

Location Options for a Proposed Casino

PLPD13-013(A)

Special Planning Committee
March 5, 2013



City of Peterborough

What Is Driving the Initiative?

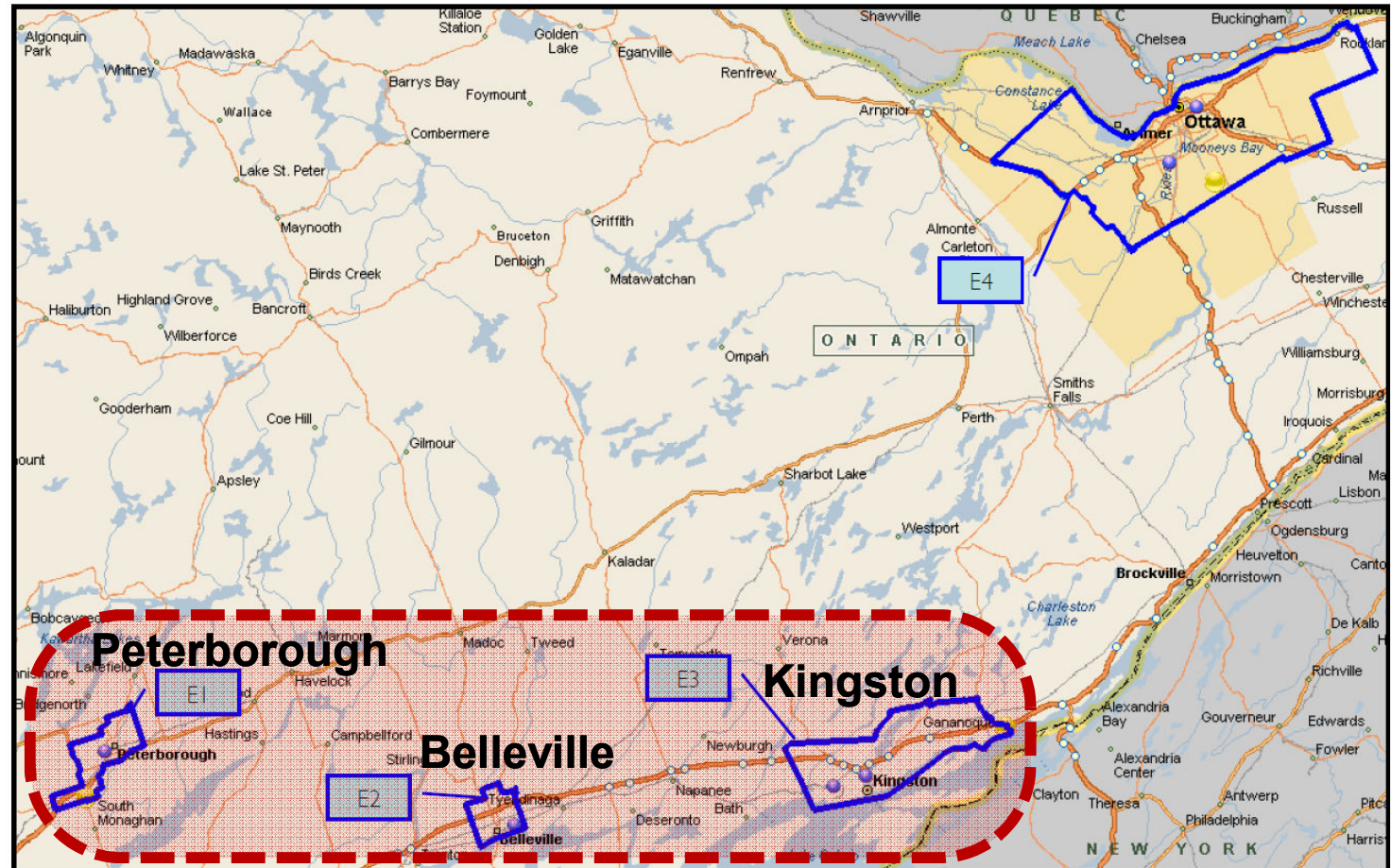
- The Ontario Lottery and Gaming Corporation (OLG) is modernizing the provincial lottery and gaming business to achieve 3 outcomes:
 1. to become more customer-focused;
 2. to expand the private sector delivery of lottery and gaming;
 3. to transition OLG from direct delivery to the oversight of lottery and gaming.



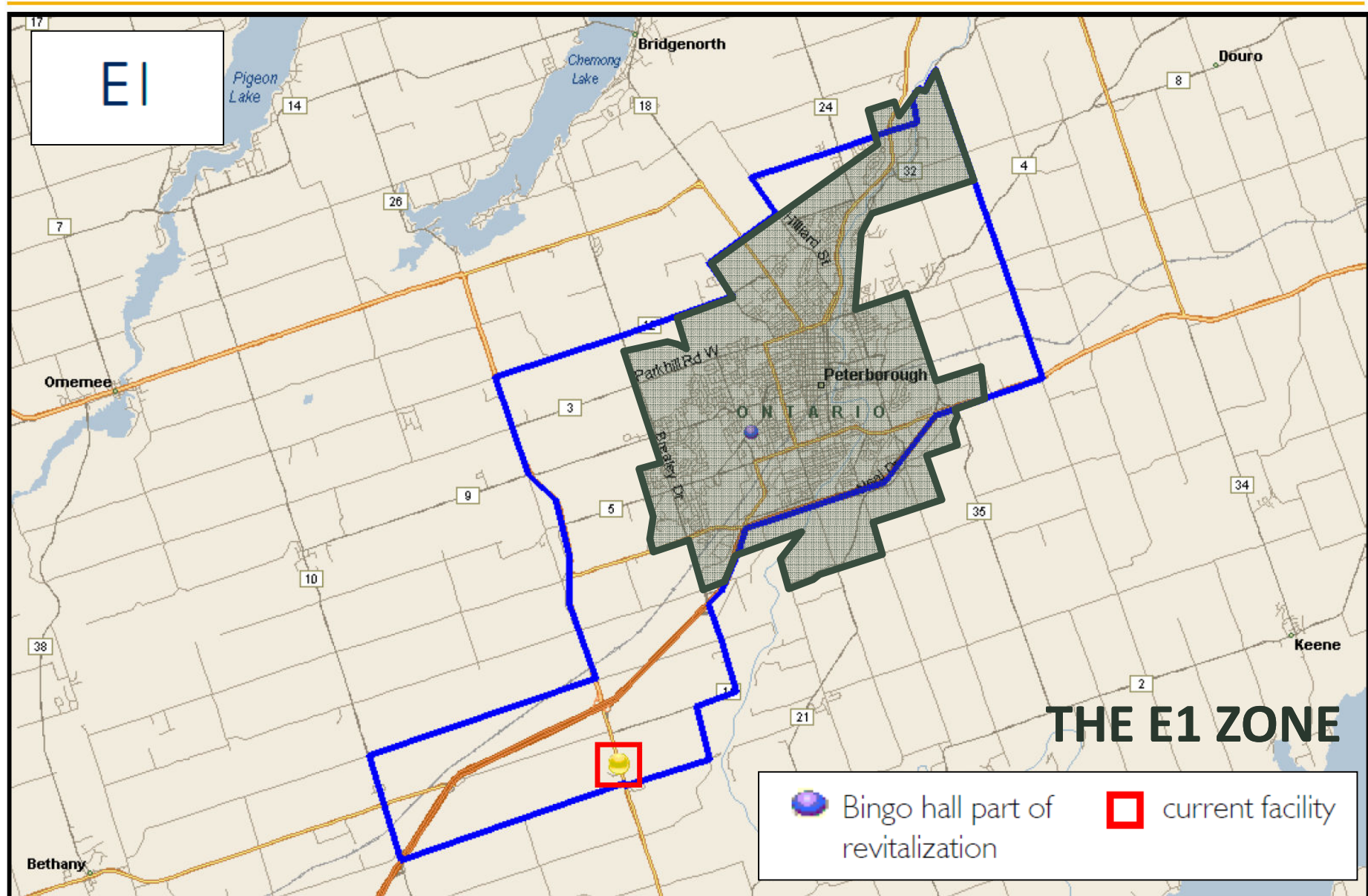
What Does this Mean for Us?

