

# KINDRED WORKS

## QUEENSWOOD COMMONS\_ RE-ISSUED FOR SPA\_2025-02-28

NOT FOR CONSTRUCTION

Site Address  
360 Kennedy Lane East  
Ottawa, ON K1E 3P3



### DRAWING LIST

- L001 TREE PRESERVATION PLAN
- L002 COMPOSITE UTILITY LANDSCAPE PLAN
- L003 LANDSCAPE LIGHTING PLAN
- L100 LANDSCAPE LAYOUT PLAN
- L200 GRADING PLAN
- L300 PLANTING PLAN
- L400-402 LANDSCAPE SECTIONS
- L500-503 LANDSCAPE DETAILS

#### ARBORIST

Arboris  
910 Route 400 E.  
Casselman, ON  
K0A 1M0  
T: 613 298 3905

#### ARCHITECT

KPMB Architects  
315 King Street E. Suite 1200  
Toronto, Ontario  
M5A 0L6  
T: 416 977 5104

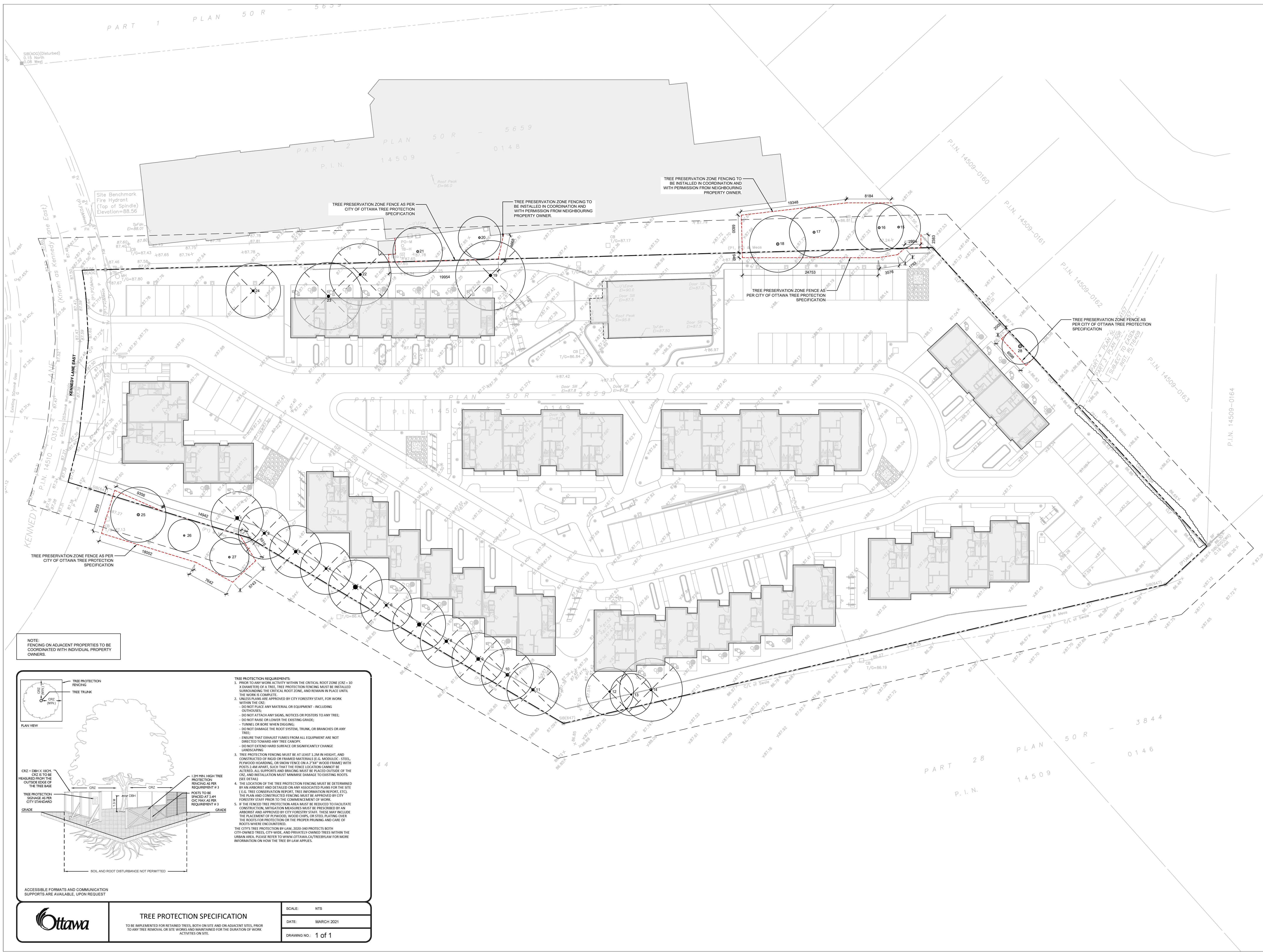
#### CIVIL CONSULTANT

WSP  
2011 QUEENSVIEW DR.  
Ottawa, Ontario  
K2B 8K2  
T: 613 829 2800

#### ELECTRICAL CONSULTANT

MBII  
90 SHEPPARD AVE. E.  
Toronto, Ontario  
M2N 3A1  
T: 416 751 2520





**NOTES**

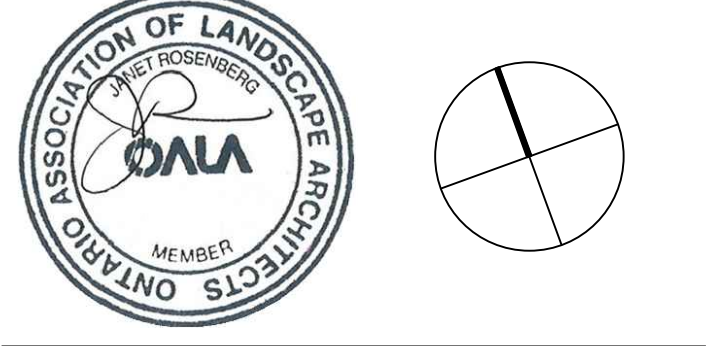
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**LEGEND**

- EXISTING TREE TO BE REMOVED (PERMIT REQUIRED)
- EXISTING TREE
- TREE PROTECTION ZONE FENCING
- PROPERTY LINE
- 6m OFFSET FROM PROPERTY LINE

**ISSUE**

9	2025-02-28	ISSUED FOR SPA
8	2025-02-10	ISSUED FOR BUILDING PERMIT
7	2024-11-01	ISSUED FOR SPA
6	2023-06-09	ISSUED FOR 50% CD
5	2023-06-02	ISSUED FOR ZBA/SPA
4	2023-02-24	REISSUED FOR ZBA/SPA
3	2022-11-30	ISSUED FOR 100% DD
2	2022-08-31	ISSUED FOR ZBA/SPA
1	2021-11-19	ISSUED FOR ZBA/SPA



**JRS** Janet Rosenberg & Studio Inc.  
 1416 856 8665  
 www.jrslandscape.com  
 148 Kennepot Avenue, Toronto, Ontario, M2C 2S2 Canada

**KINDRED WORKS**

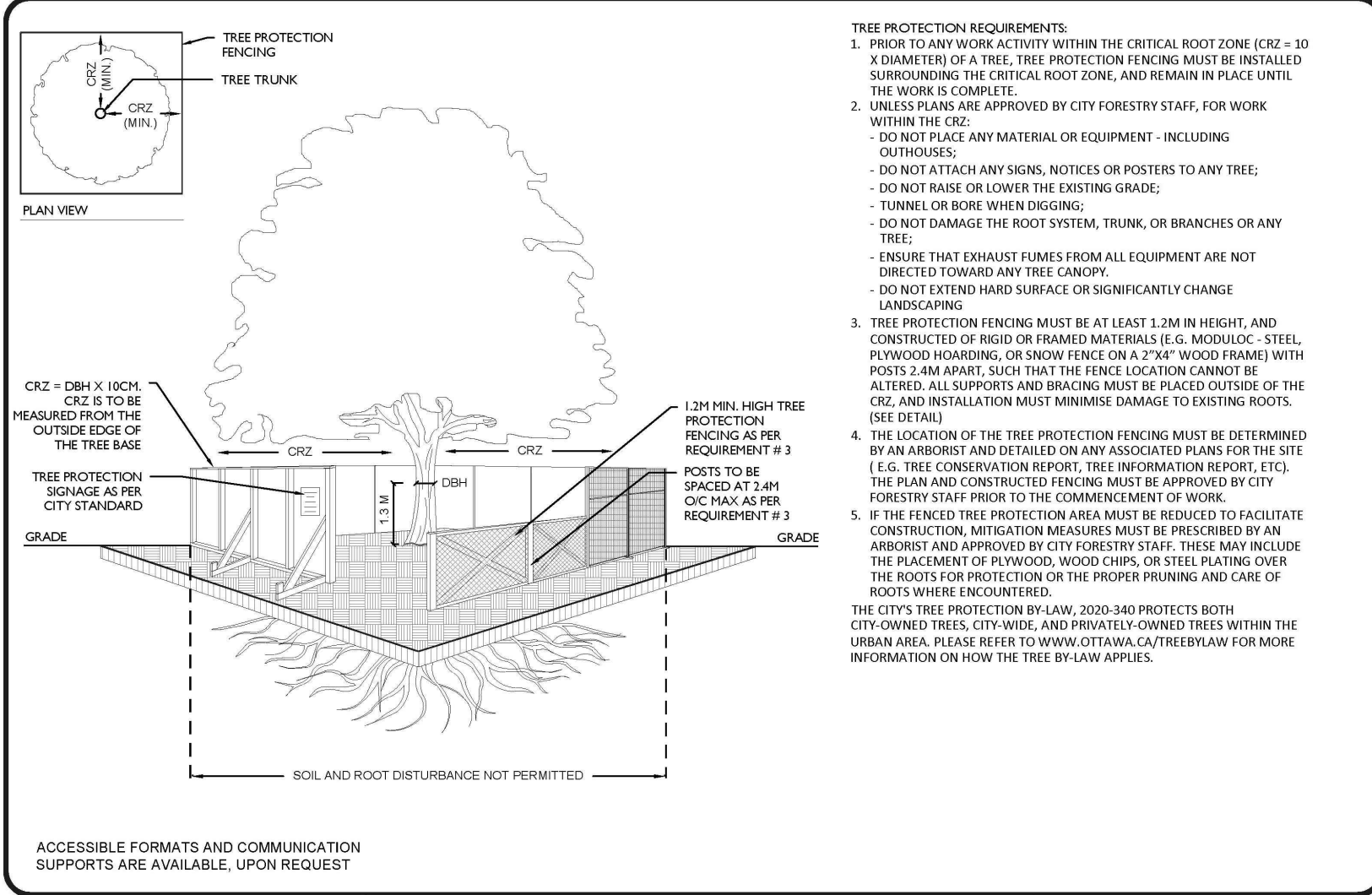
**QUEENSWOOD COMMONS**  
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**TREE PRESERVATION PLAN**  
 CITY FILE #D07-12-22-0002

SCALE: 1:300  
 DRAWN: RM  
 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

**L001**

NOTE: FENCING ON ADJACENT PROPERTIES TO BE COORDINATED WITH INDIVIDUAL PROPERTY OWNERS.



**TREE PROTECTION REQUIREMENTS**

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ - 30 DIAMETERS OR A TREE'S HEIGHT, WHICHEVER IS GREATER), TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
  - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTRIGGERS -
  - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
  - DO NOT BASE OR LOWER THE EXISTING GRADE.
  - TUNNEL OR BORE WHEN DIGGING.
  - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE.
  - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
  - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED BY BRUSH OR FRAMED MATERIALS (E.G. KEROULIC, STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAILS)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE RELOCATED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-180 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBY-LAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

**Ottawa**

**TREE PROTECTION SPECIFICATION**

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS  
 DATE: MARCH 2021  
 DRAWING NO.: 1 of 1





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**LEGEND**

- PROPERTY LINE
- ▨ BIKE BIN ON CONCRETE FOOTING
- FLUSH CURB
- STORMWATER
- SANITARY
- SWALE
- WATER MAIN

**ISSUE**

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3	2023-02-24	REISSUED FOR ZBA/SPA
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1	2022-08-31	REISSUED FOR ZBA/SPA



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 148 Kinross Avenue,  
 Toronto, Ontario  
 M5C 2S5 Canada

**KINDRED WORKS**

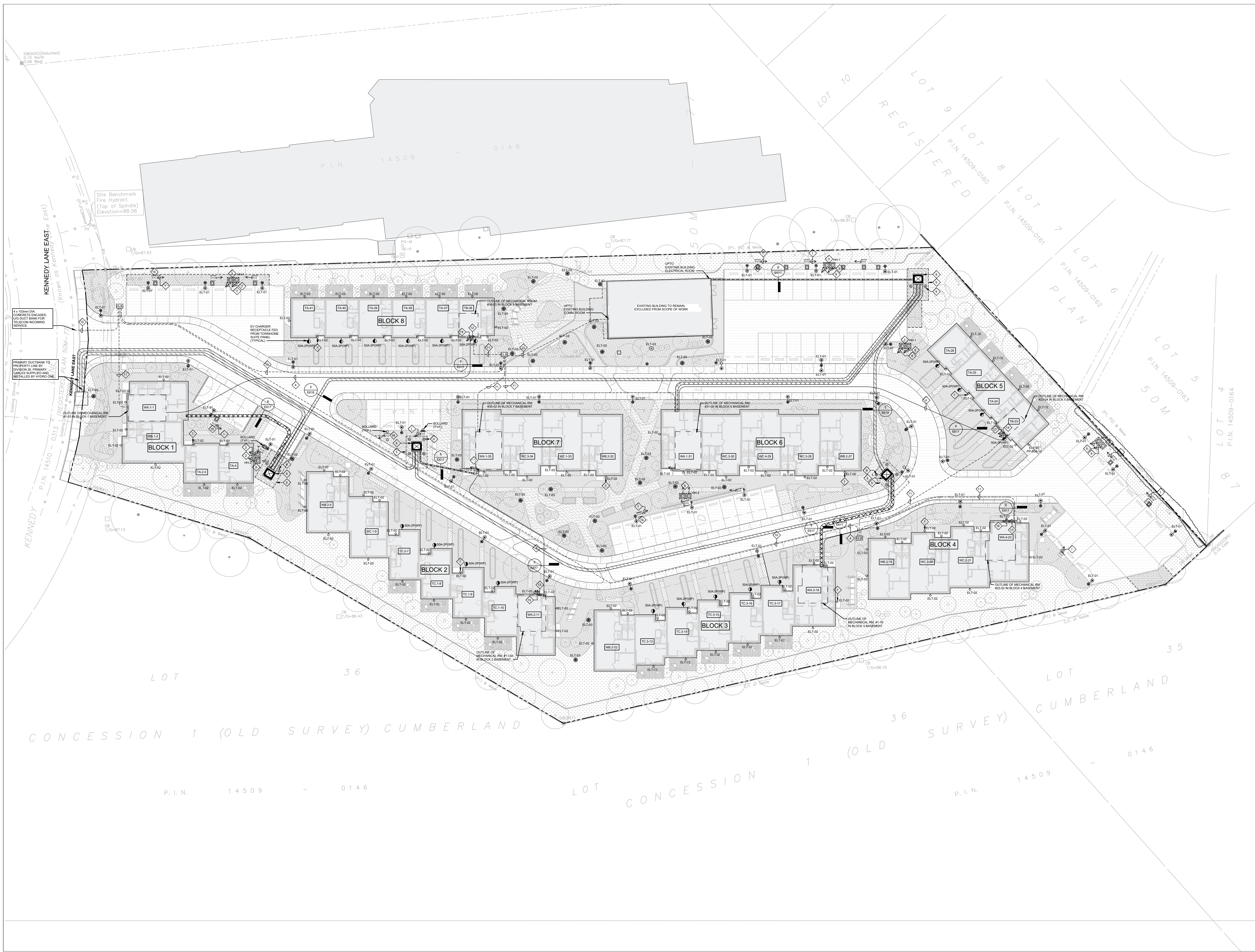
**QUEENSWOOD COMMONS**  
 380 KENNEDY LANE EAST, OTTAWA, ONTARIO

**COMPOSITE UTILITY LANDSCAPE PLAN**  
 CITY FILE #D07-12-22-0002

SCALE: 1:300  
 DRAWN: RM  
 CHECKED: WS  
 PROJECT NUMBER: 21-029  
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**L002**

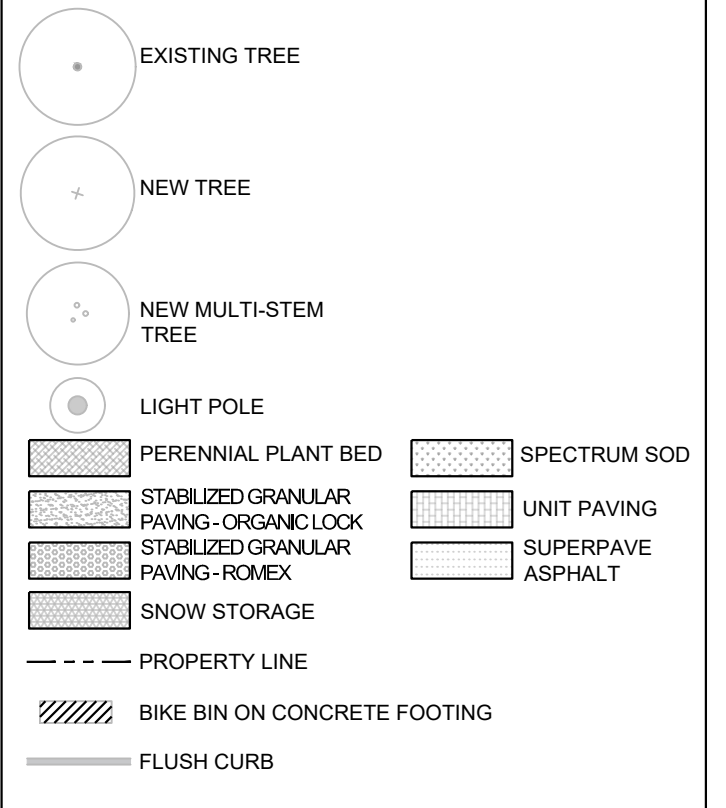




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**LEGEND**



**ISSUE**

- |   |            |                            |
|---|------------|----------------------------|
| 6 | 2025-02-28 | REISSUED FOR SPA           |
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| 4 | 2024-11-01 | REISSUED FOR SPA           |
| 3 | 2023-06-09 | ISSUED FOR 50% CD          |
| 2 | 2023-06-02 | REISSUED FOR ZBA/SPA       |
| 1 | 2023-02-24 | REISSUED FOR ZBA/SPA       |



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 Toronto Ontario,  
 M5C 2S3 Canada

KINDRED WORKS

QUEENSWOOD COMMONS

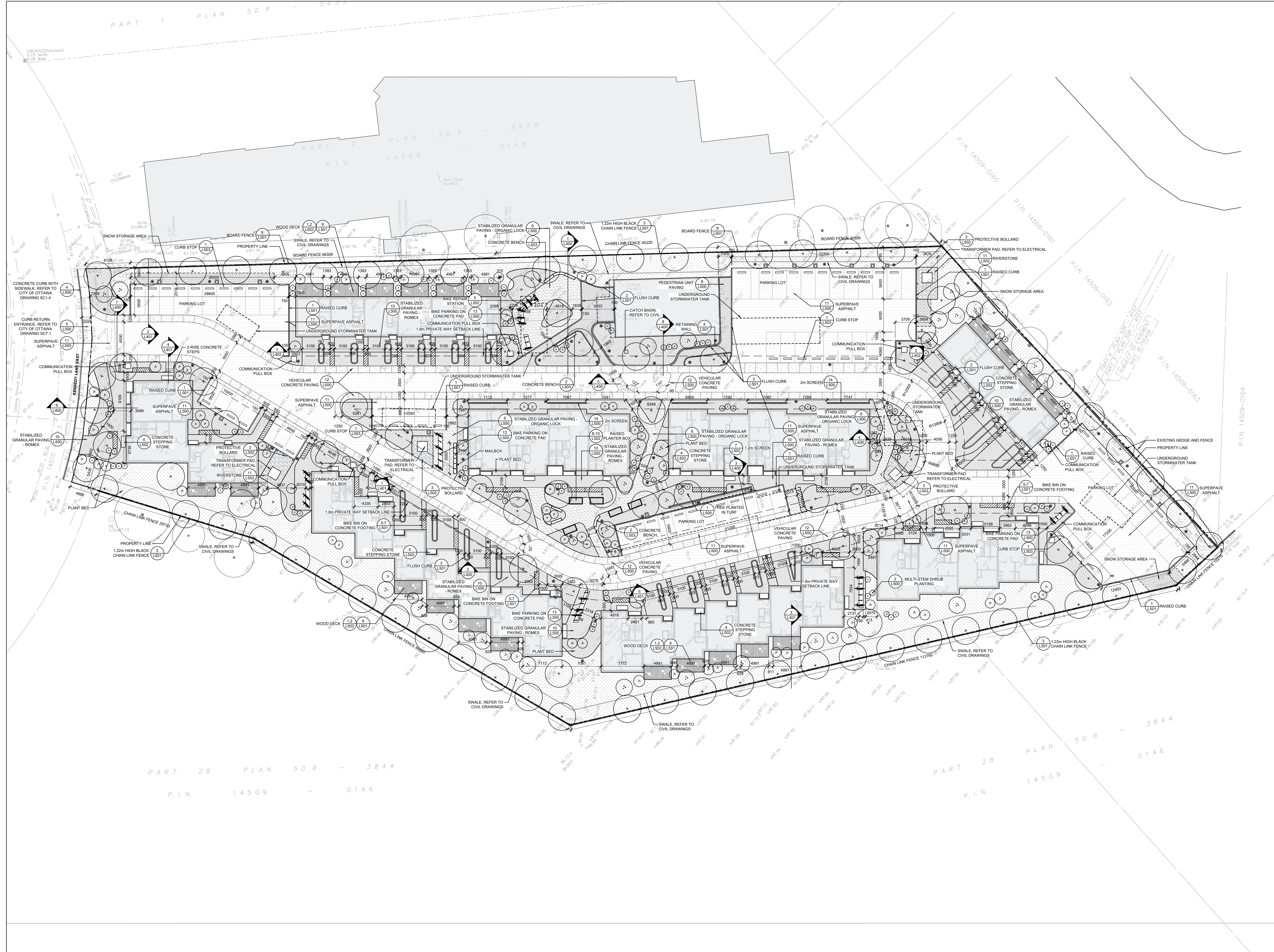
OTTAWA, ONTARIO

LANDSCAPE LIGHTING PLAN

SCALE: 1:300  
 DRAWN: RM  
 CHECKED: WS  
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**L003**





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**LEGEND**

- EXISTING TREE
- NEW TREE
- NEW MULTI-STEM TREE
- LIGHT POLE
- PERENNIAL PLANT BED
- STABILIZED GRANULAR PAVING - ORGANIC LOCK
- STABILIZED GRANULAR PAVING - ROMEX
- SNOW STORAGE
- PROPERTY LINE
- BIKE BIN ON CONCRETE FOOTING
- FLUSH CURB
- SPECTRUM SOD
- UNIT PAVING
- SUPERPAVE ASPHALT

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- 4 2022-11-30 ISSUED FOR 100% DD
- 3 2022-08-31 REISSUED FOR ZBA/SPA
- 1 2021-11-19 ISSUED FOR ZBA/SPA



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 Toronto Ontario  
 M5C 2S5 Canada

**KINDRED WORKS**

**QUEENSWOOD COMMONS**

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**LANDSCAPE LAYOUT PLAN**  
 CITY FILE #D07-12-22-0002

SCALE: 1:300  
 DRAWN: RM  
 CHECKED: WS  
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**L100**





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- LEGEND**
- EXISTING TREE
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  - LIGHT POLE
  - PERENNIAL PLANT BED
  - SPECTRUM SOD
  - STABILIZED GRANULAR PAVING - ORGANIC LOCK
  - UNIT PAVING
  - STABILIZED GRANULAR PAVING - ROMEX
  - SUPERPAVE ASPHALT
  - SNOW STORAGE
  - PROPERTY LINE
  - BIKE BIN ON CONCRETE FOOTING
  - FLUSH CURB

- ISSUE**
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| 2 | 2022-11-30 | ISSUED FOR 100% DD         |
| 1 | 2022-08-31 | REISSUED FOR ZBA/SPA       |



