

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

**clerks - I Object to the Event Centre Re-zoning.**

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**From:** "David C." [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 12:44 PM  
**Subject:** I Object to the Event Centre Re-zoning.  
**Cc:** <deb.mcintosh@greatersudbury.ca>

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Please do not approve the rezoning of the events 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 encourages 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 do not do it.

Thank You.  
David Cividino

[REDACTED]

**clerks - I Object to the Event Centre Re-zoning**

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**From:** Patti Brace [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 12:53 PM  
**Subject:** I Object to the Event Centre Re-zoning  
**Cc:** <deb.mcintosh@greatersudbury.ca>, <fern.cormier@greatersudbury.ca>

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Patti Brace  
[REDACTED]



March 26, 2018

City of Greater Sudbury  
City Clerk  
P.O. Box 5000 Station A  
200 Brady Street  
Sudbury ON P3A 5P3

Re: 1916596 Ontario Ltd. – Applications for official plan amendment and rezoning to permit a place of amusement in the form of a casino, Kingsway, Sudbury. Files 751-6/17-24 & 701-6/17-9.

1916596 Ontario Ltd. - Application for rezoning to permit a recreation and community centre in the form of a public arena, Kingsway, Sudbury. File 751-6/17-27.

1916596 Ontario Ltd. – Application for rezoning to permit parking lots in addition to the uses permitted in the M2, Light Industrial and M3, Heavy Industrial zones, Kingsway, Sudbury. 751-6/17-26.

### **Written submission from Ramsey Lake Stewardship Committee**

**We have the following concerns with these applications:**

**Our main mandate is to help improve the health of a vital lake already damaged from historic smelter activity in the City of Greater Sudbury.**

We are concerned that this large impervious parking area (almost 27 acres) will be built in the Ramsey Lake watershed to accommodate an arena and casino. Snow in parking lots contain many pollutants. Salt is just one of them. Sand with brine and rock salt, where needed, will be used in this parking lot and will contribute for many years to come to the pollution and increased salinity of the lake. Dr. John Gunn, Canada Research Chair and Director of the Vale Living with Lakes Centre, expressed concern at a recent Greater Sudbury Watershed Alliance Salt Panel meeting (<http://www.cbc.ca/player/play/1157871683734>) that some salt-sensitive species in the lake, that normally keep blue-green algae in check, might not be viable in higher salt concentrations and therefore we may be seeing more blue-green algal blooms in future, if salt levels continue to rise.

Every effort should be made to prevent salt from reaching the lake. The best way would be to not build a 27-acre parking lot in the watershed. Otherwise, there should be a requirement that all snow storage be outside of the Ramsey Lake Watershed. This will not prevent any salt from reaching the lake but will help minimize it. We have not seen in the reports as to what square footage or number of hectares will be used in the parking lot for snow storage. This area should be defined so that appropriate

management can be determined for snow storage according to the Clean Water Act (2006). Using more than 5 hectares of parking lot as snow storage would be a Significant drinking water threat. Using 0.5 – 5.0 hectares of area as snow storage is a Moderate Drinking Water Threat.