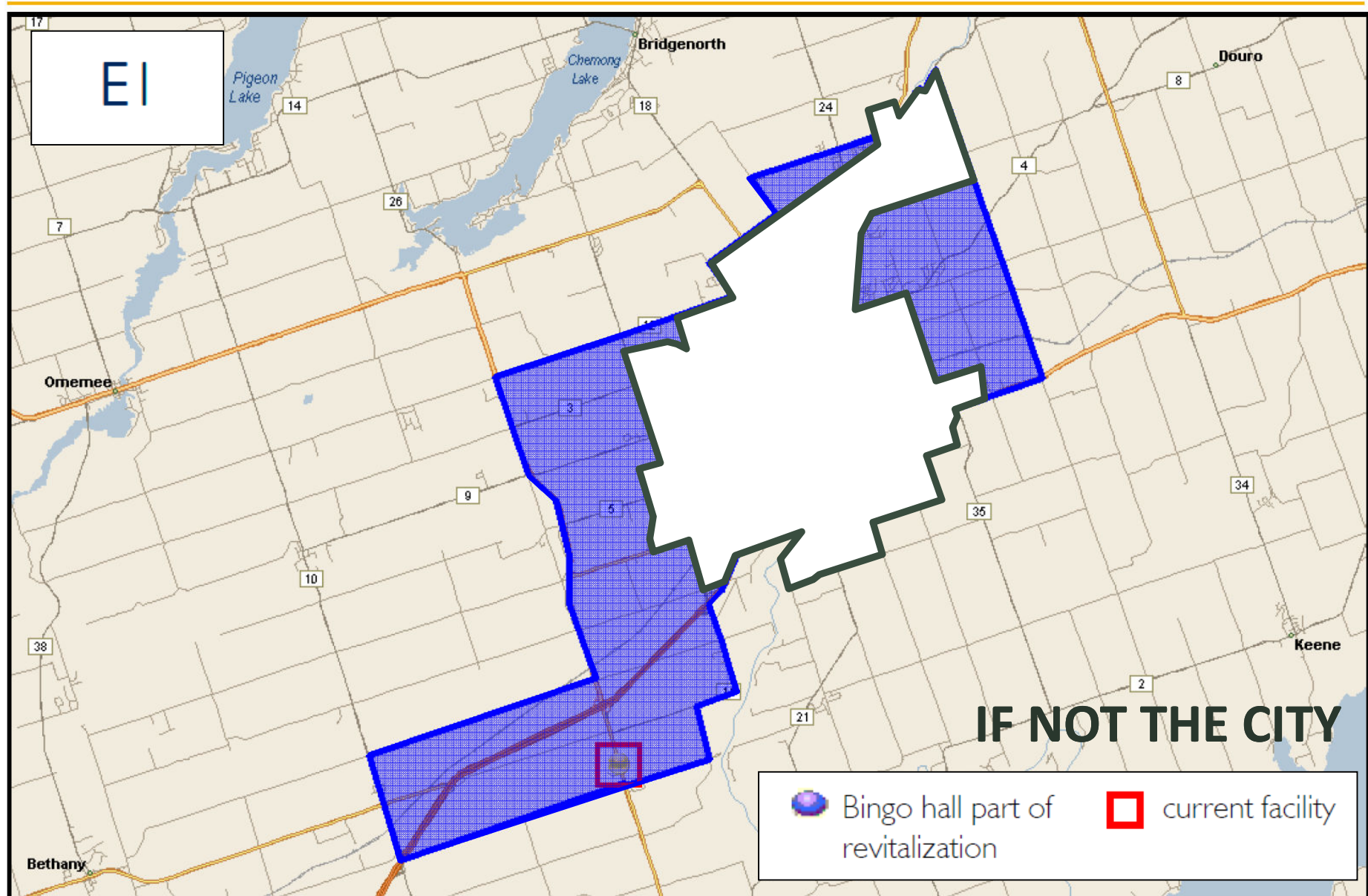
Eastern
Ontario

One
Operator



City of Peterborough





What Does This Mean for Us?

- If the City does not host the proposed casino does not disappear - it just finds a suitable location beyond the municipal boundary.
- The impacts, both positive and negative, go with the facility, not the location.



What Does This Mean for Us?

- The OLG Modernization program is not intended to replicate Kawartha Downs.
 - KD - 450 Slot Machines
 - Proposed Casino - 600 Slot Machines
 - 180 Table Gaming Positions
- The Modernization program is a business proposition by OLG and potential operators.
- OLG will be looking for the **best** site.



What Does This Mean for Us?

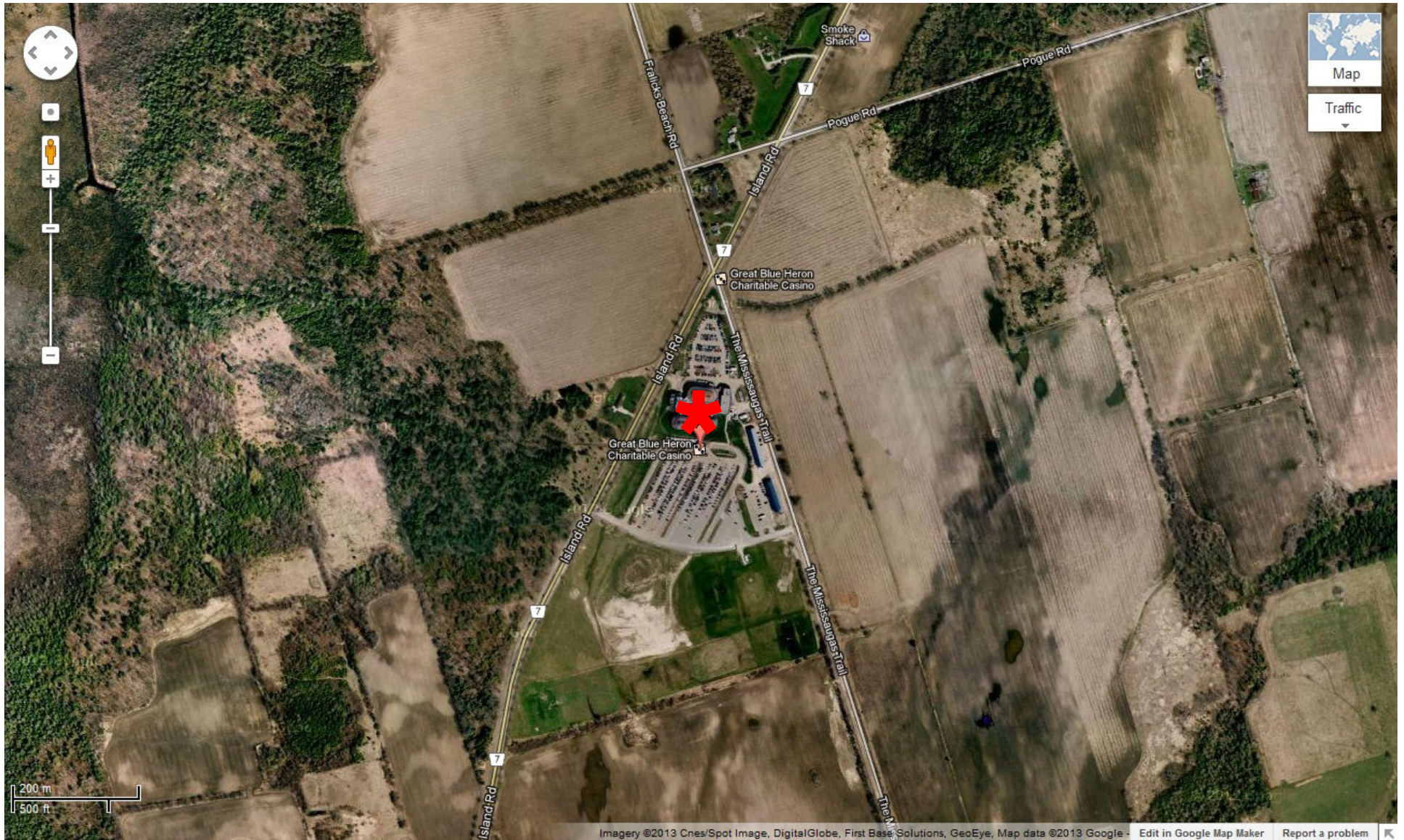
- In this context OLG has included a substantial part of the City in the E1 Zone due to the attractiveness of a city location.
- The City is not being asked to take anything away from the existing host. We have been asked to allow city locations to be put in play so that the best site can be secured through the OLG review process.



What Does This Mean for Us?

- Understanding OLG's presence in other communities:
 - Port Perry
 - Brantford
 - Gananoque
 - Thunder Bay
 - Niagara Falls
- Where and What?





Great Blue Heron Charity Casino - Port Perry



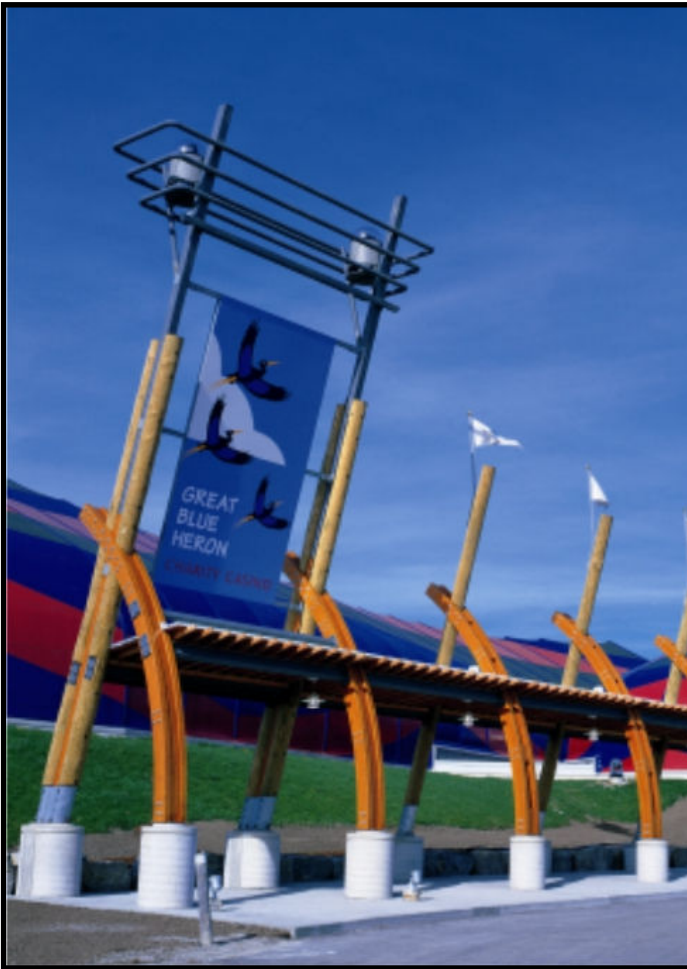
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Great Blue Heron Charity Casino - Port Perry



