

## **Rexdale-Casino Woodbine Community Benefits Agreement: 2025 Progress Update**

**Date:** March 24, 2026

**To:** Economic and Community Development Committee

**From:** Executive Director, Social Development

**Wards:** All

### **SUMMARY**

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The [Rexdale-Casino Woodbine Community Benefits Agreement](#) demonstrates how large-scale infrastructure projects can be harnessed to deliver meaningful community benefits to local residents. The Agreement's public-private sector collaboration, workforce development targets, and community partnerships directly align with the guiding principles of [Inclusive Economic Development](#). These guiding principles use City levers to support, alongside community partners, accessible pathways to employment, skills training and entrepreneurship for communities that have not benefitted from economic growth in the past.

This report provides a 2025 progress update on the agreement's targets and requirements. The majority of the targets and requirements of the Rexdale-Casino Woodbine Community Benefits Agreement are being met or are on track to being met. Actions to meet targets are further detailed in this report.

The Rexdale-Casino Woodbine Community Benefits Agreement was adopted by City Council in 2018 as a condition of [expanded gaming](#) at the Woodbine Racetrack site. The Agreement requires annual progress reports from One Toronto Gaming to the City of Toronto, with corresponding updates from City staff to City Council. One Toronto Gaming's 2025 annual report is included in this report as Attachment 2.

Highlights of One Toronto Gaming's progress as of December 31, 2025, includes:

#### **Requirement: Local<sup>1</sup> and Social Hiring<sup>2</sup> (Operations)**

- **Target:** 40 percent of new hiring through local or social hiring, with minimum of 20 percent local Hiring.

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<sup>1</sup> Local hiring means the hiring of people who live in the Woodbine local Area.

<sup>2</sup> Social Hiring means hiring of people who self-identify as a member of an equity-deserving group.

- **Status:** The social hiring target has been met. The local hiring target has not been fully met. Of the 3,428 new hires since 2018, 41 percent (1,402 individuals) self-identified as a social hire and nine percent (314 individuals) were local hires.

**Requirement: Construction Hiring<sup>3</sup>:**

- **Target:** By 2022, a minimum of 10 percent of the overall hours worked by trades and craftspeople shall be worked by apprentices or journeypersons from the Woodbine local area or Equity-seeking Groups; and youth hiring initiatives will have prioritized and will continue to prioritize youth who are also members of other Equity-seeking Groups.
- **Status:** The combined construction hiring target has been met. Of the 2,827 people employed on the construction site since 2018, 29 percent (809 individuals) self-identified as a social hire and two percent (66 individuals) self-identified as a local hire.

**Requirement: Full-time Employment:**

- **Target:** 40 percent of total employees have full-time employment in the first two years of Expanded Gaming, rising to 50 percent after two years.
- **Status:** This target has been met. Of the 1,715 active employees, 63 percent (1,081 individuals) are employed on a full-time basis and 37 percent (634 individuals) are employed on a part-time basis.

**Requirement: Responsible Gambling**

- **Target:** Maintain all responsible gambling measures at Great Canadian Casino Resort Toronto.
- **Status:** This target has been met. The Alcohol and Gaming Commission of Ontario has established the [Common Standards and Requirements](#); a set of responsible gambling controls with which Ontario Lottery and Gaming and all service providers must comply. In 2024, the Ontario Lottery and Gaming Corporation partnered with Toronto Public Health to develop a five-year workplan (organized around four workstreams) to guide responsible gambling efforts from 2025 to 2029. In 2025, as part of the Data Collection and Analysis workstream, Toronto Public Health reviewed the scope and availability of local gambling-related data.

**Requirement: Supply-Chain Diversity**

- **Target:** Develop Supply Chain Diversity Policy and Procedures for non-construction procurement. Starting in 2019, at least 10 percent of annual non-construction procurement will be sought through local or diverse suppliers (specialized gaming procurement exempt).
- **Status:** The combined supply chain diversity target has been met. In 2025, One Toronto Gaming spent \$113.3 million across 18 local suppliers and \$2.34 million across 7 diverse suppliers. Collectively, this represents 35.2% of One Toronto Gaming’s baseline spend.

