

The Wayback Machine - <https://web.archive.org/web/20181224082541/http://www.mtc.gov.on.ca/...>



Statement of Cultural Heritage

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:

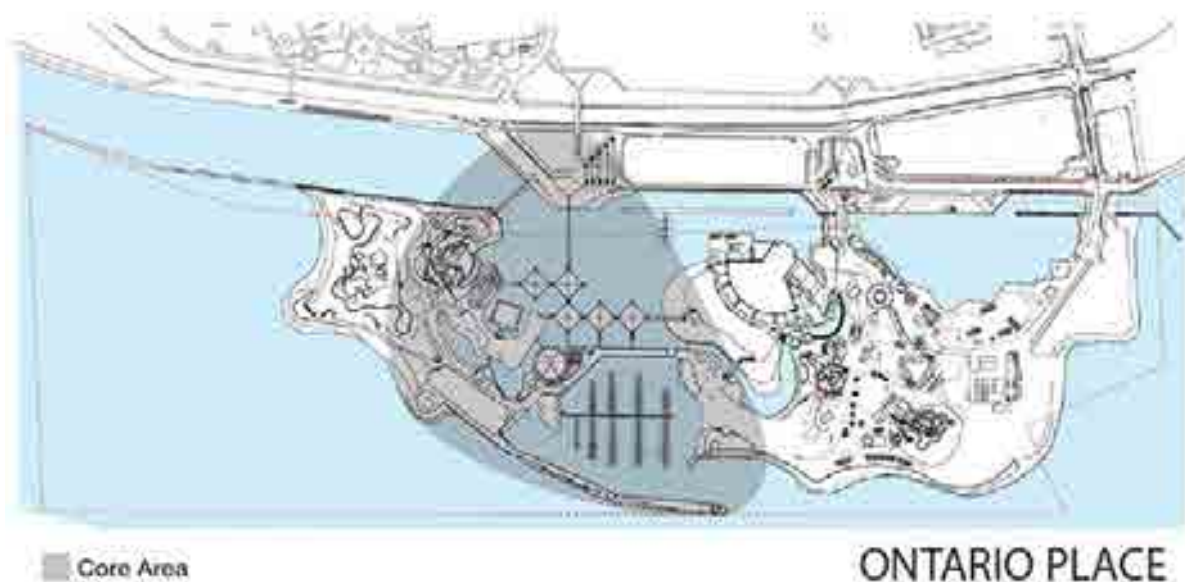
- Bold redefinition of the relationship between city and lake, with an integrated approach to architecture, engineering, landscape and waterscape.
- Innovative integration of design and programming – the landforms, structures and plazas that reflect the vision of Ontario Place as a centre for recreation, 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.

Map of Heritage Place

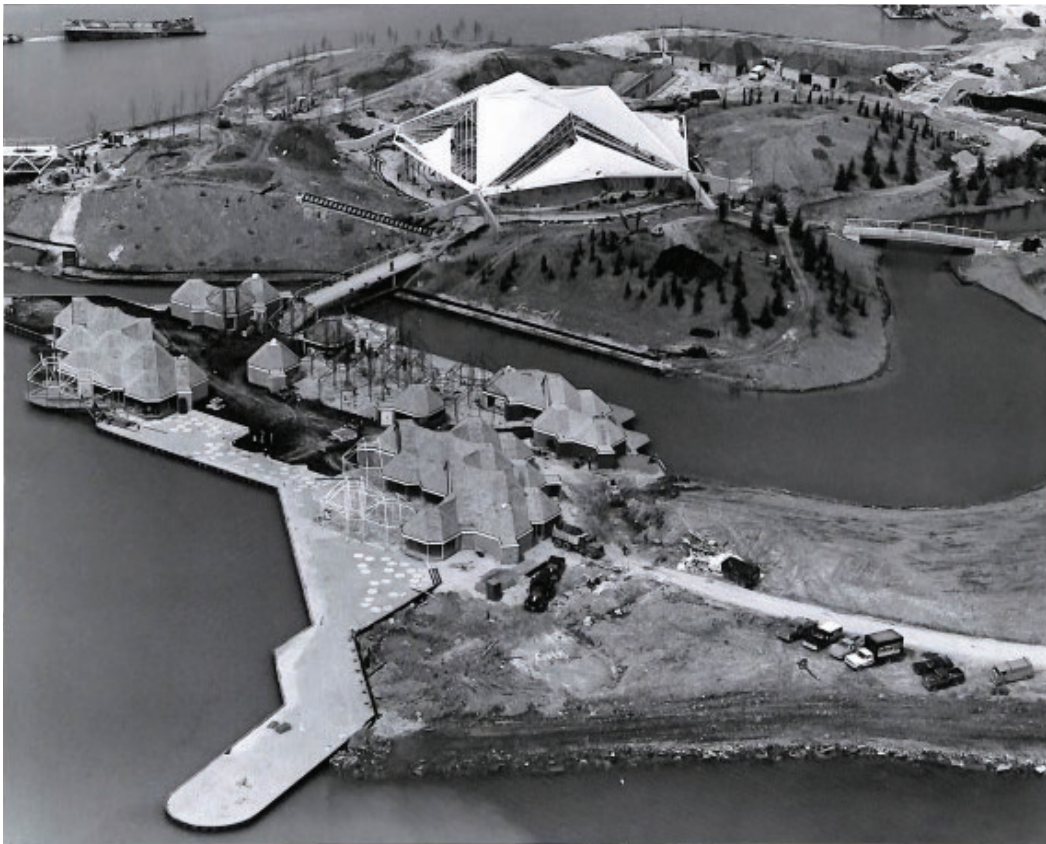


Note: For illustrative & discussion purposes only

Historic Images



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



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



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



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



1977-1983 aerial image (City of Toronto Archives, Series 1654, File 361, Item 32).



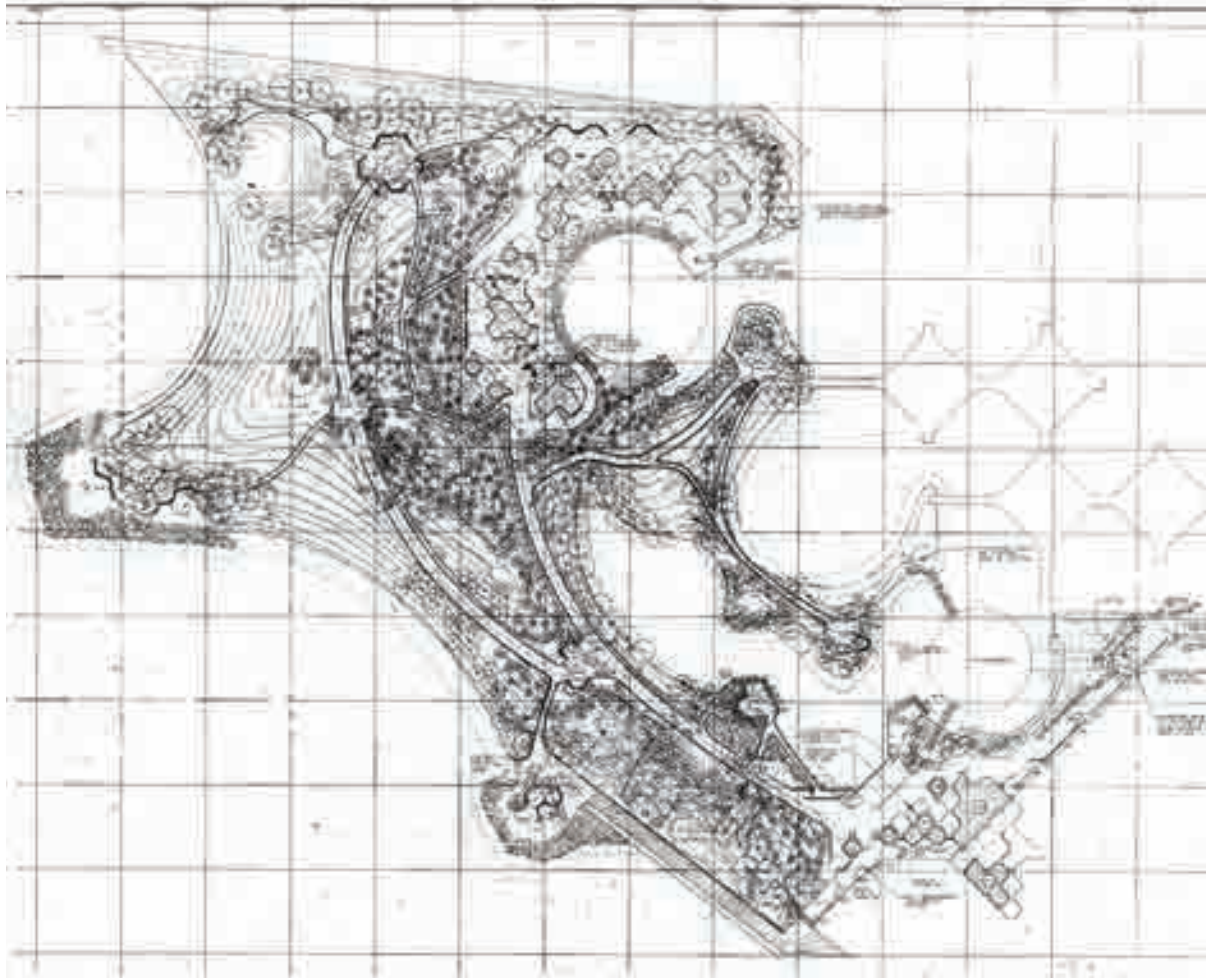
1980-83 aerial (City of Toronto Archives, Series 1465, File 0361, Item 12).



1980-88 aerial image (City of Toronto Archives, Series 1465, File 359, Item 3).



1990-94 aerial image(City of Toronto Archives, Series 1465, File 397, Item 9).



Original Landscape plan of East Island. (Credit: Craig, Ziedler & Strong Associate Architects).

Mainland



1970-71 (Les Baxter).



1975 image of Western Entrance Plaza (City of Toronto Archives, Fonds 124, File 24, Item 12).

Pods and Pavilion Bay



1967-87 (City of Toronto Archives, Series 1465, File 361, Item 2).



