

MIXED-USE DEVELOPMENT:

829 CARLING AVENUE

OTTAWA, ON

ZBA/OPA/SPA SUBMISSION

NOVEMBER 13, 2025

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HARIRI PONTARINI
ARCHITECTS

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

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

BUILDING HEIGHT	
TOWER HEIGHT	158.7 m
HEIGHT INCLUDING MPH	166.2 m

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

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

DENSITY UNIT PER HECTARES	
3542	

LOT COVERAGE	
87%	

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

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

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

PROP. BICYCLE PARK. BREAKDOWN			
PARKING TYPE			TOTAL
	LONG TERM	SHORT TERM	
2ND	328		328
GF		28	28
P1	118		118
Total	446	28	474

BUILDING STATISTICS										
	Floor	Gross Building Area <small>(AS PER ZONING BY-LAW 2008-326, MEASURED FROM INSIDE FACE OF EXTERIOR WALLS)</small>		GFA Deduction			Gross Floor Area			
		m2	ft2	m2	m2	m2	Residential		Retail	
							m2	ft2	m2	ft2
TOWER	MPH	702.41	7,561	702.41			-	-	-	-
	50	683.80	7,360	145.4			538.40	5,795	-	-
	49	683.80	7,360	145.4			538.40	5,795	-	-
	48	683.80	7,360	145.4			538.40	5,795	-	-
	47	683.80	7,360	145.4			538.40	5,795	-	-
	46	683.80	7,360	145.4			538.40	5,795	-	-
	45	683.80	7,360	145.4			538.40	5,795	-	-
	44	683.80	7,360	145.4			538.40	5,795	-	-
	43	683.80	7,360	145.4			538.40	5,795	-	-
	42	683.80	7,360	145.4			538.40	5,795	-	-
	41	768.50	8,272	165.8			602.70	6,487	-	-
	40	768.50	8,272	165.8			602.70	6,487	-	-
	39	768.50	8,272	165.8			602.70	6,487	-	-
	38	768.50	8,272	165.8			602.70	6,487	-	-
	37	768.50	8,272	165.8			602.70	6,487	-	-
	36	768.50	8,272	165.8			602.70	6,487	-	-
	35	768.50	8,272	165.8			602.70	6,487	-	-
	34	768.50	8,272	165.8			602.70	6,487	-	-
	33	768.50	8,272	165.8			602.70	6,487	-	-
	32	768.50	8,272	165.8			602.70	6,487	-	-
	31	768.50	8,272	165.8			602.70	6,487	-	-
	30	768.50	8,272	165.8			602.70	6,487	-	-
	29	768.50	8,272	165.8			602.70	6,487	-	-
	28	768.50	8,272	165.8			602.70	6,487	-	-
	27	768.50	8,272	165.8			602.70	6,487	-	-
	26	768.50	8,272	165.8			602.70	6,487	-	-
	25	768.50	8,272	165.8			602.70	6,487	-	-
	24	768.50	8,272	165.8			602.70	6,487	-	-
	23	768.50	8,272	165.8			602.70	6,487	-	-
	22	768.50	8,272	165.8			602.70	6,487	-	-
	21	768.50	8,272	165.8			602.70	6,487	-	-
	20	768.50	8,272	165.8			602.70	6,487	-	-
	19	768.50	8,272	165.8			602.70	6,487	-	-
	18	768.50	8,272	165.8			602.70	6,487	-	-
	17	768.50	8,272	165.8			602.70	6,487	-	-
	16	768.50	8,272	165.8			602.70	6,487	-	-
	15	768.50	8,272	165.8			602.70	6,487	-	-
	14	768.50	8,272	165.8			602.70	6,487	-	-
	13	768.50	8,272	165.8			602.70	6,487	-	-
	12	768.50	8,272	165.8			602.70	6,487	-	-
	11	768.50	8,272	165.8			602.70	6,487	-	-
	10	768.50	8,272	165.8			602.70	6,487	-	-
	9	768.50	8,272	165.8			602.70	6,487	-	-
	8	768.50	8,272	165.8			602.70	6,487	-	-
	7	768.50	8,272	165.8			602.70	6,487	-	-
	6	768.50	8,272	165.8			602.70	6,487	-	-
	Total Tower	34,523	371,598	8,092		0	26,543	285,704	-	-
PODIUM	5	725.00	7,804	151	574		0.00	0	-	-
	4	966.00	10,398	194	519		253.00	2,723	-	-
	3	1026.00	11,044	193.7			832.30	8,959	-	-
	2	1086.00	11,690	168.9		339.1	578.00	6,222	-	-
	1	1112.00	11,969	446.45			-	-	300	3,229
	Total Podium	4,915	52,905	1,154	1,093	0	1,663	17,904	300	3,229
	Total Above Grade	39,438	424,503	9,309	1,093	339	28,506	306,837		
	Total Below Grade	8,019				8,019				
	P1	1,337				1,337				
	P2	1,337				1,337				
	P3	1,337				1,337				
	P4	1,337				1,337				
	P5	1,337				1,337				
	P6	1,337				1,337				
	TOTAL GBA		TOTAL GFA DEDUCTION			TOTAL GFA				
	OVERALL	47457	510,819	18,751			28,506	306837		
		m2	ft2	m2			m2	ft2		

Total Below Grade	8,019		8,019	
P1	1,337		1,337	
P2	1,337		1,337	
P3	1,337		1,337	
P4	1,337		1,337	
P5	1,337		1,337	
P6	1,337		1,337	
TOTAL GBA		TOTAL GFA DEDUCTION		TOTAL GFA
OVERALL	47457	510,819	18,751	28,506 306837
	m2	ft2	m2	m2 ft2

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



VIEW FROM SOUTH-WEST (LOOKING EAST)

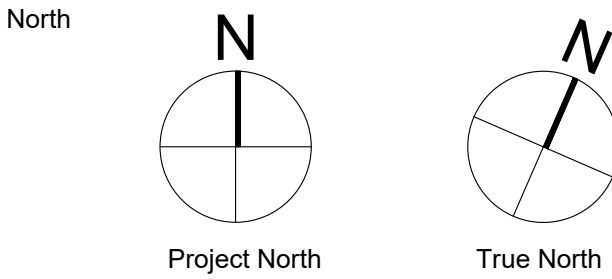


VIEW LOOKING NORTH FROM DOW'S LAKE



AERIAL VIEW FROM CARLING AVENUE
(LOOKING WEST)

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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.



PROJECT TEAM

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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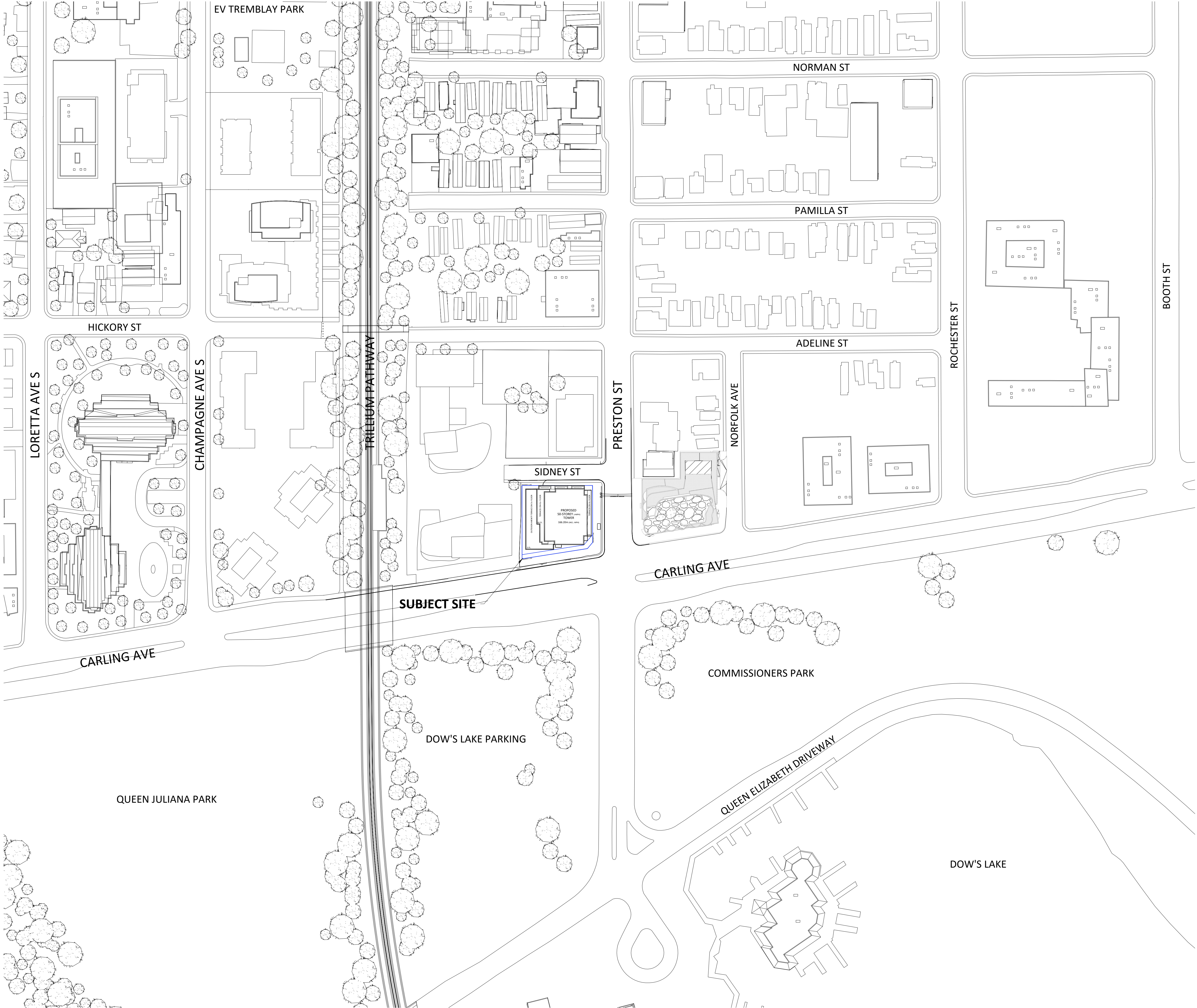
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

