

# QUEENSWOOD COMMONS

## SITE PLAN APPROVAL - RESUBMISSION

May 16, 2025



DRAWING LIST

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

### PROJECT TEAM

APPLICANT

Kindred Works  
8 King St. E, Suite 1802  
Toronto, ON  
M5C 1B5

ARCHITECT

KPMB Architects Inc.  
351 King St E, Suite 1200  
Toronto, ON  
M5A 0L6  
T: 416-977-5104

STRUCTURAL ENGINEERS

Aspect Structural Engineers  
53 Jarvis St, Suite 200  
Toronto, ON  
M5C 2H2  
T: 647-954-4004

MECHANICAL ENGINEERS

Hammerschlag & Joffe Inc  
43 Lesmill Rd  
North York, ON  
M3B 2T8  
T: 647-352-1166

ELECTRICAL ENGINEERS

Mulvey & Banani International Inc.  
90 Sheppard Ave E, Suite 500  
Toronto, ON  
M2N 3A1  
T: 416-751-2520

TRANSPORTATION, PARKING & WASTE  
MANAGEMENT

BA Consulting Group Ltd  
45 St Clair Ave W, Suite 300  
Toronto, ON  
M4V 1K9  
T: 416-961-7110

LANDSCAPE ARCHITECT

Janet Rosenberg & Studio14  
148 Kenwood Ave  
Toronto, ON  
M6C 2S3  
T: 416-656-6665

ENVIRONMENTAL

Pinchin Ltd.  
1 Hines Road, Suite 200  
Kanata, ON  
K2K 3C7  
T: 613-592-3387

SUSTAINABILITY

JMV Consulting  
T: 819-230-0369

ENVELOPE

ENTUITIVE  
200 University Ave 7th Floor  
Toronto, ON M5H 3C6  
T: 613-592-3387

GEOTECH

Pinchin Ltd.  
1 Hines Road, Suite 200  
Kanata, ON  
K2K 3C7  
T: 613-592-3387

CIVIL ENGINEERS

WSP Global Inc.  
500 -119 Spadina Ave  
Toronto, ON  
M5V 2L1  
T: 416-260-1560

PLANNING

MHBC  
442 Brant St, Suite 204  
Burlington, ON  
L7R 2G4  
T: 905-639-8686

CITY FILE #D07-12-22-0002

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6. These documents are not to be used for construction unless specifically noted for such purpose.

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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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  
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	

- 1 Building Height is measured from Grade as defined above
- 2 Floor Heights are measures from grade at private road (geodetic el. 87.85m) to top of floor levels

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																						0.53
Units per Zoning By-law														Stacked Dwellings	Stacked Dwellings	Stacked Dwellings	Stacked Dwellings	Townhouses	Stacked Dwellings	Stacked Dwellings	Townhouses	

- 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)
Total Area (71 units)*	426m²	213m²	556m²	6m2 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.	Overall Rate Provided (m2)
*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) - 54 spaces
All Other Non-Residential Uses	92 m²	1 spaces per 1500 m2 GFA	0	Bike Rings (Public) - 16 spaces
Total Bicycle Parking			41	118 Spaces

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

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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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1	12/15/21	ISSUED FOR 2BA/SPA

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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 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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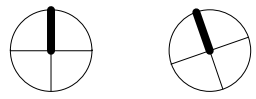
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Toronto, ON, Canada M5A 0L6  
416.977.5104

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
- 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**



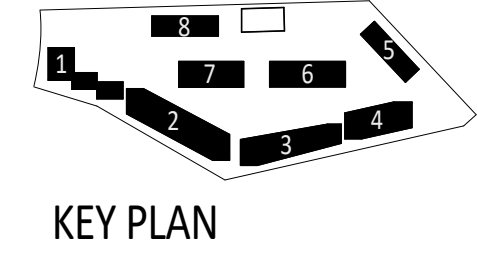


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**LEGEND**

- 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	06/02/24	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
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**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario



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

**CONCEPT PLAN**





# 1 SITE PLAN

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**

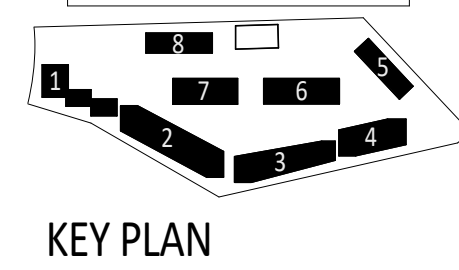
**BIKE PARKING**  
**RESIDENTIAL: 102 Spaces**  
[48 provided w. Bike Boxes,  
54 provided w. Bike Rings]  
**PUBLIC: 10 Spaces**  
[10 provided w. Bike Rings]  
**TOTAL: 112 Spaces**

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**PIN: 145090149**  
**DWG # 18692**

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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

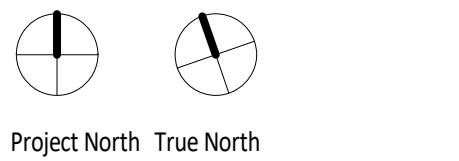


1	05/16/25	RE-ISSUED FOR SPA 6
2	02/28/25	RE-ISSUED FOR SPA 5
3	11/06/24	RE-ISSUED FOR SPA 4
4	18/02/23	RE-ISSUED FOR SPA 3
5	02/24/23	RE-ISSUED FOR SPA 2
6	09/21/22	RE-ISSUED FOR SPA 1
7	12/15/21	ISSUED FOR SPA 1
Rev.	Date	Issued

