

Planning Committee

May 23, 2017



Report PLPD17-026

Application for Site Plan Approval

1400 Crawford Drive

**4,851 square metre Casino and Seven
Storey, 100 Suite Hotel**

**Removal of “H” – Holding Symbol from the
Zoning of the property**

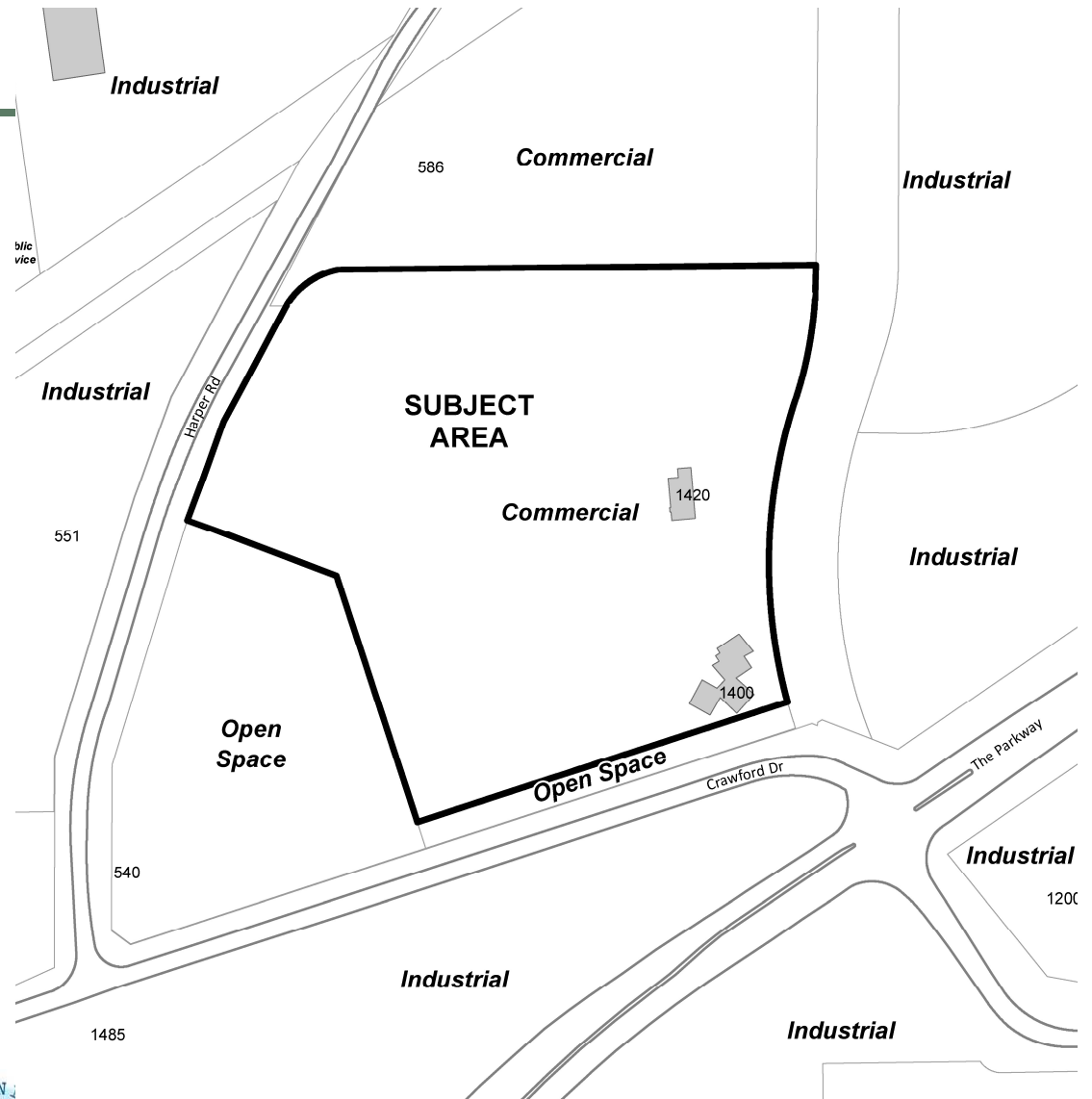
**Pre-commitment of funds for 2018-2019
budgets for infrastructure improvements**



