

CLIENT:
AVENUE 31 CAPITAL INC.

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

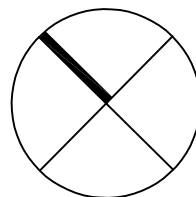
PLANNING CONSULTANT:
REPUBLIC URBANISM
Montreal, QC

CIVIL ENGINEER:
LRL 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. CROZIER & ASSOCIATES INC.
211 Yonge Street, Suite 600
Toronto, ON M5B 1M4

North



Revisions

No.	By	Description	Date
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
20	ERM	REVISED FOR COORDINATION	2026-05-04
21	ERM	ISSUED FOR PERMIT	2026-05-15
22	ERM	REVISED FOR SITE PLAN AMENDMENT	2026-08-07

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



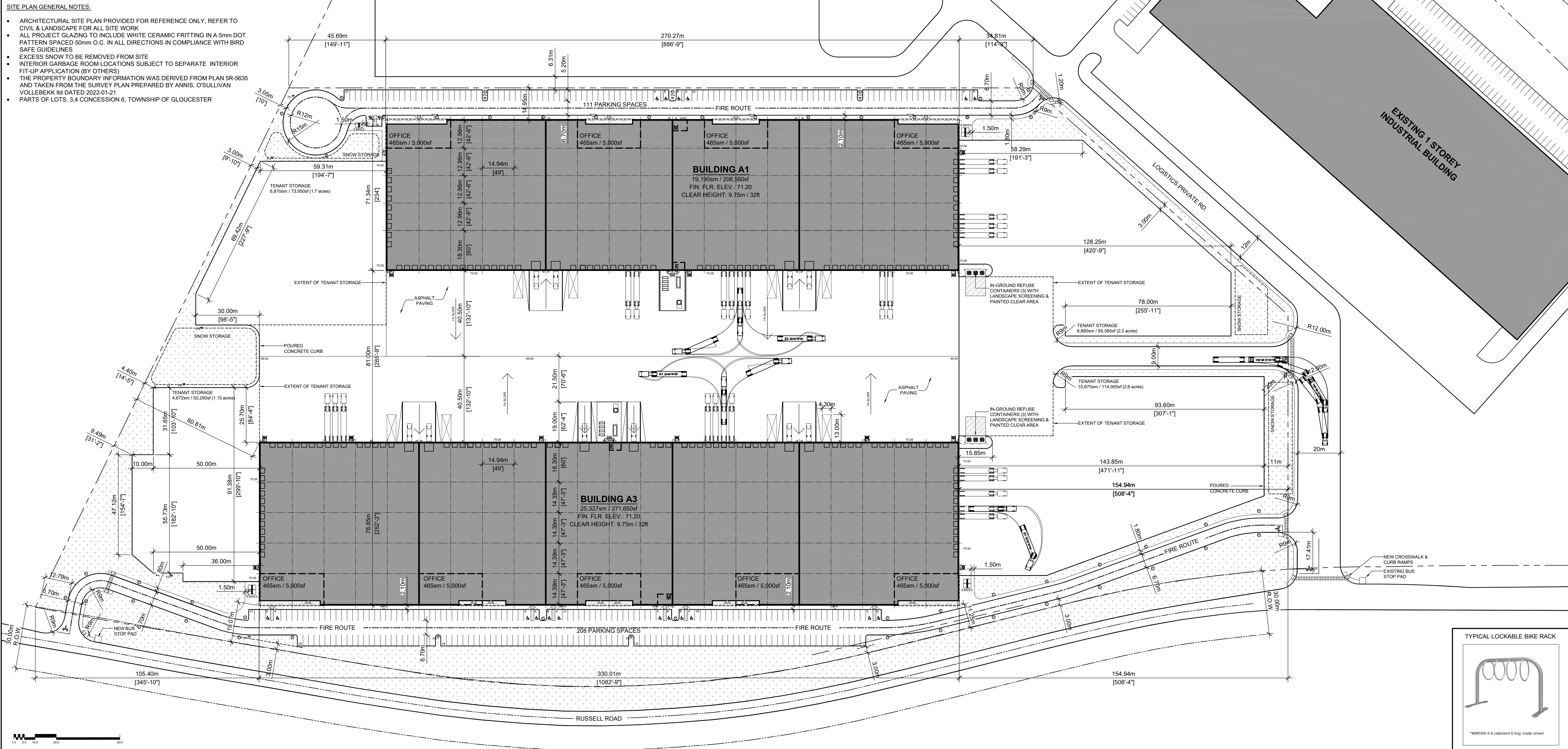
Drawing No.