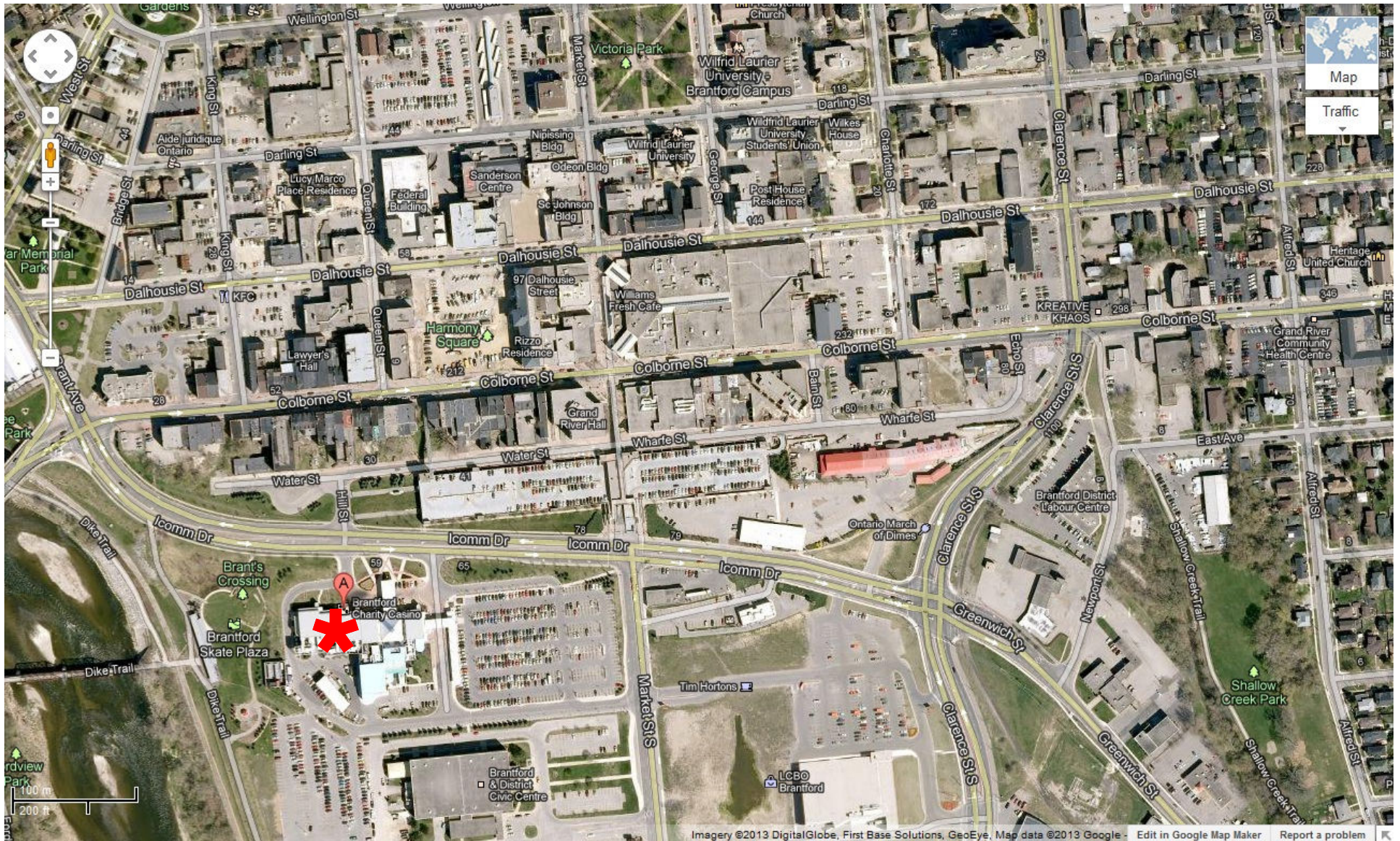
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Great Blue Heron Charity Casino - Port Perry



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OLG Slots Charity Casino - Brantford



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OLG Slots Charity Casino - Brantford



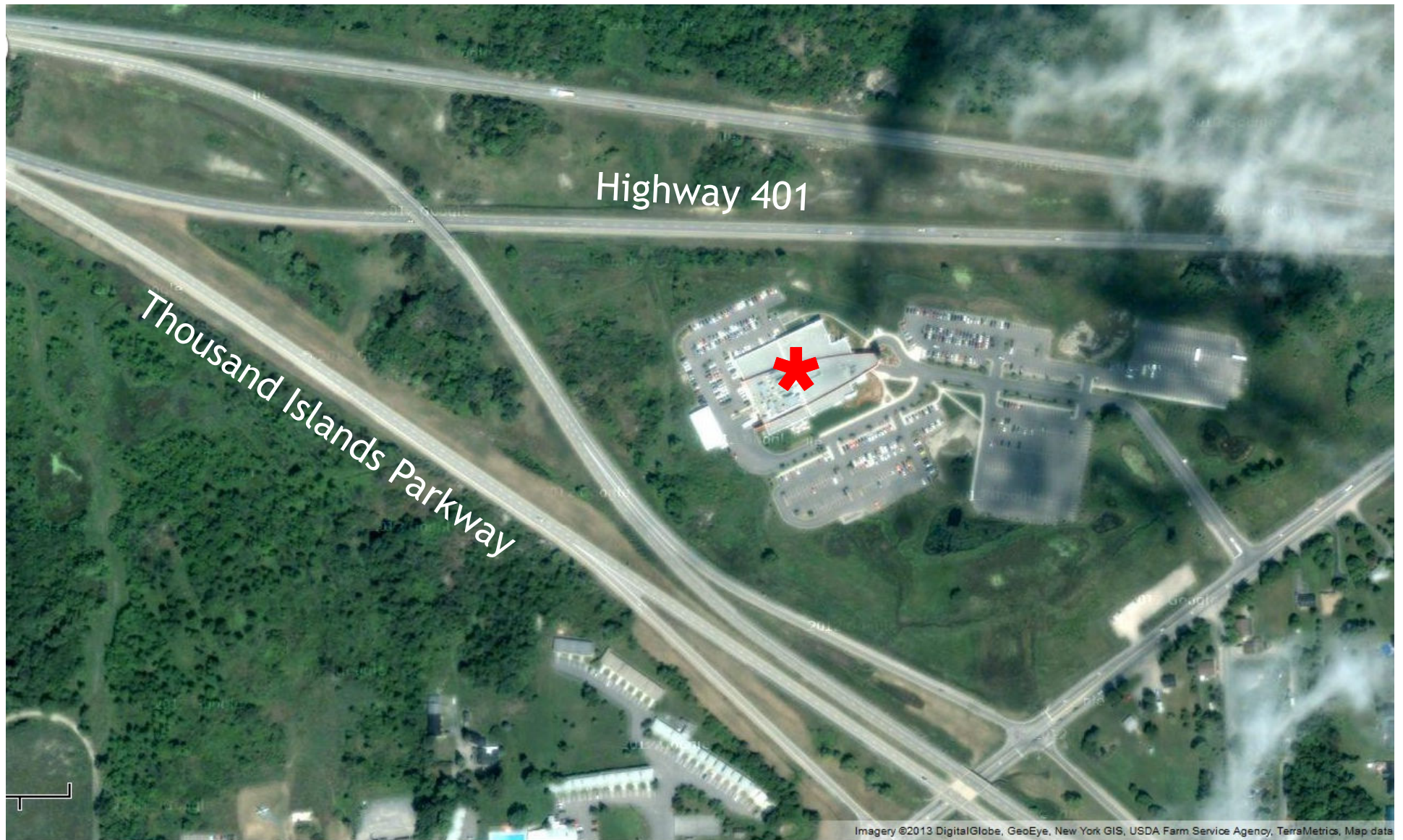
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OLG Slots Charity Casino - Brantford



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OLG Slots Charity Casino - Thousand Islands



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OLG Slots Charity Casino - Thousand Islands



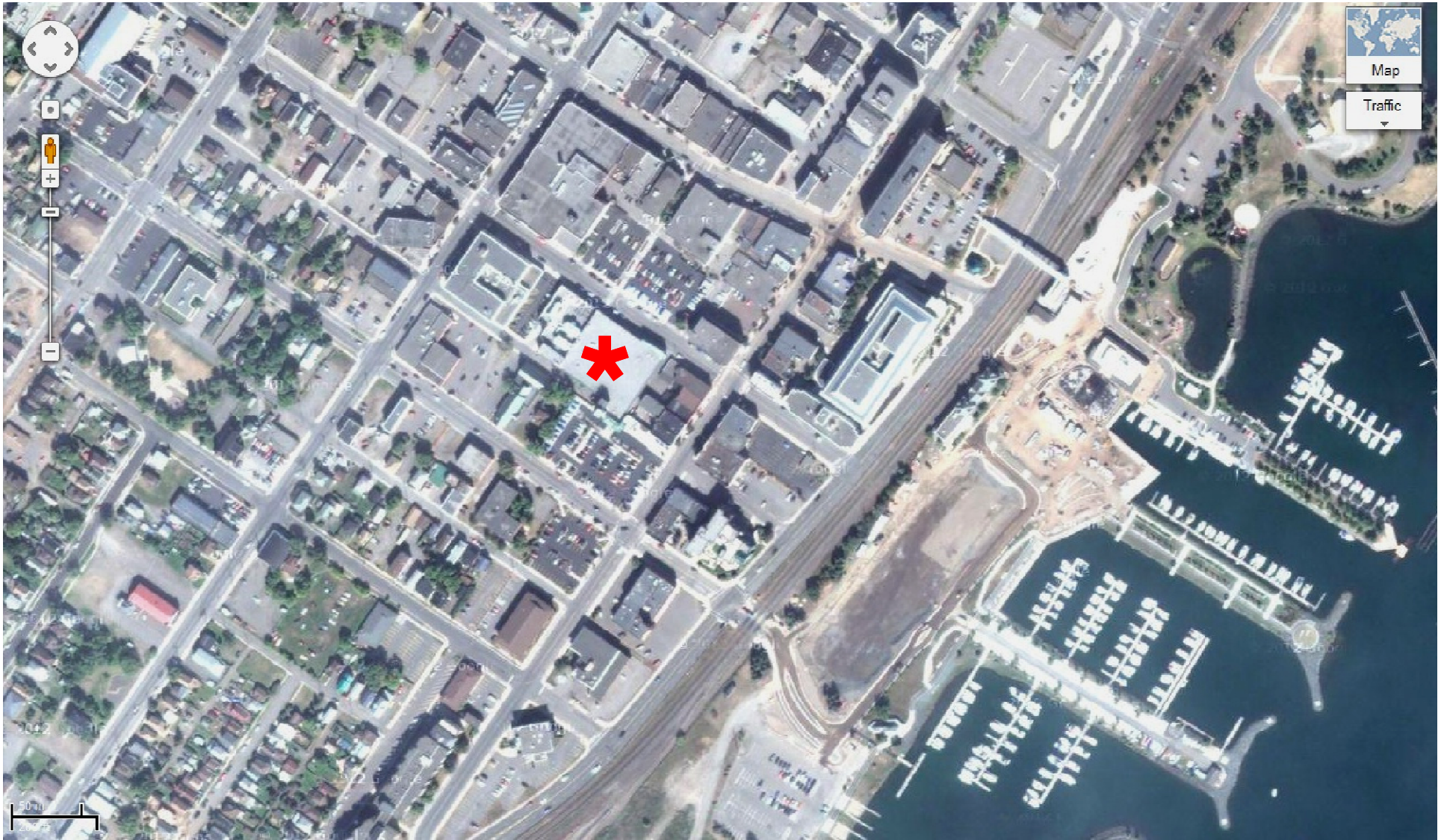
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OLG Slots Charity Casino - Thousand Islands



