

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: RIG(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



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 (66.072m)
MINIMUM LOT AREA	4,600m ² (66,072m ²)
MINIMUM FRONT YARD SETBACK	15.0m (39.6m)
MINIMUM REAR YARD SETBACK	15.0m (39.6m)
MINIMUM INTERIOR SIDE YARD SETBACK	6.0m (20.8m)
MINIMUM CORNER SIDE YARD SETBACK	12.0m (39.6m)
MINIMUM 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)	1,107.00m ²
	4,797.00m ²
BUILDING E	
GROUND FLOOR	3,690.00m ²
MEZZANINE (FUTURE)	1,107.00m ²
	4,797.00m 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 (26,111.8 - 5,000) = 21,111.8 X 0.4
 = 85 SPACES
 = 125 SPACES
 = BF TYPE A 3.4m 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:
 SOHAL GROUP
 2889 GIBSON DR.
 OTTAWA, ON, K1V 2J9

APPLICANT:
 P.H. ROBINSON CONSULTING
 100 PALOMAR DR.
 KANATA, ON, K2M 3K2
 TEL: (613) 599-9216
 EMAIL: probinson@prohconsulting.com

CIVIL ENGINEER:
 HOLLAND ASSOCIATES
 210 PRESCOTT ST.
 KEMPVILLE, ON, K0G 1J0
 TEL: (613) 860-9023

GEOTECHNICAL ENGINEER:
 HOLLAND ASSOCIATES
 210 PRESCOTT ST.
 KEMPVILLE, ON, K0G 1J0
 TEL: (613) 860-9023

SURVEYOR:
 FAIRHALL MOFFATT & WOODLAND OLS
 669 TERRY FOX DR.
 KANATA, ON, K2S 4B6
 TEL: (613) 596-2589
 EMAIL: dmoffatt@fmo.on.ca

TRANSPORTATION:
 CASTLE GLENN CONSULTING
 2463 LANGRISH RD.
 OTTAWA, ON, K1B 4S5
 TEL: (613) 731-4002

ENVIRONMENTAL IMPACT:
 MUNCASTER ENVIRONMENTAL PLANNING
 TEL: (613) 748-9753
 EMAIL: bennetmuncaster@gmail.com

LANDSCAPE ARCHITECT:
 JAMES S. LENOX & ASSOCIATES
 2453 COLLINGWAVE
 OTTAWA, ON, K1A 1A1
 TEL: (613) 722-5166

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



1 SITE PLAN
 1:600

Alexander Wilson Architect Inc
 Admiralty Place
 103-20 Gore Street
 Kingston Ontario, K7L 2L1
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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.		