



Engineers, Planners & Landscape Architects

Engineering

Land / Site
Development

Municipal
Infrastructure

Environmental /
Water Resources

Traffic /
Transportation

Structural

Recreational

Planning

Land / Site
Development

Planning Application
Management

Municipal Planning
Documents &
Studies

Expert Witness
(OMB)

Wireless Industry

Landscape Architecture

Urban Design &
Streetscapes

Open Space, Parks &
Recreation Planning

Community &
Residential
Developments

Commercial &
Institutional Sites

Environmental
Restoration

Hard Rock Ottawa Planning Rationale



Engineering excellence. Planning precision. Inspired landscapes.

4837 Albion Road

Ottawa, Ontario

**Planning Rationale in support of
Minor Zoning By-law Amendment &
Site Plan Control Applications**

Prepared By:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

November / 20 / 2019

Novatech File: 116111
Ref: R-2019-200

November 20, 2019

City of Ottawa
Planning Infrastructure and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON
K1P 1J1

Attention: John Smit, Director, Economic Development and Long Range Planning

Dear Mr. Smit:

**Reference: Minor Zoning By-law Amendment & Site Plan Control Applications
4837 Albion Road
Our File No.: 116111**

The following Planning Rationale has been prepared in support of a Minor Zoning By-law Amendment application and a Site Plan Control application to facilitate the development of the property at 4837 Albion Road in the City of Ottawa (the "Subject Property"). The Subject Property is legally described as part of lots 23 and 24, concession 4, Rideau Front, Gloucester.

The property is designated General Rural Area on Schedule A (Rural Policy Plan) of the City of Ottawa's Official Plan (OP). The Subject Property is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381, with a holding symbol - RC4 [528r] S381 -h.

The proposed development includes the construction of an addition to the existing casino, a hotel, and redesigned surface parking areas. The addition to the casino includes an expansion to the casino floor, a retail store, new restaurants, and a 1,600-seat theatre. A 178-room hotel is proposed which will be accessed through the casino floor.

This Planning Rationale will examine location and context of the Subject Property, the proposed development, the proposed Zoning By-law Amendment, the planning policy and regulatory framework of the site, and make recommendations on the requested Minor Zoning By-law Amendment and Site Plan Control applications.

Should you have any questions regarding any aspect of this Planning Rationale please do not hesitate to contact either Murray Chown or the undersigned.

Yours truly,

NOVATECH

Ryan Poulton
Ryan Poulton, M.PL.
Planner

Table of Contents

1.0	INTRODUCTION	1
1.1	Description of Subject Property.....	1
1.2	Site Location and Community Context.....	2
1.3	Linkages and Transportation Framework.....	4
2.0	APPLICATION HISTORY	5
3.0	PROPOSED DEVELOPMENT	6
3.1	Design Brief.....	8
4.0	PROPOSED ZONING BY-LAW AMENDMENT	9
5.0	PLANNING POLICY AND REGULATORY FRAMEWORK	11
5.1	Provincial Policy Statement.....	11
5.2	City of Ottawa Official Plan	13
5.2.1	Major Urban Facilities	13
5.2.2	General Rural Area	14
5.2.3	Mineral Aggregate Resources	15
5.2.4	Airport Vicinity Development Zone	16
5.2.5	Urban Design.....	17
5.2.6	Review of Development Applications	21
5.3	Transport Canada Land Use Guidelines (TP-1247E)	23
5.4	Ottawa Macdonald-Cartier International Airport Zoning Regulations	23
5.5	City of Ottawa Zoning By-law 2008-250.....	25
6.0	CONCLUSION	26

Appendices

Appendix A. Proposed Zoning By-law Amendment.	
Appendix B. Site Plan.....	
Appendix C. Master Development Plan.	
Appendix D. Public Consultation Strategy.....	

Figures

Figure 1. Aerial Photo of Subject Property	1
Figure 2. Leitrim Wetland Complex	2
Figure 3. Agricultural and Mineral Extraction Lands.....	3
Figure 4. Mineral Extraction Lands.....	3
Figure 5. Falcon Ridge Golf Course.....	4
Figure 6. Official Plan Schedule G Excerpt	4
Figure 7. Site Plan	6
Figure 8. Master Development Plan	7

Figure 9. Official Plan Schedule 'A' Excerpt.....	14
Figure 10. Official Plan Annex 10 Excerpt.....	17
Figure 11. Landscape Plan Excerpt	18
Figure 12. Excerpts of Sheets 19 & 20 – Airport Zoning Regulations	24
Figure 13. Airport Height Restriction Cross-section	24

1.0 INTRODUCTION

Novatech has prepared this Planning Rationale in support of a Minor Zoning By-law Amendment application and a Site Plan Control application to facilitate the development of the property at 4837 Albion Road (the “Subject Property”). The Subject Property is designated General Rural Area on Schedule A (Rural Policy Plan) of the City of Ottawa’s Official Plan (OP). The property is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381, with a holding symbol in the City of Ottawa Zoning By-law 2008-250 (RC4 [528r] S381 -h). The requested Minor Zoning By-law Amendment will make modifications to Zoning Schedule 381 of the Zoning By-law, and remove conflicting site-specific zoning provisions from Rural Exception 528. The Site Plan Control application will facilitate the expansion of the existing casino, construction of a hotel, and redesign of surface parking lots on the Subject Property.

This Planning Rationale will demonstrate the proposed Minor Zoning By-law Amendment application and Site Plan Control application will:

- Be consistent with the Provincial Policy Statement (2014);
- Conform to the policies in the City of Ottawa Official Plan (up to and including Official Plan Amendment 230);
- Establish appropriate zoning standards for the Subject Property; and
- Be compatible with surrounding development.

1.1 Description of Subject Property

4837 Albion Road is located in the Osgoode Ward (Ward 20) of the City of Ottawa. The Subject Property is the location of Hard Rock Ottawa Raceway and Casino (formerly Rideau Carleton Raceway and Slots) (see Figure 1).

Figure 1. Aerial Photo of Subject Property



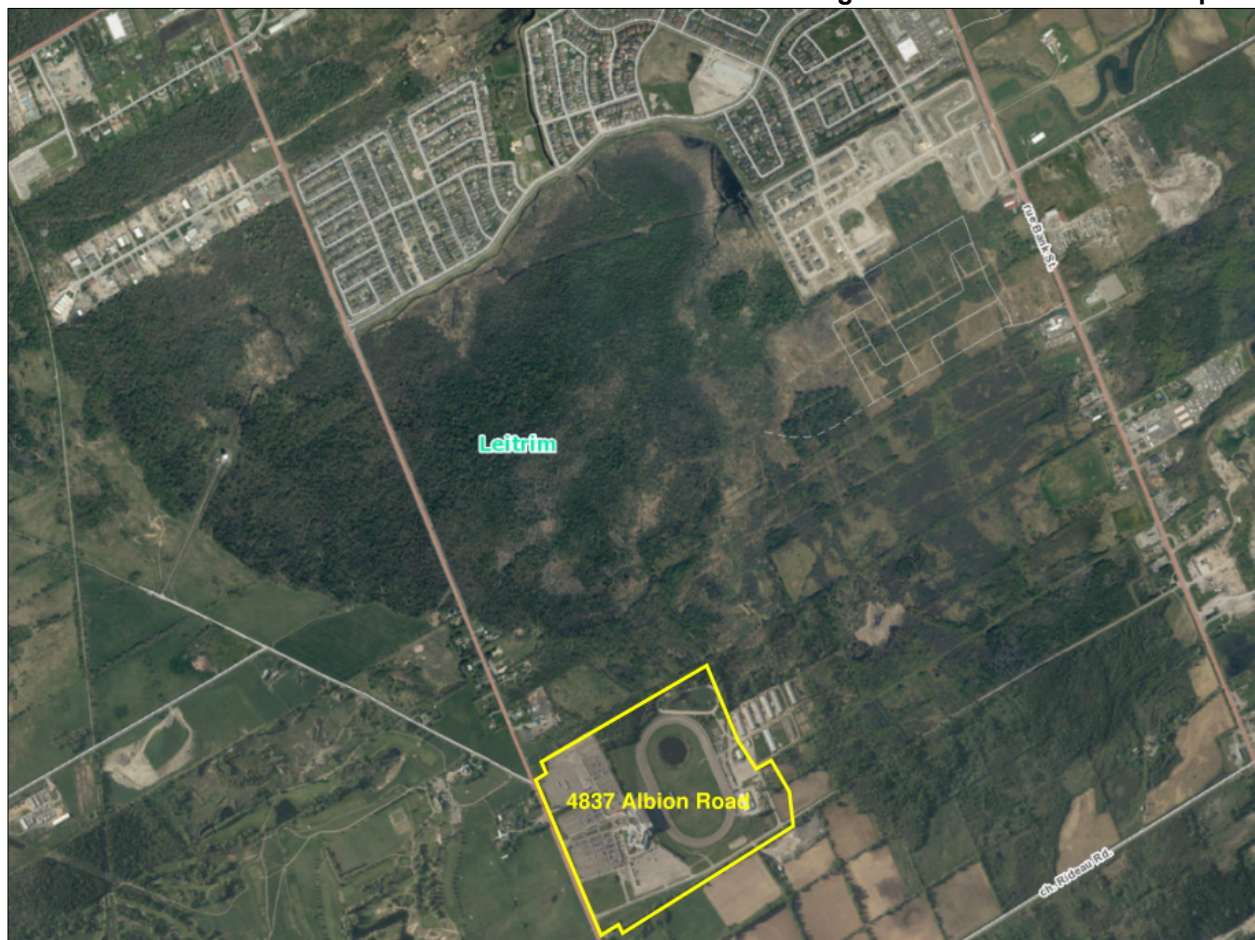
The Subject Property is legally described as part of lots 23 and 24, concession 4, Rideau Front, Gloucester. The Subject Property has an approximate area of 40.5 hectares (100 acres), and approximately 542 metres of frontage along Albion Road. The site is located southeast of the intersection of High Road and Albion Road. The primary access to the Subject Property is a signalized intersection on Albion Road. There is a two-lane egress-only driveway north of the primary access, and a two-way driveway south of the primary access along Albion Road. A private driveway runs east-west along the southern property line providing access to horse barns on the property to the east. The driveway is gated at Bank Street.

The Subject Property was first developed with the existing horseracing track, including the racetrack, grandstand, and accessory stables and storage structures. The facility was expanded in 2000 to accommodate OLG Slot machines. There are large surface parking areas along Albion Road that accommodate approximately 2450 parking spaces. The Subject Property is within a Public Service Area and is serviced with full municipal services.

1.2 Site Location and Community Context

North: North of the Subject property is the Leitrim Wetland Complex. North of the wetland is the community of Findley Creek.

Figure 2. Leitrim Wetland Complex



South: South of the Subject Property are lands used for agriculture. South of Rideau River are lands used for mineral extraction.

Figure 3. Agricultural and Mineral Extraction Lands



East: East of the Subject Property are stables that are accessory to the horseracing track. East of Bank Street are lands used for mineral extraction.

Figure 4. Mineral Extraction Lands



West: West of the Subject Property is Falcon Ridge Golf Course. There are residential properties along Albion Road adjacent to and north and south of the Subject Property.

Figure 5. Falcon Ridge Golf Course



1.3 Linkages and Transportation Framework

4837 Albion Road is an interior lot with frontage along Albion Road. Albion Road is designated 'arterial – existing' on Schedule G of the Official Plan (see Figure 6). The future alignment of Earl Armstrong Road is designated 'Arterial - Proposed (alignment defined)' west of Albion Road, and 'Arterial – Conceptual (alignment undefined)' east of Albion Road on Schedule G.

Figure 6. Official Plan Schedule G Excerpt



The Subject Property has four driveways off Albion Road. All four driveways provide access to or egress from surface parking areas. The main entranceway to the site is signalized with a dedicated left turning lane for traffic traveling south along Albion Road. A two-lane egress-only driveway is located north of the main entranceway. A two-way driveway is located south of the main entranceway. The southernmost driveway leads to stables located east of the horseracing track.

High Road intersects Albion Road at the northwest corner of the Subject Property.

The Trillium Line Extension, part of the City of Ottawa's Stage 2 of Ottawa's Light Rail Transit System extension, is scheduled to be completed in 2022. This municipal transportation infrastructure project will locate a Park and Ride facility and a Light Rail Transit Station near Earl Armstrong Road and Bowesville Road, approximately 1.5 kilometres from the Subject Property.

