

# QUEENSWOOD COMMONS

## SITE PLAN APPROVAL - RESUBMISSION

May 16, 2025



DRAWING LIST

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A5.08Z	BLOCK 6 - ELEVATIONS
A5.09Z	BLOCK 7 - ELEVATIONS
A5.10Z	BLOCK 8 - ELEVATIONS

### PROJECT TEAM

APPLICANT

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CITY FILE #D07-12-22-0002

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7	05/16/25	RE-ISSUED FOR SPA 6
6	02/28/25	RE-ISSUED FOR SPA 5
5	11/06/24	RE-ISSUED FOR 2BA/SPA
4	06/02/23	RE-ISSUED FOR 2BA/SPA
3	02/24/23	RE-ISSUED FOR 2BA/SPA
2	09/11/22	RE-ISSUED FOR 2BA/SPA
1	12/15/21	ISSUED FOR 2BA/SPA
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Kindred Works

QUEENSWOOD COMMONS

360 Kennedy Lane East, Ottawa Ontario

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

COVER SHEET

A0.00Z



360 Kennedy Ln E, Orléans, ON K1E 3P3		
1 Legal Address	Pcl 8-3, Sec 50m-77 ; Pt BLK 8, Pl 50m-77, Part 3, 50r5659 ; Cumberland	
2 Municipal Address	360 Kennedy Ln E, Orléans, ON K1E 3P3	
3 Applicable Zoning By-Laws	City of Ottawa Zoning By-Law No. 2008-250 (2023-147)	
4 Zoning Designation	Residential Fourth Density Zone (R4Z[2856]S472)	
5 Lot Area (m2)	12,208m²	
6 Total Building GFA (m2)	6,545.6m²	
7 Coverage (Area at Grade, m2)	2,597.5	
8 Sustainability Target	N/A	
9 Grade	87.85m	
10 Total Area of Renovated Space	0	
Proposed Building Height	12.87m	
Proposed Building Height (Area A)	7.53m	

Project Area Breakdown (m²)										Gross Floor Area (GFA) as per 2008-250												
Gross Constructed Area																						
LEVEL	Block 1 GCA	Block 2 GCA	Block 3 GCA	Block 4 GCA	Block 5 GCA	Block 6 GCA	Block 7 GCA	Block 8 GCA	Total	_LEVEL_TEXT	Existing Community	Community	Existing Residential	Residential Block 1	Residential Block 2	Residential Block 3	Residential Block 4	Residential Block 5	Residential Block 6	Residential Block 7	Residential Block 8	Total
BASEMENT	78.6 m²	76.9 m²	79.2 m²	77.9 m²	42.9 m²	78.6 m²	78.6 m²	42.9 m²	555.8 m²	BASEMENT	0.0 m²	0.0 m²	0.0 m²	71.6 m²	69.6 m²	72.0 m²	70.7 m²	37.7 m²	71.4 m²	71.4 m²	37.7 m²	502.0 m²
LEVEL 1	255.2 m²	445.3 m²	422.4 m²	314.1 m²	179.2 m²	396.2 m²	318.7 m²	266.9 m²	2598.0 m²	LEVEL 1	0.0 m²	0.0 m²	0.0 m²	216.8 m²	376.3 m²	364.3 m²	279.2 m²	149.9 m²	351.8 m²	280.6 m²	227.3 m²	2246.2 m²
LEVEL 2	260.6 m²	460.7 m²	436.2 m²	328.3 m²	182.0 m²	408.8 m²	328.4 m²	270.8 m²	2676.0 m²	LEVEL 2	0.0 m²	0.0 m²	0.0 m²	225.7 m²	396.7 m²	384.2 m²	293.2 m²	156.3 m²	363.9 m²	293.7 m²	235.1 m²	2348.6 m²
LEVEL 3	167.5 m²	246.9 m²	174.1 m²	328.3 m²	0.0 m²	408.8 m²	328.4 m²	0.0 m²	1654.0 m²	LEVEL 3	0.0 m²	0.0 m²	0.0 m²	146.0 m²	208.0 m²	144.4 m²	293.2 m²	0.0 m²	363.9 m²	293.7 m²	0.0 m²	1449.1 m²
	762.0 m²	1229.8 m²	1111.9 m²	1048.7 m²	404.2 m²	1292.5 m²	1054.1 m²	580.6 m²	7483.8 m²		0.0 m²		0.0 m²	660.1 m²	1050.6 m²	964.8 m²	936.2 m²	343.8 m²	1151.0 m²	939.4 m²	500.1 m²	6545.9 m²
Grand Total									7483.8 m²													
FSI										Units per Zoning By-law				Stacked Dwellings	Stacked Dwellings	Stacked Dwellings	Stacked Dwellings	Townhouses	Stacked Dwellings	Stacked Dwellings	Townhouses	0.53

Gross Floor Area is defined by 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)

Gross Construction Area is defined by the total area of each floor located above, at or below grade, measured from the outside edge of exterior walls. There are no exclusions from the calculation other than exterior covered balconies.

Residential Suite Mix					
Block	Block Type	Total Buildings Per Block	Total Units Per Block		
1	STACKED DWELLINGS	4	8		
2	STACKED DWELLINGS	7	13		
3	STACKED DWELLINGS	7	11		
4	STACKED DWELLINGS	4	12		
5	TOWNHOMES	4	4		
6	STACKED DWELLINGS	5	15		
7	STACKED DWELLINGS	4	12		
8	TOWNHOMES	6	6		
Total		41	81		
Number of Barrier Free Units (15%) OBC 3.8.2.1.(5)					
Residential Amenity Spaces (Zoning By-Law 2008-250 Table 137, Row 10 - Planned Unit Development, Row 6, Stacked Dwellings)					
	Total Amenity Area Required	Communal Amenity Area Required	Provided Outdoor Amenity	Overall Rate Required (m2)	Overall Rate Provided (m2)
Total Area (71 units)*	426m²	213m²	556m²	6m2 per dwelling unit	6.86m2 per dwelling unit*
		Communal amenity areas provided in front of church, and within central space. See Site Plan A0.05.	Stacked Dwelling rear patios counted towards total amenity area.		
*Blocks 5 & 8 (10 units) do not count towards amenity per Zoning By-Law 2008-250 Table 137 row 10 and 6.					

Bedroom Mix				
	1 Bed	2 Bed	3 Bed	Total
No. of Units	20	52	9	81
% of Total	25%	64%	11%	100%

Car Parking Provided		
	Spaces Provided	Notes
Residential	76	provided at a minimum rate of 0.75 per unit (resident) & 0.19 per unit (visitor)
Community Centre	9	provided at a rate of 4 spaces per 100m2
Total	85	

Car Parking as per Zoning By-Law 2008-250 (as Amended by By-Law 2023-147)				
Land Use	Units	Standard (spaces per unit)	Parking Required	
Residential				
Townhome	10	0.75 spaces per unit	8	
Stacked Dwelling	71	0.75 spaces per unit	53	
Resident Visitors	81 units total	0.19 spaces per unit	15	
Sub-Total Res.			76	
Non-Residential				
Community Centre	92m²	4 spaces per 100m2	4	
Sub-Total Non-Res.			4	
Total Parking Required				
Total			80	85 Provided
1 Number of spaces ending in a fraction to be rounded down to the nearest whole number				

Bicycle Parking				
	Units/GFA	Rate	Spaces Required	Spaces Provided / Notes
Residential	81	0.5 spaces / unit	41	Bike Boxes (Townhomes - 2 spaces per box) - 42 spaces Bike Rings (2 spaces per ring) - 60 spaces
All Other Non-Residential Uses	92 m²	1 spaces per 1500 m2 GFA	0	Bike Rings (Public) - 10 spaces
Total Bicycle Parking			41	112 Spaces

Landscape Area			
Lot Area	Landscape Area	% of Landscape Area	
12,208 m²	4,109 m²	34%	

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Kindred Works  
QUEENSWOOD COMMONS

360 Kennedy Lane East, Ottawa Ontario

Project No.     2103  
Scale            N/A  
Plot Date       05/16/25

STATISTICS SUMMARY





IMAGE 2 - COMMUNAL AREA LOOKING SOUTH  
AT BLOCK 2 & 3



IMAGE 1 - COMMUNAL AREA LOOKING WEST  
AT BLOCK 2

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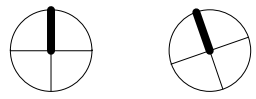
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6	05/16/25	RE ISSUED FOR SPA 6
5	02/26/25	RE ISSUED FOR SPA 5
4	11/06/24	RE ISSUED FOR 2BA/SPA
3	02/24/23	RE ISSUED FOR 2BA/SPA
2	09/11/22	RE ISSUED FOR 2BA/SPA
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Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario



Project North True North

Project No. 2103  
Scale  
Plot Date 05/12/25

**RENDERS**



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TOPOGRAPHIC PLAN OF SURVEY OF  
PART OF BLOCK 8  
REGISTERED PLAN 50M-77  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 300  
0 5 10 15 20 25 30 metres

**Metric Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99997.

**Bearing Note**  
Bearings hereon are grid bearings derived from the Can-Nat Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°02'00" clockwise was applied to bearings on P1, P2.

**Elevation Notes**  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978.  
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference:  
4. C-33-20, C-33-26, 13441.  
5. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.  
6. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

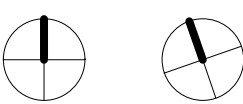
- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - Standard Iron Bar
  - Iron Bar
  - Witness
  - Measured
  - Plan 50M-5659
  - Plan by (AOG) dated July 22, 1998 (Job No. C-063-98)
  - Accepted
  - Maintenance Hole (Storm)
  - Maintenance Hole (Sanitary)
  - Maintenance Hole (Unidentified)
  - Underground Storm Sewer
  - Underground Sanitary Sewer
  - Underground Water
  - Underground Hydro
  - Underground Gas
  - Underground Bell
  - Underground Rogers
  - Light Standard
  - Catch Basin
  - Fire Hydrant
  - Bell Terminal Box
  - Cable Terminal Box
  - Bell Terminal Box
  - Cable Terminal Box
  - Hydro Terminal Box
  - Unidentified Terminal Box
  - Sign
  - Metal Pole
  - Air Conditioner
  - Diameter
  - Chain Link Fence
  - Board Fence
  - Invert
  - Top of Grate
  - Elevation
  - Underside of Eave
  - Top of Foundation
  - Centreline
  - Location of Elevations
  - Top of Concrete Curb Elevation
  - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of tree's root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
  - Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of tree's root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

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Project North True North

Project No. 2103  
Scale NTS  
Plot Date 05/12/25

**SITE SURVEY**

CITY FILE #D07-12-22-0002

**A1.01Z**



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Project North True North

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

## CONCEPT PLAN





# 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.

GFA (Ottawa) Schedule	
LEVEL	GFA

Block 1 (4 Stacked Dwellings)	
LEVEL 1	216.8 m²
LEVEL 2	225.7 m²
LEVEL 3	146.0 m²
	588.6 m²
Block 2 (7 Stacked Dwellings)	
LEVEL 1	376.3 m²
LEVEL 2	396.7 m²
LEVEL 3	208.0 m²
	981.0 m²
Block 3 (7 Stacked Dwellings)	
LEVEL 1	364.3 m²
LEVEL 2	384.2 m²
LEVEL 3	144.4 m²
	892.8 m²
Block 4 (4 Stacked Dwellings)	
LEVEL 1	279.2 m²
LEVEL 2	293.2 m²
LEVEL 3	293.2 m²
	865.5 m²

GFA (Ottawa) Schedule	
LEVEL	GFA

Block 5 (4 Townhouses)	
LEVEL 1	149.9 m²
LEVEL 2	156.3 m²
	306.1 m²
Block 6 (5 Stacked Dwellings)	
LEVEL 1	351.8 m²
LEVEL 2	363.9 m²
LEVEL 3	363.9 m²
	1079.6 m²
Block 7 (4 Stacked Dwellings)	
LEVEL 1	280.6 m²
LEVEL 2	293.7 m²
LEVEL 3	293.7 m²
	868.0 m²
Block 8 (6 Townhouses)	
LEVEL 1	227.3 m²
LEVEL 2	235.1 m²
	462.4 m²
Grand total	6043.9 m²

**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**

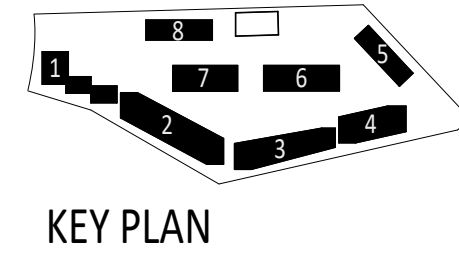
**BIKE PARKING**  
**RESIDENTIAL: 102 Spaces**  
[42 provided w. Bike Boxes,  
60 provided w. Bike Rings]  
**PUBLIC: 10 Spaces**  
[10 provided w. Bike Rings]  
**TOTAL: 112 Spaces**

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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

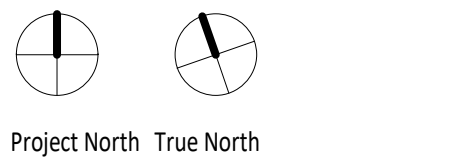


1	05/16/25	RE-ISSUED FOR SPA 6
2	02/28/25	RE-ISSUED FOR SPA 5
3	11/06/24	RE-ISSUED FOR SPA 4
4	10/02/23	RE-ISSUED FOR SPA 3
5	02/24/23	RE-ISSUED FOR SPA 2
6	09/21/22	RE-ISSUED FOR SPA 1
7	12/15/21	ISSUED FOR SPA 1
Rev.	Date	Issued