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

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**QUEENSWOOD COMMONS**

360 Kennedy Lane East, Ottawa Ontario



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

**SITE PLAN**

**A1.03**





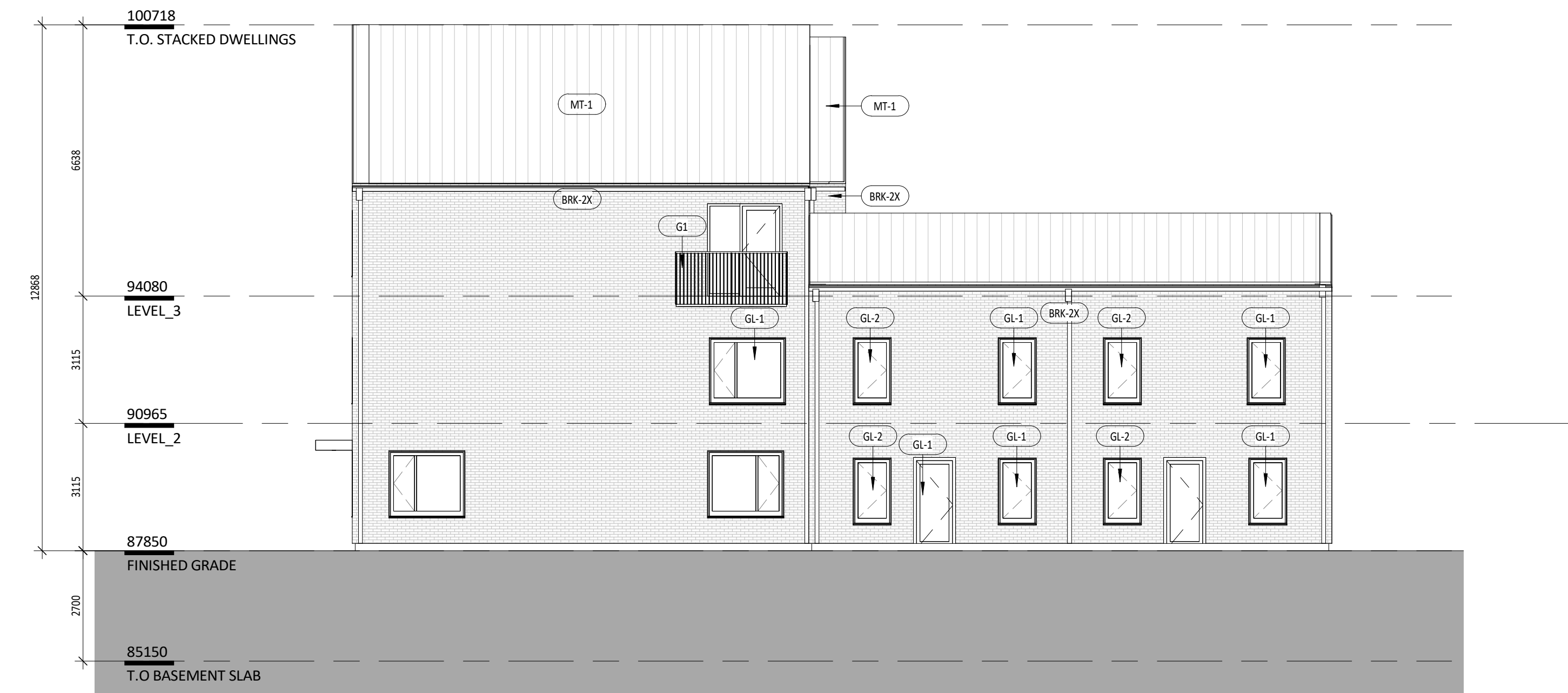




1 BLOCK 1 - NORTH ELEVATION - SPA  
1 : 100



2 BLOCK 1 - EAST ELEVATION - SPA  
1 : 100



3 BLOCK 1 - SOUTH ELEVATION - SPA  
1 : 100

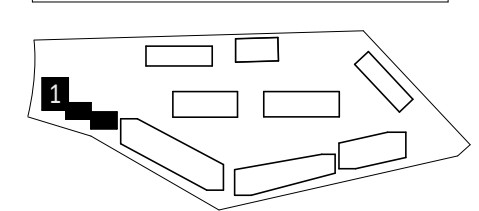


4 BLOCK 1 - WEST ELEVATION - SPA  
1 : 100

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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 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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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 1 - ELEVATIONS



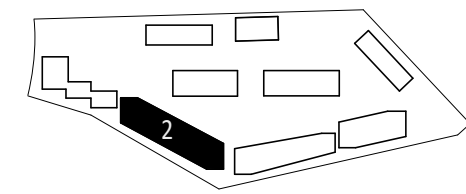
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1 BLOCK 2 - NORTH ELEVATION - SPA  
1 : 100

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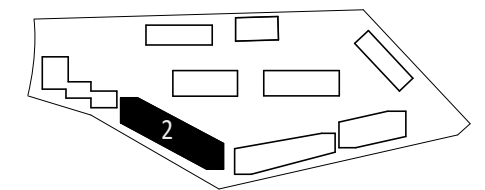
Project No. 2103  
Scale 1 : 100  
Plot Date 05/16/25

**BLOCK 2 - NORTH & SOUTH ELEVATIONS**



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	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
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360 Kennedy Lane East, Ottawa Ontario

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

## BLOCK 2 - EAST & WEST ELEVATIONS

**A5.03Z**



## 1 BLOCK 2 - EAST ELEVATION - SPA

1 : 100



## 2 BLOCK 2 - WEST ELEVATION - SPA

1 : 100

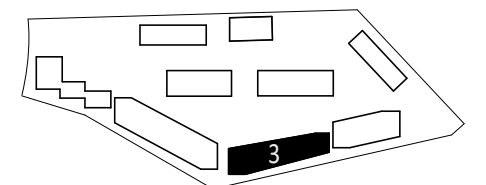
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	EXTERIOR GRADE WOOD CLADDING (SEE SPEC.)
	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC.)
	TEMPERED CLEAR GLAZING (SEE SPEC.)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAIN (BLACK)
	BRICK LEDGE 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

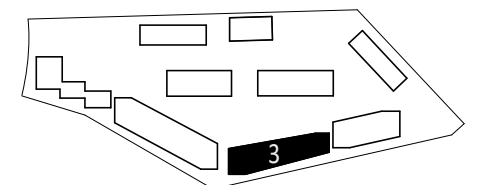
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GENERAL NOTES:

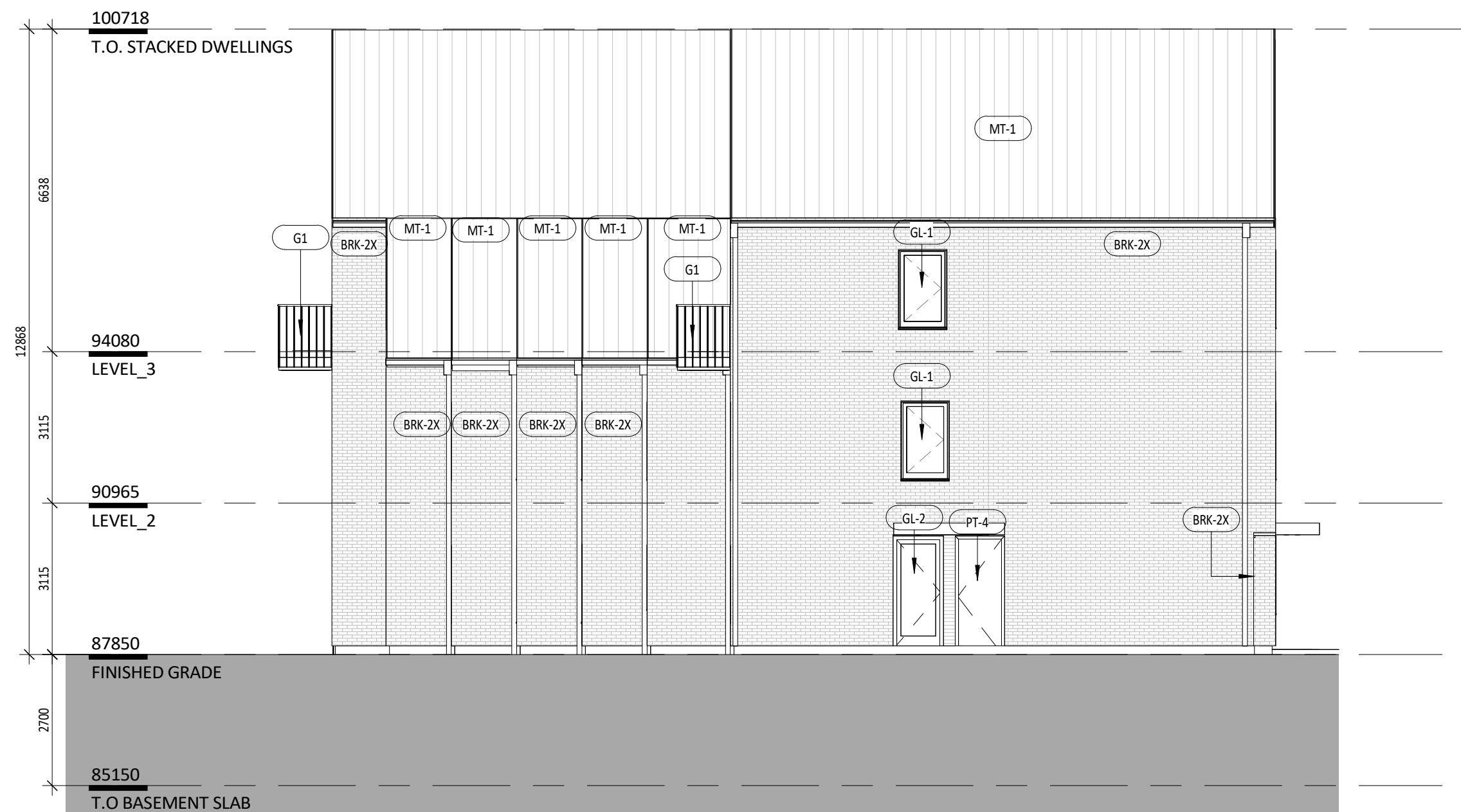
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	PAINT (BLACK)
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	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
	TYP. VERTICAL MASONRY MOVEMENT JOINT



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/SPA
4	06/02/23	RE-ISSUED FOR SPA/SPA
3	02/24/23	RE-ISSUED FOR SPA/SPA
2	09/11/22	RE-ISSUED FOR SPA/SPA
1	12/15/21	ISSUED FOR SPA/SPA
Rev.	Date	Issued



1 BLOCK 3 - EAST ELEVATION - SPA

1 : 100



2 BLOCK 3 - WEST ELEVATIONS - SPA

1 : 100

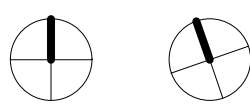
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QUEENSWOOD COMMONS

