

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 March 22, 2018 @ 4:00 p.m. and March 26, 2018 @ 12:00 p.m.

Dear City Council:

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do not approve the rezoning for the event centre and community arena.

Samantha Bauch



From: Joanne Chow [REDACTED]
To: <clerks@greatersudbury.ca>
CC: <deb.mcintosh@greatersudbury.ca>
Date: 3/26/2018 6:31 AM
Subject: I Object to the Event Centre Re-zoning.

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Joanne Chow
[REDACTED]

Best,
Joanne Chow

"Let us not paralyze our capacity for good by brooding over man's capacity for evil." - David Sarnoff

Sent from my iPhone

From: Sheila Lumley [REDACTED]
To: <clerks@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>
Date: 3/26/2018 8:21 AM
Subject: I Object to the Event Centre Re-zoning

I think the decision to proceed with a Kingsway Entertainment District is wrong, please send an email to clerks@greatersudbury.ca, and copy the chair of the Planning Committee, deb.mcintosh@greatersudbury.ca.

I Object to the Event Centre Re-zoning.

We as a city have a unique moment and opportunity to invest in a vibrant downtown centre. The private business owners in this sector have created a diverse and exciting district for the people of Sudbury. The City has moved a major attraction The Sudbury Arena out of the downtown and now should decide to keep the casino in the downtown to preserve and support the private investments by the downtown merchants.

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Sheila Lumley
[REDACTED]

Sent from my iPad

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We, as a city, have a unique moment and opportunity to invest in a vibrant downtown centre. The private business owners in this sector have created a diverse and exciting district for the people of Sudbury. The City has moved a major attraction The Sudbury Arena out of the downtown and now should decide to keep the casino in the downtown to preserve and support the private investments by the downtown merchants. For an aging population, a growing student presence and for young families our city will be stronger with a strong downtown.

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Tara Lumley
[REDACTED]

Sent from my iPad

[REDACTED]

From: Rino Carniello [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>
Date: 3/26/2018 8:50 AM
Subject: I object to the event centre re-zoning

Hello,

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

R. Carniello
[REDACTED]

Sent from my iPhone

Hello,

I'm writing to express my concerns about the Kingsway Entertainment District development. While it was great that Council chose to move forward with a decision last June, it now seems like it was done in haste and without proper cause.

Instead of Council voting to move forward with the KED because it was the right decision, they decided to move forward with it because it was the only alternative. Having watched that particular Council meeting, it was clear that most, maybe all the Councillors, were confused and unsure as to how it was playing out but just really wanted to make a decision. Again, great intention, but now it's time recognize that it probably wasn't the right decision.

The KED presents great opportunity, but even greater risk. Outside of the municipally funded arena, the entire development is dependent on the leases generated by the owner of the Sudbury Wolves - 1 person.

Correct me if I'm wrong, but with nothing guaranteed (letters of intent are nice for media but do not provide any guarantee), the City is taking a massive risk that they'll have an arena by itself at the end of the Kingsway with the potential for no casino, no hotel, and no other developments. All developers can have the greatest of intents, but projects like these can get delayed, side tracked, or abandoned for the smallest of reasons when getting down to the key details.

Had the arena been approved for downtown there are already hotels, restaurants and other entertainment venues in the area all owned by different entrepreneurs and supported by a BIA. The utility infrastructure is already in place as well, mitigating the risk to the municipality and the taxpayers, while diversifying its business interests with several developers.

Please re-consider this decision to move forward with the KED until these massive risks have been eliminated at least.

Thank you,

Mark

--

Mark Vainio



Dear Councillor,

I am responding to an article March 14, 2018 "Why a casino would be bad for Sudbury".

Both Tom Fortin and Jeff MacIntyre should accept the decision of the city council on the arena-relocation and the decision for a casino in Sudbury. ON March 11, 2018, I attended a function at the Sudbury Theatre Centre. There was also a Sudbury Wolves Hockey Game attended by only 1000 people. I had great difficulty in finding a parking space. I can only imagine if a new arena was built down town. Where do these gentlemen think we will park. Unless you are expropriating city blocks and putting up multi-level parking lots. This would not be in the downtowns best interest.

The downtown has many businesses and great restaurants that I enjoy and will continue to enjoy after the arena is relocated and the city has completed a new convention centre, the Elgin Greenway, Place des Art, a new art gallery and library. It greatly alarms me that this group has threatened to appeal any rezoning decisions to the O.M.B. At what point does this group accept decisions made by the planning committee and council and let this city move forward with development. Appealing to the O.M.B. may satisfy this minority group but the majority of Sudburions are tired of this political activism and would like to see these projects started. There are a small number of people I talk to that aren't happy with the Kingsway location but they have accepted it and would like to see these projects started. Most people I talk to are happy with the relocation to the Kingsway. As far as the urban Metrics report goes, in this day and age it is easy to commission any economic report to come out with the conclusion that any group wants-especially if they are paying for it.

As far as the casino goes there are people with gambling addictions that will attend. People with gambling problems aren't suddenly going to develop this problem just because there is ;now a casino in Sudbury. They are presently

feeding their addiction with many forms of existing legalized gambling ie: lottery tickets, sports betting, on line gambling and attending out of town casino. Last time I checked 100% of this money goes to government coffers and none stays in Sudbury. Maybe this anti casino group's time would be better spending their efforts in petitioning higher levels of government to stop all forms of gambling. There is a percentage of our population that has this addiction and should seek help for this problem. A casino in Sudbury is not going to increase or decrease their gambling addiction.

I am now a senior and I would certainly enjoy an occasional night out with some responsible gambling. I don't need a political anti casino activist making decisions on my behalf. If this group is against a casino the answer is simple- just don't go to the casino and let visitors and Sudburians make their own decision.

I hope council moves ahead with these progressive projects and not let a group of political activists prevent us from entering the twenty first century.

Gary Polack

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 center in the form of a public arena.

I urge you to reject this application because the proposed development would not be in the best interests of our community.

This location is uniquely unsuitable for the recreation and community center proposed. Currently there are seventeen arenas in Ontario that accommodate an Ontario Hockey League franchise. If built on the proposed site Sudbury's arena would be the only one within six kilometers of a sanitary landfill. This fact alone should be enough to convince you to reject this re-zoning application. Its proximity to the dump is a good reason to keep this property zoned for industrial use.

In looking at the seventeen arena locations I also noted that there was only one arena (Windsor) located further from the city center arena than the Sudbury arena would be. Twelve of the arenas are located within walking distance of the city center, and notably seven of the teams with the highest average attendance are in arenas near the city center.

Locating our arena within sight of the sanitary landfill and over eight kilometers from the city center would be a mistake. Please reject this application for re-zoning.

Thank you for your attention to my concerns.

John Closs

[REDACTED]
[REDACTED]

[REDACTED]

Please consider this as a formal written submission with respect to the application for Official Plan Amendment and rezoning to permit a place of amusement in the form of a casino, Kingway Sudbury file numbers 751-6/17-24 and 701-6/17-9.

An oral presentation may also be made at the planning committee meeting on Monday March 26th and this written submission should be included as part of that presentation and also we wish to be advised on any decisions taken with respect to this matter and are giving notice we may consider being individually and/or party to any appeal.

It would appear, based on the reading the report prepared by planning staff that none of the reasoned objections recorded at the January 22nd meeting were taken into serious consideration by planning staff and subsequently the involved staff only endeavored, and have gone to great lengths, to interpret the various planning documents both provincial and municipal in order to justify the development and to make a recommendation for approval. It would be most interesting to see what conclusions the planning staff would have come to if they had been directed to prepare a report based on the same available provincial and local planning documents including the downtown master plan and other development studies to show that the application should be denied. At the very least two scenarios should have been prepared – one to document support and the other denial. This would have given the planning committee more evaluated documentation and an actual choice upon review of both options. This is fairly common practice in private industry to enable evaluation of alternatives and arrive at the best decision possible. In a project of such magnitude this would seem to have been a prudent course of action and can still now be undertaken to possibly avoid a likely and expensive appeal process for all involved.

