

13

January 17, 2002

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: Bandshell Park Redevelopment Opportunity

Recommendations:

It is recommended that the Board receive this report and the attached marketing package for its information.

Background:

In July 2001, staff released a Request for Proposal (RFP) for the Horticulture Building, the Better Living Centre and the Bandshell Restaurant which solicited private-sector developer/operator proposals to redevelop these buildings as year-round destination and location-based concepts. The closing date of that RFP was September 14, 2001, and only two expressions of interest were received. The Board at its meeting of October 26, 2001 approved a recommendation to cancel the RFP, and directed staff to report back to the Board at its meeting in January 2002 on the alternative initiative respecting the marketing of the development opportunity for these buildings in the context of the Bandshell Park precinct.

Discussion:

Attached is a marketing package prepared by staff which will be used as support material in a new marketing initiative to promote the Bandshell Park Redevelopment opportunity to private sector developers/operators in the Spring of 2002. A full presentation, which will include details of this alternative initiative, will be made by staff at the January 25th meeting of the Board.

Conclusion:

This report and the attached marketing package, which contains details of the Bandshell Park Redevelopment Opportunity, are submitted for the information of the Board.

Contact:

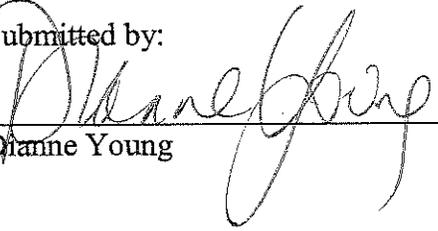
Kathryn Reed-Garrett, Director, Business Development

Telephone: (416) 263-3606

Fax: (416) 263-3690

Email: kreed-garrett@explace.on.ca

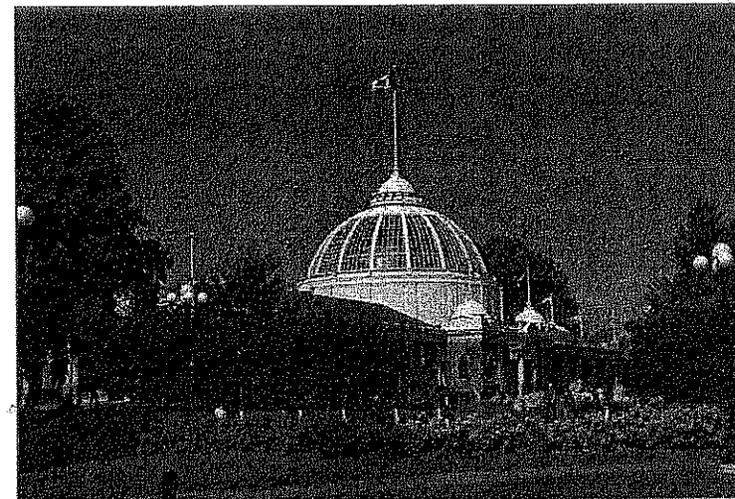
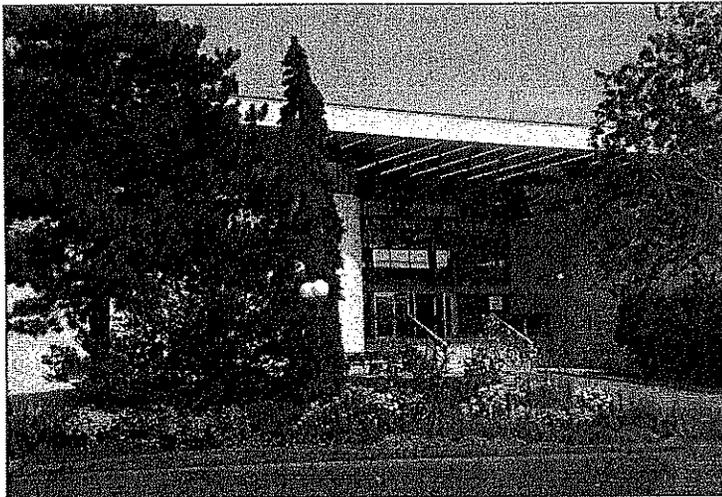
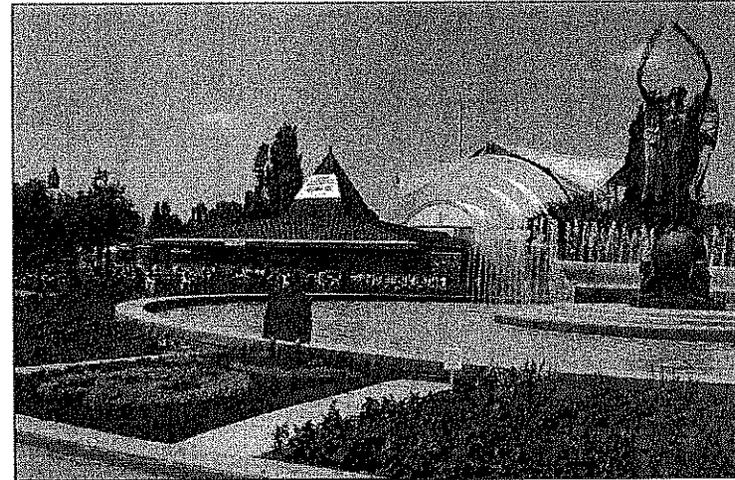
Submitted by:



A handwritten signature in cursive script, appearing to read "Dianne Young", is written over a horizontal line.

Dianne Young

EXHIBITION PLACE, TORONTO



BANDSHELL PARK REDEVELOPMENT OPPORTUNITY

table of contents

	PAGE
Executive Summary	3
Overview - Toronto	4
Overview - Exhibition Place	5
Exhibition Place Site Plan	6
Exhibition Place Attractions	7,8
Other Development Projects	9
Nearby Attractions and Access	10
Exhibition Place Program Development & Concept	11-14
Waterfront Regeneration	15-16
The Development Opportunity	17
Bandshell Park	18-19
The Better Living Centre	20-22
The Horticulture Building	23-25
The Bandshell Restaurant	26-27
Disclosures and Disclaimers	28
Program Development and Concept Plan	Appendix "A"

executive summary

Exhibition Place is a 192 acre site with many historical buildings that are owned by the City of Toronto and managed by The Board of Governors of Exhibition Place ("The Board of Governors") under the provisions of the *City of Toronto Act*. It is venue to more than 100 special events, trade and consumer shows that attract more than 4.75 million visitors annually. The addition of year-round entertainment venues such as Medieval Times, The Liberty Entertainment Complex, and The National Trade Centre has matured Exhibition Place from a day-stay attraction to a year-round multi-day destination

The Bandshell Park Redevelopment Opportunity represents a unique opportunity for private-sector developers and operators to participate with The Board of Governors in the establishment and operation of an exciting new entertainment destination at Exhibition Place.

The establishment of a new urban park concept at Exhibition Place is one of the objectives of the Exhibition Place Program Development and Concept Plan and is further supported by the waterfront initiatives presently under consideration.

This new urban park, a critical mass of year round and seasonal destination/location-based activities incorporated into a substantial portion of the Better Living Centre, the Horticulture Building, and the Bandshell restaurant, all of which are located along the boundaries of Bandshell Park itself, will form an exciting new entertainment destination on the Toronto Waterfront.

There is an obvious synergy that exists between the present activities and permanent tenants of Exhibition Place and this new urban park. The establishment of a new headquarters hotel in the eastern sector of the site, a separate development initiative of The Board of Governors, brings additional synergies and services to an already exciting and dynamic site.

The information contained in this marketing package sets forth basic guidelines for potential Proponents. The contents of this marketing package are for information purposes only and should not be construed as an offer by The Board of Governors or its advisors/consultants.

The Board of Governors invites you to participate and looks forward to receiving your creative and thoughtful response to this one-of-a-kind development opportunity.

toronto - an overview

TORONTO, with a population of nearly 2.4 million, is the fifth-largest city in North America. Built around a natural harbour on the northwest shore of Lake Ontario, Toronto is located within a 160-kilometer radius of one third of Canada's entire population, and within a day's drive of one half of the population of the United States.

In 1996, Toronto was named by Fortune Magazine as the best global city for business. The city has a world-recognized public transit system, outstanding road and rail transportation, and an excellent telecommunications infrastructure – in fact, Toronto has the most fibre-optic cable of any city in North America, and it is situated in the largest flat-rate calling area in the world. Toronto's diverse economy includes dynamic leaders in business, financial services, manufacturing, and retail and wholesale trade and transportation. Toronto is third in television and film production in North America and second as an exporter of TV programming. Toronto is Canada's number one tourist destination, and is also a major destination for conventions, trade shows and exhibitions. Residents and visitors alike enjoy the high quality of life offered in Toronto, including recreation, sports, and arts and culture. Toronto is home to four professional sports teams (hockey, football, baseball and basketball).

Toronto is the third largest theatre centre in the world after London and New York. The city's cultural diversity is reflected in its architecture and history, as well as in its festivals and media. More of this city's citizens are foreign-born than in any other of the world's major urban centres – there are more than 100 different languages spoken and more than 170 countries from around the world represented in Toronto's vast and diverse population.



exhibition place

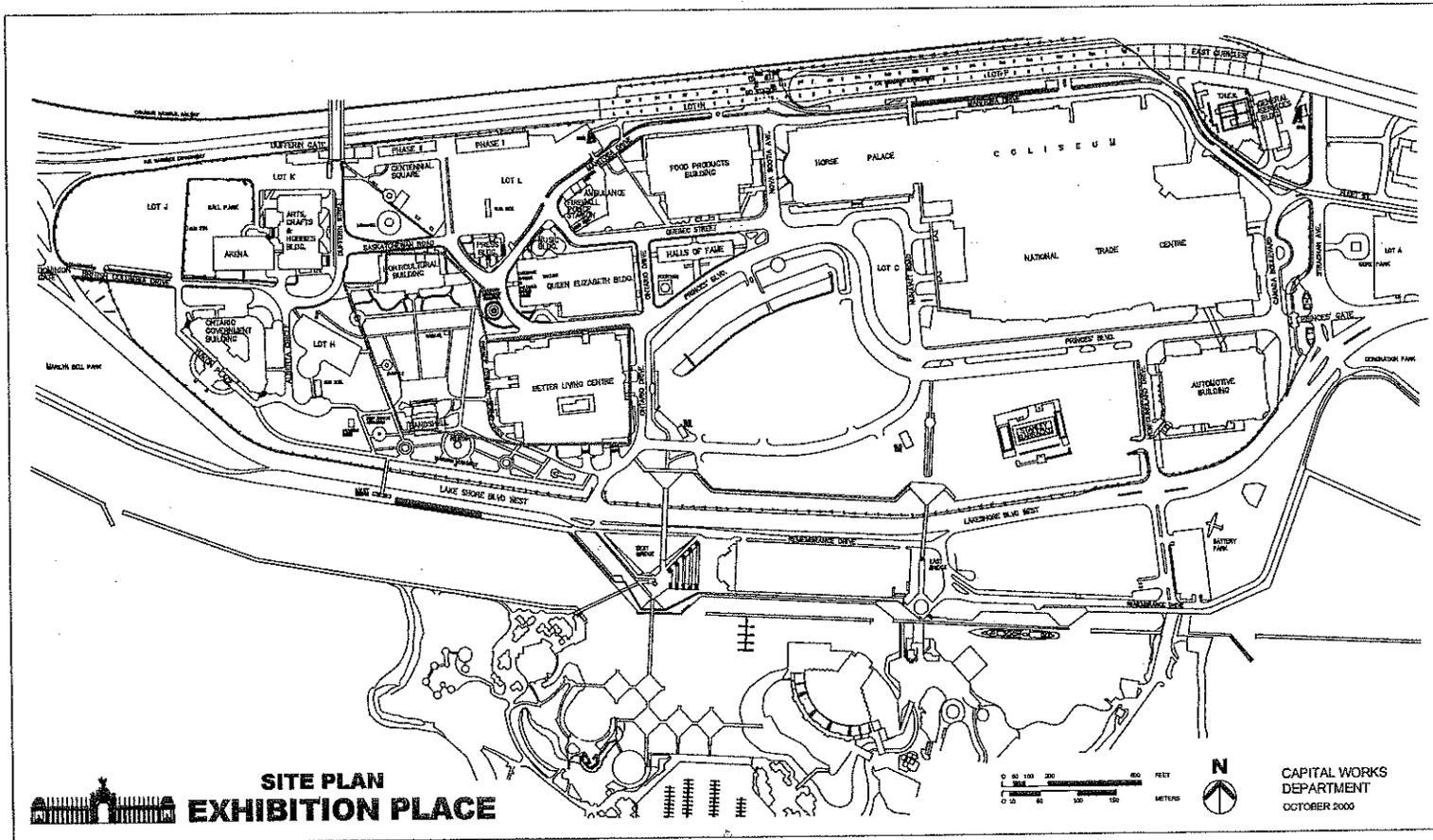
EXHIBITION PLACE is a unique site that is situated along the shores of Lake Ontario immediately west of downtown Toronto. Consisting of approximately 192 acres of parkland with many historical buildings that are owned by the City of Toronto and managed by The Board of Governors of Exhibition Place ("The Board of Governors") under the provisions of the *City of Toronto Act*, Exhibition Place is venue to more than 100 special events, and trade and consumer shows annually. These events have included the 123-year-old Canadian National Exhibition (the "CNE"), the 80-year-old Royal Agricultural Winter Fair, and the Molson Indy car race, as well as many local, regional and national trade and consumer shows.

