

NATIONAL CAPITAL BUSINESS PARK BUILDING A3  
4055 RUSSELL RD.  
OTTAWA, ON K1G 6Y4

---

REVISED FOR SITE PLAN AMENDMENT

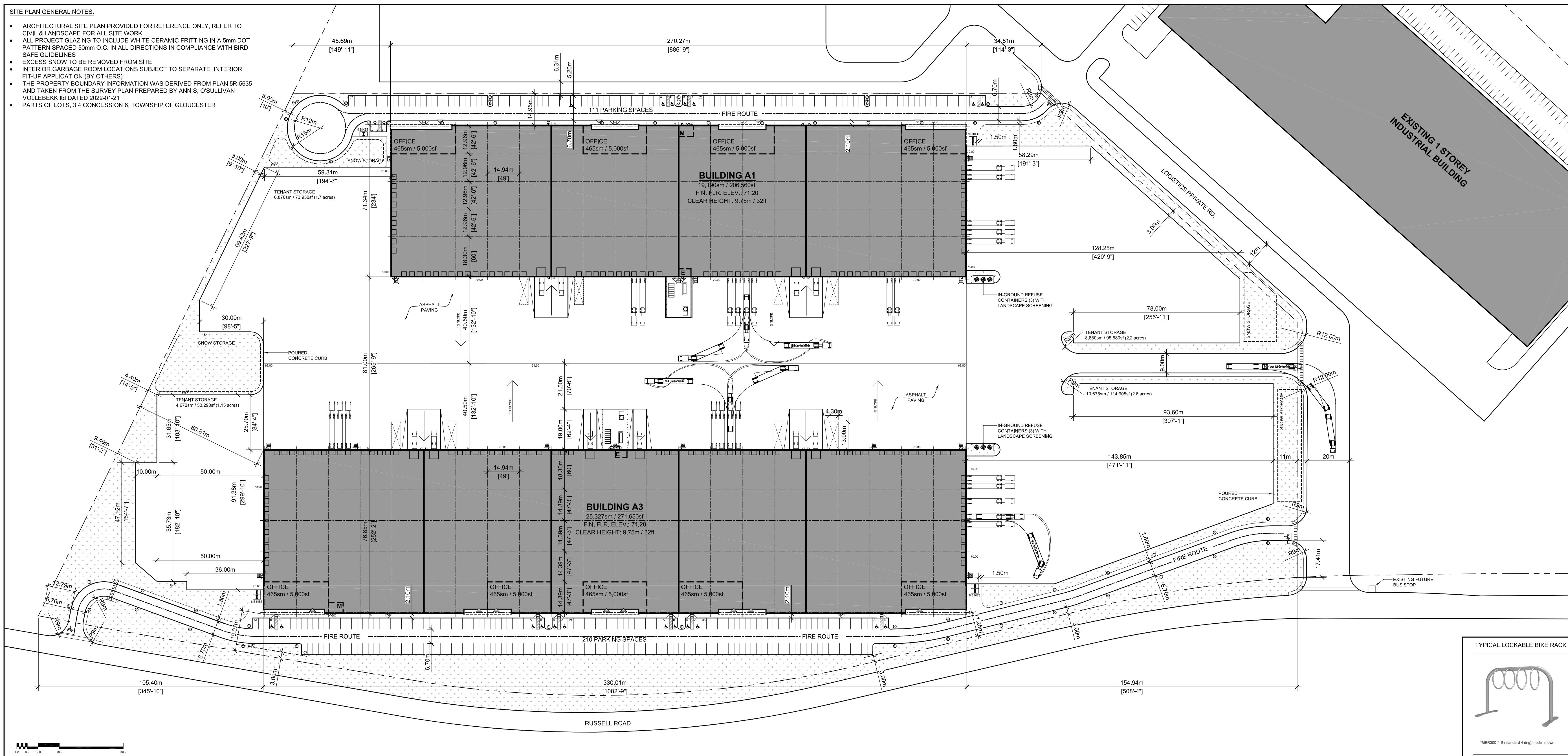
2026-04-29

ARCHITECTURAL

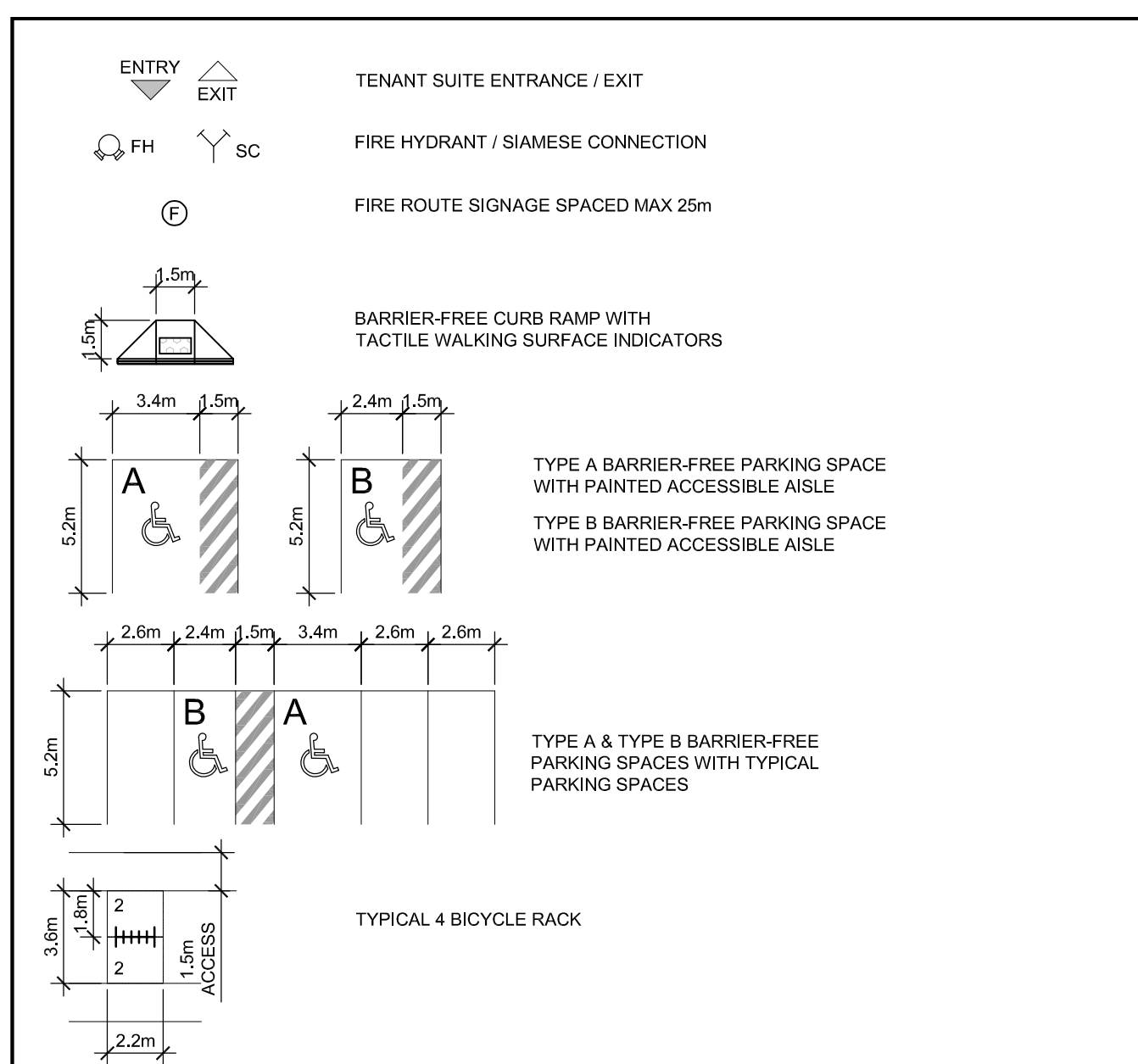
SPA-01	LOCATION PLAN, ZONING REVIEW & SITE PLAN
A101	GROUND LEVEL FLOOR PLAN & ROOF PLAN
A201	EXTERIOR ELEVATIONS

**SITE PLAN GENERAL NOTES:**

- ARCHITECTURAL SITE PLAN PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL & LANDSCAPE FOR ALL SITE WORK
- ALL PROJECT GLAZING TO INCLUDE WHITE CERAMIC FRITTING IN A 5mm DOT PATTERN SPACED 50mm O.C. IN ALL DIRECTIONS IN COMPLIANCE WITH BIRD SAFE GUIDELINES
- EXCESS SNOW TO BE REMOVED FROM SITE
- INTERIOR GARAGE ROOM LOCATIONS SUBJECT TO SEPARATE INTERIOR FIT-UP APPLICATION (BY OTHERS)
- THE PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM PLAN SR-5635 AND TAKEN FROM THE SURVEY PLAN PREPARED BY ANNIS, O'SULLIVAN VOLLEBEK INC DATED 2022-01-21
- PARTS OF LOTS, 3,4 CONCESSION 6, TOWNSHIP OF GLOUCESTER



