

**Ministry of Citizenship
and Multiculturalism**

**Ministère Affaires civiques
et Multiculturalisme**

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Nov. 25, 2022

Carlene Alexander
Deputy Minister of Infrastructure
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Dear Deputy Alexander,

Thank you for submitting the Strategic Conservation Plan for Ontario Place, for review and approval by the Ministry of Citizenship and Multiculturalism under the *Standards and Guidelines for Conservation of Provincial Heritage Properties (Ontario Heritage Act - Part III.1)*.

This is to inform you that I have approved the document, which will support the wise management and conservation of this provincially significant heritage property.

Thank you to you and your team for your commitment to stewardship of the Government of Ontario's cultural heritage under the Standards and Guidelines.

Regards,

A handwritten signature in black ink, appearing to read "David Wai", with a stylized flourish at the end.

David Wai
Deputy Minister
Ministry of Citizenship and Multiculturalism

Strategic Conservation Plan (SCP)

Ontario Place (N73731)
955 Lakeshore Boulevard, Toronto, Ontario



Ontario Place, 1971
Doug Griffin, Toronto Star Archives

Submitted to Infrastructure Ontario (IO)

SBA No. 21026

November 24, 2022

IO HERITAGE



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List of Abbreviations

Abbreviations	Term
C&D Report	Consultation & Document Report
COT	City of Toronto
Class EA	Class Environment Assessment
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
DRP	Design Review Panel
ESR	Environment Study Report
GOAC	Government of Ontario Art Collection
HIA	Heritage Impact Assessment
LHC	Letourneau Heritage Consulting
IO	Infrastructure Ontario
MCM	Ministry of Citizenship and Multiculturalism
MHSTCI	Ministry of Heritage Sport, Tourism and Culture Industries (<i>as of July 2022 no longer in use</i>)
MOI	Ministry of Infrastructure
MTCS	Ministry of Tourism Culture and Sport
OHA	Ontario Heritage Act
OP	Ontario Place
OPA	Official Plan Amendment
OPC	Ontario Place Corporation
OPRS	Ontario Place Redevelopment Secretariat
PHP	Provincial Heritage Property
PHPPS	Provincial Heritage Property Provincial Significance
S&Gs	<i>Standards and Guidelines for the Conservation of Provincial Heritage Properties</i>
SCHV	Statement of Cultural Heritage Value
SCP	Strategic Conservation Plan

SPA	Site Plan Application
THA	Taylor Hazel Architects
TMHC	Timmins Martelle Heritage Consulting
TOR	Terms of Reference
WT	Waterfront Toronto
ZBA	Zoning By-law Amendment

Executive Summary

Ontario Place, located at 955 Lakeshore Avenue along the shores of Lake Ontario, opened amongst much fanfare by Premier William G Davis in May of 1971 and was touted as a place that was “as unique as the province that created it”¹ An engineering feat, this urban waterfront park was a designed landscape meant to capture the imaginations of citizens in its blend of modern design set against the backdrop of both the lake and the park-like setting of the manufactured islands to produce an integrated environment for recreation, education, and entertainment.

Heritage Status

In 2013 the property was recognized by the Ministry of Tourism, Culture, and Sport (MTCS) as a Provincial Heritage Property of Provincial Significance (PHPPS) under the *Ontario Heritage Act (OHA)* Part III.1 and the Statement of Cultural Heritage Value for Ontario Place was approved by the Deputy Minister of the Ministry of Tourism Culture and Sport. The Statement of Cultural Heritage Value recognizes the property as a designed cultural heritage landscape. While the property was identified as a PHPPS in 2013 it was done so without the benefit of an approved Cultural Heritage Evaluation Report (CHER) as per the *Standards & Guidelines for Provincial Heritage Properties (S&Gs)*. In the absence of a CHER this Strategic Conservation Plan (SCP) includes additional information to address absences in the historical and/or reporting record that is critical not only for understanding of Ontario Place’s cultural heritage value but crucial for the establishment of meaningful conservation strategies. This additional information includes historical background and images, a section related to understanding the cultural heritage value of OP, and an analysis of the heritage integrity of the attributes as part of the condition assessment. An SCP was not completed after the approval of the SCHV as per the *S&Gs*; however, the recent provincial initiative to redevelop the property triggered the need to complete an SCP.

Purpose of Strategic Conservation Plan – Conservation of Cultural Heritage Value

The SCP is meant to establish an overall heritage framework for the continuous conservation of the property’s cultural heritage value and heritage attributes that is then used to manage change over time. At its core, an SCP is a framework for decision-making that reflects how the requirements set out in the *S&Gs* will be implemented in the management of a specific property to best articulate the overall objectives for a property, and how the property’s cultural heritage value or interest will be conserved. The conservation strategies set out in the SCP and in alignment with a ministry or prescribed public body’s mandate and its cultural heritage conservation policy are critical factors for the successful long-term vision for a property.

It is understood that the redevelopment of Ontario Place in accordance with the Provincial Government’s vision will result in changes to Ontario Place. The SCP is the first step in a dynamic process with many checks and balances in place to manage future change. This SCP provides guidance and recommendations for the conservation of the cultural heritage value of the property. The recommendation for the conservation of Ontario Place’s cultural heritage value includes the built attributes, water elements, landforms, naturalized landscape elements, and visual relationships as identified with in the Statement of Cultural Heritage Value. Any specific proposed changes (alterations) will be subject to a Heritage Impact Assessment (HIA) that will rely on the SCP and its identified conservation strategies. The SCP is the guidance document and the HIA is the assessment tool.

¹ Development of Trade and Development Special Projects, “Ontario Place,” (1971).

In compliance with the S&Gs, the SCP recommends the cultural heritage value of the property should be conserved. As noted, this SCP is a guidance document to help manage change. It is not prescriptive. The language included reflects the recommended approach to the conservation of the heritage value and attributes. Any subsequent change will be subject to further review (and HIA) during later stages in the redevelopment process to ensure any proposed alteration or change reflects best practices and is in conformance with the recommend conservation strategies contained within this document. Any HIA will also identify how the cultural heritage value and attributes of Ontario Place will be conserved as part of the proposed redevelopment.

Key Considerations

As part of the potential development plan initiated by the province, the Government's vision for redevelopment is that Ontario Place will be a centerpiece of Ontario's heritage, tourism, recreation and culture and will be redeveloped in a way that respects Ontario's historical and natural features, showcases its diversity and multiculturalism, and honors the rich tradition, cultures, and heritage of Indigenous peoples.² The proposed redevelopment is intended to reinvigorate, enhance, and bring Ontario Place to modern standards and to reflect and respect its past through conservation, respect, retention, and integration of heritage features while allowing its original design intent to continue to evolve.³ Based on its SCHV, there a few of key considerations that contextualize this SCP:

- Ontario Place is a complex site. It can be understood holistically as a cultural heritage landscape comprised of interconnected landscape elements and modernist built form set against the backdrop of Lake Ontario. The contributing heritage attributes are spread across the property and one of the challenges of understanding the site is balancing the whole with the sum of its parts. Understanding the design process of Ontario Place and its subsequent evolution is fundamental to understanding Ontario Place as a cultural heritage resource. Common Bond Collective has provided historical documentation, included as **Appendix A**, to supplement the Statement of Cultural Heritage Value to provide crucial context for the history of the site and its original design intent and done in lieu of an approved Cultural Heritage Evaluation Report.
- The strategies, which were provided by Ministry of Citizenship and Multiculturalism with input from IO Heritage, utilize a holistic understanding of the site recognizing that the contributing heritage attributes work together to provide an integrated experience of space and place. To capture the nuances of how these elements work together, the SCP will at times focus on discrete geographic areas to provide conservation strategies.
- This SCP anticipates the potential redevelopment of Ontario Place and so it works beyond the typical scope of an SCP as identified in the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* to articulate and provide strategies to carry out the province's long-term vision for the redevelopment of Ontario Place to support its statutory mandate as a place for public recreation, celebration of provincial culture, education, etc. while conserving its cultural heritage value.

Overarching Recommendations

The SCP recommends the Province be responsible for an integrated approach to the design and management of the Ontario Place Cultural Heritage Landscape. This integrated approach should include

² <https://engageontarioplace.ca/how-we-got-here/>

³ Ibid

the oversight by qualified heritage professionals and should include the following conservation strategies:

- Engage qualified person to provide guidance on the conservation of the heritage value and attributes of the property at the planning stage for all redevelopment
- Use a site wide approach for any changes to the property the ensure that Ontario Place retains a sense of place
- Continued engagement with public stakeholders as well as continued engagement with identified Indigenous communities to ensure input for any future design, plans, and interpretation

1. Introduction

The Ontario Place property is a 63-hectare land and water lot property (28-hectare land, 35- hectare water). The property currently contains a network of structures, bridges, landforms and entry plazas, and mainland areas designed and constructed between 1969 and 2011. The property as a whole, mainland and islands, work in concert to create the experience of this unique waterfront location as a centerpiece for the government of Ontario's tourism, recreation, and culture plans. In 2017, Trillium Park and the William G. Davis trail opened on the East Island (Figure 1: Location Map).



Figure 1: Location Map (Credit: Google Maps with SBA annotation)

Since it opened in 1971 Ontario Place has evolved and changed with the times to reflect heritage, diversity, and the province's future potential. The design of Ontario Place reflects the integration of function and experience. The design of the landscape is functional, acting as critical wave and wind breaks in the open water environment with experiential elements integrated into the functional design that allows the guests of Ontario Place to have a variety of different experiences walking through the landscape and with the water.

The property was identified as a Provincial Heritage Property of Provincial Significance (PHPPS) in 2013 and its Statement of Cultural Heritage Value (SCHV) was approved by the Deputy Minister of Tourism, Culture, and Sport on November 29, 2013.⁴ As a 'rare surviving example of a designed cultural heritage landscape with in the international modernist movement of the late twentieth century' the heritage attributes capture the buildings designed by Eberhard Seidler and the landscape designed by Michael Hough. **Appendix A** of this SCP provides a historical background to the property inclusive of its design

⁴While there is an approved SCHV, there is not Cultural Heritage Evaluation Report (CHER) for the property. This SCP has been drafted in the absence of an approved CHER report. As such, this SCP includes additional information to address the gaps and is critical to understating OP's cultural heritage value that correlates to the conservation strategies. For example, the SCP provides historical background in an appendix, includes a section related to understanding the cultural heritage value of OP, and provides a heritage integrity analysis as part of the condition assessment that individuals might have otherwise referred to in a CHER.

intent and evolution to provide crucial context. Between this period of historical interest and until 2013 (and beyond), the site continued to evolve; however, prior to its identification as a PHPPS the site existed outside of the protections in place offered through the provincial heritage framework.

1.1 Overview of the Strategic Conservation Plan

Ministries and Prescribed Public Bodies are required to prepare an SCP for properties identified as provincial heritage properties to provide guidance on conserving, maintaining, using, and disposing of them (in whole or in part). An SCP provides the decision-making framework that provides high-level conservation strategies and the forward-looking guidance that anticipates changes to the property. Finally, when an activity has the potential to affect the cultural heritage value of a heritage attribute or the property then a Heritage Impact Assessment (HIA) is required. As such Ontario Place requires a SCP to address and provide guidance for its conservation, maintenance, as well as current and future uses. All SCPs for PHPPS require approval by the Deputy Minister of the Ministry of Citizenship and Multiculturalism (MCM).

The content of the SCP is based on the MTCS “Information Bulletin #2 – Strategic Conservation Plans for Provincial Heritage Properties” (2017) and relies on the cultural heritage value and heritage attributes identified in the Statement of Cultural Heritage Value.⁵ For more information about the Provincial Heritage Framework or the Identification and Evaluation process completed for Ontario Place, contact the Ministry of Citizenship and Multiculturalism.

This SCP for Ontario Place was developed by Infrastructure Ontario (IO) with support from Stevens Burgess Architects Ltd. (SBA). Input on the draft of the report was also provided by the Heritage Planning Unit (MCM), and the Transformation and Delivery Office of the Ministry of Infrastructure (TDO a department that is part of the new Ontario Place Redevelopment Secretariat (OPRS) under MOI) to provide guidance on conserving the cultural heritage value of the property.

This SCP relies on prior studies and reports and the work of other experts related to archaeology, landscapes, geomorphology, etc. to provide further guidance on particular elements and areas on the property in order to capture the site’s complexity appropriately.

This Strategic Conservation Plan is based on the MTCS approved Statement of Cultural Heritage Value (“SCHV,” 2013). The contributing heritage attributes are identified in Section 2.4 and their current condition (both heritage and physical condition) are outlined in Section 3.4. The SCP outlines the current property use and outlines the government’s redevelopment vision in Section 3 as well as notes the Provincial Legislative Policies and municipal considerations under which the long-term vision is being executed. The Ministry of Citizenship and Multiculturalism provided Section 4, Conservation Strategies. The Community Engagement initiatives are documented in Section 6 of the report. The engagement process underscored how this SCP is a public-facing document attracting a broad base of intensely interested groups due to the prominence of Ontario Place for many citizens.

The Statement of Cultural Heritage Value (SCHV) identified Ontario Place as *a cultural heritage landscape* and set out the contributing heritage values and attributes.⁶ In some cases, it is necessary to look for guidance beyond the definitions of the provincial S&Gs in order to capture the nuances of a particular place. For a Cultural Heritage Landscape, it is useful to turn to the Federal Standard and Guidelines and their definitions. While the S&Gs for the province are the guidance document in force,

⁵ Refer to Appendix D for a copy of this bulletin

⁶ The SCHV was developed in 2013.

the advice provided in the Federal Standards appropriately augments the guidance to provide greater detail. In this case, the *Federal S&Gs for the Conservation of Historic Places in Canada* divide a Cultural Heritage Landscape into eleven character defining elements. These elements are the heritage industry's standard for understanding the cultural heritage value as per the SCHV.

1.2 Description of Property



Figure 2: Location Map (Credit: Scholars Geoportal with SBA annotation 2022)

Ontario Place is located at 955 Lake Shore Boulevard West in the City of Toronto. It is located directly south of Exhibition Place on Toronto's western waterfront. Ontario Place is owned by the Government of Ontario. The Ontario Place property is a 63-hectare land and water lot property (28-hectare land, 35-hectare water). The property currently contains a number of structures constructed between 1969 and 2011 (listed in **Figure 5**). In 2017, Trillium Park and the William G. Davis trail opened on the East Island. The Province of Ontario and the City of Toronto are currently consolidating land holdings resulting in OP's property boundaries being as shown in **Figure 3**.



Figure 3: Current Boundaries of Ontario Place (Credit: SBA)

Section 1.4 contains two figures: **Figure 4** that shows an aerial photograph of the site and **Figure 5** which is a detailed site plan with labels of all the buildings on the property.

Property Ownership

Currently, the Ontario Place property is owned by the Ministry of Infrastructure (MOI). Ontario Place Corporation (OPC) is responsible for day-to-day operations and programming the site. Prior to MOI taking ownership of the site, the OPC owned and managed the site under the direction and guidance of the Ministry of Tourism Culture and Sport. During the redevelopment of Ontario Place, IO (specifically the Landmark Projects department) will be responsible for facilitating the development process with direction and guidance. After the redevelopment, the ownership and stewardship of the property will be reassessed. See Table 1 below for a summary of the Stewardship of Ontario Place.

Management Summary	
Ministry of Infrastructure (MOI)	Holds lands on behalf of the Province
Ontario Place Corporation	Agency of MOI responsible for managing and programming Ontario Place lands not yet subject to redevelopment.
Infrastructure Ontario (IO)	Agency of MOI responsible for managing the province's realty assets. For Ontario Place, retained by MOI to facilitate the development process.

Table 1: OP Management Summary

Ontario Place Redevelopment

The Government is redeveloping Ontario Place. As summarized on EngageOntarioplace.ca, the Government's vision is to redevelop Ontario Place in a way that:

- respects Ontario's historical and natural features
- showcases Ontario's diversity and multiculturalism
- honours the rich traditions, cultures and heritage of Indigenous peoples

Through redevelopment, the objective is to have an accessible, family-friendly Ontario Place with areas of free public access and waterfront experience that can be enjoyed by the public all year round. As part of the redevelopment, the site services infrastructure will be upgraded to meet modern standards and increase capacity to support the identified tenant needs. Additionally, key heritage and recreational features of the site will be retained and integrated into the redevelopment. The key heritage features to be retained and repaired by the government include the Cinesphere, Pod complexes, and bridges of the Pavilion and the marina. Future Community Engagement will be captured as part of forth coming HIAs as well as the ongoing Category C Environmental Assessment (Cat C EA) for the government's public realm project.

The SCP recognizes that the proposed redevelopment, required site services upgrades, vision and objectives for the site will have an impact on the cultural heritage value of the property. All these aspects have been considered and have shaped the conservation strategies for the property.

1.4 Ontario Site Plans



Figure 4: Ontario Place Aerial Photograph (Credit: Google Earth c 2019-2022)

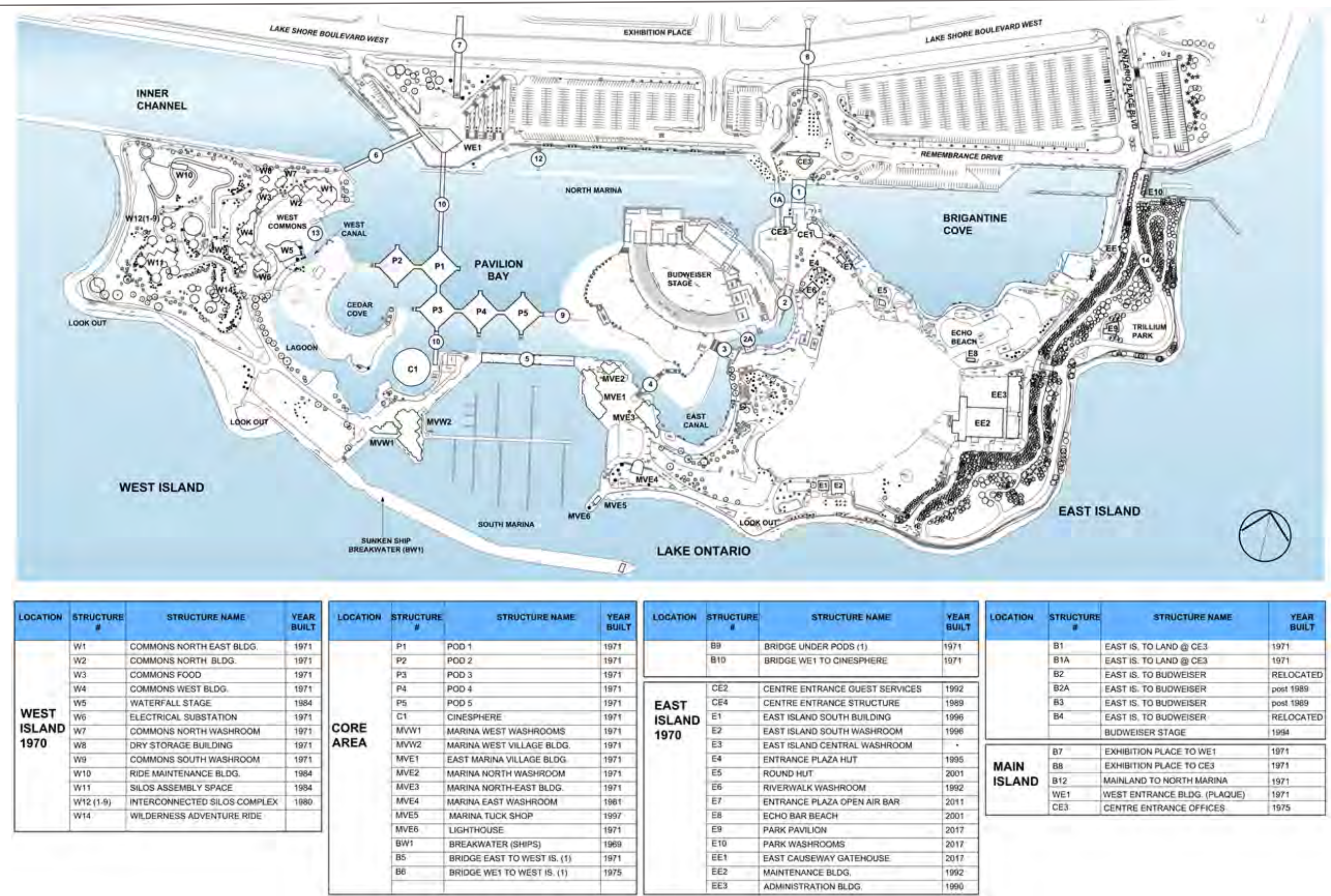


Figure 5: Ontario Place Base Map – identifying all existing buildings and structures (Credit: Ontario Place Corporation)

2. Statement of Cultural Heritage Value

The Statement of Cultural Heritage Value (SCHV) was approved by the Deputy Minister, MTCS on November 29, 2013. This SCHV is recreated verbatim below in **Section 2.1** including its accompanying map.

2.1 Statement of Cultural Heritage Value

Description of the 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.

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.

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.*
- *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.*

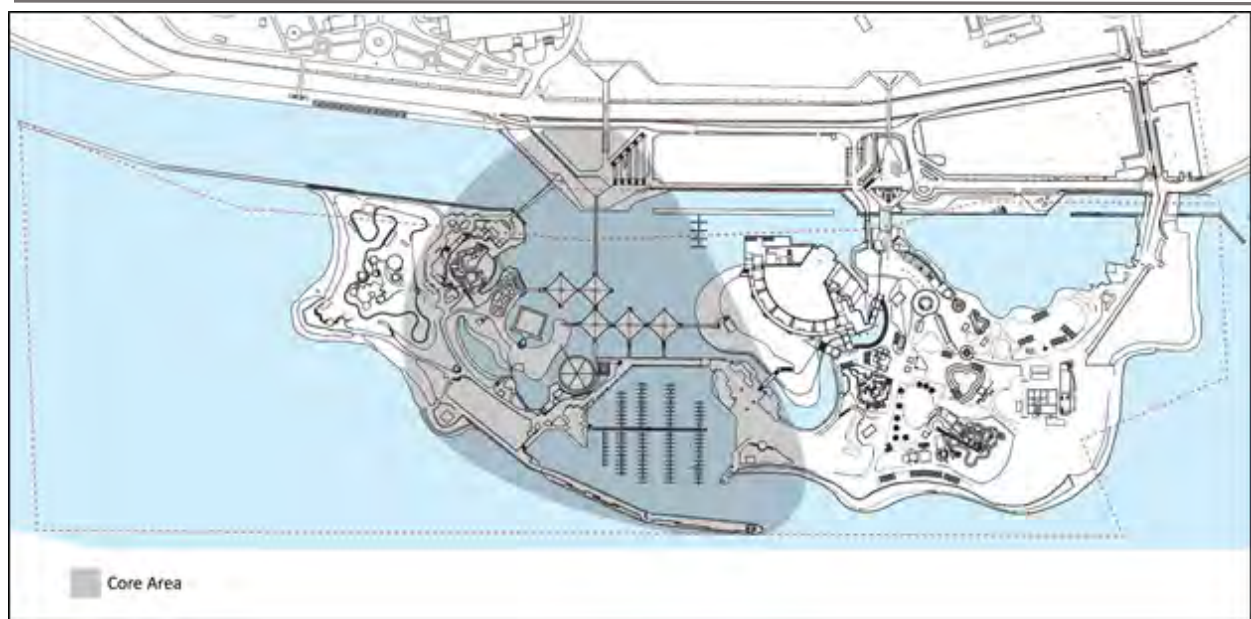


Figure 6: Map of Heritage Place (Credit: MTCS, 2013)

2.2 Understanding the Cultural Heritage Value

To help further build an understanding of the cultural heritage value of Ontario Place as outlined in the SCHV, the following key terms/definitions from the S&Gs are important to bear in mind:

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, main streets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.

Built heritage means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers.

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.

2.2.1 Understanding Ontario Place’s Geography

Ontario Place is large, diverse, and complex. Understanding its cultural heritage value requires looking at the intricate ways the landscape and built form work to give shape to the site’s cultural heritage landscape as a whole. Understanding it requires balancing the whole with the sum of its parts. Four, geographic areas work in concert as the cultural heritage landscape. The majority of the contributing heritage resources are located throughout the entire landscape. However, these four identified geographic areas – the Mainland, the West Island, the Core Area, and the East Island (**Figure 7**) – each provide a distinct contribution to the experience of Ontario Place as a whole.

The SCHV notes that it is the “particular combination of elements” found in both the core area and the range of features found across the property that provide “one of the most important expressions of late twentieth century modernism in the history of the province.” The contextual attributes identified in the SCHV are “expressed throughout the site,” and the historical values are “woven through the site and landscape.” This SCP approaches its description of the heritage attributes (**Section 2.4**), and later the condition assessment (**Section 3.4**), wholistically at first and then with more specific details in order to draw out the points of connection that show how the heritage attributes “individually and contextually contribute to the provincial cultural heritage value of Ontario Place.”

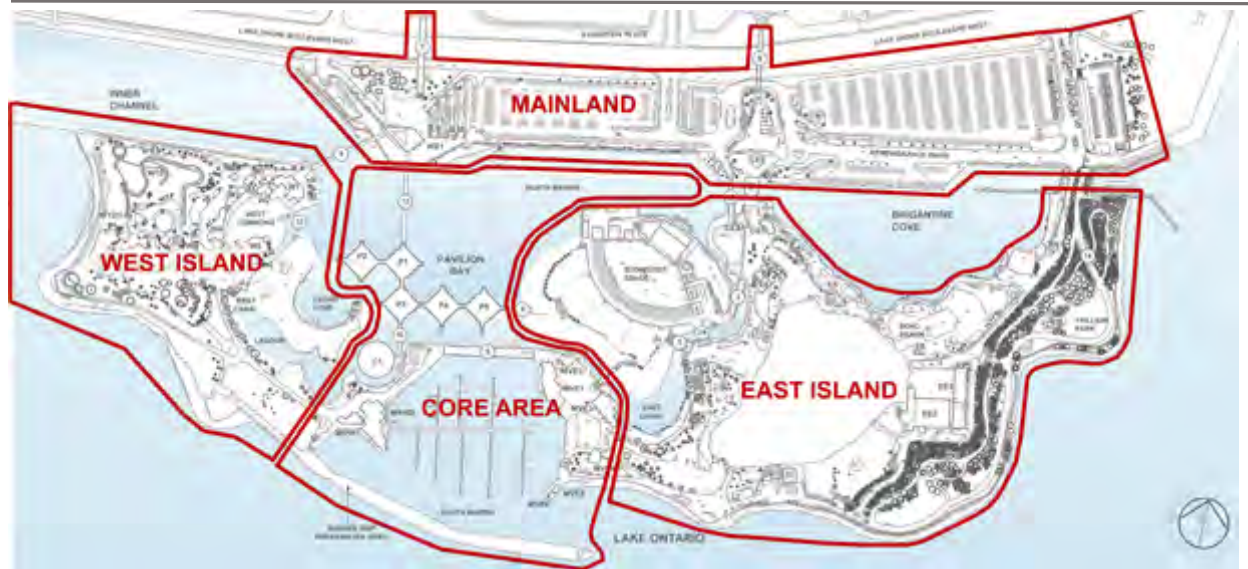


Figure 7: Geographic Areas (Credit: SBA)

2.2.2 Ontario Place as a Designed Cultural Heritage Landscape

The Statement of Cultural Heritage Value notes that, “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.”⁷ The Statement provides the fundamental identification of the heritage value and heritage attributes for the property.

As noted in the SCHV, Ontario Place is a *designed cultural heritage landscape*.⁸ While the S&Gs define a cultural heritage landscape (as noted above), to understand what is meant particularly by “designed landscape” as per the SCHV it is useful to turn to other advisory documents to deepen and expand the definition in order to capture appropriately the heritage attributes as identified and provide commensurate conservation strategies. The Ontario Heritage Trust relies upon the approach of the United Nations, Scientific and Cultural Organization (UNESCO) to help further delineate between categories of landscape, which will also be useful for understanding Ontario Place’s CHL.

A designed cultural heritage landscape “is clearly defined and was created intentionally by man. These landscapes include garden and parkland landscapes, which are constructed for esthetic reasons, which are often but not always associated with religious or other monumental buildings and ensembles.”⁹ For Ontario Place the cultural heritage value of a *designed landscape* is closely aligned with the original design intent (see Appendix A). This SCP relies heavily on the design manifesto contained in Hough, Stansbury & Associates Ltd.’s “Ontario Place – The First Step in the Renewal of Toronto Waterfront” to provide the touchpoint for the original design impulses that informed the design of the landscape.

⁷ SCHV, 2013

⁸ SCHV, 2013

⁹ Ontario Heritage Trust, “Cultural Heritage Landscapes – An Introduction,” retrieved at: <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/cultural-heritage-landscapes-an-introduction>

The SCHV captures the heritage attributes of the site; to help build this understanding, the heritage attributes have been grouped categorically as per the industry's standard approach for cultural heritage landscapes. The categories are identified in **Table 2**, below.

Attribute Categories	Application / Section Reference
Evidence of Land Use	The land use for entertainment, education and recreation has remained constant throughout the property's history.
Evidence of Traditional Practices	These are manufactured islands created in the latter twentieth century, and an archaeological assessment conducted in 2013 and the marine assessment completed in 2021 did not identify any sites. (See 3.2 - Archaeology)
Spatial Organization	The spatial organization of Ontario Place was and remains the juxtaposition of a central, geometrically-aligned, water-based dominant element – the Pavilion – cupped between two organically shaped islands with organically clustered geometric structures. The pavilion has a very formal linear spatial organization that pulls one across Pavilion Bay. The villages have a cluster format around activity plazas and decks. The entire site is spatially organized to maximize views.
Visual Relationships ¹⁰	Description in Section 2.4.1; Refer to Section 3.5.1 for physical condition
Circulation ¹¹	Description in Section 2.4.2; Refer to Section 3.5.2 for physical condition
Vegetation & Hardscape ¹²	Description in Section 2.4.3; Refer to Section 3.5.3 for physical condition
Landforms ¹³	Description in Section 2.4.4; Refer to Section 3.5.4 for physical condition
Water Features ¹⁴	Description in Section 2.4.5; Refer to Section 3.5.5 for physical condition
Built Features ¹⁵	Description in Section 2.4.6; Refer to Section 3.5.6 for physical condition

Table 2: Attribute Categories of the Cultural Heritage Landscape

Based on the attribute categories noted in **Table 2**, the following following Section identifies those heritage attributes of the Cultural Heritage Landscape found holistically or across the property.

¹⁰ These relationships reflect the association between an observer and the landscape or landscape attributes such as a viewscape or vista and pertaining to the relative dimensions or scale of landscape features within its environ.

¹¹ This category pertains to movement, direct or indirect, across and through a landscape and the linkages of these different modes travel such as canals, paths, portages, etc... to one another across the property.

¹² This category pertains to those attributes that are part of a natural system included within the landscape of the property

¹³ This category pertains to the shape of the surface in a particular place whether natural or created by design that helps to animate a landscape.

¹⁴ This category pertains to both naturally occurring or manufactured water elements such as rivers, lakes, lagoons, canals, etc. that function as part of the broader landscape.

¹⁵ This feature pertains to the constructed or built form on and within the landscape and identified in the SCHV as attributes.

2.3 Outside the Scope of the SCP (non-contributing features or element)

Based on the SCHV, the following fall outside the scope of the SCP, and future reevaluations could consider them more fully.

2.3.1 Landfill – 1984 addition to the East Island – now Trillium Park

The CHL applies to the property in its entirety except for the eastern infill in 1984/85 initially intended for the establishment of a parking lot. In 2017 this piece of land was transformed into Trillium Park. The landfill is not within the period of historical interest, nor was it assessed at the time of the provincial evaluation and so is not included within the SCHV. The Urban Park and Waterfront Trail HIA¹⁶ written in 2014 and supported by community engagement, recommended that when the SCHV for OP is rewritten Trillium Park should be included.¹⁷ As part of its background report for 955 Lakeshore Blvd. West in 2019, the City of Toronto concluded that Trillium Park and the William G. Davis Trail met the criteria for designation.¹⁸

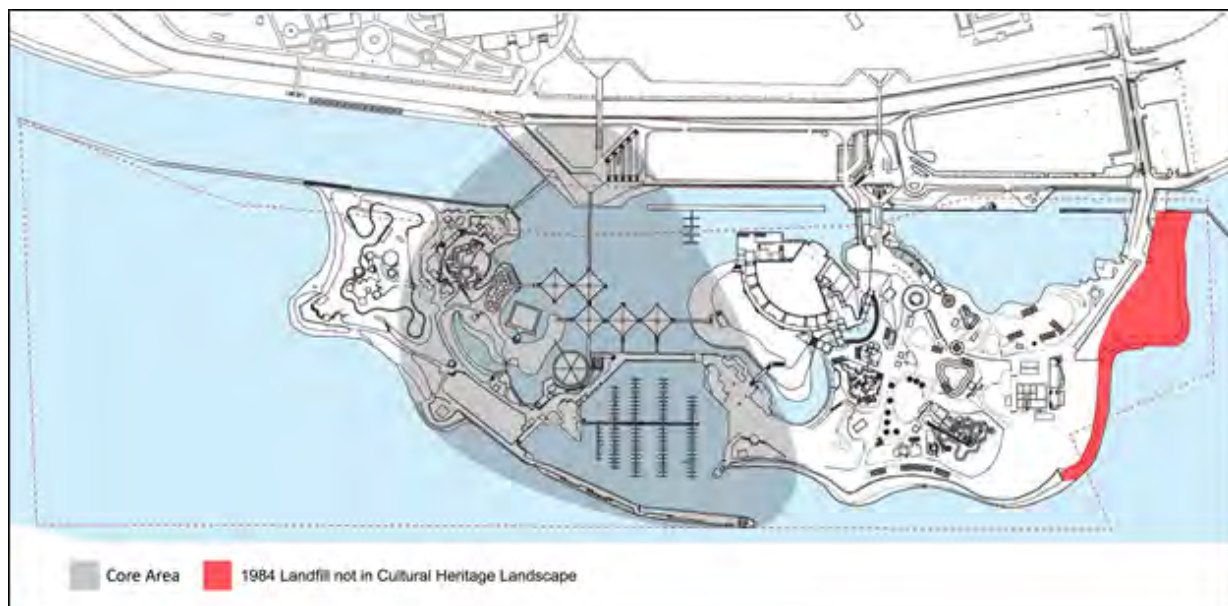


Figure 8: Map showing heritage area and Landfill, 1984 (Credit: MCM with SBA annotation)

2.3.2 Non-Contributing Landscapes, Buildings and Structures

As noted in the SCHV “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”. The SCHV only

¹⁶ LANDInc. and Commonwealth Resource Management, “Cultural Heritage Impact Assessment – Urban Park and Waterfront Trail – Ontario Place,” April 2014.