360 Kennedy Lane East, Ottawa Ontario



Project North True North

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

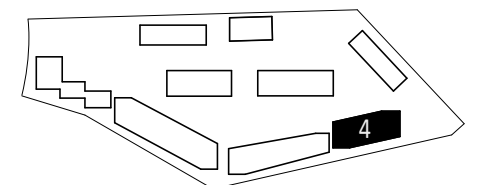
BLOCK 3 - EAST & WEST ELEVATIONS



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	TYP. VERTICAL MASONRY MOVEMENT JOINT

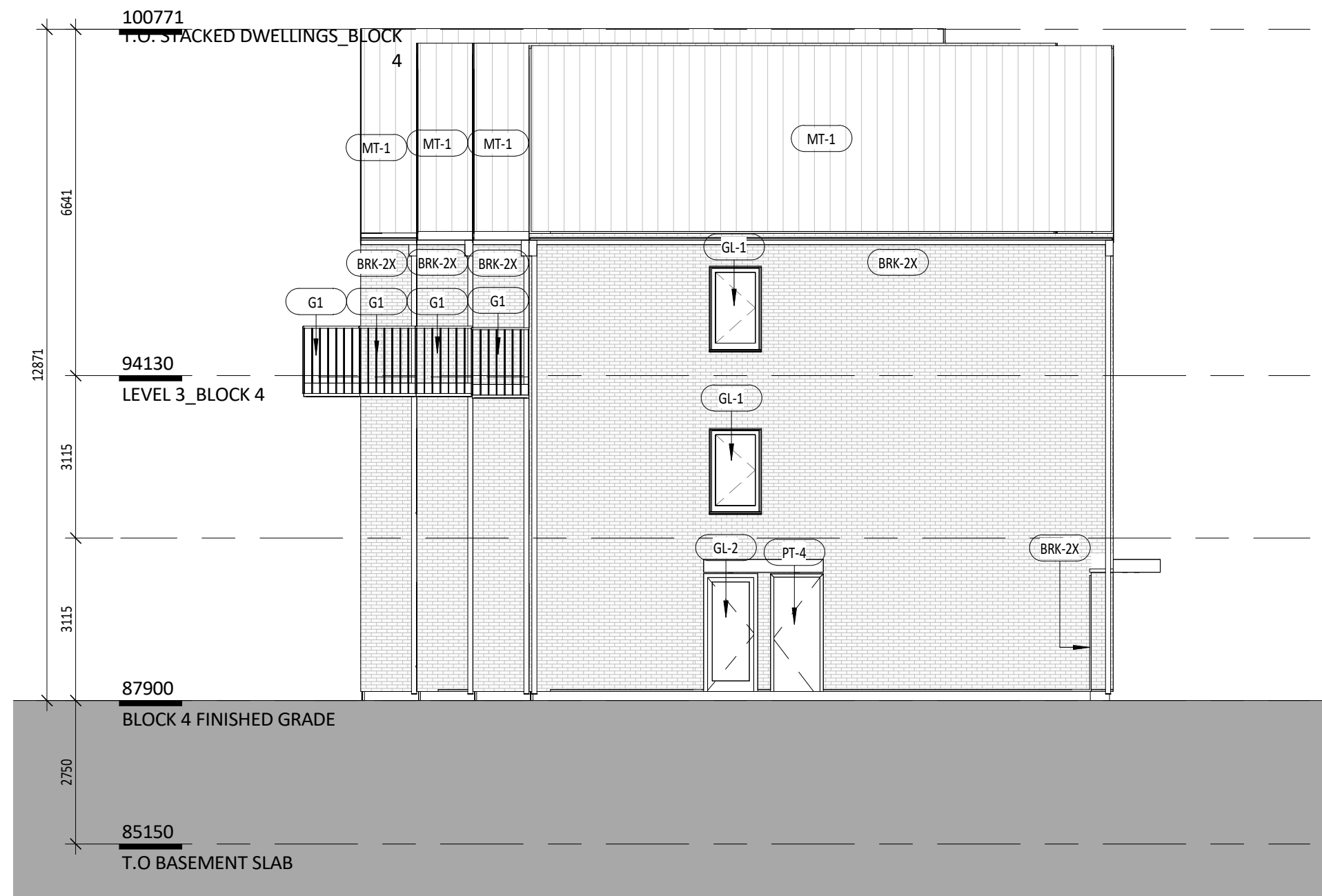


KEY PLAN

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	09/21/22	RE-ISSUED FOR SPA 1
1	12/15/21	ISSUED FOR SPA 1
Rev.	Date	Issued



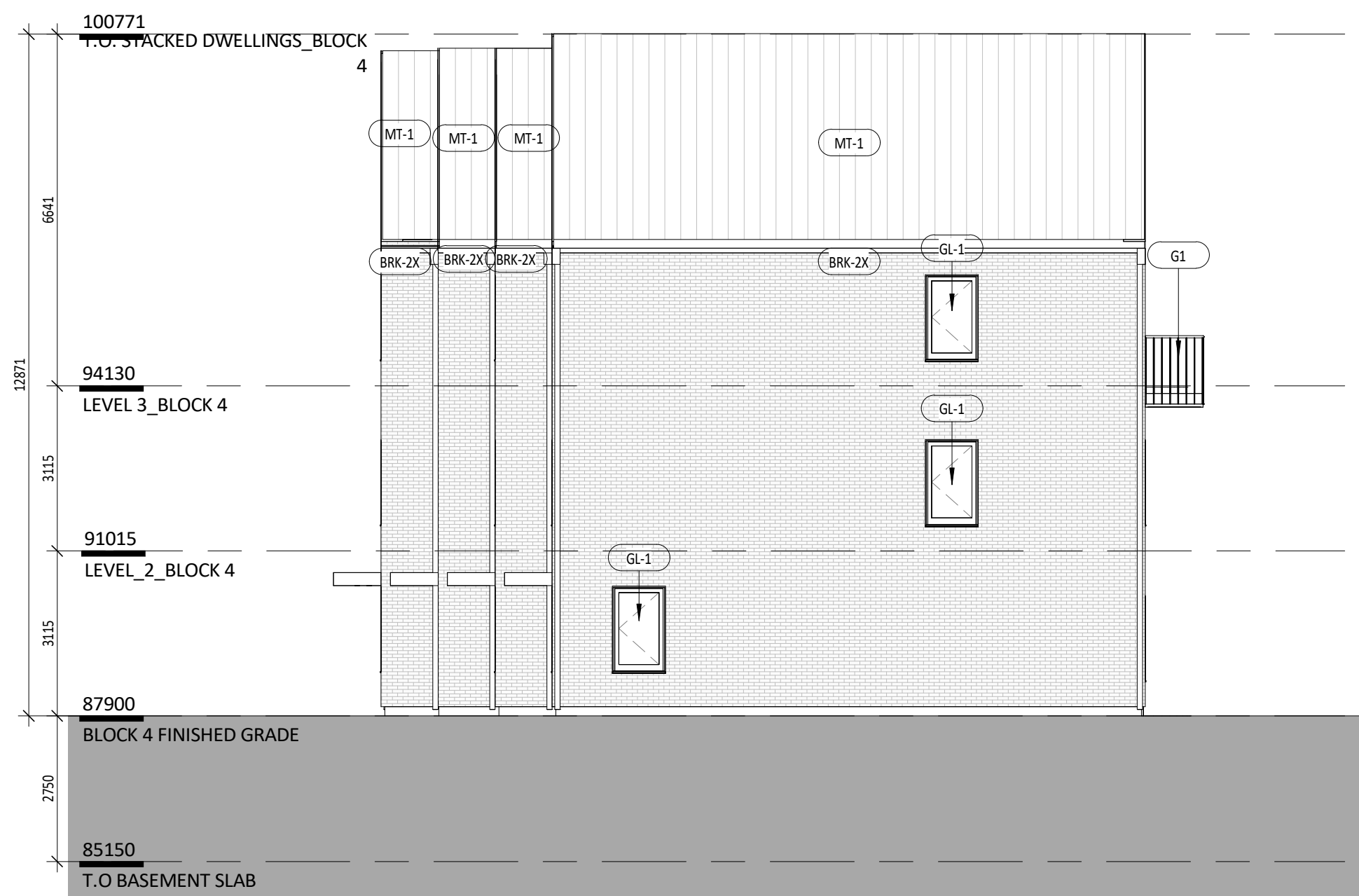
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2 BLOCK 4 - EAST ELEVATION - SPA  
1 : 100



