



Environmental Assessment Engagement Event #2

October 27, 2022

Land Acknowledgement



Housekeeping

- The presentation portion of this engagement event is being recorded. The recording will stop when we break-out into smaller groups as part of the workshop component.
- For technical support, email info@bespokecollective.ca.
- To turn on Closed Captions select the 'CC' tab.
- Please maintain a respectful space.

Agenda

1. Setup (5 minutes)
2. Project Updates (10 minutes)
3. A Bold New Vision (10 minutes)
4. Environmental Assessment (10 minutes)
5. Design Concepts Workshop (75 minutes)
6. Wrap Up and Next Steps (10 minutes)

Why are we here today?

- Ontario Place is being redeveloped.
- As part of the site's redevelopment – and through the Environmental Assessment process – we have the opportunity to modernize and enhance the site's public spaces.
- Today we want to hear your ideas for the design of Ontario Place's public spaces.
- We have developed a series of preliminary design concepts for your comment today.

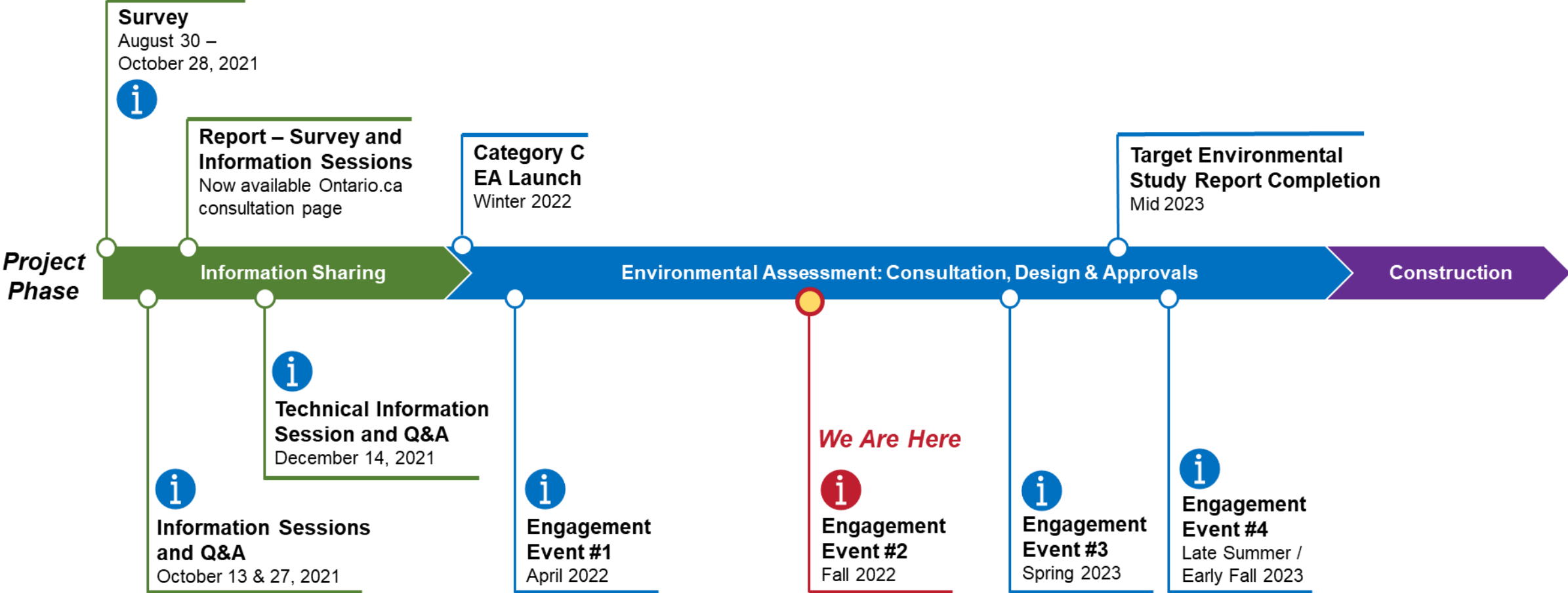
Our Goals:

1. To share information and project updates.
2. To engage with you as part of the Category C EA process.
3. To receive your feedback on different preliminary design concepts for the public realm.

Introducing the Design Concepts

- The **design concepts you see today are not final**.
- Designs are **conceptual only** and are being used to test how your input from April might be realized on site.
- There are many different ways to capture your vision and we want to know **what you like, what you don't like** or **what you think is missing** from the design concepts. This will be the focus of our workshop.
- Our discussion today is an early step towards building consensus on the preferred design. Outcomes from today will be used to **refine and evolve the design work** – which will then be subject to further engagement between now and Spring 2023.
- In **Spring 2023**, a preferred design will be presented for further consultation.

Timeline



Consultation and Engagement with Indigenous Communities

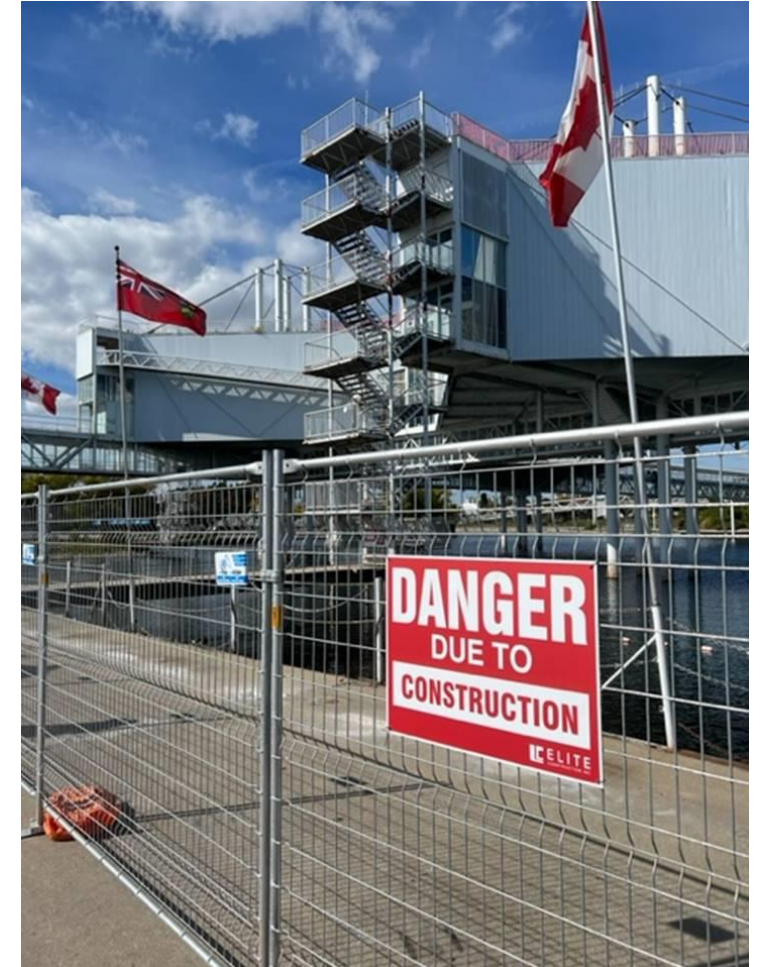


Project Updates

Project Updates

Pod & Cinesphere Repairs

- Work has recently begun to repair the exterior of the Pods and Cinesphere and is expected to continue until early 2024.
- To ensure important heritage features are preserved, a heritage advisor and natural heritage experts have been hired as part of the construction team.
- Site mobilization work has started, including:
 - › Regrading Cedar Cove to accommodate construction preparation works.
 - › Installation of scaffolding at the Cinesphere.
 - › A crane has been installed on site to support the repairs being done on the elevated Pod structure.



Pod & Bridge Repairs at Ontario Place.

Project Updates

Heritage

- Following *Ontario Heritage Act* requirements, a draft **Strategic Conservation Plan** (SCP) has been completed and has been shared with heritage stakeholders and Indigenous communities for review and comment.
- Based on the feedback received, the SCP is currently being updated and finalized.
- Informed by the draft SCP, a site-wide **Heritage Impact Assessment** (HIA) is being prepared to assess the proposed redevelopment.
- Once completed, you will be able to view both the SCP and HIA at:
<https://engageontarioplace.ca>



*Aerial view Ontario Place, 1971.
Toronto Star Photograph Archive.*

Project Updates

Creating New Wildlife Habitat

- In Spring 2022, three new habitat structures were installed in Trillium Park for barn swallows.
- Trilingual interpretive signage has now been installed on site.
- To mitigate any impacts related to construction, wildlife surveys and field work, including investigations for any 'Species at Risk' (i.e., bats, eels, barn swallows, turtles, etc.), will continue as the project progresses.



*Barn Swallow (Hirundo Rustica)
Habitat Nesting Structures at Trillium Park.*

Project Updates

Servicing Upgrades

- Utilities at Ontario Place are more than 50 years old and require replacement.
- To confirm what needs to be replaced a **Functional Servicing Report (FSR)** was completed in May 2022.
- Detailed design work is now underway, including consultation with servicing stakeholders and authorities having jurisdiction (i.e., Toronto Water, Toronto Hydro, etc.).
- A **Category B Class EA** for the required site servicing upgrades was completed and made available online in July 2022.
- Servicing replacement construction is targeted to commence on-site in Spring 2023.

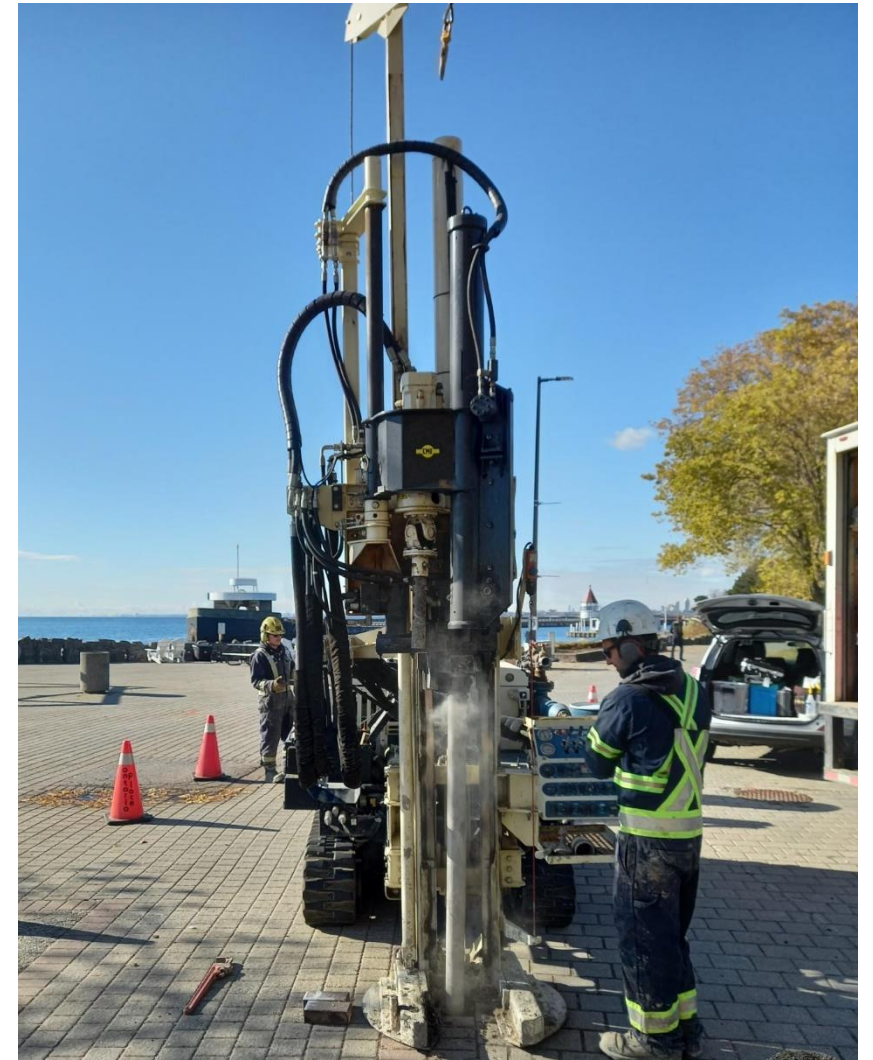


Corroded plug valve under Cinesphere bridge connecting to west marina.

Project Updates

Environmental Due Diligence

- In 2021, a baseline environmental analysis was completed across the entire site to fully understand its environmental condition.
- Based on the findings from this analysis, a **Risk Assessment** (RA) was completed in 2022.
 - › The RA process is being used to identify all required mitigation measures that must be incorporated into the public realm design to ensure the site is safe for everyone.
 - › The RA required **drilling and soil / water sampling** across the site.
- Based on the findings from this analysis, a Risk Assessment (RA) was completed in 2022.



