

City of Greater Sudbury

Greater Sudbury Event Centre Site Evaluation

June 2017

Background

- **The Event Centre Site Evaluation Team included the Special Advisor to the CAO, PwC, HDR|CEI Architecture and the following City Departments:**
 - **Economic Development**
 - **Planning**
 - **Engineering**
 - **Real Estate**
- **Technical expertise was also provided by other City departments, as well as by third party consultants retained to provide commentary on specific matters, including:**
 - **Terraprobe (for anticipated geotechnical / soil characteristics and foundation system constructability); and**
 - **WSP / MMM Group (traffic operational assessment and identification and costing of resultant mitigating measures, if any).**

Initial Assessment of Potential Sites

- 23 individual sites / site configurations were initially reviewed by the ECSET
- These sites consisted of properties which are already owned by the City, are privately owned sites where the owner of that property had previously expressed an interest in utilizing their site for the Event Centre, or are privately owned sites which are currently vacant and would be of a sufficient size to house a 5,800-seat Event Centre.
- Each site was initially reviewed based on a number of criteria, including:
 - Site size and dimensions
 - Proximity to parking
 - Proximity to arterial roads
 - Proximity to municipal services
 - Suitable soils / topography

Initial Assessment of Potential Sites

- MacIsaac Drive Site, a 19.2 acre site on the north side of MacIsaac Drive, west of Old Burwash Road, adjoining the Southridge Mall
- Algonquin Road Site, a 22 acre site located on the north side of a proposed new road (Remington Street) between Regent Street and Algonquin Road
- Kingsway / Jack Nicholas Business and Innovation Park, a 23.12 acre site fronting along the north side of the Kingsway, immediately west of Levesque Street
- Downtown Site, an approximate 3.5 acre block bounded by Brady Street to the north, Minto Street to the west, Van Horne to the south and Shaughnessy Street to the east