**04 SITE PLAN**  
SPA-01 SCALE: 1:1000



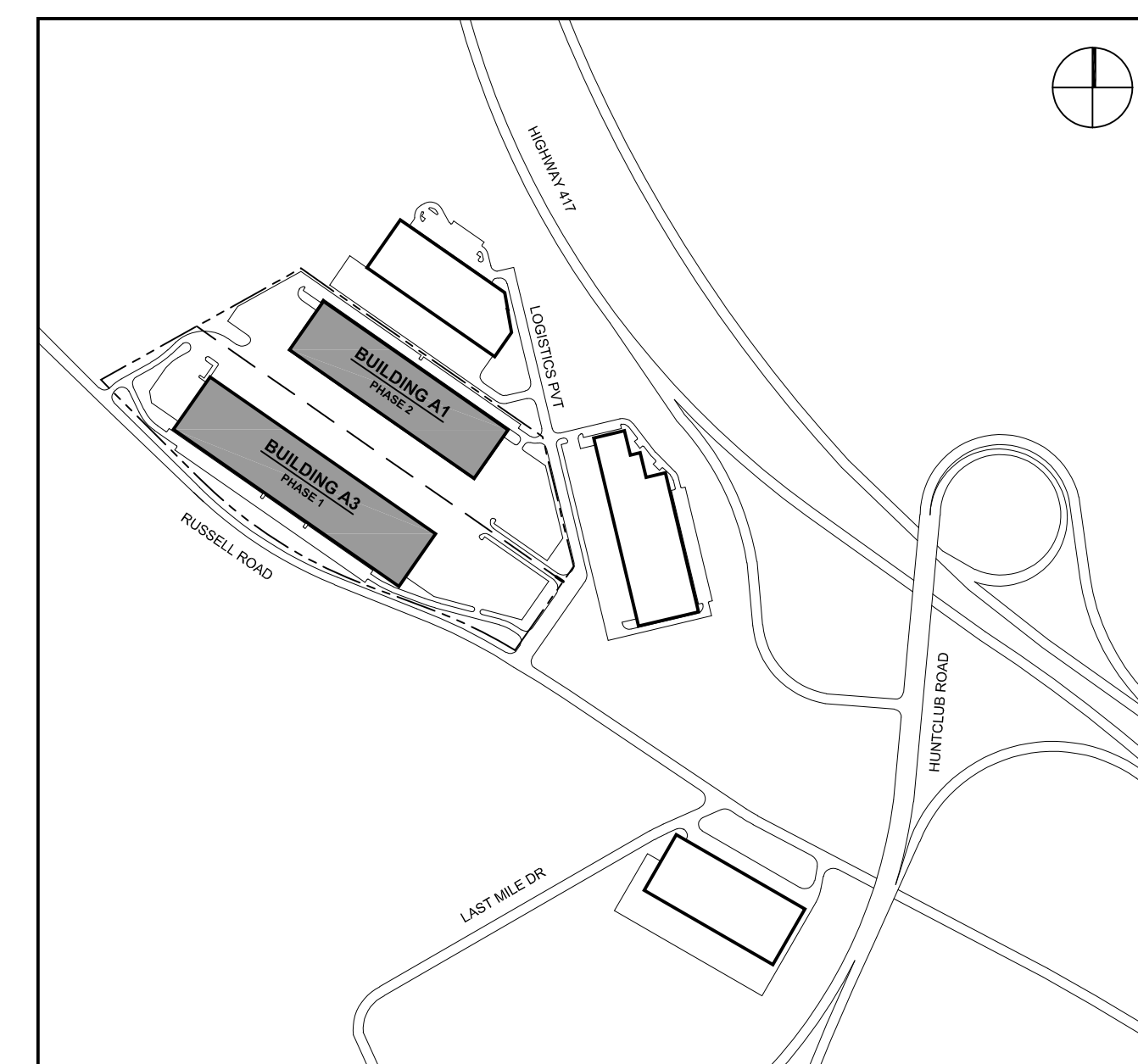
**03 DRAWING LEGEND**  
SPA-01 SCALE:

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED / PERMITTED	PROVIDED
ZONING: IH HEAVY INDUSTRIAL ZONE	WAREHOUSE (N95) HEAVY INDUSTRIAL LIMITED COMMERCIAL TRUCK TRANSPORT	WAREHOUSE (N95) HEAVY INDUSTRIAL (N42)
MINIMUM LOT AREA	0.4HA	13.31HA / 32.88 ACRES
MINIMUM LOT WIDTH	no minimum	IRREGULAR LOT SHAPE
MINIMUM FRONT YARD	7.5m	COMPLIANT WITH ZONING
MINIMUM CORNER SIDE YARD	7.5m	COMPLIANT WITH ZONING
MINIMUM INTERIOR YARD SETBACK	15m (abutting R or I zone) 7.5m	COMPLIANT WITH ZONING
MINIMUM REAR YARD	15m (abutting R or I zone) 7.5m	COMPLIANT WITH ZONING
MAXIMUM FLOOR SPACE INDEX	2	0.33 COMPLIANT WITH ZONING
MAXIMUM BUILDING HEIGHT	22m	BUILDING A1: 11.6m BUILDING A3: 11.6m
MINIMUM LANDSCAPE BUFFER WIDTH	7.5m (abutting R or I zone) 3m TYPICAL	COMPLIANT WITH ZONING

**02 SITE DATA AND ZONING INFORMATION**  
SPA-01 SCALE:

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
PARKING, TYPICAL - SECTION 101 AREA C WAREHOUSE (N95) OR HEAVY INDUSTRIAL USE (N42); 0.8 SPACES PER 100sqm FOR FIRST 5,000sqm 0.4 SPACES PER 100sqm AFTER FIRST 5,000sqm	BUILDING A1: 19,190sqm 2 TYPICAL 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE BUILDING A3: 25,327sqm 121 TYPICAL 2 TYPE A ACCESSIBLE 6 TYPE B ACCESSIBLE	103 TYPICAL 4 TYPE A ACCESSIBLE 4 TYPE B ACCESSIBLE 198 TYPICAL 6 TYPE A ACCESSIBLE 6 TYPE B ACCESSIBLE
PARKING, BARRIER FREE - SECTION 112 (BYLAW 2017-301)	BUILDING A1: 19,190sqm	12 TYPICAL
BICYCLE PARKING - SECTION 111	BUILDING A1: 19,190sqm	13 TYPICAL
WAREHOUSE / HEAVY INDUSTRIAL 1 SPACE PER 200sqm	BUILDING A1: 19,190sqm	2 SPACES
LOADING SPACE - SECTION 113 WAREHOUSE / HEAVY INDUSTRIAL	BUILDING A3: 25,327sqm	3 SPACES

- BUILDING CLASSIFICATION:**
- 3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
    - NON-COMBUSTIBLE CONSTRUCTION REQUIRED
    - FLOOR ASSEMBLIES SHALL HAVE A MIN 2hr FIRE RESISTANCE RATING
    - MEZZANINES SHALL HAVE A MIN 1hr FIRE RESISTANCE RATING
    - LOAD BEARING WALLS AND COLUMNS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN SUPPORTED ASSEMBLIES
  - 3.2.2.79 SPATIAL SEPARATION - TABLE 3.2.3.1.E
    - 15m MINIMUM SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS (EBF > 200m<sup>2</sup>)
    - 9m SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS WHEN FACING A STREET
  - 3.4.2.5 LOCATION OF EXITS
    - 45m MAXIMUM TRAVEL DISTANCE IF FLOOR AREA IS SPRINKLERED OR
    - PERIMETER EXITS SPACED MAX 60m ALONG PERIMETER OF FLOOR AREA



**01 LOCATION PLAN**  
SPA-01 SCALE: NTS

CLIENT:  
AVENUE 31 CAPITAL INC.

