

PROJECT INFORMATION:	
MUNICIPALITY:	City of Ottawa
PROJECT ADDRESS:	2726-2732 Moodie Drive
REGISTERED OWNER:	1000196532 Ontario Inc. (Attn: Mr. T. J. Schell)
LOT AREA:	65,963 m ²
ZONING ANALYSIS	
ZONING BY-LAW:	2006-250
ZONE:	R6(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	154.59m
MINIMUM LOT AREA	4,090m ²	66,072 m ²
MINIMUM FRONT YARD SETBACK	15.0m	38.8m
MINIMUM REAR YARD SETBACK	15.0m	24.8m
MINIMUM INTERIOR SIDE YARD SETBACK	6.0m	20.8m
MINIMUM CORNER SIDE YARD SETBACK	22.0m	19.8m
MINIMUM PRINCIPAL BUILDING HEIGHT	15.0m	7.5m
MAXIMUM LOT COVERAGE	50%	30.40%

BUILDING AREAS	
LEVEL	GROSS FLOOR AREA
BUILDING A	
GROUND FLOOR	WAREHOUSE
MEZZANINE (FUTURE)	WAREHOUSE
	3,968.00 m ²
	3,190.40 m ²
	5,158.40 m ²
BUILDING B	
GROUND FLOOR	WAREHOUSE
MEZZANINE (FUTURE)	WAREHOUSE
	4,647.00 m ²
	3,294.10 m ²
	6,941.10 m ²
BUILDING C	
GROUND FLOOR	WAREHOUSE
MEZZANINE (FUTURE)	WAREHOUSE
	4,091.00 m ²
	3,227.30 m ²
	5,318.30 m ²
BUILDING D	
GROUND FLOOR	WAREHOUSE
MEZZANINE (FUTURE)	WAREHOUSE
	3,690.00 m ²
	3,107.00 m ²
	4,797.00 m ²
BUILDING E	
GROUND FLOOR	WAREHOUSE
MEZZANINE (FUTURE)	WAREHOUSE
	3,690.00 m ²
	3,107.00 m ²
	4,797.00 m ²
GRAND TOTAL	
	26,113.80 m ²

PARKING CALCULATION		
AS PER TABLE 101:		
WAREHOUSE	0.8 SPACES / 100m ² GFA FOR THE FIRST 5,000m ²	= 40 SPACES
	0.4 SPACES / 100m ² GFA ABOVE THE FIRST 5,000m ²	= 85 SPACES
	0.4 X (26,113.8 - 5,000) ÷ 21,113.8 X 100	
		= 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
		10
		142
		127
		289
LOADING SPACES:		
AS PER TABLE 113A:		
WAREHOUSE	3 LOADING SPACES REQUIRED FOR GFA > 25,000m ²	
AS PER TABLE 113C:		
ALL REQUIRED LODING SPACES TO BE OVERSIZED VEHICLE LOADING SPACES 4.3m X 13.0m FOR WAREHOUSES WITH GFA > 5,000 m ²		
	TOTAL PROVIDED	
	= OVERSIZED LOADING SPACE 5.1m X 11.5m	
	OVERSIZED LOADING SPACE 5.1m X 23m	
	TOTAL OVERSIZED	
	SMALL LOADING SPACES 3.3m X 9.0m	
	TOTAL LOADING SPACES	
		56

ARCHITECT:	REGISTERED OWNER:	APPLICANT:
ALEXANDER WILSON ARCHITECT INC.	SOHAL GROUP	P H ROBINSON CONSULTING
20 GORE ST. UNIT 103	2869 GIBFORD DR.	100 PALCHING DR.
KINGSTON, ON. K7L 2L1	OTTAWA, ON. K1V 2J3	KANATA, ON. K2M 1K5
TEL: (613) 545-3744		TEL: (613) 569-9216
		EMAIL: probson@probsonconsulting.com
CIVIL ENGINEER:	GEOTECHNICAL ENGINEER:	SURVEYOR:
KOLLARD ASSOCIATES	KOLLARD ASSOCIATES	FAIRHALL MOFFATT & WOODLAND OLS
210 PRESCOTT ST.	210 PRESCOTT ST.	660 TERRY FOX DR.
KENYVILLE, ON. K0G 1A0	KENYVILLE, ON. K0G 1A0	KANATA, ON. K2L 4B5
TEL: (613) 380-2602	TEL: (613) 380-2602	TEL: (613) 380-2599
		EMAIL: davis@fmo.on.ca
TRANSPORTATION:	ENVIRONMENTAL IMPACT:	LANDSCAPE ARCHITECT:
CASTLE OLSEN CONSULTING	MUNCASTER ENVIRONMENTAL PLANNING	JAMES R. LENNOX & ASSOCIATES
2465 LANCASTER RD.		1410 CARRINGTON AVE.
OTTAWA, ON. K1B 4G5		OTTAWA, ON. K1A 1A1
TEL: (613) 731-4052	TEL: (613) 748-3753	TEL: (613) 722-5566
	EMAIL: bennmuncaster@gmail.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 SITE PLAN
1 : 600



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Stamp

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.