

# Zoning Confirmation Report

## 85 Gemini Way

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July 29, 2025

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>		<b>Official Plan Designation</b>	Corridor - Mainstreet
<b>Municipal Address(es)</b>	85 Gemini Way	<b>Legal Description</b>	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
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	MC F(2.0) H(34)	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area Z	<b>Overlays Applicable</b>	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)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	MC F(2.0) H(34)		
<b>Principal Land Use(s)</b>	Residential	Residential	Y
<b>Lot Width</b>	No minimum	49.1	Y
<b>Lot Area</b>	No minimum	3,222.6 square metres	Y
<b>Front Yard Set Back</b>	No minimum	0.062 metres	Y
<b>Interior Side Yard Setback</b>	No minimum	1.5 metres	Y
<b>Rear Yard Setback</b>	2.0 metres	8.4 metres	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	2.0	3.4*	N
<b>Building Height</b>	34 metres	21.6 metres	Y
<b>Resident Parking Spaces</b>	0 / dwelling unit (area Z)	119	Y
<b>Visitor Parking Spaces</b>	0.1 / dwelling (16)	16	N
<b>Size of Parking Space</b>	5.2 x 2.6 m	5.2 x 2.6 metres	Y

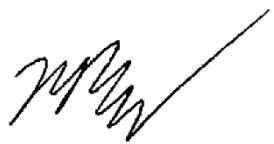
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For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

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



Tyler Yakichuk, MCIP RPP  
Senior Planner