



Exhibition Place

2010 STRUCTURE PLAN





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Proposed Hotel – see page 13
Developer: HK Hotels
Architect: Maragna Architect Inc.

1 Introduction

1.1 Always Moving Forward while Building on the Past – A Vision for Exhibition Place

Exhibition Place is a significant public asset on Toronto's waterfront. Its financial contributions and economic spin-offs generate a positive impact for the economy of the City of Toronto. Looking to the future, Exhibition Place developed a **Strategic Plan** in 2009 that provides a roadmap for the organization and will ensure the needs of its core users are met while responding to the evolving needs of new complementary users. The **Strategic Plan** is the underlying document for this 2010 Structure Plan.

The **Exhibition Place Strategic Plan 2009 – 2012** provides direction to align our diverse business operations through the common **Vision: To Foster Exhibition Place as an inclusive and accessible parkland and business destination for entertainment, recreation, sporting events and public celebrations and, in doing this, operate as a self-sustaining and environmentally responsible entity.**

Three of the 2009 Strategic Goals particularly key to this 2010 Structure Plan are:

- **Business Development Goal:** Integrate each of the business enterprises across Exhibition Place to stimulate local and regional economic growth and promote Exhibition Place as an international centre of business excellence.

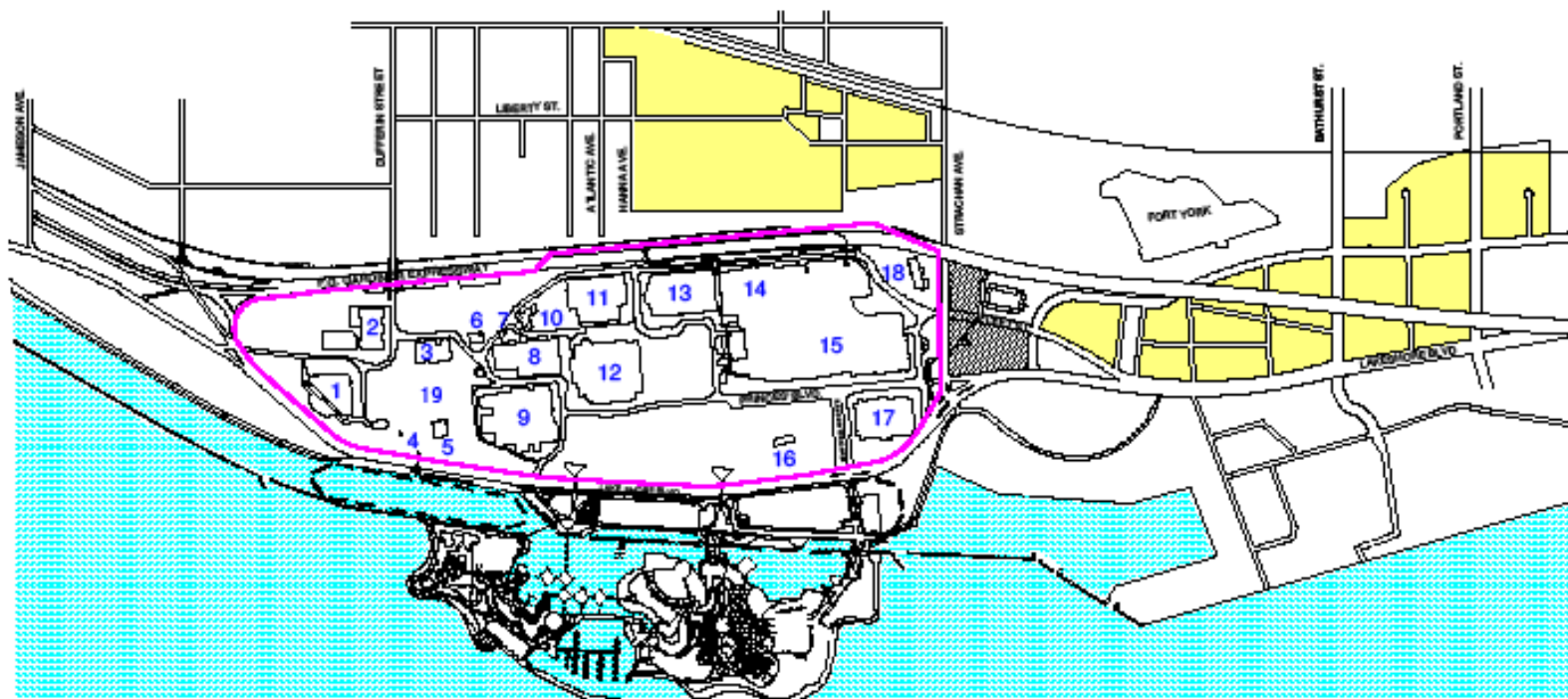
- **Infrastructure Goal:** Enhance and sustain our dynamic and diverse public assets and integrate these assets into the surrounding urban fabric.
- **Environmental Goal:** Exemplify and demonstrate environmental stewardship and leadership in all aspects of our businesses and operations.

