

# PH14.4.1



**WOODBINE™**

June 12, 2020

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

Attention: Nancy Martins, Administrator

Dear Members of Planning and Housing Committee and City Council,

Re: Growth Plan Conformity and Municipal Comprehensive Review (“MCR”) - Work Plan  
Agenda Item PH14.4  
Woodbine Entertainment Group, 555 Rexdale Boulevard

The 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 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 is 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.

The purpose of this letter is to identify an omission in the City’s proposed work plan for the MCR and to request modifications to the work plan, as set out in more detail below. The proposed work plan is intended to list the potential Major Transit Station Areas (“MTSAs”). The proposed future Woodbine GO Station, to be located in the southeast quadrant of the Woodbine Lands at Highway 27 and the Metrolinx rail corridor, has not been identified in the staff report. Etobicoke North GO station has been identified in the staff report; however, this station is proposed to be decommissioned and replaced by the Woodbine GO Station. We would request that the City identify the future Woodbine GO Station in the work plan and recognize the potential for this station to be part of the MTSA prioritization as a Protected Major Transit Station Area and/or part of Phase 1.

As City staff is aware, Metrolinx and Woodbine are undertaking extensive planning in connection with 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. The Transit Project Assessment Process (“TPAP”) was followed in completing the Environmental Assessment (“EA”) of the proposed Woodbine GO Station. The TPAP commenced as per the Notice of Commencement published on November 21, 2019 and was completed as per the Notice of Completion published on February 13, 2020. This private 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 bring forward the delivery of improved transit to the northwest Toronto area.

The proposed work plan also recommends that City Council set an MCR commencement date of August 4, 2020, to allow City staff to start receiving formal requests to convert lands designated as *Core Employment Areas* or *General Employment Areas* to non-employment uses. A timeframe of one year to receive requests is recommended. Woodbine intends to participate in this MCR process as appropriate with respect to the Woodbine Lands.

Woodbine acknowledges that the Woodbine Lands are currently identified as a Provincially Significant Employment Zone under the Growth Plan; however, we are in active and ongoing discussions with the Province to amend this designation in whole or in part to address the transit priority for the Woodbine lands. We request that the work plan accommodate for that result which will properly recognize the potential conversion of the Woodbine Lands through the MCR process and prioritize this request as it is directly related to the implementation of a transit station.

As requested, the amendments to the work plan will help to ensure the early delivery of an important and needed privately funded GO Station facility at Woodbine.

We also respectfully request that Woodbine is identified as a stakeholder for involvement in the engagement strategy for the work plan, to build on the previous and ongoing work with City Planning with respect to the Woodbine Lands.

Sincerely,  
**Woodbine Entertainment Group**

William G. Ford  
General Counsel & Corporate Secretary