The lakefront location and park setting of Exhibition Place, coupled with proximity to ample parking and major arteries including Lake Shore Boulevard, Gardiner Expressway, Dufferin Street and Strachan Avenue, as well as service by both public transit and GO commuter transit, make Exhibition Place an enviable location for development that contributes to the already dynamic activities of sport, recreation, culture, tourism and business.

More than 4.75 million visitors frequent Exhibition Place annually. With the addition of entertainment venues such as Medieval Times, The Liberty Entertainment Complex, and The National Trade Centre, a state of the art trade and consumer show facility with more than one million square feet of contiguous exhibit, Exhibition Place has matured from a day-stay attraction to a year-round multi-day destination.



exhibition place - site plan



The area inside the red boundary in the site plan (above) indicates the location of Bandshell Park and the redevelopment opportunity described in this document.

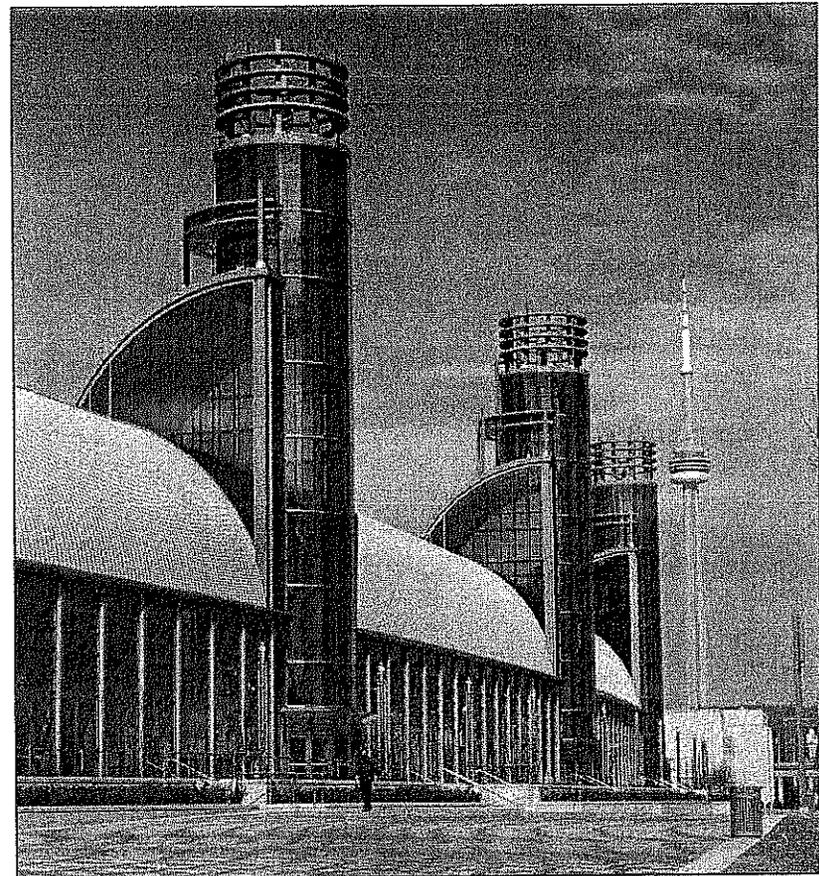
Bandshell Park Redevelopment Opportunity - Exhibition Place, Toronto

exhibition place attractions

Over 1.8 million visitors annually attend the more than 100 local, regional and national trade and consumer shows that are hosted at The National Trade Centre. Shows such as the Toronto International Boat Show, Toronto Sportsman's Show, Canadian Hardware and Home Improvements Show, The Machine Tool Show and the Spring and Christmas One-Of-A-Kind Craft Shows are just a few of the many annual events that are held here.

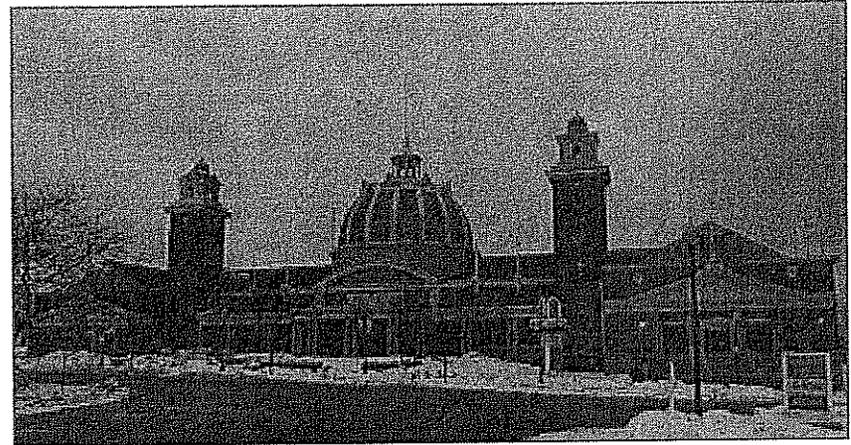
Opened in April 1997, The National Trade Centre is a state of the art exhibition facility that offers more than one million square feet of contiguous display space that can accommodate as many as ten different exhibitions simultaneously. The largest facility of its kind in Canada, and third-largest in North America, The National Trade Centre is the recipient of many industry awards, as well as having received numerous awards and recognition for outstanding design.

The opening of The National Trade Centre has contributed to making Exhibition Place a year-round destination.



exhibition place attractions

In addition to The National Trade Centre, Exhibition Place is home to a number of permanent tenants, such as Canada's Sports Hall of Fame and The Canadian Motorsports Hall of Fame, Exhibition Place Snack Bar, Exhibition Riding Academy, Immersion Studios, Liberty Grand Entertainment Complex, Medieval Times Dinner & Tournament, and the Toronto Police Services Mounted Unit Head Quarters. Annual events such as The Canadian National Exhibition, The Royal Agriculture Winter Fair, The Molson INDY, CHIN International Picnic and the annual Caribana Mas Band Parade occur at Exhibition Place and, in 2002, Exhibition Place hosts the world as a major venue for World Youth Day 2002, expected to attract 750,000 visitors from over 130 countries.



Medieval Times Dinner & Tournament (photo above) is a themed restaurant/entertainment venue in the Arts & Crafts Building that features a medieval castle and arena where "knights of the round" regularly entertain crowds with their superb horsemanship and ancient tournament skills that include swords as well as maces and other forms of weaponry known in medieval times. Fascinating dinner fare includes a dinosaur rib and half a fowl. Great family fun and perfect for groups of any size.

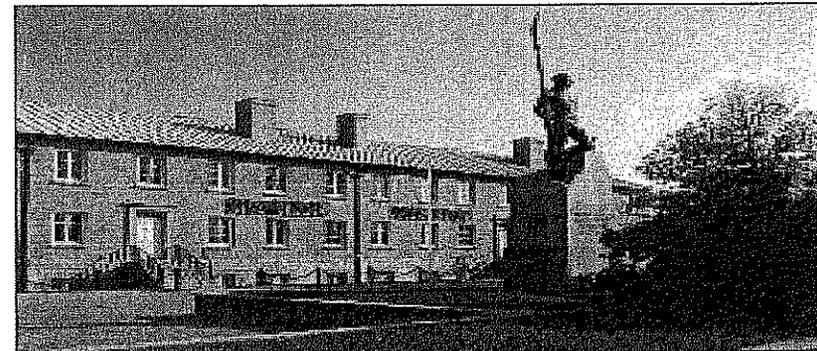
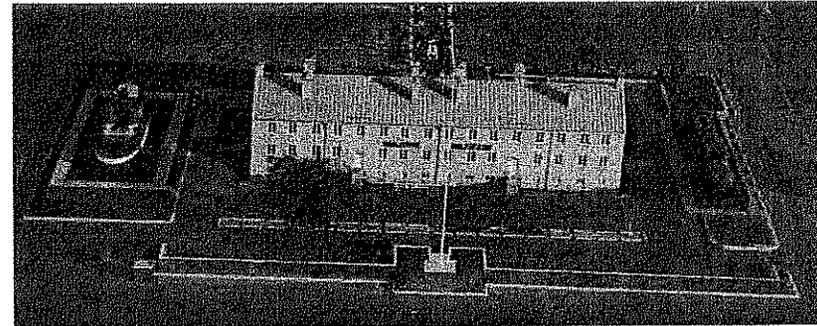
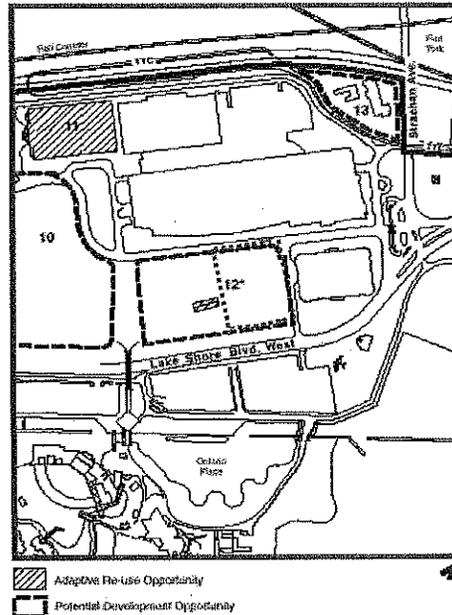
*Standing majestically along the western perimeter of Bandshell Park and overlooking Lake Ontario **The Liberty Grand Entertainment Complex** (photo, left), a corporate event and banquet facility operated by the Liberty Entertainment Group in the Ontario Government Building, exudes an ambiance of style and refined beauty that is unparalleled in Toronto today. Four spectacular event spaces and a unique open air courtyard recapture the splendor of this building's original 1920's heritage. A stunning venue for any event, Liberty Grand easily accommodates groups from 150 to 3000.*

exhibition place

- other development projects

In a separate exercise from the Bandshell Park Redevelopment Opportunity, The Board of Governors is seeking development proposals for a hotel/conference facility that would augment and complement the trade and consumer show and special event business of Exhibition Place. This new facility would be constructed on the northeast parcel of land located across from the National Trade Centre and the Automotive Building.