**KPMB Architects**  
351 King St E, Suite 1200  
Toronto, ON, Canada M5A 0L6  
416.977.5104

Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario



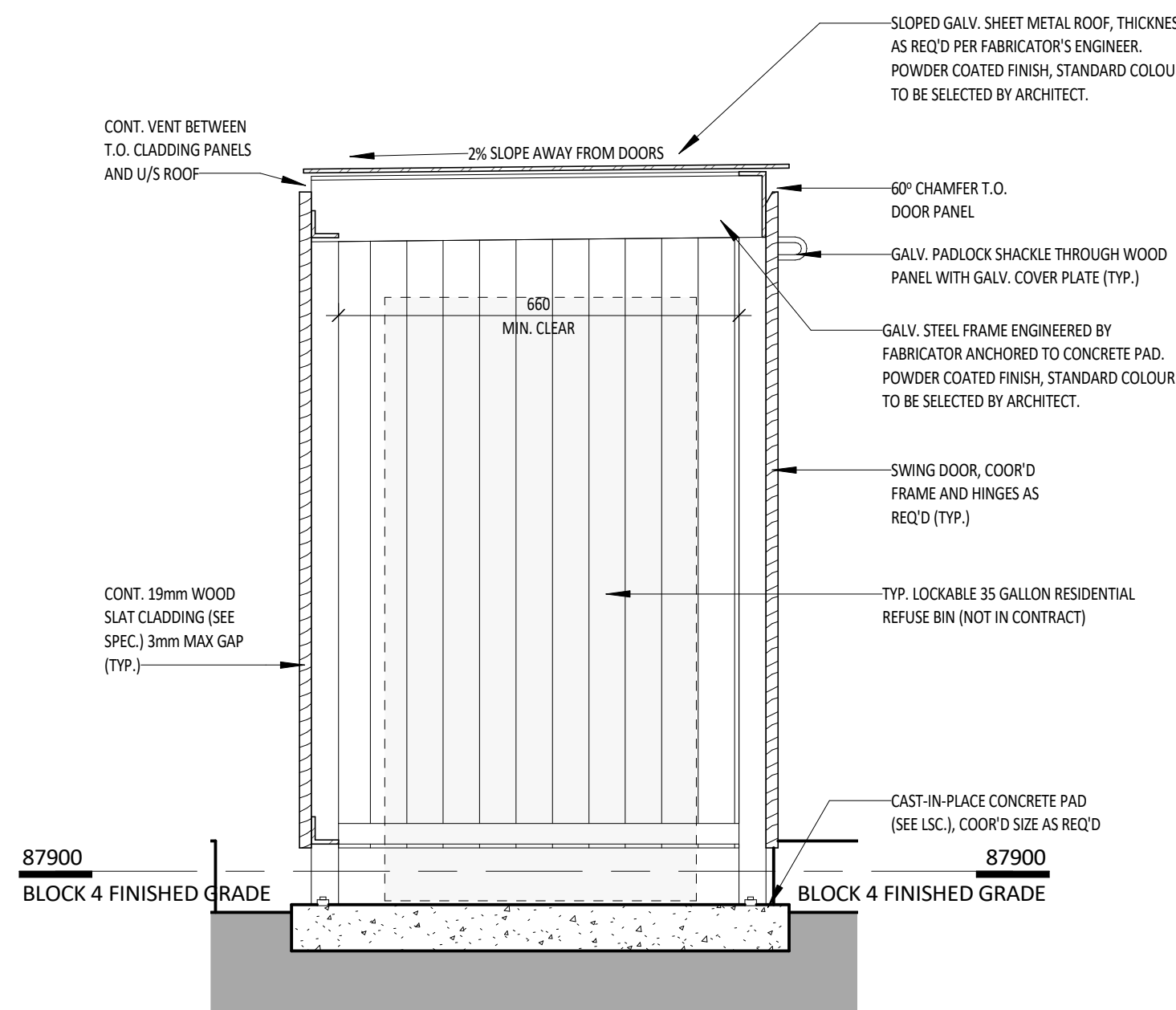
Project No. 2103  
Scale As Indicated  
Plot Date 05/16/25

**SITE PLAN**

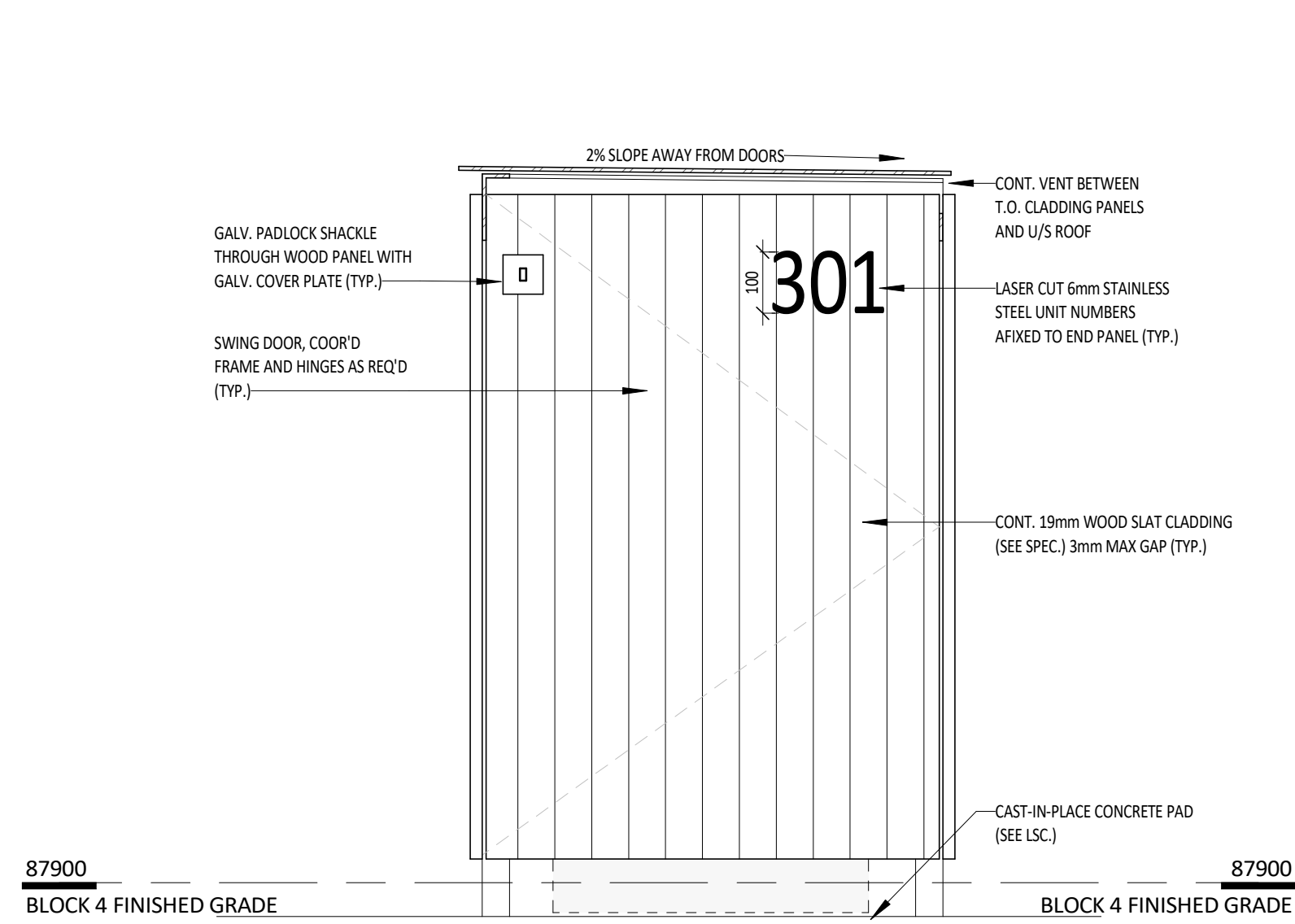
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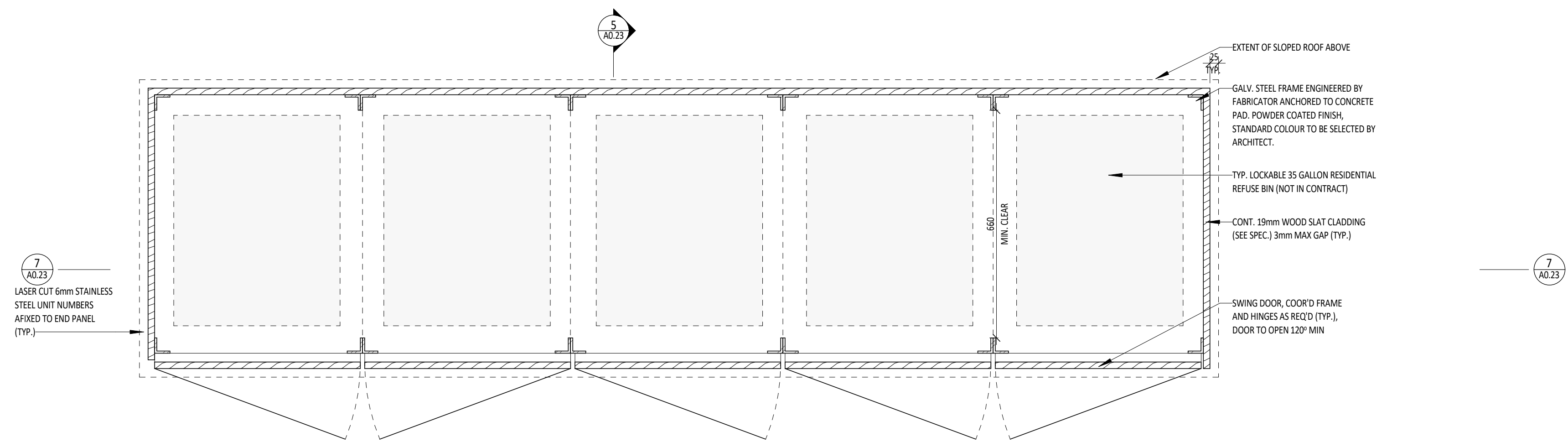
- GENERAL NOTES:**
- Changes are to be made by the Architect. Contractor will verify existing conditions and dimensions against the plans and report any discrepancies to the Architect. Contractor is to be responsible for any discrepancies.
  - The Architect's design is to be used in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of conflict between the Contract Documents, the Architect's design shall prevail.
  - Dimensions are indicated on the drawings and drawings. Dimensions shown on the drawings shall prevail over any dimensions shown on the drawings. Dimensions shall be as shown unless otherwise noted.
  - Dimensions indicated on the drawings are the basis of fabrication and assembly. The Contractor is responsible for the accuracy of the dimensions and for any discrepancies between the dimensions and the actual dimensions.
  - The Contractor is to be responsible for the accuracy of the dimensions and for any discrepancies between the dimensions and the actual dimensions.
  - The Contractor is to be responsible for the accuracy of the dimensions and for any discrepancies between the dimensions and the actual dimensions.



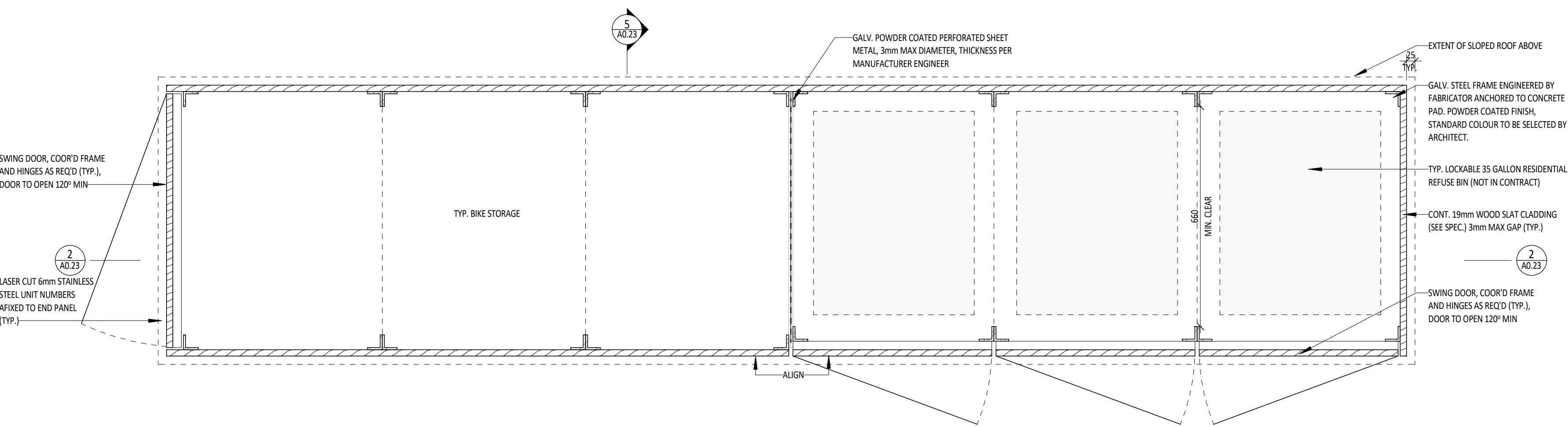
5 SECTION - TYP. ENCLOSURE CROSS SECTION  
1:10



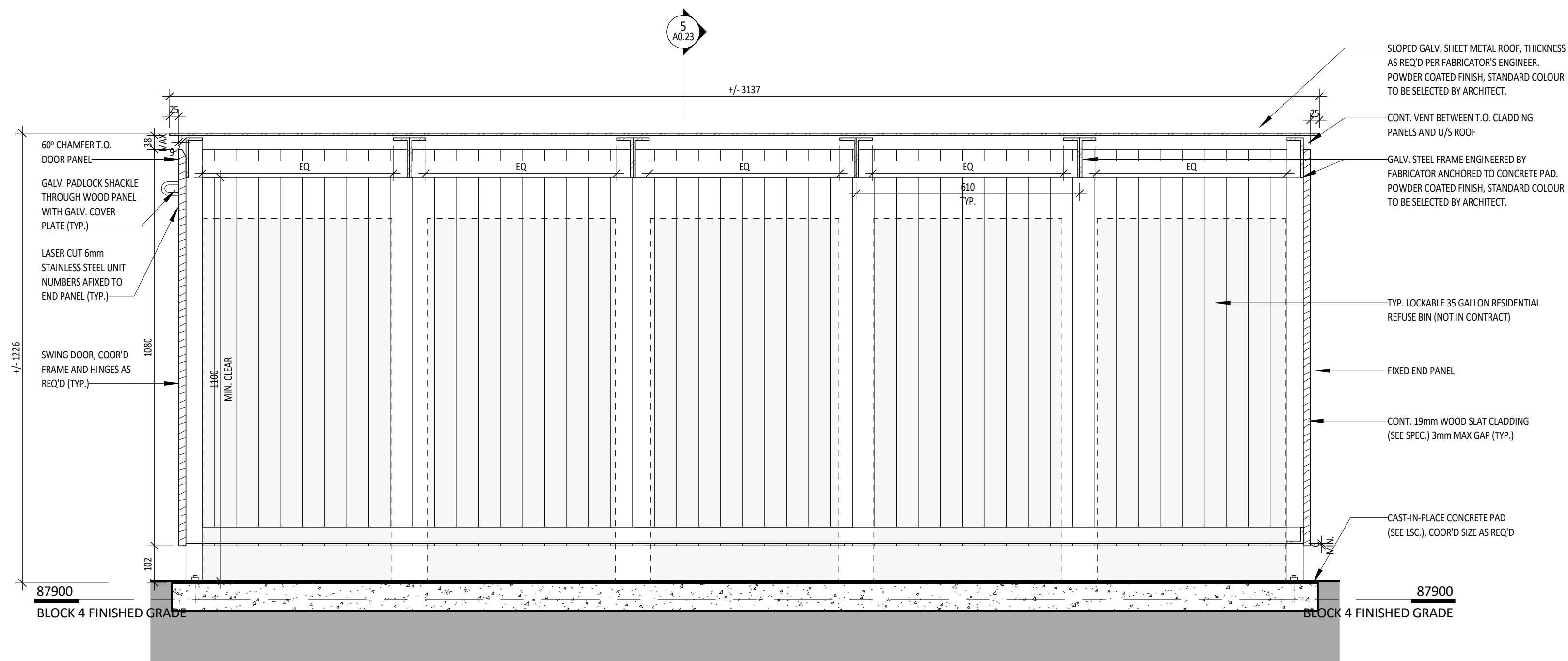
4 ELEVATION - TYP. ENCLOSURE ENDS  
1:10



