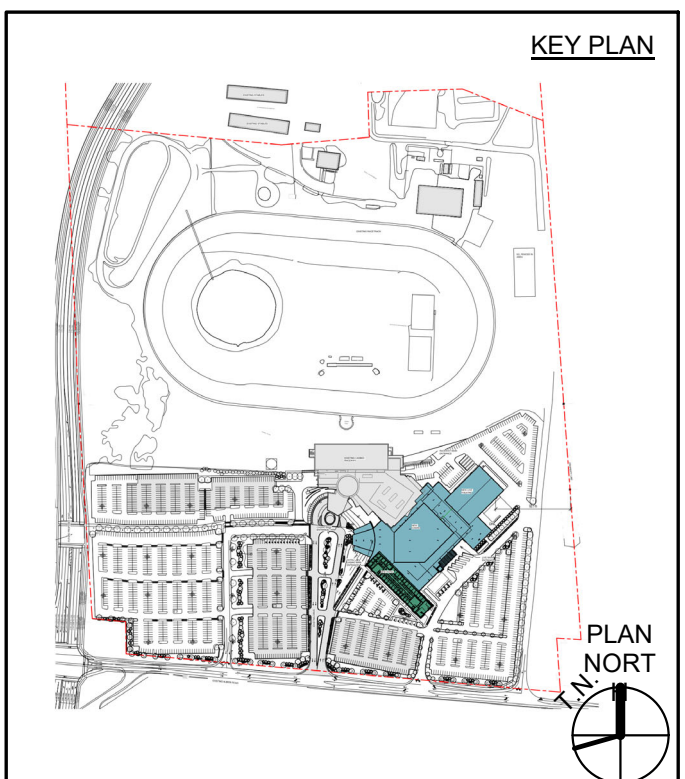
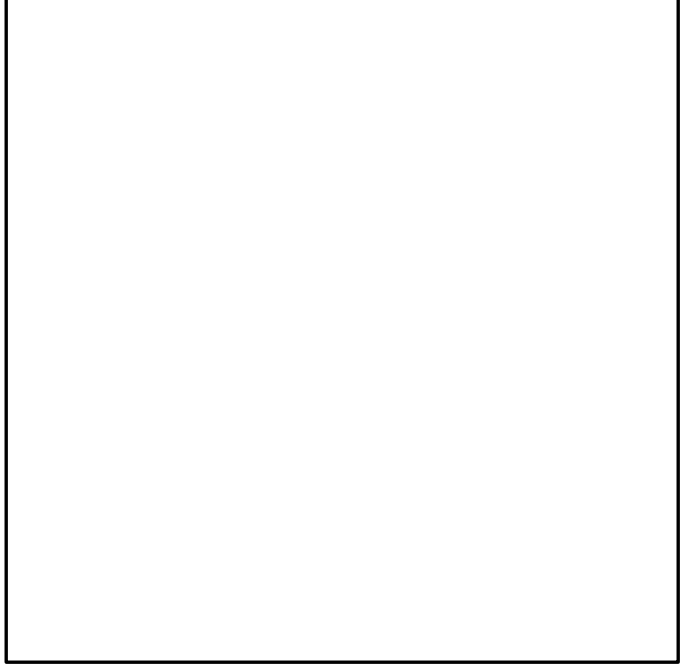


# HARD ROCK OTTAWA HOTEL & CASINO

## SITE PLAN AGREEMENT PACKAGE

### 2020 04 24



**HARD ROCK HOTEL CASINO**  
 4837 ALBION ROAD,  
 GLOUCESTER, OTTAWA,  
 ON, CANADA

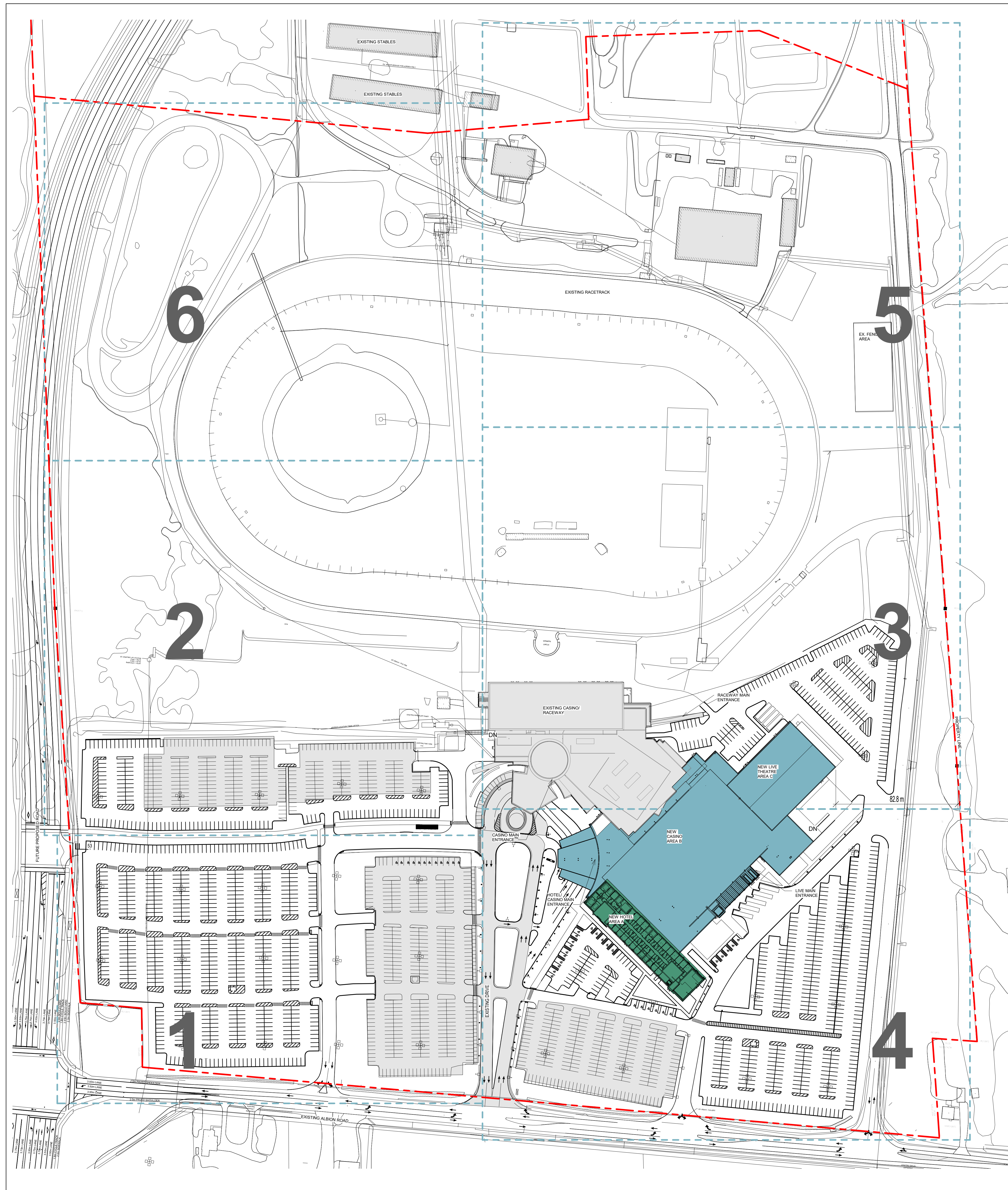
4837 ALBION RD.  
 GLOUCESTER, OTTAWA  
 ONTARIO, CANADA

SECOND SUBMISSION  
 FOR SITE PLAN  
 AGREEMENT APRIL  
 24th 2020

SUBMISSIONS		
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
**COVER SHEET**

DRAWN BY: TK	DATE: 10/04/19
REVIEWED BY: RY	
SCALE:	DRAWING NO. SP - 000
PROJECT NO. 19072.00	



1 OVA SITE PLAN KEY PLAN  
1" = 100'-0"

PROPERTY ARIEL VIEW - NTS.



