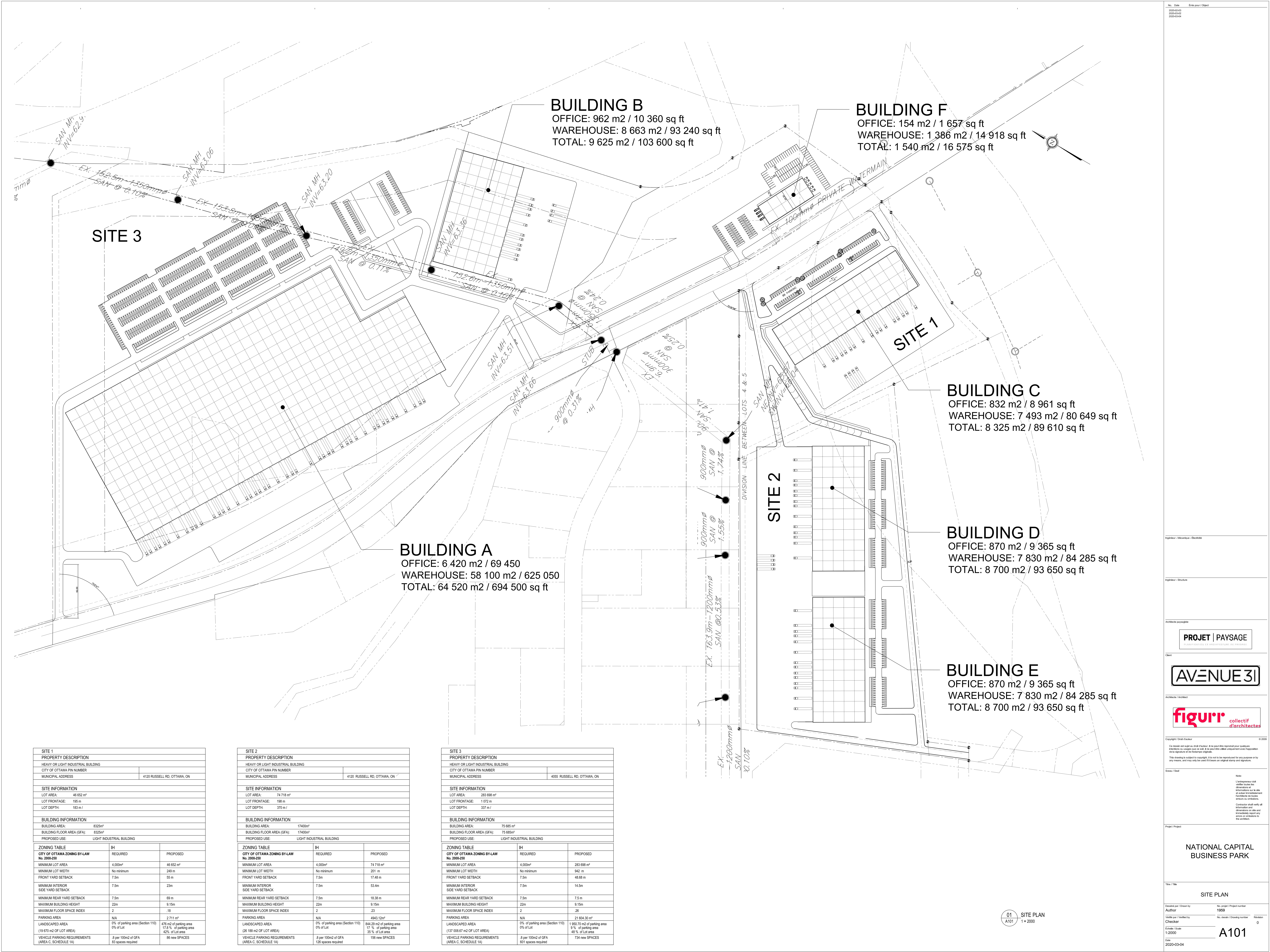




SITE 1		
PROPERTY DESCRIPTION		
HEAVY OR LIGHT INDUSTRIAL BUILDING		
CITY OF OTTAWA PIN NUMBER		
MUNICIPAL ADDRESS		4120 RUSSELL RD, OTTAWA, ON
SITE INFORMATION		
LOT AREA:	46 652 m ²	
LOT FRONTAGE:	195 m	
LOT DEPTH:	183 m	
BUILDING INFORMATION		
BUILDING AREA:	8325m ²	
BUILDING FLOOR AREA (GFA):	8325m ²	
PROPOSED USE:	LIGHT INDUSTRIAL BUILDING	
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2006-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m ²	46 652 m ²
MINIMUM LOT WIDTH	No minimum	249 m
FRONT YARD SETBACK	7.5m	55 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	23m
MINIMUM REAR YARD SETBACK	7.5m	69 m
MAXIMUM BUILDING HEIGHT	22m	9.15m
MAXIMUM FLOOR SPACE INDEX	2	.18
PARKING AREA	N/A	2 711 m ²
LANDSCAPED AREA (19 670 m ² OF LOT AREA)	0% of parking area (Section 110) 0% of Lot	476 m ² of parking area 17.3 % of parking area 42% of Lot area
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	8 sp per 100m ² of GFA 63 spaces required	86 new SPACES

SITE 2		
PROPERTY DESCRIPTION		
HEAVY OR LIGHT INDUSTRIAL BUILDING		
CITY OF OTTAWA PIN NUMBER		
MUNICIPAL ADDRESS		4120 RUSSELL RD OTTAWA ON
SITE INFORMATION		
LOT AREA:	74 718 m ²	
LOT FRONTAGE:	198 m	
LOT DEPTH:	370 m	
BUILDING INFORMATION		
BUILDING AREA:	17400 m ²	
BUILDING FLOOR AREA (GFA):	17400 m ²	
PROPOSED USE:	LIGHT INDUSTRIAL BUILDING	
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2006-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000 m ²	74 718 m ²
MINIMUM LOT WIDTH	No minimum	201 m
FRONT YARD SETBACK	7.5m	17.48 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	53.4m
MINIMUM REAR YARD SETBACK	7.5m	18.38 m
MAXIMUM BUILDING HEIGHT	22m	9.15m
MAXIMUM FLOOR SPACE INDEX	2	.23
PARKING AREA	N/A	4943 12m ²
LANDSCAPED AREA (26 188 m ² OF LOT AREA)	0% of parking area (Section 110) 0% of Lot	844 29 m ² of parking area 17 % of parking area 35 % of Lot area
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	.8 per 100m ² of GFA 128 spaces required	156 new SPACES

