MIXED-USE DEVELOPMENT: 829 CARLING AVENUE

OTTAWA, ON

ZBA/OPA/SPA SUBMISSION

MARCH 24тн, 2023

LIST OF DRAWINGS

- A.001 PROJECT STATISTICS
- A.002 PROJECT RENDERINGS
- A.101 CONTEXT PLAN
- A.102 SITE PLAN (& STATS)
- A.201 P3 TO P7 PLAN
- A.202 P2 PLAN
- A.203 P1 PLAN
- A.301 GROUND FLOOR PLAN
- A.302 2ND FLOOR PLAN
- A.303 3RD FLOOR PLAN
- A.304 4TH FLOOR PLAN
- A.305 5TH FLOOR PLAN
- A.306 6TH FLOOR PLAN
- A.307 7TH FLOOR PLAN
- A.308 8TH TO 32ND FLOOR PLAN
- A.309 33RD TO 40TH FLOOR PLAN
- A.310 M.P.H. PLAN
- A.311 ROOF PLAN
- A.401 SECTIONS
- A.501 EAST ELEVATION
- A.502 NORTH ELEVATION
- A.503 SOUTH ELEVATION
- A.504 WEST ELEVATION
- A.601 AXONOMETRIC VIEWS
- A.602 AXONOMETRIC VIEWS
- A.603 PERSPECTIVE VIEWS



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	G 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: 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 SU	JMMARY
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						
	RESIDEN	TIAL	VISITC	R	LEVEL COUNT	
	TYP. STALL	A/C	TYP. STALL	A/C		
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	
Т.	161	5	29	1	196	

PROP. BICYCLE PARK. BREAKDOWN						
	PARKING TYPE					
	SHORT-TERM	LEVEL COUNT				
2 _{ND}	22	170	192			
GF	8	-	8			
Т.	30	170	200			

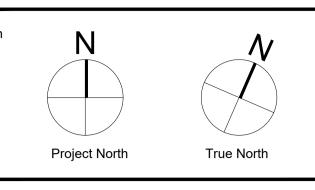
	TOTAL FLOOR GFA DEDUCTIONS AREA AS PER ZONING BY LAW 2008-326					GROSS FLOOR AREA						
LEVEL	(AS PER ZON 2008-326; me INSIDE FACE OF E	ING BY-LAW					G (CARS & BIKES)	(GFA) RESIDENTIAL RETAIL				
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
MPH	679.5	7,314	679.5	7,314	-	-	-	-	-	-	-	-
40тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
39тн 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	-	-
37тн 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	-	-
30тн 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	-	-	-	-	-	-
6тн 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	-	-
4тн 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	3,628
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	10.05		-).7 m2 00 ft2	769.4 m2 8,311.0 m2 8,281 ft2 89,463 ft2			22,983.0 m2337.0 m2247,394 ft23,628 ft2				
		1.1 m2 666 ft2	RESID	ENTIAL	INDOOR	AMENITY	PARKING	G (CARS & BIKES)	RESID	ENTIAL	RE	TAIL
TOTAL	,					1.1 m2 644 ft2				23,32 251,0	0.0 m2)22 ft2	

RESIDENTIAL UNIT BREAKDOWN						
FLOOR	B./ST.	1BR	2BR	3BR	TOTAL	
40тн FLOOR	-	4	2	2	8	
39тн FLOOR	-	4	2	2	8	
38TH FLOOR	-	4	2	2	8	
37тн FLOOR	-	4	2	2	8	
36тн 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	
27тн FLOOR	1	6	4	-	11	
26тн 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	
19тн FLOOR	1	6	4	-	11	
18TH FLOOR	1	6	4	-	11	
17TH FLOOR	1	6	4	-	11	
16тн FLOOR	1	6	4	-	11	
15TH FLOOR	1	6	4	-	11	
14TH FLOOR	1	6	4	-	11	
13TH FLOOR	1	6	4	-	11	
12тн FLOOR	1	6	4	-	11	
11⊤H FLOOR	1	6	4	-	11	
10тн FLOOR	1	6	4	-	11	
9тн FLOOR	1	6	4	-	11	
8TH FLOOR	1	6	4	-	11	
7тн FLOOR	-	-	-	-	-	
6тн FLOOR	-	4	4	1	9	
5тн FLOOR	-	3	8	2	13	
4тн 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 %		

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3.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.

North





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.

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
Rev.	Issue / Description	Date

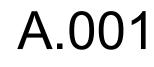
Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



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

STATISTICS

Project number:	2030
Scale:	N/A
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:





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

THE REAL PROPERTY AND THE REAL PROPERTY AND THE PROPERTY TITTT 111 A CONTRACT OF A VIEW LOOKING NORTH FROM DOW'S LAKE



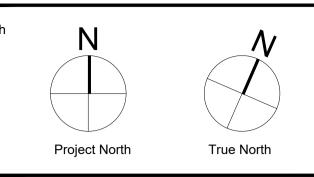
VIEW FROM CARLING AVENUE (LOOKING WEST)



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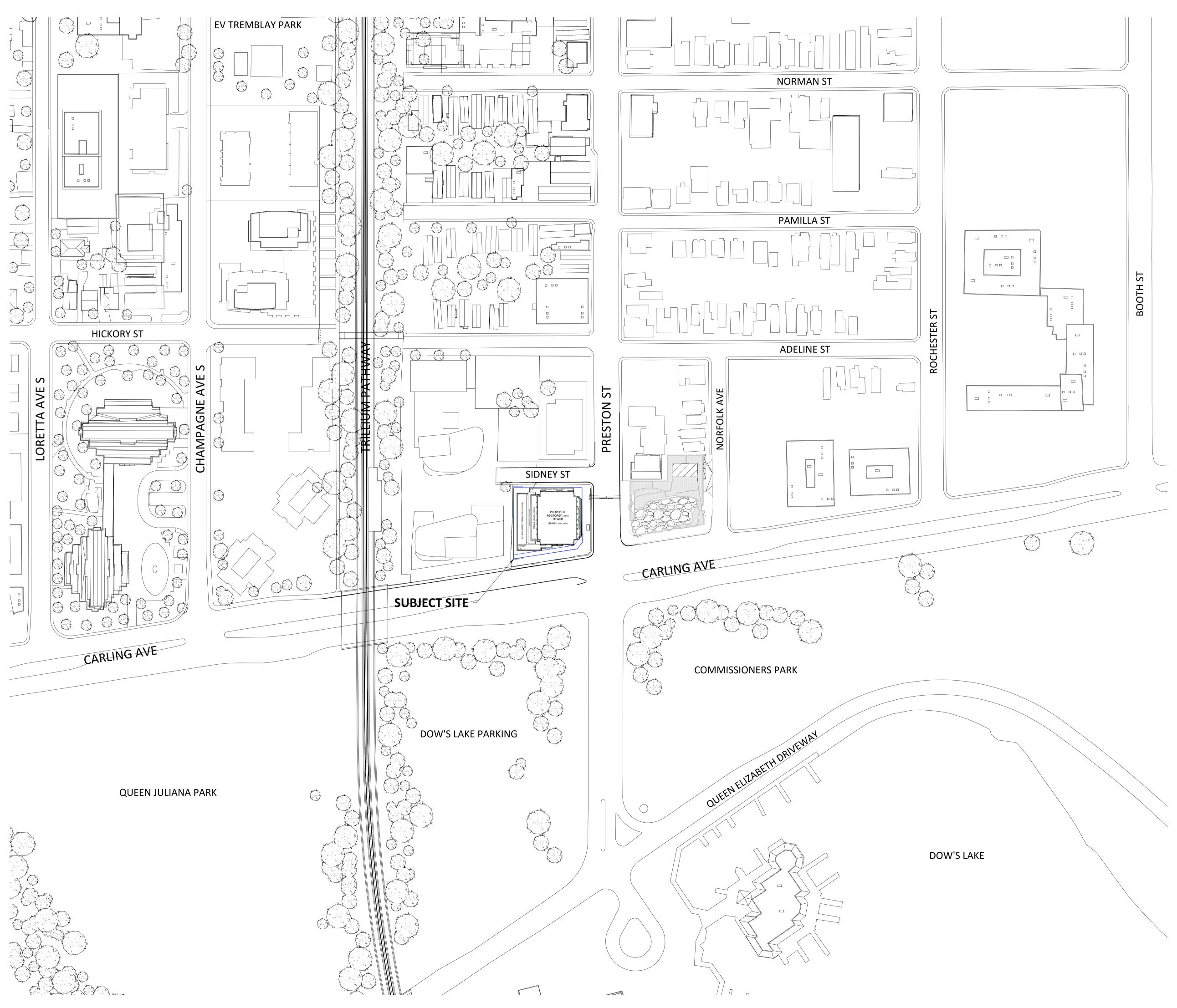
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

RENDERINGS

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

Drawing No.:

A.002

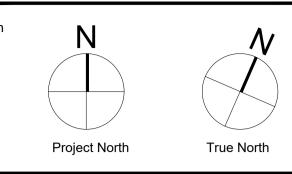


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North

General Notes:





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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.:	Revision:

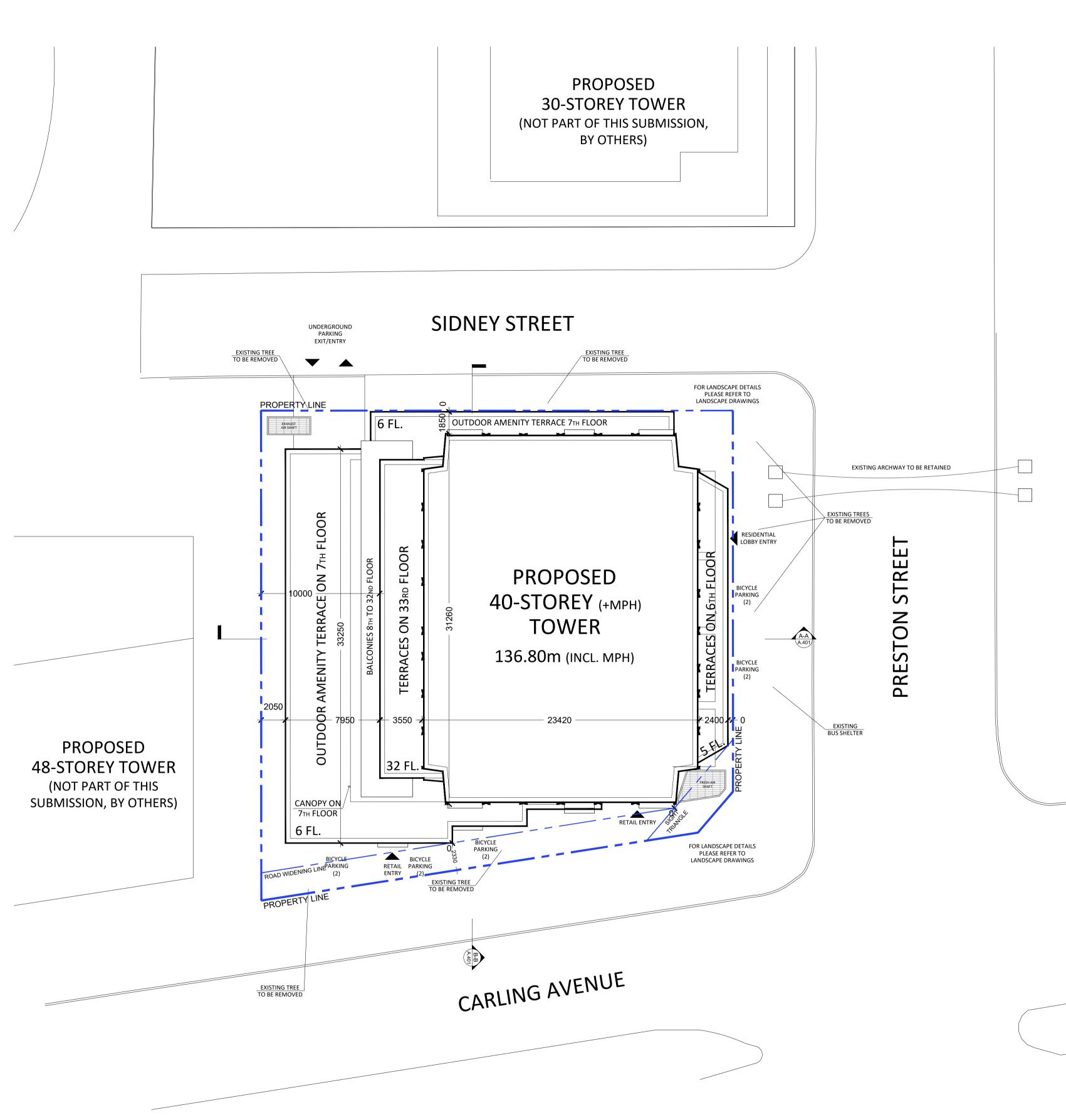
A.101

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	\checkmark	
MIN. LOT WIDTH	NO MINIMUM	32.16 m	\checkmark	
MIN. FRONT YARD SETBACK	MIXED-USE BLDG: 0m	0 m	\checkmark	
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG: 0m	0 m	\checkmark	
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. мрн); 40 ST.	×	
AMENITY AREA	MIN. 6m2/DU; 50% MUST BE COMMUNAL; 396x6=2,376m2 TOTAL AND 1,188m2 COMM.	COMMUNAL: 1,199 m2	\checkmark	
MINIMUM RESID. VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	166 SPACES	~	
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 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 396 x 0.5 = 198 SPACES	198 SPACES	\checkmark	
MIN. COMMERCIAL BICYCLE PARKING	1 / 250m2 GFA 335m2 = 1.34 (2 ROUNDED)	2 SPACES	\checkmark	
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	\checkmark	
AISLE WIDTH	90-DEGREE PARKING SPACES: 6.0m	6.0 m	\checkmark	
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.4m x 4.6m) 196 x 40% = 79 SPACES	SMALL SIZE PARK.: 25	\checkmark	

