

OVERVIEW OF THE ADAPTIVE REUSE OF HERITAGE BUILDINGS AT

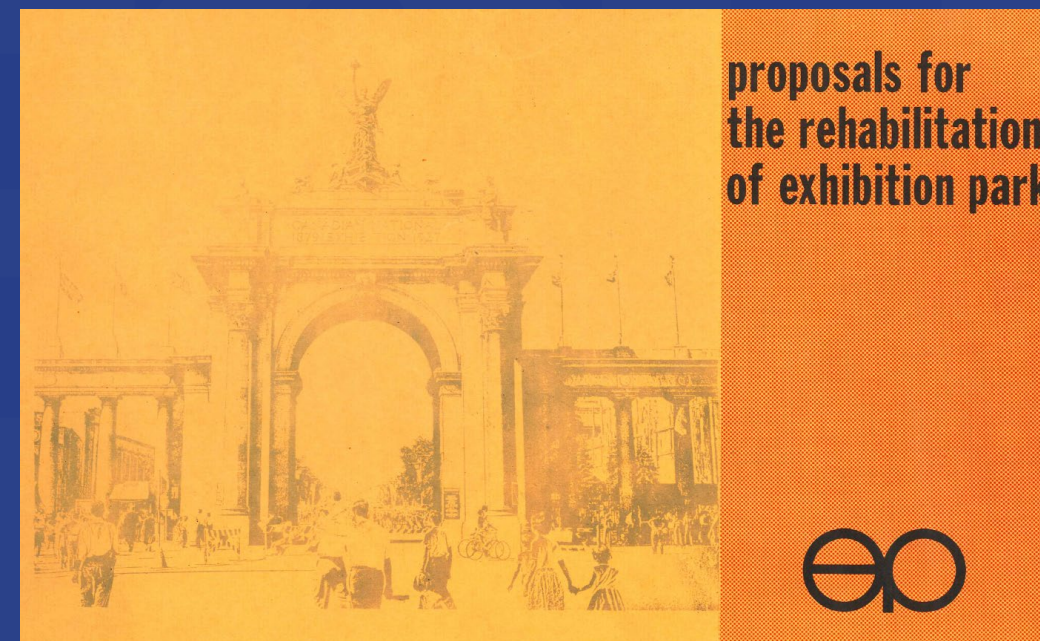


Exhibition Place

1966 to Present

Development Studies and Strategies

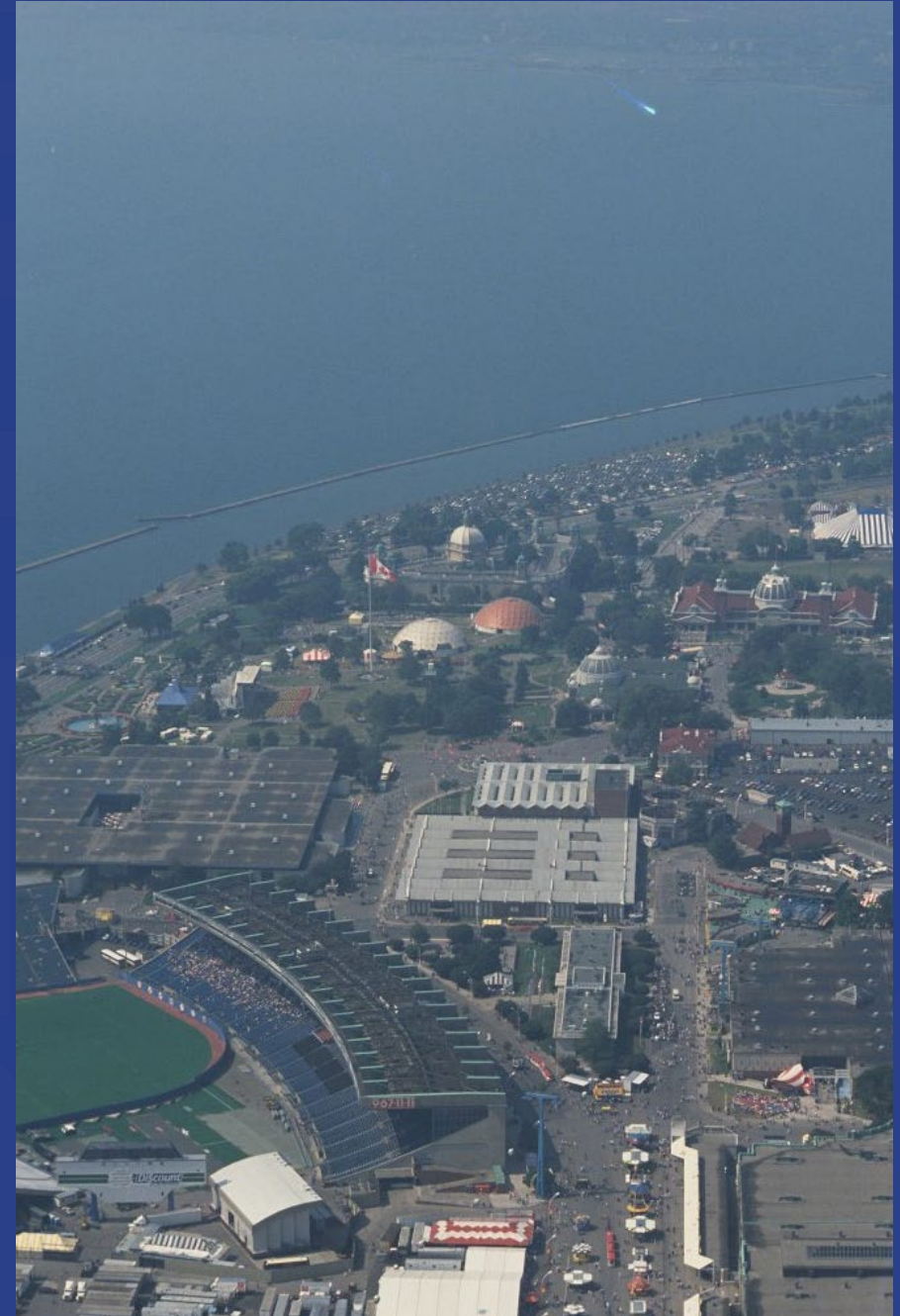
- *A Study of Exhibition Park, Its Present and Future Environment, Uses and Development* (1966) prepared by Dominion Consultant Associates Ltd. for the Canadian National Exhibition Association
- *Proposals for the Rehabilitation of Exhibition Park - Master Plan (1971)* prepared for the Canadian National Exhibition Association and Metropolitan Council by the Metropolitan Parks Department and Staff of the Metropolitan Toronto Planning Board
- *Feasibility Study Exhibition Place* (1983) initiated by Metropolitan Council and prepared by Currie Coopers & Lybrand Ltd. with Arcorp Thom Architects and Planners
- *Future Uses of Exhibition Place* (1987) initiated by Metropolitan Council and prepared by the Executive Task Force on Future Uses of Exhibition Place
- *Exhibition Place Program and Development Concept* (May 1998) prepared by Exhibition Place in collaboration with the City of Toronto Urban Planning and Development Services and Olympia and York Properties with SMG Canada