3 BLOCK 4 - SOUTH ELEVATION - SPA  
1 : 100














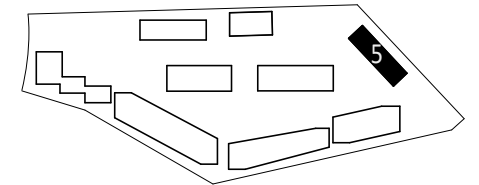
4 BLOCK 4 - WEST ELEVATION - SPA  
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	STANDING SEAM METAL ROOF (SEE SPEC.)
	CLEAR GLAZING (SEE SPEC)
	TEMPERED CLEAR GLAZING (SEE SPEC)
	FROSTED PRIVACY GLAZING (SEE SPEC.)
	PAINTED METAL BALCONY PICKET GUARD RAIL
	PAINT (BLACK)
	BRICK LEDGE ANCHORED 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
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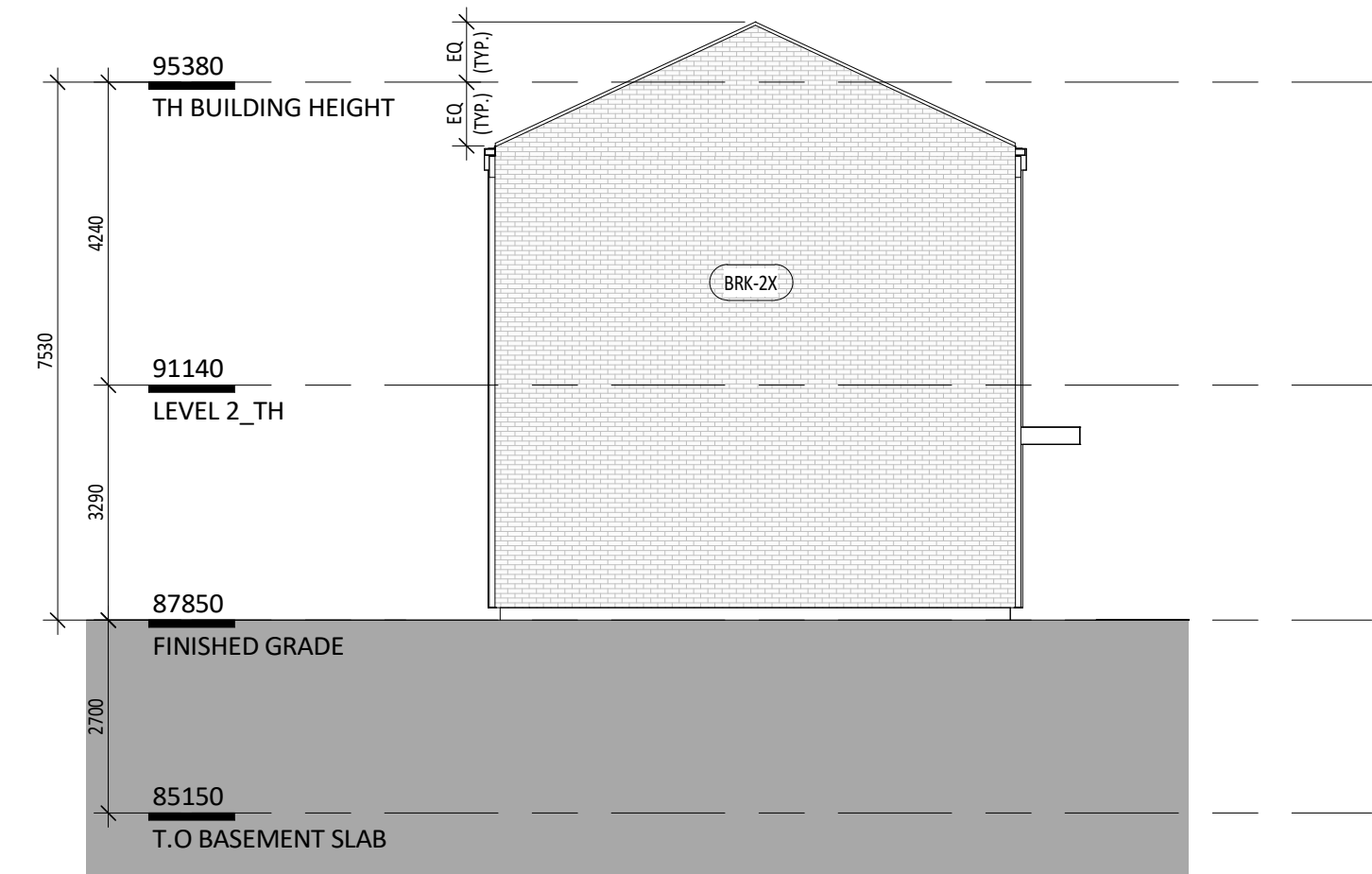
Kindred Works

