

Memorandum

RE: Community Engagement on draft Heritage Impact Study (HIA) for the proposed Redevelopment of Ontario Place

The Ontario Place property is owned by the Province and identified as a Provincial Heritage Property of Provincial Significant (PHPPS). Per the Provincial *Standards and Guidelines for Provincial Heritage Properties (S&Gs)* and as directed by the Strategic Conservation Plan, when an activity is proposed that may affect the cultural heritage value of the property, a Heritage Impact Assessment (HIA) must be completed.

Provincial HIAs are drafted in accordance with the *Provincial Standards & Guidelines of Provincial Heritage Properties Information Bulletin 3 – Heritage Impact Assessments for Provincial Heritage Properties* (Bulletin 3). Per Bulletin 3, Community Engagement is required for the HIA.

As part of the Community Engagement for the HIA, the following draft HIA is available for review and comment.

How can you provide feedback to the province on the HIA?

Feedback can be provided to the project team until January 20, 2023, by submitting comments by email to: engageOP@eraarch.ca

ONTARIO PLACE

Toronto, ON

DRAFT HERITAGE IMPACT ASSESSMENT

CIRCULATED: December 1, 2022

ERA

HOW TO READ THIS HIA

A Heritage Impact Assessment (HIA) is a study that evaluates the degree to which a cultural heritage resource will be impacted by a proposed development or alteration.

This HIA is being circulated in draft and will be finalized following engagement with stakeholders, including City of Toronto Heritage Planning staff.

Per the requirements for any property identified as a Provincial Heritage Property of Provincial Significance (PHPPS), this HIA follows *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (Bulletin 3) of the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* (the Provincial Standards and Guidelines), with supplemental content included to satisfy requirements of the City of Toronto’s HIA Terms of Reference.

An HIA forms part of a larger conservation decision-making process that is articulated in the Provincial Standards and Guidelines, the Eight Guiding Principles in the Conservation of Built Heritage Properties (the Eight Guiding Principles) prepared by Ontario’s Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and the federal conservation benchmark document, *Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada’s Standards and Guidelines).

The conservation decision-making process, as described in Parks Canada’s Standards and Guidelines, includes:

- Understanding the value of the historic place;
- Planning for its conservation; and
- Intervening through projects or maintenance.

In Ontario, this process is informed by the principles set forth in MHSTCI’s Eight Guiding Principles which include, among other considerations, respect for: documentary evidence, original fabric, and historic materials in conservation approaches.

An **understanding** of the value of an historic place comes from research into its history, engagement with communities for whom the place might be significant, and an assessment of its physical condition and integrity (the degree to which a building or landscape remains whole and intact, and capable of conveying its significance). Understanding forms the basis for the conservation decision-making process.

When a property is identified as a PHPPS under the Ontario Heritage Act (OHA), the understanding of its value is formalized in a Statement of Cultural Heritage Value or Interest (SCHV). The SCHV for Ontario Place was based on research conducted by Taylor Hazell Architects and approved by the Deputy Minister of Culture, Tourism and Sport in 2013. A complete copy of the SCHV is provided in Section 3 of this report.

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Project # 20-184
Prepared by MM/ PE / SI / NP /JG

In the **planning** phase, potential changes and/or conservation approaches to heritage resources are identified and evaluated. This phase is informed by an understanding of heritage value and attributes and could include activities like: identifying an appropriate alternative use for a heritage resource; defining other project requirements; and choosing a primary conservation treatment (preservation, restoration, rehabilitation).

The **intervention** phase pertains to “any action or process that results in a physical change to its character-defining elements” (Parks Canada’s Standards and Guidelines, p. 3). For PHPPSs, the Provincial Standards and Guidelines articulate guidelines for intervention as they pertain to maintenance (Guidelines D1-D5), use (Guidelines E1-E6) and disposal (Guidelines F1-F6 and, in particular, F4 and F5).

The Ontario Place Early Works program, which will be undertaken in late 2022 to address maintenance deficits, constitutes intervention, as will the redevelopment described in this HIA, which is proposed on the West Island/Western Mainland and the site’s public spaces. The redevelopment proposals are also subject to Official Plan Amendment, Zoning By-law Amendment (West Island and West Mainland), and Environmental Assessment (public spaces) processes.

In the context of the conservation decision-making process, Sections 1 to 3 of this HIA are intended to address the understanding of cultural heritage value and attributes of Ontario Place, while Sections 4 to 8 of this HIA are intended to support planning for change and intervention.

Section 1 provides a brief description of Ontario Place, its context and heritage status, as well as an overview of the documents and policies that have informed this HIA.

Section 2 provides the official description of Ontario Place, its SCHV, and its heritage status. Importantly, the section articulates Ontario Place’s cultural heritage value and attributes, which provide the foundation for assessing the impact of the proposed revitalization measures.

Section 3 provides an assessment of the current condition of identified heritage attributes, to identify any significant changes that may have occurred since the adoption of the SCHV on November 29, 2013. The purpose of this section is to determine if all identified attributes are in the same condition and exhibit the same level of integrity as they did in 2013.

Section 4 describes the proposed redevelopment measures and their purpose, which will be used to assess their overall impact in Section 5.

Section 5 identifies and assesses the proposed redevelopment to determine any impacts – positive, neutral, or adverse, direct or indirect – the proposed activity may have on the property’s cultural heritage value or interest.

Section 6 reviews the considered alternatives to the proposed approach and measures to mitigate adverse impacts.

Section 7 outlines the community engagement that has been undertaken to date.

Section 8 provides recommendations, conservation and adaptive re-use strategies, and next steps.

Section 9 provides a Statement of Professional Qualifications for the authors of this report.

CONTENTS

HOW TO READ THIS HIA	II
EXECUTIVE SUMMARY	VI
1 INTRODUCTION	1
1.1 Property Owner Contact	6
1.2 Representative / Agent	6
1.3 Location Plan	6
1.4 Heritage Status and Recognition	8
1.5 Description of Site	12
1.6 Site and Context Photos: Overview	22
1.7 Adjacent Heritage Resources	26
2 STATEMENT OF CULTURAL HERITAGE VALUE	28
2.1 Statement of Cultural Heritage Value (2013)	28
2.2 Statement of Cultural Heritage Value (2013) Map of Core Area	33
2.3 Heritage Attributes and the Ontario Place SCP	34
2.4 Historic Photographs	35
2.5 Built Heritage Attributes	38
3 ASSESSMENT OF EXISTING CONDITION	40
3.1 Physical Condition: Buildings, Landscapes, Views	40
3.1.1 East Island Heritage Attributes (Contextual)	
3.1.2 East Island Heritage Attributes (Design)	
3.1.3 Central Area Heritage Attributes (Contextual)	
3.1.4 Central Area Heritage Attributes (Design)	
3.1.5 West Island Heritage Attributes (Contextual)	
3.1.6 West Island Heritage Attributes (Design)	
4 DESCRIPTION AND PURPOSE OF PROPOSED ACTIVITY	64
4.1 Public Realm (LANDinc.)	70
4.2 West Island (Therme Canada Ontario Place)	72
4.3 East Island (Live Nation)	82
4.4 Mainland (Science Pavilion)	86
5 IMPACT ASSESSMENT	88
5.1 Introduction to Impact Assessment	88
5.2 Adverse and Neutral Impacts	90
5.3 Positive Impacts	95
5.4 Impact Assessment: Adjacent Heritage Resources	99
5.5 Summary of Impacts and Conclusion	100

6	CONSIDERED ALTERNATIVES & MITIGATION MEASURES	101
6.1	Considered Alternatives	101
6.2	Mitigation Measures	103
6.2.1	Built Form	
6.2.2	Vegetation and Hardscaping	
6.2.3	Landforms	
6.2.4	Water Features	
6.2.5	Visual Relationships	
6.2.6	Circulation	
6.2.7	New Buildings and Structures	
6.3	Rationale for Demolition	116
7	SUMMARY OF COMMUNITY ENGAGEMENT	120
7.1	Overview and Timeline	120
7.2	Results of Community Engagement on HIA	121
8	RECOMMENDATIONS	122
8.1	Next Steps	125
9	STATEMENT OF PROFESSIONAL QUALIFICATIONS	126
10	REFERENCES	128
	APPENDIX	129

EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been developed by ERA Architects to evaluate the impact of proposed alterations at Ontario Place, a Provincially-owned heritage property and cultural heritage landscape of Provincial significance.

Heritage Status

Ontario Place was recognized as a Provincial Heritage Property of Provincial Significance (PHPPS) in 2013 and added to the City of Toronto Heritage Register in 2019. The cultural heritage value and attributes of Ontario Place are described in the Statement of Cultural Heritage Value approved by the Ministry of Tourism, Culture and Sport, now the Ministry of Citizenship and Multiculturalism (SCHV; 2013) and further detailed in the Strategic Conservation Plan (SCP; 2022) for Ontario Place.

Assessment of Existing Condition

The existing condition of built features at Ontario Place is varied. Most of the buildings have been decommissioned for ~10 years. With the exception of the Cinesphere, none of the buildings have been significantly upgraded since construction, however early works are underway on a number of the structures that are considered “contributing built features” in the SCP, including the Pods.

Shoreline degradation and rising water levels have contributed to recent flooding at Ontario Place, which has negatively impacted some of the ancillary structures and the Live Nation Stage.

The heritage integrity of the Core Area of Ontario Place, which includes the Pods and Cinesphere, remains relatively intact. Other original or early built and landscape features on the East and West Islands have been removed (e.g. Forum, Children’s Play Area, East Island lookout) or modified over time (e.g. Village Clusters, pathway system, extant East and West Island lookouts).

Proposed Development

In May 2019, the Province announced a call for partners “to deliver transformative change that is aligned with the Government’s vision of [Ontario Place] as a world-class, year-round destination with global appeal” (MHSTCI, 2019). The impetus for change is related to four key factors:

- Improving accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA);
- Mitigating flood risk;
- Conversion of the site to year round use; and
- The desire to increase participation/visitation/activation to and of the site.

The site-wide redevelopment of Ontario Place will be undertaken through partnership between the Province and the successful private-sector respondents to the 2019 call: Therme Canada I Ontario Place and Live Nation, who presently operate the Live Nation Stage.

As envisioned in the current proposals, the redevelopment incorporates the following elements:

- Expansion of the West Island landmass to accommodate the Therme Canada I Ontario Place building, an aquatic recreational and wellness centre, and 8 acres of parkland;
- Expansion and flood proofing of the Live Nation Stage and surrounding area;
- Large-scale landscape improvements to the East Island, Mainland, and Core Area;
- Adaptive reuse of the Megastructures (Pods and Cinesphere); and
- Addition of a Science Pavilion on the Mainland to complement existing and anticipated programming at Ontario Place.

Each of the proposals is intended to support the realization of the Province's vision for Ontario Place.

This site-wide HIA considers the individual proposals that comprise the redevelopment scheme for Ontario Place at a high-level. Further details will be provided and evaluated as they become available.

Summary Impact and Mitigation Measures

Reinvestment in Ontario Place will improve deteriorated and under-utilized elements of the cultural heritage landscape, while presenting an important opportunity for the activation and adaptive reuse of its most prominent architectural features.

Each of the proposals will have potential adverse impacts, which will be subject to mitigation measures. The revitalization of Ontario Place is nevertheless necessary to improve accessibility, increase visitor capacity and ensure its longevity in the context of increased flooding and climate change. On balance, heritage conservation priorities have been reconciled with these broader objectives. The design teams will continue to investigate opportunities to mitigate impact as the proposals are refined.

The primary potential adverse impacts will be:

- Removal of mature trees and alteration of water bodies and landscape features on the West and East Islands;
- Replacement of contributing built features (Village Clusters, Bridge 6, Marina East Light-house);
- Alteration of views to the Pavilion; and
- Potential reduction of the prominence of the Pods and Cinesphere ("Megastructures").

Measures intended to mitigate these impacts include:

- Development of a flood-resistant landform at the West Island, with a reinforced shoreline to mitigate the impacts of climate change;
- Re-introduction of native plant species in the landscape design for the public realm and across the site;
- Creation of new habitat on the East and West Islands, including a "wetland innovation zone" adjacent to the Core Area designed to support aquatic biodiversity;
- Re-introduction of significant landscape features to support the preservation of localized microclimates, as envisioned in the original landscape design by Michael Hough;
- Consultation with Indigenous groups, including Treaty Rights holders, on landscape design and impact mitigation;
- Introduction of new vantage points for views to the Pavilion throughout the new pathway system on the East and West Islands and within the Core Area;
- Sculpting new buildings to conserve views to the Pavilion and reduce massing immediately adjacent to the Core Area;
- Preservation of partial "approach" views to the Pavilion from the east; and
- Introduction of new vantage points for views into the site and toward the City from within the site.

The cultural heritage value and attributes of Ontario Place will be positively impacted by:

- Activation of the site with new uses;
- Ongoing collaboration with Indigenous groups, including Treaty Rights holders, to identify opportunities to make and hold space for Indigenous peoples at Ontario Place;
- Shoreline remediation in line with contemporary best practices in landscape design, which have advanced considerably since the original construction of Ontario Place in 1971;
- Introduction of more than eight acres of public parkland, including a new swimming beach and fishing/swimming platform (subject to approval) on the West Island, all to be maintained by Therme Canada;
- Improved pedestrian access and recreational opportunities across the site, introduced through the proposed pathway systems (subject to further refinement);
- The introduction of new large-scale gathering areas for community programming at the East and West Headlands on the West Island, and at “The Forum” on the East Island;
- Remediation of the West and East Island through replacement of paved areas with naturalized landscape and consequent reduction of “heat island” effect; and
- Restoration of deteriorated landscape features (e.g. shoreline lookouts on the West and East Islands).

Considered Alternatives

In May 2019, the Province announced a call for development partners to facilitate the revitalization of Ontario Place. Many alternative approaches were considered prior to the call: sports and entertainment facilities; public parks and green space; retail and recreational facilities. The present proposals were chosen from over 30 potential redevelopment partners. Neither residential nor casino uses were considered. The “do nothing” alternative was expressly rejected due to flood risk mitigation requirements.

Further details on alternative approaches considered in the context of each proponent proposal are included in Section 6 of this report.

Overarching Recommendations

It is recommended that the Province and City of Toronto work together and leverage the revitalization of Ontario Place to:

- Collaborate with Indigenous groups to make and hold space for Indigenous peoples;
- Celebrate the cultural, racial, and ethnic diversity of Toronto and Ontario’s residents and visitors;
- Strengthen a key link in the waterfront cultural corridor and the existing chain of public greenspace/recreational areas along the Lake Ontario shoreline;
- Innovate sustainable and climate-resilient landscape approaches based on the original design intent of Michael Hough;
- Activate the Megastructures (Pods and Cine-sphere) with a sustainable, year-round use that conserves their cultural heritage value; and

- Improve the relationship between natural and built fabric along the Toronto waterfront.

More detailed recommendations for conservation of existing features, as well as for the proposals for each of the tenant sites, are provided in Sections 3, 9 and within the Appendices of this HIA.

[Additional Mitigation Measures](#)

Recommendations for mitigating the removal of structures considered “contributing built features” of Ontario Place in the SCP include, generally:

- Detailed documentation of structures and photographic documentation of views from structures that are proposed to be removed;
- Where replacement of structures is necessary, design of replacement buildings to be compatible with and distinguishable from the innovative geometric architectural language of the original buildings designed by Eberhard Zeidler.

Further details are included in Section 6 of this report. The design teams will continue to investigate opportunities to mitigate potential negative impacts as the proposals are refined.

[Confirmation of Ministry or Prescribed Public Body Review and Acceptance of Recommendations](#)

Confirmation of Ministry or Prescribed Public Body Review and Acceptance of Recommendations will be provided following circulation and engagement.

DRAFT

1 INTRODUCTION

Per the requirements for any property identified as a Provincial Heritage Property of Provincial Significance (PHPPS), this HIA follows *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (“Bulletin 3”) of the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* (the “Provincial Standards and Guidelines”), with supplemental content included to satisfy requirements of the City of Toronto’s HIA Terms of Reference.

Description of the Property and Heritage Significance

Ontario Place is located at 955 Lakeshore Boulevard West in Toronto and was under title to the Ontario Ministry of Government and Consumer Services until 2022, when an Order in Council transferred title to the Ministry of Infrastructure (MOI).

In 2013, the Ministry of Tourism Culture and Sport (MTCS; now the Ministry of Citizenship and Multiculturalism, MCM or the Ministry) recognized Ontario Place as a PHPPS under Part III.1 of the Ontario Heritage Act (OHA).

Decisions about how Ontario Place is managed are subject to the Standards and Guidelines for Conservation of Provincial Heritage Properties (Provincial Standards and Guidelines). Provision A.3 of the Provincial Standards and Guidelines requires that decisions affecting a provincial heritage property must be based on an understanding of the property and the impact of any proposed activities on the property’s cultural heritage value and attributes.

The guidelines and procedures in the Provincial Standards and Guidelines enact the cultural heritage conservation requirements of the Provincial Policy Statement (PPS), as it pertains to lands under Provincial management or ownership. The PPS states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (2.6.1).

The SCHV identifies Ontario Place as a “cultural heritage landscape of provincial significance”. A complete copy of the SCHV and the definition of “cultural heritage landscape” from the Provincial Standards & Guidelines are provided in Section 2 of this HIA.

The City of Toronto adopted and expanded on the Province’s SCHV as the basis for its Reasons for Listing Ontario Place on the City’s Heritage Register in 2019. This included Trillium Park and the William G. Davis trail, which were added after the 2013 SCHV was adopted, in recognition of their design, contextual and associative value.

Proposed Activity and Purpose of the Activity

In May 2019, the Province announced a call for partners “to deliver transformative change that is aligned with the Government’s vision of [Ontario Place] as a world-class, year-round destination with global appeal” (MHSTCI, 2019). The impetus for change is related to four key factors:

- Improving accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA);
- Mitigating flood risk;
- Conversion of the site to year round use; and
- The desire to increase participation/visitation/activation to and of the site.

The site-wide redevelopment of Ontario Place will be undertaken through partnership between the Province and the successful private-sector respondents to the 2019 call: Therme Canada I Ontario Place and Live Nation, who presently operate the Live Nation Stage.

As envisioned in the current proposals, the redevelopment incorporates the following elements:

- Expansion of the West Island landmass to accommodate the Therme Canada I Ontario Place building, an aquatic recreational and wellness centre, and 8 acres of parkland;
- Expansion and flood proofing of the Live Nation Stage and surrounding area;
- Large-scale landscape improvements to the East Island, Mainland, and Core Area;
- Adaptive reuse of the Megastructures (Pods and Cinesphere); and
- Addition of a Science Pavilion on the Mainland to complement existing and anticipated programming at Ontario Place.

Each of the proposals is intended to support the realization of the Province's vision for Ontario Place.

Other Applicable Processes or Requirements

The proposed redevelopment is subject to Official Plan Amendment, Zoning By-law Amendment (West Island and West Mainland), and Environmental Assessment (public spaces) processes.

In accordance with a request from Heritage Planning at the City of Toronto, the analysis in this draft HIA considers the elements of cultural heritage landscapes which are catalogued in Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Eight of these elements are considered applicable to Ontario Place: evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features or vegetation, landforms, water features, and built features.

Strategic Conservation Plan and Other Provincial Heritage Planning Documents

SCPs establish a framework and strategies for the continuous conservation of the cultural heritage value and attributes of provincial heritage properties. An SCP is required for the protection of identified provincial heritage properties like Ontario Place (Provincial Standards and Guidelines, C. 1).

The SCP for Ontario Place was circulated for comment to stakeholders in August 2022. It establishes broad conservation strategies and guidelines for conservation of the eight elements of cultural heritage landscapes, where present, at Ontario Place. The SCP received Deputy Minister approval November 25, 2022.

ERA has reviewed the SCP in the preparation of this report and has relied upon the following information:

- Baseline condition assessments provided by Stevens Burgess Architects and Tacoma Engineers.
- Summary of archaeological investigations by Timmins Martel Heritage Consultants;
- Summary of the Provincial revitalization effort to date;
- Brief description of the Early Works program carried out by the Province on the Pavilion; and
- Detailed research and history of Ontario Place (SCP, Appendix A).

In addition to the SCP, ERA has reviewed background documents identified throughout this report. All sources are cited in Section 10.

Overview of Potential Impacts to Cultural Heritage Value or Interest

Reinvestment in Ontario Place will improve deteriorated and under-utilized elements of the cultural heritage landscape, while presenting an important opportunity for the activation and adaptive reuse of its most prominent architectural features.

Each of the proposals will have potential adverse impacts, which will be subject to mitigation measures. The revitalization of Ontario Place is nevertheless necessary to improve accessibility, increase visitor capacity and ensure its longevity in the context of increased flooding and climate change. On balance, heritage conservation priorities have been reconciled with these broader objectives.

The primary positive and negative impacts are summarized below. The design teams will continue to investigate opportunities to mitigate impact as the proposals are refined.

The cultural heritage value and attributes of Ontario Place will be positively impacted by:

- Activation of the site with new uses;
- Ongoing collaboration with Indigenous groups, including Treaty Rights holders, to identify opportunities to make and hold space for Indigenous peoples at Ontario Place;
- Shoreline remediation in line with contemporary best practices in landscape design, which have advanced considerably since the original construction of Ontario Place in 1971;

- Introduction of more than eight acres of public parkland, including a new swimming beach and fishing/swimming platform (subject to approval) on the West Island, all to be maintained by Therme Canada;
- Improved pedestrian access and recreational opportunities across the site, introduced through the proposed pathway systems on the West Island and Public Realm (subject to further refinement);
- The introduction of new large-scale gathering areas for community programming at the East and West Headlands on the West Island, and at “The Forum” on the East Island;
- Remediation of the West and East Island through replacement of paved areas with naturalized landscape and consequent reduction of “heat island” effect; and
- Restoration of deteriorated landscape features (e.g. shoreline lookouts on the West and East Islands).

The primary potential adverse impacts will be:

- Removal of mature trees and alteration of water bodies and landscape features on the West and East Islands;
- Replacement of contributing built features on the West Island (including demolition of the West Village Cluster and Bridges 9 and 10);
- Replacement of contributing built features on the East Island (including demolition of the East Village Cluster);
- Alteration of views to the Megastructures from the East and West; and
- Potential reduction of the prominence of the Pods and Cinesphere (“Megastructures”).

