



NEXT PLACE

Exhibition Place Master Plan Strategy

Board of Governors Meeting – December 19, 2019

Why A Master Plan?

- ✓ **Develop a long-term (20+ year) vision for the site, providing a high-level planning framework to guide future decision-making**
- ✓ **Support Exhibition Place's economic benefits to the City with public realm improvements that enhance the visitor experience**
- ✓ **Rehabilitate heritage buildings and landscapes as a key component of the Exhibition Place identity**
- ✓ **Leverage external initiatives which will greatly improve local and regional transit accessibility and connectivity**
- ✓ **Establish City priorities and opportunities for mutually beneficial collaboration with Ontario Place redevelopment**

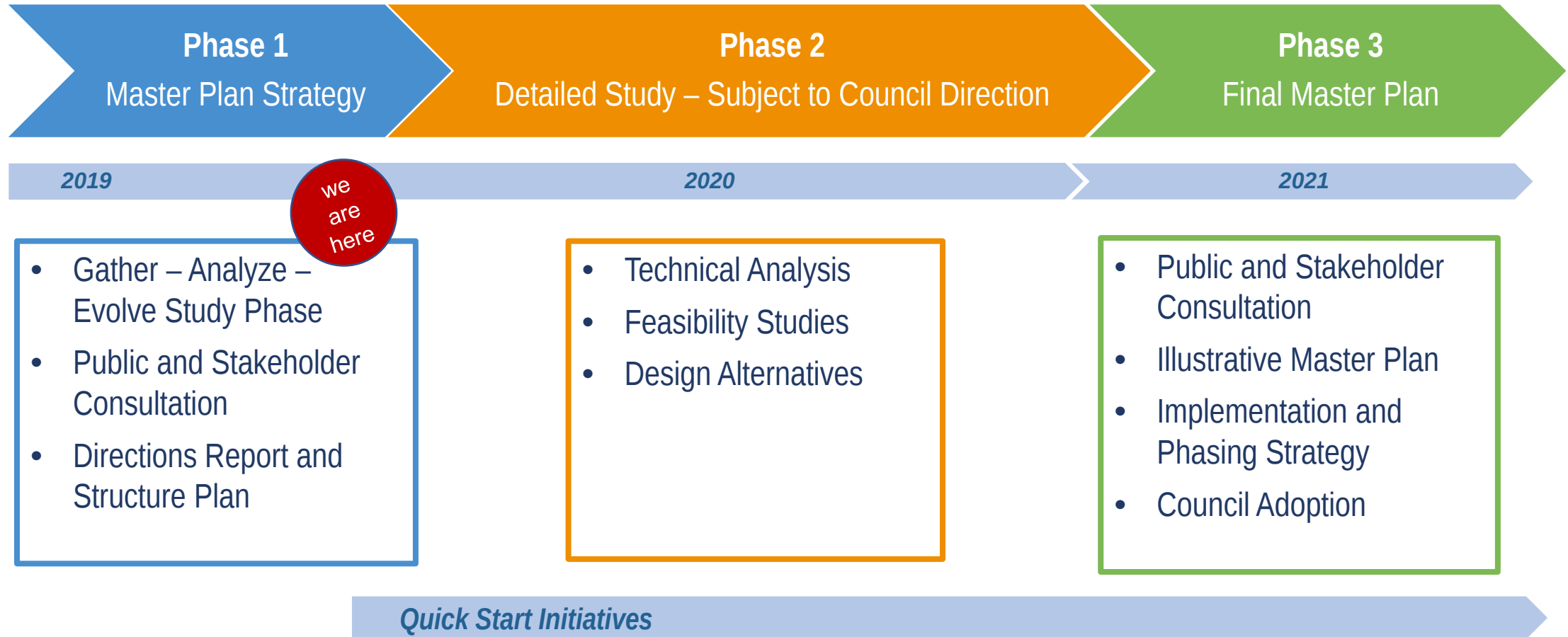
Study Elements

May 2019 – Toronto City Council directed staff to undertake a Master Plan for the site:

- Under the guidance of the Cultural Heritage Landscape Assessment (CHLA)
- In collaboration with the Province's Call for Development process for Ontario Place
- In accordance with a study framework to include:



Master Plan Process – Potential Timeline



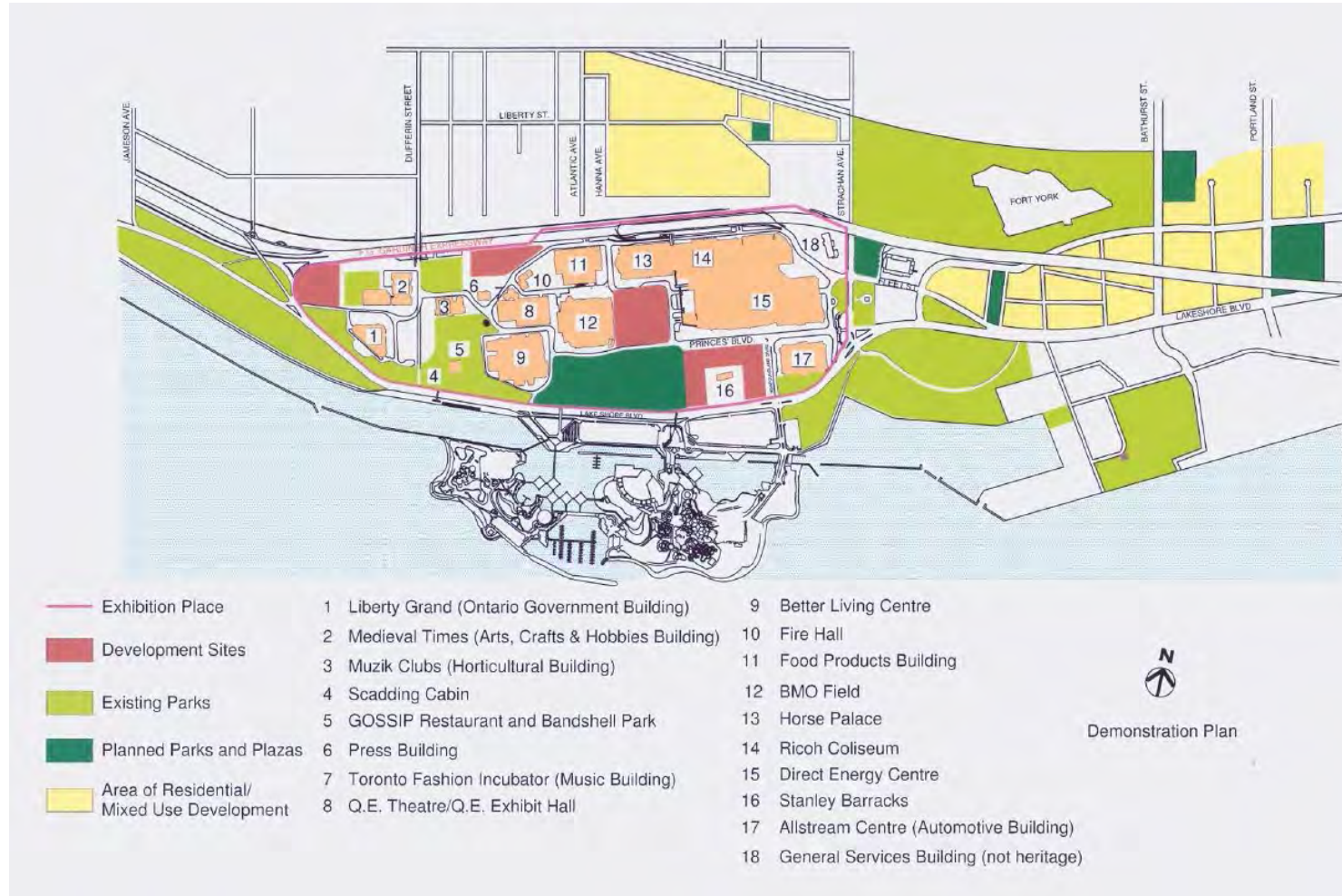
Phase 1 Outcomes – March 2020

- **Staff Directions Report to TEYCC/Council**
 - **Recommended Vision, Guiding Principles, Strategies**
- **Structure Plan – Emerging Master Plan Strategy**
- **Recommendations for Future Study (subject to Council direction)**
- **Recommendations for “Quick Starts”/Early Implementation**

2010 Structure Plan

New Considerations since 2010:

- Cultural Heritage Landscape Assessment
- Transformation of adjacent Neighbourhoods & Bentway
- TOCore Parks and Public Realm Plan “Shoreline Stitch”
- Ontario Place Call for Development
- Transit Investment
- On-site Development



Cultural Heritage Landscape Assessment

- Exhibition Place is a **significant cultural heritage landscape** with a rich layering of designed and evolved landscape systems
- The primary conservation approach is **rehabilitation**
- **10 rehabilitation principles** for planning and interventions at Exhibition Place, including:
 - Conserve the **legacy of design excellence** at Exhibition Place by promoting high quality architectural and landscape interventions that are compatible with the monumental buildings and landscapes of the site.
 - Conserve and enhance designed landscape qualities and attributes through new development within and adjacent to Exhibition Place.



