

Land Use Planning Options for a Proposed Casino

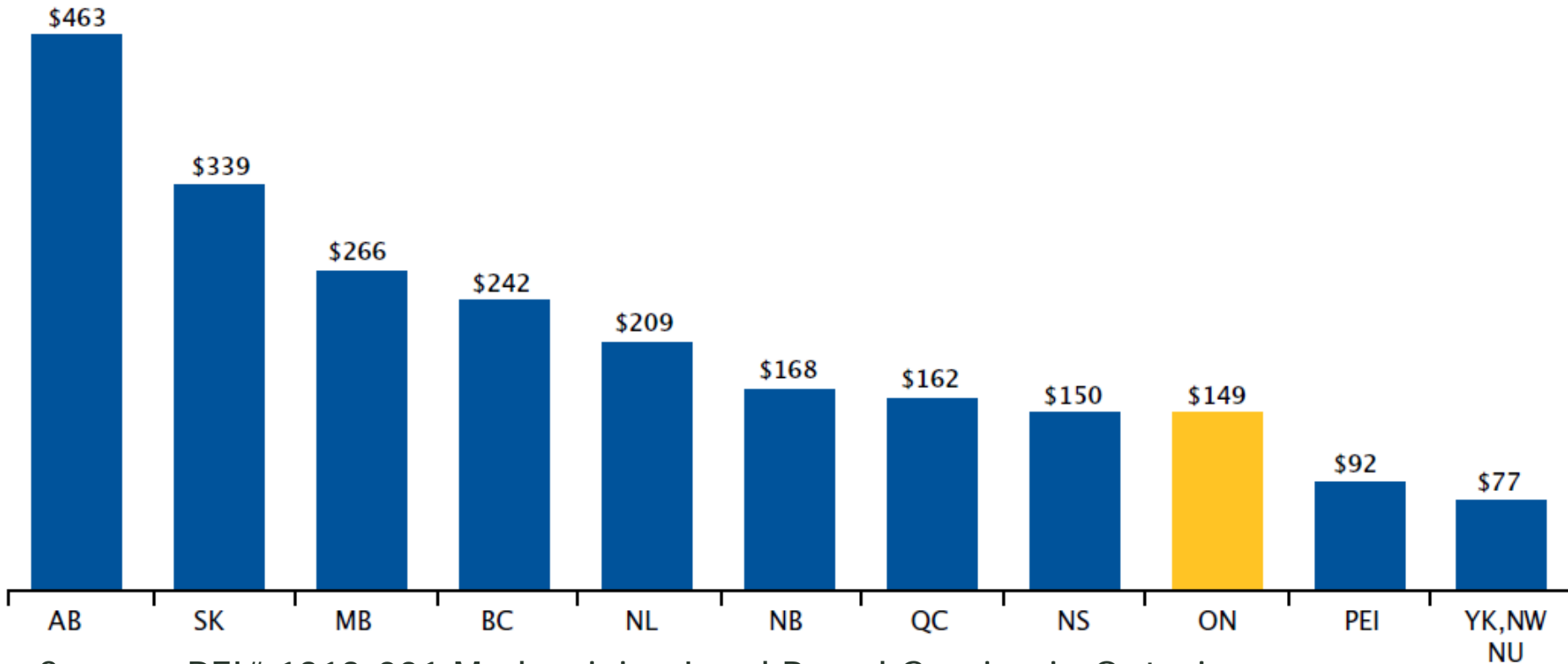
PLPD13-013

Planning Committee
February 11, 2013



What Is Driving the Initiative?

Net Profit to the Province per Capita 2011



Source: RFI# 1213-001 Modernizing Land Based Gaming in Ontario



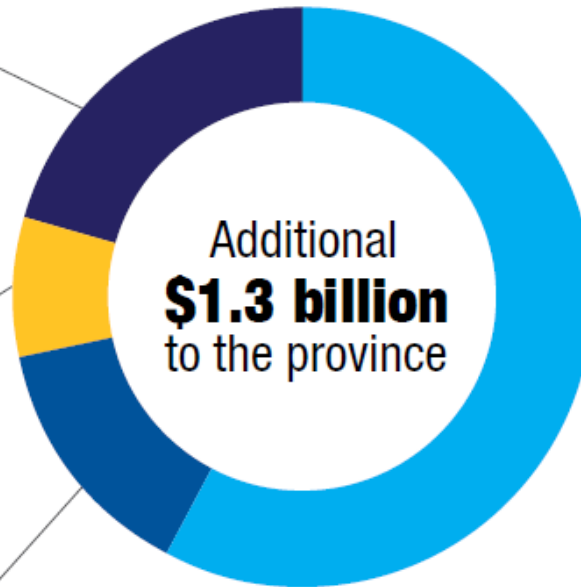
What Is Driving the Initiative?

Additional Net Profit to the Province

\$260 million
Improve efficiencies

\$100 million
Continue current implementation
of internet initiative

\$180 million
Lottery innovation



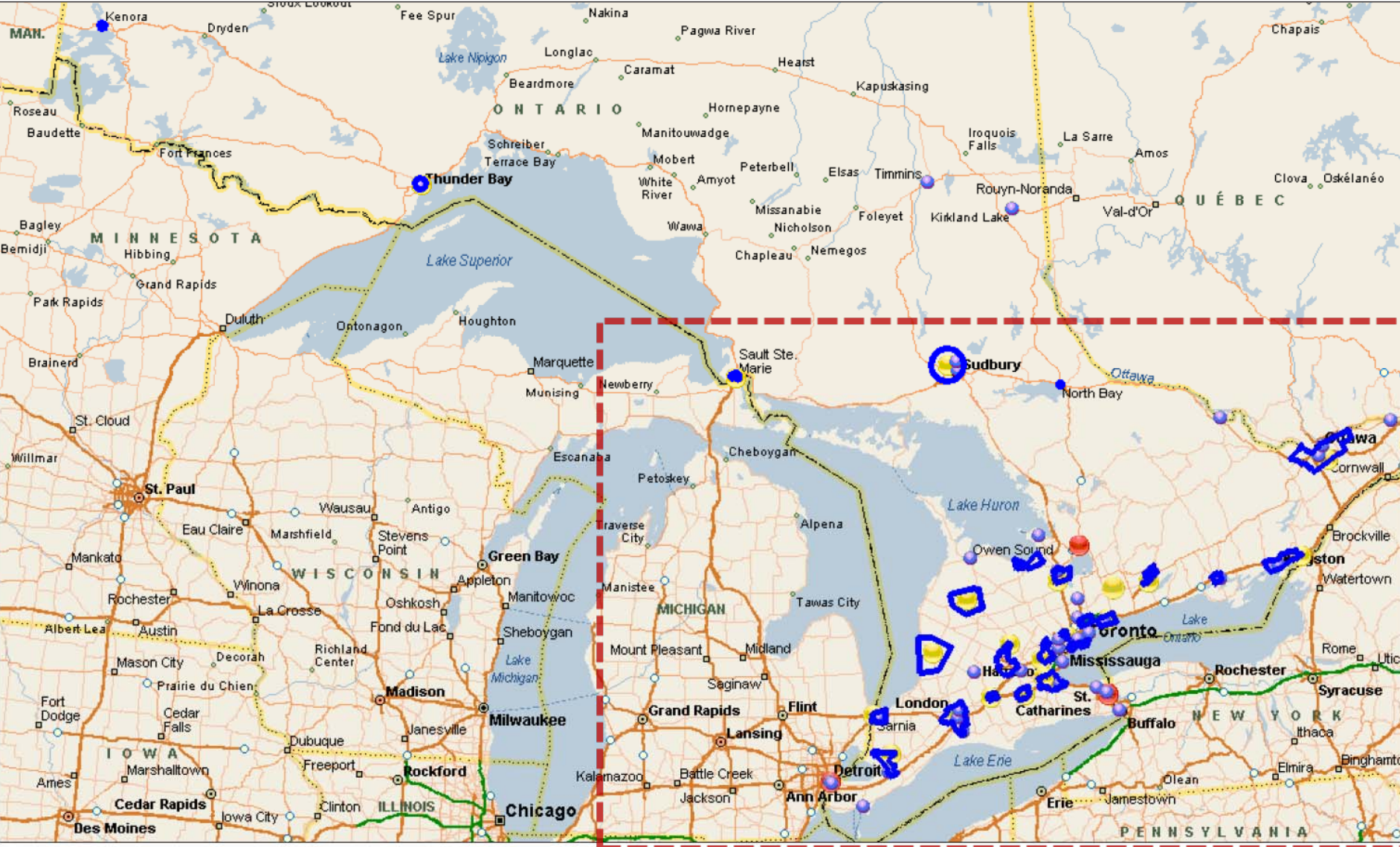
\$740 million
Casino and slot
facility modernization
and end Slots at
Racetrack funding

Source: RFI# 1213-001 Modernizing Land Based Gaming in Ontario

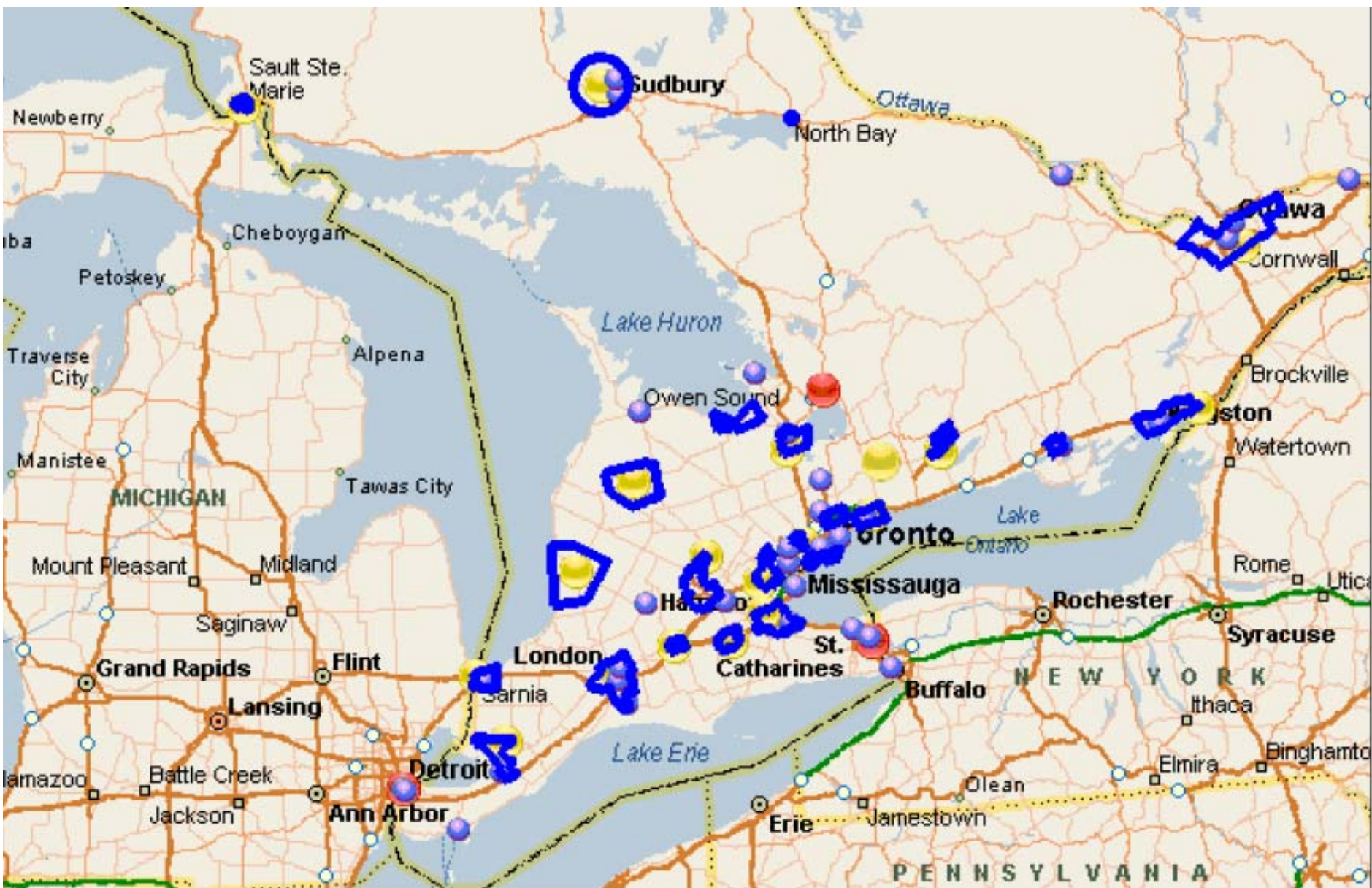


ONTARIO GAMING ZONES

● Bingo hall part of revitalization
 ● Existing Gaming facilities
 ● Existing Resort facilities



