

December 14, 2021

Site Preparation  
Technical Information Session

# Ontario Place Redevelopment

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December 14, 2021

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# Ontario Place Redevelopment

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# Agenda



- About Public Consultations
- Making Ontario Place Development Ready
- Moving Forward Together
- Questions & Answers

# Engagement Goals For Today



1. Explain site preparation and technical processes
2. Introduce consultation and encourage participation
3. Listen and respond to questions



# Our Approach

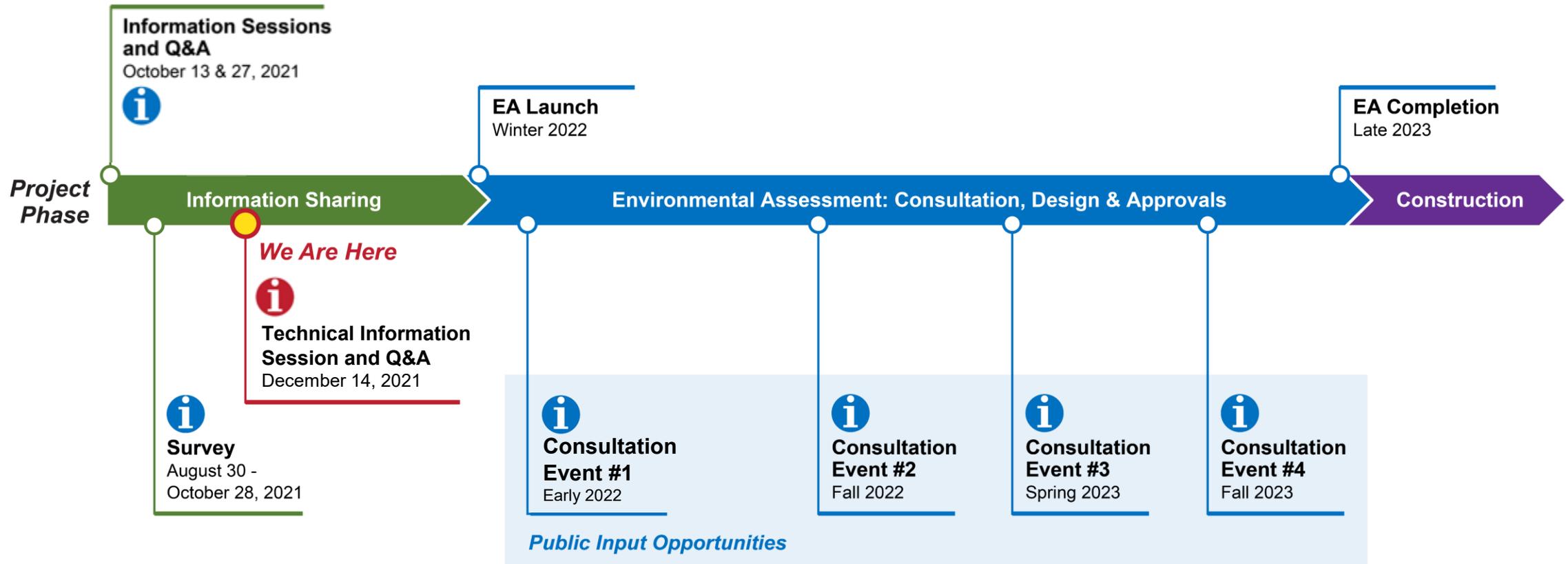


## Consultation and engagement through:

- Accountability & transparency
- Clear & consistent communications
- Meaningful and welcoming outreach
- Supporting many voices to be heard



# Timeline

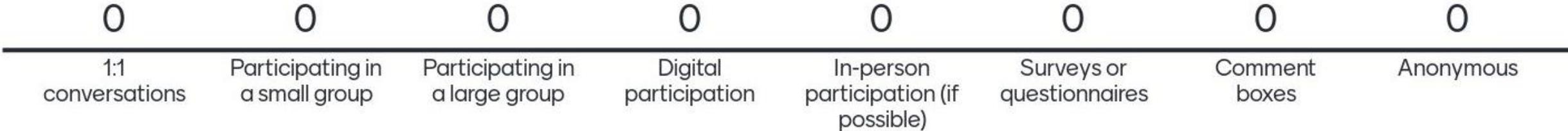


Note: Timelines are indicative and subject to change

# Now We Want To Hear From You About Consultations



**When it comes to participating in public consultation, what format do you most prefer?**



# Now We Want To Hear From You About Consultations

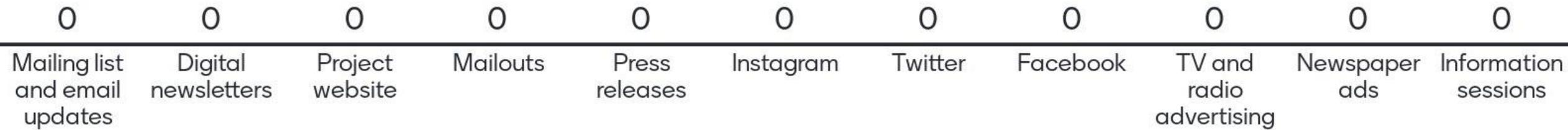


**Which local and/or province wide groups, communities, and individuals, do you think should be included in our consultation process?**

