

Ontario Place Revitalization – Results of Subcommittee Consultation, Guiding Principles and Next Steps

Date: April 5, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto & East York District

Wards:10 - Spadina - Fort York

Planning Application Number: 12 228811 STE 19 TM

SUMMARY

Opened in 1971, Ontario Place was envisioned as a "provincial showcase" of the Province's history, culture, economy and peoples. Inspired by Expo '67, the design was conceived by highly renowned Canadian designers Eberhard Zeidler (architecture) with Michael Hough (landscape architecture). Ontario Place has since been recognized internationally as an urban waterfront park and iconic part of Toronto's Central Waterfront.

Due to declining attendance, the facility was partially closed in 2012 to consider redevelopment and a reimagining of Ontario Place. In 2014, the Minister's Special Advisory Panel on Ontario Place released a report based on a comprehensive, Province wide consultation process. The report recognized the importance of public access and retention of parkland with a dynamic mix of uses to re-establish Ontario Place as a waterfront destination. Building on this vision, Trillium Park and the William G. Davis Trail opened in 2017, followed by the reopening of a refurbished Cinesphere. According to some reports, these recent investments in Ontario Place provided a significant boost in attendance in recent years.

On January 18, 2019, the Government of Ontario announced its intent to release an Expression of Interest (EOI) to seek development concepts for Ontario Place. The announcement outlined specific parameters for development. The provincial government's stated vision for Ontario Place is to create "a world-class year round destination that will attract local, provincial and international visitors - with potential landmarks such as sports and entertainment attractions and retail."

In advance of the EOI's expected release in the spring of 2019, the Toronto and East York Community Council established a Subcommittee on Ontario Place in order to

solicit feedback from the public regarding their views and thoughts on the future of Ontario Place, and on the principles that should inform the redevelopment of the site. The Subcommittee's first public meeting was held on March 5, 2019.

This report:

- Summarizes the public deputations and communications received by the Subcommittee;
- Sets out principles to guide the City in its discussions with the Province regarding the revitalization of Ontario Place;
- Provides an update regarding the status of consultations with the Mississaugas of the Credit First Nation;
- Provides an update on the ongoing heritage evaluation of Ontario Place being undertaken by City staff; and
- Identifies opportunities to coordinate planning and urban design initiatives across Ontario Place and Exhibition Place, including the Exhibition Place Master Plan process.

As the owner of the adjacent Exhibition Place, the City of Toronto has a long-standing interest in the future of Ontario Place. Together, these facilities form an important component of the waterfront. The City's interests in and vision for the future of both properties are described in the Central Waterfront Secondary Plan (CWSP). Since 2003, the CWSP has informed the City's position on the future of Ontario Place directly and indirectly in the form of four Core Principles as follows:

1. Removing Barriers/Making Connections;
2. Building a Network of Spectacular Waterfront Parks & Public Spaces;
3. Promoting a Clean & Green Environment; and
4. Creating Dynamic & Diverse New Communities.

At the March 5, 2019 Subcommittee meeting on Ontario Place, the Director of Community Planning, Toronto and East York District provided a presentation on Ontario Place that summarized the historical and current context of the site. Approximately 34 speakers provided the subcommittee with their comments regarding the Province's initiative. The subcommittee also received 28 written submissions. City staff were directed to report back on the substance of the public's comments to the April 24, 2019 meeting of the Toronto and East York Community Council. City staff were also directed to: consult with the Mississaugas of the Credit First Nation on the development of principles for the revitalization of Ontario Place; evaluate the inclusion of the site into the City's Heritage Register; and consider opportunities for coordinated planning and urban design initiatives with Exhibition Place.

In response to the Subcommittee's directions, this report provides a summary of six key themes heard at the March 5 meeting, as well as updates on the status of ongoing consultations. The six key themes are as follows:

1. Public Ownership and Access;
2. Establishing and Strengthening Connections;
3. Indigenous Representation;
4. Cultural and Landscape Heritage;
5. Establish a Mix of Non-Residential Uses; and
6. More Consultation Required.

After assessing the feedback received from the public, City staff are of the view that the current CWSP Core Principles remain an appropriate framework to guide the revitalization of Ontario Place. It is recommended that these principles be refined and expanded to reflect Ontario Place's unique context and comments from the public.

Furthermore, given the level of public interest in Ontario Place, as well as its proximity to Exhibition Place and the City's interest in coordinating planning and urban design initiatives between the two facilities, two additional principles related to governance and transparency are also recommended. The refined and expanded principles shown in Recommendation 1 of this report are intended to provide a framework for the City's ongoing consultations with stakeholders and continuing dialogue with the Province regarding the revitalization of Ontario Place. They are also intended to be read and interpreted within the context of the in-force CWSP.

