

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 up until January 12, 2018 @ 9 a.m.

>>> Joanne Godin

1/8/2018 11:14 AM >>>

My comments...bad idea, wasted money, the wrong location...new arena belongs downtown and no casino.

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Joanne

>>> Rob

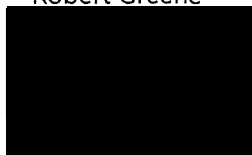
1/8/2018 11:10 AM >>>

In regards to the potential rezoning of said land to include a community arena and casino, I hope the appropriate parties will take my comments into account.

It is my opinion that this land not be rezoned and remain for industrial use. Not because I do not support a casino or a new arena and not because I only support a downtown arena. But because said land is adjacent to a landfill and not serviced. I will not comment on where a private casino operator should choose to build a casino but in the case of a \$100 million dollar taxpayer investment, an arena should be constructed in an already serviced area of the city be it downtown, new Sudbury, the south end, Lorne st area, etc.

To be clear, the only point I wish to make in the regard is that the land not be rezoned for construction of a community centre and remain for industrial use as it is undeveloped and borders a landfill.

Thank you,
Robert Greene



Sent from my iPhone

>>> Lorraine Sumpton

1/8/2018 10:55 AM >>>

Yes, yes, it's about time Sudbury started to look like a city. Looking forward to it. Keep building, build something else good downtown.

Lorraine Sumpton



>>> Aline Tessier

1/8/2018 4:26 PM >>>

I am in agreement with the Kingsway location for the arena/event centre, casino, etc., for MANY reasons. Sudbury NEEDS this big time!

In the mid 80s, I left Sudbury and moved to Ottawa. When I returned in the 1991, I realized how behind the times Sudbury was in many aspects; bus transit services, attractions, entertainment, etc. Heck, poutine had not even made its way here!

Music concerts in the mid 70s were horrible for sound because of the arena. We need a more modernized building for concert venues to attract big name performers. I know a lot of people who go out of town to attend such concerts; spending money for hotel rooms, meals, etc. A lot of people will go out of town to Orillia, Sault Ste. Marie (Michigan), etc., just for a fun road trip. When out of town people want to go on a fun road trip and ask me what there is to see and do in Sudbury, I am speechless! These people have already gone to the Big Nickel and Science North, therefore they opt to go elsewhere. This is lost money that could have been spent here in Sudbury.

I am in the majority of people who don't bother to go to any type of events in downtown Sudbury because of the parking issues, vagrants, etc. A new arena/event centre in the downtown area will NOT change my mind. It will not make me spend my money in downtown businesses because they are not getting my business NOW. A Kingsway location, however, would be more ideal. I live east of Sudbury and this would mean my family attending a Wolves hockey game for the first time, concerts, etc.

As for some people's concerns regarding the casino and gambling problems, people who have gambling addictions already are gambling online and at bingo halls, etc.

Gateway, together with government partners, have implemented Responsible Gaming initiatives at each of their locations. Their staff are trained to identify problem gamblers and to assist them in accessing the resources they need to get help. For this reason, it is my opinion that gambling addictions are much worse at home online, where there is nobody there to help them or see them.

Sudbury is starting to be well known as the "shopping capital of the North". Let's also make it the "entertainment capital of the North". We need to expand beyond the downtown as it is already too congested. Sudbury is also about people from Coniston, Garson, Wahnapiatae, Markstay, Warren, etc.; not just Rayside Balfour, Val Caron, etc. It's time to go East!


Some say the traffic will be bad on the Kingsway for people from the South End, downtown, Rayside Balfour, etc., if the Kingsway location is selected. These same people already drive on the Kingsway to go Costco, Silver City, Home Depot, New Sudbury Shopping Centre, etc. It's just a poor excuse.

>>> Cathy Hull

1/8/2018 3:44 PM >>>

I believe a full casino is **not** in the best interests of the City of Greater Sudbury and demand a moratorium be placed on any expansion of casino type gambling facilities in our community. This includes, changes in size, location, or type of gambling activities.

Cathy Hull



>>> Irene

1/8/2018 3:35 PM >>>

To Whom it may Concern:

This letter is my request. as a Taxpayer, someone who wants our City to flourish, whatever it takes to make this city great I'm all for it. The KINGSWAY PROJECT must come to fruition, as it is the only hope of our future. Let's get this party started.