Site 12 in the diagram on the right contains a 5.8 acre development site designated for the new headquarters hotel. This site, which includes the historic Stanley Barracks building is located in the eastern quadrant of the site - bordered by Princes' Blvd. (north), Newfound-land Dr. (east), Stanley Barracks (west), and Lake Shore Blvd. (south). A separate Information Memorandum containing details of this development opportunity is available upon request



Dating back to 1841, Stanley Barracks (above) is all that remains of a large military settlement that once occupied Exhibition Place. Designated by Heritage Toronto in 1998, this unique structure is intended to form an integral component of the overall hotel development and will have a strong influence on the architecture and siting of the new hotel.

nearby attractions and access

LOCATED ONLY TEN MINUTES FROM DOWNTOWN TORONTO, and along the shores of Lake Ontario, Exhibition Place is situated only minutes away from major facilities such as the Metro Toronto Convention Centre, the world-famous CN Tower, the Skydome (home to the Toronto Blue Jays) and the Air Canada Centre (home to the Toronto Maple Leafs and Toronto Raptors), and Ontario Place, a 110 acre water theme and attractions park is located directly across Lake Shore Boulevard from the site.

Other major attractions, such as the theatre district, shopping and dining are also just a few minutes away.

Toronto has a world-recognized public transportation system, and outstanding road and rail transportation. Exhibition Place is serviced by two Toronto Transit Commission (TTC) streetcar lines - Bathurst Street and Queen's Quay Extension, as well as the Dufferin Bus Terminal located just north of Dufferin Gates.

GO Transit also has a platform at Exhibition Place that services the Oakville-Pickering line and also connects passengers to the Toronto subway at Union Station.

Exhibition Place enjoys direct access to both Lake Shore Boulevard and the Gardiner Expressway, and vehicular access is easily provided via a number of city streets including Strachan Avenue and Dufferin Street.

The city has an excellent telecommunications network. In fact, Toronto has the most fibre-optic cable of any city in North America, and Exhibition Place is no exception to the high-quality telecommunications system that the city sets as a standard. Serviced by its own private PBX system and wave-lan data transmission system, Exhibition Place and The National Trade Centre offer an on-site state-of-the-art telecommunications system.

exhibition place program and development concept

The Exhibition Place Program Development & Concept Plan ("The Development Plan") adopted by The Board of Governors in 1998 establishes a general framework for future development opportunities at Exhibition Place.

The Development Plan embraces public-private sector partnerships for long-term development opportunities that:

- stimulate permanent year-round activities
- reinforce the recreational aspects of the site and surrounding area
- create better integration with the community
- reinforce the overall financial viability of Exhibition Place
- contribute to the City of Toronto tourism and waterfront regeneration strategies

The Development Plan also states specific planning and development objectives by which all development proposals are to be evaluated:

- New developments must preserve and enhance public access to the grounds
- New developments must encourage community activities that utilize the grounds throughout the year
- New developments must recognize that Exhibition Place will continue to be the host venue for the annual CNE (CNE) and the Royal Agricultural Winter Fair (RAWF)

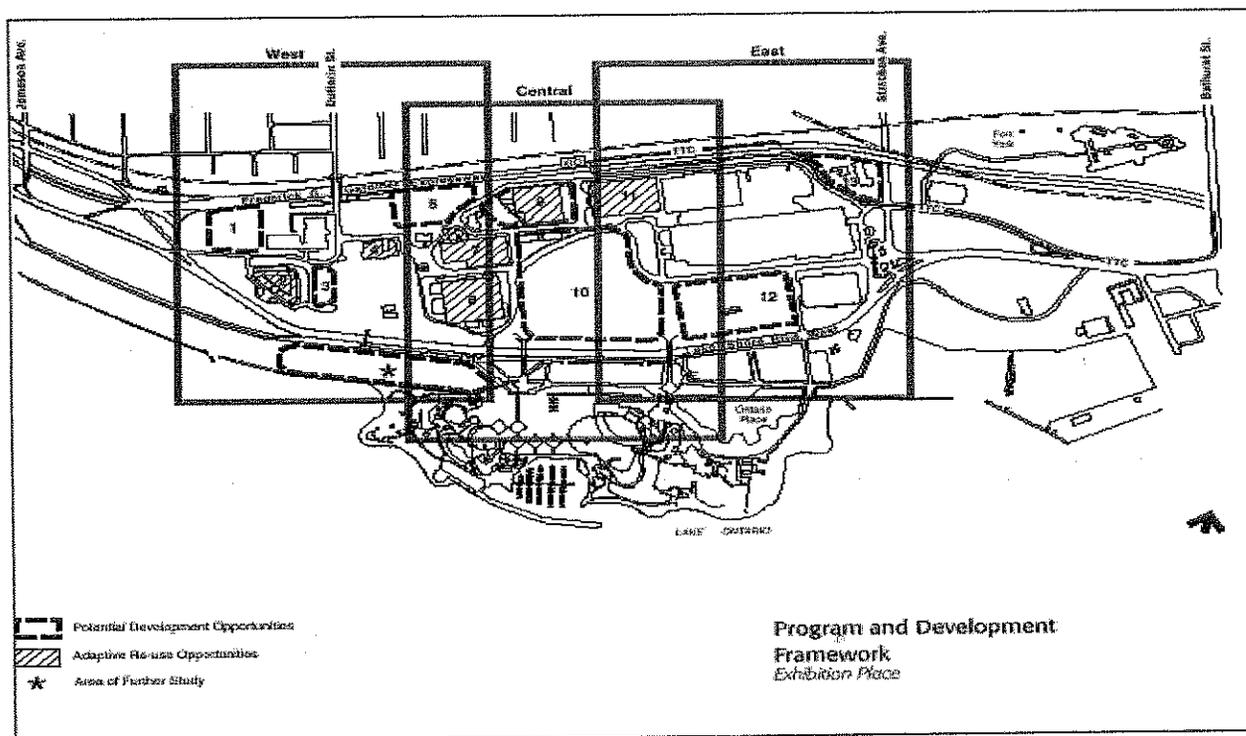
- New developments must not interfere with and should improve access to and integration of the grounds with the surrounding urban community
- New developments should provide for adequate infrastructure to support its existing and future developments
- New developments must demonstrate consideration for the needs of the local community
- New developments will be favoured that demonstrate conservation and reuse of existing buildings and the development of new buildings that respect the high quality and historical characteristics of the grounds
- New developments must contribute to the improvement, integration, and use of existing and proposed public open space
- New developments must make a positive financial contribution to the site
- New developments must contribute to the City of Toronto's overall economic development and tourism strategy objectives and ensure that proposed uses reinforce and complement existing programs and uses

The Development Plan includes a "Structure Plan" that illustrates the most important aspects of the site that should be preserved, protected and enhanced.

A menu of potential development uses is also included in the Development Plan. This menu was measured against the planning and development objectives and found to be complementary to existing and proposed activities of the site.

exhibition place program and development concept

The Development Plan represents Exhibition Place as three distinct areas or precincts, and the menu of potential development uses lists specific uses that would be appropriate considerations for each precinct. These precincts are The "East Precinct"; The "Central Precinct"; and, the "West Precinct. The Bandshell Redevelopment Opportunity detailed in this marketing package is located in the West Precinct. A copy of the Exhibition Place Program Development and Concept Plan is included as Appendix "A" of this package.



The site plan to the left illustrates the relationship of these precincts to the site and to one another - the "East Precinct", suitable for trade and exhibition uses; the "Central Precinct", suitable for sporting, cultural and festival uses; and the "West Precinct", which is characterized by high quality parkland and unique pavilion type buildings suitable for cultural, educational, and entertainment uses.

exhibition place program and development concept

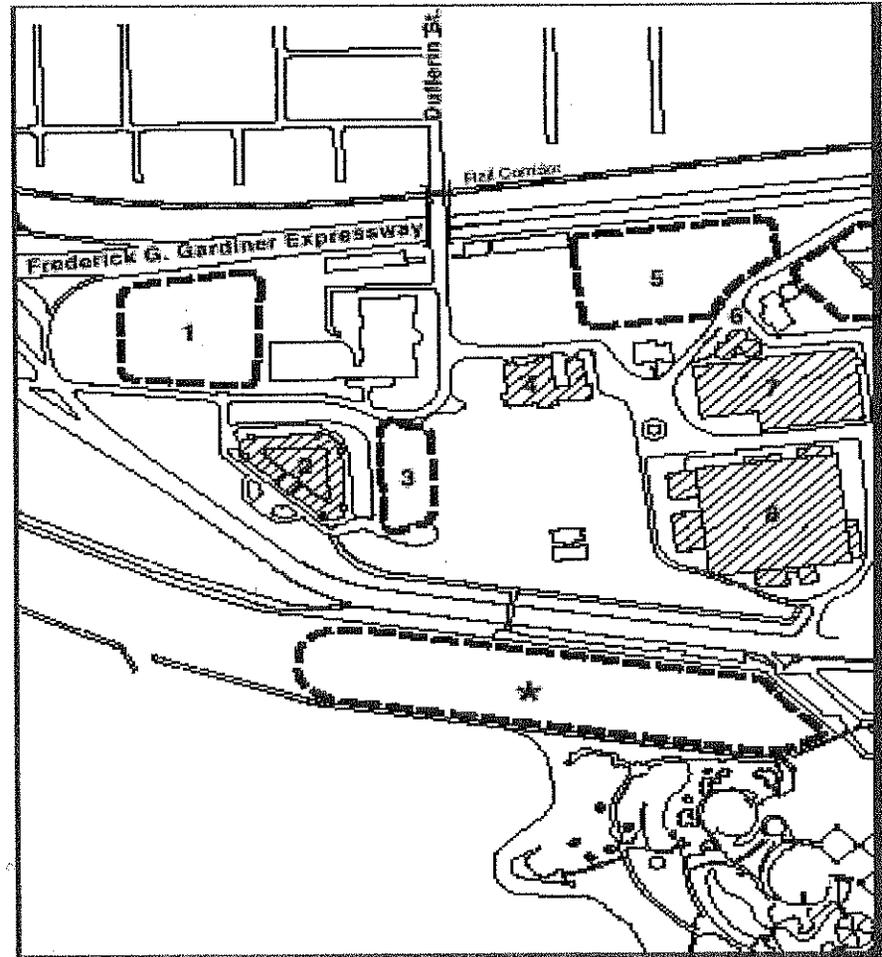
Program and Development Framework - West Precinct Program

• Potential Uses

- Cultural Animation Centre
- Heritage Amusement Park
- **International Gardens (see next page)**
- Nashville North/TV Studio
- Trade & Exhibitions
- Nature/Exhibition Bio/Eco Centre
- Grounds Horticultural Centre
- **Open Space (see next page)**