Drilling on site.

Project Updates

Planning and Development Approvals

Ontario Place's municipal planning framework is out-of-date and does not reflect the site's historic or proposed uses. An updated municipal planning framework is required.

Phase 1:

- › A City of Toronto **development application** is targeting to be submitted in late November.
- › The application will include a **site-wide Official Plan Amendment** (OPA) and a **Zoning By-law Amendment** (ZBA) specific to the early phases of redevelopment, including Therme, the Pods and Mainland areas.
- › Designs in the November application will **continue to evolve** based on: City review; the on-going EA process; and public consultation.
- › Following EA Engagement Event #3 in Spring 2023, a **final public realm design** will be prepared and submitted as part of an updated development application.

Phase 2:

- › Following the OPA and ZBA, each tenant will submit Site Plan Applications to the City for their individual projects. Tenants will also seek their own building permits.



A Bold New Vision

The Bold New Vision

The Ontario Place Opportunity

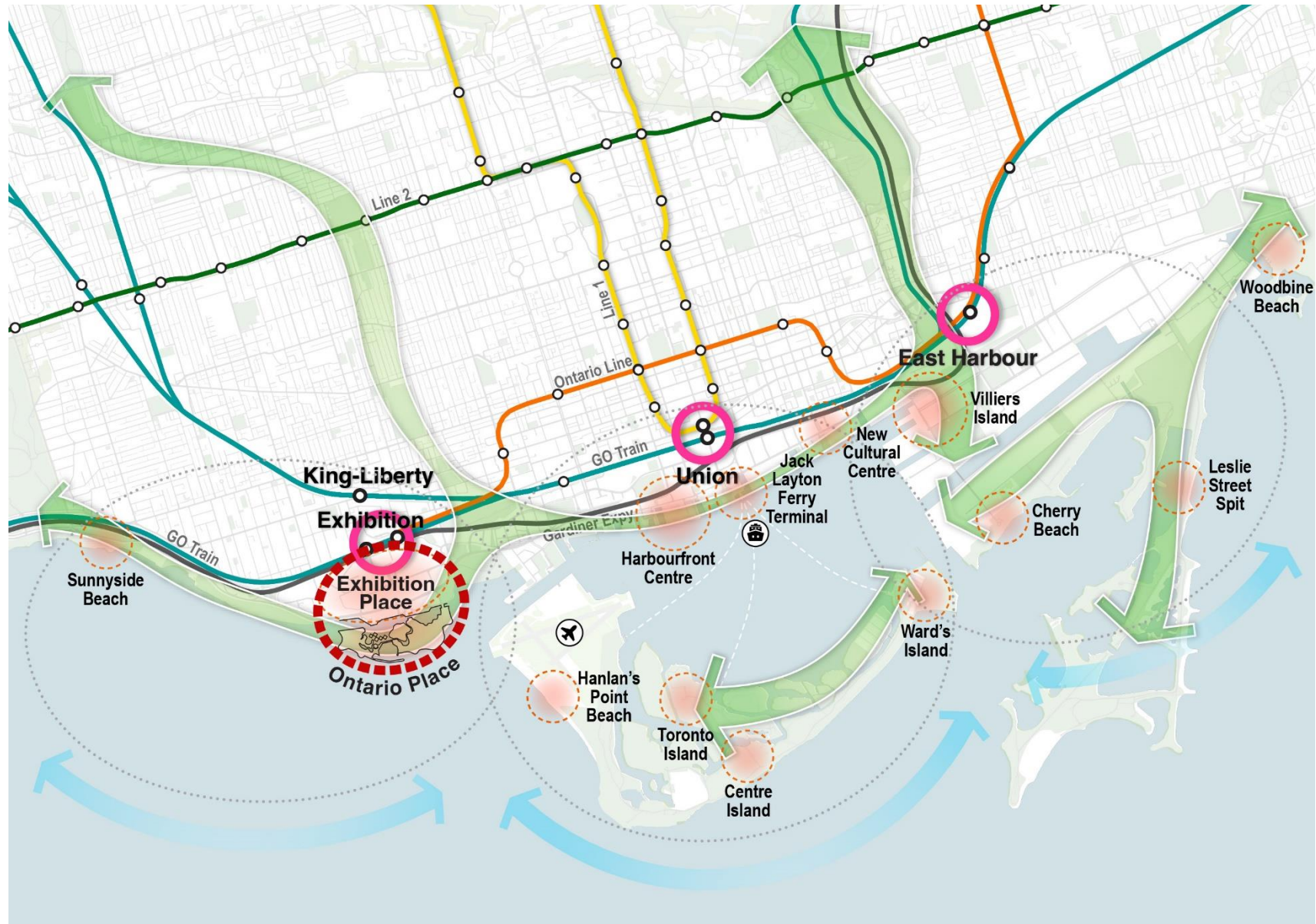
Ontario Place has long been an important place to the people of Ontario and was an early introduction to the potential of Toronto's waterfront.

The Vision for Ontario Place:

- Create a world-class, year-round destination with a focus on family-friendly entertainment and recreation.
- Recognize and celebrate the legacy of Ontario Place.
- Expand and improve waterfront access, parkland and free public spaces.
- Modernize the site with environmental sustainability and climate resilience measures.
- Be a centerpiece for the Province's heritage, tourism, recreation and culture.



The Bold New Vision Gateway to the Western Waterfront



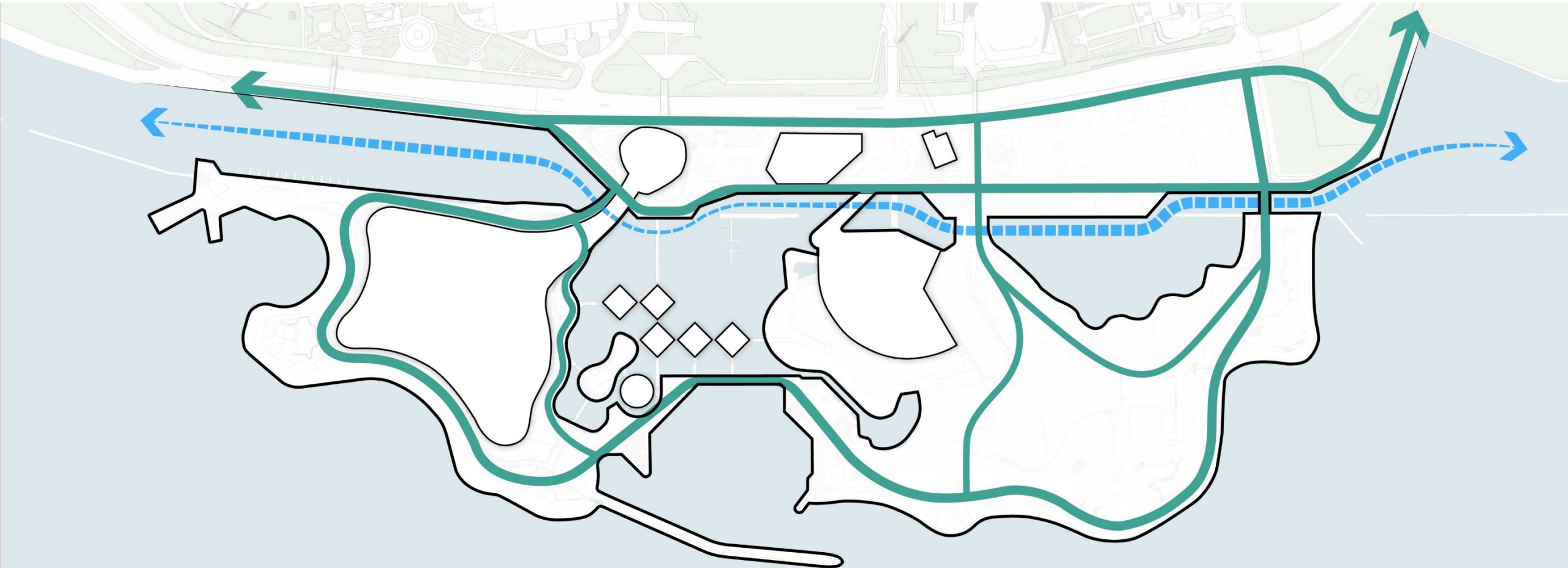
The Bold New Vision

A Cohesive Precinct of Waterfront Destinations



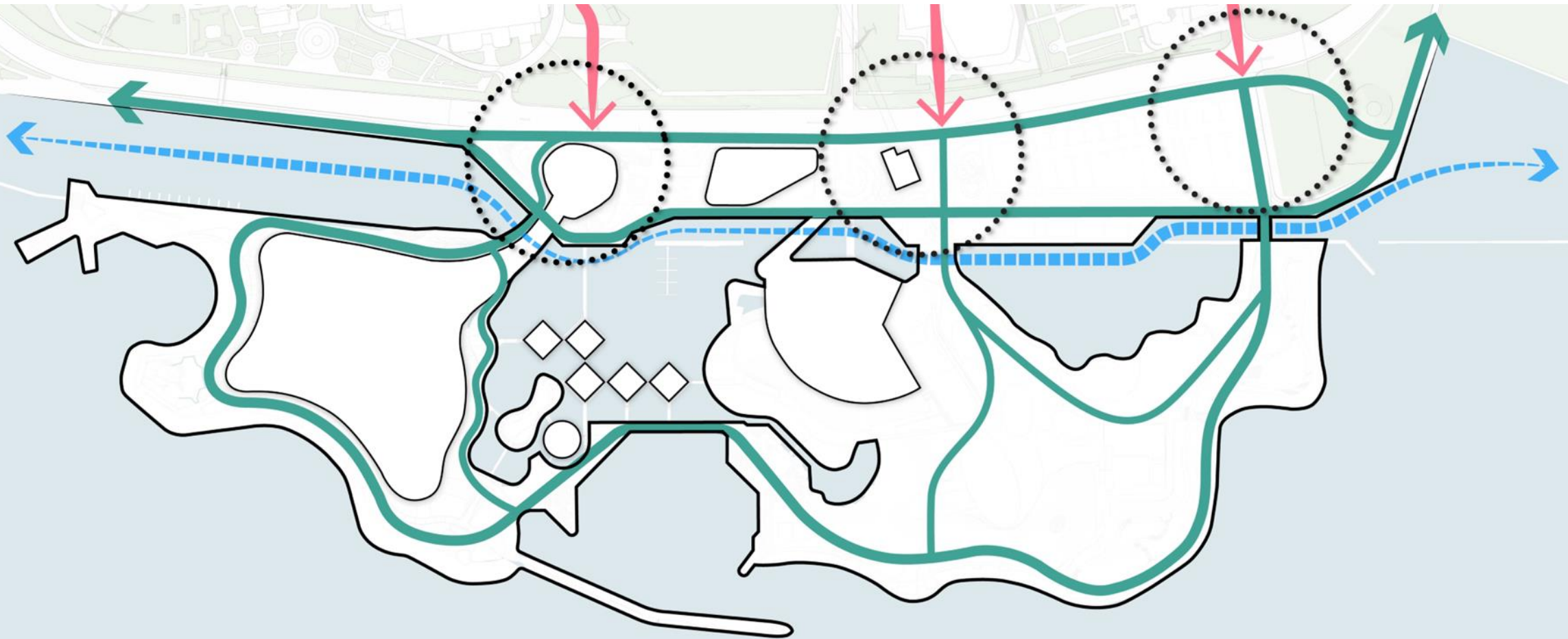
The Bold New Vision

Key Directions: Restore and enhance the water's edge and secure continuous public access



