

**PROVINCIAL PUBLIC WORK CLASS ENVIRONMENTAL ASSESSMENT PROCESS FOR
THE MINISTRY OF INFRASTRUCTURE**

**CONSULTATION AND DOCUMENTATION REPORT
(C&D Report)**

This report is completed and signed by the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) and/or its agents for all Category "B" and Category "C" undertakings. This electronic form is designed so that any field can be enlarged to incorporate all required information. The form may be used in either electronic or hard copy form. All questions must be addressed, as appropriate.

Project Information

MHSTCI and/or its agents' staff or service provider's name: Jacobs Engineering Group (Jacobs) and Pat Becker, on behalf of MHSTCI	Phone: (416) 529-3613
Project name: Ontario Place (OP) Site Servicing	
PIMS Installation number (N#): N73731	PIMS Building (B#) or Land (P#) number(s): P73731
Brief description of undertaking (see Class Environmental Assessment [EA] list of undertakings and/or Appendix 1): The proposed site servicing project (the 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 are consistent with general construction activities and include: <ul style="list-style-type: none">• 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; and• related realty activities if required to facilitate coordination of the approvals and agreements such as acquisition, easement and/or leasing/letting.	

A general description of expected Project elements is listed below:

- **Water servicing:** addition of watermains throughout the portion of the OP Property undergoing upgrades (the Site) to support the current structure; a second water service connection is planned in the northeast area of the Site; new service connections to the municipal water distribution system; and, replacement of aging underground water infrastructure.
- **Wastewater servicing:** refurbishment, replacement or addition of sewage pumping stations (SPS); addition of a new centralized SPS on the East Island to collect and pump sewage to the municipal sewer network on the mainland; new service connections to the municipal sewage collection system; and, replacement of aging underground sewage piping infrastructure.
- **Stormwater management servicing:** implementation of low impact development techniques (e.g., vegetated wetlands, increased infiltration zones and permeable pavers, tree planters) and water quality treatment devices (e.g., oil-grit separators).
- **Electrical servicing/telecommunications:** extending a direct connection to the Toronto Hydro Electric System and coordination with Toronto Hydro; addition of a new electrical loop (one loop is to power the West Island, and the other loop for Budweiser Stage/the Centre Island/the East Island) that independently connect to Toronto Hydro's Feeder Network; and, installing an upgraded site-wide telecommunications network with consideration for a public safety/security communications network.
- **Gas servicing:** gas mains will be increased to meet needs of future demand, and extension of the East Island gas infrastructure to the high-pressure Enbridge main line on Lakeshore Boulevard.
- **Other servicing:** addition of security system terminals throughout the Site, and addition of a supervisory control and data acquisition (SCADA) system for real time data collection of Site services.

Review of alternatives to the undertaking (optional) (see Class EA Step B1 and Appendix 5): **Not Applicable.** Due to the nature of MHSTCI activities, the assessment of alternatives is not examined under the Class EA for Category B Assessments.

PART I – PROJECT AND SITE DESCRIPTION

1. Identify Undertaking(s)

Property Management and Development	Realty Transactions and Approvals
<ul style="list-style-type: none"> <input type="checkbox"/> Building Additions <input type="checkbox"/> Building Alteration and Restor'n (Int & Ext) <input type="checkbox"/> Building Maintenance or Repair (Int & Ext) <input type="checkbox"/> Co-development Agreements <input type="checkbox"/> Contaminant Search <input type="checkbox"/> Construction of New Facility <input checked="" type="checkbox"/> Decommissioning <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Design Services <input type="checkbox"/> Feasibility Studies <input checked="" type="checkbox"/> Grounds Maintenance <input checked="" type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Reconstruction <input type="checkbox"/> Relocation – Heritage Only <input type="checkbox"/> Market & Realty Services <input type="checkbox"/> Building Maintenance (Interior & Exterior) <input checked="" type="checkbox"/> Other (describe): Modifications to Site infrastructure and services, and service connections to accommodate the changes on site 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Disposition <input type="checkbox"/> Disposition w/ESA, to Conservation Body <input type="checkbox"/> Disposition w/ESA, to Non-Conservation Body <input checked="" type="checkbox"/> Easements <input type="checkbox"/> Expropriations <input type="checkbox"/> Lease Purchase <input checked="" type="checkbox"/> Leasing, or Licensing From, No Change in Use <input checked="" type="checkbox"/> Letting, or Licensing To, No Change in Use <input type="checkbox"/> Leasing, or Licensing From, w/Change in Use <input type="checkbox"/> Letting, or Licensing To, w/Change in Use <input type="checkbox"/> Planning Approvals (Land Development) <input type="checkbox"/> Sale of Density or Air Rights <input type="checkbox"/> Severance <input type="checkbox"/> Voltage Rights (Power Poles & Guy Wires) <input type="checkbox"/> Other (describe):
<p>2 Proponent (MHSTCI and/or one of its agents): MHSTCI</p>	
<p>3. Site Tenant: Ontario Place Corporation (OPC)</p>	
<p>4. Intended Land Use for Site: The current land uses (Part III, Section 1) will continue for the foreseeable future. The future plans for the Site are currently under development and will include a combination of private and public sector developments. It is expected that the majority of the East Island will remain a public space containing Trillium Park and other public facilities. A portion of the East Island will become privately leased land, along with portions of each the Centre Island and the West Island. The proposed undertaking is required to modernize the site services, regardless of future plans.</p>	

5. Site Description and Features (Attach Site Plan if available): **The OP Site is located in the City of Toronto, Ontario along the Toronto Waterfront and Lakeshore Boulevard. The Site is located approximately 1.6 km from Exhibition GO Station and 1.6 km from the Lakeshore Boulevard exit ramp from the Gardiner Expressway. It is located adjacent to Exhibition Place to the north, and Lake Ontario to the west, south, and east.**

The entire Property is approximately 63 ha, including 28 ha of water and 35 ha of land. It is largely developed on the West and Centre Islands with buildings, an outdoor theatre, and asphalted walkways. The East Island contains a public park with paved walkways, a maintenance building, an administrative building, and multiple washroom facilities. The north side of the Property occurs on the mainland and contains asphalted driveways and parking areas. The Property is relatively flat with a hill located on the southwestern portion of the West Island. There are areas of Provincially owned water surrounding the islands.

The Property was developed with an:

- amusement park,
- a water park,
- an indoor theatre,
- an outdoor theatre,
- multiple buildings (including a large event facility containing aluminum pavilion pods connected by steel bridges and supported above the lake, and the Cinesphere),
- a marina (located southcentral), and
- docks (located in the northern portion).

The portion of the Property (the ‘Site’) proposed for servicing upgrades encompasses the 35 ha land area (see Error! Reference source not found.1), however the servicing is limited on the West Island.

Legal Address (if available): **N/A**

Municipal Address: **955 Lakeshore Boulevard West, Toronto, Ontario M6K 3B9**

Site Area: **The land portion of the Site encompasses approximately 35 ha.**

Brief Description of Site Features (Optional): **See “Site Description” above for details.**

PART II – PROVISIONAL ENVIRONMENTAL ASSESSMENT CATEGORIZATION

(Ref: Class EA Section 2)

1. Identify provisional EA Category of Project using the Class EA, Fig.2.1 (Flowchart), Figure 2.2 (Category Listing Matrix), and Appendix 1.

If Category is in doubt, use Class EA Table 2.1 Category Identification Table.

Provisional Category A B C D

2. Provisional Environmental Assessment Categorization Summary

- For Category A projects, proceed without further EA action. If a heritage feature of the site or building may be impacted, assess the impact, identify mitigation, and proceed without further EA action.
- **For Category B projects, complete remainder of this report and Sign-Off Declaration in Part V.**
- For Category C projects, complete remainder of this report and Sign-Off Declaration in Part V and then refer to Class EA, Section 5 for next steps.

PART III – SITE ANALYSIS, CONSULTATION AND DOCUMENTATION (“YES” answers require resolution in Part IV of this report. Ref: Class EA Section 4).

1. **EXISTING LAND USE STATUS** (Under “Source” give name & phone number of Authority contact that provided the information. If information was derived from public records, give cross-reference.)

a. Current Official Plan and Zoning Designations:

The City of Toronto Official Plan (2021) Land Use Designation – Other Open Space Areas; Parks (northeast portion).
The Ontario Place Corporation Act, R.S.O 1990, c.O.34 designates OP as a recreation tourism site.

Zoning – Former City of Toronto Zoning By-law 438-86. The mainland portion of the Property is zoned G - Park District which permits parks and other recreational uses. The island portion of the Property is zoned Gm - Park District which permits the use of marinas, parks and recreational boating services. There is no applicable zoning information associated with the water lot.

Secondary Plan - permitted uses “can include compatible community, recreation, cultural, restaurant and entertainment facilities” for lands designated Parks and Open Space Areas throughout Central Waterfront Secondary Plan area.

Central Waterfront Secondary Plan (B16) – OP will be woven into the waterfront park system with better access for the public to enjoy its facilities and paid attractions.

Source:

City of Toronto. 2017. Toronto Official Plan Map 18, Land Use Plan.
https://www.toronto.ca/wp-content/uploads/2017/11/97fe-cp-official-plan-Map-18_LandUse_AODA.pdf. Accessed August 17, 2021.

City of Toronto. 2013. Toronto Zoning By-law 569-2013 Interactive Map.
https://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT. Accessed August 17, 2021.

City of Toronto. Bryan Bowen, Waterfront Secretariat, City Planning.
Bryan.Bowen@Toronto.ca. (416) 338-4842.

