

1916596 Ontario Ltd. – Preliminary Planning Report - Application for rezoning to permit a recreation and community centre in the form of a public arena and place of amusement in the form of a casino, Kingsway, Sudbury


Comments received between January 19, 2018 @ 4:00 p.m. and January 22, 2018 @ 2:00 p.m.

Hello,

I received an email from Tom Fortin regarding the casino appeal meeting Monday, January 22nd at 4:30PM. Unfortunately, I will not be able to attend but would like my voice heard. I do not support the proposed casino or events centre.

Thank you.

Sincerely,
Jenine

Jenine Saunders


Members of the Planning Committee

I object to the rezoning of PIN 73561-0282, Part of Parts 10 & 11, Parts 12 & 13, Plan 53R-19391, Lot 9, Concession 4, Township of Neelon, 0 Kingsway, Sudbury, to permit a recreation and community centre in the form of a public arena.

I have examined the plans for this project and I do not think that it is appropriate to rezone the property for the following reasons:

1. This area is currently zoned for industrial use and the construction of a community arena in this area would not promote the intensification and revitalization of the existing commercial and institutional areas in the city;
2. The development of a community arena on the site would not promote the development of the Downtown as an employment and business centre for the City;
3. The proposed rezoning of this property would lead to conflicts with the adjacent city landfill;
4. The provision of public transit to this site would be uneconomical, and
5. This is not a suitable location for a community facility that must meet the evolving needs of residents of all ages and physical capabilities in the City.

Thank you for your attention to my concerns.

John Closs



From: John
To: <clerks@greatersudbury.ca>
CC: Fern Cormier <Fern.Cormier@greatersudbury.ca>
Date: 1/20/2018 12:18 PM
Subject: Application for rezoning and amendment to the Official Plan File Number:,751-6/17-24 &,701-6/17-9

Members of the Planning Committee

I object to the change in the Official Plan of the City of Greater Sudbury and rezoning to permit a place of amusement in the form of a casino on the Kingsway, as requested by 1916596 Ontario Ltd.

The more I consider the plan to build a casino on the Kingsway as part of the development of an "entertainment district" the less sense it makes. The development is in an area that is currently zoned for industrial development and is not one of the areas identified in the Official Plan as a growth center. Any change in the Official Plan should be considered carefully. The future development of our community depends on a thoughtful appraisal of the effect of such changes. This development would not promote growth in the areas that have been identified as key to the future growth of the city and as such would detract from the potential development of our community.

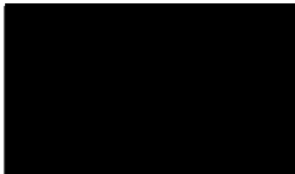
I am concerned that the isolated location proposed for this project would result in strains on the transportation infrastructure of the city. The city has committed to increasing sustainable transportation, but this development would encourage automobile travel because of the lack of alternative routes in the area.

This project is intended to draw tourists to our community but this is not an area that where this type of development should be encouraged. The proposed site is adjacent to the city landfill. The developer is proposing a 15 storey hotel as part of the project, but that hotel would overlook the city landfill.

The Official Plan should guide future development and this development is not in keeping with the City's stated goals to encourage well planned, sustainable development.

Thank you for your attention to my concerns.

John Closs



Hi,

Not too sure if this comment or question is pertinent to the process for Monday. But a few weeks ago a CBC article was posted regarding sodium levels in Ramsey Lake. Currently Ramsey lake is 3x above the salt level concentration than what the Ontario Drinking Water System regulations allow. My question is would the Kingsway Entertainment District affect these levels in any way through excess water/wast being drained into the lake by being in close proximity to our source of drinking water? If so, how is it being mitigated without increasing our sodium levels more than what they are?

<http://www.cbc.ca/news/canada/sudbury/ramsey-lake-salt-levels-1.4477590>

Thank you,

Guy Godin

To whom it may concern;

This is an email to show my support for this project.

I believe that the City with this decision is pushing our City into the right direction for the future.

Regards,

Stacey Ralph

We fully support the rezoning of the land for the Kingsway entertainment district . We personally are fed up with groups trying to stop every new development in this city. We support the creation of new jobs, new tax revenue. We also would not oppose to the convention center being built at the Kingsway as well.

Stephane Bray

Charlotte Best

Get Outlook for Android

Hello,

I was born and raised in Sudbury. After completing my education in Sudbury, I took a job in the [REDACTED] area as there were no jobs in my field. I recently was able to move back to Sudbury and was excited to be back in my home town and get involved with a community I love. I wanted to be able to attend the Planning Committee to voice my concerns in public,

I

decided to stay home and write to you instead.

During the 4 years I was in [REDACTED] I suffered through traffic snarls every time an event was at the Canadian Tire Centre. It made me hate exploring anywhere within 5 km of the arena any time there was an event, or even most of the city knowing that the traffic was a nightmare. Friends and coworkers constantly complained that there was little or nothing to do in the surrounding area before a game if they went a few hours early to beat traffic. I was very pleased, as were most Ottawa citizens when they decided to move the arena to the Lebreton Flats area in downtown Ottawa. Even though it hasn't been built yet, people are excited. Finally, they could go shopping before a game, or out to restaurants and pubs after a game. They could drink and get home safely knowing they were close to a transportation hub and wouldn't be spending hours getting home. They would actually go to a game because they won't be stuck in traffic for hours before and after a game. The Sens have had a hard time selling out games recently, even with playoff success. This has been a trend with a lot of suburban NHL arenas.

If I had stayed in [REDACTED], I would have been one of these people excited to start going to events again. But now, I am in Sudbury, where I can see we are making the opposite call to have an arena located far away from a lot of great things. I lived in [REDACTED]. I took the bus to Laurentian University, even though it was really infrequent. I ended up having to buy a car because it is not transportation friendly. When it came time for me to purchase a house in Sudbury, I chose to live in Ward 1 so that I could be close to great local stores and restaurants, near good public transportation, or even bike or walk if I felt like it. This is something that matters to a lot of young people in Sudbury.

Please reconsider rezoning the Kingsway site in favour of something that promotes urbanization in our core. Sudbury cannot afford to keep sprawling outwards investing in new infrastructure when we can barely maintain our existing roads, have sparse public transportation, and while we let our city core crumble at the hands of councillors like Kirwan. It is not progress to go against good planning principals and spread outwards. It is not something innovative. In fact its incredibly backwards and something that many cities are realizing now while they try to reintensify their core before its too late. Please don't do this to the city I love.

Thank you,
Jackie Edwards

We approve the new Kingsway Site for our Arena/event centre & casino. Hopefully in the future more exciting venues will be added to make our Entertainment District a destination place. I know on Jan 22nd you will be challenged by many others who don't want the new growth on the Kingsway as they fear competition. Competition is GOOD not the negative thing that they forecast. Please don't let the downtown business association determine the future of the City of Greater Sudbury. We need the growth and the 100's of new jobs

A short story...

A dear friend moved from Hamilton to the Sudbury area years ago. They picked the bedroom community of Chelmsford as it had all the amenities and close to Sudbury. In 1970 the town of Chelmsford had a complete downtown with a Theatre, a couple of grocery stores, clothing stores for women and men's wear stores. They even had a shoe store, a jewellery store and so on. Residence could do all their shopping in Chelmsford, even purchase a new car.

Then they got a Downtown Business Men's Association. Any new business who tried to open in Chelmsford had to be approved by them. Also you had to reside and pay taxes to Rayside Balfour. There was a case of a sports store opening and was taken to court by the Association. The association lost their case but they kept appealing and finally the owner said that he could not afford to keep going to court so he moved his business to Valley East. They did not want his store because they already had a sporting goods store in downtown Chelmsford. Even to get the Shopping Centre on the highway residence had to pass petitions door to door to get enough signatures so they couldn't refuse it. The next thing that happens is that the word gets out that your business is not welcome in Chelmsford. Once people think that you are restricting the growth of the area, businesses move out. The owners of the I.G.A sold their store and relocated in Valley East. Their reason is that a no growth area is not a good place to operate a business. Take a drive downtown Chelmsford and see for yourself. There is no show, no clothing stores, no grocery store, no Stedman's. Now you have to go to Sudbury to do your shopping.

Today, Chelmsford has no major industries and is mostly a residential community. Although there are still some farms producing mostly potatoes, small fruits and corn, it is mostly supported by the mining activities in the nearby communities of Onaping Falls and Copper Cliff.

If the downtown Businessmen in Sudbury can't take the competition, you may as well just close up shop.