RENDERINGS

Project number: 2030
Scale: N/A
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.002

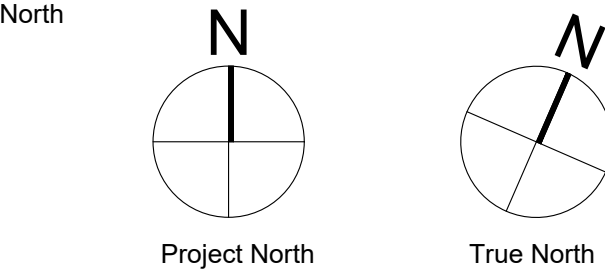


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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 4466

Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

CONTEXT PLAN

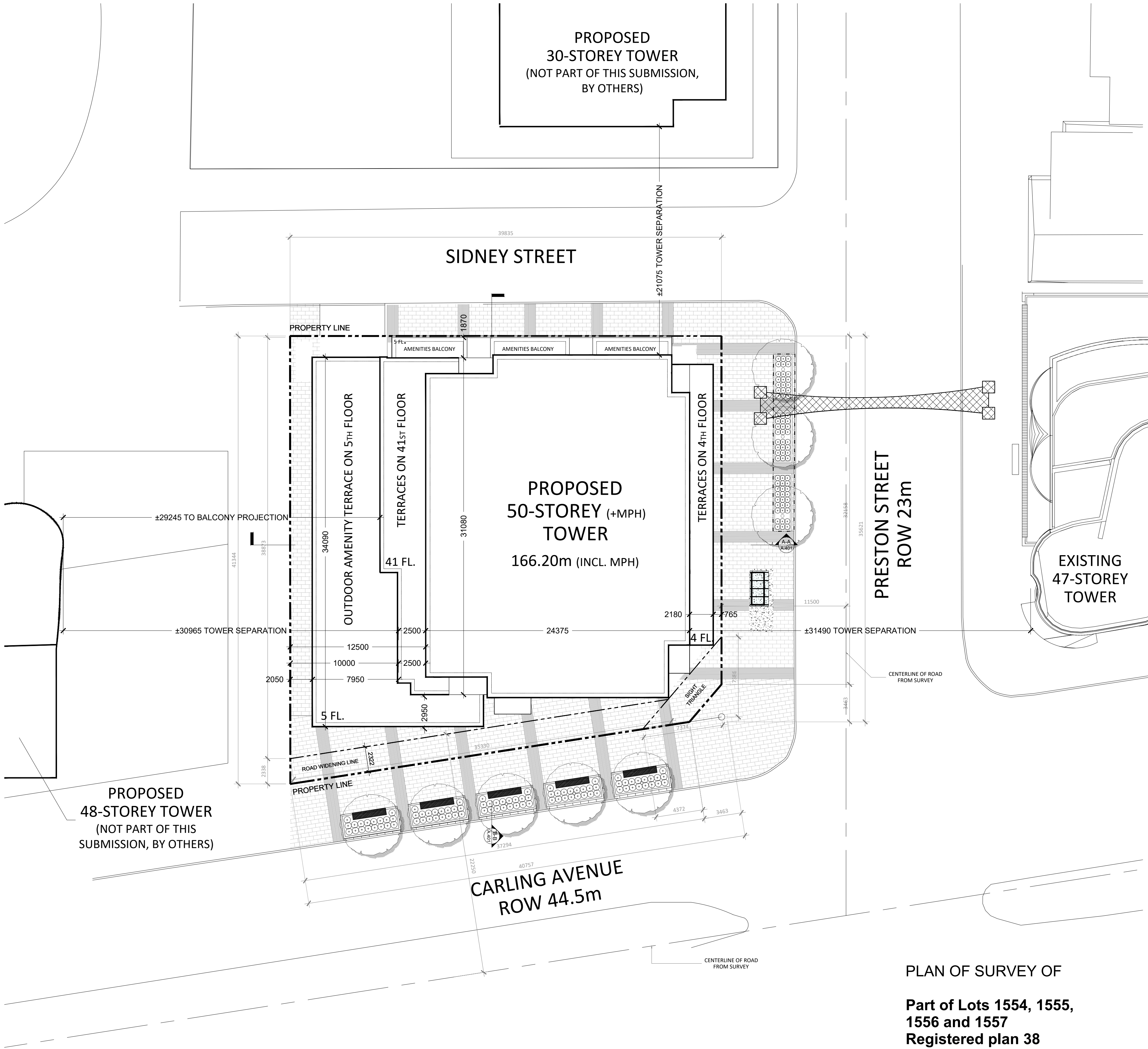
Project number: 2030
Scale: 1 : 1000
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

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

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

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

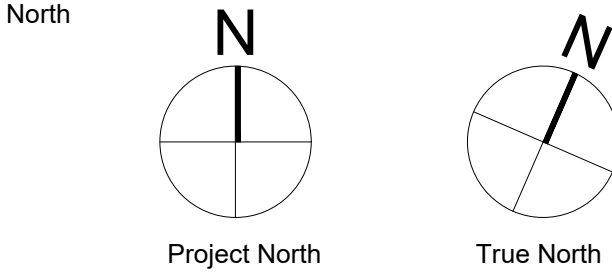


PLAN OF SURVEY OF

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

Surveyed by Annis O'Sullivan Vollebekk Ltd.

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OF
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DAVID PONTARINI
LICENCE
4466

Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

SITE PLAN

Project number:	2030
Scale:	1 : 200
Date:	NOVEMBER 13, 2025
Drawn by:	HPA

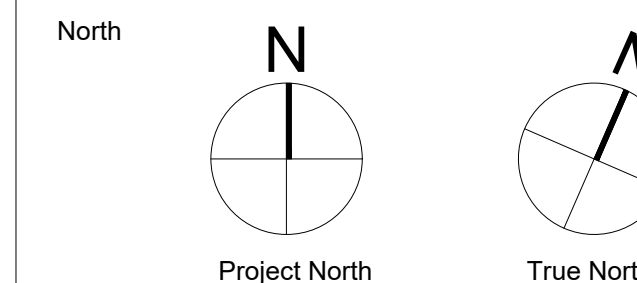
Drawing No.: Revision:

A.102



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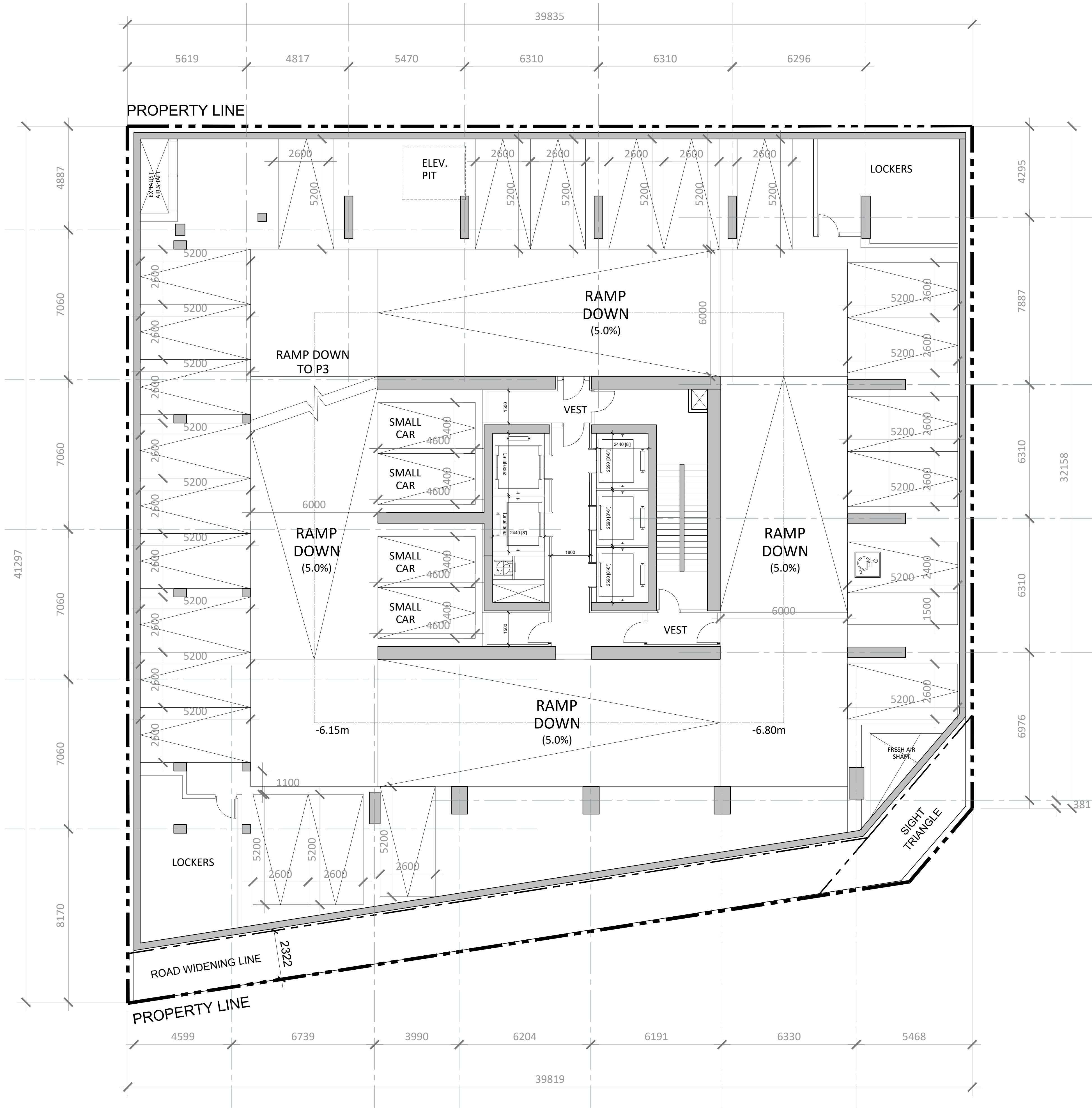
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MIXED-USE DEVELOPMENT
OTTAWA, ON

P3 TO P6 PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.201



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

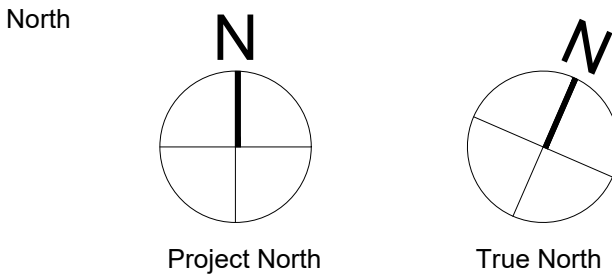
TOTAL: +/- 156

General Notes:

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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.



