

Why We Are Here?

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Exhibition Place Master Plan

Staff have been directed by Toronto City Council to undertake a master plan for the Exhibition Place Lands, under the guidance of the Cultural Heritage Landscape Assessment (CHLA) and in collaboration with the Province. The goal is to complete the preliminary plan by the end of this year.

The Exhibition Place Master Plan will include direction on public realm enhancements, transportation upgrades, built form, heritage conservation, and connectivity to the surrounding neighbourhoods amongst other issues.

The Province has issued a 'Call for Development' for Ontario Place. Submissions responding to that call are due in early September 2019. It's important that the Exhibition Place Master Plan harmonize with the Province on the outcomes of that process.



History of Exhibition Place

Exhibition Place is a special and unique waterfront asset located in the City of Toronto. Archaeological resources at Exhibition Place are conserved through the City’s Archaeological Management Plan. In 1750, the French constructed a storehouse enclosed by a palisade, known as Fort Toronto, on the east bank of the Humber River, however the structure was deemed too small for an adequate garrison and a new post, Fort Rouillé, was built on the present-day Exhibition Place grounds in 1751.

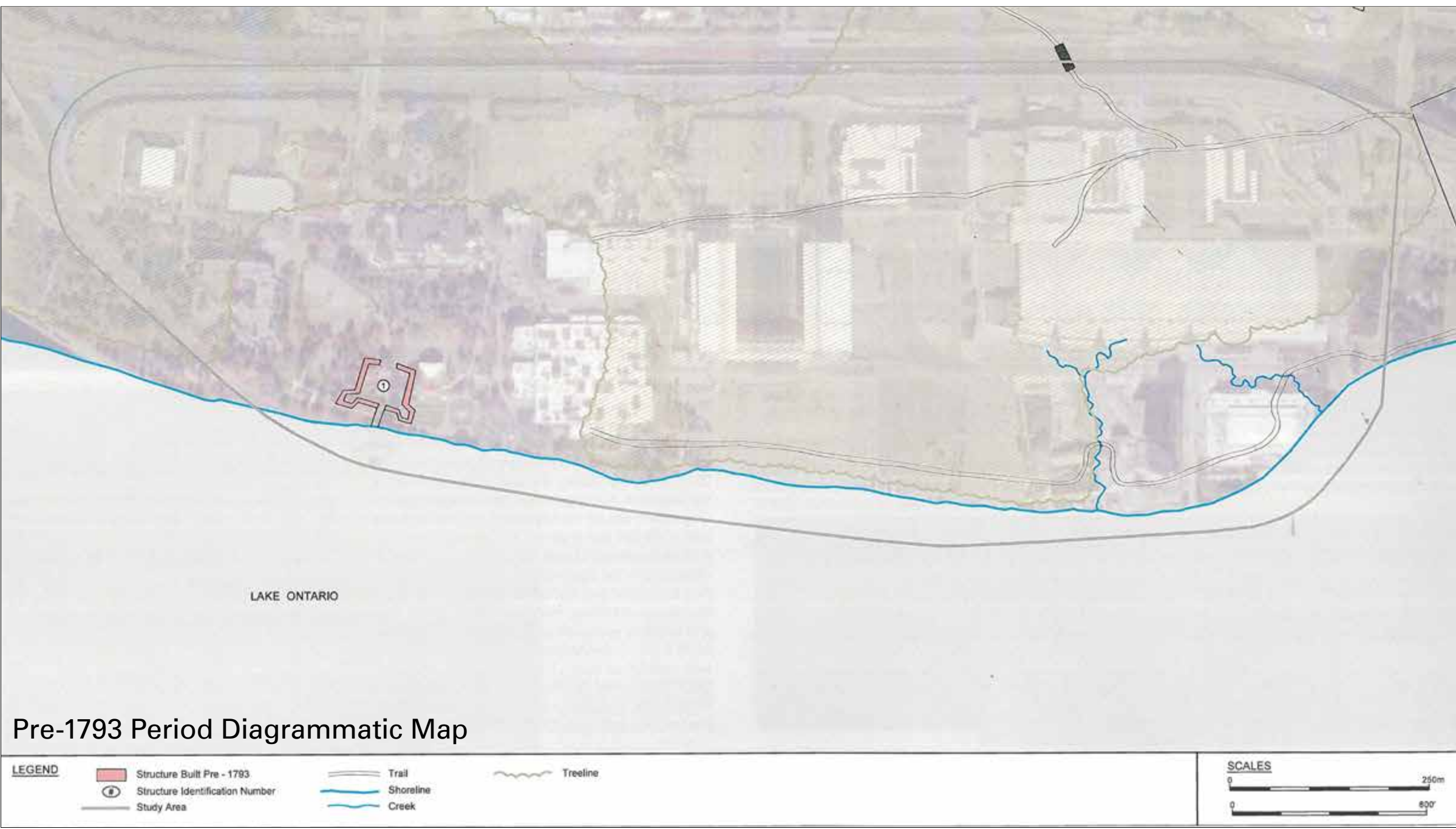
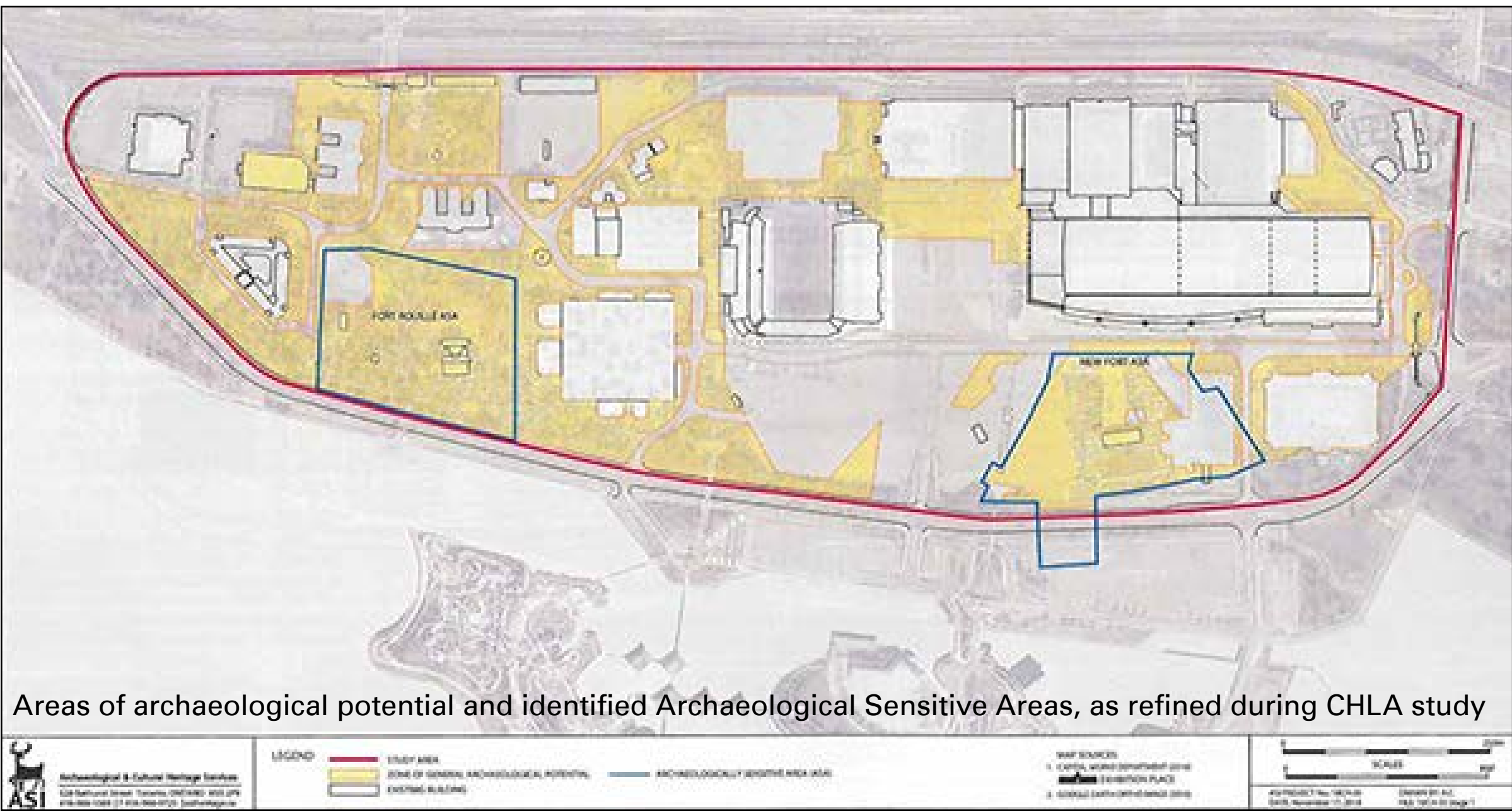
A new barracks establishment known as the “New Fort” was built in 1841 on what is now the east part of Exhibition Place. The indigenous occupants left no

written record of their traditions or prior generations. Their legacy is their oral history and the archaeological sites and artifacts that were left behind. Agricultural fairs in Ontario have a long history and were first developed to support the province’s developing agricultural economy in the early nineteenth century.

The first rotating provincial exhibition was held in Toronto in 1846, and it became an annual event, with the host city changing every year. Toronto broke off from the Provincial Exhibition rotation in 1879 and established its own annual exhibition which drew the largest crowds and was seen to set the standard for all other regional fairs.

Space to set up displays during the exhibition was inadequate, and in 1902 the City of Toronto engaged a number of architects, predominantly George Gouinlock, to redesign the Exhibition grounds. Gouinlock embarked on an ambitious building campaign that was influenced by the City Beautiful movement.

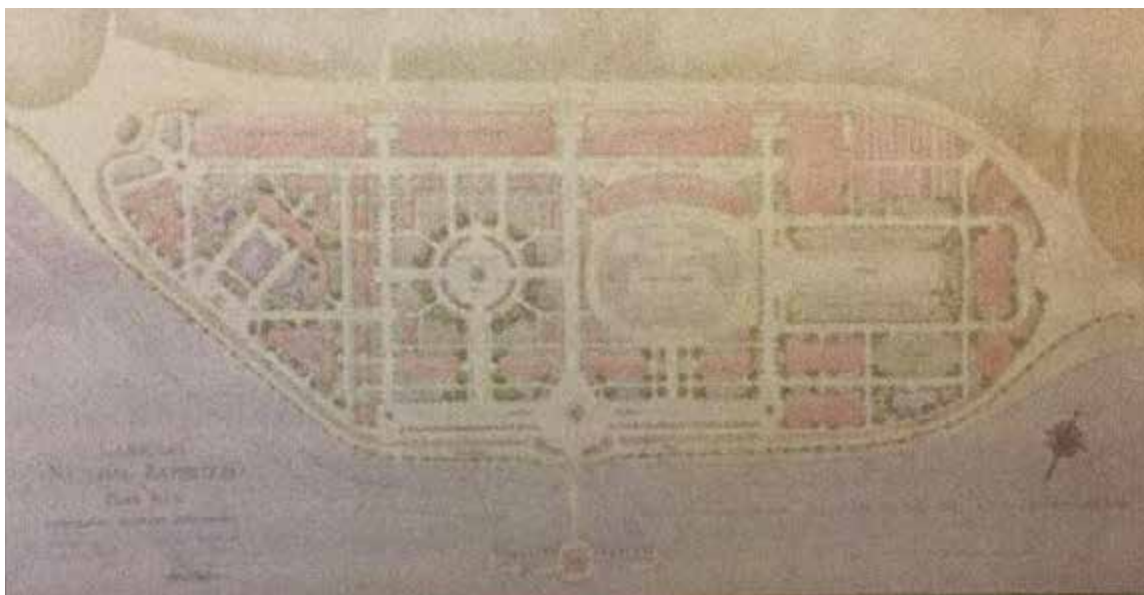
Their plan included buildings designed in the Beaux Arts tradition and the Art Deco style. The open spaces of Exhibition Place are a co-evolving balance between buildings and landscape.



Bandshell Park & Horticulture Building, 1924
(Toronto Public Library, Toronto Star Archives, tspa_0112026f)



Caption: Music Building, c. 1920s showing sidewalks (C.N.E. Archives)



Caption: Canadian National Exhibition Plan No. 2 illustrating Ultimate Development by Chapman and Oxley, February 1921, as planned and partially built (C.O.T.A. Series 724 Item 280)



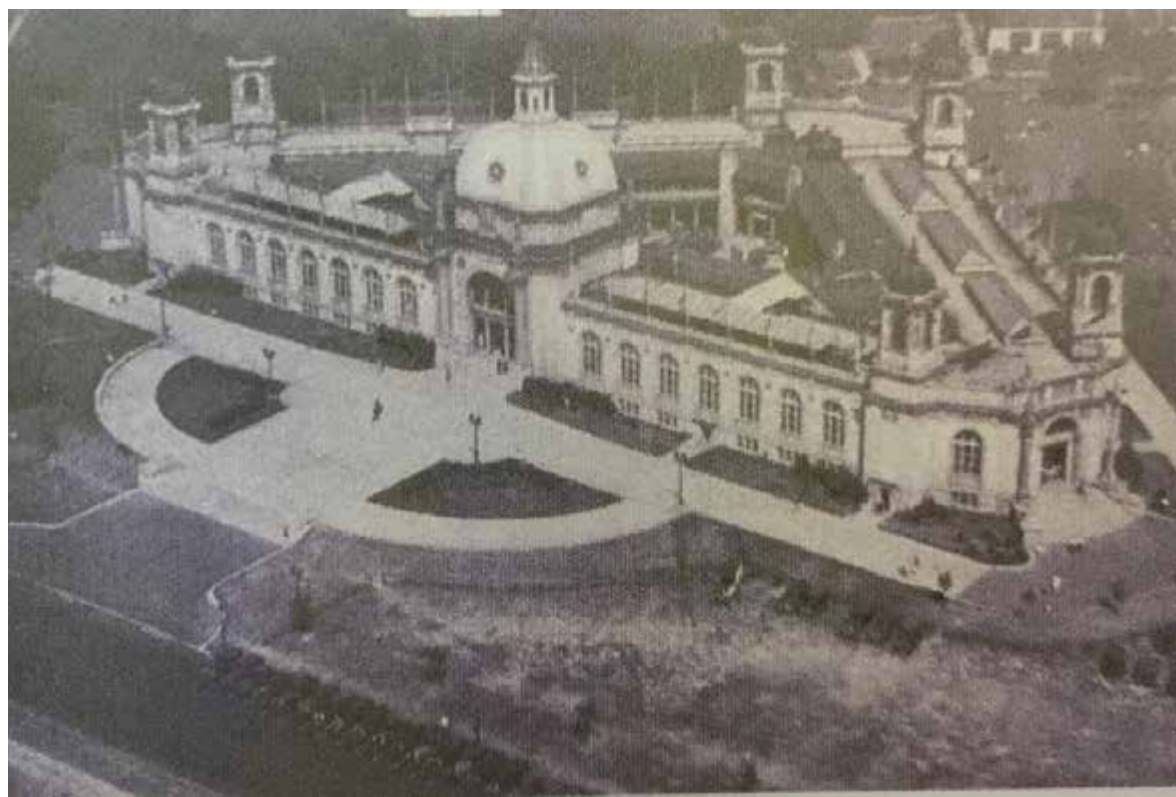
Princes' Gates 1927
(C.N.E. Archives)