Thank you for listening

Sheila Stewart-Lafleur
Proud Sudburian

i support the rezoning of the kingsway site for the casino and arena.

Denise Bray

Simon Nickson



January 21, 2018

City Clerk
City of Greater Sudbury
P.O. Box 5000, Station A
200 Brady Street
Sudbury, Ontario
P3A 5P3

Re: Public Hearing File 751-6/17-24 & 701-6/17-9 Applications for Official Plan Amendment and Rezoning to permit a place of amusement in the form of a casino, Kingsway, Sudbury

Dear Sir/Madam,

I wish to communicate some comments for the Public Hearing related to File 751-6/17-24 & 701-6/17-9 for reference. As this application is associated with File 751-6/17-27 as an adjacent application, the casino location proposal also refers to the comments in the attached letter in relation the proposed arena.

Please note that in addition, I have no interest in a casino as part of this application. There is no need for a second casino in the City of Greater Sudbury.


Sincerely,

A handwritten signature in black ink, appearing to read 'Simon Nickson'.

Simon Nickson

cc Councillor Deb McIntosh, Ward 9, City of Greater Sudbury

Simon Nickson



January 21, 2018

City Clerk
City of Greater Sudbury
P.O. Box 5000, Station A
200 Brady Street
Sudbury, Ontario
P3A 5P3

Re: Public Hearing File 751-6/17-27 Application for rezoning to permit a recreation and community centre in the form of a public arena, Kingsway, Sudbury

Dear Sir/Madam,

I wish to communicate some comments for the Public Hearing related to File 751-6/17-27 for reference.

This rezoning application for a recreation community centre in the form of an arena is not aligned with the Official Plan. The current version of the Official Plan reads as follows:

“The heart of Greater Sudbury, its most urban place, is and will be the Downtown. With the changing role of downtowns, there is a continuing need for appropriate policies and programs to enhance the Downtown as a location of government, commerce, cultural and entertainment facilities. Residential development in and around the Downtown is needed to support new and expanded facilities and amenities. Town Centres will continue to serve the needs of local communities.”

The Official Plan comments continue with the following:

“Amenities such as the Farmers’ Market, Sudbury Theatre Centre, Greater Sudbury Public Library, Sudbury Arena, and the Centre for Life contribute to the appeal of the Downtown.”

This rezoning application does not support the vision highlighted within the Official Plan.

A rejuvenated arena complex is noted in the Downtown Master Plan as being located downtown. This rezoning application for a recreation community centre in the form of an

arena is not aligned with the Downtown Master Plan. The Downtown Master Plan notes the following in the context of a new/upgraded arena complex:

“The strategy proposes an upgraded Arena in combination with the construction of a new multi-use facility south of Brady Street with a four-star hotel overlooking Memorial Park. The multi-use facility should be developed with a minimum floorplate of 55,000 square feet. The existing Arena would be upgraded to more easily accommodate larger scale concerts and conventions; any ice pads would be designed to have capacity for a range of smaller such events. The hotel would operate as the service and hospitality base for the complex. The location south of Brady works well. The complex will connect closely to the Tom Davies Square complex and to the shopping and restaurants on Elgin and Durham. It will be a prominent feature at a key entrance to the Downtown and a southern edge to Memorial Square.”

The vision for Downtown Sudbury was highlighted as follows in the Downtown Master Plan:

“The redesigned Elm Street has been calmed and now supports an award winning public realm. The street has reclaimed its role as one of Greater Sudbury’s most important and active Main Streets. The Shaughnessy District has brought new energy to the southern portion of Downtown with the rejuvenated arena complex, four-star hotel and new multi-use community and conference space. With events held weekly, the centre is booked solid by a mix of business groups, not-for-profits and community groups. Festivals, food, music, film and the arts keep downtown buzzing.”

This rezoning application does not support the strategy and vision highlighted within the Downtown Master Plan.

The City of Greater Sudbury should not be expanding the current network of service infrastructure that is already difficult to manage over an extensively large municipal area. The focus should be on concentrating development within the right framework of a centrally located neighborhood, like downtown. This proposal develops a new non-central area where additional services will expand the current network of infrastructure that the City has to support.

The City of Greater Sudbury wants to be a healthy community that supports the use of public transit and pedestrian friendly access. This rezoning application does not support this philosophy as it proposes a major facility located far away from the central transit terminal. This location promotes the use of vehicles over public transit for accessing the facility. The Kingsway location results in a two-hour round trip by public transit from the South End.

Formal public consultation for this rezoning application has been virtually non-existent and it appears that the City is using the Planning Committee public meeting process to

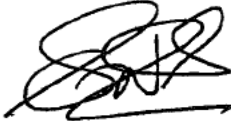
solicit public commentary. It is very unusual to see such an important application come forward without any public commentary being provided in the on-line report provided in the January 22, 2018 Planning Committee Agenda. This appears to be due to the lack of public notice and the general rushing of everything through the approval process. A News Release soliciting public input for the January 22, 2018 Planning Committee meeting on this matter was put out on January 8, 2018, providing the public with very little time to assemble input. The Agenda and associated report was not available until January 12, 2018. The City has planned two public input opportunities, but has not clarified the plan, protocol, timing or intent for these sessions.

An item of concern arose during the Council Meeting that was held on June 27, 2017 where a report "Request for Decision Arena/Event Centre Update" highlighted five associated resolutions for consideration by Council. The decision process on the arena location was aligned with the first two resolutions, Resolution #1 advocating for an arena location downtown and Resolution #2 for an arena location on the Kingsway. The process described by City Staff identified that Resolution #1 would be voted on first and if it did not pass, then Resolution #2 would then be voted on second. Council seemed confused on this process and it was only during execution of the voting process that Resolution 1 was defeated by a tie vote (with one Councillor not participating due to a declared conflict of interest) and was therefore removed from any further consideration. Three Councillors and the Mayor then changed their vote for Resolution #2 and allowed the Kingsway location through to be approved. In the debate, Councillors had expressed their intents based on the voice of the community in some cases and "the facts" in other cases. The Councillors and Mayor who changed their vote threw the community voice and "the facts" out the window. I am not sure what the intent was here, but it certainly looks like an attempt to create a legacy for this Council at the expense of the taxpayer. My concern is related to how the voting order got established. Indeed, if Resolution #2 was decided on first, a tie vote would then have taken the Kingsway option off the table. The process for this key decision seemed to be planned and communicated very poorly.

The June 27, 2017 Council Meeting and decision on the Arena location was held with no opportunity for formal community consultation. There were no opportunities for public comment, except for perhaps an informal communication through your local Councillor, the Mayor or directly to City Staff. There was nothing formal so claims that public opinion is this or that are not valid. No one asked resident's opinions in a formal manner before the June 27, 2017 Council Meeting. There were public information sessions organized later in November 2017 with opportunities for public comment on the Draft Integrated Site Plan for the Kingsway Entertainment District. These sessions were rapidly put together with minimal public notice. I attended one of these sessions and could not get a response from representatives present on how this development was going to be funded. The answer provided suggested that funding would be sorted out by Council later. This opportunity for public comment seemed rushed and was held largely at local arenas over short time slots and really was not well organized to capture public comment from the Community.

In conclusion, I wish to express that this rezoning application is not acceptable as it does not conform to the Official Plan or the Downtown Master Plan. In addition, proper community consultation has not been provided for and given the importance of this commitment to the City of Greater Sudbury needs to be incorporated into the approval process. I do not want to have to contribute for an Arena that is located on the Kingsway and City Council should be careful in making significant commitments to this location on behalf of residents of the City of Greater Sudbury.

Sincerely,

A handwritten signature in black ink, appearing to read 'Simon Nickson', with a stylized, cursive script.

Simon Nickson

cc Councillor Deb McIntosh, Ward 9, City of Greater Sudbury

I **do not** support a casino expansion in Greater Sudbury because:

- A Casino expansion will hurt the local economy, by taking taxes out of the community and attracting local gamblers instead of tourists
- Building a casino beside an arena does not make Greater Sudbury a family friendly place. It sends a clear message that families are not wanted.
- The citizens of Greater Sudbury were never asked if they want a casino
- With the provincial government continuing to download services to the municipalities, our City may have to spend taxpayer money to help gambling addicts.
- Greater Sudbury already has a massive drug and alcohol addiction problem. "In the City of Greater Sudbury rates of alcohol use, heavy drinking, and illegal drug use are higher than the provincial average" (Sudbury Community Foundation, 2014). We do not need to further contribute to our social issues by expanding gambling.

