

CLIENT:
AVENUE 31 CAPITAL INC.

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

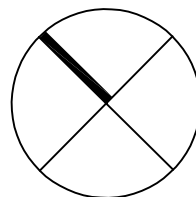
PLANNING CONSULTANT:
REPUBLIC URBANISM
Montreal, QC

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

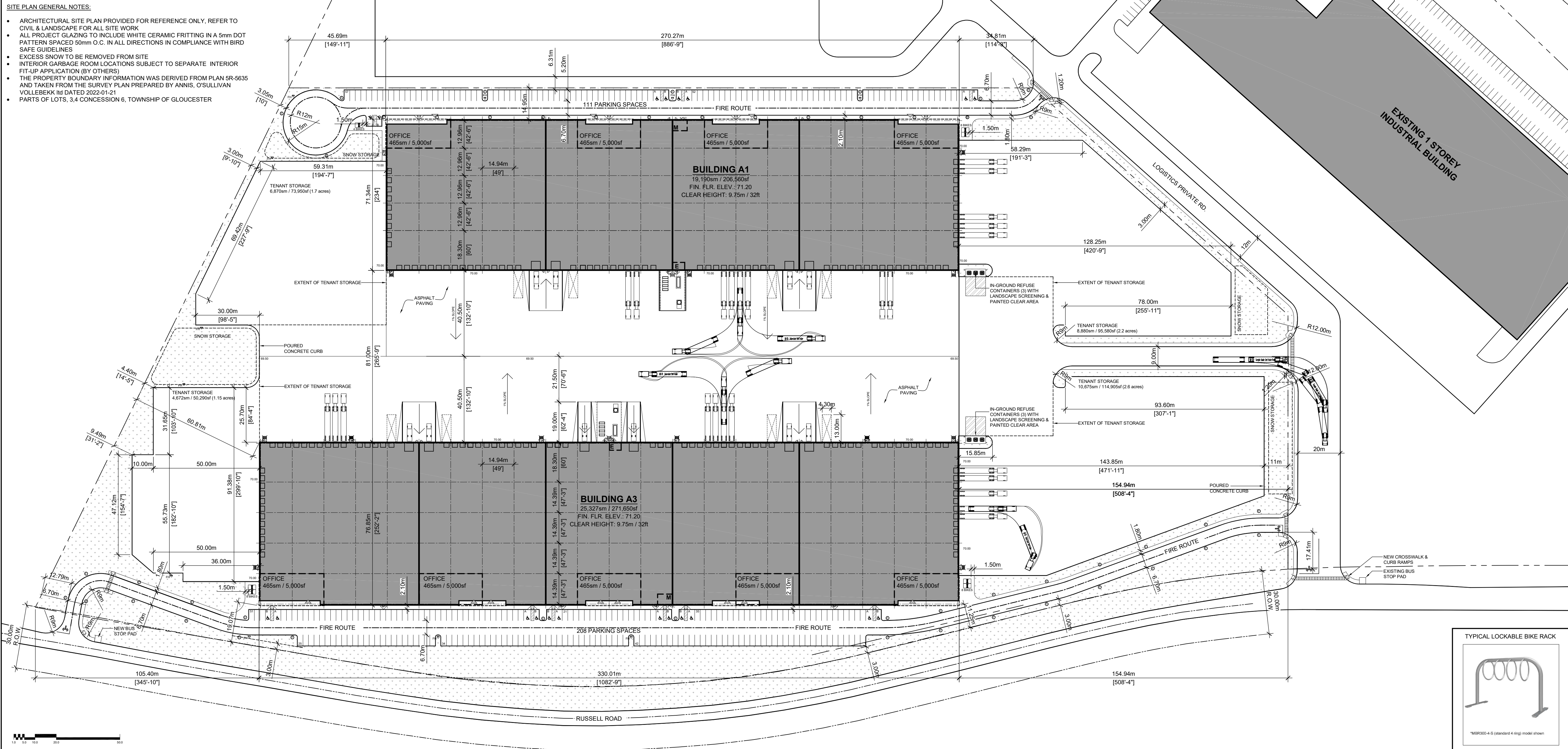
Stamp



Drawing No.

