



November 27, 2023

City Planning  
Toronto City Hall  
12th fl. E., 100 Queen St. W.  
Toronto ON M5H 2N2

*Via Email*

**Attention: Mr. Dan Nicholson  
Mr. Colin Wolfe**

**Re: Therme – Better Living Centre Feasibility Study  
Canadian National Exhibition Association (CNEA) Input**

City Planning has provided the CNEA with an extract of a portion of the feasibility study that will be presented to the Executive Committee at its December 5, 2023 meeting. There are gaps and inaccuracies in the content of the extract that has been provided as it relates to CNEA's use of the facilities.

The CNEA offers comments specific to the extract presented followed by submissions the CNEA views as relevant and not discussed in the extract. Specifically, we address the following:

1. Current CNEA Use of the Better Living Centre (BLC)
2. CNEA's Historic Role at Exhibition Park/Exhibition Place
3. The Continuing Reduction in Programmable Space Made Available to the CNE
4. Working Together for a More Productive Future
5. Conclusions

Attached as Appendix "A" is the extract provided by City Planning to the CNEA for its review.

### **1. Current CNEA Use of Better Living Centre**

The extract fails to disclose the full range of use of the BLC that is undertaken by the CNEA each year to facilitate the production of the Canadian National Exhibition (CNE). Attached as Appendix "B" to this letter are the Executed 2023 Move In and Move Out schedules and the supporting move out site plan. These documents typify the annual use of the facility for CNE purposes. There are only minor variations in

the dates from year to year. I have summarized the move in and move out dates particular to the BLC below so that there is a clear understanding of the duration of the CNE's use of the facility. 2023 use of the BLC was as follows:

	Move In Start	Move In Finish	Move Out
<b>April</b>			
BLC East Side - VIP Room, Cash Offices, NE Corner of Exhibit Hall Floor	April 3	July 18	Sept. 8
<b>June</b>			
BLC East Side - Exhibit Floor plus outdoor patio-Casino Move-In	June 5	July 18	Sept. 8
<b>July</b>			
BLC West Side - CNE Farm (TFOB to use portion of space from July 22- 29)	July 3	Aug. 17	Sept. 15
<b>August</b>			
Exterior West side of BLC - grass/concrete area (as specified in Site Map)	Aug. 6	Aug. 17	Sept. 15

The extract also specifies that the BLC “is a key component in the FIFA 2026 events, and is currently planned for hospitality and guest services functions from April to July 2026.” Representatives of the CNEA recently met with Sharon Bollenbach, Executive Director of World Cup Hosting 2026, and Alan Jazvac, Project Manager, Games and Events. To our surprise and disappointment, no disclosure had been made to the City’s World Cup Hosting team as to CNEA’s rights of use during the relevant period. In their schematics, the entire BLC is mapped as a FIFA hospitality venue from April through July 2026. As can be seen in the above chart, the east side of the BLC is assumed by the CNEA as of early April. FIFA cannot have rights to the entire building for a period of four months when the CNEA has rights of use during those same four months. That would constitute a breach of the Master Agreement provisions agreed to by the City, ExPlace and the CNEA that cover the 2026 operating period.

There have been multiple instances when events have been planned at ExPlace venues at times when the venues are supposed to be under the control of the CNEA. In each instance, the CNEA has worked to accommodate and find solutions despite the breach of the Master Agreement’s use provisions. However, the lack of disclosure to the City’s FIFA team is concerning given the length of time being contemplated for FIFA’s BLC use and the potential for serious disruption of the CNEA’s activities, particularly related to the CNE’s Charity Casino operation, which is a key revenue source for the CNE.

Please note that the CNEA has proposed year-round programming at the BLC on at least three occasions since 2018 and indicated to ExPlace its willingness to enter into a long-term lease agreement regarding the same. To date, no agreement on long-term use has been reached. In the interim, the CNEA leased a portion of the BLC in 2023 for another exhibition. The lease was for a duration of 187 days. Since CNEA required air conditioning for the BLC event, CNEA offered to pay for a permanent HVAC installation since the permanent install was roughly equivalent in cost to a temporary installation. ExPlace was not interested in a permanent installation. Therefore, CNEA installed HVAC on a temporary basis for the duration of the lease period. CNEA is currently preparing an unsolicited proposal for the long-term lease of the BLC that will allow for year-round programming of the facility.

## **2. CNEA's Historic Role at Exhibition Park/Exhibition Place**

The CNEA is not merely a tenant on the Exhibition Place site. Its history and contribution to this city, province and country is inextricably linked to Exhibition Park and, since the mid-70's, Exhibition Place.

The CNEA was founded as a not-for-profit corporation in 1879 to organize events on these grounds, to support its ongoing evolution, and, for a significant amount of its history to plan, design, construct and implement new developments on site. The CNEA is a community-based not for profit organization that represents organizations and individuals from business and industry, arts and culture, agriculture, and the municipality. It is a representative community voice that sees a fundamental part of its role as protecting the community and public interest in Exhibition Place.

Over the first 103 years, from 1879 through to the end of 1983, the CNEA not only produced events on the grounds but oversaw the design, construction, and management of its facilities. Moreover, in the majority of cases, the CNEA also funded the construction and maintenance of those facilities.

We examined the CNEA's financial contributions to the City from 1919 through 1983. (The Board of Governors of Exhibition Place took over management of Exhibition Place after the 1983 CNE, hence the examination through to the end of 1983.) In most years, the CNEA paid to the City surplus earned from its operations. Stated in 2023 dollars, the CNEA paid \$154 million dollars to the City over that time period. But, aside from payments of surplus, the CNEA also funded the maintenance, rehabilitation and construction of buildings on site. These payments totalled over \$170 million stated in 2023 dollars for the same 2019 through 1983 timeframe. Combining surplus and capital contributions, the total equaled \$324 million.

Buildings constructed using CNEA contributions include the following:

- The Food Products Building & Extension (the predecessor of the current Food Building)
- The Electrical Building

- The Automotive Building
- The Electrical Distribution Plant
- The Food Building
- The Queen Elizabeth Building
- The Better Living Centre
- The Bandshell

The above list does not include building improvements such as renovations to Exhibition Stadium, which were also funded in comparable fashion. We have reviewed CNEA Board and Executive Committee minutes and financial statements as well as City Council resolutions. This is not the forum to provide full disclosure as the documentation spans decades. However, for example, the 1948 CNEA financial statements provided the following quote:

*.... Over the period 1919-1948 there were held 25 annual Exhibitions, exclusive of the war years 1942-1946, and during this period the Association paid to the City of Toronto in cash \$5,573,252.00 Thus the city was repaid all the installments of debt, both interest and principal (amounting to \$2,391,245.00) incurred in the construction of the buildings during that period and in addition received \$3,182,007.00 in free surplus.*

Those debt charges related to the Food Products Building, the Electrical Building, the Automotive Building, and the Electrical Distribution Plant. The Bandshell construction was funded from operations revenue. In addition, the CNEA paid \$12,000 per annum for use of the Coliseum.

