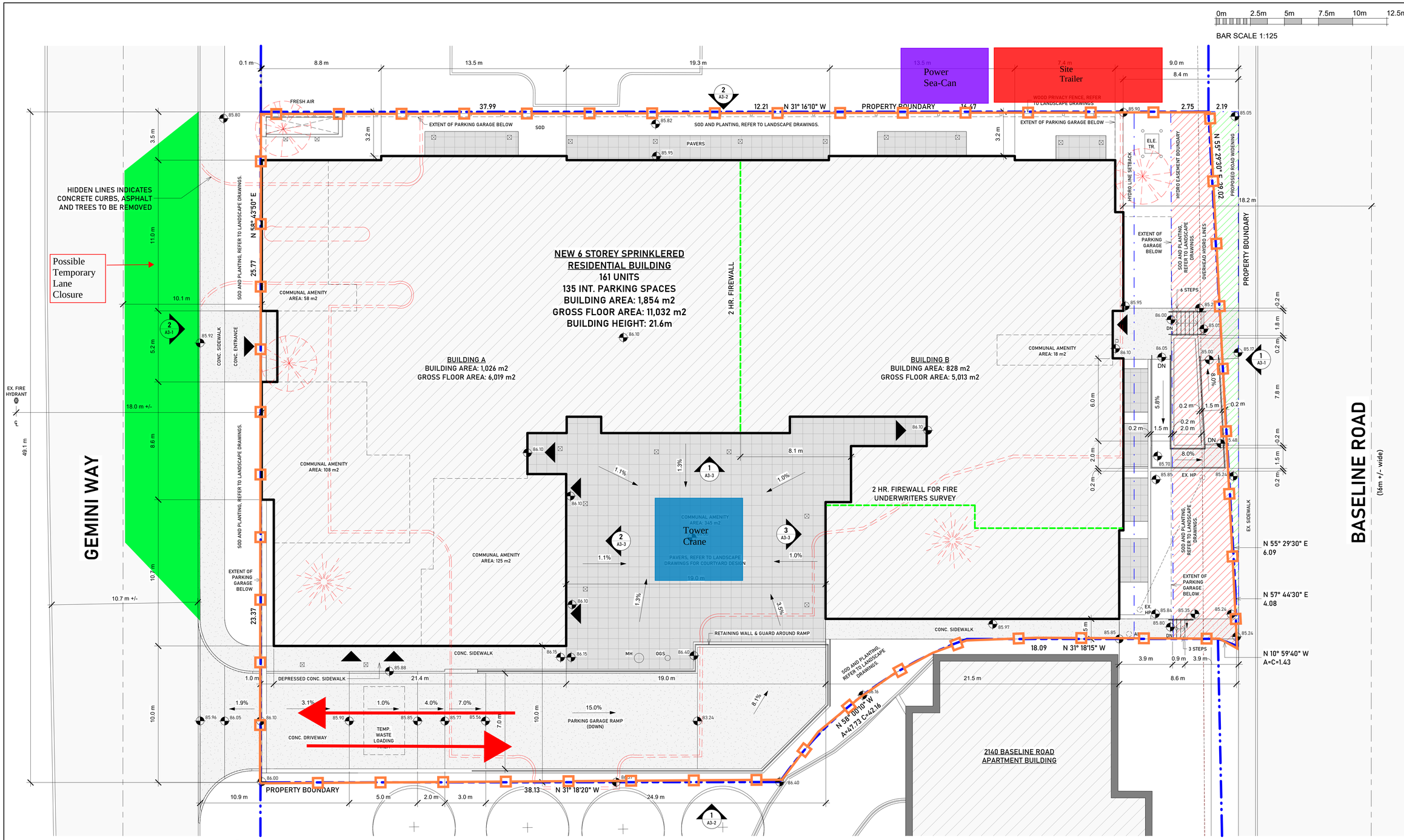

1 Site Plan
1 : 125

Checklist

i. Will construction require the temporary detour of a bus route? **NO**
ii. Will construction block or impact a bike lane? **NO**
iii. Will construction block or impact a sidewalk? **NO**
iv. Will construction require a lane reduction or traffic lane closure? **YES**
v. Will construction require a full road closure? **NO**

Ref 1 A101 — ELEVATION
XX — SPOT ELEVATION
XX — SLOPE
ENTRANCE OR EXIT
1 View Name
View Scale

Beyond
Centerline
Demolished
Hidden Lines
Hidden
Lines
Overhead
Path of Travel
Thin
Medium
Wide
Furniture

PLAN 4R-36669

PLAN OF SURVEY OF
BLOCK 39
PART OF BLOCKS 22 AND 23
AND
PART OF BLOCK 41
(CLOSED BY JUDGE'S ORDER LT8194458) &
(CLOSED BY BY-LAW 2017-360, INST OC1952156)
REGISTERED PLAN 4M-623
AND
PART OF LOT 35
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT TEAM

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ZONING STATS

REGULATION	REQUIRED	PROVIDED
LOT AREA	N/A.	3179.1 m2
LOT WIDTH	N/A.	49.1m
FRONT YARD SETBACK	N/A.	0.100m
INT. SIDE YARD SETBACK	N/A.	1.5 m
REAR YARD SETBACK	2.0	8.4 m
MAX. FLOOR SPACE HEIGHT	2.0	3.3 m
MAX. BUILDING HEIGHT	34.0	21.6 m
LANDSCAPE AREA	N/A.	1018 m2
REQUIRED PARKING	0.1/UNIT VISITOR	16
BICYCLE PARKING	0.5/UNIT	98
COMMUNAL AMENITY AREA	435m2	654 m2
MINIMUM PARKING REQUIREMENT ZONE: AREA Z		
MINIMUM VISITOR PARKING: 0.1 PER UNIT		

Stamp:

Logo: brouwer architecture

No.	Issuance	Date
1	Issued for Review	07-25-25
2	Issued SPA Comments	11-07-25

Project
Gemini Residential Development
85 Gemini Way, Ottawa, Ontario

Project No. 2433

Sheet Name
Site Plan

Scale: As indicated
Drawn By: JV Checked By: JB
Date 2025-10-24 1:20:48 PM

Sheet No. **A1-1**

Revision No. 2