



April 19, 2004

To: Board of Governors of Exhibition Place

From: Business Development Committee

Subject: **Review of 1998 Program Development & Concept Plan**

Recommendations:

It is recommended that:

- (1) The Board approve of the revisions to the 1998 Program Development & Concept Plan attached as Appendix "A" to this report;**
- (2) Refer this report to the CNEA Board of Directors and request that the Directors consider the report and make any recommendations direction to the Board of Governors; and,**
- (3) Request staff to take all necessary action to prepare a final draft of the 2004 Development & Concept Plan for presentation to the Board at its meeting of April 30, 2004.**

Background:

At its meeting of April 2, 2004, the Business Development Committee considered and recommended for approval a report entitled "Review of 1998 Program Development & Concept Plan".

The following is an extract of the Background and Discussion portion of the above-noted report dated March 30, 2004 from General Manager & CEO of Exhibition Place.

"Background:

At its meeting of April, 2003, the Board directed staff to organize a workshop for the members of the Board to revisit the 1998 Program and Development Concept Plan that has been used by the Board and Exhibition Place staff as a tool for the assessment of development projects on the grounds. The workshop "Revisiting the 1998 Program and Development Concept Plan" was held on June 13, 2003. A report entitled "Summary of Planning Workshop" was received by the Board at its meeting of September, 2003. Subsequently, at its meeting of November, 2003, the Board received a report entitled "Future Space Requirements of the CNE" and another report entitled "2003 CNE – Food Building Research".

At a meeting of February 27, 2004, the Business Development Committee considered the first draft of the revised Development and Concept Plan and requested some revisions and further consideration of the document by the Committee at its next meeting.

Discussion:

Since the February 2004, meeting staff have met and attached is a revised version of the 2004 Development Concept Plan in keeping with the comments of the Committee."

Conclusion:

This report provides the staff recommendations for revisions to the 1998 Concept Plan and recommends the attached document is forwarded to the Board of Directors and the Board of Governors for consideration and approval.

The Board of Directors of the CNEA held a special meeting on April 19, 2004 to consider the foregoing document and their recommendations are outlined in a report dated April 20, 2004 from the CNEA President on the Board's April 30th agenda.

Contact:

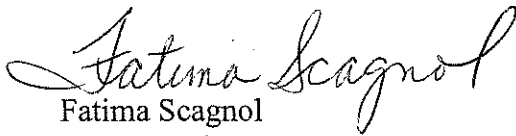
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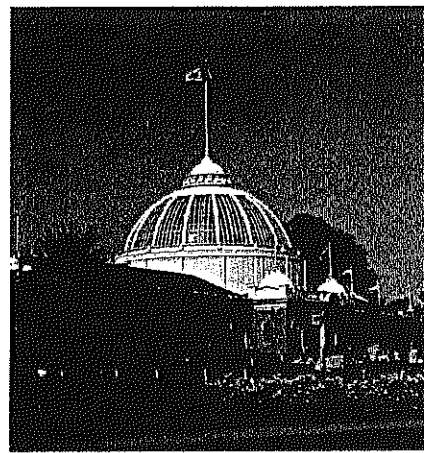
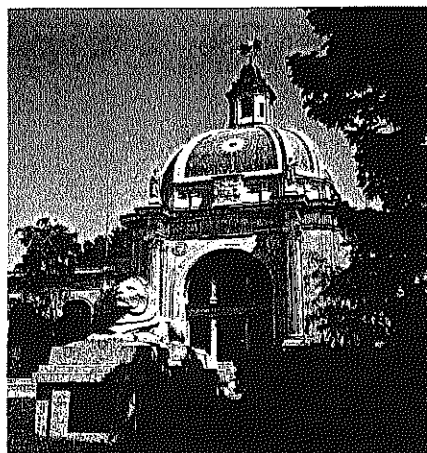
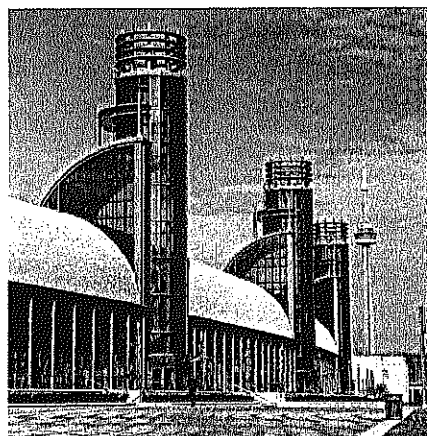
On Behalf of the Business Development Committee


Fatima Scagnol
Corporate Secretary



Exhibition Place

DEVELOPMENT CONCEPT PLAN



JUNE 2004

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Cover Photos

(Top Left) The National Trade Centre

(Top Right) Princes' Gates from Strachan Avenue

(Bottom Left) The Ontario Government Building, home to Liberty Grand Entertainment Complex

(Bottom Right) The Horticulture Building, home to Muzic Clubs Inc.

1.0 Introduction

Over the past decades, Exhibition Place had been the subject of a number of planning and future land use studies. In 1998, the Board of Governors undertook a process that culminated in the preparation of a Program and Development Concept. This concept plan consolidated earlier studies as well as introduced a “road path” for future development at Exhibition Place.

In late 2003, five years after adoption of the 1998 concept plan and following the successful implementation of some significant developments, the Board of Governors initiated the current review of the future direction for Exhibition Place. The main objectives of the 2003 initiative were threefold:

- a) Review and revise the concept plan in light of the long-term developments that have taken place at Exhibition Place since 1998.
- b) Update the 1998 structure plan to guide future developments with a specific timeframe of the next five years taking into consideration the City of Toronto Waterfront Initiatives in the Central Waterfront.
- c) Ensure the revised plan fully considers the needs of the major users of the grounds.

The results of this review process are detailed in this document.

The 2004 Development Concept Plan was adopted by the Board of Governors at its meeting of XXX, 2004 and endorsed by the City of Toronto Council at its meeting of XXXX, 2004. This plan now forms the basis of future planning activities at Exhibition Place. All development, capital and civic improvements will be governed by the guiding principles and evaluation criteria contained in this document.

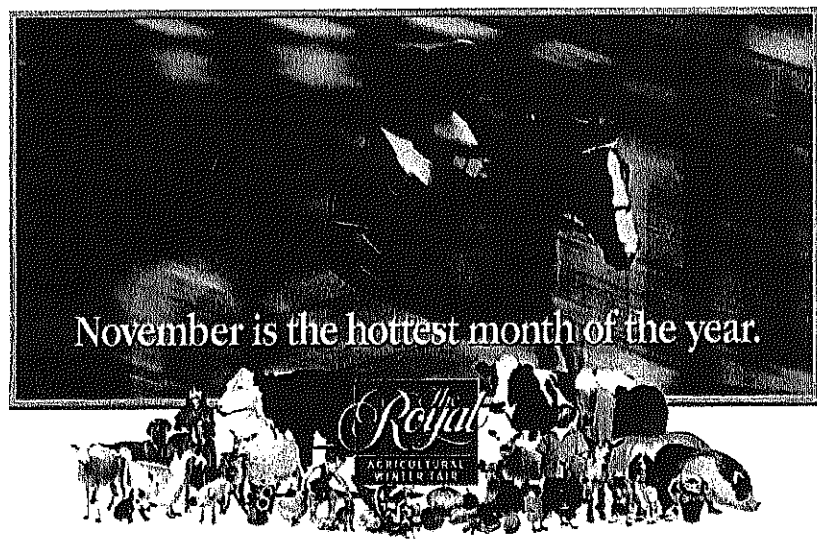
The purpose of this document is not to restrict submissions of proposals, but rather to provide an overall framework and basis for considering developments at Exhibition Place. The Board of Governors will continue to welcome expressions of interest that reflect the priorities and principles contained in this 2004 Concept Plan.

In the next five years, the Board of Governors of Exhibition Place looks forward to implementing the initiatives outlined in this concept plan in consultation with the City, our strategic partners and the local community.