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<sup>3</sup> Of the 809 individuals who self-identified as a social hire, 55 percent (444 individuals) self-identified as youth. Categories for self-identification are not mutually exclusive.

### **Requirement: Child Care Centre**

- **Target:** Contribute \$5 million to create a child care centre that will benefit Casino employees and local residents.
- **Status:** This target has not been fully met. A letter of credit for \$5 million has been received by the City from Ontario Gaming GTA LP. In addition to the letter of credit provided to the City, \$5 million has been budgeted in the 2026-2035 Capital Budget & Plan by Children's Services for the project. As of December 31, 2025, negotiations related to the project and funding agreement are ongoing. Once completed, Children's Services and Toronto Community Housing Corporation will confirm construction development timelines for the child care centre.

### **Requirement: Community Access to Space**

- **Target:** Develop Community Access to Space Policy and Procedures. Make Entertainment Venue space available to the local community at little or no cost for at least one large-scale event per month or 12 large-scale events per calendar year.
- **Status:** This target has not been fully met. In 2025, One Toronto Gaming hosted seven community events.

## **RECOMMENDATIONS**

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The Executive Director, Social Development recommends that:

1. Economic and Community Development Committee receive this report for information.

## **FINANCIAL IMPACT**

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There is no financial impact from the adoption of the recommendation in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **EQUITY IMPACT STATEMENT**

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The Rexdale-Casino Woodbine Community Benefits Agreement is a precedent-setting example of how municipalities can leverage their authority and policy levers to compel private corporations to prioritize community benefits. By linking the expansion of gaming at the Great Canadian Casino Resort Toronto to robust community benefits requirements such as local and social hiring, supply chain diversity, and a new child care centre. The Agreement is aligned with the City's commitment to inclusive economic development, supporting accessible pathways to employment and decent work, skills training and entrepreneurship for residents.

## DECISION HISTORY

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EX21.6 - Rexdale-Casino Woodbine Community Benefits Agreement: 2024 Progress Update. On March 22, 2025, Executive Committee received for information the 2024 progress update for the Rexdale-Casino Woodbine Community Benefits Agreement <https://secure.toronto.ca/council/agenda-item.do?item=2025.EX21.6>

EX13.3 Rexdale-Casino Woodbine Community Benefits Agreement: 2023 Progress Update. On April 9, 2024, Executive Committee received for information the 2023 progress update for the Rexdale-Casino Woodbine Community Benefits Agreement. <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX13.3>

EX3.10 Rexdale-Casino Woodbine Community Benefits Agreement: 2022 Progress Update. On March 21, 2023, Executive Committee received for information the 2022 progress update for the Rexdale-Casino Woodbine Community Benefits Agreement. <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX3.10>

EX31.15 Rexdale-Casino Woodbine Community Benefits Agreement: 2021 Progress Update. On March 30, 2022, Executive Committee received for information the 2021 progress update report for the Rexdale-Casino Woodbine Community Benefits Agreement. <https://secure.toronto.ca/council/agenda-item.do?item=2022.EX31.15>

EY26.5 555 Rexdale Boulevard - Planning Act Applications - Status Report and Construction Schedule. On October 1, 2021, City Council adopted a report on the applicant's progress in constructing the integrated entertainment complex at 555 Rexdale Boulevard and approved the updated revised construction schedule. <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY26.5>

EX20.7 Advancing the Community Benefits Framework. On February 2, 2021, City Council adopted the 2020 update report for the Rexdale- Casino Woodbine Community Benefits Agreement as part of the broader report on advancing the City's Community Benefits Framework. <https://secure.toronto.ca/council/agenda-item.do?item=2021.EX20.7>

EX11.12 Progress on the Rexdale-Casino Woodbine Community Benefits Agreement - 2019 Update. On December 11, 2019, Executive Committee received for information the 2019 update report for the Rexdale-Casino Woodbine Community Benefits Agreement. <https://secure.toronto.ca/council/agenda-item.do?item=2019.EX11.12>

EC6.15 Community Benefits Framework. On July 16, 2019, City Council adopted the Community Benefits Framework, which established how the City of Toronto coordinates and maximizes the social and economic impact of its community benefits initiatives. <https://secure.toronto.ca/council/agenda-item.do?item=2019.EC6.15>

