

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 20, 21 AND 22
AND
PART OF THE ROAD ALLOWANCE
BETWEEN LOTS 20 AND 21
(Closed by By-Law 2008-224, Inst. OC1049346)
BROKEN FRONT CONCESSION (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1: 1000

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
The boundaries of the lands to be subdivided and their relationship to adjoining lands
have been accurately and correctly shown.
Date: May 27, 2025
T. Hartwick
ONTARIO LAND SURVEYOR

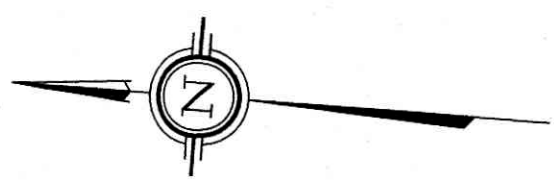
OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be subdivided and that
this plan was prepared in accordance with my instructions.
May 27, 2025
Vincent Denomme
Manager-Planning and Land Development
Urbanade Corporation
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
- (b) see plan
- (c) see plan
- (d) single and multi-family residential housing, open space and storm water management lands
- (e) see plan
- (f) see plan
- (g) see plan
- (h) City of Ottawa
- (i) see soils report
- (j) see plan
- (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
- (l) No Known easements

PROPOSED USE	LOTS / BLOCKS	NO. OF UNITS	AREA (Ha)(Ac)
SINGLE FAMILY	183	83	5.053 / 12.45
TOWNHOMES	92-96	40	1.058 / 2.61
MEDIUM DENSITY	85		1.600 / 3.95
STORM WATER MANAGEMENT	90		4.951 / 12.23
OPEN SPACE	84		0.074 / 0.18
OTHER	91		0.581 / 1.44
	86		2.701 / 6.67
	87		0.350 / 0.86
	88		0.302 / 0.75
	89		2.832 / 7.00
	97, 98		0.018 / 0.04
STREETS WIDENINGS/ RESERVES			2.854 / 7.05
TOTAL			22.369 / 55.27



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED: June 6, 2025
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER
SECTION 51 OF THE PLANNING ACT
THIS 25 DAY OF June 2025
LILY XU, MCIIP RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