¹⁷ Ibid, 33.

¹⁸ City of Toronto, “Background File – 955 Lakeshore Blvd West (Ontario Place)” 2019.

identified those features and elements design ore related to Eberhard Zeidler and Michael Hough.¹⁹ All buildings, structures and elements not referenced in the SCHV are considered non-contributing and are not within the scope of this SCP.

Although Ontario Place's landscape included the understanding that it would evolve over time, later iterations of the landscape and built features that occurred outside of Eberhard Zeidler and Michael Hough design period were not identified as contributing to the cultural heritage value of the property. Examples of the non-contributing buildings, features, elements, include the silos of the Ontario North, the waterfall showplace, the remnants of the wilderness adventure fume ride on the West Island, the paved area and remnant waterslide staircase on the East Island.

2.3.3 Commemorative Installations

The *Ontario Heritage Act* only applies to real property and does not extend to works of art or commemorative installations.

Ontario Place contains five commemorative installations (location of the artwork is identified on the map in Figure 9):

1. *Salute* (1975), Central Entrance Arrival Plaza. Stainless steel structure by Kosso Eloul.
2. *Dialogue* (1984), West Island beside entrance. Sculpture given in commemoration of the province's bicentenary.
3. *The Passage* (1984) which includes a *Time Capsule* to be opened in 2084, West Arrival Plaza. Mixed-media sculpture by Kosso Eloul.
4. *Goh Ohn* (1977), West Island. Monument in commemoration of the 100th anniversary of the arrival of the first Japanese immigrant to Canada. (Not part of the Government of Ontario Art Collection (GOAC)). Designed by Raymond Moriyama of Moriyama and Teshima Architects, consists of a traditional Bonshō Japanese temple bell set under a canopy, accompanied by two stone lanterns. The monument was a gift from the Government of Japan to commemorate the 100th anniversary of the arrival of the first immigrant to Canada from Japan.²⁰
5. *The Ravine with Moccasin Identifier* (2017), Trillium Park and William G. Davis Trail. (Not part of the Provincial Collection.) Stone Retaining Murals by Carolyn King, Mississaugas of the Credit First Nation. The Moccasin Identifier is the Gateway to Trillium Park developed in collaboration with the Mississaugas of the Credit First Nation and offers a visual reminder to celebrate and honour the history and culture of Indigenous peoples. The Moccasin Identifier is also a powerful tool for social change by promoting Treaty awareness and education. The Moccasin Identifier upholds the 3Rs of reconciliation: respect of constitutionally protected Aboriginal Rights, recognition of Indigenous diversity, and responsibility to share the lands as Treaty partners.

¹⁹ Refer to Appendix A for this historical background and chronology of Ontario Place that supports an understanding of the period of historical interest.

²⁰ Taylor Hazell Architects, *Ontario Place Cultural Heritage Evaluation Report*, 2013, 7 & 48; See also ACO Toronto, Ontario Place – Goh Ohn Bell Shelter, accessed January 10, 2022, https://www.acotoronto.ca/show_building.php?BuildingID=6706. The temple bell monument is not part of the Government of Ontario Art Collection; This won several awards, including the Governor General's Award for Architecture (1983-2), a 25-Year Award by the Ontario Association of Architects, and the Canadian Architect Award of Excellence (1969).



Figure 9: Public Art Locations (Credit: MTCS with SBA annotation)

“Salute,” “Dialogue,” and “The Passage” are considered works of art and not real property. All three are part of the GOAC. Condition Assessments of these three works are undertaken on a regular basis by the Provincial Art Curator.

The Ravine with Moccasin Identifier is built into the site and acts as a retaining wall and would be considered real property under the *OHA*; however, it was constructed after the SCHV was written and is located in Trillium Park, an area outside the boundaries of the SCHV-described cultural heritage landscape, and therefore is not included in this SCP.

The Goh Ohn pavilion is a structure and as such would be considered real property under the *OHA*. The pavilion was not included within the current SCHV.

The Goh Ohn Pavilion is older than forty years. As per the *S&Gs* – Section 1.0 – Triggers, a Cultural Heritage Evaluation (CHE) of the commemorative structure should be undertaken. A recommendation that a CHER be undertaken has been made and the recommendations contained within the CHE be included when the SCHV is updated.



Figure 10: Goh Ohn Pavilion (Credit: LHC)

2.3.4 Environmental and Ecological Concerns

The Statement of Cultural Heritage Value identifies a variety of natural features such as trees, microberms, and microclimates. The SCP treats these features from a cultural heritage perspective and not an environmental or ecological one. There are numerous environmental diligence studies either completed or currently underway, as summarized in the table below, that better address any environment-specific questions that are out of scope of the SCP. For more information about this work please go to www.engageontario.ca.

Other Due Diligence	High Level Scope
Natural Heritage	The ecological investigations include desktop studies, building assessments, arborist reports, aquatic surveys, and species-specific surveys and more.
Climate Risk Assessment	A Climate Risk and Resilience Assessment report (CRRRA) was completed for Ontario Place. A CRRRA summarizes climate projections and identified risks to infrastructure due to weather event in a changing climate and adaptation/resilience/action recommendations to mitigate the risks.
Environmental Due Diligence	This includes coastal assessments, environmental site assessments, Designated Substances and Hazardous Materials Assessments, risk assessments and geotechnical investigations.

Table 3: Other Due Diligence Studies outside the Scope of the SCP

2.4 Heritage Attributes of Ontario Place

The following tables are based on the categories listed in **Table 1**. Within the following subsections, Cultural Heritage Landscape Attribute tables identify the heritage attributes that are found holistically throughout the site and that provide cohesion to the landscape as a whole. They are then followed by more specific tables that identify the location, relationship between a heritage attribute (such as views or buildings) and the associated heritage value as outlined in the SCHV. Finally, there are tables specific to the built form. The following subsections include descriptions only, for representative images of the heritage attributes refer to **Section 3.0 – Condition Assessment**.

2.4.1 Heritage Attribute - Visual Relationships

Location	Features or Elements that support Visual Relationships	SCHV Description
Mainland	<p>View of Pavilion Megastructure</p> <ul style="list-style-type: none"> Bridge 6 and Bridge 10 Pyramid entrance to the Pavilion Walkway along the north edge of Pavilion Bay north boundary of that provides views to the Pavilion 	<p><i>Views of the Design Value:</i></p> <p><i>The core area of Ontario Place 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, and a range of water features...</i></p>

East and West Islands, Core area	<p>Lake Views/Vistas;</p> <ul style="list-style-type: none"> All walkways and pathways All bridges Lookout points Breakwater 	<p><i>Contextual Attribute:</i> 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.</p>
	<p>Views back to the urban landscape</p> <ul style="list-style-type: none"> All walkways and pathways All bridges the Pavilion 	<p><i>Contextual Attribute:</i> 1) 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.</p>
	<p>Informal Sequential Views</p> <ul style="list-style-type: none"> All walkways and pathways All bridges 	<p><i>Contextual Attribute:</i> 1) 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; 2) The views within the core area, as part of the various pathways for movement on land, on water and within the megastructure components.</p>
Core	<p>Formal Processional View Sequence (Pavilion)</p> <ul style="list-style-type: none"> The Pavilion, specifically the bridges, starting from the main land entrance point and ending at the Cinesphere exit. 	<p><i>Contextual Attribute:</i> The views within the core area, as part of the various pathways for movement on land, on water and within the megastructure components.</p>

Table 4: Summary of Visual Relationships

2.4.2 Heritage Attribute - Circulation

Location	Features or Elements of Circulation	SCHV Description
Throughout Ontario Place	<p>Pedestrian Circulation System</p> <ul style="list-style-type: none"> All walkways and pathways All the bridges associated with pathways The Pavilion, specifically the bridges, starting from the main land entrance point and ending at the Cinesphere exit. 	<p><i>Contextual Attribute</i> 1) 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.</p> <p><i>Design Attribute</i> 1) 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.</p>
West Island	<p>Marine Circulation</p> <ul style="list-style-type: none"> Inner channel West canal Lagoon Cedar Cove 	<p><i>Design Attribute</i> 1) 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. 2) 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.</p>

East Island	<p>Marine Circulation:</p> <ul style="list-style-type: none"> East Canal 	<p><i>Design Attribute</i></p> <p>1) 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</p>
Core Area	<p>Marine Circulation</p> <ul style="list-style-type: none"> Pavilion Bay Marina Access to the Lagoon from the west island Access to the East Canal from the East Island 	<p><i>Design Attribute</i></p> <p>1) 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.</p> <p>2) 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.</p>

Table 5: Summary of Circulation

2.4.3 Heritage Attribute - Vegetation and Hardscaping

Location	Features or Elements of Vegetation and Hardscaping	SCHV Description
Throughout Ontario Place	<p>Tree Plantings and Vegetation Groups</p> <ul style="list-style-type: none"> All trees and vegetation 	<p><i>Design Value:</i></p> <p>1) 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.</p> <p><i>Contextual Attribute</i></p> <p>1) 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</p> <p><i>Design Attribute</i></p> <p>1) Designed localized microclimates, using landscaping, trees and indigenous plant materials.</p>
West Island	<p>Hardscaping: Gathering Places and Plazas</p> <ul style="list-style-type: none"> Open plaza area associated with the West Village 	<p><i>Contextual Attribute</i></p> <p>1) Innovative integration of design and programming – the landforms, structures and plazas that reflect the vision of Ontario Place as a center for recreation, education, entertainment and public gathering.</p> <p><i>Design Attribute</i></p> <p>1) The public gathering places connected to the three villages</p>
East Island	<p>Hardscaping: Gathering Places and Plazas</p> <ul style="list-style-type: none"> Open plaza area associated with the east marine village 	
Core Area	<p>Hardscaping: Gathering Places and Plazas</p> <ul style="list-style-type: none"> Open plaza area associated with the west and east marine village 	

Table 6: Summary of Vegetation and Hardscaping

2.4.4 Heritage Attribute - Landforms

Location	Features or elements of Landforms	Year	SCHV Description
Mainland	<ul style="list-style-type: none"> Elevated West Entry Plaza 	1971	<p><i>Design Attribute:</i> A public entrance with a connection to two west bridges and the presence of Ontario Place branding/wayfinding signage.</p> <p><i>Description of Property</i> The site consists of two artificially made (p.15) 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.</p>
West Island	<ul style="list-style-type: none"> West Island 	1971	<p><i>Contextual Attributes:</i> 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.</p>
	<p>Landform Associated with Localized Microclimate:</p> <ul style="list-style-type: none"> West canal Lagoon Cedar Cove 	1971	<p><i>Design Attribute:</i> Designed localized microclimates, using landscaping, trees and indigenous plant materials.</p>
East Island	<ul style="list-style-type: none"> East Island 	1971	<p><i>Contextual Attributes:</i> 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.</p>
	<p>Landform Associated with Localized Microclimate:</p> <ul style="list-style-type: none"> East Canal 	1971	<p><i>Design Attribute:</i> Designed localized microclimates, using landscaping, trees and indigenous plant materials.</p>

Table 7: Summary of Landforms

2.4.5 Heritage Attribute - Water Features

Location	Features or Elements of the Water Features	SCHV Description
Throughout Ontario Place	<ul style="list-style-type: none"> Shorelines 	<p><i>Contextual attribute:</i> 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</p>
East Island	<ul style="list-style-type: none"> East Canal Look out point 	<p><i>Design Value:</i> 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</p>
West Island	<ul style="list-style-type: none"> West canal Lagoon Cedar cove 	<p><i>Contextual attribute:</i> 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</p>
Central Area	<ul style="list-style-type: none"> Pavilion Bay Marina The breakwater 	<p><i>Design attribute:</i> 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. The design of the breakwaters, fashioned from sunken lake ships.</p>

Table 8: Summary of Water Features

2.4.6 SCHV Description of Contributing Built Form contributing to Heritage Value

The following table identifies the structures and bridges that contribute to the heritage value of Ontario Place as a PHPPS as per the SCHV. These structures and buildings are identified in **Figure 11**, following the table below.

Location	#	Common Name	Year	SCHV Description
Mainland	B7	Bridge- West Entry to Exhibition	1971	<p><i>Contextual attribute</i></p> <ul style="list-style-type: none"> 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.
	B8	Bridge - Central Entry to Exhibition	1971	

Location	#	Common Name	Year	SCHV Description
	WE1	West Entrance Bldg. (Plaque)	1971 1975	<p><i>Contextual attribute</i></p> <ul style="list-style-type: none"> public works project dedicated to the people of Ontario as commemorated in a plaque at the main entrance, <p><i>Design attribute</i></p> <ul style="list-style-type: none"> a public entrance with a connection to two west bridges and the presence of Ontario Place branding/wayfinding signage.
West Island	W1	Commons Northeast Bldg.	1971	<p><i>Design attributes</i></p> <ul style="list-style-type: none"> 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
	W2	Commons North Bldg.	1971	
	W3	Commons Food	1971	
	W4	Commons West Bldg.	1971	
	W6	Electrical Sub-Station	1971	
	W7	Commons North Washroom	1971	
	W8	Dry Storage Bldg.	1971	
	W9	Commons South Washroom	1971	
Core Area	P1	Pod 1	1971	<p><i>Design attributes</i></p> <ul style="list-style-type: none"> the Pavilion with its five mast-hung pods, each projecting up out of the open water and connected by long-span suspended walkways 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.
	P2	Pod 2	1971	
	P3	Pod 3	1971	
	P4	Pod 4	1971	
	P5	Pod 5	1971	
	C1	Cinesphere	1971	<p><i>Design attributes</i></p> <ul style="list-style-type: none"> the triodetic structural system of the Cinesphere with its iconic spherical shape and screen design to host the innovative IMAX projection system 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.
	MVW1	Marina West Washrooms	1971	<p><i>Design attributes</i></p> <ul style="list-style-type: none"> 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.
	MVW2	Marina West Village Bldg.	1971	
	MVE1	East Marina Village Bldg.	1971	

Location	#	Common Name	Year	SCHV Description
	MVE2	Marina North Washroom	1971	
	MVE3	Marina Northeast Bldg.	1971	
	MVE4	Marina East Washroom	1981	
	MVE6	Lighthouse	1971	<i>Design attribute</i> <ul style="list-style-type: none"> The varying scale of the complementary built structures — from the prominent Cinesphere to the more modest village clusters.
	BW1	Breakwater (3 Ships: Shaw, Victorious & Houghton)	1971	<i>Design attribute</i> <ul style="list-style-type: none"> the design of the breakwaters, fashioned from sunken lake ships
	B5	Bridge East to West Is. (1)	1971	<i>Design attributes:</i> <ul style="list-style-type: none"> 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.
	B6	Bridge WE1 to West Is. (1)	1975	<i>Design attributes:</i> <ul style="list-style-type: none"> The highly geometric architecture of the Pavilion, the Cinesphere and the connecting walkways and bridges A public entrance with a connection to two west bridges 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.
	B9	Bridge under pods	1971	see Pods and Cinesphere
	B10	Bridge WE1 to Cinesphere (1)	1971	see Pods and Cinesphere & Bridge #6

Table 9: Summary of contributing Built Forms and Structures

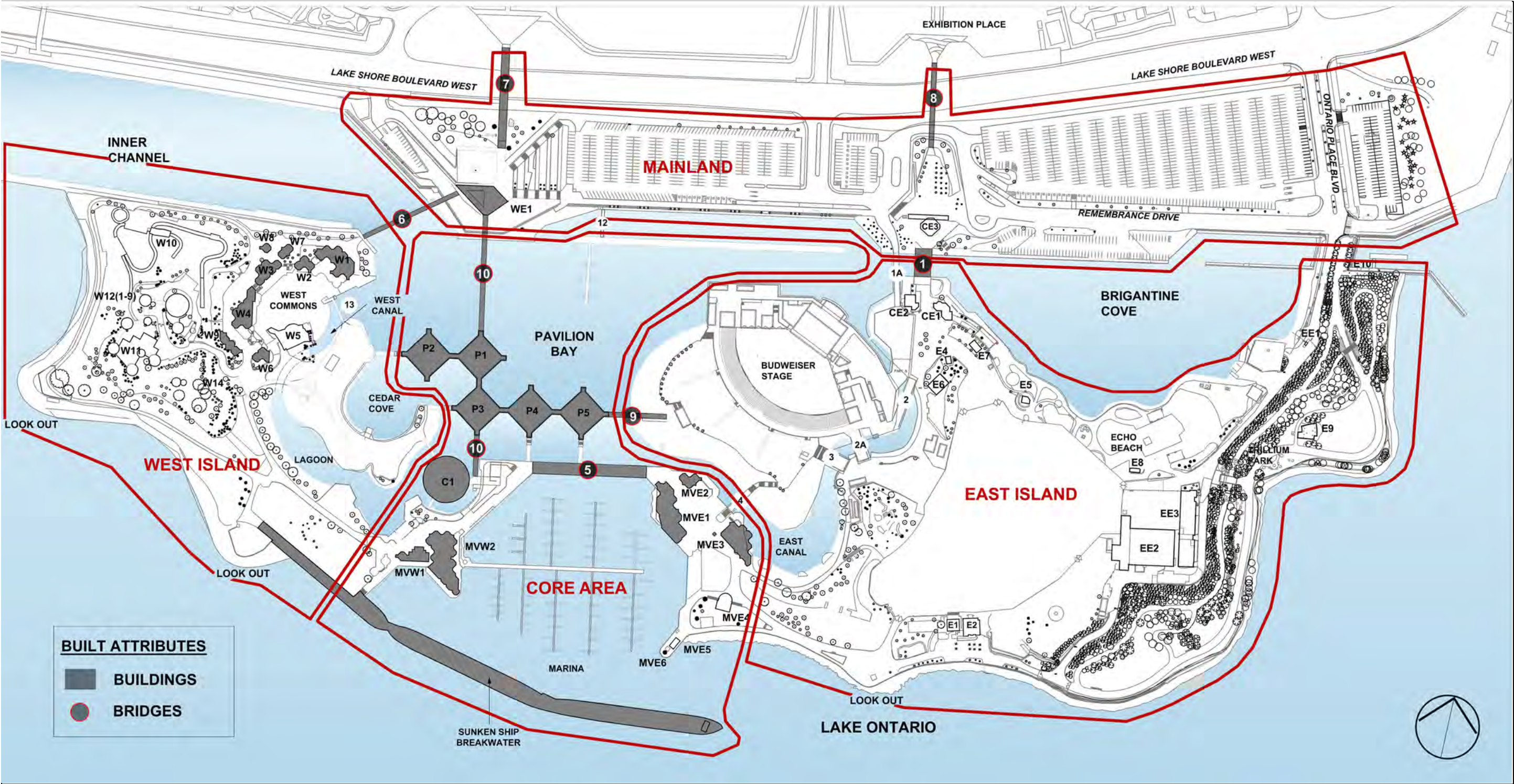


Figure 11: Built Form (buildings and structures) Heritage Attributes of Ontario Place (Credit: SBA)

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3. Condition Assessment

3.1 Program Needs and Property Uses

Ontario Place was partially closed in 2012 and most of the buildings are currently vacant. The Ontario Place Corporation (OPC) currently operates under a legislated mandate (Ontario Place Corporation Act, R.S.O. 1990, c. O.34) to develop projects and programs that showcase the province that align with CNE operations and other discretionary activities as directed by MCM.

Public access areas are maintained. No longer operating as a gated amusement park, Ontario Place is now free for all to access with seasonal programming running throughout the year. Some of the site programming is free to the public while other programming is private, ticketed events. The marina continues to operate and the Cinesphere offer IMAX films all year round. Ontario Place Corporation programs and rents some facilities throughout the year.

Year-round uses:

- The Cinesphere is operational year-round as a commercial IMAX theater.
- Trillium Park including the William G Davis Trail and the remainder of Ontario Place public realm operates as a public park year-round
- Commercial Event programming of the paved center are of the East Island. (Ontario Place Drive in during Covid, currently Cirque de Soleil, drive through festivals etc.)
- The three, pay parking lots on the mainland operate year-round. Two lots are located near the entrance buildings and one lot is at the head of the Trillium Park Trail.
- The Administration Building and Maintenance Building (EE2 & EE3)

Seasonal uses:

- The marinas and the two ancillary marina village buildings.
- Budweiser Stage (now operated as ECHO Beach by Live Nation)
- Very limited rentals within the pods.
- There is seasonal public programming in the village plazas and open, paved area on the East Island.
- Marine, small craft – paddleboats- rental concession
- Limited food concessions
- Public washrooms

Other parts that remain operational include:

- Trillium Park (East Island) that connects to the William G. Davis Trail and the remainder of Ontario Place operates as a free access, public park year-round.
- The three, pay parking lots on the mainland operate year-round. Two lots are located near the entrance buildings and one lot is at the head of the Trillium Park Trail.
- The Administration Building and Maintenance Building (EE2 & EE3 – East Island) operate year round
- Ad hoc programming throughout the seasons throughout the property

As a part of a redevelopment impulse commenced after the closure of Ontario Place in 2012, the Government of Ontario looked at ways to use the site anew that reflected both its original design intent and heritage as well as its potential for future programming (see **Appendix A for Chronology of Site**). Minimal program needs or uses have been identified for the site under its current operation. As a result and following the province's recent call for and selection of proposals, the province is taking steps to

revitalize the property.

Since its closure in 2012 the site has continued to evolve and to support the programming noted above. To provide regular maintenance and infrastructure upgrades, there is an Early Works program in force. Ontario Place operates year-round, with additional activities provided in summer months (May – October). While the COVID-19 pandemic limited and/or repurposed operations at Ontario Place from 2020 through to 2022 the following are the typical year-round and seasonal uses currently associated with the site and that:

When Trillium Park and the William G. Davis Trail spanning 1.3 kilometres at the eastern edge of the property opened in June 2017 the two additions signaled the reopening of Ontario Place on a year-round basis as a public park having programmed events. It also coincided with improvements made to the Cinesphere including the installation of a new projection system, as well as repairs to the bridge leading from the west entrance. Ontario Place has since become an outdoor venue space for filming, festivals, and events.²¹

3.2 Current Use versus Original Intent of the Heritage Attributes

The following tables document the current use of the heritage attributes as compared to their original intent. As noted previously, this SCP balances a holistic understanding of the Ontario Place cultural heritage landscape with more isolated reference to geographic areas to help build an understanding of the interplay of the heritage attributes across the property. These tables provide a focused summary of the current property uses as related to the heritage attributes and the built form, grouped as in **Section 2.4** by category as per the industry's standard approach for cultural heritage landscapes, and then further divided by geographic area

In subsequent sections, some information might be repeated and expanded upon in relation to the assessment of the particular heritage attributes identified in the SCHV.

Visual Relationships

Location	Heritage Attribute	Current Use / Experience
Mainland	View of Pavilion Megastructure	Current approach views intact and reflect the design intent.
East and West Islands	Lake Views/Vistas	Current views intact as reflective of the original design intent.
	Views back to the urban landscape	Current views intact as reflective of the original design intent.
	Informal Sequential Views	Some small informal pathways remain, the current views from these remaining pathways are intact as reflective of the original design intent.
West Island	Views back to the urban landscape	Current approach views intact as reflective of the original design intent.

²¹ MTCS. *Ontario Place*, updated 13 October 2021, <https://www.ontario.ca/page/ontario-place>

Central	Formal Processional View Sequence (Pavilion)	The majority of the Pavilion is closed, and as a result visitors cannot experience the entire view sequence through from the main entrance and through the pods.
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Table 10: Visual Relationships Current Use

Circulation

Location	Heritage Attribute	Current Use / Experience
Throughout Ontario Place	Pedestrian Circulation System	Ontario Place remains largely a pedestrian precinct.
	Marine Circulation	Ontario Place provides sheltered marina facilities to about 300 boats. There is a diminished internal small craft navigation system with canals that provides continuous circulation through both islands to Pavilion Bay.

Table 11: Circulation - Current Use

Vegetation

Location	Heritage Attribute	Current Use / Experience
East and West Islands	Tree Plantings and Vegetation Groups	There are some vegetated areas and shrubbery (however, these are diminished in extent from the original design, as detailed in the following sections).

Table 12: Vegetation - Current Use

Landforms

Location	Heritage Attribute	Current Use / Experience
Mainland	Elevated West Entry Plaza	Main entrance for Ontario Place and the Cinesphere. Current use as an entrance is aligned with original design intent. The individual freestanding ticket kiosks have been removed and the plaza width has been reduced through the enlargement of the entrance building to house the ticket windows inside. Street furnishings have been replaced over time.
West Island	West Island	As per the original, intended use: current use as "... An 80-acre offshore development of islands....," comprised of "landfill shaped in two islands, rather than one so that the Pavilion would be freed from the sense of being landlocked ...," and "the islands would most likely be expanded in the future to allow for connections with Harbour City...."
	Landform Associated with Localized Microclimate.	The landforms provide sheltered microclimates.
East Island	East Island	As per the original, intended use: current use as "... An 80-acre offshore development of islands....," comprised of "landfill shaped in two islands, rather than one so that the Pavilion would be freed from the sense of being landlocked ...," and "the islands would most likely be expanded in the future to allow for connections with Harbour City...."

	Landform Associated with Localized Microclimate	The landforms provide sheltered microclimates.
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Table 13: Landforms - Current Use

Water Features

Location	Heritage Attribute	Current Use /Experience
Throughout Ontario Place	Water Bodies (Lake Ontario, Inner Channel, Pavilion Bay, Coves, Lagoons and Canals) Shorelines	Some limited access to water and visual relationship to water for visitors of Ontario Place
Central Core Area	The Marina	Sheltered marina facilities to about 300 boats.
East Island	Canal Lookout Shorelines	The canal exists and can be used in good conditions as per original design intent. One lookout point has been assumed and rejuvenated within Trillium Park the remaining lookout provides space for people to pause and view outwards but the amenities making it a destination spot is missing. As per the original design intent the shoreline is still available for public access with the exception of the Live Nation site
West Island	Canals, Lagoons and Coves Lookouts The Breakwater	The canal and lagoon exist and can be used. The two lookout points do provide space for people to pause and view outwards but the amenities to making these destination spots are missing. As per the original design intent the shoreline is still available for public access.

Table 14: Water Features - Current Use

Built Features

	#	Common Name	Current Use / Programme
Mainland	B7	Bridge- West Entry to Exhibition	In Use /Pedestrian
	WE1	West Entrance Bldg. (Plaque)	Security/Rental Entrance/Service Hub
West Island	W1	Commons Northeast Bldg.	Vacant
	W2	Commons North Bldg.	Vacant
	W3	Commons Food	Vacant
	W4	Commons West Bldg.	Vacant
	W6	Electrical Sub-Station	Operational
	W7	Commons North Washroom	Vacant
	W8	Dry Storage Bldg.	Vacant
	W9	Commons South Washroom	Seasonal
Central	P1	Pod 1	Vacant/Rental
	P2	Pod 2	Vacant/Rental

	P3	Pod 3	Vacant
	P4	Pod 4	Vacant
	P5	Pod 5	Vacant
	C1	Cinesphere	IMAX Theater in use
	MVW1	Marina West Washrooms	Vacant
	MVW2	Marina West Village Bldg.	Vacant
	MVE1	East Marina Village Bldg.	Vacant
	MVE2	Marina North Washroom	Seasonal
	MVE3	Marina Northeast Bldg.	Vacant
	MVE4	Marina East Washroom	Seasonal
	MVE5	Marina Tuck Shop	None / Vacant
	MVE6	Lighthouse	TBD
	B5	Bridge East to West Is. (1)	In Use
	B6	Bridge WE1 to West Is.	In Use
	B9	Bridge under pods	In Use / Pedestrian
	B10	Bridge WE1 to Cinesphere	Pedestrian / Golf Carts
East Island	B8	East Entrance to Exhibition PKG	In Use
	B1	East Island to land @ CE3	In Use / Emergency Vehicular

Table 15: Current Use of Contributing Built Heritage Attributes

3.3 Archaeological Assessment

A Stage 1 Archaeological Assessment of the whole Ontario Place property, islands and mainland was completed by TMHC Inc. in 2013 (P349-044- 2012) The report recommended that:

- the islands of Ontario Place should be considered free of archaeological and no further archaeological work is recommended; and
- '[...] historic maps reviewed indicate that the New Garrison wharf (constructed in 1841) may have extended into Lake Ontario, in an area situated beneath the eastern parking of Ontario Place. As it is not known whether the infilling of this area or modern construction has significantly impacted the original wharf footprint, it is entirely possible that remnants of the wharf remain intact, deeply buried beneath the paved surface. Given this, should new construction take place in the footprint of the 19th century wharf (as shown in Map 35) further archaeological assessment is required. This could be undertaken as a separate activity or as a construction monitoring exercise, as the latter may be more feasible given the potential for excessively deep infill soils. Any investigation for deeply buried deposits should follow standards outlined in the 2011 Standards and Guidelines for Consultant Archaeologists (MTC 2011: Section 2.1.7).*

A Stage 2 assessment that included mechanical trenching was subsequently undertaken by TMHC in the areas of deeply buried potential beneath the eastern parking lot in 2013 (P949-103-2013). No remnant wharf features were encountered, and the area was determined to be of low archaeological concern.

A Marine Archaeology assessment has been completed by LHC for Ontario Place. The report has been submitted to the Archaeological Planning Unit of the Ministry of Citizenship and Multiculturalism for

review and is pending entrance into the Ontario Public Register of Archaeological Reports.

The report concluded that:

The western channel –between the mainland and Ontario Place islands—and in the island’s internal lagoons in the Study Area have been dredged or consist of shallow water over fill used to create the islands. These areas have extremely low potential for archaeological resources. However, there is limited potential for archaeological resources in the Study Area west, south and east of the Ontario Place islands, including:

- *from ancient sites on the lakebed in deeper water (below 5 m depth, shallower areas appear to be modern fill or recent sediment deposition);*
- *from material dropped from nineteenth or twentieth century ships crossing the area (most likely along the south edge and southeast corner of the Study Area); and/or,*
- *from movement of cultural material from further out in the Lake.*

The report recommends the following:

- *That if future work on Ontario Place changes the shoreline on the west, south or east sides of the islands; that a follow up marine archaeology study using magnetometer and sub-bottom profiler be completed.*
- *Should potential future work at Ontario Place that changes the shorelines extend beyond the boundary of the Study Area for this report that a further marine archaeology background study be completed.*

For any proposed work, such as development, that would require in water impacts, refer to the Marine Assessment undertaken and its mapping (available at www.engageontario.ca and as referenced in Appendix F). The Stage 2 and Marine Assessments have been entered into the Archaeology Register.

3.4 Condition Assessment Approach

3.4.1 Contribution of Experts

The S&Gs note that the expertise of more than one qualified person may be required for complex sites, as is the case for Ontario Place. SBA has relied on experts from a variety of fields and their reports to provide a comprehensive assessment of Ontario Place and the interplay of systems, environments, and built form that all comprise the property.

SBA turned to prior reporting from Letourneau Heritage Consulting – Heritage Planning and Archaeology for supplementary information concerning the built heritage. For Building Envelope and Structural Inventory and Assessment, SBA looked to the work of Tacoma Engineers conducted with LHC. In addition, Altus Group conducted an assessment for IO in 2019 that, in addition to the building envelope and structural assessment, included information on building systems. Altus Group’s work was blended with Tacoma’s work and further refined based upon SBA’s site investigation in 2022. All three assessments were generally aligned.

SBA consulted Morrison Hershfield’s Arborist Report for IO for the entirety of Ontario Place in 2021 for the current inventory and assessment of mature trees, which SBA referenced against the Daniel’s School of Landscape Architecture’s historical inventory to gain an understanding of change over time. This SCP also relies on the reporting of Aboud & Associates Inc.- Arborists, Ecologists and Landscape Architects.

For the condition of the bridges and “Early Works” SBA relied on the inventory and assessment reports

conducted by Entuitive Consulting Engineers in 2021.

For climate's change's impact SBA looked to the work of W.F Baird Coastal Engineers Toronto and LANDinc. They provided Island flood plan mapping for Toronto Conservation Authority for Toronto and memorandum for shoreline concept for Therme for Ontario Place as well as historic photographs of the flooding in 2019. Their shoreline assessment was invaluable in understanding

Interviews with Ontario Place Corporation staff who were on site during the 2019 flooding also assisted in understanding seasonal flooding.

Using the above as the foundation for their work, SBA has corroborated and built their own assessment through the appropriate cultural heritage lens. SBA has consulted these reports and assessments through the course of their work and has built upon them to provide the following Current Condition of the Contributing Heritage Attributes. SBA has drawn upon its own considerable experience in assessments of cultural heritage landscapes including at sites of provincial heritage significance to help bring together the materials in this report.

A comprehensive list of documentation for Ontario Place can be found in **Appendix E: References**. SBA has also confirmed and updated the work of the background reports through site investigations undertaken on five separate visits to the site including two guided by knowledgeable Ontario Place Corporation staff and three days conducting site specific inventories.