PROJECT TEAM

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:

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info@hp-arch.com
hariripontarini.com

ONTARIO ASSOCIATION
OF
ARCHITECTS
DAVID PONTARINI
LICENCE
4466

Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

P2 PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

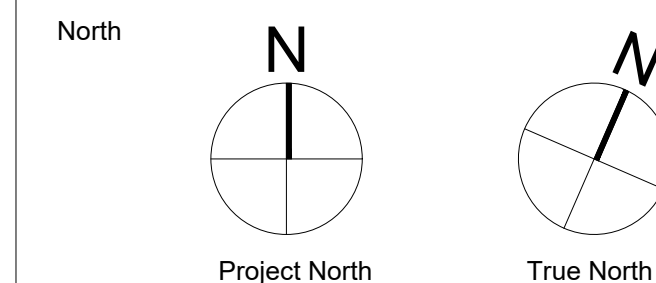
Drawing No.: Revision:

A.202



General Notes:

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PROJECT TEAM

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

6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA.	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record:

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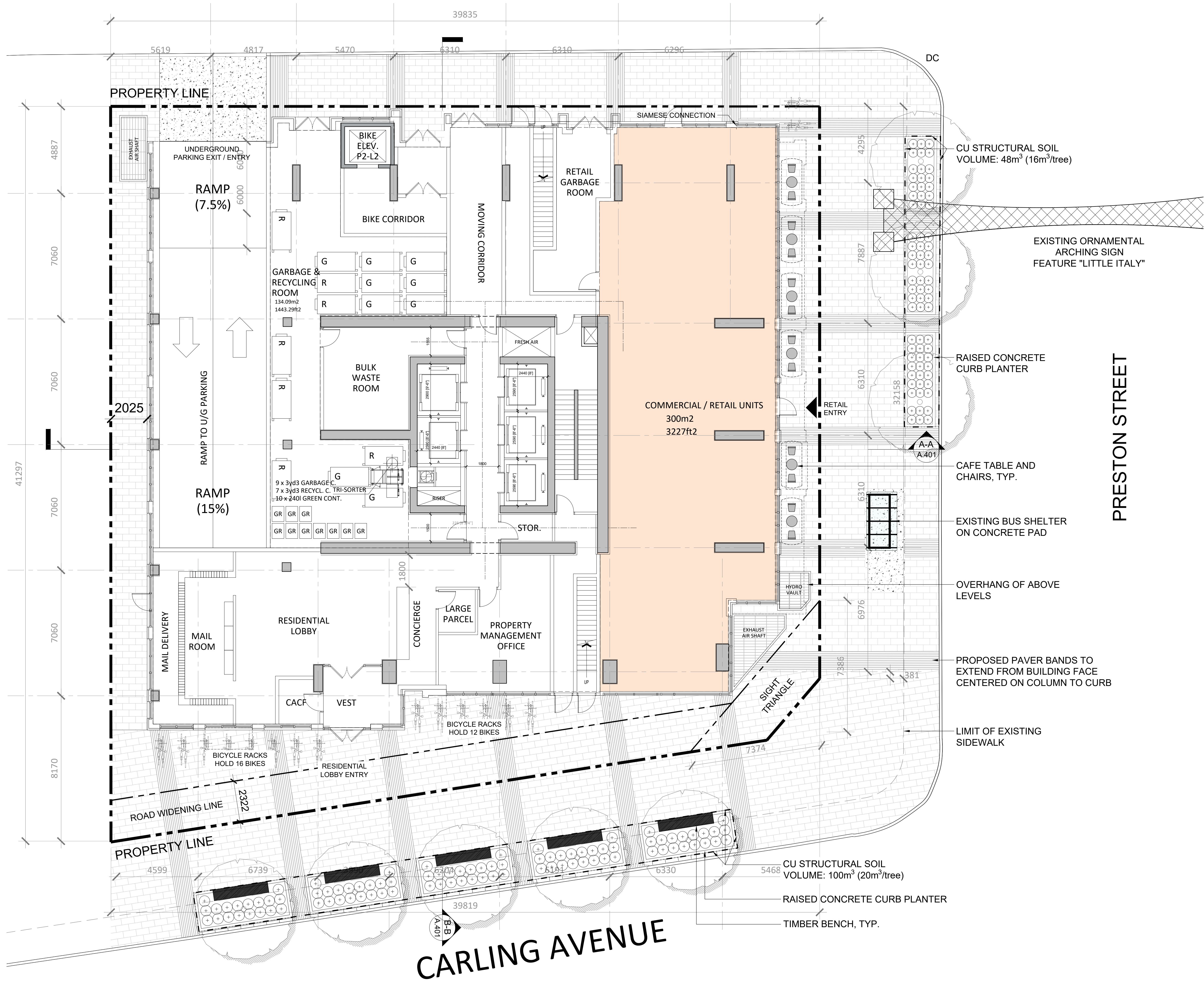
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

P1 PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.203

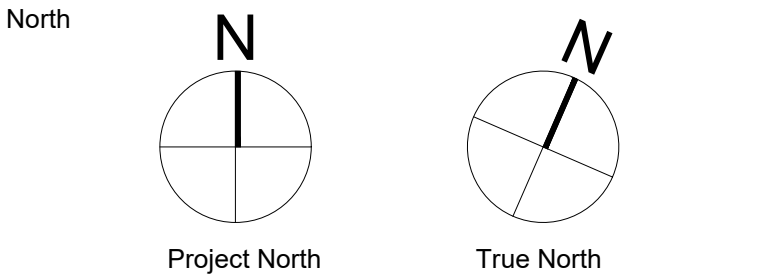


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PROJECT TEAM	
CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 16, 2024
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3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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ONTARIO ASSOCIATION OF ARCHITECTS
DAVID PONTARINI
LICENCE 4466

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

GROUND FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

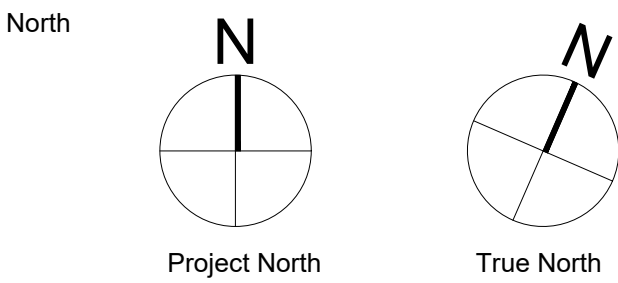
A.301



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

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

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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
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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ONTARIO ASSOCIATION OF ARCHITECTS
DAVID PONTARINI
LICENCE 4466

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

2ND FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

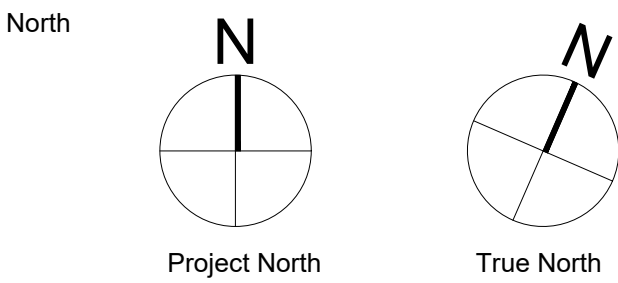
A.302



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

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

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
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4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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

