



November 12, 2003

To: The Board of Governors of Exhibition Place

From: Dianne Young  
General Manager & CEO

Subject: Future Space Requirements of the CNE

**Recommendation:**

It is recommended that the attached report from the General Manager of the CNEA dated November 10, 2003 with respect to Future Space Requirements of the CNE be received for information and the Planning Team (as outlined below) be requested to consider the space requirements during its review of the 1998 Exhibition Place Concept and Development Plan ("the 1998 Plan").

**Background:**

The Board of Governors revisited the 1998 Plan at a workshop held on June 13, 2003, subsequently, the General Manager & CEO submitted Report No. 16 dated July 18, 2003 entitled "Summary of Planning Workshop", which report was considered and approved thereby authorizing staff to enter into a planning exercise to revise and update the 1998 Plan and directed staff to consider possible revisions and report back to the Board.

**Discussion:**

Following the Board's direction, a staff team was established to consider the 1998 Plan. As indicated in the July 18<sup>th</sup> report, the team is made up of the General Manager & CEO/Exhibition Place; General Manager/CNE; General Manager/O&Y/SMG; Director of Business Development; Lynda MacDonald, Manager/Waterfront Section, City Urban Development; Jayne Naiman, Waterfront Project Coordinator/City of Toronto; and assisted by Donna Hinde, Partner with the Planning Partnership. The team is reviewing all parts of the 1998 Plan and will be reporting to the Board on its final recommendations.

**Conclusion:**

It is recommended that the attached report from Mr. Bednar be considered in the planning exercise being undertaken. The attached report will be considered by the Board of Directors of the CNEA at its meeting of November 27, 2003. Should the Board of Directors not approve or change Mr. Bednar's report, the Corporate Secretary will report these changes to the Board on November 28th.

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A handwritten signature in black ink, appearing to read "Dianne Young", written over a horizontal line.

Dianne Young

General Manager & CEO

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November 10, 2003

To: The Executive and Board of Directors  
Canadian National Exhibition Association

From: David Bednar  
General Manager

Subject: CNE Future Space Requirements of the CNE

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**Recommendation:**

**This report is submitted for the approval of the Executive Committee and the Board of Directors.**

**Background:**

City Council, at its meeting held on September 22, 23, 24 and 25, 2003 adopted a recommendation that "the Board of Governors of Exhibition Place and the CNEA be requested to develop and submit to City Council within six months, through the Economic Development and Parks Committee, a plan on future space requirements for the CNE, to ensure its continuing future success".

**Discussion:**

The CNE is a community celebration that has seen many changes in its 125-year history, a grand history that includes many "firsts" and remarkable achievements. Because the CNE has been able to adapt to so many changes throughout its history, it would be easy to assume that it will be able to weather any re-development of the site. Recent developments such as the National Trade Centre have enhanced the CNE's facilities, however some changes currently being contemplated pose serious concerns for the future of the CNE.

The following pages describe the minimal physical requirements necessary to produce future CNE's that will meet the public's expectations and ensure its continued success.

**Outdoor Green Space**

Green space is a very important component of the overall physical character of the CNE, providing a tranquil setting for some of our more passive activities. This space also furnishes a place for visitors to escape from the hustle and bustle of our busier areas, allowing them to rejuvenate themselves prior to continuing their visit. The CNE currently provides green space in Centennial Square for KidsWorld; Bandshell Park for our heritage days, festivals and environmental events; the grassy hills along the Lakeshore and the Rose Gardens for the

AirShow; the park area west of the Food Building which provides space for Buskers, and other performances; and other picnic areas scattered throughout the grounds.

Area Required: The CNE requires a minimum of green space comparable in size and variety to that which is currently available. The CNE supports increased green space on site, as long as such increases do not unduly compromise other needs.

### **Outdoor Sports Facilities**

The CNE has a long sports history. One of the last remaining outdoor sports traditions at the CNE is the Pee Wee Baseball tournament. The PeeWee Tournament is long standing community event, which draws youth, participants from throughout Southern Ontario.

Area Required: CNE Baseball Diamond  
Special Requirements: Baseball field must be suitable for hardball tournaments. Space must be on Exhibition Place grounds and have access to electrical, potable water, sanitary sewer, hook ups, washroom facilities, a food stand area and parking

### **Outdoor Hard Surface Space**

Many of the more active programs at the fair require space which is situated on a hard surface such as asphalt or concrete. These activities, by their nature, attract larger crowds, and as a result must be held on surfaces that can withstand the physical impact of these crowds. In addition, this area must be able to support large pieces of heavy equipment and the movement of equipment across the surface. Activities typical to these areas include midway operations, street entertainers, stage areas, outdoor retail activities, and special programming features.