In terms of consultation, staff from the City's Indigenous Affairs Office have begun the process of discussions on the principles identified to date, including the preliminary principle that the City should seek the preservation of existing Indigenous place-making features (e.g. the Moccasin Identifier Project in Trillium Park) and identify future opportunities for appropriate recognition, celebration and commemoration. Consultations will continue with the Mississaugas of the Credit First Nation and, given the importance of the waterfront to many Indigenous communities and other interested parties on an ongoing basis.

Heritage Preservation staff are in the process of preparing a report to include the property on the City's Heritage Register in accordance with the Subcommittee's direction. A separate report on Exhibition Place, summarizing the findings of the Cultural Heritage Landscape Assessment and next steps for the site's Master Planning exercise, will also be before the April 24th meeting of the Toronto and East York Community Council.

A map showing Ontario Place is provided in Attachment 2 of this report.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council adopt the following Proposed Guiding Principles for the Revitalization of Ontario Place. Based on the Central Waterfront Secondary Plan (CWSP), the principles have been revised and expanded to reflect Ontario Place's unique context as well as feedback received from the public. The principles, as shown below, are intended to be read and interpreted in the context of the CWSP;

a). Removing Barriers/Making Connections

i) The City of Toronto should work jointly with the Province of Ontario on the integration of planning, programming and governance and consider rationalizing land ownership matters at Ontario Place and Exhibition Place in order to realize natural synergies between the two properties; and

ii) Explore opportunities to reduce the barrier effect of Lake Shore Boulevard West between Exhibition Place and Ontario Place.

iii) Ensure any future planning along Lake Shore Boulevard West is coordinated with a strategy to improve connectivity between the two properties, and provides a human-scaled edge to the popular Martin Goodman Trail;

b) Building a Network of Spectacular Waterfront Parks & Public Spaces

i) Secure and enhance public access for the full length of the Ontario Place shoreline.

ii) Retain Trillium Park and the William Davis Trail as key place-making features at Ontario Place.

iii) Explore low-impact recreational uses for the West Island shoreline; and

iv) Consult with Indigenous peoples, including the Mississaugas of the Credit First Nation on opportunities to weave Indigenous placemaking into the fabric of Ontario Place;

c) Promoting a Clean & Green Environment

i) Utilize findings of the Council-endorsed Waterfront Transit Network Plan to improve access to, from and between Ontario Place and Exhibition Place.

- ii) Explore opportunities to consolidate large expanses of surface parking below grade in order to create a more walkable and transit-supportive environment;
 - iii) Implement the City's draft biodiversity strategy, build on the success of Trillium Park, extend green corridors into Exhibition Place; and
 - iv) Protect and strengthen the site's shoreline Natural Heritage features;
- d) Creating Dynamic & Diverse New Communities
 - i) The City of Toronto should seek to partner with the Province of Ontario on a coordinated consultation strategy for the redevelopment of both Ontario Place and Exhibition Place. This should involve consultation with local, regional and provincial-wide stakeholders; and
 - ii) Ontario Place should include a mix of non-residential uses and activities that reflect its waterfront location and rebuild its original goal of being a showcase and destination for Ontario;
- e) Openness and Transparency
 - i) Make decisions through public process, with full transparency of the governance decision-making processes;
- f) Responsiveness to the Broader Community
 - i) Conduct inclusive and meaningful consultations, including the City, Toronto residents, Indigenous peoples and the broader citizens of Ontario. Make decisions in the broader public interest.

2. City Council request that the Province of Ontario work jointly with the City on the revitalization of Ontario Place and develop a coordinated planning process that leverages the opportunities and synergies of both the Ontario Place and Exhibition Place sites, and has regard for the City's Guiding Principles, City objectives for the development of the central waterfront, and existing City and Exhibition Place plans.

3. City Council authorize the City Manager and the Deputy City Manager of Infrastructure and Development Services to engage in discussions with the Province on a joint planning and public consultation process for the revitalization of Ontario Place and Exhibition Place.

4. City Council forward a copy of this report to the Board of Governors of Exhibition Place for its information.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting of April 16, 2003, City Council adopted the Central Waterfront Secondary Plan (CWSP). The CWSP is the overarching policy document guiding waterfront renewal and includes both Ontario Place and Exhibition Place. The Secondary Plan was subsequently appealed to the former Ontario Municipal Board, which brought the Plan into force for the Ontario Place site by way of an Order issued August 16, 2018.

