

Committee of Adjustment
Received / Reçu le
2026-02-25
City of Ottawa / Ville d'Ottawa
Comité de dérogation

SCHEDULE		
PART	LOT/BLOCK	PLAN/CONCESSION
1	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
2	PART OF BLOCK 22	CONCESSION 2 (RIDEAU FRONT)
3	PART OF BLOCK 39	CONCESSION 2 (RIDEAU FRONT)
4	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
5	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
6	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
7	PART OF BLOCK 39	CONCESSION 2 (RIDEAU FRONT)
8	PART OF BLOCK 22	CONCESSION 2 (RIDEAU FRONT)
9	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
10	PART OF LOT 35	CONCESSION 2 (RIDEAU FRONT)
11	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
12	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
13	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
14	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
15	(Closed by Judge's Order L7819458)	CONCESSION 2 (RIDEAU FRONT)
16	PART OF LOT 35	CONCESSION 2 (RIDEAU FRONT)
17	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
18	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
19	(Closed by By-Law 2017-360, Inst. OC1952156)	CONCESSION 2 (RIDEAU FRONT)
20	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
21	(Closed by Judge's Order L7819458)	CONCESSION 2 (RIDEAU FRONT)
22	PART OF LOT 35	CONCESSION 2 (RIDEAU FRONT)
23	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
24	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
25	PART OF BLOCK 23	CONCESSION 2 (RIDEAU FRONT)
26	PART OF BLOCK 41	CONCESSION 2 (RIDEAU FRONT)
27	(Closed by Judge's Order L7819458)	CONCESSION 2 (RIDEAU FRONT)

PLAN 4R-36669
Received and deposited
February 11th, 2025
Carolette Liburd
Representative for the
Land Registrar for the
Land Titles Division of
Ottawa-carleton (No.4)

Parts 2, 5, 12, 25, 26: Subject to Easement Inst. L7814772
Parts 14, 27: Subject to Easement Inst. L7824330
Part 15: Subject to Easement Inst. OC21817159
Parts 18, 19: Subject to Easement Inst. OC2107532
Parts 1, 2, 5, 6, 12, 13, 25 & 26 Comprise All of PIN 04692-1250
Parts 3 & 4 Comprise All of PIN 04692-0018
Parts 4 & 7 Comprise All of PIN 04692-0020
Parts 9, 16, 21 & 22 Comprise All of PIN 04692-0024
Parts 10, 17 & 23 Comprise All of PIN 04692-0455
Parts 14, 15, 20 & 27 Comprise All of PIN 04692-0477
Parts 18, 19 & 24 Comprise Part of PIN 04692-1319

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 4M-623
AND
PART OF LOT 35
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:250
The intended plot size of the plan is 1372 mm in width by 610 mm in height when plotted at a scale of 1:250.