Property Location

The former Visitor's Centre currently addressed as 1400 Crawford Drive

Tim Horton's – 1420 Crawford Drive



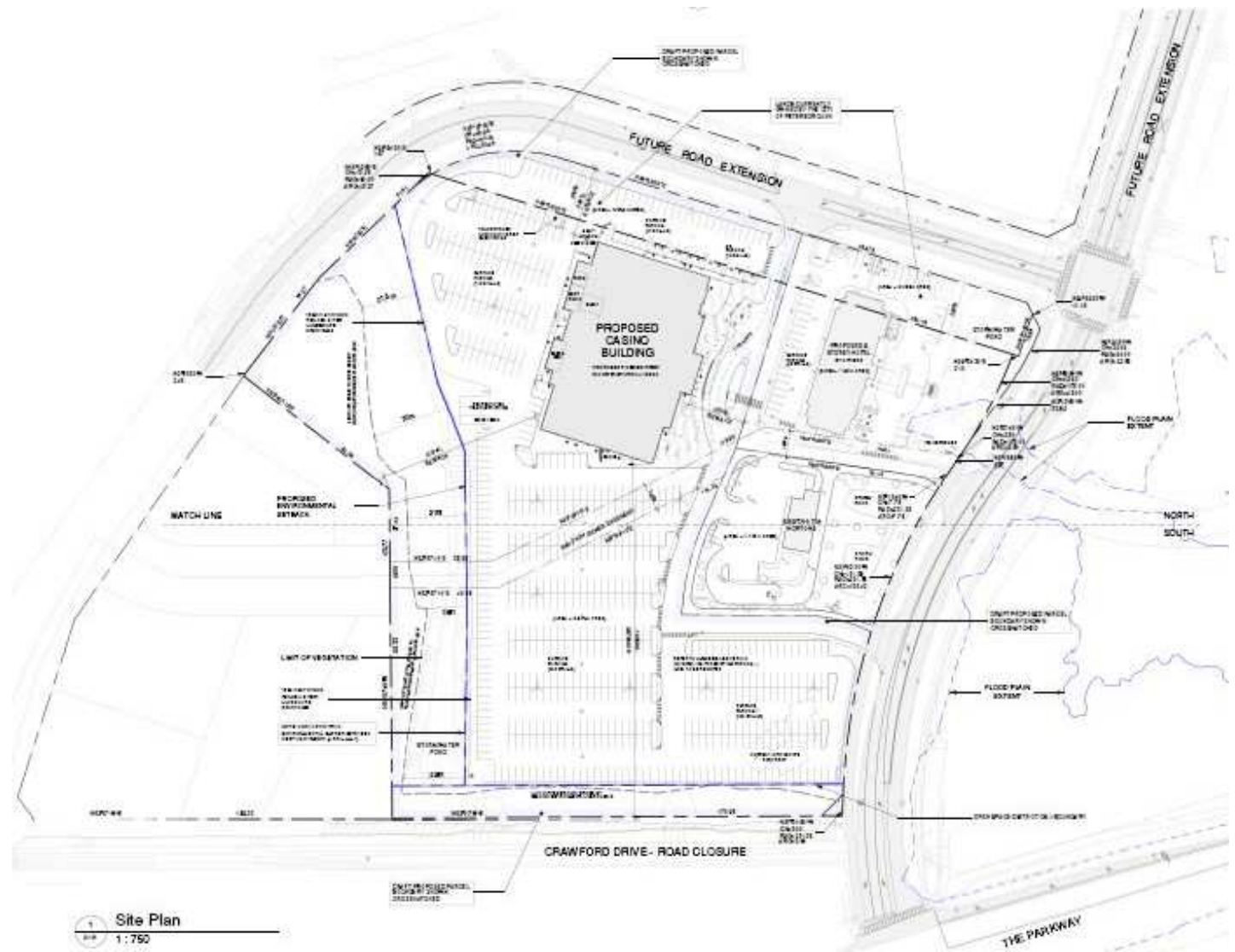
First phase of road construction will extend Fisher Drive and will extend Crawford Drive to the “T” intersection with Fisher.

Second phase will extend the road to Harper Road. When the road is completed and opened for traffic, it is recommended to name it Harper Road.

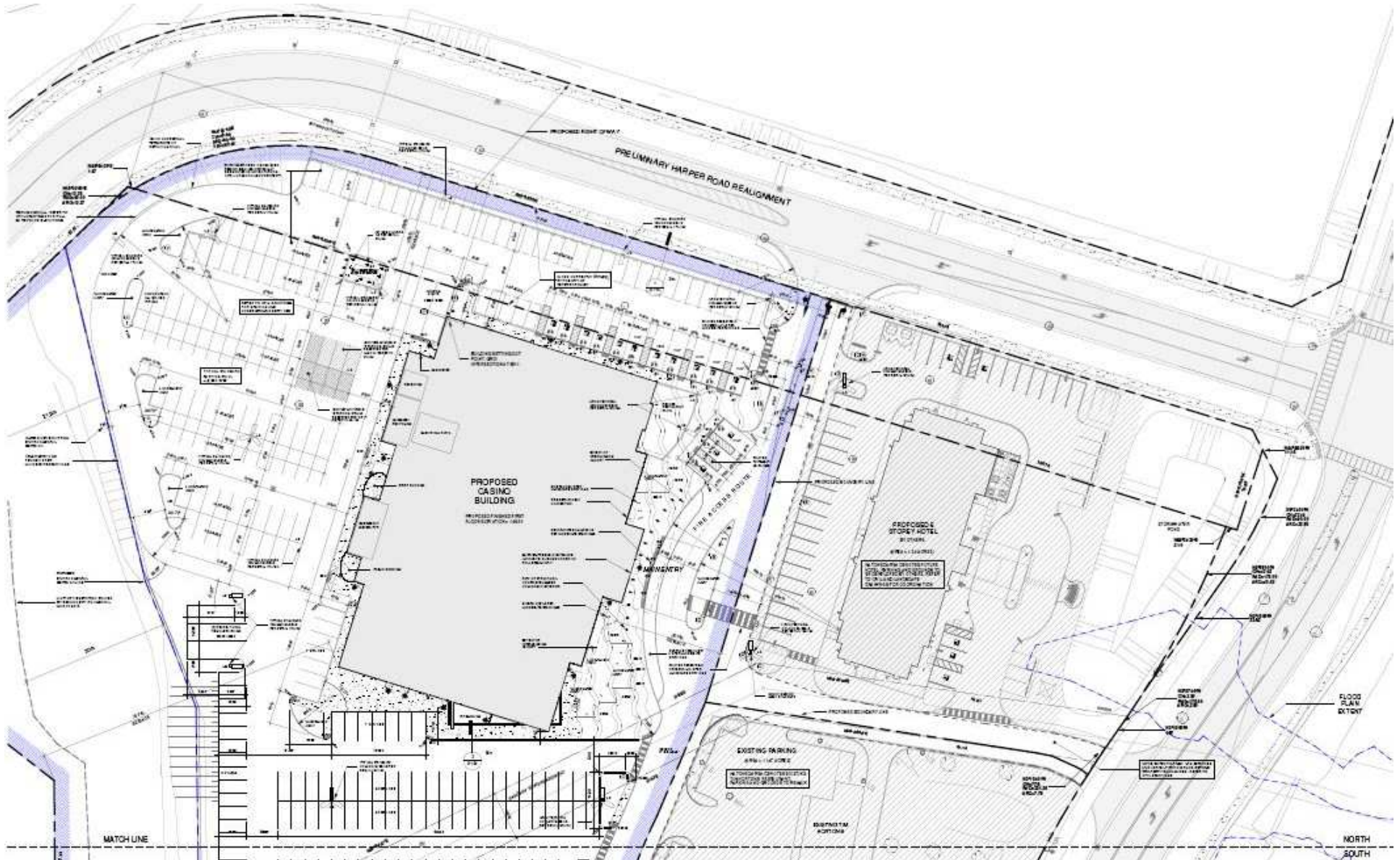
Necessary for emergency response.