**TABLE 1 – DRINKING WATER THREATS – CHEMICALS**

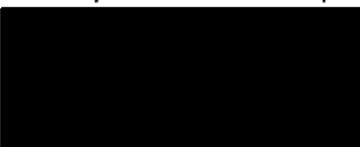
DRINKING WATER THREATS:	Reference Number	Under the following CIRCUMSTANCES:	Area Within Vulnerable Area	Threat is Significant in Areas with a Vulnerability Score of:	Threat is Moderate in Areas with a Vulnerability Score of:	Threat is Low in Areas with a Vulnerability Score of:
Column 1		Column 2	Column 3	Column 4	Column 5	Column 6
The storage of snow.	1517	1. The snow is stored at or above grade. 2. The area upon which snow is stored is more than 5 hectares. 3. Runoff from the area in which the snow is stored may result in the presence of Petroleum Hydrocarbons F4 (>nC34) in groundwater or surface water.	IPZ-1, IPZ-2, IPZ-3, WHPA-E	10	7 - 9	4.8 - 6.4
			WHPA-A, WHPA-B, WHPA-C/C1, WHPA-D		8 - 10	6
			HVA			6
	1518	1. The snow is stored at or above grade. 2. The area upon which snow is stored is more than 5 hectares. 3. Runoff from the area in which the snow is stored may result in the presence of Petroleum Hydrocarbons F2 (>nC10-nC16) in groundwater or surface water.	IPZ-1, IPZ-2, IPZ-3, WHPA-E	10	7 - 9	4.8 - 6.4
			WHPA-A, WHPA-B, WHPA-C/C1, WHPA-D		8 - 10	6
			HVA			6
	1519	1. The snow is stored at or above grade. 2. The area upon which snow is stored is more than 5 hectares. 3. Runoff from the area in which the snow is stored may result in the presence of Petroleum Hydrocarbons F3 (>nC10-nC34) in groundwater or surface water.	IPZ-1, IPZ-2, IPZ-3, WHPA-E	10	7 - 9	4.8 - 6.4
			WHPA-A, WHPA-B, WHPA-C/C1, WHPA-D		8 - 10	6
			HVA			6
	1520	1. The snow is stored at or above grade. 2. The area upon which snow is stored is more than 5 hectares. 3. Runoff from the area in which the snow is stored may result in the presence of Sodium in groundwater or surface water.	IPZ-1, IPZ-2, IPZ-3, WHPA-E	9 - 10	7 - 8.1	4.5 - 6.4
			WHPA-A, WHPA-B, WHPA-C/C1, WHPA-D	10	8	6
			HVA			6
	1521	1. The snow is stored at or above grade. 2. The area upon which snow is stored is more than 5 hectares. 3. Runoff from the area in which the snow is stored may result in the presence of Zinc or one or more of its compounds containing Zinc in groundwater or surface water.	IPZ-1, IPZ-2, IPZ-3, WHPA-E	9 - 10	7 - 8.1	4.5 - 6.4
			WHPA-A, WHPA-B, WHPA-C/C1, WHPA-D		8 - 10	6
			HVA			6

Part of this development is in the Significant Groundwater Recharge Area for Ramsey Lake  
[http://www.sourcewatersudbury.ca/images/uploaded\\_files/ARSP2013/ARMaps2013/3.3\\_Ramsey\\_SGRA\\_web.pdf](http://www.sourcewatersudbury.ca/images/uploaded_files/ARSP2013/ARMaps2013/3.3_Ramsey_SGRA_web.pdf). In fact, it appears that the stormwater management facility (SWMF) is proposed to be built directly over the Recharge Area. Will this SWMF be lined to prevent pollutants in it from draining directly into groundwater? This is not good practices to build a SWMF in a Significant Groundwater Recharge Area for a drinking water source. We would suggest building this SWMF elsewhere on the property.

### ***Request for Notice***

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Lilly Noble, Co-Chair  
 Ramsey Lake Stewardship Committee



**clerks - I SUPPORT LOCATING ARENA & CASINO AT TNS**

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**From:** chris kutchaw kutchaw [REDACTED]  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:16 PM  
**Subject:** I SUPPORT LOCATING ARENA & CASINO AT TNS

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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.

Chris Kutchaw

## clerks - I Object to the Event Centre Re-zoning

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**From:** Aidan Lucas [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:23 PM  
**Subject:** I Object to the Event Centre Re-zoning  
**Cc:** <deb.mcintosh@greatersudbury.ca>

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Hello,

I am writing you not only as a resident of Sudbury but more so as a student at the [REDACTED]. This proposal goes against everything that the school has taught me, as well as my basic knowledge of what makes a city work and what doesn't. I come to this city as an outsider from a small town in Southern-Ontario and continue to be blown away by how oblivious the planners and councilmen of this city are to the destructive nature of car-centric planning. There is no successful city in North America that has built their infrastructure around cars. A simple google search of a majority of American cities will easily show you what becomes of a city when you encourage 'outward' planning over 'inward'. I can say confidently that both students and professors of this school are very vocal with their opposition to the proposed Kingsway Location. I live downtown, I walk to school everyday and pass multiply stores opening, yet the downtown is still not 'flourishing'. Yes, it is stable, but in a rather stagnant way, killing a major economic source in the are will do nothing but kill the downtown. The architecture school can not revive a downtown on its own, it is supposed to be a catalyst for more investment, yet there has been no mention of any. A convention centre separate from the area is a poor compromise, and an idiotic one at that.

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.

Aidan Lucas  
 [REDACTED]

**clerks - REZONING APPLICATION**

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**From:** JS Salter [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:26 PM  
**Subject:** REZONING APPLICATION

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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

Sudbury is already a "backwater town" more bad decisions like this will only make it worse

JS Salter.



