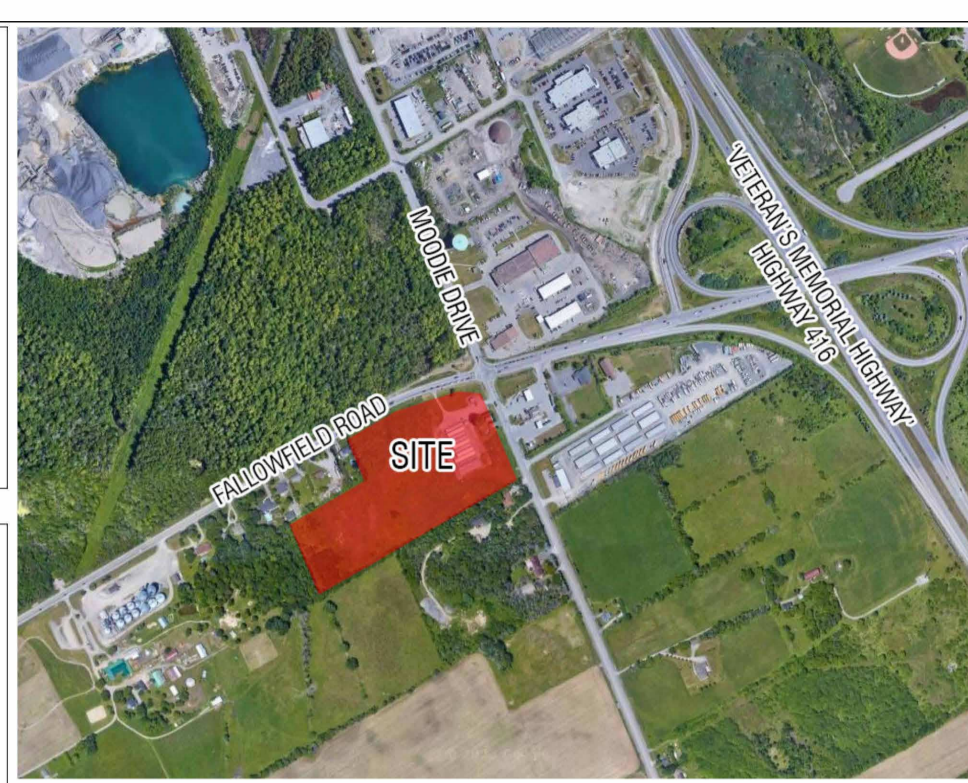


PROJECT INFORMATION:
MUNICIPALITY: City of Ottawa
PROJECT ADDRESS: 2728-2732 Moodie Drive
REGISTERED OWNER: 100019532 Ontario Inc. (Attn: Mr. T. J. Sohal)
LOT AREA: 65,983 m²

ZONING ANALYSIS
ZONING BY-LAW: 2008-250
ZONE: R15(886) Rural Industrial and Logistics
PROPOSED USE: Warehouse

PROPERTY LEGAL DESCRIPTION:
LOT 20
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
PIN 04594-0057

SURVEY PREPARED BY FAIRHALL MOFFATT & WOODLAND OLS
PLAN DATED JULY 4TH, 2022



KEY PLAN

SITE STATISTICS

LOT AREA	66,071.924 sqm	100 %
SOFT LANDSCAPING	16,877.499 sqm	25.54 %
ASPHALT	26,441.571 sqm	40.02 %
HARD LANDSCAPING	2,666.854 sqm	4.04 %
BLDG COVERAGE	20,086 sqm	30.40 %

ZONING INFORMATION:

REQUIRED	PROVIDED
MINIMUM LOT WIDTH	30.0m (184.59m)
MINIMUM LOT AREA	4,000m ² (66,072m ²)
MINIMUM FRONT YARD SETBACK	15.0m (38.8m)
MINIMUM REAR YARD SETBACK	15.0m (38.8m)
MINIMUM INTERIOR SIDE YARD SETBACK	6.0m (20.8m)
MINIMUM CORNER SIDE YARD SETBACK	12.0m (30.8m)
MAXIMUM PRINCIPAL BUILDING HEIGHT	15.0m (7.6m)
MAXIMUM LOT COVERAGE	50% (39.40%)

