



July 6, 2015

James J. Lawson
Chief Executive Officer

Mayor John Tory and Members of City Council
100 Queen Street West
Toronto ON M5H 2N2

Dear Mayor and Members of City Council,

Thank you for allowing myself, on behalf of Woodbine Entertainment Group (“WEG”), to speak before Executive Committee on June 30th. Our goal remains to work with Council and City Staff to develop our 680 acre property to its highest and best use, and to maintain and enhance our existing horse racing facility.

A determination by Toronto Council on July 7th to accept the recommendations of the Staff Report on Expanded Gaming at Woodbine Racetrack and allow the City to be a Willing Host at Woodbine will allow the OLG to move forward with its procurement process to select a proponent with the best comprehensive development plan that includes many non-gaming related uses, in addition to expanded gaming, resulting in an integrated entertainment complex.

Using the integrated entertainment complex as a catalyst and leveraging the already existing equine uses, our vision is for the Woodbine Racetrack site to become a Toronto destination for one-of-a-kind recreation and live entertainment. A hub of indoor and outdoor events and festivities for all ages, as well as best-in-class restaurants and food experiences, Woodbine will become both a local gathering place and draw visitors from all over the GTA and beyond. Over time, a completely integrated community experience will emerge, as Woodbine becomes a dynamic place to live, work and play truly evolving into a destination centre for North-West Toronto.

WEG is committed to working with City Council, OLG and its selected gaming proponent to ensure that Willing Host approval will result in a comprehensive development vision for an integrated entertainment complex to be built in conjunction with the expanded gaming components, including but not be limited to the following elements:

a Live Event Venue, Retail, Food and Beverage, Hotel, and a 24-hour gaming facility.

These elements will address WEG’s goals of achieving highest and best use for the entire Woodbine site, and leveraging maximum investment from the private sector through the OLG Modernization strategy. The resulting integrated entertainment complex will provide sustainability to the Horse racing industry and achieve much needed employment and economic benefits for the Rexdale community and the City of Toronto.

By attaining highest and best use through the OLG Modernization process, it will provide WEG with the accelerated opportunity to pursue further development, including commercial, residential and mixed-use, on the remaining vacant portion of the property, thereby strongly enhancing employment and economic benefit.

Yours truly,

Jim Lawson

cc: Stephen Rigby – Ontario Lottery and Gaming