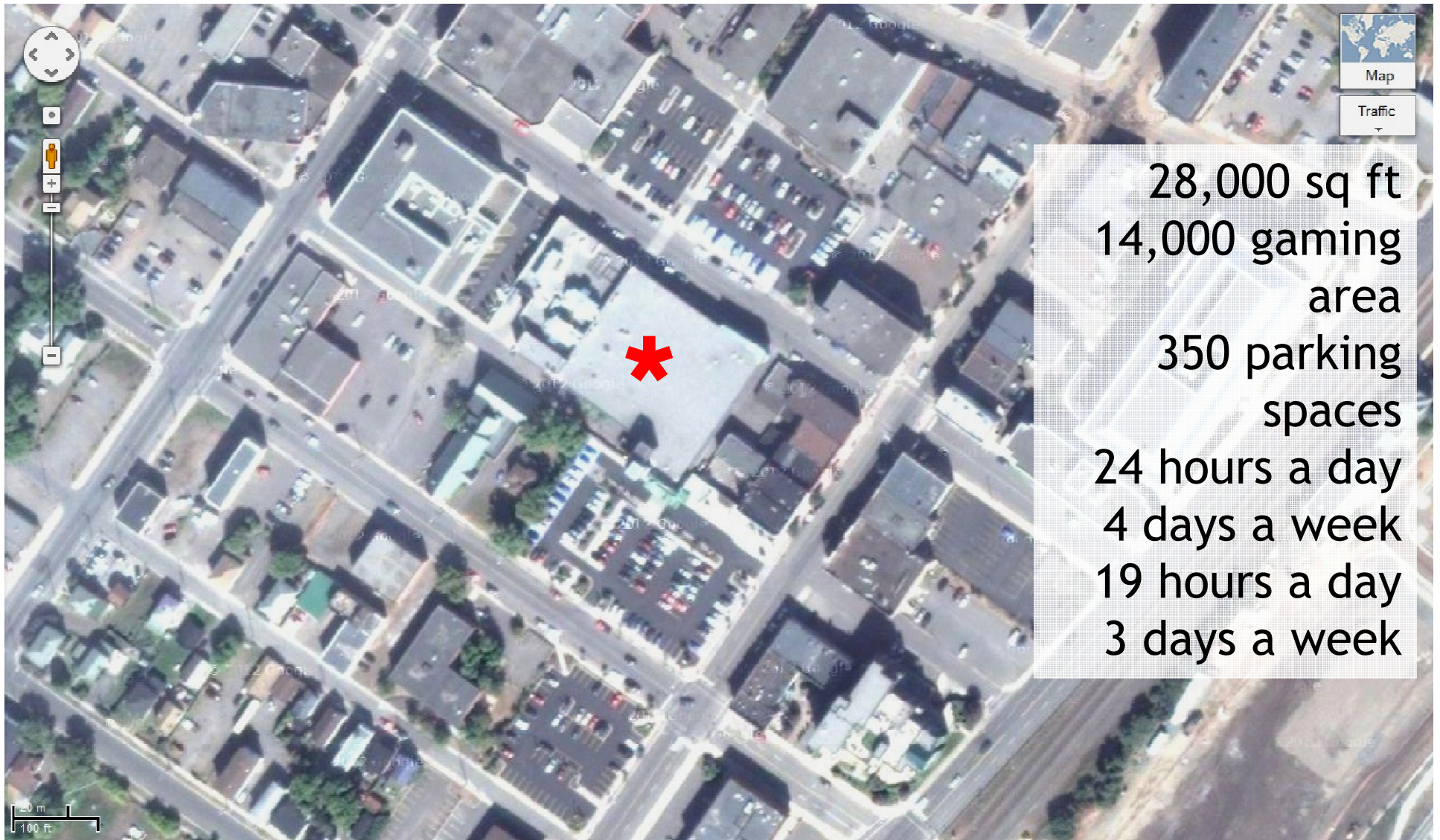
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OLG Slots Charity Casino - Thunder Bay



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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



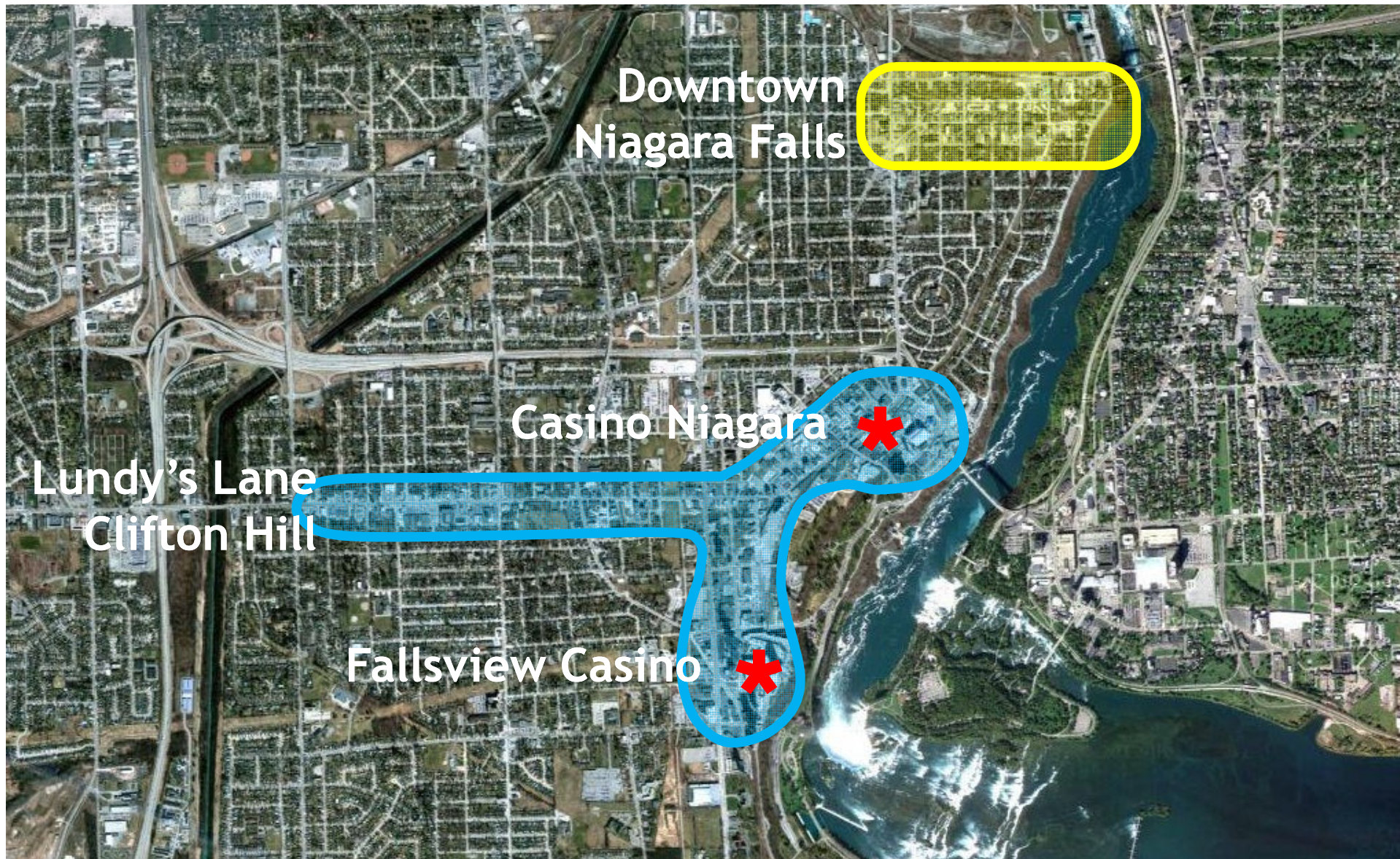
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OLG Slots Charity Casino - Thunder Bay



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Niagara Falls



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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.

