

February 25, 2010

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young, CEO

Subject: **2010 Structure Plan**

Summary:

Since 1998, Exhibition Place has had a structure plan which sets out a strategy for development of the grounds mostly from an infrastructure and business perspective. The 1998 Development and Concept Plan guided the development of the underutilized buildings on the site and the development of a hotel facility, both in partnership with the private sector over the next 5 years. The 1998 Development and Concept Plan was updated in 2004 and one of the major revisions was the introduction of an Environmental Goal. Again, the 2004 Development Concept Plan formed the basis of future planning activities at Exhibition Place and set out some primary objectives for this development.

In 2009 the Board undertook a strategic planning exercise which put in place a Vision, Mission, Goals and Objectives for Exhibition Place. Three of the major Goals set out in the 2009 Strategic Plan speak to the development for the grounds. The 2009 Structure Plan being now recommended for adoption by the Board, updates the 2004 Concept Plan on the basis of the directions adopted in the 2009 – 2012 Strategic Plan. The proposed 2009 Structure Plan with its detailed maps and concepts provides a document that would be a companion piece to the 2009 – 2012 Structure Plan.

Recommendation(s):

It is recommended that the Board approve of the Structure Plan 2010 attached to this report.

Financial Impact:

There is no negative financial impact of this proposal.

Decision History:

In 1998, the Board initiated an exercise to set out a strategy for development of the grounds which document was entitled the 1998 Development and Concept Plan. Subsequently, at its meeting of April 2004, the Board approved of an updated Development Concept Plan and then in

2009 approved of a Strategic Plan which is to serve as an overarching guide for the action of Exhibition Place including future developments on the site.

Comments:

While the 2009 – 2012 Strategic Plan is the overarching document setting out the Vision, Mission, Objectives and Outcomes for Exhibition Place, it does not replace the need for a more focused document which sets out a Structure Plan for the grounds. The Structure Plan attached shows through a series of maps:

- Potential locations for new developments
- Where major new open spaces would be preserved or created
- New roads, bridges, transit, bicycle and pedestrian routes
- Important buildings and landmarks to be maintained and integrated into any developments

This 2010 Structure Plan was developed in light of the major Goals and Outcomes found in the 2009 Strategic Plan especially Outcomes set out pursuant to the Business Goal, Infrastructure Goals and Environmental Goal. Some of the primary ambitions found within these three Objectives are as follows:

- Plan and develop a festival plaza on part of the lands bordered by Ontario Drive and the easterly bridge to Ontario Place and south of Princes' Boulevard.
- Design the extension of Dufferin Street south to Lake Shore Boulevard West
- Continue the Harbourfront LRT westward initially to Dufferin Street and then further west linking with the Queensway LRT.
- Enhance the network of on-street bicycle routes to provide primary connections within the grounds and linking to major streets surrounding Exhibition Place.
- Construct a hotel facility including enhancements to surrounding landscape areas.
- Design an expansion of the Direct Energy Centre.

The approval of this Structure Plan provides an comprehensive vehicle for explaining through words and through maps, the development vision for Exhibition Place and will be a very useful document to provide along with the 2009 Strategic Plan.

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Submitted by:

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