3.4.2 Overview of Assessment Criteria

The following subsections will provide an overview of the physical condition of the contributing heritage attributes. The condition assessment is a high-level assessment intended to provide an understanding of the general condition of the heritage attributes. More detailed assessments may be required and/or completed as part of future heritage studies and assessments. The conditions are organized below such that the whole (being the CHL) might be understood, and then its parts (being more specific and built form attributes).

Condition (Definitions specific to Built Features are included in **Section 3.5.6**)

Poor Requires attention and or remediation

Fair Requires ongoing maintenance, repair and/or applicable studies, as identified and recommended

Good No action required beyond continued maintenance and monitoring.

The term "**Heritage Integrity**" describes the extent of features that are retained from the period of historic interest. The categories of "Heritage Integrity" are noted below.

Poor Significantly altered or large portions of the heritage attribute have been removed.

Fair Moderate modifications or alterations.

Good Largely unaltered, may have had some minimal modifications.

Typically the heritage integrity of a heritage attribute is assessed during a Cultural Heritage Evaluation (CHER) as per the MTCS (now MCM) S & G Heritage Identification and Evaluation Process (2014). There has been no CHER for Ontario Place. Therefore in its absence and in order to reflect the current conditions the heritage integrity of the heritage attributes at OP have been assessed, addressed, and included in this SCP because it fills an important gap in the understanding of the heritage attributes that must occur in order to develop appropriate conservation strategies.

3.4.3 Current Overarching Property Condition Considerations

Since Ontario Place opened in 1971 site servicing, AODA, building code, other health and safety requirements etc... have changed in the province. To address future programming needs, the following are the current conditions related to these considerations and/or requirements included here because they pertain to supportive infrastructure or conditions of the entirety of the property.

Site Servicing

Ontario Place has not had a major upgrade in site servicing over its fifty-year lifespan. The existing services are reaching end of life. In addition, they are unable to keep up with the increasing demand. IO is currently implementing a site servicing initiative.

Building Code Compliance

Under the Ontario Building Code (OBC) the Pavilion is a “*Class A Building, public occupancy.*” Because of concerns for public safety, this classification is the most onerous. Many aspects of the Building Code have become more stringent in the past fifty years. Notwithstanding Designation and Part 11 equivalencies that can provide alternative measures for heritage structures it should be anticipated that numerous interventions will be required to bring the buildings up to an acceptable safe level.

Accessibility for Ontarians with Disabilities Act (AODA)

The accessibility and washroom facilities will require special review and reconsideration to comply with the Accessibility for Ontarians with Disabilities Act (AODA).

Energy Efficiency

During the 1960s, 70s, and 80s, the designs of the exhibition/pavilion were, by their nature, notoriously nonchalant about insulation. The balance of energy conservation with heritage conservation will require innovative solutions.

Life Cycle

Ontario Place was built over fifty years ago. The Pavilion was built of lightweight materials spanning over water on an exposed stretch of the north shore of Lake Ontario. The “village buildings” were constructed as seasonal structures. There has not been a holistic conservation campaign conducted to date. These buildings will all be approaching their end-of-life expectancy and without the implementation of such a holistic conservation campaign their end of life will be accelerated. IO is currently implementing through “Early Works” a rehabilitation program on the Pavilion building envelope.

Vehicular Traffic Circulation

Vehicular traffic circulation is not a contributing heritage attribute, but important for maintenance and health and safety requirements. Emergency, maintenance, and delivery vehicular traffic was intended to use the 15ft.- wide walkways during off-peak time periods. Bridge 5 was always intended as the vehicular link to the East Island. There are limited access points for emergency access and vehicular circulation. The delivery of goods was maintained on the emergency roads until Budweiser Stage was built which required increase truck access and loading bays.

Delivery of smaller goods to the Pavilion is done via golf carts, which also provides some barrier free access.

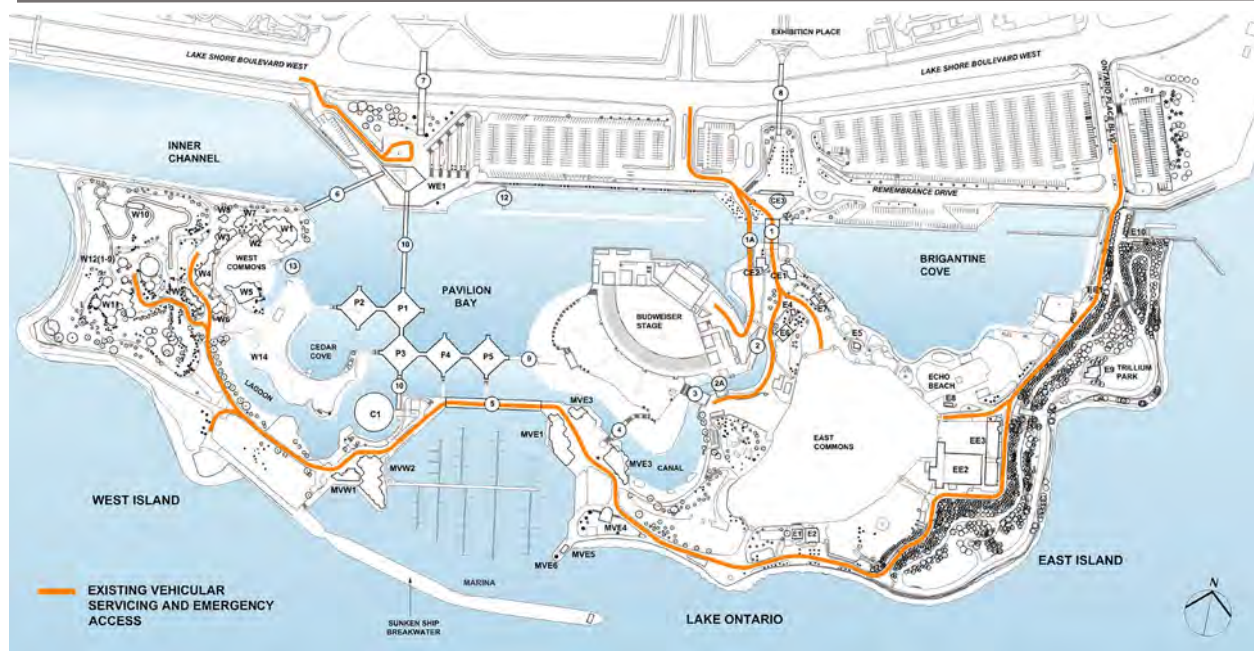


Figure 12: Existing Vehicular Serving and Emergency Access (Credit: SBA)

3.5 Current Condition of Contributing Heritage Attributes

Ontario Place as a designed Cultural Heritage Landscape that incorporates both landscape and built form heritage attributes across the property remains relatively intact. Two artificially-made islands are linked to the waterfront via a network of structures with a core area featuring the iconic built form associated with OP – the Cinesphere and the Pavilion. The naturalized landscape, canals, lagoons, and a centrally located marina lend cohesion to a site that integrates architecture, engineering and landscape that also honours the natural setting of Lake Ontario. The site has evolved since it opened in 1971; however, the SCHV reflects the design intent and construction of the 1970s.

A number of contextual and design attributes on the site both individually and collectively contribute to the cultural heritage value of Ontario Place, and the interplay between the parts and the whole lends to the complexity of the site. To assess appropriately the physical condition of the site, the following sections address the material components of the site as identified in the SCHV (and described in Section 2.4) as the heritage attributes to provide sufficient detail and understanding.

3.5.1 Visual Relationships

Views and vistas were of paramount importance in the design intent and were intended to be endless and all encompassing: views to the islands, views from the islands out over the lake in all directions, views back to the city (urban landscape), views as one moved through the site, and perhaps most uniquely views of the buildings and between the buildings. It was understood that all structures on the islands would be boldly unique and thus view worthy.

View means a visual setting experienced from a single vantage point and includes the components of the setting at various points in the depth of field (I&E Process).

Vista means a distant visual setting that may be experienced from more than one vantage point and includes the components of the setting at various points and depth of field.

The following is a summary table of the visual relationships in the previously identified geographic areas. In most cases the existing views reflect the original design intent, unless otherwise noted. This summary table is followed by a more detailed attribute assessment. In some cases, the heritage integrity of the attribute is repeated for readability.

Location	Heritage Attribute	Condition of Attribute	Heritage Integrity of Attribute
Mainland	View of Pavilion Megastructure	Good - View still exists, however, views from Lakeshore Boulevard are intact coming from the west but are partially blocked from the east by Budweiser Stage.	Good to Fair-The views of the Pavilion are mostly intact, but the Budweiser Stage has not only partially blocked views to the city from the Pavilion, but it also presents a termination of views to the east from the Pavilion.
East and West Islands	Lake Views/Vistas	Good – views extant	Good – views and vistas of the lake are intact.
	Views back to and from the urban landscape	Good - views extant.	Fair - The views from Lakeshore Boulevard are intact coming from the west but are partially blocked from the east by Budweiser Stage.
	Informal Sequential Views	Fair – few of the smaller meandering pathways that afforded these views are extant.	Poor - Many of the smaller pathways that provided these constructed sequential views have disappeared over time. For the remaining, small informal pathways, the current views reflect the design intent. The major pathways that function as vehicular routes have been extended over time.
Core	Formal Processional View Sequence (Pavilion) & Vista to Pavilion	Good – views and vista are extant with the exception of some loss from the Budweiser Stage	Good – Fair. As most of the Pavilion closed, visitors cannot experience the entire view sequence through from the main entrance and through the pods.

Table 16: Visual Relationships Condition Assessment Table

Vista of Ontario Place

- **Heritage Integrity: Good - Fair** The views from Lakeshore Boulevard are intact coming from the west but are partially blocked from the east by Budweiser Stage.
- **Condition Assessment: Good - Fair**
- **Original Intent vs Current Use:** Current approach views reflect the design intent.

Description: Vistas of the entirety of Ontario Place can be seen from the approach route along Lakeshore both by foot and vehicle (**Figures 14 & 15**). The views that penetrate the site the deepest are of the iconic Pavilion across Pavilion Bay and out to the marina beneath the Pavilion. The view corridor to the Cinesphere is the narrowest and is only available from the west.

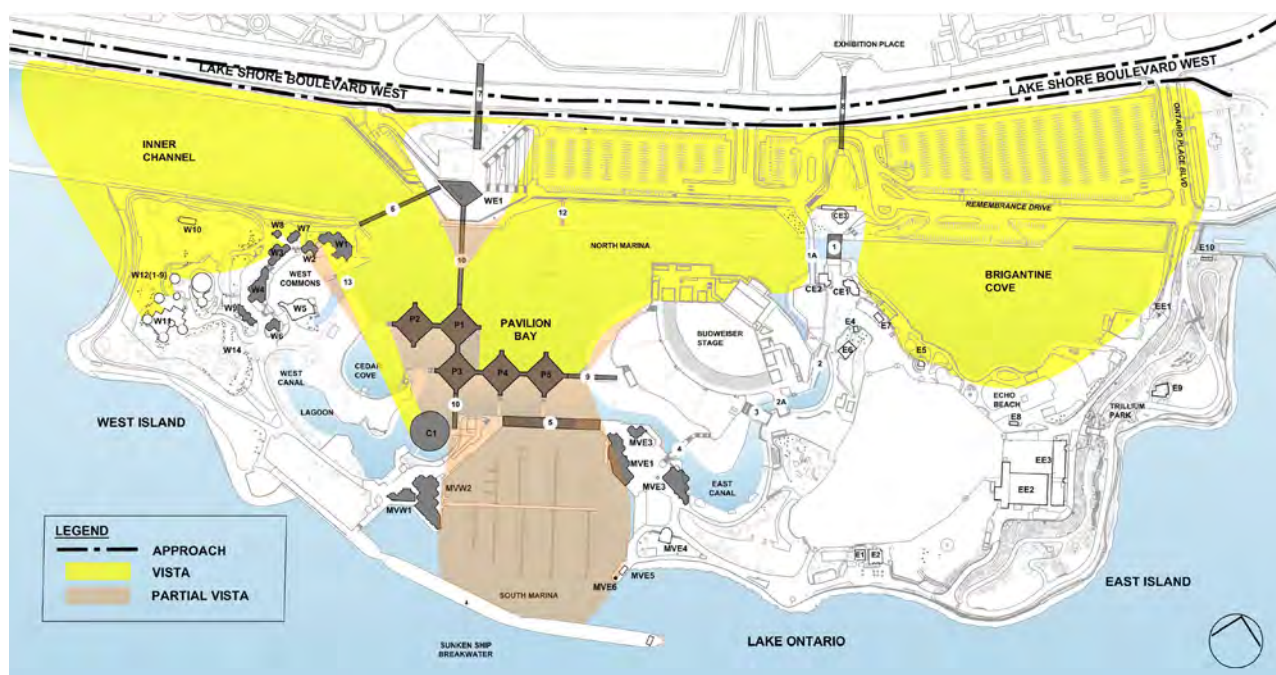


Figure 13: Approach Vista along Lakeshore Boulevard



Figure 14: Views from Lakeshore Blvd Going East (Credit: SBA 2022)



Figure 15: Views from Lakeshore Blvd Going East (Credit: SBA 2022)

Pathway Constructed - Informal Sequential Views

- **Heritage Integrity: Poor** - Many of the smaller pathways that provided these constructed sequential views have disappeared over time. The major pathways that function as vehicular routes have been extended over time.
- **Physical Condition: Poor** - Many of the extant smaller pathways have a maintenance deficit.
- **Original Intent vs Current Use:** For the remaining small informal pathways the current views reflect the design intent.

Description: The informal sequential views have been most heavily altered since the initial design. These views are reliant on the layout of the pathways (Figure 17). The pathways on both the east and west islands as a result of programming ever larger events have been altered. The pathways are less numerous, wider, and straighter all of which has impacted the number and quality of these constructed views. Replacement of the smaller informal pathways to the lookouts by a wide periphery trail has removed any and all sequential lake views replacing them with one continuous vista.



Figure 16: example of view from Pathways providing informal Sequential Views, West Island (Base Mapping Credit: THA Draft CHER, 2013)



Figure 17: example of Informal Sequential Views from pathways around the lagoon, West Island (Credit: LHC)

Views To and From the Pavilion (Megastructure Components)

- **Heritage Integrity: Good.** The views from the Pavilion are mostly intact (**Figures 18 & 20**). the Budweiser Stage has not only partially blocked views to the City from the Pavilion but it also presents a boring white wall as the termination of views to the east from the Pavilion. The views to the pavilion from throughout Pavilion Bay remain intact (**Figures 19 & 21**).
- **Physical Condition Assessment: Good**
- **Original Intent vs Current Use:** Current approach views reflect the design intent.

Description: There is a formal processional view sequence from the Pavilion and its bridges (**Figure 18**) to other buildings, the lake, the City skyline (cityscape) and the western shoreline that are an integral part of the Ontario Place experience. The procession starts with the glimpses out of the glass bridge across the Lakeshore, then is foreshortened by the Entrance Building, then continues through the glazed bridge to the pods, through the pods, and up until the Cinesphere where all is dark. From the Pavilion all views are available, views to the lake, to the city, to all the other buildings and the inland waters of Pavilion Bay.

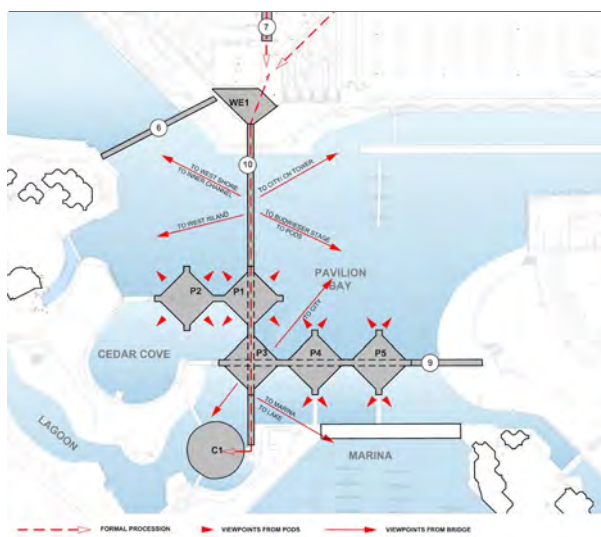


Figure 18: Formal processional views from the Pavilion



Figure 19: Views to the Pavilion



Figure 20: View towards the City from Bridge #10
(Credit: SBA 2022)



Figure 21: View to the Pavilion from West Island (Credit: SBA 2022)

3.5.2 Circulation

The following is a summary table for circulation overall with more detailed discussion following. *For further discussion of Marine Circulation see also 3.5.5 - Water Features, for Bridges see 3.5.6 - Built Features.*

Location	Heritage Attribute	Condition of Attribute	Heritage Integrity of Attribute
Throughout Ontario Place	Pedestrian Circulation System	Fair – Poor. Many of the extant smaller pathways have a maintenance deficit. The perimeter large combined vehicular pedestrian pathways are better maintained	Fair – Poor. Ontario Place remains largely a pedestrian precinct. The more intimate pedestrian experience has been degraded. The winding narrow pathways to lookouts no longer exist. There are no longer pathways within the interior of the East Island. There are few remnants of the original street furniture.
	Marine Circulation	Good – Poor. Good for large water bodies poor for smaller bodies with maintenance deficits, and threats of flooding.	Good – Poor- The marine circulation for large boats is intact but the original circulation for small craft through the canal system is not always feasible.

Table 17: Circulation Condition Assessment

Pedestrian Circulation

- **Heritage Integrity:** The winding narrow 6ft pathway system has been degraded especially around the perimeter of the islands (See **Figures 21-23**). There are no longer pathways within the interior of the East Island. The wide pathways have morphed to the perimeter of the islands. There are remnants of the original street furniture.
- **Condition:** Narrow Pathways - poor; Wide Pathways - fair
- **Original Intent vs Current Use:** Ontario Place remains largely a pedestrian precinct, but the intimate detailed quality pedestrian experience has been eroded.

Description: The original design was of a major circulation system of 15 ft wide pathways in conjunction with bridges that picturesquely connected the gathering and event places. Off the major circulation system, smaller, 6ft wide paths would take you to intimate places like the lake lookouts and summits. To enhance the pedestrian experience bicycles were not allowed in Ontario Place. As larger programmed gathering spaces evolved in the centre of the islands the

major circulation system moved to the outer edge of the island. The smaller intimate pedestrian circulation system has largely disappeared.

The street furniture, lighting, seating railings etc. were an important element of the circulation system (**Figure 23**).

Marine Circulation

- **Heritage Integrity:** The marine circulation for large boats is intact but the original circulation for small craft is not always feasible (**Figures 22 & 23**).
- **Condition:** Large bodies - good; Small bodies - poor.
- **Original Intent vs Current Use:** Ontario Place continues to provide sheltered marina facilities to about 300 boats. The internal navigation systems with canals providing continuous circulation through both islands to Pavilion Bay is diminished.

Description: The circulation for small, non-motorized watercraft has been negatively impacted over the years. The tunnel that connect the lagoon to Pavilion Bay is no longer passable. Over the years water access around Budweisser Island has been diminished due to changes in bridging and rising water levels. The remaining bays, and the lagoon remain intact.

The widening of the west causway, although culverted, has impeded water flow into the site.²² The original design included assisted pumping of water to increase circulation through the canals.

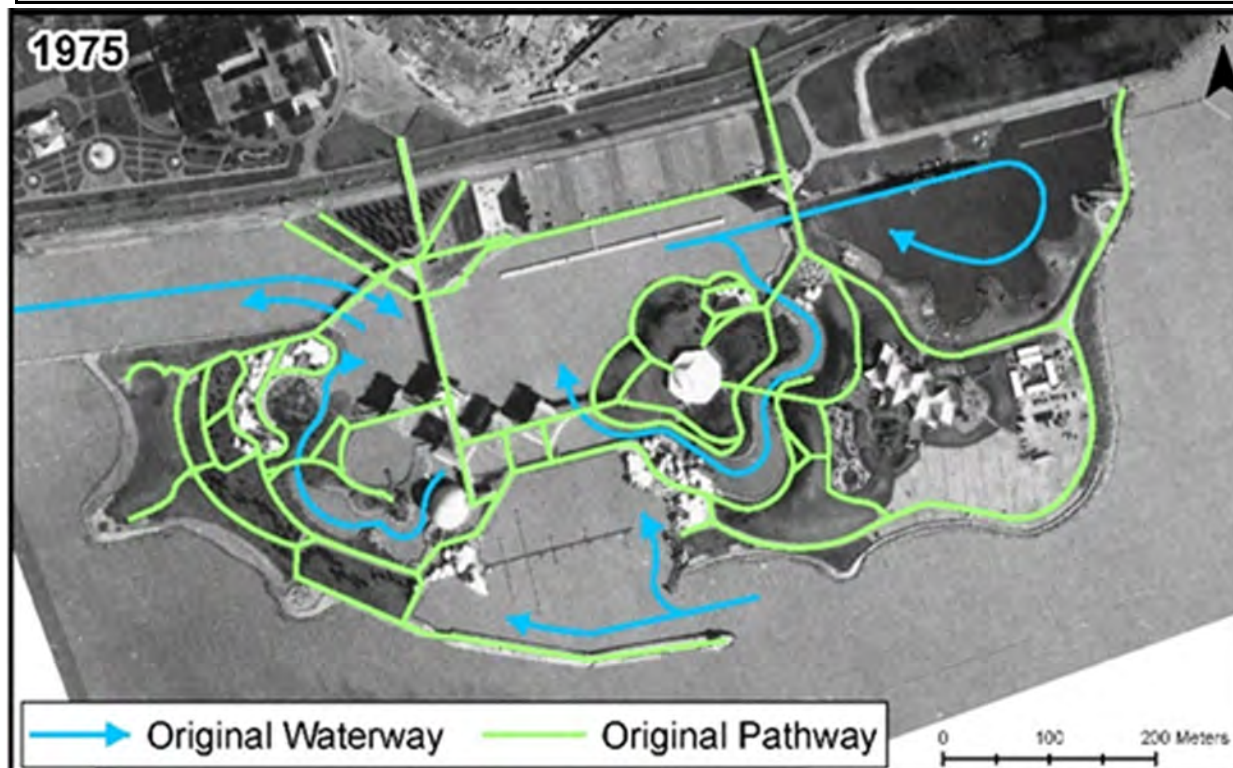


Figure 22: Original Waterways and Pathways (Credit: LHC Draft SCP 2022)

²² Commentary from Eriks Eglite, Director - Special Projects, Ontario Place (SBA Site visit, 2022).



Figure 23: Current Waterways and Pathways (Credit LHC Draft SCP 2022)

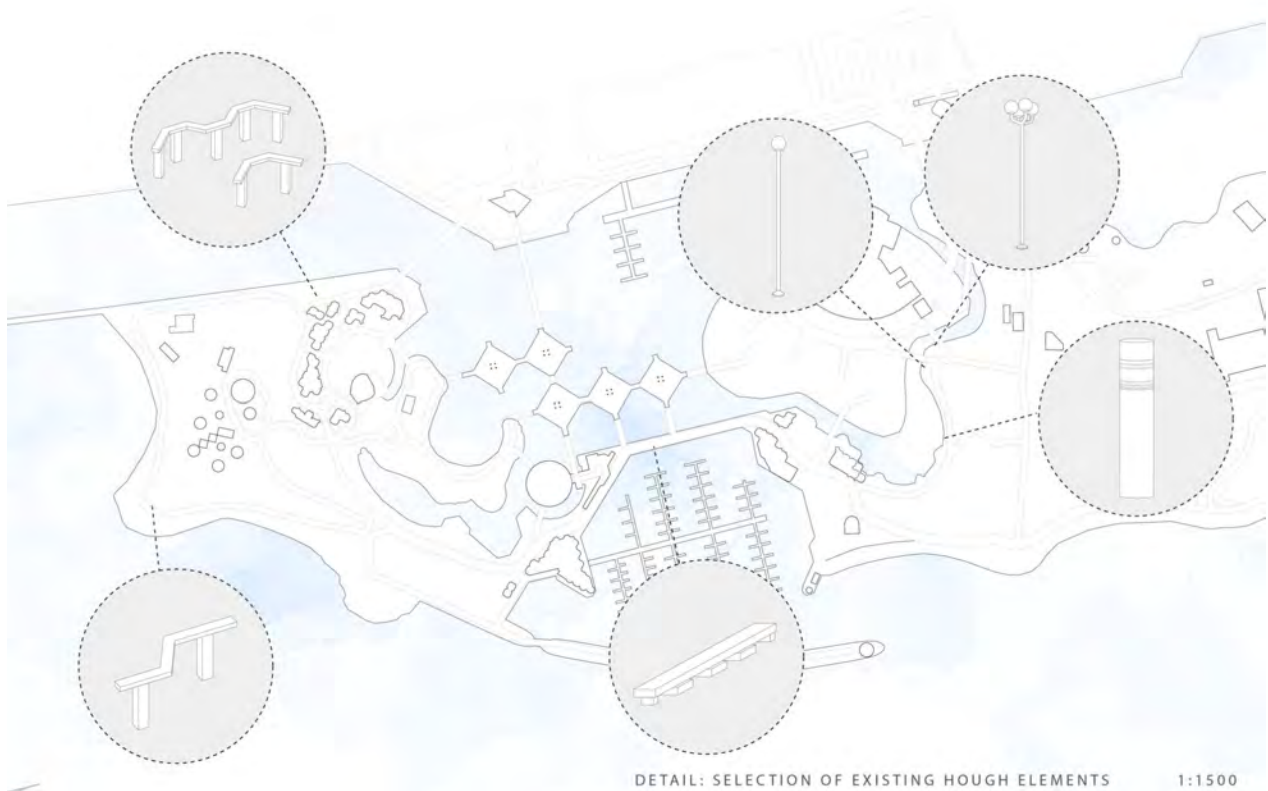


Figure 24: Extant Street Furniture (Credit: <https://academic.daniels.utoronto.ca/houghontarioplace/existing-hough-materials-inventory>)

3.5.3 Vegetation & Hardscaping

The following provides first a high-level summary of the condition for the overarching areas followed by more specific discussion of the contributing heritage attributes. In some cases, the heritage integrity has been repeated for ease of reference.

Location	Heritage Attribute	Condition of Attribute	Heritage Integrity of Attribute
East and West Islands	Vegetation: Tree Plantings and Vegetation Groups	Fair-Poor - Hard surfaces have replaced naturalized landscapes and both the vegetative landscape and the hardscape have a maintenance deficit.	Fair – Poor - The naturalized shrubbery landscape has been degraded significantly even while some areas of mature trees remain
	Hardscaping: Village Gathering Places and Plazas		Fair- Poor - The additional hardscaping tends to be utilitarian in nature (asphalt) which is not part of the original design vocabulary.

Table 18: Vegetation and Hardscaping Condition Assessment Table

Vegetation & Hardscaping

- **Heritage Integrity:**
Vegetation: Fair - Poor - Some areas of mature trees (**Figures 28 & 29**) remain but little else remains of the mid canopy vegetation.
Hardscaping: Fair - Poor - The West Village Plaza original reflecting pool is extant as a gathering place. The gathering places of the marine villages are eroded.
- **Physical Condition: Fair - Poor** - Hard surfaces are replacing naturalized landscapes and landscaping generally has a maintenance/rejuvenation deficit.
- **Original Intent vs Current Use:** The original design accommodated far more vegetated area and far greater use of quality detailed shrubbery design. Much of the hard landscaping is used as per the original intent.

Description: The vegetation at Ontario Place was thoughtfully selected and arranged amongst the landforms, shorelines, pathways, and nodes in response to both environmental and aesthetic requirements. The majority of mature trees are on the sheltering landforms of the East and West Islands. The original design intent incorporated many shrub species that would have filled out the mid-storey below the canopy of trees and landscaped the public gathering places and lookouts. The design incorporated various palettes of flowering shrubs with seasonal interest clustered around key nodes and smaller focal points. Much of this shrub layer is no longer present. Hough commented that maintenance staff found it easier to over-manicure lawn as opposed to natural revegetation. Currently much of the lawn of the east island has been replaced by asphalt reducing maintenance yet again.

Hough's hard landscaping elements were typical of their day: pink toned concrete pavers, wood or natural stone edging, tubular metal railings, and street elements.

Extant mature trees include:

- Austrian Pine and Norway and White Spruce and other hardy tree species still present by the west entrance, west island berm, and the west side of the east island.

- Weeping Willow trees planted as saplings as part of the original construction are present within the lawns on the south shore of the lagoon on the West Island and east canal.
- Honey Locust trees can still be found surrounding the upper plaza (planted in tree pits/hardscape) and lining the north pathway of the West Village.
- Black Locust on the outer west and south banks of the Centre Island are still present and dominate the thickly vegetated slopes. Black Locust plantings for this area are illustrated on Hough's design drawings
- White Ash, Austrian Pine, Crab-Apple, and Red Maple are present on the original landforms of the East Island. These have been augmented with newer plantings including Red Oak.

The following information and **Figures 25** and **26** are from a tree inventory of Ontario Place carried out in the fall of 2021 by students at the University of Toronto Daniels Faculty of Architecture, Landscape and Design and supported by the Architectural Conservancy of Ontario.



Figure 25: Assumed Original Trees (Credit: <https://academic.daniels.utoronto.ca/houghontarioplace/>)

According to the study, “When the data above is cross examined with archival records and historic writings, it can be assumed that approximately 40% of the trees surveyed on site are original to Hough’s plans.”²³

²³ Daniels School of Architecture at the University of Toronto, “Conserving Hough’s Ontario Place,” retrieved at <https://academic.daniels.utoronto.ca/houghontarioplace/>



Figure 26: Canopy Width (Credit: <https://academic.daniels.utoronto.ca/houghontarioplace/>)



Figure 27: Mature Growth in West Island (Credit: SBA 2022)



Figure 28: Mature growth in Budweiser Island (Credit: LHC)

3.5.4 Landforms

The following is a summary table pertaining to the overarching areas. It is followed by more focused discussion of the condition of specific attributes as referenced in the SCHV.

Location	Heritage Attribute	Condition of Attribute	Heritage Integrity of Attribute
Mainland	Elevated West Entry Plaza	Fair - Landscaping maintenance and renewal needed.	Good to Fair - The multi-tiered staircases and plaza area at the top of the landform is as per the 1971 design, as is the bridge spanning Lakeshore Boulevard. The pedestrian pathway and tiered sea wall along the water's edge is also original to the 1971 design and construction.
	West Island	Fair - under threat from rising water levels. Engineered soil of the islands is remarkably stable.	Good – There have been minor infills along the shoreline. The current use aligns with the intended use.
West Island	Landform Associated with Localized Microclimate.	Good-	Good – Fair The berm has been increased in height to facilitate changes in programming but the original design intent to provide sheltered microclimates continues.

East Island	East Island	Fair - under threat from raising water levels. Engineered soil of the islands is remarkably stable.	Good – There have been small infills throughout the island and an expansion to the east. The current use aligns with the intended use
	Landform Associated with Localized Microclimate	Good -	Good – Fair The berm has been increased in height to facilitate changes in programming but the original design intent to provide sheltered microclimates continues.

Table 19: Landforms Condition Assessment

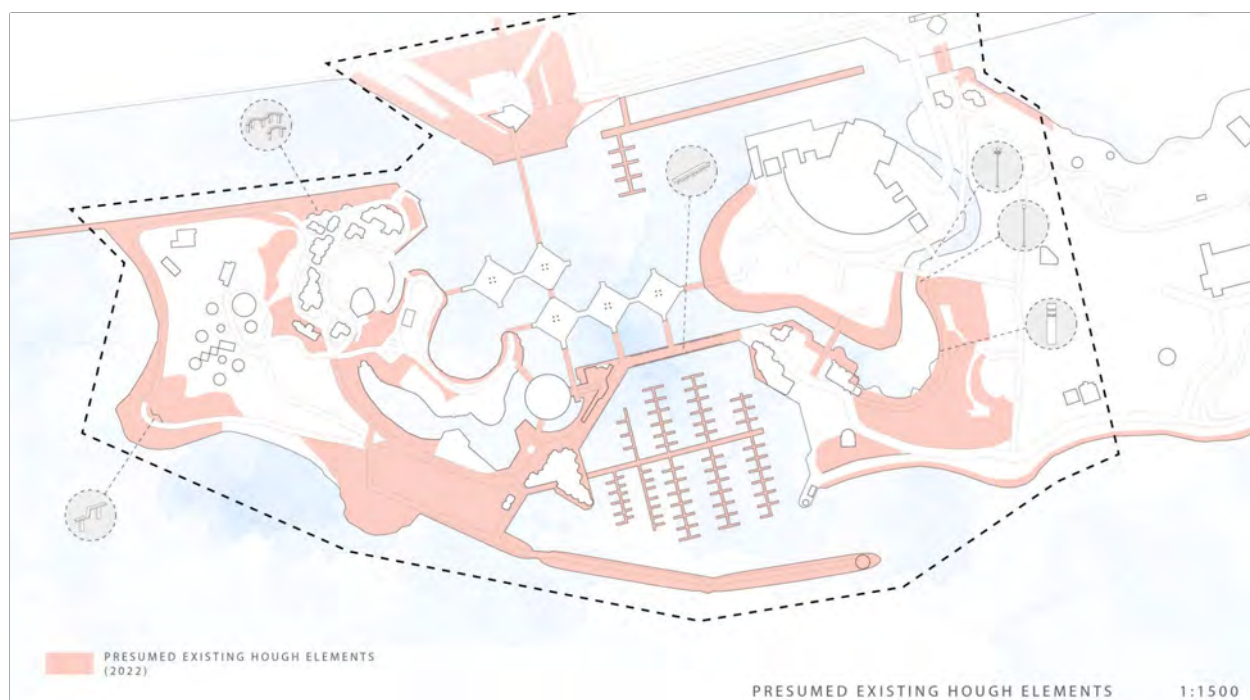


Figure 29: Presumed Extant Original Hough Elements (Credit <https://academic.daniels.utoronto.ca/houghontarioplace/existing-hough-materials-inventory/>)

3.5.4.1 East and West Islands

East and West Islands

- **Heritage Integrity: Good** - There have been of many small infills throughout the islands and one larger expansion to the west in 1984 (**Figure 31**).
- **Physical Condition: Fair** - The Islands are not static but rather constantly eroded by water and wind. They are currently under threat from raising water levels. Based on the structural condition of the existing concrete block walls of the village structures the engineered soil of the islands is remarkably stable.
- **Original Intent vs Current Use:** The current use aligns with the intended use as "... An 80-acre offshore development of islands....," comprised of "landfill shaped in two islands, rather than one so that the Pavilion would be freed from the sense of being landlocked ...," and "the islands would most likely be expanded in the future to allow for connections with Harbour City...."

