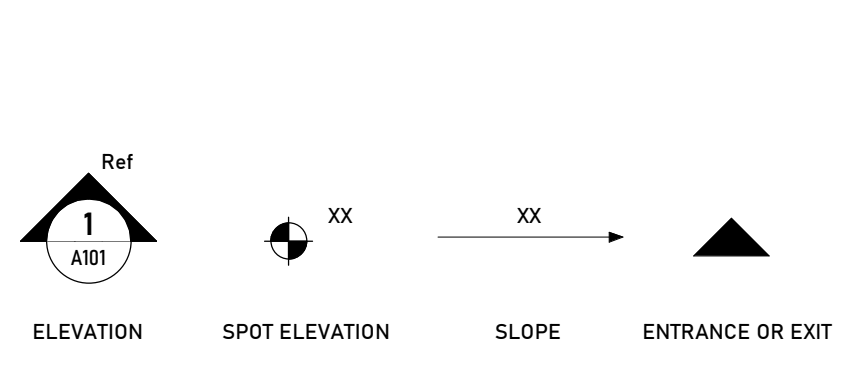
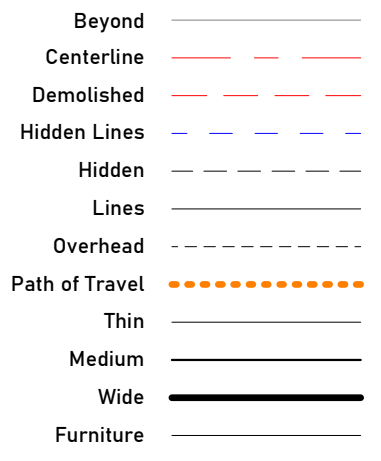


1 Site Plan
1:125



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

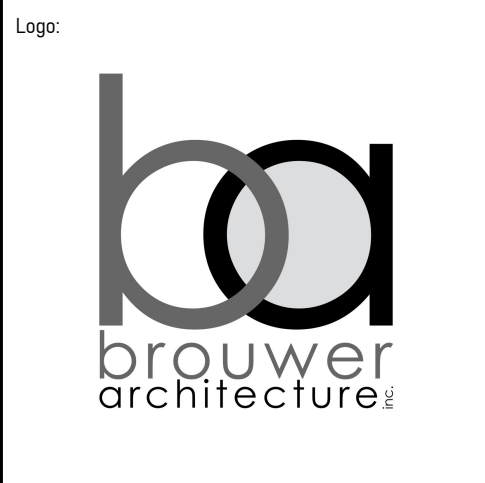
Planning
 Fotenn
 420 O'Connor Street
 Ottawa, Ont. K2P 1W4
 T: 613-730-5709

ZONING STATS

| REGULATION | REQUIRED | PROVIDED |
|--|-------------------|-----------------------|
| LOT AREA | N/A | 3191.1 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 | 6.9 m |
| MAX. FLOOR SPACE HEIGHT | 2.0 | 3.3 m |
| MAX. BUILDING HEIGHT | 34.0 | 21.6 m |
| LANDSCAPE AREA | N/A | 1018 m ² |
| REQUIRED PARKING | 0.5/UNIT VISITOR | 16 |
| BICYCLE PARKING | 0.5/UNIT | 98 |
| COMMUNAL AMENITY AREA | 435m ² | 657 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 | 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**