

Appendix I

Kingsway Entertainment District Public Information Process

THE CITY OF GREATER SUDBURY

Kingsway Entertainment District

Public Information Process

November 10, 2017

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1.0 Introduction

The City of Greater Sudbury has been considering a new sports and entertainment facility to replace the Sudbury Community Arena. In April 2016, a new multi-purpose Sports and Entertainment Centre was endorsed by Greater Sudbury City Council as one of its four priority projects.

In July 2016, City Council engaged a consultant to develop a Phase I Feasibility and Business Case analysis that was presented to Council March 2017. The study concluded the Greater Sudbury market could support an Event Centre with approximately 5,800 seats to service demand with an approximate cost of \$100 million.

In June 2017, Council approved the Kingsway site for the Event Centre based on criteria it accepted and its desire to create synergies with other possible uses, namely a casino and a hotel/conference centre (Gateway Casinos and Entertainment Limited) and the future development of surrounding lands (1915695 Ontario Limited (Zulich)), which would attract visitors from across the region.

In August 2017, Council approved Cumulus Architects Inc. as the lead of a team of consultants to prepare an Integrated Site Design Strategy, with costs to be shared by Gateway Casinos and Entertainment Limited, 1915695 Ontario Limited (Zulich) and the City of Greater Sudbury.

As part of the project, Public Open Houses were held during two phases. The first phase held from September 20 to October 4, 2017, residents were invited to public brainstorming sessions to share their ideas and vision for the Kingsway Entertainment District and Arena/Event Centre integrated site plan. The second phase was to introduce the Draft Integrated Site Plan to the public and provide an opportunity to review conceptual plans, provide additional comment, and to verify we heard what residents wanted.

This report summarizes information related to the Public Open Houses that were held during the two phases from September 20 to October 4, 2017 and November 3 to November 10, 2017.

A copy of the notices and schedules can be found in Appendix A.

2.0 Distribution of the Notice of Public Open Houses

The following outlines the methods used to notify the public of how and where they could attend the Public Open House or submit comments.

Phase 1

- Promoted via Public Service Announcement
- Social Media Messages (Twitter and Facebook)
- Promoted via Bell Park digital sign
- Sign for lobby of hotel

Phase 2

- News Release on Nov. 1 and Public Service Announcement Nov. 7
- Social Media Messages (Twitter and Facebook)
- Electronic Sign Board Nov. 8 - 10, 2017
- email to Hockey Associations via Greater Sudbury Arenas
- email to online registry for Kingsway Event Centre updates

A copy of the notices can be found in Appendix A.

3.0 The Public Open Houses

3.1 Format

The first phase of Public Open House was held in two sessions that took place on Wednesday, September 20, in the Palladium Centre and South Ballroom at the Radisson Hotel, located at 85 Ste. Anne Rd. The sessions were held from 1 to 3 p.m. and from 6:30 to 8:30 p.m. and was hosted as an informal walk-through session with display boards of the site location, surrounding land uses, as well as topographical mapping of the site. Blank paper was posted on the wall around the perimeter of the Palladium Centre and South Ballroom for residents to write down comments. Residents were asked to respond to two questions:

How can the Kingsway Entertainment District and Arena/Event Centre create a positive visitor experience for you?

In a few words, tell us what you see for the future of the Kingsway Entertainment District and Arena/Event Centre?

Three (3) Cumulus Architects Inc. staff members, ten (10) City staff member, as well as the (3) representatives for the developer and one (1) representative for Gateway Casinos and Entertainment Limited, were in attendance to explain the project, record comments, and answer questions.

An online survey was also available from September 20 to October 4, 2017.

The second phase of Public Open House was held at 16 Open Houses over 5 days (see Appendix A for schedule). These sessions were hosted as an informal walk-through session with display boards of the Proposed Integrated Site Plan, proposed programming, as well an area to provided additional comment. Some of the locations included the Architectural 3D Model of the proposed site plan.

All open houses were attended by a minimum of 2 staff representing the City of Greater Sudbury at each session with assistance from Cumulus Architects and the developer (Zulich).

The City added two additional open houses at an Older Adult Centre (Parkside Centre) and at the City's largest shopping mall (New Sudbury Centre) on November 10 to accommodate residents who could not attend an open house the previous weekend (see appendix A for schedule).

An online survey was extended for comment until November 10, 2017.

It should also be noted that a meeting of Greater Sudbury Council on November 1 was publicized via the public service announcement and associated Facebook and Twitter postings.

The November 1 meeting of Council was Livestreamed via www.greatersudbury.ca

The presentation related to the draft integrated site plan is posted for later viewing at www.greatersudbury.ca/eventcentre

3.2 Display Panels

As shown in Appendix B, the display panels included information about the following:

Phase 1

- Location on Map;
- Aerial photography showing existing site as well as proposed road network;
- Topographic Map of the site;
- Display boards presenting the two questions

Phase 2

- Two boards of the proposed Integrated Site Plan
- Two boards with the proposed programming for the site
- One board to attach additional comments
- 3D Architectural Model of the site

In addition, post cards with a conceptual site plan, as well as a link to provide additional comment, were distributed at all locations.

4.0 Comments Received

Attendees of the meeting provided valuable feedback to project staff. All attendees were encouraged to provide their comments in-person at the event or in writing online at:

<https://www.greatersudbury.ca/city-hall/current-projects/large-projects1/kingsway-entertainment-district-and-arena-event-centre/>

The following represent the key theme of comments raised by the public (both verbally at the meeting and online).

COMMENTS RECEIVED

Questions related to onsite and surrounding area parking.

Questions related to traffic flows in and out of the site.

Questions related to Active Transportation links to the site, sidewalk, cycling, trails and bike parking.

Questions related to the Motor Sports Park commitment to pursue the site north of the Event Centre.

Questions related to location.

Questions related to budget.

Questions related to timing/ completion of the project.

Questions related to future development including the twin pads.

Questions related to transit services.

Questions related to the Casino commitment.

Overall the site plan, as presented, generated both support and non-support. Any questions relating to the intricate details of site configuration, drainage and infrastructure servicing can be addressed further during the rezoning process.

5.0 Next Steps

Staff will be presenting the Final Integrated Site Plan to Council on November 22, 2017 for final approval.

Appendix A
Notice of Public Open House

Phase 1



www.grandsudbury.ca/centre-devenements

Partagez votre vision pour l'avenir du site!

District de divertissements et aréna/
centre d'événements du Kingsway

Le 20 septembre 2017 à l'hôtel Radisson
Détails : www.grandsudbury.ca/centre-devenements



www.greatersudbury.ca/eventcentre

Share your vision for the future

Kingsway Entertainment District
and Arena/Event Centre

September 20, 2017 at the Radisson Hotel
Details at www.greatersudbury.ca/eventcentre

www.grandsudbury.ca/centre-devenements



Partagez votre vision pour l'avenir du site!

District de divertissements et aréna/
centre d'événements du Kingsway

Le 20 septembre 2017 à l'hôtel Radisson
Détails : www.grandsudbury.ca/centre-devenements

City of Greater Sudbury
Ville du Grand Sudbury

PO BOX 5000 SIN A CP 5000 SUCCA
200 BRADY STREET 200, RUE BRADY
SUDBURY ON P3A 5P3 SUDBURY ON P3A 5P3



Public Service Announcement

For Immediate Release

September 13, 2017

Public Brainstorming Sessions for Kingsway Entertainment District and Arena/Event Centre

Residents are invited to attend public brainstorming sessions to share their ideas and vision for the Kingsway Entertainment District and Arena/Event Centre integrated site plan.

Two sessions will take place on Wednesday, September 20, in the Palladium Centre and South Ballroom at the Radisson Hotel, located at 85 Ste. Anne Rd. The sessions will be held from 1 to 3 p.m. and from 6:30 to 8:30 p.m. Free parking is available at the Rainbow Centre above ground parking lot.

Residents are encouraged to drop in anytime during the sessions to share their ideas for the future Kingsway Entertainment District and Arena/Event Centre. Representatives from the City of Greater Sudbury and key development partners will be in attendance to provide information and answer questions.

Visit the City of Greater Sudbury Facebook Page at www.facebook.com/greatersudbury for updates throughout the September 20 sessions.

Residents may also provide their ideas online at www.greatersudbury.ca/eventcentre from September 20 to October 4. The comment form will be available at all Citizen Service Centre and Library locations where staff can assist residents in providing input.

The Kingsway Entertainment District and Arena/Event Centre public brainstorming sessions are a key step in the development of an integrated site plan for the project. Concepts for the site plan will be brought forward for additional public comment in October. This is the first of a series of public engagement opportunities for this project.

For more information, please visit www.greatersudbury.ca/eventcentre.

Media contact:

Shannon Dowling, Corporate Communications
City of Greater Sudbury, 705-674-4455, ext. 2539

City of Greater Sudbury
Ville du Grand Sudbury

PO BOX 5000 STN A
200 BRADY STREET
SUDBURY ON P3A 5P3

CP 5000 SUCCA
200, RUE BRADY
SUDBURY ON P3A 5P3



Message d'intérêt public

Pour diffusion immédiate

Le 13 septembre 2017

Séances publiques de remue-méninges sur le district de divertissements et l'aréna/centre d'événements du Kingsway

Nous invitons les citoyens à participer à des séances publiques de remue-méninges en vue d'y partager leurs idées et leur vision concernant le plan intégré de situation du district de divertissements et de l'aréna/centre d'événements du Kingsway.

Deux séances auront lieu le mercredi 20 septembre, dans le Palladium Centre et le South Ballroom, à l'hôtel Radisson (au 85, chemin Ste. Anne). Les séances seront tenues respectivement de 13 h à 15 h et de 18 h 30 à 20 h 30. Le stationnement est gratuit au Rainbow Centre, dans le terrain de stationnement en surface.

Nous encourageons les citoyens à se présenter n'importe quand aux séances en vue d'y partager leurs idées pour l'avenir du district de divertissements et de l'aréna/centre d'événements du Kingsway. Des représentants de la Ville du Grand Sudbury et des partenaires clés du développement seront sur les lieux afin de partager des renseignements sur le projet et de répondre aux questions. Consultez la page Facebook de la Ville du Grand Sudbury, au www.facebook.com/greatersudbury, pour obtenir des mises à jour tout au long du déroulement des séances du 20 septembre.

Les citoyens peuvent aussi partager leurs idées en ligne, au www.grandsudbury.ca/larena-centre-devenements, du 20 septembre au 4 octobre. Le formulaire de commentaires sera aussi disponible dans tous les Centres de services aux citoyens et dans toutes les succursales de la Bibliothèque publique du Grand Sudbury, où le personnel pourra aider les citoyens à procurer leurs opinions.

Les séances publiques de remue-méninges sur le district de divertissements et l'aréna/centre d'événements du Kingsway constituent une étape clé dans l'élaboration d'un plan intégré de situation pour le projet. Des possibilités de plan de situation seront présentées en octobre en vue de recueillir d'autres commentaires du public. Ces séances sont les premières de toute une série d'occasions d'engagement public qui seront offertes dans le cadre de ce projet.

Pour obtenir des renseignements additionnels, veuillez consulter le www.grandsudbury.ca/larena-centre-devenements.

Renseignements :

Shannon Dowling, Communications corporatives
Ville du Grand Sudbury, 705 674-4455, poste 2539
Facebook:

What is your vision for the Kingsway Entertainment District and arena/event Centre?
Come and share your ideas at a public brainstorming session on Wednesday,
September 20 at the Radisson Hotel, from 1 to 3 p.m. and at 6:30 to 8:30 p.m. in the
Palladium South and Centre Ballroom. Free parking is available.

Don't forget, today is your chance to share your thoughts and your ideas for the
Kingsway Entertainment District and arena/event Centre. Come and see us at the
Radisson Hotel from 1-3 pm or from 6:30 to 8:30 p.m.

Quelle est votre vision pour l'avenir du district de divertissements et de l'aréna/centre
d'événements du Kingsway? Venez partager vos idées à l'occasion d'une séance
publique de remue-méninges le mercredi 20 septembre, de 13 h à 15 h et de 18 h 30 à
20 h 30, dans le Palladium South and Centre Ballroom de l'hôtel Radisson. Le
stationnement est gratuit.

Rappel : Aujourd'hui, vous aurez l'occasion de partager vos idées et vos opinions sur le
district de divertissements et l'aréna/centre d'événements du Kingsway. Venez nous
rencontrer à l'hôtel Radisson, de 13 h à 15 h et de 18 h 30 à 20 h 30.

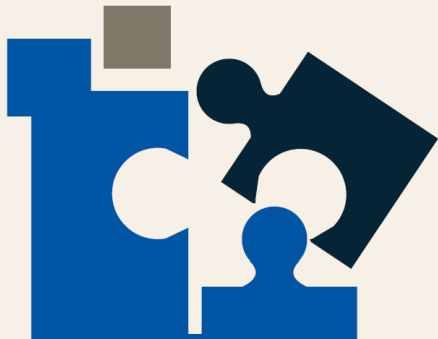
Twitter

What is your vision for the Kingsway Entertainment District & arena/event centre? Come
and share your ideas! <http://bit.ly/2wpHoCy>

Comment imaginez-vous le district de divertissements et l'aréna/centre d'événements
du Kingsway? Partagez vos idées! <http://bit.ly/2ylbFzO>

The Kingsway Entertainment District arena/event Centre public brainstorming sessions
today- 1 to 3pm and 6:30-8:30 p.m. <http://bit.ly/2wpHoCy>

Remue-méninges sur le district de divertissements et l'aréna/centre d'événements du
Kingsway, aujourd'hui de 13h à 15h et de 18h30 à 20h30. <http://bit.ly/2ylbFzO>



Background:

The existing Sudbury Community Arena – home to the OHL's Sudbury Wolves and host to nearly 200,000 spectators every year – was built in 1951. The 66-year old Elgin Street arena will be replaced by a new, multi-purpose sports and entertainment facility as one City Council's four priority projects.

The Kingsway Entertainment District and Arena/Event Centre will contribute to community development and growth, and will support the city's regional and provincial presence.

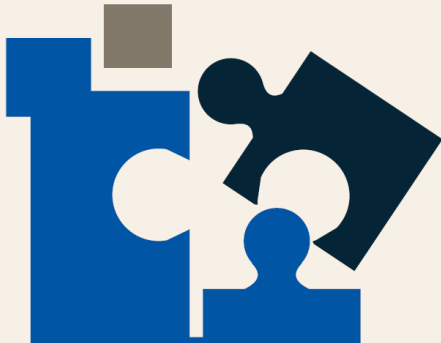
Today's public brainstorming session will help formulate an integrated site plan for the Kingsway Entertainment District and Arena/Event Centre.

Contexte :

L'Aréna communautaire de Sudbury, qui est le siège des Wolves de Sudbury de la Ligue de hockey de l'Ontario et qui accueille près de 200 000 spectateurs chaque année, a été construit en 1951. L'aréna de 66 ans qui se situe sur la rue Elgin sera remplacé par une nouvelle installation polyvalente vouée aux sports et aux loisirs dans le cadre de l'un des quatre projets prioritaires du Conseil municipal de la Ville du Grand Sudbury.

Le district de divertissements et l'aréna/centre d'événements du Kingsway contribuera au développement et à la croissance de la communauté et soutiendra le profil régional et provincial du Grand Sudbury.

La séance de remue-méninges d'aujourd'hui nous aidera à dessiner un plan intégré de situation pour le district de divertissements et l'aréna/centre d'événements du Kingsway.

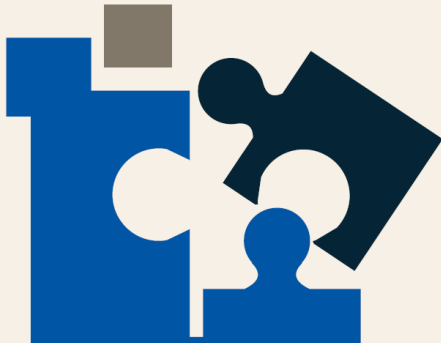


Next Steps:

- September 20 to October 4 2017: Integrated site plan public consultation.
- October 2017: Follow up with the public on integrated site plan concept.
- November 2017: Present final integrated site plan to City Council.

Les prochaines étapes :

- Consultation publique sur le plan intégré de situation
- Octobre 2017 : Suivi auprès du public concernant le plan conceptuel de situation
- Novembre 2017 : Présentation du plan intégré de situation définitif au Conseil municipal



Get Involved:

To submit your ideas, join the project update email list, or learn more, visit: www.greatersudbury.ca/eventcentre

1. How can the Kingsway Entertainment District and Arena/Event Centre create a positive visitor experience for you?
2. In a few words, tell us what you see for the future of the Kingsway Entertainment District and Arena/Event Centre?

You can also visit any Citizen Service Centre or Library location to submit your comments, or go online to www.greatersudbury.ca/eventcentre.

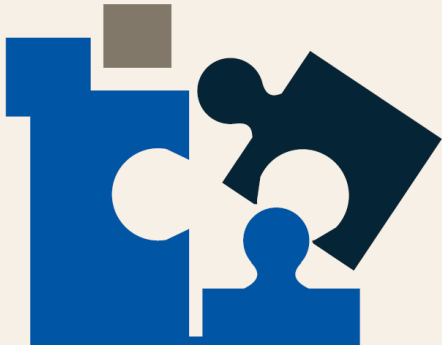


Comment contribuer

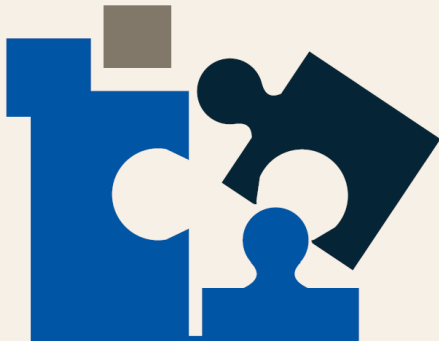
Pour soumettre vos idées, pour vous abonner à la liste de diffusion des mises à jour sur le projet ou pour vous renseigner sur le projet, consultez le site : www.grandsudbury.ca/larena-centre-devenements.

1. Comment le district de divertissements et l'aréna/centre d'événements du Kingsway pourrait-il vous offrir une expérience de visite positive?
2. Dites-nous, en quelques mots, ce qu'est votre vision pour l'avenir du district de divertissements et de l'aréna/centre d'événements du Kingsway.

Vous pouvez aussi visiter n'importe quel Centre de services aux citoyens ou n'importe quelle succursale de la Bibliothèque publique du Grand Sudbury en vue d'y soumettre vos commentaires. Ou soumettez-les en ligne au www.grandsudbury.ca/larena-centre-devenements.

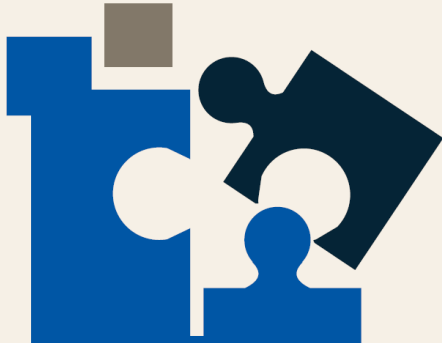


MAPS / CARTES



Question 1

1. How can the Kingsway Entertainment District and Arena/Event Centre create a positive visitor experience for you?
1. Comment le district de divertissements et l'aréna/centre d'événements du Kingsway pourrait-il vous offrir une expérience de visite positive?



Question 2

2. In a few words, tell us what you see for the future of the Kingsway Entertainment District and Arena/Event Centre?

2. Dites-nous, en quelques mots, ce qu'est votre vision pour l'avenir du district de divertissements et de l'aréna/centre d'événements du Kingsway.

Phase 2



Kingsway Entertainment District

Comment online at
www.greatersudbury.ca/eventcentre

District de divertissements du Kingsway

Commentez en ligne au
www.grandsudbury.ca/centre-devenements.



