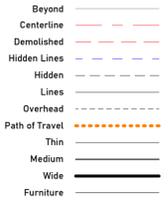


1 Site Plan
1:125



1 View Name
View Scale



PLAN 4R-36662
 PLAN OF SURVEY OF
 BLOCK 39
 PART OF BLOCKS 22 AND 23
 AND
 PART OF BLOCK 41
 (CLOSED BY JUDGE'S ORDER LT819458) &
 (CLOSED BY BY-LAW 2017-360, INST OC1952156)
 REGISTERED PLAN 44-423
 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

Owner
 Appelt Properties
 3477 Lakeshore Rd #218
 Kelowna, BC V1W 0A7
 T: 250-300-1866

Surveyor
 Annis, O'Sullivan, Vollebekk Ltd.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 T: 613-727-0850

Civil
 LRL Engineering
 5430 Canotek Road
 Ottawa, Ont. K1J 9G2
 T: 613-842-3434

Landscape
 Adesso Design Inc.
 69 John Street South, Suite 250
 Hamilton, Ont. L8N 2B9
 T: 905-526-8876

Planning
 Fotenn
 420 O'Connor Street
 Ottawa, Ont. K2P 1W4
 T: 613-730-5709

ZONING STATS

REGULATION	REQUIRED	PROVIDED
LOT AREA	N/A	3199.1 m ²
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	6.2 m
MAX. FLOOR SPACE HEIGHT	2.0	3.3 m
MAX. BUILDING HEIGHT	34.0	21.6 m
LANDSCAPE AREA	N/A	1018 m ²
REQUIRED PARKING	0.1/UNIT VISITOR	16
BICYCLE PARKING	0.5/UNIT	98
COMMUNAL AMENITY AREA	435m ²	654 m ²
MINIMUM PARKING REQUIREMENT ZONE: AREA Z		
MINIMUM VISITOR PARKING: 0.1 PER UNIT		

CITY OF OTTAWA
 FILE NUMBER D07-12-25-0106
 PLAN NUMBER #19405

Stamp:



No.	Issuance	Date
3	Issued for SPA Comments	01-30-26

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: **2026-01-21 4:29:35 PM**

Sheet No.

A1-1

Revision No. **3**