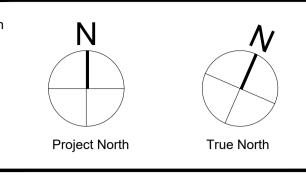




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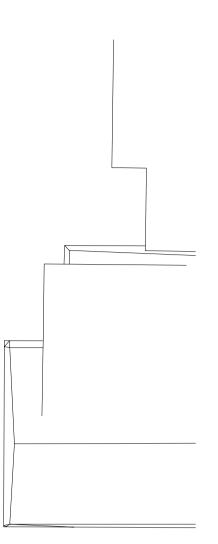
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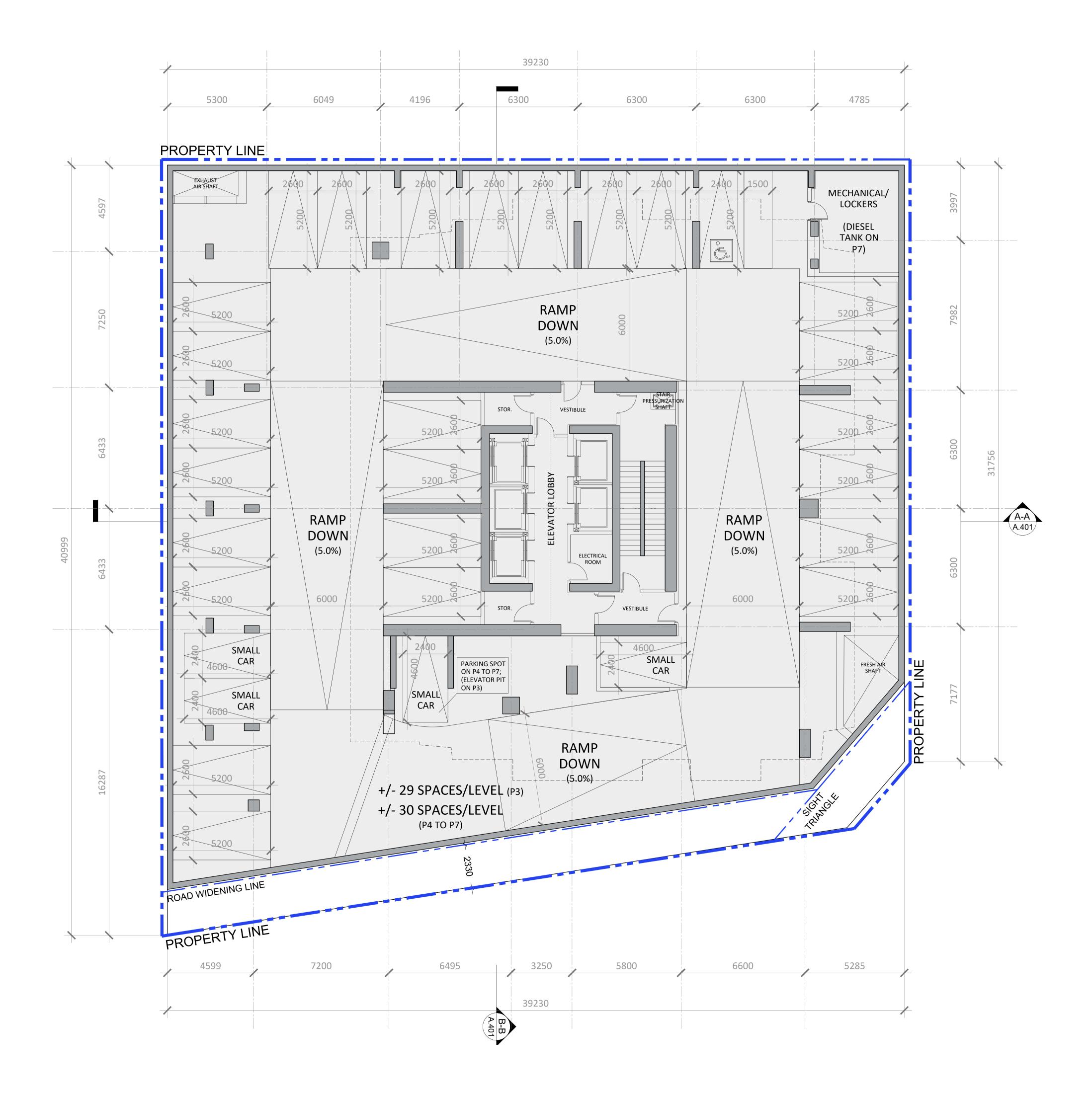
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

SITE PLAN

Project number:	2030
Scale:	1 : 200
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:



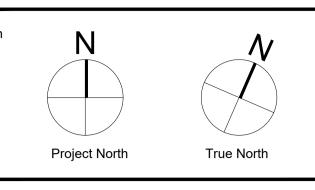




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North





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.

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
Rev.	Issue / Description	Date

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

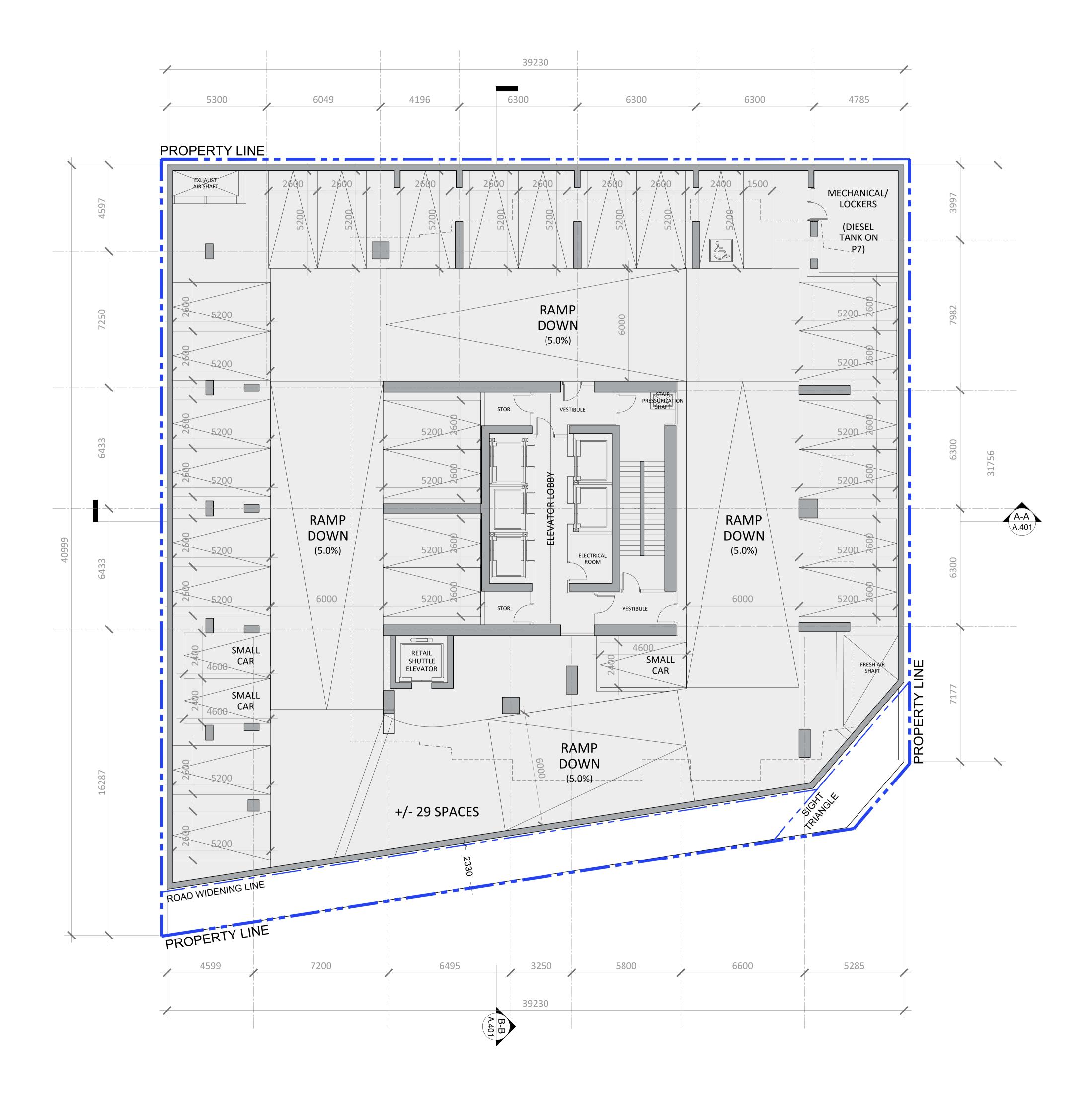


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P3 TO P7 PLAN

Project number:	2030
Scale:	1 : 100
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:

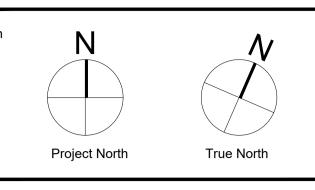




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PROJECT TEAM

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.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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Rev.	Issue / Description	Date