Kingsway Entertainment District

November 10 Open Houses
Parkside Centre: 10:30 a.m. – 3:30 p.m.
New Sudbury Centre: 3:30 p.m. – 8:30 p.m

District de divertissements du Kingsway

Séances de consultation du 10 novembre
Parkside Centre : De 10 h 30 à 15 h 30
New Sudbury Centre : De 15 h 30 à 20 h 30

City of Greater Sudbury
Ville du Grand Sudbury

PO BOX 5000 SIN A CP 5000 SUCCA
200 BRADY STREET 200, RUE BRADY
SUDBURY ON P3A 5P3 SUDBURY ON P3A 5P3



news release

For Immediate Release

Wednesday, November 1, 2017

Opportunities to Comment on Draft Integrated Site Plan for Kingsway Entertainment District

Residents will have opportunities to comment on a draft integrated site plan for the Kingsway Entertainment District, including the Greater Sudbury Arena/Event Centre, Gateway Casino and a hotel complex, both in person at open houses and online at www.greatersudbury.ca/eventcentre until 10:00 p.m. on Monday, November 6.

Municipal staff will bring the site plan, showing proposed building locations, future roads and landscaping design, to local arenas and other public facilities between Friday, November 3 and Monday, November 6. Everyone is welcome to attend these open houses.

Greater Sudbury Council will receive for consideration the final integrated site plan for the Kingsway Entertainment District on Wednesday, November 22, 2017.

Friday, November 3, 2017

Attend anytime between 9:30 a.m. and Noon.:

- T.M.Davies Community Arena, Lively

Attend anytime between 1:30 p.m. and 3:30 p.m.:

- New Sudbury Library, Sudbury

Attend anytime between 6:00 p.m. and 10:00 p.m.

- Sudbury Community Arena (Wolves vs IceDogs). There is no charge to attend this open house.

Saturday, November 4, 2017

Attend anytime between 9:00 a.m. and 11:00 a.m.:

- Dr. Edgar Leclair Community Arena, Azilda
- McClelland Community Arena, Copper Cliff

Attend anytime between 11:30 a.m. and 1:30 p.m.:

- Chelmsford Community Arena
- RHP Training Centre, Kelly Lake Road, Sudbury

Attend anytime between 2:30 p.m. and 4:30 p.m.:

- Gerry McCrory Countryside Sports Complex, Sudbury
- I.J. Coady Memorial Arena, Levack

Sunday, November 5, 2017

Attend anytime between 8:30 a.m. and 11:30 a.m.:

- Garson Community Arena

Attend anytime between 10:00 a.m. and Noon:

- Centennial Community Arena, Hanmer

Attend anytime between 12:30 p.m. and 2:30 p.m.:

- Raymond Plourde Arena, Val Caron
- Capreol Community Arena

Monday, November 6, 2017

Attend anytime between 4:30 p.m. and 6:00 p.m.:

- Carmichael Community Arena, Sudbury

Attend anytime between 6:30 p.m. and 8:00 p.m.:

- Toe Blake Memorial Arena, Coniston

Attend anytime between 8:30 p.m. and 10:00 p.m.:

- Cambrian Arena, Sudbury

-30-

Media contact:

Shannon Dowling, Corporate Communications
City of Greater Sudbury, 705-674-4455, ext. 2539

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Ville du Grand Sudbury

PO BOX 5000 SIN A CP 5000 SUCCA
200 BRADY STREET 200, RUE BRADY
SUDBURY ON P3A 5P3 SUDBURY ON P3A 5P3



communiqué

Pour diffusion immédiate

Le mercredi 1^{er} novembre 2017

Voici l'occasion de commenter l'ébauche du plan de situation du district de divertissements du Kingsway

Les citoyens auront l'occasion de commenter l'ébauche du plan intégré de situation du district de divertissements du Kingsway, lequel englobe l'aréna/centre d'événements du Grand Sudbury, le Gateway Casino et un complexe hôtelier, à la fois en personne à l'occasion de séances portes ouvertes et en ligne au www.grandsudbury.ca/centre-devenements jusqu'à 22 h le lundi 6 novembre.

Du vendredi 3 novembre au lundi 6 novembre, le personnel municipal apportera le plan de situation, qui propose un emplacement pour les immeubles et les routes futures et leur vision pour l'aménagement paysager, aux aréna locaux et à d'autres installations publiques. Tout le monde est invité à prendre part à ces séances portes ouvertes.

Le Conseil municipal du Grand Sudbury recevra la version définitive du plan intégré de situation du district de divertissements du Kingsway, aux fins d'étude, à l'occasion de la réunion ordinaire du mercredi 22 novembre 2017.

Le vendredi 3 novembre 2017

Présentez-vous n'importe quand de 9 h 30 à midi :

- à l'Aréna communautaire T. M. Davies, à Lively

Présentez-vous n'importe quand de 13 h 30 à 15 h 30 :

- à la Bibliothèque du Nouveau-Sudbury, à Sudbury

Présentez-vous n'importe quand de 18 h à 22 h :

- à l'Aréna communautaire de Sudbury (Les Wolves affronteront les IceDogs.) (L'entrée est gratuite pour assister à cette séance portes ouvertes.)

Le samedi 4 novembre 2017

Présentez-vous n'importe quand de 9 h à 11 h :

- à l'Aréna communautaire Dr. Edgar Leclair, à Azilda
- à l'Aréna communautaire McClelland, à Copper Cliff

Présentez-vous n'importe quand de 11 h 30 à 13 h 30 :

- à l'Aréna communautaire de Chelmsford, à Chelmsford
- au RHP Training Centre, chemin Kelly Lake, à Sudbury

Présentez-vous n'importe quand de 14 h 30 à 16 h 30 :

- au Complexe sportif Gerry McCrory Countryside, à Sudbury
- à l'Aréna commémoratif I. J. Coady, à Levack

Le dimanche 5 novembre 2017

Présentez-vous n'importe quand de 8 h 30 à 11 h 30 :

- à l'Aréna communautaire de Garson, à Garson

Présentez-vous n'importe quand de 10 h à 12 h :

- à l'Aréna communautaire Centennial, à Hanmer

Présentez-vous n'importe quand de 12 h 30 à 14 h 30 :

- à l'Aréna Raymond Plourde, à Val Caron

Présentez-vous n'importe quand de 12 h 30 à 14 h 30 :

- à l'Aréna communautaire de Capreol, à Capreol

Le lundi 6 novembre 2017

Présentez-vous n'importe quand de 16 h 30 à 18 h :

- à l'Aréna communautaire Carmichael, à Sudbury

Présentez-vous n'importe quand de 18 h 30 à 20 h :

- à l'Aréna commémoratif Toe Blake, à Coniston

Présentez-vous n'importe quand de 20 h 30 à 22 h :

- à l'Aréna Cambrian, à Sudbury

-30-

Renseignements :

Shannon Dowling, Communications corporatives
Ville du Grand Sudbury, 705 674-4455, poste 2539

City of Greater Sudbury
Ville du Grand Sudbury

PO BOX 5000 SIN A CP 5000 SUCCA
200 BRADY STREET 200, RUE BRADY
SUDBURY ON P3A 5P3 SUDBURY ON P3A 5P3



 **Public Service
Announcement**

For Immediate Release

Tuesday, November 7, 2017.

Opportunity Extended for Comment on Draft Integrated Site Plan for Kingsway Entertainment District

The City of Greater Sudbury has extended the opportunity for public comment on a draft integrated site plan for the Kingsway Entertainment District.

Deadline to submit comments online at www.greatersudbury.ca/eventcentre has been extended to midnight on Friday, November 10.

Residents who would like to speak with City of Greater Sudbury representatives have the option of attending two additional open houses on Friday, November 10, 2017.

Parkside Centre, 140 Durham Street, Sudbury

- Attend anytime between 10:30 a.m. and 3:30 p.m. in the Lobby

New Sudbury Centre, 1349 LaSalle Boulevard, Sudbury

- Attend anytime between 3:30 p.m. and 8:30 p.m. in Centre Court

The City of Greater Sudbury thanks residents who provided feedback during open houses at 16 locations between November 3 and 6. Additional information is available at www.greatersudbury.ca/eventcentre

-30-

Media contact:

Shannon Dowling, Corporate Communications
City of Greater Sudbury, 705-674-4455, ext. 2539

 **Message
d'intérêt public**

Pour diffusion immédiate

Le mardi 7 novembre 2017

Report de la date limite pour commenter l'ébauche du plan de situation du district de divertissements du Kingsway

La Ville du Grand Sudbury a reporté la date limite pour permettre au public de commenter l'ébauche du plan intégré de situation du district de divertissements du Kingsway.

La date limite pour soumettre vos commentaires en ligne au www.grandsudbury.ca/centre-devenements a été reporté jusqu'à minuit le vendredi 10 novembre.

Les citoyens qui désirent parler avec des représentants de la Ville du Grand Sudbury auront l'occasion de prendre part à deux séances portes ouvertes additionnelles le vendredi 10 novembre 2017 :

Parkside Centre, 140, rue Durham, Sudbury :

- n'importe quand de 10 h 30 à 15 h 30, dans le hall d'entrée.

New Sudbury Centre, 1349, boulevard LaSalle, Sudbury :

- n'importe quand de 15 h 30 à 20 h 30, dans l'aire centrale.

La Ville du Grand Sudbury remercie les citoyens qui ont fourni leur rétroaction à l'occasion des séances portes ouvertes tenues à 16 différents endroits du 3 au 6 novembre. Des renseignements additionnels sont disponibles au www.grandsudbury.ca/centre-devenements.

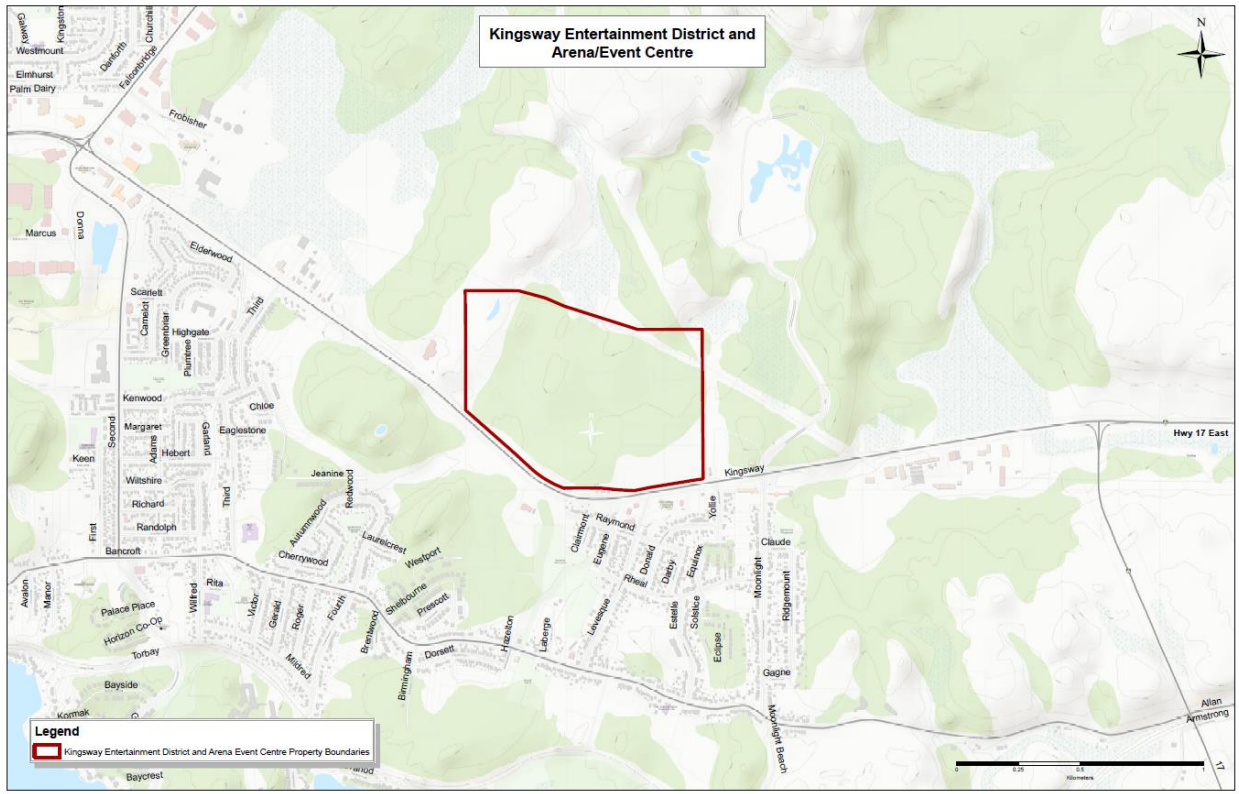
-30-

Renseignements :

Shannon Dowling, Communications corporatives
Ville du Grand Sudbury, 705 674-4455, poste 2539

Appendix B
Public Information Sessions Materials

Phase 1

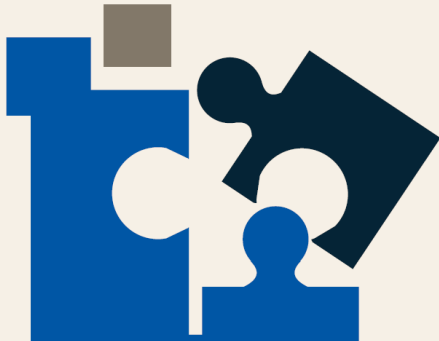


**Kingsway Entertainment District and
Arena/Event Centre**



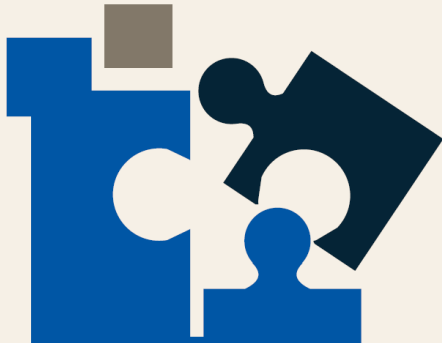
Legend
[Red outline] Kingsway Entertainment District and Arena/Event Centre Property Boundaries

0 25 50
Kilometers
Source: 2016 Orthophotography



Question 1

1. How can the Kingsway Entertainment District and Arena/Event Centre create a positive visitor experience for you?
1. Comment le district de divertissements et l'aréna/centre d'événements du Kingsway pourrait-il vous offrir une expérience de visite positive?



Question 2

2. In a few words, tell us what you see for the future of the Kingsway Entertainment District and Arena/Event Centre?

2. Dites-nous, en quelques mots, ce qu'est votre vision pour l'avenir du district de divertissements et de l'aréna/centre d'événements du Kingsway.

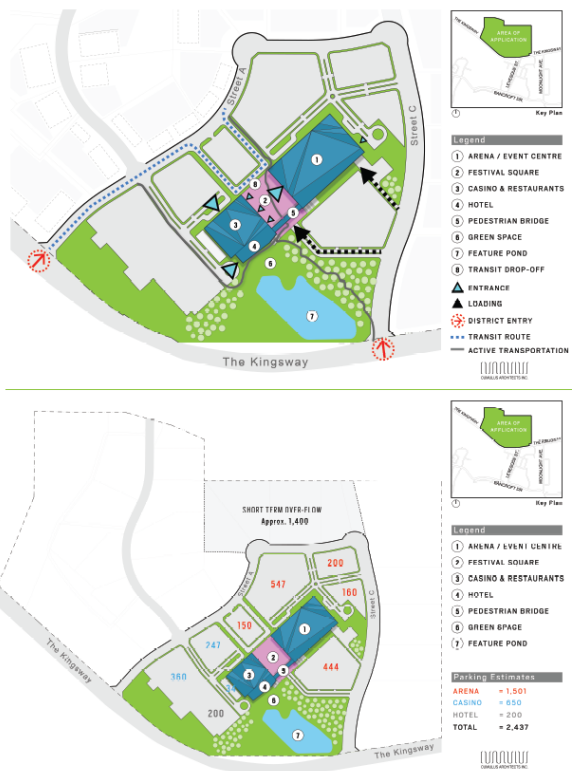
Phase 2



- LEGEND**
- 1 Shade Trees TBD
 - 2 Drop-off
 - 3 Placed Patios
 - 4 "Mobile" Benches
 - 5 2-tier Seating for viewing and to separate restaurant patios
 - 6 Water Jets with Programmable Lights
 - 7 Wall of video Screens
 - 8 Pedestrian Bridge
 - 9 Concours Marked in Stainless Steel
 - 10 Art Piece
 - 11 Stairs up to Hotel Entry
 - 12 Stage
 - 13 Drop-off
 - 14 Exposed Rock Outcrop (Steels)
 - 15 Forest
 - 16 Signage Feature Wall
 - 17 Vertical Light Element
 - 18 Fire Trees
 - 19 Rock Retaining Wall

What you wanted
in the Kingsway Entertainment District

Ce que vous aimeriez
inclure dans le district de divertissements du Kingsway



The proposed site plan matches key themes shared by residents during public consultation sessions in September, 2017.

Le plan de situation proposé tient compte des thèmes clés que les citoyens ont soulevés à l'occasion des séances de consultation publiques tenues en septembre 2017.

- Active Transportation Options (cycle/walk)**
Possibilités de transport actif (vélo/marche)
- Ample Parking and No Parking Congestion**
Places de stationnement en abondance et aucune congestion
- Space for large events/sports**
Espace pour les activités d'envergure/sports
- Restaurants**
- Green space**
Espaces verts
- Environmentally conscious development (stormwater drains into Feature Pond)**
Aménagement sensible de l'environnement (drainage des eaux de ruissellement dans un bassin)
- Allow for future development**
Espace suffisant pour tout aménagement futur

What You Saw
for a Positive Visitor Experience

Ce que vous percevez
comme étant une expérience de visite positive :



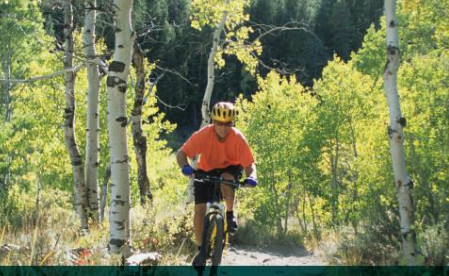
Thrilling sports and special events
Des sports palpitants et des activités spéciales exaltantes :
Cirque du Soleil | Little NHL | Professional Basketball | Concerts
Varsity USPORT (CIAU) | Antique Car Show Roadshow | Wolves OHL | Junior Hockey Memorial Events | World Juniors Tournament | International Ice Hockey Federation
Curling Championships | Gymnastics



Music, art and relaxation
Musique, arts et détente :
Outdoor stage | Marché de Noël | Sports Hall of Fame | Marché aux puces
Outdoor movies | Festival des arts | Tailgate parties | Célébrations civiques
Sculpture Garden | Fontaine | Family-friendly facilities



Hospitality and entertainment
Accueil et divertissement :
Premium Hotel & Suites | Lieu de réflexion pour les organismes
Family and Fine Dining | Dégustations de vin de la Vintners Quality Alliance
Gaming | Salle de réception | Xbox Big Screen



Environmental features
Caractéristiques environnementales :
Pond | Centre d'interprétation | Outdoor rink | Habitat pour la faune
Nature trails | Caractéristiques géologiques | Cycling/snowmobile trails

What You Saw
for the Future
of the Kingsway
Entertainment District

Ce que vous
entrevoyez
pour l'avenir du district
de divertissements du
Kingsway :



Destination Attraction
Attractions touristiques :
Water Park and Wave Pool | Zone de jeux pour les enfants | Motocross Park
Exposition en plein air de camions monstres | Twin Ice Pad/Recreational Centre
Aire de rassemblement pour les motoneiges, les VTT et les motocyclettes
Indoor Golf Centre | Terrains sportifs extérieurs | Grandstand for Open Air Concerts
Stationnement la nuit pour les véhicules de plaisance



Grand Entertainment
Divertissements haut de gamme :
Distinct look and feel | Mosaïques uniques en pavés-autobloquants | Drive-In Theatre
Espaces verts en abondance | Trampoline Park | Festivals d'hiver
Multi-Use Fairground



Community Wellness Centre
Centre de bien-être communautaire :
Indoor track | Médecine sportive | Aquatherapy & Physiotherapy
Nutrition | Gymnasium
Yoga et pilates | Summer Sports Camps | Santé mentale



Economic Benefit
Avantages économiques :
Tourism | Studio de son pour l'industrie du film/la télévision
New Jobs | Davantage d'hôtels, de restaurants et de magasins locaux
Grand Entrance to the City

Are You Excited
for the Future?
Share Your
Thoughts!

Use a sticky note to write your
comments and post it on this board
for everyone to see.

Your comments will be included in a
Report to Greater Sudbury Council.

L'avenir vous
emballe-t-il?
Partagez vos
opinions!