Site Information

SITE	AREA (sq. metres/acres)	BUILDING GFA (sq. metres)
1. Potential Development	19 000	4.7
2. Ontario Government Building (now Liberty Grand Complex)		
3. Potential Development	8 000	2.0
4. Horticulture Building		2 800
5. Potential Development	16 000	4.0
6. Music Building		900
7. Queen Elizabeth Building (Exhibition Pl. Executive Offices)		
8. Better Living Centre		19 500
* Future opportunities to be determined		



exhibition place program and development concept

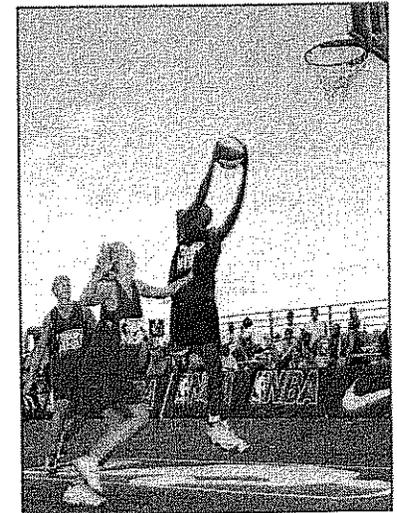
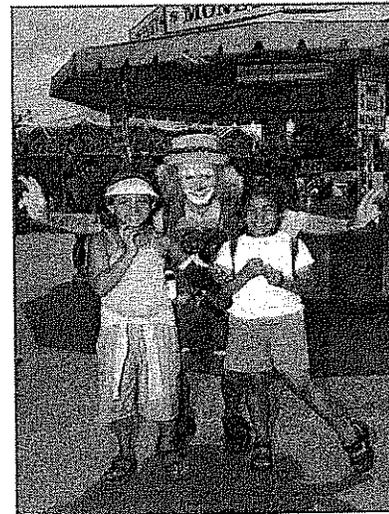
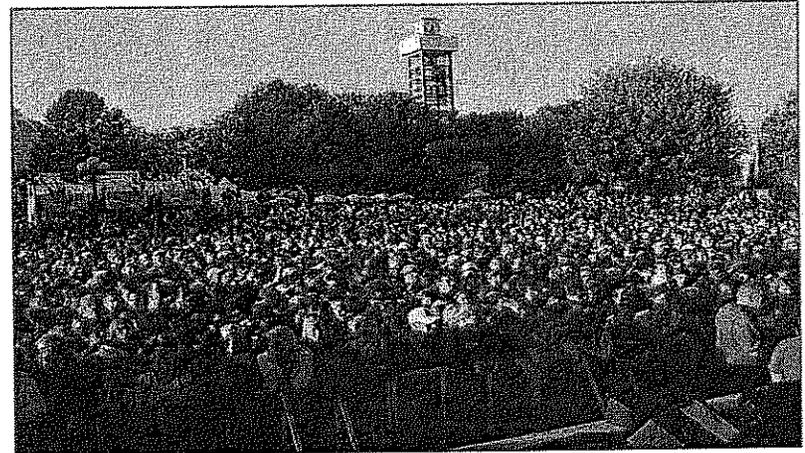
Program and Development Framework West Precinct Program

International Gardens

- updated Tivoli Gardens type concept using approximately 4-6 acres and featuring a natural park setting and high-quality landscaping
- incorporating multi-cultural pavilions/themed parks, cultural institutions from a variety of countries, flag court
- venue for multi-cultural events, concerts and entertainment
- restaurants/patios

Open Space/Expanded Uses

- unique location-based and destination-type entertainment uses
- interactive games, sports and other recreational activities



waterfront regeneration - the vision for exhibition place

Recently, there has been a great deal of interest expressed, and several activities have been undertaken with respect to the regeneration of the Toronto waterfront, which spans approximately 2000 acres from east to west along the shores of Lake Ontario.

In 1999, the report "Our Toronto Waterfront" authored by The Toronto Waterfront Revitalization Task Force ("The Task Force Plan") was presented to the three levels of government for their consideration. In that report, Exhibition Place was referenced in terms of three specific precincts including "The Exhibition Gardens Precinct" at the west end of the grounds, where the plan proposes an urban park fashioned after Copenhagen's Tivoli Gardens the features and attractions of which include gardens, museums, restaurants, clubs, and entertainment venues.

Since the tabling of that report, several initiatives have been undertaken by the City of Toronto in partnership with senior levels of provincial and federal governments. The most recent City initiative is the release of "Making Waves: Principles for Building Toronto's Waterfront", which is a new Central Waterfront Part II Plan prepared by the City's Urban Development Services ("City Plan").

The City Plan has two parts. The first section places the waterfront initiative in a national, provincial and local context. The second section of the document contains a proposed statutory Plan which sets out broad principles focused around the following areas:

- Removing barriers/building connections
- Building a network of waterfront parks and public spaces
- Promoting a clean and green environment
- Creating dynamic and diverse new communities.

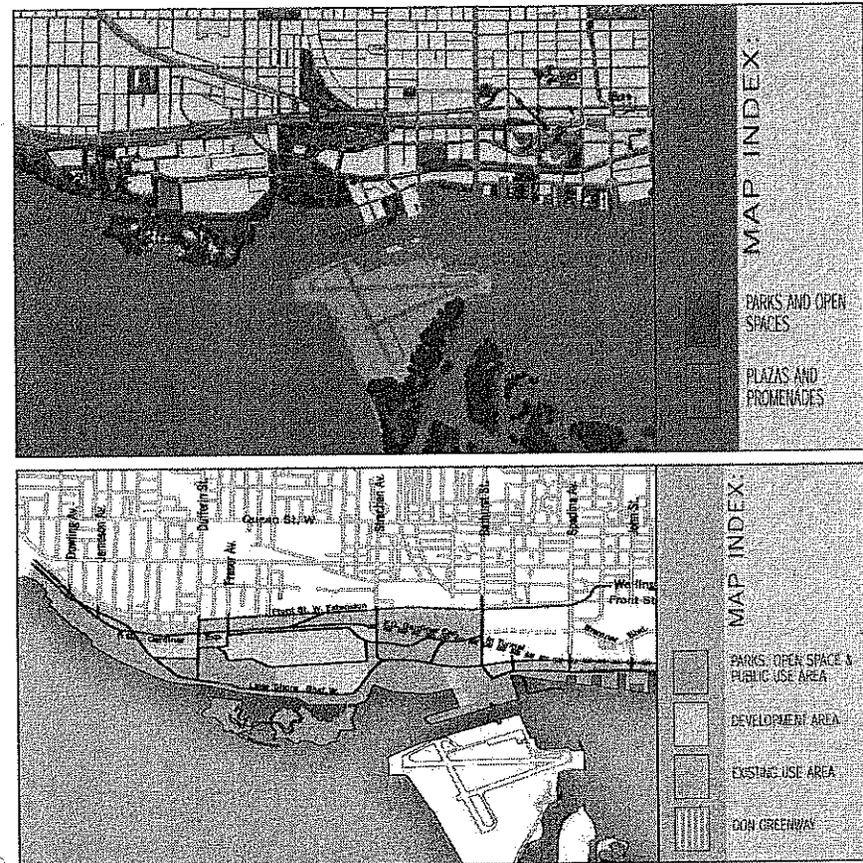
The City Plan includes a Roads Plan, Transit Plan, Parks, Open Space and Public Use Area Plan, Pedestrian, Cycling and Water Routes Plan, and a Land Use Plan. The Land Use Plan proposes three designations: Development Area (allows for mix of commercial, residential and industrial uses), Existing Use Area (continues to be governed by existing planning regulations) and Parks, Open Space and Public Use Area.

waterfront regeneration - the vision for exhibition place

While The City Plan sets out general principles to guide new development, it does not speak to specific uses as does The Task Force Plan or The Development Plan. Following City Council approval, it will become the basis for the development of detailed strategies for each waterfront precinct. These "Precinct" plans will deal with street and block patterns, building heights and massing, urban design, permitted land uses, classes of development, community services and facilities, business relocation requirements and financing options. Relating to Exhibition Place, the City Plan does reinforce the principles for future development contained in The Development Plan, such as:

- establishment of a festival/entertainment area
- preservation of heritage buildings
- preserving open spaces
- improving roadways and public transit access
- expansion of trade and exhibit facilities

The Board of Governors is actively involved in all initiatives related to the regeneration of Toronto's waterfront and Exhibition Place's role in that regeneration, and it is working to ensure both the continuity of existing activities and programs at Exhibition Place and a seamless integration of new developments and initiatives.



The Public Realm Map (top) and Land Use Map (bottom) illustrate the development strategies contained in the City Plan "Making Waves: Principles for Building Toronto's Waterfront".

bandshell park - the development opportunity

This is a rare and unique opportunity for developers/operators to participate in the creation of a new waterfront destination, Bandshell Park, Toronto's own urban park fashioned after Copenhagen's internationally-acclaimed Tivoli Gardens - a unique destination with features such as museums, restaurants and nightclubs, beautiful landscaped parks and gardens and live performance venues.

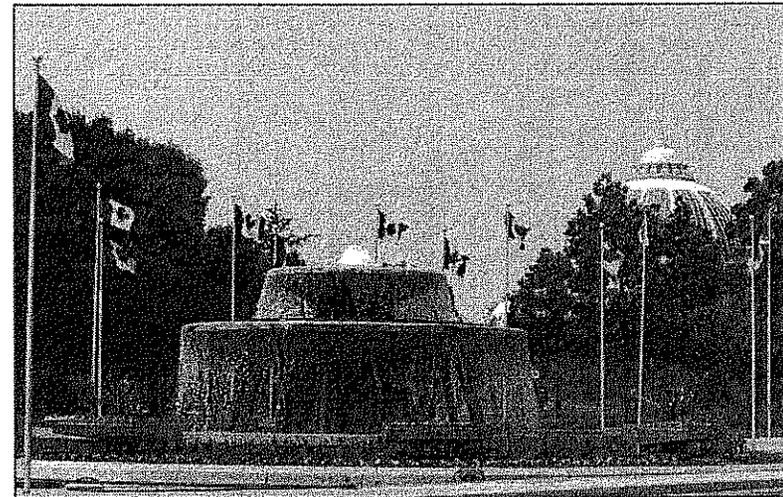
The vision for Bandshell Park is to assemble a critical mass of year round and seasonal destination/location-based activities in three buildings located along the perimeter of a 4.7 acre park located in the Western Precinct of Exhibition Place that overlooks Lake Ontario.

These new developments/concepts will be incorporated into a substantial portion of the Better Living Centre (located along the western perimeter of the park), the Horticulture Building (located along the northern perimeter of the park) and the Bandshell restaurant (located adjacent to the Bandshell Stage along the southern perimeter of the park and overlooking Lake Ontario).

The Park, with its high quality landscaping, will form the core of this exciting new destination, and the Bandshell Stage will be an integral component to "setting the stage" for entertainment.

The site is ideally situated, with immediate access to Lake Shore Boulevard and the Gardiner Expressway, as well as Dufferin Street and Strachan Avenue. In total, more than 2,400 parking spaces, operated exclusively by The Board of Governors, are located within an easy walk of the site (see Site Plan on Page 7 of this marketing package).

The Board of Governors invites you to participate and looks forward to receiving your creative and thoughtful response to this one-of-a-kind development opportunity.



