  | 126.0   | 1,356 | -                     | -     | -                        | -      | 511.1                      | 5,502 | -                     |
| 32nd FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 31st FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 30th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 29th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 28th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 27th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 26th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 25th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 24th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 23rd FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 22nd FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 21st FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 20th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 19th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 18th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 17th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 16th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 15th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 14th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 13th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 12th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 11th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 10th FLOOR  | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 9th FLOOR   | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 8th FLOOR   | 738.8  | 7,952  | 143.3   | 1,542 | -                     | -     | -                        | -      | 595.5                      | 6,410 | -                     |
| 7th FLOOR   | 682.7  | 7,349  | 123.1   | 1,325 | 559.6                 | 6,023 | -                        | -      | -                          | -     | -                     |
| 6th FLOOR   | 968.6  | 10,426 | 140.7   | 1,515 | 209.8                 | 2,258 | -                        | -      | 618.1                      | 6,653 | -                     |
| 5th FLOOR   | 1,069.3  | 11,510 | 144.1   | 1,551 | -                     | -     | -                        | -      | 925.2                      | 9,959 | -                     |
| 4th FLOOR   | 1,066.9  | 11,484 | 144.1   | 1,551 | -                     | -     | -                        | -      | 922.8                      | 9,933 | -                     |
| 3rd FLOOR   | 1,064.7  | 11,460 | 144.1   | 1,551 | -                     | -     | -                        | -      | 920.6                      | 9,909 | -                     |
| 2nd FLOOR   | 1,133.2  | 12,198 | 145.5   | 1,566 | -                     | -     | 367.7                    | 3,958  | 620.0                      | 6,674 | -                     |
| GR. FLOOR   | 1,073.9  | 11,559 | 736.9   | 7,932 | -                     | -     | -                        | -      | -                          | -     | 337.0                 |
| P1  | 1,336.5  | 14,386 | 394.0   | 4,241 | -                     | -     | 942.5                    | 10,145 | -                          | -     | -                     |
| P2  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| P3  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| P4  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| P5  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| P6  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| P7  | 1,336.5  | 14,386 | 169.7   | 1,826 | -                     | -     | 1,166.8                  | 12,560 | -                          | -     | -                     |
| SUB-TOTAL   | 40,661.1 m2<br>437,666 ft2   |        | 8,260.7 m2<br>88,900 ft2                          |       | 769.4 m2<br>8,281 ft2 |       | 8,311.0 m2<br>89,463 ft2 |        | 22,983.0 m2<br>247,394 ft2 |       | 337.0 m2<br>3,628 ft2 |
| TOTAL   |  |        | 17,341.1 m2<br>186,644 ft2                        |       |                       |       |                          |        | 23,320.0 m2<br>251,022 ft2 |       |                       |
|   | GCA  |        | GFA DEDUCTIONS                                    |       |                       |       | GFA                      |        |                            |       |                       |

| RESIDENTIAL UNIT BREAKDOWN |        |        |        |       |       |
|----------------------------|--------|--------|--------|-------|-------|
| FLOOR                      | B./ST. | 1BR    | 2BR    | 3BR   | TOTAL |
| 40th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 39th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 38th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 37th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 36th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 35th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 34th FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 33rd FLOOR                 | -      | 4      | 2      | 2     | 8     |
| 32nd FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 31st FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 30th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 29th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 28th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 27th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 26th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 25th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 24th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 23rd FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 22nd FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 21st FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 20th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 19th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 18th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 17th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 16th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 15th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 14th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 13th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 12th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 11th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 10th FLOOR                 | 1      | 6      | 4      | -     | 11    |
| 9th FLOOR                  | 1      | 6      | 4      | -     | 11    |
| 8th FLOOR                  | 1      | 6      | 4      | -     | 11    |
| 7th FLOOR                  | -      | -      | -      | -     | -     |
| 6th FLOOR                  | -      | 4      | 4      | 1     | 9     |
| 5th FLOOR                  | -      | 3      | 8      | 2     | 13    |
| 4th FLOOR                  | -      | 3      | 8      | 2     | 13    |
| 3rd FLOOR                  | -      | 3      | 8      | 2     | 13    |
| 2nd FLOOR                  | -      | 2      | 5      | 2     | 9     |
| GR. FLOOR                  | -      | -      | -      | -     | -     |
| TOTAL                      | 25     | 197    | 149    | 25    | 396   |
| PROPOSED %                 | 6.3 %  | 49.8 % | 37.6 % | 6.3 % |       |
| TARGET %                   | 10.0 % | 45.0 % | 40.0 % | 5.0 % |       |

- General Notes:
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  - Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
  - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



| 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         |
|------|---|--------------|
| 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

### STATISTICS

Project number: 2030  
 Scale: N/A  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

# A.001



AERIAL VIEW FROM NORTH-EAST (LOOKING SOUTH-WEST)

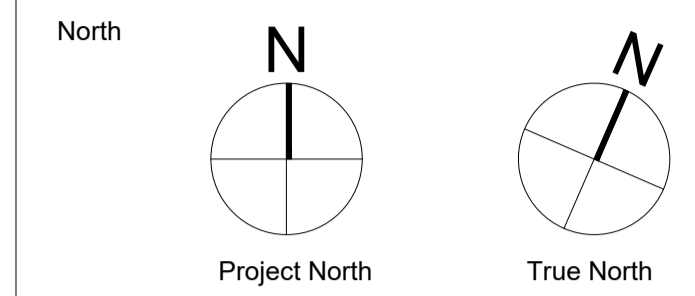


VIEW LOOKING NORTH FROM DOW'S LAKE



VIEW FROM CARLING AVENUE (LOOKING WEST)

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PROJECT TEAM

|               |                                  |
|---------------|----------------------------------|
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| SURVEYOR      | ANNIS O'SULLIVAN, VOLLEBEKK LTD. |

| Rev. | Issue / Description                     | Date         |
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| 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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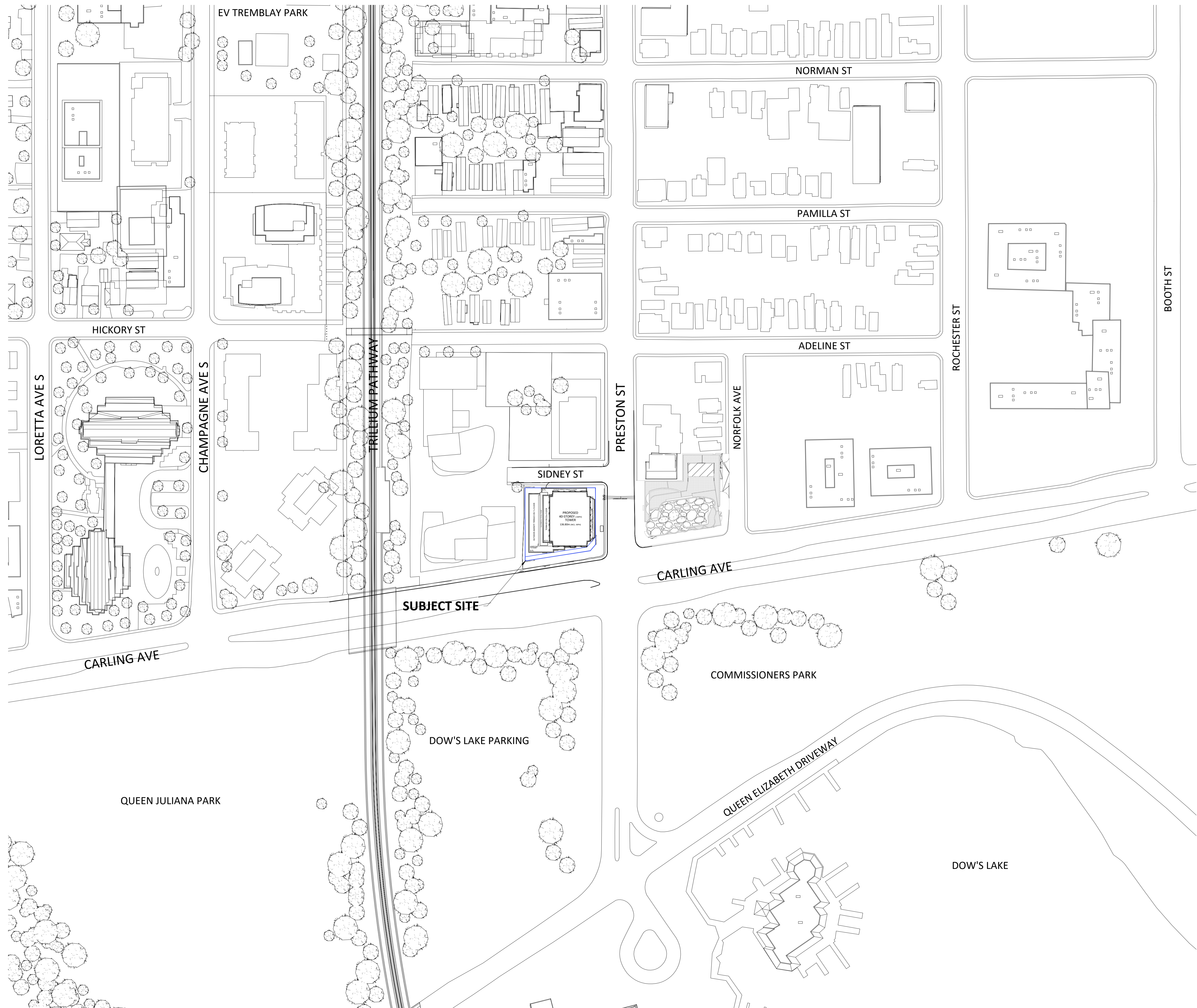
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 OTTAWA, ON

RENDERINGS

Project number: 2030  
 Scale: N/A  
 Date: MARCH 24, 2023  
 Drawn by: HPA

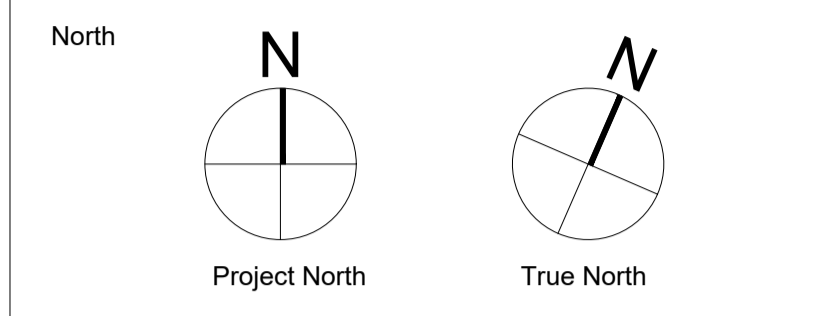
Drawing No.: Revision:

**A.002**



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

**CONTEXT PLAN**

Project number: 2030  
 Scale: 1 : 1000  
 Date: MARCH 24, 2023  
 Drawn by: HPA

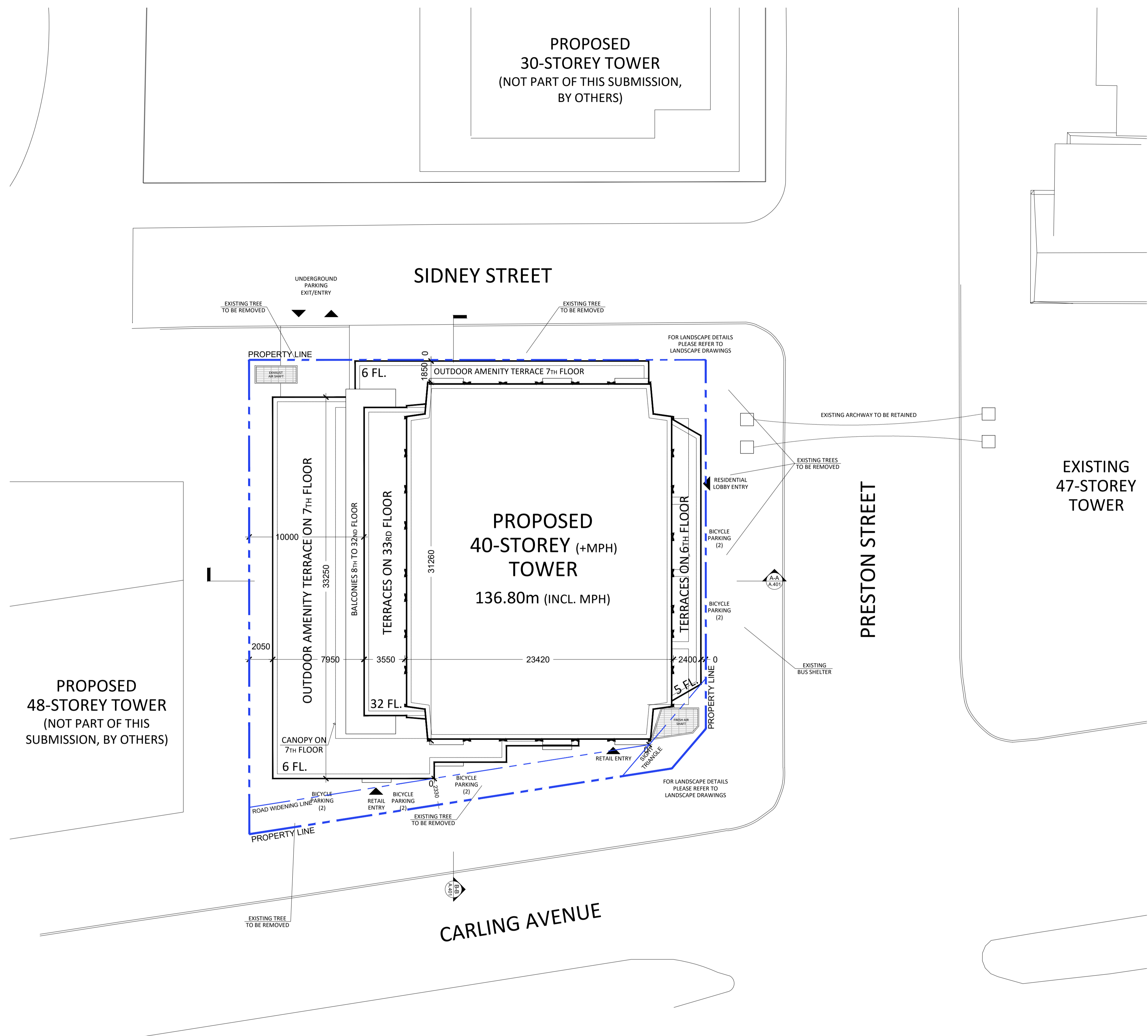
Drawing No.: **A.101**      Revision:

| DEVELOPMENT AREA SUMMARY           |          |            |
|------------------------------------|----------|------------|
| SITE AREA (INCL. ROAD WIDENING)    | 1,519 m2 | 16,350 ft2 |
| SITE AREA (EXCL. ROAD WIDENING)    | 1,417 m2 | 15,253 ft2 |
| FSI (LOT AREA INCL. ROAD WIDENING) | 15.35    |            |

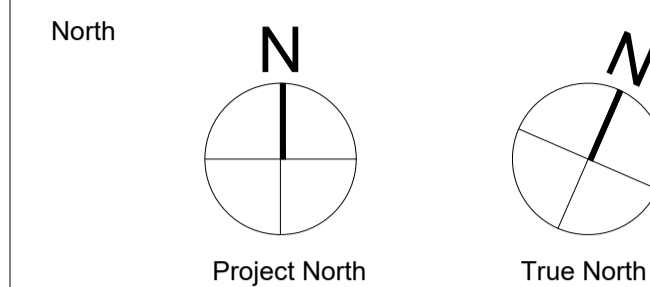
| DEVELOPMENT GFA SUMMARY |             |             |
|-------------------------|-------------|-------------|
| TOTAL RESID. GFA        | 22,983.0 m2 | 247,394 ft2 |
| TOTAL RETAIL GFA        | 337.0 m2    | 3,628 ft2   |
| TOTAL GFA               | 23,320.0 m2 | 251,022 ft2 |

| RESIDENTIAL UNIT BREAKDOWN |       |       |      |       |
|----------------------------|-------|-------|------|-------|
| B./ST.                     | 1BR   | 2BR   | 3BR  | TOTAL |
| 25                         | 197   | 149   | 25   | 396   |
| 6.3%                       | 49.8% | 37.6% | 6.3% | -     |

| ZONING TABLE                     |  |                             |            |
|----------------------------------|--|-----------------------------|------------|
| PROVISION                        | REQUIRED   | PROVIDED                    | COMPLIANCE |
| MIN. LOT AREA                    | NO MINIMUM   | 1,519 m2                    | ✓          |
| 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. MPH; 40 ST.) | ✗          |
| AMENITY AREA                     | MIN. 6m2/DU; 50% MUST BE COMMUNAL; 396x0.5=2,376m2 TOTAL AND 1,198m2 COMM.         | COMMUNAL: 1,199 m2          | ✓          |
| MINIMUM RESID. VEHICLE PARKING   | AREA Z: NO PARKING REQ'D.  | 166 SPACES                  | ✓          |
| MAXIMUM RESID. VEHICLE PARKING   | 1.75 SPACES / DU<br>396 x 1.75 = 693   | 166 SPACES                  | ✓          |
| MINIMUM VISITOR PARKING          | 0.1 SPACES / DU AFTER FIRST 12 DU, MAX. 30 SPACES REQUIRED                         | 30 SPACES                   | ✓          |
| MIN. COMMERCIAL VEHICLE PARKING  | AREA Z: NO PARKING REQ'D.  | 0 SPACES                    | ✓          |
| MIN. RESIDENTIAL BICYCLE PARKING | MIN. RESID. BICYCLE PARK. 0.5 SPACES / DU<br>396 x 0.5 = 198 SPACES                | 198 SPACES                  | ✓          |
| MIN. COMMERCIAL BICYCLE PARKING  | 1 / 250m2 GFA<br>335m2 = 1.34 (2 ROUNDED)  | 2 SPACES                    | ✓          |
| DRIVEWAY WIDTH                   | TWO-WAY FOR RESID.: 6.0m   | 6.0 m                       | ✓          |
| AISLE WIDTH                      | 90-DEGREE PARKING SPACES: 6.0m   | 6.0 m                       | ✓          |
| PARKING SPACE SIZE               | MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.4m x 4.6m)<br>196 x 40% = 79 SPACES | 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         |
|------|---|--------------|
| 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 |

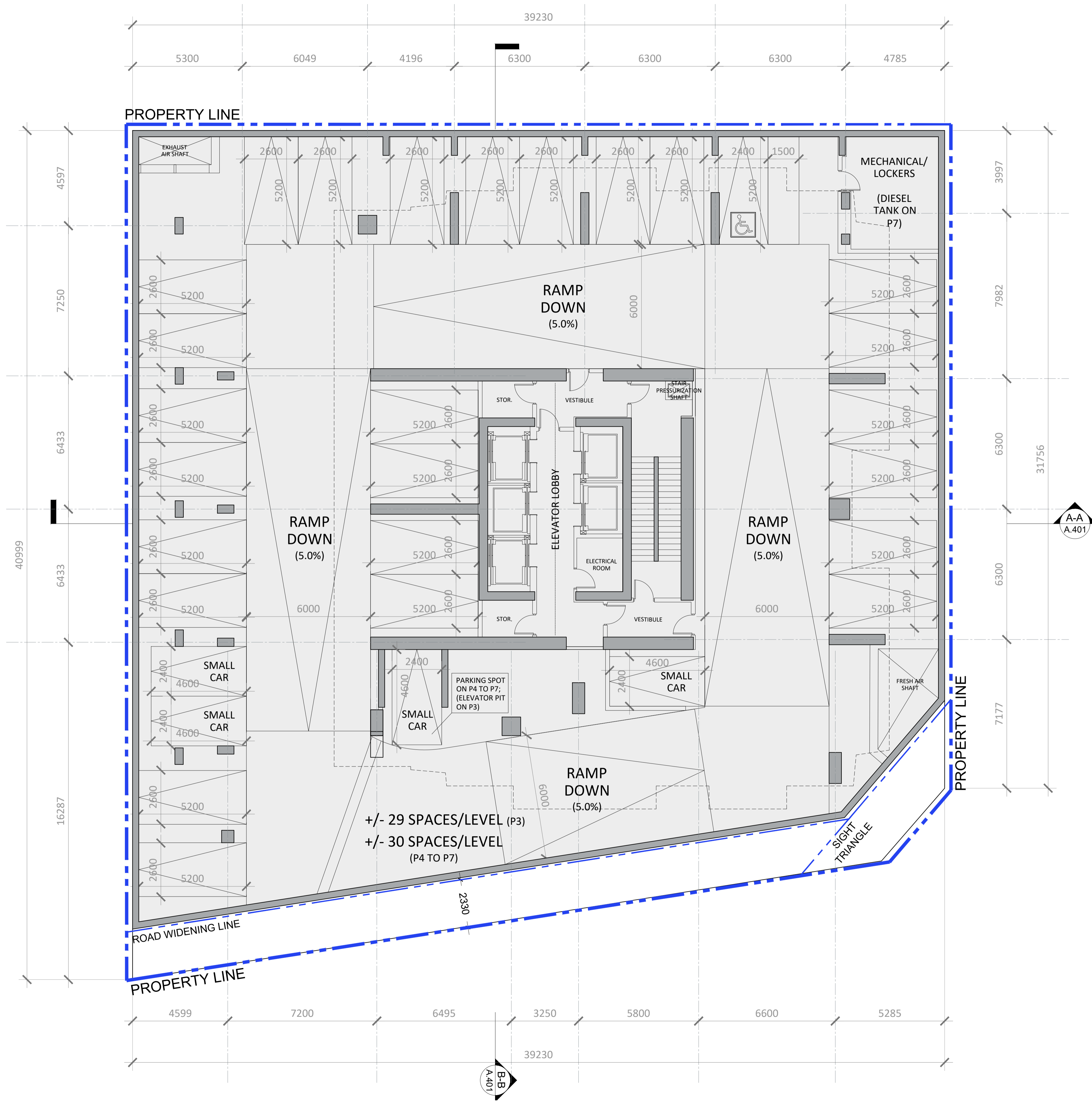
Architect of Record:  
**HARIRI PONTARINI ARCHITECTS**  
 235 Carlaw Avenue  
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 TEL 416 929 4901  
 FAX 416 929 8924  
 info@hp-arch.com  
 hariripontarini.com

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

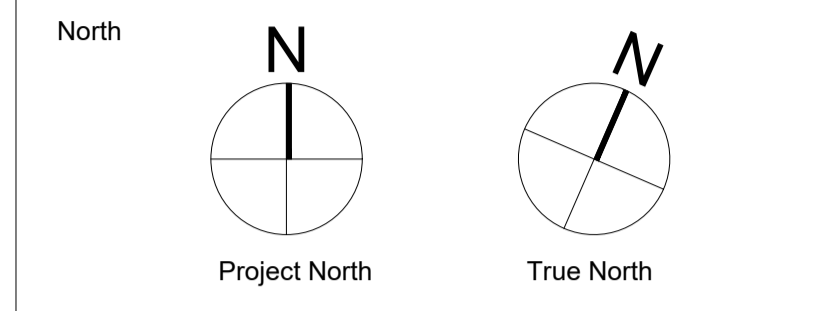
**SITE PLAN**

Project number: 2030  
 Scale: 1 : 200  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:



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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. |