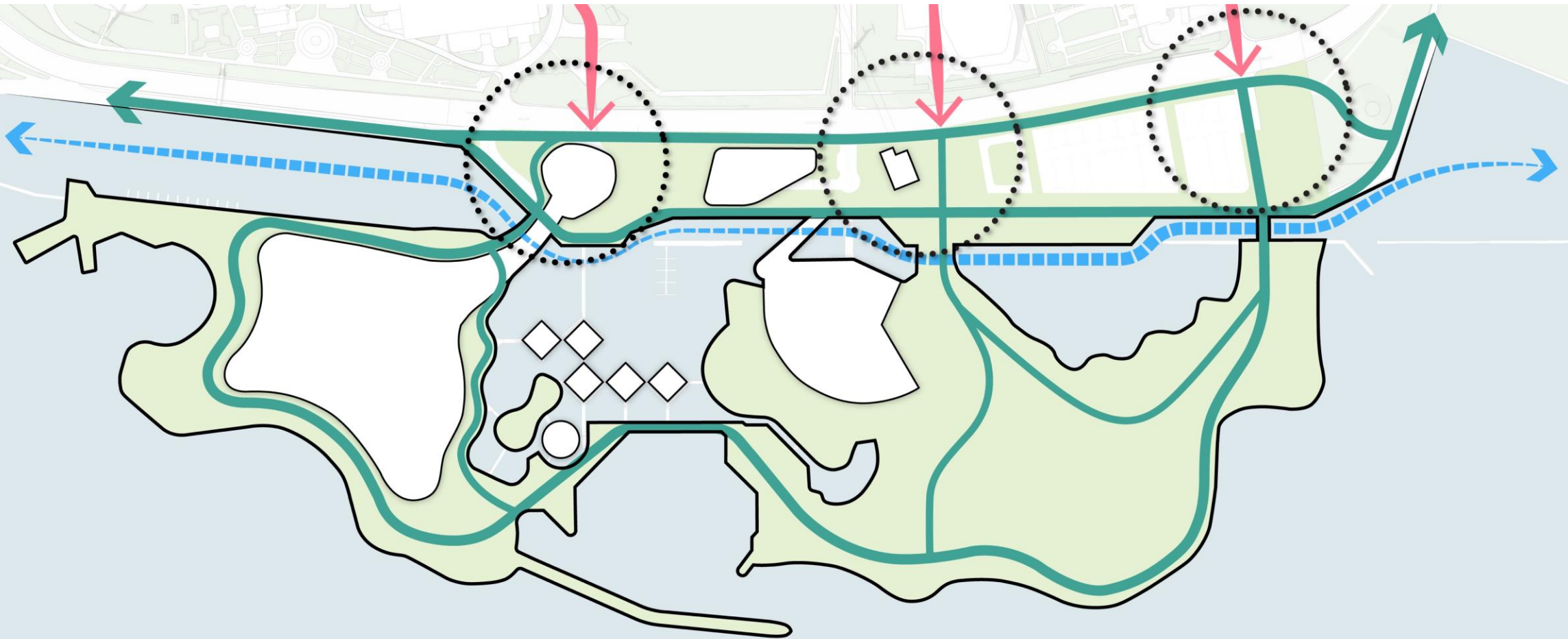
The Bold New Vision

Key Directions: Integrate with Exhibition Place and the Emerging Transit Hub



The Bold New Vision

Key Directions: Create significant new green space and parklands, public and event spaces



The Bold New Vision

Key Directions: Respect heritage features, including the Pods & Cinesphere



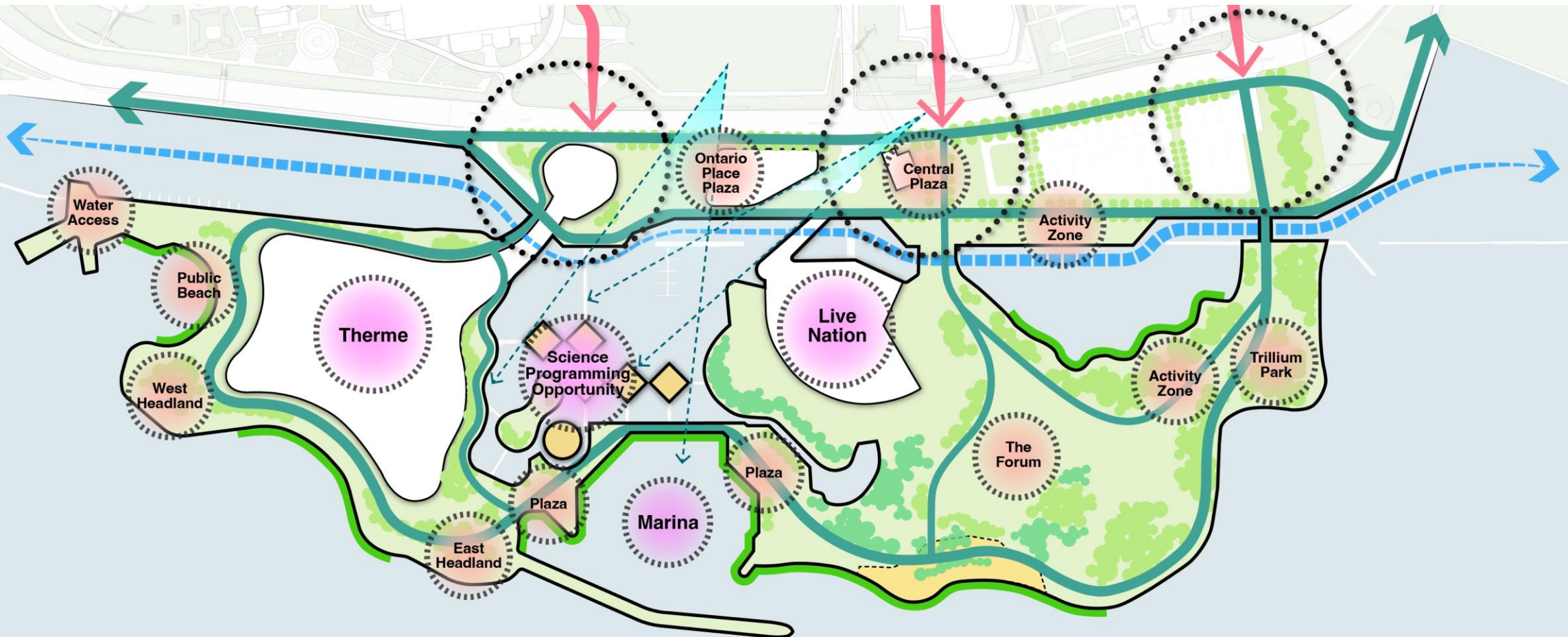
The Bold New Vision

Key Directions: Ensure Resilience and Environmental Sustainability



The Bold New Vision

Key Directions: Welcome opportunities to expand amenities that inspire Ontarians



The Bold New Vision Programming

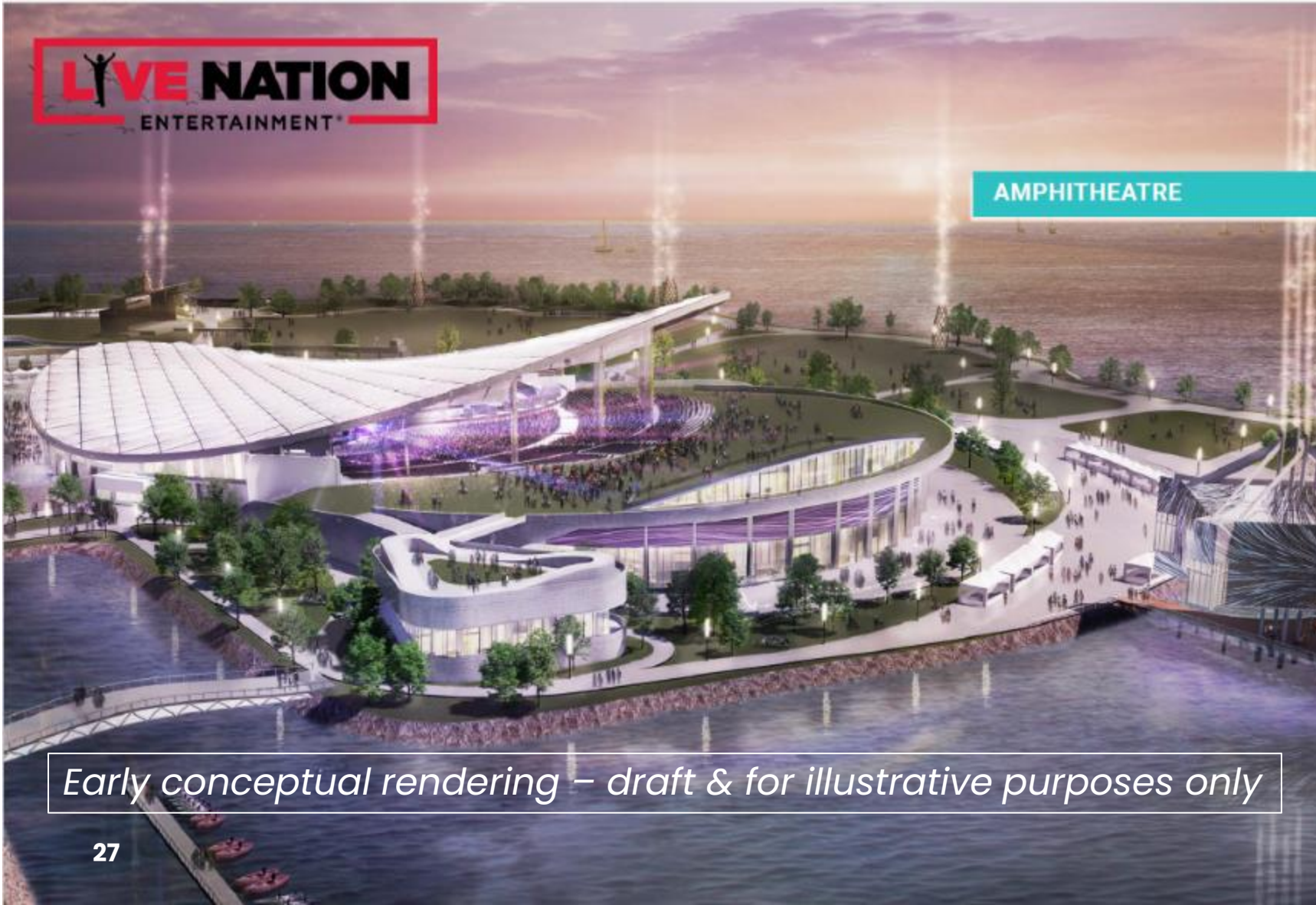
- In addition to a fully retained **Trillium Park, Marina** and event space on the **East Commons**, anchor tenants have been identified as:
 - › **Therme Group**
 - › **Live Nation**
- Announced in July 2021, discussions are also underway with the **Ontario Science Centre** to explore potential opportunities to have science-related tourism and educational programming at the Pods & Cinesphere.



The Bold New Vision Potential for Science Programming



The Bold New Vision Live Nation



Early conceptual rendering – draft & for illustrative purposes only



The Bold New Vision Therme Group

Early conceptual rendering – draft & for illustrative purposes only



- Waterpark and wellness facility.
- Over 8 acres of new public space.
- Gathering places for cultural programming.
- Extension of William G Davis Trail.
- Shoreline repair and expansion for flood mitigation and climate resilience.

The Bold New Vision Free Public Space at Ontario Place



The Bold New Vision

The Public Realm Study Area

- The LANDinc/MSP design team has oversight of the design of the Ontario Place public realm.
- The Public Realm Study Area will ensure integration across both government and tenanted lands:

Primary Study Area

The **primary study area** is where government is solely responsible for the design, approval and construction.

Secondary Study Area

The **secondary study area** is where the landscape design team is collaborating with tenants to ensure integration.



Note: This map is an approximate depiction of the land areas and is subject to change.



Category C Class Environmental Assessment

Environmental Assessment Objectives

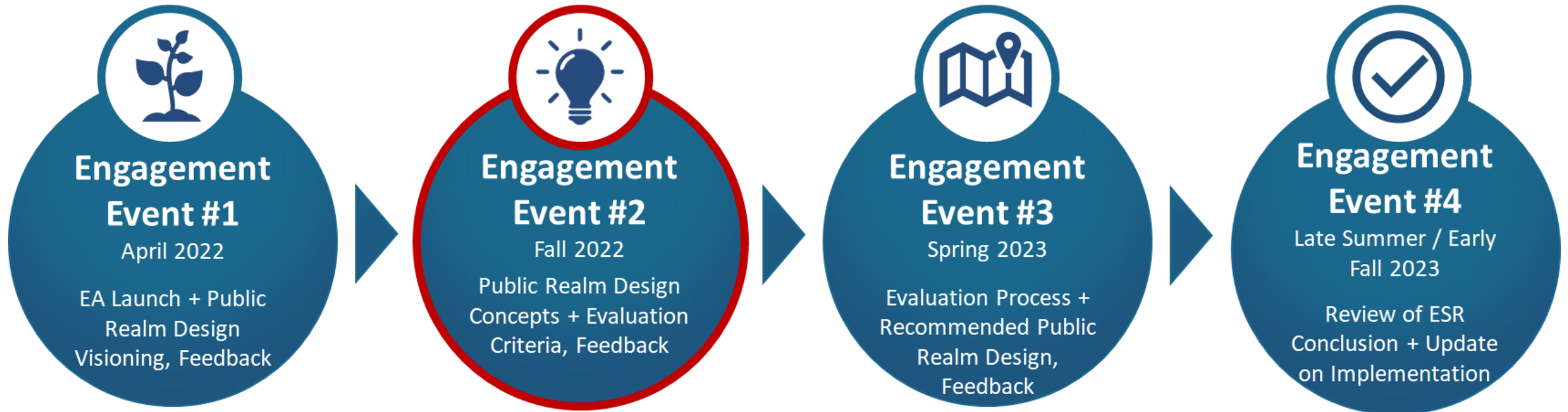
The Category C EA will use public and stakeholder input to assess impacts and identify preferred mitigation measures.