**clerks - Planning Committee Meeting Monday, March 26, 2018 Tom Davies Square**

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**From:** "Christopher J. Duncanson-Hales" [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:27 PM  
**Subject:** Planning Committee Meeting Monday, March 26, 2018 Tom Davies Square

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Please accept this email and the attached statement as my submission for the consideration of the Planning Committee Meeting, scheduled for March 26th 2018 at 430 pm at Tom Davies Square.

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 Madame Chair

My name is Dr. Christopher J. Duncanson-Hales. I live at [REDACTED]  
 [REDACTED] am a Roman Catholic Theologian and I teach in the departments of Philosophy and Religious Studies at the University of Sudbury. I am speaking today on behalf of approximately 45 interfaith leaders who stand in opposition to the rezoning and amendment of the Official Plan to allow for an expanded casino gambling on the subject lands. As stated in the staff report, "The Official Plan contains a holistic set of goals, objectives, and policies to manage and direct growth and change and its effects on the social, economic and natural environment of Greater Sudbury" and that in the opinion of city staff, the applications "represent good planning and are in the public interest. There do not appear to be any adverse impacts that will result from the approval of the applications," Despite these assurances, the report goes on to dismiss, quote, "the socioeconomic impacts, as the socio-economic impacts of gambling fall outside of the scope of these land use planning matters."

The interfaith leaders who have added their names in opposition to this applicaiton represent diverse faith communities with unique perspectives, principles, sacred texts, traditions and teachings that form the basis of our opposition to expanded gambling. We are unified in our position that gambling is contrary to the ethical norms of our traditions because it negatively impacts our communities and the wider public.

The application before us is not public interest. While the economic activity of land use my follow outside of the scope of land use planning matters, the location of certain economic activities on adjacent communities falls well with in the scope of these land use planning matters.

We are deeply concerned that the relocation and expansion of the casino to the Kingsway will have a serious and disproportionately negative impact on vulnerable communities in close proximity to the proposed Kingsway location. In a 2013 report on the health impacts of expanding casino gambling in Ontario, the Wellesley Institute concludes that people living in poverty are more likely to spend a higher proportion of household income on gambling and Seniors living on fixed incomes and accumulated savings are at a greater risk of becoming problem gamblers.

The proposed relocation of the casino to the Kingsway is within a 3 km radius of subsidized housing and less than 10 minutes direct bus from the senior community of Finlandia Village. We are convinced by this and other evidence that this casino's relocation will contribute to family breakdown, depression, addiction, bankruptcies and crime. The harm caused by the development of a full casino so close to these vulnerable communities is antithetical to our mission as faith

traditions and will put a serious strain on our capacity to strengthen individuals, families and communities.

Our faith traditions teach us that our governments should maintain order, preserve justice and promote the common good. We believe that our governments must take a stand to promote the values of education, hard work, social justice and the dignity of labour, and reject the illusion of easy money, for both individuals and public coffers.

Our governments should protect the most vulnerable in our society from casinos that exploit human weaknesses and addictions. We therefore call upon our governments to reject gambling expansion and reject this predatory industry as a solution to economic and fiscal problems.

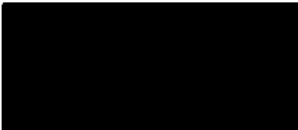
We strongly urge the Planning Committee and City Council to oppose the relocation of the Gateway casino to the Kingsway property of True North Strong. We further urge our brothers and sisters in our faith communities to become informed about this issue and voice their opposition to expanded gambling to our elected officials. This evening we are not preaching to the choir. We are reminding our municipal leaders that the choir votes.

Thank you.

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Dr. Christopher J. Duncanson-Hales, PhD



Will Gasteiger



March 26, 2018

RE: The Casino:

To whom it may concern:

I often think of "It's a Wonderful Life" and the "Back to the Future" movies as this debate over the casino unfolds. They demonstrate what could happen if bullies, unscrupulous bankers and those who think of nothing but accumulation of personal wealth are left unchecked. Fortunately, there are heroes like George Bailey and Marty McFly who fight back to build communities in which everyone can thrive.

