



MEMO

TO: Alex Singbush, City of Greater Sudbury
FROM: Dillon Consulting Limited
cc: Terry Black, Keith Andrews, Gateway Casinos and Entertainment Limited
DATE: March 5, 2018
SUBJECT: Planning Committee Meeting #1 – Public Comment Summary – Gateway Casino
OUR FILE: 18-6980

Official Plan and Zoning By-law Amendment – Proposed Casino

A Statutory Public meeting was held on January 22, 2018 for the Official Plan and Zoning By-law Amendments to permit a 'Place of Amusement' in the form of a casino at the Kingsway site. The following represents a summary of the comments raised by the public, both verbally at the meeting and received in writing through the Clerk's Office. Comments have been summarized into key themes.

1. Public Consultation Process

Comment	Response
<ul style="list-style-type: none"> • Location selection was not transparent. • Lack of informed Public Consultation as the Casino was not a part of initial Kingsway Site Selection process. • The process has been fast tracked. • The site selection process should be revisited. 	<p>The OPA/ZBA application for the Casino is a privately initiated development. The statutory Public Meetings of January 22, 2018 and March 26, 2018 are consistent with requirements of 'Section 17(15) – <i>Consultation and public meeting</i>' of the Planning Act. Public Notice is prescribed within this regulation. We are unaware of any inconsistencies in the defined process.</p>

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2. City of Greater Sudbury Official Plan

Comment	Response
<ul style="list-style-type: none"> Location is inconsistent with 'Section 1.4 – Context' of the Official Plan. The proposed development promotes urban sprawl. 	<p>Section 1.4 of the Official Plan states that <i>“The community of Sudbury functions as the central urban area and will continue to be a major focus of growth and change”</i>.</p> <p>The proposed development falls within the 'Sudbury Community Boundary' as indicated on Schedule 1b of the Official Plan.</p>
<ul style="list-style-type: none"> The proposed OPA is inconsistent with 'Section 4.1 – Employment Area Policies'. 	<p>The proposed development will allow for the expansion and diversification of the employment base and ensure a broad range of commercial opportunities.</p> <p>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.</p>
<ul style="list-style-type: none"> Location is inconsistent with 'Section 8.0 – General Protection of Water Resources'. 	<p>The subject lands are located within the Lake Ramsey Sensitive Surface Water Feature. As a result, a Section 59 Source Water Protection application for Municipal Drinking Water Protection has been submitted as part of the application process.</p> <p>As with all developments within the watershed, a Risk Management Plan will be prepared to provide mitigation measures to protect sensitive water features, ground water features, and their hydrologic functions. A similar plan would be prepared if these lands were to develop for industrial uses.</p>

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Comment	Response
<ul style="list-style-type: none"> The proposed development is inconsistent with '<i>Section 8.6 – Stormwater</i>'. 	<p>A Stormwater Management Report was originally prepared for the Jack Nicholas Industrial Subdivision as a Condition of Draft Plan Approval.</p> <p>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, and the quality and 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.</p>
<ul style="list-style-type: none"> The proposed development is inconsistent with '<i>Section 12.4.2 - Energy Efficiency Programs</i>' in that policy direction is not provided that the building be constructed with energy efficiency and renewable energy production. 	<p>Building design will be considered through the Site Plan Control process.</p>
<ul style="list-style-type: none"> The proposed OPA is inconsistent with '<i>Section 14 – Urban Design</i>'. 	<p>Urban design, including building design, massing, and landscaping, will be considered through the Site Plan Control process.</p>
<ul style="list-style-type: none"> Inconsistent with Section 16 – Healthy Community. 	<p>Council confirmation to OLG in 2014 that the Municipality continued to be host for gaming facilities.</p>
<ul style="list-style-type: none"> Inconsistent with Section 19 – Finance. 	<p>This is a private sector development that will pay for the proportionate share of servicing costs for the site.</p>
<ul style="list-style-type: none"> Inconsistent with '<i>Section 16.2.3 – A Prosperous Community with Employment Opportunities</i>'. 	<p>The proposed development will allow for the expansion and diversification of the employment base and ensure a broad range of commercial opportunities.</p>

