

## **Hotel X Phase 2 – 2 Strachan Avenue and 135 Princes' Boulevard - Site Plan Update Report**

Date: March 31, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 10 - Spadina-Fort York

**Planning Application Number:** 22 120103 STE 10 SA

### **SUMMARY**

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This report is an update on the public consultation process for Phase 2 of the Hotel X development at Exhibition Place. A site plan application was submitted to the City on March 7th, 2022 and is currently under review.

This application for site plan approval proposes a 30 storey, 382 suite hotel which is connected to a 7,000 seat entertainment venue that will host E-sports events, concerts and other large gatherings. A surface parking lot of 108 spaces is proposed together with 358 underground parking spaces.

As zoning permissions are not subject to the standard public process for amendments Exhibition Place, the proposed hotel complex is subject to planning review through a site plan application. Site plan control is delegated to the Chief Planner and Executive Director, City Planning. There is typically no public consultation process as part of site plan approval. At the request of the Ward Councillor, City Planning and Exhibition Place held a community consultation meeting in order to provide an opportunity for public input at an early stage of the Site Plan review process.

This report provides an update on the public consultation processes to date and sets out the next steps for the review of the application.

### **RECOMMENDATIONS**

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The City Planning Division recommends that this report be received for information.

## Financial Impact

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

At its meeting on December 15, 2021, by adoption of Item GL27.18, City Council approved the Phase 2 Lease for Hotel X. City Council also approved, subject to the Site Plan Application review process developed for Exhibition Place by City Planning, the Phase 2 Tenant's design proposal for the Phase 2 Hotel and Performance Venue development as set out in the proposed design plan and situated on the Phase 2 Lands. [Agenda Item History - 2021.GL27.18 \(toronto.ca\)](http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.GL27.18)

At its meeting of October 29, 2021, by adoption of Item EP20.1, the Exhibition Place Board of Governors approved the Phase 2 Lease between the City of Toronto, as landlord, Lakeshore Princess West Limited Partnership and the Board, based on the terms and conditions negotiated by the parties and included in that report under Appendix A and Confidential Attachments 1 and 2, subject to City Council approval. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EP20.1>

At its meeting of April 21, 2021, by adoption of Item TE24.95, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to 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 and report back at an early stage of the Site Plan review process. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.95>

At its meeting of October 26, 2020, through Item EP14.5, the Board received from the Phase 1 Tenant's principal shareholder, Mr. Henry Kallan, Overactive Media Corporation and their architect, Populous, a power point presentation on the progress of the Phase 2 development design concept for the benefit of the Board Members. <https://www.toronto.ca/legdocs/mmis/2020/ep/bgrd/backgroundfile-157468.pdf>

At its meeting on September 30, 2020, through Item TE18.42, Council adopted Exhibition Place Master Plan – Phase 1 Proposals Report. The report describes the outcomes from the first phase of the Master Plan exercise, including a Proposals Report comprising a recommended Vision, Guiding Principles, emerging strategies and draft Structure Plan to support and enhance the continued success of Exhibition Place. <http://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-156142.pdf>

At its meeting of September 18, 2020, by Item EP13.5, the Board received an information report on Hotel X Development - Phase 2 Lands, that the Phase 1 Tenant had provided written notice that it wished to exercise its option rights for a second hotel tower and other related amenities. The Board requested the Chief Executive Officer,

Exhibition Place to commence discussions with the City of Toronto's Corporate Real Estate Management staff and Hotel X representatives to start negotiations on the Phase 2 development and report back to the Board.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EP13.5>

At its meeting of May 14, 2019, City Council, through Item TE5.26, adopted the recommendations of the Exhibition Place Cultural Heritage Landscape Assessment and directed City Planning staff to utilize those recommendations in the development of the Exhibition Place Master Plan, in accordance with a proposed study framework and including public and stakeholder consultation.

<http://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-131737.pdf>

## **ISSUE BACKGROUND**

Following the completion of a successful Request for Proposal process held in 2007, the City of Toronto and the Board of Governors of Exhibition Place (the "Board"), collectively as landlord, executed a 49-year lease agreement for a hotel complex (Hotel X). The first phase of Hotel X opened for operations on March 20, 2018. In the Lease for Hotel X, the Tenant had an option to lease certain additional lands to the west for the development of second hotel tower. The Tenant is now proceeding with Phase 2, which includes a 30 storey, 382 suite hotel which is connected to a 7,000 seat entertainment venue that will host E-sports events, concerts and other large gatherings. A surface parking lot of 108 spaces is proposed together with 358 underground parking spaces is also proposed. The site represents an important gateway south to Ontario Place and Lake Ontario. Detailed information on this site plan application can be found at [www.Toronto.ca/2Strachan](http://www.Toronto.ca/2Strachan).