1.2 A Dynamic Destination

Exhibition Place is Toronto's largest entertainment venue and a significant public asset on Toronto's waterfront, attracting over 5.3 million visitors a year. With a history that spans three centuries and its proximity to the downtown core, it is today a vibrant destination hosting major public celebrations, festivals and events. A special "meeting" place for the City, its residents and visitors, Exhibition Place is also a pre-eminent venue for business, commerce, trade and consumer shows along with conferences and conventions.

Comprised of 192 acres of urban parkland, Exhibition Place's unique environment features 25 historical buildings and structures and over 50 acres of gardens and parkland.

The east end of the grounds is dominated by Direct Energy Centre and Allstream Centre. The primary focus of this "commercial/show sector" of the grounds is the development of the trade and consumer show business along with the conference and meeting .



- Exhibition Place
- Lands Managed By Exhibition Place
- Area of Future Study
- Area of Residential/ Mixed Use Development

- | | |
|--|---|
| 1 Liberty Grand (Ontario Government Building) | 10 Fire Hall |
| 2 Medieval Times (Arts, Crafts & Hobbies Building) | 11 Food Products Building |
| 3 Muzik Clubs (Horticultural Building) | 12 BMO Field |
| 4 Scadding Cabin | 13 Horse Palace |
| 5 GOSSIP Restaurant | 14 Ricoh Coliseum |
| 6 Press Building | 15 Direct Energy Centre |
| 7 Toronto Fashion Incubator (Music Building) | 16 Stanley Barracks |
| 8 Q.E. Theatre/Exhibit Hall & Offices | 17 Allstream Centre (Automotive Building) |
| 9 Better Living Centre | 18 General Services Building (not heritage) |
| | 19 Bandshell Park |



Exhibition Place and Context Map A

1 Introduction (cont'd)

The western half of Exhibition Place is characterized by high quality landscaping and unique heritage buildings making it conducive to entertainment and recreational activities.

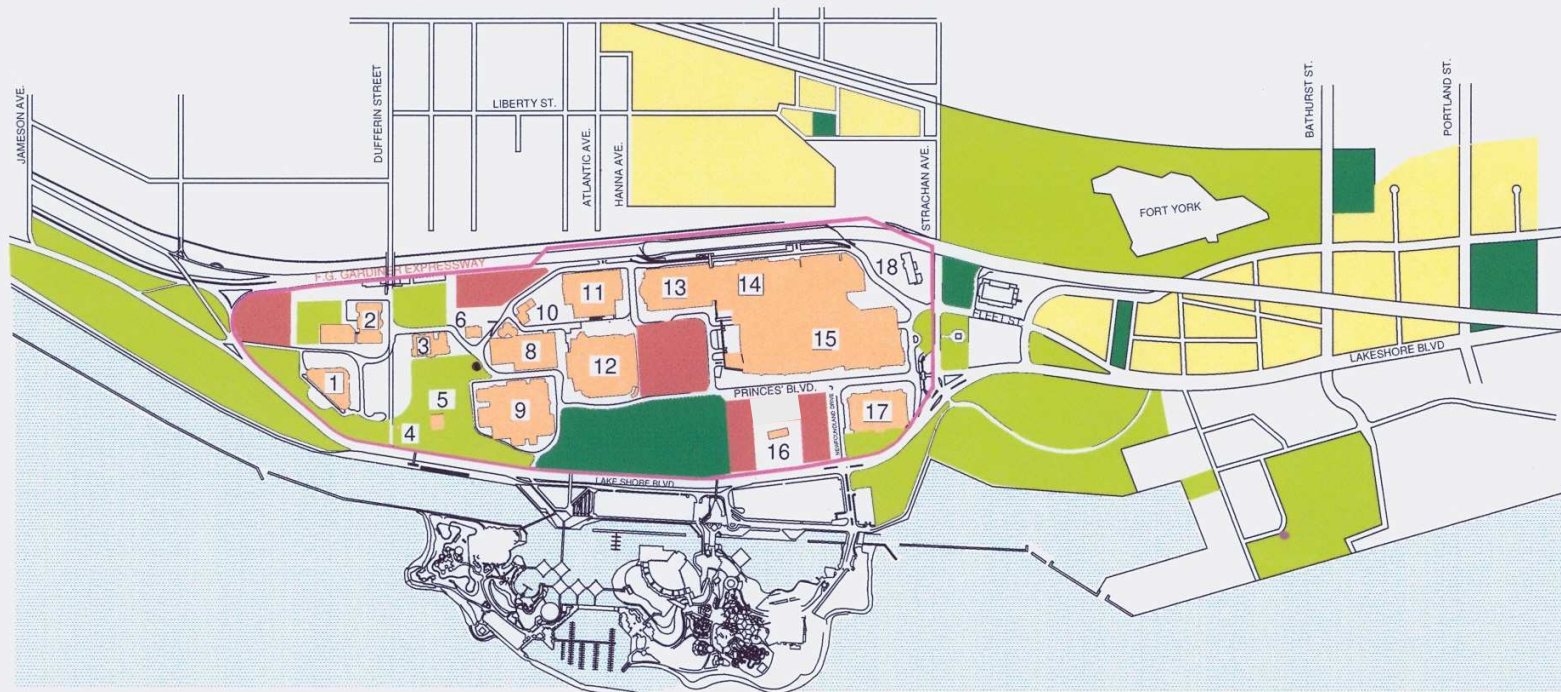
The transitional area between the east and west parts of the grounds is centered on BMO Field, the City's professional soccer field, and a significant open area to be used for large-scale events and festivals.

