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











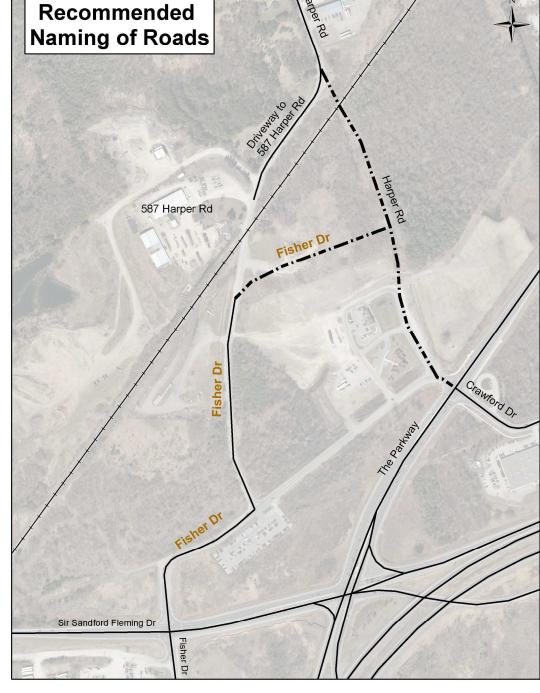




First phase of road construction will extend Fisher Drive and will extend Crawford Drive to the "T" intersection with Fisher.

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.