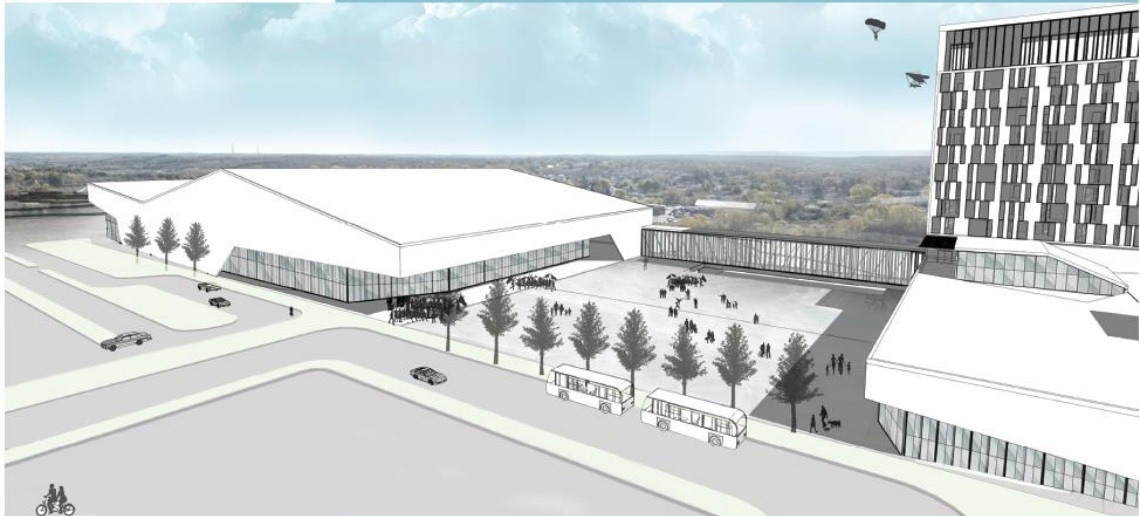
Utilisez un papillon adhésif pour y noter
vos commentaires, puis partagez-les avec
les autres sur ce tableau.

Vos commentaires seront inclus dans un
rapport destiné au Conseil municipal du
Grand Sudbury.



Postcard

Front



Back



Draft integrated site plan for the
Kingsway Entertainment District

Are You Excited for the Future?

www.greatersudbury.ca/eventcentre

L'ébauche du plan intégré de situation du district de
divertissements du Kingsway

L'avenir vous emballe-t-il?

www.grandsudbury.ca/centre-devenements

November 1, 2017

Appendix J

Ministry of Natural Resources and Forestry Correspondence

August 7, 2014

City of Greater Sudbury
P.O. Box 5000, Stn 'A'
200 Brady Street
Sudbury, ON P3A 5P3

Attn: Eric Taylor, Manager of Development Approvals
Department of Growth and Development

**Re: Jack Nicholas Business Innovation Park – The Kingsway, Sudbury
Species at Risk Assessment**

The following letter report has been prepared by N.A.R. Environmental Consultants Inc (NAR) on behalf of 1777222 Ontario Ltd. and 1777223 Ontario Ltd. with respect to their property located north of Levesque Street on The Kingsway, City of Greater Sudbury, known as the Jack Nicholas Business Innovation Park.

Following a submission by the proponent of a rezoning application to the City of Greater Sudbury Planning Department for Phase II of the development, the completion of a Species at Risk evaluation of the property was required for two species; Blanding's turtles (*Emydoidea blandingii*) and Eastern whip-poor-will (*Caprimulgus vociferus*).

This report provides the results of the surveys for the identified species, completed by NAR between June 4th and July 21st, 2014. Both Phase I (eastern half) and II (western half) of the proposed development were included in the SAR evaluations.

Nature of the Proposed Development and Local Site-Setting

The proposed area of development is approximately 68 ha (170 acres) in size, and lies due north of The Kingsway between Mid-North Motors to the west and Yollie Street to the east (see Figure 1). The property is described as part of Lots 9 and 10, Concession 4, Township of Neelon. The Draft Plan of Subdivision PIN 73561-0258 and PIN 73561-0264 provides for the creation of a total of 32 lots for the proposed development (see Figure 2).

Proposed access to the site is via two entrances off The Kingsway; one utilizing the existing access road opposite Levesque Street and a second new entrance to the west opposite the future location of Hazelton Drive. Current access to the site is opposite

Levesque Street and near the western edge of the property, however both accesses are restricted by cable barriers at this time.

Provisions have been made in the design for the construction of a stormwater management pond on Lot 22 of the development.

Currently, the site is undeveloped, consisting primarily of a mixed deciduous and coniferous forest cover with exposed bedrock ridges (Plate 1). Towards the eastern side of the property, there is an area of historic infilling of concrete demolition wastes both buried and on surface (Plate 2). Historic waste dumping was also noted along the western bank of a small creek on the western edge of the property (Plate 3).

Species at Risk Assessments

The status of both Blanding's turtles and Eastern Whip-poor-wills have been classified as Threatened under the Provincial *Species at Risk Act* (SARA), requiring the assessment and protection of populations and their habitat. The City of Greater Sudbury also has obligations for species and habitat protection when assessing development proposals (S. Monet, Manager – Environmental Initiatives – J. Linguist; pers. comm.).

Prior to the commencement of site inspections for either species, a review of available Federal and Provincial legislation for Species at Risk was completed, as well as information on individual species, habitats and protection.

As recommended in the survey protocols, the following websites were utilized for additional information on the identified species:

- Ontario Reptile and Amphibian Atlas (ORAA)
www.ontarionature.org/protect/species/herpetofaunal_atlas.php
- Natural Heritage Information Centre (NHIC)
www.nhic.mnr.gov.on.ca
- Committee on the Status of Endangered Wildlife in Canada (COSEWIC)
www.sararegistry.gc.ca

The *Seasonal Occurrence of Birds in the Sudbury District* (Sudbury District Ornithological Society 2013) indicated that Eastern Whip-poor-wills are commonly found in appropriate habitats in the Sudbury area between May and October.

The City of Greater Sudbury Environmental Initiatives website provides information on reports of Eastern Whip-poor-will calls within the city. In the vicinity of the Jack Nicholas Business Innovation Park, mapping indicated two occurrences of single calls reported in 2012; one call from two blocks south of The Kingsway and a second from the Bancroft Drive area, further south. No calls were reported north of The Kingsway near the project.

Blanding's Turtles

Habitat

Typical habitat for this species during the open water season includes a variety of wetland types, such as marshes, ponds, fens, slow-flowing streams and shallow bays of lakes or rivers. These habitats usually exhibit soft sediment bottoms and often have emergent vegetation, as described in the Ministry of Natural Resources and Forestry's (MNRF) Fact Sheet *General Habitat Description for the Blanding's Turtle (Emydoidea blandingii)*.

Nesting sites for Blanding's turtles are characterized by low vegetation cover and good sun exposure, and are typically proximal (250 m) to permanent wetlands. Basking sites are generally within 30 m of wetlands.

Overwintering sites require permanent ponds, channels or wetlands with an area of free (unfrozen) water. Based on the shallow and/or seasonal nature of the aquatic habitat within the boundaries of the Jack Nicholas Business Innovation Park area, there no suitable overwintering sites. The southern portion of the large wetland meadow located approximately 80 m north of the project site (see Figures 1 and 3) includes a small fringing marsh area which would provide potential overwintering sites for this species.

Within the City of Greater Sudbury, populations of Blanding's turtles have been identified in the Junction Creek watershed. Based on the review of aerial imagery for this area, drainage appears to be towards the western portion of the Lake Ramsey watershed and/or the Coniston Creek watershed.

Survey Methods and Results

Assessment techniques were in accordance with *Occurrence Survey Protocol for Blanding's Turtle (Emydoidea blandingii) in Ontario* (MNRF 2013). The objective of these techniques is to determine the presences or probable absence of this species in the project area.

Prior to the initial site visit, Google Earth imagery and topographic maps were reviewed to determine areas within or adjacent to the Jack Nicholas Business Innovation Park that might support suitable habitat.

Site surveys were conducted by the author on five occasions between June 4th and July 21st, 2014. Individual survey dates were June 4th, June 10th, June 18th, July 10th and July 21st. All surveys were completed between the hours of 11:00 am and 4:00 pm. Conditions were generally warm and sunny, with light or zero wind.

During the initial survey, the majority of the site was walked to confirm the areas of suitable habitat as determined from the map reviews. The majority of the project site is comprised of exposed to thin soil covered bedrock ridges trending in a north-south

direction, with pockets of thin soil occurring between the ridges (Plate 1). The western two thirds of the site is rugged with significant elevation changes while the eastern one third is relatively flat in comparison. In better drained soils, tree cover consists of small jack pine with isolated juvenile white pines present, with some poplar, birch and maple noted. In fully saturated soils, alders dominate. None of the forested cover is of commercial value. The southeast area of the site is comprised of grasslands with infilling from deposited construction and demolition wastes (Plate 2).

Of the 68 ha site, areas of aquatic habitat were limited to two small, shallow ponds created by infilling during the construction of The Kingsway (Plates 4 and 5), one isolated pond near the eastern limit of the site (Plate 6), and a small drainage creek located along the western border (see Figure 3; Plate 7). The ponds vary in size from approximately 15 m² to 75 m² with water depths of 10 to 40 cm.

None of the shallow ponds had inflow or outlet discharges, indicating isolated systems not connected to any wetland complexes. As there were a number of rain events throughout the survey period, small areas of open water were evident during the surveys, however the ponds are likely transitory under normal seasonal weather conditions and potentially dry under normal summer conditions. Cattails were the dominant form of vegetation, with the edges occupied by grasses, rushes and sedges at all three ponds. Due to their shallow nature, all ponds would freeze to bottom under winter conditions.

There was no evidence of Blanding's turtle, or other turtle species, at these small ponds throughout the survey period. Due to their small isolated nature, potential disappearance under later summer conditions, and to freeze during winter months, these locations are not anticipated to be suitable habitat for Blanding's turtles.

Along the western edge of the property, there is a small creek situated between two bedrock ridges. The creek flows in a north to south direction for approximately 600 m (see Figure 3), discharging under The Kingsway via a concrete culvert (Plate 8). Flows were estimated at the culvert at 0.4 L/sec on June 10th. Flow immediately upstream of the roadway was often hyporheic (below ground).

Upper portions of the creek were typically pooled, stagnant, shallow and exhibited iron hydroxide accumulations, indicative of ground water inflow (Plate 9). Water depths in this area were estimated at 20 cm. Historic infilling of the western bank of the creek with domestic and automotive wastes was evident in the mid-creek area.

The upper drainage reaches were relatively flatter and not as tightly bounded by bedrock ridges (Plate 10). Surrounding vegetation was predominantly grasses, sedges and blueberry bushes.

Similar to the ponds described previously, flow in the creek and water levels in the pools are likely transitory under normal seasonal weather conditions and potentially dry during later summer periods.

Throughout the five survey periods, there was no evidence of Blanding's turtle, or other turtle species, utilizing the creek. Areas with soft soils along the pools were examined for evidence of footprints or shell scraping marks, but none were noted. Suitable areas for basking were limited along the mid- and upper sections of the creek, while tree cover over the lower reaches would not provide sun exposure. It is anticipated that nesting sites would be limited due to the thin soil cover and bedrock ridges dominating the area.

A large wetland meadow to the north of the property was inspected during the June 10th, July 10th and 21st survey periods (Plate 11). The area is evident on maps and imagery (Figures 1 and 3), but open water areas are limited to a narrow band along the southern perimeter (Plate 12). The wetland meadow was dominated by grasses, sedges and herbaceous plants while the fringing marsh at the southern perimeter was comprised of grasses, rushes and reeds. This complex appeared to be hydraulically disconnected from the creek to the south by a bedrock ridge located approximately at the corner of proposed Lots 9, 15 and 16 (Figure 2). It is anticipated that drainage of this wetland meadow area is to the west.

Eastern Whip-poor-will

Habitat

The Ministry of Natural Resources and Forestry (MNRF) SARA registry indicates that Eastern Whip-poor-will breeding habitat is based on forest structure rather than preferred tree species composition, although they are often associated with pine and oak trees. Breeding birds prefer a mixture of open space and forest cover, such as patchy tree cover with clearings. In the Sudbury area, bedrock ridges also provide appropriate clearings.

Based on these habitat preferences, survey stations at the Jack Nicholas Business Innovation Park were established along the perimeter of the open clearing and forested areas (see Figure 2). These areas are predominantly located along the southern portion of the proposed development. The fringes of the clearings were in grassed areas with some shrub coverage or wetlands. Georeferences for the stations and a brief description are provided in Table 1. Photos of selected station locations are provided in Plates 13 to 15.

Survey Methods and Results

The assessment methods used followed MNRF's *DRAFT Survey Protocol for Eastern Whip-poor-will (Caprimulgus vociferous) in Ontario* (August 2012).

The protocols suggest that the best dates for Eastern Whip-poor-will surveys occur between May 18th and June 30th. With the late arrival of spring in 2014, generally cooler conditions this year and the more northern location of the project site, survey dates from June 18th to July 14th were considered representative. Survey periods were also timed around the occurrence of the full moon, which occurred on June 13th and July 12th in 2014, and suitable weather conditions.

A total of three surveys were conducted by the author; June 18th, July 10th and July 14th. In accordance with the protocols, surveys were completed when there was no precipitation, winds were light, clear skies and temperatures were around 18 to 20 °C.

Surveys commenced approximately 10 to 15 minutes following sunset. Five minutes were allotted at each station to listen for calling birds.

Results and a summary of survey conditions are presented in Table 2. No Eastern Whip-poor-will calls were heard at any station during the three survey periods. Other bird species were noted at a number of the stations during each survey. As an indication that the conditions were suitable for birds calling on the survey dates, the observer noted Eastern Whip-poor-will calls in the McFarlane Lake area of Sudbury on all three nights.

As such, the survey found no evidence of calling by Eastern Whip-poor-wills in areas of suitable habitat under favourable conditions at the Jack Nicholas Business Innovation Park site.

Summary of Survey Results

Species at Risk surveys for both species were conducted in accordance with the MNRF protocols in the areas of identified suitable habitat on the Jack Nicholas Business Innovation Park. There was no evidence of either species present during the survey periods.

Habitat for Blanding's turtles was limited due to the potential intermittent nature of the aquatic resources on site. Under the proposed park development, construction of a stormwater management pond has been planned for Lot 22 (see Figure 2). There is potential for the incorporation of suitable habitat protection elements within the pond should turtle species be identified utilizing the area at a future date.

Statement of Qualifications

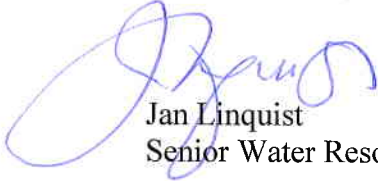
The site surveys and reporting were completed by Jan Linquist, Senior Water Resources Scientist with NAR. Jan has a work history of 20 years with the Ontario Ministry of the Environment and 17 years in the consulting sector. She has been able to combine a strong scientific knowledge and expertise with an understanding of the regulatory processes of the Federal, Provincial and Municipal levels.

In addition to conducting numerous Level I and II Natural Science Surveys, Jan has completed two similar surveys for Species at Risk in the past two years; one in Sudbury and a second in the French River Delta area, both involving Blanding's turtles.

Closure

Should the City or review agencies have any questions regarding these surveys, please contact our office.

Yours truly



Jan Linquist
Senior Water Resources Scientist

Cc: Stephen Monet – Manager, Environmental Initiatives, City of Greater Sudbury

References:

Ministry of Natural Resources. August 2012. *DRAFT Survey Protocol for Eastern Whip-poor-will (Caprimulgus vociferous) in Ontario.*

Ministry of Natural Resources. 2013. *Occurrence Survey Protocol for Blanding's Turtle (Emydoidea blandingii) in Ontario.*

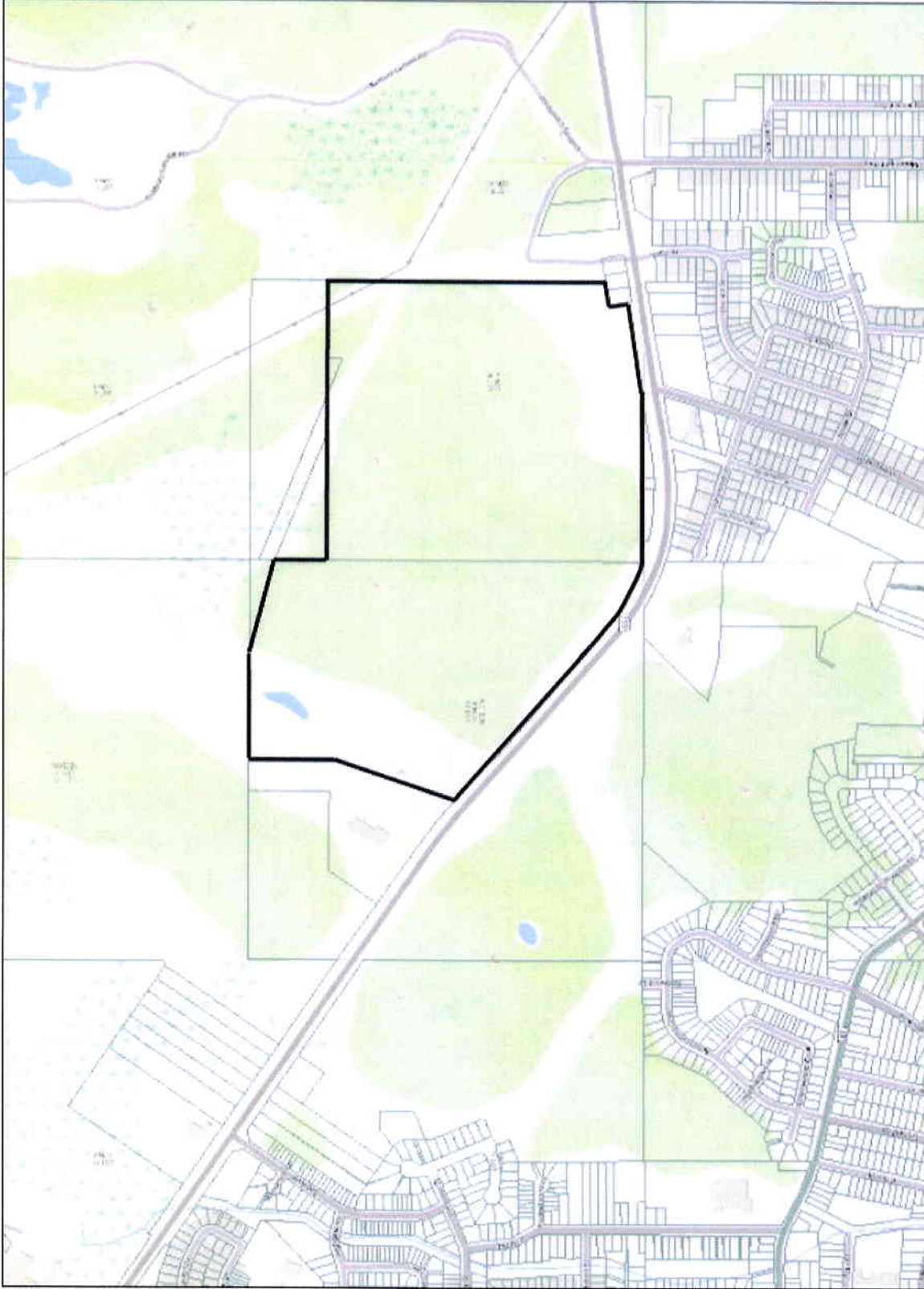
Sudbury Ornithological Society. 2013. *Seasonal Occurrence of Birds in the Sudbury District.* Laurentian University Press, Sudbury, Ontario.



