

November 8, 2022

BY EMAIL

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

Attention: Mike Giampa, Senior Engineer, Infrastructure Applications

**Reference: 4837 Albion Road – Transportation Letter
 Our File No. 116111
 City File No.: D07-12-19-0191**

This letter is in support of the proposed expansion of the Rideau Carleton Raceway and Slots (RCRS), now known as Hard Rock Ottawa. The original Transportation Impact Assessment (TIA), prepared by Parsons in January 2018, and a TIA Addendum, prepared by Novatech and Parsons in April 2018, were written in support of a Zoning By-Law Amendment application for 4837 Albion Road. At that time, the TIA Addendum considered 55 gaming tables (35 existing tables and 20 proposed tables), 2,000 slot machines (1,250 existing machines and 750 proposed machines), 700 restaurant seats, 2,000 theatre seats, and 200 hotel rooms.

The latest Transportation Impact Assessment (TIA) was prepared by Novatech in April 2020, in support of Site Plan Control and Zoning By-Law Amendment applications for 4837 Albion Road. The TIA at that time did not include new intersection analysis, as the proposed development included 30 additional restaurant seats (for a total of 730) and 22 fewer hotel rooms (for a total of 178). The number of gaming tables, slot machines, or theatre seats did not change.

At this time, the proposed development will still include 55 gaming tables in total, but will now include a total of 1,500 slot machines (1,250 existing and 250 proposed), 350 restaurant seats, 1,800 theatre seats, and 150 hotel rooms. A comparison of the statistics considered in the 2018 TIA and TIA Addendum, and in this Transportation Letter are summarized in **Table 1**.

Use	2018 TIA/Addendum	2022 Letter	Difference
Gaming Tables	55	55	0
Slot Machines	2,000	1,500	-500
Restaurant Seats	700	350	-350
Theatre Seats	2,000	1,800	-200
Hotel Rooms	200	150	-50

Based on the above, the proposed development will now include approximately 25% fewer slot machines, 50% fewer restaurant seats, 10% fewer theatre seats, and 25% fewer hotel rooms. Therefore, the intersection analysis included in the 2018 TIA and TIA Addendum is conservative, and still stands.

The proposed site plan (attached at the back of this letter) does not include any changes between the northern limit of the subject site and the proposed hotel and casino expansion. The proposed site plan includes adjusted geometry of the loading areas south of the expansion, and relocation of some parking spaces. The total number of parking spaces have changed from 2,205 to 2,196. However, the review of the on-site design and parking review included in the 2020 TIA still stands, and no recommendations have changed.

We trust that this letter is satisfactory. Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

NOVATECH



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Project Engineer | Transportation

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Adam Brown, Manager – Development Review Rural, City of Ottawa

