



**STAFF REPORT
ACTION REQUIRED**

Zoning Status of Casinos in Toronto and East York District – Supplementary Report Regarding Parking Information

Date:	October 3, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, and 32
Reference Number:	12 226741 SPS 00 TM

SUMMARY

At its meeting of February 14, 2012, Toronto and East York Community Council requested the Chief Planner, in consultation with the City Solicitor and Chief Building Official to report to the September 11, 2012 meeting of the Toronto and East York Community Council regarding the zoning status of casinos in Toronto and East York District. The original report prepared for September 11, 2012 TEYCC provided information regarding the above request.

At its meeting of September 11, 2012, Toronto and East York Community Council requested the Chief Planner to provide further information on parking standards associated with other Ontario Casinos and on the parking capacity within the Front Street and John Street. This report provides further information regarding the above request.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council receive for information the report (October 3, 2012) from the Director, Community Planning, Toronto and East York District, entitled "Zoning Status of Casinos in Toronto and East York District – Supplementary Report Regarding Parking Information".

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of February 14, 2012, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning in consultation with the City Solicitor and the Chief Building Official to report to the September 11, 2012 meeting of the Toronto and East York Community Council on the zoning regulations governing casinos (also known as gaming sites or gaming premises) as a land use in the Toronto and East York District, and any necessary actions to prohibit casinos, gaming sites or gaming premises under the zoning by-laws for the Toronto and East York Community Council area.

At its meeting of September 11, 2012, Toronto and East York Community Council requested the Chief Planner to provide further information on parking standards associated with other Ontario Casinos and on the parking capacity within the Front Street and John Street precinct.

At its meeting on May 14, 2012, Executive Committee, considered Motion MM22.2 referred by City Council on April 10 and 11, 2012, EX20.15 "No Casino without a Referendum". The item was referred to the City Manager, to report back to Executive Committee at its October 9, 2012 meeting. The Report from the City Manager, to be provided at the November 8, 2012 Executive Committee Meeting will address a range of issues associated with a potential casino in the City of Toronto. The information contained in this report and the previous report to the September 11, 2012 Toronto and East York Community Council, was prepared independently from the forthcoming City Manager's Report.

COMMENTS

Parking Information for Casinos in Ontario Municipalities

There are currently several casinos located in municipalities throughout Ontario. On their website, Ontario Lottery and Gaming Corporation (OLG) groups casinos into two categories – casinos and resort casinos. These include casinos that have both slot machines and table games, and some include other amenities or services such as hotels, restaurants and theatres. For the purposes of this report, information on a selection of casinos and resort casinos across Ontario has been collected. For the purposes of providing information that is comparable for the City of Toronto, only the casinos or resort casinos located in relatively more urban areas have been included.

Information for each of casinos and resort casinos below includes, where available: casino location, parking standards, actual number of parking spaces provided, number of slot machines and/or table games and any other relevant information (additional amenities and uses on site or adjacent to the site). Information was collected from the

OLG website and quarterly financial reports as well as the zoning by-laws from the following municipalities:

- City of Brantford;
- City of Sault Ste. Marie;
- City of Windsor;
- the Township of Ramara; and
- City of Niagara Falls.

The parking information available for Ontario casinos is as follows:

Brantford Casino

Location: 40 Icomm Drive, Brantford, Ontario
Parking Standards: 1.0 parking spaces per 4 person capacity
Parking Configuration: Approximately 600 free on-site parking spaces
Gaming: 539 slot machines, 55 tables
Other Information: Adjacent to Brantford Civic Centre

Sault Ste. Marie Casino

Location: 30 Bay Street West, Sault Ste. Marie, Ontario
Parking Standards: 1.0 parking spaces per 5 person capacity / 1.0 parking spaces per 10 person capacity (elsewhere in the downtown)
Parking Configuration: Approximately 440 free on-site parking spaces
Gaming: 432 slot machines, 12 tables
Other Information: One restaurant, one bar

Caesars Windsor (Resort Casino)

Location: 445 Riverside Drive West, Windsor, Ontario
Parking Standards: Site specific agreement between the City of Windsor and OLG
Parking Configuration: Free on and off-site surface and structured parking, free on-site valet parking (quantity unavailable)
Gaming: 2,323 slot machines, 81 tables
Other Information: 5,000 seat coliseum, 758 room hotel, 100,000 square feet of conference space and 6 restaurants

Casino Rama (Resort Casino)

Location: 5899 Rama Road, Township of Ramara, Ontario
Parking Standards: 1.0 parking spaces per 8 person capacity
Parking Configuration: 2,258 free surface parking spaces
Gaming: 2,516 slot machines, 121 tables
Other Information: 289 room hotel, 5,000 seat entertainment centre, 10 restaurants

Casino Niagara (Resort Casino)

Location: 5705 Falls Avenue, Niagara Falls, Ontario
Parking Standards: Determined through Site Plan Control
Parking Configuration: 1,500 paid parking spaces in parking structure
Gaming: 1,500 slot machines, 40 tables (approximately)
Other Information: 3 restaurants, one comedy club

Fallsview Casino (Resort Casino)

Location: 6380 Fallsview Boulevard, Niagara Falls, Ontario
 Parking Standards: Determined through Site Plan Control
 Parking Configuration: 3,000 paid parking spaces in parking structure
 Gaming: 3,000 slot machines, 100 tables (approximately)
 Other Information: 1,500 seat theatre, 374 room hotel, 18 restaurants, 30 shops and 15,000 square foot spa

Parking Standards within Toronto and East York District

Parking Rates as per Zoning By-law 438-86, as amended

Table 1 shows the current parking rates as per zoning By-law 438-86, as amended, for buildings/structures that are similar to casinos in that they may draw large groups of people. The parking rates are grouped by location - in downtown Toronto (generally defined as the Canadian Pacific Rail north of Dupont Street, Don Valley Parkway, Bathurst Street and the lake) which includes the area around Front Street and John Street, and outside of downtown Toronto (but within Toronto and East York District), where both Exhibition Place and Ontario Place are located.