Joe Pantalone
Chair, Board of Governors of Exhibition Place

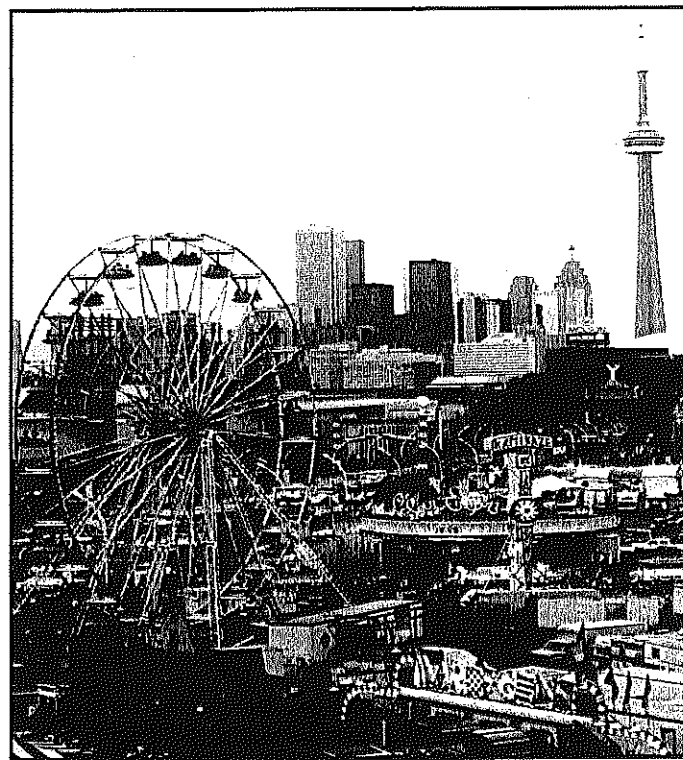
1.1 Looking to the Future, Building on the Past – A Vision for Exhibition Place

Exhibition Place is a significant public asset on Toronto's waterfront. With a history that spans three centuries and its proximity to the downtown core, it is today a vibrant destination hosting major public celebrations, festivals and events. A special "meeting" place for the City, its residents and visitors, Exhibition Place is also a pre-eminent venue for business, commerce, trade and consumer shows. Its financial contributions and economic spin-offs generate a positive impact for the economy of the City of Toronto. Looking to the future, Exhibition Place is committed to ensuring the needs of its core users are met while responding to the evolving needs of new complementary users.



The Royal Agriculture Winter Fair, which celebrated its 81st anniversary in 2003, attracts over 340,000 visitors annually

In 2003, the Canadian National Exhibition celebrated its 125th Anniversary and the Royal Agricultural Winter Fair marked its 81st year at Exhibition Place. Both are important milestones for Exhibition Place and the heritage of the City of Toronto. The completion of The National Trade Centre in 1997 solidified Exhibition Place as a leading venue for trade and consumer shows in North America. The opening of the renovated Ricoh Coliseum in 2003 as a multi-use sports and entertainment venue has returned professional sports and concerts to the grounds.



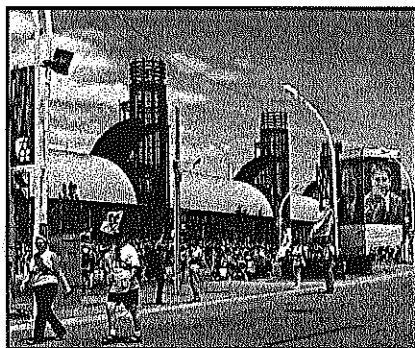
The Canadian National Exhibition celebrated its 125th Anniversary in 2003

The further development of Exhibition Place as a year-round entertainment venue creates opportunities to explore synergies with the “new media” enterprises at Liberty Village. The emerging residential neighbourhoods to the east and north provide potential new relationships. A refocused attention on the value of merging Exhibition Place with Ontario Place as a planning precinct may allow for a more cohesive development plan for the area.

New development will be required to meet or exceed the high architectural standards that distinguish Exhibition Place and demonstrate sensitivity to its heritage and waterfront setting. Opportunities for adaptive re-use of the heritage buildings in partnership with the private sector will continue to be explored. Public open space will be used to organize and structure redevelopment. Fundamentally, future growth and development at Exhibition Place should respect and enhance its rich traditions.

1.2 A Dynamic Destination

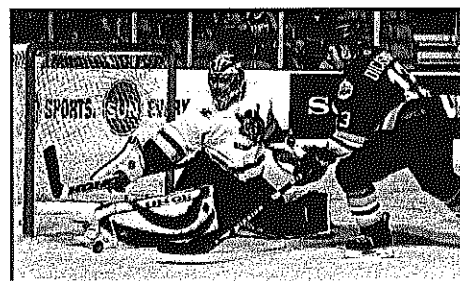
Exhibition Place is Toronto's largest entertainment venue, attracting over 5.0 million visitors a year. This multi-faceted waterfront destination contributes all annual profits to the city while providing extensive economic spin-offs to private sector enterprises and the provincial and federal governments. A 1998 economic impacts study indicated direct and indirect impact valued at



The National Trade Centre during World Youth Day 2002

\$250.0 million from events held at Exhibition Place. A 2003 study focusing only on the annual Canadian National Exhibition estimated total direct spending of \$49.0 million in the Toronto economy during this one event.

Comprised of 192 acres of urban parkland, Exhibition Place's unique environment features 25 historical buildings and structures and over 50 acres of gardens and parkland. The east end of the grounds is dominated by The National Trade Centre and historic exhibition buildings. The primary focus of this “commercial/show sector” of the grounds is the development of the trade and consumer show business.



American Hockey League teams Toronto Roadrunners and Chicago Wolves at the Ricoh Coliseum

The western half of Exhibition Place is characterized by high quality landscaping and unique heritage buildings making it conducive to entertainment and recreational activities. This fundamental division of the site and the diversity of its core assets will continue to be the strength of Exhibition Place as it looks to its future

and its place in the revitalization of Toronto's waterfront.

Exhibition Place hosts more than 265 events annually, ranging from the CHIN Picnic to the Canadian National Exhibition, over 100 trade and consumer shows hosted at The National Trade Centre and more than 50 sporting and entertainment events in the Ricoh Coliseum. In addition, the 14 permanent year-round tenants, most of which are entertainment-based venues, attract over 500,000 visitors annually to the grounds.