REGISTERED OWNER:  
Avenue 31 Capital Inc.  
801-250 City Centre  
Ottawa, ON K1R 6R7

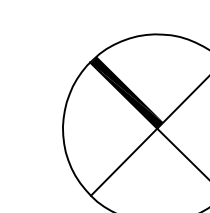
PLANNING CONSULTANT:  
REPUBLIC URBANISM  
Montreal, QC

CIVIL ENGINEER:  
LRI ENGINEERING  
5430 Canotek Road  
Ottawa, ON K1J 9G2

LANDSCAPE ARCHITECTS:  
JAMES B. LENNOX & ASSOCIATES INC.  
3332 Carling Avenue  
Ottawa, ON K2H 5A8

TRAFFIC ENGINEERING:  
C.F. GROEGER & ASSOCIATES INC.  
211 Yonge Street, Suite 600  
Toronto, ON M5B 1M4

North



**Revisions**

No.	By	Description	Date
13	ERM	REVISED FOR COORDINATION	2026-03-18
14	ERM	REVISED FOR COORDINATION	2026-03-30
15	ERM	REVISED FOR COORDINATION	2026-04-07
16	ERM	REVISED FOR COORDINATION	2026-04-13
17	ERM	REVISED FOR COORDINATION	2026-04-15
18	ERM	REVISED FOR COORDINATION	2026-04-27
19	ERM	REVISED FOR SITE PLAN AMENDMENT	2026-04-29

Project

**NATIONAL CAPITAL BUSINESS PARK BUILDINGS A1 & A3**

4055 RUSSELL RD, OTTAWA

Drawing  
**LOCATION PLAN, ZONING REVIEW & SITE PLAN**

Scale AS NOTED

Drawn ERM

Checked ERM

Project No. 25-199

Date NOV 2025

Stamp

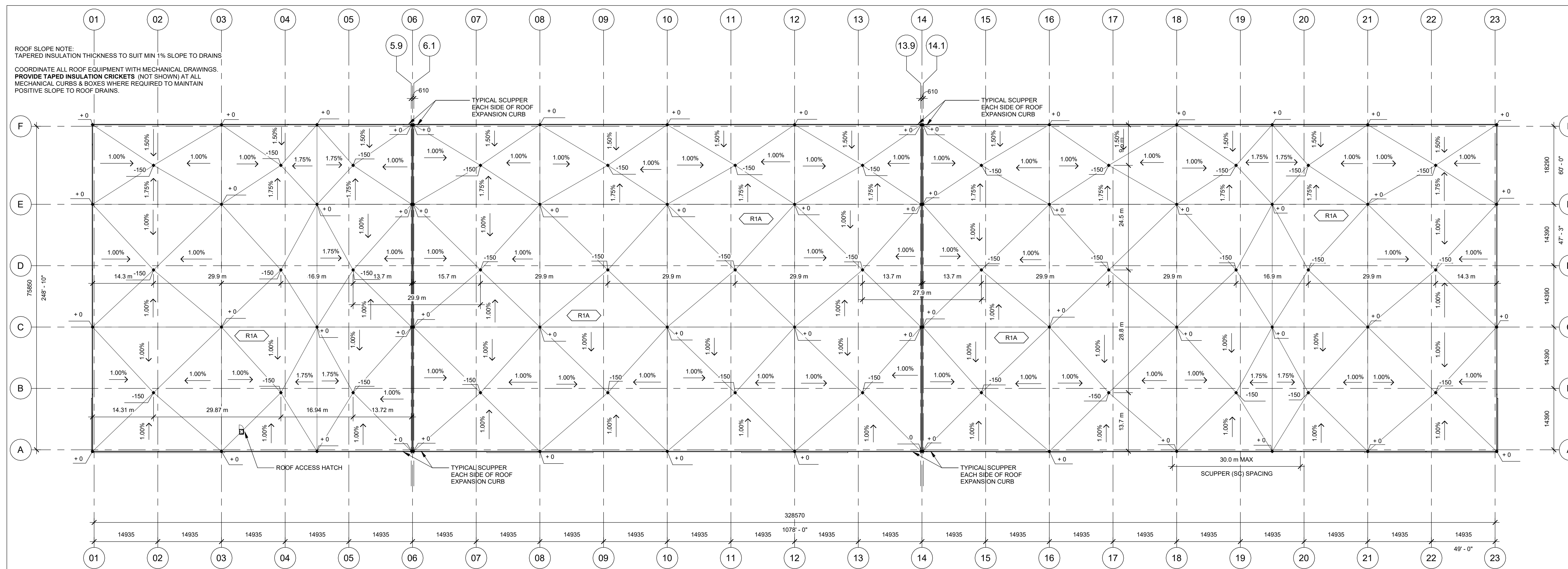


Drawing No.