Please read this article from the Atlantic Monthly "A Good Way to Wreck a Local Economy: Build Casinos" <https://www.theatlantic.com/business/archive/2014/08/a-good-way-to-wreck-a-local-economy-build-casinos/375691/>

I **do not** support rezoning of the land beside the landfill for a arena because:

- It's beside a dump. Greater Sudbury already has an image problem, let's not further contribute to that poor image.
- It hurts rather than helps the local economy
- It does not support the Provincial Policy Statement, under the Planning Act, which requires that land use development be cost-effective development patterns and minimize land consumption and servicing costs
- It goes against the City of Greater Sudbury's Official Plan and the Downtown Master Plan
- The Traffic report for the new arena location is not positive. It will now take almost an hour to leave the arena
- There is no infrastructure to the area: no sidewalks, no sewers, it does not have a useful bus route. Adding these necessary services will cost our City and our taxpayers. It is not responsible planning

Please read this article by Jennifer Keesmaat, Toronto's former Chief Planner, on how mid-size cities can attract growth (spoiler alert: building an arena in an area without infrastructure is not the right way): <http://www.macleans.ca/economy/torontos-unaffordable-why-cant-halifax-or-saskatoon-take-advantage/amp/>

Thank you for your time,

Samantha

I am putting forth my objection to the rezoning of the Kingsway site because it works against our official plan, downtown master plan and economic development plan. The land is within an industrial park and within close proximity to a municipal waste disposal facility. Worst of all it requires the unnecessary expansion of public infrastructure at our expense. The downtown site has adequate infrastructure in place that must be replaced very soon. Why pay twice when you can pay once and have it improve the downtown and entire city at the same time? The distance of the Kingsway site is also quite far from most areas of town, requiring more driving which makes us less healthy and creates more pollution. I'm not sure if anyone has brought it up yet but the bus depot is downtown and all roads lead to the core of the city making it most accessible.

Last but not least I object because the proposed use as a gaming facility is in conflict with the City's approach to establishing healthy communities, as per Section 16 of the Official Plan. I don't want a new casino being on the same land as our community arena. The arena is supposed to be for the community, not the government and the OLG.

Also I question why the City is spending money on an advertising campaign on Facebook for the Kingsway site before it has even been approved for rezoning. Can you tell me why?

M. Dubuc

Please disregard my previous email and submit the below message instead. Thank you.

To the members of Planning Committee, the Mayor, City Staff and all members of City Council,

I would like to formally submit the following comments regarding the zoning by-law amendment application for the new community arena on the Kingsway property (application file number 751-6/17-27).

The application seeks to “permit a recreation and community centre”. My understanding is that the intent is to develop a municipally-owned, public arena and event centre on the subject property. In my opinion the proposed use would meet the definition of an institutional use in Zoning By-law 2010-100Z:

*“A children’s home, a day care centre, a place of worship, a hospital, a private club, a non-profit or charitable institution, a group home type 1, a group home type 2, a special needs facility, **a recreation and community centre, an arena**, a public museum, a public library, a public business, a public fire hall, a public or private school other than a trade school, or any public use other than a public utility.”*

Section 24 of the Planning Act directs that “no by-law shall be passed for any purpose that does not conform” to the Official Plan. This includes any by-law to adopt an amendment to the zoning by-law.

The City of Greater Sudbury Official Plan applies designations to different areas of the City and establishes policies for development within those designation. The subject lands are designated “General Industrial” in the current Official Plan.

General Industrial

Section 4.5.1 of the Official Plan provides the following policies in relation to land designated “General Industrial”:

“1. Permitted uses may include manufacturing, fabricating, processing and assembling of industrial and consumer products, repair, packaging and storage of goods and materials, and related industrial activities.”

The phrase, “permitted uses may include” indicates that the listed uses are not the only uses that may be permitted within the General Industrial designation, however nothing in this policy suggests that a public arena or any institutional use is contemplated for the “General Industrial” designation.

The next paragraph of the policy expands the scope of uses that may be permitted:

“2. Complementary uses, such as administrative offices, which do not detract from, and which are compatible with, the operation of industrial uses are also permitted.”

Again, this policy is not to be considered an exhaustive list of complementary uses, however the example of “administrative offices” suggests that “complementary uses” is meant to refer to uses that support the “General Industrial” uses that are explicitly permitted.

Other uses that may reasonably be considered “complementary” to the listed General Industrial uses could include restaurants for the use of workers, gas stations for refuelling vehicles, specialized retail of goods related to industrial uses, etc.

In my opinion, a public arena and event centre is not “complementary” to industrial uses in any way. An arena does not contribute to the operation of industrial uses, and may actually detract from the operation of industrial uses due to the high volumes of traffic generated by hockey games, basketball games, concerts, cultural events, conventions or community celebrations. These high volumes of traffic would generate significant traffic congestion which would slow the delivery or shipment of materials or goods to and from the industrial uses.

Paragraph 5 of Section 4.5.1 of the Official Plan provides one additional group of uses that may be permitted within the General Industrial designation:

“5. Heavy industrial uses may also be permitted by rezoning.”

This indicates that the Official Plan does contemplate additional uses that may be permitted within the “General Industrial” designation through a re-zoning application, suggesting that an official plan amendment would not be required to permit these uses. These uses are limited to “heavy industrial uses”.

Section 4.5.2 of the Official Plan is very clear about what uses are considered “Heavy Industrial”:

“1. Within areas designated Heavy Industrial, all industrial uses are permitted, including sanitary landfill sites, salvage yards, quarrying, and sewage treatment facilities. Mining and related smelting, refining and processing operations are generally not permitted in Heavy Industrial areas, as the Mining/Mineral Reserve designation applies to those uses.”

Neither the “General Industrial”, nor “Heavy Industrial” land use policies provide any indication that “Institutional” uses may be permitted within the “General Industrial” or “Heavy Industrial” designations.

This indicates that an “Institutional” use, such as a community recreation centre or arena, is not permitted within the “General Industrial” land use designation and a zoning by-law amendment to permit such a use would not conform to the City of Greater Sudbury Official Plan.

By contrast, nearly every other land use designation provided in the Official Plan contemplates the location of “Institutional” uses.

Institutional uses are permitted on lands designated “Institutional”, but they are also permitted on some lands not specifically designated for Institutional purposes.

Downtown

Section 4.2.1 of the City of Greater Sudbury Official Plan provides the following policy with respect to uses permitted within the “Downtown” designation:

*“1. A wide variety of uses are permitted in the Downtown, consistent with its function as the most diversified commercial Centre in the City. All residential, commercial, **institutional**, and **entertainment** uses are permitted, including offices and **community facilities**, provided that sewer and water capacities are adequate for the site. There will be no height restrictions in the Downtown.”*

This indicates that institutional uses are contemplated to be located within the “Downtown” designation.

Regional Centres

Section 4.2.2 of the Official Plan provides the following policy with respect to uses permitted within the “Regional Centres” designation:

*“1. Permitted uses in Regional Centres may include retail, service, **institutional**, **recreational**, entertainment, office and **community-oriented** activities.”*

This indicates that institutional uses are contemplated to be located within the “Regional Centre” designation.

Town Centres

Section 4.2.3 of the Official Plan provides the following policy with respect to uses permitted within the “Town Centres” designation:

*“1. Permitted uses in Town Centres may include retail, offices, **institutional** and other related **community services** and activities, with the exception of the Valley East Town Centre which is addressed in Section 21.3.2.”*

This indicates that Institutional uses are contemplated to be located within the “Town Centres” designation.

Mixed-Use Commercial

Section 4.3 of the Official Plan provides the following policy with respect to the “Mixed-Use Commercial” designation:

*“it is the intent of this Plan to recognize the development potential of these areas by permitting a balance of mixed uses including commercial, **institutional**, residential, and parks and open space through the rezoning process.”*

This indicates that institutional uses are contemplated to be located within the “Mixed-Use Commercial” designation.

Institutional

Section 4.4 of the Official Plan provides policies for development within areas designated “Institutional Areas”. It states:

“Institutional uses are permitted throughout the municipality in accordance with the needs of area residents and policies set forth below.”

Because this policy does not state that institutional uses are permitted “in any designation”, and because institutional uses are listed as being permitted within certain land use designations, in my opinion, the phrase, “permitted throughout the municipality” should not be interpreted to mean that institutional uses are permitted in all land use designations. Given that Sudbury is made up of many communities, it is my opinion that “throughout the municipality” means “in any community within the municipality”. This does not override the policies for specific designations.