1.3 Guiding Principles

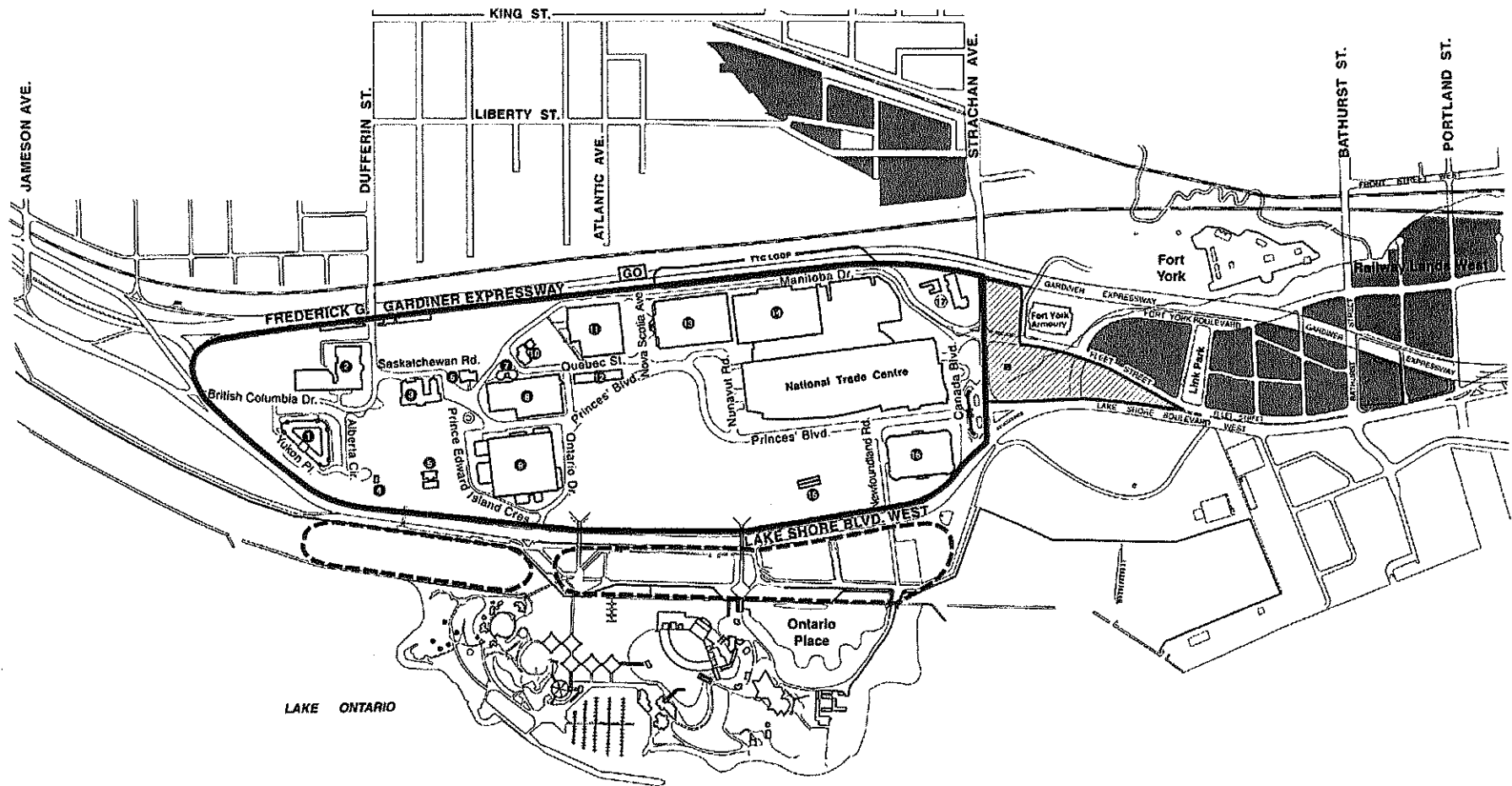
As Exhibition Place plans for the future and the revitalization of Toronto's waterfront, new development will be evaluated within the context of the past successes and the guiding principles set out below. All of its stakeholders and the surrounding communities will be involved in this process.

Exhibition Place will:

- a) Continue as a first-class venue for public celebrations, large festivals and entertainment events including its premier events, the Canadian National Exhibition and the Royal Agricultural Winter Fair.
- b) Make a positive financial contribution to the City of Toronto and its overall economic development and tourism strategies.
- c) Support plans for the revitalization of Toronto's waterfront and play a key role in that process.
- d) Maintain and enhance its park-like character and heritage context.
- e) Ensure accessibility to the site for all modes of transportation through the promotion of improved transit facilities and by providing adequate parking facilities, road access, bicycle and pedestrian access.
- f) Support the future growth and expansion of The National Trade Centre and ancillary infrastructure such as a hotel, meeting rooms and trade mart.
- g) Promote sustainable development and environmental initiatives; investigate and implement new and emerging green technologies.
- h) Provide the necessary back-of-house facilities and support infrastructure to ensure its continued ability to stage major shows and events and support the entertainment-based tenancies.



More than 350,000 pilgrims await the arrival of Pope John Paul II at the opening ceremonies of World Youth Day 2002



	Exhibition Place	Heritage Buildings	
	Lands managed by Exhibition Place	① Ontario Government Building (Liberty Grand)	⑨ Better Living Centre
	Area of Future Study	② Arts, Crafts and Hobbies Building (Medieval Times)	⑩ Fire Hall (Police / Fire / Ambulance)
	Proposed Residential / Mixed Use Development	③ Horticultural Building	⑪ Food Products Building
		④ Scadding Cabin	⑫ Sports Hall of Fame
		⑤ Bandshell	⑬ Horse Palace
		⑥ Press Building	⑭ Coliseum (Ricoh)
		⑦ Music Building (Immersion Studios)	⑮ Stanley Barracks
		⑧ Queen Elizabeth Building	⑯ Automotive Building
			⑰ General Services Building (not heritage)

Exhibition Place and Context Map **A**

2.0 Exhibition Place and Its Neighbours (Map A)

The immediate neighbourhood surrounding Exhibition Place bordered by Bathurst Street to the east and King Street to the north, Jameson Avenue to the west and Lake Ontario to the south is in transition. It is anticipated that there will be over 2000 new residences in the Fort York Neighbourhood to the east and another 2000 to the north in the Liberty Village area. These new developments will generate approximately 6500 new residents who will require new parks and community facilities. This will create the opportunity to make much stronger connections to the City when the vacant lands around Exhibition Place are occupied.

To the north of Exhibition Place, the Front Street extension is planned as a major new gateway to the City which will increase the visibility of Exhibition Place.



Families at the annual International CHIN Picnic



Aerial view of Exhibition Place, looking west

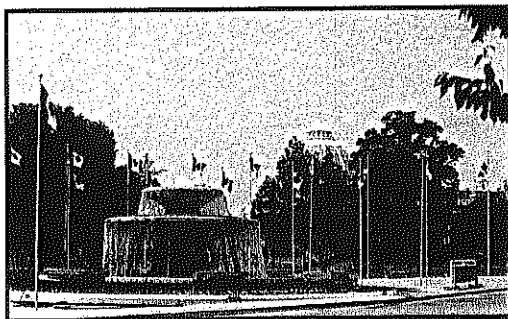
3.0 Structure Plan

The Structure Plan sets the framework for any new developments at Exhibition Place. It shows:

- Potential locations for new developments.
- Where major new open spaces would be preserved or created for major festivals to complement the surrounding park system.
- New roads, bridges, transit, bicycle and pedestrian routes.
- Important buildings and landmarks to be maintained and integrated into the plan.

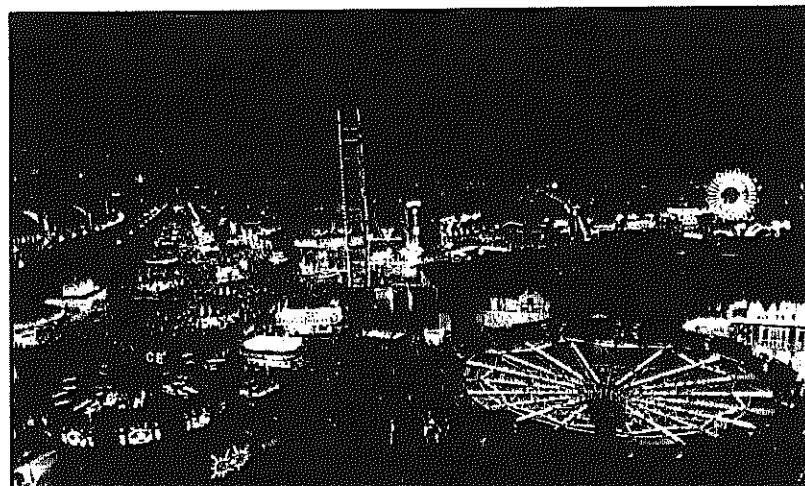
This Plan is based on the following primary ambitions:

- Realignment of Princes' Boulevard through the center of the site as the main boulevard.
- Creation of a major urban festival plaza as a focus for major outdoor activities and events.
- Development of framework of public spaces and heritage features to organize and structure redevelopment.
- Extension of Dufferin Street to connect to Lakeshore Boulevard West.