Council's 2003 Decision can be found at this link:

<https://www.toronto.ca/legdocs/2003/agendas/council/cc030414/plt5rpt/cl001.pdf>

At its meeting of December 16, 2013, City Council directed staff to work on a co-operative and co-ordinated approach to planning Ontario Place and Exhibition Place and requested the City staff working group to develop general terms of a draft agreement to guide this co-operative venture, and report back to the Executive Committee in 2014.

Council's Direction can be found at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.MM45.17>

At its meeting of August 25, 2014, City Council further directed staff to work with the Province on a joint planning approach for Ontario Place and Exhibition Place in response to the then provincial government's long term vision to revitalize Ontario Place announced in July of 2014.

Council's Direction can be found at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX44.4>

On January 15, 2019 the Toronto and East York Community Council adopted a Motion to strike a Subcommittee for Ontario Place. The first meeting was held on March 5, 2019. At that meeting City staff provided a presentation that set out the history and context of Ontario Place. The presentation specifically noted that the site is located within the Central Waterfront Secondary Plan area, which contains four Core Principles that have informed the City's position regarding the future of Ontario Place. After receiving the presentation and deputations from the public the subcommittee directed the following:

1. the Director, Community Planning, Toronto and East York District, together with other relevant City Divisions, to report on the substance of public deputations heard at the March 5, 2019 meeting of the Toronto and East York Community Council Subcommittee on Ontario Place, as well as principles for the future revitalization of Ontario Place, to the April 24, 2019 meeting of the Toronto and East York Community Council;
2. the Director, Community Planning, Toronto and East York District and the Manager, Indigenous Affairs Office, to consult with the Mississaugas of the Credit First Nation on the development of principles for the revitalization of Ontario Place;
3. the Senior Manager, Urban Design/Heritage, City Planning, to evaluate and report on the potential inclusion of 955 Lake Shore Boulevard West (Ontario Place) to the City of Toronto's Heritage Register to the April 30, 2019 meeting of the Toronto Preservation Board and to the May 14, 2019 meeting of City Council; and
4. the Director, Community Planning, Toronto and East York District, to consider opportunities for coordinated planning and urban design across Exhibition Place and Ontario Place in the development of the Exhibition Place Master Plan and to include public consultations.

Both the presentation and the subcommittee's directions can be found at this link:
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=16033>

COMMENTS

Provincial Process

In January of 2019, the provincial government announced its "intent to release an Expression of Interest (EOI) to seek development concepts for the Ontario Place site" and specified the following parameters:

- The area available for development includes the Ontario Place islands, mainland pods and the Cinesphere;
- Proposals may be for a portion of the site or for the entire site (excluding Budweiser Stage which is subject to an existing lease);
- The government intends to maintain 7.5 acres of park land (equivalent to Trillium Park). Any reduction in the size of Trillium Park must be offset by development of new park land on site;
- Development will be through ground lease arrangements. Land sale will not be considered;
- Residential uses for the site will not be considered; and

- Proposals that require capital investments (for planning, design or construction) or operating grants from the Province will not be considered.

Since its initial announcement, the Province has indicated that it expects to release the EOI in the spring of 2019. However, in the interim, the Province is accepting proposals through its website.

Public Engagement - Subcommittee on Ontario Place

In anticipation of the EOI release, the Toronto and East York Community Council created a Subcommittee on Ontario Place and invited the public to its first meeting held March 5, 2019 in order to hear their thoughts and ideas regarding the future of the site and principles that should inform the redevelopment of the site.

Approximately 34 speakers attended and offered their comments with an additional 28 written and e-mailed comments also submitted. City staff have reviewed the public submissions and comments and summarized them into six key theme areas described below.

1. Public Ownership and Access

The original vision of Ontario Place as a publically-owned and accessible showcase for the Province's identity, culture and economic growth was strongly supported by the majority of participants. Although there is support for some limited commercial activities such as cafes, restaurants, shops and/or entertainment uses, there was no significant support provided for the inclusion of large scale, private, for-profit commercial ventures such as a casino, a theme park or a shopping centre.

Significant support was also expressed for improving public access to the shoreline and water, with Trillium Park being cited as an example of a recent positive improvement to the property and waterfront. Improving access and expanding and strengthening the surrounding natural heritage features were cited as measures that would build on Ontario Place's strengths. Other suggestions include increased opportunities for recreational activities such as swimming and fishing, and the restoration of play spaces for children that would enhance the 'family friendly' atmosphere that many participants favoured. There was also strong sentiment expressed for the retention of Trillium Park.

