



REPORT FOR ACTION

Pedestrian Connection Beanfield Conference Centre and Hotel X

Date: November 1, 2018
To: The Board of Governors of Exhibition Place
From: Dianne Young, Chief General Manager
Wards: All

SUMMARY

This report provides information on the actions taken with respect to the proposed elevated pedestrian connection from between Beanfield Conference Centre and Hotel X to provide an enclosed pathway for attendees meeting in the Conference Centre and staying in the on-site hotel. At its meeting of January 30, 2018, the Board approved of the concept of an elevated bridge connecting Beanfield Centre to Hotel X and directed the Chief Executive Officer to take all necessary actions to give effect to this approval and work with City of Toronto Planning to address all matters related to "Design Considerations", "Heritage" and "Procedures".

Since January 2018, there have been several meetings with City of Toronto Planning, Exhibition Place staff and our consultant, NORR Limited, and a preliminary concept design has been agreed to by all staff. NORR Limited will attend the meeting and deliver a presentation on the preferred elevated bridge design developed.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve of the concept design of an elevated bridge connecting Beanfield Centre to Hotel X as provided in Appendix A to this report.
2. The Board direct the Chief Executive Officer to continue to take all necessary actions to give effect to this approval and work with City of Toronto Planning to finalize all matters related to the submission of the Site Plan Application.
3. The Board approve an increase fee of \$15,000 for NORR Limited to address the additional reports now determined to be required by City Planning.

FINANCIAL IMPACT

The 10-year Capital Program (2019 - 2028) approved by the Board has included funding for construction of the elevated bridge in both 2019 (\$2.259M) which remaining budget will be carried over to 2020; and additional funds provided for in 2020 (\$.530M) for total of \$2.789M.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Business Development Goal to grow event activity especially at Enercare Centre and Beanfield Centre.

At its meeting of September 10, 2014, the Board had before it a report outlining actions that had been taken to date on discussions with City of Toronto Planning about the elevated bridge option.

[https://www.explace.on.ca/files/file/58c9a6dff1fc9/Item-18-Hotel\(3\).pdf](https://www.explace.on.ca/files/file/58c9a6dff1fc9/Item-18-Hotel(3).pdf)

At its meeting of November 22, 2013, NORR Limited, consultant to the Board, presented two options for a covered pedestrian connection from Beanfield Centre to Hotel X - one being an elevated bridge and the second a tunnel.

[https://www.explace.on.ca/files/file/58d1680422eb2/Item-1-Mins\(22\).pdf](https://www.explace.on.ca/files/file/58d1680422eb2/Item-1-Mins(22).pdf)

At its meeting of January 30, 2018, the Board approved of engaging NORR Limited to undertake the development, in consultation with City of Toronto Planning, of a design concept for the pedestrian connection.

<https://www.toronto.ca/legdocs/mmis/2018/ep/bgrd/backgroundfile-111591.pdf>

COMMENTS

There have been multiple meetings and conversations between NORR Limited, City of Toronto Planning and Exhibition Place to reach a consensus on the concept design for the covered pedestrian connection and to determine the the next phase of this project which will include the following:

- Preliminary costing of the approved concept design
- Prepare Site Plan application to City Planning, based on October 24, 2018 Pre-application City Planning Comments and identified submission documentation requirements.
- Topographical Survey and Boundary Plan of Survey for project area
- Geotechnical Study and testing at bridge pier location
- Update of Site Plans, Floor Plans, Elevations, Cross Sections, Roof Plan, Lighting Plan, Landscape Plan and Site Grading Plan
- Update perspective drawings
- Initiate Conservation Plan
- Initiate Stormwater Management Report / Site Servicing Summary

- Initiate Arborist / Tree Preservation plan
- Prepare Green Standard Checklist

The estimated time-frame for completion of the tasks above would be targeting City Planning submittals in February, followed by Planning report to Council for review and approval at June 2019 Council Meeting (2019 Council agenda/schedule to be confirmed). Pending Council approval, a Notice Of Approval Conditions related to the project Site Plan Approval would be expected from City Planning Division.

CONTACT

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SIGNATURE

Dianne Young
Chief Executive Officer

ATTACHMENTS

Appendix A - Proposed Concept Design of the Covered Pedestrian Connection