Enough of this, only Downtown will do mentality, it will not do, it's time for a big change. Let's open up this city to the world, let's embrace change.

Also, we do not need a new library, the one we have is fine. No City Center Mall should be given a chance to house the library.

A Synergy Center in downtown would be a total waste of our Taxpayers money, enough money has been wasted on this concept.

Thank you,

Mr. & Mrs. Franco Sacchetto

With regard to the Arena/Casino at the location proposed the costs outweigh the benefits if this project goes forward.

With regard to the arena the experts hired by the city recommended that the arena be located downtown. Other cities including Ottawa are placing their arenas in there downtown. Council did not take direction from their own hired experts and did not pay attention to decisions made in other cities. The arena belongs downtown.

The Casino should not be built anywhere in the City of Greater Sudbury. Beyond the documented increase of gambling addiction and the resulting social issues the impact on the local economy will be significantly negative. Again, expert opinion is against a casino for this city. The Health department is against it as the increase of gambling addiction will lead to less disposable income which could prevent affected individuals from having the financial resources to purchase nutritious foods. In extreme cases they could become homeless. The stress from gambling debt has negative affects on health. So our own Health Department has found that a casino would be bad for the health of citizens in Greater Sudbury.

Sudbury is not the location for a Casino that will bring benefits to the local economy. The best location for Casinos are First Nations, existing large tourists destinations and cities that boarder other jurisdictions that do not have a casino benefit. This city does not fit any of those models. Our casino, if we go ahead with the plan to build it, will rely on local residents in the Greater City for its market. Only 10% will be from beyond our borders. Most of the time gamblers lose so they will have less disposable income to spend in our community. Casinos have restaurants and entertainment venues on site. That will effect other businesses. The Private Operator and the Ontario Government take the vast majority of the profit. The city gets much less and that amount will not balance the cost to the local economy. Local economists have spoken out against the Casino for the reasons listed above. There is growing opposition within the citizenry. The best evidence about the negative impacts of Casinos can be found in cities that house them. Things are not going well in Thunder Bay in spite of being close to the US border. In fact most cities do not do well when all the costs to the community are considered. The previous and present council did not do their homework on Casinos and made a bad decision with their support for one.

And what about Downtown Sudbury? If this project is allowed to go ahead downtown will suffer badly. It will lose all the hockey fans that attend hockey games and the numerous other events hosted there over the year. Many of these people patronize downtown restaurants and other businesses. That revenue will be lost. We will lose more local businesses! The city of Sudbury will have a blighted downtown just when there is hope for its renewal. All the other proposed downtown projects will not make up for the loss of the Arena as a hockey and entertainmeant venue!

This project will not be good for the citizens of this city. The arena should remain downtown and the Casino should not be built.

John Gaul



As a member of Ward 7 (Leo LeBlanc) I fully support this development and the rezoning of the proposed property. This development is exactly what Sudbury needs now and in the future. There is more than enough property currently and for the future to develop more in sync with this vision. the property is close to the Trans Canada highway by-pass and will only attract more because of this. Currently many travelers just pass by Sudbury and can now be enticed to stop in and possibly stay a night or two. An economical positive for Sudbury.

It will be a huge mistake to turn down this rezoning application because Sudbury needs this vision for the current proposed development as it will send a message to outside industry developers that Sudbury wants change and to grow.

Please approve the rezoning.

Leo LeBlanc
Ward 7 resident.

Yes to rezoning of the Kingsway site for the arena and casino

In full support of rezoning at the Kingsway site for the casino and for the arena and event center

From:
To:
Date: 1/9/2018 8:33 AM
Subject: Opinion on arena and cassino

The arena is ok to be built on the Kingsway but leave the casino where it is right now in Chelmsford.
There is a lot of people with gambling addiction out there. Thank you

I support the Kingsway location and all proposed venues.

Allan Beers

I fully support the Kingsway site for the new arena and the casino.

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To: <clerks@greatersudbury.ca>
Date: 1/8/2018 8:35 PM
Subject: Rezoning to Permit the Building of a Casino

I have been a resident of Sudbury for most of my life and I am strongly against the building of a casino in our city.