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

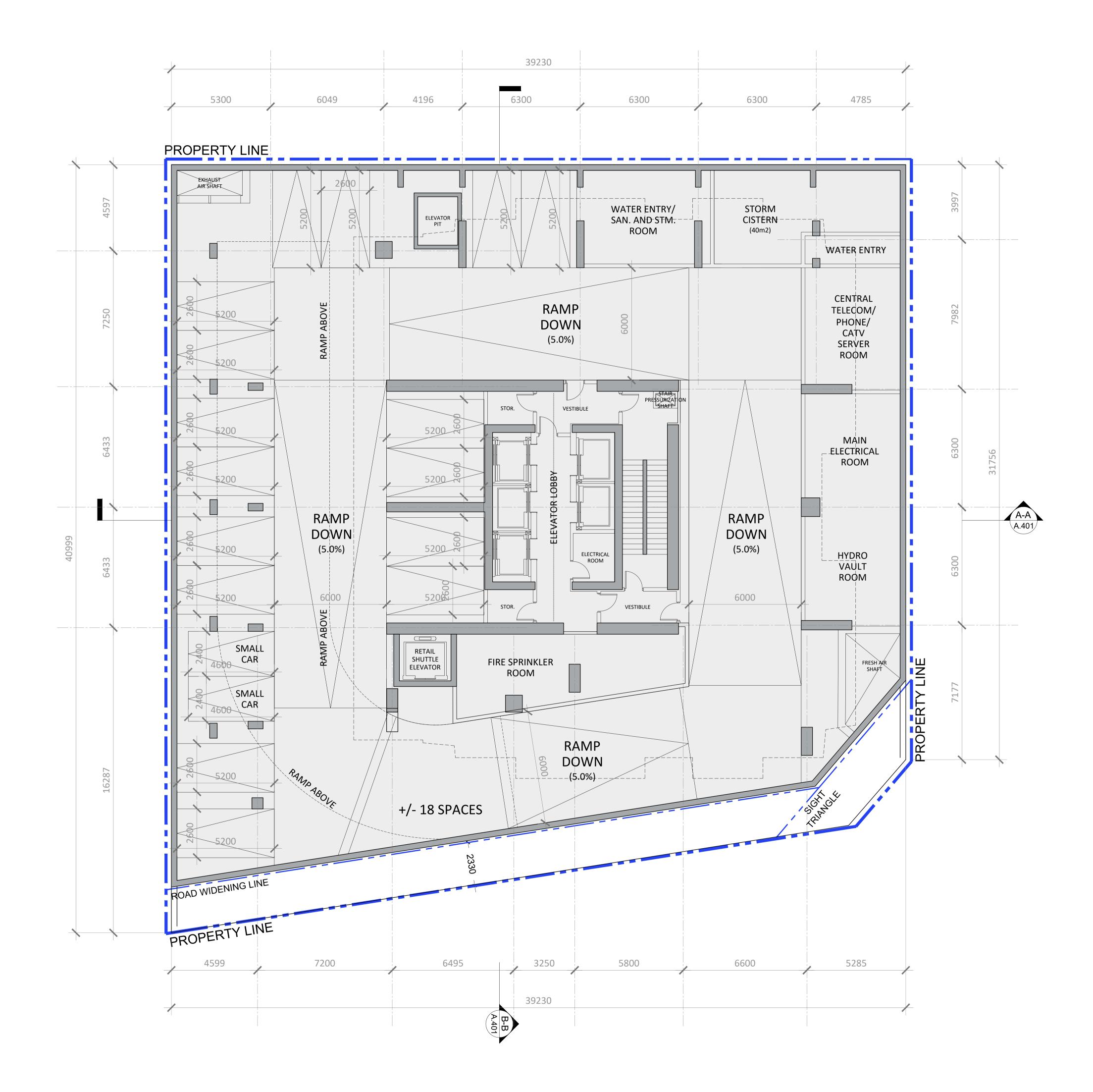


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P2 PLAN

Project number:	2030
Scale:	1 : 100
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:

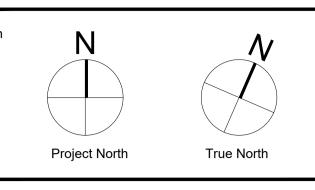




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PROJECT TEAM

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.

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
Rev.	Issue / Description	Date

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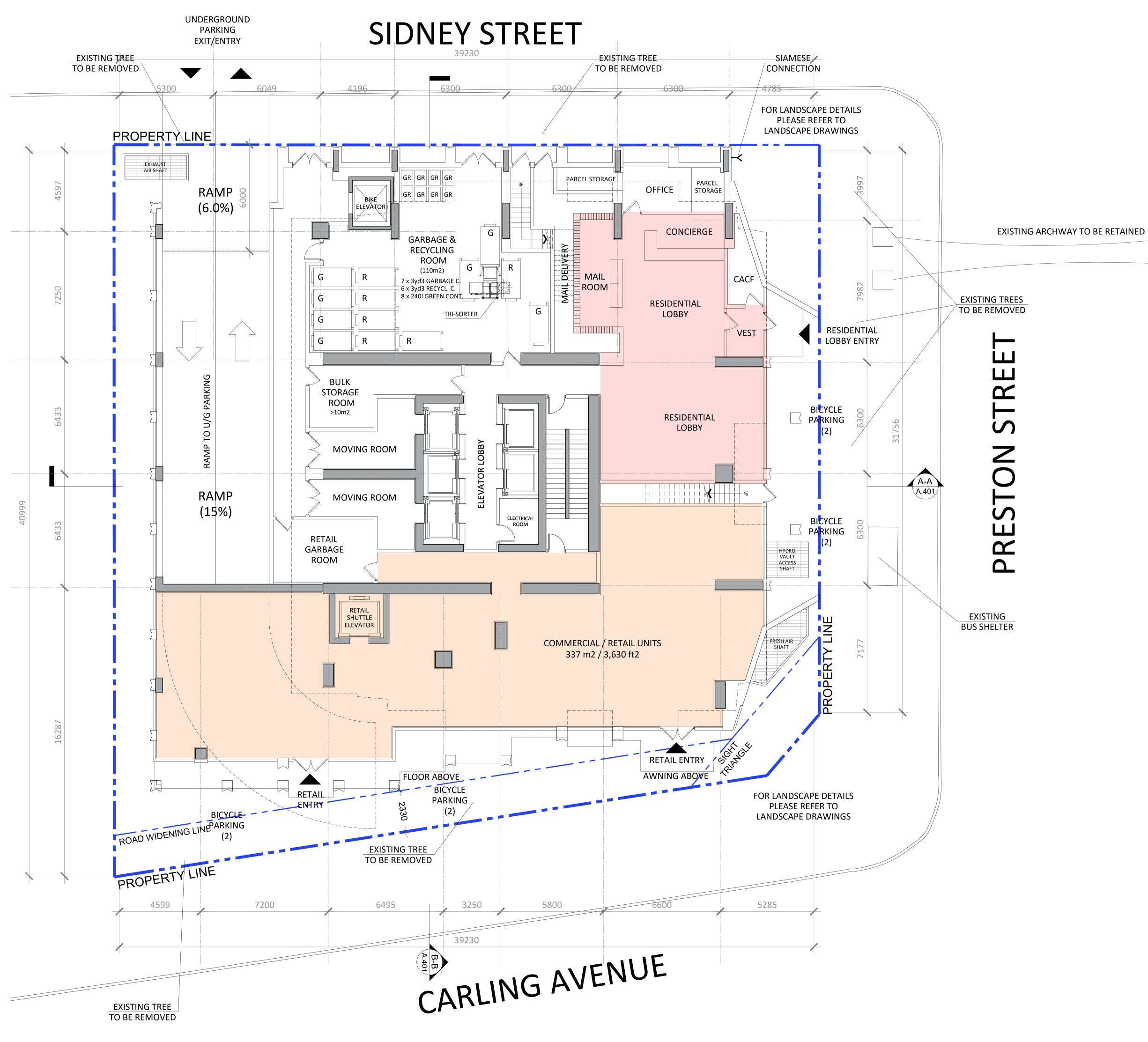


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P1 PLAN

Project number:	2030
Scale:	1 : 100
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:

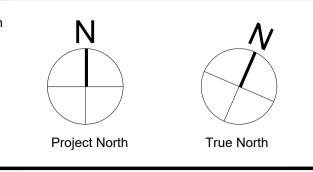




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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	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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Rev.	Issue / Description	Date

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

GROUND FLOOR PLAN



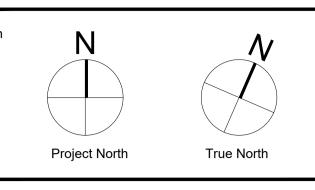
Drawing No.:



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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.

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

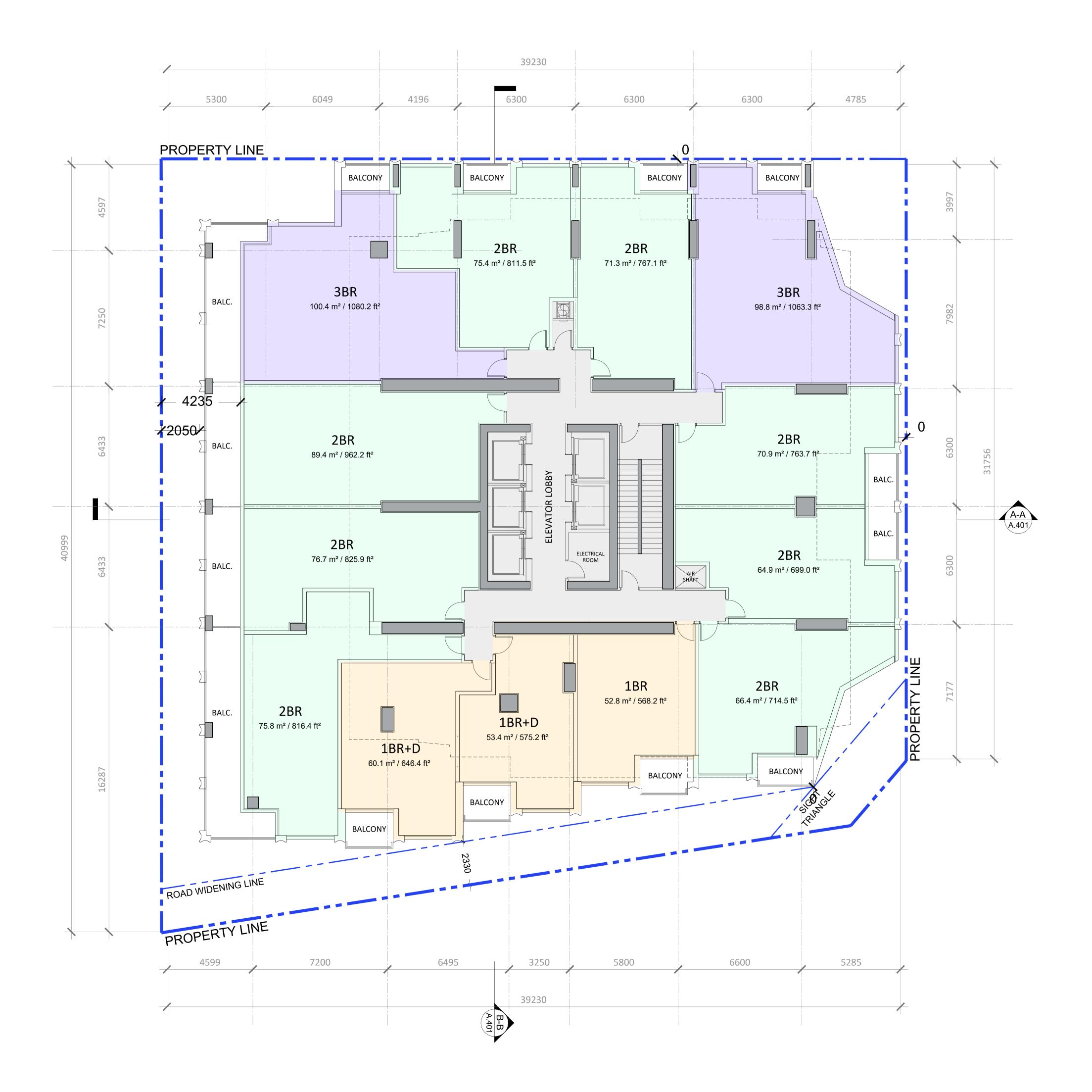
2ND FLOOR PLAN

Drawn by: HPA	Scale: 1 Date: N	2030 :100 //ARCH 24, 2023 IPA
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Drawing No.:



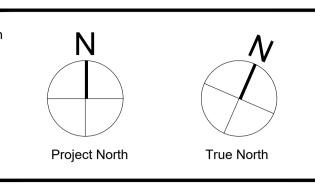




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PROJECT TEAM

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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.