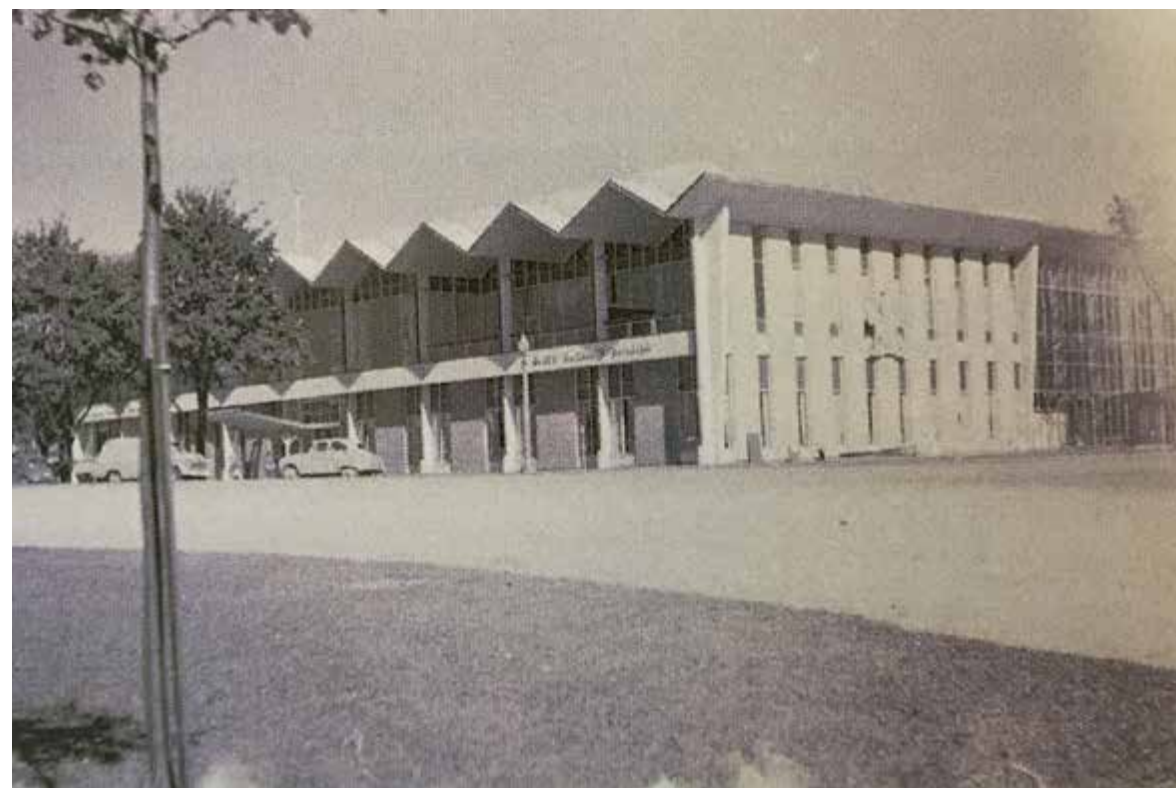
Caption: Ontario Government Building, 1929
(C.N.E. Archives)



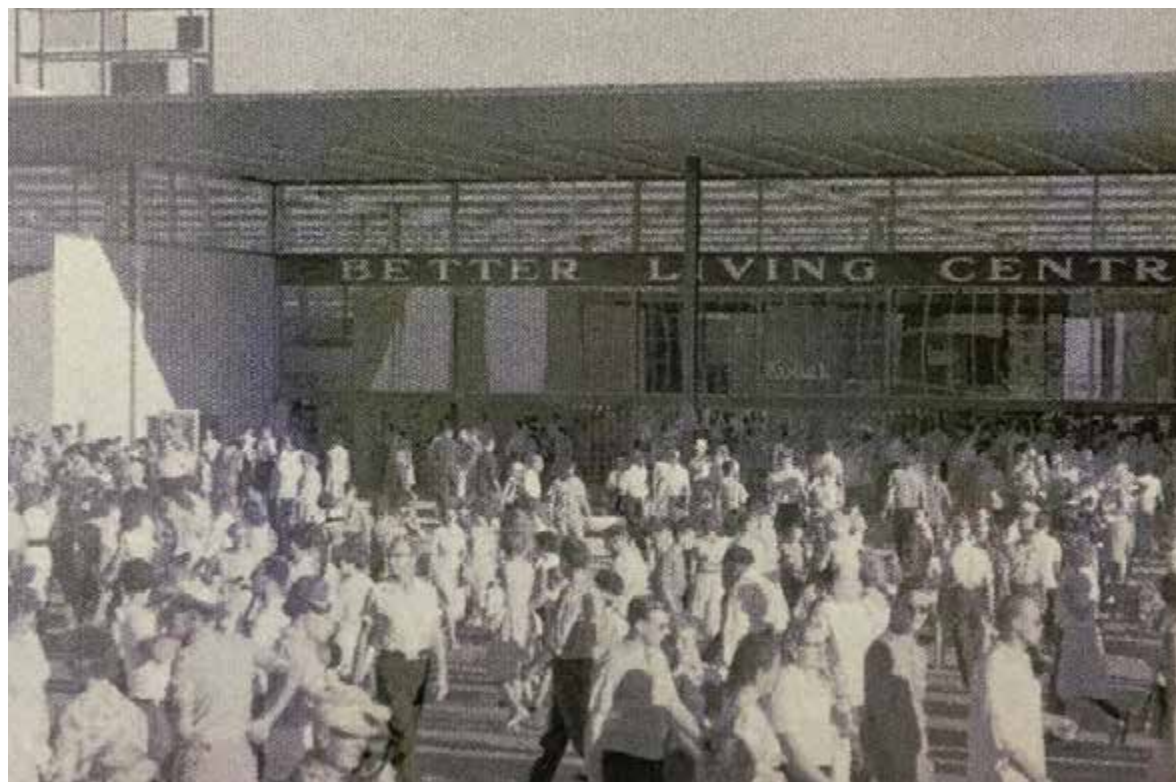
Caption: Automotive Building c. 1920s
(C.N.E. Archives)



Liberty Grand building
(1929, C.O.T.A., Fonds 1244, Item 2024)



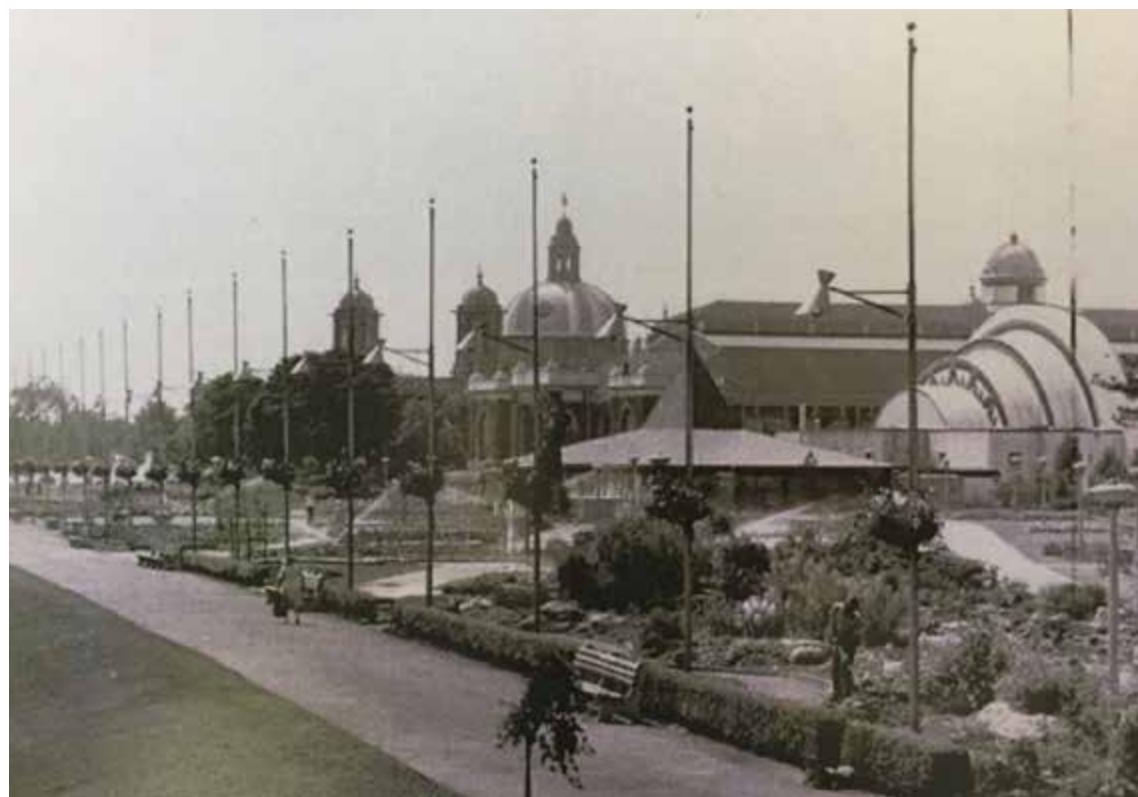
Caption: Queen Elizabeth Building, 1957
(C.O.T.A. Fonds 1231, Item 575b)



Caption: Better Living Centre c. 1960s
(C.N.E. Archives)



Parterre Gardens at the Shrine Peace Memorial day (B+S 2018)



Caption: View northwest of the Flower Garden south of the Bandshell, 1963
(Toronto Public Library (TSA) tspa_0111824f)



Caption: The Press Building (A.S.I 2018)

Cultural Heritage Landscape Assessment (CHLA)

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A cultural heritage landscape is a defined geographical area modified by human activity and identified as having cultural heritage value or interest.

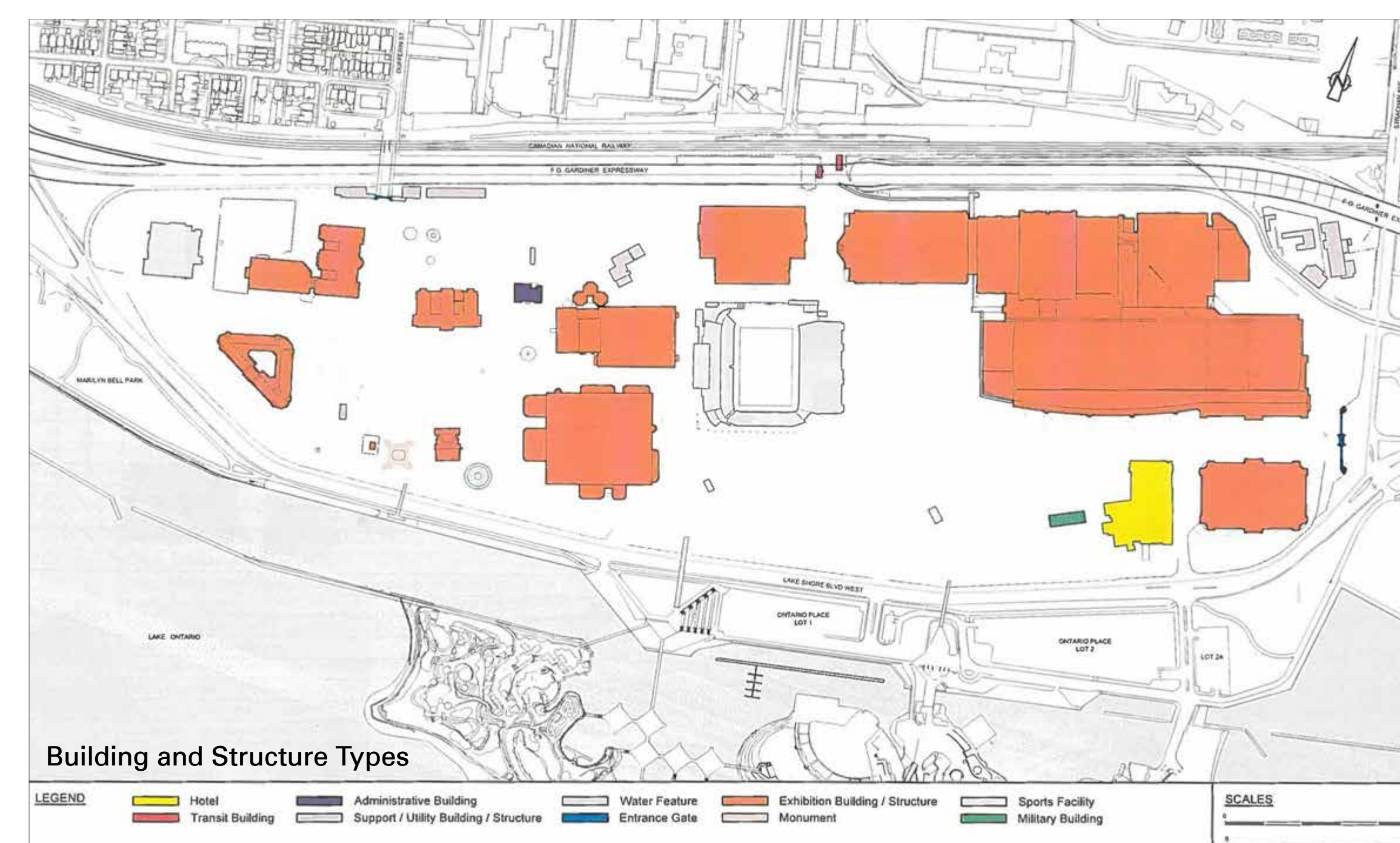
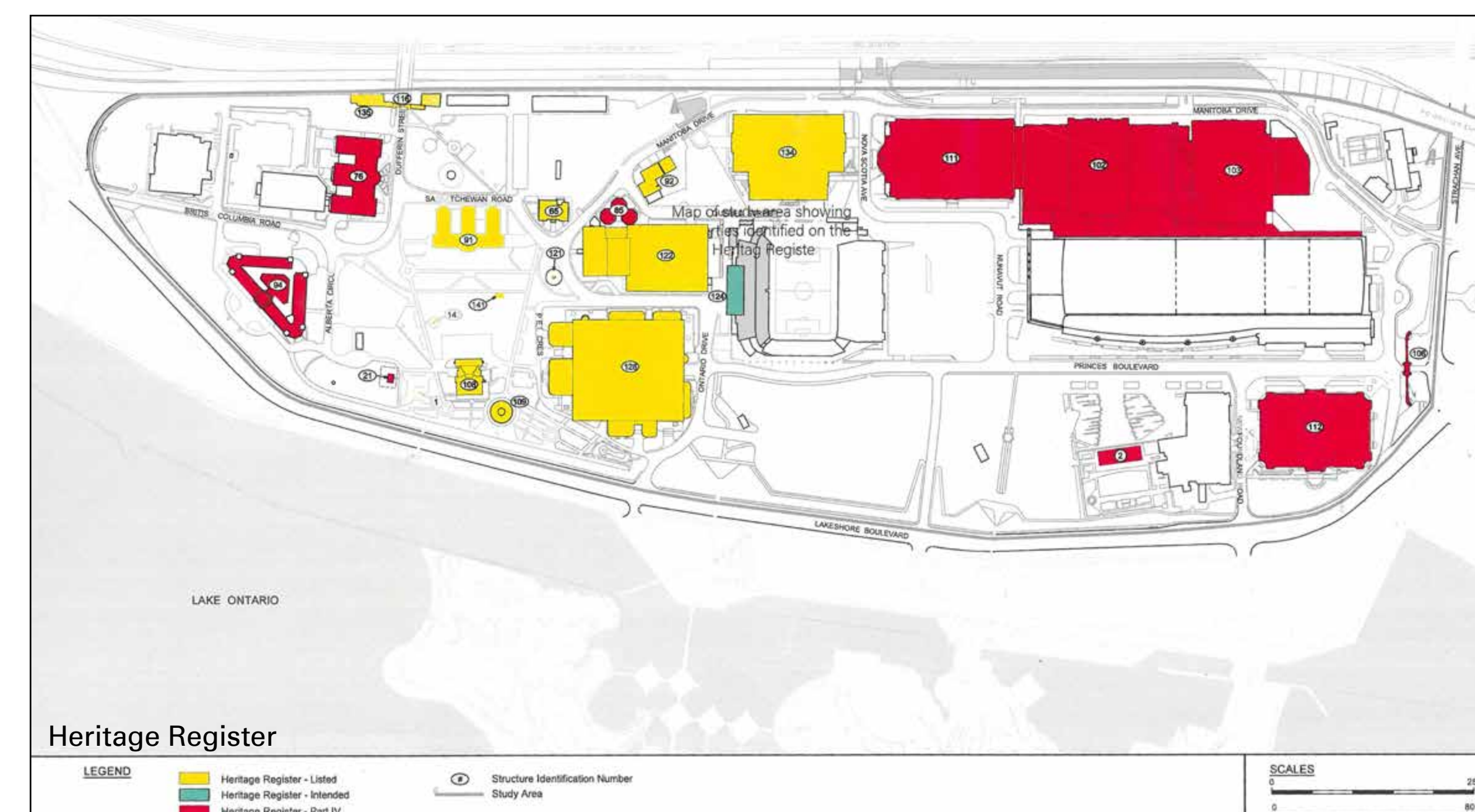
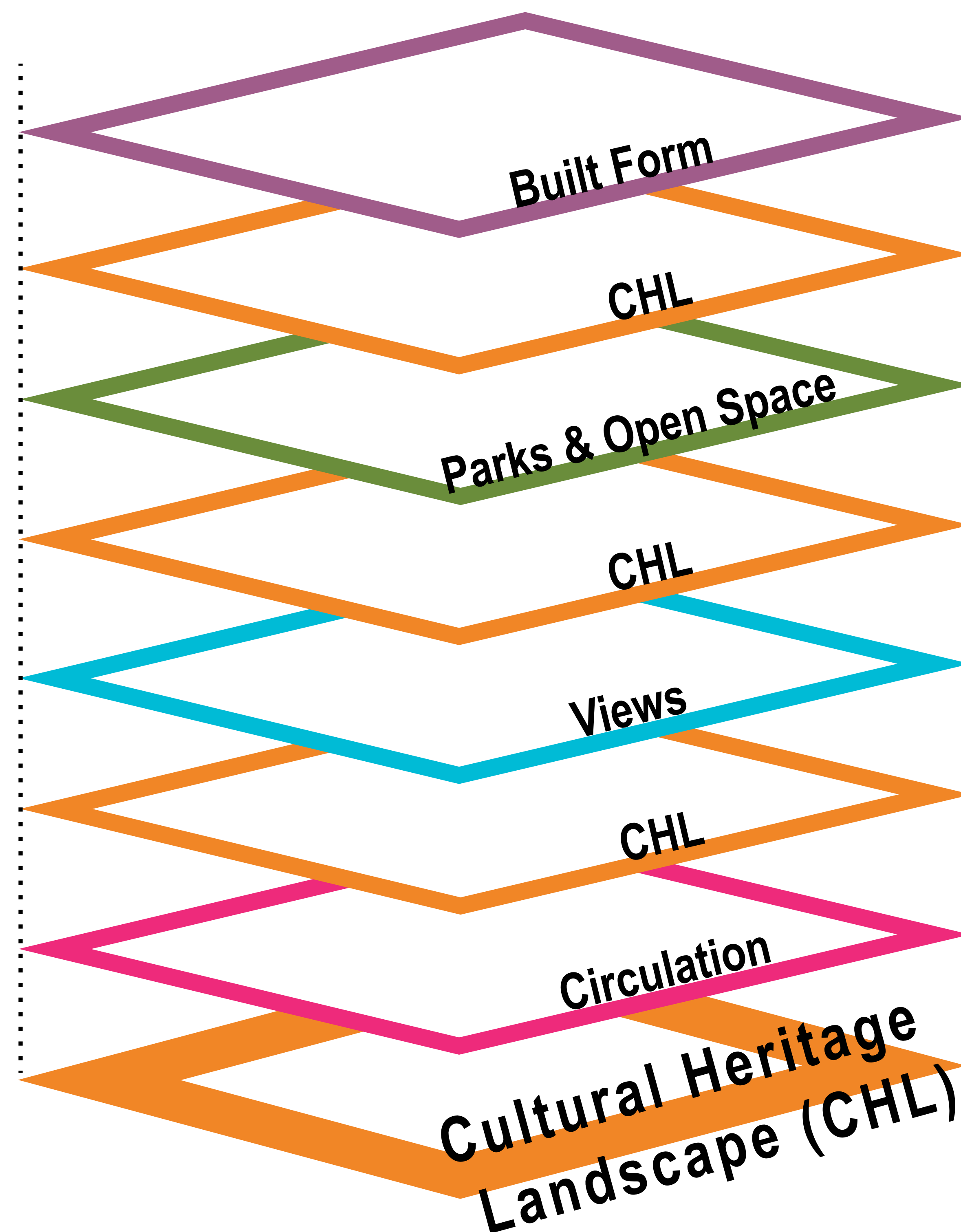
A Cultural Heritage Landscape Assessment (CHLA) of Exhibition Place was completed in early 2019 and was a comprehensive exercise to confirm and articulate the cultural heritage value, and the local and provincial significance of the site.

