

## **555 Rexdale Boulevard - Planning Act Applications - Supplementary Report**

Date: September 2, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 1 - Etobicoke North

**Planning Application Numbers:** 17 158705 WET 02 SB  
18 119828 WET 02 SA  
18 117779 WET 02 SA

### **SUMMARY**

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This report provides information on the updated construction schedule submitted by Woodbine Entertainment Group ("WEG") and Ontario Gaming Group Limited Partnership ("OGGLP") to replace the previous construction schedule referenced in the August 23, 2021 report. The updated construction schedule projects an extended timeframe for the approvals of the *Planning Act* applications by approximately two months.

Aside from the extended timeframes for approval, the information contained in the August 23, 2021 report remains the same. It is recommended the updated construction schedule be approved.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council approve the updated revised construction schedule for the construction of the integrated entertainment complex at 555 Rexdale Boulevard as shown in Attachment 1 to the report dated September 2, 2021, from the Acting Director, Community Planning, Etobicoke York District.
2. City Council direct the City Solicitor, together with other staff as appropriate to work with the owner to expedite the registration of the draft approved Plan of Subdivision, File No. 17 158705 WET 02 SB in the updated revised schedule as shown on Attachment 1 to the report dated September 2, 2021, or at an earlier date to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## COMMENTS

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An updated revised construction schedule dated August 27, 2021 was submitted by WEG and OGGLP to replace the construction schedule referenced in the August 23, 2021 report to Etobicoke York Community Council. The key changes made on the August 27, 2021 schedule pertains to the expected Phase 1 Plan registration of the Draft Plan of Subdivision from March 11, 2022 to May 15, 2022, the final approval of the the Block 10 site plan application from March 11, 2022 to May 15, 2022, and the final approval of the Block 9 site plan application from March 22 to May 15, 2022. The revised timeframes also mean the expected construction completions of the facilities contemplated in *the Planning Act* applications will also be extended.

Refer to Table 1 below for a summary of the *Planning Act* applications and updated construction milestones.

Table 1: *Planning Act* Applications and Updated Construction Milestones

Milestones	Woodbine Square (Block 9)	Gaming District (Block 10)	Plan of Subdivision (Phase 1 - blocks, road and servicing)
Draft Approval/NOAC	Q1 2022 (expected)*	Nov. 20, 2019	May 8, 2019
Final Approval (expected)*	May 15, 2022	May 15, 2022	May 15, 2022 (Plan registration)
Construction Start*	July 29, 2022 (expected)	March 16, 2020 (Casino, Theatre, Hotel 1)	October 19, 2019
Construction Completion (expected)*	August 2024	July 29, 2022 (occupancy)	April 1, 2022

\*Based on schedule as shown on Attachment 1

The updated revised construction schedule maintains the projected timeframe for the substantial construction completion of Block 10 prior to the construction start for Block 9. Staff are of the opinion that the projected construction timeframes does not meet the original commitment for concurrent construction, and seeks City Council's approval

of the updated revised construction schedule dated August 27, 2021 in order to proceed with finalizing the development applications.

## **CONTACT**

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## **SIGNATURE**

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Luisa Galli, MCIP, RPP,  
Acting Director, Community Planning  
Etobicoke York District

## **ATTACHMENT**

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Attachment 1: Updated Revised Construction Schedule, dated August 27, 2021  
[provided under separate cover]