I feel it is a sign of desperation when our city resorts to allowing something so harmful to the lives of its citizens and to the culture of the city. I strongly agree that a casino in our city will be a drain on families bank accounts. It will erode the financial stability of vulnerable people in our city and families will suffer. Children will suffer, parents will suffer. Money that could be spent on worthwhile family items could easily become part of the big pot of casino losses.

Some supporters of the casino project call us whiners. We are not whiners. We can see through all the superficial glitz and glamour and understand what is, and is not, good for our city.

We have spent years trying to pull up our city's reputation and making it a great place for families to enjoy life. To do this we have built a beautiful science centre, a cancer care facility, city parks, nature trails. We have been given the gift of a beautiful and natural landscape from which to work. These are the things that make our city attractive. We should be trying to build on these attributes with an eye to creating good quality jobs for our citizens. Jobs that not only provide a paycheck but reward employees with knowledge and experience.

I would ask that you not allow the rezoning to allow for the building of a casino.

Regards,
Mary Cornthwaite

Sent from my iPad

Planning Committee:

I support the application for rezoning to permit a recreation and community centre in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

Sandra Parsons



Hello,

I am interested in commenting on the rezoning, but am missing some information, namely, what was the original (current) zone? That is, what zone are we losing in the process? I personally have no problem with the proposed use for lands next to a abutting? landfill property – with people not LIVING there but rather attending for events, I don't see a problem. I do see a problem with a Casino, but I'm uncertain that it's a zoning issue, it's simply an overall social issue. I would prefer to see the Casino and Arena be on entirely separate properties (not look like they're linked), to try to discourage youth from getting into it. I'm all for healthy entertainment (which I think hockey and skating can be; along with music and other touring entertainment); not sure the Casino is it. And not sure it's a zoning issue, for that matter. Or is it? More info would be helpful on that (i.e., by what mechanism **does** the city control undesirable social effects from casinos?).

Kind regards,

Adriana

I would like to show my support for the Kingsway event centre and all the positivity this will bring to our city(including the changes to downtown once this is built). I would like for council to have a plan if there are any appeals filed, and have this reviewed as soon as possible. As the appeal will stop any further developments from starting.

Thanks

Marc Repele from Sudbury

From:
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/8/2018 8:02 PM
Subject: The Arena should be DOWNTOWN

Out beside the DUMP, is stupid place to put arena. Look at Ottawa, great rink, now looking at moving it back to town. I will vote for any politician who builds rink downtown.

Doug McKee



From:
To: <clerks@greatersudbury.ca>
Date: 1/8/2018 7:46 PM
Subject: Kingsway project zoning

I support the application for rezoning to permit a recreation and community centre in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

Carrie Sauve



From: Robert Pothier
To: <clerks@greatersudbury.ca>
Date: 1/8/2018 7:43 PM
Subject: Casino

I approve of a Arena events Centre and motel but totally disagree with the casino why does Sudbury need another casino we already have one out at Sudbury downs and there is one going up in Northbay and one going up in Sault Sainte Marie how many casinos do we need . I think it's a waste of money something much better would be to finish off Maley Drive or better yet let's fix up Highway 537 so those people can have access and not have flooding I'm sure it wouldn't cost that much to raise the road a couple of inches and install bigger culverts this city has become the worst waste of money I've seen in years The city complains every year that were over budget for snow removal since November the snow plow has gone up my street three times and this is January 6 where is the commonsense there let's have some real common sense

Sent from my iPhone

I am in support of the Rezoning of the Kingsway property for the building of the new arena and casino.

Wayne Nepssy



I support the application for rezoning to permit a recreation and community centre in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

I am very happy about the selection of the Kingsway site for the new arena. I am also looking forward to the new casino. I think everything must be done to expedite this process, so that Sudburians can enjoy these venues as soon as possible.

[REDACTED], and it was very difficult to attend games in the old arena. Of course, parking was a major issue, but getting to the arena was also a problem. The new location will be accessible by myself, though the southwest by-pass, in less time than it takes to drive downtown. Leaving the new venue will also be much easier as there is a major roadway accessible.

