





Type of Decision									
Meeting Date	November 22, 2017				Report Date	November 14, 2017			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting	X	Open		Closed


Report Title
<b>Site Design Strategy for Kingsway Entertainment District</b>

Resolution	Relationship to the Strategic Plan/Health Impact Assessment
<p>THAT the City of Greater Sudbury accept the Site Design Strategy for the Kingsway Entertainment District as outlined in the report entitled "Site Design Strategy for Kingsway Entertainment District", from the General Manager of Community Development, presented at the City Council meeting of November 22, 2017.</p>	<p>The Event Centre project aligns with the Corporate Strategic Plan in both the Quality of Life and Place, Priority B: "Maintain great public spaces and facilities to provide opportunities for everyone to enjoy." and Growth and Economic Development, Priority D: "Invest in large projects to stimulate growth and increase conferences, sports and events tourism, and celebrate cultural diversity."</p>
<input type="checkbox"/> Resolution Continued	<input checked="" type="checkbox"/> Background Attached

Report Summary	Financial Implications
<p>The purpose of this report is to present the final integrated site design strategy to City Council for decision and to provide an update on the Kingsway Entertainment District.</p>	<p>A business case is included in the 2018 Budget which outlines the financial plan for the New Arena/Event Centre.</p>

Report Prepared By	Division Review
<p>David Shelsted Project Director</p> 	<p>Catherine Matheson General Manager of Community Development</p> 

Recommended by the Department	Financial Implications
<p>Catherine Matheson General Manager of Community Development</p> 	<p>Jim Lister Manager of Financial Planning and Budgeting</p> 

Recommended by the C.A.O.
 <p>Ed Archer Chief Administrative Officer</p>

## **Background**

The purpose of this report is to present the final integrated site design strategy to City Council for decision and to provide an update on the Kingsway Entertainment District. The concept plan has been developed in consultation with the community and is reflective on Council direction on scope of the project. This large project has two other partners; Gateway Casinos and Entertainment Limited and with 1915695 Ontario Limited (Dario Zulich and company).

The report identifies the evolution of Council decisions associated with both the arena/event centre and gaming/casinos. This illustrates the extensive nature of the work for years as associated with this integrated approach to a public/private partnership.

## **Council Decisions Regarding the Arena/Event Centre**

The discussion on arena renewal in Greater Sudbury became a consideration of City Council in 2010 when Council requested an arena renewal strategy be undertaken. The direction reflected the fact that existing infrastructure had exceeded its useful life and significant investment would be required to manage the health and safety for the public and a strategy was necessary to make good financial decisions on the future investment into existing arenas. The average age of arenas in the City of Greater Sudbury is now 45 years.

### [Request for Decision Infrastructure Renewal -Arenas April 14, 2010](#)

Public consultations on redevelopment of municipal arenas including the Sudbury Community Arena began in 2011. The consultations as far back as 2011 raised relevant findings;

- When asked to rank which arenas were considered the most important to the respondent, Chelmsford Arena was considered the most important to those who responded followed by the Sudbury Community Arena.
- The survey asked respondents to rank, in order of importance, where they would prefer that a new arena be located if new facilities were built. The most important ranking was for the New Sudbury area followed very closely by the Azilda/Chelmsford area

### [Arena Renewal Strategy - Summary of Community Consultations and Next Steps - February 27, 2012](#)

Each year from 2010 the arenas were deliberated by Council. Considerations were given to refurbishing, replacing, and public private partnerships. The arena renewal strategy has been an incremental process reflective of the continued expression by the public for new investment, and in respect of the large capital investment required for renewal.

In 2015, the decision was made by this City Council Resolution CC2016-149 to pursue 4 large projects including the Event Centre. Thereafter, several decisions have been made by Council including the following which are relevant to this decision point; the site design strategy.