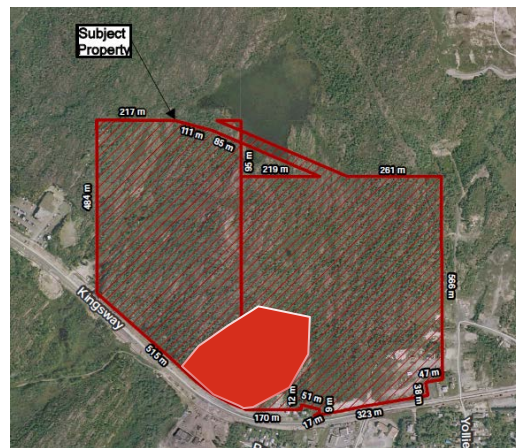
MacIsaac Drive Site



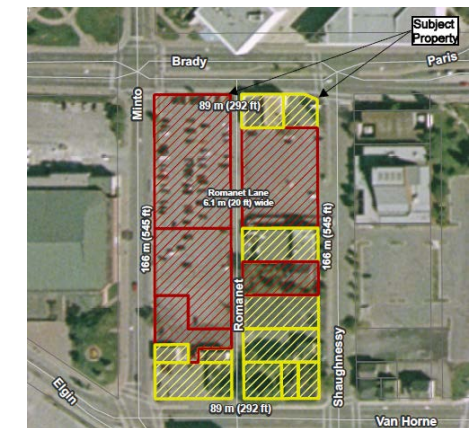
Algonquin Road Site



Kingsway Site



Downtown Site



Site Evaluation Criteria

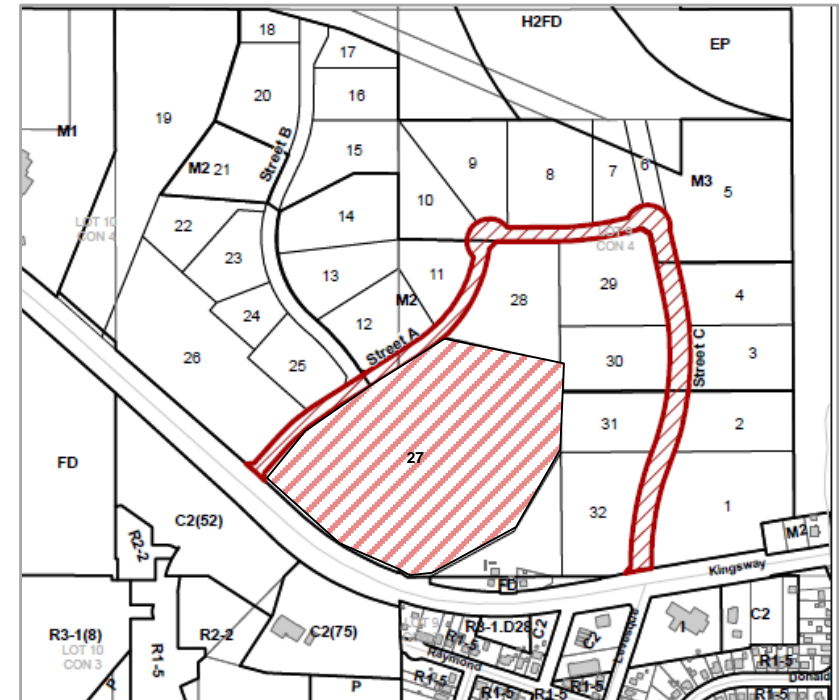
SITE EVALUATION MATRIX

1	Vision	9.50%
a	Will the development of an SEC on this site be seen by Greater Sudbury residents as appropriate?	
b	Does an SEC on this site reflect the City's vision and City's Official Plan?	
c	Will this development stimulate future growth / expansion consistent with the City's vision?	
2	Complimentary Benefits	12.00%
a	Will the surrounding neighbourhood / area be positively impacted by this development?	
b	Can this site support the development / expansion of a commercially viable event / entertainment precinct?	
c	Will this project advance existing infrastructure expansion or improvement plans?	
d	Does development strike an appropriate balance between public and private sector benefits?	
d	Are there additional benefits not necessarily associated with entertainment / event activity?	
3	Ease of Development	12.00%
a	Is the site well-serviced and can existing servicing handle the added requirements of an SEC?	
b	Can development move quickly and avoid a prolonged due diligence or approval process?	
c	Are there site development issues that would extend the design / construction process or delay the project?	
d	Are there significant geotechnical, topographic or environmental issues with the site specifically for an SEC?	
4	Access	12.00%
a	Does the site have easy vehicular access and egress for event setup?	
b	Does the site have appropriate vehicular access and egress for spectators at events?	
c	Does transit currently service the site and/or would service be provided?	
d	Can transit reduce car dependent travel to this site?	
e	Is this site accessible by patrons walking to the event (hotel, restaurants, etc.)?	
5	Parking	15.00%
a	Is there the potential for adequate parking on or near the site?	
b	Is there existing parking in the area that can be used for events?	
c	Does the event centre parking also effectively support other uses during non-event days?	
d	Is there appropriate space for event loading/busing?	
6	Cost Impact	15.00%
a	Is there a cost premium for developing the spectator component on this site?	
b	Is there a cost premium for overall site development?	
c	Are there funding opportunities associated with the development of this site?	
d	Are there partnering opportunities associated with the development of this site?	
7	Economic Impact	15.00%
a	Does the development of this site have a positive economic impact on the surrounding area?	
b	Would this site become an entertainment/event destination?	
c	Is this site positively impacted by the existing surrounding development?	
8	City-building	9.50%
a	Does the development on this site enhance the profile of Greater Sudbury as a destination?	
b	Would the development of this site enhance the quality of life for the community?	
c	Would the development as envisioned foster pride by the residents of Greater Sudbury?	
TOTAL SCORE		100.00%

Site Evaluation – Kingsway Site

Advantages

- Signed Option Agreement
- Ability to accommodate sufficient on-site parking
- Lowest cost to develop, considering site acquisition, site preparation and off-site improvements (slightly lower than Downtown)
- Property being planned and actively promoted as an entertainment district centred around the Event Centre and a casino
- Property has the potential to convey the greatest long-term benefits assuming the entire development is realized
- While not guaranteeing the larger property's full build out, the owner has agreed to pay a financial penalty if they fail to use reasonable efforts to effect the substantial development of the site