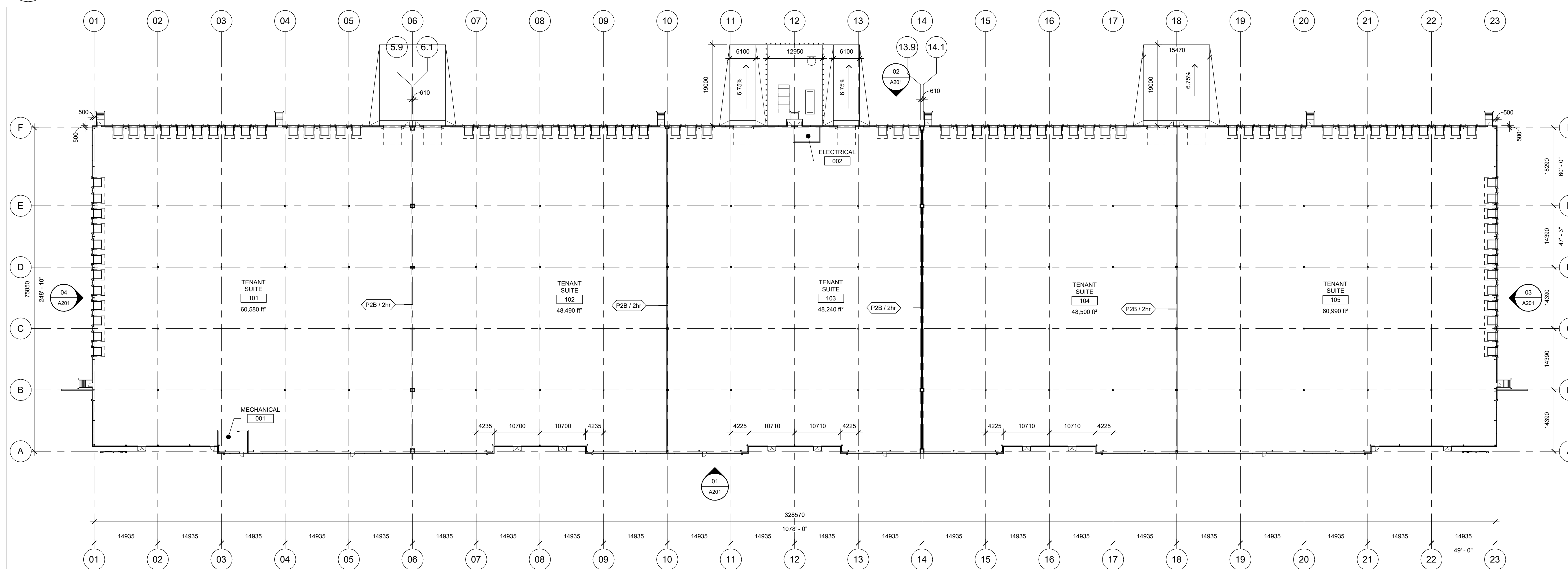
**SPA-01**

PLAN NO. 1G431

D07-12-25-0175

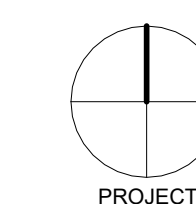


**02 ROOF PLAN**  
A101 Scale: 1:500



**01 GROUND LEVEL FLOOR PLAN**  
A101 Scale: 1:500

North



Revisions

Revision Number	Description	Date
03	ISSUED FOR COORDINATION	2025-12-05
04	ISSUED FOR COORDINATION	2025-12-09
05	ISSUED FOR SITE PLAN AMENDMENT	2025-12-19
06	ISSUED FOR INFORMATION	2026-02-24
07	ISSUED FOR COORDINATION	2026-03-13
08	ISSUED FOR COORDINATION	2026-04-02
09	ISSUED FOR COORDINATION	2026-04-10
10	ISSUED FOR COORDINATION	2026-04-24
11	REVISED FOR SITE PLAN AMENDMENT	2026-04-29

