



MEMO

TO: Manager of Development Approvals, City of Greater Sudbury
FROM: Karl Tanner, Dillon Consulting Limited
DATE: March 7, 2018
SUBJECT: Addendum - Official Plan and Zoning By-law Amendment - Gateway Casinos and Entertainment Limited
OUR FILE: 18-6980

Dillon Consulting Limited (Dillon) has been retained by Gateway Casinos and Entertainment Limited, in conjunction with 1916596 Ontario Ltd., “the present owners”, to assist with a professional planning opinion in support of Official Plan and Zoning By-law Amendments to allow for the development of the Subject Lands for a ‘Place of Amusement’ in the form of a casino. The subject lands will be utilized for other complimentary land uses such as a hotel, restaurants, and limited retail uses. A Planning Justification Report, dated December 2017, was prepared to justify the change in the City of Greater Sudbury’s Official Plan and Zoning By-law Amendment for the property located north of Levesque Street on the Kingsway, known as the Jack Nicholas Business and Innovation Park.

The purpose of this Addendum report is to address questions raised by the public at the January 22nd, 2018, Planning Committee Statutory Public Meeting. For ease of reference, a summary of comments from the Public Meeting have been included in this addendum (refer to ***Planning Committee Meeting #1 - Public Comment Summary – Gateway Casino***).

This addendum expands on our analysis of the Growth Plan for Northern Ontario (2011), Provincial Policy Statement (2014), Greater Sudbury Official Plan (OP) and provides additional rationale for consistency with the following policy areas:

- Land Use Compatibility;
- Servicing;
- Water Resources;
- Transportation;
- Employment Areas;
- Tourism and Opportunity.

1. Land Use Compatibility

There are obvious synergies in combining the proposed casino with the City of Greater Sudbury Event Centre/Arena. Sudbury has a unique opportunity, where other municipalities such as Medicine Hat,

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Mississauga, and Windsor, have had to wait for market conditions to create opportunities for complimentary and synergistic development. As identified in the Market Analysis and Business Case prepared by PWC for the development of the new Event Centre/Arena, the Kingsway site can accommodate the proposed use based on the physical suburban location on an arterial roadway, separation from sensitive land uses (residential), the size, scale, and mass of the proposed casino and the combined developments, as well as provide access to and from the site, and a land area for the appropriate amount of parking for patrons. In this respect, the proposed development is consistent with *Section 1.2.6.1 – Land Use Compatibility* in the Provincial Policy Statement (2014).

2. Servicing

Based on discussions with Administration and comments from the public, it was determined that additional rationale should be provided as to the sustainability of the proposed development and the impact on existing services in relation to the Official Plan. The proposed development is consistent with the intent of the Official Plan in the following ways:

Section 8.6 – Stormwater

- A Stormwater Management Report was originally prepared for the Jack Nicholas Business and Innovation Park Subdivision as a condition of Draft Plan Approval;
- An updated Stormwater Management Report is being prepared to ensure that drainage constraints and opportunities are recognized, that the potential risks from flooding are identified, that the quality of stormwater reaching Lake Ramsey meets provincially accepted criteria, and in keeping with the City of Greater Sudbury policies and requirements. Preliminary analysis of the location of a potential pond has been reviewed. Further details will be completed as part of Site Plan Control and detailed design.

Section 19.0 - Finance

- This is a private sector development that will pay for the proportionate share of servicing costs for the site;
- The proposed development is located within an area where full municipal services are available and will be extended to the site. Connections will be made at the time of servicing by the developer. This would be the same process if the Industrial Park was serviced;
- The proposed development utilizes the existing infrastructure already in place (Kingsway) and by utilizing the future roadways on the site, approved by Council in the Jack Nicholas Business and Innovation Park Draft Plan of Submission;
- The subject site is located within an area where full municipal services are in close proximity, can be extended to the site area, and will be connected to the systems during construction.

3. Water Resources

The subject lands are located within the Lake Ramsey Sensitive Surface Water Feature. Concern was raised through the Public Consultation Process regarding the protection of this drinking water resource. It is important to note that mitigation measures would also be required with the existing General Industrial Land Use designation and any development in the Jack Nicholas Business and Innovation Park. The proposed development is consistent with the policies and regulations in the following ways:

Section 8.0: Water Resources

- A Section 59 Source Water Protection application for Municipal Drinking Water Protection has been submitted as part of the application process;
- A comprehensive Risk Management Plan will be prepared to provide mitigation measures to protect sensitive water features, ground water features, and their hydrologic functions. To assist the City, a preliminary Risk Management Plan has been submitted for clarity and information purposes.

4. Transportation

Questions regarding traffic circulation, accessibility, and active transportation were raised through public consultation. The interaction of the various land uses at the Kingsway site and in the surrounding areas will continue to be examined in the context of traffic impact as the application is reviewed and during the site plan control process, in accordance with the Official Plan policies:

Section 11.0: Transportation

- A Traffic Impact Study and Addendum have been prepared to address the proposed development. While the Kingsway Site is well situated to major arterial roadways and highways, there may be a requirement for a balance between existing infrastructure and off-site improvements. Those discussions will continue through the review, public consultation and site plan approval process;
- Active Transportation and Public Transit strategies will be identified during the Site Plan Control process and are subject to budgeting and Department/Council approval. Improvements to public transit will be key components for the development of the site and to provide alternatives to automobiles.

5. Employment Lands

The Official Plan Amendment to permit the proposed use of a 'Place of Amusement' in the form of a casino will not result in the conversion of employment lands to non-employment uses. The proposed development is in keeping with the goals of the Province and the City of Greater Sudbury to "Preserve and Protect" employment lands. 'Employment lands jobs' are those that have been referred to more

traditionally as industrial jobs. This type of employment designation will change, however 'population-related' jobs will provide for a diversity of economic opportunities. In accordance with the Provincial Policy Statement (2014), the proposed development provides for an appropriate mix and range of employment uses that meet the long term needs of the community and a diversified economic base. The proposed development is also consistent with the following Official Plan policies:

Section 4.1 – Employment Area Policies

- The proposed development will allow for the expansion and diversification of the employment base and ensure a broad range of commercial opportunities;
- A gaming establishment, which employs three shifts and is operational seven days per week year round, is a significant employment generator. When accessory and surrounding uses, including hotels and restaurants, operate on similar extended business hours and shifts, there are additional opportunities for the expansion of the employment base.

6. Tourism

It should be emphasized that a gaming establishment is already established as a permitted use in the City of Greater Sudbury. The City of Greater Sudbury Tourism Profile indicated that 1,187,709 persons visited the Sudbury CMA in 2015 (does not include visitors for United States). The Casino can diversify existing entertainments options, and provide four season economic opportunities.

The relocation of the casino is seen as an opportunity to capture more of the secondary and tertiary markets, those found outside of the City of Greater Sudbury. The opportunity exists to convince visitors to "stay on an extra day" by providing an additional reason beyond commercial, cultural, and sporting events and activities, to visit the City of Greater Sudbury.

7. Conclusion

Based on the extensive review of the comments received, technical planning and policy related issues, input from the public and Administration, and background studies, the proposed Official Plan and Zoning By-law Amendment to permit the development of the Kingsway property for a 'Place of Amusement', in the form of a casino and other accessory uses is appropriate for the site and consistent with good planning principles. We recommend that the Official Plan and Zoning By-law Amendment applications be approved for the reasons stated in both the Planning Justification Report, dated December, 2017 and in this Addendum.


 Karl Tanner, MCIP RPP