# Now We Want To Hear From You About Consultations



What is the best way to share information on the project?





# A Bold New Vision For Ontario Place

*Infrastructure Ontario – Heather Grey-Wolf*

# A Bold New Vision For Ontario Place



Three partners have been identified as anchor tenants:

- Therme Group
- Eco recreo Group
- Live Nation

Discussions are also underway with the Ontario Science Centre to explore opportunities for science-related activities in the Pods and Cinesphere.

Construction will be phased and is targeted to start in 2024 after site preparation works.



# Government-Led Activities



- To facilitate redevelopment and modernization of Ontario Place, the province is working to make the site ‘development ready’
- To reach this state various activities need to be completed, such as:



*Environmental Assessment*



*Environmental Investigations – Soil & Groundwater*



*Environmental Investigations – Ecology*



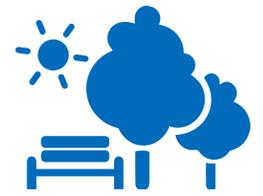
*Heritage*



*Repairs of the Pods & Cinesphere*



*Modernizing Site Services*



*Public Realm Design & Upgrades*

# Introducing The Technical Team



Facilitator



Environmental Assessment & Investigations



Utilities & Site Servicing



Heritage



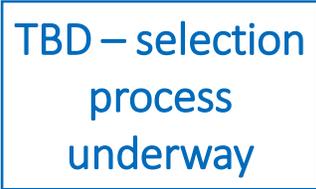
Environmental Investigations - Ecology



Building Assessment & Repairs



Public Realm





# Environmental Assessment

Making Ontario Place Development Ready

*Jacobs – Tim Dickinson*





## What is an Environmental Assessment (“EA”)?

- Provincial planning process for public infrastructure projects in Ontario
- Provides a framework for assessing the impacts on natural, socio-economic and cultural environments
- Relies on input from the public, stakeholders, and Indigenous communities to guide decision making

## Why is it needed for this Project?

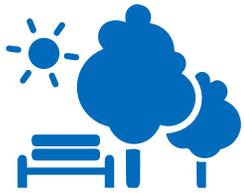
- Most large-scale government projects on public lands require an Environmental Assessment
- To understand potential environmental impacts, and develop measures to avoid, or mitigate, them
- To collect public and stakeholder input to inform the Ontario Place planning and decision-making process

# Environmental Assessment



## What activities will the Environmental Assessment consider?

- All government-led activities supporting Ontario Place redevelopment are included in the Environmental Assessment process. Key activities include:



*Public Realm  
and Landscape  
Design*



*Shoreline  
Restoration  
and Protection*



*Flood  
Mitigation*



*Remediation  
and Soil  
Management*



*Any New Public  
Buildings and  
Structures*



*Supporting  
Infrastructure*



*Servicing  
Modernization*



## How long will it take to complete and when will I be consulted?

- The EA will be initiated in early 2022 and is anticipated to take almost 2 years
- Consultation will start early in 2022 and will run for the entire duration of the EA process
- The EA process concludes with public review of the ‘Environmental Study Report’





# Environmental Investigations: Soil & Groundwater

Making Ontario Place Development Ready

*Jacobs – Tim Dickinson*



# Environmental Investigations: Soil & Groundwater



## Objectives

- To create certainty on environmental conditions to inform both tenant and government development activities
- To follow best practices to develop and advance solutions to protect future users of the site and the environment

### WHY?

- The site was constructed using urban fill materials, which has resulted in poor quality soil and groundwater
- Environmental investigations and fieldwork are required to better understand site conditions
- The information will be used to prepare a strategy to ensure a safe Ontario Place is built for future generations

### WHAT?

- The province is completing baseline environmental analysis ('environmental site assessments') across the entire site to fully understand its condition
- The province is voluntarily applying best practices to address any contamination on site, and are working with the Ministry of Environment, Conservation & Parks to meet statutory requirements ('record of site condition') where applicable
- A Risk Assessment (RA) process is being used to identify any required mitigation measures to make the site safe