3RD FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:
A.303



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

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

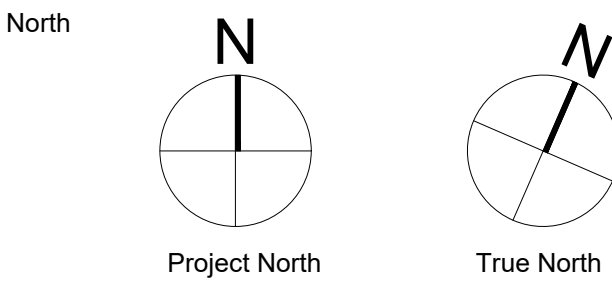
NET SALEABLE AREA
318,493 ft2

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
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4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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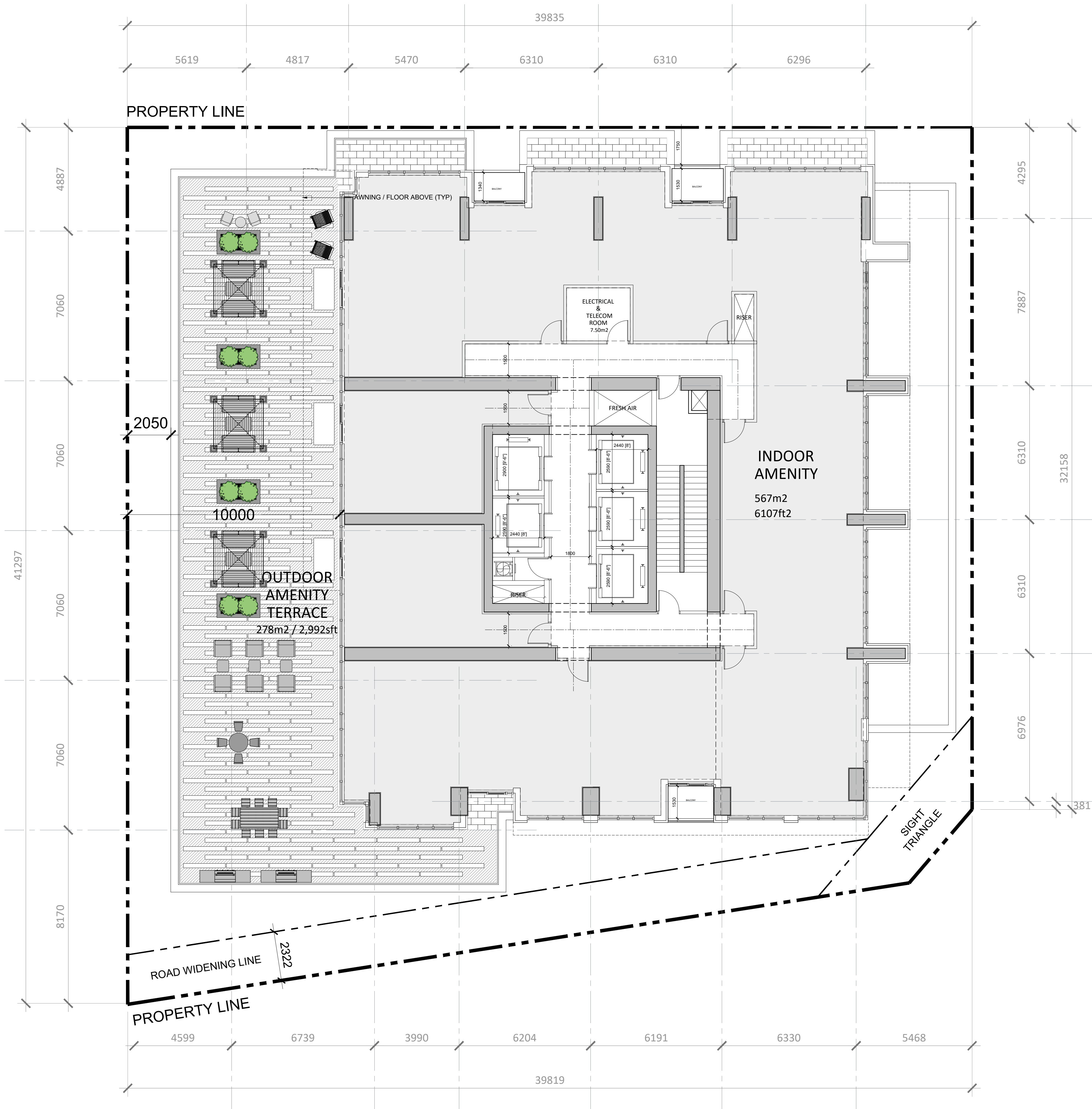
ONTARIO ASSOCIATION OF ARCHITECTS
DAVID PONTARINI
LICENCE 4466

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

4TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

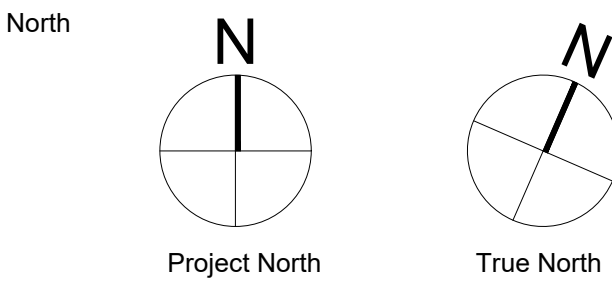
Drawing No.: Revision:
A.304



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

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

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
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4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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

5TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

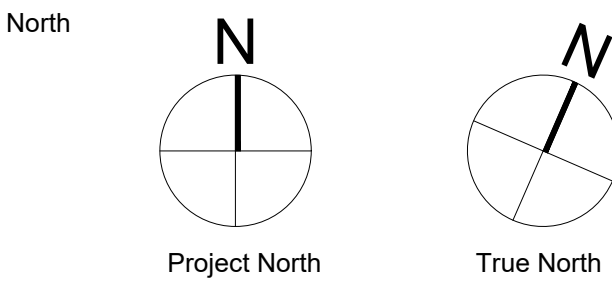
A.305



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

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

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PROJECT TEAM

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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
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
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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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Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

6TH-29TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

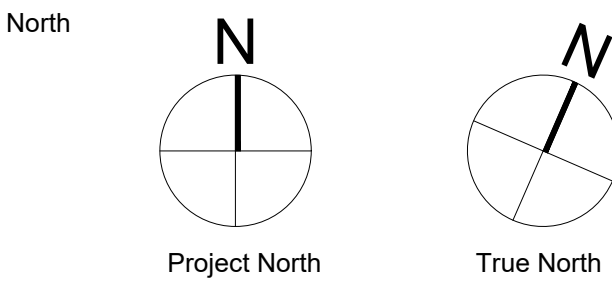
A.306



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

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

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PROJECT TEAM

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

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
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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

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

30TH-40TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

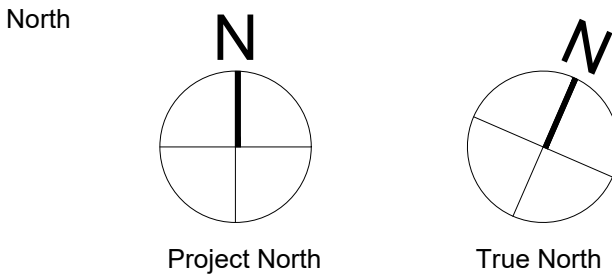
Drawing No.: Revision:



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

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

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CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
6	RE-ISSUED FOR OPA, ZBA, AND SPA	NOV 13, 2025
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

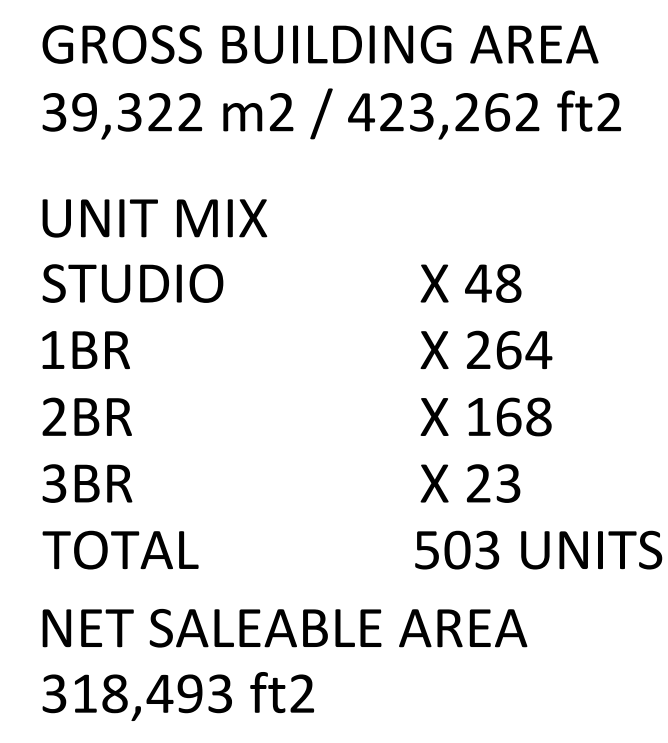
Architect of Record:
HARIRI PONTARINI ARCHITECTS
235 Carlaw Avenue
Suite 301
Toronto, Canada M4M 2S1
TEL 416 929 4901
FAX 416 929 8924
info@hp-arch.com
hariripontarini.com

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

41ST FLOOR PLAN

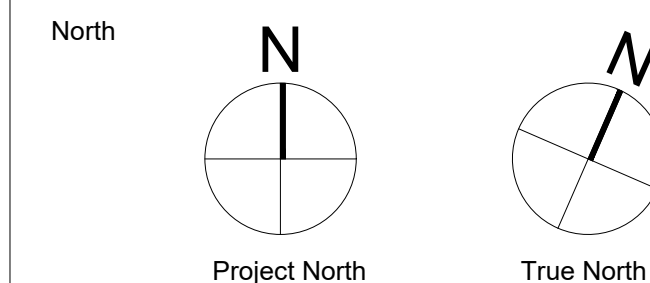
Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:
A.308



General Notes:

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PROJECT TEAM

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

[illegible]

Architect of Record:

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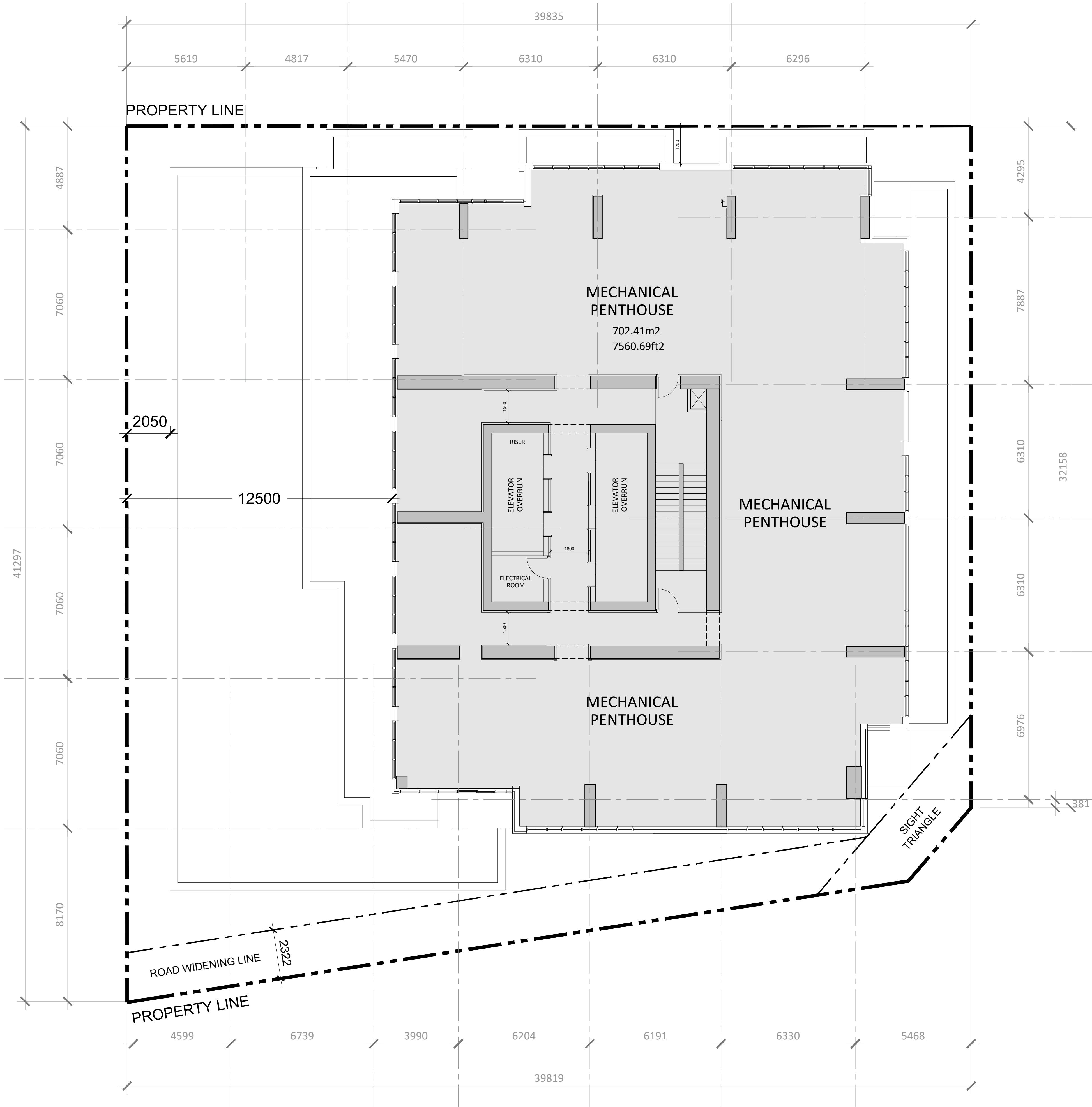
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

42ND-50THFLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.:	Revision
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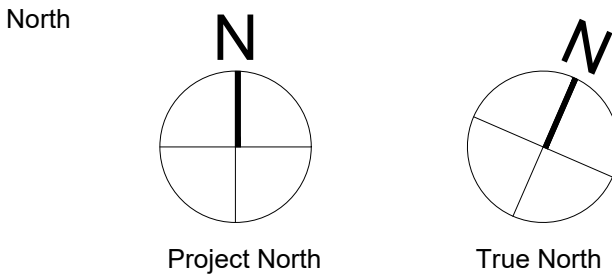
A.309



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

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

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STRUCTURAL	GOODEVE STRUCTURAL INC.
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GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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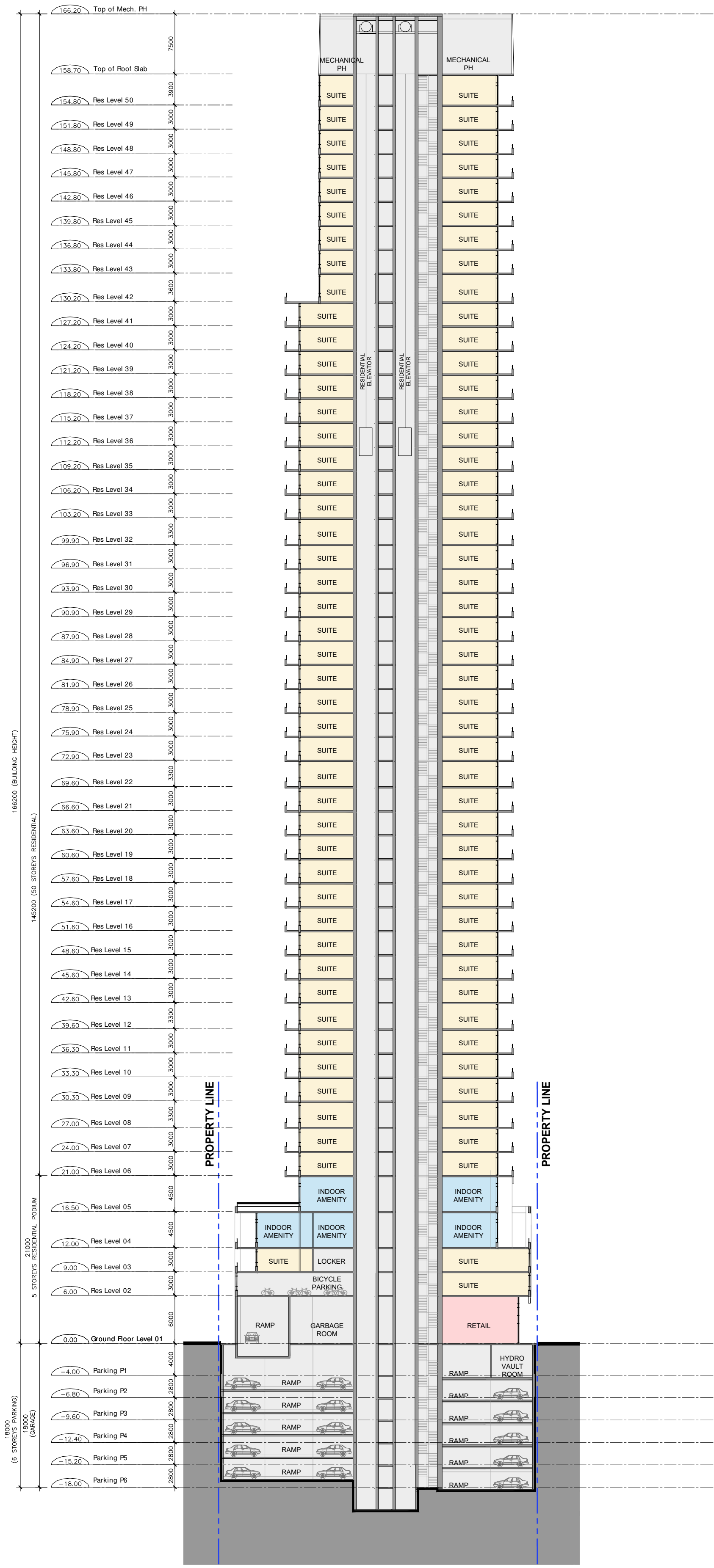
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

MECH. PENTHOUSE

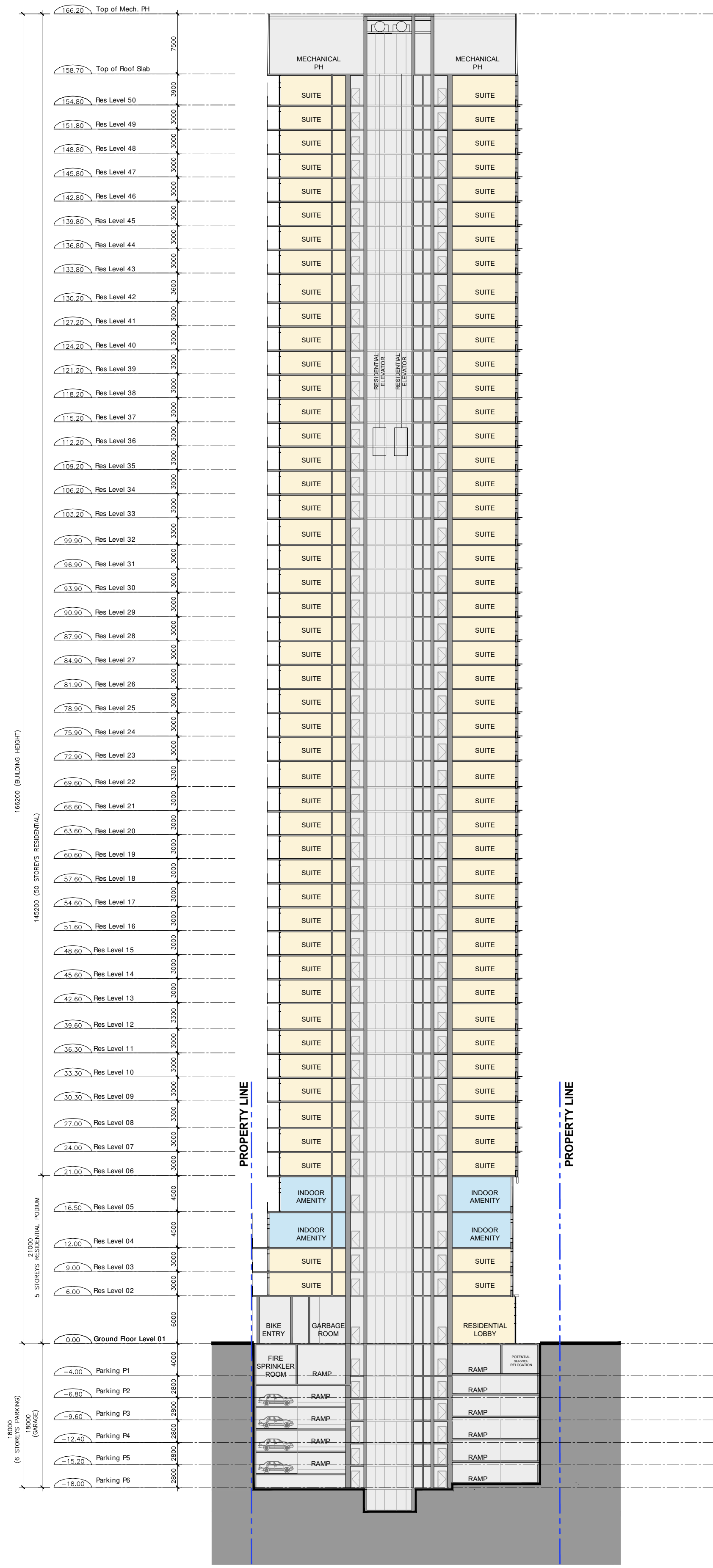
Project number: 2030
Scale: 1 : 100
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.310