The CHLA included archival research, an analysis of the site's evolution and changes over time, and heritage evaluation using Ontario Heritage Act criteria to confirm the property's cultural heritage value and level of significance, and to identify corresponding heritage attributes.

The CHLA presents an inventory of the site's key features, and analyzes the extent to which the overall site, and its constituent elements, retain enough integrity to effectively communicate cultural heritage value.

As a whole, the site retains extensive original and significant building fabric and forms, landscape features and relationships, known archaeological resources, and open space coverage patterns that make it a provincially significant cultural heritage landscape.

The CHLA recommends conservation strategies including an update to recognize this provincially significant cultural heritage landscape on the City's Heritage Register.



Policy Framework

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Official Plan

The use of the lands at Exhibition Place is governed by the City of Toronto Act, 2006, giving land use authority to the Exhibition Place Board of Governors and City Council.

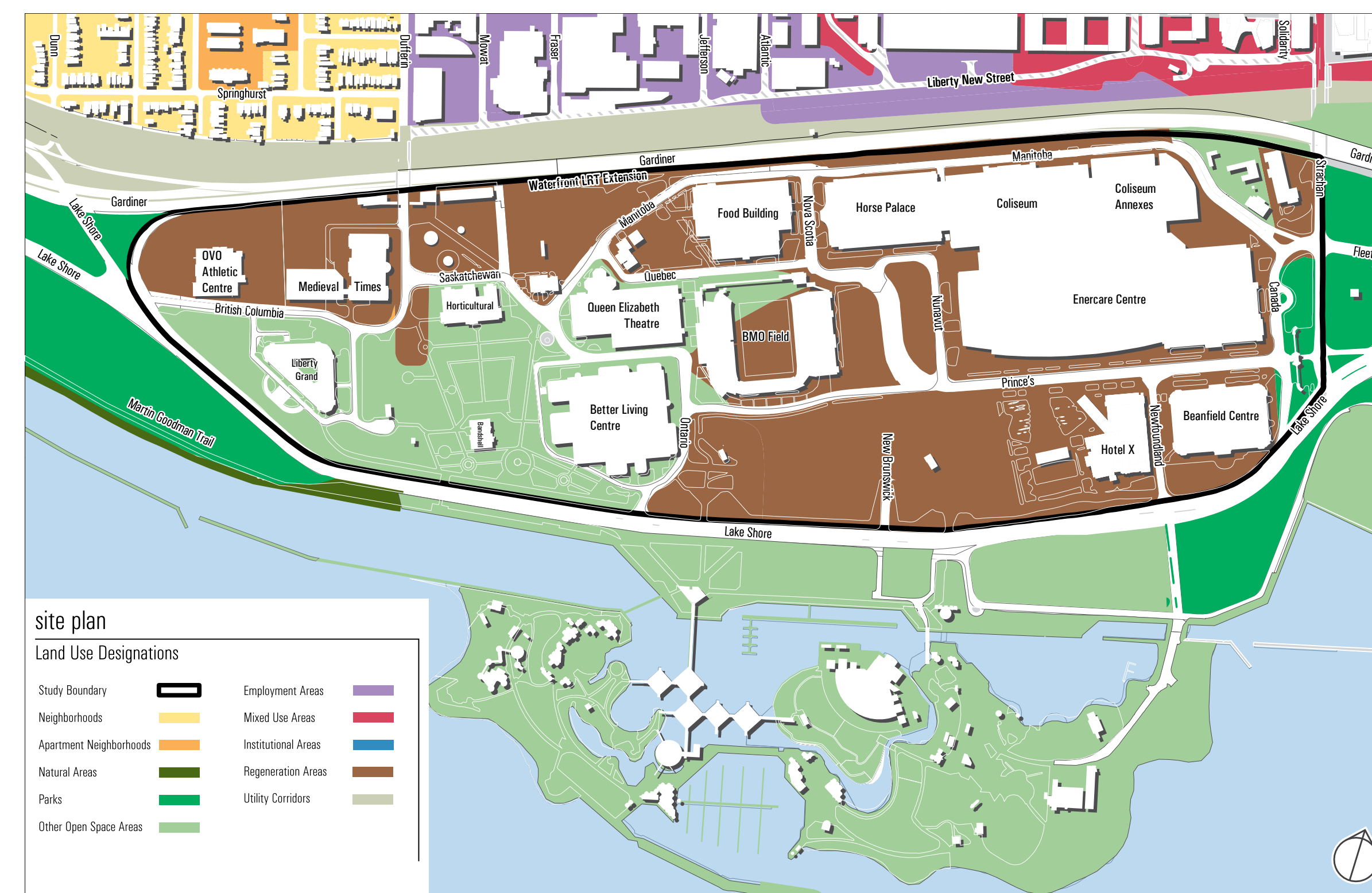
Exhibition Place is located within the Downtown and Central Waterfront and the Green Space System on Map 2 of the Official Plan, and are designated Regeneration Areas and Parks and Open Space: Other Open Space on Map 18.

The Official Plan permits a broad range of uses within Regeneration Areas, which are intended to help attract investment, re-use existing buildings and encourage new construction in under utilized areas of the City.

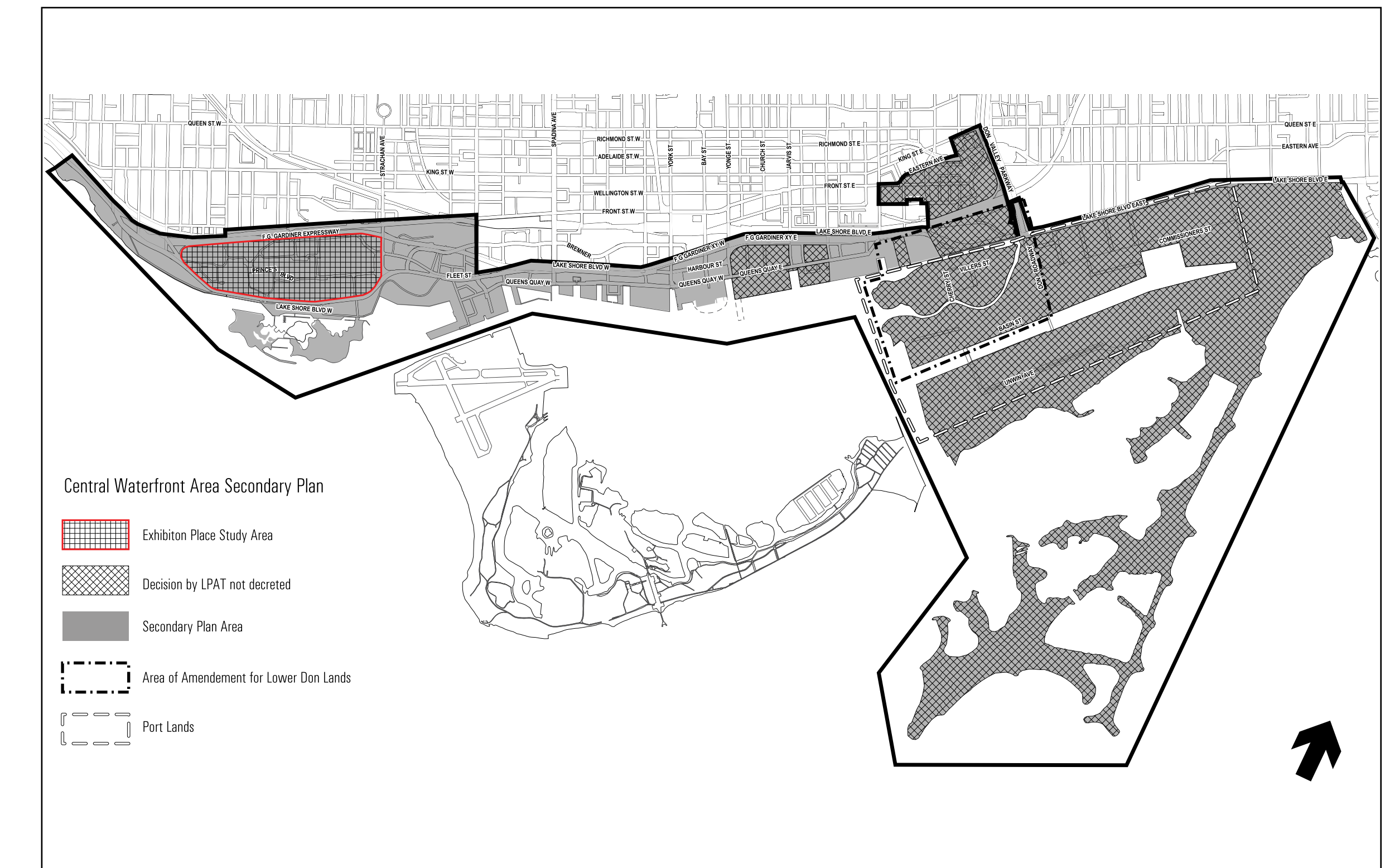
Not all Regeneration Areas are the same in terms of uses and context, the Official Plan requires the creation of a Secondary Plan for each Regeneration Area in order to ensure the unique characteristics and requirements of each area is reflected in a ‘tailor-made’ strategy and framework for development and revitalization.

Parks and Open Space Areas contain portions of the City’s Green Space System and uses are generally restricted to recreational and cultural facilities, conservations projects and essential public infrastructure. The Other Open Space Areas are generally used for specialized uses and facilities.