The third paragraph of Section 4.4 of the Official Plan states:

*“Small scale institutions compatible with surrounding uses, such as elementary schools, libraries, day nurseries, retirement homes, places of worship and **recreation centres**, are generally not shown on Schedules 1a, 1b and 1c but are incorporated within and permitted by the Living Areas designation. “*

This indicates that small scale institutional uses are permitted within the “Living Areas” designation without the need for an official plan amendment. The subject lands are not within a “Living Areas” designation.

Section 4.4 of the Official Plan provides the following description of “Institutional Uses”:

*“1. Institutional uses consist of educational institutions such as secondary schools, colleges and universities, as well as government offices, hospitals and **other community facilities intended for public use.**”*

This clearly indicates that community facilities intended for public use fall within the Official Plan definition of “Institutional” uses.

Nothing in the Official Plan explicitly states that Arenas or Recreation and Community Centres should be considered Institutional uses, however these would be community facilities intended for public use.

Paragraph 2 of Section 4.4 of the Official Plan establishes criteria for the establishment of new institutional uses or the expansion of existing facilities:

“2. In considering the establishment of new institutional uses or the expansion of existing facilities on lands not specifically designated for institutional purposes, Council will ensure that:

- a. sewer and water services are adequate to service the site;*
- b. adequate traffic circulation can be provided;*
- c. adequate parking for the public is provided on-site;*
- d. public transit services can be provided economically for the site;*
- e. the proposed institutional use can be integrated into the area and is compatible with surrounding uses; and,*
- f. adequate buffering and landscaping is provided.”*

This policy establishes criteria for allowing Institutional uses on lands that aren't designated "Institutional", however in my opinion, it should not be interpreted as meaning that "Institutional" uses may be permitted in all land use designations if they meet these criteria.

In reading the official plan as a whole, it is clear that aside from lands designated "Institutional", only the following land use designations contemplate the use of land for Institutional purposes: "Downtown", "Regional Centres", "Town Centres", "Mixed-Use Commercial", "Parks and Open Spaces", and the Airport.

Therefore, even if criteria a. through f. can be met by the proposal, it still does not allow the proposed arena to be located on land designated "General Industrial" and therefore does not conform with the policies of the Official Plan.

Parks and Open Spaces

Section 7.2 of the City of Greater Sudbury Official Plan provides policies for the "Parks and Open Spaces" designation. It states:

*"1. Permitted uses in Parks and Open Space areas may include active and passive recreational uses, **arenas**, **recreation centres** and accessory uses, Conservation Areas and cemeteries."*

This indicates that areas and recreation centres are permitted within the "Parks and Open Spaces" designation.

Airport

Section 11.5 of the City of Greater Sudbury Official Plan provides policies for the "Greater Sudbury Airport and Airfields". It states:

*"1. In order to take advantage of Greater Sudbury Airport's strategic location and function, a wide variety of commercial, **institutional** and industrial uses may be permitted to develop on the airport property."*

This indicates that institutional uses may be permitted within the Sudbury Airport lands.

Summary

To summarize, the Official Plan explicitly permits “Institutional” uses, which include “community facilities intended for public use” on lands designated “Living Areas”, “Downtown”, “Regional Centre”, “Town Centre”, “Mixed-Use Commercial”, “Institutional”, “Parks and Open Spaces” and at the Greater Sudbury Airport.

The fact that the Official Plan explicitly lists “Institutional” uses as being permitted within these designation indicates that “Institutional” uses are contemplated by the Official Plan to be located on lands with these designations.

If “Institutional” uses were contemplated to be located on all lands within the Municipality regardless of their designation, then every land use designation would list “Institutional” as a permitted use, or there would be a policy that explicitly states that “Institutional” uses are permitted in every land use designation.

“Institutional” uses are not listed as a permitted use within the “General Industrial” designation and a recreation and community centre or public arena is complementary to the industrial uses permitted within the designation, and would in fact detract from the operation of permitted industrial uses.

It is clear from a review of the entire Official Plan that the Official Plan does not contemplate the location of “Institutional” uses on lands designated “General Industrial”, including the subject lands.

Therefore, in my opinion, a zoning by-law amendment to permit a “recreation and community centre” or a public arena as has been proposed would not conform with the Official Plan.

If the proposed zoning by-law amendment is approved it is likely to be appealed to the Local Planning Appeal Tribunal, which will have the authority to overturn a planning decision if the tribunal determines that the municipal decision is inconsistent with, or does not conform to provincial policies and municipal plans.

The appropriate means of developing the subject lands for a recreation and community centre or a public arena is to first adopt an official plan amendment to change the designation of the subject lands from “General Industrial” to a more appropriate land use designation such as “Mixed-Use Commercial” or “Regional Centre”.

This would allow for the orderly development of the subject lands for the purposes contemplated by the proposal for a new community event centre.

Thank you for your time.

Matt Alexander, BURPI, MCIP, RPP

From: Matt Alexander
Sent: January 21, 2018 9:54 PM
To: clerks@greatersudbury.ca
Subject: Arena Re-zoning Application (751-6/17-27)

To the members of Planning Committee, the Mayor, City Staff and all members of City Council,

I would like to formally submit the following comments regarding the zoning by-law amendment application for the new community arena on the Kingsway property (application file number 751-6/17-27.

The application seeks to "permit a recreation and community centre". My understanding is that the intent is to develop a municipally-owned, public arena and event centre on the subject property. In my opinion the proposed use would meet the definition of an institutional use in Zoning By-law 2010-100Z:

"A children's home, a day care centre, a place of worship, a hospital, a private club, a non-profit or charitable institution, a group home type 1, a group home type 2, a special needs facility, **a recreation and community centre, an arena**, a public museum, a public library, a public business, a public fire hall, a public or private school other than a trade school, or any public use other than a public utility."

Section 24 of the Planning Act directs that "no by-law shall be passed for any purpose that does not conform" to the Official Plan. This includes any by-law to adopt an amendment to the zoning by-law.

The City of Greater Sudbury Official Plan applies designations to different areas of the City and establishes policies for development within those designation. The subject lands are designated "General Industrial" in the current Official Plan.

Section 4.5.1 of the Official Plan provides the following policies in relation to land designated "General Industrial":

"1. Permitted uses may include manufacturing, fabricating, processing and assembling of industrial and consumer products, repair, packaging and storage of goods and materials, and related industrial activities."

The phrase, "permitted uses may include" indicates that the listed uses are not the only uses that may be permitted within the General Industrial designation, however nothing in this policy suggests that a public arena or any institutional use is contemplated for the "General Industrial" designation.

The next paragraph of the policy expands the scope of uses that may be permitted:

"2. Complementary uses, such as administrative offices, which do not detract from, and which are compatible with, the operation of industrial uses are also permitted."

Again, this policy is not to be considered an exhaustive list of complementary uses, however the example of "administrative offices" suggests that "complementary uses" is meant to refer to uses that support the "General Industrial" uses that are explicitly permitted. Other uses that may reasonably be considered "complementary" to the listed General Industrial uses could include restaurants for the use of workers, gas stations for refuelling vehicles, specialized retail of goods related to industrial uses, etc.

In my opinion, a public arena and event centre is not "complementary" to industrial uses in any way. An arena does not contribute to the operation of industrial uses, and may actually detract from the operation of industrial uses due to the high volumes of traffic generated by hockey games, basketball games, concerts, cultural events, conventions or community celebrations. These high volumes of traffic would generate significant traffic congestion which would slow the delivery or shipment of materials or goods to and from the industrial uses.

Paragraph 5 of Section 4.5.1 of the Official Plan provides one additional group of uses that may be permitted within the General Industrial designation:

"5. Heavy industrial uses may also be permitted by rezoning."

This indicates that the Official Plan does contemplate additional uses that may be permitted within the "General Industrial" designation through a re-zoning application, suggesting that an official plan amendment would not be required to permit these uses. These uses are limited to "heavy industrial uses".

Section 4.5.2 of the Official Plan is very clear about what uses are considered "Heavy Industrial":

"1. Within areas designated Heavy Industrial, all industrial uses are permitted, including sanitary landfill sites, salvage yards, quarrying, and sewage treatment facilities. Mining and related smelting, refining and processing operations are generally not permitted in Heavy Industrial areas, as the Mining/Mineral Reserve designation applies to those uses."

Neither the "General Industrial", nor "Heavy Industrial" land use policies provide any indication that "Institutional" uses may be permitted within the "General Industrial" or "Heavy Industrial" designations.

This indicates that an "Institutional" use, such as a community recreation centre or arena, is not permitted within the "General Industrial" land use designation and a zoning by-law amendment to permit such a use would not conform to the City of Greater Sudbury Official Plan.