2. Establishing and Strengthening Connections

A number of the participants reminded the committee that although Ontario Place is located in Toronto, it was and should continue to be representative of the entire Province and its people. As such a number of participants stated that highlighting the site's connections to the Indigenous community is necessary for achieving this goal. Others expressed that Ontario Place would be an ideal location to showcase the Province's strengths in creative industries such as digital arts and music.

Improved physical connections to the surrounding City were also identified as priorities, particularly through the provision of better transit services. Strengthening ties and

coordinating initiatives with Exhibition Place to the north also received support from a number of participants and it was noted that the two venues had successfully cooperated on certain events in the past on an informal basis. It was noted that there could be a number of advantages to both facilities by building on these past efforts.

3. Ensuring Indigenous Representation

In addition to recognizing Ontario Place's relevance to the Indigenous community and their ties to Lake Ontario, there was strong support for greater representation of the community's place in the Province's past, present and future. It was suggested for example that Ontario Place be turned into a centre to celebrate Indigenous culture. Overall, deputants acknowledged the need for meaningful consultation and participation of the Indigenous community in the revitalization of Ontario Place including the Mississaugas of the Credit First Nation.

4. Preserving Cultural and Landscape Heritage

The preservation of Ontario Place's unique architecture that includes the pods, Cinesphere and the walkway structures was strongly supported by numerous participants. The innovative, modernist building designs by Eberhard Zeidler and the landscape architecture of Michael Hough were in particular highlighted as elements to be preserved and enhanced. In response, the Committee has directed Heritage Preservation staff to evaluate and report on the potential inclusion of Ontario Place within the City's Heritage Register. Ensuring the existing built form and landscape features are maintained and enhanced through any potential redevelopment was also noted by a number of participants.

5. Establishing a Mix of Non-Residential Uses

Creating a year-round, four season destination was identified by a number of participants as a means to enhance and improve Ontario Place's vitality. Achieving this objective would potentially include providing for a mix of compatibly-scaled, non-residential entertainment and recreational uses and supportive amenities. Types of facilities noted include skating, swimming, fishing facilities, a water museum, additional music venues, and/or rock climbing, as well as an array of small scale shops, restaurants and other similar services that would not compromise the predominantly public and open space qualities of the site. The exploration of relocating the Ontario Science Centre was also suggested as an option.

6. More Consultation Required

Deputants consistently raised the need for additional and ongoing consultation. Transparency and the need to ensure Ontario Place remains a place for all Ontarians are key common issues that emerge from an overall review and assessment of comments provided to the Subcommittee. Participants indicated that as the Province develops its plans for Ontario Place, additional consultation with the public (throughout the Province) will be required in order to establish how the revitalized facility will relate to and reflect issues raised by stakeholders.

Stakeholder Feedback Aligns with Key City Interests

Generally speaking, the feedback and deputations received by the public are in alignment with key municipal interests that the City has regarding any redevelopment proposals for Ontario Place. These interests include:

- Appropriate scale: proposals should be in scale with the site and its context within a campus like setting;
- Heritage: proposals should build upon and enhance the site's unique built and landscape heritage;
- Access: proposals should improve public access to the water's edge, and along the Martin Goodman Trail;
- Open space: proposals should preserve significant parkland and open public spaces;
- Lakefilling: proposals that involve significant lakefilling that do not conform to enforce Official Plan policies would not be supported; and
- Appropriate uses: proposals that support Ontario Place's role as an important, non-residential waterfront destination festivals, tourism, recreation and entertainment would be supported.

Recommended Guiding Principles for Revitalization of Ontario Place

In 2003, City Council adopted the CWSP that contained the following four Core Principles:

1. Removing Barriers/Making Connections;
2. Building a Network of Spectacular Waterfront Parks & Public Spaces;
3. Promoting a Clean & Green Environment; and
4. Creating Dynamic & Diverse New Communities.

Additional discussion regarding how the principles were originally envisioned to apply to Ontario Place is provided in City Planning staff's March 5, 2019 presentation to the subcommittee.

After reviewing and considering the deputations, communications and ongoing consultations, as well as previous Council direction, City staff are of the view that the current CWSP Core Principles remain an appropriate framework to guide the revitalization of Ontario Place. It is recommended that these principles be refined and expanded to reflect Ontario Place's unique context and comments from the public.

Furthermore, given the level of public interest in Ontario Place as well as its proximity to Exhibition Place and the City's interest in coordinating planning and urban design initiatives between the two facilities, two additional principles are also recommended to be included within the City's framework for discussions with the Province. These additional principles are intended to respond to concerns regarding openness and transparency as well as ensuring the process is responsive to the interests of the City, the broader community and in the context that while the facility is located in Toronto, Ontario Place is of interest to all Ontarians.