SECTION A-A



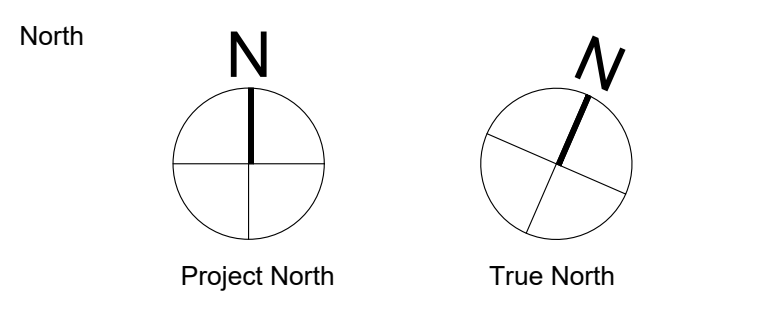
SECTION B-B

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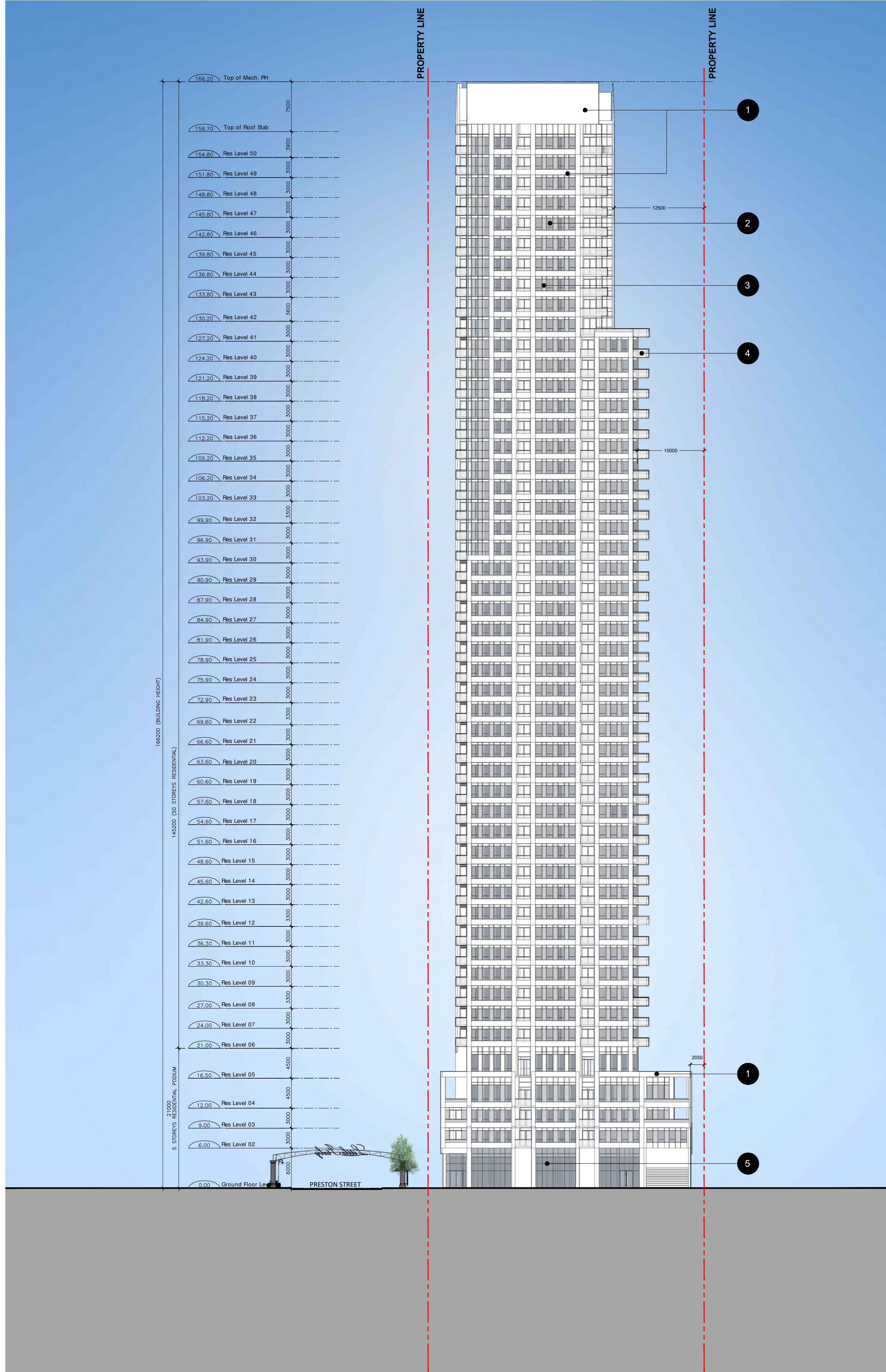
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

SECTIONS

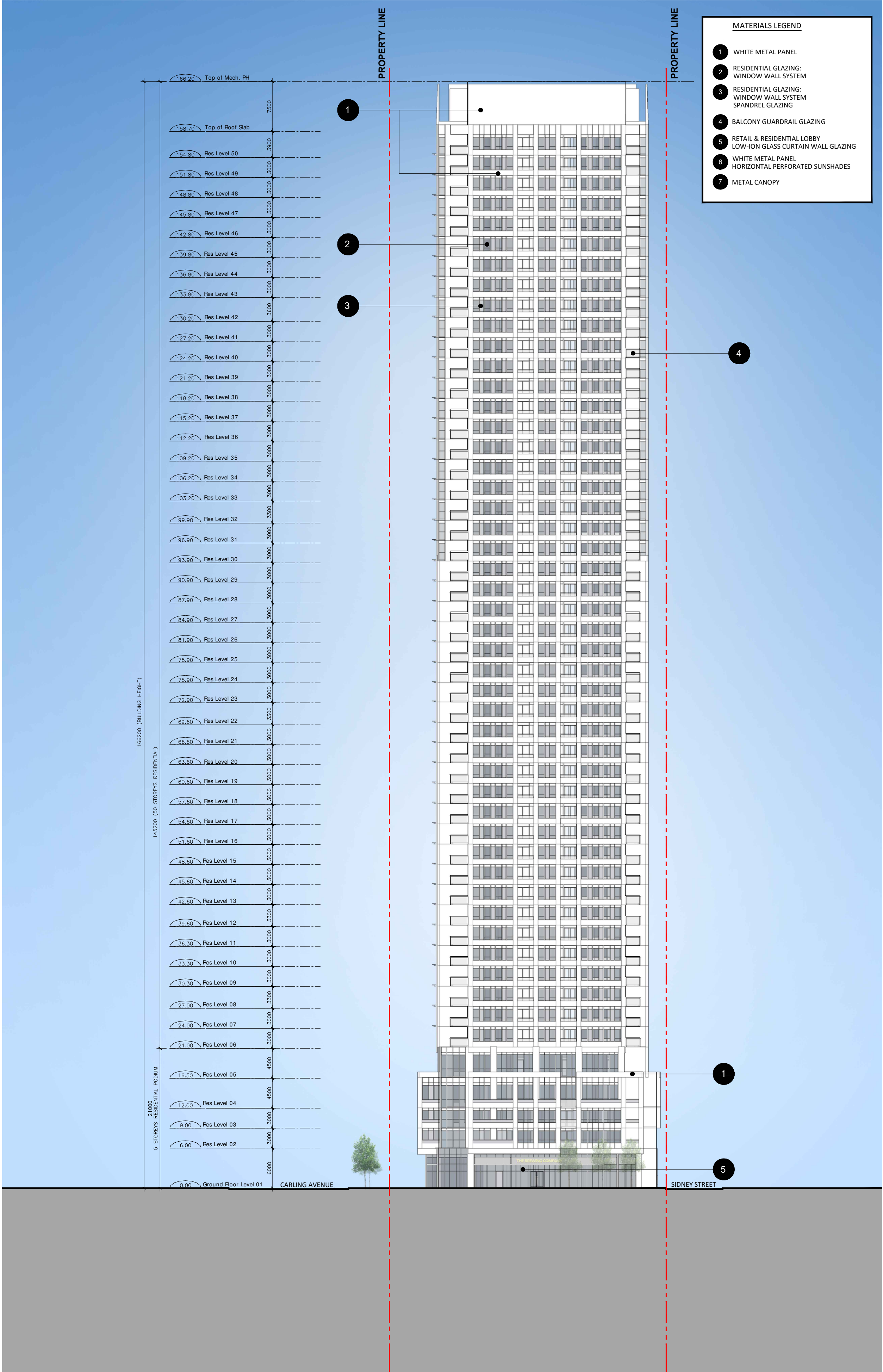
Project number: 2030
Scale: 1 : 400
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.401



