

An architectural rendering of a proposed redevelopment for Ontario Place. The central feature is a large, sculptural structure composed of several large, angular, white panels with a red geometric pattern. The words "ontario place" are integrated into the design, with "ontario" in a bold, red, sans-serif font and "place" in a white, cursive script font, both set against a dark red background. The structure is set against a blue sky with light clouds. In the foreground, there are green trees and a paved walkway where several people are walking, including a man in a blue shirt and a woman in a red dress. The overall scene is bright and modern.

# ontario place

**PLANNING JUSTIFICATION REPORT ADDENDUM**  
For the Proposed Redevelopment of Ontario Place

September 13, 2023



# Report Summary



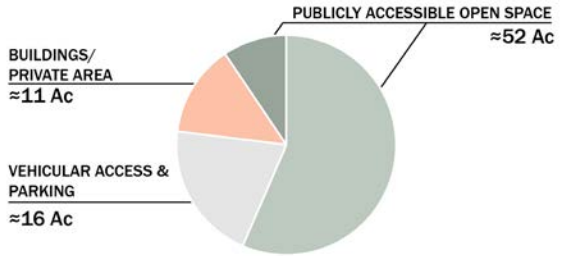
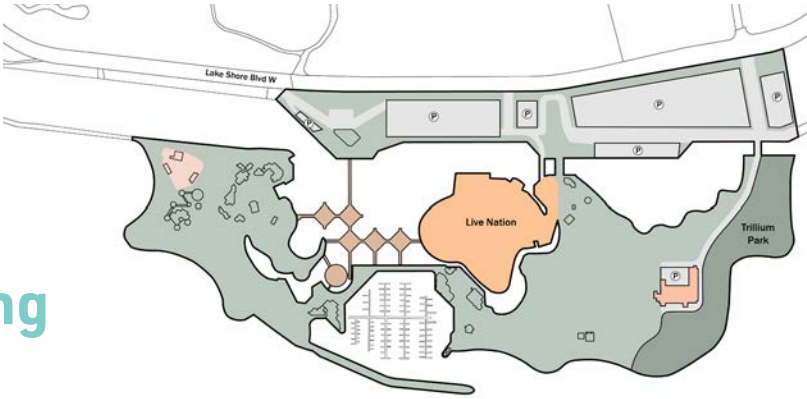


This report reviews and assesses the revised proposal for the revitalization of Ontario Place. Since the initial application in November 2022 the applicant team has worked closely with City staff, presented to the Design Review Panel, and undertaken engagement with the public, stakeholders, and Indigenous communities, resulting in the design revisions presented in this report.

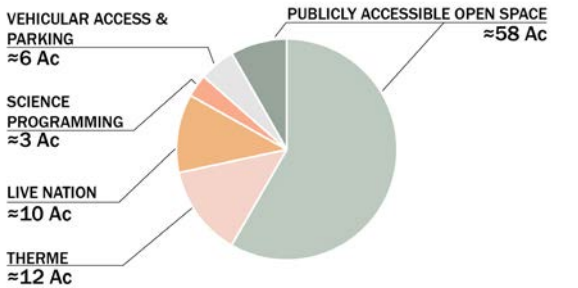
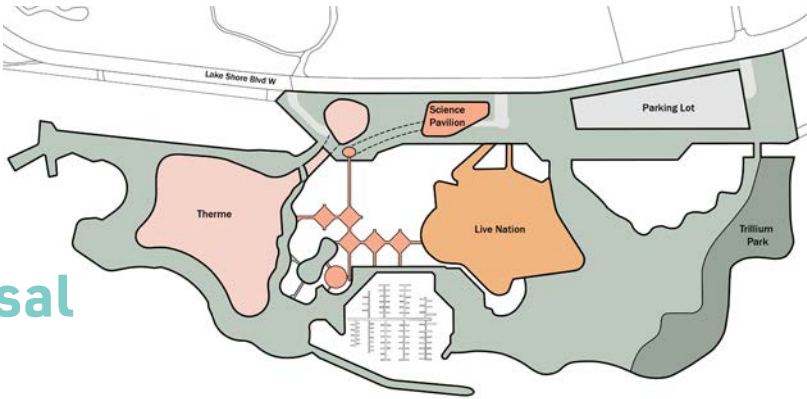
The revised design maintains the suite of recreational, entertainment, and science museum uses proposed for the site while expanded the amount of public greenspace. It reduces the scale of the proposed Therme building by 25% and re-orientates the West Island visitor experience to prioritize public access. The proposal brings desirable new programming to locations across the mainland and islands, including new food and beverage opportunities, boat rentals, and Indigenous ceremonial space.

This report assesses the revised proposal against policy, guiding principles and City staff and public input, finding it to be consistent with the Provincial Policy Statement; conform with the Growth Plan for the Greater Golden Horseshoe, Toronto Official Plan, and Central Waterfront Secondary Plan; implements desirable improvement to an important waterfront site; and represents good planning.

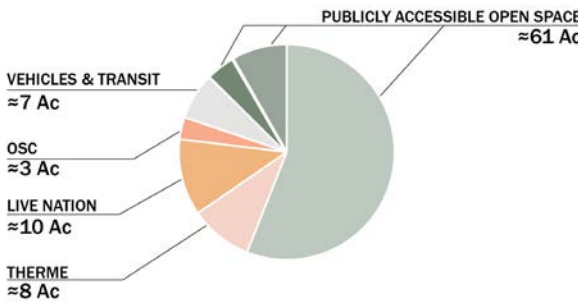
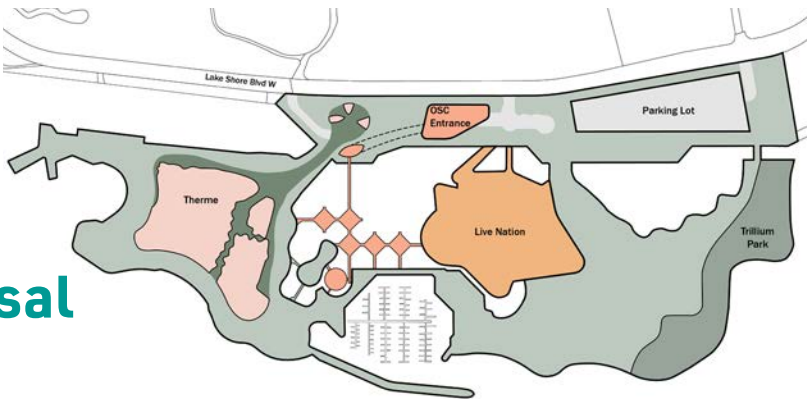
## Existing



## 2022 Proposal




## 2023 Proposal



**The current proposal expands the total Publicly-Accessible Open Space beyond exists today and what was included in the 2022 submission.**



An aerial photograph of Ontario Place in Toronto, featuring the large circular arena, the glass-domed conservatory, and the waterfront promenade. The image is overlaid with a semi-transparent blue filter. A white text box is positioned in the top left corner, and another white text box is in the bottom left corner. The Urban Strategies Inc. logo is in the bottom right corner.

This planning justification addendum report has been prepared by Urban Strategies Inc. on behalf of Infrastructure Ontario, in support of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications that will enable the revitalization of Ontario Place.

## LAND ACKNOWLEDGMENT

Southern Ontario has been the home of Indigenous peoples since time immemorial. The area we now know as Toronto is the traditional territory of the Michi Saagiig Anishinaabeg and the historic homelands of the Haudenosaunee and the Wendat peoples. The territory was the subject of the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy and Anishinaabeg Confederacy and allied nations to peaceably share and care for the land, water, flora, and fauna around the Great Lakes. Toronto is within the territory covered by Mississauga Treaty No. 13, negotiated in 1787 and revised in 1805 between the Mississaugas of the Credit and the Crown.

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An aerial photograph of Ontario Place, a waterfront park in Toronto, Ontario, Canada. The image shows a large artificial island with various buildings, including a large circular structure and a modern building with a glass facade. The island is surrounded by water, and there are several piers and docks. The image is overlaid with a semi-transparent teal color.

Section

# 1.0 Introduction

Ontario Place (“the site”) is located on the northern shores of Lake Ontario where Toronto’s central waterfront meets the western waterfront and is known municipally as 955 Lake Shore Boulevard West. The site is primarily occupied by a series of artificial islands created via lakefill in the 1960s as a waterfront destination for science, innovation, and water recreation that welcomes all Ontarians.

Originally submitted in November 2022, the development proposal for Ontario Place has been refined through extensive consultation with the City, the public, Indigenous groups, urban Indigenous Groups and key stakeholders. This report highlights the key changes to the proposed revitalization plan, referred to as the “Revised Proposal” and provides a planning rationale in support of the Revised Proposal.



1.1

About the Development Application

1.2

Site History and Context

The initial development application was submitted to the City of Toronto in November 2022 and included a proposed OPA and ZBA. The OPA is intended to guide the long-term stewardship of the lands and provides policy direction for the entirety of Ontario Place, including policy guidance for longer-term investments in the public realm and facilities such as the Live Nation Amphitheatre. The ZBA application seeks permissions for the first phase of development, including for the proposed Therme development and for public realm improvements and expansion across all of Ontario Place. Future rezoning applications are anticipated for the revitalization of the Live Nation Amphitheatre and for the development of the new Ontario Science Centre ("OSC"). The application does not propose change to Trillium Park or Exhibition Place.

This report describes the Revised Proposal and assesses the proposed redevelopment plan on its alignment with a series of guiding principles for Ontario Place (listed below) relevant planning policy, provides a summary of supporting technical studies, and outlines a planning opinion in support of the proposed revitalization. It is ultimately our opinion that the proposed OPA and ZBA applications for Ontario Place will enable desirable changes, permitting a generational investment in new anchor destinations and expansion of high-quality public spaces.

Ontario Place opened in 1971, with the goal of being a tourist destination for all Ontarians on a revitalized waterfront. The 63-hectare site, including 28 hectares of land and 35 hectares of water, was artificially created, kicking off revitalization efforts on the western waterfront.

For the first 30 years, Ontario Place succeeded in being a desired waterfront destination for science, innovation, and water recreation. There were a variety of ticketed and non-ticketed events that offered recreational opportunities for all ages. Ontario Place offered water-based programming, music events, science uses and open spaces to gather, making it a desirable destination and an early indication of the potential of Toronto's waterfront.

Ontario Place always struggled to become a commercially viable tourism destination. During the 2000's the infrastructure on the site started to deteriorate resulting in Ontario Place being a less desirable tourist attraction. In addition to Ontario Place's declining conditions, ongoing issues such as water quality, flooding and contaminated soil inhibited the prosperity of the site. The lack of investment at Ontario Place led to limited recreational opportunities, especially during the fall, winter and spring months. In 2012, most of Ontario Place's attractions closed, leaving the built structures of the site in a state of decay.



Figure 1. Ontario Place today



Over the past decade, the site has been utilized mostly during the summer months for concerts at the Live Nation Amphitheater and by residents year round as important waterfront open space. Trillium Park opened in 2017, replacing a portion of the East Island formerly occupied by a parking lot. The park contains a generous multi-use pathway following a newly-protected and raised water's edge, along with areas for gathering. Despite the use of Ontario Place for concerts during the summer and park space, the site is underutilized during majority of the year. Ontario Place has not fulfilled its full potential to be a provincial destination due to the lack of all-seasonal programming and decaying infrastructure. In 2019, the Ontario Government announced the beginning of a process for the comprehensive redevelopment of the Ontario Place site.

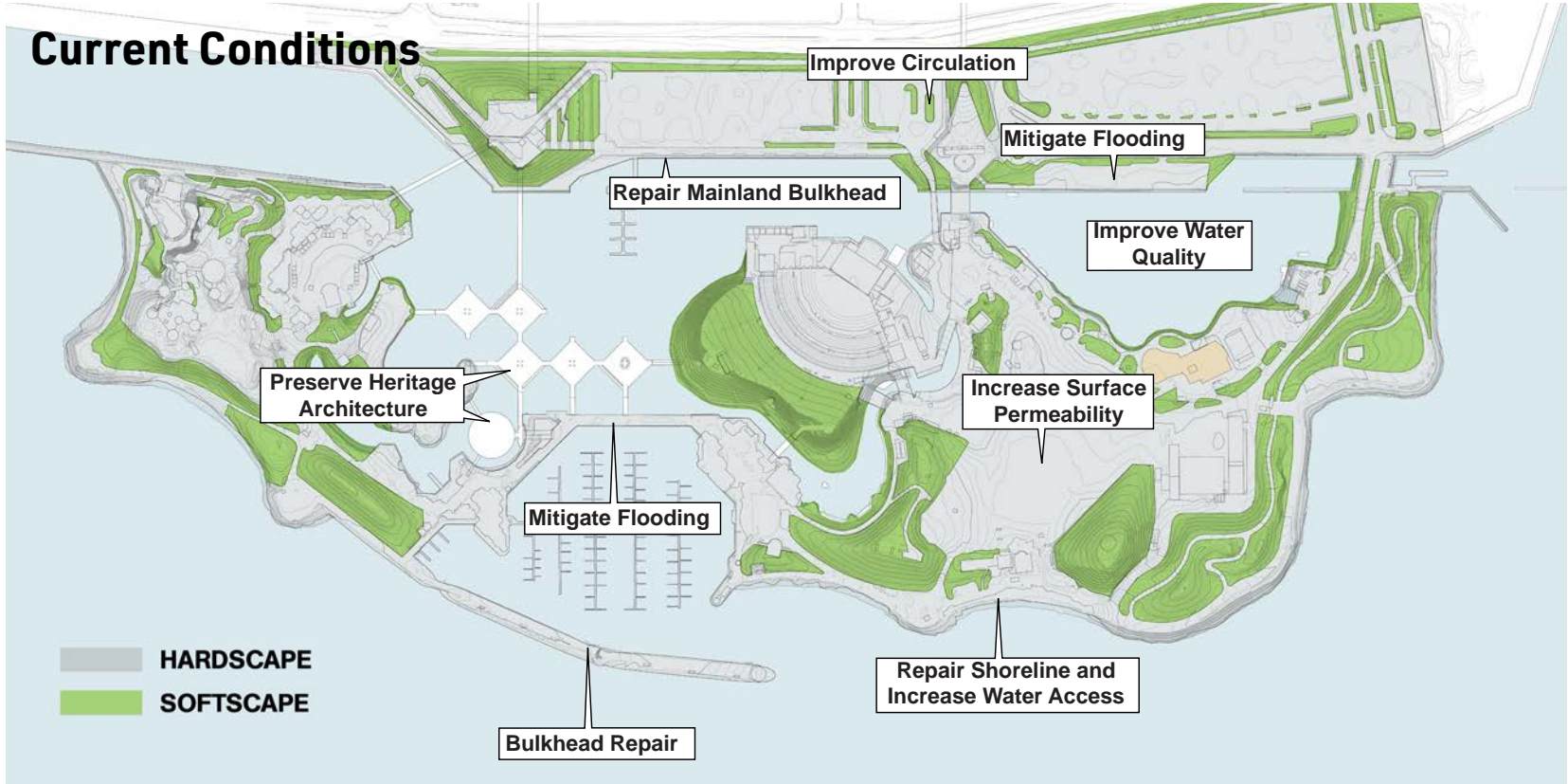


Figure 2. Current Conditions and site challenges of Ontario Place



# 1.3 The Opportunity

Toronto’s waterfront is rich in parks and open spaces but offers hosts a limited number of other recreational attractions and major destinations. Ontario Place is situated at the gateway to the western waterfront, itself a string of beaches, waterfront parks, and natural areas that provide areas for relaxation, primarily in the summer months. Ontario Place (along with adjacent Exhibition Place) has historically been a rare waterfront destination for entertainment, cultural celebration and recreation.

With coming transit and active transportation investments, Ontario Place will become increasingly connected to the broader City. As the City grows and efforts to revitalize the surrounding areas continue, the potential for Ontario Place to become a more significant provincial and international destination increases.

Ontario Place is uniquely positioned to fill the need for new tourism infrastructure and a major draw to enliven Toronto’s waterfront year-round, providing a waterfront site with strong access to existing and planned transit, and a mandate to provide major attractions for science, innovation, and water recreation.

## INVITING ALL ONTARIANS



## EXPANDING A CLUSTER OF EXISTING USES



## CREATING YEAR-ROUND DESTINATIONS



## REIMAGINING THE LEGACY OF ONTARIO PLACE



Figure 4. The redevelopment of Ontario Place responds to numerous opportunities





**Figure 5.** Toronto's waterfront offers a diversity of open spaces and parks, but limited destinations for year-round entertainment, culture and tourism.



# 1.4 Revitalization Processes

**The Revised Proposal is part of ongoing efforts to achieve a revitalized Ontario Place. The materials submitted in support of the OPA and ZBA application articulate specific design for the site. The Revised Proposal focuses on the first phase of development including the development and public realm on the West Island, Mainland, and East Island. Concurrently, there are infrastructure upgrades underway to ensure the site is in a stable condition and ready for development.**

## INFRASTRUCTURE IMPROVEMENTS

Most of the infrastructure at Ontario Place is over 50 years old and was not designed to modern standards. Significant improvements are needed to support existing and future uses. Physical rehabilitation of the heritage pods and Cinesphere has been underway since 2022. Upgrades and/or replacement of servicing infrastructure will begin in Fall 2023. This phased and coordinated approach is required to ensure foundational elements are in place to support future revitalization and to minimize inconvenience for visitors.

## CATEGORY C CLASS ENVIRONMENTAL ASSESSMENT

A Category C Class Environmental Assessment (EA) process has been underway in parallel with the proposed Official Plan and zoning by-law amendment applications. The EA is currently assessing design concepts for the government-led public realm improvements, including the improvements proposed on the East Island (excluding Live Nation) and the mainland (excluding Therme).

The EA process is planned to be completed by Fall-2023, at which point any updates to the preferred public realm design will be incorporated into this development application. The EA process has included four public consultation events and involved numerous technical studies.

The MOI Public Work Class EA tool is not available for work being led by the private sector on Provincial land. Therefore, the West Island landscape design, being led and implemented by Therme, is not part of the scope of the Province’s Category C EA for Ontario Place.

In response to meet the intent of the Official Plan policy (3.4.14) Therme has, on a voluntary basis, conducted an ‘Environmental Review’ of the construction and establishment of the shoreline works on the West Island in general accordance with the spirit of the Environmental Assessment Act (the “EAA”). Therme Canada has conducted an analysis of potential environmental effects and mitigation measures to determine the net environmental effects to water quality and aquatic habitat to demonstrate that these



effects can be minimized as these are the environmental components of interest listed in the Official Plan policy. This Environmental Review draws on the technical studies done to support the OPA and ZBA applications such as the Natural Heritage Existing Conditions Report, the Natural Heritage Impact Assessment and the Shoreline Report. Although outside the EA process, environmental considerations and issues will be assessed through the permitting and approvals process. In all instances, Tenants are responsible for obtaining all applicable provincial and federal permits, including a Federal Fisheries Act Permit and Navigable Waters Protection Act Permit.

## PROGRAM PARTNERS

The project includes three program partners that will activate the site with accessible programming year-round.

**Therme Waterpark:** The vision for Ontario Place is to bring the site back to life, in part by reinterpreting historical uses on site such as water-based recreation. Therme will reinvigorate the West Island by providing a mix of indoor and outdoor waterpark recreation, sauna and steam room facilities, sports therapy, and wellness treatments. The building design will allow these activities to take place during the cold months and integrate with the surrounding lakefront environment during the summer months. This size of the entire facility supports the variety of program elements and ensures that the offerings can be affordable and accessible to all. The Therme will be a sustainable addition to Toronto's waterfront by achieving LEED Platinum building efficiency through the introduction of innovative heating and cooling technologies.