Princess Margaret Fountain, preceded by the Gooderham Fountain, is a historical meeting place (1929)

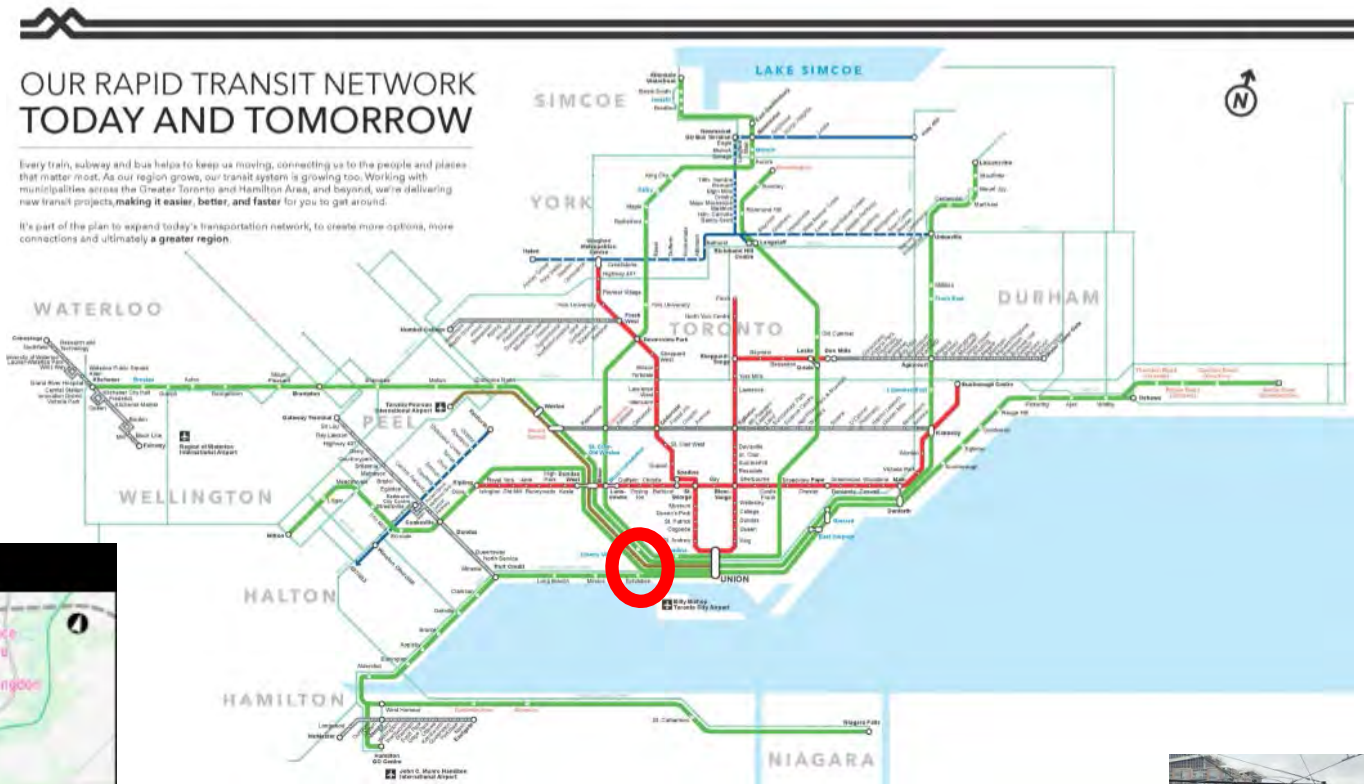
Transformation of Adjacent Neighbourhoods

- Mixed-use growth in Liberty Village, Niagara and Fort York Neighbourhoods
- Improved interface between Exhibition Place and neighbouring communities, amenities and services

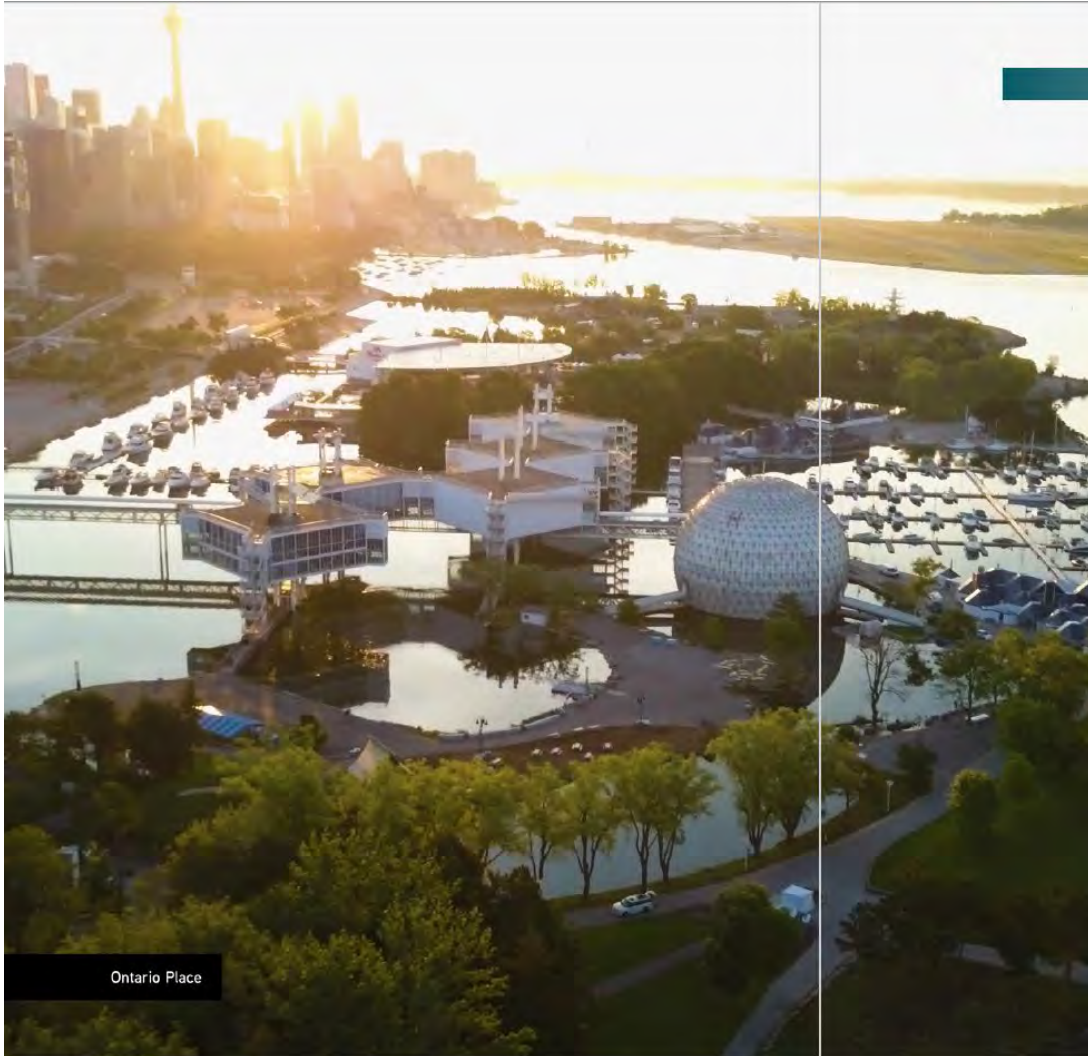


Future Transit

- Multi-billion dollar local and regional investments to reduce auto dependence



Ontario Place Call for Development



Ontario Place

1. The Vision

The Government of Ontario's vision for the Ontario Place Site is a world-class year-round destination that will attract local, provincial and international visitors – with potential landmarks such as sports and entertainment attractions, and retail. These landmarks could be complemented by recreational facilities, public space / parks and the existing amphitheatre.

1.1 The Opportunity

Every great city has remarkable places that welcome the world. Activities that ignite energy. Buildings that inspire. Experiences that bring people together to laugh, celebrate and create memories. Ontario Place is waiting to once again become remarkable.

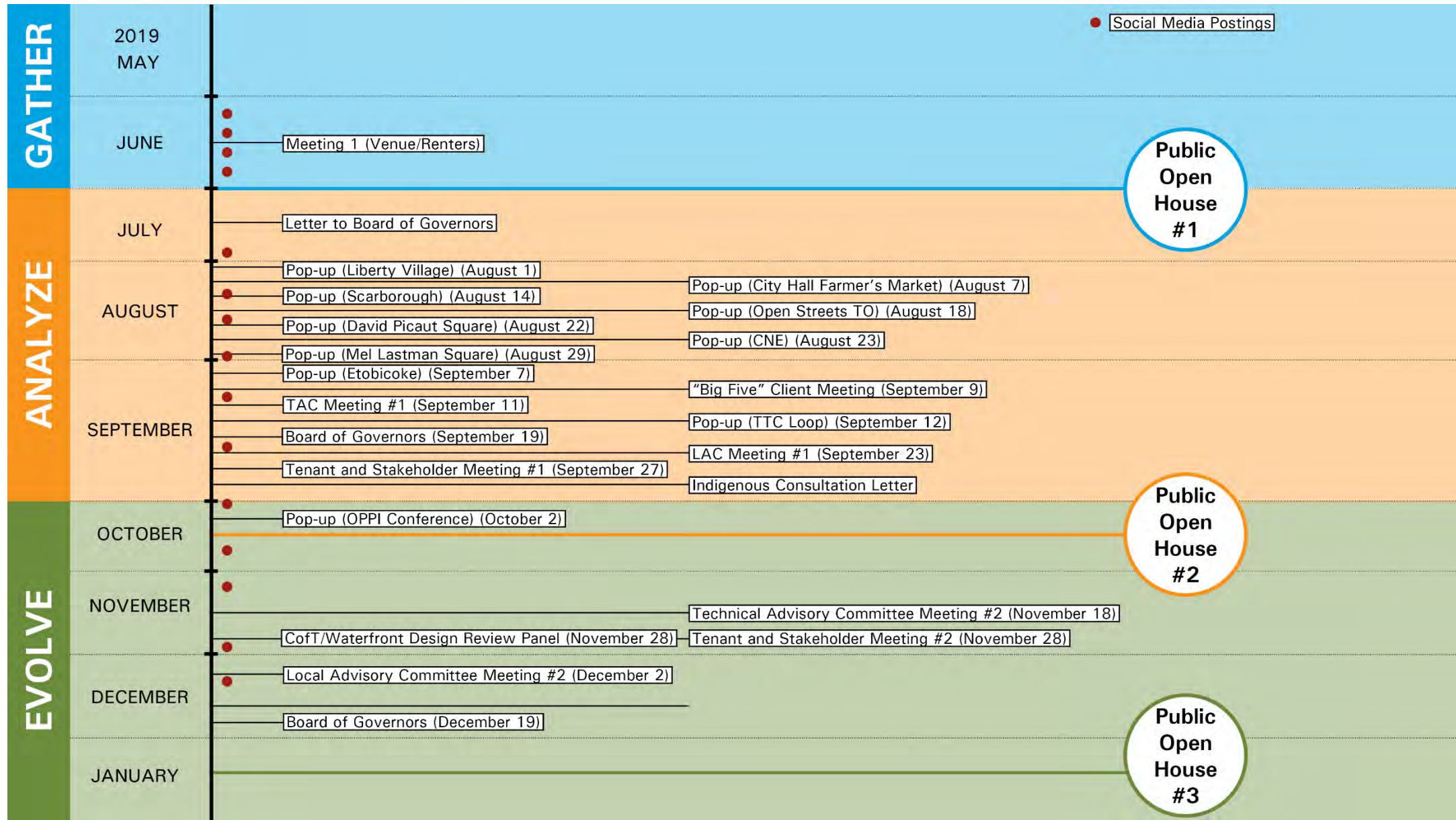
On behalf of the Government of Ontario, KPMG / Colliers ("the Advisors") invite you to re-imagine the potential of this high-profile waterfront site ("the Site"), and put forward a development concept that will distinguish Toronto and Ontario in the eyes of the world.

this opportunity is about
creating something remarkable

Through this Call for Development, the Government of Ontario is seeking a visionary partner (or partners) with ideas to deliver transformational change that is aligned with the Government's vision for the Site as a world-class, year-round destination with global appeal – attracting millions of local, provincial, national and international visitors to its landmark entertainment, sports, commercial, recreation and / or leisure attractions. The scale and profile of the Site demands big, bold ideas.

