



# REPORT FOR INFORMATION

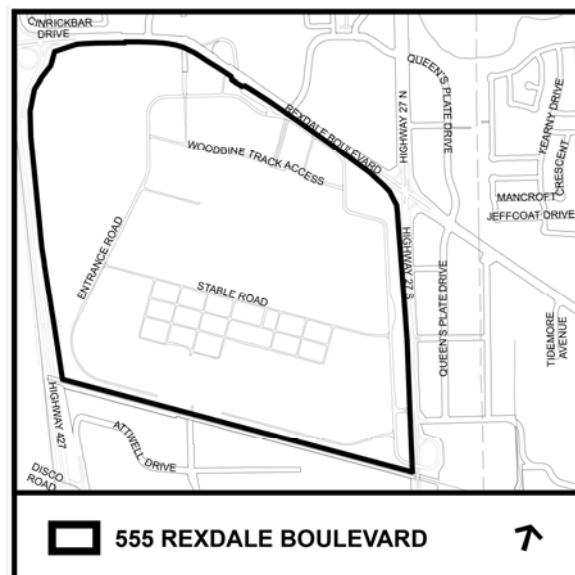
## 555 Rexdale Boulevard – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Supplementary Report

<b>Date:</b>	March 27, 2018
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 2 – Etobicoke North
<b>Reference Number:</b>	17 158697 WET 02 OZ (Grandstand) 17 158704 WET 02 OZ (Gaming District) 17 158705 WET 02 SB

### SUMMARY

A Final Report (March 19, 2018) from the Director, Community Planning, Etobicoke York District with respect to expanded gaming at Woodbine Racetrack is to be considered at the April 4, 2018 meeting of the Etobicoke York Community Council. The report reviews and recommends approval of the applications to amend the Zoning By-law and advises that the Chief Planner and Executive Director, City Planning may approve the proposed Draft Plan of Subdivision. It also provides commentary on 12 of the 21 City Council conditions that are relevant to the planning applications to allow for expanded gaming. The report notes that Condition 1 had not been fully satisfied as a commitment from Woodbine Entertainment Group (WEG) to build an expanded gaming facility concurrently with an integrated entertainment complex had not been received as of the time of writing.

The report can be found at the following link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY29.2>



This report provides additional information with respect to a letter submitted by WEG, dated March 27, 2018, confirming their commitment to pursue the approval of their Site Control Plan application for Woodbine Square (Block 9) as resubmitted on February 23, 2018. Through this letter, WEG also is also committing to construct, concurrently (at the same time) with the expanded gaming facility on Block 10, the improvements to the Walking Ring, landscaping, transportation and the first five (5) buildings of Woodbine Square. The letter also outlines the phasing for the construction of Block 9 and the amount of the Letter of Credit to be received to secure the completion of the work (see Attachment 1).

The Recommendations contained in the Final Report (March 19, 2018) from the Director, Community Planning, Etobicoke York District remain unchanged.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **COMMENTS**

The Final Report (March 19, 2018) from the Director, Community Planning, Etobicoke York District provides commentary on 12 of the 21 conditions City Council requires to be satisfied to allow for expanded gaming on the Woodbine Racetrack lands. The report notes that Condition 1 had not been fully satisfied as a commitment from Woodbine Entertainment Group (WEG) to build an expanded gaming facility concurrently with an integrated entertainment complex had not been received as of the time of writing.

The letter provided by WEG, dated March 27, 2018, confirms their intention to construct Woodbine Square (Block 9) concurrently (at the same time) with the expanded gaming facility on Block 10. It outlines the phasing for construction, items to be built and the amount of the Letter of Credit to be submitted to secure this obligation (see Attachment 1). Based on this information, staff provide the following comments for Condition 1 relevant to the planning applications.

*Condition 1: Expanded gaming is to occur within the context of an integrated entertainment complex to be built concurrently.*

Staff have reviewed the condition for integration based on the submitted applications from two perspectives: integration with the existing Grandstand and racetrack; and integration across the site. Staff are of the opinion that integration on the site will be achieved through the development of Woodbine Square (Block 9), the Gaming District (Block 10) and the introduction of public roads and facilities on the site.