The primary objectives of the Category C EA are to:

- Ensure that impacts on the natural, socio-economic and cultural environments are **identified** and **mitigated**.
- Solicit and **incorporate feedback** from the public, stakeholders and Indigenous communities into the decision-making process and project outcomes.
- Ensure that the **most appropriate design concepts** are tested and considered, while retaining flexibility for future design iteration and refinement.

Environmental Assessment Public Engagement Overview

- The Ontario Place Category C EA will run from early 2022 to mid-to-late 2023.
- There are four public engagement opportunities for site redevelopment.



- The Category C EA must be completed before public realm construction can start on site.

Environmental Assessment

The EA Study Area

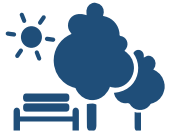
- The Category C EA Study Area is defined as the area where **government-led activities** will occur and is subject to the Environmental Assessment Act.
- **Private sector tenants** are not subject to the *Environmental Assessment Act* as it is the planning framework for public sector developments.
- The planning framework that applies to private sector developments is the *Planning Act* and the municipal planning process.
- Private sector developments will be required to secure zoning and site plan approval, as well as meet all the federal, provincial and municipal environmental permits and approvals.



Note: This map is an approximate depiction of the land areas and is subject to change.

Environmental Assessment Category C Class EA

- All government-led activities supporting the Ontario Place redevelopment are included in the EA process, such as:



*Public Realm
and Landscape
Design*



*Shoreline
Restoration
and Protection*



Flood Mitigation



*Remediation
and Soil
Management*



*Any New Public
Buildings and
Structures*



*Supporting
Infrastructure*



*Servicing
Modernization*

- Government-led activities of the redevelopment are being assessed under the *Public Work Class Environmental Assessment* as a Category C undertaking. This process has defined steps that include:
 1. Consideration and assessment of design concepts;
 2. Evaluation and selection of a preferred design;
 3. Development of mitigation and monitoring measures;
 4. Mandatory consultation at key milestones;
 5. Documentation in a comprehensive Environmental Study Report.



Environmental Assessment

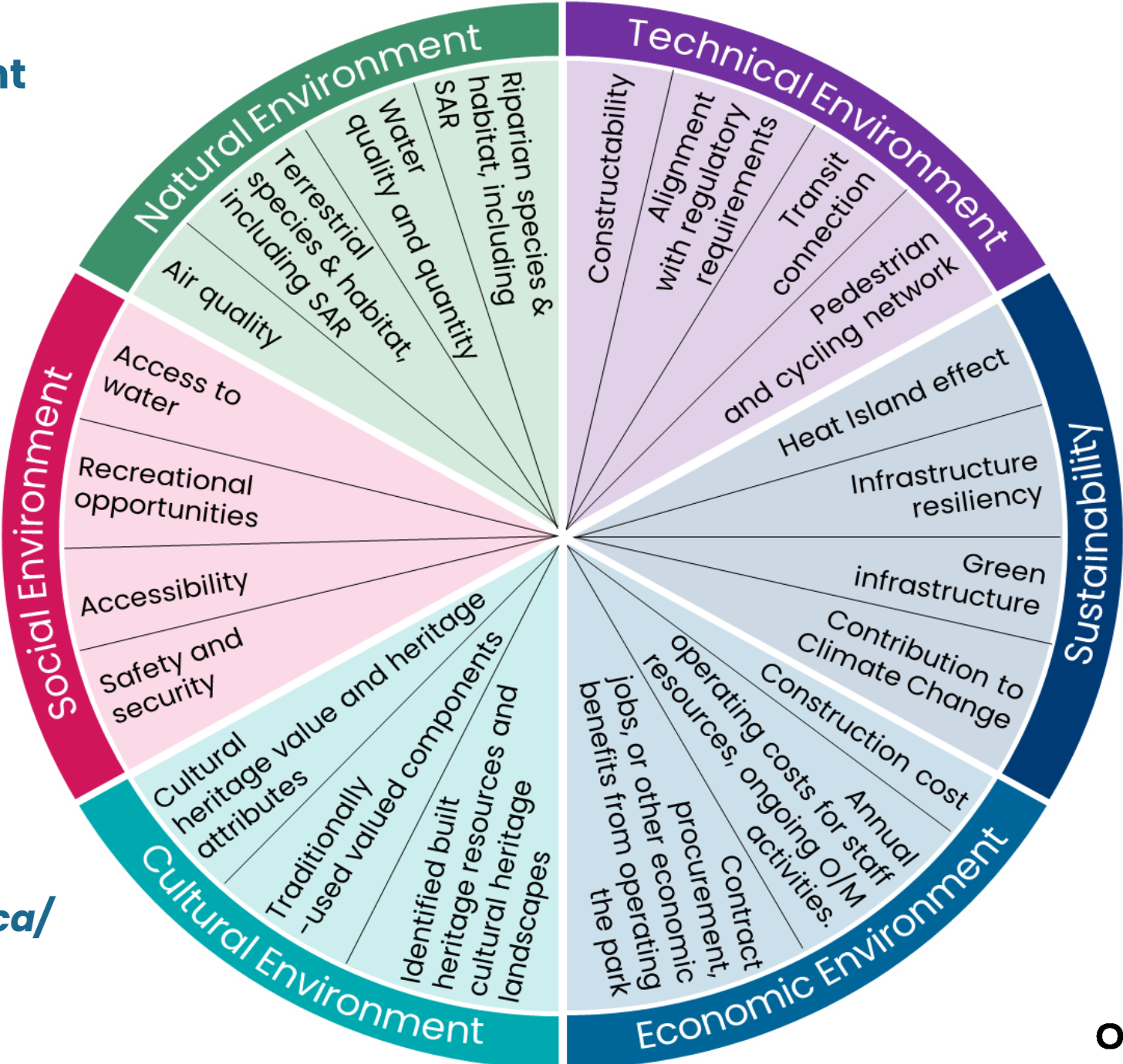
How are we evaluating and selecting a preferred design?

The current step in the Category C EA process is the **development and evaluation of design concepts** to test different ideas against several evaluation criteria. This is achieved by the following steps:

1. Developing a range of design concepts (to be presented later today). Indigenous communities, stakeholders and the public are welcome to share ideas that are not shown in these concepts.
2. Working with Indigenous communities, stakeholders and the public to establish appropriate evaluation criteria to evaluate the designs against.
3. Undertaking an evaluation of each design concept to identify how they perform.
4. Through the evaluation, we will identify potential modification(s) to the design concepts to help mitigate any negative impacts.
5. Re-evaluate the modified concepts ('alternatives') based on the revised design.
6. Recommend a preferred design(s) - including mitigation measures - and present back for final feedback.

Environmental Assessment Draft Evaluation Criteria

Note: Detailed technical information that has been completed to date and the full **evaluation criteria** tables for review and feedback can be found at: <https://engageontarioplace.ca/station/6-oct/>



Design Development Process

Understanding Design Concepts

- The Ontario Place Design team has participated in all consultation events to date. Their job is to **distill your many ideas** into a variety of design concepts for further consideration and assessment.
- Today's design concepts are being used to **test how the input we received from you in April might be realized** on site in future.
- These design concepts are being used to show you **a range of potential uses** and design features.
- Based on feedback from today, the design team and the EA team will work together to **assess the different design concepts** to identify what features should be considered further as the design work evolves.