General Site Plan



Detailed Site Plan - North



Detailed Site Plan - South



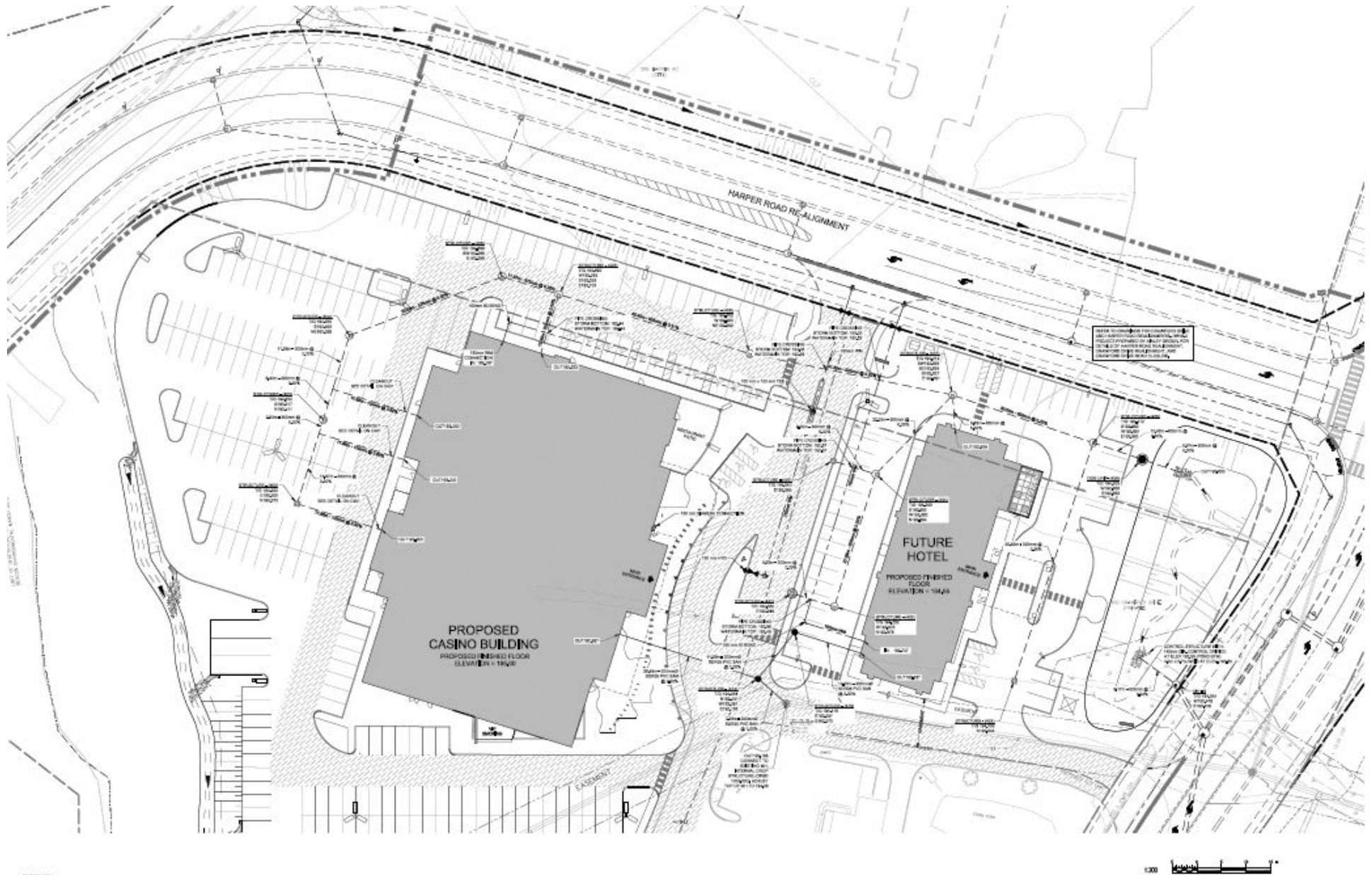
