



# Woodbine Live! Incentive Review & Impact Analysis

*Toronto, Ontario*

Hunden Strategic Partners worked with the City of Toronto to review the application for incentives for the Woodbine Live! project. The development proposed retail, restaurant, entertainment and hotel uses in a depressed area. The development proposal came from a joint venture between Woodbine Entertainment and The Cordish Company, a privately held company with similar projects in Baltimore, Louisville, Kansas City and Atlantic City. The City engaged Hunden Strategic Partners to:

- Review and evaluate the proposal,
- Advise the City regarding the validity of the assumptions and methodology,
- Assess the costs and benefits that would accrue to the City and the projected return on the proponent's investment,
- Provide examples of incentive packages offered in similar situations, and
- Compare development benefits to inaction and comment on the case made by developer for provision of incentives.

The study was completed in the summer of 2008. The project was approved by the Toronto City Council, but the development was never realized.

**Client:** City of Toronto

**Time Period:** 2008