



Draft Integrated Site Plan Kingsway Entertainment District Update to City Council November 1, 2017

Presented by:

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Paul Szaszkievicz, Principal, Cumulus Architects Inc.
David Shelsted, Project Director

November 1st, 2017



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V**

Growing Community

Innovation

Leadership

Resourcefulness

Great northern lifestyle



PRIORITIES

Growth and Economic
Development

Quality of Life and Place

Responsive, fiscally
prudent, open governance

Sustainable infrastructure

COUNCIL KEY DECISIONS

- **Apr 2016**
Arena/Event Centre Identified as Large Project
- **July 2016,**
Price Waterhouse Coopers (PCW) selected to assist with the development of the Arena/Event Centre.
- **Mar 2017**
5,800 seat Event Centre, Design/Build procurement, PWC Market Analysis and Business Case Assessment, RFP for an Event Centre Operator to be issued concurrent with the release of the Event Centre RFP. Negotiate a “term sheet” with the Sudbury Wolves.
Prepare financial plan.

COUNCIL KEY DECISIONS

- **June 2017**
Kingsway Site selected for the Arena/Event Centre.
- **Aug 2017**
Cumulus Architects Inc for an Integrated Site Plan. Council authorized staff to submit a re-zoning application on behalf, and with the consent, of the property owner to include “public arena” as a permitted use. General Manager of Community Development delegated authority, with three council decision points.
 - Integrated Site Plan
 - Financial Plan
 - Evaluation Criteria for Design Build



KINGSWAY ENTERTAINMENT DISTRICT

PURPOSE OF PRESENTATION

- Hi-light Community Consultations September
- Present Draft Integrated Site Plan
- Identify Next Steps