1975 image (City of Toronto Archives, Fonds 124, File 9, Item 41).

Cinesphere



1980 (Boris Spremo, Toronto Star).



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



1971 (Graham Bezant, Toronto Star).

East Island



1975 (City of Toronto Archives, Fonds 1526, File 47, Item 47).



1973 (City of Toronto Archives, Fond 124, File 9, Item 10).



1980 (City of Toronto Archive, Fonds 124, File 9, Item 16).



C.1971 (City of Toronto Archives, Fonds 124, File 124, Item 18).



1980-86 (City of Toronto Archives, Series 1465, File 360, Item 2).



1969-88 (City of Toronto Archives, Series 1465, File 393, Item 30).



1973 (City of Toronto Archives, Series 1465, File 359, Item 3).



1967-87 (City of Toronto Archives, Series 1465, File 361, Item 15).



1985 (City of Toronto Archives, Fonds 124, File 124, Item 160).



1976 (City of Toronto Archives, Fonds 124, File 124, Item 45).



1979 (City of Toronto Archives, Fonds 124, File 9, Item 81).



1973 (City of Toronto Archives, Fonds 1526, File 97, Item 15).



1980 (City of Toronto Archives, Fonds 124, File 9, Item 93).

West Island



1976 (City of Toronto Archives, Fonds 124, File 9, Item 49).



1976 (City of Toronto Archives, Fonds 124, File 9, Item 48).



1980-98 (City of Toronto Archives, Series 1465, File 150, Item 15).



1981 (City of Toronto Archives, Fonds 124, File 9, Item 113).



1972 (City of Toronto Archives, Fonds 1526, File 94, Item 76).



1973 (City of Toronto Archives, Fonds 1526, File 97, Item 18).



1980-87(City of Toronto Archives, Series 1465, File 361, Item 20).



1971 (Mario Geo, Toronto Star).



1976 (City of Toronto Archives, Fonds 124, File 9, Item 52).



1975(City of Toronto Archives, Fonds 124, File 9, Item 35).

West Village



1975 (City of Toronto Archives, Fonds 124, File 9, Item 13).



1980-86 (City of Toronto Archives, Series 1465, File 30, Item 10).



1976 (City of Toronto Archives, Fonds 124, File 9, Item 26).



(City of Toronto Archives, Fonds 124, File 9, Item 74).



1975 (City of Toronto Archives, Fonds 124, File 9, Item 14).



1973 (City of Toronto Archives, Fonds 124, File 124, Item 94).



1980-87 (City of Toronto Archives, Series 1465, File 361, Item 28).



1975 (City of Toronto Archives, Fonds 124, File 9, Item 29).



1980 (Darel Loek, Toronto Star).



(City of Toronto Archives, Fonds 124, File 9, Item 118).



1980 (Boris Spremo, Toronto Star).

North and South Marinas



1980 (City of Toronto Archives, Fonds 124, File 9, Item 110).



(City of Toronto Archives, Fonds 1526, File 9,7 Item 5).

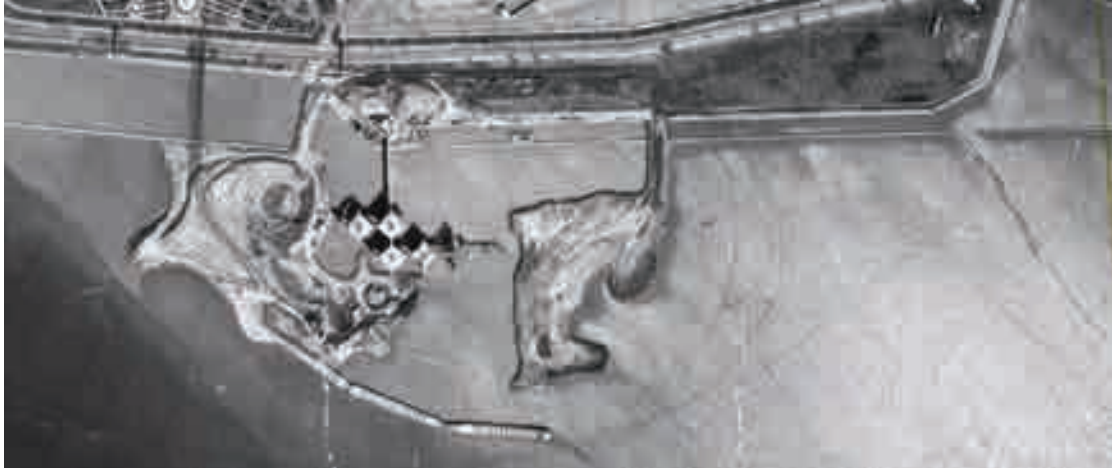


1980(City of Toronto Archives, Fonds 124, File 124, Item 106).



1980(City of Toronto Archives, Fonds 124, File 9, Item 87).

Aerial Images



1970 aerial image (City of Toronto Archives).



1971 aerial image (City of Toronto Archives).



1975 aerial image (City of Toronto Archives).



1985 aerial image (City of Toronto Archives).



1992 aerial image (City of Toronto Archives).



2022 aerial image (Google Earth).

Then and Now



East Marina (Les Baxter, 1970-71).



East Marina (Google Earth, 2022).



(Les Baxter, 1970-71).



(Google Earth, 2022).



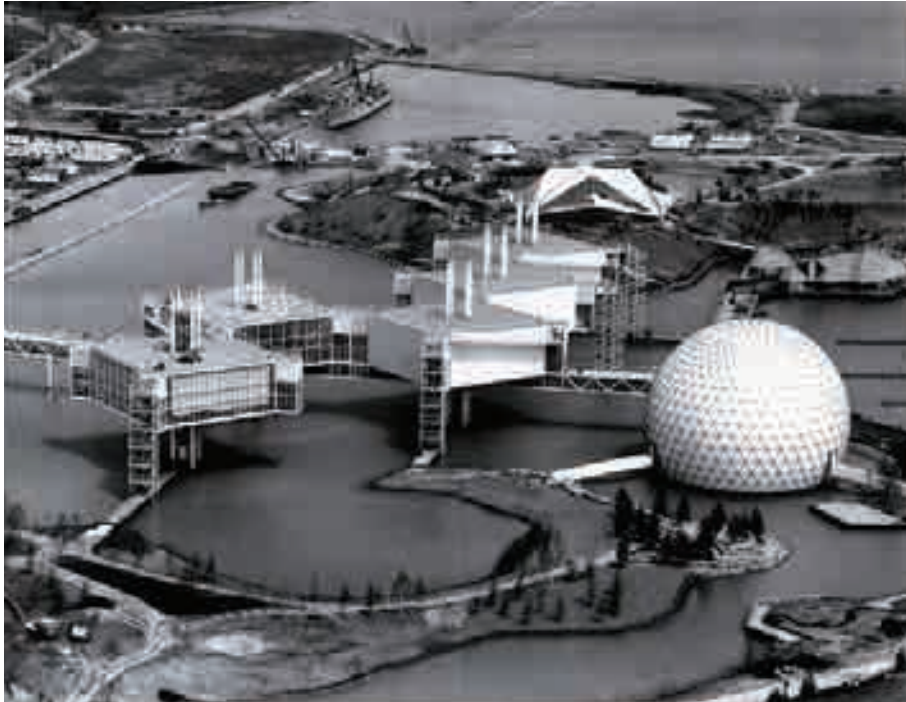
1975 image (Toronto Archives).



1977-1983 (Toronto Archives).



(Google Earth, 2022).



(Les Baxter, 1970-71).



(Google Earth, 2022).



(Les Baxter, 1970-71).



(Google Earth, 2022).



(Les Baxter, 1970-71).



(Google Earth, 2022).



1973 Image (Toronto Star May 5, Toronto Public Library)



(Google Earth, 2022).



1971 image (Toronto Star May 5 , Toronto Public Library).



(Google Earth, 2022).

Site Photos



Looking south across Pavilion Bay towards Pods (ERA, 2022).



View of Pods looking northwest from Bridge 5 (ERA, 2022).



Looking south from Mainland towards Pods and Cinesphere (ERA, 2022).



Looking east across Pavilion Bay towards Bridge 10 (ERA, 2022).



Image of South Marina showing (left to right) West Marina Village, Cinesphere and Pods (ERA, 2022).



Image of Cinesphere looking northeast from West Island (ERA, 2022).



Looking across West Lagoon towards Pods and Cinesphere (ERA, 2022).



View of Pod 5 and Bridge 9 looking north from Bridge 5 (ERA, 2022).



Looking northeast across the West Lagoon towards Goh Ohn Bell Shelter and Pods (ERA, 2022).



Image of Bridge 9 connecting Pod 5 to the Live Nation Island (ERA, 2022).



Breakwater looking west (ERA, 2022).



Breakwater looking west (ERA, 2022)



Looking northeast from West Island across Inner Channel (ERA, 2022).



Inner Channel looking west (ERA, 2022).



Looking north from South Marina towards Live Nation Stage (SBA, 2022).



Looking southeast across Pavilion Bay from West Entrance Plaza (ERA, 2022).



Looking northeast from Bridge 5 towards Budeweiser Island and entrance to the East Canal(ERA, 2022).



East Canal(ERA, 2022).



East Canal looking north (ERA, 2022).



West Lagoon looking north towards entrance to West Canal (ERA, 2022).



West Lagoon looking north (ERA, 2022).



West Lagoon looking northeast (ERA, 2022).



Looking west from the West Point lookout across Humber Bay(ERA, 2022).



Mature landscaping and gathering space at West Point lookout (ERA, 2022).



Looking west towards West Point lookout (ERA, 2022).



Looking south towards West Point lookout (ERA, 2022).



Looking east from the West Point lookout along the southern shoreline of the West Island (ERA, 2022).



Looking north from the West Point lookout along the west shoreline of the West Island(ERA, 2022).



Landscaping and small berm along the south shoreline of the West Island (ERA, 2022).



West Island south shoreline looking west towards lookout that is currently a helipad (ERA, 2022).



Shoreline of West Island facing Inner Channel (ERA, 2022).



Viewing platform at West Point lookout(ERA, 2022).



South side of West Lagoon looking east towards South Marina (ERA, 2022).