- "THAT the City of Greater Sudbury Council direct that technical specifications for a 5,800 seat Event Centre be developed concurrently with the site selection process based on a Design/Build procurement method and incorporated into a Request for Proposals with a target release date of June, following Council's site selection decision as described in the Appendix A: Phase I Market Analysis and Business Case Assessment as attached to the report dated March 7, 2017 from the Special Advisor to the CAO; AND THAT the City of Greater Sudbury complete a prequalification process to create a short-list of prospective design-build teams that will receive the Event Centre Request for Proposals from the City of Greater Sudbury in June 2017; AND THAT a Request for Proposals for an Event Centre Operator be issued concurrent with the release of the Event Centre Request for Proposals; AND THAT prior to the issuance of an RFP to select a venue operator, that the City negotiate a "term sheet" of key lease terms with the Sudbury Wolves; AND THAT PWC's current engagement be extended to include assistance with the recommended next steps as described in the report dated March 7, 2017 from the Special Advisor to the CAO, with funding of up to \$200,000 provided from the Tax Rate Stabilization Reserve." – Carried - **Resolution CC2017-64**
- That the City of Greater Sudbury direct staff to develop a budget for the design and construction of a 5,800 seat Event Centre, with that budget to be including in the 2018 capital for Council's consideration, which budget reflects all known or anticipated cost at the time and that staff also be to prepare financing plan that minimizes or eliminates any tax impacts." – Carried - **Resolution CC2017-65**
- THAT the City of Greater Sudbury selects the Kingsway location, as identified in the attached report from PWC attached as Appendix A and assessed by the Site Evaluation Committee as being the highest rated site for two of the three criteria identified by City Council as being of the highest importance, as the preferred location to construct the Arena/Event Centre as described in the report from the Special Advisor to the CAO entitled Arena/Event Centre Update dated June 15th, 2017. Carried - **Resolution CC2017-183**
- THAT the General Manager of Community Development be authorized to enter into the following agreements: a. On a single-source basis with Cumulus Architects Inc for the development of a Site Design Strategy at a cost not to exceed \$387,000 plus applicable taxes, with costs to be shared by Gateway Casinos and Entertainment Limited and with 1915695 Ontario Limited (Zulich) such that the City's share does not exceed one-third of the total cost; b. With

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Gateway Casinos and Entertainment Limited and with Zulich for sharing the cost of a site concept plan on terms satisfactory to the Chief Administrative Officer and Executive Director, Finance, Assets and Fleet." – Carried - **Resolution CC2017-257**

- THAT staff be authorized to submit a re-zoning application on behalf, and with the consent, of the property owner to include "public arena" as a permitted use." – Carried - **Resolution CC2017-258**

## **Council Decisions Regarding the Casino**

OLG presented to City Council back to 2012 indicating that gaming has been a part of Ontario's entertainment and tourism for decades, they indicated that modernization of gaming in Ontario was underway and was intended to be more customer focused and to expand private sector regulated delivery of lottery and gaming and to renew OLG oversight of lottery and gaming. OLG slots were first opened at Sudbury Downs in 1999.

The OLG Slots Benefit to Greater Sudbury from 1999-2016 were identified as

<b>Source</b>	<b>Benefit to Community</b>
Wages and Benefits to 158 employees	\$108.5 million
Host Municipalities' share of slot revenue	\$33.9 million
Purchases from Local and Regional Vendors	\$21.9 million
OLG Corporate Sponsorship for Local Community Events	Over \$500,000

Relevant to this large project; in June 2017, PWC indicated; the Event Centre developed at this site is envisioned to impact a number of benefits to varying degrees, including enhancing the area as an entertainment / event destination, facilitating new money being brought into Greater Sudbury, stimulating additional commercial and hospitality development and, to a lesser extent, supporting / enhancing activity during non-event times. The realization of such benefits is, however, not guaranteed and will be dependent upon future real estate market and financial investment conditions.

Further, given the expected increased activity of the proposed new casino compared to the Sudbury Downs annual payments under the Municipal Contribution Agreement from OLG; revenues from a new Casino would likely increase substantially from current levels.

The integration of this large project with the Casino initiative builds an entertainment district within the city of Greater Sudbury. This reflects public interest, and grows the tax base outside of the residential tax assessment. This strategy reflects the no/low growth scenario associated with northern Ontario and builds on Council's vision for growing the community. It further reflects Council's vision for growth and economic development, quality of life and place, and sustainable infrastructure.

The Council decisions respecting the continued gaming in Sudbury are as follows:  
In May 2012 City Council reaffirmed with unanimous support resolution CC2012-166

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regarding gaming in Greater Sudbury;

*THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury will continue to support gaming as approved by Council and will continue to be a willing host for gaming as it evolves.*

In August 2012 City Council affirmed support for gaming with resolution CC2012-265 including the following principles;

- 1) The City of Greater Sudbury welcomes the results of OLG's Gaming Modernization Initiative and commits to working with the successful proponent of the forthcoming Request for Proposals;
- 2) The City of Greater Sudbury encourages gaming facility investment proponents to maximize benefits to the community by identifying and developing opportunities for ancillary and complementary amenities as part of their proposal;
- 3) The City of Greater Sudbury may consider the sale of municipal property for a gaming facility based on the proponent's commitment to develop ancillary and complementary amenities which benefit the Greater Sudbury community;

Further four areas of potential development were identified; South End, Kingsway East, Sudbury Downs and Downtown Sudbury. The site design strategy as presented to Council in this report reflects the previous direction of Council.

