

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

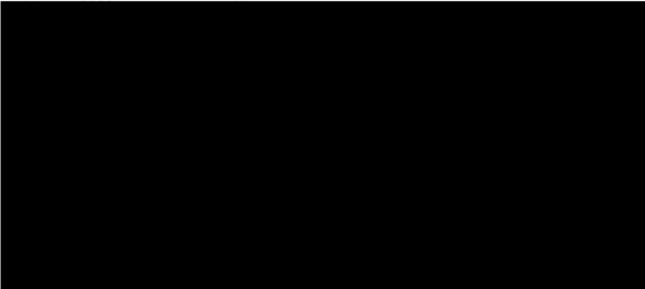
Comments received between January 22, 2018 @ 4:00 p.m. and February 9, 2018 @ 4:00 p.m.

I SUPPORT LOCATING ARENA & CASINO AT TNS

From:
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 2:51 PM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

TJ Oystrick



clerks

From: "Kathy Young"
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 3:01 PM
Attachments: Planning Committee Submission.docx

Good afternoon,

Please consider the enclosed letter prior to this afternoon's Planning Committee Meeting. While we can't revisit the shortsightedness of our past city fathers, you have the opportunity to follow the smart, informed and decisions incorporated into Greater Sudbury's Official Plan, Downtown Master Plan and economic development plans. Please don't throw all that good work out the window and amend the Official Plan as you are considering today. The time for making evidence-based decisions is now!

Sincerely,
Kathy Young

Submission to Planning Committee

Monday, January 22, 2018

Kathy Young

Good Afternoon. My name is Kathy Young, I live [REDACTED] and I have been a resident of Sudbury for [REDACTED] years. I've raised my [REDACTED] here, worked in [REDACTED] [REDACTED] have been an active member of the community pre and post retirement. On a number of levels, I am opposed to the building of an arena on The Kingsway, and am therefore opposed to the rezoning of the property.

First of all, as a retiree, I am very concerned about the incredibly high taxes we pay, and the effect on my taxes that expected infrastructure and capital costs being planned for the Kingsway location of a new arena will have. As compared to Victoria BC (as per last week's Globe), my current taxes are [REDACTED] more per year for a home of equal value. I and other seniors are experiencing the squeeze of proposed capital building projects coupled with the forecasted erosion in the Sudbury tax base.

But grumbling about taxes is not why I am writing today. For the past 42 years, I have been comparing Sudbury to Sault Ste. Marie where I was raised and regularly visit family. On so many levels, the Sault wins – for informed, smart, and timely decision making. And they make the smart decisions drawing on a tax base of just about half of what we have in Sudbury.

The following questions are rhetorical in nature, but have fun guessing....

- The Sault and Sudbury arenas were built in 1949 and 1951 respectively. In 2007 when both cities were investigating their aged arena properties, guess which city decided to build new immediately, and which city decided to renovate, only to revisit their decision 6 years later, and then remain mired in indecision for a further 4 years later, only to make the wrong decision?
- Guess which city decided to move the arena outside their city core, in contravention of their city master plan, and which city built their arena in their city core (as Ottawa might have wished)?
- Guess which city has been enjoying hockey and 1st rate concerts in plush seats and climate controlled comfort for 11 years?
- Guess which city, when they identified the need for a new library and art gallery years ago, accessed property on the river waterfront and build the most impressive structure, well used and visited by residents and tourists alike?
- Guess which city has diddled, renovated and fiddled with their library and art gallery with no resolve to date?

- Guess which city, when offered a golden opportunity to purchase prime, never to be offered again real estate on the shores of the most beautiful city water location available, diddled and fiddled?
- Guess what city's residents get to drive by the most spectacularly horrid eyesore on their way to work each day?
- Guess which city, when recognizing the need/desire of its citizens for healthy infrastructure, built non motorized trails (The Hub Trail – 22.5 km), bike lanes (dedicated bike lanes on many of the city's main arteries using provincial infrastructure monies), a huge community centre (The John Rhodes Community Centre) housing an NHL ice pad, 25 m, 8 lane swimming pool, full gym etc.)?
- Guess which city retained their post office building built in 1906 with its distinctive clock tower now housing their museum, and which city tore their beautiful heritage post office down?
- Guess which city has a lovely boardwalk along the waterfront, with patio bar/restaurants along the way?

We can't revisit the shortsightedness of our past city fathers. However, Greater Sudbury has made some smart, informed and timely decisions incorporated into its Official Plan, Downtown Master Plan and economic development plans. It's not too late to follow those them. Please don't throw all that good work out the window and amend the Official Plan as you are considering today. The time for making evidence-based decisions is now!

I will continue comparing the Sault to Sudbury, but please give me something to brag about to my sisters....

Sincerely,
Kathy Young

Please Forward to Planning Committee RE: Tonight's Meeting

From: Erin Danyliw
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 3:05 PM
Subject: Please Forward to Planning Committee RE: Tonight's Meeting

January 22, 2018

To forward to the Planning Committee of the City of Greater Sudbury,

I write to you today on behalf of young people like myself. Sudbury as a whole is having a hard time retaining young people, they leave after school and they don't come back. Those of us who stayed, or came back, did so because we saw Sudbury moving in a particular direction. We saw Sudbury moving in this direction from the various planning documents put out by the city; the official plan, the downtown master plan, and From the Ground Up, Sudbury's economic development plan. We chose to stay because we wanted to be part of the Sudbury those documents envisioned.

We chose to stay in a city that was focused on establishing healthy communities. A casino does not build healthy communities. Increasing urban sprawl does not build healthy communities. Spending an hour in your vehicle to exit the parking lot after an event does not build healthy communities. To imagine that families will go to eat dinner before an event in a casino, and to advocate this type of entertainment to our children and grandchildren is horrifying to me, and will not lead to a healthy future.

We chose to stay in a city that was making smart decisions, fact-based decisions. Section 19 of the Official plan asks the city to examine the financial impact of major developments. The financial impact of a casino is not good. It drains money from our community in the tens of millions annually, and gives back pennies on the dollar. The casino will harm local businesses, restaurants and retail, businesses whose owners have invested their lives in improving our community. The casino will harm charities. As charity bingos lose their patrons to OLG Casino, our charities will have to look elsewhere for funding or perish. Also, according to your own research taken from the Arena Large Project page of the City of Greater Sudbury website, the cost of a complete renovation of the current barn to update it completely would cost between \$44 and \$50 million dollars, less than half what this proposed arena will cost our city.

We chose to stay in a city that was moving towards a greener future. One of Sudbury's greatest accomplishments is the regreening effort. Part of moving to a greener future is

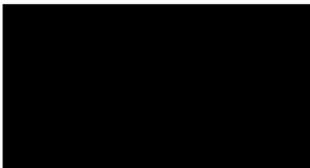
infilling our city instead of sprawling. What is the additional cost of upgrading the transit system, the sidewalks, and of adding bike lanes to the entire surrounding area to stay in line with our city's green initiatives?

We chose to stay in a city that was moving towards rejuvenating our downtown, not building a new downtown in an industrial park. An industrial park is not a place to send our young people for entertainment. An industrial park is not the first face we want tourists to see when coming to our city. This build also takes land away from industrial projects and makes the industrial park less attractive to future industrial ventures. Industrial operations do not want children walking down their sidewalks on their way to an event. They do not want the increased community traffic around their operations. They do not want to locate beside a casino. Industrial parks and community arenas do not mesh and forcing them together will lead to reduced economic development.

Make smarter choices Sudbury. Make the right decision. Don't make it easier for a casino to drain our economy by allowing it to be built next to our community arena. Don't put our community arena in an industrial park that will force people to sit in their cars for an hour to leave the parking lot. Build our community safer, healthier, smarter, wealthier, and more attractive. Don't push more people my age to leave for communities that better suit their values.

