

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 10  
FEBRUARY 12, 2020**

**97**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 10  
LE 12 FÉVRIER 2020**

**EXTRACT OF DRAFT MINUTES 11  
AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
FEBRUARY 6, 2020**

**EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 11  
COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
LE 6 FÉVRIER 2020**

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ZONING BY-LAW AMENDMENT – 4837 ALBION ROAD

ACS2020-PIE-EDP-0004

OSGOODE (20)

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### **Report Recommendations**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4837 Albion Road (Hard Rock Ottawa Raceway and Casino) to amend Exception 528r and Schedule S381, as detailed in Documents 4 and 5, to enable a revised layout at the expanded casino, by:**
  - a. permitting a new location for the proposed hotel;**
  - b. permitting outdoor commercial patios, minimum 6-metre wide drive aisles, and front yard parking with a minimum 3-metre landscaped strip;**
  - c. clarifying the intent of the previous by-law by removing text; and**
  - d. revising the holding provisions.**
  
- 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act***

'Explanation Requirements' at the City Council Meeting of 12 February 2020, subject to submissions received between the publication of this report and the time of Council's decision.

**Motion N° ARAC 2019-11/1**

Moved by Councillor G. Darouze

**WHEREAS supporting the Hard Rock Ottawa development at 4837 Albion Road is an action of 2019-2022 Term of Council Priorities; and,**

**WHEREAS the Hard Rock Ottawa Raceway and Casino Expansion at 4837 Albion Road is located adjacent to the future extension of Earl Armstrong Road from Albion Road to Hawthorne Road as identified in the Transportation Master Plan's Road Network Concept;**

**WHEREAS the Environmental Assessment for the Earl Armstrong Extension was completed in 2019 to protect the corridor for the future road extension and respond effectively to the development application at 4837 Albion Road;**

**WHEREAS the implementation of the Earl Armstrong Extension is not identified as part of the TMP's Affordable Road Network to 2031 and correspondingly has no funding allocated in the City's Long-Range Financial Plan; and**

**WHEREAS road projects outside the City's Long-Range Financial Plan are not eligible for development charge funding or a front-ending agreement;**

**THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend that Council direct staff in Transportation Services to review the implementation timing for Earl Armstrong Extension, from Albion Road to Bank Street, and look for ways to advance this segment as part of the ongoing Transportation Master Plan update.**

Alan Cohen, (Alan K Cohen Professional Corporation) for the proponent was

present in support but opted not to speak when the Chair indicated the Committee was prepared to carry the item as amended.

The Agriculture and Rural Affairs Committee CARRIED the report recommendations as amended by Motion 11/1.