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 M5C 2S3 Canada

**KINDRED WORKS**

**QUEENSWOOD COMMONS**  
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

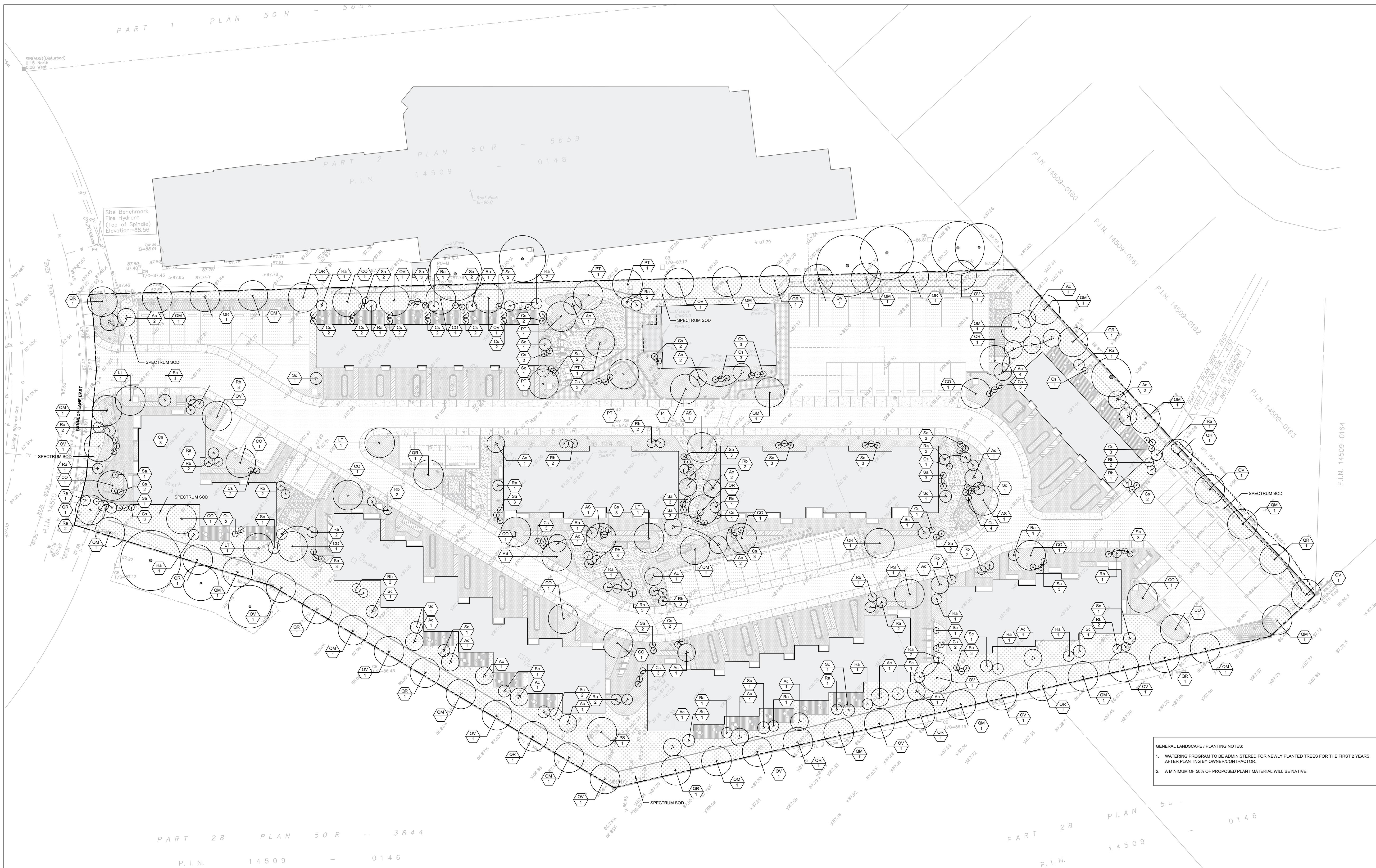
**GRADING PLAN**  
 CITY FILE #D07-12-22-0002

SCALE: 1:300  
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 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

**L200**

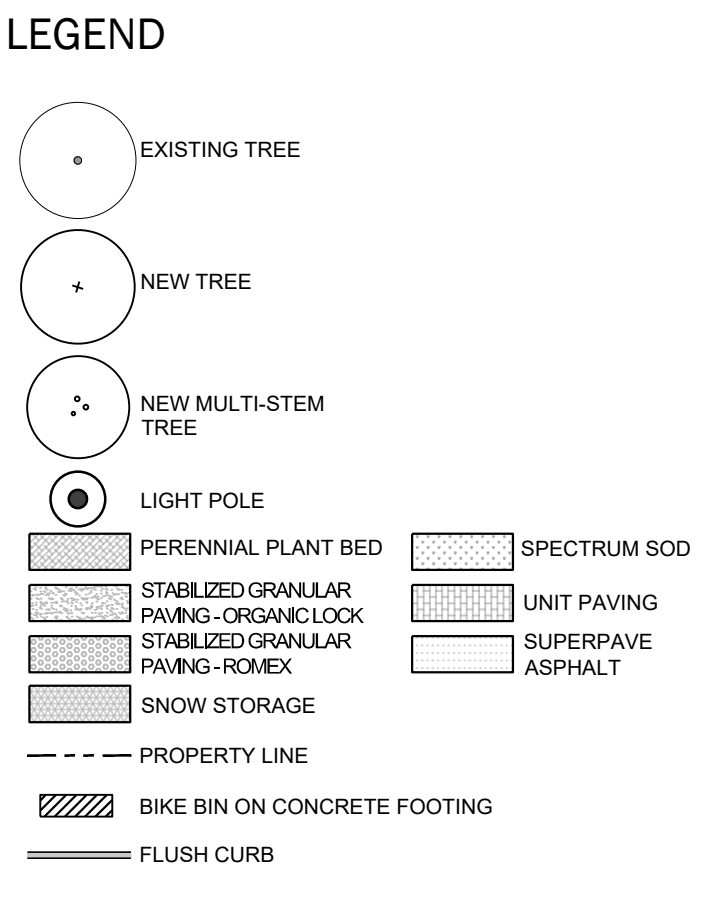
NOTE:  
 GRADING DESIGN BY WSP. REFER TO CIVIL DRAWINGS.





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 www.jrostudio.ca  
 148 Kensington Avenue, Toronto, Ontario, M5C 2B3, Canada

**KINDRED WORKS**

**QUEENSWOOD COMMONS**  
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**PLANTING PLAN**  
 CITY FILE #D07-12-22-0002

SCALE: 1:300  
 DRAWN: RM  
 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

**L300**

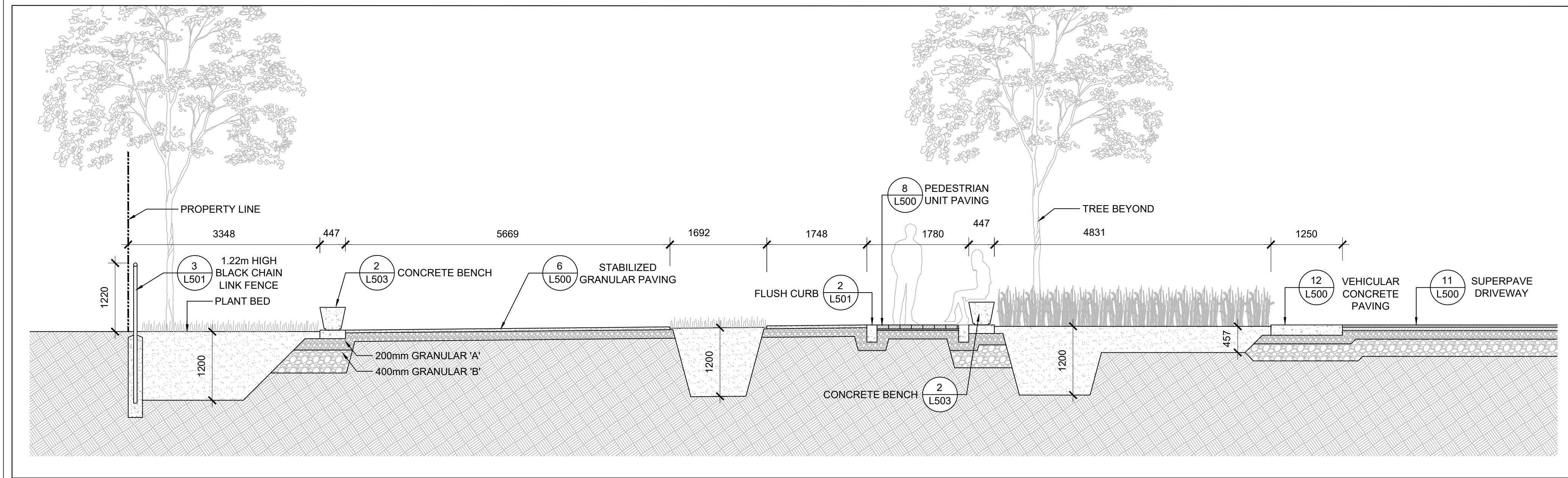
**GENERAL LANDSCAPE / PLANTING NOTES:**

1. WATERING PROGRAM TO BE ADMINISTERED FOR NEWLY PLANTED TREES FOR THE FIRST 2 YEARS AFTER PLANTING BY OWNER/CONTRACTOR.
2. A MINIMUM OF 50% OF PROPOSED PLANT MATERIAL WILL BE NATIVE.

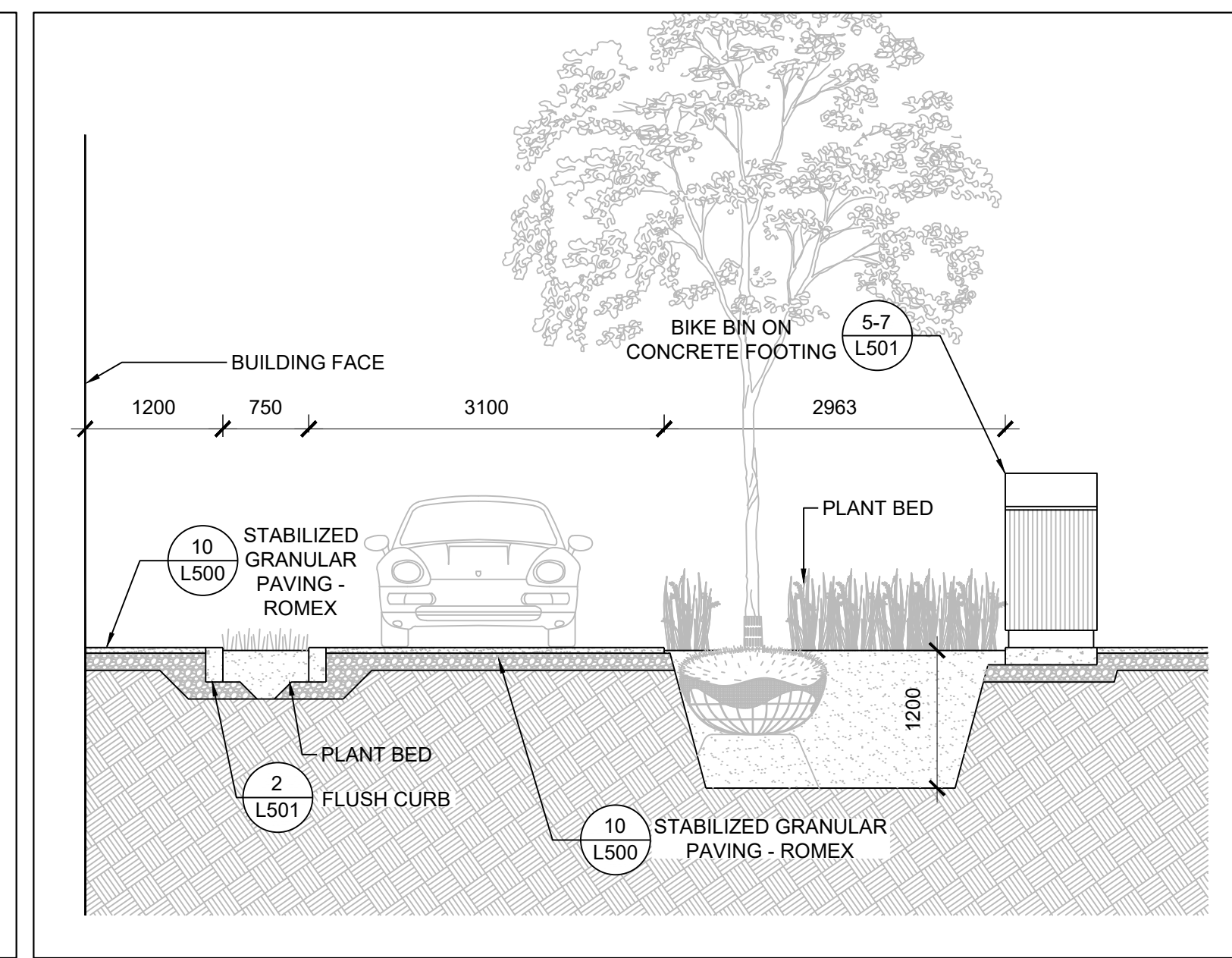
**PLANTS UNDER CONSIDERATION**

Quantity	Key	Botanical	Common	Spacing	Specification / Notes	Native Y/N	Drought Tolerant Y/N
3	AS	Acer saccharum	Sugar Maple	Refer to plan	60mm WB	Y	N
15	CO	Celtis occidentalis	Common Hackberry	Refer to plan	60mm WB	Y	N
4	LT	Liriodendron tulipifera	Tulip Tree	Refer to plan	60mm WB	Y	N
18	OV	Ostrya virginiana	Ironwood	Refer to plan	60mm WB	Y	Y
3	PS	Prunus serotina	Black Cherry	Refer to plan	200 cm 10 gal.	Y	N
7	PT	Populus tremuloides	Quaking Aspen	Refer to plan	Clump 250cm 15 gal.	Y	N
22	QM	Quercus macrocarpa	Bur Oak	Refer to plan	60mm WB	Y	Y
22	QR	Quercus rubra	Red Oak	Refer to plan	60mm WB	Y	Y
33	Ac	Amelanchier canadensis	Serviceberry	Refer to plan	Clump 150cm WB	Y	N
71	Cs	Cornus sericea	"Arctic Fire" Dogwood	Refer to plan	50cm / 3 gal.	Y	N
41	Ra	Rhus aromatica "Gro-Low"	"Gro-Low" Fragrant Sumac	Refer to plan	50cm / 3 gal.	Y	Y
36	Rb	Rosa blanda	Meadow Rose	Refer to plan	2 gal.	Y	N
54	Sa	Symphoricarpos albus	Snowberry	Refer to plan	40 cm 3 gal.	Y	Y
21	Sc	Sambucus canadensis	American Elderberry	Refer to plan	40 cm 3 gal.	Y	N

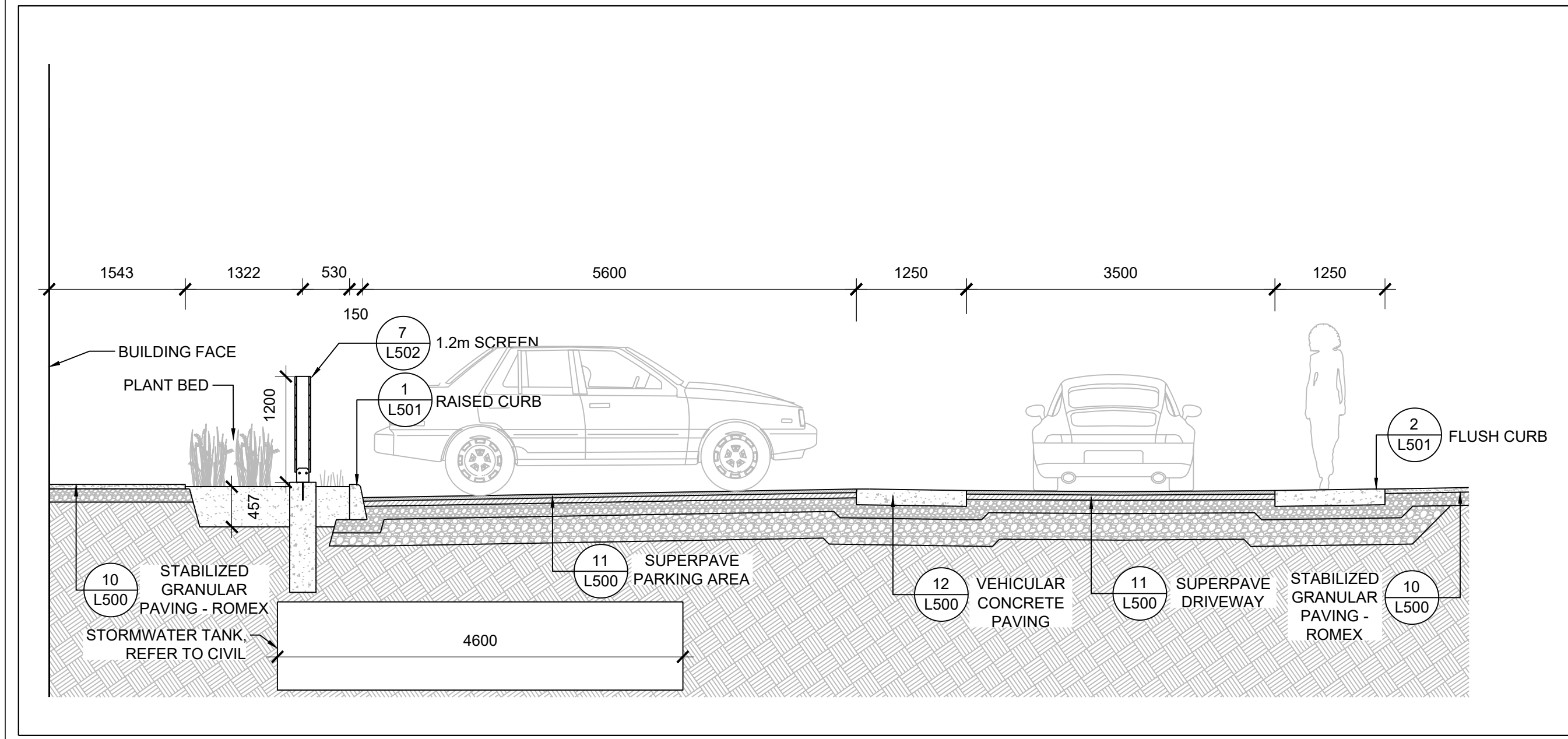




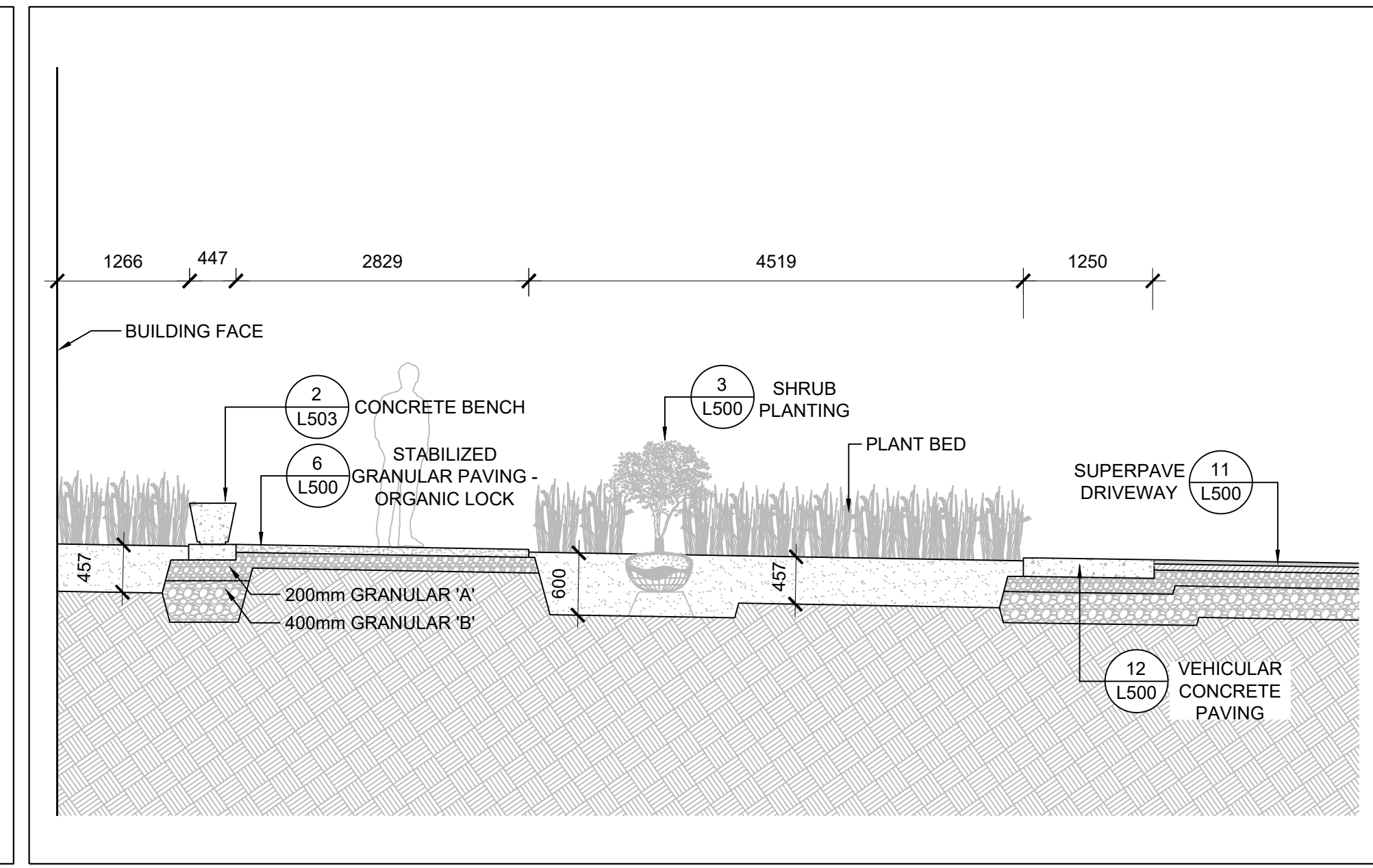
1 GATHERING AREA SECTION  
SCALE: 1 : 50



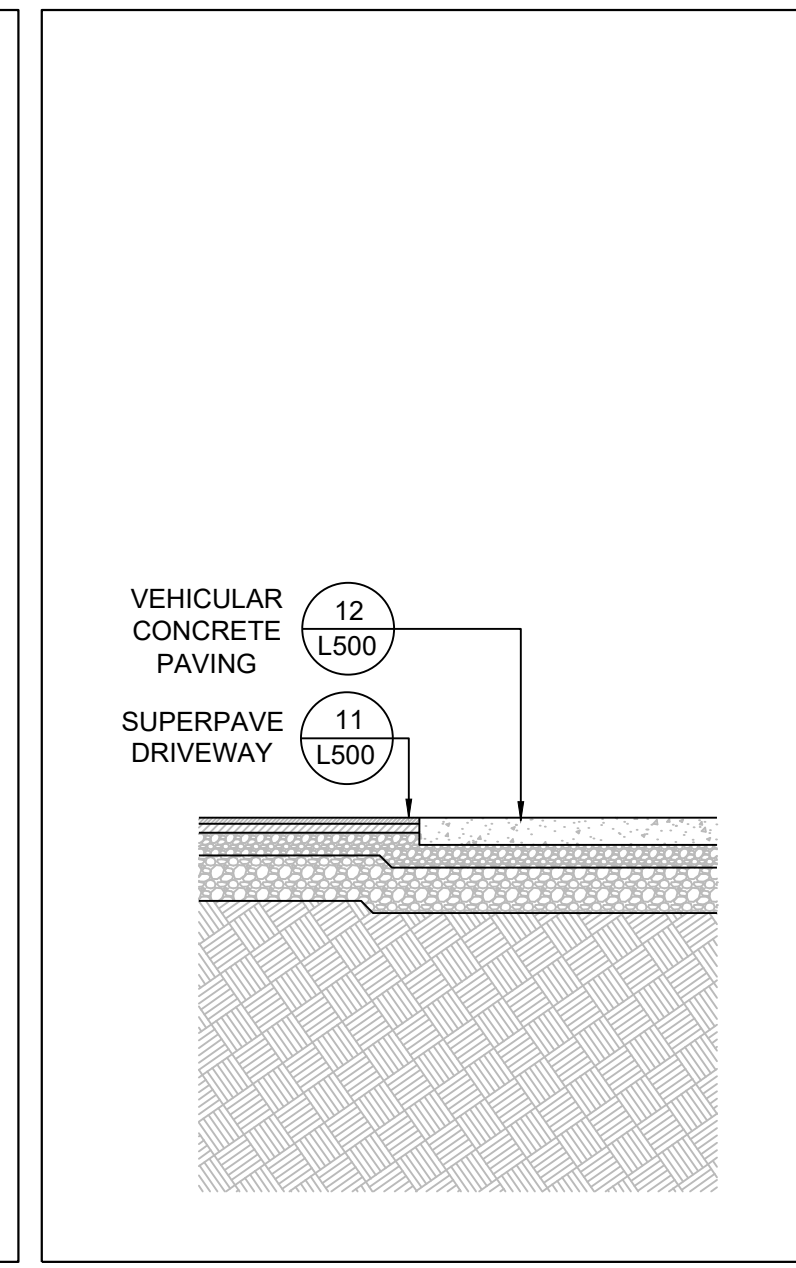
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SCALE: 1 : 50



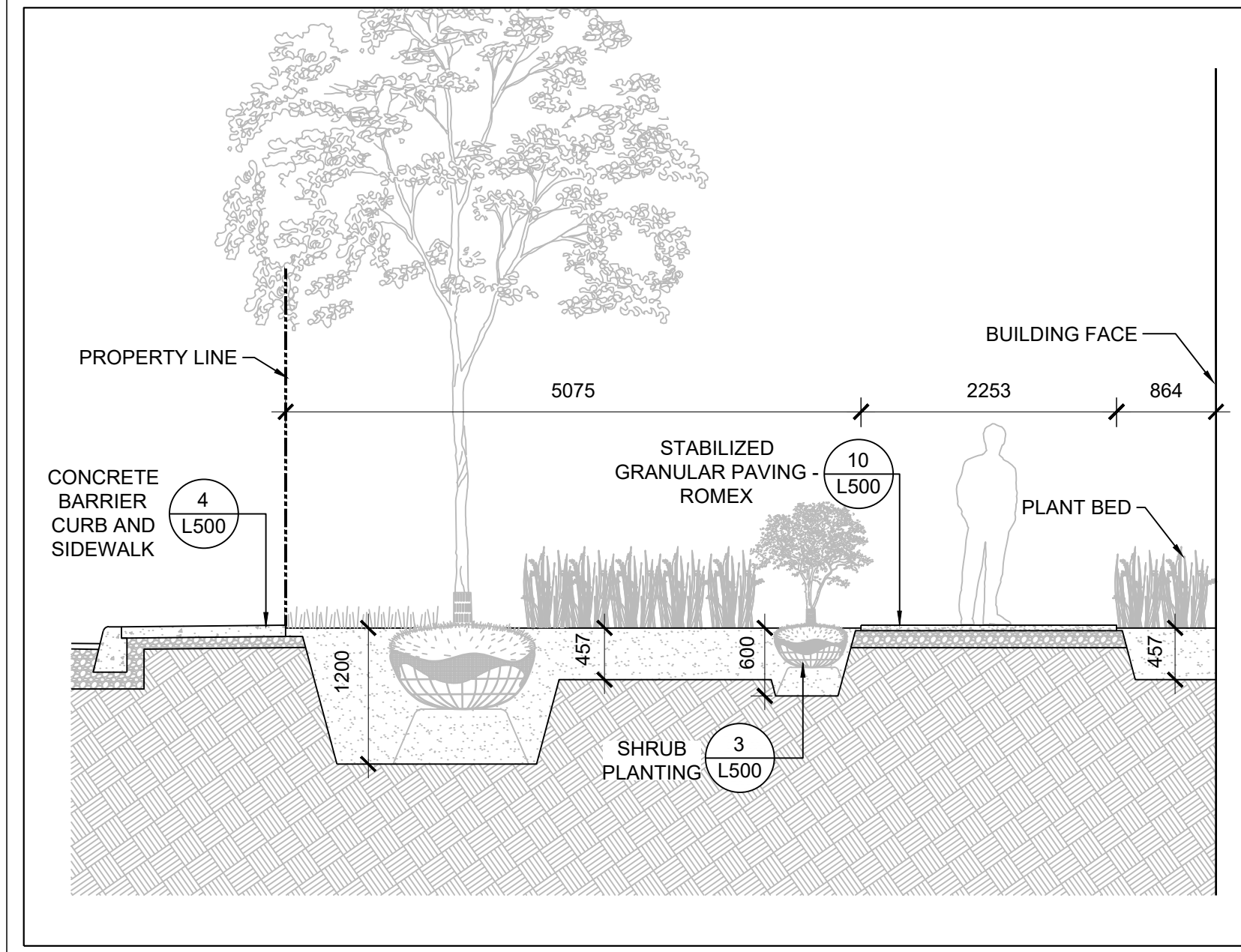
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SCALE: 1 : 50



