

PUBLIC PARTICIPATION MEETING COMMENTS

3.11 PUBLIC PARTICIPATION MEETING – Application – 3334 and 3354 Wonderland Road South (OZ-9043)

- Scott Allan, MHBC, on behalf of Gateway Casinos – advising that with him today are several representatives of the Gateway project team who will be glad to answer any questions Committee members may have; providing a short presentation to supplement the information provided by Ms. M. Campbell, Manager, Development Planning, and he just wanted to advise that the presentation may exceed five minutes but will not exceed ten, and they would like your approval to present that; (*Councillor A. Hopkins asking the Committee if they are agreeable to an extension of five minutes, not to exceed ten minutes.*); expressing support for the findings and recommendations of the planning staff report presented by Ms. M. Campbell, Manager, Development Planning, and he would also like to thank staff and extend their appreciation for all your assistance through this process; stating that it has been a truncated exercise and he appreciates that effort.
- Amanda Fics, Intern Architect, Cumulus Architects – thanking the Committee for the opportunity to present here today, another chance to share and describe the spirit and intent of the design of both the site and the building of this proposal; stating that it is currently going through the site plan control application process with the City and through that we have had numerous opportunities to meet with City staff to discuss and review the design of the forecourt area between Wonderland Road and the building façade, which is the image that you are seeing here on the screen; outlining that through this iterative and productive process we believe that the outcome of the design is the better for it, and we are here to share some of that with you here today; starting off looking at the overall site experience, highlighting considerations for transit access from Wonderland Road, the pedestrian experience described by the second image, through to active transportation options and considerations such as cycling, through to the future passive recreation zone to the east of the site; moving from the overall site experience, she would like to spend some time focusing on the spirit of the future forecourt space that we were talking about previously, the vision for that space and how it might be used, and for an event space for varying activities such as car shows through to markets were represented by the images that we see on the screen here; starting with the site plan overall and just to orient everyone, to the bottom of the screen is Wonderland Road which is the west edge of the site, and up to the top of the screen is the Pincombe drain, at the top of the screen which is the east extent of the site; this primary East-West connection through the site is identified by the black-dotted line that is running through there and that connects the public sidewalk up at Wonderland all the way through to the re-naturalized Pincombe drain, from its current condition of the existing cement plant to this future passive recreation zone; starting off, the big circle at the bottom of Wonderland is identifying a proposal to relocate the existing transit stop, directly located in line with this main East-West pedestrian walkway, transitioning through the forecourt edge, one of the spaces that defines that edge - built up with built-form, enhanced landscaping elements and urban furniture like benches and seating; moving from that forecourt edge towards the south façade of the building, which is the length running along that black-dotted line, it is further articulated and animated by an exterior second story patio that overlooks that walkway, and a floor to ceiling curtain wall with controlled views into and out of the building; advising that there is both patron and staff bicycle parking distributed along that edge and then landscape elements with consideration to all seasons transitioning beyond the south façade; further towards the back extent of that walkway to the Pincombe drain is articulated by canopy trees and pedestrian scale lighting; pointing out that the pink line that is identified on the screen there is identifying a north-south vehicular connection to future developments on either side of the site, which is mindful to the desire of creating an internal road network described in the southwest area plan; turning your attention towards the future forecourt space in front of the building in between