Common Development Themes

Despite spanning a significant period, these plans evidence recurring themes:

- The increasing geographic importance of the grounds based on its large footprint, proximity to both the waterfront and downtown, and the importance of parkland in an increasingly urbanized environment.
- The imperative to preserve the municipal, provincial, and national heritage significance of the site and its assets.
- Recognition of the continued importance of the key annual events balanced with the need to animate Exhibition Place year-round as a cultural and recreational destination.
- The need to establish, implement, and maintain base facility standards to attract outside interests, such as events and trade shows.
- The limitation of parking on site growth and the need to enhance public transit connections to facilitate attendance.



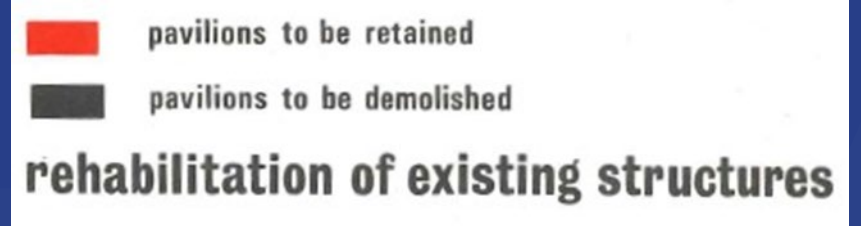
Implementation of recommendations from these studies was limited and many early exhibit buildings were deemed “functionally or structurally obsolete” and considered for demolition as part of the 1971 Master Plan.