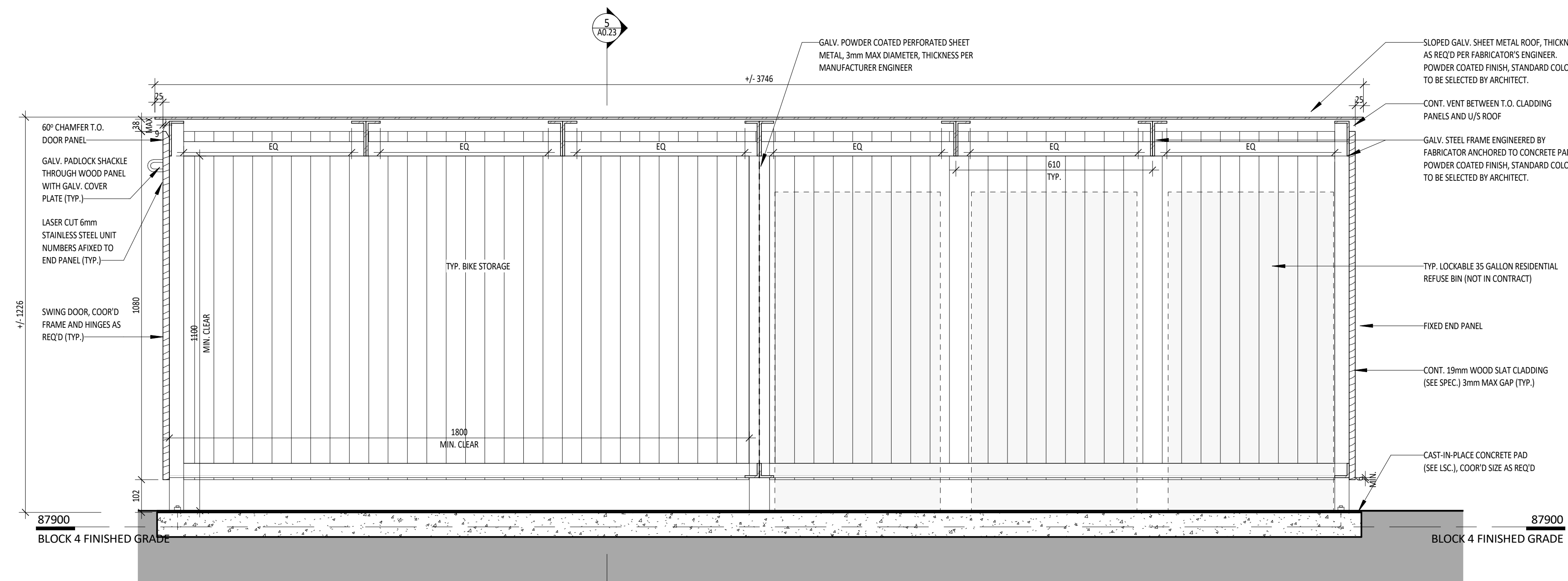
8 PLAN - TYP. BIN ENCLOSURE TYPE 2  
1:10



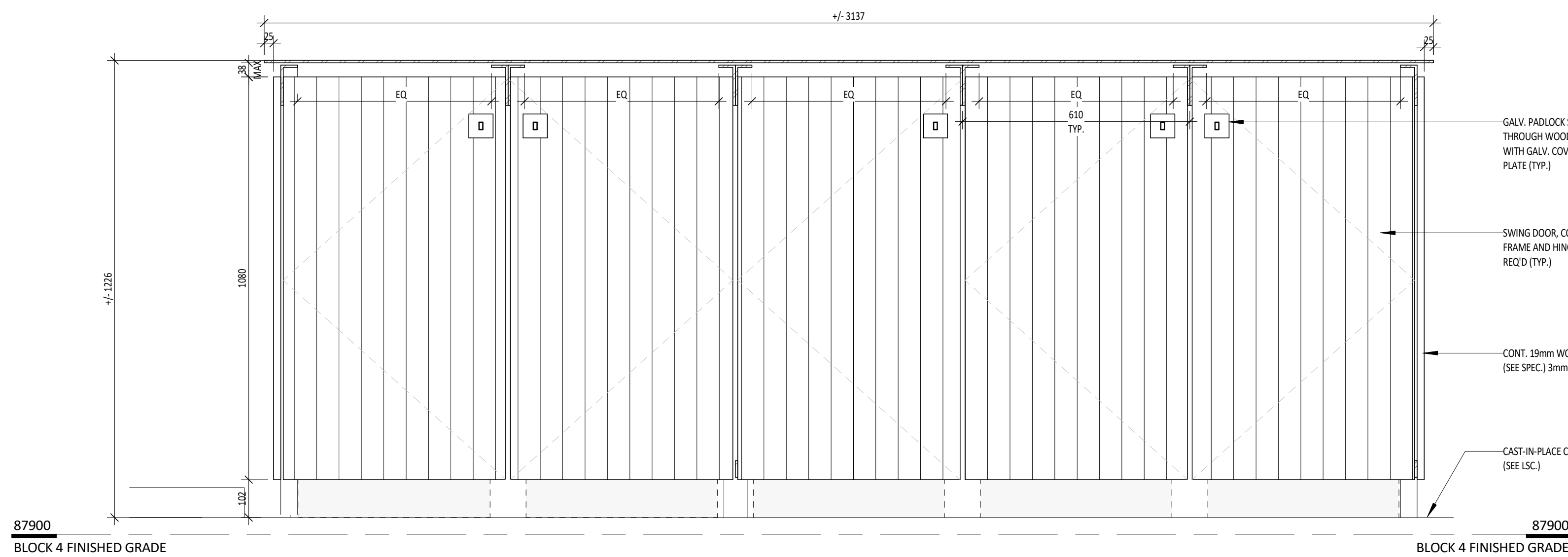
3 PLAN - TYP. BIN ENCLOSURE TYPE 1  
1:10



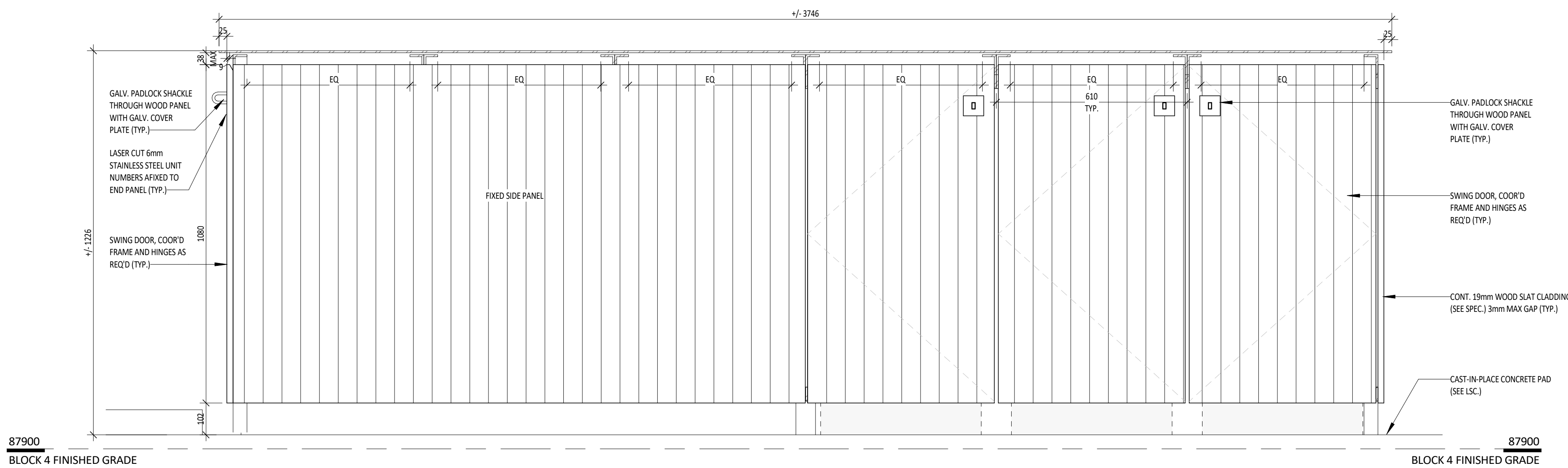
7 SECTION - TYP. BIN ENCLOSURE TYPE 2  
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2 SECTION - TYP. BIN ENCLOSURE TYPE 1  
1:10



6 ELEVATION - TYP. BIN ENCLOSURE TYPE 2  
1:10



1 ELEVATION - TYP. BIN ENCLOSURE TYPE 1  
1:10

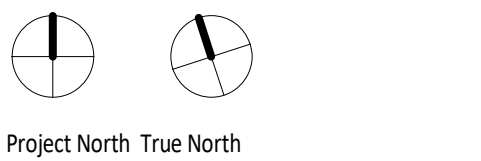
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3	ENCLOSURE	ENCLOSURE FOR DATA
4	ENCLOSURE	ENCLOSURE FOR DATA