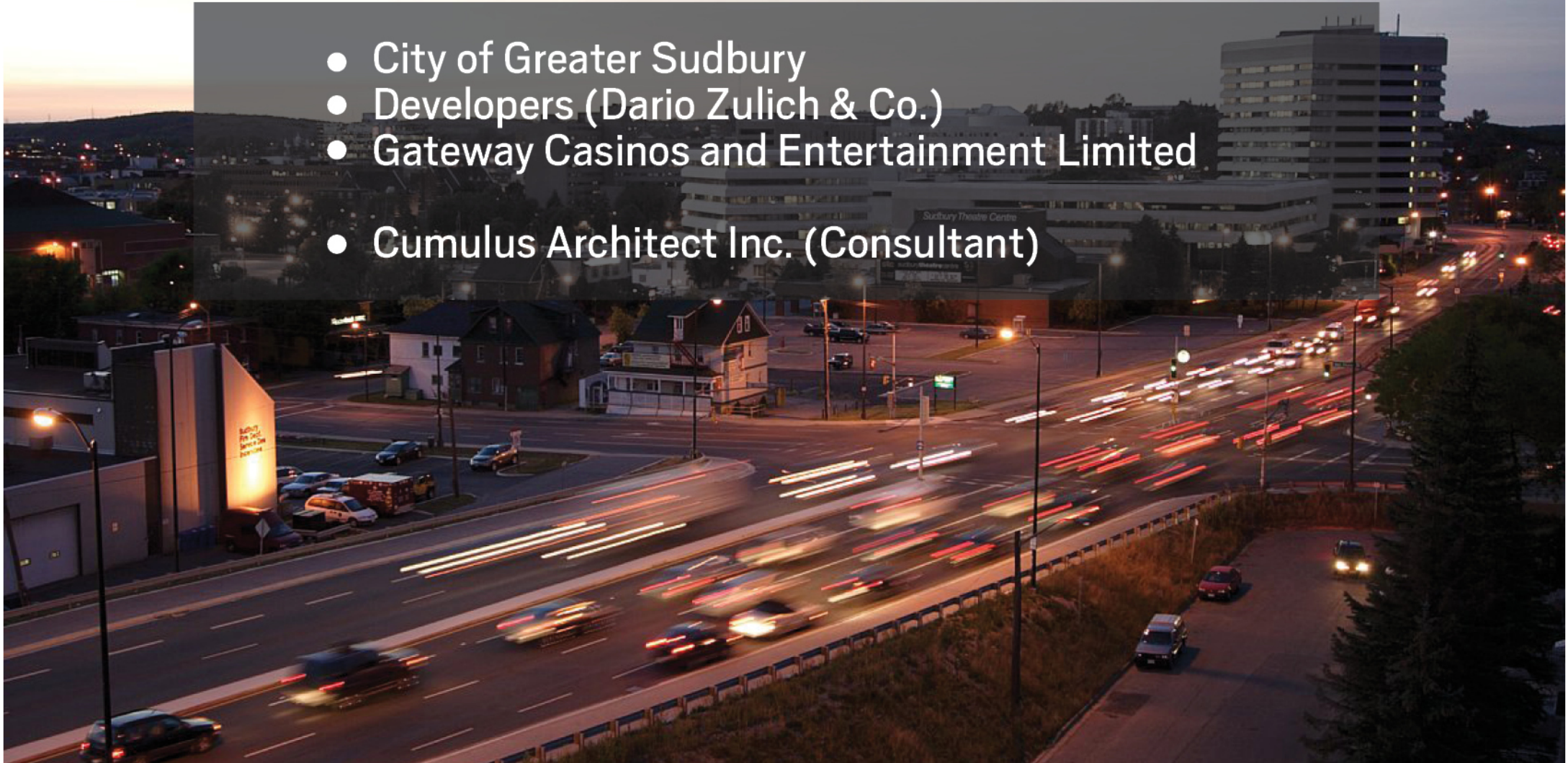




KINGSWAY ENTERTAINMENT DISTRICT

PARTNERS

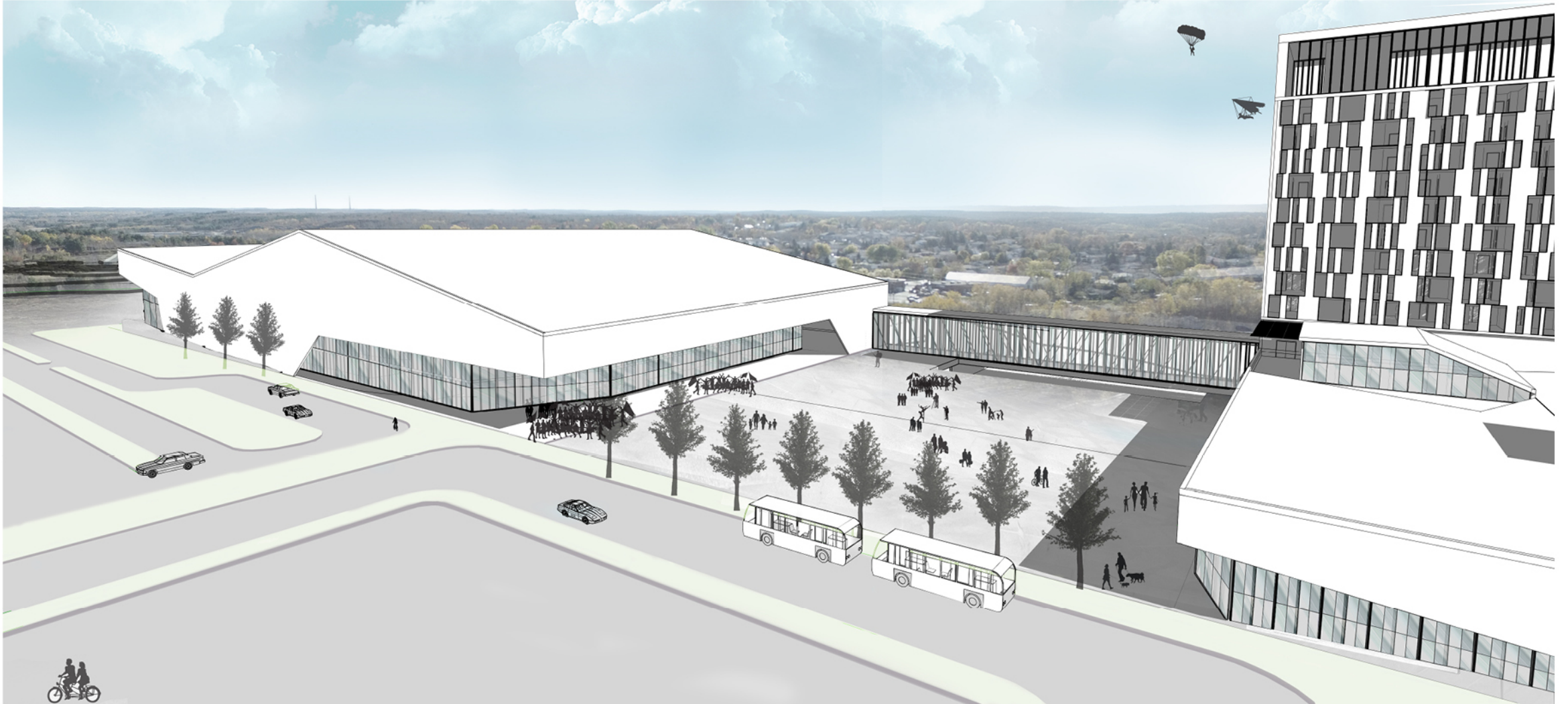
- City of Greater Sudbury
- Developers (Dario Zulich & Co.)
- Gateway Casinos and Entertainment Limited
- Cumulus Architect Inc. (Consultant)





