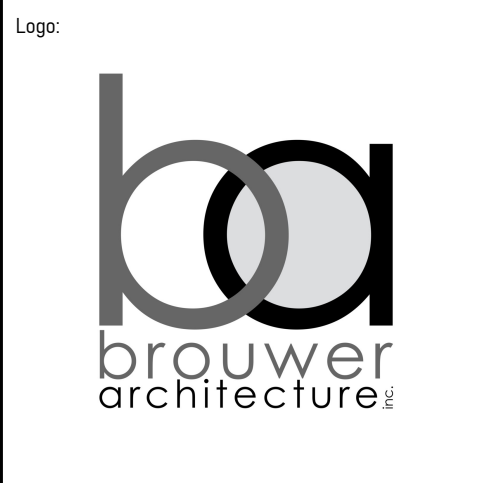


Stamp:



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

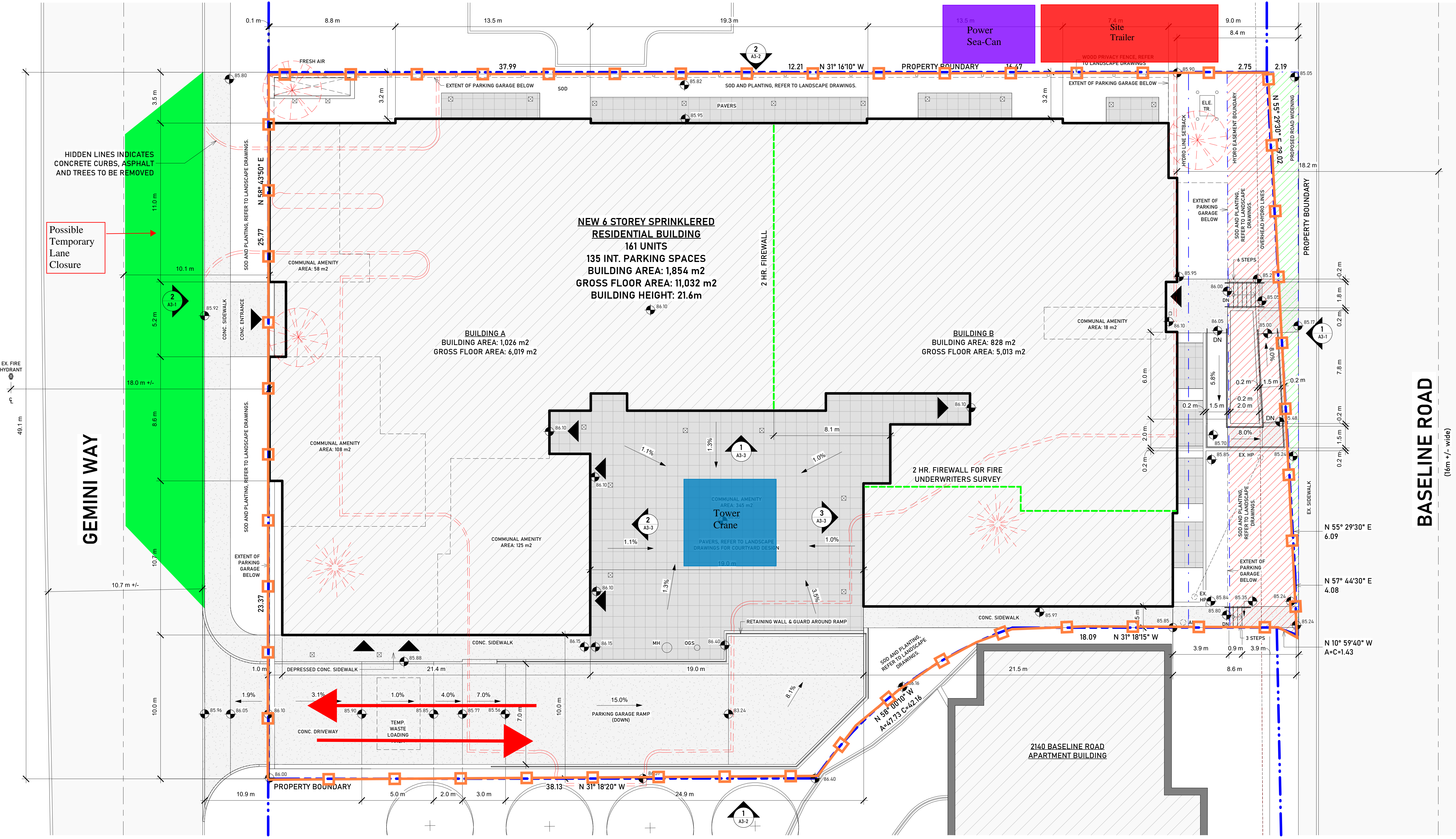
Project
Gemini Residential Development
 85 Gemini Way, Ottawa, Ontario

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**



HIDDEN LINES INDICATES CONCRETE CURBS, ASPHALT AND TREES TO BE REMOVED

Possible Temporary Lane Closure

EX. FIRE HYDRANT

GEMINI WAY

BASELINE ROAD
 (16m +/- wide)

1 Site Plan
 1:125

View Name	View Scale
Beyond	—
Centerline	—
Demolished	—
Hidden Lines	—
Hidden	—
Lines	—
Overhead	—
Path of Travel	—
Thin	—
Medium	—
Wide	—
Furniture	—

- 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**

PLAN 6R-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 2017-260, 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
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Landscape
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ZONING STATS		
REGULATION	REQUIRED	PROVIDED
LOT AREA	N/A	3179.1 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	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 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 2		
MINIMUM VISITOR PARKING: 0.1 PER UNIT		