By contrast, nearly every other land use designation provided in the Official Plan contemplates the location of "Institutional" uses.

Section 4.2.1 of the City of Greater Sudbury Official Plan provides the following policy with respect to uses permitted within the "Downtown" designation:

"1. A wide variety of uses are permitted in the Downtown, consistent with its function as the most diversified commercial Centre in the City. All residential, commercial, **institutional**, and **entertainment** uses are permitted, including offices and **community facilities**, provided that sewer and water capacities are adequate for the site. There will be no height restrictions in the Downtown."

This indicates that institutional uses are contemplated to be located within the "Downtown" designation.

Section 4.2.2 of the Official Plan provides the following policy with respect to uses permitted within the "Regional Centres" designation:

"1. Permitted uses in Regional Centres may include retail, service, **institutional**, **recreational**, entertainment, office and **community-oriented** activities."

This indicates that institutional uses are contemplated to be located within the "Regional Centre" designation.

Section 4.2.3 of the Official Plan provides the following policy with respect to uses permitted within the "Town Centres" designation:

"1. Permitted uses in Town Centres may include retail, offices, **institutional** and other related **community services** and activities, with the exception of the Valley East Town Centre which is addressed in Section 21.3.2."

Section 4.3 of the Official Plan provides the following policy with respect to the "Mixed-Use Commercial" designation:

"it is the intent of this Plan to recognize the development potential of these areas by permitting a balance of mixed uses including commercial, **institutional**, residential, and parks and open space through the rezoning process."

This indicates that institutional uses are contemplated to be located within the "Mixed-Use Commercial" designation.

Section 4.4 of the Official Plan provides policies for development within areas designated "Institutional Areas". It states:

"Institutional uses are permitted throughout the municipality in accordance with the needs of area residents and policies set forth below."

Because this policy does not state that institutional uses are permitted "in any designation", and because institutional uses are listed as being permitted within certain land uses designations, in

my opinion, the phrase, "permitted throughout the municipality" should not be interpreted to mean that institutional uses are permitted in all land use designations. Given that Sudbury is made up of many communities, it is my opinion that "throughout the municipality" means "in any community within the municipality". This does not override the policies for specific designations.

The third paragraph of Section 4.4 of the Official Plan states:

"Small scale institutions compatible with surrounding uses, such as elementary schools, libraries, day nurseries, retirement homes, places of worship and **recreation centres**, are generally not shown on Schedules 1a, 1b and 1c but are incorporated within and permitted by the Living Areas designation. "

This indicates that small scale institutional uses are permitted within the "Living Areas" designation without the need for an official plan amendment. The subject lands are not within a "Living Areas" designation.

Section 4.4 of the Official Plan provides the following description of "Institutional Uses":

"1. Institutional uses consist of educational institutions such as secondary schools, colleges and universities, as well as government offices, hospitals and **other community facilities intended for public use.**"

This clearly indicates that community facilities intended for public use fall within the Official Plan definition of "Institutional" uses.

Paragraph 2 of Section 4.4 of the Official Plan establishes criteria for the establishment of new institutional uses or the expansion of existing facilities:

"2. In considering the establishment of new institutional uses or the expansion of existing facilities on lands not specifically designated for institutional purposes, Council will ensure that:

- a. sewer and water services are adequate to service the site;
- b. adequate traffic circulation can be provided;
- c. adequate parking for the public is provided on-site;
- d. public transit services can be provided economically for the site;
- e. the proposed institutional use can be integrated into the area and is compatible with surrounding uses; and,
- f. adequate buffering and landscaping is provided."

This policy does not apply to the establishment of new institutional uses on lands not specifically designated for institutional purposes. Therefore, even if criteria a. through f. can be met by the proposal, it still does not conform with the policies of the Official Plan.

Section 7.2 of the City of Greater Sudbury Official Plan provides policies for the "Parks and Open Spaces" designation. It states:

"1. Permitted uses in Parks and Open Space areas may include active and passive recreational uses, **arenas, recreation centres** and accessory uses, Conservation Areas and cemeteries."

This indicates that areas and recreation centres are permitted within the "Parks and Open Spaces" designation.

Section 11.5 of the City of Greater Sudbury Official Plan provides policies for the "Greater Sudbury Airport and Airfields". It states:

"1. In order to take advantage of Greater Sudbury Airport's strategic location and function, a wide variety of commercial, **institutional** and industrial uses may be permitted to develop on the airport property."

This indicates that institutional uses may be permitted within the Sudbury Airport lands.

To summarize, the Official Plan explicitly permits "Institutional" uses, which include "community facilities intended for public use" on lands designated "Living Areas", "Downtown", "Regional Centre", "Town Centre", "Mixed-Use Commercial", "Institutional", "Parks and Open Spaces" and at the Greater Sudbury Airport.

The fact that the Official Plan explicitly lists "Institutional" uses as being permitted within these designation indicates that "Institutional" uses are contemplated by the Official Plan to be located on lands with this designation.

If "Institutional" uses were contemplated to be located on land lands within the Municipality regardless of their designation, then every land use designation would list "Institutional" as a permitted use, or there would be a policy that explicitly states that "Institutional" uses are permitted in every land use designation.

"Institutional" uses are not listed as a permitted use within the "General Industrial" designation and a recreation and community centre or public arena should not be considered complementary to industrial uses permitted within the designation, and would in fact detract from the operation of permitted industrial uses.

It is clear from a review of the entire Official Plan that the Official Plan does not contemplate the location of "Institutional" uses on lands designated "General Industrial", including the subject lands.

Therefore, in my opinion, a zoning by-law amendment to permit a "recreation and community centre" or a public arena as has been proposed would not conform with the Official Plan.

If the proposed zoning by-law amendment is approved it is likely to be appealed to the Local Planning Appeal Tribunal, which will have the authority to overturn a planning decision if the tribunal determines that the municipal decision is inconsistent with, or does not conform to provincial policies and municipal plans.

The appropriate means of developing the subject lands for a recreation and community centre or a public arena is to first adopt an official plan amendment to change the designation of the subject lands from "General Industrial" to a more appropriate land use designation such as "Mixed-Use Commercial" or "Regional Centre".

Thank you for your time.

Matt Alexander, BURPI, MCIP, RPP

To the True North Strong (Kingsway Entertainment District) Planning Committee. I very much support Greater Sudbury and Gateway Casino's application for rezoning the lands located on the north side of the Kingsway, northwest of Levesque Street in Sudbury to permit a recreation and community centre in the form of a public arena on approx. 11.96 hectares of land and a place of amusement in the form of a casino on approximately 6.96 hectares of land.

Sincerely, Diane Evanochko Val Caron, Ont

From: Colleen Zilio
To: <clerks@greatersudbury.ca>,
Date: 1/22/2018 8:47 AM
Subject: I am against rezoning to accommodate Kingsway Gateway development

Dear Mayor Bigger and Councillors,

As a long-time citizen, business owner and dedicated community volunteer, I wish to express that I am NOT in favour of the proposed rezoning to accommodate the KINGSWAY Gateway event centre and casino. I am a commercial property owner in WARD 1 and my objections are as follows:

I object to the expenditures that are needed to create new infrastructure to support this development.
I object to the creation of a commercial hub so distant to other community and private sector investments.
I object to a private developer gaining long term benefit from tax payer investment.

I am further offended by the "fast tracking" of this project - often circumventing processes that have been required of other developers.

Sincerely,

Colleen Zilio

Good morning,

We received the following comments related to Arena/Casino. Can Mr. Legendre's comments please be included with the other comments received by Clerks Services?

Thanks

Ryan

>>> Eric Legendre
Dear Councillors,

1/19/2018 4:33 PM >>>

My name is Eric Legendre and I am a resident of Val Caron within ward 5. The reason i am writing to you today is to ask you to please reconsider allowing a full casino in our community. We have a very important decision to make that can change the fabric of our community for years to come. I am a recovering compulsive gambler and know all to well the social perils it can bring. I do not believe it is in the best interest of our city or our citizens to bring in this type of establishment. It drains money out of the community, brings in increased levels of crime, addiction and so forth. Stats have shown that problem gambling for local residents can increase by as much as 50% when a casino is located within a 50km radius of a city. I think we can bring in much more family friendly entertainment options in place of a casino at the Kingsway location, such as a waterpark, motocross ect... I ask all of you to please watch this short 30 min documentary in the link below on the effects casinos can have on the economic and social aspects of a community before you make your decision. I thank you for your time and cosideration.