KINGSWAY ENTERTAINMENT DISTRICT

CONCEPTUAL VIEW



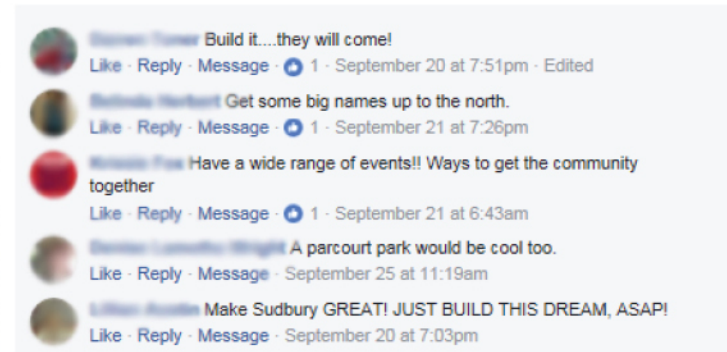
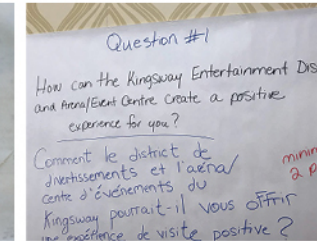
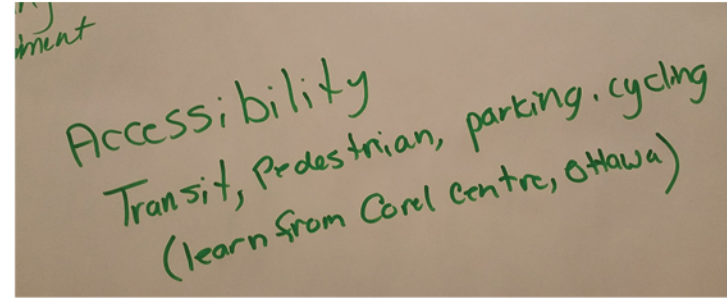


WHAT WE HEARD

- CONSULTATION
- PROGRAM
- ENTERTAINMENT DISTRICT

1 WHAT WE HEARD | CONSULTATION

- PUBLIC CONSULTATION
- STAFF WORKSHOP
- CITY STAFF MEETINGS

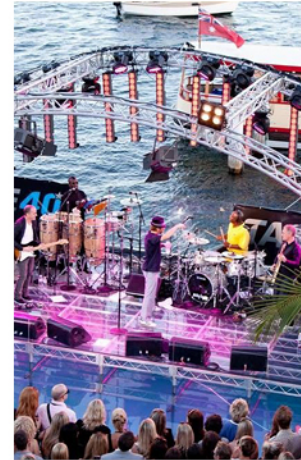


EVENT CENTRE



Cirque du Soleil | Little NHL | Curling Championship | Gymnastics | International Table-Tennis Championship | Professional Basketball | Concert Venue | Varsity USPORT (CIAU) | Antique Car Show Roadshow | Wolves OHL | Junior Hockey | Memorial Events | World Juniors Tournament | IIHF

SEASONAL PUBLIC SPACE



Civic Plaza | Open-Air Stage | Festivals | Outdoor Rink | Christmas Market | Tailgate Parties | Family-friendly Facilities | Open-air Performances | Flea Market | Sports Hall of Fame | Drive-in (walk-in) Movie Night | Arts and Crafts Fair | Civic Celebrations | Fountain | Waterpark | Green Space