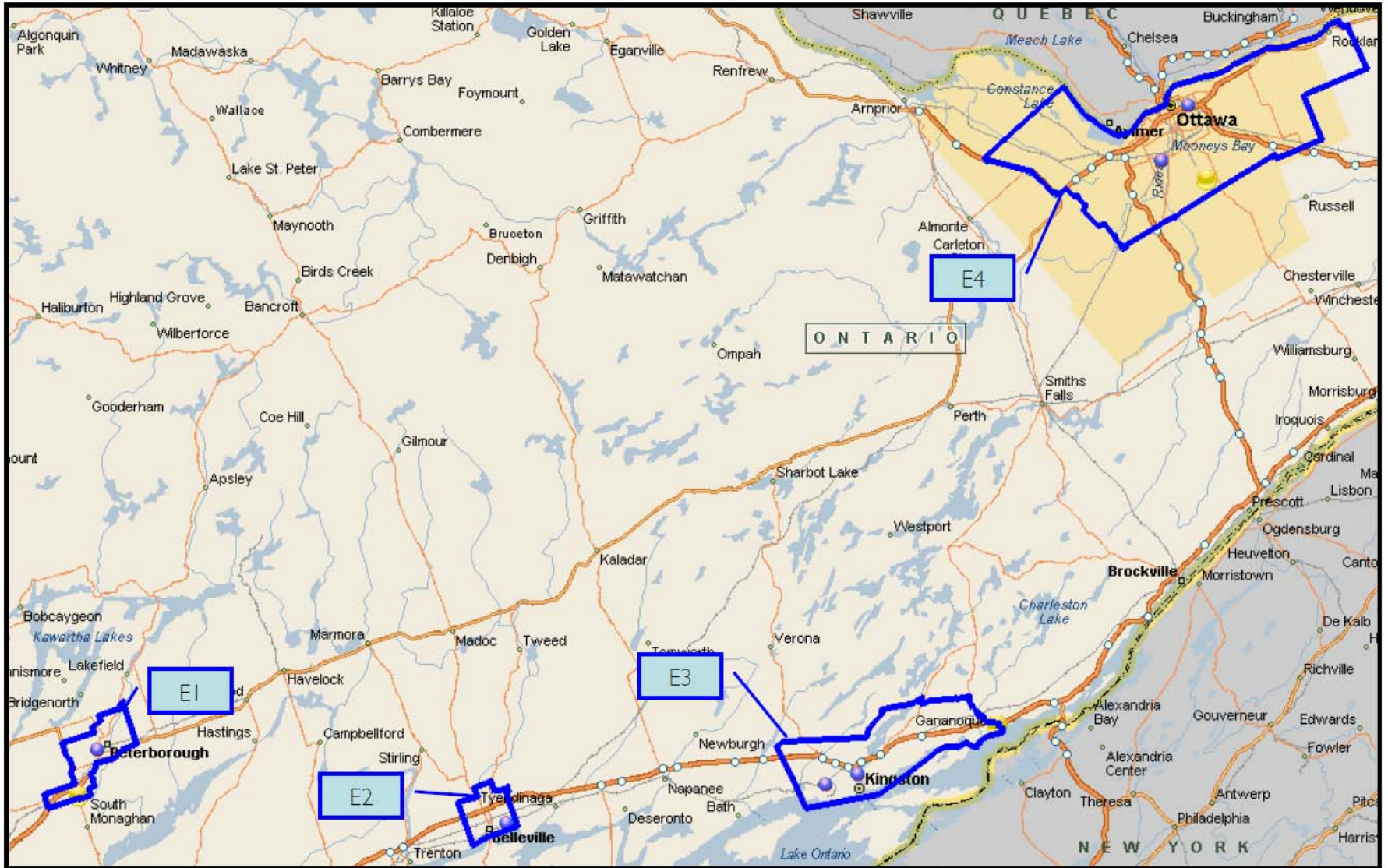
City of Peterborough

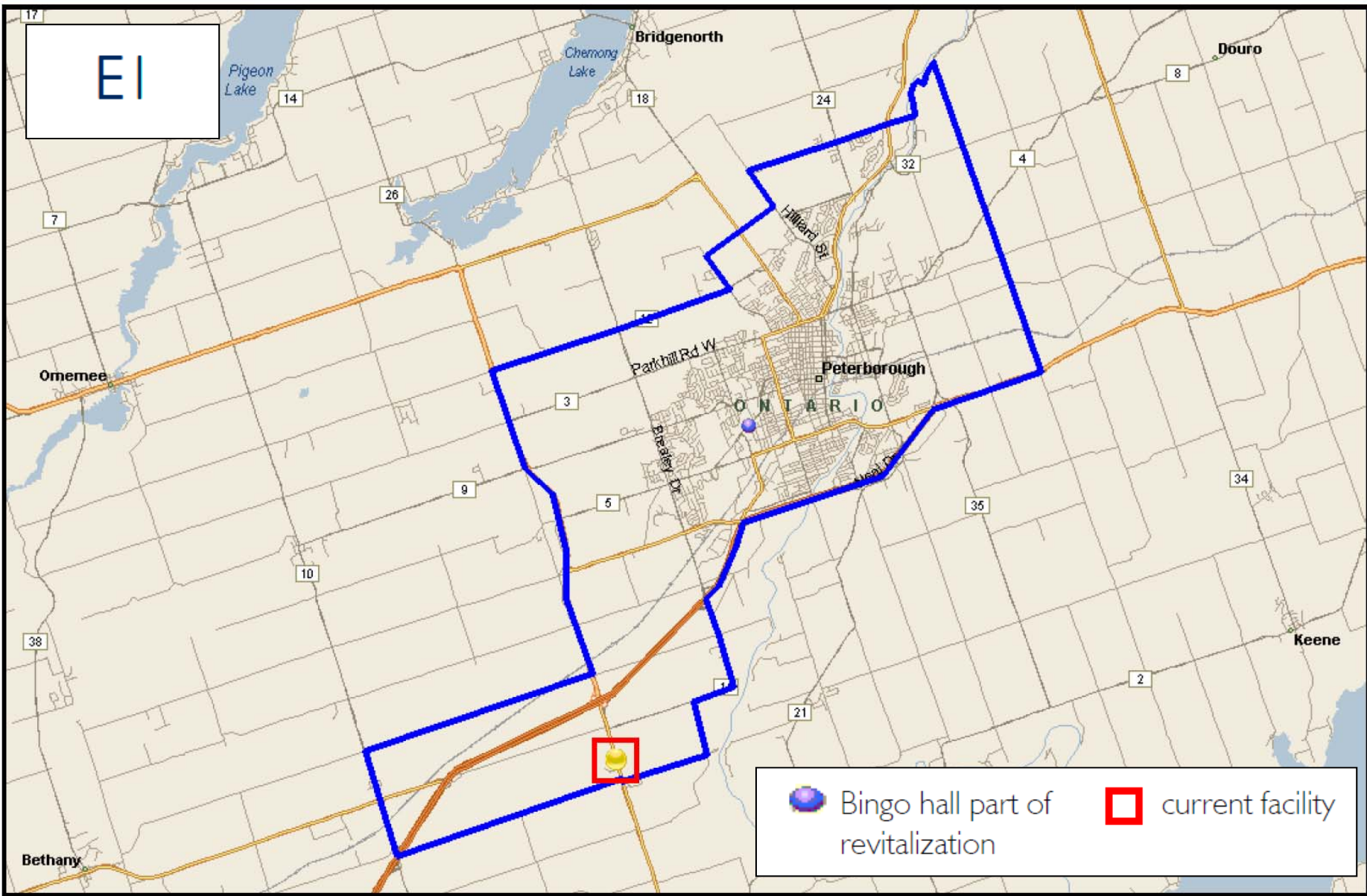


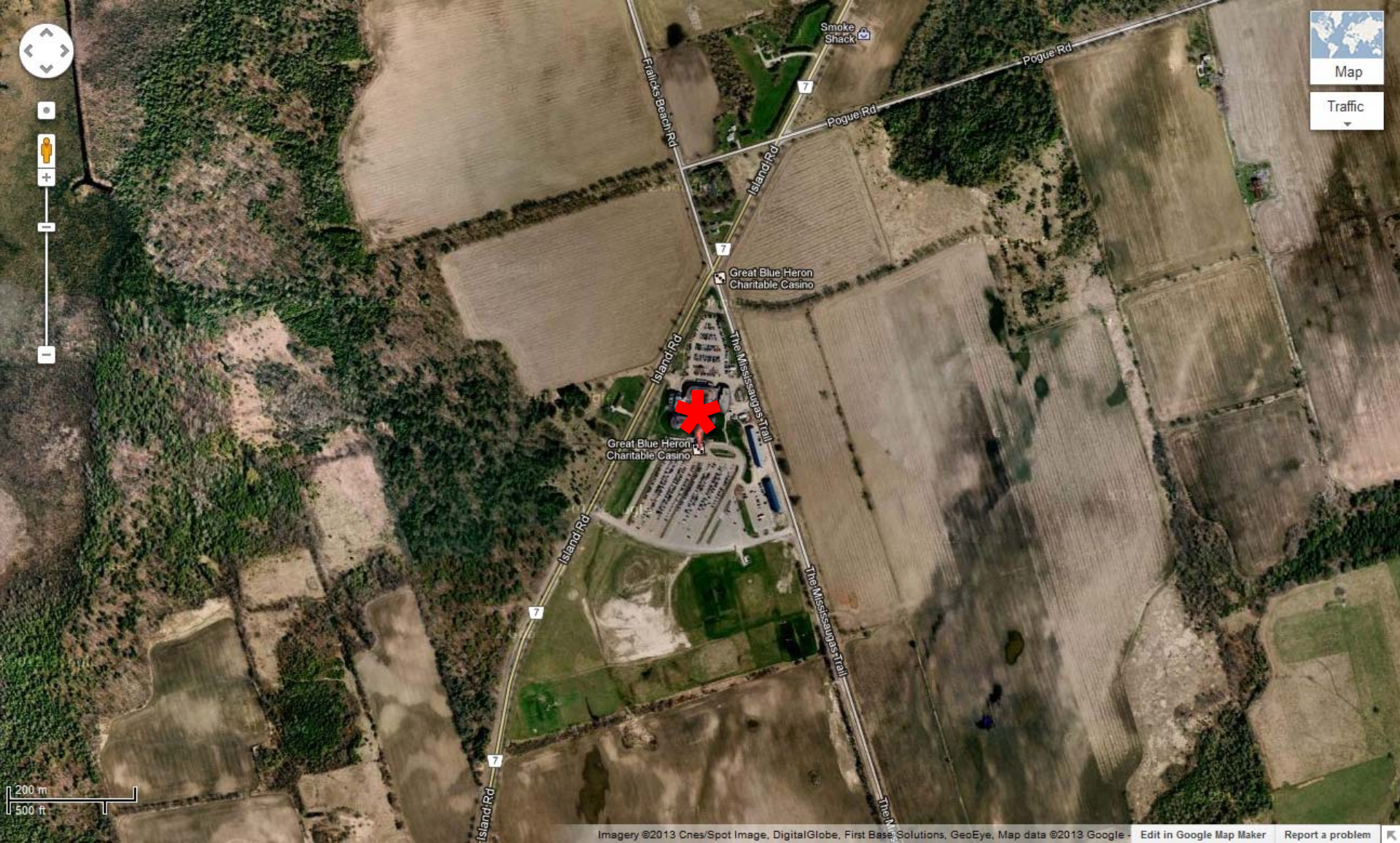
City of Peterborough

Eastern Ontario

● Bingo hall part of revitalization ● Existing facilities







Great Blue Heron Charity Casino - Port Perry



City of Peterborough



65,000 sq ft
25,000 gaming
area
1000 plus
parking spaces
24 hours a day
7 days a week

Great Blue Heron Charity Casino - Port Perry

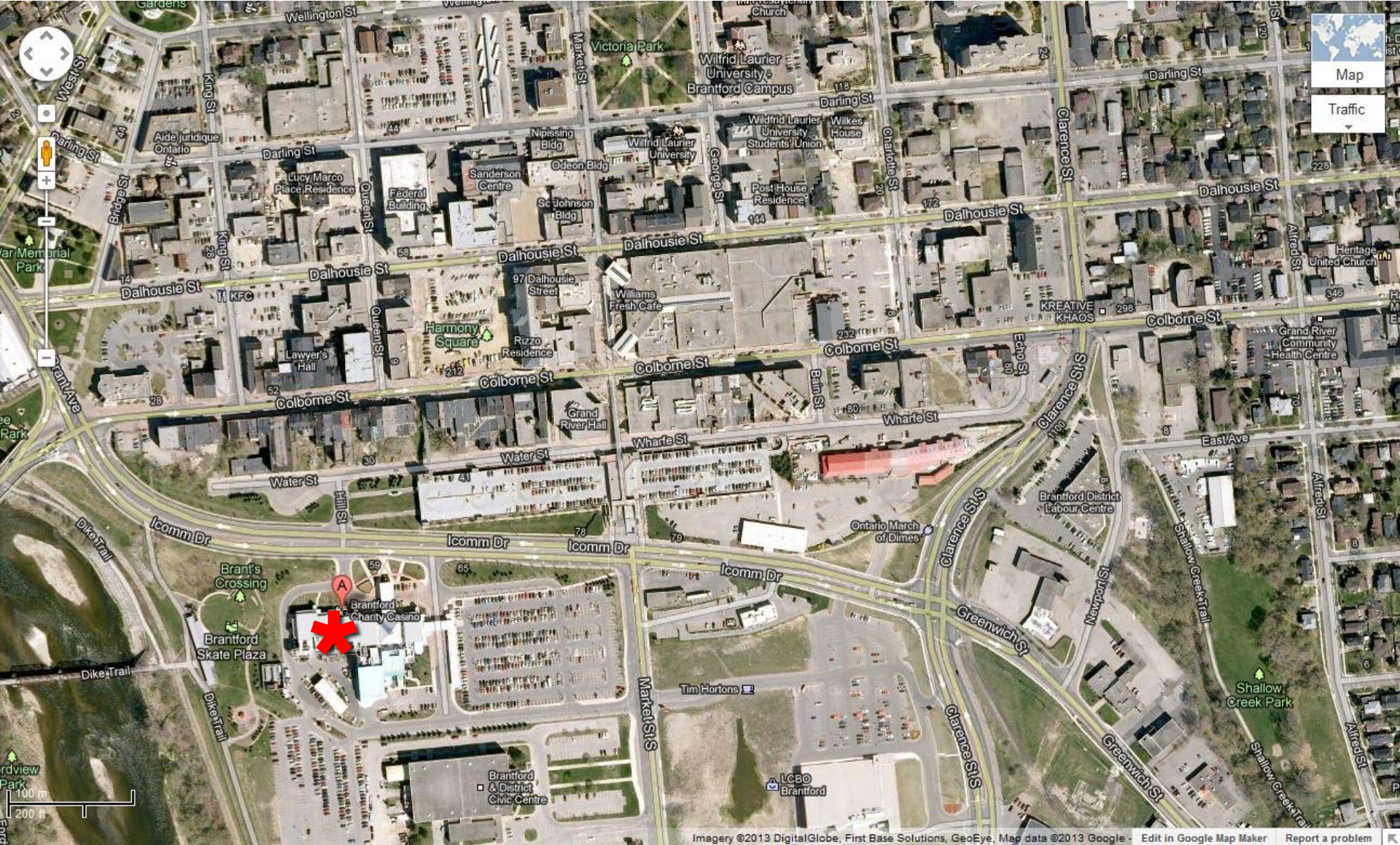




Great Blue Heron Charity Casino - Port Perry



City of Peterborough