Rev. Date Issued

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Ontario



Project No. 2103  
Scale 1:10  
Plot Date 05/09/25

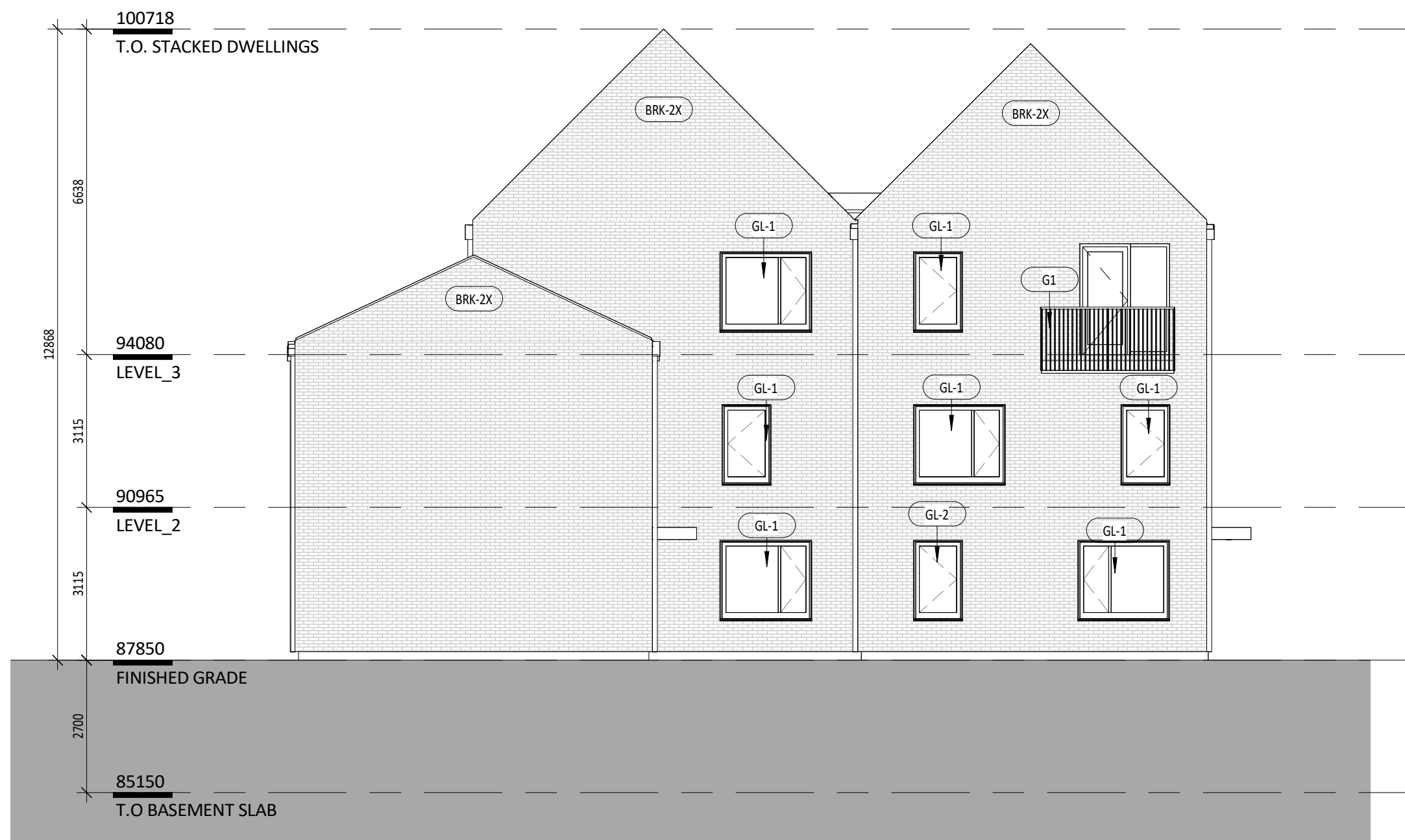
**TYPICAL BIN ENCLOSURE**





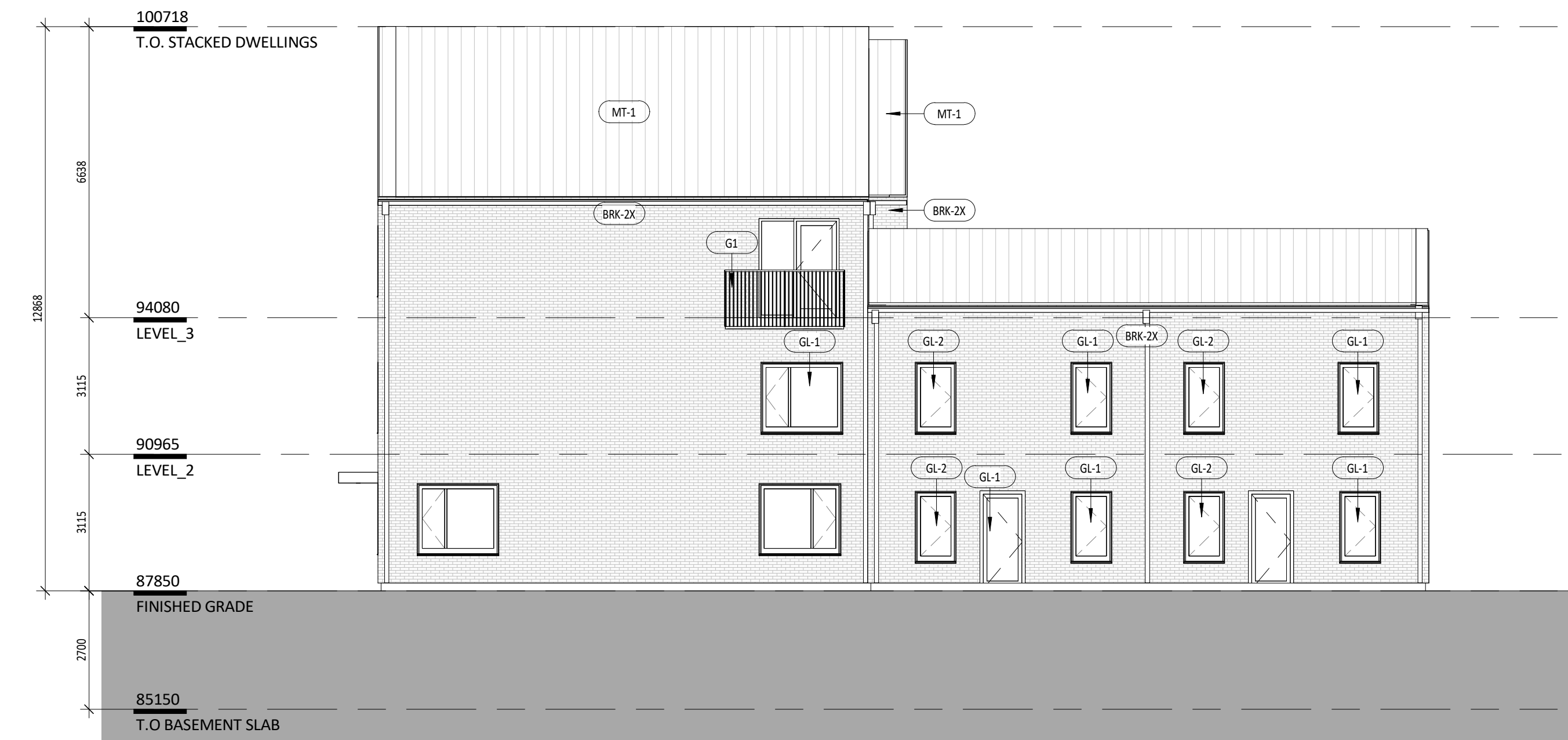
1 BLOCK 1 - NORTH ELEVATION - SPA

1 : 100



2 BLOCK 1 - EAST ELEVATION - SPA

1 : 100



3 BLOCK 1 - SOUTH ELEVATION - SPA

1 : 100



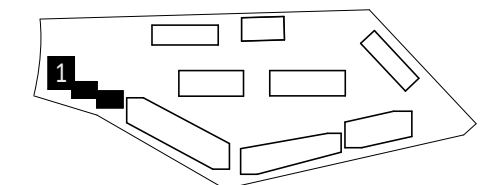
4 BLOCK 1 - WEST ELEVATION - SPA

1 : 100

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The Architect is not liable for any loss or distortion of information resulting from subsequent reproduction of the original drawing.

- GENERAL NOTES:
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  2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manuals 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.
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  6. These documents are not to be used for construction unless specifically noted for such purpose.

LEGEND	
	MASONRY VENEER (SEE SPEC.)
	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC)
	TEMPERED CLEAR GLAZING (SEE SPEC)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAIN (BLACK)
	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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

Rev. Date Issued

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Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

**BLOCK 1 - ELEVATIONS**

CITY FILE #D07-12-22-0002

**A5.01Z**



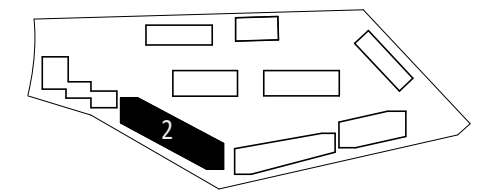
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1 BLOCK 2 - NORTH ELEVATION - SPA  
1 : 100

LEGEND	
BRK-2X	MASONRY VENEER (SEE SPEC.)
WD-2A	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
MT-1	STANDING SEAM METAL ROOF (SEE SPEC.)
GL-1	CLEAR GLAZING (SEE SPEC.)
GL-1a	TEMPERED CLEAR GLAZING (SEE SPEC.)
GL-2	FROSTED PRIVACY GLAZING (SEE SPEC.)
G-1	PAINTED METAL BALCONY PICKET GUARD RAIL
PT-4	PAINT (BLACK)
---	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
---	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
---	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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



2 BLOCK 2 - SOUTH ELEVATION - SPA  
1 : 100

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Toronto, ON, Canada M5A 0L6  
416.977.5104

Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

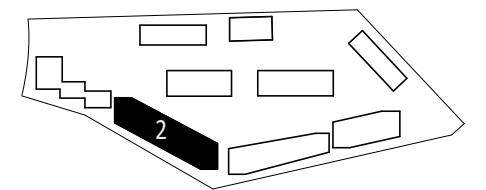
**BLOCK 2 - NORTH & SOUTH ELEVATIONS**



GENERAL NOTES:

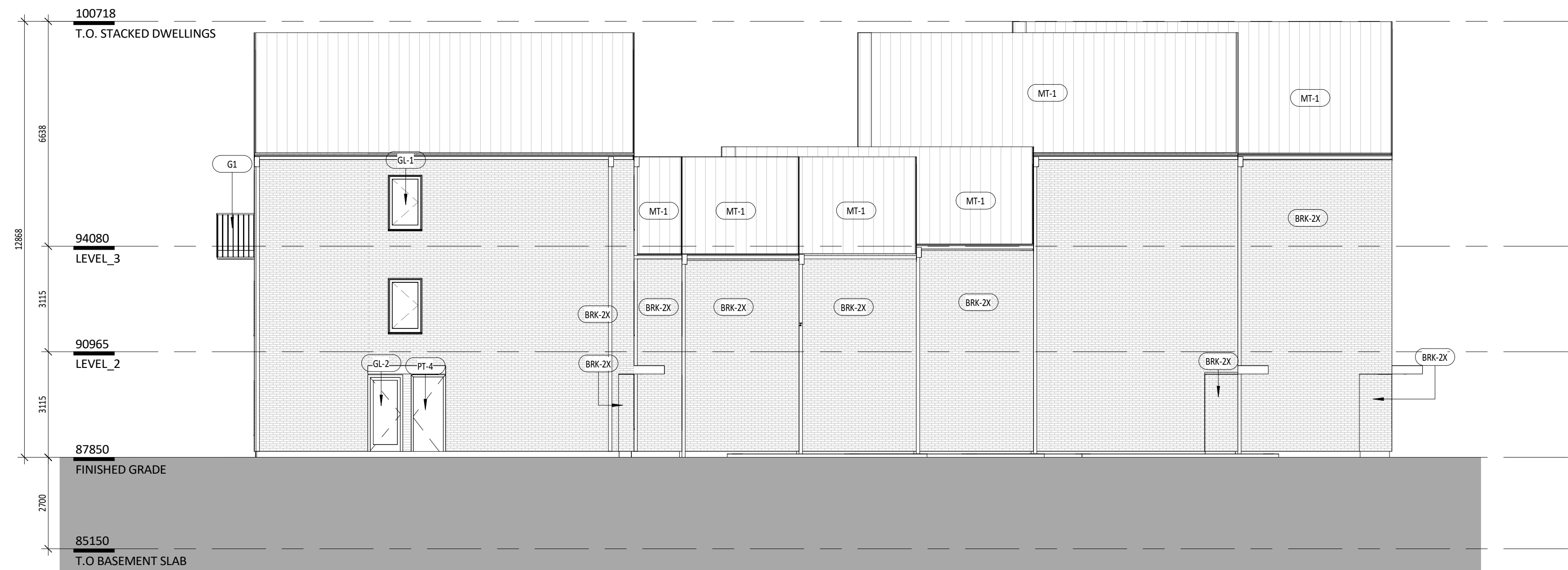
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LEGEND	
	MASONRY VENEER (SEE SPEC.)
	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC)
	TEMPERED CLEAR GLAZING (SEE SPEC)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAINT (BLACK)
	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE UNTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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



1 BLOCK 2 - EAST ELEVATION - SPA

1 : 100



2 BLOCK 2 - WEST ELEVATION - SPA

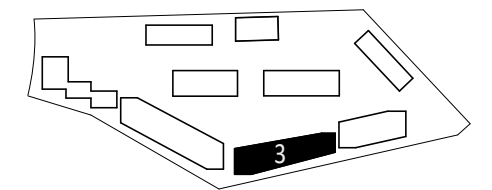
1 : 100



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LEGEND	
	MASONRY VENEER (SEE SPEC.)
	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC)
	TEMPERED CLEAR GLAZING (SEE SPEC)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAIN (BLACK)
	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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



1 BLOCK 3 - NORTH ELEVATION - SPA

1 : 100



2 BLOCK 3 - SOUTH ELEVATION - SPA

1 : 100

CITY FILE #D07-12-22-0002

**KPMB Architects**  
351 King St E, Suite 1200  
Toronto, ON, Canada M5A 0L6  
416.977.5104

Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

**BLOCK 3 - NORTH & SOUTH ELEVATIONS**

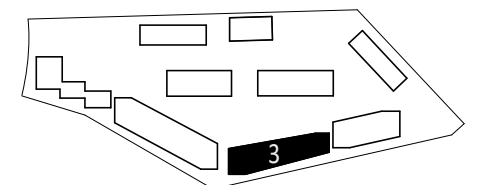
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LEGEND	
	MASONRY VENEER (SEE SPEC.)
	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC.)
	TEMPERED CLEAR GLAZING (SEE SPEC.)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAINT (BLACK)
	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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

Rev.	Date	Issued
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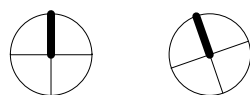
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Kindred Works

QUEENSWOOD COMMONS

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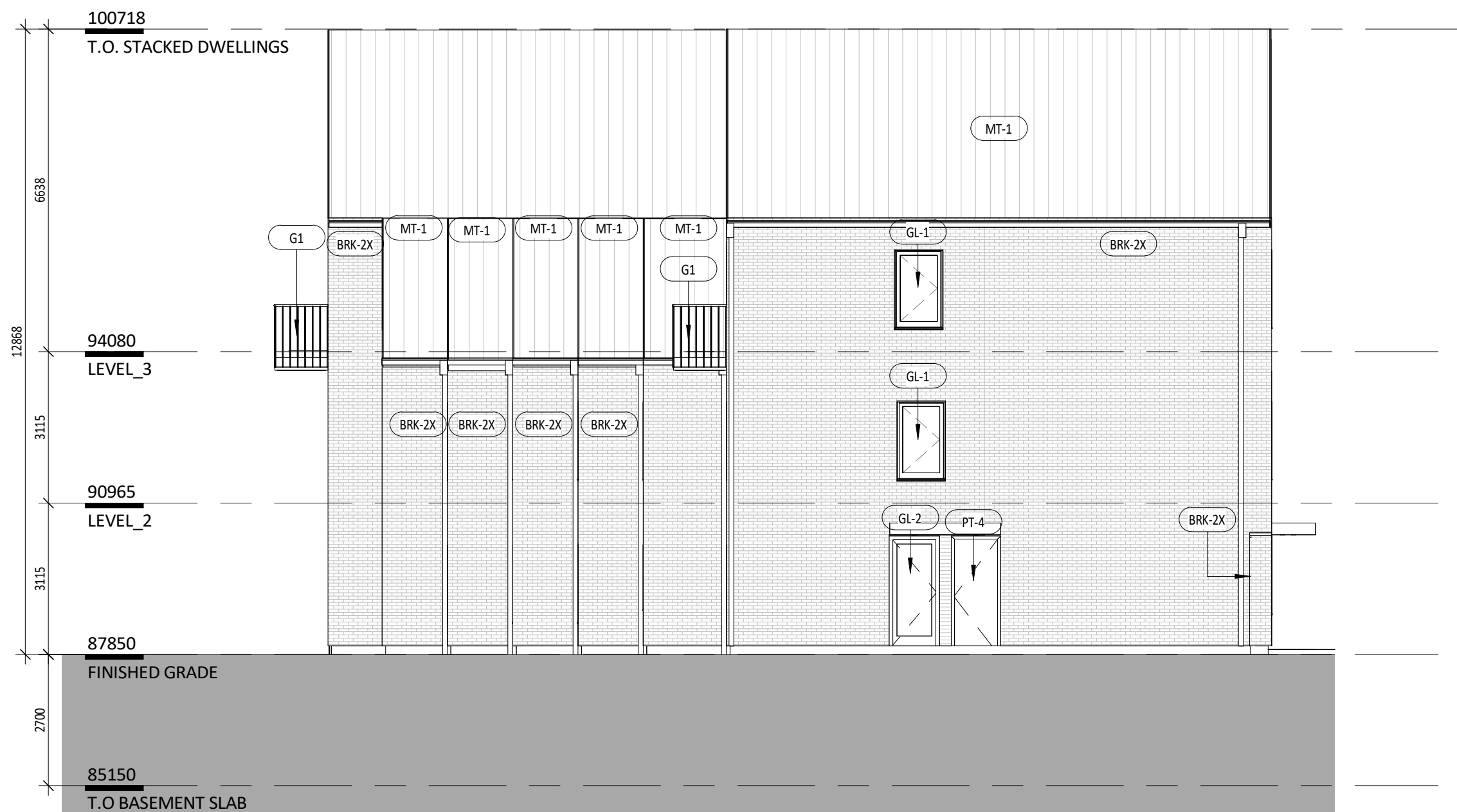


