

EXHIBITION PLACE

October 15, 2004

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: Hotel/Conference Centre Update

Purpose:

This report updates the Board on the progress of the hotel/conference centre development project and seeks input from the Board on the proposed design and site plans for this project.

Financial Implications:

There are no financial implications.

Recommendation(s):

It is recommended that the Board:

- 1) Receive this report for its information;**
- 2) Subject to formal site plan approval by the City, approve in principle the design approach of the conference/hotel facilities presented by The National Hotel Corporation and its architects, Brisbin, Brooks, Beynon and communicate any Board issues to City Planning; and**
- 3) Request staff to report back to the Board at the next meeting on further actions that have been taken with respect to this project.**

Background:

At its meeting of April 2, 2004, the Board approved of In-Camera Report No. 23 which recommended entering into a Letter of Intent with The National Hotel Corporation for the lease of lands and the development and construction of a 175-room hotel and a 75,000 gross sq. ft. conference centre facility. These recommendations were subsequently approved by City Council at its meeting of June 22, 23 and 24, 2004. The Letter of Intent sets out strict timelines to move this development forward. The first timeline to be met is for the presentation and approval by the Board by October 29, 2004, of conceptual drawings of the hotel including footprint, building elevations, exterior renderings, conceptual hotel ground floor and guest rooms.

Discussion:

Since receiving Council approval, the hotel proponent and staff of the City and Exhibition Place/NTC have been working diligently on moving this project forward as quickly as possible. This has included Exhibition Place/NTC developing a Program Needs Assessment for the conference centre facility and many meetings between the architect, Brisbin, Brooks, Beynon and City Planning to develop the full site plan drawings that have now been submitted City Planning for review.

In addition, the architect has completed its geotechnical investigation of the site and have engaged an archeological consultant which has provided a First Stage Archeological Assessment. The hotel proponent has also engaged Parnell Kerr Foster to undertake a marketing study for the hotel.

At the time of writing this report, the parties are awaiting the results of the geotechnical investigations; addressing how to achieve in the most timely manner the Stage II Archeological Assessment. The Stage I assessment indicated that the proposed site was the location of the "New Fort" and structures such as the "enlisted Men's Barracks, the wash house, armourers shop, wash house etc" so that a Stage II Assessment is necessary to determine if there are any buried foundations or artifacts. There are certain timing requirements imposed for the excavating of artifacts that the architects and Exhibition Place are now dealing with.

The other major undertaking that is still ongoing is a preliminary costing for the project. While this costing analysis has started, it will be dependent on any requirements imposed by City Planning during site plan review and possibly any estimates of the archeological excavations. Exhibition Place has also requested that architect provide a costing for the development of a conference centre facility to meet LEED Gold standard for building efficiency. To assist in this direction, Exhibition Place applied and was accepted into the Better Buildings Partnership New Construction Program which provides access to energy consultants to ensure that the conference centre meets the national standard for energy efficiency which would allow the Board to access some Federal funding.

As the Board is aware, the proposed schedule for the construction of the project is to start construction in September 2005 with completion in the Spring, 2007. However, all parties are committed to moving the project forward as quickly as possible and if we are able to start some part of the project sooner, the intent would be to do so.

In addition to the development of the site plan, a first draft of the lease has been completed by City Legal and is with the hotel developer and the first draft of the construction agreement will be sent to the developer shortly.

Conclusion:

This report provides an update to the Board on the progress to date on the development plans for the hotel/conference centre facilities. In addition to this report is a presentation by The National Hotel Corporation and its architects, Brisbin, Brooks, Beynon, on the proposed design and

preliminary site plan for this facility. Brisbin, Brooks, Beynon have been working with City Planning over the last two months and all drawings have now been submitted to the City who are now engaged in a site plan review exercise which is scheduled to be completed in the next month. Any comments or input from the Board members will be provided to City Planning as part of its review exercise.

Contact:

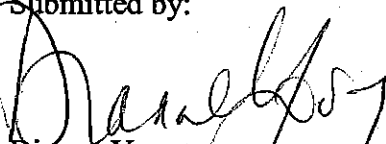
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Submitted by:



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