

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 20, 21 AND 22
AND
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 20 AND 21
(Closed by By-Law 2008-224, Inst. OC:049346)
BROKEN FRONT CONCESSION (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:1000
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
This is to certify that I am the owner / agent of the lands to be subdivided and that
this plan was prepared in accordance with my instructions.
Date May 21, 2025
T. Harnack
ON-PROFESSIONAL SURVEYOR

OWNER'S CERTIFICATE
This is to certify that I am the owner / agent of the lands to be subdivided and that
this plan was prepared in accordance with my instructions.
Date May 27, 2025
Vincent Denomme
Manager, Planning and Land Development
Urbanland Collective
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT
(a) see plan
(b) see plan
(c) see plan
(d) single and multi-family residential housing, open space and storm water
management lands
(e) see plan
(f) see plan
(g) see plan
(h) see plan
(i) see plan
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and
gas to be available
(l) No Known easements

PROPOSED LAND USE TABLE			
PROPOSED USE	LOTS/BLOCKS	NO. OF UNITS	AREA (HA/AC)
SINGLE-FAMILY	13	42	12.25
TOWNHOUSES	52, 56	42	12.25
MEDIUM DENSITY	85		1.600 / 3.95
STORM WATER MANAGEMENT	94		4.951 / 12.23
OPEN SPACE	91		0.074 / 0.18
OTHER	86		0.581 / 1.44
	87		2.701 / 6.67
	88		0.350 / 0.86
	89		0.302 / 0.75
	90		2.837 / 7.00
	97, 98		0.011 / 0.04
STREETS WIDENINGS/ RESERVES			2.854 / 7.05
TOTAL			22.391 / 55.27

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED
June 6, 2025
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER
THE CITY OF OTTAWA PLANNING ACT
THIS 20 DAY OF June 2025

LEV XU, MPP REP. MANAGER
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT CITY OF OTTAWA

KEY MAP
NOT TO SCALE