The establishment of an expanded Casino in Sudbury has become controversial. What do we know so far:

- 1) An expanded casino in Sudbury will not draw a significant number of tourists; most of the participants will be local.
- 2) The more successful the casino is the more wealth it will pull out of Sudbury (with a small portion coming back to the city for hosting the casino)
- 3) Many Casinos draw criminal elements for purposes of money laundering (I won't repeat the many references available).
- 4) The whole design of the casino is to keep participants gambling as long as possible.
- 5) As much as possible, Casinos are self contained, supplying restaurants, bars and other amenities on site to ensure the client never moves far from the gaming tables and slots.
- 6) Casinos do not appear to have the ability to monitor the self-exclusion list - <http://www.cbc.ca/news/casinos-and-gambling-addiction-behind-the-reporting-the-investigators-with-diana-swain-1.4441119>

The feeling may be that we already have a casino so why shouldn't we have a better one. The opposite feeling could be that, if these types of casinos sole purpose is to draw as much money out of the community as possible, maybe we should just close the current one and focus and promote local charity casinos.

But the **big difference** with the new proposed casino is that the City has decided to become an active enabler of a gambling culture in Sudbury. The new public arena will be the largest public gathering place in Sudbury. By combining the new public arena with the new casino, the City has become the "pusher".

- 1) It is encouraging its citizens to partake in the casino – the City is giving the casino free access to thousands of citizens of Sudbury who will visit the event centre – many of whom might normally not have the slightest interest in a casino.
- 2) By promoting all this as some sort of magical Entertainment District, the City is taking responsibility for consequences that gaming results in (citizens sue the City for a lot less than having lost all their money).

- 3) By opening up public transit to the Event Center, the City is providing further easy access to the Casino.
- 4) By actively encouraging more Sudbury citizens to go to the closed casino environment the City will slowly kill off many local restaurants and bars.
- 5) The main tenants of the arena are young athletes (some under the legal gambling age) – the proximity of the casino will encourage these young people to gamble (some illegally from peer pressure). What parents will want to send their young athletes to a team whose owner openly promotes a hockey / gambling lifestyle and a City that enables and fosters it?
- 6) The OHL has a strict gambling policy for its athletes. Does having a team operate in a City that enables and fosters a gambling lifestyle even square with the OHL's policies?
- 7) Young people are particularly susceptible to gambling addiction - [http://knowtheodds.org/wp-content/uploads/2013/05/NYCPG\\_ebook\\_YouthGambling\\_052114.pdf](http://knowtheodds.org/wp-content/uploads/2013/05/NYCPG_ebook_YouthGambling_052114.pdf)
- 8) Of all addictions, gambling has one of highest suicide rates - <https://www.alternet.org/how-gambling-can-kill-you-faster-drug-abuse-or-alcoholism>

Council and the city's Urban Planners are obliged to act in the Public Interest in their decisions. No matter how loosely the Public Interest is defined, there is no way that enabling and fostering a culture of gambling can be considered in the Public Interest. Permitting a city owned public gathering place (Event Centre) and a casino to be built next to each other is not in the Public Interest.

Are there any George Baileys and Marty McFlys within our council and urban planners who will finally stand up and act in the Public Interest?

Yours Truly:



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

**From:** Micheal Bis [REDACTED]  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:39 PM  
**Subject:** I SUPPORT LOCATING ARENA & CASINO AT TNS

To: clerks@greatersudbury.ca

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

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

Micheal Bisailon

**clerks - I Object to the Event Centre Re-zoning**

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**From:** Ruth Shepherd <[REDACTED]>  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:51 PM  
**Subject:** I Object to the Event Centre Re-zoning  
**Cc:** <deb.mcintosh@greatersudbury.ca>

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Sincerely,  
Ruth Shepherd

[REDACTED]

**clerks - RE: Sudbury's casino + relocated events centre**

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**From:** Jonathan Danyliw [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 1:54 PM  
**Subject:** RE: Sudbury's casino + relocated events centre

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Hello,

My name is Jonathan Danyliw. I'm a lifelong resident of Sudbury and, since 2011, a resident of downtown. I am [REDACTED] years old I live and work in the city's core and, in truth, I would be lying if I said that these two subjects do not threaten my lifestyle here. In fact, both in terms of real world practicality and in terms of political ideology, they're beginning to force me to reconsider my future as a Sudburian.