ACCESSIBILITY



Nature Trail | Pedestrian Friendly | Transit Access | Bicycle Paths | Active Transportation

HOSPITALITY



Premium Hotel & Suites | Family & Fine Dining | VQA | Wine Tasting | Catering Facilities |
Gaming | Corporate Retreat | Spa and Wellness | Cinemas | xBox Big Screen

TWIN PAD/ RECREATION CENTRE



Sports Medicine & Rehabilitation | Physiotherapy | Nutrition | Multi-purpose Facility |
Gymnasium | Fitness Centre | Indoor Track | Yoga & Pilates | Mental Health | Summer
Sports Camps

PUBLIC ART



Sports Hall of Fame | Curated Temporary Exhibits | Performance Space | Local Residency
| Art Fair | Sculpture Garden | Contemporary Art | Heritage Plaque
| International Art Competition

1 WHAT WE HEARD | ENTERTAINMENT DISTRICT

MAPLE LEAF SQUARE

TORONTO, ON



1 WHAT WE HEARD | ENTERTAINMENT DISTRICT

ICE DISTRICT

EDMONTON, AB



1 WHAT WE HEARD | ENTERTAINMENT DISTRICT

TEXAS RANGERS BALLPARK

ARLINGTON, TX



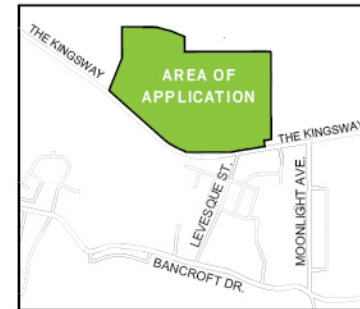
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WHERE WE ARE

PROJECT DESIGN

2 WHERE WE ARE | PROJECT DESIGN

KINGSWAY INTEGRATED SITE PLAN



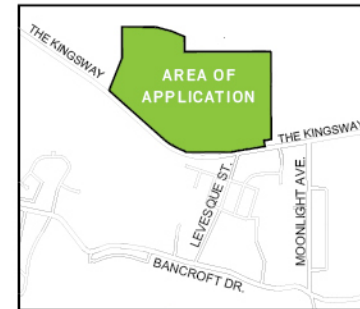
① Key Plan

Legend

- ① ARENA / EVENT CENTRE
- ② FESTIVAL SQUARE
- ③ CASINO & RESTAURANTS
- ④ HOTEL
- ⑤ PEDESTRIAN BRIDGE
- ⑥ GREEN SPACE
- ⑦ FEATURE POND

2 WHERE WE ARE | PROJECT DESIGN

SHORT TERM PARKING STRATEGY



① Key Plan

Legend

- ① ARENA / EVENT CENTRE
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Parking Estimates

ARENA	= 1,501
CASINO	= 650
HOTEL	= 200
TOTAL	= 2,437

2 WHERE WE ARE | PROJECT DESIGN

LONG TERM DISTRICT STRATEGY



Surrounding Site = 4,700*
[OFF PEAK OVER FLOW]