NORTH (SIDNEY STREET) ELEVATION



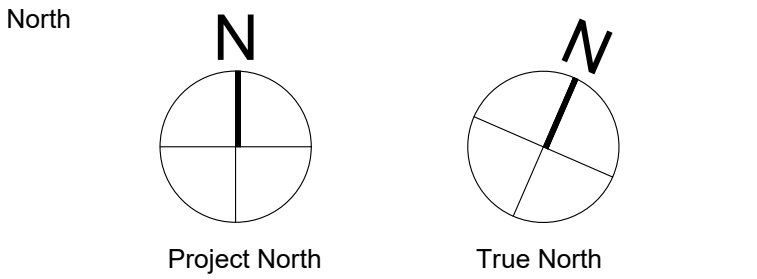
EAST (PRESTON STREET) ELEVATION

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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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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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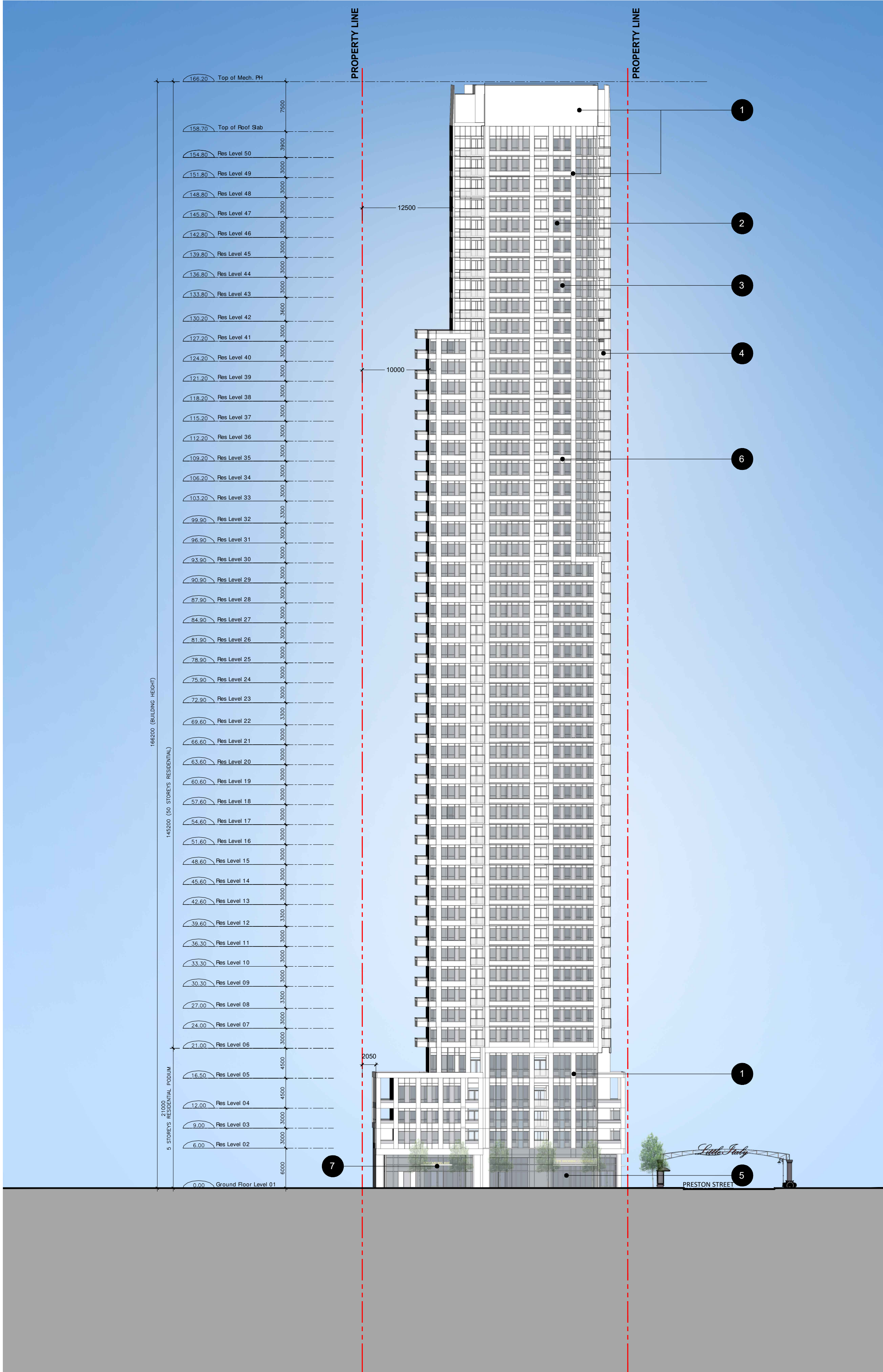
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS NORTH & EAST

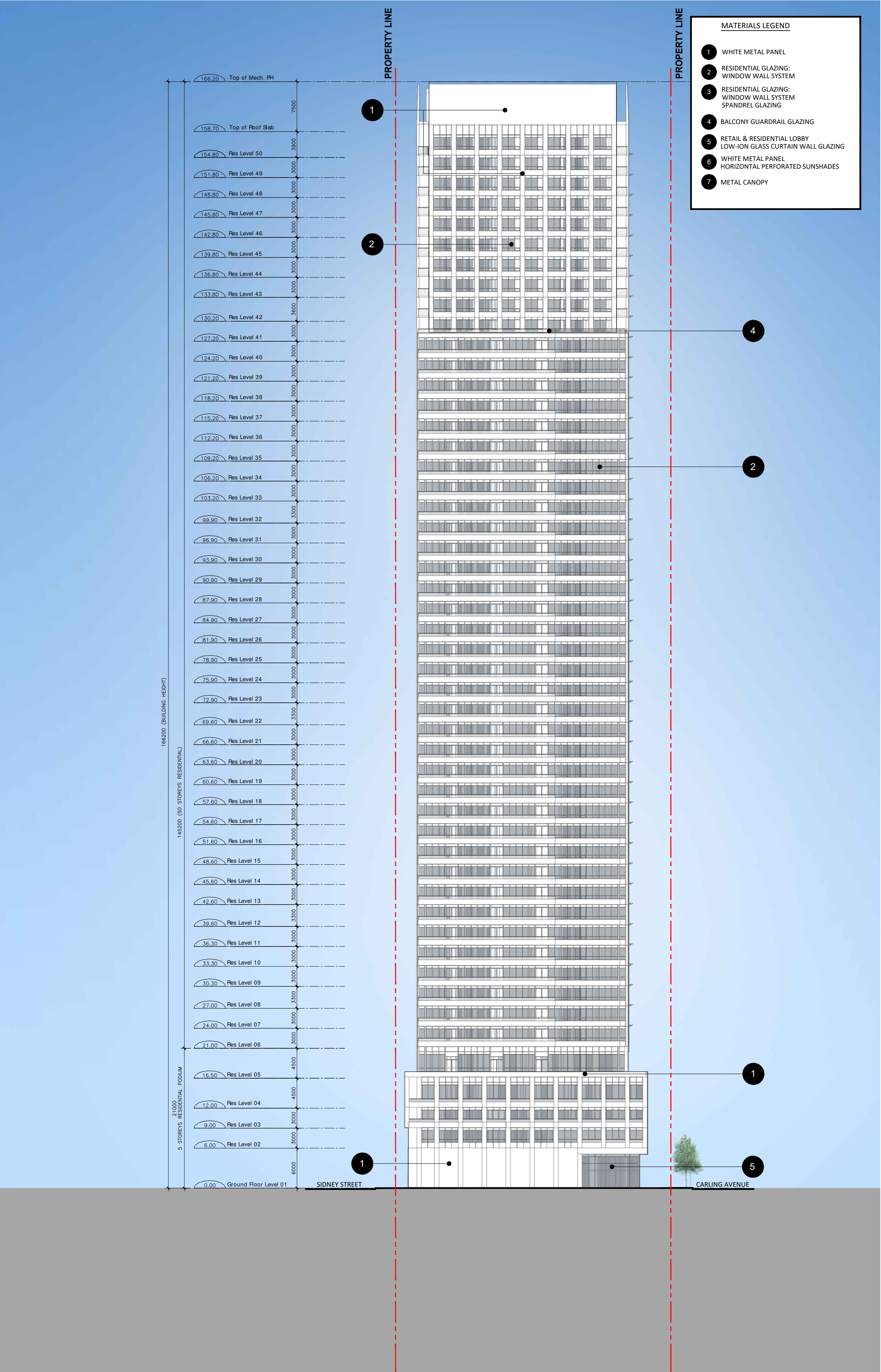
Project number: 2030
Scale: 1 : 400
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.501