At the very least any decision with respect to this application should be delayed until the report of the provincially funded drafts Ramsey Lake Sub-Watershed study is released, evaluated and approved. The provision of "H" holding provisions with respect in particular to storm water and traffic management should not be part of any approval and should be considered prior to approval. There does seem to be a rush to make a decision and based on the "importance" of the project which is due to public concern is unfortunate, unnecessary and irresponsible. We should take into serious consideration the old adage which to paraphrase - It is best not to act in haste and regret later.

John Lindsay – [REDACTED]

From: P Masiero [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 3/22/2018 7:30 PM
Subject: Event Centre

I am opposed to the Kingsway site for the Event Centre because it contradicts the original city master plan and goes against the independent study.

Please stop this from moving forward.

Regards
Pat Masiero

To Whom It May Concern

I was not only disappointed by council's decision to relocate to the Kingsway but also saddened. Disappointed because council was unable to visualize a downtown arena and saddened because this decision has now made it nearly virtually impossible for my son to be able to attend something he has enjoyed for many years. My son has special needs and has had season tickets for more than 20 years now. He began attending games at a young age with his grandfather but when his grandfather passed away, I took up the gauntlet even if it might walking to a game in near blizzard conditions. He would be there for door opening and the last to leave sometimes the lights are being turned off. He goes faithfully to the visitor's side as a sort of ambassador. And if it is the visiting team's last game, he hands them 2 boxes of timbits along with a note wishing them good luck. If the move to the Kingsway proceeds this will come to an end. We don't drive, so the cost of a taxi especially now with the fare increase will make going to and back extremely expensive and then the bus schedule as it stands now doesn't accommodate his routine. As anyone with experience with someone with special needs knows once there is a routine in place it is difficult to change so can he realistically get to the Kingsway location for door opening at 6pm and leave once he has seen the visiting team leave with the way the transportation system now stands. Will we be having to leave hours earlier to get there for door opening and then leaving before the game is finished. And then the cost of a season ticket, will the cost increase to reflect the new location making it impossible for someone on a fixed income to even consider continuing to be a season ticket holder. My son has stood by the Wolves through the highs and lows, the revolving door of coaches but this may come to an end if the doors to the downtown arena close. He may be only one but sometimes it only takes one to make a change so I can only hope that council will take a step back and take into consideration the effect that proceeding with the move to the Kingsway will have not only on my son but the others who may not have someone to stand up and speak out about what they want.

Pamela Ladouceur

Sent from Yahoo Mail on Android

As a retired downtown business owner, Chamber of Commerce Past Chair and former executive member of the Greater Sudbury Development Corporation, I have always tried to support the ongoing efforts of many past community leaders to improve our great city. That is why it has been so difficult to accept the recent decision of City Council with respect to the arena location and the new casino.

In spite of all facts and evidence to the contrary, our City's own official plan regarding future growth, and the additional costs involved in preparing and servicing the Kingsway property, city council has decided that mob rule and the Kingsway location for both projects are the way to go. This decision is an important one for Sudbury. We need to hit the pause button and have a detailed second or even third look at all potential consequences. All it takes is for one brave councillor with a nagging doubt to table a motion to delay.

Finally, just like the re-zoning debates, let's separate the arena and casino into two distinct issues. As far as I am concerned, casinos are declining in popularity among Ontario municipalities and for good reason. However I can accept that a majority here might want one. What I cannot accept is the Sudbury Community Arena being ripped from our downtown in the face of so much non-partisan, professional advice.

Jim Thompson,
Sudbury

Sent from my Samsung Galaxy smartphone.

Letter to the Planning Committee objecting to the proposed re-zoning of lands for the Event Centre.

I am writing as a member of the community, who does not live in the urban core, but believes that the downtown is the heart of a successful city.

I grew up in Sudbury and my career, as an architect, was spent in Sudbury.

More recently, I served as the Chair of the community committee that spearheaded the creation of the School of Architecture.

That project is clearly a great success for the City of Greater Sudbury and its location in the downtown is a key element of that success.

The decision to locate the School in the downtown was based on our belief, and that of the City Council of the day, in the importance of a revitalized downtown.

That belief is as necessary today as it was 10 years ago.

The decision to eliminate the most important community facility - the event centre, from the downtown, dramatically diminishes the revitalising momentum that the City's \$10 million investment initiated.

Sudbury is not a city with an excess of opportunities and therefore, each new project needs to be used very strategically.

Locating a project, as important as the event centre, in a suburban, industrial location, adjacent to a landfill site, is not strategic.

The token support for a downtown library, art gallery and synergy centre, "for some time in the future", in no way compensates for the loss of the event centre.

Relocating the events centre to the periphery of the City is not "city building".

It does not show an understanding of the experience of other communities, where a peripheral events centre has failed.

It does not show an appreciation of the importance of the downtown to the health of the whole City of Greater Sudbury.

It is not visionary, although some try to portray it as such.

Ultimately, it is not good for our City.

I urge the Planning Committee to not approve the Events Centre re-zoning request.

Sincerely

Blaine Nicholls

Garson, Ontario

I believe that the staff report is flawed and my criticism is as follows.

I have used excerpts from the City of Greater Sudbury staff report and added my comments.

"Planning Review and Considerations:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement (PPS). The PPS acknowledges the complex relationships between environmental, economic and social factors in land use planning.

The PPS includes policies designed to build strong and healthy communities. These policies are intended, in part, to ensure that land uses are managed and directed to achieve efficient and resilient development and land use patterns.

The PPS states that healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and promoting cost effective development patterns and standards to minimize land consumption and servicing costs (Policy 1.1.1 a) e).

These broad outcomes are further articulated in the PPS policies that speak to settlement areas, rural areas in municipalities and rural lands in municipalities. With respect to settlement areas, the PPS recognizes that the vitality of these areas is critical to the long-term economic prosperity of communities.

Location:

The PPS states that settlement areas shall be the focus of growth and development, **THIS IS NOT A LOCATION THAT IS THE FOCUS OF GROWTH AND DEVELOPMENT** and their vitality and regeneration shall be promoted (Policy 1.1.3.1). The proposal is consistent with this policy as the site is located within the settlement area of the Sudbury community. The PPS states that land use patterns within settlement areas shall be based on: densities and mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change, and promote energy efficiency, support active transportation, are transit-supportive, where transit is planned, exists or may be developed... (Policy 1.1.3.2 a) 1-5). **THE RE-ZONING OF THIS PROPERTY DOES NOT MEET ANY OF THESE REQUIREMENTS**

The proposal for a public arena on the subject lands further the goal of providing a mix of land uses in this portion of the Sudbury community **THIS IS NOT A GOAL OF THE NEW EVENTS CENTRE**. through the development of an institutional facility on the subject lands, supplementing the existing residential, commercial, and industrial land uses in the area. Comments regarding infrastructure and public service facilities, active transportation, transit, air quality, climate change and energy efficiency are provided later in this report. The PPS states that new development taking place in designated growth areas should occur adjacent to the existing built up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Policy 1.1.3.6). The proposal is **NOT** consistent with this policy. It is **NOT** adjacent to a built up portion of the Sudbury community located to the south and southeast. There are also three draft-approved residential subdivisions and two draft-approved industrial subdivisions southwest and west of the site which supports a mix of built form, uses and densities in this part of the Sudbury community. Comments regarding infrastructure and public service facilities are provided later in this report.

