

1400 Crawford Drive and 586 Harper Road Proposed Casino Site

Official Plan Amendment and Zoning By-law Amendment Report PLPD16-038



Property Location

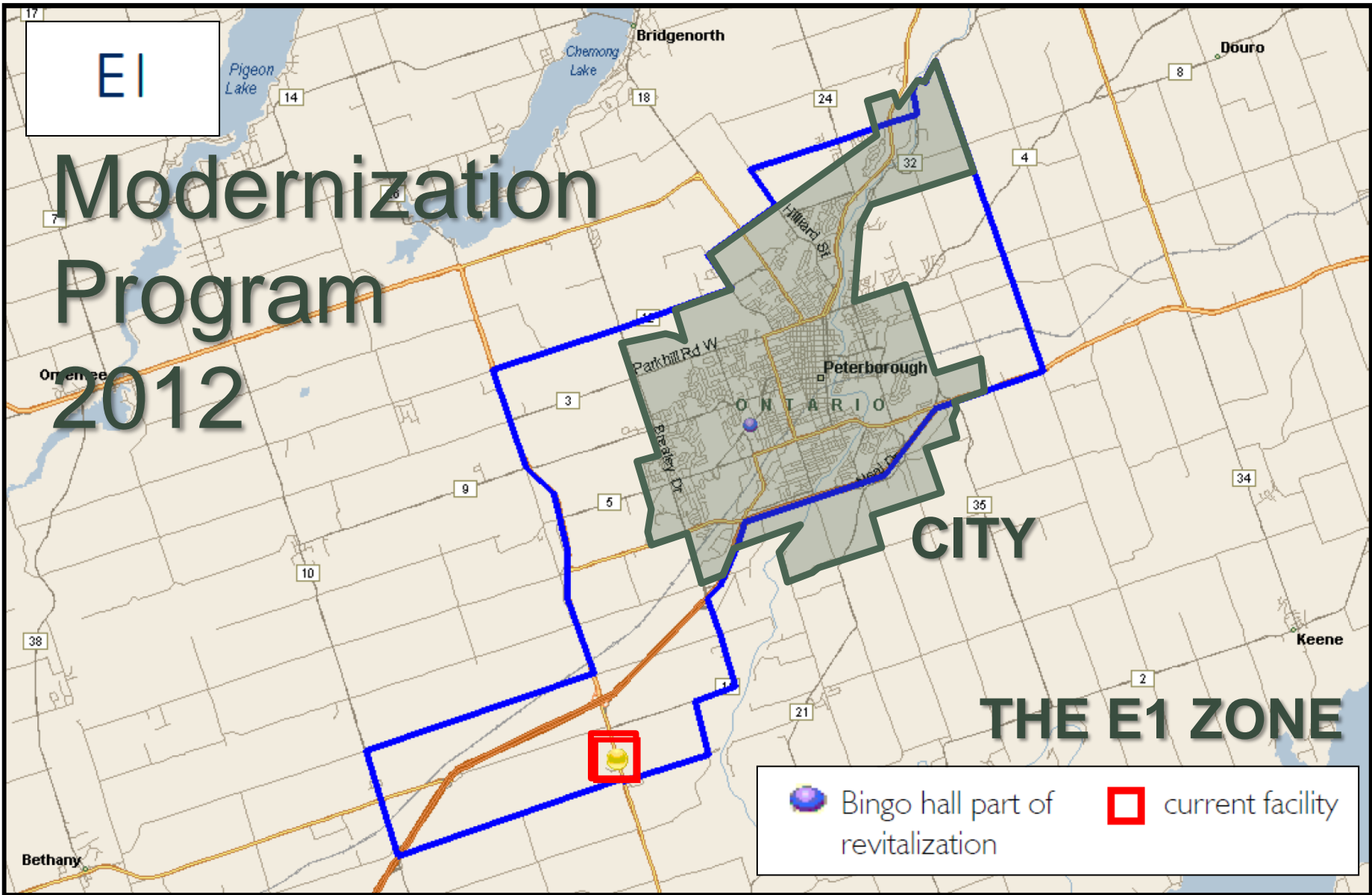


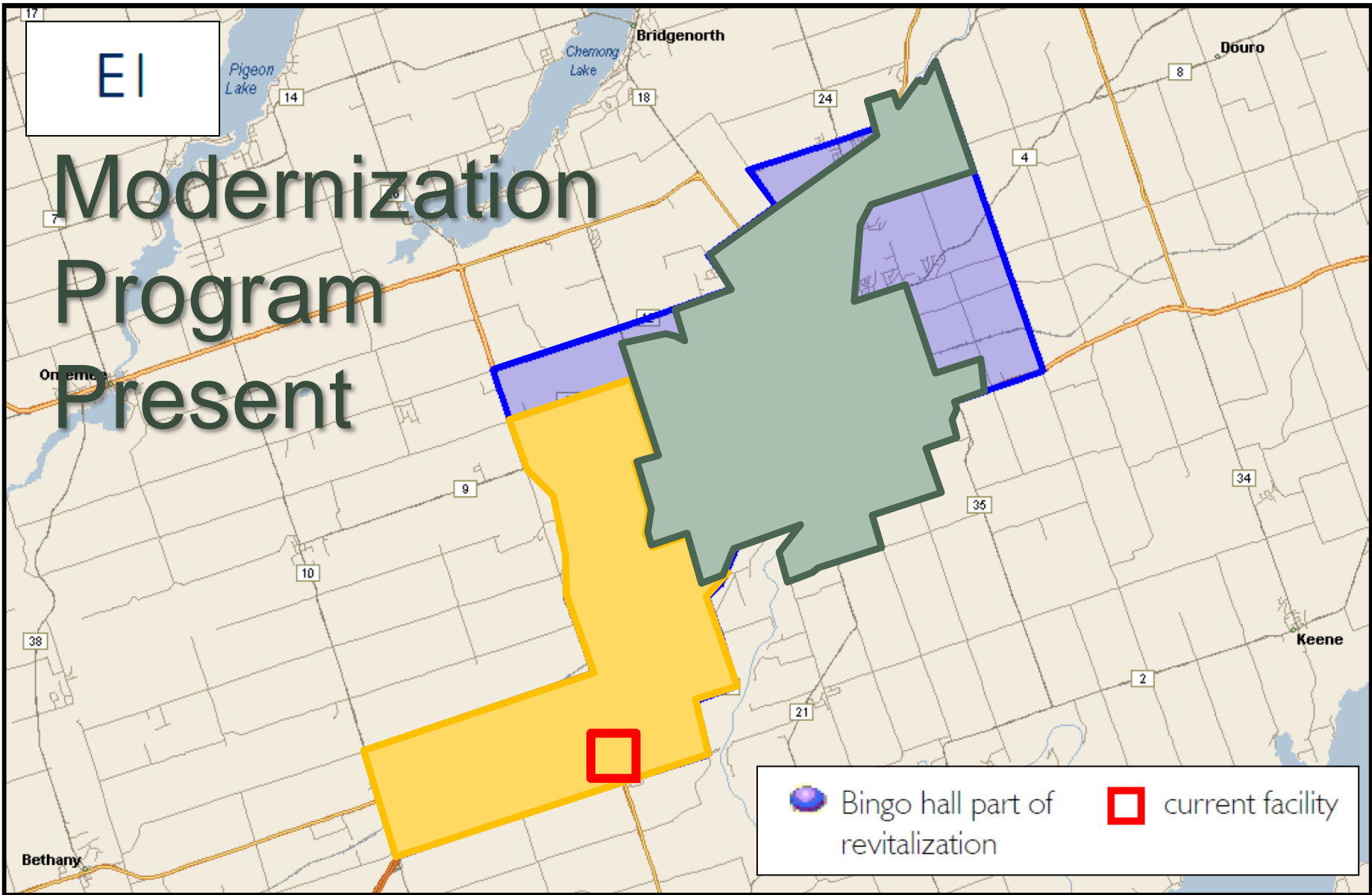
Approved Road Changes



Site Context







The City as Host (March 5, 2013)

“Pursuant to Section 2 of Ontario Regulation 81/12, the Council of the City of Peterborough hereby gives notice to the Ontario Lottery and Gaming Corporation of the City’s support for the establishment of a gaming site in the municipality, and