**Budweiser Stage:** The future vision for Live Nation is to redevelop the existing Budweiser Stage Amphitheater, which is currently only open during the summer months, so that it can offer music programming year-round. A new retractable wall will allow for the venue to open to the outdoors during the summer months to ensure the iconic lawn seating is maintained at Ontario Place, while permitting weather-protected concerts throughout the winter. The conceptual design for Live Nation is consistent with the Original Proposal submitted in November 2022.

**Ontario Science Centre:** The future application for OSC will include a main Science Centre building on the mainland that is connected to the heritage Pods and Cinesphere. Reviving the Pods and Cinesphere is crucial to the revitalization of Ontario Place since historically, the irregular shape of the Pods has led to a lack of sustained programming and underutilized space.

The Ontario Science Centre will bring exciting science-based educational programming to the heart of Ontario Place, sparking curiosity and innovation for a new generation of visitors, while inspiring young people towards the jobs of the future. Locating the OSC at Ontario Place will also make it more accessible to visitors, since Ontario Place is located in Toronto's downtown area and in proximity to regional transit. Science-based programming is also in keeping with the original vision for Ontario Place as a destination for education and innovation.

**Other Programming:** Additional programming will be offered around the public realm including, outdoor water recreation, food and beverage and public washrooms. The Revised Proposal includes the space for canoe, kayak and boat docking. Investment to the marina village will allow upgrade to the existing dock and provide food and beverage concession stands to animate the public realm. Additional food and beverage will be provided on the mainland along the promenade activity zone to support public programming.



An aerial photograph of a waterfront park, likely the University of Michigan's Central Campus Green. The image shows a large stadium with a white roof, a large domed building, and a marina with many boats. The park is surrounded by water and has a large parking lot on the left. The entire image is overlaid with a semi-transparent teal color.

Section

## 2.0 Feedback on the Application



# 2.1 Engagement Processes

The Revised Proposal has been prepared in consultation with many individuals and stakeholder groups to ensure the future Ontario Place that represents diverse interests. The Ontario Place redevelopment has prioritized an extensive consultation process that extends beyond the typical porcess for a development approvals application.

Since the Original Proposal was submitted in November 2022, the applicant team has hosted and participated in a series of engagement events with Indigenous groups, the City, the Waterfront DRP panel, and the public. The feedback received on the Original Proposal has influenced the key changes outlined in this report.

The project timeline illustrates the multi-year engagement process and the iterative nature of the design process to respond to feedback. Future development applications will offer further opportunities for consultation and feedback on more detailed plans for future developments such as the Live Nation Amphitheatre and Ontario Science Centre.

The project team has been undertaking a multi-year process of engagement and iteration with the following milestones:

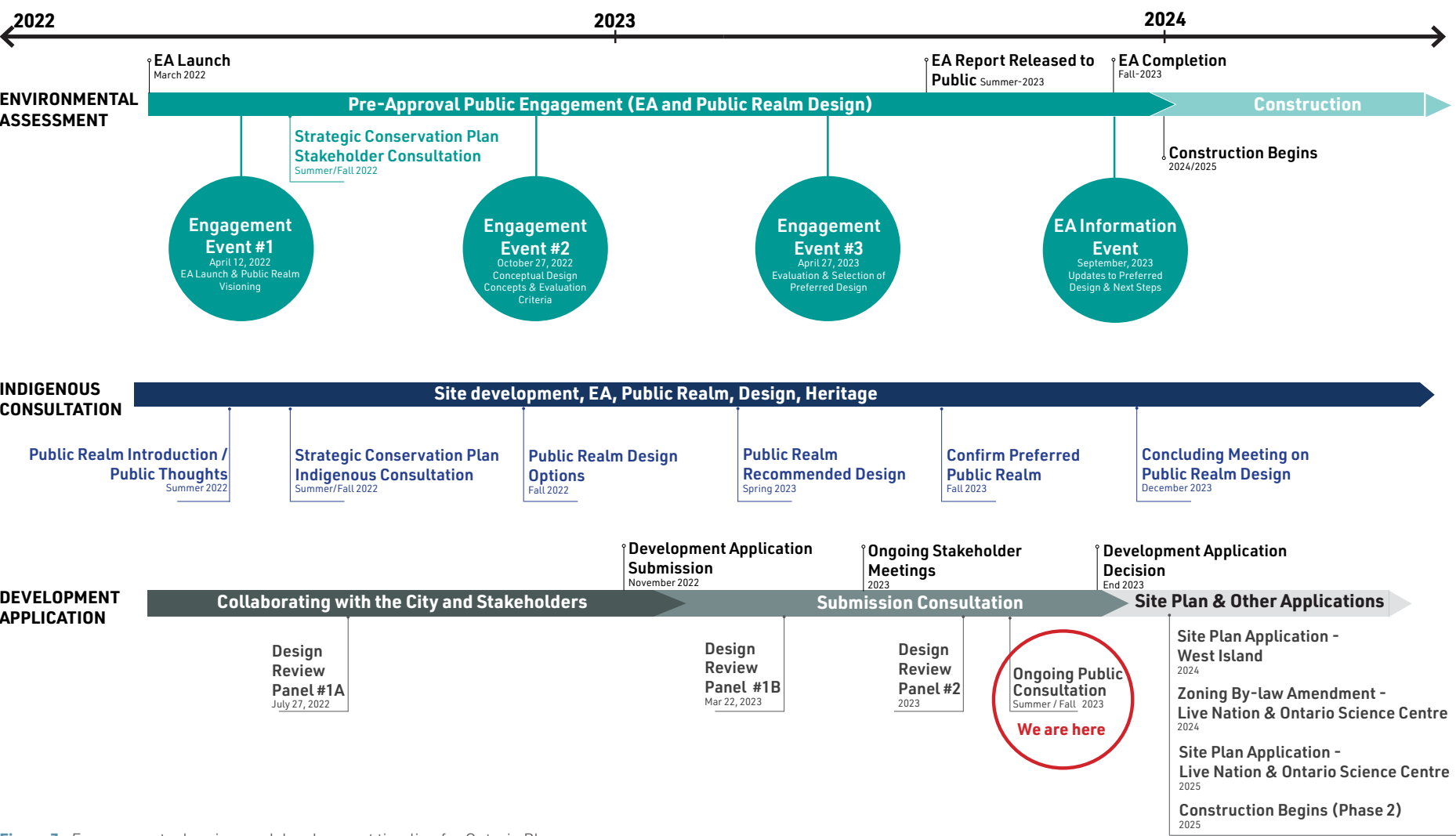


Figure 7. Engagement, planning, and development timeline for Ontario Place



# 2.2 Indigenous Engagement

**Indigenous engagement is being led by the Ministry of Infrastructure and Infrastructure Ontario for the East Island and Mainland, with support and guidance from consultant team members, including LANDinc and Minokamik. Mississaugas of the Credit First Nation (MCFN) have partnered with Therme Canada to lead the design process for the West Island. The purpose of Indigenous engagement is to create a public realm design at Ontario Place that is truly reflective of Indigenous input and perspectives; including representation of Indigenous cultures and histories, as well as Indigenous traditions of spirituality, ceremony and storytelling as they relate to the City of Toronto, the land, the water and Ontario Place.**

Seven First Nations (eight councils) are the primary target audience for engagement, including:

- Alderville First Nations
- Curve Lake First Nation
- Hiawatha First Nation
- Kawartha Nishnawbe First Nation
- Mississaugas of the Credit First Nation (MCFN)
- Mississaugas of Scugog Island First Nation (MSIFN)
- Six Nations of the Grand River (represented by the Six Nations Elected Council and the Haudenosaunee Confederacy Chiefs Council)

Other opportunities for engagement and participation have been extended to additional Indigenous communities, organizations and urban Indigenous groups in Toronto that LANDinc and Minokamik have reached out to, including:

- Anishnawbe Health Toronto (AHT)
- Toronto & York Region Métis Council
- Tungasuvvingat Inuit/Toronto Inuit Association
- Huron Wendat Nation
- Indigenous Centre for Innovation & Entrepreneurship (ICIE)
- Métis Nation of Ontario (MNO)
- Native Canadian Centre of Toronto (NCCT)

Since the Original Proposal was submitted in November 2022, engagement events have been hosted with the various Indigenous groups to gain feedback on the proposed design. Design recommendations for the public realm were provided by Indigenous community members. Indigenous placekeeping ideas for Ontario Place include the following:

## INDIGENOUS PLACEKEEPING CONCEPTS UNDER CONSIDERATION

*Indigenous participants have made recommendations for potential Indigenous placemaking features that could be introduced on site.*

- The incorporation of Traditional Knowledge teachings about the natural environment at select locations in the park.
- The inclusion of, and focus on, the diversity of Indigenous languages.
- Leaving space for the natural environment (water, animals, plants).
- The inclusion of gathering space and space for workshops and events.



## TREES AND PLANTING

*Indigenous participants favour a planting palette of native plant species.*

- The planting palette should consist of locally sourced native tree and plant species that are climate resilient.
- Use the Trillium Park planting palette as a precedent.
- A more naturalized landscape design is preferred.
- Re-purpose potential tree removal and loss in design and construction.
- Offset potential trees lost on site with additional trees planted off-site.
- Share Traditional Knowledge and teachings about the natural environment throughout the site.
- Working with, not against, nature, such as creating/preserving wetlands.
- The use of plants to improve water quality (such as water lilies).

## LANDFORM AND MICROCLIMATE

*Indigenous participants are partial to the use of landforms to create microclimates that increase biodiversity and make event spaces more comfortable year-round.*

- Use landforms to create different types of topographical environments that will accommodate a greater variety of plants, and attract more diverse wildlife, fish and insects.
- Microclimates provide a number of learning and educational opportunities for the public.
- Knoll topography could provide an opportunity to explore mound cultures and solstices in the design of the public realm.

## SHORELINE PROTECTION

*Indigenous participants are supportive of plans for an accessible water's edge, the creation of wetlands and the protection of fish habitats.*

- Protect and accommodate fish/reptile/amphibian habitat during shoreline repair and redevelopment.
- Protect fish habitats, turtles and create environments that attract pollinators and birds.
- Ensure trees along shorelines have enough soil and nutrients to thrive and maintain their health.
- Prevent storm-water run-off into lake using techniques such as wetland development, catch basins and green roofs.
- Replace impervious with pervious material where possible.



# 2.3 City of Toronto

**Consultation with City of Toronto staff (“the City”) has been critical to the key changes of the Revised Proposal. Engagement includes feedback from the City, TRCA and other agency stakeholders. Regular review meetings and topic-based sessions were held to provide the opportunity for staff to share and address key priorities and concerns. Ongoing meetings with the City have led to positive exchanging of ideas and goals that have shaped the changes to the Ontario Place plan.**

**Following the Original Proposal, the applicant team has undergone multiple design iterations to respond to City feedback. The evolving designs were presented to the City in March 2023, April 2023 and July 2023. The feedback received followed three main themes; to prioritize the public experience, to preserve heritage attributes, and to plan for sustainable transportation and mobility.**

## PRIORITIZING THE PUBLIC EXPERIENCE

There was a general consensus amongst staff that the original design directions for the East Island and mainland public realm are encouraging, and this approach should be extended for the entire site. There was a concern that the building size of Therme could diminish the public experience and that public paths should separate the building into a campus. Staff emphasized the need for the entrance to the West Island to feel primarily public and welcoming, and suggested the visitor entrance be moved to the West Island.

## PRESERVE HERITAGE

Staff emphasized the importance of the heritage landscape and architecture at Ontario Place. Feedback from staff indicated that the Revised Proposal must respect the prominence of the pods and Cinesphere by preserving views and allowing for a gradual transition from the built form to the heritage structures. Staff also requested greater reflection of the principles behind Michael Hough’s original landscape: a rich, naturalized backdrop, featuring a combination of soft and protected edges, an immersive and interconnected network of wooded paths which open to views and vantage points, the use of topography and planting to steward microclimatic conditions and undulating landforms.

## TRANSPORTATION AND MOBILITY

Staff comments suggested that the Original Proposal provided too much vehicular parking on-site, and should explore off-site options such as Exhibition Place while supporting more sustainable modes of access.



**Figure 8.** Engagement with City Staff (March 2023).



## 2.4 Waterfront Design Review Panel

**Ontario Place sits within the Designated Waterfront Area and is subject to review by the Waterfront Design Review Panel (“WDRP”). To encourage collaboration and additional feedback, the City of Toronto Design Review Panel was also invited to participate in the design review process. The Ontario Place redevelopment was first reviewed by the WDRP in July 2022 prior to the development application. In March 2023, the applicant team participated in a second WDRP review session focused on Issues Identification.**

The WDRP provided detailed feedback on the Original Proposal, resulting in key changes found in the Revised Proposal. The general feedback was consistent with the City of Toronto. There was an emphasis to prioritize the public experience and provide clearer integration with the private realm. It was encouraged that the scale and massing of the Therme pavilion, bridge and main building be reduced. Heritage was another key component, where the WDRP emphasized the importance of prioritizing heritage structures and the original landscape design intent, as well as encouraging the integration of the proposed development within a naturalized landscape. It was also recognized that there is a need for an ecological approach and incorporation of Indigenous perspectives and worldviews that were not a priority when Ontario Place was first constructed.



# 2.5 Community Consultation Meetings: April 2023

Following the submission of the Original Proposal in November 2022, the City of Toronto led a series of public engagement events to gain feedback on the proposed development. An in-person consultation was held at Exhibition Place on April 15, 2023, followed by a virtual engagement event on April 18, 2023. The in-person event included breakout rooms for three topics: 1) Built Form and Heritage, 2) Public Places and Activities, and 3) Environment and Sustainability. At both meetings, the applicant team presented details about the proposal and answered questions from participants. The feedback from both events is summarized according to these topic areas as follows.

## BUILT FORM AND HERITAGE

Participants reviewed the built form and heritage attributes of the Original Proposal and many felt that the overall scale of the Therme facility was too large for what they understood to be a “luxury megaspa”. There was a concern that there would be a loss public space on the West Island. Participants emphasized the importance of the current publicly-accessible spaces at Ontario Place and expressed a desire for more gathering places. The pods and Cinesphere are recognized by the public as key components of Ontario Place and the proposed adaptive reuse of the structures was supported.

## PUBLIC PLACES AND ACTIVITIES

There was general support for the public realm master plan proposed for the east island and mainland. Participants indicated that they enjoy the greenspace at Trillium Park and encouraged that the design be continued on the entire site. There were questions regarding the type of activities offered at Therme, Live Nation and the Science Centre and what areas were available to the public. Accessing the site was a concern as many participants supported increased emphasis on public transit and active transportation access. Many attendees suggested the Revised Proposal decrease the amount of parking proposed on the site and ensure Ontario Place is accessible via alternative mode shares for all persons.

## ENVIRONMENT AND SUSTAINABILITY

Participants encouraged the future of Ontario Place to be a sustainable site that features extensive tree-cover, other plantings, and wildlife habitat. There were concerns about the loss of tree canopy required to construct the new landscape and buildings, and the impacts the proposed development will have on the environment. Participants noted a need to understand how the water quality will be improved on site and if safe swimming conditions will be possible. There was a general consensus that more green and open space should be provided at Ontario Place.



Figure 9. Community Consultation Meeting, Main Room (April 2023)



Figure 10. Community Consultation Meeting, Breakout Room (April 2023)



# 2.6 Community Consultation Meetings: September 2023

Another round of public consultation was held in September 2023 to solicit public feedback on the Revised Proposal included in this application. The in-person community consultation meeting was held on September 7, 2023 and a virtual community consultation was held on September 12, 2023.

Approximately 170 people attended the in-person event and nearly 400 people joined the virtual event. There was a high degree of responsiveness to the key changes presented at the community consultations, though questions and concerns were raised.

Many attendees appreciated the expansion of public realm, increased green space, and public activities. Public access to Ontario Place remains a top priority for the public, and there were questions about whether the public spaces of the West Island and on the Therme roof would be publicly-accessible. The applicant clarified that these spaces would in fact be publicly-accessible, managed cohesively by the province along with the other public spaces at Ontario Place and Trillium Park.

Attendees appreciated the decrease of parking supply in the Revised Proposal and expressed an interest for more pedestrian, cycling and transit connections while further decreasing the parking supply. There were many questions regarding how members of the public will arrive to Ontario Place. There was a general consensus that vehicle access and parking supply should be minimized and the design should prioritize sustainable access modes.



Figure 11. Community Consultation Meeting, September 2023.





## 2.7 Other Engagement

During the question and answer period, many questions regarding environmental sustainability were raised. There were questions about whether there would be a reduction in permeable and vegetated space. The applicant team was able to clarify that in fact permeable area at Ontario Place is proposed to be double that of the existing condition, and that the amount of planted trees would be significantly more than those to be removed. Attendees raised concerns about the loss of trees, maintaining that healthy trees, vegetation, and suitable biomass is a priority. Details of the landscape plan will be available for the public to review once a resubmission is finalized.

Attendees had questions as to why an Environmental Assessment was not undertaken for the tenanted areas. Infrastructure Ontario provided clarification that privately-led development does not have access to the Environmental Assessment process, but that these lands had undertaken a similar level of assessment regardless. Therme Canada has, on a voluntary basis, conducted an 'Environmental Review' of the construction and establishment of the shoreline works on the West Island in general accordance with the spirit of the Environmental Assessment Act (the "EAA"). Therme Canada has conducted an analysis of potential environmental effects and mitigation measures to determine the net environmental effects to water quality and aquatic habitat to demonstrate that these effects can be minimized as these are the environmental components of interest listed in the Official Plan policy 3.4.14.

Overall, the community consultation meetings provided a platform where participants acknowledged the degree of change in the Revised Proposal and continued to support a positive public realm impact, reduced building scale, and improved site accessibility. The desire for more green space, lush vegetation, connection to transit, increased pedestrian and cycling connections and more public activities will continue to influence future design development.

Other engagement processes have also shaped the application, including smaller group meetings with stakeholders, public meetings hosted by Therme, and public meetings for the Environmental Assessment.



An aerial photograph of the Ontario Place waterfront development in Toronto, featuring a large lake, a parking lot, a bridge, and various buildings, including a prominent dome-shaped structure. The image is overlaid with a semi-transparent teal color.

Section

## 3.0 Five Key Changes

Ontario Place holds a special place in the hearts and memories of Ontarians. But finding an enduring, viable mix of uses – of the scale needed to sustain necessary improvements to the site – has always been a challenge. Updates to the public space network and transit improvements along the waterfront create the opportunity for reinvestment at Ontario Place that will align it with its legacy. Since the development application was submitted in November 2022, the project team has taken in feedback from City staff, the Design Review Panel, Indigenous rights-holders and members of the public. The feedback received has resulted in a revised design along five key changes.



### 3.1 KEY CHANGE #1: CREATE A WELCOMING PUBLIC ENTRANCE TO THE WEST ISLAND

The revised entrance pavilion centres public access to the West Island with clear signage and a grand pedestrian promenade up and over a public land-bridge. The previous design located public access to the west side of the pavilion and bridge, with the main Therme entrance at centre. The revised design feels much more public, with familiar signage along important view corridors and a grand public realm gesture that invites visitors up and onto a new public vantage point.

The new West Island entrances blends the natural and artificial (as Ontario Place always has) to create a roof park experience that will be unique in Toronto. Multiple public routes create a network of interconnected movement experiences.



#### Responding to Input

**We Heard:** The entrance to the West Island feels like a private Therme entrance.

**Design Response:** The entrance pavilion has been revised to prioritize direct public access to the West Island public realm, with guest entrances to Therme reduced in scale and framing the edges.

New accessible public routes have been added to the east side and top of the pavilion and bridge to provide options to freely access the West Island.





