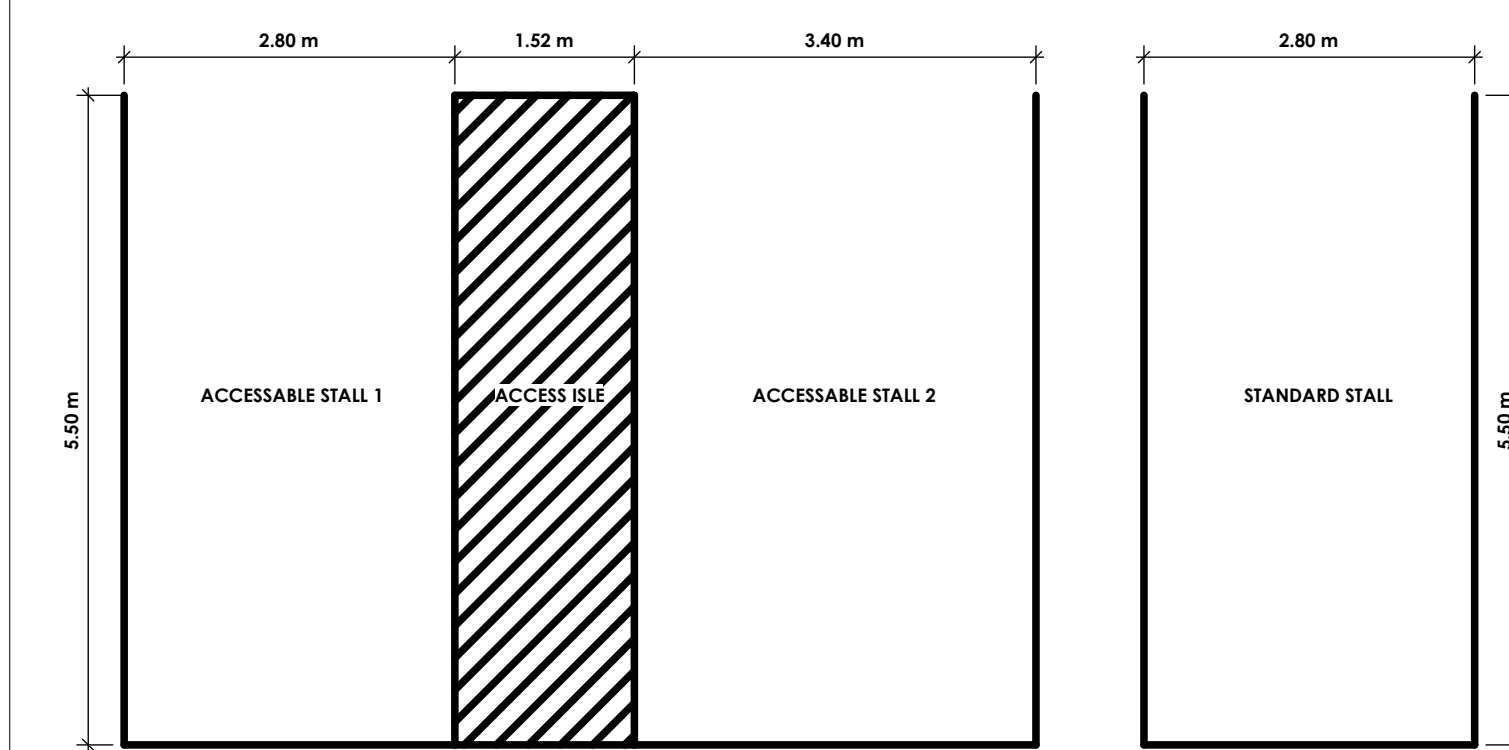


ARIEL VIEW OF SITE - 4837 ALBION RD S, GLOUCESTER, ON K1X 1A3

<b>SITE PLAN DATA</b> LEGAL DESCRIPTION: - 4837 ALBION ROAD - CONVESSION 4 RP PT LOT 23 & 24 GLOUCESTER - CITY OF OTTAWA - PARTS 1 TO 4 AND 16 TO 27 - BOUNDARY SURVEY: FARLEY, SMITH & DENIS SURVEYING LTD. 2001 - REFERENCE NO. 4R - 31203	<b>KEY PLAN LEGEND</b> - EXISTING - PHASE 2A NEW CASINO & LIVE - PHASE 2B NEW HOTEL - TEMPORARY SNOW PILLING	<b>SITE USE INFORMATION</b> <b>ZONING:</b> RC4(RURAL COMMERCIAL) RC4 (S28) S381-h <b>USE OF BUILDING:</b> CASINO/ ENTERTAINMENT CENTRE/ HOTEL
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<b>PROJECT COMPLIANCE</b> <b>MINIMUM LOT AREA</b> - REQUIRED: 20,000M <sup>2</sup> - PROVIDED: 40,439M <sup>2</sup> <b>MAXIMUM LOT COVERAGE</b> - MAXIMUM: 15% - PROPOSED: 2.8% <b>LOT WIDTH</b> - MIN: 90m - PROPOSED: 604m <b>FRONT YARD SETBACK</b> - MIN: 10m - PROPOSED: 83.1m <b>MINIMUM SIDE YARD</b> - MIN: 6m - PROPOSED: 93.8m <b>MINIMUM REAR YARD SETBACK</b> - MIN: 10m - PROPOSED: 375.5m <b>GROSS BUILDING AREA</b> - MAX: N/A - PROPOSED: 20,648M <sup>2</sup> <b>BUILDING HEIGHT</b> - PROPOSED: * HOTEL: 25.6m * CASINO & LIVE: 12.5m * GRANDSTAND(EXIST): 20.6m <b>NUMBER OF FLOORS</b> - MAXIMUM: N/A - PROVIDED: 6 <b>MINIMUM WIDTH OF LANDSCAPED BUFFER</b> - MINIMUM: 3M - PROVIDED: 3M <b>PERCENTAGE OF PARKING LOT LANDSCAPED AREA</b> - MINIMUM: 15% - PROVIDED: 18.4%	<b>VEHICLE PARKING</b> <b>STANDARD STALL: 5.5m*2.8m</b> <b>ACCESSIBLE STALL 1: 5.5m*2.8m</b> <b>ACCESSIBLE STALL 2: 5.5m*3.4m</b> <b>ACCESS ISLE: 1.52m WIDE</b> <b>CASINO (9,383.2m<sup>2</sup>)</b> - 10 PER 100M <sup>2</sup> OF GFA = 939 <b>HOTEL (150 Guests)</b> - 1 PER GUEST UNIT = 150 <b>RESTAURANT (2,445.5m<sup>2</sup>)</b> - 10 PER 100M <sup>2</sup> OF GFA = 245 <b>THEATRE (1,800 Seats)</b> - 1 PER 4 FIXED SEATS = 450 <b>RETAIL STORE (198.8m<sup>2</sup>)</b> - 3.4 PER 100M <sup>2</sup> OF GFA = 7 <b>OFFICE (896.5m<sup>2</sup>)</b> - 2.4 PER 100M <sup>2</sup> OF GFA = 22 <b>REQUIRED TOTAL = 1833 STALLS</b> <b>PROPOSED = 2187 STALLS</b> <b>EXIST. PARKING STALLS TO REMAIN = 840</b> <b>NEW PARKING STALLS = 1347</b> <b>ACCESSIBLE PARKING SPACES</b> <b>REQUIRED</b> - 11 + 1% OF 2196 = 33 (17 TYPE A/ 17 TYPE B) <b>PROVIDED</b> - 38 ACCESSIBLE