Shoreline trail on the west shore of West Island looking southeast (ERA, 2022).



View from West Island berm looking east towards West Village (ERA, 2022).



Mature trees along West Lagoon (ERA, 2022).



Looking northeast from breakwater towards the East Point lookout (ERA, 2022).



Looking east from South Marina breakwater (ERA, 2022).



Landscaping and small berm on East Island (ERA, 2022).



West Island looking north across inner channel (ERA, 2022).



West Island interior looking south towards Lake Ontario (ERA, 2022).



West Island interior looking towards West Village Cluster (ERA, 2022).



East Canal from East Village Cluster(SBA, 2022).



East Island looking north across East Canal (ERA, 2022).



Looking east across West Lagoon towards Cinesphere and Pods (ERA, 2022).



Ontario Place

Toronto, ON

MEGASTRUCTURE ADAPTIVE REUSE STRATEGY

November 25, 2022

E R A

COVER PAGE: Aerial view of Ontario Place, 1971 Toronto Star (Courtesy of Toronto Public Library Digital Archive)

PREPARED BY:

ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1
416-963-4497

Project #	20-023-01
Prepared by	PE /SI / NP / SC

CONTENTS

1	INTRODUCTION	III
1.1	Property Owner Contact	iii
1.2	Representative / Agent	iii
1.1	Introduction	1
1.2	Standards and Guidelines for Provincial Heritage Properties	3
1.3	Strategic Conservation Plan (2022)	3
2	EARLY WORKS	5
3	MAINTENANCE, MOTHBALLING AND REMEDIATION	6
3.1	General	6
3.2	Mothballing	8
3.3	Building services	9
3.4	Flood Risk Mitigation	9
4	RECOMMENDATIONS FOR USE AND INTERPRETATION	11
5	CONSERVATION DESIGN PARAMETERS	14
5.1	The Pods	14
5.2	The Cinesphere	16
6	NEXT STEPS	18



Ontario Place exhibition pods under construction 1970, Toronto Star (Courtesy of Toronto Public Library Digital Archive)

1 INTRODUCTION

This Adaptive Reuse Strategy document for Ontario Place's Megastructures should be read in conjunction with the Heritage Impact Assessment (2022).

1.1 Property Owner Contact

Ministry of Infrastructure

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

1.2 Representative / Agent

Infrastructure Ontario

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

1.3 Introduction

Ontario Place was recognized as a cultural heritage landscape of provincial significance by the Province of Ontario in 2013 and was listed on the City of Toronto's Heritage Register in 2019. As a provincially significant property, it is subject to the Ontario Heritage Act (OHA) and the Standards and Guidelines for the Conservation of Provincial Heritage Properties (the "Provincial Standards and Guidelines").

The Pods and Cinesphere ("Megastructures") at Ontario Place present an important opportunity for the adaptive reuse of iconic modernist architecture within this cultural heritage landscape and provincial heritage property of provincial significance. The Megastructures have special potential to serve as a cultural space and centre for innovation, in service of the broader Ontario Place mandate "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" (s. 8(b), Ontario Place Corporation Act, RSO 1990, c.34).

Infrastructure Ontario (IO) is actively seeking to adaptively reuse the Megastructures as a means of conserving their cultural heritage value and attributes, as well as the broader cultural heritage value of Ontario Place as a cultural heritage landscape. In doing so, IO will initiate revitalization of a destination of Province-wide – and potentially international – interest for the benefit of all Ontarians.

The adaptive reuse strategy for the Megastructures comprises:

- a) Recommendations for material building conservation;
- b) Considerations of program/use; and
- c) Key design principles, including principals rooted in the Provincial Standards and Guidelines, intended to guide potential future interventions (the "Conservation Design Parameters").

As a broad matter of approach, any proposed changes to the Megastructures should embrace the original design principles employed by Eb Zeilder, namely:

Maintaining the pods and Cinesphere as space for innovation, cultural production, education and recreation within imaginative and exploratory architecture.



Above - The map illustrates the Central Area [noted as Core Area in The Statement of Cultural Heritage Value] which “embodies the modernist design vision of interconnected geometries [and] is demonstrated in the megastructure forms of both the Cinesphere and pods” (Figure 6, Draft SCP, 2022).

Below - For the purpose of the Adaptive Reuse Strategy, recommendations will be limited to the Central Area as described by the draft SCP (Figure 7, Draft SCP, 2022)



1.4 Standards and Guidelines for Provincial Heritage Properties

The Standards and Guidelines set forth the requirements for protection, maintenance and continued use of provincial heritage properties. The Standards and Guidelines direct the ministries and prescribed public bodies responsible for managing provincial heritage properties to maintain them through continuous care, guided by the applicable Statement of Cultural Heritage Value and Strategic Conservation Plan (D. 1). The Standards and Guidelines further stipulate that, when a provincial heritage property is no longer in use or is partially surplus, best efforts must be made to find an alternate use that requires minimal or no change to its heritage attributes (E. 2).

The recommendations in this report are based on the Provincial Standards and Guidelines, federal and international best practices in heritage conservation, and our understanding of the history, evolution, and current condition of the Megastructures. Each of our Conservation Design Parameters is supported by a specific provision of the Provincial Standards and Guidelines, which is noted in parentheses for reference.

2 EARLY WORKS

Early Works to the pods and Cinesphere are anticipated to begin in September 2022. IO Heritage has reviewed and advised on the Early Works program for Ontario Place to ensure that appropriate due diligence was undertaken with respect to heritage-specific advice and/or reporting (Provincial Standards and Guidelines, A. 2 and A. 3).

Stephen Burgess Architects and Entuitive Engineering were engaged as the heritage consultant and engineer, respectively, in the development of the maintenance and repair scope included in the Early Works program. The City of Toronto has been engaged with respect to the required building permits.

Maintenance and repair work on a heritage property is categorized as a Category A undertaking under the MOI PW Class EA Process, with no formal documentation or public notice requirements. The following maintenance and repair work will be take place under the Early Works program:

Cinesphere

- Interior/Exterior concrete repairs
- Waterproofing
- Acoustic & thermal insulation
- Cladding replacement
- Light fixture replacement

Pods

- Replacement of roof pavers
- Waterproofing
- Lead paint abatement
- Structural steel repairs
- Concrete repairs
- Railing repairs
- Steel stair repairs/replacement
- Exterior glazing replacement



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

3 MAINTENANCE, MOTHBALLING AND REMEDIATION

3.1 General

Cinesphere

The Cinesphere was updated with modern IMAX technology in 2011 and 2017 and remains in use as a theatre; however, its ancillary areas are in original condition and require upgrading to meet contemporary standards.

A condition assessment carried out by Entuitive in 2021 found that the cladding needed to be replaced, the insulation needed to be amended in conjunction with mold abatement and the exterior lighting system required replacement. These deficiencies are proposed to be addressed through the Early Works program.

We recommend a follow-up condition assessment for the Cinesphere focusing on corrosion and water tightness in the envelope, foundation, connecting structures and interfaces between building components, as well as the development of a plan for the upgrading of ancillary areas within the Cinesphere to meet contemporary standards.

The ancillary upgrade plan should consider the energy efficiency of each proposed intervention and avoid negative impact on the cultural heritage value and attributes of the Cinesphere, as described in the SCHV (Standards and Guidelines, D. 5)

Pods

All of the pods have been vacant since 2011 with little maintenance. Unoccupied buildings are at an increased risk of vandalism and accelerated decay as site issues may go unnoticed for extended periods of time.

A condition assessment carried out by Entuitive in 2021 found that the metal siding and glazed components of the pods need to be replaced to meet current and Net Zero energy standards. All of the pods require re-roofing and many building systems need to be replaced. The exterior stairs have failed at two locations. These deficiencies are proposed to be addressed through the Early Works program.

We recommend a follow-up condition assessment focused on corrosion and water tightness in the envelope, connecting structures and the interfaces between building components.

If IO is unable to identify a viable new use for the pods following the implementation of Early Works, we recommend mothballing as a temporary measure for their protection (Standards and Guidelines D. 1). Mothballing is the process of temporarily closing up a building or other structure to protect it from deterioration. Mothballing is an effective means of temporarily protecting a building from weather and securing it from vandalism while planning for the property's future.

3.2 Mothballing

Our recommendations for mothballing the pods and surrounding area include:

Site

- Clean debris from site during routine visits;
- Cut back or remove any overgrown vegetation from site biannually;
- Install water level monitoring to provide reading on site fluctuation and potential flooding of Cinesphere;
- Install corrosion monitoring system on all steel structural members in contact with the lake; and
- Install CCTV Security cameras to increase site security.

Building Exterior

- Inspect all exterior openings to ensure existing locks and/or hoarding are intact during routine visits;
- Inspect exterior structure and walls for damage (spalling, cracking, signs of movement and water damage) annually;
- Clean out any debris from rainwater system and inspect for damaged and/or missing components biannually, repair as necessary;
- Inspect condition of flat roof annually;
- Remove graffiti as required, using non-abrasive methods;
- Fix shut primary access doors with dead bolts from the exterior;
- All accessible exterior windows to be boarded up with 12.7mm (1/2") exterior grade plywood;
- Install fencing at access points to the buildings with lockable gates, fencing should not obscure views into the Property; and,
- Provide appropriate venting to maintain good air circulation and control interior humidity levels.

Building Interior

- Inspect for signs of unauthorized access during routine visits;
- Inspect for signs of wildlife activity during routine visits and seal access points;
- Inspect interior spaces for debris during routine visits and remove immediately to reduce risk of fire;
- Inspect interior for mold annually and remove as necessary;
- Inspect interior structure for any signs of movement, leaks/damp, insect or other damage to the building fabric annually;
- Install siren/horn type fire alarm (battery operated options are available); and,
- Leave interior doors open to maintain ventilation and reduce the risk of damage.

3.3 Building services

Functional services are key to the long-term maintenance and preservation of heritage buildings. Heated interior minimizes the freeze thaw cycle to the structure and building components which may damage the integrity and create the potential for water infiltration and further degradation of heritage attributes. Similarly, a heated interior may prevent structural members from experiencing the movement caused by seasonal changes in temperature. Furthermore, structures are at risk of fire without the presence of proper fire suppression services.