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Rev.	Issue / Description	Date

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

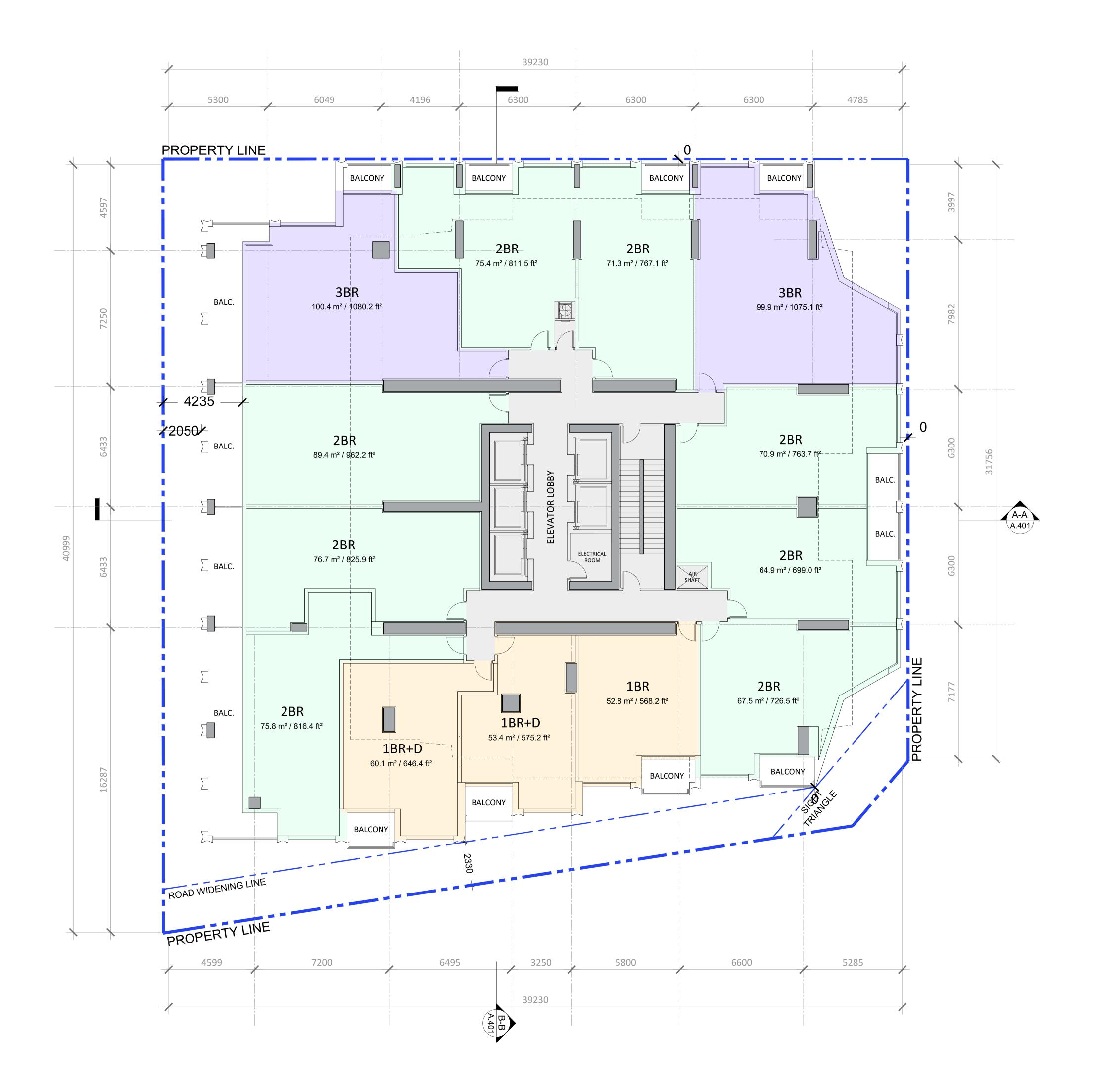
3rd FLOOR PLAN

	100 RCH 24, 2023
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Revision

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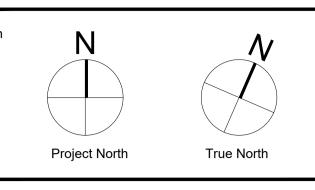
Drawing No.:



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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.

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Rev.	Issue / Description	Date

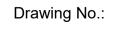
Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



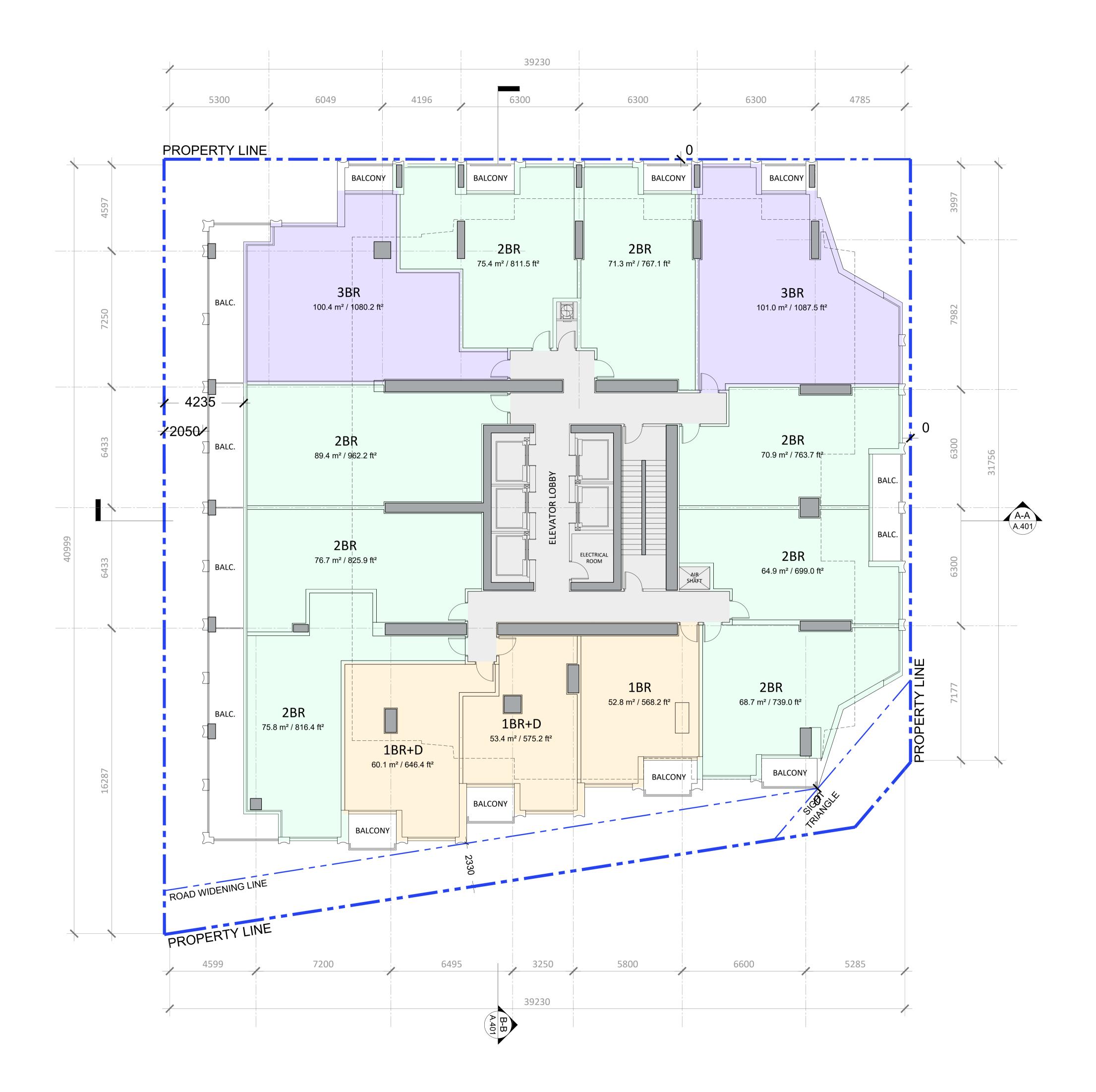
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

4TH FLOOR PLAN

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



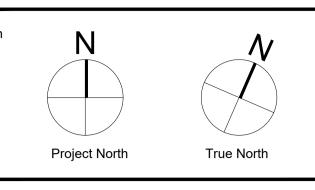




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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS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

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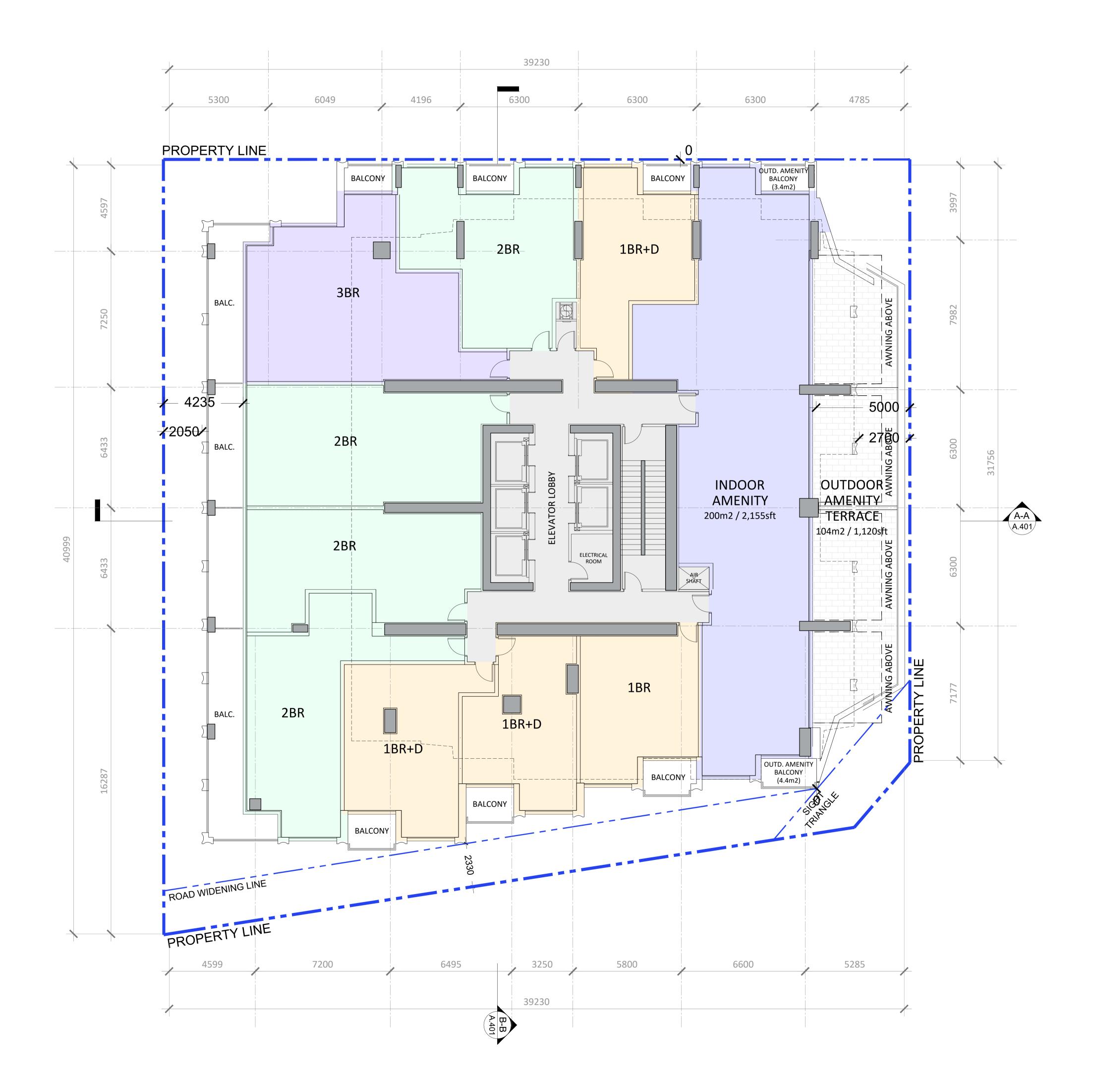
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

5TH FLOOR PLAN

CH 24, 2023

Drawing No.:

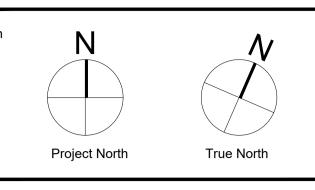




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PROJECT TEAM

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

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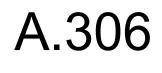
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