<p>b. Floodplain Designation: None identified.</p> <p>Source: Toronto and Region Conservation Authority (TRCA). Flood Plain Map. https://trca.ca/conservation/flood-risk-management/flood-plain-map-viewer/#map. Accessed August 17, 2021.</p> <p>TRCA. Sharon Lingertat. Senior Manager, Infrastructure Planning and Permits, Development and Engineering Services. Sharon.Lingertat@TRCA.ca. (416) 661-6600 ext. 5717</p> <p>If yes, describe: N/A</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>c. Designated Prime Agricultural Areas where Specialty Crop Lands and Prime Agricultural Lands (Class 1, 2 and 3) predominate: None identified.</p> <p>Source: Ministry of Agriculture, Food and Rural Affairs. Agricultural System Portal. http://www.omafra.gov.on.ca/english/landuse/agsys.jpg. Accessed August 17, 2021.</p> <p>If yes, describe: N/A</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Environmentally Significant Areas (ESAs): None identified.</p> <p>ESAs exist on the Site within a larger Natural Heritage System (NHS) and are protected by Toronto’s Official Plan and zoning bylaw. Based on review of City Mapping (City of Toronto, 2020), most of the Study Area occurs within lands subject to the NHS policies. However, Provincially Significant Wetlands, ESAs and Areas of Natural and Scientific Interest (ANSI) do not occur within the Property or 120 m adjacent lands.</p> <p>Source: City of Toronto. 2019. Toronto Official Plan, Map 12A, Environmentally Significant Areas. https://www.toronto.ca/wp-content/uploads/2019/06/987b-cp-official-plan-Map-12A_ESAs_AODA.pdf. Accessed August 17, 2021.</p> <p>City of Toronto. 2020. Toronto Official Plan, Map 9, Natural Heritage System. https://www.toronto.ca/wp-content/uploads/2020/01/8f21-CityPlanning-C_Map-9_Rev.pdf. Accessed August 17, 2021.</p> <p>City of Toronto. Bryan Bowen.</p> <p>If yes, describe: N/A</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Surface or underground easements? Source: Infrastructure Ontario</p> <p>If yes, describe: The status of any easements on site is in progress and will be confirmed and dealt with as necessary as part of implementation.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<p>f. From the above contacts / research, in your opinion, will the undertaking require an application under the <i>Planning Act</i> to bring current land use into conformity with intended land use?</p> <p>If YES, has MOI/IO/Agency, or anyone else, applied for a change in land use under the <i>Planning Act</i>?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p>g. Directly adjacent to major transportation routes?</p> <p>If yes, describe and determine whether proposed undertaking will negatively impact local traffic: The Site is adjacent to Lakeshore Boulevard West.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Canadian Impact Assessment Act trigger? (For example, identified on the List of Physical Activities).</p> <p>If YES, follow federal-provincial co-ordination guidelines.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2. ENVIRONMENTAL CONDITION OF THE PROPERTY

In order to complete this Section, the MHSTCI and/its agent has the option of completing a Phase 1 Environmental Site Assessment Report (by a qualified assessor) or completing a visual Inspection.

If a Phase 1 Environmental Site Assessment report has been completed and is on file with MHSTCI and/or its agent, please detail reference information:

A number of Phase 1 and Phase 2 Environmental Site Assessments have been conducted for the Site and are listed in Appendix C of this report. A recent inspection was completed on April 21, 2021 at the West Island and on September 27, 2021 at the East Island and Mainland areas of the Site with the exception of Trillium Park and Budweiser Stage.

Conestoga-Rovers and Associate (CRA). 2012. Phase One Environmental Site Assessment. 955 Lake Shore Boulevard West Toronto, Ontario. 327p.

Jacobs Engineering Group (Jacobs). In Progress. Phase One Environmental Site Assessment. West Island.

Describe resolution of any issues in Part IV.

Site inspection date:
CRA: September 10, 2012; September 12, 2012
Jacobs: April 21, 2021; September 27, 2021

a. Was there evidence on the land or in buildings of any of the following: (X for YES)

<input type="checkbox"/> Incineration <input type="checkbox"/> Leaking or unprotected aboveground storage tanks <input checked="" type="checkbox"/> Stained surfaces <input type="checkbox"/> Oily sheens on water <input type="checkbox"/> Unprotected industrial drums <input type="checkbox"/> PCB ballasts/transformers (potential to present in lights) <input type="checkbox"/> Vegetation damage <input type="checkbox"/> Underground storage tank(s) (gasoline and diesel)	<input checked="" type="checkbox"/> Fill added <input checked="" type="checkbox"/> Leaded paint (any building constructed prior to 1980 may contain leaded paint) <input type="checkbox"/> Discarded batteries <input checked="" type="checkbox"/> Friable asbestos <input type="checkbox"/> Pesticide/herbicide containers <input type="checkbox"/> Signs of above-noted items on adjacent properties <input checked="" type="checkbox"/> Other potential contaminants (specify): gasoline in fixed tanks, silica materials, and mold.
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b. Record the results of environmental review or summarize Phase 1 Environmental Site Assessment with respect to:

- i. current and past uses of site: **OP was constructed in 1971 and was used for commercial and parkland purposes. OP closed in 2012 but is currently operating as a public park, and entertainment and event venue.**
- ii. adjacent uses: **The Site is bordered by the waters of Lake Ontario to the south, east and west, and Lakeshore boulevard West to the north. Several parking lots, BMO field, a hotel and the Enercare Center are located within 1 km north of the site.**
- iii. underground and aboveground storage tanks: **There are two aboveground storage tanks on Site located immediately southwest of the Marina East Washroom and at the northeast corner of Echo Beach.**
- iv. records of old landfills or previous complaints or violations on site: **None identified.**
- v. use of potentially hazardous substances on site: **OP's operation is registered with the MECP as a subject waste generator under Generator Registration Number ON0282601, generating the following waste streams: paint/pigment/coating residues; inorganic laboratory chemicals; petroleum distillates; light fuels; oil skimmings and sludge; and, waste oils and lubricants.**
- vi. other local findings (e.g. natural gas wells, radon gas, radioactivity, etc): **The Site was constructed of infilled materials, placed in Lake Ontario in the early 1960s (Mainland) and 1970s (East Island), for use as a parking lot and a commercial recreational facility (an amusement park), respectively. Contaminants of concern in soil at the West Island include petroleum hydrocarbon and polycyclic aromatic hydrocarbon which appear to be associated with the historical infilling (Jacobs 2021c). Contaminants of concern in groundwater include benzene, lead, petroleum hydrocarbons, polycyclic aromatic hydrocarbons and volatile organic compounds.**

Since 2007, 22 spills occurred at OP, all with discharges into Lake Ontario (Environmental Risk Information Services, 2021). At the OP Marina, there have been eight spills of gasoline, one spill of fuel, three records of fuel oil sheen identified in the water, two records of hydrocarbon spills, one spill of petroleum-based oil, one spill of oily bilge, and one spill of steering fluid. One spill of raw sewage, one spill of diesel, one spill of gear oil, and two spills of gasoline were also reported to have occurred at OP. Based on the unplotable section of the ERIS report, an additional five spills have occurred at the OP Marina between 1993 and 2008, with one spill of gasoline, one spill of diesel, one spill of fuel contaminated bilge, and two records of oil sheens (Environmental Risk Information Services, 2021). These spills were identified and investigated during the Phase One Environmental Site Assessment work completed for the Site in 2021.

Environmental Risk Information Services. 2021. Database Report. April 20.

- vii. Have other contaminant assessments taken place on this site?

If yes, reference information: **Yes**

A Phase Two Environmental Site Assessment report is currently in progress and is expected to be available for March 2022.

A Designated Substances and Hazardous Materials Survey was completed by CRA in 2015 for the Cinesphere, Pods, and Administration Building on the Property. The purpose of this survey was to confirm the presence of six Designated Substances as defined by Ontario Regulation (O. Reg.) 490/09 *Designated Substances* under the *Occupational Health and Safety Act*: asbestos, benzene, lead, mercury, silica, and vinyl chloride. Based on CRA's visual examination, painted surfaces, building systems, or asbestos containing materials were observed in the surveyed buildings. Silica is present in building materials and the foundation. Benzene and vinyl chloride are expected to be present in cleaning products, solvents, paints, and lubricants in maintenance rooms inside surveyed buildings.

Conestoga-Rovers & Associates (CRA). 2013. Designated Substances and Hazardous Materials Survey, Cinesphere, Pods, Administrative Building. 115p

A Hazardous Materials Assessment was completed by Safetech in 2012. The purpose of this study was to determine whether any hazardous building materials, including designated substances, were present in the buildings. The assessment found asbestos-containing materials in various building insulation and materials throughout the study area. The possible presence of lead paint, mercury in old thermostat controls, PCB's related to electrical transformers, mold growth, and silica within building materials were identified.

Safetech Environmental LTD. 2012. Hazardous Materials Assessment Demolition Project – Package #2. 137p

c. In your opinion, does the site contain evidence of actual contamination? Yes No

A “YES” answer is warranted if there is question of the nature or extent of contamination or the use of hazardous substances.

If YES, document any proposed investigation in Part IV.

3. ENVIRONMENTALLY SIGNIFICANT AREAS (ESA) (Ref: Class EA, Glossary)

These areas will consist of those that have been designated by any of the agencies listed in this Section.

a1. MNDMNR Contact Name:

Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR). Chris Hislop. Resources Operations Supervisor, Aurora District. Chris.Hislop@Ontario.ca. (289) 221-3149.

Wetlands? Yes No
Areas of Natural and Scientific Interest (ANSIs)? Yes No
Floodplains (MNR responsible for floodplain management where no Conservation Authorities exist)? Yes No
 N/A

a2. MECP Contact Name:

City of Toronto, 2020. Toronto Maps v2. Accessed 2021.
https://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2

Ministry of Environment, Conservation, and Parks (MECP). Permissions and Compliance Section, Species at Risk Branch, Land and Water Division. SAROntario@Ontario.ca.

Habitats designated by *Endangered Species Act*? Yes No
Habitats designated or proposed of rare, vulnerable, threatened or endangered species? Yes No

Species at risk and related habitat have been confirmed on site. Details are on file with MHSTCI and IO.

Morrison Hershfield. 2021. Species at Risk Surveys: Evaluation of Ontario Place at 909 and 955 Lake Shore Boulevard West within the City of Toronto to Facilitate future Redevelopment. 87p.

b. Conservation Authority Contact Name:
TRCA. Sharon Lingertat.

ESAs? Yes No
Floodplains? Yes No

c. Municipal Contact Name:
City of Toronto. Bryan Bowen.

ESA designation in Official Plans? Yes No
Groundwater recharge or discharge sites? Yes No

<p>OP is not a designated ESA; however, is located within an area where the City of Toronto Official Plan (2021) NHS Policies apply.</p> <p>Source: City of Toronto. Toronto Official Plan, Map 12A. City of Toronto. Toronto Official Plan, Map 9.</p>	
<p>d. Is any portion of the property designated by the:</p> <p>i. Niagara Escarpment Plan as Natural or Rural Protection Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. Oak Ridges Moraine Conservation Plan as Natural Core Area, Natural Linkage Area and/or as a Key Natural Heritage Feature? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>e. Is any part of the property an ESA? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is site adjacent to an ESA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Source: City of Toronto. Bryan Bowen.</p> <p>City of Toronto. Toronto Official Plan – Map 12A</p> <p>If No, proceed to 4.</p> <p>If YES, describe: N/A</p>	
<p>f. If the site is part of an ESA, and a sale or disposal is intended, is the purchaser a conservation body, and if so, is the intended use for conservation purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	
<p>g. In your opinion, based on the above contacts and any current, relevant MOI/IO/Agency feasibility studies, could the intended undertaking cause any local, long term changes significant enough to threaten the ESA? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If YES, document measures to mitigate such impacts in Part IV, OR proceed with a Category C assessment.</p>	

4. DISTINCTIVE ENVIRONMENTAL FEATURES

a. Does visual inspection or research reveal any natural features (other than ESAs noted above) such as floodplain, high groundwater level, groundwater wells, streams, rivers, natural corridors (e.g., hedgerows), woodlots, wetlands, springs, water bodies, topography, prevailing slope direction, steep slopes, ravines, and rock outcrops? Yes No

If NO, then proceed to b.

