

**QUESTION/ANSWER SESSION  
THE BOARD OF GOVERNORS  
COMMUNITY MEETING  
PROPOSED RAPTORS FACILITY  
Fountainblu – Q.E. Bldg. - Exhibition Place  
Monday, August 11, 2014 6:30 p.m.**

Councillor Gord Perks welcomed everyone, and introduced the head table – Wayne Copeland, Councillor Michael Layton, Dianne Young, Arlene Campbell and Fatima Scagnol. He also acknowledged the City of Toronto Staff in attendance – Lynda Macdonald and Michael Williams, and the MLSE Staff in attendance.

**PROPOSED RAPTORS FACILITY AT EXHIBITION PLACE**

Councillor Gord Perks provided an overview with respect to the process related to the proposed Raptors Facility for Exhibition Place, wherein the plan is being presented to the Community; will be presented to the Board of Governors; will be presented to the City Executive Committee; and presented to City Council.

Councillor Gord Perks indicated that MLSE have been in consultation with the City of Toronto with respect to the proposed Raptors Facility at Exhibition Place, and now have enough information to commence the public process. The hope is to present this proposal to the Board of Governors at its meeting scheduled for August 14<sup>th</sup>, to the City Executive Committee on August 20<sup>th</sup>; and to City Council the last week of August if all goes smoothly.

Councillor Gord Perks indicated that the attendees would hear two presentations, followed by any questions or comments, and that the meeting would conclude at 8 pm.

Councillor Gord Perks welcomed and introduced Lynda Macdonald, Manager / West Section - Community Planning - Toronto & East who provided a power-point presentation with respect to the City of Toronto Site Plan Approval process involved with respect to the proposed Raptors Facility for Exhibition Place, which presentation is appended to the notes of this meeting.

Councillor Gord Perks welcomed and introduced Bob Hunter, Executive Vice-President of Venues & Entertainment for Maple Leaf Sports & Entertainment who provided a power-point presentation with respect to the proposed Raptors Facility for Exhibition Place, which presentation is appended to the notes of this meeting.

Highlights of *question/answer* session that followed:

Resident: *No concerns with an NBA facility at Exhibition Place, however consideration should be given to constructing this facility at either the Food Building or Better Living Centre locations*

Response: The Board of Governors Strategic Plan indicates that Exhibition Place is a development site and the two locations suggested are buildings listed on the inventory maintained by Heritage Preservations Services, City of Toronto

Attendee: *Liberty Grand has evolved into a world first class venue wherein attendees of major events, weddings and other programs, who come well dressed, appreciate the location of the parking lot located across from Liberty Grand*

- Response: Exhibition Place is aware of the parking issue and are trying to find solutions
- Attendee: *Given the attendees who come well dressed to Liberty Grand, would the possibility of the grassed area at the southend of the complex be considered for parking guests*
- Response: Exhibition Place will review all areas but have to keep in mind the areas that are grassed and have trees
- Attendee: *Has underground parking been considered for the proposed Raptors Facility*
- Response: Underground parking was considered, however, there are a number of underground hydro issues that have prevented the possibility of underground parking. The baseball field is being pursued as a parking area
- Resident: *The residents on the southside of Parkdale would like to see a “dog park” at Exhibition Place*
- Response: The request for a “dog park” has been raised at a number of Community meetings, however this request will be re-communicated to City Parks wherein Exhibition Place will work with City staff
- Attendee: *Delighted to hear that the baseball field is being considered for parking given the loss of parking and access issues that both Medieval Times and Liberty Grand will endure*
- Response: The proposed Raptors Facility requires to have site plan approval wherein access and congestion issues will be reviewed. The building is basically going to be a practice facility and low intent use, however all access and congestion issues will be reviewed and all tenants will be updated on the process for this facility
- Response: The Raptors Group consists of 15 players who will be away most of the year at other venues, hence the facility will be programmed for community use
- Attendee: *Another key issue is the signage on the park for all tenants and events*
- Response: Exhibition Place will be working with MLSE on a wayfinding program to resolve all wayfinding issues on the site
- Attendee: *Our Canadian Basketball Athletes require a home*
- Resident: *Are all buildings on site of a heritage nature*
- Response: All buildings and structures (except newly constructed) on site are either Designated or of Heritage nature