The Growth Plan states that economic and service hubs should be designed to: accommodate a significant portion of future ... employment growth in Northern Ontario, function as service centres that deliver important region-wide public services to broader surrounding regions, and function as economic hubs linking Northern Ontario with other significant economic regions in Ontario (Policy 4.3.2). The proposal conforms/does not conflict with this policy. The Proposed Sports and Entertainment Centre Feasibility and Business Case Assessment prepared by PWC and presented to City Council in March 2017 concludes that construction of the proposal would generate some 495 years of direct employment and \$31.4 million in direct employment income impact. The report also concluded that the operation of the proposal would directly sustain approximately 60 years of person employment and approximately \$1.9 million in annual

salaries and wages. The proposal is expected to reinforce Greater Sudbury's role as a regional service centre. **THIS WOULD OCCUR REGARDLESS OF LOCATION AND IN NO WAY SUPPORTS THIS RE-ZONING APPLICATION.**

The Growth Plan also states that economic and service hubs shall be the areas for investment in regional transportation, energy, information and communications technology, and community infrastructure (Policy 4.3.4). The proposal conforms/does not conflict with this policy. The proposal represents an investment in community infrastructure. **THIS WOULD OCCUR REGARDLESS OF LOCATION AND IN NO WAY SUPPORTS THIS RE-ZONING APPLICATION.**

In terms of urban structure, the Official Plan recognizes three forms of settlement: communities, nonurban settlements, and rural and waterfront areas. The Official Plan establishes communities as the primary focus of residential and employment growth. Within these communities, Sudbury is the regional service centre for the city and region and is the main residential and employment centre (Sections 2.1, 2.2.1). The proposal to create a community and recreation facility in the form of a public arena on the site conforms to these policies and would reinforce Sudbury's role as the main employment area within the City. **THIS IS AN INAPPROPRIATE APPLICATION OF THE TERM "COMMUNITY". THIS SITE CANNOT BE CONSIDERED COMPARABLE AS A "COMMUNITY" TO SUDBURY'S URBAN CORE. SUDBURY'S PLANNING AND ECONOMIC STUDIES PROMOTE THE CONTINUED INVESTMENT IN THE CITY OF SUDBURY'S URBAN CORE NOT IN UNDEVELOPED INDUSTRIAL LANDS AT THE EDGE OF THE SUBURBAN AREA.**

The proposed development is located on lands designated General Industrial in the City of Greater Sudbury Official Plan and are located within the serviced community of Sudbury, consistent with the policies of Section 1.1. of the PPS. Municipalities are encouraged to support land use patterns having a mix of densities and land uses, including recreation uses, within settlement areas. The application conforms to Section 4.3 of the Growth Plan respecting Economic and Service Hubs as it is located within the City of Greater Sudbury which is identified in the plan as being an economic hub that benefits all of Northern Ontario. Economic service hubs are intended to deliver region-wide public services to broader surrounding regions, the proposal to construct a new community arena conforms with this intent. The Official Plan for the City of Greater Sudbury indicates in Section 4.4 that institutional uses, which include community facilities intended for public use, are permitted throughout the community. **THIS IS ABSURD, AS IT IMPLIES THAT ANY AND ALL LOCATIONS WITHIN THE CITY OF GREATER SUDBURY, WOULD BE SUITABLE FOR THIS PROJECT.**

Conclusion

The proposed rezoning application is considered to be consistent with the Provincial Policy Statement, in conformity with the Northern Growth Plan, and in conformity with the City of Greater Sudbury Official Plan.

THIS IS NOT CORRECT

The application represents good planning and is in the public interest.

THIS IS NOT GOOD PLANNING. IN FACT, I BELIEVE THAT IT IS PERHAPS SOME OF THE WORST PLANNING TO BE DONE IN THE CITY.

There do not appear to be any adverse impacts that will result from the approval of the application, and it is therefore recommended for approval subject to the conditions noted in the resolution section of this report.

THERE WILL BE SERIOUS ADVERSE IMPACTS THAT ARE BEING IGNORED.

- Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core.
- The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction.
- The staff report does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area.
- This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores.
- This re-zoning is promoting "urban sprawl".
- This re-zoning ignores the experience of the majority of other cities in Ontario that have developed new event centres.
- It will be a major mistake.

I urge the Planning Committee to not approve the Events Centre re-zoning request.

Man, can poor Sudbury, Ontario learn a whole bunch from this wonderful website about building communities and cities more effectively. Perhaps even learn from Jane Jacobs.

<https://www.strongtowns.org/mission/>

I'm an advocate of living close to a strong and vibrant urban city core.
I'm a downtown home owner,
I walk to work everyday,
I greet my neighbours,
I know my neighbours,
I reduce anxiety while walking through different accessible green streets and sidewalks,
I feel healthier when walking to work and to close local establishments,
I look forward to saying "look at that, another week of using and spending less on my car!",
I feel good about spending that extra monetary saved in places that aren't just big corporate alien entities.

With our decision to build out and expand infrastructure, in my mind, we chip away from the precious fabric that encourages me and other young professionals to continue living in Sudbury. I worry so much about the youth and brain-drain rotting out the north and fear that these large, perhaps myopic investment bets will only push us closer to long lasting insolvency and great ambivalence within the next generation. What example will they turn to when they know nothing of living within a healthy, vibrant community that we had a chance to create?

I do not support our current planning of event centres and soul rotting casino development in our city. Please make the right choice and help oppose these irrational, community crushing developments on the Kingsway.

Sudbury homeowner, believer in community and healthier cities,

Sincerely,
- Brandon McInnis

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The Sudbury COMMUNITY area does belong attached to a casino.

Charles Lavallee



To: City of Greater Sudbury, Municipal Council.

Date March 24, 2018

As a home owner and taxpayer in the Greater City of Sudbury, I wish to express my opposition to the proposed rezoning of parts of the Kingsway for the purpose of constructing an Entertainment Center including a Casino and an Arena.

Two professional studies have been commissioned that provide concrete evidence that this project should not proceed.

- 1. City Council commissioned and funded a report by Pricewaterhouse Coopers that recommended that the proposed new arena should be located in the downtown core.**
- 2. A privately funded UrbanMetrics Report recently concluded that the Kingsway Entertainment District is not a project that makes economic sense and would be an economic drain on the region.**

A growing list of Sudbury residents, business leaders, current and former politicians and experienced professionals have voiced similar opposition to this project.

My reasons for opposing this project have been well articulated and supported in both the Pricewaterhouse Coopers Report and

the UrbanMetrics report. It is not my intention to reiterate all of these arguments in detail at this time.

However here, in brief, are the salient arguments against the relocation of the Sudbury Arena outside the downtown core, the establishment of the Kingsway Entertainment Center and the Construction of a Casino in Sudbury.

- 1. The proposed casino and entertainment center would fail to attract sufficient additional tourism to offset capital and operational expenditures.**
- 2. Attendance at the proposed casino would consist mainly of local citizens and would be insufficient to generate the revenues required to offset capital and operational costs.**
- 3. North Bay, Orillia, Thunder Bay and Sault Ste Marie could all have gambling and entertainment facilities that would compete for this traffic that could otherwise travel to Sudbury.**
- 4. The developers of the proposed Kingsway Entertainment Center and Arena contend that it's success would depend on the inclusion of an economically successful casino. As**

they correctly observe, a struggling casino would greatly diminish the viability of the entire project.

- 5. Sudbury has a stagnant tax base at best and would be insufficient to support the expenditure of \$100M for a new Arena. Municipal taxes are already at the upper threshold.**
- 6. The prediction by local councilors that new revenues would be generated by the event center and would pay for the capital cost is based on flawed logic. There is no concrete evidence that supports this prediction and it is disputed by professional studies.**
- 7. The City of Sudbury has been striving to rebuild the downtown economy for several years with considerable success. The removal of the Sudbury Community Arena from the downtown would seriously derail this effort. It would cause the closure of existing downtown businesses and curtail further investment in the downtown in perpetuity.**
- 8. Many Canadian Cities have attempted to locate Arenas outside their downtown core with little success.**

These are just a few of the reasons this project should not proceed. For many reasons this project would be an economic drain on the region and Sudbury taxpayers would be paying for a struggling facility for generations.


