



MEMO

TO: Alex Singbush, City of Greater Sudbury
FROM: Dillon Consulting Limited
cc: David Shelsted, City of Greater Sudbury
DATE: March 5, 2018
SUBJECT: Planning Committee Meeting #1 – Public Comment Summary – Event Centre/Arena
OUR FILE: 18-6947

Zoning By-law Amendment – Event Centre/Arena

A Statutory Public meeting was held on January 22nd, 2018 for the Zoning By-law Amendment to permit an Event Centre/Arena 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"> Site selection process was not transparent and should be revisited. Lack of informed Public Consultation. The process is being fast tracked. Importance of arena Management Company to partner with the Municipality. Local firm should be involved in the process. 	<p>The City, with their consultant PWC, completed a Market Analysis and Business Case for the development of a new Event Centre/Arena. Through the locational analysis Council identified the Kingsway site as the "Preferred Location" (June 27, 2017).</p> <p>Public Open Houses were held from September 20th to October 4th, 2017. Residents were invited to public brainstorming sessions to share their ideas and vision for an integrated plan for the site. It is our understanding that there were 20 drop-in sessions and that online submissions continue to be accepted.</p> <p>The approval process is defined by the Planning Act. Public Notice is prescribed within these regulations. We are not aware of any inconsistencies in the defined process. The first Statutory Public Meeting, as required by of 'Section 17(15) – Consultation and public meeting' of the Planning Act, was held on January 22, 2018. The 2nd public meeting will be held on March 28th.</p>

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Comment	Response
<ul style="list-style-type: none"> City is not the Applicant but representing the site. 	<p>The City of Greater Sudbury requires the rezoning of the site prior to the purchase of this property. For this reason, the City was representative of the application at the Public Meeting.</p>

2. City of Greater Sudbury Official Plan

Comment	Response
<ul style="list-style-type: none"> Location is inconsistent with '<i>Section 1.4 – Context</i>'. 	<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 site falls within the 'Sudbury Community Boundary' as indicated on Schedule 1b of the Official Plan.</p>
<ul style="list-style-type: none"> Location is inconsistent with '<i>Section 4.2.1.1 – Downtown Residential Development</i>'. 	<p>The City of Greater Sudbury, with their consultant PWC, completed a Market Analysis and Business Case for the development of a new Event Centre/Arena. Through the locational analysis Council identified the Kingsway site as the "Preferred Location" (June 27, 2017).</p>
<ul style="list-style-type: none"> Location is inconsistent with '<i>Section 8.0 – General Protection of Water Resources</i>'. 	<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 be developed for industrial uses.</p>

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Comment	Response
<ul style="list-style-type: none"> Proposed development is inconsistent with 'Section 8.6 – Stormwater'. Proposed development is inconsistent with 'Section 12.1 – Utilities'. 	<p>A Stormwater Management Plan was originally prepared for the Jack Nicholas Business Park 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 policies and requirements of the City of Greater Sudbury. 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 road design.</p>

3. Impact on Downtown

Comment	Response
<ul style="list-style-type: none"> Location is inconsistent with the recommendations in the Downtown Sudbury Master Plan for a healthy and active downtown. Loss of arena in the downtown will be a detriment to surrounding businesses. Civic duty to of committee members to demonstrate how a civic project should be positioned downtown and not on periphery of City. 	<p>The City of Greater Sudbury, with their consultant PWC, completed a Market Analysis and Business Case for the development of a new Event Centre/Arena. Through the locational analysis Council identified the Kingsway site as the "Preferred Location".</p> <p>As identified in the locational analysis, the location can accommodate the size, scale and mass of the development and can provide the appropriate amount of parking.</p>

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4. Planning Act/ Provincial Policy Statement

Comment	Response
<ul style="list-style-type: none"> Location 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 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> <p>The development adds to the long-term prosperity of City of Greater Sudbury, by creating opportunities for increased employment as well as better use of existing infrastructure.</p>
<ul style="list-style-type: none"> Location is inconsistent with '<i>Section 1.6 – Infrastructure and Public Service Facilities</i>'. 	<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>

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Comment	Response
<ul style="list-style-type: none"> Location inconsistent with 'Section 1.2.6.1 – Land Use Compatibility'. 	<p>There are obvious synergies in combining the Event Centre/Arena and Gateway Casino 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.</p> <p>Institutional Uses are also permitted throughout the municipality in the City of Greater Sudbury's Official Plan (Section 4.4 – Institutional Areas) if the following policies are met:</p> <ol style="list-style-type: none"> <i>Sewer and water services are adequate to service the site;</i> <i>Adequate traffic circulation can be provided;</i> <i>Public transit services can be provided economically for the site;</i> <i>The proposed institutional use can be integrated into the area and is compatible with surrounding uses; and</i> <i>Adequate buffering and landscaping is provided.</i> <p>Each of these policies has been identified and will be addressed by the Background Studies associated with the Zoning By-law Amendment Application and Site Plan Control approval process.</p>

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5. Economic Impact

Comment	Response
<ul style="list-style-type: none"> • Operating costs to taxpayers would be better suited closer to the community. • Necessity of “right-sized” property and value. • Location of site inconsistent with low population growth rate. • There has not be an economic assessment to determine impact on downtown. • Location will increase infrastructure costs. • Harms commercial uses. • The development should be privately driven and funded. • Operating costs to taxpayers would be better suited closer to the community. 	<p>The City of Greater Sudbury, with their consultant PWC, completed a Market Analysis and Business Case for the development of a new Event Centre/Arena.</p> <p>Community uses, such as arenas and event centres can be located in suburban locations where access to the surrounding communities is provided.</p>

6. 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 designation.</p> <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>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 be developed for industrial uses.</p>

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7. 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.</p>

8. 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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