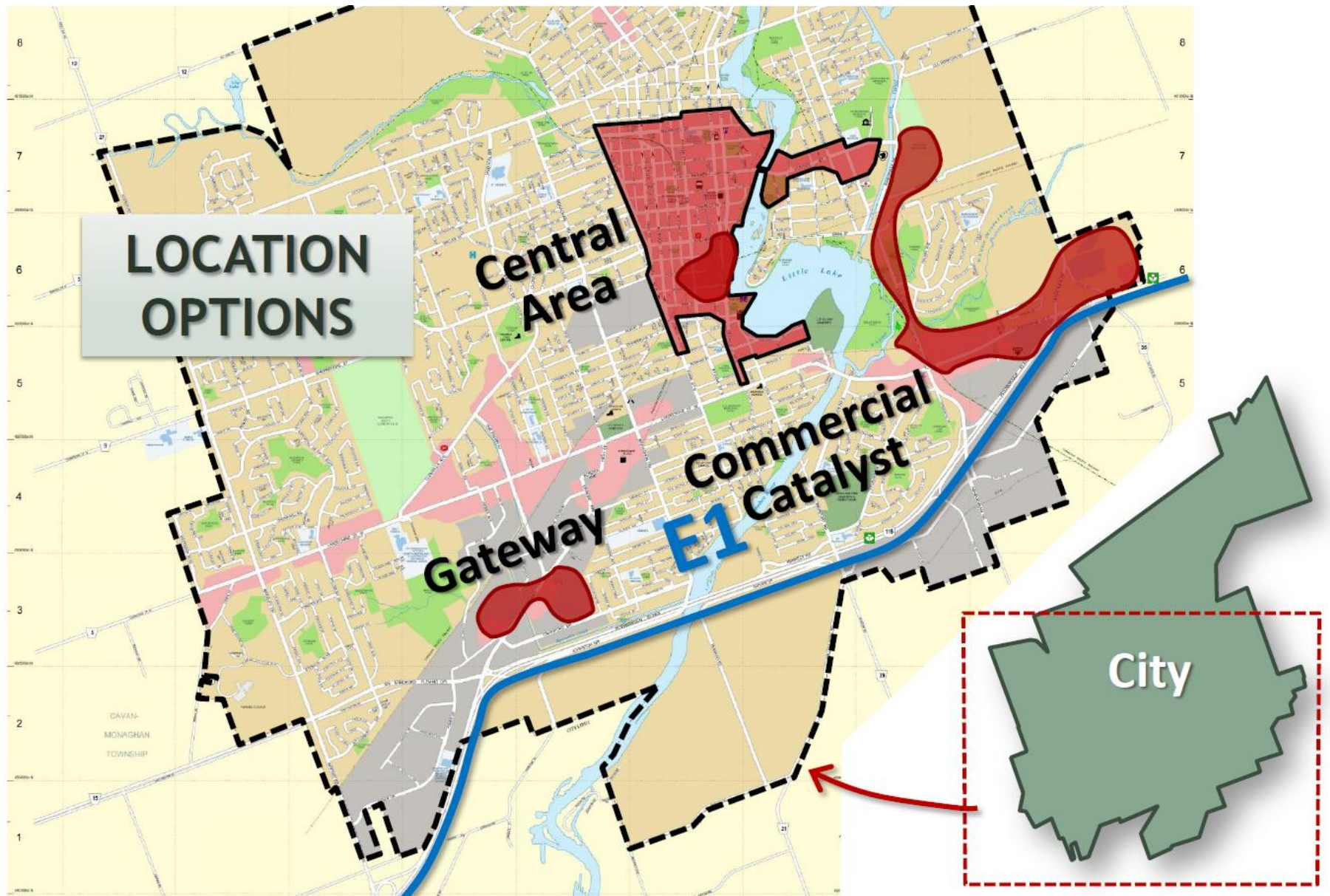


The City as Host (March 5, 2013)

That the Ontario Lottery and Gaming Corporation be advised that the City is prepared to give full consideration to an appropriate gaming site in the following location options as described in Planning Report PLPD13-013 appended to this report:

- Option A: The Central Area (Downtown)
- Option B: Commercial Catalyst Zone (East)
- Option C: The Gateway Zone (Southwest)”





Process Summary

- OLG adopted a modernization program.
- Municipalities within specified market zones were given an opportunity to declare a municipal interest in hosting a casino.
- The City passed the requisite resolution in March of 2013 and identified 3 acceptable location options.



Process Summary

- Shorelines was selected by OLG as the owner/operator of the Eastern bundle.
- Shorelines selected Peterborough as their municipal host and the Gateway site.
- The planning approvals are the logical conclusion of a 4-year engagement program between OLG, municipalities and potential operators.



Land Use Applications

- 2 planning approvals, as identified in Report PLPD13-013, are necessary.
- An Official Plan Amendment to permit a gaming establishment/casino in this location with entertainment limitations.
- A Zoning By-law Amendment to permit a gaming establishment/casino on the property, limit the range of commercial uses and delete Regional Scale Office uses.