Ministry of Natural Resources
MNR Make-a-Map: Base Data

Notes: Enter map notes

Jack Nicholas Business Innovation Park



Legend

- Building as Symbol
- Building to Scale
- Railway
- Highway: Highway Marker
- Suburban Edge
- Ferry Route
- Traffic Head
- Traffic
- Road (Major - Minor)
- Water Road
- Road with Bridge
- Road with Tunnel
- One Way Road
- Proposed Road
- Proposed Road
- Road with Address Ranges
- Hydro Line, Communication Line or Drainage Disposition Line
- Water Main
- Water Pipe
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Watershed
- Watershed Envelope
- Watershed
- Falls
- Rapids
- Rapids - Falls
- Rapids
- Rapids
- Rock
- Levee Gate
- Dam - Hydro Wall
- Dam - Hydro Wall
- Provincial - State Boundary
- International Boundary
- Upper Tier - District
- Municipal Boundary
- Lower Tier - Scale Tier
- Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Land

0.9 0 0.44 0.9 Kilometers

Scale: 1 : 17,370



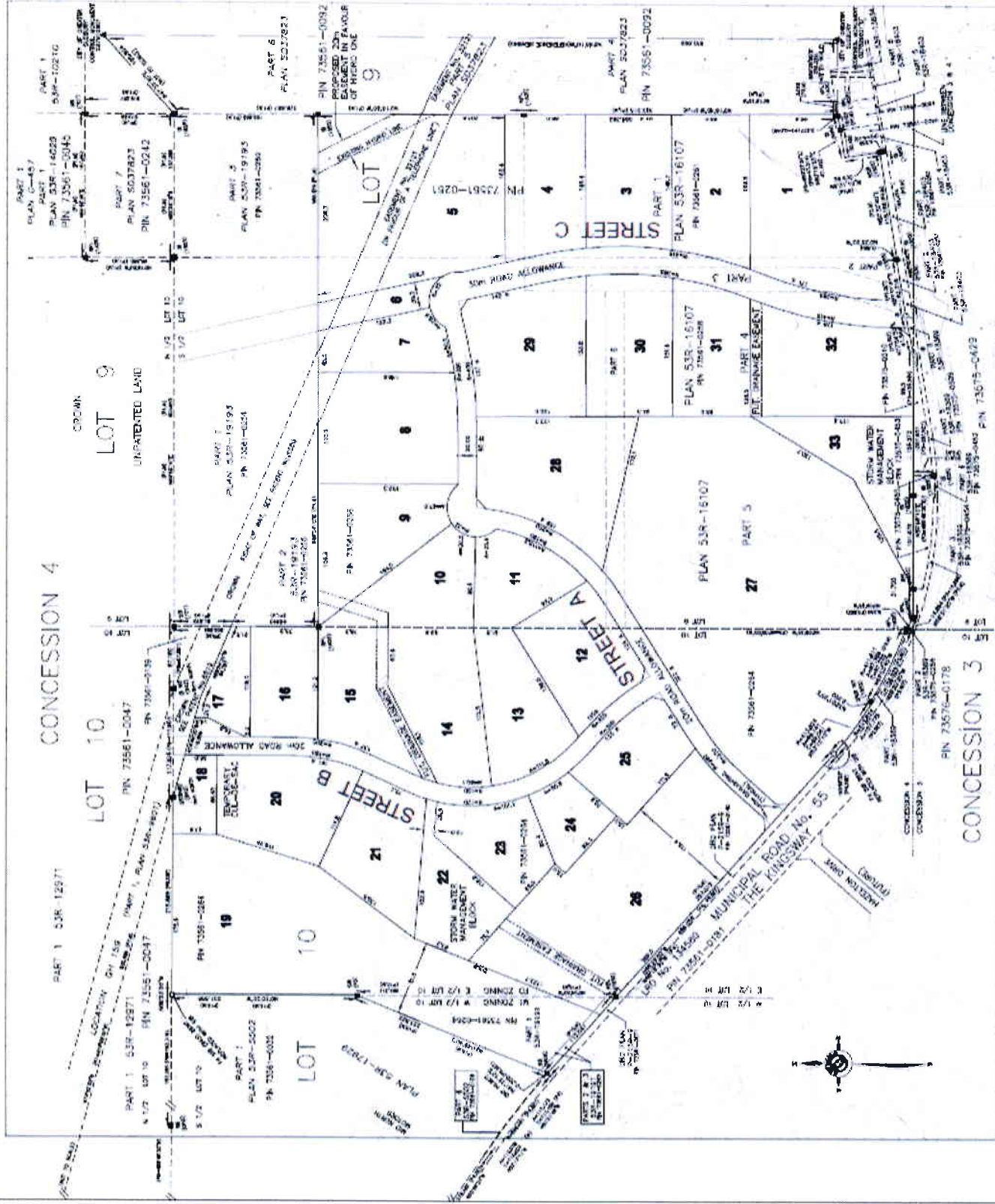
This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

Imagery Copyright Notices: DRAPÉ © Aéro-Photo (1961) Inc., 2008-2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
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© Queen's Printer for Ontario, 2012

Figure 1: Jack Nicholas Development boundary overlay

JACK NICHOLAS BUSINESS INNOVATION PARK



NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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DRAFT PLAN OF SUBDIVISION OF
PN 73561-0269 AND
PN 73561-0284
BENEFITING LOTS 6 & 10
CONCESSION 4
TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

LEGEND

- 1. LOT
- 2. STREET
- 3. CONCESSION
- 4. EASEMENT
- 5. SETBACK
- 6. PROPERTY LINE
- 7. CURB
- 8. SIDEWALK
- 9. DRIVEWAY
- 10. UTILITY
- 11. FENCE
- 12. TREES
- 13. WATER
- 14. SEWER
- 15. GAS
- 16. ELECTRIC
- 17. TELEPHONE
- 18. CABLE
- 19. RAILROAD
- 20. HIGHWAY
- 21. AIRPORT
- 22. PARK
- 23. SCHOOL
- 24. CHURCH
- 25. HOSPITAL
- 26. GOVERNMENT
- 27. INDUSTRIAL
- 28. RESIDENTIAL
- 29. COMMERCIAL
- 30. AGRICULTURAL
- 31. UNDEVELOPED
- 32. WETLAND
- 33. WOODLAND
- 34. WATERWAY
- 35. BARRIER
- 36. FENCE
- 37. TREES
- 38. WATER
- 39. SEWER
- 40. GAS
- 41. ELECTRIC
- 42. TELEPHONE
- 43. CABLE
- 44. RAILROAD
- 45. HIGHWAY
- 46. AIRPORT
- 47. PARK
- 48. SCHOOL
- 49. CHURCH
- 50. HOSPITAL
- 51. GOVERNMENT
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- 69. RAILROAD
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- 71. AIRPORT
- 72. PARK
- 73. SCHOOL
- 74. CHURCH
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- 89. SEWER
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- 91. ELECTRIC
- 92. TELEPHONE
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Figure 3: Blanding's Turtle survey - Areas of aquatic habitat

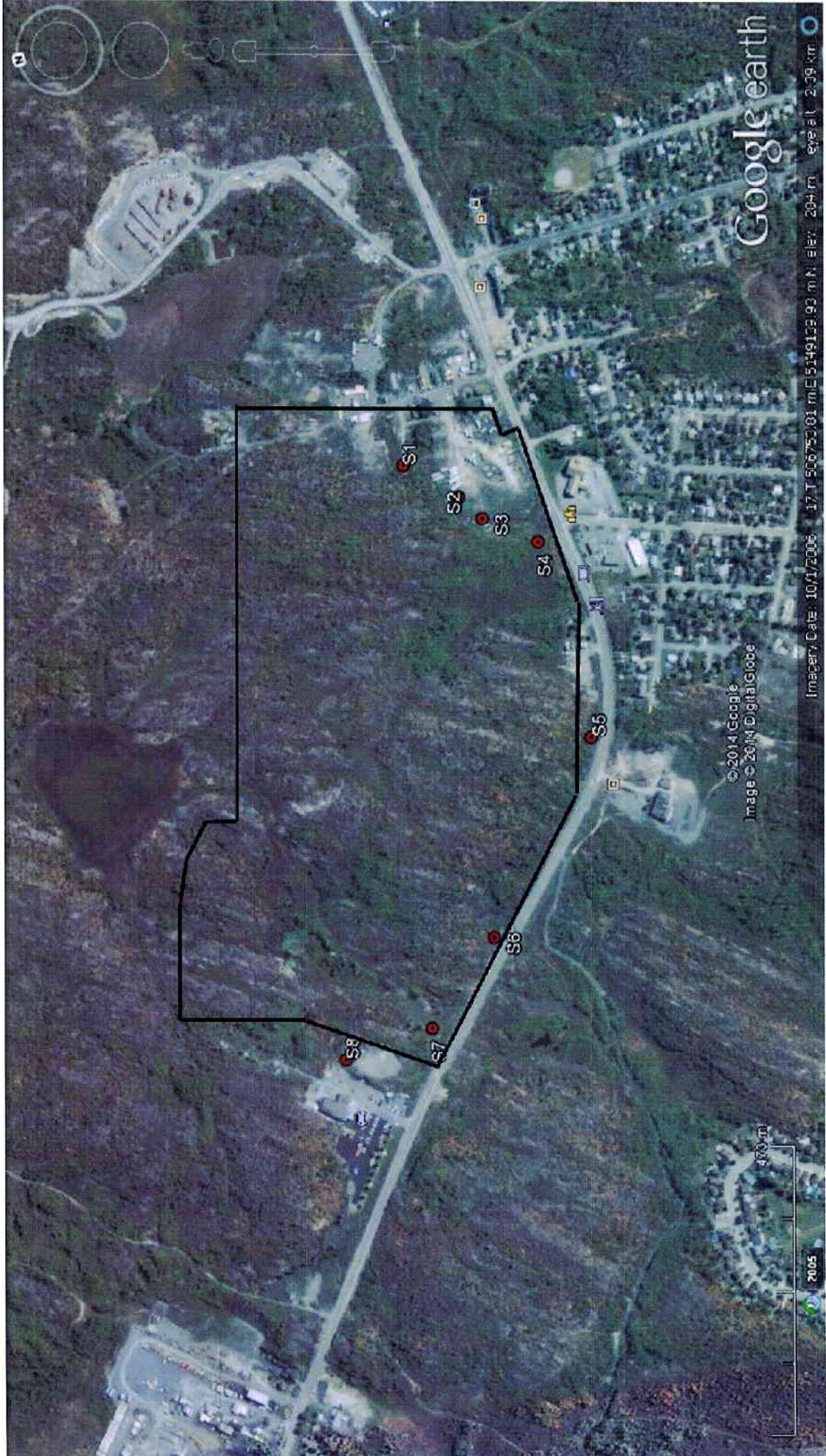


Figure 4: Station locations for Eastern Whip-Poor-Will survey

Table 1: Eastern Whip-poor-will Survey Locations; June - July, 2014

Station Name	UTM	Description
S1	17 507201 E 5149055 N	Along eastern edge of project area; at boundary of open grassed area and mixed bush; adjacent to small isolated wetland
S2	17 507125 E 5148975 N	Northern edge of grasslands; mixed bush to north; demolition wastes to the south
S3	17 507080 E 5148945 N	At northwest corner of open grasslands; bounded by mixed forest to the north and small wetland to the west
S4	17 507019 E 5148863 N	Adjacent to small wetland area, at primary site access across from Levesque Street, open area with some shrubs and small tree cover
S5	17 506680 E 5149082 N	Edge of mixed bush, bedrock ridges along western side, adjacent to highway
S6	17 506389 E 5149082 N	Proximal to small isolated wetland, mixed bush and open area around wetland, adjacent to highway
S7	17 506261 E 5149219 N	2nd major access, more upland at open field; highway visible from location
S8	17 506238 E 5149375 N	Base of cell tower, north of car dealership, elevated area along the western side of project; roadway and area around tower open, mixed species forest surrounding site

Table 2: Eastern Whip-poor-will Survey Results; June - July, 2014

Station	Survey Date	Start Time	Wind	Temp.	Precip.	Sky	Traffic Noise	Calls
S1	6/18/2014	21:40	Calm	20 °C	None	Clear	High	0
	10/07/2014*							0
	14/07/2014*							0
S2	6/18/2014	21:50	Calm	20 °C	None	Clear	High	0
	7/10/2014	21:23	Light air	18 °C	None	Clear	High	0
	7/14/2014	21:31	Calm	18 °C	None	Clear	Moderate	0
S3	6/18/2014	22:00	Calm	20 °C	None	Clear	High	0
	7/10/2014	21:15	Light air	18 °C	None	Clear	High	0
	7/14/2014	21:40	Calm	18 °C	None	Clear	Moderate	0
S4	6/18/2014	22:10	Calm	20 °C	None	Clear	High	0
	7/10/2014	21:35	Light air	18 °C	None	Clear	High	0
	7/14/2014	21:48	Calm	18 °C	None	Clear	Moderate	0
S5	6/18/2014	22:20	Calm	20 °C	None	Clear	High	0
	7/10/2014	21:43	Light air	18 °C	None	Clear	High	0
	7/14/2014	21:55	Calm	18 °C	None	Clear	Moderate	0
S6	6/18/2014	22:30	Calm	20 °C	None	Clear	High	0
	7/10/2014	21:52	Light air	18 °C	None	Clear	High	0
	7/14/2014	22:03	Calm	18 °C	None	Clear	Moderate	0
S7	6/18/2014	22:40	Calm	20 °C	None	Clear	High	0
	7/10/2014	22:00	Light air	18 °C	None	Clear	High	0
	7/14/2014	22:12	Calm	18 °C	None	Clear	Moderate	0
S8	6/18/2014	22:50	Calm	20 °C	None	Clear	High	0
	7/10/2014	22:08	Light air	18 °C	None	Clear	High	0
	7/14/2014	22:21	Calm	18 °C	None	Clear	Moderate	0

* Station not surveyed on this date due to constraints



Plate 1: Typical site setting of undeveloped lands in project area



Plate 2: Demolition waste materials located in south-east corner of site



Plate 3: Historic waste materials in western creek



Plate 4: Small isolated wetland adjacent to The Kingsway



Plate 5: Small isolated wetland adjacent to The Kingsway



Plate 6: Isolated wetland along western edge of site



Plate 7: Lower reach of creek along western side of site



Plate 8: Creek culvert at The Kingsway showing low flows



Plate 9: Mid-section of creek, pooled area



Plate 10: Upper reaches of western creek



Plate 11: Large wetland meadow north of subject property



Plate 12: Fringing marsh along southern edge of wetland meadow



Plate 13: Whip-poor-will survey site S3



Plate 14: Whip-poor-will survey site S4



Plate 15: Whip-poor-will survey site S8

September 19, 2014

City of Greater Sudbury
P.O. Box 5000, Stn 'A'
200 Brady Street
Sudbury, ON P3A 5P3

Attn: Stephen Monet
Manager – Environmental Initiatives

Re: Jack Nicholas Business Innovation Park – Response to Ministry of Natural Resources and Forestry Review Comments on Species at Risk Assessment

The following is provided in response to the review comments by Jean Enneson, Species at Risk Biologist, Sudbury District MNRF that you forwarded on September 5th, 2014.

Eastern Whip-poor-will

Jean's first paragraph indicates that while the timing for the survey may not have been ideal, it was acceptable due to the late arrival of spring this year and the confirmation of whip-poor-will activity at McFarlane Lake on the survey nights. The July survey periods were centered around the occurrence of the full moon during the first week of the month. Interestingly, I have heard calls this past week at McFarlane Lake during the full moon.

The survey stations were established along the open field – forest transition areas which were indicated in the *DRAFT Survey Protocol for Eastern Whip-poor-will (Caprimulgus vociferous) in Ontario* as preferred habitat. On this property, these areas are located along the southern portion of the site. The remainder of the property is primarily composed of a mixed forest cover.

There are no paths that provide access deeper into the forest, however we did notice an error on our Figure 4 with respect to the location of S8. The station was located at the cell tower on the height of land immediately north of the car dealership. A revised figure is appended.

With respect to concerns regarding traffic noise, the noise was noted but was not constant throughout the five minute survey period. Winds were generally zero to light on those evenings and one was certainly able to hear other bird calls on the property.

Blanding's Turtles

With respect to timing of the survey, the property owners were only advised by the City of Greater Sudbury planning department in mid-May that an assessment for Blanding's turtle habitat was required for the rezoning application. With the late arrival of spring conditions this year, it was felt that a preliminary survey for this Species at Risk could be completed in 2014.

Maps and satellite imagery were initially used to determine potential habitat areas within the property boundaries, however the entire property was walked to confirm there were no additional suitable areas. Survey methods focused on the identification of suitable habitat as well as observations for turtles. During the individual surveys, open wetland or creek areas were initially observed from a distance so as not to disturb any basking turtles. Once confirmed that turtles were not present, the area was inspected for potential basking sites and footprints or shell dragging signs in the soft sediments.

Wetland or creek characteristics and GPS readings were recorded for the sites observed, as well as weather conditions, including air temperatures, during each survey period (see provided table for the latter). Water temperatures were not recorded during any of the surveys, however it would be anticipated that they would be warm ($>18^{\circ}\text{C}$) based on open exposure to sunlight, shallow depth, limited to no flow conditions and June air temperatures.

As presented in MNRF's Survey Protocols, basking sites are usually within 30 m of a permanent wetland. The wetland to the north was estimated at 80 m from the property while those to the east and west are approximately 300 and 450 m distant, respectively. Based on these estimates, the use of the property for basking sites for turtles resident in these areas would not be anticipated. Nesting sites may be located within 250 m of permanent wetlands, which would include the wetland to the north. The majority of the property within this distance is comprised of bedrock outcrops with limited soil cover.

Going Forward

As indicated above, the Species at Risk surveys for both species were conducted in 2014 as a requirement of a rezoning application of the Jack Nicholas Business Innovation Park. Phase I, which was included in the survey, is appropriately zoned for the proposed development.

The property owners, 1777222 Ontario Ltd. and 1777223 Ontario Ltd., will consider undertaking future Species at Risk assessments prior to the commencement of the Phase II development of the property. Phase I, the eastern portion of the business park, would be developed initially prior to work on Phase II, the western portion. It is anticipated that development of Phase I would commence within one to two building seasons.

Closure

I hope these comments provide some clarification with respect to MNR's comments.

Yours truly



Jan Linquist
Senior Water Resources Scientist

Cc: Andrew Dale



locations for Eastern Whip-Poor-Will survey

Weather conditions during survey periods for Blanding's turtles

Date	Start Time	Temp. (°C)	Daily High (°C)	Precip. (mm)	Wind (km/h)	Comments
6/4/2014	12:30	13	14	0	20	Cool, overcast and windy
6/10/2014	15:15	25	27	0	15	Sunny, warm, moderate wind from the south
6/18/2014	16:00	20	21	0	20	Warm, 20-22 C, clear skies, no wind
7/10/2014	13:30	21	22	0	10	Warm and sunny, light wind
7/21/2014	13:00	25	27	0	20	Moderate wind, very warm

June 29, 2015

City of Greater Sudbury
 P.O. Box 5000, Stn 'A'
 200 Brady Street 3767
 Sudbury, ON P3A 5P3
 Attn: Eric Taylor

Manager of Development Approvals

Ministry of Natural Resources and Forestry
 Sudbury District Office
 Hwy 69S, Site 5
 Sudbury, ON P3G 1E7
 Attn: Mike Hall

Management Biologist

**Re: Jack Nicholas Business Innovation Park – The Kingsway, Sudbury
 Species at Risk Assessment 2015 – Blanding’s Turtles**

The following letter report has been prepared by N.A.R. Environmental Consultants Inc. (NAR) on behalf of the newly amalgamated company 1916596 Ontario Ltd. (formerly 1777222 Ontario Ltd. and 1777223 Ontario Ltd.), owners of the subject lands located primarily on **PIN 73561 - 0258 and PIN 73561 - 0264**. In spring 2014, Species at Risk surveys were conducted by NAR on the property located north of Levesque Street on The Kingsway, City of Greater Sudbury, known as the Jack Nicholas Business Innovation Park, for the presence of Blanding’s turtles (*Emydoidea blandingii*) and Eastern whip-poor-will (*Caprimulgus vociferus*). A report of the survey findings was submitted to the City of Greater Sudbury and Ministry of Natural Resources and Forestry (MNRF) in August 2014.

On Dec. 8th, 2014, MNRF provided review comments on that report which indicated they were satisfied that Eastern whip-poor-wills were not present on the property, however, the results of the Blanding’s turtle survey were considered inconclusive. As such, a second survey was conducted by NAR in Spring 2015. Both Phase I (eastern half) and II (western half) of the proposed development were included in the SAR evaluations.

Survey Methods and Results

A total of five surveys were completed between May 1st and 20th, 2015, in accordance with *Occurrence Survey Protocol for Blanding’s Turtle (Emydoidea blandingii) in Ontario* (MNRF 2013). Weather conditions during each survey period are provided in the following table.

