



1 Overall Site Plan Key Plan  
1:125:0'



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

<p><b>SITE PLAN DATA</b></p> <p>PROJECT LOCATION: - 4837 ALBION ROAD - CONVERSION OF 4.8 FT LOT 23 &amp; 24 GLOUCESTER - PLOTS 1 TO 4 AND 16 TO 27 - BOUNDARY SURVEY FARMER, SMITH &amp; DENNIS SURVEYING LTD. 2001 - REFERENCE NO. SK-317203</p>	<p><b>KEY PLAN LEGEND</b></p> <p>EXISTING PHASE 2A NEW CASINO &amp; LIVE PHASE 2B NEW HOTEL TEMPORARY SNOW PILING</p>	<p><b>SITE USE INFORMATION</b></p> <p>ZONING: RCMRUBAL COMMERCIAL RCMR (L28H) S381H USE OF BUILDING: CASINO/ENTERTAINMENT CENTER/HOTEL</p>
<p><b>PROJECT COMPLIANCE</b></p> <p>MINIMUM LOT AREA - REQUIRED: 20,000M<sup>2</sup> - PROVIDED: 40,439M<sup>2</sup></p> <p>MAXIMUM LOT COVERAGE - MAXIMUM: 15% - PROVIDED: 28%</p> <p>LOT WIDTH - MIN: 20M - PROVIDED: 72.21M / 75.72M</p> <p>FRONT YARD SETBACK - MIN: 10M - PROVIDED: 83.1M</p> <p>MINIMUM SIDE YARD - PROVIDED: 93.8M / 277.1M</p> <p>MINIMUM REAR YARD SETBACK - MIN: 10M - PROVIDED: 37.53M</p> <p>GROSS BUILDING AREA - MAX: 1VA - PROVIDED: 20,468M<sup>2</sup></p> <p>BUILDING HEIGHT - PROPOSED: 45.6M - CASINO &amp; LIVE: 4 / 12.5M - GRANDSTAND/EXIST: 4 / 20.4M</p> <p>MINIMUM REAR YARD SETBACK - MINIMUM: 10M - PROVIDED: 70M</p> <p>MINIMUM INTERIOR YARD SETBACK - MINIMUM: 6M - PROVIDED: 10.17M</p> <p>MINIMUM REAR YARD SETBACK - PROVIDED: 972M</p> <p>MINIMUM WIDTH OF LANDSCAPED BUFFER - MINIMUM: 15% - PROVIDED: 3M</p> <p>PERCENTAGE OF PARKING LOT LANDSCAPED AREA - PROVIDED: 18.4%</p>	<p><b>VEHICLE PARKING</b></p> <p>CASINO - 10 PER 100M<sup>2</sup> OF GFA = 944</p> <p>HOTEL - 1 PER GUEST UNIT = 150</p> <p>RESTAURANT - 10 PER 100M<sup>2</sup> OF GFA = 482</p> <p>THEATRE - 1 PER 4 FIXED SEATS = 480</p> <p>RETAIL STORE - 3.47 PER 100M<sup>2</sup> OF GFA = 10</p> <p>OFFICE - 2.47 PER 100M<sup>2</sup> OF GFA = 64</p> <p>REQUIRED TOTAL = 2178 STALLS</p> <p>PROPOSED = 2187 STALLS</p> <p>EXIST. PARKING STALLS TO REMAIN = 840</p> <p>NEW PARKING STALLS = 1347</p> <p><b>ACCESSIBLE PARKING SPACES</b></p> <p>REQUIRED - 11 + 1% OF 2196 = 33 (17 TYPE A / 17 TYPE B) - 1 PER 100M<sup>2</sup> OF GFA = 21</p> <p>PROVIDED - 38 ACCESSIBLE STALLS (17 TYPE A / 21 TYPE B)</p> <p><b>LOADING REQUIREMENTS</b></p> <p>SPORTS ARENA: 1 - MINIMUM: 10M</p> <p>CASINO: 51000 - 9.99M<sup>2</sup> OF GFA = 2 - MINIMUM: 15%</p> <p>HOTEL: 5000 - 9.99M<sup>2</sup> OF GFA = 2 - MINIMUM: 15%</p> <p>REQUIRED: 5 PROVIDED: 5</p> <p><b>SNOW STORAGE</b></p> <p>ALL SNOW TO BE DELIVERED OFF SITE VIA 3RD PARTY CONTRACTOR</p>	<p><b>SYMBOLS/LANDSCAPE LEGEND</b></p> <p>DECORATIVE LAMP POST, REFER TO ELECTRICAL PHOTOGENERIC PLAN</p> <p>LIGHTING BOLLARD</p> <p>NEW 2M WIDE PAINTED CROSSWALK - EXTERIOR</p> <p>NEW LIGHT DUTY ASPHALT PAVING, SEE CIVIL</p> <p>EXTERIOR CONCRETE CURB, SEE CIVIL</p> <p>EXISTING CONCRETE CURB</p> <p>EXISTING SIDEWALK</p> <p>CONCRETE SIDEWALK, SEE CIVIL</p> <p>ACCESSIBLE PARKING SIGN</p> <p>STOP SIGN</p> <p>AUTOMATIC GATE</p> <p>CONCRETE SIDEWALK WITH DEPRESSURED CURB WHERE SIDEWALK INTERSECTS WITH ASPHALT PARKING AT PAINT</p> <p>WHITE PAINTED LINE - EXTERIOR</p> <p>1-FACTOR INDICATOR TYPICAL AT ALL INTERSECTIONS BETWEEN PEDESTRIAN PATH OF TRAVEL AND VEHICLE LANE</p> <p>RAISED CONCRETE PARKING CURB, 6'-0" LENGTH</p> <p>BIKE RACK</p> <p>BIKE RACK AND SHELTER TO BE STIVE SLOPE/OUTDOOR BIKE SHELTER AS MANUFACTURED BY GROUND CONTROL SYSTEMS OR APPROVED EQUIVALENT</p> <p>SHELTER</p>

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**Hard Rock CASINO**

HR Ottawa Hotel/Casino SP Agreement

4837 ALBION RD, GLOUCESTER, ONTARIO, CANADA

REVISED PER CITY COMMENTS NOVEMBER 7TH 2022

**SUBMISSIONS**

NO.	DATE	DESCRIPTION

**GRADING Architectural Site Plan**

DRAWN: Mike S	DATE: E. February 22nd 2023
BY: Alexander Y	DESIGNING
SCALE: 1" = 125'-0"	PROJECT NO: 22-001
PROJECT NO: 22-001	SP-001