

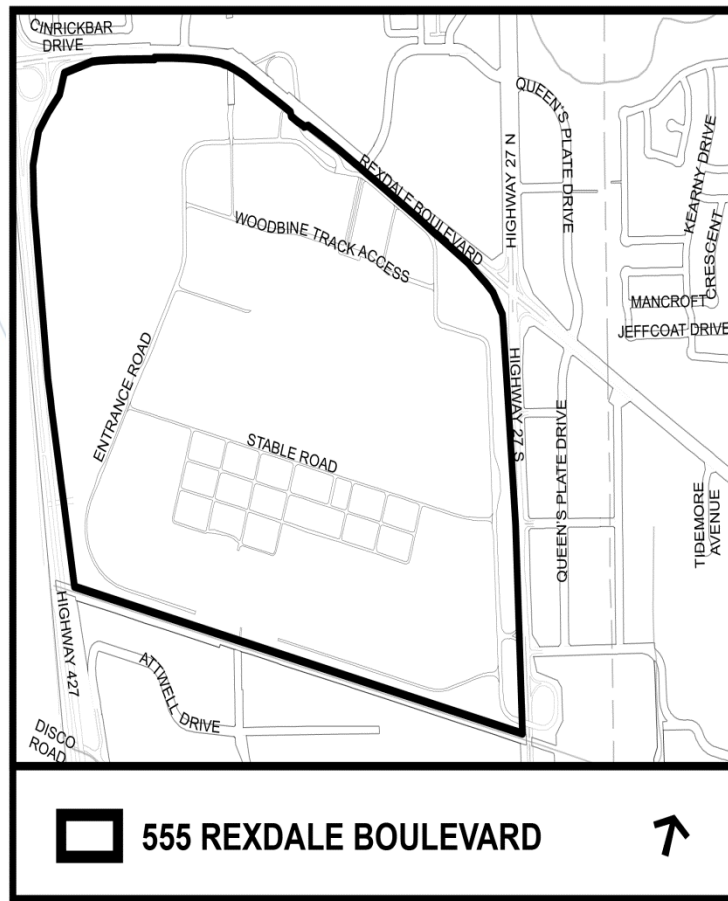
Woodbine

555 Rexdale Boulevard

March 2018

Woodbine

Racetrack lands, 277 ha in size, located in the north west part of the City, bordered by Highway 427 on the West, Highway 27 on the East, Rexdale Boulevard on the North and CN tracks to the South



Woodbine - Background

- In July 2007 City Council approved SASP 296 and By-law 864-2007 for the Woodbine Live! Proposal.
- In May 2013 City Council opposed the introduction of gaming in downtown and expanded gaming at Woodbine.
- In July 2015 City Council approved, in principle, expanded gaming at Woodbine Racetrack subject to the Service Provider meeting 21 conditions.
- In August, 2017 OLG selected Ontario Gaming Group Limited Partners (OGG LP), a partnership of Great Canadian Gaming and Brookfield Business Partners as the private sector Service Provider to provide expanded gaming at Woodbine Racetrack.

Woodbine - Approval Process

- In July 2015 City Council approved in principle, expanded gaming at Woodbine subject to 21 conditions:
 - Conditions 1 to 12 planning related conditions; and
 - Conditions 13 to 21 social conditions.
- City Council endorsed a process whereby the City Manager would report to Council how the selected Service Provider met or contractually agreed to meet the 21 conditions. This report is to be considered at the same time as the evaluation of the planning applications.
- Etobicoke York Community Council will consider today the planning applications and City Planning's review of conditions 1 to 12.
- The City Manager's report is expected to be considered by Executive Committee on April 17, 2018 and both reports would then be considered by City Council on April 24, 2018.

Woodbine – Current Applications

- Currently 5 applications have been submitted for the property at 555 Rexdale Boulevard, the Woodbine Racetrack Lands:
 - 2 Zoning By-law Amendments
 - File: 17 158697 WET 02 OZ - Grandstand
 - File: 17 158704 WET 02 OZ - Gaming District
 - Draft Plan of Subdivision
 - File: 17 158705 WET 02 SB
 - 2 Site Plan Control (under review)
 - File: 18 117779 WET 02 SA – Woodbine Square (Block 9)
 - File: 18 119828 WEY 02 SA – Gaming District (Block10)

