

December 11, 2019

Toronto City Clerk's Office
EPB@toronto.ca
Re: Next Place Masterplan

Dear Toronto City Clerk's Office,

The award-winning Toronto Fashion Incubator (TFI) has been a full-time tenant at Exhibition Place since 2007. Created by the City of Toronto in 1987, TFI is the world's first fashion incubator and the City's first business incubator, offering support and services to new and emerging fashion entrepreneurs.

The TFI office is located at 285 Manitoba Drive and we lease approximately 5,600 square feet in a heritage-designated building. Currently, there are 7 sub-tenants working from our space who have access to the building 24/7.

As one of the tenants on the Exhibition Place grounds, we have been asked by the Board of Governors of Exhibition Place to forward our thoughts, feedback and any potential impact that the Next Place Masterplan may have on our operations and events. I have reviewed the Masterplan and in general:

We would welcome:

- More year-round retail and dining options
- Better and more direct two-way access to/from Liberty Village
- Continued access to nearby parking lots

We are concerned about:

- Unreasonable property tax increases due to the redevelopment of Ex Place lands (this is already an issue)
- The elimination of nearby parking spaces to make room for redevelopment
- Parking rate increases (these are already over-inflated during events)
- More grounds closures and restricted access due to increased events (such as the Honda Indy, Royal Agricultural Fair and CNE)
- Safety and security on the grounds (we work 24/7)
- Sanitation – during and post events (already an issue)

If you wish to contact me, my contact details are below.

Best regards,

Susan Langdon
Executive Director
Toronto Fashion Incubator (TFI)
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www.fashionincubator.com