KEY PLAN LEGEND

- PHASE 2C - EXISTING CASINO RENOVATION - DECEMBER 15, 2021
- EXISTING PARKING LOT/ ASPHALT DRIVE
- PHASE 2A - CASINO LIVE THEATRE JULY 01, 2021
- PHASE 2B - HOTEL SEPTEMBER 01, 2021

DRAWING INDEX

SHEET NO.	DESCRIPTION
SP - 001	ARCHITECTURAL SITE PLAN KEY PLAN
SP - 001-1	SITE PLAN ZONE 1
SP - 001-2	SITE PLAN ZONE 2
SP - 001-3	SITE PLAN ZONE 3
SP - 001-4	SITE PLAN ZONE 4
SP - 001-5	SITE PLAN ZONE 5
SP - 001-6	SITE PLAN ZONE 6
SP - 002	DESIGN PLAN - MAIN FLOOR
SP - 003	BUILDING ELEVATIONS
SP - 004	BUILDING ELEVATIONS
SP - 005	BUILDING ELEVATIONS
SP - 006	BUILDING ELEVATIONS
SP - 007	SHUTTLE BUS ROUTE PLAN

SITE PLAN DATA

LEGAL DESCRIPTION:  
4837 ALBION ROAD  
CONSESSION 4 RP PT LOT 23 & 24 RP Gloucester,  
City of Ottawa  
Parts 1 to 4 and 16 to 27  
Boundary Survey: FARLEY, SMITH & DENIS SURVEYING LTD. 2001  
Reference No. 4R - 31203

ZONING	RC4 (RURAL COMMERCIAL) RC4 [528] S381-1
USE OF BUILDING	CASINO / ENTERTAINMENT CENTRE/ HOTEL

	REQUIRED	PROVIDED
MINIMUM LOT AREA	20 000 m <sup>2</sup>	404539 m <sup>2</sup>
MAXIMUM LOT COVERAGE	15% MAX.	2.8 %
GROSS FLOOR AREA	N/A	24927 m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	AREA A: 151.1 m east AREAS B + C: 129 m east.	AREA A: 146.017m east AREA B + C: 128.02m east.
NUMBER OF FLOORS	N/A	7
MINIMUM FRONT YARD SETBACK	10 m	76 m
MINIMUM INTERIOR SIDE YARD SETBACK	6 m	101.7 m
REAR YARD SET BACK	10 m	372 m
MINIMUM WIDTH OF LANDSCAPED BUFFER	3m	3 m
PERCENTAGE OF PARKING LOT LANDSCAPED AREA	15%	18.4%

VEHICLE PARKING	REQUIRED	PROVIDED
CASINO	10 per 100 m <sup>2</sup> of GFA	944
HOTEL	1 per Guest Unit	178
RESTAURANT	10 per 100 m <sup>2</sup> of GFA	482
THEATRE	1 per 4 Fixed Seats	500
RETAIL STORE	3.4 per 100 m <sup>2</sup> of GFA	10
OFFICE	2.4 per 100 m <sup>2</sup> of GFA	64
<b>TOTAL</b>		<b>2178</b>

EXISTING PARKING SPACES TO REMAIN		840
NEW PARKING SPACES		1365
<b>TOTAL</b>	<b>REQUIRED 2178</b>	<b>PROVIDED 2205</b>

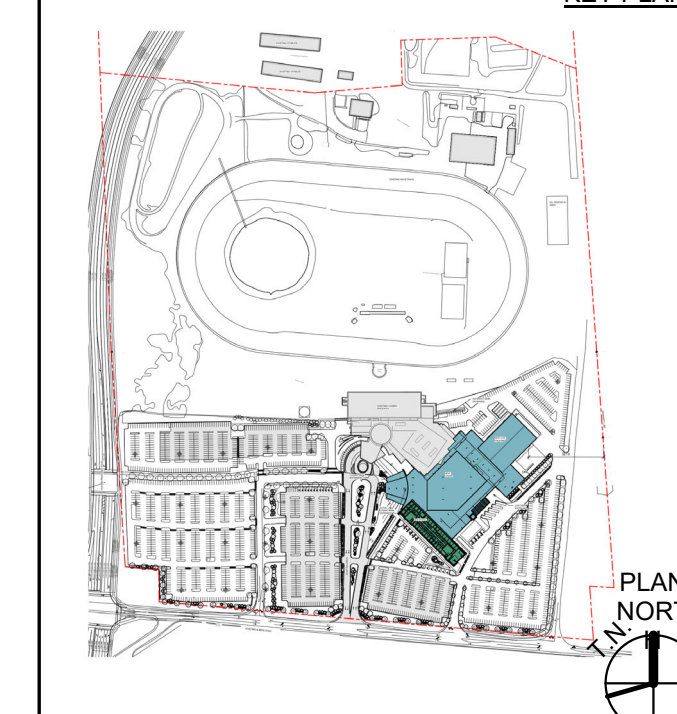
SYMBOLS/ LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
LP	NOTE: TO REVIEW EXTENT OF PLANTING REFER TO LANDSCAPE PLAN. DECORATIVE LAMP POST. REFER TO ELECTRICAL PHOTOMETRIC PLAN
LB	LIGHTING BOLLARD
PC-E	NEW 3.0 M 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	HANDICAP PARKING SIGN
STOP	STOP SIGN
AG	AUTOMATIC GATE
CS-DC	CONCRETE SIDEWALK WITH DEPRESSED CURB WHERE SIDEWALK INTERSECTS WITH ASPHALT PARKING AT PATH
PLE	WHITE PAINTED LINE - EXTERIOR
TI	TACTILE INDICATOR (TYPICAL AT ALL INTERSECTION BETWEEN PEDESTRIAN PATH OF TRAVEL AND VEHICLE LANE.
RPC	RAISED CONCRETE PARKING CURB - 4" LENGTH
LB	3" 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

LOADING SPACE	REQUIRED	PROVIDED
SPORT ARENA	1	
CASINO: 5000 - 9999 m <sup>2</sup> GFA	2	
HOTEL: 5000 - 9999 m <sup>2</sup> GFA	2	
<b>TOTAL</b>	<b>5</b>	<b>5</b>

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
PARKING LOT WITH 2221 SPACES	11 + 1% OF TOTAL = 33	38
	16 TYPE A SPACES	20
	17 TYPE B SPACES	18

KEY PLAN



**HARD ROCK HOTEL CASINO**  
4837 ALBION ROAD,  
GLOUCESTER, OTTAWA,  
ON, CANADA

4837 ALBION RD.  
GLOUCESTER, OTTAWA  
ONTARIO, CANADA

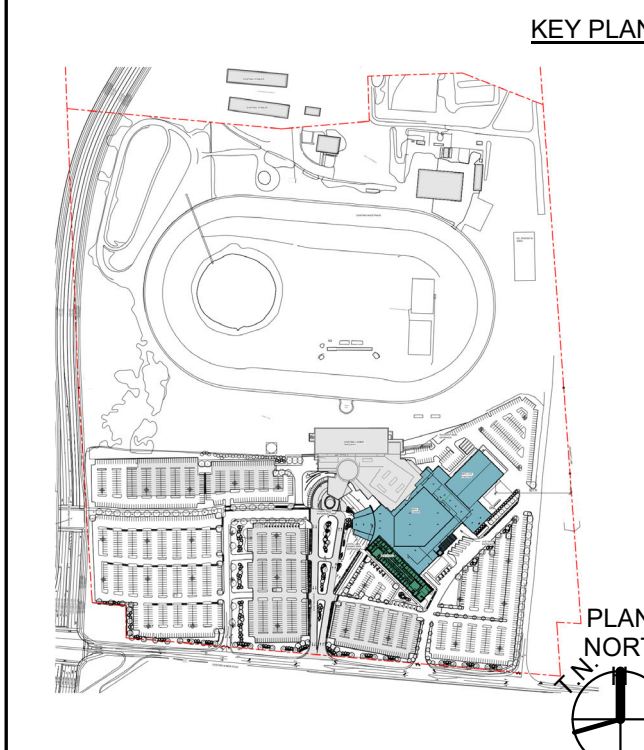
SECOND SUBMISSION  
FOR SITE PLAN  
AGREEMENT APRIL  
24th 2020

SUBMISSIONS

NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
ARCHITECTURAL SITE  
PLAN

DRAWN BY:	Author	DATE:	10/31/19
REVIEWED BY:	Checker		
SCALE:	As indicated	DRAWING NO.	
PROJECT NO.	19072.00		<b>SP - 001</b>



**Hard Rock CASINO**

**HARD ROCK HOTEL CASINO**

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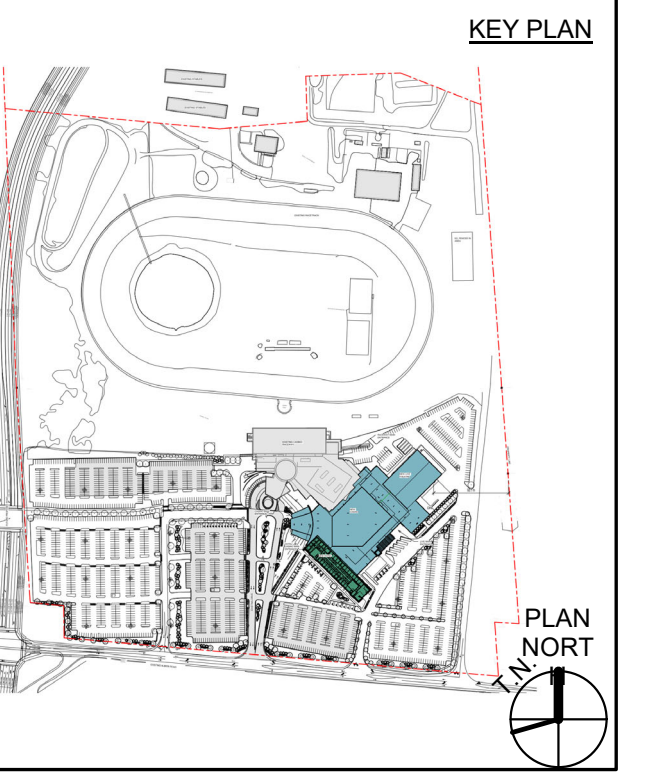
DRAWING  
SITE PLAN ZONE 1

DRAWN BY:	Author	DATE:	10/31/19
REVIEWED BY:	Checker	DRAWING NO.:	SP - 001-1
SCALE:	1" = 30'-0"	PROJECT NO.:	19072.00



DEMONSTRATION OF POTENTIAL FUTURE SIGNALIZED INTERSECTION BY DEVELOPER

PROPERTY LINE



**Hard Rock CASINO**

**HARD ROCK HOTEL CASINO**

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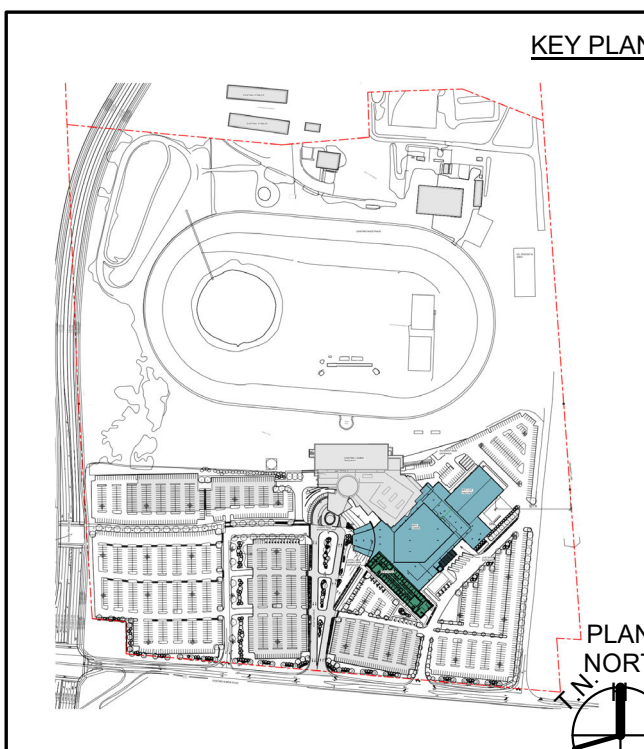
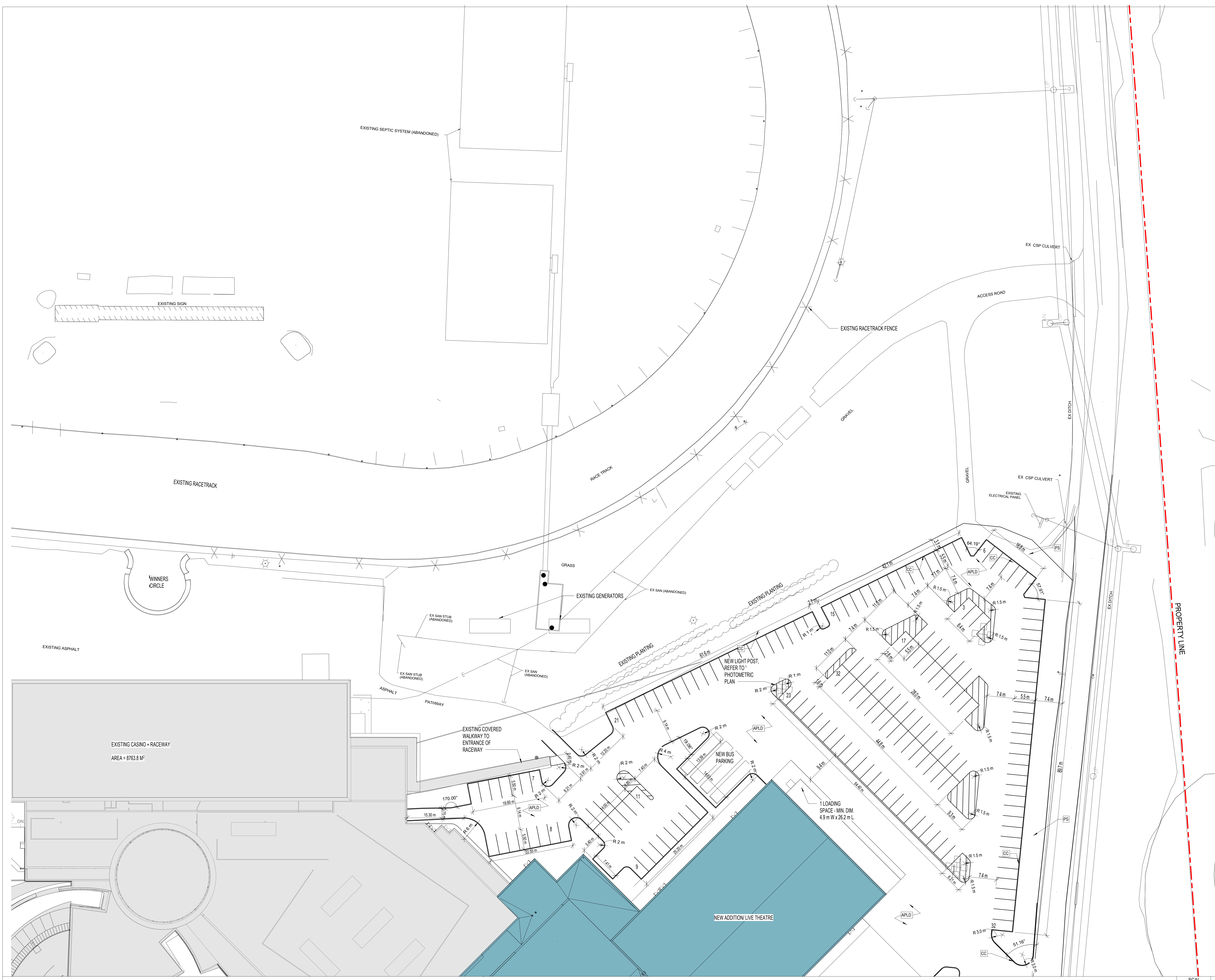
SECOND SUBMISSION  
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AGREEMENT APRIL  
24th 2020

SUBMISSIONS

NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
**SITE PLAN ZONE 2**

DRAWN BY: TK	DATE: 10/31/19
REVIEWED BY: RY	DRAWING NO. 19072.00
SCALE: 1" = 30'-0"	PROJECT NO. 19072.00
<b>SP - 001-2</b>	



**Hard Rock CASINO**  
HARD ROCK HOTEL CASINO  
4837 ALBION ROAD,  
GLOUCESTER, OTTAWA,  
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GLOUCESTER, OTTAWA  
ONTARIO, CANADA

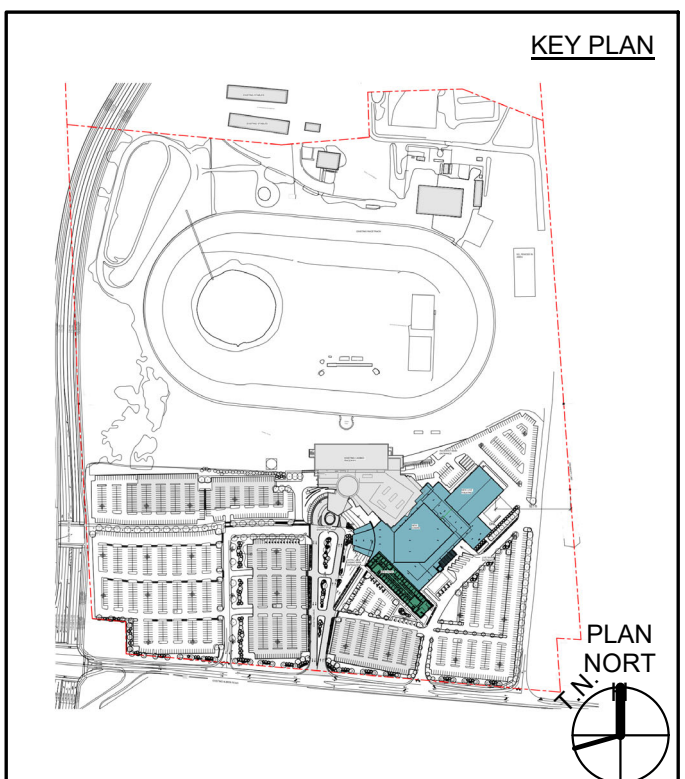
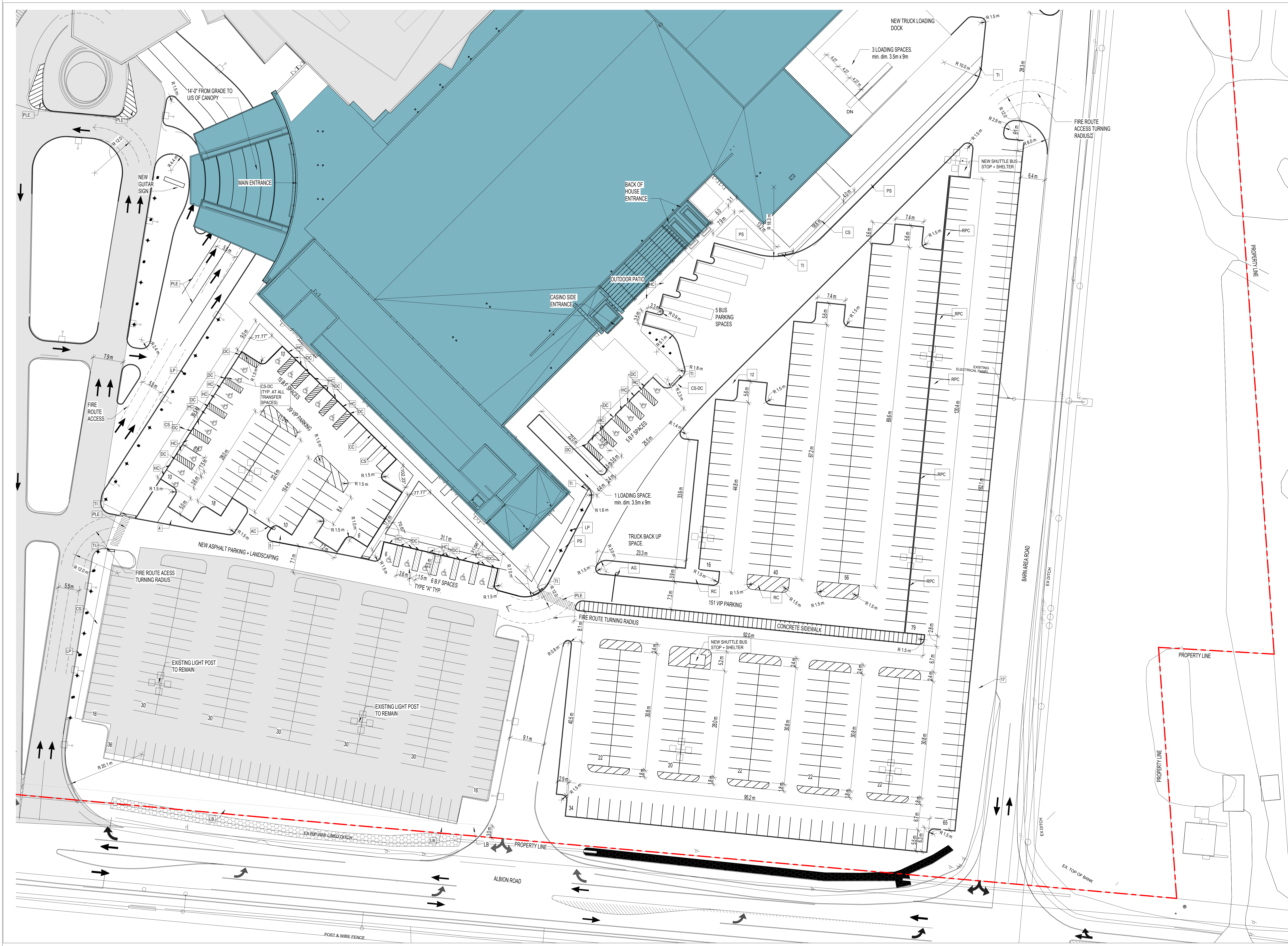
SECOND SUBMISSION  
FOR SITE PLAN  
AGREEMENT APRIL  
24th 2020

SUBMISSIONS

NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
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DRAWING  
SITE PLAN ZONE 3

DRAWN BY:	Author	DATE:	10/16/19
REVIEWED BY:	Checker	DRAWING NO.:	SP - 001-3
SCALE:	1" = 30'-0"	PROJECT NO.:	19072.00



**Hard Rock CASINO**

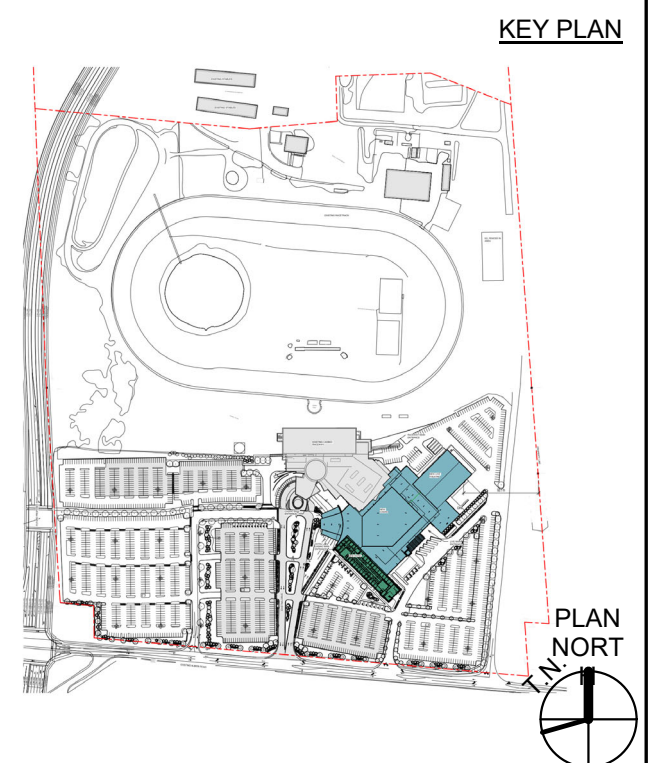
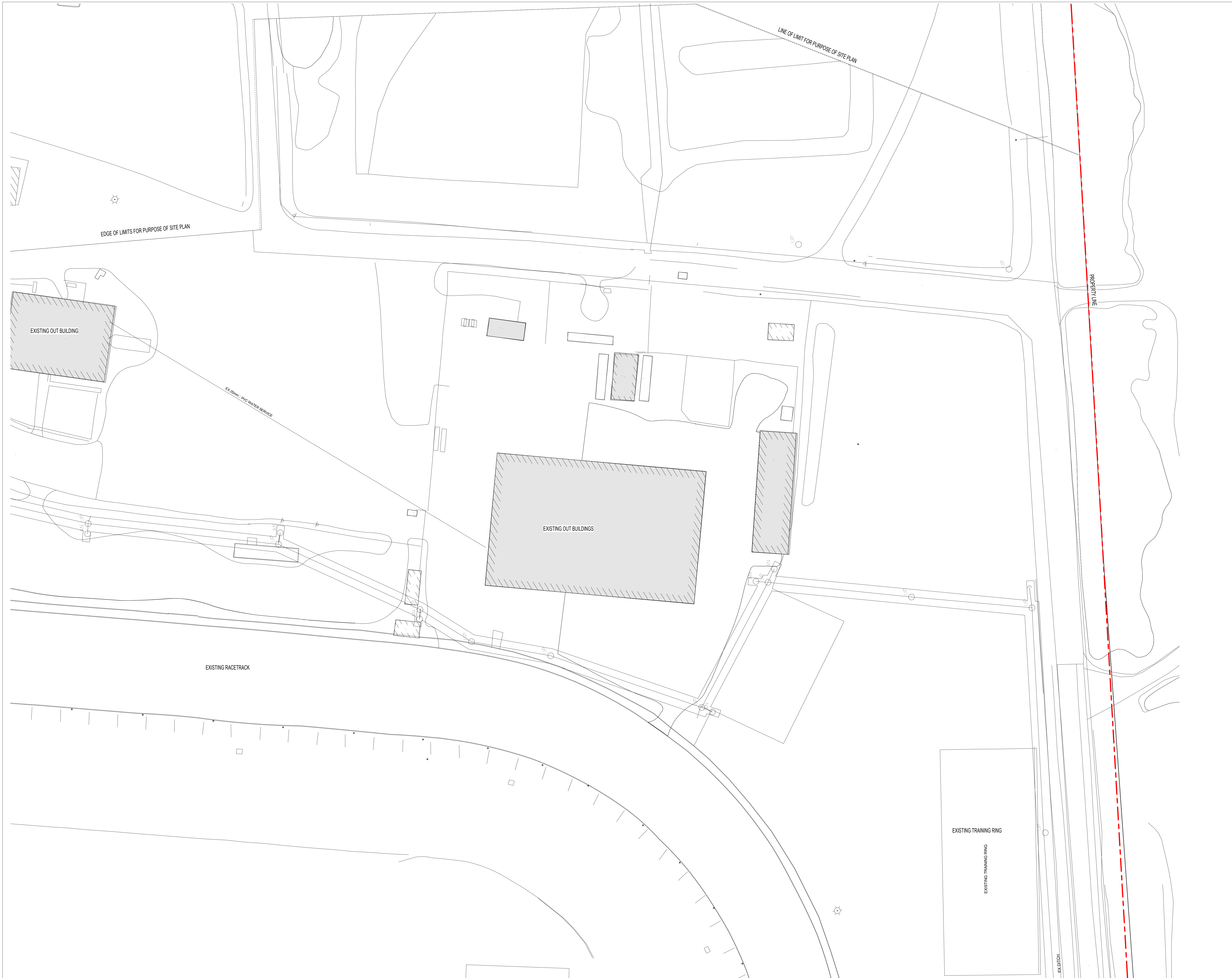
HARD ROCK HOTEL CASINO  
4837 ALBION ROAD,  
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ON, CANADA

4837 ALBION RD.  
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SECOND SUBMISSION  
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24th 2020

SUBMISSIONS		
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING SITE PLAN ZONE 4		
DRAWN BY:	Author	DATE:
REVIEWED BY:	Checker	10/16/19
SCALE:	1" = 30'-0"	DRAWING NO.
PROJECT NO.	19072.00	SP - 001-4



**Hard Rock**  
CASINO

HARD ROCK HOTEL  
CASINO

4837 ALBION ROAD,  
GLOUCESTER, OTTAWA,  
ON, CANADA

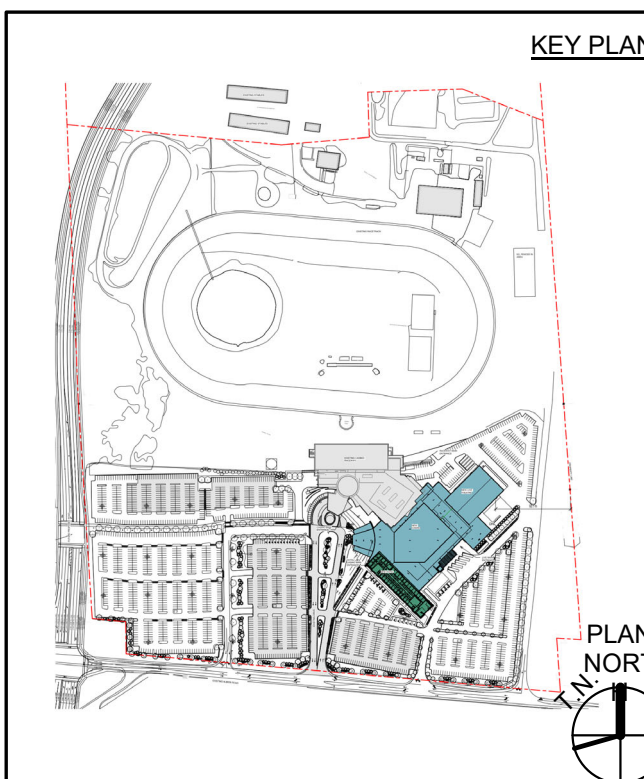
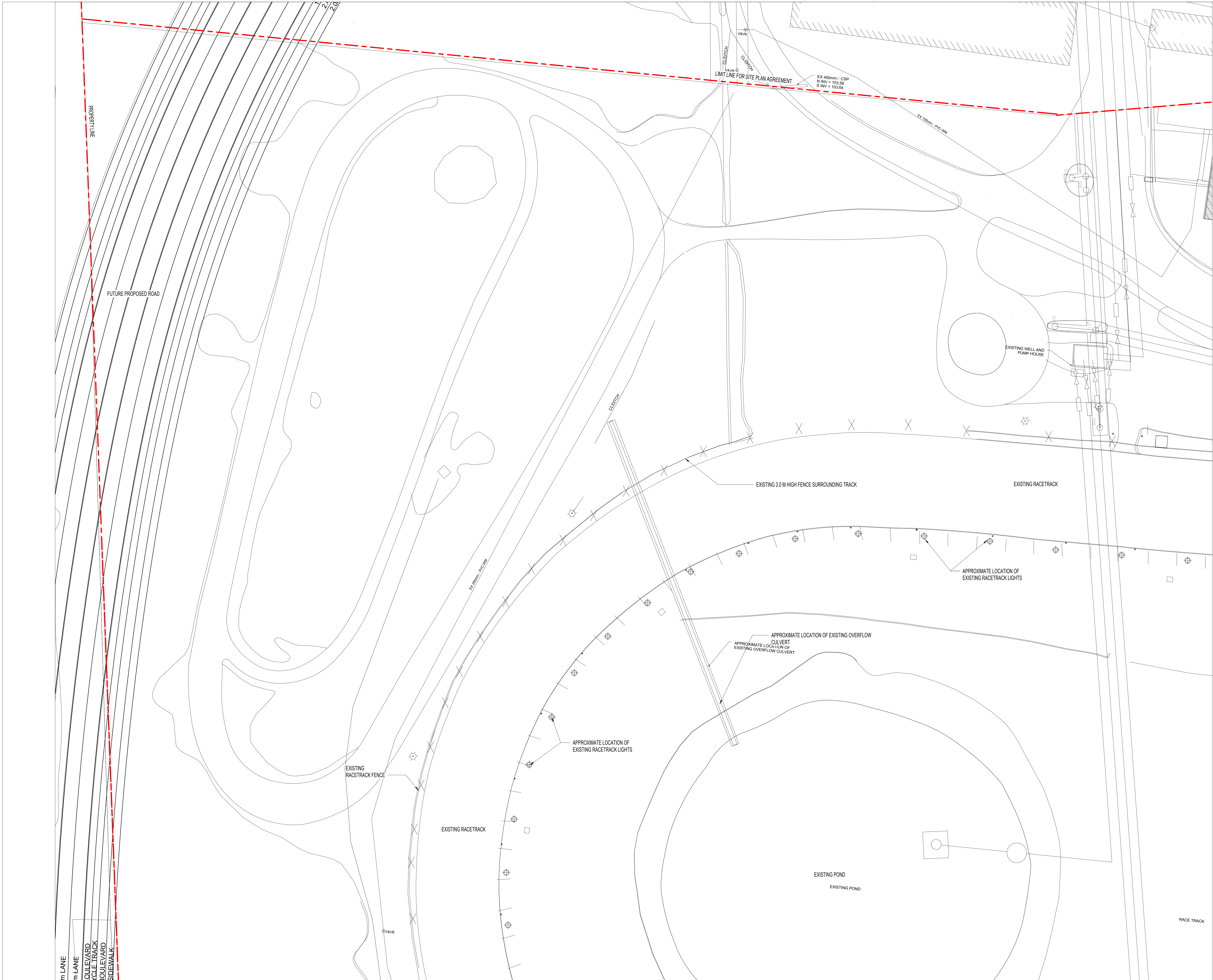
4837 ALBION RD.  
GLOUCESTER, OTTAWA  
ONTARIO, CANADA

SECOND SUBMISSION  
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24th 2020

SUBMISSIONS		
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
**SITE PLAN ZONE 5**

DRAWN BY: Author	DATE: 10/16/19
REVIEWED BY: Checker	DRAWING NO. <b>SP - 001-5</b>
SCALE: 1" = 30'-0"	PROJECT NO. <b>19072.00</b>



**Hard Rock CASINO**

**HARD ROCK HOTEL CASINO**

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NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
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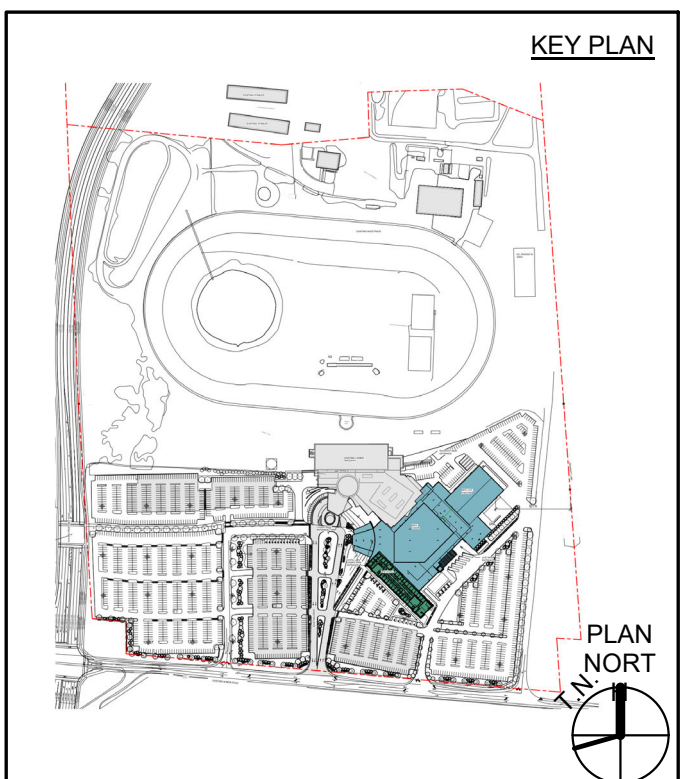
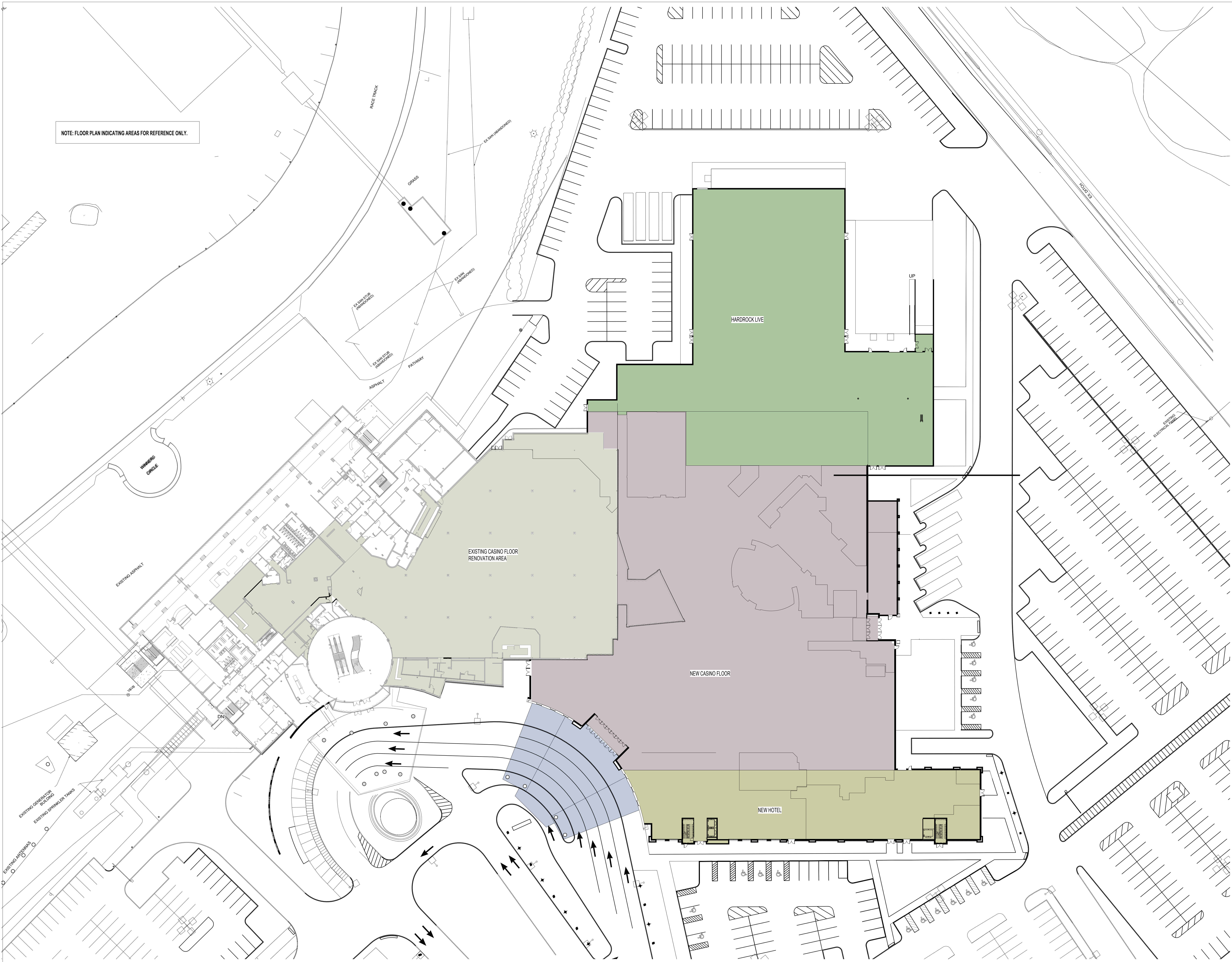
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
**SITE PLAN ZONE 6**

DRAWN BY:	Author	DATE:	10/22/19
REVIEWED BY:	Checker	DRAWING NO.:	SP - 001-6
SCALE:	1" = 30'-0"	PROJECT NO.:	19072.00



NOTE: FLOOR PLAN INDICATING AREAS FOR REFERENCE ONLY.



**Hard Rock CASINO**

**HARD ROCK HOTEL CASINO**

4837 ALBION ROAD,  
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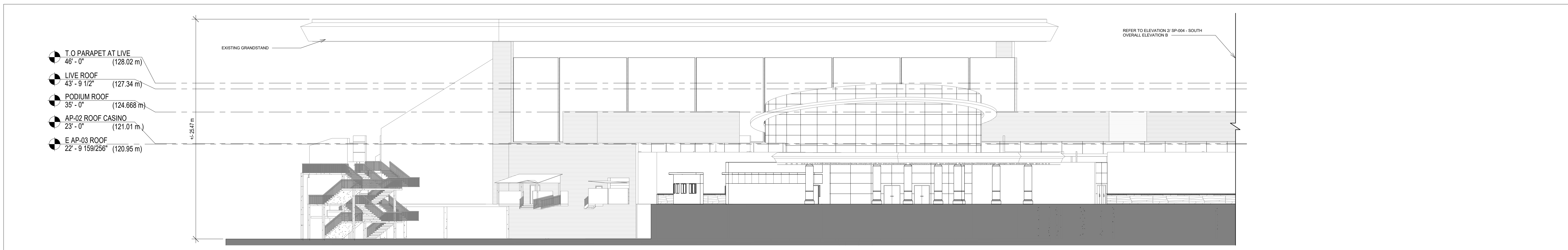
SECOND SUBMISSION  
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AGREEMENT APRIL  
24th 2020

SUBMISSIONS

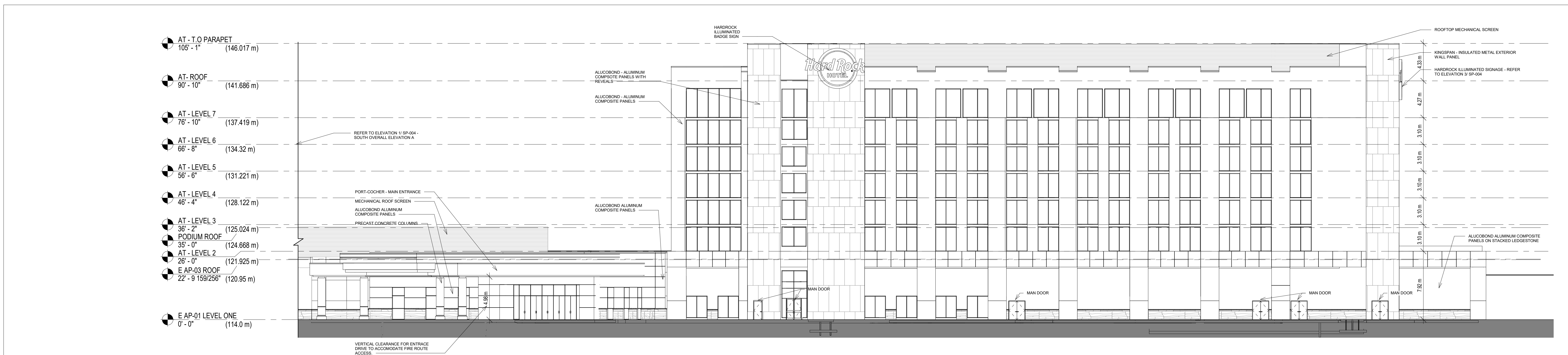
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
2	2019 11 20	ISSUED FOR SITE PLAN AGREEMENT

DRAWING  
DESIGN PLAN - MAIN  
FLOOR

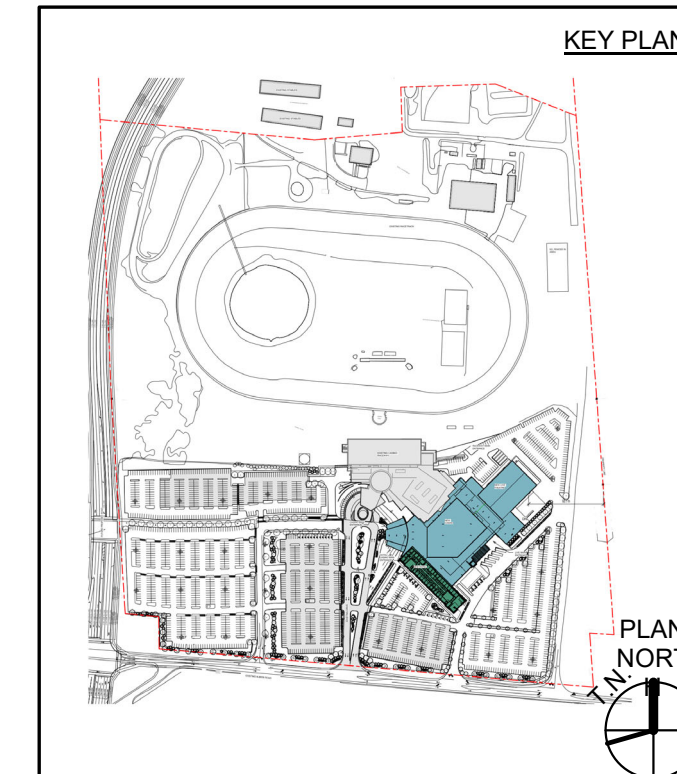
DRAWN BY:	Author	DATE:	11/05/19
REVIEWED BY:	Checker	DRAWING NO.:	SP - 002
SCALE:	1/32" = 1'-0"	PROJECT NO.:	19072.00



1 WEST OVERALL ELEVATION A  
1 : 200



2 WEST OVERALL ELEVATION B  
1 : 200



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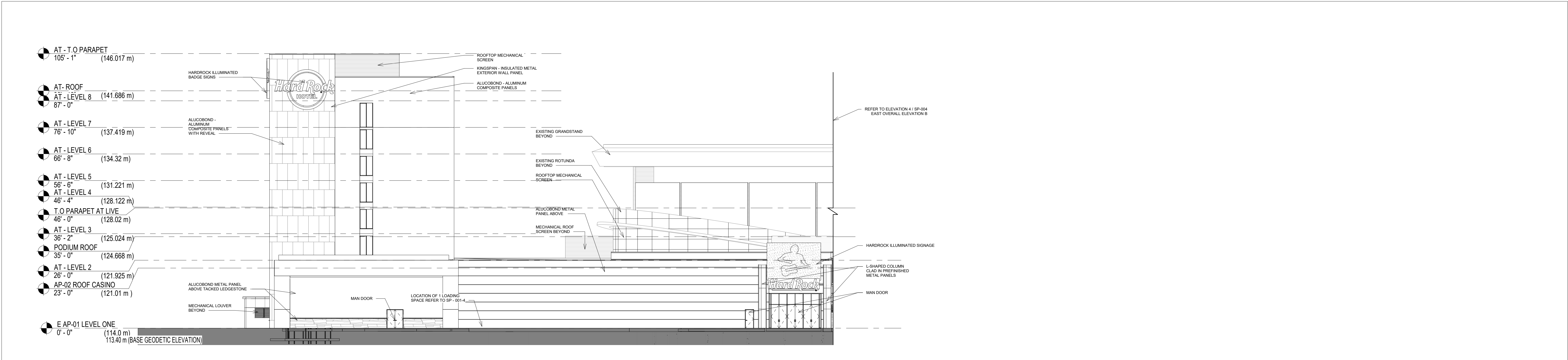
SECOND SUBMISSION  
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SUBMISSIONS

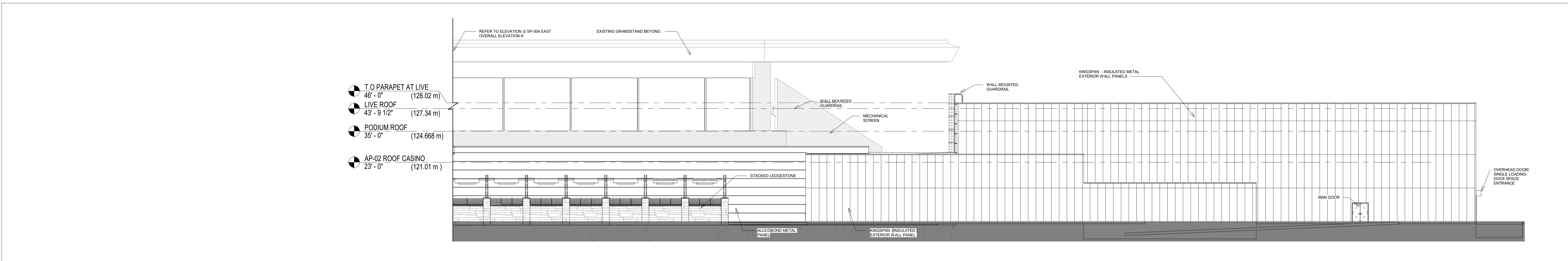
NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
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DRAWING  
BUILDING ELEVATIONS

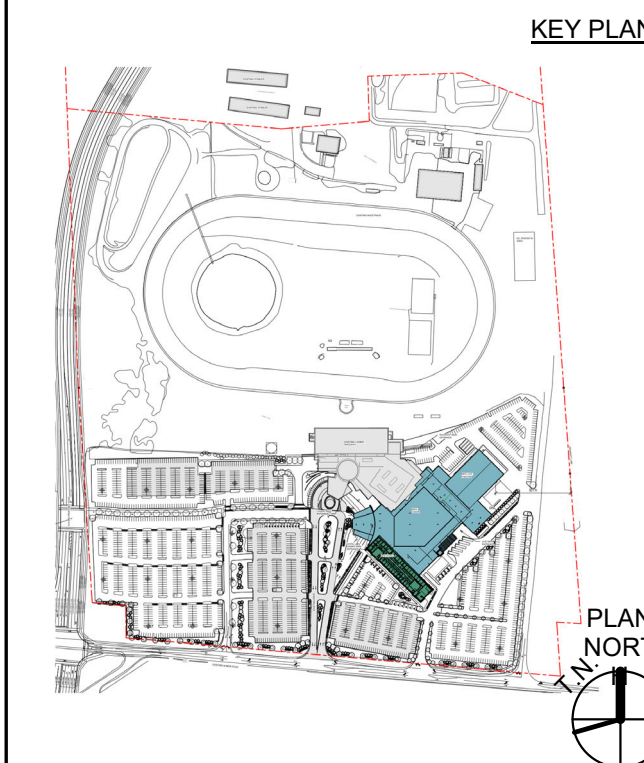
DRAWN BY:	Author	DATE:	10/28/19
REVIEWED BY:	Checker	DRAWING NO.:	SP - 003
SCALE:	1 : 200	PROJECT NO.:	19072.00



1 SOUTH OVERALL ELEVATION A  
1 : 200



2 SOUTH OVERALL ELEVATION B  
1 : 200



HARD ROCK HOTEL CASINO  
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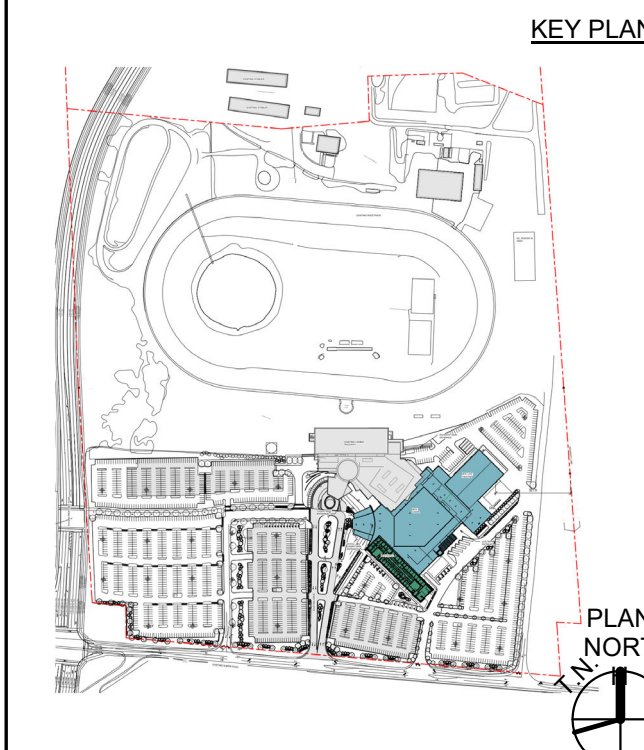
SECOND SUBMISSION  
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24th 2020

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NO.	DATE	DESCRIPTION
8	2020 04 24	SECOND SUBMISSION FOR SITE PLAN AGREEMENT
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DRAWING BUILDING ELEVATIONS		
DRAWN BY:	Author	DATE:
REVIEWED BY:	Checker	01/23/20
SCALE:	1 : 200	DRAWING NO.
PROJECT NO.	19072.00	SP - 004







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DRAWING SHUTTLE BUS ROUTE PLAN		
DRAWN BY:	Author	DATE:
REVIEWED BY:	Checker	10/15/19
SCALE:	As indicated	DRAWING NO.
PROJECT NO.	19072.00	SP - 007

SHUTTLE BUS ROUTE LEGEND

BUS STOP / SHELTER

BUS ROUTE