This fundamental division of the site and the diversity of its core assets will continue to be the strength of Exhibition Place as it looks to its future and its place in the revitalization of Toronto's waterfront.

As Exhibition Place plans for the future and the revitalization of Toronto's waterfront, any new development will be evaluated within the context of the past successes and include public consultation of all of its stakeholders and the surrounding communities

2 Exhibition Place and Its Neighbours (Map A)

The immediate neighbourhood surrounding Exhibition Place bordered by Bathurst Street to the east and King Street to the north, Jameson Avenue to the west and Lake Ontario to the south is in transition. It is anticipated that there will be over 2000 new residences in the Fort York Neighbourhood to the east and another 2000 to the north in the Liberty Village area. These new developments will generate approximately 6500 residents who will require new parks and community facilities. This will create the opportunity to make much stronger connections to the City when the vacant lands around Exhibition Place are occupied.



— Exhibition Place

■ Development Sites

■ Existing Parks

■ Planned Parks and Plazas

■ Area of Residential/
Mixed Use Development

- 1 Liberty Grand (Ontario Government Building)
- 2 Medieval Times (Arts, Crafts & Hobbies Building)
- 3 Muzik Clubs (Horticultural Building)
- 4 Scadding Cabin
- 5 GOSSIP Restaurant and Bandshell Park
- 6 Press Building
- 7 Toronto Fashion Incubator (Music Building)
- 8 Q.E. Theatre/Q.E. Exhibit Hall

- 9 Better Living Centre
- 10 Fire Hall
- 11 Food Products Building
- 12 BMO Field
- 13 Horse Palace
- 14 Ricoh Coliseum
- 15 Direct Energy Centre
- 16 Stanley Barracks
- 17 Allstream Centre (Automotive Building)
- 18 General Services Building (not heritage)



Demonstration Plan

3 Structure Plan

The Structure Plan sets the framework for any new developments at Exhibition Place. It shows:

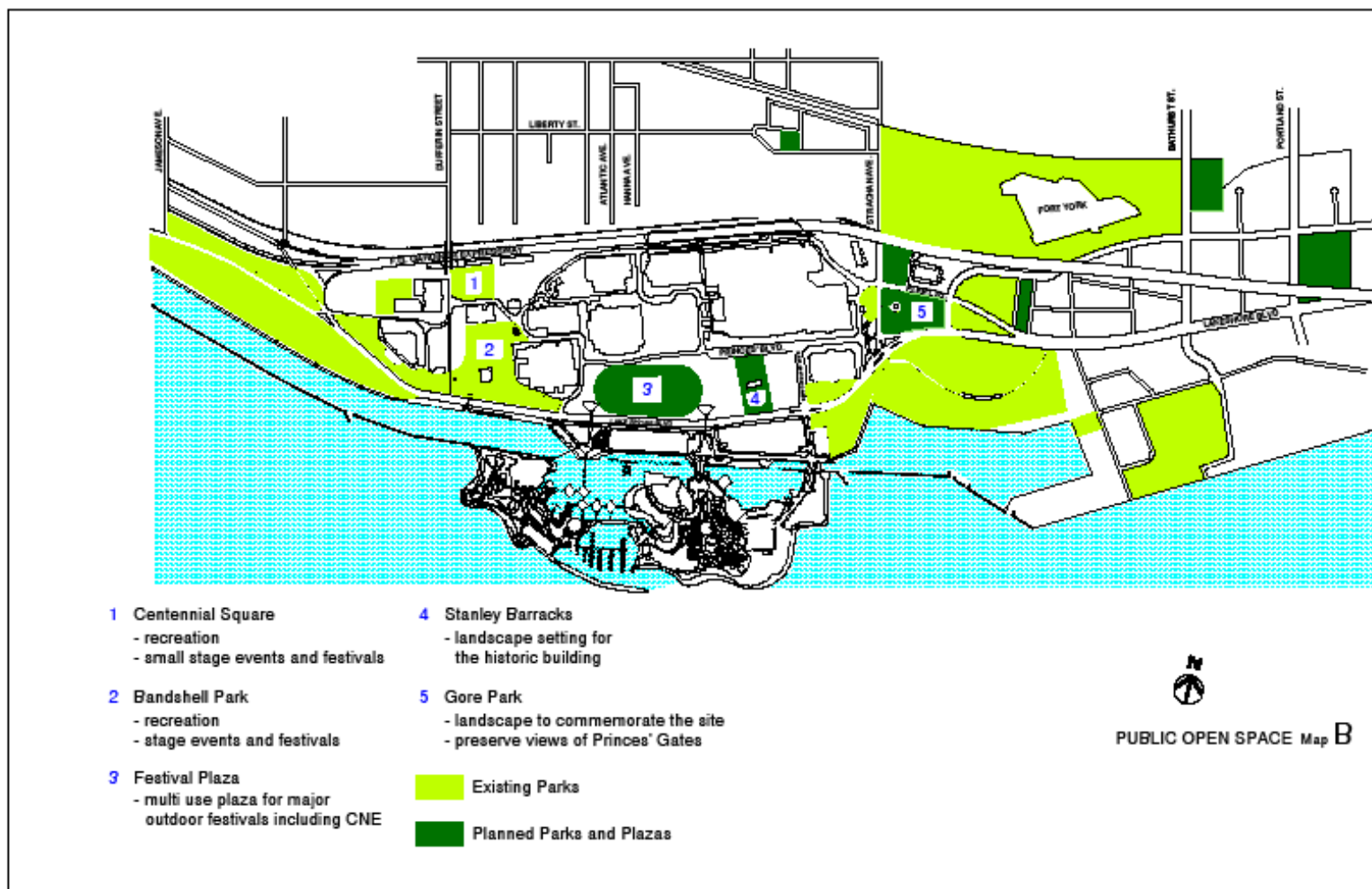
- Potential locations for new developments.
- Where major new open spaces would be preserved or created for major festivals to complement the surrounding park system.
- New roads, bridges, transit, bicycle and pedestrian routes.
- Important buildings and landmarks to be maintained and integrated into the plan.

The Structure Plan is based on the **2009 Strategic Plan** and specifically the **Business Development Goal**, the **Infrastructure Goal** and the **Environmental Goal**. The following are the primary ambitions to be achieved over the next four years:

- Plan and develop a festival plaza on part of the lands bordered by Ontario Drive and the easterly bridge to Ontario Place and south of Princes' Boulevard.
- Design the extension of Dufferin Street south to Lake Shore Boulevard West
- Continue the Harbourfront LRT westward initially to Dufferin Street and then further west linking with the Queensway LRT.
- Enhance the network of on-street bicycle routes to provide primary connections within the grounds and linking to major streets surrounding Exhibition Place.
- Construction of a hotel facility including enhancements to surrounding landscape areas.
- Design for an expansion of the Direct Energy Centre.

The following text and maps together form the “Structure Plan” for Exhibition Place and set out the most important aspects of the built and public space environment that should be preserved, protected, and enhanced. These structuring elements are to be considered in evaluating or undertaking any new developments or capital improvements at Exhibition Place.

