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April 25, 2007

To: The Board of Governors of Exhibition Place

From: Dianne Young
CEO

Subject: Use of the Music Building for an Environmental Display

Purpose:

This report updates the Board on the status of the occupancy of the Music Building since termination of the lease with Immersion Studios Incorporated.

Financial Implications & Impact Statement:

Use of the Music Building for a "Green Toronto/Condo Display" will limit the rental opportunity of two pods of this building. However, there is still the opportunity to lease the third pod to an office use compatible with the Green Display. This direction will have no negative impacts on the 2007 Operating Budget as no lease amounts were included in that budget.

Recommendations:

It is recommended that the Board:

- 1. Approve in principle of use of two pods of the Music Building as a display of the Sustainable Condo and various displays of energy efficiency information at no rental cost;**
- 2. Request Exhibition Place staff to continue working with the City Energy Efficiency Office, CMHC and CNE Program staff to develop a program and sponsorship and rental rates related to the displays; and,**
- 3. Staff report back to the Board about this project on or before its meeting in July 2007.**

Background:

At its meeting of September 2006, the Board approved of the termination of the tenancy of Immersion Studios in the Music Building and requested that Exhibition Place staff explore possible future tenants involved in the environmental field and report back to the Board.

Discussion:

Following the Board's direction, Exhibition Place staff through the CNE Program staff started discussion with CMHC with respect to the Sustainable Condo Display. For the information of the Board, the Sustainable Condo was designed and built by a leading architect in Vancouver for the EcoSmart Foundation in partnership with CMHC. The purpose of Condo was to display sustainable design and products at various shows and events. In 2006, it was moved to Ontario and has successfully been a key program in many consumer and trade shows in the GTA, the most recent was within the Green Living Show at Direct Energy Centre. CNE Program staff have also contracted to have the Condo display at the At Home Pavilion for the 2007 CNE.

Through an introduction by CNE staff, Exhibition Place began to discuss with CMHC and the City of Toronto Energy Offices the opportunity to have the Sustainable Condo on permanent display for one year within the Music Building. Generally, the plan would have the Condo situated in one pod, with an informational, product display area in second adjoining pod. CMHC has committed to provide the refurbished Condo at no cost to the Board and as recommended in this report the Board would provide the venue at no rental cost.

Outside these two "in-kind" supports, the program would have to be self-funding including the payment of utilities and staff costs. To raise money for the programming for this project, the staff team made up of representatives of CMHC, Cit of Toronto, CNE and Exhibition Place will seek sponsorships and grants. We also think there is an opportunity to rent the space for seminars and to use the space as part of the TDSB environmental programs.

The intent is to have this Environmental Display in place in October following the 2007 CNE when the Condo will move from the DEC to the Music Building. There is still a lot of work to be done to advance the programming including the fundraising. At the same time, as discussed in other reports before the Board, capital replacement of the roof for two of the pods will commence and be completed prior to the CNE.

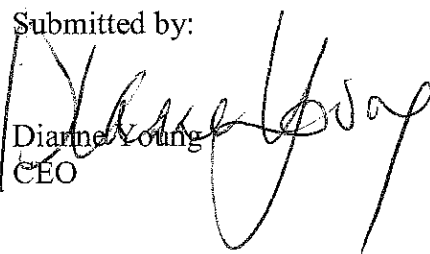
Conclusion:

This report provides information to the Board on the potential for a permanent "environmental" display in the Music Building and recommends the provision of two pods of the building for this display at no rental cost.

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Submitted by:


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WHAT IS THE SUSTAINABLE CONDO?

Canada Mortgage and Housing Corporation (CMHC) and EcoSmart Foundation are pleased to present "The Sustainable Condo" as a feature exhibit at three high profile venues in Toronto in 2007. Our partner venues include REALTOR QUEST, The Green Living Show and The Canadian National Exhibition. Combined these venues will provide access to over 1.4 million visitors.

The Sustainable Condo is a full-size presentation suite that displays green technologies and sustainable products, all of which are currently available. The Sustainable Condo is a project by EcoSmart Foundation, a non-profit organization based in Vancouver.

The condo is designed by Busby Perkins + Will Architects and supported by the Government of Canada and numerous other Canadian partners.

The condo was exhibited at the U.S. Green Building Council (USGBC) Greenbuild Conference 2005 in Atlanta, Georgia. More than 10,000 professionals visited the condo at the show and gained valuable insight into leading-edge green building technologies.

The condo was also exhibited in Toronto in 2006 at the IIDEX NeoCon Show, the International Home Show, the Toronto Regional Green Building Festival and Construct Canada. More than 20,000 people, including industry professionals and consumers, visited the condo.

PREVIOUS SPONSORS SHARE THEIR ENTHUSIASM!

"The Sustainable Condo provides a perfect opportunity to advance and showcase sustainable building designs, materials and technologies. We are pleased to be a partner in this important initiative. Assisting with the development of energy efficient buildings and associated technologies will help BC Hydro toward our vision of being North America's leading sustainable energy company." **BRUCE SAMPSON, VP SUSTAINABILITY, BC HYDRO SPONSOR, VANCOUVER 2005**

"George Third & Son Steel Craftsmen is excited to contribute towards the Sustainable Condo initiative, and we applaud Busby Perkins + Will's holistic approach to the overall project design. Involved in steel "recycling" and "re-use" initiatives since the turn of the century, our industry wants to make a difference to the environment. We look forward to future trends such as this innovative solution."

**RON THIRD, DIRECTOR,
GEORGE THIRD & SON STEEL CRAFTSMEN
SPONSOR, VANCOUVER 2005**

"Advanced Glazing Systems (AGS) is an industry leader in the Green Building Concept as evident in our new series curtain wall. This new series greatly improves upon the framing's thermal performance. AGS was pleased to have participated in the Sustainable Condo project. The team that was established to carry out this amazing display was professional, diligent and dedicated. The proof is in the result." **JIM BEERS, PRESIDENT, AGS SPONSOR, VANCOUVER 2005**

"We are pleased to participate in the Sustainable Condo project with Busby Perkins + Will. This exciting project showcased the most environmentally friendly appliances in an attractive and efficient manner. We have received positive consumer response from this display and look forward to working with Busby Perkins + Will on their next project."

**SYLVIA McDONALD, OUTSIDE SALES
MIDLAND APPLIANCES
SPONSOR, VANCOUVER 2005**