Woodbine Rezoning - Grandstand

File: 17 158697 WET 02 OZ

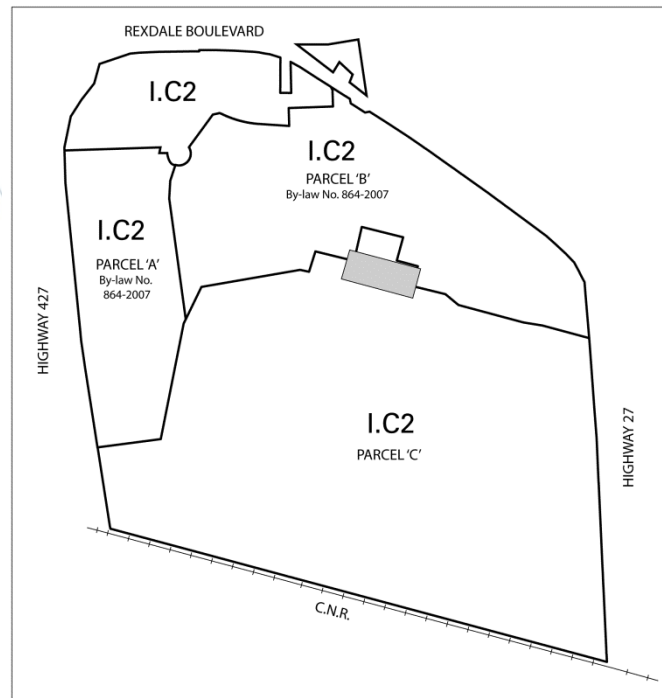
- This application proposes to amend site specific Zoning By-law 864-2007 to permit live gaming in the existing grandstand building, approximately 2.6 hectares (6.4 acres) of the Woodbine lands.

- The Draft Zoning By-law Amendment proposes the definition of:

- 1) "Gaming Establishment" to provide language for "slot machines, electronic games and live dealer tables".

- 2) "Slot Machines" from the in-force Minister's Zoning Order, Ontario Regulation 688/98.

- No other land use permissions are required



Schedule 1

555 Rexdale Boulevard - Grandstand

File # 17 158697 WET 02 OZ



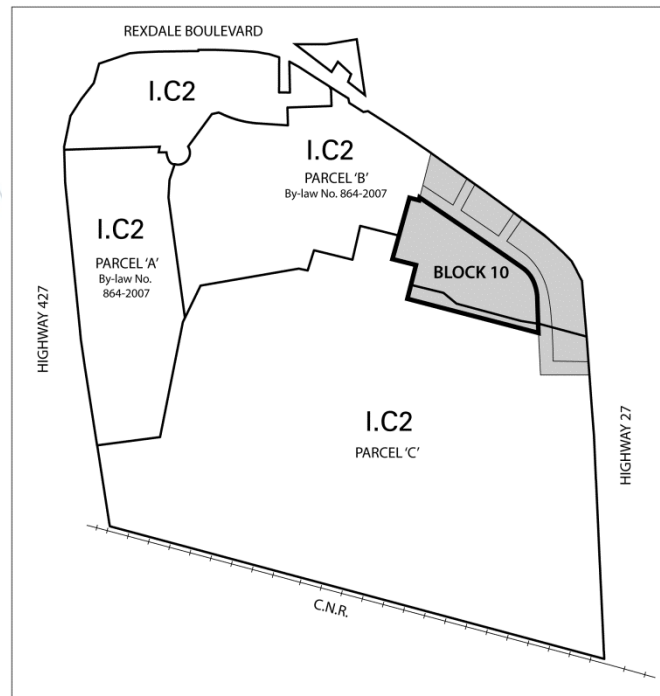
Former Etobicoke By-Law 11,737
Not to Scale
02/28/2018

Woodbine

Rezoning – Gaming District

File: 17 158697 WET 02 OZ

- This application proposes to amend site specific Zoning By-law 864-2007 to permit live gaming on approximately 23.4 hectares (57.7 acres) of land northeast of the existing grandstand building that would be the future Gaming District.
- The Draft Zoning By-law Amendment proposes the definition of:
 - 1) "Gaming Establishment" to provide language for "slot machines, electronic games and live dealer tables".
 - 2) "Slot Machines" from the in-force Minister's Zoning Order, Ontario Regulation 688/98.
- Also proposes additional wording changes and adds uses to reflect the boundary adjustment.