Site Grading Plan

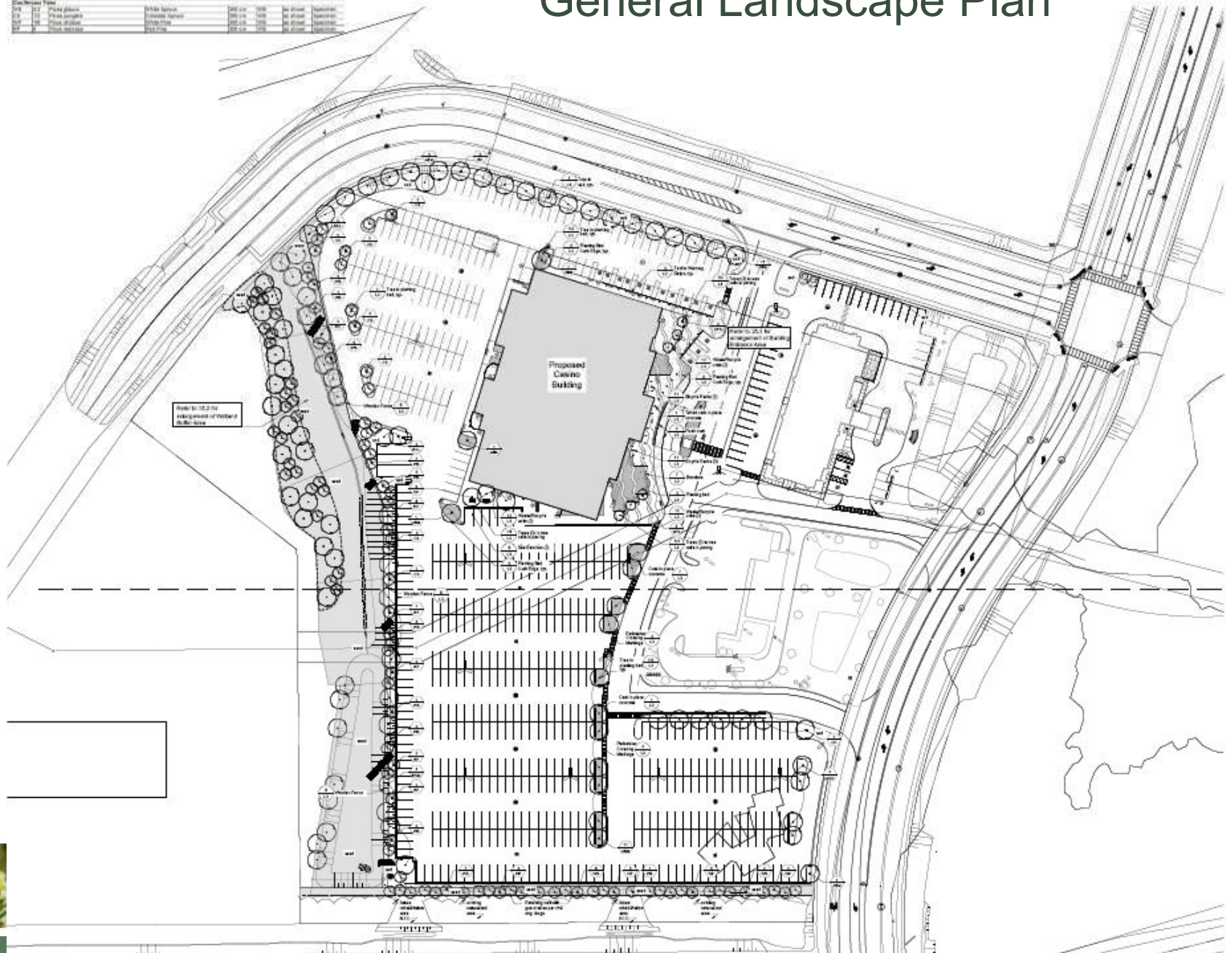


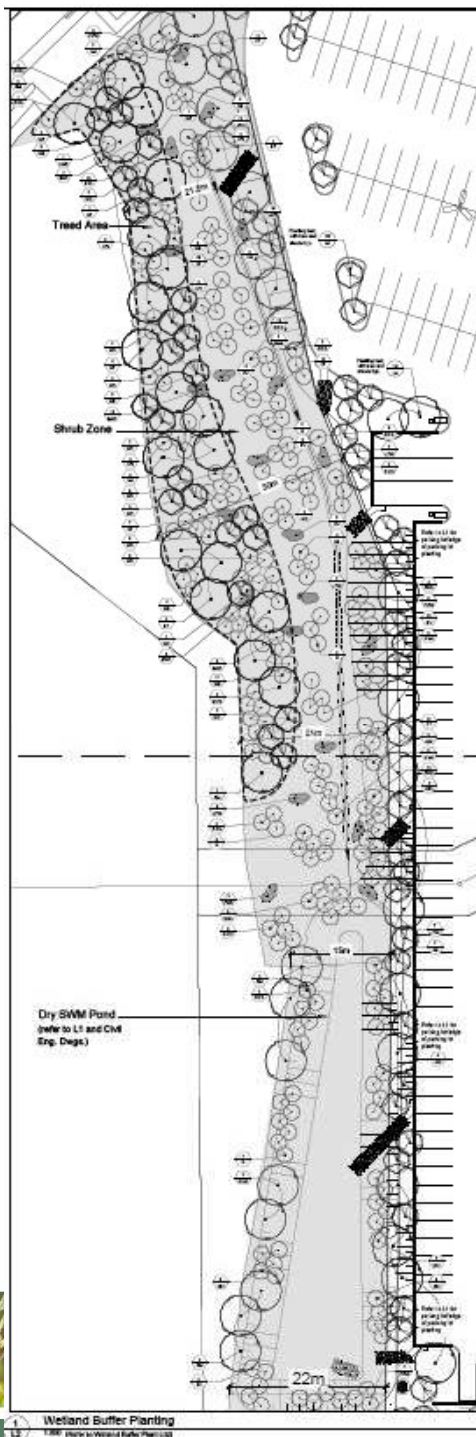
LEGEND:



Site Servicing Plan



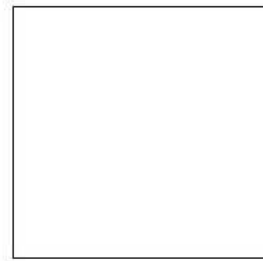
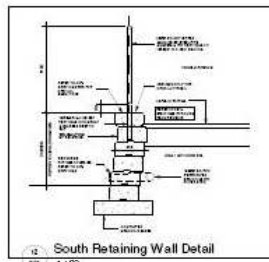
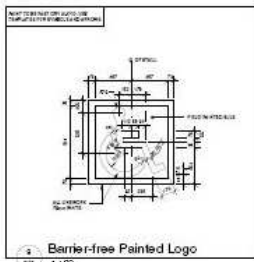
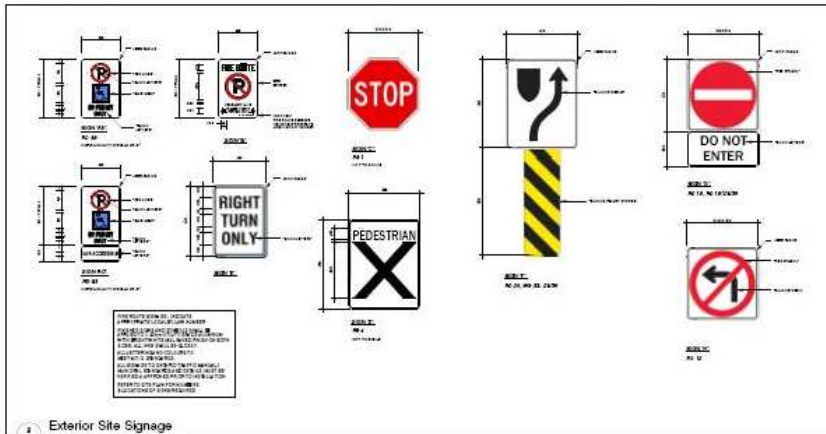
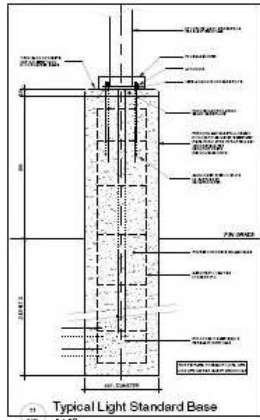
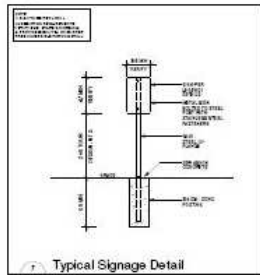
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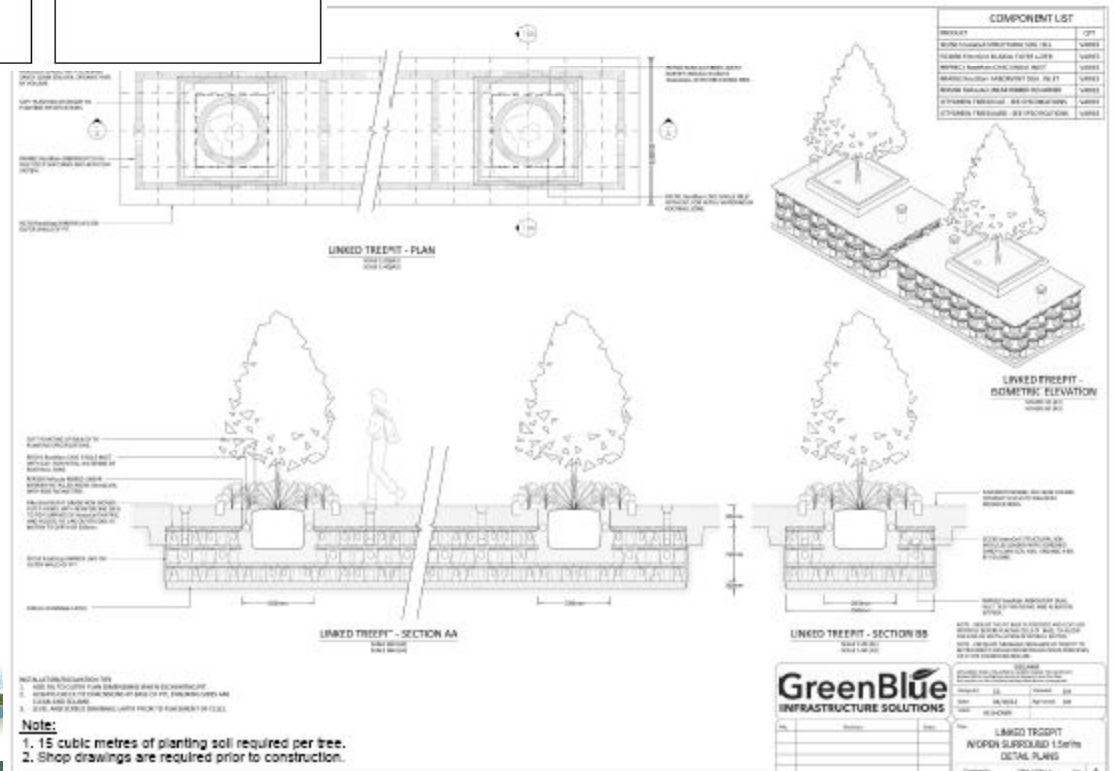
Wetland Buffer Plant List

Site Plant List (refer to L1 for site trees)