- Resident: *What will be the cost to community groups to use the facility; who receives the parking revenue; and what precautions will be taken to avoid public parking in the neighbourhood streets*
- Response: Community usage will be coordinated with City Parks and the Raptors Youth Development Group; revenue for the facility and parking, which will not be an enormous amount, will be returned to the facility given the costs of community programming
- Response: The parking spots that will be lost within the proposed area (1.4 acres) totals approximately 200 spots of the existing 600 spots
- Response: There has been conversation with MLSE regarding the loss of the 200 parking spots and the suggestion of including these spots within the facility (parking on main floor and building raised), but MLSE were not in agreement
- Attendee: *Very supportive of the proposed Raptors Facility, however the parking issues on the site as a result of the expansion of BMO, the construction of the Hotel, and now this proposed facility is raising concerns for events that use certain parking lots as holding sites for the move-in of major show display equipment. A strategy for holding sites for the move-in and move-out of major events needs to be developed. Given the site is running out of land, consideration must also be given to visitors who attend events or the park*
- Attendee: *The parking issues as a result of the proposed facility can be easily resolved by either using the ball park or installing parking spots south of BMO Field. Also, by correct math, the loss of parking spots in the proposed area is 300 spots and not 200 spots and responded early*
- Resident: *Why does Exhibition Place need the ball park*
- Response: Attendees were reminded to ask questions or make comments with respect to the proposed Raptors Facility
- Resident: *Can the proposed Raptors Facility not be constructed as a heritage building*
- Response: Much has changed in the world since the 1950's, specifically with structure appearance and technology
- Resident: *The proposed structure does not suit or fit the existing site at Exhibition Place*
- Resident: *We need a world class facility, the proposed facility looks like a grocery store*
- Attendee: *The ball park was in use many years ago, however, it is only used during the CNE period, and should be used for parking as a result of the proposed facility*

- Resident: *Why is the ball park not being used*
- Attendee: *Bad grass is why the ball park is not being used as it should be*
- Attendee: *Liberty Grand employees over 400 staff of which the majority reside in the Parkdale Community and given the parking concerns related to the proposed facility, this will cause concern not only for the staff but all guests attending events*
- Resident: *Is the issue of including of underground parking with the proposed facility the expense to do this*
- Response: Because of the underground hydro issues that run through the middle of the existing site, underground parking is not feasible and for the Board of Governors to construct an above ground parking lot would be too costly. Also, it's not up to the City of Toronto to cover the costs of constructing a parking lot when external parties are interested in Exhibition Place
- Response: The lease on the proposed facility will be for a thirty-year term wherein at the end of the lease the facility will become the property of the City of Toronto
- Attendee: *Were other sites considered for this proposed facility*
- Response: Many sites were considered at Exhibition Place – the Queen Elizabeth Building, the Food Building, would not physically fit in Ricoh, and too tight a fit for the Coliseum, wherein all details were examined
- Resident: *Given it's a thirty-year lease, will MLSE be paying rent*
- Response: Yes, MLSE will be paying rent during the thirty-year lease. MLSE will be investing approximately \$30 Million and the facility will only be used half the time by the Raptors, and the other half will be used by the community. It's not feasible for MLSE to invest another \$10 Million into parking spots.
- Resident: *Exhibition Place should construct an underground parking lot under Bandshell Park or have parking within the Queen Elizabeth Exhibit Hall*
- Response: The Queen Elizabeth Exhibit Hall hosts a variety of events every year. The building has heating and air-conditioning and to turn a listed Heritage building into a parking lot would not necessarily be approved by the Board of Governors
- Attendee: *Have all Exhibition Place Tenants been advised of the proposed Raptors Facility*
- Response: All Exhibition Place Tenants and Show Producers were advised of this Community Meeting held this evening. A report from the City Manager, Joseph Pennachetti, will be released by Joe Farag, Director of Corporate

Finance for the City, which will include a cover report to the Board of Governors of Exhibition Place from the Chief Executive Officer of Exhibition Place, Dianne Young, wherein said report, once made “public” will be posted to the Exhibition Place website – [www.explace.on.ca](http://www.explace.on.ca) – about us link – board reports, however, subject report will be e-mailed by the Corporate Secretary to all that have registered their e-mail address this evening as well as those that are listed in the Exhibition Place Community database

Councillor Michael Layton advised that his first priority is the Canadian National Exhibition Association, of which he is a member of their Board, however, the CNEA have concerns but no one was at this evening’s meeting to speak on behalf of the CNEA. He further encouraged all residents within his Ward to visit the park when they can.

In closing, Councillor Gord Perks summarized the next steps with respect to the Proposed Raptors Facility for Exhibition Place:

1. Discussions have taken place between MLSE, City Staff and the City Manager, Joe Pennachetti, which discussions will generate a Letter of Intent;
2. The Letter of Intent will be submitted to the Board of Governors on August 14th; will be submitted to the City Executive Committee on August 20th; and will be submitted to City Council the last week of August;
3. The Site Plan Process will be dealt with by City Staff and involves both the local Councillors – Layton and Perks given half of Exhibition Place is in Wards 14 – Parkdale-High Park and 19 – Trinity-Spadina; and
4. Given this process has been rushed, the Letter of Intent will be made available to the residents once it is a public document before it is considered by the Board of Governors of Exhibition Place and the City Executive Committee.

Given there were no more questions or comments, Councillor Gord Perks thanked everyone for the care they have for Exhibition Place and attending the Community Meeting. The meeting concluded at 7:40 p.m.