Casino Elevation



Economic Impact

Casino:

Investment – **\$49.0 M**

Employment – **148 new**
full-time jobs

Tax Estimate - **\$800,000**

Annual Expenditures -
\$24.5 M



Hotel Elevation



Economic Impact

Hotel:

Investment - **\$17.0 M**

Employment – **37 new**
full-time jobs

Tax Estimate - **\$200,000**

Annual Expenditures –
\$2.0 M



Paul Lowes

OFFICIAL PLAN AMENDMENT



Service Commercial Designation

- Current Designation: Service Commercial
- Permitted Uses (among others):
 - hotels, motels, eating establishments and other hospitality and tourist services;
 - commercial recreation and assembly uses.



Service Commercial Policies

- Casino permitted under “other hospitality and tourist services” and “commercial recreation and assembly uses”.
- No policy amendment required to Service Commercial designation.



Central Area Policy Intent

- Section 2.3 - entertainment facilities, hospitality and tourist facilities are priority functions for the Central Area.
- Central Area is intended to be a multi-functional destination.
 - Cross-fertilization of businesses.
 - Synergy between uses adds to vitality.



Casino Characteristics

- Casino tends to be a destination unto itself
- No significant cross-fertilization with other uses.
- Research shows:
 - limited spending outside of the casino
 - Only 1 in 10 out of town visitors went to restaurants
- Single purpose destination that does not contribute to functionality of Central Area.
- Large land use with vast parking.
- Better suited at Gateway location.



Opinion on Proposed OPA

- Regional scale commercial use that is destination orientated and requires significant parking.
- Does not have the synergies or contribute to cross-fertilization intended for entertainment and tourism uses in the Central Area.
- A location outside of the Central Area will not impact the planned function of the Central Area.
- Permitted use in the Service Commercial designation.
- Amendment appropriate.



Proposed Amendment

- Add a policy to Section 2.3.1 that:
 - Permits gaming club or casino on the subject property.
 - Limits Live music and performing acts to those ancillary to the operation of the gaming club or casino