Many genuinely concerned local citizens are voicing informed opposition to this proposal. Citizens are attempting to prevent Sudbury council from hastily committing the region to a debt level that is unsustainable.

The resulting debt level and continuing operational expenses would divert funding from other essential services and projects for generations to come.

When citizens see decisions being made by local politicians that contradict publicly and privately funded professional studies, they naturally question the motivations and logic of those making this decision.

City Councilors have argued that the UrbanMetrics report was biased against the Kingsway project from the start and not a truly independent study. This opinion ignores the fact that the authors of the report have an ethical and professional obligation to their profession, to say nothing of their integrity. Indeed, it is not the UrbanMetrics integrity that is in question.

City council appears to want to establish a legacy for themselves by promoting this project against the advice of the professionals they hired. The legacy they could create would not be one they would be proud of or want their names attached to.



I hereby request that the city deny the request by 1916596 Ontario Ltd to rezone sections of land adjacent to the Kingsway for the purpose of constructing an Entertainment Center, Casino and Arena.

Jim Curry

Sudbury, Ontario



Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Andrew Roach

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Good Afternoon,

Please do not approve the rezoning for the event centre and community arena.

Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement.

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Sincerely,

Laurie Lachapelle
[REDACTED]

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Ryan Petrenko

[REDACTED]

To whom it may concern;

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Josée Nault

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Clerks and Councillor McIntosh (Deb),

The text below from Downtown2020 is exactly in line with my sentiments. My family relocated from the GTA to Sudbury in 2013, and have been quite happy to live and work here, but the council's decision to go against internal and external expert advice and limitless experiences from other cities and build a large centre in an undeveloped area while removing it from the downtown has been one of the most depressing and disappointing things we have witnessed in Sudbury since our move. It hurts existing local downtown businesses, stifles future growth, and disregards others like Laurentian U who have made substantial investment in the core at increased cost to them, but in line with good planning policy. I was envious and sad to hear the mayor of North Bay describing what the \$18M renovation brought to the existing North Bay arena (which is hosting the International Curling Championships this week) on CBC Morning North yesterday- he commented that Sudbury's \$50M investment in an arena in an undeveloped, non centralized location with no surrounding existing businesses to benefit was going to be a costly mistake relative to the value they got with a mid-range renovation of Memorial Gardens (and the host had to correct him that it was planned to be \$100M).

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Sincerely,

Nathan Basiliko, [REDACTED]

[REDACTED]

From: Mark Kovala & Kelly Reilly [REDACTED]
To: <clerks@greatersudbury.ca>
CC: <deb.mcintosh@greatersudbury.ca>
Date: 3/24/2018 4:07 PM
Subject: Object to Event Centre Re-zoning

Planning committee:

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it!


Kelly Ann Reilly
[REDACTED]
[REDACTED]
[REDACTED]

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Thank you.


Guy Godin

Sent from Mail for Windows 10



Att: Planning Committee

Dear Sir/Madam:

I am writing to request that you do not approve the rezoning for the proposed event centre. My reasons are as follows.

Generally, locating a major event facility in the outlying areas of a city, rather than in a more centralized urban location, is a highly disadvantageous decision over the long term; this is based on the experience of other cities, as well as long-standing accepted urban planning practice.

Specific to this site, the recent PwC report (a third-party independent consultant which the City hired to help make wise decisions on these matters) clearly indicated that the Kingsway location is a less favourable option for the City; as well, a number of local professionals familiar with the City have commented unfavourably on the proposed Kingsway location over the past number of months. It is also worthwhile to note that there will be excessive cost to properly service this remote location with the necessary utilities, rather than upgrading existing services in built-up areas.

There is an expectation that Council should follow our City's Official Plan. Given that the City's Plan advances accessible, central locations for large developments, the Kingsway site flies in the face of this key planning document, which is ostensibly intended to guide major development decisions in Sudbury. Why were the priorities of the Plan abandoned in order to pursue this new direction for a significant community development?

For out-of-town visitors to this site, there will be very few unique local independent restaurants, shops, or other small businesses that could potentially enjoy walking traffic, compared to more established areas; the location truly provides minimal advantage from supporting adjacent existing local businesses. In fact, one of the large adjacent neighbours will be a source not of only odour problems, but also aesthetics; the view of many who look from the windows of the upper floors of the site's proposed hotel will not be commanded by local lakes, historic mine operations, or picturesque forests, but the Sudbury Landfill Site!

Furthermore, the proposed location is quite inaccessible from a walking and biking standpoint, and contradicts the City's well-established push towards sustainable transportation options for our community. Related to this, and worst of all for a site that will be most commonly accessed by car, the newly released Dillon Consulting (from December 2017) indicates the inadequacy of the proposed parking, excessive wait times for driving to and from events, and also expects exorbitant traffic congestion. As well, most would agree that the unlit, narrow nearby southeast bypass is quite an unpleasant drive on a blizzardy winter evening!

This is a major decision going forward. It truly appears that another site should have been considered for an entertainment district, given the issues noted above, especially since the noted Dillon Consulting report was not made available until last month.

As a longtime citizen of this fair City, I would urge council not to rezone the proposed event centre location.



P. & H. Firla

[REDACTED]
[REDACTED]

[REDACTED]

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Alex Tétreault



I am writing again to tell you that this project is so wrong for the greater city of Sudbury. It is difficult to comprehend why we are still talking about this event centre when there are so many other things we could do to improve uptown and downtown. It feels like a dark cloud over the city that is creating negative responses amongst my family, friends, neighbors and acquaintances also neighbouring communities. And running from our reality is not the solution! There are some counsellors that don't even support their own wards near the downtown. So how can we as residents and taxpayers expect good leadership? The Kingsway event centre plans sounds like a disco age project that will set us back many years. Does that mean we have to take out our bell bottoms pants? Also there is nothing wrong with the casino where it is now. Just charge a parking fee at the casino and remove the hospital parking instead, that would make sense! Today's younger generation do not need and or want the Kingsway event centre. It will be burden on them in many ways to come. I don't know how else to tell you this but this vision will push our kids to move away, many already have gone! If you want to keep people in Sudbury please do not approve any additional expenses for that crushing Kingsway Event Centre near a dump of all places! However do continue with the awesome projects you are doing downtown. Keep your arena in the place where it belongs. Work with the old and build new around it. Connect your Elgin greenway to Bell park...Make it a walkable and bikeable city and the next generations will want to stay here for work and play...Integrate the homeless in our city. In 2018 people need connectedness with others more than ever to help eliminate violence, addiction, poverty and or human trafficking. Sadly many have lost their moral compass but that's a part of living! It's just like having your washing machine on the main floor. Invest in your downtown and improve the social services. Make people believe we can trust our leaders. If you want and entertainment area later? Maybe do it on the waterfront at Ramsey Lake in the parking lot of the old General Hospital at least it will be connected to the heart of our city with a nice view. And we will be in a better financial position for that vision. The smart move is that having our arena downtown every projects costs will support each other and our city will flourish right from the beginning. We won't have to wait another 30 years to see positive results. Our ancestors will be proud of us for building on their heritage. The first impression to the world will be something to be recon and we can become the role model city of Northern Ontario. Stay focus! Joanne Godin [REDACTED]

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Make sure you add your name and address.

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core.

