



Joe Cressy 周凱捷

City Councillor | Ward 10, Spadina-Fort York

April 20, 2021

Toronto and East York Community Council

Re: Undertaking public consultation for the Hotel X Phase 2 proposal

Dear Chair and Members,

Exhibition Place is a unique and important public resource for Toronto as a large publicly-owned property close to the downtown core, Lake Ontario, and major transportation links. It is of immense value to Torontonians today, and we must also be wise stewards of Exhibition Place for the continued benefit of future generations.

In support of making the most of the present and future of Exhibition Place, on May 19, 2019, City Council adopted the recommendations of the Exhibition Place Cultural Heritage Landscape Assessment (CHLA) and directed staff to utilize these recommendations in the development of a Master Plan for Exhibition Place.

On September 30, 2020, Council approved the Exhibition Place Master Plan - Phase 1 Proposals Report. The emerging Master Plan and the CHLA affirm a vision to maintain Exhibition Place as a unique and valuable City asset, with diverse roles as Toronto's preeminent gathering place, a place with a unique and valuable heritage and landscape and a place of innovation and economic activity.

Hotel X Phase 2 proposal

A presentation was made at the October 26, 2020 meeting of the Exhibition Place Board of Governors proposing a second phase expansion of the Hotel X facility at Exhibition Place. The proposal includes a 400-room hotel in a tower and a 6,000 to 7,000 seat auditorium-style entertainment venue. The proposed hotel would be located to the west of Stanley Barracks on the south side of Princes' Boulevard. The first phase was approved by City Council in December 2009. (EX36.3)

Uses at Exhibition Place are not subject to a zoning By-law but are governed by s. 406 of the City of Toronto Act and s. 43 of the Municipal Code. The Act and the Code, which have identical provisions, permit a variety of uses, generally recognizing and supporting the role of Exhibition Place as the City's downtown fairgrounds and the trade and convention facilities on the site, as well as permitting "any other purposes that the City may approve."

Although there is no zoning approval required for changes at Exhibition Place such as the proposed hotel, the hotel complex is subject to planning review through a site plan control application. Site plan control is delegated to the Chief Planner and Executive Director of the City Planning Division. There is typically no public consultation process as part of site plan control approval.

Due to the lack of an automatic public consultation process, it is necessary for Toronto and East York Community Council to initiate this work.

There was considerable public interest expressed in the future of Exhibition Place throughout the development of the Master Plan Proposals Report and the public consultation program conducted by City Planning staff as part of the development of the emerging Master Plan. There is likewise a strong desire – and need – to engage with and consult with the public from the outset of reviewing the Hotel X Phase 2 proposal.

Recommendation:

1. Toronto and East York Community Council request that the Chief Planner and Executive Director, City Planning Division, work with the Chief Executive Officer, Exhibition Place, and the Ward Councillor to undertake public consultation for the proposed Phase 2 Hotel X development at Exhibition Place.

2. Toronto and East York Community Council request that the Chief Planner and Executive Director, City Planning Division, report back at an early stage of the Site Plan review process on matters including:
 - a. findings of the public consultation;
 - b. conformity with the Exhibition Place Master Plan Phase 1 Proposals Report and the Cultural Heritage Landscape Assessment (CHLA); and
 - c. permitted land uses.

Sincerely,

Joe Cressy