Ken Hetherington

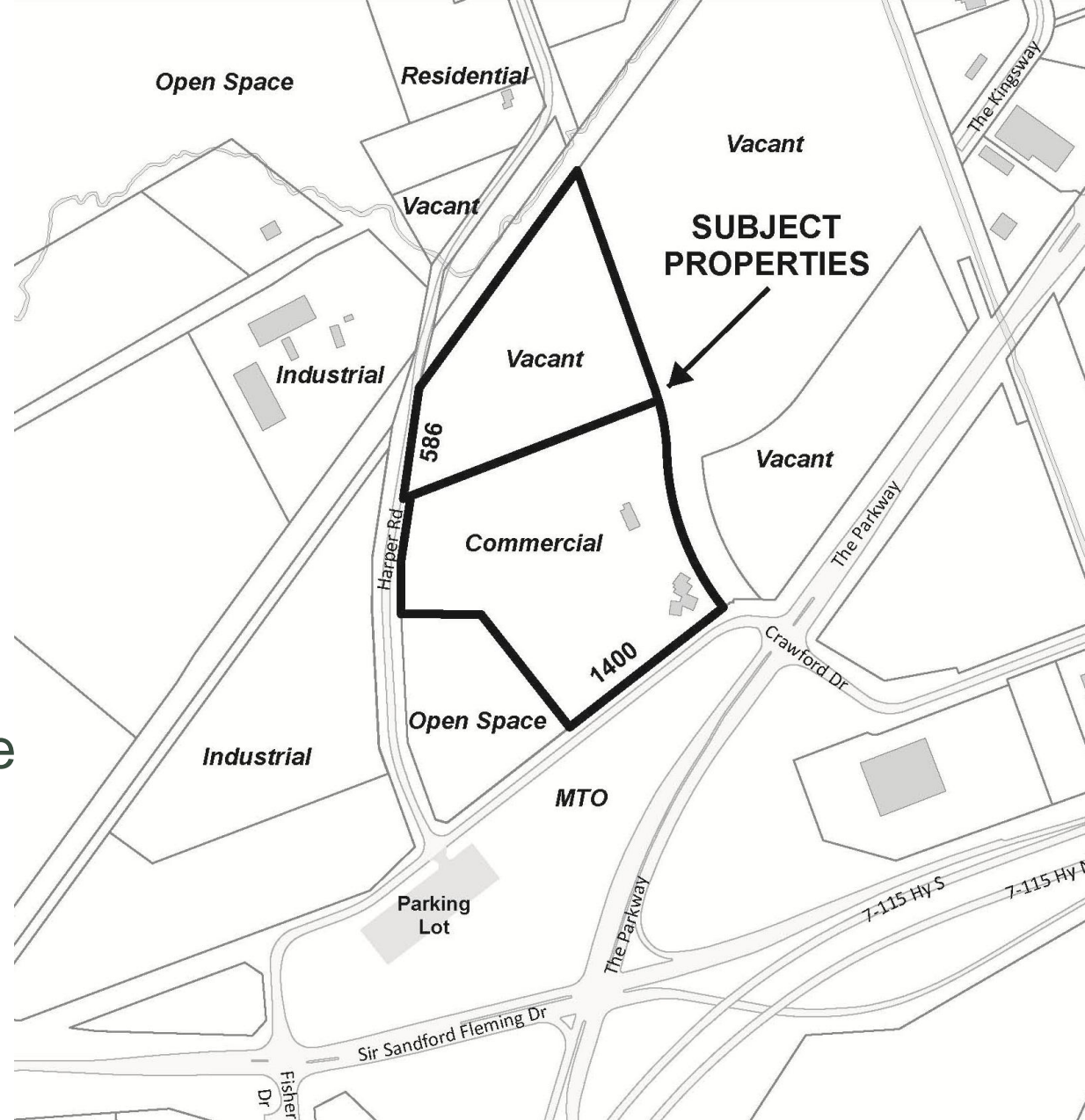
REZONING AND SITE DEVELOPMENT



Land Use Map

File: Z1611 and
O1601

Property Location:
586 Harper Road &
1400 Crawford Drive



Existing Zoning

- M2.2 – Prestige Industrial
- Permitted Uses include:
 - Warehouse, transportation terminal, publishing & printing, research & development laboratory, communication & broadcasting est., contained assembly, processing or manufacturing plant, regional scale office facility



Existing Zoning

- SP. 268 – Service Commercial
- Permitted Uses include:
 - Dry cleaning depot; place of assembly; place of entertainment; hotel; restaurant; service station; car wash; public garage; retail establishment for the sale of: motor vehicles, vehicle parts, building products, farm equipment & supplies, furniture & appliances; library, museum, art gallery



