

The Corporation of the Town of Ajax

GENERAL GOVERNMENT COMMITTEE



Thursday, May 7, 2015

In-Camera at 1:30 p.m.

Open Meeting at 2:00 p.m.

River Plate Room, Town Hall

65 Harwood Avenue South

PRESENTATIONS

Alternative formats available upon request by contacting:

accessibilityajax@ajax.ca or 905-619-2529 ext. 3347

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the **Ctrl + Home** keys simultaneously

6. Presentations / Discussion

- 6.1 **Briefing Report: Ajax Downs Casino Applications**
Picov Holdings Inc. & Picov Cattle Co.
Official Plan Amendment Application OPA15-A2
Zoning By-law Amendment Application Z5/15
~ Geoff Romanowski, Development Approvals Coordinator



BRIEFING REPORT

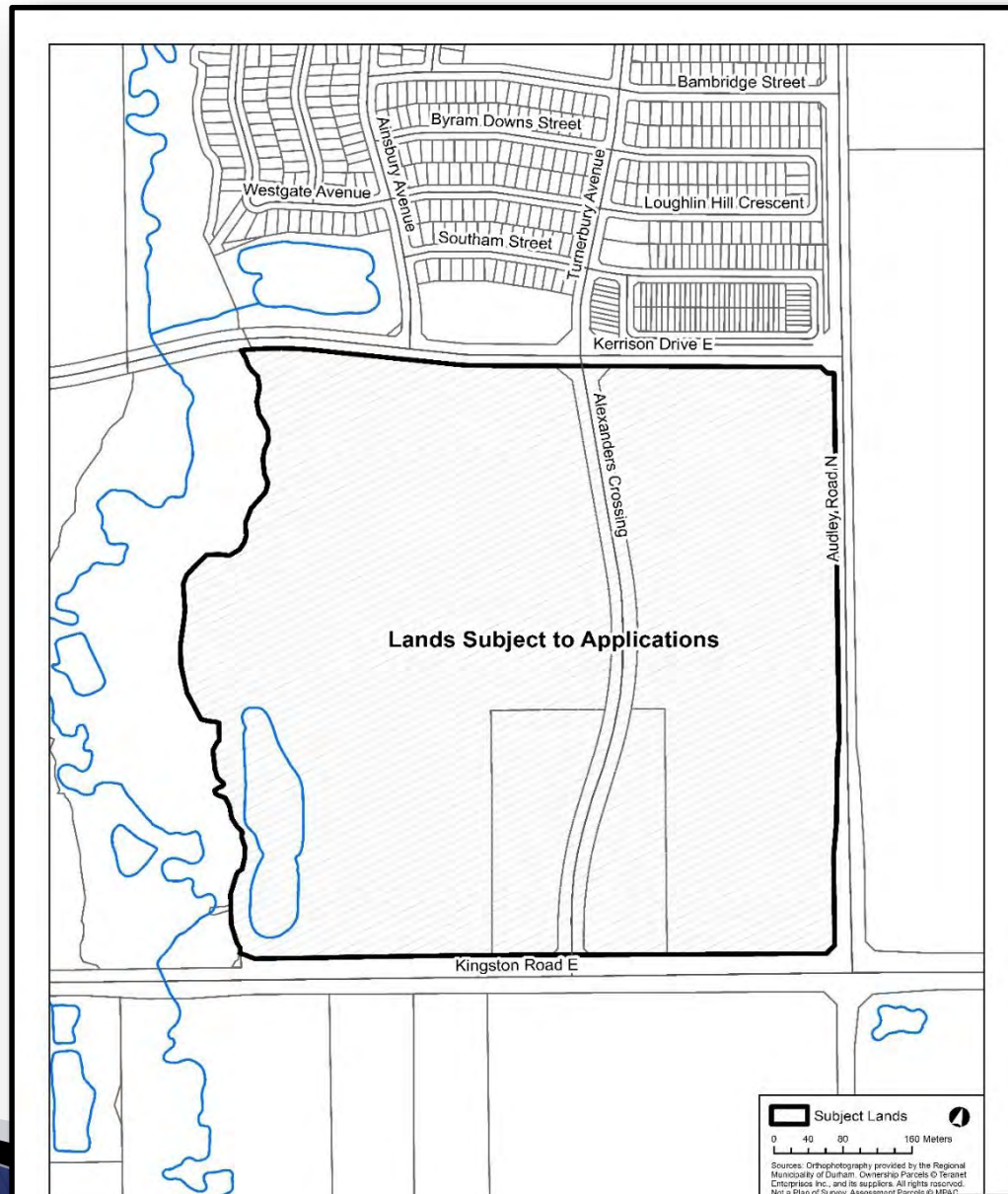
AJAX DOWNS CASINO APPLICATIONS

PICOV HOLDINGS INC. & PICOV CATTLE CO.