Date	Start Time	Temp (°C)	Daily High (°C)	Precip. (mm)	Cloud Cover	Wind (km/hr)
5/1/2015	12:40	17	20	0	Clear	10
5/5/2015	10:40	11	21	0	Clear	14
5/8/2015	11:00	22	25	0	Partly cloudy	27
5/13/2015	9:50	11	14	0	Clear	5
5/20/2015	13:15	13	18	0	Clear	15

Prior to the May 13th survey, there were significant rains for the two days prior, which resulted in a 10 to 15 cm rise in the ponded areas on the property and an increase in flows in the western drainage creek from 0.5 L/sec to 300 L/sec. Water levels returned to previous levels by the May 20th survey.

Similar to 2014, warmer weather and ice off conditions in local lakes did not occur until April in 2015. Spring peeper (*Pseudacris crucifer*) calls were first heard by the author three days prior to the commencement of the survey, indicative of early spring conditions.

As described in MNRF's Fact Sheet *General Habitat Description for the Blanding's Turtle (Emydoidea blandingii)*, nesting sites for Blanding's turtles are typically proximal (250 m) to permanent wetlands, while basking sites are generally within 30 m of wetlands. Overwintering sites require permanent ponds, channels or wetlands with an area of free (unfrozen) water. Based on the shallow and/or seasonal nature of the aquatic habitat within the boundaries of the Jack Nicholas Business Innovation Park area, there were determined to be no suitable overwintering sites. Therefore, suitable areas for nesting and basking were evaluated during the early spring 2015 surveys. Mapping provided by MNRF (Jean Ennison, A/Biologist) indicated areas within 250 m and 500 m of potential wetlands (appended).

Surveys were conducted on both the Phase 1 and 2 areas of the industrial park, with particular emphasis on the areas highlighted in the MNRF map. Figure 1 indicates the two areas of potential habitat (suitable ponds) and a 250 m radius from these sites.

On the Phase 1 (eastern) site, the area between the property and the northwest part of the wetland was traversed during each survey. While the map provided by MNRF shows the wetland covering a large area off the end of the dirt roadway on the adjacent property, drainage improvements at the Sudbury landfill have significantly changed the nature of this area. The area is predominately grasses with a shallow (< 0.3 m deep), intermittent pond (Plate 1) located in the middle of the area. Under dry late summer conditions, this pond may potentially disappear. This area is accessed via the adjacent property (Plate 2), which has a significant bedrock hill along the eastern property line, isolating it from the wetland to the east. This wetland receives leachate from the landfill site and flows to the south then east to Romford Creek.

One May 5th and 8th, a small Midland painted turtle (*Chrysemys picta marginata*) was noted in the pond located along the fence line (Plates 3, 4 and 5). It was assumed to be the same individual seen on both days as it were basking on the same rock on both occasions. There was no evidence of Blanding's turtle, or other turtles with the above noted exception, at this small pond on the Phase 1 site or adjacent properties throughout the survey period.

Along the western edge of the property, the small creek (on property) and wetland meadow to the north (off property) were surveyed on all dates in May. Portions of the

creek were typically pooled, stagnant, shallow and exhibited iron hydroxide accumulations, indicative of ground water inflow (Plate 6). Water depths in this area were estimated at 20 cm. Historic infilling of the western bank of the creek with domestic and automotive wastes was evident in the mid-creek area. Upstream of these pools, the drainage reach is relatively flat and not as tightly bounded by bedrock ridges as the lower portion of the creek (Plate 7). There is no distinct flow channel with thick surrounding vegetation of predominantly grasses, sedges and blueberry bushes.

Throughout the five survey periods, there was no evidence of Blanding's turtle, or other turtle species, utilizing the creek or upstream reaches.

Summary of Survey Results

Species at Risk surveys for Blanding's turtles were conducted in accordance with the MNRF protocols in the areas of identified suitable habitat on the Jack Nicholas Business Innovation Park property. 2015 surveys were conducted earlier in the year than those completed in 2014, which was raised as a concern by MNRF in their review of the previous evaluation. There was no evidence of this species present during the survey periods. Habitat for Blanding's turtles was limited due to the potential intermittent nature of most of the aquatic resources on site.

Statement of Qualifications

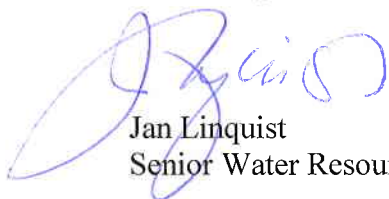
The site surveys and reporting were completed by Jan Linquist, Senior Water Resources Scientist with NAR. Jan has a work history of 20 years with the Ontario Ministry of the Environment and 18 years in the consulting sector. She has been able to combine a strong scientific knowledge and expertise with an understanding of the regulatory processes of the Federal, Provincial and Municipal levels.

In addition to conducting numerous Level I and II Natural Science Surveys, Jan has completed two similar surveys for Species at Risk; one in Sudbury and a second in the French River Delta area, both involving Blanding's turtles.

Closure

Should the City or review agencies have any questions regarding these surveys, please contact our office.

Yours truly



Jan Linquist
Senior Water Resources Scientist

cc: Stephen Monet – Manager, Environmental Initiatives, City of Greater Sudbury

References:

Ministry of Natural Resources and Forestry. 2013. *Occurrence Survey Protocol for Blanding's Turtle (Emydoidea blandingii) in Ontario*.

Ministry of Natural Resources and Forestry. Undated. Fact Sheet: General Habitat Description for the Blanding's Turtle (*Emydoidea blandingii*).





Figure 1: 250m zones from onsite ponds, Jack Nicholas Business Innovation Park



Plate 1: Former wetland area northeast of Phase 1. Note: small shallow pond in center background



Plate 2: Dirt roadway on adjacent eastern property looking south



Plate 3: Pond located along fence with suitable basking rocks and logs



Plate 4: Location of pond along fence, west of dirt roadway. Note: high bedrock ridge in background



Plate 5: Midland painted turtle basking on log seen in Plate 3

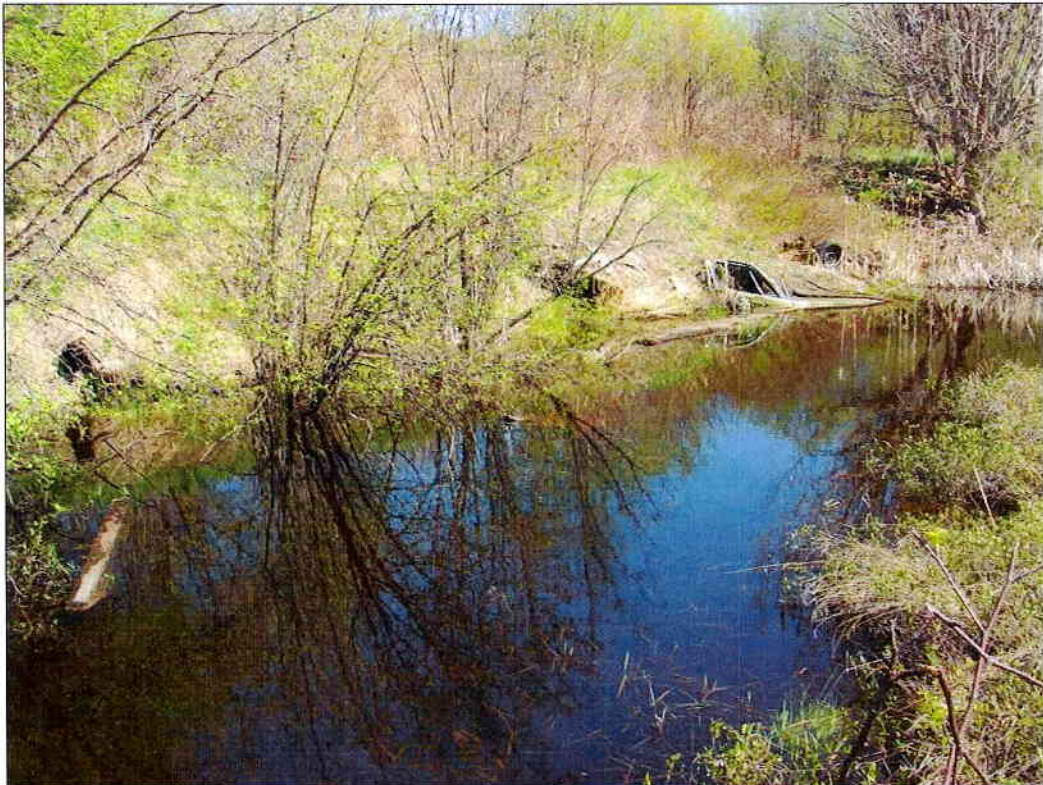


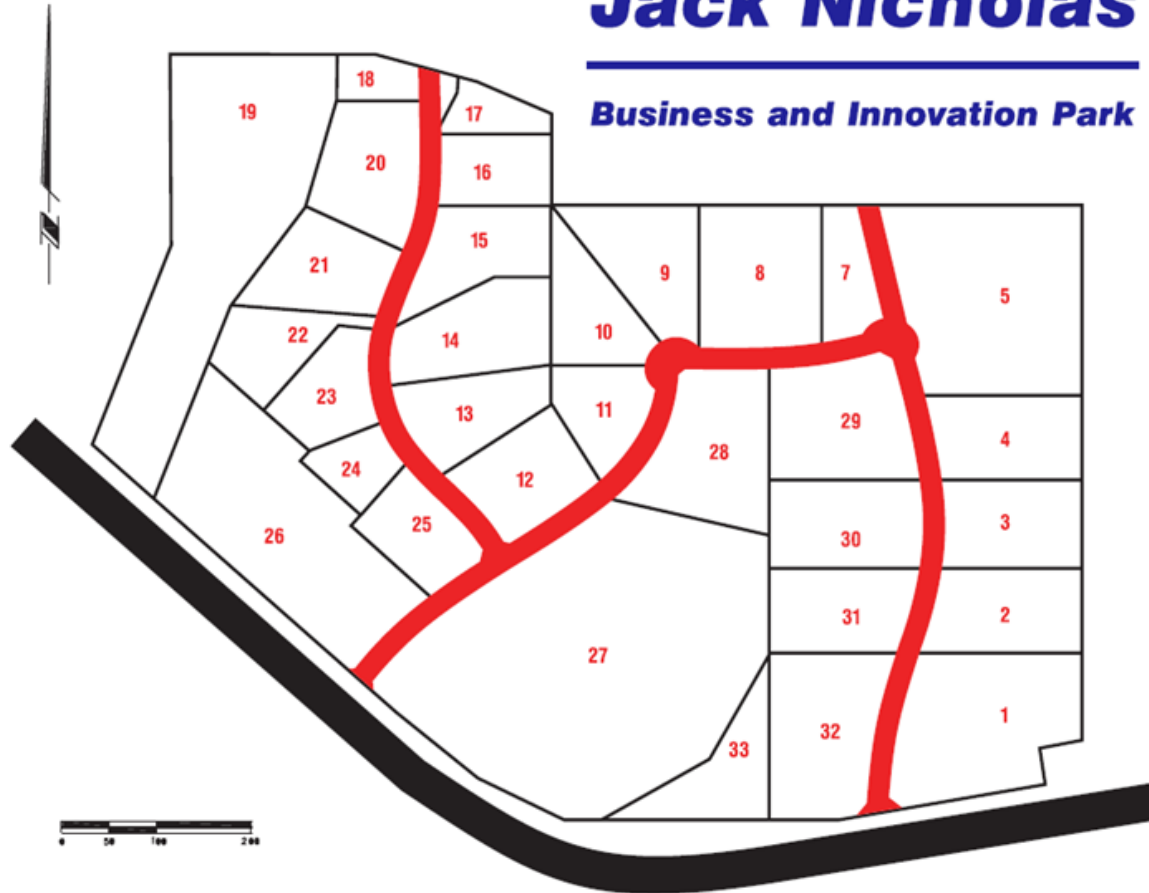
Plate 6: Pond located on the west side of property (Phase 2). Note: presence of historic waste infilled along creek



Plate 7: Drainage area to the north of ponds shown in Plate 6

Jack Nicholas

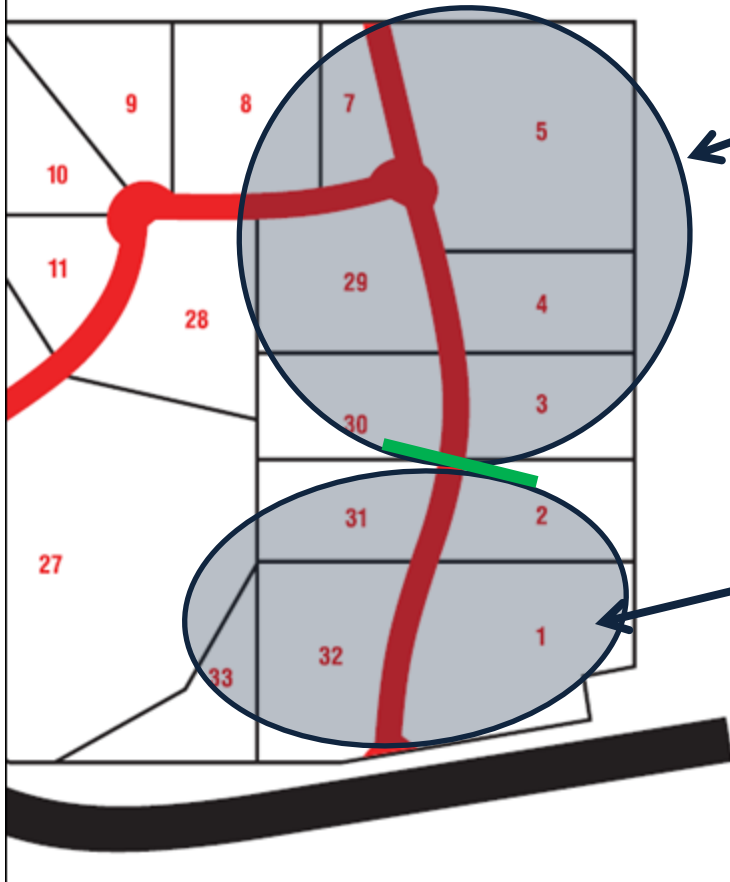
Business and Innovation Park



Lot	Area (hectares)	Area (acres)
1	2.71	6.69
2	1.34	3.31
3	1.38	3.41
4	1.35	3.33
5	3.77	9.31
6	0.38	0.94
7	0.83	2.05
8	1.84	4.54
9	1.42	3.51
10	1.08	2.67
11	0.89	2.20
12	1.28	3.16
13	1.19	2.94
14	1.48	3.66
15	1.23	3.04
16	0.88	2.17
17	0.47	1.16
18	0.38	0.94
19	5.27	13.02
20	1.44	3.56
21	1.27	3.14
22	0.92	2.27
23	0.97	2.40
24	0.56	1.38
25	0.98	2.42
26	4.04	9.98
27	9.36	23.12
28	2.00	4.94
29	1.81	4.47
30	1.46	3.61
31	1.20	2.96
32	1.87	4.62
33	1.22	3.01

Jack Nicholas

Business and Innovation Park



PHASE 1) B

Approximately 27 Acres
Zoned M2 and M3 and 1
Acre of through Road

PHASE 1) A

Approximately 17 Acres in
Lots 1,2,31,32 as well as 3
Acres in Lot 33 (Dedicated
MOE Approved SWMP)
Zoned M1-1

