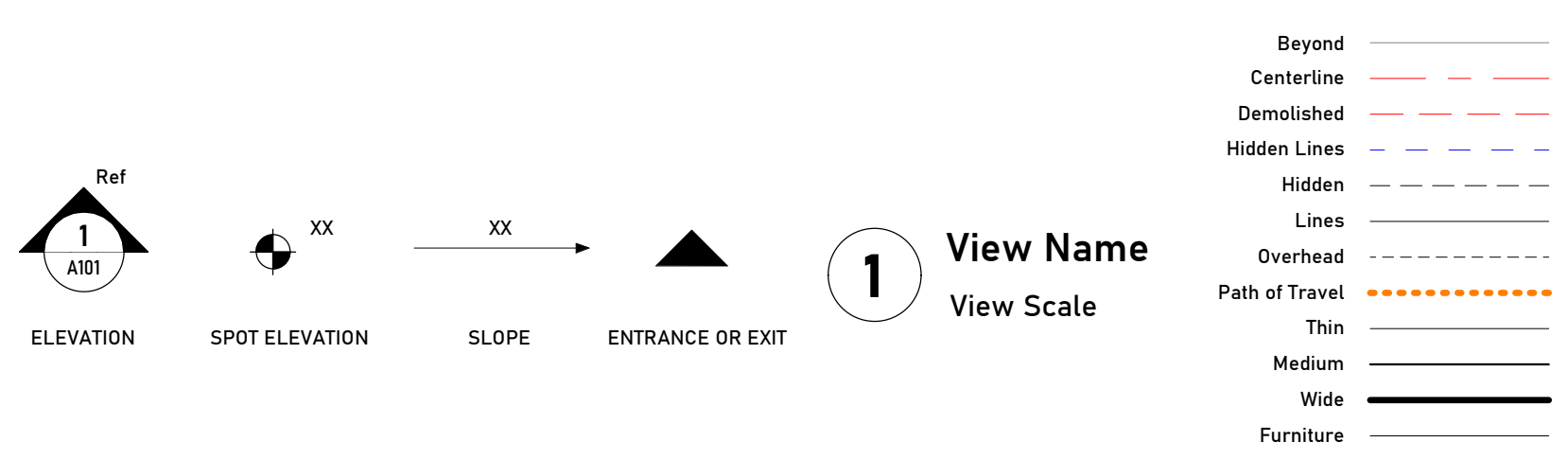


**1** Site Plan  
1:125



**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

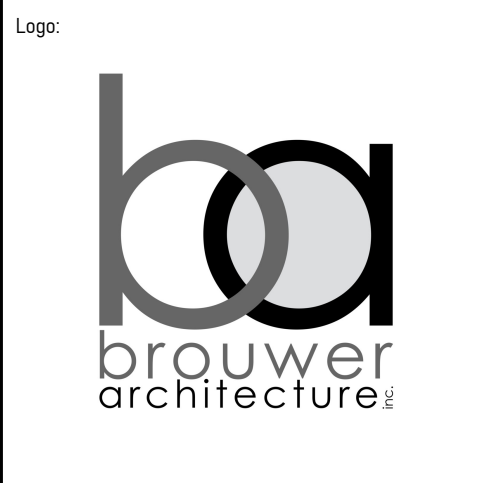
**Planning**  
Fotenn  
420 O'Connor Street  
Ottawa, Ont. K2P 1W4  
T: 613-730-5709

**ZONING STATS**

REGULATION	REQUIRED	PROVIDED
LOT AREA	N/A	3199.1 m <sup>2</sup>
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	6.9 m
MAX. FLOOR SPACE HEIGHT	2.0	3.3 m
MAX. BUILDING HEIGHT	34.0	21.6 m
LANDSCAPE AREA	N/A	1018 m <sup>2</sup>
REQUIRED PARKING	0.5/UNIT VISITOR	16
BICYCLE PARKING	0.5/UNIT	98
COMMUNAL AMENITY AREA	435m <sup>2</sup>	657 m <sup>2</sup>
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	05-05-26

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: **2026-05-05 9:58:17 AM**

Sheet No.

**A1-1**

Revision No. **3**