Summary of Recommended Mitigation Measures

Measures intended to mitigate the adverse impacts include:

- Development of a flood-resistant landform at the West Island, with a reinforced shoreline to mitigate the impacts of climate change;
- Re-introduction of native plant species in the landscape design for the public realm and across the site;
- Consultation with Indigenous groups, including Treaty Rights holders, on landscape design and impact mitigation;
- Creation of new habitat on the East and West Islands, including a “wetland innovation zone” adjacent to the Core Area designed to support aquatic biodiversity;
- Re-introduction of significant landscape features to support the preservation of localized microclimates, as envisioned in the original landscape design by Michael Hough;
- Introduction of new vantage points for views to the Pods and Cinesphere throughout the new pathway system on the East and West Islands and within the Core Area;
- Sculpting new buildings to conserve views to the Megastructures and reduce massing immediately adjacent to the Core Area;
- Preservation of partial “approach” views to the Pavilion from the east; and
- Introduction of new vantage points for views into the site and toward the City from within the site.

Recommendations for mitigating the removal of structures considered “contributing built features” of Ontario Place in the SCP include, generally:

- Detailed documentation of structures and photographic documentation of views from structures that are proposed to be removed; and
- Where replacement of structures is necessary, design of replacement buildings to be compatible with and distinguishable from the innovative geometric architectural language of the original buildings designed by Eberhard Zeidler.

Further details are included in Section 6 of this report. Further details are included in Section 6 of this report. The design teams will continue to investigate opportunities to mitigate potential negative impacts as the proposals are refined.

Overarching Recommendations

In addition to the mitigation measures cited, it is recommended that the Province and City of Toronto work together and leverage the revitalization of Ontario Place to:

- Collaborate with Indigenous groups to make and hold space for Indigenous peoples;
- Celebrate the cultural, racial, and ethnic diversity of Toronto and Ontario’s residents and visitors;
- Strengthen a key link in the waterfront cultural corridor and the existing chain of public greenspace/recreational areas along the Lake Ontario shoreline;
- Innovate sustainable and climate-resilient landscape approaches based on the original design intent of Michael Hough;

- Activate the Megastructures (Pods and Cine-sphere) with a sustainable, year-round use that conserves their cultural heritage value; and
- Improve the relationship between natural and built fabric along the Toronto waterfront.

More detailed recommendations for conservation of existing features, as well as for the proposals for each of the tenant sites, are provided in Sections 3, 9 and within the Appendices of this HIA.

Rationale for Demolition and Removal of Contributing Built Features

The proposed redevelopment anticipates demolition of the following contributing built features:

- Village Clusters (all buildings);
- Bridge 6; and
- The Marina East Lighthouse.

Alternatives to demolition have been considered for the Village Clusters and Bridge 6; no alternative to demolition (restoration, rehabilitation, or preservation) is viable in the context of required flood risk mitigation, the proposed new program associated with the West Island, and the overarching objective to better align Ontario Place with its Provincial mandate.

Further investigation is required to understand alternative approaches to demolishing the Marina East Lighthouse. More information will be provided in subsequent drafts of this HIA.

Confirmation of Ministry or Prescribed Public Body Review and Acceptance of Recommendations

Confirmation of Ministry or Prescribed Public Body Review and Acceptance of Recommendations will be provided following circulation and engagement.

Next Steps

In its draft form, this HIA will be circulated to Heritage Planning at the City of Toronto as part of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for Ontario Place. It will be circulated to other stakeholder groups and the general public through the public engagement process currently being undertaken for the PW Class Environmental Assessment.

Comments from Heritage Planning and other stakeholder groups will be considered through the OPA/ZBA resubmission process and feedback from the public will be collected through the EA process.

All comments will be considered and summarized in the revised and final HIA. The revised and final HIA will then be submitted to Infrastructure Ontario ("IO"), as the Crown Agency responsible for the redevelopment of Ontario Place, for review and acceptance.

This HIA will also be appended to an application for Minister's Consent for the demolition or removal of buildings and structures at Ontario Place.

1.1 Property Owner Contact

Ministry of Infrastructure

777 Bay Street, 5th floor
Toronto, Ontario
M5G 2C8
Tel: 416-212-2665

Sections 1.1-1.3 have been included to satisfy the requirements of the City of Toronto's HIA Terms of Reference (2021).

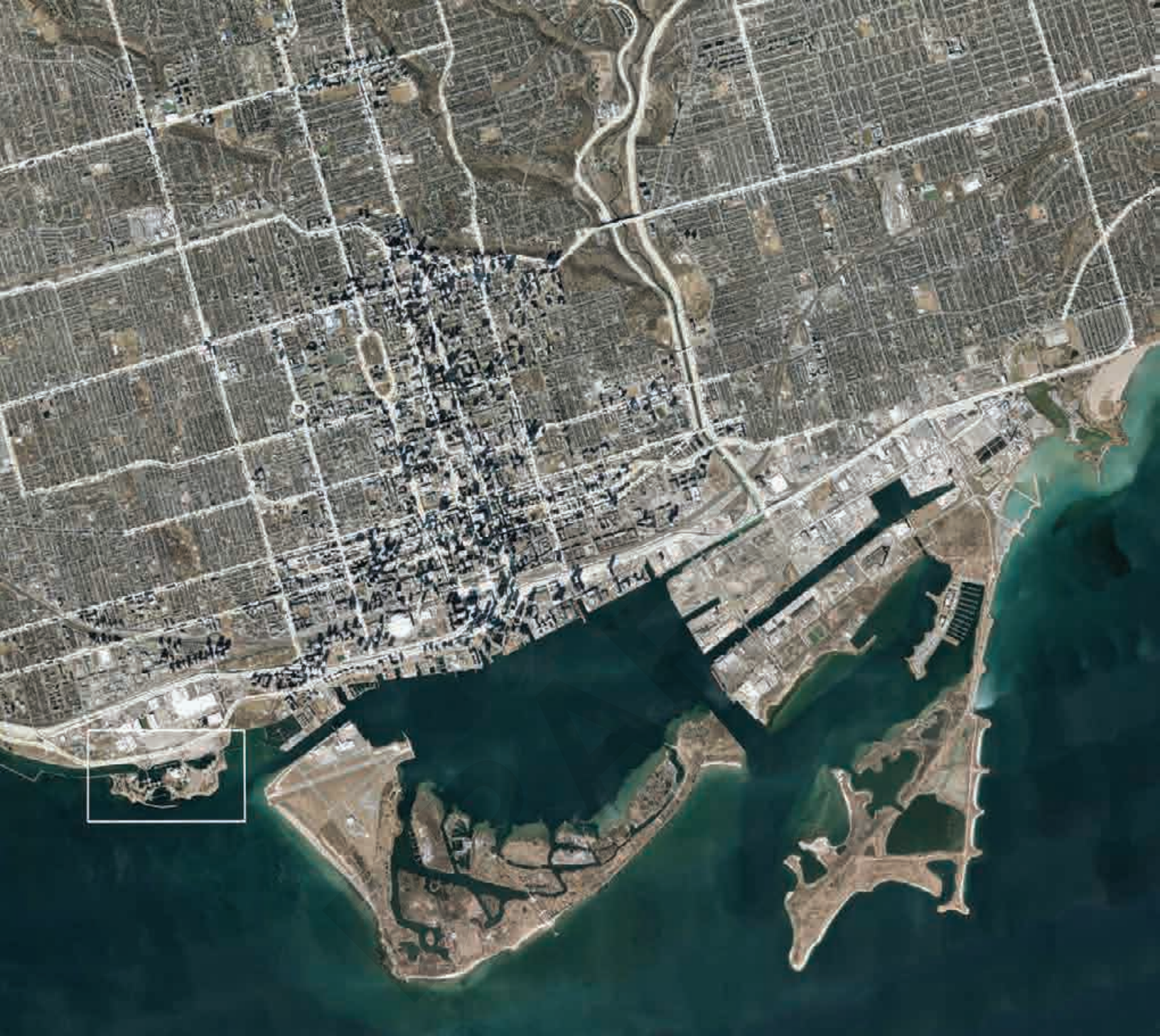
1.2 Representative / Agent

Infrastructure Ontario

Suite 2000, 1 Dundas Street West
Toronto, Ontario
M5G 1Z3
Tel: 416-327-3937

1.3 Location Plan

See opposing page for location plan.



1.4 Heritage Status and Recognition

Provincial Heritage Property of Provincial Significance

A PHPPS is a property owned or operated by the Province, or a prescribed public body, that has been found to have cultural heritage value or interest of provincial significance under O. Reg. 10/06 of the OHA.

In accordance with Part III.1 of the OHA, government ministries and public bodies responsible for the management of a PHPPS must comply with the Provincial Standards and Guidelines.

Ontario Place was recognized as a PHPPS in 2013, with the particular distinction of being a “cultural heritage landscape” of provincial significance. A cultural heritage landscape is defined in the PPS 2020 as a “geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community.”

Cultural heritage landscapes are often larger-scale sites comprised of natural and built features that reflect historic and/or present-day cultural practice or use. Cultural heritage landscapes are shaped by human activity; they are inherently dynamic.

Municipal Heritage Register

The OHA requires municipalities to maintain a register of properties that are considered worthy of protection from demolition or unsympathetic alteration. Municipal heritage registers must include all properties within a municipality that have been designated under Parts IV and V of the OHA; they may also contain properties that are not designated, but are believed to carry cultural heritage value or interest. These ‘listed’ properties benefit from interim protections against demolition under Section 27(9) of the OHA. Though a PHPPS is ineligible for municipal designation under Parts IV or V of the OHA, it may be added to a municipal heritage register in accordance with Section 27.

Ontario Place, including Trillium Park and the William G. Davis Trail, which were added to the site and opened to the public in June 2017, was listed on the City of Toronto’s Heritage Register in May 2019.

***Provincial heritage property of provincial significance** means provincial heritage property that has been evaluated using the criteria found in Ontario Heritage Act O.Reg. 10/06 and has been found to have cultural heritage value or interest of provincial significance.*

(Standards & Guidelines for Conservation of Provincial Heritage Properties, 2010, p.13)

***Cultural heritage landscape** means a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.*

(Standards & Guidelines for Conservation of Provincial Heritage Properties, 2010, p.4)

Other Recognition

DOCOMOMO is an international nonprofit advocacy organization dedicated to the conservation of buildings, sites and neighbourhoods of the Modernist Movement. In 1994, the Ontario Chapter of DOCOMOMO added Ontario Place, along with 13 other Ontario sites, to its inventory of significant international works of the Modern Movement.

In 1999, following the demolition of the Forum, the Ontario Association of Architects recognized the Cinesphere and Pods with its “25 Year Award” for buildings over 25 years old that set an inspirational standard for design excellence.

The 2001 Waterfront Culture and Heritage Infrastructure Plan developed by ERA Architects recognized Ontario Place as one of twelve sites of waterfront opportunity, encouraging its rejuvenation and selective restoration.

In 2012, DOCOMOMO Canada-Ontario successfully campaigned for the addition of Ontario Place to Heritage Canada’s Top 10 Endangered List.

In 2019, the World Monuments Fund named Ontario Place on its World Monuments Watch list, flagging it as a heritage site at risk of being lost.

While recognition by DOCOMOMO is not public policy in the context of this assessment, it underscores the significance of the property and elevates public awareness of its heritage value.



WEST ISLAND

CENTRAL AREA

SCHV CORE AREA



MAINLAND

EAST ISLAND

1.5 Description of Site

Ontario Place is a 63 hectare land and water lot property (28 hectares land, 35 hectares water) located off the north shore of Lake Ontario. It is situated west of Toronto's downtown core and Central Waterfront areas, and immediately south of Exhibition Place, a municipally-owned site that was evaluated as a cultural heritage landscape in 2019. The municipal address is 955 Lake Shore Boulevard West, Toronto.

Ontario Place is comprised of two artificial islands surrounding a Central Area, interspersed with water bodies of varying scales. Each landform contains natural and built elements constructed between 1969 and 2011. The Central Area encompasses the Cinesphere and Pavilion (with five mast-hung Pods), which together are known as the "Megastructures", the marina, and three modular village clusters set against a landscape of naturalized landforms and water bodies. Ontario Place is linked to the Mainland area via four bridges, two entry pavilions and, at its eastern boundary, Trillium Park and the William G. Davis trail.

Ontario Place was originally conceived as "an inclusive public entertainment, educational and recreational space [...] programmed to reflect the province's people, culture and geography, as well as a vision for the province's future" (SCHV, 2013). Since its opening in 1971, it has operated as an urban park centered around Ontario-related themes and family attractions, with a mix of ticketed and public access areas. Ontario Place ceased operation as a theme park in 2012 (the Live Nation Stage and Cinesphere remain open). The majority of the site was re-opened to the public for passive/recreational uses in 2017, which coincided with the completion of Trillium Park and the William G. Davis trail.

Despite having sustained many alterations since the 1970s, Ontario Place remains a rare and intact Modernist expression of integrated architecture, engineering and landscape. In the context of Toronto's evolving waterfront, and its ongoing re-development as a cultural corridor, the revitalization of Ontario Place has unparalleled potential to improve the public experience of Lake Ontario and support Eberhard Zeidler's original vision for the site as a "bold redefinition of the relationship between city and lake" (SCHV).



Aerial view of Ontario Place (Bing Maps, 2022, annotated by ERA).



West Island

The West Island is located southwest of the mainland and contains a number of derelict amusement park facilities (including interconnected silo complex, silo assembly space, wilderness adventure ride, and a ride maintenance building), the West Village Cluster, and two main water bodies: the West Canal and Lagoon. The West Island also contains two public art installations, Dialogue (1984), and Goh Ohn (1977).

A system of pathways and naturalized areas connect these elements and provide for circulation through the West Island and along its shoreline, which includes two lookout points.

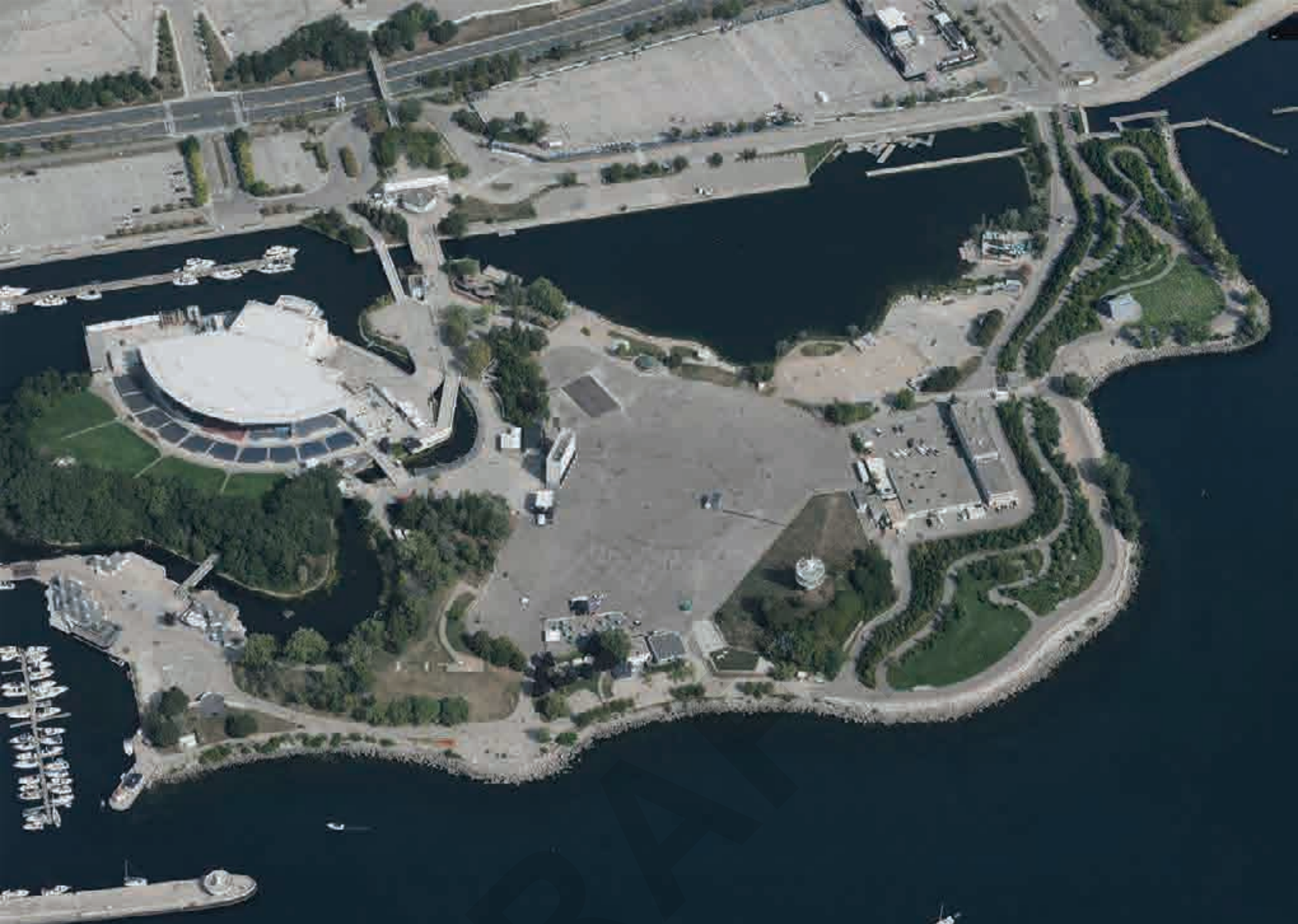
The West Island is connected to the mainland by a bridge from the West Entrance.

The East Island

The East Island, located south of the eastern two-thirds of the mainland, is divided by the East Canal which separates the Live Nation Stage from the remainder of the island. East of the Live Nation Stage, the central part of the East Island comprises an area referred to as Heritage Square, which includes a large, paved space used for amusement facilities and concession stands, as well as a landscaped hill that was formerly the location of a water slide feature.

To the east of Heritage Square is an administration and operations building; to the north is Echo Beach, which features a sand beach and pathways along Brigantine Cove. A wide pedestrian path and lookout runs along the south shoreline, connecting to Trillium Park on the eastern edge of the island.

The East Island is publicly accessed by a bridge at the Central Entrance and a causeway from the East Entrance. A second bridge, immediately to the west of the Central Entrance, provides service access to the Live Nation Stage.





Central Area

The Central Area, located south of the West Entrance, consists of the Pavilion and Cinesphere, North and South Marinas, Pavilion Bay, East Village Cluster, West Marina Cluster, and Sunken Ship Breakwater.

The Cinesphere and Pavilion are connected to the mainland by a bridge from the West Entrance, while the East Village Cluster and West Marina Village Cluster are connected by a bridge that separates the South Marina and Pavilion Bay.

The Central Area includes many, but not all, of the built-form features within the “Core Area” identified in the SCHV for Ontario Place.

Mainland Area

The mainland area of Ontario Place is bounded by Lake Shore Boulevard and the Martin Goodman Trail to the north, the Toronto Inukshuk Park and Martin Goodman Trail to the east, Brigantine Cove, the North Marina and Pavilion Bay to the south, and the Inner Channel to the west. It is comprised of the West Entrance and visitors centre, which provides access to the West Island and Pods; the Central Entrance and ticket booth, which provides controlled access to the East Island and Live Nation Stage; and the East Entrance, which provides access to the East Island. Between these entrances are a number of surface parking lots that can accommodate approximately twelve-hundred vehicles. Although the character of the mainland is primarily utilitarian, the area along the water's edge includes a boardwalk.



1.6 Site and Context Photos: Overview

Please refer to Appendix B for additional site and context photos.



View of the Site looking east from Martin Goodman Trail (ERA, 2022).



View of the Site looking south from Newfoundland Road (ERA, 2022).



View of the Site looking southwest from Martin Goodman Trail (ERA, 2022).



View of the Site looking south from Ontario Drive (ERA, 2022).



Cinesphere (ERA, 2022).



South Marina (ERA, 2022).



Pavilion Pods (ERA, 2022).



West Village Cluster (ERA, 2022).

1.7 Adjacent Heritage Resources

The Site is considered adjacent* to the following individual heritage resources:

1. **111 Princes' Boulevard** (Designated under Part IV OHA): By-law 188-99. Constructed in 1841 as the Stanley Barracks, it is currently the Marine Museum.
2. **105 Princes' Boulevard** (Designated under Part IV OHA): By-law 392-2009. Designed by Douglas Kertland and constructed in 1929 as the Automotive Building.
3. **195 Princes' Boulevard** (Listed). Designed by Marani, Morris and Allan architects and constructed in 1962 as the Home Furnishings and Appliance Centre; currently known as the Better Living Centre.

Exhibition Place Cultural Heritage Landscape Assessment (CHLA)

Exhibition Place is a City-owned site located north of Ontario Place and within Toronto's Central Waterfront area. The 192 acre site is used to host major public functions, conferences, and sports and entertainment events.

Exhibition Place contains a total of 18 listed or designated heritage resources, including the three Princes' Boulevard properties considered adjacent to Ontario Place. Eleven of the 18 heritage resources at Exhibition Place are designated under Part IV the OHA.

In June 2018, City Planning initiated a Cultural Heritage Landscape Assessment of Exhibition Place to assess the site's broader cultural heritage value and recommend conservation strategies to support its master-planning activities. The study found that the entire Exhibition Place site was a candidate for designation under Parts IV or V of the OHA, in recognition of its significance as a cultural heritage landscape.

Section 1.7 has been included to satisfy the requirements of the City of Toronto's HIA Terms of Reference(2021)

*** Adjacent:** *means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law"*

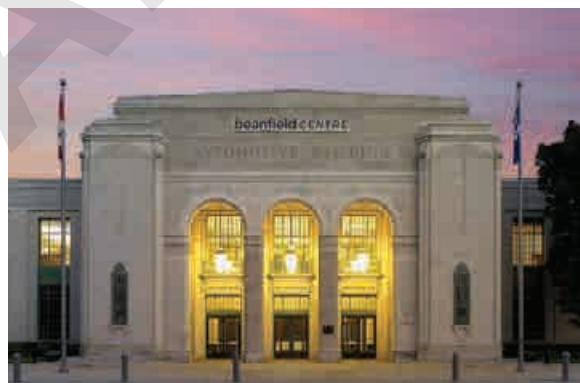
(Toronto Official Plan, p. 3-25).



Aerial image of Exhibition Place outlined in red showing adjacent heritage resources (Bing Map, 2022, annotated by ERA).



1. 111 Princes' Boulevard (City of Toronto, 2017).



2. 105 Princes' Boulevard (Beanfield Centre, 2017).



3. 195 Princes' Boulevard (Krawczyk, n.d.).

2 STATEMENT OF CULTURAL HERITAGE VALUE

2.1 Statement of Cultural Heritage Value (2013)

The Provincial Standards and Guidelines requires than an SCHV and description of heritage attributes be prepared for each provincial heritage property (ss. B.2(e)). The SCHV for Ontario Place, reprinted verbatim below, was approved by the Deputy Minister of MTCS on November 29, 2013.

