

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) - 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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APPROVED  
By sevignyjo at 9:26 am, May 27, 2025

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- 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.
  - 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 cases of difference between the Consultants' documents with respect to the quantity, sizes or scope of work, the greater shall apply.
  - 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.
  - Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
  - The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
  - 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

Rev.	Date	Issued
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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