The following building services are recommended: heating systems capable of maintaining 40C throughout the building; and sprinkler systems. We note that local municipal codes typically prevent the heating of mothballed structures in order to prevent squatting, except for any service that is required for the security and maintenance of the Property.

3.4 Flood Risk Mitigation

In addition to our recommendations for mothballing and the recommendations provided in the draft SCP, we recommend that the Province advance and prioritize the necessary technical studies to understand the impacts of and potential mitigation measures for rising water levels and increased flood risk on the Megastructures.

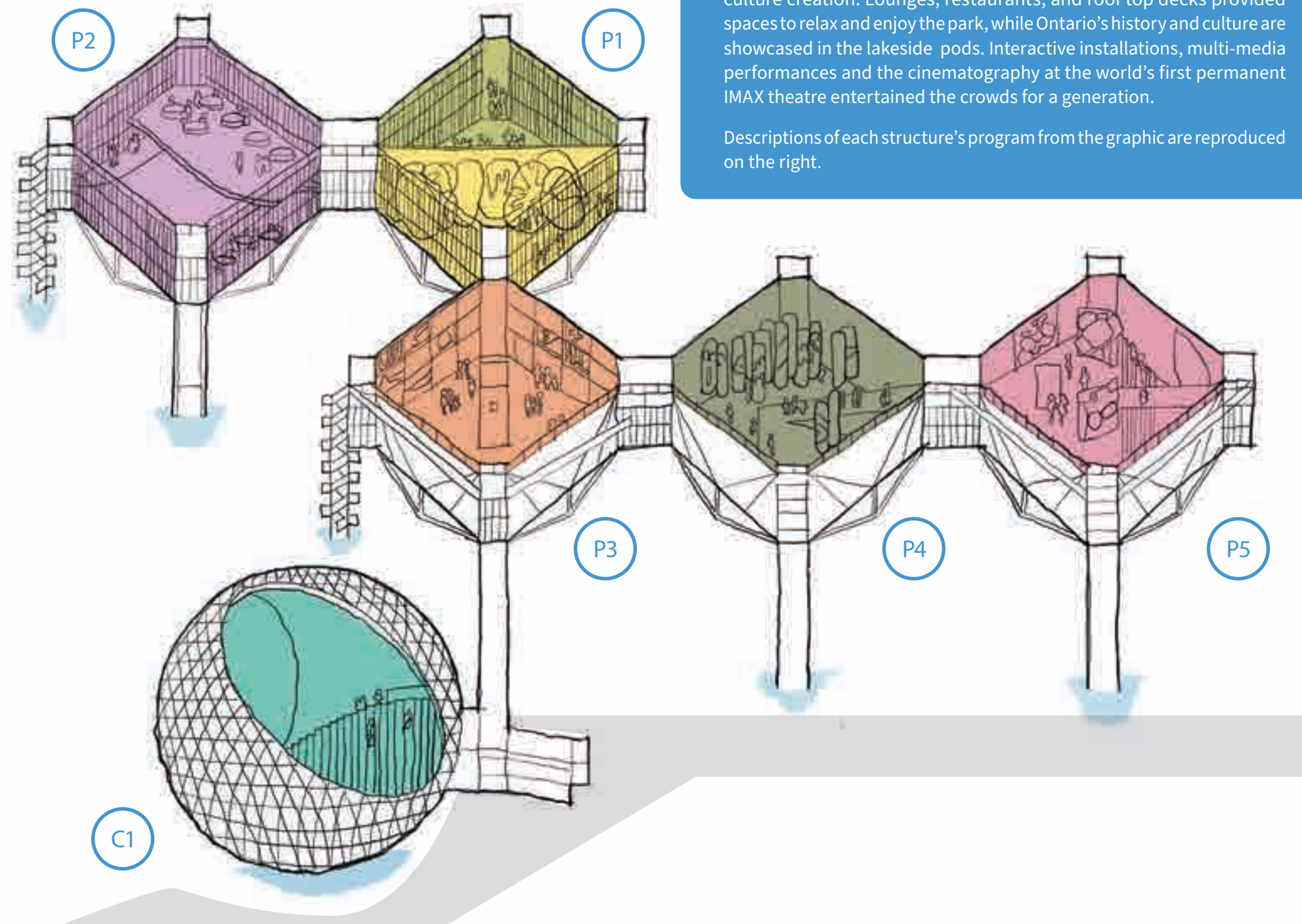
ORIGINAL PROGRAMMING IN THE MEGASTRUCTURES

(RECREATED FROM ONTARIO PLACE MAGAZINE, 1971)

A graphic from 1971 Ontario Place Magazine describing the various programs of the then new exhibition halls in the Pods and Cinesphere is recreated here. These exhibition halls aspired to tell the Ontario story with state of the art technology within futuristic structures.

The hopeful programming combined leisure, knowledge sharing, and culture creation. Lounges, restaurants, and roof top decks provided spaces to relax and enjoy the park, while Ontario's history and culture are showcased in the lakeside pods. Interactive installations, multi-media performances and the cinematography at the world's first permanent IMAX theatre entertained the crowds for a generation.

Descriptions of each structure's program from the graphic are reproduced on the right.



P1

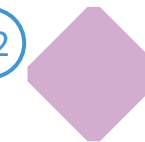


The Welcome Wall – Entry area to Ontario Place exhibition, restaurants and lounges. The Welcome Wall, a dramatic triodetic structure in stainless steel, provides information about the total Ontario Place site, daily activities, time, temperature and crowd conditions. Trained hosts and hostesses are also on hand to assist you. Be sure to see the giant electroluminescent mosaic information screen... the largest of its kind anywhere.



Genesis – The beginning of the Ontario story and start of your trip through the Ontario Place exhibition. Genesis, through specially created film takes you on an incredibly realistic trip beginning billions of years ago in outer space, through the boiling, wrenching, heaving formation of the earth to the natural landscape of Ontario as we know it today.

P2



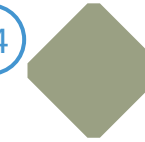
Restaurants and lounges – The place to dine or just relax. Facilities include four excellent restaurants and a comfortable lounge, each providing a dramatic view through walls of glass. Banquet and meeting facilities for more than two hundred people are available on the second level. Up top, superb site sightseeing can be enjoyed on the pavilion roof deck.

P3



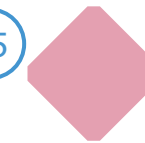
Explosions – Three hundred years of Ontario's economic growth is telescoped into a dazzling, ten minute, multi-media performance. Four theatre-size motion picture projectors, almost 100 slide project projectors plus dozens of historical artefacts conjure up images of economic life in Ontario from fur trading days to the technology of the 70's.

P4



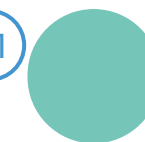
Ontario Style – The struggles for social and political freedom that brought about Ontario's lifestyle of today come alive in Ontario Style. During this experience in "walk through theatre" visitors frequently find themselves caught between opposing troops in major historical conflicts. The exhibit is unique in design, consisting of hundreds of inflated neutral forms onto which film is projected and artifacts affixed.

P5



Challenges – The final sequence of the Ontario [...] exhibition deals with the challenges of the 70s [...] artifactual displays explore the challenges [of] cultural identity, preserving our environment [...] others. Through a collection of more than [...] artifacts ample evidence is provided of Ontario [...] success in facing challenges. The exhibition [...] a film designed to sum up the Ontario story ... future. More than 15,000 Ontario school children [...] this major twin screen production.

C1



Cinesphere – The unique triodetic domed Ontario Place theatre is considered the most advanced in the world. It features a giant 60 by 80 foot screen. 24 channel stereo-ponic sound capability and armchair comfort for 800 people. Specially commissioned Cinesphere films are on view continuously from 10 a.m.

4 RECOMMENDATIONS FOR USE AND INTERPRETATION

The balance between commercial uses and public gathering space at Ontario Place is enshrined in the SCHV, which cites the “[i]nnovative 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” as a heritage attribute.

Conserving this range of uses should remain a priority to ensure the long-term financial sustainability and cultural relevance of Ontario Place for the benefit of all Ontarians (Standards and Guidelines A. 1, E. 1, E. 2 and E.4). The following recommendations were formed accordingly:

- a) Engage members of the public in the decision-making process around adaptive reuse of the Megastructures (Standards and Guidelines A.4);**
- b) In order to improve the site-wide visitor experience at Ontario Place, and in consideration of the original intent to integrate architectural form and landscape design, consider adaptive reuse of the Megastructures as part of the broader Ontario Place public realm revitalization, rather than a discrete exercise (Standards and Guidelines D.3);**
- c) Adapt the Megastructures as necessary to support year-round programming without compromising their cultural heritage value or attributes, as described in the SCHV (Standards and Guidelines A.1);**
- d) Rehabilitate the Megastructures for uses connected to their original purpose as a landmark for educational, technological and scientific innovation (Standards and Guidelines E.1);**
- e) Consider a robust permanent public interpretation program within the pods and/or Cinesphere that speaks to Eb Zeidler and Michael Hough’s original design intent for Ontario Place (Standards and Guidelines, E.6);**

- f) Explore opportunities to make Megastructure programming accessible to the public (eg. general, year-round public-access programming/uses available for minimal fee, free timed-ticketed entry to exhibitions, free entry to members of equity-deserving groups, monthly/bi-annual “Doors Open” style events) (Standards and Guidelines, A.1);
- g) Prioritize leasing/partnership with entities that will offer year-round programming to activate the Megastructures and broader site (Standards and Guidelines, A.1);
- h) Integrate arts and cultural programming as a core function of the Megastructures, in addition to other educational and programmatic functions, to elevate Ontario Place’s contribution to the local and regional cultural economy and restore its connection to public cultural institutions like the Toronto Symphony Orchestra and Electric Island Concert and Picnic Series (Standards and Guidelines, E.1);
- i) Continue to foster partnerships with popular annual City-wide arts events like Luminato and the Scotiabank Contact Photography Festival to activate the pods and Cinesphere (Standards and Guidelines, E.1);
- j) Maintain the use of the Cinesphere as a screening facility for large format projection (e.g. IMAX technology) to conserve its associative value of being the world’s first permanent IMAX theatre (Standards and Guidelines, E.1);
- k) Continue to broaden the range of cinematic experiences available at the Cinesphere through partnership with film festivals like Toronto International Film Festival and Hot Docs (Standards and Guidelines, E.1).