Table 1 - City of Toronto Parking Rates (from Zoning By-Law 438-86, as amended)					
Purpose of Building / Structure	Downtown Toronto		Purpose of Building / Structure	Outside of Downtown Toronto	
	Min.	Max.		Min.	Max.
A place of Assembly	1.0 space / 5 seats	1.0 space / 3 seats	A place of Assembly	1.0 space / 10 person capacity	N/A
Adult Physical Culture Establishment, Bowling Alley, Arcade	1.0 space / 175m ² GFA	1.0 space / 75m ² GFA	Place of amusement , Concert Hall, Assembly Union Hall, Racetrack, Arena	1.0 space / 10 person capacity	N/A
Department store	1.0 space for each 150m ² of net floor area or fraction equal to or greater than one-half thereof contained therein;	1.0 space for each 100m ² of net floor area or fraction equal to or greater than one-half thereof contained therein;	Department store	1.0 space / 46 m ² of selling space therein	

Parking Rates as per Draft City-Wide By-law

The Draft City-wide Zoning By-law defines a gaming establishment as: premises used for the purpose of wagering on games of chance under Province of Ontario legislation, excluding bingo or other lottery events licensed by the City of Toronto for charitable purposes. The parking standards for gaming establishments are identified in Section 200.5.10.10 Parking Space Rates and Parking Space Occupancy of the Draft City-wide By-law as a minimum of 25.0 spaces for each 100 square metres of gross floor area.

Parking Conditions in the Area of Front and John Street

For the purposes of this report, the assessment of parking capacity in the Front Street and John Street is primarily a qualitative assessment based on current conditions and experience. A more detailed study would be necessary for a quantitative analysis regarding the capacity within the area.

In the daytime, parking spaces are available in private and public parking lots, within surface parking lots and below-grade structures. These spaces serve commuters who work and/or are making short-term visits to the surrounding area. These spaces are primarily paid parking spaces and in many cases are available on a first-come, first-serve basis. It should be noted that due to this first-come, first-serve approach many parking lots operate under, parking may not be conveniently located for users and could result in commuters walking a considerable distance to their desired location. Towards the evening, parking availability increases as commuters depart from work; this allows parking capacity to be utilized by those attending special events in the evening.

The Air Canada Centre, Rogers Centre, Metro Toronto Convention Centre and other entertainment venues are the major generators of parking with regard to sporting and special events in proximity to Front Street and John Street. The capacity conditions for special events are similar to the conditions of the daytime, in that parking spaces are available in private and public parking lots, in surface lots and below-grade structures. However, at the critical times when special events overlap (i.e. sporting events and/or concerts and/or conventions and trade shows held on the same day or evening), the parking capacity is quickly depleted and commuters are often subject to parking in lots and areas that are not conveniently located with regard to their destination.

In terms of the use of available parking spaces in the general area, the Toronto Parking Authority (TPA) identifies this as a target area in its 10-year Capital Plan, suggesting that there is latent demand for parking.

Parking Conditions in Other Areas of Toronto and East York District

By way of example, the following entertainment and tourist venues in downtown Toronto provide the following parking:

- Rogers Centre – 570 parking spaces
- Metro Toronto Convention Centre – 1,700 public parking spaces
- Eaton Centre – over 1,300 public parking spaces
- Air Canada Centre – 500 on site parking spaces. 13,000 public parking spaces within walking distance (including some spaces noted above).

- Ripley's Aquarium (under construction) – No on-site parking proposed. Approximately 3,200 public parking spaces with 300 metres of the site (including some spaces noted above).

Also by way of example, the current parking capacity for Exhibition Place and Ontario Place is 6,500 parking spaces and 1,984 parking spaces, respectively. For various special events (Molson Amphitheatre concerts, Canadian National Exhibition, etc.), parking is often fully utilized at both sites.

Institute of Transportation Engineers (ITE) Parking Standards

For Casinos/Video lottery establishments, *ITE's Parking Generation*, 3rd Edition provides a parking supply rate of 30.2 spaces per 1,000 square feet GFA (1.0 space per 3.08 square metres GFA) or 1.5 spaces per gaming position. A gaming position is defined as a seat or standing location in which an individual participates in a casino gaming activity, such as slots and video machines or table games. The characteristics of the ITE's survey casino site are as follows: GFA of 101,000 square feet, 2,000 gaming positions, and a 755 room hotel. A casino of this size would require a parking facility containing approximately 3,000 spaces, not including consideration of additional parking for hotel or other uses.

Summary

Casinos located in municipalities across the province of Ontario provide parking in a variety of ways and in varying numbers according to their capacity. The information gathered for the purposes of this report illustrates this range and that parking standards vary by venue and municipality. In most of the examples provided in this report, the number of parking spaces associated with a casino was provided on a site-specific basis. In the case of any new applications associated with a Commercial Casino in the Toronto and East York District (or elsewhere in the city), a complete Transportation Demand Management Plan, tailored to local conditions, would be required to address all modes of travel.

Regarding the parking capacity in the Front Street and John Street area, further study would be necessary to develop a quantitative analysis of the capacity available. It is also worth noting that the Toronto Parking Authority's 10-year Capital Plan identifies the area as a target for parking facility expansion.

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SIGNATURE

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