**Figure 13.** Roof Viewing Deck and Terrace




**Figure 14.** Public Realm on Roof



## 3.2 KEY CHANGE #2: EXTEND THE LANDSCAPE UP AND OVER THE BUILDING

The Therme proposal has been redesigned to ensure no net loss of public space on the West Island and to provide increased investment to the publicly-accessible landscape. Much of the Therme building now sits below a network of publicly-accessible landscaped spaces and pathways, introducing new vistas of the waterfront and skyline. The West Island is conceived of as a rising hill from the landscape of Ontario's hinterland, supporting trails, plants and new spaces.



 ~4 acres increase in West Island public realm from original ZBA submission (35%), resulting in more public space than exists on the West Island today



### Responding to Input

**We heard:** It seems that the public space is relegated to the edges of the West Island.

**Design Response:** Public space and paths have been added through the middle of the West Island and on top of the Therme building.

**We heard:** Do not privatize Ontario Place

**Design Response:** The entire site will remain in public ownership, managed as one entity with Trillium Park by the province, and more public space (additional 9 acres) than what exists today will be provided on-site.



The integration of new built form with new public landscape creates opportunities for incredible new spaces and the assurance that there will be no net loss of public space on the West Island but in fact an expansion of it, and a major investment into its quality and long-term resiliency.



**Rooftop Park Precedents**



Nanyang Technological university, green roof park, Singapore



Antinori Vineyard, Forence, Tuscany, Italy



Dr. Lillian McGregor Park, Built over existing parking structures, Toronto, Canada




College Park- Barbara Ann Scott Ice Trail, Built over existing parking structures, Toronto, Canada

**~ 12.5 acres** Public space at grade

**~ 3.4 acres** Public space on roof

**15.9 acres+** Total public space on West Island and Entrance Pavilion

 **+35%** Increase from previous submission



### 3.3 KEY CHANGE #3: REDUCE THE SCALE OF THE THERME BUILDING

The revised proposal is the result of significant efforts to reduce the overall massing required for the Therme building, while continuing to enable a major visitor destination that can be enjoyed by as many Ontarians as possible, and tourists from across the world.

 **Therme massing volume by 25%**  
**Main Building height 5-10m lower**  
**Entrance Pavilion height by 14%**



#### Responding to Input

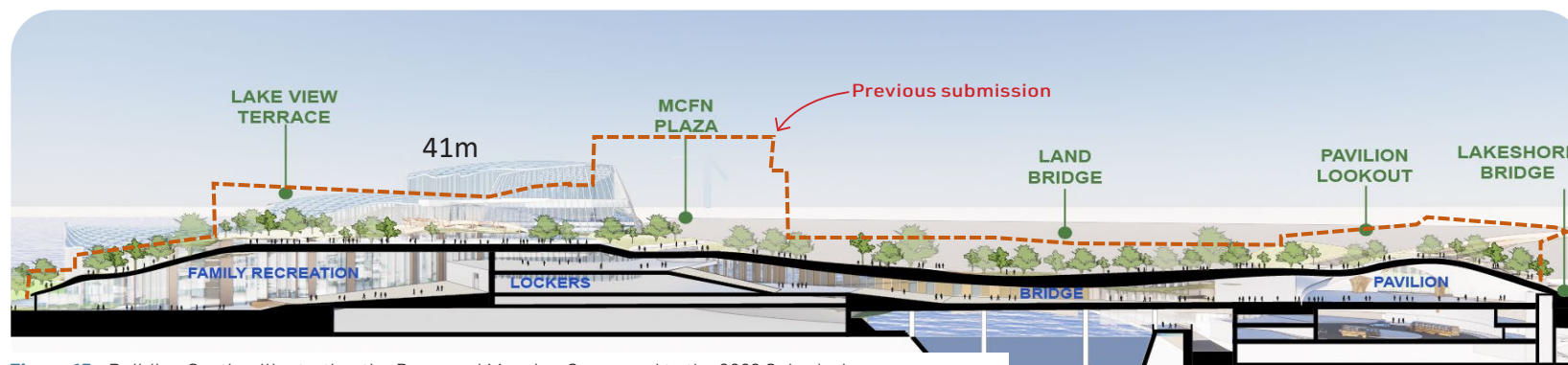
**We heard:** The building is too large

**Design Response:** The built form has been redesigned to reduce the overall scale of Therme, reduce the main building height, reduce the main pavilion height, and introduce more gradual transitions in building height.

**We heard:** The public realm on the waterfront is too narrow

**Design Response:** The expanded waterfront walkway is now within a significantly wider building setback from the shore, with widths up to 31m on the north and east and greater widths on the west and south.

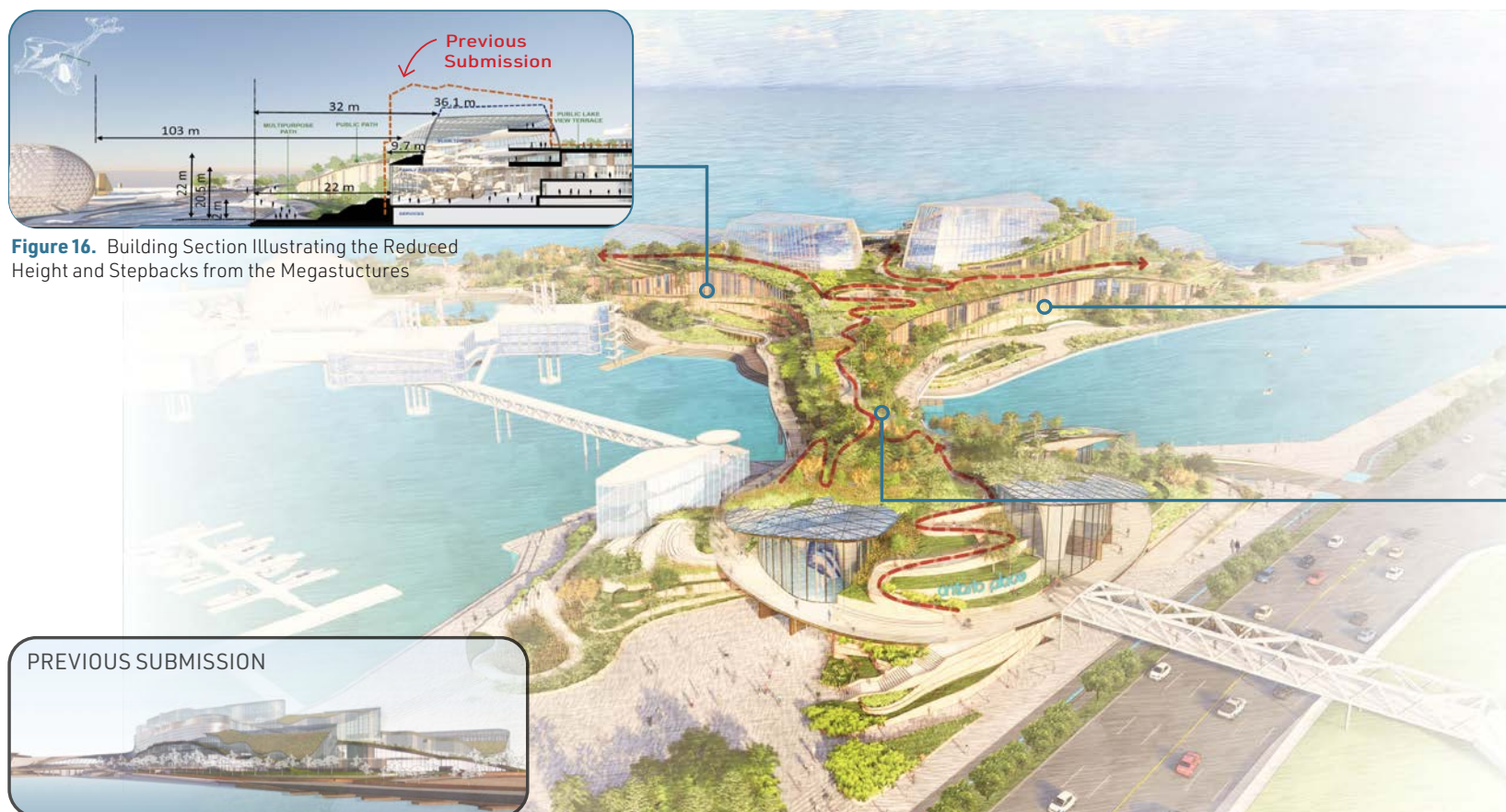




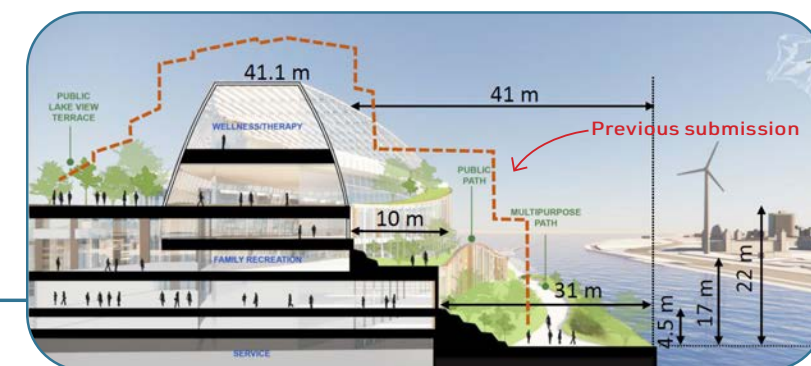
**Figure 15.** Building Section Illustrating the Proposed Massing Compared to the 2022 Submission

The Revised Proposal breaks up the Therme buildings into a partially submerged campus of buildings, separated by public paths on the upper levels. This integrates public space and circulation above and between the ticketed areas.

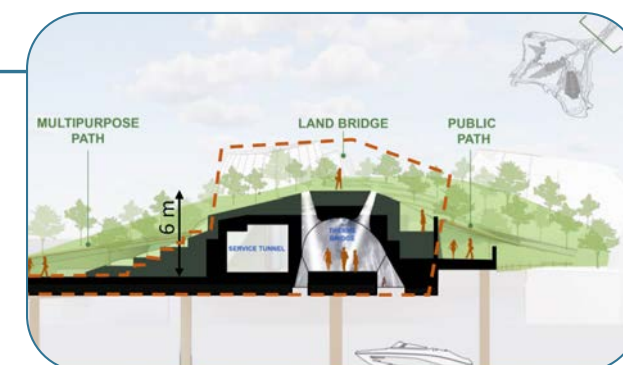
The entrance to the West Island has been revised to focus on welcoming public visitors to the Site. Reducing the built form mass and height while increasing guiding vegetation and native planting create an open and inviting plaza for all visitors.



**Figure 16.** Building Section Illustrating the Reduced Height and Stepbacks from the Megastuctures



**Figure 17.** Building Section - North Facade

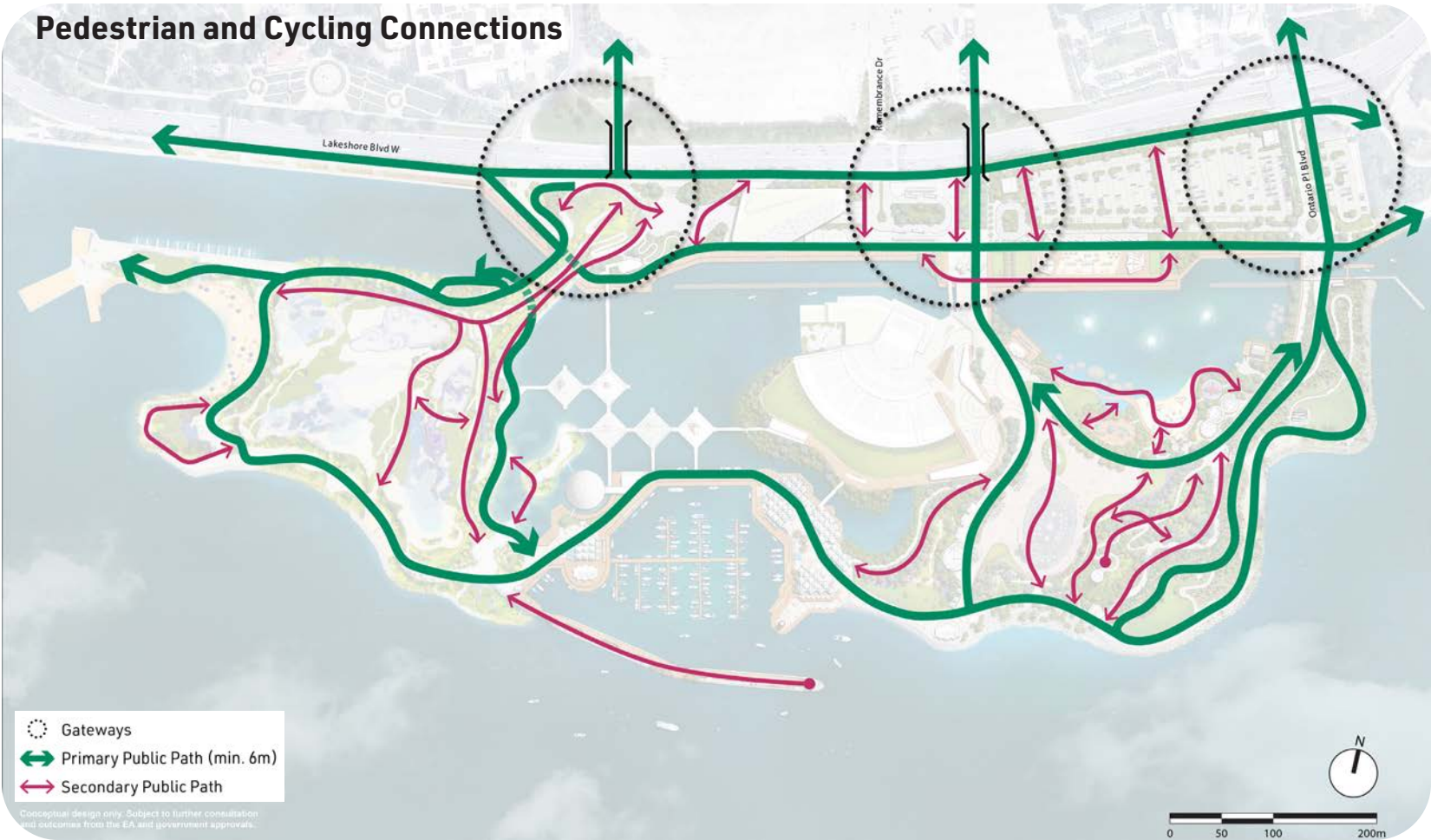


**Figure 18.** Building Section - Land Bridge



### 3.4 KEY CHANGE #4: BETTER CONNECT TO THE CITY WITH IMPROVED MOBILITY OPTIONS

The Revised Proposal achieves a more sustainable modal split by increasing transit mobility through the decision of a transit shuttle that directly connects to Exhibition GO, decreasing the amount of vehicular parking by 226 parking spaces and increasing the amount of bike parking spaces by 577 spaces.



**Responding to Input**

**We Heard:** There is too much focus on car access and parking.

**Design Response:** The proposed parking structure is reduced by 226 parking spots.

The improved bike access strategy includes 950 bike parking spaces.

Metrolinx is designing a shuttle that directly connects to Exhibition GO and Ontario Line Station.



# Vehicular Connections to Ontario Place



# Multi-use Pathway: West Island



# Multi-use Pathway: Mainland

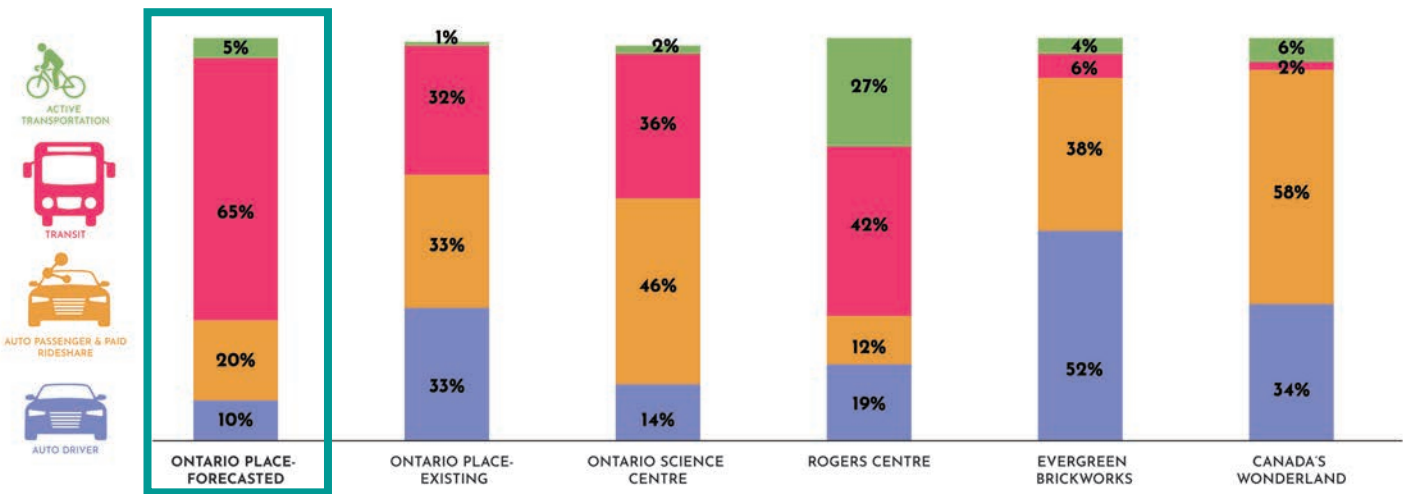


Figure 19. Modal Split for Ontario Place Compared to Toronto Tourist Destinations

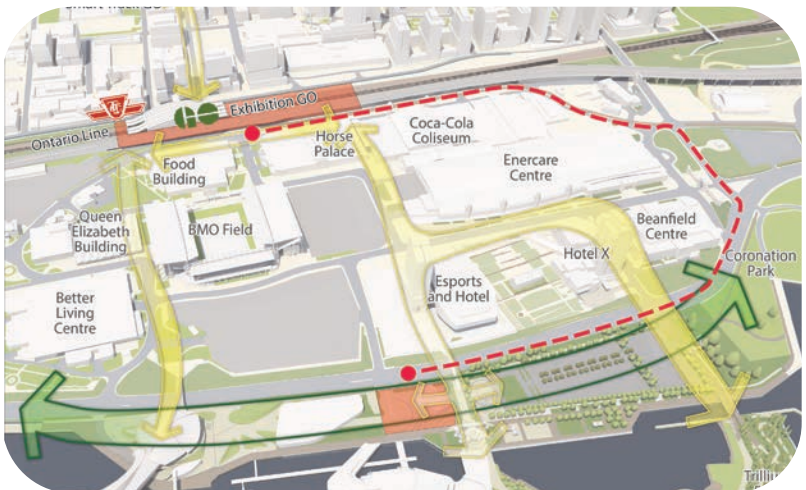


Figure 20. Pedestrian (yellow) and shuttle (red) connections to Exhibition Station Urban Strategies Inc.



# 3.5 KEY CHANGE #5: CREATE MORE WATERFRONT PROGRAMMING

The Revised Proposal includes more places for play, more food and beverage stations around the site, and an increased allocation of space for places of ceremony, green spaces and activity zones.



West Headland

1



Public Beach

2



MCFN Fire Pits

3



Marina Cafe

4



The Forum

5



Children's Play

6

## Responding to Input

**We Heard:** We want spaces to swim/play/rest/be in nature/ paddle, etc.

**Design Response:** The open space design has been improved with more public space and amenities accessible to members of the public.

**We Heard:** We want more options for food and beverage on the waterfront.

**Design Response:** The revised waterfront promenade and marina village provides more options for food and beverage and washrooms.