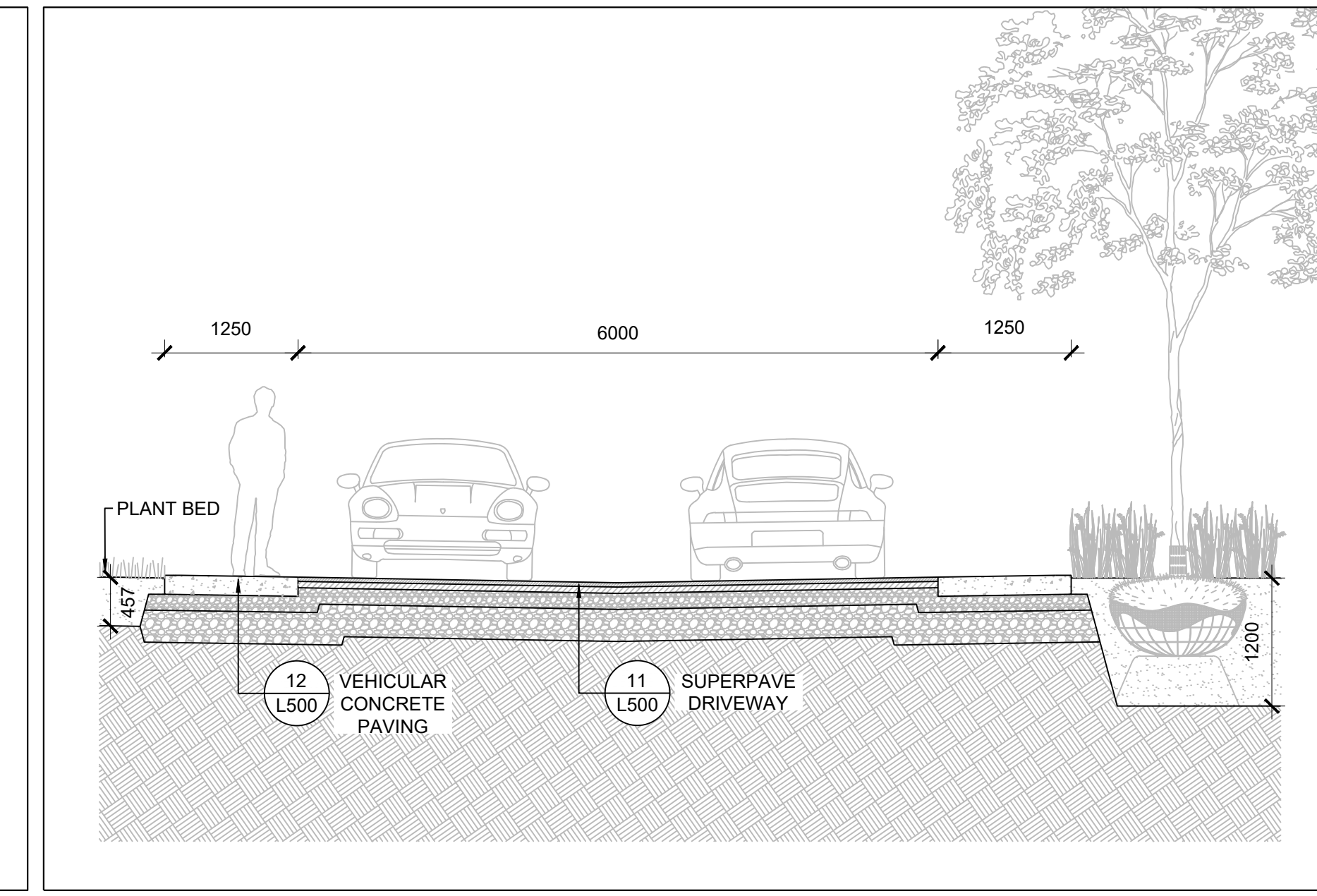
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SCALE: 1 : 50



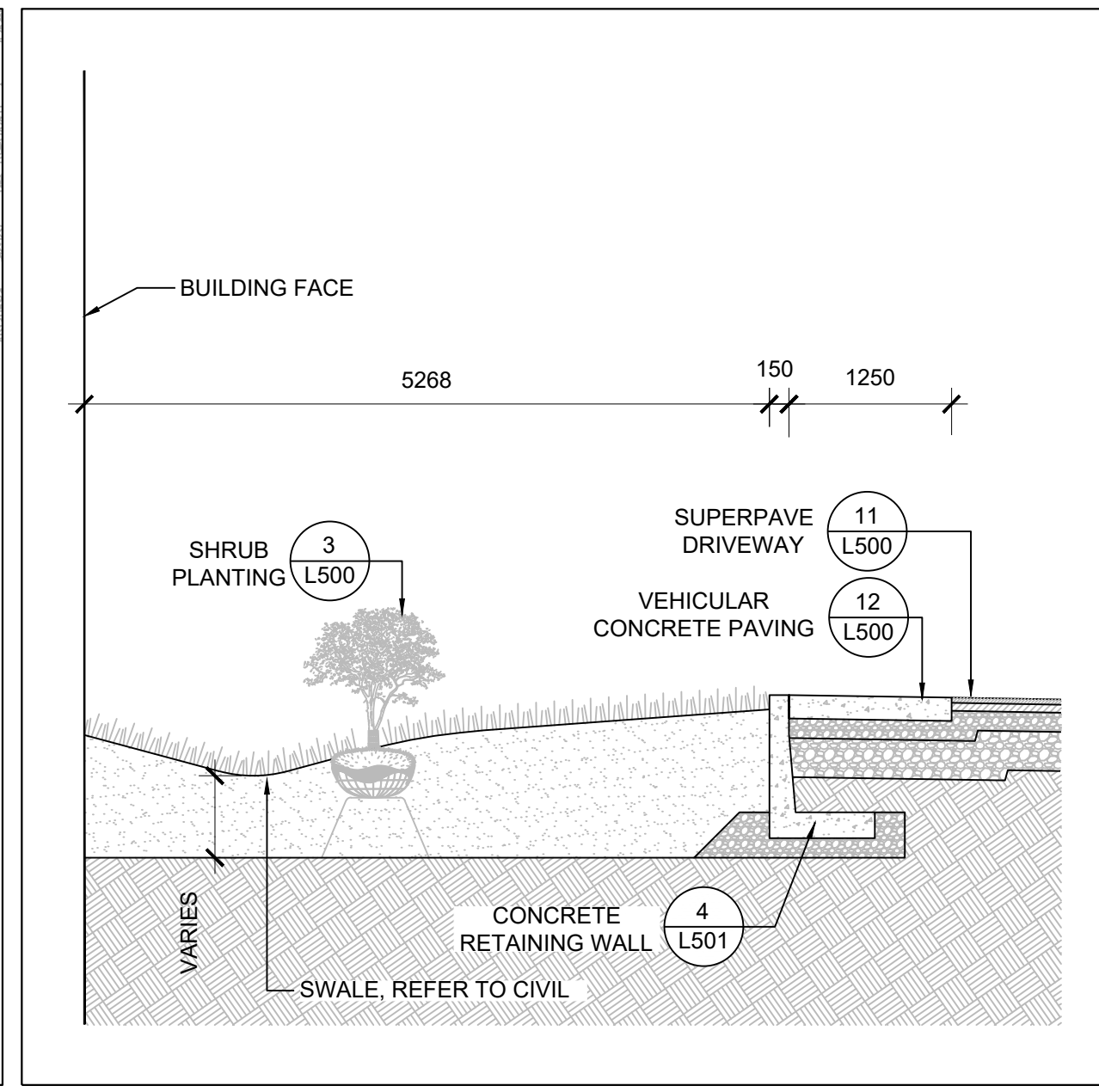
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SCALE: 1 : 50



6 SIDEWALK SECTION  
SCALE: 1 : 50



7 DRIVEWAY SECTION  
SCALE: 1 : 50



8 DRIVEWAY SECTION  
SCALE: 1 : 50

**NOTES**

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**LEGEND**

**ISSUE**

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 M5C 2S3 Canada

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**QUEENSWOOD COMMONS**

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**LANDSCAPE SECTIONS**  
 CITY FILE #D07-12-22-0002

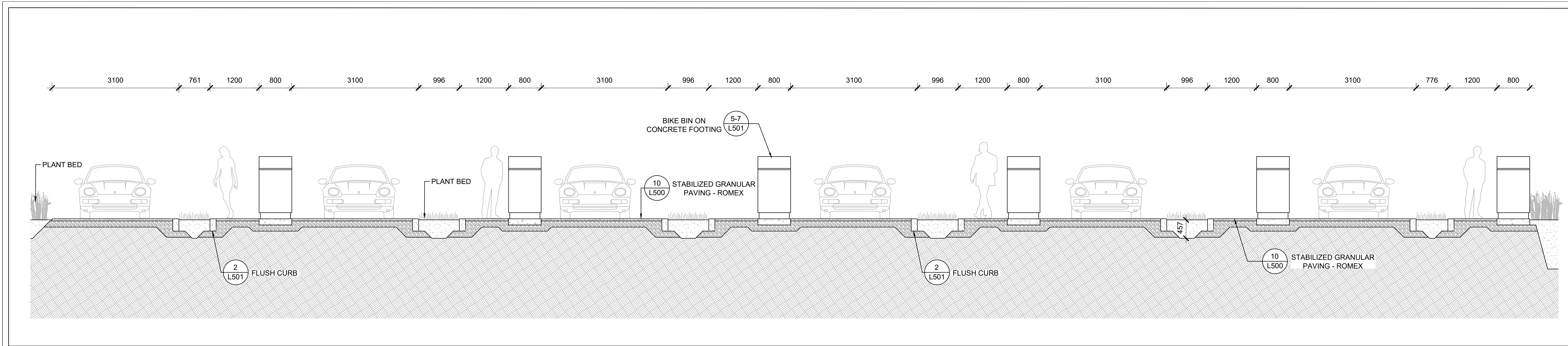
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**L400**

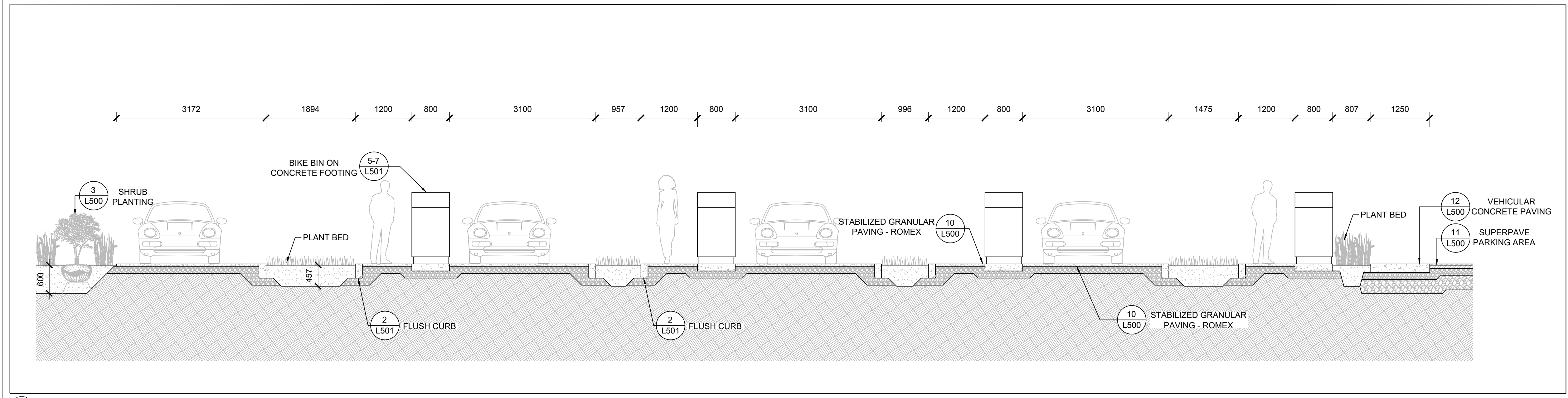








1 BLOCK 8 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50



2 BLOCK 3 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50

NOTES

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LEGEND

ISSUE

1 2025-02-28 REISSUED FOR SPA



**JRS** Janet Rosenberg & Studio Inc.  
 1416 656 8855  
 www.jrroslandscapes.com  
 148 Kenwood Avenue,  
 Toronto Ontario,  
 M6C 2S8 Canada

KINDRED WORKS

QUEENSWOOD COMMONS

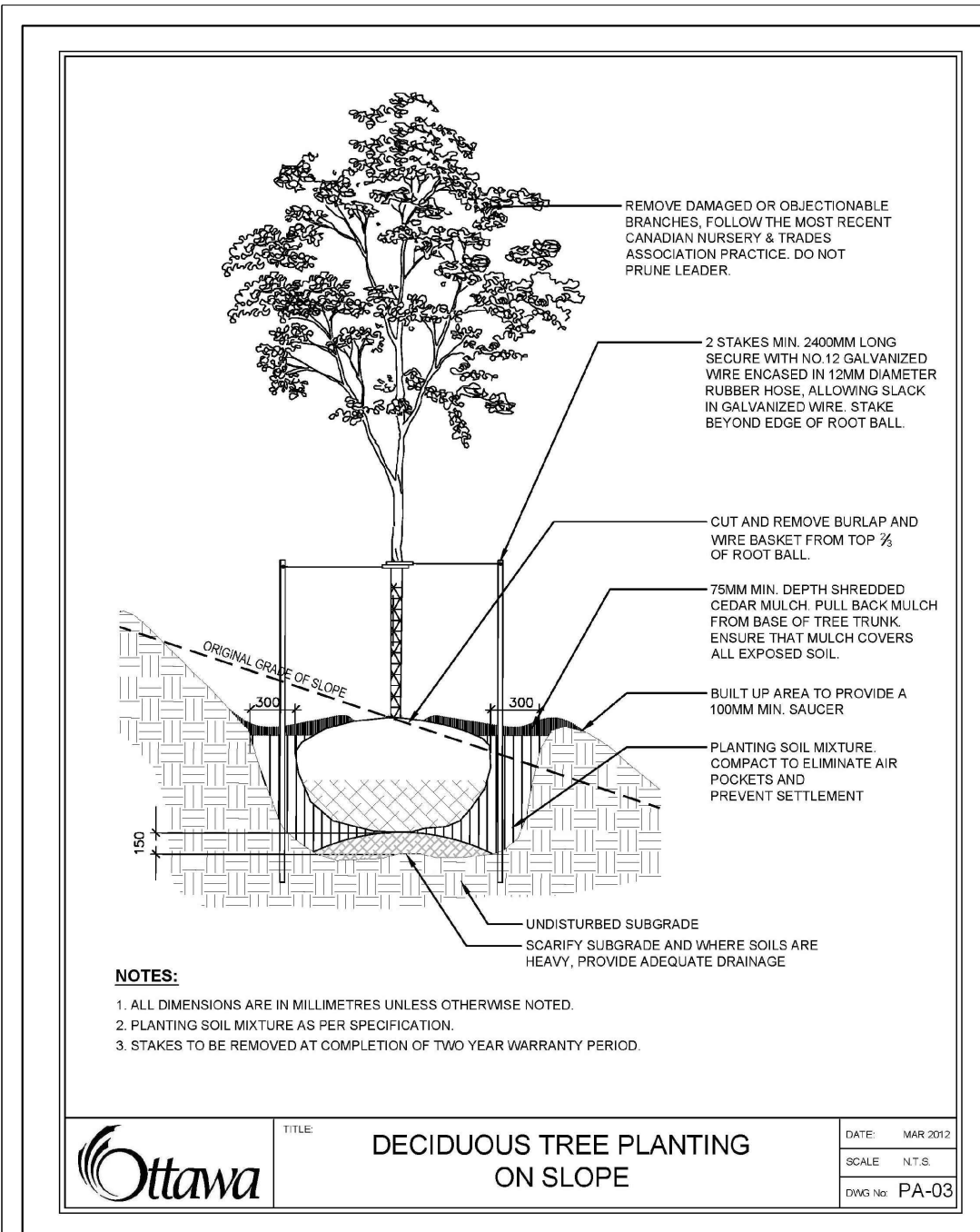
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE SECTIONS  
 CITY FILE #D07-12-22-0002

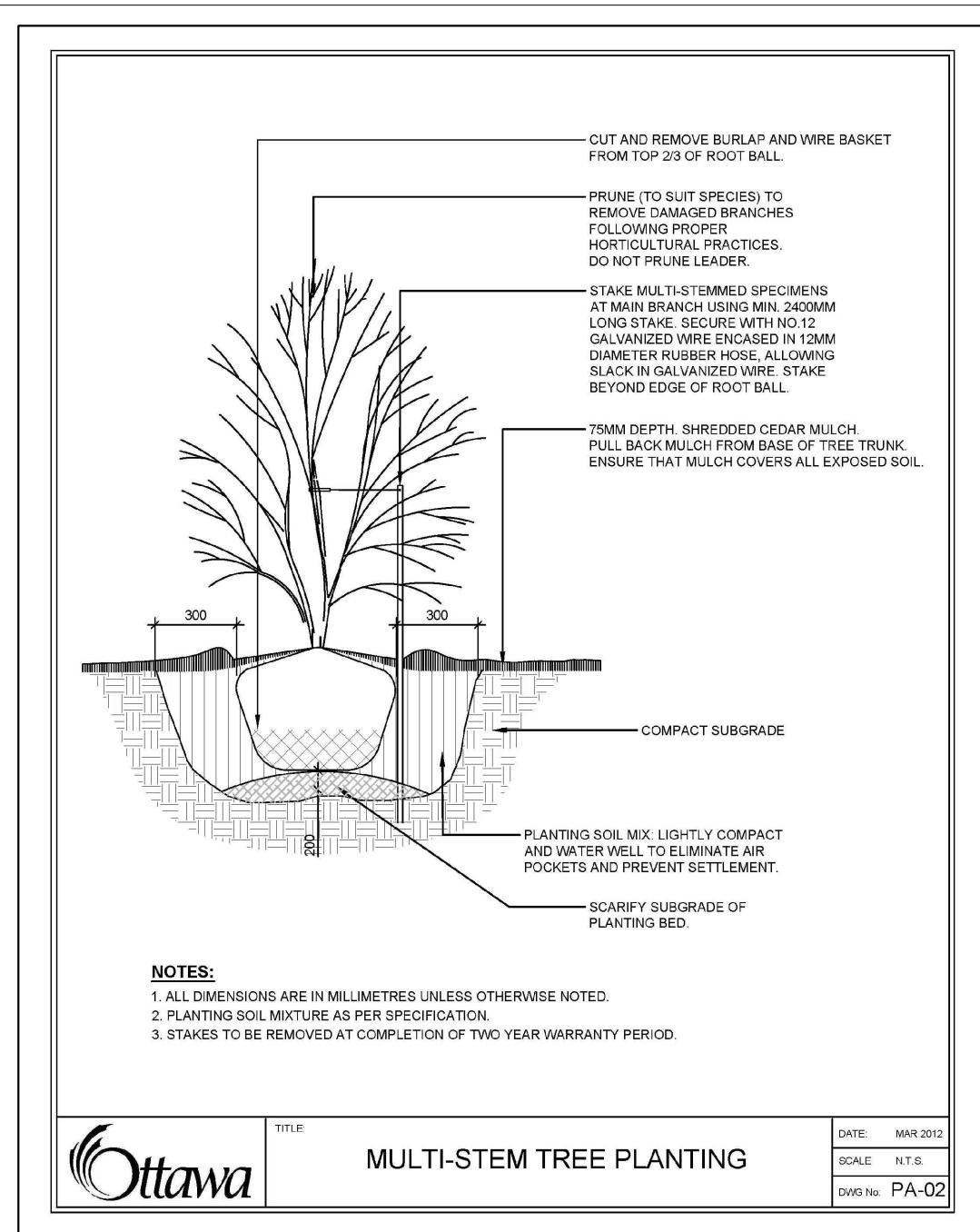
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 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2025-02-25