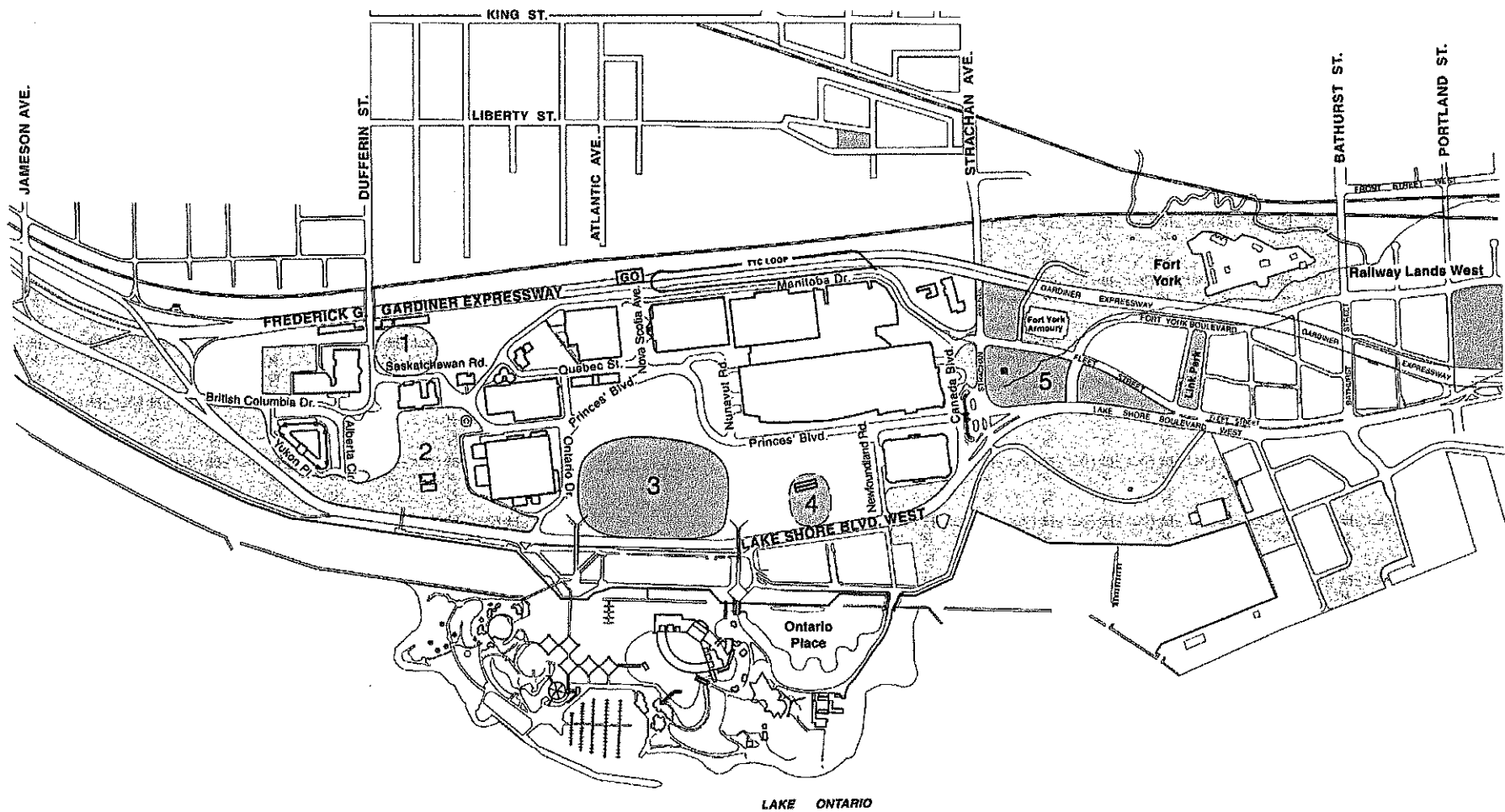
H.R.H. Princess Margaret officially opened this fountain in 1958, which carries her namesake, during a visit to Toronto

- Continuation of the LRT west initially to Dufferin Street and then further west linking with the Queensway LRT.



The midway of the Canadian National Exhibition

The following text and maps together form the "Structure Plan" for Exhibition Place and set out the most important aspects of the built and public space environment that should be preserved, protected, and enhanced. These structuring elements are to be considered in evaluating or undertaking any new developments or capital improvements at Exhibition Place.

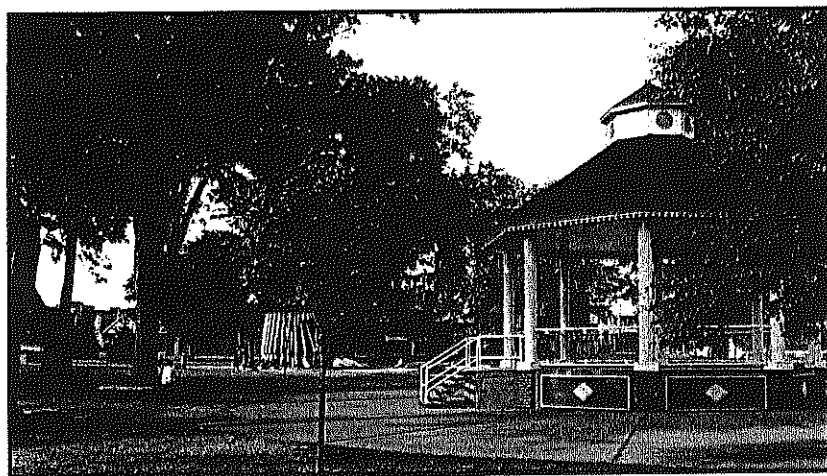


Public Open Space Map **B**

4.0 Public Open Space (Map B)

Public open space provides a framework for the physical organization of Exhibition Place, supports uses on the grounds, provides a landscape setting for buildings and helps convey a strong and consistent image of Exhibition Place. Co-ordinated high quality streetscape, a wayfinding program and open space improvements are important to provide safe, understandable, and well-connected public access to all facilities within the grounds.

- 4.1 Maintain Centennial Square to provide adequate space and amenity for public assembly through the Dufferin Gate; passive recreational parkland space for the Parkdale neighbourhood; and performance areas for small stage events and festivals.



Centennial Square, one of several landscaped parks at Exhibition Place, is a favourite gathering place for local residents and visitors to the grounds

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- 4.2 Retain Bandshell Park as a significant landscape area to provide a context for the heritage buildings in the vicinity and enhance its use as a unique performance area for stage events and festivals at the Bandshell Stage. When not programmed, this park will provide passive recreational space.
- 4.3 Plan and develop Festival Plaza on part of the lands bordered by Ontario Drive and the easterly bridge to Ontario Place. It is envisioned as a multi-use plaza providing a fully serviced location adequate to meet the needs of the Canadian National Exhibition, major outdoor festivals and events, allow for surface or underground parking, and accommodate pedestrian activity. At least 20 acres should be set aside for this use.
- 4.4 Enhance the public space around Stanley Barracks to provide a focal point for the east end of the grounds and establish an urban landscape setting for this significant heritage building.
- 4.5 Improve Gore Park as an extension of the urban park character of the west end of the grounds, the commemoration of the history of the park and its association with Exhibition Place. Views to the Princes' Gates from Lake Shore Boulevard West must be preserved. Any long-term redevelopment of Gore Park should study the impact of the displacement of its present use as a parking and marshalling area.
- 4.6 Maintain the primary pedestrian connections along the key streets – Princes' Boulevard, Saskatchewan Road, Dufferin Street, Ontario Street, New Brunswick Way and Newfoundland Road.