Schedule 1

555 Rexdale Boulevard - Gaming District

File # 17 158704 WET 02 OZ

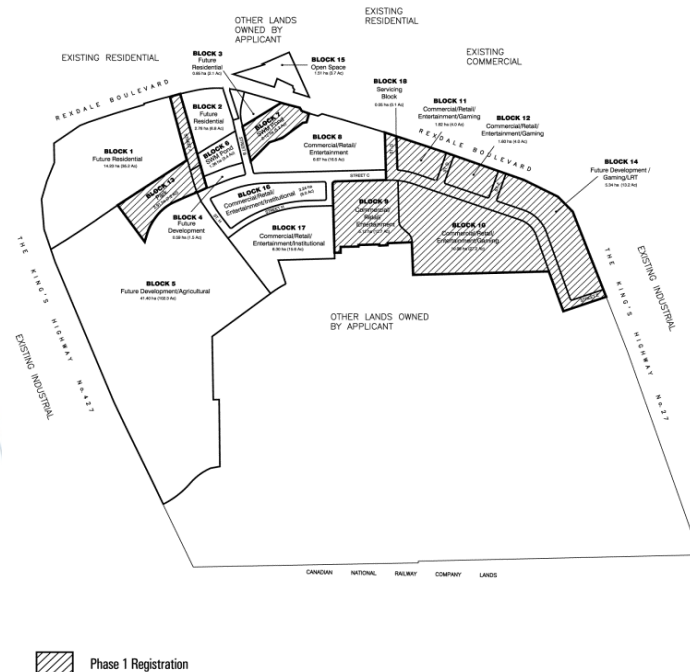


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02/28/2018

Woodbine

Subdivision – File 17 158705 WET 02 SB

- May 15, 2017 Woodbine Entertainment Group submitted a Draft Plan of Subdivision for lands north, west and east of the Grandstand, a total of 118.5 ha (293.2 acres) of land.
- On December 21, 2017, WEG submitted a revised Draft Plan of Subdivision for the entire site, 118.5 ha (293.2 acres) which included the addition of a park land block, public roads and revisions to the servicing plan.
- On February 23, 2018, WEG submitted further revisions to the Draft Plan of Subdivision to support a phased registration of the plan, resulting in a reduced land area to be registered. Phase 1 would include the Gaming District (Blocks 10 to 14), Woodbine Square (Block 9), a public park (Block 13), a stormwater pond (Block 7) and Streets D, E, F, G and portions of Streets A and C.



Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
02/08/2018

555 Rexdale Boulevard

File # 17 158705 WET 02 02

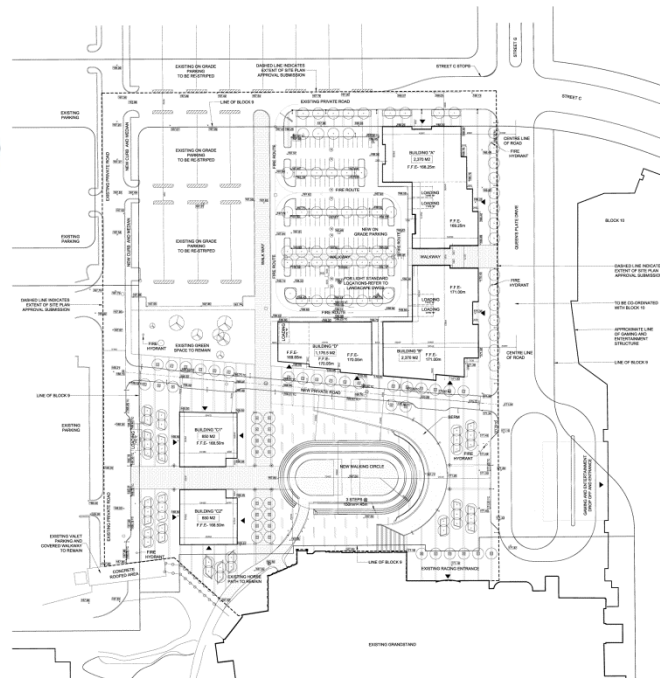
Woodbine

Site Plan - Woodbine Square

File: 18 117779 WET 02 SA

- WEG has submitted plans for Block 9, Woodbine Square which includes the walking ring and adjacent buildings for a variety of commercial uses such as restaurant/bar, entertainment, retail and office uses.

- The design and massing of these buildings are intended to be complimentary with the casino and performance venue to ensure compatibility and integration between the Gaming District and the WEG lands.



