

Zoning Confirmation Report

85 Gemini Way

July 29, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date		Official Plan Designation	Corridor - Mainstreet
Municipal Address(es)	85 Gemini Way	Legal Description	Block 39, Park of Blocks 22 and 23 and Part of Block 41 Registered Plan 4M-623 AND Part of Lot 35 Concession 2 (Rideau Front) Geographic Township of Nepean, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	MC F(2.0) H(34)	By-law Number	2008-250
Schedule 1 / 1A Area	Area Z	Overlays Applicable	Evolving Neighbourhood

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	MC F(2.0) H(34)		
Principal Land Use(s)	Residential	Residential	Y
Lot Width	No minimum	49.1	Y
Lot Area	No minimum	3,222.6 square metres	Y
Front Yard Set Back	No minimum	0.062 metres	Y
Interior Side Yard Setback	No minimum	1.5 metres	Y
Rear Yard Setback	2.0 metres	8.4 metres	Y
Lot Coverage Floor Space Index (F.S.I.)	2.0	3.4*	N
Building Height	34 metres	21.6 metres	Y
Resident Parking Spaces	0 / dwelling unit (area Z)	119	Y
Visitor Parking Spaces	0.1 / dwelling (16)	16	N
Size of Parking Space	5.2 x 2.6 m	5.2 x 2.6 metres	Y

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Driveway Width	6 metres	6 metres	Y
Aisle Width	6 metres	6 metres	Y
Bicycle Parking Rate	0.5 / dwelling (81)	98	Y
Amenity Space	3 square metres / dwelling (486 square metres communal)	657 square metres	Y

** Relief to FSI will be sought through a Minor Variance at the Committee of Adjustment*

For your consideration,



Mark Ouseley, MES
Planner



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Senior Planner