



## REFERRAL OF ADMINISTRATIVE INQUIRY AND ANSWER

### Woodbine Live Project

<b>Date:</b>	May 14, 2012
<b>To:</b>	Executive Committee
<b>From:</b>	City Council
<b>Wards:</b>	All

### City Council Decision

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City Council, on May 8 and 9, 2012, referred Administrative Inquiry IA23.1 from Councillor Janet Davis, Ward 31, Beaches-East York, regarding the Woodbine Live Project and Answer IA23.1a from the City Manager, to the Executive Committee for consideration.

### Summary

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Councillor Janet Davis has submitted the following Administrative Inquiry:

"I am submitting this Administrative Inquiry (under Municipal Code S27-61) to seek information about the status of the Woodbine Live Project.

I am requesting a response from the City Manager to the following questions:

1. What is the status of the Tax Incentive Equivalent Grants (TIEG) for Woodbine Live? Has the Financial Incentives Agreement been negotiated? Has the applicant agreed to the Minimum Eligibility Requirements for the Base or Enhanced Grants?
2. What is the status of the negotiations with respect to the terms of the Community Improvement Project (CIP)?
3. What is the status of the Subdivision Agreement for Phase 1A of the development?

4. Have any Building Permit applications been received?
5. Are there any time limits included in the Council direction related to this project, that have been exceeded, or are likely to be exceeded.
6. Could you please provide a summary of the negotiations sessions that have taken place with the proponent over the 2 past years with respect to the Woodbine Live Project?

I look forward to your responses to these questions."

ANSWER TO INQUIRY



Joseph P. Pennachetti  
City Manager

City Hall  
11<sup>th</sup> Floor, East Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Tel: 416-392-3551  
Fax: 416-392-1827  
jpennac@toronto.ca  
www.toronto.ca

May 4, 2012

Ms. Ulli Watkiss  
City Clerk  
City of Toronto  
12<sup>th</sup> Floor, West Tower  
Toronto City Hall  
Toronto, ON M5H 2N2

Dear Ms. Watkiss:

The following is a response to the Administrative Inquiry from Councillor Janet Davis dated April 3, 2012 regarding the WoodbineLive Project.

On April 3, 2012, the City Manager received an Administrative Inquiry under Municipal Code S27-61 regarding the status of the WoodbineLive Project. This report has been prepared by Economic Development and Culture Division with assistance from Legal, Building and City Planning Divisions.

The WoodbineLive Project (WL Project) is a proposed mixed use development at 555 Rexdale Boulevard on lands owned by Woodbine Entertainment Group (WEG). The WL Project is a partnership between WEG and the Cordish Companies (Cordish). The WL Project has been before Council previously with respect to a Tax Increment Equivalent Grant (TIEG) and the associated Community Improvement Plan (CIP). Council approved the CIP in 2008. The CIP sets the guidelines for what the TIEG can provide. A Financial Incentives Agreement (FIA) sets the legal terms between the parties that governs the implementation of the TIEG.

The following questions, in italics, with answers following, were presented in the administrative inquiry:

1. *What is the status of the Tax Incentive Equivalent Grants (TIEG) for Woodbine Live!? Has the Financial Incentives Agreement been negotiated? Has the applicant agreed to the Minimum Eligibility Requirements for the Base or Enhanced Grants?*

- a) What is the status of the Tax Incentive Equivalent Grants (TIEG) for WoodbineLive?

No grant has yet been made nor was one expected to be made by this date. The CIP states that in order to qualify, the WL Project is required to meet a number of criteria within a specified period of time. These criteria involve development and employment milestones. As set out by the CIP, The WoodbineLive Project is eligible to receive a TIEG should they meet these criteria by October 10, 2014.

- b) Has the Financial Incentives Agreement (FIA) been negotiated?

The CIP requires that a FIA be entered into by the WoodbineLive Project and the City.

The FIA has been negotiated, and signed but still requires ratification by both partners of the Project.

**c) Has the applicant agreed to minimum Eligibility Requirements for Base and Enhanced grants?**

Yes. These requirements are set out in the FIA and mirror the elements established by the CIP; the main items being size of development, employment levels, live venue and public amenities.

2. *What is the status of negotiations with respect to terms of the Community Improvement Plan CIP?*

The CIP was adopted by Council and came into full force and effect in 2008. The CIP indicated terms would be set out in the FIA to be negotiated between the City and the WoodbineLive Project. As outlined in Question 1, this has been completed.

3. *What is the status of the Subdivision Agreement for Phase 1A of the development?*

Notice of Decision of the Draft Plan of Subdivision with conditions was issued on July 31, 2009. Since that time, the applicant has been working with City staff to satisfy the conditions. The applicant must submit a revised submission with detailed engineering drawings for City review prior to final subdivision approval.

4. *Have any Building Permit applications been received?*

Toronto Building (West District) reports that as of April 19, 2012, no permit applications have been submitted.

5. *Are there any time limits included in the Council direction related to this project that have been exceeded, or are likely to be exceeded?*

No time limits have been exceeded, although time is getting very short to be able to meet the built form criteria by October 2014.

6. *Could you please provide a summary of the negotiation sessions that have taken place with the proponent over the last two years with respect to the Woodbine Live Project?*

The following summary covers the past 24 month period.

Continuing on from many prior discussions, from April, 2010 to September, 2010, extensive negotiations took place regarding the FIA with City ED&C and Legal staff. A final version was agreed upon in September of 2010.

From September, 2010 to July, 2011, weekly meetings took place with extensive discussions involving Planning staff and other divisions with regard to satisfying subdivision conditions, submission of site plan approval, part lot control application and a Committee of Adjustment application.

On June 27, 2011, City Planning issued an Approval of a Master Site Plan Concept, at the request of the WoodbineLive Project, to assist in the development and leasing of the site. The Master Site Plan Concept would permit development to proceed by way of block by block site plans.

Since August, 2011, City Planning has been waiting for submission of final engineering drawings and other planning applications. Planning staff have had no formal discussion with the WoodbineLive Project since August, 2011.

Economic Development and Culture staff continue to follow up regularly with both partners of the Woodbine Live Project with an offer to provide whatever assistance possible. On each occasion the partners have thanked staff for their offer but the Division has not done anything further.

Yours Truly,

Joseph P. Pennachetti  
City Manager