Wonderland Road, this series of diagrams here are representations of the design parameters employed to develop this space; starting with the first one on the left-hand side, that blue diagram, it is explaining the extent of the forecourt space which is defined by the width of the extent of the primary building façade, and then reaches out from there like a welcome mat up to Wonderland Road; stating that the second diagram defines the edges the articulated edges that define the forecourt space is an area unlike anything or anywhere else within the site or standard parking lots; indicating that the last diagram identifies the field space within those defined edges that are articulated with elements that are differentiated and distributed throughout this space, different than any other standard parking lot; pointing out at the very bottom of the site plan there you see a black-dashed line that represents the existing property line and eastbound in from there is a red-dashed line that represents future property line, which represents the condition of the road widening of Wonderland; advising that the future condition and the design of the forecourt space has been responsive to that future condition; starting with a full-some description of the edges that define the forecourt space with the east edge which is the building frontage and the view terminus from Wonderland Road is a public element through the forecourt to the building edge; starting from sort of left, moving through to right of the rendered image that you are seeing there, you start off with the match restaurant and patio which is a sports and entertainment style restaurant of the casino, and the image on the far right is a representation of what that space would be like; noting that there is an exterior bar, TV's, seating and booths that animate and articulate that edge so it sits within an oasis of landscape elements; transitioning from that patio to the middle you see the primary facade and main building entrance, which faces and addresses Wonderland Road; that is articulated by a grand port-corsair which stands proud of that façade and reaches out towards the forecourt space; noting that it is further identified and articulated by prominent site signage which identifies the casino from Wonderland Road as well; transitioning to the right of the façade and at the top you see the Atlas restaurant, which is a fine-dining restaurant of steak and seafood, with another exterior patio articulating that edge; moving on to the north and south edges that define the forecourt space are generous and wide, they define both the north and south side and it is comprised of a wide expanse of walkways, and articulated from Wonderland all the way to the building frontage with built-form elements which are these pavilions which are represented in the precedent image to the left here, that would be designed in the spirit and quality that the casino itself upholds; indicating that they would provide shade in the summer, casting shadows that create a level of playfulness as the patterns dance across the surface between various hours of the day; associated with these pavilions, these built-form pavilions, would be seating and benches, pedestrian scale lighting that starts to build them up as destinations in and of themselves as a place of rest, and perhaps used on an event night when something else is going on out there, like a market for instance where Sherry or Bob might be selling their beets; moving on from describing the built-form, these edges are further defined by landscape elements that are built up in hierarchies; moving again from left to right, you start off with perennials which are lower density or lower height planting that bloom throughout different times of the year, providing various colors from summer, fall and spring, ornamental grasses; (*Councillor A. Hopkins indicating that Ms. A. Fics has one minute left.*); ornamental grasses that maintain a presence in the winter months and a mid-height hedge to help further define that space, and then these columnar trees that run the length and also act as the sort of feature landscape element that is distributed throughout the forecourt; advising that what we are seeing here on the screen is a scratch representation of what that space might feel like standing within it; noting that you are inside the forecourt space closer towards Wonderland, so you get to see the expanse of some of the elements distributed throughout the field; sculptural lighting which helps to set a datum which is a height different than that of standard lighting and standard parking areas; pointing out that the landscape planters that you see with low dense planting and the base of the columnar trees as well, imagine those lit up in the evening so they still hold a presence

and so hope to animate the space throughout, and definition of the space. (See attached presentation.)