L402

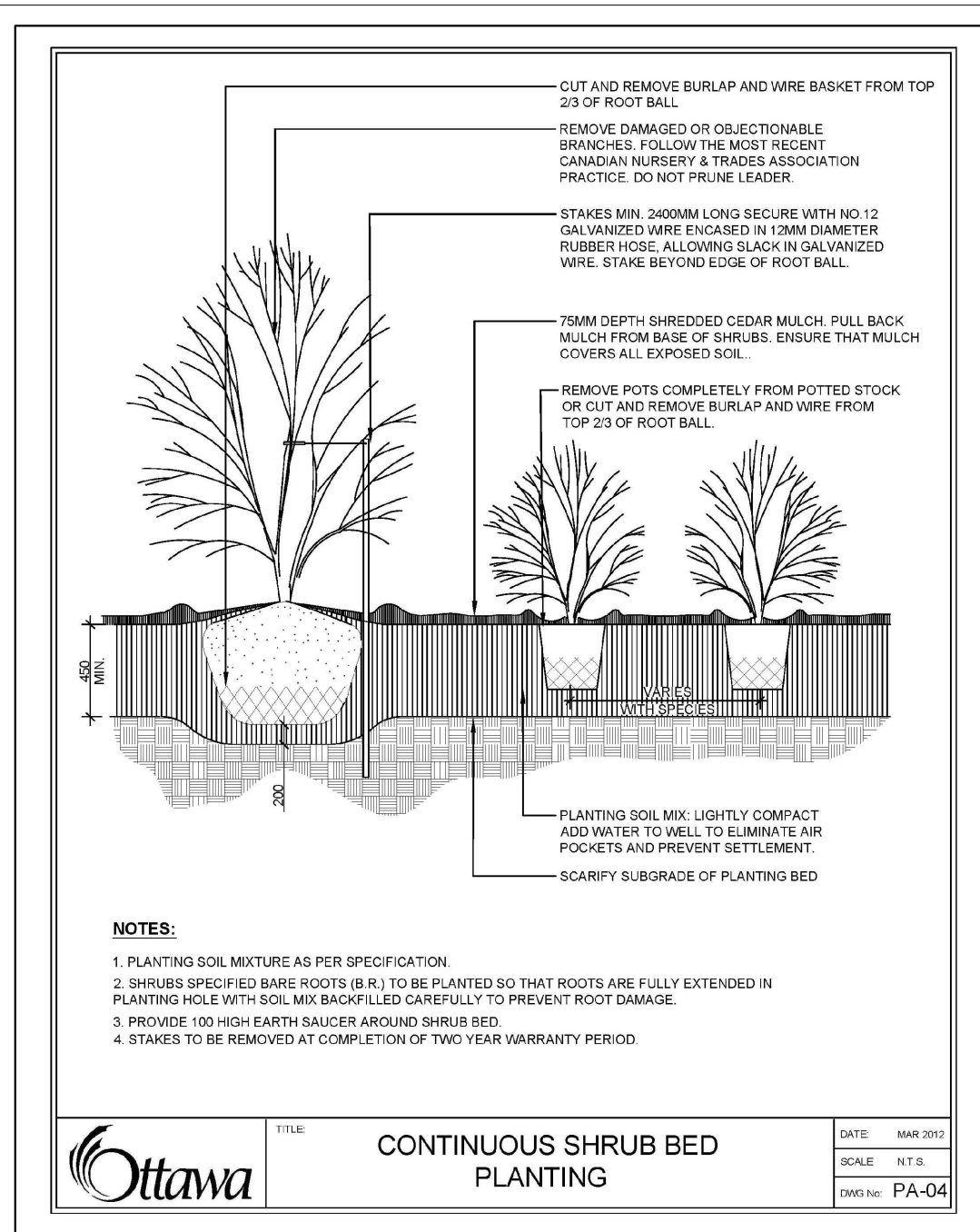




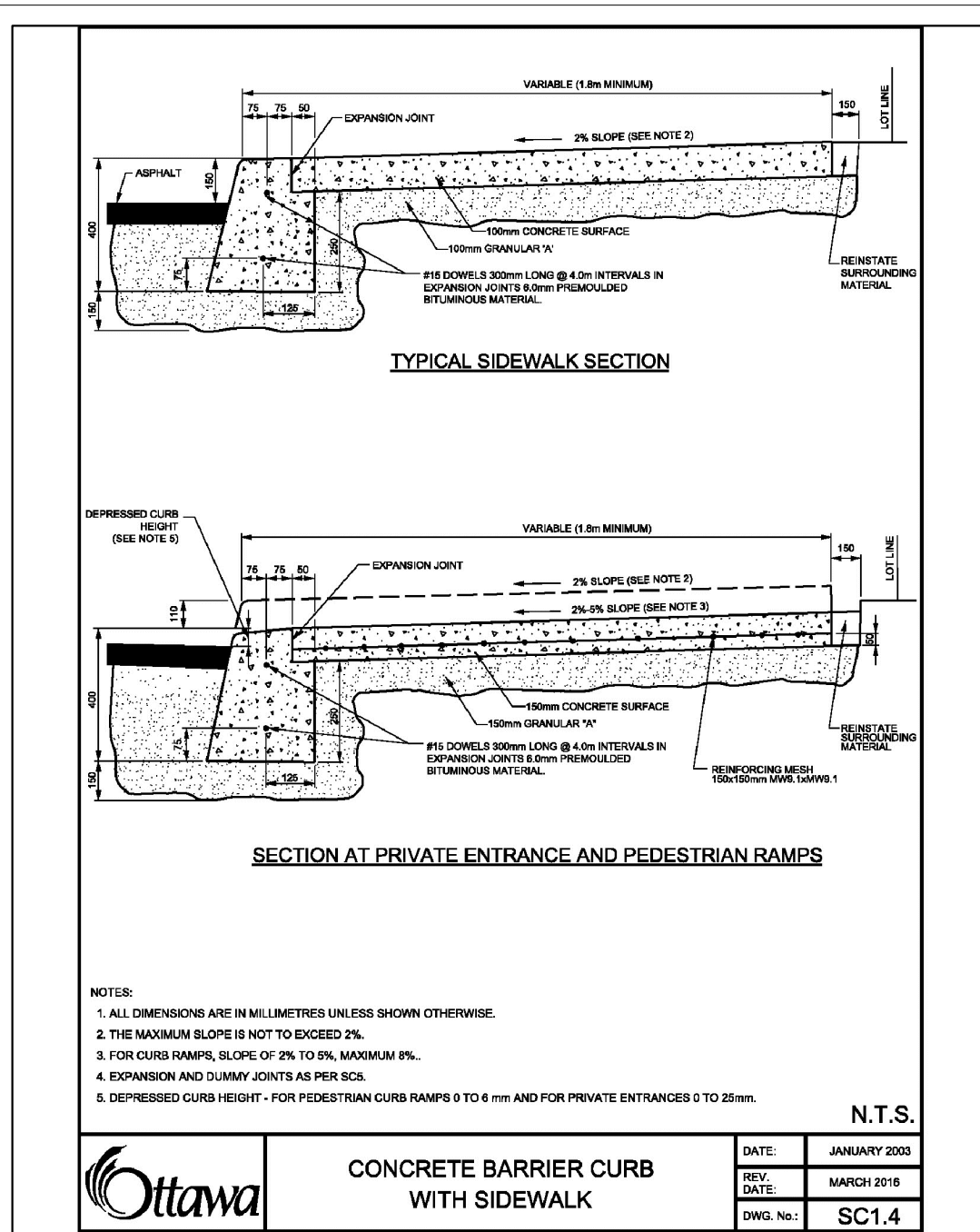
1 DECIDUOUS TREE PLANTING  
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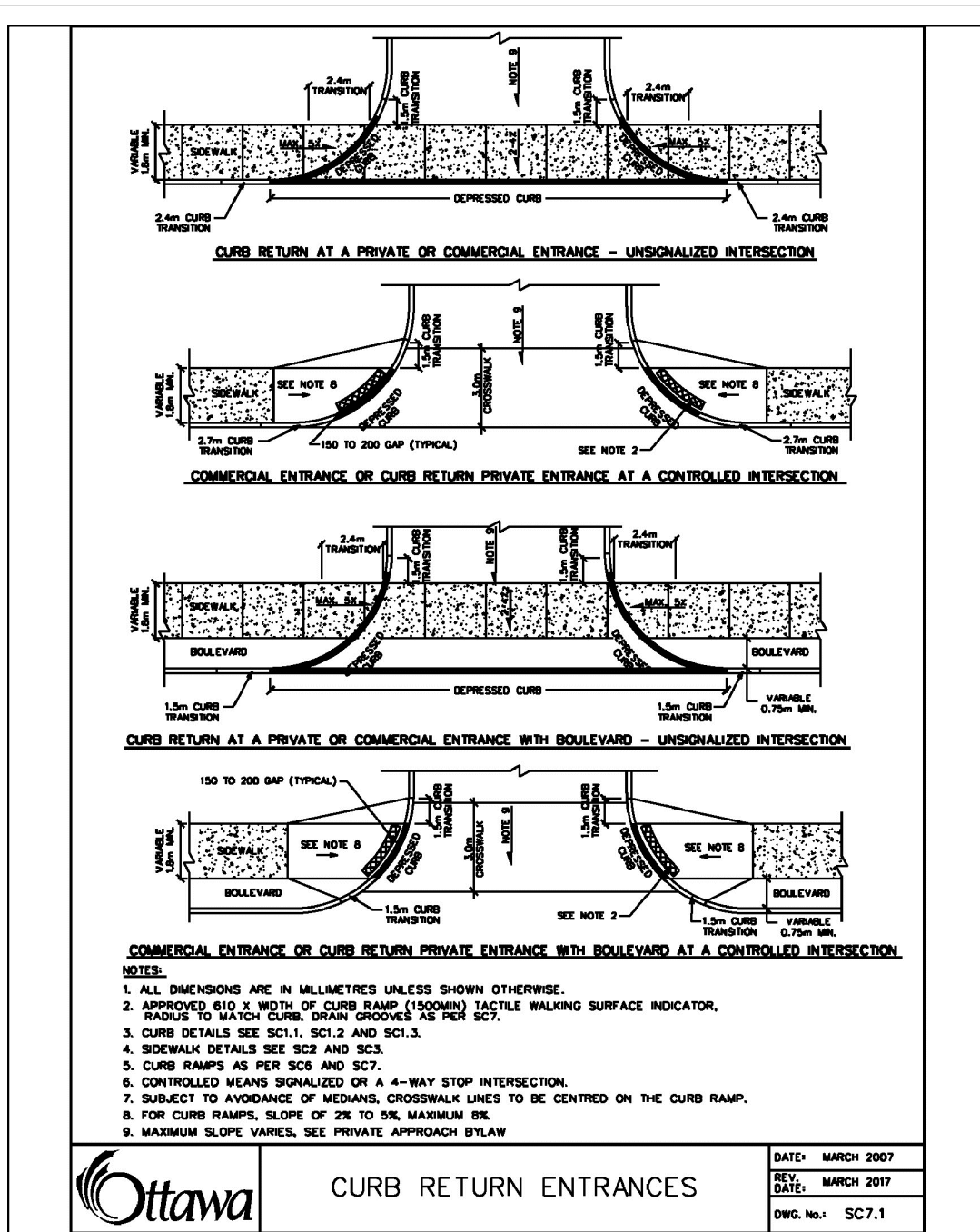
2 MULTI-STEM TREE PLANTING  
SCALE: N.T.S.



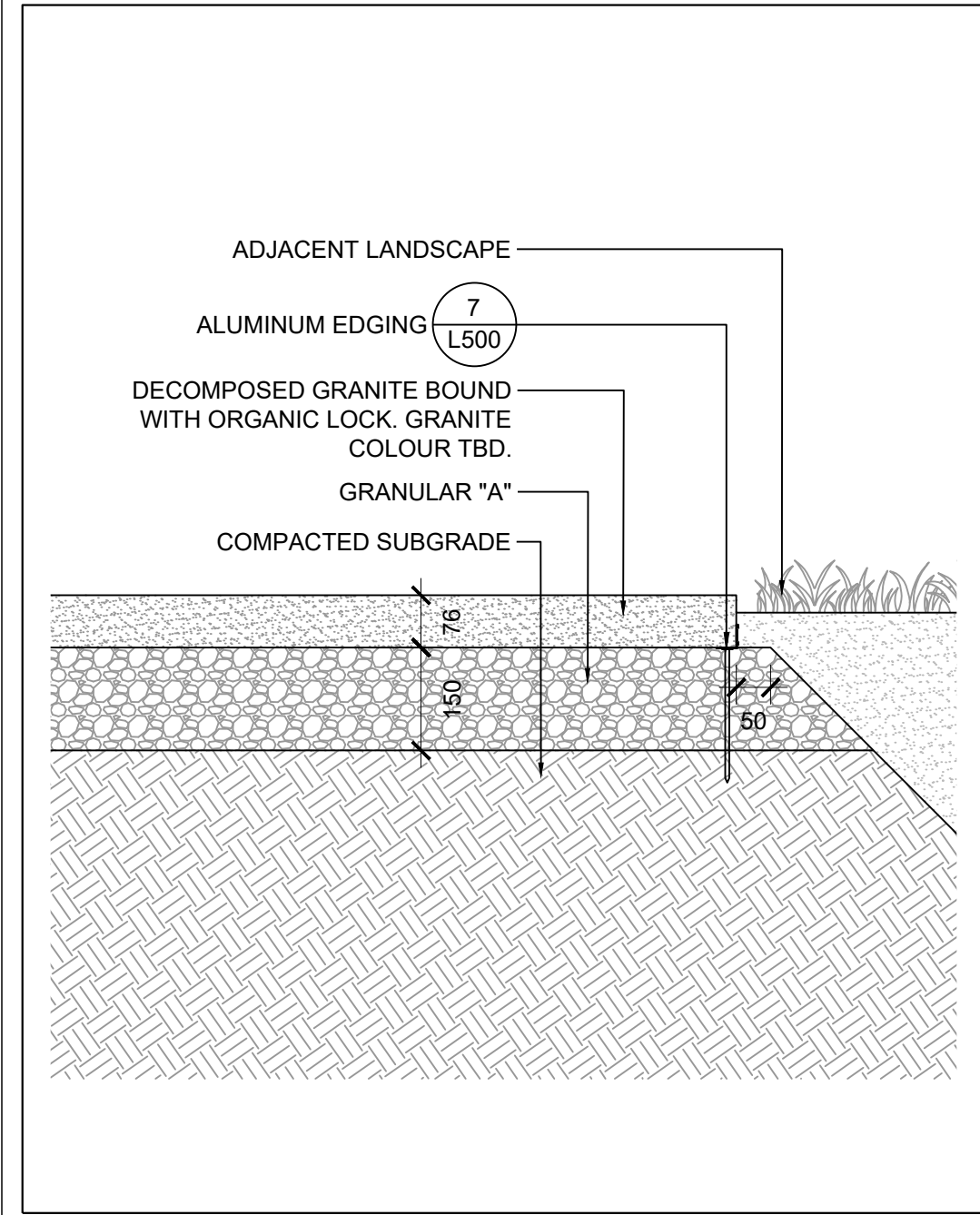
3 SHRUB BED PLANTING  
SCALE: N.T.S.



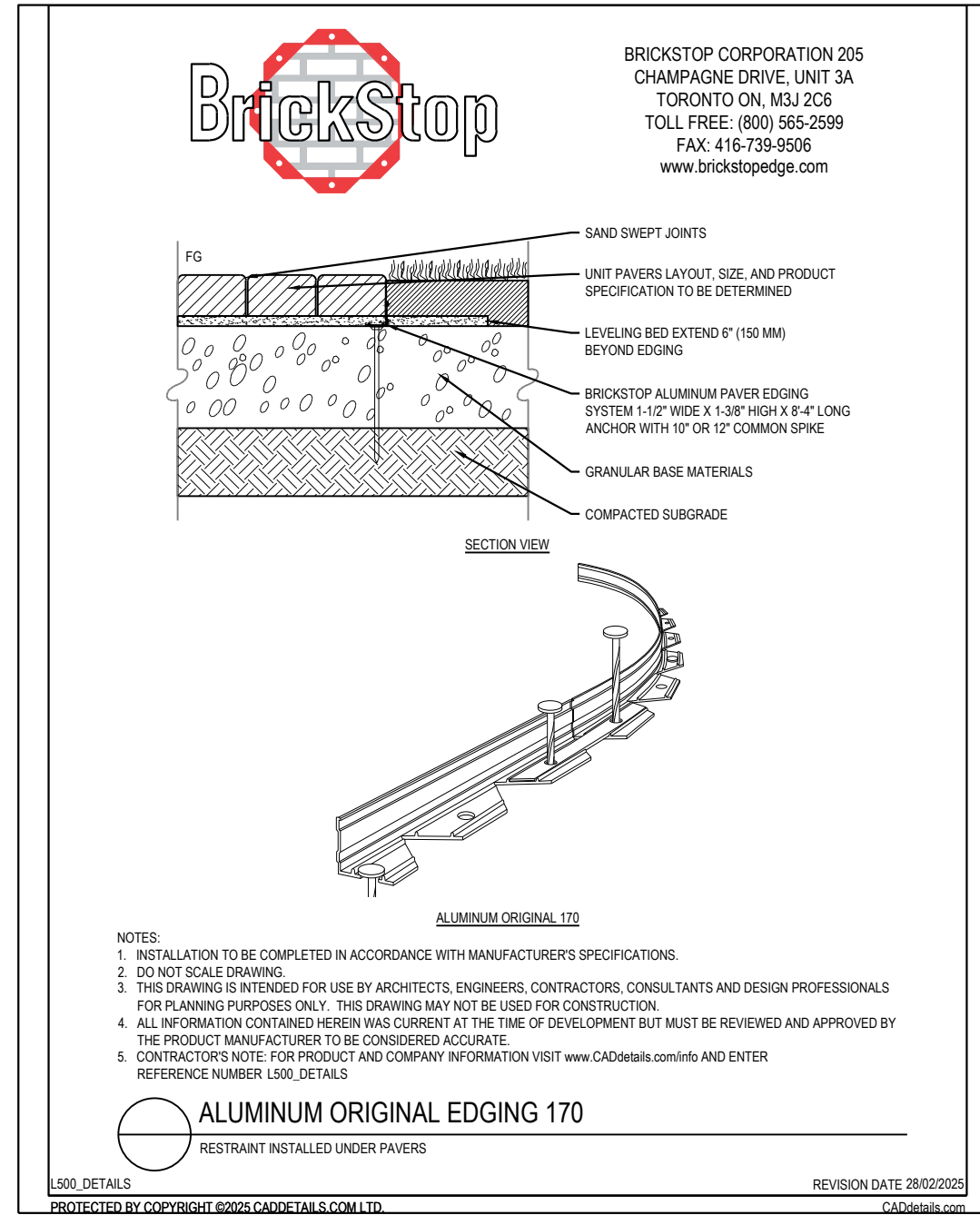
4 CONCRETE BARRIER CURB WITH SIDEWALK  
SCALE: N.T.S.



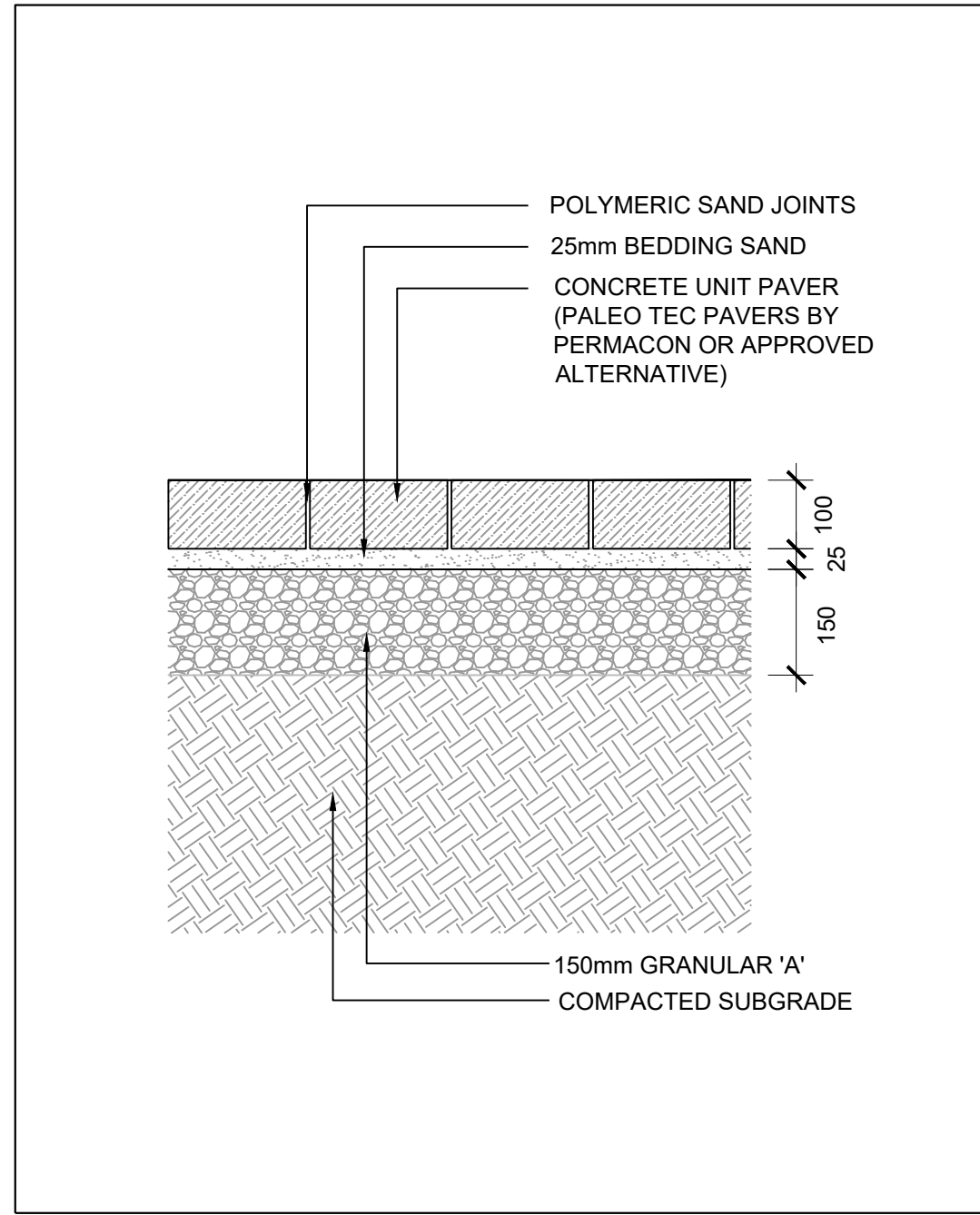
5 CURB RETURN ENTRANCES  
SCALE: N.T.S.



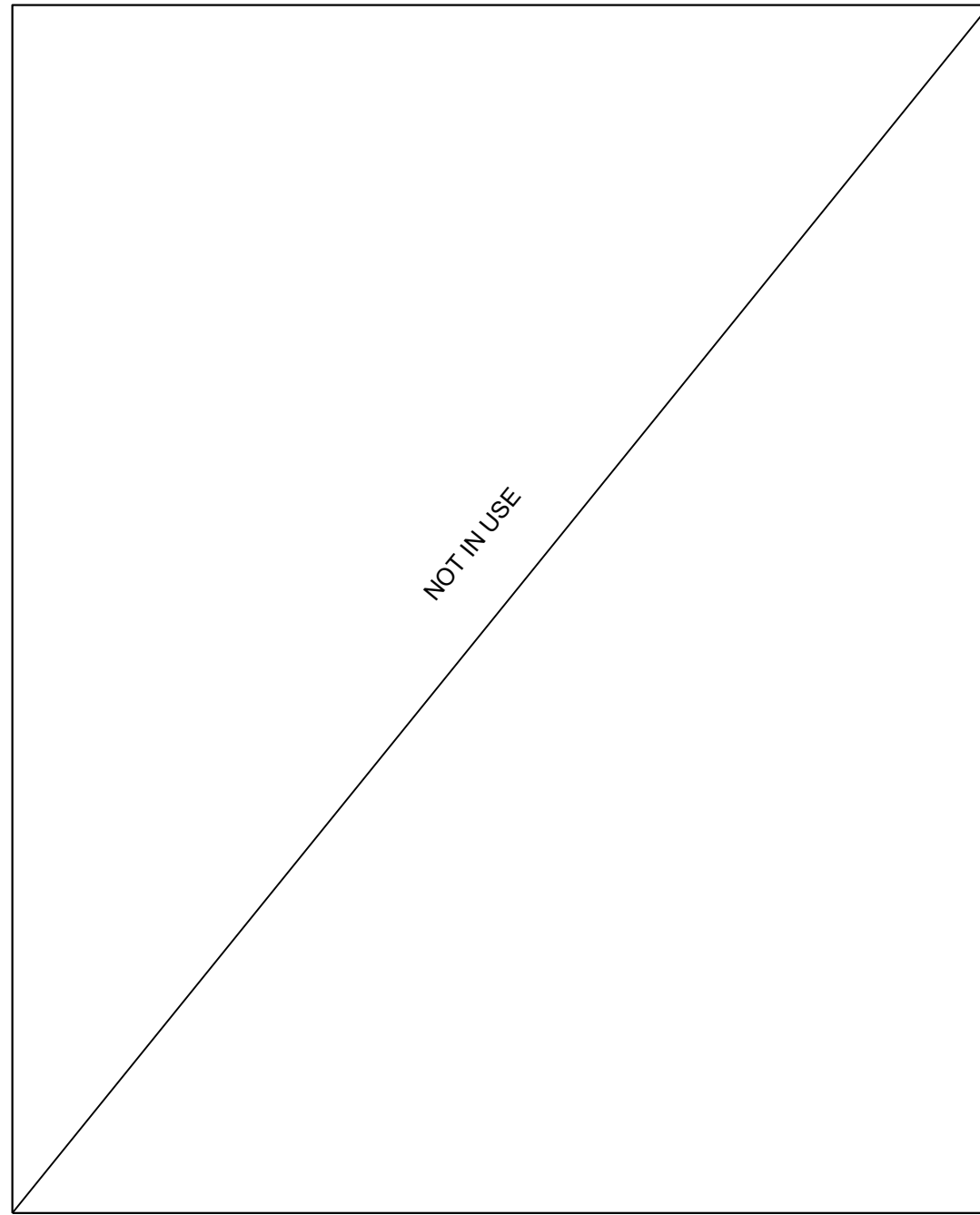
6 STABILIZED GRANULAR PAVING - ORGANIC LOCK  
SCALE: 1:10



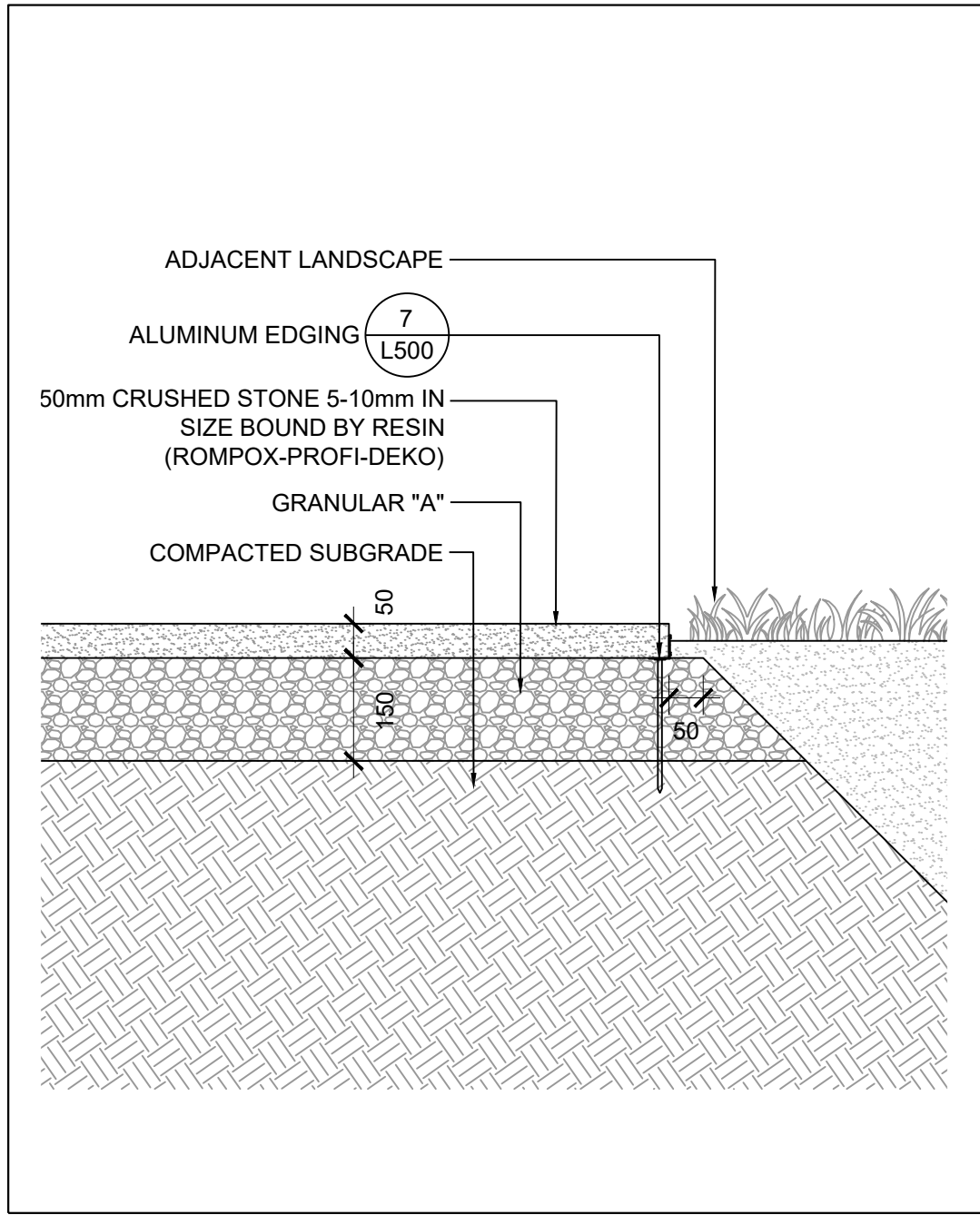
7 ALUMINUM ORIGINAL EDGING 170  
SCALE: N.T.S.