Description of property

Ontario Place is located off the shore of Lake Ontario on Toronto's western waterfront. The 63 hectare land and water lot property (28 hectares land, 35 hectares water) is located directly south of Exhibition Place. The site consists of two artificially-made islands linked to the waterfront via a network of structures (entry plazas, pedestrian bridges and pathways) and the public entry gates from the waterfront trail. The core area features the iconic Cinesphere and Pavilion, as well as the crystalline forms of three village clusters set within the prominent naturalized landscape, canals, lagoons and a centrally-located marina. The property boundary extends 330 metres west and 25 metres east from the edges of the islands into Lake Ontario, north to Lake Shore Boulevard and south to the end of the marina breakwater.

Ontario Place was listed in 1994 by the International Committee for Documentation and Conservation of Buildings of the Modern Movement (DOCOMOMO International) on its inventory of significant international works of the Modern Movement.

Vision statement

Ontario Place, opened in 1971, was conceived by former Premier, the Honorable John Robarts, as a showplace for the province's identity, culture and economic growth. Ontario Place was designed as an inclusive public entertainment, educational and recreational space and programmed to reflect the province's people, culture and geography, as well as a vision for the province's future.

Ontario Place featured innovative new landforms and structures built on Toronto's waterfront, reshaping the relationship between the urban landscape and Lake Ontario. Ontario Place, a cultural heritage landscape, remains a rare and intact Modernist expression of integrated architecture, engineering and landscape that honours and incorporates the natural setting of Lake Ontario. It was a remarkable and ambitious achievement of late twentieth century architecture, and holds an enduring influence in Toronto, the province and internationally.

Statement of Cultural Heritage Value

"Statement of Cultural Heritage Value: means a concise statement explaining why a property is of heritage interest; this statement should reflect one or more of the criteria found in Ontario Heritage Act O.Reg. 9/06 and 10/06"

(Provincial Standards & Guidelines, p. 13).

Cultural heritage landscape

Cultural heritage landscape means a defined geographical area that human activity has modified and that has cultural heritage value. Such an area involves one or more groupings of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.

(Provincial Standards & Guidelines, p. 4)

Heritage Value

Ontario Place is a cultural heritage landscape of provincial significance.

Contextual and historical value

Ontario Place, a significant provincial public works project of the Canadian Centennial era, reflects a time of prosperity and social development in Ontario which began after the Second World War. The development occurred at a time of dynamic economic expansion and urbanization, of optimism and confidence, of new intellectual and cultural life within the province.

Ontario Place is a response to the success of the temporary Ontario Pavilion at Expo' 67 in Montreal, as well as a reflection of the provincial government's commitment to investing in cultural identity through public entertainment and educational facilities and public agencies including but not limited to the Ontario Science Centre and Fort William Historical Park.

The site in its entirety — integrating innovative approaches to planning, landscape, architecture, engineering and educational programming — represents a bold visionary statement of its time realized at a scale and quality that earned international recognition and admiration. Ontario Place has strong associations with the politicians and civil servants who shaped the idea and provided the resources, and with the designers who translated those ideas into reality. Associations are held with former Premier, the Honourable John Robarts, and provincial civil servant Jim Ramsay, Royal Architectural Institute of Canada gold medalist architect Eberhard Zeidler, landscape architect Michael Hough and play structure architect and pioneer Eric McMillan.

As an entertainment, educational and recreational centre serving the entire province, Ontario Place has attracted millions of visitors since its opening in 1971 and has remained a familiar and iconic landmark for many Ontarians and visitors. The site was intended as a place for a diverse and multi-generational audience experience.

Design value

Ontario Place is a rare surviving example of a designed cultural heritage landscape within the international modernist movement of the late twentieth century. The site created a uniquely integrated environment for entertainment, education and recreation.

Heritage Value

"Heritage Value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings"

(Parks Canada's Standards & Guidelines, p. 254).

Built Heritage Resource

"Built heritage resources means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, earthworks, monuments, installations, or remains that have cultural heritage value."

(Provincial Standards & Guidelines, p. 3).

The core area of Ontario Place (see map) remains relatively intact and embodies the modernist design vision of interconnected geometries. This is demonstrated in the megastructure forms of both the Cinesphere and pods with their interconnecting walkways, as well as the more modest crystalline modular forms of the three village clusters, designed as gathering places for visitors. These structures are set against an ecological landscape of naturalized landforms, a range of water features, including canals, lagoons and a marina, offering various intimate and compelling views within its designed space.

This particular combination of elements constitutes one of the most important expressions of late twentieth century modernism in the history of the province — the naturalized landforms, on the cutting edge of new ecological design interests; the Cinesphere with its triodetic dome and pioneering IMAX technology; the Pavilion, comprised of five interconnected pods with their tensile structural arrangement; the Forum and the Children's Village play area with their new forms of public engagement (both no longer in existence); and the overall programming designed to change the public perception of Toronto's waterfront.

Heritage Attributes

There exist a number of contextual and design attributes on the site that individually and collectively contribute to the provincial cultural heritage value of Ontario Place. The historical values are woven throughout the site and landscape, and expressed in the attributes described below.

Contextual attributes

The following attributes are expressed throughout the site, and continue to represent the original ideas behind the creation of Ontario Place:

- *Bold redefinition of the relationship between city and lake, with an integrated approach to architecture, engineering, landscape and waterscape.*
- *Innovative integration of design and programming – the landforms, structures and plazas that reflect the vision of Ontario Place as a centre for recreation, education, entertainment and public gathering.*
- *A public works project dedicated to the people of Ontario as commemorated in a plaque at the main entrance.*

- *A geometric and technologically innovative series of interconnected structures, including buildings, bridges and pods set against the naturalized surroundings of mature trees and native plant species.*
- *The shaping of the landforms to create an integrated series of lagoons and canals, as well as naturalized shorelines open to the larger expanse of Lake Ontario, creating both close-range and distant relationships between land and water.*
- *Pathways with constructed views into and out of the site, to and from the urban landscape to the north and to the open expanse of Lake Ontario.*
- *The views within the core area, as part of the various pathways for movement on land, on water and within the megastructure components.*

Design attributes

The following attributes are located in the core area of Ontario Place and represent the innovative and iconic elements of the site as reflected in the structures, the integration of the architecture with the landscape and the water features:

- *The highly geometric architecture of the Pavilion, the Cinesphere and the connecting walkways and bridges, composed of glass and steel detailing (such as columns, beams, braces) in modern architectural style.*
- *The triodetic structural system of the Cinesphere with its iconic spherical shape and screen design to host the innovative IMAX projection system.*
- *The Pavilion, with its five mast-hung pods, each projecting up out of the open water and connected by long-span suspended walkways.*
- *The flexible interiors and usable roof spaces of the five pods.*
- *The public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms.*
- *The varying scale of the complementary built structures — from the prominent Cinesphere to the more modest village clusters.*
- *A public entrance with a connection to two west bridges and the presence of Ontario Place branding/wayfinding signage.*
- *Designed localized microclimates, using landscaping, trees and indigenous plant materials.*

Heritage Attributes

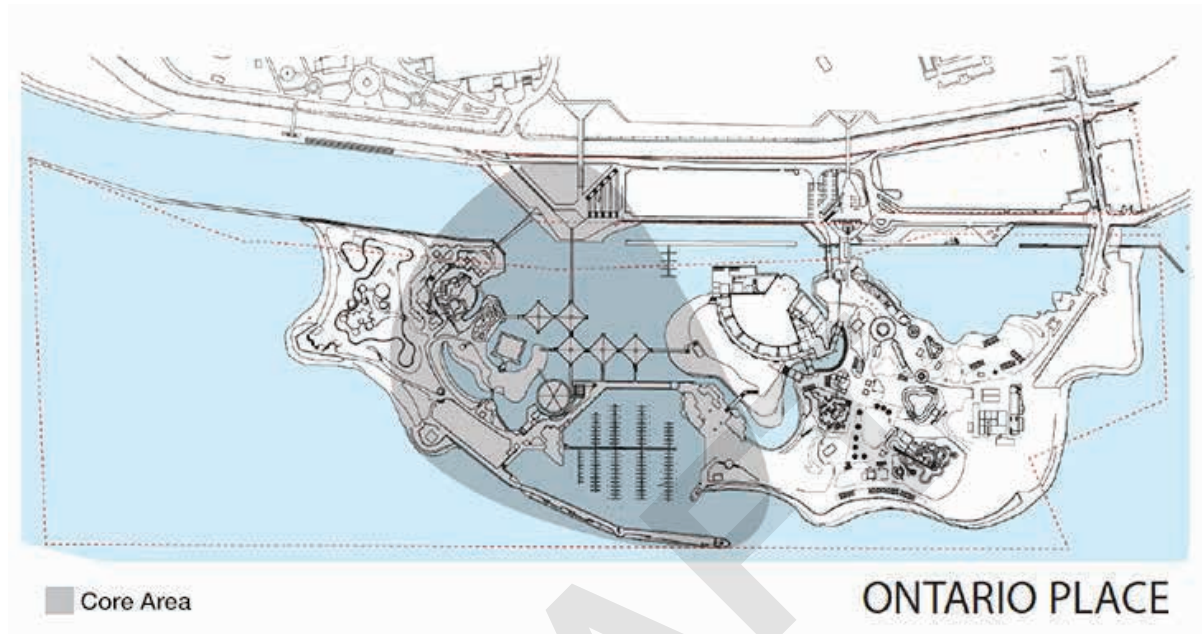
“Heritage attributes means the physical features or elements that contribute to a property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting”

(Provincial Standards & Guidelines, p. 12).

- *The walkways, trails, lagoons and the two west bridges (linking to the west island and the Pavilion) that connect discrete activity areas throughout the site and encourage a pedestrian experience.*
- *The design of the breakwaters, fashioned from sunken lake ships.*
- *The water features— the marina, the pavilion bay, the inner channel — that help shape entirely new landforms, and that provide a setting for the movement of small watercraft (SCHV, 2013).*

DRAFT

2.2 Statement of Cultural Heritage Value (2013) Map of Core Area



Ontario Place Core Area Map (Statement of Cultural Heritage Value, 2013)

2.3 Heritage Attributes and the Ontario Place SCP

Cultural heritage landscapes are often large sites with many distinct features. Cataloguing those features with an appropriate level of detail is a process that begins with the development of a broad SCHV that describes the cultural heritage value of the site and general, often site-wide, attributes that carry that value. The SCHV is often re-articulated to consider individual buildings, views, or landscape features at a later stage of the process, through an SCP (in the Provincial heritage management context) or an HIA.

Many of the heritage attributes of Ontario Place, as originally described in the SCHV, have been refined or expanded in the SCP. The contributing heritage resources are categorized in accordance with the applicable cultural heritage landscape features from Parks Canada's Standards and Guidelines, including: visual relationships, circulation, ecological features or vegetation, landforms, water features, and built features.

Conserve:

"Conserve means identifying, protecting, using, and/or managing cultural heritage resources in such a way that retains their heritage value. "Conserving" and "conservation" have corresponding meanings."

(Standards & Guidelines for the Conservation of Provincial Heritage Properties, 2010, p. 12).

2.4 Historic Photographs



City of Toronto Archives, Fonds 124, RU124_RU009_id0012

Historic Photo of the entrance (City of Toronto Archives, 1975).

Section 2.4 has been included to satisfy the requirements of the City of Toronto's HIA Terms of Reference (2021)

Please refer to Appendix B for additional historic Photographs.

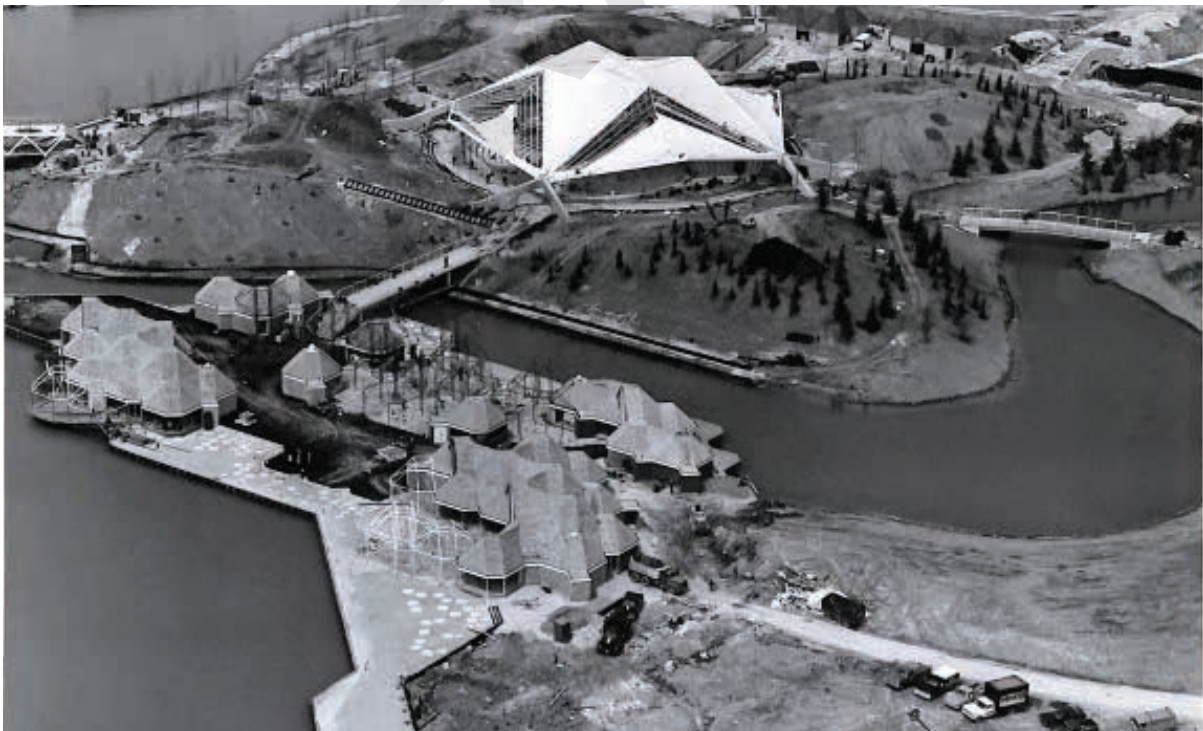


City of Toronto Archives, Fonds 124, RU124_RU009_id0004

Historic Photo of the Village structures (City of Toronto Archives, 1975).



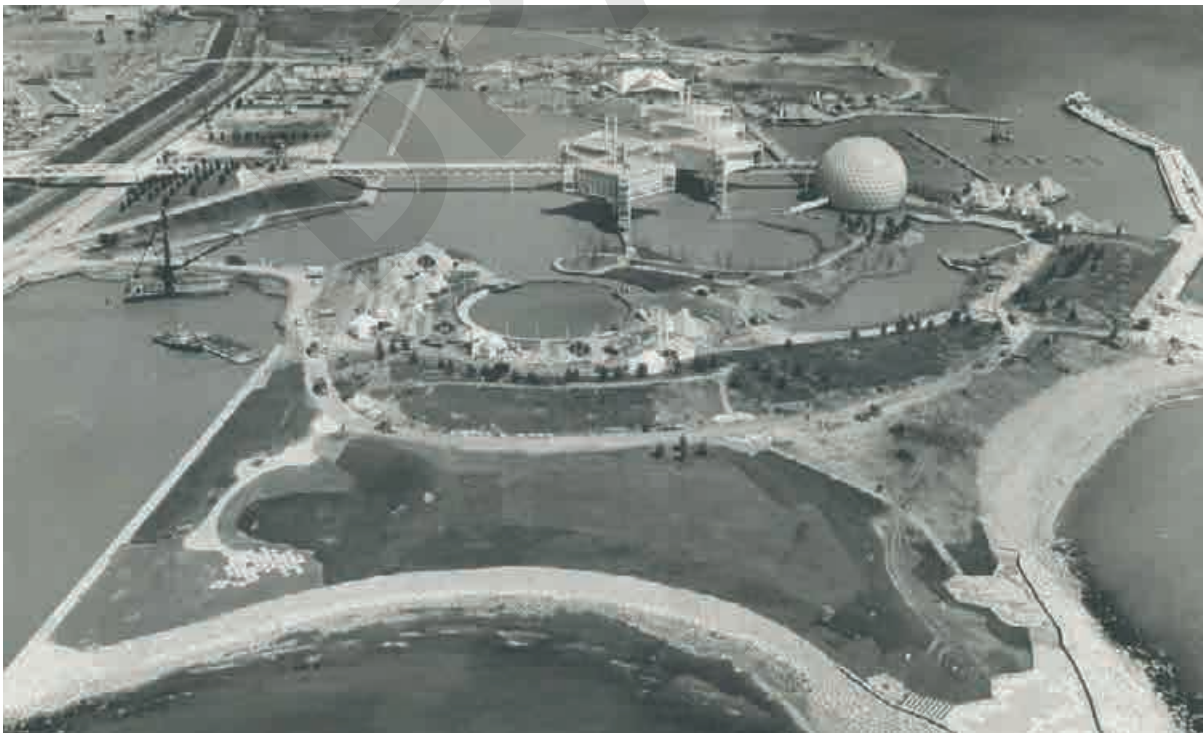
1977 aerial image of east island showing Childrens Village and HMCS Haida (Boris Spremo ,Toronto Star).



1970-71 aerial image of east Island showing east village cluster and amphitheatre (Les Baxter).

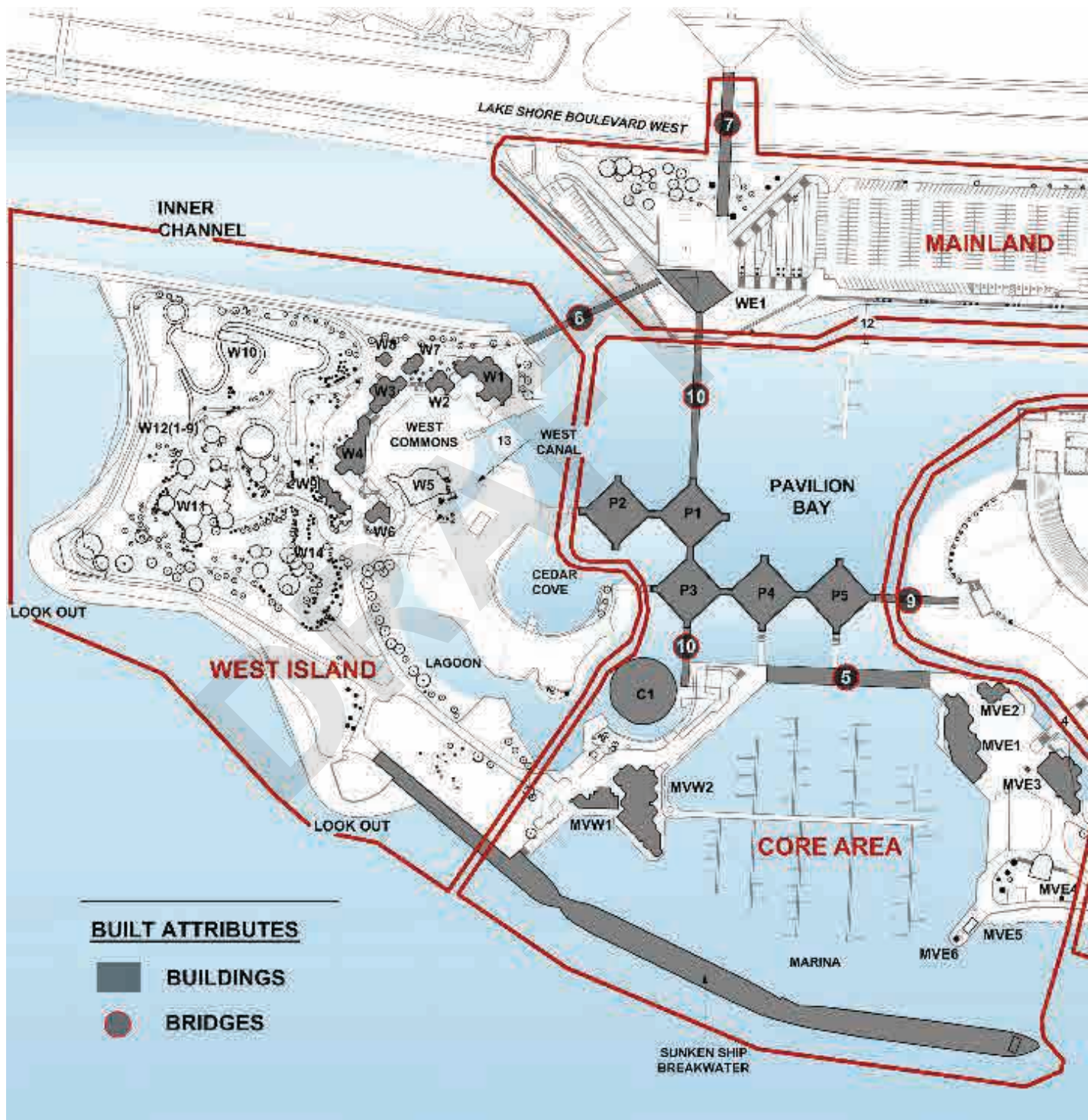


1970-71 aerial of Ontario Place looking east (Les Baxter).



1971 aerial image of Ontario Place looking east (Toronto Star May 5 , Toronto Public Library).

2.5 Built Heritage Attributes



Map of Built Heritage Attributes (SCP, 2022)

Section 2.5 has been included to satisfy the requirements of the City of Toronto’s HIA Terms of Reference(2021)



3 ASSESSMENT OF EXISTING CONDITION

The assessment of existing condition is a “concise written and visual description of the property in its current condition...” focused on identifying significant changes between the present condition and its condition at the time the SCHV was approved (Info Bulletin 3). In assessing physical condition, the Government of Ontario (2006) *Ontario Heritage Toolkit: Heritage Property Evaluation* guide notes that:

Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property (p. 27).

This condition assessment evaluates the existing condition of the heritage attributes, including structures, natural features, and views, identified in the SCHV and refined/expanded by the SCP.

3.1 Physical Condition: Buildings, Landscapes, Views

The documentation of physical condition in this report has been informed by archival research, a high-level visual inspection conducted on June 15th, 2022 and a review of the following reports:

- *Property Condition Assessment Feasibility Study by GHD, dated August 13, 2015.*
- *State of Good Repair Review by GHD, dated December 11, 2015*
- *Ontario Place Pods and Bridges Condition Assessment report by CH2M Hill Canada Ltd., dated November, 2016*
- *Ontario Place Strategic Conservation Plan (SCP, 2022)*

The *Ontario Place Facility Condition Assessments* report by VFA Canada Corp., dated September 2013, was also made available for review. This document offers a general and limited review of site facilities and components based on the Building Owners Management Association (BOMA) standards, which are not applicable when evaluating the condition of heritage buildings and other cultural landscape elements.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Good: *Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed.*

The Condition Assessment does not cover the Live Nation Amphitheater, the “Ontario North Now” Silo Complex, the Administration facilities and any of the amusement park structures (such as the Wilderness Adventure Log Ride). These buildings are not identified in the SCHV or in the SCP and are not within the scope of this report.