A free shuttle service currently operates between the Subject Property and the Greenboro Light Rail Transit Station. A shuttle service will be provided between the Subject Property and the future Bowesville Light Rail Transit station. When complete, the Trillium Line Extension will increase the accessibility of the Subject Property.

2.0 APPLICATION HISTORY

Development at 4837 Albion Road is progressing through two stages of development. Phase I of the project is complete and included several applications to the Committee of Adjustment.

A minor variance application was filed in October 2017 (file no.: D08-01-17/B-00383) to increase the number of permitted gaming tables associated with a casino from 21 to 35. The minor variance application was granted by the Committee of Adjustment in November of 2017. Internal renovations to the existing casino proceeded in 2018 to accommodate 35 gaming tables.

Consent applications were filed in November 2017 (file no.: D08-01-17/B-00383 & B-00384) to sever a 100-acre parcel from 4837 Albion Road. The severed lands include the horseracing track, practice track, casino, and surface parking areas. The consent applications were approved by the Committee of Adjustment in December 2017, and perfected in December 2018. The 100-acre severed parcel retained the address 4837 Albion Road, and is the Subject Property for the proposed Minor Zoning By-law Amendment and Site Plan Control applications.

Phase II of the project is ongoing and includes the construction of an addition to the existing casino and construction of a hotel. A Zoning By-law Amendment was filed in January 2018 (file no.: D02-02-18 -0006) to rezone the Subject Property to permit a hotel use, increase the maximum building height for a hotel use, and permit 55 gaming tables associated with a casino use. Zoning By-law 2018-173 was adopted by City Council in May 2019. Zoning By-law 2018-173 established a new definition in the Zoning By-law for a "casino" use, added "hotel" as a permitted use, established site-specific zoning provisions for the redevelopment of the site, established maximum building heights as per Zoning Schedule 381, and placed a zoning holding symbol on the Subject Property.

Since adoption of By-law 2018-173, Hard Rock Ottawa and their consultants have worked on preparing a detailed design of the site, including the addition to the casino, a new hotel, and

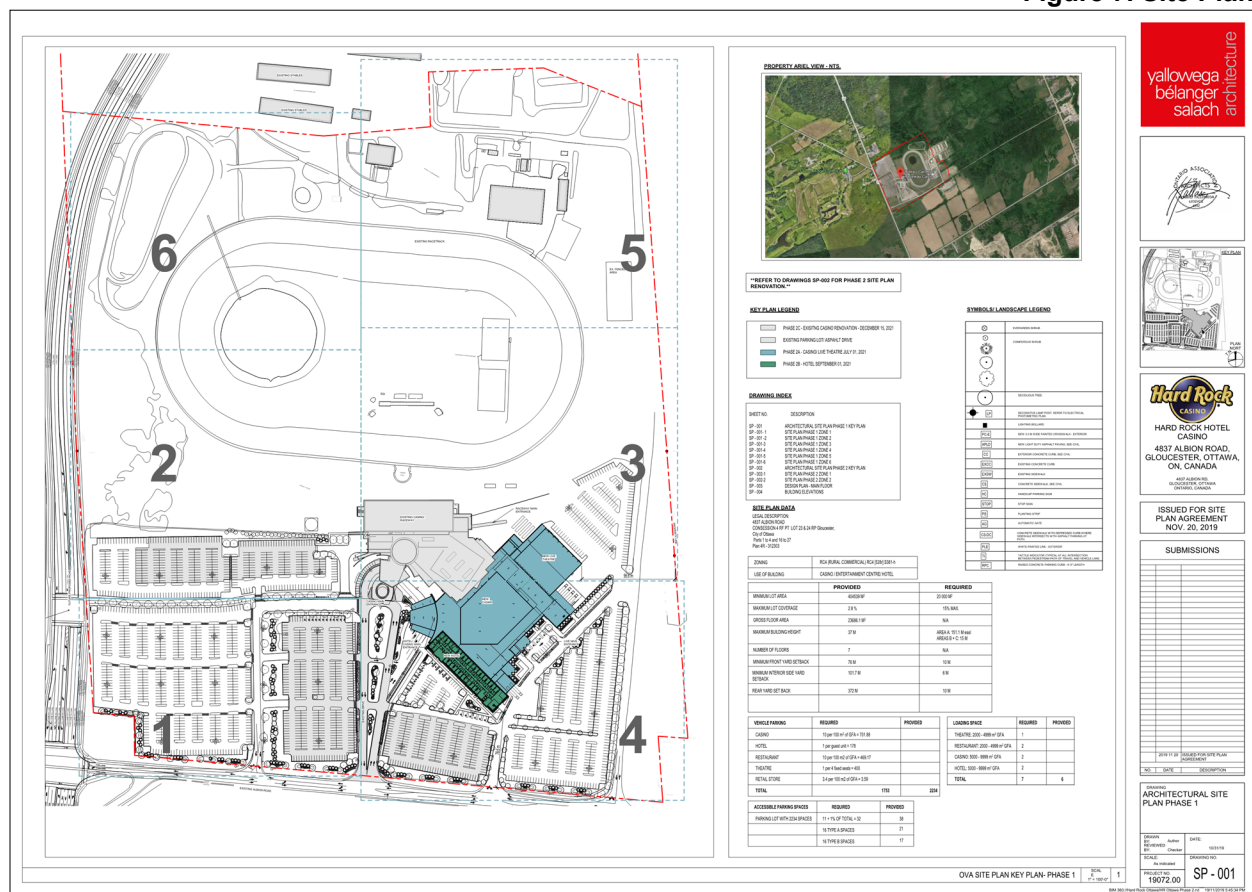
redesigned surface parking areas. Planning applications are required to complete Phase II of the proposed development.

3.0 PROPOSED DEVELOPMENT

The requested Minor Zoning By-law Amendment and Site Plan Control application will facilitate the completion of Phase II of the proposed development. A Minor Zoning By-law Amendment application is required to make modifications to Zoning Schedule 381 and remove conflicting site-specific zoning provisions from Rural Exception 528. The proposed hotel location is shown on the Site Plan (see Figure 7). A larger version of the Site Plan is attached as Appendix 2.

The Site Plan Control application will facilitate the construction of an addition to the existing casino, a hotel, and redesigned surface parking areas. The addition to the casino will add approximately 7,019 m² gross floor area to the casino floor, 106 m² gross floor area for a retail store, 4,692 m² gross floor area for restaurants, and 2,587 m² gross floor area for a 1,600-seat theatre. The proposed hotel is accessed through the casino floor. The 178-room hotel has an approximate gross floor area of 9,283 m².

Figure 7. Site Plan

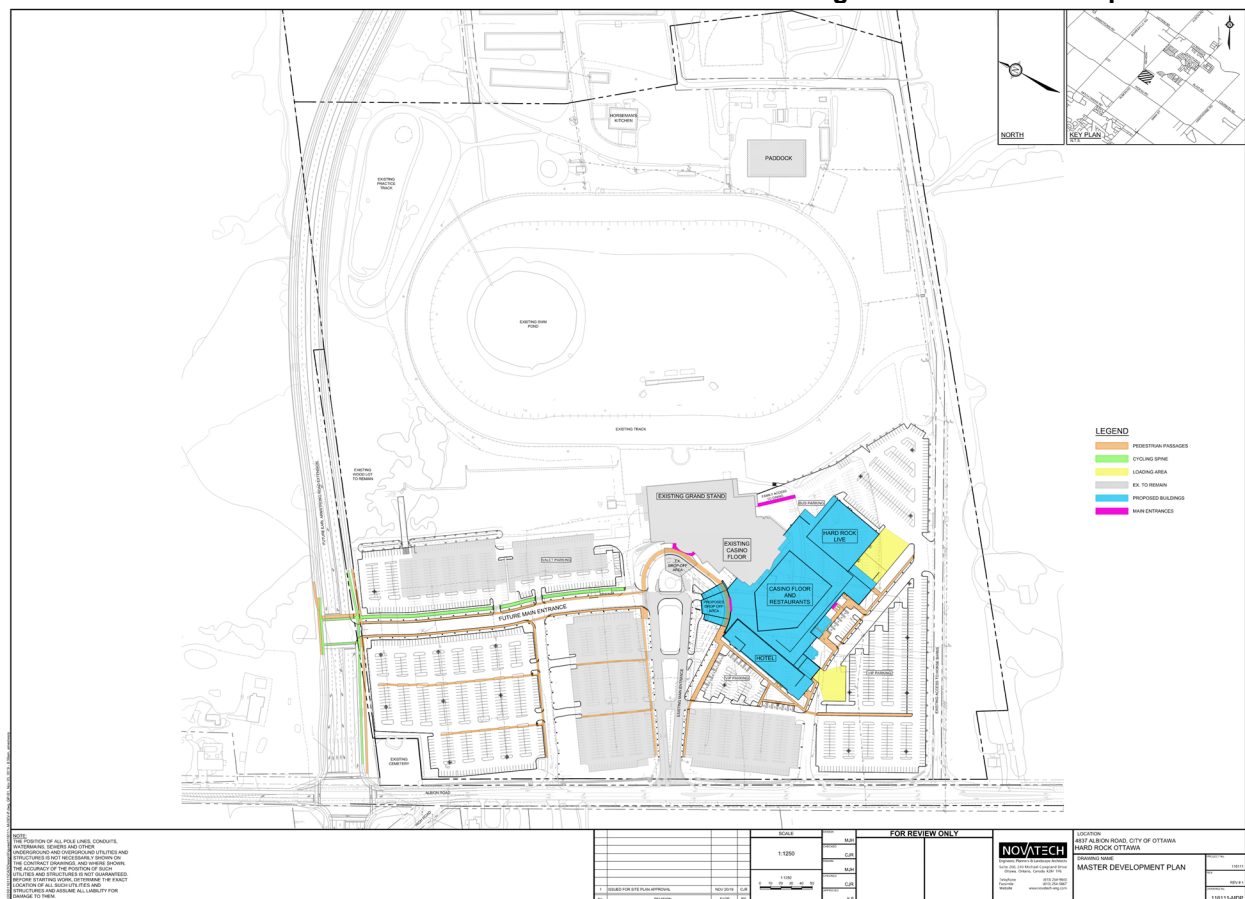


A Master Development Plan was prepared in support of the proposed development (see Figure 8). The Master Development Plan shows the entirety of the 100-acre site and includes the future extension of Earl Armstrong Road scheduled to be complete post 2031. The Master Development Plan shows a multi-modal driveway including a cycling path and sidewalks leading from the main entrance of the Casino and connecting to Earl Armstrong Road.

Trees and soft landscaping are shown on the Master Development Plan along Albion Road, internal driveways, and buffering surface parking lots from the racetrack. Walkways and soft landscaping are included at strategic locations within surface parking lots to facilitate pedestrian travel across the site and toward the front entrance of the casino. A larger version of the Master Plan is attached as Appendix 3.

A Public Consultation Strategy was prepared in support of the Minor Zoning By-law Amendment and Site Plan Control applications. The Public Consultation Strategy is attached as Appendix D.

Figure 8. Master Development Plan



3.1 Design Brief



This project is a 297,000sf addition of expanded casino area and hotel tower to the existing Rideau Carlton Casino Racetrack facility in Ottawa, Ontario. The project also includes an approximate 50,000sf renovation of the existing Casino facility. Site improvements will connect the future proposed Earl Armstrong Highway to this facility with a featured entry drive boulevard.

Additional site improvements are; additional surface parking totaling about 2,200 spaces, enhanced landscaping, site lighting and site signage throughout. The gaming program is an expansion of gaming position of up to 2,000 slot machines and 55 table games. In addition to the gaming expansion many additional program features will be added. This includes a 1,600 seat Live showroom, Buffet, Hard Rock Café, Steakhouse, Noodle Bar, Plum Lounge & Rock Shop. Back of house spaces and program will be included to support all the new amenities including but not limited to additional bathrooms, cage support, coat check, valet and hotel operations.

Client
Hard Rock International

Completed
December 2021

Size
297,000 sq. ft.



4.0 PROPOSED ZONING BY-LAW AMENDMENT

4837 Albion Road is currently zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381, with a holding symbol in the City of Ottawa Zoning By-law 2008-250 (RC4 [528r] S381 -h). Rural Exception 528 specifies the permitted uses on the Subject Property and includes site-specific zoning provisions. The proposed changes to Rural Exception 528 are detailed below. Deletions are shown as ~~struck through~~. Additions are in [blue](#).