Description: The islands of Ontario Place are manufactured created from infill materials and are a contributing heritage attribute with heritage value. They are not a constant size or shape and have slowly increased in size from as-designed to as-built, and then again in 1983 the east island was extended to provide a parking lot and administration buildings. Minor infilling has occurred throughout Ontario Place’s history. Most of the infill has been in response to recreational and entertainment reprogramming and in intent, if not always in execution, as in keeping with the vision for Ontario Place. An exception was the 1983 extension for parking lots which has since been rectified by repurposing the area as Trillium Park.

The original design accommodated seasonal water level changes of three feet.²⁴ The 2012 medium water level was about 74.5 metres (**Figure 31**) The lake level of Lake Ontario varies from 74-76 meters (approximately seven feet.) and is anticipated because of climate change to be rising. Flooding has occurred in the recent past and studies are underway to ascertain how to avoid future flooding.

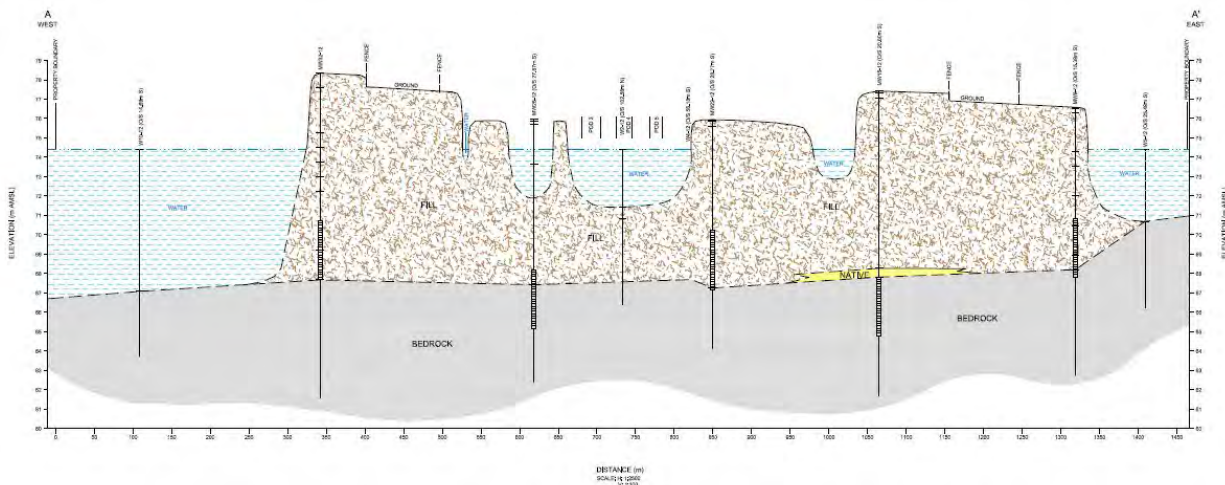


Figure 30: Section Through Islands (Credit Conestoga-Rovers Associates, 2012 (Vertical scale is distorted))

²⁴ Hough Stansbury & Associates, Ontario Place – First Step in The Renewal of The Toronto Waterfront – c1970



Figure 31: The photo at left (1979) is taken before the Western landfill (1984) as shown in photo at right (1989)

3.5.4.2 Landforms Associated with Localized Microclimates

Localized Microclimate Landforms

- **Heritage Integrity: Good - Fair** Original landforms intended to support microclimates have been modified to facilitate changes in programming.
- **Physical Condition: Good**
- **Original Intent vs Current Use:** The design intent was for the landforms to provide sheltered microclimates, which they continue to do.

Description: Both the East and West Islands were designed with curved heights of land on the west to create opportunities for sheltered microclimates. These landforms were designed to shelter the built form from the prevailing southwest winds activities and small marine craft in their lee. These landforms were planted with trees to increase the protection from wind.

Over time the height of these original landforms has been modified to facilitate new programming, most notably is the increase in height of the berm protecting the original forum when the larger Molson Amphitheater was built in 1994 (**Figure 32**). The Height of the berm on the west island was raised for the waterfall. Trillium Park has created a new height of land berm.



Figure 32: Raised berm at Budweiser Island



Figure 33: Raised berm at Budweiser Island



Figure 34: Berm protecting the East Canal

3.5.4.3 Mainland – Elevated Plaza of the West Entrance

West Entrance Elevated Plaza

- **Heritage Integrity: Good-Fair**
The multi-tiered staircases (Figure 36) and plaza area at the top of the landform is as per the original design (1071), as is the bridge spanning Lakeshore Boulevard. The pedestrian pathway and tiered sea wall along the water's edge is also original to the 1971 design and construction. The parking lot has lost its landscaping elements.

- **Physical Condition: Fair.** Landscaping maintenance and renewal is in arrears.
- **Original Intent vs Current Use:** Current use as an entrance is aligned with original design intent. The individual freestanding ticket kiosks have been removed and the plaza width has been reduced through the enlargement of the entrance building to house the ticket windows inside. Street furnishings have been replaced over time.

Description: The elevated entry landform (**Figure 35**) was constructed to navigate people who arrived from the west parking lot up to the level of the bridge for access to the Pavilion.

The multi-tiered staircases and plaza area at the top of the landform is as per the original design (1971), as is the bridge spanning Lakeshore Boulevard. A tall “Ontario Place” pylon is located on the plaza not far from the location of the original waymarking pylon (**Figure 36**). The pedestrian pathway and tiered sea wall along the water’s edge is also original to the 1971 design and construction. “The Passage,” part of the Province of Ontario’s Public Art collection including the 2084 Time Capsule, is located on the waterfront edge of the plaza.



Figure 35: Entrance Plaza Landform (Credit: SBA, 2022)



Figure 36: Photographs of the Entrance Plaza Approaches (Credit: SBA 2022)

3.5.5 Water Features

The following is a summary table of the overarching conditions, followed by more specific discussion. In some cases, there is repetition of some information for ease of reference.

Location	Heritage Attribute	Condition of Attribute	Heritage Integrity of Attribute
Throughout Ontario Place	Water Features (Lake Ontario, Inner Channel, Pavilion Bay, Coves, Lagoons and Canals)	Fair - Climate change has resulted in raising lake levels which have flooded the inland shorelines of both islands and poses an increasing threat. Poor water is an increasing issue.	Good - Substantially intact with the exception that the west and east canals have additional bridging and infilling. Navigation is challenged at high water levels. Current use, which includes visitors access and relationship to water, is as per design intent.
	Shorelines	Varies - Climate change has resulted in raising lake levels which have flooded the inland shorelines of both islands and poses an increasing threat.	Fair- Additional location dependent study required but original shoreline types appear to be extant.
Core	The Marina	Good – Fair – Both marinas (north and south) have been in continuous use and has normal wear and tear. Ancillary facilities in poor repair	Good - The marina is substantially as per original design.
East Island	Lookout	Poor – the armoured landforms are intact but there are no amenities	Poor– Only one of the two original lookouts remain. The remaining lookout serves as a vehicular turning area and has no designed amenities making these destination spots are missing.
West Island	Lookouts	Fair – The west lookout is maintained while the east lookout is an abandoned emergency helicopter landing site.	Both original lookouts are extant. The West lookout has the highest heritage integrity with replacement viewing amenities, but all original amenities features are missing. Both do provide space for people to pause and view outwards as per the design intent. .

	The Breakwater	Poor to Fair ²⁵ : Although all attributes but the wheelhouse are currently in good condition, the structure is threatened by waves overlapping it as a result of rising lake levels	Poor to Fair - substantially as designed (fashioned from sunken lake ships). The wheelhouse is diminished from its original destination design.
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Table 20: Water Features Condition Assessment Table

3.5.5.1 Water Bodies

Large Water Bodies: Lake Ontario, The Inner Channel (**Figure 42**), Pavilion Bay (**Figure 41**)

- **Heritage Integrity: Good** – There have been no significant changes.
- **Physical Condition: Fair** – Climate change has resulted in raising lake levels which have flooded the inland shorelines of both islands and poses an increasing threat. Water quality especially in Brigantine Cove and the canal has becoming an increasing issue.
- **Original Intent vs Current Use:** Current use is as per design intent.

Description: Hough was mindful that the fluctuating water level be integrated in a thoughtful and aesthetic way. Hough’s design accommodated a seasonal water level change of 3 feet. Hough installed culverts from the lake to the internal waterways and assisted the exchange of water through the installation of pumps.

Small Water Bodies: Coves (**Figure 39**), Lagoon (**Figure 38**), and Canals (**Figures 37 & 40**)

- **Heritage Integrity: Fair** - Substantially intact with the exception that the west and east canals have additional bridging and navigation is challenged at high water levels
- **Physical Condition: Fair** (see Shorelines)
- **Original Intent vs Current Use:** Current use is as per design intent.

Description: These minor bodies of water were designed to accommodate passive viewing and the sheltered navigation of small watercraft. With the absence of the stepped edge of the reflecting pond these small bodies of water take on an additional need to provide viewing experiences. The east canal canal’s depth has been reduced due to naturalization and fish habitat initiatives but nevertheless both canals and the tunnel connecting the lagoon to the west canal remain navigable for small watercraft.

²⁵ LANDInc, “Ontario Place Coastal Assessment,” December 2020.



Figure 37: East Canal, East Island (Credit: LHC)



Figure 38: Lagoon, West Island (Credit: LHC)



Figure 39: Cedar Cove, West Island (Credit: SBA 2022)



Figure 40: West Canal, West Island (Credit: SBA 2022)



Figure 41: Pavilion Bay, Core Area (Credit: SBA 2021)



Figure 42: Inner Channel, north of West Island (Credit: LHC)

3.5.5.2 Shorelines

Shorelines

- **Heritage Integrity:** Fair - location dependent.
- **Condition:** Varies - Further assessment through future heritage studies is recommended.
- **Original Intent vs Current Use:** Current uses are generally aligned with the original design

intent although there is a trend of replacing naturalized pebble and soft edges with armor stone (Figure 43).

Description: The design treatment of the water's edge was integral in the programming of Ontario Place. The design also had to accommodate the fluctuating water levels of Lake Ontario. Hough was mindful that this fluctuating water level be integrated in a thoughtful and aesthetic way. The outer edges had to withstand wind and wave. The inner edges had to withstand the social factors of large visitor groups and programming. Waters' edges were designed with a series of treatments: vertical edges to allow boats to land; soft, tapered edges to allow people to interact with the water's edge; and hard armored edges on the outer island edges to withstand the wave action of Lake Ontario.

Many of the waters' edge treatments are still highly legible within the Ontario Place landscape. The vertical pine post piles and sheet metal piles provide a series of hard edges on the West and East Island. The tapered edges along the lagoon are still intact along the West Island.

There were and still are six, basic types of shorelines, each designed to accommodate different criteria: armored for lookouts & shore protection (Figure 47), pebbled for beaches (Figure 48), log and steel piles for straight edge for shoreline retainment (Figure 50), hard-edged (concrete) for retainment and boat mooring (Figure 45), soft tapered to mark landscape transitions (Figure 46), and tiered (mainland) to encourage seating (Figure 47). *Note: more study likely required.*

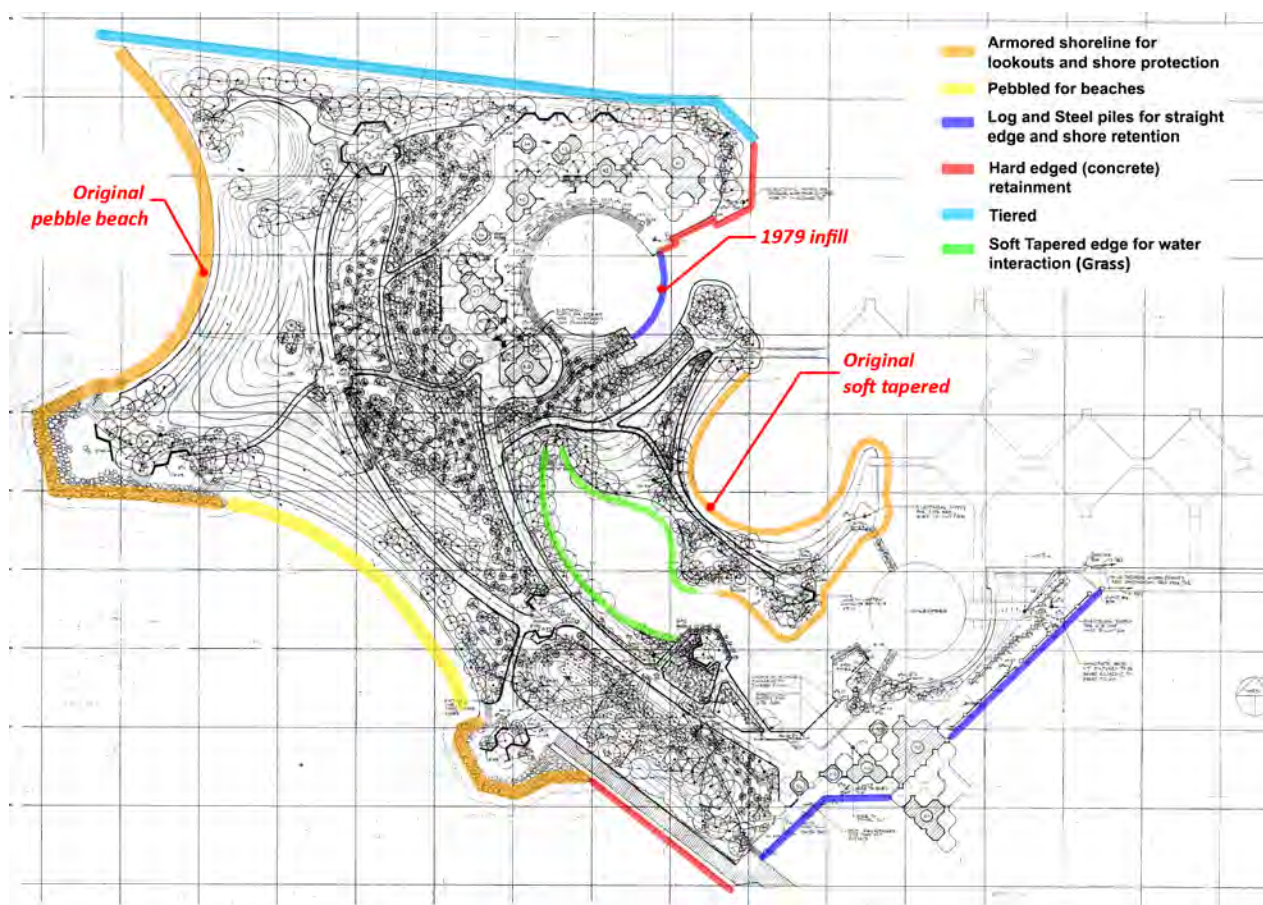


Figure 43: Hough - 1970 West Island Landscape Drawing (Electrical Overlay) SBA have annotated to show the current shoreline morphology- armored, pebbled beaches, log and or steel pile, poured concrete, tiered and soft tapered naturalized. (East Island Similar) (Credit: SBA)



Figure 44: Presumed Extant Original Shorelines - Hough Edge Condition
(Credit <https://academic.daniels.utoronto.ca/houghontarioplace/existing-hough-materials-inventory>)



Figure 45: Hard edged (Concrete retainment)



Figure 46: Soft tapered edges



Figure 47: Hard armored edges



Figure 48: Pebbled beaches



Figure 49: Tiered shoreline



Figure 50: Log and Steel piles for straight edge

3.5.5.3 Lookouts

Lookouts

- **Heritage Integrity: Fair-Poor** - Only three of the four lookouts remain. The West point lookout has the highest heritage integrity, but all have lost some original features.
- **Condition: Fair- Poor** Apart from the armored shore feature only the western lookout retains any of the original design intent amenities.
- **Original Intent vs Current Use:** The three remaining lookout points do provide space for people to pause and view outwards but the amenities to making these destination spots are missing.

Description: Originally there were four lookouts who served a dual purpose of acting as lookouts and protecting the shoreline. These lookouts were access by the smaller, intimate minor pathways while today a major 16-foot-wide trail/emergency road links them.

There were two points on the East Island: the one on the end of the island afforded views back to the city while one at the middle of the outside shoreline provided views out over Lake Ontario (**Figure 52**). With the expansion of the East Island in 1985 the lookout on the point of the island was obliterated. The outline of the central lookout still exists but the design is significantly degraded from landscaped, terraced, secluded seating areas to a flat asphalted area.

There were similarly two lookouts on the West Island. The one in the middle has been converted into a helicopter landing pad. The western lookout is the most intact and the only one with trees as per the original design intent, but it too has been degraded with the installation of wood decking for the air marshal's use during flyover exhibitions.

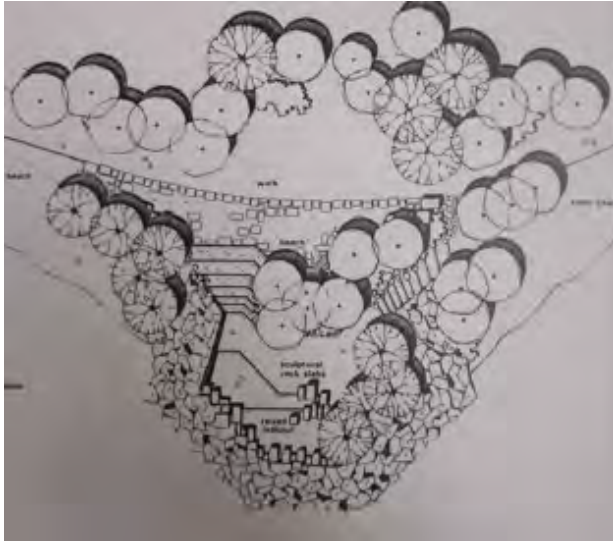


Figure 51: Hough Illustration of East Armor Lookout c. 1970
(Credit: OP Dev. Report)



Figure 52: East Armor Lookout (Credit: LHC, c2021)

3.5.5.4 The Marina

The Marina

- **Heritage Integrity: Good** – The marina (**Figure 53**) is substantially as per original design.
- **Condition: Good / Fair** – The marina has been in continuous use and have normal wear and tear.
- **Original Intent vs Current Use:** Currently being used as per original intent.

Description: The original design intended for the marina to be “a focus for the complex”²⁶ and to accommodate 300 boats. By 1980 additional boat docking was provided using the existing breakwater as a base. This marina accommodates larger pleasure craft. The marinas are connected by a gangway to shore.

²⁶ Hough Stansbury & Associates, Ontario Place – First Step in The Renewal of The Toronto Waterfront – c1970



Figure 53: Photograph of the Marina, current condition (Credit: SBA)

3.5.5.5 The Sunken Ship Breakwater

The design of the breakwaters is fashioned from sunken lake ships.

Sunken Ship Breakwater (BW1)

- **Heritage Integrity: Fair – Poor** - substantially as designed. The wheelhouse is diminished from its original design.
- **Physical Condition: Poor**²⁷
- **Original Intent vs Current Use:** Currently being used as per original intent.

Description: Three lake freighters (the Shaw, the Victorious, and the Houghton - **Figure 59**) were sunk and used to form a breakwater to protect the south marina. The concrete was finished off to form a boardwalk. Concrete bollards topped with heavy, paint-epoxied chain line the inside separating the promenade from the boats that tie up on the protected side. Power outlets are provided in the bollards. On the lakeside there is a continuous high concrete curb. The foremost of the ships (**Figure 55**) had a modified wheelhouse that houses a drinking fountain, weather sensors, and lighting.

The ship hulls are submitted to wave over-washing with increasing frequency as a result of rising water levels and more numerous extreme weather events.

²⁷ LANDInc, "Ontario Place Coastal Assessment," (December 2020).



3.5.6 Contributing Built Features

The following is a summary table of all the built features organized by geographic area:

Location	#	Common Name	Condition of Attribute	Heritage Integrity of Attribute
Mainland	B7	Bridge- West Entry to Exhibition	Fair and currently undergoing Early Works program.	Good
	WE1	West Entrance Bldg. (Plaque)	Fair to Poor - There is leaking beneath the ramp which is currently re-enforced by temporary wood framing.	Poor - The building was doubled in size in 1974 and all the elevations were redesigned.
West Island	W1	Commons Northeast Bldg.	Fair to Poor: Building envelope and systems. Also see Table 8 for condition assessment by Tacoma Engineers.	Poor -There have been numerous additions and removals over the years.
	W2	Commons North Bldg.		
	W3	Commons Food		
	W4	Commons West Bldg.		
	W6	Electrical Sub-Station		
	W7	Commons North Washroom		
	W8	Dry Storage Bldg.		
	W9	Commons South Washroom		
Core Area	P1	Pod 1	Building Envelope Fair – Systems and code -Poor ²⁸ - (currently undergoing Early Works program). Also see Table for condition assessment by Tacoma Engineers.	Good - No significant alterations to the as-built
	P2	Pod 2		
	P3	Pod 3		
	P4	Pod 4		
	P5	Pod 5		
	C1	Cinesphere	Building Envelope Fair ²⁹ (Early Works currently underway) Systems Good Also see Table8 for condition assessment by Tacoma Engineers.	Good - No significant exterior modifications from as-built. The Warren bridge trusses have been covered on the with corrugated metal
	MVW1	Marina West Washrooms	Fair to Poor: Roofs poor remainder of building envelopes good to fair. Systems Fair to Poor. Also see Table for condition assessment by Tacoma	Fair - the West Village there have been numerous additions and removals over the years. The village retain their original pride of place location with the view corridor to them beneath the Pavilion.
	MVW2	Marina West Village Bldg.		

²⁸ ENTUITIVE Engineers, Early Works, 2021

²⁹ ENTUITIVE Engineers, Early Works, 2021

			Engineers.	
	MVE1	East Marina Village Bldg.	Roofs Poor, Building envelopes Fair to Poor. Systems Poor. Buildings have been vacant for an extended period. Also see Table for condition assessment by Tacoma Engineers.	Good to Fair – There have not been significant alterations over the years. The village retains its original pride of place location with the view.
	MVE2	Marina North Washroom		
	MVE3	Marina Northeast Bldg.		
	MVE6	Lighthouse	Fair: Maintenance deficit.	Good - It is substantially as-built. Canvas covering on sunscreen missing. It no longer functions as a “control booth.”. (Possibly relocated from the marina dock.)
	B5	Bridge East to West Is. (1)	Fair: Early Works repair currently underway for the bridge.	Good – Fair. Its design is original including some extant street fixtures
	B6	Bridge WE1 to West Is.	Fair	Good - these Warren truss bridges are original although railing bars have been added to conform to Code.
	B9	Bridge under pods	Fair ³⁰ , Early Works repair currently underway for the bridge.	Good – As designed with minor interventions.
	B10	Bridge WE1 to Cinesphere		
East Island	B8	East Entrance to Exhibition PKG	Fair	Good - these Warren truss bridges are original although railing bars have been added to conform to Code.
	B1	East Island to land @ CE3	Fair	Poor - the original Warren truss drawbridge has been rebuilt as a steel bridge and widened. Its continuing contribution is its location

Table 21: Built Features Condition Assessment Table

The structural and building envelope assessment of current conditions for contributing built attributes is summarized in the table that follows. The building assessment was undertaken in 2021 by Tacoma Engineers for the LHC Draft Condition Assessment.

Tacoma Engineers used the following system to describe the condition of the built forms.

Poor Requires attention. Identified as one of the three capital repair planning categories
Priority 1 = Health and Safety
Priority 2 = Code Compliance and Legislative Requirements
Priority 3 = Imminent Breakdown

³⁰ ENTUITIVE Engineers, Early Works, 2021

Fair Requires ongoing maintenance, repair and/or applicable studies, as identified and recommended

Good No action required beyond continued maintenance and monitoring through Base Building Assessments.

In some cases, the condition assessment in the table does not align exactly with the condition assessed within this SCP either because of additional information acquired since the assessment, or because of the deterioration of the conditions over the intervening year. It should be noted that the assessment in **Table 21** is only for the building envelope, and it does not include systems, health and safety or code compliance considerations. Altus Group undertook a condition assessment of all buildings complete with building systems in 2019. The “condition” for contributing built features given in this SCP reflects a blending of both Tacoma and Altus’s assessments with a building review by SBA conducted in 2022.

The following is the summary structural building assessment from 2021 conducted by Tacoma Engineers:

	Tacoma 2021				General Conditions Assessment			
	Building Code	Common Name	Heritage Attribute	Year Built	Roof	Walls	Floors	Founda
West Island	W1	Commons North East Building	Y	1971	Fair	Good	Good	Good
	W2	Commons North Building	Y	1971	Fair	Fair	Good	Good
	W3	Commons Food	Y	1971	Poor	Fair	Good	Good
	W4	Commons West Building	Y	1971	Fair	Fair	Fair	Good
	W6	Electrical Substation	Y	1971	Fair	Good	Good	Good
	W7	Commons North Washroom	Y	1971	Fair	Good	Good	Good
	W8	Dry Storage Building	Y	1971	Fair	Good	Good	Good
	W9	Commons South Washroom	Y	1971	Fair	Good	Good	Good
	WE1	West Entrance Building	Y	1971	Fair	Good/Fair	Good	-
Central Core Area	B10	Bridge from WE1 to C1	Y	1971				
	B9	Bridge thr pods West to East Is	Y	1971				
	P1	Pod 1	Y	1971	Fair	Good	Good	Good
	P2	Pod 2	Y	1971	Fair	Good	Good	Good
	P3	Pod 3	Y	1971	Fair	Good	Good	Good
	P4	Pod 4	Y	1971	Fair	Good	Good	Good
	P5	Pod 5	Y	1971	Fair	Good	Good	Good
	C1	Cinesphere	Y	1971	Fair/Poor	Fair/Poor	Good	Good
	MVW1	Marina West Washrooms	Y	1971	Poor	Good	Good/Fair	Good
	MVW2	Marina West Village Building	Y	1971	Poor	Good	Good/Fair	Good
	MVE1	East Marina Village Building	Y	1971	Poor	Good	Good/Fair	Good
	MVE2	Marina North Washroom	Y	1971	Fair	Good	Good	Good
	MVE3	Marina North East Building	Y	1971	Poor	Fair	Poor	Fair
	MVE6	Lighthouse	Y	1971	Good/Fai	Fair	Good/Fair	Good/F

Table 22 Condition Assessment Table Tacoma Engineers, 2021

The bridge assessments have been undertaken by ENTUITIVE Engineers as part of the ongoing “Early Works” repair program.

	#	Common Name	Year	Condition	Use
Mainland	B7	Bridge- West Entry to Exhibition	1971	Fair Requires Early Works	In Use: Pedestrian / Golf carts
	B8	Bridge - Central Entry to Exhibition	1971	TBD	In Use: Pedestrian / Golf carts
CENTRAL CORE	B5	Bridge East to West Is. (1)	1971	Fair Requires Early Works	In Use / Pedestrian & Emergency Vehicles
	B6	Bridge WE1 to West Is.	c.1975?	TBD	In Use: Pedestrian
	B9	Bridge under pods	1971	Fair Requires Early Works	See Pavilion 3.2.3.2
	B10	Bridge WE1 to Cinesphere	1971	Fair Requires Early Works	See Pavilion 3.2.3.2
East Island	B1	East Island to land @ CE3	1971	TBD	In Use: Ticketed Budweiser & Public access when no show at Budweiser Stage

Table 23 ENTUITIVE Engineering – “Early Works”

3.5.6.1 The Pavilion – Core and Mainland

The built form 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 the Pods, and Bridge #9 that link the Pods #3,4 & 5 to the East & West Islands
- The Cinesphere is also considered part of the Pavilion Megastructure.

Refer to **Figure 56** for the corresponding element numbers.

All the built elements of the Pavilion are original and contributing heritage attributes. With the exception the West Entrance, the exterior of the Pavilion is part of an Ontario Place “Early Works” building envelope rehabilitation program. The pods have been vacant since 2011 with little maintenance. Once a use has been determined for the pods then interior renovations will be required.

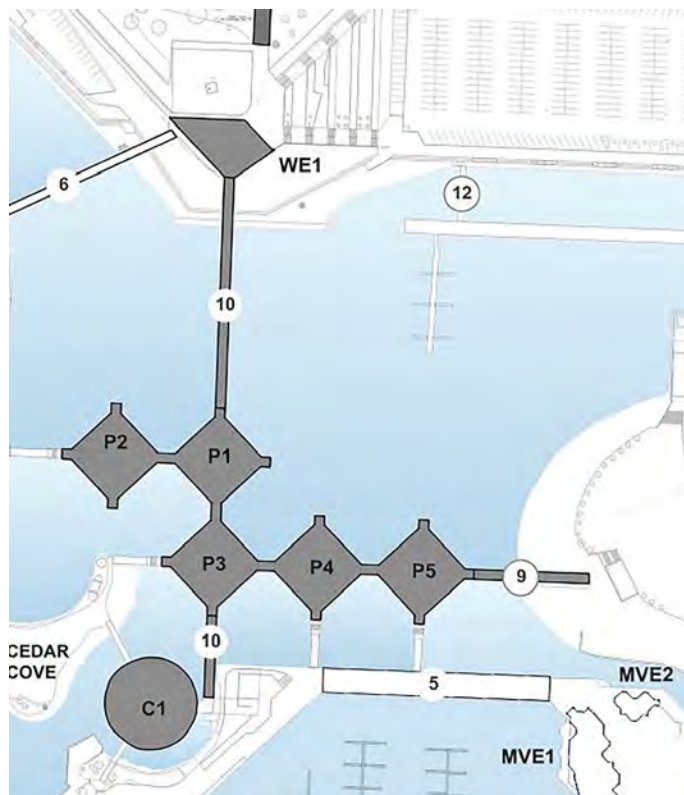


Figure 56 Pavilion Elements: West Entrance, Pods #1 thru #5, Cinesphere, and Bridges 9 & 10.

West Entrance Building

WE1 - West Entrance Building

- **Heritage Integrity: Poor**
The original building was half the current size. The building was doubled in size in 1974 and all the elevations were redesigned. The square elevator shaft raising two storeys above the building was part of the original “branding/signage”
- **Physical Condition: Fair - Poor**
 - The building envelop is in fair condition, but the services are in poor condition.
 - The main roof is in good condition. There is leaking beneath the ramp which is currently re-enforced by temporary wood framing.
- **Original Intent vs Current Use:** Current use as an entrance is aligned with original design intent except for providing the security centre for the site. The building is now used year-round but was designed for seasonal use. Service space has become constrained as the need for services has grown the build

Description: A single-storey, flat roof structure with basement level that serves as a site servicing hub. Set in an open, paved parking and drop-off area and entry plaza on top of an artificial mound that is a heritage landform. This entry structure separates the plaza from the entry bridge. The elevated position of the plaza allows for a level entry onto the bridges, and the climb up to the plaza marks the beginning of a dramatic entry sequence into Ontario Place proper from the parking area.

Although cited in the Statement of Significance as a contributing design attribute as, “a public

entrance with connection to two west bridges and the presence of Ontario Place branding/wayfinding signage,” the current unoriginal building does not reflect the contextual attribute of “geometrically and technically innovative.” Rather, it is a rudimentary masonry structure with a triangular footprint. The branding and signage opportunities are provided by the heightened elevator shaft (original) and a large, freestanding, tubular structure above the ticket entrance (not original) rather the original metal trellising surrounded the elevator shaft.

The main public ticket entrance is not in the main façade but through a series of overhead doors facing northeast. Security glazing and a secondary public entrance are located here on the north façade. The roof is sculpted to support the golf cart service and barrier-free access from the vehicular drop-off in front of the building to the open upper level of Bridge #10. Although constructed for seasonal use the building is used year-round for security and site maintenance.



Figure 57: Aerial of West Entrance (Credit: Altus Group 2019)
Yellow shaded area is the original building.