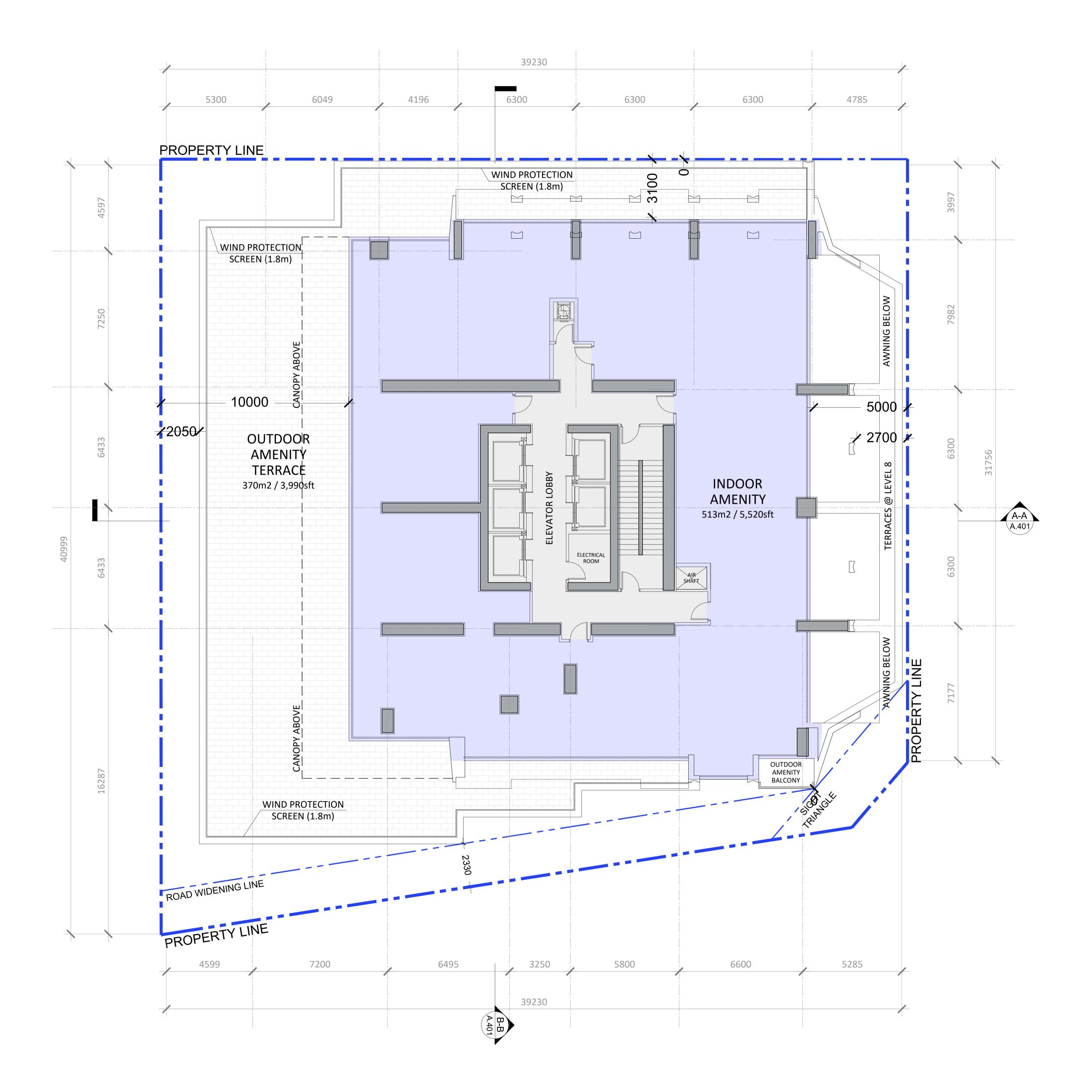
6TH FLOOR PLAN

Project number: Scale: Date: Drawn by:	2030 1 : 100 MARCH 24, 2
Drawn by:	HPA

, 2023

Drawing No.:

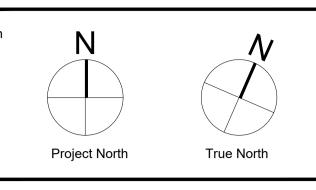




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PROJECT TEAM

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.

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Rev.	Issue / Description	Date

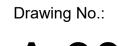
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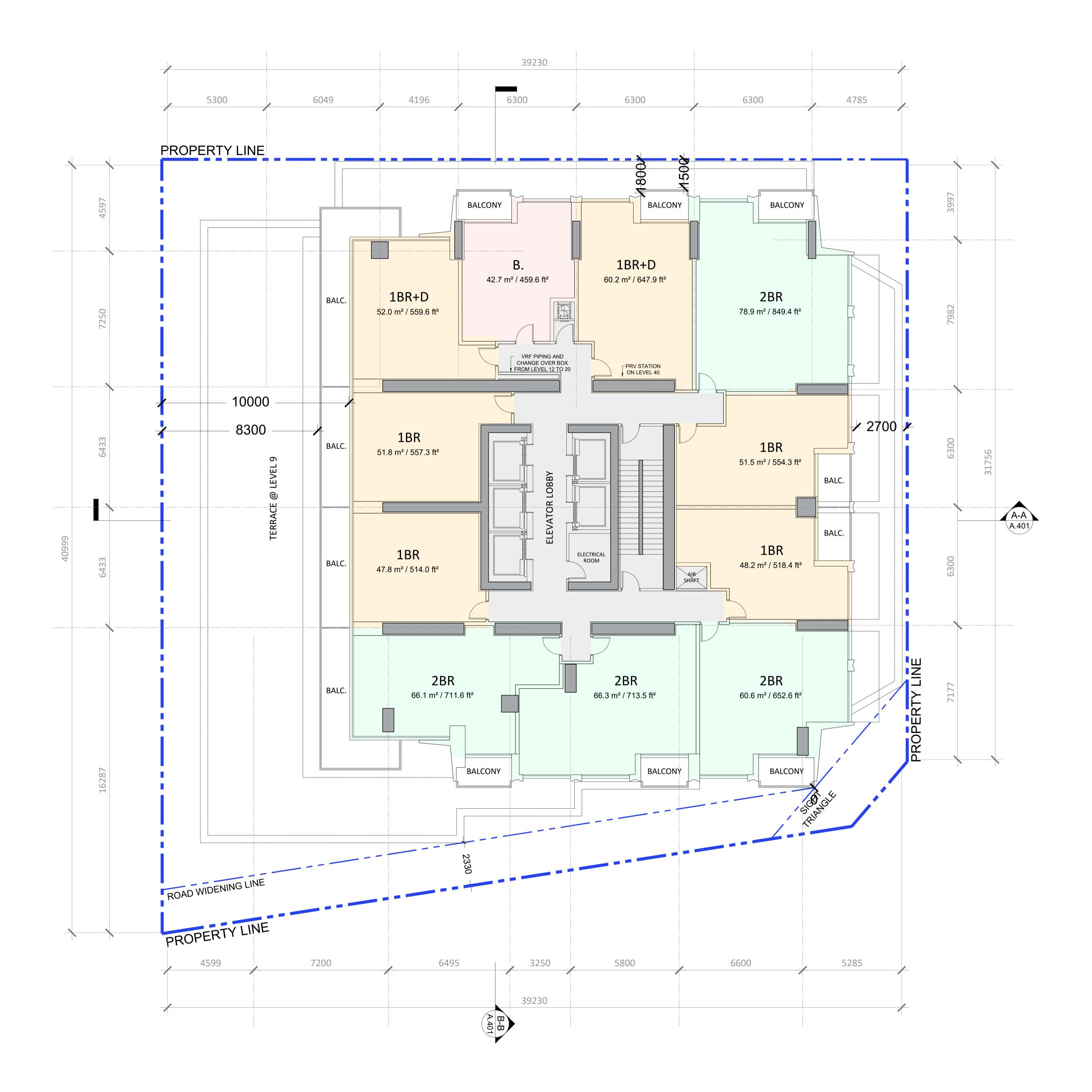
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

7TH FLOOR PLAN

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



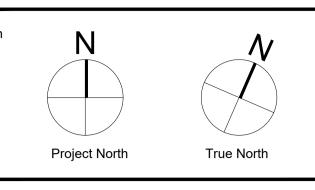
Revision:



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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.

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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

8TH TO 32ND FLOOR PLAN

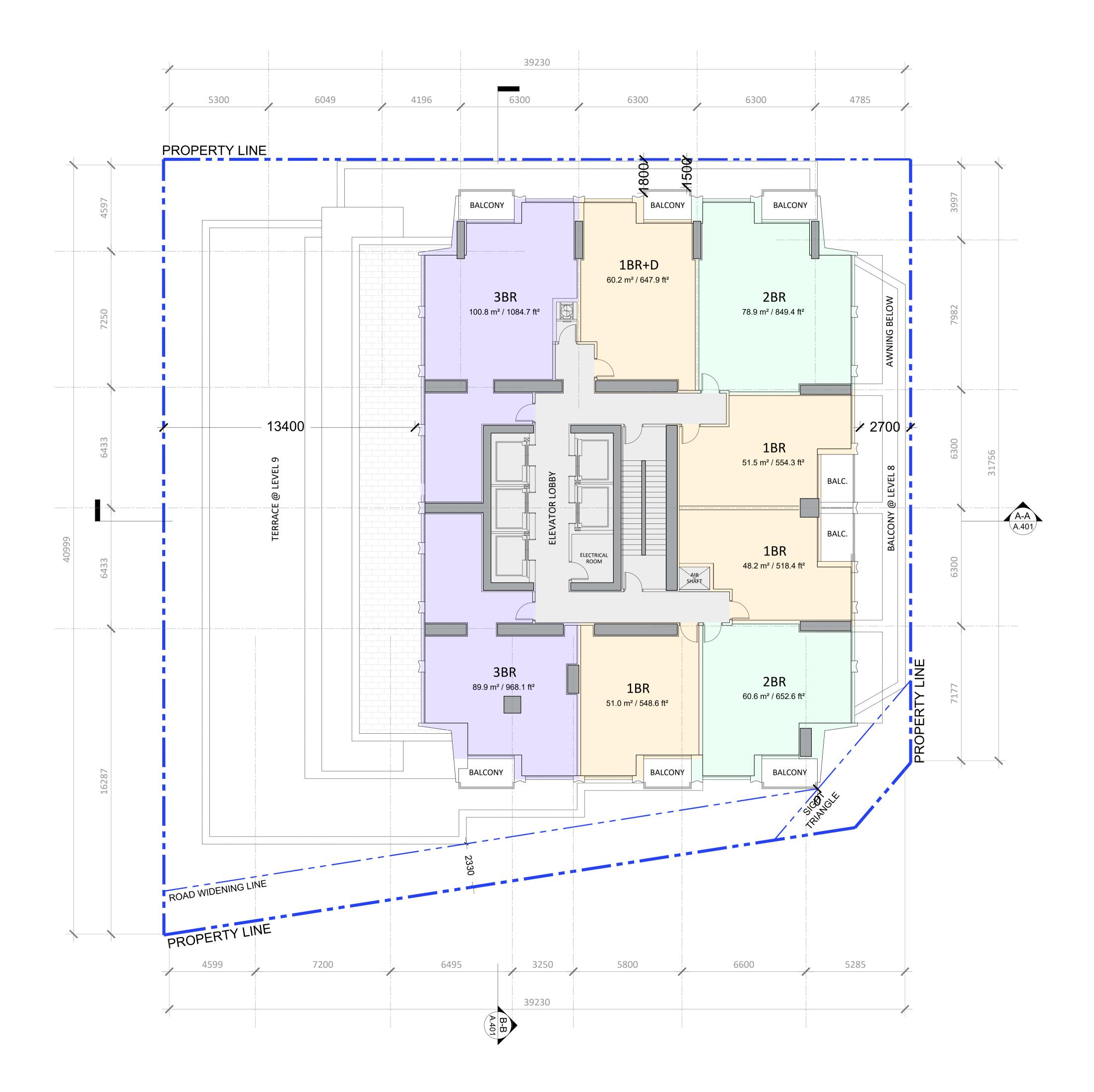
Project number: Scale: Date: Drawn by:

2030 1 : 100 MARCH 24, 2023 HPA

Drawing No.:



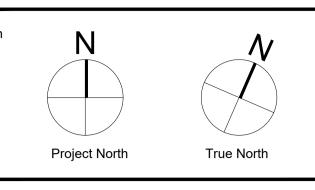




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North





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.