Column III – Additional Permitted Uses

- Amusement centre, limited to a bingo hall
- Casino, limited to slot machines and 55 gaming tables
- Hotel
- Place of assembly
- Fairground
- Retail store, where not accessory to a casino, limited to a flea market
- Sports Arena limited to a Horse Racing Track

The proposed casino addition and hotel are consistent with the uses permitted in Column III of Rural Exception 528.

Column IV – Land Uses Prohibited

All other uses other than those listed in Column III except:

- All uses except existing uses as of May 9th, 2018 are prohibited until the holding symbol is removed

Upon approval of the proposed Minor Zoning By-law Amendment and Site Plan Control applications an application will be filed to lift the holding symbol on the Subject Property.

Column V – Provisions

- ~~no new buildings are permitted to be constructed on the site except for the use casino~~
- ~~maximum height limit – 15 metres~~
- [Despite the provisions of Row \(i\) in Table 218A of the Zoning By-law, parking spaces are permitted within the required front yard.](#)
- [Despite the provisions of Section 113 of the Zoning By-law, a maximum of 4 loading spaces are required for all combined uses.](#)
- Maximum building heights are shown on Schedule 381
- A hotel building may only be located as shown on Area A of Schedule 381
- The lands within Exception 528r are considered as one lot for zoning purposes.
- For the purposes of determining front yard setbacks, lands within Exception 528r are to be treated as though the lot fronts on Albion Road.
- The holding symbol within Areas A, B and D of Schedule 381 may only be removed once an application for Site Plan Control under the Planning Act is approved, which addresses the following, and as more specifically described in report ACS2018- PIE-EDP-0021 and all to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:
 - a. Transportation Demand Management strategies to support and encourage travel options to reduce reliance on single occupancy automobile use;
 - b. Transit or shuttle services between the site and the nearest transit station;

- c. An update of the Transportation Impact Assessment submitted with the zoning by-law amendment application to provide for a more refined examination of impacts of the expanded facility (taking into consideration phasing) to local road networks and participation in implementation of measures that may accelerate Transportation Master Plan projects where practical and other possible measures such as participating in localized improvements that may alleviate current congestion; and
- d. A conceptual master plan for the site, laying out blocks for development and natural features, and circulation routes for pedestrians, cyclists, transit and vehicles, and which includes opportunities for deprioritizing entrances on Albion Road and providing a Bank Street access and the means for implementation.
- The holding symbol within Area C of Schedule 381 may only be removed when sufficient municipal water supply is available.

The Minor Zoning By-law Amendment proposes to remove two site-specific zoning provisions from Rural Exception 528. The limitation on construction of new buildings except for a casino use conflicts with provisions of Rural Exception 528 permitting other uses including a hotel. The provision limiting new buildings to a casino use must be removed for the proposed development to be consistent with the provisions of Rural Exception 528.

The 15-metre maximum height provision conflicts with Zoning Schedule 381. Area A of Zoning Schedule 381 permits a 9-storey maximum building height up to 151.79 metres elevation above sea level. Section 18 of the Zoning By-law states: *“where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.”* The 15-metre maximum height provision is the most restrictive height provisions in the Zoning By-law. The 15-metre maximum height provision must be removed from Rural Exception 528 to apply the maximum building height provisions as set out by Zoning Schedule 381. The Minor Zoning By-law Amendment also proposes to modify Zoning Schedule 381 to relocate Area A to the location where the hotel is now proposed.

The Minor Zoning By-law Amendment proposes to add two site-specific provisions to Rural Exception 528. Row (i) in Table 218A of the Zoning By-law requires *“required front and corner side yards to be landscaped, except for driveways crossing the front and corner side yard leading to a parking area”*. Existing and proposed surface parking areas have been redesigned to maximize the number of parking spaces on the property. Existing and proposed parking spaces are located within the required 10-metre front yard along Albion Road. A site-specific provision is requested to permit front yard parking spaces.

Section 113 of the Zoning By-law sets out rates and provisions for loading spaces. The expansion of the casino, including accessory restaurant, retail store, and theatre uses, and the hotel require loading spaces at the rates set out in Table 113A. The proposed development includes 4 loading spaces located near the theatre. A site-specific provision is requested to require a maximum of 4 loading spaces for all combined uses.

The Minor Zoning By-law Amendment does not seek to change the underlying Rural Commercial zone of the Subject Property or permit any new use on the Subject Property. The requested Minor Zoning By-law Amendment and changes to Zoning Schedule 381 are attached as Appendix A.

An updated Transportation Impact Assessment and a Master Development Plan have been prepared in support of the Site Plan Control application. The updated Transportation Impact Assessment includes Transportation Demand Management strategies for the proposed development. It is intended that all conditions required to lift the holding symbol as detailed in Rural Exception 582 will be cleared by City staff through Site Plan approval. Following Site Plan approval, an application to lift the holding symbol will be filed with the City of Ottawa.

5.0 PLANNING POLICY AND REGULATORY FRAMEWORK

5.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. The PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014. All decisions affecting planning matters “*Shall be consistent with*” policies issued under Section 3 of the Planning Act.

Section 1.1.4 of the PPS sets out policies for rural areas in municipalities. 4837 Albion Road is located within the rural area of the City of Ottawa. Policy 1.1.4.1 of the PPS states (**emphasis added**):

“Healthy, integrated and viable rural areas should be supported by:

- a) Building upon rural character, and leveraging rural amenities and assets;*
- f) promoting diversification of the **economic base and employment opportunities** through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;”*

The applications for Minor Rezoning and Site Plan Approval will facilitate the construction of an addition to the existing casino and development of a hotel. The existing track will remain on the property and continue to be used for horseracing. The preservation and continued use of the horseracing track leverages existing rural facilities to support the equine industry in Eastern Ontario, and contributes to maintaining the rural character of the Subject Property and surrounding area.

Expanding the existing casino to include additional restaurants, a retail store and a theater, and development of a hotel contributes to diversifying the economic base and employment opportunities in the rural area of Ottawa. The proposed development provides an opportunity to attract sustainable tourism to Ottawa’s rural area and regionally to eastern Ontario.

Section 1.1.5 of the PPS includes policies for rural lands in municipalities. Policy 1.1.5.3 states (**emphasis added**): “*Recreational, tourism and other **economic opportunities** should be promoted.*” The proposed Minor Zoning By-law Amendment and Site Plan Control application will enhance the existing tourism and economic opportunities provided by the existing horseracing track and casino. The proposed hotel and casino expansion including ancillary restaurants and theatre complements the existing casino and horseracing track by promoting the Subject Property as a tourist destination.

Policy 1.1.5.5 states: *“Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.”* The Subject Property is within a public service area. The property is currently serviced by a private sewage pumping station outletting to a municipal sewer on High Road, and by a water service connected to a municipal watermain on Bank Street.

A Servicing and Stormwater Management Report dated November 20, 2019 has been prepared by Novatech in support of the Minor Zoning By-law Amendment and Site Plan Control applications. The Servicing and Stormwater Management Report concludes the existing 200mm diameter watermain that connects to the existing watermain along Bank Street, and the existing sanitary servicing infrastructure can service the proposed development. The expansion of the casino and the new hotel will be on full municipal services. The proposed development is appropriate for the existing municipal services servicing the Subject Property.

Section 2.0 of the PPS sets out policies related to the use and management of resources. The proposed applications adhere to the policies in Section 2.0 of the PPS as follows:

- Relating to Section 2.1 (Natural Heritage), an updated Environmental Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc. in support of the applications. The EIS identified the Leitrim Provincially Significant Wetlands within the vicinity of the Subject Property. The EIS states: *“Given this distance (approximately 200 metres) no potential impacts on the wetland are anticipated.”* The EIS also identifies Significant Woodlands north of the Subject Property. The EIS concludes *“Given the reduced ecological value associated with the young plantation and the surrounding existing site disturbances no detectable impacts are anticipated on the overall contiguous forests to the north from the removal of the pines in the study area provided the mitigation measures below are properly implemented.”* The EIS recommends specific mitigation measures which will be implemented through the Site Plan Control process. Based on the conclusions of the EIS, the proposed development will not impact natural features or their function on or near the Subject Property.
- Relating to Section 2.2 (Water), other than a fountain located within the horseracing racetrack, there are no water features on the Subject Property.
- Relating to Section 2.3 (Agriculture), the Subject Property is within the rural area in the Ottawa Official Plan. The Subject Property is designated General Rural Area in Schedule A of the City of Ottawa’s Official Plan. There are no lands designated Agricultural Resource Area near the Subject Property.
- Relating to Section 2.4 (Minerals and Petroleum), the Subject Property has no known areas of mineral or petroleum potential.
- Relating to Section 2.5 (Mineral Aggregate Resources), the Subject Property has no mineral aggregate potential.
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the Subject Property is identified as having possible archaeological potential, as shown on the City of Ottawa Archaeological Potential mapping. An archaeological assessment was not identified by the City as a required study to file a complete Site Plan Control application. The PPS requires that if any archaeological resources are discovered, the resources are conserved by removal and documentation.

Approval of the requested Minor Zoning By-law Amendment will have no negative impacts to natural heritage and features, natural resources, or cultural heritage resources. **The Minor Zoning By-law Amendment and the proposed development are consistent with the policies of the Provincial Policy Statement.**

5.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and former Ontario Municipal Board. For the purposes of this Planning Rationale, the Official Plan Consolidation up to and including Official Plan Amendment No. 233 (the "Official Plan") was used for reference.

5.2.1 Major Urban Facilities

Section 3.6.7 of the Official Plan sets out policies for Major Urban Facilities. Major Urban Facilities are described as facilities that:

"usually service the entire city or large parts of it, and may even draw beyond the boundaries of Ottawa. Large numbers of people require convenient access to these facilities. Some exert a concentrated demand on the transportation, water and wastewater systems..."

Policy 4 of Section 3.6.7 specifically relates to the Subject Property and states (**emphasis added**):

"Notwithstanding the above policies requiring Major Urban Facilities to locate in the urban area, in order to facilitate the development of the Rideau Carleton Raceway and Slots facility, located on lands legally described as part of the South Half of Lot 24, Concession 4, Rideau Front, Gloucester, being Parts 5 and 11 on Plan 4R – 15731; Parts of lots 23 and 24, Concession 4, Rideau Front, Gloucester, being Part 2 on Plan 4R – 15731; and consolidation of various properties: Part of lot 24, Concession 4, Rideau Front, Gloucester, being Parts 3,4,6 and 7 on Plan 4R- 15731, an exhibition grounds for the viewing of horse racing, gaming premises as defined in the Gaming Control Act and related uses are also permitted in addition to those uses permitted in the General Rural Area designations, in this location."

