



## REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

### Responsibilities related to Tenanted Events at Tenanted Properties

**Date:** July 5, 2017  
**To:** The Board of Governors of Exhibition Place  
**From:** Chief Executive Officer and City Solicitor  
**Wards:** All

#### REASON FOR CONFIDENTIAL INFORMATION

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This report involves the security of property belonging to the Board, deals with personal matters about an identifiable person, is about labour relations or employee negotiations and contains advice or communications that are subject to solicitor-client privilege.

#### SUMMARY

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This report responds to the Board's request that staff provide a report on responsibilities of the Board, from a legal, worker safety, labour relations and management oversight / liability perspective, relating to its unionized workers specifically IATSE Local 58 workers engaged in the tenanted properties directly related to tenant events.

#### RECOMMENDATIONS

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The City Solicitor and the Exhibition Place Chief Executive Officer recommend that the:

1. Board of Governors adopt the confidential instructions to staff in Confidential Attachment 1; and
2. information in the Confidential Attachment to this Report remains confidential as it deals with personal matters about an identifiable person, is about labour relations or employee negotiations and contains advice or communications that are subject to solicitor-client privilege.

#### FINANCIAL IMPACT

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There are no negative financial impacts to the recommendations in this report at this time.

## DECISION HISTORY

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At its meeting of September 30, 2016 , the Board of Governors of Exhibition Place directed staff to provide a report on responsibilities of the Board, from a legal, worker safety, labour relations and management oversight / liability perspective, relating to its unionized workers specifically IATSE Local 58 workers engaged in the tenanted properties directly related to tenant events.

## COMMENTS

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Tenanted Facilities located on the Exhibition Place grounds are as follows:

<b>Tenanted Property</b>	<b>Nature of Facility</b>
<b>Acqua Dolce</b>	<p>Overlooking the Rose Garden at Bandshell Park, Acqua Dolce Restaurant is a restaurant and event space complete with waterfront patio.</p> <p>It is operated under a lease agreement by 1475530 Ontario Inc.</p>
<b>BMO Field</b>	<p>BMO Field is Canada's first soccer-specific stadium. Opened in summer of 2007, with 20,000 seats it has undergone a series of renovations completed in 2016 adding additional seating capacity to 30,000 seats and is now home to both the TFC and Toronto Argonauts.</p> <p>It is operated under a management agreement by Maple Leaf Sports &amp; Entertainment (MLSE)</p>
<b>Biosteel Centre</b>	<p>The Biosteel Centre opened in January of 2016. This two-story, 68,000 square-foot facility provides the Toronto Raptors with a state-of-the-art basketball training centre boasting two regulation-sized NBA courts, a large medical area, a full hydrotherapy zone, and an athletic training room. This training facility is not used as event space.</p> <p>It is operated under a lease agreement by MLSE</p>
<b>Fountainblu</b>	<p>FountainBlu offers 5,500 square feet of meeting / banquet space and caters to groups of every scale and type, from executive board meetings to weddings to small scale conventions. Meeting space includes two rooms that will accommodate up to 450 people in theater seating.</p> <p>It is operated under a lease agreement by 16730801 Ontario Inc.</p>

<b>Tenanted Property</b>	<b>Nature of Facility</b>
<b>Liberty Grand</b>	<p>The Liberty Grand has three ballrooms and one open concept room. It operates as an event venue for groups of 150 to 3,000 people.</p> <p>It is operated under a lease agreement by 1309320 Ontario Inc.</p>
<b>Medieval Times</b>	<p>Medieval Times occupies the former Arts and Crafts Building of Exhibition Place. It presents a show of medieval games of skill and jousting entertainment with dinner for audiences of up to fourteen hundred.</p> <p>It is operated under a lease agreement by Medieval Times Dinner &amp; Tournament (Toronto) Inc.</p>
<b>Toronto Event Centre</b>	<p>The Toronto Event Centre can host groups in size from 100 to 3000. Its interior space houses nine bars and, in the main event area, it offers the further ability to create a number of private areas. It also features three acres of outdoor licensed patio space allowing for additional capacity and the ability to set up customized bars, patios, tents and cabanas.</p> <p>It is operated under a lease agreement by Muzik Clubs Inc.</p>
<b>Queen Elizabeth Theatre</b>	<p>The Queen Elizabeth Theatre is a fifty year old 1300 seat concert venue.</p> <p>It is operated under a lease by 16730801 Ontario Inc.</p>
<b>Ricoh Coliseum</b>	<p>The Ricoh Coliseum is an 8,200 seat arena which offers ice rentals, concerts, special and corporate events. It is also the home of the Toronto Maple Leafs' AHL farm team (Toronto Marlies) and by major shows such as the Royal Agricultural Winter Fair and National Boat Show. It is located within the 1922 Coliseum Arena that underwent an extensive renovation in 2003 to include more seating capacity and corporate suites.</p> <p>It is operated under a lease &amp; sublease agreement by BPC Coliseum Inc. and MLSE respectively</p>
<b>Riding Academy</b>	<p>The Riding Academy at the Horse Palace serves as a teaching facility for those interested in horseback riding. It maintains a selection of school horses, ranging from novice to advanced level mounts and a heated indoor riding area.</p> <p>It is operated under a lease agreement by Sunnybrook Stables Limited</p>