Toronto Waterfront Opportunity | 1

Phase 1 Engagement



What We Heard

Better transit connections

Better integration with Ontario Place

Enjoy architecture, space, events offered

Winter Activities

Keep it public

Parking is important to our business

Better wayfinding and accessibility

Pedestrian-only spaces

More Food/Dining options

The visitor experience starts at home

Convertible/flexible Spaces to accommodate operations and staging

Consider all visitors – local and international

Improve links to airports

Free year-round access

Cultural Events/Music Festivals

Multi-Use Bridge

Showcase sustainability

Stakeholder Groups – Key Messages

Stakeholders – Tenants and Clients

- Loss and/or relocation of parking and event staging areas a concern
- Clarify project timelines, greater certainty needed

Technical Advisory Committee

- An important economic engine
- Connectivity to broader open space system
- Leverage transportation investment and innovation opportunities

Planning Review Panel

- Improve connectivity and accessibility
- Create a complete site with year-round amenities

Public Consultations & Survey Responses

- Value the site's location, historic buildings, open spaces and events
- Feels empty when events aren't on – need more year-round food, amenities and activities

Design Review Panel

- Bolder ideas and clearer inspirational vision needed
- Greater emphasis on heritage and landscape
- “This is a place unlike any other, don't make it like any other place”

Local Advisory Committee

- A public asset - improve public realm, pedestrian focus and year-round activation of space
- Highlight cultural heritage, military and Indigenous stories of the site

Toronto's Gathering Place



Vision Statement

Exhibition Place is Toronto's gathering place. Its historic and landmark buildings, landscapes and features provide the foundation for signature events, festivals and activities that bring people together and inspire us. The ongoing evolution of Exhibition Place will build upon this tradition by showcasing innovation and enhancing spaces for all visitors to Relax, Entertain and Exhibit.

Vision

A green destination

A unique place within the City that is easily accessible and provides public parkland and a green retreat, with connections to the waterfront open space network.

A historic place

A location of extensive cultural heritage resources, including landscapes, buildings and public art, which are conserved and enhanced to celebrate the City's cultural heritage and historic character.



A place of innovation, inspiration and economic development

A centre for premier events, including sporting and cultural events, public celebrations, conferences, trade and consumer shows, and recurring festivals and exhibitions.

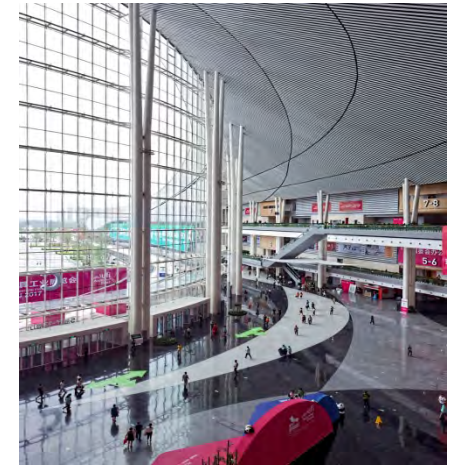
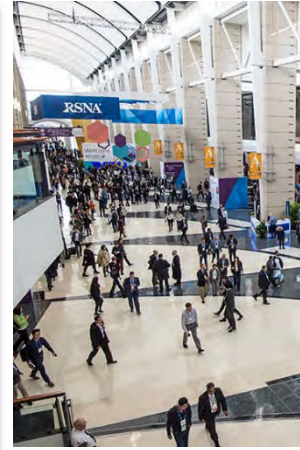
A place of entertainment

A year-round entertainment hub for Torontonians, tourists and event goers.

A place of recreation

A multi-seasonal destination offering active and passive recreation opportunities for local residents, visitors and surrounding communities.

Enhancing its role as a place of innovation, inspiration and economic development



Expand, renovate and modernize trade and exhibition space to compete globally

How to Realize the Vision?

Heritage &
Archaeology

Implement **CHLA** recommendations for heritage conservation and rehabilitation

Public
Realm
Open Space

Improve the **Public Realm** to benefit visitors and strengthen the site's identity as a gathering place

Mobility

Prioritize **Transit** and **Multi-Modal Mobility** to and through the site

Connectivity
& Linkages

Enhance and create new **Gateways** linking the grounds to neighbourhoods, waterfront, Ontario Place, and the rest of the city

How to Realize the Vision?

Built Form

Identify appropriate sites for potential future **Development**

Operations

Accommodate event **Operations** and optimize **Parking** to support the success and growth of attractions, balanced with public realm objectives