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An aerial photograph of a waterfront development, likely a marina or park, with a teal overlay. The image shows a large body of water, a parking lot, a road, and various buildings and structures. A prominent feature is a large, curved, light-colored structure, possibly a bridge or a walkway, extending into the water. The overall scene is a mix of natural and built environments.

Section

## 4.0 Details of the Revised Design



# 4.1 The Revised Proposal for Ontario Place

**The foundation of the Revised Proposal is based on the guiding principles to achieve an inclusive Ontario Place that offers recreational experiences for all visitors. The guiding principles are consistent with the objectives of provincial and municipal planning policy for the site, and include:**

- 1. Celebrate the original vision
- 2. Be a vibrant waterfront open space
- 3. Be economically viable and lasting
- 4. Be a destination for all Ontarians
- 5. Achieve environmental sustainability and resilience

The Revised Proposal has been considered comprehensively through a series of public realm, program and building investments, and mobility needs that will collectively implement the overall vision. The various elements of the Revised Proposal have been woven together through a network of pathways, passive and active open space areas, and destinations that will offer recreational and programming opportunities for all Ontarians. The details of the Revised Proposal are organized into five components described in the following sections:

- 4.2 Public Realm
- 4.3 Buildings and Programming
- 4.4 Transportation and Mobility
- 4.5 Sustainability
- 4.6 Phasing





**Figure 21.** Master Plan for the Ontario Place Redevelopment



# 4.2 Public Realm

## HABITAT AND BIODIVERSITY



The foundation of the Revised Proposal includes updates to the landscape, to support the beautiful and functional design. Reinforced edges along the water and raised elevations will protect it from seasonal flooding where appropriate, while expanding the public realm. Improvements along the inner lagoons and a new, submerged reef off the West Island will create new wetlands and aquatic habitat, and the landscaped islands will expand the tree canopy and increase permeability, reducing the level of stormwater runoff and urban heat island effects.

## WATER'S EDGE TRAILS



The Revised Proposal will reinforce the islands' shoreline, creating a flood-resistant landscape that protects the waterfront destination for future generations. The future water's edge will be supported by a hierarchy of open spaces, stitched together by a network of multi-use trails. The open space network will improve access to the lake and provide future visitors with a variety of intimate waterfront experiences: waterfront boardwalks, a new beach for recreation and relaxation, and several landings of terraced stones that look-out over the lake. Improvements to the waterways and marina will also improve access for small watercraft, retaining Ontario Place as an important destination for boating and water recreation in the province.



## WATER PLAY



South Shoreline



Public Beach

Celebrating historic uses at Ontario Place will be achieved through introducing new water-based recreational activities. The Revised Proposal includes new places for the public to swim. Proposed upgrades to the site will allow visitors to safely enter the water at designated swimming locations across Ontario Place. New public beaches are proposed on the West and East Island, and opportunities to touch the water are offered along the re-enforced armoured shoreline.

## KIDS PLAY



Children's Play Village



Kids Interactive Play Area

The future of Ontario Place will offer recreational opportunities for families by introducing kid friendly environments. The historic Children's Village will be re-created, providing a unique play facility that is immersed into the surrounding landscape. Additional play sculptures are designed around the site, including on the West Island to provide multiple destinations for kid's play at Ontario Place.

## ACTIVE & FLEXIBLE PROGRAMMED SPACE



MCFN Programmed Area



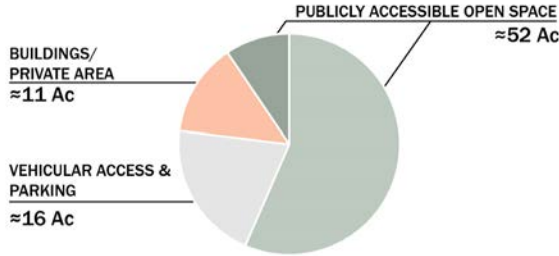
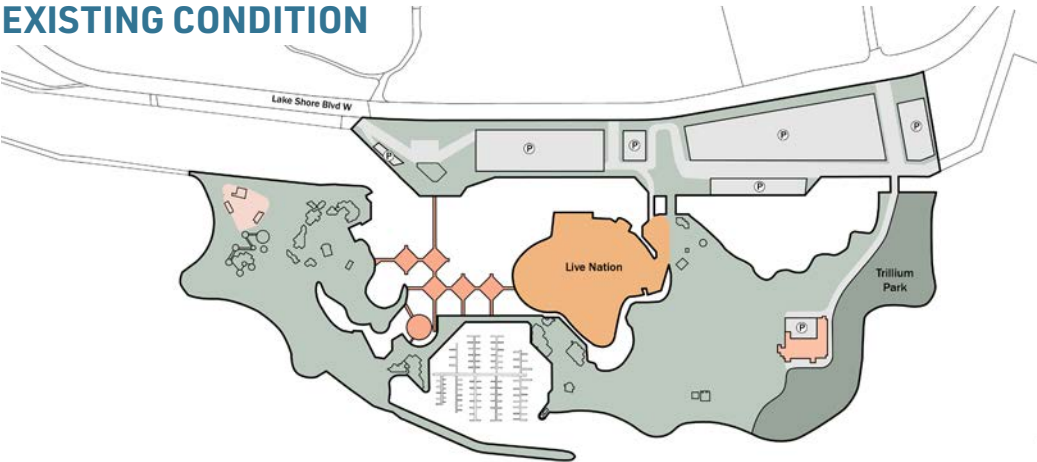
Cabana Market

To allow for various programming needs, the Revised Proposal has been designed to host temporary events in a flexible programming space. Including a flexible space, such as the Forum, will bring different cultural and music events to Ontario Place. Introducing temporary events will animate the site during all seasons and be a destination for all Ontarians.



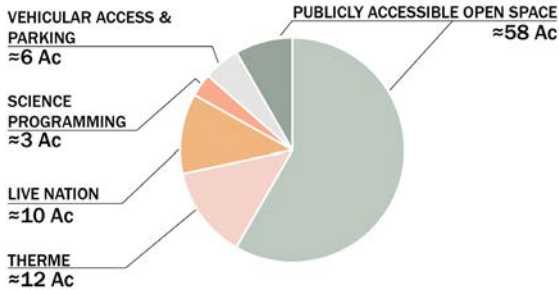
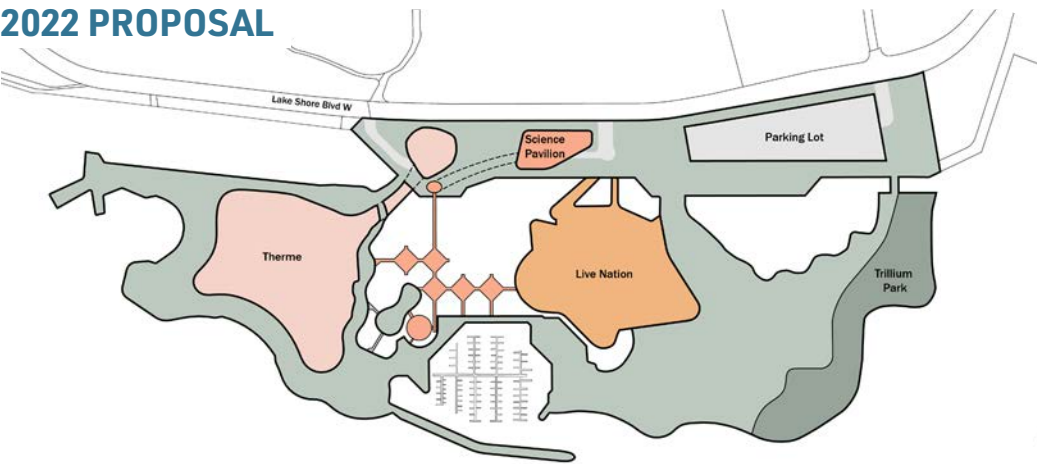
The Revised Proposal includes a significant increase of public space throughout the entirety of Ontario Place. This means that the proposed condition will feature more free-to-access public space on the site than exists today, all of which will be publicly managed and maintained.

### EXISTING CONDITION



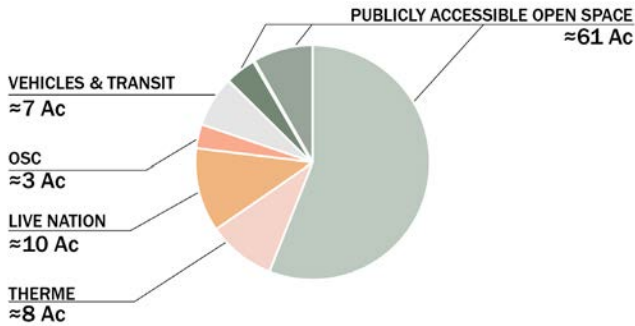
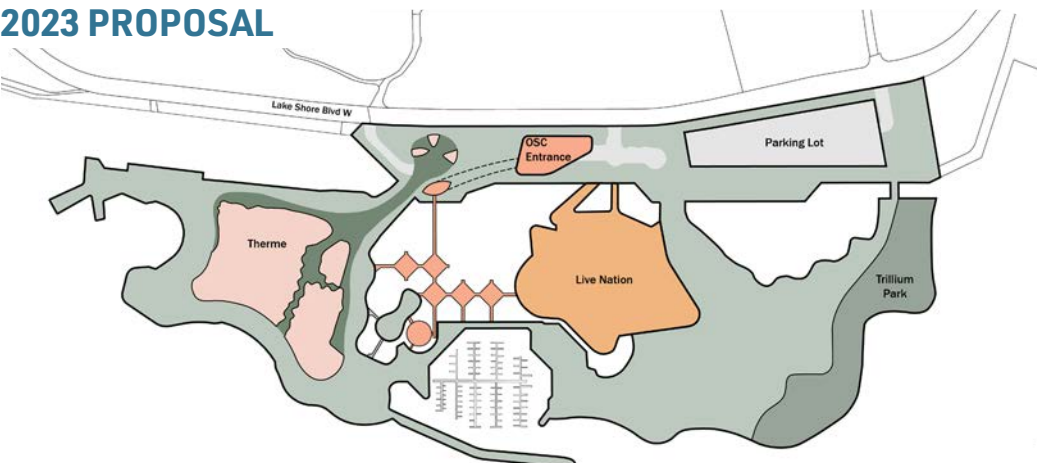
**~52 ACRES**  
Public Open Space

### 2022 PROPOSAL



**~58 ACRES**  
Public Open Space

### 2023 PROPOSAL

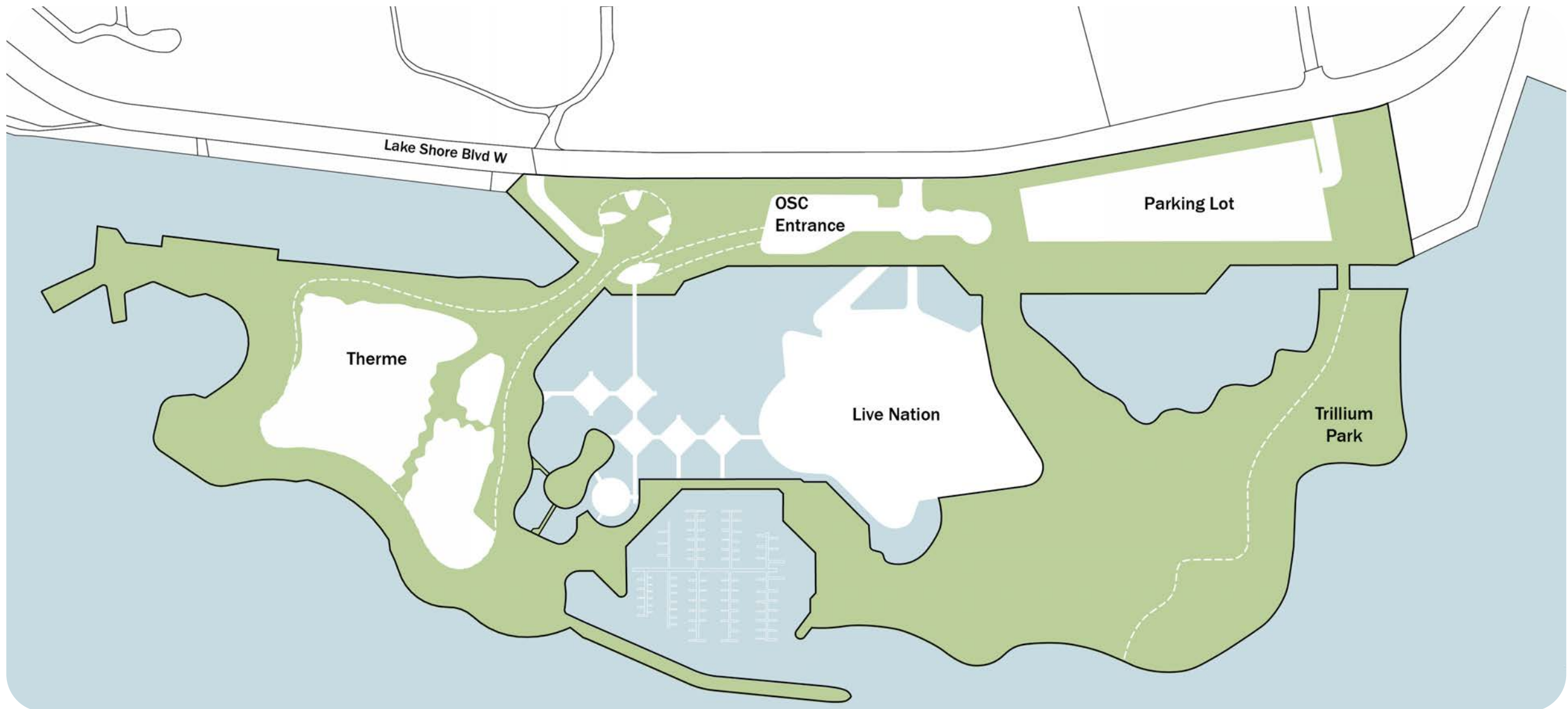


**~61 ACRES**  
Public Open Space

\*all calculations include existing 7.4 acres of public space at Trillium Park.

**Figure 22.** Existing, 2022 Proposed, and 2023 Proposed uses at Ontario Place





**Figure 23.** Plan showing the publicly-accessible open space at Ontario Place. Like Trillium Park today, all of the open space will be managed and maintained by the successor organization to the Ontario Place Corporation.

~61 Ac*	~29 Ac
Public Open Space *Including 7.4 Ac of Trillium Park	Ticketed/ Other Space



GATEWAY ENTRANCES

The proposed Mainland improvements will prioritize three gateways as the primary means of accessing and experiencing Ontario Place along the Lake Shore Boulevard edge. Welcoming art structures will be displayed at the entrances to mark the arrival to Ontario Place. These prominent points of arrival at the Eastern, Central and Western gateways will all improve connectivity with Exhibition Place the city to the north but will each serve a unique function and feature unique character elements. Consultation with local and Indigenous designers is planned to create iconic gateway structures that represent the history and future of Ontario.

Eastern Gateway

The Eastern Gateway is the point where the existing central waterfront public spaces meet Ontario Place at Trillium Park. Pedestrian, cyclist and vehicular access will be available from Lakeshore Boulevard to Remembrance drive. A multi-use trail will connect to Martin Goodman Trail, connecting the Eastern Gateway to surrounding the surrounding mobility network. The waterfront boardwalk will start at the eastern gateway and span across the site to the west, creating a waterfront view along the mainland. Upgrades to the east bridge are proposed to allow for water circulation into Brigantine Cove while, simultaneously allowing for pedestrian access into Trillium Park.



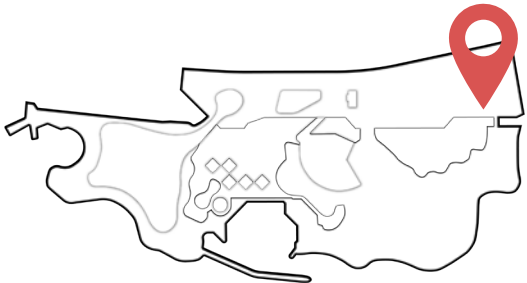
Figure 24. Eastern Gateway



Figure 26. Pathway into the East Island



Figure 25. Artist rendering of East Gateway





Central Gateway

The Central Gateway and plaza will transform as a high-capacity pedestrian space in response to the expanded program offerings across the East Island and Mainland. The Central Plaza will function as a filter and crush space for users arriving on foot, by bike, by transit and through the dedicated pickup and drop-off area. The gateway will become the main entrance and the iconic face of Ontario Place. As the Live Nation Amphitheater is redeveloped, landscape and bridge improvements will address capacity requirements of major events, and the entry design will be re-imagined for seamless public access .



Figure 27. Central Gateway



Figure 28. Artist rendering of Central Gateway



Western Gateway

The revised design for the Western Gateway creates a grand public park entrance atop an enclosed entrance to the Therme ticketing area. Additional public paths pass along the east and west sides of the West Island bridge, with servicing and visitor access to Therme located within. The public realm of the Western Gateway extends up and over the entrance pavilion amidst a roof landscape of native plantings. Pedestrian routes at the Western Gateway connect east down to the Martin Goodman Trail, west into Ontario Plaza or directly south to the West Island.

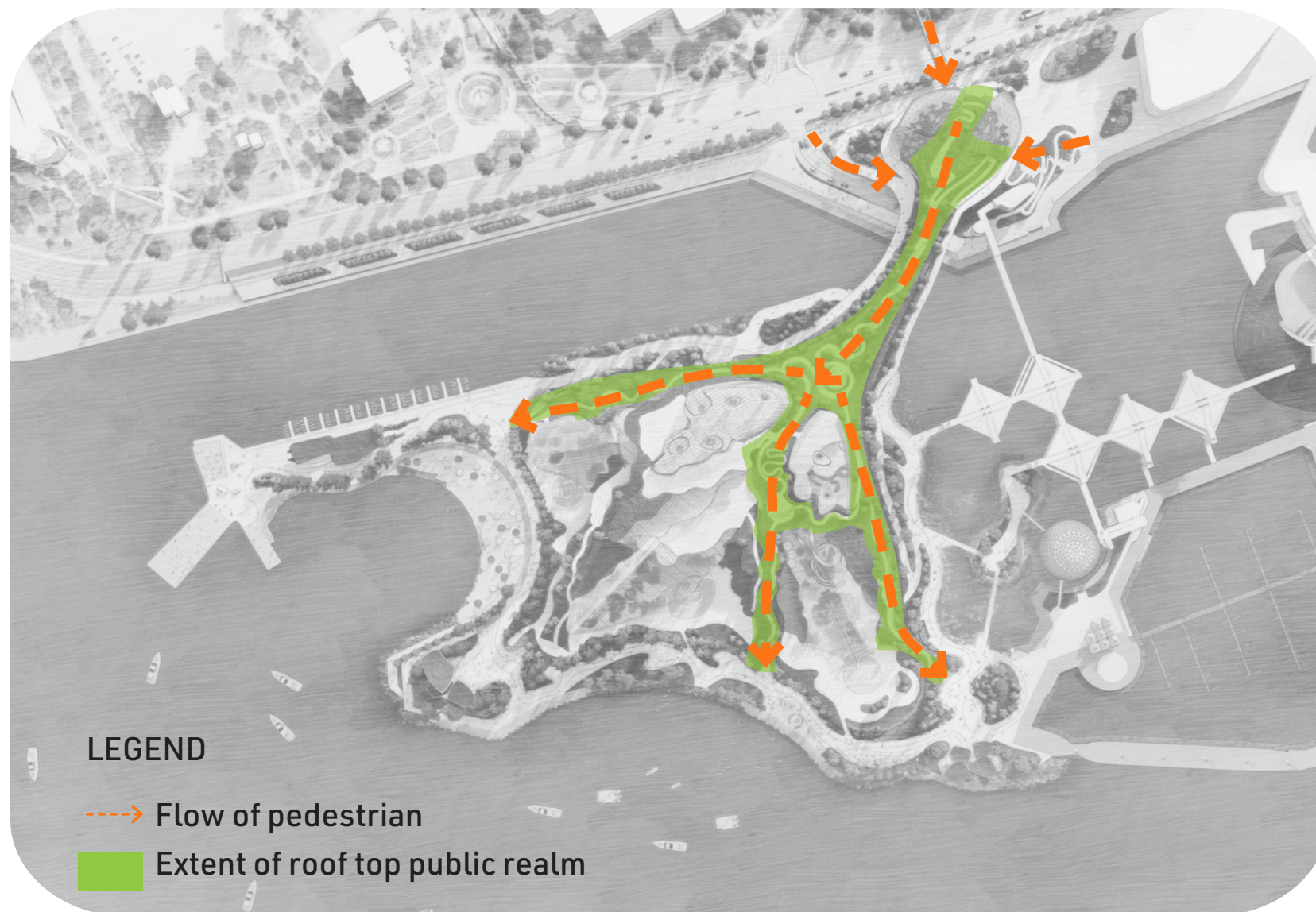


Figure 29. Western Gateway



Figure 30. Western Gateway





**Figure 31.** New roof-top pedestrian routes on the West Island that complement and connect to at-grade pedestrian routes.