EX4.4 Expanded Gaming at Woodbine Racetrack - Follow Up. On April 9, 2019, Executive Committee received for information a report on the progress to address remedies and possible penalties for failure to comply with requirements of the Rexdale-

Casino Woodbine Community Benefits Agreement.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.EX4.4>

EX33.2 Expanded Gaming at Woodbine Racetrack - City Conditions. On April 24, 2018, City Council authorized a Community Benefits Agreement with One Toronto Gaming.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.EX33.2>

## COMMENTS

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### Overview of the Rexdale-Casino Woodbine Community Benefits Agreement

The Rexdale-Casino Woodbine Community Benefits Agreement is a 22-year contract between the City of Toronto and One Toronto Gaming<sup>4</sup>, (*a partnership between Great Canadian Entertainment<sup>5</sup> and Brookfield Business Partners L.P.*) One Toronto Gaming oversees the expansion of gaming and casino operations at Great Canadian Casino Resort Toronto.<sup>6</sup> The Agreement is the City's only standalone<sup>7</sup> community benefits agreement and is part of the broader Community Benefits Framework, adopted by Council in 2019.

The Rexdale-Casino Woodbine Community Benefits Agreement outlines specific social and economic outcomes that One Toronto Gaming must achieve, including:

- Prioritizing local and social hiring for both operations and construction employment.
- Promoting supplier diversity.
- Implementing responsible gambling practices.
- Ensuring community access to the event venue.
- Providing a \$5 million contribution towards the establishment of a child care centre benefiting both employees of the casino resort and local residents.

### Accountability and Oversight Structure

If One Toronto Gaming fails to fulfill its obligations under the Rexdale Community Benefits Agreement, the City of Toronto can pursue contractual remedies such as corrective action plans, issue a formal notice of non compliance and take legal action for breach of contract.

Three formal oversight bodies are responsible for accountability, transparency, and delivery of Agreement targets and requirements:

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4 One Toronto Gaming is formerly known as Ontario Gaming GTA Limited Partnership (OGGLP).

5 In 2021 Great Canadian Entertainment was acquired by an affiliate of funds managed by Apollo Global Management Inc. In 2022, Great Canadian Gaming Corporation rebranded as Great Canadian Entertainment.

6 In 2023, Casino Woodbine rebranded as Great Canadian Resort Toronto.

7 This Agreement is the only separate community benefits agreement signed by the City, leveraged through a unique opportunity related to the expansion of gaming at the Casino. All other City community benefits initiatives use clauses and requirements secured in City contracts when the City buys, builds or leases.

- Community Steering Committee, convened by the City of Toronto.
- Casino Woodbine Responsible Gambling Oversight Committee, convened by the Ontario Lottery and Gaming Corporation (OLG).
- Employment and Labour Market Advisory Working Group, convened by One Toronto Gaming.

While not part of the Agreement's formal accountability structure, the Employment and Labour Market Partners Working Group supports the implementation of workforce development strategies for local and social hiring at the Great Canadian Casino Resort Toronto. An overview of the Agreement's oversight structure can be found in Attachment 3.

**Employment Services Transformation and implications for the Rexdale-Casino Woodbine Community Benefits Agreement**

In March 2025, employment services for residents receiving Ontario Works transitioned to Employment Ontario, with WCG Services as the new Service System Manager for Toronto. Prior to this change, Toronto Employment and Social Services coordinated employment activities through the Employment and Labour Market Partners Working Group. Following the transition, stewardship of the Working Group shifted to One Toronto Gaming. The Working Group also expanded to include WCG Services and partners within the geographic catchment of the new local Woodbine area.

In 2026, members of the Employment and Labour Market Partners Working Group will be invited to join the Employment and Labour Market Advisory Working Group. This transition will strengthen alignment with partners, support knowledge transfer and improve coordination of local hiring and training pathways.