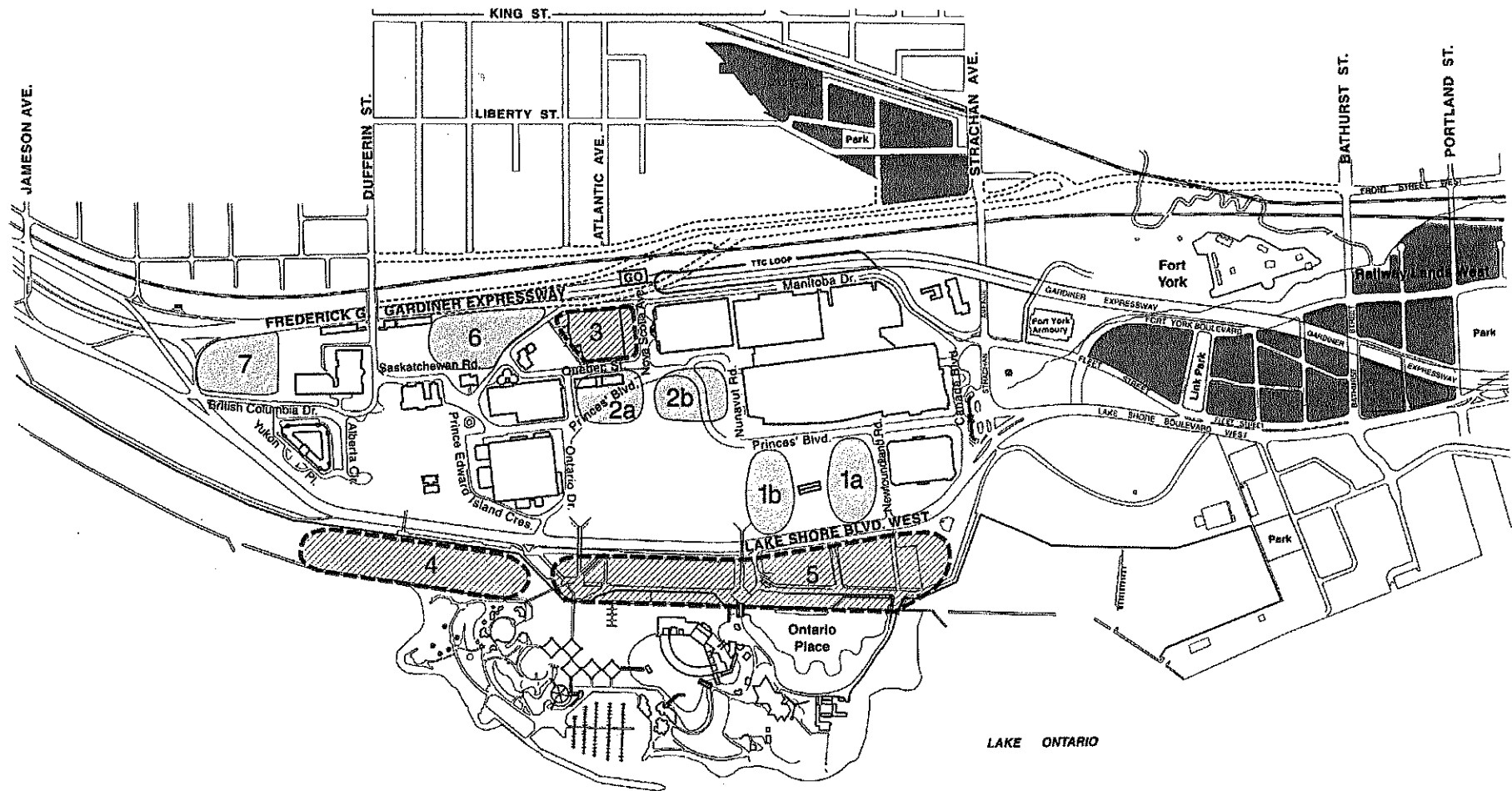
- 4.7 Ensure Manitoba Drive provides a comfortable environment for GO and TTC patrons including large crowds associated with special events.
- 4.8 Extend and improve the final link of the Lake Shore Boulevard West top of bank promenade from the point of the easterly bridge to Ontario Place to the Princes' Gates to provide a pedestrian access route along the entire southern edge of Exhibition Place; to improve visual and physical linkages to Ontario Place and the waterfront; and to support the development of a prominent public face for Exhibition Place along Lake Shore Boulevard West.
- 4.9 Widen existing bridges over Lake Shore Boulevard West and add a new bridge at the west end of the grounds south of Bandshell Park to provide the space and amenity to create seamless pedestrian linkages between Exhibition Place and Ontario Place.
- 4.10 Establish a wayfinding directional system to improve access to and through the site and its facilities.



Bandshell Park and Carillon Tower looking west. The Carillon, a well-known landmark at Exhibition Place, stands 85 feet high and contains 50 bells which can be operated manually by a carillonneur or automatically with a roll player and computerized tapes



The top of bank promenade looking west



- | | | |
|--|--|---|
| <p>1 Trade Precinct
- facilities to support the National Trade Centre, (hotel, conference centre, trade mart)</p> <p>2 Trade / Festival
- expansion of the National Trade Centre and year-round entertainment uses</p> <p>3 Future Study (Food Products Building)
- entertainment, festival and recreational facilities (including CNE)</p> | <p>4 Future Study
- entertainment, festival and recreational facilities and events, (aquarium, watersports facilities)</p> <p>5 Future Study
- realignment of Lake Shore Boulevard West</p> <p>6 Festival / Operations
- flexible event / back of house space</p> | <p>7 Operations / Development
- parking and back of house space
- possible future development incorporating some Exhibition Place operations</p> <p> Development Opportunities
 Proposed Residential / Mixed Use Development
 Future Development Opportunities </p> |
|--|--|---|

Development Opportunities Map **C**

5.0 Development Opportunities (Map C)

New developments at Exhibition Place should demonstrate a high quality of urban design, exceptional architecture and landscape site design and enhance the existing built and public space context of the grounds. New developments must recognize that adequate parking, servicing and marshalling areas are essential for the operation of present users and future development.



A busy day in the parking lots (Trade Precinct Site 1a) - nearly 500,000 vehicles are accommodated at Exhibition Place each year

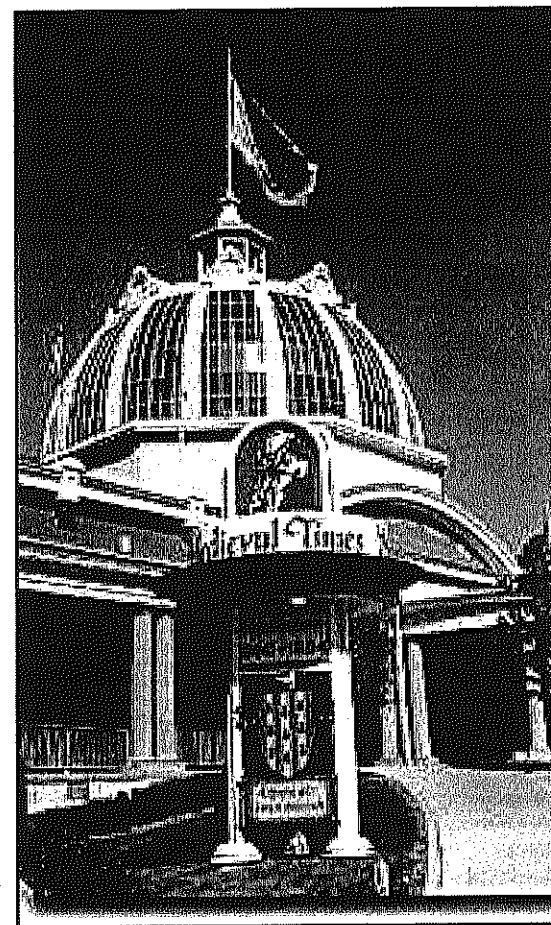
- 5.1 Site new buildings in a manner that clearly defines and gives form to the edges of streets, open spaces and pedestrian routes.
- 5.2 The height, massing, scale, setbacks and architectural design of new buildings should be compatible with the scale of adjacent buildings and public spaces.