ACTIVATING ONTARIO PLACE THROUGHOUT THE YEARS

Ontario Place has been a host to a variety of cultural and art events from its inception to current day. Its reemergence as a public venue for festivals and large scale events since its shutdown in 2012 transformed

_1 New Year's Eve Party in Pod 1, 1972 (Toronto Star); _2 Fully programmed pods and Cinesphere attracted a large crowd at Ontario Place c.1970s (Zeidler Architecture); _3 Skating in the reflecting pool by the West Island Village, 1980 (Toronto Star); _4 Cinesphere is the world's first permanent IMAX theatre (@JohnLorinc, Twitter); _5 Chinese Lantern Festival with scenes from Chinese folk lore at Ontario Place 2007-2009 (Wikipedia); _6 Art installation in the west island village boutiques for the In/Future Arts and Culture Festival at Ontario Place, 2016 (New York Times); _7 Winter Light Festival at Ontario Place 2017-2020 (Ontario Place); _8 Toronto FC watch party at the Cinesphere, 2019 (Homestand); _9 Waterfront Night Market on the West Island 2019-Present (BlogTO); _10 Electric Island Concert and Picnic Series



5 CONSERVATION DESIGN PARAMETERS

The earliest conceptual designs for Ontario Place positioned the pods as the central architectural feature of Ontario Place and the location of its exhibition spaces. The pods have long since fallen out of use, and with the closure of the East Village and Marina boutiques, isolated the Cinesphere as the last remaining functional building in the Core Area landscape. The Cinesphere is consequently isolated and its ability to deliver a high-quality visitor experience has been compromised.

The Conservation Design Parameters for the Megastructures offer recommendations for the re-integration of all the Megastructures with the landscape and nearby built elements of Ontario Place and conserving their distinct cultural heritage value and attributes, as described in the SCHV.

5.1 The Pods

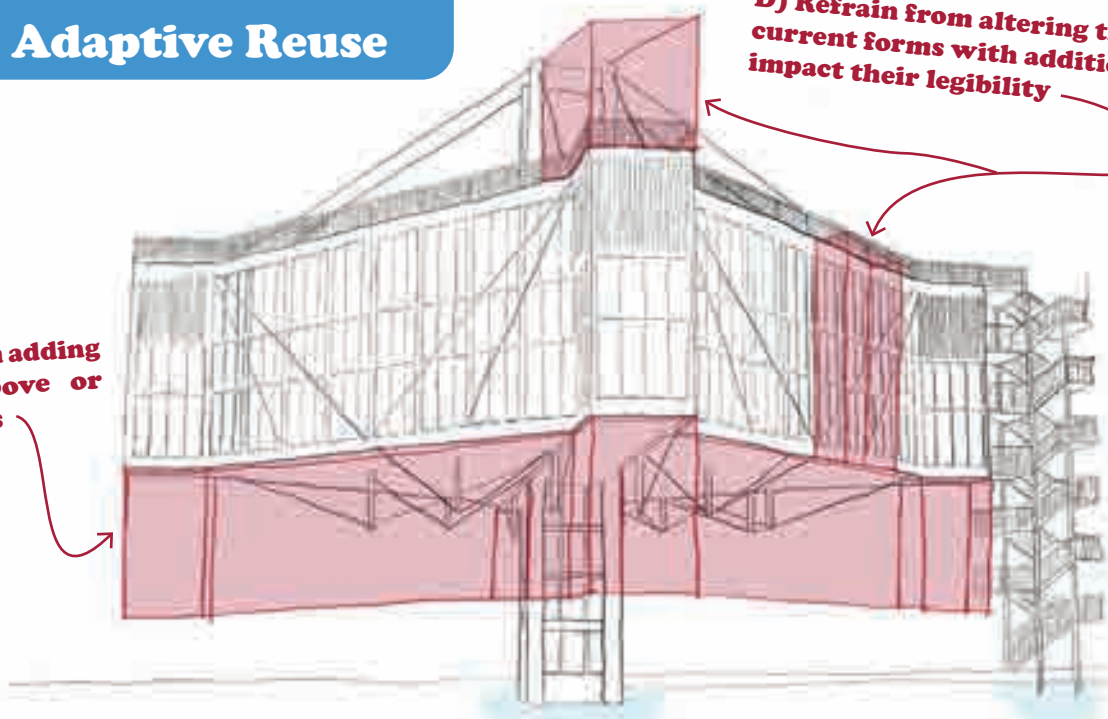
The heritage value of the pods lies in their form and structure, as well as their association with leading edge principles of design and engineering (SCHV). The pods are candidates and should be prioritized for adaptive reuse in accordance with the following guiding principles:

- a) Review accessibility compliance (i.e. OBC and AODA) of the pods and upgrade where necessary to promote access for people of all abilities; upgrades should be planned to balance accessibility needs with the need to conserve the cultural heritage value of Ontario Place (Standards and Guidelines, E. 5);
- b) Continue to explore opportunities to retrofit the pods for energy efficiency, without compromising their design value, and prioritize long-term environmental sustainability throughout their operating plans (Standards and Guidelines, D. 5);
- c) Examine the viability of occupying the pods with a single principal user and, while it is not necessary to replicate the original program for the pods, consider the original design intent, with distinct restaurant, exhibition, and arrival spaces, as documented in Ontario Place Magazine, 1971 (Standards and Guidelines, E. 4)
- d) Refrain from altering their current forms with additions that impact their legibility (Standards and Guidelines, E. 3);
- e) Refrain from adding structures above or below the Pods (Standards and Guidelines, E. 3);
- f) Rehabilitate the Pods and adapt the interiors, roof decks and pathways for suitable contemporary programming (Standards and Guidelines, E. 2 and E. 3);
- g) Investigate the potential for novel programming on the roof deck and at the base of the pods to provide engagement with the structures in new ways (e.g. vantage points for views into and out of the rest of the site, green roof infrastructure as part of an urban agriculture and food education program) (Standards and Guidelines, E. 2 and E. 3); and
- h) Adapt cladding/glazing to suit new program needs (Standards and Guidelines, E. 2 and E. 3).

Do's and Don'ts of The Pods' Adaptive Reuse

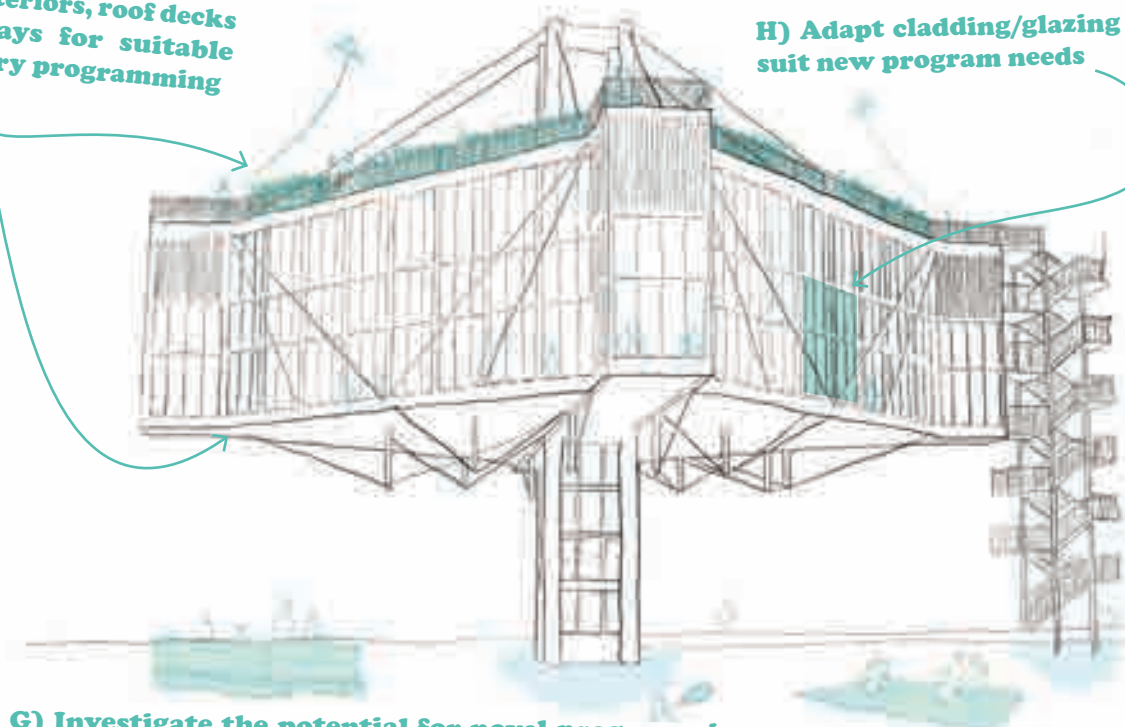
E) Refrain from adding structures above or below the Pods

D) Refrain from altering their current forms with additions that impact their legibility



F) Rehabilitate the Pods and adapt the interiors, roof decks and pathways for suitable contemporary programming

H) Adapt cladding/glazing to suit new program needs



G) Investigate the potential for novel programming on the roof deck and at the base of the pods to provide engagement with the structures in new ways

5.2 The Cinesphere

The heritage value of the Cinesphere lies in its Modernist architecture and innovative use as a triodectic dome housing the world's first permanent IMAX theater. Its 3D aluminum truss structure forms a unique spherical volume visible from the shore and from the lake. The Cinesphere is a candidate for adaptive reuse in accordance with the following guiding principles:

- a) Review accessibility compliance (i.e. OBC and AODA) of the Cinesphere and upgrade where necessary to promote access for people of all abilities; upgrades should be planned to balance accessibility needs with the need to conserve the cultural heritage value of Ontario Place (Standards and Guidelines, E. 5);
- b) Explore opportunities to retrofit the Cinesphere for energy efficiency, without compromising their design value, and prioritize long-term environmental sustainability throughout its operating plans (Standards and Guidelines, D. 5);
- c) Refrain from altering the form and massing of the structure with additions that impact its legibility (Standards and Guidelines, E. 2 and E. 3);
- d) If the Cinesphere is adapted for another use, ensure that the IMAX theatre components are salvaged and stored in a manner that protects them for future use and, potentially, re-installation (ie. ensure that the alterations required are reversible; Standards and Guidelines, E.3, Parks Canada's Standards and Guidelines, Standard 12);
- e) Improve the concession and ancillary areas within the Cinesphere to meet contemporary standards (Standards and Guidelines, A.1);
- f) Consider the East Village and Marina areas as a critical node to service Cinesphere visitors and prioritize the development of ancillary structures and concession areas for year-round use (Standards and Guidelines, A.1); and
- g) Activate the interstitial spaces (public realm) around the Cinesphere to improve the IMAX visitor experience.