*Five-Year Review of Rexdale-Casino Woodbine Community Benefits Agreement*

In 2023, staff completed a five-year review of each clause in the Agreement for relevance, status, and outcomes achieved. As of December 31, 2025, all 16 recommendations are under active implementation, and all of the 80 associated action items are complete. A 10-year review of the Rexdale-Casino Woodbine Community Benefits Agreement is planned for 2028.

The five-year review recommended expanding the Woodbine local area definition to support workforce development requirements outlined in the Agreement. The definition was updated to include additional communities. Table 1 summarizes the original and updated definitions.

**Table 1: Original and Updated Woodbine Local Area Definition**

Original Woodbine Local Area Definition	Updated Woodbine Local Area Definition
The boundary of the Woodbine local area is a 7 km radius from Great Canadian Gaming Resort Toronto: Steeles Ave to the North,	The new Woodbine local area definition includes the original definition and is now updated to include Neighbourhood

Original Woodbine Local Area Definition	Updated Woodbine Local Area Definition
Kipling to the East, Dixon Road to the South and Highway 27 to the West.	Improvement Areas and Toronto Community Housing communities within the following community clusters <sup>8</sup> : <ul style="list-style-type: none"> <li>• North Etobicoke</li> <li>• Black Creek/Humber Summit</li> <li>• South Etobicoke</li> <li>• York Weston Pelham</li> </ul>

**Progress of Targets and Achievements (2018 to 2025)**

The following section provides an overview of the agreement's requirements and targets. Attachment 1 provides a detailed summary of the Agreement's progress to date.

*Local and Social Hiring (Operations)*

One Toronto Gaming is required to ensure that a minimum of 40 percent of new hires are achieved through local or social hiring, with at least 20 percent being local hires. At least 50 percent of total employees are required to be employed full-time. As of December 2025, the target has not yet been fully met.

Since 2018, there has been a total of 3,428 employees hired for operations as a result of expanded gaming.

- 41 percent (1,402 individuals) self-identified as a social hire.
- nine percent (314 individuals) were local hires.

In 2025, a total of 268 individuals were hired to support casino operations.

- 31 percent (83 individuals) self-identified as a social hire.
- 21 percent (57 individuals) were local hires; a 216 year-over-year increase in local hiring.

Youth hiring also remains a priority under the Agreement, particularly youth who identify as members of equity-deserving groups. Since 2018, 21 percent (291 individuals) hired for operations identified as youth. In 2025, 27 employees identified as youth.

Following the five-year review, in an effort to close remaining gaps and strengthen engagement with local residents, One Toronto Gaming launched a Local Hiring Strategy across four categories; reporting and logistics, partnerships, community events and marketing.

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<sup>8</sup> These clusters are part of the City of Toronto's Community Coordination Plan and have been included solely for the purpose of meeting local employment targets under the Agreement. This updated definition reflects the City's evolving approach to place-based investment and wellbeing assessments.

Additionally in 2025, One Toronto Gaming held a hiring event geared towards local residents that attracted 100 candidates. The candidates were sourced primarily through employment service providers within the Employment and Labour Market Partners Working Group. The event resulted in 16 successful candidates.

*Construction Hiring*

The Agreement requires that a minimum of 10 percent of overall hours worked by trades and craftspeople be completed by apprentices or journeypersons hired through local or social hiring. Youth hiring is also prioritized, particularly for those who identify as members of an equity-deserving group. This target has been met.

With the majority of construction for the redevelopment site now complete, only minimal work requiring a small number of construction workers remains. Since construction began in 2018, a total of 2,827 people have worked on the redevelopment project.

- 29 percent (809 individuals) self-identified as a social hire.
- Two percent (66 individuals) self-identified as a local hire.

Since construction began in 2018, 55 percent (444 individuals) of social hires have identified as youth.

In 2025, eight new individuals were hired for construction related activities.

- 25 percent (2 individuals) self-identified as a social hire.
- 13 percent (1 individual) self-identified as a local hire.

*Supply Chain Diversity*

One Toronto Gaming is required to ensure a minimum of 10 percent of annual non-construction procurement be through local or Diverse Suppliers. The procurement of specialized items used in the gaming industry is exempt. Table 2 below provides an overview of One Toronto Gaming's local and social procurement spending since 2018.