Thank you,

Erin Danyliw



re. the Kingway Entertainment District

From: VickieMcGauley
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 3:16 PM
Subject: re. the Kingway Entertainment District

To: the City of Sudbury and Zoning committee
Re: the Kingsway Entertainment District

I would like to voice my opposition to the planned arena development on the Kingsway. To say the very least, this is a half baked plan that has a great number of serious concerns attached to it. I am late to the table here as it took me a long while to finally understand this convoluted plan that our council has put in motion.

Why did this city put so much energy into a strategic plan and then go on to ignore it? Smart cities and towns are designed around a vision of what communities should be, could look like. We see that when we visit other cities. The best of them have an elegance to their design; these towns and cities are visitor friendly, they offer creative spaces, green spaces, easy walking, retail spaces and service outlets. In other words they are built for people, but more importantly for a cross-section of people seeking various services, diversions, entertainment, gathering places, and shopping. And the best of these, the ones we enjoy returning to, are also aesthetically pleasing, even beautiful.

Sudbury as we can all admit is none of these, not yet, but it could be. What we need is a vision and we need to trust in that vision and make it happen. Instead the habit in this city is to do what seems easiest for the least cost. A good example of this is the Bell Park Amphitheatre. One of Sudbury's few design successes, the boardwalk is a fine example of smart and graceful design, in tune with the landscape but not dominating it. And it is well used: in conjunction with the skating path, the two sliding hills, the beaches, playground, the gazebos and the performance stage, it is practical and at the same time quite lovely. When it was announced that a new amphitheatre would be built, many Sudburians assumed that the finer design elements of the larger boardwalk area would carry into the design of the amphitheatre. The result was shocking and, to say the very least, disappointing. It is industrial in nature, a box, and has nothing at all to do with the surrounding landscape or the organic feel of the boardwalk that hugs the bay. Yes, I guess it was the cheapest way to go, but what a missed opportunity. When I walk by it on my regular walks, it is a constant reminder to me of the paucity of creative vision that has plagued this city for the many years I've lived here.

This half-hearted and mostly expedient approach to design in this city must stop. Future development must be in line with the larger plan that has already cost us money and many hours of consultation, cogitation and planning. What we appear to have is a complete lack of imagination on this council.

Moving forward on an arena complex and casino, on the outskirts of the city centre is unwise for a number of reasons that fly in the face of the city's master plan. These reasons have already been articulated by a number of concerned citizens and this in itself shows there is rampant opposition to this project and at the very least, doubt and confusion on the parts of many Sudburians. This alone is reason to take a breath and re-think this initiative. The following are only a few of my concerns over this proposed development:

- * the talk around the Kingsway complex suggests there may be an added conference/performing arts space attached to it. This would obviously conflict with the Synergy Centre. We don't need nor can we support two conference/performing art spaces. And we certainly can't risk investing in a downtown conference centre and then pit it against another similar centre around the casino.

- * the Kingsway location for the arena means an increase in transit routes to make it accessible and this would cost the city. The downtown is already a transit hub and this is a valuable attribute to any development.

- * much research suggests that casinos in a city of our size, don't offer much economic impact; in fact it has been noted that casinos actually drain money from the local economy.

- * Sudbury has some of the highest obesity, smoking and drinking rates in the province, if not the country. Do we need to add another element that will sabotage the well-being of many who have a predilection for gambling (yes, I know many can gamble responsibly but many can't).

My final conclusions are as follows:

***We simply do not need and should not have a casino in the city. The OLG slots at Sudbury Downs are adequate and accessible enough without being too easy.

***The arena should be located downtown. The small businesses downtown that have grown their businesses, deserve this opportunity. Arena goers will have better transit opportunities and a variety of retail and restaurants to choose from to enhance their arena experience, not to mention a movie theatre, library and art gallery all in close proximity.

***I am still of the view that the City Centre mall would be a good location for the art gallery and library. This is at present, an almost dead and unused space. The fact that many options are available in an indoor facility makes sense in our harsh winters, especially for seniors and families. We could re-constitute the failing mall model, into one that is a hub of culture, learning, food, film and retail. This would also use existing infrastructure which otherwise will simply erode from neglect and under use.

Please put the brakes on this development before it is too late. As a lifetime resident of this city I ask that you not grant the zoning request for this property, or at the very least, defer this decision until there is a more solid plan in place. There is a better more elegant way to design this city which can encompass all of these facilities in a smart, user-friendly and successful design.

We can't afford to get this wrong,

Vickie McGauley



No Casino. Keep Community Arena Downtown.

From: [REDACTED]
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 3:19 PM
Subject: No Casino. Keep Community Arena Downtown.

Hello.

I am writing this email due to the fact I'm not able to attend today's planning meeting. As a life long Sudbury resident and business owner, I don't agree with the need to bring a casino to our community. I don't believe it will benefit our community.

And,

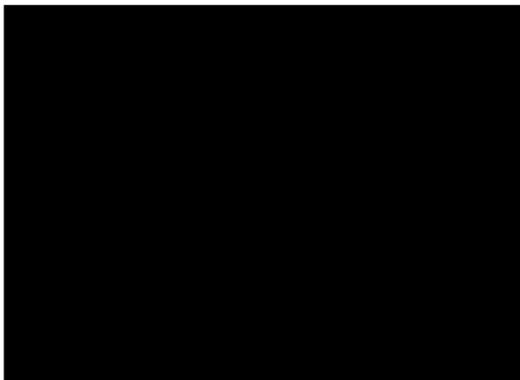
Keep our Community Arena in Downtown core.

Our city has so much potential. The event center would help revitalize our downtown.

I don't support the idea to remove our city's main entertainment attraction from the heart of our community. Keep the event center downtown.

Thanks,

Charles Reid



From:
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 3:40 PM
Subject: ATTN: Planning Council RE: Kingsway Entertainment District

Good day,

Below are the reasons I(we) do not favor the approval development of the Kingsway Entertainment District.

My public presentation, if allowed, will focus on only one of these items.

Thank you for your consideration.

Regards,
Tom Fortin
casinofreesudbury.com

- The proposed use is not compatible with surrounding uses. The subject lands are located within the Jack Nicholas industrial Park, and the impacts from industrial land uses might negatively impact on proposed gaming uses in a number of ways, including the presence of odour, noise and dust from industrial activities, along with truck traffic on interior roadways. Technical studies should be produced to demonstrate that there will be no negative impacts on the public from industrial uses in the industrial park.
- The proposed use is not an employment use. A comprehensive review of employment land needs should first be undertaken to demonstrate the appropriateness of removing these lands from an employment area. The issue with a loss of employment lands is further exacerbated by related development applications for an events centre and parking facilities, neither of which are employment uses.
- The proposed use contemplates the unnecessary expansion of public infrastructure. In particular, roads, transit, active transportation, and sewer and water infrastructure.
- 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. The gaming facility will not contribute to the overall health of community residents, and will instead lead to negative health effects. At the very least, health related impacts related to an anticipated increase in gambling addiction in the community should be studied by unbiased third party professionals prior to moving forward with establishing the use. Recommendations to minimize negative health impacts should be identified in Official Plan policy and implemented by the developer.
- Section 19 of the Official Plan requires the City to examine the financial impacts of all

major development projects to ensure financial sustainability.

The economic impacts of this new use in our City have not been assessed. An economic impact study is needed to assess the impacts of this use on the fiscal health of the City, its residents and the business community.

Recommendations from this report to minimize negative impacts should be included in Official Plan policy.

- The proposal does not have regard to the development of a prosperous community.

Section 16.2. 3 of the Official Plan calls for adherence to the City's economic development plan (which does not contemplate the presence of a casino).

- The proposed use is not energy efficient.

The Official Plan Amendment does not include any policy direction that the building be constructed with energy efficiency and renewable energy production in mind, including geothermal energy and district energy as contemplated by Section 12.4.2 of the Official Plan.

- The proposed Official Plan amendment does not hold the land developer to high quality urban design, as called for in Section 14 of the Plan.