Proposed Zoning

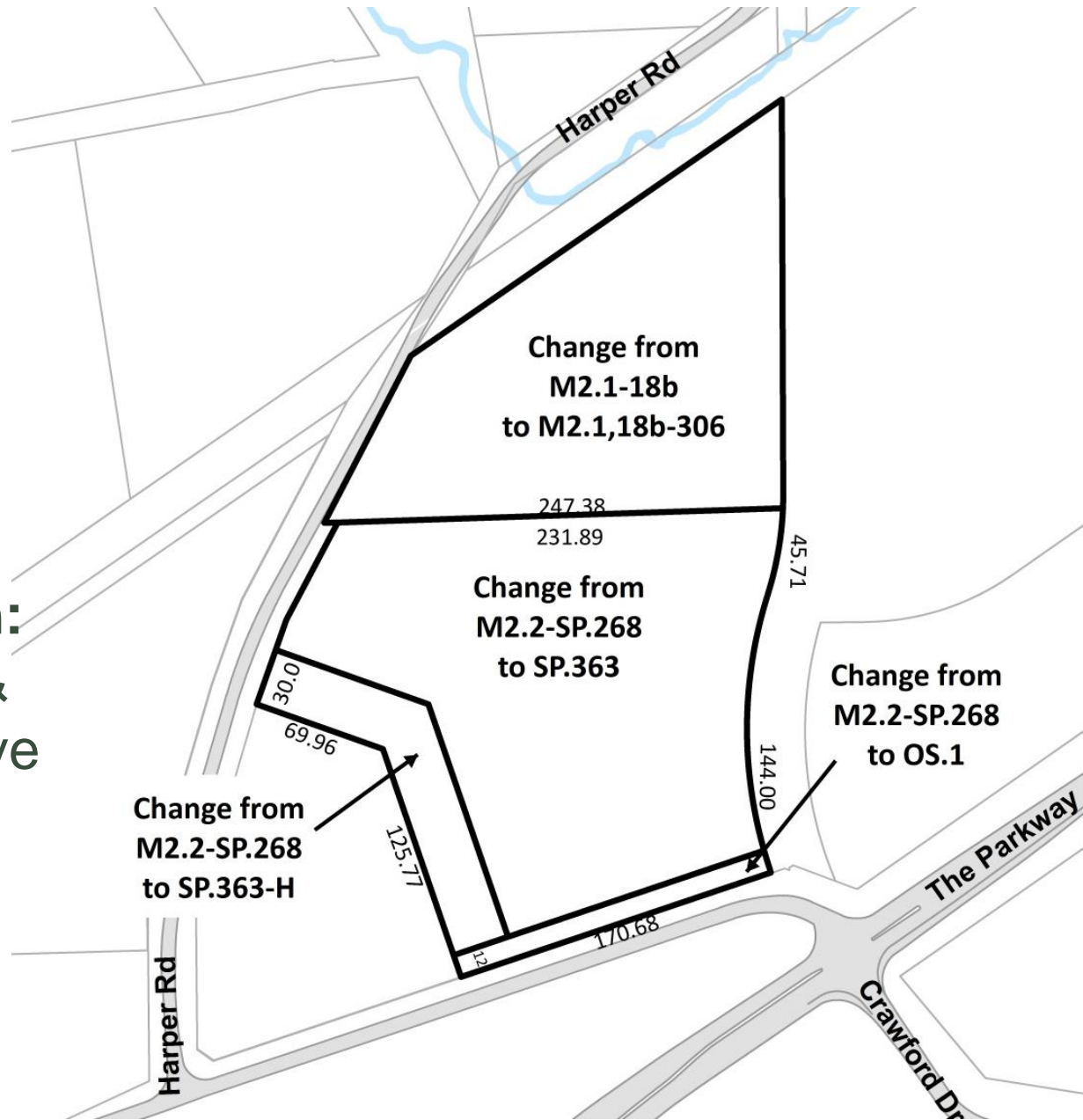
- New definitions for Gaming Establishment/Casino, Gaming Position
- New Special District permitting only a gaming establishment/casino, hotel, restaurant
- Specific regulations
 - 7 storey height for hotel