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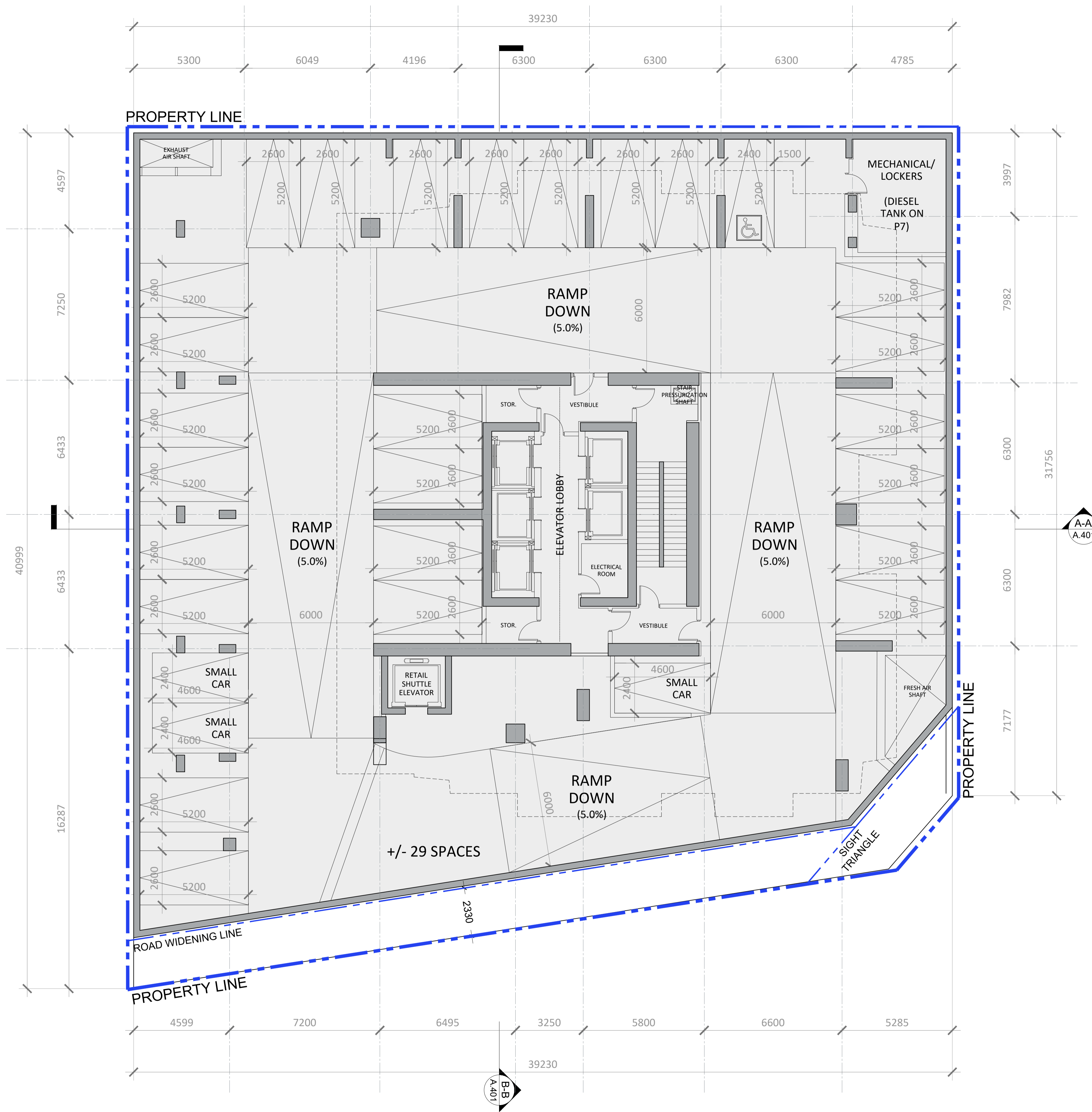
Architect of Record:  
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Project Title:  
**829 CARLING AVENUE**  
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 OTTAWA, ON

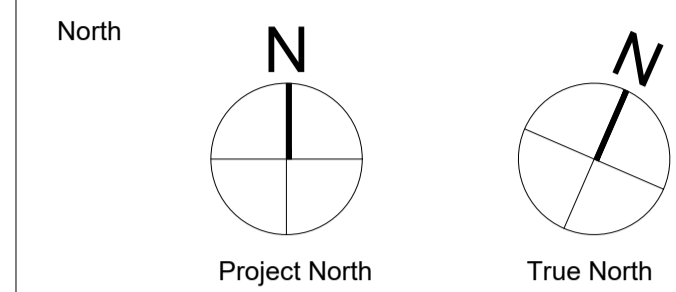
**P3 TO P7 PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: **A.201**      Revision:



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

P2 PLAN

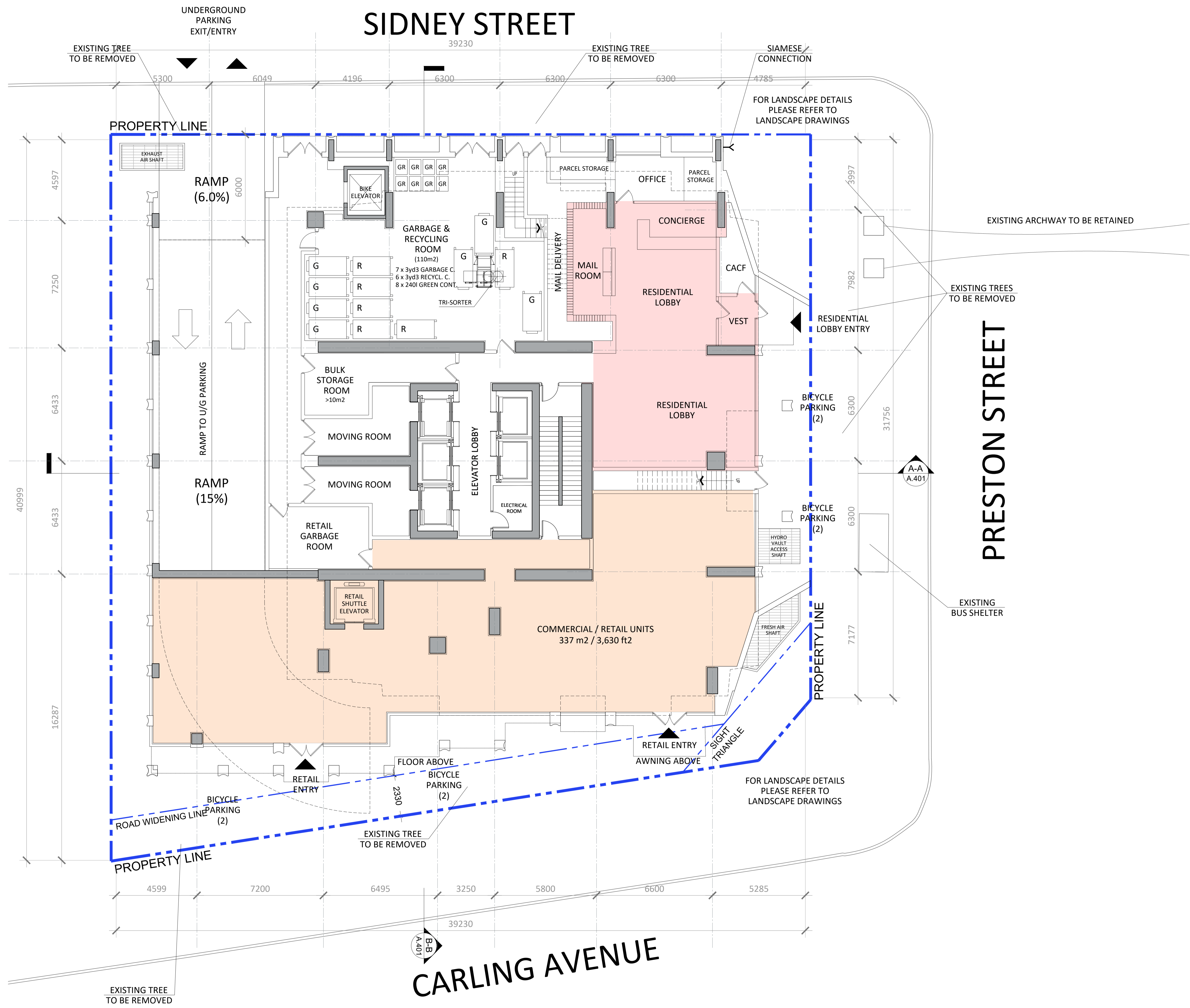
Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.202**

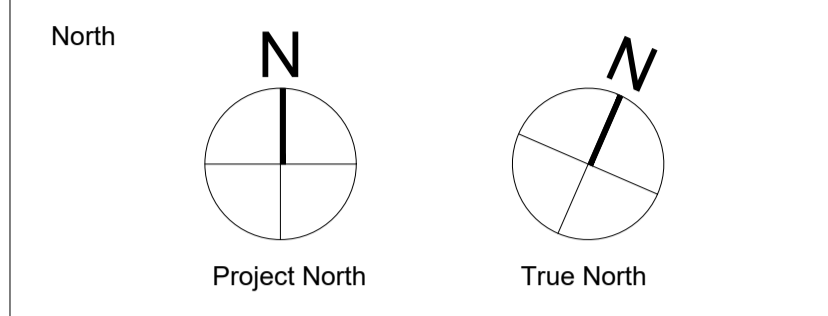






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| ARCHITECT     | HARIRI PONTARINI ARCHITECTS      |
| LANDSCAPE     | JAMES B. LENNOX + ASSOCIATES     |
| PLANNING      | FOTENN PLANNING + DESIGN         |
| STRUCTURAL    | GOODEVE STRUCTURAL INC.          |
| CIVIL/TRAFFIC | NOVATECH GROUP   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

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

**GROUND FLOOR PLAN**

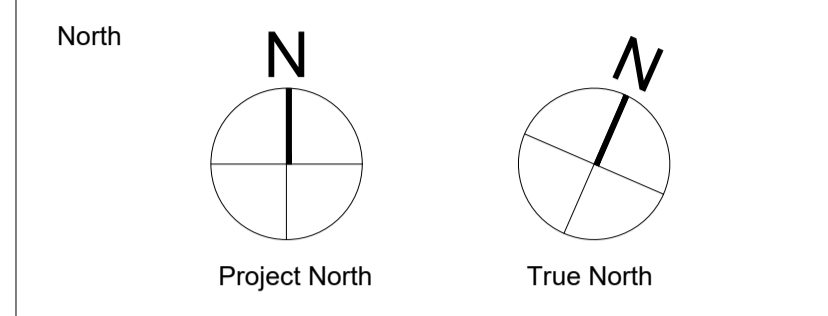
Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:  
**A.301**



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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         |
|------|---|--------------|
| 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 |

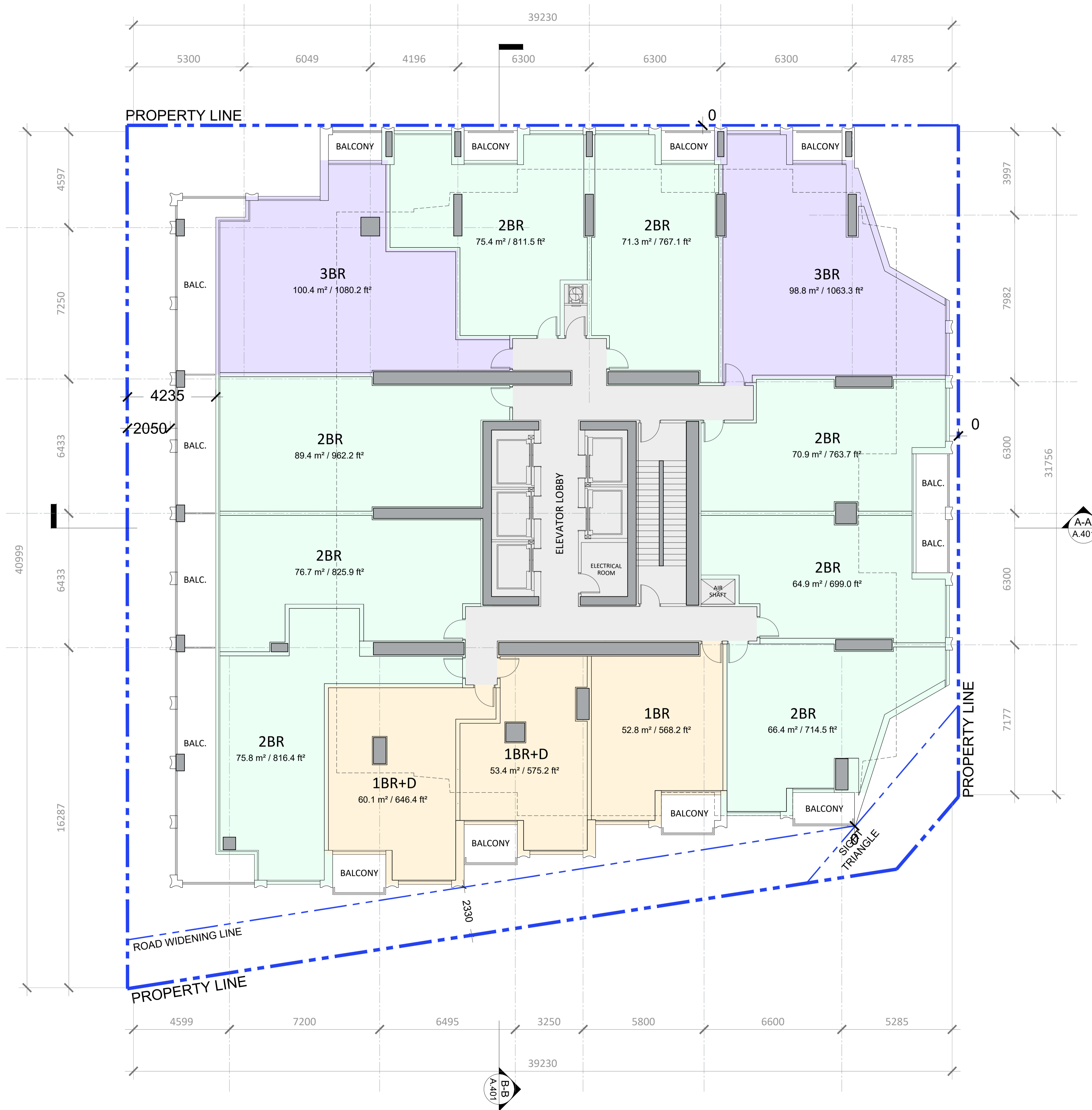
Architect of Record:  
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Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

