



REPORT FOR ACTION

Exhibition Place Master Plan Development - Update

Date: November 28, 2019

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: All Wards

SUMMARY

At its meeting of April 10, 2019, City Planning staff presented the final Cultural Heritage Landscape Assessment (CHLA) for Exhibition Place undertaken by City Planning through the engagement of Archeological Services Inc. Subsequently, a report on this matter entitled "Exhibition Place - Cultural Heritage Landscape Assessment and Next Steps for Master Plan" was presented to City Council and the following recommendations were approved related to the development of a Master Plan for Exhibition Place:

- City Council adopt the proposed Master Plan study framework as described in the report (April 10, 2019) from the Director, Community Planning, Toronto and East York District to guide on-going work on the Master Plan.
- City Council direct City Planning staff to undertake public consultations on the development of the Master Plan, including consultations with various stakeholder groups, the community at large, and the Indigenous community.
- City Council forward a copy of this Item to the Board of Governors of Exhibition Place for its information and City Council direct City Planning staff to work with the Exhibition Place Board of Governors to coordinate work of the Master Plan with development of the new Strategic Plan for Exhibition Place.

At its meeting of September 19, 2019, City Planning staff gave a presentation to the Board on work completed to date to advance the development of the Exhibition Place Master Plan. The presentation included an overview of the preliminary urban design analysis, draft vision and guiding principles, and ongoing consultation efforts to continue through the end of 2019.

The purpose of the Master Plan is to provide a long-term framework for physical change at Exhibition Place, while recognizing the unique attributes of the site and the role the lands have played in the development of Toronto. The recommended strategies will be informed by the CHLA, the existing planning framework, concurrent transportation and parks initiatives, and consultation input. The Master Plan is intended to be coordinated with the future plans for the revitalization of Ontario Place, and with other initiatives at Exhibition Place including the development of its Strategic Plan.

City Planning staff will be attending the Board meeting of December 13, 2019 to present the progress on the Exhibition Place Master Plan to date since the September 19, 2019 presentation to the Board, as well as to report on consultation and reporting to take place in early 2020.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

- (1) The Board of Governors of Exhibition Place receive this report for information.

FINANCIAL IMPACT

There are no negative financial implications of this report.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Recognition and Public Understanding Goal to reaffirm and enhance the profile of the Exhibition Place cultural mandate and as a Strategy to enhance our archeological understanding of the site through assessment and development of heritage plans.

At its meeting of September 4, 2015, the Board considered Report No. 20 entitled “Official Plan Amendment for Exhibition Place” and requested that City Council approve an amendment as proposed by the Board.

<https://www.explace.on.ca/files/file/58bdd52eac272/Item-20-Muzik-Official-Plan-Amendment.pdf>

At its meeting of February 3, 2016, City Council considered the Board report entitled “Official Plan Amendment for Exhibition Place” and directed the Chief Planner and Executive Director, City Planning to take certain actions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX11.13>

At its meeting of June 14, 2016, Toronto East York Community Council considered a report from the Director, Community Planning, Toronto and East York District on the “Exhibition Place Official Plan Amendment Application - Preliminary Report” and directed certain actions to be taken.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.62>

At its meeting of July 28, 2016, the Board considered Report No. 8 entitled "Official Plan Amendment - Decision of Toronto East York Community Council" and received for information.

https://www.explace.on.ca/files/file/58c6a0594ddb1/Item-8-Official-Plan-Amendment-Request-Decision_TEYCC.pdf

At its meeting of November 30, 2016, the Exhibition Place Official Plan Amendment Subcommittee of the Toronto East York Community Council held its first meeting and requested the Chief Planner and Executive Director City Planning to take certain actions and report back to the Subcommittee.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TX1.2>

At its meeting of December 9, 2016, the Board approved of a report for information detailing the actions taken by the City Subcommittee.