Site Plan

555 Rexdale Boulevard - Woodbine Square

Applicant's Submitted Drawing

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02/28/2018



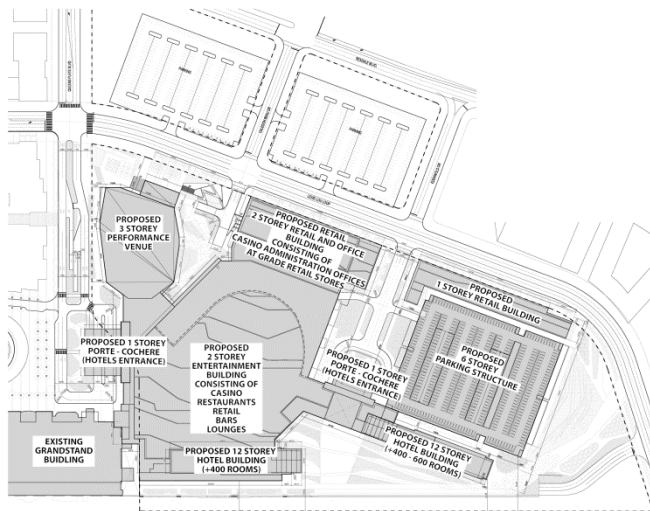
File # 18 117779 WET 02 SA

Woodbine

Site Plan - Gaming District

File: 119828 WET 02 SA

- On February 22, 2018, OGGLP submitted plans for Block 10, the Gaming District, to permit a large entertainment and gaming complex.
- A total of 98,557 square metres of gross floor area is proposed. This would include a casino, performance venue (approximately 4,500 seats), retail and office uses, 9 restaurants, two hotels and a parking garage as well as underground parking.
- The site plan proposes connections to the existing Grandstand building on Levels 0 to Level 3.
- The main entrance to the casino and performance venue would be from Queens Plate Drive across from the walking ring.



Site Plan

555 Rexdale Boulevard - Gaming District

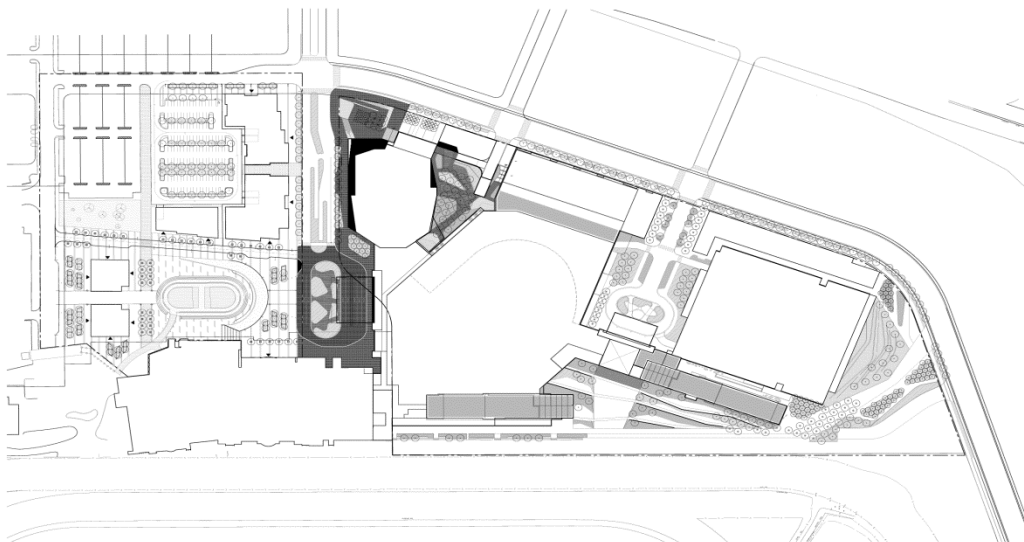
Applicant's Submitted Drawing

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02/28/2018



File # 18 119828 WET 02 SA

Woodbine - Combined Site



Site Plan - Woodbine Square and Gaming District

555 Rexdale Boulevard

Applicant's Submitted Drawing

Not to Scale
03/08/2018



File # 17 158705 WET 02 02

Woodbine – 3D View



View of Woodbine Square, Gaming District and Existing Grandstand

Applicant's Submitted Drawing

Not to Scale
03/08/2018

555 Rexdale Boulevard

File # 17 158705 WET 02 02

Woodbine – Report Recommendations

- Staff recommend that the Zoning By-law Amendment applications be approved and the Bills be held until the following conditions are met:
 - a proposal for development and construction of Block 9, which has been addressed;
 - a Community Benefits Agreement be entered into;
 - Subdivision Agreement be entered into;
 - Notice of Decision under S.51(37) of the *Planning Act* for the Draft Plan of Subdivision; and
 - Various technical matters are addressed.
- Staff advise the Draft Plan of Subdivision will be approved by the chief Planner and Executive Director, city Planning, subject to conditions.