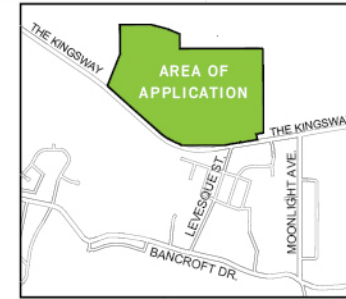
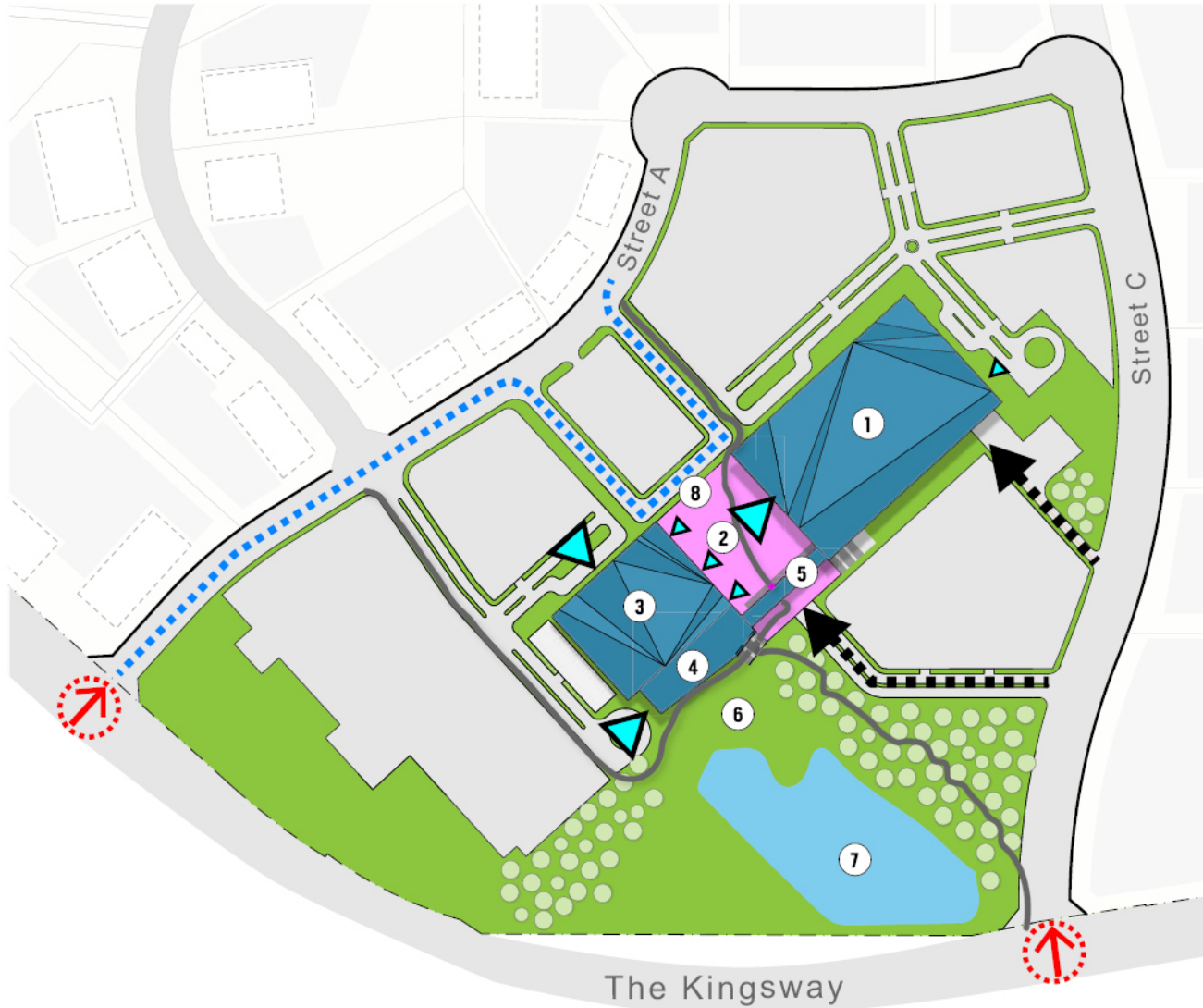
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- ⑦ FEATURE POND
- ⑧ FUTURE POTENTIAL TWIN PAD/RECREATION CENTRE
- ⑨ FUTURE POTENTIAL SPORTS HALL OF FAME
- ⑩ FUTURE POTENTIAL MOTOR SPORTS PARK