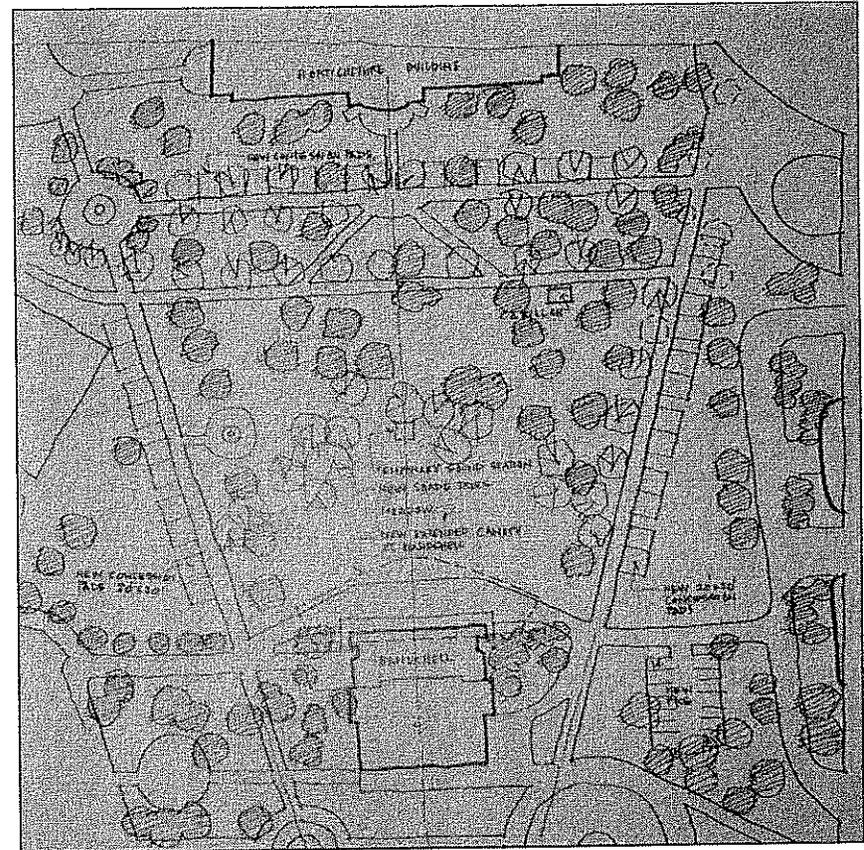
bandshell park

Complementary to, but independent of this development process, The Board of Governors approved a three year capital project in 2001 to improve and upgrade the stage and facilities located in Bandshell Park.

Year one of this project, completed in 2001 at a cost of \$260,000.00, included:

- improvements to the grading and soft surfacing of the park
- new tree planting and enhanced landscaping
- dedicated concession and/or outdoor café areas
- relocated and improved parking facilities from the front of the stage to areas to the east and west of the park

The artist's rendering on the right illustrates the completed plan, which includes improvements to the stage and the installation of a new extended canopy, additional trees and low-level plantings, new solid-surface pads for concessions and/or outdoor cafes, and new entrances at the north-west and north-east corners of Bandshell Park.

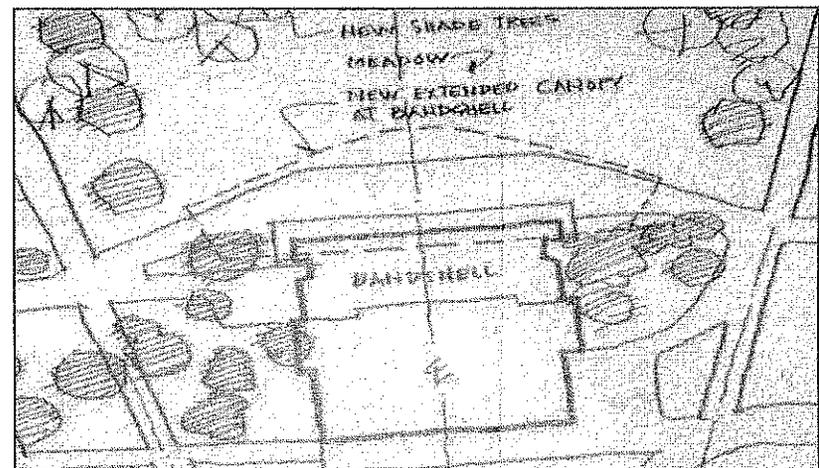
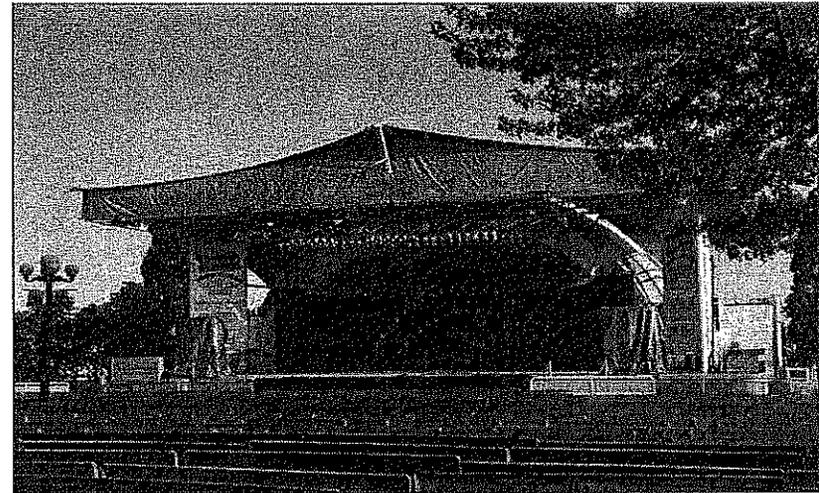


bandshell park

Years two and three of this capital project will see improvements to the Bandshell Stage, including a new extended canopy designed to provide the audience with additional shade from the sun as well as protection for the performers.

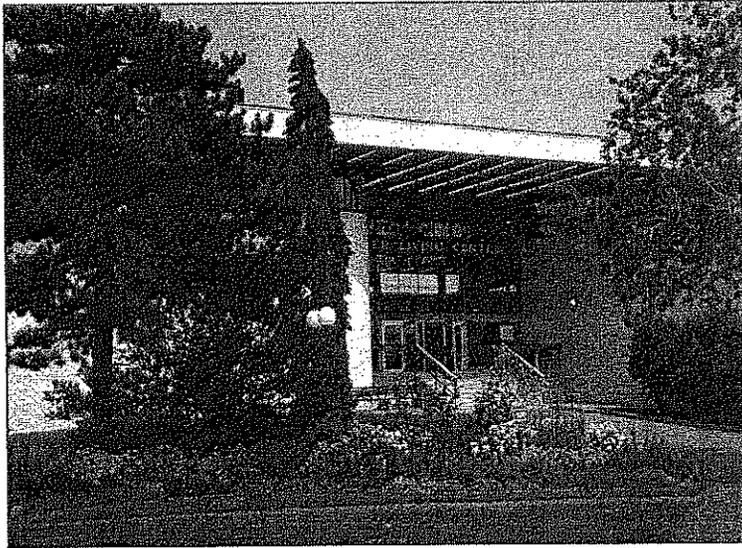
Additional trees and low-level plantings will be introduced, as well as some additional solid surfaces for concessions and/or outdoor cafes.

Finally, formal entrances will be established at the north-west and north-east corners of the Park.



The artists' drawing (right) illustrates the removal of the hard concrete surface at the front of the stage, and the introduction of a new expanded canopy on the stage that projects into the Park.

the better living centre



Located along the eastern border of Bandshell Park and the historic Rose Gardens of Exhibition Place, The Better Living Centre ("BLC") has been home to many trade and consumer shows, large public and private events and, most recently "Titanic – The Exhibit".

One of seventeen structures at Exhibition Place that are listed within the inventory of Heritage Toronto, the BLC was built in 1962 on the site of the (former) Manufacturer's Building.

Featuring a unique open courtyard in the heart of the building and direct access to Lake Shore Boulevard, this building is ideal for one or more location-based destination type entertainment concepts.

It contains a total leaseable area of approximately 210,000 square feet (approximately 60,000 square feet of which has been leased on a long-term basis to the Canadian National Exhibition Association). The balance of the building (approximately 148,600 square feet which includes the outdoor courtyard) is the portion of the BLC that is available for re-development. To the east of the building is parking for 1800+ vehicles.

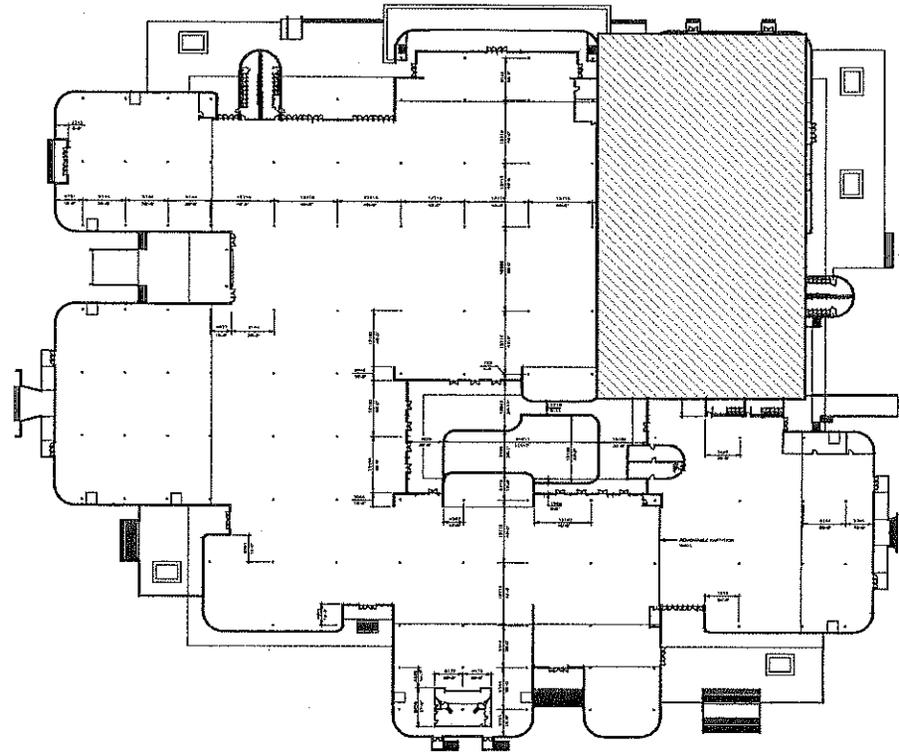


The Better Living Centre, as seen from Bandshell Park (top photo) and from the interior (bottom photo) facing north, is an excellent development opportunity for large location-based entertainment concepts.