Policies should be developed to require high-quality urban designs be incorporated into the

buildings/structures and surrounding lands, including the use of winter cities design elements and techniques.

CASINO – LAND USE ISSUES

The applications do not conform to the City's Official Plan.

1

- The proposed location of the casino, adjacent to a proposed community facility (public arena) is inappropriate and not in keeping with the City's goals to create a healthy, sustainable community.

Gambling facilities and family-oriented public recreational uses are incompatible with one another.

- Establishing large surface parking lots in this area, needed to accommodate anticipated parking for the proposed use, have not been evaluated for their impacts

on the Ramsey Lake watershed.

In particular, there are concerns with additional salt loading.

Kingsway Entertainment District Rezoning Submission

From: "Murray A. Scott"
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/22/2018 3:45 PM
Subject: Kingsway Entertainment District Rezoning Submission

Please accept this email as my submission against the Kingsway Entertainment District re-zoning application. I am unable to attend in person before the Planning Committee.

The proposed uses as a casino and arena are not in accordance with the Official Plan. The proposed uses are not in accordance with good planning practices.

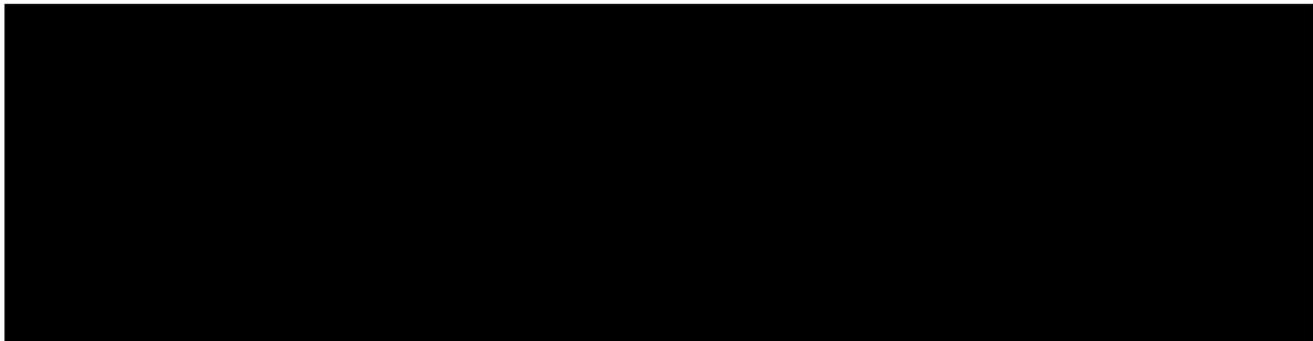
The Official Plan, Downtown Master Plan, and Economic Development Plan have stated long-standing goals of downtown development and should be followed.

The proposed arena at the Kingsway site will be less accessible than would be the case in keeping the arena downtown.

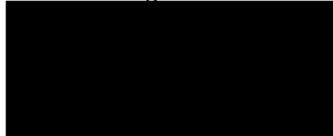
Development at the Kingsway site will detrimentally affect the downtown area, rendering it even less sustainable than is presently the case.

Please reject the application for re-zoning at the Kingsway site.

Yours very truly, Murray Scott



Will Gasteiger



January 22, 2018

RE: Application for Rezoning by 1916596 Ontario Ltd.

To whom it may concern:

Please accept this letter as notice of my opposition to both applications to rezone certain lands on the Kingsway for purposes of an Arena and Casino.

1) The Arena

The decision by council to remove the arena from the downtown is not in accordance with Sudbury's Official Plan.

Under 1.2 Vision - the Official Plan states:

Greater Sudbury's Downtown will be developed and sustained as the vibrant hub of a dynamic city by preserving its historical built form, promoting arts and culture, improving linkages to neighbourhoods and amenities, integrating natural features, developing residential uses, and creating unique urban spaces through innovative design.

By removing a core asset and attraction from the downtown, Council's decision ensures that the Downtown is reduced as a "vibrant hub".

Under 1.4 Context - the Official Plan states:

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.

By removing the arena from the downtown, Council's decision is doing the opposite of enhancing the entertainment facilities in the Downtown.

On a more personal note, several years ago my wife and I undertook a series of arena concerts through the Maritimes. As tourists coming to locations we had not been before, the only disappointing place for a concert goer was Moncton. After the concert, the only thing to do was sit in a large parking lot of a suburban arena site and wait for the lot to empty. Afterwards, a quick trip downtown showed a downtown that was closed down tight. Now, after putting up with a suburban arena for 35 years, Moncton is almost ready with the new downtown arena complex -

http://www.moncton.ca/Assets/Business+English/Downtown+Centre_ENG/TDP-PTR.pdf

Maybe the City of Sudbury could learn something from Moncton's experience?

2) Casino

The fact that Gateway and OLG seem to be willing to locate a high-end casino and hotel beside the Sudbury landfill site shows they have no interest in using or promoting their facilities as a tourist attraction. The casino's only purpose will be to mine as much wealth as possible from the residents of Sudbury.

Under 1.3.2 Economic development, the Official Plan lists the five engines of growth as:

- **The best mining and supply services in the world;**
- **A city of the creative, curious and adventuresome (providing a quality of life to attract a diverse population);**
- **One of Ontario's top four destinations (capitalizing on our natural assets and history to attract residents and visitors);**
- **A leader in health innovation and biotechnology; and,**
- **A model for eco-industry and renewable energy**

Since the proponents of the Casino promote it as an enterprise for growth, to fall within the Official Plan it should act as a catalyst to make Sudbury one of Ontario's top four destinations. We are "The city of Lakes" not the "City of Dumps". The stigma of years of industrial devastation have finally been removed; let's not start again by being known as the city that promotes a tourist attraction by the dump. North Bay is placing their casino on their waterfront; Sudbury should be "capitalizing on our natural assets" to do better. A casino at the proposed location will not be an engine of growth; but it will be a source of constant embarrassment.

Under 1.3.3 Sustainable Development the Official Plan states:

Becoming a sustainable community involves adopting a long-term view in assessing options and making choices. It also means recognizing the value of healthy ecosystems, using resources efficiently, and enhancing a locally based economy.

One of the resources of the of the City of Sudbury is the wealth of its citizens. A casino as envisaged by OLG and the private operator does not create sustainable development. It only vacuums the wealth out of the community. It does nothing to enhance the locally based economy. Possibly there are options for locally operated casinos or places of entertainment that could keep wealth distribution within the community. A long-term view in assessing options is required. Jumping into a deal without assessing options is not appropriate under the Official Plan.

Thank you for the opportunity to express my concerns

Yours Truly:



Will Gasteiger – a concerned property and business owner in the City of Greater Sudbury

From: Fran Paul
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/22/2018 4:11 PM
Subject: I am against rezoning the property for the Kingsway Entertainment District. The arena should be built downtown as our Official Plan and Master Plan called for.



Monday January 22, 2018.

City of Greater Sudbury
200 Brady Street
Sudbury, Ontario
P3A 5P3

re: OPA/rezoning for Kingsway Site 'KWED'

To who this concerns,

As a developer who has deep roots to Sudbury and recently investing heavily into Greater Sudbury - I have to take issue with the manner in which staff and council has handled the decision to locate the 'new event centre' on the outskirts of Sudbury. Contrary to all of the research, advise, time and money that has been spent.

Provincial Policy, the Northern Ontario Growth Act and Places to Grow Act are the succinct and clear guidelines that the Province has provided planners hired by their respective communities across our province to create sustainable growth and development.