Schedule: **Planning** →

Potential →

Jack Nicholas

Business and Innovation Park

Fall 2017

Spring 2017

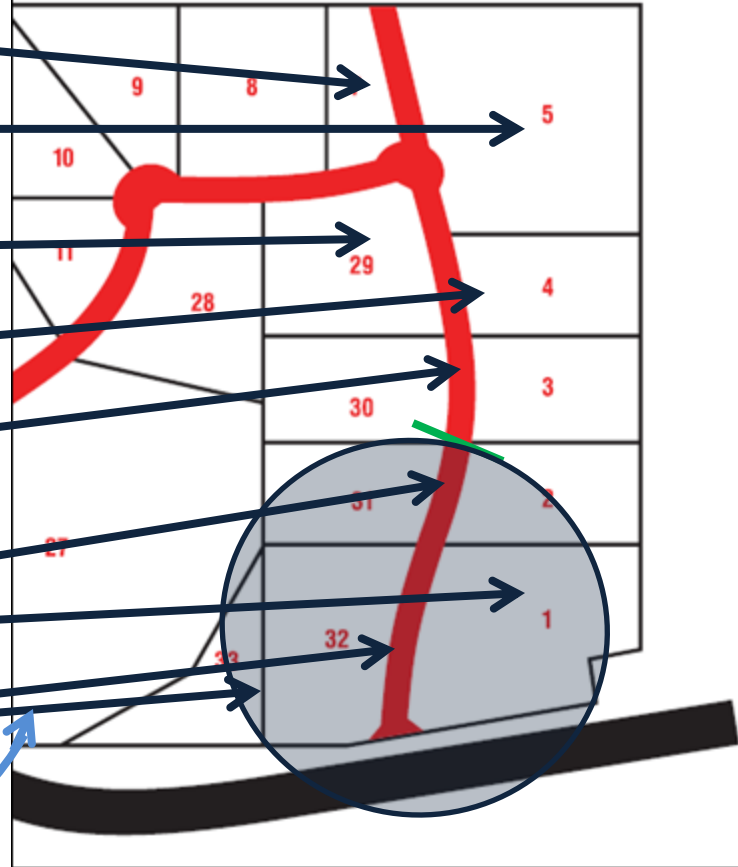
Fall 2016

Spring 2016

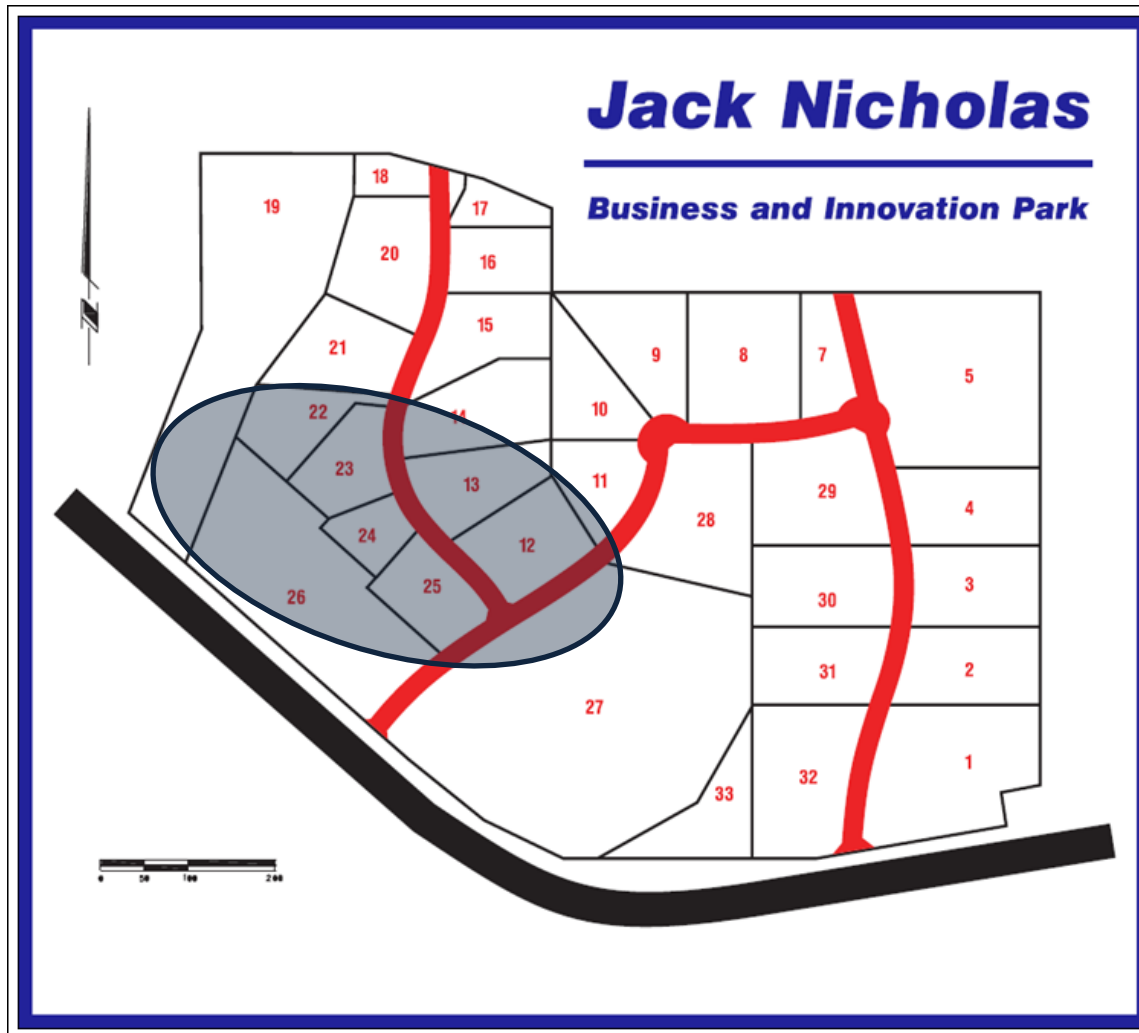
Fall 2015

Spring 2015

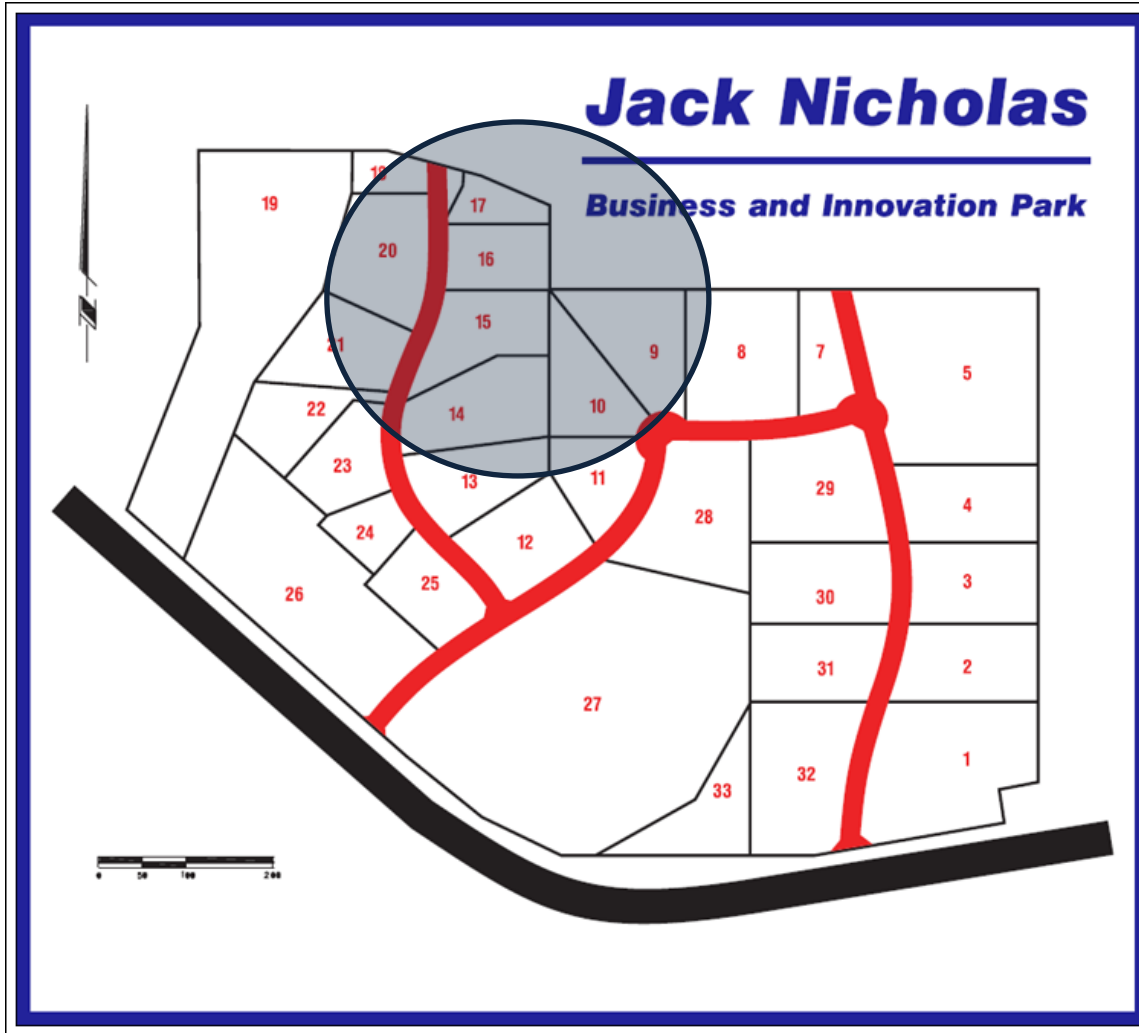
Fall 2014



PHASE 2 – Future Development (As early as 2016 – 2020)



PHASE 3 – Future Development (as early as 2019 or beyond 2020)



Ministry of Natural Resources
and forests

Sudbury District Office
Northeast Region
Regional Operations Division

3767 Highway 69 South, Suite 5
Sudbury, ON P3G 1E7
Tel.: 705-564-7823
Fax: 705-564-7879

Ministère des Richesses naturelles
et des Forêts

Bureau de district Sudbury
Région Nord-Est
Division des services sur le terrain

3767 Route 69 Sud, bureau 5
Sudbury ON P3G 1E7
Tél. : 705-564-7823
Télééc. : 705-564-7879



September 23, 2015

SUD-L5-006-15

Dear Mr. Dale,

**RE: Proposed Jack Nicholas Business and Innovation Park and the
Endangered Species Act**

The Ministry of Natural Resources and Forestry has reviewed the information provided on your proposed project, Jack Nicholas Business and Innovation Park, to assess the potential impacts of the proposal on Blanding's Turtle (Threatened), and Whip-poor-will (Threatened). This information included a Species at Risk (SAR) report dated August 18, 2014, a schedule and master plan provided October 16, 2014, and a Species at Risk Assessment dated June 29, 2015. It is our understanding that the proposed project falls within these parameters:

- a) The Jack Nicholas Business and Innovation Park involves the phased development of a property to the northwest of the Kingsway and Moonlight Ave. in the City of Greater Sudbury as shown on the document provided to this office on October 16, 2014 entitled "Schedule MNR Timeline"
- b) Observations of Blanding's Turtle and Whip-poor-will exist within the limits of the City of Greater Sudbury;
- c) As provincially threatened species, Blanding's Turtle and Whip-poor-will individuals are protected from killing, harm and harassment under Section 9 of the *Endangered Species Act, 2007* (ESA). Their habitat is also protected from damage and destruction under Section 10 of the ESA.
- d) Blanding's Turtles inhabit a variety of wetlands and waterways, nest in June and July in open habitats that may include road shoulders and soil collected in rock crevices and spend significant portions of time in upland areas moving between wetlands. This species overwinters in wetlands generally from September through mid-May.

- e) Whip-poor-will generally lay their eggs directly on leaf litter within sparsely vegetated habitat in late May to early July. The young birds are generally hatched and fully fledged by the end of August.
- f) Surveys for Whip-poor-will were conducted in the spring of 2014 using protocols consistent with advice from MNRF. Subsequent clarification of methods confirmed that the surveys were likely to have detected the birds if they were present. No Whip-poor-will were heard.
- g) Preliminary surveys were conducted in spring and early summer of 2014 for Blanding's Turtles. These surveys are considered inconclusive due to the time of year during which they were conducted.
- h) Additional surveys for Blanding's Turtles were conducted in spring of 2015. These studies included all wetlands and watercourses on site and any surrounding wetlands that could be legally accessed. No Blanding's Turtles were found.

Based on a review of the above information, Ministry staff have determined that the activities associated with development of the site, as currently proposed, **have a low probability of contravening** section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for Blanding's Turtle and Whip-poor-will.

If the following conditions are implemented, the development of the site would likely not be prohibited under section 9 (species protection) or section 10 (habitat protection) of the *Endangered Species Act, 2007*:

1. Workers are educated on the potential to encounter SAR during their work, particularly Whip-poor-will and Blanding's Turtle, and how to identify these species.
2. If any endangered or threatened species are encountered, work will stop immediately and MNRF will be contacted for direction.

Should any of the project parameters change, or if it is not possible to comply with the above conditions, please notify the District office immediately to obtain advice on whether the changes require authorization under the ESA 2007. Please be advised that applying for a permit does not guarantee approval and processes can take several months.

Please be advised that it is also your responsibility to be aware of and comply with all other relevant provincial or federal legislation, municipal by-laws, other MNR approvals or required approvals from other agencies.

It is important to be aware that changes may occur in both species and habitat protection. The ESA 2007 applies to species listed on the Species at Risk in Ontario List.

www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html). The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate species for listing and/or re-evaluate species already listed. As a result, species' designations may change that could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change e.g. if a species-specific habitat regulation comes into effect. The regulation would prescribe the area as the habitat of the species.

If you have any concerns or questions please contact Mike Hall at 705-564-7862, by fax 705-564-7879 or at mike.hall@ontario.ca.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean Enneson".

Jean Enneson A/Management Biologist
MNRF Sudbury District Office

Cc: Mike Hall, Management Biologist, MNRF Sudbury
Jan Linqvist, N.A.R. Environmental

Appendix K

Application for Section 59 Review



Greater Sudbury Source Protection Plan Restricted Land Use Review Application for Section 59 Notice



A Section 59 Notice Review is required for applicants choosing to proceed with a Building or Planning Service in a Vulnerable Area.

PART A: APPLICANT INFORMATION

Name of Applicant(s) (individuals, corporation or partnership): 1916596 Ontario Ltd. c/o Dario Zulich
Casino

Contact Name (where Applicant is corporation or partnership): Gateway Casinos and Entertainment Ltd.

Phone (home/business): 705 688 6327 Phone (alternate): _____

Fax: _____ Email: dario@dariozulich.com

Mailing Address: 874 Lapointe Street

City/Town: Sudbury Province: ON Postal Code: P3A 5N8

PART B: PROPERTY INFORMATION

Are you the owner of the property where the proposed project is located? Y N

Property owner (if different from Applicant): _____

Contact information (if different from Applicant): _____

Physical address of proposed project (if different from above): Kingsway Entertainment District
Part of PINs 73561-0258, 73561-0261, 73561-0263, 73561-026, in Lots 9 and 10, Con 4, Neelon
Township, (north side of Kingsway), Sudbury

Are any new or existing structures heated with Fuel Oil? Yes No

Are any of the existing structures serviced by a Septic System or Holding Tank? Yes No

PART C: PROPOSAL INFORMATION

Proposal: **Application or Permit Number (if known):** _____

New Structure New Land Use/Change of Use New or Replacement Septic

Expansion/Conversion of an Existing Approved Land Use or Structure Consent

Re-Zoning Minor Variance Site-Plan/Alteration

Plan of Subdivision/Condominium Official Plan Amendment

Other _____

Zoning:

Single Residential Multi-Residential (incl. subdivision) Rural (incl. agricultural)

Industrial Commercial (incl. mixed use)

Other (incl. institutional & future development): _____

Brief Description of Proposal and/or Activity: (Please attach any documents as 'Schedule A')

Proposed construction start date: April 2, 2018 Proposed completion date: April 2, 2020

- I have included a detailed description of the activity or land use, including but not limited to; quantities of any known chemicals/road salts/wastes to be stored on site and their composition (required).
- I have included legible, electronically produced copies of the site plans, specifications and/or drawings (if available/applicable).
- I have included a copy of any applicable survey certified by a registered Ontario Land Surveyor.

PART D: POTENTIAL THREAT ACTIVITIES

A drinking water threat as defined under the *Clean Water Act, 2006* is “an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water”.

The following activities are prescribed as drinking water threats for the purpose of the definition of “drinking water threat”.

To the best of your knowledge, please check all prescribed activities that are currently present or may be associated with the proposed Building Permit or Planning Approval within the vulnerable area.

MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE TABLES OF DRINKING WATER THREATS AS PRESCRIBED BY THE <i>Clean Water Act, 2006</i>		
	1.	The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the <i>Environmental Protection Act</i> (wrecking yards, tailings or raw sewage disposal, hazardous/industrial/commercial/municipal waste)
	2.	The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage (privies/septic systems/holding tanks/greywater systems, stormwater management, sewer systems and related pipes, sewage treatment plant/lagoon, industrial effluent)
	3.	The application of agricultural source material to land (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
	4.	The storage of agricultural source material (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
	5.	The management of agricultural source material (aquaculture only)
	6.	The application of non-agricultural source material to land (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
	7.	The handling and storage of non-agricultural material (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
<input checked="" type="checkbox"/>	8.	The application of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
	9.	The handling and storage of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
<input checked="" type="checkbox"/>	10.	The application of pesticide to land
	11.	The handling and storage of pesticide
<input checked="" type="checkbox"/>	12.	The application of road salt
	13.	The handling and storage of road salt
<input checked="" type="checkbox"/>	14.	The storage of snow (parking lots and melt/dump facilities)
<input checked="" type="checkbox"/>	15.	The handling and storage of fuel (gasoline, diesel, home heating oil)
<input checked="" type="checkbox"/>	16.	The handling and storage of a dense non-aqueous phase liquid (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
<input checked="" type="checkbox"/>	17.	The handling and storage of an organic solvent (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
	18.	The management of runoff that contains chemicals used in the de-icing of aircraft
	19.	An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body (water taking)
<input checked="" type="checkbox"/>	20.	An activity that reduces the recharge of an aquifer (development of impervious surfaces)
	21.	The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard (all farming – including production/business/hobby etc.)

PART E: APPLICABLE FEES

Pursuant to By-Law 2015-34, a By-Law of the City of Greater Sudbury Respecting Enforcement of the *Clean Water Act, 2006* (Source Protection By-Law), Schedule "A", a prescribed fee of \$35 is to be collected for the review of the application to determine whether a notice shall be issued pursuant to section 59 of the Act.

Subsequently, additional fees may be incurred for proposals requiring Risk Management Plans, or additional inspections. Please review Schedule "A" for a complete list of prescribed user fees.

PART F: AGREEMENT

1. I/we have read, understood, and agree to the review of my proposal in accordance with section 59 of the *Clean Water Act, 2006*.
2. I/we have completed this application in full and I/we certify that the information contained in this application and any supporting documentation is true and complete to the best of my/our knowledge.
3. I/we understand that failure to provide all of the required information may delay processing of this application or render a failure to proceed with the application/proposed project.
4. I/we understand that I/we will be responsible for ensuring the technical and structural adequacy and legal requirements of this project.
5. I am/we are the owner(s) of the above mentioned property OR I am an agent acting on behalf of the property owner(s) with a letter of authorization (attached).
6. I/we have authority to bind the corporation or partnership, where applicable.
7. I/we understand that the property described in this application may be subject to random inspections to ensure compliance with information provided.

Signature of Applicant(s)

Date

Note: If you have any questions or concerns while filling out the application form please contact the Risk Management Office at 705-674-4455 ext. 3600 or sourceprotection@greatersudbury.ca. A representative will contact you to discuss your application and advise of the review outcome.

PART G: FREEDOM OF INFORMATION & PROTECTION OF PRIVACY

Collection of Personal Information: The personal information collected on this form is collected by the City of Greater Sudbury under the authority of By-law 2015-34 for the purpose of processing your application under Part IV of the *Clean Water Act, 2006*. Questions regarding the collection of this information may be directed to the City's Risk Management Official, 200 Brady Street, Sudbury ON P3A 5P3 or (705) 674-4455 ext 3600.

Please mail the completed application along with \$35 payment to:

ATTN: SOURCE PROTECTION - WATER/WASTEWATER SERVICES

CITY OF GREATER SUDBURY	VILLE DU GRAND SUDBURY
PO BOX 5000 STN A	CP 5000 SUCC A
200 BRADY STREET	200 RUE BRADY
SUDBURY ON P3A 5P3	SUDBURY ON P3A 5P3

Alternatively, you can drop off completed forms and \$35 payment to Tom Davies Square or to any Citizen Service Center.

PART H: OFFICE USE ONLY - REVIEW OUTCOME

OFFICE USE ONLY

Date application received: _____ By: (Department) Planning Building CSC: _____

Applicable Building Permit No: _____ Applicable Planning File No.: _____

Fee Paid Y N Received By (Print Name): _____ Signature: _____

Copy of receipt of payment attached (Required): Y N

RISK MANAGEMENT OFFICE USE ONLY

Section 59 Application No. _____ Date Application Received: _____

Vulnerable Area: WHPA _____ IPZ _____ ICA _____

Proposed use/activity is:

- 1. **Permitted** and neither prohibited or restricted (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
- 2. **Restricted and an approved Risk Management Plan has been agreed to or established** (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
- 3. **Restricted and a Risk Management Plan is required** in order to obtain a Notice (**No Notice** to be issued under section 59(2) of the *Clean Water Act, 2006, as RMP Pending*)
- 4. **Prohibited (No Notice required** to be issued under section 59(2) of the *Clean Water Act, 2006*)

Notice attached: Y N Pending Date of Review: _____

Issue Building Permit /Planning Approval Do Not Issue Building Permit /Planning Approval

Application Pending RMP (Do Not Issue Permit/Approval at this time)

Reviewed by (print name): _____ Signature: _____

Approved by RMO (print name): _____ Signature: _____ Date: _____

CGS Stakeholders copied (date): _____ Applicant Copied (date): _____

Comments:

APPROVALS PENDING

Proposed use/activity is:

Restricted and a Pending Risk Management Plan has now been agreed to or established
(Notice issued under section 59(2) of the *Clean Water Act, 2006*)

Date Plan Approved or Established: _____

Approved or Established By: _____ Signature: _____



This document has been prepared in support of the Section 59 Application for the Kingsway Entertainment District, for the development of a place of amusement in the form of a casino.

FERTILIZERS AND PESTICIDES (Items 8,9,10 & 11 on Table of Drinking Water Threats)

Q: Does Gateway plan to contract out the landscaping maintenance?

A: Landscaping will be contracted out. As per the Terms and Conditions of the Master Services Agreement (MSA), only organic/biodegradable products are acceptable for use on the Site.

Q: Will commercial fertilizer be used at the Site?

A: Only organic “green” fertilizers are expected to be used, as per MSA. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers.

Q: Will commercial fertilizer be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.

Q: Will pesticides be use at the Site?

A: Yes. “Green” only, as per MSA. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers. The following pesticides will not be applied at the site:

- MCPA (2-methyl-4-chlorophenoxyacetic acid)
- MCPB (4-(4-chloro-2-methyphenoxy)butonoic acid)Mecoprop
- Metalaxyl
- Metolachlor or s-Metolachlor
- Atrazine
- Dicamba
- Dichlorophenoxy Acetic Acid (D-2,4)
- Dichloropropene-1, 3, to land
- Pendimethalin, to land.

Q: Will pesticides be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.



SALT AND SNOW MANAGEMENT (Items 12,13,14 & 15 on Table of Drinking Water Threats)

Q: Will road salt be used at the Site?

A: If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt. The following Standard Operating Procedures (SOPs) will be followed for the Site:

Road salt will typically not be used on site. Use of road salt will be limited to conditions, such as freezing rain, which make it absolutely necessary for safety of users of the facility. The following salt reduction plan is expected to be employed:

- It is expected that high-use sidewalks leading to the building entrances may be equipped with heat tracing to remove ice without the requirement for salt.
- Slopes of internal site roadways will be minimized to avoid the need for application of salt. If traction grit is required, sand will be used. Sand provides the benefit that it is almost entirely removed from runoff by catch basin sumps and oil/grit separators prior to leaving the site.

Q: Will road salt be stored at the Site?

A: No. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt.

Q: Will snow be stored on Site?

A: Snow storage areas will be provided in the parking lot areas for short duration snow storage. Typical “active” snow storage areas provide for a snow volume resulting from a 150mm (6”) snow layer spread over the parking lot and internal roadways of the site. Snow from these “active” storage areas will be removed and transported to appropriate snow dump sites regularly, in order to allow snow storage capacity for the next snow event. Specifications regarding snow removal are outlined in the MSA.

DEVELOPMENT OF IMPERVIOUS SURFACES (Item 20 on Table of Drinking Water Threats)

Q: Will impervious surfaces be developed.

A: Yes, however runoff generated on site will follow pre-development flow paths from site. Rates of post development runoff will be mitigated to 80% of pre-development rates, however ultimately post development runoff volumes will approximate equal pre-development runoff volumes. All runoff will be subject to facilities that improve water quality prior to discharge from site.