Resilience

Build upon leadership and innovation in **Sustainability** and Resilience

Stakeholder
Engagement

Continue robust stakeholder **Engagement** in decision-making

Cultural Heritage Landscape



Connections



Gateways



North Gateway_Transit Hub



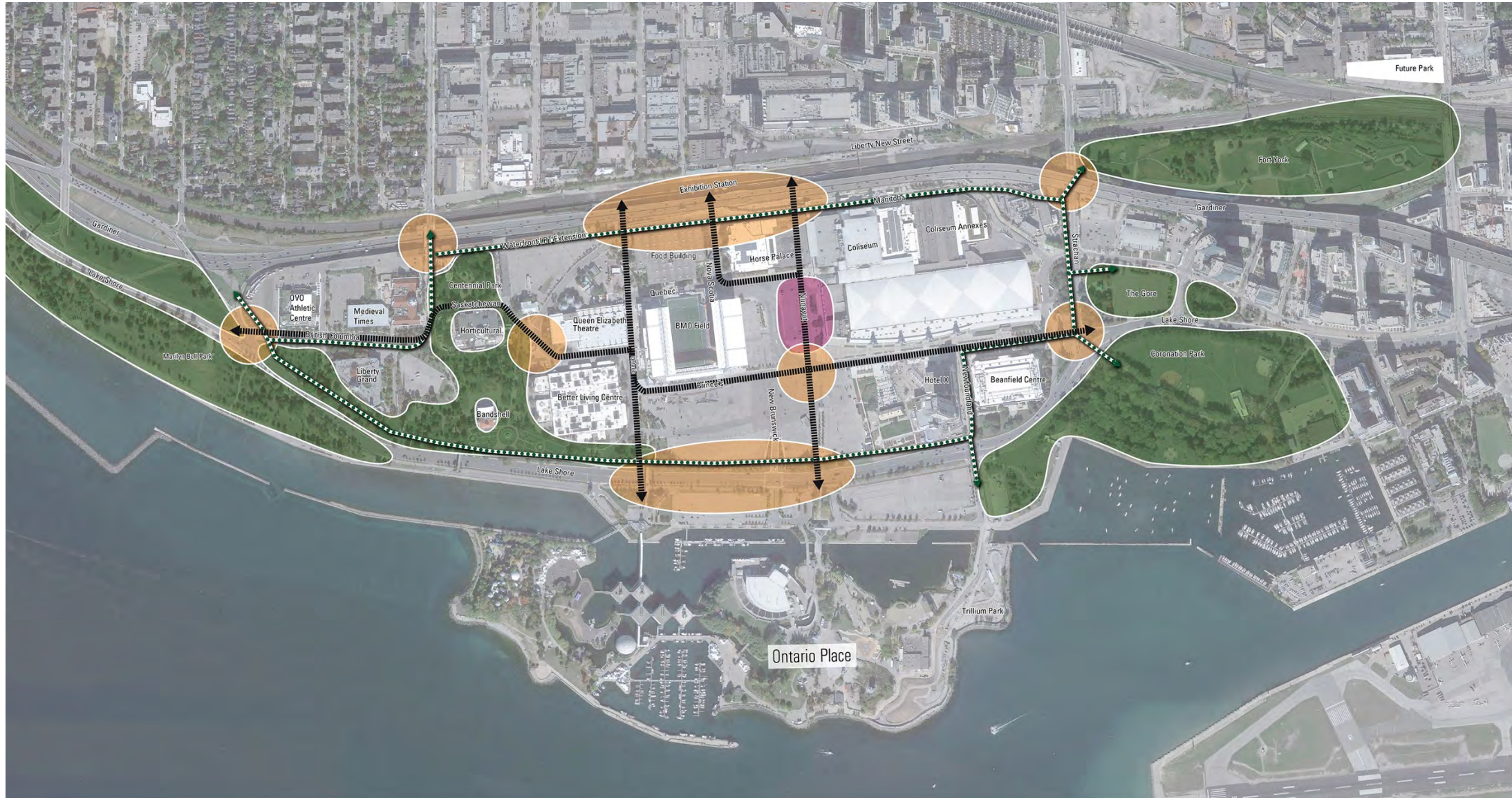
South Gateway_Ontario Place Connection



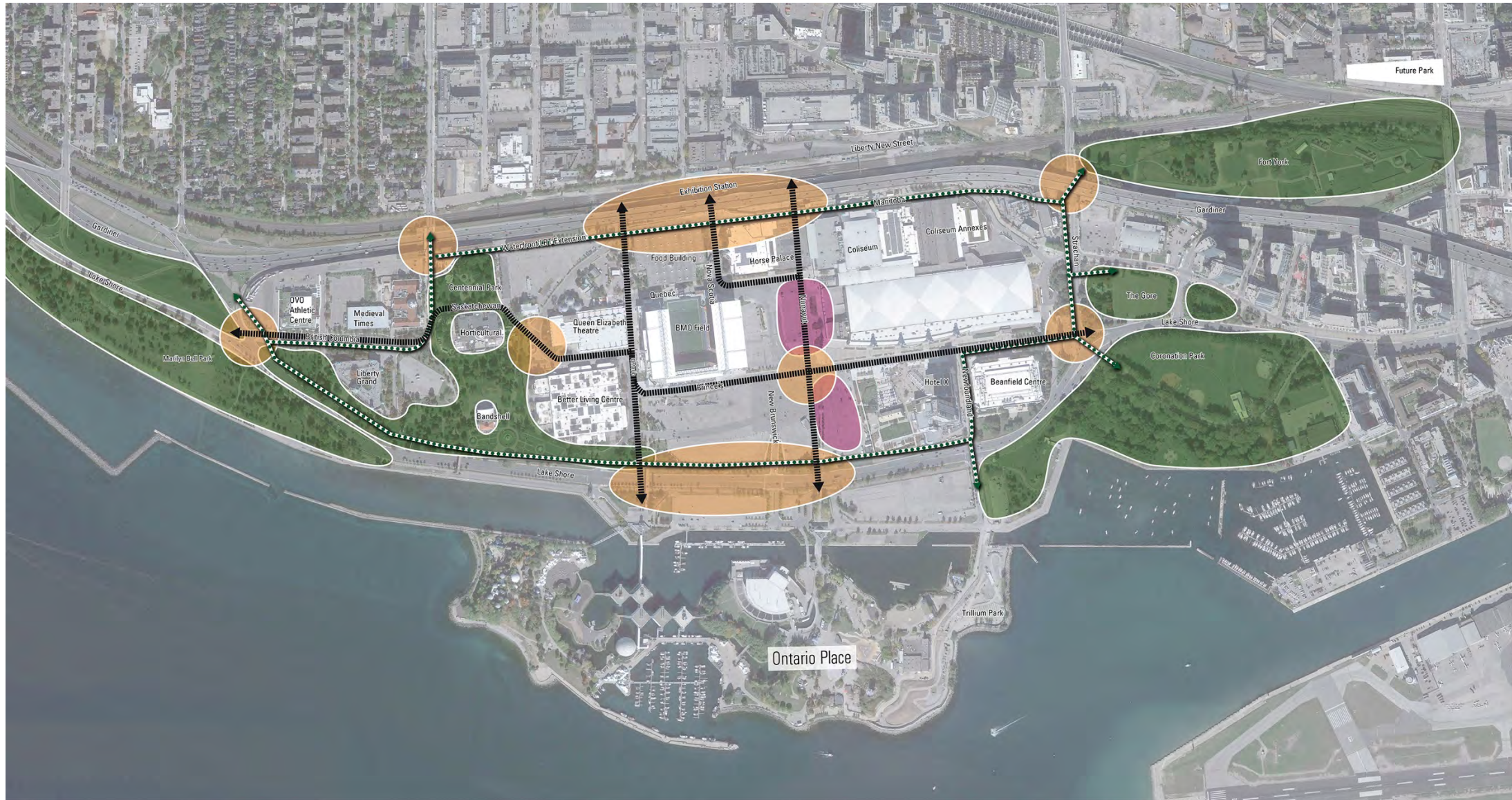
Internal Meeting Places



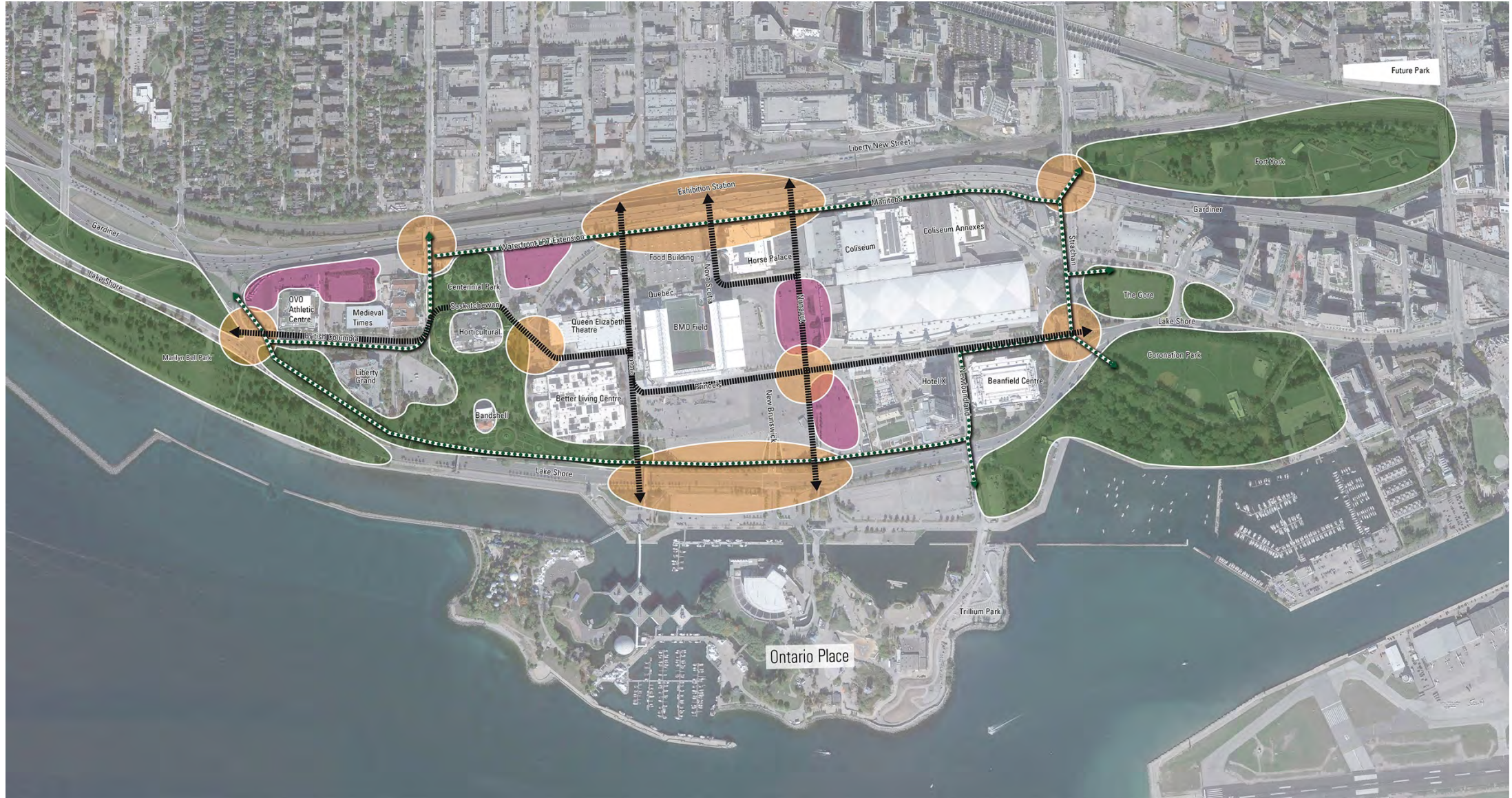
Expansion of Enercare Centre



Expansion of Hotel X



Potential Development Areas



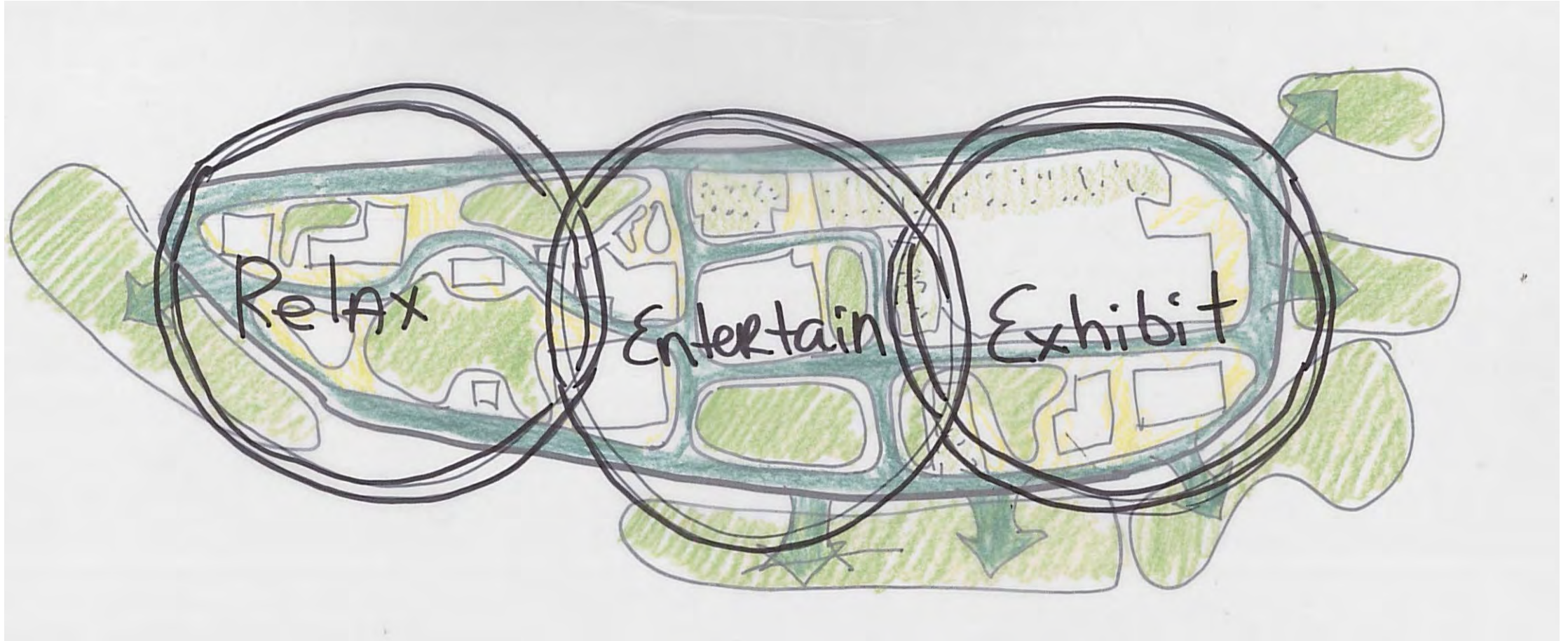
Flexible Hardscaped Open Spaces



Opportunities



Conceptual Strategy



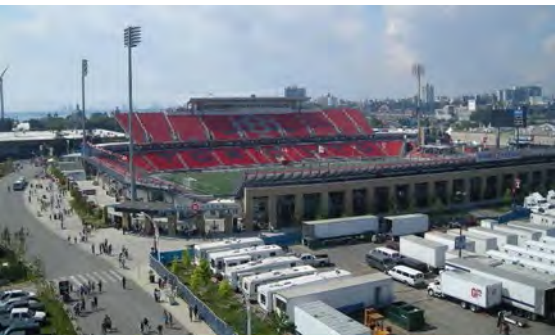
Key Transportation Directions

Improve integration and connectivity with adjacent neighbourhoods and Ontario Place.



