

Appendix A City of Toronto Conditions

The OLG will include the following City of Toronto conditions to be addressed within its procurement process, the results of which will be evaluated in the City Manager's report back to Council, per recommendation 1a) (iv). The OLG will enter into an agreement with the successful proponent/casino operator whereby the successful proponent/casino operator will be bound to implement these conditions. In complying with recommendation 1 (a) of the report, the OLG will share this agreement with the City Manager and Council. Where the City Manager or appropriate City official deems it appropriate, the OLG or casino operator will be required to provide financial security for the satisfaction of a condition.

C1 Gaming Zone Conditions

1. For a casino located in the C1 zone, it is recommended that this consent only be provided on the basis of the following conditions:
 - a. The OLG provide the City with design options for a new C1 casino with gaming floor areas of 135,000 and up to 175,000 square feet, the specifications of required convention infrastructure, and the hosting fee attached to the proposals for Council's consideration.
 - b. A casino is only to be considered in the downtown core and Exhibition Place study areas as delineated in the Map in Figure 1, with final location selection to be approved by Council

Figure 1. Exhibition Place and Downtown Core



- c. Limited casino related ancillary food/beverage and retail uses of up to 100,000 square feet; and the balance to be determined by the market.
- d. The provision of convention space to bring Toronto to within reach of the top ten convention destinations in North America. The proponent(s) will develop an operating plan for an associated convention centre and submit this with the required planning application(s). The plan must demonstrate how this facility will be competitive with the

top convention centres in North America and will draw events and participants from outside the Toronto area. The ten largest convention centres in North America include at least 813,000 square feet of total exhibition space, 600,000 square feet of contiguous exhibit space, and 235,000 square feet of associated meeting/ballroom space. The proponent must deliver the convention space with a casino use and this will be secured through appropriate legal agreements containing obligations to construct a convention centre prior to or commensurate with a new casino use;

- e. The casino will have an urban form that is designed to fit within its local context, which could include distributing the casino floor area on multiple levels where appropriate;
2. The casino operator(s) will develop an international marketing plan and demonstrate how the facility will attract tourists both nationally and internationally.
3. The casino operator will:
 - a. Demonstrate how the facility will contribute positively to existing businesses in the vicinity including, for example, agreements to purchase blocks of tickets from nearby theatres; and
 - b. Work with the General Manager of Economic Development and Culture, to develop a mitigation strategy to minimize adverse impacts to existing businesses.

Conditions that apply to both C1 and C2 Gaming Zones

Economic Development and City Building

4. When the OLG has selected a proponent and development applications are submitted to the City, if the proposal does not adequately demonstrate that physical, transportation and infrastructure impacts are appropriately mitigated or that modifications proposed to mitigate impacts are not acceptable to City Council, the OLG and their proponent will adjust the proposed gaming and non-gaming elements accordingly.
5. Undertake an Economic Impact Assessment addressing the impact to the local area and the City and pay for the costs to have the assessment peer reviewed.
6. Provide an Event Management Plan which identifies proposed entertainment options and co-ordination with other events occurring in proximity to the site.

Social and Health Considerations

7. That the OLG include in its procurement process and a subsequent agreement with the successful proponent a requirement that respondents address and the successful proponent implement the following:

- a. a requirement that casino and other relevant operator(s) develop a joint Employment and Labour Market Plan with the City of Toronto to support casino and related (i.e. hotel, convention, etc.) development and operations. The Plan should include:
 - i. An Employment and Labour Market Advisory Working Group to oversee development and implementation of the joint Employment and Labour Market Plan for a Toronto casino(s)' development and operation. The Employment and Labour Market Advisory Working Group could include representation from the City of Toronto, the successful casino operator(s) and relevant stakeholders.
 - ii. In consultation with the City of Toronto, the OLG and/or casino operator(s) identify opportunities to partner with Toronto educational institutions to develop complementary skills training programs to support the joint Employment and Labour Market Plan for the development and operation of a Toronto casino(s).

- b. a requirement that casino and related operator(s) implement a supply chain diversity policy that:
 - i. encourages opportunities for local businesses; and
 - ii. ensures a casino(s) utilizes a continuing skilled supply base that resembles the diversity and multicultural heritage of Toronto without significantly compromising cost or quality of casino operations

- c. a requirement that the casino and related operator(s) jointly work with the City to reach agreements that allocate a limited number of facility operational hours annually to provide Toronto residents the use of a Toronto casino(s)' live entertainment and/or meeting space facilities for appropriate community cultural purposes at reduced/no cost to residents.