Do's and Don'ts of The Cinesphere's Adaptive Reuse

E) Refrain from altering the form and massing of the structure with additions that impact its legibility

D) If the Cinesphere is adapted for another use, ensure that the IMAX theatre components are salvaged and stored in a manner that protects them for future use and, potentially, re-installation

F) Consider the East Village and Marina boutiques as a critical node to service Cinesphere visitors and prioritize their redevelopment for year-round use

G) Activate the interstitial spaces (public realm) around the Cinesphere to improve the IMAX visitor experience

6 NEXT STEPS

Once IO identifies a lessee/partner and new use/program for the Megastructures, a Heritage Impact Assessment (HIA) will be required to evaluate any proposed interventions (Standards and Guidelines, A. 3). The HIA will follow the terms of reference outlined in Provincial Info Bulletin 3: Preparing Heritage Impact Assessments (2017) or an equivalent update. Any proposed demolition will require Ministerial consent.

A site-wide approach to signage and wayfinding for Ontario Place will be coordinated through the tenant ZBA process to take place in 2022-2023. Any further consideration of signage and wayfinding that is required when the Megastructures are revitalized should be coordinated with the site-wide approach and summarized in the HIA for the Megastructures.

In addition to summarizing the approach to signage and wayfinding, the HIA for the Megastructures should incorporate or append a Lighting Plan for the pods and Cinesphere.

PROVINCIAL AND MUNICIPAL HERITAGE POLICY ANALYSIS

Provincial Policy Statement, 2020

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

The PPS further provides that planning authorities “shall not permit development and site alteration on adjacent lands to a 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” (2.6.3).

Significant built heritage resources and cultural heritage landscapes are defined as resources that have been determined to have cultural heritage value or interest through processes such as evaluation under O. Reg. 10/06. For the purposes of the PPS, Ontario Place can be considered a significant cultural heritage landscape which must be conserved. A cultural heritage landscape is defined in the Provincial Policy Statement (2020; PPS) as:

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

The PPS definition of “conserved” is broad: 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The identification of Ontario Place as a PHPPS, the development of the SCP, and the recommendations included in this HIA are all means to retain the “cultural heritage value or interest” of built heritage resources, as required by the PPS. The recommendations in this HIA are specifically focused on the protection, management and use of Ontario Place.

The revitalization plan for Ontario Place prioritizes preservation of high-priority heritage attributes within the cultural heritage landscape, including the Cinesphere and Pods as the principal architectural components carrying the physical attributes of innovative Modernist design. Original landscape features will be restored and new public gathering space, vantage points for views, remediated shoreline and accessible waterfront recreation spaces will be added to improve the property for more user groups.

The adverse impact of removing less prominent buildings and structures within the landscape, adding a larger-scale building on the West Island, and partially obstructing views to the Megastructures has been mitigated by the overall positive impact of the revitalization, which is intended to make Ontario Place accessible to larger groups of users, introducing new public spaces to support its use as an urban landscape park, and leveraging private investment for public realm improvements. In this way, the revitalization plan proposes to conserve the cultural heritage value and attributes of Ontario Place in accordance with the PPS.

The distance between Ontario Place and designated properties within the Exhibition Place campus, as well as their separation by Lake Shore Boulevard, precludes potential physical and visual impact on adjacent heritage resources. Potential positive impact on adjacent heritage resources, which could be achieved through coordinated programming and improved connectivity, should be further explored in an HIA for the adaptive reuse of the Cinesphere and Pods as plans for their revitalization advance.

Finally, the PPS requires that planning authorities “engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources (2.6.5). Engagement with Indigenous communities, as documented in this HIA, as well as engagement presently being undertaken for the PW Class EA, has shaped the approach to the revitalization. Space-making for Indigenous user groups has been undertaken through both the Land Inc and STUDIO tla landscape plans. Engagement on both plans will continue as the designs advance.

The City of Toronto Official Plan

Ontario Place has been listed on the City of Toronto Heritage Register, per policies 3.1.5(3) and 3.1.5(43) of the City of Toronto Official Plan. The Official Plan provides that new development on (or adjacent to) properties on the Heritage Register will be designed to conserve their cultural heritage value and attributes; accordingly, visual and physical impacts of development should be mitigated (3.1.5(26)). Proposed alterations and new development on (or adjacent) to properties on the Heritage Register must also ensure that the integrity of the property’s cultural heritage value and attributes is retained (3.1.5(5)).

The Official Plan incorporates the Standards and Guidelines for the Conservation of Historic Places in Canada by reference in policy 3.1.5(4). Adaptive re-use of properties on the Heritage Register that is aligned with the applicable Official Plan land use designation – which is specifically considered as a conservation approach in the Standards and Guidelines – is encouraged (3.1.5(6)).

Ontario Place is within the Central Waterfront Secondary Plan boundary. Provision A6 of the Central Waterfront Secondary Plan provides that key cultural heritage resources will link the City to the water’s edge; within the east/west waterfront cultural heritage corridor, 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 connections 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” (B16).

The proposed revitalization of Ontario Place began with the addition of Trillium Park at its eastern boundary; the present proposal is intended to secure significant private and public-sector reinvestment to guarantee its long-term viability and stewardship, including the introduction of an accessible new pathway system intended to improve the connection between the islands to the Martin Goodman Trail and renewing a critical component of the east-west waterfront cultural corridor.

The plan for revitalization is intended to reverse decades of neglect, while conserving the cultural heritage value and attributes of Ontario Place in accordance with the Central Waterfront Secondary Plan and Official Plan Policy 3.1.5(26) through:

- Preservation (and potential adaptive reuse) of the highest-priority architectural heritage attributes within the cultural heritage landscape, including the Cinesphere and Pods as the principal built elements that carry the physical attributes of the site's innovative Modernist design (see Section 8 and Appendix D);
- Restoration of degraded original landscape features (see Section 6.2); and
- Shoreline remediation to improve water quality in Lake Ontario and safeguard the cultural heritage value, retained attributes and new features of Ontario Place against flood risk associated with climate change (see Section 6.2).

Adverse impacts associated with removing built or landscape features have been mitigated through:

- Replacement of landscape features with new landscape features, including new public gathering space, vantage points for views and waterfront recreation spaces intended to support and interpret the original design intent of Michael Hough (see Section 6.2);
- Replacement of built features with buildings and structures that employ innovative design language that is of its time, in line with the Eb Zeidler's original architecture and design intent for Ontario Place (see Section 6.2); and
- Harmonization of built and landscape features in a manner reflective of the original design intent for Ontario Place.

Considering the overall objective of revitalization in accordance with the mandate articulate in the Ontario Place Corporation Act, and the opportunity to leverage private and public investment to secure the future of Ontario Place, the revitalization plan appropriately reconciles the preservation of high-integrity, high-value heritage attributes with the alterations deemed necessary to meet revitalization objectives. Critically, from a heritage perspective, the Megastructures will be preserved intact with little alteration (save for maintenance improvements) and much of the landscaped area on the East Island will be revitalized.

The introduction of a large-scale building on the West Island will impact views to the Megastructures and, from certain vantage points, diminish their prominence. The design of the building, with its multiple stepbacks, material transparency, and undulating form, is intended to mitigate this impact. The removal of trees and landscape features on the West Island will be partially mitigated by the introduction of new

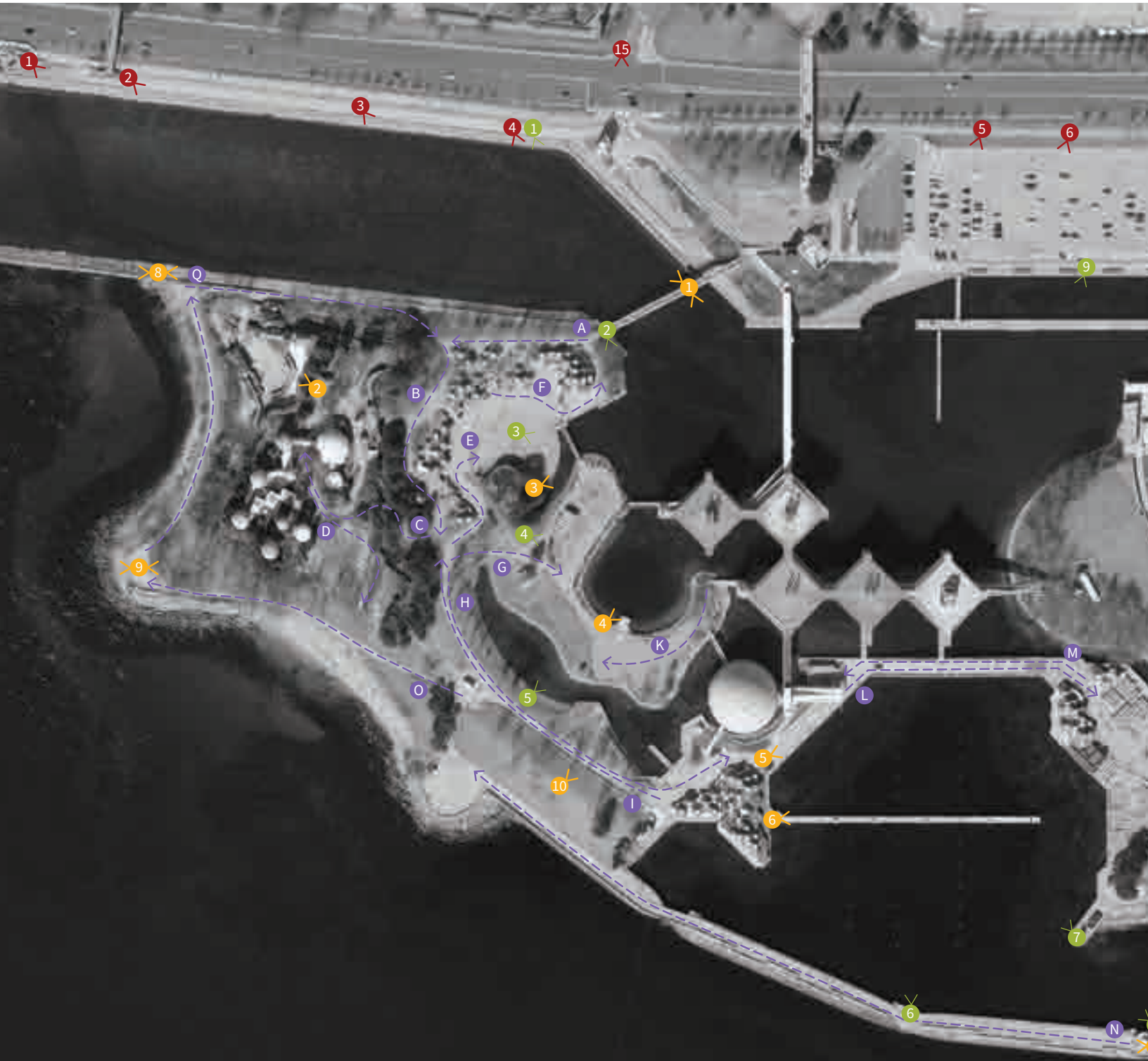
trees through the landscape plan and reconciled with the extensive landscape improvements to the East Island.