## **COMMENTS**

### **Planning Process**

As noted earlier City Council has approved a Master Plan and Cultural Heritage Landscape Assessment (CHLA) for Exhibition Place. These reports 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. The Guiding Principles that will direct decision making at Exhibition Place are:

- Removing Barriers/ Making Connections/ Prioritizing Transit
- Building a Network of Spectacular Waterfront Parks & Public Spaces
- Promoting a Clean & Green Environment
- Creating a Dynamic and Diverse New Place
- Openness and Transparency/Responsiveness to the Broader Community and Stakeholders

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, City Planning. There is typically no public consultation process as part of site plan control approval.

In the case of this application, a public consultation process was initiated given the considerable interest in the Exhibition Place Master Plan process and the importance of the site in connecting to the parks and public realm south to Ontario Place and Lake Ontario.

## **Design Review Panel**

City Planning and Exhibition Place staff worked with the applicant to refine design concepts and planning principles. Design concepts came before the City of Toronto Design Review Panel ("D.R.P.") for the first time on March 11, 2021. The Phase 2 Tenant and City Planning staff, along with Exhibition Place staff, presented the Phase 2 Tenant design proposal to the D.R.P. The panel members unanimously voted non-support and noted the proposed Phase 2 Development design proposal did not meet fundamental design excellence objectives. Full details and comments of the D.R.P. review can be found here:

[Design Review Panel Meeting Minutes March 11 2021 \(toronto.ca\)](#)

The application came before the D.R.P. for the second time on March 10, 2022. Comments from the panel members include:

- Ensure the north-south connection through the site has continuous access and reads as public;
- Heritage relationships to Stanley Barracks and the archaeological site on the building footprints require more emphasis through design;
- Careful execution and quality control of both the building and plaza designs are central to activating this site as a gateway south to Lake Ontario;
- Concerns around the amount of parking in the context of the planned Exhibition Station and the inclusion of surface parking;
- Responding to the interface with Lake Shore Boulevard West.

Overall, the panel recognized the significant changes to the design from the first appearance at the D.R.P. as substantial improvements and voted in support of the application.

## **Summary of Consultation**

A virtual community consultation meeting was held on the site planning process on March 22, 2022. There were technical issues with the meeting which prevented attendees from viewing the presentations, but staff have reached out to those who registered and with interested parties and have made the presentations and the

recording of the meeting available. Planning staff have offered to meet with anyone interested in a follow-up meeting. Community comments include:

- Questions around the types of events to be held at the performance venue;
- Inquiries regarding the business case for additional hotel uses in the area;
- Suggestion to integrate solar panels and take advantage of the building orientation for energy production;
- The need to provide more public space and park-like amenity in the area;
- Potential for impacts to the operations of the emergency respite centre at 701 Fleet Street.

Ongoing informal stakeholder discussions and public feedback is expected as participants review the presentation materials in more detail.

### **Items to be Further Considered**

Staff input provided in the pre-application process will continue to inform the review of the site plan application. Key considerations include:

- Enhancements to public realm and pedestrian connections that carry through and past the site;
- Building design to frame and complement Stanley Barracks.
- Integration of signage and lighting in a complementary manner;
- Prioritize sustainability, green infrastructure, and accessibility
- Archaeological resources to be referenced and incorporated;

Staff are completing their review of the application, including follow up with interested stakeholders and members of the public.

**Next Steps**

City staff will complete the site plan review process for this application.