WATER FEATURE

Q: Will the water feature require additives? If so, what kind.

A: No.

FUEL AND CHEMICALS (Items 15,16 & 17 on Table of Drinking Water Threats)

Q: Will there be any storage of fuel (gasoline, diesel, home heating oil)?

A: Yes. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling and storage of fuels.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

Aboveground storage tank (AST), double walled. A secondary containment system will be engineered for the storage tank, to provide encapsulation of any potential releases and will incorporate spill/leak detection and collision protection. Gateway ASTs are monitored regularly by Ministry of Environment and Climate Change (MOECC) and Technical Standards Safety Authority (TSSA). Significant spills will be immediately reported to the MOECC Spills Action Centre.

Q: Will there be a backup generator?

A: Yes. Diesel fuel will be stored on Site for the backup generator, approximately 4700L.

Aboveground storage tank (AST), double walled. A secondary containment system will be engineered for the storage tank, to provide encapsulation of any potential releases. Gateway ASTs are monitored regularly by Ministry of Environment and Climate Change (MOECC) and Technical Standards Safety Authority (TSSA). If generator is located indoors, the "Day Tank" (smaller tank placed inside the building adjacent to generator) will be equipped with pressure sensors, alarms and backflow preventers.

Q: Will there be handling or storage of dense non-aqueous phase liquids (DNAPLs) - (chemicals e.g. automotive businesses, dry-cleaning, manufacturing/processing, cleaning agents/degreasers etc.)? Some examples of DNAPLs are polychlorinated biphenyl (PCBs) (used in transformers), mercury (found in thermostats and as a gas in fluorescent light tubes), extra heavy crude oil.

A: It is anticipated that repair and maintenance of any on-Site equipment will be contracted out, therefore eliminating the storage of DNAPLs. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling of DNAPLs and organic solvents.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

Maintenance subcontractors would potentially come to Site and provide their own products, and all work would be completed in a designated area which would be engineered to be fully



contained, meaning no drains reporting to storm sewer. A spill contingency plan will be developed.

Q: Is there a policy surrounding the disposal of fluorescent light bulbs?

A: Spent fluorescent bulbs are transported to a licensed facility for appropriate disposal. Gateway is currently exploring bulb recycling options.

Q: Will there be handling and storage of organic solvents (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)? An example of an organic solvent would be paint thinners/degreasers.

A: It is anticipated that repair and maintenance of any equipment will be contracted out, therefore eliminating the storage of organic solvents. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling of DNAPIs and organic solvents.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

Maintenance subcontractors would potentially come to Site and provide their own products, and all work would be completed in a designated area which would be engineered to be fully contained, meaning no drains reporting to storm sewer. A spill contingency plan will be developed.

In regard to laundering hotel linens, this service may be sub-contracted out, however, if laundering will take place on Site, all natural "green" products will be used. Aqueous ozone technology will be employed for general cleaning, as a replacement for chemical cleaners. This system eliminates pathogens and reverts back to water, thus producing a completely "clean" end product.

Yours Truly,

exp Services Inc.

A handwritten signature in black ink that reads "Liz Lagrandeur". The signature is written in a cursive, flowing style.

Liz Lagrandeur, EPt.
Project Manager
Earth and Environmental Division



Greater Sudbury Source Protection Plan Restricted Land Use Review Application for Section 59 Notice



A Section 59 Notice Review is required for applicants choosing to proceed with a Building or Planning Service in a Vulnerable Area.

PART A: APPLICANT INFORMATION

Name of Applicant(s) (individuals, corporation or partnership): 1916596 Ontario Ltd. c/o Dario Zulich
Arena

Contact Name (where Applicant is corporation or partnership): City of Greater Sudbury

Phone (home/business): 705 688 6327 Phone (alternate): _____

Fax: _____ Email: dario@dariozulich.com

Mailing Address: 874 Lapointe Street

City/Town: Sudbury Province: ON Postal Code: P3A 5N8

PART B: PROPERTY INFORMATION

Are you the owner of the property where the proposed project is located? Y N

Property owner (if different from Applicant): _____

Contact information (if different from Applicant): _____

Physical address of proposed project (if different from above): Kingsway Entertainment District
Part of PINs 73561-0258, 73561-0261, 73561-0263, 73561-026, in Lots 9 and 10, Con 4, Neelon
Township, (north side of Kingsway), Sudbury

Are any new or existing structures heated with Fuel Oil? Yes No

Are any of the existing structures serviced by a Septic System or Holding Tank? Yes No

PART C: PROPOSAL INFORMATION

Proposal: **Application or Permit Number (if known):** _____

New Structure New Land Use/Change of Use New or Replacement Septic

Expansion/Conversion of an Existing Approved Land Use or Structure Consent

Re-Zoning Minor Variance Site-Plan/Alteration

Plan of Subdivision/Condominium Official Plan Amendment

Other _____

Zoning:

Single Residential Multi-Residential (incl. subdivision) Rural (incl. agricultural)

Industrial Commercial (incl. mixed use)

Other (incl. institutional & future development): _____

Brief Description of Proposal and/or Activity: (Please attach any documents as 'Schedule A')

Proposed construction start date: April 2, 2018 Proposed completion date: April 2, 2020

- I have included a detailed description of the activity or land use, including but not limited to; quantities of any known chemicals/road salts/wastes to be stored on site and their composition (required).
- I have included legible, electronically produced copies of the site plans, specifications and/or drawings (if available/applicable).
- I have included a copy of any applicable survey certified by a registered Ontario Land Surveyor.

PART D: POTENTIAL THREAT ACTIVITIES

A drinking water threat as defined under the *Clean Water Act, 2006* is “an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water”.

The following activities are prescribed as drinking water threats for the purpose of the definition of “drinking water threat”.

To the best of your knowledge, please check all prescribed activities that are currently present or may be associated with the proposed Building Permit or Planning Approval within the vulnerable area.

MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE TABLES OF DRINKING WATER THREATS AS PRESCRIBED BY THE <i>Clean Water Act, 2006</i>		
1.		The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the <i>Environmental Protection Act</i> (wrecking yards, tailings or raw sewage disposal, hazardous/industrial/commercial/municipal waste)
2.		The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage (privies/septic systems/holding tanks/greywater systems, stormwater management, sewer systems and related pipes, sewage treatment plant/lagoon, industrial effluent)
3.		The application of agricultural source material to land (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
4.		The storage of agricultural source material (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
5.		The management of agricultural source material (aquaculture only)
6.		The application of non-agricultural source material to land (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
7.		The handling and storage of non-agricultural material (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
<input checked="" type="checkbox"/>	8.	The application of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
	9.	The handling and storage of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
<input checked="" type="checkbox"/>	10.	The application of pesticide to land
	11.	The handling and storage of pesticide
<input checked="" type="checkbox"/>	12.	The application of road salt
	13.	The handling and storage of road salt
<input checked="" type="checkbox"/>	14.	The storage of snow (parking lots and melt/dump facilities)
<input checked="" type="checkbox"/>	15.	The handling and storage of fuel (gasoline, diesel, home heating oil)
<input checked="" type="checkbox"/>	16.	The handling and storage of a dense non-aqueous phase liquid (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
<input checked="" type="checkbox"/>	17.	The handling and storage of an organic solvent (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
	18.	The management of runoff that contains chemicals used in the de-icing of aircraft
	19.	An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body (water taking)
<input checked="" type="checkbox"/>	20.	An activity that reduces the recharge of an aquifer (development of impervious surfaces)
	21.	The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard (all farming – including production/business/hobby etc.)

PART E: APPLICABLE FEES

Pursuant to By-Law 2015-34, a By-Law of the City of Greater Sudbury Respecting Enforcement of the *Clean Water Act, 2006* (Source Protection By-Law), Schedule "A", a prescribed fee of \$35 is to be collected for the review of the application to determine whether a notice shall be issued pursuant to section 59 of the Act.

Subsequently, additional fees may be incurred for proposals requiring Risk Management Plans, or additional inspections. Please review Schedule "A" for a complete list of prescribed user fees.

PART F: AGREEMENT

1. I/we have read, understood, and agree to the review of my proposal in accordance with section 59 of the *Clean Water Act, 2006*.
2. I/we have completed this application in full and I/we certify that the information contained in this application and any supporting documentation is true and complete to the best of my/our knowledge.
3. I/we understand that failure to provide all of the required information may delay processing of this application or render a failure to proceed with the application/proposed project.
4. I/we understand that I/we will be responsible for ensuring the technical and structural adequacy and legal requirements of this project.
5. I am/we are the owner(s) of the above mentioned property OR I am an agent acting on behalf of the property owner(s) with a letter of authorization (attached).
6. I/we have authority to bind the corporation or partnership, where applicable.
7. I/we understand that the property described in this application may be subject to random inspections to ensure compliance with information provided.

Signature of Applicant(s) _____ **Date** _____

Note: If you have any questions or concerns while filling out the application form please contact the Risk Management Office at 705-674-4455 ext. 3600 or sourceprotection@greatersudbury.ca. A representative will contact you to discuss your application and advise of the review outcome.

PART G: FREEDOM OF INFORMATION & PROTECTION OF PRIVACY

Collection of Personal Information: The personal information collected on this form is collected by the City of Greater Sudbury under the authority of By-law 2015-34 for the purpose of processing your application under Part IV of the Clean Water Act, 2006. Questions regarding the collection of this information may be directed to the City's Risk Management Official, 200 Brady Street, Sudbury ON P3A 5P3 or (705) 674-4455 ext 3600.

Please mail the completed application along with \$35 payment to:

ATTN: SOURCE PROTECTION - WATER/WASTEWATER SERVICES

CITY OF GREATER SUDBURY	VILLE DU GRAND SUDBURY
PO BOX 5000 STN A	CP 5000 SUCC A
200 BRADY STREET	200 RUE BRADY
SUDBURY ON P3A 5P3	SUDBURY ON P3A 5P3

Alternatively, you can drop off completed forms and \$35 payment to Tom Davies Square or to any Citizen Service Center.

PART H: OFFICE USE ONLY - REVIEW OUTCOME

OFFICE USE ONLY

Date application received: _____ By: (Department) Planning Building CSC: _____

Applicable Building Permit No: _____ Applicable Planning File No.: _____

Fee Paid Y N Received By (Print Name): _____ Signature: _____

Copy of receipt of payment attached (Required): Y N

RISK MANAGEMENT OFFICE USE ONLY

Section 59 Application No. _____ Date Application Received: _____

Vulnerable Area: WHPA _____ IPZ _____ ICA _____

Proposed use/activity is:

1. **Permitted** and neither prohibited or restricted (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
2. **Restricted and an approved Risk Management Plan has been agreed to or established** (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
3. **Restricted and a Risk Management Plan is required** in order to obtain a Notice (**No Notice** to be issued under section 59(2) of the *Clean Water Act, 2006, as RMP Pending*)
4. **Prohibited (No Notice required** to be issued under section 59(2) of the *Clean Water Act, 2006*)

Notice attached: Y N Pending Date of Review: _____

Issue Building Permit /Planning Approval Do Not Issue Building Permit /Planning Approval

Application Pending RMP (Do Not Issue Permit/Approval at this time)

Reviewed by (print name): _____ Signature: _____

Approved by RMO (print name): _____ Signature: _____ Date: _____

CGS Stakeholders copied (date): _____ Applicant Copied (date): _____

Comments:

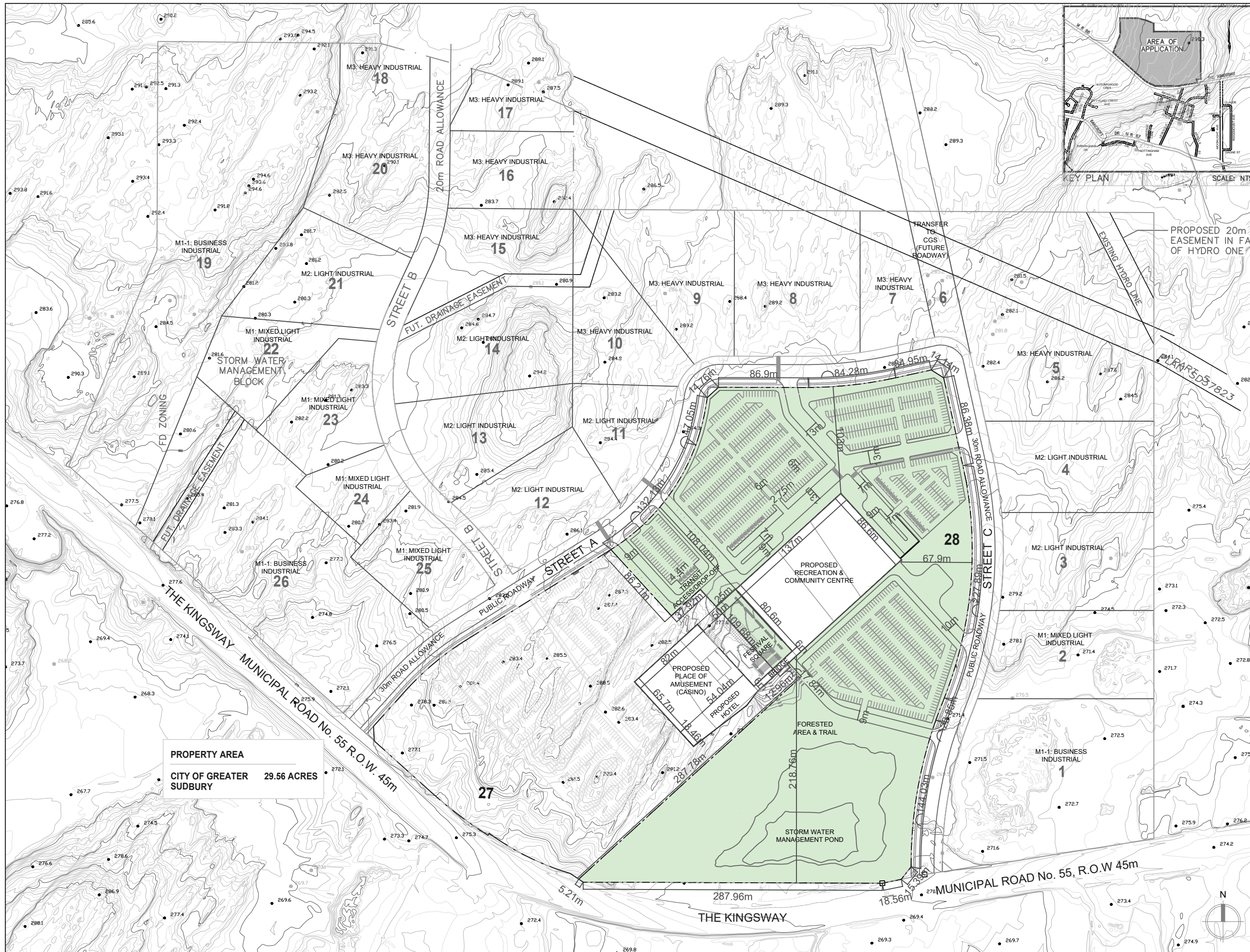
APPROVALS PENDING

Proposed use/activity is:

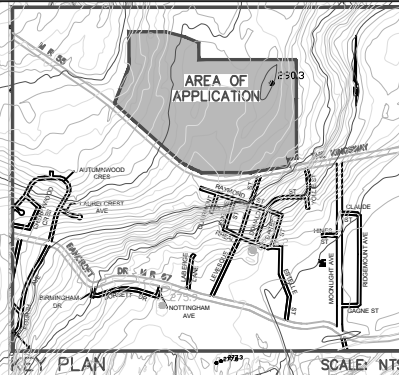
Restricted and a Pending Risk Management Plan has now been agreed to or established
(Notice issued under section 59(2) of the *Clean Water Act, 2006*)

Date Plan Approved or Established: _____

Approved or Established By: _____ Signature: _____



PROPERTY AREA
CITY OF GREATER SUDBURY 29.56 ACRES
SUDBURY



CLIENT:
Sudbury
 200 Rue Brady Street
 Sudbury, Ontario
 P3A 5P3
 PO Box 5000 / CP 5000
 www.greatersudbury.ca

ARCHITECT:
CUMULUS ARCHITECTS INC.
 Suite 412, 160 Pears Ave.
 Toronto, ON M5R 3P8
 416-539-0763
 www.cumulusarch.com



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No.	Description	Date
1	ZONING BY-LAW AMENDMENT	15/11/2017

PROJECT:
SUDBURY, ONTARIO
 TITLE:
CONCEPTUAL KINGSWAY INTEGRATED SITE PLAN
 scale: 1:3500
 PROJECT NO.: 17056
 DRAWING NO.: **A100**
 CHECKED:



This document has been prepared in support of the Section 59 Application for the Kingsway Entertainment District, for the development of an arena.

FERTILIZERS AND PESTICIDES (Items 8,9,10 & 11 on Table of Drinking Water Threats)

Q: Does CGS plan to contract out the landscaping maintenance?

A: Landscaping will be maintained by trained CGS employees.

Q: Will commercial fertilizer be used at the Site?

A: Only organic “green” fertilizers are expected to be used. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers.

Q: Will commercial fertilizer be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.

Q: Will pesticides be use at the Site?

A: Yes. “Green” only, biodegradable, organic. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers. The following pesticides will not be applied at the site:

- MCPA (2-methyl-4-chlorophenoxyacetic acid)
- MCPB (4-(4-chloro-2-methyphenoxy)butonoic acid)Mecoprop
- Metalaxyl
- Metolachlor or s-Metolachlor
- Atrazine
- Dicamba
- Dichlorophenoxy Acetic Acid (D-2,4)
- Dichloropropene-1, 3, to land
- Pendimethalin, to land.

Q: Will pesticides be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.



SALT AND SNOW MANAGEMENT (Items 12,13,14 & 15 on Table of Drinking Water Threats)

Q: Will road salt be used at the Site?

A: If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt. The following Standard Operating Procedures (SOPs) will be followed for the Site:

Road salt will typically not be used on site. Use of road salt will be limited to conditions, such as freezing rain, which make it absolutely necessary for safety of users of the facility. The following salt reduction plan is expected to be employed:

- It is expected that high-use sidewalks leading to the building entrances may be equipped with heat tracing to remove ice without the requirement for salt.
- Slopes of internal site roadways will be minimized to avoid the need for application of salt. If traction grit is required, sand will be used. Sand provides the benefit that it is almost entirely removed from runoff by catch basin sumps and oil/grit separators prior to leaving the site.

Q: Will road salt be stored at the Site?

A: No. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt.

Q: Will snow be stored on Site?

A: Snow storage areas will be provided in the parking lot areas for short duration snow storage. Typical “active” snow storage areas provide for a snow volume resulting from a 150mm (6”) snow layer spread over the parking lot and internal roadways of the site. Snow from these “active” storage areas will be removed and transported to appropriate snow dump sites regularly, in order to allow snow storage capacity for the next snow event.

DEVELOPMENT OF IMPERVIOUS SURFACES (Item 20 on Table of Drinking Water Threats)

Q: Will impervious surfaces be developed.

A: Yes, however runoff generated on site will follow pre-development flow paths from site. Rates of post development runoff will be mitigated to 80% of pre-development rates, however ultimately post development runoff volumes will approximate equal pre-development runoff volumes. All runoff will be subject to facilities that improve water quality prior to discharge from site.



WATER FEATURE

Q: Will the water feature require additives? If so, what kind.

A: No.

FUEL AND CHEMICALS (Items 15,16 & 17 on Table of Drinking Water Threats)

Q: Will there be any storage of fuel (gasoline, diesel, home heating oil)?

A: Yes. Propane for the Zamboni and small amounts of gasoline stored for snowblowers and small equipment. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling and storage of fuels.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

A secondary containment system will be engineered for any storage of fuel, to provide encapsulation of any potential releases and will incorporate spill/leak detection and collision protection.

Q: Will there be a backup generator?

A: Unknown. If diesel fuel will be stored on Site for the backup generator, an aboveground storage tank (AST) would be utilized, double walled. A secondary containment system will be engineered for the storage tank, to provide encapsulation of any potential releases. If generator is located indoors, the "Day Tank" (smaller tank placed inside the building adjacent to generator) will be equipped with pressure sensors, alarms and backflow preventers.