 - 0.75 parking spaces per gaming position
 - Parking within 100 metres of property
 - H Holding – 30 metres from west for environmental work and MTO approval



Proposed Zoning

File: Z1611 and
O1601

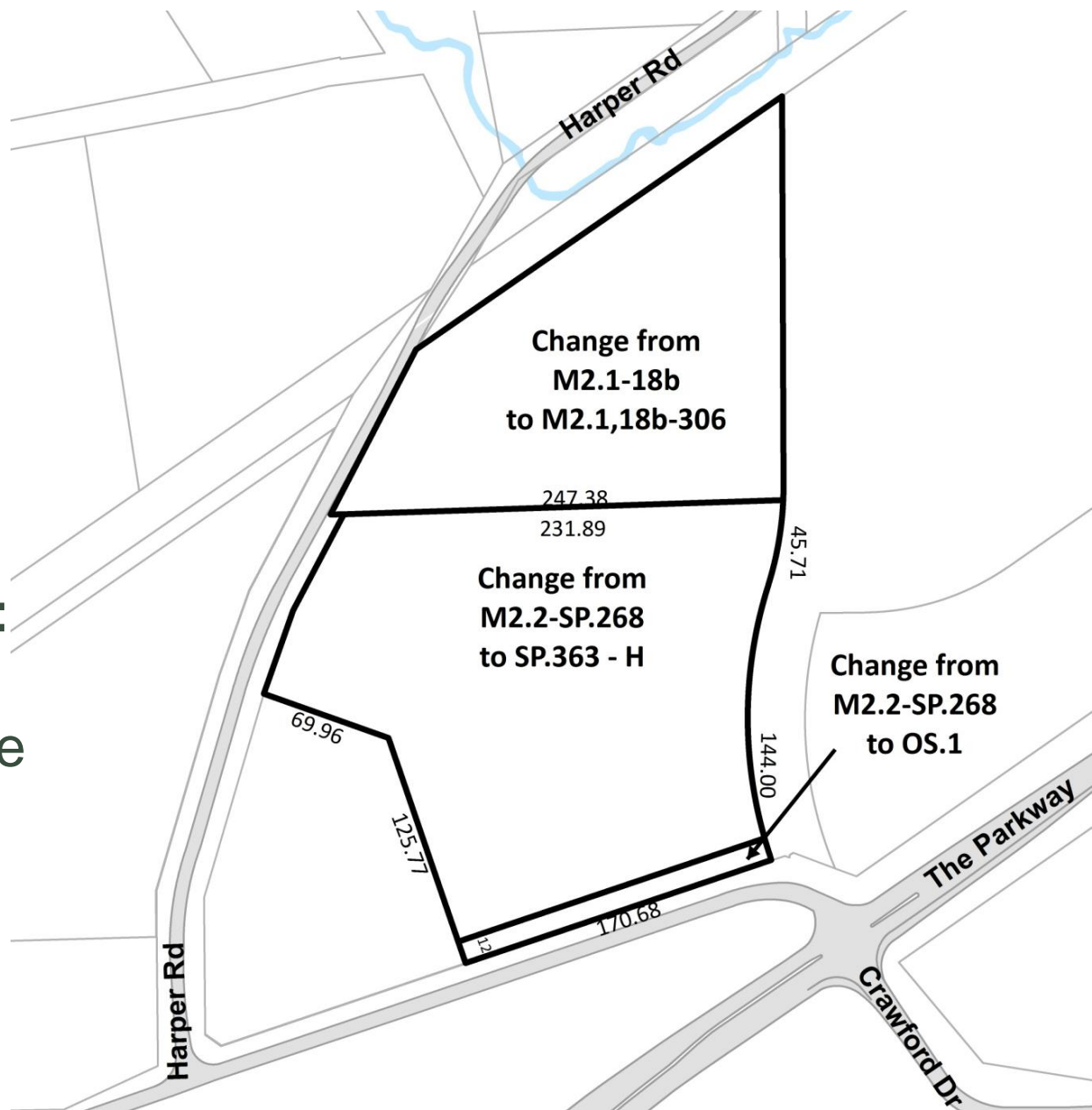
Property Location:
586 Harper Road &
1400 Crawford Drive