**CONTACT**

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**SIGNATURE**

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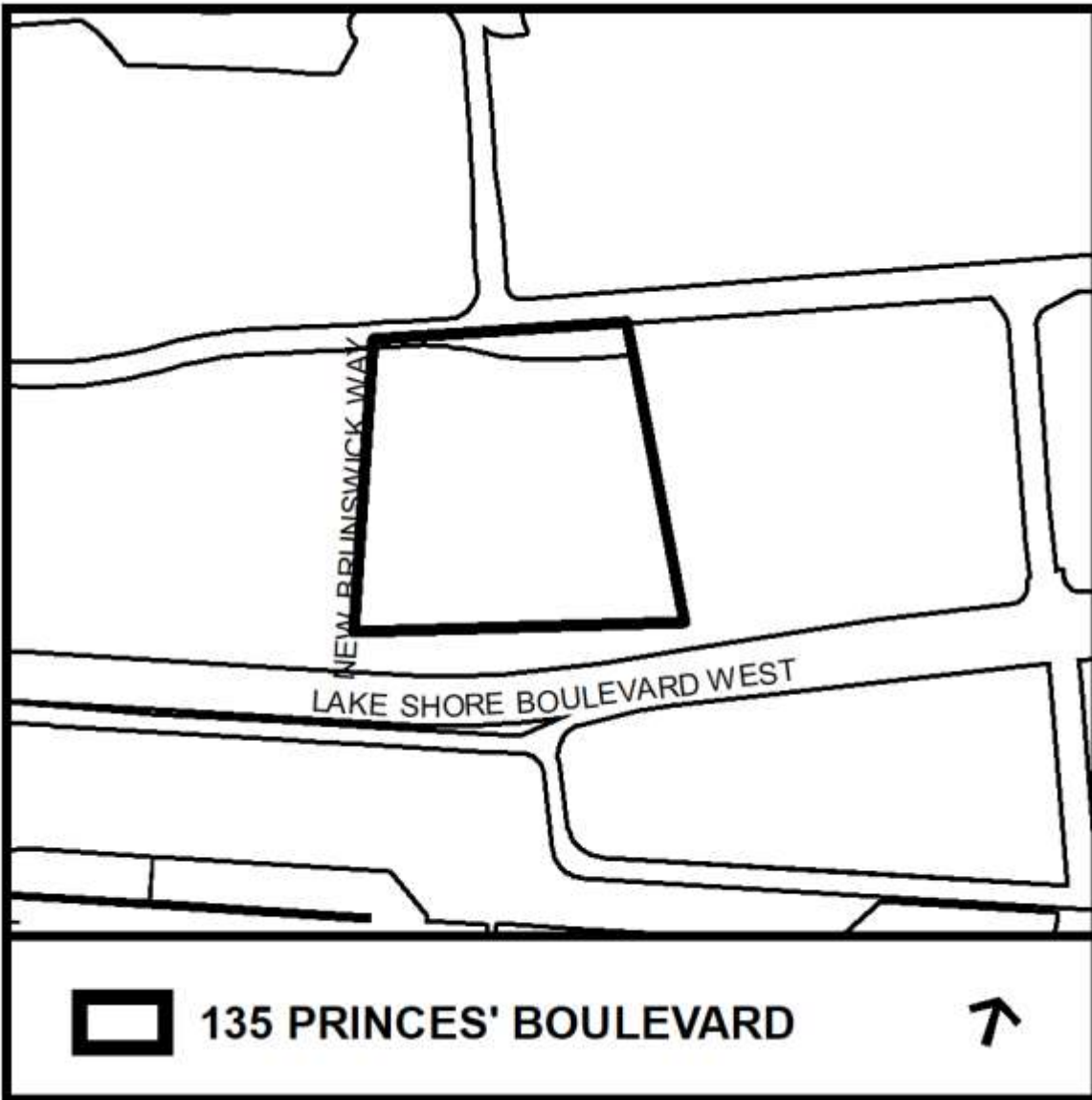
Director, Community Planning Toronto and East York District

**ATTACHMENTS**

Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 1 Location Map



## Attachment 2: Application Data Sheet

Municipal Address: 2 Strachan and 135 Princes' Boulevard Date Received: March 7, 2022

Application Number: 22 120103 STE 13 OZ

Application Type: Site Plan

### Project Description:

This application for site plan approval proposes 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. A surface parking lot of 108 spaces is proposed. Both the hotel and venue are currently identified as the "Phase 2: Hotel and Performance Venue" proposal located at Exhibition Place..

|                       |       |           |                 |
|-----------------------|-------|-----------|-----------------|
| Applicant             | Agent | Architect | Owner           |
| ARMSTRONG<br>PLANNING |       | POPULUS   | City of Toronto |

### EXISTING PLANNING CONTROLS

|                            |                    |                          |   |
|----------------------------|--------------------|--------------------------|---|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: |   |
| Zoning:                    | Delegated          | Heritage Designation:    | Y |
| Height Limit (m):          | n/a                | Site Plan Control Area:  | Y |

### PROJECT INFORMATION

|                   |        |               |     |            |     |
|-------------------|--------|---------------|-----|------------|-----|
| Site Area (sq m): | 27,600 | Frontage (m): | 138 | Depth (m): | 170 |
|-------------------|--------|---------------|-----|------------|-----|

| Building Data               | Existing | Retained | Proposed | Total    |
|-----------------------------|----------|----------|----------|----------|
| Ground Floor Area (sq m):   |          |          | 5162.0   | 5162.0   |
| Residential GFA (sq m):     |          |          |          |          |
| Non-Residential GFA (sq m): |          |          | 40252.0  | 40252.0  |
| Total GFA (sq m):           |          |          | 45,413.0 | 45,413.0 |
| Height - Storeys:           |          |          | 30       | 30       |
| Height - Metres:            |          |          | 112      | 112      |

|                        |      |                    |      |
|------------------------|------|--------------------|------|
| Lot Coverage Ratio (%) | 0.87 | Floor Space Index: | 1.64 |
|------------------------|------|--------------------|------|

Floor Area Breakdown      Above Grade (sq m)      Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:      45,413.0      6,800

| Residential Units<br>by Tenure | Existing | Retained | Proposed | Total |
|--------------------------------|----------|----------|----------|-------|
|--------------------------------|----------|----------|----------|-------|

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

|              | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 bedroom |
|--------------|--------|-----------|-----------|-----------|-----------|
| Retained:    |        |           |           |           |           |
| Proposed:    |        |           |           |           |           |
| Total Units: |        |           |           |           |           |

Parking and Loading

|                 |     |                         |     |                |   |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 466 | Bicycle Parking Spaces: | 137 | Loading Docks: | 6 |
|-----------------|-----|-------------------------|-----|----------------|---|

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