


Ontario Science Centre (OSC) Evaluation Step Two: Height and Massing Alternatives

Note: More than 2 alternatives are being evaluated so another preference of “least preferred” was added.

Category	Low (up to 2 storeys; P1 site coverage up to 80%)	Medium (3 to 6 storeys; P1 site coverage up to 55%)	Tall (7 plus storeys; P1 site coverage up to 25%)
Natural Environment	<p>Preferred The site is currently occupied by a surface parking lot with limited environmental value. All three alternatives provide the opportunity to improve the existing condition through plantings, green roofs, habitat improvements etc.</p>		
<i>Preference</i>	<p>Preferred Provides opportunity to improve the existing condition.</p>	<p>Preferred Provides opportunity to improve the existing condition.</p>	<p>Preferred Provides opportunity to improve the existing condition.</p>
Cultural Environment	<p>Least Preferred</p> <ul style="list-style-type: none"> This alternative has the largest footprint, which in turn presents the greatest potential obstruction to views of Ontario Place and Lake Ontario beyond. 	<p>Preferred</p> <ul style="list-style-type: none"> While taller than the low alternative, this alternative has a smaller footprint which could reduce the impact on views to the pods and Cinesphere. 	<p>Preferred</p> <ul style="list-style-type: none"> While this is the tallest alternative, it also has the smallest footprint, which could reduce the impact on views to the pods and Cinesphere.
<i>Preference</i>	<p>Least Preferred</p>	<p>Preferred Reduces impact on views to the pods and Cinesphere.</p>	<p>Preferred Reduces impact on views to the pods and Cinesphere.</p>
Social Environment	<p>Least Preferred</p> <ul style="list-style-type: none"> The large footprint removes the available area for public plaza and the transit hub. 	<p>Preferred</p> <ul style="list-style-type: none"> This alternative balances the space allocated for the building footprint, adjacent public plaza and the transit hub. 	<p>Preferred</p> <ul style="list-style-type: none"> While a tall building would have a smaller footprint than the medium alternative, both provide an opportunity to create a generous public plaza and space for the transit hub.
<i>Preference</i>	<p>Least Preferred</p>	<p>Preferred Provides opportunity for a public plaza and transit hub.</p>	<p>Preferred Provides opportunity for a public plaza and transit hub.</p>

Technical Environment	Less Preferred <ul style="list-style-type: none"> A maximum 2 storey building can likely accommodate the large, obstruction free spaces required for proposed exhibit/demonstration halls, but this configuration introduces potential challenges relating to adjacency and circulation between spaces. 	Preferred <ul style="list-style-type: none"> This configuration provides the floor space necessary for large, obstruction free exhibit and demonstration spaces while also maximizing efficiency through adjacency and circulation between spaces meaning this configuration would best enable OSC to deliver their operational mandate. 	Least Preferred <ul style="list-style-type: none"> A taller building with narrower floorplates may not provide the necessary exhibit space and will create additional challenges relating to adjacency and circulation between spaces.
<i>Preference</i>	Less Preferred	Preferred Provides necessary space, adjacency and circulation.	Least Preferred
Economic Environment	Preferred <ul style="list-style-type: none"> No known difference in capital or operation and maintenance costs between alternatives. 	Preferred <ul style="list-style-type: none"> No known difference in capital or operation and maintenance costs between alternatives. 	Preferred <ul style="list-style-type: none"> No known difference in capital or operation and maintenance costs between alternatives.
<i>Preference</i>	Preferred No difference between alternatives.	Preferred No difference between alternatives.	Preferred No difference between alternatives.
OVERALL PREFERENCE	Least Preferred	Preferred The medium alternative is preferred as it can accommodate all OSC program requirements in an efficient configuration, while maintaining sufficient space on site for a public plaza, transit hub and other gateway/entrance features.	Less Preferred

 Green shading represents preferred.

 Yellow shading represents less preferred.

 Red shading represents least preferred.