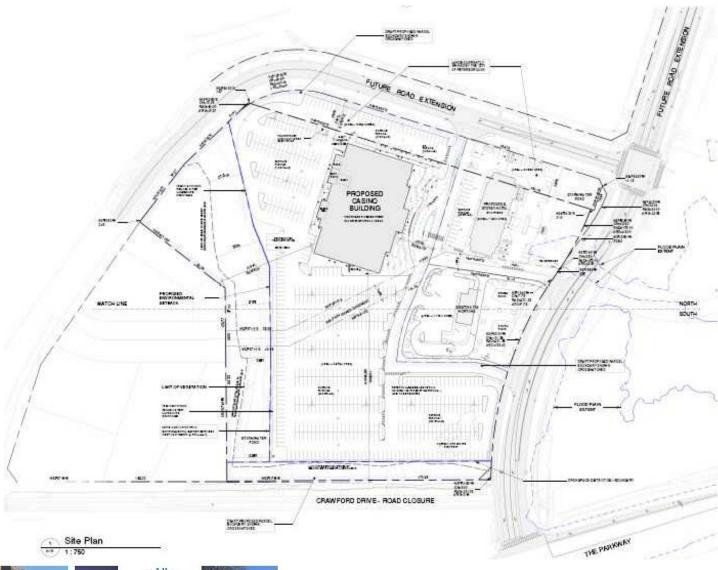








General Site Plan





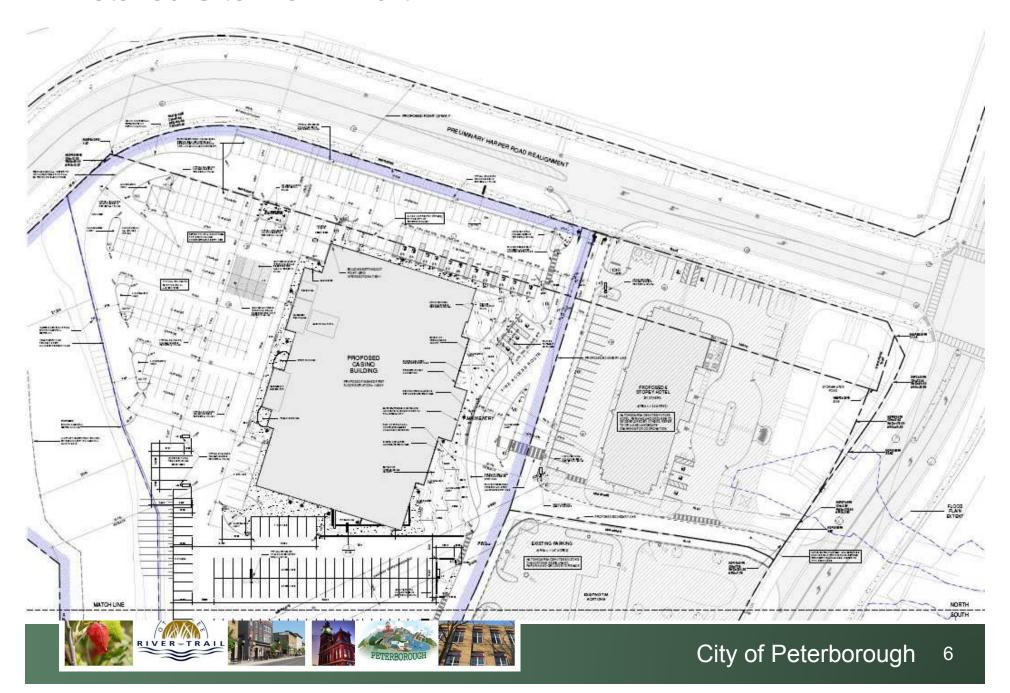








Detailed Site Plan - North



Detailed Site Plan - South









Site Grading Plan





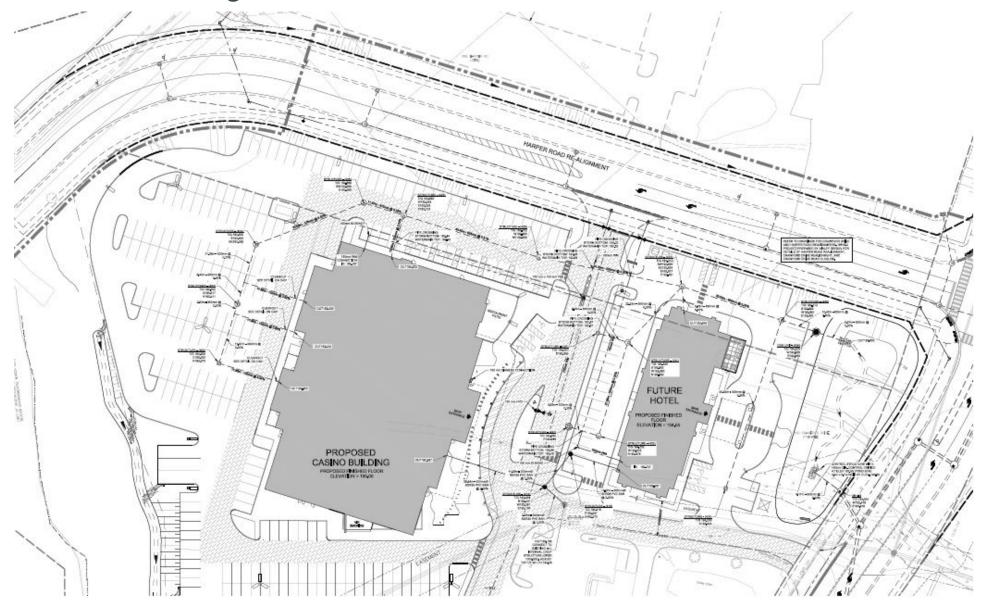








Site Servicing Plan

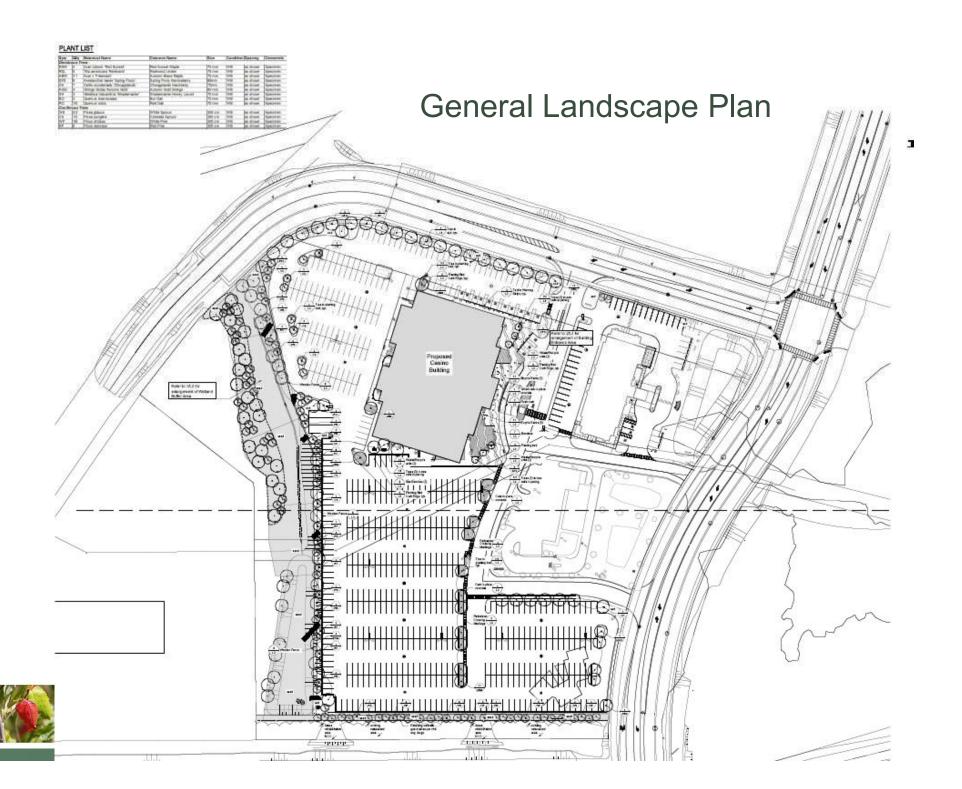


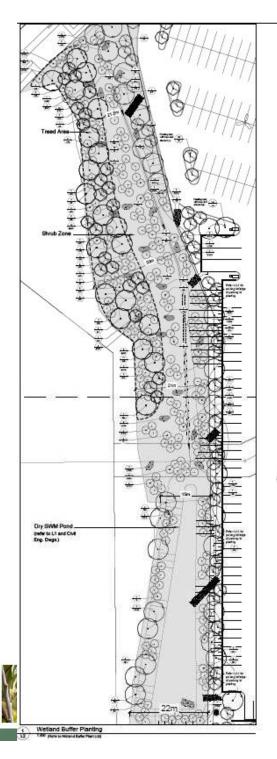


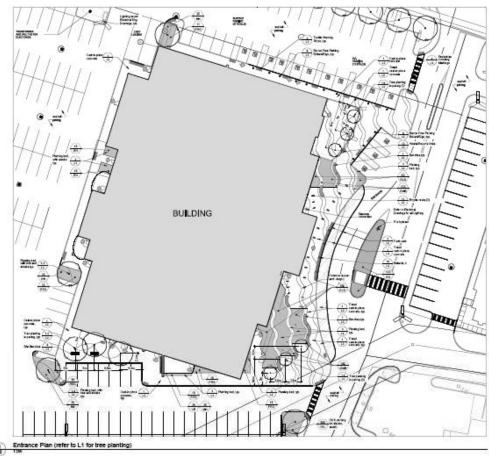


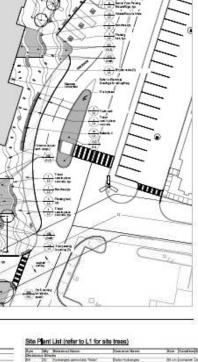








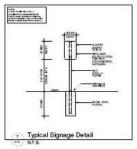


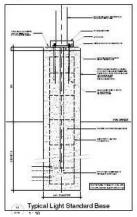


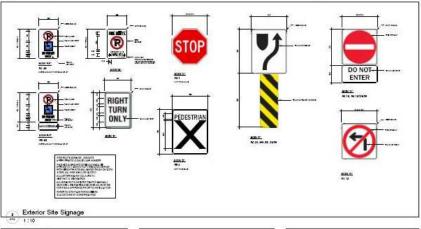
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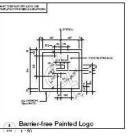
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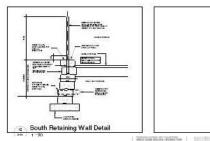
Wetland Buffer and Casino Building Landscape Plan