In the June 15, 1953 CNEA Executive Committee meeting, the CNEA's Executive Committee was advised of the following:

*The meeting was advised that a communication had been received officially advising that City Council had adopted the recommendation of the Board of Directors covering the erection of a new Food Products Bldg. at a cost not to exceed \$1,500,00.00 with annual debt charges to be repaid by the Exhibition Association over a 20-year period.*

The above-noted arrangement typified the financial backing provided by the City and the commitment to pay provided by the CNEA.

Dominion Consultant Associates Limited prepared an exhaustive study of Exhibition Park in 1966, after the construction of the BLC, the Queen Elizabeth Building and the Food Building. In its report, it stated that the City financed most of the capital expenditures for Exhibition Park facilities through the issue of debentures. The CNEA would then pay down the debentures from its operational earnings. In addition to servicing the debt, all annual operational surplus was paid to the City except for agreed upon reserves. As at December 31, 1964, the published net debt of the City of Toronto related to Exhibition Park was \$8,031,998. According to the report, in the

prior five years, the CNEA paid the City an average annual surplus payment of \$418,587. Our own analysis of CNEA financial statements shows that the average was \$641,179 per annum over this period. The Dominion report also failed to factor in payments made from operational revenue prior to the surplus distributions, which totalled over \$1.2 million over the five year period. In effect, it was the pre-surplus distribution operational payments paid against specific debentures and the surplus payments made by the CNEA that serviced the related debt. In the five-year period preceding 1967, these payments amounted to \$4.4 million.

The Dominion Consultants report also projected annual surplus to exceed \$825,000 per annum for the five years starting in 1967. The Consultants noted that the payments would assist in repaying the debt and recover municipal expenditures for future development. **The bottom line is that the CNEA, operating as a not-for-profit community organization, was the backbone that funded the construction of this site, including the Better Living Centre.**

Whether expressly or impliedly, the CNEA covered the cost of building construction and maintenance during the years the grounds were under its management and, for that matter, even after the transfer of management responsibilities to the BOG. Each year additions were generally made to fixed assets, recorded on the balance sheet and added to the capital surplus account. Perusing the minutes over the years, specific reference is made to additions, their costs and approvals, even to the point of covering a significant portion of the cost to add artificial turf to Exhibition Stadium. Payments to the City from the CNE continued after the transition to the BOG - surplus was transferred to the City from the CNE's proceeds thereby providing a substantial source of revenue to cover maintenance costs and other matters. Those post-1983 surplus payments (which were substantial) have not been included in the calculations provided above.

When the *City of Toronto Act* was amended to facilitate the creation of the Board of Governors of Exhibition Place, the Act explicitly provided that there would be no compensation paid for the transfer of assets to Exhibition Place from the CNEA. The Act specified that there would be agreements with the CNEA to facilitate the staging of the CNE. Implicit in these provisions is that the City would ensure that the CNEA would continue to have access to the facilities necessary to mount the annual exhibition. Unfortunately, the City's and ExPlace's commitment to the event has substantially diminished over time.

### **3. The Continuing Reduction in Programmable Space Made Available to the CNE**

Over the years the number of buildings accessible by the CNEA for use during the CNE has significantly diminished. The Automotive Building (now Beanfield Centre), the Liberty Grand Entertainment Complex (the Ontario Government Building), Medieval Times (the Government Building or Arts, Crafts and Hobbies Building), the Toronto Event Centre (the Horticultural Building), and the Toronto Fashion Incubator (the

Music Building) have all been repurposed and are no longer accessible by the CNEA. In addition, surface programmable space has been substantially diminished. The construction of the OVO Athletic Centre, Hotel X, and BMO Field have led to reductions in available CNE programming area.

The Phase II Hotel development is slated to trigger an additional reduction in programmable space of 360,000 square feet. This, combined with construction by Metrolinx and the TTC, will have a financial impact on the CNE of a projected \$2.1 million dollars per year.

The Better Living Centre provides 220,000 square feet of programmable space. It houses our Charity Casino and our Farm. The Casino provided almost \$8 million in gross revenue in 2023. It has an elaborate security infrastructure that is wired and maintained at the BLC both during the Fair and the off-season. Elimination of this venue would be catastrophic from a revenue generation point of view. In addition, as an agricultural society, agricultural programming is fundamental to our core values. The BLC is the home to our agricultural education initiatives. There is no obvious alternative venue at Exhibition Place should this venue no longer be accessible.

Aside from the programming impact, the financial impact of the loss of the BLC space would easily rest between \$3 and \$4 million per annum. This is in addition to the above-noted \$2.1 million per year that will be lost due to the Phase II Hotel development.

It is difficult to reconcile the lack of support for the CNE by the City with the obvious benefits that the CNE brings to this City. In 2022, 45% of the people who visited the CNE came from outside of the GTA and spent over \$108 million in the City. Enigma Research Corporation estimated that the economic impact of the Fair on the province in 2022 was over \$142 million. Enigma concluded that the economic impact to the City was over \$112 million. The CNE generates significant tax dollars – almost \$54 million dollars for the province; \$45.2 million dollars generated in the GTA. We hired over 78% of our employees from ethnically diverse backgrounds; hired 15% of our workforce from persons with disabilities and, overall, generated over 5000 jobs. We had over 17,000 job applicants and over 4000 people attend our job Fair.

We know from independent research that almost four million Ontarians are engaged on CNE issues. Our message to our supporters is that we have reached our limit. Any further reduction in space allotted to the CNE by ExPlace and the City will have significant and possibly irreversible consequences. It is time for the City to show its support for this 144 year old tradition that has persevered notwithstanding persistent pressures from the City and ExPlace.