QUEENSWOOD COMMONS

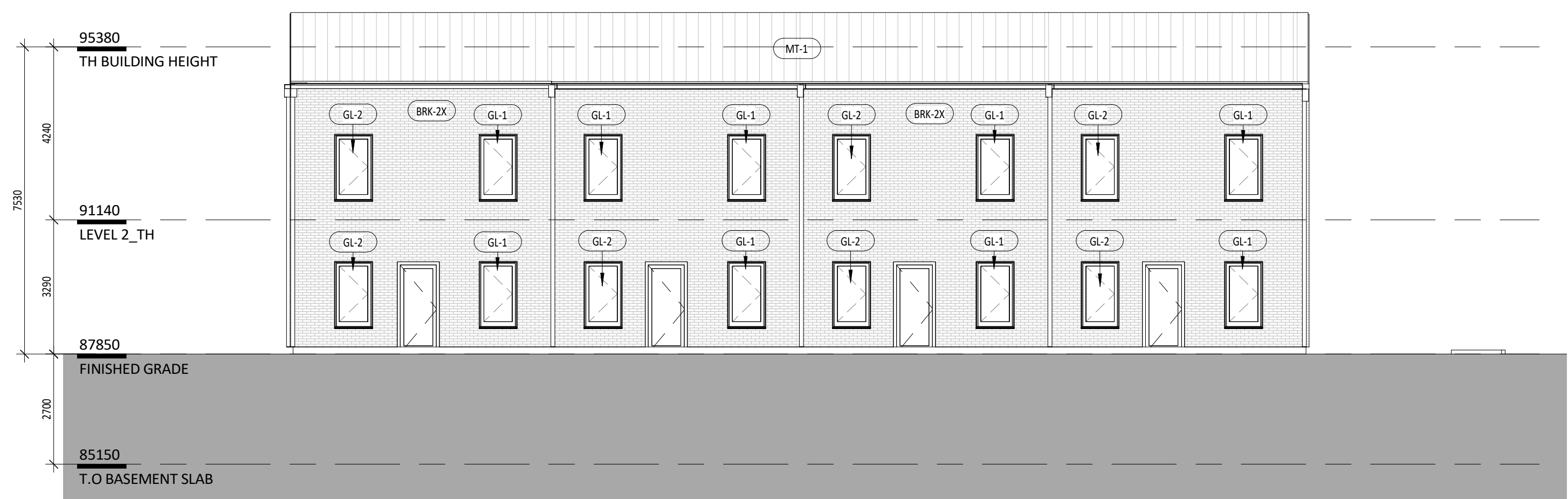
360 Kennedy Lane East, Ottawa Ontario

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

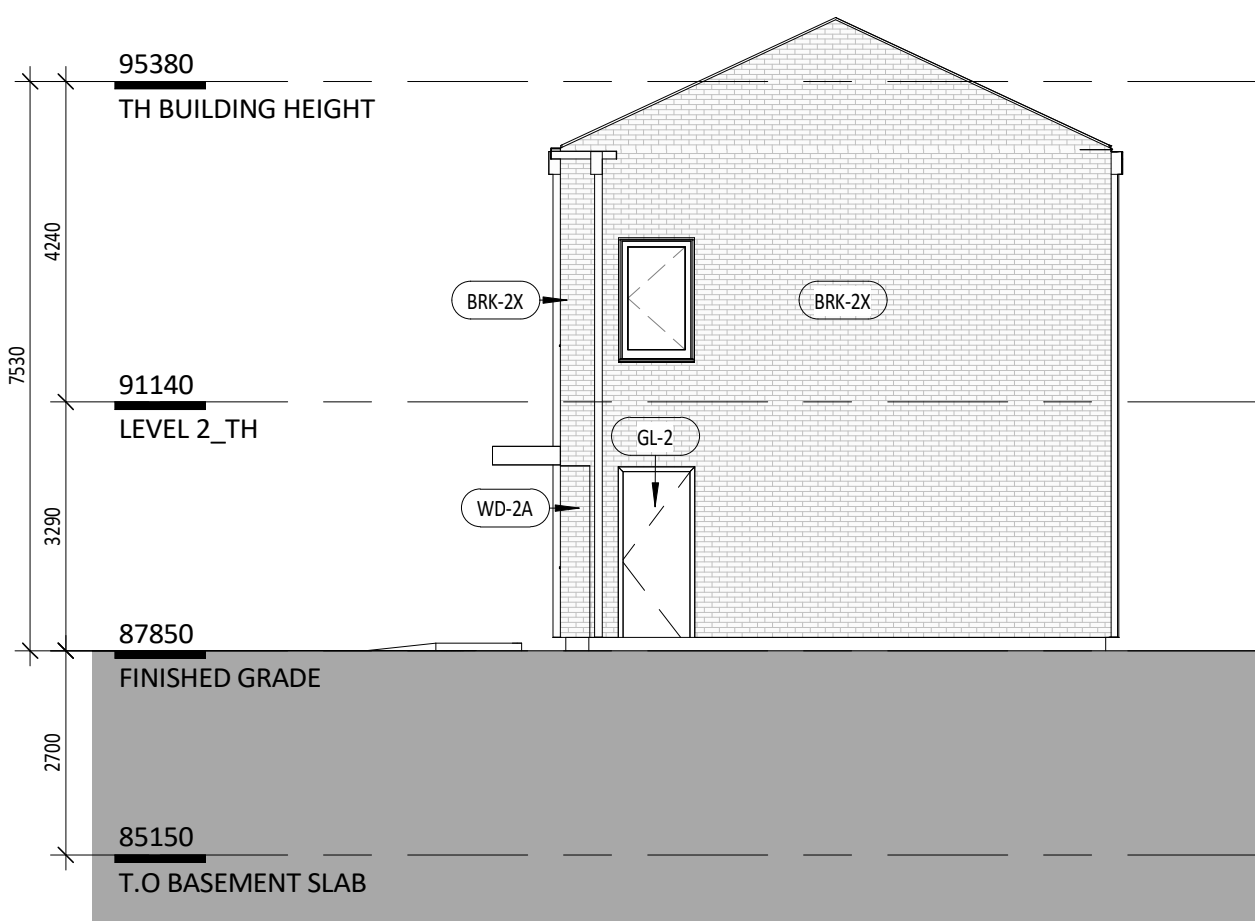
BLOCK 5 - ELEVATIONS



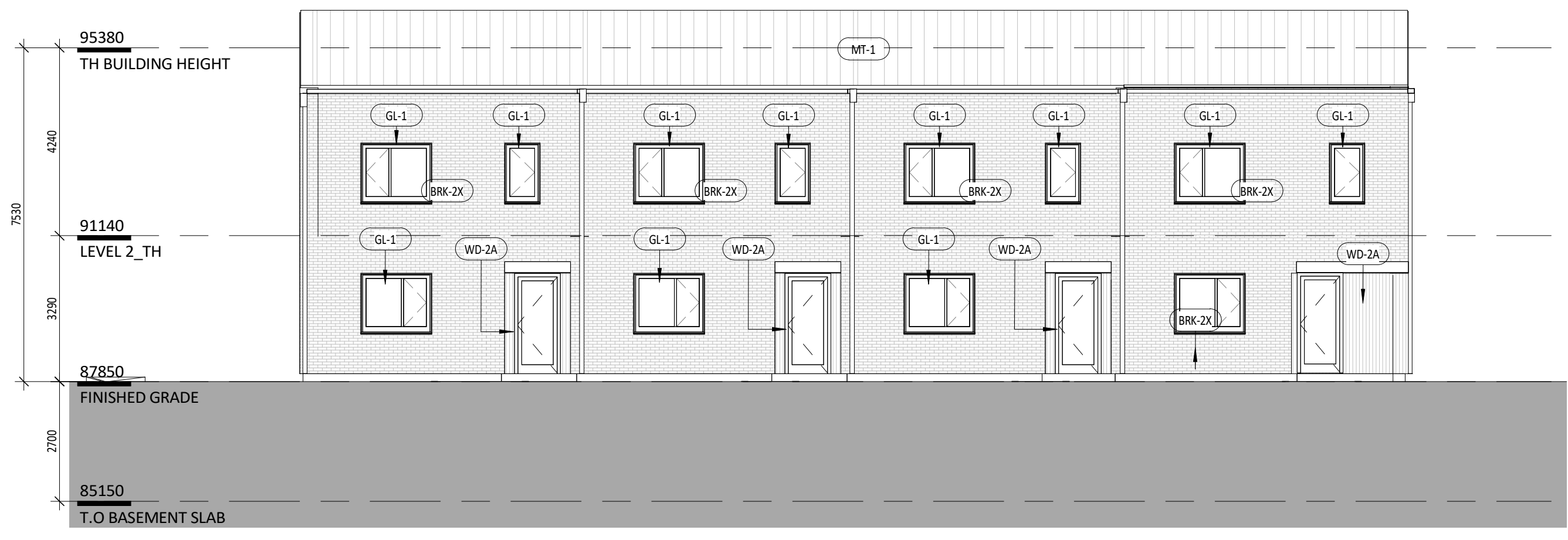
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1 : 100