If YES, describe:

Some of the larger natural areas on Site, including coves and the River Walk (a TRCA River Walk Habitat Enhancement Project), contain distinctive environmental features. The River Walk includes a thicket shoreline and a fish habitat improvement waterbody which is hydrologically connected to Lake Ontario. To the south of this area includes the Woodland Outlook which provides a hillside view of Lake Ontario and contains a few large diameter ornamentally planted deciduous trees of Willow (*Salix sp.*) and Maple (*Acer Sp.*). The canopy coverage is less than 5% in this area. The Echo Beach shoreline area is another feature of interest, as an invasive European Reed (*Phragmites australis ssp. Australis*) mixed with Red-osier Dogwood (*Cornus stolonifera*) thicket occurs in a flower bed. The remainder of the Study Area contains other planted ornamental trees, cultural meadows, and fragmented treed areas. There are some ash trees (*Fraxinus sp.*) in poor condition due to an Emerald Ash Borer infestation. Fish bearing habitat within Lake Ontario surrounds the extremities of the island.

There is a steep slope located east of Bridge 9 containing a naturalized "forest" of non-native trees.

The Site is located within a Highly Vulnerable Aquifer Zone – Source Water Protection Area.

Associated with Lake Ontario is a shoreline hazard limit where infrastructure should be located outside of the limits, when technically feasible. The hazard limits are determined and used during detailed design of infrastructure to safeguard proposed works from the Lake Ontario Flood Hazard, Lake Ontario Shoreline Erosion Hazard and Lake Ontario Dynamic Beach Hazard Limit.

Source:
TRCA. Sharon Lingertat.

Ontario Place Corporation (OPC). Julie Berardi. Executive Assistant to the General Manager. Julie.Berardi@OntarioPlace.com. (416) 314-9900 ext. 1039.

Tree removal is required to complete the building and structure demolition or building and structure redevelopment activities at OP. Applicable obligations and permits associated with tree removals or injuries resulting from these activities are summarized in the arborist reports. An assessment of trees that will be impacted by the overall redevelopment activities (i.e., non-building/structure demolition/redevelopment related tree impacts) on the West Island was completed.

Morrison Hershfield. 2021. Arborist Report # 1 for Demolition Activities on the Ontario Place Property: N73731. 46p.

Morrison Hershfield. 2021. Arborist Report # 2 for the West Island Redevelopment on the Ontario Place Property: N73731. 46p.

<p>b. Do municipal or other authorities or interest groups contacted above identify any Distinctive Environmental Features as described in 4 a. above that warrant protection?</p> <p>If NO, then proceed to c.</p> <p>If YES, describe:</p> <p>There are several natural areas on-site, including coves and the River Walk.</p> <p>Source: TRCA. Sharon Lingertat.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>c. Is there a potential to impact any species at risk and their habitats, as designated by the <i>Species at Risk Act</i> and the <i>Endangered Species Act</i>?</p> <p>Source: Refer to Part III, Section 3, a2 for details. Refer to Part IV, Section 3 for monitoring and mitigation measures.</p> <p>Field surveys were completed at OP to identify species at risk habitat on the OP Property within the area of investigation.</p> <p>migratory bird nests were identified on 11 structures during Summer 2020 field surveys which are protected by the <i>Migratory Birds Convention Act</i>. The Pavilion Pods, Bridge 9 and Bridge 10 provide habitat for a large colony of cliff swallows.</p> <p>Morrison Hershfield. 2021. Species at Risk Surveys: Evaluation of Ontario Place at 909 and 955 Lake Shore Boulevard West within the City of Toronto to Facilitate future Redevelopment. 87p.</p> <p>Field surveys were completed to assess potential impacts to Natural Heritage Features as a result of proposed works to buildings and structures associated with this site. Nests of breeding birds that are protected were observed within vegetation and trees surrounding several of the buildings/structures, and on 10 of the buildings/building complexes//structures themselves.</p> <p>Morrison Hershfield. 2021. Natural Heritage Feature Assessment. Evaluation of Ontario Place at 909 and 955 Lake Shore Boulevard West within the City of Toronto to Facilitate future Redevelopment. 141p. Savanta Incorporated (2014) summarizes the results of various surveys conducted at the OP Property throughout 2013, in addition to a desktop analysis. This report includes:</p> <ul style="list-style-type: none"> - ecological land classification and vegetation review <ul style="list-style-type: none"> o Findings detail very few habitats identified as natural o One area of OP contains a deciduous forest of black locust trees - amphibian call surveys <ul style="list-style-type: none"> o No amphibians were heard calling - breeding bird surveys <ul style="list-style-type: none"> o Numerous bird species present with evidence of breeding - seasonal surveys of migratory waterfowl and shorebirds <ul style="list-style-type: none"> o wintering and waterbirds more numerous beyond 100m from shoreline; small numbers within protected inland waterways o one shorebird observed - odonate and insect surveys <ul style="list-style-type: none"> o Various odonate and butterfly species identified - incidental reptile surveys <ul style="list-style-type: none"> o OP Property does not provide quality habitat - species at risk surveys <ul style="list-style-type: none"> o historically identified species not present o Two SARs identified on property 	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

Savanta Incorporated. 2014. Ontario Place – Comprehensive Natural Heritage Review Final Report. 85p.	
d. In your opinion, would any of the observed features be affected by the implementation of the undertaking as currently planned?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If YES, describe effects and any required mitigation and monitoring in Part IV, below.	
5. SERVICING CAPACITY RE: SEWERAGE, WATER, ROADS, GAS, HYDRO, ETC.	
a. Is a septic system present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is a new septic system proposed or is expansion proposed to existing system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The private network of sewage pumps and forcemains eventually discharges to a municipal gravity sewer on Lakeshore Boulevard West.	
City of Toronto. Bryan Bowen.	
If YES, note in Part IV and if applicable, attach technical research supporting site's capacity to sustain a septic system. N/A	
a. Is potable groundwater well(s) present or proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If NO, then proceed to d.	
b. Is groundwater used for potable purposes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If NO, specify why and if applicable, note in "Contaminants" section above and describe resolution in Part IV, below.	
If YES, and if the proposed undertaking is anticipated to cause any negative effects to local potable water supply(ies), describe resolution in Part IV, below.	
a. Based on information gathered, will the undertaking require new or different servicing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, specify anticipated resolution of new or different service in Part IV, below.	
All services (water, wastewater, electrical, gas, telecommunications) will be updated by disconnecting old infrastructure and replacing with modernized systems throughout the Site. New service connections to the City of Toronto servicing infrastructure will be installed.	
Stormwater services will be added to the Site as there is currently no system in place. Additionally, security terminals and a SCADA system are to be added.	
6A. BUILT HERITAGE/CULTURAL LANDSCAPE ANALYSIS	
Background	
a. Are there any building(s) present on the subject property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A total of 94 buildings are located on the Site.	
Source: Conestoga-Rovers & Associates (CRA). 2012. Phase One Environmental Site Assessment. 327p.	
Jacobs Engineering Group (Jacobs). In Progress. Phase One Environmental Site Assessment. West Island.	
If NO, then proceed to c.	
b. What is the date of construction of the building(s)?	

The majority of the buildings date back to the 1970s, with multiple dating to 1980-1990s. The water park buildings dates are unknown or dated to the mid 2000s.

Source:

Conestoga-Rovers & Associates (CRA). 2012. Phase One Environmental Site Assessment. 327p.

Protection and Recognition

c. Is the property (check all applicable):

- | | |
|--|---|
| i. Designated under Part IV of the <i>Ontario Heritage Act</i> , or | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Listed under Part IV of the <i>Ontario Heritage Act</i> , or | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| iii. Part of a conservation district under Part V of the <i>Ontario Heritage Act</i> ? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iv. Subject to a municipal heritage easement? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| v. Subject to an Ontario Heritage Trust easement? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

OP has been identified as a Provincial Heritage Property of Provincial Significance (PHPPS) and, therefore, is subject to the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (section 25.2 of the Ontario Heritage Act) (S&Gs). A Statement of Cultural Heritage Value was approved by MHSTCI in September 2013.

The Property is included in the City of Toronto's Heritage Register as a Listed Property and is noted in Heritage Considerations Report from MHSTCI (January 2019). OP has been identified under the *Ontario Heritage Act* as a provincially significant property.

For each protection mechanism describe whether or not it will affect the undertaking. If the protection mechanism affects the undertaking, document the appropriate mitigation measures in Part IV of this document.

As the property is a PHPPS, the proposed works will impact identified heritage attributes of the site. These impacts will be evaluated through a Heritage Impact Assessment and mitigation measures will be identified in the report.

Heritage Identification and Evaluation Process (to be completed with information supplied by Heritage Staff)

Heritage Staff Contact Name: **MHSTCI. Deborah Hossack. Heritage Advisor, Heritage Planning Unit. Deborah.Hossack@Ontario.ca. (416) 314-7204.**

d. Has the local community been contacted regarding heritage interest in the property? Yes No

If YES, provide contact information and response: **N/A**

If NO, provide rationale: **The property is listed on the City of Toronto's Heritage Register.**

e. Has the building/property been the subject of a heritage evaluation? Yes No

If YES, provide reference: Statement of Cultural Heritage Value (MHSTCI 2019)

If NO, document findings of Heritage Staff review and relevant effects in Part IV of the document and proceed to h.