Economic and Social impacts of Casinos

Yours truly,

Eric Legendre

Good morning,

We received the following comments related to Arena/Casino. Can Mr. & Mrs. MacDonald's comments please be included with the other comments received by Clerks Services?

Thanks

Ryan

>>> Paul & Wilma MacDonald

1/21/2018 2:13 AM >>>

This email is to our Mayor and Council:

Thank you for inviting opinions from the taxpayer regarding the Casino.

We were under the impression that city council voted last fall to proceed with the Casino on the Kingsway. We elected our mayor and council to act on our behalf until the end of their term November 30, 2018.

Why then do we have people coming out of the woodwork professing to be our saviours, people we really don't remember electing to represent us?

They come up with stupid remarks suggesting decisions made by our council should be disregarded because there may be a change of representation this coming fall. If we operate under this illogical thinking, we would never need to have a council to represent us because it might change in four years.

Some members of council are taking to the newspapers to tell us we are right or wrong to support council's decisions; we have decided these individuals may be campaigning for the mayor's job a little early.

We live in Ward 8 and fully support council's decision to proceed with the Casino. We are so tired of reading Letters to the Editor by the same group of naysayers on everything the city decides, especially the individual who professes to represent us as seniors!!!! They only end up making every project much more difficult and expensive by their delaying tactics.

Sincerely,

Paul & Wilma MacDonald



First let me start by saying that what Dario Zulich and his company are doing for sports and entertainment in the city of Sudbury is to be commended. The advertising and hype created around the Sudbury Wolves, the Spartans as well as the potential of a basketball team competing in Sudbury makes for a vibrant and exciting sports community. Sudbury has always been just that, a very community minded city; "Sudbury, where even the rocks are friendly". Albeit an arena on the outskirts of town is not a decision I agree with neither is bringing a casino to Sudbury.

After attending a meeting dispelling the glamour of having a casino in Sudbury, I wholeheartedly agree that a casino will negatively affect the business community. Thunder Bay is a glaring example of a swing in positive initial perception quickly changing to despair and regret. There is no mechanism to remove a casino from a community so once the decision is made to move forward there is no turning back; as much as Thunder Bay wishes there was a mechanism available. As a business owner and lifetime Sudbury citizen I worry daily about sales and the retail landscape and how much it has changed over the last decade. We are competing with online marketing giants who sell absolutely everything you can buy in a big box or boutique store. Taking more money out of the hands of potential customers will surely be the inevitable sign hanger for "Closed – Out of Business". There is also the whole social side to casinos and how much negative impact they can have.

Look to the future and what will be best for all Sudburians, bringing a casino to Sudbury is not a good choice.

Wayne Fraser
Concerned Sudburian

I would like to go on record as saying that I am in full support of a downtown site for a new arena/ events centre. I hope that council will consider the advice of consultants, their own staff, experts, the public and also other communities who have recommended in no uncertain terms the downtown should be the location. Most of the public advocating for a downtown site are doing so out of an interest in making their city the best it can be. Their reasons are altruistic, not for personal gain and as such, should be taken seriously. I am hopeful that this council will make a decision that benefits the greatest number of Sudburians.

To Greater City of Sudbury Councillors,

I am writing to you today to object the Rezoning of Land for the Kingsway Entertainment District. I have many reasons to object but will outline 4 of my most notable ones below. I feel we are doing our great city a major disservice if we continue on this path of the building the Kingsway Entertainment District.

- 1) Many hours and money went into the consultation of the location of the new entertainment district. Placing the new event centre on the Kingsway completely disregards the City's Official Plan and consultants report that stated the best location would be downtown.
- 2) All great cities need a vibrant downtown area, one that the citizens are proud of and want to visit. We have a good start on this with the new McEwen School of Architecture and I think we must continue to build on this and selecting downtown as the site for the new event centre would be an excellent follow-up.
- 3) The infrastructure required to support the Kingsway location will cost millions to install and maintain which in turn will result in higher taxes. We currently pay extremely high taxes to support our Greater City of Sudbury area when compared to other cities of this size. The downtown area already has the existing infrastructure to support the new event centre.
- 4) I enjoy the culture and unique quality of our current downtown, I like that it is central and easily accessible from all areas of our city. Keeping the event centre downtown would maintain a walkable, bike friendly and sustainable future for our city for both the young people starting out and the older population of our great city.

Thank you for your time and consideration regarding this matter,

Gayle Akerman

[REDACTED]
[REDACTED] [REDACTED]

We would like to submit our strong opposition in written form to the rezoning application of the Kingsway properties to change its current use from General Industrial and allow for development of the Zulich group's proposed "Entertainment District" and its associated investment of public funds.

As background, my perspective of Sudbury and its development is as someone who came here in 2000 to complete a Masters Degree at what is now the Living With Lakes Centre at Laurentian University, after having lived and worked in various communities in southern Ontario and a number of years in downtown Toronto. I met my partner here while he was also completing a Masters at SNO Lab, which later became the scientific team that won the Nobel Prize in Physics. We now have [REDACTED], the oldest of whom is entering high school next year. Sudbury is our home, we have actively chosen to live and work here, to raise our children, to make the culture of Sudbury our family's culture, to contribute to it, to experience it, to share it with visitors, and hopefully to continue to make it one we can fully endorse, participate and thrive in.

It was very disappointing and frankly shocking to us when our council voted to relocate our main community arena and event complex directly next to the city's landfill, and subsequently, that it was to be coupled with a large-scale gambling casino. There is no part of that decision that makes economic, cultural or developmental sense to us. It is extremely unfortunate that the self-benefiting investment interests of a single developer have been strategically and forcefully marketed to council and citizens in such a way that objective, well-researched facts, sustainable planning initiatives, and indeed the goodwill and the faith of many Sudburians have been silenced and eclipsed. Thankfully there are still many, many people, including ourselves, who have not been influenced by The Zulich Group's tactics, and it is vital for our entire community's future that these mistakes go no further. The fact that this development needs rezoning to proceed is the best opportunity to highlight all of its flaws and risks, and for good sense and decision-making to prevail.

The rezoning application itself is very weak in that it does not reference or quote any sections of the Official Plan with which it claims to be in accordance with. The fact is there are many sections with which it is in direct conflict with. There is no reason an Official Plan that has had direct, continued, open, and fair input from all stakeholders- residential taxpayers, business owners, community organizations, institutions, other developers- should be overridden. Clearly the General Industrial zoning as it is now in the outlying areas of the city should be the focus for exactly that- general industrial uses. If various industries want to buy these lands for their specific use, then they will. Development of the lands will occur in a sustainable fashion, with appropriate investment and tax input from industry, **and in accordance with the Official Plan.** Development cannot and should not be forced into an entirely different purpose which contravenes the Official Plan, simply to satisfy the investment goals of a single developer and a previous extremely contentious decision by another council to allow a casino in Sudbury. The current owner of these lands should accept that investing in General Industrial zoned real estate is a venture which may take some time to develop, and will depend on Industry itself. Failing to market and sell successfully to the industrial sector is **not** a reason to expect massive, prolonged taxpayer investment for an entirely different and unsuitable venture. An event centre is a cultural, recreational and entertainment hub that will identify our city, and for which we as taxpayers will continue to pay for the operation of whether it succeeds or not- which given all expert forecasts, if built and developed in this manner, it likely won't.

We cannot stress enough that a planning committee who uses a comprehensive set of planning criteria to choose the location for the city's main landfill (i.e. on undeveloped environmentally suitable land far away from well-established residential, business, cultural and recreation zones), then chooses its neighbouring site a few years later to label an "Entertainment District" will surely go down in history as one of the most ignorant and embarrassing decisions ever made by a Ontario municipality. Pouring public investments of buildings and infrastructure into an widely criticized, culturally and aesthetically bereft developmental desert far from all existing infrastructure and densely populated areas will be dangerously costly to our city. Apart from the financial failing, it will weaken current cultural centres and investments, it will couple family sports entertainment with gambling, and it will send a message to the rest of the world that what Sudbury already has is of no value. That we are so desperate, we will build our new Entertainment District next to the dump. This is not just a couple of buildings and a piece of real estate- it puts all future development and success of our city at risk.

Please, keep your pride as professionals and as people, for now and for the future and deny this completely unsuitable application for rezoning. Don't fall for the skillfull marketing and carefully crafted roll-out strategy that the Zulich group has employed to cover the glaring, crucial weaknesses and dangers of this investment in order to sell it to us. Like you, we want Sudbury to be a place that we and our children are proud to be from, and can continue to live.