As it related to Provincial Policy - the City of Greater Sudbury (CGS) for the purposes for the 'event centre' has completely disregarded its own Master Plan, Downtown Plan, Downtown CIP and Brownfield CIP programs, contrary to the Provincial Policies which Municipalities are required to follow and to adopt. Pick a spot within any of the sections of this directive which has formed CGS Master Plan, Downtown and Town Centre Plans and you will find contradictions which will be challenged at several levels - whether OMB, MOE, MNR and others. <http://www.mah.gov.on.ca/Page10679.aspx>

The KWED is as much of an entertainment district as the city dump is an oasis which we go to enjoy the sun in the summer. Has a hotel operator been identified in the proposal? No hotel operator work their reputation would want to have to deal with any prospective quality issues that would effect the pleasant enjoyment of the facility for their guests. The suggestion to place a Hotel, Casino, Arena and other undefined pleasure uses located +/- 1.0km from an active landfill which is designated to handle Brownfield soil is reckless - not to mention nuisance wildlife like bears.

What is the transit plan to accommodate the 1000's of people who may not have the means for their own vehicle or to get to this site en masse or in off hours? Where is the economic viability statement? Do you have a long-term agreement with SWSE?

One may want to question Councillor Kirwan who provides 'paid, education based endorsements' through his Valley East Today Facebook site and his emphatic enthusiasm for KWED. Has he been paid to endorse the KWED project under the guise of this Facebook site?

Promoted, and leading up to the vote, the public was lead to believe that an additional ice pad, soccer field house, watersports park, motorsports park and other 'attractions' were to be included. How do they fit into the site, what does the traffic study state about adding these items and how does that effect the infrastructure which doesn't currently exist. Where are they?

Based on action of staff and council that have undermined their own plans and the direction of the Province - CGS has lost both credibility and integrity among it contemporaries in the Province and Country.

Investors into Sudbury need to know that there is a stable, bankable, reliable staff and council that can't be counted on to do the very things that they have stated in Official Plans, media and public forums - or else, you will be lost.

Regards,

Greg Oldenburg

From: "shannon.v.cayer"
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 7:48 PM

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Sent from my Samsung Galaxy smartphone.

From: Danielle Simms
To: <clerks@greatersudbury.ca>
Date: 1/23/2018 9:55 AM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Danielle Simms

clerks - TSN

From: eross1
To: <clerks@greatersudbury.ca>
Date: 1/23/2018 10:05 AM
Subject: TSN

To: clerks@greatersudbury.ca

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

clerks - Presentation to the Planning Committee, CGS - 22nd January, 2018

From: Arthur Peach
To: <clerks@greatersudbury.ca>, Deb McIntosh <Deb.McIntosh@greatersudbury.ca...>
Date: 1/23/2018 10:45 AM
Subject: Presentation to the Planning Committee, CGS - 22nd January, 2018
Cc: <jason.ferrigan@greatersudbury.ca>, <eric.taylor@greatersudbury.ca>, <al...>
Attachments: Madam Chair and Members of the Planning Committee.docx

Chair of the Planning Committee: Councillor Deb McIntosh

Vice-Chair: Councillor René Lapierre

Other Members: Councillors, Mike Jakubo, Joscelyne Landry-Altman, Al Sizer

Attached is the text of our comments to the Planning Committee on the 22nd of Jan. for the consideration of Planning Staff and Council.

After my oral comments (which were cut off towards the end because of the time limitation) I left 5 copies in the hands of the Clerk with the request they be distributed to members of the Committee.

I found it to be a very good meeting with lots of citizen participation. But, it is worthy of note that **virtually all of the presenters were opposed to the development location**, excepting Mr. Zulich, the Gateway representative and perhaps one or two others. I guess the “silent majority” are truly silent and choose to not advocate their position.? If there is a great citizen support for the Kingsway development they did not show it; where is it? Why are they not speaking, where **everyone was given this opportunity** at our perfect venue, the Council Chamber of the City of Greater Sudbury?

Thank you for your consideration. We look forward to your support for the **Heart of Sudbury... Downtown.**

22nd January, 2018

**Madam Chair and Members of the Planning Committee, City of Greater
Sudbury:**

My name is Arthur Peach and I appear before you in common voice with my business and professional partner, Oryst Sawchuk. We are an architectural-planning consulting practice that has been, and still is, active in Sudbury and throughout Ontario since 1957...over 60 years. I think we have some sense of the ebb and flow of development over the past few years.

You, as members of the Planning Committee of council, are governed in your deliberations and decisions, among other Statutes, by the Official Plan. You and your staff have a stewardship obligation to assure the implementation of the Official Plan on behalf of the citizens and institutions of Sudbury. (we all know that; nothing new here)

What is unprecedented is the contemplation of spending well over 100 million dollars for an arena/event centre, not to mention tens of millions for the supporting infrastructure, in a wildly inappropriate location.

Oryst and I express our great concern that the applications before you, in almost every category of reference to the Official Plan, can not be justified and must be rejected in favour of a rational planning, economically sustainable and realistic approach to the development of our new arena/event centre/performing Arts Facility...in the downtown.

We respectfully and urgently suggest that it is your civic duty as members of this committee to reference the Official Plan, to advocate

passionately and to demonstrate rationally how and why a civic project of such colossal scope should be built in the Downtown (and I quote the Official Plan here)...”the heart of Greater Sudbury, the most urban place” “to enhance the Downtown as a location of government, commerce, culture and entertainment facilities.” (close quote),....not remotely on the periphery of the built centre of our community, not on land designated as Heavy Industrial by the Official Plan, not adjacent and connected to a casino of all things, not neighbouring the Municipal landfill site...(more plainly put; the city dump).

I repeat this pertinent excerpt from the Official Plan that you as Stewards of the plan should keep in mind, and act on.

“Section 1.4 of our Official Plan states,
under Context:

“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.”

We have witnessed many changes to the City and its Downtown, much of which has been detrimental to its role as the City’s central place. What was once a walkable, people place has been incrementally hollowed out to serve private commercial interests, and without much thought for the peoples’ interests.

After Six decades of municipal planning with it’s fine rhetoric we favour the Downtown as the heart and core area of the City. Planning committees and councils throughout these years have failed their responsibilities to the Official Plan.

Today, the proposed public works expenditure of more than \$100 million represents an opportunity to invest in implementing the Downtown public policy of the Official Plan. Leveraging this investment together with taking stock of our Downtown resources and using them in innovative ways to create a truly inspired, imaginative cluster, demonstrative of all that Sudbury can be going into the next 150 years. The Downtown can become what we all aspire to, a diverse, resilient, more economically viable neighbourhood.

The opportunity is NOW, ...you are the stewards, responsible for implementation of the Official Plan... show the leadership required to move us into the future and make us proud of our Downtown and City. Be pro-active on this matter; make a statement. After six decades of neglect let's do the right thing now in accordance with the mandate of the Official Plan.

Can you envision (quoting again from the Official Plan...“a Sudbury, compact and walkable, the Downtown possessing a distinct built form that sets it apart from other urban areas, offering unique opportunities to protect, develop and sustain its role as the vibrant hub of a dynamic city.

This is your challenge: we have an Official Plan vision which must be interpreted in the context of the whole community, not just an isolated property. Your support of the total and unanimous rejection of these requested amendments to the zoning and Official Plan statutes will be a worthy legacy of this committee and council. Our community says live up to your leadership responsibilities. Thank you.

Arthur Peach B. Arch. 



I SUPPORT LOCATING ARENA & CASINO AT TNS

From: Shane Jeanveau
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/23/2018 11:06 AM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Just so this doesn't look like copy and paste spam, I greatly support the Kingsway location over the a downtown center.

I support locating arena & casino at tns

From: Jessica Mainville
To: "Clerks@greatersudbury.ca" <Clerks@greatersudbury.ca>
Date: 1/23/2018 1:16 PM
Subject: I support locating arena & casino at tns

EMAIL SUPPORT FOR ARENA & CASINO TO TNS PLANNING GROUP

Support TNS & Casino. Copy & email below to clerks@greatersudbury.ca :

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Support Locating Arena and Casino at TNS

From: "Robin Leblanc"
To: <clerks@greatersudbury.ca>
Date: 1/23/2018 1:17 PM
Subject: Support Locating Arena and Casino at TNS

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.