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OLG Slots Charity Casino - Brantford



City of Peterborough



45,000 sq ft
30,000 gaming
area
650 plus parking
spaces
24 hours a day
7 days a week

OLG Slots Charity Casino - Brantford

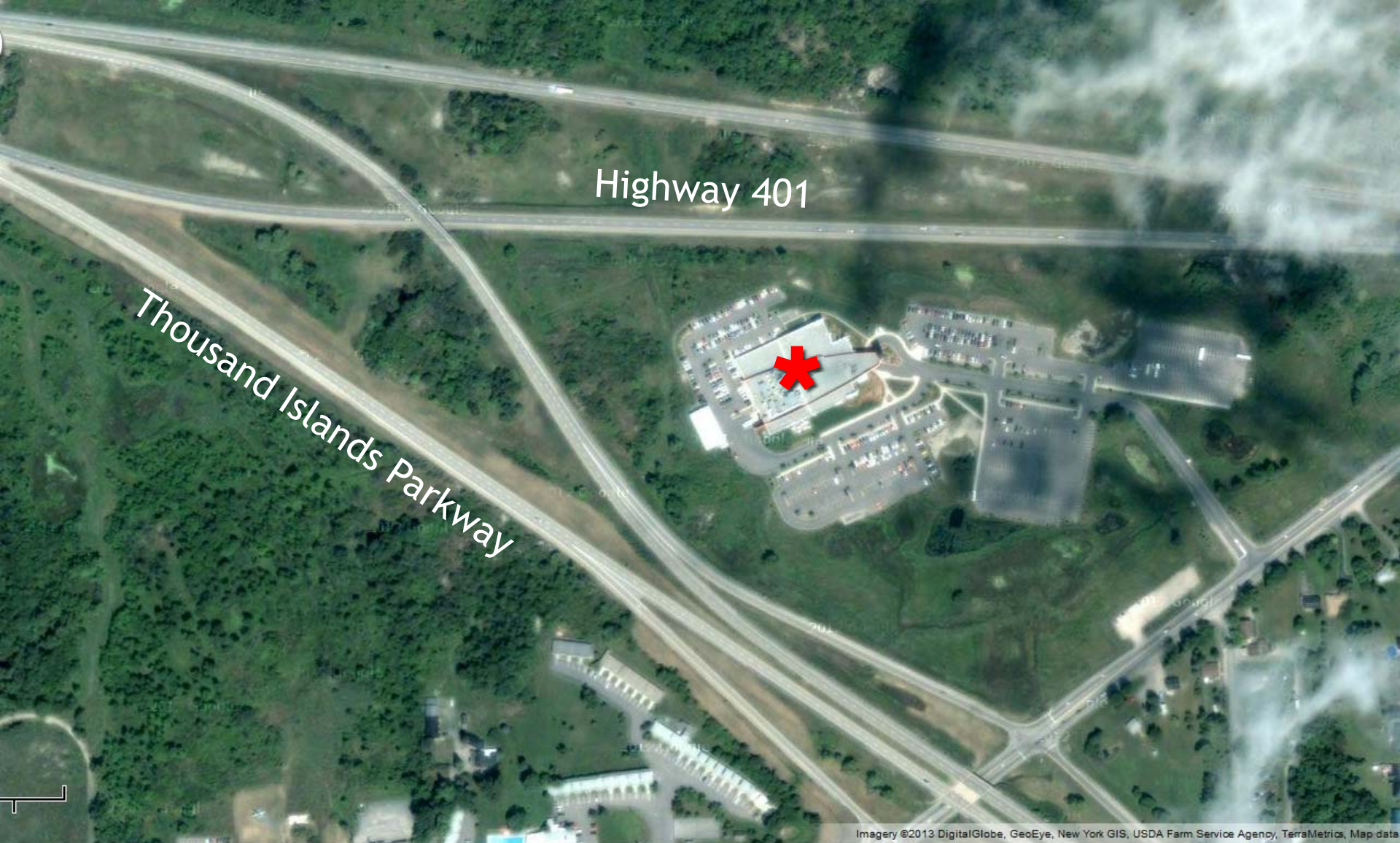




OLG Slots Charity Casino - Brantford



City of Peterborough



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OLG Slots Charity Casino - Thousand Islands



City of Peterborough



55,000 sq ft
15,000 gaming
area
1000 plus
parking spaces
24 hours a day
4 days a week
19 Hours a day
3 days a week