- Cary Parkinson – indicating that she lives in Lambeth; noting that she grew up in Norton Estates, and most of her family friends still live and reside in the area; stating that in the report outlined this evening, there was a bunch of points made in regards to the casino and building it where it is; believing the noise will definitely increase in the area which is completely bothersome, considering right now it is mostly residential other than the commercial businesses that surround it to support the residents that live out in the area; indicating that traffic is a joke as it stands right now; Wonderland is a parking lot; pointing out that we just redid Lambeth so that people were not cutting through Lambeth; advising that there is no other way into Wonderland other than the 402; stating that if you are advising people from out of the city to come to this casino, if they cannot get down Wonderland they are going to come through Lambeth, so just food for thought; speaking to the lighting, she feels terrible for anybody that surrounds that space, it will be lit up 24/7; you might as well have lights on at all times; pointing out that crime comes with a casino no matter how hard you try and what you try to do and put in place; indicating that they outlined some studies done by users of drugs, addicts, etc.; noting that this is all coming to a community that does not want it, does not need it, and does not deserve it; advising that there is absolutely no supporting business around this infrastructure; most of the businesses there are there to support the community that is in place and that plans on growing; feeling bad for the people who own houses right behind there as they have invested millions of dollars in homes to now say that they back onto a casino; expressing that she does not know why they have picked this location and only this location, and why the Western Fair has dropped off and/or no other location has been taken in consideration; stating that the east village has worked hard to support the community and put money back into the area, and this suits and fits within those directives of entertainment access/multi-use; indicating that there are horses, so there is a whole industry there that will be unemployed; wondering where are they going to go; advising that she would love to know where the executives for the casino live because maybe they can put it in their neighbourhood instead of ours; indicating that a pig with lipstick is still a pig.
- Dr. Chris Robson, no fixed address – indicating that he lost his house at the casino; advising that he has been told that he is a good student of people in politics and gambling; advising that he is not here to put a pitch in for Western Fair; horse racing is sound and it is on the rebound, things are going okay there but he will address one statement from Mr. Mitchell from two weeks ago on the news, where he said with regards to Western Fair: “That horse has left the barn”; pointing out that he has seen lots of horses leave the barn and we are always able to get it back in no problem; going back ten years, the United States does not often copy what we do, but four states Pennsylvania, Ohio, Indiana, and New York, copied what we had in Ontario; instead of having slots at the racetrack they had casinos at the racetrack; noting that they call them “Racinos”; indicating that if you talk to Governor Cuomo, he is happy with that; advising that there is one casino in New York City, Yonkers Raceway; there is one casino in Toronto, Woodbine Racetrack; people in Ohio are happy, people in Indiana, Indiana and Ohio have a certain amount of moral and religious sectors to their states, and they are happy with the gambling at the racetrack; noting that you have season people going there; believing the best place to have any casino in this city is at the racetrack; talking to people at the coffee shop, the golf course, work, and just general all kinds of people from all walks of life and everybody for the last year has said the same thing to me: “Are they going to have that casino at Western Fair? Why would they have that casino down at the south end?”; they already said in the one, in the previous presentation, they said they do not have to widen Wonderland Road; thinking Wonderland Road needs widening up north because everybody goes to Costco, but he is under the impression from Gateway that nobody is going to be going to this casino from the north end because they do not have to widen Wonderland Road South; thinking that does not make sense; believing it is up to the politicians; a politician has to have a certain amount of intelligence and backbone, and the combination of both makes a really good politician; calling on the

politicians to make the proper decision here; looking for clarification that the City owns the Western Fair Association; outlining that you get people that would take a shuttle bus from after a Knight's game or a concert or from the Convention Center, it is either three minutes or five minutes on a shuttle bus ride to Western Fair, to the casino; pointing out that he does not even know if you have busses out to the south end of the city; stating that he tried to take the bus to down Wharncliffe Road South and he had to make about three stops, it was pretty hard to get down there; thinking it is in the wrong spot, knowing it is in the wrong spot, and most Londoners he talks to also agree with him; advising that he is the kind of guy that usually does not come to meetings like this, but he thought it was important to put his two cents worth in as he does live in London.

- Resident – expressing amazement at the lovely photographs that she just saw, lovely plants, lovely wild grass; enquiring how many hard-earned paychecks disappear into your casino.
- Stuart Bevin, 15-7222 Clayton Walk – advising that he did not come with any prepared comments because he did not know that this was on the agenda, but he wants to give the Committee some background on him and to explain where the comments are coming from; advising that he was Board Chair of an organization called ADSTV (Addiction Services of Thames Valley); indicating that organization has grown from, he is guessing, five employees when it started roughly thirty years ago to, he thinks, around 100 now; advising that it has a number of programs in it including problem gambling; noting that he is not against gambling, he is not for gambling, he is simply explaining to you what my background is so you understand where his comments are coming from; indicating that he has seen a huge growth in that organization in the time that he was there; thinking that one of the things that Council has to factor in is that the City has substantially supported the organization and given the fact that a casino will be placed in the city somewhere at some point, that will inevitably increase the demand on City revenues for supporting the programs in the Addiction Services of Thames Valley; believing it is something that you need to think about; reiterating that he is not saying that it is wrong to have a casino, he is not saying it is right to have a casino, he is simply trying to explain to you on an ad hoc, impromptu basis what he has seen, what he has experienced indirectly; indicating that he is not an expert in any of these areas, he simply served on the board, he was simply the board chair; believing you simply need to think about this when you are considering all of the factors that go into this decision.