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This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Sincerely,
Julie Johnston-Hayes

[REDACTED]

From: Lynn Laverdiere [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>
Date: 3/24/2018 5:11 PM
Subject: I object to the Rezoning of kingsway land for an event center

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Lynn Laverdiere-Ranger, MA, RP
[REDACTED]
[REDACTED]

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Kristen Erkila

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

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Jeffrey Whissell

[REDACTED]
[REDACTED]
[REDACTED]

Good evening, I am writing to you in regards to the Kingsway entertainment plan. It is frustrating to have been watching this occur. From the start of the vote when a tie means a loss for downtown, knowing that our downtown is finally on an upswing and starting to become the place to head again, moving the venue to the middle of nowhere will surely end that upswing. There has been clear conflict of interest during this (one councillor being on the board of the motocross organization that will benefit and the fact that Zulich is tendering to build this centre), and it truly seems that we are only interested in lining the pockets of one citizen, and aren't thinking of our whole community. I cannot understand why we as a city are going to keep spreading and sprawling when we cannot even maintain the infrastructure we currently have. Other cities have done it and failed. They are regretting moving their arenas out of the downtown, and their downtown suffered for it. We should be rejuvenating our core, making it a priority to maintain and manage what we have rather than abandoning the areas to fall into disrepair and polishing the dump side area into an unnecessary "gem".

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Thank you for your time,
Laura Hill

Get [Outlook for Android](#)

I am writing this to ask that you do not approve the rezoning of the Event Centre and community arena. Moving the arena is a terrible idea and is not in keeping with the city's own planning documents. The arena needs to stay in the city core!! It does not meet with the spirit of the Northern Growth Plan OR the Provincial Policy Statement. I would like to know the real reason why our city's plans were abandoned in order to pander to one man. This is adding on to the urban sprawl and costing the tax payers more in the future. Especially as our industrial taxes keep dropping.

Please stop this!

Taisey Downie





Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Jesse Laronde

[REDACTED]

I'm also writing on behalf of all my tenants at [REDACTED] who must walk to the arena for many Sudbury wolves game and many other events.

[REDACTED] [REDACTED]

From: Helen E [REDACTED] >
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>
Date: 3/24/2018 7:38 PM
Subject: I object to the event centre Re zoning

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Helen Eggert
[REDACTED]
[REDACTED]

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Frank Chartrand

[REDACTED]

[REDACTED]

--

FRANK CHARTRAND RGD

[REDACTED]

[REDACTED]

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Kathy McDowell

Sent from Yahoo Mail for iPad

Hi John

Thank for this email.
Gord.

Here is my proposal to improve parking downtown, which I would like to propose to the city planning committee:

Eliminate the three short streets between Brady and Elgin to become which I estimate to become one large parking lot with access

ing and the area become one large parking lot with access and these two city requirements..
On Mar 22, 2018, at 5:08 PM, John Lindsay wrote:

My submission to the planning committee meeting next Monday ...

Subject: March 26th Planning Committee Submission
To: clerks@greatersudbury.ca

I suggest the three short streets between the Theatre Center and the Arena be el

Please consider this as a formal written submission with respect to the application for Official Plan Amendment and rezoning to permit a place of amusement in the form of a casino, Kingway Sudbury - file numbers 751-6/17-24 and 701-6/17-9.

An oral presentation may also be made at the planning committee meeting on Monday March 26th and this written submission should be included as part of that presentation and also we wish to be advised on any decisions taken with respect to this matter and are giving notice we may consider being individually and/or party to any appeal.

It would appear, based on the reading the report prepared by planning staff that none of the reasoned objections recorded at the January 22nd meeting were taken into serious consideration by planning staff and subsequently the involved staff only endeavored, and have gone to great lengths, to interpret the various planning documents both provincial and municipal in order to justify the development and to make a recommendation for approval. It would be most interesting to see what conclusions the planning staff would have come to if they had been directed to prepare a report based on the same available provincial and local planning documents including the downtown master plan and other development studies to show that the application should be denied. At the very least two scenarios should have been prepared – one to document support and the other denial. This would have given the planning committee more evaluated documentation and an actual choice upon review of both options. This is fairly common practice in private industry to enable evaluation of alternatives and arrive at the best decision possible. In a project of such magnitude this would seem to have been a prudent course of action and can still now be undertaken to possibly avoid a likely and expensive appeal process for all involved.

At the very least any decision with respect to this application should be delayed until the report of the provincially funded draft Ramsey Lake Sub-Watershed study is released, evaluated and approved. The provision of "H" holding provisions with respect in particular to storm water and traffic management should not be part of any approval and should be

considered prior to approval. There does seem to be a rush to make a decision and based on the "importance" of the project which is due to public concern is unfortunate, unnecessary and irresponsible. We should take into serious consideration the old adage which to paraphrase - It is best not to act in haste and regret later.

John Lindsay - [REDACTED]

Dear Planning Committee,

I am writing today to object to the rezoning of the Kingsway Entertainment District land.

I do not share the attitude that as a city we “must” go on and execute this project simply because council made an ill-informed decision in June concerning the location of this Event Centre. Sure, the Event Centre debate got people enthusiastically dreaming about the future of our city but at the end of the day (once the marketing and public relations wear off) the project needs to make economic sense and needs to fit with best city-building practices. Fortunately, it is our last chance to get our heads on straight.

This is a 100+ million dollar project paid by the tax payers and we must ensure that it creates the biggest return on our investment. Using the Event Centre as a catalyst to strengthen the Downtown (which was on an upswing until this decision was made) is a no brainer. The Downtown is the core of the city and like it or not, downtowns are the heart of the community. No amount of local stigma can change the reality that when a city has a struggling downtown, it reflects a struggling city.

Since the June 27th decision (and arguably prior to), mounting evidence has shown that encouraging this sort of sprawl, in a city with a stagnant population, is not a wise decision. In fact, sprawl threatens the future of our city and similar developments have been proven to have negatively affected cities across North America. This addiction to sprawl is what has put Sudbury against the ropes in the first place. We’re too big geographically for our population and tax base to support. Areas across town are suffering and putting our Event Centre on industrial land on the edge of town, next to a landfill of all places, in order to build up a new district will further increase this suffering.

The City’s staff report on the arena doesn’t explain why we suddenly need to change our planning direction, why we need to change our priorities and why we need to suddenly abandon our City’s existing planning documents. Why are we trying to reinterpret the City’s Official Plan, Draft Official Plan, Economic Development Plan and Downtown Master Plan in order to fit this project? If this sort of concept was such a novel idea, why is there no mention of putting our community arena on the outskirts in any of those documents? Why is there such an emphasis on strengthening the City’s urban core in those documents? Because it makes sense. It wasn’t until we heard a lofty sales pitch that we started contemplating revising documents that aren’t old in the first place. The Downtown Master Plan was released in 2012 and virtually nothing has changed since then—no increase in population, still have an aging population and outward migration issue with our young people and the economy hasn’t grown. Why do we suddenly need to revise and redirect our planning priorities? The reality is that we don’t. We now just feel that we “must”.

Our planning documents promote the continued investment in the city’s urban core. The KED site is undeveloped industrial land on a highway out of town at the edge of a suburban area. How could the KED land be considered the urban core?

This rezoning does not fit with best “city-building” practices which encourage densification in urban cores. It promotes the opposite—more urban sprawl. We need to pay to widen the Kingsway, create turning lanes, install hydro, sewer, water, and increase public transit to make this idea work. At what cost and at whose expense? Your staff report did not include an economic impact study of how this new district will affect other areas of town, including the Downtown. How can we deem it

okay to spend 100+ million dollars without definitively knowing how this will affect other areas of town? With a stagnant population, it is arguably impossible to increase business in multiple areas of town at once. We simply don't have the bodies for it. Someone will have to suffer. On the one side we have existing Downtown merchants that depend on the viability of the Downtown to survive and on the other we have a field of bed rock with nothing on it.