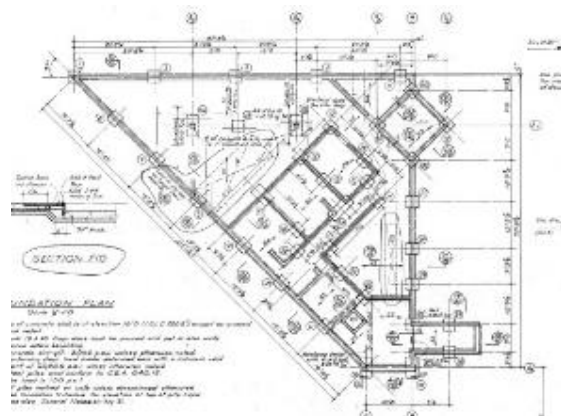


Figure 58: Craig Zeidler Strong Plan - Terminal Bldg 1971

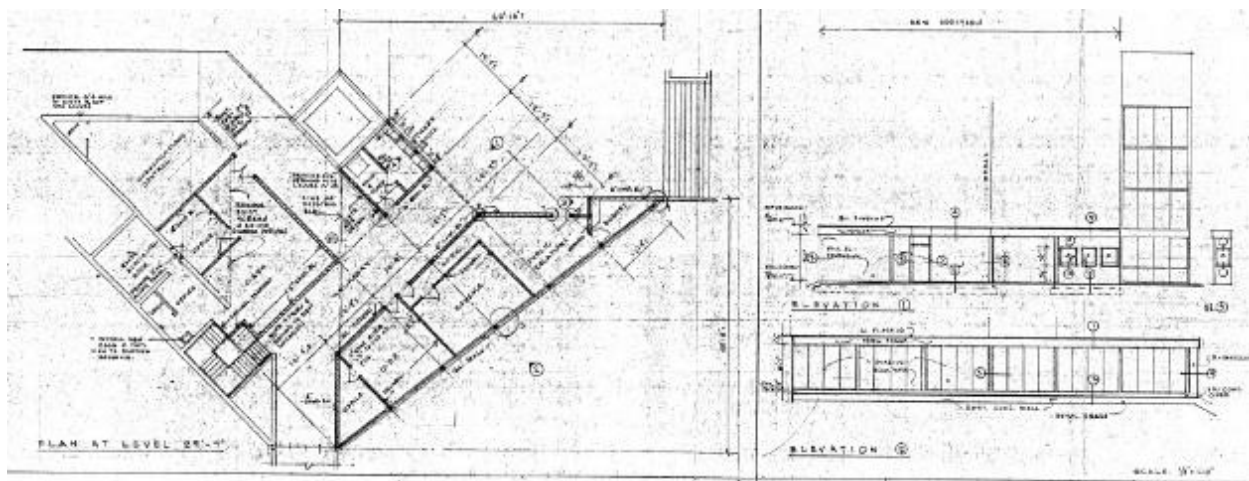


Figure 59: Addition to Terminal Building, 1974 (Credit: Drawings from Allen M Young Architect)

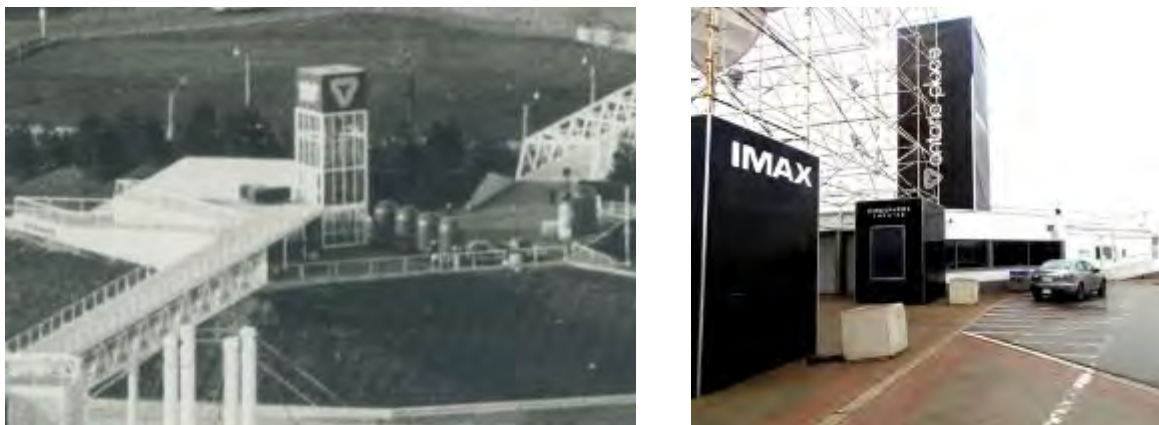


Figure 60: Photographs of entrance, 1971 (left) and 2022 (right)

Pods 1 through 5

Pods #1 through #5

- **Heritage Integrity: Good** - No significant alterations to the as-built
- **Physical Condition: Fair to Poor**³¹ (currently undergoing Early Works program)
 - The metal siding is in poor condition and will not meet Toronto Net Zero energy requirement. Replacement of all windows recommended.
 - Pods #1-4 flat roof with Landscape pavers all pods require reroofing.
 - Many of the building systems need upgrading. In addition to building services many site services run through the pods.
 - Pods #4 and #5 are exterior stairs have failed and need replacement.
- **Original Intent vs Current Use:** The first two pods were designed for hospitality while the last three pods, the dark pods, were designed to house exhibits showcasing Ontario. The first two pods have been vacant for almost ten years and the three 'dark pods' have been vacant for almost 30 years.³²

Description: The five pods consist of rigid-wall structures, each 27 meters square, supported by cables attached to four 32-metre steel masts sitting on concrete-filled caissons anchored to bedrock. At the roof, a pair of space frames cantilever out in four directions from the core.

The steel masts extend a full storey past the roof plane, connecting large-diameter structural-strand tension members from the masts to the end of the space frames to provide a stiff response to gravity loads. The floor and mezzanine levels are suspended from the space frames with tension elements.

The floor plate is further supported using a system of rod-stiffened kingpost trusses that are exposed to view from below. The rods are connected to posts and beams using simple welds, developing an understated effect.³³

The first two hospitality pods have glazing for the full extent of the two storeys while the furthest

³¹ ENTUITIVE Engineers, Early Works, 2021

³² Commentary from Ross Burnett, OPC, 2022.

³³ Taylor Hazel Architects Draft Conservation Plan, 2012

three pods are “dark pods” having solid walls with full height glazing at the knuckles between the pods and glazed nubs at the opposite corners. The floor spaces are open except for the four large columns that act as the masts to hang the pods. The roofs are covered in pavers. They are programmed areas and are in poor condition.

The Pods, P2, P3, P4 & P5 have four storey open steel exit stairs which end at a short wood bridge connection to shore. Access to the roofs, designed as exhibition space, is from these open stairs.



Figure 61: Exterior View of the hospitality Pod. (Credit: SBA)



Figure 62: Interior view of the Hospitality Pods. (Credit: SBA)



Figure 63: Exterior view of the Dark pods from Bridge #5. (Credit: SBA)



Figure 64: Interior view of the Dark pods. (Credit: SBA)



Figure 65: Bridge #10 which connects the pods to the Cinesphere and the Mainland (Credit: LHC)



Figure 66: Photograph of the pavers on the Pod roofs. (Credit: ENTUITIVE 2020)

Cinesphere

Cinesphere

- **Heritage Integrity: Good** - No significant exterior modifications from as-built. The Warren bridge trusses have been covered on the with corrugated metal
- **Envelope Condition: Fair** ³⁴ (Early Works currently underway)
 - The cladding needs replacement
 - The insulation needs to be amended in conjunction with mold abatement
 - The exterior lighting system needs replacement
- **Original Intent vs Current Use:** Built as and always used as a theater for showing IMAX films with the exception of a short period from 2012 until 2017 during which time the interior was refurbished. Currently operating as intended as an upgraded IMAX theater.

Description: The Cinesphere is supported on a cast-in-place concrete foundation. It is constructed out of two triodesic domes in aluminum pipe, the exterior is exposed while the interior supports the interior finishes and the IMAX screen. Between the outer skin and the inner skin is an air space in which there is minimal fiberglass insulation. The structural pipes that perform the triangular bracing for the dome are crimped at nodes to facilitate the connections to each other and the white metal skin. An intricate exterior lighting system is integrated into the junction points of the exterior piping.

The Cinesphere has two small Warren trusses connecting it to the west island (Emergency exits). The cinema floor structure is reinforced concrete bearing directly on foundation elements. The theatre's interior has been updated and currently consists of plush-surfaced walls and theatre seating, typical of contemporary movie theatres. Technical upgrades in 2011 and 2017 were made to allow for the showing of IMAX 3D & 3D digital films.

Ancillary areas have not been updated and remain in original condition and require significant repair and investment (washrooms, concession areas, circulation, and entrance areas, etc.)

³⁴ ENTUITIVE Engineers, Early Works, 2021



Figure 67: Views of Cinesphere from West Island (Credit: SBA 2021/22)



Figure 68: Ramp to the Cinesphere from Bridge 5 (Credit: SBA 2022)



Figure 69: View from Pod roof. (Credit: SBA 2022)

Bridges #10 & #9

- **Heritage Integrity: Good** - The Cinesphere is substantially as-built. The roof of the upper level of bridge #10 is an addition and there have been various mechanical interventions that are exposed on the exterior.)
- **Physical Condition: Fair**³⁵ (Early Works currently underway for both bridges)
 - Parallel-chord Warren truss structural system requiring significant localized repairs.
 - The single glazing requires replacement.
 - There are a number of unsightly mechanical interventions along the east elevation.
 - The two-storey eastern portion was not constructed as per specifications and a

³⁵ ENTUITIVE Engineers, Early Works, 2021

section of it has been deemed unsafe.

- **Original Intent vs Current Use:** The bridges continue in their intended use apart from Bridge #9 that no longer provides public access to Budweiser Island, a restricted area.

Description:

Bridge #10: A two-storey bridge leads from the mainland to the two northern-most pods of the Pavilion. One [the upper] level is open; the other glazed and covered. The bridge [Warren] trusses are typically floor-deep corridors, covered-access bridges, or open gangways. The gangway structures have half the depth of the corridor trusses. Nodes are rigorously aligned throughout that allowing the trusses to relate visually to one another. The interior materials and finishes, normally white-painted steel, are functional and resilient.³⁶ See **Figure 70**.

The structural framing of this bridge consists of a one-storey high Warren Truss with a steel deck supporting the concrete slab on top. This bridge spans north-south and connects the West Entrance Building to Pod No.1. The bridge also contains two deck structures positioned one over the other. The upper deck terminates at the entrance of Pod No.1 and the lower deck connects Pod No.1 to Pod No.3. Beyond Pod No.3, this bridge again becomes two separated levels and connects Pod No.3 to the entrance ramp of Cinesphere. The lower deck is at approximately twelve (12) meters above the water level. The bridge underwent a rust rehabilitation program in 2008.

The upper deck is covered with a fabric canopy which is connected to the main structure at the top chord level with a secondary steel framing structure. The lower deck is enclosed with a glazed, single glazing façade inboard of the trusses.

Site water, power, and gas run beneath the ceiling of the lower level. The lower level is for access to the pods while the upper level is for servicing via and accessible entry via golf carts.

Bridge #9: is constructed in a similar manor to bridge #10 and connects Pod #5 to the East Island. The lower glazed deck runs beneath and between Pod 3, 4, and 5, access from the bridge up into the pods is by stairs. The east portion of the bridge comes out from under the pods, transforming into two open levels with one being positioned on top of the other. The upper deck terminates at the entrance of Pod No. 5 and a ramp provides barrier-free access. The bridge underwent a rust rehabilitation program in 2010. Services for the Budweiser Amphitheater Island run through the ceiling of the lower level of the bridge. The bridge acts as an emergency exit for Budweiser Island. See **Figure 71**.

³⁶ Taylor Hazell Architects, "Ontario Place Draft Cultural Evaluation Report," 2013.

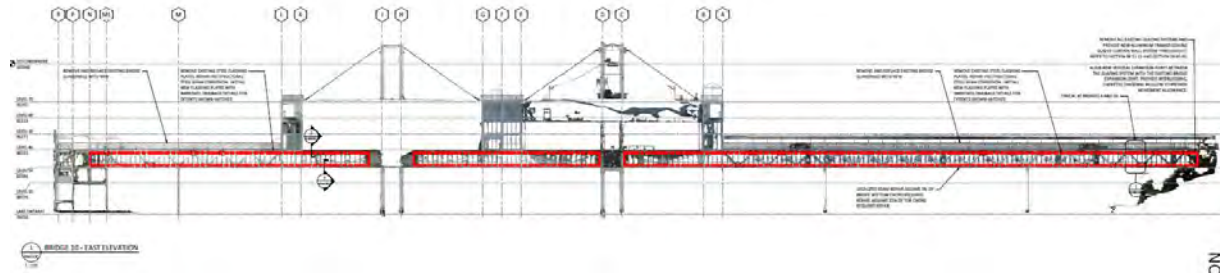


Figure 70: Bridge #10 Cross Section Looking West (Credit: ENTUITIVE as part of Early Works)

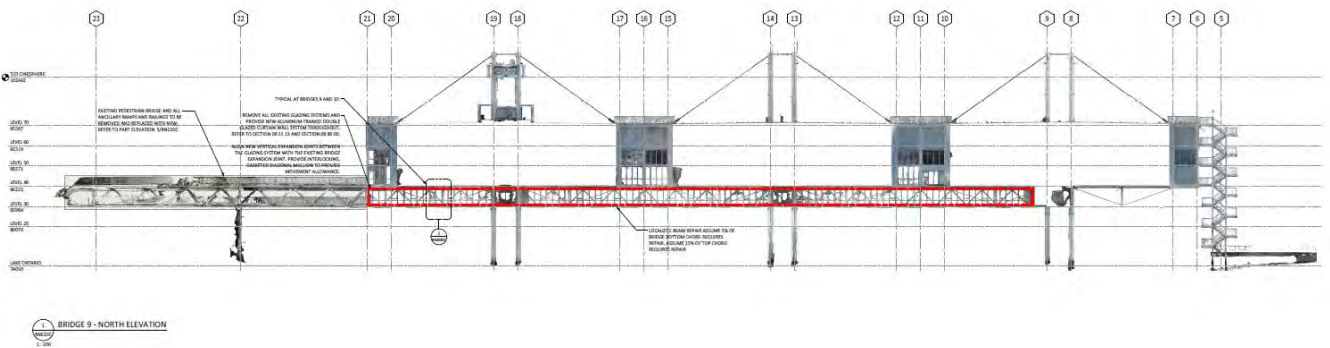


Figure 71: Bridge #9 - Cross Section Looking North (Credit: ENTUITIVE as part of Early Works)



Figure 72: Bridge 10 Connecting the Pods to mainland



Figure 73: Bridge 9 Looking south

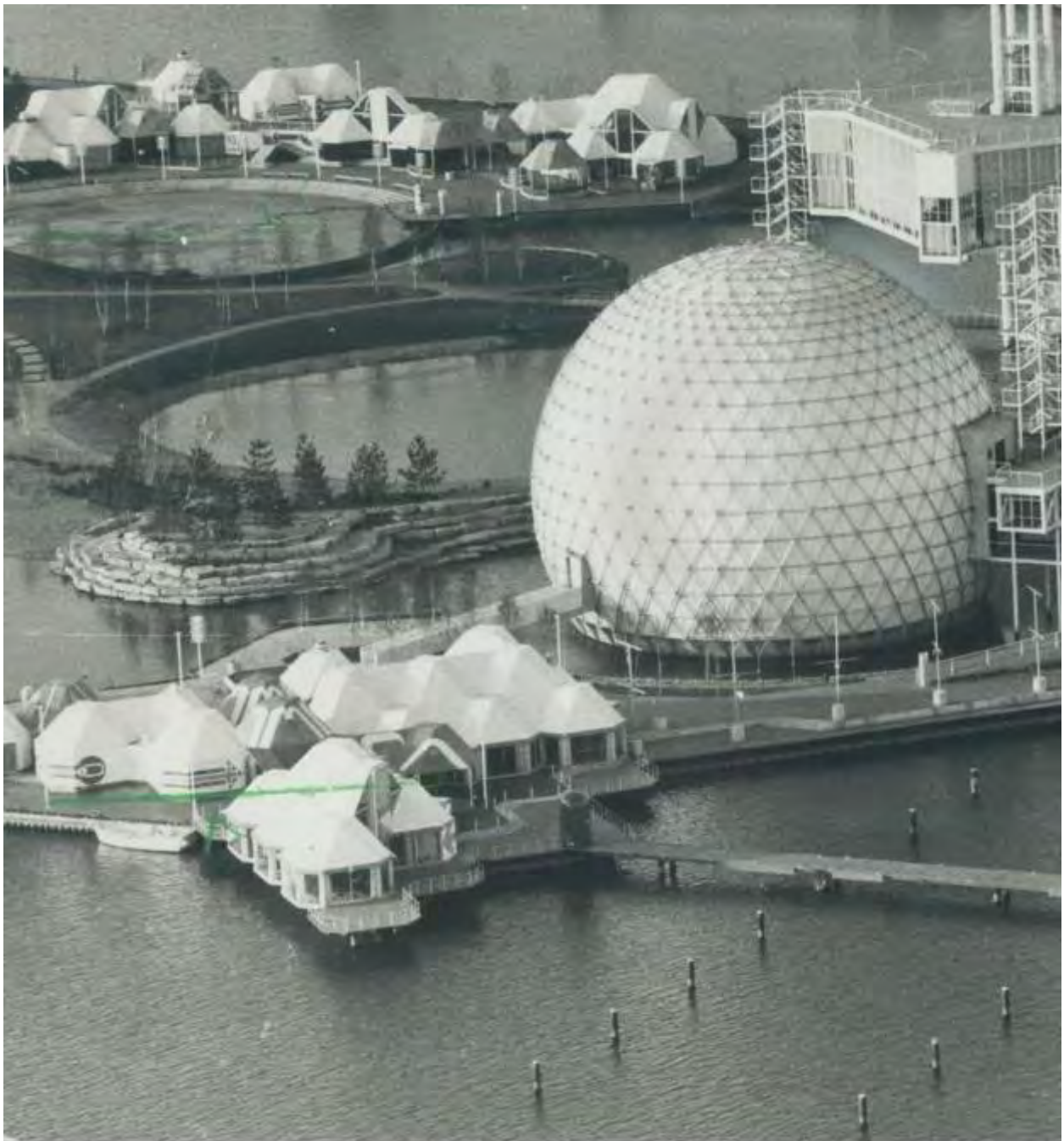


Figure 75: West Village in background. West Marina Village in Foreground. All modules have white rooves while the canopies are painted. (Credit: Toronto Public Library, Toronto Star Archive, Doug Griffin 11-23-71)

The West Village

West Village

- **Heritage Integrity: Fair** There have been numerous additions and removals over the years. Initially white with color used for canopies only all roofs are now painted a homogeneous dark grey. The walls remain white. The central reflecting pool has been covered in.
- **Physical Condition: Fair to Poor** The roofs are in poor condition. The concrete block and stucco walls are in fair condition and the slab on grade and foundations are in good condition. The interiors and services are in fair to poor condition.
- **Original Intent vs Current Use:** Original use as seasonal concession stands with ancillary buildings. Vacant since 2012. Washrooms remain open seasonally.

Description: A cluster of four small concession stands of varying configurations grouped around a feature (**Figures 76 & 77**); originally a reflecting pond currently the waterfall theater. The grade rises to the rear where a ring of ancillary washrooms and storage buildings are situated.

Building	Description
W1 Commons Northeast Building	Building envelope is original. Interiors have a play mezzanine system (akin to those found at MacDonald's chains) added
W2 Commons North Building	Building envelope is original
W3 Commons Food	The entire façade has been removed and the building expanded outwards.
W4 Commons West Building	Building has approximately doubled in size which resulted in the demolition of a small kiosk and canopy structure
W6 Electrical Substation	Canopy has been removed; use may not be original.
W7 Commons North Washroom	Building envelope is original
W8 Dry Storage Building	Building envelope original but canopy removed
W9 Commons South Washroom	Originally two buildings that have been linked with a new structure to form one building.

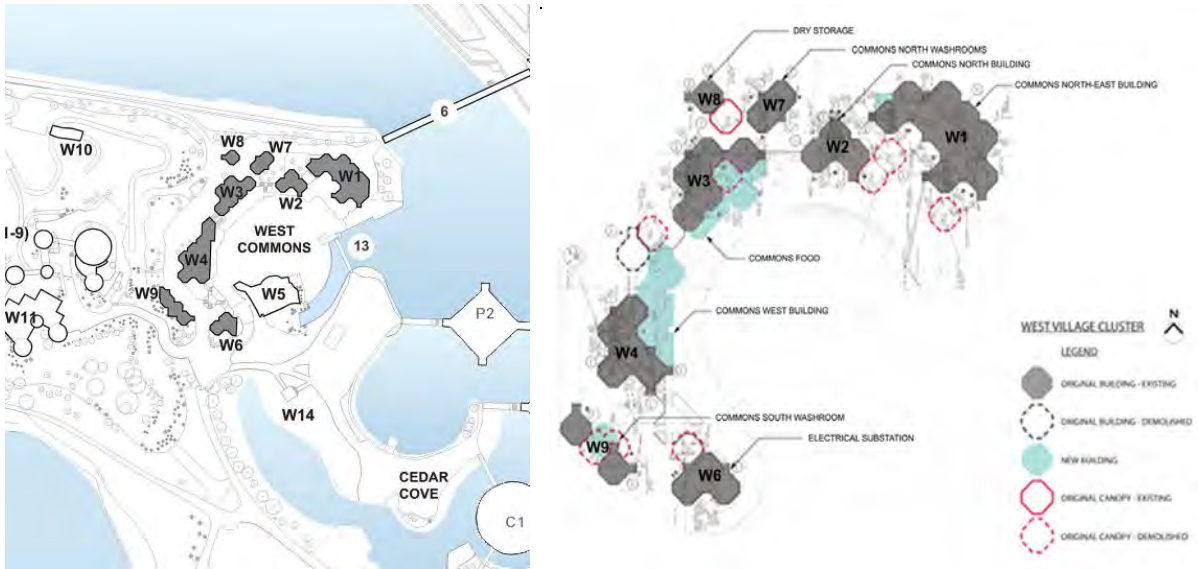


Figure 76: West Village Diagrams - Based on Original Craig Zeidler Strong Architects Dwg.
(Credit: SBA (left) and LHC (right))



Figure 77: Photograph of the West Village (Credit: SBA 2022)

The East and West Marina Villages

West and East Marina Village

- **Heritage Integrity: Good to Fair** - As with the West Village there have been numerous additions and removals over the years. The villages retain their original pride of place location with the view corridor to them beneath the Pavilion.
- **Physical Condition: Fair to Poor** - The roofs are in fair to poor condition and the walls are in good to fair condition. In the West Marina village, the slab on grade and foundations are in good condition whereas in the East Marina there are concerns with flooding and the cantilevered structure of MVE3. The interiors and services are in fair to poor condition.
- **Original Intent vs. Current Use:** Original use was for seasonal marina services: showers, washrooms, booking, fittings, etc. as well as restaurant/pub and chandlers. The Marina West Washroom Building continues to provide showers and washroom facilities to mariners. The Marina West Village Building functions as a marina office but no longer has a retail function. The East Marina buildings have been vacant since 2012.

Village Description: Two cluster/villages of modular buildings both of which relate directly to the water. The west village has only two buildings. The gangway from the boat slips connects land at the West Marina Building and it is this building that provides marines services directly to the boaters. The Marina East Village was intended to serve the public in a marina environment. Originally there were four buildings, but one has been demolished. The North Marina Building provided non-motorized marine rentals, marine displays, programming, and merchandise.

Building	Description
MVW1 Marina West Washrooms	Typical modular building. The Marine West Washroom building has been enlarged by joining it with an adjacent free-standing module and updated to provide showers and washrooms.
MVW2 Marina West Village Building	Two smaller original modular buildings were connected to form this larger building.
MVE1 East Marina Village Building	The East Marina Building was enlarged and served as a popular dock side restaurant/pub with waterside patios. The expanded area had a lower floor level than the original and because of climate change is now subject to flooding.
MVE2 Marina North Washroom	The marine north washroom is a public washroom in its original configuration.
MVE3 Marina Northeast Building	The Altus Group's Assessment (2019) of this building gave the building structure, envelope, and systems a FCI rating of critical describing it as derelict. The Tacoma structural assessment conducted in 2021 noted them as fair to poor. This building is partially cantilevered over the water and the cantilevered section is failing. The building is also subject to flooding.

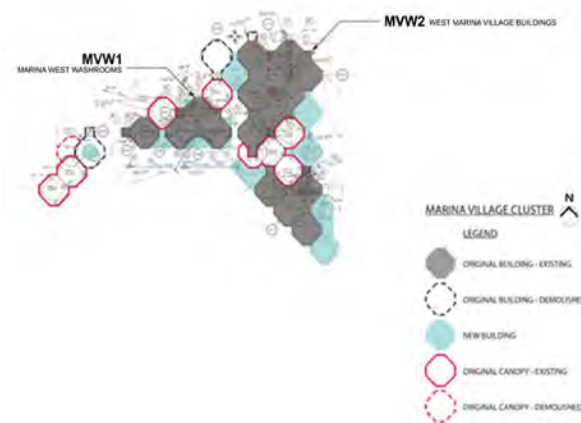


Figure 78: West Marina Village: Based on Original Craig Zeidler Strong Dwg. (Credit: LHC)



Figure 80: West Marina Village viewed from South Marina. (Credit: LHC)

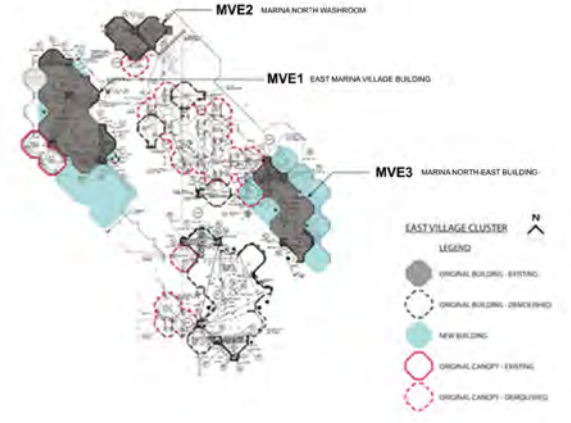


Figure 79: East Marina Village: Based on Original Craig Zeidler Strong Dwg. (Credit: LHC)



Figure 81: East Marina Village view from Pods. (Credit: SBA 2022)

3.5.6.3 Contributing Bridges

Bridges #6, #7, #8, #1, & #5					
<ul style="list-style-type: none"> Heritage Integrity: Good <ul style="list-style-type: none"> B6, B7 & B8– these Warren truss bridges are original although railing bars have been added to conform to Code. B1 — the original Warren truss (draw?) bridge has been rebuilt as a steel bridge and widened. Its continuing contribution is its location B5 - the bridge has been and is being repaired/reinforced. Its design is original including some extant street fixtures Physical Condition: Fair – All the bridges are in fair condition Original Intent vs Current Use: Except for Bridge #1 all the bridges have continued as per the original design intent. Bridge #1 has been widened to allow it to serve the Budweiser event stage as a dedicated vehicular access bridge. Description: It is the white painted Warren Truss design of the bridges that reflect the highly geometric architecture of Ontario Place. These bridges link the landscape back to the Pavilion. In addition to the contributing bridges listed below there were other bridges. There were 3 bridges to what is now Budweiser Island, all of which have been relocated or rebuilt. Bridge 6, a Warren truss bridge, appears to be an original bridge that has been relocated. (Research required) 					
	#	Common Name	Year	Condition	Use
Mainland	B7	Bridge- West Entry to Exhibition	1971	Early Works	In Use: Pedestrian / Golfcarts
	B8	Bridge - Central Entry to Exhibition	1971	TBD	In Use: Pedestrian / Golfcarts
Core	B5	Bridge East to West Is. (1)	1971	Early Works	In Use / Pedestrian & Emergency Vehicles
	B6	Bridge WE1 to West Is.	c1975 ?	TBD	In Use: Pedestrian
	B9	Bridge under pods	1971	Early Works	See Pavilion 3.2.3 5
	B10	Bridge WE1 to Cinesphere	1971	Early Works	See Pavilion 3.2.3 5
East Island	B1	East Island to land @ CE3	1971	TBD	In Use: Ticketed Budweiser & Public access when no show at Budweiser Stage

Table 24: Bridges Condition Assessment Table

3.5.6.4 The Lighthouse

MVE6 The Lighthouse – Original Name: Marine Control Booth
<ul style="list-style-type: none"> Heritage Integrity: Good It is substantially as-built. Canvas covering on sunscreen missing. It no longer functions as a “control booth.” (Possibly relocated from the marina dock.)

- **Condition: Fair – Maintenance Deficit**
- **Original Intent vs Current Use:** The lighthouse still acts as a landmark to mariners approaching the south marina.

Description: This delightful and whimsical structure captures the recreational spirit of Ontario Place. Built of white metal and white tubular metal it pays homage to the other Ontario Place structures. The red conical metal roof matches the red colour used in some of the village canopies. The sunscreen would have been covered with canvas and likely also painted red. Access to a wooden floor at the upper level is done via an available ships ladder.

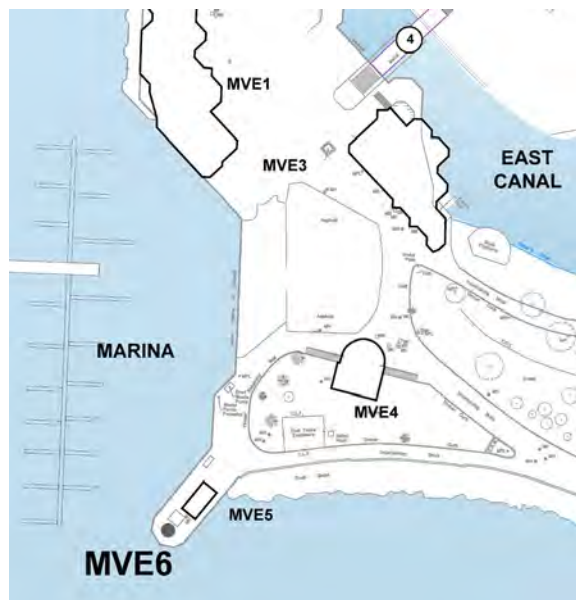


Figure 82: Lighthouse (MVE6) location in East Island



Figure 83: Photograph of the Lighthouse from Lake Ontario

3.6 Legislative and Policy Considerations

The following is a summary of policy and legislation considerations and/or requirements as it relates to the property. The purpose of the summary is to ensure that future alterations to the property comply with the relevant provincial and municipal directives, requirements, and/or regulations. **Section 5 - Action Plan** and **Section 7 – Implementation** will provide guidance as to how these considerations apply for the conservation of the heritage value and heritage attributes of the property going forward. While policy considerations, refer to **Section 3.4.3** for an overview of conditions and considerations related to building code, AODA, health and safety, energy efficiency, etc... that pertain to the whole of the property.

3.6.1 Public Policy Statement 2020

The Provincial Public Policy Statement states:

2.6 Cultural Heritage and Archaeology

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.4 *Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*
- 2.6.5 *Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources*

The term Significant means

- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Criteria for determining significance for the resources identified in sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation

According to the PPS,

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3.6.2 Ontario Heritage Act

The Ontario Heritage Act R.S.O. 1990, c 0-18 (OHA) is the key piece of legislation for the conservation of cultural heritage value and heritage attributes in the province. The OHA provides the framework and may determine policies, priorities, and programs, for the conservation, protection, and preservation of Ontario's heritage. Under Part III of the *Ontario Heritage Act* the *Standards and Guidelines for Conservation of Provincial Heritage Properties* require all ministries and prescribed public bodies (including MOI and IO) to identify, protect, and care for provincial heritage properties that are under their care and control. This SCP has been prepared in accordance with these Standards & Guidelines. Ontario Place is a Provincial Heritage Property of Provincial Significance (PHPPS), and as a result it requires Minister's Consent (MCM) for disposition or demolition.

The OHA works with other legislation including the Environmental Assessment Act and the Planning Act

to address cultural heritage as an area of public interest. These Acts, and regulations under these Acts, are all interlinked tools for the protection of cultural heritage value and heritage attributes and provide the framework for this SCP's strategies and recommendations.

3.6.2.1 Standards and Guidelines for Provincial Heritage Properties (Part III.1)

Part III.1 *Standards and Guidelines for Provincial Heritage Properties* governs the applicability of the *Ontario Heritage Act* to property owned by the Crown or a prescribed public body or property that is occupied by a ministry or prescribed public body. Part III.1, Section 25.2 provides the Minister (responsible for the OHA) with the discretion to create a separate code for such properties and the creation of heritage standards and guidelines which will apply to them.

In July 2010, the MTCS *Standards & Guidelines for Conservation of Provincial Heritage Properties* (S&G), came into effect. They apply to all government ministries (including MCM and MTCS) and prescribed public bodies (including IO). The S&Gs are based on the principles of accountability and transparency, identification and evaluation, continuing care, impact assessment, use and reuse. The S&G have the authority of a Management Board of Cabinet directive. In effect, the S&Gs mean that the Government of Ontario has the responsibility to establish a comparable standard of identification, protection, and care for provincial properties as exists for private property. For more information about the S&G, contact the Ministry of Citizenship and Multiculturalism.

3.6.3 Ontario Place Corporation Act (Consolidated 2019)

The *Ontario Place Corporation Act* was first established in 1972 for the management of Ontario Place. The Ontario Place Corporation Act was established to develop, control, manage, operate and maintain Ontario Place until such time as this Act is repealed on a day to be named by proclamation of the Lieutenant Governor. (See: 2018, c. 17, Sched. 31, s. 3). The Minister of Tourism, Sport, and Culture is the minister responsible for administration of the Act.

Objects

8 *The objects of the Corporation are,*

- (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.*

General Powers and duties

9 (1) *It is the duty of the Corporation to develop, control, manage, operate and maintain Ontario Place and for the purposes of carrying out such duty the Corporation has power,*

- (a) to make such by-laws, rules and orders as may be considered expedient for the constitution of the Corporation and the administration and management of its affairs and the conduct of its business;
- (b) to develop, acquire, construct, operate, maintain and generally manage and provide,
 - i. Recreational, cultural, entertainment, educational, research, commercial, exhibition or public facilities,
 - ii. Activities, programs, restaurants, theatres or shops, and
 - iii. any other facilities or conveniences incidental to or necessary for the proper operation and maintenance of Ontario Place;
- (c) to make agreements with persons with respect to the establishment or operation by them of any works or services in connection with Ontario Place;
- (d) to receive and take from any person by grant, gift, devise, bequest or otherwise any property, real or personal or any interest therein;
- (e) to establish fees, subject to the approval of the Deputy Minister, for entrance into Ontario Place and in connection with any service or facility provided in Ontario Place. R.S.O. 1990, c. O.34, s. 9 (1); 1997, c. 36, s. 2 (1); 2009, c. 33, Sched. 24, s. 4 (2); 2017, c. 2, Sched. 16, s. 3 (1).