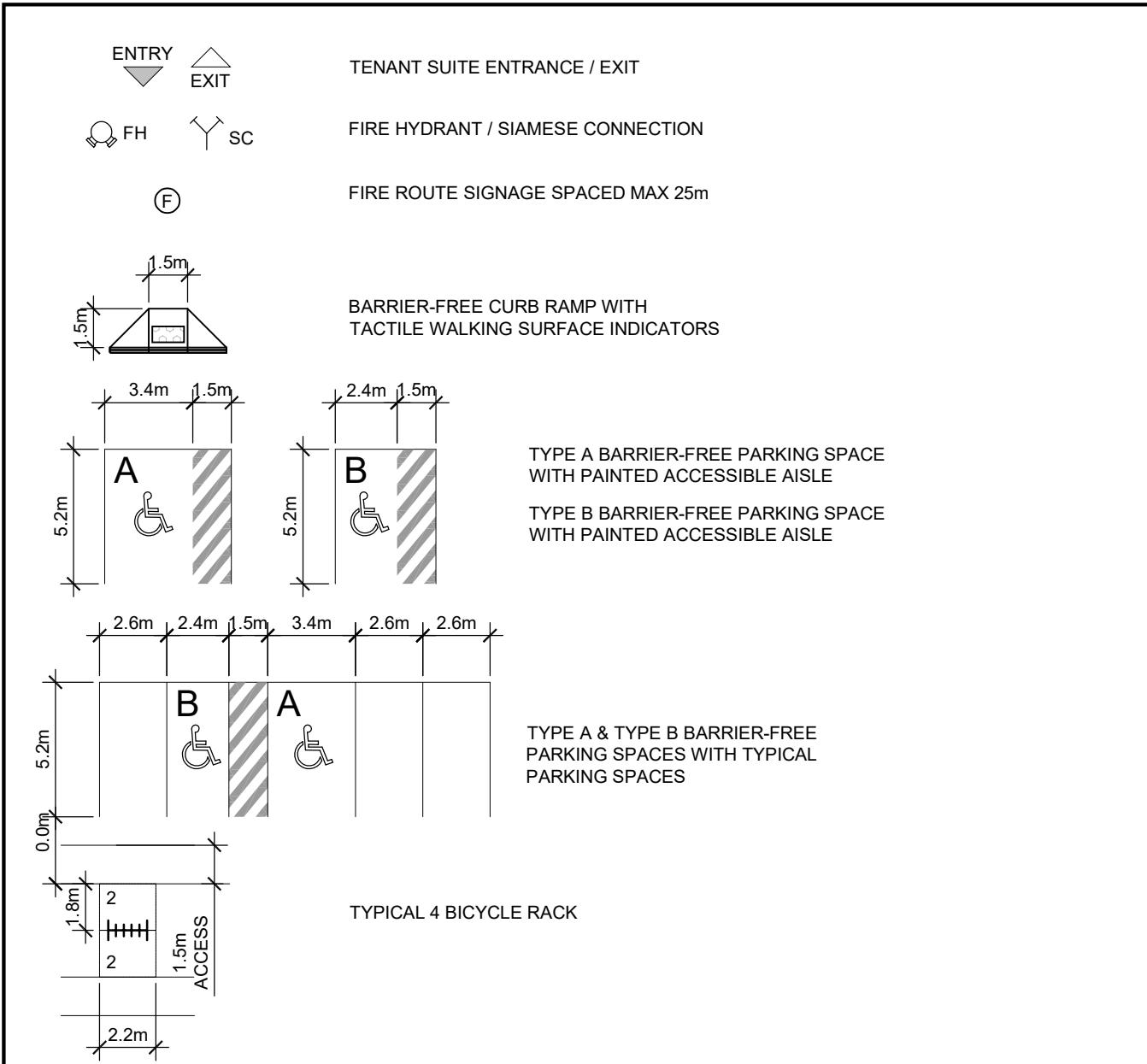
SPA-01

PLAN NO. 19431



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 (N65) 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:

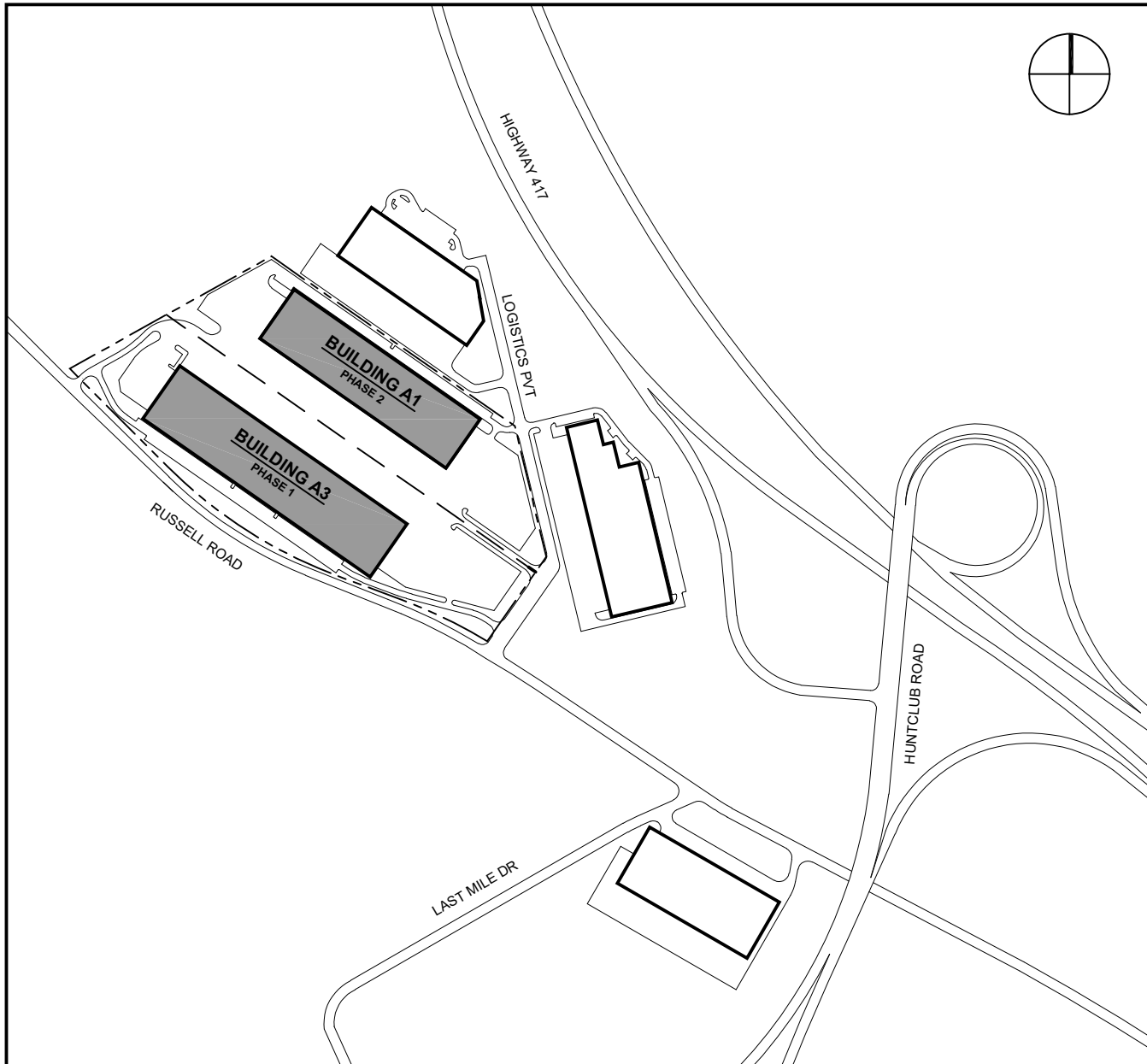
ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
PARKING, TYPICAL - SECTION 101 AREA C WAREHOUSE (N65) OR HEAVY INDUSTRIAL USE (N42): 0.8 SPACES PER 100sm FOR FIRST 5,000m ² 0.4 SPACES PER 100sm AFTER FIRST 5,000m ²	BUILDING A1: 19,190sm 2 TYPICAL 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE	103 TYPICAL 4 TYPE A ACCESSIBLE 4 TYPE B ACCESSIBLE
PARKING, BARRIER FREE - SECTION 112 (BYLAW 2017-301)	BUILDING A3: 25,327sm 121 TYPICAL 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE	196 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