**2ND FLOOR PLAN**

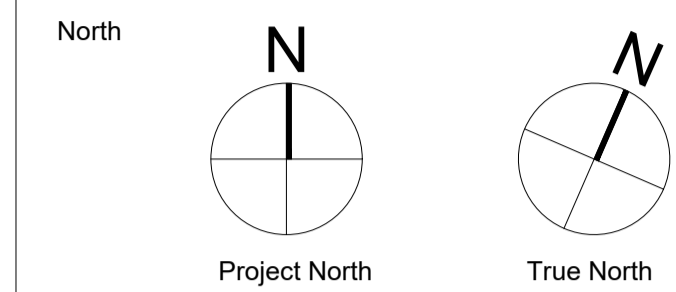
Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: **A.302**      Revision:



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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         |
|------|---|--------------|
| 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 |

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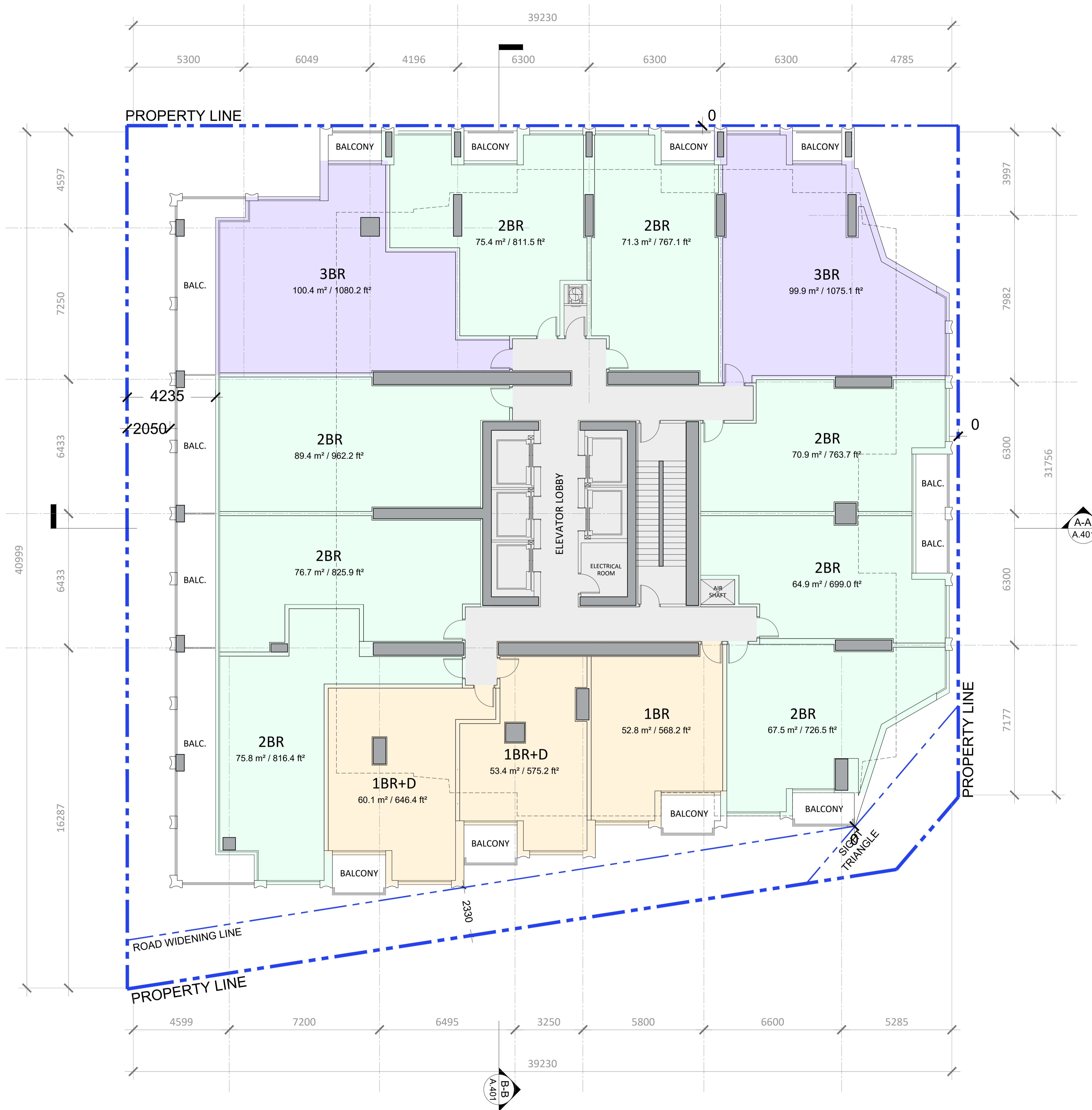
Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

**3RD FLOOR PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

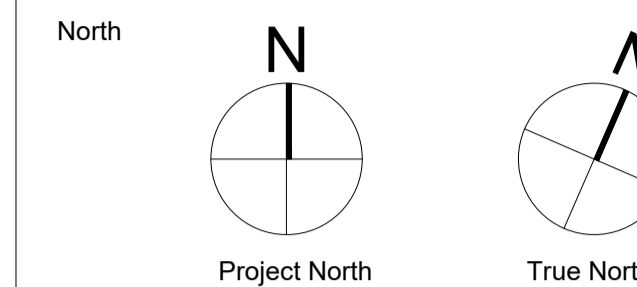
Drawing No.: Revision:

**A.303**



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| 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

**4TH FLOOR PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

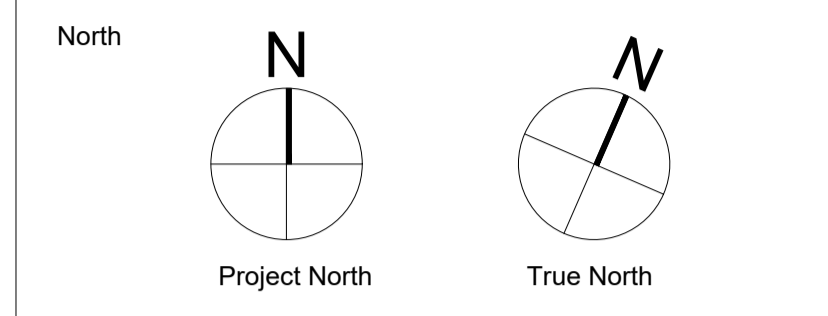
Drawing No.: Revision:

**A.304**



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| 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

**5TH FLOOR PLAN**

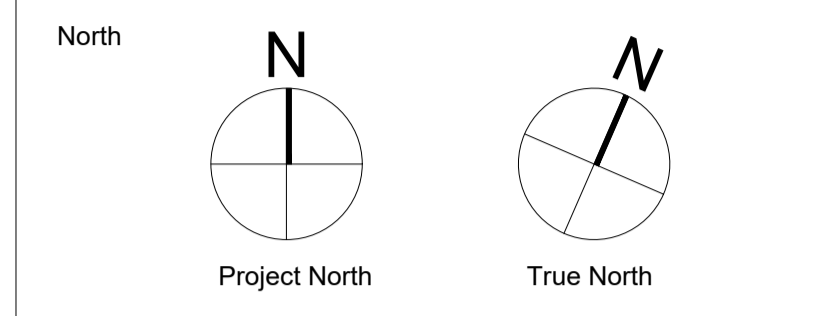
Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: **A.305**      Revision:



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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         |
|------|---|--------------|
| 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 |

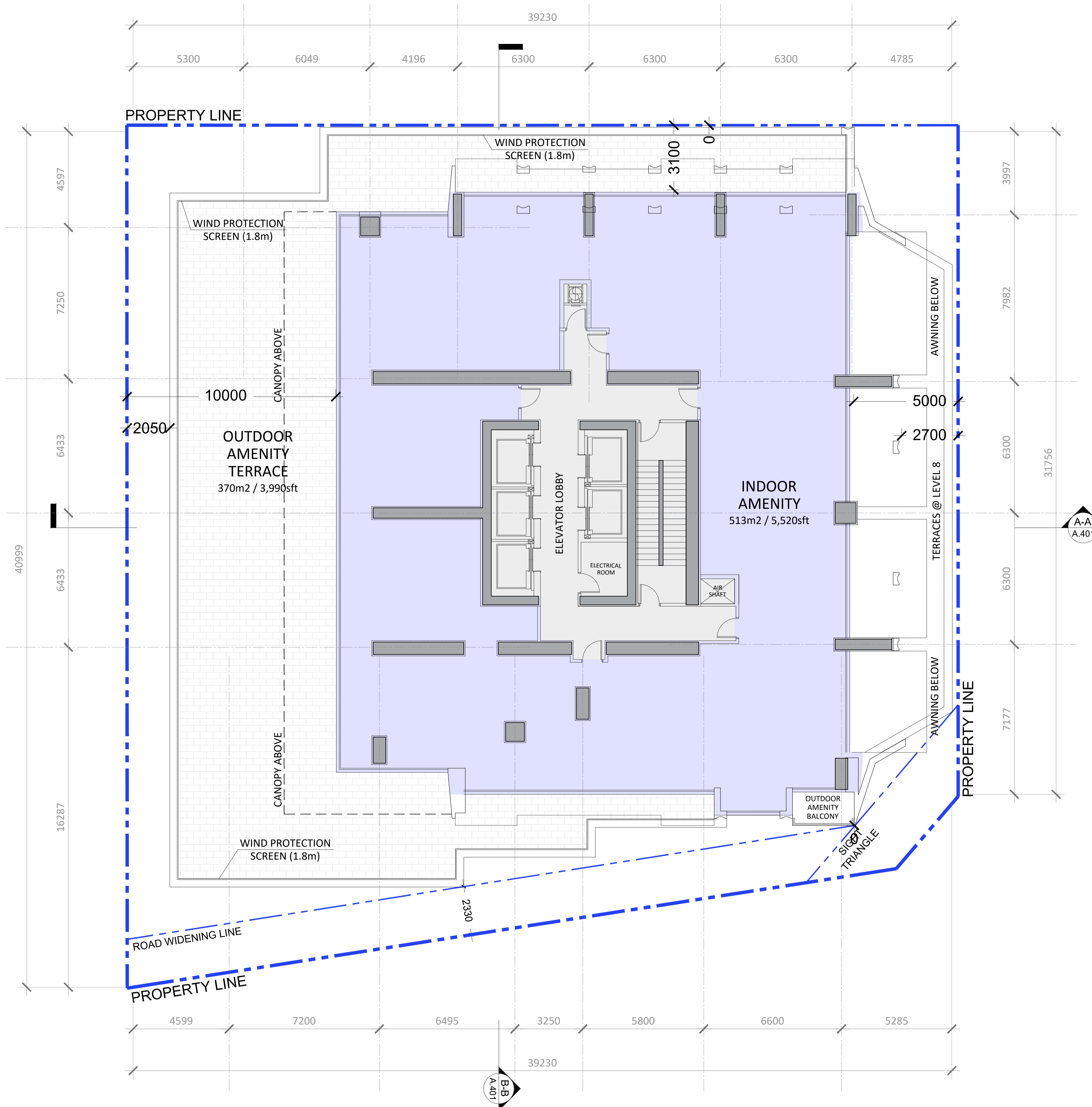
Architect of Record:  
**HARIRI PONTARINI ARCHITECTS**  
 235 Carlaw Avenue  
 Suite 301  
 Toronto, Canada M4M 2S1  
 TEL 416 929 4901  
 FAX 416 929 8924  
 info@hp-arch.com  
 hariripontarini.com

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

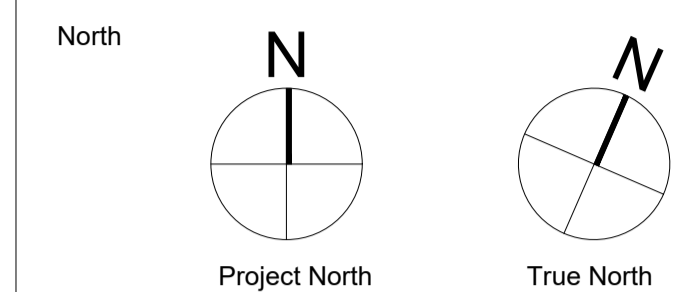
**6TH FLOOR PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: **A.306**      Revision:



- General Notes:
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  - Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



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         |
|------|---|--------------|
| 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 |

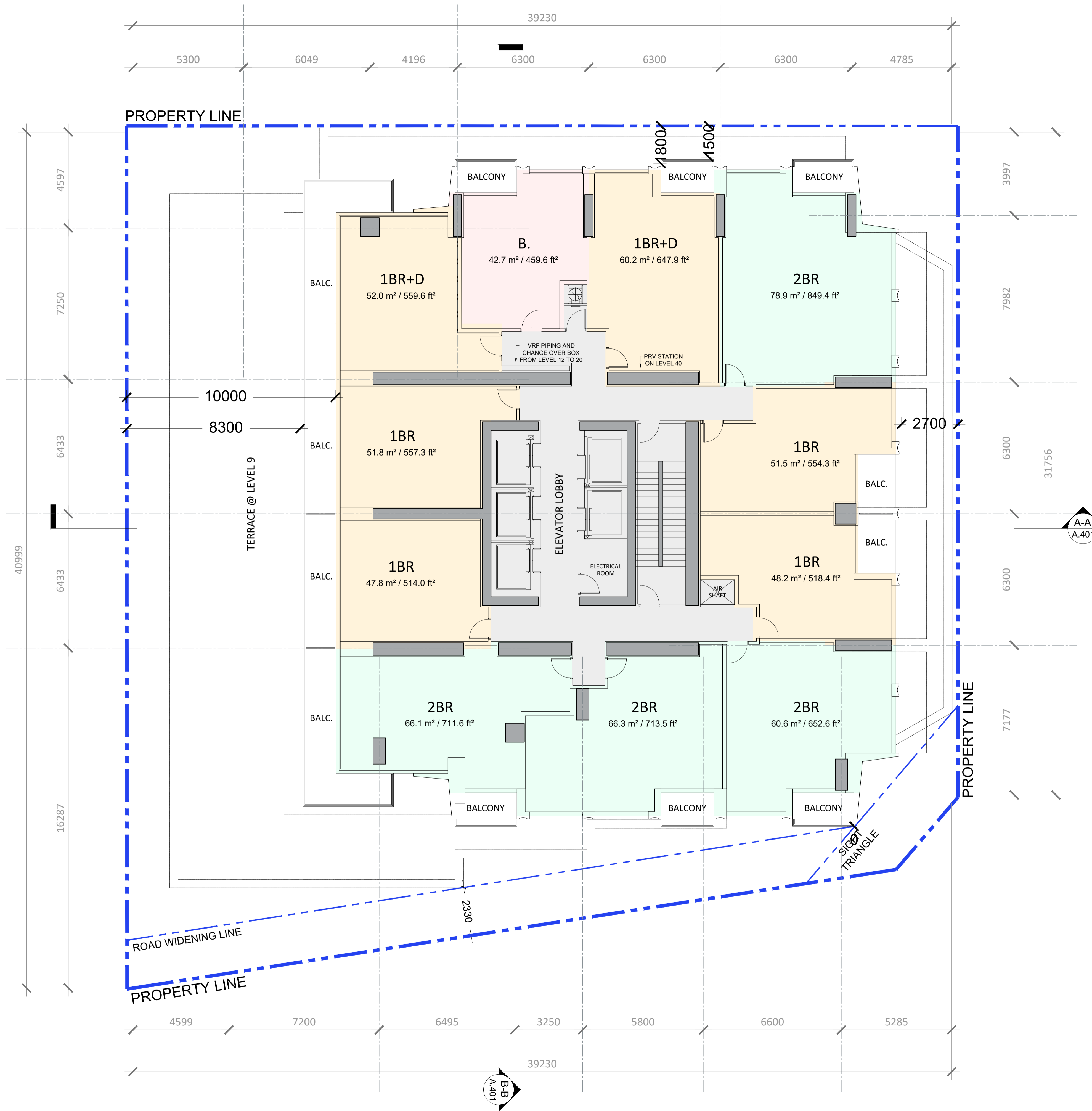
Architect of Record:  
**HARIRI PONTARINI ARCHITECTS**  
 235 Carlaw Avenue  
 Suite 301  
 Toronto, Canada M4M 2S1  
 TEL 416 929 4901  
 FAX 416 929 8924  
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 hariripontarini.com

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

**7TH FLOOR PLAN**

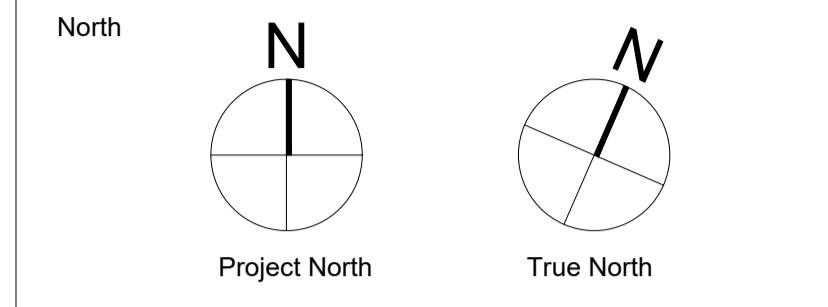
Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: A.307  
 Revision:



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         |
|-----|---|--------------|
| 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

**8TH TO 32ND FLOOR PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

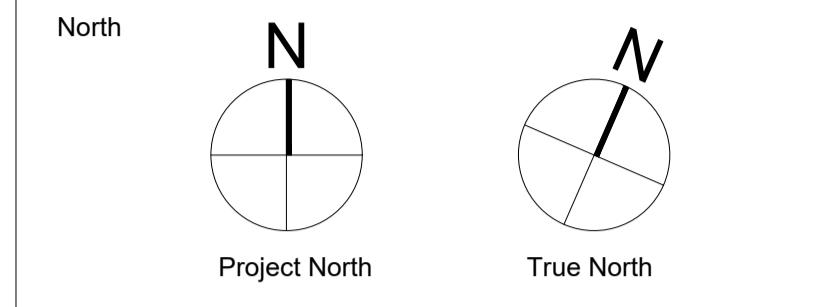
Drawing No.: **A.308**      Revision:





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         |
|------|---|--------------|
| 3    | RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT) | MAR 24, 2023 |
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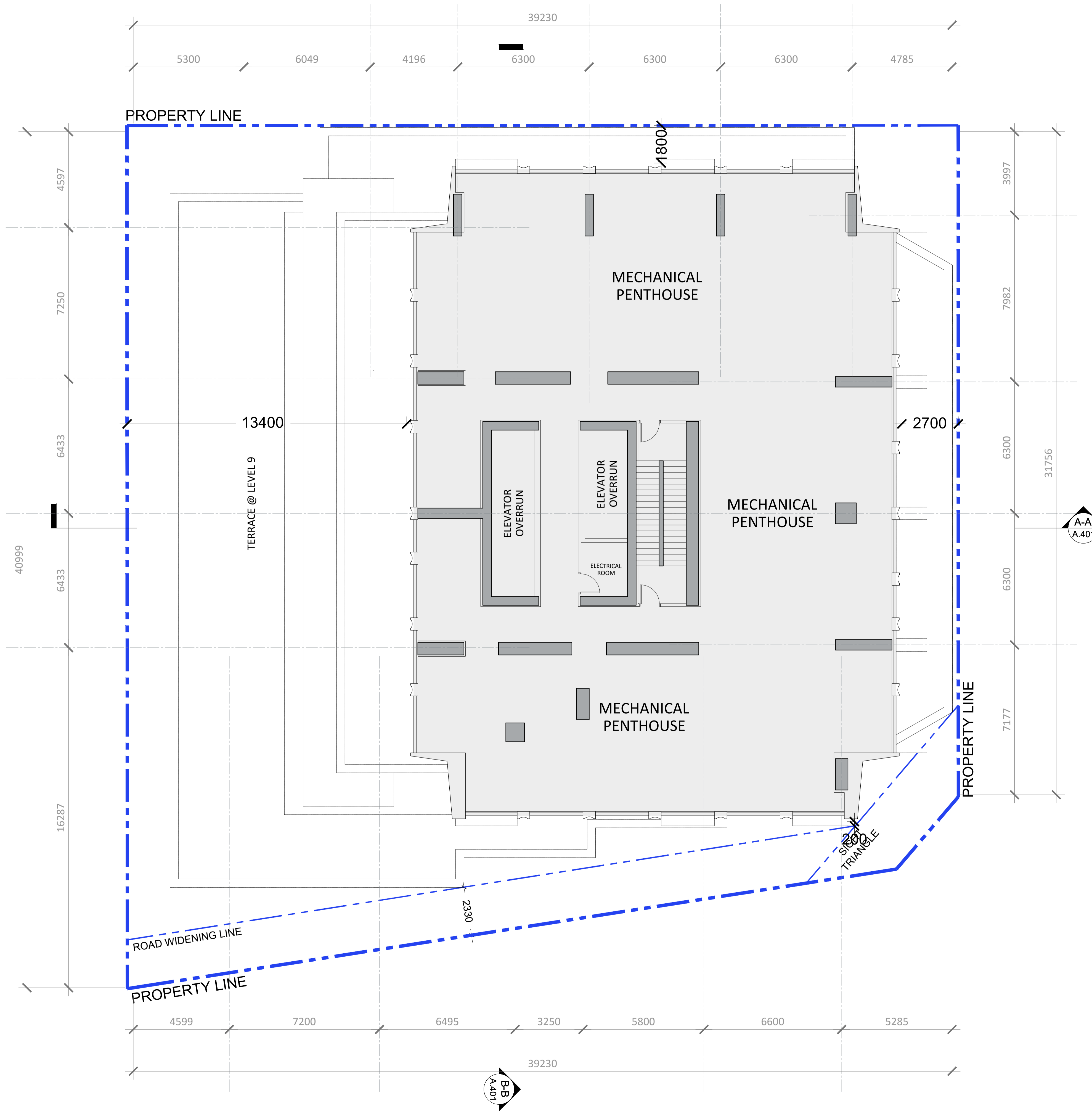
Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

**33RD TO 40TH FLOOR PLAN**

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

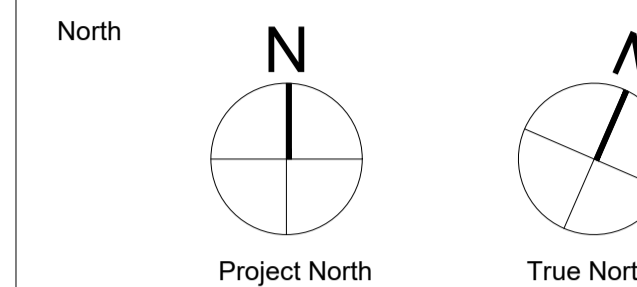
Drawing No.: Revision:

**A.309**



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         |
|------|---|--------------|
| 3    | RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT) | MAR 24, 2023 |
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 hariripontarini.com



Project Title:

**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

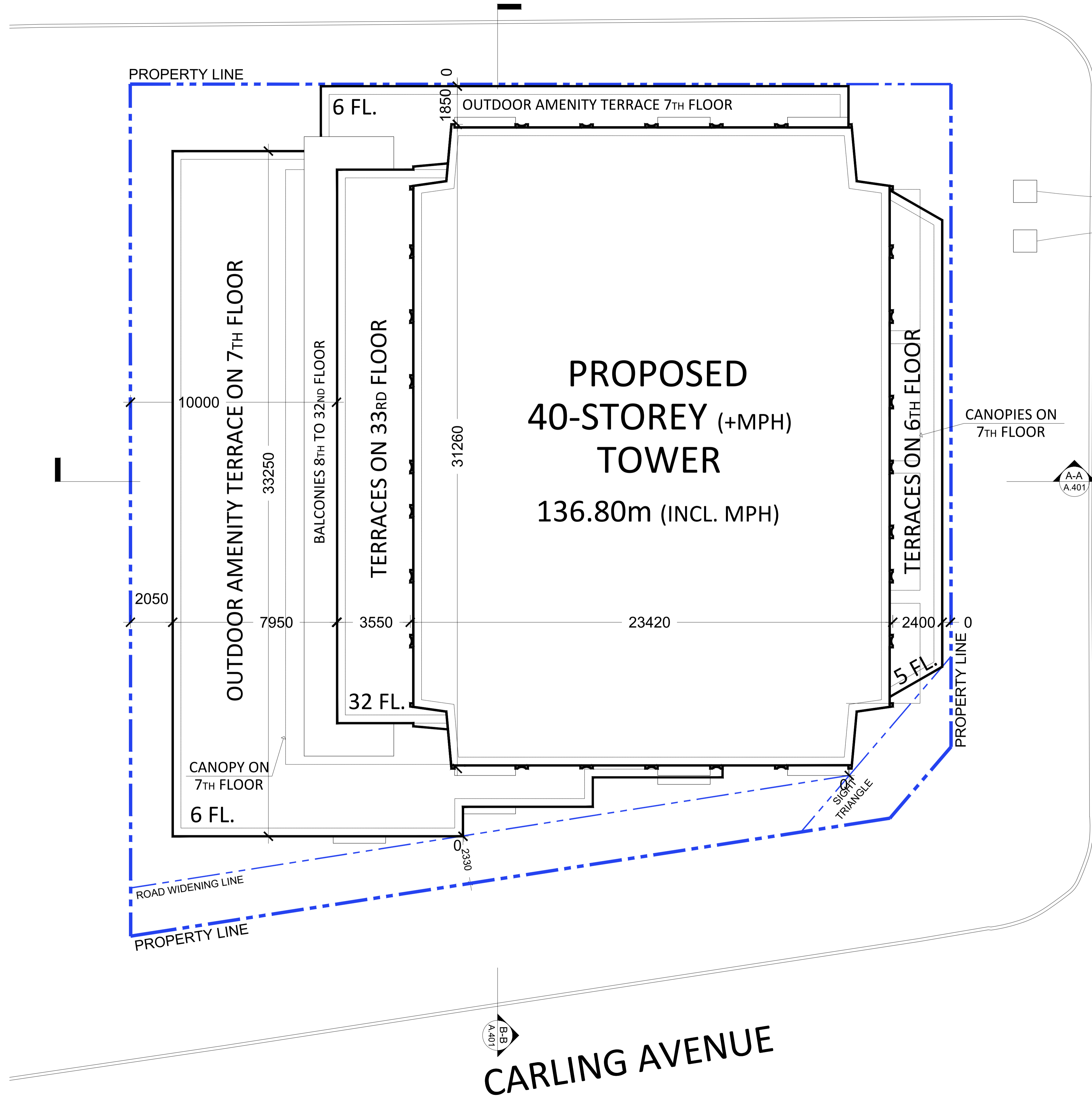
M.P.H. PLAN

Project number: 2030  
 Scale: 1 : 100  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.310**

SIDNEY STREET

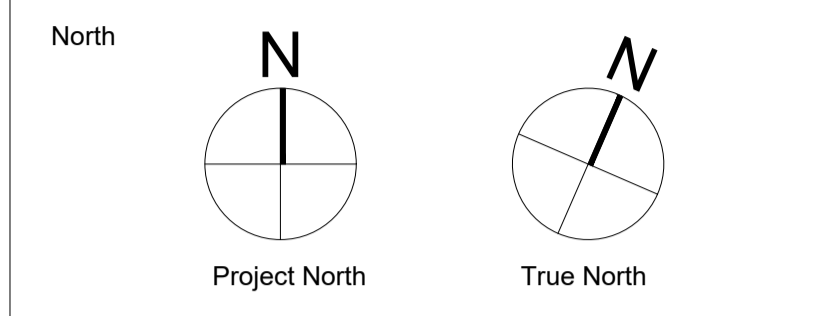


PROPOSED  
40-STOREY (+MPH)  
TOWER  
136.80m (INCL. MPH)

PRESTON STREET

CARLING AVENUE

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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         |
|------|---|--------------|
| 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  
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hariripontarini.com

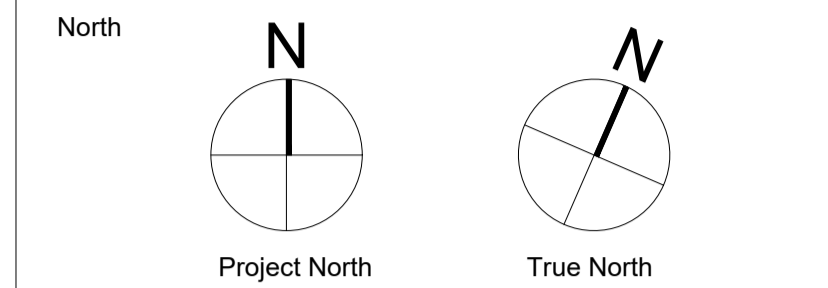
Project Title:  
**829 CARLING AVENUE**  
MIXED-USE DEVELOPMENT  
OTTAWA, ON

ROOF PLAN

Project number: 2030  
Scale: 1 : 100  
Date: MARCH 24, 2023  
Drawn by: HPA

Drawing No.: A.311  
Revision:

- General Notes:
- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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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, VOLLEBEK LTD. |

| Rev | Issue / Description                     | Date         |
|-----|---|--------------|
| 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 Carling Avenue  
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 Toronto, Canada M4M 2S1  
 TEL 416 929 4901  
 FAX 416 929 8924  
 info@hp-arch.com  
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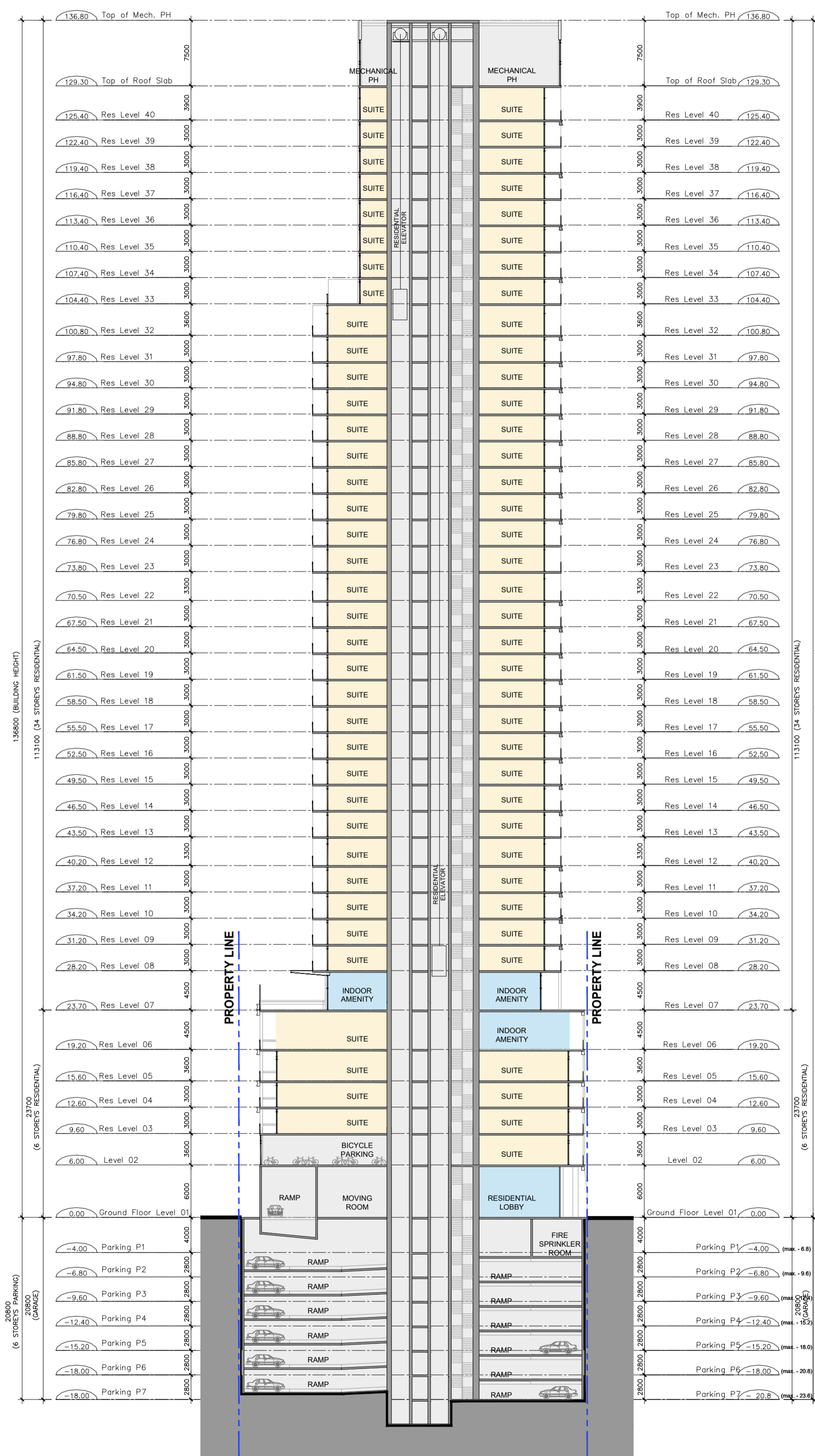
Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

SECTIONS

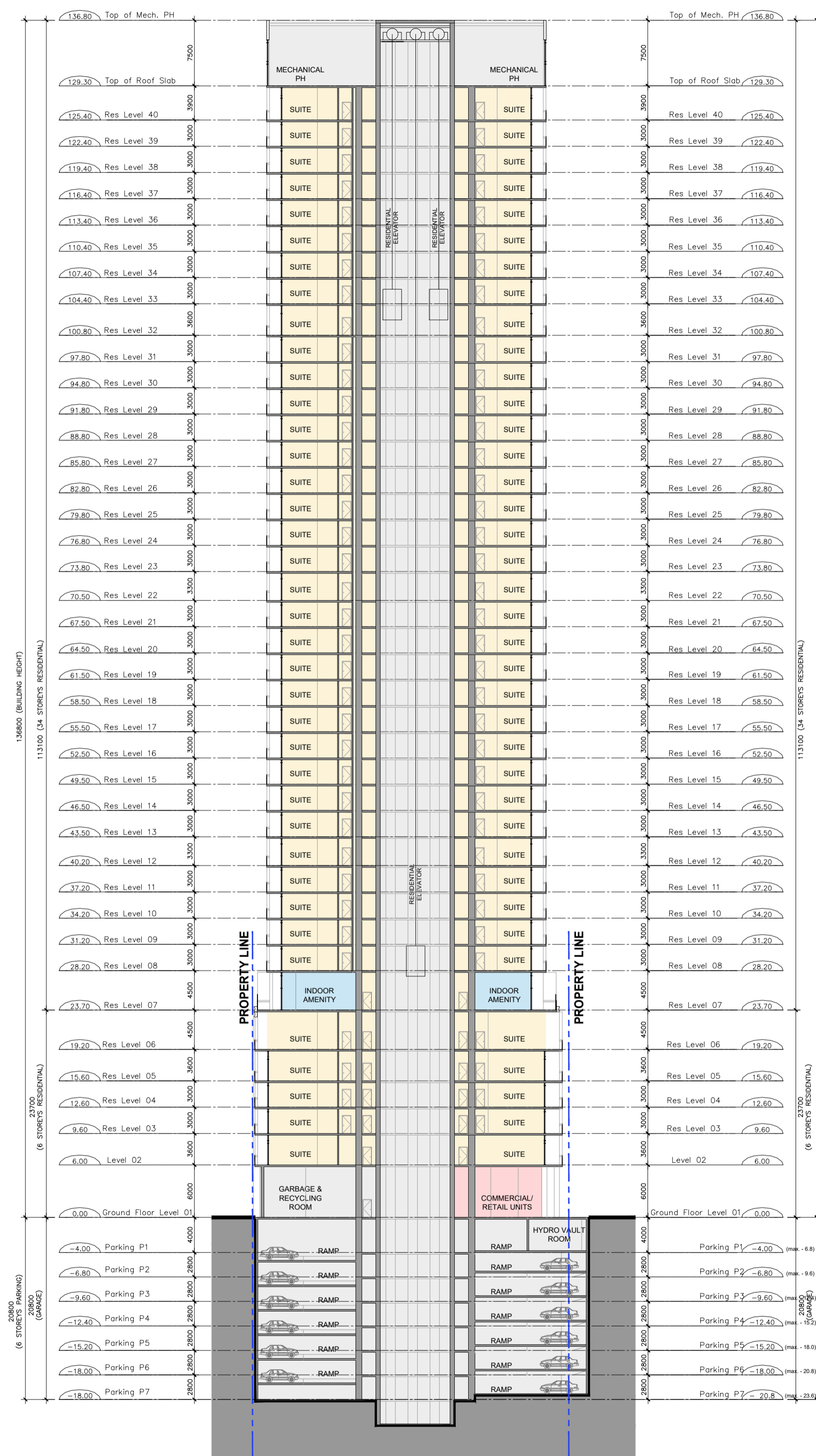
Project number: 2030  
 Scale: 1 : 400  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.401**