The **Demonstration Plan** on page 8 of this document, proposes a vision of the final built-out form for Exhibition Place and in the surrounding neighbourhoods.

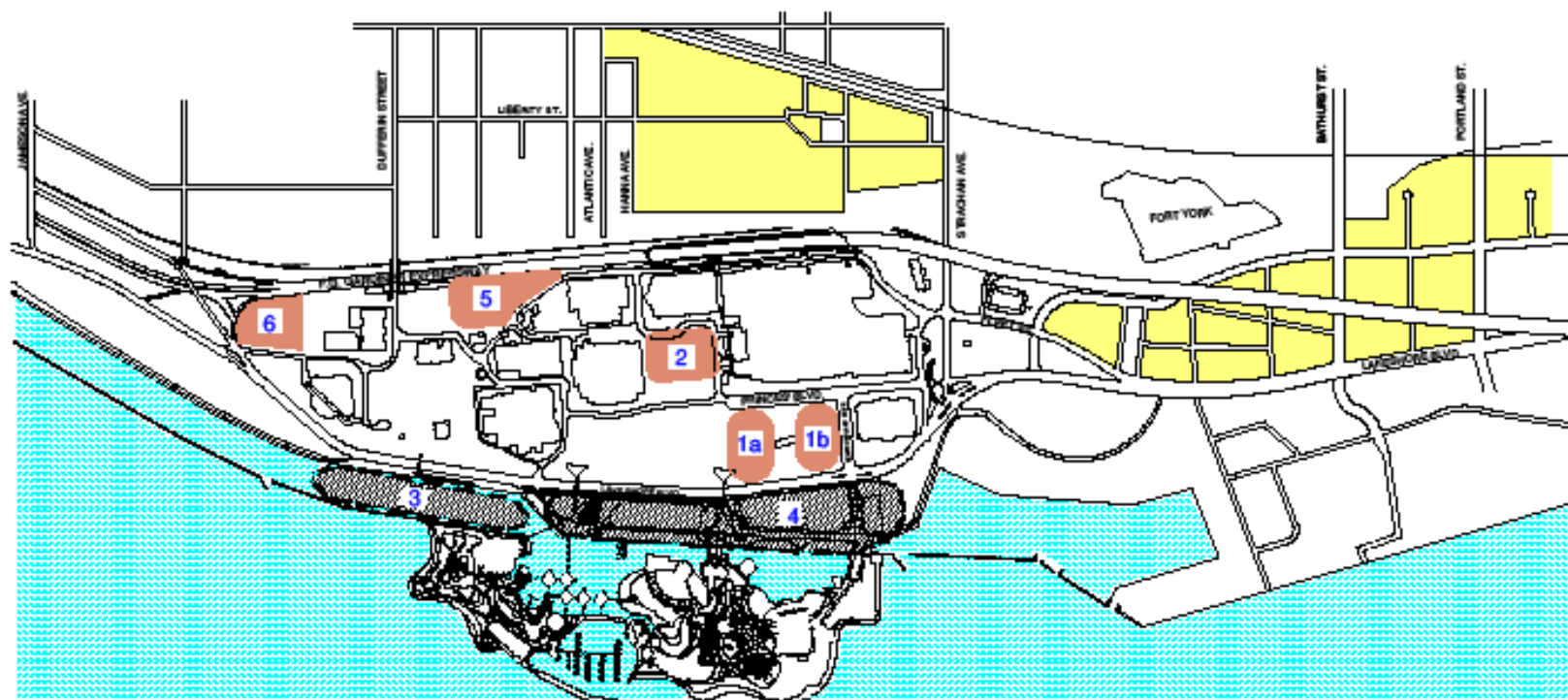


4 Public Open Space (Map B)

Public open space provides a framework for the physical organization of Exhibition Place, supports uses on the grounds, provides a landscape setting for buildings and helps convey a strong and consistent image of Exhibition Place. Co-ordinated high quality streetscape, a wayfinding program and open space improvements are important to provide safe, understandable, and well-connected public access to all facilities within the grounds.

