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Councillor Mark Grimes, Chair  
Board of Governors of Exhibition Place  
200 Princes' Boulevard  
Toronto ON  
M6K 3C3  
September 13, 2021

**Re: Review of Proposed Hotel X Phase II (Exhibition Place)**  
Ward 10 - Spadina-Fort York

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City Planning staff have been engaged in on-going dialogue with Exhibition Place staff and the proponents of the Phase 2 Hotel X proposal since the early part of 2021. This engagement has been very productive and has resulted in substantial changes to the proposal which has resolved numerous high level issues identified by staff with the initial proposal. City Planning staff are substantially in support of the revised design proposal and look forward to continuing to work with Exhibition Place staff, the project proponent and their team on further refinements of the proposal.

The cooperation between City Planning staff and staff at Exhibition Place on the Phase 2 Hotel X proposal builds upon the work involved in bringing the Exhibition Place Master Plan proposals report forward for Council's adoption in September of 2020. The Proposals Report presents a vision and guiding principles for the continued success of Exhibition Place.

As the Phase 2 Hotel X proponent team continues to advance the detailed design in preparation of the Site Plan Control application, the following principles are to be further considered, which are consistent with the Exhibition Place Master Plan guidelines for development:

**Built Form and Public Realm:**

- Enhance the public realm design and pedestrian connections that carry through and past the site to ensure a contiguous and integrated streetscape and landscape. A north-south pedestrian connection to Ontario Place is an essential component of the site and must be integrated in the public realm design;
- Integrate signage and lighting into the building in a manner that complements Princes' Boulevard, Lake Shore Boulevard West, and Exhibition Place as a whole;
- Prioritize sustainability and green infrastructure to achieve voluntary tiers of the Toronto Green Standard and achieve a net zero carbon footprint;
- Prioritize accessibility and compliance with AODA in all aspects of the site design;

## Heritage and Archaeology:

The principles outlined in the Exhibition Place Master Plan Proposals Report are founded upon the historic importance and evolution of Exhibition Place as described in the Exhibition Place Cultural Heritage Landscape Assessment (CHLA).

- It is important to engage with the larger design team to achieve an integrated design approach, including the landscape architect, and heritage consultant. Given the importance of the cultural heritage landscape at Exhibition Place, the work of these professionals needs to be fundamentally integrated into the design evolution of the proposal.
- With regard to the relationship to Stanley Barracks and the parade grounds, specifically:
  - o Archaeological resources are to be referenced and incorporated into the project. The façade and interior of the building will reflect the known archaeological resources, particularly the symmetrical layout of the western barracks building;
  - o The design of the elevation of the new building and the adjacent public realm that face the Stanley Barracks should be designed to frame and complement the barracks complex and to form part of the Historic Interpretation Strategy for the site so that it visually forms the western edge of the historic parade grounds; and
  - o Explore opportunities to integrate the parade grounds in front of the Barracks with the public realm and specifically Princes' Boulevard.

City Planning staff are committed to working closely with the proponent team to address any issues that arise over the course of the Site Plan Control application. Staff would again like to thank the proponent team for the substantial changes that have been made to the proposal to address and respond to the comments provided by City staff.

Yours truly,



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cc: Councillor Joe Cressy  
Don Boyle, CEO, Exhibition Place