#### **4. Working Together for a More Productive Future**

The older buildings and outdoor venues on site at Exhibition Place are underutilized and currently run at an annual loss on the ExPlace accounts. As noted previously in

this response, the CNEA has the capacity to program the BLC year-round with events and activities that would enliven the site, generate community and economic benefits, preserve the history and essence of what this site stands for and provide needed revenue to ExPlace and the City. We are preparing yet another BLC lease proposal for consideration by the City and ExPlace.

One of the difficulties with BLC lease negotiation is that it is centralized with City Real Estate ("CREM"). It appears that ExPlace properties are viewed through the same lens as any City real estate property. This is a major error in judgement. Proposals for venues such as the BLC must be assessed on their programmatic value – the tourism, employment, economic impact and community benefit. By looking at this only through a narrow real estate lens, the CREM result undermines the very purpose for which these grounds were established. This is public land that was supposed to be dedicated to community events and exhibitions. Instead, it is incrementally being privatized to the detriment of the community and certainly to the detriment of the CNEA.

The CNEA has also repeatedly proposed to ExPlace extended programming for the Bandshell. The CNEA spent over \$470,000 setting up the Bandshell for the 17 days of concerts in 2022. That set-up could have been used over an extended period to promote the development of local music talent. There is a shortage of live music venues in the City. The Bandshell was designed to cultivate outdoor community music events. Pride, the Toronto Jazz Festival, the Caribbean Carnival and other such events could make use of the Bandshell as part of their programming. CNEA representatives have met and drafted preliminary plans to work with these entities to provide Bandshell-related programming. CNEA could coordinate with the City's Music Department to program events appealing to various genres and promote emerging local talent. The money spent on setup could be better utilized by making the space more broadly available over an extended period. Musicians who, for one off performances, cannot afford this type of setup could be given access to it and provided with production assistance to raise the quality of their shows so that they are professionally produced. It is an ExPlace failure not to use this facility as a community music hub.

We have proposed this use to ExPlace several times. ExPlace, at the direction of its CEO, has implemented a moratorium on CNEA booking of the Bandshell outside of the CNE period. The rationale is that the Toronto Event Centre's patio suffers from sound bleeding (i.e. music from the Bandshell interferes with the TEC's patio programming). A further rationale is that the Toronto Event Centre is spending \$975,000 on refurbishment of the dome of the Horticultural Building and therefore deference should be given to this tenant over others with respect to Bandshell use given its financial commitments.

Here is the irony. The patio referred to was constructed in violation of the zoning requirements that were in place at the time. TEC did not seek amendment to the zoning requirements in advance of its construction. After completion of its

renovations, it stated it would not seek zoning changes on its behalf and instead requested ExPlace do so. ExPlace proceeded to amend the zoning restrictions. This effectively avoided any community or CNEA intervention as to the propriety of the renovations and the potential effect on Bandshell programming.

Aside from the zoning issue, prior to the announced moratorium, ExPlace maintained that any event occurring on the Bandshell must be coordinated with TEC even though TEC has no lease rights to the Bandshell whatsoever. TEC sought fees of over \$37,000 per evening to “rent” its facility as a condition precedent to providing its consent. In effect, ExPlace granted TEC a veto over Bandshell year-round programming.

This is a travesty beyond words. The Bandshell was constructed for community music events. It has a long and storied history comprising many iconic performances. The CNEA built it with its own funds and has programmed it for decades. The suggestion that \$975,000 of capital improvements to the horticultural building by a tenant that has leased the premises since 2004, substantially delayed those capital improvements, and has had a troubled presence on site over the course of that lease somehow trumps the CNEA, that built the venue and has paid to the City and ExPlace millions upon millions of dollars over the course of 144 years is astounding.

Moreover, the CNEA was willing to lease the Bandshell site year-round, which would provide ongoing revenue to ExPlace. Instead, ExPlace has implemented a policy that ensures that no revenue flows into the City for use of these facilities and, instead, diverts revenue to a third-party for-profit organization. This simply does not pass the smell test and should be investigated further. The communities of Toronto deserve better. The Bandshell is a public venue that should be managed for the benefit of the community, not for the benefit of the Toronto Event Centre.

## **5. Conclusion**

Allowing a Therme spa on Exhibition Place is wholly inconsistent with the very purpose for which these grounds were established. While we all appreciate the cash constraints the City faces, privatizing of land that has been established for public and the community benefit of all Torontonians is not what the Toronto public wants or expects. The CNEA was created to foster development of exhibitions and entertainment on this site. It takes its history and the site’s history as a fundamental aspect of Toronto city life that must be preserved, respected and promoted. We see our role as protectors of the heritage and purposes for which this site was established. We are opposed to any further reduction of public access to sites on these grounds. As such, we adamantly oppose Therme as an option for these grounds and further encourage City Council to put forth policies that will ensure that the CNEA and the CNE will be preserved as critical components of this heritage and its ongoing programming activities.

At the time of writing of this submission, the province and city announced a series of measures designed to bolster the ability of the City to meet various infrastructure

needs. In exchange, the City has apparently agreed to not oppose the Ontario Place development and to explore expansion of parking facilities on the grounds of Exhibition Place. It is unclear at this point, what that parking proposal may entail. The CNEA asserts that it should be included in these discussions to ensure that any agreement related to new parking development is designed in a manner that will not undermine CNEA activities and the production of the Canadian National Exhibition.

The CNEA is not opposed to revitalization and redevelopment if the revitalization and redevelopment is deployed in a manner that seeks to preserve the essence of what this site is supposed to be about. Redevelopment should be undertaken with the goals of retaining public ownership and supporting community programming. The CNEA welcomes the opportunity to participate in a constructive consultation process that seeks to maintain the integrity of this historic site.

Respectfully submitted on behalf of the CNEA,

A handwritten signature in black ink that reads "Darrell Brown". The signature is written in a cursive, flowing style.

Darrell Brown  
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Canadian National Exhibition Association  
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## **APPENDIX “A” – CITY PLANNING EXCERPT**

### **[STAKEHOLDERS SUBSECTION]**

Canadian National Exhibition Association

The operations of the CNEA are an important element of the role of Exhibition Place as Toronto's gathering place, and a central component of the Next Place Phase 1 Proposals Report and the Strategic Plan.

Early discussions with staff from the Canadian National Exhibition Association (CNEA) identified a number of challenges as they relate to the preliminary feasibility assessment. Overall, the CNEA finds that space for its operations is becoming increasingly constrained with planned impacts including the proposed Hotel X Phase 2, expansion of the Enercare Centre, Food Building redevelopment and public transit network investments. The CNEA continue to adapt their operations in response to the ongoing changes throughout the district. A large wellness and waterpark facility at Exhibition Place would represent an unplanned impact for the operations at the CNEA.