Enhanced and expanded local and regional transit will provide opportunities to optimize parking above & below grade.

Supplement first and last-mile transportation needs with on-site shuttles, enhancing “door-to-door” accessibility and connectivity for site patrons.



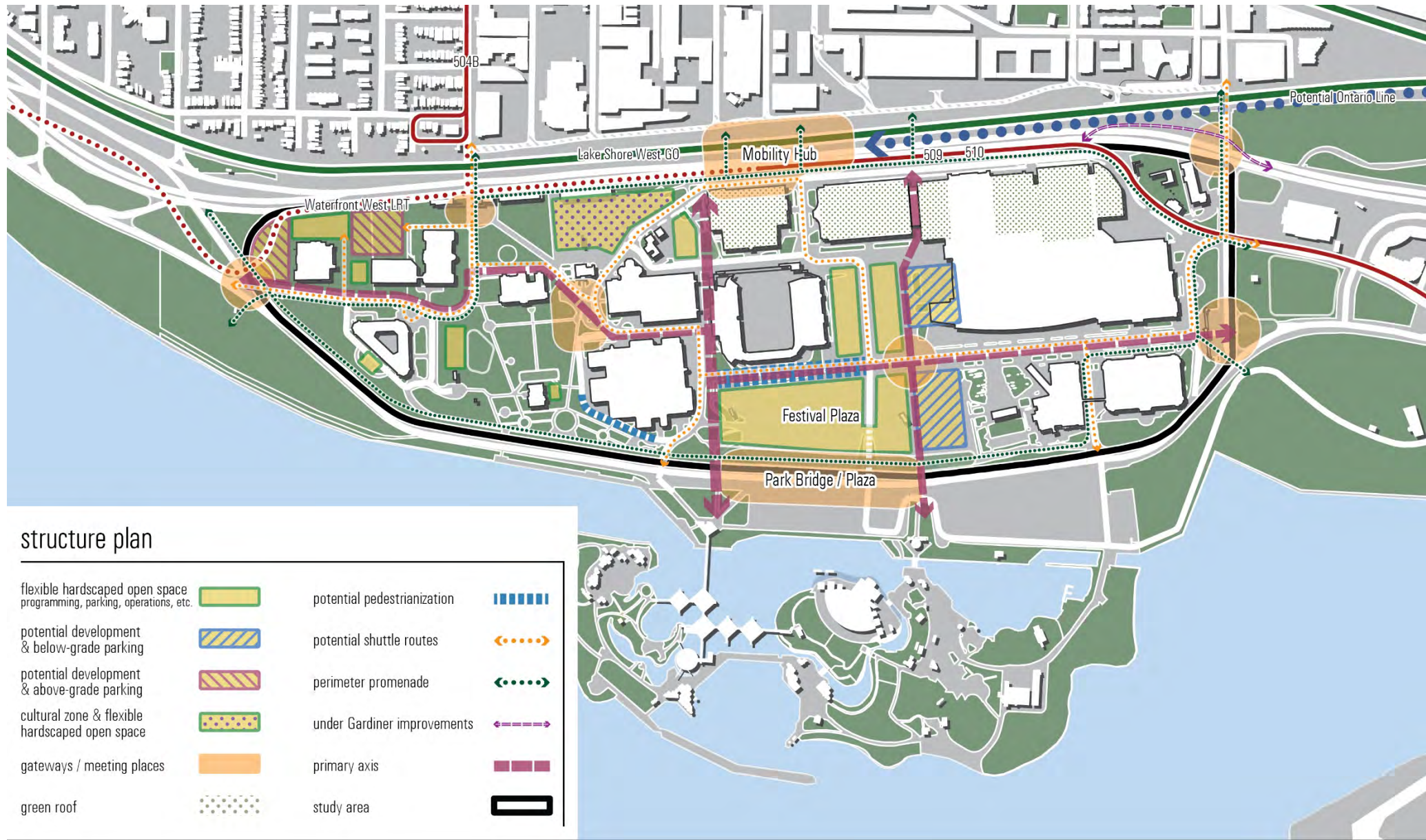
Preserve adequate durable/hardscaped open space to accommodate event operating and parking needs.



Fitting it all Together: Emerging Master Plan Strategy

- Emerging Structure Plan
- Big Moves
- Quick Starts / Early Implementation

Emerging Structure Plan



structure plan

flexible hardscaped open space
programming, parking, operations, etc.



potential pedestrianization



potential development
& below-grade parking



potential shuttle routes



potential development
& above-grade parking



perimeter promenade



cultural zone & flexible
hardscaped open space



under Gardiner improvements



gateways / meeting places



primary axis



green roof



study area





structure plan

flexible hardscaped open space
programming, parking, operations, etc.



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& below-grade parking



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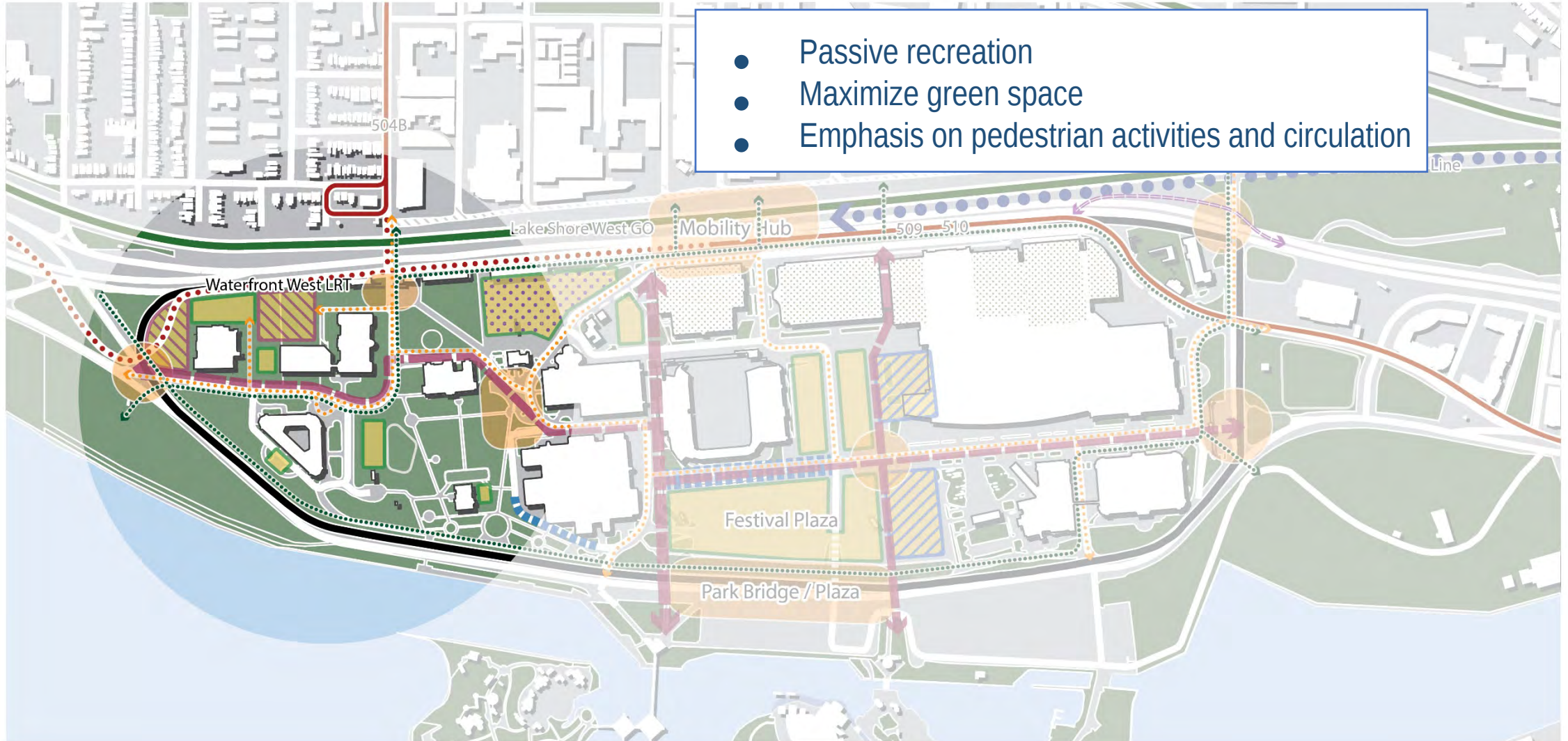