OLG Slots Charity Casino - Thousand Islands

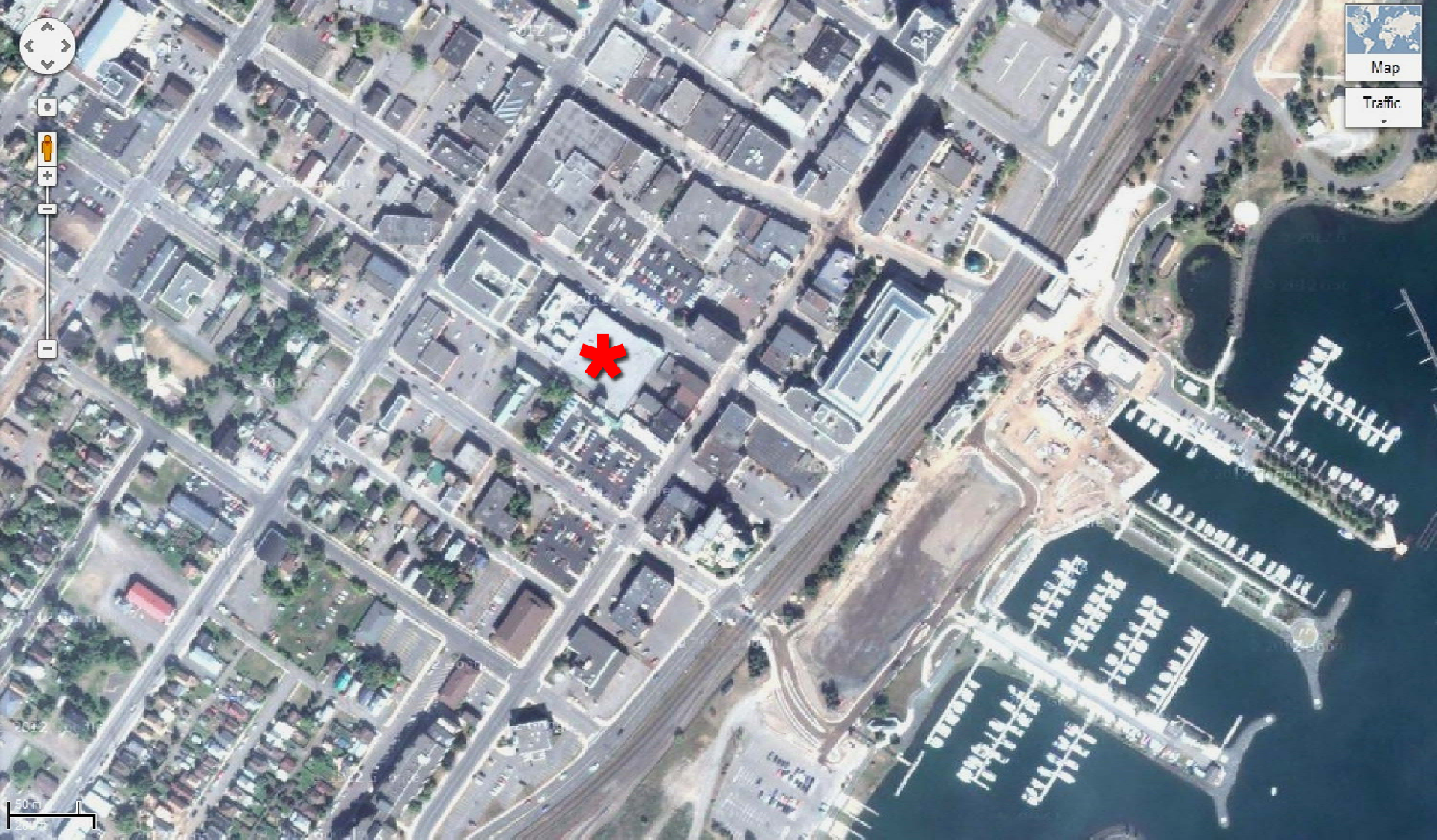




OLG Slots Charity Casino - Thousand Islands



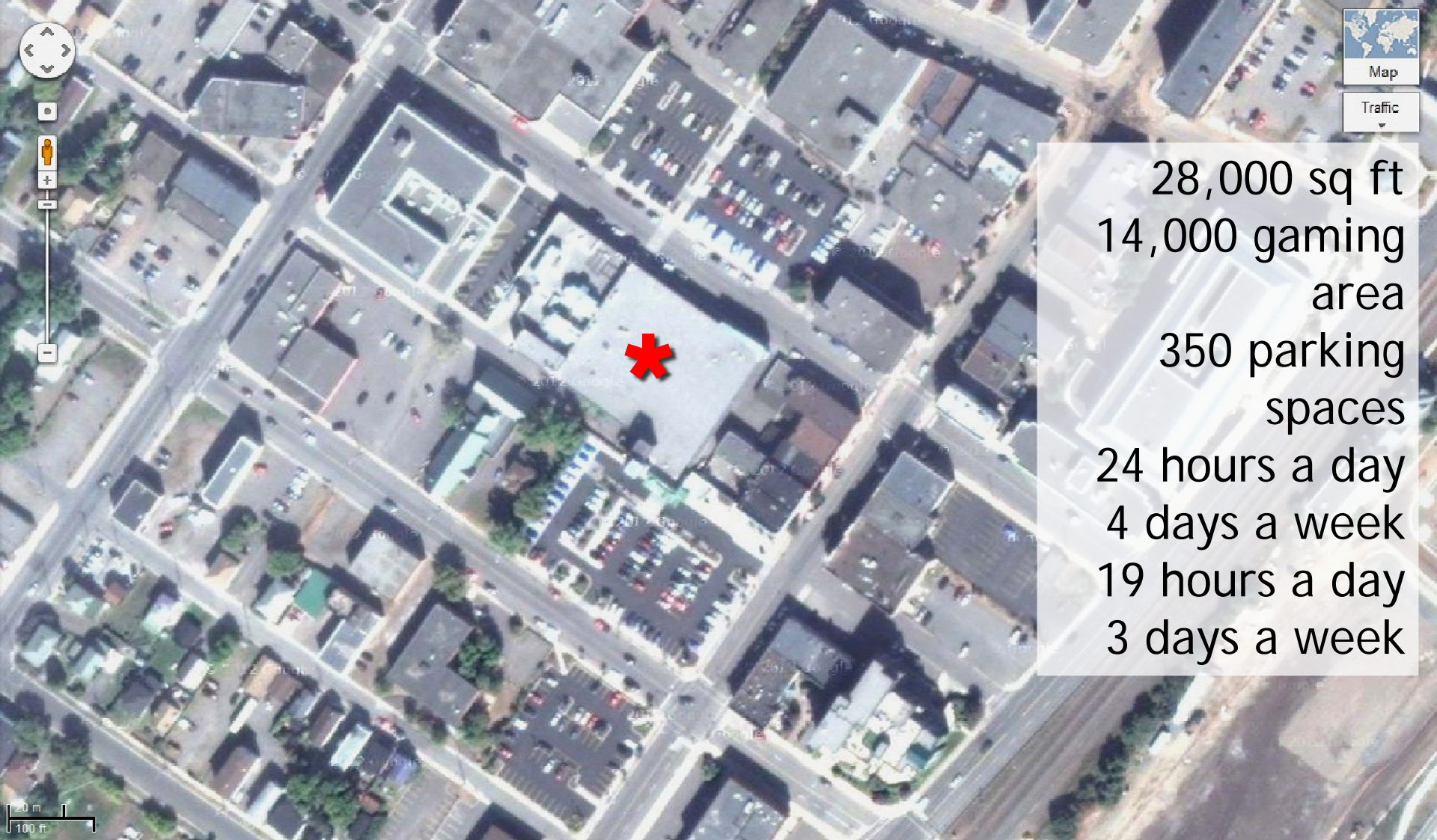
City of Peterborough



OLG Slots Charity Casino - Thunder Bay



City of Peterborough



28,000 sq ft
14,000 gaming
area
350 parking
spaces
24 hours a day
4 days a week
19 hours a day
3 days a week

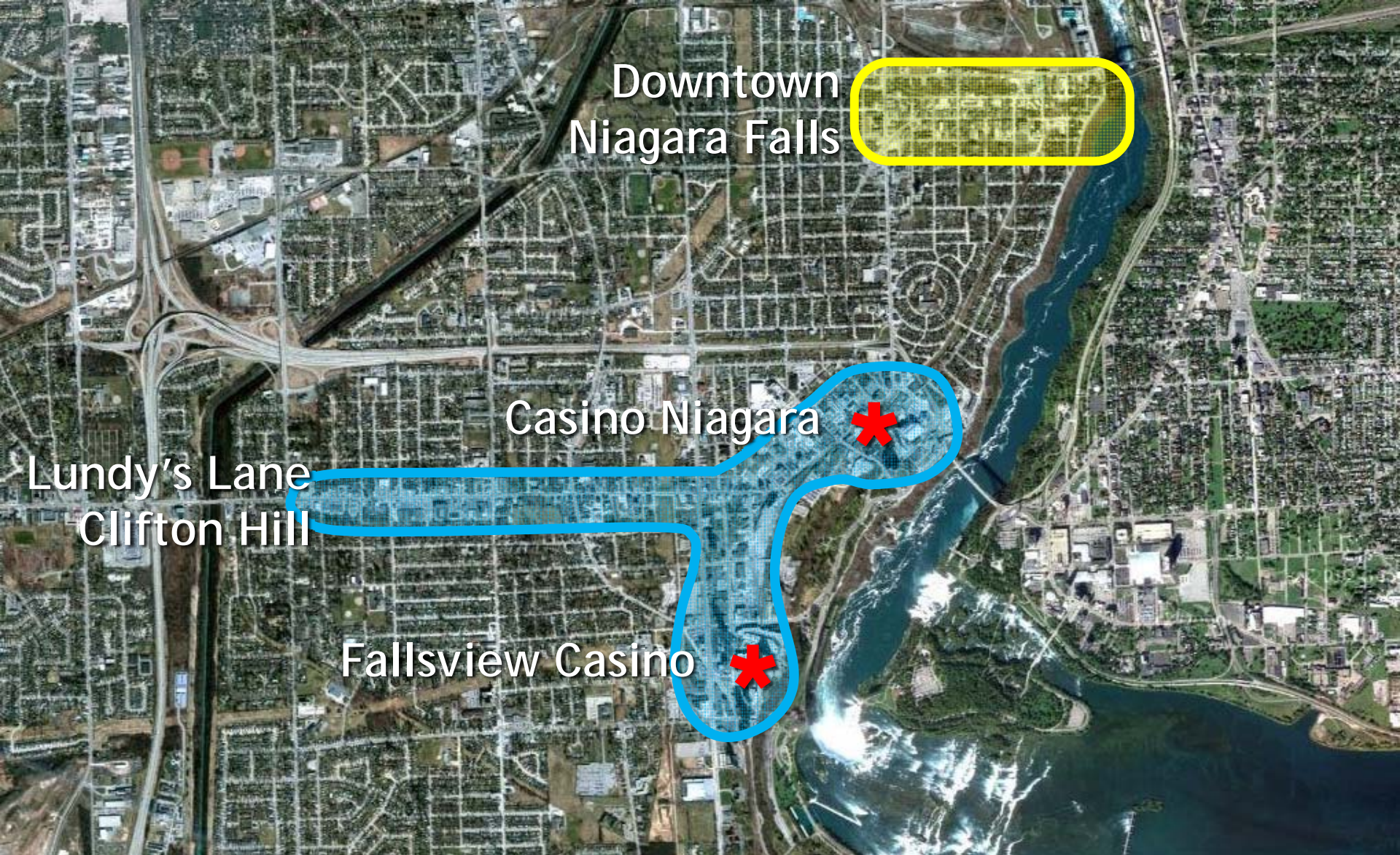
OLG Slots Charity Casino - Thunder Bay





OLG Slots Charity Casino - Thunder Bay





Downtown
Niagara Falls

Casino Niagara *

Lundy's Lane
Clifton Hill

Fallsview Casino *

Niagara Falls



Peterborough Expectations

- Entry Facility Size - 45,000 sq. ft.
- Parking Demand of 750 spaces.
- Employment: approximately 600 full and part time positions.
- Anticipate future expansions for entertainment and accommodations.
- Site Size - 10-20 acres on full services with proximity to highway.