This included the Music Building (originally the Railways Building), Fire Station, Art Gallery, General Exhibits Building (originally the Electrical and Engineering Building), Government Building, Ontario Government Building, Automotive Building, International Building (originally the Transportation Building), Bandshell Café, and Band Shell.

In March 1987, Metro Council adopted a capital program limiting annual expenditures to \$8 million and directed the Board of Governors to seek proposals from the private sector to restore heritage buildings, improve infrastructure, and enable year-round use.

The imperative to implement new year-round uses for Exhibition Place assets was heightened by the move of the Toronto Blue Jays and the Toronto Argonauts to the SkyDome (now the Rogers Centre) in 1989.

By the 1990s, several structures were in a state of disrepair.





Music Building

(Originally the Railways Building)

Designed by G. W. Gouinlock in the Beaux-Arts style, the Music Building is composed of three domed lanterns which provide natural light to the interior spaces and give the exterior its distinctive form.

Built by the Grand Trunk, Canadian Northern and Canadian Pacific Railways at a cost of approximately \$37K to feature railway and travel-related exhibits.

- 1952-1961 – renamed the Hydro Building and featured exhibits highlighting advances in energy production across Canada
- 1962-1964 – housed 'Vetiscope', a show about veterinary medicine
- 1965-1967 – changed to the Careers Building and focused on providing resources and guidance to youth
- 1968-1985 – became known as the Music Building and was used to host both professional and amateur competitions as well as related exhibits

This building was recommended for demolition in the 1971 Master Plan.



Music Building

The Music Building eventually closed to the public due to safety considerations and an application was made for demolition in 1985.

Public opposition resulted in a campaign to save the building, and the City of Toronto designated it as being of architectural interest or value in 1985.

Despite a fire in 1987, the building was eventually fully restored with funds from the federal and municipal governments as well as public donations.

The attention from this campaign contributed to the designation of the Music Building, as well as the Fire Hall/Police Station, Government Building, Horticulture Building, and Press Building, as a National Historic Site of Canada in 1988.



Music Building

After restoration in 1990, it became home to the CNE/Exhibition Place Archives.

From 1996 to 2006, it was occupied by Immersion Studios.

It was then leased by the Toronto Fashion Incubator until 2024, during which time they invested \$150,000 in leasehold improvements.

Exhibition Place will be issuing a request for proposals in search of a new tenant for the Music Building.

Arts, Crafts & Hobbies Building

(Originally the Government Building)



Designed by G. W. Gojunlock, the three halls that form the buildings distinct 'E'-shaped footprint, were used for exhibits from the provincial, federal, and colonial governments.

Opened in 1912 at a final cost of \$118K (the federal government contributed \$100K the project and a further \$25K was provided by the Province of Ontario).

It was used as a barracks during the First World War and as a storage depot for the military during the Second World War.

Renamed the Careers, Arts, Crafts and Hobbies Building in 1969 (shortened to Arts, Crafts and Hobbies in 1970) and featured displays of handmade goods.

The largest of five early exhibition buildings that were designated a national historic site of Canada in 1988 in recognition that they are the largest and finest group of early twentieth-century exhibition buildings in Canada.

The City of Toronto designated the Government Building as being of architectural and historic value or interest in 1993.

Findings from 1993 Building Assessment

- Floor cracked due to limited load capacity
- Decks damaged on both the north and south towers
- Shingles nearing end of life
- Dome cladding starting to rust
- No security system and limited heating
- Upgrades required to fire alarm system, lighting and sound system



Estimated Rehabilitation Costs

From 1993 building assessment:

- Two-year program – \$1.7M
- Five-year program – \$2.4M
- Ten-year program – \$0.3M
- Total – \$4.4M



Medieval Times

Since 1993, Medieval Times has invested \$6M in restoring, expanding and maintaining the Arts, Crafts and Hobbies Building.

They offer a family-friendly experience inspired by an eleventh-century feast and tournament. Guests are served a four-course banquet while entertained with displays of jousting and other knightly skills.

It is a popular Toronto destination and the only Medieval Times franchise located outside of the United States.