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- 5.3 Pay special attention to the relationship between the lower level of buildings and public space by:

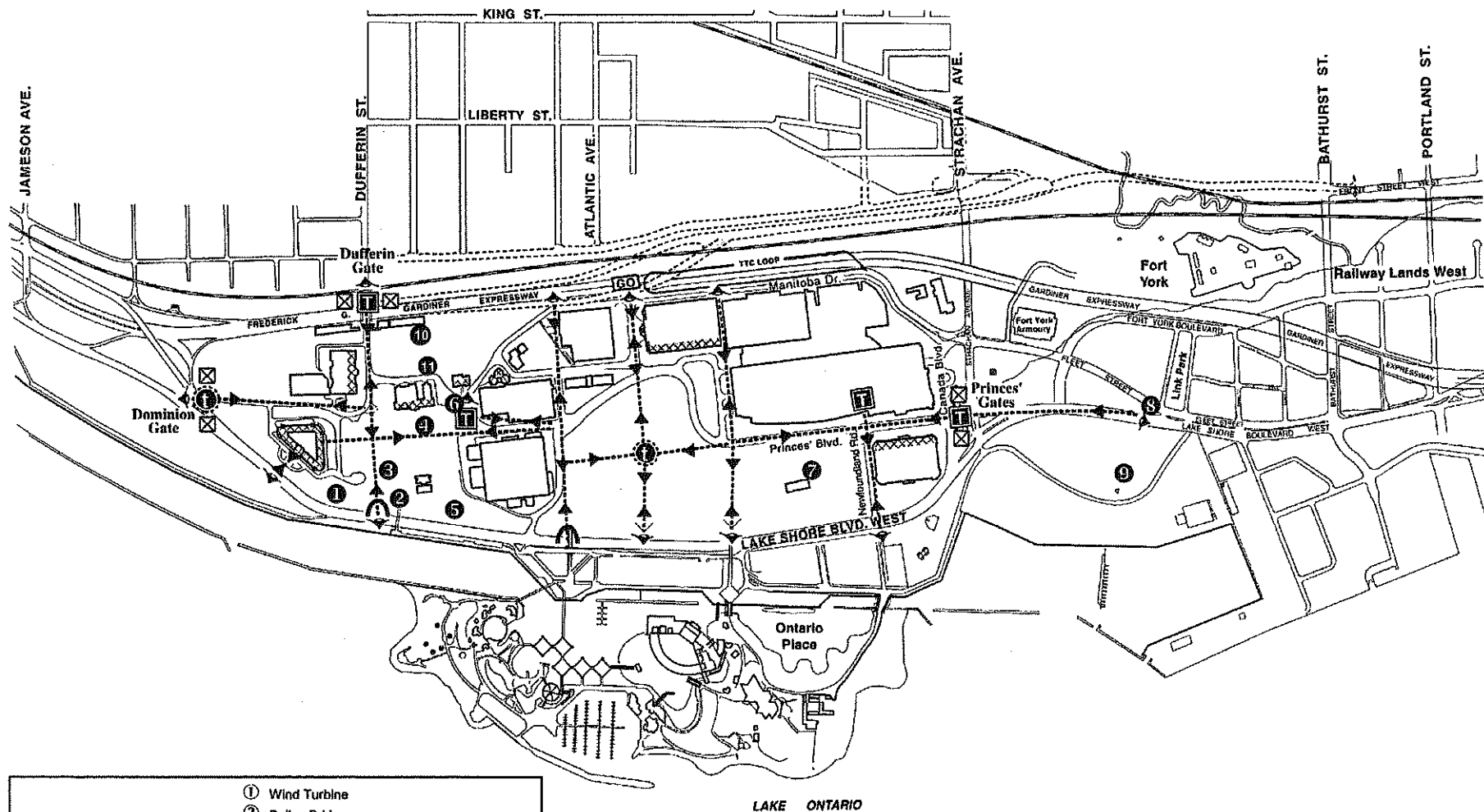
- encouraging the provision of public uses which are directly accessible from grade level;
- ensuring building floor plans and uses promote the public aspect of the streets, open spaces and pedestrian routes;
- encouraging the design and location of service and parking uses which minimize pedestrian/vehicular conflicts and which are appropriately screened; and
- ensure the development of all-weather pedestrian routes as part of new developments.

- 5.4 Ensure all new buildings meet or exceed the highest architectural standards through design competition.
- 5.5 Conduct an analysis of parking inventory and service needs to ensure that there are sufficient parking facilities and open areas for service and marshalling to meet the present and future needs of trade and consumer shows, events, tenancies. Such study should also determine the requirement for any future developments to provide additional parking and service areas.
- 5.6 Restrict above-grade parking to locations that have the least visual impact and will incorporate grade-related uses as appropriate to the location on the site.
- 5.7 Adjacent City lands may continue to be required for temporary parking during special events.
- 5.8 Trade Precinct Sites 1a and 1b are intended for development of facilities ancillary to The National Trade Centre such as a hotel, conference centre, trade marts or similar businesses.

-
- 5.9 Trade/Festival Sites 2a and 2b are intended for the expansion of The National Trade Centre or for year-round entertainment/festival related uses.
- 5.10 Future Study Site 3 is the present location of the Food Products Building and intended for the possible development of year-round entertainment/festival or recreational facilities. A full study must be undertaken in concert with the Canadian National Exhibition Association prior to any development decisions that would affect the structure of this building to address the needs of the annual fair.
- 5.11 Entertainment/Festival Site 4 is intended for the development of entertainment, festival or recreational facilities and events such as an aquarium, international water course, and /or water sports facilities.
- 5.12 Future Study Site 5 is intended for the realignment of Lake Shore Boulevard West as proposed in the City of Toronto Central Waterfront Plan.
- 5.13 Festival/Operations Site 6 is intended for flexible event space, storage facilities and space for event support activities.
- 5.14 Operations/Development Site 7 is intended for parking and "back-of-house" activities supporting the tenancies and entertainment/festival activities at the west end of the grounds. It is also intended to be a future development site provided such development is compatible with the present uses and meets the operational needs of the tenancies and present users.



The Arts & Crafts Building, home to Medieval Times Dinner & Tournament



---> Visual Linkages	① Wind Turbine
Existing View Terminus	② Bailey Bridge
Proposed View Terminus	③ Fort Roulie Site
Viewpoints	④ Carillon
Heritage Facades	⑤ Shrine Peace Monument & Peace Fountain
Historic Gateways	⑥ Princess Margaret Fountain
Significant New Entrances	⑦ Ned Hanlan Memorial
	⑧ Gibraltar Point Lighthouse
	⑨ Inukchuk
	⑩ Centennial Fountain
	⑪ Centennial Bandstand

Gateways, Heritage Facades and Landmarks

Map **D**

6.0 Gateways, Heritage Facades, Views and Landmarks (Map D)

Any new development at Exhibition Place must ensure that landmarks and heritage features are preserved and enhanced. It is essential that significant views and gateways be maintained as way-finding features to and through the grounds.

6.1 Through appropriate built form and the design of the public space, establish view termination points in the locations identified, which may be associated with the facades of new buildings, or specific public space elements.

6.2 Reinforce and enhance the two historic gateways to Exhibition Place (Princes' Gates and Dufferin Gates) to ensure appropriate space and amenity is provided around the gateways for public entrance and assembly, and to reduce potential conflicts between pedestrians and vehicles. Consider possible redesign of the Dominion Gateway at the west end of the grounds as part of any plan for the extension of Dufferin Street to Lake Shore Boulevard West.

