



# **1916596 Ontario Ltd Zoning Bylaw Amendment**

**City of Greater Sudbury  
Event Centre  
Planning Committee Meeting #2**

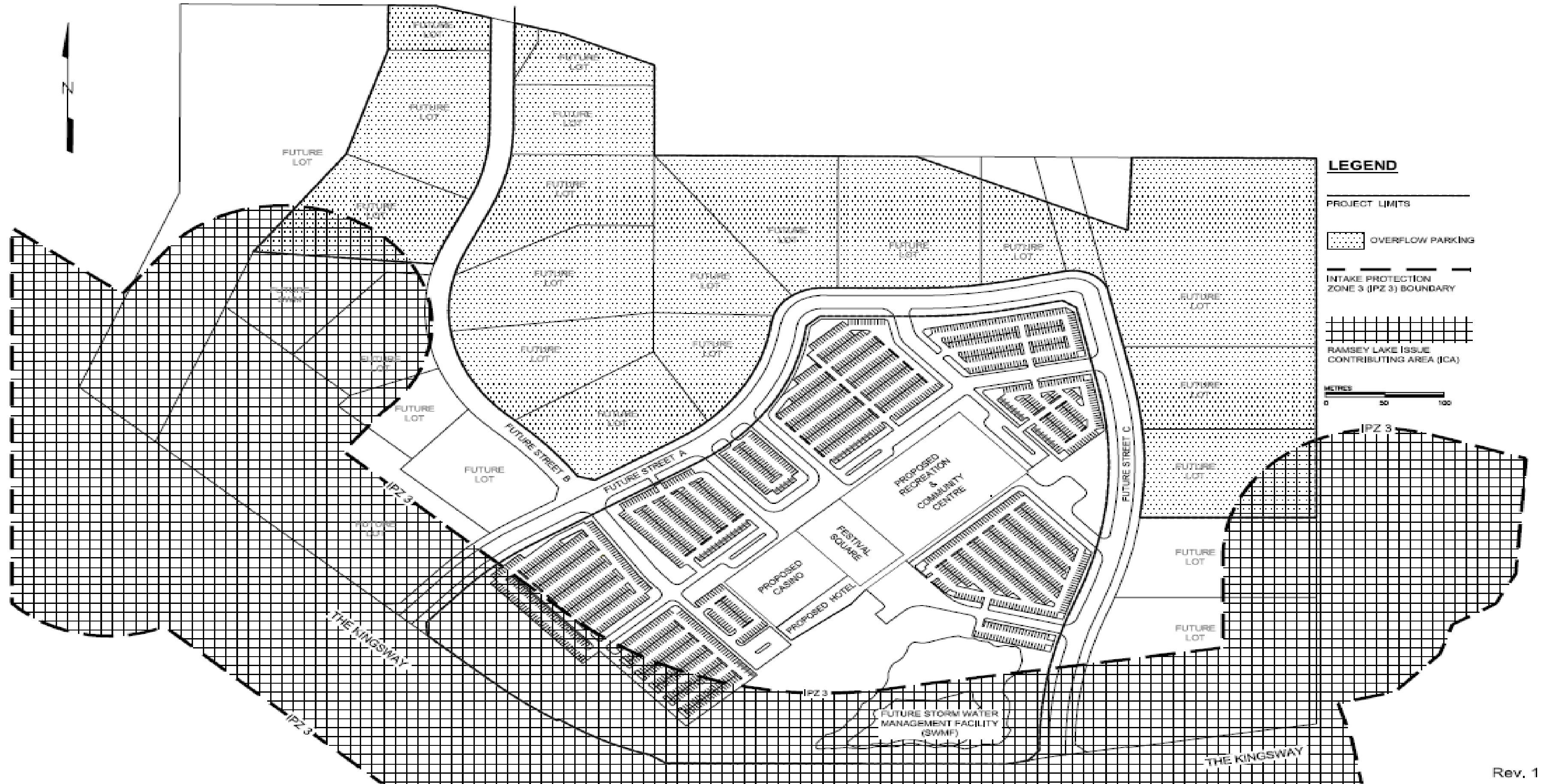
**March 28, 2018**

# Conformity & Consistency

- **Based on my review of the information submitted it is my professional opinion that the application before the Committee and the recommendation of administration conforms and is consistent with the:**
  - Growth Plan for Northern Ontario
  - Provincial Policy Statement
  - City of Greater Sudbury Official Plan

# Risk Management Plan

- **20 Drinking Water Threats are applicable in Source Protection Area**
  - Three apply to the site
- **Living document based on draft design**
- **Operator will submit maintenance logs to City annually**
- **Environmental Certificate of Approval required**
  - Subject to review from the City and the MOECC
- **Storm water management pond location**



REVISIONS		
DATE	DETAILS	BY

DATE:	2019-03-23
DRAWN:	DNV
DESIGNED:	DNV
CHECKED:	
ENGINEER:	
APPROVED:	

**FIGURE 1**  
KINGSWAY ENTERTAINMENT DISTRICT  
SITE LAYOUT  
AND VULNERABLE AREAS

SCALE:	AS SHOWN
CONTRACT NO.:	
DWG. FILE NUMBER:	
PAGE NO.:	

# Best Practices

- **Maximize snow storage in NE portion of the site (Figure 2)**
- **Parking strategy minimizes size of parking lot**
- **Salt not stored in large quantities on site**
- **Parking lot will be swept each spring**
- **Use pickled sand (95% sand and 5% salt) on parking lots**

# Site Evaluation Update



March 23, 2018

We understand that since the issuance of the June 2017 Report, that development applications for the casino and hotel have been submitted to the City and that these applications are currently being considered by the City. Had such applications been submitted prior to finalizing the June 2017 Report, it is likely that the Kingsway Site would have scored higher in such categories as Economic Impact and Complimentary Development.

\* \* \*

We trust the foregoing is sufficient for your purposes. Should you have any questions, please contact Ron Bidulka at 416-687-8138 or via email at [ronald.p.bidulka@pwc.com](mailto:ronald.p.bidulka@pwc.com).

Yours very truly,

A handwritten signature in black ink, appearing to read "Ron Bidulka".

Ronald Bidulka  
Vice President  
PricewaterhouseCoopers Real Estate Inc.

# Conformity & Consistency

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- **We are available to answer questions**