

**City Council**

**Motion without Notice**

MM45.52	ACTION			Ward: 10
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**Preparing Site Plan Approval Conditions - New Fort Archeological Site AjGu-32 for Hotel X Phase 2 - 2 Strachan and 135 Princes' Boulevard - by Councillor Mark Grimes, seconded by Councillor Gary Crawford**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate*

**Recommendations**

Councillor Mark Grimes, seconded by Councillor Gary Crawford, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning to prepare Site Plan Approval conditions/requirements regarding Site Plan Application File 22 120103 STE 10 SA with respect to retaining the majority (not less than 80 percent) of the former men's barracks foundations (identified by Trench 2 within Archeological Services Inc.'s report, Stage 2 Archeological Assessment of Hotel X Phase 2, Exhibition Place, City of Toronto, dated October 21, 2021) located within the larger New Fort archeological site AjGu-32, and that the design be acceptable to the Chief Planner and Executive Director, City Planning.
2. City Council direct that the remaining features identified within site AjGu-32, excluding the former men's barracks' foundations (identified by Trench 2 within Archeological Services Inc.'s report, Stage 2 Archeological Assessment of Hotel X Phase 2, Exhibition Place, City of Toronto, dated October 21, 2021), shall not be subject to further assessments, including but not limited to Stage 4 archeological assessment, and not be subject to any further Site Plan Approval conditions/requirements for the site excavation to proceed, provided that a full time archeological consultant is on site during the excavation of the site to make a visual and recorded record of the remaining artifacts excluding the men's barracks' foundations which is to substantially remain and be incorporated into the project.

**Summary**

An application for Site Plan Approval has been filed proposing a 30 storey, 382 suite hotel which is connected to a 7,000 seat venue that will host E-sports events, concerts and other large gatherings, located on the Exhibition Grounds. A surface parking lot of 108 parking spaces is proposed together with 358 parking spaces located 1 level below grade.

The proposed development is located over a portion of the New Fort archeological site (AjGu-32). In response to the on-site archeological resources, the development intends to remove the findings located directly beneath the site, with the exception of the men's barracks' foundations, to facilitate the underground parking while introducing a heritage interpretation piece that displays a portion of the excavated former men's barracks' foundations. The

displayed portion will be integrated into the landscape and public realm design allowing for public viewing.

The development adheres and enhances the vision, ideas and strategies for the future of Exhibition Place as outlined in the Exhibition Place Master Plan Phase 1 Report by creating a variety of new public spaces at grade, enhancing the public realm, and introducing pedestrian linkages through and around the site. Specifically, site design supports and emphasizes a direct north south pedestrian link from the Exhibition Place GO Station, to the site and further south to the pedestrian bridge over Lake Shore Boulevard West, Budweiser Stage and East Island. A significant at grade setback from Princes' Boulevard (+/- 60 metres) results in the hotel podium and venue sensitive towards the existing street wall along Princes' Boulevard, while creating considerable open space and a public realm.

This Motion is urgent as it will facilitate the development as outlined in the Exhibition Place Master Plan Phase 1, while protecting the New Fort archeological site.

**Background Information (City Council)**

Member Motion MM45.52