



February 11, 2020

Planning and Housing Committee  
City of Toronto  
100 Queen Street West  
Toronto ON M5H 2N2  
Via email: [phc@toronto.ca](mailto:phc@toronto.ca)

Attention: Nancy Martins, Administrator

Dear Members of Planning and Housing Committee and City Council,

Re: Official Plan Review: Transportation - Recommended Official Plan Amendment  
Agenda Item PH13.3  
Woodbine Entertainment Group, 555 Rexdale Boulevard  
Future Woodbine GO Station

Woodbine Entertainment Group (“Woodbine”) is the owner of approximately 277 hectares (684 acres) of land at the intersection of Highway 427 and Rexdale Road in the City of Toronto (the “Woodbine Lands”). The Proposed Official Plan Amendment regarding Transportation policies, as drafted, revises the City’s Official Plan mapping and policies that are relevant to the proposed development of the future Woodbine GO Station in the southeast portion of the Woodbine lands.

The Woodbine Lands currently contain the Woodbine Racetrack complex, and its ancillary uses including slots and electronic gaming, off-track wagering and various accessory buildings related to the racetrack operations, with extensive surface parking areas. The Woodbine operation is the largest horse racing operator in Canada and the largest gaming facility in the Greater Toronto Area.

Woodbine and the City are currently in the process of realizing an exciting vision for the Woodbine Lands that will result in a “city within the city” to include an integrated and transit supported community made up of an integrated entertainment, institutional, residential and commercial hub. The planning for this evolution began in 2007 with a master planning exercise and is provided for in a number of approved planning documents.

As City staff is aware, Metrolinx and Woodbine (with its development partners) are undertaking the necessary planning to build the future Woodbine GO Station, which has long been recognized as an Expansion Element of the City’s higher-order transit system under the in-force Official Plan. Following extensive discussions between Woodbine and Metrolinx, an Agreement of Purchase and Sale was executed on February 10, 2020 by the parties whereby Woodbine has agreed to build and pay for a Metrolinx train station and turn said station over to the Province once completed. This initiative is the first in the City of Toronto, and it is in the interest of Metrolinx and the City to ensure its success and limit any policy changes that would delay the delivery of transit.

Woodbine is generally supportive of the Proposed Official Plan Amendment policies to encourage and support the provision of higher-order transit in the City of Toronto. The development of needed transit initiatives will be taking place in a number of ways, beyond those directly and solely publicly funded, as will be the case with the Woodbine GO Station. We are therefore identifying



to City Council that it would be appropriate to provide for policies to allow for necessary interim conditions for the development of the Woodbine GO Station on the Woodbine Lands, and to recognize the existing agreement with Metrolinx in Official Plan policy.

The goals and objectives of the Proposed Official Plan Amendment with respect to higher-order transit stations in the City are generally supportable; however, Woodbine has some concerns with respect to the proposed Section 3.1.X: Public Realm - Higher Order Transit. Woodbine is requesting that recognition is provided in Official Plan policy for any necessary interim arrangements for the public realm on and around the future Woodbine GO Station (to be secured through agreements with the service providers and City), and that sufficient latitude is provided with respect to public access to the new higher-order transit station through and on the Woodbine Lands.

Any interim conditions or arrangements will be designed and implemented with the full review and acceptance by the City through appropriate conditions of approval and by agreement as necessary, while ensuring long term goals and objectives for comprehensive development plans in the vicinity of the transit facility.

We respectfully submit this letter for the consideration of the Planning and Housing Committee, and request that appropriate revisions to the Proposed Official Plan Amendment are made to facilitate the request for some latitude in the approval process, to ensure early delivery of important and needed transit facilities throughout the City, particularly as in the case of the privately funded GO Station facility at Woodbine.

We would request that Woodbine be provided with Notice of Passage of this amendment and that the approving authority also be advised.

Yours Truly,  
**WOODBINE ENTERTAINMENT GROUP**

William G. Ford  
General Counsel and Corporate Secretary