Official Plan Land Use Designation



Central Waterfront Secondary Plan

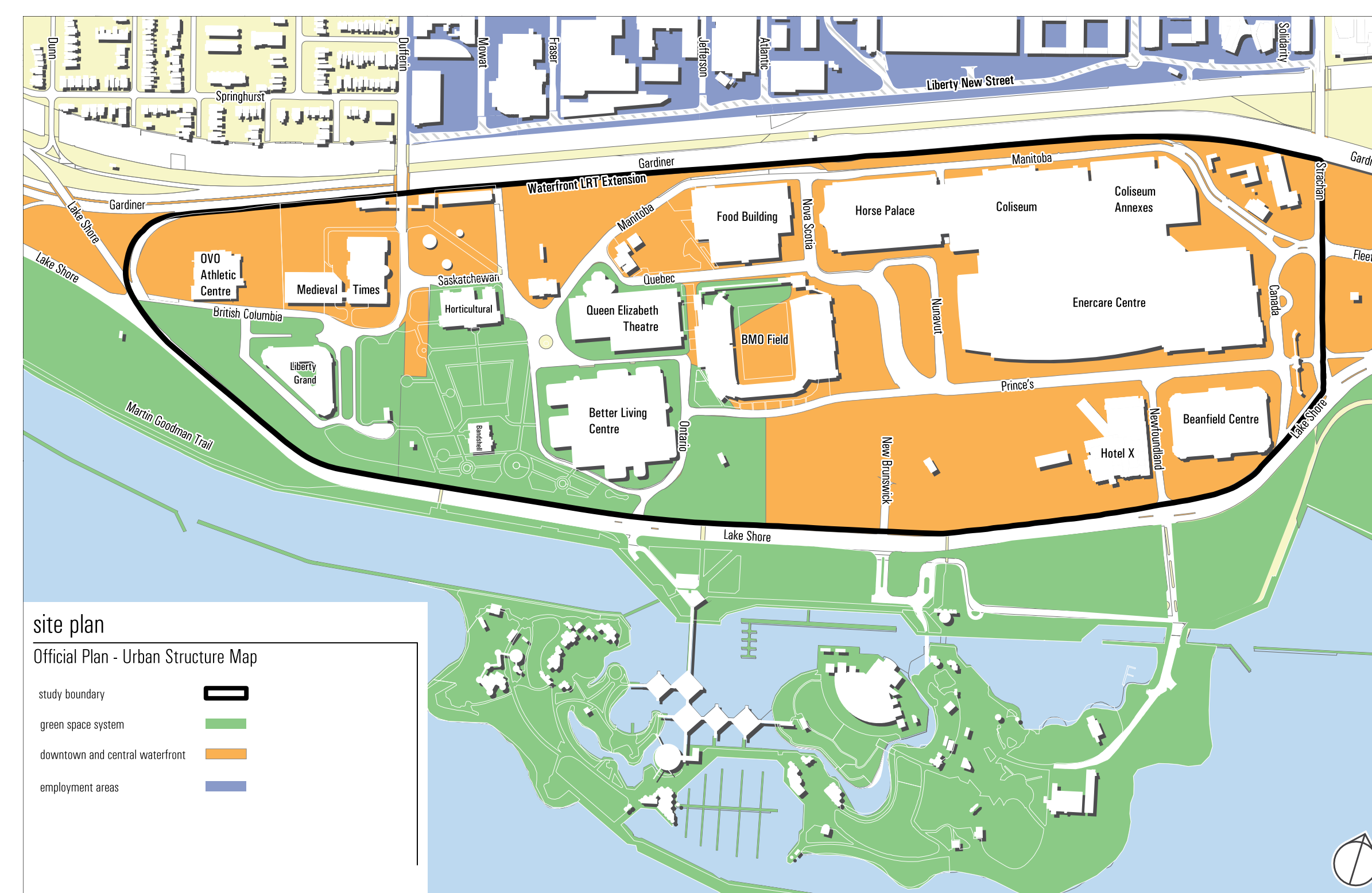


Exhibition Place is located within the boundary of the Central Waterfront Secondary Plan , which is founded on four core principles:

1. Removing Barriers/Making Connections;
2. Building a Network of Spectacular Waterfront Parks & Public Spaces;
3. Promoting a Clean & Green Environment; and
4. Creating Dynamic & Diverse New Communities.

The CWSP states that development is to respect and celebrate Exhibition Place’s existing heritage architecture and views of heritage buildings from the water. Adaptive re-use of heritage buildings is encouraged. New development within lands designated Parks and Open Space Areas may only be considered if existing open space areas are maintained or alternatives to expand the size and usability of City-owned parks are provided.

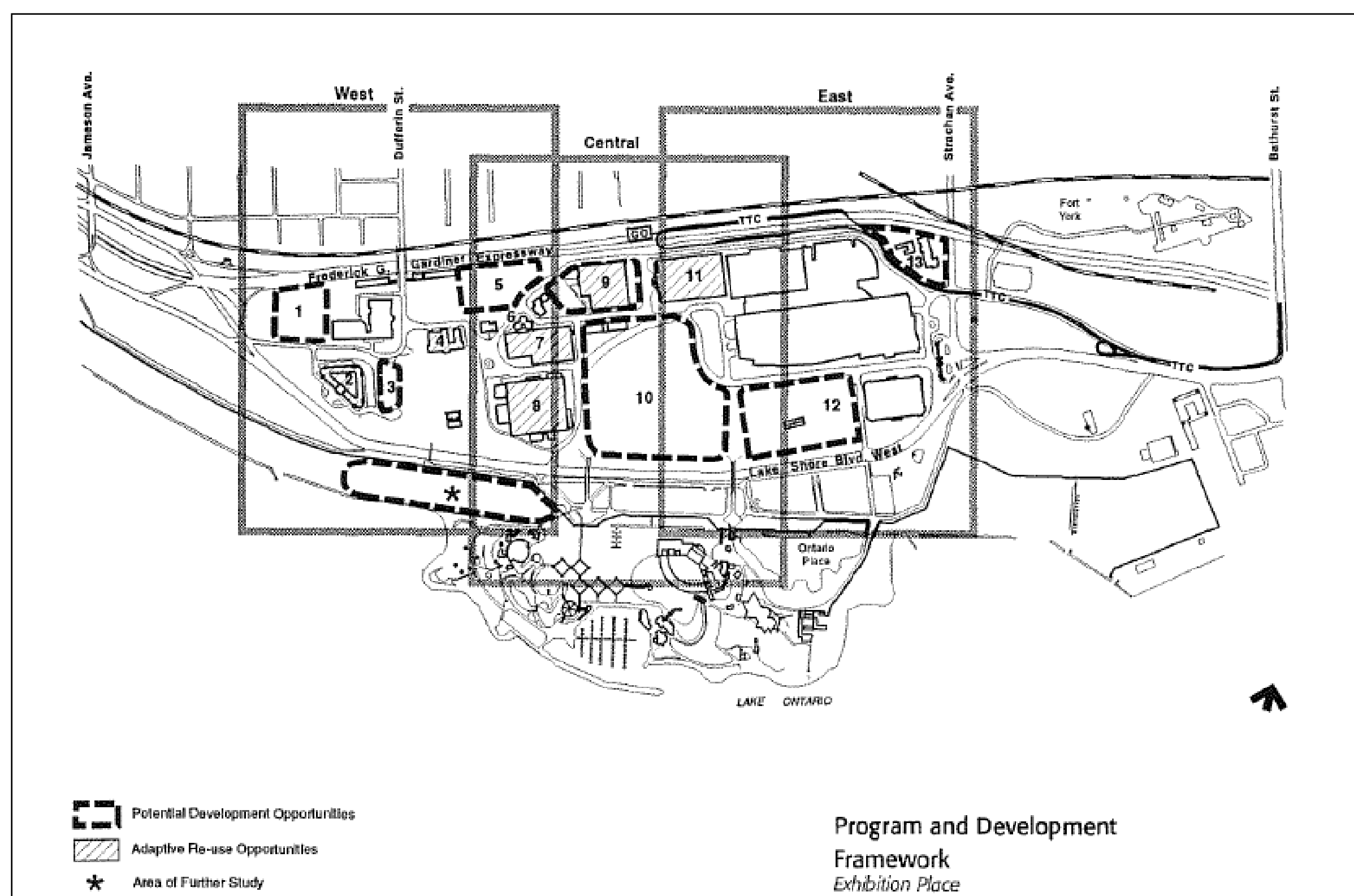
Official Plan Urban Structure Map



Past Studies 1998-2010

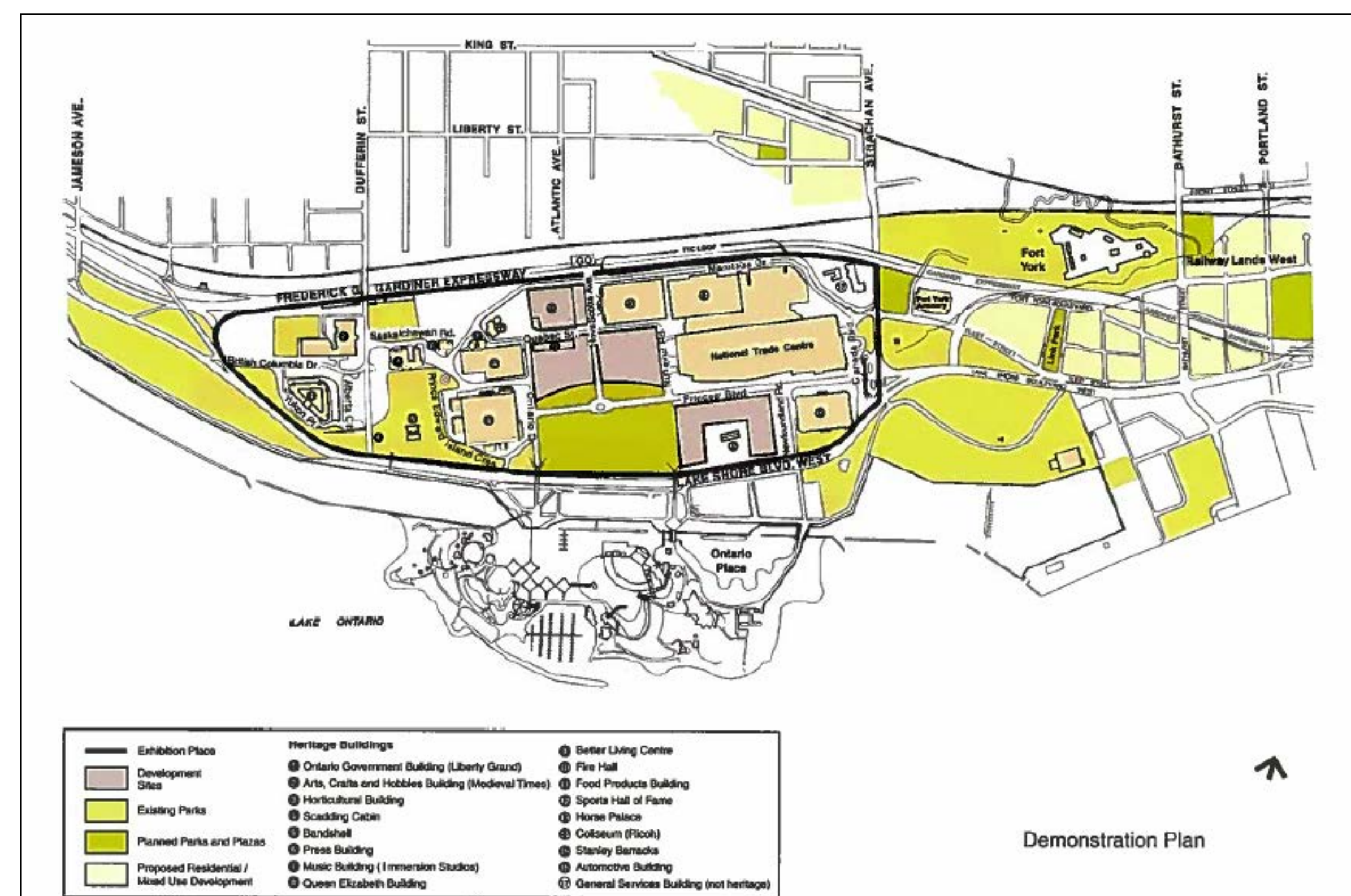
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Exhibition Place Program and Development Concept – 1998

A collaborative effort by the City of Toronto Planning Division and the Board of Governors of Exhibition Place to study and provide a framework for considering development opportunities within Exhibition Place. In addition to identifying potential uses and an overall structure concept, the final Plan identified ten Planning and Development Objectives. These elements formed the basis for a Program and Development Framework that identified development opportunity sites as well as opportunities for the adaptive reuse of existing buildings in three distinct precincts. Criteria by which proposals would be evaluated was also provided based on the ten objectives.

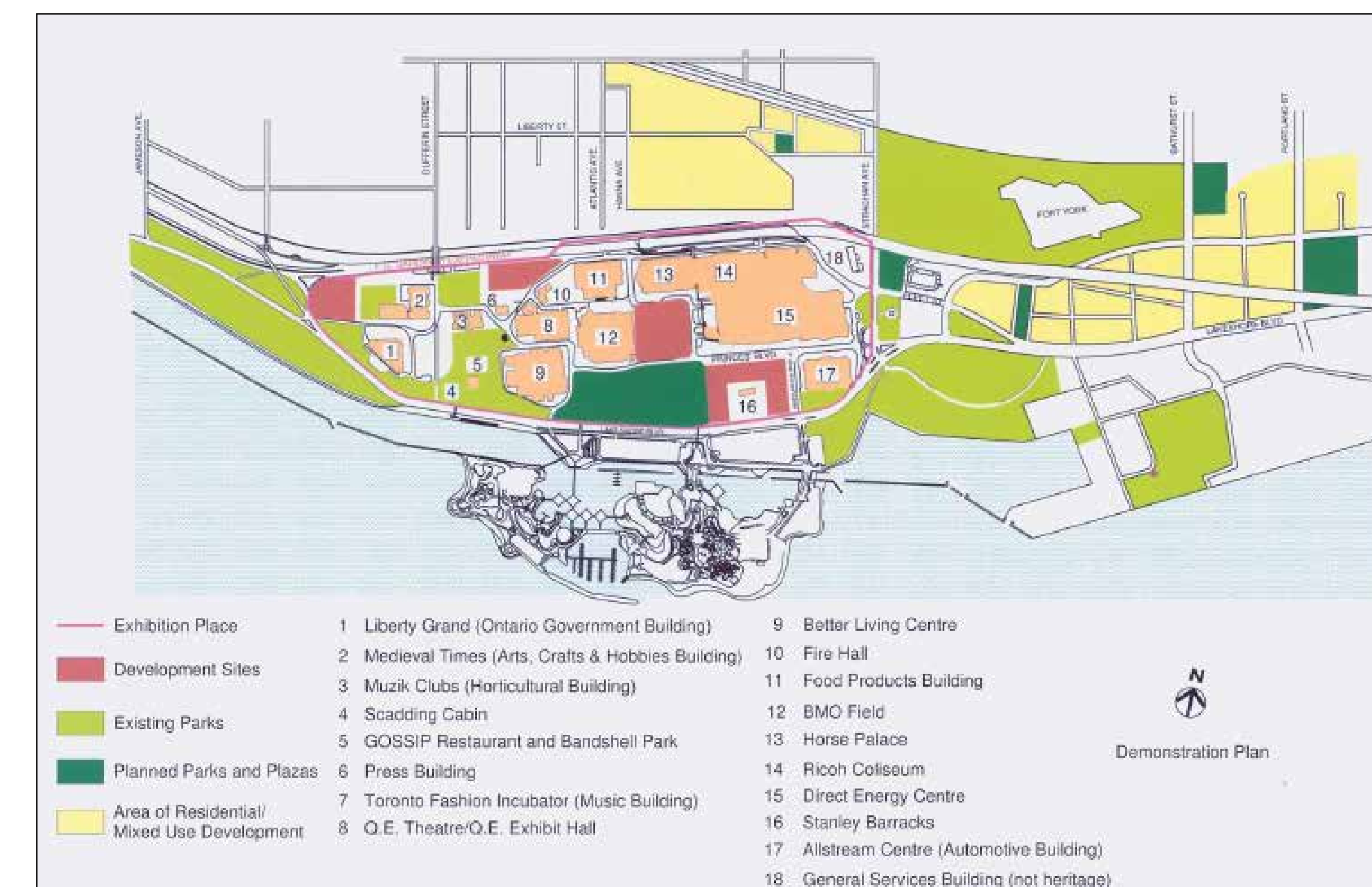


Exhibition Place Development Concept Plan – 2004

Five years after the adoption of the 1998 Plan, the Board of Governors initiated a review based on three main objectives:

- Review and revise the concept plan in light of the long-term developments that have taken place at Exhibition Place since 1998.
- Update the 1998 structure plan to guide future developments with a specific timeframe of the next five years taking into consideration the City of Toronto Waterfront Initiatives in the Central Waterfront.
- Ensure the revised plan fully considers the needs of the major users of the grounds.

The revised Plan contained updated criteria requiring proposals to recognize the City's recently adopted Plan for a revitalized waterfront as well as refocussing attention on the value of merging Exhibition Place with Ontario Place as a planning precinct.



Exhibition Place Structure Plan – 2010

A further update on the original 1998 & 2004 Plans by the Board of Governors. As with previous versions, the 2010 Structure Plan established the framework for potential development and accordingly identified the following:

Potential locations for new developments;
Where major new open spaces would be preserved or created for major festivals to complement the surrounding park system;
New roads, bridges and pedestrian routes;
Important buildings and landmarks to be maintained and integrated into the plan.

Intended to reflect the Board's 2009 Strategic Plan, the Structure Plan is based on three key goals of business development, infrastructure provision and environmental protection/enhancement. The Plan also set out a number of 'primary ambitions' to be achieved by 2014 including the construction of a hotel facility reflecting an increased emphasis on business development.