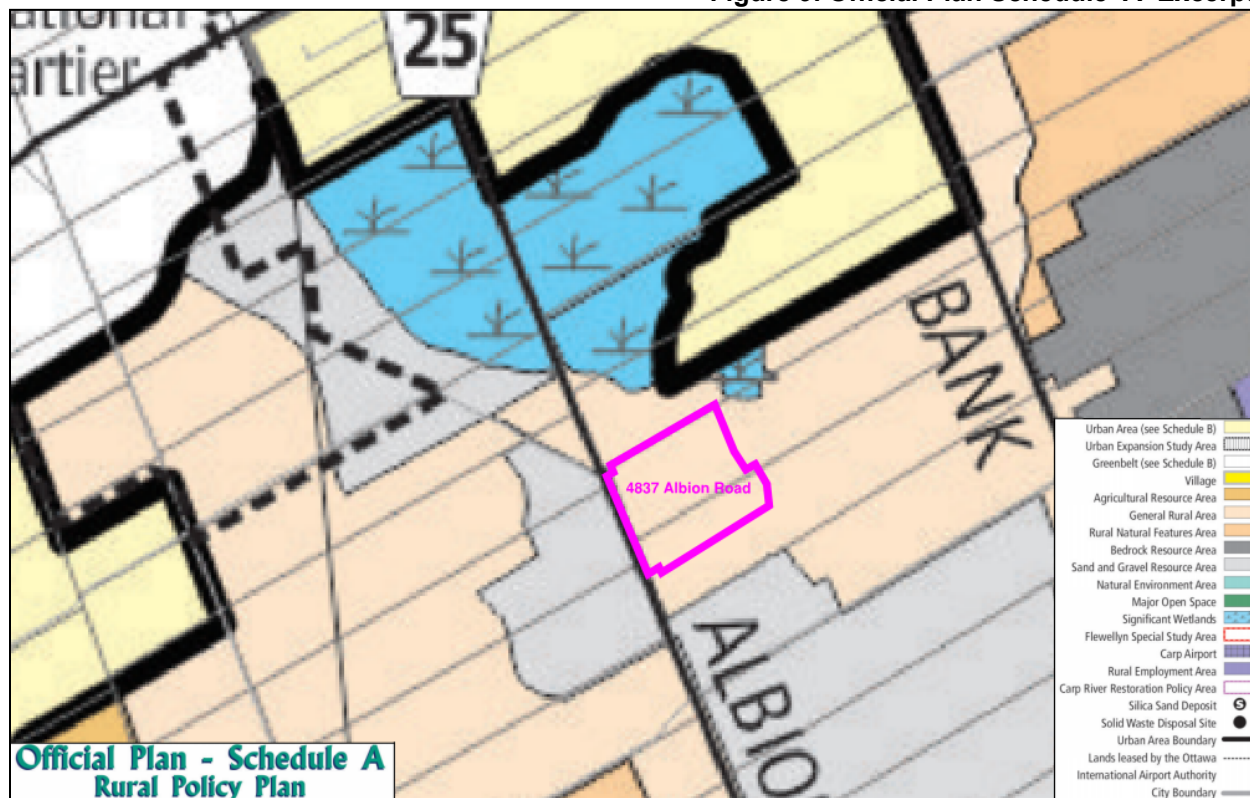
Policy 4 in Section 3.6.7 of the Official Plan recognizes and permits a horseracing track, a casino, and related uses, in addition to the uses permitted in the General Rural Area, as permitted uses on the property at 4837 Albion Road. Policy 4 in Section 3.6.7 of the Official Plan does not place any limitation on the size of the casino, the number of slot machines, the number of gaming tables, or on related uses.

The proposed Minor Zoning By-law Amendment and Site Plan Control applications will allow the Subject Property to continue to provide services to people within and beyond Ottawa's boundaries, and conform to the policies for Major Urban Facilities.

5.2.2 General Rural Area

Section 3.7.2 of the Official Plan sets out policies for lands designated General Rural Area. 4837 Albion Road is designated General Rural Area on Schedule A of the City of Ottawa's Official Plan (see Figure 9).

Figure 9. Official Plan Schedule 'A' Excerpt



The intent of the General Rural Area designation is *“to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude or restrict continued agricultural or other rural non-residential uses.”* Policy 1 of Section 3.7.2 of the Official Plan states the purpose of the General Rural Area is to provide:

- “a. A location for agriculture and for those non-agricultural uses that, due to their land requirements or the nature of their operation, would not be more appropriately located within the urban or Village locations;*
- b. For a limited amount of residential development by severance and other rural and tourist service uses that do not conflict with a) above.”*

As stated above, 4837 Albion Road is recognized as a Major Urban Facility by a site-specific policy in Section 3.6.7 of the Official Plan. The proposed Minor Zoning By-law Amendment and Site Plan Control applications will permit the completion of Phase II of the expansion of the casino. This is consistent with the intent of the Major Urban Facility policies in the Official Plan. The proposed applications will permit the expansion of tourist service uses on the Subject Property.

Current Official Plan policies recognize and permit the existing racetrack, casino, and related uses as a Major Urban Facility in the General Rural Area of Ottawa. The proposed Minor Zoning By-law Amendment and Site Plan Control application will facilitate the completion of Phase II of the expansion of the casino. The proposed Zoning By-law Amendment and Site Plan Control applications conform to the policies of the General Rural Area.

5.2.3 Mineral Aggregate Resources

Lands west of Albion Road are designated Sand and Gravel Resource Area on Schedule A of the Official Plan (see Figure 9). Section 3.7.4 of the Official Plan sets out policies for lands designated Mineral Aggregate Resources. Policy 10 of Section 5.2.3 states:

“New development will not be approved within 500 metres of a Bedrock Resource Area or within 300 metres of a Sand and Gravel Resource Area, unless it can be demonstrated that such development will not conflict with future mineral aggregate extraction. Examples of conflicting land uses are new sensitive land uses that conflict with mineral aggregate extraction. These include but are not necessarily limited to:

- a. the creation of new lots;*
- b. rezoning to permit dwellings or lodging places (motels, camp grounds, nursing homes, etc.); and*
- c. farming or small-scale business uses where animals, equipment or employees are affected by pit or quarry activities. [Amendment #150 April 20, 2018]”*

The proposed Minor Zoning By-law Amendment and Site Plan Control applications do not seek to create a new lot, rezone 4837 Albion Road to permit a new dwelling or lodging place, nor permit farming activities. The proposed casino expansion and hotel are permitted uses on the Subject Property.

Policy 11 of Section 3.7.4 of the Official Plan states:

“New development may be approved within 500 metres of an existing licensed bedrock quarry or within 300 metres of an existing sand and gravel pit if it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development.”

A Mineral Resource Impact Assessment was prepared by Novatech, dated January 25, 2018, in support of a Zoning By-law Amendment application to rezone 4837 Albion Road permit a hotel use. The Mineral Resource Impact Assessment concludes:

“the proposed Zoning By-law Amendment will not preclude or hinder the expansion of existing pit operations in proximity to the Subject Property, or the establishment of new operations. Approval of a hotel use on the Subject Property will not preclude or hinder access to the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road.”

A report (File No.: ACS2018-PIE-EDP-0021) was prepared by City staff to the Agriculture and Rural Affairs Committee and City Council recommending approval of an amendment to the Zoning By-law to “*amend Exception 528r for 4837 Albion Road and 4910 Bank Street by adding a hotel with a nine-storey height limit,*”. City Council subsequently adopted By-law 2018-173 that added ‘hotel’ to the list of permitted uses in Column II of Rural Exception 528. The proposed development of a casino on the Subject Property including a hotel is consistent with the conclusions of the 2018 Mineral Resource Impact Assessment, City staff’s recommendations to Council, and By-law 2018-173.

5.2.4 Airport Vicinity Development Zone

Section 4.8.6 of the Official Plan sets out policies related to land use constraints in the vicinity of the Ottawa International Airport. 4837 Albion Road is within the Airport Vicinity Influence Zone (AVDZ) as shown on Annex 10 of the Official Plan (see Figure 10).

Policy 1 in Section 4.8.6 of the Official Plan states: “*Development within the AVDZ must take into consideration the Council- approved Environmental Noise Control Guidelines and applicable provincial and federal guidelines and regulations.*” Policy 3 in Section 4.8.6 of the Official Plan states:

“*A Noise Control Study consistent with the Council approved Environmental Noise Control Guidelines is required as part of a complete application for any development proposal within the 25 NEF/NEP composite noise contour line as illustrated on Annex 10. [Amendment #233, October 23, 2019]*”

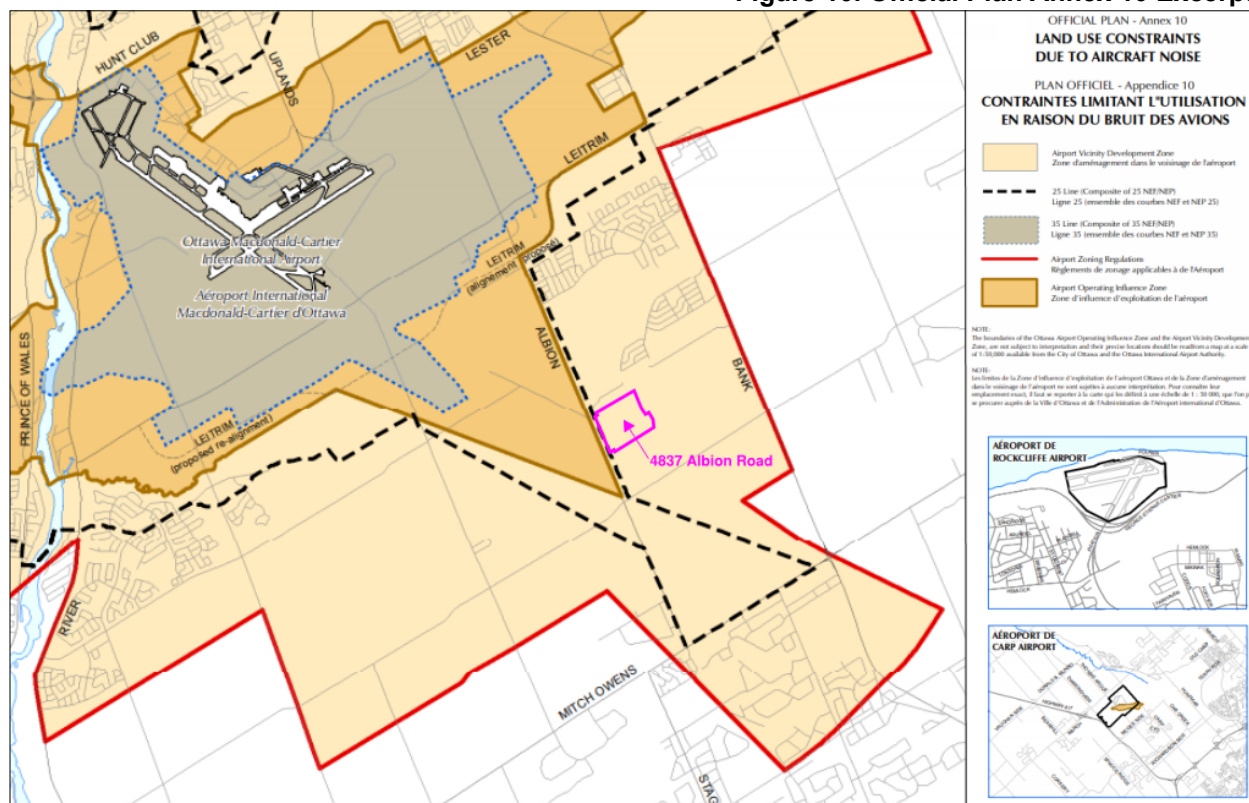
- a. *Within the AVDZ, noise-sensitive uses may be permitted between the NEF/NEP 25 composite noise contour line and the Ottawa Airport Operating Influence Zone subject to a detailed Noise Control Study or application of the prescribed measures to address airport noise as described in the Environmental Noise Control Guidelines.”*

The Subject Property is not within the 25 NEF/NEP composite noise contour line as shown on Annex 10 of the Official Plan (see Figure 10). A noise study addressing aircraft noise is not required in support of the Minor Zoning By-law Amendment and Site Plan Control applications.

An Environmental Noise Assessment has been prepared by Gradient Wind Engineers and Scientists dated November 19th, 2019 in support of the proposed development. The conclusions of the noise study are discussed in Section 5.2.6 of this report. Federal regulations including Transport Canada’s TP-1247E guidelines and the Ottawa Macdonald-Cartier International Airport Zoning Regulations as they relate to the Subject Property are discussed in Section 5.3 and 5.4 of this report respectively.

Policy 4 in Section 4.8.6 of the Official Plan states: “*New development and redevelopment will comply with the Ottawa Airport Zoning regulations as enacted under the Federal Aeronautics Act.*” The Ottawa Macdonald-Cartier International Airport Zoning Regulations are discussed in Section 5.4 of this report.

Figure 10. Official Plan Annex 10 Excerpt



5.2.5 Urban Design

Section 2.5.1 of the Official Plan sets out design objectives for how the City wants to influence the built environment as the City matures and evolves. The design objectives are broadly applied to all plans and development in the City of Ottawa. These design objectives are addressed below.