At the February 2013 City Council meeting the following motion was carried unanimously through resolution CC2013-71:

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury adopt the following principles as the municipality's position on potential casino development:

- 1) The City of Greater Sudbury requires gaming facility investment proponents to maximize economic opportunities to the community by working with local groups to develop ancillary and complementary amenities as part of their proposals;
- 2) These amenities may include, but not be limited to, a hotel, a convention or multi use centre, a performing arts centre and/or an Ontario Hockey League-ready arena;
- 3) That Council reaffirms its commitment to the four areas identified in the report dated August 2, 2012 from the General Manager of Growth and Development;
- 4) That staff be instructed to convey these requirements to the OLG and continue its open, accountable and transparent process regarding the future of this project in Greater Sudbury.

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## **Partnerships**

The Kingsway Entertainment District is being developed through a three way partnership with Gateway Casinos & Entertainment Limited, Dario Zulich and company, and the City of Greater Sudbury. Each party brings something unique to the project.

Gateway Casinos and Entertainment Limited is bringing a successful history of running a gaming operations, restaurants, and hotel offerings. The Developer will promote the vision of the Kingsway Entertainment District with complementary usage with the future development of remaining lands. The City will provide a modern event centre that will work in synergy with surrounding development that will result in more events and opportunities for tourism.

Gateway Casinos & Entertainment took over operation of the Sudbury OLG Slots on May 30. In June 2017 Gateway announced that it signed a letter of intent to relocate the casino to the Kingsway Entertainment District. They announced that construction of the new location will begin once all necessary approvals are complete with an anticipated opening in the spring of 2020. Gateway has reaffirmed this commitment to the Kingsway site and is a key partner in the integrated design strategy.

## **PUBLIC CONSULTATION**

The first phase of Public Consultation was held in two sessions that took place on Wednesday, September 20, at the Radisson Hotel, and were hosted as an informal walk-through session with display boards of the site location, surrounding land uses, as well as topographical mapping of the site. Blank paper was posted on the wall for residents to write down comments. Residents were asked to respond to two questions:

- 1) How can the Kingsway Entertainment District and Arena/Event Centre create a positive visitor experience for you?
- 2) In a few words, tell us what you see for the future of the Kingsway Entertainment District and Arena/Event Centre?

City staff, representatives for the developer, one representative for Gateway Casinos and Entertainment Limited, and Cumulus Architects Inc. staff members were in attendance to explain the project, record comments, and answer questions.

An online survey was also available from September 20 to October 4, 2017.

The updated integrated site plan was presented to Greater Sudbury Council on November 1, and was publicized via public service announcement and associated Facebook and Twitter postings. The November 1 meeting of Council was Livestreamed and is available for viewing on the City's website.

The second phase of Public Consultation was 16 Open Houses over five days. These Open Houses were hosted as an informal walk-through session with display boards of the Proposed Integrated Site Plan, proposed programming, as well as an area to provide additional comment. Some of the locations included the Architectural 3D

Model of the proposed site plan.

The City added two additional open houses held on November 10 at an Older Adult Centre (Parkside Centre) and at the City's largest shopping mall (New Sudbury Centre) to accommodate residents who could not attend an open house the previous weekend.

An online survey was also available from November 3 to 10, 2017. The FAQ's associated with the public consultation are attached as Appendix A to this report.

## **Program**

The Entertainment District complex is comprised of an event centre/arena, casino, restaurants and hotel that front onto a central plaza. The complex is sited to take advantage of the natural landscape, nestling the bowl of the arena into a valley-like feature inherent in the topography. This strategic placement sets up a strong relationship permitting a continuous ground floor between all programmatic elements. This is key to providing ease of access and seamless circulation. Positioning the complex along the natural ridge line within the site also effectively separates pedestrian circulation from the necessary service requirements needed to accommodate building operations.

Pedestrian circulation is at the upper portion of the site and all site services exist on the lower portion of the site. Overall, the integrated plan aims to filter pedestrian traffic into the shared plaza effectively poising this mutual space as a launching point to all buildings.

The plaza is designed to function as an active public space that has the capacity to host a variety of activities throughout all seasons. These activities may include open-air concerts, live performances, markets and arts and crafts shows. This shared community space could also host tailgate parties, acts as a venue for a drive-in/walk-in theatre or host winter festivals. The belvedere or lower plaza provides a setting that could host more intimate events like weddings or other small gatherings. The lower plaza cascades down into the landscape where proposed trails link into the existing network to provide pedestrian access through walking, hiking and cycling.

The casino is comprised of a large gaming floor complemented by family-friendly restaurants that spill out onto the plaza supported by outdoor patio spaces. The hotel, connected to the casino at ground floor, offers banquet hall space for small events or meetings and overlooks a water feature to the southeast and beyond to moonlight beach. The arena celebrates a new home base for the OHL Wolves and will simultaneously act as an event center. Its capacity to host larger occasions include concerts, Cirque de Soleil, tournaments, car shows, and more. Linking all of these programs is a pedestrian bridge providing an interior connection between the facilities. It might be used as a place for people watching overlooking the plaza to the west and also provides a view out the proposed forested area and water feature to the East.