<p>f. Have the recommendations in the heritage evaluation been confirmed by the MHSTCI and/or its agent?</p> <p>If NO, contact the heritage staff and document appropriate mitigation measures in Part IV of this document, proceed to g.</p> <p>If YES, is this a Provincial Heritage Property (PHP) or Provincial Heritage Property of Provincial Significant (PHPPS)?</p> <p>MHSTCI. Deborah Hossack.</p> <p>If NO, this property is not considered a Heritage Property; proceed to 6B.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p>g. If the property is a PHP or PHPPS, is there a Strategic Conservation Plan?</p> <p>If NO, contact Heritage Staff and document appropriate mitigation measures in Part IV of this document). Work on Strategic Conservation Plan (SCP) has been initiated. The final SCP will be used to inform the final design and impacts and mitigation measures, where needed, will be documented in a heritage impact assessment.</p> <p>If YES, is the undertaking accommodated by the Plan?</p> <p>If NO, contact Heritage Staff and document appropriate mitigation measures in Part IV of this document.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<p>6B. ARCHAEOLOGICAL ANALYSIS AND INDIGENOUS ENGAGEMENT (Applies to all projects)</p>	
<p>h. Does this property have archaeological potential according to MHSTCI Heritage Staff or as per the <i>Standard and Guidelines for Consultant Archaeologists 2012</i> 'Determining Archaeological Potential' or as per existing archaeological reports for the property?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>i. Will the undertaking:</p> <p>i. Cause a below grade ground disturbance (i.e., site grading, trenching)?</p> <p>ii. Involve new construction?</p> <p>iii. Involve a disposition (sale or transfer), easement, or acquisition?</p> <p>* The extent of realty activities required to support the proposed site servicing is not yet fully understood but may require disposition in the form of leases or easements.</p> <p>If YES (or unknown), procure or request Heritage Staff to assist in reviewing existing reports/procuring a licensed archaeologist to conduct appropriate Archaeological Assessment(s).</p> <p>Stage 1 and 2 archaeological assessments (under Project Information Form numbers P125-0231-2017, P349-103-2013 and P349-044-2012) have been completed for the Site. Because most of the Site was artificially created, there is limited potential for discovery of intact archaeological resources and, to date, nothing of significance has been identified. No further archaeological assessments have been recommended for the islands, but monitoring will be required for any deep excavations undertaken on the mainland, as applicable.</p> <p>Timmins Martelle Heritage Consultants Inc. 2014. Stage 2 Archaeological Assessment Mechanical Trenching, Infrastructure Ontario, Ontario Place, 955 Lakeshore Blvd. W. City of Toronto, Ontario. 88p.</p> <p>Timmins Martelle Heritage Consultants Inc. 2012. Stage 1 Archaeological Assessment, Infrastructure Ontario, Ontario Place, 955 Lakeshore Blvd. W. City of Toronto, Ontario. 72p.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No</p>

<p>j. Indigenous Engagement: MHSTCI has a statutory duty to accommodate aboriginal interests that may be articulated by the Class EA process.</p> <p>Are there likely Indigenous interests based on geographical proximity or cultural affiliation (via archaeological evidence) for the property/undertaking that may be adversely affected by the proposed undertaking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If YES or UNKNOWN, contact MHSTCI for direction and include resolution in Part IV.</p>	
<p>6C ARTWORK (Not Applicable for Undeveloped Land)</p>	
<p>k. Are there any murals, artwork, sculptures, stained glass, or other similar features present in the location of the undertaking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>There are four outdoor art installations on the Site. Three of the four pieces are a part of the Government of Ontario Art Collection. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Government of Ontario Art Collection, Archives of Ontario, Ministry of Government and Consumer Services (MGCS).</p> <p>If YES, does the Archives of Ontario consider the artwork significant?</p> <p>Include reply on file and, if YES, describe effects, mitigation and monitoring requirements in Part IV.</p>	
<p>7. SOCIO-ECONOMIC EFFECTS (use electronic socio-economic analysis tool as needed)</p>	
<p>a. Does the undertaking involve an application under the <i>Planning Act</i>? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If NO, proceed to b.</p> <p>If YES, then defer socio-economic analysis to planning approval process and proceed to Part IV.</p>	
<p>b. Could the undertaking cause significant long-term changes to the social structure or the demographic characteristics of the surrounding community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>If the answer to this Question is YES then there must be a study completed to assess the impacts and identify mitigation and monitoring requirements.</p>	

PART IV – ANALYSIS OF ENVIRONMENTAL EFFECTS, AND REQUIRED MITIGATION AND MONITORING (Ref: Section 7 of Class EA)

Part IV of the C&D Report is used to discuss environmental effects and identify any required mitigation and monitoring that, when implemented, would negate or reduce the significance of any environmental effects.

See Appendix A for a list of parties contacted. See Appendix B for a list of issues raised and resolutions.

1. EXISTING LAND USE STATUS (e.g. Planning Policies, etc.)

1a. The Site land use designation is Other: Open Space Areas.

Zoning – Former City of Toronto Zoning By-law 438-86. The mainland portion of the Property is zoned G - Park District which permits parks and other recreational uses. The island portion of the Property is zoned Gm - Park District which permits the use of marinas, parks, and recreational boating services. There is no applicable zoning information associated with the water lot.

Secondary Plan - permitted uses “can include compatible community, recreation, cultural, restaurant and entertainment facilities” for lands designated Parks and Open Space Areas in the Central Waterfront Secondary Plan area.

Summary of Environmental Effects: There are no anticipated changes to land use status associated with the proposed undertakings; therefore, environmental effects are not anticipated.

Mitigation Measures: None.

Monitoring Measures: None.

1g. Major Transportation Routes

The site is adjacent to Lakeshore Boulevard West.

Summary of Environmental Effects: Access to the street may be impacted from construction of the undertaking. A temporary increase in traffic as a result of the transportation of crews and equipment is anticipated during construction.

Mitigation Measures: Public notices will be distributed to neighbouring properties and posted in areas where it is expected that traffic may be impacted to notify road users of expected traffic disruptions. Construction personnel may include a traffic controller if traffic flows will be interrupted. Where possible measures will be put in place to eliminate or reduce impediments to present traffic flow. The construction team will work with the City of Toronto to develop an acceptable approach for traffic maintenance during construction that may affect major traffic routes.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure the mitigation measures outlined the specifications are applied appropriately. Regular inspections will take place to monitor the application of these measures.

2. ENVIRONMENTAL CONDITION OF THE PROPERTY

The Site was constructed of infilled materials placed in Lake Ontario in the early 1970s. CRA completed a records review and visual Site inspection on September 10 and September 12, 2012. Site inspections found concentrations of some contaminants in soil exceed the regulatory standards but are typical of urban fill. More recent site inspections were completed in April 2021 at the West Island and September 2021 at the East Island and Marina with the exception of Trillium Park and Budweiser Stage (Jacobs 2021a, b). A Phase 2 Environmental Site Assessment was completed at the West Island (Jacobs 2021c) and is underway for the East Island and Marina (Jacobs 2022). There is limited information regarding the quality of the fill material; however, soil samples collected at the West Island indicate fill includes anthropogenic sources such as concrete, brick and wood. Site conditions and exceedances were found to be attributable to historical infilling of the land.

There are two aboveground storage tanks with petroleum products at the Site. These tanks are located immediately southwest of the Marina East Washroom and at the northeast corner of Echo Beach. There are existing electrical services near the tanks.

Asbestos-containing material and silica are confirmed or suspected in building materials and equipment on the Site.

A total of 22 spills have been recorded at the Site including gasoline (10), fuel (1), fuel oil sheen (3), hydrocarbon (2) petroleum-based oil (1), oily bilge (1), steering fluid (1), raw sewage (1) diesel (1) gear oil (1).

Summary of Environmental Effects: If areas with known soil contamination are disturbed, potential exposure to contaminants may occur.

The use of heavy equipment and fuel on site could result in spills that could impact soil and/or groundwater.

The storage tanks have been identified as a potential source of soil and groundwater environmental concern.

If designated substances occur on the servicing infrastructure, there is the potential for disturbance and exposure.

Mitigation Measures: Temporary measures will be put in place during Project work to prevent exposure to contaminated soil, such as the use of a fence to prevent public access and an Erosion and Sediment Control Plan. A Soil Management Plan (SMP) will be put in place during any activities that may involve the exposure of subsurface soil. The SMP would include measures to control dust, track and handle excavated soil, and reuse or disposal of excavated soil per O. Reg. 406/19 *On-site and Excess Soil Management* and O. Reg. 347 *General – Waste Management*. Specific mitigation measures will be determined during the detailed design and construction planning work and as part of the final permitting and approvals from authorities having jurisdiction.

Tanks will be protected during the course of work. If tanks must be removed, any residual material within the tanks will be pumped out and disposed of per applicable regulations. The tanks will then be cleaned and removed by a licensed operator prior to the start of the Project work. Construction personnel will ensure Ontario One Call locates will be completed prior to starting physical work to identify areas where underground infrastructure (e.g., wires, pipes, cables) is present.

Appropriate release prevention and response, containment, and recovery equipment will be maintained on site at all times.

If a spill does occur, measures to control, contain, recover, and clean up the release are to be implemented immediately to reduce the potential for adverse effects, and to ensure the release does not spread or increase in size as per the Spill Response Plan that will be prepared and on site during the duration of activities.

Refueling will be conducted off site where possible. If onsite fueling is necessary, a designated area(s) located a minimum of 30 m away from a waterbody will be used. Equipment on site will be well maintained and free of fluid leaks. All equipment will carry release prevention, containment, and clean-up material suitable for the volume of fuels or oils carried. Appropriate release prevention and response, containment and recovery equipment will be maintained on site at all times.

Construction personnel will have appropriate training for the prevention, control, and clean-up of all equipment to be used on site. If a spill does occur, measures to control, contain, recover, and clean up the release are to be implemented immediately to reduce the potential for adverse effects, and to ensure the release does not spread or increase in size as per the Spill Response Plan that will be prepared and on site during the duration of activities.

Designated Substances and Hazardous Materials (DSHM) Surveys are available for many buildings located on site. If any work occurs on buildings or structures without a DSHM, one will be completed prior to commencing work to inform abatement needs. Any abatement required will occur prior to activities that will disturb designated substances. The handling, management, and disposal of these substances will occur in a manner consistent with health and safety and environmental regulations (e.g., O. Reg. 490-09 *Designated Substances*, O. Reg. 347 [amended] *General Waste Management*). The infrastructure will be inspected to confirm abatement has occurred prior to demolition/updating.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure mitigation measures are in place during construction. Regular inspections will be required to

ensure they are in place and functioning properly.

3. ENVIRONMENTALLY SIGNIFICANT AREAS

Avian and fish species protected under the *Endangered Species Act* and their habitat have been identified on site. A full list is on file with the Project team.

Areas of land or water within the NHS are particularly sensitive and require additional protection to preserve their environmentally significant qualities. The OP Property is an NHS due to habitats of vulnerable and at-risk species on site. Development will follow the City of Toronto's Official Plan (Chapter 3, Map 9) NHS policies as applicable.

Summary of Environmental Effects: See Part IV, Section 4. Distinctive Environmental Features for effects regarding potential impacts to species at risk and related habitat, and potential impacts to Lake Ontario.

Mitigation Measures: See Part IV, Section 4. Distinctive Environmental Features for mitigation regarding potential impacts to species at risk and related habitat, and mitigation regarding potential impacts to Lake Ontario.

Monitoring Measures: See Part IV, Section 4. Distinctive Environmental Features for monitoring measures regarding potential impacts to species at risk and related habitat, and monitoring regarding Lake Ontario.