Transfer of assets

- (2) Subject to the approval of the Lieutenant Governor in Council, such property of the Crown in right of Ontario as is considered necessary or advisable for the purpose of carrying out its objects may be transferred to and vested in the Corporation for such purpose. R.S.O. 1990, c. O.34, s. 9 (2).

Acquisition and disposal of land, etc.

- (3) Subject to the approval of the Lieutenant Governor in Council, the Corporation may,
 - (a) Acquire land, buildings and structures, or any interest in land, buildings and structures, by purchase, lease or otherwise; and
 - (b) Dispose of land, buildings and structures, or any interest in land, buildings and structures, by sale, lease or otherwise. 2017, c. 2, Sched. 16, s. 3 (2).

The Ontario Place Act remains in force until such time as The Ontario Corporation Repeal Act 2018 www.ontario.ca/laws/statute/18o17b is proclaimed.

3.6.4 MOI Public Work Class EA

The Environmental Assessment Act (EA) provides for the "protection, conservation, and wise management" of the environment in Ontario. The definition of Environment includes cultural conditions that influence the life of humans or a community. Cultural heritage attributes and heritage value are important components of those cultural conditions. Part II.1 of the EAA sets out requirements for the approval of Class Environmental Assessments (Class EAs). An approved Class EA permits a group of projects (undertakings) in the defined class to proceed without the need for an assessment under Part II of the EAA, provided they proceed in accordance with the Class EA.

The Ministry of Infrastructure Public Work Class EA (PW Class EA) sets out how the Ministry of Infrastructure (MOI), and the Ontario Infrastructure and Lands Corporation (IO), and other proponent Ministries propose to meet EAA requirements.

Site Servicing Project – Enabling Works (Category B EA)

A Category B EA is a screening process applied to undertakings that have some potential for adverse environmental effects. These effects are well understood from a technical perspective, are minor in nature, and mitigation is also well understood. The environmental effects are assessed, and mitigation, monitoring and public consultation are documented in a Consultation and Documentation Report (C&D Report). The Site Servicing Project (Enabling Works) is subject to a Category B EA.

Government Public Realm Project (Category C EA)

A Category C EA is a comprehensive EA process applied to undertakings that have the potential for significant environmental effects and must proceed under the full planning and documentation procedures. The environmental effects are assessed, and mitigation, monitoring and public consultation are documented in a detailed Environmental Study Report (ESR). The Government's Public Realm Project is subject to a Category C EA.

3.6.5 Municipal Planning and Considerations

3.6.5.1 Municipal Recognition

In April 2019, the City of Toronto added Ontario Place to its Municipal Heritage Register as a property of cultural heritage value or interest under Subsection 21 (1.2) of the *OHA*. As a part of its background report for listing, the City also identified the William G. Davis Trail and Trillium Park as having cultural heritage value or interest and meeting the evaluation criteria of O. Reg. 9/06.³⁷

3.6.5.2 Municipal Planning and Zoning

Ontario Place is located within the Central Waterfront Secondary Plan for the City of Toronto as indicated within its Official Plan.

Section B.16 of the Secondary Plan, subtitled "Ontario Place, A Waterfront Destination" outlines the City's vision for the site:

Ontario Place will be woven into the waterfront park system with better access for the public to enjoy its facilities and paid attractions. A new trail system, with connection to the north, east, and west, will bring pedestrians and cyclists to Ontario Place. With improved public access, Ontario Place will be reaffirmed as an important waterfront destination for major festivals and tourism events and for the celebration of innovative architecture and landscape design.³⁸

The site's Land Use Designation as specified in the Official Plan is "Other Open Spaces Area" and the property is located within a Green Space System.³⁹ There are no other site-specific zoning requirements for the property.

The City of Toronto has processes in place that govern Zoning changes, and these could occur through

³⁷ Heritage Planning Services, City of Toronto, "Inclusion on the Municipal Heritage Register – 955 Lakeshore Blvd. West (Ontario Place), April 12, 2019,

Retrieved at: <https://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-132080.pdf>

³⁸ City of Toronto, "31- Central Waterfront Secondary Plan" (2006, March 2022 consolidation) 9, retrieved at: https://www.toronto.ca/wp-content/uploads/2019/02/8e22-CityPlanning_2006-OP_CWSP_Final.pdf

³⁹ City of Toronto, Official Plan – Urban Structure Map (2019) and Land Use Map (2019).

by-law amendment applications or site applications and approval.⁴⁰

3.6.5.3 Guiding Principles for the Revitalization of Ontario Place

In May 2019, Toronto City Council adopted a series of Guiding Principles for the Revitalization of Ontario Place that are based on the following themes of the Central Waterfront Secondary Plan:

- Removing Barriers/Making Connections
- Building a Network of Spectacular Waterfront Parks and Public Spaces
- Promoting a Clean and Green Environment
- Creating Dynamic and Diverse New Communities
- Openness and Transparency

3.7 Future Plans and Needs

3.7.1 Current & Interim Use

The current and interim (or short-term) use of the site includes the continuance of all activities as noted above leading up to the closure of the site, or parts of the site, to facilitate the redevelopment. Until the site is closed, OPC will continue to program the site as per their mandate (see *Ontario Place Corporation Act*, section 8 and 9). Once development begins, portions of the site will then be closed while other sections may remain open to the public if it is safe to do so, but there will be minimal to no programming of the space.

The Cinesphere is intended to remain open and operational throughout any redevelopment projects; however, the Cinesphere may require temporary closure to facilitate maintenance and repair work associated with the “Early Works” program.

The Marina is expected to remain operational as it currently operates, in a limited, seasonal capacity.

3.7.2 Early Works and Enabling Works

To ensure its long-term use, maintenance and repair work is required for the Pavilion (Early Works) and upgrades to the site service utilities (Enabling works) is required for the property.

Early Works

The “Early Works” program is a broadly sweeping maintenance program that is intended to repair and stabilize and conserve the building envelopes of the Pavilion. The Early Works program is a critical component of not only future redevelopment work, but the continued conservation of the heritage attributes. The program includes the maintenance and repair of several structures including the Pod Complex, the Cinesphere, and several bridges.

Under the MOI Class EA Process, maintenance and repair work on a heritage property is categorized as a Category A undertaking with no formal documentation or public notice requirements. IO Heritage reviews and advises on such projects to ensure that appropriate due diligence is followed with respect to heritage-specific advice and/or reporting as required by the S&Gs. Routinely such projects are supplemented by the inclusion of qualified heritage consultants to the project team to advise and guide

⁴⁰ Refer to the City of Toronto Planning website: <https://www.toronto.ca/city-government/planning-development/>

maintenance and repair work to ensure it is consistent and compliant with the S&Gs.

Advisory Services supports the Early Works due diligence specifically by providing heritage advice (e.g. conservation methods and treatments) for the specific repairs on those structures intended for continued use (i.e. specifically the Pod Complex and Cinesphere). In 2021 IO, working with the Ministry Tourism Culture and Sport (and now MOI), engaged SBA to support the Supplier in the development of the maintenance and repair scope with respect to heritage attributes included in the Early Works. The heritage consultants are retained to ensure the maintenance and repair work is compliant to how the S&Gs defines “maintenance.” Should instances occur where the work has the potential to impact identified heritage attributes without proper mitigation considerations, a Heritage Impact Assessment would be required.

The repair work associated with the “Early Works” program requires building permits from the City of Toronto. In addition to guidance and review by heritage consultants, members of the City of Toronto’s Heritage Planning Services review and approves any proposed work as part of the issuance of the building permits as part of this repair program. Building permits have been issued for this work and is currently underway.

Enabling Works – Site Servicing Upgrades

“Enabling Works” is an IO-led initiative. It is property wide with the exception of Trillium Park. Enabling Works will bring the 1970s infrastructure up to current standards and codes. Enabling Works include storm water, water, sanitary, gas, fire, electrical and communication systems. The new servicing and construction for the proposed redevelopment of Ontario Place will require extensive temporary measures, heavy equipment on access roads, power, parking, and toilet facilities, marshalling yards, etc. Enabling Works are different than the Early Works program in place for the maintenance and rehabilitation of Ontario Place. The Enabling works was subject to the Cat B EA with accompanying HIA. The Cat B EA was completed in July 2022. The work is projected to begin early 2023.

3.7.3 Anticipated Future Use – Redevelopment

In concert with efforts to maintain and rehabilitate the property, the province initiated an RFP process to solicit proposals for the redevelopment of Ontario Place. The province sought redevelopment opportunities because of a continued decrease in attendance, the inability for Ontario Place to be financially self-sustaining, and the almost universally seasonal nature (except for the Pavilion and the Cinesphere) of Ontario Place.

On May 28, 2019, the province launched its formal Call for Development for the comprehensive redevelopment of Ontario Place seeking partners “to deliver transformative change that is aligned with the Government’s vision of the site as a world-class, year-round destination with global appeal.”⁴¹ The Call for Development closed in September 2019. The Call solicited potential partners to facilitate and deliver transformational change aligned with the vision for the site as a world-class, year-round destination with global appeal that would attract local, provincial, national, and international visitors to its landmark entertainment, sports, commercial, recreational and/or leisure attractions. These landmarks would be complemented by public space and parks and would include the existing

⁴¹ MTCS “Ontario Officially Launches Worldwide Search for Development Partners. 28 May 2019. <https://news.ontario.ca/en/release/52416/ontario-officially-launches-world-wide-search-for-development-partners>

amphitheater.⁴²

At the conclusion of the RFP process the provincial announced the following vision for Ontario Place:

“On July 30, 2021, the Ontario government announced three, private-sector partners that will help deliver on the province’s commitment to redeveloping Ontario Place 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.

The site will attract local, provincial, and international visitors — with landmarks such as sports and entertainment attractions, recreational facilities, and retail. These landmarks will be complemented by upgraded park spaces and a new public realm experience. To deliver on this vision, in 2019 the Ontario government first launched a fair, transparent, and open Call for Development process, in order to select the development partners.”⁴³

The redevelopment of Ontario Place includes the government lead Public Realm project, two private partner redevelopments (Therme and Live Nation), and plans to adaptively reuse the Pods of the Pavilion for Science based education.

As part of the redevelopment project, the government will be submitting an Official Plan and Zoning By-law amendment to help facilitate the redevelopment. The Government’s Public Realm project is subject to a Category C EA.

Government-Led Redevelopment

Currently Ontario Place is managed by the Ontario Place Corporation. The government anticipates future changes to its management structure. There will be a new prescribed public body to manage Ontario Place. After any proposed development proceeds, there will be a public realm agency to provide oversight of the publicly accessible lands and to manage change.

Province-led planning, design, and redevelopment of Public Realm projects will include such elements:

- i. trails
- ii. hard and soft landscaping, plantings
- iii. public art
- iv. street furniture and lighting
- v. wayfinding /signage
- vi. integration of publicly accessible areas on tenanted and non-tenanted lands.

For the Pavilion (Pods Complex and Cinesphere), the province is currently conducting a search for a provincial public institution whose mandate fits with the vision of Ontario Place, particularly its vision for *entertainment and educational space programmed to reflect the province’s people culture and geography*.⁴⁴ The provincial tenant will be responsible for the rejuvenation, management, and programming of the Pavilion.

⁴² LHC Draft Strategic Conservation Plan Ontario Place – Jan. 2022

⁴³ <https://engageontarioplace.ca/the-project/>

⁴⁴ SCHV, 2013

Private Partner-Led Redevelopment

Through the government-initiated RFP process three private partners submitted successful proposals and identified opportunities for the proposed redevelopment of Ontario Place.

A lease was signed with one of the successful development partners, Therme, in May 2022. The signed lease with Therme does not impact or override the requirements, strategies, and/or guidance outlined within this SCP as the SCP provides guidance to the conservation of heritage attributes both across the site and within the lease area. Any design-related issues or impacts will be captured in an HIA.

The Ontario Place Corporation remains responsible for the ongoing day-to-day operations and site programming. Once the proposed redevelopment of Ontario Place is completed, it is anticipated that a prescribed public agency will be responsible for the management of the public realm.

Two partners (see figures 84 and 85 below) have continued forward with their proposals and are anticipated to continue their redevelopment activity. As a result of these anticipated projects, the following site plan provides details about the anticipated geography of potential projects inclusive of public realm and potential future activity space. Details of the anticipated use for each area follows the maps.

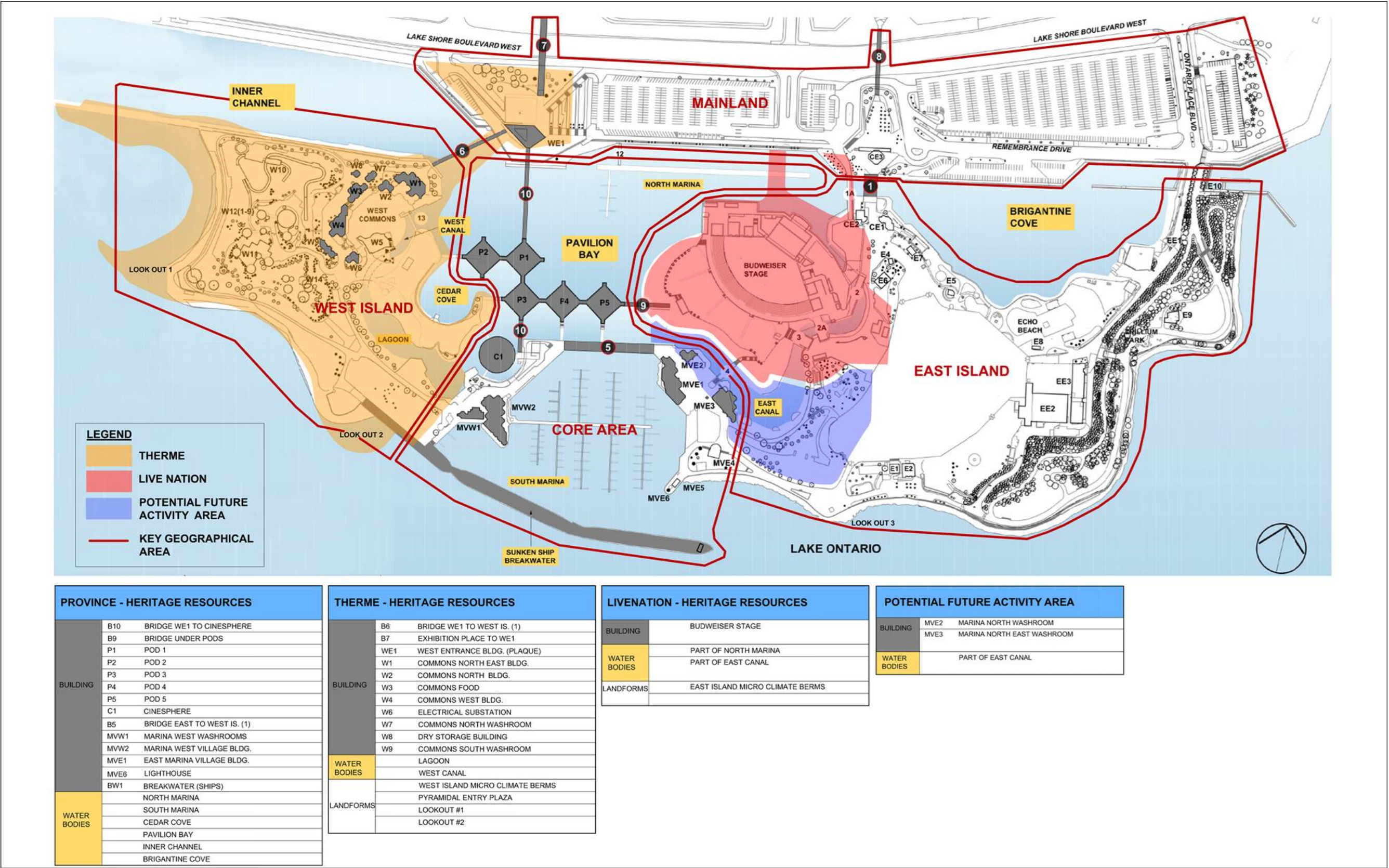


Figure 84 : Site Plan of Proponent Proposed Project Areas listing the Heritage Attributes within each (Credit: SBA)



Figure 85: Future Anticipated Uses (Credit: IO)

3.7.3.1 Anticipated West Island and Portion of Mainland Redevelopment - Therme Proposal

Therme Canada OP Inc.'s (referred to as Therme) proposal includes new and upgraded park spaces and public realm. The proposed project area would include the west island and the existing Ontario Place West entrance on the mainland. The total area is approximately 22 acres including the West Island and mainland. It is anticipated the size of the West Island would be increased as part of flood mitigation.

The proposal envisions the following major elements: a main building that serves as a water-based recreation center and wellness facility. This facility would include a variety of pools for water-based recreation activities, water treatments, spas, saunas, sports rehabilitation, family entertainment areas, restaurants, indoors gardens, and event spaces.

It further proposes a new entry pavilion on the mainland and a new bridge between the entry pavilion and its main building. Although a lease agreement has been signed with Therme, they are still subject to the S&Gs and their proposed development will be subject to required HIAs and subsequent approvals

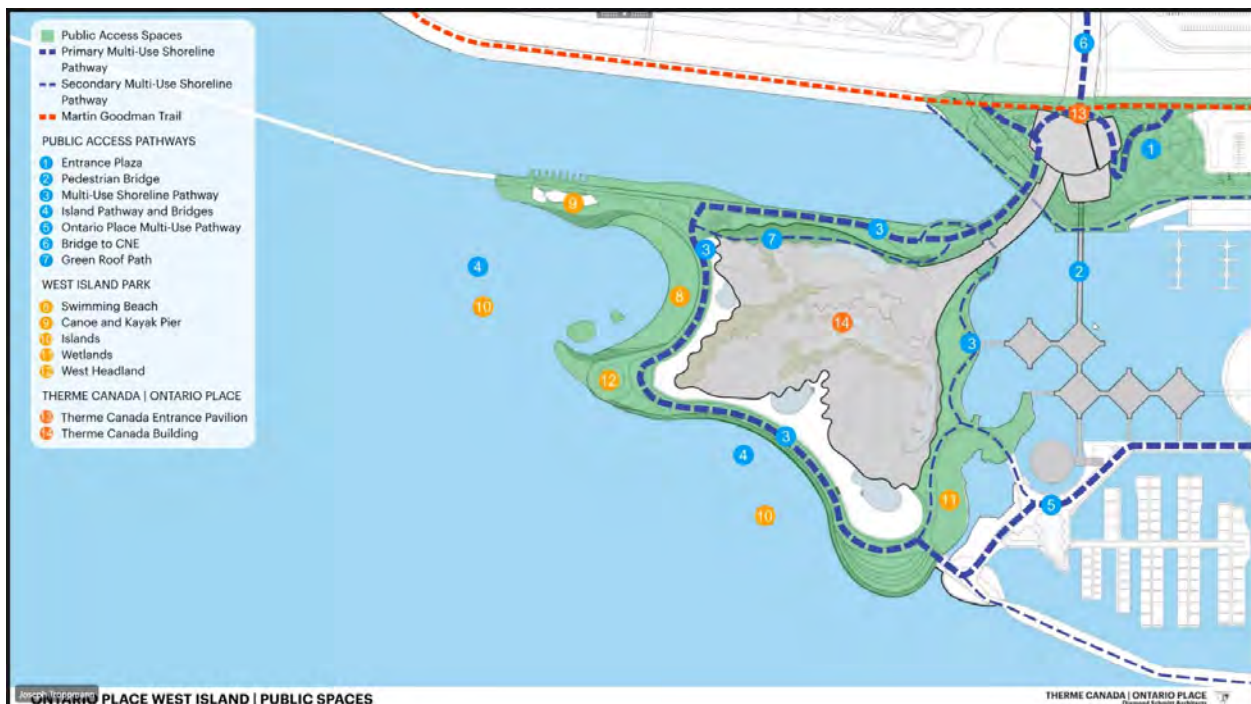


Figure 86: West Island Public Access Spaces (Credit: Therme)

3.7.3.2 Anticipated East Island Redevelopment - Live Nation Entertainment Proposal

Live Nation Canada Inc. (referred to as Live Nation) has a current lease on a portion of the East Island that accommodates the Budweiser Stage. Live Nation Entertainment's proposed project is based upon a potential extension or renegotiation of their current lease. Their proposed project includes a small expansion onto the east island for expanded public plaza space and enhanced access/circulation and a new connection to the mainland



Figure 87: Proposed Live Nation Project Rendering, 2020 (Credit: Live Nation Entertainment)

Live Nation’s proposed project envisions a new purpose-built entertainment venue able to host year-round performances and events. This facility will have an expanded capacity and be complemented by lawn area, new retail, restaurants, and multi-use plaza space for outdoor programming.

3.7.3.3 Core Area & East Island Area – Future Potential Redevelopment Activity

Redevelopment of the Core Area is constrained by the large number of heritage buildings as well as the dominance of the iconic Pavilion. The East Island has many opportunities for development with minimal impact on heritage attributes.

A development partner and proposal has not been identified at this time for the Core Area and East Island. This area is noted as part of the Ontario Place Official Plan Amendment application as a recreation and activity-based area, leaving open the possibility for future activity use and redevelopment within this area. This area is conceived as a future tenanted space with the intent to be used for outdoor adventure recreation. In the nearer term it is anticipated to be largely preserved, but the details of any future structures or modifications to the landscape are to be determined according to the future tenant that is selected to activate this site.

In alignment with the OPA the Ontario Place SCP carries forward its guidance for the potential activity area, referring to the area as “future potential activity area” (see figure 84 above).

3.7.4 Potential Impacts to the Cultural Heritage Values

All future works and redevelopment activities that may impact the cultural heritage value or the heritage attributes of the property will be subject to the Heritage Impact Assessment (HIA) process that will evaluate and assess the potential impacts to the Cultural Heritage Value of the property (see **Section 7.2** and **7.3** for the HIA acceptance framework)

4. Conservation Strategies

Conservation strategies recognize, manage and use provincial heritage properties as assets, and recommend actions to manage and use the properties in a manner that can support the physical needs, key objectives and program requirements. *Note, the following section was provided by MCM, with input from IO.*

The key objectives for Ontario Place are:

- 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'.

The conservation strategies for Ontario Place are based on conserving the identified heritage attributes and were developed in consideration of the following:

- Continuous safe public access to the property including access to the lake.
- Construction activities for upgrading of antiquated infrastructure.
- Overall redevelopment of the property for private and public use.
- Projected increase in year-round use of the property.
- Projected increase in attendance.
- Future flooding based on past and present flooding issues.
- Changes to the property should be considered within the context of a site wide approach.
- The Official Plan Amendment/Zoning By-law Amendment (OPA/ZBA) application to the City of Toronto.
- The category C Environmental Assessment (Cat C EA) for the Government's Infrastructure upgrades and Public Realm project.
- To support the redevelopment of Ontario Place (including the OPA/ZBA, Cat C EA, and future Minister's Consent Applications for removal or demolition), IO and tenant partners have retained a qualified persons to complete site wide Heritage Impact Assessment (HIA)
- Current and future physical conditions and uses.

The conservation strategies that follow align with the S&Gs and the MCM Info Bulletin #2 and have been organized into the following sections:

- 4.1 General (applicable to the whole property)
- 4.2 Maintenance
- 4.3 Cultural Heritage Landscape Features
- 4.4 Built Heritage Features

Note: The Landmark Project's department of IO has been tasked with delivering the Ontario Place redevelopment project and project due diligence. Unless otherwise noted, 'IO' in the following section refers to the Landmark Project's department of IO.

4.1 General Conservation Strategies

General conservation strategies are strategies that are applicable to the whole property to conserve the heritage attributes while allowing for change and continued access to the public, when appropriate.

4.1.1 Accessibility Requirements – emergency egress, public access, security

Any proposed actions related to accessibility requirements that may impact the heritage attributes of the property will be subject to an HIA.

OPC as the property management authority will continue to:

- Maintain Health, Safety and Security oversight of all public access and emergency egress points
- maintain property security programming

IO, as property management authority, during any redevelopment phases, will assume responsibilities and/or work with OPC.

4.1.2 Site Servicing upgrades – Introduction of new servicing needs

The current Enabling Works Project will bring the 1970s infrastructure up to current standards and codes and includes storm water, water, sanitary, gas, fire, electrical and communication systems. The new servicing and construction for the proposed redevelopment of Ontario Place will require extensive temporary measures, heavy equipment on access roads, power, parking, and toilet facilities, marshalling yards, etc.

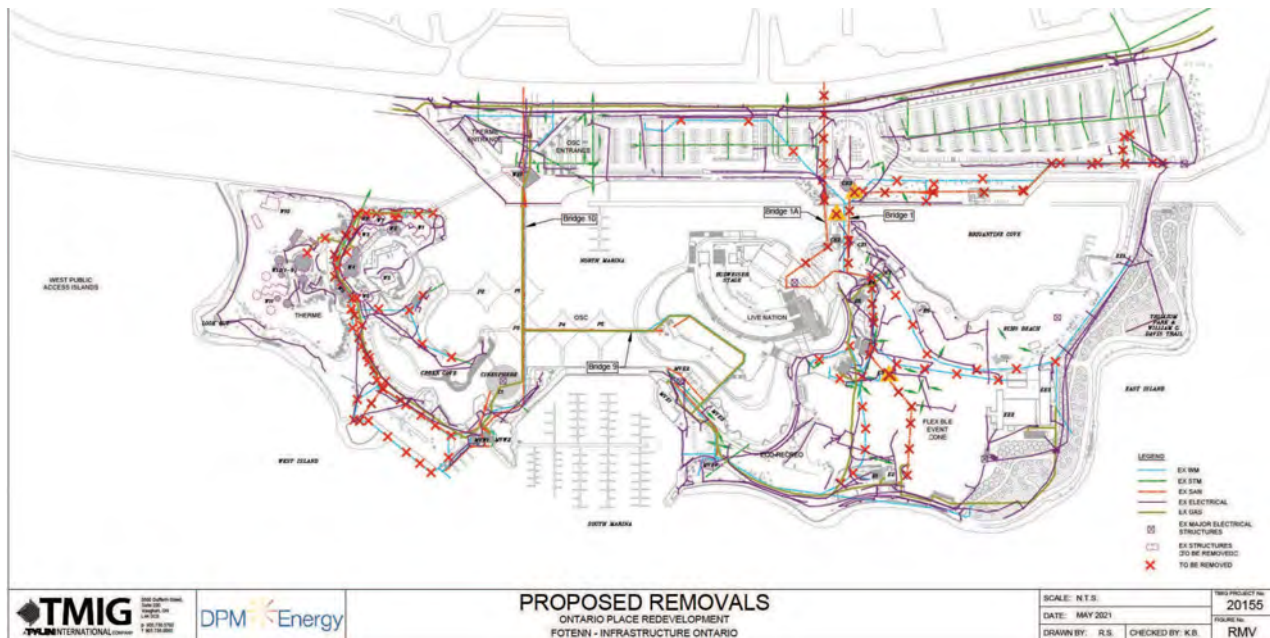


Figure 88 Enabling Works: Site Services Proposed Removals Dwg 2021 (Credit: TMIG International)

IO continues to lead and provide oversight of the project and:

- undertook an MOI Public Works Environmental Assessment under Category B for site servicing for the whole property (completed July 2022)
- will prepare a HIA, prior to the work commencing, to assess the potential impact to the heritage attributes of the upgrades and temporary measures
- will implement the mitigation measures identified in the HIA to ensure the conservation of the heritage attributes.

4.1.3 Risk Preparedness and Emergency Management

OPC as the property management authority, or a future management authority, will continue to:

- implement property and building protection, to minimize potential risk from unauthorized and/or malicious activities, environmental accident and/or disaster (water, gas, etc.), and fire, in compliance with existing Ontario Fire Code legislations, laws and policies.
- ensure that all plans and programs are developed and maintained in accordance with the Ontario Fire Code Div. B Section 2.8, Emergency Planning.

IO, as property management authority, during any redevelopment phases, will assume responsibilities and/or work with OPC to:

- implement property and building protection, to minimize potential risk from unauthorized and/or malicious activities, environmental accident and/or disaster (water, gas, etc.), and fire, in compliance with existing Ontario Fire Code legislations, laws and policies.
- ensure that all plans and programs are developed and maintained in accordance with the Ontario Fire Code Div. B Section 2.8, Emergency Planning
- reduce risks by updating any plans and/or policies to meet specific project construction needs
- for any new/additional security measures (such as installing lighting, barriers, hoarding etc.), engage qualified person(s) to:
 - Prepare a Heritage Impact Assessment of potential security upgrades to ensure the protection and conservation of heritage attributes.

4.1.4 Flooding

- In preparation of the redevelopment, the IO commissioned a site-wide Existing Shoreline Condition Report which includes a shoreline hazard assessment, as well as a structural assessment of the shore structures and an estimate of the residual life of the shoreline protection. This report also provided recommendations for shoreline protection improvements to support future development.
- IO Proponent tenants and IO to prepare a site-wide Flood Mitigation Plan per development area, including general property flood mitigation measures and development-related flood mitigation, and ensure that plans are coordinated across the property. Retain a qualified person(s) to provide guidance on appropriate mitigation measure(s) and complete an HIA.
- Proponent tenants and IO to implement Risk Management Planning or Flood Mitigation Planning prior to starting redevelopment activities.

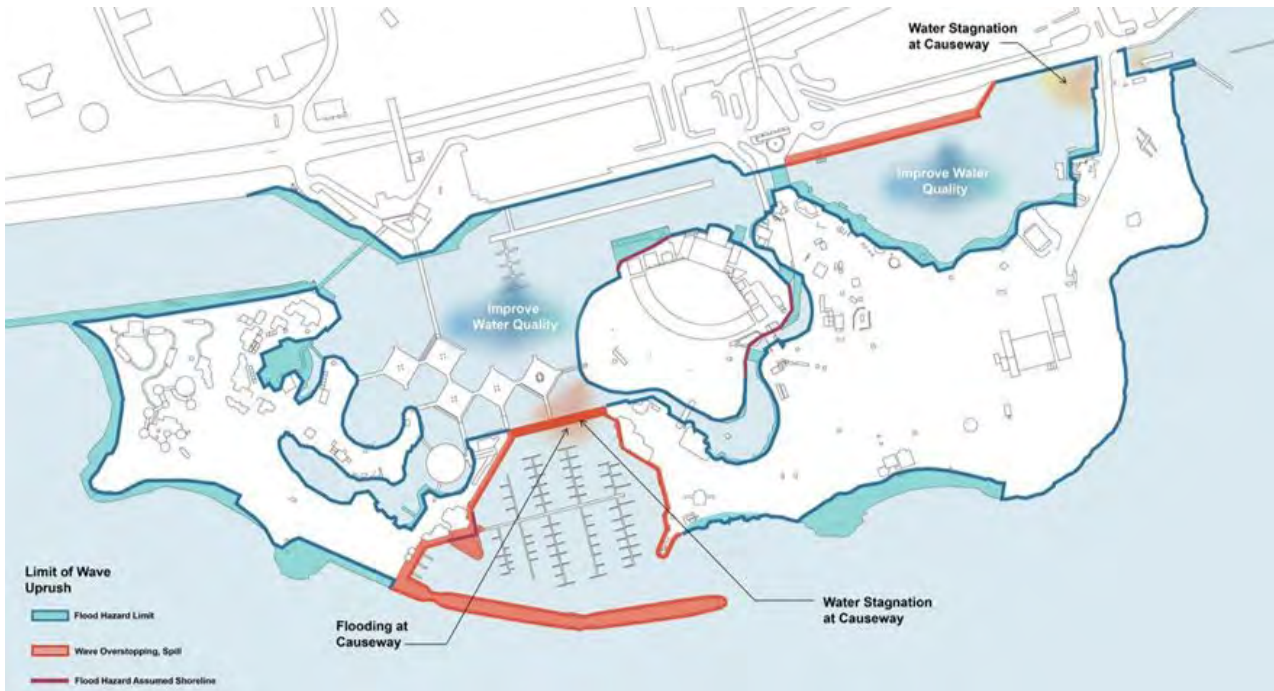


Figure 89 Shoreline Flood Hazard (Credit: IO)



Figure 90: left - Flood of West Village Plaza (Credit: OPC, 2019); right - Flooding around base of Cinesphere (Credit: OPC, 2019)

4.1.5 Site Wide HIA

IO and tenant partners have retained qualified persons to complete a site wide HIA to assess impacts to heritage attributes to:

- provide mitigation options for the proposed redevelopment of Ontario Place
- provide a working draft of the HIA that meets City HIA requirements to support the OPA/ZBA requirements
- continue with the HIA to meet the provincial HIA requirements (MCM Information Bulletin 3 – Heritage Impact Assessments for Provincial Heritage Properties) which will contemplate and incorporate finalized redevelopment designs and community engagement under the Category C Class EA process, anticipated for Mid-2023 completion (see Figure 102 in Section 7 of the SCP).

4.2 Maintenance

Under the S&Gs maintenance: “generally includes routine, cyclical, anticipatory actions necessary to keep a property’s heritage attributes in sound condition and to retard deterioration, and remedial or reactive actions that are intended to retain the integrity of a resource. “Maintain” has a corresponding meaning. Maintenance may include minor repair and refinishing operations; replacement of damaged, broken, or deteriorated materials that are impractical to save (e.g., broken window glass); rust removal; and cyclical horticultural activities such as pruning, planting, etc.”

4.2.1 General Monitoring and Maintenance

The considerations and conservation strategies for the general monitoring and maintenance of the heritage attributes are included below.

Considerations:

- Maintain public access to the property, both islands and water, prior to redevelopment.
- Continuing event programming at the property, prior to redevelopment.
- Continuing monitoring and maintenance procedures as part of day-to-day operations of the property.

