



1 SITE PLAN
1:300

Site Area: 12,208 m²
Property Identification Number: 145090149
Property Boundary Information From: Site Survey by Farley, Smith & Denis Surveying LTD.

- Gross Floor Area (GFA) = the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;
1. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
 2. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
 3. bicycle parking; motor vehicle parking or loading facilities;
 4. common laundry, storage and washroom facilities that serve the building or tenants;
 5. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
 6. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
 7. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH
ALL RELATED LANDSCAPE AND CIVIL DRAWINGS
FOR APPLICABLE DETAILS.

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 9:25 am, May 27, 2025

GFA (Ottawa) Schedule	
LEVEL	GFA

Block 1 (4 Stacked Dwellings)	
LEVEL 1	216.8 m ²
LEVEL 2	225.7 m ²
LEVEL 3	146.0 m ²
	588.6 m ²
Block 2 (7 Stacked Dwellings)	
LEVEL 1	376.3 m ²
LEVEL 2	396.7 m ²
LEVEL 3	208.0 m ²
	981.0 m ²
Block 3 (7 Stacked Dwellings)	
LEVEL 1	364.3 m ²
LEVEL 2	384.2 m ²
LEVEL 3	144.4 m ²
	892.8 m ²
Block 4 (4 Stacked Dwellings)	
LEVEL 1	279.2 m ²
LEVEL 2	293.2 m ²
LEVEL 3	293.2 m ²
	865.5 m ²

GFA (Ottawa) Schedule	
LEVEL	GFA

Block 5 (4 Townhouses)	
LEVEL 1	149.9 m ²
LEVEL 2	156.3 m ²
	306.1 m ²
Block 6 (5 Stacked Dwellings)	
LEVEL 1	351.8 m ²
LEVEL 2	363.9 m ²
LEVEL 3	363.9 m ²
	1079.6 m ²
Block 7 (4 Stacked Dwellings)	
LEVEL 1	280.6 m ²
LEVEL 2	293.7 m ²
LEVEL 3	293.7 m ²
	868.0 m ²
Block 8 (6 Townhouses)	
LEVEL 1	227.3 m ²
LEVEL 2	235.1 m ²
	462.4 m ²
Grand total	6043.9 m ²

RESIDENTIAL UNITS
TOWNHOUSE: 10 Units
STACKED DWELLINGS: 71 Units
TOTAL UNITS: 81 Units

PARKING
RESIDENTIAL:
Resident + Visitor: 76 Spaces
Community Center: 9 Spaces
TOTAL: 85 Spaces

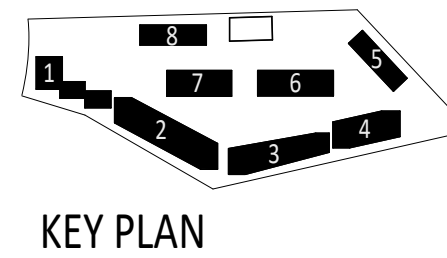
BIKE PARKING
RESIDENTIAL: 102 Spaces
[42 provided w. Bike Boxes,
60 provided w. Bike Rings]
PUBLIC: 10 Spaces
[10 provided w. Bike Rings]
TOTAL: 112 Spaces

CITY FILE #D07-12-22-0002
PIN: 145090149
DWG # 18692

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- GENERAL NOTES:**
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Consultants' documents with respect to the quantity, sizes or scope of work, the greater shall apply.
 3. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
 5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

LEGEND	
	PROPERTY LINE
	SETBACK BOUNDARY
	EMERGENCY VEHICLE TURNING
	VISUAL BARRIER FENCE
	CONCRETE SIDEWALK FLUSH WITH ROAD
	PEDESTRIAN FRIENDLY
	SNOW STORAGE
	SURFACE PAINT
	PROPOSED TREE
	EXISTING TREE
	EXISTING TREE REMOVED
	BIKE PARKING/WASTE STORAGE
	WASTE STORAGE
	BIKE PARKING
	LIGHT POLE
	CONCRETE CURB STOP

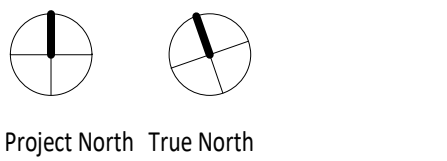


1	05/16/25	RE-ISSUED FOR SPA 6
2	02/28/25	RE-ISSUED FOR SPA 5
3	11/06/24	RE-ISSUED FOR SPA 4
4	06/02/23	RE-ISSUED FOR SPA 3
5	02/24/23	RE-ISSUED FOR SPA 2
6	09/21/22	RE-ISSUED FOR SPA 1
7	12/15/21	ISSUED FOR SPA 1
Rev.	Date	Issued

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Kindred Works
QUEENSWOOD COMMONS

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Project No. 2103
Scale As indicated
Plot Date 05/16/25

SITE PLAN

A1.03