SPA-01

PLAN NO. 19431

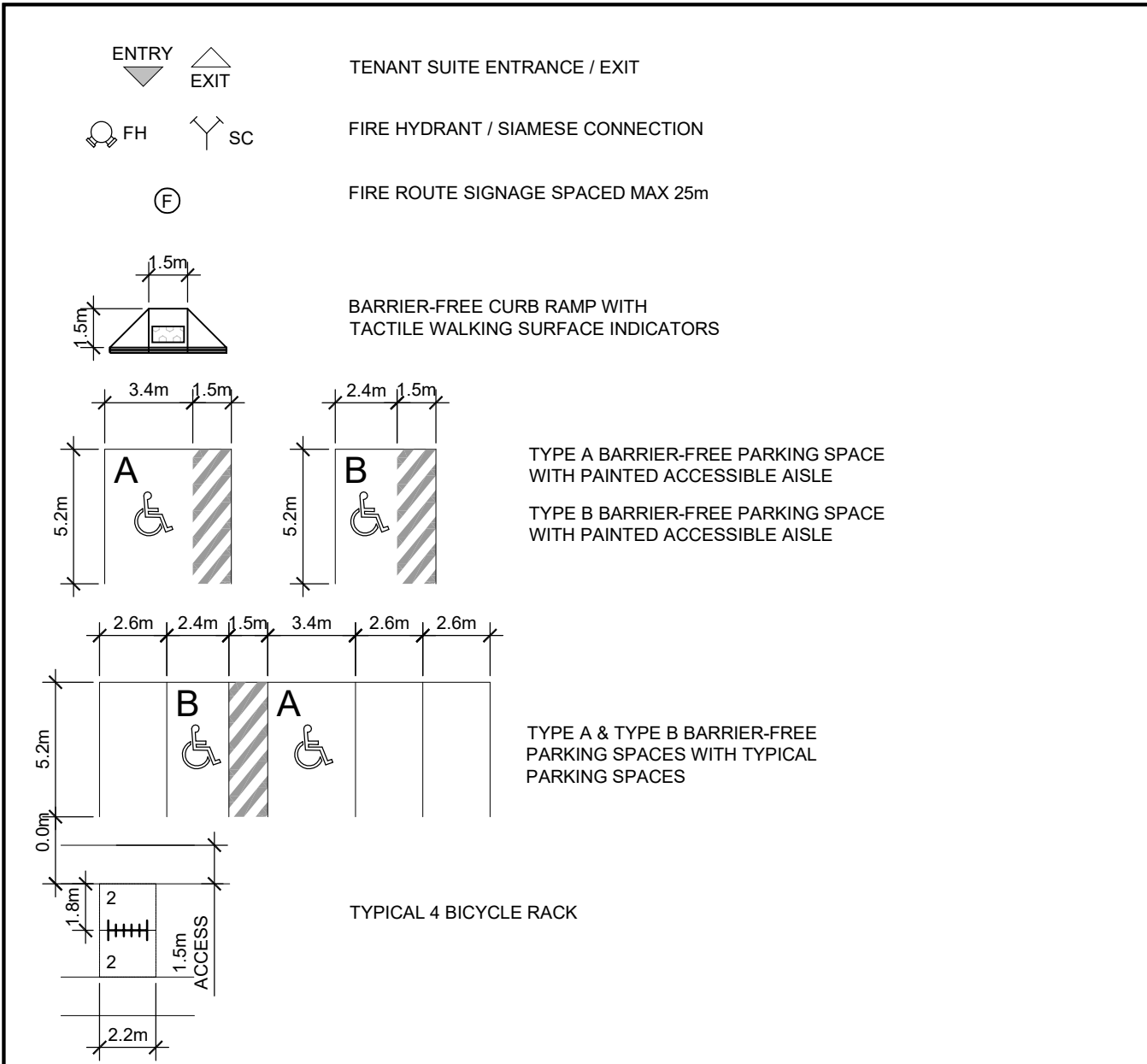
SITE PLAN GENERAL NOTES:

- 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 GARBAGE ROOM LOCATIONS SUBJECT TO SEPARATE INTERIOR FIT-UP APPLICATION (BY OTHERS)
- THE PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM PLAN 5R-5635 AND TAKEN FROM THE SURVEY PLAN PREPARED BY ANNIS, O'SULLIVAN VOLLEBEKK Ltd 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 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:

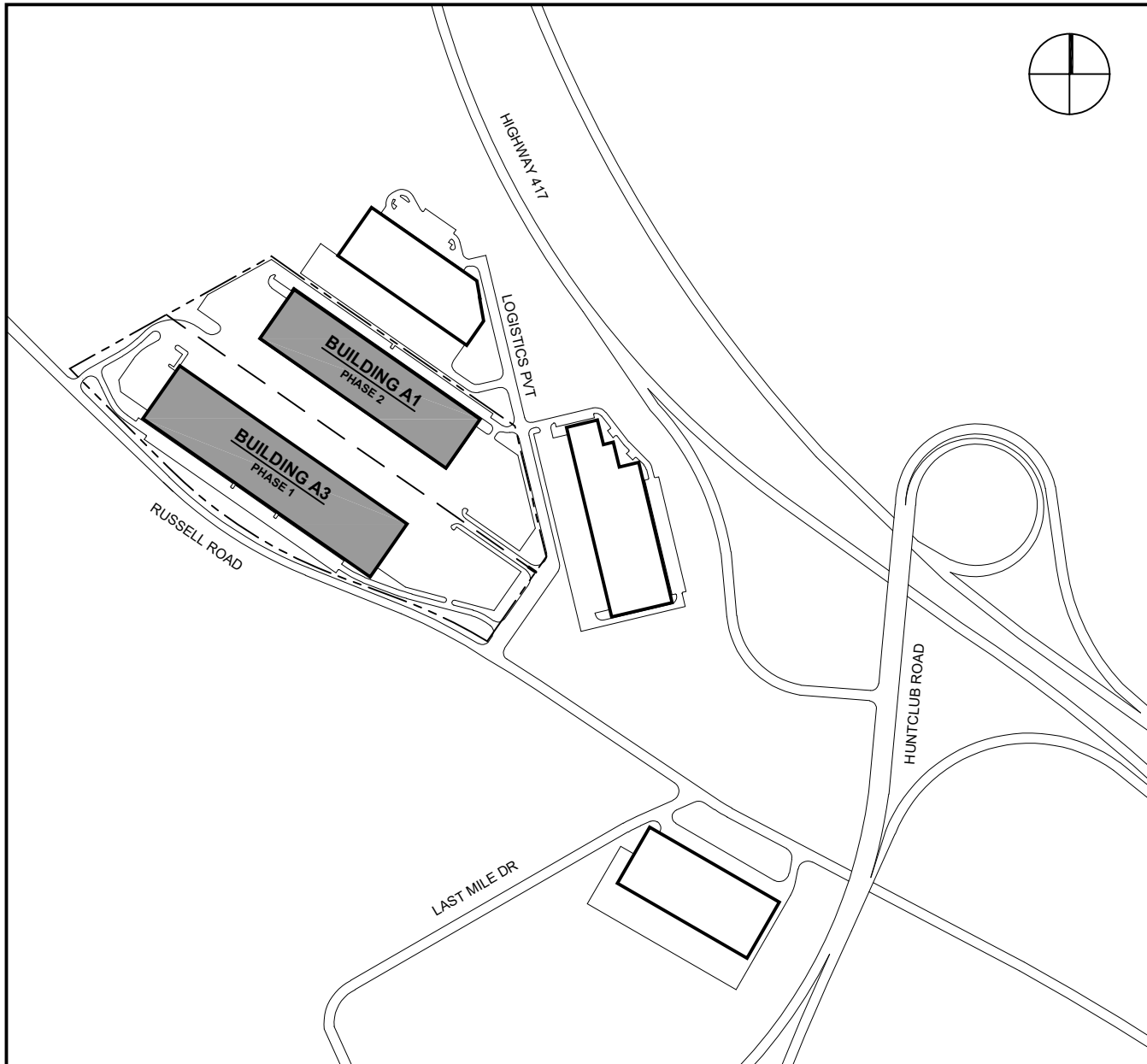
ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
PARKING, TYPICAL - SECTION 101 AREA C WAREHOUSE (N95) OR HEAVY INDUSTRIAL USE (N42): 0.8 SPACES PER 100sm FOR FIRST 5,000m2 0.4 SPACES PER 100sm AFTER FIRST 5,000m2	BUILDING A1: 19,190sm 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE	103 TYPICAL 4 TYPE A ACCESSIBLE 4 TYPE B ACCESSIBLE
PARKING, BARRIER FREE - SECTION 112 (BYLAW 2017-301)	BUILDING A3: 25,327sm 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE	121 TYPICAL 6 TYPE A ACCESSIBLE 6 TYPE B ACCESSIBLE
BICYCLE PARKING - SECTION 111 WAREHOUSE / HEAVY INDUSTRIAL 1 SPACE PER 2000sm	BUILDING A1: 19,190sm 10 TYPICAL	12 TYPICAL
LOADING SPACE - SECTION 113 WAREHOUSE / HEAVY INDUSTRIAL	BUILDING A3: 25,327sm 13 TYPICAL	16 TYPICAL
	BUILDING A1: 19,190sm 2 SPACES	4 OVERSIZED 13.4m X 4.3m
	BUILDING A3: 25,327sm 3 SPACES	4 OVERSIZED 13.4m X 4.3m

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 > 200m2)
• 9m SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS WHEN FACING A STREET

3.2.4.25 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