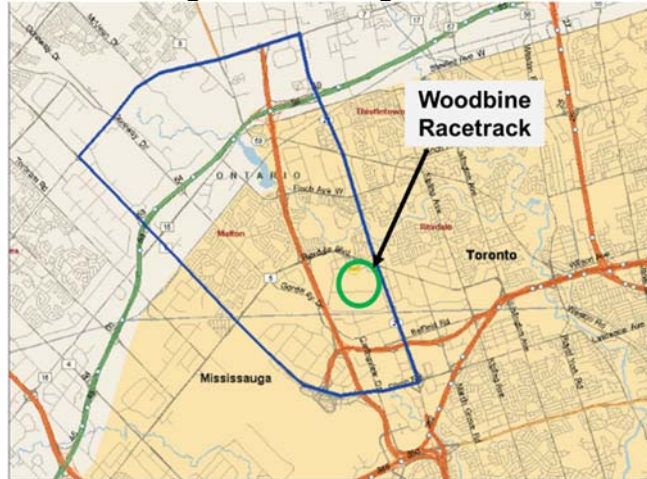


## **Appendix A - City of Toronto Conditions**

*The following conditions will be reviewed by the City Manager and City Planning following the Ontario Lottery and Gaming Corporation selection of a service provider to operate the expanded gaming site in Zone C2 (Figure 1) and a development application has been received by the City.*

**Figure 1 – Gaming Zone C2**



Source: OLG

As a condition of its support for expanded gaming at Woodbine Racetrack (555 Rexdale Blvd.) (Woodbine), the City of Toronto requires that the successful service provider will commit to the following.

### ***Development Plan***

1. The service provider's development plan should include gaming and non-gaming related uses resulting in an integrated entertainment complex that meets City economic and community development objectives for this area of Toronto.
2. The service provider's development plan should build upon and support the international calibre race track operations at Woodbine.
3. The service provider's development plan should include appropriate and supportable levels of retail and other amenities included as part of any development.

### ***Planning and Design***

4. The service provider's proposal must conform with the City's Official Plan and achieve consistency with City policies and guidelines respecting planning, development and design including the following:
  - a. Will have an urban form that is designed to fit within the local context.
  - b. Provide high quality architecture and urban design and provide animated and active uses at grade.

- c. Provide an architectural design that is consistent with existing and planned development in the vicinity of Woodbine and that has a density, scale, height and built form suitable for the site.
  - d. Ensure the design of the development contributes to the creation of landmarks and vistas and addresses transition.
  - e. Enhance the public realm in the vicinity of the project.
  - f. Ensure signage is of a high quality design that does not detract from the visual appearance of the architecture and is directed away from sensitive land uses.
  - g. Implement best practices and innovations for green design.
  - h. Address the provision of linkages with and between other public spaces, including enhancements to existing public spaces.
5. The service provider's proposal should include urban design considerations consistent with the Draft Urban Design Guidelines for Woodbine which are intended to create urban streets and blocks which connect to the surrounding area, create a comfortable and attractive pedestrian environment, provide public open space and upgrade and green surface parking areas.
  6. The service provider's proposal will be presented to the City's Design Review Panel and the design is to be consistent with the feedback provided.
  7. The service provider will submit all appropriate plans and documents required to support any development application in accordance with the Terms of Reference in the City's Building Toronto Together: A Development Guide.

### ***Transportation and Infrastructure***

8. The service provider's proposal must identify all incremental transportation and infrastructure costs and upgrades, including transit, parking and road improvements required to support the proposed development plan and future site, and provide funding for these additional costs.
9. The service provider's proposal requires a review of the existing and projected capacity of the road and transit network, parking requirements and infrastructure. Studies must conform to the City's Transportation Impact Study guidelines (2013) and address at a minimum the following:
  - a. A multi-modal approach to land use and transportation planning that minimizes parking requirements and recommends improvements to the transit, cycling and pedestrian network;
  - b. Traffic generation and any upgrades to the transportation system required to support the development; and
  - c. Strategy for coach, taxi, shuttle bus, service, delivery and emergency vehicle movements.
10. The service provider's proposal must include a transit strategy to support the short and long term plans for redevelopment of the Woodbine lands, including:
  - a. Improvement to local bus transit operations (TTC, Viva, MiWay, Brampton Transit, etc.);