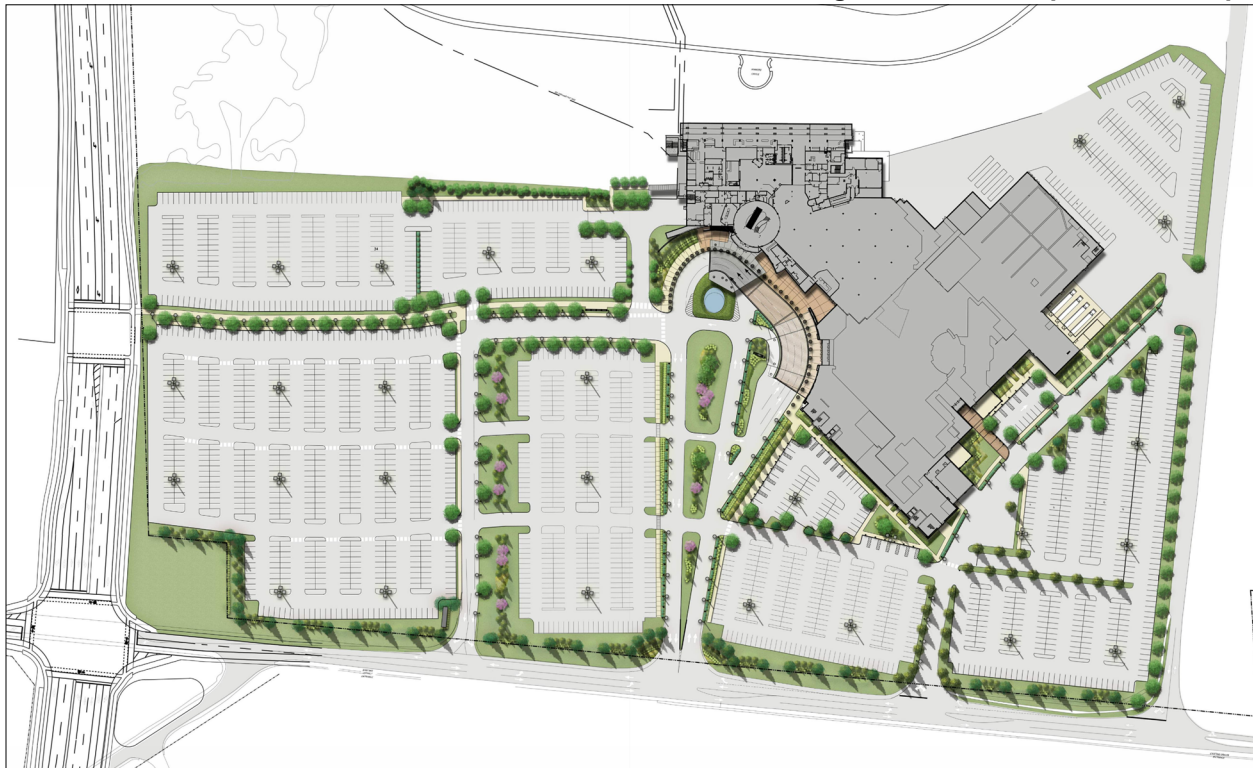
- To enhance the sense of community by creating and maintaining places with their own distinct identity.

The proposed development will establish a distinct identity for the Subject Property as an entertainment destination. Soft landscaping along the main access driveway to the site, signage, and the front entrance to the casino enhance the identity of the proposed casino expansion and hotel.

- To define quality public and private spaces through development.

Proposed landscaping along Albion Road define the property boundary between Albion Road and the Subject Property. Landscaping along internal driveways and surface parking areas define quality private spaces and the boundaries of internal parking lots (see Figure 11).

Figure 11. Landscape Plan Excerpt



- To create places that are safe, accessible and are easy to get to, and move through.

A bicycle path and pedestrian walkway are proposed from the front entrance of the casino to the norther property line and will connect to the future extension of Earl Armstrong Road. Trees and soft landscaping protect bicyclists and pedestrians from vehicles traffic.

- To ensure that new development respects the character of existing areas.

The Subject Property is located within the rural area of the City of Ottawa. The existing horseracing track will continue to operate on the Subject Property through phase 2 construction to expand the casino and construct a hotel. The continued operation of the horseracing track respects and supports the rural character of the area.

- To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

Surface parking areas and driveways have been designed to adapt to the future extension of Earl Armstrong Road. A Master Development Plan (see Appendix C) shows the future design of the site once the extension of Earl Armstrong Road is built. The bicycle path, pedestrian walkway, and trees along the internal driveway leading to the northern property line have been located so that they will not need to be removed when the proposed driveway is expanded to connect to Earl Armstrong Road.

- To understand and respect natural processes and features in development design.

Trees and soft landscaping are proposed throughout the site. All proposed development is located between the existing horseracing track and Albion Road.

- To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The Subject Property is designated a Major Urban Facility. The proposed development expands the existing casino to incorporate additional accessory uses including restaurants, theatre, and a retail store, and a hotel. The proposed development will add to the diversity of services available on the property and make better use of a Major Urban Facility site.

Section 4.11 of the Official Plan sets out policies for requiring high quality urban design for development proposals within the City of Ottawa. Urban Design and compatibility of proposed developments are considered in the context of the policies of Section 4.11 of the Official Plan. Policies in Section 4.11 of the OP are organized under the following subheadings: Views, Building Design, Massing and Scale, High-rise buildings, Outdoor Amenity Areas, Public Art, Design Priority Areas, and First Nations Peoples Design Interests. The proposed development is consistent with the following relevant policies:

Building Design

Policy 5 of Section 4.11 states:

“Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:

- a. Setbacks, heights and transition;*
- b. Façade and roofline articulation;*
- c. Colours and materials;*
- d. Architectural elements, including windows, doors and projections;*
- e. Pre- and post-construction grades on site; and*
- f. Incorporating elements and details of common characteristics of the area.”*

The Subject Property is unique as it is designated a Major Urban Facility and is within the rural area of the City of Ottawa. The proposed development respects the planned function of the Subject Property to serve the City of Ottawa and areas beyond, and also respects the rural character of the area. The expanded casino, restaurants, retail store, theatre, and 8-storey hotel will attract people from across Eastern Ontario. The continued operation of the horseracing track promotes the rural character surrounding the Subject Property. The building height and design of the hotel and casino are appropriate for a Major Urban Facility within a rural area.

Policy 6 of Section 4.11 states:

“The City will require that all applications for new development:

- a. *Orient the principal façade and entrance(s) of main building(s) to the street.*
- b. *Include windows on the building elevations that are adjacent to public spaces;*
- c. *Use architectural elements, massing, and landscaping to accentuate main building entrances.”*

The hotel is located between the casino expansion and Albion Road. The front entrance to the casino is located centrally on the site. The front entrance is oriented toward Albion Road and the future Earl Armstrong Road extension.

Policy 8 states:

“To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.”

Pedestrian walkways are proposed throughout surface parking areas. These walkways facilitate easy access to the main entrance to the casino. Walkways are protected from vehicle traffic where adjacent to driveways. Loading spaces are located behind the hotel and casino and out of view from Albion Road.

Massing and Scale

Policy 13 states:

“Building height and massing transitions will be accomplished through a variety of means, including:

- c. *Building setbacks and step-backs”*

The proposed 8-storey hotel is setback from Albion Road and adjacent properties. The casino expansion and hotel are located centrally on the Subject Property.

Outdoor Amenity Areas

Policy 19 states:

“Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.”

There is a residential property (4897 Albion Road) along the east side of Albion Road and adjacent to the Subject Property. All proposed development is located north of the driveway that runs along the southern property line. Trees and soft landscaping are proposed along the north side of this driveway. This soft landscaping will improve on existing conditions and minimize the impact of the proposed development of the on existing house at 4897 Albion Road.

Public Art

Policy 21 states: “*Proponents of prominent developments, such as Major Urban Facilities and High-Rise Buildings, are encouraged to include site-specific public art. ...*” The proposed development will include signage and art associated with the Hard Rock Café brand.

5.2.6 Review of Development Applications

Section 4 of the City of Ottawa’s Official Plan outlines the policies used to review development applications. These policies ensure that development applications meet the objectives contained in the Official Plan. The appropriate policies and related studies and plans were identified through a pre-application consultation meeting with the City at the beginning of the design and review process.

Required studies and plans were identified as relevant and have been prepared in support of the proposed development. Detailed and technical information can be obtained by reviewing the respective documents.

Relating to Section 4.3 – Walking, Cycling, Transit, Road and Parking Lots:

Section 4.3 states that when reviewing development applications, the City will assess the adequacy of the transportation network to meet the needs of the proposed development. A Transportation Impact Assessment has been prepared by Novatech, revised November 2019 in support of the proposed development. The Transportation Impact Assessment Report makes conclusions and recommendations with regard to forecasting, development design and parking, access design, transportation demand management strategy and transit, and intersection capacity analysis. The Transportation Impact Assessment Report conforms to the relevant policies in Section 4.3 of the Official Plan.

Relating to Section 4.4 – Water and Wastewater Servicing:

Section 4.4.1 states that the City will require development applications to be supported by an assessment of the adequacy of public services. A Servicing and Stormwater Management Report and General Plan of Services have been prepared by Novatech, dated November 20, 2019 in support of the proposed development. The Servicing and Stormwater Management Report concludes the existing 200mm diameter watermain that connects to the existing watermain along Bank Street, and the existing sanitary servicing infrastructure can service the proposed development. The report and plans conform to the relevant policies in Section 4.4.1 of the Official Plan.

Relating to Section 4.7 – Environmental Protection:

Policy 1 of Section 4.7.2 requires applications for Site Plan Approval will be supported by a Tree Conservation Report and Landscape Plan. A Tree Conservation Report has been prepared by Novatech dated November 18, 2019. A set of Landscape Plans have been prepared by EDSA dated November 20, 2019. The Tree Conservation Report and Landscape Plan conform to the relevant policies in Section 4.7.2 of the Official Plan.

Section 4.7.8 states the City will require an Environmental Impact Statement for development within or adjacent to Significant Wetlands and Significant Woodlands. An updated Environmental Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc. in support of the proposed development. The EIS identified the Leitrim Provincially Significant Wetlands within the vicinity of the Subject Property. The EIS states: *“Given this distance (approximately 200 metres) no potential impacts on the wetland are anticipated.”* The EIS also identifies Significant Woodlands north of the Subject Property. The EIS concludes *“Given the reduced ecological value associated with the young plantation and the surrounding existing site disturbances no detectable impacts are anticipated on the overall contiguous forests to the north from the removal of the pines in the study area provided the mitigation measures below are properly implemented.”*

Section 4.7.6 states the City will require that stormwater site managements plans be submitted in accordance with the guidance set out in the environmental management, subwatershed and watershed plans. A Servicing and Stormwater Management Report, Grading Plans, and an Erosion & Sediment Control Plan have been prepared by Novatech, dated November 20, 2019, in support of the proposed development. The report and plans conform to the relevant policies in Section 4.7.6 of the Official Plan.

Relating to Section 4.8 – Protection of Health and Safety:

Policy 1 in Section 4.8.3 states that site plan applications shall be supported by a geotechnical study to demonstrate that the soils on site are suitable for development. A Geotechnical Investigation has been prepared by Paterson Group, dated October 30, 2019, in support of the proposed development. The Geotechnical Investigation states: *“from a geotechnical perspective, the subject site is adequate for the proposed building expansion. It is expected that the proposed building can be founded by conventional shallow foundations provided the bearing resistance values are sufficient to handle the design building loads.”*

Policy 3 a) i) of Section 4.8.7 states the City will require a noise study where new noise sensitive development is proposed within 100 metres of an existing arterial roadway. Policy 4 a) iii) of Section 4.8.7 states the City will require a noise study for new noise sensitive land uses in proximity to existing sources of stationary noise. An Environmental Noise Assessment has been prepared by Gradient Wind Engineers and Scientists, dated November 19, 2019, in support of the proposed development. Regarding noise from Albion Road the Environmental Noise Assessment concludes: *“the development will require provisions for air conditioning (or similar mechanical system), which will allow occupants to keep windows closed and maintain a comfortable living environment.”* Regarding noise from existing stationary sources the Environmental Noise Assessment concludes: *“noise levels at all plane of window receptors due to these existing stationary sources are expected to fall below the ENCG noise criteria, based on the assumptions outlined in Section 4.3.2.”*

The proposed Zoning By-law Amendment and Site Plan Control application conform to the policies of the City of Ottawa Official Plan.

5.3 Transport Canada Land Use Guidelines (TP-1247E)

Transport Canada publication TP-1247E titled “*Aviation: Land Use in the Vicinity of Airports*” is a report that provides planners and legislators guidance in determining appropriate land uses in the vicinity of airports. Transport Canada publication TP-1247E provides guidance for implementing land uses, easements, or zoning for properties near airports.

4837 Albion Road is within the Airport Vicinity Development Zone, but not within the 25 NEF/NEP contour as shown on Annex 10 of the Official Plan (see Figure 10).