West Island

Therme Building Landscape

The Revised Proposal includes a 3.4 acre publicly accessible green and open space that sits on top of the Therme building. A series of landscaped pathways connect visitors from the mainland in and throughout the west island. The proposed MCFN plaza and Lakeview plaza are strategically situated on top of the building in a location that offers views to the pods and cinesphere. All visitors to Ontario Place are welcomed to enjoy the unique green space on the west island that offer great lakefront views and view of the site.

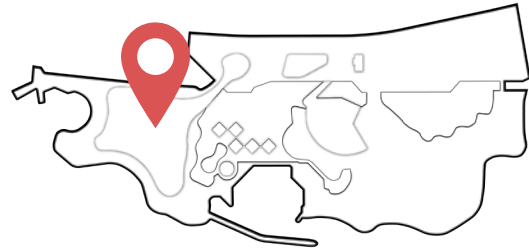


Figure 32. Revised Public Realm on the West Island





**Figure 33.** New views created from West Island landscape bridge.



**Figure 34.** Rooftop Amphitheater



**Figure 35.** Public pathways connecting Therme rooftop and shoreline public realm.



**Figure 36.** New view of Pods and Cinesphere.



**West Island Beach and Public Swimming Pier**

The West Island Beach and Public Swimming Pier remain consistent with the Original Proposal. Investment in these public amenities will allow for an enjoyable and safe swimming location. A ~3,500 square metre beach will be created on the west shoreline that will expand on the beach that exists today to welcome more visitors. The proposed beach will be accessed by the accessible multi-use path along the shoreline and water access points will be provided for persons with mobility devices. The beach and pier will also feature canoe and kayak rentals, food and beverage offerings, and public bathrooms and change rooms to support long days at the beach.

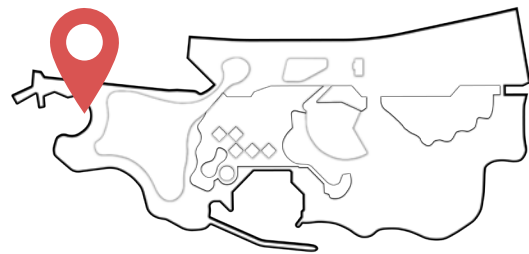


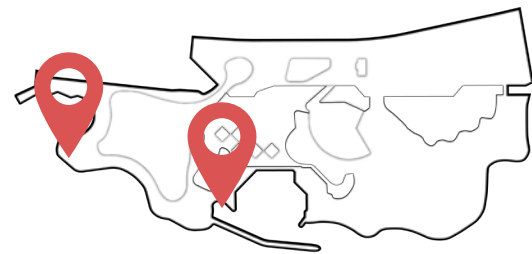
Figure 37. Public Beach



**Outer Headlands and Shoreline**

The outer headlands, located on the southern edges of the West Island, will continue to be a unique gathering space, with shelters and seating for improved community use. The east and west headland continues to offer opportunities for seasonal programming and great vantage lookouts along the water’s edge. The wetland innovation zone on the interior cove provides great views to the pods and cinepsphere, while introducing a new naturalized area for people to gather and enjoy.

The Revised Proposal includes more details on the Indigenous place keeping and partnership with MCFN. A dedicated MCFN programmed area is designed on the west shoreline to provide a space for gathering and ceremonial events. There will be public access to the plaza majority of the time, when MCFN programming is not occurring. A new sculptured play area is proposed adjacent to the MCFN that will provide space for children to play on the West Island.



The Revised Proposal includes 12.5 acres of shoreline public realm at grade. The width of the multi-use path on the west island has been increased from 6 metres in the original proposal to 7 metres by increasing the building setback. The Therme building has been setback by 4 metres on both the east and west side, creating more space for pedestrian and cyclists along the waterfront multi-use trail.



**Figure 38.** East Headland



**Figure 39.** West Headland





**Figure 40.** Southshore Playscape



**Figure 41.** MCFN Programmed Area



East island

Lighthouse Point and Ontario Place Pier

The Revised Proposal includes the adaptive re-use of the existing Lighthouse and Ontario Place Pier. The shoreline surrounding the lookout spots is in poor condition resulting in seasonal flooding. Dock improvements are proposed to upgrade the public space and integrate seating with shade canopies. The investment to the lookout spots will create a welcoming space that will animate the public realm along the water's edge.

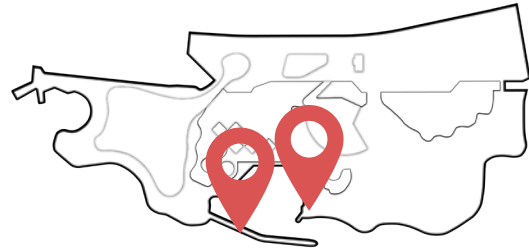
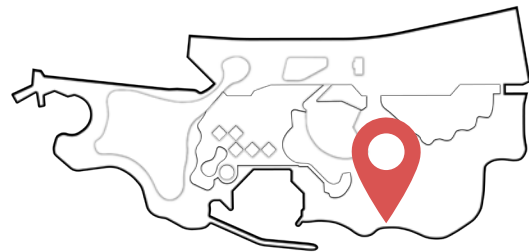


Figure 42. Ontario Place Pier



**Trillium Park Link and South Shoreline**

The Southern Shore and Trillium Park will continue to offer a naturalized landscape through the planting of native plant species. The Trillium planting palette will be continued at Ontario Place to offer diverse habitats. Improvements to the south shore includes a terraced armoured-rock shoreline that both step out into the water, and provide protection from erosion and flooding.

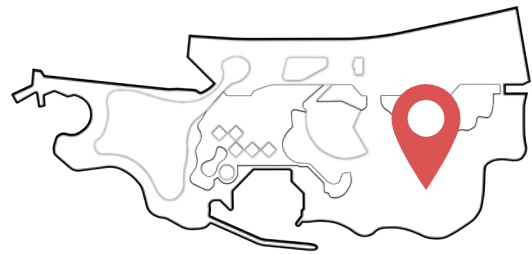


**Figure 43.** South shoreline with access to the Water’s Edge



**The Forum**

The design and flexible programming proposed in the Forum is consistent with the Original Proposal. Diverse facilities and amenities, such as basketball courts, a water-play feature, and furnished gathering areas, can support year-round use. The space can also accommodate large scale temporary and seasonal event programming. Potential planting and fountain features can have positive environmental benefits by managing stormwater and reducing urban heat island effects.



**Figure 44.** The Forum featuring an innovative water-play feature



**Brigantine Cove and Children’s Play Village**

The Revised Proposal continues to offer a Children’s Play village that integrates with the beach on shore of Brigantine Cove. The original Children’s Village will be re-imagined as a large play space set within a naturalized landscape, creating a destination for families. The water’s edge at Brigantine Cove will be naturalized, creating a wetland condition that will function as an aquatic habitat.

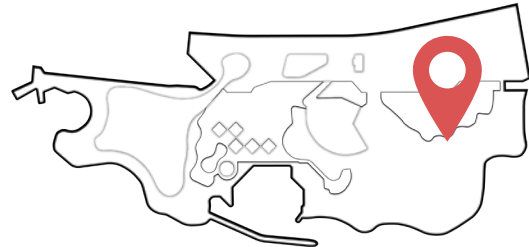


Figure 45. Children’s Play Village



Figure 46. Brigantine Cove Pathway



Figure 47. Brigantine Cove Beach



Mainland

Activity Promenade Zone

The Revised Proposal introduces new uses along the mainland boardwalk to activate the space. The boardwalk considers the potential for increased recreation and passive program elements. The activity zone includes flexible programming space for food and beverage opportunities, recreational sports, and temporary stall setups for events. The boardwalk along the inner lagoon will act as a leisure experience for pedestrians while, the Martin Goodman Trail carries pedestrian and cycling traffic.

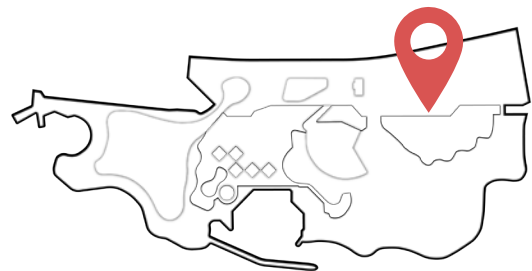


Figure 48. Cabana Market on the Mainland Activity Zone



Figure 49. Mainland Promenade and Boardwalk



**Ontario Plaza**

The Ontario Plaza remains to be the centre piece of the mainland public places. Framed by the Therme Pavilion on the west and the science entrance pavilion to the east, the plaza will add to the sense of arrival and become a large space for art, science and gathering. The Revised Proposal includes a ramp down from the West Entrance into Ontario Plaza, offering views to the pods and Cinesphere. The massing of the Ontario Science pavilion is intended to positively interact with the open space and provide a welcoming entrance to the science programming Ontario Place has to offer.



Figure 50. Ontario Plaza



# 4.3 Buildings & Programming

The buildings and structures at Ontario Place anchor the programming to offer a variety of amenities on site. The built form has been designed to integrate with the naturalized environment and respect the heritage attributes of Ontario Place.

## Welcome Pavilion

The Welcome Pavilion at the West Gateway will function as a public and private entrance to Ontario Place. The revised pavilion design has been reduced in height by from 26 metres to 22.5 metres. The Welcome Pavilion will include vehicle entrance at the lower level and pedestrian access from the main levels. The cafe located within will be open to the public and provide a direct and animating interface with Ontario Plaza to the east.

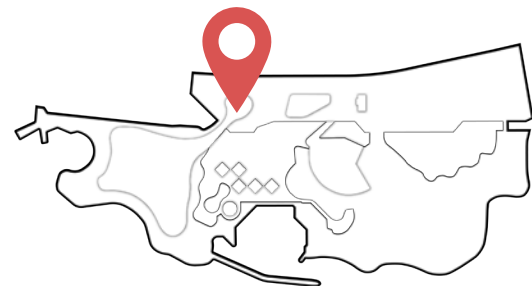


Figure 51. Welcome Pavilion Aerial View from Northeast





**Figure 52.** Exterior Welcome Pavilion Entry



**Figure 53.** Interior Welcome Pavilion Entry



**West Island Bridge**

The revised West Island Bridge provides three public access routes to the West Island and an internal access for Therme visitors and servicing. The revised bridge offers an immersive landscape experience by directing visitors through a network of planted pathways. Through partnership with the Mississaugas of the Credit First Nation, these pathways honour the local watershed with a route that traces the meanders of the Credit River. The new public routes atop and on the east side of the West Island bridge create new views to the heritage pods and Cinesphere.

Therme patrons access the Main Building through from the Welcome Pavilion through the interior of the bridge. To minimize view impact to the pods and Cinepsphere, the bridge has been reduced in height from 17 metres to 13 metres.



**Figure 54.** Views to the Pods and Cinesphere from Therme Land Bridge



**Figure 55.** Interior of Therme Bridge



**Therme Main Building**

Therme will continue to offer a unique mix of indoor and outdoor waterpark recreation, sauna and steamroom facilities, sports therapy and wellness treatments distributed across four main zones: Genesis, Elysium, Palm and Galaxy. The total area of the facility has been reduced by 25% in volume but maintains enough scale to accommodate high visitor numbers and affordable ticket prices, ensuring the facility is accessible to as many Ontarians as possible.

The revised design for the Therme main building separates the upper levels into a campus of separate building forms separated by public landscape spaces. The highest point of the building, at 41 metres, is pushed further west away from the 30-metre-high Cinesphere and gradually steps down to the public realm at grade.

The building contains three main sections that offer a range of amenities for all ages. The largest family recreation section is the largest and accounts for 66% of Therme guests offering water-based programming such as indoor/outdoor pools, waterslides, and water-based exercise classes. The wellness section makes up 21% of Therme guests and offers a relaxing environment for programming including indoor/outdoor pools, mineral baths, saunas, and steam rooms. The therapy section accounts for 13% of Therme guests offering activities such as exercise classes, personal care services and healthy food and beverage opportunities. The Therme building prioritizes family recreation and embraces Ontario Places' history by offering a range of water-based activities for all ages.



Figure 56. West Island Perspective View from the Northeast



Figure 57. Therme Main Building East Side.

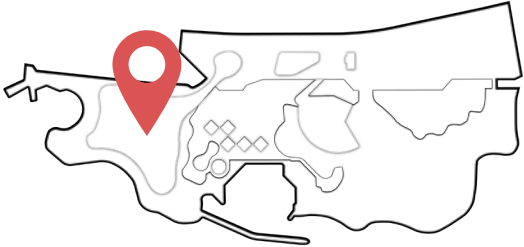






Figure 58. Therme Family Recreation (66% of Guests)

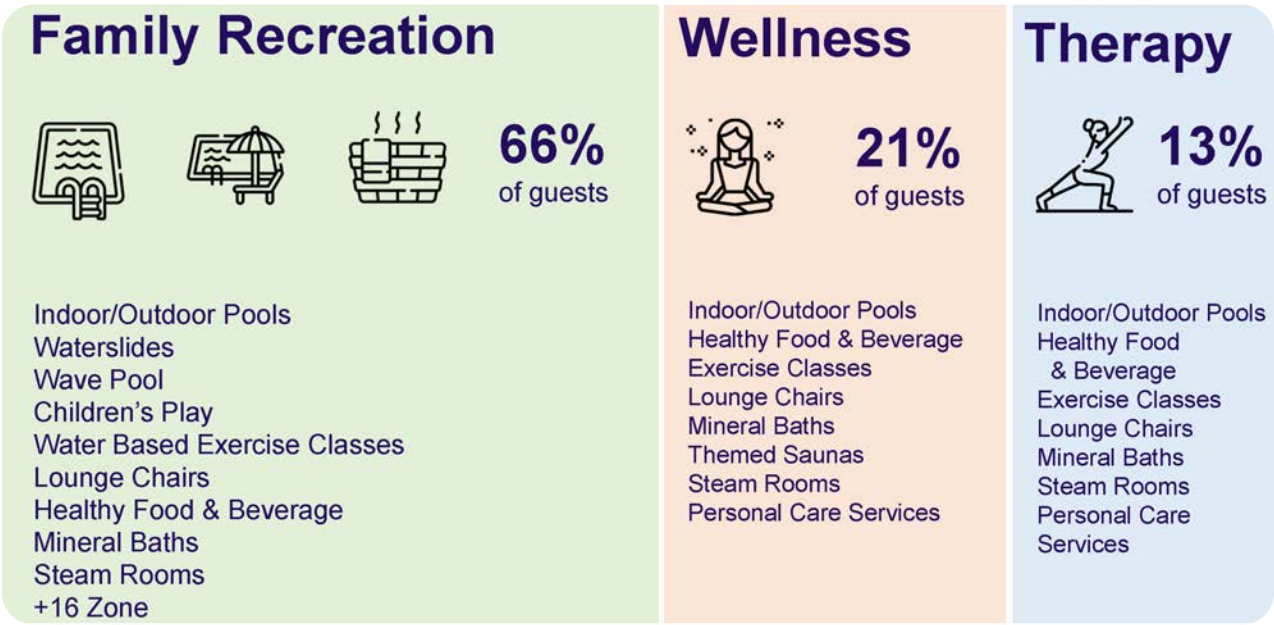
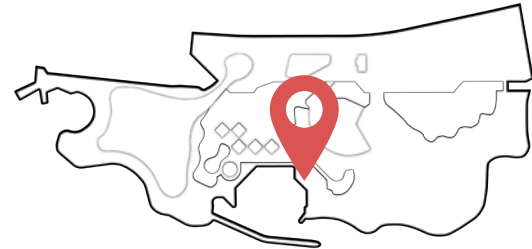


Figure 59. Therme Guest Breakdown



**Marina Village**

The Revised Proposal includes an advanced design for the Marina Village. The West and East Marina Village includes a series of geometric buildings that recall Zeidler’s modernist designs. The structures have been designed to offer food and beverages to all visitors at Ontario Place. The vista café will be revitalized to offer food services, adjacent to a flexible event space. New investment to the Marina will ensure resilience to lake level rise, raising established grade levels to minimize potential for flooding. The Marina Village will be surrounded by a reinforced floating dock that amenities to boaters, increasing water access on Lake Ontario.



**Figure 60.** Marina Village



Supporting Amenities

The Revised Proposal includes public washrooms, change rooms and food and concession stands to support the public realm. A total of ten washroom facilities will be accessible to the public, equally

distributed throughout the site. Public changerooms will be available near water recreation activities such as the West Island pier, the beach at Brigantine Cove and at the Forum. Food and concession stands will be available around the site, providing a destination for visitors that will animate the public realm.