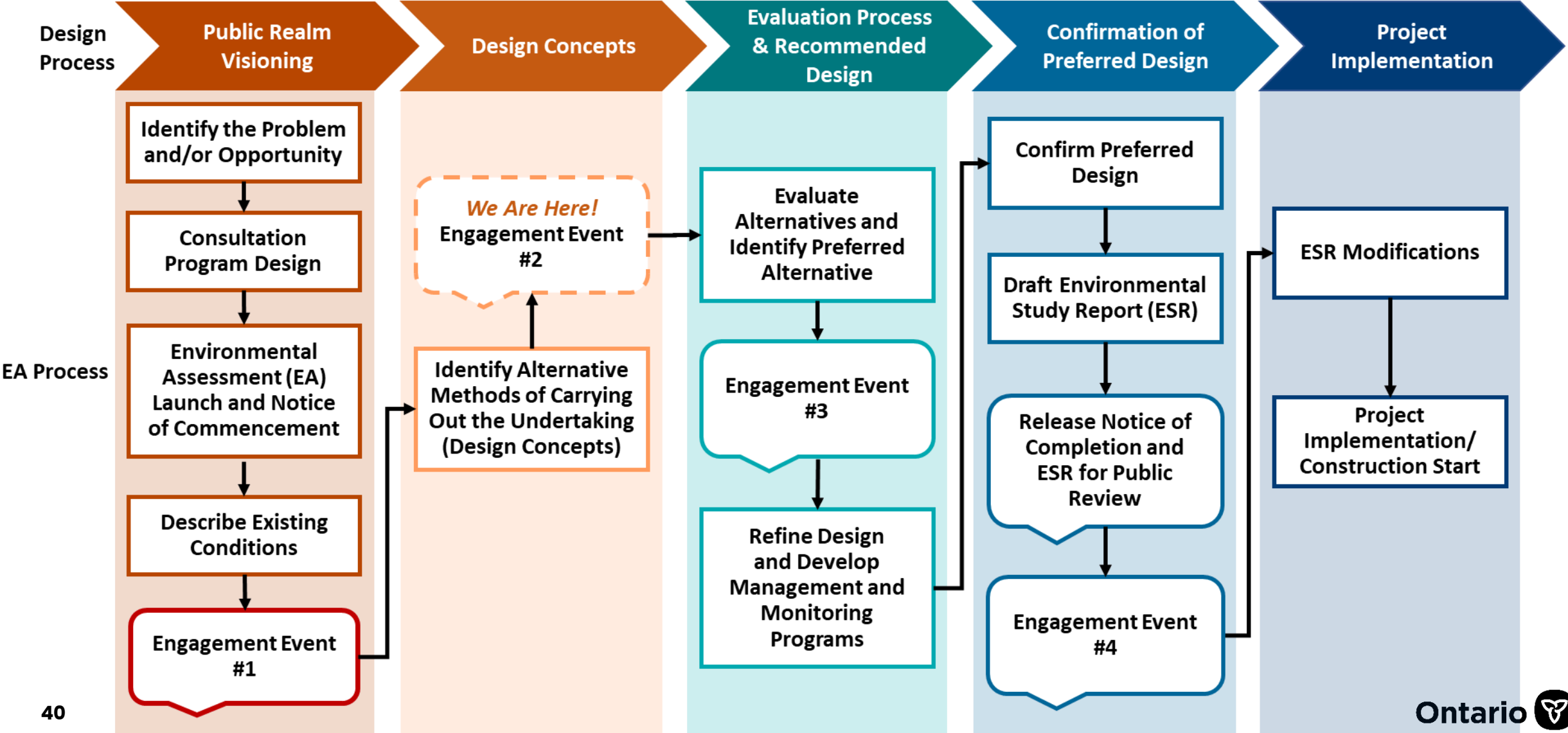
Design Development Process

Our Starting Point for the Design Concepts



An Integrated Process

Design Development & EA Process





**The Workshop:
Assessing
Design Concepts**

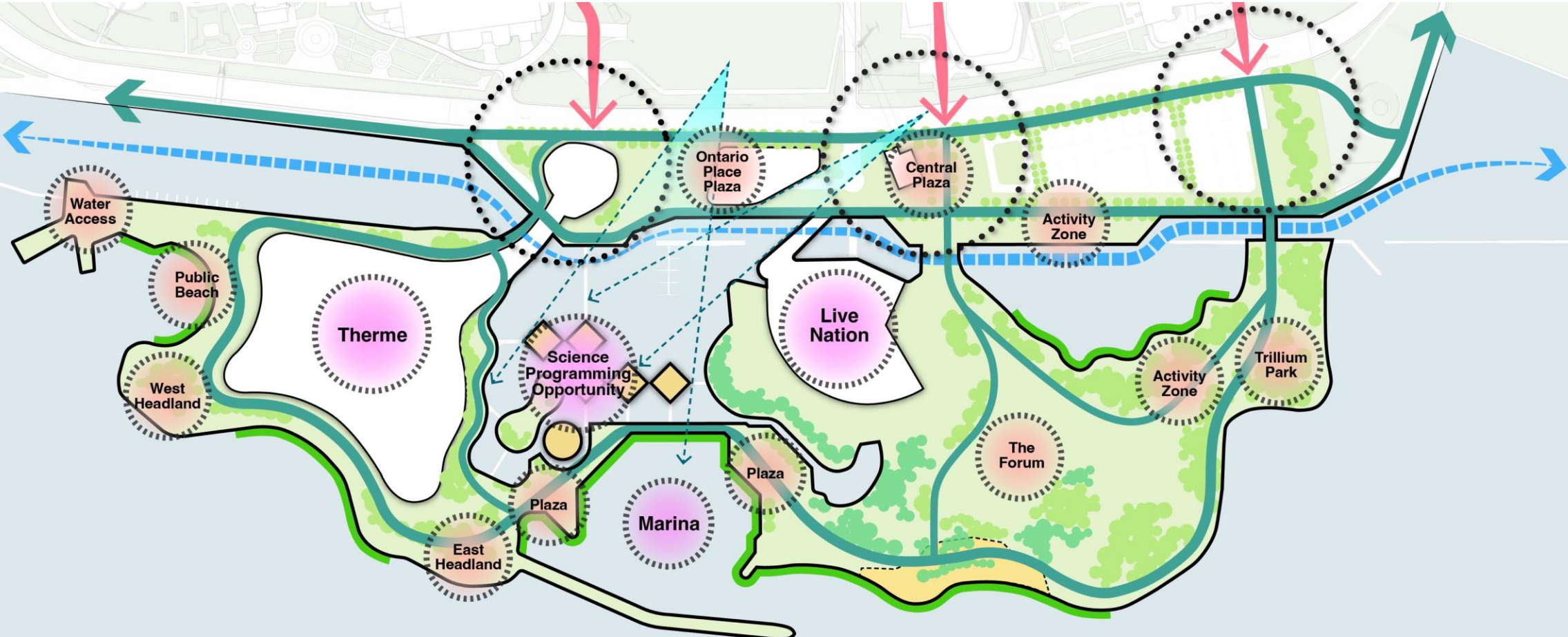
Design Concepts

The Workshop

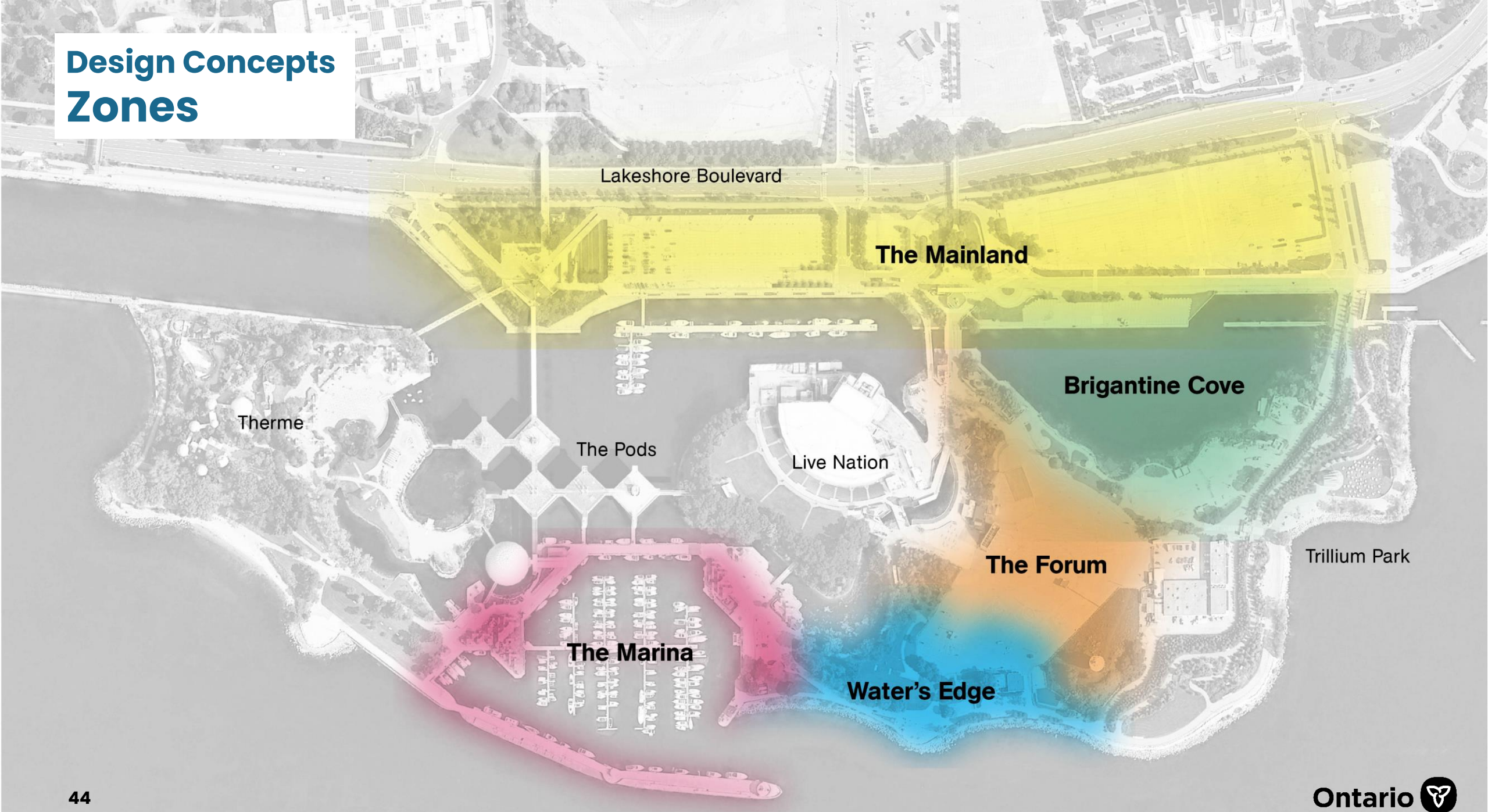
- For the workshop portion of this event, you will have the opportunity to provide your feedback on five different zones across Ontario Place.
- The design team will present each zone to the entire group, prior to you being directed into smaller groups for facilitated discussions.
- The break-out rooms will be led by a facilitator, and the discussion will be focused on what aspects of the design interest you and what other design features you think should be considered.
- To contribute during the discussion, please use the “raise hands” feature if you would like to say your thoughts by video or microphone – video is not mandatory. You are also welcome to type your comments using the chat function.

If you have additional ideas not reflected in the design concepts, please feel free to share your ideas with the facilitator. All ideas will be assessed.

Design Concepts Framework Plan



Design Concepts Zones



Lakeshore Boulevard

The Mainland

Brigantine Cove

Therme

The Pods

Live Nation

The Forum

Trillium Park

The Marina

Water's Edge

Design Concepts

Zone 1: The Water's Edge

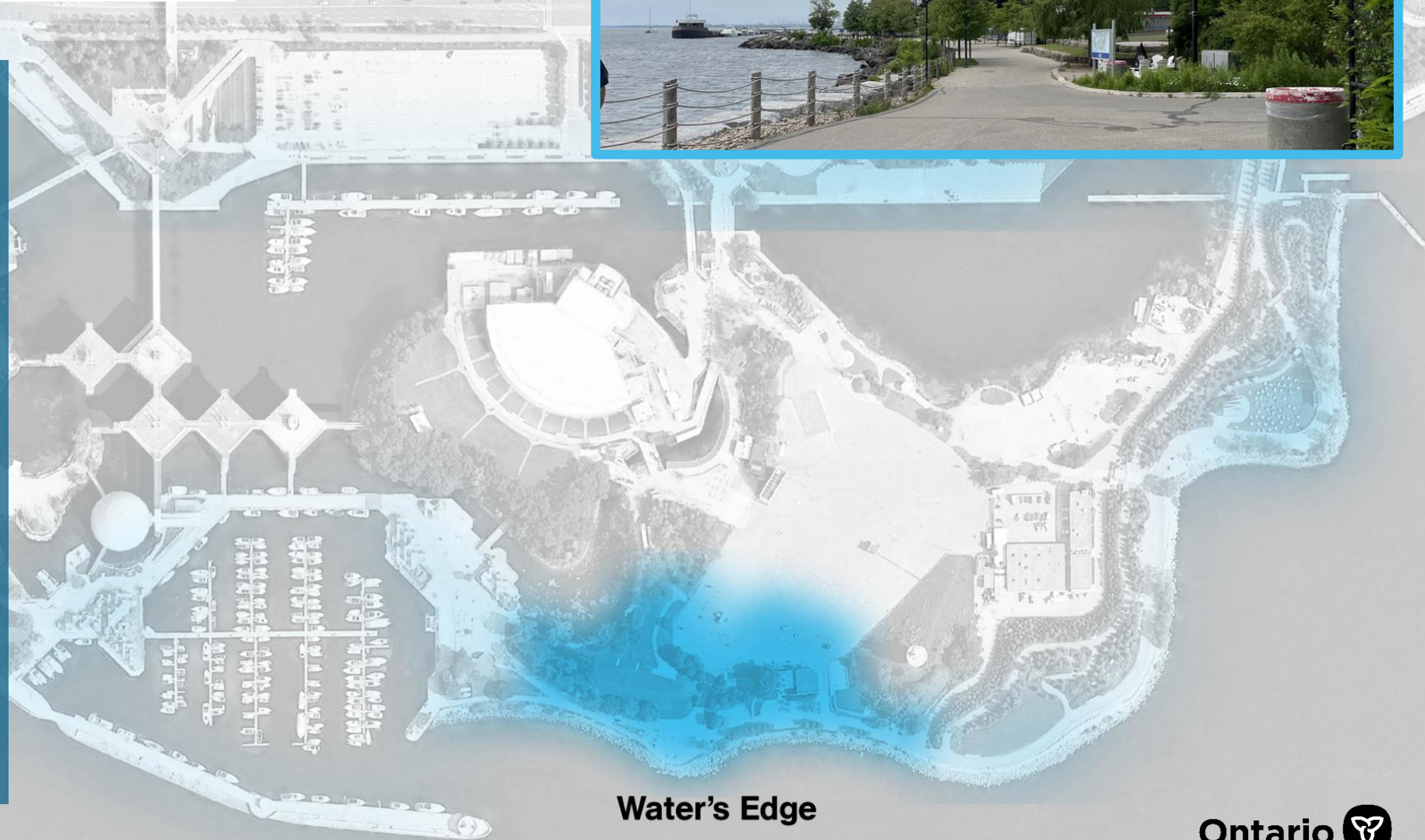
Issues & Opportunities

Issues

- Aging infrastructure.
- Flooding.
- Inaccessible shoreline.

Opportunities

- Update infrastructure.
- Create water access and maintain views of the water.
- Improve public space.
- Maximize flood and storm protection.
- Create an ecologically-sensitive shoreline.



Water's Edge

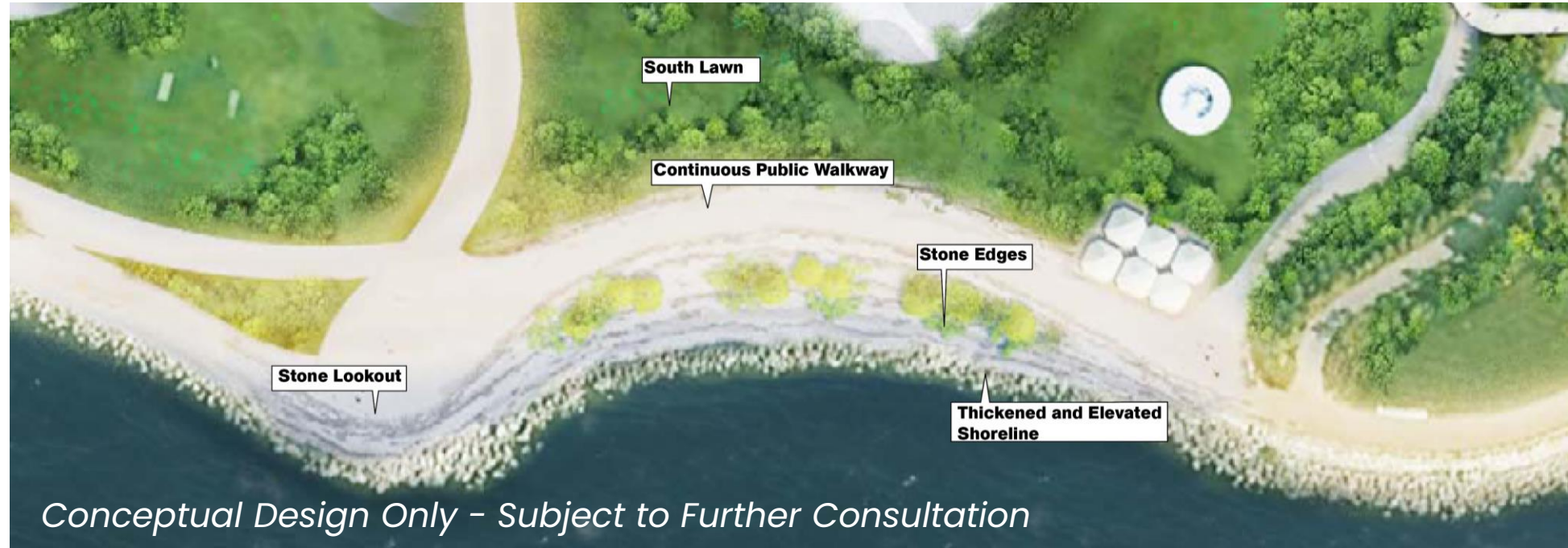


Design Concepts

Zone 1: The Water's Edge

Concept A: Stone Lookouts

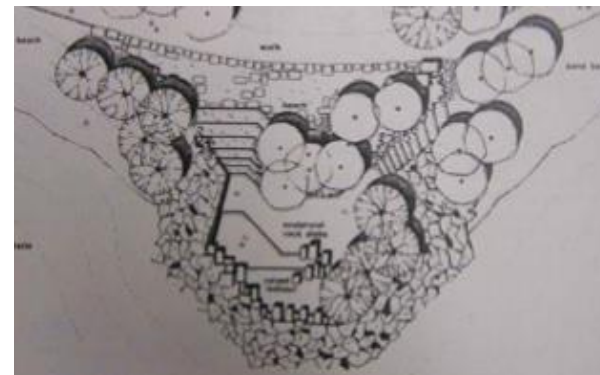
- Widened shoreline.
- Using shoreline protection to physically expand public space.
- Accessible all seasons.
- Raised elevation for flood protection.
- Lookouts and access to water.