I want to live in a city with a vibrant downtown core. I want to live in a city that supports local restaurants and shops. Cities that structure their municipal funding to encourage their citizenry to spend time and money largely at non-local establishments bereave themselves of both culture and real community. Directing consumers to a secluded corner of the city dominated by big box stores and corporate establishments runs counter to the vision council put forth in the downtown masterplan; furthermore, is a direct affront to those of us who've spent our adult lives supporting local businesses downtown and working in the community here. It is a betrayal. It will make many of us relocate or, at the very least, disengage from civic discourse. This is not hyperbole. The City of Greater Sudbury will lose its young community builders and organizers and its arts community- a community largely located in our embattled downtown core- will be devastated. I'm not guessing. I've been a very active member of the arts community here for ten years. I know these people. I already see them losing hope.

I don't think I need to send you facts, as you've all been bombarded with information that clearly shows how destructive, illogical, and foolhardy the Kingsway events centre plan is. You also, I'm sure, have been shown time and time again that a new casino will really just be a leech on our local dollars. Money spent by Sudburians in local establishments stays in Sudbury. Money spent by Sudburians in a provincially run casino and at foreign owned restaurants and shops leaves the city forever. This is an obvious fact. It seems like council doesn't care about that fact or about the myriad other pieces of well researched and documented information that have been put forth, so I guess I'm left with nothing but an emotional appeal.

Listen: When I was younger I stayed in Sudbury because I believed that council meant what they said in the Downtown Master Plan. I could have left. In hindsight, seeing what's happening now, I should have. Perhaps I will. I've struggled as a professional artist in this cit for a decade, sustaining myself by working part time in downtown restaurants. After attending some of the council meetings concerning these subjects, any feeling of trust I might have had for our local government is gone. It's hard for me to believe that there isn't more afoot here than bad decision making. Why don't facts matter in this city? Why do the loud voices of an uninformed mob override the thoughtful arguments of the engaged? I want to have faith in you again, but you need to earn it back. You need to end this charade now- a well intentioned and honest city council cannot allow

for the Kingsway development to move forward and it cannot allow for a new casino to be built there either. There are dozens of Canadian examples that show why these are bad decisions. They've been shown to you. Why don't you care? How can us young community builders believe that this is a practical city in which to expend our efforts when our council behaves like our enemies?



**clerks - RE: Planning Committee Agenda March 28th, 2018 Public Hearings #1 and #2.**

**From:** John Lindsay [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 2:05 PM  
**Subject:** RE: Planning Committee Agenda March 28th, 2018 Public Hearings #1 and #2.  
**Attachments:** Arena and Parking Parking Committee Submission - March 28th 2018.docx

**RE: Planning Committee Agenda March 28<sup>th</sup>, 2018 Public Hearings #1 and #2.**

Please be advised I wish to received Notice of Council' decision(s) related to these matters and consider this as a formal written submission with respect to the applications for rezoning in order to permit a community recreation centre in the form of a public arena and to permit parking lots In addition to the uses permitted in the M2 Light Industrial Zone and M3 Heavy Industrial Zones, Kingsway Sudbury Official Plan Amendment and rezoning to permit a place of amusement in the form of a casino, Kingsway 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 Wednesday March 28<sup>th</sup> 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.

We have on staff highly paid professionals who have prepared many pages of reports to justify the objectives of council to proceed with these endeavours and also have hired consultants to write reports to support their recommendations.

However it would seem little practical observation of reality. Let us look at what is actually happening in the real world. Salt levels (sodium and chloride) continue to increase in Ramsey Lake threatening both human and aquatic life ... a "Challenging Time Bomb" reads the headline in recent Sudbury Star Article quoting scientific opinion with respect to the health of our lake, the source of drinking water for up to 60,000 of our citizens. Despite any mitigation methods, of which there are very few, if any really effective, these levels will continue to increase even without this development. This winter season the city has reported that over two million dollars dollars were spent on the application of salt on our roadways than I previous years quite possibly due to environmental changes – more ice events. It follows that Salt from this extensive development (parking, sidewalks, and driveways) will further contaminate the watershed and Ramsey Lake itself with additional applications. We note in the City of Greater Sudbury Charter that councillors shall "act today in the interests of tomorrow by being responsible stewards including natural resources and also to protect and preserve lakes and waterbodies". We trust councillors will honour these commitments.

With respect to parking in the downtown – I have personally examined this situation and even with events taking place at the same time at the Arena and the Theater Centre I have found that there still remained available parking in the CPR lot next to the old train station and at other areas in the downtown. I have had to walk a couple of blocks on occasion for events but likely not more than the distance in the large parking lots proposed for the combined projects. If there is a parking "problem" downtown would it not be better to construct parking structures at far less expense than what is being proposed for the Kingsway site plus possible enhancements to our present arena like what took place for the Memorial Gardens in North Bay, which is the same age as our facility.