Woodbine – Report Recommendations

- As well, the report recommends a number of matters to be included in a Subdivision Agreement including:
 - Community Benefits Agreement executed by all parties;
 - The Community Benefits Agreement shall apply to all lands permitting gaming, both the Gaming District and the Grandstand;
 - Prior to Site Plan approval for the Gaming District the Community Benefits Agreement must be in good standing;
 - Any lease agreements to include a provision for the assumption of the requirements and responsibilities of the Community Benefits Agreement; and
 - Block 9 shall be developed concurrently as outlined in the Site Plan control application.

Woodbine – 21 Conditions

- As noted previously, in July 2015 City Council approved, in principle, expanded gaming at Woodbine Racetrack subject to the Service Provider meeting 21 conditions.
- Conditions 1 to 12 are considered to be planning related. Staff summary comments on Conditions 1 to 12 can be seen on pages 2 to 5 of the report and the details are in Attachment 11.
- The Supplementary Report provides additional information regarding Condition 1.

Council 21 Conditions

Condition 1:

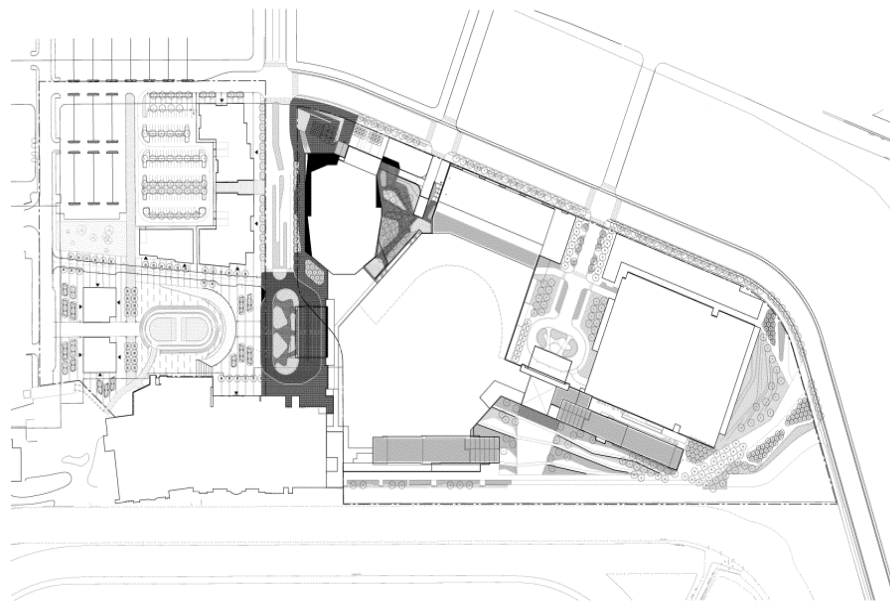
“Expanded gaming at Woodbine shall occur within the context of an integrated entertainment complex as previously approved by City Council in 2007. The approval of expanded gaming is conditional on the Service Provider agreeing to finalize the outstanding Site Plan Control and Draft Plan of Subdivision applications for an integrated complex, including entertainment, retail, hotel, restaurant, office for Woodbine’s Phase 1A lands or agreeing to undertake a new development consistent with the previous Phase 1A concept. It is City Council’s requirement that the integrated entertainment complex be built concurrently with the expanded gaming facility. ”

Council 21 Conditions

Condition 1

Key elements:

- Integrated entertainment complex;
 - Consistent with previous Woodbine Live! proposal; and
 - The integrated entertainment complex be built concurrently with the expanded gaming.
- The recommendations for both the holding of the zoning bills and matters to be included in the Subdivision Agreement provide assurance that Condition 1 has been met as outlined in the Supplementary Report.
- Conditions 2-12 have also been satisfied in staff's opinion.



Site Plan - Woodbine Square and Gaming District

555 Rexdale Boulevard

Applicant's Submitted Drawing

Not to Scale
03/08/2018



File # 17 158705 WET 02 02

Woodbine - Summary

- Etobicoke York Community Council is considering:
 - 1) The Zoning By-law Amendment applications to permit expanded gaming within the Grandstand and the Gaming District;
 - 2) The Draft Plan of Subdivision with conditions; and
 - 3) Staff's review and comments on Conditions 1 to 12.

The City Manager report on the 21 Conditions and if they have been met is expected to be considered by Executive Committee on April 17, 2018. The Social Conditions, Conditions 13 to 21, are not part of the Planning report.