Policy and Regulatory Context

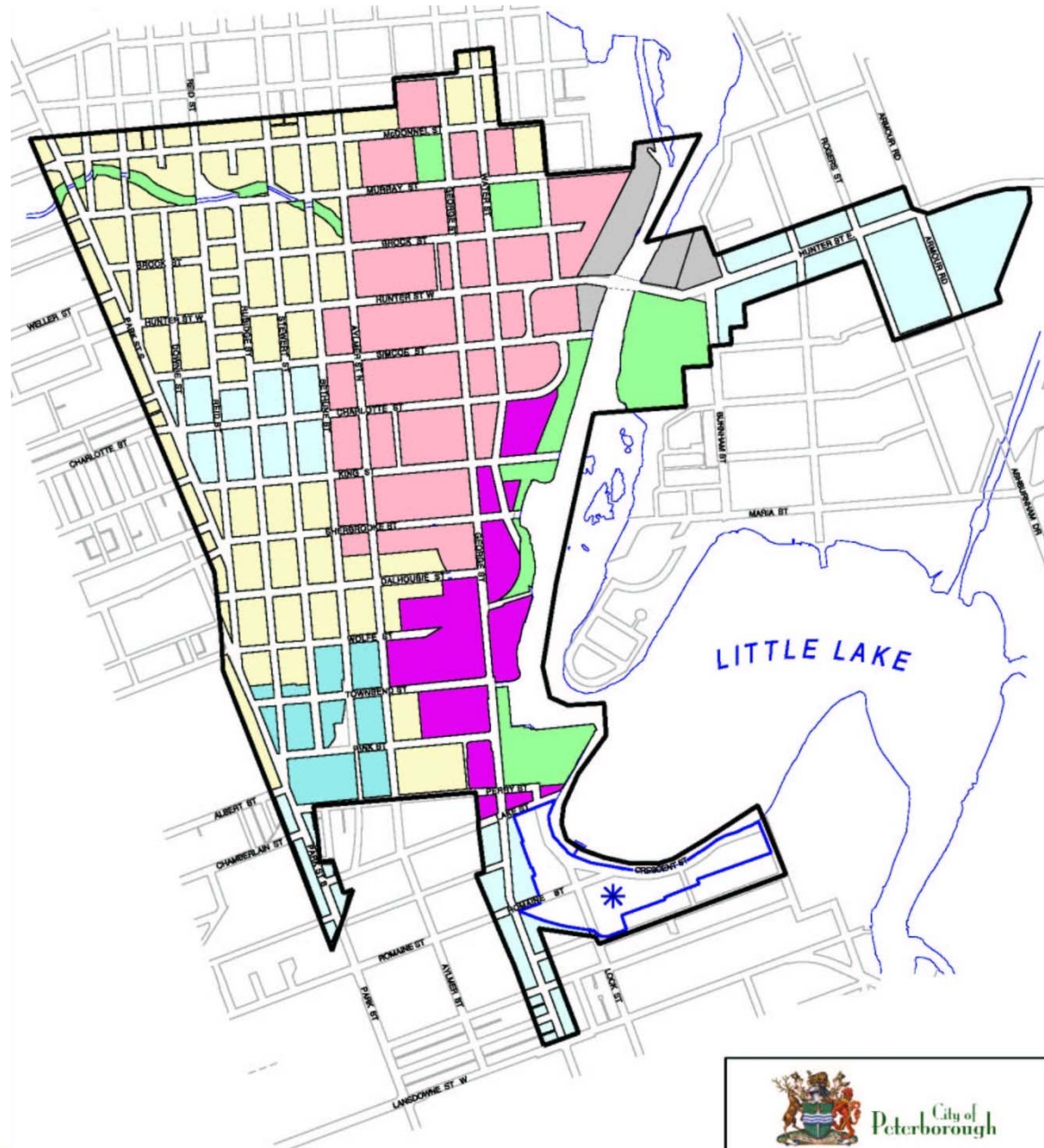
- No Official Plan prohibition however, the clear policy direction would be to direct all major regional entertainment uses to the Central Area.
- No Official Plan Amendment would be required for a Central Area location.
- An Official Plan Amendment is required for all other locations.



Schedule J The Central Area

LEGEND

-  CENTRAL AREA BOUNDARY
-  COMMERCIAL CORE AREA
-  WATERFRONT COMMERCIAL AREA
-  BUSINESS DISTRICTS
-  INDUSTRIAL CONVERSION AREA
-  TRANSITIONAL USES AREA
-  INDUSTRIAL AREA
-  OPEN SPACE AREA
-  SPECIAL POLICY AREA
Section 4.3.2.2.7



Policy and Regulatory Context

- A rezoning will be required for ANY site.