- 4.1 Maintain Centennial Square to provide adequate space and amenity for public assembly through the Dufferin Gate; passive recreational parkland space for the Parkdale neighbourhood; and performance areas for small stage events and festivals.
- 4.2 Retain Bandshell Park as a significant landscape area to provide a context for the heritage buildings in the vicinity and enhance its use as a unique performance area for stage events and festivals at the Bandshell Stage. When not programmed, this park will provide passive recreational space.
- 4.3 Plan and develop Festival Plaza on part of the lands bordered by Ontario Drive and the easterly bridge to Ontario Place. It is envisioned as a multi-use plaza providing a fully serviced location adequate to meet the needs of the Canadian National Exhibition, major outdoor festivals and events, allow for surface or underground parking, and accommodate pedestrian activity. At least 20 acres should be set aside for this use.
- 4.4 As part of any hotel development further enhance the public space around Stanley Barracks to provide a focal point for the east end of the grounds and establish an urban landscape setting for this significant heritage building.

- 4.5 Improve Gore Park as an extension of the urban park character of the west end of the grounds, the commemoration of the history of the park and its association with Exhibition Place. Views to the Princes' Gates from Lake Shore Boulevard West must be preserved. Any long-term redevelopment of Gore Park should study the impact of the displacement of its present use as a parking and marshalling area.
- 4.6 Maintain the primary pedestrian connections along the key streets – Princes' Boulevard, Saskatchewan Road, Dufferin Street, Ontario Drive, New Brunswick Way, Manitoba Drive (Northside), Newfoundland Drive, and Nova Scotia Avenue.
- 4.7 Ensure Manitoba Drive provides a comfortable environment for GO and TTC patrons including large crowds associated with special events.
- 4.8 As part of any hotel development, extend and improve the final link of the Lake Shore Boulevard West top of bank promenade from the point of the easterly bridge to Ontario Place to the Princes' Gates to provide a pedestrian access route along the entire southern edge of Exhibition Place; to improve visual and physical linkages to Ontario Place and the waterfront; and to support the development of a prominent public face for Exhibition Place along Lake Shore Boulevard West.
- 4.9 In cooperation with the Province and Ontario Place, widen existing bridges over Lake Shore Boulevard West and add a new bridge at the west end of the grounds south of Bandshell Park to provide the space and amenity to create seamless pedestrian linkages between Exhibition Place and Ontario Place.
- 4.10 Establish a wayfinding directional system to improve access to and through the site and its facilities



1 Hotel Precinct
- hotel facilities to support Direct Energy Centre & Allstream Centre

2 Trade / Festival
- expansion of the Direct Energy Centre and year-round entertainment uses


3 Future Study
- entertainment, festival and recreational facilities and events (eg. aquarium, watersports facilities)

4 Future Study
- realignment of Lake Shore Boulevard West

5 Festival Study
- flexible event / back of house space

6 Operations / Development
- parking and back house space
- possible future development incorporating some Exhibition Place operations