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

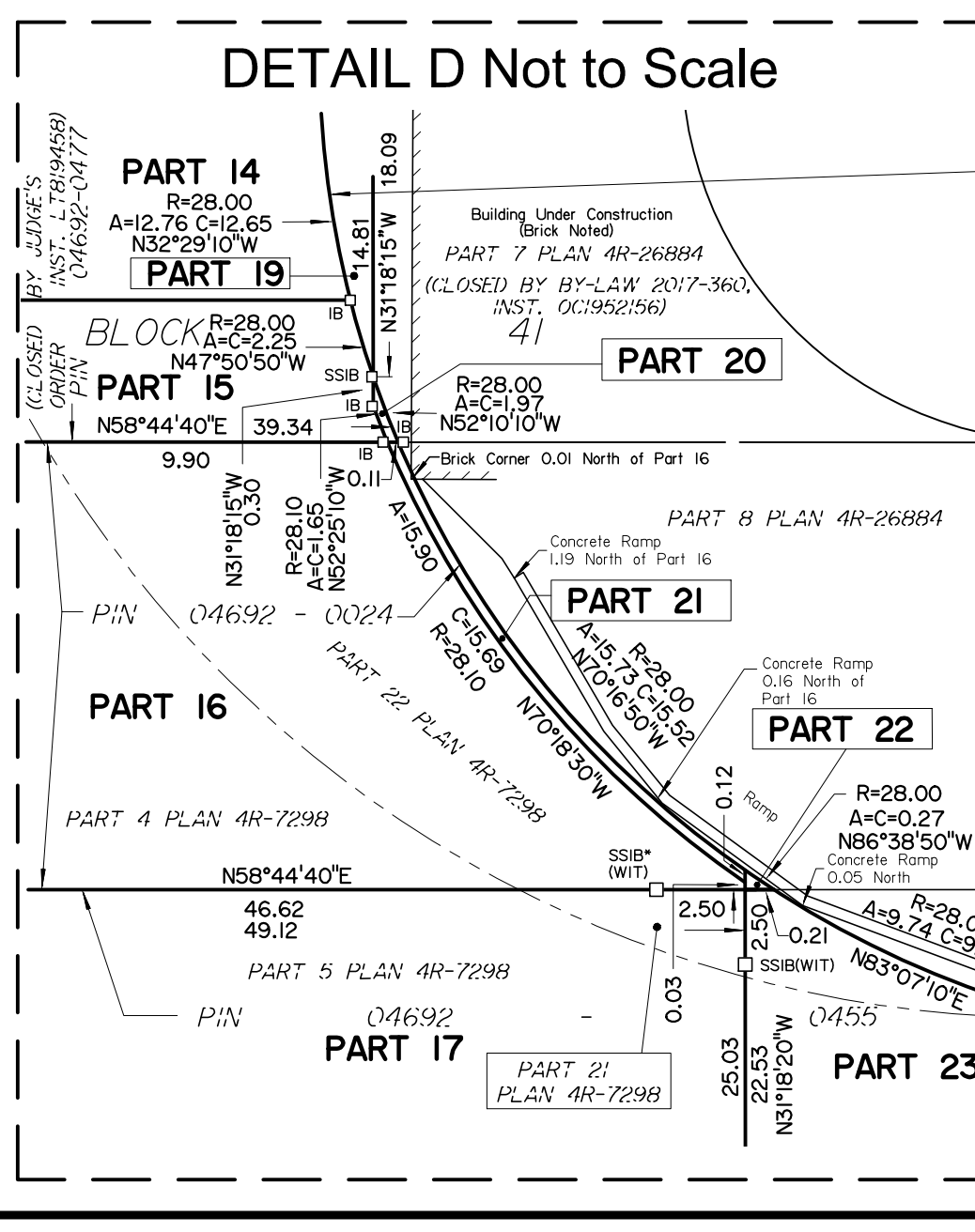
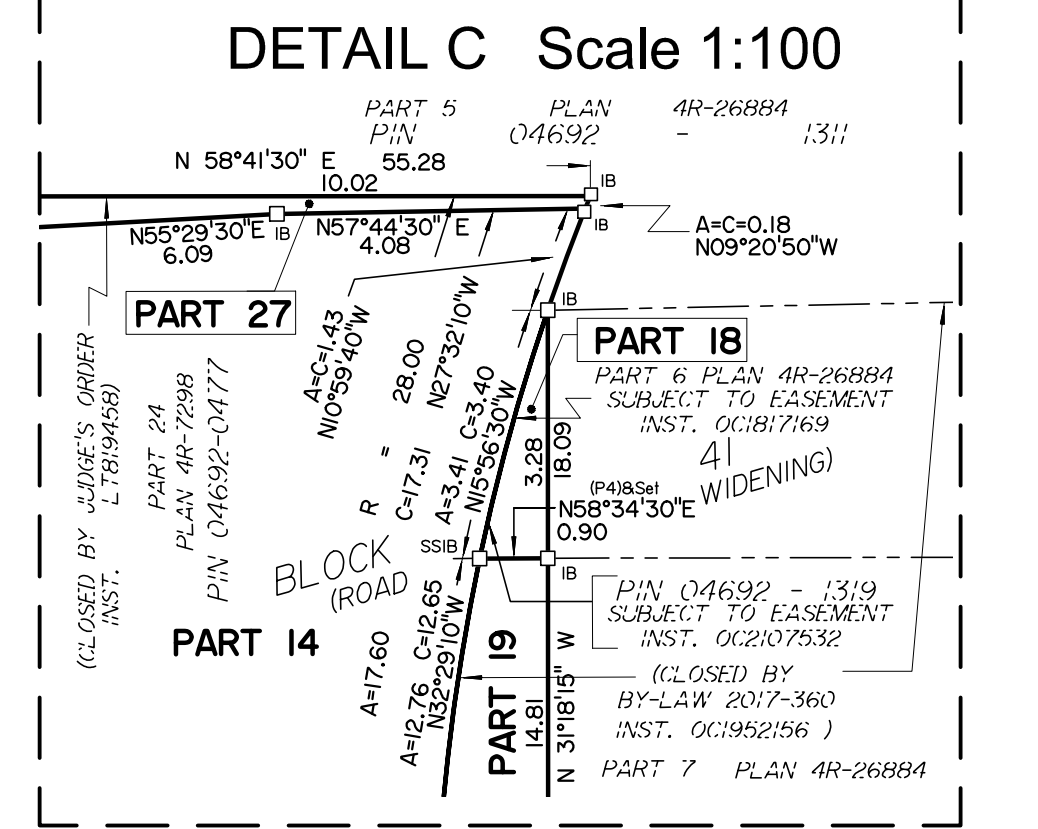
Surveyor's Certificate
I CERTIFY THAT:
1. The survey and plans are correct and in accordance with the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 24th day of January, 2025.
February 3, 2025
Date
E.H. Harvery
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-97662