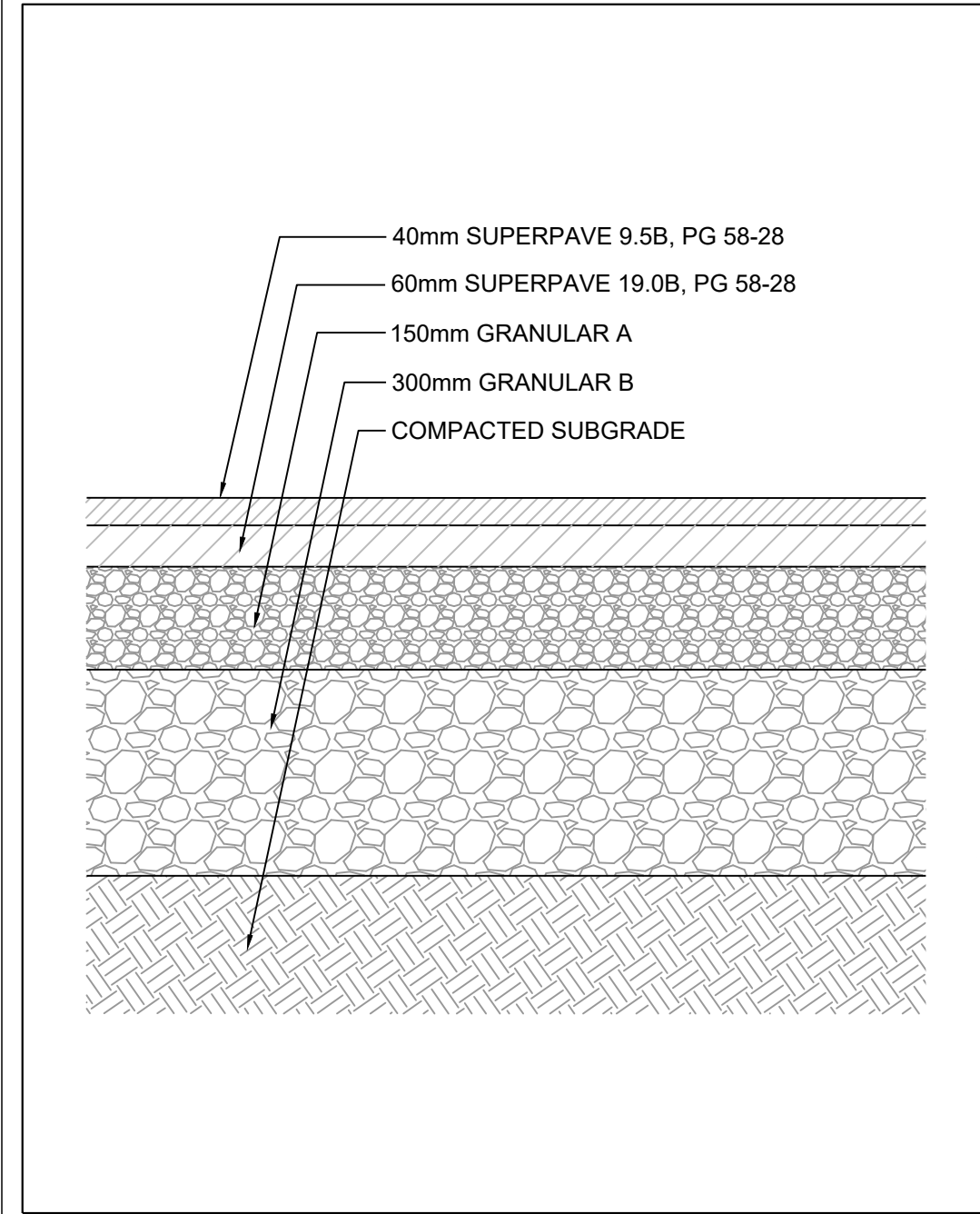
8 PEDESTRIAN UNIT PAVING  
SCALE: 1:10



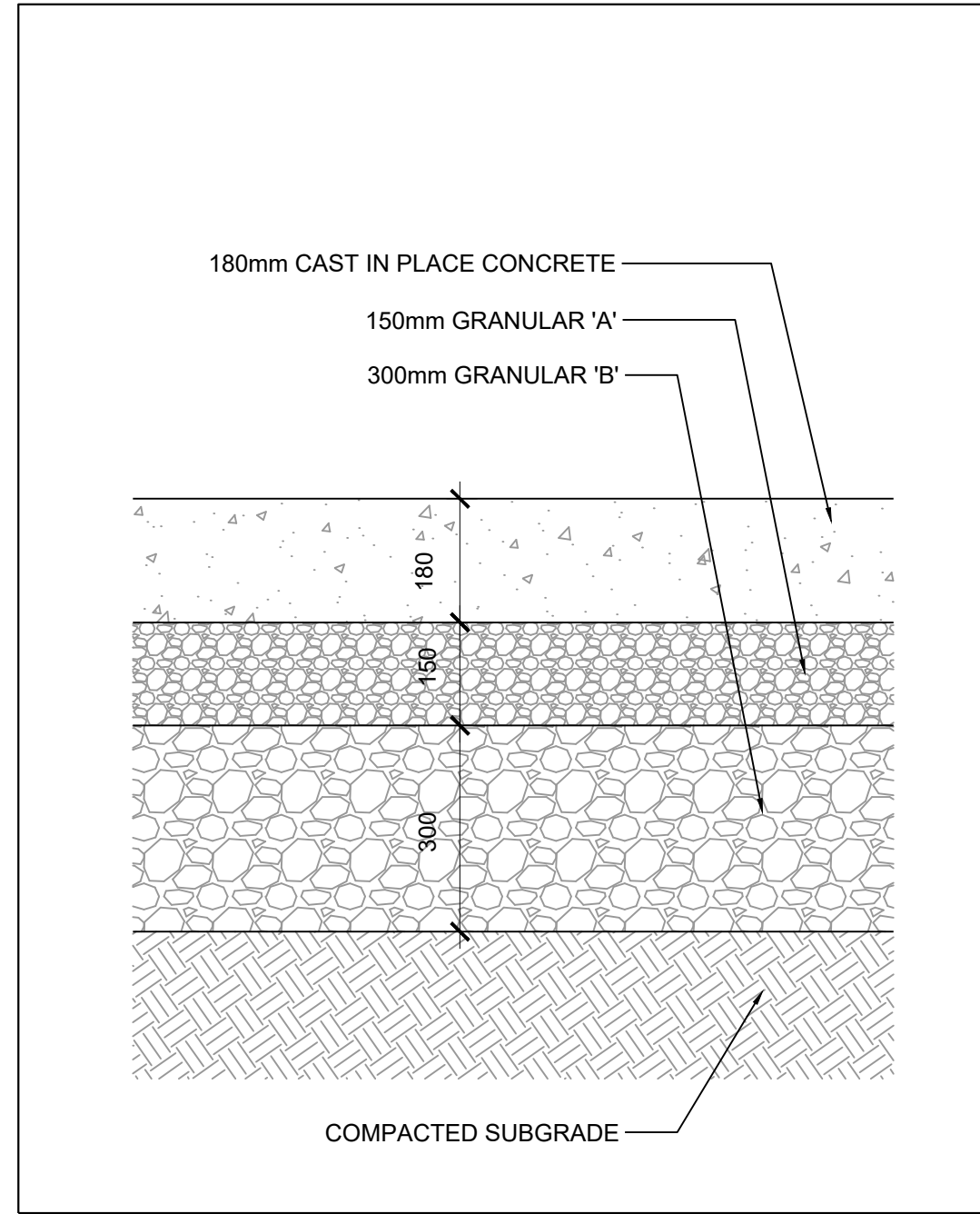
9 NOT IN USE  
SCALE: N.T.S.



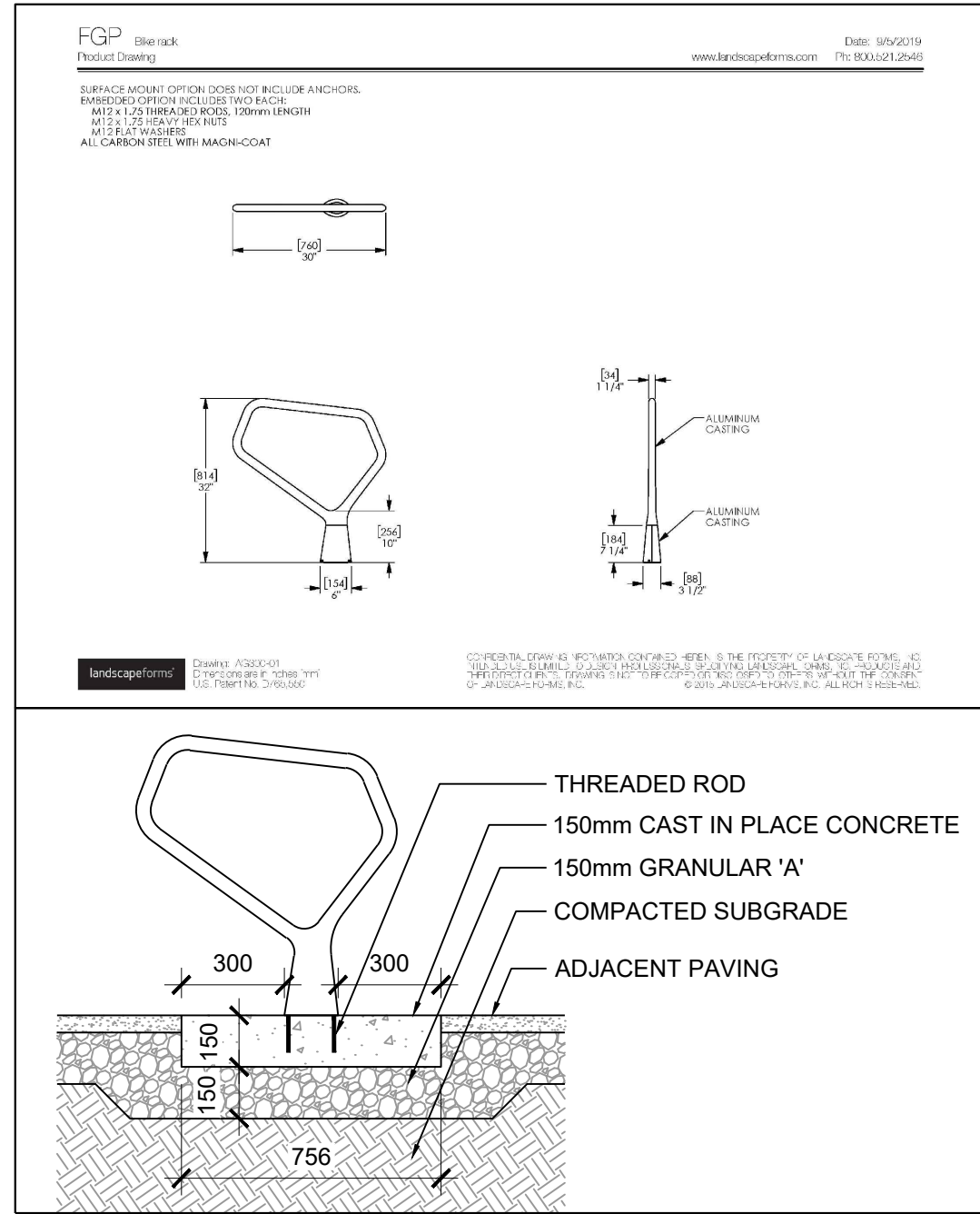
10 STABILIZED GRANULAR PAVING - ROMEX  
SCALE: 1:10



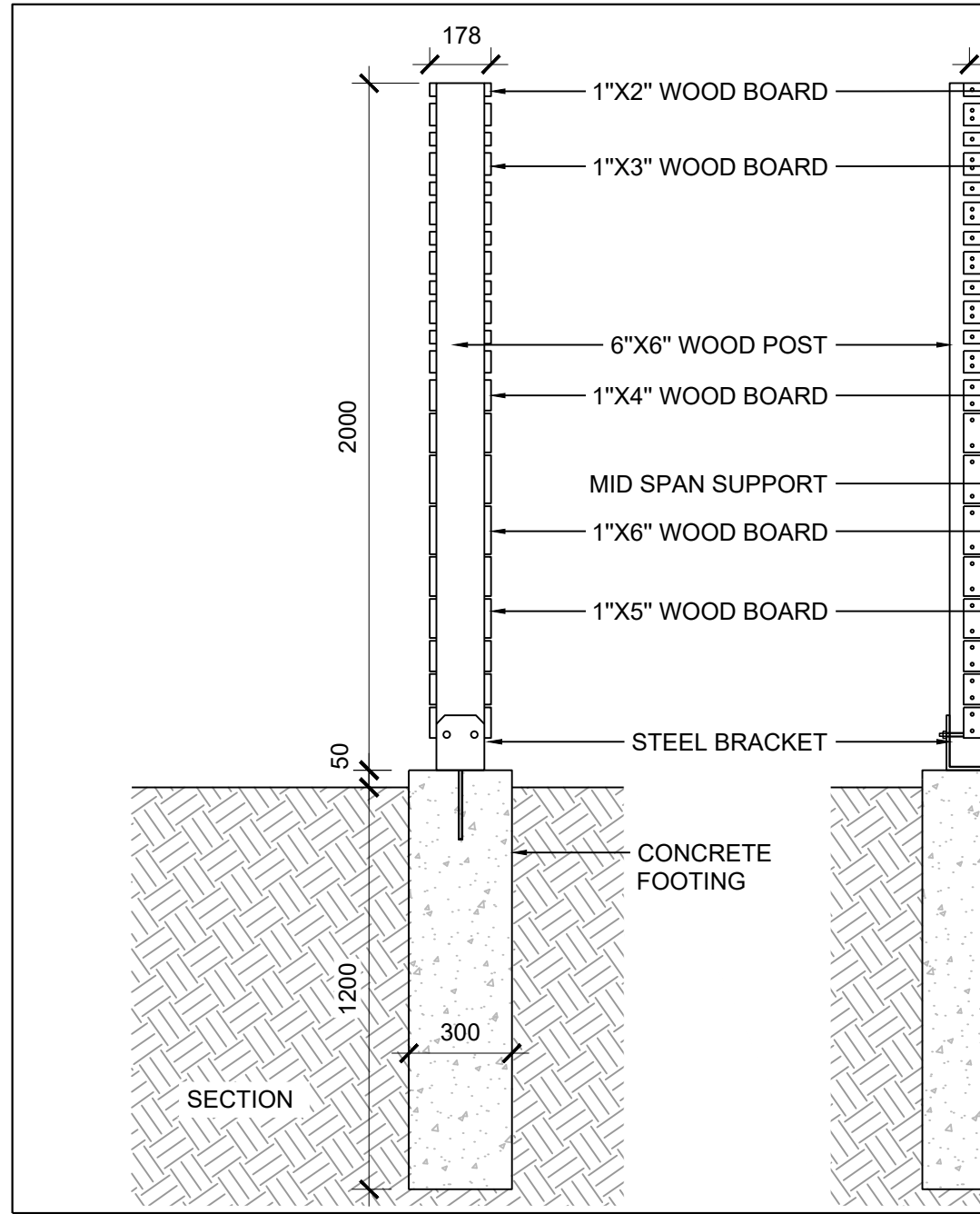
11 SUPERPAVE ASPHALT  
SCALE: 1:10



12 VEHICULAR CONCRETE PAVING  
SCALE: 1:10



13 BIKE RING  
SCALE: N.T.S.



14 2m SCREEN  
SCALE: 1:20

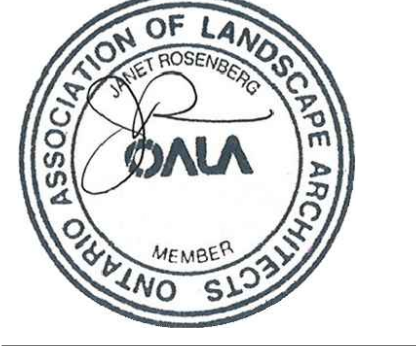
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**LEGEND**

**ISSUE**

9	2025-02-28	ISSUED FOR RESIN
8	2025-02-10	ISSUED FOR BUILDING PERMIT
7	2024-11-01	ISSUED FOR SPA
6	2023-06-09	ISSUED FOR 50% CD
5	2023-06-02	ISSUED FOR ZBA/SPA
4	2023-02-24	ISSUED FOR ZBA/SPA
3	2022-11-30	ISSUED FOR 100% DD
2	2022-08-31	ISSUED FOR ZBA/SPA
1	2021-11-19	ISSUED FOR ZBA/SPA



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 www.jrsoala.com

**KINDRED WORKS**

**QUEENSWOOD COMMONS**

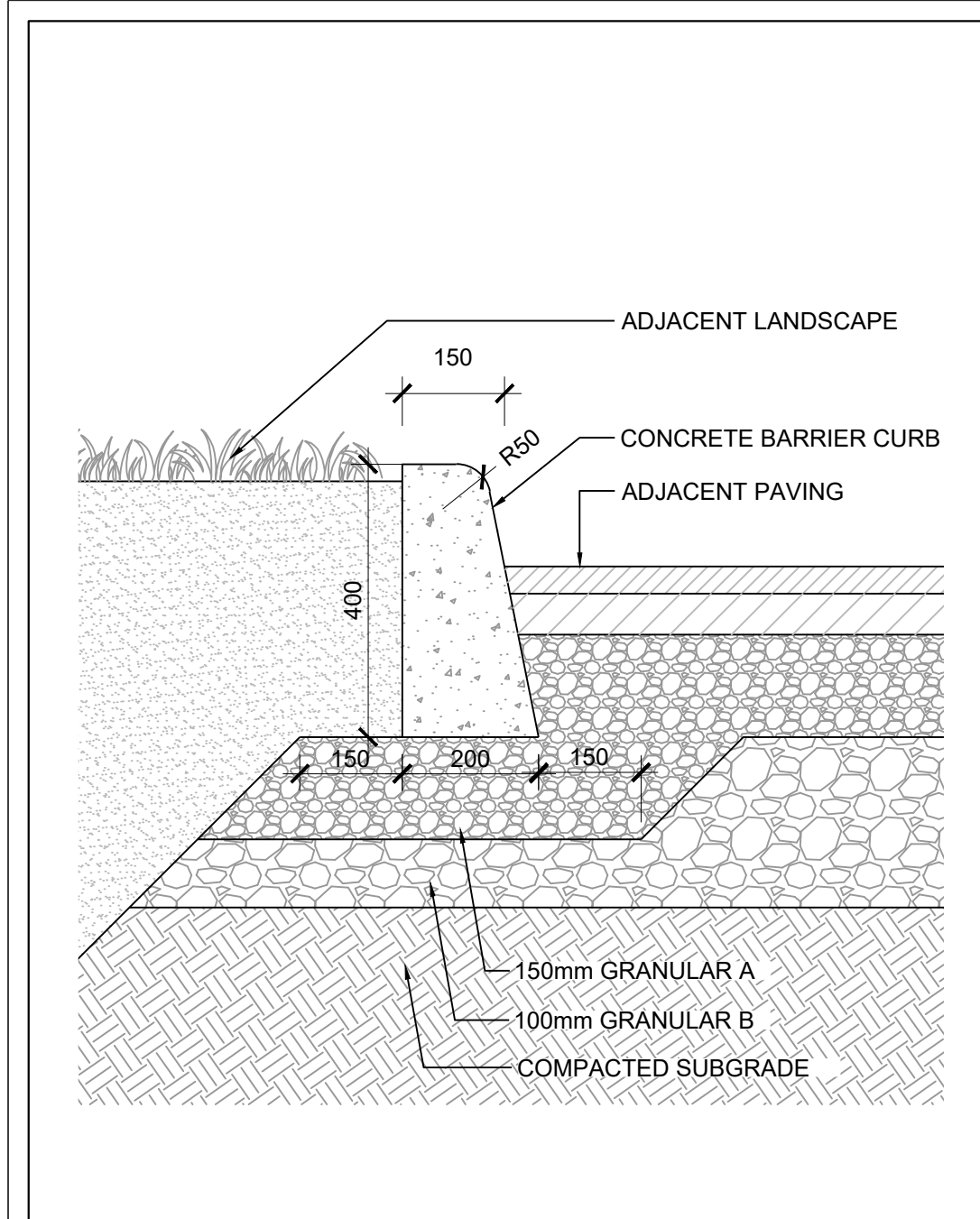
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**LANDSCAPE DETAILS**  
 CITY FILE #D07-12-22-0002

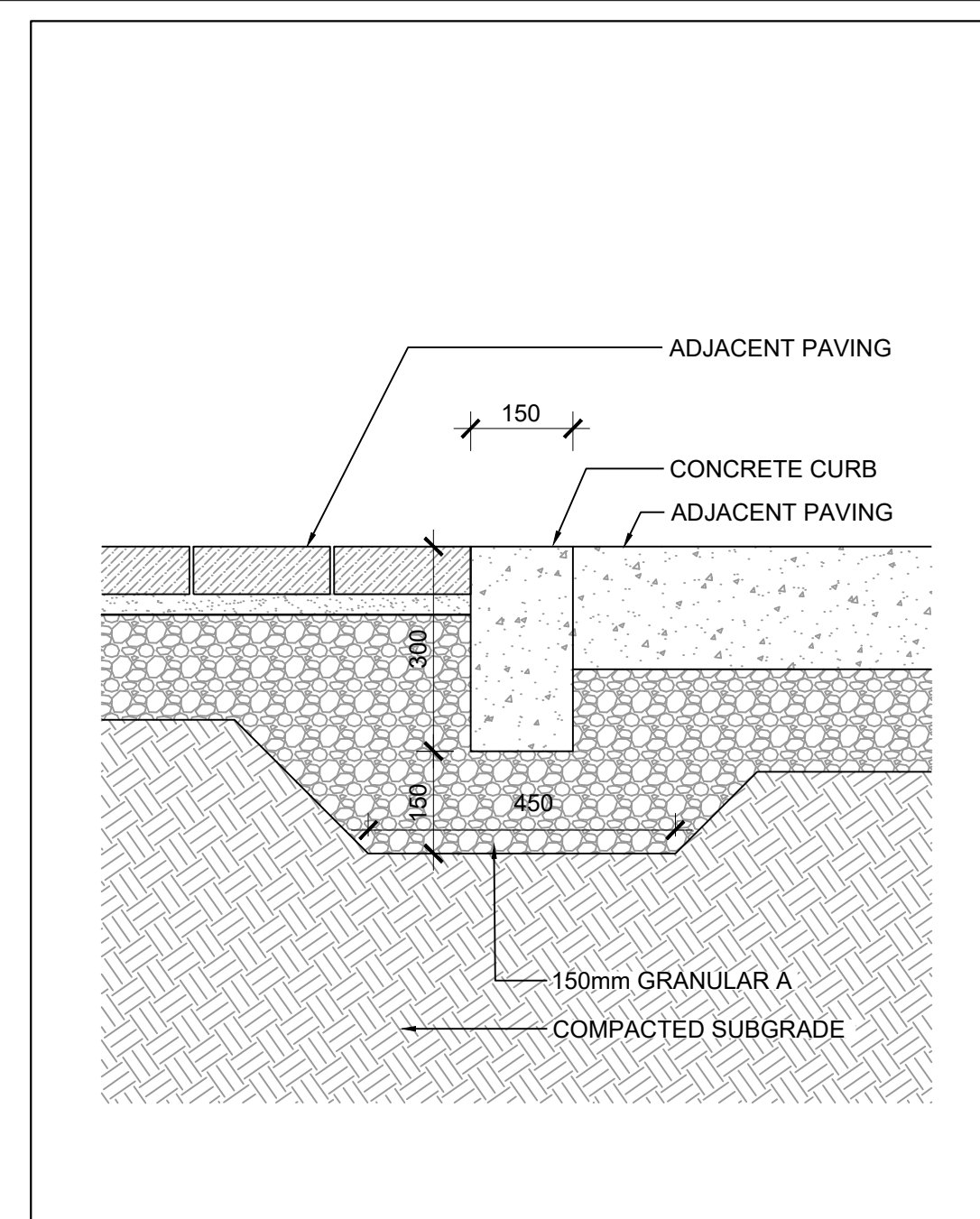
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 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