What has been done so far?

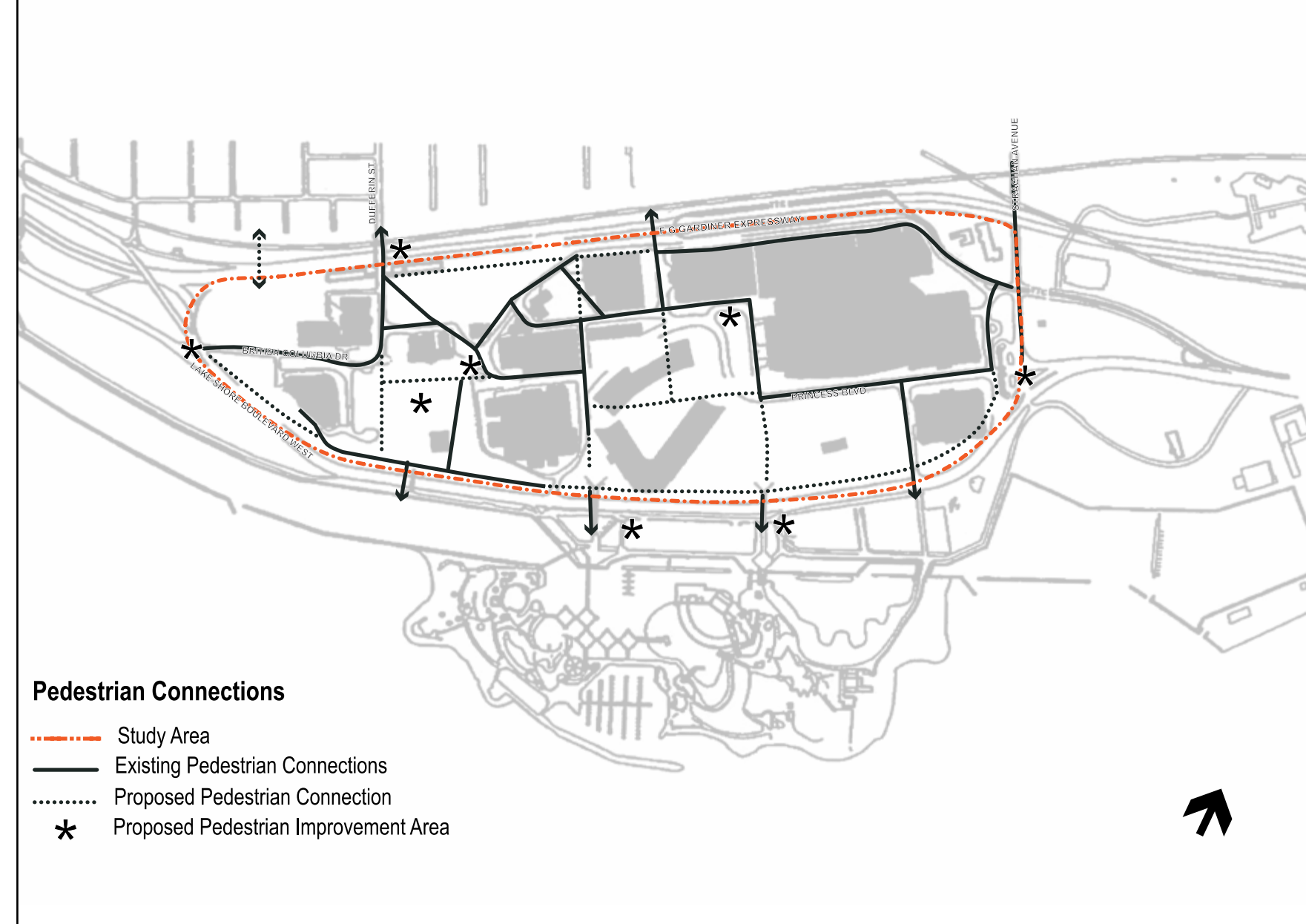
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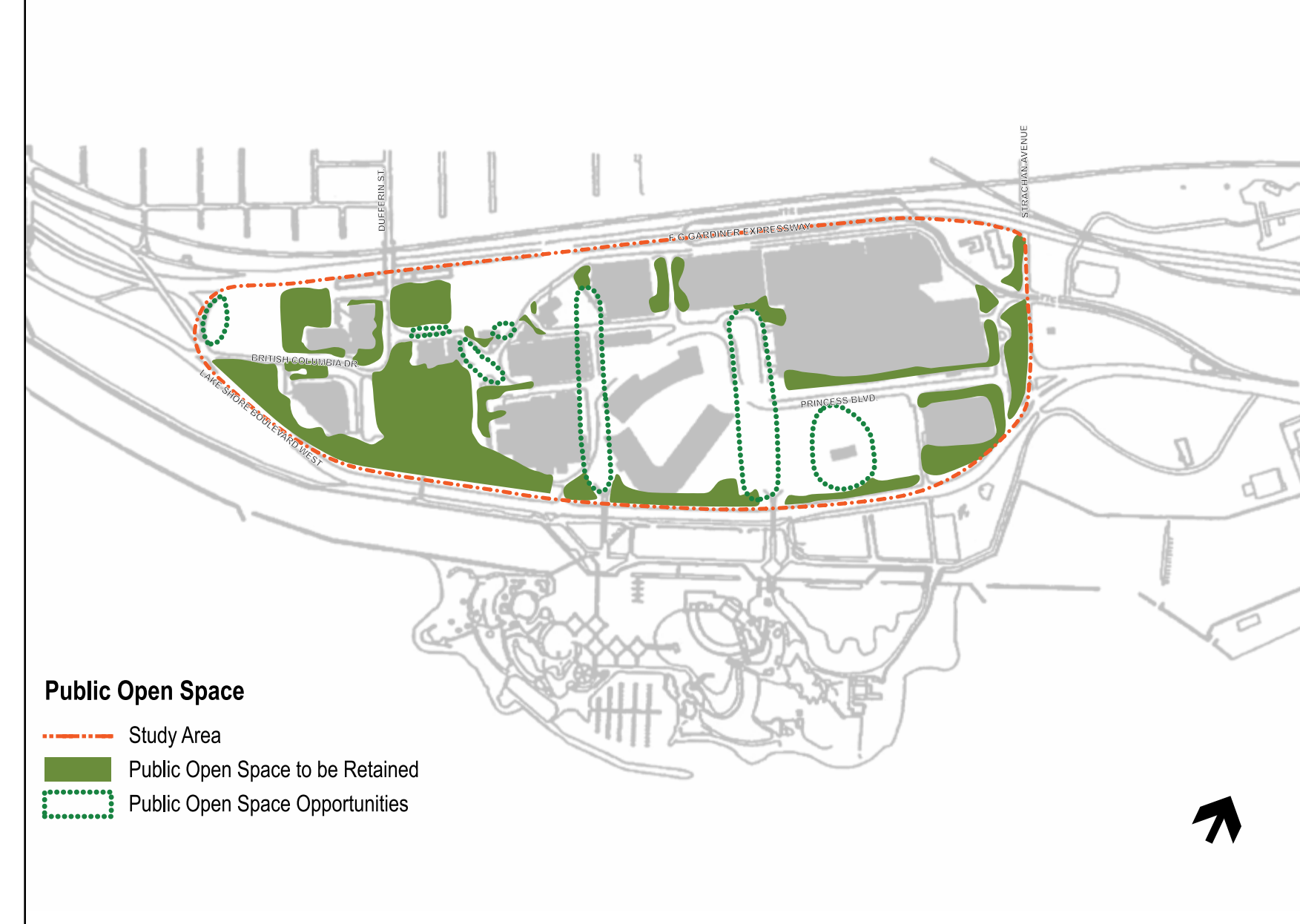
Program & Development Concept Plan - 1998



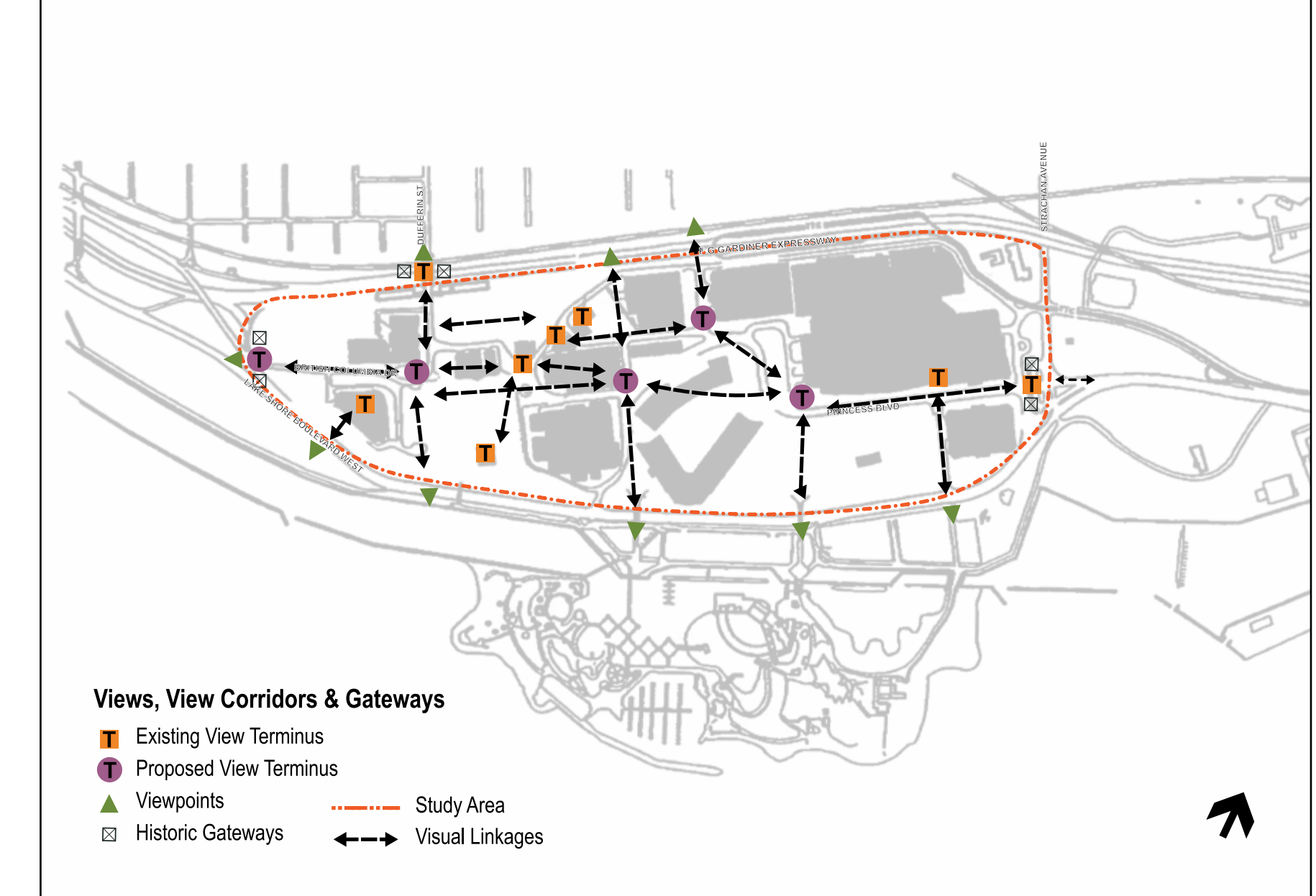
Program & Development Concept Plan - 1998



Program & Development Concept Plan - 1998



Program & Development Concept Plan - 1998



All previous studies had considered better connectivity, circulation, open spaces enhancement and expansion, better access points and enhancing views and vistas.

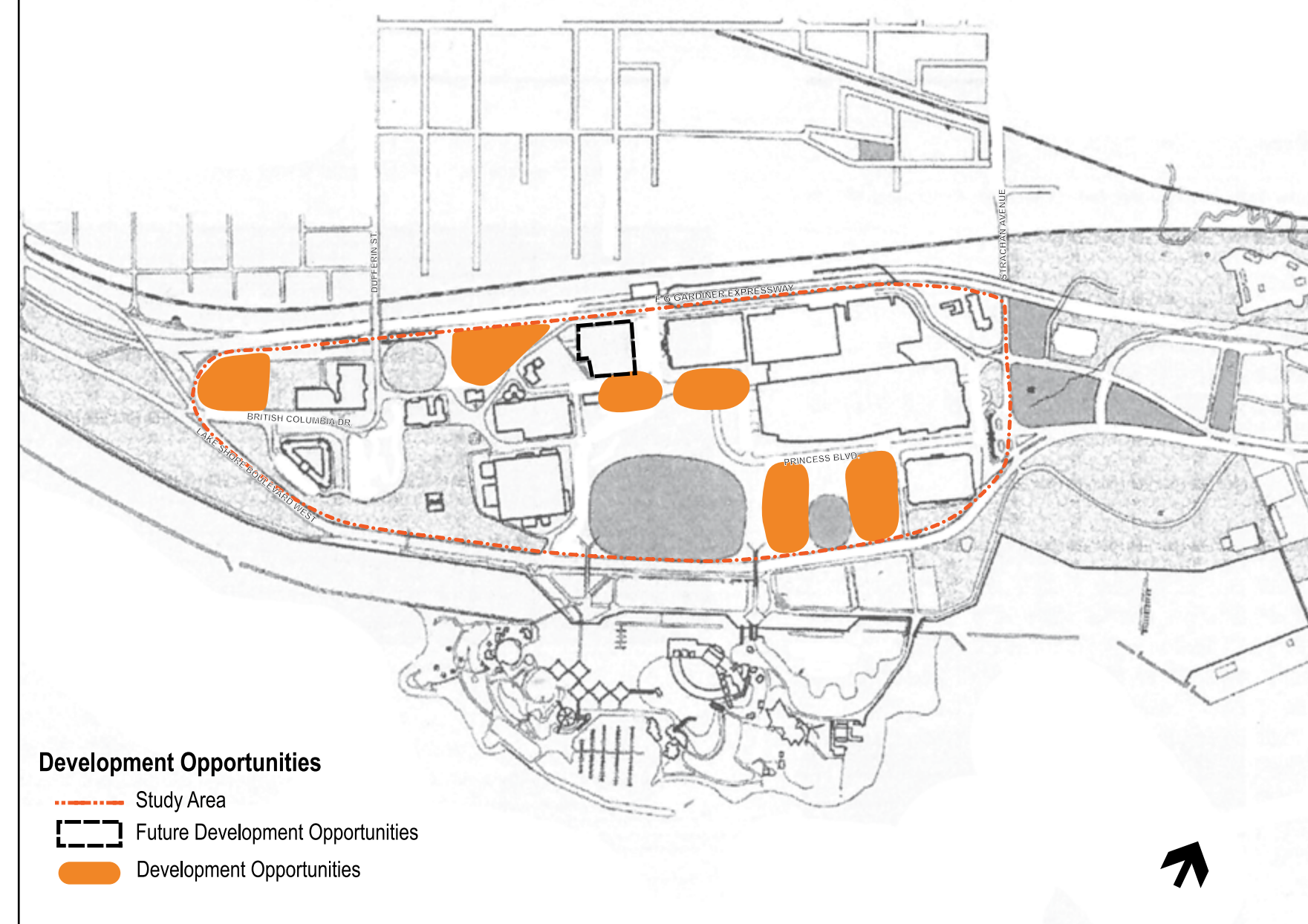
Some of the ideas from different plans have been implemented and some have been carried forward.

For instance the extension of Prince's Blvd was reflected in the *1998 Program and Development Concept Plan* which is now in place.