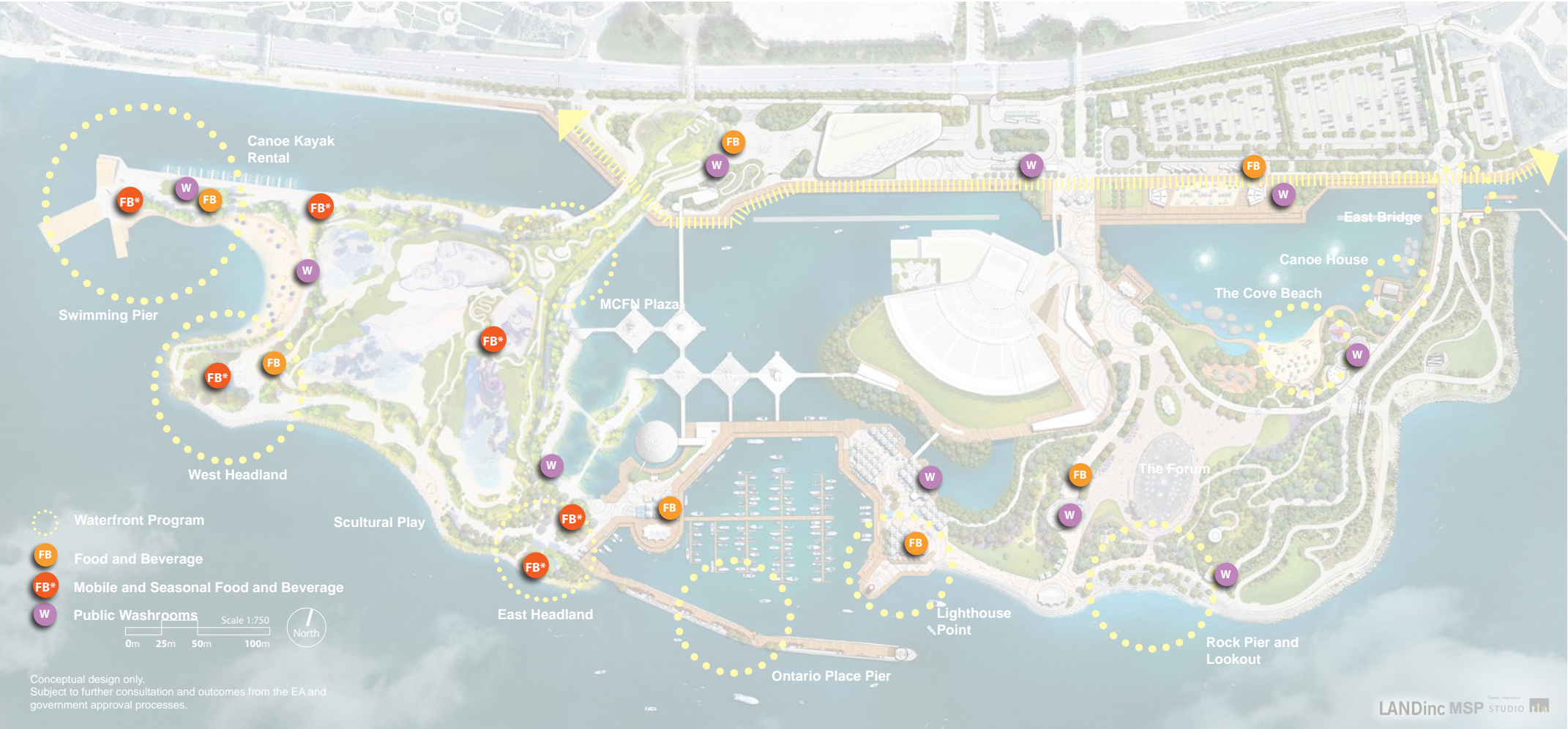


Figure 61. Supporting Amenities at Ontario Place



# FUTURE DEVELOPMENTS

## Live Nation

The Live Nation Amphitheater will be redeveloped to become an indoor venue during the fall, winter and spring months. The new amphitheater will open during the summer months to allow for concert viewing from the iconic lawn. The redevelopment for Live Nation introduces a new public outdoor space and parkland, pathways, landscape features and programming.

Pedestrian circulation will be improved at the Live Nation Amphitheater through the integration of the lawn, new venue entrances and the improved relationship with the public realm. The Revised Proposal includes the raising of the southern edges to create a gradual slope between the lawn and supporting amenities surrounding the stage including food, beverage and concession stands. A new venue entrance is proposed to the south and new bridge access is proposed to the north to minimize pedestrian traffic during events. The Revised Proposal seeks to achieve a better integration of the Live Nation facility with the public realm by creating a more gradual split off between the public realm and venue at the central gateway. Investment to public facilities such as washrooms are proposed at the main entrance to support users of both the public realm and Live Nation Amphitheater.



Figure 62. Live Nation conceptual massing.



Figure 63. Proposed indoor / outdoor experience at Live Nation



**Ontario Science Centre**

The Revised Proposal includes the commitment to science programming in partnership with the Ontario Science Centre. The programming will be based within a 4-storey pavilion on the mainland and within the pods and Cinesphere.

The Original Proposal included a science pavilion on the mainland and adaptive reuse of the pods and Cinesphere to deliver this programming. In April 2023, Treasury Board approved the full relocation of the OSC to Ontario Place. Functional requirements for the new OSC were established in consultation with the OSC, with the goal of achieving both the OSC’s modernization and sustainability objectives. The OSC consist of approximately 200,000 square feet, in addition to the pods and Cinesphere, to deliver its mandate and programming. While the detailed design for the new OSC main building will be developed through a subsequent design process, several conceptual alternatives were evaluated as part of the ongoing Category C Class EA to help determine potential impacts and develop mitigation measures to guide future design development.

The conceptual massing for the pavilion has been designed to maintain heritage views to the pods and Cinesphere from the central gateway. The science programming proposed will animate the pods and Cinesphere to adaptively re-use the space that has been underutilized since Ontario Place opened. A programmed underground connection is envisioned from the Science Pavilion to the pods and Cinesphere, providing an uninterrupted user experience while maintaining views and access from Ontario Plaza.

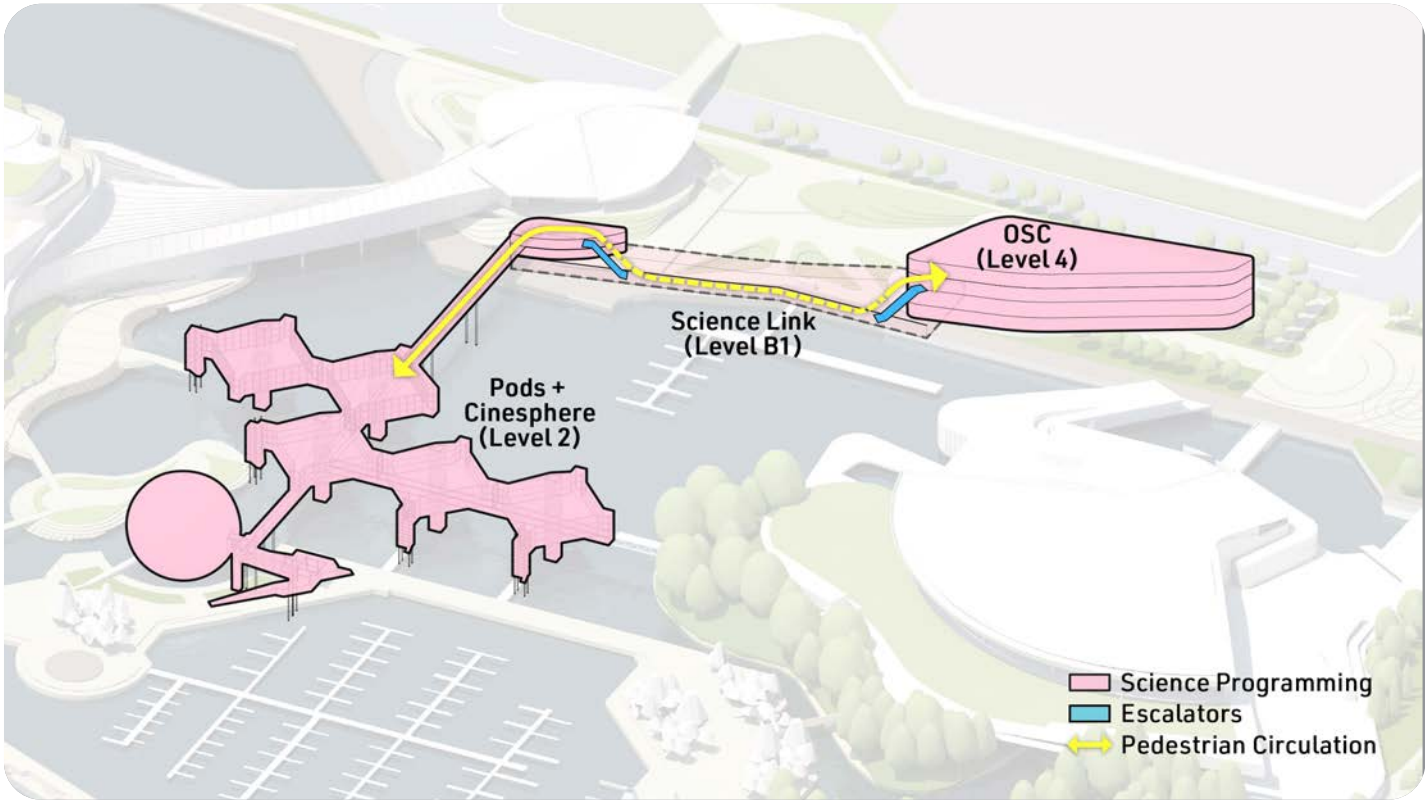


Figure 64. Ontario Science Centre Conceptual Massing



# 4.4 Transportation & Mobility

By consolidating vehicles below-grade, prioritizing the pedestrian and cyclist experience, and better connecting to transit, the mobility strategy supports future access and planned visitation numbers while positively contributing to the public realm experience. The Revised Proposal seeks to improve transportation options to and across the site by investing in first and last mile connections, pedestrian and cycling infrastructure, and a consolidated vehicular access strategy.

## Ontario Place-Exhibition Connection

The Revised Proposal includes a more comprehensive plan to bring visitors to and from light rail transit. Exhibition GO will be a major transportation hub with GO train access, streetcar access and the future Ontario Line subway access. Coordination with Metrolinx is on-going to support a shuttle bus connection from the Exhibition transit hub to Ontario Place. The Revised Proposal includes a shuttle bus access loop, that has been designed to meet TTC requirements. The shuttle access is strategically located at the central gateway, providing visitors that arrive by transit a sense of arrival. Planning and design of improved pedestrian connections through Exhibition Place is currently underway.

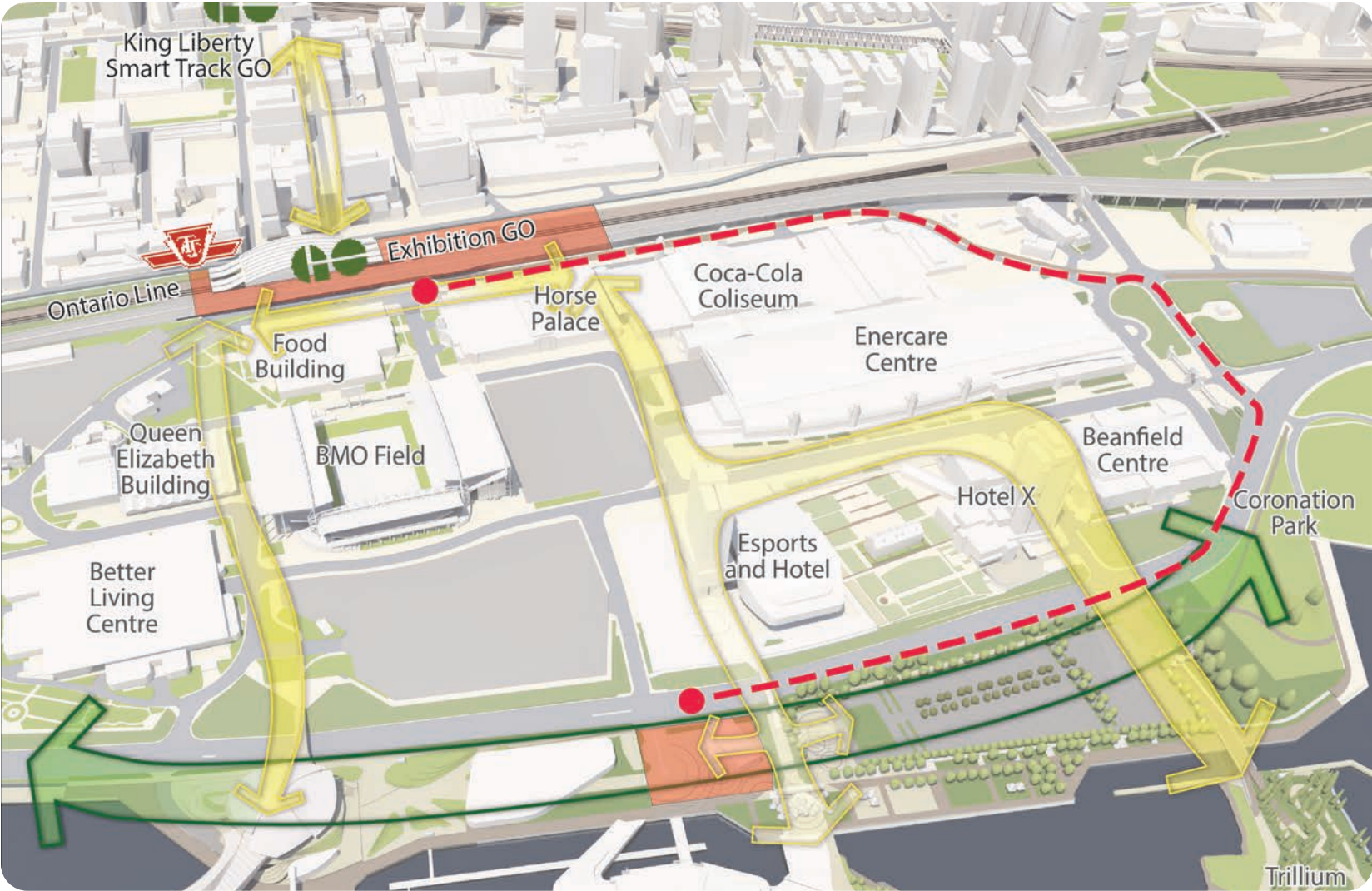


Figure 65. Pedestrian (yellow) and shuttle (red) connections to Exhibition Station



**Toward a More Sustainable Modal Split**

The Revised Proposal is designed to accommodate sustainable modes of transportation by incorporating pedestrian and cycling connections to Ontario Place and across the site. Ontario Place strives to achieve an aggressive modal split by planning for a first and last mile connection to the Exhibition transit hub and investing in multi-use trails. It is forecasted that 65% of visitors to Ontario Place will arrive by transit at peak. This percentage is double the number of visitors that arrive to Ontario Place currently via transit and, higher than comparable tourist attractions in Toronto.

Modes of active transportation are forecasted to increase from 1% under the current conditions to 5% when the proposed revitalization plan is completed. Improvements to the Martin Goodman Trail will create a landscaped buffer along the trail. A series of 2.5km of new and improved pathways are proposed at Ontario Place, incentivizing visitors to walk and cycle around the site. The Revised Proposal includes new pathways through the west island, creating more public space that is desirable for pedestrians.

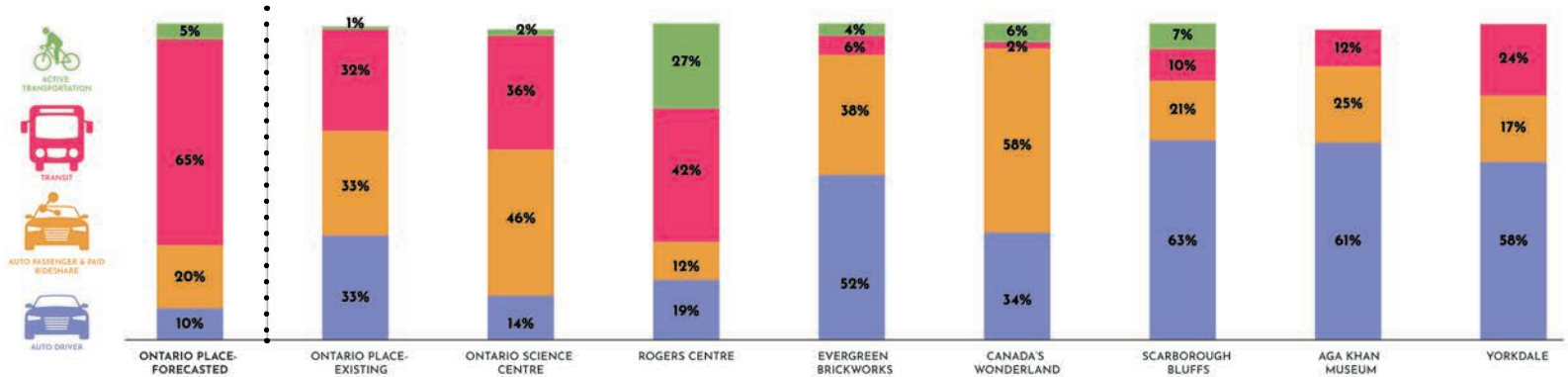


Figure 66. Modal Split Comparison with Major Toronto Destinations

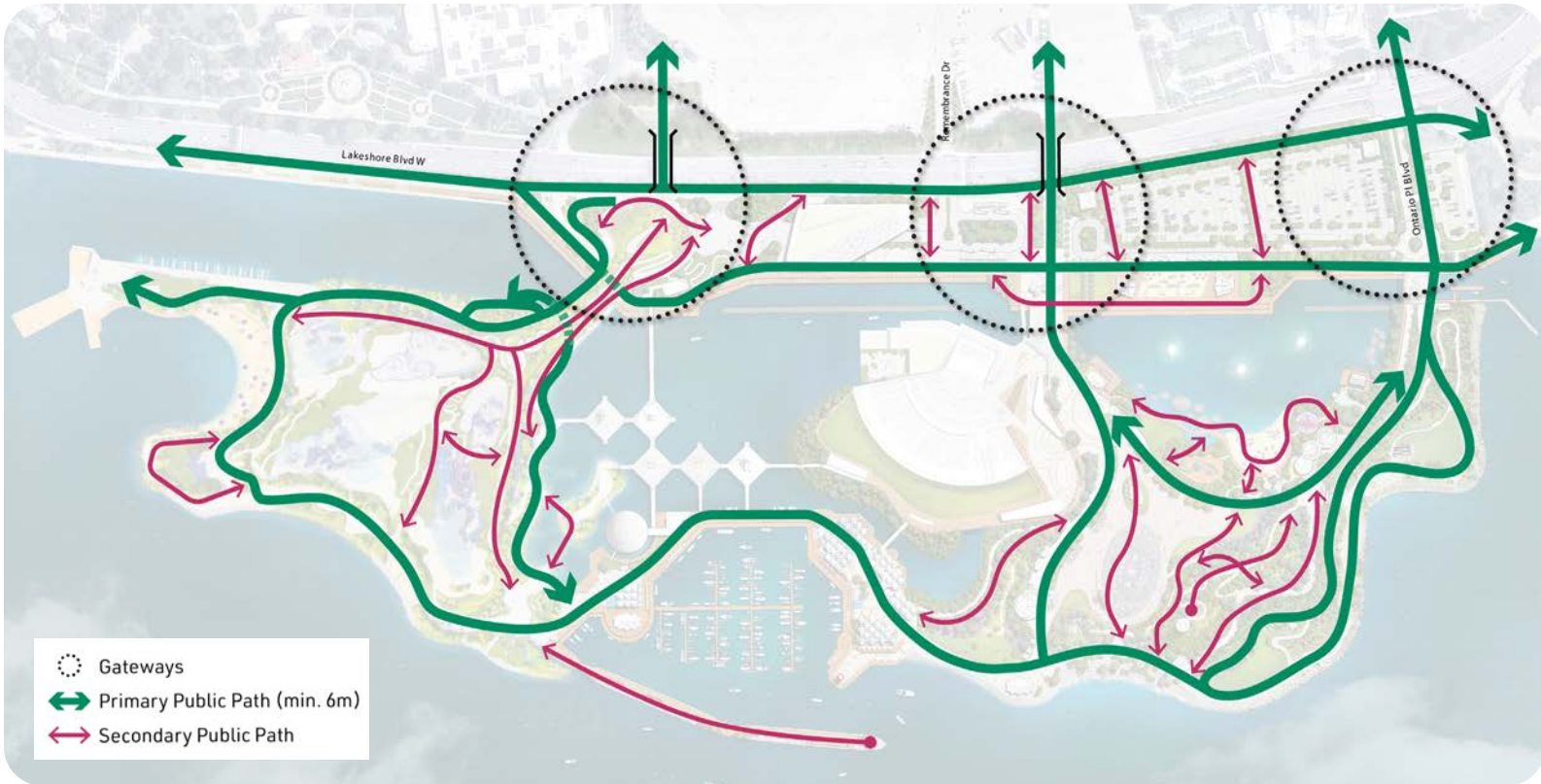


Figure 67. The proposed primary and secondary public path network





Figure 68. Bike Parking Locations

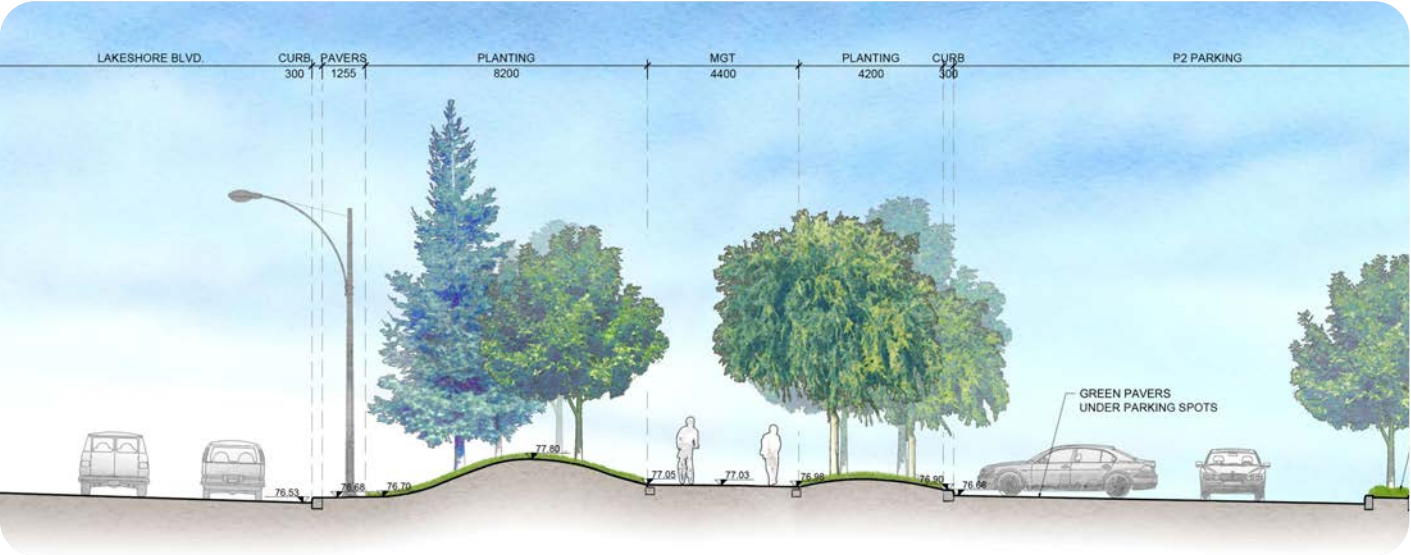


Figure 69. Typical Martin Goodman Trail Section



**Transit Hub**

The Revised Proposal includes a detailed transportation strategy located at the central gateway. The direct shuttle connection from the Exhibition transit hub will arrive at Remembrance drive where bus stops are located with a designated covered waiting area. Bicycle parking will be available at the central gateway, providing convenient access for cyclists. A total of 244 secure bike parking spaces are proposed at the central gateway, adjacent to the Toronto Bike Share. An additional 176 bike parking spaces are dispersed around the site at grade and 286 bike parking spots are proposed in the underground parking garage. Vehicle circulation will be concentrated on the east side of the mainland. A pickup / drop off loop is designed to the east of the central gateway that connects into the existing east parking lot.