With regard to a hotel use in an area of <30 NEF, Transport Canada’s guidelines states that “*Hotels & Motels*” are “*not considered to be adversely affected by aircraft noise and no special noise insulation should be required for new construction or development of this nature.*” The Subject Property is located in an area <30 NEF. Based on Transport Canada’s guidelines the proposed hotel will not be adversely affected by noise generated from the Ottawa Airport.

Transport Canada’s TP-1247E Guidelines do not speak to a casino use. Transport Canada’s guidelines states that in an area of <30 NEF “*racetracks – Horses*” are “*not considered to be adversely affected by aircraft noise and no special noise insulation should be required for new construction or development of this nature.*” Based on Transport Canada’s guidelines the expansion of the existing casino will not be adversely affected by noise generated from operations of the Ottawa Airport.

5.4 Ottawa Macdonald-Cartier International Airport Zoning Regulations

The Ottawa Macdonald-Cartier International Airport Zoning Regulations set out zoning provisions for development near the Ottawa International Airport (the “Airport Zoning Regulations”). Section 1, Subsection 2 of the Interpretation Section of the Airport Zoning Regulations states:

“(2) For the purposes of these Regulations, the assigned elevation of the airport reference points is 106.790 m above sea level, Canadian Geodetic Vertical Datum — CGVD28.”

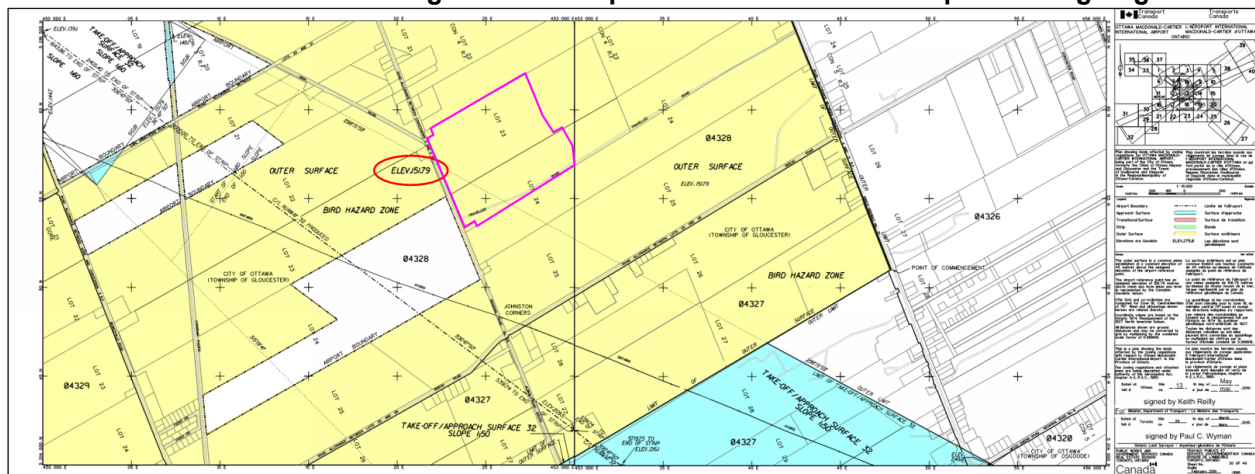
Part 2 of the Airport Zoning Regulations describes the take-off/approach surfaces. The closest runway to the Subject Property is the take-off/approach surface abutting the 32 end of the strip surface of runway 14-32. Paragraph (h) of Part 2 states:

“(h) the take-off/approach surface abutting the 32 end of the strip surface associated with runway 14-32, consisting of an inclined surface having a ratio of 1.000 m measured vertically to 60.000 m measured horizontally, rising to an imaginary line drawn at right angles to the projected centreline of the strip surface and distant 3 000.000 m measured horizontally from the end of the strip surface; thence continuing upward at a ratio of 1.000 m measured vertically to 50.000 m measured horizontally, rising to the outer edge of the take-off/approach surface drawn at right angles to the projected centreline of the strip surface and distant 15

000.000 m measured horizontally from the end of the strip surface; the outer edge having a length of 2 400.000 m on either side of the projected centreline and a height of 290.000 m above the elevation at the end of the strip surface,”

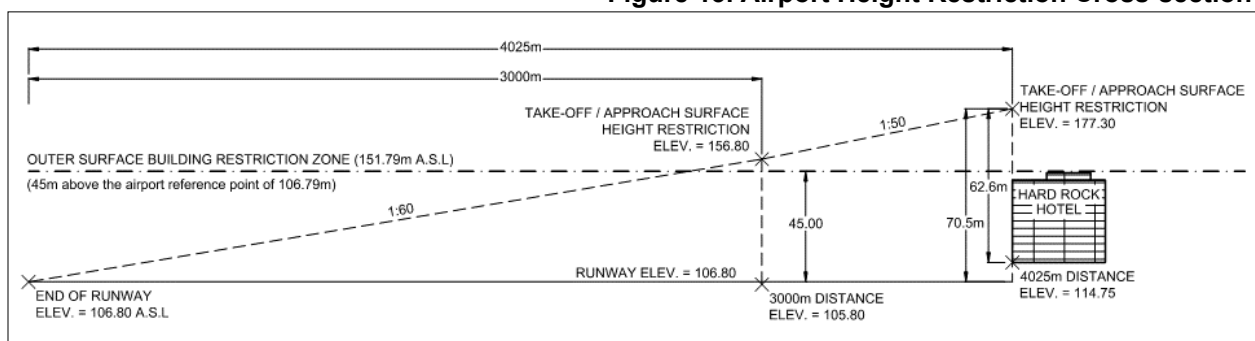
The Airport Zoning Regulations detailed in paragraph (h) define a height restriction for properties based on their distance from the 32 end of the strip surface of runway 14-32. Further to paragraph (h), Part 3 of the Airport Zoning Regulations defines the “outer surface” as: “an imaginary surface established at a constant elevation that is 45.000 m above the assigned elevation of the airport reference points, ...” The Subject Property is within the “Outer Surface” as shown on Sheets 19 and 20 of the Ottawa Macdonald-Cartier International Airport Zoning Plan (see Figure 12). Sheets 19 and 20 set the maximum building height on the Subject Property at 151.79 metres above sea level.

Figure 12. Excerpts of Sheets 19 & 20 – Airport Zoning Regulations



The cross-section in Figure 13 shows height restriction from the end of runway 14-32 to the proposed hotel on the Subject Property.

Figure 13. Airport Height Restriction Cross-section



The proposed hotel is below the height restriction defined by the Airport Zoning Regulations of 151.79 metres above sea level. The requested modifications to relocate Area A on Zoning Schedule 381 to the location of the proposed hotel is consistent with the Airport Zoning Regulations.

5.5 City of Ottawa Zoning By-law 2008-250

4837 Albion Road is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381, with a holding symbol in the City of Ottawa Zoning By-law 2008-250 (RC4 [528r] S381 -h). Sections 217 and 218 set out provisions for the RC4 zone. The purpose of the RC zone is to:

- “(1) permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment Area in the Official Plan;*
- (2) accommodate a range of commercial uses including services for the traveling public as well as;”*

The proposed casino expansion and hotel are commercial uses that will provide recreation and employment opportunities to the rural area of Ottawa and regionally to Eastern Ontario. The proposed development provides a variety of commercial uses on the Subject Property for the traveling public, including the casino and accessory restaurants, retail store, theatre, and the hotel.

Column III of Rural Exception 528 lists ‘Casino, limited to slot machines and 55 gaming tables’ and ‘Hotel’ as permitted uses on the Subject Property.

The zoning of the Subject Property includes Zoning Schedule 381. Zoning Schedule 381 sets the maximum permitted building height over specific areas of the Subject Property. The requested Minor Zoning By-law Amendment makes modifications to Zoning Schedule 381 to relocate ‘Area A’ to the location where an 8-storey hotel is to be constructed. The Minor Zoning By-law Amendment also removes a site-specific zoning provision that conflict with the maximum permitted building heights set out by Zoning Schedule 381.

The proposed Minor Zoning By-law Amendment also removes a site-specific zoning provision that limits new buildings to a casino use. Limiting new buildings to a casino use conflicts with the uses permitted in Column III of Rural Exception 528, the list of permitted uses in Provision 1 of Section 217 of the Zoning By-law, and with the list of additional uses permitted in Row (k) of Table 182A of the Zoning By-law. The proposed Zoning By-law Amendment is attached to this Rationale as Appendix 2.

The zoning of the Subject Property includes a holding symbol. The conditions to remove the holding symbol are detailed in provisions set out by Rural Exception 528. Conditions to remove the holding symbol are tied to approval of specific plans and reports required for Site Plan approval. Following Site Plan approval, an application to lift the holding symbol will be filed with the City of Ottawa.

The requested Minor Zoning By-law Amendment establishes appropriate zoning provisions for the development of the Subject Property and permits development that is compatible with surrounding uses. **The proposed Minor Zoning By-law Amendment and Site Plan Control application are consistent with the purpose of the Rural Commercial zone, and the relevant provisions of the City of Ottawa Zoning By-law.**

6.0 CONCLUSION

This Planning Rationale has been prepared in support of Minor Zoning By-law Amendment and Site Plan Control applications to facilitate completion of Phase II of the redevelopment of the existing casino at 4837 Albion Road. Phase I of the casino expansion is complete and included applications to the Committee of Adjustment and internal renovations to the existing building. Phase II includes the construction of an addition to the casino, and a hotel.

The requested Minor Zoning By-law Amendment and Site Plan Control applications are consistent with the Provincial Policy Statement. The proposed development is compatible with its surroundings, promotes economic development and employment opportunities, and does not interfere with any agricultural or mineral resources.

A site-specific policy in the City of Ottawa's Official Plan designates the Subject Property a "Major Urban Facility". Schedule 'A' of the City of Ottawa Official Plan designates the Subject Property "General Rural Area". This Planning Rationale demonstrates that the requested Minor Zoning By-law Amendment and Site Plan Control applications conform to the policies in the City of Ottawa Official Plan.

The proposed Minor Zoning By-law Amendment and Site Plan Control applications are consistent with the land use policies contained in Transport Canada publication TP-1247E titled "*Aviation: Land Use in the Vicinity of Airports*". The expansion of the casino and construction of an 8-storey hotel are compatible with the operations of the nearby Ottawa Macdonald-Cartier International Airport.

The proposed Minor Zoning By-law Amendment and Site Plan Control applications are appropriate for the development of the Subject Property and represents good land use planning.