2 BLOCK 5 - EAST ELEVATION - SPA  
1 : 100



3 BLOCK 5 - SOUTH ELEVATION - SPA  
1 : 100

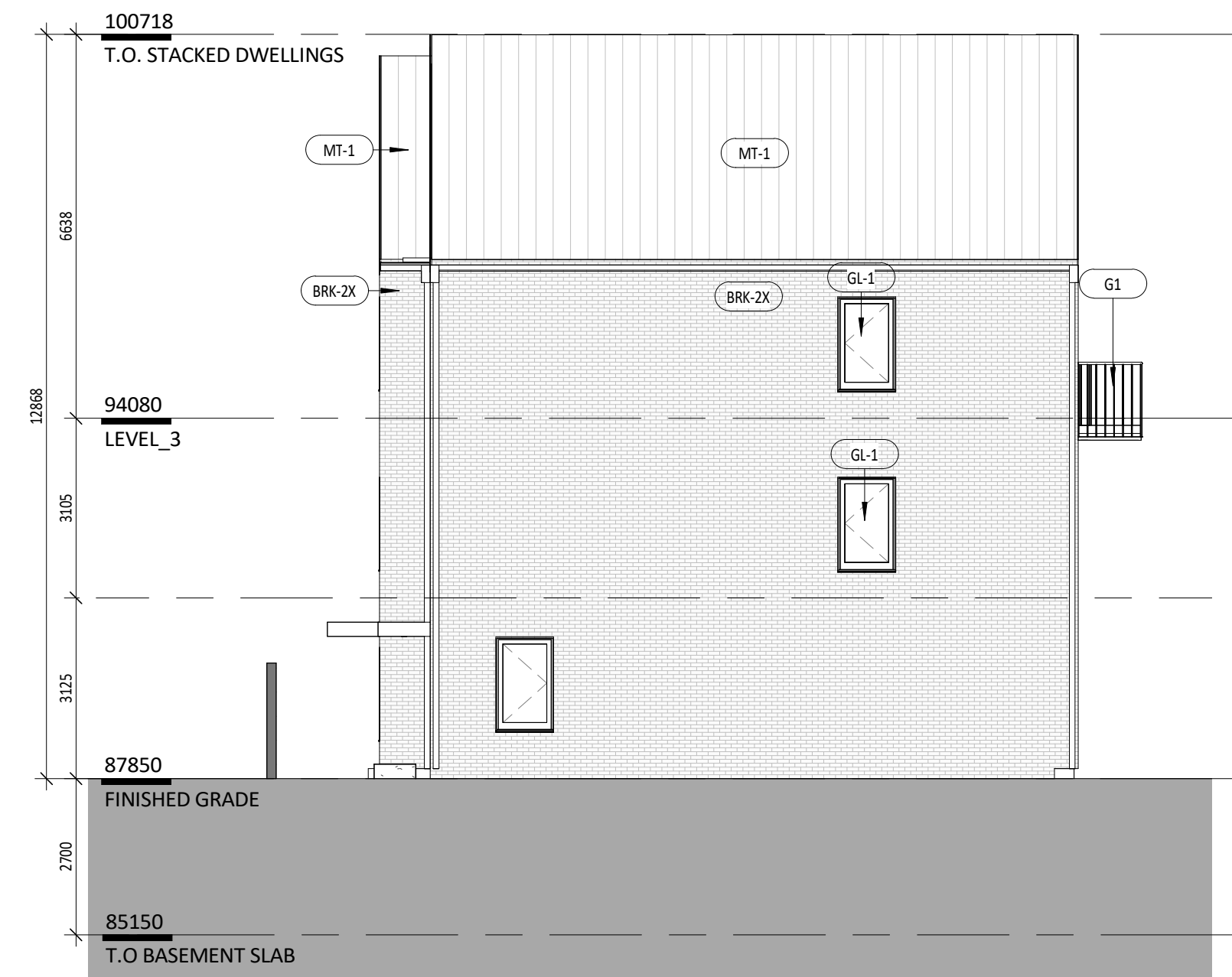


4 BLOCK 5 - WEST ELEVATION - SPA  
1 : 100





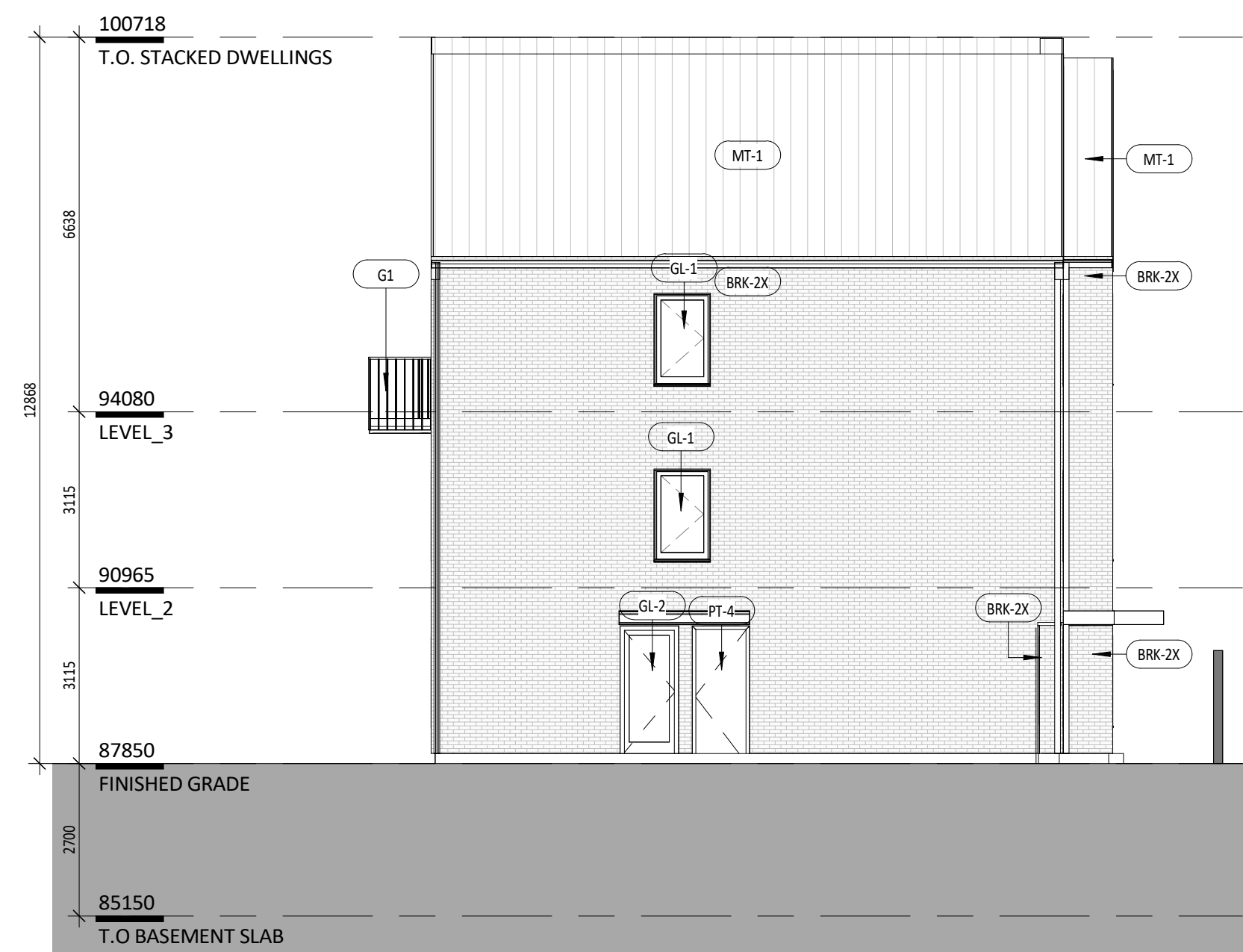
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1 : 100



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

**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

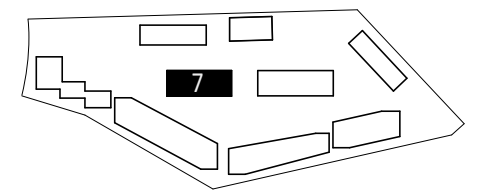
**BLOCK 6 - ELEVATIONS**



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	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



