

TO: Manager of Development Approvals, City of Greater Sudbury
FROM: Karl Tanner, Dillon Consulting Limited
DATE: December 4, 2017
SUBJECT: Rezoning Application – City of Greater Sudbury Event Centre

Dillon Consulting Limited (Dillon) has been retained by the City of Greater Sudbury, in conjunction with 1916596 Ontario Ltd., “the present owners”, to assist in obtaining the necessary planning approvals to allow for the development of the Subject Lands for a “Recreation and Community Centre” in the form of an Event Centre and Arena. Cumulus Architects Inc. have prepared Conceptual Development Plans and Elevations to provide an idea of the potential development of the site. The proposed three storey development has a ground floor area of 11,865m² and height of 18.0m. The Conceptual Site Plan provides for 1,192 on-site parking spaces.

The City of Greater Sudbury has worked diligently with their consultant PWC, to complete a Market Analysis and Business Case for the development of a new 5,800 seat Event Centre and to complete a locational analysis for the proposed uses. Council ultimately decided to invest in the Kingsway site as the “Preferred Location”. The new Event Centre will accommodate the needs of the entertainment industry, including concerts and sports events, as well as larger conferences and trade shows.

Council’s resolution to select the Kingsway site aligns with the City’s Strategic Plan to “Invest in large projects to stimulate growth and increase conferences, sports and events tourism, and celebrate cultural diversity”. It is also compatible with the City of Greater Sudbury’s Official Plan and Zoning By-law 2010-100Z.

1.0 CITY OF GREATER SUDBURY OFFICIAL PLAN

The City of Greater Sudbury Official Plan determines policy and guidelines relating to land development within the former Regional Municipality of Sudbury. It reiterates the Provincial targets and goals but with specific reference to issues and constraints within the City, as per the Growth Plan for Northern Ontario(2011) and the Provincial Policy Statement (2014). The OP provides a framework to support economic development initiatives by ensuring that Sudbury is the center of growth, employment opportunities and allow for a full range of services for residents and visitors to the City. The Official Plan also recognized ‘recreation’ as a contributor to the urban fabric and playing important role in establishing a sense of place and identity.

The subject site is currently designated General Industrial in the City of Greater Sudbury Official Plan. The General Industrial designation allows for a wide range of activities that includes general manufacturing and processing facilities. The Official Plan recognizes that general industrial uses must have minimal environmental impacts on the surrounding areas.

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Our analysis suggests that the proposed development is consistent with the intent of the Official Plan in the following ways, they are:

Section 1.3.2: Economic Development

- The proposed development promotes the attraction of a diverse population through the creation of a curious, adventuresome city, by introducing a new tourist-based destination.

Section 4.0: Employment Areas

- The proposed development provides a wider variety of serviced employment lands, also allowing for a diversification of the employment base; and
- The proposed development ensures the efficient use of currently underutilized industrial lands for the development of a tourist-based destination.

Section 4.5: Industrial Area Designation

- The proposed use of an arena and event centre is not currently permitted in the General Industrial designation but is compatible with the surrounding land uses and will have minimal impacts on the viability on the future development of the area;
- Any environmental impacts will be minimal and can be appropriately buffered from the surrounding land uses; and
- Arenas and event centres require significant land holdings which can be accommodated within business parks, brownfields, and similar properties.

Section 8.0: Water Resources

- The subject lands are located within the Lake Ramsey Sensitive Surface Water Feature. As a result, a Section 59 Source water Protection application for Municipal Drinking Water Protection will be submitted as part of this application process; and
- The proposed development will require a Stormwater Management Plan as part of the Site Plan Control (SPC) Approval. Preliminary review of the location of a potential pond has been reviewed, but further details will be completed as part of SPC Approval and detailed design.

Section 11.4: Parking

- As part of the development, the subject site is required to provide sufficient on-site and overflow parking for the proposed use. The Conceptual Site Plan provides adequate parking on site, as required by the Zoning By-law; however it is understood that there may be a need for additional overflow parking for larger events at both the proposed Greater Sudbury Sports and Entertainment Centre and neighbouring casino. As a result, companion Zoning by-Law Amendment applications are being prepared for the remaining lands in the development to provide an opportunity for overflow parking; and
- The proposed development is subject to Site Plan Control Approval, at which time, the parking requirements and layout will be further reviewed by the Municipality.

2.0 CITY OF GREATER SUDBURY ZONING BY-LAW 2010-100Z

The Subject Lands are currently zoned Business Industrial (M1-1), Light Industrial (M2), and Mixed Light Industrial (M1) in the City of Greater Sudbury Comprehensive Zoning By-law 2010-100Z, as amended, which permit a range of Industrial uses.

In September 2014, a portion of this site was rezoned from "M1" and "M1(31)" to "M1-1" to permit a broader range of industrial uses. These uses include an office complex, hotel, bulk retail, warehouse, and commercial recreation centre uses. The applicant is applying for a Zoning By-Law Amendment to a "M1-1 Special" zone to further expand the uses for the subject site to include 'Recreation and Community Centre' in the form of an Event Centre and Public Arena.

The following exceptions are required to implement the proposed development:

- 'Recreation and Community Centre' as a permitted use;
- Side Yard setbacks; and
- Maximum height.

The redesignation of the property along the Kingsway to a new "M1-1 Special" zone will allow for the development of 'a recreation and community centre' in the form of an arena and Event Centre, and is complimentary to the current permitted uses. Expanding the use to include an arena and event centre would provide employment and economic opportunities, and align with the City of Greater Sudbury's vision for an integrated Kingsway Entertainment area.

The proposed amendment will implement planning policies and regulations that would permit a broader range of uses to be occupied onsite and are consistent with the long-term Strategic Plan for the City of Greater Sudbury.

3.0 CONCLUSION

Based on our review of the technical and policy related issues, the proposed Zoning By-law Amendment to permit the development of the Kingsway property for a 'recreation and community centre' in the form of an arena and event centre is appropriate for the site. It is consistent with the Growth Plan for Northern Ontario, the Provincial Policy Statement, the City of Greater Sudbury Official Plan and Zoning By-law regulations, and with good planning practices.



Karl Tanner, MCIP RPP