## **Site**



The site is greenfield with undulating bedrock and an elevation difference of approximately ten metres from a high point in the northwest to a low point in the southeast. There is a natural bedrock ridge that cuts across the site from the southwest to the northwest, shown in red in the figure below. The detailed design of Festival Square will include wind mitigation measures to promote all weather use of the open space.

**Figure 1**



The site design took advantage of this ridge to create a split level development. The main floor of the buildings will be accessed at grade from the parking lots to the north and the loading areas on the lower floor can be accessed from the south. This minimizes the interaction between large trucks and people attending the businesses.

The creation of the split level grading plan will minimize excavation and development costs for the site.

The site is in the Ramsey Lake watershed, a drinking water source for the City. There are restrictions on the quantity and quality of the water that will be allowed to flow off the site. The feature pond area in the southeast corner will provide this water treatment and storage. It will also add to the aesthetics of the site providing a clear view of the buildings from the Kingway as travelers entering the City from the east.

As part of the integrated site plan development exercise, the existing property fabric of the Draft Plan of Subdivision was not considered. The project team considered the programming and function of the site, with the public consultations, and the

topography of the land in laying out the location of the buildings, open space, and parking. All parties agreed that the most important objective is to get the site design correct and that consideration for property lines would follow. When the Kingsway site was considered in June, a site area of 23.12 acres near the intersection of Street A and the Kingsway was proposed. In the current conceptual design the Event Centre has moved to the northeast and approximately 29 acres will become City property. There is no increase in land costs. This additional land is being used for landscaping, the feature pond, and public open space.

In the mid-2000s the City pre-serviced this section of the Kingsway with water and sanitary sewer to spur economic development in this area. This development will provide a return on this investment.

The Sudbury District Motorsports Association (SDMA) has indicated that this location is the preferred site for the future motorsports park. Previously the Greater Sudbury Development Corporation (GSDC) also identified Kingsway East as the highest rated location for a motorsports park. The SDMA is actively pursuing approvals for the lands to the north of the Kingsway Entertainment District and they are working in conjunction with the Developer.

## **Draft Design November 1, 2017**

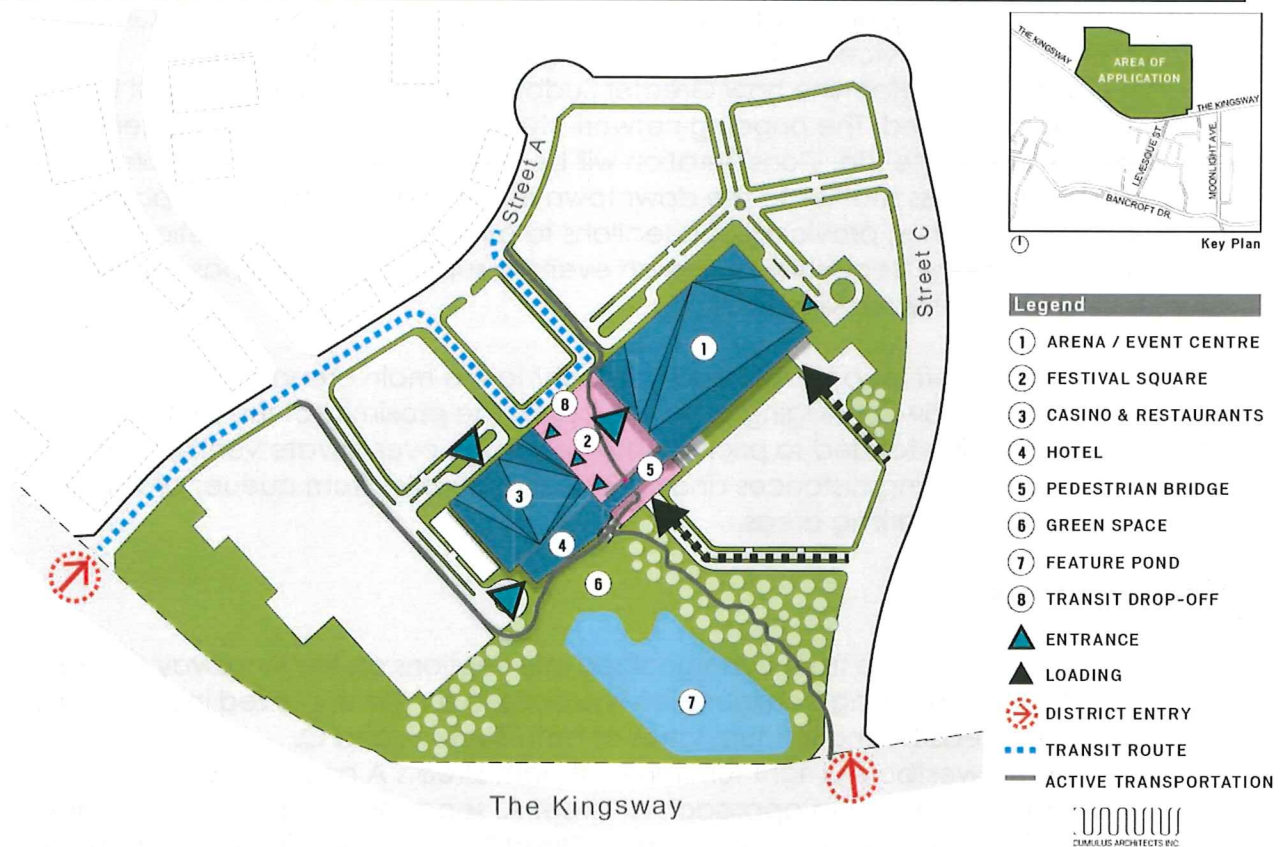
On November 1, 2017 a Draft Site Design Strategy was presented to Council. The following is a summary of features within:

- 1) Arena/Event Centre
- 2) A Festival Square to host a variety of activities, performances and events.
- 3) A Feature Pond acting as the gateway to the Entertainment District Ample Green space for seasonal activities.
- 4) A Casino with food and beverage options spilling out onto the Festival Square.
- 5) A hotel for visitors with the potential to host weddings and banquets.
- 6) A pedestrian Bridge providing an interior link between the arena, hotel, casino and restaurants.

Access to the site will be provided through two signalized intersections from the Kingsway. Active Transportation will be accessible from existing sidewalks as well as proposed cycling infrastructure all from Levesque Street. Trails, cycling, and walking paths were proposed through the site as well as Festival Square. A dedicated transit Route with a drop-off right at the front door was added from street A, while separate loading facilities, away from pedestrian activities, was added from street C.

The plan provided onsite parking with safe access to the front door of each building and proposed overflow parking, north of the site, to accommodate peak operations until the remainder of the property is built up.

## **Figure 2**



## ACCESS

### Pedestrian Access

At the opening of the Event Centre there will be one main access to the site for pedestrians being from the intersection off Levesque Street and the Kingsway. From this location pedestrians can access the site from the sidewalk adjacent to Street C, the new sidewalk on the north side of the Kingsway, or through the internal active transportation trail to Festival Square and the remainder of the site.

The development of residential neighbourhoods will continue between the Kingsway and Bancroft Drive. One of these subdivisions, Lions Gate Subdivision, will connect to the intersection of Street A and the Kingsway. This will create another access point from the developed area south of the Kingsway to the Event Centre. This area is one of the fastest growing areas in the City and will move more residents into the area where pedestrians can be drawn.

### Transit Access

Currently, there are four routes that operate near the subject site. The primary non-auto mode that is likely to attract riders is transit. There are two considerations in effect: whether the service is at a level that will attract sufficient riders to use it; and whether the service provides sufficient capacity to accommodate those riders that wish to use it.

Currently there are four routes that operate near the subject site. The City of Greater Sudbury retained the services of Transit Consulting Network (TCN) to undertake a study to determine how Greater Sudbury's Transit service can best be improved and expanded. The ongoing network study will review and recommend route restructuring to serve the site. Consideration will be given for service to and from events at the arena by express shuttles to the downtown terminal as well as the proposed New Sudbury Centre terminus, providing connections to other routes. Consideration will also be given to the service frequency during an event to support increase passenger volumes and to maintain service reliability.

A pick-up and drop-off loop is proposed adjacent to the main arena and casino entrances that will allow for staging of shuttle buses. The proximity of the shuttle loop to the main entrance is intended to prioritize shuttle service over private vehicle traffic, both by reducing walking distances and by insulating shuttles from queues of vehicles waiting or exiting the parking areas.

### **Vehicular Access**

Vehicles will access the site from two signalized intersections on the Kingsway at Street A and Street C. The following configuration is proposed for the signalized intersections:

- Dedicated eastbound left turn lanes at both Street A and C.
- Dedicated westbound right turn lanes at both Streets A and C.
- A two lane southbound approach at Street A, separate left and right turn lanes.
- A three lane southbound approach on Street C, separate left turn, through, and right turn lanes.

### **Parking Requirements**

The parking supply required can be calculated two ways, based on the parking rates specified in the City's Zoning By-Law or from first principles for each of the proposed uses on the site.

The table below outlines the parking supply requirements based the Zoning and a summary of how much parking will be available.