In addition to the physical condition of built and landscape features, this report considers the condition of views, including views expressly referenced as heritage attributes within the SCHV and views referenced in the SCP that support other cultural heritage attributes described in the SCHV. As with the physical and landscape features, only views that are likely to be impacted by the present proposals are included in this condition assessment.

Despite numerous alterations over the years, the contextual heritage attributes of the East Island and West Island remain more or less intact. The Central Area maintains a high degree of integrity, with its contextual heritage attributes intact.

Property Overview

The Ontario Place property consists of two artificial islands connected by a series of pedestrian bridges and vehicular roadways. The islands were constructed in 1969-70 on landfill that was trucked in from various construction projects in downtown Toronto and landscaped with a series of canals, green spaces, trees, and plant species.

The landscape design was inspired by the picturesque movement, and was intended to create a sublime backdrop that contrasted with the high-tech aesthetic and innovative architecture of the original buildings, including the Pavilion, Cinesphere, Forum, and three village clusters. The Children's Village, which was part of the original design concept and added to the site in 1974, consisted of a fabric-tensile canopy structure that was open on all four sides and number of innovative play structures. It has since been demolished.

The property has evolved significantly from the realization of the original concept. The following list of alterations, including their dates of completion, have changed both built and landscape features from the original design. Please refer to the map on p. 44-45 of this report for more detail.

Demolition & Removal of Original Design Elements

- Children's Village Mini Golf Course – c. 1988
- East Village Cluster –1990s (partial demolition)
- The Forum – 1994
- Centre (Forum) Island Forecourt Structure – 1994
- Haida ship – 2002 (ship was relocated to Hamilton)
- East Village Canopies – c.2005
- Children's Village Canopy

New Programming Structures

- Splashpad – 1977
- Bell Temple – 1977
- Waterslides – c.1980, replaced/expanded in 1990s, now partially demolished
- Silo Complex – 1980
- Log Ride – 1984
- Treehouse Stage – 1984
- Centre Entrance Gateway – c.1991
- Amphitheater – 1995
- Echo Beach Stage – late 2010s

Landform/Infrastructure Alterations

- West Pond Infill c.1976
- West Island Boat Tunnel – status is unknown
- New parking lots along Lakeshore Boulevard – 1981
- Widened Roadway at East Access Point – 1983
- Extension of Eastern Shoreline – 1983
- West Island Path System altered due to installation Log Ride – 1984
- Increased hard surface around Terminal Building – 1990s
- East Island North Shoreline Extension – c. 1991
- Added hard surface at south edge of East Island – c. 1991
- Added hard surface at western edge of East Island – 1995
- Extension of Island Landform around Amphitheater building
- Added Service Vehicle Bridge at Center Entrance Access Point
- Widened Forecourt space to Centre Island
- New roadway and pedestrian bridges connecting Centre island to East island & Forecourt
- Cedar Cove Area Paving (former go-cart track) – early 2000s
- Trillium “plaza” motif – 2009
- Addition of Trillium Park and William G. Davis Trail – 2017



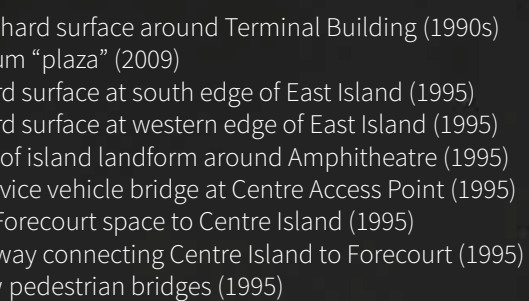
Demolished Elements

- 1 Forum (1994)
- 2 East Village Boutiques (2005)
- 3 East Village Canopies
- 4 Children's Village Canopy (2009)
- 5 Mini Golf Course (1988)
- 6 Haida Ship (2002)
- 7 Centre Island Forecourt Structure (1995)

Alterations

- 1 West Pond infill (1976)
- 2 West Island Tunnel
- 3 Additional parking lots along Lakeshore Boulevard (1981)
- 4 Widened roadway at East Access Point (1983)
- 5 Extension of Eastern Shoreline (1983)
- 6 Trillium Park (2017)
- 7 Echo Beach Area Shoreline extension (1991)
- 8 Cedar Cove Area paving (early 2000s)
- 9 West Island path system altered/removal (1984)

- 10 Increased
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- 1 Amphitheatre (1995)
- 2 Silos (1980)
- 3 Log Ride (1984)
- 4 Waterslides (1978-1990s)
- 5 Splashpad (1977)
- 6 Temple Bell (1977)
- 7 Centre Entrance Gateway (1991)
- 8 Echo Beach Stage (2010s)
- 9 Treehouse Stage (1984)

■ Original Buildings

■ Miscellaneous Structures

3.1.1 East Island Heritage Attributes (Contextual)

The East Island carries contextual value through the contribution of its pathways as a vantage point for constructed views into and out of the site. Degradation of the pathway system on the East Island is extensive; many of the original vantage points for views have consequently been lost.

The East Island is also the terminus of “approach views” from the east, which are not expressly mentioned as heritage attributes in the SCHV but are considered contributing resources of the landscape in the SCP. Traveling west along Lake Shore Boulevard or Martin Goodman Trail, the Pavilion and Cinesphere become clearly visible past the Live Nation Stage, roughly at the intersection of Lake Shore Boulevard and Remembrance Drive (see View Study at Appendix N).

The island edge and canal landscape adjacent to the East Island is largely unaltered and the vegetation has matured in keeping with the original landscape vision. The eastern and northern shoreline extensions have added new recreational spaces in keeping with the original design and programmatic intent for Ontario Place.

Five acres of the East Island is presently covered by an impermeable paved surface that is used to host events. As a source of heat island effect and water runoff into Lake Ontario, it creates an uncomfortable microclimate and negatively impacts water quality in and around Ontario Place.

A review of the Drawing Sheet S104D, prepared by Craig, Zeidler & Strong Associate Architects (dated Nov. 23, 1970) indicates that the inner harbor bulkheads were constructed using steel sheet pilings tied back to concrete anchors and backfilled with site material. No details were available showing the construction details for the outer shoreline. The sub-surface condition of the shoreline and waterway structures were not accessible for review.

In order to confirm the as-built construction details and the current condition of the islands and interior waterways, we recommended that the following investigations be undertaken (these comments and recommendations are typical for the entire site):

- Detailed Structural and Civil review of Inner Harbour and Canal System Bulkhead Sub-structures in accordance with the American Society of Civil Engineers (ASCE) Underwater Investigations Standard Practice Manual (2012), which provides guidance for the evaluation of walls.
- Detailed Structural and Civil review of Outer Shoreline Sub-structures in accordance with the American Society of Civil Engineers (ASCE) Underwater Investigations Standard Practice Manual (2012), which provides guidance for the evaluation of walls.
- Water Quality Assessment.

3.1.2 East Island Heritage Attributes (Design)

The key structures originally associated with the East Island were the Children's Village and the East Village Clusters. The Children's Village and associated playground structures have been demolished and approximately 50% of the original East Village built form remains.

Two of the original bridges have been replaced with a short access road and three new pedestrian bridges. The access road has effectively introduced a dead-end into what was once a circular water route that flowed along the canal system, West Island lagoon, and the inner harbour. The water quality in the canal has been adversely impacted by stagnation.



1971 image of East Village under construction (Toronto Star Photographic Archive)

The OPC Administration Buildings are located on the East Island along with a number of small vendor kiosks, some remaining components from the partially demolished waterpark, and newer facilities such as the Echo Beach Stage and the Trillium Park pavilion building. These buildings are not identified in the SCHV and are not considered built heritage resources in the SCP.

East Village Cluster (MVE1, MVE2, MVE3)

The SCHV describes “the public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms” as contributing to the heritage value of the site. Constructed in 1971, the Village Clusters were based on multiples of a geometric module grouped together to form a series of large and small stand-alone buildings.

There were originally seven stand-alone buildings in the East Village Cluster (ranging from one module unit to twelve module units). As part of the public gathering spaces, there were also two large canopy areas that followed the module structure (four module units & fourteen module units). At present, only three of the East Village Cluster buildings remain. The extant buildings are 1 to 1.5 storeys high with wooden terraces on the upper levels.

The extant East Village Cluster buildings are generally in fair condition, however some have been subject to flooding and are at risk for additional flood damage based on their proximity to the water and their elevation at grade. The roof and water management systems require repair and renewal. There are a number of unsympathetic alterations that can be removed. New interior finishes are required.

East Marina Lighthouse (MVE6)

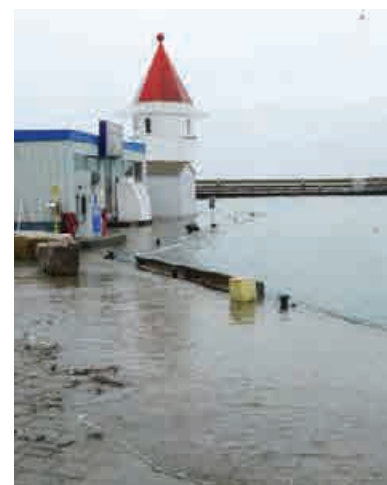
The Lighthouse, which is considered a heritage attribute related to the “varying scale of complementary built structures” in the SCHV (SCP, p. 26), is considered to be in fair condition as a result of deferred maintenance. Further investigation is required to understand the extent to which the condition of the Lighthouse has been undermined by environmental factors and lack of use.



Aerial view of East Village Cluster (Bing Maps, 2022).



East Village Cluster 1 (ERA, 2017).



East Marina Lighthouse (LANDinc, 2022).



c. 1975 photograph of East Village Clusters (City of Toronto Archives, Fonds 124, File 9, Item 18).



East Village Cluster 3 (ERA, 2022).

3.1.3 Central Area Heritage Attributes (Contextual)

The Central Area maintains a high degree of contextual integrity. The contextual attributes of the Central Area include many of the buildings and landscape features that form the “geometric and technologically innovative series of interconnected structures, including buildings, bridges and Pods set against the naturalized surroundings of mature trees and native plant species” referenced in the SCHV.

Brigantine Cove is currently under-utilized and its water quality is compromised by stagnation. The area along the north shore of Lake Ontario, including the central marina, has been identified as being in fair to poor condition and is at risk of flooding.

No information was available showing the construction details for the original Central Area shoreline, or the 1995 alterations. The sub-surface condition of the shoreline and waterway structures were not reviewed.

In order to confirm the as-built construction details and the current condition of the islands and interior waterways, it is recommended that the following investigations be undertaken (these comments and recommendations are typical for the entire site):

- Detailed Structural and Civil review of Inner Harbour and Canal System Bulkhead Sub-structures in accordance with the American Society of Civil Engineers (ASCE) Underwater Investigations Standard Practice Manual (2012), which provides guidance for the evaluation of walls.
- Water Quality Assessment.

3.1.4 Central Area Heritage Attributes (Design)

The SCHV describes “the Pavilion, with its five mast-hung pods, each projecting up out of the open water and connected by long-span suspended walkways” as contributing to the heritage value of the site. The elements that make up the Pavilion as per the architectural drawings are:

- WE1 - West Entrance
- Bridge #10 that links the entrance through the Pods to the Cinesphere
- P1 through P5 Pods, and Bridge #9 that link the Pods #3,4 & 5 to the East & West Islands
- The Cinesphere

The condition of the Pods and Cinesphere is summarized below; the remaining elements are not directly impacted by the present proposal or the adaptive reuse strategy and have not been reviewed as part of this HIA.

The Pods

The Pods are generally in good to fair condition. The roof and water management systems require repair and renewal in the near future and will be addressed through the Ontario Place Early Works program, starting in Fall 2022. Local areas of envelope leakage should be further investigated to determine the exact cause. Corrosion treatment and repainting of the metal elements and cladding is required. New interior finishes are required. Building service requirements or necessary upgrades are dependent on the anticipated future use.



The Pavilion c.1975 (City of Toronto Archives, Fonds 124, File 9, Item 41.)



Looking east from the West Island towards the Pavilions (ERA, 2022).



Looking southeast from the mainland towards Pavilion Pods (ERA, 2022).

The Cinesphere

The SCHV describes “the triodetic structural system of the Cinesphere with its iconic spherical shape and screen design to host the innovative IMAX projection system” as contributing to the heritage value of the site.

Constructed in 1971, the Cinesphere was a new theatre type built for a technology that wasn’t yet fully realized. As the world’s first permanent IMAX Theatre, its raked seating was capable of accommodating up to 800 viewers when it was first opened. The operation of the theatre was temporarily halted in 2012 following the closure of Ontario Place. The Cinesphere was reopened in 2017 with upgraded the IMAX technology. The current capacity is 615 seats with 527 for 3D viewing.

The Cinesphere is generally in good condition. The ramp tower adjacent to the main (east) entrance of the Cinesphere is in poor condition and requires immediate structural repair, which will be undertaken as part of the Early Works program for Ontario Place.



1980 (Boris Spremo, Toronto Star).



1975 (City of Toronto Archives, Fonds 124, File 9, Item 24).



1970 image of Ontario Place Cinesphere under construction (Toronto Star, City of Toronto Public Library Digital Archive)



The Cinesphere (ERA, 2022)

Marina Village Clusters (MVW1, MVW2)

The SCHV describes “the public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms” as contributing to the heritage value of the site.

Constructed in 1971, the Village Clusters were based on multiples of a geometric module grouped together to form a series of large and small stand-alone buildings. There were originally six stand-alone buildings in the Marina Village Cluster (ranging from one module unit to eight module units). As part of the public gathering space around the cluster, there were also four canopy areas that followed the module structure and provided covered walkways and connections between the clusters.

Two of the original modules have been demolished and the remaining buildings have been merged together by the construction of infill sections. At present, there are two Marina Village Cluster Structures. The extant buildings are 1 to 1.5 storeys high (See image below.)

The modules are generally in good to fair condition, however some have been subject to flooding and are at risk for additional flood damage based on their proximity to the water and their elevation at grade. The roof and water management systems require repair and renewal. They have sustained a number of unsympathetic alterations and new interior finishes are required.



Plan of Marina Village Cluster (SCP, 2022, p. 79).



Marina Village Cluster (Bing Maps, 2022)



Marina Village Clusters (ERA, 2022).

3.1.5 West Island Heritage Attributes (Contextual)

The contextual attributes of the West Island have been impacted by alterations since the 1970s, when the silos and other amusement park features were added to Ontario Place. Despite these alterations, the “shaping of landforms to create an integrated series of lagoons and canals, as well as naturalized shorelines open to the larger expanse of Lake Ontario” has remained intact (SCHV, p.3).

The canals, lagoons, coves, lookout and breakwater on the West Island remain as designed save for the reflecting pool, which was infilled shortly after Ontario Place opened. The berm on the West Island was raised in 1984 to accommodate the Wilderness Adventure log ride (SCP, Appendix A). Rising water levels have impacted the functionality of the sunken ship breakwater, but have yet to compromise its condition.

The West Island also carries contextual value through the contribution of its pathways as a vantage point for constructed views into and out of the site. These pathways have been significantly altered from their original design, but continue to serve their intended purpose as circulation routes with views to the Pods, Lake Ontario, and the city.

The West Island is also the terminus of “approach views” from the west, which are not expressly mentioned as heritage attributes in the SCHV but are considered in the SCP for Ontario Place as contributing resources of the cultural landscape.

The original condition of these views has been impacted by the addition of amusement park structures and the maturation of the West Island landscape, however there remain particular vantage points along Lake Shore Boulevard and the Martin Goodman Trail from which to view the Pavilion, as well as a view of the entire West Island from the shore that is unobstructed by buildings.

During the summer, the “approach views” toward the West Island are somewhat obscured by the row of trees planted on the south side of Lake Shore Boulevard. These views are clearer when the trees are in leaf-off condition and when experienced from the Martin Goodman Trail, south of the boulevard planting.

From these vantage points, the West Island appears as a mature landscape, with the silo buildings, other remnant amusement park features, and the West Village cluster visually prominent when the trees are in leaf-off condition but obscured during the summer months.

The Pods and Cinesphere are partially visible from multiple vantage points along this “approach view”.

The clearest vantage point for views to the Pavilion and Cinesphere from the west is on the north shore mainland path beneath Bridge 6, which connects the West Island to the Main Entrance pavilion. Views to the Pavilion from further to the west are obstructed by Bridge 6. Views from further inland are blocked by the elevated topography of the mound where the Main Entrance pavilion is located.

Please see Appendix N for further information on views.

DRAFT

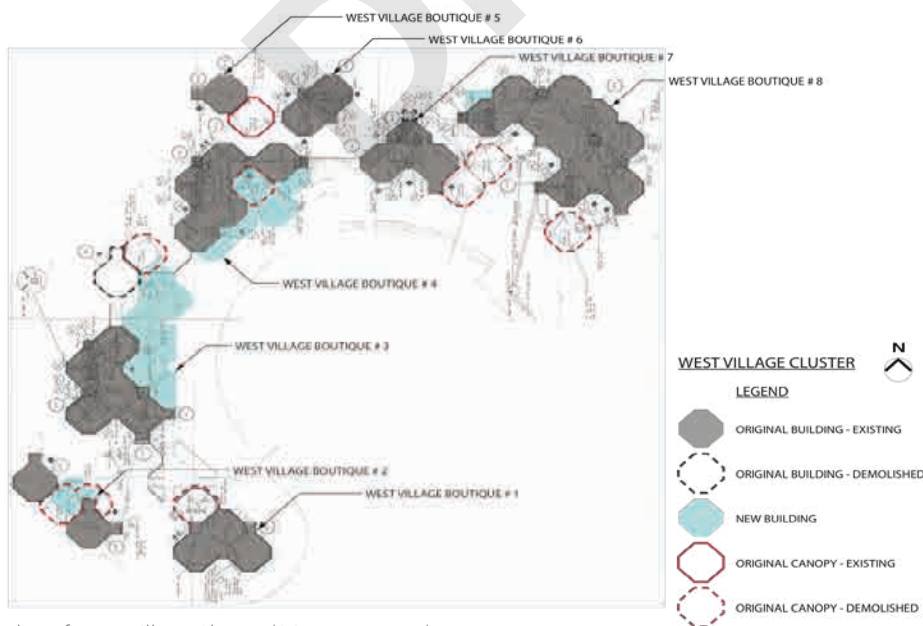
3.1.6 West Island Heritage Attributes (Design)

West Village Cluster (W1, W2, W3, W4, W6, W7, W8, W9)

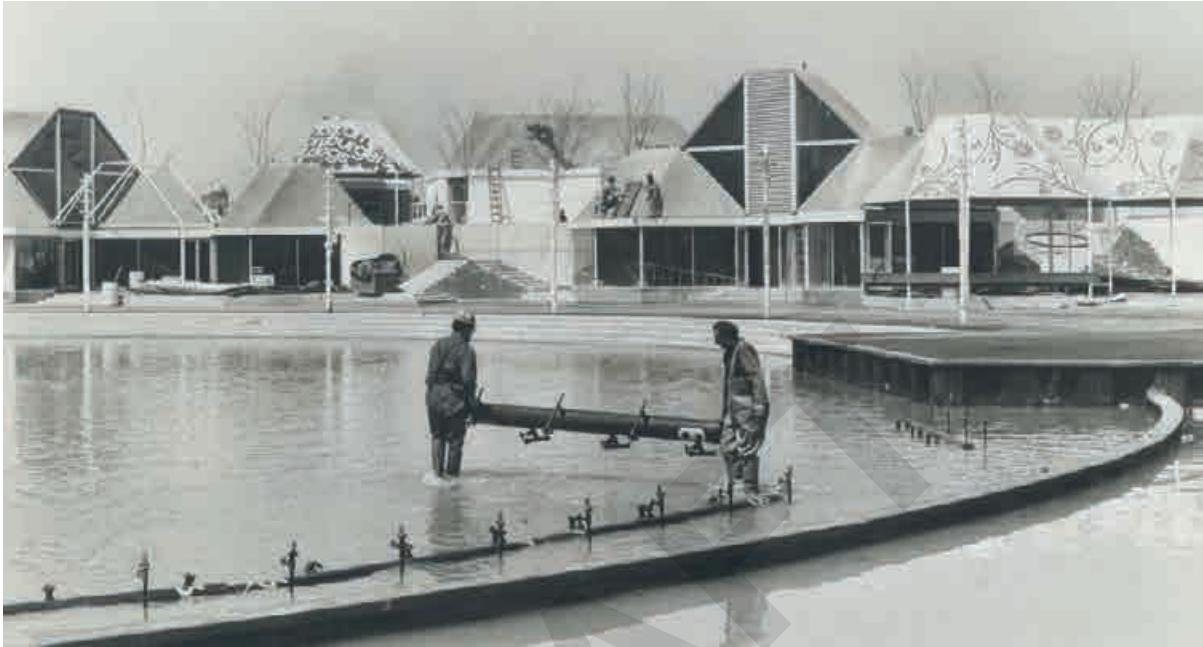
The SCHV describes “the public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms” as contributing to the heritage value of the site. Constructed in 1971, the Village Clusters were based on multiples of a geometric module grouped together to form a series of large and small stand-alone buildings. There were originally ten stand-alone buildings in the West Village Cluster (ranging from one module unit to ten module units).

As part of the public gathering spaces, there were also seven canopy areas that followed the module structure. Several of the modules were accessible from both the lower level (on the east side) and the upper level (on the west side). At present eight of the West Village Cluster buildings remain (see illustration below). The extant buildings are 1 to 1.5 storeys high and were built into the hill that surrounded the West Village cluster.

The modules are in generally in good to fair condition, however some have been subject to flooding and are at risk for additional flood damage based on their proximity to the water and their elevation at grade. The roof and water management systems require repair and renewal. There are a number of unsympathetic alterations. New interior finishes are required.



Plan of West Village Cluster (SCP, 2022, p. 77).



1971 photograph of West Village Clusters and Reflecting Pool (Toronto Star Photographic Archive.)



c. 1975 photograph of West Village Clusters and Reflecting Pool (City of Toronto Archives, Fonds 124, File 9, Item 26.)



West Village Cluster #3 view from west side looking east (ERA, 2017).



c. 1975 photograph of West Village Clusters and Canal (City of Toronto Archives, Fonds 124, File 9, Item 13.)



Birdseye view of West Village Cluster (Bing Maps, 2022).



View of West Village cluster looking north (ERA, 2022).



West Village Cluster #2 (ERA, 2022).



West Village Cluster #8 view from public gathering space on east side (ERA, 2022).