Ontario Government Building

Designed in the Beaux-Arts style by Chapman and Oxley who later designed the Princes' Gates, and included an interior courtyard with wildlife exhibits, a theatre on the main floor and a restaurant on the second floor.

Completed in 1926 with \$500K in funding from the Government of Ontario, who had the right to use the building for exhibits representing government departments during the CNE, while the City had the right to occupy the building at all other times.

The building remained the property of the City, who were responsible for all maintenance.

After the opening of Ontario Place in 1971, the 1926 agreement between the Province and the City was cancelled with the Province relinquishing any rights to the building. It was renamed the Carlsberg Building.

Over the next twenty years, the building was used as a general exhibit venue and for the CNE Casino from 1993 to 2000.

This building was recommended for demolition in the 1971 Master Plan.

The City of Toronto designated the Ontario Government Building as being of architectural and historic importance in 1986.

Findings from 1993 Building Assessment

- Deterioration of roof, distinctive architectural elements and structural components
- Restrictions on use due to limited load capacity
- Deterioration of finishes in exhibit spaces
- Inadequacy of electrical systems for anticipated uses
- Restrictions on use based on seasonal nature of building, including absence of heating, ventilation and air conditioning
- Need to implement measures for barrier free access



Estimated Rehabilitation Costs

From 1993 building assessment:

- \$5.0M (if summer-use only)
- \$6.5 to 6.8M (for year-round use)
- \$9.1 to 9.3 M (for year-round use plus enclosing of courtyard)





Liberty Grand Entertainment Complex

Since 2000, Liberty Group has restored and operated the Ontario Government Building as a premiere events complex and luxury wedding venue.

They have invested \$8.25M in infrastructure renewal, as well as interior and exterior improvements.

It features an interior courtyard, a popular site for wedding ceremonies, as well as three grand ballrooms, decorated in traditional early 1900's elegance, with crystal chandeliers, iron-laced balconies, thirty-foot ceilings, and floor-to-ceiling windows overlooking Lake Ontario.

Horticulture Building

(Originally Horticultural Hall)



Designed in the Beaux-Arts style by G.W. Gouinlock, the Horticulture Building provided 30,000 square feet of exhibit space. Prominent features include the 70-foot high and 65-feet in diameter steel and glass cupola as well as the distinctive 'E'-shape footprint.

It was built in 1907 on the site of the Crystal Palace that had burned down the previous year.

Other past uses include:

- 1942-1946 – was the Quartermaster stores when Exhibition Place was used as a military training camp
- 1949 – temporary morgue after the burning of the passenger liner SS Noronic
- 1978 – west courtyard was enclosed to create a leasable space suitable for a restaurant

This building was recommended for demolition in the 1971 Master Plan.

One of five Gouinlock Buildings/Early Exhibition Buildings that were designated a national historic site of Canada in 1988 in recognition that they are the largest and finest group of early twentieth-century exhibition buildings in Canada.

Findings from 1993 Building Assessment

- Stonework and masonry walls required repairs or replacement
- Roof shingling and dome refinishing needed
- Improvements to drainage system
- Emergency lighting and security system required as well as improvements to fire alarm system
- Restrictions on use based on seasonal nature of building, including absence of heating and air conditioning
- Need to implement measures for barrier free access