I object to the planning report's statement that *"There do not appear to be any adverse impacts that will result from the approval of the application, and it is therefore recommended for approval subject to the conditions noted in the resolution section of this report"* for the following reasons:

- How can the above be stated confidently without conducting an economic impact study?
- The staff report does not look at the impact of the casino on our community. I know a casino will be built by Gateway anyway, but our Event Centre does not need to be part of it.
- The rezoning does not fit with best city building practices which encourage densification in urban cores
- This rezoning promotes more urban sprawl
- The rezoning isn't in keeping with the City's own Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan which all acknowledge the importance of location the arena in the City's urban core.
- The decision to rezone this land flies in the face of the North American trend of cities refocusing on their downtowns
- This decision to rezone this land ignores the findings listed in the PwC report and urbanMetrics reports
- The decision to rezone this land promotes car-centric living, which is a major problem we should be discouraging, not encouraging.
- This rezoning encourages more driving and time behind the wheel which adds to our Co2 emissions
- This rezoning is destructive to the surrounding environment in comparison to digging up a few empty paved lots in the Downtown.
- This kind of development is not on-trend and is a throwback to a by-gone era which does not appeal to younger people who would prefer to live in walkable, urban cities.
- The city's sudden decision to change its planning priorities and planning documents to favour a specific development sends a mixed signal to developers and ultimately will encourage disjointed city building.

It is clear that Council and City staff got caught up in the fervour of this debate and overlooked the finding contained in the PwC report (and now the urbanMetrics report) and instead single handedly chose to change the direction of this city forever. The term "change" is often presented as positive and exciting but nothing in this Kingsway Entertainment District plan guarantees success. Change can be damaging. Change can be negative, and in some cases it can be crushing. With a stagnant population, we should be focusing on developing our urban core, not moving outwards and gambling our future on the allure of a casino development.

If there's one thing that will make Sudbury great, it will be to optimize and maximize existing areas (most notably the Downtown), not creating a new district to cannibalize what already exists.

Nico Taus

From: Jovana Jelic [REDACTED]
To: <clerks@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>
Date: 3/25/2018 12:39 AM
Subject: I object to the event Center re-zoning

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Jovana Jelic
[REDACTED]

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Marie-Eve Landry

[REDACTED]
[REDACTED]

From: Paddy Buchanan [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>
Date: 3/25/2018 8:29 AM
Subject: I object to the event centre re-zoning

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Patricia Buchanan
[REDACTED]
[REDACTED]
[REDACTED]

From: Dylan Courville [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>
Date: 3/25/2018 9:52 AM
Subject: I Object to the Event Centre Re-zoning

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Dylan Courville
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

I support the statement below. Bad decision on many many levels. We simply don't need nor can we afford a new arena, anywhere.

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Vic Theriault

[REDACTED]

--

Vic Theriault

[REDACTED]

[REDACTED]

Thank you for the opportunity to respond to the Request for Decision on amending the official plan and re-zoning for a proposed casino and outdoor plaza.

The report states that a casino is consistent with the corporate strategic plan in that it will 'stimulate growth and increase conferences, sports and events tourism and cultural diversity.' I fail to see how a casino is consistent with that. Additionally, the planning report implies that rezoning this land for a casino instead of industrial uses promotes economic development and competitiveness. I ask you to look to the experience of Thunder Bay to learn how the opposite is true. Casinos do not improve a city's competitiveness or attractiveness to investors. They are more likely to have a negative effect and, in particular, make the city less appealing to young knowledge workers and creative people.

Page one of your staff report states that the purpose of a casino is to "generate additional revenue to the Government of Ontario." That is absolutely the case. A casino is not being generously bestowed on us for our own good or amusement. It is, rather, a Trojan horse - a 'gift' from the province and Gateway Casinos that will lay siege to our economy, and cause much financial and addiction hardship.

I'd also like to refer to pages 2 and 3 of the staff report and comment on the revisionist history in play there. Anyone who lived in Greater Sudbury in 2012 and paid attention knew that the casino operator was supposed to provide us with a shiny new municipal amenity, not the other way around. Tying the casino to the community arena means that we'll be using a municipal asset - our biggest recreational investment ever - to attract people to a gambling facility. Despicable. And since they're physically linked, I question how and why they're being separated out for the purposes of this land use discussion. It seems off. The overarching intent of the Provincial Policy Statement is to ensure that land uses are managed and directed to achieve strong and healthy communities. I would argue that a casino is not an efficient, resilient development intended to achieve that purpose. It will benefit the provincial government. It will benefit Gateway Casinos. It will benefit the land owner. It will not benefit our citizens. It will not benefit businesses in Greater Sudbury. And it probably won't benefit the municipal government. Because the City did not do an economic impact analysis on the proposed Kingsway Entertainment District, we will rely on the Urban Metrics report which indicates a negative economic impact from the casino.

In conclusion, this planning report seems to be straining to justify a Council decision that goes against all the great planning that Greater Sudbury had previously done. Our municipal planning staff and their recent draft Official Plan seemed to be moving the City forward into a modern community but a casino attached to an arena outside the city core keeps us firmly rooted in the past. If you really think this is a good idea, I request that you hire an independent, competent consultant to undertake a systematic analysis of the casino and events centre, the good and the bad, and give the public a clear understanding of what is happening here before you move this project ahead any further.

Thank you.

You can write your own email or cut and paste the following if you prefer:

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Emilio Antoniazzi

[REDACTED]
[REDACTED]
[REDACTED]

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It is not too late to do the right thing. In the past, I have expressed my opinion as a tax payer of this city. A decision to re-zone the Event Centre contradicts best available evidence from multiple experts and reports, including the City's own planning documents. In short, that is ill advised as it does not make best use of the available evidence which in essence is nonsensical. Nor does such a decision take into account the social determinants of health of the community which must be considered in such a decision.

Best regards,
Christina McMillan Boyles

----- Forwarded message -----

From: **Christina McMillan Boyles** [REDACTED]
Date: Thu, Jun 22, 2017 at 12:36 PM
Subject: Upcoming Vote Regarding Event Centre Location
To: al.sizer@greatersudbury.ca, deb.mcintosh@greatersudbury.ca,
evelyn.dutrisac@greatersudbury.ca, fern.cormier@greatersudbury.ca,
gerry.montpellier@greatersudbury.ca, joscelyne.landry-altmann@greatersudbury.ca,
lynne.reynolds@greatersudbury.ca, mark.signoretti@greatersudbury.ca, mayor@greatersudbury.ca,
michael.vagnini@greatersudbury.ca, mike.jakubo@greatersudbury.ca,
rene.lapierre@greatersudbury.ca, robert.kirwan@greatersudbury.ca,
ron.henderson@greatersudbury.ca
Cc: Christina McMillan Boyles <CA_McMillan@laurentian.ca>

June 22, 2017

Dear Mayor Bigger, Members of City of Greater Sudbury Council and Mr. Henderson,
My name is Christina McMillan Boyles and I am a long-time resident of the City of Greater Sudbury. I was born, raised, and educated in this city. Upon completion of my undergraduate degree of a Bachelor of Science in Nursing (BScN) at Laurentian University, I decided to leave

this city to pursue my career in a city that I thought had more to offer me at the time. Eventually, I did return to Sudbury where I pursued a graduate degree in Nursing [REDACTED], who is also from Sudbury. At that time, decisions needed to be made in relation to where we were going to settle down and raise a family [REDACTED]. Despite the many challenges that Sudbury has faced over the years, we still believed in our hometown and in its potential. As such, we decided to stay in Sudbury where we are now raising our two young daughters. As a result of the copious rhetoric and narrative surrounding where in the city the new Event Centre ought to be located, I felt compelled to write this letter.

As a citizen, homeowner and taxpayer of the City of Greater Sudbury, it is my expectation that the Mayor and Councilors act in an unbiased and educated manner. I also expect that Mayor and Council make decisions and act in a manner that is consistent with the Strategic Vision of the City as well as its policies. Moreover, I expect that the Mayor and Council exercise a degree of humility and value the input, reports, and comments from consultants, experts, and professionals, particularly economists and urban planners (who are unbiased and do not represent their own personal agendas and business interests), many of which have provided comprehensive, logical, and sound rationale as to why the proposed Event Center must be located in the Downtown Core of the City of Greater Sudbury. "Sound urban planning calls for investments in downtown cores and a minimization of urban sprawl" (Laurentian University President Dominic Giroux). It is my expectation that Council take on the recommendations that was made in the consultant report that was undertaken and completed by Price Waterhouse Cooper (PWC). Finally, I also find it disconcerting, inappropriate, and irresponsible that some members of Council have publicly supported a particular location **prior** to the release of the PWC report. Council members that have done this must abstain from the vote on Tuesday June 27, 2017 as it is clear there is already an obvious personal bias. Councillors **must** represent their constituents with information obtained from solicited reports and not their own personal bias.