4 DESCRIPTION AND PURPOSE OF PROPOSED ACTIVITY

Rationale, Purpose and Need for the Proposed Activity

In May 2019, the Province announced a call for partners “to deliver transformative change that is aligned with the Government’s vision of [Ontario Place] as a world-class, year-round destination with global appeal” (MHSTCI, 2019). The impetus for change is related to four key factors:

- Improving accessibility in accordance with the Accessibility for Ontarians with Disabilities Act (AODA);
- Mitigating flood risk;
- Conversion of the site to year round use; and
- The desire to increase participation/visitation/activation to and of the site.

The site-wide redevelopment of Ontario Place will be undertaken through partnership between the Province and the successful private-sector respondents to the 2019 call: Therme Canada | Ontario Place and Live Nation, who presently operate the Live Nation Stage.

This HIA assesses the impact of revitalization at Ontario Place, as it is currently contemplated in the proposals by:

- LANDinc and Martha Schwartz Partners on behalf of IO (for the public realm); and
- Diamond Schmitt Architects Inc. and STUDIO tla on behalf of Therme Canada (for the West Island).

This HIA also evaluates, at a high level:

- Early concepts by Ewing Cole Architects and IBI Group, on behalf of Live Nation (for the Live Nation Stage expansion); and
- Early concepts by BDP Quadrangle for an anticipated Science Pavilion to be located on the Mainland.

These two proposals will be subject to a separate HIA process once they are sufficiently detailed.

How the Proposed Development fits within the Ministry Objectives

Each of the proposals is intended to support the realization of the Province's vision for Ontario Place as "a world-class, year-round destination with global appeal" (MHSTCI, 2019) by providing four season recreational facilities with increased capacity and accessibility in accordance with the AODA.

Strategic Conservation Plan and Other Provincial Heritage Planning Documents

Strategic Conservation Plans (SCPs) establish a framework and strategies for the continuous conservation of the cultural heritage value and attributes of provincial heritage properties. An SCP is required for the protection of identified provincial heritage properties like Ontario Place (Provincial Standards and Guidelines, C. 1).

The SCP for Ontario Place was circulated for comment to stakeholders in August 2022. It establishes broad conservation strategies and guidelines for conservation of the eight elements of cultural heritage landscapes, where present, at Ontario Place. The SCP received Deputy Minister Approval on November 25, 2022.

ERA reviewed has reviewed the SCP in the preparation of this report and has relied upon the following information:

- Baseline condition assessments provided by Stevens Burgess Architects and Tacoma Engineers.
- Summary of archaeological investigations by Timmins Martel Heritage Consultants;
- Summary of the Provincial revitalization effort to date;
- Brief description of the Early Works program carried out by the Province on the Pavilion; and
- Detailed research and history of Ontario Place as provided in Appendix A of the SCP.

In addition to the SCP, ERA has reviewed numerous other background documents identified throughout this report. All sources are cited in Section 10.

How the proposed activity fits within the physical context of the overall property

As envisioned in the current proposals, the redevelopment incorporates the following elements:

- Expansion of the West Island landmass to accommodate the Therme Canada I Ontario Place building, an aquatic recreational and wellness centre, and 8 acres of parkland;
- Expansion and flood proofing of the Live Nation Stage and surrounding area;
- Large-scale landscape improvements to the East Island, Mainland, and Core Area;
- Adaptive reuse of the Megastructures (Pods and Cinesphere); and
- Addition of a Science Pavilion on the Mainland to complement existing and anticipated programming at Ontario Place.

How the proposed activity fits within a broader community and land use planning context

Urban Strategies Inc. (USI) has been engaged by IO to consult on planning matters related to the proposed redevelopment and has provided a planning rationale in support of the OPA/ZBA application. USI has provided the following summary of the planning approach to the redevelopment for the purposes of this HIA:

The proposed revitalization of Ontario Place is unique in its scale and ambition. The revitalization is expected to deliver new destinations and facilities within a broad landscape of public realm improvements.

Ontario Place represents a one-of-a-kind site within Toronto and Ontario, and accordingly requires a site-specific approach to guiding change of a scale that is not typically anticipated by more broadly-applied policies. However, certain parts of the policy context are very relevant for the proposed changes to the site, while an understanding of the general municipal and provincial policies provide insight into the general intent of similar recreational waterfront sites

In addition to its assessment against the planning policy framework, the unique scale of the proposal requires that it be assessed for fit within its unique context and evaluated against a broader set of guiding principles to assess what is a monumental investment in the waterfront open space network. From there, the proposed development can then be assessed against the established planning policy framework to determine the appropriateness of the application.

A heritage policy analysis is provided in Appendix G of this HIA.

Other Applicable Processes or Requirements

The proposed redevelopment is subject to Official Plan Amendment, Zoning By-law Amendment (West Island and West Mainland), and Environmental Assessment (public spaces) processes.

In accordance with a request from Heritage Planning at the City of Toronto, the analysis in this HIA considers the elements of cultural heritage landscapes which are catalogued in Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Eight of these elements are considered applicable to Ontario Place: evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features or vegetation, landforms, water features, and built features.



Aerial Render of Ontario Place proposal (LANDinc, 2022)

LEGEND

1. Therme

2. Canoe and Kayak Marina

3. Swim Drink Fish

4. Maple Promenade and Plaza

5. Public Beach

6. West Headland / Oak Point

7. Fountain Plaza

8. West Gateway

9. Therme Pavilion

10. Ontario Plaza

11. East Headland / Lake View

12. Gathering Place

13. Sugar Bush

14. Wetland Innovation Zone

15. Cinesphere

16. Lighthouse Point

17. Pods

18. West Marina Village

19. East Marina Village

20. Martin Goodman Trail

21. Science Pavilion

22. Live Nation

23. Hough Hill

24. Play Fountain

25. The

26. So

27. Wi

28. Ev

29. Ch

30. Ra

31. Ce

32. Tra



16. The Forum
17. Southern Lakefront
18. William G Davis Trail
19. Event Lawn
20. Children's Play
21. Vine Walk
22. Central Plaza
23. Transit Hub

24. Central Gateway
25. Ride Share / Drop Off
26. Activity Zone
27. Parking
28. Waterfront Promenade
29. East Gateway
30. Children's Village Phase 2
31. Trillium Park

4.1 Public Realm (LANDinc.)

The public realm proposal by LANDinc. and Martha Schwartz Partners (MSP), which has been coordinated with the Therme Group and Live Nation landscape design approaches, supports the overarching conservation priority to adopt a site-wide approach to the redevelopment of Ontario Place.

The intent of the public realm design is to reconfigure the landscape elements of Ontario Place in a manner that addresses site-wide revitalization objectives while reflecting and reinforcing the original design intent of Michael Hough. The public realm proposal considers parts of the Mainland, the Marina and East Village Clusters, and the central part of the East Island including its shoreline, but excluding Trillium Park.

The public realm proposal will support the conservation of heritage attributes in the public realm, while allowing the original design intent of Ontario Place to evolve. This approach will see both the conservation of existing landforms and the introduction of new ones, informed by Hough's emphasis on creating comfortable micro climates.

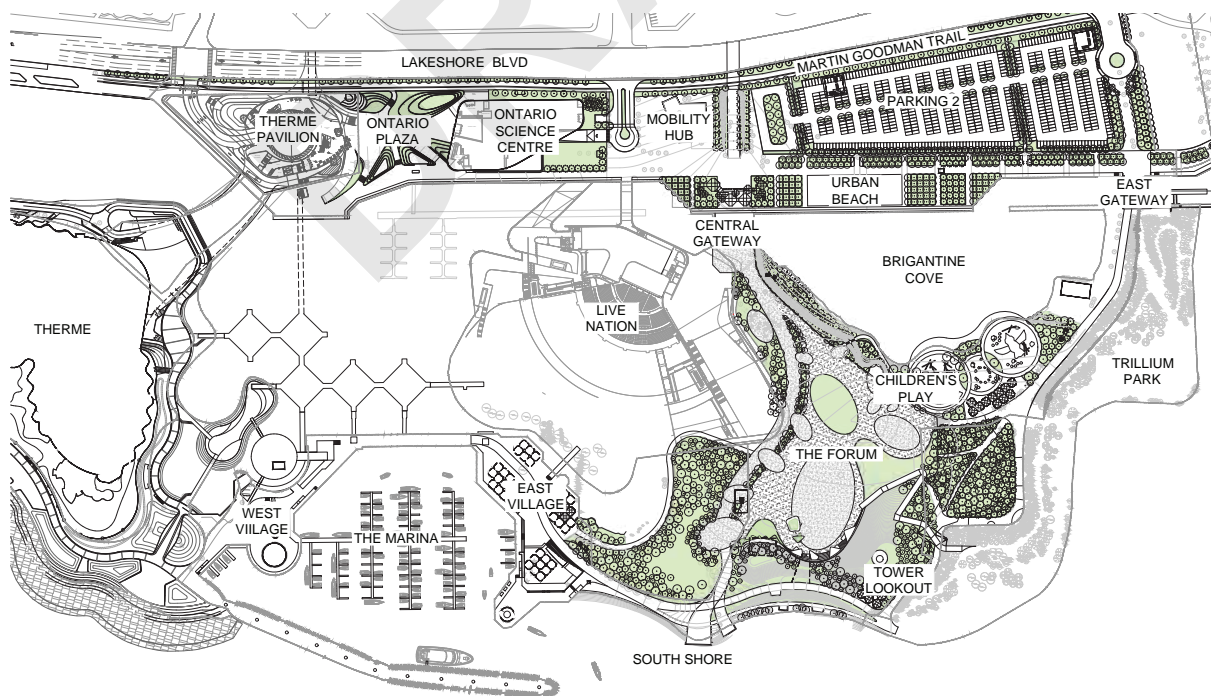
Existing vegetation will be augmented by the addition of mid-storey plantings as per Hough's original plans, while new wetlands along Brigantine Cove will improve water quality and pedestrian experience via boardwalks on the East Island and new public spaces on the Mainland. The use of new materials and innovative approaches to recreate Hough's armoured shoreline will allow for the restoration of the lookouts and shoreline, while better protecting the island from rising water levels and flooding.

The central-east area of the East Island will be remediated from its present paved "heat island" condition and retained as public open space. The introduction of plantings and permeable groundcover to replace the current parking lot is intended to have a net positive effect on the environment and climate resilience of Ontario Place and the broader waterfront.

The public realm proposal will reintroduce robust pedestrian and cycling infrastructure to the East Island and Core Area, revitalizing a critical link between Trillium Park and the West Island.



Proposed Public Realm Site Plan (LANDinc, 2022).



Proposed Public Realm Site Plan (LANDinc, 2022).

4.2 West Island (Therme Canada | Ontario Place)

Therme Canada is proposing to redevelop the West Island with a new four-season recreational and wellness facility and expansion of the West Island landmass to include over eight acres of outdoor space, including a free-access public swimming beach, fishing pier, and enhanced pedestrian and cycling routes linking the West Island to the Martin Goodman Trail and the rest of Ontario Place.

The Therme Canada | Ontario Place proposal is comprised of three main components: a new entrance pavilion on the Mainland, new parkland and beach areas, and the Therme Canada | Ontario Place building. The building, designed by Diamond Schmitt Architects, encloses 64,300 square meters (ZBA GFA) of recreational space within an undulating form and functional bridge structure. When fully developed, up to three million annual visitors are expected to visit Therme's proposal.

The design of the Therme Canada | Ontario Place building has been inspired by:

- The scale and spirit of exhibition design and the Megastructure Movement;
- The restorative quality of natural forms; and
- The transparency of greenhouse architecture.

STUDIO tla's landscape plan for the West Island anticipates the addition of 1,700 linear metres of multipurpose trail connecting Trillium Park and the Martin Goodman Trail to the William Davis Trail; the creation of a 3,500 square metre free-access public swimming beach; the addition of a 9,300 square metre wetland habitat; and the additional development of 15,700 square metres of naturalized parkland.

Other features of the landscape design include a canoe/kayak pier and planned swimming structure (designed in collaboration with the nonprofit water quality advocacy organization Swim, Drink, Fish), expanded and improved lookout points, a gateway plaza, a wetland boardwalk, fishing steps, and an off-shore reef habitat, along with improvements to the shoreline for flood risk mitigation, in accordance with six existing shoreline typologies (e.g. wetland edge, random block armour).



Render of Therme Proposal (STUDIO tla, 2022).



Render of Therme Proposal (DSAI, 2022).



Render of Therme Proposal (DSAI, 2022).



Render of Therme Proposal (STUDIO tla, 2022).



Render of Therme Proposal (STUDIO tla, 2022).



Render of Therme Proposal (DSAI, 2022).



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Render of Therme Proposal (STUDIO tla, 2022).

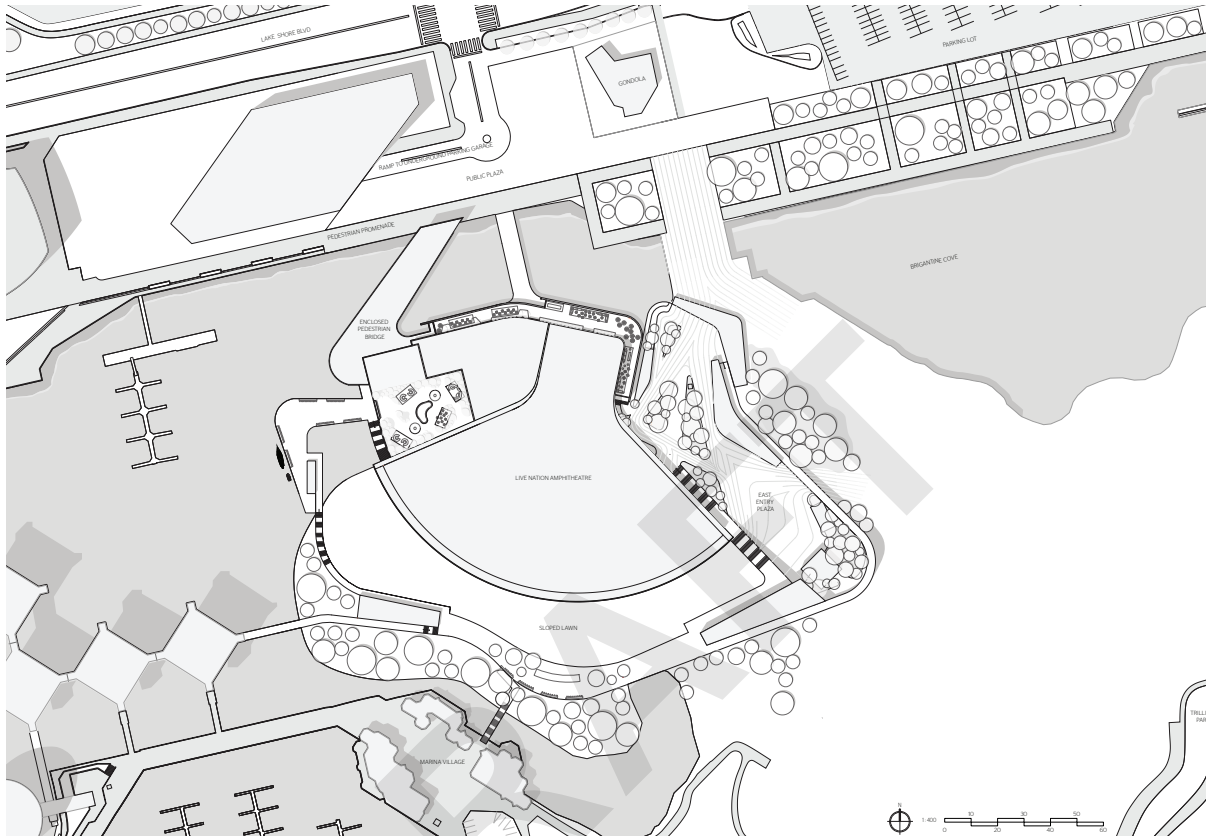
4.3 East Island (Live Nation)

Events promotor and venue operator Live Nation is proposing to redevelop the Live Nation Stage, on the East Island of Ontario Place, with a new year-round indoor and outdoor entertainment venue. The proposal is comprised of several components, including: a new stage and seating bowl, new service and pedestrian bridges to the Mainland, and a new plaza. A new hospitality building and loading area are proposed to be built over a portion of the North Marina.

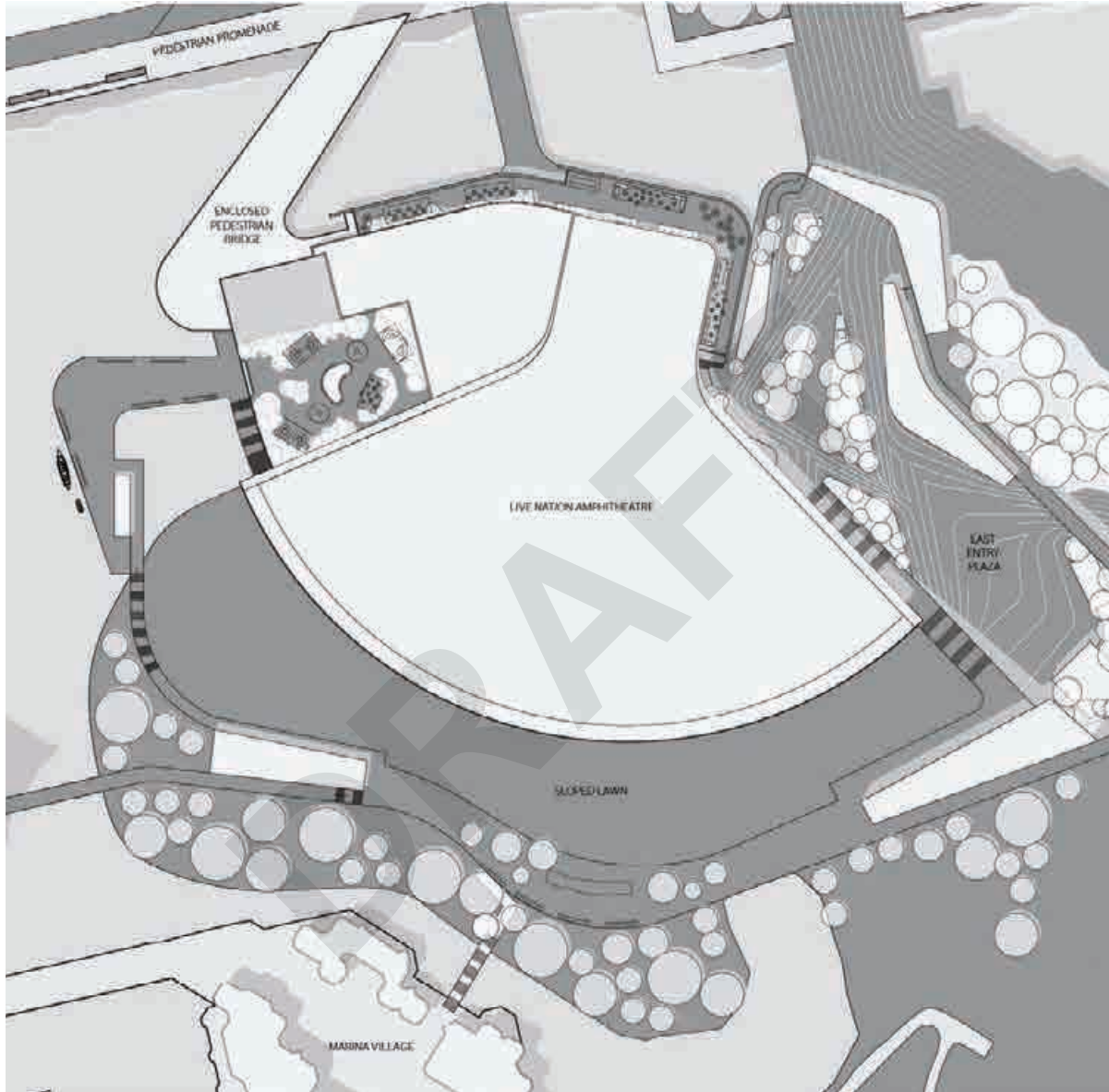
Live Nation is presently a leaseholder at Ontario Place and may renew its lease to provide for potential expansion and continued operation of the Live Nation Stage. The proposal will increase the venue's capacity and, in turn, the number of visitors to the Site in support of the Province's vision for Ontario Place.

Critically, the proposal also represents an opportunity to reconstruct the stage and seating bowl on higher ground to protect the venue from future flooding. The Live Nation Stage is located approximately 0.5 metres above the existing lake level. In May 2017, the venue was temporarily closed due to high water levels; it was flooded again in 2019 and is considered to be at high risk of ongoing flooding.

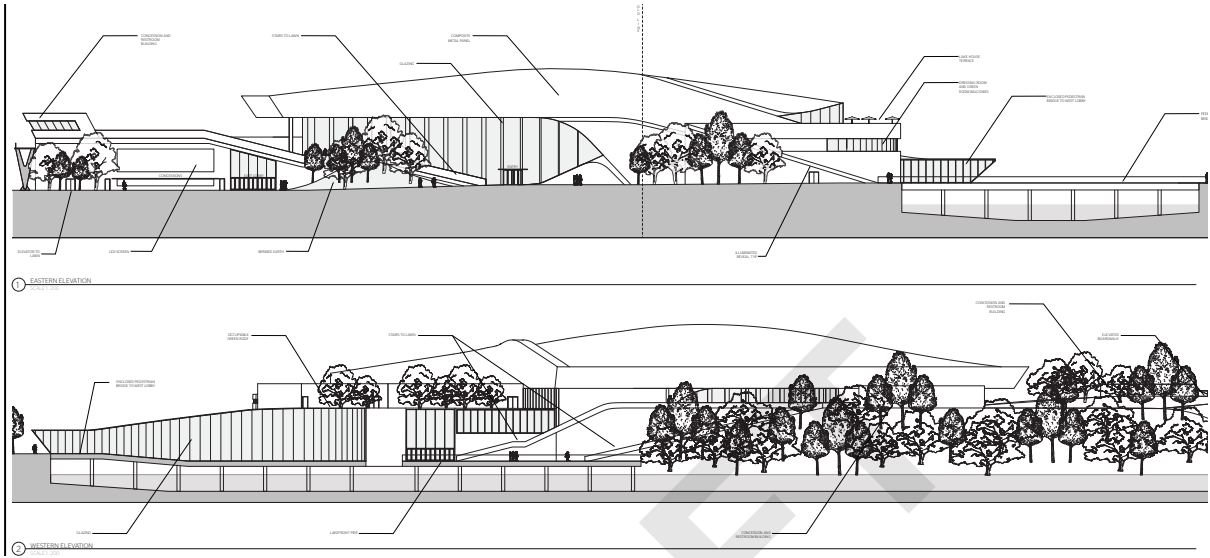
This proposal remains at an early stage of development, with Official Plan Amendment being sought fall 2022, and Zoning Bylaw Amendment to follow when the design has been further developed. This HIA evaluates the approach and provides recommendations at a high level. An updated and detailed HIA may be required as the proposal is further advanced.