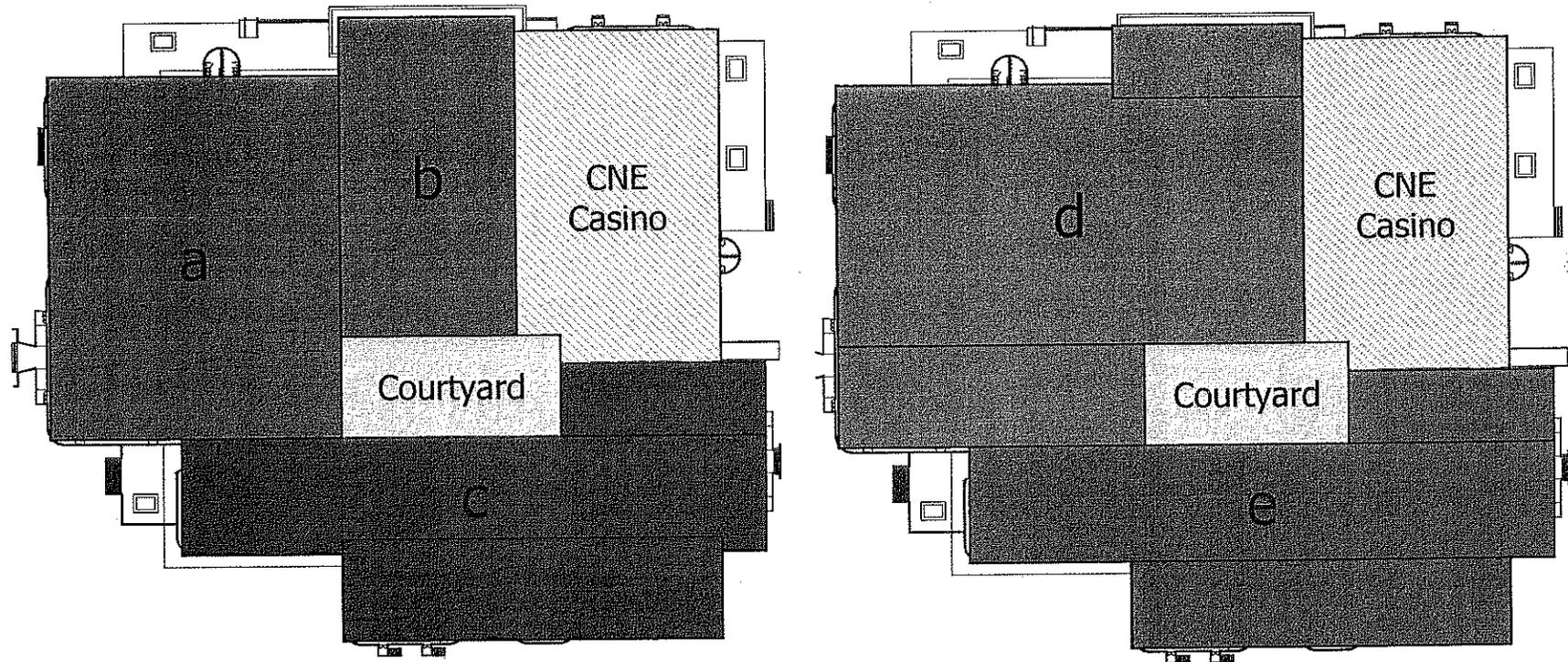
the better living centre

BUILDING INFORMATION

- GLA Approx. 148,600 SF
 (incl. 11,450 SF courtyard)
 plus 12,120 SF basement
- HEATING Gas Fired Radiant Heaters
- UTILITIES Water, Drains, Electrical
- VENTILATION Exhaust Fans
- CLEARANCES Floor to ceiling fan 21' 6"
 Lowest 10' 9.8"
- FLOOR LOADING 150 lb / SF
- LOADING DOORS #1 15' 10" (high) 13' 9"
 (wide); #2 21' 0" (high) 25' (wide)
- TENANTS Canadian National Exhibition
 (in the shaded area)
- BUILDING AUDITS available upon request

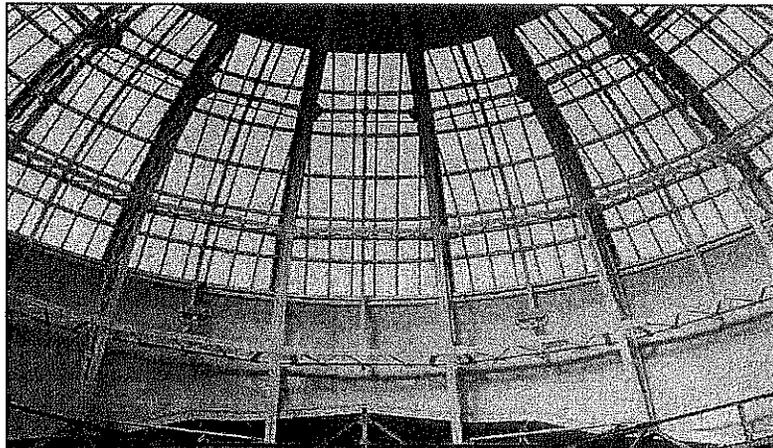
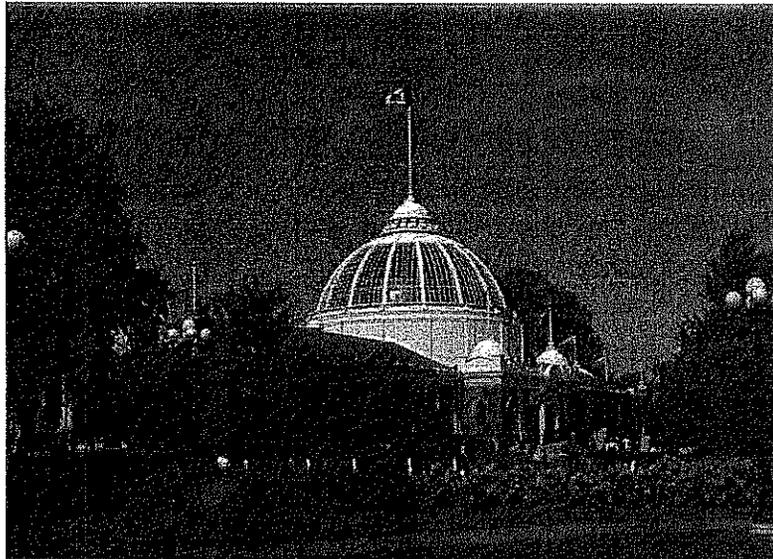


the better living centre



The Better Living Centre offers many opportunities for redevelopment - approximately 148,000 sf for a single use concept, or, as indicated in the example to the left (above) three separately demised areas, each facing the central courtyard - (a) - approximately 60,440 sf, (b)- approximately 33,320 sf, and (c) - approximately 63,610 sf. In the example to the right (above) the area is demised into two areas - (d) with approximately 94,670 sf faces north, and (e) with approximately 63,610 sf faces south. Of course, the Better Living Centre will actually be demised according to individual tenant proposals and requirements.

the horticulture building



Designed by G.W. Gouinlock and built in 1907 to replace the Crystal Palace, which was destroyed by fire in 1906, The Horticulture Building features a spectacular vaulted dome entrance.

Situated in the very heart of the beautifully landscaped parklands of Exhibition Place, with Bandshell Park located at its front door, it is recognized as a significant example of early exhibition architecture, and is also listed within the inventory of Heritage Toronto.

With a leaseable area of approximately 37,820 square feet, the three-wing or "E" footprint that is dominated in the centre by the spectacular steel and glass dome is ideal for one, two or three entertainment or food and beverage concepts, and the brick interior lends a natural ambiance that is truly unique.

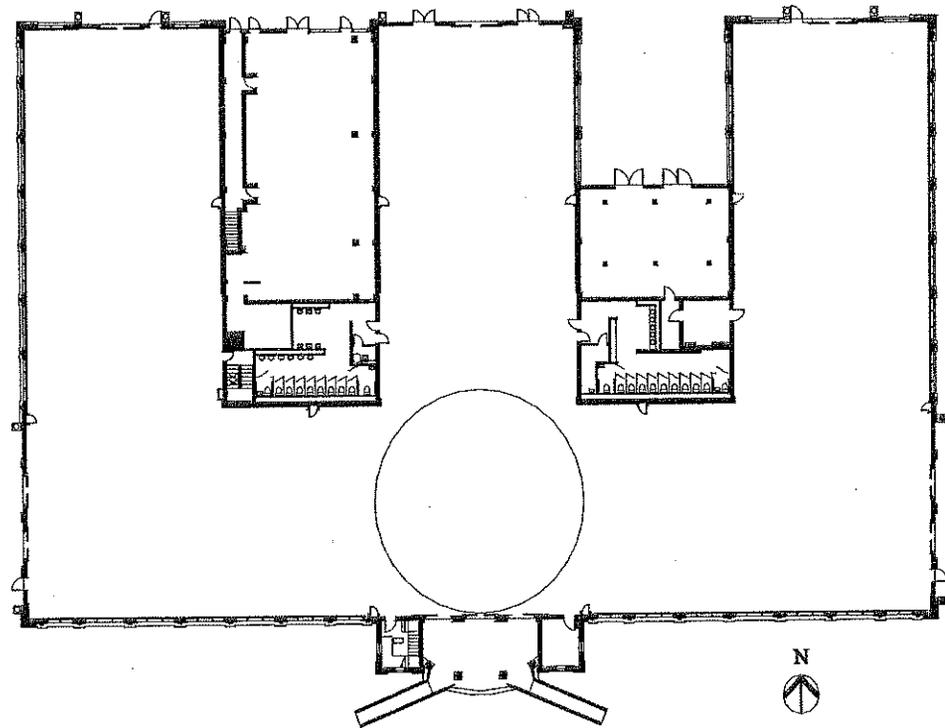
The Horticulture Building had been used during the annual CNE for agricultural, horticultural and floriculture displays until the recent construction of the National Trade Centre. Since then, the building has been used for various exhibits during the annual CNE, and also as a venue for an annual haunted house feature attraction in October.

The Horticulture Building as seen from Bandshell Park (top photo) features a spectacular vaulted dome entrance (bottom photo) and an ambiance that is ideal for entertainment and food & beverage concepts.

