

14



EXHIBITION PLACE

April 14, 2003

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Parking Operations at Lots "J" & "K"**

Recommendation(s):

It is recommended that the Board enter into a three-year agreement with Liberty Grand Entertainment Complex and Medieval Times Dinner & Tournament ("the Tenants") to designate Lots "J" and "K" for the use of the Tenants' patrons and staff who attend events and attractions held in these facilities, save and except for "dark days" when there are no events or attractions planned or scheduled.

Background:

At its meeting of January 29, 1993, the Board approved of entering into a long-term lease with Medieval Times Dinner & Tournament for the Arts & Crafts Building and at its meeting of July, 2000, the Board approved of entering into a long-term lease with Liberty Grand Entertainment Complex for the Ontario Government Building.

Discussion:

At present the parking provision in the long-term leases with the Tenants state that the Board retains all rights to the operation of all parking facilities (surface and underground) but that the Board will make best efforts to provide a sufficient inventory of parking spaces to the Tenants' patrons. Generally, the experience over the last few years is that on days when events are being held in these two buildings (typically Thursday, Friday, Saturday and Sunday), Lots J and K are filled with the patrons for Liberty Grand and Medieval Times. Because of the nature of the business of these Tenants and the location of these buildings, most if not all of their patrons arrive by car not public transit.

Recently, the Tenants have raised some concerns with staff that there may not be an ability for the Board to provide sufficient parking to their patrons within a reasonable walking distance to their premises given the development proposals before Exhibition Place: eg. the Hotel/Conference Centre, the potential Argos Stadium, the construction of the Front Street Extension project, the Queen Elizabeth Theatre proposal, the Horticulture Building, the Bandshell Restaurant and the new Coliseum Arena.

Accordingly, staff are recommending that the Board enter a short-term agreement (2003-2006) with these Tenants that will cover the expected construction period of the projects listed above and provide some comfort to these Tenants that the specific needs of their patrons, who are all destination-based (i.e.: corporate functions and banquets, tourists and tour busses, etc.), will be accommodated. This agreement would still permit the Board during non-event "dark" days to use these parking lots for other purposes ie filming, short-term event parking (CHIN), event set-up etc.

Conclusion:

This report recommends that the Board enter a three-year agreement with the Tenants to designate Lots "J" and "K" for the use of the Tenant's patrons and staff who attend events and attractions held in these facilities.

Contact:

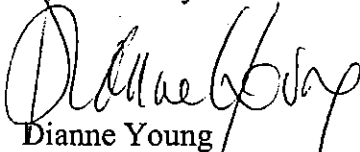
Kathryn Reed-Garrett, Director of Business Development

Tel: 416-263-3606

Fax: 416-263-3690

Email: kreed-garrett@explace.on.ca

Submitted by:



Dianne Young
General Manager & CEO