SITE 3		
PROPERTY DESCRIPTION		
HEAVY OR LIGHT INDUSTRIAL BUILDING		
CITY OF OTTAWA PIN NUMBER		
MUNICIPAL ADDRESS		4055 RUSSELL RD OTTAWA, ON
SITE INFORMATION		
LOT AREA:	283 688 m ²	
LOT FRONTAGE:	1 072 m	
LOT DEPTH:	337 m	
BUILDING INFORMATION		
BUILDING AREA:	75 685 m ²	
BUILDING FLOOR AREA (GFA):	75 685m ²	
PROPOSED USE:	LIGHT INDUSTRIAL BUILDING	
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2006-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m ²	283 688 m ²
MINIMUM LOT WIDTH	No minimum	942 m
FRONT YARD SETBACK	7.5m	48.68 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	14.5m
MINIMUM REAR YARD SETBACK	7.5m	7.5 m
MAXIMUM BUILDING HEIGHT	22m	9.15m
MAXIMUM FLOOR SPACE INDEX	2	.26
PARKING AREA	N/A	21 604.30 m ²
LANDSCAPED AREA (LOT 105 647.67 m ² OF LOT AREA)	0% of parking area (Section 110) 0% of Lot	1 950.70 m ² of parking area 9 % of parking area 48 % of Lot area
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	.8 per 100m ² of GFA 601 spaces required	734 new SPACES

01 SITE PLAN
A101 1 = 2000

No. Date
2020-03-01
2020-03-02
2020-03-04

États pour / Object

Ingénieur - Microsites - Décisions

Ingénieur - Structures

Architecte paysagiste

PROJET | PAYSAGE

Client

AVENUE 31

Architecte / Architect

figuri collectif d'architectes

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Notes:

L'entrepreneur doit vérifier toutes les informations sur le site et s'assurer que les données sont complètes et exactes. Le client s'engage à fournir toutes les informations nécessaires pour permettre à l'entrepreneur de réaliser son travail.

Contractor shall verify all information on the site and immediately report any errors or omissions to the architect.

Project / Project

NATIONAL CAPITAL BUSINESS PARK

Titre / Title

SITE PLAN

Created par / Drawn by

Author

1959

Verifié par / Verified by

Checker

1:2000

Date

2020-03-04

No. de projet / Project number

No. de dessin / Drawing number

Révision

0

A101