**L500**

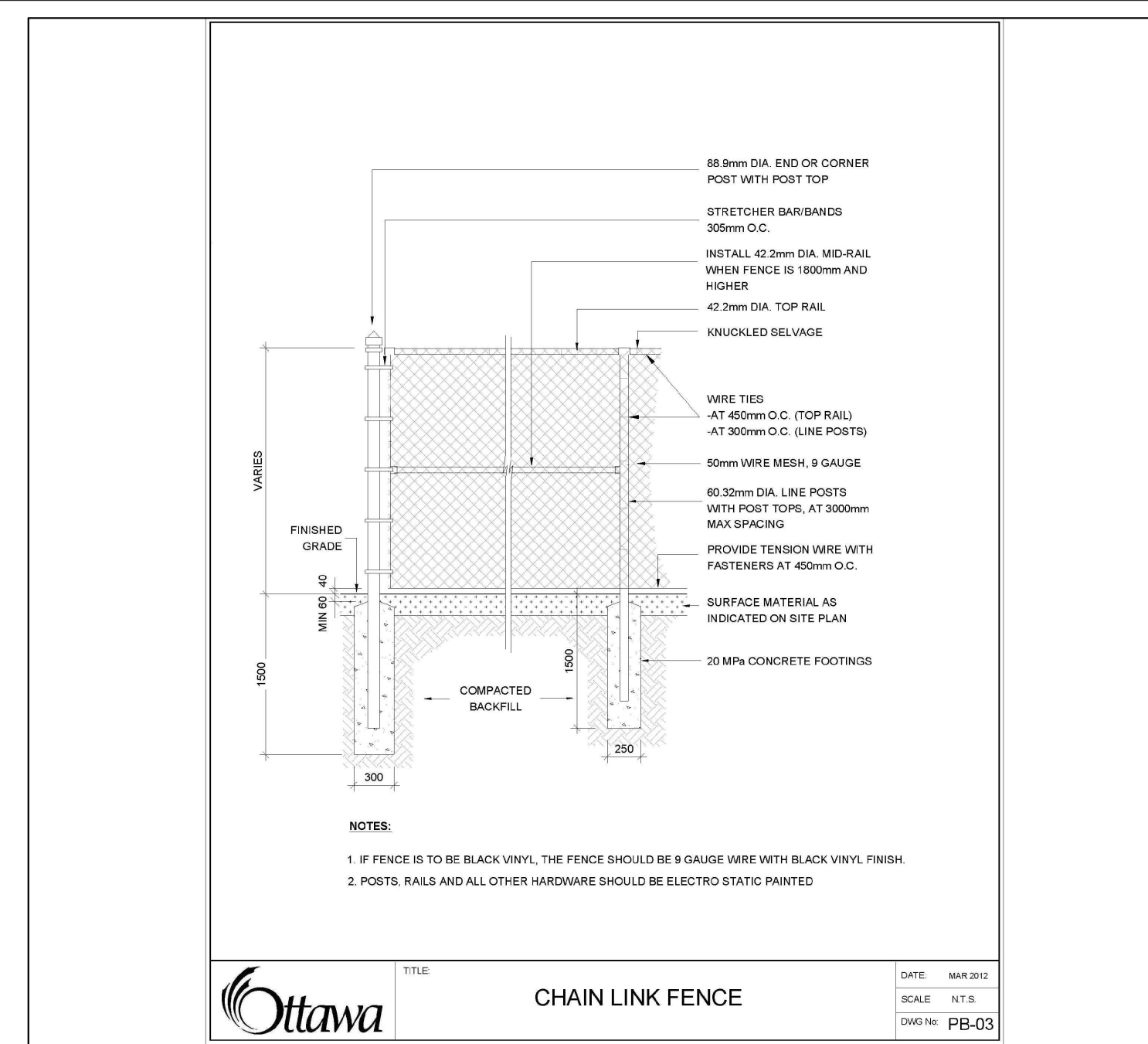




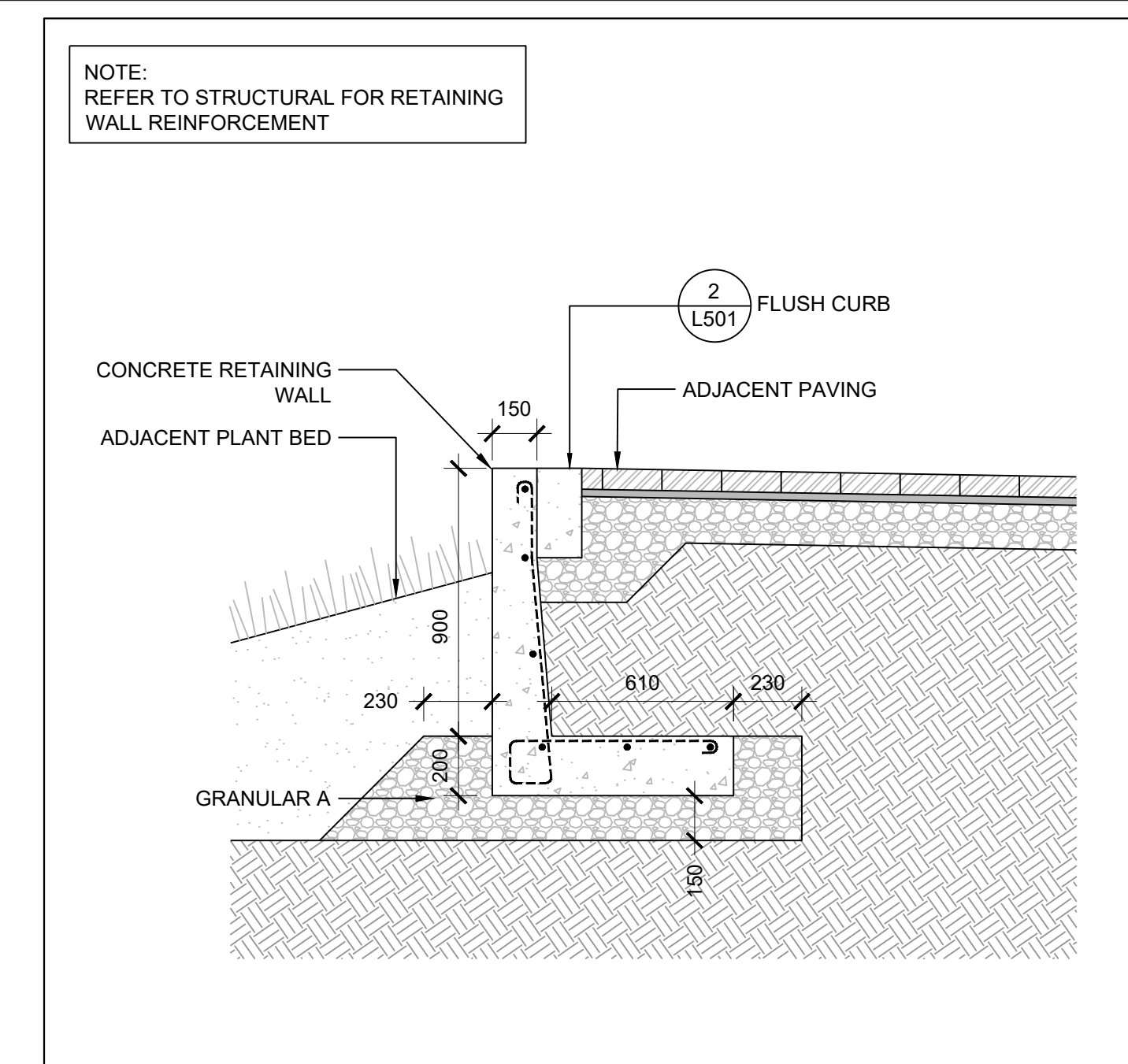
1 RAISED CURB  
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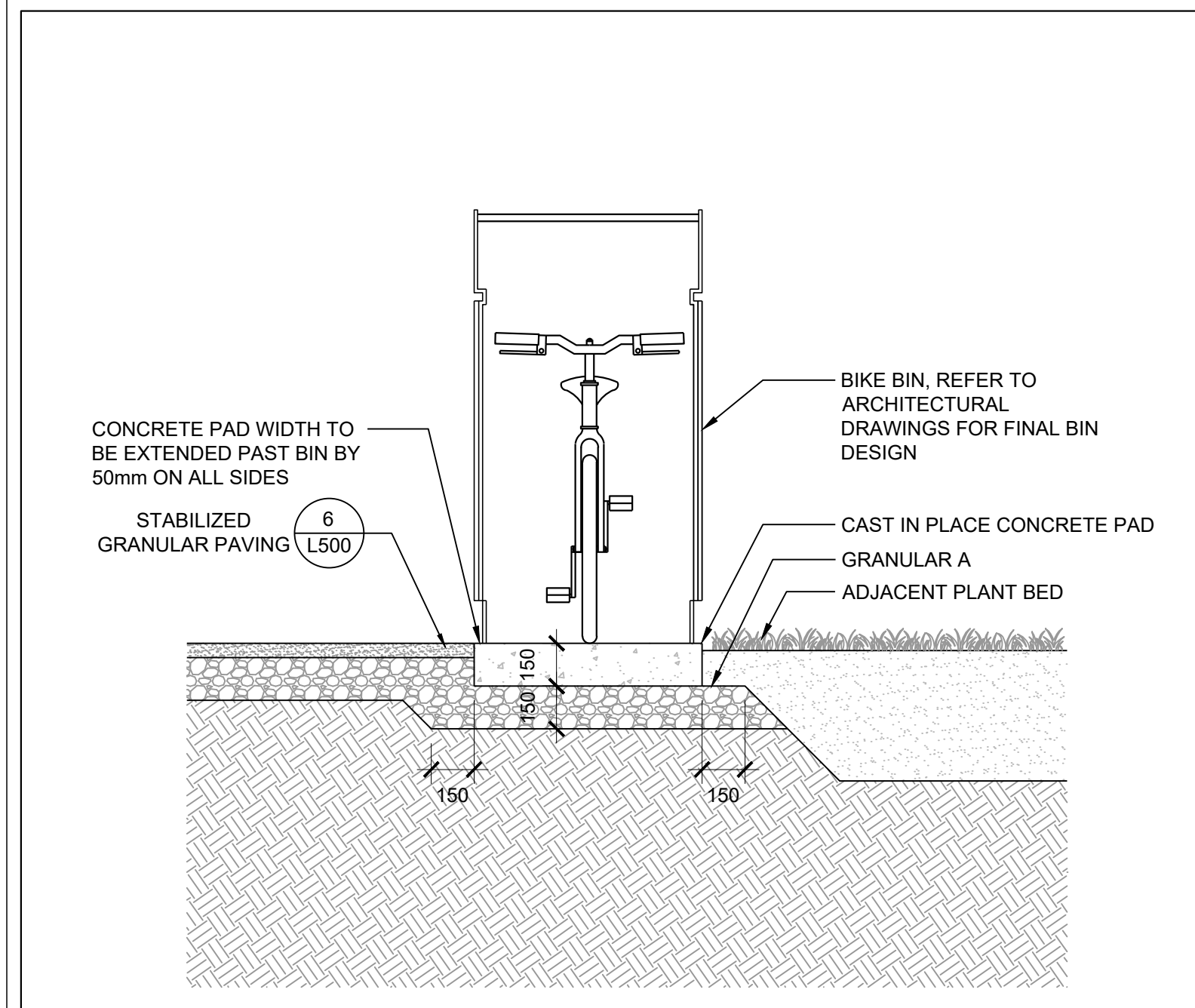
2 FLUSH CURB  
SCALE: 1 : 10



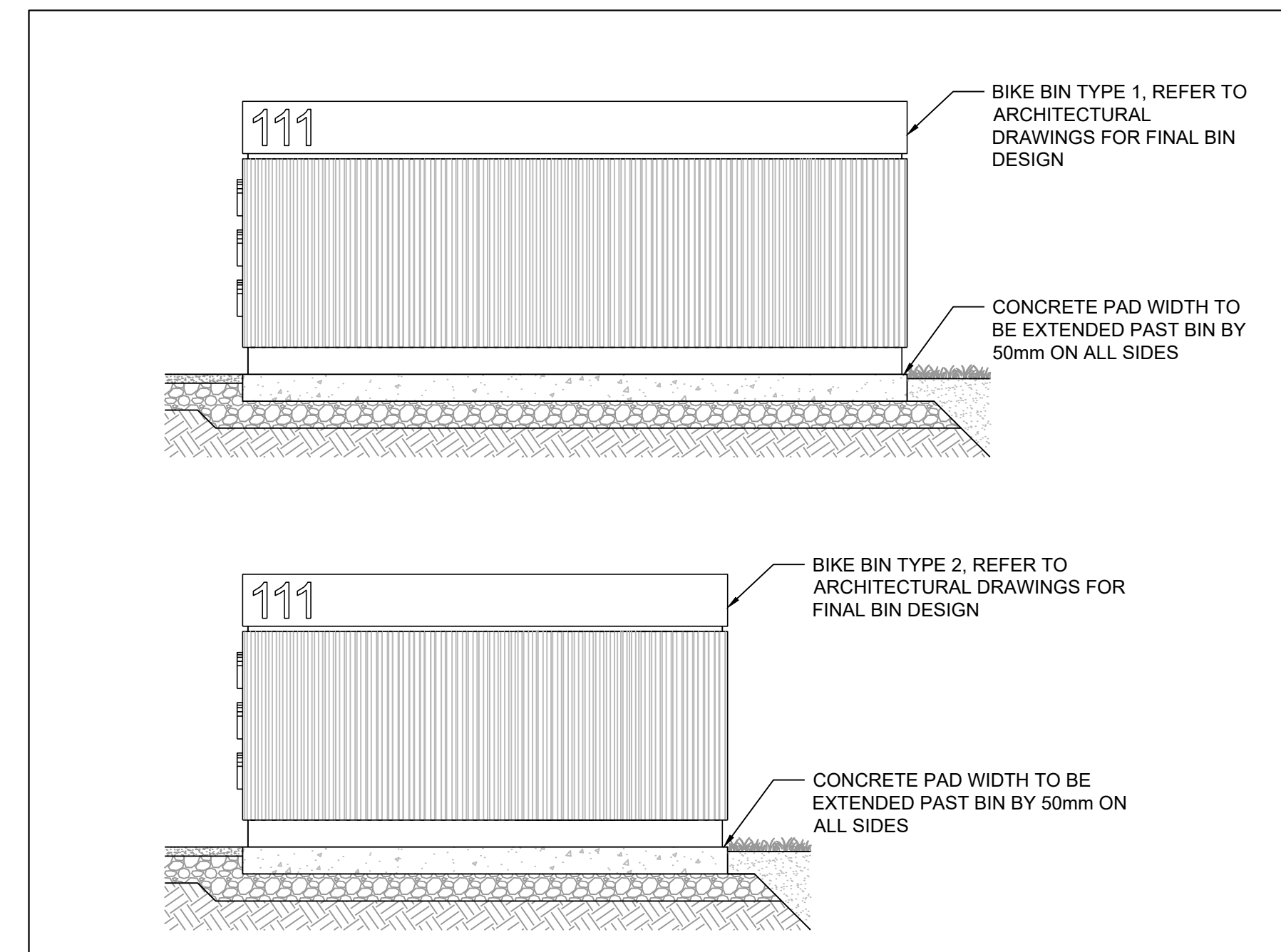
3 1.22m HIGH BLACK CHAIN LINK FENCE  
SCALE: NTS



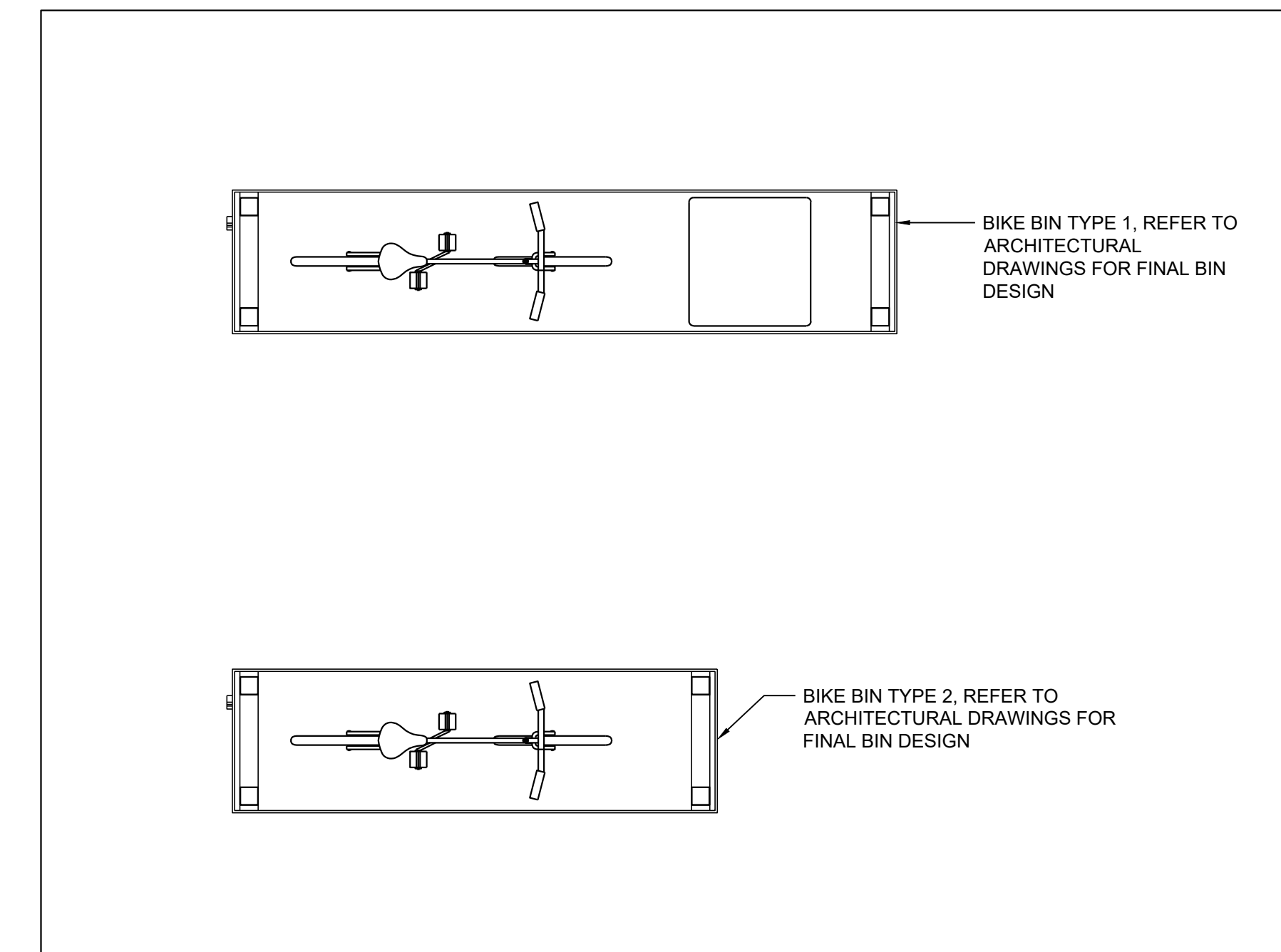
4 RETAINING WALL  
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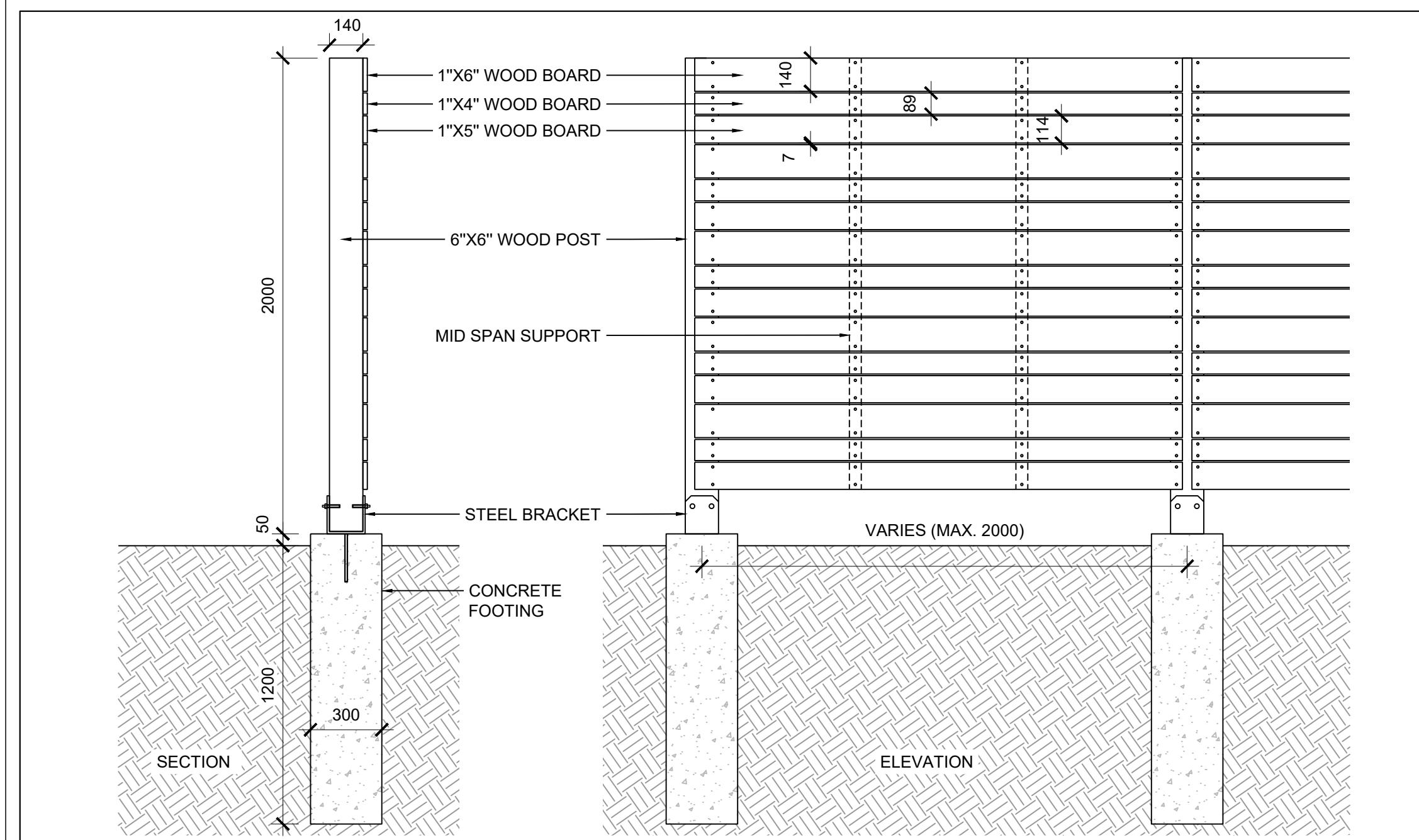
5 BIKE BIN - SECTION  
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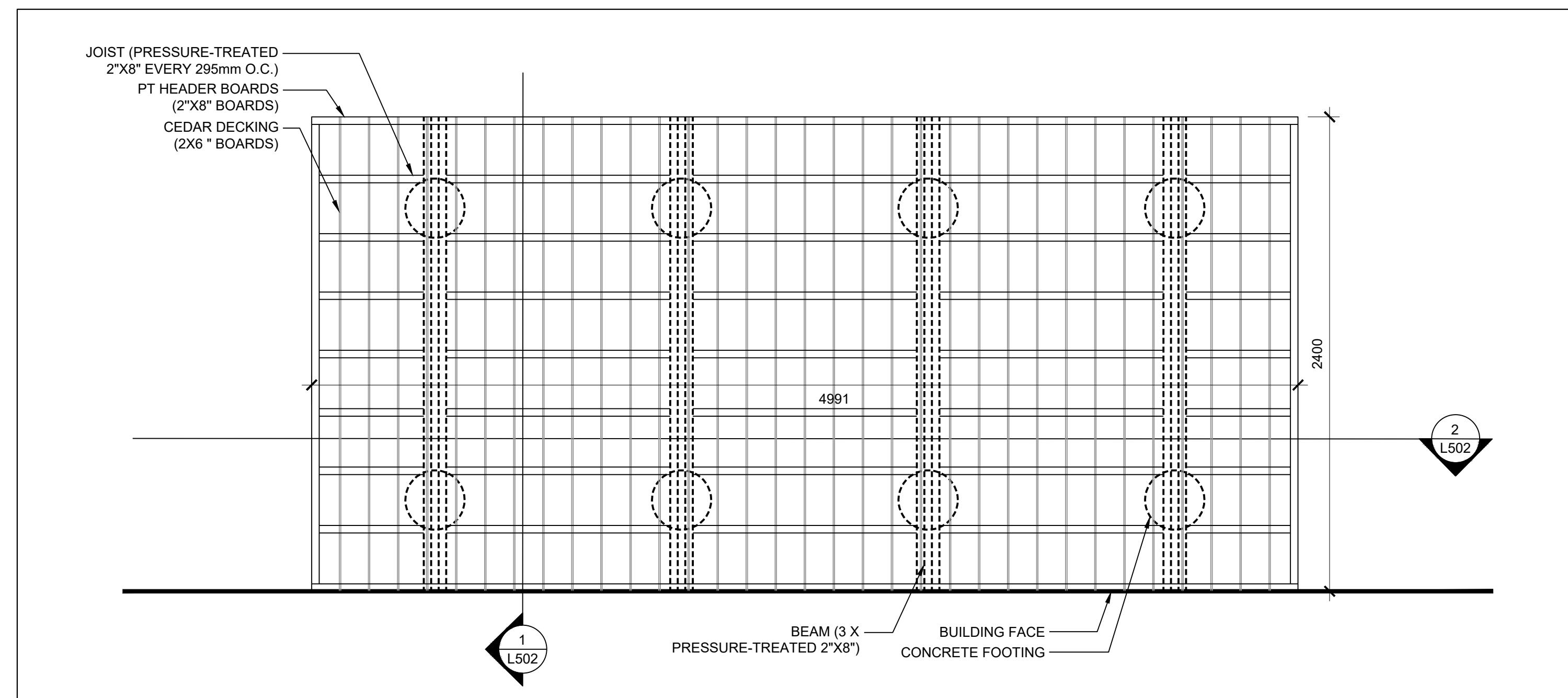
6 BIKE BIN - ELEVATION  
SCALE: 1 : 30



7 BIKE BIN - PLAN  
SCALE: 1 : 30



8 BOARD FENCE  
SCALE: 1 : 20



9 WOOD DECK - PLAN  
SCALE: 1 : 20

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LEGEND

ISSUE

- |   |            |                            |
|---|------------|----------------------------|
| 9 | 2025-02-28 | ISSUED FOR SPA             |
| 8 | 2025-02-10 | ISSUED FOR BUILDING PERMIT |
| 7 | 2024-11-01 | ISSUED FOR SPA             |
| 6 | 2023-06-09 | ISSUED FOR 50% CD          |
| 5 | 2023-06-02 | REISSUED FOR ZBA/SPA       |
| 4 | 2023-02-24 | REISSUED FOR ZBA/SPA       |
| 3 | 2022-11-30 | ISSUED FOR 100% DD         |
| 2 | 2022-08-31 | REISSUED FOR ZBA/SPA       |
| 1 | 2021-11-19 | ISSUED FOR ZBA/SPA         |



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 www.jrsof.ca  
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 Toronto Ontario,  
 M5C 2S3 Canada

