

CGS - Arena/Event Centre Location Comparison			
Concerns		Kingsway	Elgin Street
CGS Revenue Change	Property taxes (1)	Decrease	No change
	Operating budgets	Increase (2)	No change
Securing Debt	CGS Policy	No (3)	n.a.
	Can it be redirected	Yes (3a)	Yes (3a)
Securing Developer	CGS Policy	No (4)	Yes
Technically viable	Fault lines	Viable	None
	Footings	Viable	Viable
Strategic Master Plan	Compliant	No	Yes
Source water Protection	Compliant	No	Yes
Mass Rail Transit	Service access (5)	No	Yes
Bus Transit Station	Distance (kms)	7.00	0.68
Existing Bus Routes	Less than < 400 m	0	23
Traffic accessibility	Present Vol.	Yes	Yes
	Future Vol.	Yes	Yes
Traffic volume	Present	No	Yes
	Future	Yes	Yes
Parking	Exist. < 300 m	0	1000
	Exist. Total	0	3000
	Future < 300 m	1250	1000
	Future Total	2650	3000
Operating CO₂ emissions	Existing attendance (6)	Increase	No change
	Future attendance	Increase	No change
Existing Linear Infrastructure	Water	No	Yes
	Wastewater	No	Yes
	Power	No	Yes
	Side Streets	No	Yes
Service Level	Summer roads	Increase	No change
	Winter roads	Increase	No change
	Potable water	Increase	No change
	Waste Treatment	Increase	No change
Grounds	Parking maintenance	Increase	No change
	Lawn, Storm Water Pond	Increase	No change
Downtown Improvement	Aesthetics	n.a.	Improved
	People activity (7)	Decreased	Increased
Adjacent Amenities	Existing Hotels	0 < 2000 m	4 < 400 m
	Future	1 < 2000 m ?	5 < 400 m
	Restaurants	1 < 600 m	20 < 600 m
	Future	Unknown	Unknown
	Active Living	Future	Existing
	Shopping	Remote	Local

CGS - Arena/Event Centre Location Comparison (Cont'd.)			
Concerns		Kingsway	Elgin Street
Emergency Services	Police	Remote	Local
	Ambulance	Remote	Local
	Fire	Remote	Local
	Hospital	Remote	Local
Health & Safety	Residential impact	Yes	No
	Traffic stress	Yes	No
	Ecological Impact	Negative	No change
	Green space	Loss	No change
Collateral Cost	Redundant facilities	Yes (8)	No
	Peripheral businesses (9)	Yes	No
	Increased CGS staff (10)	Yes	No
	Economic drain	Yes (11)	No change
Construction	Accessibility	Good	Limited
	Phase with funds availability	No	Yes
	Emissions (tonnes CO ₂)	360,000	140,000
Corporate Fit	Financial Stress	High	Medium
	Operating Stress	High	Low
	Maintenance Stress	High	Low
	Taxpayer Stress	Very high	Medium
Strategic Pillars of CGS	Economic Impact	Short term	Long term
	Economic Development	? ? (12)	n.a.
	Responsible Fiscal Govern.	? ? (13)	Yes
	Quality of Life & Place	? ? (14)	Yes
	Sustainable Infrastructure	No	Yes
Population Accessibility (From Existing) (2016 Census)	Capreol (3,281)	No Change	No Change
	Nickel Centre (14,490)	Enhanced	No Change
	Onaping Falls (4,751)	Diminished	No Change
	Rayside-Balfour (15,703)	Diminished	No Change
	Sudbury City (85,714)	Diminished	No Change
	Valley East (24,432)	Diminished	No Change
	Walden (13,160)	Diminished	No Change

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NOTES:

- 1** Replacing industrial property with no tax CGS property
- 2** Increased linear infrastructure maintenance plus redundant arena or additional two arenas instead of one..
- 3** \$200 million debt without competitive proposals.
- 3a** The Debenture is not a secured loan and can be redirected by Council.
- 4** No competitive proposals.
- 5** Future transit will eventually require mass rail.
- 6** Existing plus new buildings plus bussing longer distances.
- 7** A vibrant downtown requires people.
- 8** The existing arean becomes a redundant facility unless repurposed at additional cost to the proposed Kingsway site proposal.
- 9** Businesses that currently survive based on spin-off business from arena events will lose that business.
- 10** If the existing arena remains as CGS property, additional staf will be needed to operate it and the Kingsway operation.
- 11** If the Kingsway site includes a Hotel and Casino then a major economic drain can be expected.
- 12** Potential in adjacent industrial properties.
- 13** Only if there are no other more responsible alternatives.
- 14** Made questionable by tie-in to Casino.