



1916596 Ontario Ltd Official Plan and Zoning Bylaw Amendments

**Gateway Casino & Entertainment
Limited
Planning Committee Mtg #2**

March 26, 2018

Conformity & Consistency

- **Based on my review of the information submitted it is my professional opinion that the applications 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

Representation

- Gateway – Terry Black
- Cumulus Architects – Paul Szaszkievicz
- Dillon Consulting – Karl Tanner & Amy Farkas (Planning) & Mike Walters (Transportation)
- 1916596 Ontario Limited – Dario Zulich

Additional Submissions

- **Following the Planning Committee Meeting in January we have submitted:**
 - An addendum to the original Planning Justification Report (PJR)
 - Sanitary Capacity & Flow Analysis
 - Transportation Demand Management Report
 - Risk Management Plan

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.

Yours very truly,

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

Ronald Bidulka
Vice President
PricewaterhouseCoopers Real Estate Inc.

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- **We are available for questions**