



December 18, 2015

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: The Business Development Committee

Subject: **Structure Plan Presentation – Background Information**

Summary:

At its meeting of December 16, 2015, the Business Development Committee had before it an information report from the CEO entitled “Structure Plan Presentation – Background Information” and the Committee received the report for information and approved a motion to recommend that the Board initiate immediately a direction to develop a new “future uses study / development plan / structure plan” for Exhibition Place and direct staff to commence the process to implement this direction.

Recommendation:

It is recommended that the Board approve of initiating a direction to develop a new “future uses / development / structure” plan for Exhibition Place and direct staff to commence the process to implement this direction and report back to the Board.

Financial Impact:

Financial implication arising from the recommendation in this report will be part of the staff report back to the Board.

Decision History:

The Exhibition Place 2014-2016 Strategic Plan had a Goal to *Enhance and sustain our dynamic and diverse public assets and integrate these assets into the urban fabric for the benefit of the community with a Strategy to enhance our public assets through major new builds and/or renovations.*

At its meeting of April 23, 2010 the Board approved the 2010 Structure Plan which 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. [http://www.explace.on.ca/database/rte/files/Structure%20Plan%202010\(3\).pdf](http://www.explace.on.ca/database/rte/files/Structure%20Plan%202010(3).pdf)

At its meeting of March 4, 2011 the Board approved the engagement of Urban Strategies Inc. with respect to the Master Planning exercise for the Proposed Festival Plaza Site at Exhibition Place. <http://www.explace.on.ca/database/rte/files/Festival%20Plaza%20Consultant.pdf>

At its meeting of February 4, 2011 the Board approved the engagement of HLT Advisory Inc. to undertake a study with respect to the Proposed Expansion of Direct Energy Centre at Exhibition Place. <http://www.explace.on.ca/database/rte/files/DEC%20Expansion.pdf>

At its meeting of December 4, 2015, the Board received for information a Status Update on the Board's Structure Plan and recommended the presentation (Appendix A) be forwarded to the Business Development Committee.

Issue Background:

The Board has since its inception in 1986 had in place plans looking at long-term development of the Exhibition Place site. These plans have adopted various forms and names over the period from 1986 to 2015 such as a Future Uses Study, a Development Plan and a Structure Plan. However, regardless of the various titles of such reports, they all considered major future developments on the grounds generally within a 15 to 20 year perspective. At its meeting of December 4, 2015, the CEO provided to the Board a status report of the actions that had been taken by the Board with respect to the existing development / structure plan which is the 2010 Structure Plan.

Comments:

The Board recommended that the Status Presentation of the 2010 Structure Plan be referred to the Business Development Committee. After consideration of the presentation, the Committee determined that while the 2017 – 2020 Strategic Planning exercise approved by the Board is underway, it would be important to also commence as soon as possible a process to develop a new “future uses / structure / development plan” for Exhibition Place.

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