Integrity is defined in the Official Plan as a measure of the wholeness or intactness of a heritage resource, and the degree to which it communicates its cultural heritage value. The integrity of Ontario Place, as it was originally designed, has been impacted by alterations and deterioration (see Section 3). Many of the theme park additions to Ontario Place, for example the West Island silos, do not support the cultural heritage value of Ontario Place articulated in the SCHV, which describes Ontario Place as a Modernist landmark (see Section 2.1). Other elements, such as the Village Clusters, have been altered through selective demolition and neglect. The integrity of the many individual heritage attributes of Ontario Place is detailed in the draft SCP.

Many of the features proposed for removal have diminished integrity, including the West Entrance building, certain landscape features, and elements of the Village Clusters. Despite the proposed removal of these elements, the overall integrity of Ontario Place is proposed to be conserved through the preservation of the Pavilion and the restoration and revitalization of the landscape, which is among the most heavily altered features of the broader site. The introduction of new modular ancillary buildings is proposed to mitigate the impact of removing the Village Clusters on the relationship of scale and massing between the Pavilion and the smaller built form elements of the Site.

The ability of Ontario Place to communicate its cultural heritage value, as described in the approved SCHV (see Section 2.1), will be improved by interpretation to be undertaken as part of the revitalization. Each of the landscape plans by STUDIO tla and LAND Inc will incorporate interpretation as part of the proposed improvements to the public realm (to be detailed further as the design is refined). Interpretation and branding as part of the broader wayfinding strategy may also be explored as the designs progress.. The communication of Ontario Place's cultural heritage value should be further supported through extensive interpretation as plans for the adaptive reuse of the pods and Cinesphere are explored.

We note that Policy 3.1.5(44) provides that views to a property on the Heritage Register that are described in Schedule 4 and/or included on Maps 7A and 7B. No views of Ontario Place are described in Schedule 4 or included on the accompanying Official Plan maps.



● Approach Views

→ Sequential Views

● Skyline Views

● Views to the Pavilion

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).

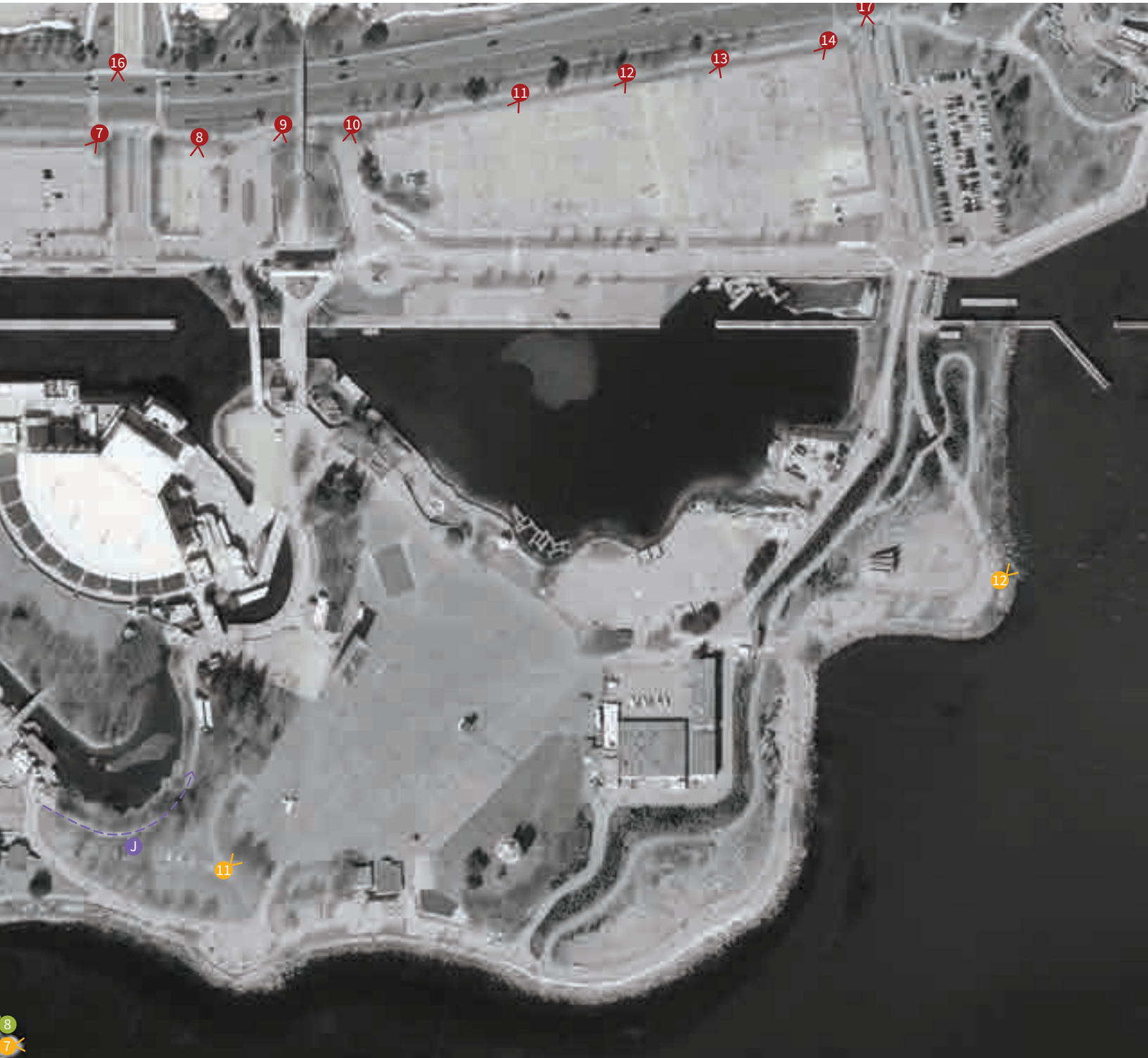
Vista means a distant visual setting that may be experienced from more than one vantage point and includes the components of the setting at various points and depth of field.

Vistas & Approach Views

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 Cine-sphere is the narrowest and is only available from the west.

Informal Sequential Views

The informal sequential views have been heavily altered since the initial design. The views are reliant on the layout of the park and the pathways on both the east and west sides. The pathways have been altered as a result of programming ever changing. The pathways are wider, and straighter all of which has reduced the number and quality of these corridors. The placement of the smaller informal viewpoints has been altered by a wide periphery trail and all sequential lake views require one continuous vista.



Skyline

have been most design. These views pathways (Figure 17). and west islands as larger events have less numerous, h has impacted the constructed views. Re-al pathways to the oil has removed any placing them with

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).

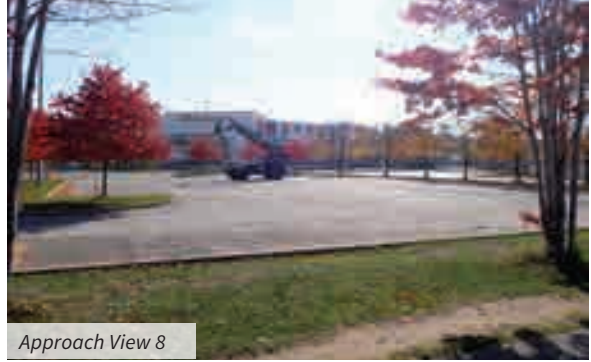
Vista means a distant visual setting that may be experienced from more than one vantage point and includes the components of the setting at various points and depth of field.

Views to the Pavillion

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.

APPROACH VIEWS







Approach View 13



Approach View 14



Approach View 15



Approach View 16



Approach View 16

SEQUENTIAL VIEWS





Sequential View G



Sequential View H



Sequential View I



Sequential View J



Sequential View K



Sequential View L



Sequential View M



Sequential View N



Sequential View O



Sequential View P



Sequential View Q

VIEWS OF THE PAVILION



Pavilion View 1



Pavilion View 2



Pavilion View 3



Pavilion View 4



Pavilion View 5



Pavilion View 6



Pavilion View 7



Pavilion View 8



Pavilion View 9

SKYLINE VIEWS



Skyline View 1A



Skyline View 1B



Skyline View 2



Skyline View 3



Skyline View 4



Skyline View 5



Skyline View 6



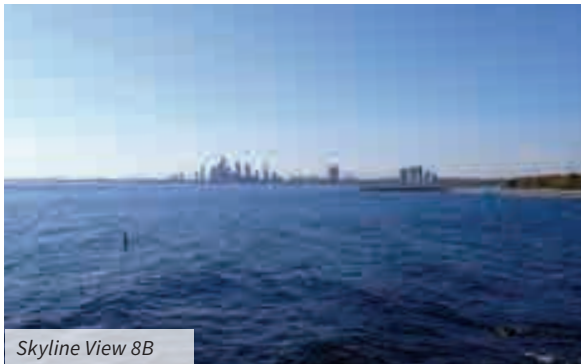
Skyline View 7A



Skyline View 7B



Skyline View 8A



Skyline View 8B



Skyline View 9



Skyline View 8



Skyline View 10



Skyline View 11



Skyline View 12

COMPARISON OF NEW AND EXISTING VIEWS



New View of Megastructures, looking south from the mainland surface parking lot (DSAI, 2022).