1) OPC staff will continue to:

- coordinate event planning and programming on the property
- monitor buildings and grounds of Ontario Place property for early identification of maintenance issues
- triage and address regular maintenance issues
- report issues and concerns beyond regular maintenance to IO Heritage Projects team.

2) IO Heritage Projects team will continue to assess reported issues and concerns related to and beyond regular maintenance to:

- determine the appropriate course(s) of action to ensure the conservation of the heritage attributes, i.e., specialized treatments, further heritage studies, whether an MOI Class EA assessment is required or building permits from the municipality are required to complete the work
- determine when to retain qualified person(s) to help create a monitoring and maintenance plan mothballing and stabilization plan, and a Vacant Building Risk Management plan
- implement and provide oversight of completed plans.

4.2.2 Mothballing and Stabilization

As the property is subject to redevelopment, this SCP does not provide a current Mothballing and Stabilization Plan. Under section 4.2.1 above, OPC will continue to monitor the property.

Should there be any changes to the plan to redevelop Ontario Place, MOI or entity tasked with stewardship of the property will retain IO heritage to engage a qualified person(s) to complete a mothballing and stabilization plan for vacant buildings and structures identified as heritage attributes on the property including:

- ensuring necessary repairs and stabilization actions are undertaken
- ensuring a minimal level of servicing, including ventilation measures
- establishing pest control measures
- conducting regular monitoring.

4.3 Cultural Heritage Landscape Features

Conservation Strategies below were developed for the cultural heritage landscape features identified in the Statement of Cultural Heritage Value in Section 2.

4.3.1 Views

As part of any actives that may impact the views of Ontario Place, proponent tenants and IO to engage a qualified person(s) to:

- undertake a view shed analysis report to support understanding of the views
- prepare an HIA where views will be adversely affected, to mitigate the impacts.

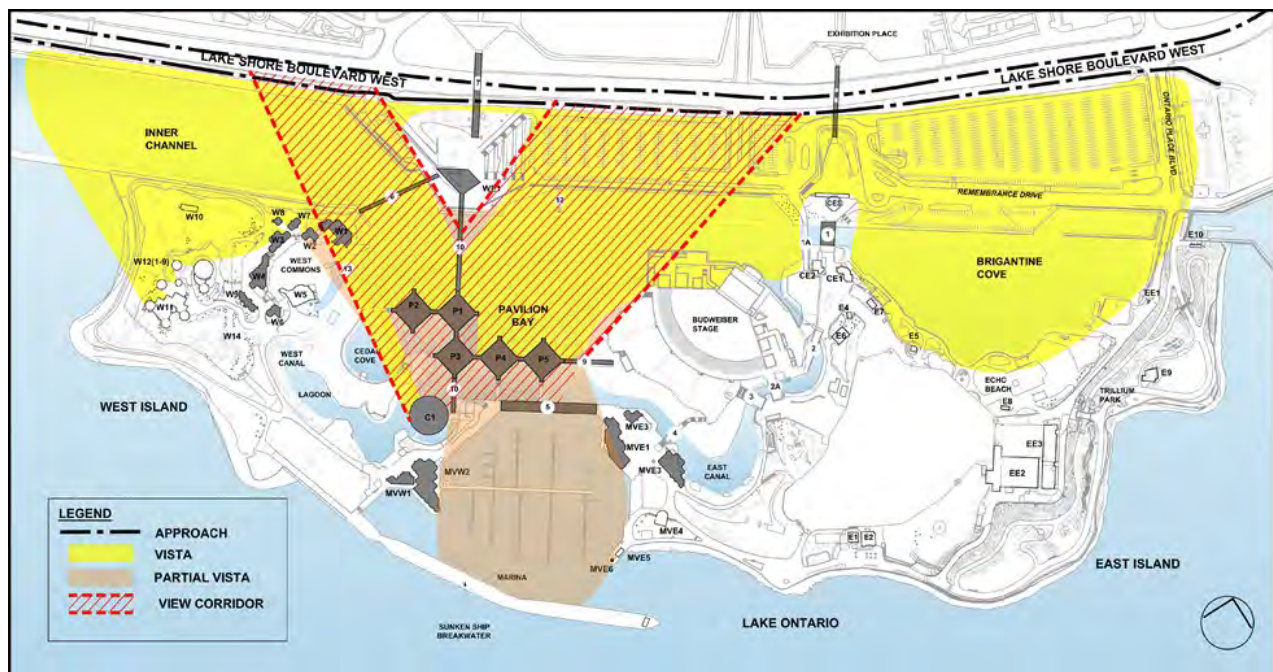


Figure 91: Protected View Corridors to the Pavilion (Credit: SBA)

4.3.2 Circulation Patterns

1) Proponent tenants and IO to engage a qualified person(s) at the planning stage to provide guidance on the development and design proposals to ensure new circulation routes and/or modifications to existing routes:

- are primarily for pedestrian use and consistent across potential redevelopment areas and the public realm, by coordinating with the Public Realm Design team and proponents

- are compatible with site servicing requirements
- maintain destination points east and west, from and to the core area
- conserve pedestrian access to the whole property, including the Lake
- comply with accessibility, healthy and safety requirements
- accommodate emergency vehicles.

2) Proponent tenants and IO to engage a qualified person(s) to prepare an HIA for any action or development proposal that may impact conservation of the circulation routes.



Figure 92: Existing Vehicular Serving and Emergency Access (Credit: SBA)

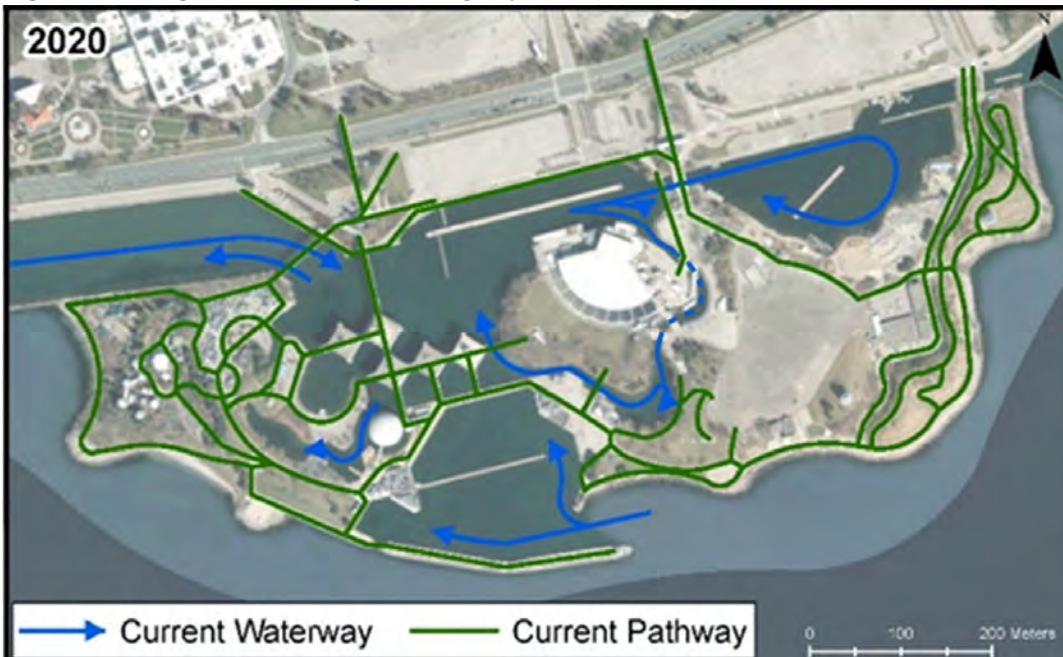


Figure 93: Current Waterways and Pathways (Credit LHC Draft SCP 2022)

4.3.3 Shorelines

Proponent tenants and IO to engage a qualified person(s) at the planning stage to assist with the development and design proposals to:

- ensure new features (new shoreline treatments), additions or shoreline infill are visually and physically compatible but distinguishable from existing shorelines
- provide guidance on how to conserve the openness to the larger expanse of Lake Ontario and maintain both the close-range and distant relationships between land and water
- comply with accessibility requirements
- prepare an HIA for any action (e.g., demolition or removal) or development proposal that may impact the shorelines as a heritage attribute.

4.3.4 Canals and Lagoons

Proponent tenants and IO to engage a qualified person(s) at the planning stage to assist with the development and design proposals of the Public Realm, East and West Island to:

- ensure an integrated approach to the private and public realm designs
- provide oversight to all areas for water quality
- assess the pumping systems to move water through the canals to improve water quality
- undertake an HIA for any additional new features, additions or removals
- maintain navigability of the waterways for small motorized and human powered watercraft

4.3.5 Vegetation (naturalized landscape) refer to Figs. 31-34

Proponent tenants and at IO to engage a qualified person(s), including Indigenous person(s), prior to any infrastructure works or redevelopment plans, with knowledge of natural heritage landscapes to:

- work with project managers to provide general guidelines for the conservation of the existing vegetation, including trees, shrubs and grassy areas
- ensure removal of trees is undertaken in compliance with the City of Toronto's Tree by-law
- include advice and guidance on integrating natural species into design proposals to conserve the natural heritage features as an integrated approach to architecture, engineering, landscape and waterscape
- prepare an HIA to develop mitigation measures in areas where the integrated approach to conserve the natural heritage features can't be achieved.

4.3.4 Public Realm

Considerations:

- Ontario Place will be open 365 days a year, with areas of free public access and a waterfront experience that can be enjoyed by all.
- Ongoing public access across the whole property, including publicly accessible tenanted lands.
- The scope of the government's public realm work includes the updating of the marina and public plazas.
- Proponent tenants are required to have publicly accessible areas as part of their redevelopment
- The sunken ship breakwater will be rehabilitated.

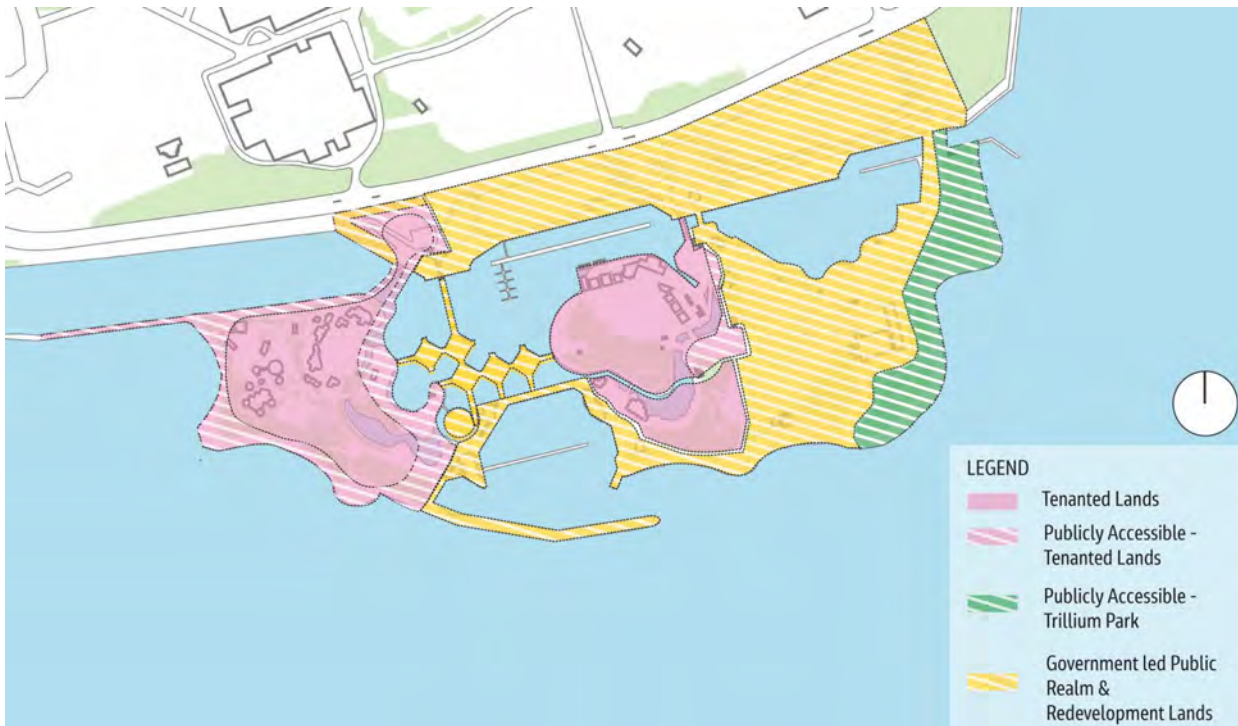


Figure 94 The Government Public Realm project area shown in yellow. Publicly Accessible Areas shown as hatched (Credit: IO)

1) IO to undertake a Public Realm Master Plan for the Government led public realm work to integrate the three areas of Ontario Place within the government public realm into a cohesive publicly accessible property to:

- ensure continuous public access to the entire waterfront,
- work with tenants to ensure a consistent, high-quality landscape across the property,
- ensure that the plan includes the existing parking lots at the north of the property, portions of the east island, the marinas, breakwater, the associated village clusters, and lands adjacent to the Therme lease boundary on the west island
- continue to engage the public and identified stakeholders throughout the Governments' Public Realm Master Plan's development.

2) IO to engage qualified person(s) to complete an HIA for any proposed activity (e.g., demolition or removal) that may impact the heritage attributes of Ontario Place to:

- a. identify impacts
- b. develop mitigation measures
- c. submit the HIA to the MOI Heritage Review Committee (see section 5.4.2 of the SCP)
- d. implement the approved accepted mitigation measures.

3) Proponent tenants to work with IO to ensure consistent landscape across the property and engage qualified person(s) to complete an HIA for any proposed activity (e.g., demolition or removal) that may impact the heritage attributes of Ontario Place to:

- a. identify impacts
- b. develop mitigation measures
- c. submit the HIA to the MOI Heritage Review Committee (see section 5.4.2 of the SCP)
- d. implement the approved accepted mitigation measures.

4) IO, on behalf of MOI, to seek the consent of the MCM Minister for any demolitions or removals.

4.4 Built Heritage Features

Conservation Strategies below were developed for the built heritage attributes identified in the Statement of Cultural Heritage Value in Section 2.

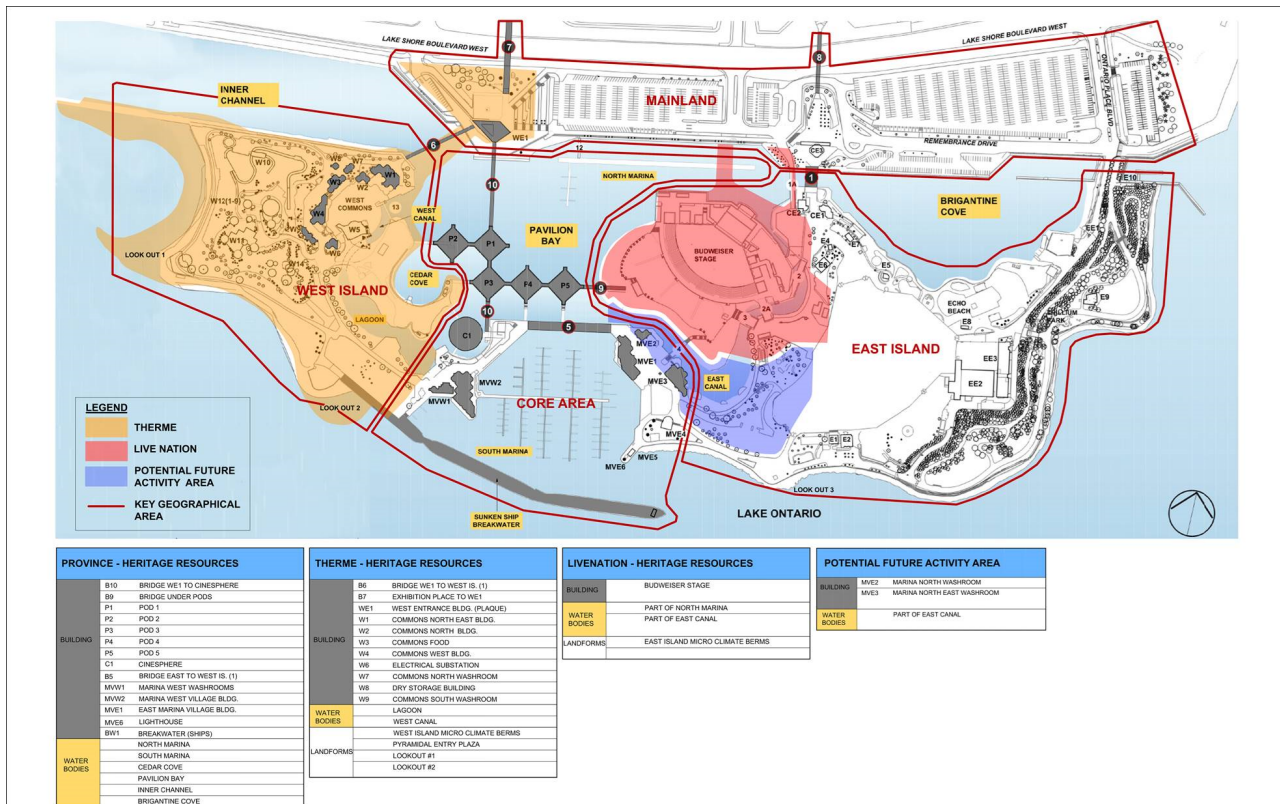


Figure 95: copy of Site Plan of Proponent Proposed Project Areas listing the Heritage Attributes within each (Credit: SBA)

4.4.1 Mainland - WE1 - West Entrance Bldg. & Plaque

Proponent tenant to engage a qualified person(s) to provide guidance and advice to the design team to ensure:

- Ontario Place pavilion entrance building is designed as the predominant entrance to the property and is clearly identifiable as the entry to Ontario Place
- coordination with the Public Realm design team for consistent branding and wayfinding features to be used throughout the property
- the elevated landform feature to the entry plaza is maintained
- pedestrian connections to parking lots are maintained
- pedestrian flow through the entry building directly to Bridge #10 is maintained
- space is incorporated to install and showcase the plaque and/or new information



Figure 96: Entrance Plaza Landform (Credit: SBA, 2022)

4.4.2 Core Area

The following built heritage attributes are located in the core area:

- P1 Pod 1
- P2 Pod 2
- P3 Pod 3
- P4 Pod 4
- P5 Pod 5
- C1 Cinesphere
- MVW1 Marina West Washrooms
- MVW2 Marina West Village Bldg.
- MVE1 East Marina Village Bldg.
- MVE2 Marina North Washroom
- MVE3 Marina Northeast Bldg.
- MVE4 Marina East Washroom
- MVE6 Lighthouse
- BW1 Breakwater
- B5 Bridge East to West Is. (1)
- B6 Bridge WE1 to West Is. (1)
- B9 Bridge under pods
- B10 Bridge WE1 to Cinesphere (1)



Figure 97: Excerpt from Figure 10, Geographic Areas (Credit: SBA)

4.4.2.1 Pavilion

The Pavilion includes the Cinesphere (C1), pods (1-5) and connecting bridges (9 & 10)

1) The Early Works program (2021- mid-2023) under the IO Heritage Projects team continues to provide overall project oversight and has:

- obtained all required building permits from the City of Toronto
- engaged a qualified Heritage Advisor as part of the Early Works team to provide:
 - scope of work for the maintenance and repair of the heritage attributes
 - advice on conservation methods and treatments
 - heritage oversight of all repairs works
 - project updates to IO Heritage Projects Team
 - recommend an HIA when appropriate (e.g., demolition or removal).

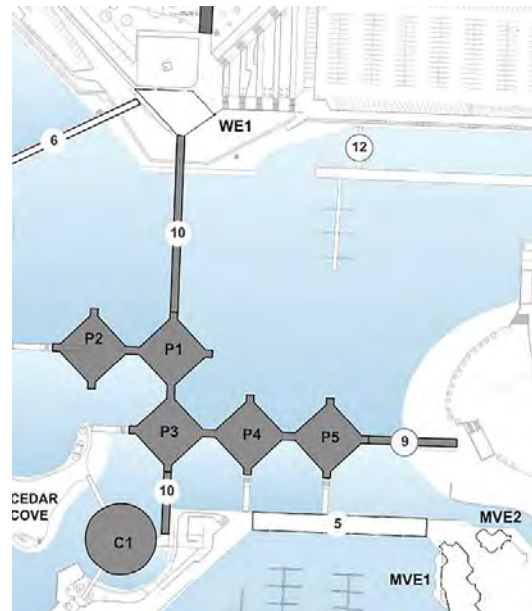


Figure 98: The Pavilion (Credit: SBA)

2) MOI to identify potential future provincial tenant(s) for the Cinesphere and Pods. Once a provincial tenant is identified, it is recommended that an adaptive re-use study be completed with the following in scope:

- converting the Pavilion to an all-season, educational use with minimization of impacts from required code compliance, energy efficiency, accessibility standards, and programming needs
- including the pods and walkways
- providing direct access from the main entrance along bridge 10 maintains access to the Ontario Place property along bridge 9.
- ensuring conservation measures or re-use of the heritage attribute design elements.

3) IO to engage a qualified person(s) to prepare an HIA to support selected adaptive re-use of the Pavilion to:

- ensure the Pavilion remains the predominant feature of Ontario Place
- provide mitigation measures for proposed changes to the structures.

4.4.2.2 Marina

IO on behalf of MOI to provide oversight to the proposed upgrading of the Marina, as part of the Public Realm Master Plan to:

- provide direction on proposed alterations and additions to the heritage features, at the design stage
- identify any potential impacts to the built heritage features
- initiate an HIA to assess any potential impacts.



Figure 99: Photo of the Marina, looking south (Credit: SBA)

Conservation Strategies:

1) IO to engage qualified person(s) to complete an HIA for any proposed activity (e.g., demolition and removal) that may impact the heritage features of the Marina to:

- identify impacts
- develop mitigation measures
- submit the HIA to the MOI Heritage Review Committee (see section 5.4.2 of the SCP)
- oversee the implementation of approved mitigation measures.

2) Seek the consent of the Minister of MCM for proposed removal or demolition of any buildings or structures on the property.

3) Continue to engage the public and identified stakeholders throughout the process.

4.4.2.3 Sunken Ship Breakwater (BW1)

1) IO to engage qualified person(s) to undertake a technical study to:

- identify the appropriate rehabilitation approach,
- develop a conservation treatment plan.

2) IO to provide oversight of the breakwater rehabilitation project to:

- ensure the rehabilitation aligns with the Public Realm project,
- the approved conservation treatment plan is implemented,
- identify and initiate a HIA for any action (e.g., demolition or removal) or proposal that will impact the heritage features of the breakwater.



Figure 100: Sunken Ship Breakwater, 1971 (Credit: Graham Bezant, Toronto Public Library – Toronto Star Archive)

4.4.2.4 Village Clusters

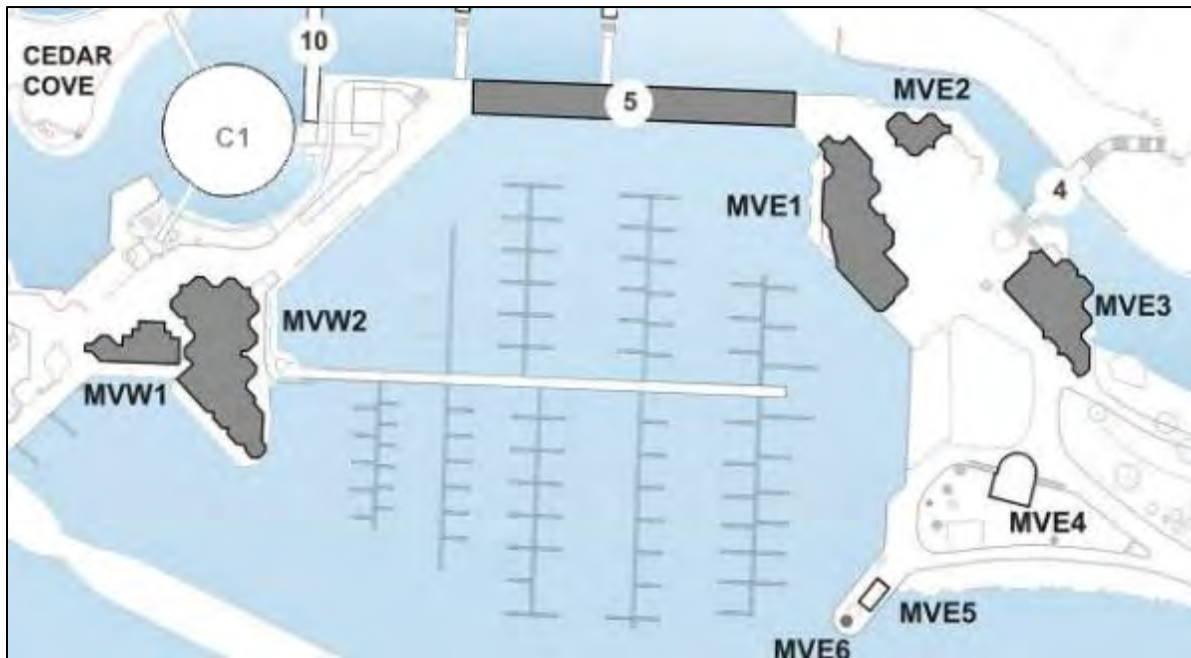


Figure 101 : Copy of Detail of Marina area - Village Clusters (Credit: SBA).

A) Marina West Village Building – MVW1 and MVW2 (connection of two smaller buildings to create one)

IO to engage a qualified person(s) to coordinate with the Public Realm design team to:

- assess the buildings for AODA compliance,
- assess the adaptive re-use options,
- assess the structural integrity for year-round use,
- undertake an HIA for any proposed actions that may affect the heritage attributes.

IO, on behalf of MOI, to seek the consent of the MCM Minister for any demolitions or removals.

B) Marina East Village Building - MVE1 (two seasonal buildings)

IO to engage a qualified person(s) to coordinate with the Public Realm design team to:

- confirm continued use or adaptive re-use of the 2 buildings and associated plaza
- provide advice and guidance on conservation treatment planning
- if required, prepare an HIA to address any proposed changes (e.g., demolition or removal) that may impact the heritage attributes

IO, on behalf of MOI, to seek the consent of the MCM Minister for any demolitions or removals.

C) MVE2, MVE3, MVE4, MVE5 & MVE6 - Marina North Washroom, Marina Northeast Building, Marina East Washroom, Marina Tuck Shop & Lighthouse

IO to engage a qualified person(s) to coordinate with the Public Realm design team to:

- confirm continued use or adaptive re-use of the 2 buildings and associated plaza
- provide advice and guidance on conservation treatment planning
- if required prepare an HIA to address any proposed changes (e.g., potential demolition or removal) that may impact the heritage attributes

IO, on behalf of MOI, to seek the consent of the MCM Minister for any demolitions or removal.

4.4.3 West Island

1) All General Conservation Strategies noted above apply.

2) The Proponent tenant to engage a qualified person(s) to prepare an HIA for all proposed changes (e.g., demolition or removal) to the West Island as proposed by the redevelopment partner Therme to:

- assess the impacts to the identified heritage attributes of the West Island, Core area and Public Realm
- provide recommendations and mitigation measures.

3) Proponent tenant to work with IO Heritage Projects team and the Public Realm Design team to:

- ensure all mitigation measures identified in the HIA are implemented
- ensure proposals for the new entranceway on the mainland aligns with the conservation strategies outlined for the mainland as identified in Section 4.2.1 above.

4.4.4 East Island

1) All General Conservation Strategies noted above apply.

2) For any proposed changes to the East Island IO any Proponent tenant(s) and IO will engage qualified person(s) to undertake an HIA to:

- assess the impacts to the identified heritage attributes (East Canal, North Marina) of the East Island, Core area (East Village and north marina structures) and Public Realm
- provide recommendations and mitigation measures
- ensure all mitigation measures identified in the HIA are implemented.

4.5 DISPOSAL

MCM Bulletin # 3 recommends that “where disposal of all or parts of a property is anticipated, describe the process or steps to ensure ongoing protection of the cultural heritage value or interest of a property. Also indicate whether MTCS Minister’s consent will be required.”

4.5.1 Demolition or Removal

Provision F.4. of the S&Gs requires that, the removal or demolition of any building or structure on a provincial heritage property be considered a last resort after all other alternatives have been considered, subject to heritage impact assessment and public engagement. Ministries and prescribed public bodies are required to use best efforts to mitigate loss of cultural heritage value or interest.

Conservation Strategy

- 1) IO/proponents, to engage qualified person(s) to prepare a Heritage Impact Assessment (HIA) for any demolition or removal of a building or structure.
- 2) IO, on behalf of MOI, to seek the consent of the MCM Minister for any demolitions or removals and provide the HIA to support its Minister’s Consent request.

4.5.2 Disposal

Under the S&Gs provision F.3, ministries and prescribed public bodies are required to: “Make provisions for effective protection of heritage attributes when granting leases, licences, rights, or operating agreements affecting provincial heritage property”.

Conservation Strategy

- 1) IO to seek advice from the MCM Heritage Planning Unit on whether the Minister’s Consent will be required prior to the execution of any proposed lease agreement.
- 2) IO will ensure that the lease agreement includes the following key information for the continued conservation of the cultural heritage value of Ontario Place:
 - clear boundaries identifying the location of the proposed area,
 - a list of all heritage attributes located within the proposed boundary,
 - confirmation of the ongoing legally binding heritage protection mechanism(s).
- 3) IO will engage qualified person(s) to prepare an HIA to assess the impacts and provide recommendations and mitigation measures to support the disposition of any part of the property from provincial control.
- 4) IO will seek MCM Minister’s Consent prior to transferring any portion of the property from provincial control.

NOTE: The Ministry of Infrastructure has received Minister’s Consent for disposition of the Therme lease area.

5. Action Plan

This section outlines how the conservation strategies will be put into action and provides concise direction and guidance on priorities and timelines as it relates to the redevelopment of Ontario Place.

5.1 Summary of Responsibilities and Required Studies

As a result of the conservation strategies, further studies might be required to help facilitate how and when those strategies will be put into action. The table below provides a summary of the Projects, location of project, role of project proponent, and a summary of the responsibilities of the proponent.

Projects	Location	Role	Summary of Responsibilities
Early Works Repair –	Central Area	Government responsible for the early work repair work.	Repair to pods, Cinesphere, and bridges of the Pavilion: <ul style="list-style-type: none"> Review applicable conservation strategies as outlined Ensure all works are being reviewed and observed by a heritage professional, no heritage studies required for maintenance work Obtain building permits when required
Enabling Works Site Servicing Upgrades	Site wide	Government will be upgrading all services to the property to help facilitate the redevelopment	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Can be completed as part of the Category B EA process. Obtain building permits when required. Minister's Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed servicing work.
Public Realm	Central area, central portion of the East Island, and majority of the Mainland	Government will be completing the redevelopment of the public realm.	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined Will require studies for risk management, climate change (flooding) and AODA requirements for retained buildings For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Can be completed as part of the Category C EA process. Obtain building permits and planning approvals from the Municipality when required Minister's Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed design
Pavilion Tenant	Central Area	Government is responsible for facilitating the adaptive reuse of the Pavilion.	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined Will require studies for risk management, climate change (flooding) and AODA requirements for retained buildings For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Obtain building permits when required
Therme	West Island, entrance located on	Redevelopment partner	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined Will require studies for risk management, climate change (flooding) and AODA requirements for retained buildings

	the western edge of the Mainland		<ul style="list-style-type: none"> For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Minister's Consent will be required should demolition or removals be needed as part of the proposed design
Live Nation	North portion of the East Island	Redevelopment partner	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined Will require studies for risk management, climate change (flooding) and AODA requirements for retained buildings For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Minister's Consent will be required should demolition or removals be needed as part of the proposed design
Potential Future Activity Area	small portion on the eastern edge of the Central Area and small portion on the western edge of the East Island.	Redevelopment partner	<ul style="list-style-type: none"> Review applicable conservation strategies as outlined Will require studies for risk management, climate change (flooding) and AODA requirements for retained buildings For activities that may impact the cultural heritage value or attributes of the property within the project location, retain qualified persons to complete a HIA. Minister's Consent will be required should demolition or removals be needed as part of the proposed design

Table 25: Summary of Responsibilities Table

Required Heritage Studies:

A Heritage Impact Assessment (HIA) will be required to determine project impacts and to provide mitigation measures for implementation prior to finalizing any design or site alteration. Subsequent heritage studies may be required based on the recommendations of the HIA.

5.2 Effective Timelines

In addition to the following timelines and actions outlined in the table below, the continued conservation of the cultural heritage value of the property and of the identified cultural heritage attributes so as to avoid any loss or damage will be achieved through conservation and maintenance activities enacted through IO by:

- Oversight by OPC until such a time as new public body is in place
- The continuation of a service provider schedule of regular property inspections.
- IO oversight of any changes to or development of the property as outlined in **Section 5.3** and **Section 7.0**

5.2.1 For Maintenance – Priority Work

Projects	Timeline	Actions
Repair – “Early Works Project”	Ongoing	Repair to pods, Cinesphere, and bridges of the Pavilion: <ol style="list-style-type: none"> Being observed by a heritage professional Obtain building permits when required

		III. Start work on the Pavilion
Site Servicing Upgrades “Enabling Works”	Ongoing	I. EA and HIA – HIA produced by a qualified heritage professional II. Start work
Public Realm Project	Ongoing	I. EA and HIA – HIA produced by a qualified heritage professional II. Minister’s Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed design III. No action for the Trillium Park

5.2.2 For Redevelopment

All work to be completed as part of any redevelopment project will have compliance with the conservation strategies as outlined in this SCP through the HIA process outlined in **Section 7.3**. Should demolitions or removal of any heritage attribute be proposed as part of the redevelopment projects, Minister’s Consent will be required

Projects	Timeline	Actions
Therme Project	Ongoing	I. HIA produced by a qualified heritage professional II. Minister’s Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed design
Live Nation Project	2023	I. HIA produced by a qualified heritage professional II. Minister’s Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed design
Potential Future Activity Area	TBD	I. HIA produced by a qualified heritage professional III. Minister’s Consent will be required should demolition or removals of heritage attributes be needed as part of the proposed design

5.2.3 For Post Redevelopment

Following the completion of redevelopment activities, the following activities are recommended for future planning.