Thank you

Robin Leblanc



I SUPPORT LOCATING ARENA & CASINO AT TNS

From: Andrea Cram
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/23/2018 2:11 PM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Fwd: RE: Your letter to Sudbury Star regarding casino

From: Lynne Reynolds
To: clerks
Date: 1/23/2018 3:38 PM
Subject: Fwd: RE: Your letter to Sudbury Star regarding casino

FYI

Lynne Reynolds
Councillor Ward 11
City of Greater Sudbury
lynne.reynolds@greatersudbury.ca

1/23/2018 3:05 PM >>>

Hi: **DEFINITELY!** Nellie Lanteigne

Sent from Mail for Windows 10

Lynne Reynolds
Sent: January 23, 2018 10:14 AM
To:
Subject: Re: Your letter to Sudbury Star regarding casino

Nelly, hi!
So nice to hear from you.

Thanks for the comments and the nice words.

Favour: may I forward this to our clerks' office as a letter of support? Let me know.

Hope all is well with you! Have a great day.

Lynne Reynolds
Councillor Ward 11
City of Greater Sudbury
lynne.reynolds@greatersudbury.ca

>>>

> 1/3/2018 12:10 PM >>>

Hi Lynne:

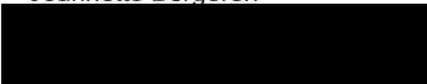
I just finished reading your rebuttal letter to those opposed to the casino. You did an excellent job. Not only was the letter very well written but you also targeted every opposition point with a well reasoned response. I suspect that though some opponents are really concerned about gambling the majority of this opposition has more to do with trying to sabotage the location of the new arena than any real opposition to a casino. Keep up the good work and have a Happy and Successful New Year. Nellie Lanteigne

2/6/2018

From: Jeannette Bergeron
To: <clerks@greatersudbury.ca>
Date: 1/23/2018 6:08 PM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Jeannette Bergeron



clerks - I SUPPORT LOCATING ARENA & CASINO AT TNS

From: Melanie Levac
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/23/2018 10:27 PM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Sent from my iPad

clerks - Fwd: Sudbury Star article

From: Lynne Reynolds
To: clerks
Date: 1/24/2018 8:04 AM
Subject: Fwd: Sudbury Star article

Email in favour of Kingsway development.

Lynne Reynolds
Councillor Ward 11
City of Greater Sudbury
lynne.reynolds@greatersudbury.ca

>>> Betty Killal 1/3/2018 12:11 PM >>>

Hi Lynne

A great article in the Sudbury Star

"You tell them girl"

It is about time everyone realizes going forward Sudbury can not stay on the old boys path

We need people who have a vision to see Sudbury grow and prosper.

Now the tax payers know that it will not be another white elephant and they will not be on the hook for.

Good Job

Kindest regards

Betty Killah

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2/6/2018

From: Quinn Anderson
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/24/2018 8:06 AM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

>

>

> 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.

>

> Quinn Anderson

>

> Sent from my iPhone

I SUPPORT LOCATING ARENA & CASINO AT TNS

From: Michelle McHugh
To: <clerks@greatersudbury.ca>
Date: 1/24/2018 8:28 AM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

To: clerks@greatersudbury.ca

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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.

Let's please move forward with this project.

Thanks,

Michelle McHugh



**I SUPPORT LOCATING ARENA & CASINO AT TNS To the True North Strong
(Kingsway Entertainment District) Planning Committee**

From: Meagan Veaudry
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/24/2018 8:41 AM
Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS 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.

Sent from my alcatel Lume

clerks - I support locating arena & casino at TNS

From: stacey labelle
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/24/2018 9:24 AM
Subject: I support locating arena & casino at TNS

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.

Sent from my Samsung Galaxy smartphone.

clerks - Planing Board meeting

From: LDanis
To:
Date: 1/24/2018 3:01 PM
Subject: Planing Board meeting
Cc: <clerks@greatersudbury.ca>

I am really so tired of the Downtown Businessmen's Assoc. Right now they are busy patting themselves on the back for taking over the meeting on Jan. 22. The majority want the expansion on the Kingsway. If they lose they plan on appealing to the OMB. All that will do, is delay the building and add more expenses to the taxpayers. If we listen to these guys we would not have the box stores, we would not be allowed to shop on Sunday and the stores would not be allowed to open in the evening. None of the scare tactics they used came true. Why can't we welcome new ideas and new businesses into our city. We always have certain groups dragging us down. It is easy to understand why businesses prefer North Bay, Timmins and Sault Ste.Marie. Most people in this city want to expand and modernize. We want new stores and new entertainment places. You can imagine what the next meeting is going to be like with the planning board. I hope they are strong enough to withstand all this pressure and approve the changes so we can get on with making Sudbury better. Another important fact is that we need the jobs that this expansion will bring.

L. Danis


clerks - Fwd: Entertainment Centre

From: Lynne Reynolds
To: clerks
Date: 1/25/2018 1:04 PM
Subject: Fwd: Entertainment Centre
Attachments: IMAGE.jpeg

FYI

Lynne Reynolds
Councillor Ward 11
City of Greater Sudbury
lynne.reynolds@greatersudbury.ca

>>> "Johannsen Appraisal Services"
January 25, 2018

1/25/2018 12:07 PM >>>

New Arena:

Contrary to Media Reports:

The Entertainment Centre on the Kingsway is good for Sudbury overall.

Fred Johannsen Group



clerks - Fwd: Re: Sudbury Transit Review.

From: Lynne Reynolds
To: clerks
Date: 1/25/2018 2:36 PM
Subject: Fwd: Re: Sudbury Transit Review.

Re: Kingsway development.
FYI

Lynne Reynolds
Councillor Ward 11
City of Greater Sudbury
lynne.reynolds@greatersudbury.ca

>>> LJ Duncar 1/25/2018 1:55 PM >>>
Lynne, thanks for your reply.

Two other points.

I completely support the entertainment centre development as proposed for the Kingsway site. And also think the old arena is a perfect venue for an arts centre and library. Both projects are excellent developments for Sudbury. And the right fit for both locations.

I also see a lot of potential for in-fill residential development in New Sudbury with the closing of some area schools. I think the development, especially of middle density housing close to amenities, is very important to our community. Especially with our growing population of seniors. Cambrian college seems to be attracting many young people to the area, with more lower priced housing available we may be able to keep these young people in our area.

From:
To: <clerks@greatersudbury.ca>
Date: 1/26/2018 11:58 AM
Subject: Planning committee submissions -Casino

Hello,

I would like to send a new submission to the planning committee regarding the zoning and OP amendment for the casino proposed for the Kingsway Entertainment District. It was stated on the city planning information webpage that written submissions must be received before 4:30PM Monday Jan 22nd. Given that this is the first of two meetings and that the second public meeting will also accept written submissions would a new submission sent early next week be considered by the planning council?

Regards,
Tom Fortin

clerks - Submission Regarding Rezoning applications for the Events Centre & Casino Developments

From: Mary Jane Veinott
To: <Clerks@greatersudbury.ca>
Date: 1/27/2018 8:33 PM
Subject: Submission Regarding Rezoning applications for the Events Centre & Casino Developments
Attachments: Submission for 2 Rezoning applications - Events Centre - Casino.odt

Please forward the attached document to the city Planning Committee for consideration regarding the 2 rezoning applications for the proposed Events Centre and Casino developments - **File no: 751-6/17-24 & 701-6/17-9 .**

Thank you.

Respectfully,

Mary Jane Veinott



Submission Regarding Rezoning Applications for the Events Centre & Casino Developments
File no: 751-6/17-24 & 701-6/17-9

January 23, 2018

To Whom It May Concern:

After observing the proceedings at the city Planning Committee meeting on January 22, 2018 I feel compelled to make my concerns known in writing regarding the two applications.

The following concerns apply to both applications.