KINDRED WORKS

QUEENSWOOD COMMONS

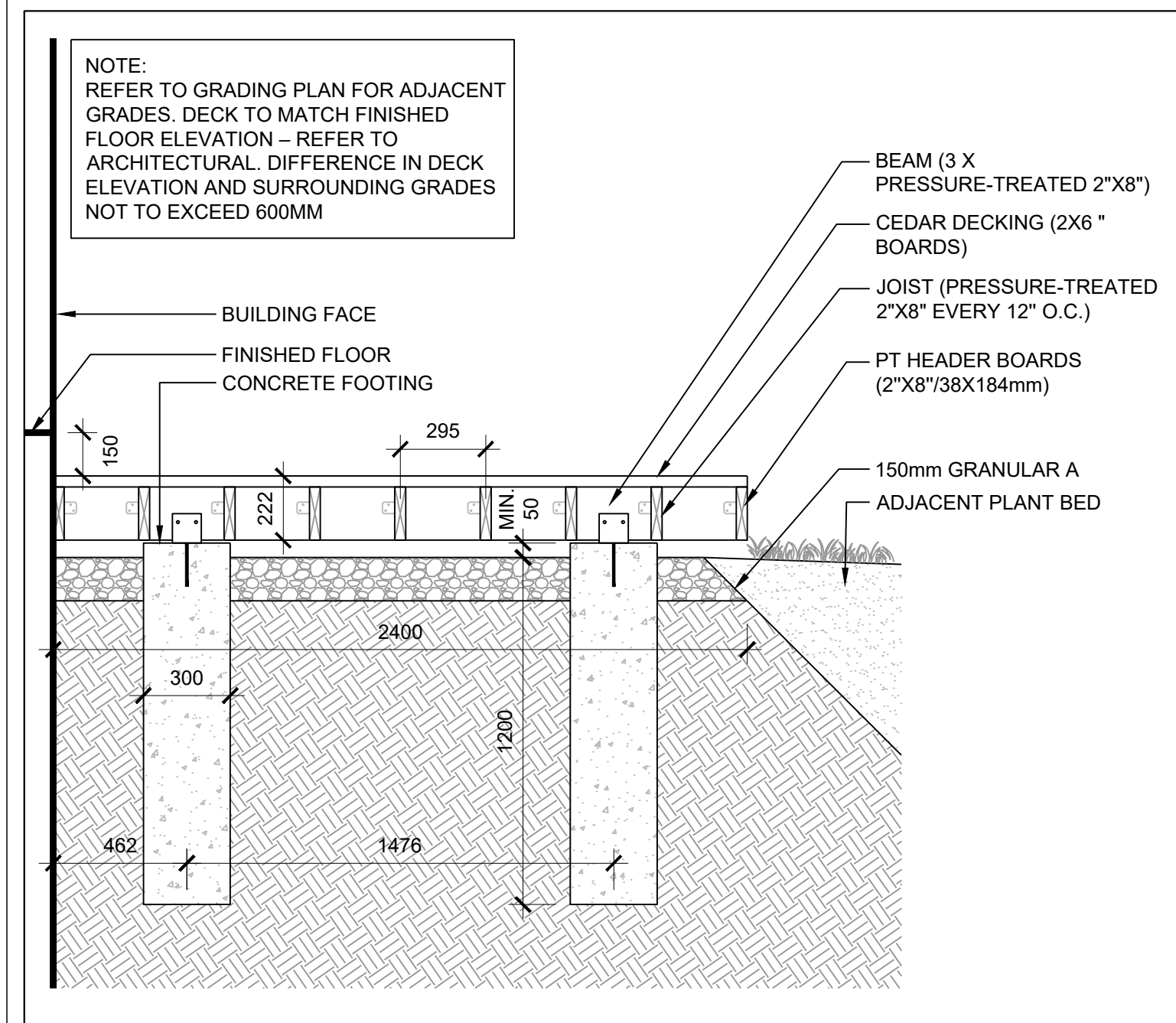
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE DETAILS  
 CITY FILE #D07-12-22-0002

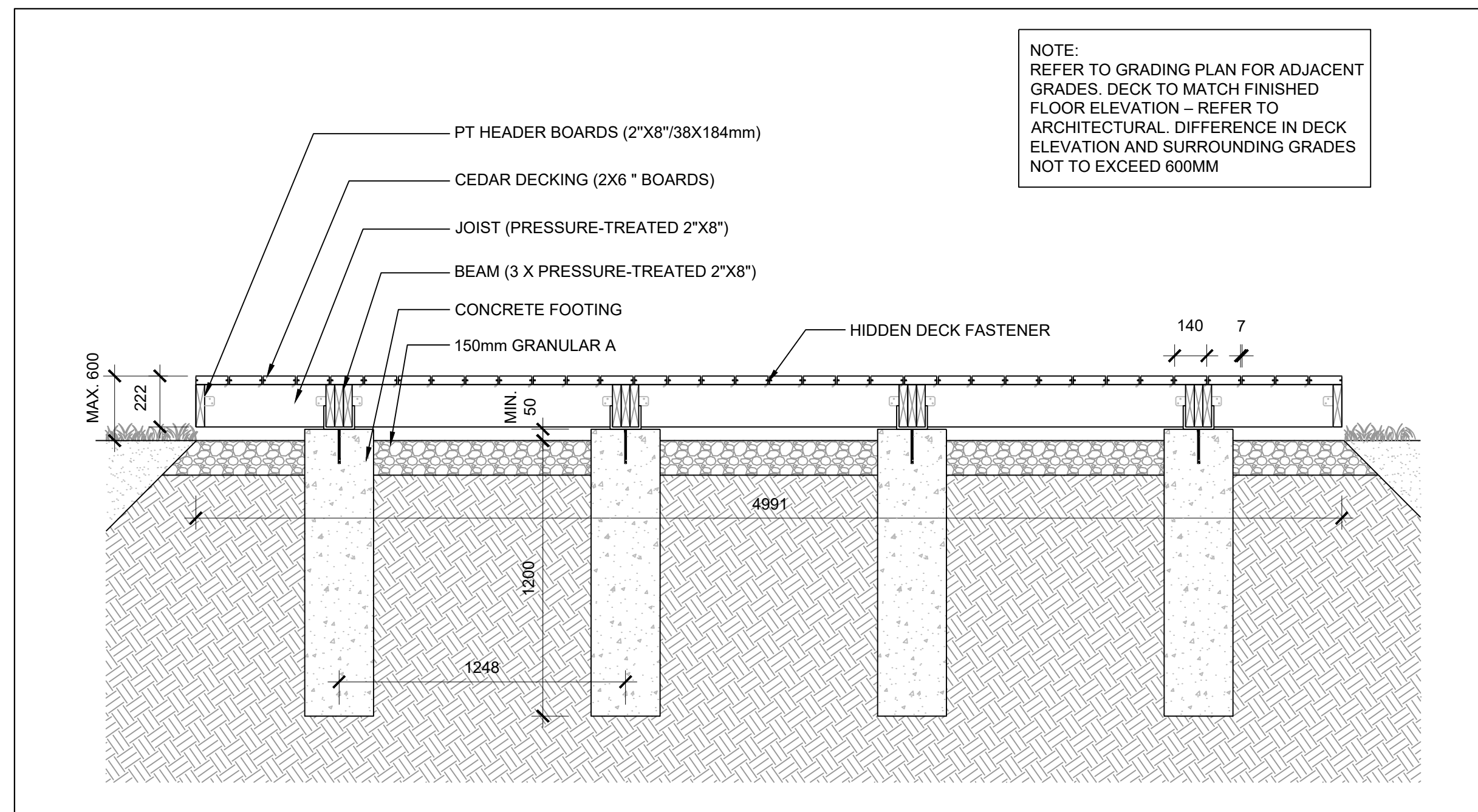
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 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

L501

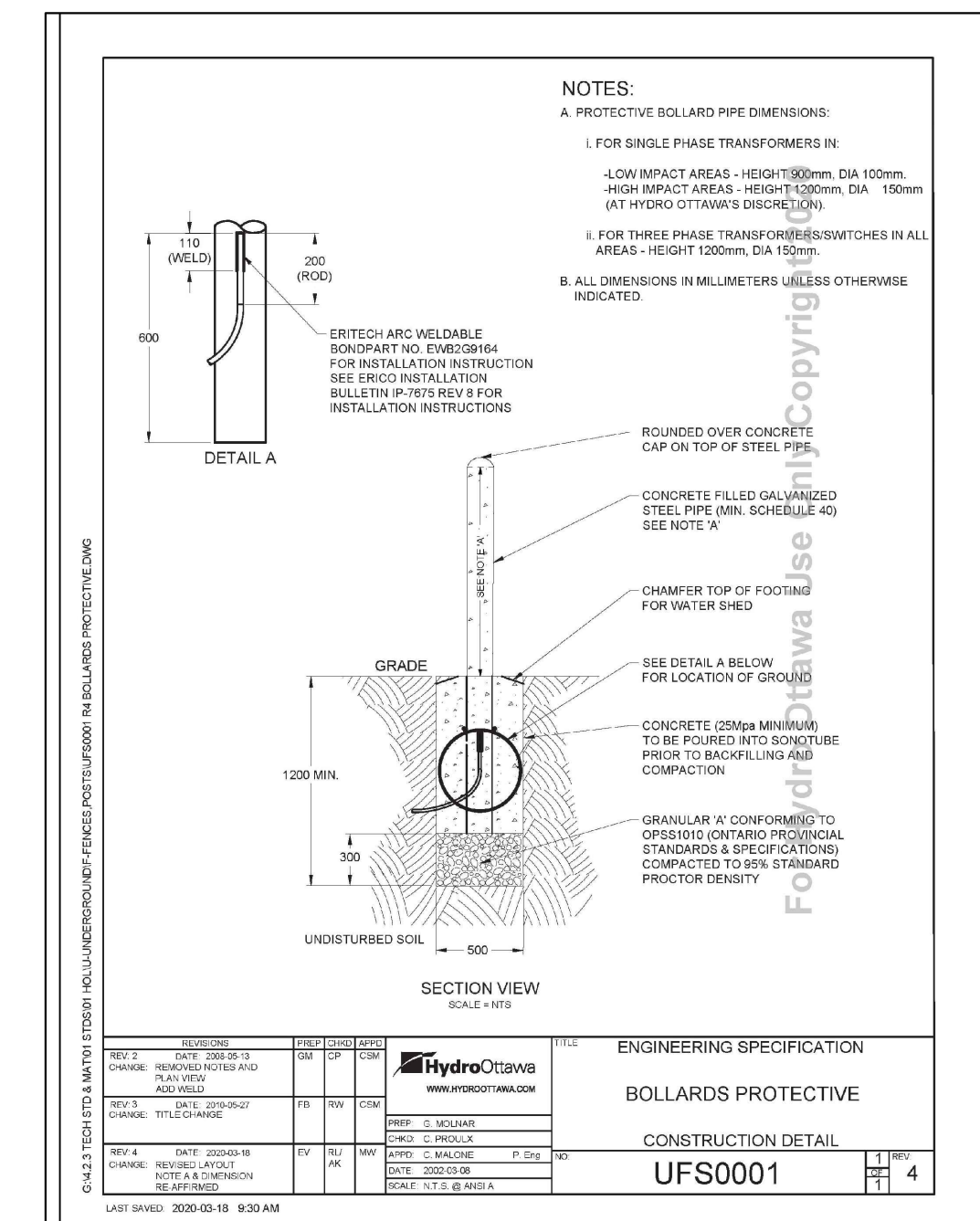




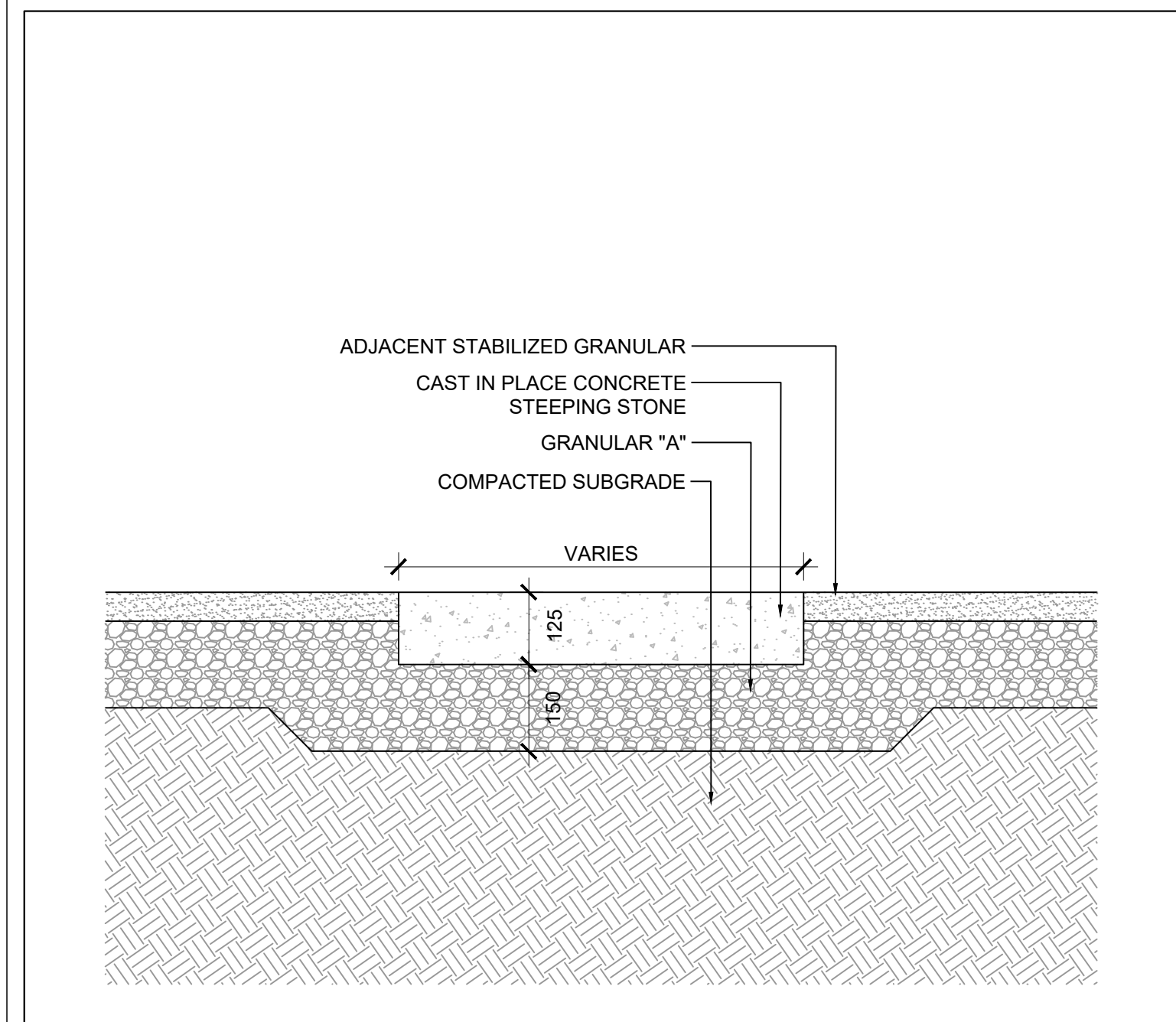
1 WOOD DECK - SECTION  
SCALE: 1:20



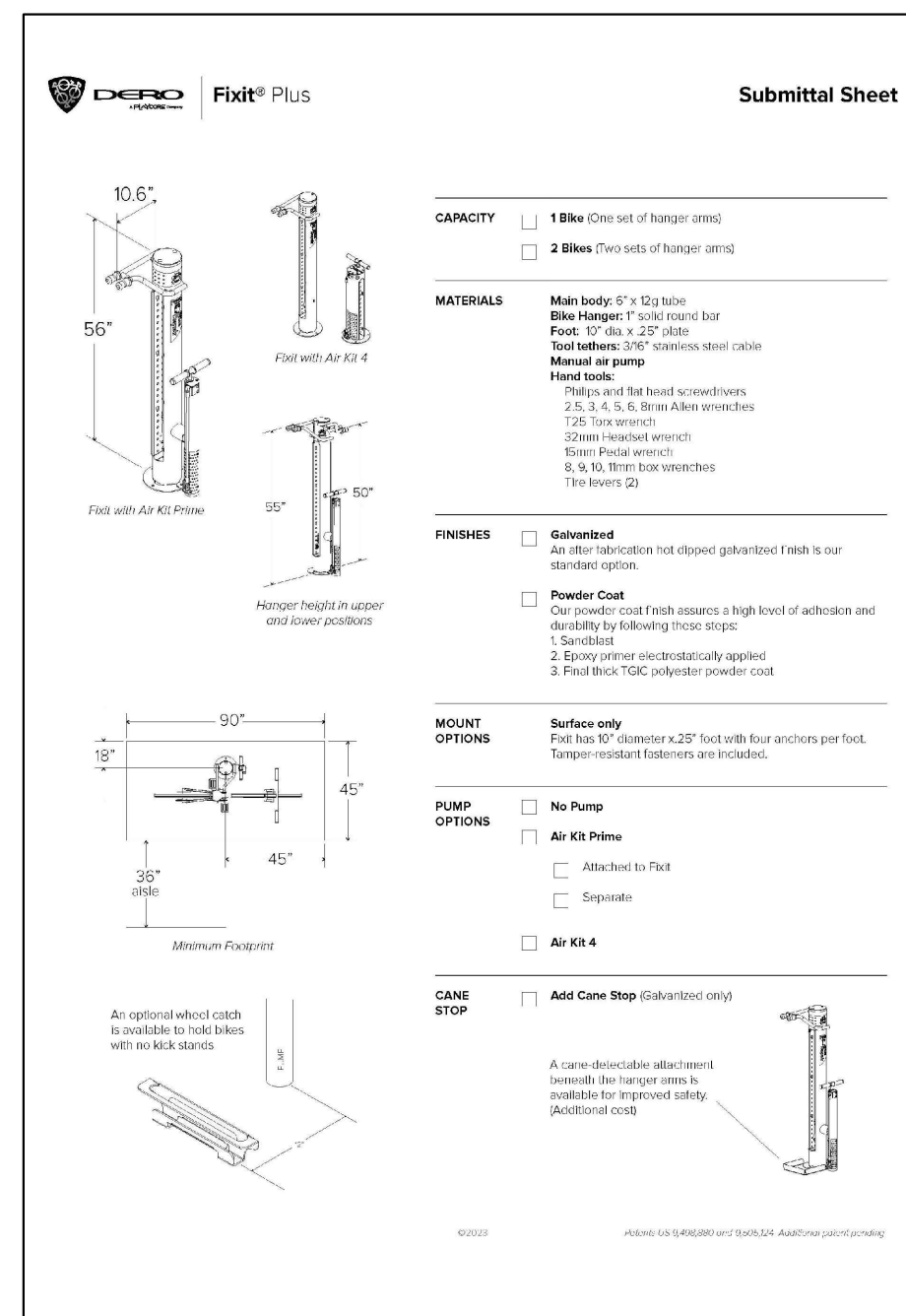
2 WOOD DECK - SECTION  
SCALE: 1:20



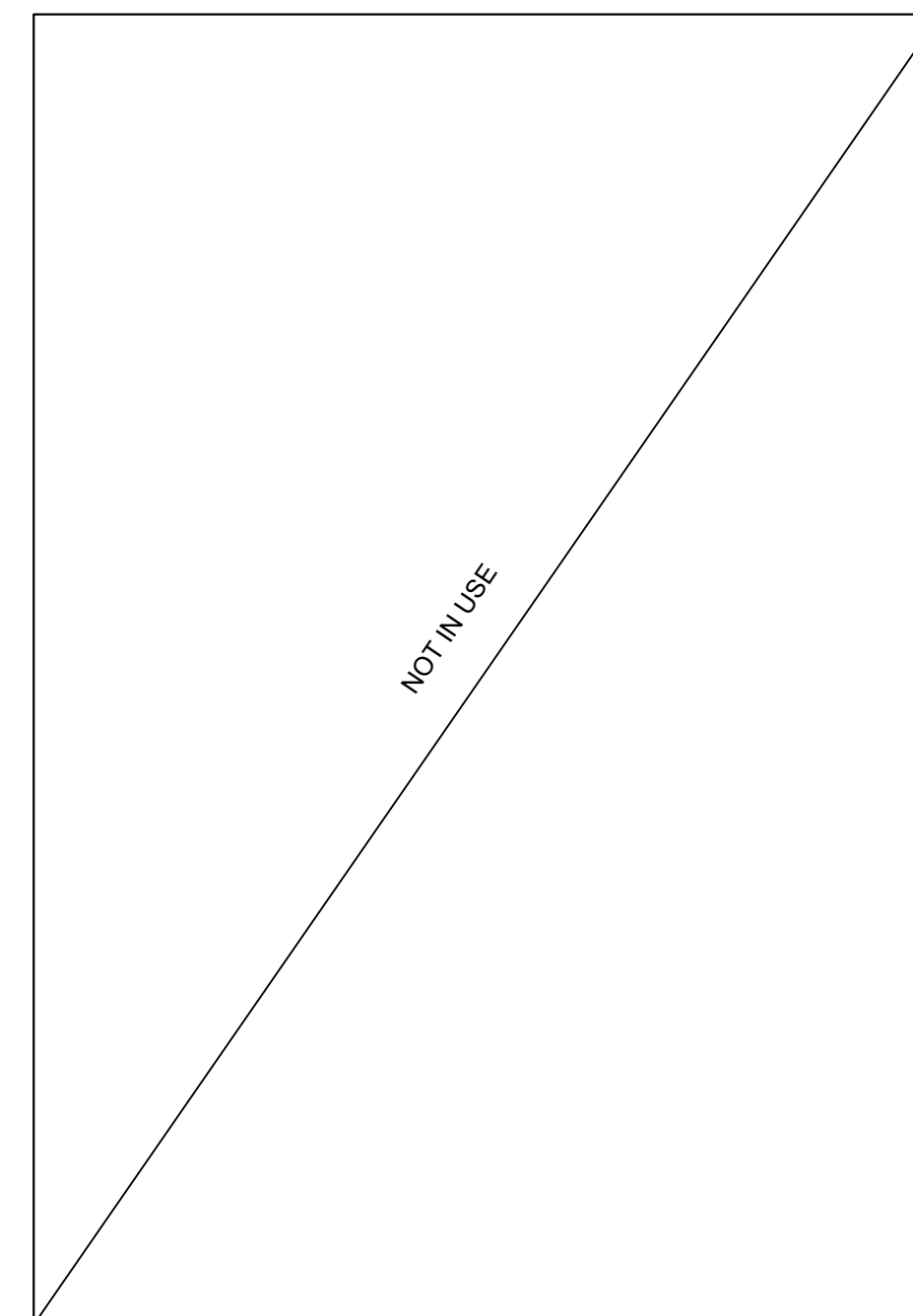
3 PROTECTIVE BOLLARD  
SCALE: NTS



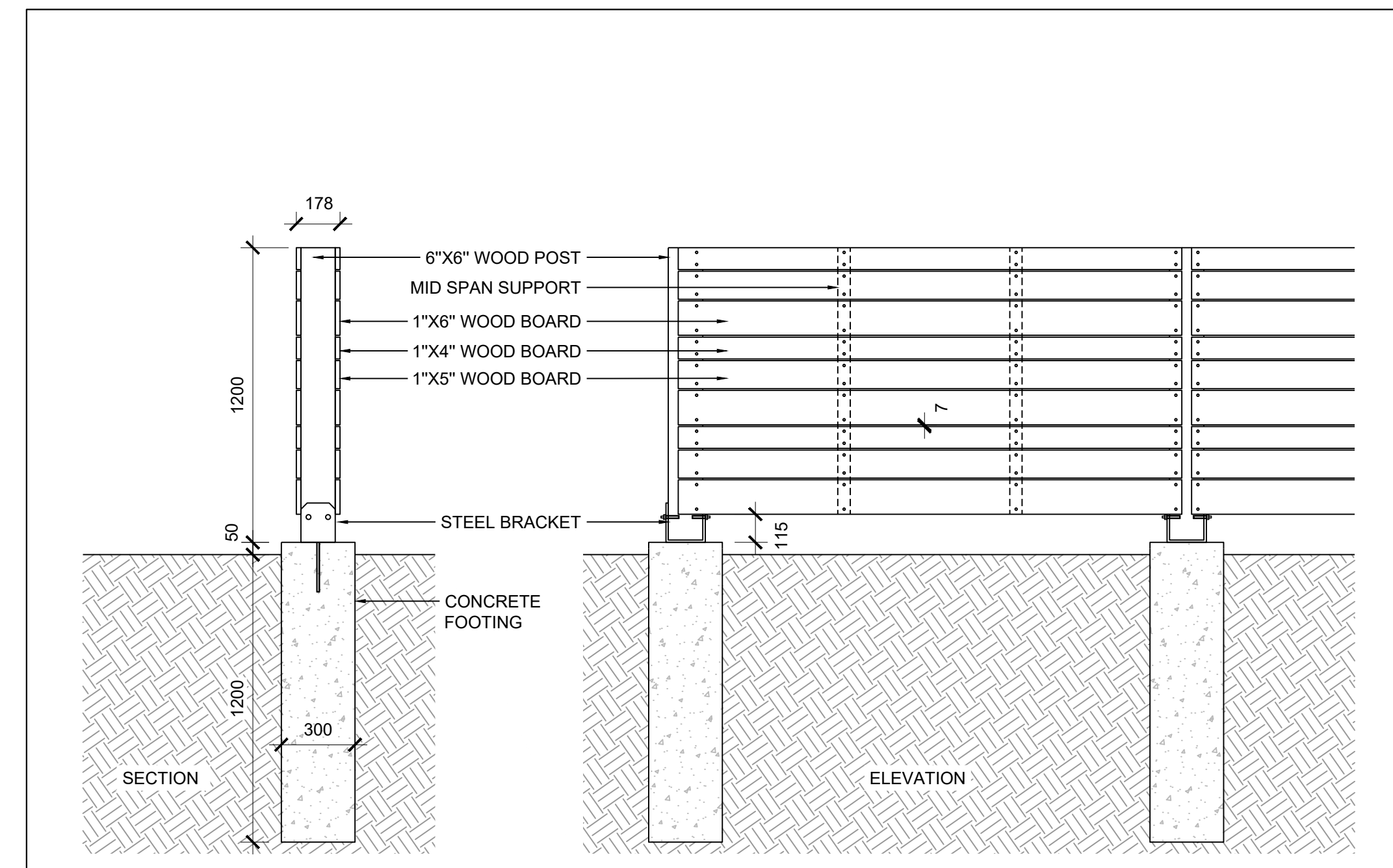
4 STEPPING STONE  
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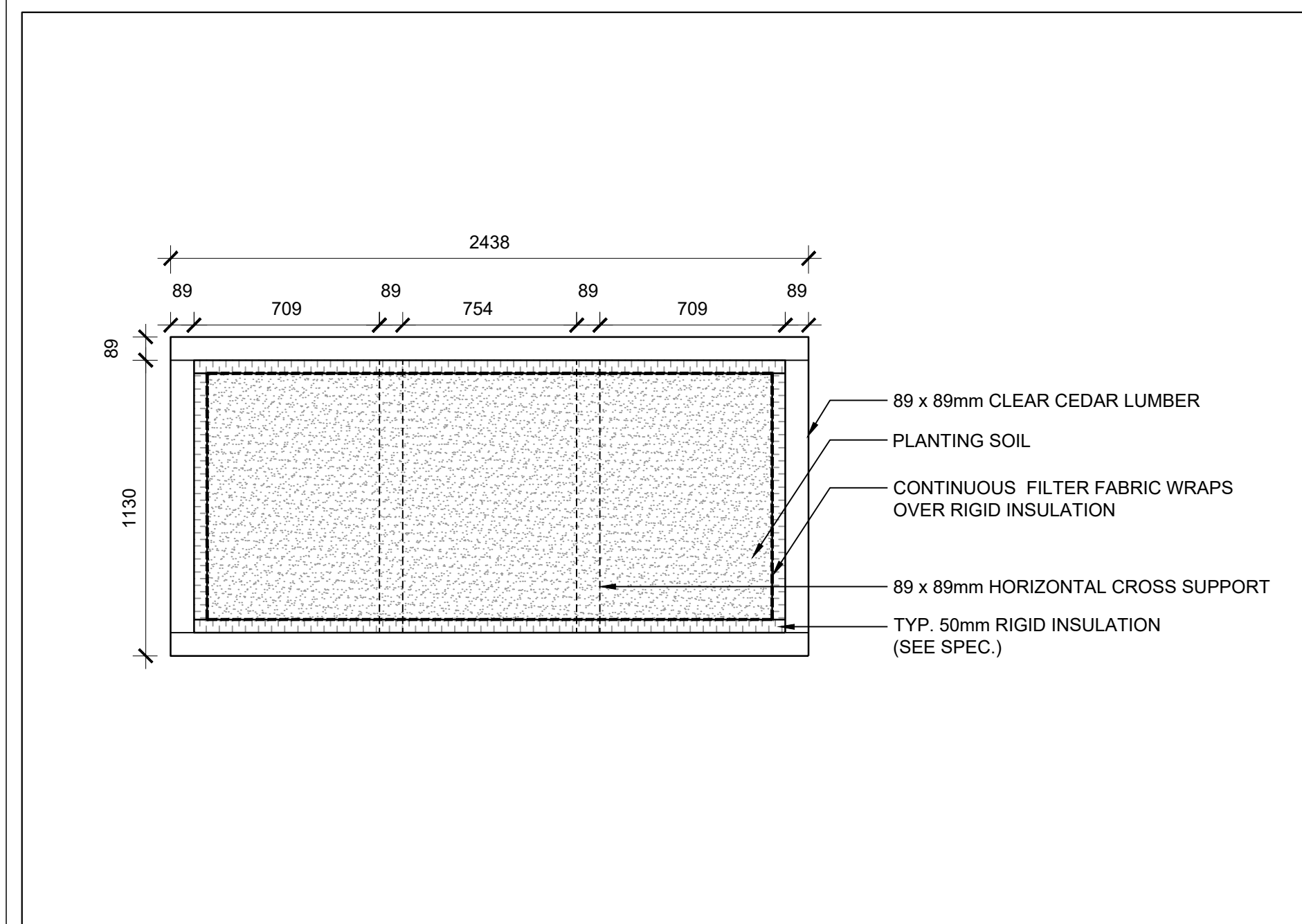
5 BIKE REPAIR STATION  
SCALE: NTS