It is the opinion of staff this condition has been satisfied, subject to the following conditions outlined in the Final Report:

- The finalization of the Draft Plan of Subdivision application and the Site Plan Control applications for Woodbine Square (Block 9) and the Gaming District

(Block 10) providing for an integrated entertainment complex and the provision of public roads and a public park;

- The Subdivision Agreement including a condition requiring Block 9 and Block 10 to be built concurrently and a financial guarantee to be submitted to secure the obligation; and
- The implementation of the development, as outlined in Woodbine Entertainment Group's Letter of Commitment dated March 27, 2018, confirming their intention to construct the improvements to the Walking Ring, landscaping, transportation and the five (5) buildings as proposed in their February 23, 2018 Site Plan Control application resubmission for Woodbine Square (Block 9), concurrently with the construction of the Gaming District (Block 10).

## **CONTACT**

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## **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Woodbine Entertainment Group's Letter of Commitment

## Attachment 1: Woodbine Entertainment Group's Letter of Commitment



March 27, 2018

John Livey  
Deputy City Manager  
City of Toronto  
Toronto, ON M5G 1P5

### Re: WEG Commitment Letter

This letter confirms Woodbine Entertainment Group's ("WEG") commitment to pursue the approval of its Site Plan Application for Block 9 dated February 23, 2018 (the "Site Plan Application"). In addition, WEG commits to construct, concurrently (at the same time) with the expanded gaming facility on Block 10 to be built by Ontario Gaming GTA Limited Partnership ("OGG"), the improvements to the Walking Ring, landscaping, transportation and the five (5) buildings proposed, subject to revisions to its Site Plan Application that do not reduce the amount of the gross floor areas noted below and are acceptable to the Chief Planner and Executive Director, City Planning for the City of Toronto (the "City") in his or her sole discretion.

WEG commits to phasing the construction of Block 9 as follows:

- The five (5) proposed buildings will have a minimum combined gross floor area of 7,600 square meters on Block 9 and will be developed as generally illustrated in the Site Plan Application, subject to any revisions acceptable to the Chief Planner and Executive Director, City Planning in his or her sole discretion.
- Buildings A, B and D shall be completed and ready for occupancy at the time of the opening of the earliest of the proposed Casino, Retail, Restaurants or Performance Venue on Block 10, as well as all associated improvements to landscaping, transportation, the Walking Ring and pedestrian connections shown on the Site Plan Application.
- A minimum of 5,900 square metres of gross floor area shall be provided within the first three (3) buildings; Buildings A, B, and D. The buildings shall be completed and ready for occupancy at the time of the opening of the earliest of the proposed Casino, Retail, Restaurants or Performance Venue on Block 10, subject to any revisions acceptable to the Chief Planner and Executive Director, City Planning in his or her sole discretion.
- WEG shall construct Buildings C1 and C2 on the Site Plan Application within twenty-four (24) months of Buildings A, B and D being completed and ready for occupancy.



- WEG will provide the City with a financial security in the amount of CDN\$20,000,000.00 upon the execution of a Subdivision Agreement with the City to secure the construction of the buildings on Block 9 that will be held in its entirety until Buildings C1 and C2 are complete and ready for occupancy.
- WEG shall coordinate with OGG to revise their respective site plan applications to include the provision of the upgraded Queen's Plate Drive, including all associated improvements to landscaping and pedestrian connections, to be opened and accessible to the public at the time of the opening of the earliest of the proposed Casino, Retail, Restaurants, Performance Venue on Block 10 or Buildings A, B and D.

Yours Truly,  
**WOODBINE ENTERTAINMENT GROUP**

William G. Ford, General Counsel

- cc. Gregg Lintern, Acting Chief Planner and Executive Director, City of Toronto  
Neil Creswell, Director, Community Planning – Etobicoke York District