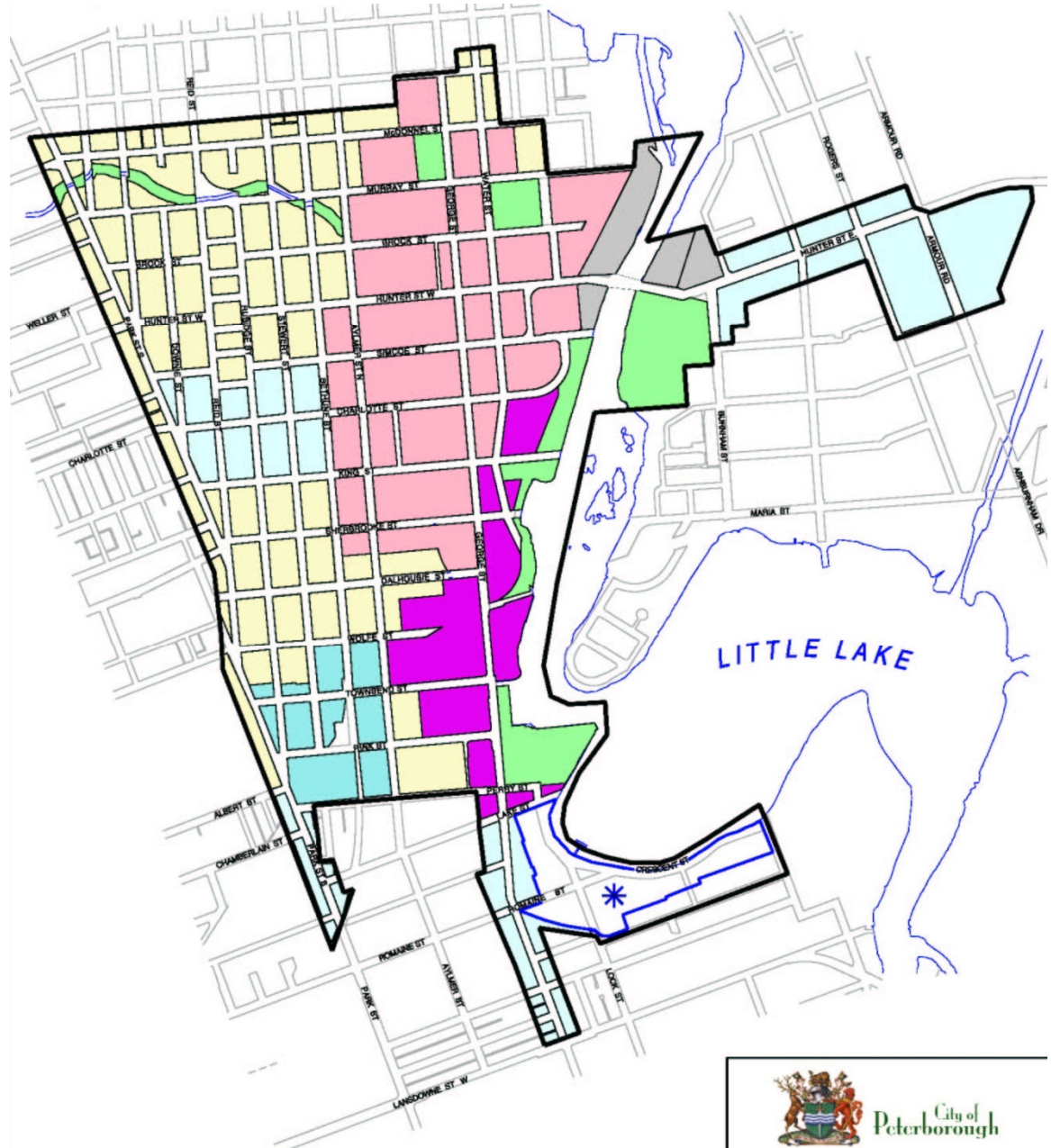


Schedule J

The Central Area

LEGEND

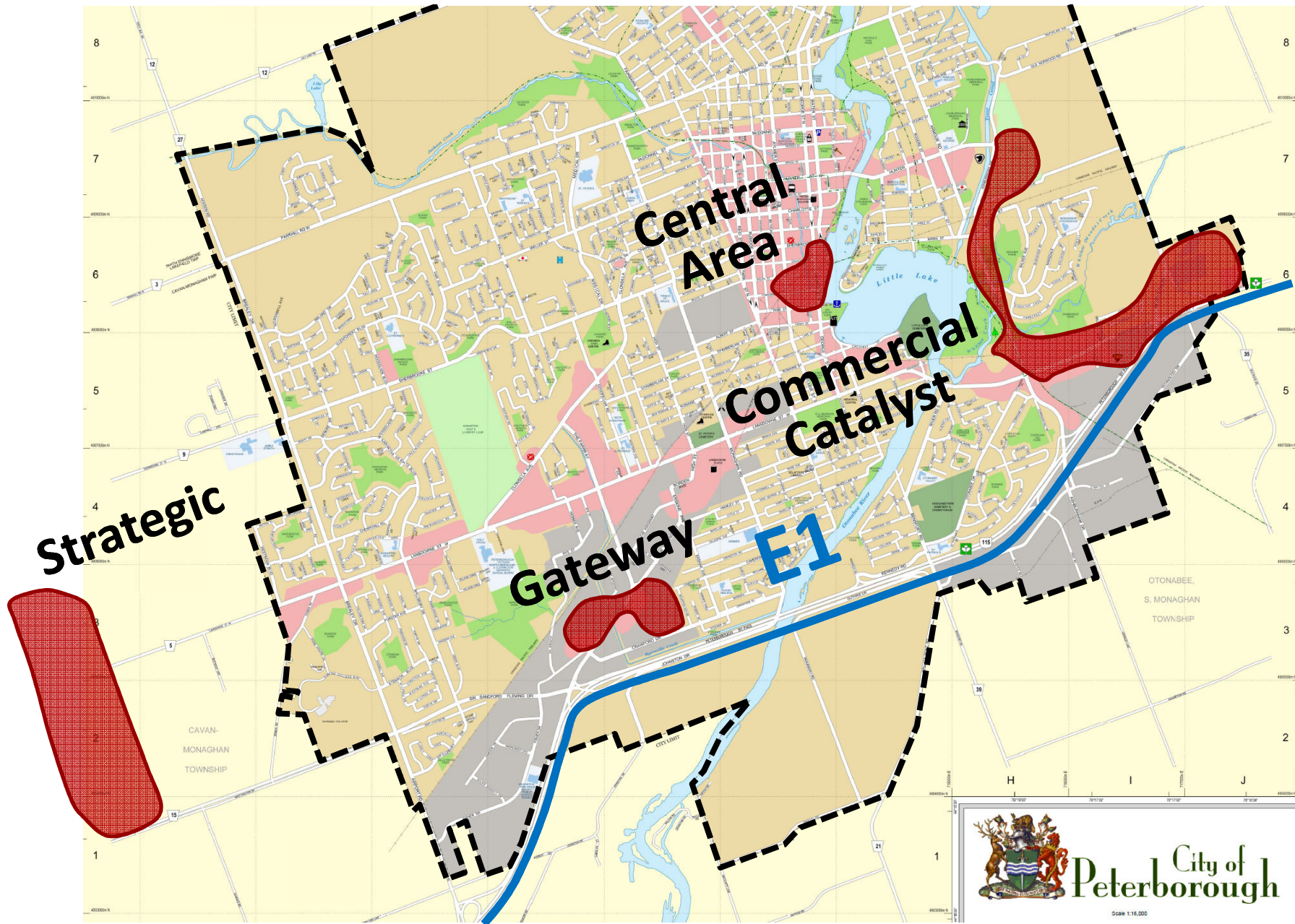
- CENTRAL AREA BOUNDARY**
- COMMERCIAL CORE AREA**
- WATERFRONT COMMERCIAL AREA**
- BUSINESS DISTRICTS**
- INDUSTRIAL CONVERSION AREA**
- TRANSITIONAL USES AREA**
- INDUSTRIAL AREA**
- OPEN SPACE AREA**
- SPECIAL POLICY AREA**
Section 4.3.2.2.7



Policy and Regulatory Context

- A rezoning will be required for **ANY** site.





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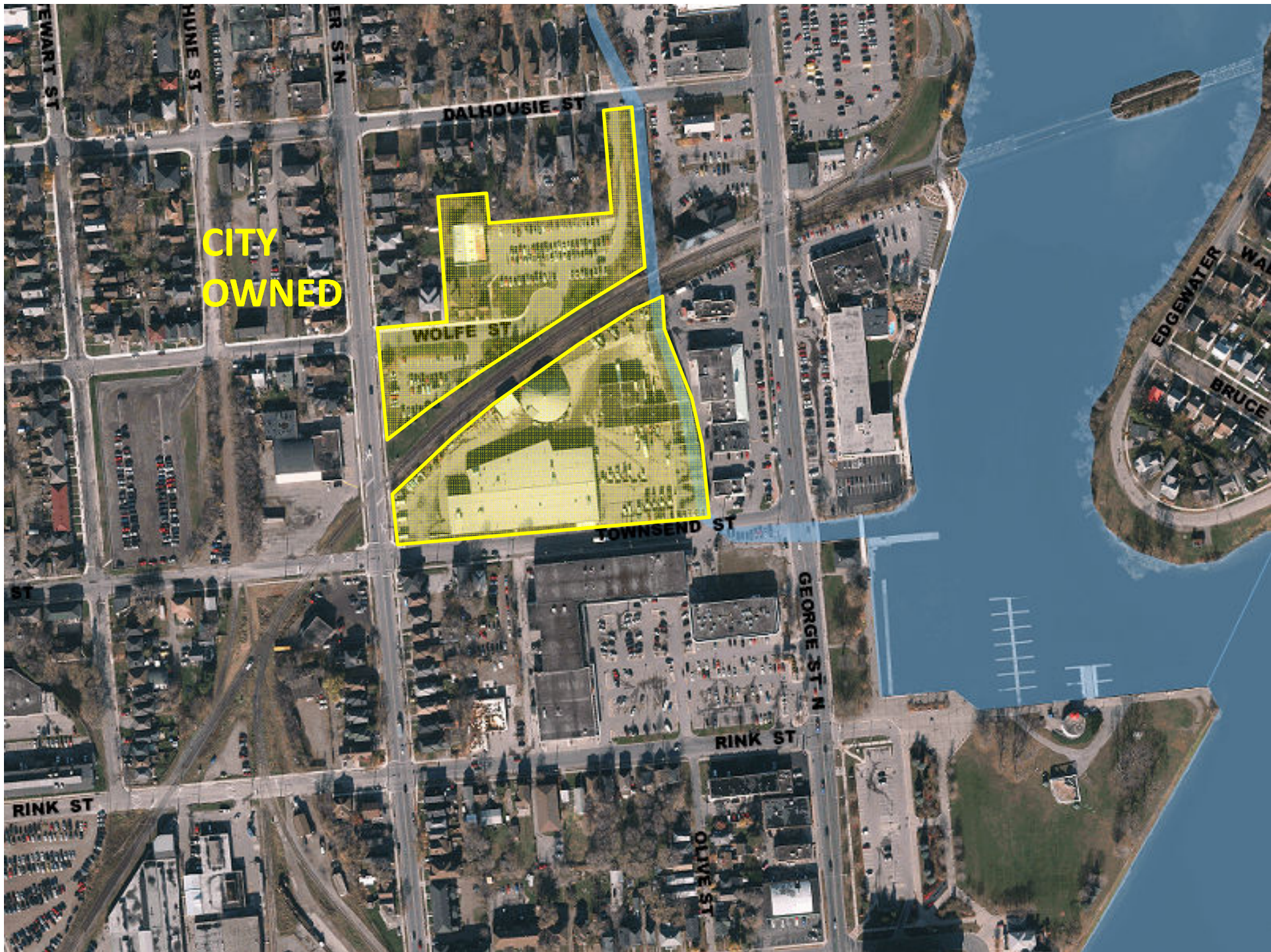
Option A