Project	Timeline	Actions
Revise the SCHV	Five years or post redevelopment whichever comes first	i) Update the SCHV to reflect post redevelopment conditions
Revise the Strategic Conservation Plan	Five years or post redevelopment whichever comes first	ii) update the Strategic Conservation Plan to reflect the revised SCHV and current conditions

5.3 Planning Processes at the Provincial Level

Ontario Place has many stakeholders, and its redevelopment is subject to greater provincial and municipal scrutiny. Guidance with respect to actions required for both the conservation and redevelopment of Ontario Place are outlined in the following sections and reflect the legislative and policy considerations that are in place. Refer to **Section 7** for the process and stewardship roles involved in the implementation of the SCP.

5.3.1 Class EAs

To help guide how and when strategies will be put into action, the Class EA process will help to establish key timelines and will help to organize the approvals required for work at Ontario Place. The Class EA process is expected to take two years. Opportunities for engagement will be held at key points with the identified Indigenous communities, stakeholders, and the public to provide input. A dedicated project website has been launched to provide regular updates and information on consultation opportunities that will be offered over the course of the project ([EngageOntarioPlace.ca](https://engageontarioplace.ca)).

5.3.1.1 Public Works Class EA

The PW Class EA establishes a planning and approval process for realty and public works projects related to the delivery of realty and infrastructure for government lands. Heritage impact assessments (HIAs) will be required for Ontario Place's redevelopment as part of the Class EA process. The HIAs will follow the process and content for HIAs outlined in *MTCS, Information Bulletin 3 - Heritage Impact Assessment for Provincial Heritage Properties* (Appendix D). For further information about heritage impact assessments for government-led undertakings, see Section 5.0 Action Plan and Section 7.3 Ontario Place HIA Assessment Review and Acceptance Process. There are two EAs underway for Ontario Place. Category B for the Site Servicing and Category C for the government Public Realm.

5.3.1.2 Site Servicing (Category B EA)

The Category B EA Site Servicing Project commenced in October 2021. It was deemed to be independent of the redevelopment EA and proceeded in advance and separately because the work is required to maintain current operations regardless of future redevelopment. The proposed site servicing project will include: the reconfiguration, updating to current code, and upgrading of the existing on-site underground utilities (e.g., water, wastewater, electrical, gas); provision of redundant/back-up off-site

service connections to external infrastructure networks (e.g., City of Toronto, Toronto Hydro Enbridge Gas, Telecom service providers); and inclusion of stormwater management. The main activities for the proposed undertaking include:

- design services
- decommissioning and removal of infrastructure that has no remaining purpose
- modification of existing or construction of new site servicing and related supporting infrastructure
- grounds maintenance and landscaping
- related realty activities if required to facilitate coordination of the approvals and agreements such as acquisition, easement and/or leasing/letting.

Consultation with interested and directly affected parties includes engagement with the rights-based Indigenous communities. This will be documented in the C&D Report which will be posted for public comment on the project webpage (EngageOntarioPlace.ca).

5.3.1.3 Redevelopment (Category C EA and Public Realm Master Plan)

The Category C EA Redevelopment Project was initiated on March 16, 2022 when the Notice of Commencement was posted on the Environmental Registry of Ontario.⁴⁵ This EA applies to government-led undertakings on the Ontario Place property and includes site preparations and site development.

Government-led site preparations will be occurring across the entirety of Ontario Place with the exception of Trillium Park and the William G. Davis trail (i.e.: the public realm) while tenant-led development activities are limited to areas within the tenanted boundaries. The key types of activities included in the government-led scope of work include:

- Planning approvals and realty activities
- Building decommissioning and removal
- Grading and landscaping
- Development of parks, trails and open spaces
- Shoreline repairs and flood mitigation
- Site access and parking
- Incorporation of science-based learning programs
- Construction of new buildings and supporting site infrastructure

As part of the redevelopment, the government-led Public Realm Master Plan will provide a unified approach and identity to Ontario Place that will be implemented as individual redevelopment projects proceed. This approach includes providing continuous public access to the entire waterfront and working with tenants to ensure consistent, high-quality landscape across the site. The study area for the Public Realm Master Plan applies primarily to the areas outside the tenant lease boundaries. This includes the existing parking lots at the north of the property, portions of the east island, the marinas, breakwater, and associated village clusters. However, the study area will also consider lands adjacent to the Therme lease boundary on the west island.

The Public Realm Master Plan is part of the Category C EA for the Redevelopment Project and also informs the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) process. Public

⁴⁵ <https://ero.ontario.ca/notice/019-5216>

consultation and design review are important and required aspects of the Master Plan project. Several public consultations will be held as well as presentations to the Design Review Panels (DRP) of the City of Toronto and Waterfront Toronto. The Public Realm Master plan had its first presentation (Issues Identification) to the Waterfront Toronto DRP in July 2022. Presentations will also be made to Waterfront Toronto DRP at the schematic design and design development stages of the Master Plan project.

5.3.2 Ontario Place Heritage Impact Assessment Review and Acceptance Process

Per the *Standards and Guidelines*, a Heritage Impact Assessment (HIA) is required when a proposed action may impact the cultural heritage value or attribute of a property. An HIA is an independent study that is scoped to determine and assess the impact(s) of a proposed activity on a heritage attribute or the heritage value.

Building on the principles outlined in the S&Gs the SCP will provide direction as to when an HIA will be required. (Refer to **Section 4 – Conservation Strategies** and **Section 5 – Action Plan**). For Ontario Place, outside of general *maintenance*, all proposed actives will likely require an HIA s outlined in MTCS' Information Bulletin 3 - Heritage Impact Assessments for Provincial Heritage Properties:

Ministry or Prescribed Public Body Review and Acceptance of Recommendations

On completion of the Heritage Impact Assessment the ministry or prescribed public body should attach a written confirmation that it has reviewed the completed report and has accepted the qualified person(s) final recommendations on the preferred alternative and/or mitigation measures that will be implemented.

There are two main triggers for an HIA:

- 1) An HIA that is required to fulfil the requirements as outlined in the Standards and Guidelines. These are outlined in the SCP; and,
- 2) An HIA as part of the Environmental Assessment process.

For the purposes of the proposed redevelopment, HIAs will either be procured by IO or by the identified proposed project proponents. Regardless of the trigger the review and acceptance process will remain the same.

Roles and Responsibilities

As IO has been retained to deliver the project, IO currently holds the responsibility for the HIA review process and acceptance of the recommendations in an HIA.

Stakeholder Review Group for acceptance of HIA Recommendations

Prior to the start of the review and acceptance process IO's Heritage Unit will identify the review stakeholders for the process. The core stakeholders for the review stage of the process include IO's Heritage Unit and MCM's Heritage Planning Unit. Other stakeholders may include the members of the City of Toronto's Heritage Planning Services, MOI, or OPRS, MTCS and will be confirmed at the start of the review step.

Process: Heritage Impact Assessment Review and Acceptance (Table 27)

To ensure that all heritage related work is consistent with the S&G and related information bulletins, the IO Heritage unit will provide the written confirmation of review and acceptance of the final recommendations of the HIAs. The “Heritage Impact Assessment Review and Acceptance Process” of HIAs for the Ontario Place property is outlined below. To note, the Review and Acceptance process is an internal government approval process and is the final step for the HIA. An HIA will only be put through the Review and Acceptance process once all components of the HIA are completed, including community engagement.

Step	Tasks
Review	<p>This step includes:</p> <ul style="list-style-type: none"> a) the review of the HIA by IO Heritage Unit and specific stakeholders, and b) IO’s Heritage Unit’s determination that the HIA is satisfactory and can move on to the next step. <p>HIAs working through the acceptance process will either be procured by IO or have been completed by a third party and submitted to IO for review and acceptance. If the HIA has been procured by IO, the review step is incorporated throughout the drafting of the HIA. If the HIA is submitted to IO for acceptance, then the review is a separate step and will proceed as outlined in this table.</p> <p>The purpose of the review phase is to ensure that the HIA is completed to the satisfaction of the IO Heritage Unit. As part of the review phase, in addition to review by an IO Heritage Specialists, IO will distribute the HIA to the Stakeholder Review Group (noted above) for their input.</p> <p>The review process is iterative to ensure that edits and concerns are addressed and resolved in the HIA to the satisfaction of IO Heritage Unit.</p>
Inform	When the HIA is completed to the satisfaction of the IO Heritage Unit, IO will arrange a meeting with MOI and OPRS MOI to review the recommendations before formal acceptance. The purpose of this step is to inform MOI and OPRS MOI of the recommendations and discuss any questions.
Formal Acceptance	IO’s Heritage Unit will provide written conformation in the form of a memo of the acceptance of the HIA’s final recommendations. This memo will be attached to the HIA as a cover page of the document.
Next phase	<p>The HIA with its acceptance memo will be submitted as a key component that informs the next applicable step. The next steps could include incorporation into ongoing EAs, Minister Consent applications, planning application or implementation of work outlined in the HIA.</p> <p>It is the responsibility of the following processes to recognize and incorporate the recommendations of the HIA into any decisions and associated documentation.</p>

Table 26: HIA Review and Acceptance Process

Deviations from Accepted HIA

As part of the Next Steps Phase, if there are deviations from the preferred alternative and/or mitigation measures to be implemented these changes will be addressed either in a revised HIA or as an addendum to the exiting HIA, as determined by the IO Heritage Unit, and cycled through the Heritage Impact Assessment Review and Acceptance Process again.

Change in the acceptance process

The above HIA Acceptance Process will be in place until such time that the responsibility to review and accept the recommendations of the HIA are reassigned to a ministry or other prescribed public body.

5.4 Provincial – Municipal Engagement Process and Development Approvals Process

In June 2021, Toronto City Council adopted a Terms of Reference (TOR) that allowed the City of Toronto to engage directly with the Province on the redevelopment plans for Ontario Place. The TOR set out a framework for ongoing cooperation, coordination, and engagement. It identified the following areas for further collaboration between the City and Province:

- site planning, permitting and approvals
- site servicing
- land requirements
- Ontario Place / Exhibition Place linkages

In January 2022, the City outlined a process for *Planning Act* and *Ontario Heritage Act* approvals for the redevelopment of Ontario Place.⁴⁶ The *Planning Act* approvals are anticipated to be processed in two parts: 1) Ontario Place Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA); 2) Site Plan Control.

In Part One, the Province (working through IO), will submit an application for a property-wide OPA and ZBA. The amendments are intended to seek development permissions for the various uses to be described in full, in site plan applications. The first part involves: a pre-submission phase including engagement with provincial and city stakeholders; the application submission; the preliminary report, resubmission, and council decision.⁴⁷

In Part Two, each tenant will submit site plan control applications for their individual projects with each application advancing on its own timeline. The existing design and development concepts of the tenanted areas (Therme and Live Nation) are at an early stage and are considered conceptual by the City. The City will use its established standard review process when reviewing site plan control applications.

The City is a stakeholder in the Ontario Place SCP and is being consulted as part of its drafting and development. The draft final SCP will also be reviewed by City staff and commentary will be provided in

⁴⁶ See Toronto City Council Decision, "Ontario Place/Exhibition Place Revitalization," February 2 and 3 2022 accessed at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX5.1> for a decision history.

⁴⁷ This process is described and visualized in City of Toronto, "Report for Action - Ontario Place Redevelopment - Priority Areas for Collaboration and Development Approvals," January 12, 2022 accessed at <https://www.toronto.ca/legdocs/mmis/2022/ex/bgrd/backgroundfile-175198.pdf>

order to guide the forthcoming applications and public realm work.

5.5 Planning Processes at the Municipal Level

5.5.1 City of Toronto: Ontario Place Redevelopment

Priority Areas for Collaboration and Development Approvals Process (January 12, 2022)

The following is reproduced verbatim the City of Toronto Memo for the Ontario Place Redevelopment – Priority Areas for Collaboration and Development Approvals Process released in January 2022.

Planning and Development Approvals

The Parties [City of Toronto and Province of Ontario] agree to enable the progress of the Ontario Place Redevelopment Project in alignment with the Terms of Reference and the concept/vision set out on the last page of this Major Terms and Co The Parties agree to make every possible effort to facilitate the planning process that is required to enable the timely consideration of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) by City Council to be in place for Ontario Place by December 31, 2023.

The Province will:

- (i) Undertake a pre-application consultation process with the City (with support from third party consultants) to facilitate a timely approvals process;
- (ii) File development applications for the City's consideration of an OPA and a ZBA for Ontario Place; and
- (iii) Engage and collaborate with the City during the development approvals process to ensure that process milestone dates are met in the conditions document

The City will manage a development approvals process in a manner that will enable City Council to make a decision on the OPA and ZBA applications by December 31, 2023.

If an OPA and ZBA permitting the redevelopment of Ontario Place are not in place by December 31, 2023, the City acknowledges that the Province may utilize other tools available to the Province to ensure the further progress of the Ontario Place Redevelopment Project. This acknowledgement does not limit any rights the City may have to respond to the Province's use of other tools.

Applications for approvals other than an OPA and a ZBA, such as Site Plan Approval applications and any minor variance applications, will be filed by one or more of the Tenants with the written consent and authorization of the owner of the relevant lands

The City will allow Site Plan Approval applications to be filed in advance of a decision on the OPA and ZBA.

The City will make every possible effort to expedite consideration of Site Plan Approval applications.

The Province acknowledges that it may be required to file a Site Plan Approval application for

the non-tenanted portions of the property.

5.5.2 Building Permit Process

The proponents will submit to the City of Toronto for Building Permit Approval.

5.6 Qualifications

Per the S&Gs, “qualified persons” means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage value and cultural heritage attributes. When selecting a consultant or professional, the “qualified persons” should have formal educational training in the relevant field and/or 10 years of experience (for lead heritage contractor), and a recent portfolio of comparable work. Where necessary, variations in what constitutes a “qualified person” for each trade or specialist will be indicated as required by the project scope of work document. IO Heritage Staff will provide advice, review scopes of work, and confirm requirements for specific and appropriate qualified persons based on the nature of the project or study being undertaken

6. Community Engagement

Note: *This SCP engagement was undertaken during the COVID-19 Pandemic, which placed limitations on all but virtual engagement.*

Community engagement for the SCP was planned to be conducted in two phases. TMHC, the engagement lead on the LHC consultation team, led and completed Phase 1 Engagement. In addition to the Phase 1 Engagement, TMHC reviewed and considered heritage related comments from earlier or concurrent MTCS and IO engagement sessions. The following two sections are taken verbatim from the LHC/TMHC Draft Strategic Conservation Report (January 2022) unless otherwise indicated in brackets.

Terminology note, *identified Indigenous communities refer to communities identified by MOI for the purposes of Duty to Consult...*

6.1 Ministry and IO engagement during Phase 1

In fall of 2021, MTCS and IO executed a program of public consultation about the Ontario Place redevelopment project as a whole. Virtual information sessions and an online survey were utilized to engage the public.

More than 7,200 people participated [in the online survey], including identifying important general features, uses, and relative importance of heritage features. Comments throughout the survey also highlighted the importance of public access, water-related activities, providing venues and spaces for artists, play spaces for children (often recalling the original Children's Village), preserving natural spaces, and cultural programming including sharing of Indigenous histories.

Three virtual information sessions for the public were held in October and December, 2021. At the October information sessions, heritage-related questions and discussions were held, including how and when heritage considerations are being addressed in the redevelopment process. Concerns were expressed about the importance of conservation planning and the need for this step to inform subsequent decision-making. Members of the SCP team participated directly in the December session, presenting on the SCP and subsequent heritage processes and answering questions. More than 600 people from across Ontario participated in the virtual information sessions.

As part of the finalization of the Draft SCP, targeted [stakeholder outreach and introductory meetings were] directed at [the identified] Indigenous communities and specific stakeholders including local heritage organizations, waterfront groups, and municipal agencies.⁴⁸ The targeted [engagement] utilized several formats of communication including email outreach, phone conversations, virtual meetings, and document review and feedback. This [engagement] was separated into two phases: Phase 1: Preliminary Outreach and Phase 2: Draft Review. A summary of each phase's objectives and results are presented in the following sections.

In addition to this focused outreach, general [feedback via the Ministry's online survey and public information sessions was compiled, including what heritage attributes were important to the

⁴⁸ These were identified in Appendix D of the SCP by LHC, see the following page for a list of stakeholders and communities.

respondents.]

The overarching objective of the SCP [engagement approach] was to facilitate the participation of stakeholders and community representatives in the development of the SCP for Ontario Place. Their feedback would help guide future planning decisions relative to the identified heritage conservation strategies and heritage attributes of Ontario Place.

The following agencies and organizations were approached during Phase 1:

- Destination Toronto
- Exhibition Place
- Future of Ontario Place (umbrella organization consisting of: the Architectural Conservancy of Ontario: John H. Daniels Faculty of Architecture – University of Toronto, Landscape and Design; and, the World Monuments Fund)
- Heritage Planning, City of Toronto
- Heritage Toronto
- Museum of Toronto
- National Trust for Canada
- Ontario Place for All
- Toronto Ports Authority
- Toronto Region Conservation Authority
- Waterfront for All
- Waterfront Toronto

The following are the identified Indigenous communities that were approached during Phase 1:

- Alderville First Nation
- Curve Lake First Nation
- Haudenosaunee Confederacy Chiefs Council
- Hiawatha First Nation
- Kawartha Nishnawbe First Nation
- Mississaugas of the Credit First Nation
- Mississaugas of Scugog Island First Nation
- Six Nations of the Grand River

In addition to receiving comments via email and through the general stakeholder survey, virtual meetings were offered to each Indigenous community and several of the general stakeholder organizations and city agencies.

The following [introductory] meetings took place during Phase 1:

- November 1, 2021 – Mississaugas of Scugog Island First Nation
- November 10, 2021 – Six Nations of the Grand River
- December 1, 2021 – Ontario Place for All
- December 15, 2021 – Heritage Planning (Toronto)
- December 17, 2021 – Future of Ontario Place
- January 5, 2022 – Mississaugas of the Credit First Nation

All but two [identified] Indigenous communities and one general stakeholder responded during Phase 1 with many sharing substantive information or providing comments about subsequent consultation. All

communications and meeting minutes were logged, and relevant information was shared with the broader SCP project team through correspondence and scheduled internal workshops. Participation by Infrastructure Ontario during all outreach and [MTSC] during Indigenous introductory meetings enabled groups to share and receive information outside of the particular scope of the SCP during meetings and through emails.

Early consultation with Curve Lake First Nation resulted in a meeting scheduled for Phase 2.

Preliminary comments and discussion focused on a number of key themes across participants.

They included:

- *Identified heritage attributes and cultural landscapes of Ontario Place:*
 - *Original intent and purpose of Ontario Place*
 - *Internationally significant example of Modernist architecture*
 - *Statement of Cultural Heritage Value, 2013*
 - *Comprehensive understanding and planning of an integrated Ontario Place cultural landscape*
 - *Existing green spaces*
 - *Public access*
 - *Importance of the Pods and Cinesphere*
- *Indigenous participation and programming:*
 - *Form of SCP consultation*
 - *Local Indigenous histories and public education, including Indigenous languages*
 - *Opportunities to incorporate Indigenous design perspectives including landscape architecture, [including the use of indigenous plants and traditional medicinal plants, and green energy]*
 - *Opportunities for traditional and contemporary Indigenous cultural programming including arts, food, gardens and gathering spaces.*
 - *Possible collaborations with Indigenous institutions (e.g., Woodland Cultural Centre)*
- *Information about the Strategic Conservation Plan and process:*
 - *Purpose of the Strategic Conservation Plan*
 - *Context of the Strategic Conservation Plan*
 - *Future opportunities for consultation during and beyond the Strategic Conservation Plan*
- *Future uses and redevelopment*
 - *Preliminary tenant designs*
 - *Potential uses of the Pods and Cinesphere*
 - *Relationship between heritage and green energy*
 - *Incorporation of native plant species*
 - *Local transportation infrastructure*

6.2 Community Engagement Phase 2

Phase 2 of Community Engagement for the Ontario Place SCP included the review of the draft report by the identified heritage stakeholders and Indigenous communities. In addition to reviewing the draft report, the heritage stakeholders and Indigenous communities were offered an opportunity to meet with IO and SBA to discuss the Draft SCP. For those stakeholders and Indigenous communities that accepted the opportunity to meet, the meetings included an overview and presentation of the SCP followed by a discussion.

Phase 2 of Community Engagement for the Ontario Place SCP officially started with IO emailing out the draft SCP to all the heritage stakeholders and identified Indigenous communities on August 5, 2022. The review period was initially set for three weeks, ending on August 26, 2022. Based on stakeholder feedback, the review period was extended by two weeks, end on September 9, 2022.

During the Phase 2 Community Engagement period, the following meetings took place:

- August 14, 2022 - City of Toronto, Technical table
- August 19, 2022 – Mississaugas of the Credit First Nation and again on September 9, to review their comments.
- August 25, 2022 – Six Nations of the Grand River
- August 26, 2022 – City of Toronto, Heritage Planners and Peer Reviewer
- September 1, 2022 – Future of Ontario Place (now under Architectural Conservancy of Ontario)
- September 1, 2022 – Ontario Place for All
- September 2, 2022 – Waterfront Toronto

We received written feedback from the Mississaugas of the Credit First Nation, Mississaugas of Scugog Island First Nation, Exhibition Place, Ontario Place for All, Future of Ontario Place (now taken over by the ACO) and City of Toronto. A summary of meetings and feedback received is summarized in **Appendix C**.

The feedback can be understood within three broad areas. First, feedback related to concern about the conservation of the heritage value of Ontario Place in light of redevelopment plans. Second, the Strategic Conservation Process and the roles and responsibilities and processes involved in the implementation of the SCP, and finally a number of concerns that fell outside the scope of the SCP such as ecological or environmental concerns. The level of engagement was excellent and thoughtful. The questions and comments helped to underline the way the SCP is a public facing document that will also be read by an audience of non-heritage professionals.

Following community engagement sessions and feedback, the authors of this SCP revised the content to include information to provide more clarity and detail with respect to the role of other experts within their fields upon whose reports and assessments this SCP depended for information, and to highlight the process involved in the implementation of the SCP and the roles and responsibilities of stewards and stakeholders of the site. The authors also built in more contextual commentary to compensate for the absence of a Cultural Heritage Evaluation Report (CHER). The feedback that was considered to be out of scope of the SCP will be shared with the internal IO development team to ensure that concerns raised are considered throughout the many OP redevelopment due diligence and planning streams.

Based on community feedback, there was a clear ask for clarity around the Provincial Heritage Framework. As this information is out of scope of the SCP, contact the Ministry of Citizenship and Multiculturalism for further information about the Provincial Heritage Framework and process. To note, the Ministry of Citizenship and Multiculturalism provided Section 4 of the report (Consultation Strategies), with input from IO Heritage, after Community Engagement was completed for the SCP.

7. Implementation

Ontario Place is a PHPPS containing a cultural heritage landscape composed of landforms, structures, bridges, entry plaza and water features that “together form a significant type of heritage form district from that of its constituent elements or parts. As such, Ontario Place must be understood, managed, and redeveloped in a manner that respects its heritage value, attributes and contributing built form resources. As a cultural heritage landscape, Ontario Place must continue to read as one place even as it serves multiple, individual functions.

New development and site alteration at Ontario Place must:

- Acknowledge and reflect on the treaty, traditional, and ongoing presence of Indigenous communities in the Toronto area and along Lake Ontario
- Conserve its heritage values and attributes identified in the SCHV
- Reflect its long-term heritage conservation vision
- Address impacts on the cultural heritage landscape as a whole including heritage values, attributes, and other contributing heritage values identified in the SCP
- Respond to its original ideas, design intent, and realization as described in the SCHV and the SCP
- Complement and build upon the integrated and high-quality history of its design (landscape, architecture, engineering) and programming (educational recreation)

Prior to the start of the review and acceptance process, IO’s Heritage Unit will identify the review stakeholder review group for the process. The core stakeholders for the review stage of the process include IO’s Heritage Unit and MCM’s Heritage Planning Unit. Other stakeholders may include members of the City of Toronto’s Heritage Planning Services, or MOI and will be confirmed at the start of the review step.

7.1 Heritage Process and Responsibilities

The conservation of its heritage values and heritage attributes is one of many activities or undertakings that are part of the redevelopment of Ontario Place. The following provides an overview of the responsibilities and processes related to the heritage conservation and provincial approvals that shall occur after completion of the SCP borne by various ministries, prescribed public bodies, and stakeholders.

7.1.1 Ministry of Infrastructure (MOI)

The Ministry of Infrastructure holds the Ontario Place lands on behalf of the Province and, among other duties, it is responsible for the redevelopment of Ontario Place.

The Ministry of Infrastructure is subject to the *Ontario Heritage Act*, the Standards & Guidelines for Conservation of Provincial Heritage Properties, and implementation and application of this Strategic Conservation Plan for Ontario Place.

It is responsible for making sure that:

- i. relevant staff, contractors, consultants, lessees, occupants, Ontario Place Corporation, Ontario Infrastructure and Lands Corporation and other decision makers are aware of the content of the Statement of Cultural Heritage Value for Ontario Place and the recommended conservation

strategies outlined in the Strategic Conservation Plan prior to making decisions or taking actions that may affect Ontario Place;

- ii. it monitors and reports on the implementation of the Strategic Conservation Plan; and the Strategic Conservation Plan is placed in a permanent archive, is made publicly accessible, while observing security, privacy and other requirements; and is filed with the Ministry of Citizenship and Multiculturalism property record in PastPort

7.1.2 Ministry of Citizenship and Multiculturalism

The Ministry of Citizenship and Multiculturalism provides advisory services related to cultural heritage within the provincial land use planning framework and leads implementation of the Standards and Guidelines for Conservation of Provincial Heritage Properties across the government of Ontario. The Deputy Minister is responsible for approving the Strategic Conservation Plan. Please refer to the Standards & Guidelines for Conservation of Provincial Heritage Properties for additional details.

7.1.3 Ontario Place Corporation

Ontario Place Corporation is the agency of the Ministry of Infrastructure that is responsible for managing and programming those Ontario Place lands that are not, or not yet, subject to redevelopment. Ontario Place Corporation is subject to the *Ontario Heritage Act*, the Standards & Guidelines for Conservation of Provincial Heritage Properties, and this Strategic Conservation Plan.

7.1.4 Ontario Infrastructure and Lands Corporation (Infrastructure Ontario)

Infrastructure Ontario is the agency of MOI responsible for managing the Province's realty assets and retained by MOI to deliver the Ontario Place Development project (specifically the Landmark Project's department of IO), which includes obtaining all required approvals at a provincial and municipal level for the government-led portion of the proposed redevelopment and general site preparation for the proposed project areas.

7.1.5 City of Toronto

The City of Toronto is responsible for reviewing and approving development applications under the Planning Act as submitted by Infrastructure Ontario, on behalf of MOI, for the redevelopment of Ontario Place.

7.1.6 Process related to the Category C EA & OP and ZBA Approvals

The following graphic (**Figure 102**) details the reporting and processes related to the Category C Environmental Assessment (public realm) and the Municipal Official Plan and Zoning Amendment application (OPA & ZBA). Following completion of the SCP, the pre-community engagement draft HIA supporting the OPA & ZBA will be completed. The HIA will note the recommended options to mitigate impacts of the proposed activities are consistent with the SCP or will provide a rationale for an alternative conservation approach and mitigation measures will be provided. The outlined management structures and decision-making processes will ensure that the conservation strategies of this SCP will be shared broadly to all relevant groups and bodies who are responsible for implementation of the SCP and heritage related decisions for the management and development of the property.

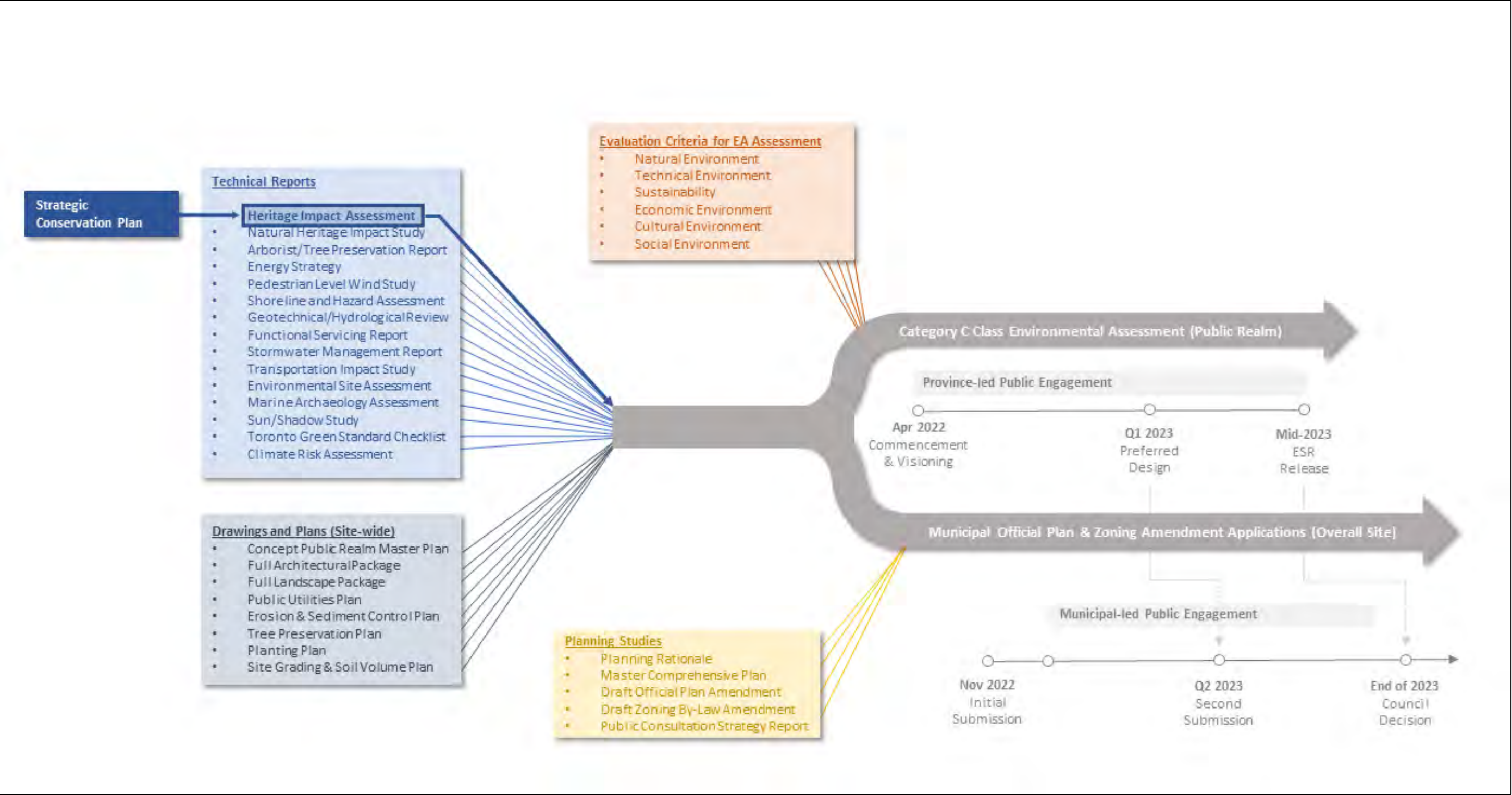


Figure 102: Processes Stemming from SCP Implementation (Credit: IO)

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7.2 Strategic Conservation Plan Implementation

The MOI/OI Heritage Committee has verified that the work for the SCP was completed in accordance with the Standards and Guidelines including the MOI I & E Process.

The IO Ontario Place Redevelopment Team and IO Heritage Unit is committed to ensure that relevant staff, service providers, contractors, consultants, tenants, and decision makers for the proposed Ontario Place Redevelopment Project as well as in general are made aware of the content of the Statement of Culture Heritage Value and the conservation strategies as set out and recommended by the Strategic Conservation Plan.

The final, Deputy Minister approved SCP will be stored electronically in multiple places:

- IO's Livelink file structure as a permanent final report document and is therein accessible to all IO staff and IO Service Providers
- with the MTCS property record in PastPort
- On the Ontario Place Redevelopment website (<https://engageontarioplace.ca/>) for the duration of the Ontario Place Redevelopment project.

The Strategic Conservation Plan will be integrated in the future use of the property through the inclusion of the document in any potential Lease/Tenant Agreements and as a guidance document provided to the potential project proponents and the City of Toronto

IO will continue to commit to and ensure that relevant staff, service providers, contractors, consultants, lessees, occupants, and decision makers are made aware of the content of the Statement of Culture Heritage Value and the conservation strategies as set out and recommended by the Strategic Conservation Plan through established practices within both MOI Property Management Branch and IO Realty Portfolio Planning, through the Capital Planning team, and through established electronic notification and service provider meeting schedules.

8. Monitoring

The actions and outcomes of the Strategic Conservation Plan will be monitored and reported on a regular basis through service provider inspections, reviews, and base building assessments, and includes, at a minimum (should the property remain in provincial title):

- Monitor, maintain, and stabilize all heritage attributes until such time as they are reused, or the Deputy Minister has signed the consent to demolish.
- Retain qualified personnel for the monitoring, maintenance, and stabilization oversight
- A commitment to review and amend the Strategic Conservation Plan as necessary or at least every five years to monitor compliance and to ensure commitment to continual improvement or in the case of Ontario Place at the completion of significant projects.
- A commitment to document successes or problems arising from applying the Strategic Conservation Plan.
- At the completion of proposed Ontario Place's Redevelopment, the SCHV should be revisited