 Development Opportunities

 Area of Residential/ Mixed Use Development

 Future Development Opportunities



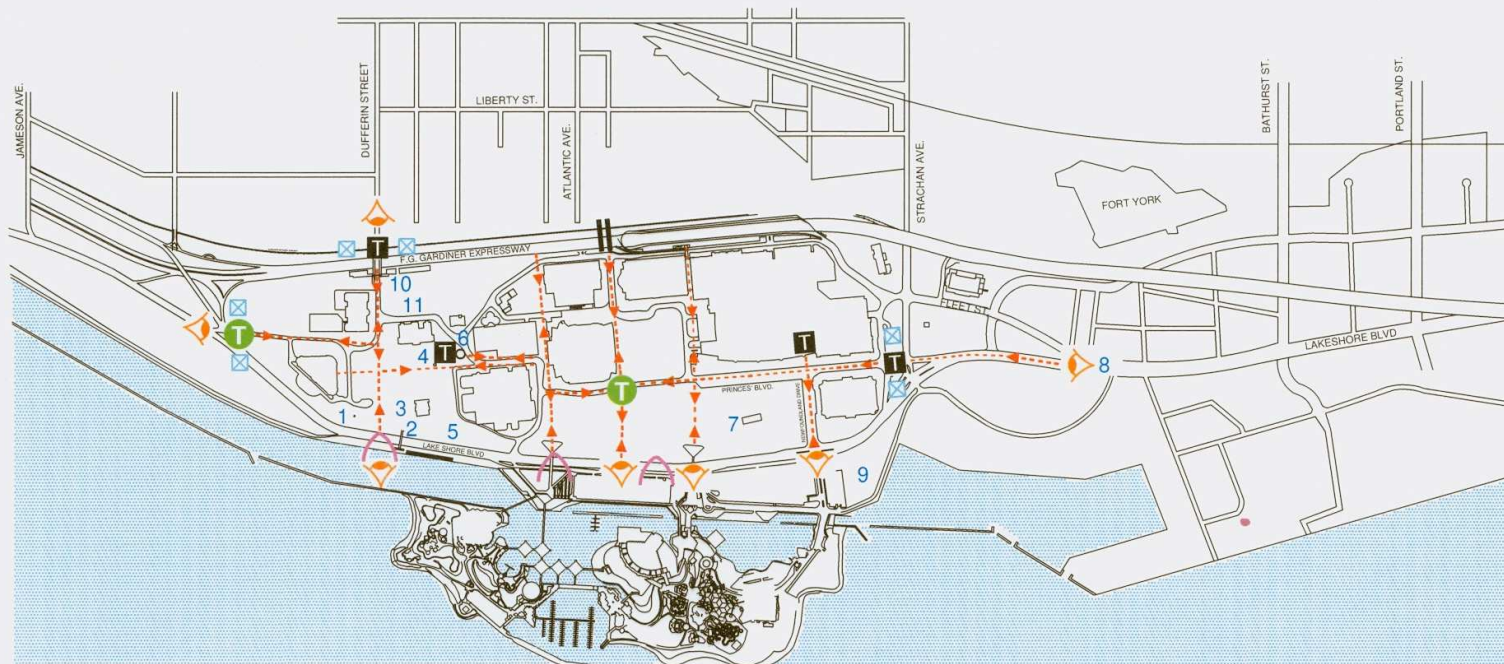
Developmental Opportunities Map C

5 Development Opportunities (Map C)

New developments at Exhibition Place should demonstrate a high quality of urban design, exceptional architecture and landscape site design and enhance the existing built and public space context of the grounds. New developments must be built in accordance with the City's Green Standard and recognize that adequate parking, servicing and marshalling areas are essential for the operation of present users and future development.

- 5.1 Site new buildings in a manner that clearly defines and gives form to the edges of streets, open spaces and pedestrian routes.
- 5.2 The height, massing, scale, setbacks and architectural design of new buildings should be compatible with the scale of adjacent buildings and public spaces.
- 5.3 Pay special attention to the relationship between the lower level of buildings and public space by:
 - encouraging the provision of public uses which are directly accessible from grade level;
 - ensuring building floor plans and uses promote the public aspect of the streets, open spaces and pedestrian routes;
 - encouraging the design and location of service and parking uses which minimize pedestrian/vehicular conflicts and which are appropriately screened; and
 - ensure the development of all-weather pedestrian routes as part of new developments.
- 5.4 Ensure all new buildings meet or exceed the highest architectural standards through design competition and meet or exceed the City's Green Building Standard, Tier 1.

- 5.5 Conduct an analysis of parking inventory and service needs to ensure that there are sufficient parking facilities and open areas for service and marshalling to meet the present and future needs of trade and consumer shows, events, tenancies. Such study should also determine the requirement for any future developments to provide additional parking and service areas.
- 5.6 Restrict above-grade parking to locations that have the least visual impact and will incorporate grade-related uses as appropriate to the location on the site. Adjacent City lands may continue to be required for temporary parking during special events.
- 5.7 Hotel Precinct Sites 1a and 1b are intended for development of facilities ancillary to the Direct Energy Centre and Allstream Centre such as a hotel, trade marts or similar businesses.
- 5.8 Trade/Festival Sites 2a and 2b are intended for the expansion of the Direct Energy Centre and for year-round entertainment/festival related uses.
- 5.11 Entertainment/Festival Site 3 is intended for the development of entertainment, festival or recreational facilities and events such as an aquarium, international water course, and /or water sports facilities.
- 5.11 Future Study Site 4 is intended for the realignment of Lake Shore Boulevard West as proposed by the City of Toronto Waterfront Plan.
- 5.12 Festival/Operations Site 5 is intended for flexible event space, storage facilities and space for event support activities.
- 5.13 Operations/Development Site 6 is intended for parking and "back-of-house" activities supporting the tenancies and entertainment/festival/sporting activities at the central/west end of the grounds. It is also intended to be a future development site provided such development is compatible with the present uses and meets the operational needs of the tenancies and present users.