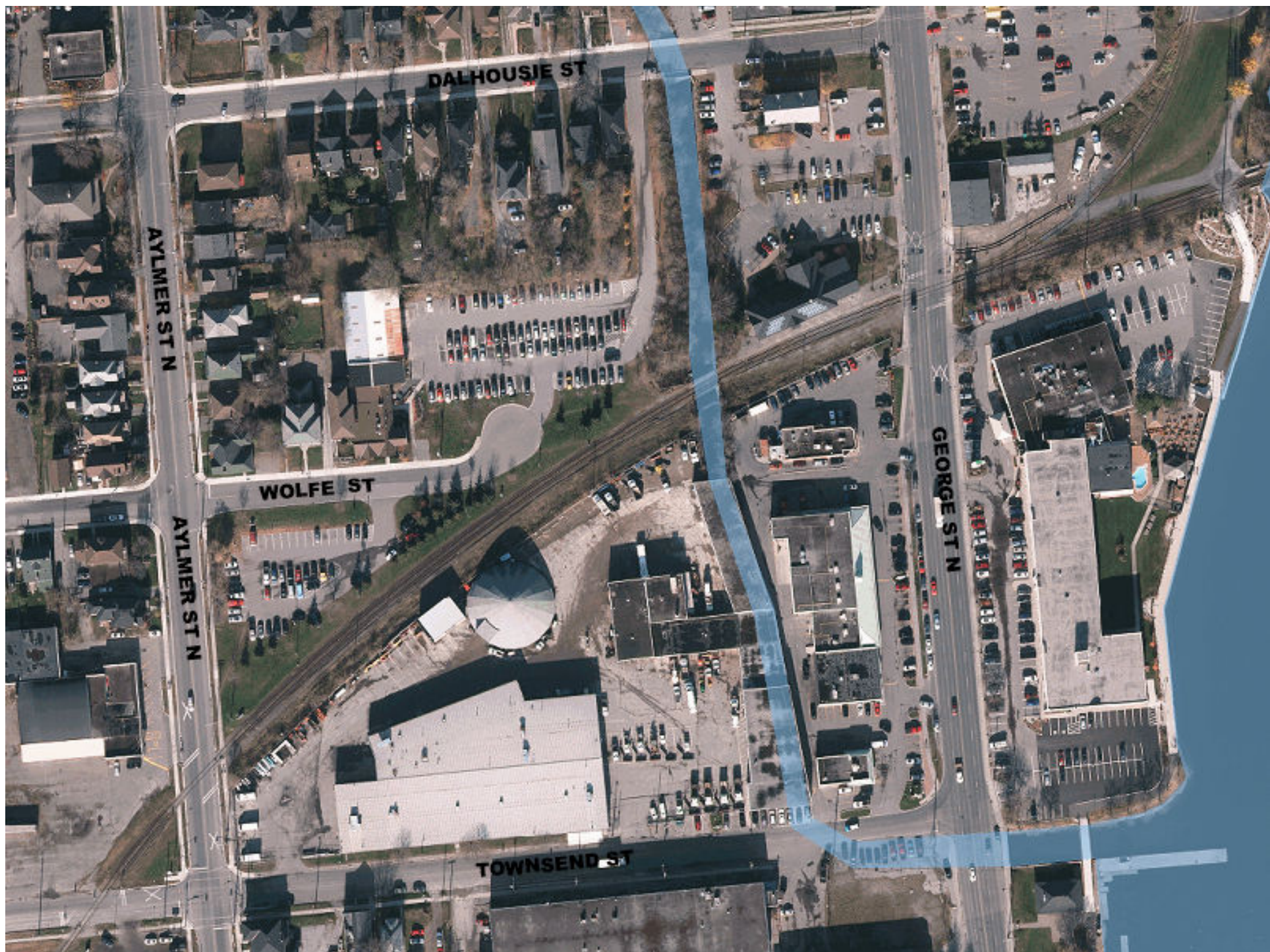
THE CENTRAL AREA



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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.

