



Exhibition Place

October 16, 2015

To: The Board of Governors of Exhibition Place

ACTION REQUIRED

From: Dianne Young, Chief Executive Officer

Subject: **BMO Field Phase 2 Project Impact Update and Revision**

Summary:

This report provides an update on the impacts to the Exhibition Place operations of the recently revised construction schedule related to the Phase 2 BMO Field Improvements provided by Maple Leaf Sports & Entertainment Ltd. (MLSE) in late July 2015 and as reported to the Board at its meeting of September 4, 2015. The proposed Phase 2 is to add partial roof structures to the West, South and East Grandstand areas to cover all seating and to reconfigure the field so that the stadium can host Canadian Football League ("CFL") games.

Following the Board meeting, Exhibition Place staff had many meetings with the major shows affected (Royal Agricultural Winter Fair; One of a Kind Shows; Toronto International Boat Show; National Home Show) and with MLSE. These meetings further refined and detailed the impacts for each of the shows and set out proposals to address these impacts as detailed below.

Recommendation(s):

It is recommended that the Board:

- 1. Approve of the recommended expenditures and proposed financing of these expenditures as detailed in the Confidential Attachment I to this report;**
- 2. Following approval, release the information related to the expenditure impact on the 2016 Operating Budget to the City Financial Planning Department;**
- 3. Direct Exhibition Place staff, at the request of the National Home Show, to explore with City PF&R the use of Coronation Park for parking during the 2016 National Home Show; and,**
- 4. Direct that the confidential report contained in Attachment 1 to this report not be released publicly in order to protect the competitive position, future economic and legal interests of the Board.**

Financial Impact:

The details of the financial impact of the expenditures being proposed to address the negative impacts of the BMO Field Phase 2 construction are set out in the Confidential Attachment I.

Decision History:

The Exhibition Place 2014 – 2016 Strategic Plan had a Business Development Goal *to actively support the expansion and enhancement of entertainment facilities* and as a Strategy to support

this Goal we will continue to analyze and explore expansion opportunities for BMO Field including improvements related to Festival Plaza.

At its meeting of October 19, 2005, the Board approved of entering into a project (construction) agreement, a management agreement, and facility usage agreements between the Board, the City and MLSE which report was approved by City Council at its meeting of October 26, 27, 28 and 31, 2005.

<http://www.google.ca/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0CB8QFjAAahUKEwiY4Je07sHHAhWH1h4KHTLgDeQ&url=http%3A%2F%2Fwww.toronto.ca%2Flegdocs%2F2005%2Fagendas%2Fcouncil%2Fcc051026%2Fpof9rpt%2Fcl036.pdf&ei=JSHbVdi5Hlete7LA6AO&usq=AFQjCNF4DCy8niVGmswrXheL147MnST3dq>

At its meeting of September 11, 2009, the Board approved of amendments to the Management Agreement and other agreements as required to upgrade BMO Field from turf to natural grass; move the field bubble to Lamport Stadium; and cause the upgrade of the field at Lakeshore (Etobicoke) Collegiate Sports Field to turf all at a cost of \$5.5M which was funded solely by MLSE. These amendments were then approved by City Council at its meeting of September 30, 2009.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.CC40.8>

At its meeting of March 6, 2014 the Board approved of entering into the Letter of Intent (LOI) between the Board, City and MLSE for the improvements to BMO Field to include an addition of 10,000 seating, stadium amenities, a roof deck over all seating areas and improvements to allow for the CFL to play at BMO Field which LOI was approved by City Council at its meeting of June 10, 11, 12 and 13, 2014. The LOI was subsequently amended by City Council at its meeting of August 25, 2014.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.MM52.28>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.8>

At its meeting of September 4, 2015, the Board approved of an updated schedule and construction areas for the Phase 2 BMO Field improvements provided that MLSE agrees to address the issues raised in the recommendations below, including negotiating and entering into appropriate agreements with the Board.

- Authorize Exhibition Place staff to negotiate with MLSE compensation for the additional lost revenue resulting from the expanded construction areas outside the footprint of BMO Field in 2015 and 2016;
- Request that MLSE with Exhibition Place staff prepare a traffic management plan during the various road closures during the Phase 2 construction which plan will be implemented at the cost of MLSE prior to any shutdown of Princes' Boulevard;
- Include these terms and specific construction dates as a Schedule to the Amended Management Agreement;
- Request that MLSE with Exhibition staff meet with clients and tenants to explain the timing and impact of the Phase 2 construction, and MLSE negotiate any assistance required to be provided to the clients for their shows/events impacted by the construction; and,

Issue Background:

This report outlines the traffic management plan put in place for the Phase 2 Construction of BMO Field; the financial impact of that plan; and the negotiations with MLSE on contribution to the financial impact.

Comments

Exhibition Place met with each of the four major shows impacted by the BMO Field Phase 2 construction and developed specialized parking and traffic management plans for each of them. The individualized plans used as a basis, the actual daily parking requirements experienced by each show in the 2014/ 2015 show season as measured against the reduced parking spaces and road closures that will occur in the 2015 / 2016 show season. While the closure of Princes' Boulevard in all cases will be a major challenge for the traffic management of the site, for each show there are only some days (at the most 5 days and at the least one day) when there are not sufficient parking stalls available for use given the 2014/15 experience. Exhibition Place staff have proposed the following initiatives be put in place immediately to address both the shortfalls in parking stalls and the issues with traffic management:

- Staff working group specific to project
- Additional staffing resources – paid duty, security, customer service representatives
- Leasing of neighboring parking facilities – Ontario Place & other areas if needed
- Working with established external lots and promotion on website
- Improve conditions in parking lots – lighting, cameras and asphalt resurfacing
- Blackout for employee parking
- Shuttle buses for peak days to/from distant parking lots, off-site lots (OP, Liberty) and from transit points
- Employ new marshalling methodologies
- Erecting additional wayfinding signage
- Completing construction of the new digital wayfinding structures
- Restricting non-event related traffic from site
- Updated information on websites, social media
- Frequent updates to show management as construction and other activities change
- Reduced parking rates for show exhibitors
- Promoting public transit / GO transit
- Portable messaging boards off site on Lake Shore and Dufferin to limit through traffic on site except for attendees and to direct attendees to best entrances

In addition to the above, MLSE has also met with each of the major shows and made the following proposals to each show:

- Approximately \$250,000 of promotional value using its video board at Gardiner, Bremner Road and outside Air Canada Centre
- Access to the MLSE season seat holder database for mailings
- Access to the MLSE social media networks,
- Purchase of up to 2,000 tickets per show for distribution to their premium customers
- A group sales suite at a TML or Raptor games as an incentive to the show producers exhibitors
- Exploring the possibility of moving Toronto Marlies games from the RICOH Coliseum to the ACC

Finally, because of the timing of the first major event, the Royal Agricultural Winter Fair which is only 2 weeks away opening on November 6th and running until November 15th, MLSE has indicated to the RAWF special provisions which include the following:

- Princes' Blvd. between the Queen Elizabeth Building and the Better Living Centre will have 2-lanes for traffic maintained for the duration of the Fair;
- Princes' Blvd. south of BMO Field may have to be closed during the RAWF, but if so access would be replaced by the new south road through Lot 2;
- Parking in Lot 2 may not be impacted at all during the first week of the event if TFC has a home game;
- PCL may require some limited laydown area in Lot 2 starting November 9th and while the size of this area has not confirmed as of October 16, 2015, all parties will work together to ensure as little of the parking lot is lost as possible.

Construction Schedule

Since the Board meeting of September 4, 2015, TFC secured a playoff spot, however MLSE has advised that the playoff schedule and dates of home games will not be known until October 25, 2015 and how many games are played by TFC depend on its game to game success. Their season could end on October 28/ 29th or last until November 8th.

The construction plan as set out in Appendix "A" attached is the one considered by the Board on September 4, 2015, however, MLSE has informed Exhibition Place staff that its constructor, PCL, is in the process of changing the schedule and it will be available next week and sent to the Board members as soon as it is received.

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Appendix "A" - dated September 4, 2015 (to be updated by MLSE)					
Option One – Toronto FC not in Playoffs				Option Two – Toronto FC in Playoffs	
Date	Construction Activity	Impact	Shows Booked / Directly Impacted	New Date	
Sept 24 – Oct 19	-Site set up -Construction site perimeter established in Parking Lot 3 East of BMO -Construction of temporary detour roadway through Parking Lot 2 joining Ontario and Princes' Blvd	-390 parking spaces lost -Princes' Blvd continues to be open	Fall Home Show Bicycle Blowout TFC Game Oct 3 TFC Game Oct 17 Scotiabank Waterfront Marathon	Oct 5 - Nov 2	Bicycle Blowout TFC Game Oct 17 Scotiabank Waterfront Marathon
Oct 19 – Nov 15	-Preparation for construction of East/West roof canopies -4 cranes brought on site & set up on east & west sides of stadium -Construction site perimeter established of part of Parking Lot 2 for south roof canopy construction	-465 parking spaces lost -Quebec Street closed North of BMO -Princes' Blvd closed from BLC to Nunavut Road with no through traffic -Temporary detour road active from Ontario Drive to Princes' Blvd -Parking Lot 2 still active but split in the middle with detour road -access to East and South doors of QE Hall impeded	Royal Agricultural Winter Fair Screamers	Nov 2 - Nov 28	Royal Agricultural Winter Fair Screamers OOAK Christmas
Nov 16 - March 26, 2016	-Construction of south East & West canopies -Following completion of E/W canopies, removal & set up of 4 cranes to the south roof area -Installation of the entire south roof -Renovation of North scoreboard area & South grandstand area to build CFL field	-1441 parking spaces lost - Quebec Street closed North of BMO -Princes' Blvd closed from BLC to Nunavut Road with no through traffic -Temporary detour road active from Ontario Drive to Princes' Blvd -access to East and South doors of QE Hall impeded	OOAK Christmas Boat Show Marlies Games Motorcycle Show Home Show OOAK Spring NBA Fan Jam School Library Fair CGA Exams Toronto Antique Market Wizard World Indoor Winter Carnival/Holiday Parties Artist Project Bicycle Show	Nov 28 - April 9, 2016	OOAK Christmas Boat Show Marlies Games Motorcycle Show Home Show OAK Spring NBA Fan Jam School Library Fair CGA Exams QE: Toronto Antique Market Wizard World Indoor Winter Carnival/Holiday Parties Artist Project Bicycle Show School Library Resource Fair

Appendix "A" - dated September 4, 2015 (to be updated by MLSE)					
Option One – Toronto FC not in Playoffs			Option Two – Toronto FC in Playoffs		
Date	Construction Activity	Impact	Shows Booked / Directly Impacted	New Date	
March 28 - May 5, 2016	-Landscaping & Demobilization -construction perimeter on Parking Lot 3 east of Field continues -construction perimeter between BMO and QE Hall remains	-465 parking spaces lost -Quebec Street closed North of BMO -Princes' Blvd opens to Nunavut Road -Construction perimeter around Parking Lot 2 south of BMO Field removed -access to East and South doors of QE Hall impeded	School Library Resource Fair First Star Psychic Fair	April 9 - May 16, 2016	First Star Psychic Fair Honda Indy move in