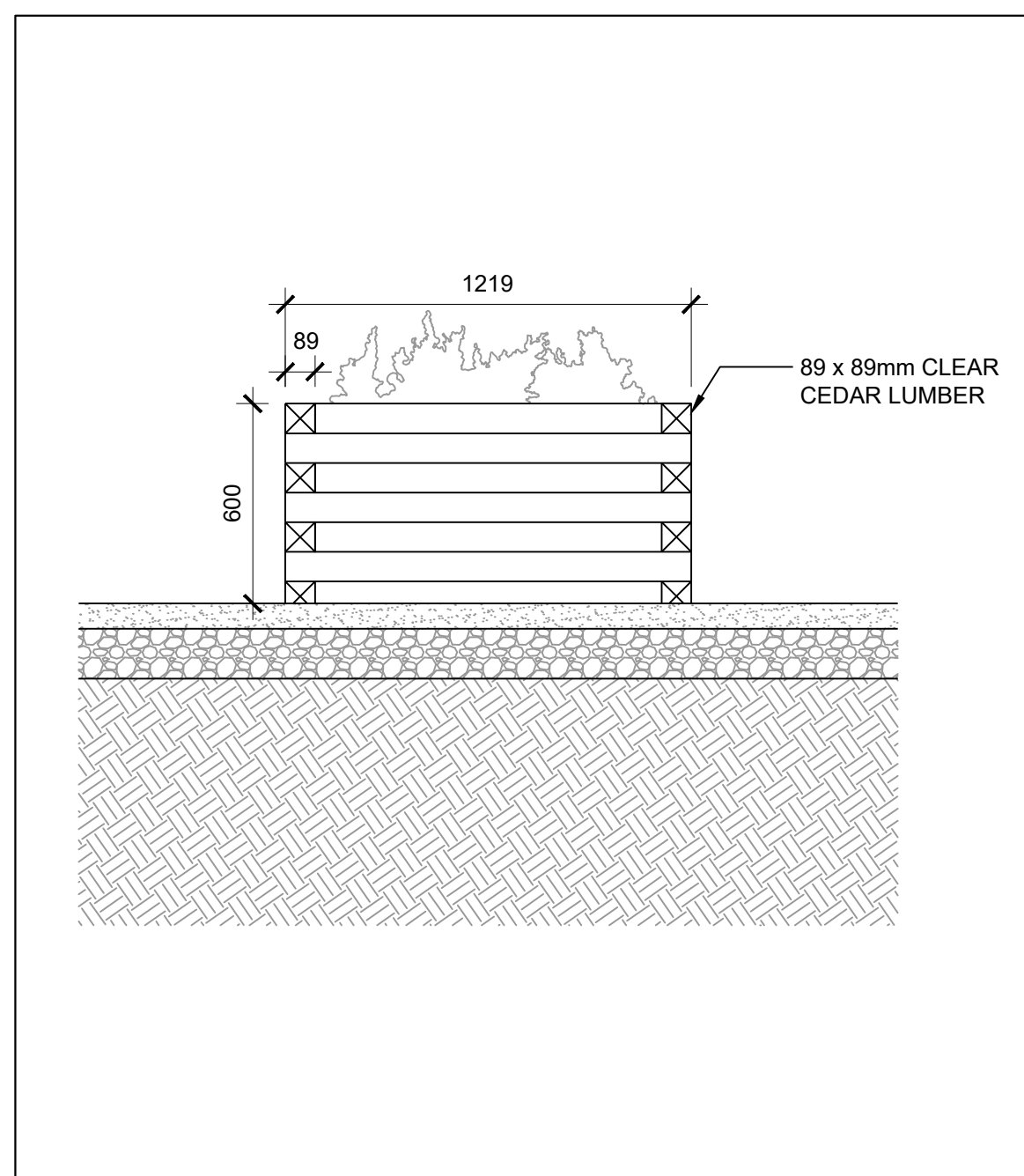
6 NOT IN USE  
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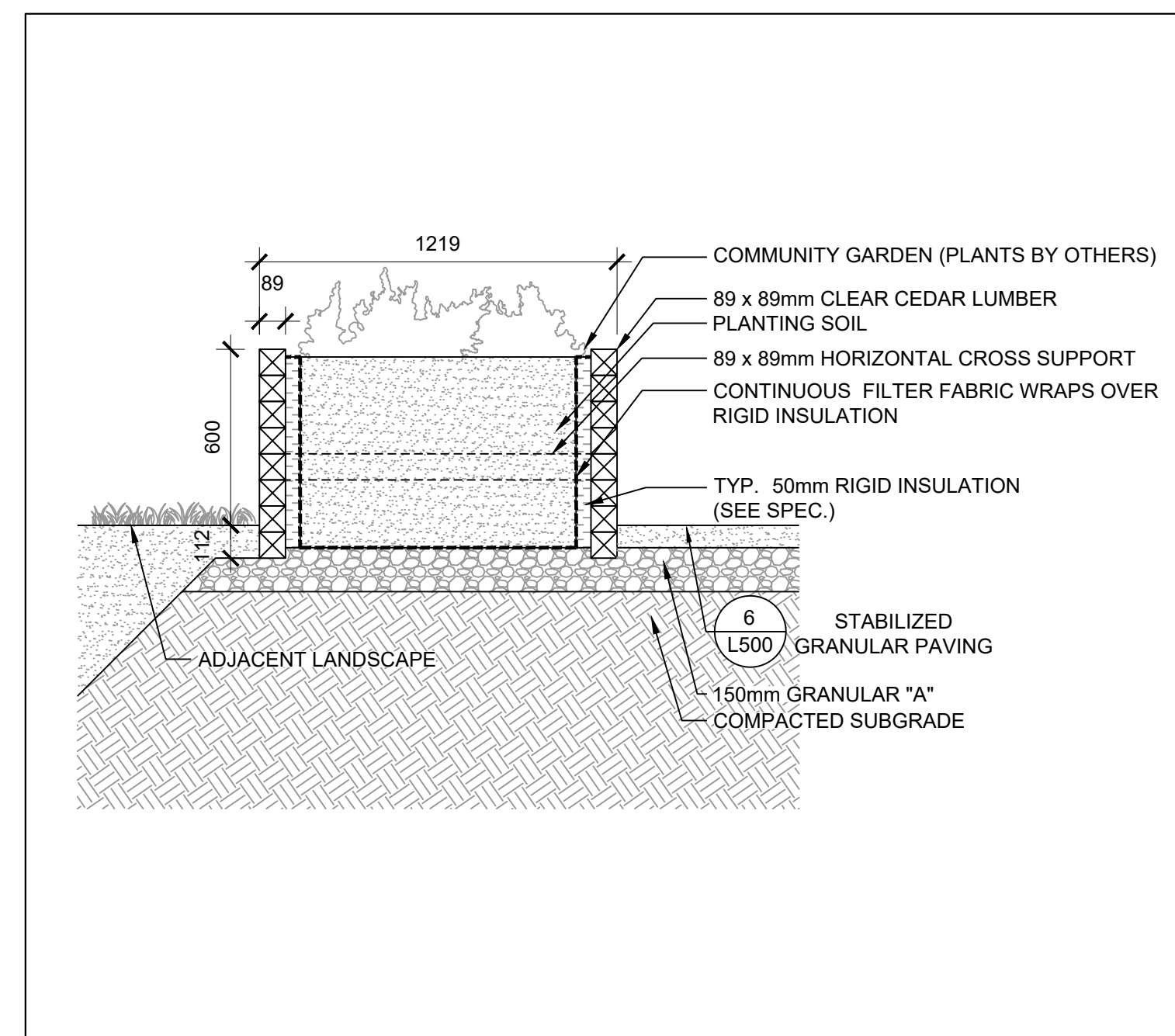
7 1.2m SCREEN  
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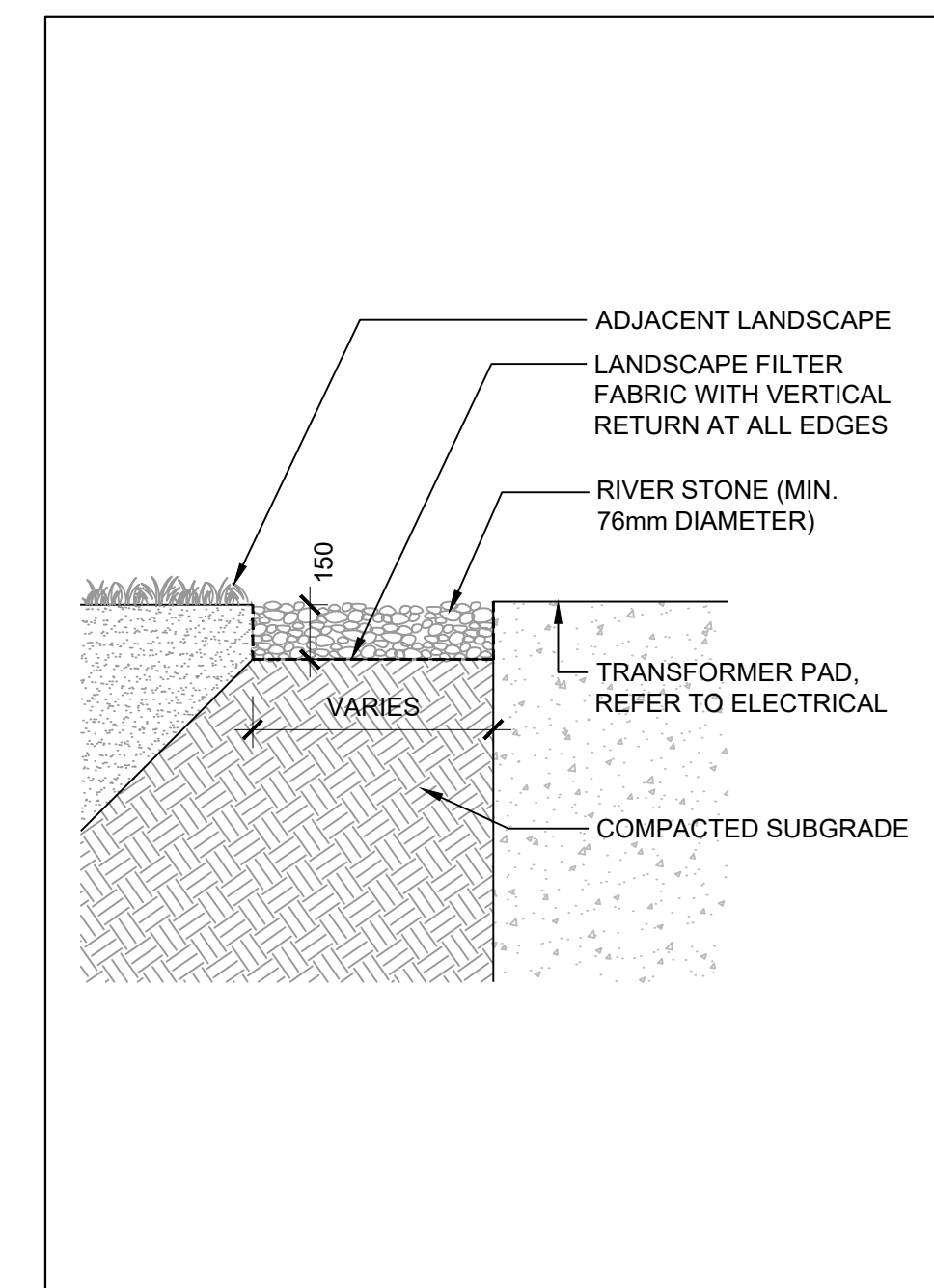
8 RAISED PLANTER BOX - PLAN  
SCALE: 1:20



9 RAISED PLANTER BOX - ELEVATION  
SCALE: 1:20



10 RAISED PLANTER BOX - SECTION  
SCALE: 1:20



11 RIVERSTONE  
SCALE: 1:20

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**LEGEND**

**ISSUE**

7	2025-02-28	ISSUED FOR SPA
6	2025-02-10	ISSUED FOR BUILDING PERMIT
5	2024-11-01	ISSUED FOR SPA
4	2023-06-09	ISSUED FOR 50% CD
3	2023-06-02	ISSUED FOR ZBA/SPA
2	2023-02-24	REISSUED FOR ZBA/SPA
1	2022-11-30	ISSUED FOR 100% DD



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1416 656 8665  
www.jrslandscape.com

**KINDRED WORKS**

**QUEENSWOOD COMMONS**

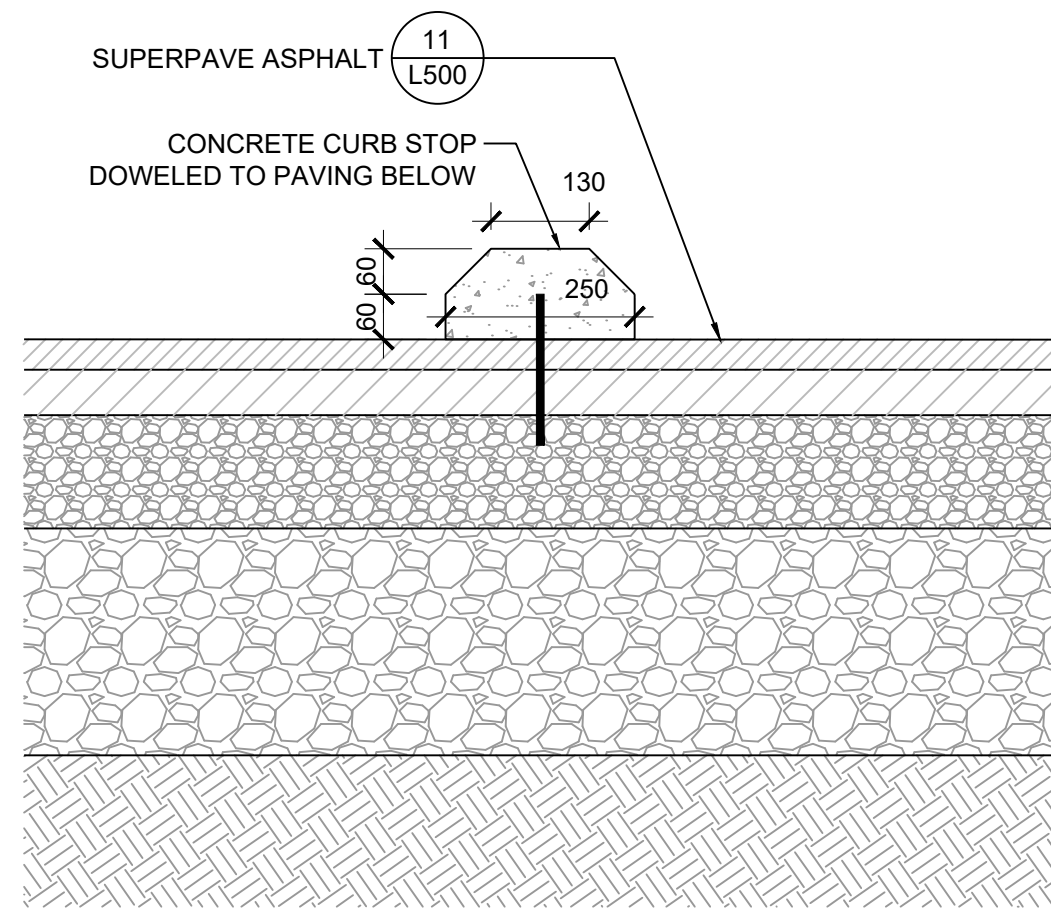
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**LANDSCAPE DETAILS**  
CITY FILE #D07-12-22-0002

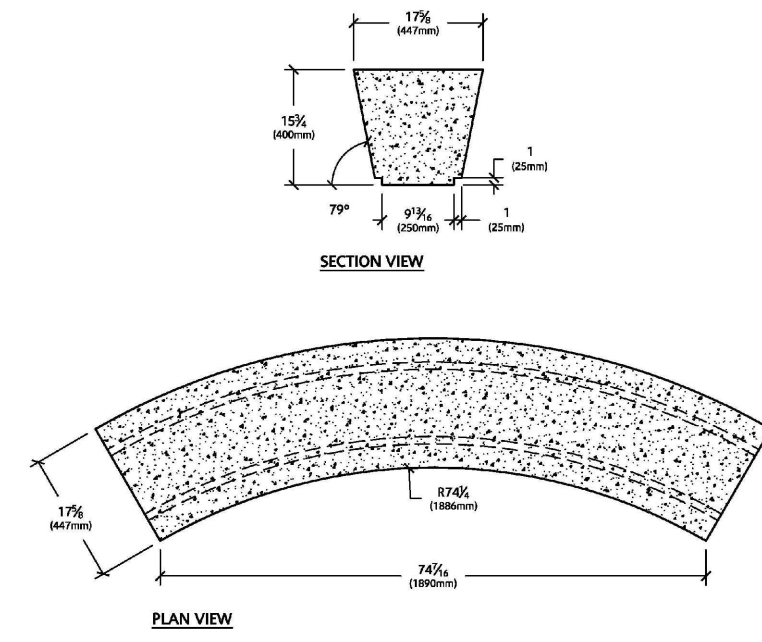
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CHECKED: WS  
PROJECT NUMBER: 21-029  
DRAWING DATE: 2021-09-30

**L502**





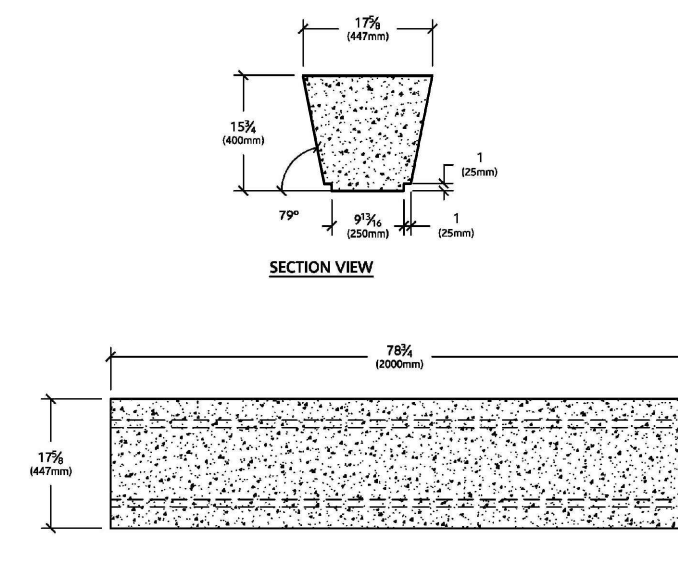
1 CURB STOP  
SCALE: 1 : 10



NOTES:  
1. CONTRACTOR TO REFER TO ARCHITECTURAL SPECIFICATIONS FOR COLOUR, FINISH AND ADDED VALUE FEATURES.  
2. SUBMIT COLOUR AND FINISH SAMPLES FOR APPROVAL.  
3. WEIGHT OF WATARI WA-CUR BENCH: 1.950kg

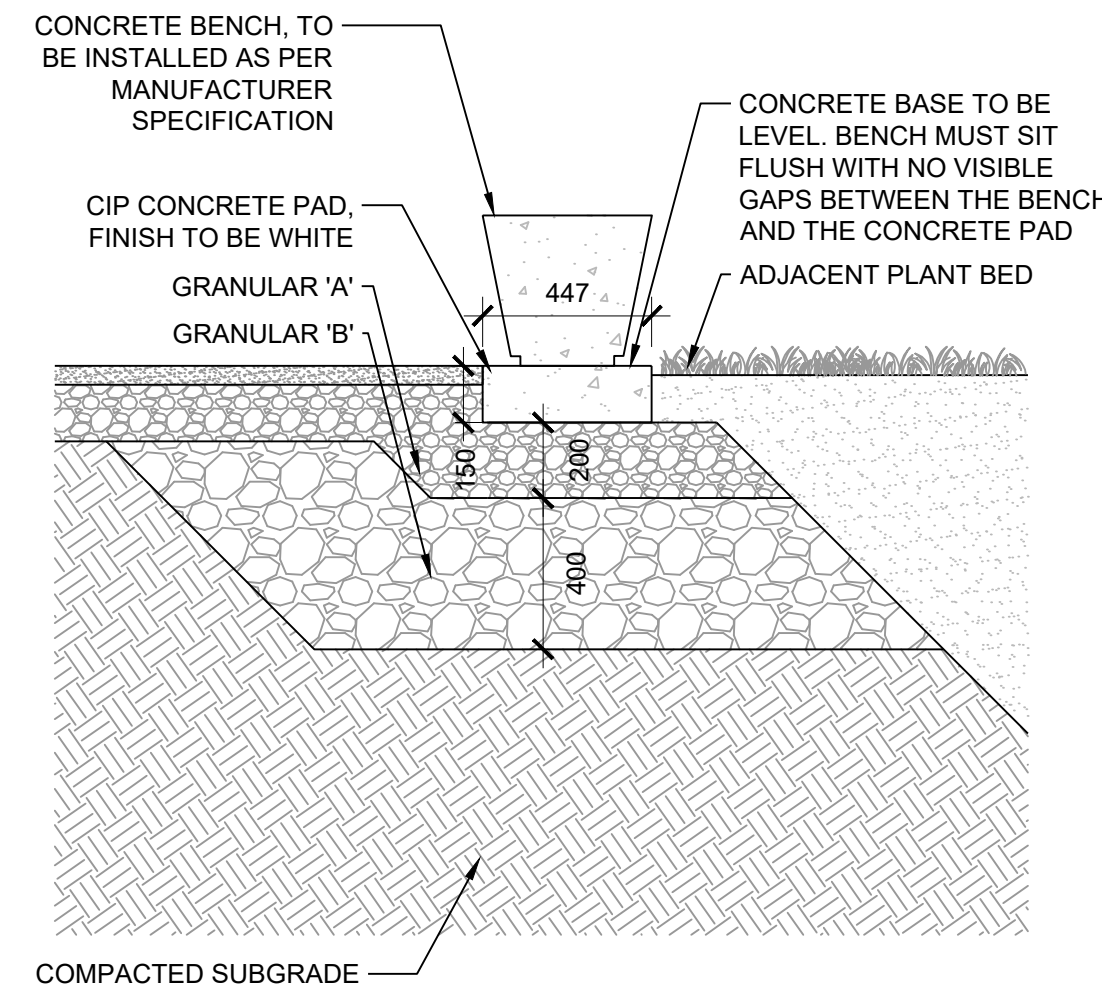
EDS CONCRETE PRODUCTS	WATARI BENCH	
	WA-CUR	
<small>EDS CONCRETE PRODUCTS 1206 BEE STREET STRATFORD, ONTARIO N4C 2A1 1-877-265-6992 www.edskoncrete.com info@edskoncrete.com</small>		

2 CONCRETE BENCH  
SCALE: NTS



NOTES:  
1. CONTRACTOR TO REFER TO ARCHITECTURAL SPECIFICATIONS FOR COLOUR, FINISH AND ADDED VALUE FEATURES.  
2. SUBMIT COLOUR AND FINISH SAMPLES FOR APPROVAL.  
3. WEIGHT OF WATARI WA-STR BENCH: 1.660kg

EDS CONCRETE PRODUCTS	WATARI BENCH	
	WA-STR	
<small>EDS CONCRETE PRODUCTS 1206 BEE STREET STRATFORD, ONTARIO N4C 2A1 1-877-265-6992 www.edskoncrete.com info@edskoncrete.com</small>		



3 CONCRETE BENCH  
SCALE: NTS

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LEGEND

ISSUE

- |   |            |                            |
|---|------------|----------------------------|
| 5 | 2025-02-28 | REISSUED FOR SPA           |
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| 3 | 2024-11-01 | REISSUED FOR SPA           |
| 2 | 2023-06-09 | ISSUED FOR 50% CD          |
| 1 | 2023-06-02 | REISSUED FOR ZBA/SPA       |



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KINDRED WORKS

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360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE DETAILS

CITY FILE #D07-12-22-0002

SCALE: VARIES  
 DRAWN: RM  
 CHECKED: WS  
 PROJECT NUMBER: 21-029  
 DRAWING DATE: 2021-09-30

L503