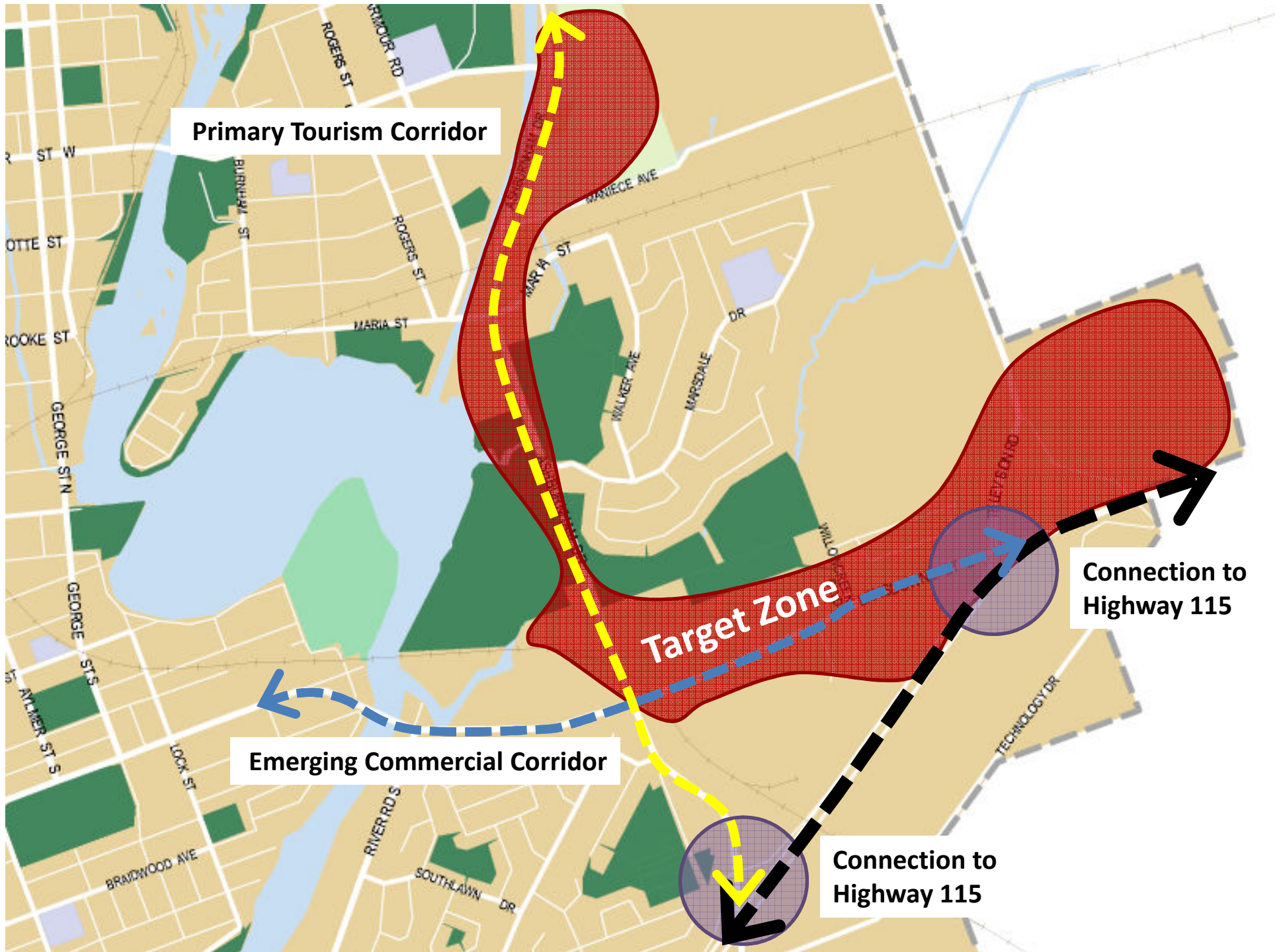


Option B

THE COMMERCIAL CATALYST ZONE



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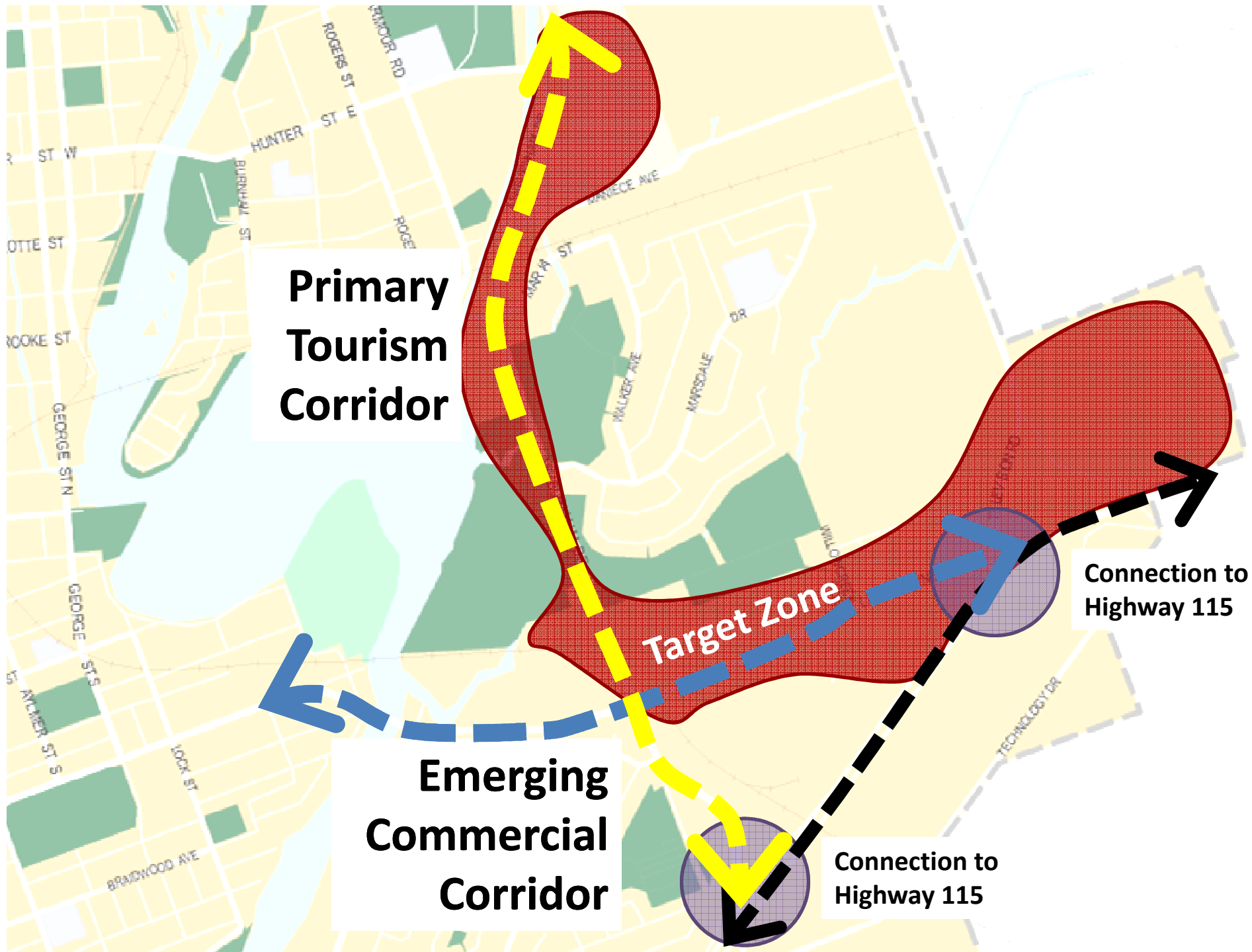
Primary Tourism Corridor