Conceptual Design Only – Subject to Further Consultation



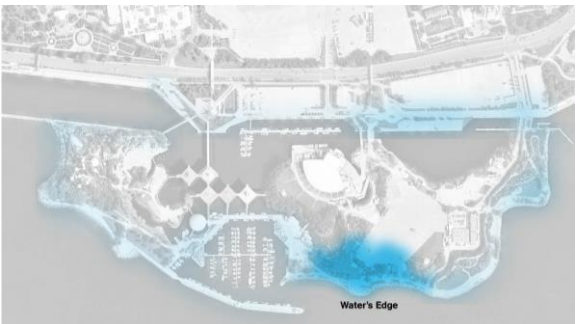
Original lookout, 1971



Hough lookout design, 1970



Expanded water's edge

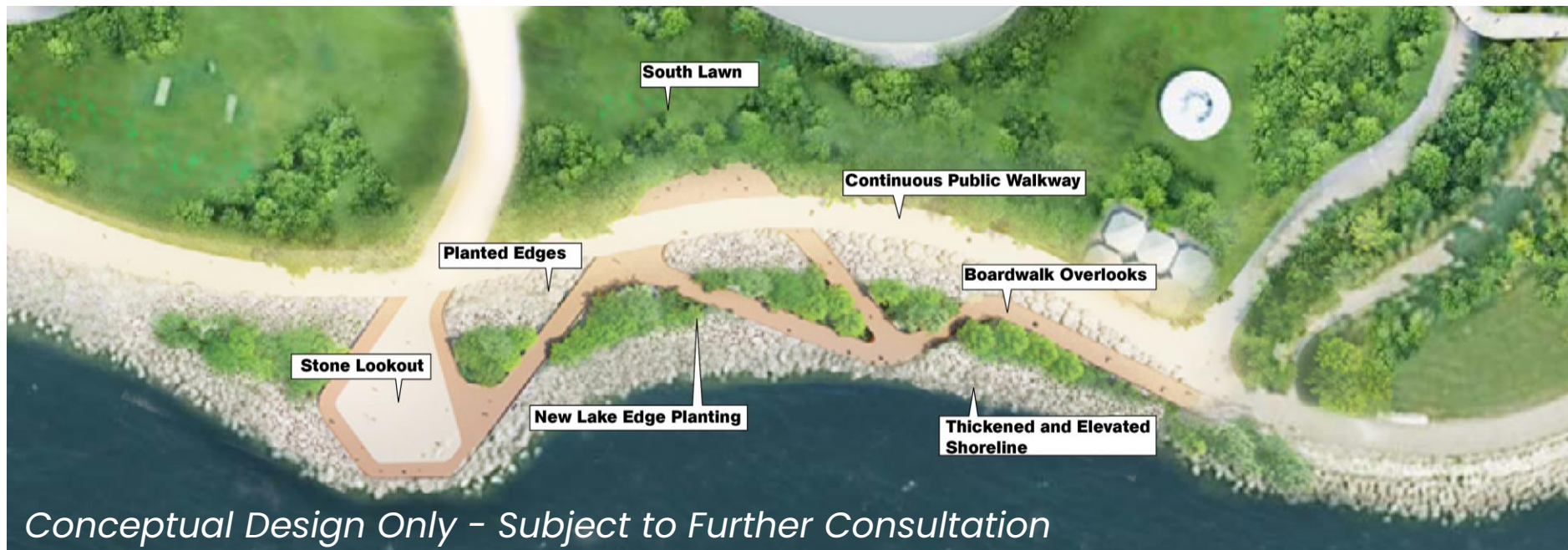


Design Concepts

Zone 1: The Water's Edge

Concept B: Planted Piers

- Less access to water for users than 'Concept A'.
- Raised shoreline.
- Stormwater management.
- Lookouts and access to water.



Mix of hard & soft shoreline



Stormwater management



Planted edges



Natural stone & plant mix

Design Concepts Zone 2: The Marina Issues & Opportunities

Issues:

- Flooding.
- Poor water circulation.
- Vacant buildings in poor condition.
- Deteriorated public space.
- Lack of amenities and commercial activity.
- Lack of shaded areas and places for public seating near the marina.



Opportunities:

- Improve water quality.
- Diversify boating slips / users.
- Preserve heritage structures.
- Generate commercial opportunities and increase activity.
- May be subject to modifications in future.



Design Concepts

Zone 2: The Marina

Concept A: Park Marina

- Recreate marina buildings as open-air park canopies for picnics, barbeques and shade along the waterfront.
- Rebuild existing buildings, as necessary.
- Create a greener marina with more shade.
- Focus on maximizing public space.



Public spaces and Pop ups



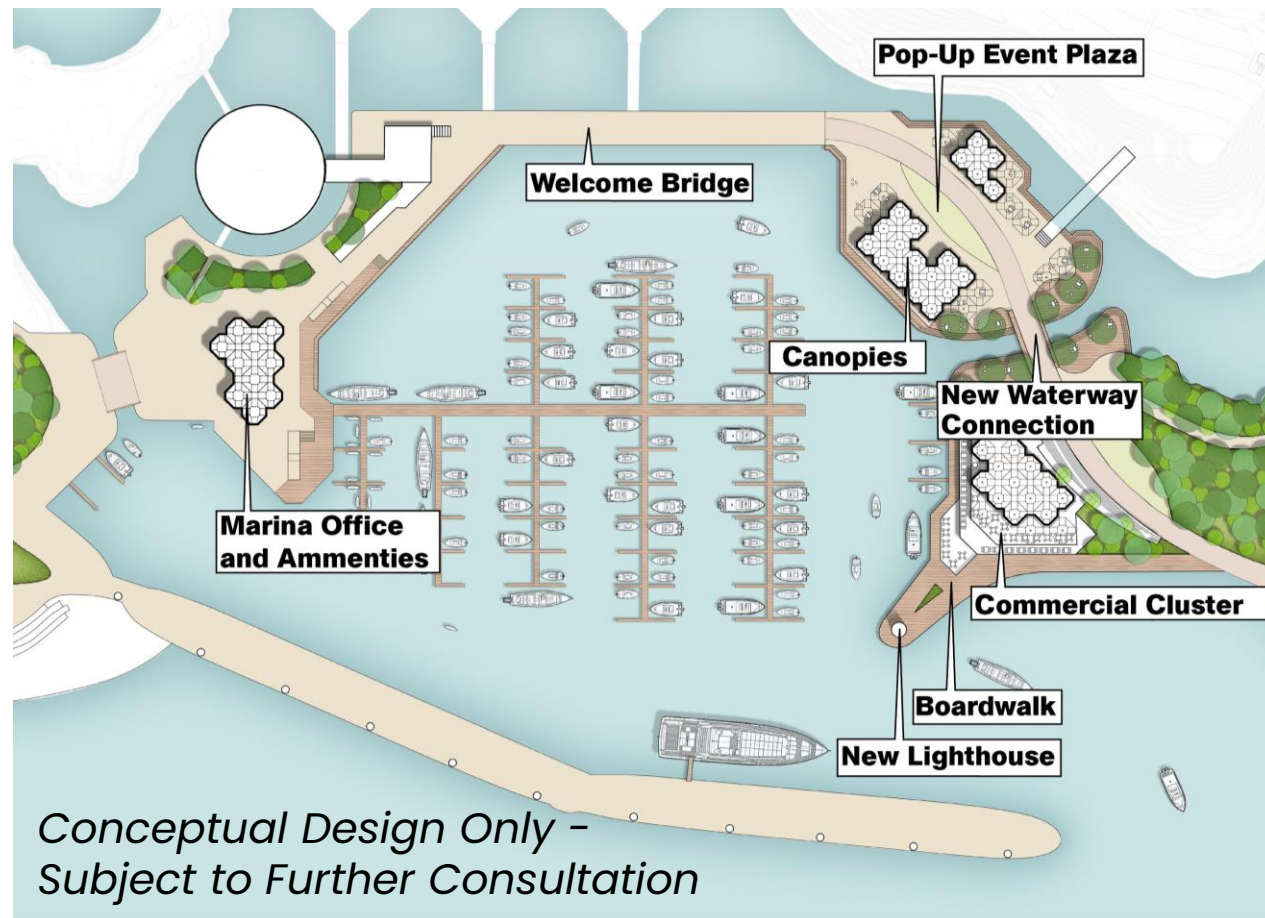
Open air canopies



Planting opportunities



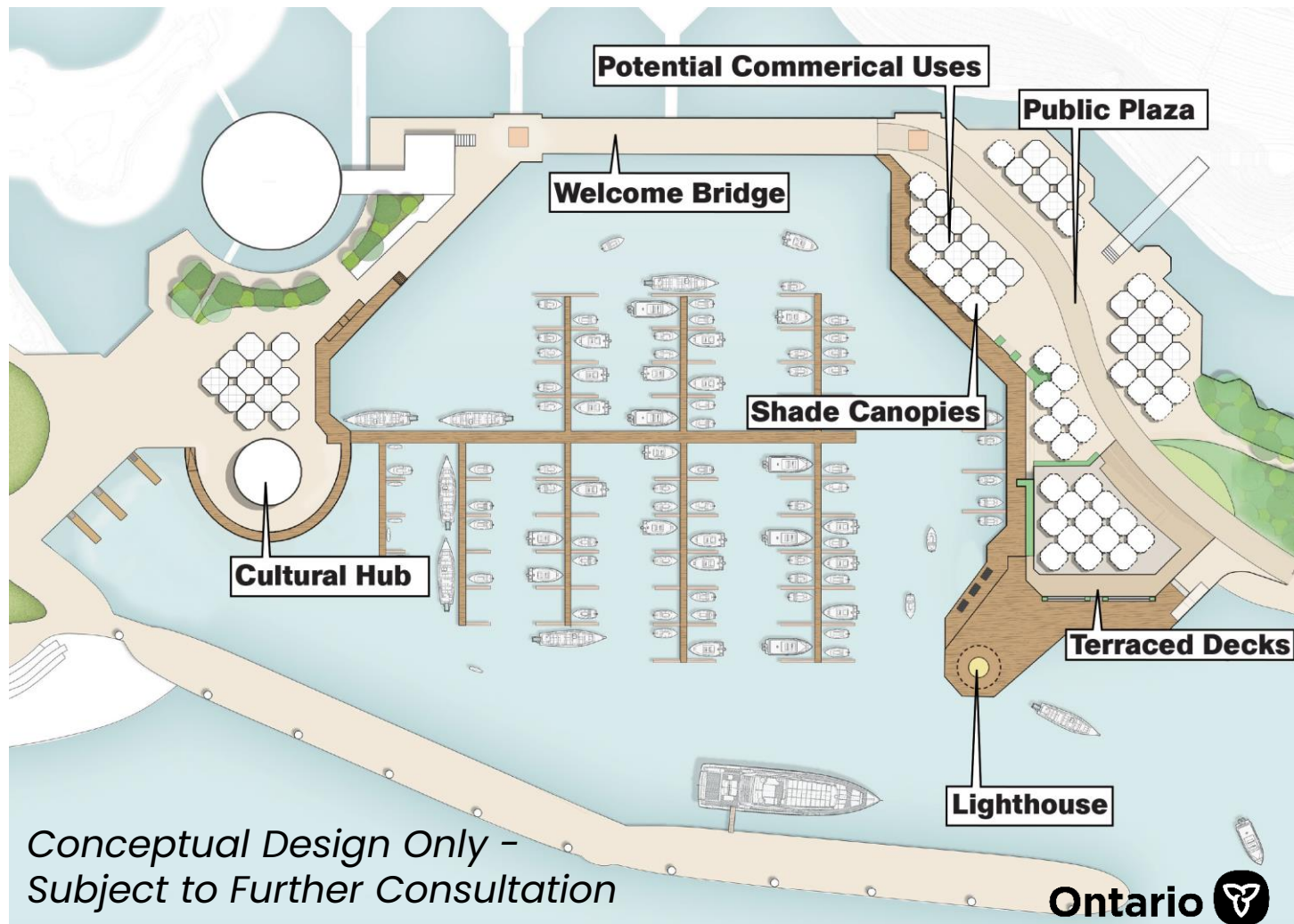
Terraced seating





Design Concepts Zone 2: The Marina Concept B: Ontario Port

- Cultural hub and welcome bridge for various placemaking opportunities.
- Diversify or expand boat slips.
- Vibrant commercial activity.
- Wood boardwalk along both side of the marina for water's edge experience.