**Table 2: Local and Social Procurement Totals (2018 to 2025)**

<b>Year</b>	<b>Local Procurement</b>	<b>Social Procurement</b>
<b>2018</b>	\$105 million (24 local suppliers)	\$1.65 million (19 diverse suppliers)
<b>2019</b>	\$125 million (30 local suppliers)	\$1.33 million (8 diverse suppliers)
<b>2020</b>	\$116 million (26 local suppliers)	\$645,000 (3 diverse suppliers)
<b>2021</b>	\$67 million (17 local suppliers)	N/A
<b>2022</b>	\$9.9 million (27 local suppliers)	N/A
<b>2023</b>	\$87.7 million (14 local suppliers)	\$6.4 million (10 diverse suppliers)

Year	Local Procurement	Social Procurement
2024	\$100.5 million (18 local suppliers)	\$1.8 million (3 diverse suppliers)
2025	\$113.3 million (18 local suppliers)	\$2.34 million (7 diverse suppliers)

The combined supply chain diversity target has been met. One Toronto Gaming has reported a total baseline procurement spend of \$328.74 million in 2025, with a total of \$113.3 million spent through local suppliers, representing 34 percent of total procurement. In 2025, One Toronto Gaming reported spending \$2.34 million on diverse suppliers, representing less than one percent of their total procurement spend.

In 2025, One Toronto Gaming strengthened its approach to inclusive sourcing practices by implementing Great Canadian Entertainment Supplier iO Raindrop.<sup>9</sup> Additionally, One Toronto Gaming hosted two sourcing events, and continued to utilize its membership with the Canadian Aboriginal and Minority Supplier Council (CAMSC) to connect with local and diverse suppliers. In 2025, One Toronto Gaming delivered a 13 percent increase in local spend, along with a 28 percent increase in diverse supplier spend.

*Community Access to Space*

One Toronto Gaming is required to make the Entertainment Venue available to the local community at little or no cost for at least one large-scale event per month or 12 large scale events per calendar year. One Toronto Gaming is also required to implement Community Access to Space Policy and Procedures.

In 2025, One Toronto Gaming hosted seven events, this target was not fully met. However, One Toronto Gaming has demonstrated its commitment to providing accessible spaces for local organizations to ensure Great Canadian Casino Resort Toronto serves as a hub for community engagement. The City of Toronto will continue to support One Toronto Gaming to promote community access to space opportunities to the Rexdale community.

*Responsible Gambling Measures*

One Toronto Gaming is required to maintain all existing Responsible Gambling measures in place at Great Canadian Casino Resort Toronto as required by the Ontario Lottery and Gaming Corporation and the standards enforced by the Alcohol and Gaming Commission of Ontario. The Ontario Lottery and Gaming Corporation has confirmed that all Responsible Gambling measures are being met at the Great Canadian Casino Resort Toronto.

In 2025, One Toronto Gaming hosted its first Responsible Gambling Wellness Fair in partnership with PlaySmart, the Responsible Gambling Council of Ontario, and community partners, providing guests and team members with practical tools and

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<sup>9</sup> Supplier iO Raindrop is a source-to-contract platform designed to enhance sourcing, contracting, and supplier management.

information related to healthy gambling, financial wellbeing and overall wellness. One Toronto Gaming also participated in the PlaySmart Forum webinar and worked with PlaySmart Centre advisors to integrate safer gambling practices.

### *Identifying and Mitigating the Negative Impacts of Expanded Gaming*

One Toronto Gaming is required, in an ongoing manner consistent with policies of the Ontario Lottery and Gaming Corporation and the Alcohol and Gaming Commission of Ontario, work with City staff and the Toronto Medical Officer of Health to implement harm mitigation measures to address the negative impacts of problem gambling primarily through the Casino Woodbine Responsible Gambling Oversight Committee.

The expansion of gambling opportunities is associated with increased risk of problem gambling, which can negatively affect mental and physical health, financial stability, and family and community well-being. Evidence from the [CAMH Gambling Policy Framework](#) shows that environmental factors such as the availability of and accessibility of gambling are the strongest drivers of gambling harm.