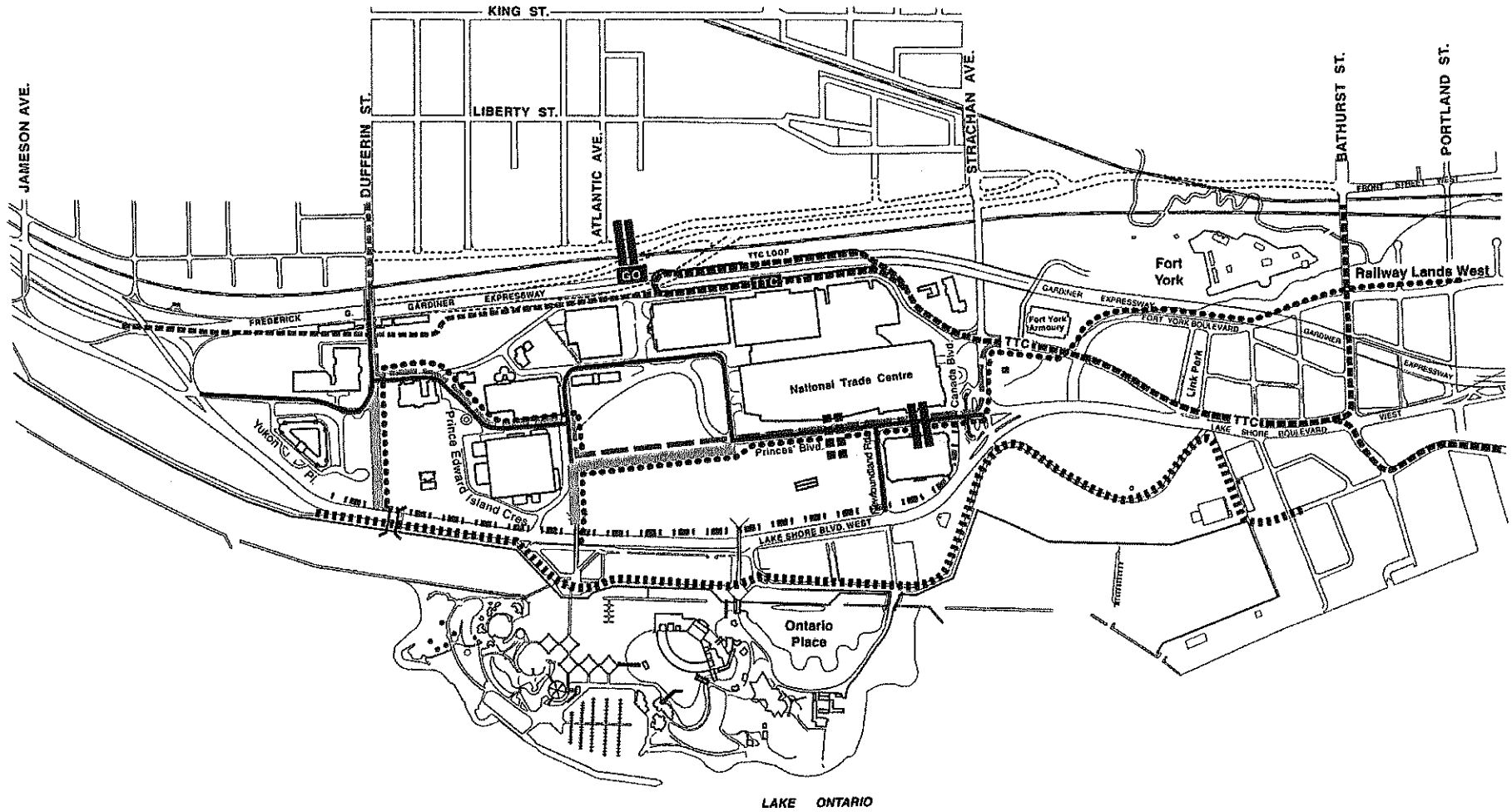


History meets the future – the Wind Turbine as viewed through Princes' Gates looking west

- 6.3 Establish new entrances to Exhibition Place to improve access to the site while being sensitive to the significance of the historic gateways.
- 6.4 Design and erect a new landmark and view terminus north of the new Festival Plaza to establish a focal point for the new Plaza.
- 6.5 Respect the scale, character and physical settings of existing heritage resources.
- 6.6 Rehabilitate heritage buildings and consider adaptive reuses where feasible.
- 6.7 Protect and interpret archeological resources associated with Stanley Barracks and the Fort Rouille site consistent with City of Toronto protocol.



Built in 1841, Stanley Barracks is the last remaining building of the garrison that was built to replace Fort York

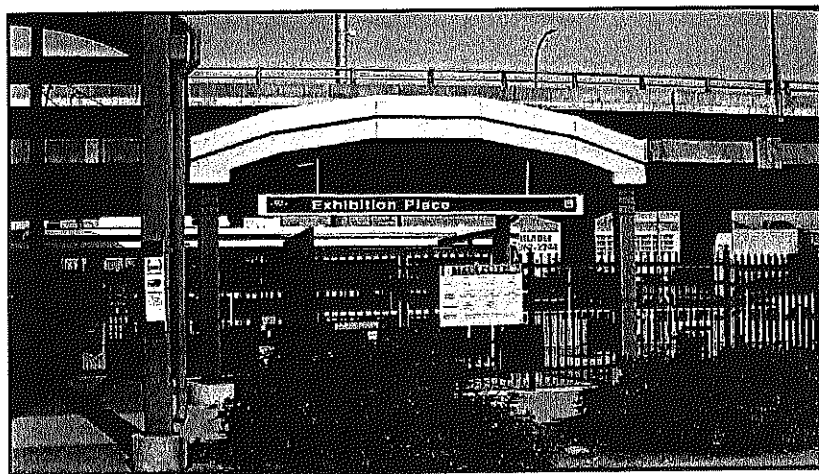


	Existing Streets		Top of Bank promenade
	Planned Streets		Pedestrian Tunnel
	Existing Streetcar Route		Proposed Pedestrian Tunnel
	Planned Streetcar Route		Proposed Bridge
	Planned Bus Route		Existing GO and TTC Stations
	Proposed Bicycle Path		
	Existing Martin Goodman Trail		

Streets, Bridges,
Transit, and Bikeways Map **E**

7.0 Streets, Bridges, Transit and Bicycle Paths (Map E)

Exhibition Place will provide effective transportation routes for pedestrians, cyclists, transit and vehicles. Improving transit service along the waterfront and in particular, to Exhibition Place and Ontario Place, is an important objective.



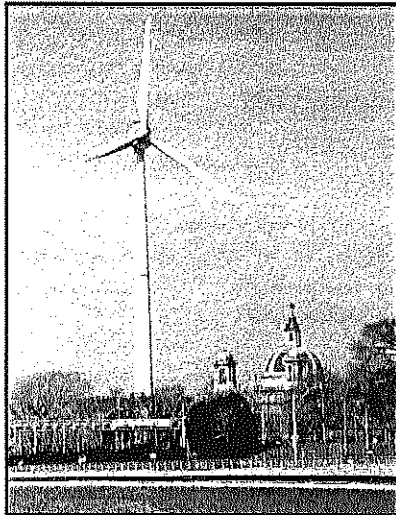
Toronto Transit Authority station at Exhibition Place connects to both the Bathurst Street and Queens Quay LRT lines

- 7.1. Establish Princes' Boulevard as a ceremonial route through the center of Exhibition Place. The Boulevard requires special road design and streetscape treatment to recognize its prominent role in the organization of the site and a stage for events and celebrations. Princes' Boulevard will also accommodate bus transit.
- 7.2. Design the extension of Dufferin Street south to Lake Shore Boulevard West to minimize the impact on existing public space, heritage buildings, views, pedestrian connections and adjacent neighbourhoods.
- 7.3. Other north-south streets that structure development and public space are Newfoundland Road and a re-aligned Ontario Drive which streets connect with Lake Shore Boulevard West.
- 7.4. Maintain the primary function of Manitoba Drive as a transit corridor and a key service route for the grounds.
- 7.5. Design the Front Street Extension Off-Ramp at the north perimeter of Exhibition Place (from Dufferin Street east to the GO and TTC/LRT Stations) to consider the impact on the public assembly area along Dufferin Street, access to buildings and event space and storage facilities, use of Manitoba Drive as the major service route for the grounds, and pedestrian connections to the TTC and GO transit facilities.
- 7.6. Pursue opportunities to integrate transit-related facilities with new development and to reduce the parking requirements of existing and proposed uses.
- 7.7. Enhance the network of on-street bicycle routes to provide primary connections within the grounds between Dufferin Street and Strachan Avenue, and between the GO Transit station on Manitoba Drive and Lake Shore Boulevard West.
- 7.8. Provide bicycle access across Lake Shore Boulevard West in conjunction with the redesign or replacement of the pedestrian bridges linking Exhibition Place to Ontario Place.
- 7.9. Conduct an urban design analysis of Lake Shore Boulevard West/Strachan Avenue/Fleet Street intersection to consider vehicle access through the Princes' Gates, the ceremonial function of Princes' Boulevard, future transit improvements, the enlargement of the public space on the east side of the Gates, and the relationship of this space to Gore Park.

8.0 Environmental Plan

A Guiding Principle fundamental to this plan is the promotion of sustainable development and environmental initiatives when considering any future growth and development. Exhibition Place will also continue to investigate and implement emerging green technologies and practices, seek out partnerships and opportunities with the private sector and climate-change agencies. These specific and directed initiatives will be in addition to the other positive environmental directions detailed in the Structure Plan specifically related to “Public Open Space” and “Streets, Bridges, Transit and Bicycle Paths”.