Project

**NATIONAL CAPITAL BUSINESS PARK BUILDING A3**

4055 RUSSELL RD.  
OTTAWA, ON K1G 6Y4

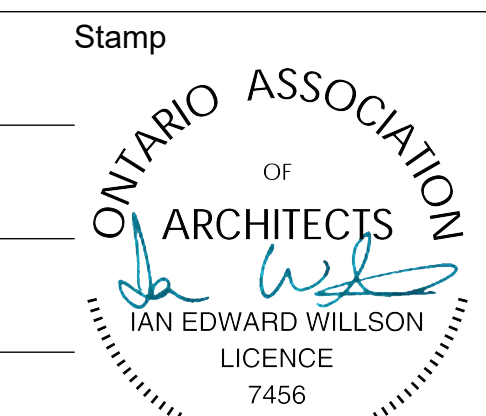
Drawing

**GROUND LEVEL FLOOR PLAN & ROOF PLAN**

Scale 1:500

Drawn ERM

Checked ERM

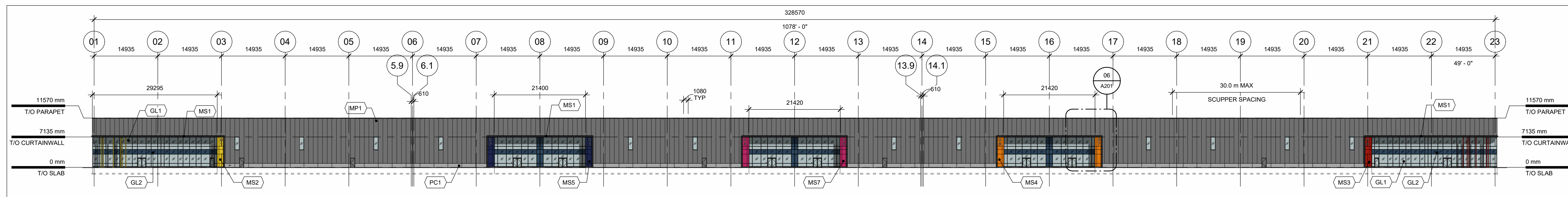


Project No. 25-199

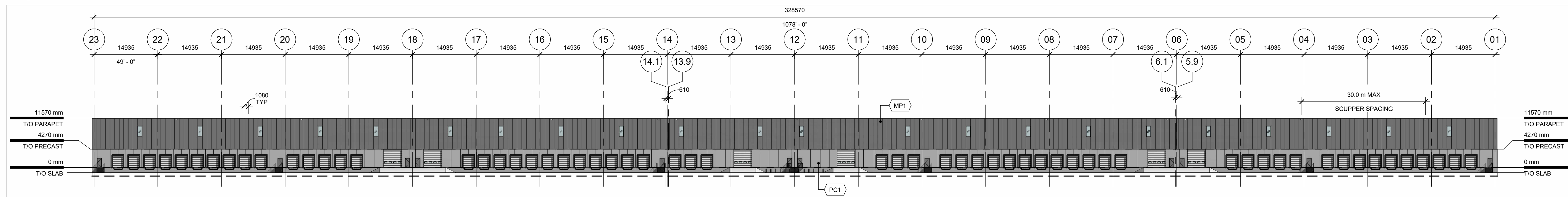
Date NOV 2025

Drawing No.

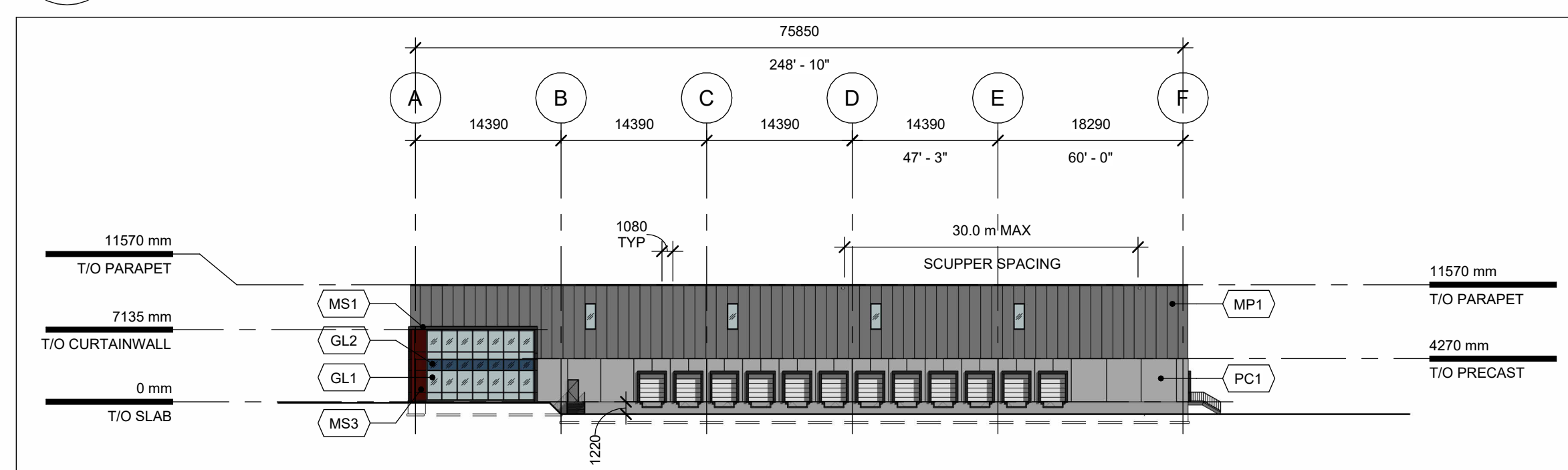
**A101**



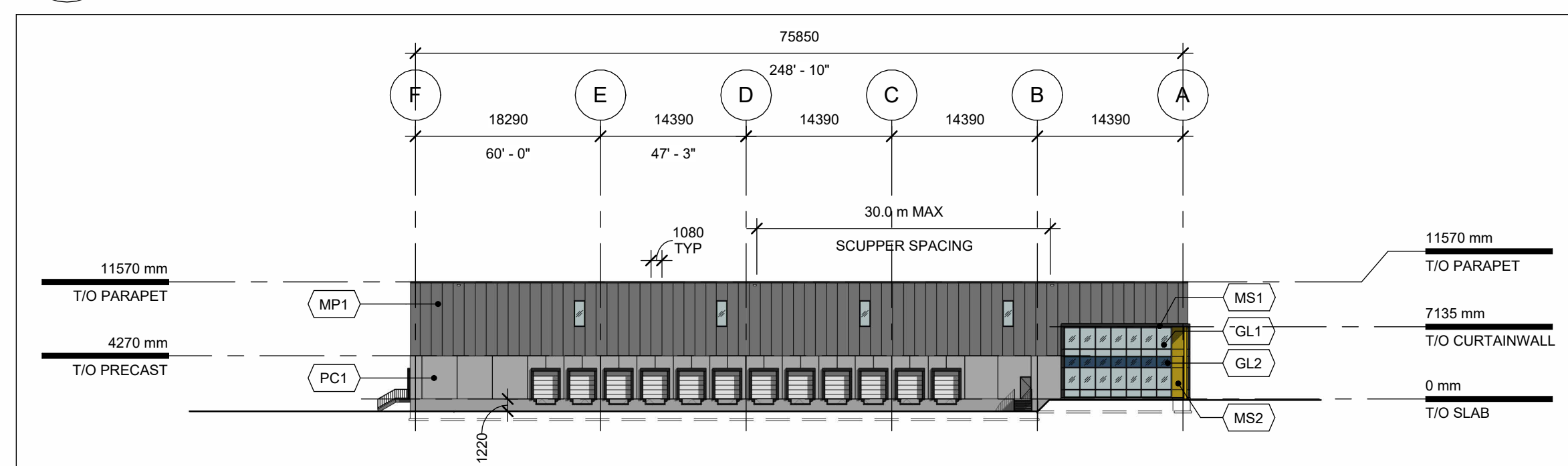
**01 SOUTH ELEVATION**  
A201 Scale: 1 : 500