Project North True North

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

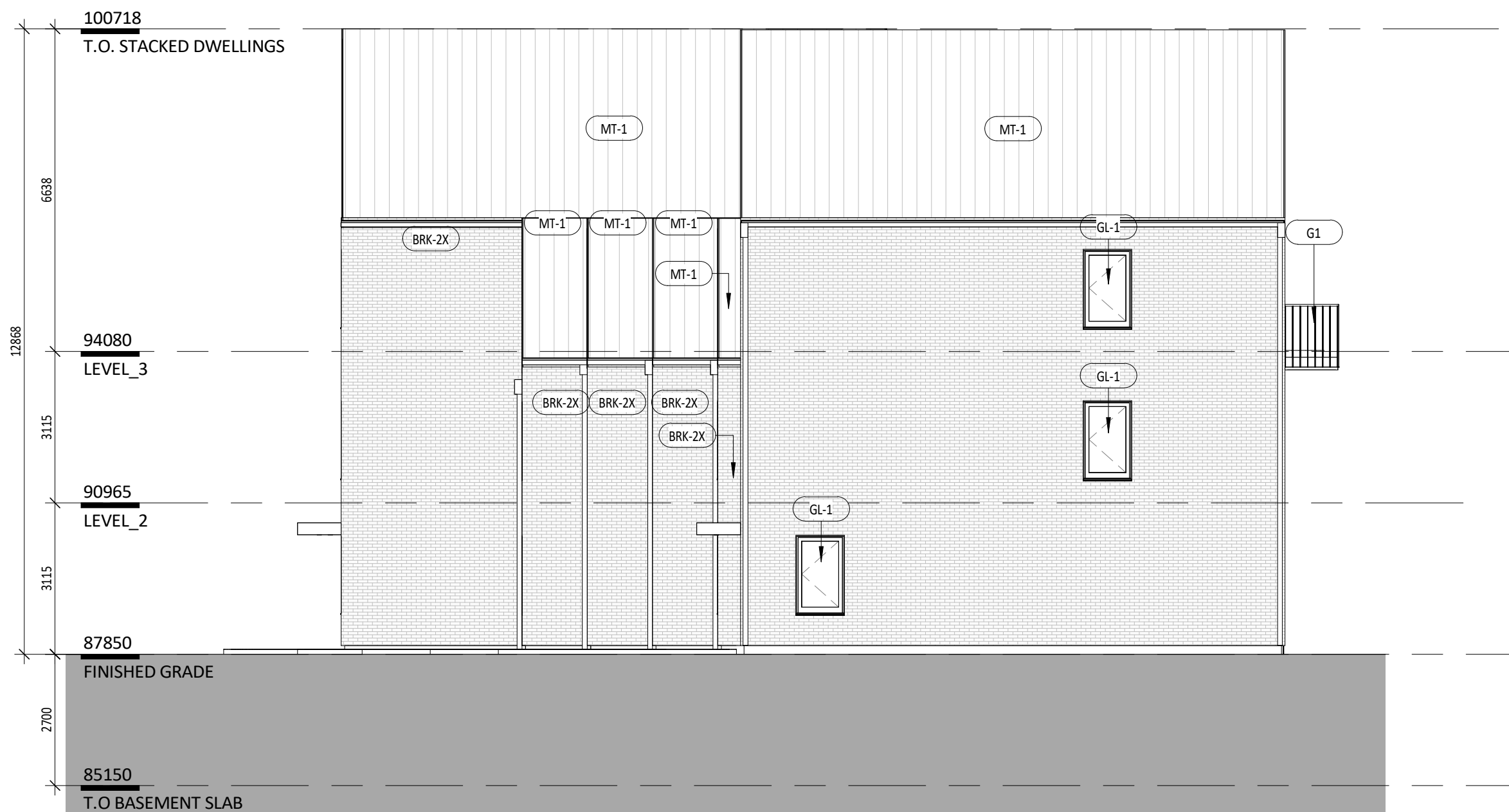
BLOCK 3 - EAST & WEST ELEVATIONS

A5.05Z



1 BLOCK 3 - EAST ELEVATION - SPA

1 : 100



2 BLOCK 3 - WEST ELEVATIONS - SPA

1 : 100

CITY FILE #D07-12-22-0002

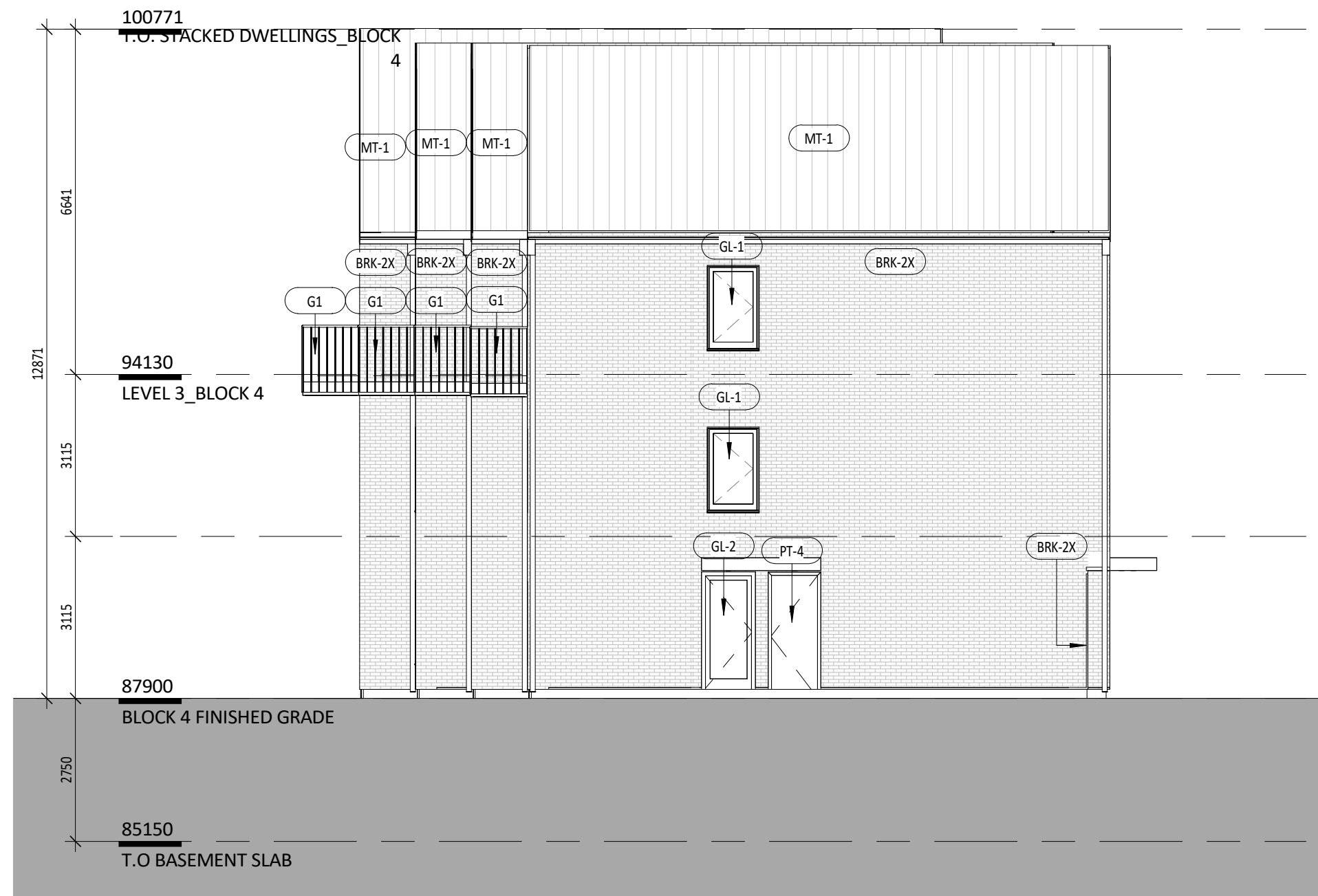


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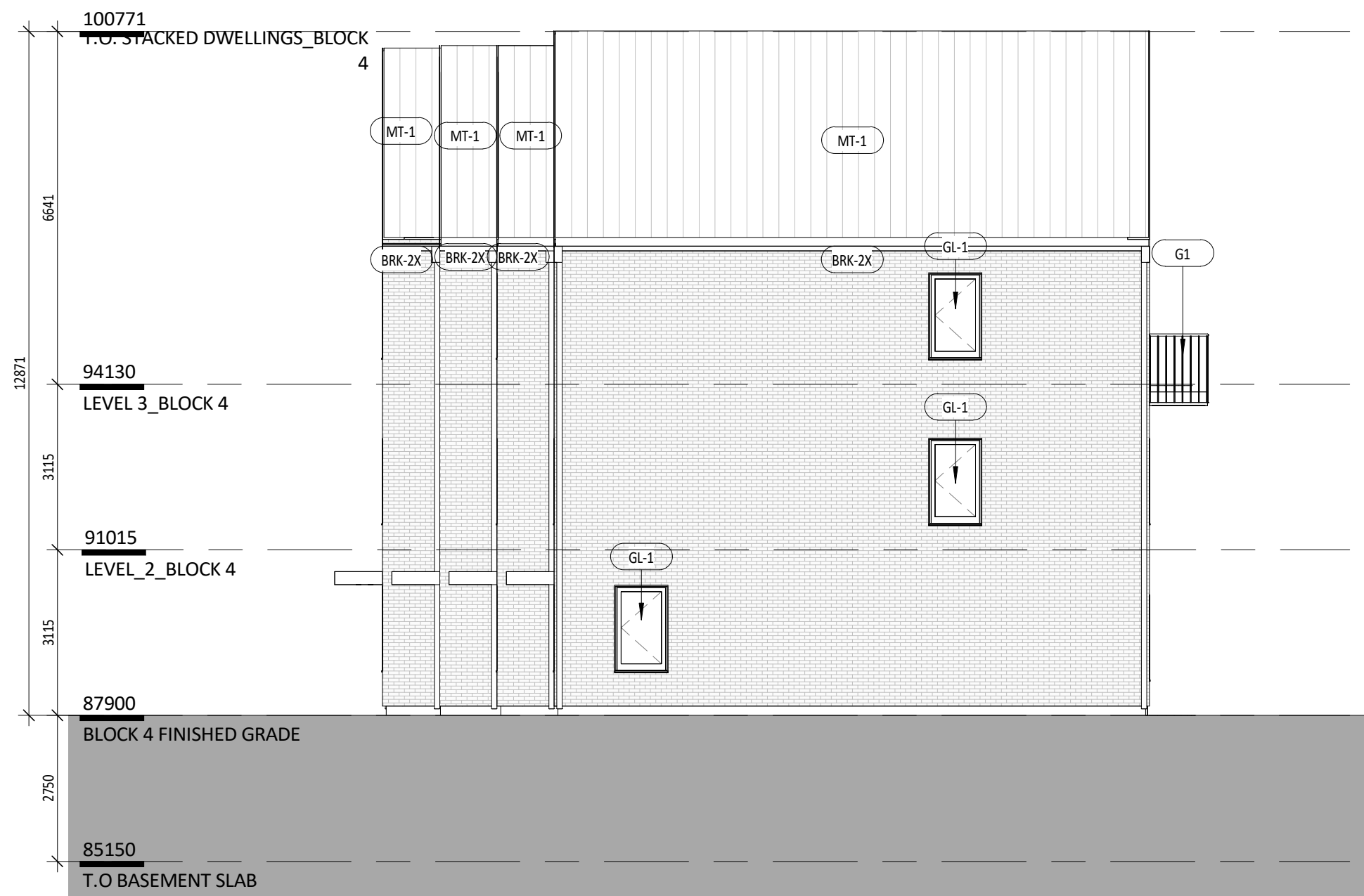
1 BLOCK 4 - NORTH ELEVATION - SPA  
1 : 100



2 BLOCK 4 - EAST ELEVATION - SPA  
1 : 100

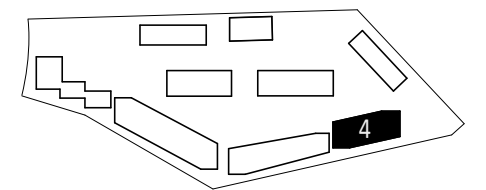


3 BLOCK 4 - SOUTH ELEVATION - SPA  
1 : 100



4 BLOCK 4 - WEST ELEVATION - SPA  
1 : 100

LEGEND	
BRK-2X	MASONRY VENEER (SEE SPEC.)
WD-2A	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
MT-1	STANDING SEAM METAL ROOF (SEE SPEC.)
GL-1	CLEAR GLAZING (SEE SPEC.)
GL-1a	TEMPERED CLEAR GLAZING (SEE SPEC.)
GL-2	FROSTED PRIVACY GLAZING (SEE SPEC.)
G-1	PAINTED METAL BALCONY PICKET GUARD RAIL
PT-4	PAIN (BLACK)
---	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
---	SCHEDULED LOOSE UNTEL (SEE STRUCT.)
---	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

Rev.	Date	Issued
7	05/16/25	RE- ISSUED FOR SPA 6
6	02/28/25	RE- ISSUED FOR SPA 5
5	11/06/24	RE- ISSUED FOR 2BA/SPA
4	06/02/23	RE- ISSUED FOR 2BA/SPA
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Kindred Works  
**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario












Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

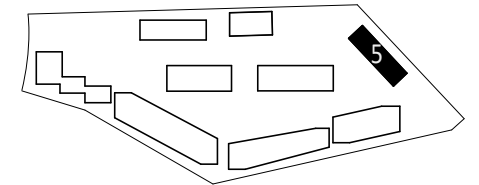
**BLOCK 4 - ELEVATIONS**



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LEGEND	
	MASONRY VENEER (SEE SPEC.)
	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC)
	TEMPERED CLEAR GLAZING (SEE SPEC)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAINT (BLACK)
	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



KEY PLAN

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

KPMB Architects

351 King St E, Suite 1200  
Toronto, ON, Canada M5A 0L6  
416.977.5104

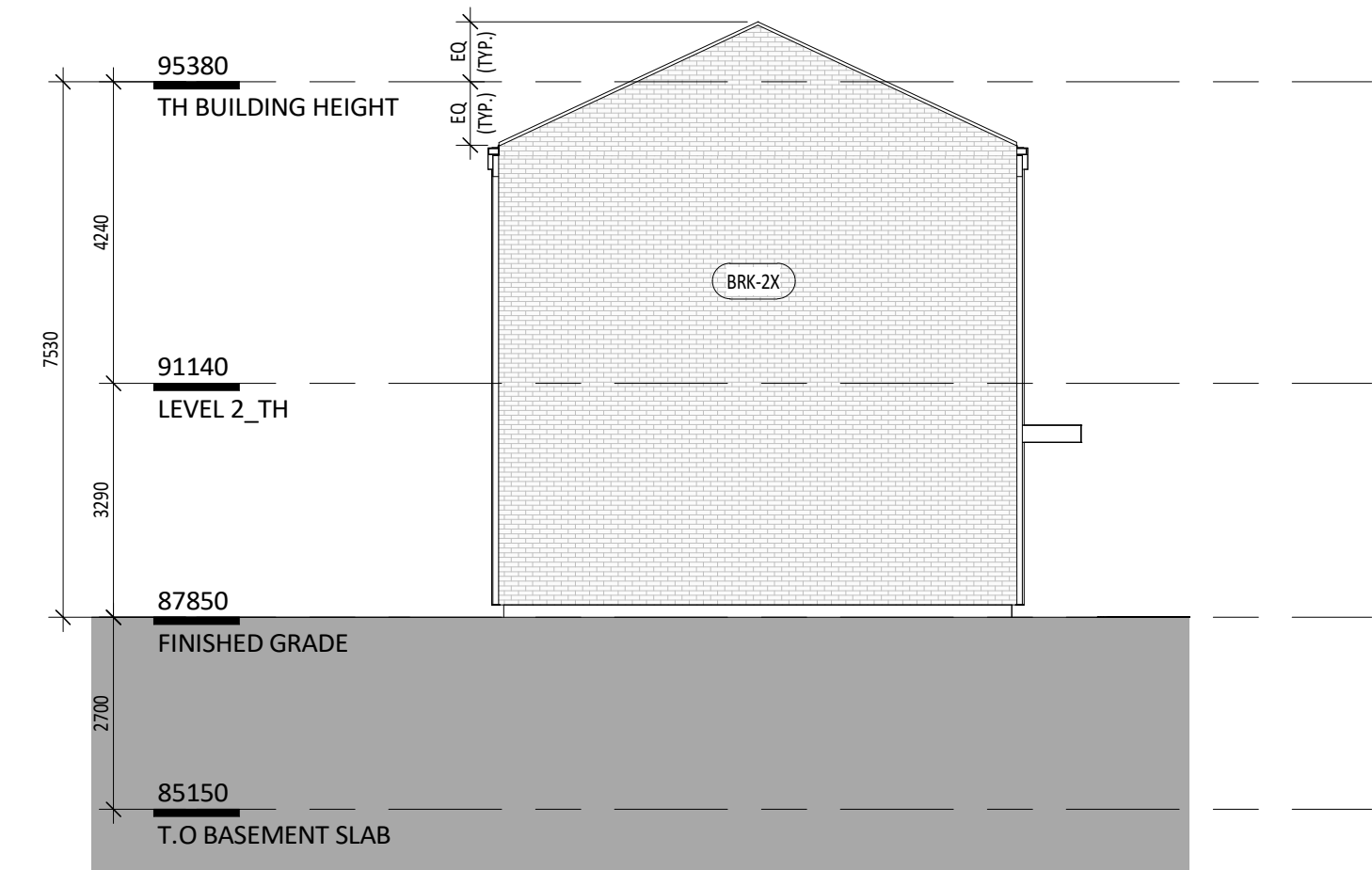
Kindred Works

QUEENSWOOD COMMONS

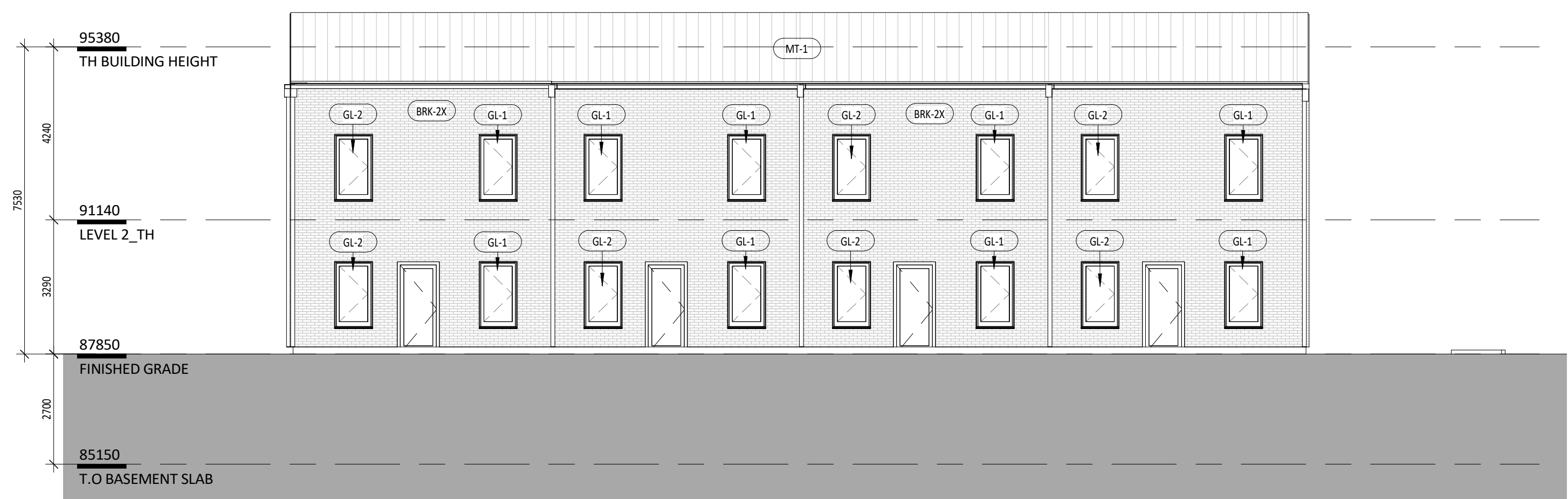
360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

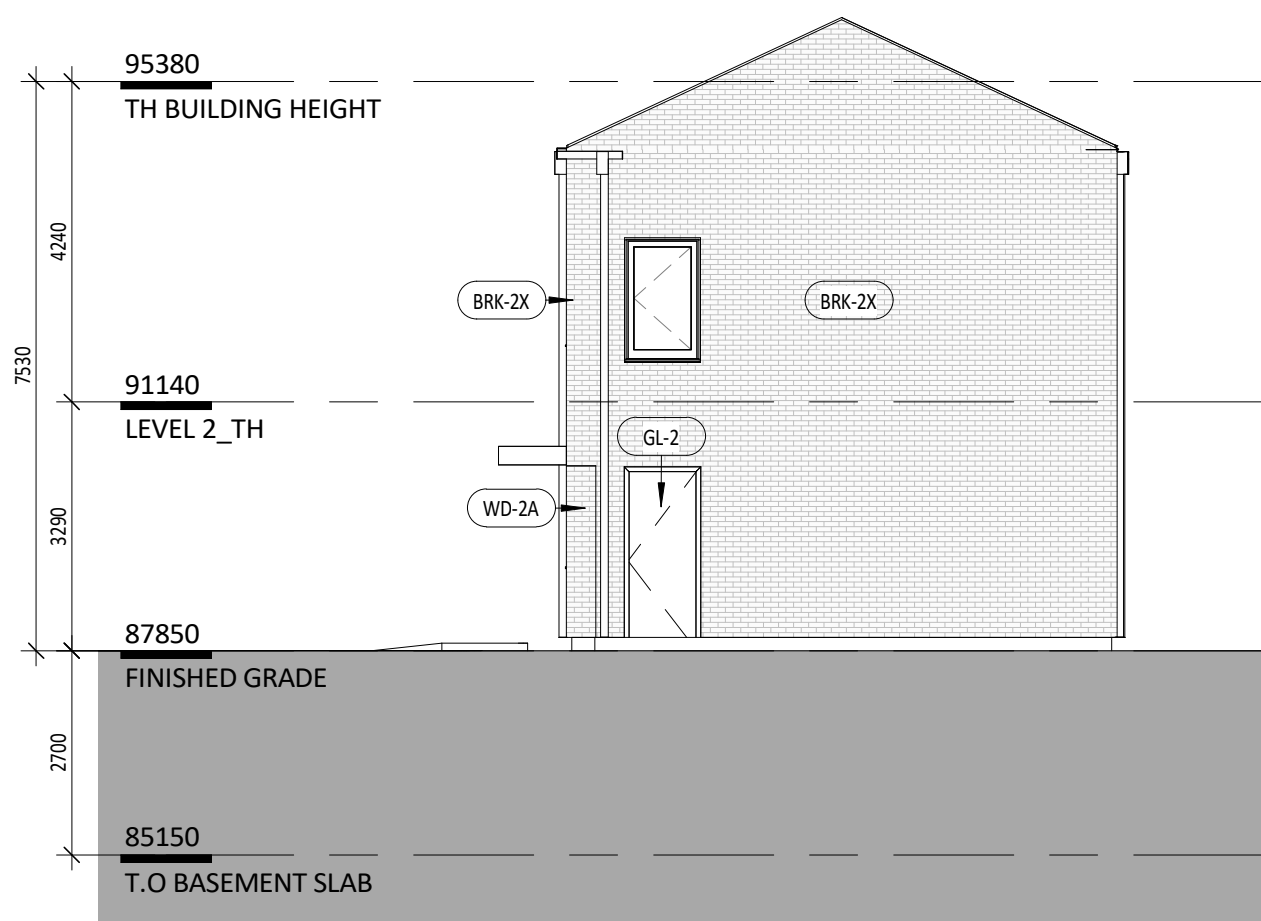
BLOCK 5 - ELEVATIONS



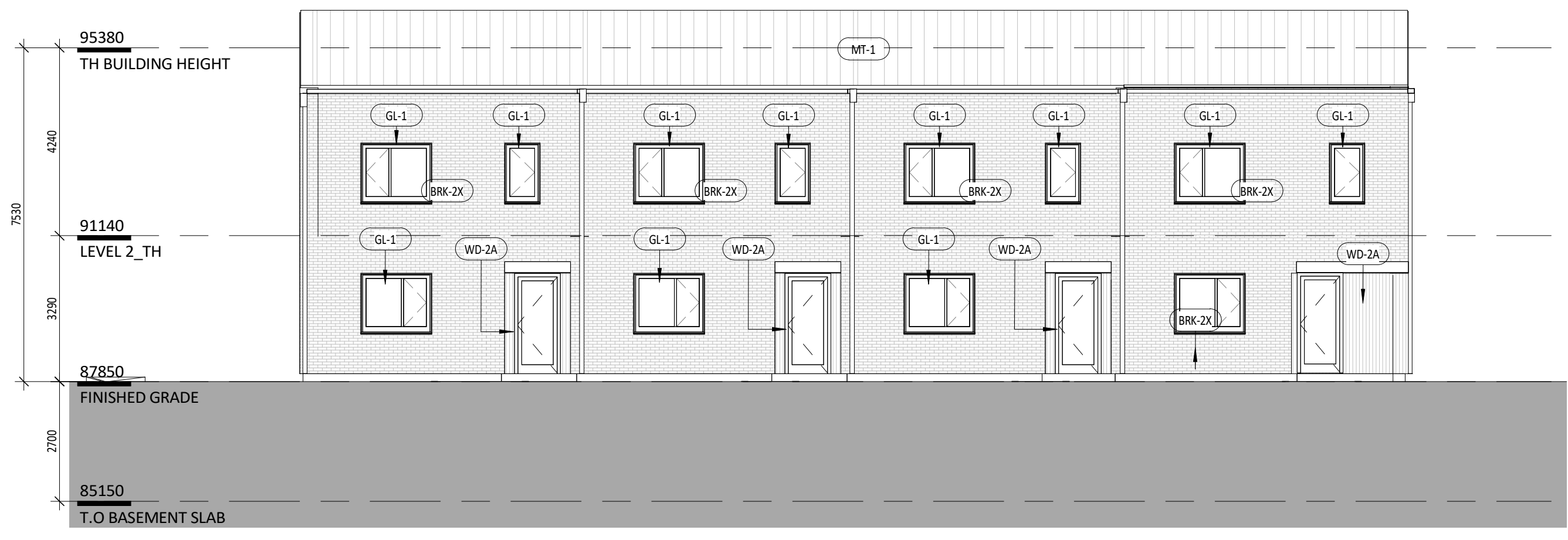
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1 : 100