### WHEN?

- Most environmental analysis will be completed by Summer 2022
- Risk Assessments will be completed between 2022 and 2023



# Environmental Investigations: Ecology

Making Ontario Place Development Ready

*Morrison Hershfield – Heather Kime*



# Environmental Investigations: Ecology



## Objectives

- To create up-to-date and comprehensive baseline understanding of the wildlife and ecosystems on site
- To meet regulatory requirements to avoid or mitigate impacts to plants and wildlife, including protected species

### WHY?

- Ontario Place is home to a many different species of plants, animals and fish
- The nature of redevelopment means some plants and wildlife may be disrupted
- Provincial and federal regulations require construction work to identify and mitigate any impact on protected plants, animals and fish

### WHAT?

- Fieldwork is being done to identify plants and wildlife and to better understand how they use the site
- Surveys have been completed for native birds, bats, fish, vegetation and trees
- Some rare plants and animals are known as Species at Risk. If these species are identified on site, special measures are required to protect them and their habitat
- If protected habitats are impacted by construction, new areas of habitat will be created

### WHEN?

- Many baseline studies and surveys have been completed
- Some work continues, including arborist reports (trees) and wildlife surveys specific to the Pods & Cinesphere
- Additional surveys will be completed in future as project progresses



# Heritage

Making Ontario Place Development Ready

*Infrastructure Ontario – Miranda Brunton*

*TMHC – Josh Dent*





- To respect the heritage legacy of Ontario Place
- To follow all statutory standards and guidelines as required for a *Provincial Heritage Property of Provincial Significance*

### WHY?

- Ontario Place site is celebrated as an example of modernist design and architecture
- The site is a Provincial Heritage Property of Provincial Significance
- The site is listed on the City of Toronto's Municipal Heritage Register

### WHAT?

- Many of the central features of the site will remain and be restored, including the pod complex and the Cinesphere
- The government has committed to following all required heritage processes:
  - › Strategic Conservation Plan (SCP) is underway to inform future design across the site
  - › Heritage Impact Assessments (HIA) will be required for all future redevelopment
  - › On-going consultation is required
- Independent heritage advisors must be integrated into both government and tenant design teams for all construction and redevelopment work

### WHEN?

- The SCP is targeted for completion in early 2022
- HIAs from government and all tenants will be required prior to any redevelopment
- The City of Toronto will be a stakeholder in heritage approvals and the development of the SCP and HIAs. Additional stakeholder will also be consulted through the process

# Heritage Approach



## Strategic Conservation Plan (SCP)

The purpose of the SCP is to provide guidance on how to maintain and conserve the heritage attributes of Ontario Place. This will be accomplished by establishing conservation principles to guide the design of the tenant and government redevelopment.

## Heritage Impact Assessments (HIA)

An HIA is a study that identifies the impacts of proposed activities on a site's heritage attributes. HIAs, consistent with the Ontario Place SCP, will recommend options and ways to mitigate impacts of the proposed activities on the site's heritage features.

### Tenant HIAs:

Therme  
Ecorecreo  
Live Nation

### Government HIAs:

Public Realm  
Site Servicing  
Any future demolition or new construction

The SCP and HIAs support Provincial Heritage approvals, City of Toronto planning applications and Environmental Assessments.



# Servicing & Utility Modernization

Making Ontario Place Development Ready

*TMIG – Kevin Brown*



# Servicing & Utility Modernization



## Objectives

- To replace existing site servicing/utilities on site that are at the end of their usable life.
- To provide updated utilities that will allow for both on-going and future use of the site.

### WHY?

- Most of the site's servicing is original and is now at the end of its life (50+ years old)
- The current servicing network does not fully meet current code, is inefficient and is unreliable
- Repair or replacement of services are required even to maintain current operations at Ontario Place

### WHAT?

- The project will design and implement a comprehensive servicing renewal program to bring utilities up to modern standards
- This will include:
  - › Decommissioning and removal of infrastructure no longer needed
  - › Repairs or replacement of all utilities.
  - › Increased system reliability and stability
- The project is subject to a Category B Class Environmental Assessment

### WHEN?

- A preliminary site-wide servicing strategy was completed in 2021
- Engagement with City of Toronto and other servicing stakeholders is currently underway
- A final strategy and detailed design plans are targeted for completion by summer 2022
- Construction is expected to launch in fall 2022



# Repairs To Pods & Cinesphere

Making Ontario Place Development Ready

*Infrastructure Ontario – Serge Chukseev*

# Pods & Cinesphere Repair



## Objectives

- To prevent further deterioration of the heritage pod complex and Cinesphere due to exposure to the elements
- To undertake heritage-appropriate repair works that will protect for future re-use opportunities