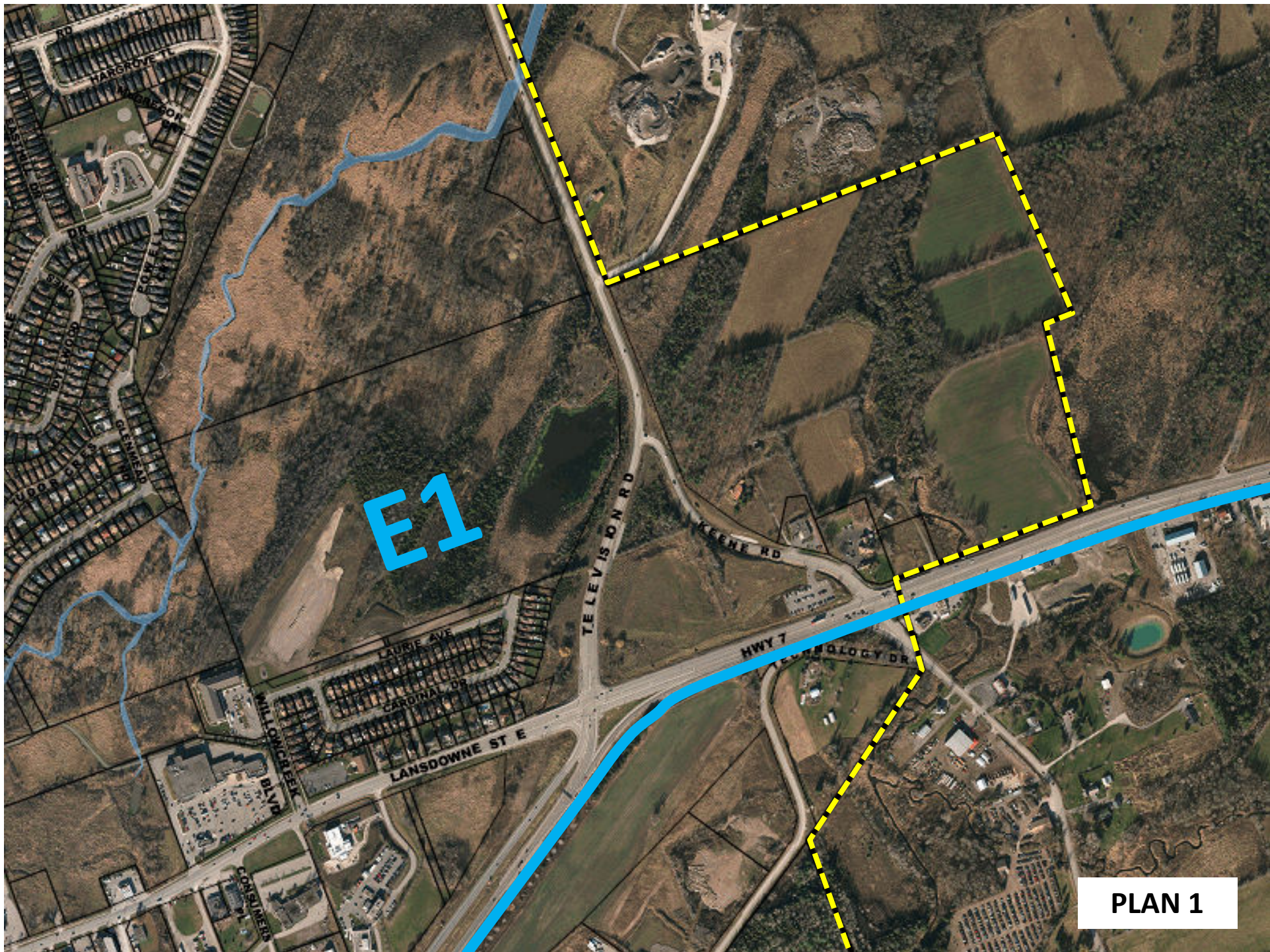
Emerging Commercial Corridor

Target Zone

Connection to Highway 115

Connection to Highway 115





PLAN 1



PLAN 2



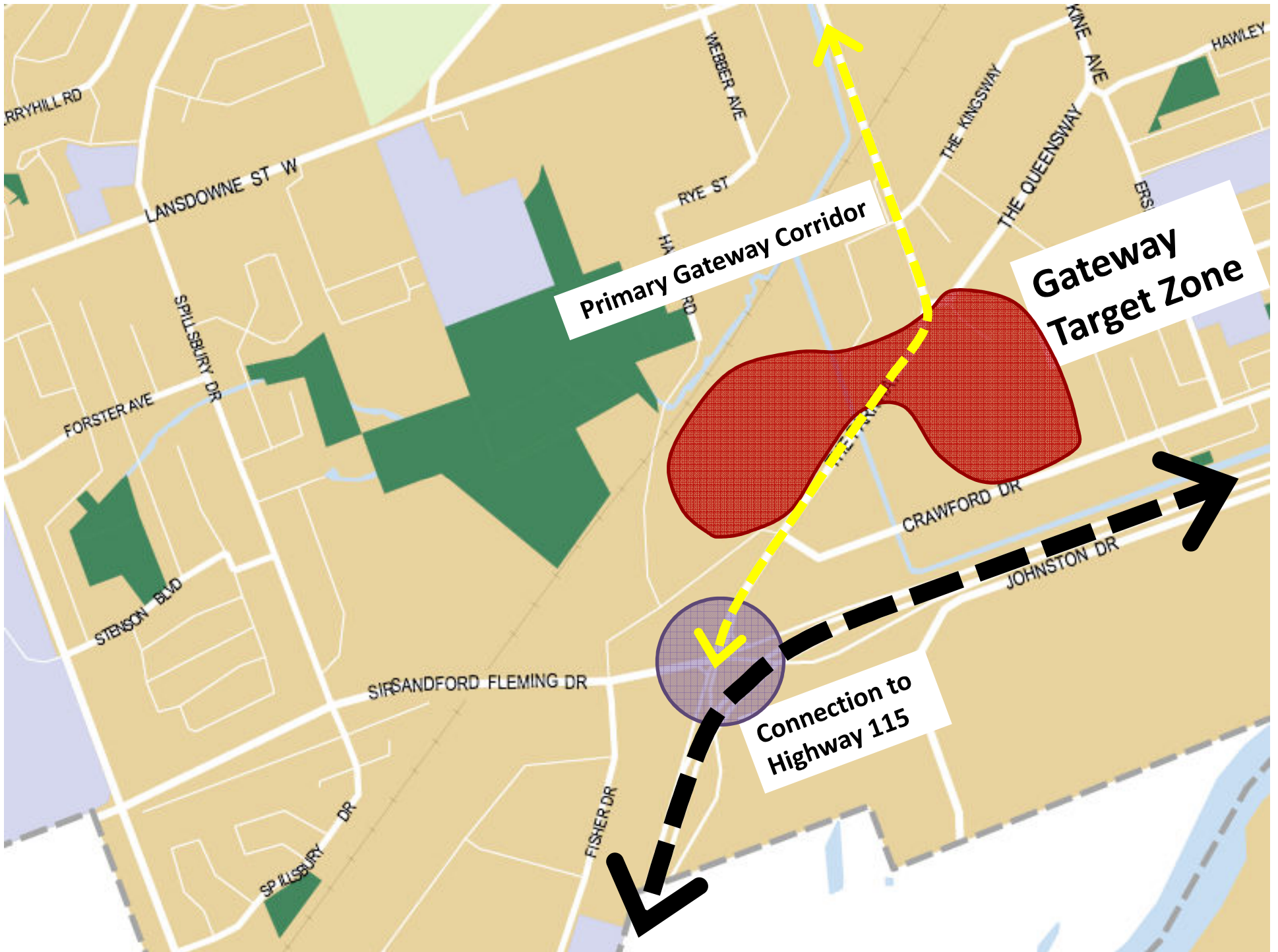
PLAN 3

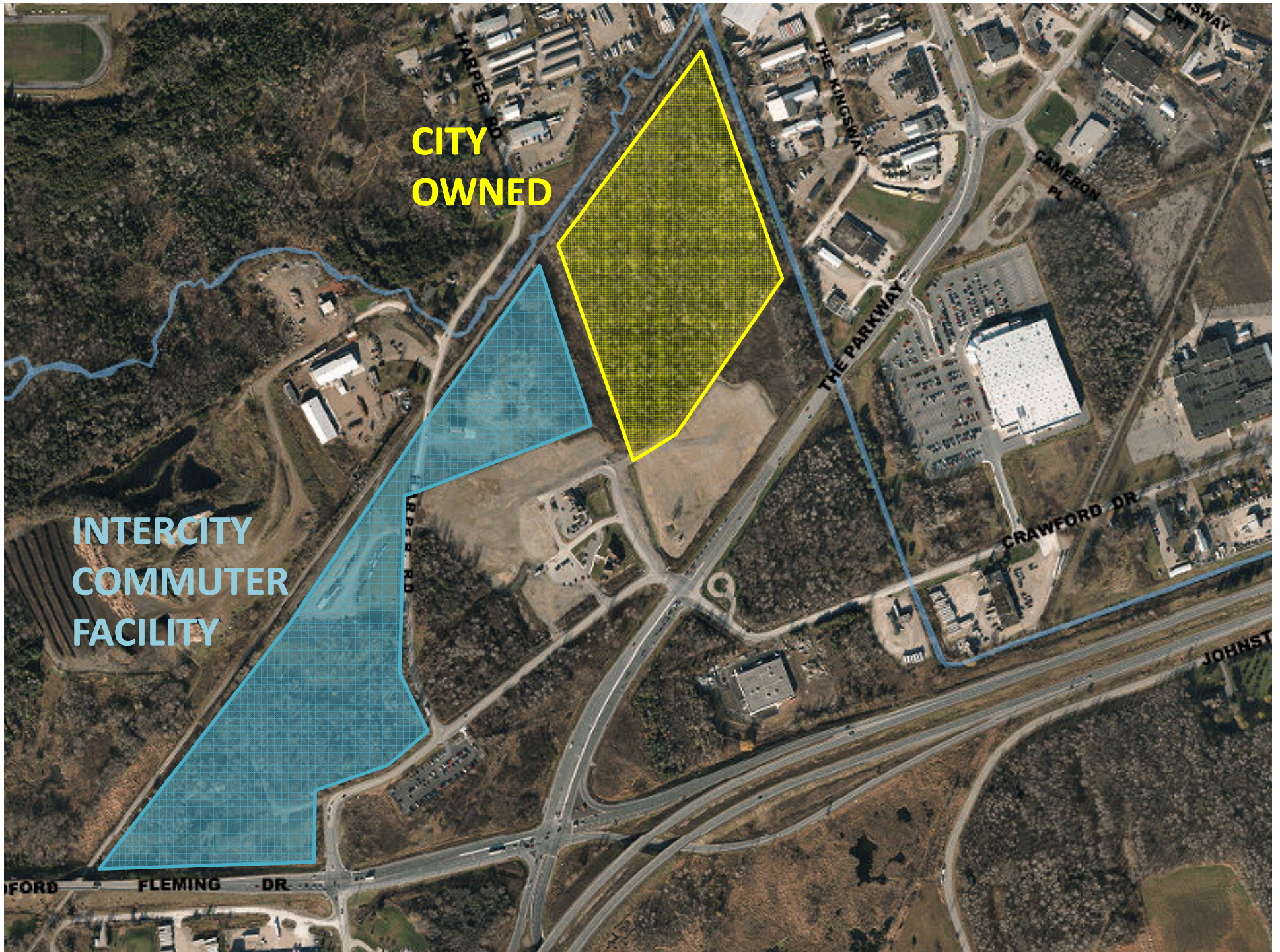
Option C

THE GATEWAY ZONE



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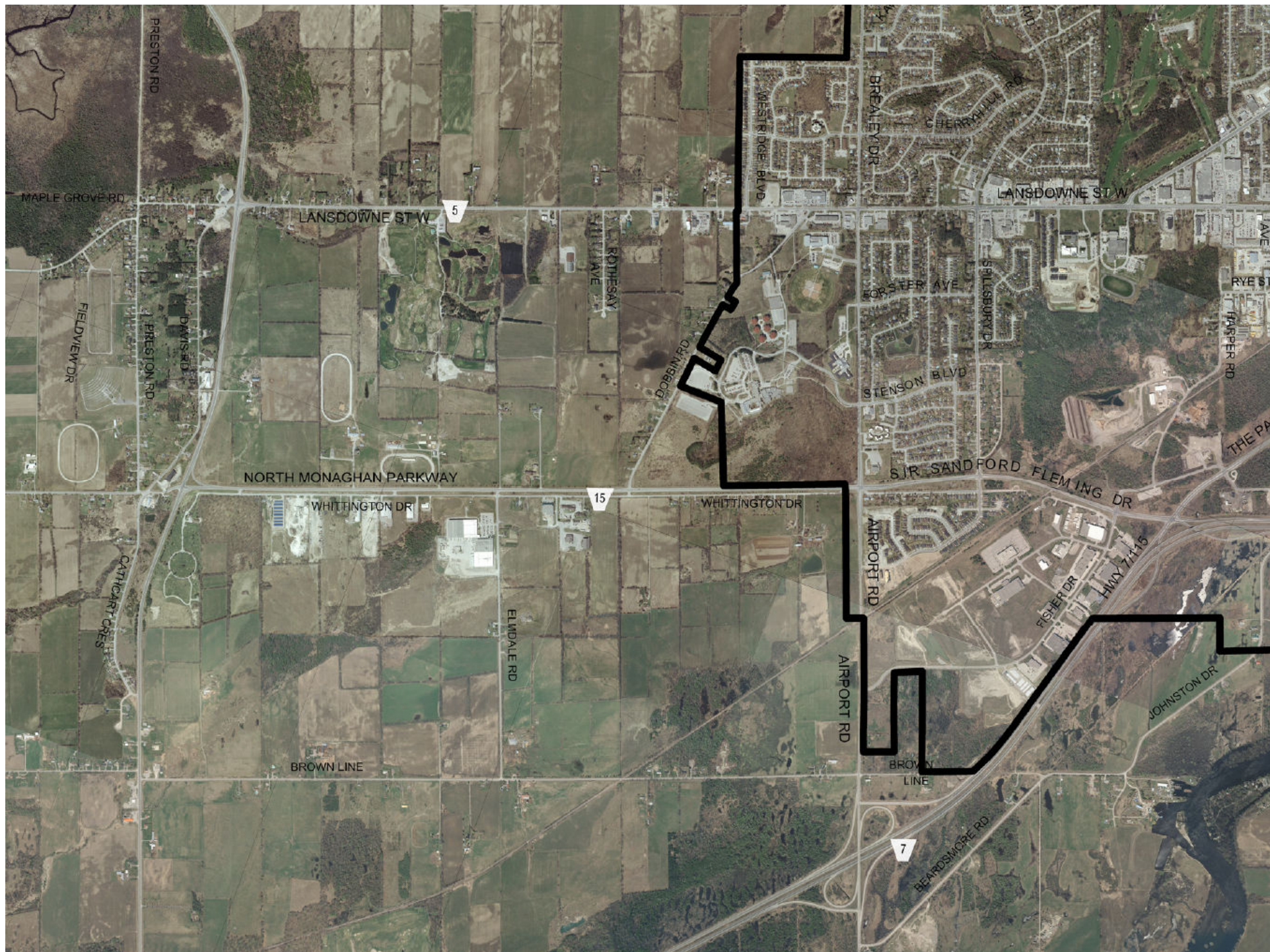
Option D

THE STRATEGIC ZONE



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Council Action: Support

- 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.



Council Action: Location

- That OLG 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:
 - Option A: The Central Area (Downtown)
 - Option B: Commercial Catalyst Zone (East)
 - Option C: The Gateway Zone (South-West)
 - Option D: The Strategic Zone (West Side/West of City)