STALLS (17 TYPE A/ 21 TYPE B) <b>LOADING REQUIREMENTS</b> <b>SPORTS ARENA: 1</b> <b>CASINO: 5,000 - 9,999M<sup>2</sup> OF GFA = 2</b> <b>HOTEL: 5,000 - 9,999M<sup>2</sup> OF GFA = 2</b> <b>REQUIRED: 5 PROVIDED: 5</b> <b>SNOW STORAGE</b> <b>ALL SNOW TO BE DELIVERED OFF SITE VIA 3rd PARTY CONTRACTOR</b>	<b>SYMBOLS/ LANDSCAPE LEGEND</b> LP - DECORATIVE LAMP POST. REFER TO ELECTRICAL PHOTOMETRIC PLAN LB - LIGHTING BOLLARD PC-E - NEW 3M WIDE PAINTED CROSSWALK - EXTERIOR APLD - NEW LIGHT DUTY ASPHALT PAVING. SEE CIVIL CC - EXTERIOR CONCRETE CURB. SEE CIVIL EXCC - EXISTING CONCRETE CURB EXSW - EXISTING SIDEWALK CS - CONCRETE SIDEWALK. SEE CIVIL HC - ACCESSIBLE PARKING SIGN STOP - STOP SIGN AG - AUTOMATIC GATE CS-DC - CONCRETE SIDEWALK WITH DEPRESSED CURB WHERE SIDEWALK INTERSECTS WITH ASPHALT PARKING AT PATH FLE - WHITE PAINTED LINE - EXTERIOR DC / TI - TACTILE INDICATOR (TYPICAL, AT ALL INTERSECTIONS BETWEEN PEDESTRIAN PATH OF TRAVEL AND VEHICLE LANE - FOLLOWED BY DEPRESSED CURB) RPC - RAISED CONCRETE PARKING CURB - 6'-0" LENGTH LB - 3'-0" LANDSCAPE BUFFER BIKE RACK + SHELTER - BIKE RACK AND SHELTER TO BE STYLE 'SLOPE' OUTDOOR BIKE SHELTER AS MANUFACTURED BY GROUND CONTROL SYSTEMS OR APPROVED EQUIVALENT
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2 Parking Stalls  
3/16" = 1'-0"

*Allison Hamlin*  
**ALLISON HAMLIN**  
 MANAGER (A), DEVELOPMENT REVIEW WEST  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Allison Hamlin at 1:09 pm, Aug 03, 2023

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**Hard Rock CASINO**

Hard Rock Ottawa Hotel &  
Casino SP Agreement

4837 ALBION RD,  
GLOUCESTER, OTTAWA  
ONTARIO, CANADA

REVISED PER CITY COMMENTS

SUBMISSIONS		
NO.	DATE	DESCRIPTION
9	July 29th 2023	REVISED PER CITY COMMENTS
8	July 14th 2023	ISSUED FOR PERMIT
7	June 20th 2023	REVISED PER CITY COMMENTS
6	June 14th 2023	ISSUED FOR CMP
5	March 3rd 2023	REVISED PER CITY COMMENTS
4	November 15th 2022	DESIGN DOCUMENTS PACKAGE
3	November 8th 2022	REVISED PER CITY COMMENTS
2	April 24th 2020	REVISED PER CITY COMMENTS
1	November 20th 2019	ISSUED FOR SITE PLAN APPROVAL

DRAWING TITLE: <b>Architectural Site Plan</b>	
DRAWN BY: MS	DATE: July 25th 2023
REVIEWED BY: RY	SCALE: DRAWING NO.
PROJECT NO. 22-001	As indicated
	<b>SP-001</b>