Area Required: Size of area must be significant enough to accommodate current midway of 32 acres, plus incremental areas for stages, shows and retail areas.  
Special Requirements: Must be fully serviced with electrical, potable water and sanitary sewer service ports. Must also be well lit. Surface must be relatively flat with good drainage.

### **Access to Waterfront**

The CNE is unique in that its property borders on a body of water, which has allowed for various opportunities over the years to present waterfront activities. The premier event held on the water during the fair is the Canadian International Air Show. In order for the CNE to plan future waterfront programs and to continue the success of the Canadian International Air Show, maintaining access to, and use of, the waterfront is pivotal.

Area Required: Same as current usage level  
Special Requirements: Waterfront area can be either hard or grass surface. Electrical, potable water and sanitary sewer hookups are required, as well as bleachers for the viewing areas.

## **Parking Facilities**

The CNE currently operates on-site and off-site parking, requiring approximately 7,000 parking spots. The importance of parking is particularly strong amongst those fair visitors who are from out of town or attending with young children. In addition, the availability of privately operated parking facilities in the surrounding neighborhood has been drastically reduced making the CNE's parking facilities even more essential to our visitors. Alternative methods of parking, such as multi-level parking garages or temporary use of parkland (such Coronation Park), may be options to consider.

Area Required:                      Parking space to accommodate 7,000+ vehicles per day within, or in close walking distance to, the CNE grounds.

## **Interior Exhibit Space**

The CNE has more commercial exhibit activities than any other event in Canada and surpasses many US state fairs in this regard. In part because it serves Canada's largest urban population, shopping is a very important aspect of the CNE. Interior exhibit space currently generates 11% of the gross revenues of the fair.

### **Primary**

The CNE currently utilizes 510,000 square feet of primary indoor exhibit space. The exhibit space required has high ceiling clearance, unobstructed floor space, floor ports for services, loading dock facilities and is climate controlled.

### **Secondary**

The CNE currently utilizes 309,200 square feet of secondary indoor exhibit space. Secondary exhibit space is located in freestanding buildings, which may or may not be climate controlled. These facilities typically do not have fully serviceable loading docks and the floor space may be obstructed with roof support pillars.

The current amount of interior exhibit space, approximately 1 million sq. ft., is a minimum requirement for the CNE. If new developments on the grounds provide additional primary exhibit space, then consideration would be given to convert or relocate secondary exhibit space into the new primary space.

## **Unique Exhibit Space**

The CNE has three unique exhibit space requirements:

- 1) The Horse Show, which requires a space comparable to the Coliseum complex.
- 2) Stable facilities for the Horse Show or other equestrian activities, equal to those currently provided in the Horse Palace.
- 3) The Food Building, which is a unique attraction and of great importance to the CNE tradition, and must be maintained in its current use. Research conducted during the 2003 CNE illustrates the CNE visitors opinion that the Food Building is an important traditional component of the CNE. The research further illustrates that removal of the Food Building from the CNE would have a detrimental impact on current visitor desire to attend the fair. During the non-CNE period, the Food Building provides 126,840 sq. ft. of storage space.

## Streets

During the CNE the many streets on the site are converted into pedestrian walkways. These walkways allow for the movement of patrons across the site and between the site and Ontario Place. Maintenance of these streets is key in order to protect traffic flows at the fair. In addition, the streets are the site of events such as parades and other special entertainment, and are therefore key to the character of the fair and must remain available. The CNE must continue to close the entire site to vehicular traffic as of approximately 10 days prior to the fair.

## Entrances to the Site

The CNE currently has five pedestrian and four vehicle entrance points. The most significant, from a historic and ceremonial point of view, is the Princes' Gate entrance. This entrance must be preserved and remain available to the CNE. The multiple other vehicle and pedestrian gates each play a role in providing patrons easy access to a site the size of the CNE's, but the CNE can adapt to changes in the number and location of these entrances.

## Access to Public Transit

With the increase in development around the exterior of the site, and the decrease in available parking space, the need for improved and enhanced public transit is key to the CNE's continued success.

## Access to Cyclists

Although the CNE is closed to cyclists, the need to provide adequate and safe parking for bicycles is evident.

## Year Round Storage Space

The CNE needs to maintain, as a minimum, the current storage space it presently occupies in the Food Building, Centennial Square, Bandshell and the CNE Storage Cubicle for year round storage of its props, equipment and materials.

Area Required: 141,920 square feet

## Conclusion:

This report recommends minimum space requirements to remain available for the usage of the Canadian National Exhibition, as Exhibition Place, the Waterfront Commission and the City of Toronto contemplate a new site and precinct plan for the grounds.

Respectfully submitted,



David Bednar  
General Manager

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