Q: Will there be handling or storage of dense non-aqueous phase liquids (DNAPLs) - (chemicals e.g. automotive businesses, dry-cleaning, manufacturing/processing, cleaning agents/degreasers etc.)? Some examples of DNAPLs are polychlorinated biphenyl (PCBs) (used in transformers), mercury (found in thermostats and as a gas in fluorescent light tubes), extra heavy crude oil.

A: It is anticipated that repair and maintenance of any on-Site equipment will be contracted out, therefore eliminating the storage of DNAPLs. The maintenance subcontractor would potentially come to Site and provide their own products, and all work would be completed in a designated area which would be engineered to be fully contained, meaning no drains reporting to storm sewer. A spill contingency plan will be developed.

Q: Is there a policy surrounding the disposal of fluorescent light bulbs?

A: Spent fluorescent bulbs are transported to a licensed facility for appropriate disposal.



Q: Will there be handling and storage of organic solvents (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)? An example of an organic solvent would be paint thinners/degreasers.

A: It is anticipated that small amounts of degreasers and paint thinners will be stored in small quantities on Site, for painting and general facility maintenance. All work would be completed in designated areas which would be engineered to be fully contained, meaning no drains reporting to storm sewer. A secondary containment system will be engineered for the storage of these items, to provide encapsulation of any potential releases and a spill contingency plan will be developed.

Yours Truly,

exp Services Inc.

A handwritten signature in black ink that reads "Liz Lagrandeur". The signature is written in a cursive style and is placed on a light-colored rectangular background.

Liz Lagrandeur, EPT.
Project Manager
Earth and Environmental Division



Greater Sudbury Source Protection Plan Restricted Land Use Review Application for Section 59 Notice



A Section 59 Notice Review is required for applicants choosing to proceed with a Building or Planning Service in a Vulnerable Area.

PART A: APPLICANT INFORMATION

Name of Applicant(s) (individuals, corporation or partnership): 1916596 Ontario Ltd.
Parking Lots

Contact Name (where Applicant is corporation or partnership): Dario Zulich

Phone (home/business): 705 688 6327 Phone (alternate): _____

Fax: _____ Email: dario@dariozulich.com

Mailing Address: 874 Lapointe Street

City/Town: Sudbury Province: ON Postal Code: P3A 5N8

PART B: PROPERTY INFORMATION

Are you the owner of the property where the proposed project is located? Y N

Property owner (if different from Applicant): _____

Contact information (if different from Applicant): _____

Physical address of proposed project (if different from above): Kingsway Entertainment District
Part of PINs 73561-0264/0258/0261, in Lots 9 and 10, Con 4, Neelon Township, (north side of Kingsway), Sudbury

Are any new or existing structures heated with Fuel Oil? Yes No

Are any of the existing structures serviced by a Septic System or Holding Tank? Yes No

PART C: PROPOSAL INFORMATION

Proposal: **Application or Permit Number (if known):** _____

New Structure New Land Use/Change of Use New or Replacement Septic

Expansion/Conversion of an Existing Approved Land Use or Structure Consent

Re-Zoning Minor Variance Site-Plan/Alteration

Plan of Subdivision/Condominium Official Plan Amendment

Other _____

Zoning:

Single Residential Multi-Residential (incl. subdivision) Rural (incl. agricultural)

Industrial Commercial (incl. mixed use)

Other (incl. institutional & future development): _____

Brief Description of Proposal and/or Activity: (Please attach any documents as 'Schedule A')

Proposed construction start date: April 2, 2018 Proposed completion date: April 2, 2020

- I have included a detailed description of the activity or land use, including but not limited to; quantities of any known chemicals/road salts/wastes to be stored on site and their composition (required).
- I have included legible, electronically produced copies of the site plans, specifications and/or drawings (if available/applicable).
- I have included a copy of any applicable survey certified by a registered Ontario Land Surveyor.

PART D: POTENTIAL THREAT ACTIVITIES

A drinking water threat as defined under the *Clean Water Act, 2006* is “an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water”.

The following activities are prescribed as drinking water threats for the purpose of the definition of “drinking water threat”.

To the best of your knowledge, please check all prescribed activities that are currently present or may be associated with the proposed Building Permit or Planning Approval within the vulnerable area.

MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE TABLES OF DRINKING WATER THREATS AS PRESCRIBED BY THE <i>Clean Water Act, 2006</i>		
	1.	The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the <i>Environmental Protection Act</i> (wrecking yards, tailings or raw sewage disposal, hazardous/industrial/commercial/municipal waste)
	2.	The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage (privies/septic systems/holding tanks/greywater systems, stormwater management, sewer systems and related pipes, sewage treatment plant/lagoon, industrial effluent)
	3.	The application of agricultural source material to land (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
	4.	The storage of agricultural source material (materials produced on a farm including, but not limited to; manure, bedding, regulated compost etc.)
	5.	The management of agricultural source material (aquaculture only)
	6.	The application of non-agricultural source material to land (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
	7.	The handling and storage of non-agricultural material (nutrients not produced on a farm including, but not limited to; sewage biosolids, ash, pulp/paper biosolids etc.)
<input checked="" type="checkbox"/>	8.	The application of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
	9.	The handling and storage of commercial fertilizer (any fertilizer containing phosphorus and/or nitrogen)
<input checked="" type="checkbox"/>	10.	The application of pesticide to land
	11.	The handling and storage of pesticide
<input checked="" type="checkbox"/>	12.	The application of road salt
	13.	The handling and storage of road salt
<input checked="" type="checkbox"/>	14.	The storage of snow (parking lots and melt/dump facilities)
<input checked="" type="checkbox"/>	15.	The handling and storage of fuel (gasoline, diesel, home heating oil)
<input checked="" type="checkbox"/>	16.	The handling and storage of a dense non-aqueous phase liquid (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
<input checked="" type="checkbox"/>	17.	The handling and storage of an organic solvent (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)
	18.	The management of runoff that contains chemicals used in the de-icing of aircraft
	19.	An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body (water taking)
<input checked="" type="checkbox"/>	20.	An activity that reduces the recharge of an aquifer (development of impervious surfaces)
	21.	The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard (all farming – including production/business/hobby etc.)

PART E: APPLICABLE FEES

Pursuant to By-Law 2015-34, a By-Law of the City of Greater Sudbury Respecting Enforcement of the *Clean Water Act, 2006* (Source Protection By-Law), Schedule "A", a prescribed fee of \$35 is to be collected for the review of the application to determine whether a notice shall be issued pursuant to section 59 of the Act.

Subsequently, additional fees may be incurred for proposals requiring Risk Management Plans, or additional inspections. Please review Schedule "A" for a complete list of prescribed user fees.

PART F: AGREEMENT

1. I/we have read, understood, and agree to the review of my proposal in accordance with section 59 of the *Clean Water Act, 2006*.
2. I/we have completed this application in full and I/we certify that the information contained in this application and any supporting documentation is true and complete to the best of my/our knowledge.
3. I/we understand that failure to provide all of the required information may delay processing of this application or render a failure to proceed with the application/proposed project.
4. I/we understand that I/we will be responsible for ensuring the technical and structural adequacy and legal requirements of this project.
5. I am/we are the owner(s) of the above mentioned property OR I am an agent acting on behalf of the property owner(s) with a letter of authorization (attached).
6. I/we have authority to bind the corporation or partnership, where applicable.
7. I/we understand that the property described in this application may be subject to random inspections to ensure compliance with information provided.

Signature of Applicant(s)

Date

Note: If you have any questions or concerns while filling out the application form please contact the Risk Management Office at 705-674-4455 ext. 3600 or sourceprotection@greatersudbury.ca. A representative will contact you to discuss your application and advise of the review outcome.

PART G: FREEDOM OF INFORMATION & PROTECTION OF PRIVACY

Collection of Personal Information: The personal information collected on this form is collected by the City of Greater Sudbury under the authority of By-law 2015-34 for the purpose of processing your application under Part IV of the *Clean Water Act, 2006*. Questions regarding the collection of this information may be directed to the City's Risk Management Official, 200 Brady Street, Sudbury ON P3A 5P3 or (705) 674-4455 ext 3600.

Please mail the completed application along with \$35 payment to:

ATTN: SOURCE PROTECTION - WATER/WASTEWATER SERVICES

CITY OF GREATER SUDBURY	VILLE DU GRAND SUDBURY
PO BOX 5000 STN A	CP 5000 SUCC A
200 BRADY STREET	200 RUE BRADY
SUDBURY ON P3A 5P3	SUDBURY ON P3A 5P3

Alternatively, you can drop off completed forms and \$35 payment to Tom Davies Square or to any Citizen Service Center.

PART H: OFFICE USE ONLY - REVIEW OUTCOME

OFFICE USE ONLY

Date application received: _____ By: (Department) Planning Building CSC: _____

Applicable Building Permit No: _____ Applicable Planning File No.: _____

Fee Paid Y N Received By (Print Name): _____ Signature: _____

Copy of receipt of payment attached (Required): Y N

RISK MANAGEMENT OFFICE USE ONLY

Section 59 Application No. _____ Date Application Received: _____

Vulnerable Area: WHPA _____ IPZ _____ ICA _____

Proposed use/activity is:

- 1. **Permitted** and neither prohibited or restricted (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
- 2. **Restricted and an approved Risk Management Plan has been agreed to or established** (**Notice issued** under section 59(2) of the *Clean Water Act, 2006*)
- 3. **Restricted and a Risk Management Plan is required** in order to obtain a Notice (**No Notice** to be issued under section 59(2) of the *Clean Water Act, 2006, as RMP Pending*)
- 4. **Prohibited (No Notice required** to be issued under section 59(2) of the *Clean Water Act, 2006*)

Notice attached: Y N Pending Date of Review: _____

Issue Building Permit /Planning Approval Do Not Issue Building Permit /Planning Approval

Application Pending RMP (Do Not Issue Permit/Approval at this time)

Reviewed by (print name): _____ Signature: _____

Approved by RMO (print name): _____ Signature: _____ Date: _____

CGS Stakeholders copied (date): _____ Applicant Copied (date): _____

Comments:

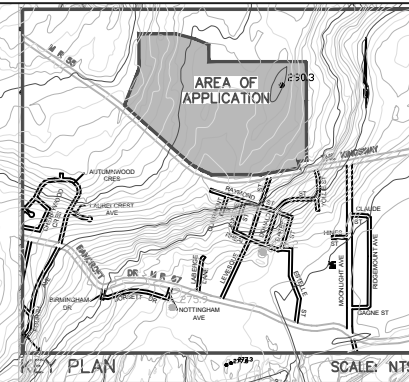
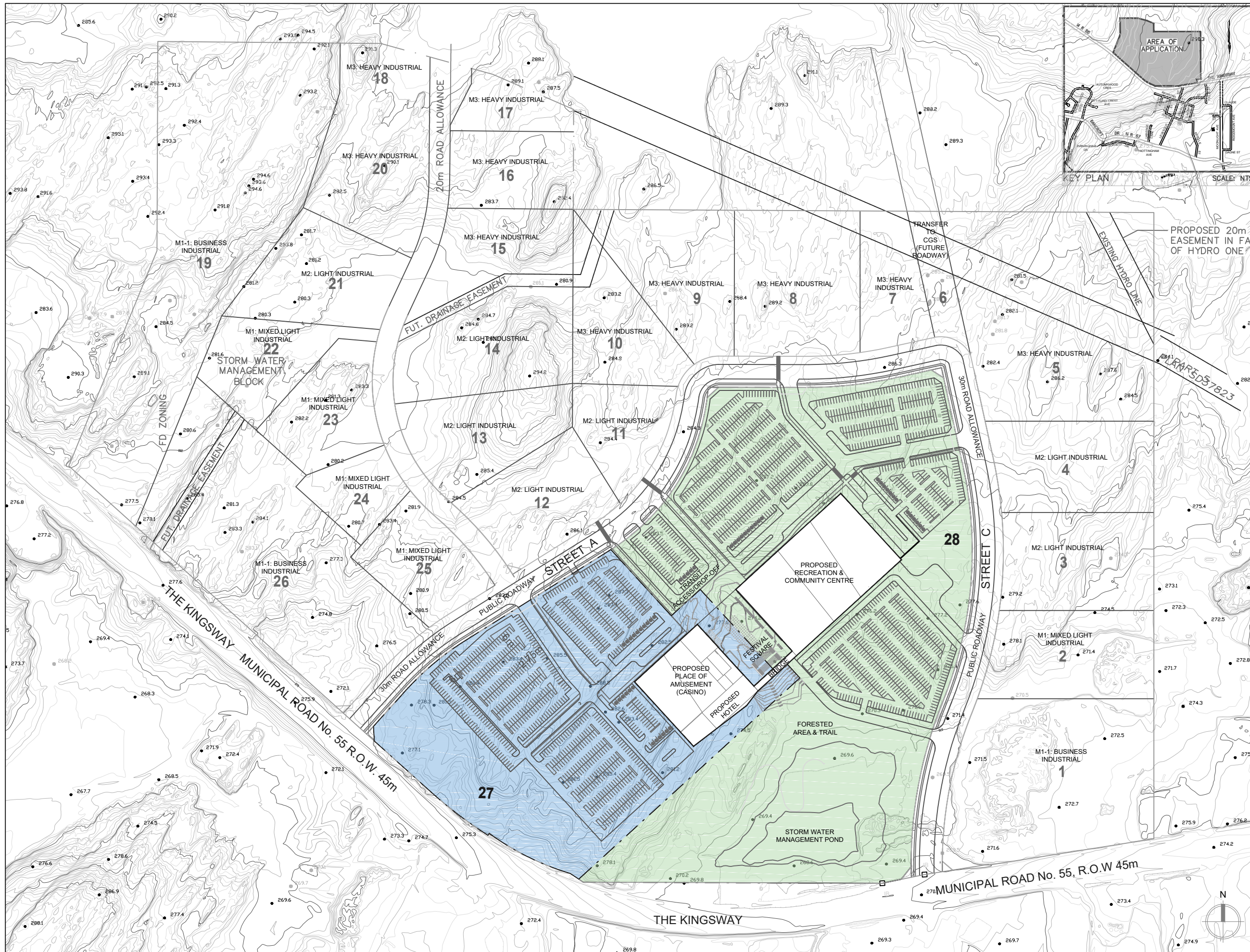
APPROVALS PENDING

Proposed use/activity is:

Restricted and a Pending Risk Management Plan has now been agreed to or established
(Notice issued under section 59(2) of the *Clean Water Act, 2006*)

Date Plan Approved or Established: _____

Approved or Established By: _____ Signature: _____



CLIENT:
 200 Rue Brady Street
 Sudbury, Ontario
 P3A 5P3
 PO Box 5000/ CP 5000
 www.greatersudbury.ca

GATEWAY
 103-256 Pall Mall Street
 London, ON N6A 3P9
 www.gatewaycasinos.com

ARCHITECT:
 Suite 412, 160 Pears Ave.
 Toronto, ON M5R 3P8
 416-539-0763
 www.cumulusarch.com

SEAL:

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No.	Description	Date
1	ZONING BY-LAW AMENDMENT & OFFICIAL PLAN AMENDMENT	15/11/2017

PROJECT:
SUDBURY, ONTARIO

TITLE:
CONCEPTUAL KINGSWAY INTEGRATED SITE PLAN

scale: 1:3500

PROJECT NO:
 17056

DRAWING NO:
A100

CHECKED:



This document has been prepared in support of the Section 59 Application for the Kingsway Entertainment District, for the development of parking lots.

FERTILIZERS AND PESTICIDES (Items 8,9,10 & 11 on Table of Drinking Water Threats)

Q: Will commercial fertilizer be used at the Site?

A: Only organic “green” fertilizers are expected to be used. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers.

Q: Will commercial fertilizer be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.

Q: Will pesticides be use at the Site?

A: Yes. “Green” only, biodegradable, organic. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application of commercial fertilizers. The following pesticides will not be applied at the site:

- MCPA (2-methyl-4-chlorophenoxyacetic acid)
- MCPB (4-(4-chloro-2-methyphenoxy)butonoic acid)Mecoprop
- Metalaxyl
- Metolachlor or s-Metolachlor
- Atrazine
- Dicamba
- Dichlorophenoxy Acetic Acid (D-2,4)
- Dichloropropene-1, 3, to land
- Pendimethalin, to land.

Q: Will pesticides be stored at the Site? (if yes please give max quantity that will be stored at any given time).

A: No.



SALT AND SNOW MANAGEMENT (Items 12,13,14 & 15 on Table of Drinking Water Threats)

Q: Will road salt be used at the Site?

A: If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt. The following Standard Operating Procedures (SOPs) will be followed for the Site:

Road salt will typically not be used on site. Use of road salt will be limited to conditions, such as freezing rain, which make it absolutely necessary for safety of users of the facility. The following salt reduction plan is expected to be employed:

- It is expected that high-use sidewalks leading to the building entrances may be equipped with heat tracing to remove ice without the requirement for salt.
- Slopes of internal site roadways will be minimized to avoid the need for application of salt. If traction grit is required, sand will be used. Sand provides the benefit that it is almost entirely removed from runoff by catch basin sumps and oil/grit separators prior to leaving the site.

Q: Will road salt be stored at the Site?

A: No. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the application and storage of road salt.

Q: Will snow be stored on Site?

A: Snow storage areas will be provided in the parking lot areas for short duration snow storage. Typical “active” snow storage areas provide for a snow volume resulting from a 150mm (6”) snow layer spread over the parking lot and internal roadways of the site. Snow from these “active” storage areas will be removed and transported to appropriate snow dump sites regularly, in order to allow snow storage capacity for the next snow event.

DEVELOPMENT OF IMPERVIOUS SURFACES (Item 20 on Table of Drinking Water Threats)

Q: Will impervious surfaces be developed.

A: Yes, however runoff generated on site will follow pre-development flow paths from site. Rates of post development runoff will be mitigated to 80% of pre-development rates, however ultimately post development runoff volumes will approximate equal pre-development runoff volumes. All runoff will be subject to facilities that improve water quality prior to discharge from site.



FUEL AND CHEMICALS (Items 15,16 & 17 on Table of Drinking Water Threats)

Q: Will there be any storage of fuel (gasoline, diesel, home heating oil)?

A: Unknown. If fuel is stored on the Site in the form of an above ground tank (AST), it will be of double wall construction. A secondary containment system will be engineered for the storage tank, to provide encapsulation of any potential releases. If generator is located indoors, the "Day Tank" (smaller tank placed inside the building adjacent to generator) will be equipped with pressure sensors, alarms and backflow preventers. A spill contingency plan will be developed. If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling and storage of fuels.

Q: Will there be handling or storage of dense non-aqueous phase liquids (DNAPLs) - (chemicals e.g. automotive businesses, dry-cleaning, manufacturing/processing, cleaning agents/degreasers etc.)? Some examples of DNAPLs are polychlorinated biphenyl (PCBs) (used in transformers), mercury (found in thermostats and as a gas in fluorescent light tubes), extra heavy crude oil.

A: It is unknown at this time; however, it is anticipated that repair and maintenance of any on-Site equipment will be contracted out, therefore eliminating the storage of DNAPLs.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

Maintenance subcontractors would potentially come to Site and provide their own products, and all work would be completed in a designated area which would be engineered to be fully contained, meaning no drains reporting to storm sewer. A spill contingency plan will be developed.

If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling of DNAPLs and organic solvents.

Q: Is there a policy surrounding the disposal of fluorescent light bulbs?

A: Spent fluorescent bulbs are transported to a licensed facility for appropriate disposal.

Q: Will there be handling and storage of organic solvents (chemicals e.g. automotive businesses, dry cleaning, manufacturing/processing, cleaning agents etc.)? An example of an organic solvent would be paint thinners/degreasers.

A: It is unknown at this time, however, it is anticipated that repair and maintenance of any equipment will be contracted out, therefore eliminating the storage of organic solvents.

The following Standard Operating Procedures (SOPs) will be followed for the Site:

Maintenance subcontractors would potentially come to Site and provide their own products, and all work would be completed in a designated area which would be engineered to be fully



contained, meaning no drains reporting to storm sewer. A spill contingency plan will be developed.

If required, the proponent will develop a Risk Management Plan in conjunction with the risk management official to address any threats related to the handling of DNAPIs and organic solvents.

Yours Truly,

exp Services Inc.

A handwritten signature in black ink that reads "Liz Lagrandeur". The signature is written in a cursive style and is placed on a light-colored rectangular background.

Liz Lagrandeur, EPT.
Project Manager
Earth and Environmental Division