

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

ZONING TABLE			
PROVISION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MINIMUM	3,417 sq ft	✓
MIN. LOT WIDTH	NO MINIMUM	32 ft 6 in	✓
MIN. FRONT YARD SETBACK	MIXED-USE BLDG. 0 ft	0 ft	✓
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG. 0 ft	0 ft	✓
MIN. REAR YARD SETBACK	MIXED-USE BLDG. NOT ADJUTING A RESIDENTIAL ZONE; 0 ft	0 ft	✓
BUILDING HEIGHT	MAX. 30' AND NO HIGHER THAN 5 STORIES	138.68 m (456 ft 10 in)	✗
AMENITY AREA	MIN. 600 sq ft; 50% MUST BE COMMUNAL; 500 sq ft (200 sq ft MIN.)	COMMUNAL: 1,515 sq ft	✗
MINIMUM RESID. VEHICLE PARKING	1.5 SPACES / RES. UNIT	156 SPACES	✓
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 S 1.75 / 600	156 SPACES	✓
MINIMUM VISITOR PARKING	0.1 SPACES / DU AFTER FIRST 12 DU; MAX 30 SPACES REQUIRED	30 SPACES	✓
MIN. COMMERCIAL VEHICLE PARKING	AREA Z = 2 SPACES REQUIRED	0 SPACES	✓
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RES. BICYCLE PARK. 0.5 SPACES / DU 396 S 0.5 = 198 SPACES	198 SPACES	✓
MIN. COMMERCIAL BICYCLE PARKING	1 / 250th DU 3356 S 1 / 34 = 2 SPACES	2 SPACES	✓
DRIVEWAY WIDTH	TWO-WAY FOR RESID: 6.0 m	6.0 m	✓
ASILE WIDTH	90-DEGREE PARKING SPACES: 6.0 m	6.0 m	✓
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALLER THAN 120' x 24'	SMALL SIZE PARK. 25	✓



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

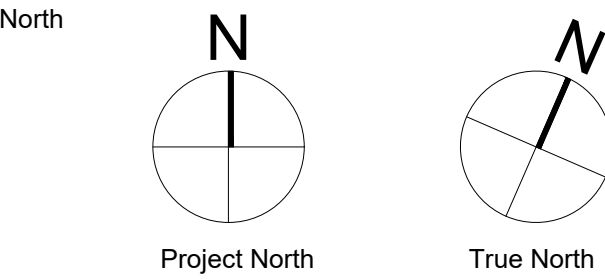
Surveyed by Annis O'Sullivan Vollebekk Ltd.

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.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report before commencing work 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 Mechanical 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	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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:

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

ONTARIO ASSOCIATION
OF
ARCHITECTS
DAVID PONTARINI
LICENCE
4466

Project Title:

829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

SITE PLAN

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

Drawing No.: Revision:

A.102