NOVATECH

Prepared by:



Ryan Poulton, M. PL.
Planner

Reviewed by:



Murray Chown, RPP, MCIP
Director | Planning & Development

Appendix A: Proposed Zoning By-law Amendment

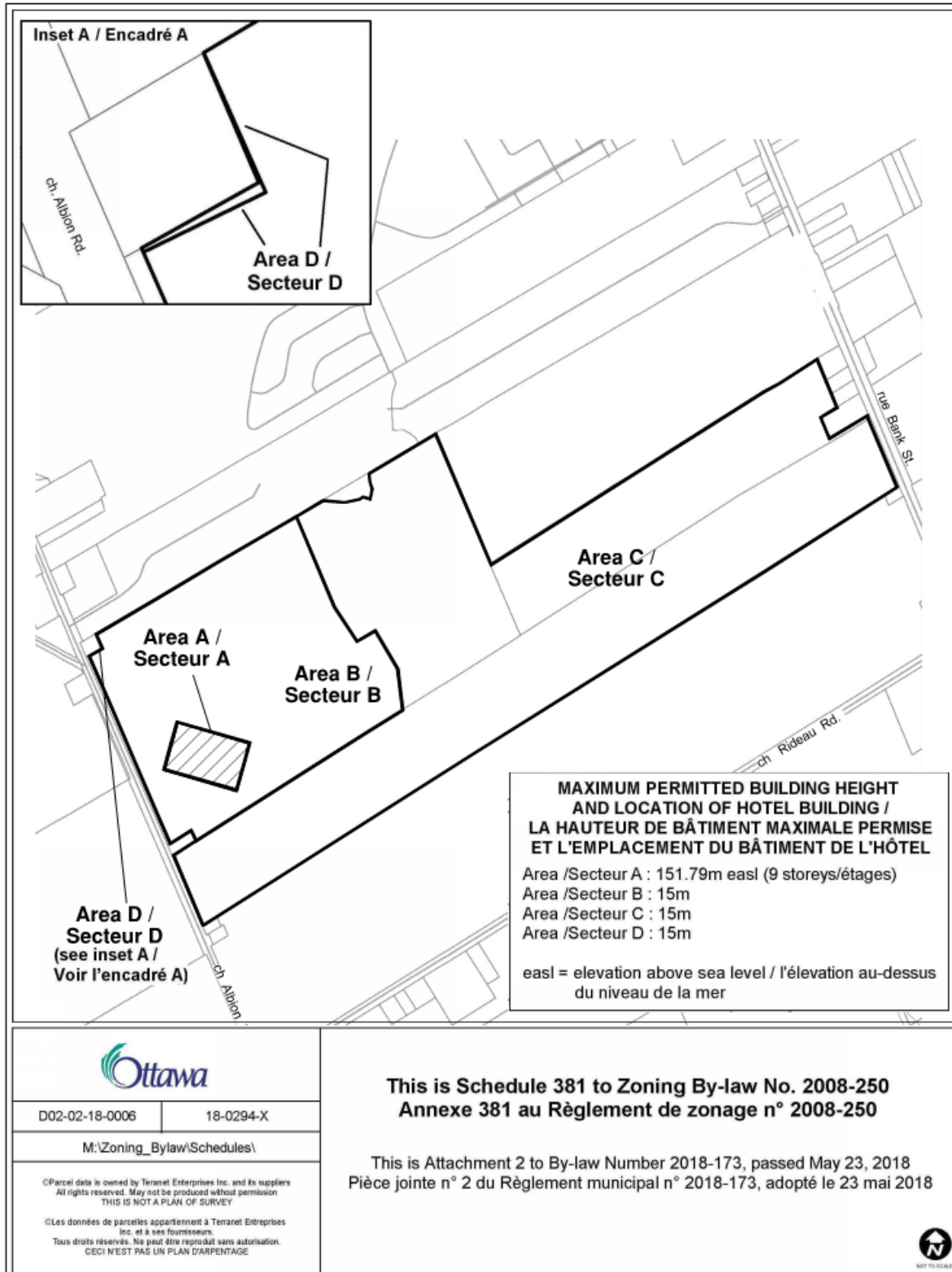
BY-LAW 2020-XXX

A by-law of the City of Ottawa to amend By-law Numbered 2008-250 of the City of Ottawa to change the zoning for the property known municipally as 4837 Albion Road.

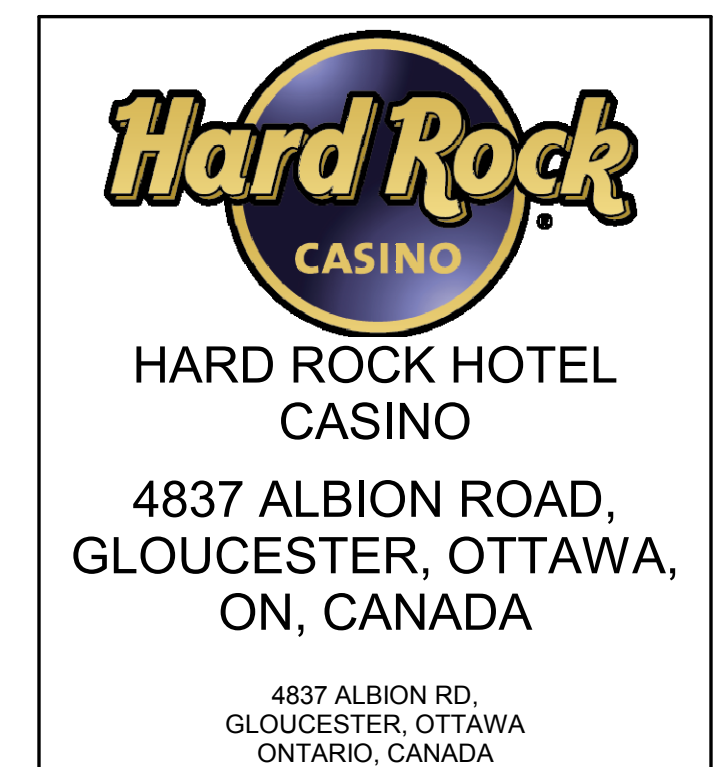
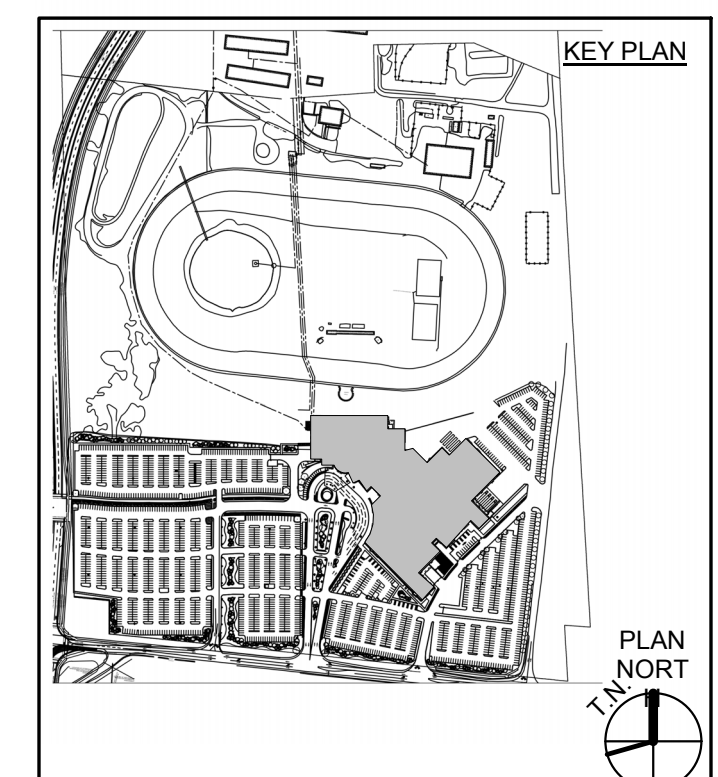
The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, enacts as follows:

- (a) Schedule 381 of By-law 2008-250 entitled “City of Ottawa Zoning By-law” is amended as shown on Attachment No. 1 to this by-law.
- (b) Section 239 – Urban Exceptions of By-law No. 2008-250 entitled “City of Ottawa Zoning By-law” is amended by removing the following text from Column V of Rural Exception 528:
 - “- no new buildings are permitted to be constructed on the site except for the use casino
 - maximum height limit- 15 metres”
- (c) Section 239 – Urban Exceptions of By-law No. 2008-250 entitled “City of Ottawa Zoning By-law” is amended by adding the following text to Column V of Rural Exception 528:
 - “- Despite the provisions of Row (i) in Table 218A of the Zoning By-law, parking spaces are permitted within the required front yard.
 - Despite the provisions of Section 113 of the Zoning By-law, a maximum of 4 loading spaces are required for all combined uses.”

ATTACHMENT NO. 1



Appendix B: Site Plan



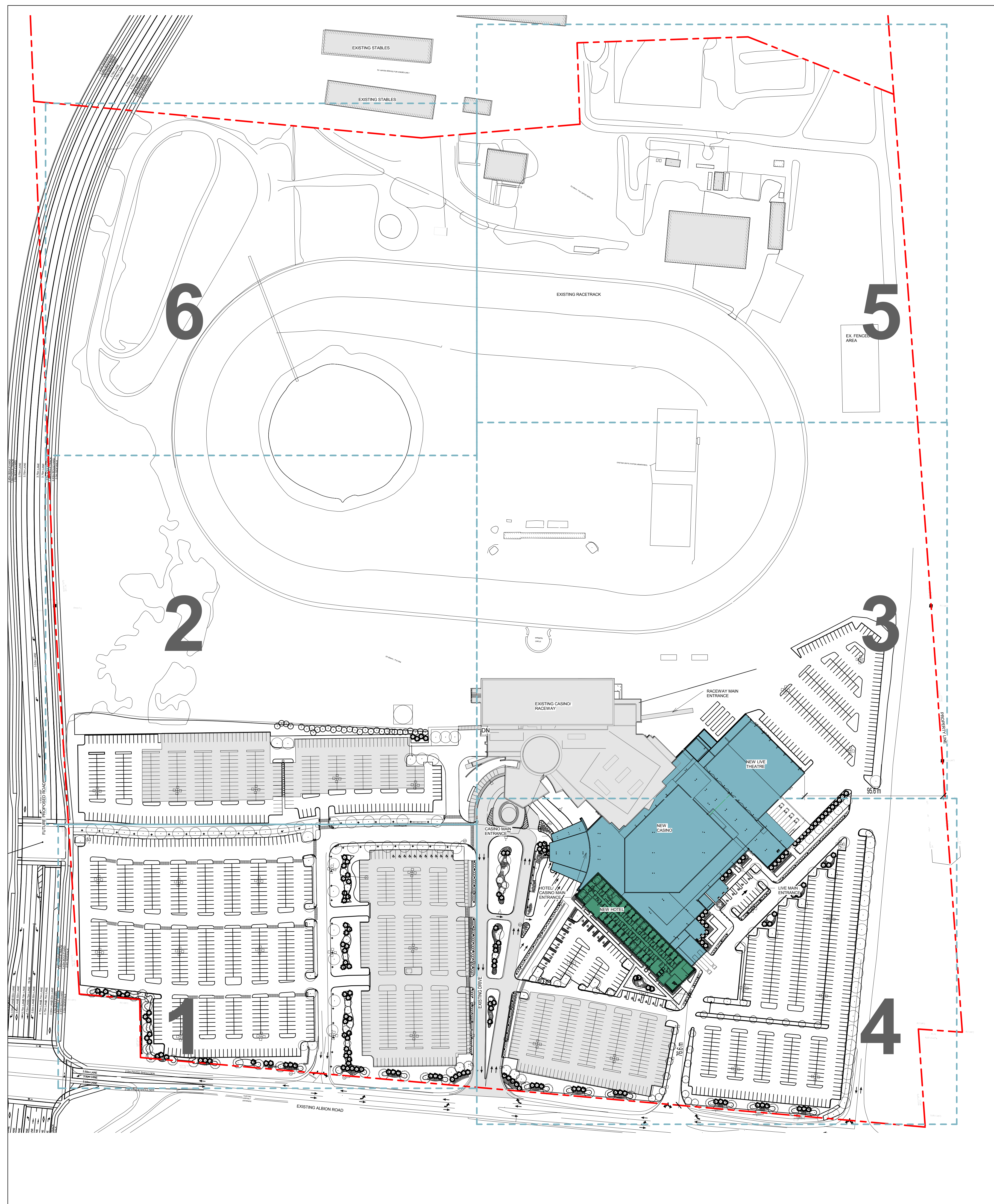
ISSUED FOR SITE
PLAN AGREEMENT
NOV. 20, 2019

SUBMISSIONS

[illegible]

DRAWING
ARCHITECTURAL SITE
PLAN PHASE 1

DRAWN BY: Author REVIEWED BY: Checker	DATE: 10/31/19
SCALE: As indicated	DRAWING NO. <div style="font-size: 2em; font-weight: bold;">SP - 001</div>
PROJECT NO. 19072.00	







PROPERTY ARIEL VIEW - NTS.