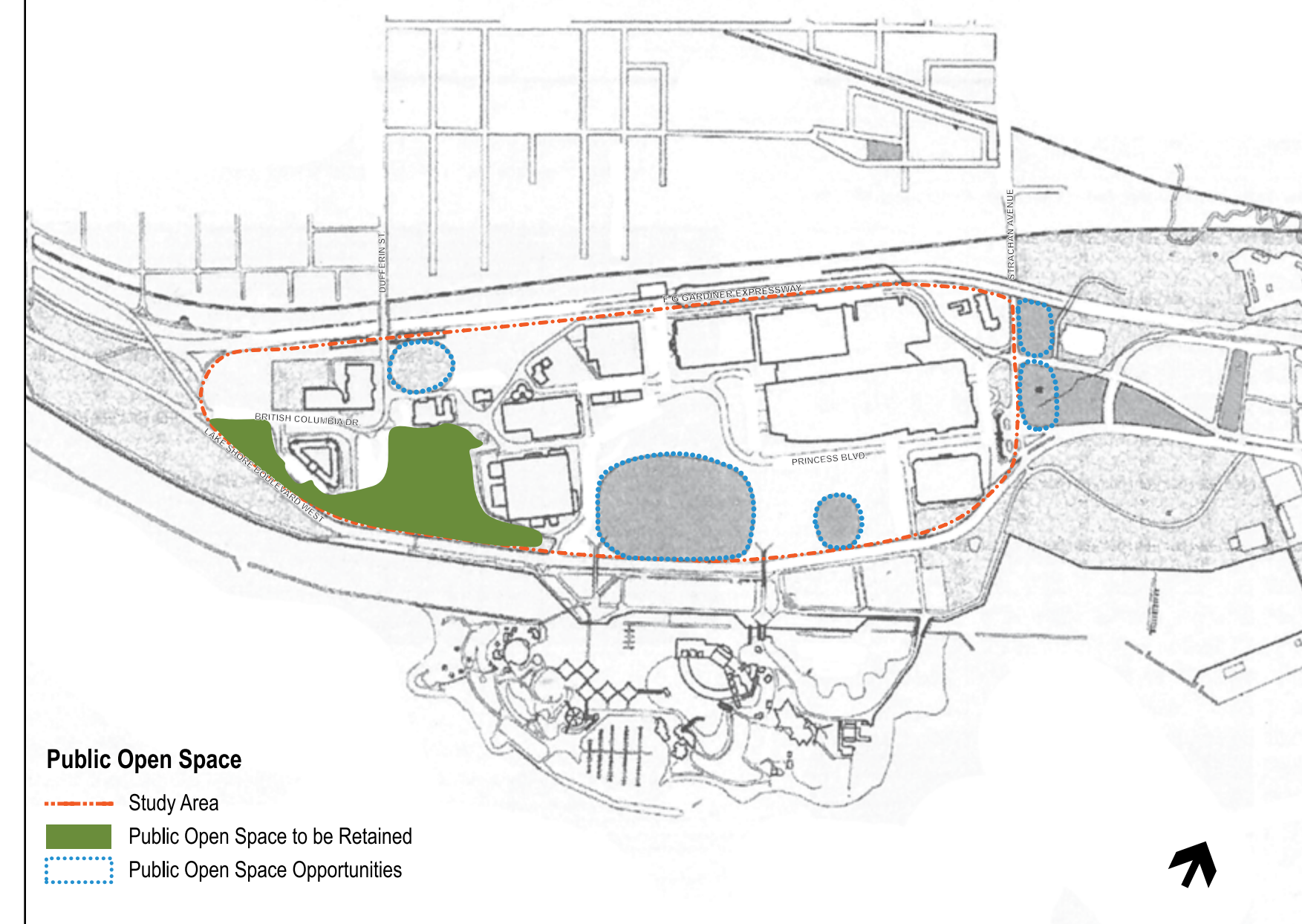
Other changes since then include the construction and later expansion of the BMO fields, as well as a new open space next to Stanley Barracks structure.

The new Master Plan may consider some of the ideas from previous studies, if they are still viable.

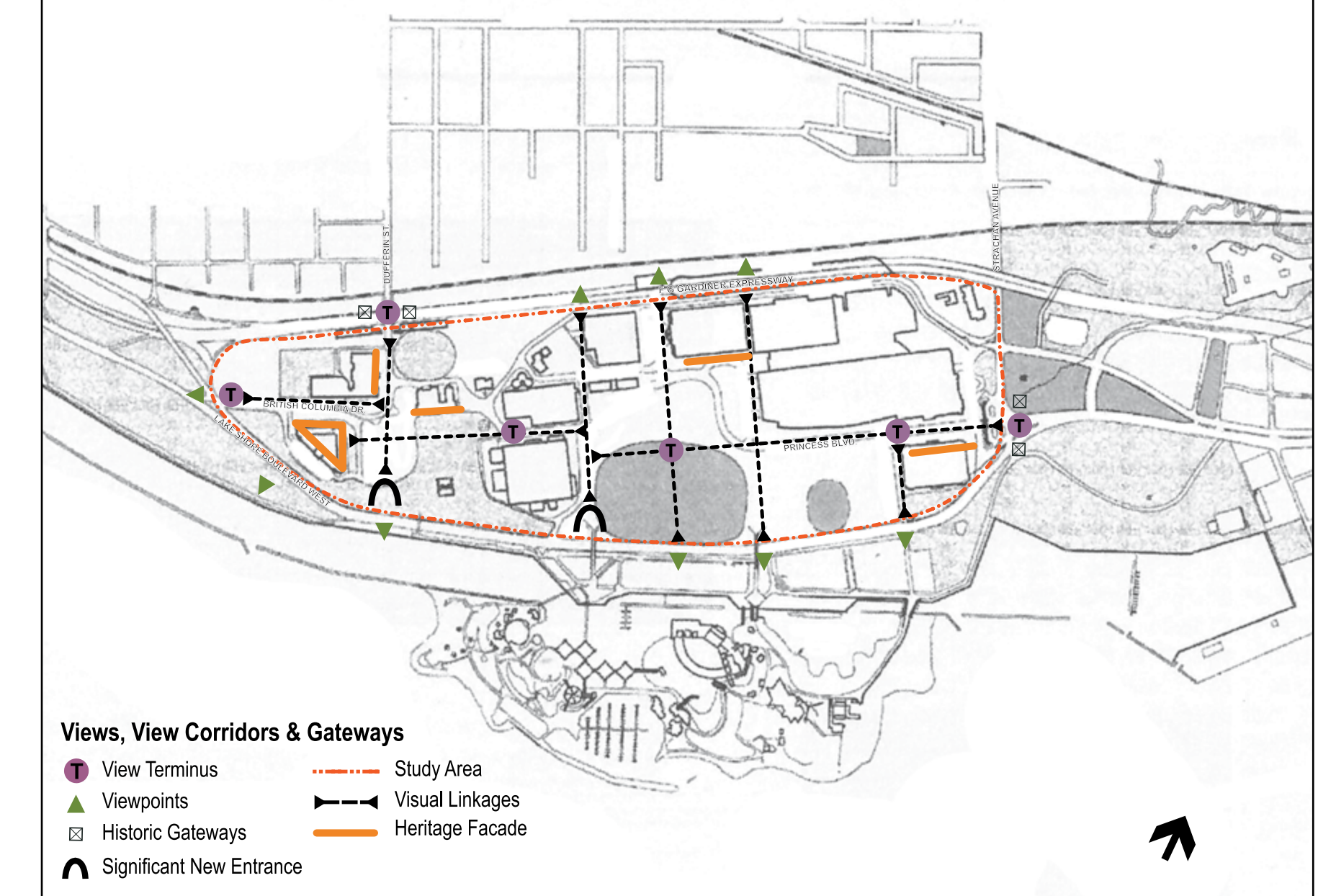
Exhibition Place Development Concept Plan – 2004



Exhibition Place Development Concept Plan – 2004



Exhibition Place Development Concept Plan – 2004



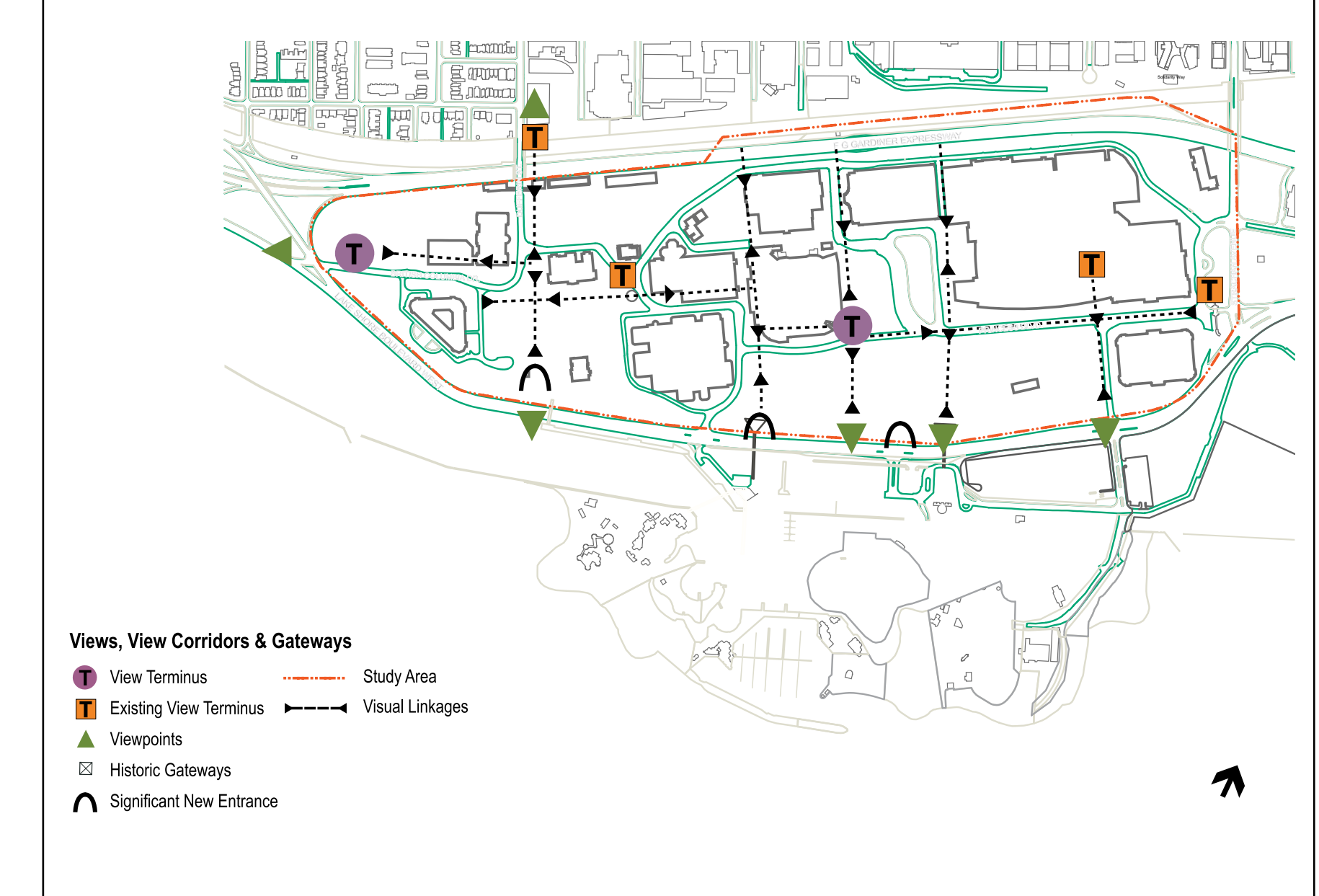
Exhibition Place Structure Plan – 2010



Exhibition Place Structure Plan – 2010



Exhibition Place Structure Plan – 2010



Context

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Current Layout

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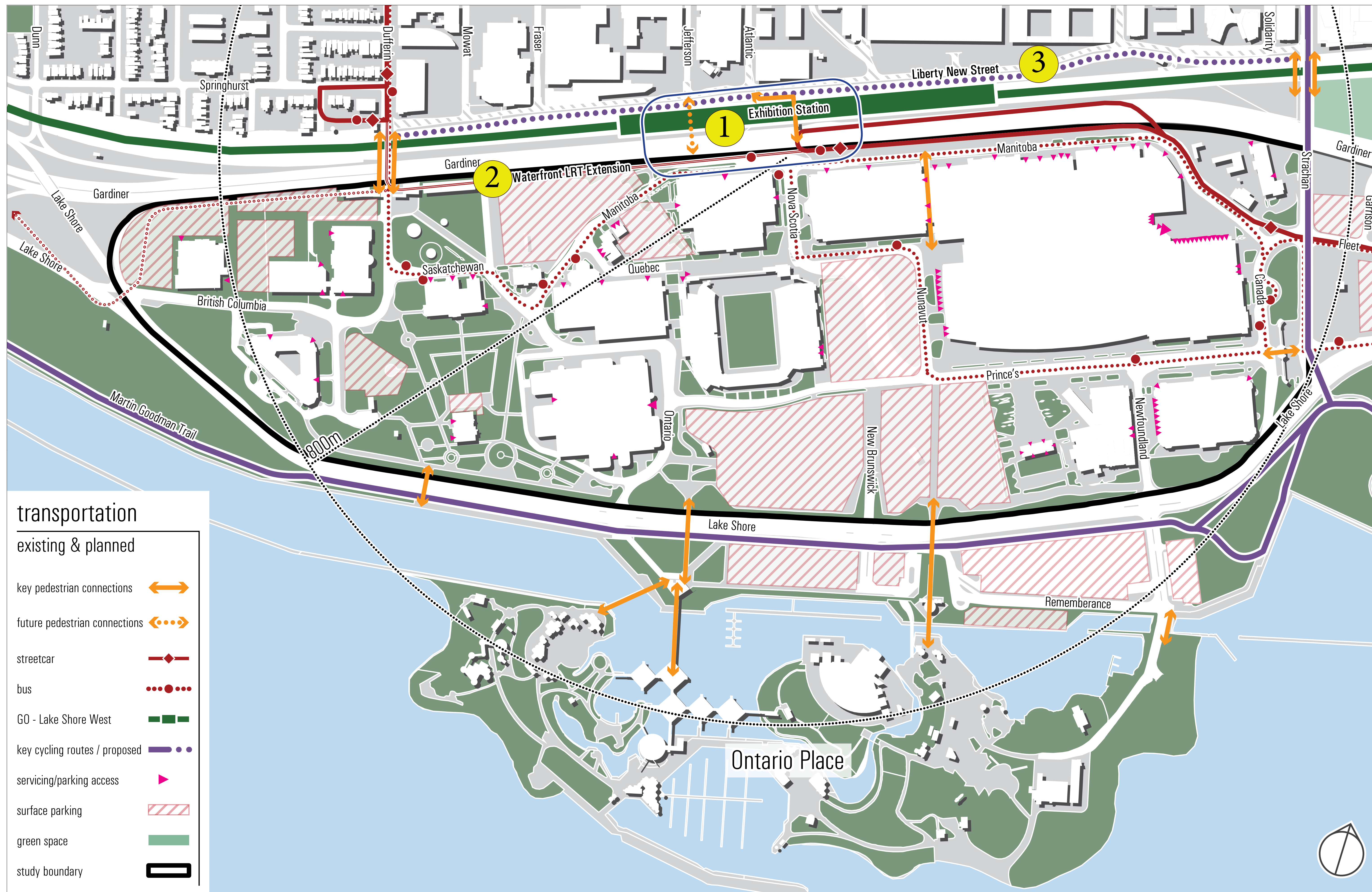
Exhibition Place Master Plan



Transportation

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Major Planned Initiatives

1 - Metrolinx Exhibition GO Station Improvements

Includes new pedestrian tunnel, new north and south entrance buildings and improved station facilities.