4. DISTINCTIVE ENVIRONMENTAL FEATURES

The River Walk includes a thicket shoreline and a fish habitat improvement waterbody which is hydrologically connected to Lake Ontario. Invasive European Reed (*Phragmites australis* ssp. *Australis*) mixed with Red-osier Dogwood (*Cornus stolonifera*) thicket occurs in a flower bed at the Echo Beach shoreline. There are some ash trees in poor condition due to an Emerald Ash Borer infestation. Fish bearing habitat within Lake Ontario surrounds the extremities of the island.

There is a steep slope located east of Bridge 9 containing a naturalized "forest" of non-native trees.

The Site is located within a Highly Vulnerable Aquifer Zone – Source Water Protection Area.

There are shoreline hazard limits for design consideration (if applicable) to safeguard infrastructure from Lake Ontario flood, shoreline erosion and dynamic beach hazards.

Summary of Environmental Effects: The details of potential effects to distinctive environmental features will not be confirmed until the scope of work is finalized. However, it is expected that direct effects from physical removal or alteration of natural features (i.e., tree and vegetation removal) for site-servicing could contribute to the loss of vegetation and associated wildlife habitat. Potential indirect effects include erosion and sedimentation into Lake Ontario or adjacent treed and thicket natural areas.

Mitigation Measures: Where possible, Site servicing activities will be situated to reduce or avoid vegetation clearing. The Study Area, identified as natural areas, should be revegetated with native species post-future development. Revegetation is not anticipated to be part of this Project scope. However, should revegetation be required, it should include native vegetation which would benefit the existing treed and thicket areas as well as shoreline habitat. Wildlife habitat value and fish refuge (i.e., overhanging trees) should be considered during vegetation species selection.

No in-water work or infilling is planned and appropriate setbacks and buffers from critical areas are being incorporated into the site servicing design, where feasible.

Vegetation removal, grading, and heavy equipment use will only occur within the Study Area where these areas have been previously demarcated and approved to allow construction works. Silt fencing should be erected along the extremities of the Study Area.

Equipment/fuel will be kept out of flood and erosion hazard areas to prevent releases to Lake Ontario and surrounding area.

Stockpiled material will be covered to prevent erosion and potential sedimentation into natural features. Staging and access areas are planned to be located primarily within existing open and disturbed areas.

See also Part IV, 2. Environmental Condition of the Property for information pertaining to spills.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure mitigation measures are in place during construction. Periodic inspections will be completed by the Consultant, or Qualified Professional, during onsite work activities to verify the mitigation measures.

Migratory bird nests were identified on 11 structures during Summer 2020 field surveys which are protected by the *Migratory Birds Convention Act*. The Pavilion Pods, Bridge 9 and Bridge 10 provide habitat for a large colony of cliff swallows.

Fish and fish habitat are present along the shorelines of OP.

Summary of Environmental Effects: The details of potential impacts to species at risk and related habitat, and NHS will not be confirmed until the scope of work is finalized, but the Project may result in impacts to some protected species, or the loss of their habitat.

No in-water work is planned and appropriate setbacks and buffers from critical areas are being incorporated into the site servicing design. See Part IV, Section 4 – Distinctive Environmental Features for monitoring measures related to the protection of Lake Ontario.

Mitigation Measures: Wherever possible, avoidance measures will be applied to prevent effects to species at risk and related habitat. Once the full scope of work is confirmed, proposed mitigation measures to protected species at risk and related habitat will be shared with the MECP, Permissions and Compliance Section, Species at Risk Branch and will be confirmed and applied prior to commencing work. These measures may include, but not be limited to, additional surveys, adherence to restricted activity timing windows, habitat compensation, and monitoring during construction. All applicable permits will be in place prior to the commencement of physical activities.

If any other species at risk are identified during construction activities, work will stop, and the team will work with MECP Permissions and Compliance Section, Species at Risk Branch to determine appropriate next steps including completing species-specific surveys on the Site to determine the presence / absence of potential species at risk and the identification of appropriate mitigation measures.

Wherever possible, work with the potential to contravene the *Migratory Birds Convention Act* will be completed outside the active bird breeding seasons (from April 5 to August 31). In the event that clearing or construction activities occur within the migratory bird nesting period (from May 1 to August 31), a qualified resource specialist will use non-intrusive methods to conduct an area search for evidence of nesting (e.g., presence of territorial males, alarm calls, distraction displays, adults carrying nesting material/food) a maximum of 7 days prior to construction activity to identify active nests. In the event that an active nest is found, it will be subject to site-specific mitigation measures (e.g., clearly marked species-specific buffer are the nest or non-intrusive monitoring).

The relocation of wildlife outside of the work area (including amphibians, reptiles and small mammals) requires a Wildlife Collector's Authorization under the *Fish and Wildlife Conservation Act*.

5. SERVICING CAPACITY

Stormwater services will be added to the Site as there is currently no system in place.

Servicing capacity of the surrounding infrastructure and on-site servicing capacity includes water, sewer, drainage, gas and electricity. There are no existing or proposed septic systems or groundwater wells that will be impacted by the undertaking. All services (water, wastewater, electrical, gas, telecommunications) will be updated by disconnecting old infrastructure and replacing with modernized systems throughout the Site. New service connections to the City of Toronto servicing infrastructure will be installed.

Summary of Environmental Effects: Project activities could result in a short-term service disruption to electrical/telecom services.

Mitigation Measures: Servicing upgrades will be phased to reduce any disruptions to the extent practical.

Monitoring Measures: **The Project Manager and/or Designate will meet with staff periodically during the Project to confirm if any previous unidentified impacts have been encountered during the Project.**

6A. BUILT HERITAGE ANALYSIS

The Property is an identified Provincial Heritage Property of Provincial Significance and is listed by the City of Toronto on its heritage register. No buildings are to be demolished as part of the Site Servicing works, but the landscape and other heritage attributes may be impacted by the proposed work.

Summary of Environmental Effects: **Demolition of servicing infrastructure could affect heritage attributes and the Cultural Heritage Value of the Site. A HIA will be completed for the proposed work and mitigation measures will be outlined in the report.**

Mitigation Measures: **The MHSTCI Standards and Guidelines for Conservation of Provincial Heritage Properties will be adhered to throughout the duration of the Project.**

Under section C.1. of the S&Gs, ministries and prescribed public bodies are required to prepare a Strategic Conservation Plan (SCP) for provincial heritage properties to provide guidance on conserving, maintaining, using and disposing of them. As a guiding document, an SCP must be in place prior to any actions or decisions are made that could affect the cultural heritage value or interest of the property. MHSTCI approves SCPs for PHPPS. A SCP is being prepared for the OP property and will considered in the final design.

The S&Gs require the assessment of impact of any proposed activities that may affect the cultural heritage value or interest or the heritage attributes of a provincial heritage property be assessed, that the results of the assessment inform decision-making

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 a heritage impact assessment (HIA) and public engagement. Ministries and prescribed public bodies are required to use best efforts to mitigate loss of cultural heritage value or interest.

Consent of the Minister of Heritage, Sport, Tourism and Culture Industries is required prior to the demolition of any buildings or structures on the Site.

Provision F.5. requires that, in the case of a PHPPS, the consent of the Minister of Heritage, Sport, Tourism and Culture Industries be obtained before removing or demolishing buildings or structures on the Site or before transferring the Site from provincial control. A Heritage Impact Assessment (HIA) will provide the documentation and support the applications for MHSTCI Ministers' Consent.

Monitoring Measures: **The Project Manager and/or Designate will meet with staff periodically during the Project to confirm if any previous unidentified impacts have been encountered during the Project.**

The *Standards and Guidelines for Conservation of Provincial Heritage Properties* (section 25.2 of the Ontario Heritage Act) will be adhered to throughout the duration of the Project.

A draft SCP will be available for review and comment by the City of Toronto and heritage stakeholders, as appropriate.

6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS (see Part III, Section 6B for Declaration on the Protection of Archaeological Resources)

Stage 1 and 2 Archaeological Assessments were conducted and resulted in no identification of any archaeological materials. No further archaeological work is recommended.

Comments received from the Indigenous communities identified particular interests in impacts to species at risk and related habitat including the surrounding water body. See Part IV, 3. Environmentally Significant Areas and 4. Distinctive Environmental features for mitigation measures to address these issues.

Summary of Environmental Effects: **Previously unidentified archaeological features could be disturbed during the course of work.**

Mitigation Measures: **A licensed archaeologist must be engaged to monitor all deep excavations on the mainland.**

If any previously unidentified archaeological features (Terrestrial) are disturbed during Project activities, work must stop immediately, and the Project Manager and MHSTCI's Archaeology Program Unit must be contacted to determine appropriate next steps. Notification will be sent out to the appropriate First Nations communities of the discovery of archaeological resources.

Monitoring Measures: **It is the responsibility of the Project Manager and/or Designate to ensure that the mitigation measures are applied during Project delivery.**

6C. ART WORK

There are three outdoor art installations on the Site that are part of the Government of Ontario Art Collection.

Summary of Environmental Effects: **If work is occurring within the vicinity of the artwork, it could be damaged.**

Mitigation Measures: **IO will work with MGCS and other appropriate stakeholders to ensure the appropriate protection of the art is in place during construction. This may include relocating and storing off site if the planned work will be occurring in the vicinity of the art installations be. In accordance with the policies and procedures of the Archives of Ontario (MGCS), protective coverings will be applied prior to being disengaged for relocation and storage offsite for the duration of the construction activities. IO will work with MGCS and other stakeholders to ensure appropriate future reuse of the art pieces is considered and will work with the Curator of the Government of Ontario Art Collection to identify a suitable reuse for the artwork.**

Monitoring Measures: **It is the responsibility of the Project Manager and/or Designate to ensure that the mitigation measures are applied during Project delivery.**

7. SOCIO-ECONOMIC EFFECTS (attach or have on file, completed MOI/IO/Agency socio-economic analysis tool as needed)

The Site is currently utilized as a public park, and as an office and entertainment space by OPC and Live Nation. It is located adjacent to the Exhibition Place, Billy Bishop airport, and hospitality businesses (hotels). It is also located near to residential condominiums.

Summary of Environmental Effects: **Disturbances to the Site tenants, users and neighbouring properties may occur during construction activities.**

Mitigation Measures: **Servicing upgrades will be phased to reduce any disruptions, to the extent possible. Notification will be sent to Site tenants, users and neighbouring properties prior to the initiation of construction activities.**

Monitoring Measures: **It is the responsibility of the Project Manager and/or Designate to ensure the mitigation measures outlined the specifications are applied appropriately. Regular inspections will take place to monitor the application of these measures.**

8. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES

Summary of Environmental Effects: **There are typical effects associated with construction projects relating to topics such as noise, dust, health and safety, and handling waste materials.**

Mitigation Measures: **These effects will be addressed by delivering the Project in a manner consistent with local by-laws and by developing specifications that reference appropriate legislation, regulations, and industry best practices. Project activities will be confined to OP, and all Project staff will adhere to safety regulations.**

All waste will be disposed of in a timely manner and in accordance with applicable regulations. Hazardous material will be identified prior to the initiation of physical activities. All handling, management and disposal of these substances will occur in a manner consistent with health and

safety and environmental regulations (e.g., O.Reg 490-09 *Designated Substances*, O.Reg 347 [amended] *General Waste Management*, O.Reg 102/94 *Waste Audits and Waste Reduction Work Plans*, O.Reg 278/05 *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations*).