OFFICIAL PLAN AMENDMENT APPLICATION OPA15-A2

ZONING BY-LAW AMENDMENT APPLICATION Z5/15

SUBJECT LANDS



BACKGROUND

In 2012

- OLG initiated a strategy to expand licensed gaming opportunities in Ontario.
- Ajax is within gaming zone 'Zone C3', which includes the City of Pickering and the Town of Whitby.
- OLG has set an upper threshold limit for gaming places within each gaming zone.
- Zone C3 has an upper threshold limit of 2,500 slot machines and 1,200 live table gaming positions (200 table games).

By August 27, 2015

- OLG will complete a Request for Pre-Qualification (RFPQ) process.

By Late 2016 / Early 2017

- OLG will short list (3 to 5 qualified operators) who will then be invited to respond to the Request for Proposal (RFP) for Gaming Bundle 5, which includes Zone C3.
- Assuming a decision is made on the location and operator in early 2017, construction could begin in early 2018.

BACKGROUND

Outside of the OLG's RFPQ and RFP Processes

- Ajax Council needs to make a decision on the submitted official plan and zoning by-law amendment applications.
- A Council resolution on these applications will not secure Ajax Downs as a successful candidate, but it provides one component of the overall Ajax Downs position based on OLG's modernization process through the RFPQ and pending RFP.

OFFICIAL PLAN & ZONING AMENDMENTS

The submitted applications are to permit:

- a casino and accessory uses within the Prestige Employment designation and zone.
- the proposed Casino definition is:

“A premises providing for the playing or operating games of chance or of mixed skill and chance in table or machine format and may include, but is not limited to arcades, casino halls, video games and sports betting parlours, together with related restaurants, lounges, administrative offices and other accessory uses”

- to delete the 800 slot machine limitation from the Town of Ajax Official Plan and Zoning By-law.
- to delete Alexander’s Crossing as a Collector Road from the Town of Ajax Official Plan.

CONCEPT PLAN

The concept plan illustrates:

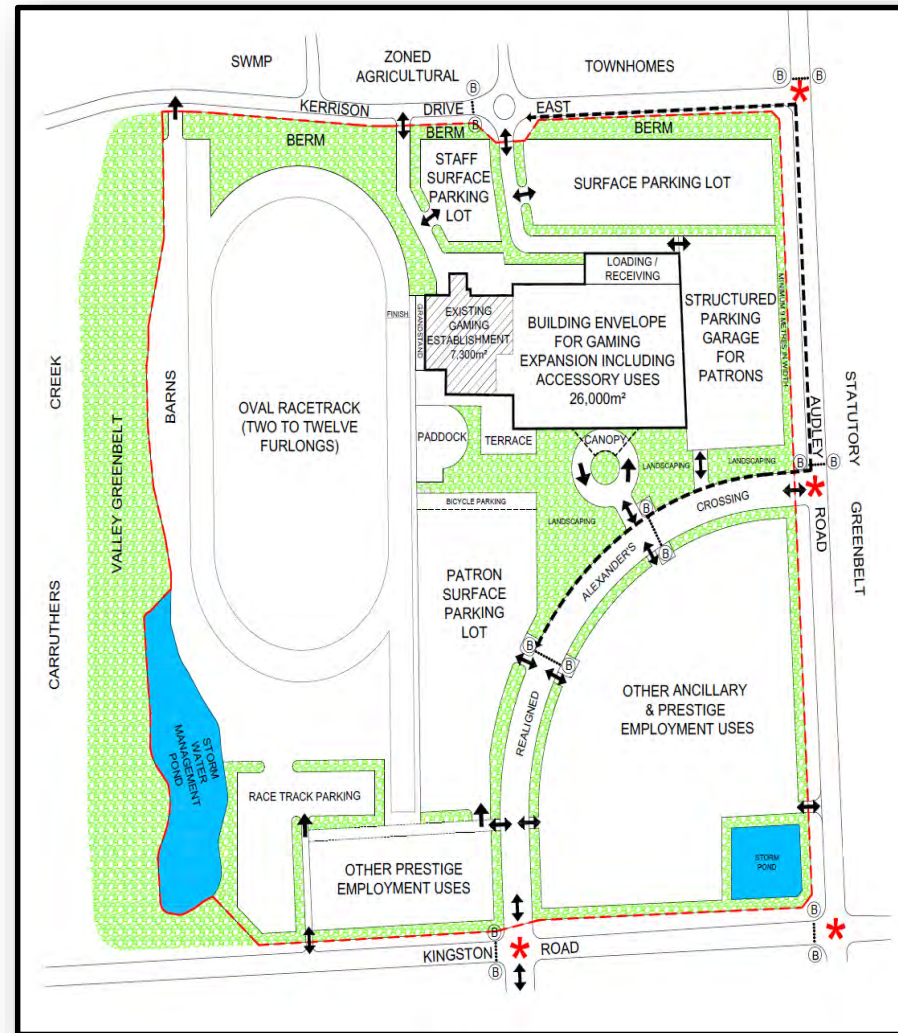
- a 26,000 m² (280,000 ft²) addition to the east side of the existing 7,300 m² (78,500 ft²) slots facility.
- a surface parking lot along Kerrison Drive (between Turnbury and Audley).
- a proposed 4-storey structured parking garage adjacent to Audley Road.