Operations that rely on the Better Living Centre are seasonal in nature, as the building does not currently have an HVAC system. Activities impacted include but are not limited to:

- Casino programming, including the required security and monitoring infrastructure (seasonal);
- The Farm, guest services and paramedics, parking, show management offices and portable concessions (event-based, seasonal);
- Corporate functions and amusement (one-off, seasonal)

Impacted operations that utilize the surface parking lots south of BMO Field include but are not limited to:

- Midway programming, set down and staging (event-based, seasonal);
- Services and facilities for CNEA staff (event-based, seasonal).
- Parking for attendees and exhibitors

The CNEA continues to be in dialogue with Exhibition Place on their current and potential operational needs for Better Living Centre and parking lots.

### **[BETTER LIVING CENTRE BUILDING SUBSECTION]**

#### **Building Functions:**

The Better Living Centre is a Class C, 220,000 square-foot exhibition venue at Exhibition Place. One of the Modernist buildings onsite, the BLC, was opened in 1962, constructed on reclaimed land, and remains a historically listed property with the City of Toronto. The facility offers natural gas-powered radiant heating with no fresh air circulation, 2 loading docks, and a basic utility supply. The building will require significant upgrades for stormwater, water/wastewater, and hydro. The estimated cost to equip the BLC with the appropriate level of infrastructure services is over \$50 million.

A rooftop Photovoltaic (PV) Plant System currently exists on the Better Living Centre as part of the Exhibition Place Board of Governors' long-term goal of energy self-sufficiency. The lease for this use has 7 years remaining in its term.

The building is a key component in the FIFA 2026 events, and is currently planned for hospitality and guest services functions from April to July 2026.

The Better Living Centre has several executed License Agreements for the commercial use of the premises through 2029 inclusive, over several months of the year from spring to late fall. The building is located central to the Honda Indy racetrack and would be landlocked and inaccessible for approximately 5 days in mid-July each year. The building is also located central to the CNE Fair event and would be inaccessible for a period of 34 days from August – early September each year.

**Utilization:**

The Better Living Centre is utilized as a licensed exhibit space contributing to the commercial operations of Exhibition Place for consumer shows, cultural festivals, and sporting and corporate events throughout the year. Occupancy of the BLC over the last three years, excluding the pandemic impact years of 2020, 2021 and 2022, averages 255 days per year of event occupancy or 70% utilization per year. During the pandemic years, when the Business Events business was government-mandated to be closed – the BLC served the City of Toronto as a respite centre for a period of approximately 18 months.