Monitoring Measures: **The Project Manager and/or Designate will ensure that regular inspections are undertaken to monitor application of these measures.**

Wells

Summary of Environmental Effects: **There are observation wells located on Site that could be affected by construction activities.**

Mitigation Measures: **All on site wells will be protected during Project work to prevent damage from vehicles. If wells cannot be avoided, they must be decommissioned in a manner consistent with O.Reg. 903 *Wells*. The Project Manager and/or Designate will confirm with IO whether the wells are required for ongoing monitoring and need to be replaced.**

Monitoring Measures: **The Project Manager and/or Designate will inspect the site periodically to confirm that the mitigation measures are in place and are working effectively.**

Navigable Waters

Summary of Environmental Effects: **Project activities will occur near and over (e.g., bridges) Lake Ontario on existing bridges.**

Mitigation Measures: **New service infrastructure work will occur on existing bridges within the Site. Project notification will be issued to stakeholders and waterway users prior to initiating Project activities to reduce potential interactions with users. An application to Transport Canada will be submitted prior to any work which may affect user navigability.**

Monitoring Measures: **The Project Manager and/or Designate will inspect the site periodically to confirm that the mitigation measures are in place and are working effectively.**

Source Water Protection

The Site occurs within a Highly Vulnerable Aquifer Area (HVA). The Project will involve refurbishment, replacement or addition of SPS, the addition of a new centralized SPS on the East Island to collect and pump sewage to the municipal sewer network on the mainland, new service connections to the municipal sewage collection system, and the replacement of aging underground sewage piping infrastructure.

The *Clean Water Act*, Regulation 287/07 identifies that the establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage is considered to be a prescribed threat to drinking water. This means that it is possible for a contaminant to reach the intake if a large storm event occurs. However, since the Site is not located within a Wellhead Protection Area or Intake Protection Zone the undertaking is not considered to be a prescribed threat.

Summary of Environmental Effects: **In the event of a large storm during operations, contaminants may be released.**

Mitigation Measures: **The SPS will meet design standards to reduce the potential for releases.**

See Part IV, 2 Environmental Condition of the Property for information pertaining to spills.

Monitoring Measures: **The Project Manager and/or Designate will inspect the site periodically to confirm that the mitigation measures are in place and are working effectively.**

Climate Change

Normal activities at the site contribute a negligible amount of greenhouse gas (GHG) emissions.

Summary of Environmental Effects: **Standard construction equipment and techniques will be used for construction. GHG emissions from this equipment are expected to be minimal and are considered to be consistent with the use of similar equipment for short-term construction projects.**

Mitigation Measures: **Vehicle and equipment idling will be minimized to the extent possible for the duration of Project activities.**

Monitoring Measures: **The Project Manager and/or Designate will inspect the site periodically to confirm that the mitigation measures are in place and are working effectively.**

Water Quality

Summary of Environmental Effects: **Project activities could result in a short-term change in water quality caused by sedimentation.**



Mitigation Measures: **Ongoing consultation with TRCA and the City will inform the development of a Stormwater Management Plan to be implemented, to the extent possible for an island location, to ensure Project activities align with the TRCA Stormwater Criteria (2021). An Erosion and Sediment Control Plan will be included in the Stormwater Management Plan. Additionally, the quality and control must be compliant with the City of Toronto's Wet Weather and Flow Management Plan.**

Monitoring Measures: **The Project Manager and/or Designate will meet with staff periodically during the Project to confirm if any previous unidentified impacts have been encountered during the Project.**

PART V – CONFIRMATION OF CATEGORY OF ENVIRONMENTAL ASSESSMENT AND SIGN-OFF DECLARATION

I hereby certify, to the best of my knowledge at this date, that the above description of the undertaking and affected site is correct, and that relevant directly affected parties noted in this C&D Report have been consulted by MHSTCI and/or its agents. The issues raised by the directly affected parties with regard to the above seven point site-specific analysis, including any environmental effects, mitigation, net effects and monitoring have been dealt with as described in this C&D Report and any appended attachments. The results of these investigations conclude that the undertaking(s) qualifies to be assessed under the Ministry of Infrastructure Public Work Class EA process as a:

- Category B Undertaking**
- Category C Undertaking (Requires the Completion of an Environmental Study Report)

 Patricia Becker, MES NAME AND SIGNATURE OF ENVIRONMENTAL PRACTITIONER:	July 12, 2022 DATE:
 Michael Robterson NAME AND SIGNATURE OF PROJECT PROPONENT:	July 15, 2022 DATE:
Project Number and Name: Ontario Place (OP) Site Servicing	

Technical Reports

This C&D Report has summarized the relevant findings from technical reports that were used to inform this Class EA. These reports have not been appended to this C&D Report but may be made available to the public upon request (e.g. FOI request). See Appendix C.

Appendix A. List of Parties Contacted.

Table A1 List of Parties Contacted and Meetings Held During Consultation Stage

Name of Interested/ Directly Affected Party	Name/Title	Contact Information		Consultation Method	Comments Received? (Yes or No)	Concerns Received? (Yes or No)
		Phone	Email			
FEDERAL						
Transport Canada – Navigation Protection Program	Courtney Bice – Officer	519-381-7844	Courtney.bice@tc.gc.ca	Email	Yes	No
PROVINCIAL						
Ministry of Environment, Conservation and Parks	Chunmei Liu Environmental Resource Planner, EA Coordinator	437-249-3102	chunmei.liu@ontario.ca	Email Phone	Yes	No
Ministry of Environment, Conservation and Parks Species at Risk Ontario	--	--	SAROntario@ontario.ca	Email	Yes	No
Ministry of Northern Development, Mines, Natural Resources and Forestry	Chris Hislop – A/Resources Operations Supervisor (Aurora District)	289-221-3149	chris.hislop@ontario.ca	Email	Yes	No

Name of Interested/ Directly Affected Party	Name/Title	Contact Information		Consultation Method	Comments Received? (Yes or No)	Concerns Received? (Yes or No)
		Phone	Email			
Ministry of Government and Community Services	Address to: Government of Ontario Art Collection, Archives of Ontario, Ministry of Government and Consumer Services. Lani Kopczinski, Curator, Government of Ontario Art Collection	--	Lani.Kopczinski@ontario.ca	Email	Yes	No
MUNICIPAL						
City of Toronto	Bryan Bowen – Waterfront Secretariat – City Planning Project Manager	416-338-4842	Bryan.Bowen@toronto.ca	Teleconference Email Phone	Yes	Yes
Exhibition Place	Mark Goss General Manager, Operations	416-263-3660	mgoss@explace.on.ca	Email	Yes	No
CONSERVATION AUTHORITY						

Name of Interested/ Directly Affected Party	Name/Title	Contact Information		Consultation Method	Comments Received? (Yes or No)	Concerns Received? (Yes or No)
		Phone	Email			
Toronto and Region Conservation Authority	Steve Heuchert – Associate Director, Development Planning and Permits Sharon Lingertat@trca.ca	416-661-6600 Ext. 5311	steve.heuchert@trca.ca sharon.lingertat@trca.ca	Email Phone	Yes	Yes
SITE TENANTS						
Ontario Place Corporation	Julie Berardi – Executive Assistant to the General Manager	416-314-9900 Ext. 1039	julie.berardi@ontarioplace.com	Email	Yes	Yes
INDIGENOUS COMMUNITIES						
Mississaugas of the Credit First Nation	Chief R. Stacey Laforme Katelyn Laforme Executive Director, Intergovernmental Relations Alex Monem * Main Contact Fawn Sault A/Director of DOCA – Consultation Coordinator	905-768-1133 905-768-4983 C: 905-536-0026 905-768-4260 c: 289-527-6580	Stacey.LaForme@mncfn.ca Katelyn.LaForme@mncfn.ca (on leave as of January 2022) AMonem@PSTLaw.ca Fawn.sault@mncfn.ca	Letter Teleconference Email	Yes	Yes
Hiawatha First Nation (Williams Treaties First Nation Member)	Chief Laurie Carr Tom Cowie,	705-295-4421	chiefcarr@hiawathafn.ca tcowie@hiawathafn.ca	Letter Email	Yes	No

Name of Interested/ Directly Affected Party	Name/Title	Contact Information		Consultation Method	Comments Received? (Yes or No)	Concerns Received? (Yes or No)
		Phone	Email			
	Lands/Resource Consultation	705-295-7773 Ext. 73				
	Sean Davison, Lands/Resource Consultation	705-295-7773 Ext. 71	sdavison@hiawathafn.ca			
Mississaugas of Scugog Island First Nation (Williams Treaties First Nation Member)	Chief Kelly LaRocca	905-985-3337	klarocca@scugogfirstnation.com	Letter Email Phone	Yes	No
	Cathy Richards, EA to the Chief		crichards@scugogfirstnation.com			
	Waverley Birch, Regulatory Consultant	705-500-0926	consultation@scugogfirstnation.com			
Alderville First Nation (Williams Treaties First Nation Member)	Chief Dave Mowat		dmowat@alderville.ca	Letter Email	Yes	No
	Dave Simpson, Consultation Coordinator	905-352-2011	consultation@alderville.ca			
Curve Lake First Nation (Williams Treaties First Nation Member)	Chief Emily Whetung		emilyw@curvelake.ca	Letter Email	No	No
	Land Resource Consultation Liaison Office	705-657-8045				
	Julie Kapyrka	705-657-8045	JulieK@curvelake.ca			
Kawartha Nishnawbe First Nation			KaitlinH@curvelake.ca	Letter Email	No	No
	Nodin Webb (Council member)	705-654-4661	Nodin.webb@hotmail.com			
	Christopher Reid (lawyer)		lawreid@aol.com			
Six Nations of the Grand River	Chief Mark B. Hill	519-732-2905	markhill@sixnations.ca	Letter Teleconference Email Phone	Yes	Yes
	Lonny Bomberry, Lands & Resource Director	519-445-2201	lonnybomberry@sixnations.ca			

Name of Interested/ Directly Affected Party	Name/Title	Contact Information		Consultation Method	Comments Received? (Yes or No)	Concerns Received? (Yes or No)
		Phone	Email			
	Robbin Vanstone, Consultation Supervisor	519-753-0665 ext. 5433 c: 226-388-0284	rvanstone@sixnations.ca			
Haudenosaunee Confederacy Chiefs Council / Haudenosaunee Development Institute	Hohahes Leroy Hill, Secretary of Haudenosaunee Confederacy Chiefs Council Aaron Detlor		1749resource@gmail.com aaron@detlorlaw.com	Letter Email	Yes	Yes

Table A2. List of Teleconferences Held During the Consultation Stage

Name of Interested/ Directly Affected Party	Location and Date	Consultation Method	Comments
City of Toronto	Virtual meeting, October 21, 2021	Teleconference	<ul style="list-style-type: none"> Confirmed scope of work of Site Servicing Project. Requested the tables in document form for editing purposes. Suggested consulting with exhibition place, due to shared energy with OP. Consultation letters were provided to the recommended stakeholder.
Mississaugas of the Credit First Nation	Virtual meeting, December 2, 2021	Teleconference	<ul style="list-style-type: none"> Confirmed scope of work of Site Servicing Project. Briefly summarized the Tables for review and comments.
Six Nations of the Grand River	Virtual meeting, December 14, 2021	Teleconference	<ul style="list-style-type: none"> Confirmed scope of work of Site Servicing Project. Briefly summarized the Tables for review and comments.