study area



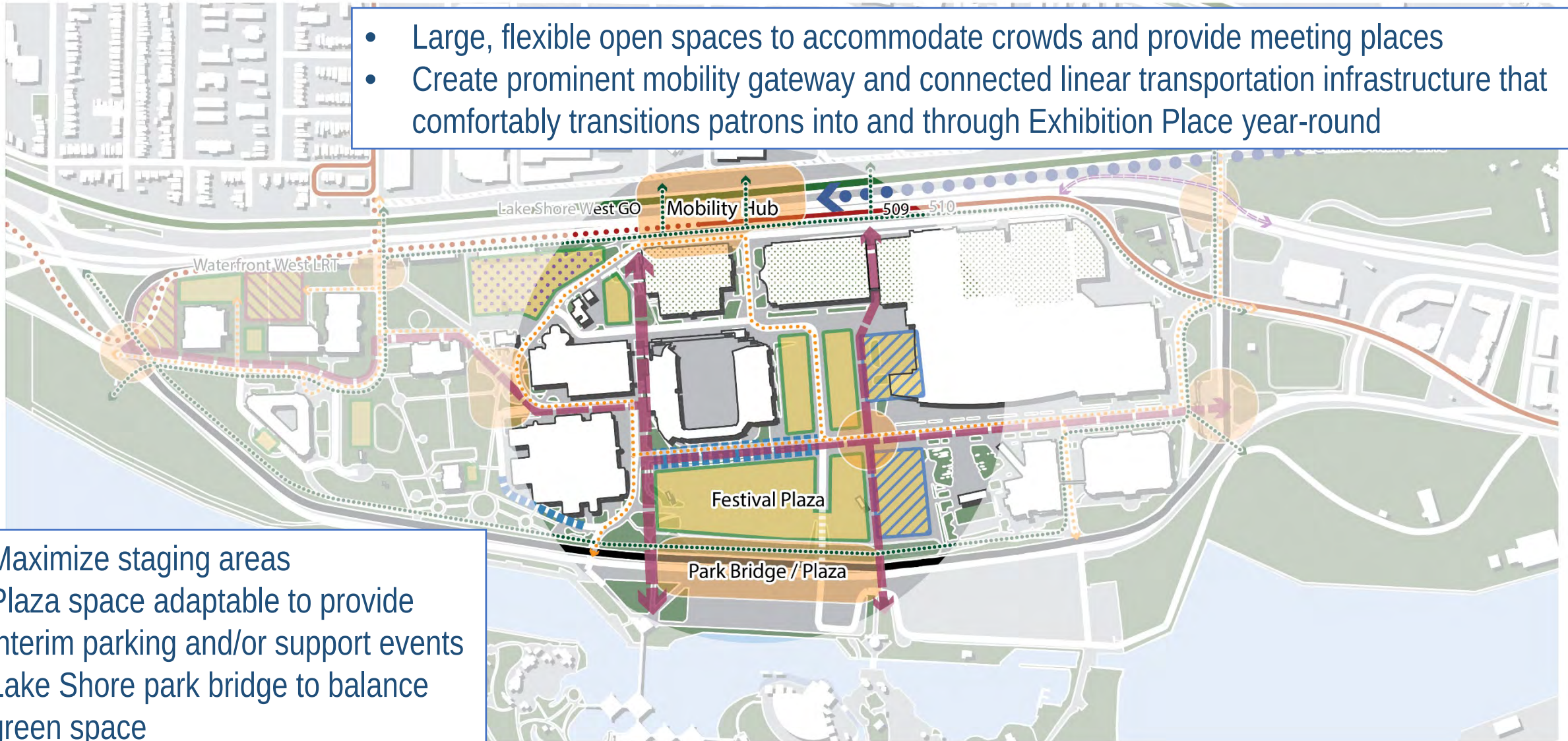
Structure Plan_Relax Zone

- Passive recreation
- Maximize green space
- Emphasis on pedestrian activities and circulation



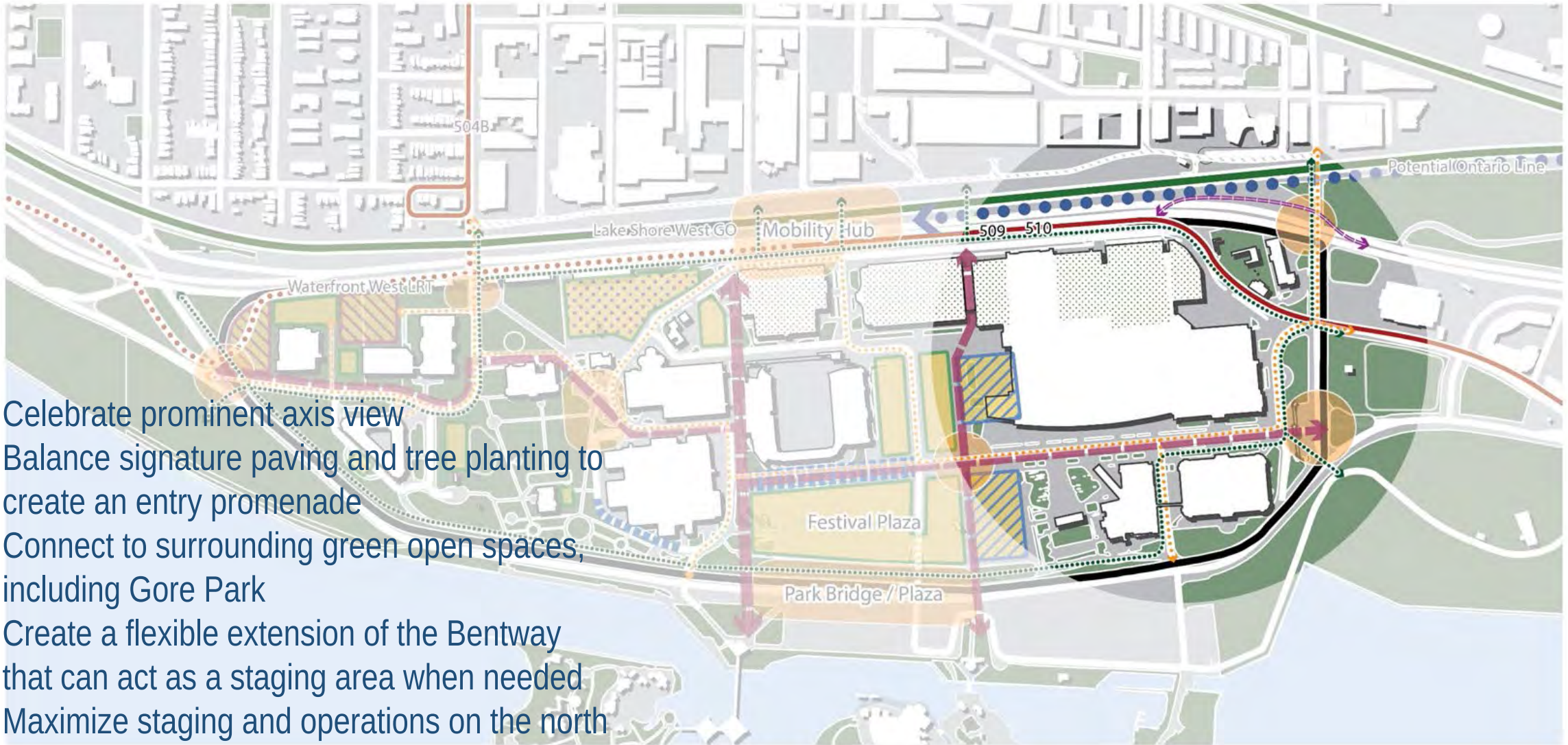
Structure Plan_Entertain Zone

- Large, flexible open spaces to accommodate crowds and provide meeting places
- Create prominent mobility gateway and connected linear transportation infrastructure that comfortably transitions patrons into and through Exhibition Place year-round



- Maximize staging areas
- Plaza space adaptable to provide interim parking and/or support events
- Lake Shore park bridge to balance green space