I live in [REDACTED] In 2012 I attended several Planning Committee meetings regarding a rezoning application from Dalron Construction to rezone the all the property on the hill [REDACTED] in the vicinity of the Sudbury Curling Club to allow Dalron to build a large subdivision on the property. To make a long story short the application was denied by the Planning Committee because of the heavy traffic situation along the Minnow Lake corridor - Howey Drive, Bellevue, Bancroft Drive and Second Avenue. This busy corridor connects Paris Street with the east end of the Kingsway. It was determined that Howey Drive and the corridor in general are at capacity and no further development can occur in this area until these two-lane roadways are widened to at least 3 lanes. As was well documented in the Dalron matter, this corridor has become a main alternative to the Kingsway – a much lamented bottleneck for traffic flow in our city. This situation remains unchanged since the 2012 Dalron decision and there appears to be no imminent move by the City to remedy this matter.

My concern is that locating the Events Centre (and the Casino) at the east end of the Kingsway across from Levesque street will only add to the already unacceptable volume of heavy traffic along the Minnow Lake corridor. As well with this development the list of affected roadways will expand to include all of Bancroft Drive and the Levesque Street and Moonlight Avenue connectors to the Kingsway and the Events Centre as motorists travelling to and exiting from the Events Centre will follow a well established routine of choosing the Minnow Lake corridor to avoid the Kingsway bottleneck.

The Minnow Lake corridor is a heavily populated residential area. With most of the affected roadways being 2 lanes and having bike lanes on both sides, vehicles making a left turn to exit the corridor hold up traffic. This results in many motorists automatically using the bike lanes to get around the left turning vehicle giving rise to many safety concerns for cyclists and pedestrians alike. This situation will only get worse as motorists use the corridor as a throughway to get from one end of the city to another focused on arriving on time for events and heading home or to other activities afterwards.

My second concern is that the location of the Events Centre (and the Casino) is against the Official Plan Section 4.1.c. “promote the development of the Downtown as an employment and business centre for the City”. This plan was created and is maintained in good faith at considerable expense by the tax payer in order to guide the city's planning efforts. The decision by council to proceed with this project which will purposefully draw major development and employment opportunities away from the downtown shows a flagrant disrespect and disregard for the will of the citizens as stated in the Official Plan.

I am also extremely concerned about the environmental impact that developments will have on Lake

Ramsey a main source of our drinking water. Already I am tasting salt in the tap water due to questionable water management practices, poor planning and development policies regarding the watershed for the lake. Studies show that the high volumes of salt and other contaminants in the run off from the large parking areas associated with the development will ultimately be deposited into Lake Ramsey via the ground water which studies show flows towards the lake. By choosing this location Council will further contribute to the demise of our lovely lake which is already in a fragile state and jeopardize the health of our community.

My final concern is in regard to the rezoning application for the casino development. Policy 1.1.1 of the Provincial Policy Statement pertains to development which contributes to “sustaining healthy, livable and safe communities.” Building a casino next to an Events centre which will be a venue for family orientated activities and in close proximity to residential neighbourhoods does not support our efforts to be a healthy and safe community. Gambling and it's well documented negative outcomes of addiction, crime and poor life choices and practices are certainly not conducive to encouraging our children and youth to adopt a healthy and safe lifestyle.

For the sake of our well being as a community both rezoning applications and the Casino development itself should be rejected by council and the Events Centre incorporated into the development of our Downtown according to the provisions of our Official Plan.

clerks - Rezoning the Kingsway

From: Shawn Ouimet
To:
Date: 1/29/2018 2:27 PM
Subject: Rezoning the Kingsway
Bc: clerks
Attachments: rezoning event centre.docx; rezoning event centre.pdf

Thank you for your time, I have attached a letter stating reasons why it is advantages for council and staff to NOT rezone the Kingsway property for the event centre..... yet

I have sent this letter to all council members as well as many staff and media.

If you have questions you have my contact info is below,

Thank you,

--

Shawn Ouimet

Thank you for your time in reading my reasoning as to why council and staff should not rezone the Kingsway property for the event centre. It is not for the reason that I am an advocate in keeping/ or building the new centre downtown. Through my research visiting other cities speaking with businesses and councilors in various cities, I have learned various ways they took bad situations and areas of their downtown and made them a place of pride for all visitors along with increased tax dollars from the new developments surrounding downtown event centres. But this is not the reason for my letter not to rezone the Event Centre location.

The reasons I wish to share with you regarding not rezoning the event centre land is that of a business positioning itself for the best for its city. You (Greater Sudbury) are embarking on one of the largest projects in the city's history maybe even bigger than the Borgia district. With that project, just like this one it was not and should not be rushed. I say this not to be disrespectful to all that are involved in this project however with the construction of the walkway on Tom Davis Square, where staff hired an outside consultant to run this project and with him not knowing the area he set the RFP with the wrong brick size and dimensions to which a local company told staff and that was changed which then came with added costs to the project because this 3rd party was not knowledgeable of the area. The same could be said here as council hurried the process by "saving money" using the referral of Mr Zulich and Gateway, by using their referred architect for the design of the casino and event centre. With this referred person/ company not knowing the city and climates unlike many local architect companies along with companies that build event centres may have noticed and designed differently with proper pedestrian traffic flow in the venue. As Councilor McIntosh posing the question "that it is a great design but we being in the north and have cold climates what happens to "Festival Square" with a cold northerly wind?" To which the response was that we will plant trees and shrubs... but they lose leaves in the winter. With the design given you (council and staff) should ask the question, what other centre, with a hockey team as the main tenant have the main entrance behind a net and next to the loading dock? Most to all venues have their main entrance at or about the centre ice, this may be chalked up to inexperience and as a city you should be placing an RFP for numerous designs that could work with the gateway casino design. This is our \$100 million worth of tax dollars your investing should it not be done right and not rushed?

Another reason not to rezone for the event centre is that we/you/the event centre is the primary tenant to this project. Mr Zulich and Gateway do not have any signed agreements just a promissory note to build. A promissory note is just like that hand shake in Jerry Maguire it meant nothing unlike the signed contract, meaning you have the preverbal puck on your stick. Once you rezone and take the land you cannot back out, would it not be better to know the terms and agreements that the casino will have with Mr Zulich first? The casino states it will have 3 restaurants and a convention centre in it (ie: French, Italian and Asian restaurants) will that mean they will have a no competition clause so that no other restaurants with Italian cuisine will be allowed on all that land. WalMart has a clause much the same with fresh foods that no other competitor could sell fresh foods on the mall property something normal with private companies leasing with private companies to keep their competitive edge however this is why Dollarama in the old future shop is the only Dollarama not selling bread (fresh foods) in its store. Is this something the city wants to work with, if we (Greater Sudbury) are trying to show

businesses looking at investing in Sudbury to find out that we are open for business however we invested \$100 million on an event centre for the people of Greater Sudbury but we also agreed with a no competition clause so you might not be able to invest in our city or bring more jobs to Greater Sudbury, does that go against the moral values of the city?

A person that runs Northern Lights Festival Boreal stated that casino Rama held the rights to some musical groups that NLFB was trying to bring to Sudbury for our entertainment and festival but could not because it would violate the geographical terms of the contract with Rama. What type of terms will this casino have against our event centre? If a band or comedy act or any other event plays at Gateway Casino's Convention Centre (which is direct competition to our event centre or for that matter the Synergy Centre or Place du Arts Centre), will those acts not be allowed to play at our events centre or any other location in Greater Sudbury because of terms/ agreement Zullich Enterprises and Gateway have agreed too, how will this affect our other local festivals and events?