Exhibition Place has throughout its history been a showcase for innovation. In 1978, the Canadian National Exhibition presented a wind power turbine to its visitors as a demonstration exhibit and now, 26 years later, Exhibition Place is the permanent location of the first city-sited wind turbine in North

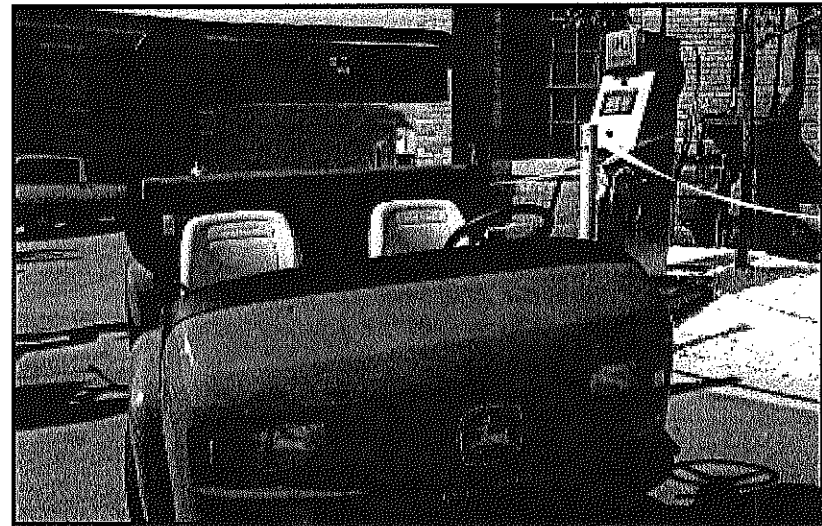


The Wind Turbine and the Ontario Government Building, as seen from Ontario Place

America. Providing over 1,400,000 KWH of energy annually, the Wind Turbine has become an “environmental beacon” in the City of Toronto and a source of 5.0% of the energy needs of Exhibition Place

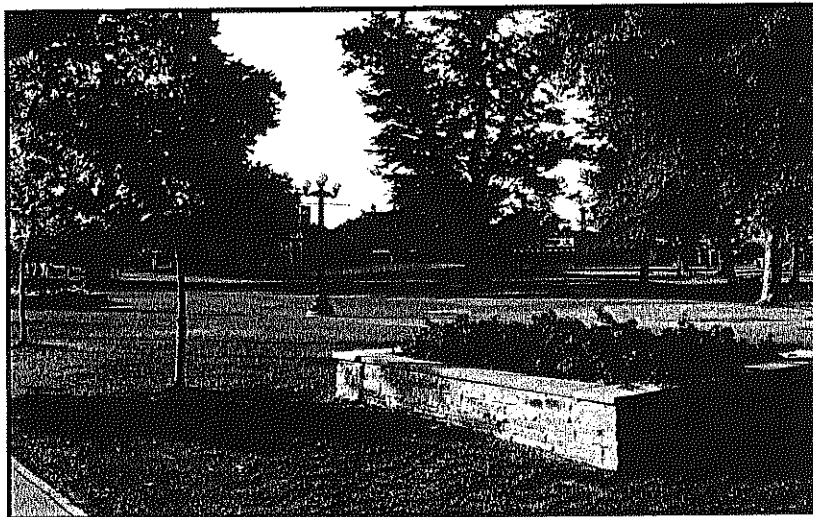
Partnerships between Exhibition Place, the City of Toronto, other levels of government, not-for-profit climate change organizations and the private sector are key to the introduction of new “green” technologies to the grounds. A public-private partnership introduced the first phase of a fuel cell demonstration project in 2003 with a proposal to expand this project in

2004 and 2005. Partnering with the Toronto Atmospheric Fund, Exhibition Place has explored the feasibility of a major trigeneration project and is moving forward with this project which will generate 10,000,000 KWH of energy per year with an annual reduction of 7,400 tonnes of CO₂ emissions.



This John Deere cart is powered by a fuel cell and part of the Fuel Cell Demonstration

As indicated in this plan, Exhibition Place will take action not only to retain but to increase its landscaped areas. For many years the Board of Governors of Exhibition Place has adopted a capital plan to expand its urban forest of 2,400 trees on an annual basis. The promotion of transit to our visitors and employees is also key to the Structure Plan and in 2003, Exhibition Place became an active member of the S-M-A-R-T (Save Money and the Air by Reducing Trips) Program. The Board of Governors of Exhibition Place is committed to advancing the environmental agenda as part of the overall development to make Exhibition Place a “showcase” within the City of Toronto.



Centennial Square looking north towards Dufferin Gates

Exhibition Place will:

- a) Be a leader in the use of energy-efficient technologies and the technical strategies used to develop site sustainability.
- b) Seek all opportunities for improving sustainability of the site through initiatives in energy supply and use, solid waste management, building system improvements, transportation improvements, and greening initiatives.
- c) Commit to a 2010 energy sustainability target for the grounds equivalent to a 100% reduction in the supply of energy from the hydroelectric grid through the introduction of emergent technologies and energy efficiencies.

- d) Meet or exceed annual waste diversion targets established by the City of Toronto in order to achieve 100% diversion by 2010 or earlier.
- e) Integrate sustainable principles in procurement and capital works policies if there are economic and competitive green products available.
- f) Establish an annual "environmental" capital budget for new green initiatives and seek out all avenues for alternate funding with government bodies or climate change agencies in order to augment limited capital availability at the City of Toronto.
- g) Adopt as the Framework for Sustainability at Exhibition Place the opportunities and targets stated below to be considered in the analysis of any future development and projects on the grounds.

Opportunities	Targets
Natural Ventilation Large-scale Daylighting District Heating & Cooling	Energy Benchmarking
	Light Pollution Reductions
	Heat Island Effect Reductions
	Daylighting
	Retro - & Continuous Commissioning Program
	Measurement & Verification Program
Ecosystem Re-establishment	Water Efficiency Program
	Naturalisation Master Plan
No Discharge to Storm Sewers	Erosion and Sedimentation Control Plan
	Rain Capture & Recycled Water Use
Green Procurement Policy	Storm Water Management Plan
	Green Power Purchase
	Recycling Program
Anaerobic Digestion	Green Procurement Plan
Transportation Hub	Waste Management Plan
Roof-integrated PV	Transportation Demand Management Plan
Renewable-power Trigeneration	Renewable Energy Projects

9.0 Evaluation Criteria

The Evaluation Criteria are based on the Guiding Principles set out in Section 1.3. All development proposals for Exhibition Place - solicited or unsolicited, internal or external - will be measured against the Evaluation Criteria to determine its viability prior to any negotiations or implementation.

Exhibition Place will ensure that all development proposals address the following criteria:

- a) Contribute to the entertainment, recreational and/or educational activities year-round and integrate seamlessly with existing uses.
- b) Financially contribute to the Board of Governors and the City of Toronto.
- c) Support the City of Toronto's overall economic development and tourism strategies.
- d) Recognize the City's Plan for the revitalization of Toronto's waterfront.
- e) Preserve and promote the heritage context of Exhibition Place, both its heritage buildings and the history of its premier events, of the Canadian National Exhibition and the Royal Agricultural Winter Fair and other major public celebrations and festivals.
- f) Support or enhance the public space and park-like character of Exhibition Place while protecting significant views and gateways.
- g) Implement or support the proposed improvements to roadways, bridges, vehicular, bicycle and pedestrian access and the promotion of transit facilities.
- h) Promote the principles of sustainable development and environmental initiatives and emerging "green" technologies.
- i) Do not undermine the expansion plans for The National Trade Centre.
- j) For new buildings, demonstrate a high quality of urban design, exceptional architecture and landscape site design sensitive to the heritage and waterfront setting of Exhibition Place.
- k) For the adaptive reuse of heritage buildings, meet or exceed design criteria determined by City of Toronto Preservation Services.
- l) Address associated parking requirements in light of the Board's objective to promote underground parking, reduce surface parking and restrict above-grade parking to locations that have minimal visual impact on the site. Moreover, the development proposal should not diminish any necessary back-of-house facilities and support infrastructure.