

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 34  
9 MAY 2018**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 34  
LE 9 MAI 2018**

**EXTRACT OF DRAFT MINUTES 34  
AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
3 MAY 2018**

**EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 34  
COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
LE 3 MAI 2018**

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**ZONING BY-LAW AMENDMENT – 4837 ALBION ROAD AND 4910 BANK  
STREET**

**ACS2018-PIE-EDP-0021**

**OSGOODE (20)**

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- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to define casino, and to amend Exception 528r for 4837 Albion Road and 4910 Bank Street by adding a hotel with a nine-storey height limit, permitting 55 gaming tables for a casino, and to put in place a holding provision (h symbol), as detailed in Documents 2, 3 and 4.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 9 May 2018 subject to submissions received between the publication of this report and the time of Council's decision.**

Allison Hamlin, Planner II gave a PowerPoint presentation on the report before Committee. A copy of the presentation is on file with the City Clerk's office.

Following the presentation the Committee heard from the following delegations:

1. John MacMillan - National Capital Region Harness Horse Association – Spoke in favour of the report and development. He noted that his organization relies on Rideau-Carleton and this project shows stability for the site.
2. Paul Norris – He spoke to a short video that showed the conditions of local roads and the need for better infrastructure prior or at the same time as the development. He said that this will be a showcase facility and it should look like one with better roads.
3. \*Harley Bloom - Gloucester Agricultural Society – Spoke in favour of the development but noted that roads and infrastructure does need work. He also recommended that OC Transpo have buses running to Rideau Carleton.
4. Doug Thompson – Greely Business Association – Thanked those responsible for ensuring that harness racing continued at Rideau Carleton. He stated that the Association is in favour of the project but that there is a potential for traffic issues. It should be great for employment in the area.
5. Gino Milito - Osgoode Ward Business Association – Stated support for the project but that infrastructure work was desperately needed. Noted that it was about time this area received this kind of development.
6. Martin Eley - South Keys Greenboro Community – Has some real concerns regarding traffic through the area as well as infrastructure. More consultation required and the infrastructure should be dealt with prior to development.
7. Julie Sullivan - Rideau Carleton Raceway – She said she has been working at RCR for 21 years and that the last few years were stressful for staff not knowing their future but now much brighter with commitment by Hard Rock International.
8. Michael Petetski - IT Property Manager - Rideau Carleton Raceway – Has been on staff at RCR since 1986. Looking forward to working with Hard Rock.
9. Klaus Belzner – Osgoode Ward Advisory Committee – Supports the development but also noted that the infrastructure needs to be dealt with before or at same time as

the development. Bank Street and Earl Armstrong need to be widened.

10. Jeff Hook, Hard Rock International, Andrew Wright, Director Rideau Carleton Casino, Jack Stirling, President, Stirling Group – Jeff Hook Commented that Ottawa is strong economically and that Hard Rock International is pleased to be here and working with the community. Spoke about what the development would entail, the corporate philanthropy and responsible gaming. Mr. Wright spoke about the history of Rideau Carleton since 1962 and the benefits to Ottawa and region. He said that the new Hard Rock will be a dynamic destination. Mr. Stirling said that they have been working with staff and the community to address many concerns.

*[ \* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk. ]*

*Written submissions in favour of the report were also received from:*

*Gloucester Agricultural Society, Ottawa Chamber of Commerce, Osgoode Care Centre, Falcon Ridge Golf Course, W.A. Spratt and Sons, Emerald Links Golf Course, Greely Business Association, Manotick Community Association, Osgoode Ward Business Association, Osgoode Youth Association, Ottawa Tourism, Riverside South Community Association.*

Following the delegations Councillors had a variety of questions and comments followed by motions and directions to staff:

- Hopes that Bank Street would be the main entrance to the development to take traffic away from neighbourhoods.
- There has been good cooperation with regards to rerouting shuttle services.
- The Transportation Master Plan needs to be completed before any major work to determine if LRT has changed traffic patterns.
- It was noted that Harness Racing has a big impact on the rural economy.

Chair Moffatt thank all delegations and staff for their work on this file.