While gambling harms can affect the general population, some groups face higher risk, including men, young adults, and those with lower income or education levels. Gambling related-harms, including problem gambling and gambling disorder, also often intersect with substance use, increasing the overall impact on individuals and communities.

Under the Rexdale Casino-Woodbine Community Benefits Agreement, the Responsible Gambling Oversight Committee is required to identify negative impacts of expanded gaming and to implement mitigation measures. The Responsible Gambling Oversight Committee is convened by Ontario Lottery and Gaming. This work aligns with [Our Health, Our City](#), the City of Toronto's five-year mental health and substance use strategy that sets strategic directions aimed at reducing mental health and substance related harms, including behavioural addictions such as problem gambling.

In 2024, Ontario Lottery and Gaming partnered with Toronto Public Health to develop a five-year workplan to guide the committee's responsible gambling efforts from 2025 to 2029. The workplan is organized around four workstreams:

- Data collection and analysis
- Partnership development and stakeholder engagement
- Strategic initiatives
- Outcome measurement

In 2025, as part of the data collection and analysis workstream, Toronto Public Health reviewed the scope and availability of local gambling-related data. As part of this assessment, Toronto Public Health is exploring new data sources and will assess their feasibility and utility in identifying local negative impacts of expanded gambling. This assessment is expected in the second quarter of 2026. In 2026, Toronto Public Health will continue working with the Ontario Lottery and Gaming and committee members to advance the workplan by continuing analysis of local data and initiating engagement to better understand local experiences of gambling harms.

## City of Toronto's Share of Gaming Revenues

Since the introduction of the casino at the Woodbine Racetrack in 2000, the City has received a share of gaming revenues from the Ontario Lottery and Gaming Corporation through a Municipal Contribution Agreement. Funds received from the Municipal Contribution Agreement are part of the City's general revenues in the Non-Program Account and are not allocated as a direct funding source to any particular services. Table 3 below outlines the City's share of gaming revenues received since the Rexdale-Casino Woodbine Community Benefits Agreement came into effect in 2018.

**Table 3: City of Toronto Share of Gaming Revenues (2018-2025)**

	2018	2019	2020	2021	2022	2023	2024	2025
City of Toronto Share of Gaming Revenues	\$19.2 million	\$26.7 million	\$3.1 million <sup>10</sup>	\$12.7 million <sup>11</sup>	\$24.7 million	\$26.4 million	\$27.1 million	\$26.5 million

### Next Steps

The Rexdale-Casino Woodbine Community Benefits Agreement continues to deliver meaningful outcomes for equity-deserving communities and is aligned with the City's Inclusive Economic Development guiding principles of creating inclusive employment and entrepreneurship opportunities for residents who face disproportionate barriers to economic participation.

In 2025, continued implementation of five-year review activities and the updated Woodbine Local Area definition resulted in positive outcomes for the Agreement's targeted communities. Progress in improving local hiring, supply chain diversity, and responsible gambling demonstrates One Toronto Gaming's commitment to achieving Agreement objectives.

Key priorities in 2026 will include advancing local hiring outcomes and reporting under the updated Local Woodbine Area geographic radius and strengthening data collection and engagement with local and diverse businesses. Workforce development commitments associated with the construction of the child care centre will be implemented as the project progresses. The City's focus will remain on providing oversight and monitoring to ensure accountability and that all Agreement requirements are met successfully.

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<sup>10</sup> Revenue for January 1-March 31, 2020, only. Residual payments were received in Q3 of 2020: \$42,205 and Q4 of 2020: \$101,207. No revenue payments for remainder of 2020 were received as a result of government-mandated closures of Casino Woodbine to reduce the spread of COVID-19.

<sup>11</sup> Revenue for July 1-December 31, 2021, only. No revenue payments in Q1 or Q2 2021 (January-June) as a result of government-mandated closures of Casino Woodbine to reduce the spread of COVID-19.

## **CONTACT**

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## **SIGNATURE**

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Mohamed Shuriye  
Executive Director, Social Development

## **ATTACHMENTS**

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Attachment 1: Summary of 2025 Progress and Achievements  
Attachment 2: One Toronto Gaming 2025 Annual Report  
Attachment 3: Accountability and Oversight Structure