	Zoning Requirements	Provided
Event Centre	1,250	1,250
Casino and Restaurants	298	375
Hotel	423	450
Sub-Total	1,971	2,075
Overflow Parking		1,400
<b>TOTAL</b>	<b>1,971</b>	<b>3,475</b>

As the Kingsway Entertainment District develops in phases, so will the parking for the Event Centre. For opening night there will be permanent parking facilities that will



provide approximately 1,250 parking spots. In addition, there will be a temporary parking lot constructed to the north of Street A to hold 1,400 additional parking spots. As the remaining lots of the Kingsway Entertainment District develop, the City will have use of their parking spots for Events. This parking use will be registered on title of the land so that the City's rights are maintained if the lots are sold. Events will typically occur at times when parking is underutilized within the remaining lands. While the actual number of parking spaces developed on the remaining lands is dependent on the eventual use, a mid-range estimate indicates that an additional 4,700 parking spots will be built, of which the City will have rights to 1,400.

To calculate the number of parking spots from first principles, a game with 5,800 in attendance is used. Assuming 5% of attendees travel by transit or other form of transportation, 5,510 people will have traveled by car. During two games this fall the occupancy of vehicles attending a Sudbury Wolves game was measured at two municipal lots, and the average occupancy rate was 2.19 persons per car. This is lower than a typical average of 3 persons per car. Using the conservative number of 2.19, then 2,515 parking spots are required. It is recommended that parking demand associated with major events be monitored in advance of the business park lands being built out to allow a strategy for shared parking to be refined if necessary.

The furthest parking lot is within 400 m of the entrance to the Event Centre.

### **Cycling Access**

The site is located adjacent to the Ramsey Lake Cycle Tour de Sudbury which takes cyclists around Ramsey Lake via dedicated bike lanes, trails and some on-road sections. This connection is made by cycling south on Levesque Street a distance of 750 m. The Ramsey Lake Cycle Tour de Sudbury includes the destinations of Moonlight Beach, the Lake Laurentian Conservation Area, and Bell Park.

The Kingsway Entertainment District can be accessed from the road network and the Event Centre site can be accessed through multi-use trails for cyclists and pedestrians from the intersection of the Kingsway and Levesque Street to Festival Square. The Kingsway also has 2 m paved shoulders.

On site bicycle parking will be provided at multiple locations.

### **Other Access Considerations**

Street C is shown in the Official Plan as eventually extending northerly to connect to LaSalle East. This will provide a future third access from the Kingsway Entertainment District to the municipal road network. This connection will be constructed with future development.

The Sudbury Trail Plan for snowmobilers currently passes in close proximity to the site. During public consultation many members indicated their desire to connect the trail to the site as a destination and promote tourism in the area.

### **November 22 Site Plan**

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Since the presentation of the conceptual integrated site plan on November 1, there has been significant public consultation and comments received. The following changes to the integrated site plan have been made since that time:

- 1) Site circulation and access
  - a. Internal street widths revised to allow for four lanes of traffic.
  - b. Widen Street A road allowance width to 30 m to accommodate the road width.
  - c. Modified parking allotments to better suit site topography.
  - d. Reconsidered fire truck access routes throughout the site.
  - e. Improvements to the intersections of Street A and Street C with the Kingsway are included to increase the level of service for the signalized intersections.
- 2) Increased proposed landscaping within the parking lots.
- 3) Revised Festival Square to encourage a more intimate experience.
  - a. Festival Plaza designed to allow for flexible programming throughout all four seasons.
  - b. Revised connection from upper plaza to lower plaza to draw pedestrians under the bridge linking the hotel and event space/arena to the landscaped area in front of the feature pond.
- 4) Sidewalks provided along internal streets (Streets A and C) with an incorporated pedestrian network to building entrances.
- 5) Entrance to Pedestrian Bridge between the hotel and Event Centre accessible from Festival Square.
- 6) The introduction of the potential for a stage in the landscaped area for an intimate performance or occasion.

See Appendix B for updated Site Plan.

## **Next Steps**

The process of receiving zoning approval will include an opportunity for the public to provide comments to the Planning Committee. A decision of Planning Committee is expected in the first four months of 2018. Financing for this project will be considered during the 2018 Budget.

## **Appendix A**

### **Kingsway Entertainment District and Arena/Event Centre FAQ and Community Engagement Summary**

Hundreds of residents have provided comment on the draft integrated site plan for the Kingsway Entertainment District.

Key themes identified by the majority of 227 respondents between September 20 and October 4, 2017 were:

- Space for large events/sports
- Green space
- Environmentally conscious development
- Room for future development
- Full-day destination
- Active transportation options
- Ample parking and no parking congestion
- Restaurants
- Motorsports Park

Between November 3 and 10, 2017, the City of Greater Sudbury hosted open houses at 18 locations throughout the community, including all 14 municipal arenas. Residents also had opportunity to submit comment online. Over 1,000 citizens participated in this engagement; more than 500 responses were submitted online and approximately 500 residents provided feedback to municipal staff during open houses. As the request for comment was not directed to a single topic, a variety of discussion points emerged during this public consultation. Key points and/or questions identified by a majority of respondents were focused in the following areas:

- Location
- Cost
- Timing/Completion of the Project
- Parking
- Casino development
- Public Transit