<https://www.explace.on.ca/files/file/58b608ebe6661/Item-18-Official-Plan-Subcommittee.pdf>

At its meeting of July 27, 2017, the Board considered a report for information and moved the following motion: "The Board request City Council to direct the Chief Planner and Executive Director, City Planning, to expedite the work being done to facilitate the official plan amendment for Exhibition Place requested by City Council on February 3 and 4, 2016".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EP5.5>

At its meeting of October 2, 3 & 4, 2017, City Council considered the Board report and motion and adopted the same which direction was communicated to Board members by the Exhibition Place CEO.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX27.28>

At its meeting of December 11, 2017, the Board approved a motion to request the Chief Executive Officer, Exhibition Place to investigate the status of the official plan amendment, as requested by City Council for the grounds of Exhibition Place, report to the Board with an update in the first quarter of 2018, and invite appropriate City of Toronto staff to the meeting to answer questions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EP7.25>

At its meeting of May 31, 2018, the Board received an update report on this matter along with the attendance by the Chief Planner & Executive Director for the City of Toronto who responded to questions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EP11.1>

At its meeting of April 10, 2019, the Board received an update report and presentation from City Planning on the Cultural Heritage Landscape Assessment (CHLA) for Exhibition Place.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EP2.8>

At its meeting of May 14, 2019, City Council considered the report Exhibition Place - Cultural Heritage Landscape Assessment and Next Steps for Master Plan and approved of several recommendations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.26>

At its meeting of September 19, 2019, the Board received an update report and presentation from City Planning staff on the actions taken to date on the development of the Exhibition Place Master Plan and the directions/consultation that will happen in 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EP6.12>

COMMENTS

For the information of the Board, the City's report dated May 14, 2019 provided a summary of the planning framework for Exhibition Place. In the City of Toronto Official Plan, the Exhibition Place lands are within the Downtown and Central Waterfront. The lands are designated as Regeneration Areas and Parks and Open Space Areas.

The Exhibition Place lands are also located within the boundary of the Central Waterfront Secondary Plan (CWSP) which states that development at Exhibition Place is to respect and celebrate Exhibition Place's existing heritage architecture and views of heritage buildings from the water. Adaptive re-use of heritage buildings is encouraged. New development within lands designated Parks and Open Space Areas may only be considered if existing open space areas are maintained or alternatives to expand the size and usability of City-owned parks are provided.

Exhibition Place is not regulated by City zoning by-laws but by the City of Toronto Act, 2006. Section 406 of the Act entrusts its management and operations to the Board and outlines the permitted uses, including parks and exhibition purposes, although it also provides for the expansion of uses subject to approval of the City.

In May 2019, City Council directed City Planning to undertake a Master Plan for Exhibition Place under the guidance of the Cultural Heritage Landscape Assessment. City Planning staff formally launched its Master Plan exercise with a Public Open House on June 25, 2019. In this phase of the project, the study team performed a preliminary urban design analysis while undertaking public and stakeholder engagement at various locations throughout the City, including a presentation to the Board of Governors at its meeting of September 19, 2019. Through this first round of consultation, City staff presented the draft vision and guiding principles for the Exhibition Place Master Plan for consideration and feedback. The Vision and Guiding Principles developed by City staff are attached as Appendix A.

Planning staff have continued to explore and advance the development of emerging ideas and strategies to realize a potential long-term vision for the Exhibition Place grounds. In addition to its presentation to the Board of Governors on December 13, 2019, City staff will bring forward these directions for input at upcoming consultation meetings with Exhibition Place tenants and clients, a Local Advisory Committee of area

residents' and business organizations, a joint meeting of the City of Toronto and Waterfront Toronto Design Review Panels, and a final public open house in January 2020.

The Master Plan is intended to be coordinated with the Exhibition Place Strategic Plan and will consider opportunities to coordinate with the proposed revitalization of Ontario Place. The anticipated timeframe for completing the Master Plan Strategy, together with recommendations for next steps including future studies, is the first quarter of 2020.

CONTACT

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SIGNATURE

Don Boyle
Chief Executive Officer

ATTACHMENTS

Appendix A - Exhibition Place Master Plan – Vision and Guiding Principles