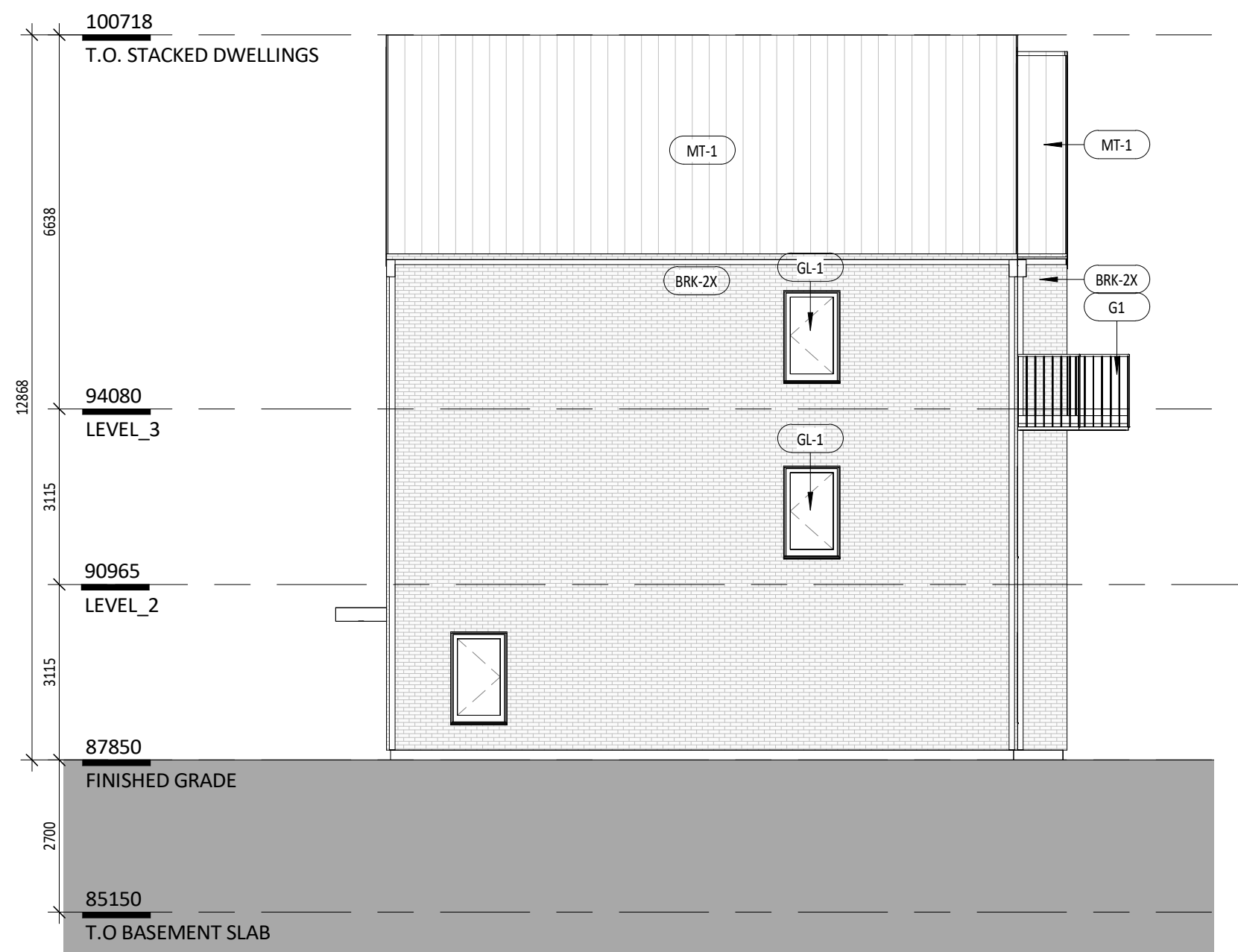
KEY PLAN

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 5
4	06/02/23	RE-ISSUED FOR SPA/SPA
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



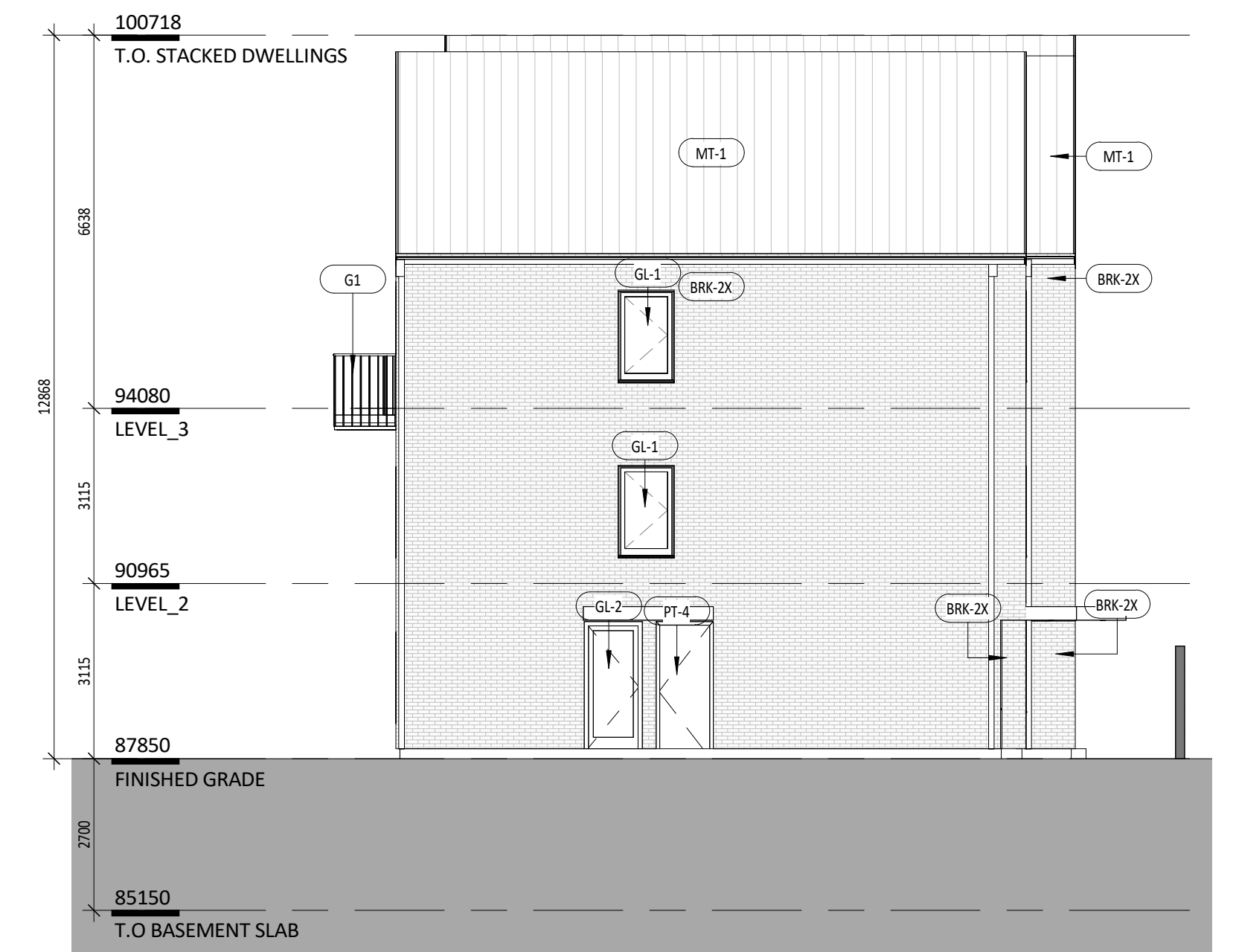
2 BLOCK 7 - EAST ELEVATION - SPA

1:100



3 BLOCK 7 - SOUTH ELEVATION - SPA

1:100



4 BLOCK 7 - WEST ELEVATION - SPA

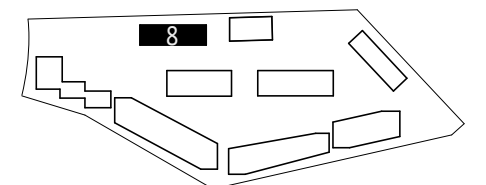
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	BRICK LEDGE ANCHORED TO STRUCTURE (SEE DETAILS)
	SCHEDULED LOOSE LINTEL (SEE STRUCT.)
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KEY PLAN

