



August 8, 2014

Board of Governors of Exhibition Place
Exhibition Place, 200 Princes' Blvd.
Toronto, ON M6K 3C3

Subject: **Proposed NBA Practice Facility** (For your meeting on August 14, 2014)

I am writing on behalf of the Canadian National Exhibition Association (CNEA) to provide comment regarding the development and building of this facility as described to us by Maple Leaf Sports and Entertainment (MLSE) and as will be discussed at your public meeting on August 11, 2014. In general, the CNEA is of the opinion that such a facility is compatible with other activities and uses of the grounds, including the annual CNE. We would welcome discussions with MLSE regarding community use of the facility during the annual fair or other times of the year.

However, we are concerned with the approach of the plan regarding parking facilities. The Strategic Plan adopted by the BOG at its meeting in February of this year includes broad-based goals that address Business Development (#1) and Public Space and Infrastructure (#2). Objectives 1.A (page 14, "Achieve our recurring events business revenue") and 2.E (page 16, "Continue to provide the necessary parking facilities for our businesses") are inextricably linked. You cannot achieve one without the other, because appropriate parking facilities are essential in order to accommodate both existing and prospective activities at Exhibition Place.

In recent years, the approach to development on site has been to secure replacement for parking lost due to each new development. The most obvious example of this is Hotel X, currently under construction. As part of its agreement with Exhibition Place, the hotel is to construct enough parking to match the parking removed by its footprint. This approach fails to account for the increase in activity that will naturally come about due to the operation of the hotel.

We believe that the level of activity on site has now gone past the point of providing adequate parking facilities for existing users, not to mention potential new ones. It is time for the BOG to change its approach and insist that new developments provide new incremental parking facilities to augment the on-site inventory of available parking. The location proposed for the practice facility would allow for new incremental parking if planned properly using a multi-level approach. We encourage the BOG to insist that this approach be employed for this and future new developments on site.

It is time now for the Board of Governors to begin to replenish some of the parking inventory which has effectively been lost due to increased activity on site.

Respectfully,

A handwritten signature in blue ink that reads "David Bednar". The signature is written in a cursive, flowing style.

David Bednar
General Manager

copy: MLSE