<b>Tenanted Property</b>	<b>Nature of Facility</b>
<b>Toronto Animal Services, South District</b>	<p>Toronto Animal Services is a Section of the City of Toronto's Municipal Licensing &amp; Standards Division. Its South Animal Shelter provides shelter for animals that are lost or surrendered by owners or animals that are available for adoption to new homes.</p> <p>It is operated under a lease agreement by the City of Toronto.</p>
<b>Royal Agricultural Winter Fair (RAWF)</b>	<p>The RAWF hosts a 10-day indoor agricultural fair and equestrian competition that takes place, annually, in November within the Enercare Centre pursuant to a licence agreement. However, the RAWF also has year-round office space within Coliseum Buildings.</p> <p>The office space is operated under a lease agreement by the RAWF.</p>
<b>Toronto Fashion Incubator (TFI)</b>	<p>TFI provides services and support to small and mid-sized fashion enterprises. Established by the City of Toronto in 1987, TFI is located in an 8,000 sf within the former Music Building at Exhibition Place.</p> <p>The TFI is governed by a volunteer Board of Directors.</p> <p>This office space is operated under a lease agreement by TFI</p>
<b>Toronto Police Services - Mounted Unit</b>	<p>The Headquarters of the Toronto Police Services Mounted Unit is located in the Horse Palace and is home to fifty fully trained and commissioned horses and their uniformed officers that are dispatched through the City of Toronto.</p> <p>It is operated under a lease agreement by Toronto Police Services Board (City of Toronto)</p>
<b>Toronto Fire Services</b>	<p>Toronto Fire Services is located in the Fire Hall at Exhibition Place to be used for the delivery of fire prevention services.</p> <p>It is operated under a lease agreement by the City of Toronto.</p>
<b>Toronto Emergency Services</b>	<p>Toronto Emergency Services is located in the Ambulance Station at Exhibition Place to be used for the delivery of emergency services.</p> <p>It is operated under a lease agreement by the City of Toronto.</p>

<b>Tenanted Property</b>	<b>Nature of Facility</b>
<b>Parks, Forestry &amp; Recreation</b>	<p>Parks, Forestry &amp; Recreation, South District offices are located in the former Police Building to be used for administration offices.</p> <p>It is operated under a lease agreement by the City of Toronto.</p>
<b>Food Building (CNEA)</b>	<p>During the 18-day CNE period, the Food Building operates for food uses, office space, cash office, commissary space and waste sorting station. Outside the CNE period, the building is used for storage of CNEA equipment.</p> <p>It is operated under a lease agreement by the CNEA.</p>
<b>Press Building (CNEA)</b>	<p>Year-round office space within the Press Building for the year-round administrative offices of the CNEA.</p> <p>It is operated under a lease agreement by the CNEA</p>
<b>Queen Elizabeth Executive Offices (CNEA)</b>	<p>Multi-purpose office and community event space, housing guest relations, security and audit services during the annual CNE event and the staging all year of workshops and events to complement CNE programming.</p> <p>It is operating under a lease by the CNEA</p>

Each of the Tenanted Facilities is occupied pursuant to a lease agreement that affords the tenant undisturbed possession of the leased premises on commercially reasonable terms. While title to the premises remains held in the name of the City of Toronto, the Board acts on the City's behalf, as landlord.

At the same time, the tenants for the premises used as event spaces are professional, sophisticated, commercial organizations. In keeping with the Board's collective agreement obligations with IATSE Local 58, it has assigned permanent staff (House Persons) to Ricoh Coliseum, BMO Field (Ricoh and BMO uses the same house person), Medieval Times, Liberty Grand and Toronto Event Centre. Other facilities, including Queen Elizabeth Theatre and Fountainblu have been assigned Crew Chiefs or Department Heads through hiring hall seniority on a per event basis.

It is not possible or practicable to have permanent Crew Chiefs or House Persons in all venues. Not all tenants have requested Exhibition Place supervisory personnel on their premises, specifically those premises where Exhibition Place staff are not utilized. However, Crew Chiefs are placed on calls and tenants are made aware of their contact information.

## **CONTACT**

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## **SIGNATURE**

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Dianne Young  
Chief Executive Officer

Wendy E. Walberg  
City Solicitor

## **ATTACHMENTS**

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Confidential Attachment 1