BUILDING AREAS

LEVEL	GROSS FLOOR AREA
BUILDING A	
GROUND FLOOR	3,968.00m ²
MEZZANINE (FUTURE)	1,190.40m ²
	5,158.40m ²
BUILDING B	
GROUND FLOOR	4,847.00m ²
MEZZANINE (FUTURE)	1,304.10m ²
	6,151.10m ²
BUILDING C	
GROUND FLOOR	4,091.00m ²
MEZZANINE (FUTURE)	1,227.30m ²
	5,318.30m ²
BUILDING D	
GROUND FLOOR	3,690.00m ²
MEZZANINE (FUTURE)	1,197.00m ²
	4,887.00m ²
BUILDING E	
GROUND FLOOR	3,690.00m ²
MEZZANINE (FUTURE)	1,197.00m ²
	4,887.00m ²
GRAND TOTAL	20,111.60m²

PARKING CALCULATION

AS PER TABLE 101:
WAREHOUSE
0.8 SPACES / 100m² GFA FOR THE FIRST 5,000m²
0.4 SPACES / 100m² GFA ABOVE THE FIRST 5,000m²

= 40 SPACES
= 0.4 X (20,111.6 - 5,000) = 21,111.6 X 0.4
= 85 SPACES
= 125 SPACES
= BF TYPE A 3.4m X 5.5m
= BF TYPE B 2.7m X 5.5m
STANDARD SPACES 2.6m X 5.5m
SMALL SPACES 2.6m X 5.2m
TOTAL PARKING

LOADING SPACES:
AS PER TABLE 113A:
WAREHOUSE
AS PER TABLE 113C:
3 LOADING SPACES REQUIRED FOR GFA > 25,000m²

ALL REQUIRED LOADING SPACES TO BE OVERSIZED VEHICLE LOADING SPACES 4.3m X 13.0m FOR WAREHOUSES WITH GFA > 5,000 m²
TOTAL PROVIDED
OVERSIZED LOADING SPACE 5.1m X 13.5m
OVERSIZED LOADING SPACE 5.1m X 13m
OVERSIZED LOADING SPACE 5.1m X 23m
TOTAL OVERSIZED
SMALL LOADING SPACES 3.3m X 9.0m
TOTAL LOADING SPACES

ARCHITECT:
ALEXANDER WILSON ARCHITECT INC.
20 GORE ST. UNIT 103
KINGSTON ONT. K7L 2L1
TEL: (613) 545-3744

REGISTERED OWNER:
100019532 ONTARIO INC.
2728-2732 MOODIE DR.
OTTAWA, ON, K1V 2J9

APPLICANT:
P. H. ROBINSON CONSULTING
300 PALMWOOD DR.
KANSAS, ON, K2M 3K3
TEL: (613) 599-9216
EMAIL: pjohnson@protonmail.com

CIVIL ENGINEER:
HOLLAND ASSOCIATES
210 PRESCOTT ST.
KEMPVILLE, ON, K0G 1J0
TEL: (613) 860-0023

GEOTECHNICAL ENGINEER:
HOLLAND ASSOCIATES
210 PRESCOTT ST.
KEMPVILLE, ON, K0G 1J0
TEL: (613) 860-0023

SURVEYOR:
FAIRHALL MOFFATT & WOODLAND OLS
669 TERRY FOX DR.
KANSAS, ON, K2E 4B6
TEL: (613) 599-2099
EMAIL: dmoffatt@fmwo.com

LANDSCAPE ARCHITECT:
JAMES S. LENOX & ASSOCIATES
2433 CINDY AVE.
OTTAWA, ON, K1A 1A1
TEL: (613) 722-5168

TRANSPORTATION:
CASTLE GLEN CONSULTING
3465 LANGRISH RD.
OTTAWA, ON, K1B 4S5
TEL: (613) 731-4002

ENVIRONMENTAL IMPACT:
MUNCASTER ENVIRONMENTAL PLANNING
788 GERRARD ST. E.
SCARBOROUGH, ON, M1S 1V7
TEL: (416) 291-9703
EMAIL: lenn@muncaster.com

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions

Revision Number	Revision Date	Revision Description
1	04-22-2025	ISSUED FOR PRE-CONSULT

TOTAL BUILDINGS AREA: 20,086 m²



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Kingston Ontario, K7L 2L1
t: 613.545.3744 ext 213
f: 613.545.1411

Project
MOODIE FALLOWFIELD WAREHOUSE PROJECT

OTTAWA, ON
Drawing
CONCEPTUAL SITE PLAN

Drawn By: ES
Checked By:
Scale: 1:600
Date: 14-01-2025
Project No: 2469
Revision: Current version
Drawing No: **A000.**