At the very least any decision with respect to these applications 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. This is what basically happened with respect to Second Avenue – this type of condition was imposed – the city responded to the Ministry of the Environment with a remedial salt plan which was rubber stamped by the Ministry, with no public input and five more tons of salt are deposited into the environment each year due to the expanded road surface – this must not be allowed to happen with this project. There does seem to be a rush to make a decision based on the "importance" of the project which, due to public concern is unfortunate, unnecessary and could be considered irresponsible

John Lindsay [REDACTED]

**RE: Planning Committee Agenda March 28<sup>th</sup>, 2018 Public Hearings #1 and #2.**

Please be advised I wish to received Notice of Council' decision(s) related to these matters and consider this as a formal written submission with respect to the applications for rezoning in order to permit a community recreation centre in the form of a public arena and to permit parking lots In addition to the uses permitted in the M2 Light Industrial Zone and M3 Heavy Industrial Zones, Kingsway Sudbury Official Plan Amendment and rezoning to permit a place of amusement in the form of a casino, Kingsway 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 Wednesday March 28<sup>th</sup> 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.

We have on staff highly paid professionals who have prepared many pages of reports to justify the objectives of council to proceed with these endeavours and also have hired consultants to write reports to support their recommendations.

However it would seem little practical observation of reality. Let us look at what is actually happening in the real world. Salt levels (sodium and chloride) continue to increase in Ramsey Lake threatening both human and aquatic life ... a "Challenging Time Bomb" reads the headline in recent Sudbury Star Article quoting scientific opinion with respect to the health of our lake, the source of drinking water for up to 60,000 of our citizens. Despite any mitigation methods, of which there are very few, if any really effective, these levels will continue to increase even without this development. This winter season the city has reported that over two million dollars dollars were spent on the application of salt on our roadways than 1 previous years quite possibly due to environmental changes – more ice events. It follows that Salt from this extensive development (parking, sidewalks, and driveways) will further contaminate the watershed and Ramsey Lake itself with additional applications. We note in the City of Greater Sudbury Charter that councillors shall "act today in the interests of tomorrow by being responsible stewards including natural resources and also to protect and preserve lakes and waterbodies". We trust councillors will honour these commitments.

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John Lindsay - [REDACTED]

**From:** tdjaferis <[REDACTED]>  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 2:59 PM  
**Subject:** I Object to the Event Centre Re-zoning

Against the rezoning!

I am against creating an entertainment district on the Kingsway, when we already have one downtown.

I am against the Casino as an economically viable industry for the benefit of Sudbury.

I am for the arena downtown.

Ted Djaferis  
[REDACTED]

**clerks - Please do not approve the rezoning for the events centre & community arena**

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**From:** Janik Guy [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 3:05 PM  
**Subject:** Please do not approve the rezoning for the events centre & community arena  
**Cc:** <debmcintosh@greatersudbury.ca>

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Please see the following paragraph outlining the reasons why I ask you to 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.

Janik Guy  
[REDACTED]

**clerks - Feedback re ReZoning for Casino Development**

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**From:** "VisionarEase & associates" [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 3:17 PM  
**Subject:** Feedback re ReZoning for Casino Development

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Greetings: I am unable to attend this evening's meeting. Please accept this as feedback regarding the proposed rezoning of the property abutting the landfill site, in order to enable the construction of a casino and other facilities.

As a longtime resident of the area, and member of the Business and Healthcare Community for over 40 years, I oppose this rezoning, and any other further initiatives to move in this direction. It is important for our community to bolster and support what our existing reports and Master Plan state as the evidence based directions to follow.

I and our family are strongly opposed to any of our taxes being used to support the further development of casino gambling in any way in our community. We know that many cities now regret having moved in that direction.

Rather, we need to more strongly support evidence-based, inclusive, Child & Family friendly, easily accessible healthy developments.

The enhancement of the downtown core is the route that smart cities are taking and evidence supports this, worldwide.

Our health care and mental health support organizations are already overburdened and anything we can do to support those agencies, including minimizing the increase of casino gambling is critical at this time. We would further encourage the city to support that those with a penchant for these activities do so, in support of nonprofit organizations, who regularly hold bingos in our communities, in ways that support struggling grassroots community agencies.