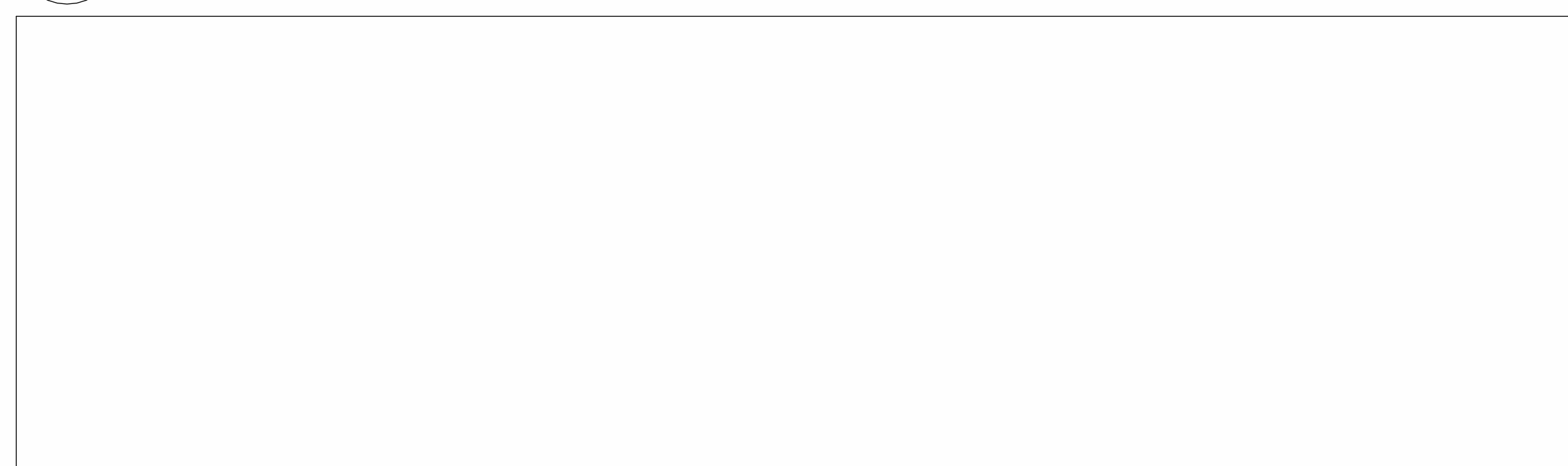
**02 NORTH ELEVATION**  
A201 Scale: 1 : 500



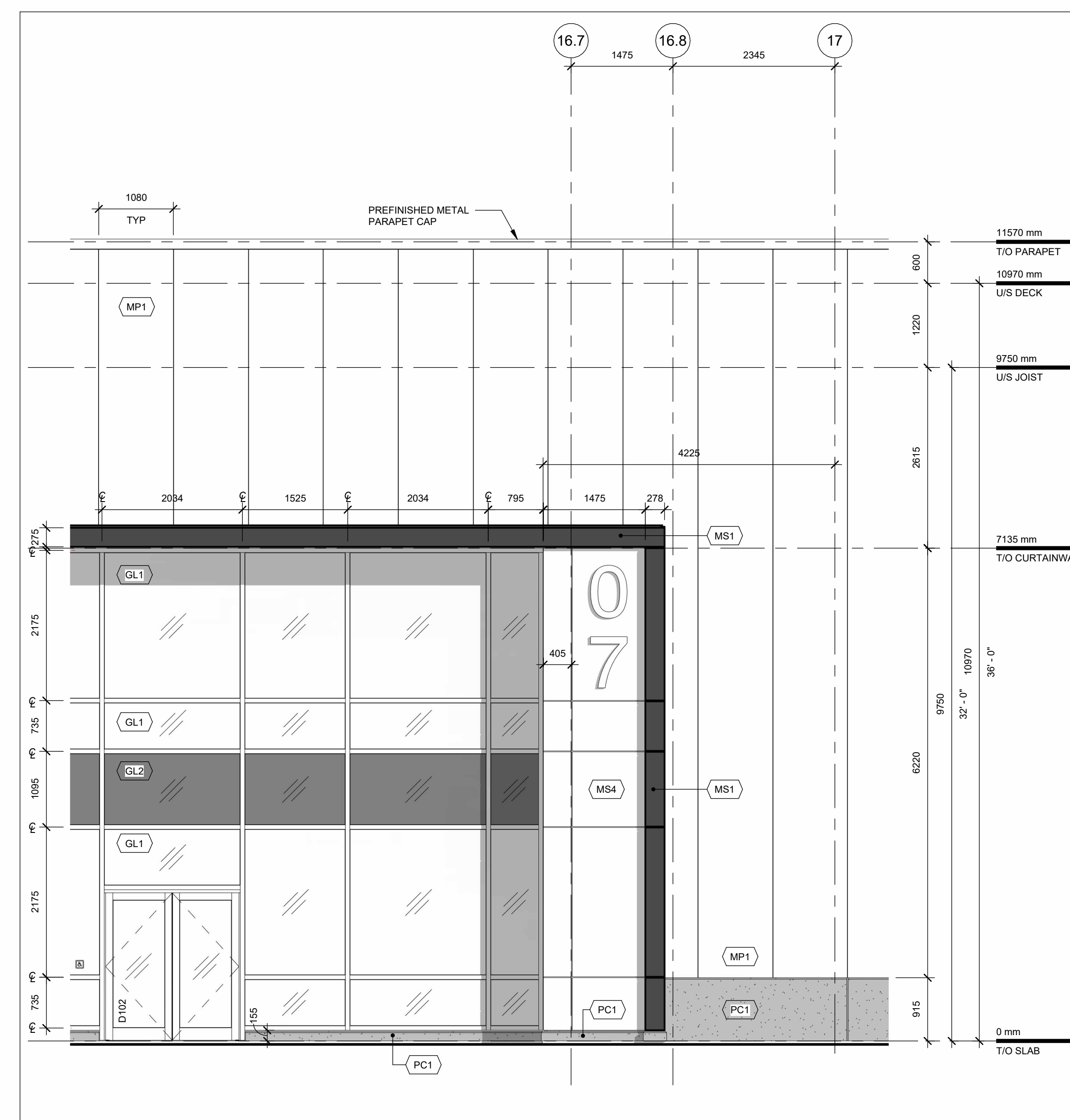
**03 EAST ELEVATION**  
A201 Scale: 1 : 500