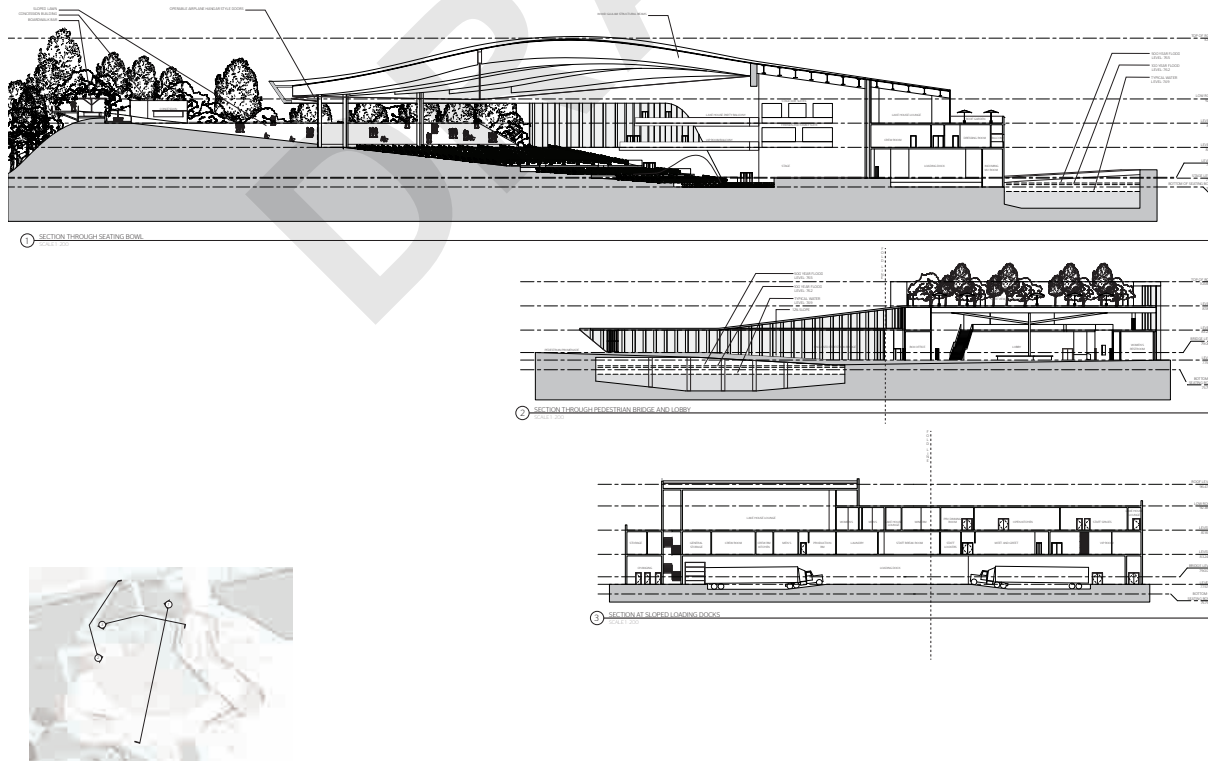
Proposed Live Nation Amphitheatre Site Plan (Ewing Cole, 2022)



Proposed Live Nation Amphitheatre Site Plan (Ewing Cole, 2022)



East (top) and West (bottom) elevations of the proposed Live Nation Amphitheatre (Ewing Cole, 2022)



North-South Section of the proposed Live Nation Amphitheatre (Ewing Cole, 2022)

4.4 Mainland (Science Pavilion)

The Province is working with the Ontario Science Centre to explore opportunities to have science-related tourism and educational programming on the Mainland and at the Pavilion and Cinesphere.

Only preliminary details of additions or new structures associated with this proposed use have been provided as of the date of this HIA. The impact of notional massing for a new building on the Mainland has been evaluated for the purposes of the broader OPA/ZBA application for Ontario Place.

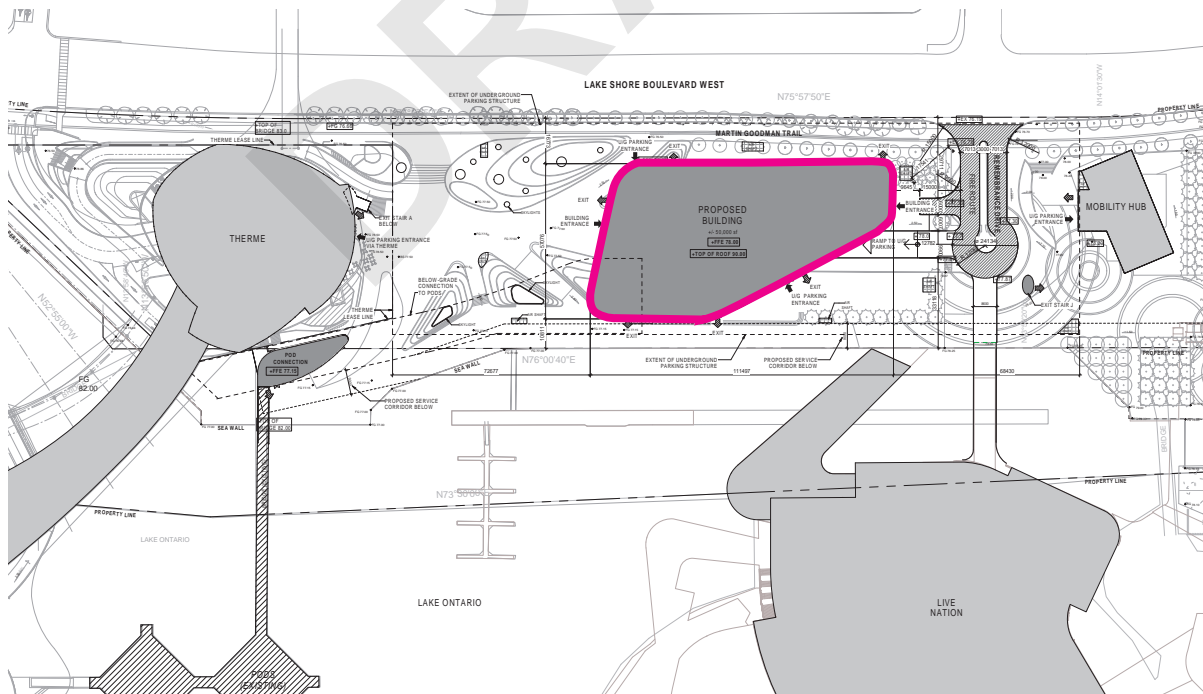
The Adaptive Reuse Strategy incorporated within this HIA and attached as Appendix D, is intended to provide recommendations, alongside those in the SCP, for the adaptive reuse of the Megastructures.



Subject Site for the Proposed Science Pavilion (Quadrangle, 2022)



Render of the proposed Science Pavilion (Quadrangle, 2022)



Location of Proposed Science Pavilion highlighted in pink (Quadrangle, 2022, Annotated by ERA)

5 IMPACT ASSESSMENT

5.1 Introduction to Impact Assessment

Assessment of impacts is a key principle in the conservation and management of provincial heritage properties. Provision A.3 of the Provincial Standards and Guidelines requires that decisions affecting a provincial heritage property must be based on an understanding of the property, and the impact of any proposed activities on the property's cultural heritage value which are identified in an approved SCHV. In an HIA, these impacts are assessed to determine whether they are positive or adverse, and direct or indirect.

Information Bulletin 3 provides direction on how these impacts are identified and characterized. A direct adverse impact would have a permanent and irreversible negative affect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of a PHPPS. An indirect adverse impact would be the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. Adverse impacts, where mitigated effectively, may be appropriate in the context of other priorities, government mandates, and planning objectives for a site. Positive impacts are impacts that may positively affect a property by conserving or enhancing its cultural heritage value or interest and/or heritage attributes.

The following section assesses the impact of the four proposals presently under consideration on the cultural heritage value and attributes of Ontario Place, as identified in the SCHV, using the framework from Information Bulletin 3. The mitigation measures recommended to address the adverse impacts are discussed in detail in Section 6. This impact section relies on the tables included in Section 2.4 of the SCP.

Summary of Adverse, Positive and Neutral Impacts

Each of the proposals have potential adverse, positive and neutral impacts on the cultural heritage value and attributes of Ontario Place.

The Therme Canada I Ontario Place and public realm proposals all anticipate the removal of built features at Ontario Place that are considered to contribute to the cultural heritage value of Ontario Place in the SCP. The removal of these built features would constitute a direct adverse impact, as defined in the Provincial Standards & Guidelines (see sidebar for definition of terms).

*A **direct adverse impact** would have a permanent and irreversible negative affect on the cultural heritage value or interest of a property or result in the loss of a heritage attribute on all or part of the provincial heritage property.*

*An **indirect adverse impact** would be the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes.*

***Positive impacts** are those that may positively affect a property by conserving or enhancing its cultural heritage value or interest and/or heritage attributes.*

(Standards & Guidelines for Conservation of Provincial Heritage Properties - Information Bulletin 3, 2017, p. 7).

Neutral impacts are impacts that are neither adverse or positive.

The Therme Canada | Ontario Place and Live Nation proposals also anticipate the removal of natural and landscape features, including water bodies and vegetation included in the SCHV as heritage attributes, and deemed in the SCP to contribute to the cultural heritage value of Ontario Place.

Indirect negative impacts of the proposals include the obstruction of “approach views” to the Pavilion and Cinesphere from both the easterly and westerly vantage points described in the SCP and potential impacts on the perceived prominence of the Megastructures, when viewed from certain vantage points. Measures intended to mitigate these impacts are detailed in Section 6 of this HIA.

The principal anticipated positive impact of revitalization will be the increased use and programming of the site, in alignment with the original vision for Ontario Place as a Province-wide destination and showcase for innovation. Other anticipated positive impacts of the proposals relate to:

- Ongoing collaboration with Indigenous groups, including the Treaty Rightsholders, to identify opportunities to make and hold space for Indigenous peoples at Ontario Place;
- Development of a flood-resistant landform at the West Island, with a reinforced shoreline to mitigate the impacts of climate change;
- Shoreline remediation in line with contemporary best practices in landscape design, which have advanced considerably since the original construction of Ontario Place in 1971;
- Introduction of over eight acres of public parkland, including a new swimming beach and fishing/swimming platform, on the West Island and the Forum on the East Island;
- Improved pedestrian access and recreational opportunities across the site, introduced through the proposed pathway systems on the West Island and public realm (subject to further refinement)
- The introduction of new large-scale gathering areas for community programming at the East and West Headlands on the West Island;
- Remediation of the West and East Island through replacement of paved areas with naturalized landscape and consequent reduction of “heat island” effect; and
- Restoration of deteriorated landscape features (eg. shoreline lookouts on the West and East Islands).

5.2 Adverse and Neutral Impacts

West Island (Therme Canada | Ontario Place)

The potential adverse impacts of the West Island proposal relate to the replacement of built and landscape attributes with new construction and the potential for new construction to obstruct views and reduce the prominence of the Megastructures from certain vantage points.

The built and landscape features identified in the SCP that are proposed to be removed include:

- The West Commons village cluster;
- The bridge to the West Island (Bridge 6);
- The West Canal and Lagoon;
- Existing trees, including those original to Michael Hough's landscape design; and
- The remaining original path/trail network on the West Island.

In addition to the removal of the West Commons buildings, the removal of the plazas around the West Commons Village Cluster constitutes an adverse impact on "[t]he public gathering spaces connected to the three village clusters, with their modernist crystalline modular forms" which are identified as design attributes in the SCHV.

The West Island landform will be altered by the addition of a significant amount of lakefill and the removal of water bodies and landscape components (listed above). The cultural heritage value of the West Island, as it is articulated in the SCHV, relates to the following contextual attribute:

The shaping of landforms to create an integrated series of lagoons and canals, as well as naturalized shorelines open to the larger expanse of Lake Ontario, creating both close-range and distant relationships between land and water.

Though the shape and size of the landform will be altered, the impact of the additional lakefill can generally be considered a neutral impact, from a heritage perspective; a shaped landform, with shorelines designed to enhance the relationship between land and water, and create distinct experiences and microclimates, will remain in the same location as the extant West Island.

The West Island and Pavilion will no longer be accessed from the same structure (the West Entrance building). The new Therme Canada I Ontario Place entrance pavilion and bridge will provide public access to the public realm on the West Island and link directly to the ticketed areas of the Therme Canada I Ontario Place facility. Bridge 10 will continue to provide access to the Pods, via a new entrance building on the Mainland located south of the Therme Canada I Ontario Place pavilion. Further details of this entrance and connection are required to evaluate the nature of this impact.

While the removal of non-contributing buildings/structures on a PHPPS may constitute an adverse impact under the provincial framework, the demolition of the silos, remnant amusement park features and other ancillary structures on the West Island that are not expressly referenced in the SCHV would not have a “permanent and irreversible negative affect on the cultural heritage value or interest of a property” as it is described in the SCHV (Info Bulletin 3, p. 6). Their removal represents a neutral impact.

The existing public art pieces on the West Island (*Dialogue*, *The Passage*, and *Goh Ohn*), two of which are part of the Government of Ontario Art Collection, will be relocated by IO prior to the commencement of construction work. Their value is not associated with their location or orientation, and their relocation thus represents a neutral impact.

In addition to the (direct) adverse and neutral impacts itemized above, Therme Canada I Ontario Place’s proposal will have an indirect adverse impact on certain existing “approach views” of the Pavilion from Lake Shore Boulevard West and the Martin Goodman Trail, as identified in the SCP, to the extent they are not already obstructed. The clearest extant view to the Pavilion from the west, taken from beneath Bridge 6, will be preserved and proposed upgrades to the public pathway will result in a net improvement to the existing vantage point.

With respect to new construction, the scale of the new Therme Canada I Ontario Place building, including the bridge and entrance pavilion will impact the “varying scale of the complementary built structures — from the prominent Cinesphere to the more modest village clusters” which is a design attribute listed in the SCHV.

The visual prominence of the Pavilion within the cultural heritage landscape was somewhat reduced with the introduction of the Live Nation Stage in 1994. At that time, views from the east toward the Pavilion were obscured by the introduction of a larger-scale building. The effect

was to reduce their prominence when viewed from northeast of the Live Nation Stage. The Pavilion remained prominent within the Core Area.

The visual prominence of the Pavilion will be similarly impacted by the introduction of the Therme Canada | Ontario Place building; its prominence will be reduced when viewed from the west beyond the Therme Canada | Ontario Place building and bridge. The Pavilion will retain its prominence as a built feature within the Core Area.

East Island (Live Nation)

Live Nation's proposal will require a separate HIA once it is sufficiently detailed. As envisioned, the conceptual scheme by Ewing Cole Architects may have a nominal adverse impact on the cultural heritage value and attributes of Ontario Place.

The principal anticipated impact involves alteration of the East Canal, which constitutes part of the identified heritage attributes from the SCHV and is considered a contributing water body in the SCP. The northern portion of the East Canal is proposed to be re-routed through a culvert and will no longer be visible (adverse impact); however, the culvert will improve water flow and decrease stagnation, improving the overall condition of the canal south of the intervention, adjacent to the naturalized areas in the public realm (positive impact).

The replacement of the existing Live Nation Stage, North Marina, and the two bridges connecting the East Island to the Mainland, none of which are considered contributing built features in the SCP, are considered neutral impacts. While the removal of non-contributing buildings/structures on a PHPPS may constitute an adverse impact under the provincial framework, the removal of the existing facility would not have a "permanent and irreversible negative affect on the cultural heritage value or interest of a property" as described in the SCHV (Info Bulletin 3, p. 6).

With respect to new construction, the scale of the new building will impact the "varying scale of the complementary built structures — from the prominent Cinesphere to the more modest village clusters" which is a design attribute listed in the SCHV.

The visual prominence of the Pavilion megastructures within the cultural heritage landscape was reduced with the introduction of the Live Nation Stage in 1994. At that time, views from the east toward the

Pavilion were obscured by the introduction of a larger-scale building. The effect was to reduce their prominence when viewed from northeast of the Live Nation Stage. The Pavilion remained prominent within the Core Area.

The visual prominence of the Pavilion is likely to be similarly, though nominally, impacted by the expansion of the Live Nation Stage. The Pavilion will retain its prominence as a built feature within the Core Area.

In addition to the (direct) adverse impacts itemized above, the expansion of the Live Nation Stage and addition of the Science Pavilion will narrow the “approach views” of the Pavilion from Lake Shore Boulevard West and the Martin Goodman Trail, as identified in the SCP, which can be considered a nominal indirect adverse impact.

Public Realm (LANDinc.)

The public realm proposal anticipates the removal of the East Village and Marina Village Clusters and the Lighthouse, as well as the replacement of the existing plaza spaces associated with the Village Clusters.

The introduction of new mid-storey plantings contemplated by the public realm proposal may have a minor indirect negative impact (seasonal) on “approach views” into the site from the east, which are described in the SCP. In our opinion, the positive impact of these plantings, which is related to ecological benefit as well as the realization of the original design intent of Michael Hough, outweighs the potential negative impact on views to the Pavilion.

Megastructures (Pods and Cinesphere)

The Province is in the process of identifying a provincial public institution with a mandate consistent with the vision for Ontario Place to occupy and program the Pods and Cinesphere. The Megastructures are the central architectural feature on the site and their successful adaptive reuse is critical to the conservation of cultural heritage value at Ontario Place.

Although the Cinesphere remains in use, the disuse and deterioration of the Pods represents a negative impact on several of the heritage attributes listed in the SCHV. Recommendations to guide their adaptive reuse can be found in Section 8 of this HIA, and further detailed in Appendix C.

The new Therme Canada | Ontario Place pavilion, as proposed, will not connect with Bridge 10, which links the Pods to the Mainland and will continue to serve as the main access to the Megastructures. Instead, a direct connection from the proposed science pavilion to Bridge 10 is proposed. Details of this connection should be further advanced to ensure that access to the Megastructures is appropriately prominent and accessible within the context of the new entrance plaza area.

Mainland (Science Pavilion)

Any new building situated in the parking lot on the Mainland will have an indirect adverse impact on the views of Ontario Place from the east along Lake Shore Boulevard West and Martin Goodman Trail, as identified in the SCP. The preliminary massing concept for the Science Pavilion has been designed and sited to minimize impact on views; a cut-away of the southeast corner is designed to minimize impacts to views of the Megastructures and its specific location on the Mainland is intended to create space for a public plaza between the Science Pavilion and the Therme Canada | Ontario Place entrance pavilion.

5.3 Positive Impacts

West Island (Therme Canada I Ontario Place)

The primary positive impacts of the Therme Canada I Ontario Place proposal relate to enhanced site activation – the building and landscape together are intended to draw as many as three million annual visitors to Ontario Place – and the introduction of a new designed landscape inspired by Michael Hough’s original design intent for Ontario Place.

The new designed landscape will incorporate over eight acres of public space intended to reintroduce designed microclimates to the West Island through the replacement of 3310 square metres of existing island hardscape (paving, asphalt and concrete) with wetland vegetation and the re-introduction of native plantings. The proposed landscape features include:

- a free access public swimming beach to enhance the connection between land and water, in alignment with the original vision for Ontario Place and Hough’s design intent;
- 1700 linear metres of all season public pathways, designed to connect with the Martin Goodman and William G. Davis Trails and improve accessibility through Ontario Place for people of all abilities;
- a Wetland Innovation Zone designed to manage storm and wastewater with aquatic vegetation;
- Ontario Gardens planted with native species and inspired by Hough’s plantings at Ontario Place and the planting plan for Trillium Park;
- new armoured shoreline to improve performance, protect against storm surges and interpret the design intent of Hough’s armoured shorelines
- expanded and improved West Headland and East Headland armoured lookout points;
- art and cultural installation centres anchored at various points throughout the newly created Therme Canada I Ontario Place public realm where work from local and global artists can be showcased;
- covered large capacity public gathering space at the West Headland; and
- enhanced pathways on the Mainland, south of the entry plaza, and around the perimeter and east edge of the West Island to improve pedestrian access across the site.

The comprehensive shoreline improvement and lakefill strategy, in addition to addressing flood and wave protection, will enhance the “naturalized shorelines open to the larger expanse of Lake Ontario” (SCHV, p. 3). The remediation of failing shoreline infrastructure and introduction of climate-resilient flood risk mitigation measures will also align the West Island landscape with contemporary standards in landscape design, which have changed considerably since Ontario Place was built in 1971.

The transitional landscape of the Wetland Innovation Zone represents an innovative approach to the management of storm and waste water. These changes, along with proposed improvements to the soft shoreline at Brigantine Cove, will positively impact water quality in Lake Ontario. The new boardwalk through the wetland innovation zone will also improve access to the Core Area from the West Island, enhancing the “interconnected structures, including buildings, bridges and pods set against the naturalized surroundings [...]” (SCHV, p. 3).

New public-access vantage points for views to the Pavilion will be created adjacent to the new Therme Canada | Ontario Place entrance pavilion and at various nodes within the West Island landscape. New vantage points from within the Therme Canada | Ontario Place bridge and building will be accessible to Therme Canada | Ontario Place ticket holders. See Appendix N for further details on views.

East Island (Live Nation)

Anticipated positive impacts of the Live Nation proposal include flood risk mitigation and expansion of popular existing recreational and entertainment facilities at Ontario Place. A new seasonal lobby, roof terrace and deck at the top of the lawn will introduce new vantage points from which views into and out of the site can be appreciated by Live Nation ticket holders.

Public Realm (LANDinc.)

Like the West Island landscape proposal, the Public Realm proposal will create new public spaces and recreational areas inspired by Hough’s original intent for the Ontario Place landscape. The following landscape features will be restored and enhanced:

- soft shoreline along Brigantine Cove will be improved with floodable wetlands to soften the edge and create an immersive landscape;

- armoured shorelines will be remediated with stone and rip rap edging and expanded into the site to improve performance, protect against storm surges, and reinforce the original design;
- armoured lookouts will be restored and expanded to protect the East Island from rising water levels and mitigate flood risk;
- sculpted landscape features will be retained and restored to enhance and support the localized microclimates envisioned by Hough;
- mid-storey vegetation will be restored to the landscape to create more immersive landscaped areas and support Hough's original design intent;
- gathering and programming spaces along the southern edge of the public realm and an additional gathering and programming space at the East Headland/lookout;
- the East Island lawn area/vegetated landscape, which has been replaced by asphalt, will be restored (the "Forum").

In addition to the landscape elements being restored, the extant landforms and topography in the central-south area of the East Island and along the southern edge of the East Canal will be preserved.