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
Rev.	Issue / Description	Date

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

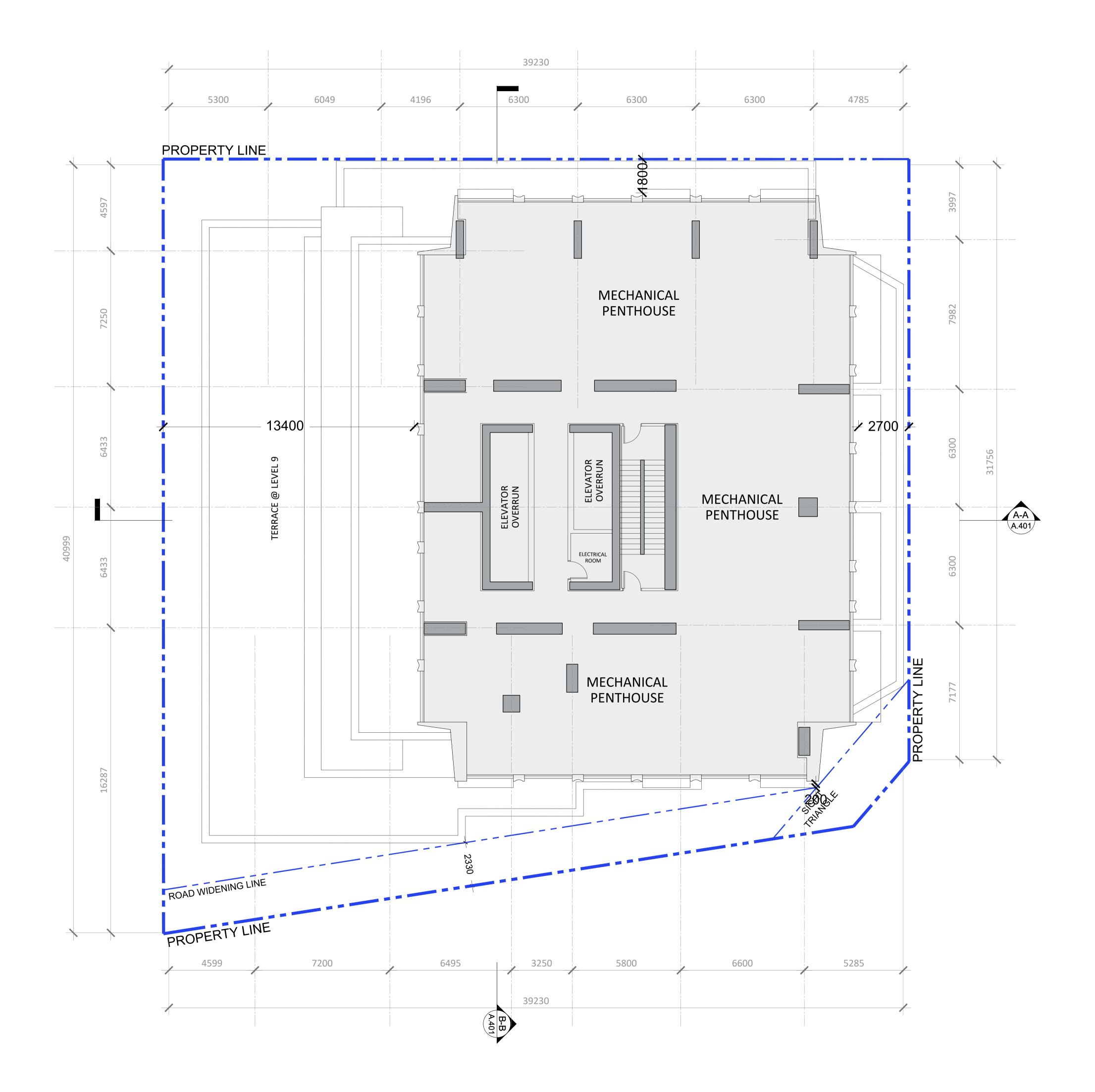
33RD TO 40TH FLOOR PLAN

Project number: Scale: Date: Drawn by:

2030 1 : 100 MARCH 24, 2023 HPA

Drawing No.:

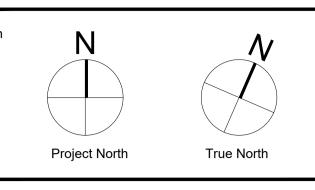




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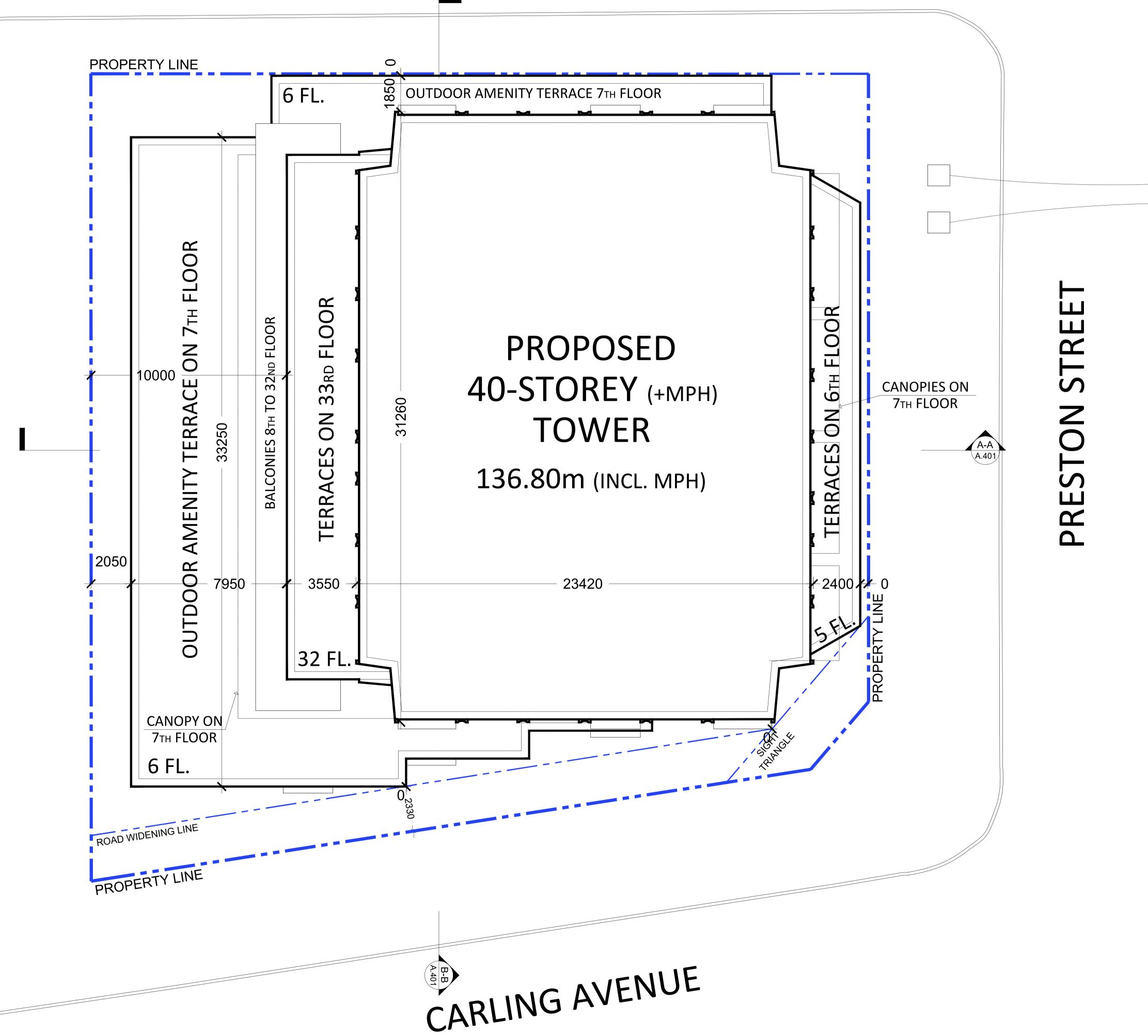


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

M.P.H. PLAN

Project number:	2030
Scale:	1 : 100
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:

SIDNEY STREET

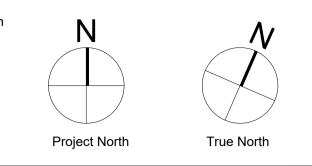


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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

ROOF PLAN

Project number:	2030
Scale:	1 : 100
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:

SECTION A-A

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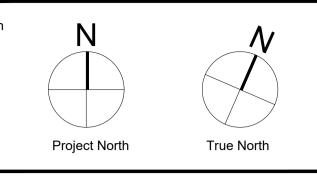
SECTION B-B

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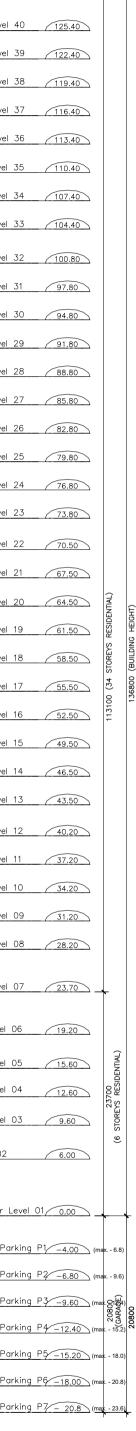
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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

SECTIONS

Project number:	2030
Scale:	1 : 400
Date:	MARCH 24, 2023
Drawn by:	HPA
Drawing No.:	Revision:



EAST ELEVATION

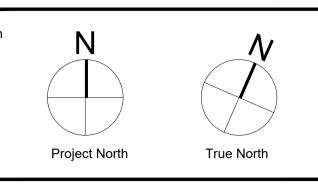


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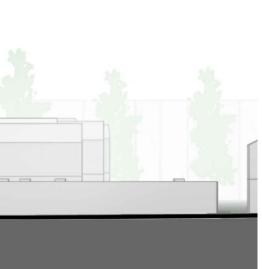


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

BUILDING ELEVATIONS

Scale: 1 Date: N	2030 : 40 //AR //AR
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2030 :400 /ARCH 24, 2023 /PA



Revision:



Drawing No.:

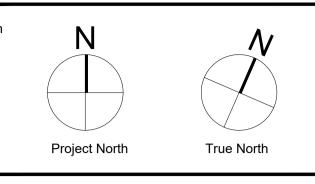


		Top of Roof Slab 1	9.30
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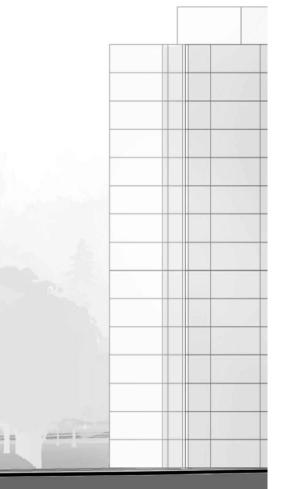


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

BUILDING ELEVATIONS

Project number:	203
Scale:	1:4
Date:	MAF
Drawn by:	HPA

2030 :400 1ARCH 24, 2023 1PA



A.502

Drawing No.:

SOUTH ELEVATION



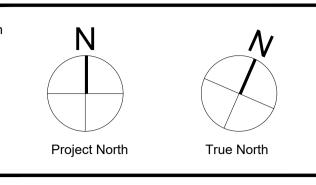
	Top of Mech. PH	
750		
	Top of Roof Slab 129.30	
	Res Level 40 125.40	
	Res Level 39 122.40	
	Res Level 38 119.40	
	Res Level 37 116.40	
	Res Level 36 113.40	
	Res Level 35 110.40	
	Res Level 34 107.40	
	Res Level 33 104.40	
	Res Level 32 100.80	
	Res Level 31 97.80	
	Res Level 30 94.80	
	Res Level 29 91.80	
	Res Level 28 88.80	
	Res Level 27 85.80	
	Res Level 26 82.80	
	Res Level 25 79.80	
	Res Level 25 79.80 Res Level 24 76.80	
	Res Level 23 73.80	
	Res Level 22 70.50	
	Res Level 21 67.50	
	Res Level 20 64.50 1 Res Level 19 61.50 1	
	Res Level 18 58.50 King Res Level 17 55.50 8 8 Res Level 17 55.50 8 8 8	
	Res Level 16 52.50 8 12	
	Res Level 15 49.50	
	Res Level 14 46.50	
	Res Level 13 43.50	
	Res Level 12 40.20	
	Res Level 11 37.20	
	Res Level 10 34.20	
	Res Level 09	
	Res Level 08 28.20	
	Res Level 07 23.70	
	Res Level 06 19.20	1
	Res Level 05 15.60	
	Res Level 05 15.60 Res Level 04 12.60 Res Level 03 9.60	
	Res Level 03 9.60	
	Ground Floor Level 01 0.00	

General Notes:

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North





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.