## Appendix B - 2023 Move In/Move Out Schedules

<b>CNE Appendix B-1 Move In Schedule 2023 - Revision B</b>			
<b>Fair Dates August 18, 2023 to September 4, 2023</b>			
<b>All Amendment changes in bold</b>			
<b>*3rd Party, Licensee will work directly with these organizations for space/date availability</b>			
	Current Contracted dates/times	Current Contracted dates/times	Comments
<b>2023</b>	<b>Move In Start</b>	<b>Move In Finish</b>	
<b>April</b>			
BLC East Side - VIP Room, Cash Offices, NE Corner of Exhibit Hall Floor	3-Apr-23	18-Jul-23	
<b>May</b>			
Exterior Food Building North West exterior grass area(CNE Plant compound)	15-May-23	17-Aug-23	area used by City Parks for Plants and Flowers for the Fair
<b>June</b>			
Exterior Portion Parking Lot 854 East for planters (as specified in Site Map, additional Parking Lot 854 space will be accommodated if needed)	1-Jun-23	17-Aug-23	East Side Only
BLC East Side - Exhibit Floor plus outdoor patio-Casino Move-In	5-Jun-23	18-Jul-23	casino event days start July 19 2023 Last year we actually had this space on June 6th. Can we update this to something similar like June 5th approved by Laura Purdy
<b>July</b>			
BLC West Side - CNE Farm (TFOB to use portion of space from July 22- 29)	3-Jul-23	17-Aug-23	CNE will work cooperatively with Explace on access during Honda Indy move in/out period
ECC Hall H back of house storage use	26-Jul-23	17-Aug-23	
ECC - Salon 107 Command Centre	26-Jul-23	17-Aug-23	
Exterior Portion of Parking Lot 857 for Skyride maintenance			not available-Metrolinx
ECC - StudeoEx - Cat show/training/media	26-Jul-23	17-Aug-23	
ECC - Salon 102 Guest Services	26-Jul-23	17-Aug-23	
Horse Palace *	27-Jul-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
Hall F Train/staff trailer by Hall F (north end exterior)	31-Jul-23	17-Aug-23	
Coca Cola Coliseum *	25-Jul-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
Exterior Beach Bar	28-Jul-23	17-Aug-23	
Exterior Go/TTC, Princes' Gates (ticket booths installed, shared cost with STCC)	28-Jul-23	17-Aug-23	
<b>August</b>			
QE Exhibit Hall - Floor marking and set, no exhibitor access until August 13 2023	1-Aug-23	17-Aug-23	
QE Show Office *	2-Aug-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
Centennial Park	6-Aug-23	17-Aug-23	Scrimming required for security of storage
Exterior south west corner of BMO Field	6-Aug-23	17-Aug-23	CNE will work with MLSE to maintain south west gate ingress/egress access to BMO Field
Exterior Princess Margaret Fountain and grass area on west side of Bandshell Park as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior Areas South of Enercare Centre (grass and interlocking brick areas,as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior Skyride (install starting west to east) Road Closure for Skyride install pending BOG CEO approval	6-Aug-23	17-Aug-23	
Exterior Grass/Concrete area south of BMO Field as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior Peace Fountain and Rose Garden area as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior Outdoor Centennial Park - Park Area	6-Aug-23	17-Aug-23	
Exterior Grass / pavement area on West side of Parking Lot 852 (as specified in site map)	6-Aug-23	17-Aug-23	
Exterior West side of **ECC grass/interlocking brick as specified in site map	6-Aug-23	17-Aug-23	
Exterior Grass areas at east side of **ECC and area by Canada Blvd circle for perimeter fencing as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior North 50% of Parking Lot 852	6-Aug-23	17-Aug-23	
Exterior Guest Services Trailer (across from Food Building on Nova Scotia as per site map)	6-Aug-23	17-Aug-23	
Exterior Outdoor West side of Food Building Parkette	6-Aug-23	17-Aug-23	
Exterior East side parkette of Food Building	6-Aug-23	17-Aug-23	
Exterior East side of Food Building - grass area (as specified in Site Map)	6-Aug-23	17-Aug-23	
Exterior grass areas around QE Building as specified in Site Map	6-Aug-23	17-Aug-23	
Exterior West side of BLC - grass/concrete area (as specified in Site Map)	6-Aug-23	17-Aug-23	
Exterior Portion of Parking Lot 851 (small area in south side )	6-Aug-23	17-Aug-23	
Exterior North area of BMO Field as specified in site map	6-Aug-23	17-Aug-23	
Exterior North 50% of Parking Lot 853 Major midway	6-Aug-23	17-Aug-23	Access granted 12:00pm (noon) on Aug 6 2023
Exterior North 50% of Parking Lot 851	6-Aug-23	17-Aug-23	Access granted 12:00pm (noon) on Aug 6 2023
Exterior South 50% of Parking Lot 853 Major midway	6-Aug-23	17-Aug-23	Access granted 12:00pm (noon) on Aug 6 2023
Exterior South 50% of Parking Lot 851 - midway/parking (including grass/cement sidewalk areas up to East Bridge as specified in Site Map)	6-Aug-23	17-Aug-23	Access granted 12:00pm (noon) on Aug 6 2023
Exterior South 50% of Parking Lot 852	6-Aug-23	17-Aug-23	Access granted 12:00pm (noon) on Aug 6 2023
Exterior Outdoor - Bandshell Park & Stage	7-Aug-23	17-Aug-23	
Exterior Parking Lot 854 West (kiddie midway)	7-Aug-23	17-Aug-23	
Exterior Parking Lot 854 East ( VIP parking)	7-Aug-23	17-Aug-23	
QE Dining Room (FountainBlu) *	7-Aug-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
QE Theatre *	7-Aug-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
ECC Heritage Court Garden show	7-Aug-23	17-Aug-23	
ECC - Hall G	7-Aug-23	17-Aug-23	
ECC - Salon 105	7-Aug-23	17-Aug-23	
ECC - Salon 101	7-Aug-23	17-Aug-23	
ECC - Room C2 Health dept	7-Aug-23	17-Aug-23	
ECC - Room C3 TSSA	7-Aug-23	17-Aug-23	
ECC - RoomF1,F2 GES Offices	7-Aug-23	17-Aug-23	
ECC - Room G3,G5,G6 - Entertainment storage	7-Aug-23	17-Aug-23	
ECC - Room G4 - Exhibitor Storage	7-Aug-23	17-Aug-23	
ECC - Hall A - At Home Pavillion	7-Aug-23	17-Aug-23	
ECC - Hall B International Pavillion	7-Aug-23	17-Aug-23	
ECC - Hall F - GES Boneyard and Trains 100%	7-Aug-23	17-Aug-23	
ECC - Hall C Warehouse Outlet	7-Aug-23	17-Aug-23	
ECC Salon 103 Exhibit	7-Aug-23	17-Aug-23	
ECC Salon 106 Storage/Programming	7-Aug-23	17-Aug-23	
ECC Salon 108 Cat show storage	7-Aug-23	17-Aug-23	
ECC Salon 109 storage	7-Aug-23	17-Aug-23	
ECC - Room A1 exhibitor lounge	7-Aug-23	17-Aug-23	
ECC - Room A2 security	7-Aug-23	17-Aug-23	
ECC - Room C1 Storage	7-Aug-23	17-Aug-23	
ECC - Salon B1 - prayer room	7-Aug-23	17-Aug-23	
Exterior Portion of Parking Lot 857 Exhibitor Parking	7-Aug-23	17-Aug-23	
ECC - Labour Pool Offices 2nd Floor - Agriculture Office	7-Aug-23	17-Aug-23	
ECC Underground Parking garage - access for Exhibitors	7-Aug-23	17-Aug-23	
Exterior portion of south gravel area of Medieval times for bicycle racks (as specified in Site Map)	9-Aug-23	17-Aug-23	
ECC Hall D (Superdog Show)	7-Aug-23	17-Aug-23	
ECC - Room D1	7-Aug-23	17-Aug-23	
ECC - Salon 110 - dog show dressing room	7-Aug-23	17-Aug-23	

**CNE Appendix B-1 Move In Schedule 2023 - Revision B  
Fair Dates August 18, 2023 to September 4, 2023**

All Amendment changes in bold

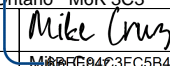
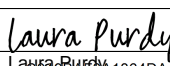
\*3rd Party, Licensee will work directly with these organizations for space/date availability

	Current Contracted dates/times	Current Contracted dates/times	Comments
Exterior Grass area south of Parking Lot 852 as specified in Site Map	9-Aug-23	17-Aug-23	
QE Exhibit Hall - exhibitor move in	13-Aug-23	17-Aug-23	
Exterior Parking Lot 859 - Parking/Marshalling w/consideration to Explace for use	14-Aug-23	17-Aug-23	
QE Basement - dressing room *	14-Aug-23	17-Aug-23	CNE will work Cooperatively with existing Tenant
Exterior Grass Parking Lot by Liberty Grand, west side (access permitted on Aug 14 to set up ticket booth locations only)	14-Aug-23	17-Aug-23	
Exterior Parking Lot 855 - Parking (access permitted to set up ticket booth locations only)	15-Aug-23	17-Aug-23	no Move-In Required. Grant accss Aug 15 for ticket booth placement only
Exterior Parking Lot 856 (access permitted to set up ticket booth locations only)	15-Aug-23	17-Aug-23	no Move-In Required. Grant accss Aug 15 for ticket booth placement only
Exterior Portion of Parking Lot 858 (access permitted for ticket booth set up)	15-Aug-23	17-Aug-23	no Move-In Required. Grant accss Aug 15 for ticket booth placement only

Licensor and Licensee shall work cooperatively together in regards to accommodating Parking requests from either party.