Option A

THE CENTRAL AREA





Primary Entertainment Corridor

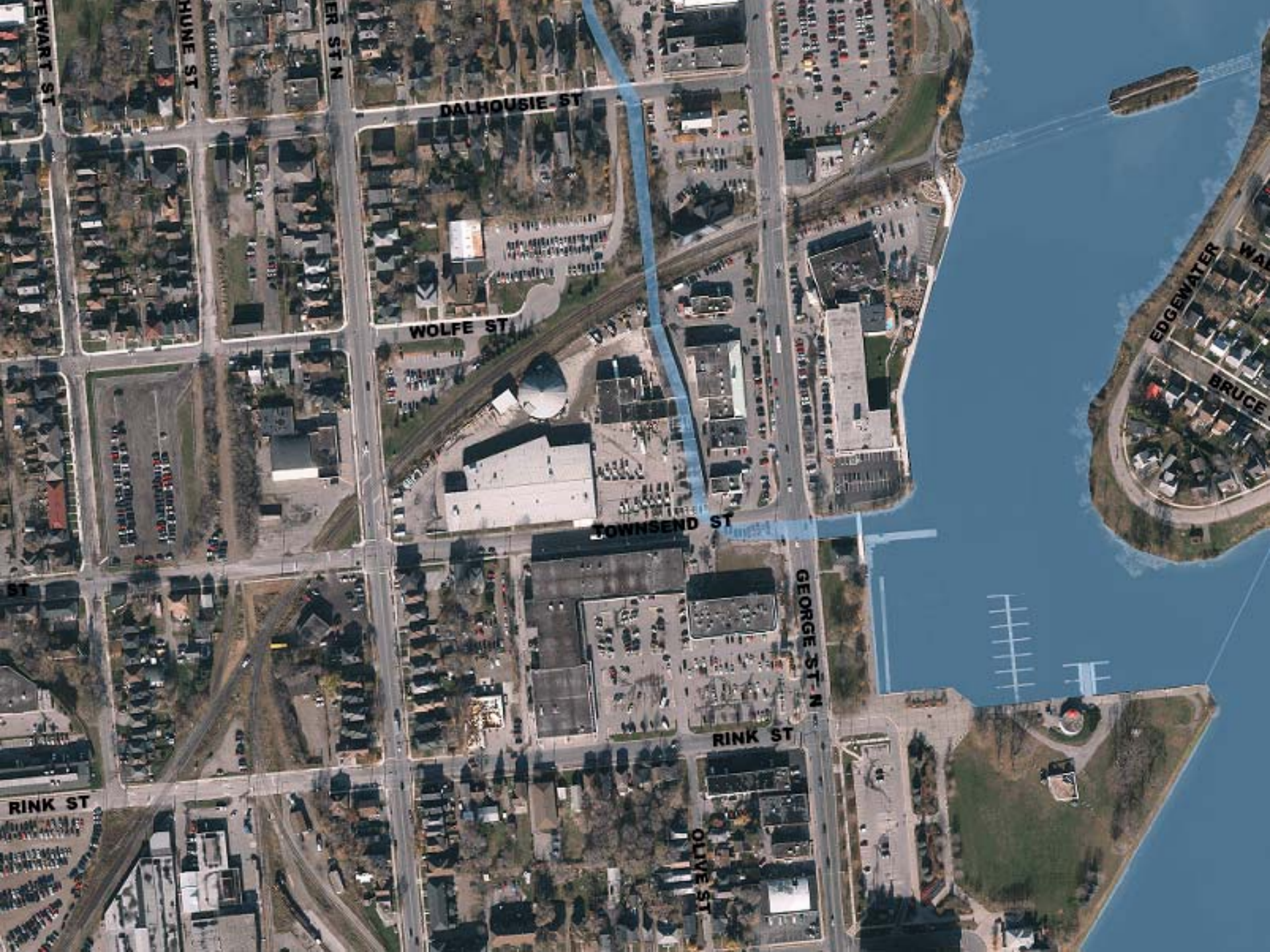
Central Area Target Zone

Connection to Highway 115

Emerging Commercial Corridor

Established Commercial Corridor

Connection to Highway 115



EWART ST

HUNE ST

R ST N

DALHOUSIE ST

WOLFE ST

TOWNSEND ST

GEORGE ST N

RINK ST

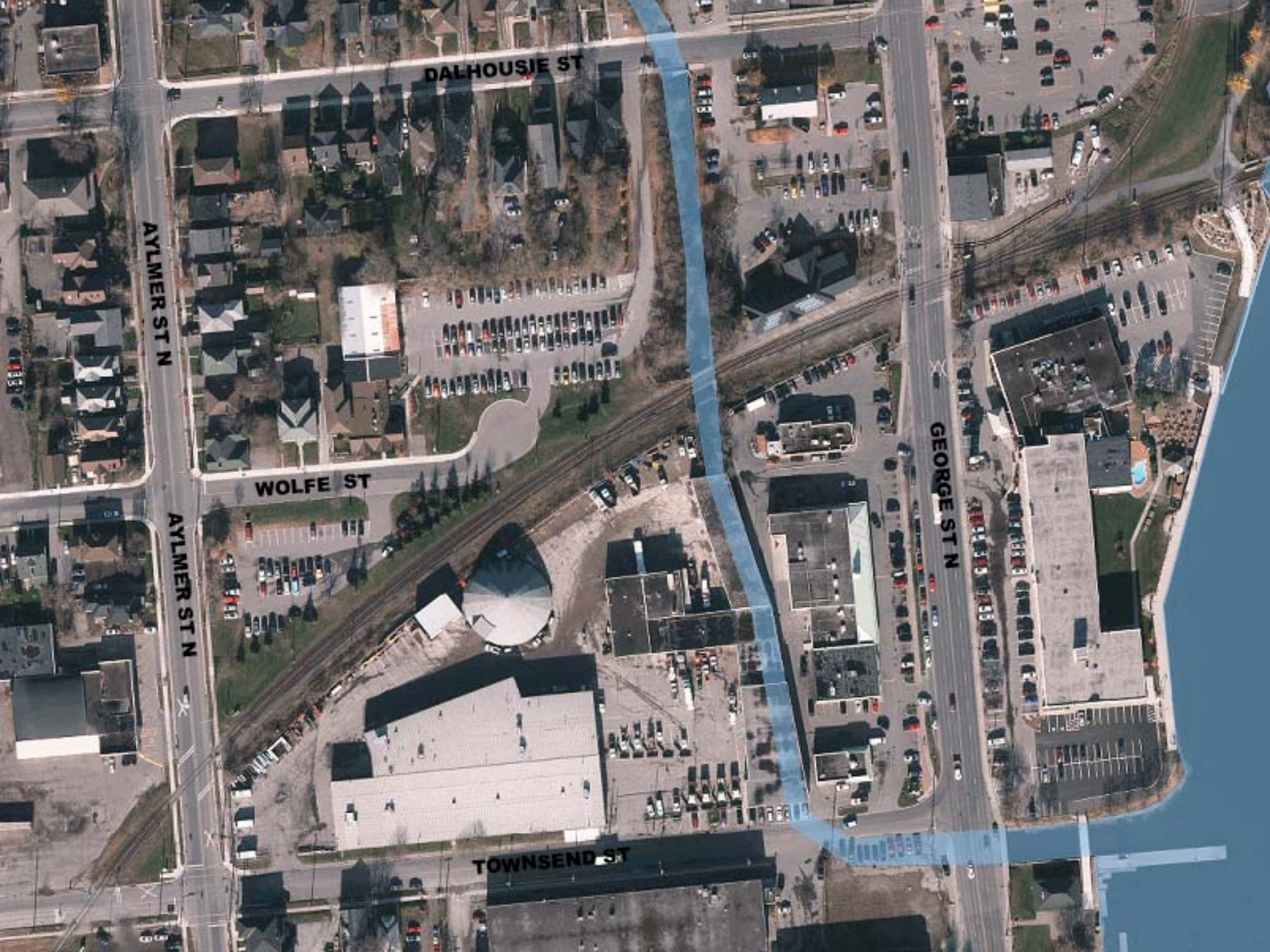
OLIVE ST

EDGEWATER

BRUCE

ST

RINK ST



DALHOUSIE ST

AYLMER ST N

WOLFE ST

AYLMER ST N

GEORGE ST N

TOWNSEND ST

At Issue

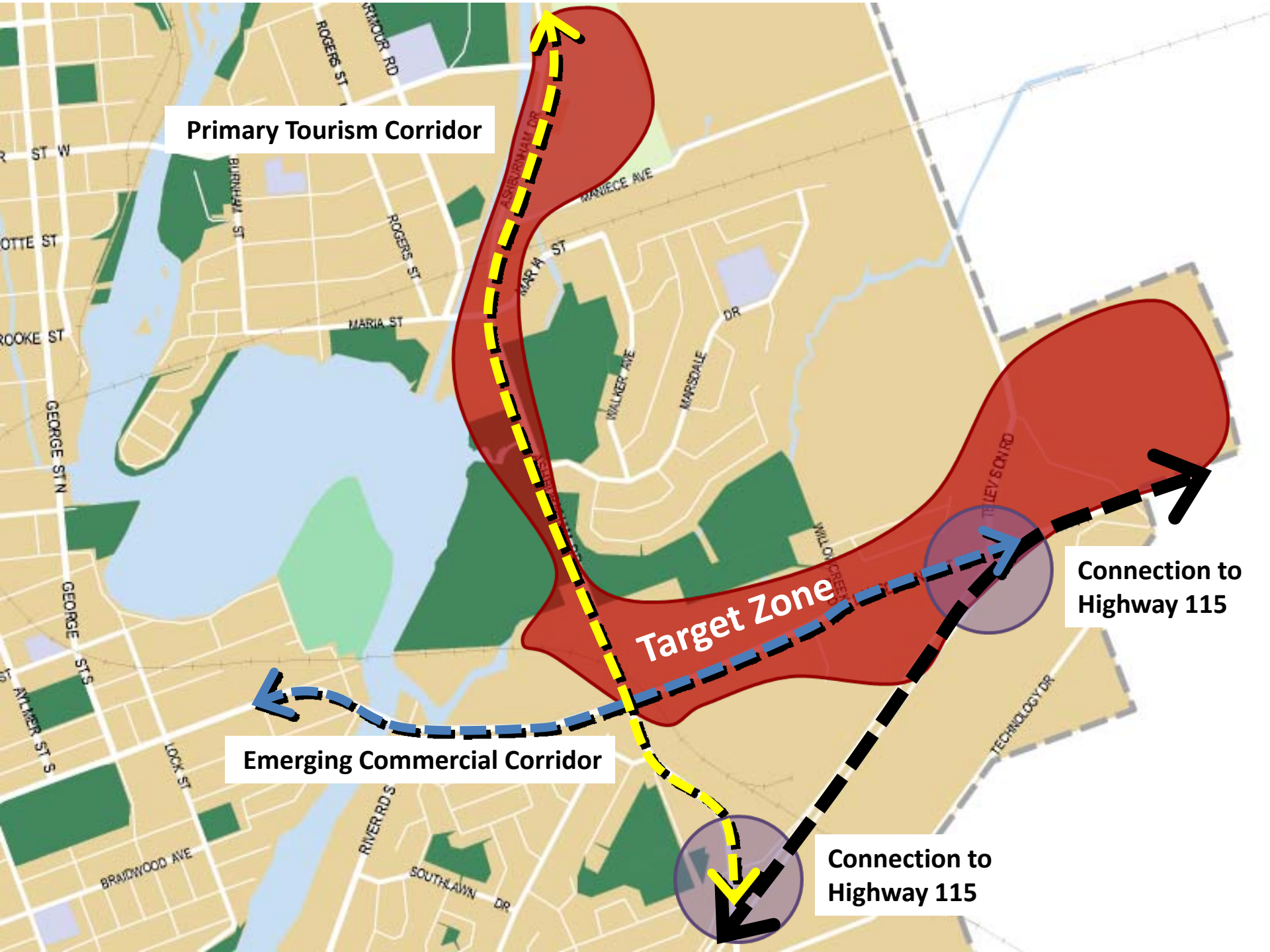
- Is a Downtown Casino the answer for Downtown?
- The OP promotes the synergy created by clustering major entertainment and cultural uses.
- A casino tends to be a destination unto itself.
- The letter of the OP verses the intent.



