

## Attachment 6: Overview of City Planning Process Related to Expanded Gaming at Casino Woodbine

On February 21, 2018, Woodbine Entertainment Group submitted Site Plan Approval Application (File No. 18 119828 WET 02 SA) to permit the construction of a casino and 4,200-seat performance venue, two hotels, several restaurants and retail stores, and a parking structure on Block 10 of the future Plan of Subdivision. Ontario Gaming GTA L.P. (hereafter referred to as One Toronto Gaming) was selected as the gaming service provider by the Ontario and Lottery Corporation to facilitate the full construction of Block 10, which includes the delivery of expanded gaming at the existing Casino Woodbine site. A draft Notice of Approval Conditions for the Site Plan Approval Application has been provided to One Toronto Gaming, which identifies the preliminary conditions to be fulfilled prior to final approval. The Toronto Building Division has issued a Conditional Below Grade Permit so that One Toronto Gaming can begin construction of the casino facility and on-site services in advance of the requirements and conditions set out in the subdivision agreement. One Toronto Gaming has advised that under their agreement with Ontario and Lottery Corporation, the Casino is to be open and operational by the end of March 2021.

On May 8, 2019 the Local Planning Appeal Tribunal issued an Order which dismissed the appeal of the Draft Plan of Subdivision Application (File No. 17 158705 WET 02 SB) and subsequently approved the Draft Plan of Subdivision subject to the fulfillment of conditions. Woodbine Entertainment Group is currently working to fulfill the conditions required to be satisfied prior to the registration of the Phase 1 of the Draft Plan of Subdivision which will create the necessary development blocks, parks and roads.

On February 15, 2018, Woodbine Entertainment Group submitted Site Plan Approval Application (File No. 18 117779 WET 02 SA) to permit the construction of retail uses, parking and the redesign of the walking circle in Woodbine Square. The application is currently being reviewed by City of Toronto. In order to comply with the City Council's Direction that Block 9 and Block 10 be constructed concurrently, Woodbine Entertainment Group has been advised that a full building permit for Woodbine Square will need to be issued prior to an occupancy permit being granted for the Casino Woodbine facility (Block 9).

A summary of the site plan development is provided in Table One below.

Table 1: Summary of Site Plan Development

Site Plan	Project	Status
Block 10  Ontario Gaming GTA L.P (OGG)  Site Plan Control Application No. 18 119828 WET 02 SA	The application is for permission to construct a casino, a performance venue, two hotels, a parking structure and private road	The application is under review.  A draft Notice of Approval Conditions for the Site Plan Approval Application has been provided to OGG, which identifies the preliminary conditions to be fulfilled prior to final approval.

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Site Plan	Project	Status
		<p>It anticipated that the final Notice of Approval Conditions will be issued by the end of November 2019.</p> <p>A conditional below grade building permit has been issued by Toronto Building.</p>
<p>Block 9</p> <p>Woodbine Entertainment Group</p> <p>Site Plan Control Application No. 18 117779 WET 02 SA</p>	<p>The application is for permission to construct retail uses, parking and the redesign of the walking circle in Woodbine Square.</p>	<p>The application is under review.</p>
<p>555 Rexdale Boulevard Woodbine Racetrack</p> <p>Subdivision Application No. 17 158705 WET 02 SB</p>	<p>Draft Plan of Subdivision will create the necessary development blocks, parks and roads.</p>	<p>On May 8, 2019 the Local Planning Appeal Tribunal (LPAT) approved the Draft Plan of Subdivision subject to the fulfillment of conditions.</p> <p>Woodbine Entertainment Group is currently working to fulfill the conditions required to be satisfied prior to the registration of the Phase 1 of the Subdivision.</p>