Arguably, the city currently has an entertainment district in the downtown core; which is a vibrant community which will be enhanced by a new Event Centre in the heart of the city. Furthermore, over the past few years, organizations and institutions have engaged in positive initiatives in terms of the further development, growth and prosperity of the downtown core, for example, the Laurentian University McEwan School of Architecture. Why not build on that momentum, particularly when the factual evidence from multiple sources supports this? In addition to the PWC report, many organizations and institutions that are instrumental to this city have also provided sound rationale as to why the Event Center must be located Downtown. This cannot be overlooked.

Additionally, downtown has existing infrastructure and will complement existing businesses and invite future business development. It is also most accessible to all citizens across the vast boundaries of the City of Greater Sudbury. If the Event Centre is located downtown, citizens can access it via multiple modes of transportation such as walking, bicycling, transit, and a personal vehicle. In terms of the Kingsway location, accessibility becomes a greater issue as it limits the modes of transportation that citizens can employ. Some have made parking an issue in relation to the downtown core. This is an aspect that is easily remedied within the proposed plan of a downtown site. A new Event Centre downtown will be centrally accessible to all Sudburians and increase attendance. Downtown offers many entry and exit points that facilitate traffic flow. The fact that parking is spread out over several lots and streets reduces bottlenecking of traffic before and after an event. A new Event Centre downtown will push the creation of new private and public parking structures. Private developers have expressed interest in building parking structures if the new Event Centre goes downtown since parking demand after 6 p.m. will increase.

The City of Greater Sudbury must also learn from the mistakes that other cities have made in relation to similar situations. Many of those cities have not seen the anticipated economic benefits

from surrounding developments of sites that were not located in their downtown core. We cannot and should not make those same mistakes. We must learn from the mistakes of others. What makes you think that the City of Greater Sudbury's experience would be any different should the Kingsway location be chosen?

As a Registered Nurse and academic, a core value that I hold that is consistent with the discipline is evidence-based practice, critical thinking, sound judgment and decision making and accountability. In short, incorporate many sources of sound evidence in your thinking, reflect on it critically and make decisions that I can defend with sound and accurate rationale. I do think that many of the above-mentioned principles are not unique to the discipline of nursing but can be applied to you in your role as Mayor and Councillors.

It is my sincere hope that members of Council will act in a manner which is conducive with sound decision making informed by all of the factual evidence and data from reputable sources that you have been presented with and not be swayed by noisy, and at times misinformed and inaccurate narrative that has been circulating. Again, I would ask you to critically reflect upon your own personal bias in this case and caution you if this bias in anyway influences your vote on June 27, 2017, in good conscience you must abstain.

The PWC report clearly indicates that the downtown location is the obvious choice for many reasons, one of which is it poses less risk. If Council has solicited the expertise of a body to provide a report on the issue, why on earth would you act in a manner that is inconsistent with its findings? The City of Greater Sudbury cannot afford to make a decision that is not supported by **all** of the sound and factual evidence in its entirety that you solicited and was supported by taxpayer dollars. Finally, I do not think that Council has the right to roll the dice in terms of risk in hopes for a positive outcome. As a resident and parent, I expect better for my family and children. I ask that you practice due diligence and look at the facts that show that downtown is the best location. I trust that you will exercise leadership and courage in making this decision.

Thank you for your time and consideration in this very important matter.

Best regards,

Christina McMillan Boyles RN, BScN, MScN

--

[REDACTED]

[REDACTED]

Hi,

I am sure you already know why.

Thank you.

Al Vardy CFP

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Dr. Jason Adams

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Members of the Planning Committee

I urge you to defeat the resolution to approve the application by 1916596 Ontario Ltd. to amend the Official Plan for the City of Greater Sudbury in order to provide an exception to 4.5.1.1. to permit a place of amusement in the form of a casino in the General Industrial area for the lands described as Part of PINs 73561-0282 & 73561-0264, Part 6 and Part of Part 11, Plan 53R-19391, Lots 9 & 10, Concession 4, Township of Neelon.

The Official Plan is a blueprint for Greater Sudbury's development over the next twenty years. It establishes long-term goals, shapes policies and outlines social, economic, natural and built environment strategies for the city. The proposed amendment should be defeated because it is not congruent with the principles that inspire the Official Plan or the policies that the Plan establishes to guide growth in our community.

In regard to the four key principles of the Plan, the proposed development will not contribute to a healthy community and it does not balance the demand for development with adequate protection of the natural and built environment. The construction of a casino in an area that is not identified as a growth center is not the way to create a sustainable community and finally, this development does not build on the strengths of our community.

In its policies, the Plan identifies three priority areas for the development of retail, tourism, business, education and government services; the Downtown, three regional centers and community town centers. The proposed development is not in any of those areas and would hurt the economic viability of the priority areas.

Allowing this project to proceed as proposed would be a major mistake. Please defeat this resolution.

John Closs

[REDACTED]

[REDACTED]

[REDACTED]

To whom this concerns,

I believe Greater Sudbury is making a big mistake if they decide to re-zone the arena to the outskirts of town. Please do not approve the rezoning for the event centre and community arena.

Downtown Sudbury was just beginning to see growth again and if we move the arena it will surely see a reversal of that progress. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area.

This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Sincerely,

Melissa Menard.

[REDACTED]

[REDACTED]

From: Heather Taylor [REDACTED]
To: <clerks@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>
Date: 3/25/2018 10:39 PM
Subject: I object to the event Centre re-zoning

Please do not approve the re-zoning of the event centre. Moving the Sudbury Community arena is not in keeping with the city's own planning documents, Official Plan, Draft official plan, Economic Development plan, Downtown Master Plan, etc all of which acknowledge and locate the arena in the city's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our city's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or festival square on the rest of the city, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best city-building practices which encourage densification in urban cores and it promotes urban sprawl. This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres .

Please don't do it
Heather Taylor
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: Patricia Gynspan [REDACTED]
Date: Sun, Mar 25, 2018 at 10:52 PM
Subject: I Object to the Event Centre Re-zoning
To: deb.mcintosh@greatersudbury.ca

Dear Deb McIntosh

As a social worker I am vehemently opposed to the Event Centre Re-zoning. When I briefly met Dario Zullich during a Cinefest event he said, and I quote, *"As sure as the sun will rise the Event Centre will be re-zoned and casino built."* His words were filled with cocky confidence and sounded hauntingly familiar to those of US President Donald Trump.

Please do not approve the rezoning for the Event Centre and Community Arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do this.

Thank you for your time and consideration.

Sincerely,
Tricia

--

Patricia Gynspan
BA BEd BSW RSW MSW Candidate

[REDACTED]
[REDACTED]
[REDACTED]

--

Patricia Gynspan
BA BEd BSW RSW MSW Candidate

[REDACTED] [REDACTED]

Salutation,

Please do not approve the rezoning for the event centre and community arena.

Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core.

It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement.

The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction.

It does not look at the impact of the casino, arena or "festival square" on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area.

This rezoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl".

This rezoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres.

Please don't do it.

A concern citizen,

J André Blouin

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it!

Thank you,

Ryan O'Bumsawin

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

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Pamela Nelson
[REDACTED]

Hello,

I hope you are all having a great day!

I would like my opinion to be known and noted.

I do not support the The staff report that recommends amending the Official Plan and changing the zoning classification to allow for a casino and outdoor plaza on the lands abutting the landfill site.

I do not want a casino in my community. To me this is not progressive for our community.