\*\*Should CNE want earlier Move-In dates for Enercare Centre, requests must be given within a one month timeframe from first move in date of salon/room/hall

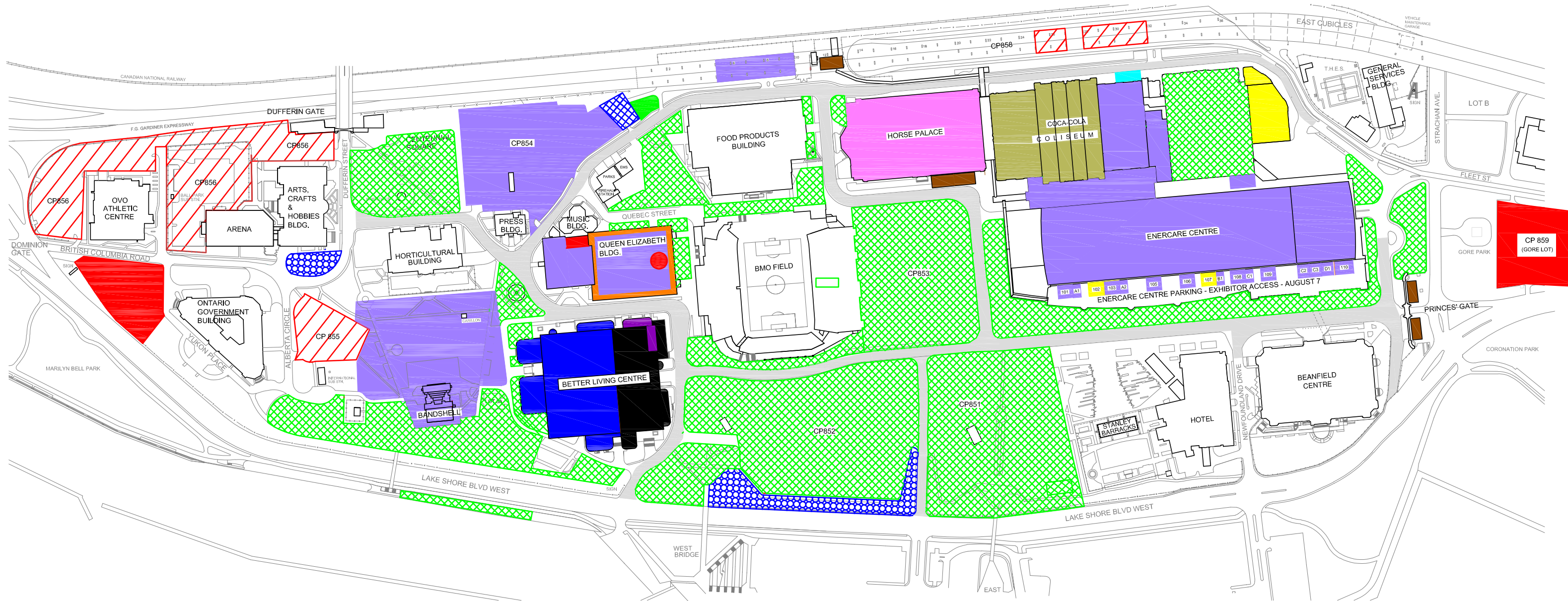
IN WITNESS WHEREOF, the parties hereto, have executed this Agreement the day and year written below.

Licensee	Licensor
Canadian National Exhibition Association 210 Princes' Blvd Exhibition Place Toronto, Ontario M6K 3C3	Board of Governors of Exhibition Place 100 Princes' Blvd, Suite 1 Toronto, Ontario M6K 3C3
DocuSigned by: Mike Cruz	DocuSigned by: Laura Purdy
By: 	By: 
Title: Chief Operating Officer	Title: General Manager
Date: 01/05/2023	Date: 5/1/2023

I/we have the authority to bind Licensee.

I/we have the authority to bind Licensor.

THIS CNE 2023 SITE MAP AND THE AMENDED APPENDIX B-1 MOVE IN SCHEDULE 2023 ARE TO BE READ TOGETHER



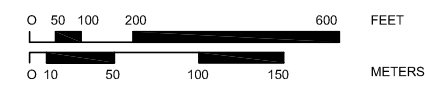
REFER TO 2023 ROAD CLOSURE MOVE IN MAP

- APRIL 3
- MAY 15
- JUNE 1
- JUNE 5
- JULY 3
- JULY 25
- JULY 26
- JULY 27
- JULY 28
- JULY 31
- AUG 1
- AUG 2
- AUG 6
- AUG 7
- AUG 9
- AUG 14
- AUG 15



SITE PLAN  
**EXHIBITION PLACE**



**CNE 2023 - MOVE IN**



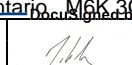
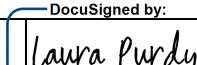
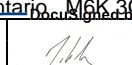
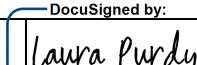
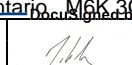
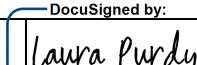
CAPITAL WORKS  
DEPARTMENT  
MAY 1, 2023