- | | | | |
|--|----------------------------|--|-------------------------|
| | Visual Linkages | 1 Wind Turbine | 10 Centennial Fountain |
| | Existing View Terminus | 2 Bailey Bridge | 11 Centennial Bandstand |
| | Proposed View Terminus | 3 Fort Rouille Site | |
| | View Points | 4 Carillon | |
| | Historic Gateways | 5 Shrine Peace Monument & Peace Fountain | |
| | New Entrances/Exits | 6 Princess Margaret Fountain | |
| | Existing Pedestrian Tunnel | 7 Ned Hanlan Memorial | |
| | | 8 Gibraltar Point Lighthouse | |
| | | 9 Inukshuk | |

Gateways and Landmarks Map D

6 Gateways, Heritage Facades, Views and Landmarks (Map D)

Any new development at Exhibition Place must ensure that landmarks and heritage features are preserved and enhanced. It is essential that significant views and gateways be maintained as way-finding features to and through the grounds.

- 6.1 Through appropriate built form and the design of the public space, establish view termination points in the locations identified, which may be associated with the facades of new buildings, or specific public space elements.
- 6.1 Maintain the Princes' Gates "piazza" as a significant heritage urban plaza and the major gateway to Exhibition Place
- 6.2 Enhance the historic Dufferin Gateway to ensure appropriate space and amenity is provided around the gateway for public entrance and assembly, and to reduce potential conflicts between pedestrians and vehicles as part of the extension west of the Harbourfront LRT.
- 6.3 Consider possible redesign of the Dominion Gateway at the west end of the grounds as part of any plan for the extension of Dufferin Street to Lake Shore Boulevard West.
- 6.4 Establish new entrances to Exhibition Place to improve access to the site while being sensitive to the significance of the historic gateways.

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- 6.5 Design and erect a new landmark and view terminus north of the new Festival Plaza to establish a focal point for the new Plaza.
 - 6.6 Respect the scale, character and physical settings of existing heritage resources.
 - 6.7 Rehabilitate heritage buildings and consider adaptive reuses where feasible.
 - 6.8 Protect and interpret archeological resources associated with Stanley Barracks and the Fort Rouille site consistent with City of Toronto protocol.



7 Streets, Bridges, Transit and Bicycle Paths (Map E)

Exhibition Place will provide effective transportation routes for pedestrians, cyclists, transit and vehicles. Improving transit service along the waterfront and in particular, to Exhibition Place and Ontario Place, is an important objective.

- 7.1. Continue to improve the extended Princes' Boulevard to develop it as a ceremonial route through the center of Exhibition Place.
- 7.2. Design the Dufferin Street bridge and extension of Dufferin Street south to Lake Shore Boulevard West to minimize the impact on existing public space, heritage buildings, views, pedestrian connections and adjacent neighbourhoods.
- 7.3. Other north-south streets that structure development and public space are Newfoundland Road and a re-aligned Ontario Drive which streets connect with Lake Shore Boulevard West and a vehicular exit between the Ontario Place bridges that provides pedestrian and bicycle access across Lake Shore Boulevard at a signalized intersection.
- 7.4. Maintain the primary function of Manitoba Drive as a key service route for the grounds and a transit corridor.
- 7.5. Extend the Harbourfront LRT westward to Dufferin Street to consider the impact on the public assembly area along Dufferin Street, the relocation of / or access to buildings and event space and storage facilities, use of Manitoba Drive as the main service route for the grounds. As part of this extension with increased passenger use, improve the exiting pedestrian tunnel at the GO station to upgrade the existing stairs to a pedestrian ramp.
- 7.6. Pursue opportunities to integrate transit-related facilities with new development and to reduce the parking requirements of existing and proposed uses.
- 7.7. Enhance the network of on-street bicycle routes to provide primary connections within the grounds between Dufferin Street and Strachan Avenue, and between the GO Transit station on Manitoba Drive and Lake Shore Boulevard West.
- 7.8. Provide bicycle access across Lake Shore Boulevard West in conjunction with the redesign or replacement of the pedestrian bridges linking Exhibition Place to Ontario Place.
- 7.9. Conduct an urban design analysis of Lake Shore Boulevard West/Strachan Avenue/Fleet Street intersection to consider vehicle access through the Princes' Gates, the ceremonial function of Princes' Boulevard, future transit improvements, the enlargement of the public space on the east side of the Gates, and the relationship of this space to Gore Park.
- 7.10. Support the development by MetroLinx of a Union Station/Greater Toronto Airport rail link with a passenger stop in the Liberty Business area immediately north of the grounds.

For more information on Exhibition Place events and services, please access our websites:

www.explace.on.ca

www.allstreamcentre.com

www.directenergycentre.com