Appendix B: Comments/Concerns/Issues and Resolutions

Note: Please also refer to the relevant section of Part IV in the C&D Report for proposed mitigation measures.

Comments/Concerns/Issues	Resolutions
1. EXISTING LAND USE STATUS	
TRCA mentioned the Site falls within the Toronto waterfront screening area which is under the jurisdiction of Ports Toronto. They requested to continue to be engaged as the EA is developed.	<ul style="list-style-type: none"> TRCA will continue to be engaged throughout the development of the Category B OP Site Servicing Project and further Project activities beyond the scope of this EA.
The City of Toronto commented that upon receipt of future complete applications, they may find it appropriate to bring the OP Property within the boundaries of the harmonized City-wide Zoning By-law 569-2013 (as amended).	<ul style="list-style-type: none"> N/A for Category B OP Site Servicing Project. Information has been provided to the project team for future consideration.
2. ENVIRONMENTAL CONDITION OF THE PROPERTY	
TRCA indicated the rate of groundwater recharge on the Property. TRCA indicated that equipment/fuel should be kept out of the flood and erosion hazard areas to further prevent releases to the lake and surrounding areas.	<ul style="list-style-type: none"> Information regarding soil contaminants mitigation measures to be provided to TRCA as part of a submission once available. TRCA will continue to be engaged throughout the development of the Category B OP Site Servicing Project. The Project Team will ensure equipment and fuel will remain out of flood and erosion hazard areas to prevent releases to the lake and surrounding area.
OPC commented that fences (as part of the mitigation measure) are not an adequate deterrent to the public. Locked and barricaded spaces are breached on the current site on a regular basis. Only when there is a Security presence can fence breaching be reduced.	<ul style="list-style-type: none"> Fences as a mitigation measure will be used as a temporary measure and the presence of workers on-site during construction may assist in deterring the public from accessing the work areas.
3. ENVIRONMENTALLY SIGNIFICANT AREAS	
MECP – Species at Risk Division did not raise any concerns but requested species at risk specific documentation as to why a species was present/absent and what mitigation will be required. With this information MECP staff will be able to determine appropriate permissions.	<ul style="list-style-type: none"> N/A for site servicing project. Detailed mitigation measures to address potential impacts to species at risk and related habitat will be developed during detailed design. MECP will be consulted during detailed design (as needed) to define mitigation measures and permitting requirements.
MCFN indicated concerns with species at risk and related habitat. MCFN would like the opportunity to review and confirm mitigation measures to prevent and/or minimize impacts to species at risk and related habitat on site.	<ul style="list-style-type: none"> Detailed mitigation measures to address potential impacts to species at risk or species at risk habitat will be shared with MCFN once defined.

<p>During construction, MCFN expects to have Field Liaison Monitors on site to observe work that may directly or indirectly disturb species at risk and related habitat.</p>	<ul style="list-style-type: none"> • Discussions will continue with MCFN for review of the mitigation measures following completion of the detailed design and for establishing Field Liaison Monitors presence during species at risk or species at risk habitat related construction activities.
<p>Six Nations of the Grand River provided information on the species at risk present on the site and issues related to their habitat and potential changes to species at risk habitat.</p>	<ul style="list-style-type: none"> • Currently there is a good understanding of the site and potential species at risk and species at risk habitat based on the natural heritage studies completed to date. While avoidance is the preferred approach for dealing with species at risk and species at risk habitat this will not be confirmed as the preferred option until detailed design is completed. • Discussions continue with Six Nations of the Grand River regarding a possible meeting to review existing information and for review of mitigation measures following completion of the detailed design. • Species at risk and species at risk habitat impacts will be identified during detailed design and MECP will be consulted to address these issues and to obtain permits. • Discussions will continue for review of the mitigation measures following completion of the detailed design.
<p>The MNDMNRF had minimal comments on the Project but suggested:</p> <ul style="list-style-type: none"> – A License to Collect Fish for Scientific purposes under the Fish and Wildlife Conservation Act would be required if there is relocation of fish outside the work area, and; – A Wildlife Collector’s Authorization under the Fish and Wildlife Conservation Act would be required for the relocation of wildlife outside of the work area. 	<ul style="list-style-type: none"> • No in-water works are planned for the site servicing work and thus no relocation of fish outside of the work area and limits is anticipated. • Authorization will be collected should work areas require relocation of wildlife outside of the work area.
<p>The City of Toronto indicated that the Official Plan does not identify the property as an Environmentally Significant Area; however, suggested including reference to the City’s Natural Heritage System policies for the property (Map 9 and Chapter 3 policies).</p>	<ul style="list-style-type: none"> • Reference to the Natural Heritage System policies was included in the C&D Report.
<p><i>Note: TRCA provided additional information outside of the Category B Class EA and this will be considered further as part of the Category C project.</i></p>	<ul style="list-style-type: none"> • N/A for Category B OP Site Servicing Project. Information has been provided to the project team for future consideration.
<p>4. DISTINCTIVE ENVIRONMENTAL FEATURES</p>	
<p>TRCA mentioned they have been involved in several restoration/naturalization projects at the Property.</p>	<ul style="list-style-type: none"> • Details of restoration/naturalization projects (where available) were requested of TRCA. This information will be useful in setting the Province’s contextual understanding of the site.

<p>TRCA stated the importance of replacing any removed habitats with local and naturalized habitats.</p> <p><i>Note: TRCA provided additional information outside of the Category B Class EA and this will be considered further as part of the Category C project.</i></p>	<ul style="list-style-type: none"> Landscaping associated with the Category B OP Site Servicing Project is expected to be minimal, but this will be taken into consideration as required.
<p>Lake Ontario: OPC is wary of 30 m limitations to construction activities as some areas do not have 30 m of separation from the water.</p>	<ul style="list-style-type: none"> Some construction areas will require additional mitigation and monitoring measures as they are within 30 m of Lake Ontario.
<p>MCFN expects Field Liaison Monitors to be present for work that could affect Lake Ontario, in particular ensure that any erosion and sedimentation control measures are properly implemented and remain in place to prevent any runoff, leachate, or any other foreign material from entering the lake.</p>	<ul style="list-style-type: none"> Discussions will continue with MCFN for establishing Field Liaison Monitors presence during some construction activities.
<p>The MECP provided standard letter outlining the MECP's Areas of Interest (e.g., source water protection, air quality, surface water, ecosystem protection, groundwater, excess materials management, contaminated sites, services, utilities and facilities, etc.). No specific comments or concerns were identified related to these areas of interest for the Site Servicing project.</p>	<ul style="list-style-type: none"> Areas of interest are incorporated into and addressed in the C&D Report.
<p>TRCA identified that erosion and coastal hazards need to be assessed and appropriate risk mitigative measures developed through geotechnical slope stability assessments and a coastal hazards assessment (by a coastal engineer)</p>	<ul style="list-style-type: none"> The Category B OP Site Servicing Project will not involve any in-water works and has incorporated setbacks and buffers from critical areas on Ontario Place. The studies completed to date were sufficient for the Category B OP Site Servicing Project.
5. SERVICING CAPACITY	
<p>Stormwater Management: OPC requests further information regarding the land area required for this need and if it is surficial or buried?</p>	<ul style="list-style-type: none"> To be considered and answered upon completion of the Stormwater Management Plan (largely part of the Category C project).
<p>Stormwater Management: The City of Toronto identified that proposed changes must align with the City's Wet Weather Flow Management Plan and Guidelines. The long-term mitigation measures associated with Servicing, as applicable in this section, have not been identified. The City reserves comment until review of a complete servicing report.</p>	<ul style="list-style-type: none"> To be considered during detailed design as IO continues to work with the City on stormwater management related to the final site servicing requirements.
<p>Stormwater Management: TRCA identified the need to Implement a Stormwater Management Plan to ensure 80% Total Suspended Solids are removed as per TRCA Stormwater Criteria.</p>	<ul style="list-style-type: none"> To be considered during detailed design.

<p>Water: The City of Toronto reserves comment on the construction of a second watermain. Connection is pending the City's review of a completed servicing report demonstrating existing system capacity.</p>	<ul style="list-style-type: none"> To be addressed during detailed design as IO continues to work with the City on final water servicing requirements.
<p>Water: Exhibition Place is not concerned provided flow and dynamic pressure to Exhibition Place is not affected.</p>	<ul style="list-style-type: none"> Flow and dynamic pressure to Exhibition Place will not be affected by the site servicing upgrades and replacement.
<p>Wastewater: The City of Toronto noted that the increase of sanitary discharge rate through changes to the pumping and forcemain system could result in adverse impacts to the City's downstream sewer systems and/or increase the risk of combined sewer overflows. The City reserves comment until a full downstream analysis to determine servicing capacity is submitted and reviewed.</p>	<ul style="list-style-type: none"> To be addressed during detailed design as IO continues to work with the City on final wastewater servicing requirements.
<p>Telecom: OPC noted there are two cell towers located on the Site that contain lease arrangements that do not link to any services providers through OP. Additionally, there is a Bell Canada Central Office located in the basement of the West Plaza building. The Central Office DMS 100 switch is located in the room.</p>	<ul style="list-style-type: none"> Information was provided to site servicing design team.
6A. BUILT HERITAGE ANALYSIS	
<p>The City of Toronto's Heritage Planning section reserves comment until receipt and review of the SCP.</p>	<ul style="list-style-type: none"> The SCP is currently being prepared to provide guidance for the conservation of the cultural heritage value of the property. The SCP will be considered in the final design and impacts and mitigation measures will be documented in a heritage impact assessment.
6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS	
<p>MCFN identified concerns related to species at risk and the health of Lake Ontario.</p>	<ul style="list-style-type: none"> Notice of Completion will be forwarded for review and comment on the draft C&D report. Discussions will continue as needed on the Project.
<p>Alderville First Nation indicated that MCFN should be the lead contact.</p>	<ul style="list-style-type: none"> Meetings were held with MCFN during the Category B OP Site Servicing Project and will continue. Notice of Completion will be forwarded for review and comment on the draft C&D report.
<p>Hiawatha First Nation indicated they have no comments at this time but request being kept up to date as the project continues.</p>	<ul style="list-style-type: none"> Notice of Completion will be forwarded for review and comment on the draft C&D report.