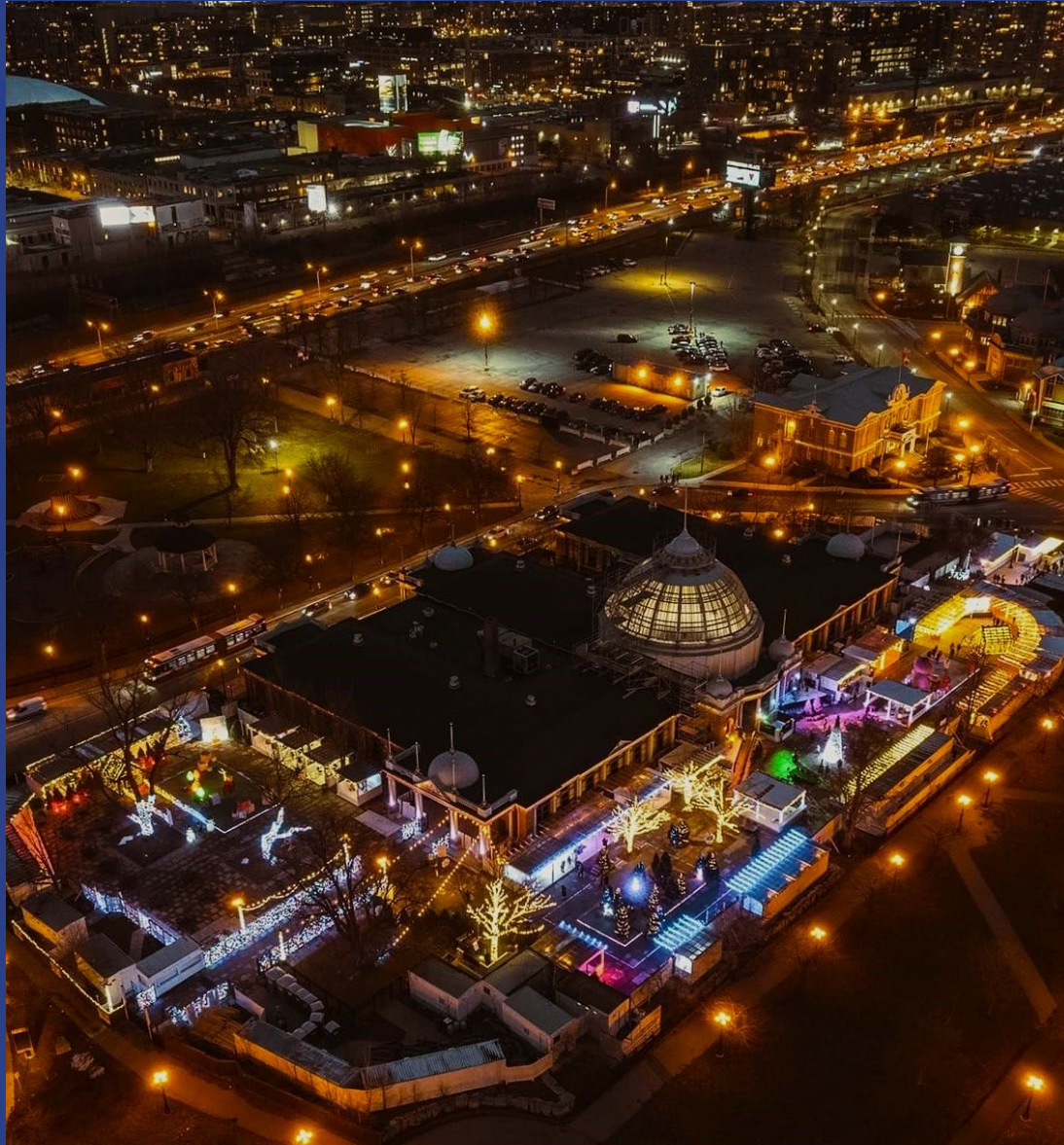


Estimated Rehabilitation Costs

From 1993 building assessment:

- Two-year program – \$220K
- Five-year program – \$506k
- Ten-year program – \$188K
- Total – \$914K





Toronto Event Centre

Since 2004, the Toronto Events Centre (previously Muzik Clubs Inc.) has restored and operated the Horticulture Building as a luxurious dining and entertainment venue.

They have invested \$7.45M to date:

- 2004 – \$1.45M (including \$0.3M in FF&E)
- 2014-2016 – \$5M to expand and enhance the outdoor patio area
- 2023 – invested \$1M to restore the distinctive dome

It now features a fully-restored a 60-foot dome, three full-service bars, immersive surround sound, state-of-the-art light and video installation, as well as three infinity pools and cabanas with unobstructed views of the city skyline.

It is a highly-sought after venue for corporate events; past clients include L'Oreal, Revlon, Porsche, Mercedes-Benz, Jaguar, Microsoft, Google, You Tube, Samsung, LG, MLSE, NHL, NFL, Capital One, Manulife, TD Securities, and Scotiabank.

The Toronto Event Centre is also a frequent gala location for large Toronto-based events; for example, Invictus Games, Collision, Pride Toronto, and Toronto Fashion Week.

1971 – Approximately 100 events

2023 – 1761 events



Exhibition Place