Option B

THE COMMERCIAL CATALYST ZONE





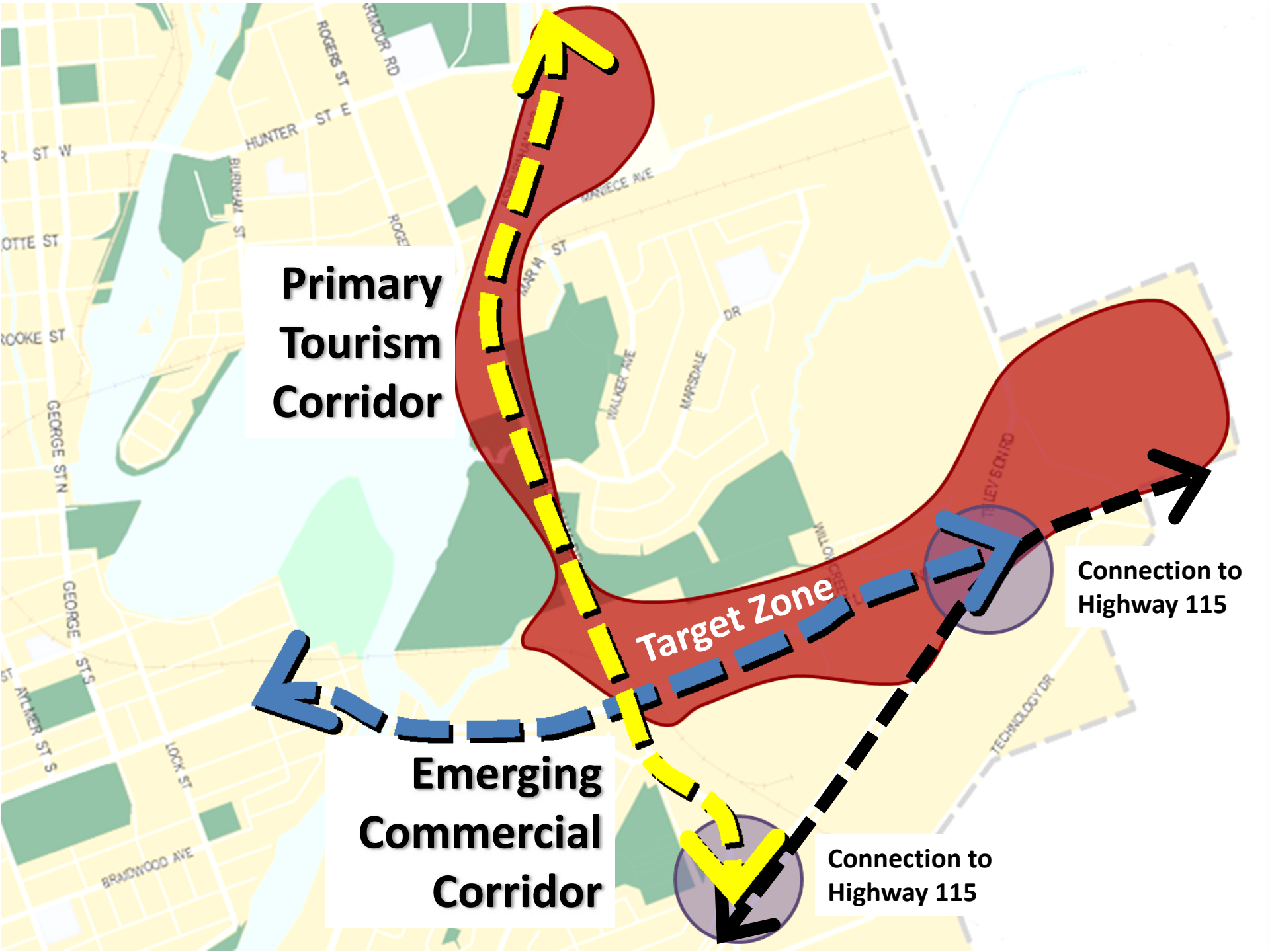
Primary Tourism Corridor

Emerging Commercial Corridor

Target Zone

Connection to Highway 115

Connection to Highway 115



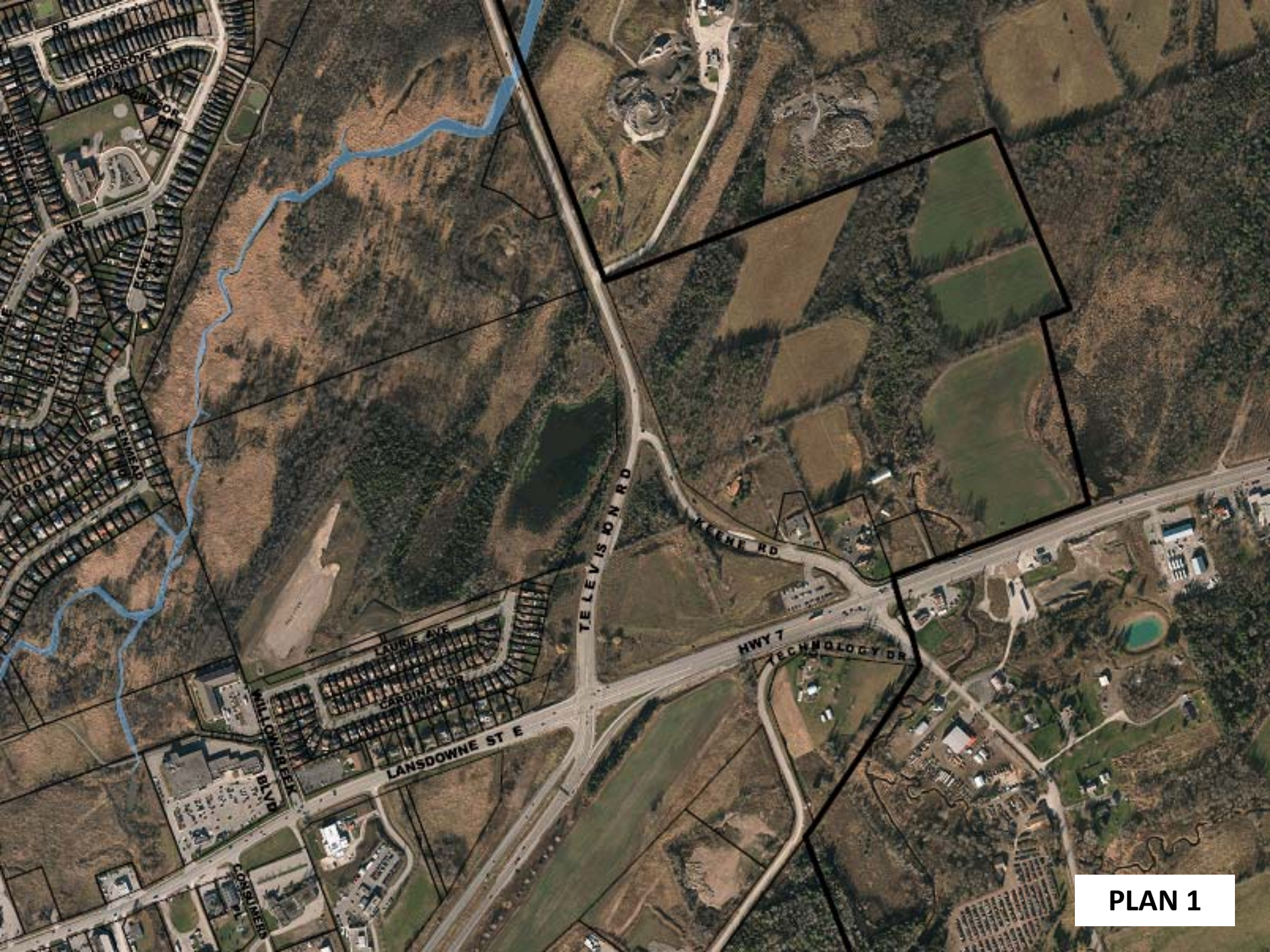
**Primary
Tourism
Corridor**

**Emerging
Commercial
Corridor**

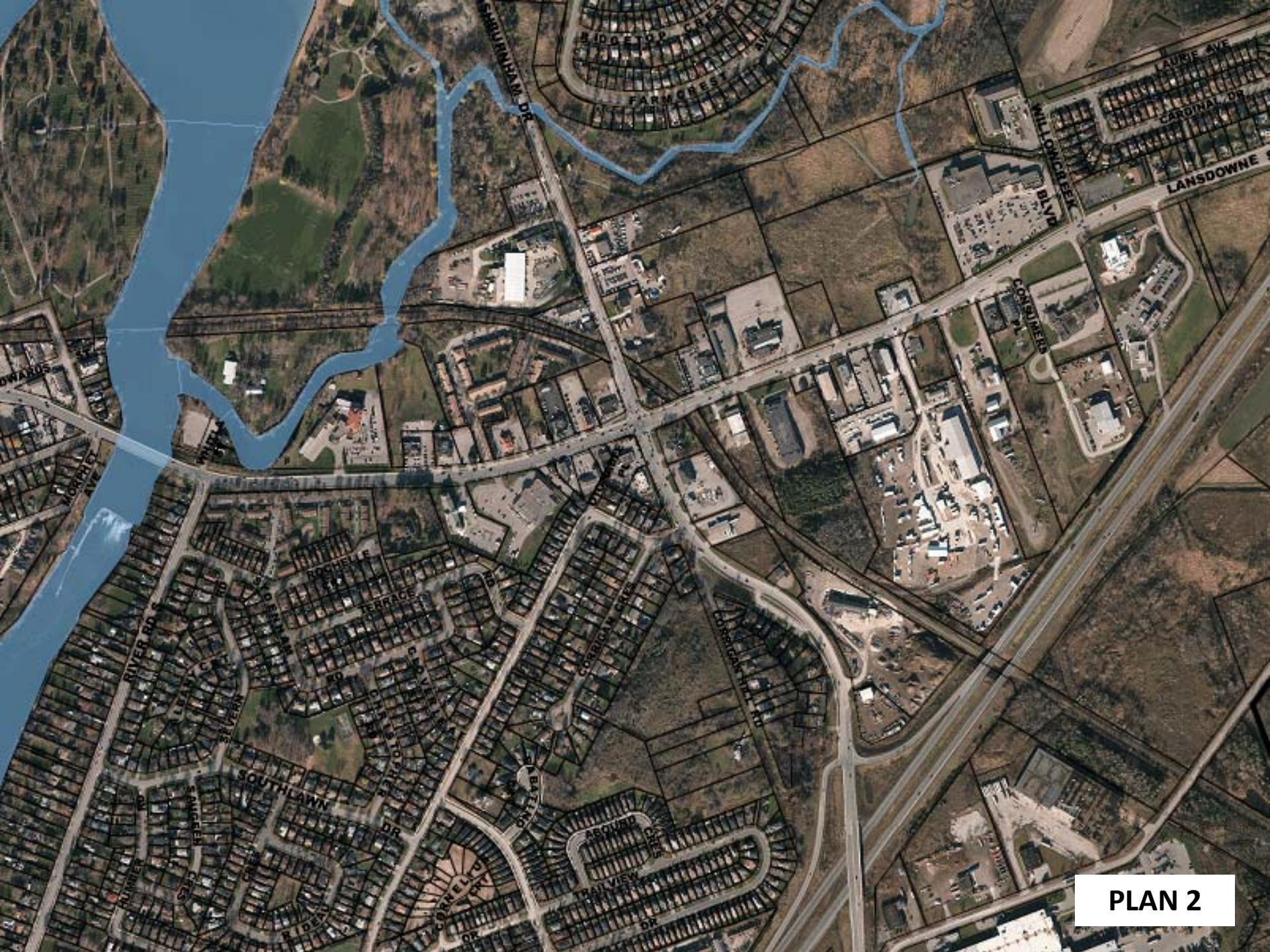
Target Zone

**Connection to
Highway 115**

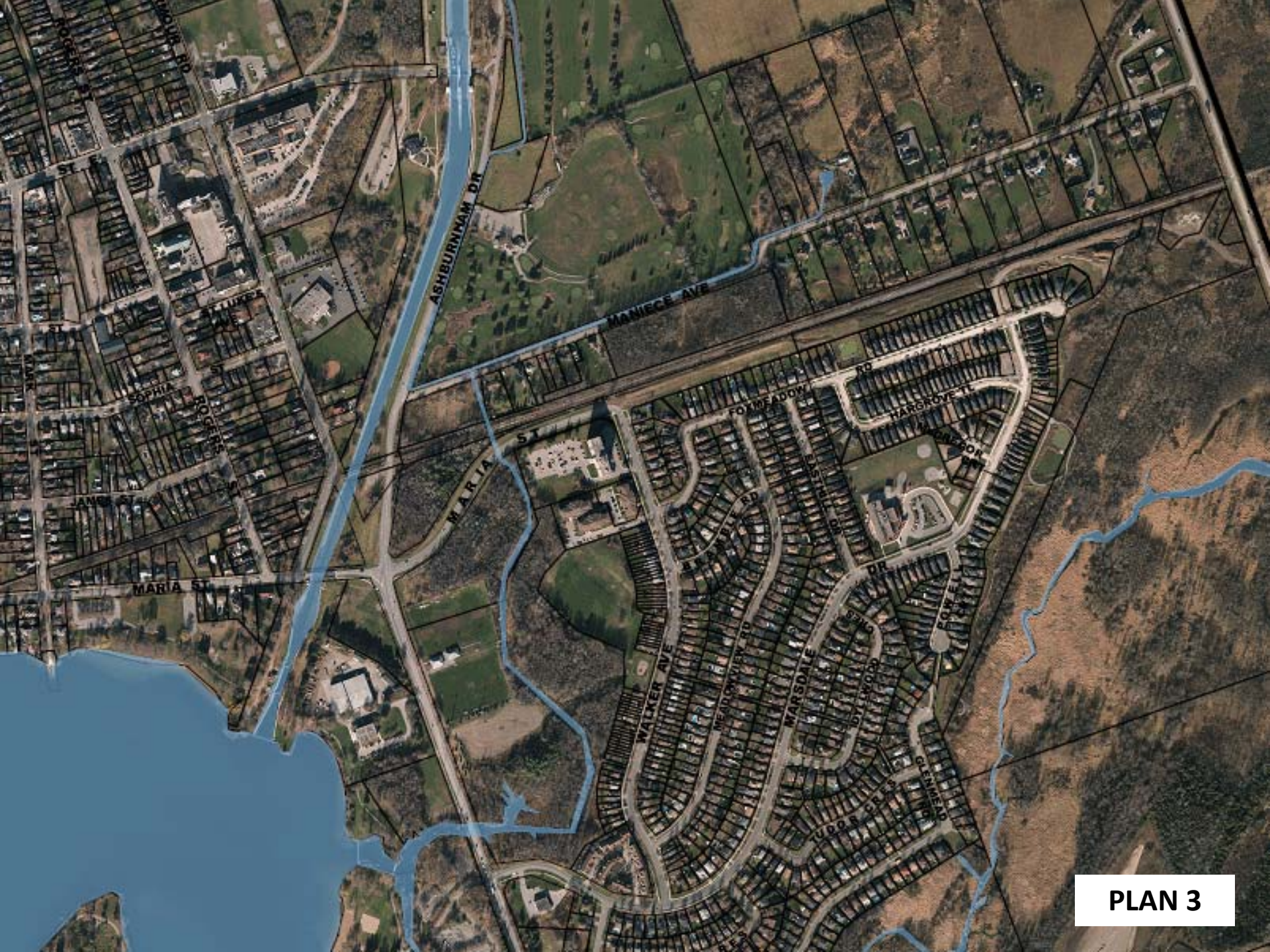
**Connection to
Highway 115**



PLAN 1



PLAN 2

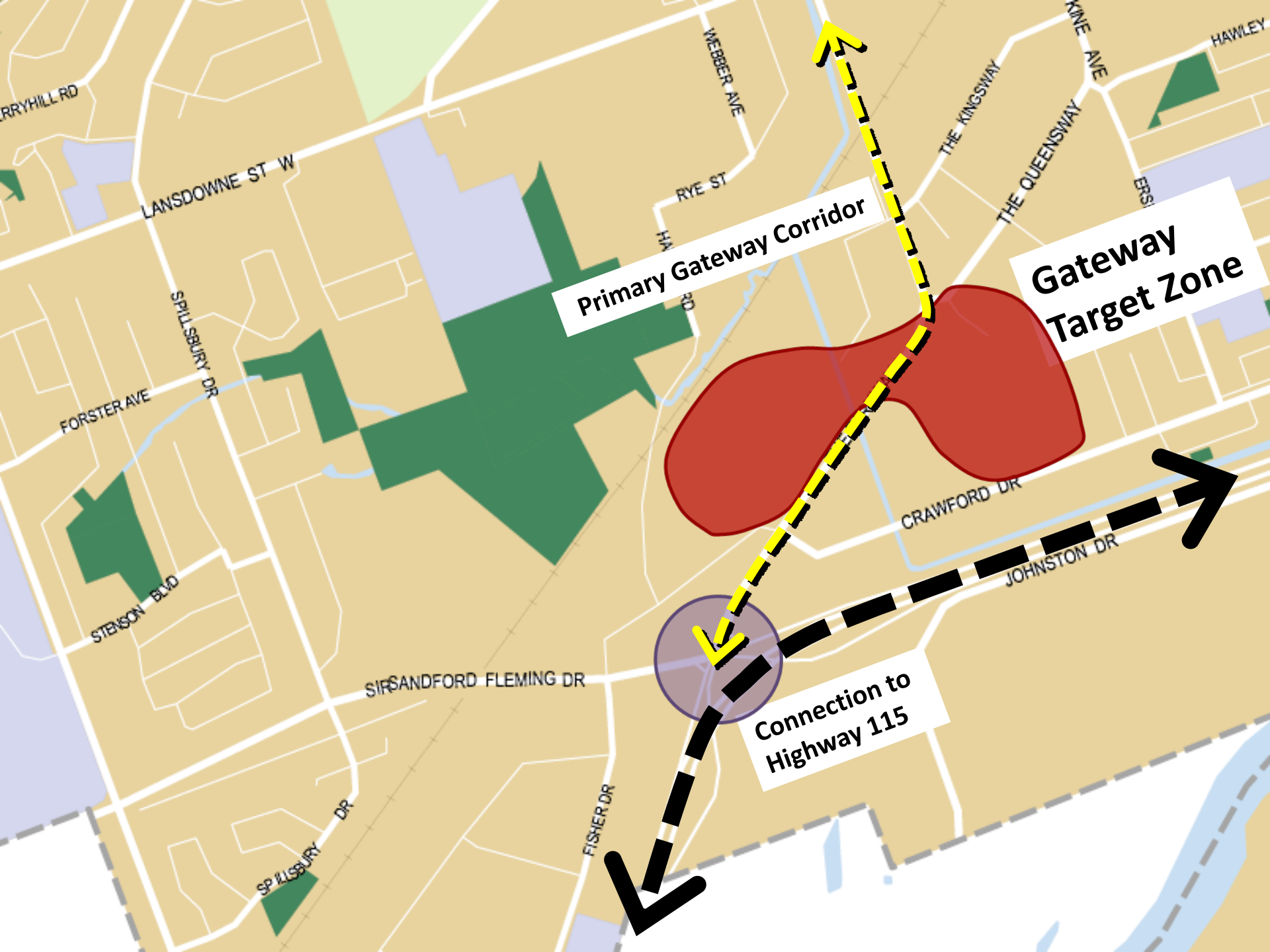


PLAN 3

Option C

THE GATEWAY ZONE





Primary Gateway Corridor

Gateway Target Zone

Connection to Highway 115



HARPER RD

THE PARKWAY

CRAWFORD DR

FLEMING DR

JOHNST

HARPER RD

THE KINGSWAY

CAMERON PL

SWAY

Option D

THE STRATEGIC ZONE





Emerging Commercial Corridor

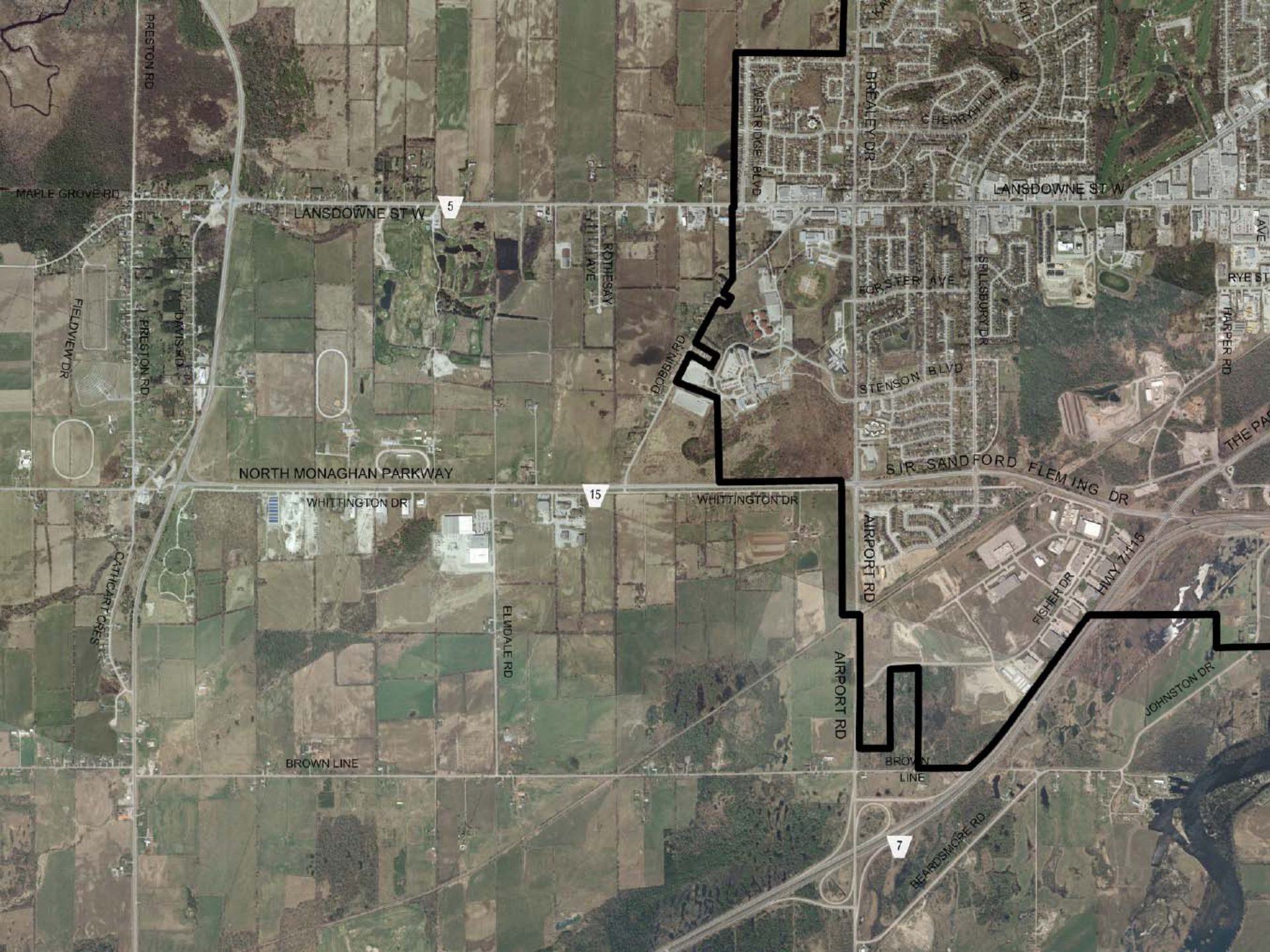
Strategic Target Zone

Emerging Commercial Corridor

Connection to Highway 115

Springville

Peterborough Airport



PRESTON RD

MAPLE GROVE RD

FIELDVIEW DR

PRESTON RD

DAVIS RD

CATHCART CRES

LANSDOWNE ST W

5

NORTH MONAGHAN PARKWAY

WHITTINGTON DR

15

WHITTINGTON DR

ELMDALE RD

BROWN LINE

DOBBIN RD

WEST RIDGE BLVD

BREALEY DR

CHEERAMUNTAH RD

LANSDOWNE ST W

WATER AVE

SILLSBURT DR

RYE ST

MASPER RD

THE PA

STENSON BLVD

S.J.R. SANDFORD FLEMING DR

