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Board of Governors of Exhibition Place  
200 Princes' Blvd  
Toronto, ON M6K 3C3

Dear Board of Governors of Exhibition Place

**RE: Hotel Development at Exhibition Place**

City Planning staff were pleased to be invited to attend the meeting of the Business Development Committee on September 3, 2009 to review the presentation regarding the proposed hotel at Exhibition Place.

The development of a hotel on the Exhibition Place grounds represents a significant opportunity for Toronto and will provide much needed hotel accommodation to complement the growth in convention facilities at Exhibition Place. City Planning staff are very supportive of a hotel being developed at Exhibition Place.

Staff have had the opportunity to meet with members of the proponent team, including the project architect and Exhibition Place staff, and have provided some high level preliminary comments, including:

Built Form and Urban Design

The hotel will be situated in a prominent and highly visible location within the city and may be the only tall building in this location in the foreseeable future. As such, the building will "stand-alone" and will need to respond appropriately to its location. Therefore, staff would like to ensure a building with a 'landmark quality' is achieved. The hotel design will be studied in the context of the surrounding significant views, including from Prince's Gates, Prince's Boulevard, the Gardiner Expressway and Lake Shore Boulevard.

Staff will also be reviewing the project to ensure, among other matters, that:

- The hotel podium respects the scale and built form of the Allstream Centre and has an internal program that animates the street;
- High quality materials are used throughout;
- Vehicular circulation is internalized;
- The garden setting along Lake Shore Boulevard is maintained and enhanced; and
- The project meets the requirements of the Toronto Green Standard.

Staff look forward to receiving additional detail for comment and review as the plans progress.

Archeology and Heritage

Heritage Preservation Services (HPS) staff attended a preliminary project briefing on September 10, 2009, which outlined the hotel proponent's approach to the preservation and interpretation of the archaeological resources located at Exhibition Place. The approach includes preserving and interpreting all of the foundations


of the East Enlisted Mens' Barracks and associated drainage features, as well as a landscaped connection to Stanley Barracks, which will serve to protect important view-sheds.

In principle, HPS staff support the preliminary archaeological plans presented to date and look forward to receiving additional detail for comment and review as the plans proceed.

HPS requires consultation with respect to the adaptive re-use and conservation issues associated with the Stanley Barracks, a building designated under the Ontario Heritage Act. This consultation should occur at the preliminary design stage to ensure that heritage concerns are addressed early in the project. The applicant will be required to provide a Heritage Impact Assessment as part of their Site Plan application.

Staff are committed to working closely with the proponent team before and during the Site Plan application process to further refine the project and deliver a hotel of exceptional quality that respects the site's unique built form, archeological, heritage and location.

Regards,



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