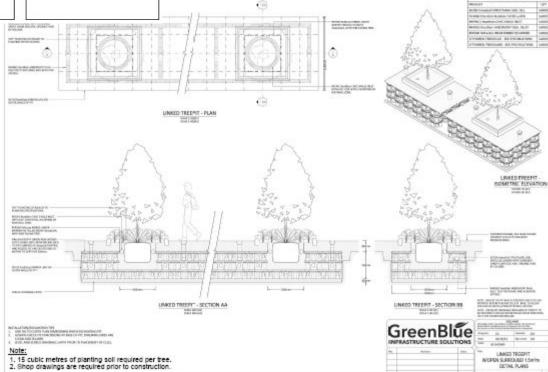








Some Site Details and Structural Soil Specification





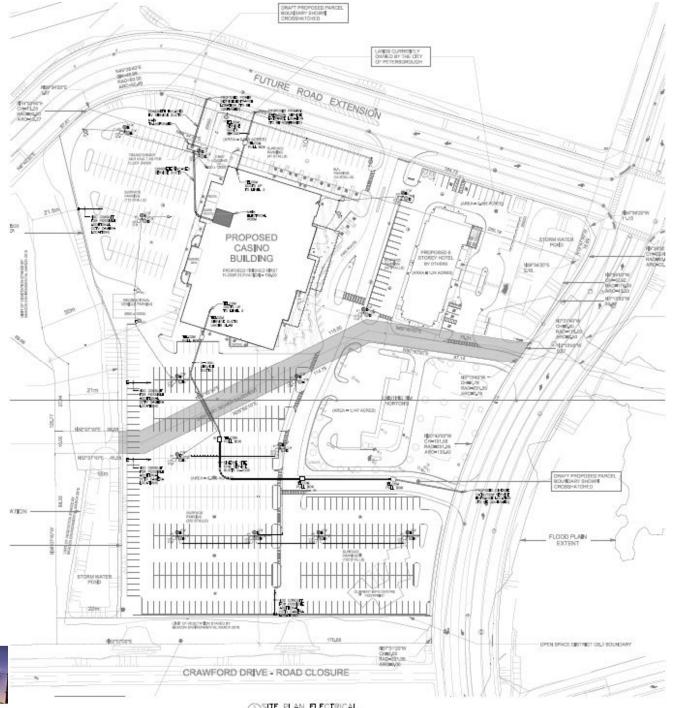








Electrical Site Plan

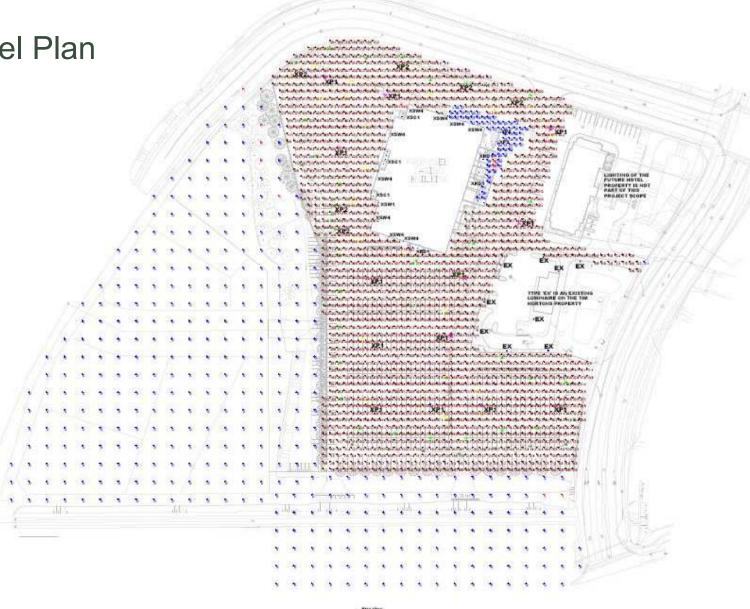








Lighting Level Plan























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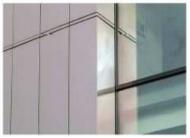
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METAL PANEL SYSTEM (MANUFACTURER: ALUCOBOND)













E.I.F.S. (COLOR PALETTE AS SHOWN)









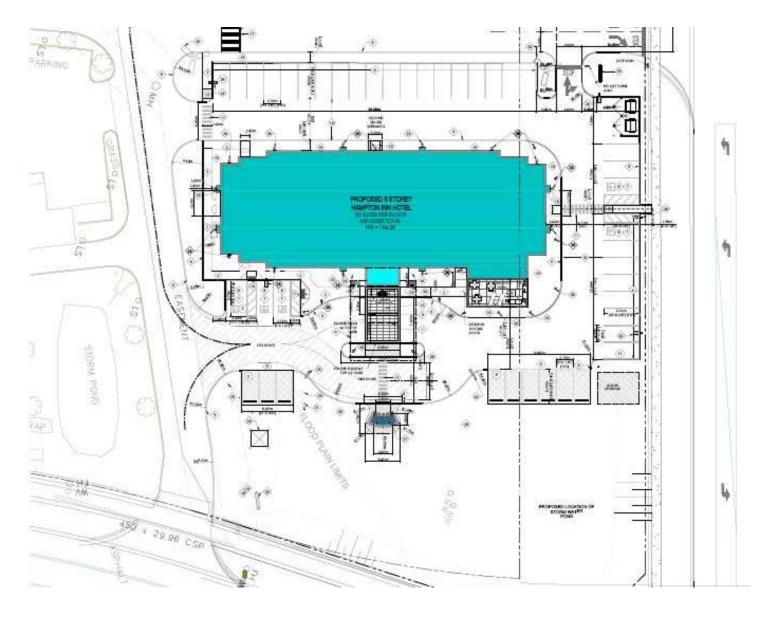








Hotel Site Plan





























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.













That the Site Plan Application submitted by Ontario Gaming a) 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:











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;









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;











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.











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.











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;











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











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

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