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
Rev.	Issue / Description	Date

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

BUILDING ELEVATIONS

Project number:	2030
Scale:	1:40
Date:	MAR
Drawn by:	HPA

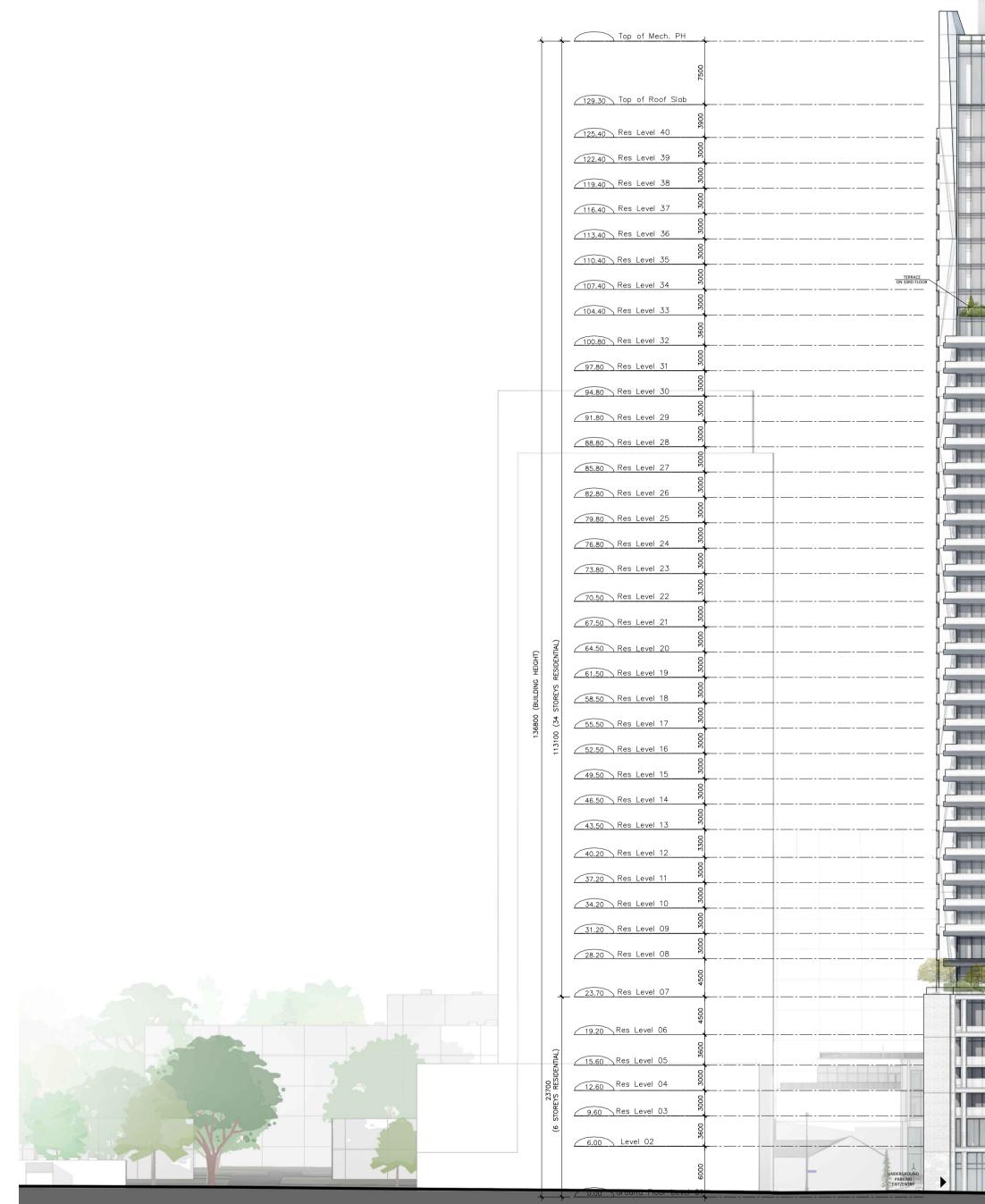
030 : 400 IARCH 24, 2023



A.503

Drawing No.:

WEST ELEVATION



ICON TOWER BEYOND

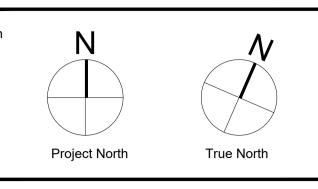
PROPOSED 40-STOREY TOWER (+MPH) 136.80M (INCL. MPH)		
	750	
	Top of Roof Slab 129.30	
	Res Level 40 125.40	
	Res Level 39 122.40 8 8	
	M Res Level 38 119.40 8 8 116.40	
	Res Level 36 (113.40)	
	Res Level 35 (110.40	
	Res Level 34 107.40	
	Res Level 33 104.40	
	Res Level 32 100.80	
	Res Level 31 97.80	
	Res Level 30 94.80	
	8 Res Level 29 91.80	
	Res Level 28 88.80	
	Res Level 27 85.80	
	Res Level 26 82.80	
	Res Level 25 79.80 8 8 8 76.80	
	Res Level 23 73.80	
	Res Level 22 70.50	
	Res Level 21 67.50	
	Res Level 20 64.50	Ē
	Res Level 19 61.50	
	Start Res Level 18 58.50	136800 (BUILDING HEIGHT)
	Res Level 17 55.50	136800
	Res Level 16 52.50	
	8 Res Level 15 49.50	
	Res Level 14 46.50	
	Res Level 13 43.50	
	M Res Level 12 40.20 8 8 8 8 8 11 37.20	
	Res Level 10 34.20	
	Res Level 09 31.20	
	Res Level 08 28.20	
	450 450	
	Res Level 07 23.70	
	Res Level 06 19.20	
	8 Res Level 05 15.60	
	Res Level 04 12.60	
	Res Level 03 9.60	
	Ground Floor Level 01 0.00	

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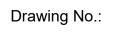


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

BUILDING ELEVATIONS

Project number: Scale: Date: Drawn by:

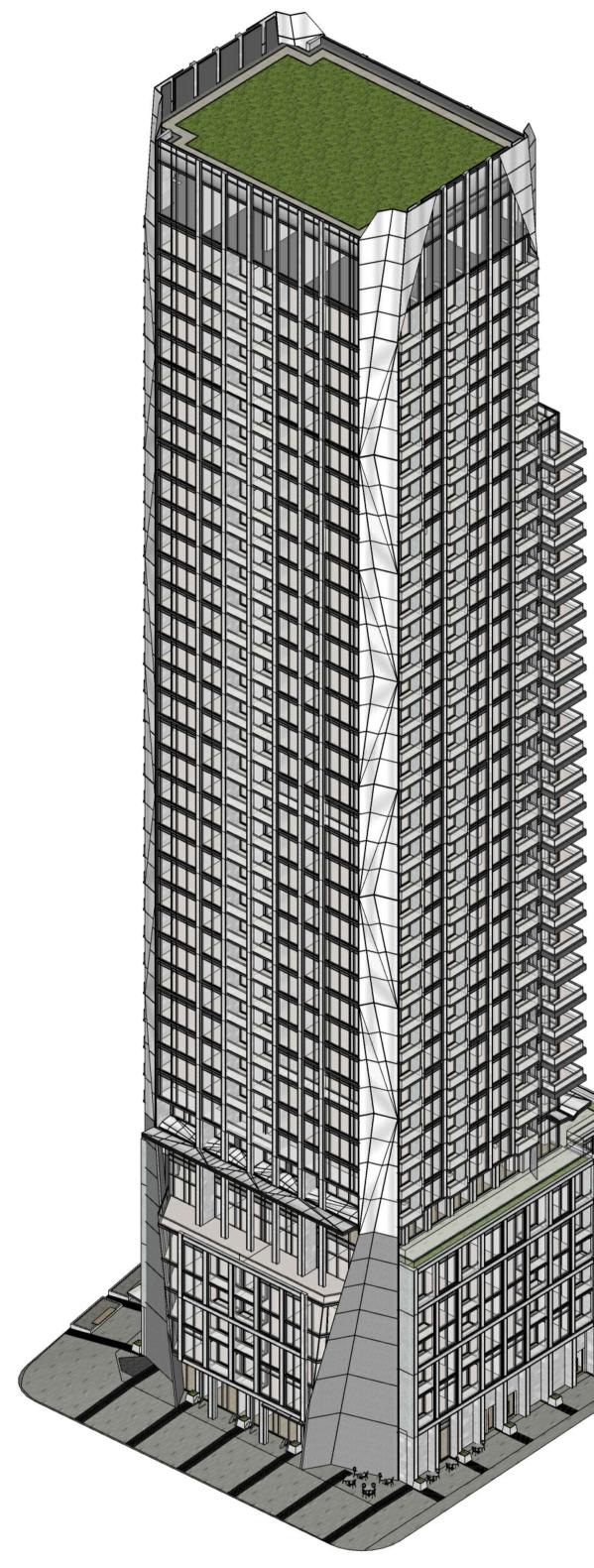
2030 1 : 400 MARCH 24, 2023 HPA



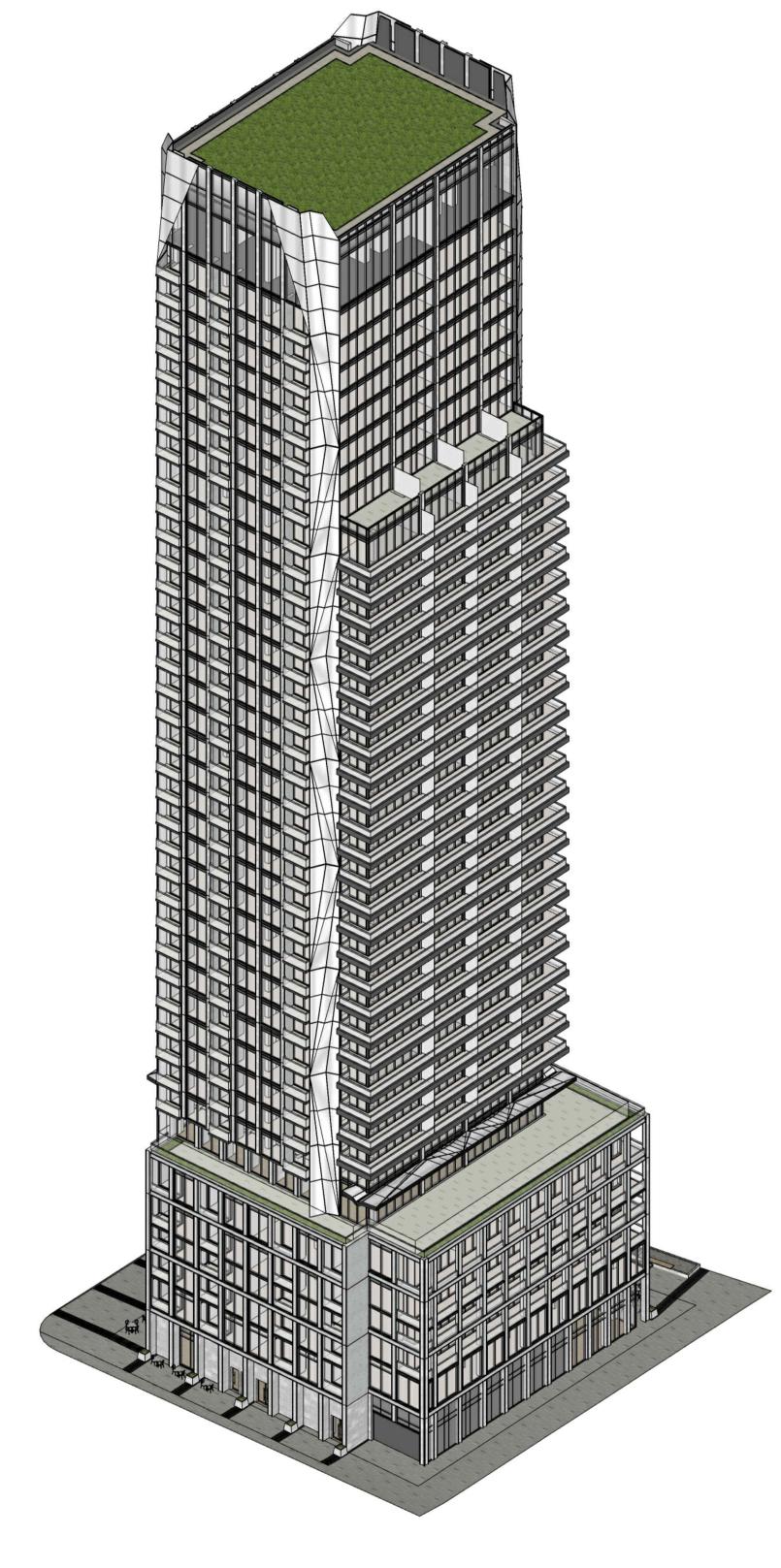








VIEW FROM NORTH-WEST

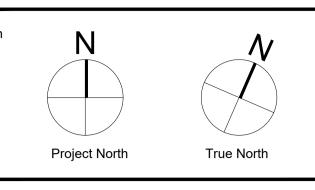


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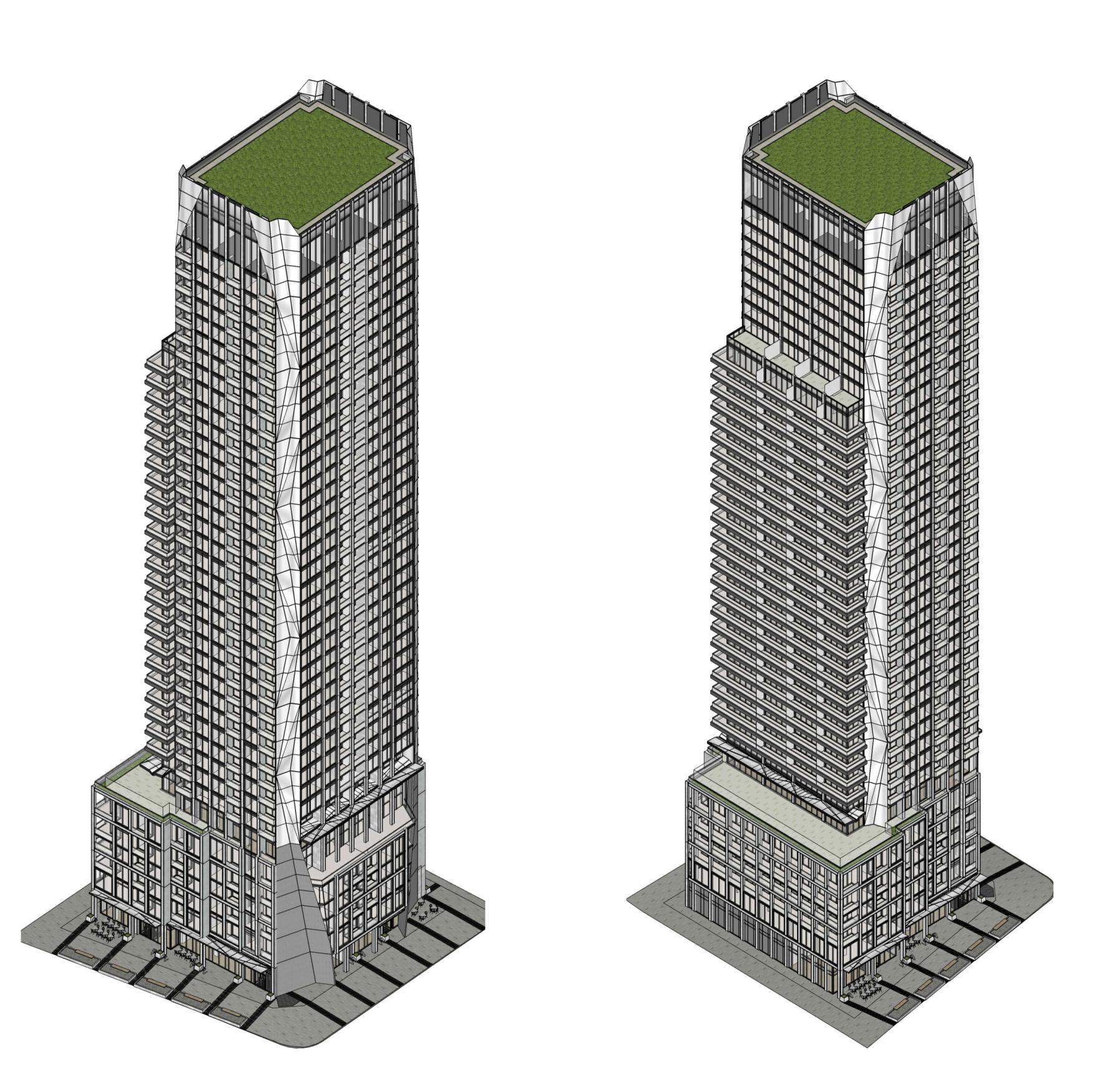
AXONOMETRIC VIEWS

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

24, 2023

Drawing No.:





VIEW FROM SOUTH-EAST

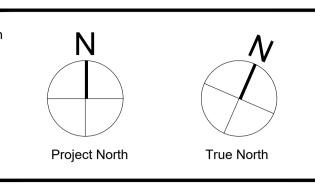
VIEW FROM SOUTH-WEST

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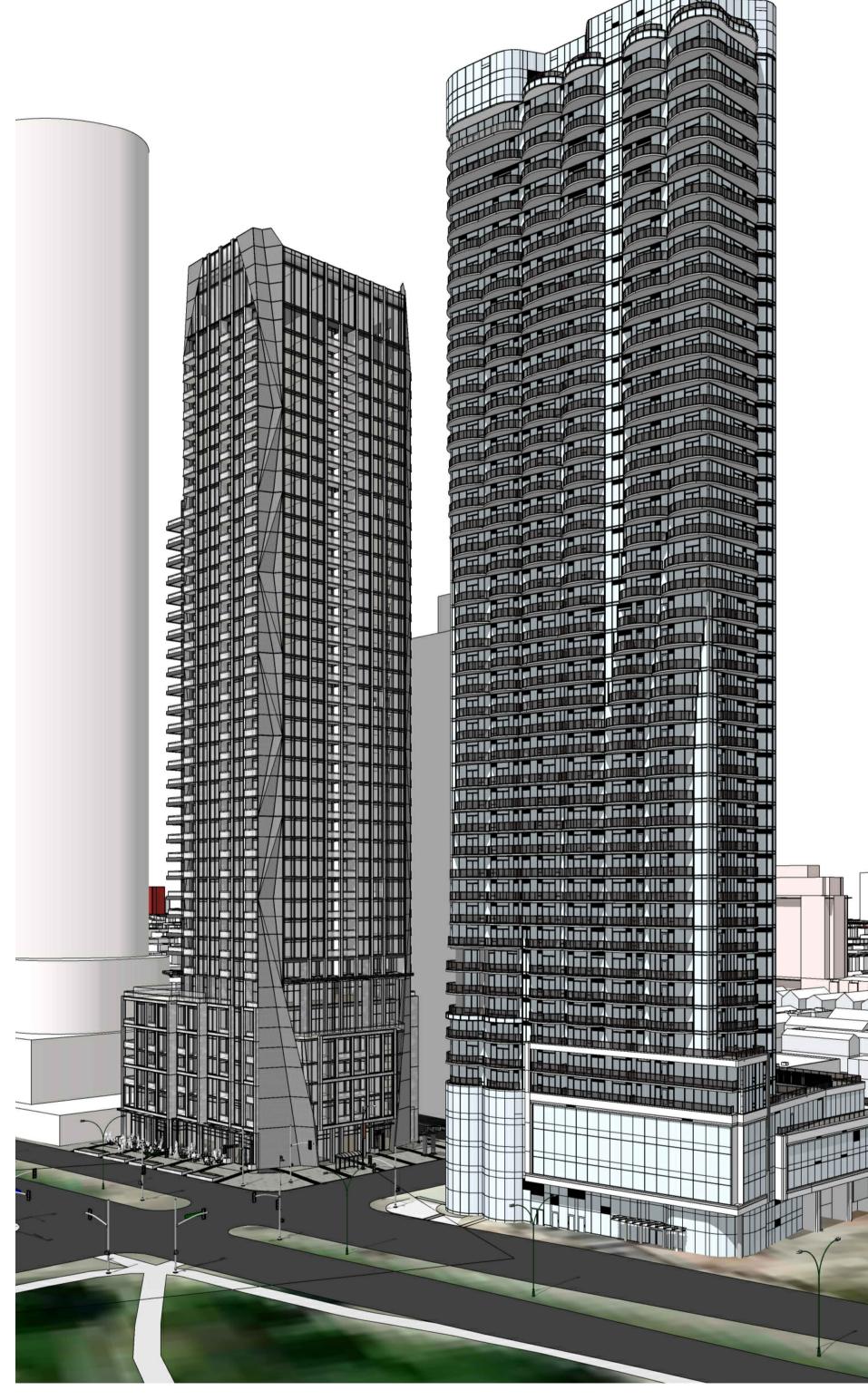
AXONOMETRIC VIEWS

Project number: Scale: Date: Drawn by:

2030 N/A MARCH 24, 2023 HPA

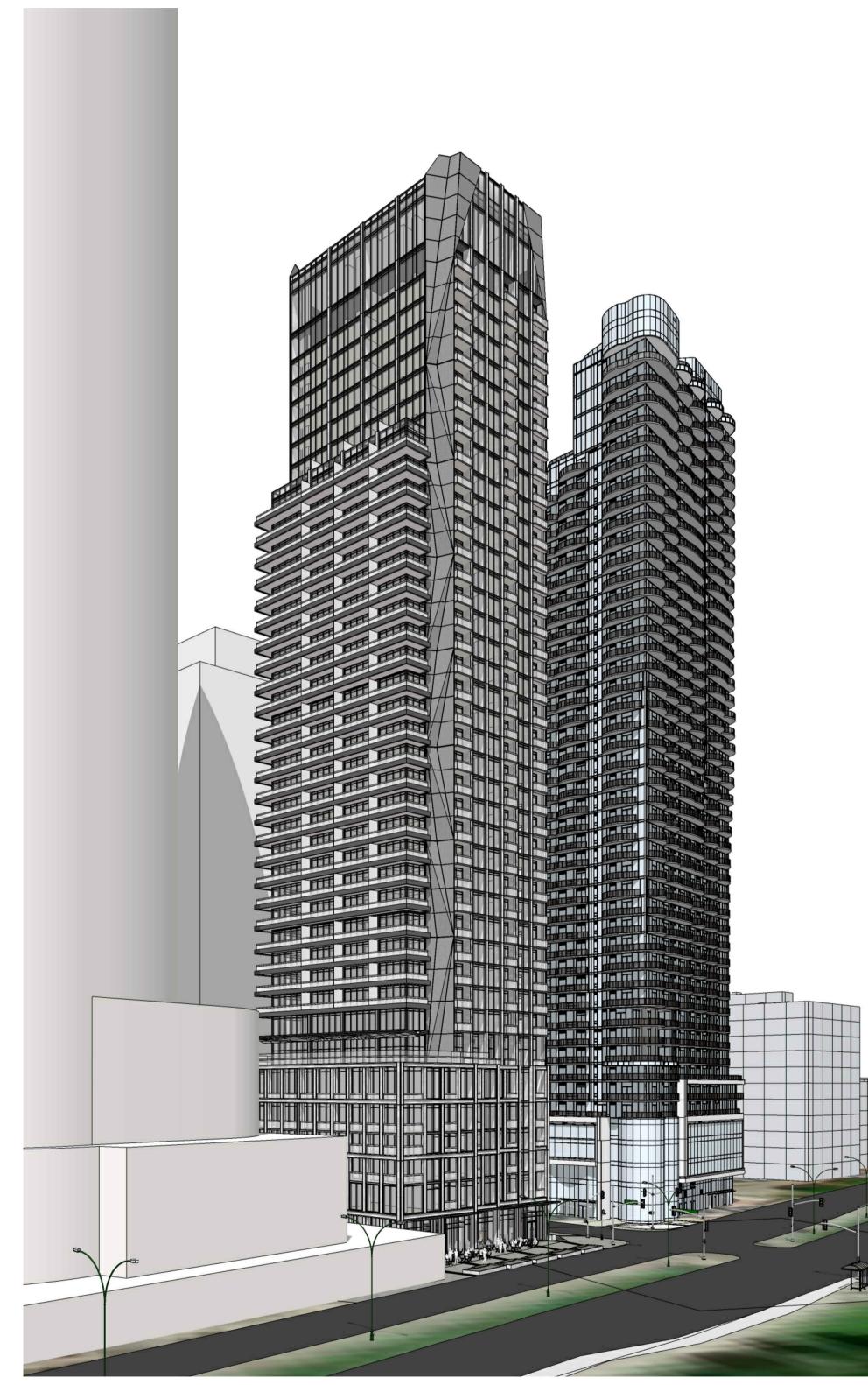
Drawing No.:





VIEW FROM SOUTH-EAST

VIEW FROM SOUTH-WEST



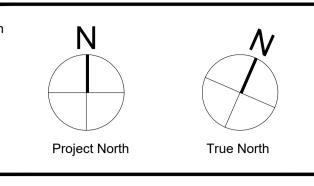


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PERSPECTIVES

Project number:	2030
Scale:	N/A
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Drawn by:	HPA

2023

Drawing No.:

