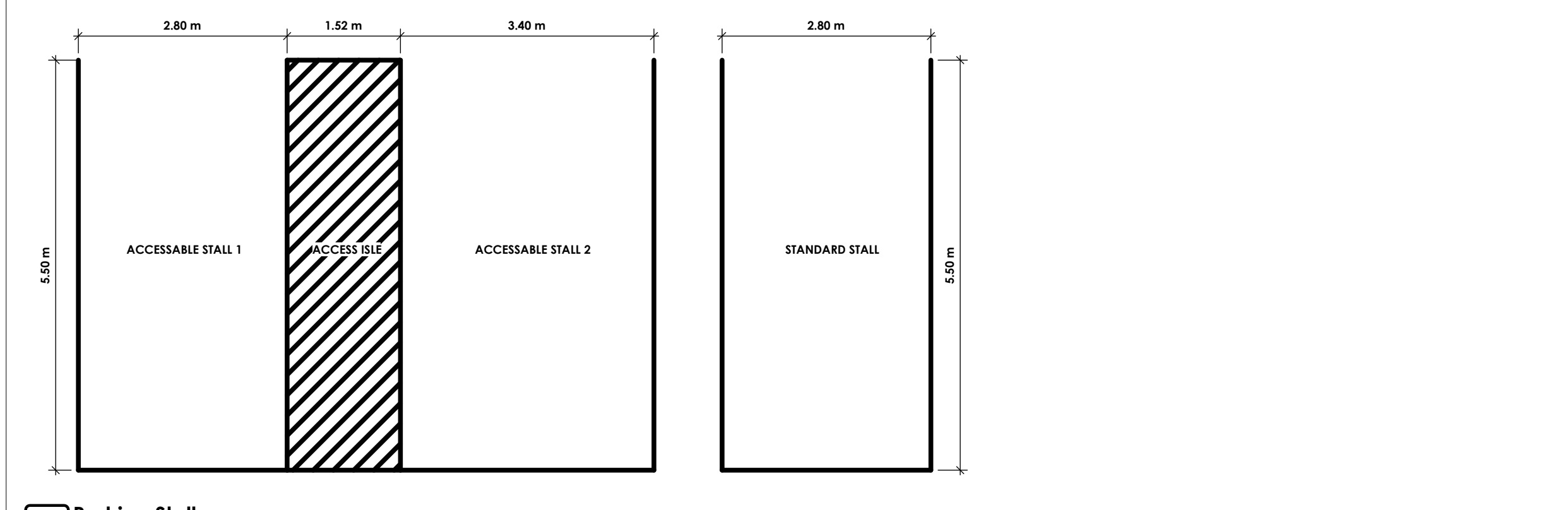


ARIEL VIEW OF SITE - 4837 ALBION RD S, GLOUCESTER, ON K1X 1A3

<b>SITE PLAN DATA</b> LEGAL DESCRIPTION: - 4837 ALBION ROAD - CONSESSION 4 RP PT LOT 23 & 24 GLOUCESTER - CITY OF OTTAWA - PARS: 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 PILING	<b>SITE USE INFORMATION</b> ZONING: RC4(RURAL COMMERCIAL) RC4 (S28) S381-h USE OF BUILDING: CASINO/ ENTERTAINMENT CENTRE/ HOTEL
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<b>PROJECT COMPLIANCE</b> <b>MINIMUM LOT AREA</b> - REQUIRED: 20,000M <sup>2</sup> - PROVIDED: 404,839M <sup>2</sup> <b>MAXIMUM LOT COVERAGE</b> - MAXIMUM: 15% - PROPOSED: 2.8% <b>LOT WIDTH</b> - MIN: 90m - PROPOSED: 732.1m - 757.7m <b>FRONT YARD SETBACK</b> - MIN: 10m - PROPOSED: 83.1m <b>MINIMUM SIDE YARD</b> - MIN: 6m - PROPOSED: 93.8m - 277.1m <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>SYMBOLS/LANDSCAPE LEGEND</b> LP - DECORATIVE LAMP POST, REFER TO ELECTRICAL PHOTOMETRIC PLAN 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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**APPROVED**  
By Adam Brown at 8:40 am, Sep 11, 2023

*AR*  
**ADAM BROWN**  
 MANAGER, DEVELOPMENT REVIEW - RURAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

SUBMISSIONS

NO.	DATE	DESCRIPTION
10	September 09, 2023	REVISED AS PER COMMENTS
9	July 25th 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 GMP
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:  
**Architectural Site Plan**

DRAWN BY: MS	DATE: September 8th 2023
REVIEWED BY: RY	
SCALE: As indicated	DRAWING NO. SP-001
PROJECT NO. 22-001	