



**STAFF REPORT
INFORMATION ONLY**

**Exhibition Place Hotel Development Plan
and Agreement to Lease**

Date:	November 6, 2009
To:	City Council
From:	Dianne Young, Chief Executive Officer, Exhibition Place
Wards:	Not Applicable
Reason for Confidential Information:	Not Applicable
Reference Number:	

SUMMARY

The Executive Committee on November 2, 2009, referred the issues surrounding the Ukrainian Community raised by Councillor Lindsay Luby, together with a copy of the report entitled "Recalling Canada's first national internment operations: Annual report of the Canadian First World War Internment Recognition Fund", provided by Councillor Lindsay Luby, to the Board of Governors of Exhibition Place with a request that the Chief Executive Officer, Exhibition Place, submit a report thereon directly to City Council for its meeting on November 30, 2009, to address this matter in relation to the proposed lease agreement between the Board of Governors and HKHotels LLC (HKH) for the development of a hotel at Exhibition Place.

DECISION HISTORY

Meeting Date	Decision
June 1998/Jan 1999	Approval of 1998 Exhibition Place Program & Development Concept Plan for Exhibition Place with the development of a hotel/conference centre complex a first priority
September 2006	Directed development of REOI for hotel development
November 2006	Public release of REOI for hotel
March 2007	Approved two successful proponents of REOI and directed release of RFP to the two proponents
September 2007	Approval by the Board of HKH as the successful proponent of the RFP process and directed staff to enter into exclusive

	negotiations leading to a letter of intent
March 2008	Approval by Board of Letter of Intent (LOI) with HKH containing all substantive terms and conditions
January 2009	Completion of Stage II Archeological Assessment of hotel site
April 2009	Schedule Revision
September 3, 2009	Meeting of the Business Development Committee of the Board
September 10, 2009	Meeting with archeological groups
September 14, 2009	Meeting of the community
September 25 & 28, 2009	Meetings with City Planning
October 1, 2009	Meeting of Business Development Committee of the Board approving the report entitled Exhibition Place Hotel Development Plan and Agreement to Lease
October 8, 2009	Meeting of The Board of Governors of Exhibition Place unanimously approving the report entitled Exhibition Place Hotel Development Plan and Agreement to Lease
November 2, 2009	Board Report recommending the development of a hotel at Exhibition Place along with the substantial terms of a long-term lease were approved by the City Executive Committee subject to further recommendations relating to issues raised by the Ukrainian Community, taxi stand locations and a review of the RFP process by the City's Integrity Commissioner.

ISSUE BACKGROUND

The Exhibition Place lands proposed for the location of the hotel are adjacent to Stanley Barracks which is a very historic site for the City not only as the only remaining building of the New Fort York but also for the uses of this building and area which included a temporary internment site related to Canada's first national internment operations during the First World War.

COMMENTS

As part of the review of the final hotel proposal, the Board of Governors held a public meeting to explain in detail to the local community and other attendees the proposed hotel development. When the final report was before the Board of Governors on October 8, 2009, members of the public attended and deputized. Generally the comments received at both these meeting were supportive of the hotel concept.

Some of the initial comments from the public related to environmental design, bird migration and accessibility issues and are now specifically addressed in the Letter of Intent (LOI) as outlined in Appendix "A" of the Executive Committee report entitled "Exhibition Place Hotel Development Plan and Agreement to Lease". Another issue was raised by representatives deputizing from the Ukrainian community related to the use of

Stanley Barracks and the surrounding areas for an internment camp. As stated in the copy of the "Recalling Canada's first national internment operations: Annual report of the Canadian First World War Internment Recognition Fund" provided by Councillor Lindsay Luby to the Executive Committee, it discusses the nature of the internment operations of 1914 – 1920 which treated thousands of men, women and children who were imprisoned, stripped of their personal possessions and forced to do heavy labour in Canada's north. These people were disenfranchised because of where they had come from and the Canadian First World War Internment Recognition Funds established by the Federal Government pursuant to Bill C 331 in 2001 exists to commemorate and recognize the experiences of all of the ethno-cultural communities affected by Canada's first national internment operations 1914 – 1920. Stanley Barracks at Exhibition Place was used as a temporary camp for those people who eventually were transported to permanent camps in Canada's north.

This use of the area has been recognized by Exhibition Place and as recent as 1998 the Board of Governors approved of the erection of an historic plaque on the north side of Stanley Barracks that has the following inscription:

Thousands of Ukrainians and other Europeans were needlessly imprisoned as "Enemy Aliens" during Canada's national internment operations of 1914 -1920. The Stanley Barracks Receiving Station was used for this purpose between 14 December 1914 and 2 October 1916.

Stanley Barracks, constructed in 1841 to replace Fort York, stood on this site until 1953. Only the Officers' Quarters remain located due south of this plaque.

Placed by the Ukrainian Canadian Civil Liberties Association and the Ukrainian Canadian Community of Ontario, in cooperation with the Ukrainian Canadian Foundation of Taras Shevchenko.

2 October 1998.

In addition to the above-noted recognition, paragraph 10 of the LOI speaks to the requirement by the Hotel Developer to address all historical elements related to Stanley Barrack and states that "HKH also acknowledges that the Stanley Barracks has historical significance and that any alterations and/or improvements to the building and surrounding area will be subject to additional review on the basis of their impact on the historical elements." Certainly, the use of the area as a temporary internment area for Canadian citizens during the First and Second World Wars is a significant "historical element" that must be addressed by HKH as part of the alternative site plan review process that is to be undertaken with City Planning. Exhibition Place staff have discussed this with HKH and the hotel developer is in agreement that "historical elements" as stated in Paragraph 10 include the use of Stanley Barracks as a temporary internment area during the both the First World War and the Second World War.

Finally, following the Executive Meeting, Councillor Lindsay Luby, Vice Chair of the Board of Governors and Dianne Young, CEO, Exhibition Place met with a representative of the Canadian First World War Internment Recognition Fund to start discussions on the possible direction for greater recognition of this history of Stanley Barracks as part of the hotel development.

CONTACT

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SIGNATURE

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