**Figure 70.** Proposed Transportation Hub at the Central Gateway



**Vehicular Parking**

Vehicular parking on the west mainland is proposed to be consolidated underground to minimize disturbances to the public realm and programming. The Revised Proposal includes a 5-storey underground parking garage with 1,892 parking spots. The number of underground parking spaces has been reduced by 226 parking spaces compared to the Original Proposal. Access to the underground parking garage is from the western entrance on Remembrance Drive where timed signal lights are located to ensure pedestrian safety.

A phased approach to parking is proposed to minimize disturbance and traffic congestion at Ontario Place. While construction to the west underground parking lot is underway, the east surface parking lot will remain, accommodating 632 parking spots along with new trees and greening features. The Revised Proposal does not include adding new uses to the east surface parking lot. However, there is potential for redevelopment in the future to provide a more sustainable use that aligns with the City's sustainability objectives.

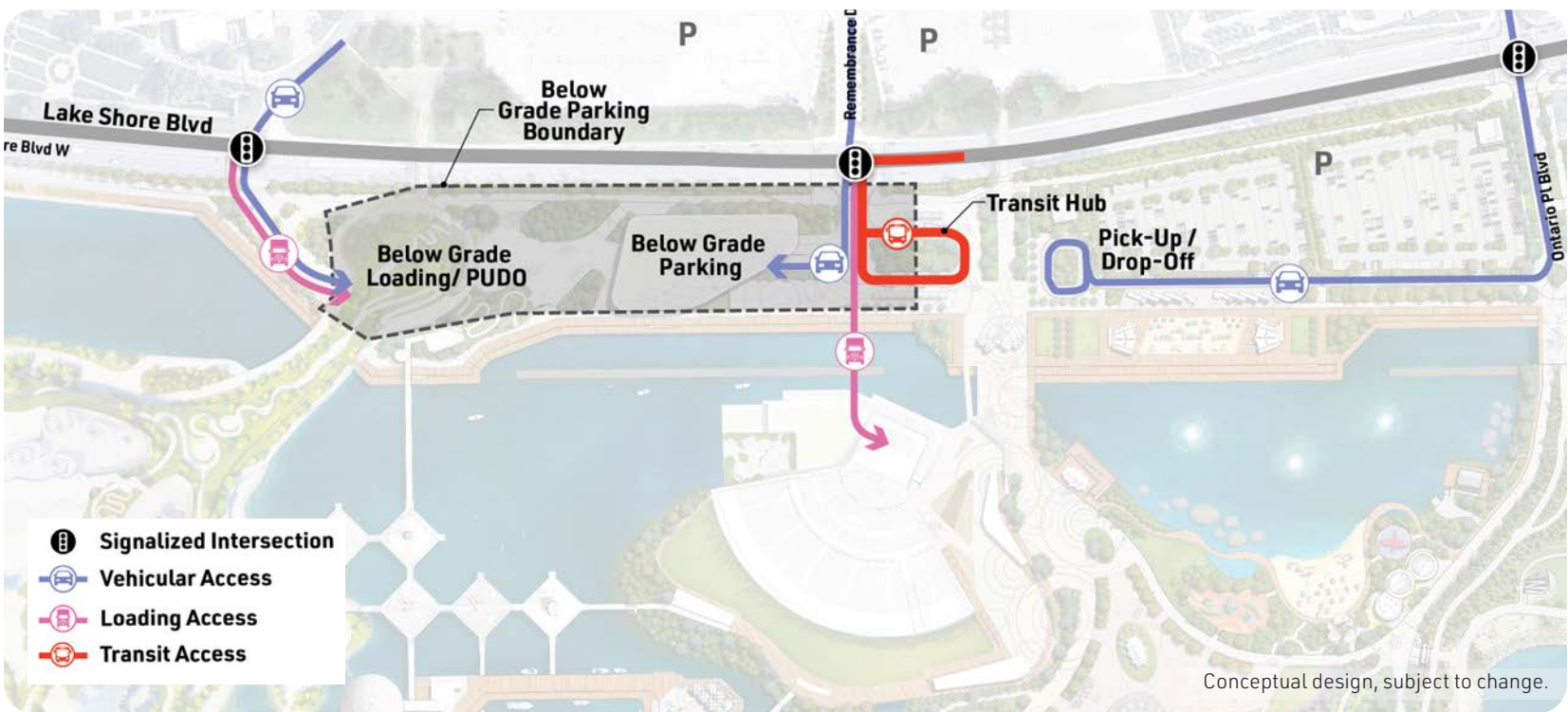


Figure 71. Vehicular access and circulation plan



Figure 72. Underground Parking Access from Welcome Pavilion (East View).



## 4.5 Sustainability

**Sustainability is embedded throughout the design of the Revised Proposal. Investment in the public realm, mobility infrastructure, natural heritage improvements and new development at Ontario Place support the long-term resilience, viability and environmental performance of an important waterfront destination. The following themes contribute to the sustainability strategy for the redevelopment of Ontario Place.**

### Tree Preservation & Planting Strategy

The Revised Proposal includes an extensive tree planting strategy that will result in an increased tree canopy on the site. Ontario Place will build on the success of the beloved Trillium Park by extensively planting locally-appropriate species across the mainland and the islands to support rich and diverse habitat for birds and animals.

All open spaces will advance sustainability and resilience objectives by increasing the level of permeable surfaces to over 30% and expanding habitat and biodiversity. While approximately 380 large trees (>30cm) will be removed due to servicing infrastructure upgrades regarding shoreline improvements and construction, nearly 2,900 new trees and saplings will be planted on site to support. A variety of tree species and sizes will be planted on the site to withstand harsh weather conditions and ensure overall planting resilience. The adjacent map shows the different planting zones for terrestrial and aquatic habitat creation across the site.

A separate assessment of existing trees has determined the best candidates for temporary relocation off-site with the intent that they be returned post-construction. This assessment has identified approximately 110 large trees (>30cm) and 435 trees (<30cm DBH) will be protected. The trees will be protected with an adequate soil depth until the site is in stable condition for re-planting.

Impacts will be actively mitigated through the design approach. The landscape design itself closely adheres to current environmental and landscape design principles and practices, namely:

- Designing to reduce the requirement for labour and machine intensive maintenance
- Invasive species will not be introduced and planting beds will be designed to provide year round coverage reducing the opportunity for invasive species to take hold.
- New landforms, topography and shoreline will be designed to promote more resilience and optimal growing conditions for terrestrial and aquatic flora and fauna.



Vegetation that will be planted on-site post-development will be exclusively native species or native cultivars (as opposed to the approximately 50% non-native plantings on-site today), established in clean fill or remediation soil (as opposed to widespread contamination currently), and with soil depths and volumes in line with contemporary industry best-practice and applicable Toronto Green Standards. Drawing on and directly informed by the successful planting strategy at Trillium Park, new plantings of various sizes, ages, and species will also be introduced on day one to promote diversity, improved ecological function and productivity as terrestrial habitat (e.g. for migratory birds).

As a result, it is anticipated that the Ontario Place redevelopment is anticipated to result in a more productive growing environment and ecological state versus current conditions.



**Figure 73.** Proposed tree planting and habitat creation zones at Ontario Place



**Water Quality**

The Revised Proposal includes investments to shoreline changes that are expected to result in improved water quality and aquatic habitat. Increased water circulation will be provided through Brigantine Cove and the inner lagoons by turning the Trillium Park causeway into a bridge that permits the flow of water and fish. The current conditions at Ontario Place block water circulation to the east harbour, resulting in the water to be stagnant.

The redevelopment also provides the opportunity to design for rich and diverse aquatic habitat in ways that were not done with the original construction of the islands. On the West Island, approximately 5,400 square metres of sensitively-designed wetland will be created in the wetland innovation zone. Reinforced and naturalized shoreline are proposed through armoured and articulated rock stepping. Improving the inner lagoons and water’s edge will create over 6 acres of wetland and aquatic habitat across the site.

On the outer edges of the site, coordination with the City and other authorities is ongoing to create to advance water quality improvement strategies in Lake Ontario. Work is underway, in consultation with the City, to identify options for managing the combined sewer overflows (CSOs) at the site. Improving Lake Ontario water quality will support safer and more comfortable recreational activities at Ontario Place and across Toronto’s waterfront.



**Figure 74.** Proposed Shoreline Improvements



# 4.6 Phasing

## Phased to Maximize Benefit Early On

The build-out of the proposed revitalization of Ontario Place is planned to be undertaken in phases, generally aligned as they were in the November 2022 submission.

The first phase of the development includes foundational work to extend servicing infrastructure, rebuild degrading shorelines, and build up ground levels to achieve flood resilience. It also includes the expansion of nearly all of the proposed park and public realm upgrades, as well as the Therme facility.

Later phases include the design and development of the new Ontario Science Centre facility on the mainland and adaptive reuse of the pods and Cinesphere, as well as the adaptive reuse and expansion of the Live Nation Amphitheater to provide all-weather events year-round. The expanded concert venue will also be built with a widening of the bridge at the central gateway to accommodate increased foot traffic. Future will also include the decommissioning of the existing administrative and maintenance buildings on the East Island to make room for additional park space.



Figure 75. Development phasing for Ontario Place

**Phase 1 (<5 years) improvements in black**  
**Phase 2 (>5 years) improvements in pink**



An aerial photograph of a waterfront park, likely the University of Utah's campus. The image shows a large stadium with a white roof, a domed building, and a marina with several boats. The park is surrounded by water and has a large parking lot. The image is overlaid with a semi-transparent teal color.

Section

## 5.0 Planning Considerations



The revised proposal is intended to better align the design for Ontario Place with City staff and public input, planning policy, and technical requirements. To understand the implications of the proposed changes on the appropriateness of the development, the following section undertakes an assessment against these key frameworks.

## 5.1 Planning Policy Assessment

The 2022 Planning Rationale report assessed the initial application against relevant provincial and municipal policy, the majority of which remains unchanged and as assessed. It is our opinion that the revised design is consistent with the Provincial Policy Statement and conforms to relevant provincial and municipal planning documents as described below.

### Provincial Policy Statement

The Provincial Policy Statement (PPS) articulates overarching provincial development priorities to ensure that it minimizes negative impacts on surrounding areas and the natural environment. It is our opinion that the revised development continues to be consistent with the policy direction of the PPS. As detailed in the 2022 policy review, the proposed development efficiently intensifies the suite of recreational facilities on a transit-served site, adaptively reusing existing structures and respecting the heritage context, while mitigating impacts on the natural environment and supporting new habitat and biodiversity. The 2023 revision furthers these priorities by scaling down the Therme built form and expanding the public realm over top of it.

### Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe articulates provincial intentions for intensification and development in the region. By situating important new recreational destinations that will serve Ontarians on a site with existing and planned transit connectivity, the revised proposal continues to conform to the policy direction of the Growth Plan. The increased focus on transit connectivity and reduced automobile usage further support the intentions of the Growth Plan.



# KEY CHANGES TO THE DESIGN THAT ARE ALIGNED WITH MUNICIPAL POLICY

Municipal policy documents (namely the Toronto Official Plan and Central Waterfront Secondary Plan) provide more detailed direction for development on the site. The following assess the Key Changes against these policy frameworks.

## Toronto Official Plan

The City of Toronto Official Plan is the primary planning tool used to guide overall growth and development in the city. The Official Plan identifies that the city's future development will primarily be in the form of infill that should be located, organized and massed to be compatible within its existing and/or planned context.

In the Official Plan, Ontario Place is designated as part of the Downtown and Central Waterfront, as well as part of the Green Space System. The downtown is intended to be the primary economic node in the city and region, acting as the "premier entertainment centre" and attracting economic investment "provincially, nationally, and internationally". The Green Space System is intended to provide leisure, recreation, and access to nature for Torontonians. For such lands along the waterfront, this is intended to include a "range of leisure activities" amidst a "network of publicly-accessible open spaces". The revised design has been steered by these policy directions, with additional detail below.

## Central Waterfront Secondary Plan

Ontario Place is located within the Central Waterfront Secondary Plan "Secondary Plan". Though parts of the Secondary Plan are technically subject to appeal, the Secondary Plan has been successful in guiding the extensive revitalization of Toronto's central waterfront over the past two decades.

The principles and policies of the Secondary Plan work as a framework for the renewal of activities along Toronto's waterfront.

The Secondary Plan is built on four core principles including:

- A) Removing Barriers/Making Connections,
- B) Building a Network of Spectacular Waterfront Parks and Public Spaces,
- C) Promoting a Clean and Green Environment, and
- D) Creating Dynamic and Diverse New Communities.

The four core principles of the Secondary Plan are further elaborated on in the Council-endorsed guiding principles for the revitalization of Ontario Place, which provide further interpretation of how Toronto City Council interprets and applies the Core Principles of the Secondary Plan

**The Key Changes reflected in the revised proposal are assessed against municipal policy as follows. Further assessment of the overall proposal against the provincial and municipal policy framework is included in the Planning Rationale submitted with the original application.**



### Key Change #1: Create a Welcoming Public Entrance to the West Island

The revised design for the West Island entry pavilion is aligned with provincial and municipal policy supporting public access to the waterfront, creating clear and intuitive wayfinding, and leveraging private investment for public benefit. The changes support better public access to the waterfront, aligning specifically with the following policies:

- OP Policy 2.3.2-1: Actions will be taken to improve, preserve and enhance the Green Space System by: a) improving public access and enjoyment of lands under public ownership; b) maintaining and increasing public access to privately owned lands, where appropriate; c) restoring, creating and protecting a variety of landscapes; and d) establishing co-operative partnerships in the stewardship of lands and water.
- OP Policy 2.3.2-7: Private development and public works on lands along the water's edge or in its vicinity will: a) improve public spaces in the waterfront; and b) maintain and increase opportunities for public views of the water, and support a sense of belonging to the community.
- Secondary Plan Policy P12 describes the strategic location and design of public spaces to reflect the exceptional waterfront setting and create "windows on the lake", much as is proposed in the new western gateway and rooftop public realm. P13 describes the unifying approach to signage and wayfinding, as is proposed for the threshold on the western entrance pavilion.

### Key Change #2: Extend the Landscape Up and Over the Building

The addition of public landscaped space on top of the Therme building and the overall expansion of public space beyond what exists today meets provincial and municipal policy intents to expand public green space and leverage private investment to benefit the public interest. This redesign is specifically aligned with Toronto Official Plan policies related to the expansion and design of greenspaces and parks for public benefit, as below:

- Policy 2.2.1-4.c which states that "The quality of the Downtown will be improved by c) enhancing existing parks and acquiring new parkland".
- Policy 2.3.2-1: Actions will be taken to improve, preserve and enhance the Green Space System by: a) improving public access and enjoyment of lands under public ownership; b) maintaining and increasing public access to privately owned lands, where appropriate; c) restoring, creating

and protecting a variety of landscapes; and d) establishing co-operative partnerships in the stewardship of lands and water.

- Policy 2.3.2-5: Within the Green Space System, development will not result in the loss of public space.
- Policy 2.3.2-7: Private development and public works on lands along the water's edge or in its vicinity will: a) improve public spaces in the waterfront; and b) maintain and increase opportunities for public views of the water, and support a sense of belonging to the community.
- Policy 3.1.1-17: Access and enjoyment of the natural features of the City, such as the Lake Ontario shoreline... will be enhanced and protected by improving physical and visual access from adjacent public streets, parks and open spaces, ensuring that adjacent development, including new streets, parks and open spaces, building location, height, massing and organization, will preserve and enhance access, views and vistas between these natural features and the public realm, and providing for public access

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

*- Big Move 16, Central Waterfront Secondary Plan*



along, into and through these natural open spaces, where appropriate.

- The policies of 3.2.3 Parks and Open Spaces support the enhancement and expansion of parks, encouraging a strong sense of place,

The Central Waterfront Secondary Plan supports these changes as well:

- Core Principle A is Removing Barriers/Making Connections and supports a high-quality pedestrian realm on north-south streets connecting the city to public spaces on the waterfront. It also involves the expansion of opportunities to see the lake from the city and the city from the lake – key components of the revised public realm framework across the site.
- Policy P12 describes the strategic location and design of public spaces to reflect the exceptional waterfront setting and create “windows on the lake”, much as is proposed in the new western gateway and rooftop public realm. P13 describes the unifying approach to signage and wayfinding, as is proposed for the threshold on the western entrance pavilion.

### Key Change #3: Reduce the scale of the Therme building

The significant reduction in the scale of the Therme building (over 25%) responds to public and stakeholder feedback about concerns that the public realm and heritage features of the site would be overwhelmed by the size of the building. The reduced and reconfigured massing is also aligned with City policy, including in the Official Plan:

- The Built Form policies of 3.1.3 support well-designed buildings that appropriately frame streets and public spaces, massed to fit with their context, stepping back from street walls to reduce height against the public realm, and providing good transition to parks. Building design is intended to support the public realm with high-quality design, breaking up long facades and providing direct views to and from the public realm.