2 BLOCK 5 - EAST ELEVATION - SPA  
1 : 100



3 BLOCK 5 - SOUTH ELEVATION - SPA  
1 : 100

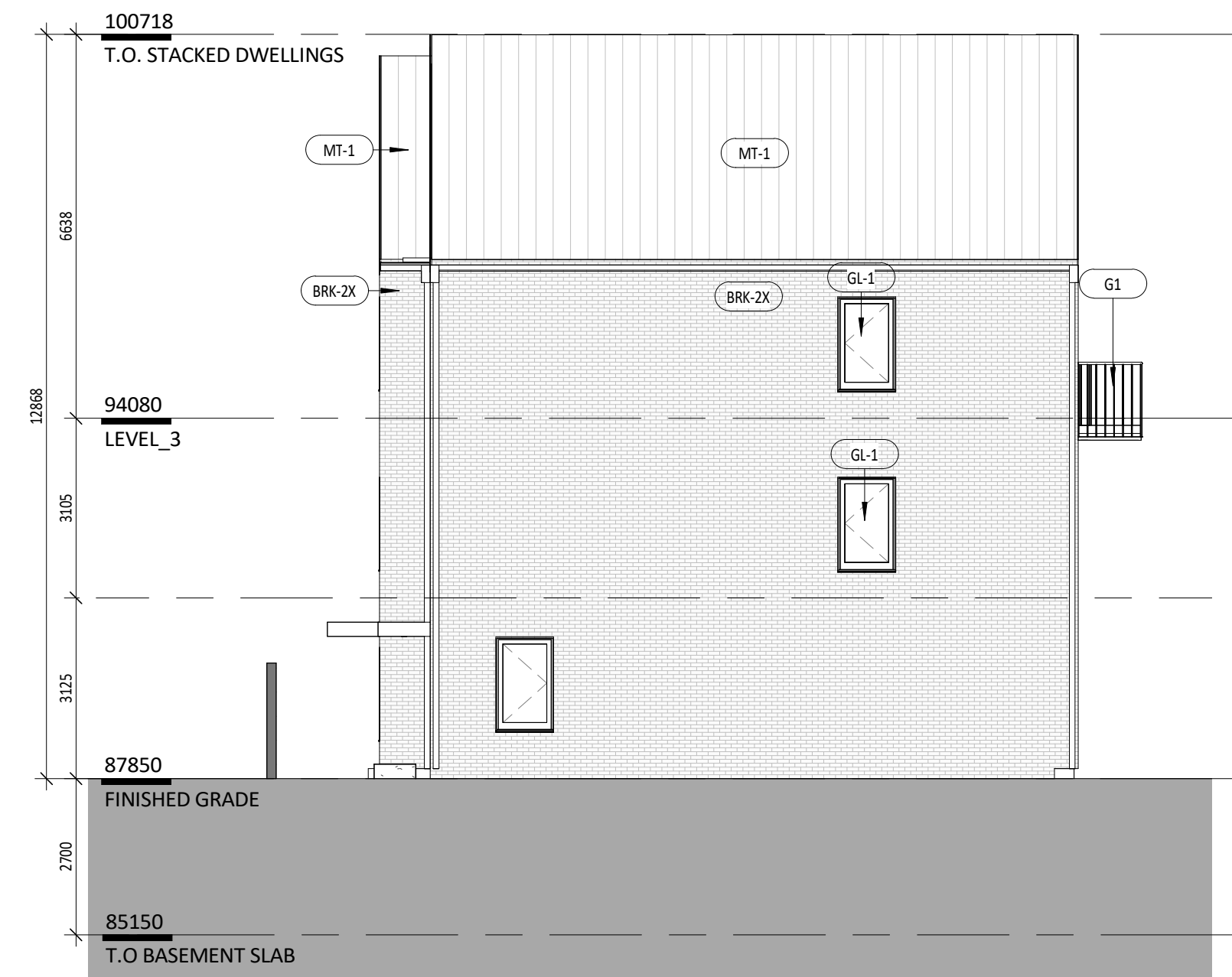


4 BLOCK 5 - WEST ELEVATION - SPA  
1 : 100





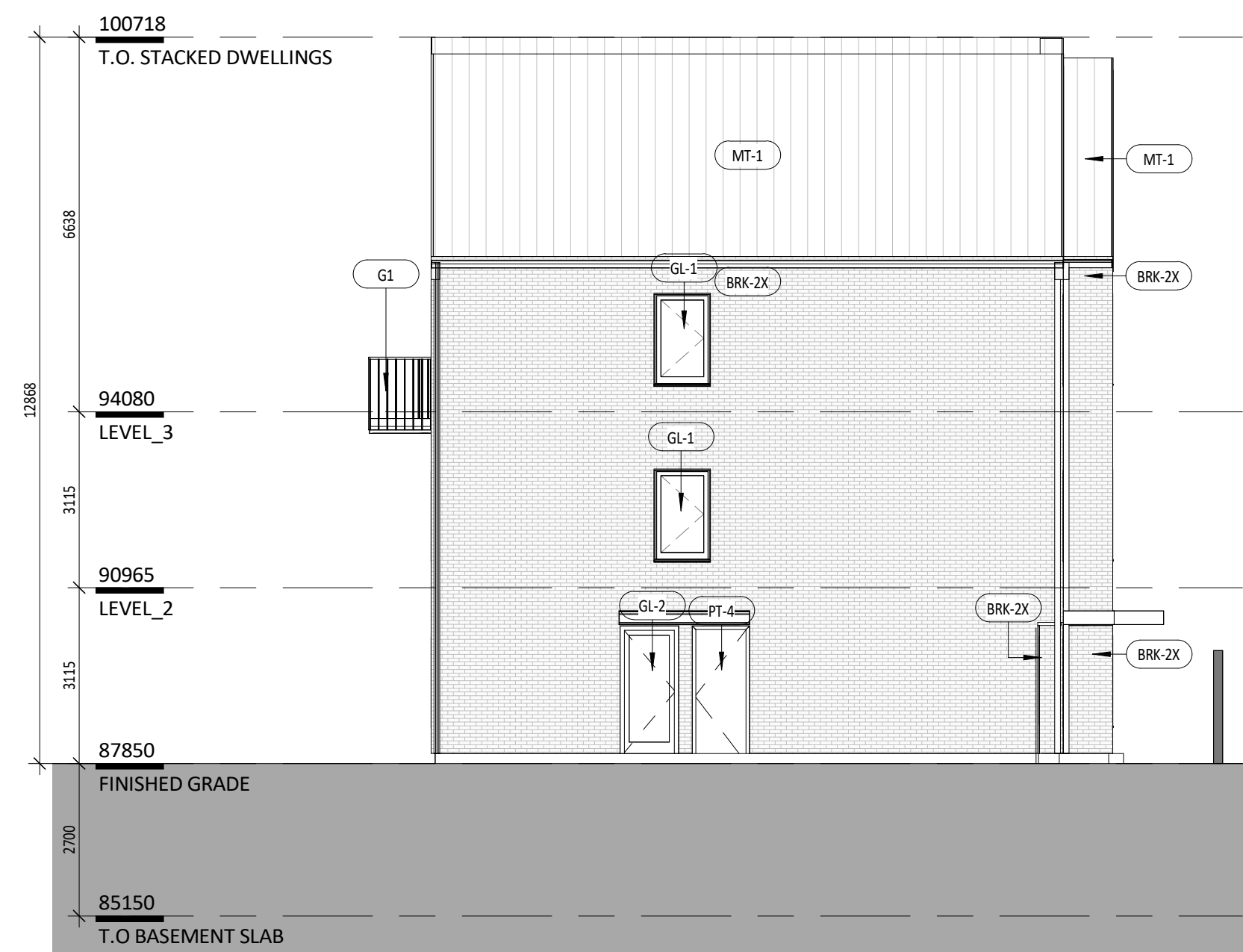
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1 : 100



2 BLOCK 6 - EAST ELEVATION - SPA  
1 : 100



3 BLOCK 6 - SOUTH ELEVATION - SPA  
1 : 100



4 BLOCK 6 - WEST ELEVATION - SPA  
1 : 100

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4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.  
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**LEGEND**

- BRK-2X MASONRY VENEER (SEE SPEC.)
- WD-2A EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
- MT-1 STANDING SEAM METAL ROOF (SEE SPEC.)
- GL-1 CLEAR GLAZING (SEE SPEC.)
- GL-1a TEMPERED CLEAR GLAZING (SEE SPEC.)
- GL-2 FROSTED PRIVACY GLAZING (SEE SPEC.)
- G-1 PAINTED METAL BALCONY PICKET GUARD RAIL
- PT-4 PAINT (BLACK)
- BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
- SCHEDULED LOOSE UNTEL (SEE STRUCT.)
- TYP. VERTICAL MASONRY MOVEMENT JOINT

**KEY PLAN**

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

Rev. Date Issued

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**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario

Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

**BLOCK 6 - ELEVATIONS**

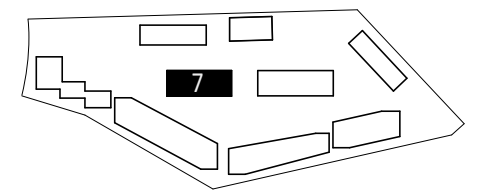
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	FROSTED PRIVACY GLAZING (SEE SPEC.)
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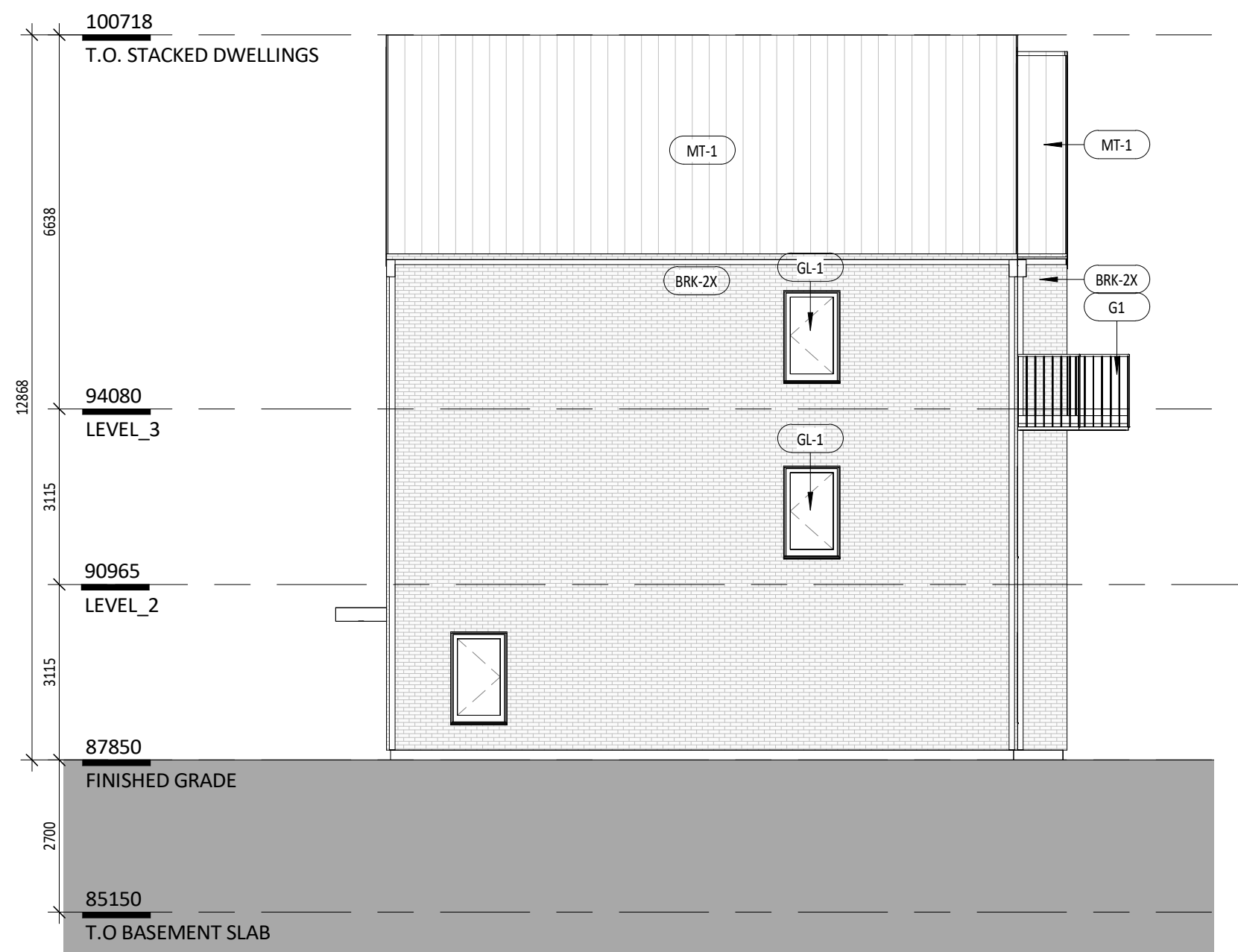
KEY PLAN

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



1 BLOCK 7 - NORTH ELEVATION - SPA

1:100



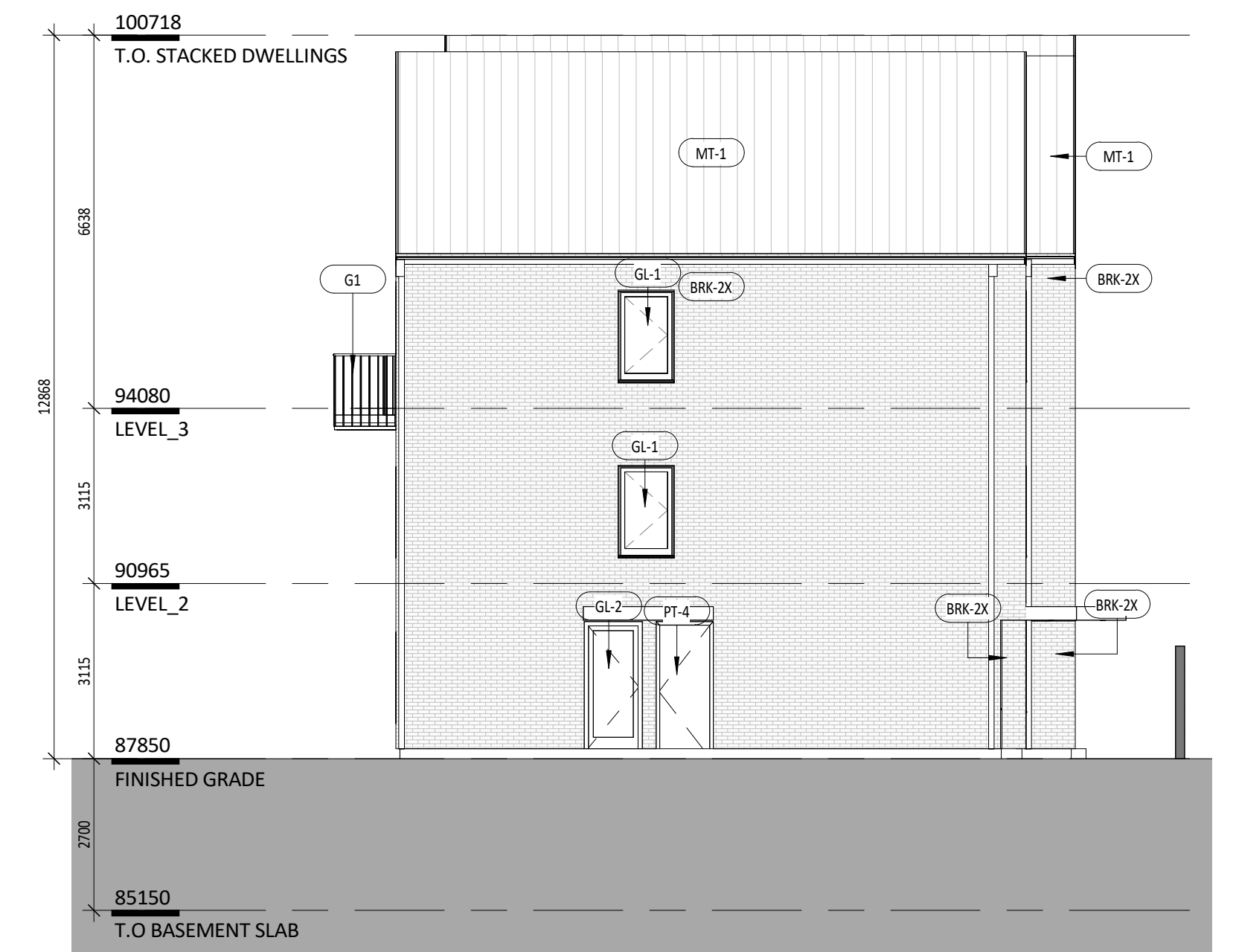
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1:100