Jennifer Davidson & Michael Schwendener



Dear Sir/Madam,

My sister and I are both business owners in Downtown Sudbury and unfortunately are not able to attend today's 4:30 p.m. meeting regarding the development of the Kingsway Casino project.

Both of us are not in favour of the idea of proceeding with the development of the casino on the Kingsway for a variety of reasons. As business owners, this decision, in light of the facts presented by other cities who have gone in this direction, are not financially encouraging -- if anything it reads like a cautionary tale. We see money going out but none or very little staying in the community. The negative elements, like crime and addiction are not something we want to see introduced or increased in this city. This decision would contribute only to more sprawl to the growth of Sudbury and nothing to create a "heart of Sudbury" which we once had and were known for.

Financially, what a waste of good money already spent to the tune of \$300,000 for the PriceWaterhouseCooper assessment plan and then only to disregard the findings. As seniors, we also do not approve of the significant tax increases that will be needed for years and years to come, if not decades, to pay for the new infrastructure that this project demands. There are other reasons like accessibility, but to be brief, many people feel as we do and are of the opinion that this not the direction the City should be taking Sudbury.

I was born in Sudbury as was my sister. We remember what the Downtown was like when it was thriving. We believe in new growth for Sudbury, but not like this. New life has been infused into the Downtown core and future plans look encouraging. With careful planning, and without a casino, Sudbury can grow authentically and develop into an even stronger, northern city that it is today.

Irene and Julia Andruch

Sudbury, Ontario

To Greater City of Sudbury Councillors:

I am writing you today to voice my strong opposition to the new arena and casino complex proposal on the Kingsway.

Having moved back to Sudbury two years ago from London, Ontario I can speak from personal experience that renovating the downtown arena is best the solution for revitalizing our downtown core and the best solution for saving the tax payers of Sudbury millions of dollars.

Most progressive cities in Canada are redeveloping their downtowns and have been successful in doing so. It appears as if the City of Sudbury has decided to do the opposite at the expense of downtown businesses and the citizens of Sudbury.

We go downtown often and enjoy the culture and progress that is happening downtown. It is central and easily accessible from all areas of our city and has many restaurants and new shops adding to its continued progress. An event centre downtown will ensure the continued success of our downtown core and will certainly encourage more business downtown.

I am urging you to reconsider your support of this new complex and support a plan to keep the arena downtown to ensure our downtown communities continued success.

Regards,

Sandra Foley

[REDACTED]

[REDACTED]

Public Submission on Files 701-6/17-9 and 751-6/17-24:

Prepared by: Dr. Christopher J. Duncanson-Hales
January 21, 2018

As a citizen of Sudbury residing in Ward 11, I oppose the request to amend the Official Plan and to rezone the subject lands from "M1-1", Business Industrial to "M1-1(S), Business Industrial Special to permit a place of amusement in the form of a casino. I believe the land is unsuitable for a place of amusement in the form of a casino for three main reasons. The first reason is related to the increase in vehicular traffic through residential neighbourhoods, the second reason is the impact the proposed development will have on the health and safety of my community which leads to my third reason, the proposed amendments are inconsistent with the spirit and letter of the Provincial Policy Statement 2014. I will deal with each of these concerns in turn.

1. Traffic Impact.

The traffic report prepared by the proponents limits the scope of its analysis to the intersections:

- Lasalle Boulevard at Barrydowne Road;
- Lasalle Boulevard at Falconbridge Road;
- Kingsway at Barrydowne Road;
- Kingsway at Falconbridge Road / Second Avenue;
- Kingsway at Third Avenue;
- Kingsway at proposed Street A;
- Kingsway at Levesque Street;
- Kingsway at Moonlight Avenue;
- Bancroft Drive at Second Avenue;
- Bancroft Drive at Levesque Street; and
- Bancroft Drive at Moonlight Avenue.

While this study considers the traffic impact on the main and secondary arteries, it fails to take into account the impact of increased volume on the side streets that exit on these primary and secondary arterial roads. For example, the traffic report does not include an analysis of delays to be expected for local residences who are turning left or right onto Second Avenue from Hebert Street, Wiltshire Street, Richard Street or Randolph Street. Having experienced significant delays exiting my street during the expansion on 2nd Ave. in 2017 I am concerned that the increased traffic will incur significant delays that are not accounted for in the traffic report. Furthermore, consideration needs to be given to motorists who try to avoid delays on the primary and secondary arterial roads by taking alternate routes through the residential roads, like Wiltshire. I raise this from my experience of the increase in traffic on Wiltshire during the 2017 construction on 2nd Avenue and the amount of local pedestrian traffic in this area and the lack of sidewalks.

Recommendation: For these reasons I propose a more thorough Traffic Impact Report that takes into account the impact of increased volume of traffic on residential streets needs to be completed before these amendments can be considered.

2. Health Impact

Having reviewed the Official Planning and Zoning By-law Amendment Report (Dillon Consulting, Dec. 2017 -Amended) I am deeply concerned that “Section 1.1: Building Healthy Communities” does not consider in any way the health impacts of expanded gambling on neighbourhoods surrounding the proposed casino development. This despite the assertion by the proponents that the “scope and level of detail of the planning evaluation has been based on: Provincial Policy Statement 2014; Growth Plan for Northern Ontario; City of Greater Sudbury Official Plan policies and criteria.”

The absence of any consideration of the adverse health effects of the development of a full-scale casino on the Kingsway is not consistent with the Provincial Policy Statement 2014; Growth Plan for Northern Ontario, or the City of Greater Sudbury Official Plan. Each of these planning documents include direction for promoting healthy communities. For the sake of brevity, I will focus my comments on the briefing notes provided by the Sudbury and District Health Unit and the Provincial Policy Statement 2014.

a. Sudbury & District Board of Health Briefing Note

In a briefing note from the then Sudbury & District Board of Health dated February 14th 2013, the City of Greater Sudbury Council was asked to “factor into their deliberations and decision-making the anticipated health impacts of casino expansion and gambling.” The note goes on to indicate that “Although a health-based approach would refrain from increasing local gambling opportunities altogether, there are important mitigation measures that can be taken to reduce risk. *In the context of gambling expansion, regulating the location (e.g. consideration of vulnerable populations)* (Emphasis mine.)

The briefing note lists the following 7 specific concerns for council to consider.

1. One of the main negative impacts of gambling introduction is an increase in the number of problem gamblers.
2. Problem gambling has adverse health impacts on individuals, families and communities.
3. The impacts of problem gambling are not evenly distributed in the community, and affect some groups disproportionately including males, youth, older adults, Aboriginal peoples, and individuals and families with low incomes.
4. The increased availability and accessibility of gambling in Greater Sudbury will likely result in an increase in the prevalence of problem gambling.
5. Communities with greater proximity to casinos are likely to experience greater impacts.
6. Much remains unknown about how to successfully treat problem gambling and emphasis should be placed on preventing exposure to gambling and mitigating harm.
7. Broader community health impacts are both negative and positive. These include impacts related to employment, income, motor vehicle traffic, injuries, air pollution, crime and local economic development. The available evidence recently assessed by Toronto Public Health indicates that the introduction of a new casino is likely to have greater adverse health-related impacts than beneficial impacts.

The briefing note further indicates that “Certain **population groups** are disproportionately affected by problem gambling: youth, older adults, Aboriginal people and individuals with low-income (19-20).”(Emphasis original).

This, with the public health concern that “communities with greater proximity to casinos are likely to experience greater impacts,” strongly suggests that consideration must be given to the particular health impacts of gambling on vulnerable residential communities near the subject land.

b. Sudbury and District Health Unit Report, “Opportunity for All.”

In 2013, the Sudbury Health Unit produced the “Opportunity for All: The Path to Health Equity report.” This study grouped areas across the City of Greater Sudbury “according to their social and economic characteristics (e.g. household income, employment, education) and classified as most or least deprived.”

The study then “looked at health outcomes (e.g. self-rated health, emergency department visits, obesity) experienced by residents in these areas. People were asked whether they experienced better or worse health outcomes depending on whether they lived in an area that was worse or better off socially and economically (i.e. most or least deprived).” (see attached)

According to this study, 23% of Ward 11 residents live in a most deprived area and are within a 3 km radius of the proposed Kingsway casino. Furthermore, this is one of the population groups that the health unit identifies as “disproportionately affected by problem gambling.”

As detailed below, it is a duty of the Planning Council to ensure that the proposed amendments are consistent with the Provincial Policy Statement 2014 and the Official Planning Act.