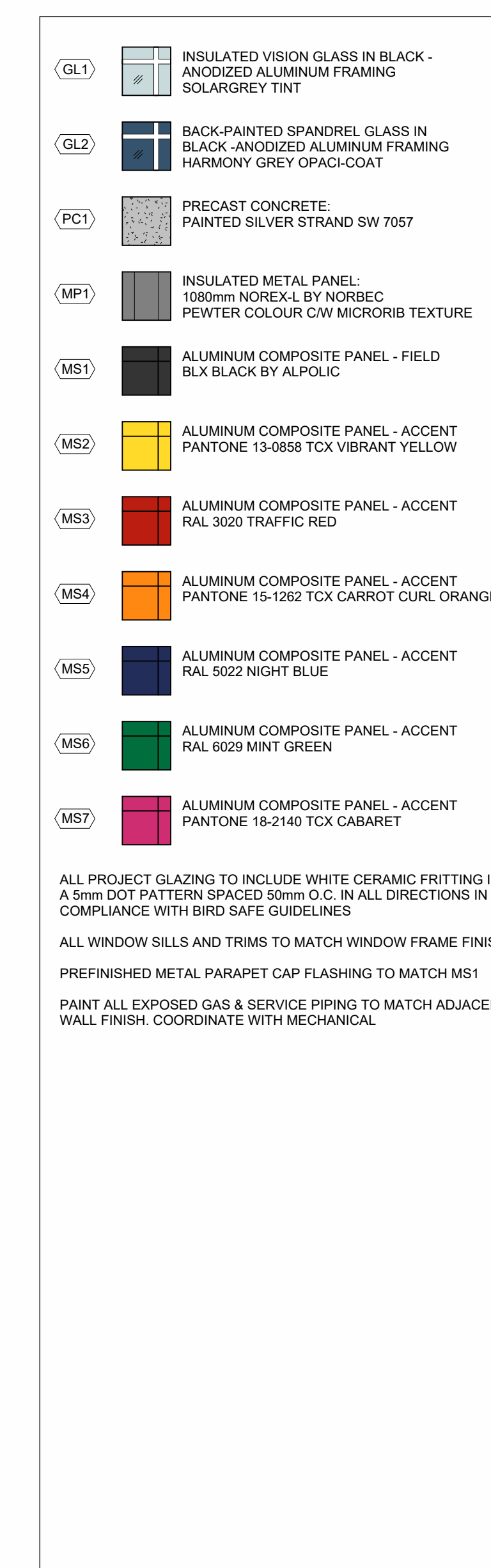
**04 WEST ELEVATION**  
A201 Scale: 1 : 500



**05 RESERVED**  
A201 Scale: N/A



**06 SOUTH ELEVATION DETAIL - TYPICAL SUITE ENTRANCE**  
A201 Scale: 1 : 50



North

Revisions

Revision Number	Description	Date
01	ISSUED FOR COORDINATION	2025-11-27
02	ISSUED FOR COORDINATION	2025-12-02
03	ISSUED FOR COORDINATION	2025-12-05
04	ISSUED FOR COORDINATION	2025-12-09
05	ISSUED FOR SITE PLAN AMENDMENT	2025-12-19
06	ISSUED FOR COORDINATION	2026-03-13
07	ISSUED FOR COORDINATION	2026-04-02
08	ISSUED FOR COORDINATION	2026-04-24
09	REVISED FOR SITE PLAN AMENDMENT	2026-04-29

Project

**NATIONAL CAPITAL BUSINESS PARK BUILDING A3**

4055 RUSSELL RD.  
OTTAWA, ON K1G 6Y4

Drawing

**EXTERIOR ELEVATIONS**

Scale As indicated

Drawn ERM

Checked ERM

Project No. 25-199

Date NOV 2025

Stamp

As indicated

ERM

ERM

Drawing No. A201

NOV 2025