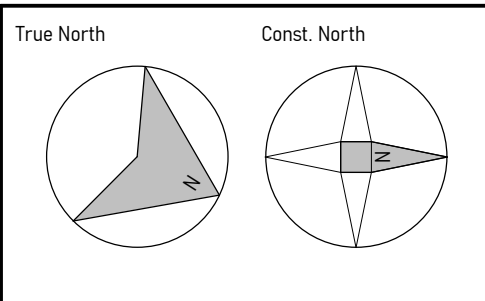
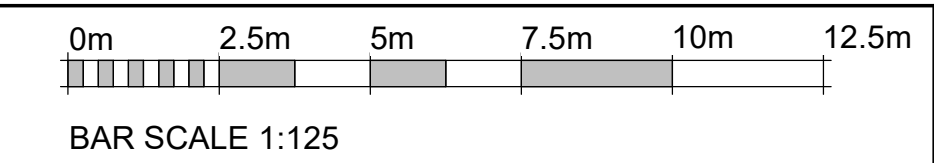
Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- 0.3 Metre Long Survey Monument
- Witness
- (WIT) Measured
- Meas. Registered Plan 4M-623
- (P2) Plan 4R-7298
- (P3) Plan 4R-7175
- (P4) Plan 4R-26884
- (P5) Plan 4R-13603
- (P6) Plan by (AOG) dated December 10, 2009
- (P7) Plan by (MPS) dated March 19, 2016
- Overhead Wire
- UP Utility Pole
- AN Anchor

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.
Bearings are grid, derived from the northerly limit of Gemini Way shown to be N58°43'50"E on Plan 4R-7298 and are referenced to MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinates are derived from Can-Nad 2016 Real Time Network GPS observations referenced to Specified Control Points 0191960005 and 0191975075, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
• 0191960005 Northing 5027191.26 Easting 361496.76
• 0191975075 Northing 5016816.93 Easting 360606.84
• Point A Northing 5023443.48 Easting 362094.24
• Point B Northing 5023490.47 Easting 362280.86
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Corporate Gate, Suite 501
Nepean, Ont. K2E 7S6
Phone: (613) 737-0850 / Fax: (613) 737-1079
Email: annis@annis.com
Lic. No. 23970-23 PMS 23 24-433 R 7





Stamp:
Committee of Adjustment
 Received | Reçu le
2026-02-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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**