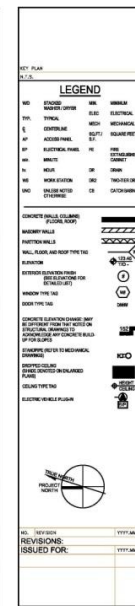


Proposed Zoning

File: Z1611 and
O1601

Property Location:
586 Harper Road &
1400 Crawford Drive





IN ASSOCIATION WITH:

CDR

CHRIS DIKEAKOS
ARCHITECTS INC.

PROJECT:
**CASINO
PETERBOROUGH**
PETERBOROUGH

GREAT CANADIAN GAMING CORPORATION

CONSULTANT:

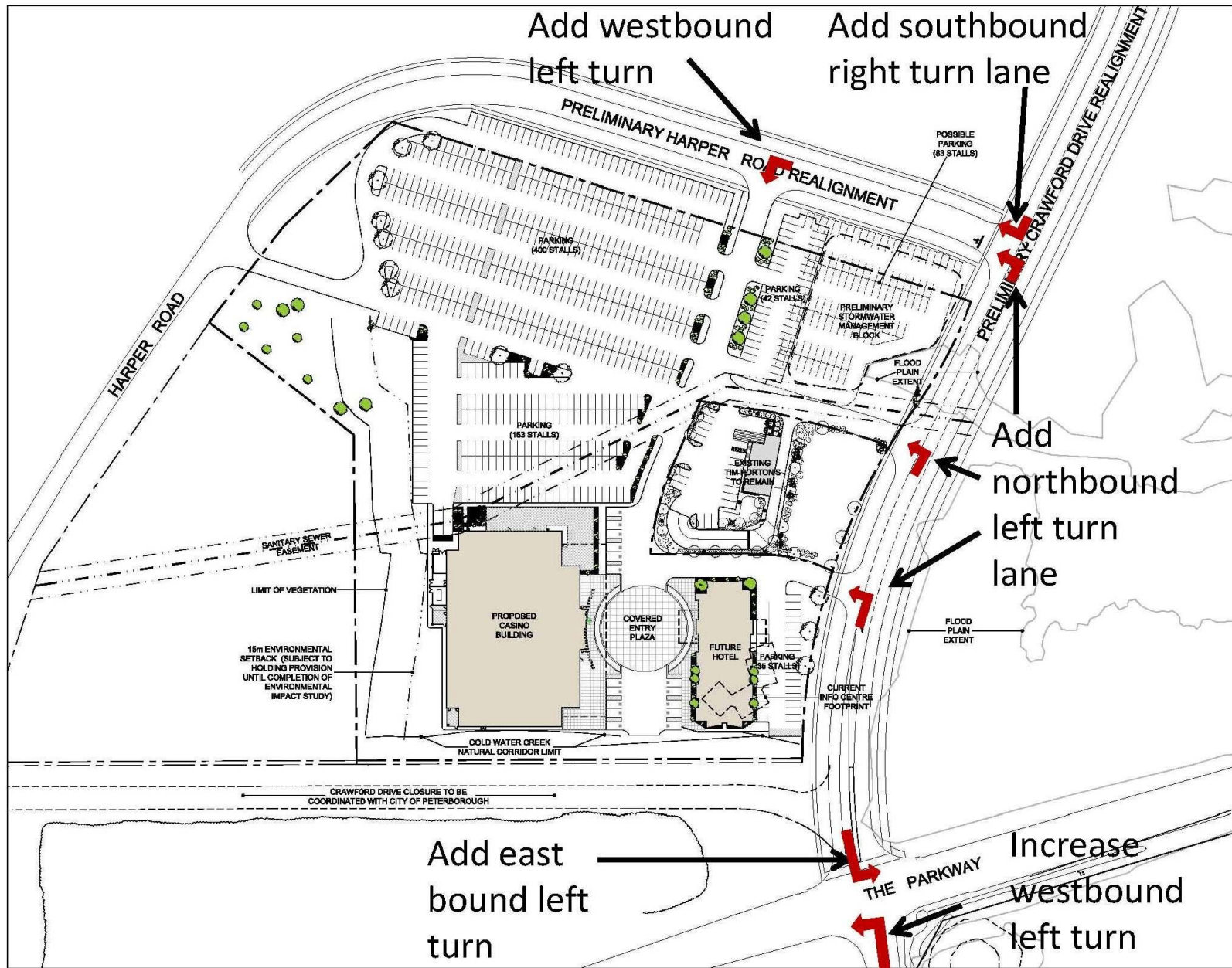
SCALE: 1 : 500	SEAL:
DATE:	
JOB NO.:	

Sheet 1 of 1

CONTEXT PLAN

DRAWING NO.	REVISION NO.
A100	-











RECOMMENDATIONS



Recommendations

1. That Council confirm that the City-initiated applications for Official Plan Amendment and Rezoning to permit a casino in the City of Peterborough at a location consistent with Report PLPD13-013(A) are consistent with its direction previously given in Closed Session on November 16, 2015;



Recommendations

2. That Section 2.3 – Commercial Structure of the Official Plan be amended in accordance with the draft amendment attached as Exhibit “C” to Report PLPD16-038;



Recommendations

3. That Section 1 of the City's Comprehensive Zoning By-law 97-123 be amended to include a definition for a "Gaming Establishment/Casino" and "Gaming Position" in accordance with the draft amendment attached as Exhibit "D" to Report PLPD16-038;



Recommendations

4. That the City's Comprehensive Zoning By-law 97-123 be amended in accordance with Exhibit "D" of Report PLPD16-038 by adding Section 393 – Special District 363 to identify a gaming establishment/casino, hotel and restaurant as permitted uses and associated regulations under the SP.363 zoning district;



Recommendations

5. That the zoning of the property at 1400 Crawford Drive be amended from M2.2-SP.268 to SP.363, from M2.2-SP.268 to SP.363-“H” and from M2.2-SP.268 to OS.1, in accordance with Exhibit “D” of Report PLPD16-038;



Recommendations

6. That the “H”-Holding Symbol be removed from the subject property following the completion of an environmental impact study acceptable to the Otonabee Region Conservation Authority identifying the precise location of the wetland feature on 540 Harper Road and/or providing technical justification for a reduction in the provisional 30 metre buffer provided on 1400 Crawford Drive; and upon the review and approval of a Traffic Impact Study by MTO



Recommendations

7. That Section 3.9 Exceptions of the Comprehensive Zoning By-law 97-123 be amended in accordance with Exhibit “D” of Report PLPD16-038 by adding the following: “.306 In addition, a parking lot or parking garage is a permitted use”; and



Recommendations

8. That the zoning of the property at 586 Harper Road be amended from M2.1-18b to M2.1,18b-306 in order to permit a parking lot as an additional permitted use in accordance with Exhibit “D” of Report PLPD16-038.