SOUTH (CARLING AVENUE) ELEVATION



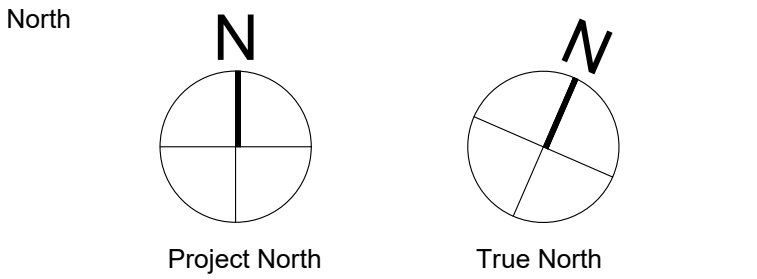
WEST ELEVATION

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

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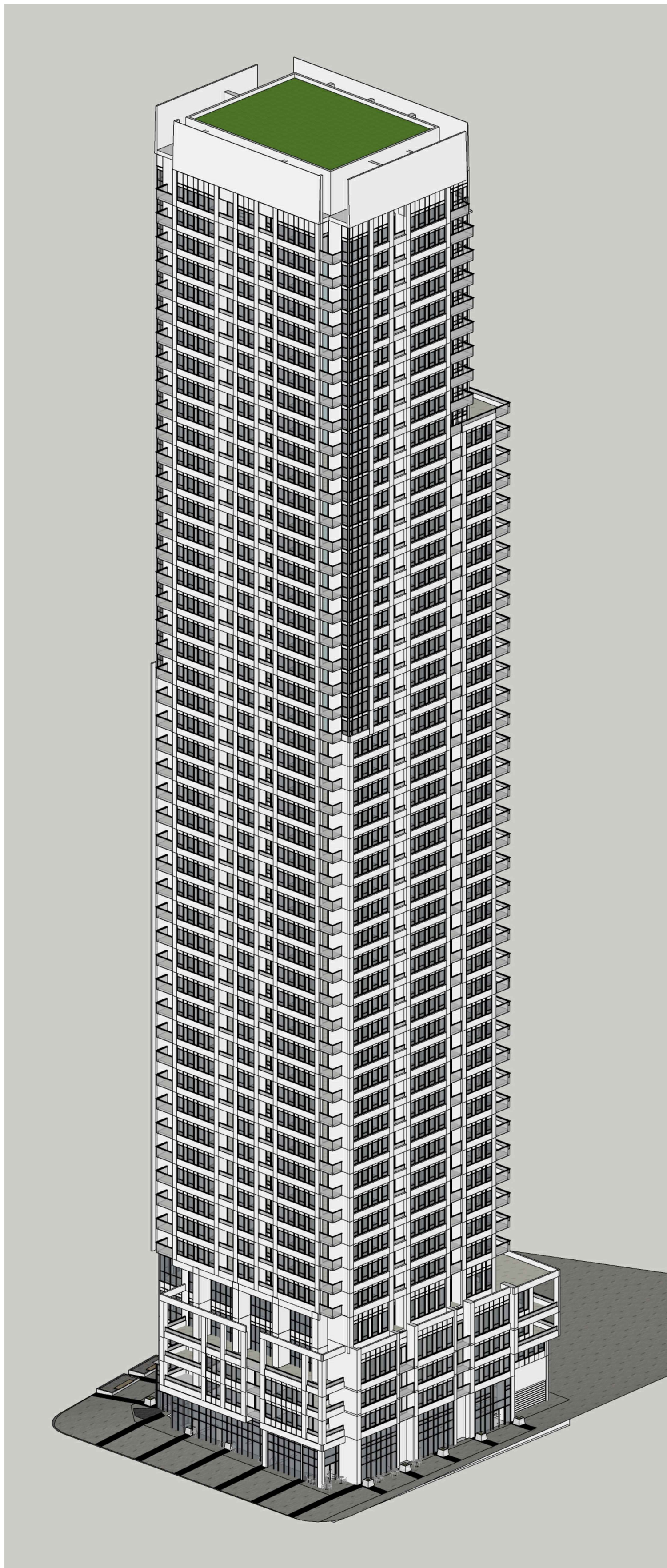
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS SOUTH & WEST

Project number: 2030
Scale: 1 : 400
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.502



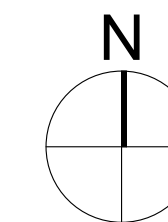
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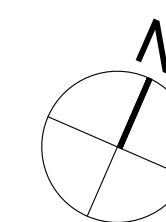
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North



Project North



True North



CLARIDGE
HOMES

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.

[illegible]

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Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT

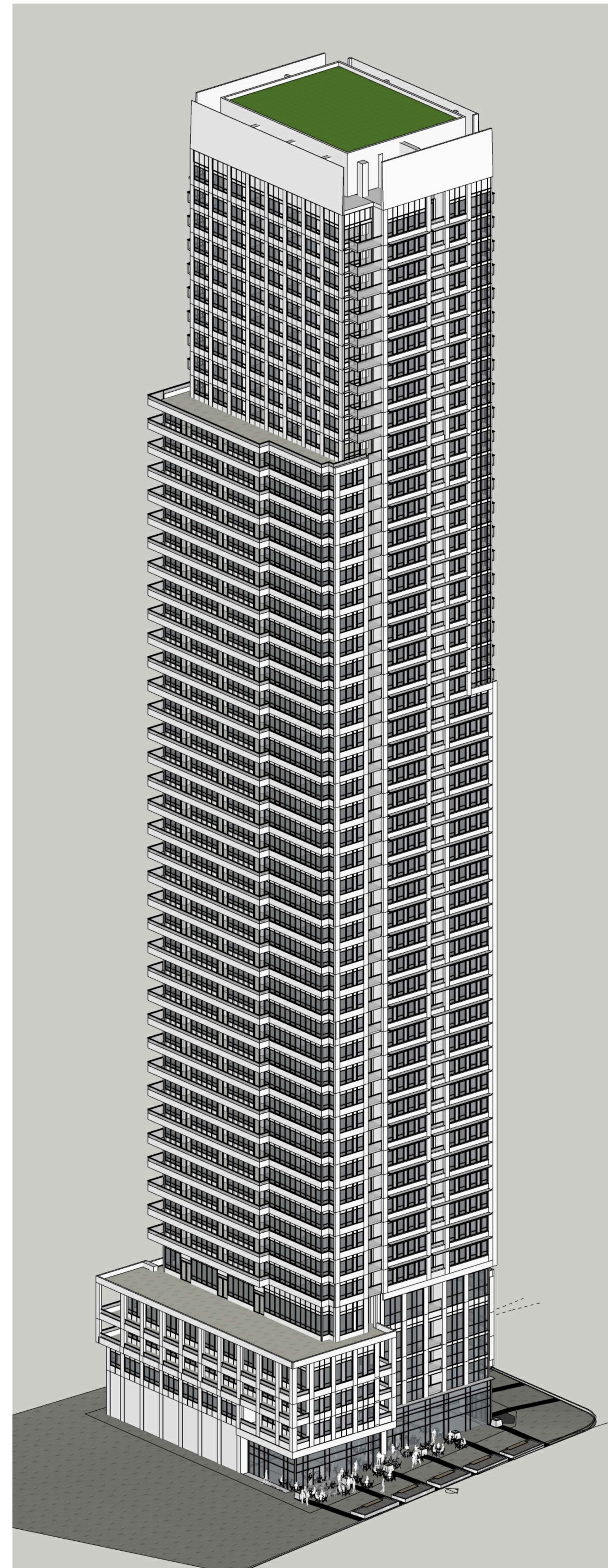
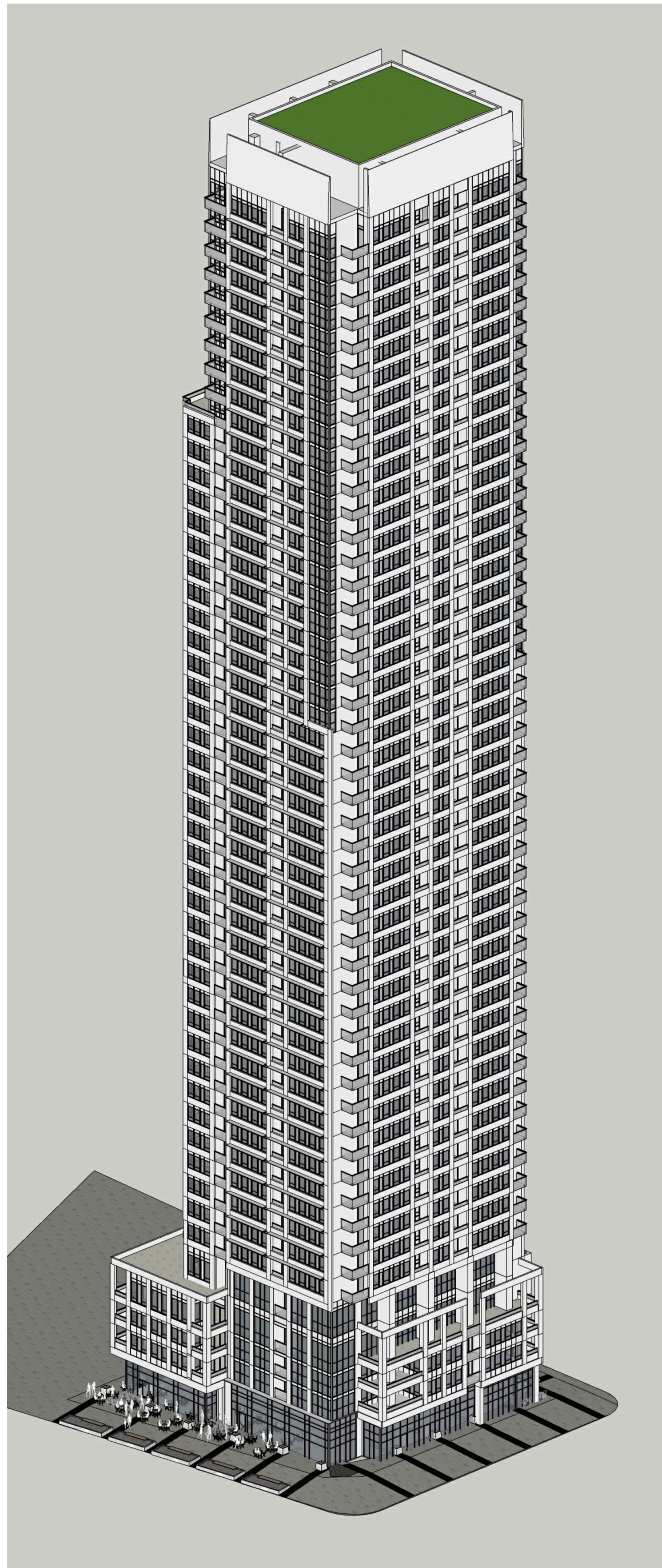
OTTAWA, ON

AXONOMETRIC VIEWS

Project number: 2030
Scale: N/A
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.601



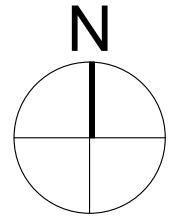
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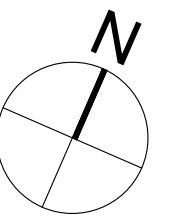
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North



Project North



True North



CLARIDGE
HOMES

PROJECT TEAM

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WIND	GRADIENT WIND ENGINEERING
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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

AXONOMETRIC VIEWS

Project number: 2030
Scale: N/A
Date: NOVEMBER 13, 2025
Drawn by: HPA

Drawing No.: Revision:

A.602



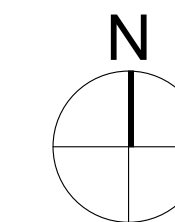
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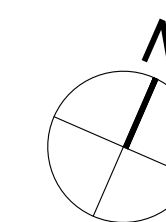
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Project North



True North



CLARIDGE
HOMES

PROJECT TEAM

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Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

AXONOMETRIC VIEWS

Project number:	2030
Scale:	N/A
Date:	NOVEMBER 13, 2025
Drawn by:	HPA

Drawing No.: Revision:

A.603