The proposal also anticipates the introduction of new trees to support the localized microclimates on the East Island mitigate for the loss of mature trees and habitat on the West Island. New pathways will be added to improve circulation through the re-naturalized landscape and make secluded waterfront landscapes and lookouts more accessible. The Mainland edge of Brigantine Cove will be re-imagined as a programmable green waterfront edge.

The introduction of new programmable spaces at the Forum, Mainland at Brigantine Cove and Marina Village support the vision of Ontario Place as a centre for recreation and public gathering. The shoreline improvement strategy will enhance the naturalized shoreline by restoring the hard and soft edges, and enhancing the relationship between land and water. With a capacity of over 6,500 people, the new East and West Headland gathering areas will provide new locations for community programming and activities.

In terms of circulation, the new path network across the East Island and linkages to the West Island public realm will encourage a pedestrian experience, create new views into and out of the site, and connect discrete activity areas.

A substantial positive impact will result from the replacement of the hardscaped areas on the East Island with a new vegetated area, enhancing the naturalized surroundings that provide the backdrop to the Pods and Cinesphere. This will be complemented by the creation of a new wetland along Brigantine Cove, and extensive tree planting throughout the public realm.

One of the key elements of Hough's original design, the localized microclimate, will be enhanced through the conservation of existing landforms and creation of new landforms, together with the planting of new trees.

Megastructures (Pods and Cinesphere)

The Megastructures have great potential as a catalyst for broader revitalization and site activation; their adaptive re-use should be prioritized accordingly. They also constitute the principal architectural features of Eberhard Zeidler's original design for Ontario Place and are described in great detail in the design attributes listed in the SCHV.

The potential positive impacts of their adaptive reuse include: activation of a critical node at the centre of the site that links the programmed areas of the East and West Islands; synergistic rehabilitation and activation of other underutilized areas of the site that are currently untenanted (ie. Marina Village and East Village Cluster areas); opportunities to educate visitors about the history of design, recreation, and innovation represented by Ontario Place through interpretation; and restoration of a Modernist landmark.

Mainland

The potential positive impacts of adapting an existing surface parking lot on the Mainland for use as a science-related education and recreational facility include better integration with the programmed areas of Ontario Place in service of its original purpose "as an inclusive public entertainment, educational and recreational space and programmed to reflect the province's people, culture and geography, as well as a vision for the province's future" (SCHV) and potential for integration with Exhibition Place on the north side of Lake Shore Boulevard.

5.4 Impact Assessment: Adjacent Heritage Resources

The proposed revitalization of Ontario Place has the potential to positively impact the municipally-recognized cultural heritage landscape at Exhibition Place in the following ways:

- Improving the physical infrastructure that links the two sites;
- Introducing programmatic synergies between them; and
- Coordinating landscape improvements through the Exhibition Place master planning process.

The Site is also considered adjacent to three heritage resources protected under the OHA, all of which are located within Exhibition Place: 111 Princes Boulevard (Stanley Barracks), 105 Princes Boulevard (Automotive Building), and 195 Princes Boulevard (Better Living Centre).

Nearly all of the new construction on the Site will be located to the south of Lake Shore Boulevard West, a substantial distance from the adjacent heritage resources. The proposals will not impact the significant views of the Automotive Building or the Stanley Barracks, as identified in the City of Toronto Council-adopted Statements of Significance.

Section 5.4 has been included to satisfy the requirements of the City of Toronto's HIA Terms of Reference (2021)

5.5 Summary of Impacts and Conclusion

The revitalization plan will have adverse, neutral and positive impacts on the cultural heritage value and attributes of Ontario Place.

The West and East Islands have evolved considerably since the execution of the original design for Ontario Place. Their evolution is proposed to continue, with the highest priority architectural elements of the Core Area being adapted for reuse (or continuing to operate as originally intended). This approach is generally acceptable in the context of change management within a cultural heritage landscape.

The recent evolution of the East and West Islands, which began following the closure of Ontario Place in 2012 and intensified as a response to the Covid-19 pandemic, has resulted in areas within Ontario Place functioning as a (mostly unprogrammed) urban landscape park. These uses have been considered and will be supported by proposed landscape design for the East and West Islands, and the Core Area. Revitalization of the shoreline and pathway system are intended to improve the accessibility of Ontario Place for people of all abilities, ensuring that the landscape can be enjoyed by the broadest possible range of users.

Considering the above, and taking into account the current condition of Ontario Place, the proposed reinvestment in Ontario Place will have a net positive impact on deteriorated and underutilized elements of the cultural heritage landscape, while presenting an important opportunity for the activation and adaptive reuse of its most prominent architectural features.

Mitigation measures to address potential negative impacts have been proposed in Section 6 of this HIA, in accordance with Info Bulletin 3 and the SCP.

6 CONSIDERED ALTERNATIVES & MITIGATION MEASURES

6.1 Considered Alternatives

Background to Current Proposals

In May 2019, the Province announced a call for partners “to deliver transformative change that is aligned with the Government’s vision of [Ontario Place] as a world-class, year-round destination with global appeal” (MHSTCI, 2019). Many alternative approaches to the revitalization of Ontario Place were considered prior to the call: from sports and entertainment facilities, to public parks and green space, to retail and recreational facilities (CBC, 2019). Neither residential nor casino uses were considered.

Considered Alternative: Maintaining the Status Quo

The “do nothing” alternative was expressly rejected, as many elements of Ontario Place have fallen into disrepair and/or out of regular use. In spite of its recent informal adaptive reuse as public parkland, Ontario Place is considered to be under-utilized in the context of its legislated mandate, which is described in the business objectives of the Ontario Place Corporation:

- a) *to operate Ontario Place for recreational, cultural, entertainment, educational, research, commercial, exhibition or public purposes;*
- b) *to develop projects and programs designed to provide the people of Ontario with a greater appreciation of the Province and its accomplishments and potential, and to provide talented artists in the Province with the opportunity to exhibit their works and their abilities;*
- c) *to develop special programs from time to time considered to be worthwhile to enhance the image of the Province and to co-ordinate activities with the Canadian National Exhibition at times when that exhibition is in operation; and*
- d) *to do such other things as the Minister may require from time to time and to advise the Minister on projects and programs of general advantage to the Province (R.S.O. 1990, c. O.34, s. 8; 2017, c. 2, Sched. 16, s. 2.)*

The Province has determined that Ontario Place requires substantial public and private reinvestment to bring it back to prominence and service the above objectives.

This need for reinvestment is expressly acknowledged in the Conservation Strategies section of the SCP, which notes the following key objectives for Ontario Place:

- *to manage change while achieving long-term conservation of the cultural heritage value of the property, and*
- *the redevelopment of the property ‘into an exciting, inclusive and family-friendly experience that will serve both as a tourism destination and a display of Ontario’s strong cultural identity’* (SCP p. 88).

The SCP further support the conclusion that the “do nothing” alternative is not viable, as necessary flood risk mitigation, required infrastructure upgrades for increased visitor numbers, and the desire to upgrade the site for year-round use cannot be achieved without significant intervention.

Considerations Related to Landforms and Alternative Approaches

Each of the proposals includes measures to raise the grade level of the landforms, with the overall size of the West Island increasing from 14.8 acres to 23.6 acres.

The East and West Island landforms were created by the Toronto Harbour Commission, which sourced fill from building sites and braced it with cribwork, armoured lookout points, and existing breakwaters. By today’s standards, the development of landforms in this way would be discouraged for its negative impact on the environment.

The proposed approach to expansion of the East and West Islands, and specifically the particular location and design of additional infill, as well as evaluation of alternative approaches, was informed by shoreline engineering studies undertaken by Shore Plan and Baird, and developed in collaboration with the landscape design teams to meet applicable contemporary standards of natural heritage conservation and flood risk mitigation.

6.2 Mitigation Measures

The purpose of this section is to describe recommended measures to mitigate negative impacts of the proposals on the cultural heritage value of Ontario Place. The recommended mitigation measures have been developed independently by ERA and the proponent design teams with reference to the SCHV, but are largely consistent with the conservation considerations and strategies that have been described in drafts of the SCP that were reviewed during the preparation of this HIA.

Per the requirements of the SCP, this HIA takes a site-wide approach to the consideration of impact and mitigation. As the proposals continue to be developed and refined, ERA will recommend measures to further mitigate their impact and achieve alignment with the conservation strategies in the SCP across all of the individual project areas.

6.2.1 Built Form

The Province has proposed a vision for Ontario Place to be revitalized as a year-round destination for recreation, education and cultural programming. Flood risk mitigation is required to achieve these aims, and will necessitate re-grading of flood-prone areas. Regrading forecloses the possibility of *in situ* retention of many original buildings and hardscape elements at Ontario Place (see Demolition Plan at p. 118).

The SCP for Ontario Place contemplates both the removal of existing buildings and structures and the addition of new buildings and structures to the cultural heritage landscape. Minister's consent is required for the demolition of any building or structure at Ontario Place, and all proposed mitigation measures must be accepted by the MOI Heritage Committee prior to implementation.

Demolition of features or elements that contribute to the built form of Ontario Place should be considered a last resort. Where demolition is required, the impact should be mitigated through documentation of the existing buildings prior to demolition, investigating material salvage where appropriate, and replacement of demolished structures with buildings that are compatible with the retained heritage attributes, including building and landscape features, of Ontario Place.

West Entrance Building (Plaque)

The proposed removal of the West Entrance building is a neutral impact; however, the plaque on the West Entrance building, which is considered a heritage attribute of Ontario Place, should be relocated or redesigned and located in a prominent place near the entrance to the Pavilion. Further details on this recommendation will be provided as the design of these elements advances.

Village Cluster Buildings and Marina East Lighthouse

The Therme Canada | Ontario Place proposal anticipates the removal of the following features or elements that contribute to the built form of Ontario Place: W1 Commons North East Building; W2 Commons North Building; W3 Commons Food; W4 Commons West Building; W6 Electrical Sub Station; W7 Commons North Washroom; W8 Dry Storage Building; and W9 Commons South Washroom.

The public realm redevelopment proposal by LAND Inc. anticipates the removal of the following features or elements that contribute to the built form of Ontario Place: MVW1 Marina West Washroom; MVW2 Marina West Village Building; MVE1 East Marina Village Building; MVE2 Marina North Washrooms; MVE3 Marina North East Building; MVE4 Marina East Washrooms; and MVE6 Marina East Lighthouse.

As detailed in Section 6.3 of this HIA, the feasibility of relocation and adaptation of the Village Cluster Buildings has been evaluated but is not considered practical nor would it yield a desirable outcome in the context of the Province's broader revitalization efforts.

A commemoration approach for the Village Cluster Buildings is being developed, as it relates to the design of new ancillary structures at the proposed Marina Plaza, Learning Lodge, Vista Restaurant and potentially within the West Island public realm areas. The design approach will replicate the organic, modular form of the original villages using a language that is innovative and entirely distinct from, but sympathetic to, the geometric architectural expression of the original buildings on the site. Further details will be provided when they become available.

We recommend that measured drawings of the remaining buildings in the Village Clusters be produced, along with a full photographic documentation packaging, prior to their demolition.

Further investigation is required to understand the potential for salvage and relocation and/or adaptive reuse of the East Marina Lighthouse.

Bridge 6

The Therme Canada I Ontario Place proposal anticipates the removal and replacement of Bridge 6, which connects the West Entrance building to the West Island. Bridge 6 is considered a feature that contributes to the built form of Ontario Place in the SCP.

As further discussed in Section 6.3, the Therme Canada I Ontario Place proposal anticipates replacing Bridge 6 with a new bridge that incorporates 7,803 square metres of services at level one; and 1,597 square meters of services at level two, as well as changing rooms for Therme Canada I Ontario Place visitors and a public pathway to the West Island.

The location and orientation of the new bridge is comparable to Bridge 6 for practical and programmatic reasons. The massing and size of the bridge, which will potentially impact the perceived prominence of the Megastructures from certain vantage points, has been driven by programmatic needs as well. As the program is refined, the design team will continue to investigate ways to mitigate this impact and achieve a design that is compatible with and distinguishable from the heritage attributes of Ontario Place.

Through the design process, ERA has recommended the following measures to mitigate the impact of replacing Bridge 6:

- Employ a distinct design language that differentiates the new bridge from the remaining original bridges; and
- Employ a design language that is contemporary and bold, in the spirit of boundary-pushing architecture that characterizes the original buildings and structures at Ontario Place.

These mitigation measures have been adopted by the Therme Canada I Ontario Place design team; the proposed new bridge is contemporary and bold in its architectural expression and is highly distinguishable from the heritage attributes at Ontario Place.

ERA has also recommended the following measures to mitigate the impact of the size and massing of the new bridge:

- Investigate opportunities to sculpt the massing of the new bridge to retain sight lines to the Pavilion;
- Investigate opportunities to create new views from the Therme Canada | Ontario Place bridge toward the Pavilion with a particular focus on providing vantage points that could be accessible to the public (see View Study in Appendix N); and
- Investigate design and material approaches to decreasing the opacity of the bridge in order to minimize its visual impact and create opportunities to view the Pavilion from the west and from within the bridge.

These mitigation measures have been adopted by the Therme Canada | Ontario Place design team, to the extent possible in the context of the proposed program. The design team will continue to explore opportunities to implement these recommendations as the design is refined.

The following additional mitigation measures should be undertaken prior to demolition:

- Develop a comprehensive documentation package for Bridge 6, including detailed as-found drawings and photographs keyed to an aerial photograph or site plan; and
- Document (photograph) all views to the Pavilion and to the City (east and west) from Bridge 6.

6.2.2 Vegetation and Hardscaping

The features or elements that contribute to the vegetation and hardscaping include, per the SCP: all trees and vegetation on the Site; and the open plazas associated with the Village Clusters.

Mature Trees

The proposed site regrading and design for the Therme Canada | Ontario Place's building cannot be achieved without the removal of the mature trees located within the central area, including the entire West Island, as the proposed building footprint is situated upon existing treed areas. Based on recent arborist reports prepared for the site, 25 of the mature trees proposed to be removed are dead or in poor health and are unlikely to survive. The proposed tree removal will be subject to an arborist report and natural heritage impact assessment.

The negative heritage impact of tree removal at the scale proposed will be partially mitigated by the landscape designed by STUDIO tla, which proposes to introduce new native trees to the West Island, and partially mitigated by the replacement of hardscaping with naturalized wetlands on the West Island and the new vegetated Forum area on the East Island.

Further mitigation could include exploration of additional tree retention and relocation, where possible, and/or introduction of trees and other native species within the large hardscaped areas on the Mainland. Additional opportunities to introduce native species within the Therme site, along with interpretive material on Hough's original design intent for the Ontario Place landscape should also be considered.

Hardscaping

The open plazas associated with the Village Clusters will be removed during site regrading. The removals will be mitigated through the introduction of new public plazas and improved public realm distributed across all impacted areas of the Site.

New public gathering space will be provided at the West Island proposed swimming beach and along the pier and a significant new public gathering space will be created at the West Headland. The LandInc proposal incorporates new public plazas in the approximate locations of the existing hardscaped areas surrounding the East and Marina Village Clusters, in addition to the new public gathering spaces proposed for the balance of the public realm.

6.2.3 Landforms

Entry Plaza

The elevated entry plaza will be altered to accommodate the new program proposed by Therme Canada, however the plaza will remain elevated and continue to mediate the elevation change between Lake Shore Boulevard and the bridge height required for boats to circumnavigate the islands.

As the design process progresses, we recommend that the landscape treatment for the plaza and the new entrance building connecting Bridge 10 to the Mainland be further detailed in a manner that supports

the legibility and relative prominence of the Megastructures within the broader Ontario Place landscape.

Opportunities to enhance the connection of the plaza with Lake Shore Boulevard and Exhibition Place should be explored to support greater connectivity and synergistic programming across the program areas of Ontario Place and between Ontario Place and Exhibition Place.

Landforms Associated with Localized Microclimates

The following landforms associated with localized microclimates are considered features or elements of heritage attributes at Ontario Place: the West and East Canals, the Lagoon, and Cedar Cove. These landforms will be removed or altered with the expansion of the West Island and the partial infilling of the East Canal. Details on the mitigation measures proposed in relation to these impacts are provided in Section 6.2.5 of this HIA.

6.2.4 Water Features

The elements that comprise or support the water features at Ontario Place include: the shorelines; on the East Island, the East Canal and lookout point; on the West Island, the West Canal, Lagoon and Cedar Cove; and in the Central Area, Pavilion Bay, the Marina and the breakwater. Recommendations and mitigation measures for the shorelines and lookout points are provided in this section, below. Recommendations and mitigation measures for other impacted water features are provided in Section 6.2.5 of this HIA.

Shorelines

As with the process of adding lakefill to Lake Ontario to create Ontario Place in the 1970s, the design of its shorelines reflects the prevailing wisdom and technology of their time. The landscape architecture field's understanding of shoreline functions and building techniques has advanced considerably since; each proposal conserves the shoreline morphology at Ontario Place while upgrading the Islands to reflect these advancements.

In keeping with Hough's original approach, and acknowledging relevant considerations for shoreline conservation, the landscape design for the West Island provides six shoreline types, ranging from random block armour to wetland edge, which respect the cultural heritage

value of the original Ontario Place shoreline and Hough's design intent while addressing flood protection.

In spite of the additional landmass proposed at the West Island, the general shoreline morphology will be conserved, with curved bays and two points along the Lake Ontario frontage, a hard edge along the Inner Channel and a softer edge along the interior to commemorate the Lagoon. New lookout points commemorating a key component of Hough's original design are integrated within the landscape plan.

The new and restored elements of the East Island armoured shoreline, and the improved soft edge condition in the interior of the Site (along Brigantine Cove) is in keeping with Hough's original design intent for the East Island.

6.2.5 Visual Relationships

The elements or features that support visual relationships at Ontario Place include: views of the Pavilion; Lake views and vistas; views back to the urban landscape; informal sequential views from all pedestrian walkways, pathways and bridges; and formal processional view sequences of the Pavilion (SCP, p. 20).

Significant views are expressly acknowledged in the following SCHV contextual attribute, which applies to the Core Area:

- *The views within the core area, as part of the various pathways for movement on land, on water and within the megastructure components [emphasis added].*

The SCHV also acknowledges these views as being important in the context of the pathways that create vantage points into and out of the entire site:

- *Pathways with constructed views into and out of the site, to and from the urban landscape to the north and to the open expanse of Lake Ontario [emphasis added].*

It is not clear whether this attribute was intended to include pathways outside of the Ontario Place property, like the Martin Goodman Trail where it runs parallel to Lake Shore Boulevard.

The SCP broadens and adds specificity to the considerations of views to include vistas within which the Ontario Place Pavilion is visible,

including dynamic (ie. moving) views from the east and west along both the Martin Goodman Trail and Lake Shore Boulevard.

It is our understanding that the purpose of these additional views, taken from outside the property boundary, relate to the following broad attributes in the SCHV:

- *Bold redefinition of the relationship between city and lake, with an integrated approach to architecture, engineering, landscape and waterscape.*
- *The shaping of the landforms to create an integrated series of lagoons and canals, as well as naturalized shorelines open to the larger expanse of Lake Ontario, creating both close-range and distant relationships between land and water.*

In accordance with the requirements of the SCP, this HIA includes a view study at Appendix N. Each of the proposals will have a potential impact on the views and vistas described in the SCP. The conservation approach to “approach views” prioritizes the preservation of pedestrian-oriented vantage points, and the creation of new vantage points along the Martin Goodman Trail and from the elevated entry plaza, over the perspective of fast-moving cars travelling along Lakeshore Boulevard.

“Approach views” to the Pavilion will remain unobstructed from the Martin Goodman Trail between a point just east of the new Therme Canada | Ontario Place bridge, in roughly the same location as the presently unobstructed Pavilion views from beneath Bridge 6, to just west of Remembrance Drive, in roughly the same location as the presently unobstructed Pavilion views. New mid-storey plantings on the south side of the Martin Goodman Trail have the potential to minimally impact these views seasonally.

“Approach views” to the Pavilion from Lakeshore Boulevard and its sidewalks will be obstructed by the new Therme Canada | Ontario Place bridge, when viewed from the west, the expanded Live Nation Stage from the east, and the proposed science pavilion building on the Mainland. The Therme Canada | Ontario Place building has been designed to create views to the Megastructures from the west, in order to mitigate the loss of views from Lakeshore Boulevard. The new Live Nation bridge and Science Pavilion have been designed, through shaping building massing and placement of architectural features, to retain a view corridor toward the Pavilion from the east.

Innumerable new informal sequential views will be created through the development of the new pathway system as part of the public realm concepts for the West Island and the broader public realm design.

Processional views from the Pods and Bridge 10 back toward the landscape will be conserved, with alterations to the foreground as a consequence of the Live Nation Stage redevelopment. Views to the Pavilion will be conserved and new vantage points for views to the Pavilion will be created through the proposed upper deck and roof activation at the Live Nation Stage.

In spite of the potential impact on views to the Pavilion from Lakeshore Boulevard, the addition of multiple new vantage points creates opportunities to appreciate the Megastructures, the City and Lake Ontario from within Ontario Place. Additional sculpting of the proposed buildings could further reduce the impact on views from Lakeshore Boulevard, however unobstructed views of the Pavilion from key vantage points will be conserved.

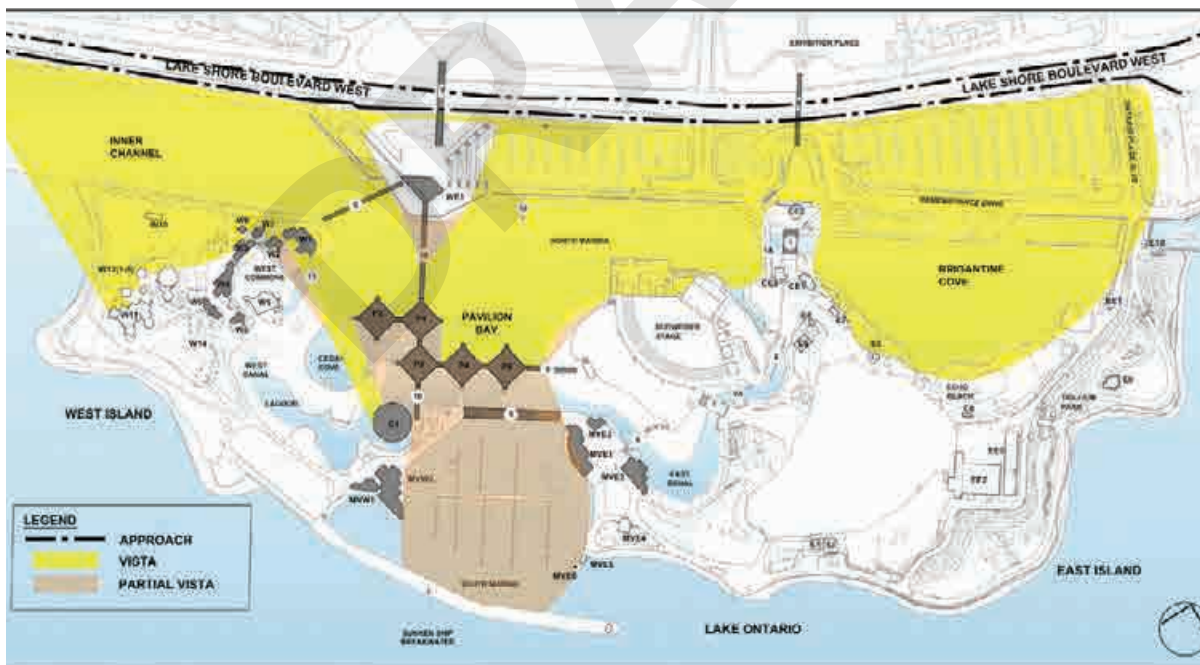


Illustration of approach views and vistas (SCP, 2022).