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3. The Provincial Policy Statement

Comment	Response
<ul style="list-style-type: none"> The proposed development is inconsistent with <i>Section 1.1.1 Healthy, Livable and Safe Communities</i>. 	<p>The proposed development utilizes lands within the City of Greater Sudbury which have been identified for development.</p> <p>It also utilizes the existing infrastructure already in place (Kingsway) through the development rights-of-ways, as depicted in the previously approved Draft Plan of Submission.</p> <p>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. This would be the same process if the Industrial Park was serviced.</p> <p>The development adds to the long-term prosperity of City of Greater Sudbury, by creating opportunities for increased municipal taxes and employment, as well as better use of existing infrastructure.</p>
<ul style="list-style-type: none"> Location is not consistent with Section 1.2.6.1 – Land Use Compatibility: 	<p>There are obvious synergies in combining the Gateway Casino and Event/Centre Arena together. Sudbury has a unique opportunity, where other municipalities such as: Medicine Hat, Mississauga and Windsor, have had to wait for market conditions to create opportunities for complimentary and synergistic development.</p> <p>Combining both uses concurrently has the opportunity to create a critical mass that can transform the underutilized property. In addition, the proposed land use is better suited in a General Industrial area than surrounded by sensitive land uses (residential areas).</p> <p>The proposed development will be a large land user requiring vast parking facilities which is not easily accommodated in the Downtown. Its' locational requirements and land area requirements have regional functions.</p>

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4. Economic Impact

Comment	Response
<ul style="list-style-type: none"> Questions pertaining to infrastructure costs. 	<p>The proposed development utilizes the existing infrastructure already in place (Kingsway) through the development rights-of-ways, as depicted in the previously approved Draft Plan of Submission.</p> <p>The subject site is located within an area where full municipal services are available, can be extended to the site area, and will be connected to the systems during construction.</p>
<ul style="list-style-type: none"> Questions regarding a casinos ability to be an economic generator. 	<p>Casinos have been identified as having a positive impact by providing steady employment at the casino for those not in the manufacturing sector.</p>
<ul style="list-style-type: none"> Questions regarding casino as a tourism generator. 	<p>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.</p>
<ul style="list-style-type: none"> The proposed development is inconsistent with population growth. 	<p>This is a private sector initiative in keeping with OLG's modernization of the gaming industry.</p>
<ul style="list-style-type: none"> A casino will have a negative impact on charity bingos. 	<p>In 2014-2015, the province allocated \$115 million in gaming revenue to support charities through the Ontario Trillium Foundation.</p>
<ul style="list-style-type: none"> The proposed development will have a negative impact on downtown businesses. 	<p>We are not aware of other gaming facilities in the downtown core that would be affected. The larger facility will provide additional hotel rooms for Greater Sudbury region and restaurant choices for the public.</p>

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5. Environmental Impact

Comment	Response
<ul style="list-style-type: none"> • Source water protection for Lake Ramsey. • Salt contamination to Lake Ramsey due to large impervious surface. 	<p>Concerns with drinking water would have been the same with the existing Industrial land use designation.</p> <p>A condition of approval will be the preparation of a Risk Management Report to ensure that drainage constraints and opportunities are recognized, that the potential risks from flooding are identified, and the quality and stormwater reaching Lake Ramsey meets provincially accepted criteria.</p>

6. Transit, Traffic, and Accessibility

Comment	Response
<ul style="list-style-type: none"> • Transit opportunities and funding. • Access for persons with disabilities. • Residents without access to private vehicles may have not have access to the community amenity. • Potential for traffic congestion at the site. • Increased traffic on the Kingsway will result in opportunities for importing/exporting goods. 	<p>A Traffic Impact Study has 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 approval process.</p> <p>Active Transportation and Public Transit strategies will be identified during the Site Plan Control process and subject to budgeting and Department/Council approval.</p>

7. Facility Design

Comment	Response
<ul style="list-style-type: none"> • North wind passes through proposed festival plaza. 	<p>Building design will be considered through the Site Plan Control process.</p>

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