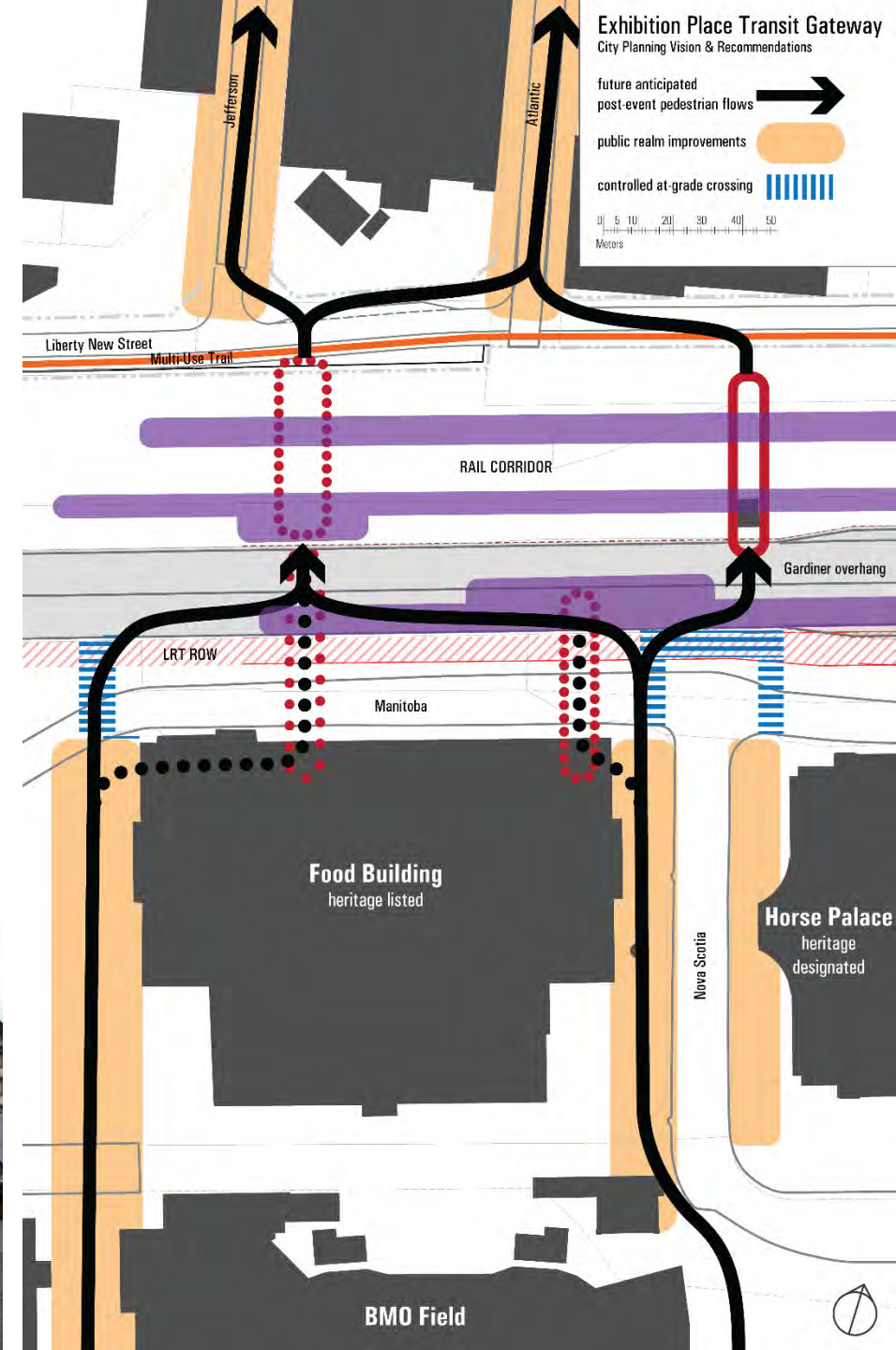
Structure Plan_Exhibit Zone



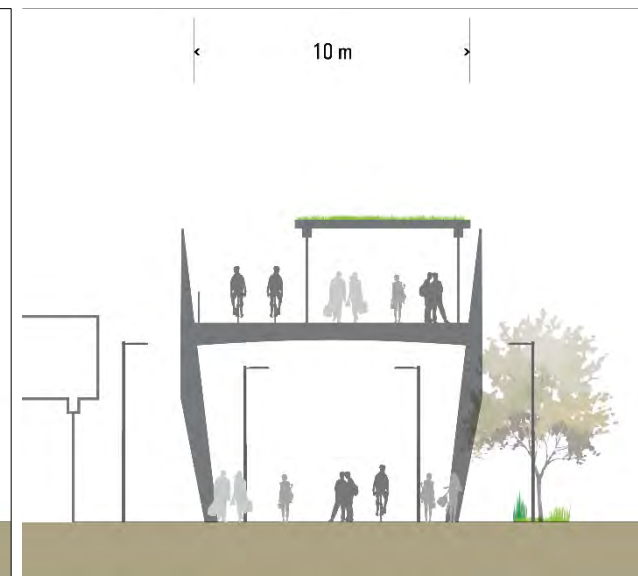
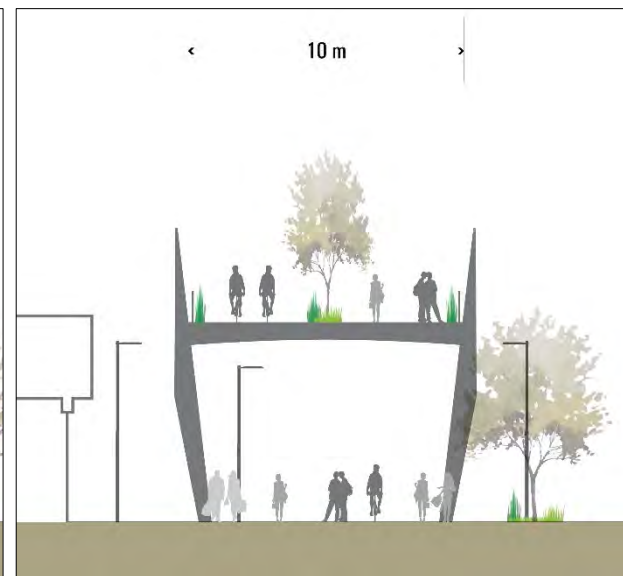
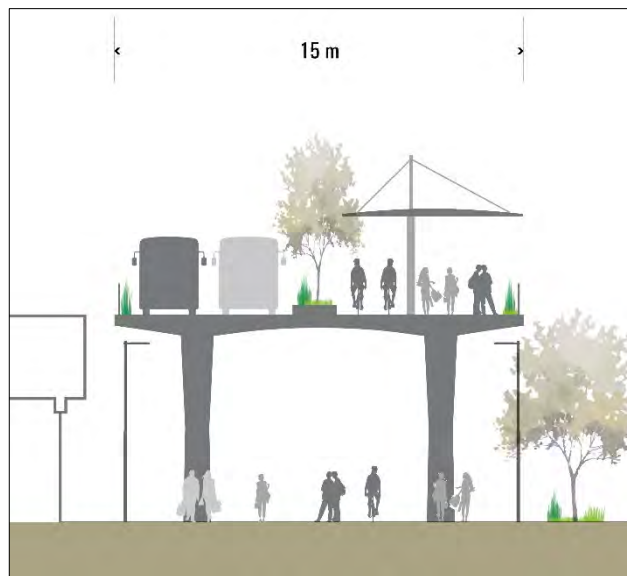
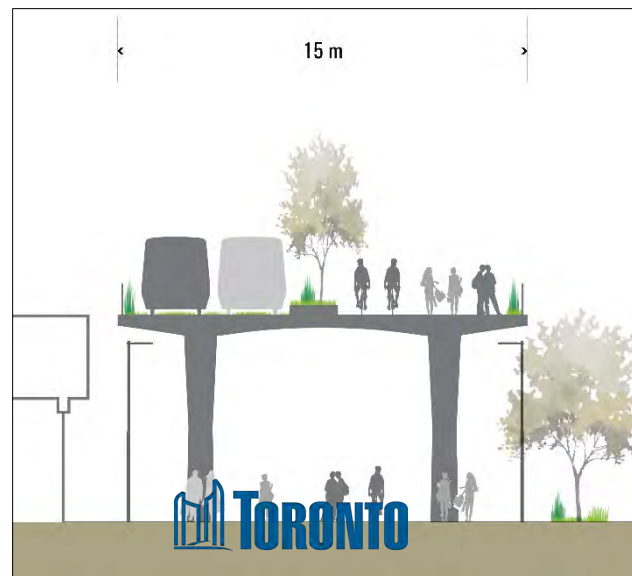
- Celebrate prominent axis view
- Balance signature paving and tree planting to create an entry promenade
- Connect to surrounding green open spaces, including Gore Park
- Create a flexible extension of the Bentway that can act as a staging area when needed
- Maximize staging and operations on the north side of the site

Big Moves_Transit Hub

- Highest Volume Site Gateway
 - Integrated Transit Facilities
 - Connections to Liberty Village
 - Improved animation of space
- Food Building Opportunities
 - Potential Tourist Info, Transit, Food/Market Hall, CNE



Big Moves_Multi-Use North-South Link



Big Moves_Flexible Plaza Space



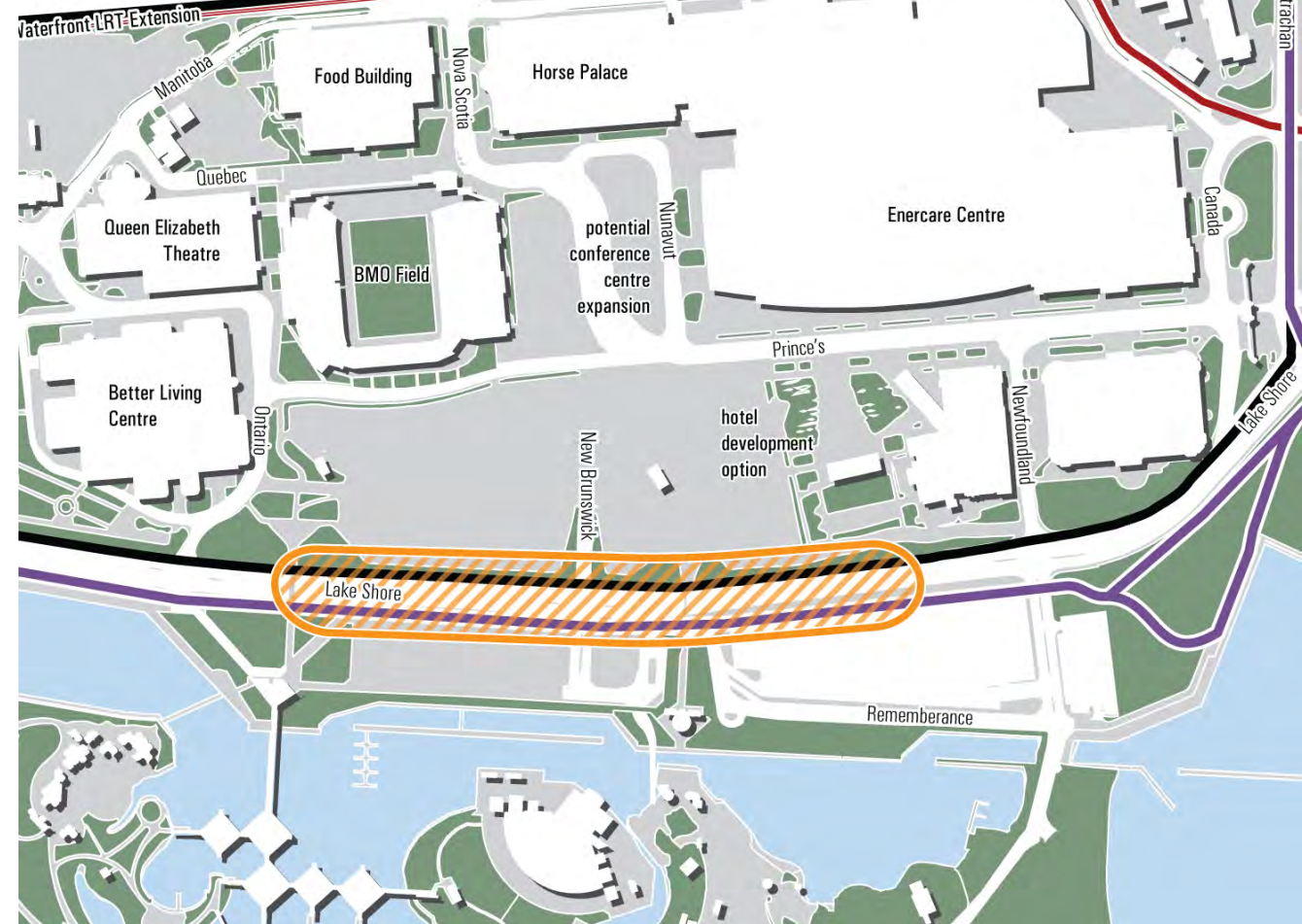
- Adaptable to event-specific staging and parking as needed
- Improved public realm when not in use
- Potential integration with Lake Shore park bridge