6.2.6 Circulation

Pedestrian

The elements or features that support pedestrian circulation at Ontario Place include: all walkways and pathways, all the bridges associated with pathways, and the Pavilion, specifically the bridges, starting from the mainland entrance point and ending at the Cinesphere exit.

As described in the demolition plan diagram at p. 118 original and evolved pedestrian circulation routes will be removed when the site is regraded for flood risk mitigation. The impact of alteration will be mitigated through the introduction of new pathways which prioritize perimeter access around the entire site and interior routes that create new views to and within Ontario Place, particularly focused on the Pavilion.

These new pathways should be designed for accessibility and to accommodate the anticipated increase in visitor numbers to Ontario Place post-redevelopment.

Marine

The elements or features that contribute to marine circulation at Ontario Place include:

- on the West Island: the inner channel, the West Canal, the Lagoon, Cedar Cove;
- on the East Island: the East Canal;
- in the Core Area: Pavilion Bay, the Marina, access to the Lagoon from the West Island, and access to the East Canal from the East Island.

The proposed expansion of the Live Nation Stage requires building over the northernmost portion of the East Canal, a water-based circulation route that is currently stagnating. The impact of covering over a portion of the East Canal will be mitigated through the addition of a culvert and pump system to improve water circulation adjacent to the Core Area. Access to the East Canal from the East Island will be conserved in areas not impacted by the proposal.

The West Canal and Lagoon will be removed; access to the Lagoon from the West Island will consequently be removed as well. This impact

will be mitigated through the replacement of 3310 square meters of paving, asphalt and concrete with wetland vegetation.

The impact of altering existing small waterways will be mitigated through the introduction of new wetland stormwater management areas designed to mitigate flood risk on the West Island and pumping systems designed to improve the flow of water around the East Island. Each of these mitigation measures is aligned with the direction around flood risk management in the SCP.

These impact mitigation measures are intended to conserve the cultural heritage value of the property and are aligned with Hough's original design intent to create "an integrated series of lagoons and canals" (SCHV) within Ontario Place. They are also intended to improve the water quality at Ontario Place and, consequently, Lake Ontario.

6.2.7 New Buildings and Structures

Two relatively large-scale buildings are proposed for the East and West Islands as part of the revitalization strategy. The proposed Live Nation venue, which will be detailed in a later application, is anticipated to reach 26 metres in height. The Therme Canada | Ontario Place building is comprised of overlapping irregular forms, which vary in height from 17 to 45 metres above grade. The majority (60%) of the building massing stands at 28 metres in height.

As discussed in Section 5 of this HIA, one potential adverse impact of introducing two large-scale buildings on the Site is the reduction of relative prominence of the Megastructures, which stand at 30 metres above grade (Cinesphere); and 26 metres above grade (Pods). Mitigation of this impact as it relates to the Live Nation proposal will be considered in a later application. ERA has recommended the following mitigation measures to address the impact of the size and massing of the Therme Canada | Ontario Place building:

- Investigate opportunities to sculpt the massing of the Therme Canada | Ontario Place building to retain sightlines to the Pavilion and conserve its prominence within the landscape;
- Employ setbacks and set-backs to soften the eastern edge of the building and improve the transition between the West Island built area and the Core Area;

- Investigate opportunities to create new views from the Therme Canada I Ontario Place building toward the Pavilion, with a particular focus on providing vantage points that could be accessible to the public (see View Study in Appendix N); and
- Investigate design and material approaches to decreasing the opacity of the Therme Canada I Ontario Place building in order to minimize its visual impact and create opportunities to view the Pavilion from the west and from within the Therme Canada I Ontario Place bridge.

These mitigation measures have been adopted by the Therme Canada I Ontario Place design team, to the extent possible in the context of the proposed program. The design team will continue to explore opportunities to implement these recommendations and further recommendations that may be developed, as the design is refined.

ERA has also recommended the following measures to ensure that the Therme Canada I Ontario Place building is visually and physically compatible with, and distinguishable from, the heritage attributes of Ontario Place:

- Employ a distinct design language that differentiates the new bridge from the remaining original bridges;
- Employ a design language that is contemporary and bold, in the spirit of boundary-pushing architecture that characterizes the original buildings and structures at Ontario Place;
- Develop a design that speaks to elements of the Pavilion, as the central architectural feature at Ontario Place (eg. spirit of innovation in design, aspects of the Megastructure Movement in the history of design and urbanism, the creation of technologically advanced structures and exceptional spatial experience, integration of natural and architectural form).

These mitigation measures have been adopted by the Therme Canada I Ontario Place design team; the proposed Therme Canada I Ontario Place building is contemporary and bold in its architectural expression and is highly distinguishable from the heritage attributes at Ontario Place. The building pays homage to the foundational tenets of the Megastructure Movement, embodied by colossal forms with interior modularity (worlds within buildings), but remains distinct in its use of contemporary architectural expression, empowered by modern building science and design technology.

As the building is further refined, the design team will continue to advance its architectural expression to ensure that it is both of its time and appropriately reflective of the inspiration provided by Eb Zeidler and the original Megastructures at Ontario Place.

6.3 Rationale for Demolition

Village Clusters and East Marina Lighthouse

The rationale for demolition of the Village Clusters relates primarily to the need for site regrading to accommodate flood risk mitigation. Flood risk is considerable at each of the Village Clusters and would be impossible to mitigate through regrading if the buildings remained *in situ*.

Approaches to relocation and adaptation for AODA compliance and year-round use have been considered and dismissed. Slab-on-grade structures are not strong candidates for relocation, which typically requires elevation from the underside of the floor structure to retain the integrity and structural stability of the building. Slab-on-grade structures, which are poured directly on the ground, typically cannot sustain relocation beams inserted underneath the slab without the floor slab cracking and compromising the integrity of the structure.

The remaining canvas roof structures could potentially be adapted and affixed to temporary structures designed for festival programming. The viability of that alternative would need to be determined in conjunction with a detailed analysis of the remaining fabric and its suitability for reuse. Existing condition assessments indicated that the condition of the roof structures would not support their reuse in this way.

Given the foregoing, and acknowledging that demolition should be considered a last resort, we have concluded that removal and commemoration of the Village Clusters is the only practical, reasonable, and viable means of achieving the Province's vision for Ontario Place.

The Village Clusters should be replaced after regrading of the Site with loose-fit modular ancillary structures that are compatible with the heritage attributes of Ontario Place. Further details are required to determine whether the design for replacement structures will be appropriate in this context.

Further investigation is required to understand the potential for salvage and relocation and/or adaptive reuse of the East Marina Lighthouse.



West Village Cluster (ERA, 2022).



West Village Cluster (ERA, 2022).



West Village Cluster (ERA, 2022).

Bridge 6

In situ retention and reuse of Bridge 6 would not be possible in the context of the programmatic and servicing needs of the Therme Canada | Ontario Place proposal, or any proposal introducing new uses to the West Island at a similar scale. The existing bridge is only sufficient for the uses and loads for which it was originally designed.

Given the foregoing, and acknowledging that demolition should be considered a last resort, we have concluded that documentation and removal of Bridge 6 is the only practical, reasonable, and viable means of achieving the Province's vision for Ontario Place

Other Buildings/Structures

The West Entrance Building is not considered a heritage attribute of Ontario Place in the SCP and is not specifically referenced in the SCHV (save for its plaque). The rationale for demolition of the West Entrance Building is related to its diminished integrity, the infeasibility of adapting it for year-round use, and the need to meet programmatic and servicing needs of the Therme Canada | Ontario Place proposal, as well as any necessary requirements for operators of the Megastructures.

The remaining amusement park and silo structures on the West Island are not considered heritage attributes in the SCP and are not described in the SCHV. They will be removed to accommodate regrading and the new building on the West Island.

In addition to the buildings and major structures proposed to be removed at Ontario Place, the regrading plan will necessitate the removal of street furniture, lamp posts, etc. from the impacted areas in the demolition plan at p. 118. The removals are required to accommodate the proposed regrading.



West Entrance Building (SBA, 2022).



Bridge 6 looking towards West Island (ERA, 2022).



Bridge 7 looking north towards Exhibition Place (ERA, 2022).

ONTARIO PLACE: PROPOSED DEMOLITION

PHASE 1: BUILDINGS, LANDSCAPE, AND STRUCTURES

LANDinc

November 8, 2022



EXISTING STRUCTURES PROPOSED FOR DEMOLITION

EE1 East Causeway Gatehouse
EE2 Maintenance Building
EE3 Administration Building
E4 Entrance Plaza Hut
E5 Round Hut Bar
E6 River Walk Washroom
E8 Echo Beach Bar
E1 East Island South Building
E2 East Island South Washroom

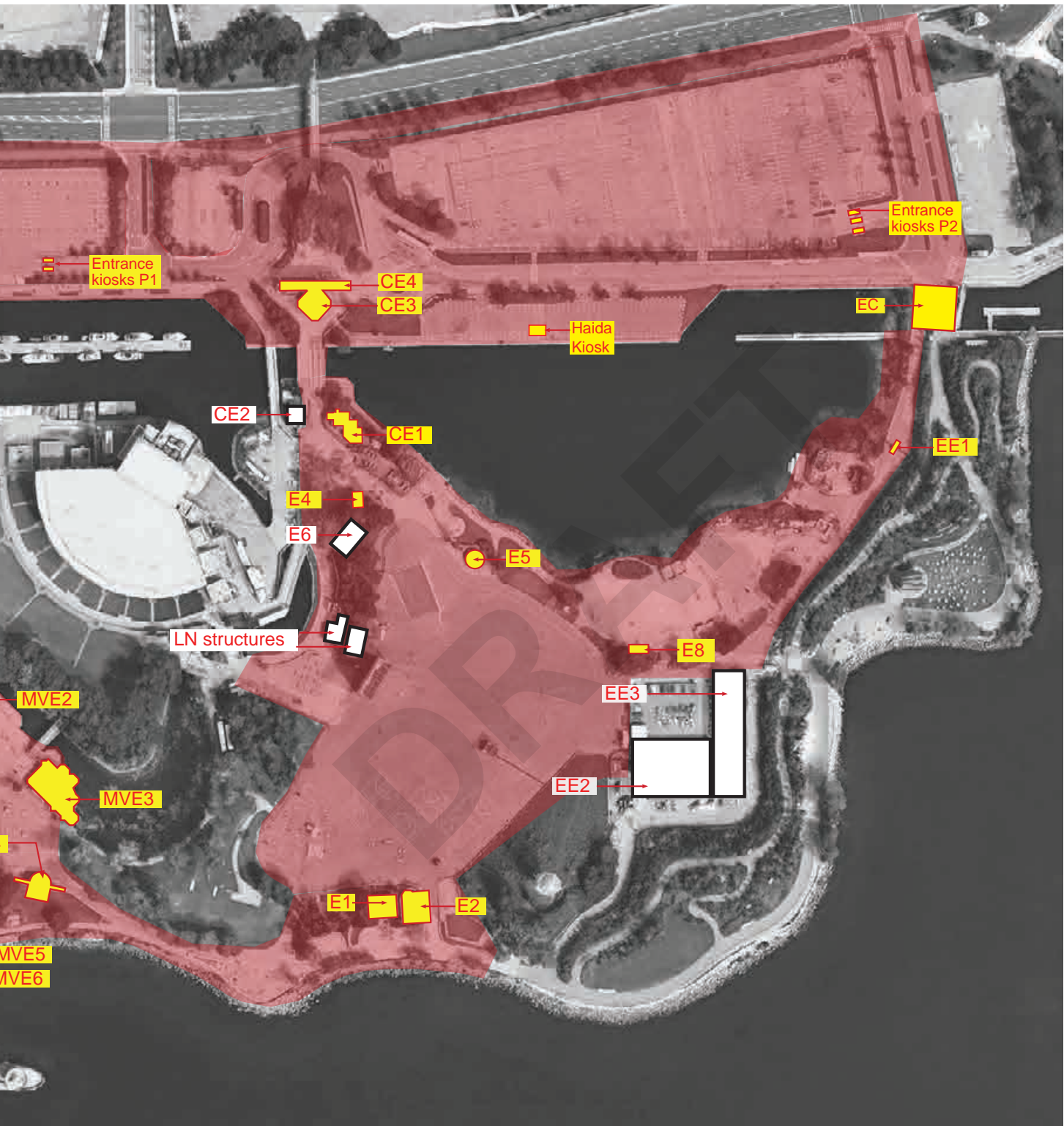
MVW1 Marina West Washroom
MVW2 Marina West Village Building
MVE1 East Marina Village Building
MVE2 Marina North Washrooms
MVE3 Marina North East Building
MVE4 Marina East Washrooms
MVE5 Marina East Tuck Shop
MVE6 Marina East Lighthouse

CE1 Entrance Retail
CE2 Centre Entrance Guest Services
CE3 Centre Entrance Offices
CE4 Entrance Gate Structure

Haida Kiosk P2A
Entrance Kiosks P2
Entrance Kiosks P1

WE1 West Entrance Building
W1 Commons North East
W2 Commons North Building
W3 Commons Food
W4 Commons West Building
W5 Waterfall stage
W6 Electrical Sub Station
W7 Commons North Washroom
W8 Dry Storage Building

N PLAN



POTENTIAL LANDSCAPE FEATURES FOR DEMOLITION

ng	W9	Commons South Washroom	Stairs and ramps
t Building	W10	Ride Maintenance Building	Lighting Poles
ding	W11	Silos Assembly Space	Benches and furnishing
	W12	Interconnected Silos Complex	Tree Removal (refer to MH tree report for detail)
ding			Artificial Rock Structures
n	B6	Bridge 6	Amusement Ride Infrastructure
shroom	EC	Eastern Causeway	Fencing
			Paving and hardscape

Signs and wayfind elements
Temporary buildings and shelters

Note: Master servicing will determine cap of servicing and related works.

7 SUMMARY OF COMMUNITY ENGAGEMENT

7.1 Overview and Timeline

This HIA is being circulated as part of ongoing community and stakeholder engagement on heritage conservation at Ontario Place. This circulation follows targeted stakeholder engagement on the SCP conducted in July 2021, and August 2022, and broader community engagement on the redevelopment plans conducted in December 2021 and April 2022. Additional stakeholder engagement is currently being undertaken by LANDinc, on behalf of IO, to inform the approach to public-realm design at Ontario Place.

Therme Canada has been actively engaged in consultations with the Mississaugas of the Credit First Nation (MCFN), Blacknorth, TIFF, Swim Drink Fish, West End Beaches Stakeholders Association, Exhibition Place, Hotel X Toronto, Live Nation and local swimmers. These consultations have taken place informally with involved stakeholders, however, are not part of the formal engagement for the redevelopment.

This HIA will be circulated to public stakeholders, through the ongoing Environmental Assessment process and to the City of Toronto with the OPA/ZBA application. The purpose of this circulation is to gather feedback from the community and stakeholder groups specifically as it relates to the impact of the proposed redevelopment plans on the cultural heritage value and attributes of Ontario Place.

If you would like to provide the project team with comments on the topics covered by the HIA, kindly register your interest at engageontarioplace.ca to let us know how you would like to be engaged or email our team directly at engageOP@eraarch.ca before January 20, 2022.

All feedback reviewed will be recorded in the revisions to this draft HIA and included in the final HIA, to be submitted for review and acceptance by MOI.

7.2 Results of Community Engagement on HIA

Content to be added following circulation and receipt of feedback.

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8 RECOMMENDATIONS

ERA has developed recommendations for Ontario Place that are intended to conserve its value as a dynamic cultural heritage landscape, where buildings, natural features and views are complemented and shaped by the uses that activate them.

Our recommendations have been developed independently from the conservation strategies in the SCP.

General Recommendations

The revitalization of Ontario Place has tremendous potential for positive impact that will benefit all Ontarians. Our general recommendations relate to this potential, and should be considered independent of the present proposals.

We recommend that the Province and City work together to leverage the revitalization of Ontario Place to:

- Celebrate the cultural, racial, and ethnic diversity of Toronto and Ontario's residents and visitors;
- Strengthen a key link in the waterfront cultural corridor and the existing chain of public greenspace/recreational areas along the waterfront;
- Innovate sustainable and climate-resilient landscape approaches based on the original design intent of Michael Hough; and
- Improve the relationship between the urban and natural fabric along the Toronto waterfront.

Based on prior and ongoing engagement with Indigenous groups, it is clear that the revitalization of Ontario Place has potential to be a Provincial exemplar project for Truth and Reconciliation through space making. To that end, we also recommend leveraging the interest in Ontario Place's redevelopment to explore site-wide opportunities to make and hold space for interested user groups. This exploration should take place in collaboration with Indigenous groups including, but not limited to, the Treaty rights holders.

We also recommend full photographic site documentation prior to any site preparation work commencing. This documentation should be incorporated into a public exhibition and/or publication to be made available to the public, as a means of recording and commemorating the present condition of Ontario Place.

West Island, East Island and Core Area Public Realm

Through the design development process, ERA recommends that the following strategies continue to be explored as mitigation measures and/or considered alternatives by the proponent design teams and by IO:

- Through the design of new features, explore opportunities to introduce built and landscape elements that respond to the original design intent of Eberhard Zeidler and Michael Hough, including and prioritizing aspects of the design that are described in the heritage attributes in the SCHV (for example, innovative architecture against a backdrop of naturalized landforms);
- Develop the public realm across the site, including tenanted and non-tenanted areas with the intention of promoting public access and use wherever possible;
- With the introduction of new and/or enlarged buildings on both the West and East Islands, retain the remaining public open spaces outside of tenanted areas as public spaces;
- Within and outside tenanted areas, improve connections to existing public recreation facilities and trail networks;
- Approach the broader public realm design holistically, incorporating built features such as activation of ancillary buildings and Megastructure rehabilitation within the same design brief to ensure that all elements of the Core Area are appropriately considered in context and the original design intent for Ontario Place, as an integrated vision for landscape and design, is respected;
- Re-introduce landscape features at the West and East Islands to commemorate the Michael Hough landscape and align the proposed landscape with the original design intent for Ontario Place. Measures to achieve this objective could include, for example:
 - The creation of localized microclimates with landforms, mass plantings and wetland areas;

- Designing distinct nodes at different scales, including small-scale spaces for solitary contemplation, large-scale public gathering spaces, and areas where juxtapositions of scale within the landscape can be appreciated (ie. vast wildness of Lake Ontario vs. restrained designed landscapes of the lagoons and canals); and
- Planting at the western edge of the West Island to reduce the visual impact of new built form from the west and conserve the ability to “read” the landform and new naturalized landscape of the West Island;
- Where possible and, in particular where views have been obstructed, reintroduce public spaces that provide views to the Pavilion;
- Investigate opportunities across the site to reference and reintroduce the buildings and/or temporary structures at the scale of the Village Cluster buildings, with the objective of retaining the pedestrian-oriented experience of the concessions at Ontario Place; and
- Prioritize the programming of concessions to activate the Core Area and support the new uses to be introduced to the Pods.

[Adaptive Reuse of the Megastructures \(see Appendix C\)](#)

Our recommendations for remediation and mothballing, as well as our Conservation Design Parameters for the adaptive reuse of the Megastructures are included as a standalone Adaptive Reuse Strategy, attached to this report as Appendix C.

Notwithstanding our recommendations for mothballing, adaptive reuse of the structures is critical to the revitalization of Ontario Place and should remain the highest priority. The SCP acknowledges that the Pods are at risk of remaining vacant unless finding a new user is prioritized by the Province.

8.1 Next Steps

In its draft form, this HIA will be circulated to Heritage Planning staff at the City of Toronto for review and comment as part of the OPA/ZBA application for Ontario Place. It will be circulated to other stakeholder groups through the public engagement process currently being undertaken for the PW Class EA.

Comments from Heritage Planning and other stakeholder groups will be considered through the OPA/ZBA resubmission process and summarized in the revised and final HIA. The revised and final HIA will then be submitted to Infrastructure Ontario (“IO”), as the Crown Agency responsible for the redevelopment of Ontario Place, for review and acceptance. The public realm design for the non-tenanted lands is also being evaluated through the PW Class EA.

Any proposed demolition will require the consent of the Minister, which is subject to the process outlined in *Requests for Minister’s Consent under the Standards and Guidelines for Conservation of Provincial Heritage Properties (Provision F.5) – Demolition or Removal*.

9 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Michael McClelland Principal, OAA, FRAIC, CAHP is a founding principal of ERA Architects Inc. For more than 30 years Michael has specialized in heritage conservation, heritage planning, and urban design. Having begun his career in municipal government, most notably for the Toronto Historical Board, Michael continues to work with a wide range of public and private stakeholders to build culture through thoughtful, values-based heritage planning and design.

Well known for his promotion and advocacy for heritage architecture, Michael is a frequent contributor to the discourse surrounding architecture and landscape in Canada. In 1999 he was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Philip Evans OAA, AAA, MRAIC, CAHP is a senior principal at ERA and the founder of Culture of Outports and small. Over the course of 20 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is an associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Neil Phillips is a project manager with the heritage planning team at ERA Architects. He holds a Master of Landscape Architecture from the University of Toronto, a certificate in Urban Design from Harvard University, a professional degree in Urban and Regional Planning from Toronto Metropolitan University (formerly Ryerson University), and a Honours Bachelor of Public Administration from the University of Ottawa.

Jamie Glasspool is a heritage planner at ERA Architects, specializing in historical research and analysis. He received a Bachelor of Arts in Urban Studies from McGill University.

Patrick Brown is a planner with the heritage team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan University (formerly Ryerson University), as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

Stuart Chan is a landscape designer at ERA Architects. He holds a Master of Landscape Architecture degree from the University of Guelph and has been involved in landscape architecture projects in Ontario and Hong Kong.

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