Mississaugas of Scugog Island First Nation indicated they have no questions or comments at this time but request being kept up to date as the Project continues.	<ul style="list-style-type: none"> • Notice of Completion will be forwarded for review and comment on the draft C&D report. Discussions will continue as needed on the Project.
6C. ART WORK	
MGCS provided the location of artworks on OP. No issues were raised but MGCS requests to be informed if and when any of the artworks from the Art Collection are moved, so the location and condition of the works can be tracked.	<ul style="list-style-type: none"> • IO will work with MGCS and other stakeholders to ensure appropriate protection of artwork during construction and will work with the Curator of the Government of Ontario Art Collection to identify a suitable reuse for the artwork.
OPC understands that when the artworks are returned that they will not be placed in the same locations making it a permanent relocation.	<ul style="list-style-type: none"> • IO will work with MGCS and other stakeholders to ensure appropriate protection of artwork during construction and will work with the Curator of the Government of Ontario Art Collection to identify a suitable reuse for the artwork.
7. SOCIO-ECONOMIC EFFECTS	
N/A	N/A
8. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES	
<p>Navigable Waters: No issues raised but Transport Canada commented that an application must be submitted if any works are proposed to be placed in, on, over, through, or across the waterway.</p>	<ul style="list-style-type: none"> • Noted.
<p>Wells:</p> <ul style="list-style-type: none"> • TRCA indicated that a geotechnical/hydrogeology report may be available which includes details of the observation wells. 	<ul style="list-style-type: none"> • The current observation wells on site were installed as part of environmental and geotechnical investigations. Largely during the Category C project the intent is to protect and/or decommission the wells as required and as per regulations.
<p>Source Water Protection:</p> <ul style="list-style-type: none"> • TRCA recommend that design details ensure erosion and sediment controls are installed/maintained to isolate work areas. They indicated to refer to the Credit Valley – Toronto & Region – Central Lake Ontario Source Protection Plan. 	<ul style="list-style-type: none"> • This is consistent with industry standard and will be included in the specifications. • Stormwater will largely be dealt with as part of the Category C project and consideration will be given during detailed design.
<p>Source Water Protection: The City of Toronto noted that efforts to improve stormwater management and its specific impact on Source Water Protection have not been identified.</p>	<ul style="list-style-type: none"> • To be considered during completion of the Stormwater Management Plan (largely part of the Category C project).
<p>Climate Change:</p> <ul style="list-style-type: none"> • OPC has an external vehicle protocol in place which requires escorts for non OPC related vehicles on site. 	<ul style="list-style-type: none"> • Coordination will be required through OPC GM Office.

EA = environmental assessment

IO = Infrastructure Ontario
MCFN = Mississaugas of the Credit First Nation
MECP = Ministry of the Environment, Conservation and Parks
MGCS = Ministry of Government and Consumer Services
MNDMNR = Ministry of Northern Development, Mines, Natural Resources and Forestry
OP = Ontario Place
OPC = Ontario Place Corporation
SCP = Strategic Conservation Plan
TRCA = Toronto and Region Conservation Authority

Appendix C: List of Technical Reports

Conestoga-Rovers & Associates (CRA). 2012. Phase One Environmental Site Assessment. 327p.

Conestoga-Rovers & Associates (CRA). 2013. Phase Two Environmental Site Assessment. 877p.

Conestoga-Rovers & Associates (CRA). 2013. Designated Substances and Hazardous Materials Survey, Cinesphere, Pods, Administrative Building. 115p

Conestoga-Rovers & Associates (CRA). 2014. Ontario Place Fisheries Review and Data Gap Recognition. 10p.

Jacobs Engineering Group Inc. (Jacobs). 2018. Draft – Phase One Environmental Site Assessment for a Portion of East Island, 955 Lake Shore Boulevard West, Toronto, Ontario. Prepared for Infrastructure Ontario. February.

Jacobs Engineering Group Inc. (Jacobs). 2021a. Draft - Phase One Environmental Site Assessment, West Island – Ontario Place, Toronto, Ontario. Prepared for Infrastructure Ontario. 69pp + appendices.

Jacobs Engineering Group Inc. (Jacobs). 2021b. Due Diligence Phase One Environmental Site Assessment East Island and Mainland, Ontario Place. 73pp + appendices.

Jacobs Engineering Group Inc. (Jacobs). 2021c. Phase Two Environmental Site Assessment – Ontario Place West Island, Toronto, Ontario. 72pp + appendices.

Jacobs Engineering Group Inc. (Jacobs). 2022. Due Diligence Phase Two Environmental Site Assessment – Ontario Place East Island & Mainland, Toronto, Ontario. (in prep).

Morrison Herschfield. 2020. Species at Risk Surveys: Evaluation of Ontario Place at 909 and 955 Lake Shore Boulevard West within the City of Toronto to Facilitate future Redevelopment. 88p.

Morrison Herschfield. 2021. Species at Risk Surveys: Evaluation of Ontario Place at 909 and 955 Lake Shore Boulevard West within the City of Toronto to Facilitate future Redevelopment. 87p.

Morrison Herschfield. 2021. Arborist Report # 1 for Demolition Activities on the Ontario Place Property: N73731. 46p.

Morrison Herschfield. 2021. Arborist Report # 2 for the West Island Redevelopment on the Ontario Place Property: N73731. 46p.

Safetech Environmental Ltd. (Safetech). 2012. Hazardous Materials Assessment Demolition Project – Package #2. 137p.

Safetech Environmental Ltd. (Safetech). 2021. Designated Substances and Hazardous Materials Assessment, Future Redevelopment of the OP Site at 955 Lakeshore Boulevard West, Toronto, Ontario, Sixty-Six (66) Individual Facilities & Structures.

Savanta Incorporated. 2014. Ontario Place – Comprehensive Natural Heritage Review Final Report. 85p.

Timmins Martelle Heritage Consultants Inc. 2014. Stage 2 Archaeological Assessment Mechanical Trenching, Infrastructure Ontario, Ontario Place, 955 Lakeshore Blvd. W. City of Toronto, Ontario. 88p.

Timmins Martelle Heritage Consultants Inc. 2012. Stage 1 Archaeological Assessment, Infrastructure Ontario, Ontario Place, 955 Lakeshore Blvd. W. City of Toronto, Ontario. 72p.

The Municipal Infrastructure Group Ltd. (TMIG). 2021. Ontario Place Functional Servicing Study Report. 144p.

Appendix D: Figures

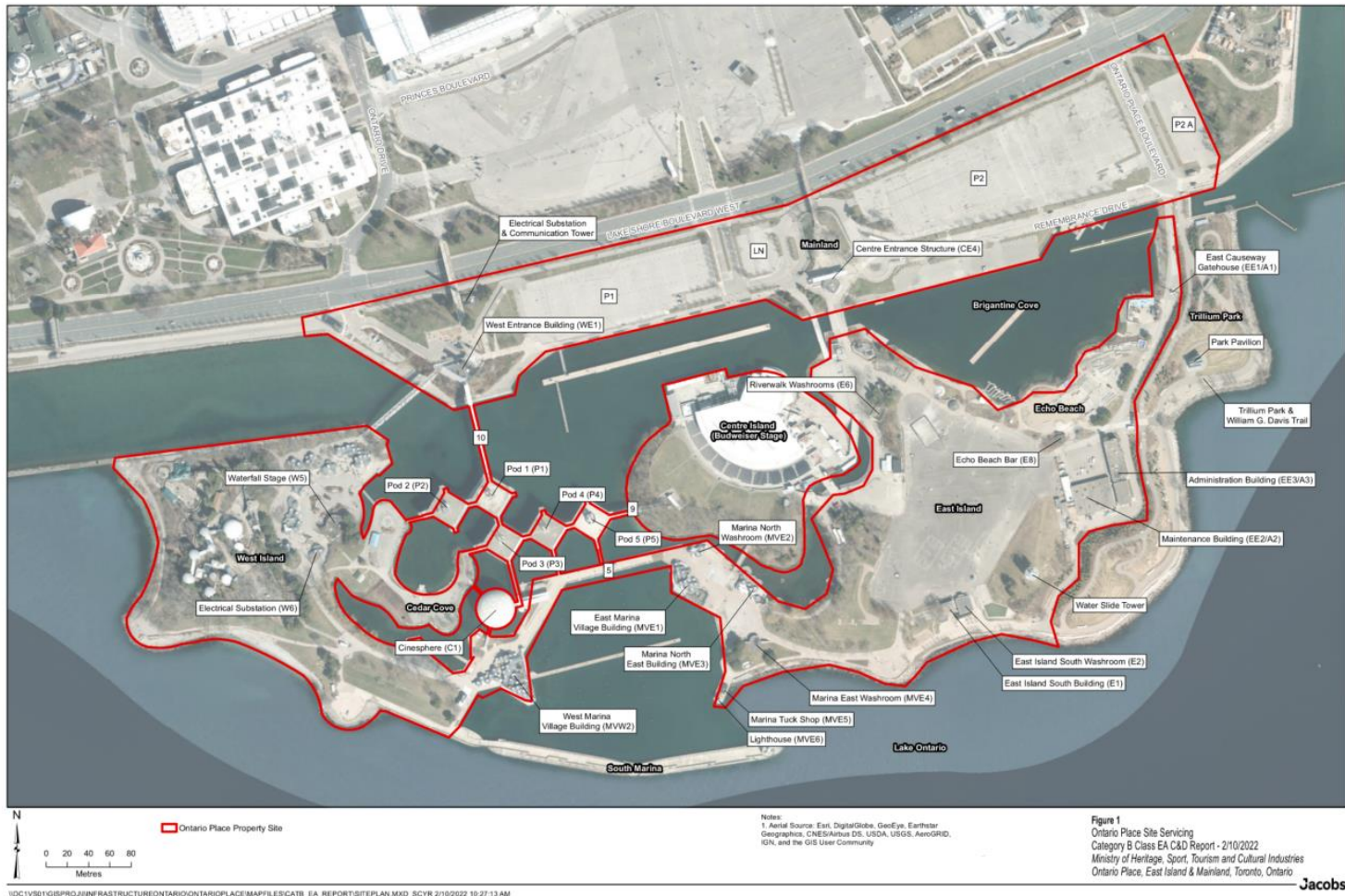


Figure 1: Map of Ontario Place