**CNE Appendix B-1 Move Out Schedule 2023  
Fair Dates August 18, 2023 to September 4, 2023  
Amendment**

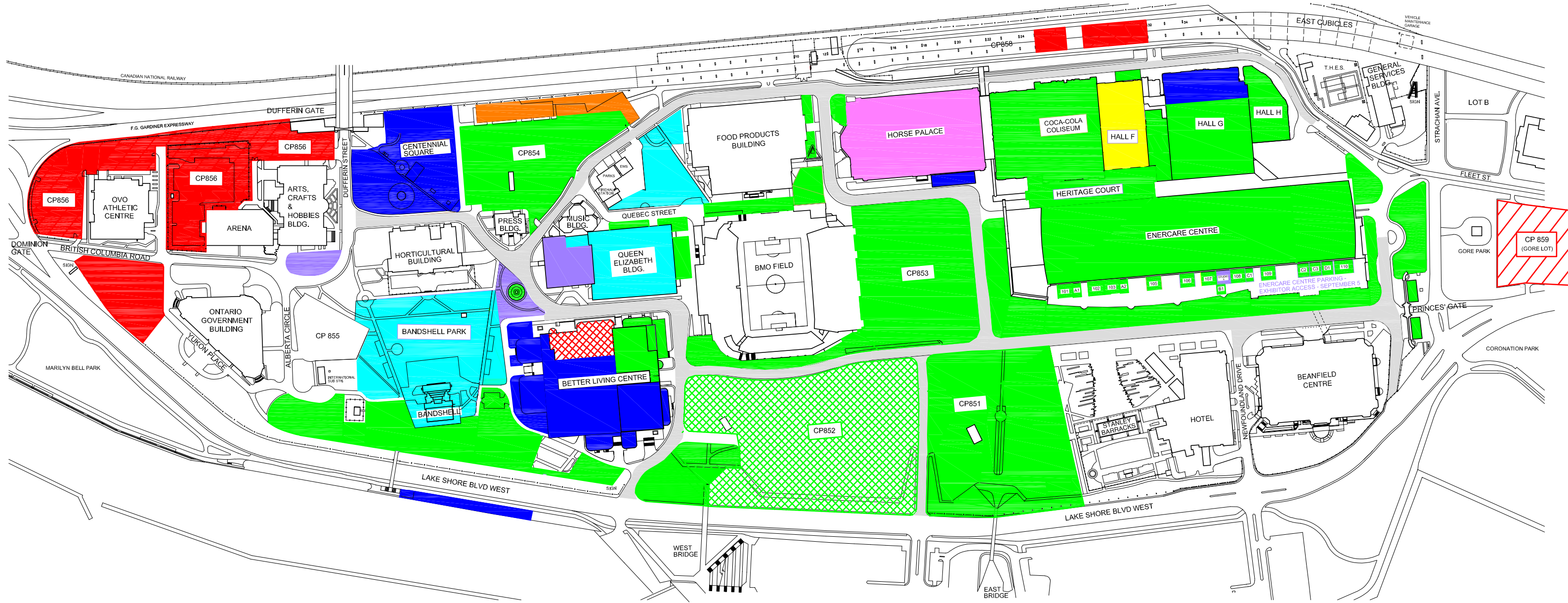
*3rd Party, Licensee will work directly with these organizations for space/date availability			
	Current Contracted dates/times	Current Contracted dates/times	COMMENTS
<b>September</b>			
*Horse Palace	Saturday, August 19, 2023	Monday, August 28, 2023	
*QE Basement - dressing room	Tuesday, September 5, 2023	Thursday, September 14, 2023	
ECC - StudioEx - Cat show/training/media	Tuesday, September 5, 2023	Tuesday, September 5, 2023	
*Coca Cola Coliseum	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC F1, F2 & F3 GES Offices	Tuesday, September 5, 2023	Tuesday, September 5, 2023	
Grass Parking Lot by Liberty Grand, west side including ticket booth removal	Tuesday, September 5, 2023	Wednesday, September 6, 2023	
Parking Lot 856 including ticket booth removal	Tuesday, September 5, 2023	Wednesday, September 6, 2023	
Portion of Parking Lot 858 including ticket booth removal	Tuesday, September 5, 2023	Wednesday, September 6, 2023	
Parking Lot 859 - Parking/Marshalling w/consideration to Explace for use	Tuesday, September 5, 2023	Thursday, September 7, 2023	
ECC - Salon 105	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC -Salon 103 Exhibit	Tuesday, September 5, 2023	Friday, September 8, 2023	
Go/TTC, Princes' Gates (ticket booths removed)	Tuesday, September 5, 2023	Friday, September 8, 2023	
South east parkette of Food Building	Tuesday, September 5, 2023	Friday, September 15, 2023	
ECC - Salon 107 Command Centre	Tuesday, September 5, 2023	Friday, September 8, 2023	
Portion of BLC East Side - Casino/VIP/Security/Offices/Exhibit Floor plus outdoor patio	Tuesday, September 5, 2023	Friday, September 8, 2023	
Parking Lot 851	Tuesday, September 5, 2023	Friday, September 8, 2023	
Guest Services Trailer (across from Food Building on Nova Scotia as per site map)	Tuesday, September 5, 2023	Friday, September 8, 2023	
train/staff trailer by Hall F (north end exterior)	Tuesday, September 5, 2023	Friday, September 8, 2023	
Grass / pavement area on West side of Parking Lot 852 (as specified in site map)	Tuesday, September 5, 2023	Friday, September 8, 2023	
West side of ECC grass/interlocking brick as specified in site map	Tuesday, September 5, 2023	Friday, September 8, 2023	
*QE Theatre	Tuesday, September 5, 2023	Tuesday, September 5, 2023	
Grass areas at east side of ECC and area by Canada Blvd circle for perimeter fencing as specified in Site Map	Tuesday, September 5, 2023	Friday, September 8, 2023	
Skyride (removal) Road Closure for Skyride removal pending BOG CEO approval	Tuesday, September 5, 2023	Friday, September 8, 2023	
Grass area south of BMO Field and southwest corner of BMO Field as specified in Site Map	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Room C1	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Room C2 Health dept	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Room C3 TSSA	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Salon 101	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Salon 102 Guest Services	Tuesday, September 5, 2023	Friday, September 8, 2023	
Outdoor West side of Food Building - park	Tuesday, September 5, 2023	Friday, September 15, 2023	
ECC - Room D1 Safety Engineering	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC G3,G5,G6 - Entertainment storage	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC G4 - Exhibitor Storage	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Hall A - At Home Pavillion	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Hall B International Pavillion	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - Hall C Warehouse Outlet	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Salon 106 Storage/Programming	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Salon 108 Cat show storage	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Salon 109 storage	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Room A1 exhibitor lounge	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Room A2 security	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC Salon B1 - prayer room	Tuesday, September 5, 2023	Friday, September 8, 2023	
ECC - South 75% of Hall G	Tuesday, September 5, 2023	Friday, September 8, 2023	
Exterior East side of Food Building - grass area (as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 15, 2023	
Exterior grass areas around QE Building as specified in Site Map	Tuesday, September 5, 2023	Friday, September 8, 2023	
North 50% Parking Lot 852	Tuesday, September 5, 2023	Saturday, September 9, 2023	
Soutn 50% Parking Lot 852	Tuesday, September 5, 2023	Saturday, September 9, 2023	