Recommendation: I therefore respectfully submit that given the lack of attention paid to the health impacts of expanded gambling on the communities adjacent to or near the proposed casino that the application to amend the Official Plan and rezoning application are incomplete and the requested amendments therefore be denied.

3. Provincial Policy Statement 2014

The vision of the Provincial Policy Statement 2014 indicates that “The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.” The provincial policy-led planning system detailed in this document “recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas,” including health.

The Official Plan and Zoning By-Law Amendment Planning Justification Report provided in support of these amendments fails to recognize or present any linkages between the economic justification for the proposed amendments and the impacts of these amendments on the social and health well-being of the host communities.

Furthermore, the Provincial Policy Statement 2014 maintains that "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and *avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.*" (emphasis mine.) The Provincial Policy Statement goes on to emphasize the importance of land use policy to "protect the *overall health and safety of the population.*" (Emphasis mine.).

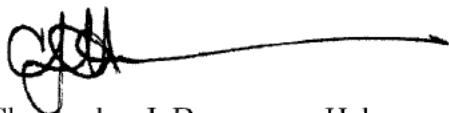
For these reasons, the Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption." The statement directs a preventative approach that protects public health and safety and minimizes the risk of social disruption, "by avoiding development and land use patterns which may cause environmental or public health and safety concerns."

Recommendation:

Given the real potential for serious risk to public health and safety, with the lack of consideration given to the public health and safety concerns as recommended by the Sudbury and District Health Unit, I respectfully request that that this application be rejected until such time as an independent and comprehensive health impact assessment be undertaken by the Sudbury and District Health Unit. Following the principles of Evidence-Informed Public Health Practice, this assessment should identify the social and health impacts of a full-scale casino on the public health and safety of the population living in close proximity (5km) of the subject land and more generally on the population included in the Sudbury and District Health Unit's geographic area of responsibility.

I further request to be kept informed on councils decision on these files.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CJH', followed by a long horizontal line extending to the right.

Christopher J. Duncanson-Hales,

From: "Arthemise Camirand-Peterson"
To: <clerks@greatersudbury.ca>
CC: "Marguerite Noel"
Date: 1/22/2018 1:54 PM
Subject: FW: Kingsway arena, casino

-----Original Message-----

From: Marguerite Noe
Sent: January 22, 2018 1:46 PM
To:
Subject: Kingsway arena, casino

I am in favor for this Kingsway arena, casino. We have much need at this end of the city, as New Sudbury is growing up in leaps & bounds, with all this space to share & all roads leading to this area,, for this project is inviting more business to come to Greater Sudbury. More money for our City plus it is good for the employment for our people. I have lived in Sudbury for [REDACTED] & I am doing my share in volunteering. So I hope that we get what we need for our area & Sudbury. You can't stop those who want to gamble, for they go out of town to do this. I thank you for letting me put my input.

Marguerite Noël

[REDACTED]

I am against proposal Kingsway location for the event centre and casino. The site goes against the trend urban re-development and sustainability. Further growth on greenspace on the edge of the city goes against the city official plan which promotes density. This project will only have a negative impact on the future health of the city as this type of suburban development is no longer viable. With increasing energy cost and decline of fossil fuels, cities must plan development to encourage higher density and multi-use. Cities must plan "to get ahead of the curve as much as possible."

(<https://www.theglobeandmail.com/news/national/time-to-lead/winnipeg-rethinks-suburban-sprawl-with-downtown-reinvention/article4247832/>). This development will further urban sprawl, which will place a significant financial burden on its residents by increasing the need and cost of new infrastructure; the amount parking at the site alone is significant expense. The infrastructure such as roads, parking, public transit, water/wastewater required for the event centre is already in place in other parts of the city.

The city has missed numerous occasions to build a strong core by placing such development as Laurentian University, Cambrian College, College Boréal among many others in suburban locations which has reduced the vitality, attraction of the core as an economic driver and by extension negatively impacted the city, (just read the comments on media message boards about the state of the downtown).

The city supposedly prides itself on the abundance of natural environment and lakes, however, by approving this project the city will continue to harm and destroy it. Ramsey Lake watershed is already pushed to its threshold. This project will further endanger the quality of the watershed along with the wildlife and residents who depend on it.

Casinos as negative impact on cities as they are designed to keep the money inside and do not generate trickle-down spending. In Windsor downtown business found that the casino "siphoned off" local spending. Furthermore, casinos are not a reliable or predictable revenue source as they are dependent on the spending and the profit of the casino. However, the casino industry is in a state of decline and is unlikely to generate the profit stated by the developer. Casinos have been sold to too many cities, without success (Toronto, Kitchener, Waterloo, Vaughan) and are only accepted by communities with declining industries desperate for any type of growth (Windsor, Thunder Bay, Sault Ste. Marie, Kenora). The jobs promised are low-paying, part-time not the type of employment actively sought by growing communities.

Julien Bonin

January 19, 2018

City of Greater Sudbury
Box 5000, Station A
Sudbury, Ontario
P3A 5P3

Attention: City Clerk

Dear Committee Members,

**Re: Official Plan Amendment and Rezoning Applications - File 751-6/17-24 &
701-6/17-9**

We write to you today respecting the Kingsway Rezoning Application and Official Plan Amendment noted above. These applications are scheduled to be heard, at the first of two public hearings, by the Planning Committee on January 22, 2018. Specifically, these applications seek to amend the Official Plan and to rezone lands currently designated M1-1 to M1-1(S) to permit a place of amusement in the form of a casino.

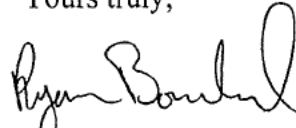
We object to the Kingsway Rezoning and Official Plan Amendment on the following, but not limited, basis:

1. Both the rezoning and OP amendment fail to reflect the priorities outlined in key strategic policy documents created by the City of Greater Sudbury; and
2. Mandated civic engagement respecting expanded gaming has not occurred or, if it has occurred, the results are no longer relevant given the passage of time and changed circumstance.

The creation of a new "entertainment district" on industrial land is not contemplated by the Official Plan nor do key strategic policy documents of the City of Greater Sudbury support such a development. Further, the issue of expanded gaming within Greater Sudbury requires public input and municipal support. With a change in Council, the passage of time and materially altered circumstance, the matter of civic engagement and municipal support remains outstanding.

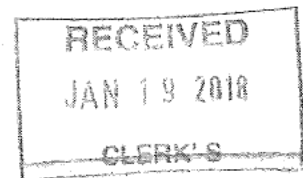
We reserve our right to provide further comment and look forward to the process ahead.

Yours truly,

A handwritten signature in black ink, appearing to read "Ryan Bouchard". The signature is fluid and cursive, with the first name "Ryan" and last name "Bouchard" clearly distinguishable.

Ryan Bouchard





January 19, 2018

City of Greater Sudbury
Box 5000, Station A
Sudbury, Ontario
P3A 5P3

Attention: City Clerk

Dear Committee Members,

Re: Rezoning Application - File 751-6/17-27

We write to you today respecting the Kingsway Rezoning Application noted above. This application is scheduled to be heard, at the first of two public hearings, by the Planning Committee on January 22, 2018. Specifically, this application seeks to rezone lands currently designated M1-1 and M2 to M1-1(S) to permit a recreation and community centre in the form of a public arena. We reserve comment related to File 751-6/17-26 as it is not presently before Planning Committee.

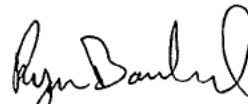
We object to the Kingsway Rezoning on the following, but not limited, basis:

1. No cost/benefit analysis has been completed respecting the relocation of the current Sudbury Arena;
2. The recommendation of the City's hired consultant has been overlooked; and
3. The rezoning of the Kingsway Site to permit the relocation of the Sudbury Arena abdicates key strategic policy documents of the City of Greater Sudbury, namely the Official Plan.

The magnitude of the taxpayer investment being proposed warrants a better understanding of the costs and benefits related to a relocation of the Sudbury Arena away from the Downtown. This importance is magnified as the decision to relocate the event centre does not conform with the recommendation of the City's hired consultant, PricewaterhouseCoopers LLP. Ultimately, key strategic policy documents created by the City of Greater Sudbury over many years through genuine civic engagement are not being observed.

We reserve our right to provide further comment and look forward to the process ahead.

Yours Truly,

A handwritten signature in black ink, appearing to read "Ryan Bouchard". The signature is fluid and cursive, with the first name "Ryan" and last name "Bouchard" clearly distinguishable.

Ryan Bouchard