the horticulture building

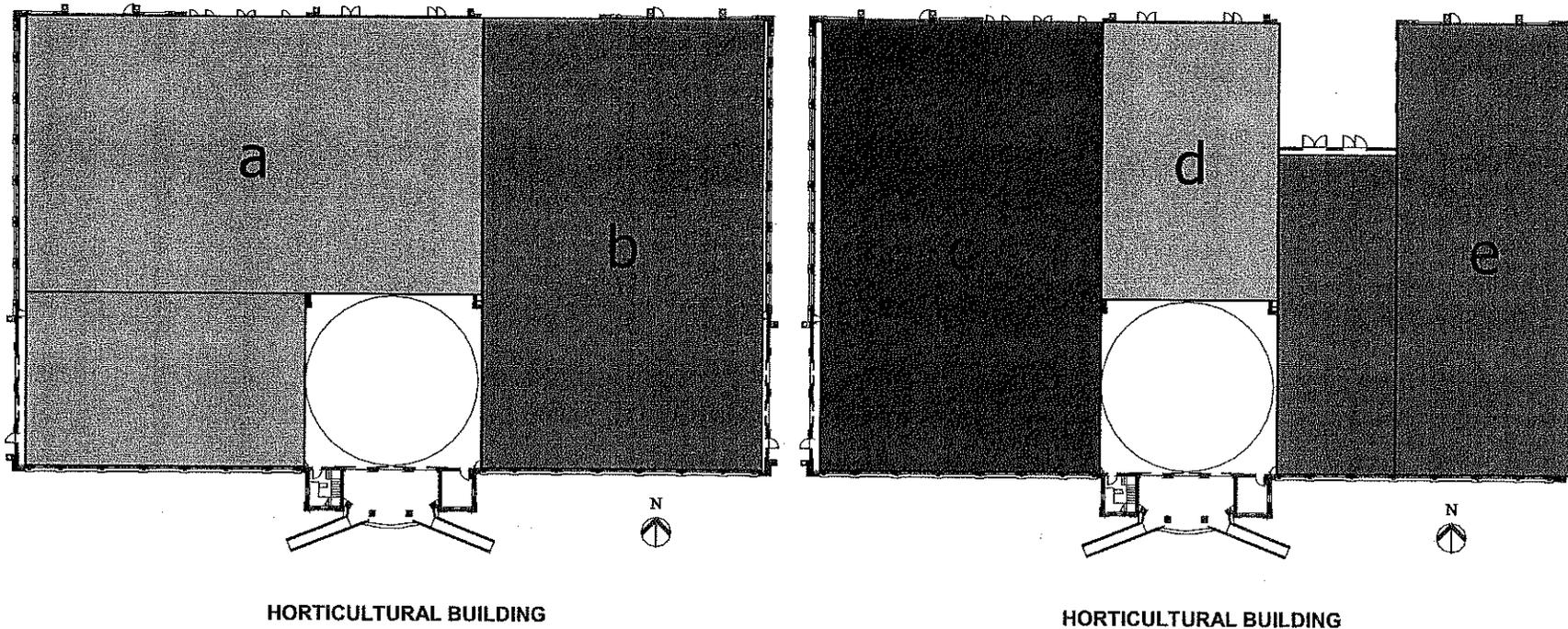
BUILDING INFORMATION

- GLA: Approx. 37,820 SF, plus 2,920 SF in basement
- UTILITIES Water, Drains, Electrical
- VENTILATION Roof Exhaust Fans
- CLEARANCES 14' 4.6" to lowest obstacle
- FLOOR LOADING Medium commercial
- LOADING DOORS 10 loading doors available in various dimensions
- TENANTS none
- BUILDING AUDITS available upon request



HORTICULTURAL BUILDING

the horticulture building



The Horticulture Building offers many development possibilities. Shown above are two examples of how the building can be demised to accommodate several concepts. With access to the spectacular vaulted dome entrance, the example to the left (above), illustrates the building as demised into two areas - (a) is approximately 20,300 sf and (b) is approximately 11,000 sf. In the example on the right (above), three separate demised areas include (c) - approximately 14,740 sf, (d) - approximately 5,350 sf and (e) - approximately 10,700 sf. These illustrations are examples only - individual premises will be demised in accordance with tenant requirements and proposals.

the bandshell restaurant



Situated close to the original Tea House location amid the beautiful historic rose gardens of Exhibition Place, the Bandshell restaurant is a unique structure that is located behind the Bandshell Stage in Bandshell Park overlooking Lake Ontario.

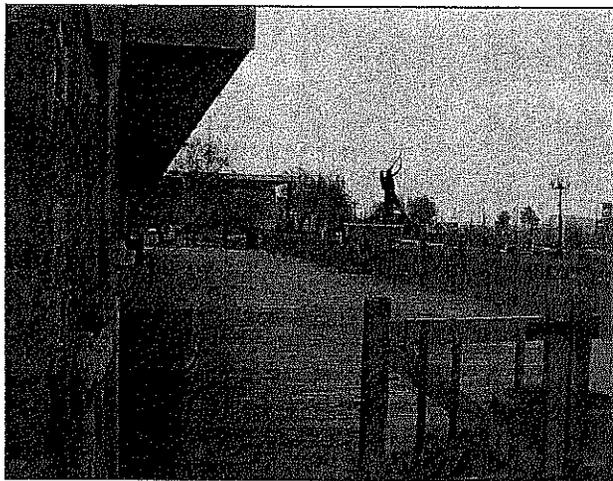
Built in 1960-61 to replace the original tea house building which had become too small to accommodate the demand of the time, the Bandshell restaurant has an indoor area of approximately 5,720 square feet, and a beautiful outdoor terrace (approximately 2,500 square feet) that overlooks the gardens and Lake Ontario.

For many years, this building had been leased to a private-sector operator and used as a seasonal banquet hall and, several years ago, commenced operating as an indoor dining area and outdoor staging area during such events as the CNE and CHIN Picnic. It has also hosted many corporate and private events and receptions, and is a popular venue for wedding receptions.

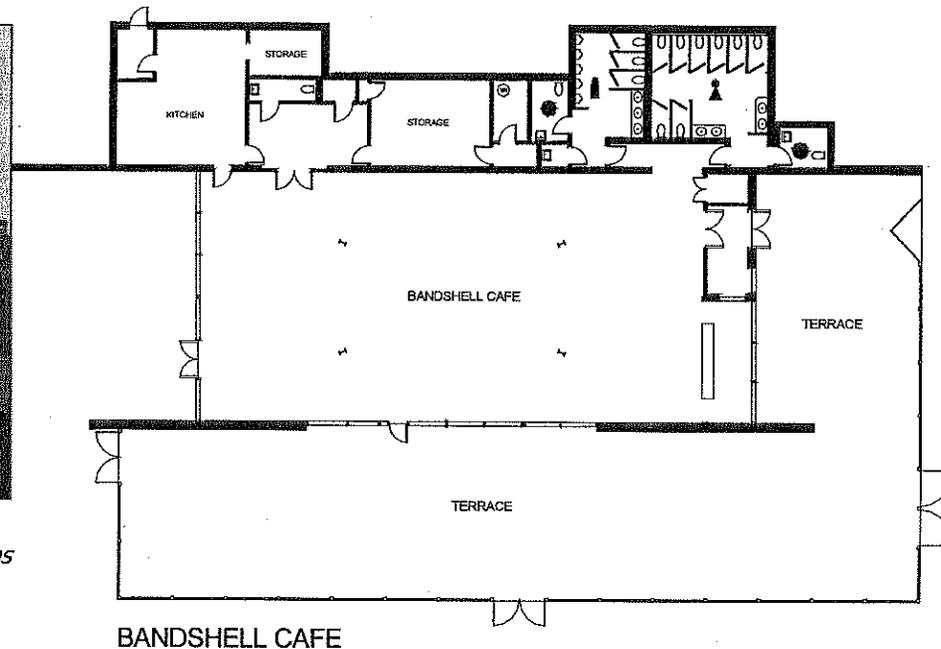
This uniquely situated building is perfect for food and beverage concepts that can take full advantage of its beautiful, one-of-a-kind surroundings.

The Bandshell restaurant building, as seen from the historic Rose Gardens of Exhibition Place (top), contains approximately 5,720 sf - ideal for an intimate food & beverage concept.

the bandshell restaurant



A generous 2,500 sf terrace, pictured above, overlooks both Lake Ontario and the beautiful historic rose gardens of Exhibition Place.



BUILDING INFORMATION			
GLA	5,720 SF, plus 2,500 SF outdoor terrace	UTILITIES	Water, Drains, Electrical
HEATING	Full heating and A/C	OFFICE SPACE	Yes
BUILDING AUDITS	Available upon request	TENANTS	None

disclosures and disclaimers

Rights Reserved and Questions

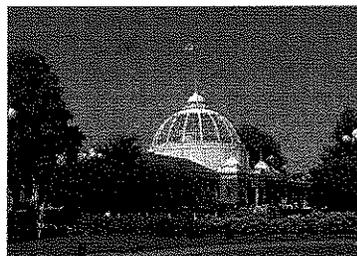
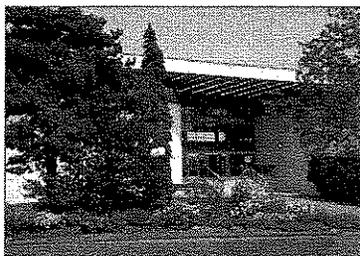
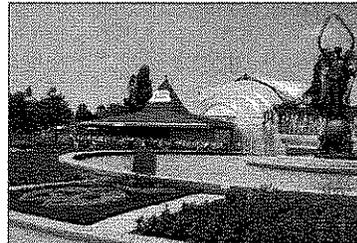
- Acceptance of any proposal by The Board of Governors shall be subject to the approval of the Council of the City of Toronto. The Board of Governors, at its discretion, may: select any one proposal; select part of one or a combination of more than one proposal; or reject any or all or part of any or all proposals.
- The Board of Governors is not obligated to select the proposal with the best financial return.
- After the selection of the preferred proposal(s), if any, The Board of Governors has the right to negotiate with the preferred Proponent(s) in question and, as part of that negotiation, to negotiate changes, amendments or modification to their proposal as submitted, without offering other Proponents the opportunity to amend their proposals.
- The Board of Governors reserves the right to waive any deficiencies in any proposal. The decision as to whether a deficiency will be waived or will result in the rejection of a proposal will be solely within the discretion of The Board of Governors.
- The Board of Governors reserves the right to approve changes in the management or ownership structure of a Proponent after receipt of its proposal.

- The Board of Governors reserves the right to request new or additional information regarding the Proponents and any individuals or other persons associated with their proposals.
- Any written information received by The Board of Governors from a Proponent pursuant to a request from The Board of Governors as a part of the development opportunity process shall be considered as an integral part of the proposal of that Proponent.
- This development opportunity does not constitute an offer of any kind by The Board of Governors to any or all of the Proponents. The Board of Governors shall not be bound by any provision of this development opportunity in negotiating agreements with selected Proponents. Not until written agreement(s) with the successful Proponent(s) has been entered into shall there be a binding agreement between The Board of Governors and the successful Proponent(s).
- Proponents and their officers and directors may be subject to reference checks, and the Proponents, and the Proponents business may be subject to investigation of business reputation and financial stability.
- Proponents and any individuals or persons associated with their proposals, including their officers, directors, shareholders, employees, agents, contractors or representatives, may be subject to either initial or further security and background investigations.



The Board of Governors of Exhibition Place, Exhibition Place Toronto, ON M6K 3C3
(416) 263-3600 (416) 263-3690 (fax) www.explace.on.ca

EXHIBITION PLACE, TORONTO



BANDSHELL PARK REDEVELOPMENT OPPORTUNITY

bandshell park - strategies for the redevelopment opportunity

- July 2001 - RFP for redevelopment of Horticulture Building, BLC and Bandshell Restaurant
- September 14, 2001 - only 2 proposals received for Bandshell Restaurant
- October 26, 2001 - Board approved cancellation of RFP
- Pursue alternate public marketing strategy with direct approach to private sector developers and brokers
- Not issue a second RFP at this time
- Develop Marketing Package detailing opportunity and positioning this redevelopment in the context of other waterfront initiative
- Host Open House

bandshell park - strategies for the redevelopment opportunity

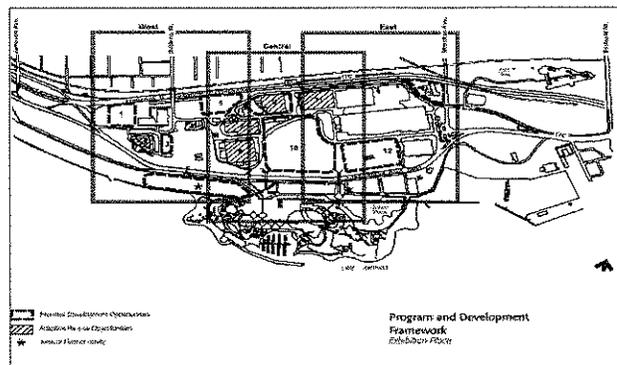
▸ Virtual Tour

- Developed in cooperation with the Design Exchange
- Features the latest technology
- Flexible - allows theatre-style or for as a power point presentation
- Tour begins from downtown Toronto, viewing west, then zooms across to Princes' Gates and proceeds to Bandshell Park, where it drops down for an enhanced view of the Redevelopment Opportunity
- Each building is viewed in detail
- A detailed narrative will be prepared