Targeted for completion by 2024

2 - TTC Streetcar Extension from Exhibition Loop to Dufferin Loop

Extends the Harbourfront LRT to access South Parkdale

Allows for LRT extension to South Etobicoke as per Waterfront Transit Network Plan

Report to Council Q4 2019 on 30% design and next steps for construction

3 - Liberty New Street Preliminary design underway

4 - Provincial Ontario Line Proposal

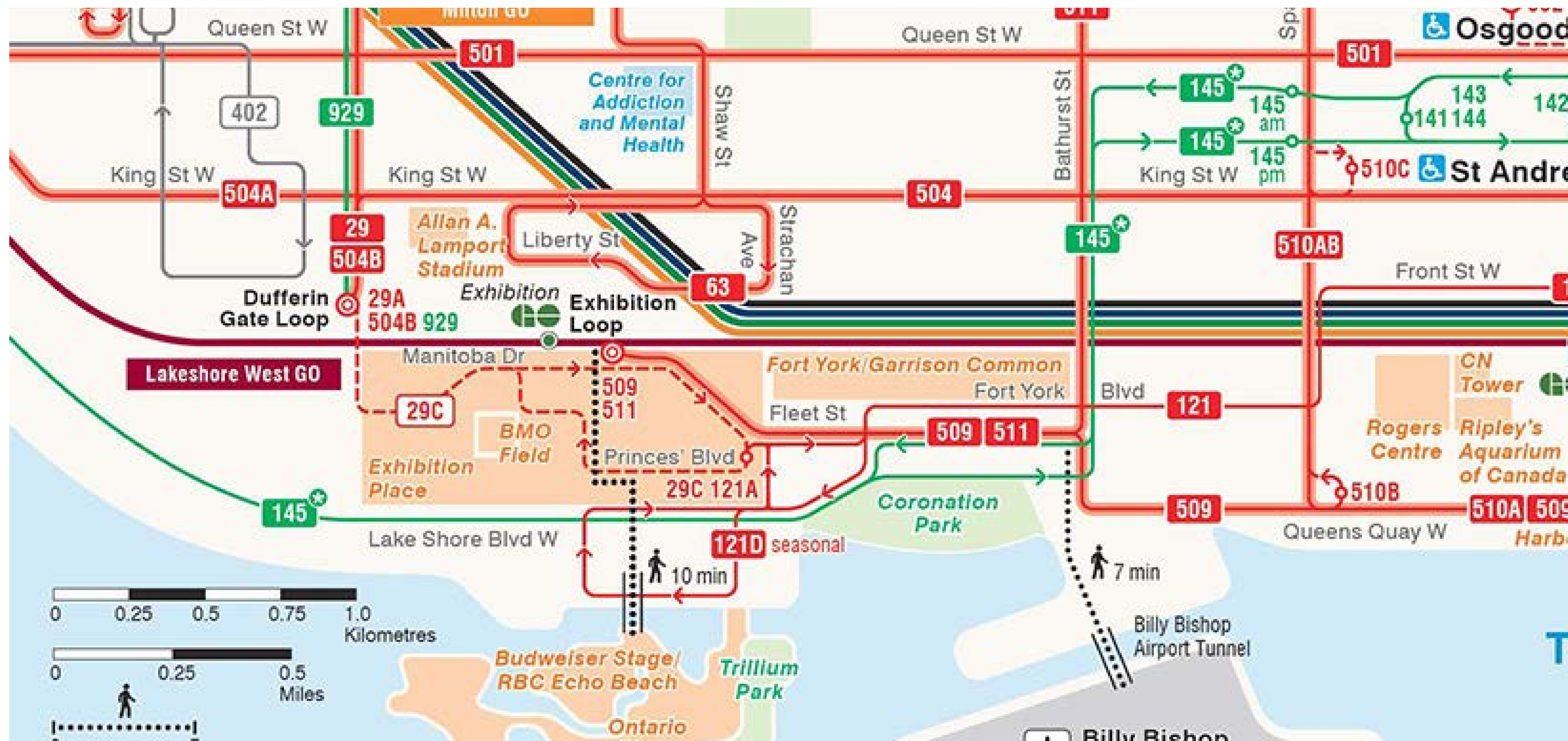
Proposed routing to Exhibition/ Ontario Place

Early planning and design assessment underway

TTC Services

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TTC System Map (May 2019)



509 Harbourfront streetcar westbound at Exhibition Loop
Photo: Jame Bow



29A Dufferin bus, westbound on Manitoba Ave
Photo: Edward Brain

The TTC provides a high level of bus and streetcar services to Exhibition Place all year round. Frequent, all-day and overnight service operates from the Dufferin Street, Bathurst Street, and Harbourfront corridors, connecting Exhibition Place to the subway and other TTC services. During special events, such as the CNE, the Caribbean Carnival, and Honda Indy, extra service is operated.

Frequent service is provided on the following bus and streetcar routes as part of the Ten Minute Network:

- 29 Dufferin (Dufferin Gate to Wilson Station via Dufferin Station)
- 63 Ossington (Liberty Village to Eglinton West Station via Ossington Station)
- 504B King (Dufferin Gate to Broadview Station)
- 509 Harbourfront (Exhibition to Union Station)
- 511 Bathurst (Exhibition to Bathurst Station)

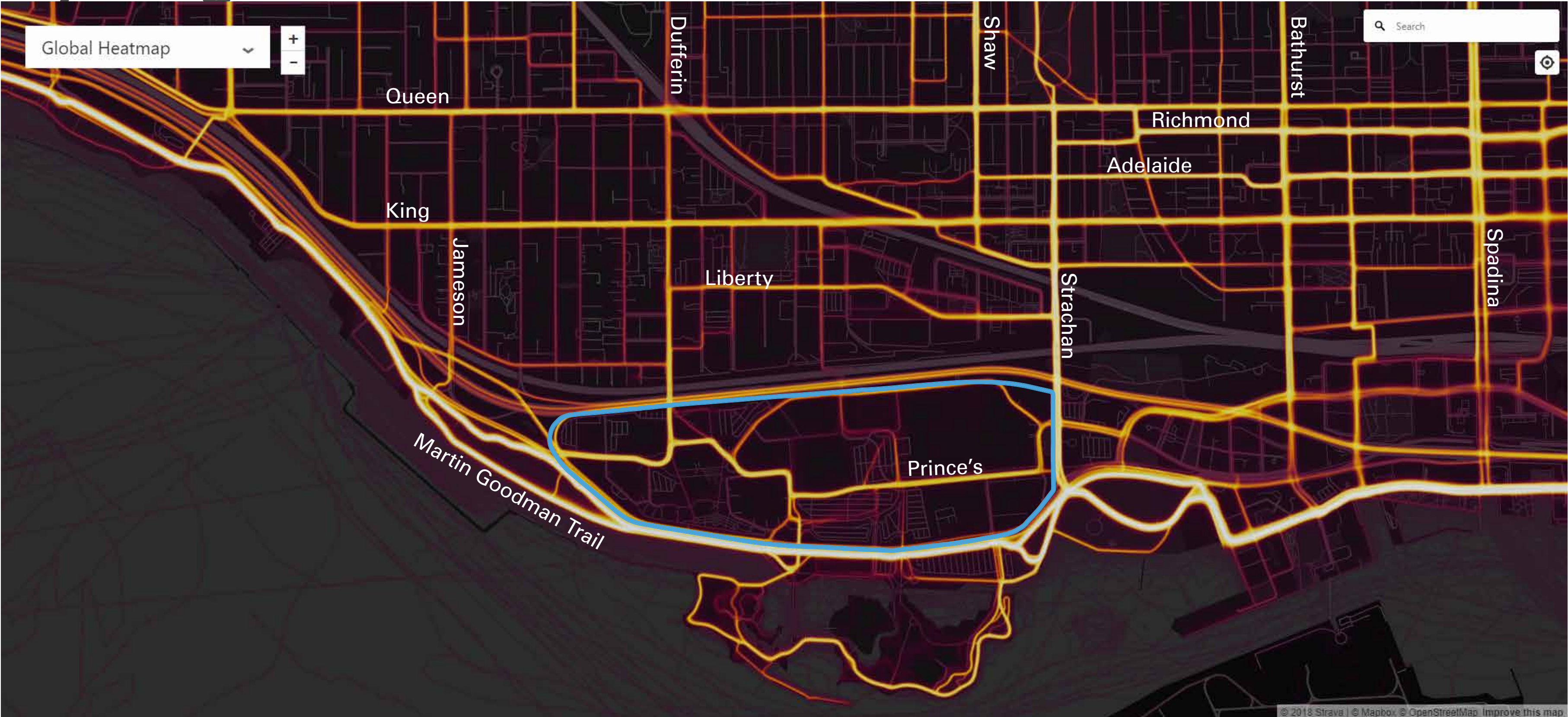
Other service includes:

- 929 Dufferin Express, with express service from Dufferin Gate to Wilson Station
- 121 Fort York-Esplanade, with service from Princes' Gate to Union Station, and seasonal summer service to Ontario Place
- Overnight bus service on 307 Bathurst, 329 Dufferin, and 363 Ossington all terminate on Manitoba Drive at Exhibition Loop

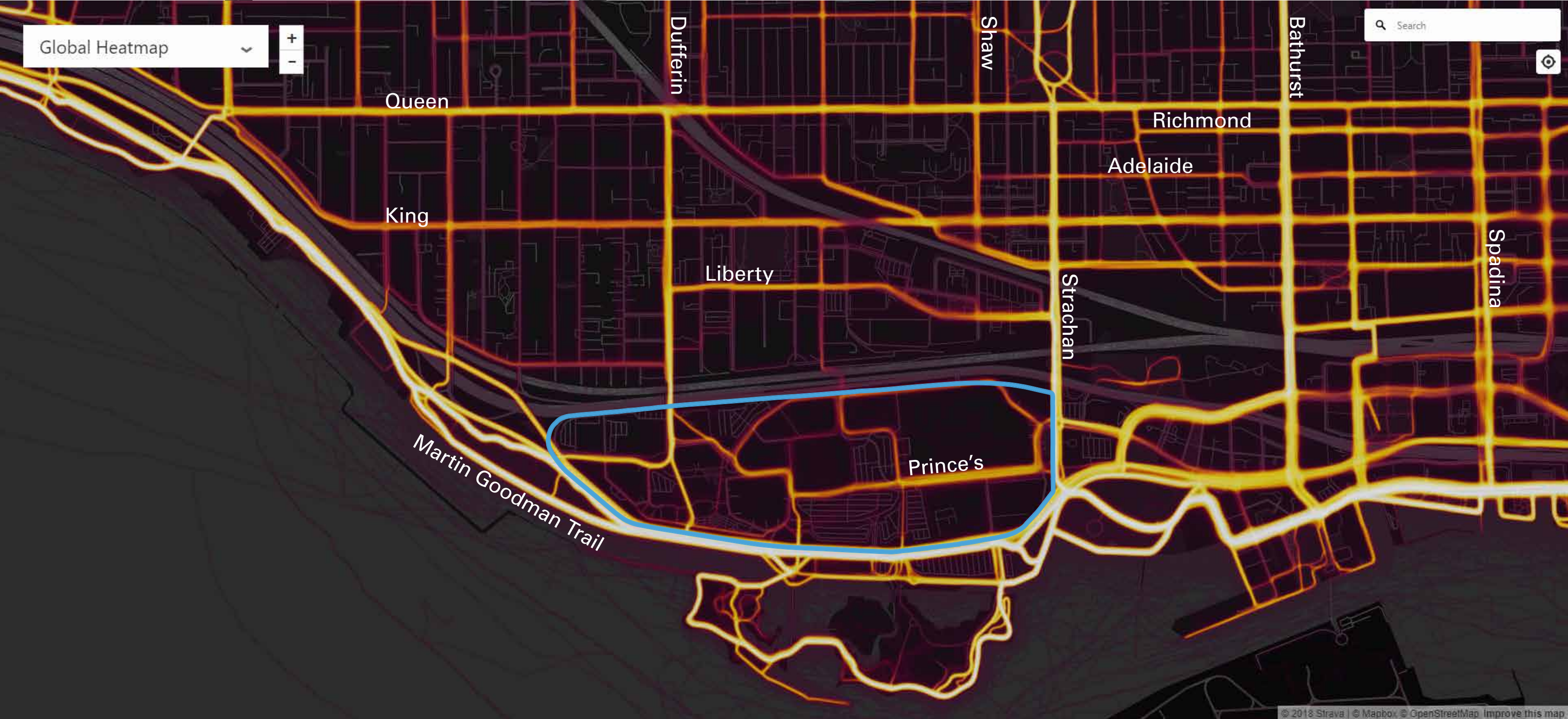
TTC faces challenges providing service on mixed-traffic routes during special events. For example, due to the frequency and unpredictability of road closures, 29 Dufferin buses do not enter Exhibition Place during the summer months. Planned improvements, such as the extension of streetcar service from Exhibition Loop to Dufferin Gate Loop, present opportunities to maintain reliable transit service during these events.

Recreational Usage

Cycling



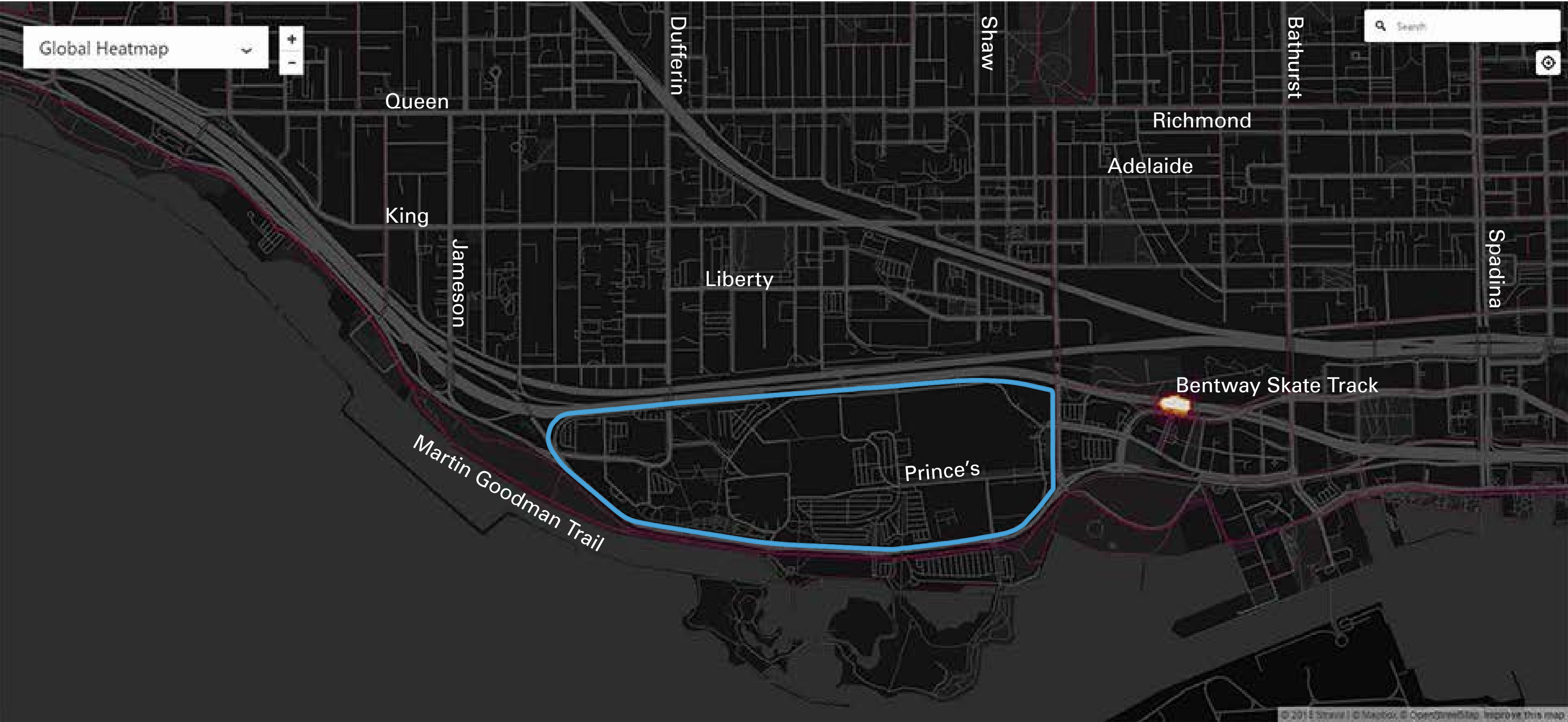
Running & Walking



Water Activities



Winter Activities



Heat maps produced by STRAVA Labs using data from their exercise tracking app. Users are primarily recreational, though cycling data includes commuters. For illustrative purposes only.