### WHY?

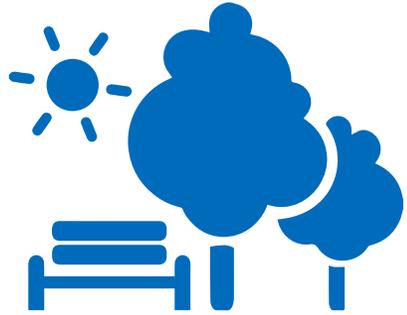
- The government has committed to retaining the pods and Cinesphere as a central feature
- Most pods have been vacant for decades and need extensive interior and exterior renovation
- Urgent repair is needed protect these structures and prevent further deterioration

### WHAT?

- Repairs will be undertaken to the exterior of the Pods and Cinesphere, including its roof system, cladding, windows and doors
- Interior renovations will not be undertaken at this time
- An independent heritage advisor has been retained to ensure sensitive and appropriate repairs are undertaken
- Measures will be put in place to prevent construction material from entering the water and to protect any wildlife

### WHEN?

- Repair work is expected to start in early 2022 (weather dependent)
- Building condition analysis and design work for the repairs is currently underway
- All repair work is expected to be completed in 2023
- This repair work is not subject to the EA and can advance separately



# Public Realm Design & Upgrades

Making Ontario Place Development Ready

*Infrastructure Ontario – Serge Chukseev*

# Public Realm Design & Upgrade



## Objectives

- To pursue design excellence across the entire site
- To create a unified, cohesive Ontario Place experience that integrates tenant-land with government-controlled lands
- To modernize the public realm experience and make it accessible for all to enjoy

### WHY?

- Existing landscape and public realm areas are generally in poor condition
- Upgrades are required to ensure current health, safety and accessibility standards are met
- Investment in the public realm is required to create a high-quality experience for this important waterfront destination

### WHAT?

- The government is committed to creating an accessible, beautiful and exciting destination for all
- An international process was undertaken to attract a world-class design team to lead the public realm design process
- A heritage advisor is required as part of the design team
- Public input is key to the process and will be used to inform visioning, concept development and selection of the preferred landscape design

### WHEN?

- The Landscape Design Team will be retained by late 2021
- Consultation on design will start in early 2022 and be integrated into the EA process
- Design work will run from early 2022 to late 2023
- Construction is targeted to launch in early 2024

# Public Realm Design & Upgrade



## What is the Scope of Work?

- Hard and soft landscaping, lighting, furniture, art installations, small buildings/structures (such as public washrooms), wayfinding; and
- Earthworks (grading), stormwater management, shoreline repairs/flood mitigation and east causeway waterflow connection

## The Design Team will include:

- Lead Landscape Architect
- Architect
- Engineers: Civil, Structural, Electrical, Environmental, Marine, Mechanical, etc.
- Ecologist
- Indigenous Advisor(s)
- Certified Arborist
- Independent Cost Consultant
- Heritage Expert
- Wayfinding Expert
- Irrigation Specialist
- Contract Administrator



## What will the design team need to do?

- ✓ Celebrate the legacy of Ontario Place while reinventing the site for future generations
- ✓ Provide continuous public access to the entire waterfront
- ✓ Recognize and integrate the diverse Indigenous cultures and histories
- ✓ Incorporate environmental sustainability best-practices into the design, with consideration for climate change adaptation and flood mitigation
- ✓ Provide convenient and fully accessible connectivity that meets and/or exceeds AODA standards
- ✓ Create and link special places across the site to reinforce the character of Ontario Place and reflect Ontario's diverse cultures and communities

# Moving Forward Together



# Upcoming Activities



## Investigations

### Marine Archaeology

- Ongoing into 2022

### Soil and Groundwater

- Ongoing into 2022

### Ecological

- Ongoing as needed



## Construction

### Pods & Cinesphere Repairs

- Targeting an early 2022 launch

### Utilities & Site Servicing

- Targeting a fall 2022 launch



## Consultation

### Category B Class EA: Site Servicing

- Posting early 2022

### Category C Class EA

- Launching early 2022

### Public Realm Design

- Launching early 2022

Questions?





## Opportunities for your input:

- Next consultation event: Targeting early 2022
- Stay up to date on the latest on Ontario Place redevelopment news by visiting [www.ontario.ca/ontarioplace](http://www.ontario.ca/ontarioplace)
- Let us know what you thought about this information session by visiting <https://www.surveymonkey.com/r/op-dec14>