The Central Waterfront Secondary Plan prioritizes a high-quality built form, including:

- P31 Excellence in the design of public and private buildings, and P32 locating and massing new development to protect view corridors, frame and support the adjacent public realm, and discourage privatization of the public realm. Built form will result in comfortable micro-climates on adjacent public spaces.

### Key Change #4: Better connection to the City with improved mobility options

The revised design reduces vehicular parking by over 200 spaces, increases bike parking significantly, and includes a last-mile transit hub at the Central Gateway. The proposal is expected to result in a very aggressive reduction in auto driver mode share at peak periods, lower than any of the other major destinations studied (see Figure 66), and locates the majority of parking below grade. This is strongly aligned to the policies of the Toronto Official Plan, including:

- Section 2.4, which support reduced reliance on personal automobiles and the encouragement of sustainable modes such as transit, cycling, and walking, including through the use of transportation demand management strategies such as reducing parking provision and improving infrastructure for sustainable modes.

The Central Waterfront Secondary Plan includes specific direction to support mobility, including:

- Policy C19 Priority for Sustainable Modes of Transportation, giving priority to transit, cycling, walking, and water transport. Future travel demand will be met mainly by non-auto means, as is proposed in the revised plan which provides parking only sufficient for 8% of visitors to drive to and park at the site during peak periods.
- P21 describes the provision of safe cycling and walking infrastructure, with generous landscaping.



**Key Change #5: Create more waterfront programming**

The policies of Toronto Official Plan 3.2.3 Parks and Open Spaces support the enhancement of parks with new amenities, encouraging their use year-round.

The Central Waterfront Secondary Plan supports these changes as well:

- Policy B7 supports reserving the water’s edge for public use, with a connected series of open spaces – at time intimate and at times generous – and allowing for a range of programming to activate them, including cafes, play areas, public art, and areas of gathering and celebration.
- Policy B14 states that Ontario Place will be woven into the waterfront park system with better access for the public to enjoy its facilities and paid attractions. A new trail system, with connections to the north, east and west, will bring pedestrians and cyclists to Ontario Place. With improved public access, Ontario Place will be reaffirmed as an important waterfront destination for major festivals and tourism events and for the celebration of innovative architecture and landscape design.

- Park Design policies P16 and P17 support a full range of experiences for play, entertainment, relaxation, and community, cultural, and entertainment facilities, stating specifically that “A limited number of private cultural, restaurant and entertainment facilities may also be located in the park system provided their associated open spaces remain publicly accessible.”
- P45-48 support important new amenities to attract tourism to the waterfront. This includes a “quality of experience comparable to other international cities”, “strategies to attract high-value tourism” with top priority to locate “major international-caliber cultural, entertainment, and other tourist attractions” here.

**Summary**

The key changes further the proposed development’s alignment with provincial and municipal policy direction for this site and this type of development. Importantly, the key changes expand the amount of public space and improve the quality and accessibility of these spaces for the public while continuing to enable an important new economic generator and tourism destination, all key objectives from the policy direction. Municipal objectives for the site situate it as a waterfront tourism destination that attracts major international-caliber attractions, and the revised design does exactly that while also expanding and improving the public space on the site.

*“Strategies to attract **high-value tourism** to the Central Waterfront will receive top priority in order to strengthen Toronto’s role as the cultural capital of the nation. The Central Waterfront will be the **future location of major international-caliber cultural, entertainment and other tourist attractions.**”*

*- Policy 46, Central Waterfront Secondary Plan*



# 5.2 Assessment Against the Guiding Principles

The resubmission package includes a suite of technical studies that have confirmed the feasibility and appropriateness of the development according to its impact on infrastructure and adjacent lands. The studies that have been updated with relevance to the key changes are summarized here.

The 2022 Planning Justification Report articulated a set of five Guiding Principles for the redevelopment of the site. Guiding Principles:

- 1. Celebrate the original vision
- 2. Be a vibrant waterfront open space
- 3. Be economically viable and lasting
- 4. Be a destination for all Ontarians
- 5. Achieve environmental sustainability and resilience

The Key Changes reflected in the revised proposal are assessed against these principles as follows. Further assessment of the overall proposal against the principles is included in the Planning Rationale submitted with the original application.

## 1. CELEBRATE THE ORIGINAL VISION

The revisions to the proposal increase the site’s potential to further refine and implement the original vision for Ontario Place by:

- Expanding the proposed pathway network to include spaces on top of the Therme building, designed with reference to Hough’s original pathways on the site.
- Advancing plans to activate the heritage pods and Cinesphere as a permanent home of the Ontario Science Centre, creating a world-class opportunity to experience science, innovation, and play within the iconic original megastructures of Ontario Place.
- Provided a reconstructed and resilient shoreline that will enable public access to the lake long into the future.

## 2. BE A VIBRANT WATERFRONT OPEN SPACE

The revisions to the proposal further support the potential for vibrancy and animation of the public realm along the waterfront by:

- Expanding the West Island waterfront spaces by reducing the Therme footprint. On the north side of the island the water’s edged promenade space is increased from 18 metres in the Original Proposal to 22 metres in the Revised Proposal. On the east side, the promenade space has been increased from 18.5 metres to 22 metres, compared to the Original Proposal.
- Adding new amenities throughout the public realm, including opportunities for food and beverage retail, and infrastructure such as washrooms and change rooms for the beaches.



### 3. BE ECONOMICALLY VIABLE AND LASTING

The revisions to the proposal support the economic viability of the site so that it can continue to attract Ontarians for years to come by:

- Maintaining significant internal recreational space for the Therme facility, while redesigning it to efficiently fit within a smaller frame and shielding much of its bulk beneath extended public landscaping. The amount of internal space for the facility means that it will be able to accommodate large crowds and charge a low, mass-market entrance fee in doing so.
- Increasing focus on winter programming and access to ensure year-round visitation to Ontario Place, with activities like skating and cross-country skiing, and with weather-protected connections from indoor uses (such as Therme and the pods and Cinesphere) to the site's access points.

### 4. BE A DESTINATION FOR ALL ONTARIANS

The revisions to the design position the proposed development as a top-tier destination for all Ontarians by:

- Proposing a one-of-a-kind public roof park that will utilize the latest technology to create a high-quality planted urban space situated for great new vantage points to the Toronto skyline and Lake Ontario.
- Advancing the design of a last-mile transit hub that will provide convenient connectivity to Exhibition GO, the future Ontario Line, and the broader region.

### 5. ACHIEVE ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE

The revisions to the design support environmental performance by:

- Reducing the amount of glass and transparent surfaces that could have resulted in increased emissions and energy resilience, while posing a threat to migratory birds.
- Expanding the amount of soft landscaping up and over the building, and more than doubling the amount of vegetated and permeable landscape on the site compared to the present day.



## 5.3 Summary of Supporting Technical Studies

**The resubmission package includes a suite of technical studies that have confirmed the feasibility and appropriateness of the development according to its impact on infrastructure and adjacent lands. The studies that have been updated with relevance to the key changes are summarized here.**

- Heritage Impact Assessment
- Transportation Study
- Natural Heritage Impact Assessment
- Arborist Report
- Shoreline Report
- Shadow Study
- Pedestrian Wind Study
- Energy Strategy

Additional studies in the resubmission that had only minor updates and continue to support the proposed development include:

- Existing Shoreline Conditions Report,
- Geotechnical Information Preliminary Discussion
- Hydrogeological Information Preliminary Discussion
- Natural Heritage Existing Conditions Report
- Functional Servicing Report
- Stormwater Management Report

### Transportation Impact Assessment

A Transportation Impact Assessment Update was prepared by LEA Consulting Ltd. in support of the resubmission, dated September 13, 2023. The study assesses the revised proposal's expected traffic impacts on the adjacent road network, demand for parking, functionality of parking and loading design, and transportation demand management strategies.

The study found that with suggested lane modifications to Lake Shore Boulevard the adjacent intersections will operate acceptably and within capacity. It also found that pedestrian and cycling infrastructure is also expected to function acceptably, with the only significant reduction in pedestrian level of service being during evenings with Live Nation concerts.

Regarding parking, the proposed underground parking garage has been reduced by over 225 spaces and LEA found that it will provide adequate supply to meet parking demand during most hours, although at maximum the demand will be 103% of the supply. The increase in bike parking spaces provides more capacity than the demand for bike parking on the site.

A robust set of transportation demand management (TDM) strategies are proposed in order to encourage sustainable transportation modes and reduce reliance on personal automobiles. This suite of TDM strategies help to result in an access mode share that is more progressive than local attractions of similar scale, including the Rogers Centre, Canada's Wonderland, and Evergreen Brickworks. While the site at present is accessed by personal vehicles for about 60% of visitors, the proposal will cut this share in half to under 30%.

### Heritage Impact Assessment

A Heritage Impact Assessment (HIA) was prepared by ERA Architects in connection with the Category C Environmental Assessment (EA) and in support of a Minister's Consent Application for Demolition. The HIA is also provided for information purposes with the OPA/ZBA submission package.

This study assesses the revised proposal's potential positive, neutral and adverse impacts on the cultural heritage value and attributes of Ontario Place (i.e., buildings and structures, landscape features, and views) and provides mitigation measures and recommendations in accordance with the Provincial requirements for HIAs.

The HIA found that the cultural heritage value of Ontario Place will be positively impacted by shoreline and soil remediation, floor risk mitigation, improved accessibility, and increased activation/programming. The HIA also acknowledges that while some adverse impacts are expected, the revised proposal incorporates significant changes to mitigate adverse impacts.

Proposed mitigation measures include:

- Re-introduction of native plant species and trees to create new land-based and aquatic habitat;
- Re-creation of localized microclimates through the addition of landscape features;
- Introduction of new accessory structures that interpret the design and history of Ontario Place; Introduction of site-wide public parkland and pathways;



- Preservation of partial “approach” views to the Pods and Cinesphere from the east;
- Introduction of new vantage points for views to the Pods and Cinesphere;
- Reduction in the scale of new buildings adjacent to the Core Area.

This HIA also includes recommendations for the Province and City to:

- Undertake a Cultural Heritage Evaluation with consultation with Indigenous People (Province);
- Make and hold space for Indigenous Peoples;
- Activate the Pods and Cinesphere with a sustainable, year-round use that conserves their cultural heritage value;
- Celebrate the cultural, racial, and ethnic diversity of Ontario’s residents and visitors;
- Strengthen a key link in the waterfront cultural corridor and the existing chain of public greenspace/ recreational areas along the Lake Ontario shoreline;
- Innovate sustainable and climate-resilient landscape approaches based on the original design intent of Michael Hough; and
- Improve the relationship between natural and built fabric along the Toronto waterfront.

## Energy Strategy Report (Therme)

An Energy Strategy report was prepared by Ensign Solutions Ltd in support of the ZBA resubmission, dated September 13, 2023. This report aims to help Therme Canada reach Toronto’s Net Zero targets by 2040.

The Energy Strategy report found that:

- To reduce on-site combustion, options for generating heat will be explored;
- Renewable fuels must be targeted for combustion, and compatibility with future renewable energy systems should be incorporated;
- Renewable heat sources such as geo-exchange and lake water exchange heat pumps, on-site water systems, and sewage heat recovery are under study;
- Therme Canada is targeting LEED Platinum, which covers a significant number of TGS requirements;

The proposed curtain wall system – the highest performance currently available on the market (Passive House certified component, Efficiency Class A+) – should result in an envelope which maximizes solar heat gain and visible light (conducive to supporting the indoor tropical environment and plant life) while minimizing conductive heat loss and space heating energy (TEDI).

## Pedestrian Wind Assessment

A Pedestrian Wind Assessment was prepared by Rowan Williams Davies & Irwin Inc. (RWDI) in support of the OPA/ZBA resubmission, dated September 13, 2023. The study assesses the potential pedestrian-level impacts of the proposed development on the public spaces around the proposed Therme building and recommends mitigation measures where required.

Key findings of the Wind study are summarized as follows:

- The existing wind conditions at Ontario Place are severe, with “uncomfortable” conditions prevalent in the winter across the West Island and mainland, and in many locations in the spring and fall
- New buildings will redirect winds to ground level. However, several positive design features in the massing design, such as rounded building corners and stepped massing, will assist in moderating wind impacts around the development site.
- On the whole, the proposed condition is expected to feature reduced wind speeds
- Wind conditions in the areas further from Therme, including the Live Nation Amphitheatre, Trillium Park, and other spaces located on the east islands of Ontario Place, are not expected to be impacted by the addition of the Therme building.
- Wind conditions at ground level places of interest, including most entrances, Ontario Plaza, the south shore, and the public beach are expected to be appropriate for the intended usage in the summer.

- Higher wind speeds are expected throughout ground level places of interest during the spring, fall, and winter; however, the suitability of the spaces is anticipated to be maintained. Localized uncomfortable conditions are expected occasionally throughout the site, mainly in the winter, as exists today.
- Wind conditions at all outdoor pools are expected to be appropriate for the intended use during the summer. Similar conditions are predicted on the west and south pools during the spring and fall. Higher wind activity is expected at the southeast pool during the spring and fall and at all pools during the winter.
- Most areas on the above-grade walkways and nodes are predicted to be comfortable for the intended use in the spring, summer, and fall. Higher wind speeds and uncomfortable conditions are expected at times on walkways atop the pavilion during the spring, fall, and winter, and on most other sections of the walkways during the winter.
- In the existing and proposed scenarios, potentially unsafe wind conditions may occur in open areas due to the direct exposure to strong prevailing winds from southwest, west, and east-northeast directions, due to the open nature of the site.
- Wind tunnel testing should be conducted at later design stages to quantify the predicted wind conditions and refine the recommended mitigation measures, including placement of wind control features such as landscaping to achieve appropriate levels of wind comfort based on the programming of the various outdoor spaces.

### Sun/Shadow Study

An updated Sun/Shadow study was prepared for the revised design of the Therme building and included within the architectural set

The revised design exhibits significantly improved access to sunlight and smaller shadows than the previous proposal, since the height has been reduced 5-15m in many locations and further stepbacks are introduced particularly on the north and east face of the building. Shadow impacts are primarily on the north and east sides of the building, while the larger public spaces are situated on the west and south sides of the building and feature the best access to sunlight.

Additionally, as much of the new public space is located on the roof of the Therme building, there is further improved access to sunlight for these locations.

### Arborist Report

An updated Arborist Report was prepared by Morrison Hershfield in support of the revised Proposal, dated September 6, 2023. The purpose of this report is to provide environmental information on existing arboreal conditions, and a preliminary assessment of potential impacts associated with development on existing trees present within the project study area.

- A total of 2,136 trees were recorded during field investigations with 1,629 of those trees measuring less than 30cm diameter at breast (DBH).
- Approximately 50% of all trees on-site are non-native species with 10% being unknown tree species.
- Only 33% of existing trees are in excellent condition. 46% are in good condition, 9% in fair condition, 8% in poor condition, and 4% of trees on the site are dead.
- In total, 166 large ( $\geq 30$ cm DGH) trees in excellent health condition will be impacted with 542 total trees being protected
- Approximately 400 of the large trees ( $\geq 30$ cm DBH) within the study area that will be impacted are non-native and/or dead and/or in poor condition.
- None of the trees in Trillium Park will be impacted. The majority of trees adjacent to the Live Nation Amphitheater are expected to remain with a more detailed analysis being provided as part of rezoning at a later date.



The report provides measures for tree removal and planting. In all, the revised plans for the study area includes planting 2,900 new trees and saplings (700 on the West Island and 2,200 across the East Island and Mainland) as well as retaining 471 trees. The revised proposal will result in approximately 65% more trees and sapling across the study area when compared to what exists today (2,037 compared to 3,371), providing significant new canopy in the long term.

### Natural Heritage Impact Study

A Natural Heritage Impact Study (NHIS) was prepared by SLR Consulting (Canada) Ltd. (SLR) in support of the OPA/ZBA resubmission, dated September 13, 2023.

The study found that the proposal will have both positive and negative impacts on aquatic habitats, with permanent impacts (e.g. infilling of Lake Ontario) requiring mitigation and monitoring. Improved protection against waves and floods and intentional and improved habitat design are proposed for the West Island. Erosion and sedimentation, fish isolation, and construction noise cause temporary behavioral influence on fish and fish habitat in the area but will generally be minimized through design and mitigation.

The study also found that terrestrial ecosystems may experience long-term positive benefits, with negative temporary impacts in the short-term (e.g. tree removal, construction activities). The long-term outcome of the proposal will improve ecosystem function and create a living landscape across Ontario Place through permanent footprint impacts associated with new buildings, infrastructure, hardscapes, shoreline protections, green roofs and green space.

While the proposal will have impacts on both aquatic and terrestrial ecosystems, intentional compensation and habitat restoration efforts (e.g. increasing the abundance and diversity of native plant species, enhancing habitat through not only plantings but habitat enhancement features as well) to improve existing habitat and rebuild new habitat will offset these losses and to improve the productivity, resiliency and carrying capacity of this habitat.



An aerial photograph of a waterfront development, likely a university campus or a new urban district, featuring a large body of water, a parking lot, a bridge, and various buildings including a large dome structure. The entire image is overlaid with a semi-transparent teal color.

Section

## 6.0 Conclusion



## 6.1 Conclusion

### Desirability of the Revised Proposal

It is our opinion that the proposed redevelopment plan is desirable and will create an improved condition from the present site.

The Revised Proposal will bring significant spending on public realm improvements not seen since the original construction of Ontario Place. It will expand the amount of public space, the range of programming, and the accessibility of the site beyond what was originally proposed in November 2022, and introduces desirable changes to the Therme building.

In the near term, redevelopment will require the loss of existing mature trees and habitat, and the temporary loss of access to the public spaces during the construction period, but the plan's long-term and resilient approach will result in an expanded tree canopy of locally-appropriate species, expanded terrestrial and aquatic habitat, and significantly expanded public space compared to the present condition.

### Alternatives to the Revised Proposal

It is also our opinion that the proposed development is superior to alternative ideas for revitalization, such as the creation of a single large park using the existing site features.

This would enable the retention of much of the site's original landscape heritage, including Hough's trail network, hills, and plantings, as well as the village clusters and silos on the West Island, but significant work would still need to be done to rebuild the structural shoreline of the island to prevent it from eroding and protect it from flooding, resulting in the loss of many of these site features particularly near the shoreline.

Such an approach would also represent a turning away from several of Ontario Place's original intents. While focusing on park space the proposal would diminish it's identity as a place of the future, marrying science and innovation with water recreation and achieving its potential as a major tourist destination.

Toronto has been successful at building out a growing suite of high-quality waterfront parks in recent years, but successful neighbourhoods need more than park space. The local Secondary Plan highlights the waterfront's need to support a full range of experiences for play, entertainment, relaxation, dining, and others, and to attract tourists and major tourism attractions. The Revised Proposal achieves all of these intents: creating a major recreational and tourist attraction while also expanding and investing in improved public park space.

### Conclusion

The proposed revitalization represents a generational investment into the expansion and improvement of public space at Ontario Place, and the delivery of a new top-tier tourism and recreation destination for Toronto and the broader province.

The Revised Proposal will transform the site with some of the highest-quality spaces on Toronto's waterfront, bringing life to the area year-round. The key changes increase the degree of public benefit from the investment, and mitigate impacts of the new development. The Revised Proposal continues to be consistent with the Provincial Policy Statement and conform with the Growth Plan for the Greater Golden Horseshoe. The revised proposal conforms with and implements the Toronto Official Plan and Central Waterfront Secondary Plan, which call for expanded public space, the location of major destinations near transit and the development of tourism and recreational attractions on the waterfront. It has applies the guiding principles for development at Ontario Place and makes good on the original vision for Ontario Place.

It is our opinion that the Revised Proposal, as outlined in this resubmission and reflected in the draft OPA and draft ZBA, is desirable for the site and represents good planning.

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