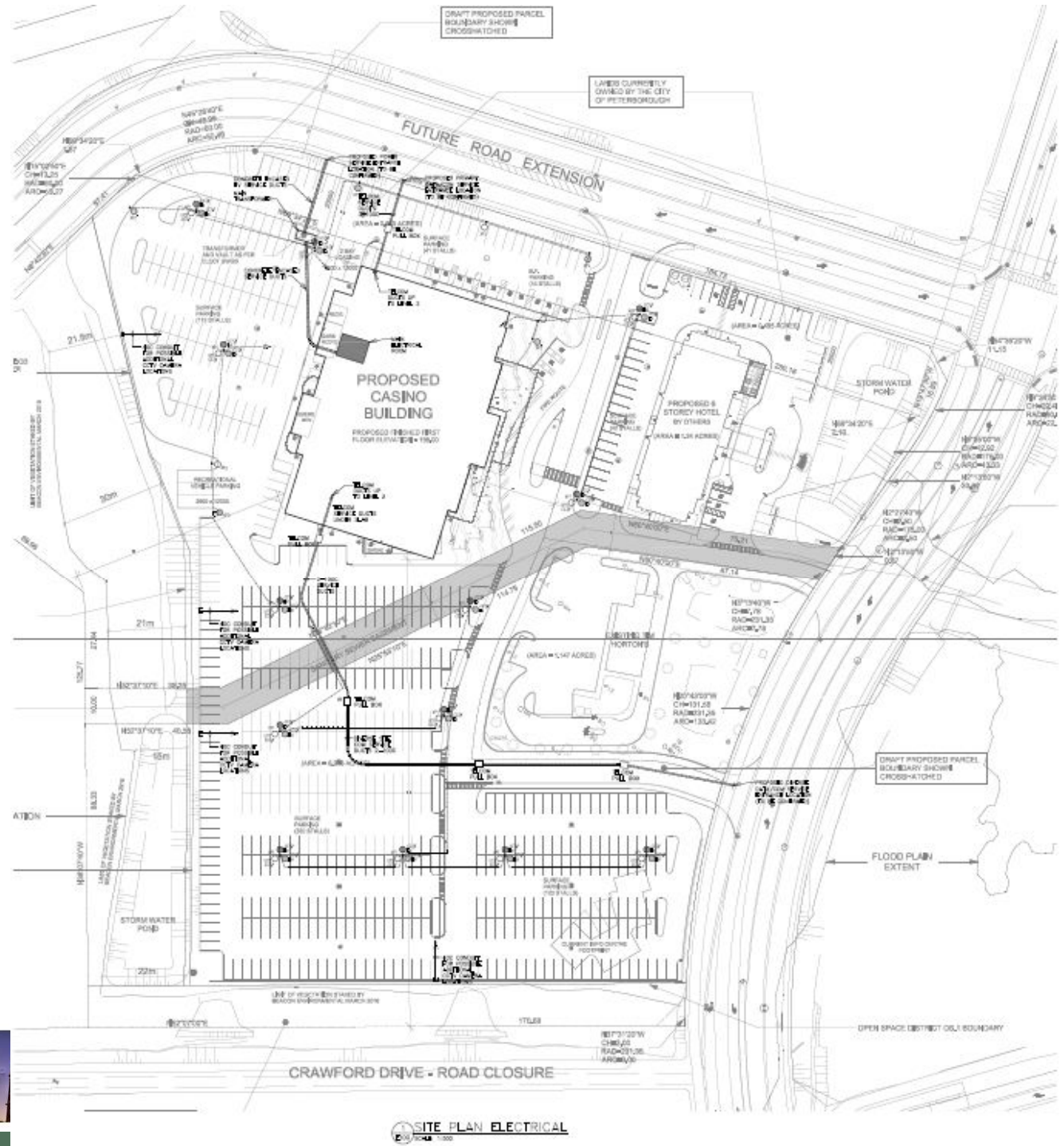
Wetland Buffer and Casino Building Landscape Plan



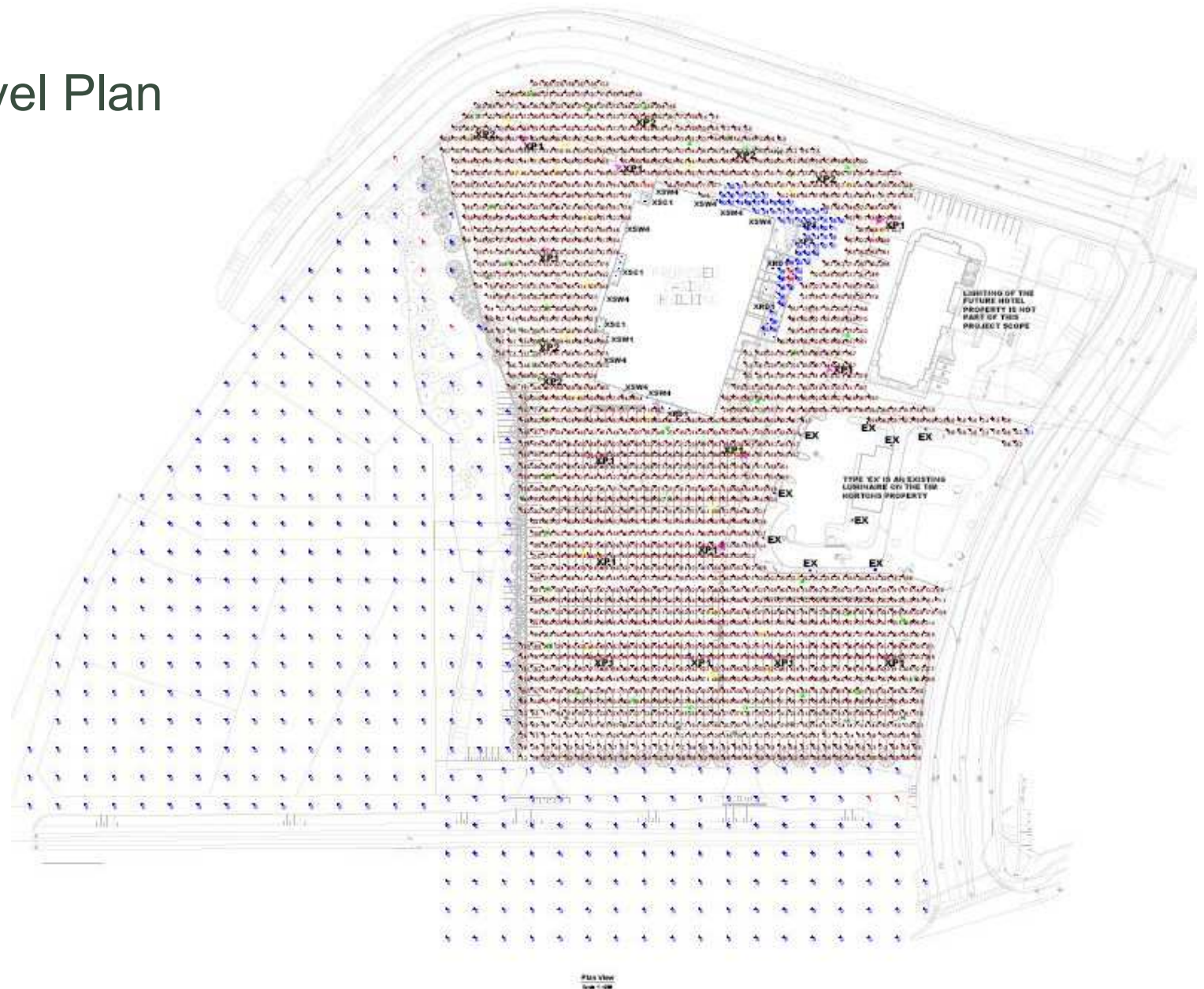
Some Site Details and Structural Soil Specification



