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January 21, 2000

TO: The Board of Governors of Exhibition Place

FROM: Leo M. Lauro  
Interim Director of Operations

Kathryn Reed Garrett  
Director of Business Development

SUBJECT: **Stanley Barracks: Transfer to Exhibition Place**

**Recommendation:**

**It is recommended that the Board receive this report for its information.**

**Background:**

At its meeting of April, 1998, City of Toronto Council adopted a recommendation of the Budget Committee to transfer Stanley Barracks from the management of Heritage Toronto to the management of Exhibition Place. At its further meeting of December 2, 1998, Council received a report outlining the process of effecting this transfer. Finally, at its meeting in December 16 and 17, 1999, Council adopted a recommendation for the Stanley Barracks to be designated under Part 1V of the Ontario Heritage Act.

**Discussion:**

The Stanley Barracks, located on the south side of Princes' Boulevard west of the Auto Building, was constructed by the British Royal Engineers between 1837 and 1842. The two-storied rectangular building constructed of limestone and used as the officers quarters is the only remaining portion of what was called the New Fort Barracks. Most recently, the building was utilized by Heritage Toronto (formerly Toronto Historical Board) as the City's Marine Museum until that Museum was relocated to The Pier, Queens Quay.

Since April 1998 Exhibition Place staff have been working with Toronto Heritage to develop a critical path to ensure a smooth transition of the operational jurisdiction of the Stanley Barracks to Exhibition Place including the updating of the building structure audit; assessment of annual operating costs; and verifying the security and fire safety standards for the building.

With respect to the building structure, a 1991 architectural and engineering assessment completed by Taylor Hazell Architects Ltd. recommended a five-year capital improvement plan covering the years 1991 to 1996. In general the building is stated to be in good condition, however 80% of the capital works proposed in the 1991 study has not been completed given the decision of Heritage Toronto to move the Marine Museum to another location. A recent update of this study recommends an estimated budget of \$109,000.00 of work in the year 2000/2001, \$305,000.00 in the year 2003, \$365,000.00 in the year 2005 and \$450,000.00 in the year 2010, excluding G.S.T. mark up and contingency. The Exhibition Place Capital Works area will now be reviewing this building assessment and including any recommendations in the five-year Capital budget for 2001.

With respect to the operating costs, the annual projected costs including utilities is \$25,000.00 which has been included in the 2000 Operating Budget for Exhibition Place. NTC Marketing staff and the Director of Business Development will be working on actively marketing this venue in order to recover some or all of the operating costs. However, there are some obstacles to renting the building. For example, it is not handicap accessible (ie the washrooms are in the basement and there is not an elevator to the second floor) and the general condition of the building (painting, general repairs) requires some cosmetic work.

Staff is recommending that the daily rental rate as set by Heritage Toronto be maintained for the first year of operation. That rental fee is \$75.00 per hour with a minimum of three hours or \$225.00 for the area of the building that was available. In 1999, the users of this facility rented it primarily for food and beverage functions (receptions, etc.), and there was one three-day conference (TTC International Roadeo). Licencees were not restricted in choosing caterers, nor were they required to utilize the Exhibition Place labour pool. Now that Stanley Barracks falls under the management of Exhibition Place, users will be required to use the services of the Board's caterer and the facility and event services areas. Accordingly, this may increase costs for events and therefore, staff recommends no increase to the rental fees established by Heritage Toronto for the use of Stanley Barracks for 2000. In other words, the rental fees will be \$75.00 per hour for the entire building (with a prorata rate depending on square floor usage) with a minimum of a 3 hour rental period plus the cost of any set-up required by licencee.

While management of the Stanley Barracks has, as of January 1, 2000, been assumed by Exhibition Place pursuant to the Council direction and while Heritage Toronto no longer carries out any business within the Barracks, there are some artifacts that cannot be relocated at this time. It is the opinion of staff of both Exhibition Place and the Cultural Division, Economic Development, Culture and Tourism, City of Toronto, that it would be beneficial to enter into a letter of understanding establishing the conditions under which the artifacts/assets will remain in and around Stanley Barracks. The substantial conditions would be as follows:

- (a) Stanley Barracks Basement: Cultural Division will occupy 6 rooms in the basement of Stanley Barracks for storage of records and archival materials and will provide a detailed list to the Board of the materials to be stored therein and will not add to the materials stored once the list is established. Cultural Division and the Board will agree on rights of access to these rooms

and the Cultural Division will remain fully responsible for the records and archival materials stored therein. Cultural Division will remove all materials and artifacts following at least ninety (90) days notice by the Board that these rooms are needed for some operational purpose.

- (b) Stanley Barracks Attic: Cultural Division will store three artifacts in the attic of the Stanley Barracks and will provide the Board with the details of these artifacts. Cultural Division and the Board will agree on rights of access to the attic and these artifacts and the Cultural Division will remain fully responsible for these artifacts. Cultural Division will remove all 3 artifacts following at least ninety (90) days notice by the Board that these rooms are needed for some operational purpose.
- (c) Outdoors Artifacts: The 6214 Locomotive and surrounding property, the Steam Tug Ned Hanlan and the surrounding property, two cannons and carriages and flagpole and various anchors, buoys and marine items as are presently situated in the area immediately surrounding the Stanley Barracks will remain in situ. Cultural Division will provide the Board with full details of these artifacts. Cultural Division will remain solely responsible for these artifacts and will, at its sole cost and expense, maintain these artifacts to an acceptable display standard. Cultural Division and the Board will agree on reasonable access to these outdoor artifacts by the Cultural Division. Cultural Division will be responsible for the removal or relocation of these artifacts either on or off the grounds of Exhibition Place, if for operational reasons, the Board requires use of the area where any or all of these artifacts are presently located.
- (d) Utilities: The Board will continue to provide electricity to the 6213 Locomotive and Steam Tug Ned Hanlan and the Cultural Division reimburse the Board for the costs of such electricity.

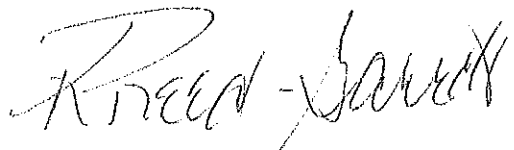
### Conclusion

The intent of this report is to provide background information for the Board on the transfer of the Stanley Barracks to the care and control of Exhibition Place from Heritage Toronto.

Submitted by:

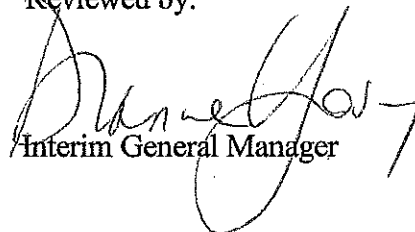


Interim Director of Operations



Director of Business Development

Reviewed by:



Interim General Manager