3 BLOCK 7 - SOUTH ELEVATION - SPA

1:100



4 BLOCK 7 - WEST ELEVATION - SPA

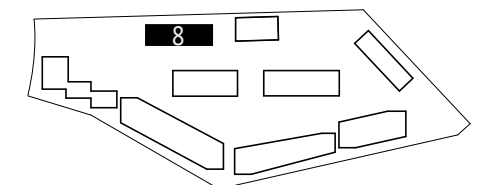
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	PAINT (BLACK)
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KEY PLAN

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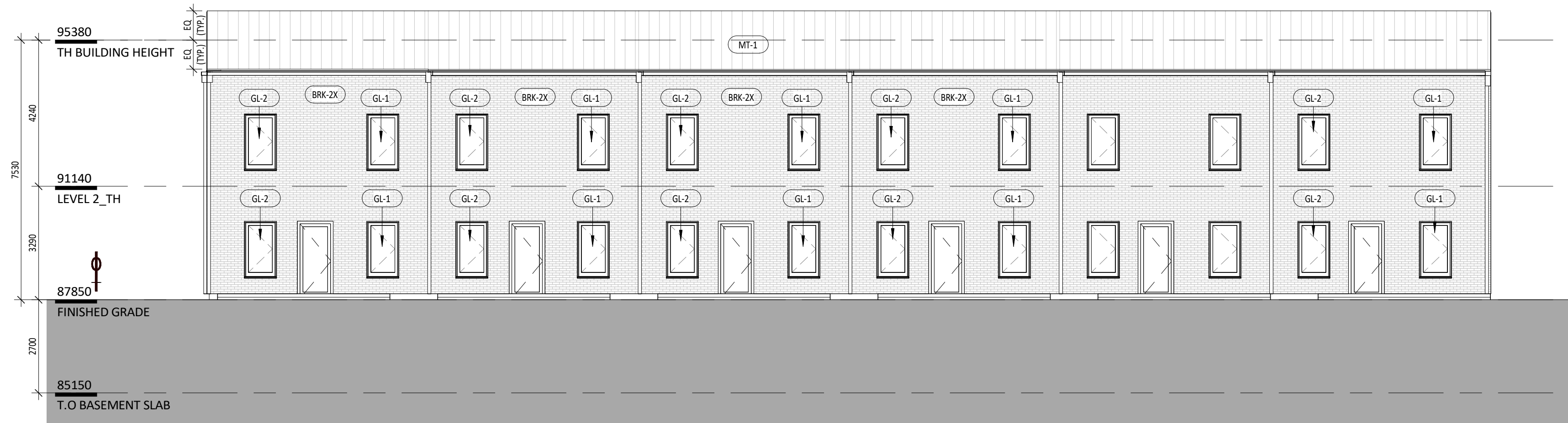
360 Kennedy Lane East, Ottawa Ontario

Project No. 2103

Scale 1 : 100

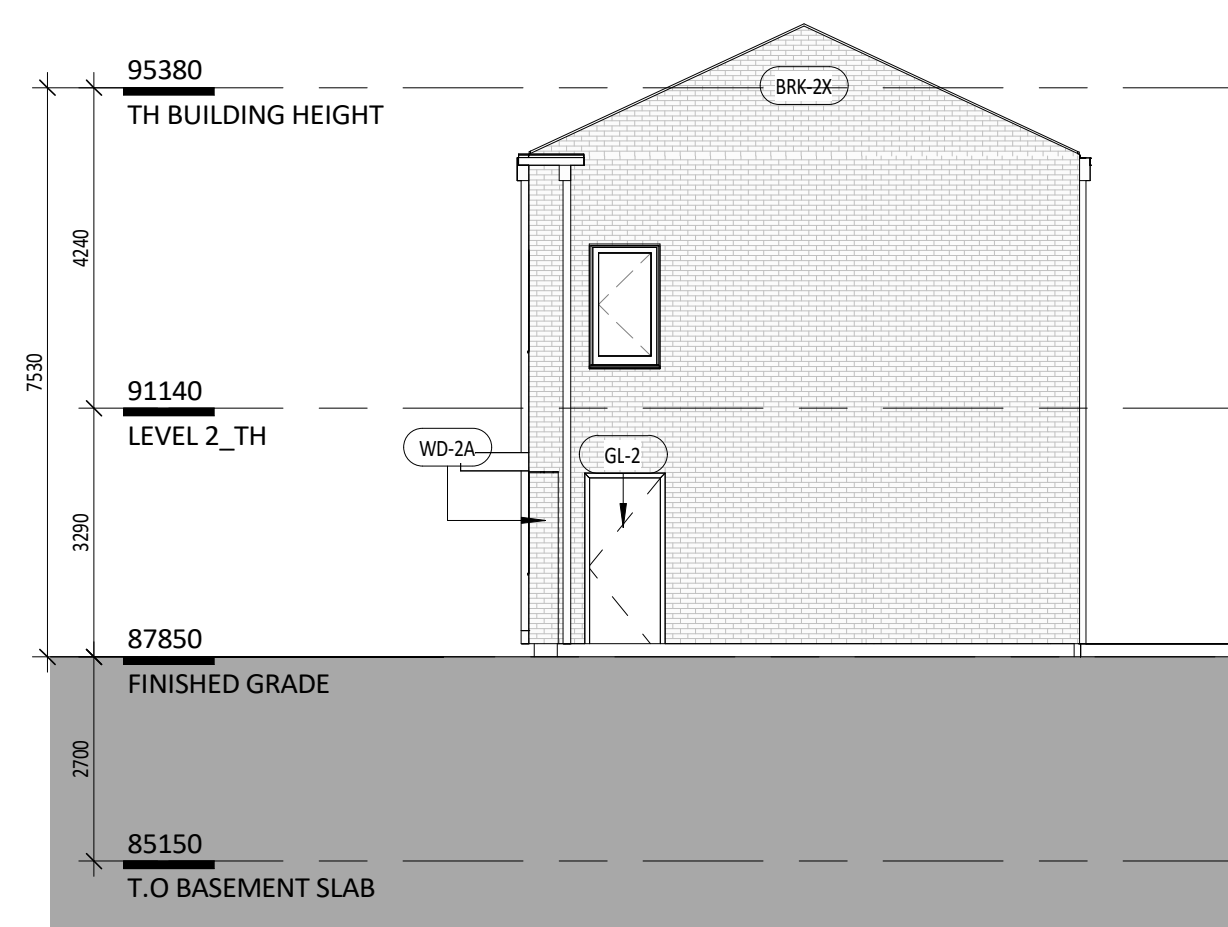
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BLOCK 8 - ELEVATIONS



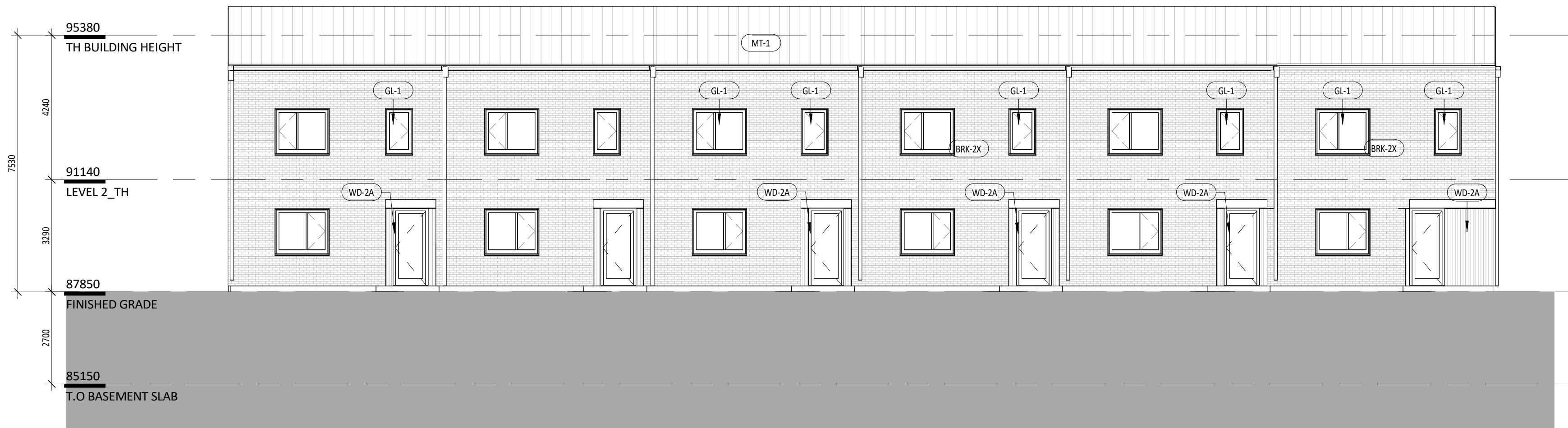
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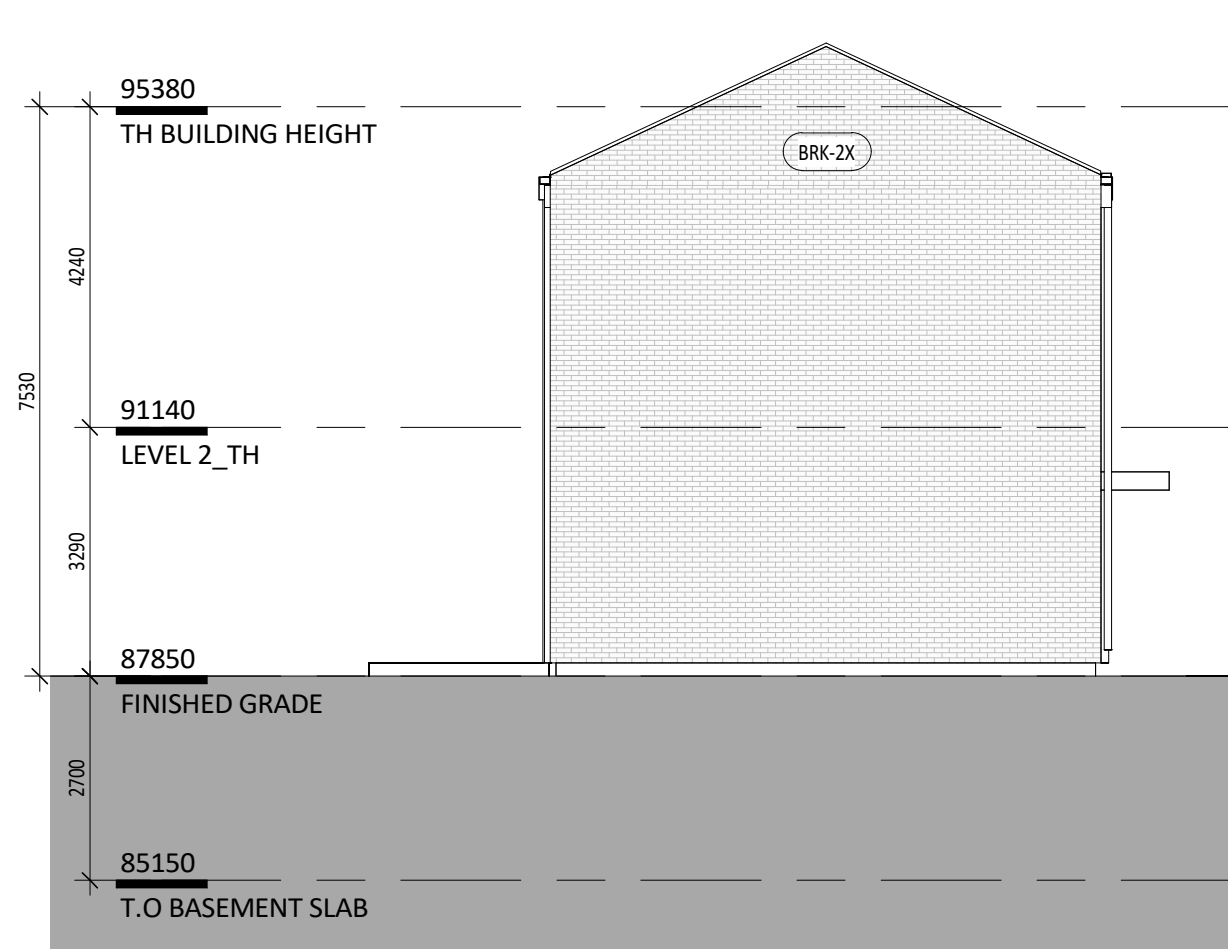
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1 : 100



3 BLOCK 8 - SOUTH ELEVATION - SPA

1 : 100



4 BLOCK 8 - WEST ELEVATION - SPA

1 : 100

CITY FILE #D07-12-22-0002

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