We know that the arena and any Convention Center should be downtown. Downtown Sudbury has massive potential, and is only beginning to see its renewal. It's time to support further progress for the city core.

We also commend the city for its work in holding these open forms, one of which I attended earlier this year. It was well organized and well managed procedurally.

**clerks - Martin Kotyluk submit comments of rezoning for property owner, 1916596 Ontario Ltd. Rezoning to permit a casino and rezoning for public area.**

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**From:** marty kut [REDACTED]  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 3:27 PM  
**Subject:** Martin Kotyluk submit comments of rezoning for property owner, 1916596 Ontario Ltd. Rezoning to permit a casino and rezoning for public area.  
**Cc:** "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>, "mart..."

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My (Martin Kotyluk) submit comments in writing for property owner, 1916596 Ontario Ltd. For rezoning to permit a casino on approximately 6.96 hectares of land. Also the rezoning to permit a public arena on approximately 11.96 hectares of land, and an application for rezoning to permit a parking lot as a permitted use in the M2, light industrial and M3, heavy industrial zones.

At this point of time I (Martin Kotyluk) [REDACTED] object to the event centre/ arena, casino, parking lots and the M3 heavy industrial Rezoning

The problems I have are:

1. Holding pond / retention pond on the corner of Kingsway/ Levesque St is too small. The creek that runs between Tim Hortons and the home at 2194 Raymond St almost floods every year. It would flood if the city didn't ditch the snow from the creek and side streets. Also downstream the creek from Bancroft Dr to the CP rail tracks are overgrown and the culvert at the rail bed at the CP rail tracks is too small. Watershed from buildings and future development will overcapacity the retention pond. This will cause flooding in the neighborhood. We DO NOT want to end up as the New Flour Mill !!! Fighting the city because of new development causing flooding in the area.
2. There are only two exits coming out of the properties. Traffic Impact Study 22237.7 POST GAME CONDITIONS 6.7.2 shows that it will take 55 to 65 mins to leave the property going west on Kingsway and 30 to 55 mins going east on Kingsway. Plus at the intersection of Kingsway and Barrydowne Rd you can add another 30 mins delay. Table 33 . The Kingsways / Barrydowne are already at 95% capacity at peak Table 39 and table 28 shows that 71% will be traveling West down the Kingsway. It shows that it will take almost 120 min to travel from the New arena to Downtown Sudbury!!! . Even put in a third exit road to Falconbridge Rd. It will only reduce the traffic load by 215 cars/hr. With post game / events levels at 2805 cars/hr at the 2 exits on the Kingsway table 28. Future plans to build a road to exit out to the New Maley Drive Extension between Falconbridge Rd to Hwy 17 by Coniston is not scheduled to be plan until the year 2031. Emergency vehicles will have increase travel times and local residents would be trap in there neighborhood, unable to travel outside there area in reasonable time.
3. Parking. Lack of Parking. You are showing that with the event centre/ arena, casino, parking lots and the heavy/light industrial parking areas will have max of 2,125 parking spaces available.

But your study show ( 6.6 Perk Friday with Event ) that you will need 3,365 spaces and if the twin pad arena is built it goes up to 3,465 parking spots are needed. SO! WHERE ARE PEOPLE GOING TO PARK?

Will the neighborhood adjacent to the Arena/Casino be the new overflow parking area? Will you build more parking lots, putting a strain runoff water to retention ponds? Also if it's paid parking. This neighborhood adjacent to the Arena/Casino will be over run by people parking there so they wouldn't paid for parking. This would cause a unsafe condition for neighborhood kids and people.

4. Traffic congestion, speeding and noise on Levesque St/ Bancroft. People will travel down Levesque St and Bancroft Dr thinking it's a short cut. Only 2 lanes. Plus its an residential area.

5. Noise . With indoor and outdoor events. With Mega increase in traffic and people parking in the neighborhood. Starting cars, talking and be drunk or upset/overjoyed after a game/event.

What I want before I give the ok to all the rezoning at property, 1916596 Ontario Ltd

1.1 Double the size of the holding pond / retention pond on the corner of Kingway/ Levesque St

1.2 Smaller culvert under Kingways road into the creek next to Tim Hortons. This smaller culvert will ensure that the creek can handle the water run off and also if the is a flood it happen on the arena/casino property. NOT in the downstream neighborhood.

1.3 Ditching and new bigger culvert . Bigger and deeper ditch from Bancroft to CP Rail Tracks and double the size of the culvert that goes under the rail bed.