****REFER TO DRAWINGS SP-002 FOR PHASE 2 SITE PLAN RENOVATION.****

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 PHASE 1 KEY PLAN
SP - 001-1	SITE PLAN PHASE 1 ZONE 1
SP - 001-2	SITE PLAN PHASE 1 ZONE 2
SP - 001-3	SITE PLAN PHASE 1 ZONE 3
SP - 001-4	SITE PLAN PHASE 1 ZONE 4
SP - 001-5	SITE PLAN PHASE 1 ZONE 5
SP - 001-6	SITE PLAN PHASE 1 ZONE 6
SP - 002	ARCHITECTURAL SITE PLAN PHASE 2 KEY PLAN
SP - 002-1	SITE PLAN PHASE 2 ZONE 1
SP - 002-2	SITE PLAN PHASE 2 ZONE 2
SP - 003	DESIGN PLAN - MAIN FLOOR
SP - 004	BUILDING ELEVATIONS

SITE PLAN DATA

LEGAL DESCRIPTION:
4837 ALBION ROAD
CONSESSION 4 RF PT LOT 23 & 24 RP Gloucester,
City of Ottawa
Parts 1 to 4 and 16 to 27
Plan 4R - 312303

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

	PROVIDED	REQUIRED
MINIMUM LOT AREA	404539 M ²	20 000 M ²
MAXIMUM LOT COVERAGE	2.8 %	15% MAX.
GROSS FLOOR AREA	23686.1 M ²	N/A
MAXIMUM BUILDING HEIGHT	37 M	AREA A: 151.1 M easl AREAS B + C: 15 M
NUMBER OF FLOORS	7	N/A
MINIMUM FRONT YARD SETBACK	76 M	10 M
MINIMUM INTERIOR SIDE YARD SETBACK	101.7 M	6 M
REAR YARD SET BACK	372 M	10 M

VEHICLE PARKING	REQUIRED	PROVIDED
CASINO	10 per 100 m ² of GFA = 701.88	
HOTEL	1 per guest unit = 178	
RESTAURANT	10 per 100 m ² of GFA = 468.17	
THEATRE	1 per 4 fixed seats = 400	
RETAIL STORE	3.4 per 100 m ² of GFA = 3.59	
TOTAL	1753	22

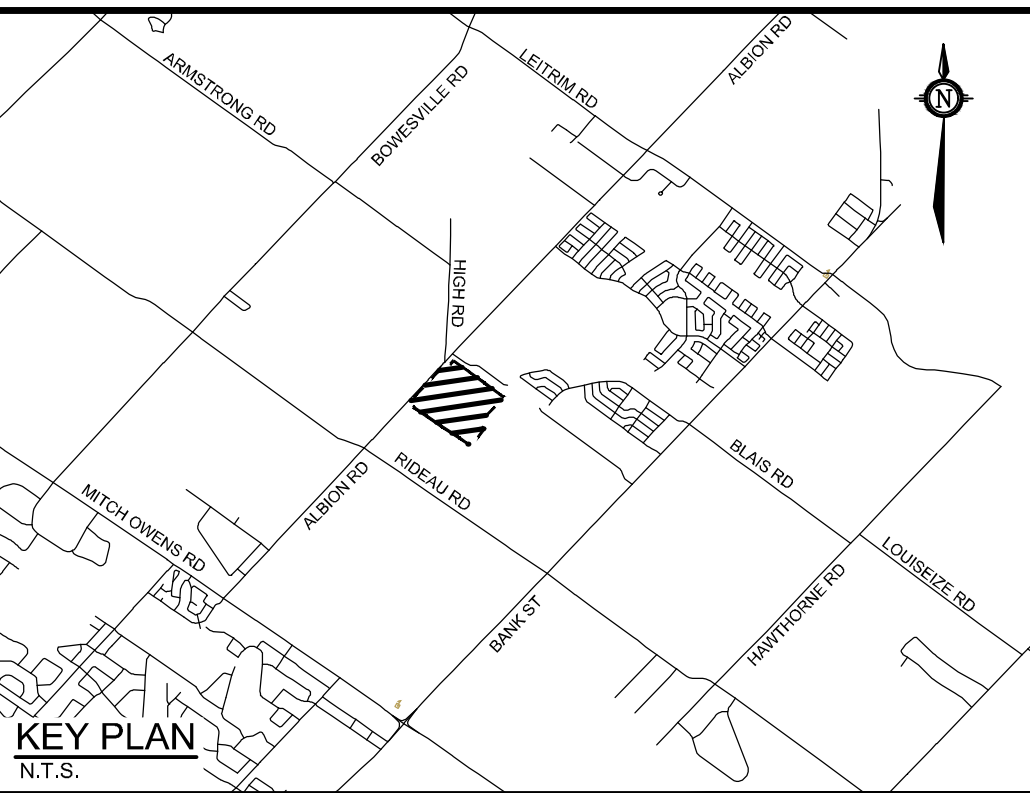
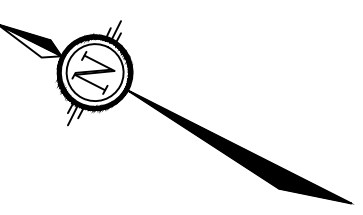
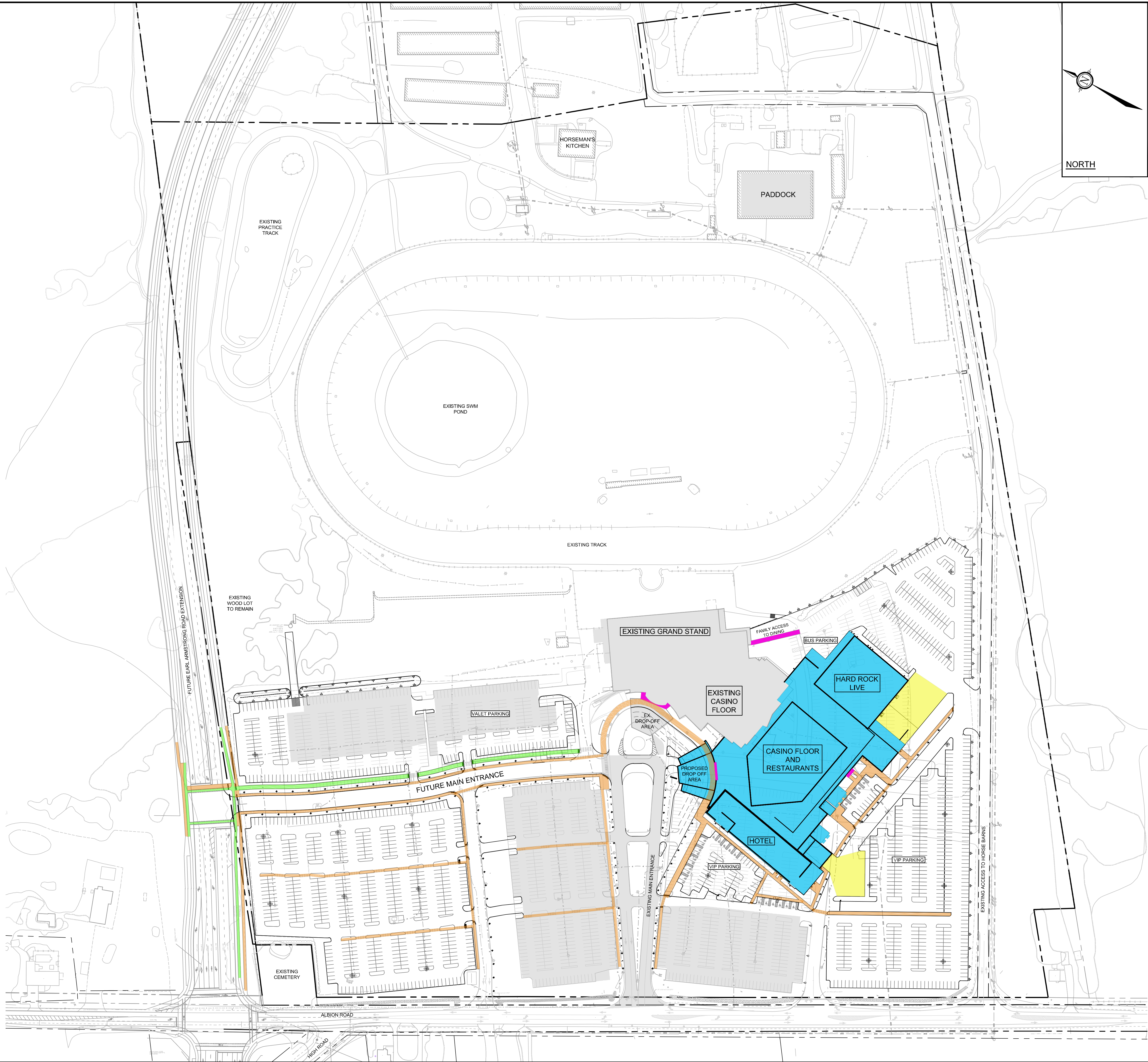
ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
PARKING LOT WITH 2234 SPACES	11 + 1% OF TOTAL = 32	38
	16 TYPE A SPACES	21
	16 TYPE B SPACES	17

SYMBOLS/ LANDSCAPE LEGEND

	EVERGREEN SHRUB
 	CONIFEROUS SHRUB
	DECIDUOUS TREE
	DECORATIVE LAMP POST, REFER TO ELECTRICAL PHOTOMETRIC PLAN
	LIGHTING BOLLARD
	NEW 3.0 M WIDE PAINTED CROSSWALK - EXTERIOR
	NEW LIGHT DUTY ASPHALT PAVING. SEE CIVIL.
	EXTERIOR CONCRETE CURB. SEE CIVIL
	EXISTING CONCRETE CURB
	EXISTING SIDEWALK
	CONCRETE SIDEWALK. SEE CIVIL
	HANDCAP PARKING SIGN
	STOP SIGN
	PLANTING STRIP
	AUTOMATIC GATE
	CONCRETE SIDEWALK WITH DEPRESSION CURB WHERE SIDEWALK INTERSECTS WITH ASPHALT PARKING AT-PIECE
	WHITE PAINTED LINE - EXTERIOR
	TACTILE INDICATOR (TYPICAL AT ALL INTERSECTION BETWEEN PEDESTRIAN PATH OR TRAVEL AND VEHICLE LA
	RAISED CONCRETE PARKING CURB - 6'-0" LENGTH

LOADING SPACE	REQUIRED	PROVIDED
THEATRE: 2000 - 4999 m² GFA	1	
RESTAURANT: 2000 - 4999 m² GFA	2	
CASINO: 5000 - 9999 m² GFA	2	
HOTEL: 5000 - 9999 m² GFA	2	
TOTAL	7	6

Appendix C: Master Development Plan



LEGEND

- PEDESTRIAN PASSAGES
- CYCLING SPINE
- LOADING AREA
- EX. TO REMAIN
- PROPOSED BUILDINGS
- MAIN ENTRANCES

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 2019	CJR

SCALE
1:1250
0 10 20 30 40 50

DESIGN	MJH
CHECKED	CJR
DRAWN	MJH
CHECKED	CJR
APPROVED	JLS

FOR REVIEW ONLY



LOCATION
4837 ALBION ROAD, CITY OF OTTAWA
HARD ROCK OTTAWA
DRAWING NAME
MASTER DEVELOPMENT PLAN

PROJECT No.	116111
REV	REV # 1
DRAWING No.	116111-MDP

Appendix D: Public Consultation Strategy

Public Consultation Strategy

Hard Rock Development / Rideau Carleton Raceway

Background

Hard Rock Ottawa is proposing to develop Stages 2 and 3 of its' site at Rideau Carleton Raceway starting in the Spring of 2020, with an opening targeted for the summer of 2021.

This development will include the addition of a Hotel; a Hard Rock Theatre for the purposes of concerts; restaurants; support retail and expanded gaming facilities.

In May 2018, Hard Rock received approval from the City of Ottawa to rezone the Rideau Carleton site to allow for:

- the addition of a hotel as a use, and its corresponding height requirement;
- the addition of a theatre use for the purposes of a concert hall; and,
- the addition of 20 gaming tables to a maximum of 55 tables.

In support of this application, and in conjunction with the City, Hard Rock advertised and hosted two Community Consultation events:

- March 7th, 2018 at Orchardview Estates; and,
- March 19th, 2018 at the RA Center.

The purpose of these consultations was to advise the public of the pending rezoning application before Council, while at the same time presenting the full development of the site envisioned by Stage 2 and 3. All graphics displayed at the consultations showed the Hotel, Theatre, and the expanded facilities to accommodate restaurant uses, as well as expanded gaming tables. All studies relating to the application considered the ultimate development of Stages 2 and 3. Approximately 160 people attended the combined sessions.

Current

Hard Rock Ottawa is now in a position to file applications to the City of Ottawa for the development of Stages 2 and 3. The applications to be filed are:

- A minor rezoning to relocate the Hotel;
- Site Plan approval for the entire site to accommodate the Hotel, Theatre, restaurants and expanded gaming.

...2

2.

Given the comprehensive consultation that was done for Phase 1, and the fact that that process highlighted the ultimate development of the entire Hard Rock site, the need for further public consultation is limited.

It is recommended that one Community Consultation meeting be held on the current applications, similar to the format of the March 2018 consultations. The meeting will be co-ordinated with City Staff and the Ward Councillor. The suggested timing of the meeting would be late January 2020.