Thank you so much,

Christine

Christine Rochon
TV & Film Production

[REDACTED]

[REDACTED]

From: ET [REDACTED]
To: <clerks@greatersudbury.ca>
Date: 3/22/2018 1:55 PM
Subject: Council Chambers Casino outdoor plaza

Dear City Hall Council members.

As a home owner and pensioner [REDACTED] living in Sudbury where i have seen my taxes going through the roof for say, were the 2017 plowing and salting and sanding is over one Million in the red . I am sorry to say each winter blends into the next year same winter; we did not have that much snow fall this winter yet the road cleaning was over done, that and now this issue of another Casino where us taxpayers will be in the mix to pay for this ;as we all know we pay for all the screw ups indeed.....

Frankly Sudbury and all the little towns around this city do not have a big enough population to keep this Casino running ,and what would happen to Sudbury slots Casino if this New one comes on line ?????!!!!!!???. I for one along with many other taxpayers say no dam way in building this Casino ; this is not a industry to make more jobs it is a industry where the people become more poorer in the end thinking they will hit the big one LOL ; yet as the government is in the gambling racket with 6-49 Loto Max and billions of scratches tickets ?? the House is the bigger winner meaning the government and Casinos as well.. There was a time in the 1960,s the government was not into gambling ,as a baby boomer i remember the Irish sweep stakes tickets were smuggled into Canada and sold under the radar so to speak.....then one day the Light bulb came on and the government said HEY lets do this we will make billions of dollars ??!!!! and over 50 years ,were has all that cash gone to ????????.....yet Canada is a trillion in the red of all things in 2018.....

I hope you get the picture here good people of city hall NO one is getting rich in gambling at all O we see one or two hit the big one yet that is part of the game to keep the suckers buying more tickets , have anyone seen the pot holes all over the Greater City of Sudbury this spring ?????????????? we need the monies that will go into your New Casino plus more cash to fix the dam city streets up . [REDACTED] here if my taxes keep going up i well be living on the streets with may more pensioners as were do you think us pensioners will get the extra monies living on a fixed income !!!!!!!!!!!!!!!!!!!!!.....

Yours Most Truly
Mr & Mrs Lorne Johnson
[REDACTED]

From: Jim Shea [REDACTED]
To: <clerks@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>, Annebouffa...
Date: 3/26/2018 10:28 AM
Subject: Opposed to the proposed re-zoning for the Kingsway Entertainment District

I do not agree with the proposed changes to the Official Plan and subsequent rezoning for the Kingsway Entertainment District.

Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan all of which acknowledge and place the arena downtown.

Just as importantly, there has been no analysis how this arena is going to be paid for, what the operating deficit will be annually and the subsequent impact to residential and commercial tax rates.

Most recently, I have lived in Edmonton (10 years) and Ottawa (15 years) where arenas were build outside the city core. In both these cases, the arenas have or are being relocated to the downtown core because of the transformativive economic benefits.

Please do the right thing and keep this arena in the downtown core.

Jim Shea, Lively, Ontario

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

>>> "L.G. Roy Landry" [REDACTED] 3/26/2018 7:30 AM >>>

ATTENTION: MR. MAYOR AND ALL COUNCILLORS

The Kingsway ARENA development SHOULD BE FAMILY ORIENTED and SHOULD NOT INCLUDE A CASINO.

KIDS SHOULD NOT BE HANGING AROUND ANY WHERE NEAR A CASINO.

CASINOS ARE NOT FAMILY ORIENTED!

DO NOT SELL US OUT..., PLEASE!

HAVE THE COURAGE TO STAND UP FOR ALL FAMILIES.

MAKE A WISE DECISION, FOR ALL THE RIGHT REASONS!

LET'S MAKE GREATER SUDBURY, TRULY GREATER !!!

[REDACTED]

To Whom it my Concern,

Please do not approve the rezoning for the event centre and community arena. Moving the Sudbury Community Arena is not in keeping with the City's own planning documents, Official Plan, Draft Official Plan, Economic Development Plan, Downtown Master Plan, etc., all of which acknowledge and locate the arena in the City's urban core. It does not meet with the spirit of the Northern Growth Plan or the Provincial Policy Statement. The staff report on the arena does not provide any assessment or reasoning as to why the directions and priorities of all of our City's plans were abandoned in order to pursue this new direction. It does not look at the impact of the casino, arena or 'festival square' on the rest of the City, positive or negative, once the bulk of our new municipal investments go to creating a brand new entertainment area. This re-zoning does not fit with best "city-building" practices which encourage densification in urban cores and it promotes "urban sprawl". This re-zoning will be a major mistake and it ignores the experience of the majority of other cities in Ontario that have developed new event centres. Please don't do it.

Sincerely,
Karla Gharney

[REDACTED]

[REDACTED]

From: Linda [REDACTED]
To: <clerks@greatersudbury.ca>
Date: 3/26/2018 10:35 AM
Subject: Kingsway Development

Please do not backtrack on the Kingsway project. The majority want this done and this location. Do not let the businessmen from downtown kill this project. We need the jobs and also it would be nice to be able to bid on events once we have a building to hold them. North Bay just proved that small towns can be very successful. They did a great job with the Curling and that makes them a contender for future events. We deserve a chance to do the same.

Linda Danis
[REDACTED]

Sent from my iPad

André

Please do not approve the rezoning for the event centre and community arena.

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I want to see our downtown continue the growth and development that has been fostered by the City's official plans over the past thirty years that I have known Sudbury as a visitor, resident, and taxpayer.

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--

David Macdonald

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Best regards,

Anthony Machum HBA MA



From: Laurie McGauley [REDACTED]
To: <clerks@greatersudbury.ca>
Date: 3/26/2018 11:05 AM
Subject: I object to the event centre re-zoning

To the City of Greater Sudbury,

Please, please do not approve the re-zoning of the Kingsway site for the construction of our local arena. This decision makes no sense, it's never made sense. This council decision is turning all of the years, the decades of city planning on it's head, ignoring all of the signs of common sense to pursue this ridiculous idea.

When my son did his Masters degree about ten years ago, a friend of his was doing her degree in urban planning. Sudbury was used as a case study on how not to develop a city. The decision to approve the re-zoning will ensure Sudbury's standing as the country's role model on bad city planning for decades to come. The kind of example that elicits questions like "what were they thinking??" I'm still not sure what the supporters of a Kingsway arena are thinking, amidst all of their downtown bashing. But I can assure you that we are already losing young people who returned to Sudbury and are fed up at the lack of logic or sense, the vitriolic way that their opinions are spurned and mocked. If this kind of decision making continues, this is not going to be a vibrant, engaging city where young people can raise a family. It'll be a dump, with a white elephant arena and casino on the edge of town. So please, don't do this. Because your names will be all over this.

Warm Regards,

Laurie McGauley
[REDACTED]
[REDACTED]
[REDACTED]

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Please don't do it.

--

David Macdonald

--

David Macdonald

Good morning,

[REDACTED] and in this capacity I believe I can offer some insight to problems not yet fully addressed with the placement of an entertainment district at the Kingsway site. Sudbury's large geographical footprint can cause some difficulties for operators like myself. At the moment, there are approximately 130 taxi plates in the city and I believe that is sufficient. The availability of taxis, however, is sometimes insufficient to meet demand during special events and on weekends. This problem will be greatly exacerbated by such a large development far outside the core. More taxis may seem like a viable solution; however, saturating the market with additional plates will likely end with insolvent operators and the problem of limited supply will return. The best solution to the issue of taxi availability is to place community infrastructure in the downtown core. Downtown is already a hub for entertainment and leisure, it simply makes the most sense to build upon that. A casino, for all the reasons already outlined, is an unnecessary burden on our community. We should focus on building Sudbury as hub for recreation, arts and culture, not vice. In my line of work I witness the dire societal issues that already plague the citizens of our city, let's not add a gambling mecca to the list.

Regards,
Mike Sanders