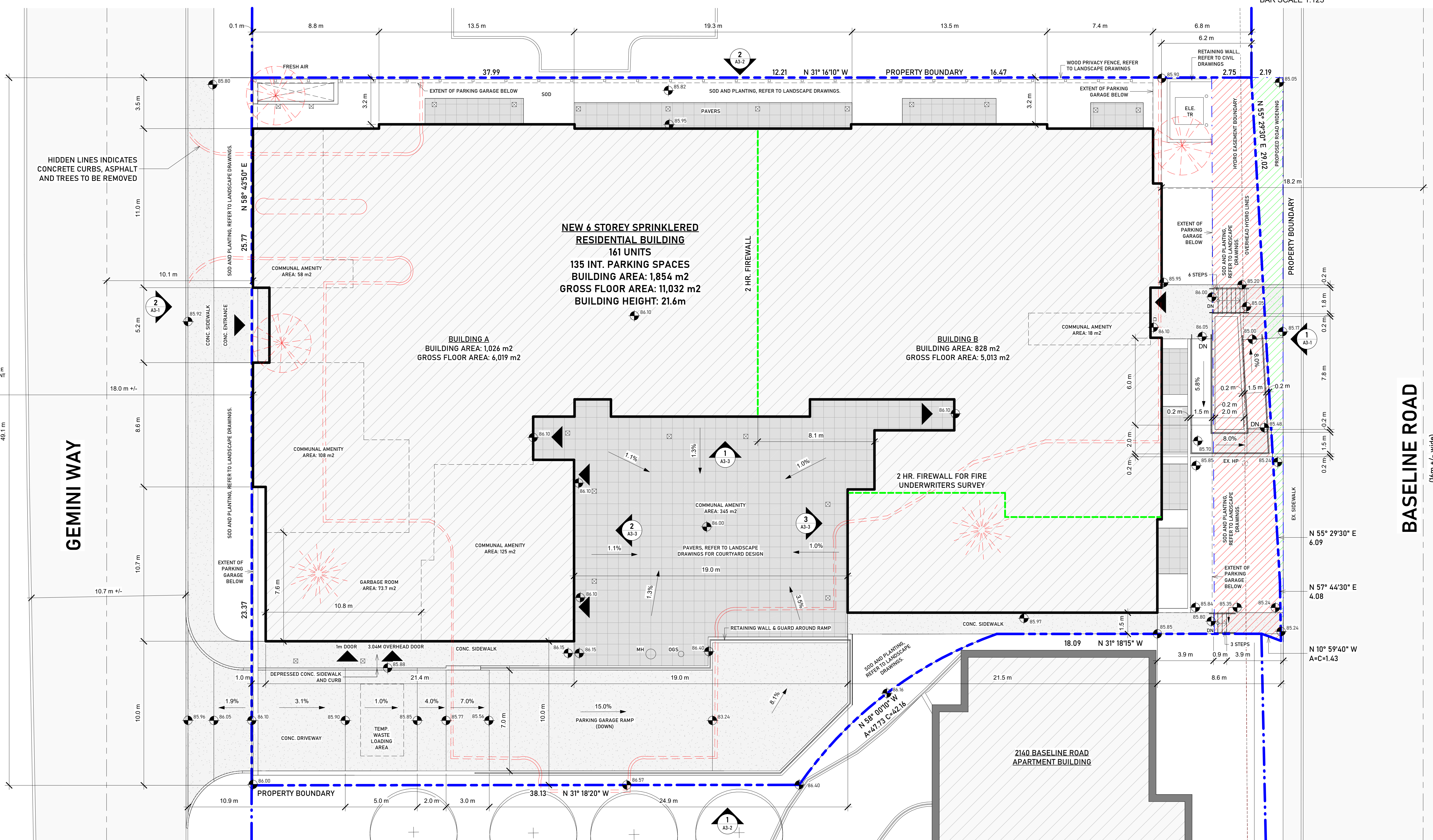
Drawn By: **JV** Checked By: **JB**

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

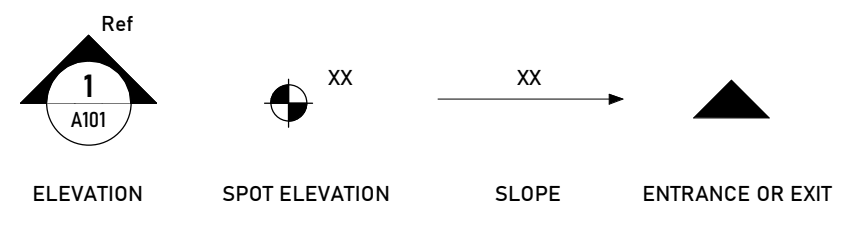
Sheet No.

A1-1

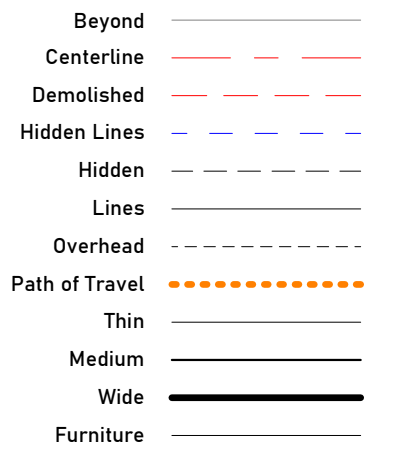
Revision No. **3**



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: 01 PER UNIT		

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