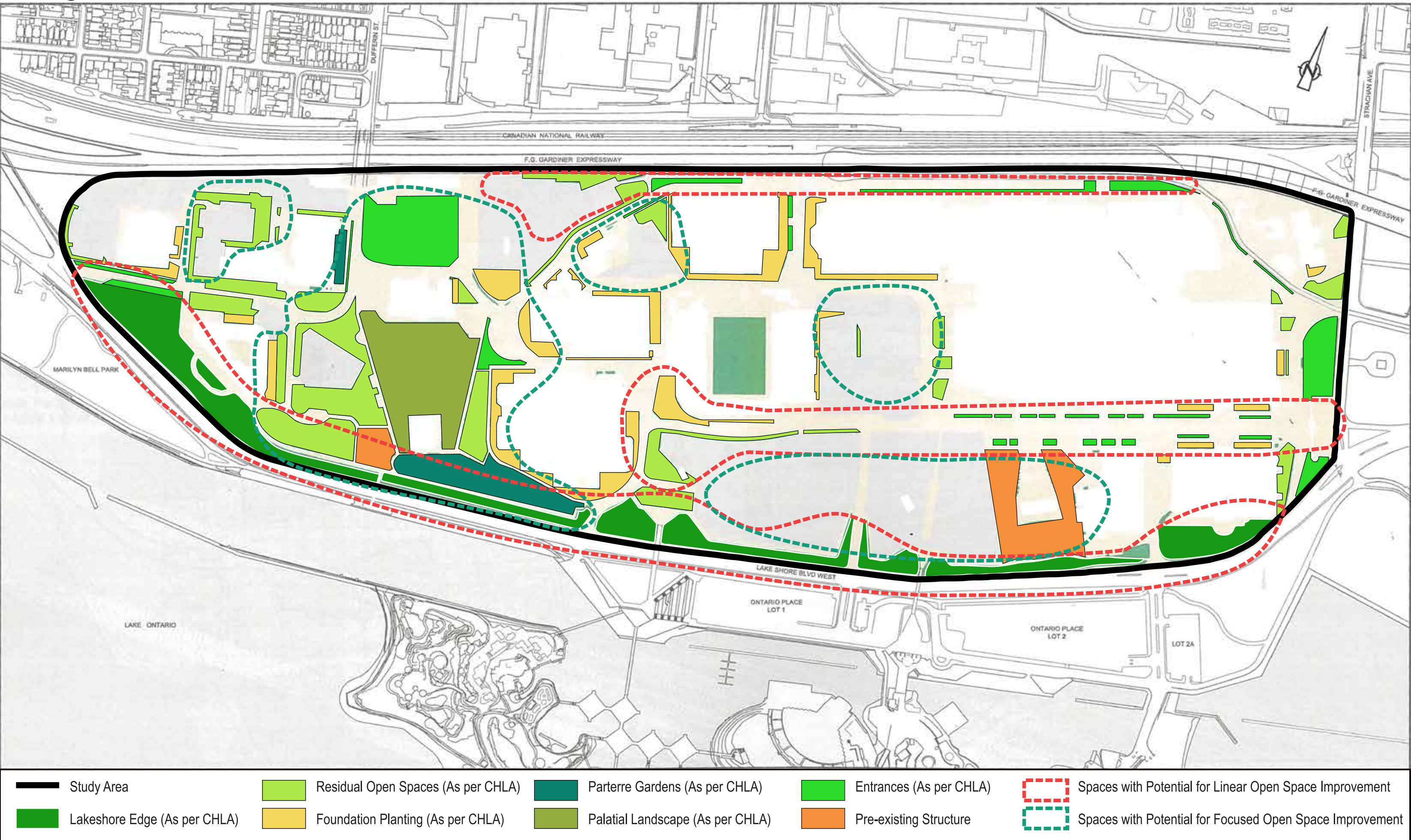


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Preliminary Analysis

Exhibition Place Master Plan

Strengths



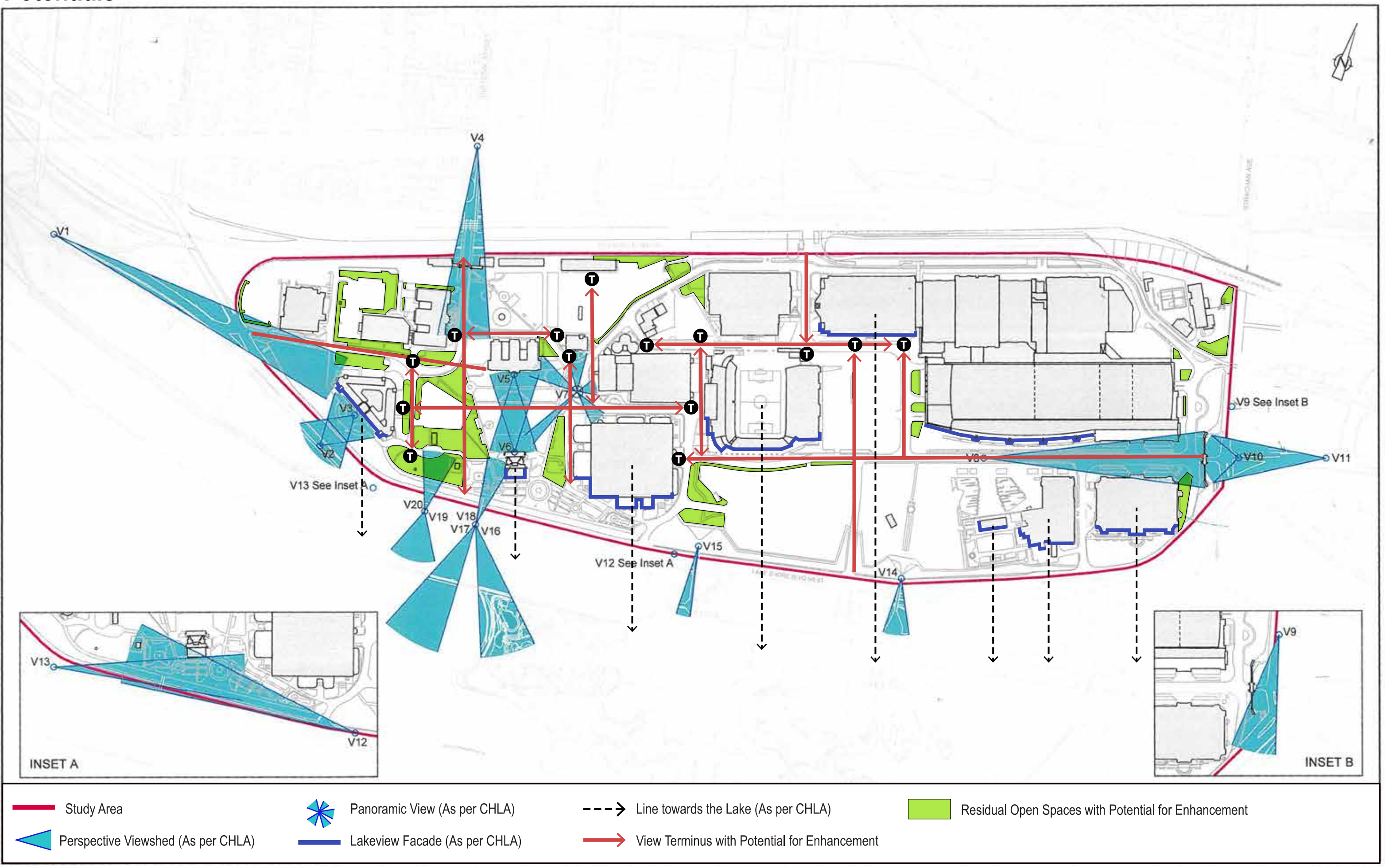
Weaknesses



Opportunities



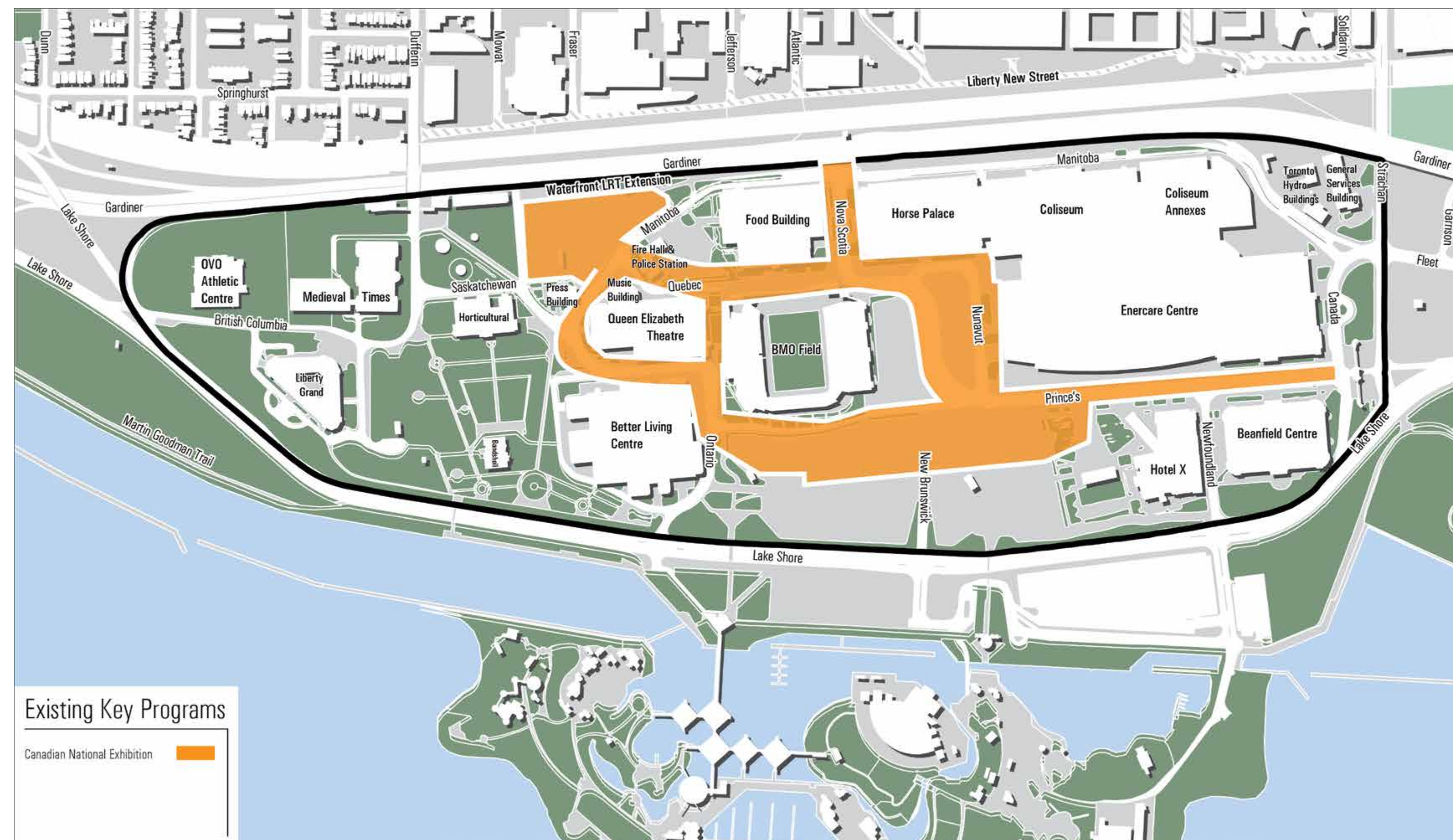
Potentials



Recurring outdoor event areas

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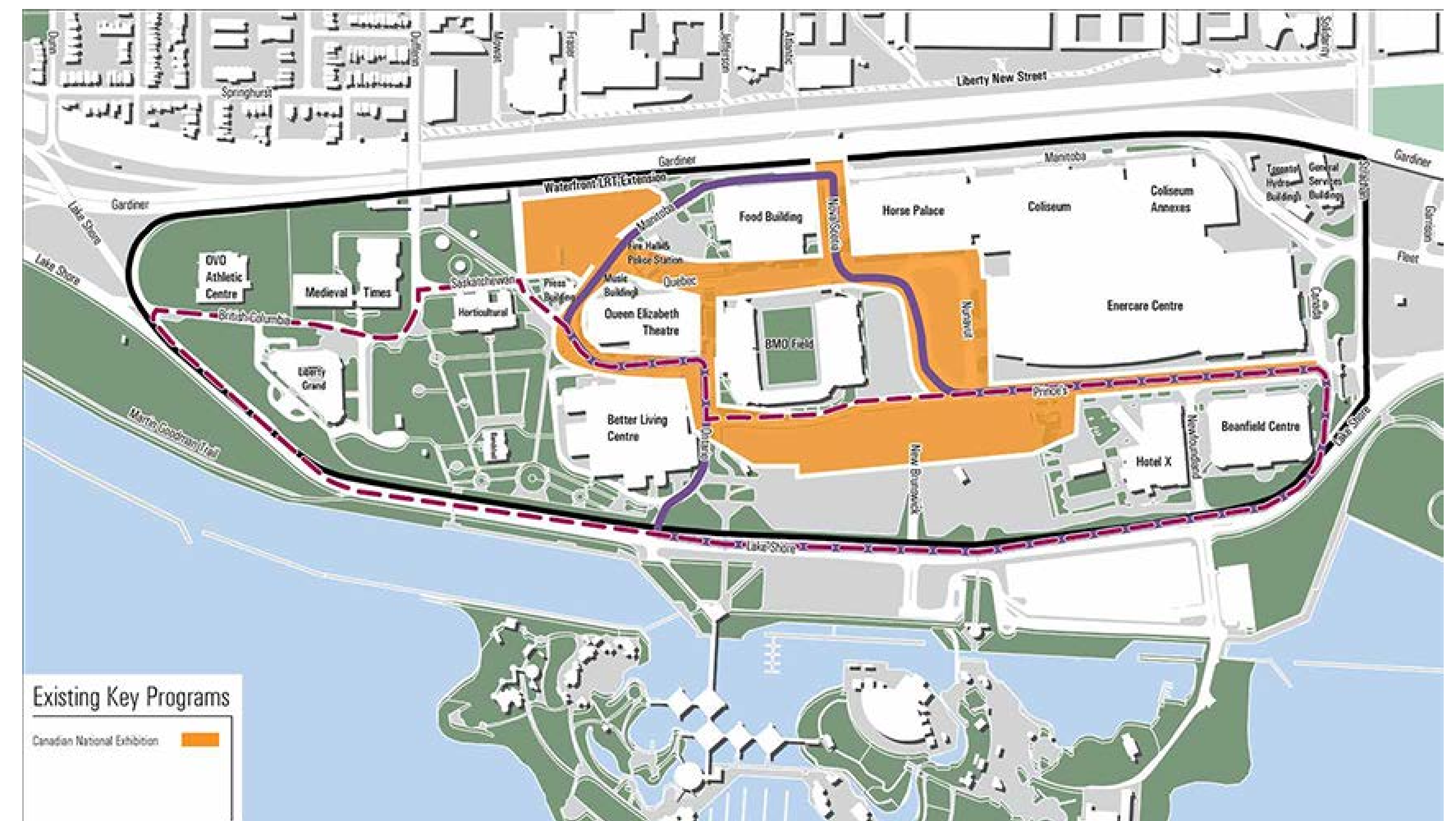
Canadian National Exhibition



Caribbean Carnival



Honda INDY



All 3 Programs