The city needs an experienced negotiator to work terms with Mr Zullich and the wolves before rezoning takes place so this way the city still holds the power or the puck and get the best deal for the city which is what a third party facility manager (SMG, Eventko, Global Spectrum...) will do along with making sure the city will be profitable. The City is already losing 300k per year on the current arena with the terms negotiated by city staff (giving all concessions and arena advertising revenue to the wolves), it will be much more if not negotiated correctly. Holding the zoning for the event centre keep the negotiating powers in the hands of the city for the terms of what the casino can and cannot do as well as setting the terms for the Sudbury Wolves is good business. Having all terms and agreements in hand prior to a shovel hitting the ground ensures that the entire city of Greater Sudbury is getting the best deal possible for the next 30-40 years with this event centre. This is the Legacy staff and council will be handing to the council and staff of the future should we not make sure that it is left in the best direction possible? Meaning no rezoning until the terms with Gateway and Zullich Enterprises are acceptable for the city, something again an experience negotiator and venue management team would be able to do for the city. Going in a different order may also limit your options of 3rd party companies bidding to run the venue which then could put you in the same place as you (the city) are now, running the arena yourself with a bad contract that makes no profit for the city and it will continue to run on a deficit only it will be more since we now have to cover the debt costs of building a new centre.

I contacted and assisted staff with ideas and knowledge regarding Mr Zullich amending the Sudbury arena contract and taking 100% control where he decided not to amend the contract. Was it because he was not going to profit enough on the use of a city owned building or did he notice the terms would not be as favorable taking over the entire venue after I spoke with staff and they added additional terms. Side note: I also mentioned to staff that I was willing to run the arena for the years until the new centre is built, I haven't heard back from them since Mr Zullich reneged on his amendment.

In Conclusion I would like to repeat that the city should not rezone the land for the entertainment centre until all above mentioned has been taken care of, this is the councils and staff's legacy and a project that will be used and become an iconic building for our city for years to come do you as council and staff not want to make sure it this venue is done right. I also believe you should rezone for the

Casino so that Gateway and Zullich Enterprise are able to work on the terms of their agreements without zoning road blocks and the city/ 3rd party facility management group can see if these terms will be suitable for the city and its \$100 million investment.

Thank you for your time, if you have questions my contact info is attached.

Shawn Ouimet

clerks - Fwd: Casino in Sudbury

From: Mayor
To: clerks
Date: 1/30/2018 9:15 AM
Subject: Fwd: Casino in Sudbury
Attachments: Letter to Planning Committee re rezoning of Kingsway lands.pdf

Good morning,

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

Thanks

Ryan

From: "Will Gasteiger"
Date: January 28, 2018 at 5:09:08 PM EST
To: "Brian Bigger"
Subject: Casino in Sudbury

Dear Mr. Bigger:

As you know by now, last week agreement in principal was reached to move the main Ottawa arena to downtown Ottawa. As someone who has attended concerts both at the Kanata complex and Lebreton Flats (summer obviously), I can vouch as a tourist this makes going to a major event in Ottawa much more enjoyable. Of course, the Kingsway proponents will argue that you can't compare Ottawa to Sudbury.

A much better comparison would be Moncton. Moncton's new downtown event centre will be coming online this year. From what I've seen there has been none of the controversy that has surrounded the Sudbury decision to move our event centre out of the downtown. The current Moncton Coliseum is 6.5 kilometres from the Moncton downtown core; the proposed Sudbury event centre will be 7 km from the downtown core. Please check out:

<https://canada.constructconnect.com/dcn/news/projects/2017/10/moncton-downtown-centre-kickstarts-growth-even-before-completion-1028005w>

Lots of good information there but a few things I'll note:

"Parking will be on the nearby streets in keeping with the design of

most large new venues in North America, which is a move away from entertainment complexes surrounded by parking lots, says MacDonald."

"The "traffic dispersal" design minimizes congestion before and after shows and has proven to increase the use of nearby restaurants and entertainment facilities."

Moncton is moving their event centre downtown to help revitalize the downtown core and it seems to be working. Most communities are doing the same. Moving the event centre out of downtown Sudbury can only hurt the downtown. So why are we doing it?

Obviously, I oppose the re-zoning applications that are before the planning committee. I've attached my objections to the re-zoning proposals that I've previously forwarded to the planning committee.

Will

Dear Mr. Bigger:

By now you will have had open letters to council from OLG's Greg McKenzie supporting a new Sudbury Casino and Casinofreesudbury's Tom Fortin presenting arguments against a new Sudbury casino.

Mr. McKenzie clearly avoids explaining how a new Sudbury casino would funnel new tourist dollars into Sudbury. It certainly won't be from OLG or Gateway advertising the benefits of gambling in Sudbury to residents of Sault, North Bay, Muskokas and points further south. It would be madness for them to spend advertising dollars to bring those gamblers to Sudbury when every hour they spend traveling is an hour that these gamblers could potentially be in their local casino.

Besides, I expect that OLG would be as embarrassed to advertise their casino by the Sudbury dump as a destination as most residents of Sudbury are about council thinking that an Entertainment District by the dump is a splendid idea to attract tourists. We advertise ourselves as the City of Lakes, yet the best we can come up with as a destination site is the City dump.

I won't bore you with more links to the ongoing money laundering issues that the casino operators are facing but I will draw your attention to the only poll that I've seen on what Sudbury residents think of the new casino project - <http://www.thesudburystar.com/polls/299132>. By more than two to one, Sudbury residents think that a Casino will not be good for the Sudbury economy. The 10 or 20 social media activists that seem to be driving the pro casino agenda really do not represent the opinions of the community as a whole.

On a more positive note, I will leave you with a link to nice article in the Globe and Mail that references the work that our Sudbury based company is doing throughout Ontario --

<https://www.theglobeandmail.com/appview/report-on-business/cut-off-for-much-of-rural-ontario-basic-telecom-service-is-still-wildly-out-of-reach/article37431103/>

Thanks for listening.

Will

Dear Mr. Bigger:

As the owner of a company [REDACTED] that locates it's head office in Sudbury, I feel that in some small way we help bring wealth into the community. Money that we collect from thousands of subscribers throughout Ontario flows through Sudbury. We use local legal and accounting firms; we enable talented technology people remain and work in Sudbury.

I am concerned that the proposed Casino will do just the opposite from what our company and many other locally owned businesses in Sudbury do - it will destroy wealth in Sudbury rather than create it.

Although I have no problems with Casinos (people should be able to spend their money any way they want), I do have a problem with this particular casino being located in Sudbury. The arguments that Tom Fortin makes against the casino on <http://www.casinofreesudbury.com/> are compelling. The absence of anyone on council (or anyone period) trying to refute these arguments, suggests that council is marching blindly into a deal that will enable to Ontario government to remove unbelievable amounts of wealth from Sudbury forever.

Not only that, but the operator of the casinos, Gateway, seems to have a real problem with keeping criminal elements from using their facilities as a playground to launder money.

<https://www.theglobeandmail.com/opinion/how-bc-became-a-gangsters-paradise/article37252702/>

<http://www.cbc.ca/news/canada/british-columbia/organized-crime-money-laundering-vancouver-casinos-1.4158902>

<http://www.cbc.ca/news/canada/british-columbia/casino-money-laundering-1.4368403>

Even as far back as 2008 without any remedy:

<http://www.cbc.ca/news/canada/british-columbia/suspected-money-laundering-at-b-c->

[casinos-under-reported-cbc-probe-reveals-1.738698](#)

This is a bad deal. Casinos could be a good way of voluntarily redistributing income within a community. This deal would only suck money out of the community. Sudbury should receive 75% of the so called "losses" that the Ontario governments wants to generate through a Sudbury casino. It's obvious the Ontario government needs Sudbury residents' money much more than Sudbury needs a Casino. This is a deal the Sudbury does not need.

Will Gasteiger



clerks - Fwd: Kingsway project

From: Mayor
To: clerks
Date: 1/30/2018 9:45 AM
Subject: Fwd: Kingsway project

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

Thanks

Ryan

>>> Peter Pederiva 1/26/2018 4:19 PM >>>

Hello

This massive proposed project that is to be built on Kingsway Blvd has been in the news a lot of late with much negative commentary. I am in the same camp. The casino will not be a benefit at all to the City and even the new arena will be a huge white elephant especially if the hockey team plays poorly. But I promote free enterprise and capitalism so if the property development company wants to build it then so be it...with zero investment from the City.