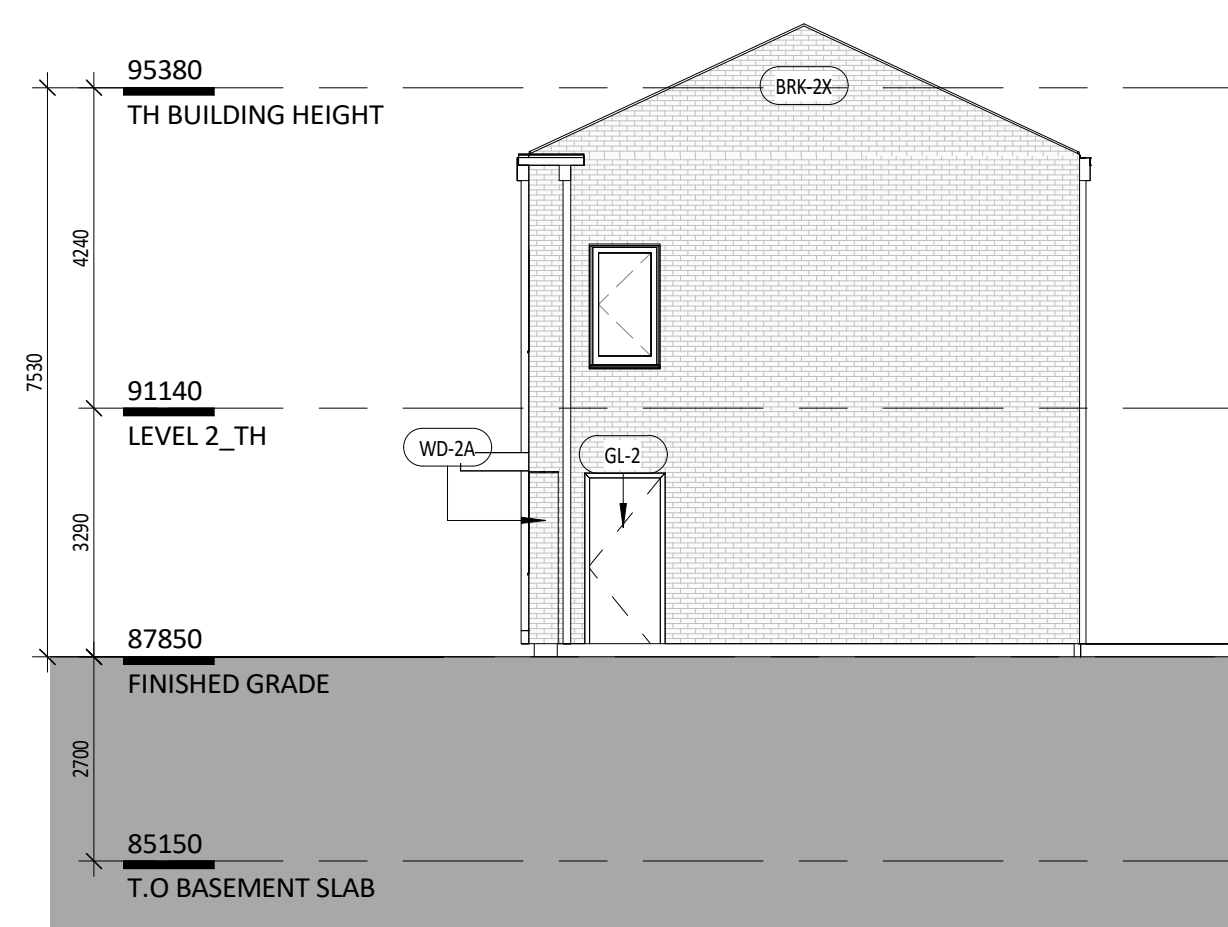
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3	02/24/23	RE-ISSUED FOR 2BA/SPA
2	09/11/22	RE-ISSUED FOR 2BA/SPA
1	12/15/21	ISSUED FOR 2BA/SPA



1

BLOCK 8 - NORTH ELEVATION - SPA

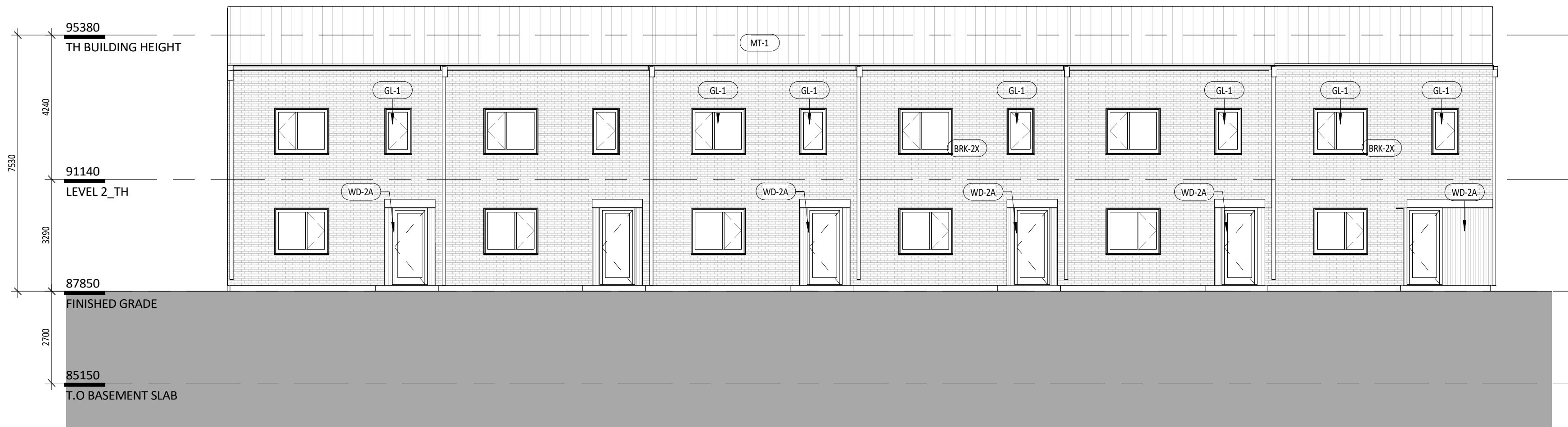
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2

BLOCK 8 - EAST ELEVATION - SPA

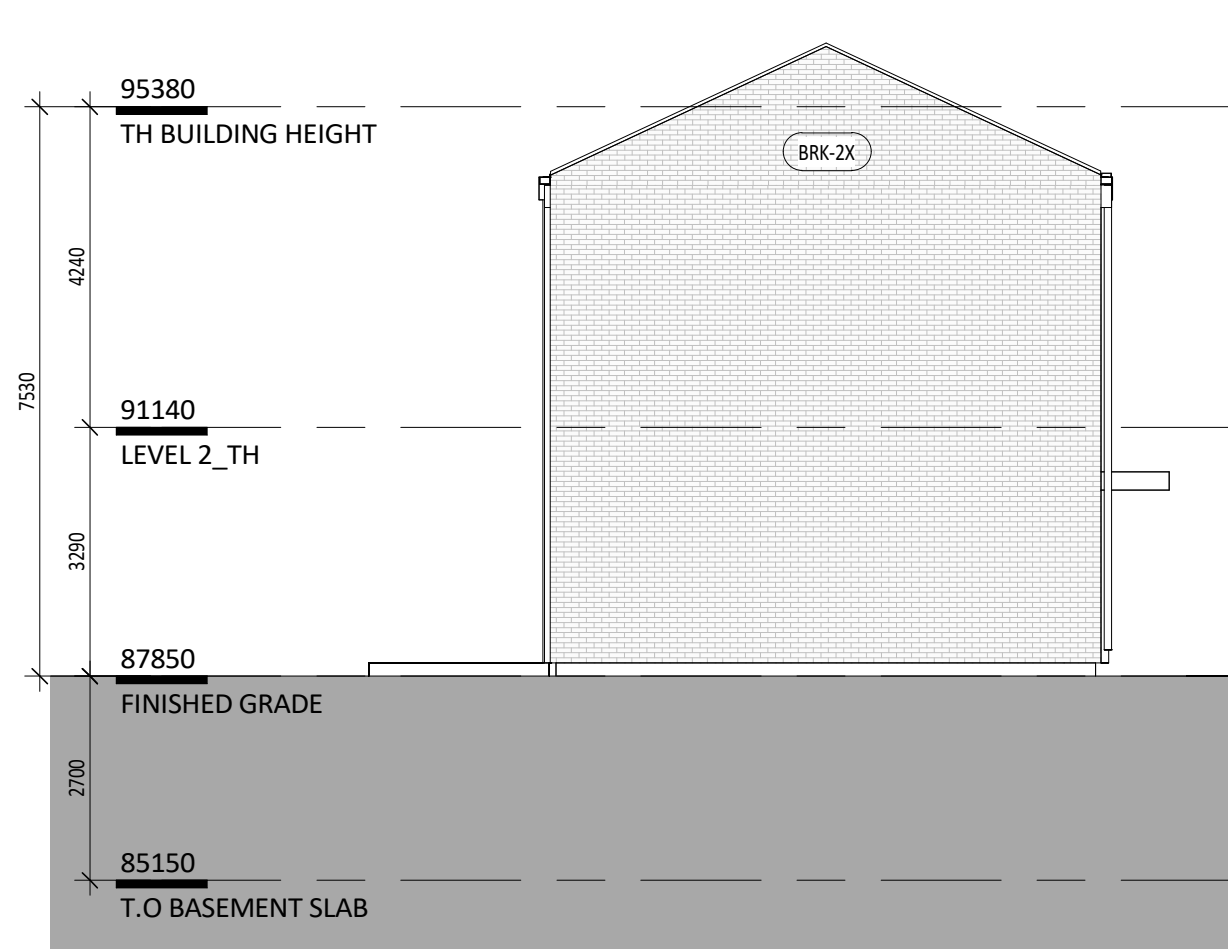
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3

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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BLOCK 8 - ELEVATIONS

A5.10Z