▸ Marketing Package

- Complement existing marketing materials such as The Program Development & Concept Plan & the Hotel Development Opportunity Marketing Package
- Flexible - Marketing Package has been developed as a printed brochure as well as a power point presentation

exhibition place program and development concept



▸ Three Precincts

- "East Precinct", suitable for trade and exhibition uses
- "Central Precinct", suitable for sporting, cultural and festival uses
- "West Precinct", which is characterized by high quality parkland and unique pavilion type buildings suitable for cultural, educational, and entertainment uses

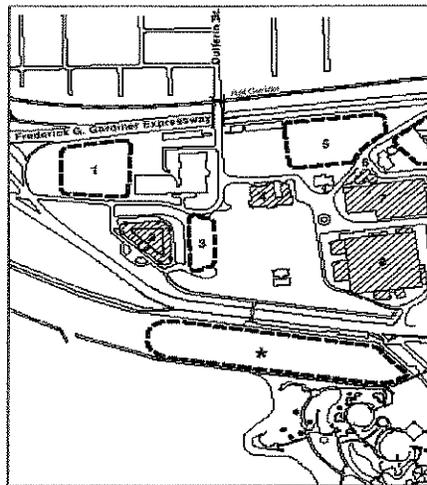
exhibition place program and development concept

Program and Development Framework - West Precinct Program

- Potential Uses
 - Cultural Animation Centre
 - Heritage Amusement Park
 - **International Gardens (see next page)**
 - Nashville North/TV Studio
 - Trade & Exhibitions
 - Nature/Exhibition Bio/Eco Centre
 - Grounds Horticultural Centre
 - **Open Space (see next page)**

Site Information

SITE	AREA (sq. metres/acres)	BUILDING GFA (sq. metres)
1. Potential Development	19 000 4.7	
2. Ontario Government Building (now Liberty Grand Complex)		
3. Potential Development	8 000 2.0	
4. Horticulture Building		2 800
5. Potential Development	16 000 4.0	
6. Music Building		900
7. Queen Elizabeth Building (Exhibition Pl. Executive Offices)		
8. Better Living Centre		19 500
* Future opportunities to be determined		



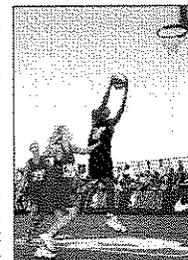
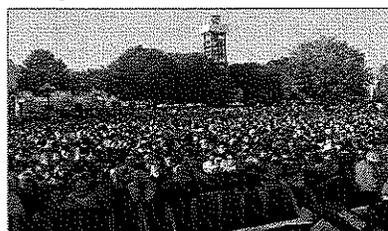
west precinct program and development concept

International Gardens

- Updated Tivoli Gardens type concept using approximately 4-6 acres and featuring a natural park setting and high-quality landscaping
- Incorporating multi-cultural pavilions/themed parks, cultural institutions from a variety of countries, flag court
- Venue for multi-cultural events, concerts and entertainment
- Restaurants/patios

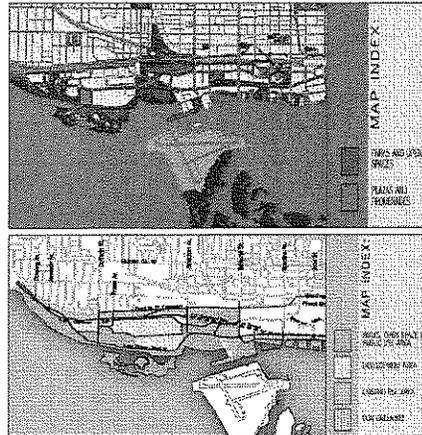
Open Space/Expanded Uses

- Unique location-based and destination-type entertainment uses
- Interactive games, sports and other recreational activities



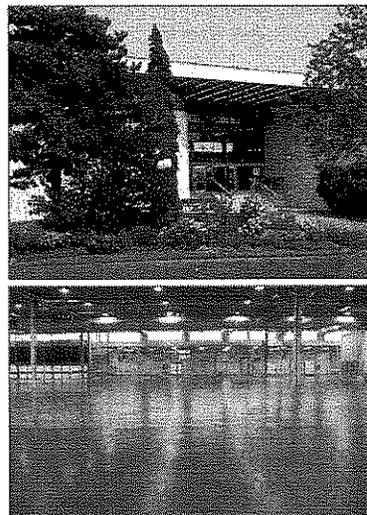
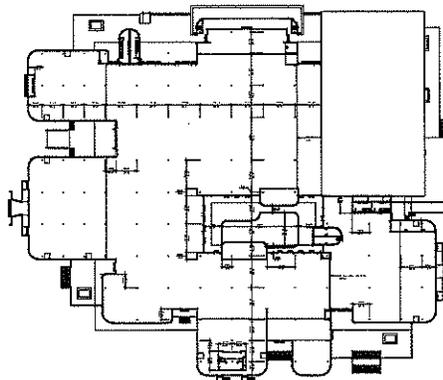
waterfront regeneration - the vision for exhibition place

- The Toronto Waterfront Revitalization Task Force
- Making waves and Principles for Building Toronto's Waterfront
- Canada's Urban Waterfront - Waterfront Culture and Heritage Infrastructure Plan

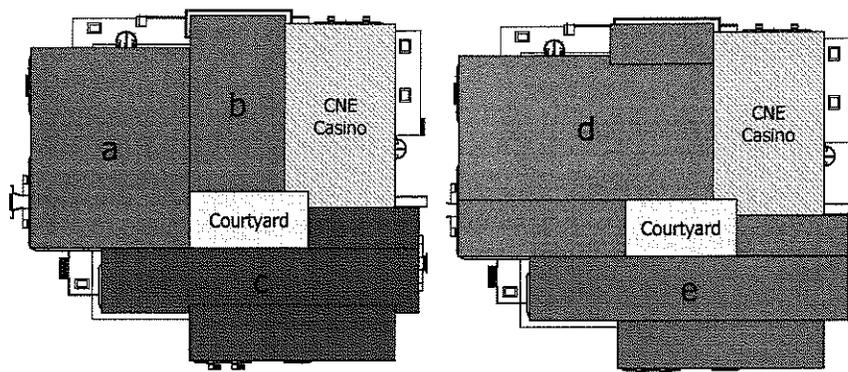


The Public Realm Map (top) and Land Use Map (bottom) illustrate the development strategies contained in the City Plan "Making Waves: Principles for Building Toronto's Waterfront".

better living centre

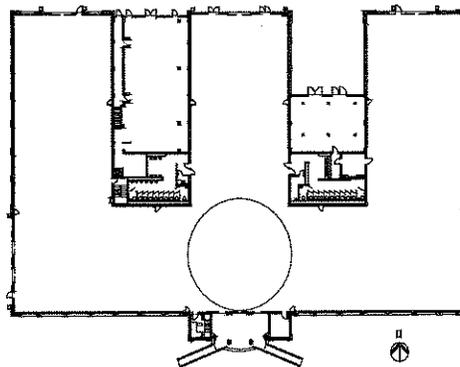
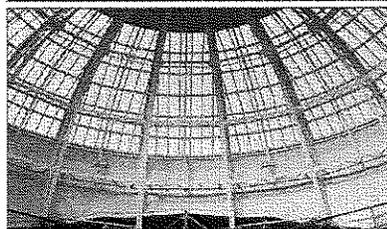
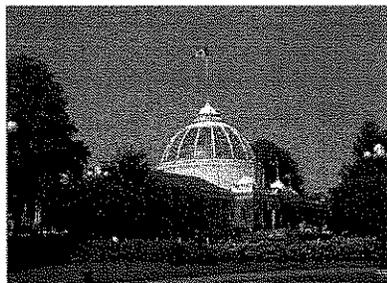


better living centre



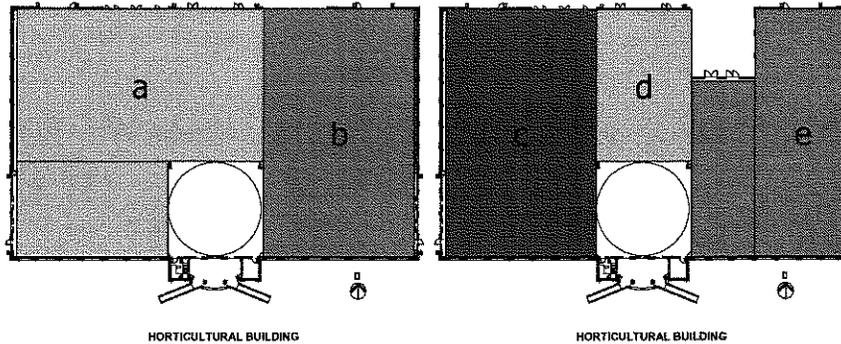
The Better Living Centre offers many opportunities for redevelopment - approximately 148,000 sf for a single use concept, or, as indicated in the example to the left (above) three separately demised areas, each facing the central courtyard - (a) - approximately 60,440 sf, (b)- approximately 33,320 sf, and (c) - approximately 63,610 sf. In the example to the right (above) the area is demised into two areas - (d) with approximately 94,670 sf faces north, and (e) with approximately 63,610 sf faces south. Of course, the Better Living Centre will actually be demised according to individual tenant proposals and requirements.

the horticulture building



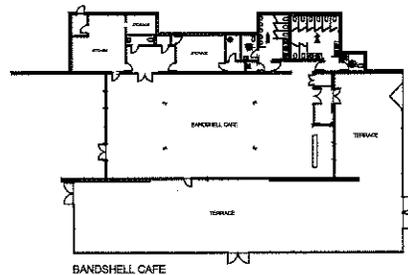
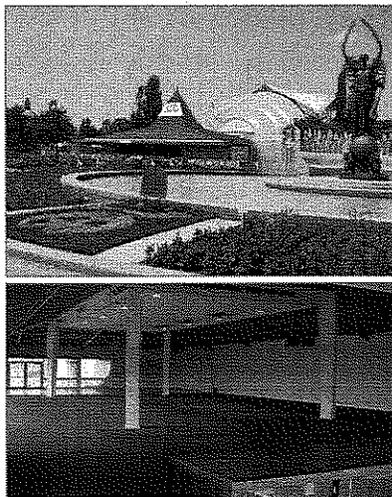
HORTICULTURAL BUILDING

the horticulture building



The Horticulture Building offers many development possibilities. Show above are two examples of how the building can be demised to accommodate several concepts. With access to the spectacular vaulted dome entrance, the example to the left (above), illustrates the building as demised into two areas - (a) is approximately 20,300 sf and (b) is approximately 11,000 sf. In the example on the right (above), three separate demised areas include (c) - approximately 14,740 sf, (d) - approximately 5,350 sf and (e) - approximately 10,700 sf. These illustrations are examples only - individual premises will be demised in accordance with tenant requirements and proposals.

the bandshell restaurant



bandshell park - strategies for the redevelopment opportunity

- Open House
 - Open House for developers, operators, brokers in the entertainment, leisure, recreational, food and beverage sectors
 - Invitations
 - Advertisement in trade press
 - Facilitator
 - Bandshell Restaurant location
 - March/April