Thanks.

Peter Pederiva CPA, CMA

Sent from my BlackBerry Q10; Still Bold!

2/6/2018

clerks - Fwd: It is not too late to do the right thing

From: Mayor
To: clerks
Date: 1/30/2018 9:53 AM
Subject: Fwd: It is not too late to do the right thing

We received the following comments related to the Arena. Can Ms. Summerhill's comments please be included with the other comments received by Clerks Services?

Thanks

Ryan

>>> Frances Summerhill /27/2018 10:12 AM >>>

I am yet another taxpayer who believes that the arena should not be built on the Kingsway. All of my reasons have been stated many, many times by others.

It is not too late to do the right thing.
Listen to the citizens. I believe that we are a huge majority.

Frances Summerhill, Moonglo

clerks - Opinion of the city council planning decisions

From: Bobbi Deisinger
To: <clerks@greatersudbury.ca>
Date: 1/22/2018 2:28 PM
Subject: Opinion of the city council planning decisions

To whom it may concern,

I am writing this email to voice my concern about the city council's decision to expand the development on the Kingsway with the proposed casino project.

I do not think that abandoning the Downtown Master Plan, and all of the time, energy and cost that was put into forming this plan is a wise decision.

The Greater City of Sudbury was formed by amalgamating many communities together, forming a large geographic area that costs an exhorborant amount of money to maintain. I had the opportunity to listen to a city official from the waste water department explain the costs that are forth coming in the next several years to maintain and update our water/waste water system do to the vast amount of infastructure. This bodes well for the argument that our city has to put much more consideration into halting the amount of major new developments outside of the city core, and to use existing infrastructure when considering these new developments.

I believe that creating new developments on the Kingsway site is NOT in the best interest of our city, and that our city council should not be wasting our tax money by paying for consultants, and then ignoring their recommendations. As well, developing on the Kingsway is going against the provinces mandate to put a halt to urban sprawl.

I am sorry that I am not able to be at the public meeting tonight but I hope that my opinion will be taken into consideration.

Thank you very much,

Bobbi Deisinger

RECEIVED
JAN 30 2018
CLERK'S

THIS LETTER IS IN REGARD TO THE
SUDBURY CASINO

As we all know it is planned that
people from near & far will come
to Sudbury for "IT'S" ENTERTAINMENT
Am. THERE IS ALSO MUCH SPECULATION
THAT THEY (VISITORS) WILL STAY & PLAY
IN SUDBURY FOR THE DURATION. I DON'T
SEE THAT AS MOST ARE ON PENSION
OR ALIABILITY & LACK THE MONETARY
RECOURSES TO SPEND ON GAMING
IN THE CASINO. ALSO WITH THE NEW FIND
OF ON LINE GAMING WHETHER FOR FUN
OR MONEY THE YOUNG AS I SEE IT DON'T
EVEN GO OUT TO THE BARS AS WE ONCE
DID AND SPEND ON BOOZE AND LIVE
ENTERTAINMENT THEY SEE ONLY GAMING
ON THE INTERNET. SO PLEASE RECONSIDER
THIS CASINO/ENTERTAINMENT
CENTRE BEFORE YOU
CASH IN YOUR CHIPS.
THOSE IT WOULD HELP IF THE WOLVES
WERE A "BIG DRAW!!!"
RIND ALLISON

Dear City Clerks,

I read in the Northern Life papers, we could write & express our opinion on the new Casino they plan to build in this city.

I read in a former paper of cities who have casinos & wish they did not.

Some feel it's going to be a great influx of money for our city, but as was stated, it is bad for business places & for people's lives.

Many people become addicted gamblers & in the end the city will pay more out in rehabilitation than they bring in.

Why don't they build a nice game center, where people may have to pay a modest charge, but not for money.

I am very much against a casino in this lovely City of Sudbury or Greater Sudbury Area.

yours Truly,
(Mrs) Isla Mc Gee



✓ YES TO THE KINGSWAY, ARENA, CASINO
ETC"

Jan 18

I am in favor the Kingsway arena
and casino and whatever else is to
be built in the future.

Will this letter be read? Here
a few comments - hope this is taking
into consideration!

WHAT IS THE DELAY" It has been
decided that the project is to go
ahead and on the Kingsway. There
will always be objections. We are
the Greater City of Sudbury, not the
downtown Sudbury.

I am tired of the "City Criers" a
minority group.

Have a good look at downtown
Sudbury. It is a sight for sore
eyes - putting it mildly.

"City Criers" put your time, money
and energy in clearing up the
downtown.

As a woman I am afraid to
go downtown alone. It has been
years since I have been downtown.
Also why should I pay for parking?

The council was voted by us the
people of Sudbury. They have made
a decision on a new standup and
start taking action and get the
project on the road, shovel in the ground

We have a slot plan on Belmont
Way out on the boxes. Since the
horse racing was cancelled have
been there. I will go to the Kingsway
location if it gets built.

People take buses to other states
to gamble - we may not let them stay
in town and spend their money
in their own city!

A decision was made - what
is taking so long to get the
shovels in the ground and to
rezone the land on the Kingsway?

I would like to be able to enjoy
the site on the Kingsway before
I pass away.

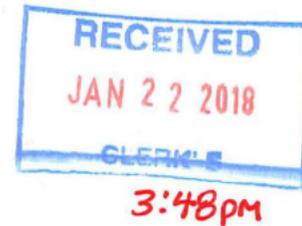
"STOP" wasting time, money and
energy and that pays money

"LET THE PROJECT BEGIN ON THE
KINGSWAY"

Dennis



[REDACTED]
Sudbury, ON. P3A 5Y7
January 11, 2018



Clerk of the City of Greater Sudbury
P.O. Box 5000, Station A
Sudbury, ON. P3A 5P3

Re: Requests by City of Greater Sudbury for comments from citizens re: Kingsway project.

His Worship Mayor Bigger and members of council:

In answer to your request for public comment, this is a copy of a letter that I have today e-mailed to both local newspapers. I trust that this may serve as my formal comments on the matter.

Letter to the editor:

Both sides to the Kingsway Casino and Arena development proposal are not only entitled to their say, but it is vitally important that more people make their views known before it's too late. Unfortunately, some cannot make their case without casting aspersions or insults on those who do not agree with this development.

This unfortunately has become some of the politically correct crowd's way of silencing the opposition by ridiculing, shaming or labelling those who advance a different opinion to theirs. It is a very detrimental and demoralizing influence that has no place in civil discourse. Let's just stick to the pros and cons as we see them.

I agree with those who think that council has seriously erred in its decisions to approve this plan. Let's face it – how can council go against its own master plan, go against its own (expensive) hired consultant's recommendation, against its staff, and totally botch up the voting procedure for accepting this plan at its special meeting? That vote was so badly conducted that it should have been declared null and void, and the voting procedure done over again. As it is, approval was only gained by a totally incorrect and inept voting procedure, which should invalidate it.

I must admit, that the people who will ultimately profit from this proposal put on a very professional and convincing campaign, even if it encompassed much more than the question of only an arena at the time. Council obviously was impressed.

As far as the Casino, it's not the minority who become addicted that is the biggest problem, although that is serious. It is simply that casinos do not exist to dole out large sums of money to its guests. Casinos exist to take a large amount of money from its guests and pay out just

enough in return to keep some coming back for more. Sure, many say that they know their limit and stop gambling after they lose say, a hundred. But \$100.00 from the hundreds of thousands who will play there amounts to big profits for Gateway Casino, even if they do sell themselves as responsible developers who are interested in the community. They do it for the money, and that money leaves the community.

Since council's decision was not properly made and should be invalid, since there is a steadily growing opposition to this inadequately researched project, and with the upcoming municipal election this year, this decision should be deferred to the next council, and possibly a referendum vote be held.



Simon Guillet.