- Traffic flow
- Active transportation options
- Motorsports Park

The following questions reflect the majority of the discussion during the consultation in November:

**What is the Kingsway Entertainment District?**

- The vision for this 20-hectare property is to develop a destination for sports and entertainment that will draw local and Northeastern Ontario residents.
- A goal of the Kingsway Entertainment District is to extend the length of stay of visitors to the city for the benefit of local restaurants, hotels/motels and retail.
- The first phase of the Kingsway Entertainment District is an Arena/Event Centre owned by the City of Greater Sudbury, a Casino owned and operated by Gateway Casinos and Entertainment, an adjoining Hotel complex and associated restaurants.
- A Festival Square will connect the Casino/Hotel complex and Event Centre, providing an outdoor entertainment space, including family fun and relaxation year-round.
- Space for a twin ice pad and recreational centre has been identified in the draft site plan as a potential project for the future. Should funding opportunities arise, the space and infrastructure will be in place.

**What is the capacity of the Greater Sudbury Arena/Event Centre?**

- The Greater Sudbury Arena/Event Centre will have 5,800 seats as a sporting venue and capacity of 6,500 for concerts.
- The current Sudbury Community Arena has 4,610 seats and capacity of 5,100 during concerts.
- The architectural design will complement land contours on the property to reduce development costs.
- The ice surface/floor area of the Event Centre will be situated at a lower level than the main entrance, providing vehicles direct access to the floor area from the south.
- The current Sudbury Community Arena does not have the option of direct access to the floor area for large events. Trucks must unload outdoors for equipment to be carried into the venue.



**Will the Greater Sudbury Sports Hall of Fame be a part of the Event Centre?**

- The City has been in discussions with members of the Greater Sudbury Sports Hall of Fame to identify potential space and a separate entrance within the Event Centre.

**Where will the Motorsports Park be located?**

- The Sudbury District Motorsports Association (SDMA) has identified, and is the process of obtaining approval to purchase, crown land north of the Kingsway Entertainment District as their preferred location for a motorsports park.

**Why does the Kingsway Entertainment District include a Casino complex?**

- In June 2017, Gateway Casinos and Entertainment signed a Letter of Intent with True North Entertainment and developer Dario Zulich and Company to invest \$60 million to build a new casino in the Kingsway Entertainment District.
- Greater Sudbury has been the site of a casino for more than 18 years. Gateway Casinos and Entertainment has been named the new service provider for casino entertainment in the Sudbury region by the Province of Ontario under the authority of OLG.
- The new casino in the Kingsway Entertainment District will feature multiple food and beverage offerings that are separate and distinct from the gaming floor.
- Gateway Casinos and Entertainment is regulated by the OLG and is required to follow OLG responsible gambling standards and protocols.

**How was the decision made to replace the Sudbury Community Arena?**

- Council requested an Arena Renewal Strategy in April 2010.
- Following a series of incremental reports, including public consultation, a report was made to the Community Services Standing Committee in January 2013 that provided a detailed review of all community arenas, including an analysis of demand for ice time, remaining lifecycle of existing facilities and projections for facility repairs and replacement.
- A staff report on the Arena Renewal Strategy was presented to the Community Services Committee in July 2013, providing results of a community consultation regarding the Sudbury Community Arena.
- Resolution was approved: "THAT opportunities be explored to replace the Sudbury Community Arena, including the consideration of Public-Private-Partnerships and Reserves".
- The option of renovating the existing facility and enhancing it to include the amenities and capacity of a new facility were explored.

- A full report, titled Arena Renewal Strategy and Sudbury Community Arena – Renewal Options, was presented to Council on March 31, 2015, including a report from independent consultant Coldwell Banker Richard Ellis (CBRE) on the scope of work and cost of refurbishing the Sudbury Community Arena. In addition, CBRE provided a comparison to the scope of work and the cost of replacing the facility. CBRE partnered with MacLennan Jaunkalns Miller Architects in the completion of the project.
- In July 2016, City Council engaged PricewaterhouseCoopers LLP (PWC) to develop a Phase I Market Analysis and Business Case Assessment. The study, presented to Council on March 7, 2017, concluded the Greater Sudbury market could support an Event Centre with approximately 5,800 seats to service demand.

**How was the location for the Arena/Event Centre determined?**

- On March 7, 2017, Council passed a resolution that approved criteria and weighting to evaluate sites for an Event Centre and further, that an evaluation of potential site and a recommendation for a preferred site be reported to Council no later than June 2017.
- On June 27, 2017, staff presented Council with two recommended site options for the Arena/Event Centre: a Downtown location or Kingsway location.
- On June 27, 2017, Council approved the Kingsway location.