- d. a requirement that the OLG and casino operator(s) work with the City of Toronto and Toronto Medical Officer of Health to review and consider implementing the harm mitigation measures to address the negative impacts of problem gambling, as outlined in the Medical Officer of Health's report.

- e. the requirement that the OLG and/or a casino operator(s) participate on and co-operate with a Toronto Casino Social Contract Monitoring Committee, mandated to independently monitor, assess and regularly report on the implementation progress of the Toronto Casino Social Contract's social, health, employment opportunities, skills training and apprenticeship commitments and the impacts of casino operations on Toronto residents.

8. The Toronto Casino Social Contract Monitoring Committee include representatives of the Ontario Lottery and Gaming Corporation, Social Development, Finance and Administration, Toronto Public Health, the Toronto Police Service, 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.

Financial Considerations

9. For a new gaming site located in the OLG C1 zone in Toronto, that this consent be conditional on OLG providing an annual amount payable by OLG to Toronto equal to the greater of:

One Hundred Million Dollars (\$100,000,000), adjusted annually by the Consumer Price Index for the Toronto CMA;

and

The sum of the amounts (a) paid to the Province and (b) retained by OLG from the gaming revenue received by OLG from the operation of the C1 gaming site (including gaming related indirect revenues such as cover charges, membership fees, licensing or performance fees).

10. For an expanded gaming site in the OLG C2 zone at the existing Woodbine location , that this consent be conditional on OLG providing an annual amount payable by OLG to Toronto equal to:

(a) The sum of the amounts (i) paid to the Province and (ii) retained by OLG from any gaming revenue received by OLG (including indirect gaming related revenues such as cover charges, membership fees, licensing or performance fees) from the operation of the expanded C2 gaming site exceeding the Six Hundred Million Dollars (\$600,000,000) in revenue currently received by OLG from the operation of the Woodbine gaming site;

plus

(b) Fifteen Million Dollars (\$15,000,000).

Development Conditions

General Conditions

Planning and Design

11. A casino proposal in the City of Toronto must conform to the City's Official Plan and achieve consistency with City policies and guidelines respecting planning, development and design including the following:

- Provide high quality architecture and urban design and that provides animated and active uses at grade.
- Provide an architectural design that is consistent with the character of existing/planned development in the vicinity of the selected site and that has a density, scale, height and built form suitable for the site.
- Ensure the project's design contributes to the city skyline while respecting existing landmarks and vistas and addressing transition.
- Enhance the public realm in the vicinity of the project.

- Ensure signage is of a high quality design and that it does not detract from the visual appearance of the architecture and character of the surrounding area.
 - Implement best practices and innovations for green design.
 - Address the provision of linkages with and between other public spaces, including enhancements to existing public spaces.
12. The proponent will be required to present the proposal to the City's Design Review Panel and revisions as appropriate and the design is to be consistent with the feedback provided.
13. The OLG will submit the plans and documents outlined in Section 4.4 of Appendix B as part of the intermediate decision process.

Transportation & Infrastructure

14. A transit-focused approach that minimizes parking is required.
15. Transportation and infrastructure costs/upgrades need to be determined and appropriately funded by the proponent. Funding for all transit, parking and transportation improvements requested by the proponent must be paid fully by the proponent and must not adversely influence current or future City transit funding priorities.
16. A transportation study (transit, pedestrian, cycling and vehicular) which at a minimum addresses:
- Traffic generation and any upgrades to the transportation system required to support the development;
 - Strategy for coach, taxi, shuttle bus, service, delivery and emergency vehicle movements; and
 - Provision of a parking rationale which minimizes parking and takes into account nearby transit services
17. A Transportation Demand Management Plan to encourage use of transit and other transportation modes for both employees and visitors.
18. Vehicle and pedestrian conflicts will be minimized by locating vehicular accesses away from major pedestrian routes.
19. An infrastructure strategy that addresses servicing requirements is required and includes the submission of a Functional Servicing Study outlining the infrastructure works (internal and external to the selected site) necessary to support the development. The study is to 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.
20. The proponent will be required to address existing capacity and requirements for other utilities. Should any upgrades be required, these will be appropriately funded by the proponent.