Electrical Site Plan



Lighting Level Plan







MATERIAL LEGEND:

1. METAL PANEL SYSTEM (MANUFACTURER: ALUCOBOND) SPECTRA WHITE-GOLD-PIN
2. PREFINISHED METAL CLADDING (MANUFACTURER: ARWAY METALS AQ-18, COLOUR: DC 1088 STONE GRAY)
3. STONE VENEER - CAMBRIAN PLATINUM GRANITE, CHARCOAL FLAME FINISH
4. EPS (GLASS FIBER) SMOOTH TEXTURE, SEE COLOUR LEGEND
5. GLAZING WITH ALUMINUM FRAME (COLOUR: BLACK) SEE WINDOW SCHEDULE
6. PREFINISHED METAL SOFFIT (MANUFACTURER: ARWAY METALS, COLOUR: DC 1088 STONE GRAY)
7. STEEL RANCA, PROFILE TO SUIT (SEE COLOUR LEGEND)
8. STRUCTURAL STEEL, COLUMN: ROLLAND A "CANOE" RISE (COLOUR: BENJAMIN MOORE TERRA MAJOR 160)
9. FLASHING (TO MATCH BUILDING COLOUR)
10. EPS (GLASS FIBER) SMOOTH TEXTURE, SEE COLOUR LEGEND
11. CM CONCRETE
12. REVEALS (TO MATCH BUILDING COLOUR)
13. PREFINISHED CURVED METAL ROOFING (MANUFACTURER: ARWAY METALS, COLOUR: DC 1088 STONE GRAY)

COLOR LEGEND:

- A. BENJAMIN MOORE 167 CLAY WHITE
- B. BENJAMIN MOORE 168A FORD
- C. BENJAMIN MOORE 1415 GRAY HAZE
- D. BENJAMIN MOORE 1415 BAY GREEN
- E. BENJAMIN MOORE 66A CHAMPION GRAY
- F. BENJAMIN MOORE 645 GUNNY FUSION

④ STONE VENEER - CAMBRIAN PLATINUM GRANITE, FLAMED FINISH



⑤ PREFINISHED METAL CLADDING SOFFIT



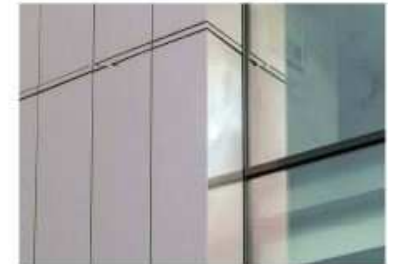
⑤ PREFINISHED CURVED METAL ROOFING



① METAL PANEL SYSTEM (MANUFACTURER: ALUCOBOND)



WHITE GOLD-618



② PREFINISHED METAL CLADDING



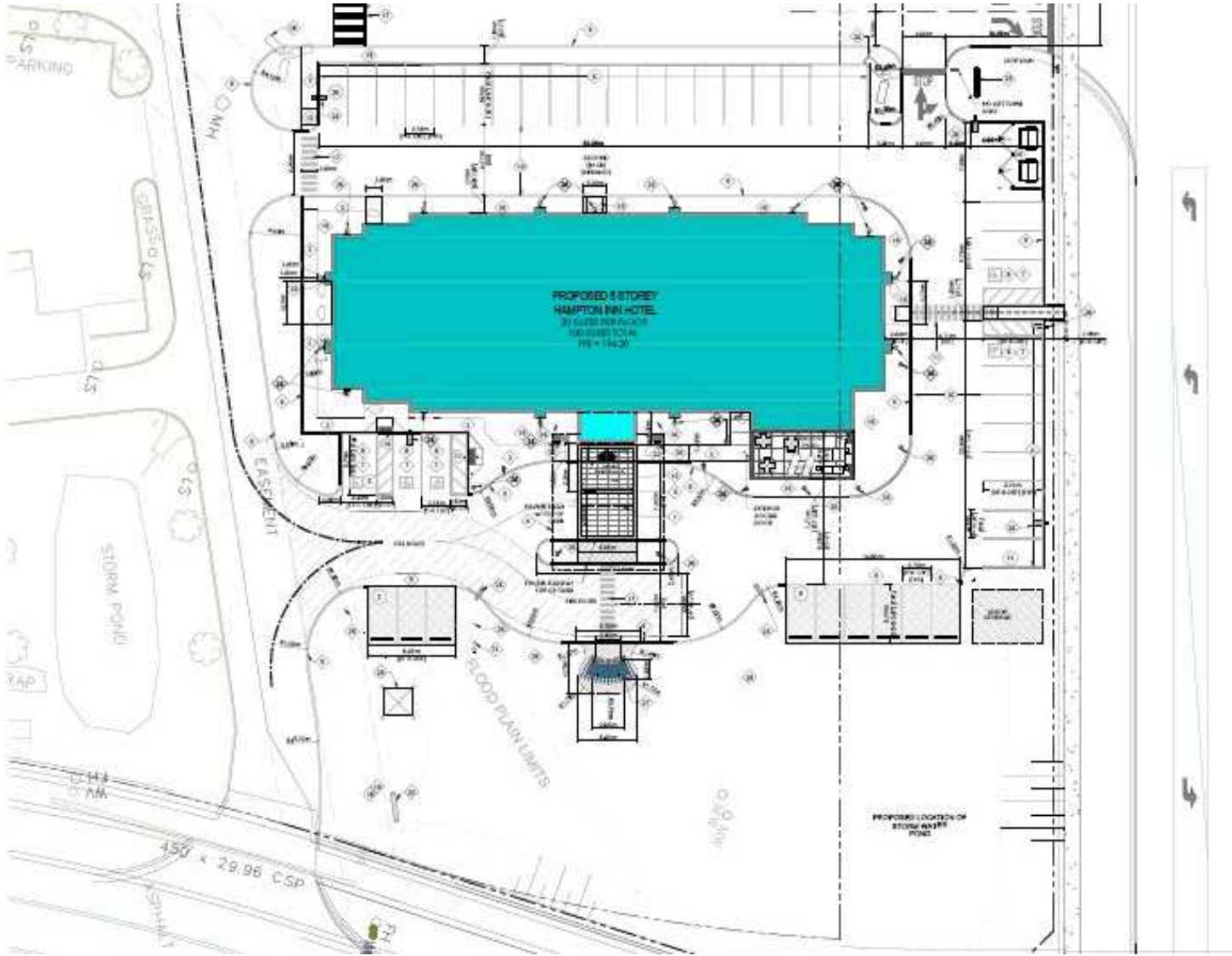
QC 18306 Stone Gray



③ E.I.F.S. (COLOR PALETTE AS SHOWN)



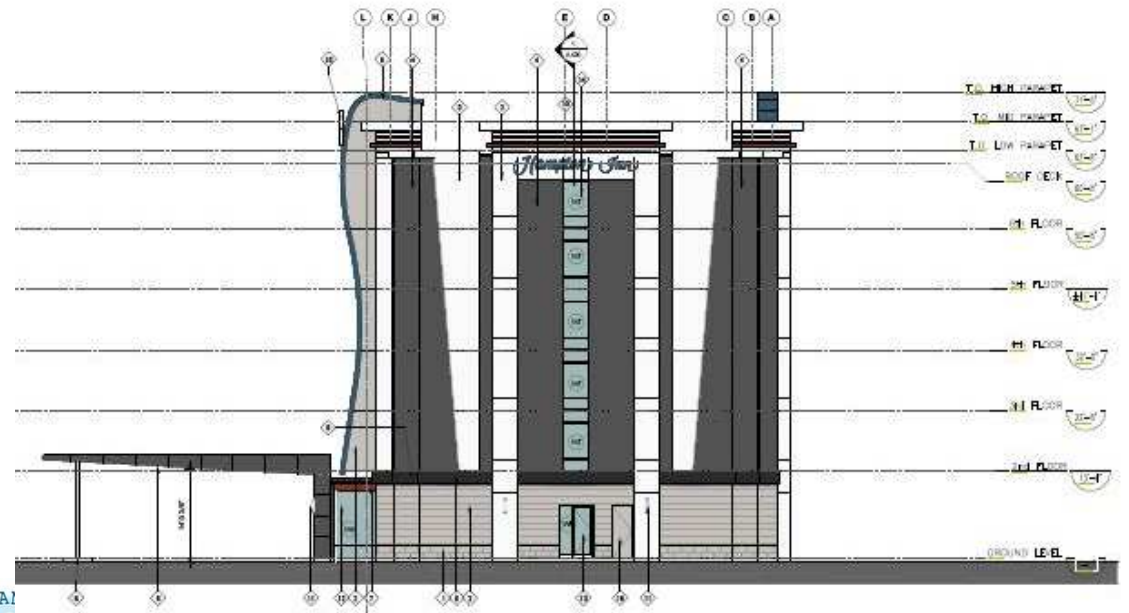
Hotel Site Plan







Hotel Front and Side Elevations



Once the Phase 2 Archaeological Assessment is completed, none of the comments received through the Site Plan Review process affect the location of the casino building or its ground floor elevation. It will be possible for the casino to obtain a conditional building permit to commence construction.



Recommendations and Conditions of Approval

- a) That the Site Plan Application submitted by Ontario Gaming East Partnership and Roshan Holdings Inc. for the construction of a 4,851 square metre (52,216 square foot) casino and a seven storey, 100 suite hotel at 1400 Crawford Drive be approved subject to the following conditions:



Recommendations and Conditions of Approval

The deposit of site work performance security in the amount of \$1,000,000.00;

The submission of revised drawings and additional technical information to the satisfaction of the Director of Planning and Development Services and the Director of the Utility Services Departments;

The submission of further clarification and technical information regarding storm water management and biological particulars to the satisfaction of the Otonabee Region Conservation Authority;



Recommendations and Conditions of Approval

The submission and implementation of a Thermal Effectiveness Monitoring Plan, for the casino and hotel site plan to be entirely funded by the applicant/owner, to the satisfaction of Otonabee Region Conservation Authority, during site construction and for a period of five years post construction, to verify the predicted function of the thermal mitigation measures and storm water impacts from the property at 1400 Crawford Drive on the abutting tributary of Byesville Creek;



Recommendations and Conditions of Approval

The completion of a scoped methane study due to the site's proximity to a closed landfill;

The completion of a Stage 2 Archaeological Assessment;

The submission of additional technical information to the satisfaction of the Ministry of Transportation of Ontario; and

The deposit of a Parkland Levy in accordance with **The Planning Act**, as amended.



Recommendations and Conditions of Approval

That the property at 1400 Crawford Drive be rezoned from SP.363-“H” – Special Commercial District, to SP.363 Special Commercial District, in accordance with Exhibit ‘D’ attached to Report PLPD17-026.



Recommendations and Conditions of Approval

That financing of infrastructure improvements for Harper Road and Crawford Drive extensions and realignments be approved with the following conditions:

That a City Capital Budget pre-commitment in the amount of \$4,000,000 in 2018 and \$4,000,000 in 2019 be approved to reimburse the developer for the construction of the roadways;



Recommendations and Conditions of Approval

That the Site Plan Agreement include provisions and terms with the developer to finance the infrastructure improvements relating to the Harper Drive and Crawford Drive realignment to permit construction to commence in 2017 prior to approval of the City's 2018 budget;

That the developer constructs the Harper Road and Crawford Drive extensions and realignments as outlined in the Class EA Study; and



Recommendations and Conditions of Approval

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That the developer constructs the Harper Road and Crawford Drive extensions and realignments as outlined in the Class EA Study; and

That the roads in the vicinity of the casino and hotel property be named in accordance with Exhibit "B" attached to Report PLPD17-026.