SECTION A-A



SECTION B-B

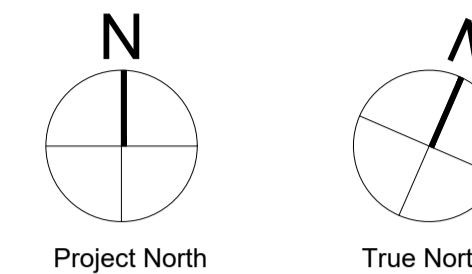


EAST ELEVATION

General Notes:

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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.              |
| WIND          | GRADIENT WIND ENGINEERING        |
| SURVEYOR      | ANNIS O'SULLIVAN, VOLLEBEKK LTD. |

| Rev. | Issue / Description                     | Date         |
|------|---|--------------|
| 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  
FAX 416 929 8924  
info@hp-arch.com  
hariripontarini.com



Project Title:

**829 CARLING AVENUE**  
MIXED-USE DEVELOPMENT  
OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030  
Scale: 1 : 400  
Date: MARCH 24, 2023  
Drawn by: HPA

Drawing No.: Revision:

**A.501**

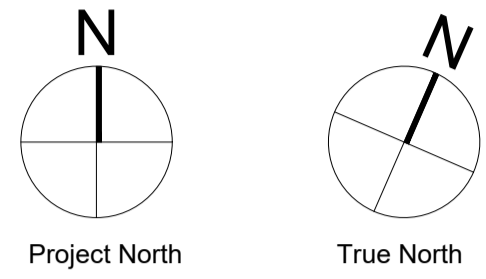


NORTH ELEVATION

General Notes:

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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.              |
| WIND          | GRADIENT WIND ENGINEERING        |
| SURVEYOR      | ANNIS O'SULLIVAN, VOLLEBEKK LTD. |

| Rev. | Issue / Description                     | Date         |
|------|---|--------------|
| 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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 info@hp-arch.com  
 hariripontarini.com



Project Title:

**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030  
 Scale: 1 : 400  
 Date: MARCH 24, 2023  
 Drawn by: HPA

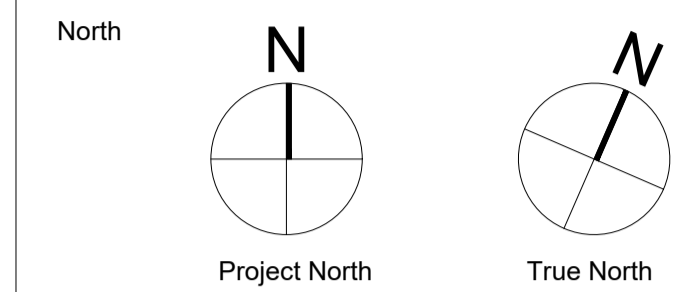
Drawing No.: Revision:

**A.502**



**SOUTH ELEVATION**

- General Notes:**
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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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         |
|------|---|--------------|
| 3    | RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT) | MAR 24, 2023 |
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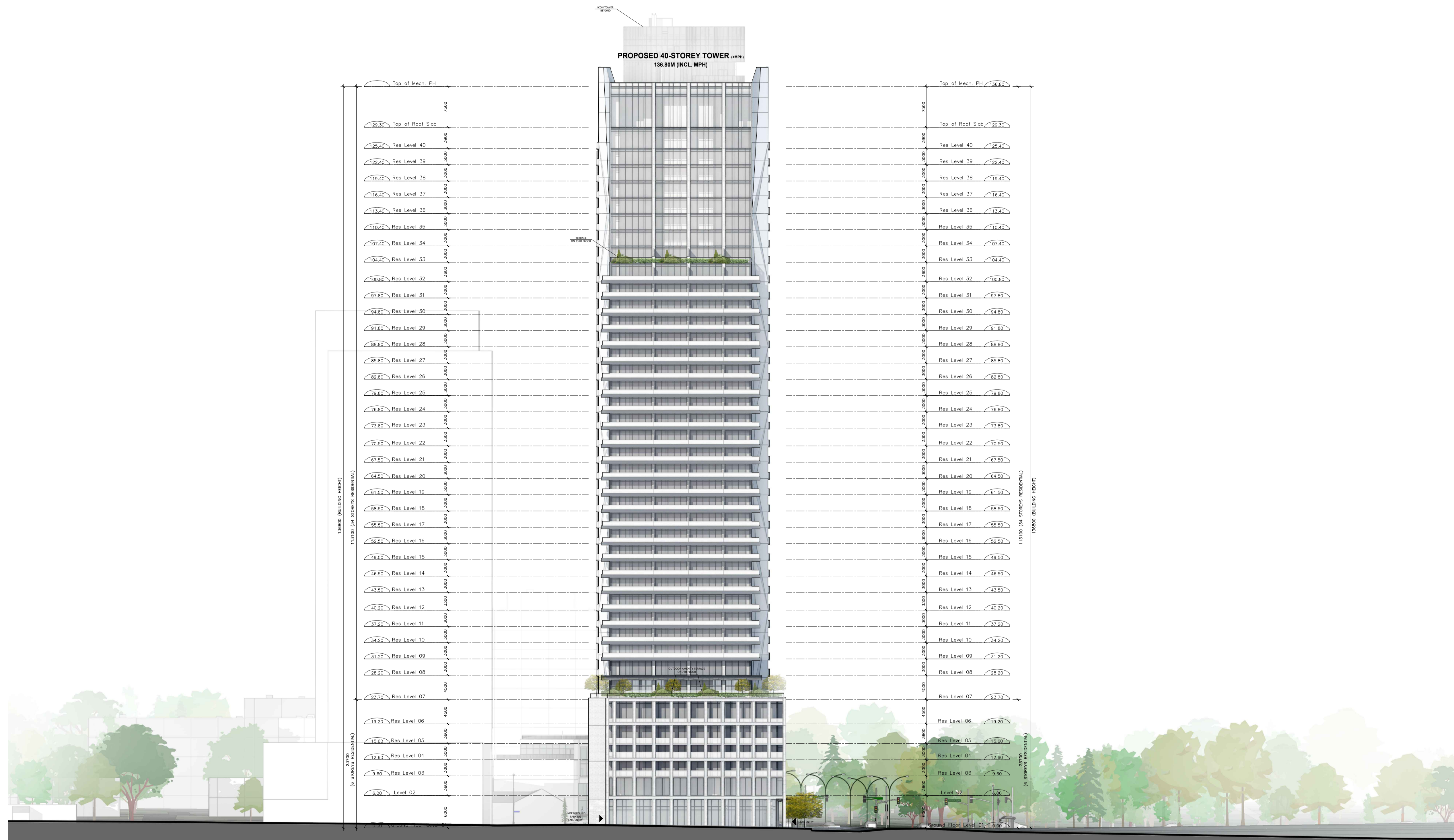
Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

**BUILDING ELEVATIONS**

Project number: 2030  
 Scale: 1 : 400  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.503**

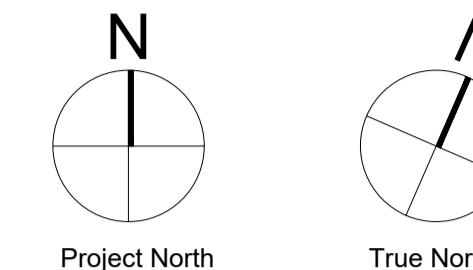


WEST ELEVATION

General Notes:

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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.              |
| WIND          | GRADIENT WIND ENGINEERING        |
| SURVEYOR      | ANNIS O'SULLIVAN, VOLLEBEKK LTD. |

| Rev. | Issue / Description                     | Date         |
|------|---|--------------|
| 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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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