I learned how difficult it was for elderly citizens to attend games in the old arena. My father loved to attend games and I would bring him to every game, as he had season tickets. It was a difficult decision to park. I could not park, and then walk to the arena, as I had to park so far away from the arena that my father was unable to walk the distance. I was also unable to drop my father off at the door and then park, because he would have to wait for me, and I was afraid he would get cold, or lost, or accosted. We ended up leaving several hours earlier to attend games so we could park closer to the arena, where my father would be able to walk without a great distance or steep inclines. I believe the new arena will alleviate those issues and only wish my father was here to enjoy it.

The casino will also be a boon to Sudbury, despite all the naysayers. I always attend the casino in cities that I am visiting. I don't necessarily attend the city for the casino but always stop in and spend around \$50 to \$100 dollars as I am visiting. The Kingsway casino offers visitors a chance to stop in with ease. In contrast, the slots are located much further out of the city and require a special trip to attend.

In short, I am relaying to you my express endorsement for this very positive and state-of-the-art project for this city. As an amalgamated city, we have to provide for **all** communities within our boundaries, and I believe this project allows those **outside** communities to enjoy some of what will be the best recreational venues in this city.

Sincerely,

Dave Robson
[REDACTED]

my wife and I support this project

Hi

I just want to thank city council for getting this project right. It is great to see this project move fast. My family and I are very excited to see the change on the Kingsway.

I support the application for rezoning to permit a recreation and community center in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

Thank you

Bob Bertrand



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From: Lisa And Rob
To: <clerks@greatersudbury.ca>
Date: 1/8/2018 6:30 PM
Subject: 100% Kingsway 2x support for rezoning

My Wife and I support the application for rezoning to permit a recreation and community centre in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

Robert Arlt
Lisa Arlt

Sent from my iPhone

My husband and myself are in support of this project 100 % !!!

sincerely,
Roger and Suzanne Campeau

From: Maureen Horan
To: <clerks@greatersudbury.ca>
Date: 1/8/2018 5:40 PM
Subject: Casino

I would like to see a entertainment complex that this city can be proud of.

We are the hub of North Eastern Ontario, people come from a large surrounding area to our casino, to see shows, spend money on accommodations and food, not to mention shop.

I believe everything should be in one area, and the Kingsway location is ideal. It's close to all the major roads and bypasses coming into our city.

Why does everything have to be raked over the coals time and time again.

For those against a casino, don't go, simple as that. It is a source of entertainment for a lot of people who just like to take their \$40bucks and have 1 minute of fun, or if your lucky 30 minutes of fun.

Let's just go with the plan, put the casino on the Kingsway, and get on with the whole project. It's a great venture , and adventure for this city.

Maureen Horan

Is Good!!!

I believe a full casino is **not** in the best interests of the City of Greater Sudbury and demand a moratorium be placed on any expansion of casino type gambling facilities in our community. This includes, changes in size, location, or type of gambling activities.

Cathy Hull



From: Irene
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
CC: "mayor@greatersudbury.ca" <mayor@greatersudbury.ca>
Date: 1/8/2018 3:35 PM
Subject: KINGSWAY PROJECT --

To Whom it may Concern:

This letter is my request. as a Taxpayer, someone who wants our City to flourish, whatever it takes to make this city great I'm all for it. The KINGSWAY PROJECT must come to fruition, as it is the only hope of our future. Let's get this party started.

Enough of this, only Downtown will do mentality, it will not do, it's time for a big change. Let's open up this city to the world, let's embrace change.

Also, we do not need a new library, the one we have is fine. No City Center Mall should be given a chance to house the library.

A Synergy Center in downtown would be a total waste of our Taxpayers money, enough money has been wasted on this concept.

Thank you,

Mr. & Mrs. Franco Sacchetto

From: charlene kingsley
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 1/10/2018 9:47 AM
Subject: Arena n casino plans

To whom it may concern,

I do NOT support a full casino anywhere in the city , however, I DO support an arena at the Kingsway location.

TY
Charlene Kingsley

From: Di & Al Rogers
To: <clerks@greatersudbury.ca>
Date: 1/10/2018 9:18 AM
Subject: I Support Locating Arena & Casino at TNS

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

I think the plans for these developments are truly innovative and are looking positively to the future. I also believe that the new ideas for the old Sudbury arena have great potential and will do much for keeping our downtown core viable. Investing in our present will do wonders for our children's future. Way to go Sudbury council.