Study Area Conditions

Exhibition Place

21. Heritage resources (buildings/structures, landscapes, and archaeological) must be conserved and enhanced, including maintaining views to existing heritage buildings.
22. New convention space/trade show space must be provided as part of new development to supplement existing space in accordance with plans developed by Exhibition Place and to reflect citywide objectives for convention expansion.
23. New connections, (pedestrian, cycling, vehicular, and transit) to the adjacent and broader areas will be required and the cost of these improvements, whether required or voluntary, will be at the sole cost of the proponent. Financial securities for required or voluntary improvements will be required to ensure the provision of the connections.
24. The value of landscape, open space areas is integral to the campus like setting of Exhibition Place. No net loss of landscape, open space areas should be permitted. The loss of planned open space is not desirable (i.e. Festival Plaza). Any development proposed within the Festival Plaza or loss of existing landscaped, open space areas, will be required to develop a strategy that accommodates this function elsewhere within the Lands to the satisfaction of Exhibition Place's Board of Governors and the Chief Planner and Executive Director, City Planning.
25. A new, permanent casino proposal will be required to submit a strategy outlining how the current and planned programming will be accommodated, including addressing quality of alternative space provided for the existing programs and events to the satisfaction of Exhibition Place's Board of Governors and the Chief Planner and Executive Director, City Planning.
26. Given the unique layout and dynamic nature of the Exhibition Place lands and the limited number of undeveloped parcels, other amenities proposed with a new, permanent casino may be required to be located on multiple parcels within Exhibition Place.
27. Ancillary retail and service uses are to be provided generally at grade along public frontages with entrances provided directly from grade and public access.
28. A proposal for a new, permanent casino would require a review of the existing and projected capacity of the road and transit network, parking infrastructure, and sidewalk capacity. Should a casino be proposed for this location, a full review of the existing and planned transportation and public transit system would be necessary through the review of a Site Plan Control application.
29. A comprehensive review of parking requirements for the functions and programming at Exhibition Place is required. Parking provision will reflect Exhibition Place's demand and

the resulting demand from a new casino. If the specific site is an existing surface parking lot, new and/or replacement parking will be located below-grade in accordance with the planning framework for Exhibition Place.

30. New pedestrian connections to buildings/structures and transit stops will be weather protected.

Downtown

31. The form and scale of the development will be consistent with the City's built form policies and any applicable guidelines including those for tall buildings. A base building of three- to four-storeys is desirable with a tall building element appropriately set back from the base building.
32. New convention centre space of sufficient size to better position Toronto globally in its ability to host large conventions and meetings is required. This space could be provided as an addition to the existing Metro Toronto Convention Centre, or as a new building. In both instances, achieving the total amount of contiguous exhibit space, total exhibit space and provision of meeting rooms/ballrooms identified in the Operating Plan will be required. For new convention space, it will reflect the strategy adopted in 1994 for the expansion to the Metro Toronto Convention Centre, which locates a considerable amount of floor area below grade.
33. New arts and culture venues are desirable, but their size is to be limited and impacts minimized. This will be demonstrated through the submission on an event management plan and market analysis of impacts on existing theatre spaces.
34. Ancillary retail and service uses are to be generally located at grade with frequent individual entrances provided directly from the municipal sidewalk. Wider sidewalks and setting buildings back where public streets are narrow may be required to create a more interesting, animated and safer street environment.
35. A proposal for a new casino would require a review of the existing and projected capacity of the road and transit network, parking infrastructure, and sidewalk capacity. Should a casino be proposed in the downtown study area, a full review of the existing and planned transportation and public transit system would be necessary through the review of a rezoning application.
36. Where the selected site is within close proximity to the City's PATH system, enhanced PATH connections will be provided.
37. Heritage resources (buildings/structures, landscapes, and archaeological) must be conserved, including maintaining important views.

Woodbine

38. Any casino development would need to address the approved Community Improvement Plan for community economic development and align with the objective of creating a transformative project for this area of the city.
39. Any expansion should build upon and support the international calibre race track operations at Woodbine.
40. A proposal for the expansion of the existing casino would require a review of the existing and projected capacity of the road and transit network, parking requirements and infrastructure. Should an expanded casino be proposed for this location, a full review of the existing and planned transportation, infrastructure and public transit system would be necessary.
41. New connections as appropriate (pedestrian, cycling, vehicular, and transit) to the adjacent and broader areas will be required.
42. Appropriate and supportable levels of retail (other amenities) will have to be included as part of any casino development.
43. Urban design considerations consistent with the Draft Urban Design Guidelines for Woodbine will be required, including the break-up of large site into urban streets and blocks, provision of public streets which connect to the surrounding area and the city, creating a comfortable and attractive pedestrian environment, providing public open space and upgrading of surface parking areas.