Existing view of Megastructures, looking south from the mainland surface parking lot (ERA, 2022).



New View of Megastructures, looking south from the mainland (DSA, 2022).



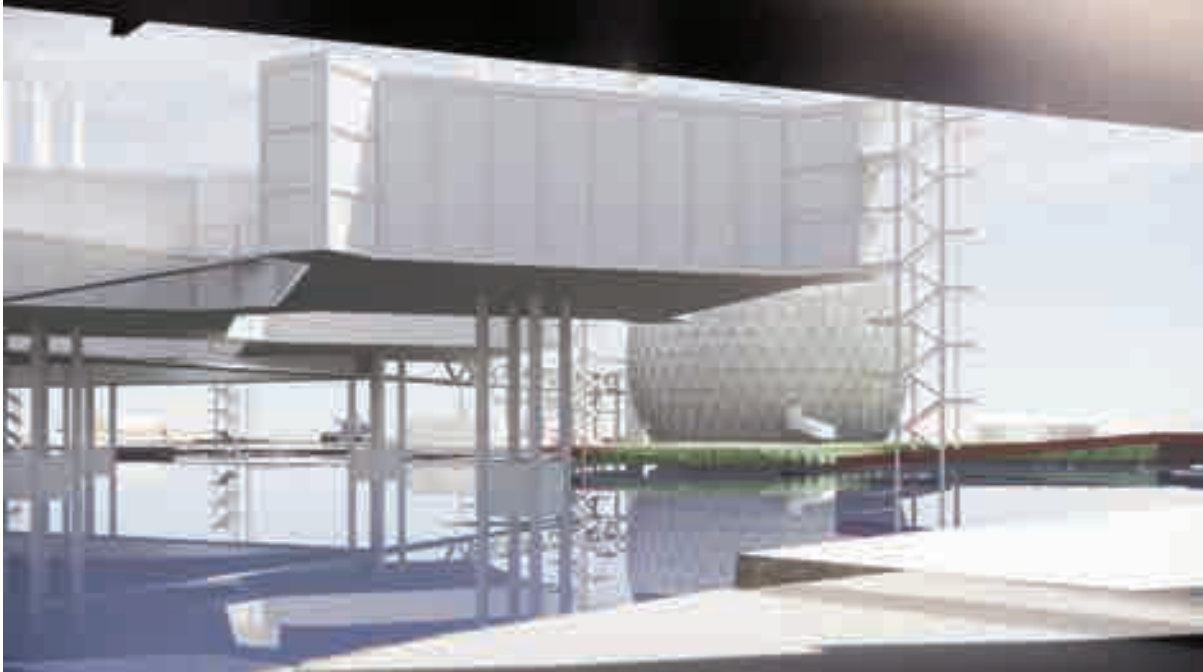
Existing view of Megastructures, looking south from the mainland (ERA, 2022).



New View of Megastructures, looking southwest from under Bridge 6 (DSAI, 2022).



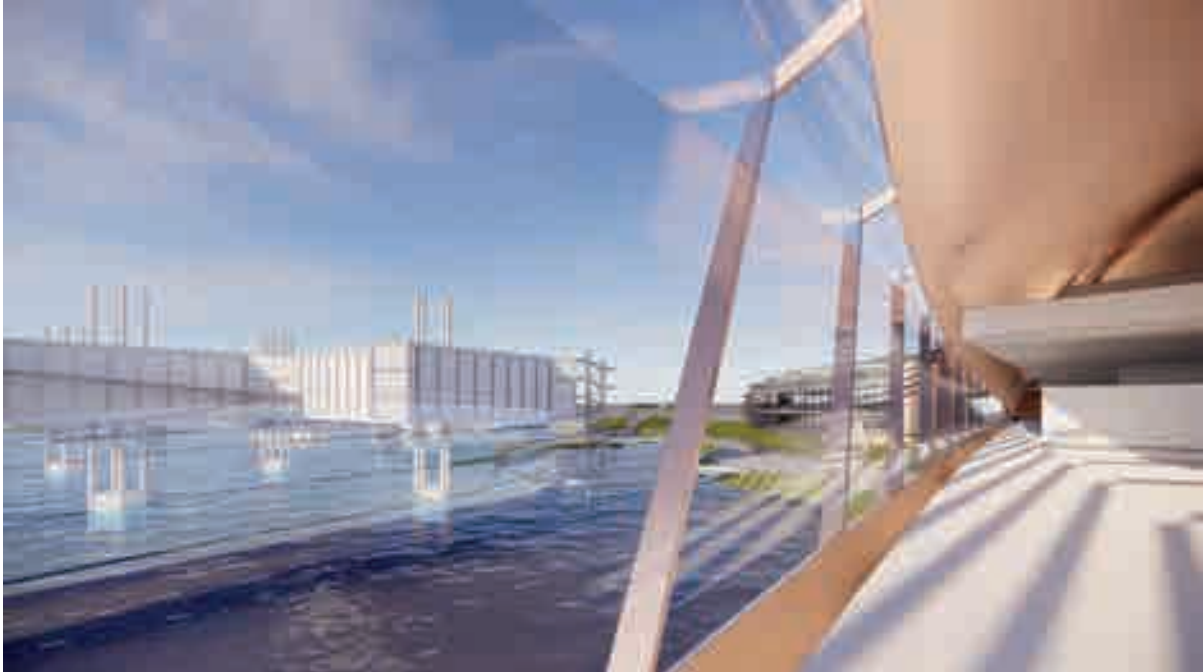
Existing view of Megastructures, looking south, looking southwest from under Bridge 6 (ERA, 2022).



New View of Megastructures, looking south west from under Bridge 6 (DSAI, 2022).



Existing view of Megastructures, looking south, looking southwest from under Bridge 6 (ERA, 2022).



New view of Megastructures, looking south from the interior of the Bridge 6 replacement (DSAI, 2022).



Existing view of Megastructures, looking south from Bridge 6 (ERA, 2022).



Impacted view of Megastructures, obstructed by Bridge 6 replacement (DSAI, 2022).



Existing view of Megastructures, looking southwest from mainland (DSAI, 2022).



New view of Megastructures, looking south from the mainland (DSAI, 2022).



Existing view of Megastructures, looking southeast from mainland (ERA, 2022).



New view of Megastructures, looking southwest from the mainland (DSAI, 2022).



Existing view of Megastructures, looking south from mainland (ERA, 2022).

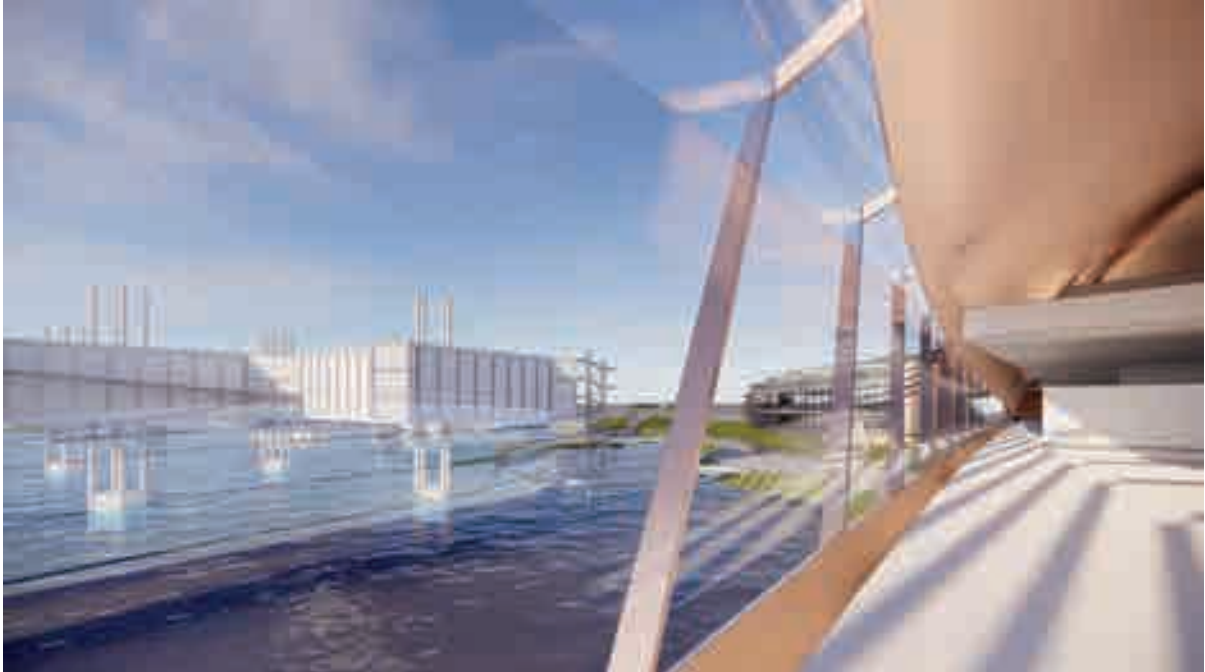


New view of Megastructures, looking southwest from mainland (ERA, 2022).



Existing view of Megastructures, looking south from mainland (ERA, 2022).

NEW VIEWS



New view from the interior of the Bridge 6 replacement (DSAI, 2022).



New informal view of the Megastructures (DSAI, 2022).



New informal view of the Megastructures from the proposed wetland path (DSAI, 2022).



New view of the Megastructures from the interior of the proposed Therme development (DSAI, 2022).