2 WHERE WE ARE | PROJECT DESIGN

SITE ACCESS + CIRCULATION



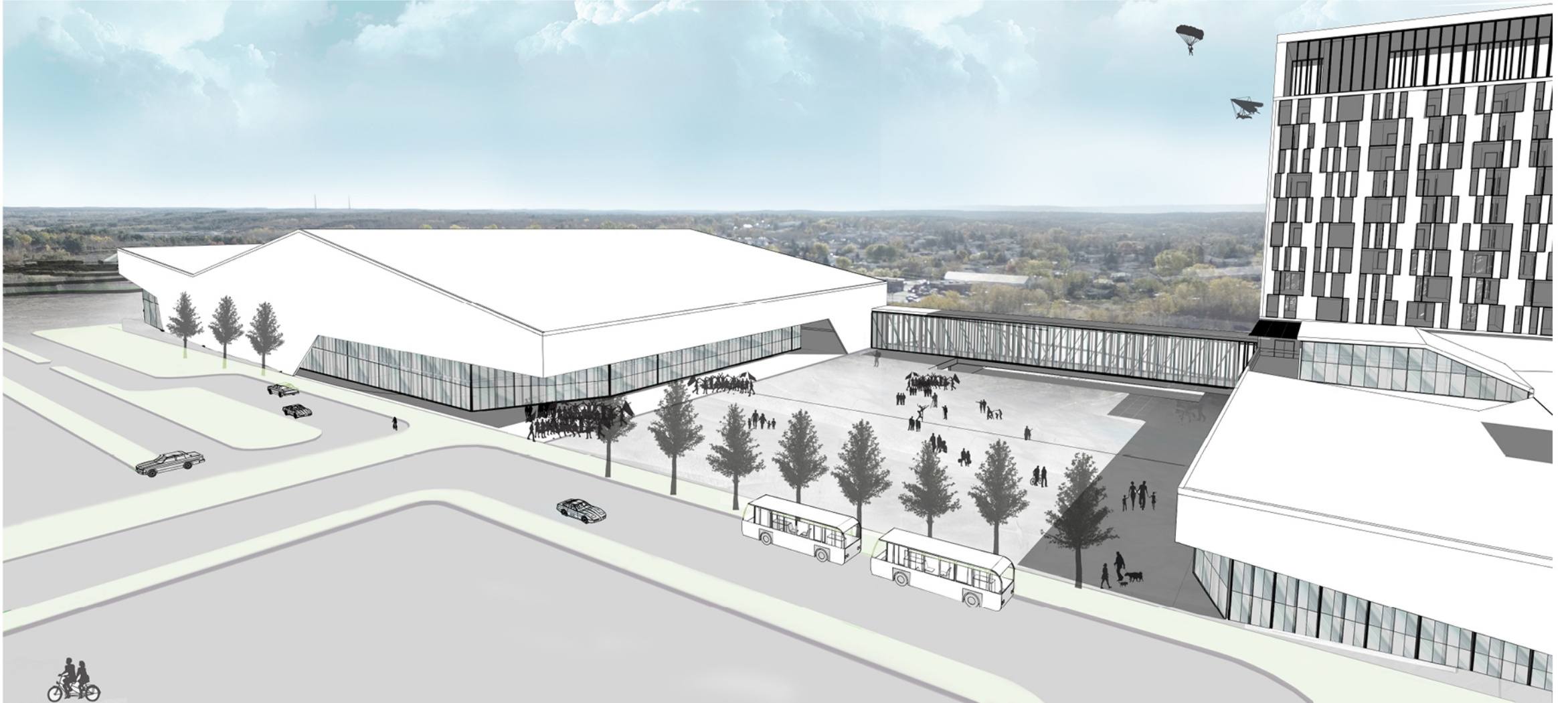
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- ⑥ GREEN SPACE
- ⑦ FEATURE POND
- ⑧ TRANSIT DROP-OFF
- ▲ ENTRANCE
- ▲ LOADING
- ⊙ DISTRICT ENTRY
- ⋯ TRANSIT ROUTE
- ACTIVE TRANSPORTATION

2 WHERE WE ARE | PROJECT DESIGN

CONCEPTUAL VIEW





KINGSWAY ENTERTAINMENT DISTRICT

NEXT STEPS - INTEGRATED SITE PLAN

- November 3-6 Continue Public Consultation
Present Integrated Site Plan Model
Across all Wards
- November 22, 2017 Seek Council Approval for Site Plan



KINGSWAY ENTERTAINMENT DISTRICT

NEXT STEPS - PLANNING

- Planning Approvals
 - Submit Rezoning Application in November
 - Planning Committee/ Council Approval in Q1/Q2 of 2018



KINGSWAY ENTERTAINMENT DISTRICT

SUPPORTED BY TECHNICAL TEAM

- Cumulus Architects Inc.
- LMDG Building Code Consultants Ltd.
- EXP
- Dillon Consulting Limited
- TerraPlan Landscape Architects
- Smith + Andersen



KINGSWAY ENTERTAINMENT DISTRICT

DECISION POINTS PROJECT

- Final Draft Integrated Site Plan November 22
- Financing Plan
 - Budget 2018
- Evaluation Criteria for Design-Build RFP
- Opening 2020

Questions?