1.4 Ditching / snow. Remove snow before spring thaw.

1.5 All other development must design watershed to run to the South of property.

1.6 All build water flow from rain water from roofs must not be design to flow North on property. But to flow south end of the property.

That the City will paid for any future flood damage in the area of Levesque/Eugene and Rheal Street area.

2.1 Must build a road to Falconbridge via one of the side streets like Chalmers St or Brookfield Ave. and a second road to join up to Lasalle Blvd.

2.2 New Maley Drive Extension between Falconbridge Rd to Hwy 17 by Coniston is to a scheduled to be build by 2024 with a 4 lane exiting into the new event centre/ arena, casino.

2.3 Double turning lanes at the West entrance to arena go West up Kingsway.

2.4 Double turning lanes at the intersection of Falconbridge/ 2nd Ave/ Kingsway to go North up Falconbridge Rd.

3.1 More parking , BUT !!!! All new parking planned must have watershed flow North and Not designed to flow south end on property. Especially not to the holding pond / retention pond on the corner of Kingway/ Levesque.

3.2 Not parking signs in the area of Levesque St and Raymond St



- 4.1 Leveque St to go from 50km to 40km.
- 4.2 Six to Eight speed bumps to be put in on Levesque St.
- 4.3 No parking signs on Levesque St and Raymond St.
- 4.4 Stop sign at corner of Levesque and Rheal st for the kids to cross the road to get to the park.

- 5.1 No!!!! Inside or outside event/game will go on past 11pm to 6am at anytime!
- 5.2 No!!! Carnival or amusement rides at anytime!
- 5.3 No!!! One time special permission to brake the noise law and above concerns!

Martin Kotyluk



**clerks - Re: Martin Kotyluk submit comments of rezoning for property owner, 1916596 Ontario Ltd. Rezoning to permit a casino and rezoning for public area.**

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**From:** marty kut [REDACTED]  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 3:36 PM  
**Subject:** Re: Martin Kotyluk submit comments of rezoning for property owner, 1916596 Ontario Ltd. Rezoning to permit a casino and rezoning for public area.  
**Cc:** "deb.mcintosh@greatersudbury.ca" <deb.mcintosh@greatersudbury.ca>, "mart..."

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Sorry Correction of 1.6 Change North to South and South to north.

NEW 1.6 All build water flow from rain water/snow from roofs must NOT be design to flow South on property. But to flow North end of the property.

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**From:** marty kut <thebean8at@hotmail.com>  
**Sent:** March 26, 2018 3:27 PM  
**To:** clerks@greatersudbury.ca  
**Cc:** deb.mcintosh@greatersudbury.ca; Marty 1972  
**Subject:** Martin Kotyluk submit comments of rezoning for property owner, 1916596 Ontario Ltd. Rezoning to permit a casino and rezoning for public area.

My (Martin Kotyluk) submit comments in writing for property owner, 1916596 Ontario Ltd. For rezoning to permit a casino on approximately 6.96 hectares of land. Also the rezoning to permit a public arena on approximately 11.96 hectares of land, and an application for rezoning to permit a parking lot as a permitted use in the M2, light industrial and M3, heavy industrial zones.

At this point of time I (Martin Kotyluk [REDACTED]) object to the event centre/ arena, casino, parking lots and the M3 heavy industrial Rezonings

The problems I have are:

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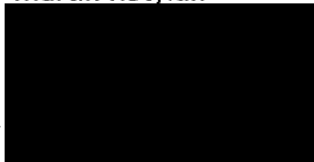
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5.3 No!!! One time special permission to brake the noise law and above concerns!

Martin Kotyluk



**clerks - I Object to the Event Centre Re-zoning**

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**From:** Adrian Hutchinson [REDACTED]  
**To:** <clerks@greatersudbury.ca>, <deb.mcintosh@greatersudbury.ca>  
**Date:** 3/26/2018 3:41 PM  
**Subject:** I Object to the Event Centre Re-zoning

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Hello, my name is Adrian Hutchinson, and I live at [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.

**clerks - I Object to the Event Centre Re-zoning**

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**From:** Tomasz Mrozewski [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 3/26/2018 3:48 PM  
**Subject:** I Object to the Event Centre Re-zoning  
**Cc:** <deb.mcintosh@greatersudbury.ca>

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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.

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**Tomasz Mrozewski**

[REDACTED]