AIRPORT RD

FISHER DR

HWY 7+15

AIRPORT RD

BROWN LINE

7

HEARDSMOORE RD

JOHNSTON DR

Recommendations

- If Council continues to support the establishment of a casino in the City the following resolution must be passed:
“Pursuant to Section 2 of O Reg 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.”



Recommendations

- Council should express its intent to pass the resolution. (Recommendation 1)
- Prior to the passage of the resolution we are recommending that a public meeting be held to receive delegations on the resolution and the location options presented in PLPD13-013. (Recommendation 2)



Recommendations

- Once the public meeting has been held and council confirms the resolution and the preferred location(s) Staff need to be authorized to inform OLG of the City's position as well as the steps taken to receive public input. (Recommendation 3)

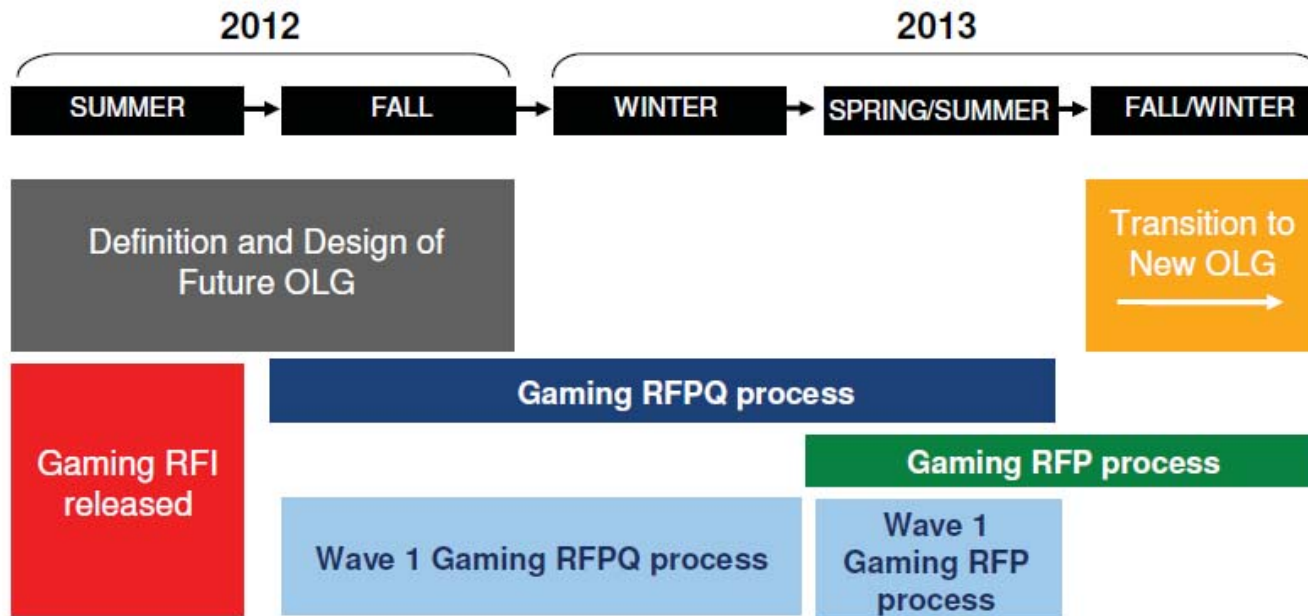


Next Steps in the Process

- Even if Council supports being a host municipality and identifies potential locations, the decisions regarding the proponent is OLG's to make and the proponent may not have an interest in a City location.
- Discussions around specific locations will likely not happen until mid 2013.



Strategic Procurement Milestones for Gaming



Source: OLG Modernization Process Update