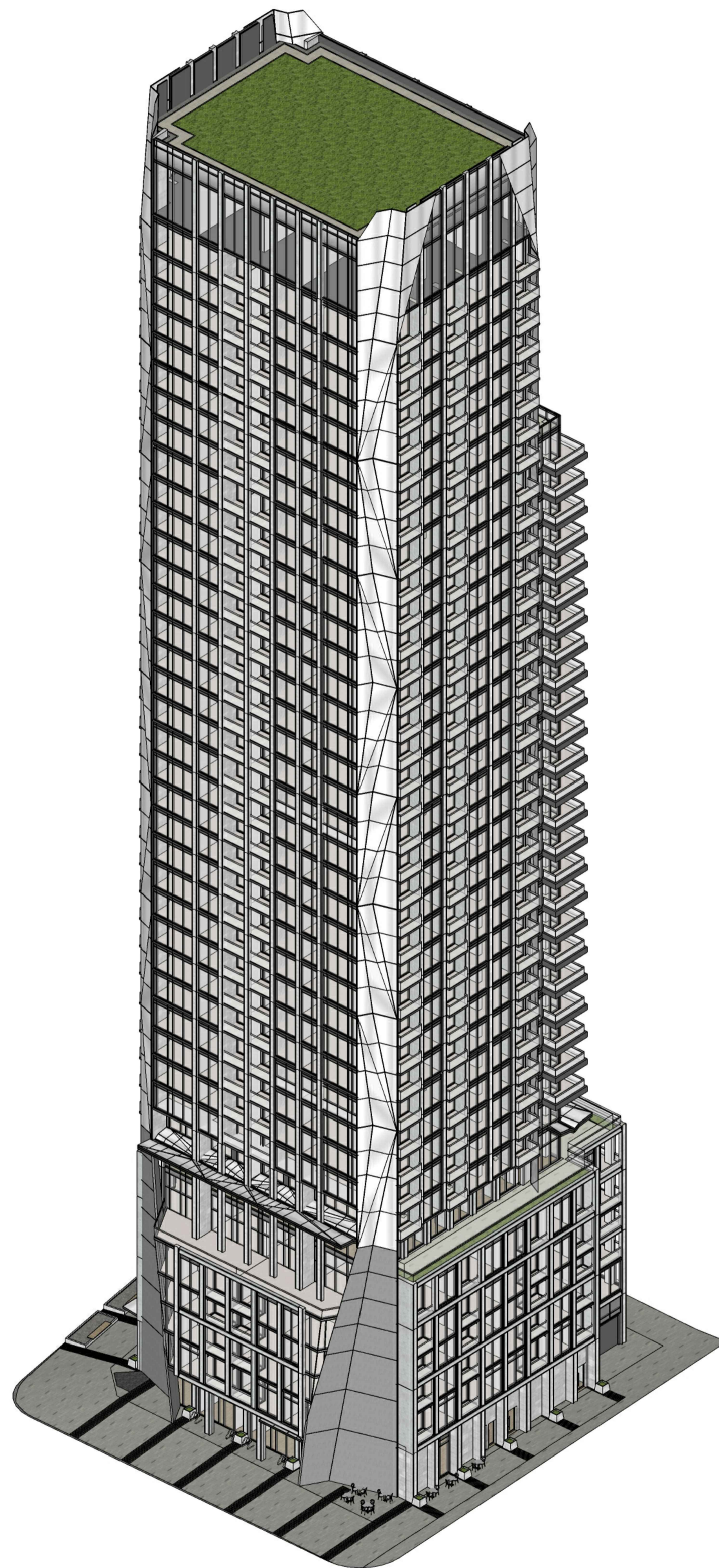
BUILDING ELEVATIONS

Project number: 2030  
Scale: 1 : 400  
Date: MARCH 24, 2023  
Drawn by: HPA

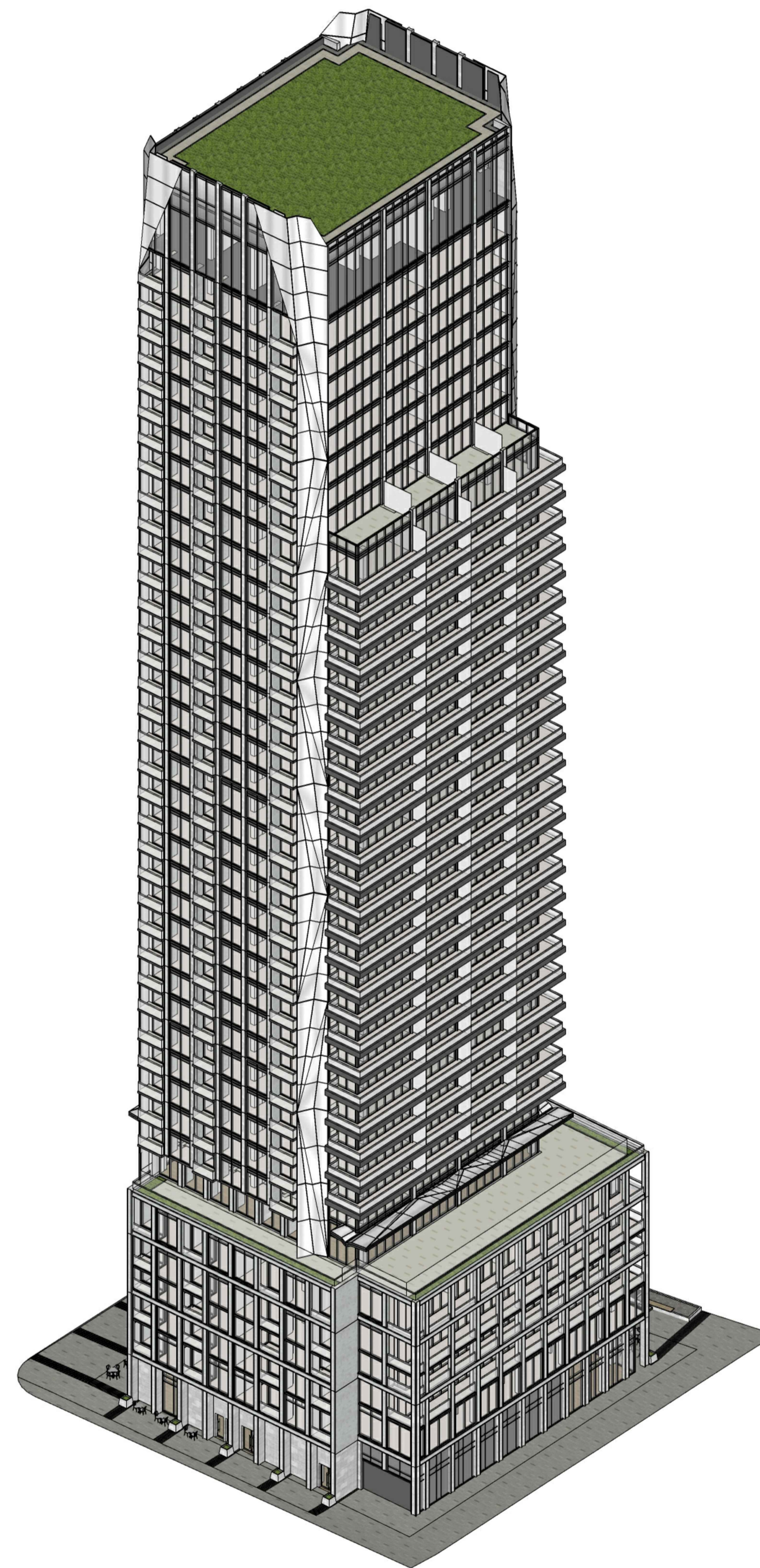
Drawing No.: Revision:

**A.504**





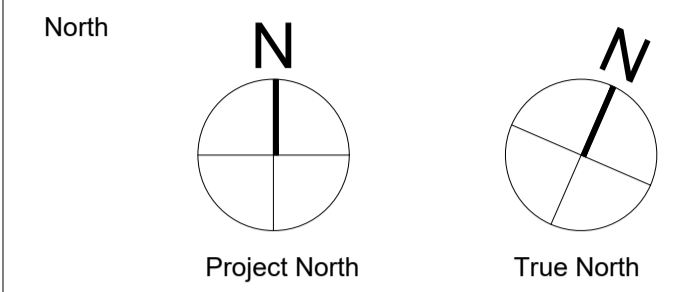
VIEW FROM NORTH-EAST



VIEW FROM NORTH-WEST

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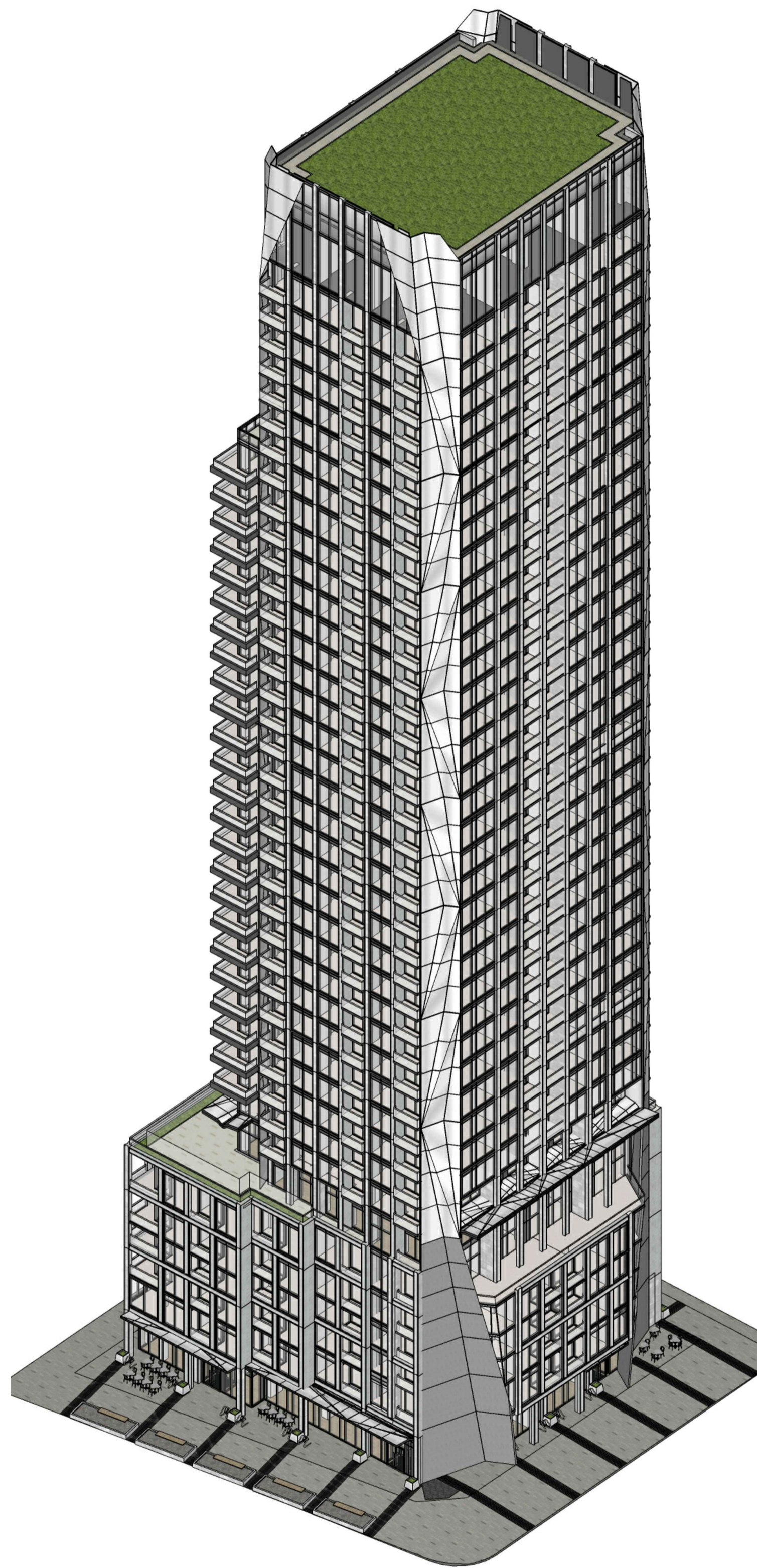
Project Title:  
**829 CARLING AVENUE**  
 MIXED-USE DEVELOPMENT  
 OTTAWA, ON

AXONOMETRIC VIEWS

Project number: 2030  
 Scale: N/A  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.601**



VIEW FROM SOUTH-EAST

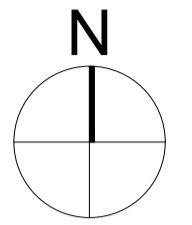


VIEW FROM SOUTH-WEST

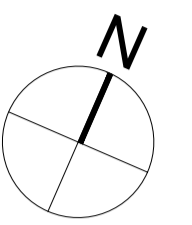
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North



Project North



True 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.              |
| 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

AXONOMETRIC VIEWS

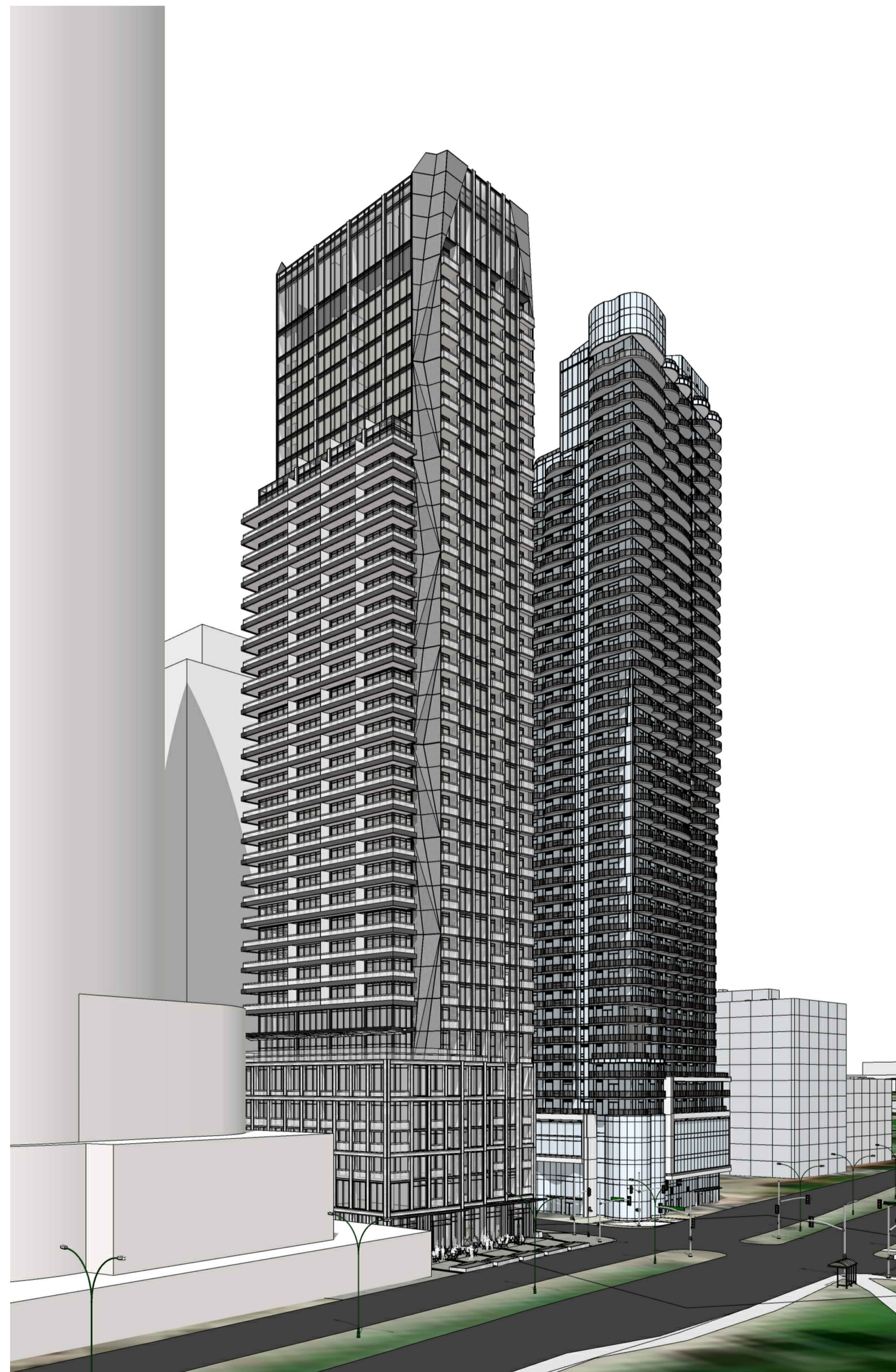
Project number: 2030  
 Scale: N/A  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.602**



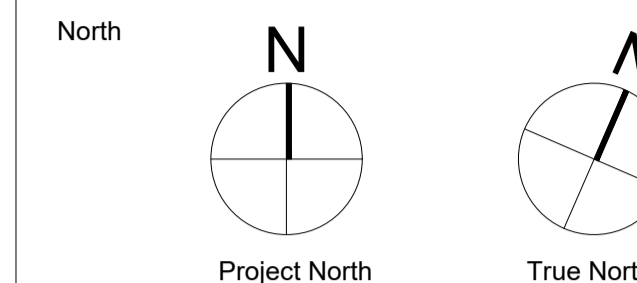
VIEW FROM SOUTH-EAST



VIEW FROM SOUTH-WEST

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

PERSPECTIVES

Project number: 2030  
 Scale: N/A  
 Date: MARCH 24, 2023  
 Drawn by: HPA

Drawing No.: Revision:

**A.603**