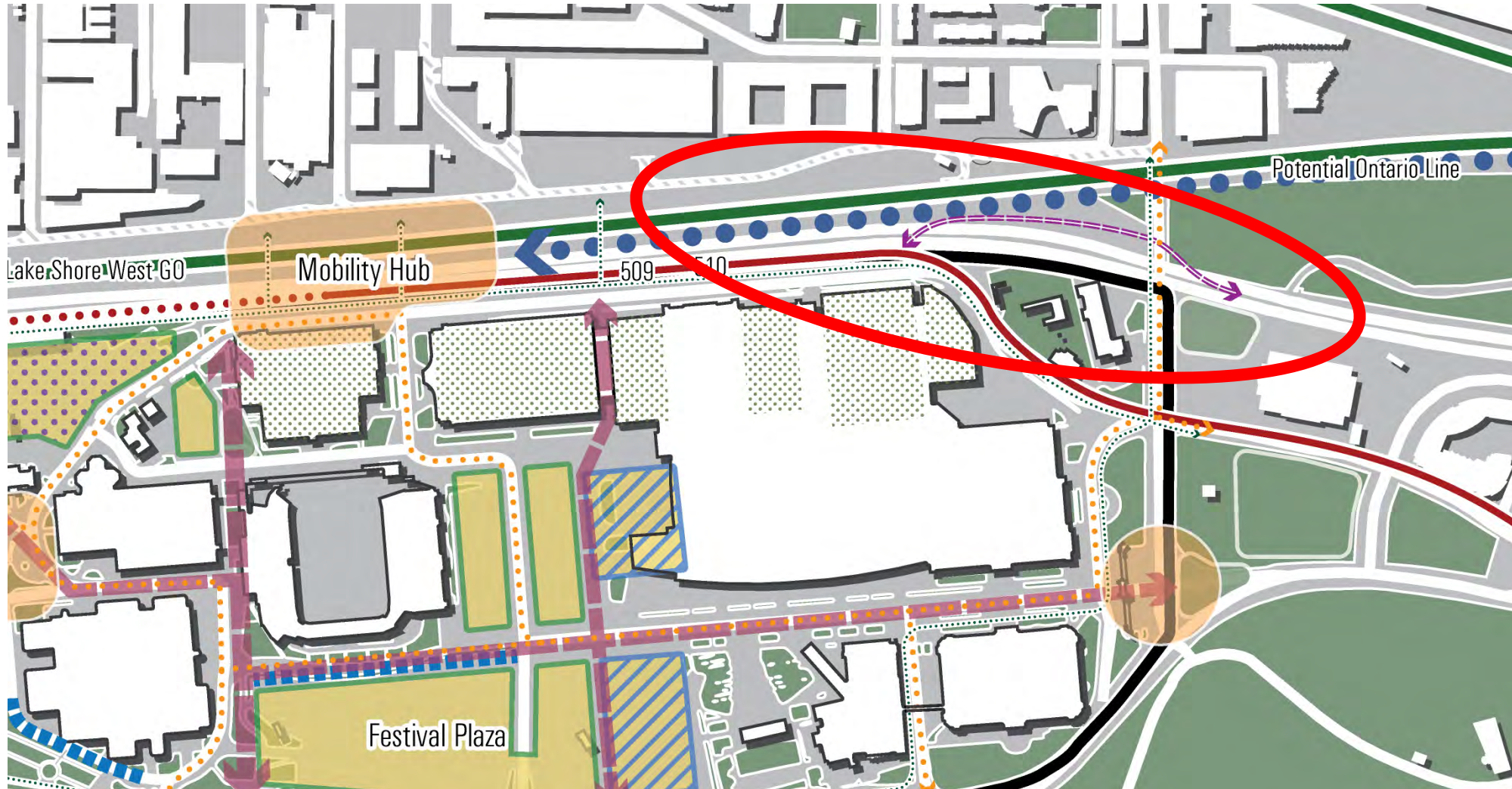
Big Moves

Lake Shore Park Bridge

- Green space expansion and connection to Ontario Place
- Integrate North-South Link / Shuttle / Active Connections

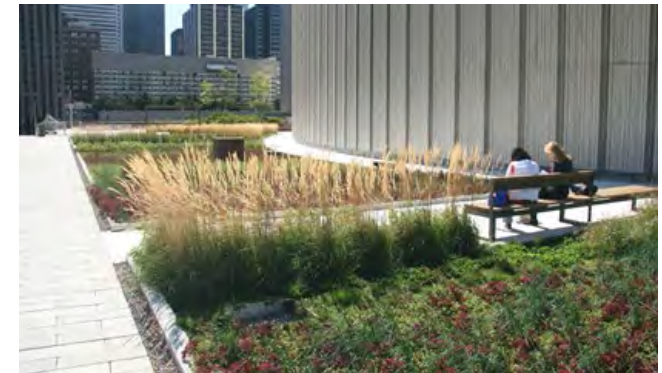


Big Moves Under Gardiner Improvements



Quick Start _ Innovation Zone

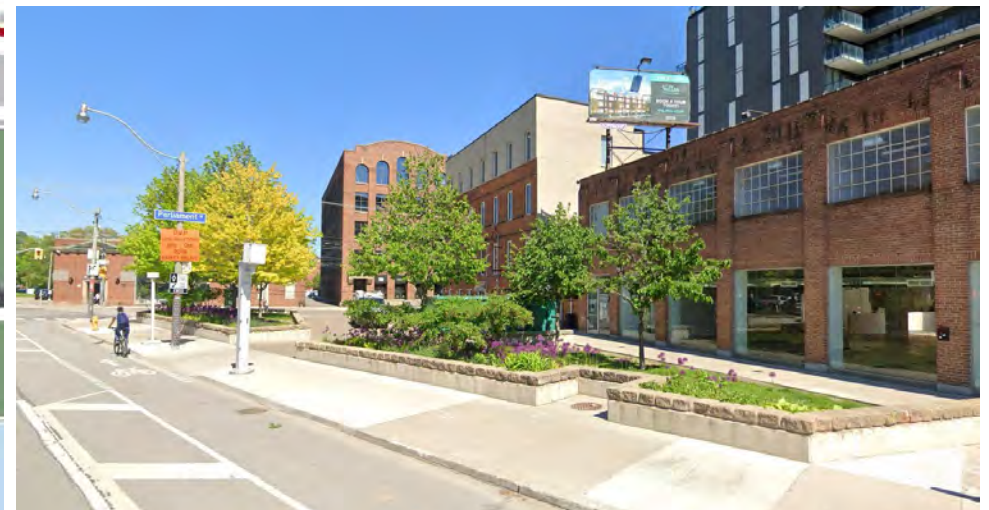
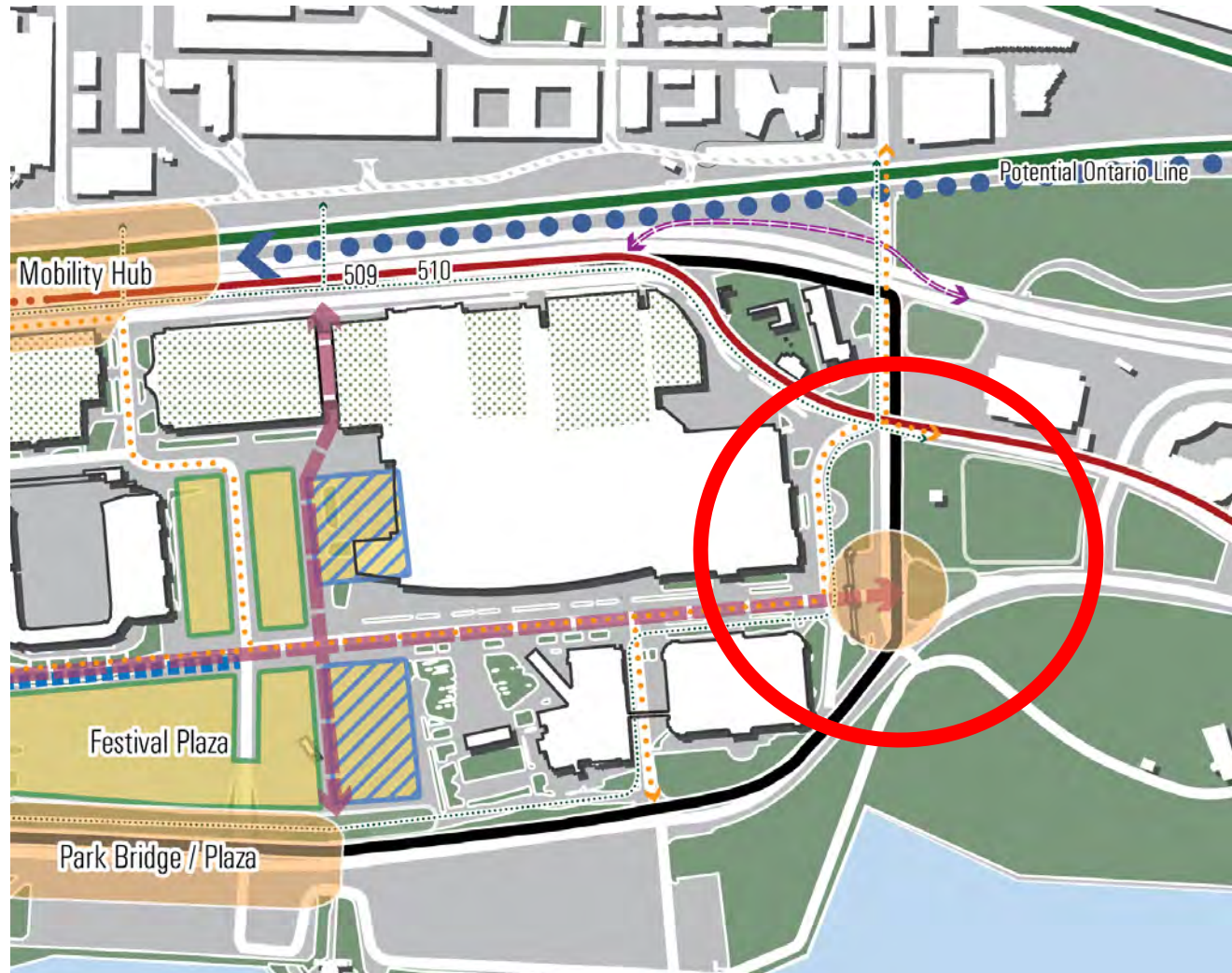
- Pilot projects to test emerging transportation technology for potential future implementation to improve on-site mobility
- Building on current leadership in sustainability, green infrastructure, Low Impact Development practices
- Other opportunities to showcase innovation



Quick Start_Landscaped Link to Ontario Place



Quick Start_Enhanced East Gateway/Gore Park



NEXT Steps