Nancy Pattenden

To whom it may concern,

I would like it noted that I support the application for rezoning to permit a recreation and community centre in the form of a public arena and applications for official plan amendments and rezoning to permit a place of amusement in the form of a casino.

Thank you.

Tracey Brown

[REDACTED]

[REDACTED]

[REDACTED]

Hello , I am all for it !!!!! I really don't know the
Reason why some people are so against it .
I've read the comments and some did not
Make any sense .
I truly agree with Mr. Mario Rovinelli !

Arena will be such a great thing for people to
Go watch hockey games .
As for the casino ...hey , if you don't like it...
Stay home....that's what I say

I am voting yes , go for it as long as this email
doesn't go in the Sudbury Star ...:>)) Thank you .

Although I am , I do read
My home paper every day ..sometimes twice a
Day for I get up with the birds ...:>)))

Thank you for giving people a chance to
Voice their opinions ,

Have a great day ,

Aline Lapointe [REDACTED]

From:
To: <clerks@greatersudbury.ca>
Date: 1/9/2018 3:18 PM
Subject: New Casino

I will not be able to attend the hearing but wanted to make my opinions heard.
I truly believe that the casino project is the best thing to come to Sudbury.

Gisele Pharand



Hi

Beth and Steven Depatie live in Hanmer and vote YES to the Kingsway project. Stop wasting time and just get moving!

Thanks

Sent from Mail for Windows 10

Hope it is not going to be rezoned for residential at all .Should have a referendum at the next election .

Rick Koritko

To whom it may concern,

The application for rezoning must be denied for the Kingsway Entertainment District as it goes against a properly consulted and designed Official plan and downtown master plan. Also it goes against proper urban planning, design and logic. The land is designated as industrial and was never intended to be a location for an arena away from people and other businesses. This poor decision will set Greater Sudbury back for 50 years while the rest of the world will progress forward.

Thanks you

Charles Lavallée, Chelmsford

Myself and my family support this project 100%.

I agree 100% with locating arena and Gateway casino on the Kingsway.

Gabby Laberge



[REDACTED]
[REDACTED]
January 11, 2018

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

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

His Worship Mayor Bigger and members of council:

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

Letter to the editor:

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

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

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

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

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

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

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

Simon Guillet.

Dear Mayor and Council:

Please take a look at the attached pictures. That is Hawthorne Drive which is not in my ward but it is the state of road conditions on Monday, January 8th at around 10 p.m. The snow stopped falling around noon. A few flurries then fell around 4 p.m. until 5 p.m. That is snow accumulation from the night before and it is higher than my boots. I went walking with my best friend and we were forced to walk in the road because the sidewalks were worse. You will also notice in the pictures that this is a bus route from the bus sign pictured in the photo. When I posted this to social media, a number of people responded saying such comments like: "nothing new there as this is how our city does business nowadays". Or "I live in this area and this is what we come to expect now after every snow fall".

I will not attend your rezoning meetings because this is a done deal but I am not sure what this city is thinking. We do not need another arena. We need to fix what we have. I have called in two massive potholes this fall and if I wanted, I could be calling them in daily. We cannot get snow cleaning right, we cannot get potholes right, yet we think we can get this right and that we need it.

This past week, a family I know posted pictures of them at the Ugly Sweater Wolves game - what I saw in these posts was what I always see - empty stands. And anyone that does attend, does so with free tickets. If we cannot keep what we have afloat, please tell me how a new arena with no bus depot in sight will make people want to go?

I know Zulich and his real estate people and other vested interest groups have you convinced that we need this but our population is dwindling not increasing and yet we need state of the art facilities on leaching dump grounds on the other side of the city from where it is currently located.

Put this decision to the people. Seniors don't care about the Wolves and they don't go and don't want it. Many young families don't either. We are a very active family that participates in swim and soccer and mountain biking. Where is the indoor soccer field that other cities like the Sault Ste. Marie has? Yet we need another arena! Stop letting private partners riding on the cash coat tails of others convince you that you need things that you don't and start focusing on what we already offer.

Anastasia Rioux
Sudbury, ON.

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Give 100% to everything you do.
Believe in your ability to succeed.
Accept your weaknesses and work on them.
Know your strengths and celebrate them.
Make every second of every day count
towards becoming a better person!