Site Evaluation – Kingsway Site

Disadvantages

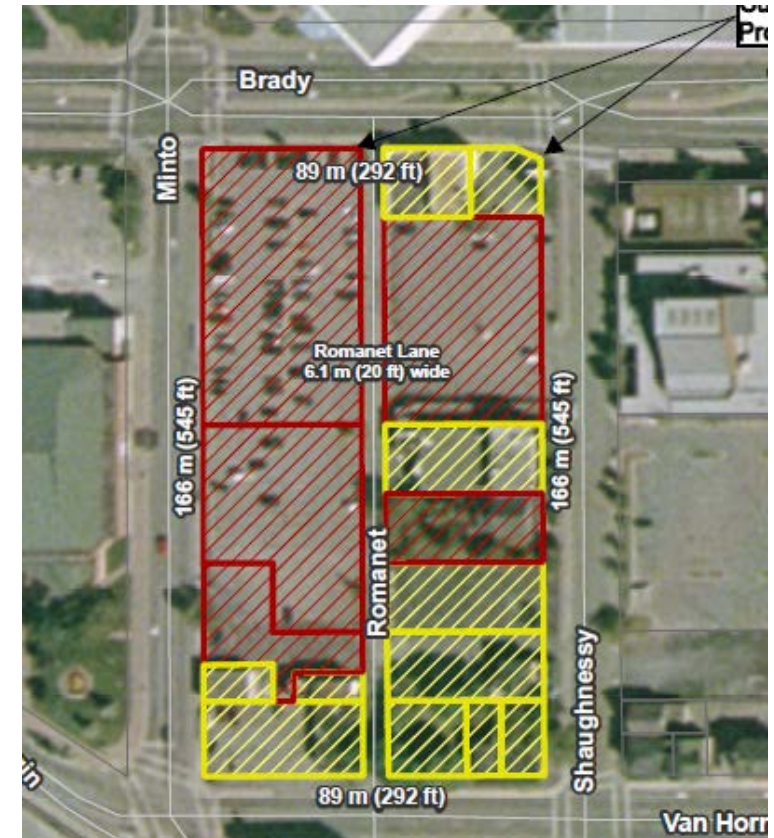
- Site requires rezoning
- Site requires significant blasting and grading
- Property is located in proximity to the Sudbury Landfill Facility
- While offering longer-term economic potential, the development of the property is not guaranteed and will be subject to future real estate and financial investment decisions



Site Evaluation – Downtown Site

Advantages

- Signed Option Agreements allowing for a sufficiently sized site on which to build the Event Centre
- Site is zoned and can commence construction immediately
- Selection would support a \$1.5 million contribution from the Downtown Sudbury BIA
- Provides the greatest ability to realize complimentary benefits and positive economic benefits in the short to medium term
- Location supports the City's vision and city building directives as contained in its Official Plan



Site Evaluation – Downtown Site

Disadvantages

- Concluded Option Agreements with land owners in the southern portion of the block not yet in place and could add delays if the entire block is desired
- While some 3,000 parking spaces exist with an 10-minute walk of the site, the location of this parking is not generally viewed as convenient
- Site will require micro-pilings to enable the Event Centre to be built

Site Evaluation – Cost Summary

	MacIsaac Drive	Algonquin Road	Kingsway	Downtown
Land, Site Development and Off-Site Improvements	\$30.0 million to \$35.0 million	\$30.0 million to \$35.0 million	\$15.0 million to \$20.0 million	\$15.0 million to \$20.0 million
Facility Development Costs*	\$80.0 million	\$80.0 million	\$80.0 million	\$80.0 million
Total	\$110.7 million	\$111.3 million	\$98.3 million	\$99.6 million

* Because of the way the cost to construct the Event Centre had previously been estimated in PwC's March 2017 report (based on total development costs of other Event Centres), and because of the way on-site and off-site costs have been calculated as part of this Site Evaluation Report, it is possible that there has been some double counting of costs, thereby lowering the Event Centre's cost of construction (the \$80.0 million figure).

Site Evaluation – Overall Summary

Criteria	MacIsaac	Algonquin	Kingsway	Downtown
Parking	1	1	1	4
Cost Impact	3	4	1	2
Economic Impact	3	3	2	1
Complimentary Benefits	3	4	2	1
Ease of Development	2	3	4	1
Access	2	4	3	1
Vision	3	4	2	1
City Building	4	3	2	1
Of Highest Importance	3	4	1	2
Extremely Important	3	4	2	1
<i>Highest and Extremely Important</i>	3	4	2	1
Important	3	4	2	1
Combined	3	4	2	1

Recommendation

- In consideration of the individual and relative rankings of each site against the site evaluation criteria, the recommended location for the Event Centre is the Downtown Site:
 - It scored highest in all categories except Parking and Cost (where its total estimated cost is estimated to be only marginally higher than the Kingsway Site).
 - In addition, it scored highest in terms of economic development, access, ease of development and its ability to delivery complimentary benefits.
 - Finally, it is concluded to be best able to support the stated long-term vision of the City and contribute most to city building.

Questions