- b. Further investigation, analysis and protection for the extension of the Finch West LRT from Humber College to Rexdale and Pearson International Airport;
  - c. Protection for a future GO Station on the Kitchener line as identified on Map 4 Higher Order Transit Corridors of the Official Plan and possibly a Union Pearson Express stop; and
  - d. A Transportation Demand Management Plan to encourage the use of transit and other transportation modes for both employees and visitors.
11. The Service provider's proposal must include an infrastructure strategy that addresses any municipal servicing requirements and should include the submission of a Functional Servicing Study outlining the infrastructure works (internal and external to Woodbine) necessary to support the development plan. The study should address water consumption, sanitary and storm drainage, and the construction phasing of the infrastructure improvements, in accordance with the Servicing Report Terms of Reference in the City's Development Guide.
12. The service provider and its development partners will be required to address existing capacity and requirements for other utilities. Should any upgrades be required, these will be appropriately funded by the service provider and its development partners.

#### ***International Marketing Plan***

13. The service provider will develop an international marketing plan and outline what measures it will implement to maximize the facility's ability to attract tourists both nationally and internationally.

#### ***Local Labour Market Development and Supply Chain Diversity***

14. The service provider will develop an Employment and Labour Market Plan satisfactory to the City, which will apply to the gaming facility and related development and operations, including:
- a. working with educational institutions in Toronto to develop employment, skills training and apprenticeship opportunities for local Toronto residents; and
  - b. a commitment from the service provider to examine all reasonable opportunities and take the appropriate steps to mitigate any potential harm to the local community and prioritize the hiring of appropriately skilled persons living within adjacent Toronto communities.
15. The service provider will establish an Employment and Labour Market Advisory Working Group, comprising representatives from the service provider, the City of Toronto, and other relevant stakeholders (e.g. the OLG) to oversee the implementation and reporting of outcomes of the Employment and Labour Market Plan, including skills training and apprenticeship opportunities that provide improvements to the lives of Toronto residents.
16. The service provider will implement a Supply Chain Diversity Policy, which will:
- a. Include opportunities to secure agreements that support operational requirements and provide added-value to local businesses;

- b. Require the service provider to take all reasonable steps to create opportunities for local businesses to benefit from the proposed development; and
- c. Require the service provider to take all reasonable steps to encourage the hiring and purchasing of skilled service providers that resemble the diversity and multicultural makeup of Toronto.

### ***Community Benefits***

17. The service provider will identify commitments for the provision of access to suitable live event and/or large venue facilities, at little or no cost, for a limited number of operational hours within its facilities, for appropriate community cultural purposes.
18. The service provider must maintain all existing and planned Responsible Gambling measures and work with City staff and the Toronto Medical Officer of Health to implement harm mitigation measures to address the negative impacts of problem gambling.
19. The service provider will address the potential negative impacts of expanded gaming at Woodbine and identify community benefits it will contribute to mitigate any potential risks, including:
  - a. the preparation of regular reports assessing the health and social impacts of gaming operations at Woodbine;
  - b. providing additional social and health services to address any increase in vulnerability to Toronto residents brought about by expanded gaming at Woodbine ;
  - c. a commitment to proactively addressing the negative impacts of problem gambling through prevention, intervention, treatment referral and harm mitigation initiatives based on internationally recognized best practices;
  - d. the identification of and commitment to social procurement opportunities and strategies that are aimed at providing benefits to local businesses and residents;
  - e. the identification of and commitment to the principles of an Employment and Labour Market Plan to support the development and operation of the proposed expansion;
  - f. the identification of and commitment to the principles of a Supply Chain Diversity Policy to encourage meaningful employment opportunities; and
  - g. the identification and commitment to building sustainable community relationships and initiatives that benefit Toronto residents.
20. The service provider will develop and enter into an agreement (or multiple agreements) with the City, in a form satisfactory to the City Manager and the City Solicitor, identifying the terms and conditions of community benefits it will contribute to mitigate any potential risks of expanded gaming at Woodbine, including the establishment of an oversight committee responsible for reporting on progress, and comprising representatives from the service provider, the City of Toronto, including Public Health, and invite representatives from the Ministry of Health and Long-Term Care, the Centre for Addiction and Mental Health and relevant research and community-based stakeholders.