Licensee  Licensor 

**CNE Appendix B-1 Move Out Schedule 2023  
Fair Dates August 18, 2023 to September 4, 2023  
Amendment**

Parking Lot 851 - midway/parking (including grass/cement sidewalk areas up to East Bridge as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 8, 2023											
Parking Lot 854 (kiddie midway & VIP parking 100% of lot)	Tuesday, September 5, 2023	Friday, September 29, 2023											
Grass areas on west side and east side of Bandshell Park as specified in Site Map	Tuesday, September 5, 2023	Friday, September 15, 2023											
Princess Margaret Fountain	Tuesday, September 5, 2023	Friday, September 8, 2023											
Exterior Areas South of ECC (grass and interlocking brick areas, as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 8, 2023											
Underground Parking garage - access for Exhibitors	Tuesday, September 5, 2023	Tuesday, September 5, 2023											
*North area of BMO Field as specified in site map	Tuesday, September 5, 2023	Friday, September 8, 2023											
ECC Heritage Court Garden show	Tuesday, September 5, 2023	Friday, September 8, 2023											
ECC - Salon 110 - dog show dressing room	Tuesday, September 5, 2023	Friday, September 8, 2023											
ECC Hall D	Tuesday, September 5, 2023	Friday, September 8, 2023											
portion of south gravel area of Medieval times for bicycle racks (as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 15, 2023											
QE Exhibit Hall - exhibitor move in/out	Tuesday, September 5, 2023	Thursday, September 14, 2023											
ECC Hall H storage	Tuesday, September 5, 2023	Friday, September 8, 2023											
Peace Fountain and rose garden area as specified in Site Map	Tuesday, September 5, 2023	Friday, September 8, 2023	Amendment Extended to Sept 8 2023 as requested										
Grass area south of Parking Lot 852 as specified in Site Map	Tuesday, September 5, 2023	Saturday, September 9, 2023											
Parking Lot 853 Major midway	Tuesday, September 5, 2023	Friday, September 8, 2023											
Outdoor - Bandshell Stage & Park	Tuesday, September 5, 2023	Thursday, September 14, 2023											
QE Exhibit Hall - (Floor marking and set removal)	Tuesday, September 5, 2023	Thursday, September 14, 2023											
Beach Bar (southeast portion in front of Horse Palace)	Tuesday, September 5, 2023	Friday, September 15, 2023											
*QE Dining Room (FountainBlu)	Tuesday, September 5, 2023	Tuesday, September 5, 2023											
Outdoor Centennial Park - Park Area & Kids World Units	Tuesday, September 5, 2023	Friday, September 15, 2023											
QE Show Office - GES/Storage	Tuesday, September 5, 2023	Thursday, September 14, 2023											
*Outdoor Waterfront - Air show viewing	Tuesday, September 5, 2023	Friday, September 15, 2023											
ECC - Hall F - GES Boneyard 50%	Tuesday, September 5, 2023	Thursday, September 21, 2023											
Exterior West side of BLC - grass/concrete area for washing area of Farm equipment (as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 15, 2023											
ECC - north 25% of Hall G	Tuesday, September 5, 2023	Friday, September 15, 2023											
BLC West Side - CNE Farm	Tuesday, September 5, 2023	Friday, September 15, 2023											
South Portion of BLC East side for trailer storage only (as specified on site map)	Tuesday, September 5, 2023	Friday, September 15, 2023											
ECC - Hall F - Train Yard 50%	Tuesday, September 5, 2023	Thursday, September 21, 2023											
Portion Parking Lot 854 (north end) for planters clean up and removal (as specified in Site Map)	Tuesday, September 5, 2023	Friday, September 29, 2023	North portion for clean up of Planters before putting in storage										
North East Portion of Parking Lot 854 for Sign storage and Farm items (as specified in site map)	Tuesday, September 5, 2023	Friday, September 29, 2023	staging area to clean all items before returning them to Food Building. CNE to maintain vehicle access to along to Lot 857 along top of Lot 854										
North/North East Portion of Parking Lot 854 for Storage *per site map attached	Friday, September 29, 2023	Friday, October 6, 2023	Amendment Extended to October 6 2023 as requested										
Portion of Parking Lot 857	Tuesday, September 5, 2023	Friday, September 8, 2023	storage/cleaning space prior to returning items to Food Building . CNE to maintain access to cubicle 60 Area for Explace.										
Road Closures throughout Exhibition Place grounds - please refer to CNE Move Out road closure map													
Licensor and Licensee shall work cooperatively together in regards to accommodating Parking requests from either party.													
IN WITNESS WHEREOF, the parties hereto, have executed this Agreement the day and year written below.													
<table border="1"> <tr> <th>Licensee</th> <th>Licensor</th> </tr> <tr> <td>Canadian National Exhibition Association 210 Princes' Blvd Exhibition Place Toronto, Ontario M6K 3C3</td> <td>Board of Governors of Exhibition Place 100 Princes' Blvd, Suite 1 Toronto, Ontario M6K 3C3</td> </tr> <tr> <td>By: </td> <td>By: </td> </tr> <tr> <td>Title: Mike Cruz Chief Operating Officer</td> <td>Title: Laura Purdy General Manager</td> </tr> <tr> <td>Date: 06/09/2023</td> <td>Date: 9/7/2023</td> </tr> </table>		Licensee	Licensor	Canadian National Exhibition Association 210 Princes' Blvd Exhibition Place Toronto, Ontario M6K 3C3	Board of Governors of Exhibition Place 100 Princes' Blvd, Suite 1 Toronto, Ontario M6K 3C3	By: 	By: 	Title: Mike Cruz Chief Operating Officer	Title: Laura Purdy General Manager	Date: 06/09/2023	Date: 9/7/2023		
Licensee	Licensor												
Canadian National Exhibition Association 210 Princes' Blvd Exhibition Place Toronto, Ontario M6K 3C3	Board of Governors of Exhibition Place 100 Princes' Blvd, Suite 1 Toronto, Ontario M6K 3C3												
By: 	By: 												
Title: Mike Cruz Chief Operating Officer	Title: Laura Purdy General Manager												
Date: 06/09/2023	Date: 9/7/2023												
I/we have the authority to bind Licensee.													

THIS CNE 2023 SITE MAP AND THE AMENDED APPENDIX B-1 MOVE OUT SCHEDULE 2023 ARE TO BE READ TOGETHER



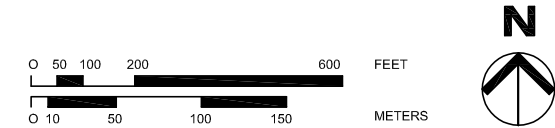
REFER TO 2023 ROAD CLOSURE MOVE OUT MAP

- AUG. 28
- SEPT. 5
- SEPT. 6
- SEPT. 7
- SEPT. 8
- SEPT. 9
- SEPT. 14
- SEPT. 15
- SEPT. 21
- OCT. 6
- PINK FLOYD CONTRACTED EVENT SPACE



SITE PLAN  
**EXHIBITION PLACE**

**CNE 2023 - MOVE OUT**



AMENDMENT A  
CAPITAL WORKS  
DEPARTMENT  
SEPTEMBER 5, 2023