CARRIED as amended by the following motions:

**MOTION ARA 34/01**

Moved by Councillor Darouze

**WHEREAS Report ACS2018-PIE-EDP-0021 recommends zoning changes to the lands known municipally as 4837 Albion Road and 4910 Bank Street; and**

**WHEREAS the proposal will be a City-wide facility but will also affect the local communities; and**

**WHEREAS Document 2 contains holding provisions that merit community consultation prior to lifting the holding symbol or approval of a site plan control application; and**

**WHEREAS community consultation beyond the requirements set out in the Public Notification and Consultation Policy will be important for the local communities most affected by the development;**

**THEREFORE BE IT RESOLVED that that Agriculture and Rural Affairs Committee recommend that Council direct staff to undertake community consultations for any future site plan control applications and that these consultations include public meetings organized by the applicant in collaboration with staff and the Ward Councillor, and which by request of another Ward Councillor, and by mutual agreement, may occur outside of the local ward.**

**AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the Planning Act.**

CARRIED

**MOTION ARA 34/02**

Moved by Councillor Darouze

**WHEREAS the proposed expansion at the Hard Rock Casino Ottawa site will result in additional demands upon the transportation network; and**

**WHEREAS Hard Rock Casino Ottawa is prepared to commit to assist the City of Ottawa in addressing these additional transportation demands'**

**Be It Resolved That:**

**Prior to the submission of the zoning by-law to Council, the General Manager, Planning, Infrastructure and Economic Development confirm to the Mayor and Members of Council that a letter from Hard Rock Casino Ottawa has been received that provides a commitment from Hard Rock Casino Ottawa to work with staff, area Councilors and other land owners on improvements and infrastructure that assists in improving local traffic conditions. This commitment shall include continued discussions on the following items:**

- A private driveway on Hard Rock Casino Ottawa lands to Bank Street;**
- A front ending of a portion of Earl Armstrong to Bank St (and/or constructing a driveway through the Earl Armstrong Alignment in lieu of a private driveway connection);**
- Working with the developers in Leitrim on front ending improvements of Bank Street;**
- Working with the City on front ending intersection improvements at Albion / Lester.**

**CARRIED**

**MOTION ARA 34/03**

Moved by Councillor Darouze

**WHEREAS** Report ACS2018-PIE-EDP-0021 recommends zoning changes to the lands known municipally as 4837 Albion Road and 4910 Bank Street; and

**AND WHEREAS** in 2011 Council approved amended recommendations to Report ACS2011-ICS-PGM-0131 as follows:

- 1. That if the re-zoning application is approved and once the Province makes a formal announcement that they are implementing 21 gaming tables at the [Rideau Carleton Raceway and Slots] RCRS facility, the City be directed to begin the process of undertaking an [Area Traffic Management] ATM Study within the scope of traffic calming solutions as well as traffic management solutions;**
- 2. That funding for the ATM Study at a cost of \$75,000 come from the City of Ottawa One Time Unforeseen account which will be reimbursed with the revenues received from the 21 gaming tables; and,**
- 3. That the City be directed to implement traffic mitigation measures resulting from the ATM Study and that the associated costs from this ATM study be derived from City reserve funds, generated from the 21 gaming tables.**

**AND WHEREAS** the Province did not issue the approvals required to implement the gaming tables until the requirements of Regulation 81/12 were met in the fall of 2017;

**AND WHEREAS** although funds were set aside in 2011, the account was closed in 2015 because of inactivity; and

**AND WHEREAS** this study may now occur; and

**AND WHEREAS** a study of this scope with associated public consultation requires additional funds;

**BE IT RESOLVED** that the following recommendations be added to the staff report:

- 1. That Transportation Services be directed to undertake an Area Traffic Management Study for Albion Road between Bank Street and Lester Road in 2019, notwithstanding the Council approved screening and prioritization process for ATM studies;**
- 2. That the \$75,000 in funding for the Area Traffic Management Study set aside in 2011 be re-instated;**
- 3. That an additional \$75,000 be provided to complete the study and that the associated costs for this study be derived from the City of Ottawa One Time Unforeseen account.**

**AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the *Planning Act*.**

CARRIED

**DIRECTION TO STAFF:**

1. That staff work with the Hard Rock proponent to input shuttle service information on the online OC Transpo transit planner.
2. That staff include as part of the 2018-2022 Term of Council Governance Review consultations the issue of Members moving amendments to item at Committee (including through a proxy mover if they are not on the Committee) and then voting against the item as a whole at Council, and any mechanism to address Members' concerns with respect to this practice.