Conceptual Design Only -
Subject to Further Consultation

Breakout Session

**Zones 1: The Water's Edge
and
Zone 2: The Marina**

Design Concepts

Zone 3: Brigantine Cove

Issues & Opportunities

Issues:

- Poor water circulation.
- Edged by parking and paving.
- Flooding.
- Very limited access to water.

Opportunities:

- Water access.
- Increased tree canopy.
- New water's edge.
- May be subject to modifications in future



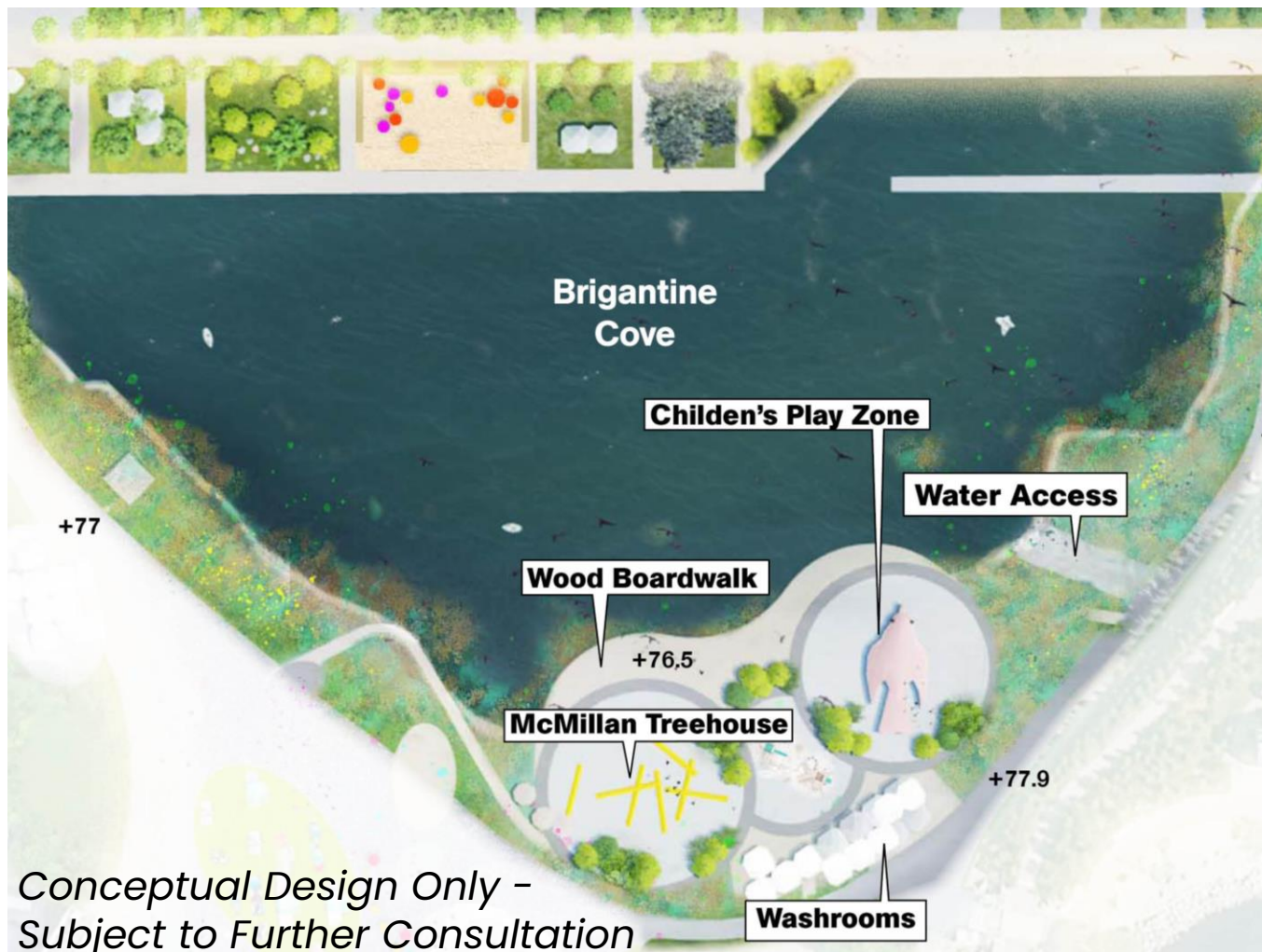


Design Concepts

Zone 3: Brigantine Cove

Concept A: Events & Activities

- Reinstates original Hough edge boundary.
- Space for events and activities.
- Landscaping and trees used to mitigate weather.
- Land-based boardwalk edge
- Improved water circulation and quality.



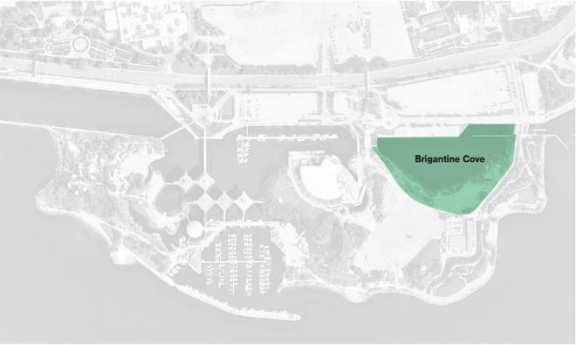
Land-based boardwalk



Reinstated Hough edge



Event space

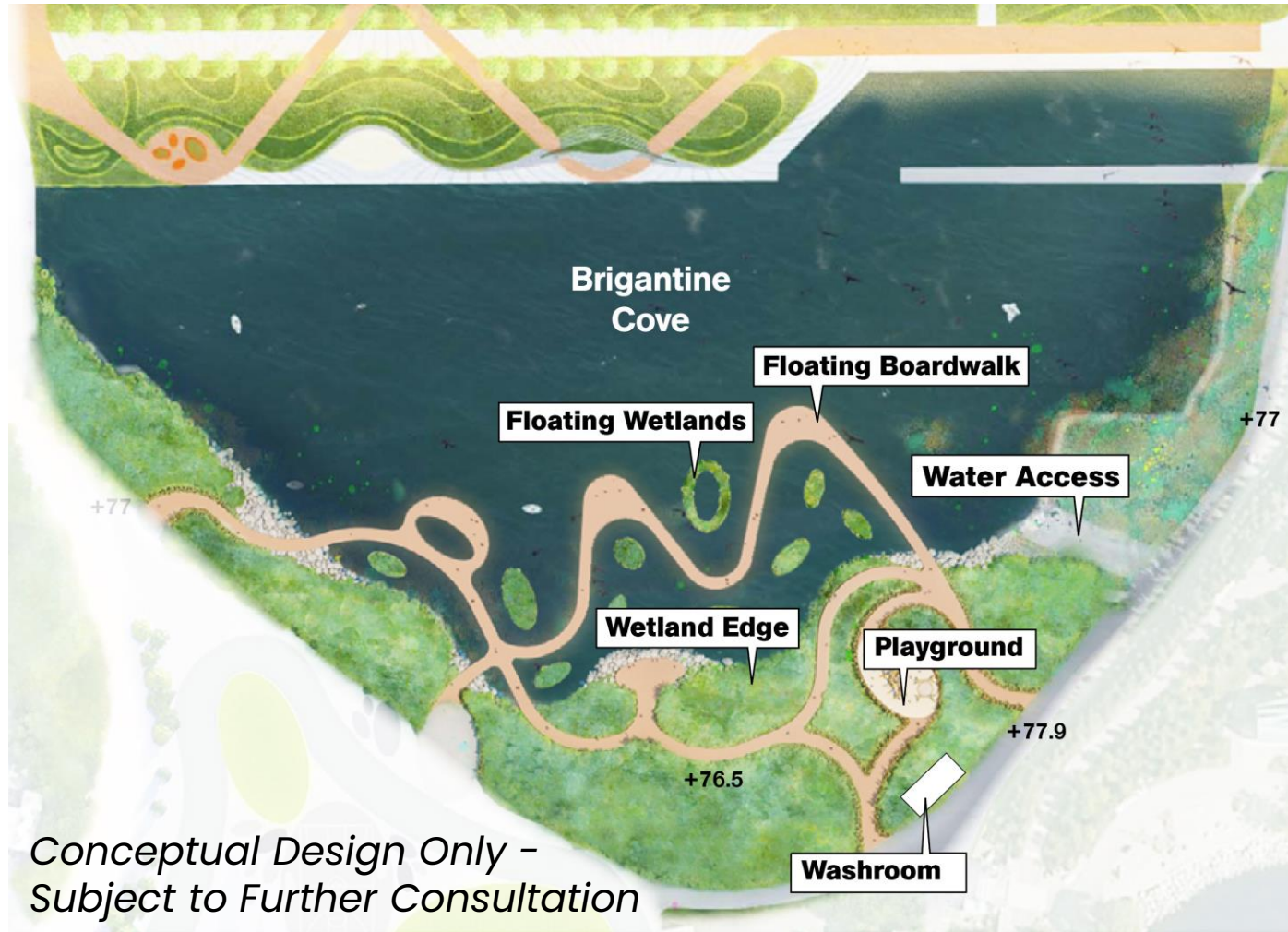


Design Concepts

Zone 3: Brigantine Cove

Concept B: Wetland & Nature

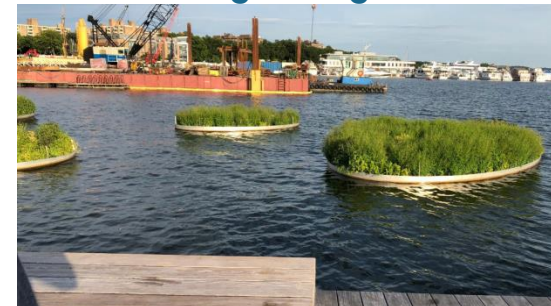
- Evolved Hough design, altering shape of Cove.
- Floating boardwalk system.
- Wetland creation.
- Focus on creating new opportunities for enhanced ecosystems and ecology.
- Improved water circulation and quality.