The proposal retains:

- the existing horse racing oval.
- portions of the existing surface parking areas.

Other components of the submitted applications include:

- the realignment of Alexander's Crossing so that it intersects with Audley Road.
- the closure of the southern leg of the intersection at Kerrison Drive.
- the creation of a future prestige employment development block along Kingston Road and Audley Road.



REPORTS & STUDIES

There were a number of reports and studies submitted with the applications:

- Planning Justification Report (Bousfields)
- Functional Servicing and Stormwater Management Report (GHD)
- Transportation Assessment (GHD)
- Phase I Environmental Site Assessment (Stantec)
- Socio-Economic Study (AECOM)

Transportation Assessment (GHD) analyzes and indicates:

- a number of traffic related scenarios, which include existing traffic, future background traffic and sensitivity assessments and highlights significant network improvements, such as:
 - the 407 East Extension (completion December 2015);
 - the future West Durham Link at Kingston Road interchange;
 - the Highway 401 at Lake Ridge Road interchange; and
 - the optimization of signal timings and localized intersection improvements

The findings of the study reveal that the expansion can be accommodated by the transportation network.

REPORTS & STUDIES

Socio-Economic Study (AECOM) addresses several areas:

- Market and Size Distribution
- Problem Gambling
- Crime
- Property Values
- Employment and Economic Development
- Horse Racing Industry
- Municipal Revenues

Crime:

- there is little correlation between increase levels of crime and gaming facilities, which has been confirmed through interviews with police officials in host communities;
- the majority of policing matters around gaming facilities tend to be traffic related; and
- Durham Regional Police Services do not view the Slots at Ajax Downs to be a problem location.

REPORTS & STUDIES

Employment and Economic Development:

- a casino could generate 700 direct jobs (an increase from 340 jobs), 435 indirect and induced jobs and generate labour income in the order to \$47 million dollars within Durham Region and the immediate surrounding area;
- a casino could also be the catalyst for other developments such as hotels and restaurants;
- OLG is a very good corporate citizen, making it a priority to fund community events and community organizations; and
- OLG's sponsorship of festivals and events in Ajax and the Region of Durham totaled \$263,000.00;

Municipal Revenues:

- the Town of Ajax could receive contributions, based on the new revenue sharing formula, from anywhere between \$9.5 million and \$12.3 million dollars on an annual basis (currently \$6.8 million).

Overall, the study provides a positive outlook for the prospect of expanding the Ajax Downs facility. Based on the research that has been conducted and past performance of this facility in its current state there are substantial economic benefits associated with development of a casino.

PUBLIC PROCESS

Public Open House Meeting

- A public open house meeting is scheduled for Thursday May 14, 2015, from 6 p.m. to 9:30 p.m. in the Ajax Council Chambers. The meeting will be conducted as follows:
 - 6:00 p.m. to 7:00 p.m. - informal review of display material
 - 7:00 p.m. to 7:30 p.m. – presentation by staff
 - 7:30 p.m. to 9:30 p.m. – question and answer period
- Notice for the meeting was sent out on April 29, 2015 and was sent to all property and business owners within 430 metres of the subject property.
- The notice of this meeting has also been posted on the Town's website and in the Ajax News Advertiser on the Community Page; and
- There is also a dedicated webpage (www.ajax.ca/ajaxdownscasino) which provides public access to all application materials, draft amendments, and frequently asked questions and answers.

Future Schedule

- Community Affairs and Planning Committee Meeting is tentatively scheduled for June 22, 2015.
- Council Meeting to consider the OPA and ZBA is tentatively scheduled for June 25, 2015.



Celebrating 60 Years

BRIEFING REPORT

AJAX DOWNS CASINO

APPLICATIONS

PICOV HOLDING INC. & PICOV
CATTLE CO.