**Has the proximity of the Sudbury Landfill been considered as part of the site selection process?**

- Yes, the proximity of the Sudbury Landfill has been taken into consideration as part of the Kingsway Entertainment District site plan.
- The Sudbury Landfill follows modern practices. Waste that is ultimately buried is covered each day to control scavengers and to minimize odour, litter and stormwater infiltration.
- All activities follow a certain operating procedure and are routinely monitored by the site's Environmental Compliance Approval with the Ministry of the Environment and Climate Change.
- Over the past four years, the City has received approximately 60 complaints regarding odours associated with the landfill. Prevailing winds in Greater Sudbury are from the northwest. The Sudbury Landfill is located northeast of the Kingsway Entertainment District.

**How much is the Kingsway Entertainment District going to cost and who will pay for it?**

- The Greater Sudbury Arena/Event Centre is proposed to be funded by the City.
- The current estimate to construct the Arena/Event Centre, including infrastructure and roads, is \$100 million.

- Infrastructure to the site, for example sanitary sewer, storm water management, water and hydro, will be cost shared between the City, Gateway Casinos and Entertainment and Zulich. Shared space, for example roads and Festival Square, will also be cost shared.
- Design of the integrated site plan for the Entertainment District is cost shared three ways as authorized under an August 22, 2017 Request for Decision of Council.
- A Report to Council, dated June 27, 2017, asked that the City of Greater Sudbury approve a financing plan for inclusion in the 2018 capital budget that utilizes various funding sources.
- A financial plan is included in the 2018 municipal budget for repayment of the Arena/Event Centre and shared infrastructure. Budget deliberations will commence December 5, 6 and 7, 2017.

**Who will pay for maintenance of the shared space, like the Festival Square?**

- A cost sharing agreement will be negotiated by all parties associated with the Kingsway Entertainment District as the project moves forward.

**Who is going to own and operate the Event Centre?**

- The City of Greater Sudbury will own the Arena/Event Centre, dedicated parking areas and property.
- Council has approved the option of contracting a third party operator for the Arena/Event Centre. Details of that plan are still in development.

**Will both the Arena/Event Centre and the Casino open at the same time?**

- It is expected construction of these buildings will occur concurrently as much as possible.
- Target opening date for the Greater Sudbury Arena/Event Centre is 2020.
- Target opening date for the Gateway Casino and hotel complex will be announced by private developers; however, it is expected to be in advance of the opening of the Arena/Event Centre.

**Does the property require rezoning?**

- The site is currently zoned for an arena; however, the City of Greater Sudbury will apply for rezoning for a public arena.
- Gateway Casinos and Entertainment will apply for an Official Plan amendment and rezoning for a place of amusement to allow gaming.
- The City is anticipating a decision of the Planning Committee on the rezoning application in the first or second quarter of 2018.

- As part of the zoning application process to the Planning Committee, there will be an opportunity for public to provide further comments.

**Will there be enough parking?**

- The draft integrated site plan exceeds parking requirements for the Entertainment District under the zoning by-law.
- The first stage of development will have 1,250 dedicated parking spaces with overflow parking of another 1,400 spaces within approximately 400 metres of the entrance to the Arena/Event Centre.
- Parking areas are located behind the entertainment complexes and are close to main entrances for the Arena/Event Centre, Casino and Hotel.
- As surrounding lands develop over the long term, additional overflow parking for major events will be directed to these parking areas. The developer and the City are working on an agreement for long-term overflow parking.

**Will I have to pay for parking?**

- Casinos and Hotels generally do not charge for parking.
- Parking details have not yet been determined, but free parking is anticipated.

**How will the City of Greater Sudbury manage traffic congestion?**

- Traffic signals will be installed at the new entrance to the Entertainment District from the Kingsway. There are already traffic signals at one of the intersections, which will be upgraded.
- A traffic impact study was completed during the site selection process.
- City of Greater Sudbury is undertaking a second traffic impact study to consider the addition of the Casino and hotel complex to the property and the development of other lands in the Entertainment District.
- Roads and traffic control devices will be analyzed as part of the second study to determine whether upgrades are needed.

**Will Greater Sudbury Transit service the Kingsway Entertainment District?**

- All Greater Sudbury Transit routes are under review and there will be service to the Entertainment District.
- The draft integrated site plan proposes a dedicated lane for drop-off and pick-up at the main entrance of the entertainment complex.

**Will I be able to walk or bike to the Kingsway Entertainment District?**

- Bancroft Drive and Levesque Street, right across from the Entertainment District, already have sidewalks.
- Bancroft Drive has dedicated bike lanes. The City will add an edge line on connecting Levesque Street for cycling.
- The draft integrated site plan shows a cycling/walking path through the Entertainment District wide enough for multimodal transportation.
- A number of natural trails have been identified in the area and there is a snowmobile trail to the northeast with potential for access to the Entertainment District.
- Moonlight Beach, located within 2.6 km of the Entertainment District, is also nearby as a popular active transportation destination.