Floating boardwalk



Evolved Hough design



New wetlands

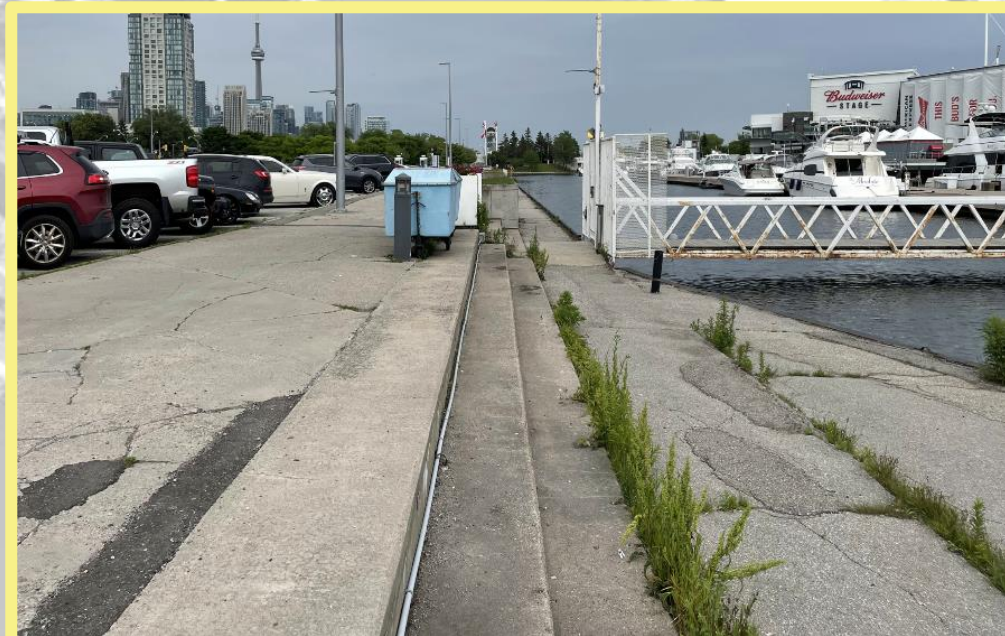
Design Concepts

Zone 4: The Mainland

Issues & Opportunities

Opportunities

- Consolidation of roads and parking areas.
- Waters' edge promenade.
- Reduced paving and increase surface permeability.
- Flood and storm protection, stormwater management.
- Martin Goodman Trail connections.
- May be subject to modifications in future.



The Mainland

Issues

- Expansive parking and asphalt area.
- Underutilized water's edge.
- Poor waters' edge experience.
- Aging infrastructure.
- Limited greenery.



Design Concepts

Zone 4: The Mainland

Concept A: Urban & Active

- Hard and soft landscape, including plazas and an urban beach.
- Gateway Structures at Entrances.
- Waters' edge promenade.
- Dedicated pick up and drop off area.



Urban planted plaza spaces



Active public promenade



Urban beach





Design Concepts Zone 4: The Mainland Concept B: Green Gateway

- Focus on passive recreation uses and less active zones.
- More green space with extensive planting and minimal hardscape.
- Sheltered, enclosed public spaces.
- Extends 'park feel' onto mainland.
- Dedicated pick up and drop off area.



Naturalized stormwater management



Planted plaza



Passive recreation

*Conceptual Design Only -
Subject to Further Consultation*



Design Concepts

Zone 4: The Mainland

Mainland Parking

Within the Mainland zone, there are three potential solutions for parking:

1. Underground parking
2. Surface parking
3. Above ground structured parking

Any mainland parking solution considered should meet the following project objectives:

- ✓ Not limit or negatively impact new public spaces on site.
- ✓ Protect for heritage views of Pods and Cinesphere from Lakeshore Blvd.
- ✓ Meet municipal policies for waterfront development.
- ✓ Allow for increased provision of parking to meet demand.



Approximate location of parking on site.

Breakout Session

**Zones 3: Brigantine Cove
and
Zone 4: The Mainland**

Design Concepts Zone 5: The Forum Issues & Opportunities

Issues

- Poor quality landscape (asphalt).
- High degree of run-off, flooding and storm water management issues.
- Requires adequate space for large scale events and celebration.

Opportunities

- Provide open, flexible gathering space for outdoor events.
- Connections from the mainland to the southern waterfront.
- Restore existing and add new public washrooms.
- May be subject to modifications in future.



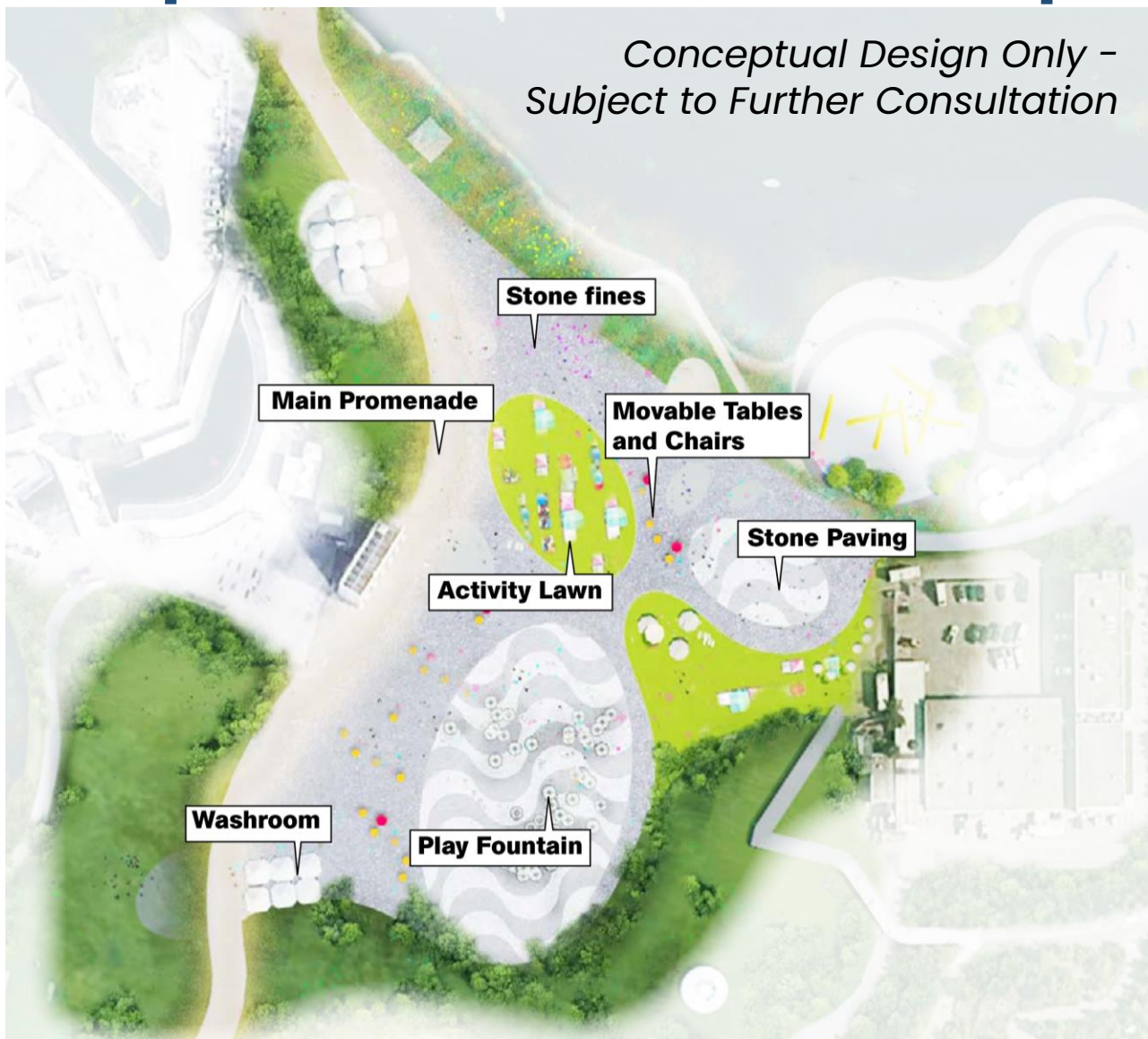


Design Concepts

Zone 5: The Forum

Concept A: Fountain & Flexible Space

- Highly flexible space able to accommodate wide range of programming and users.
- Mix of soft and hard landscape.
- Offers high-level of accessibility.
- Movable furniture creates outdoor rooms and spaces.
- Central fountain becomes all-season destination (for example, an ice rink in the winter).



Flexible and moveable seating



Water plaza



Animated water

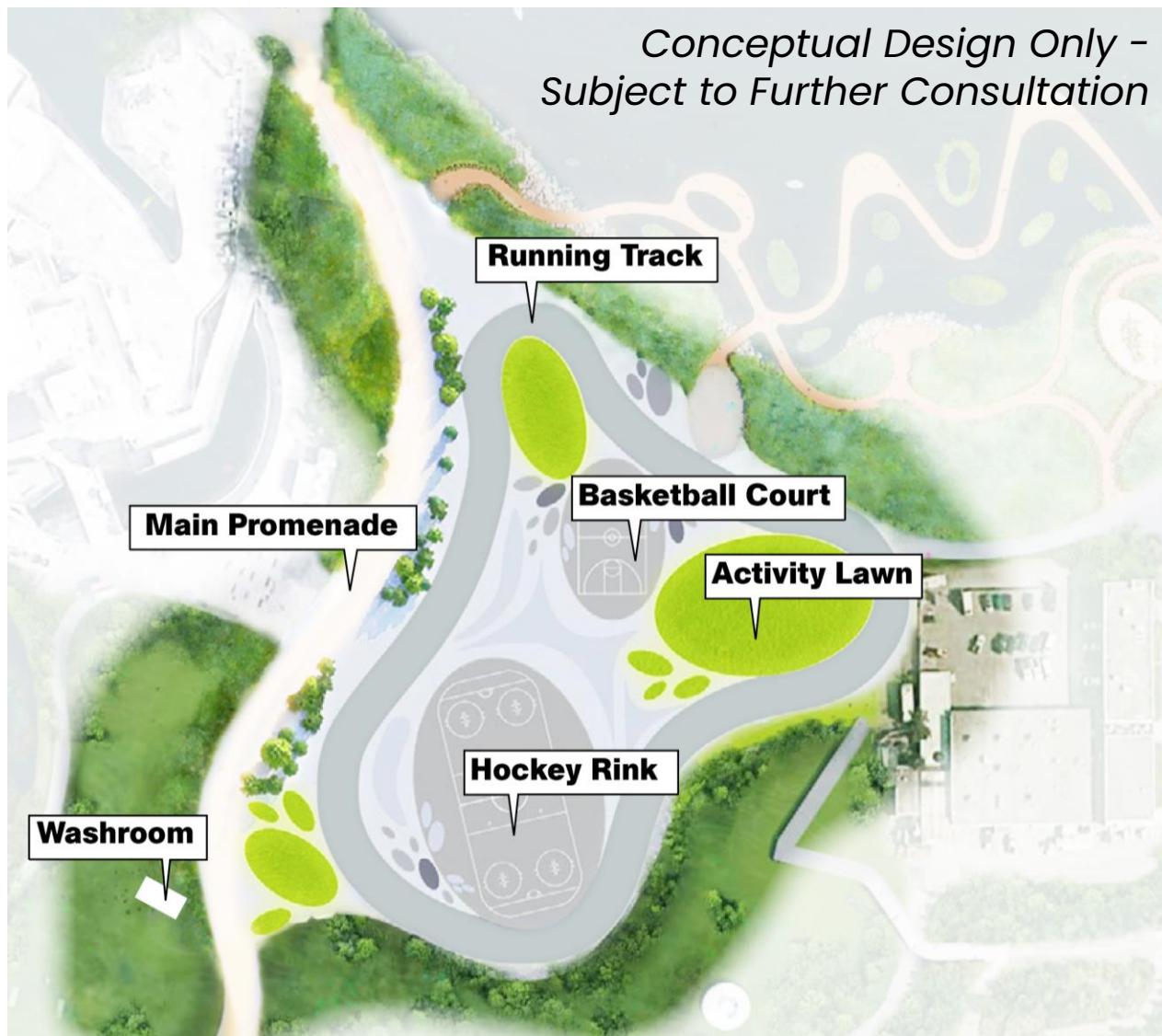


Design Concepts

Zone 5: The Forum

Concept B: Sports & Recreation Hub

- Defined spaces for specific sports activities.
- Primarily hard landscaped.
- Structures would be required for amenities such as change rooms, washrooms and secure storage.
- Opportunity for an ice track in winter months.



Recreational fields and courts



Unique surfacing



Skating track

Breakout Session

Zone 5: The Forum



**Wrap Up and
Next Steps**

Ontario Place Redevelopment

Next Steps



- Feedback from today and the **Virtual Public Engagement Room** (VPER) will be collected and considered as the design of the public realm progresses.



- The initial municipal Development Application submission is targeted for **November 2022**. A resubmission with the final design is targeting **Summer 2023**.

- The project team will be evaluating the design concepts with the **evaluation criteria** – found at:

<https://engageontarioplace.ca/station/6-oct/>



- Results of the EA evaluation process and a preferred public realm design will be presented for additional feedback at the next EA Public Engagement Event in **Spring 2023**.

Ontario Place Redevelopment

Staying Engaged

- Visit our **Virtual Public Engagement Room** for more details about the project and opportunities to provide feedback:

English: <https://engageontarioplace.ca/virtual/>

French: <https://engageontarioplace.ca/fr/virtuelle/>

- The VPER comment function will remain open until **November 18, 2022.**
- Stay up to date and learn about future engagement opportunities by visiting www.EngageOntarioPlace.ca

Thank you

Please share your feedback about this engagement event by visiting:

www.surveymonkey.com/r/op-oct27

