



File Number D07-12-19-0191

March 13, 2024

RCR Investors Inc.
4837 Albion Road
Ottawa, ON K1X 1A3

Attention: Richard Gardner

Dear Mr. Gardner:

**Re: Hard Rock Ottawa Raceway and Casino
4837 Albion Road
Ward 20 - Osgoode, Councillor George Darouze
Commence Work Notification
Registration of the Agreement**

Please be advised that the City of Ottawa has reviewed the engineering designs for this site and presently finds the submission to be satisfactory to enable the commencement of work as detailed in the Agreement, registered as Instrument No. OC2672443. In addition, please review the following conditions for proceeding with the required works:

List of Approved Drawings

1. **Notes and Details - General**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-ND1, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
2. **Notes and Details – Stormtech chambers**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-ND2, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 3, revised June 14, 2023
3. **General Plan of Services, Overall Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GP, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
4. **General Plan of Services, South-West Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GP1, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
5. **General Plan of Services, North-West Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GP2, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023

6. **General Plan of Services, South-East Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GP3, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
7. **General Plan of Services, North-East Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GP4, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
8. **Grading Plan, Overall Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GR, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
9. **Grading Plan, South-West Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GR1, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
10. **Grading Plan, North-West Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GR2, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
11. **Grading Plan, South-East Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GR3, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
12. **Grading Plan, North-East Development**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-GR4, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023
13. **Erosion Sediment Control Plan**, 4837 Albion Road, Hard Rock Ottawa, Drawing No. 116111-ESC, prepared by Novatech Engineering Consultants Limited, project no. 116111, dated November 20, 2019, revision 7, revised June 20, 2023

Required Information Received

- An irrevocable Letter of Credit in the amount of \$ 3,682,721.92
- A Certificate of Insurance for a minimum of \$ 5,000,000.00.

Required Information for Permitting

- The owner shall make reference to the approved City of Ottawa plan number # 18864.
- A Water Permit will be required for the proposed water works associated with the proposed development. The owner shall pay the cost of materials supplied by the City of Ottawa estimated at \$ 8,000, exclusive of excavation, backfilling and reinstatement. The statement amount is adjustable upon the project's completion. The charges are in accordance with the Regulatory Code and are subject to revisions annually, effective April 1, 2014. Please contact the service

desk at 613-580-2424 extension 22268, 951 Clyde Avenue. Please note that requests for connections greater than 5.5m in length must be made a minimum of seven (7) days in advance.

- The fire hydrants on-site are to be replaced with narrow diameter hydrants, with locking tops, painted black. Hydrants are to be provided an all-weather sign, nearby, that states “Hydrant not to be used for fire-fighting”.
- The owner shall contact the Right of Way Permit Office to apply for all required permits that may be required. Please contact [ROW Permit Office@ottawa.ca](mailto:ROW_Permit_Office@ottawa.ca).
- The applicant inform Fire routes of their intent to designate a fire route on site
- The sanitary sewer requires handover to the City’s ROW unit after rectifying any concerns (DR is to be copied on correspondence but the correspondence is to be managed/addressed by ROW staff cc’ed below).
- The owner acknowledges and agrees that no reduction of any securities, whatsoever, shall occur until such time as **all** of the following have been cleared to the satisfaction of the General Manager, Planning, Real Estate and Economic Development:
 - a. the CCTV of the sanitary sewer from the site is accepted, or deficient works accepted, by Adrian Munteanu (or similar) and accepted by the City, and
 - b. The industrial works ECA for the site #4645-6KXLCZ is revised via an amendment to the Ministry of Environment, Conservation and Parks (MECP)
 - c. all of the suggestions of the sanitary pump station conditions memo are shown to have been implemented and placed in service, and
 - d. the Fire-fighting report is reviewed against sprinkler design, and possibly revised, and
 - e. revised grading drawings will be required stating the scupper elevations, and
 - f. the consultant requires to certify and submit roof drain memos, and
 - g. the consultant requires to source confirmation for the fire-fighting tank of strength to withstand vehicles parking above it, and
 - h. drawings are revised to show backup power generation for the fire pump and an additional fire pump and line-marking to deny parking near the underground tanks in the parking lot
 - i. the on-site fire hydrants shall be marked to note that they are flushing points and not actual hydrants.
 - j. remove abandoned septic system
- The contractor shall make best efforts to ensure a ‘tight’ sanitary sewer system.
- The owner acknowledges and agrees that new sanitary sewers shall be restricted from discharging into the City’s existing sanitary sewer system until such time as a Certificate of Conformance has been received from a Professional Engineer, currently licensed in Ontario, certifying:
 - that the sanitary sewer system has been installed in accordance with the City-approved engineering drawings and City’s Sewer Design Guidelines (as amended), and
 - is free of any debris.
- The Owner acknowledges and agrees that the City of Ottawa will not issue any building permits for the above site, nor will the Owner request building permits, until such time as:

- Preliminary Approval of the Works has been issued by the Inspections Unit, and
- The Grading Plan and Composite Utility Plan are approved in writing by the Development Review Branch, and
- Re-calculated Record sewer design sheets and Record watermain sheets have been re-submitted and reviewed by the Development Review Services.

Please advise your engineer and contractor that they are permitted to commence the installation of the civil component of the project. The contractor is also reminded that they are required to contact the Planning, Real Estate and Economic Development Department, Inspections Branch in order to organize a pre-construction meeting and to ensure all applicable permits have been received prior to commencement of the works. Please contact Matthew Wilson, Supervisor, Development Inspections, PRED at 613-580-2424 ext. 33263, matthew.wilson@ottawa.ca.

Additionally, the contractor and/or your engineer are reminded that they are required to contact the Sewer Use Program in order to arrange the proper agreements or approvals to allow for the discharge of water from construction dewatering activities to the City's sanitary or storm sewer system. Please contact the Sewer Use Duty Officer at 613-2424 ext. 23326 and/or suppue@ottawa.ca.

If you have any questions, please contact the undersigned at 613-580-2424, Ext. 16968.

Sincerely,



Damien Whittaker, P.Eng.
 Senior Engineer - Infrastructure Applications
 Development Review, Rural Branch
 Planning, Real Estate and Economic Development Department
 City of Ottawa

cc:

- Krishon Walker, Planner, HEIP
- Adam Brown, Manager, DR Rural Branch
- Mike Giampa, Transportation Project Manager, DR East Branch
- Matthew Wilson, Supervisor, Development Inspections, PRED
- Neill Antonypillai, Administrative Clerk, Right of Way Branch, PRED
- Terri Hunt, Manager - Permit Approvals, Building Code Services, and to PAB_DAP@ottawa.ca
- Marina Down - Rural East District, ROW Approvals Officer, Right of Way Unit
- Jean-Sebastien Rousseau - Rural, Area Manager Roads
- Sarah MacLaurin, Coordinator - GIS & Data Services, PRED and to gisanddataservices@ottawa.ca

- [GeoInformation Centre](#)
- WaterPermits@ottawa.ca
- [Sewer Use Unit](#)
- [ROW Permit Office](#)
- Natalie Pulcine, Research and Forecasting Unit (include site plan drawings)
- Krista Tanaka, Program Manager, Road Safety & Traffic Investigations, Transportation Services Department
- TMconstruction@ottawa.ca, Traffic Management
- Barrie Forrester, Supervisor - Street Lighting Asset Management (include Geotechnical Report)
- [Fire Routes](#)
- [Planning Circulations](#)
- Matthew Hrehoriak, Novatech Engineering Consultants Limited
- Andrew Aziz (aaziz@osler.com)