The proposed revised and expanded set of principles are intended to provide a framework for the City's ongoing consultations with stakeholders and continuing dialogue with the Province regarding the revitalization of Ontario Place. It should also be noted that these revised and expanded principles are intended to be read and interpreted within the context of the in-force CWSP and are not intended to permit residential uses on the site.

The proposed revised and expanded guiding principles are shown below:

1. Removing Barriers/Making Connections

- The City of Toronto should work jointly with the Province of Ontario on the integration of planning, programming and governance and consider rationalizing land ownership matters at Ontario Place and Exhibition Place in order to realize natural synergies between the two properties;
- Explore opportunities to reduce the barrier effect of Lake Shore Boulevard West between Exhibition Place and Ontario Place; and
- Ensure any future planning along Lake Shore Boulevard West is coordinated with a strategy to improve connectivity between the two properties, and provides a human-scaled edge to the popular Martin Goodman Trail.

2. Building a Network of Spectacular Waterfront Parks & Public Spaces

- Secure and enhance public access for the full length of the Ontario Place shoreline;
- Retain Trillium Park and the William Davis Trail as key place-making features at Ontario Place;
- Explore low-impact recreational uses for the West Island shoreline; and
- Consult with Indigenous peoples, including the Mississaugas of the Credit First Nation on opportunities to weave Indigenous placemaking into the fabric of Ontario Place.

3. Promoting a Clean & Green Environment

- Utilize findings of the Council-endorsed Waterfront Transit Network Plan to improve access to, from and between Ontario Place and Exhibition Place;
- Explore opportunities to consolidate large expanses of surface parking below grade in order to create a more walkable and transit-supportive environment;
- Implement the City's draft biodiversity strategy, build on the success of Trillium Park, extend green corridors into Exhibition Place; and
- Protect and strengthen the site's shoreline Natural Heritage features.

4. Creating Dynamic & Diverse New Communities

- The City of Toronto should seek to partner with the Province of Ontario on a coordinated consultation strategy for the redevelopment of both Ontario Place and Exhibition Place. This should involve consultation with local, regional and provincial-wide stakeholders; and
- Ontario Place should include a mix of non-residential uses and activities that reflect its waterfront location and rebuild its original goal of being a showcase and destination for Ontario.

5. Openness and Transparency

- Make decisions through a public process, with full transparency of the governance decision-making processes.

6. Responsiveness to the Broader Community

- Conduct inclusive and meaningful consultations, including the City, Toronto residents, Indigenous peoples and the broader citizens of Ontario.
- Make decisions in the broader public interest.

Consultation with Indigenous Peoples

The Subcommittee also directed City staff to consult with the Mississaugas of the Credit First Nation on the principles for the revitalization of Ontario Place. Accordingly, staff from the City's Indigenous Affairs Office have begun the process of discussions on the principles identified to date, including the preliminary principle that the City should seek the preservation of existing Indigenous place-making features (e.g. the Moccasin Identifier Project in Trillium Park) and identify future opportunities for appropriate recognition, celebration and commemoration. Consultations will continue with the Mississaugas of the Credit First Nation and, given the importance of the waterfront to many Indigenous communities, other interested parties on an ongoing basis.

Heritage Preservation

As noted above, Ontario Place opened in 1971 in response to the success of the temporary Ontario Pavilion at Expo' 67 in Montreal. It was also a reflection of the then provincial government's commitment to investing in cultural identity through investment in public agencies including but not limited to the Ontario Science Centre and Fort William Historical Park. A place intended for all Ontarians, the facility was designed as an inclusive public entertainment, educational and recreational space. Its programming reflected this purpose and was intended to reflect the Province's people, culture and geography, as well as provide a vision for the Province's future.

Ontario Place features innovative new landforms and structures built on Toronto's waterfront, reshaping the relationship between the urban landscape and Lake Ontario. As a cultural heritage landscape, Ontario Place remains a rare and intact Modernist expression of integrated architecture, engineering and landscape architecture that honours and incorporates the natural setting of Lake Ontario. A bold statement of its time, Ontario Place is the collaborative result of a number of visionary professionals including Royal Architectural Institute of Canada gold medalist architect Eberhard Zeidler, landscape architect Michael Hough and play structure architect and pioneer Eric McMillan. Thanks to theirs and the contributions of others, Ontario Place remains a remarkable and ambitious achievement of late twentieth century architecture, and holds an enduring influence in Toronto, the Province and internationally.

In 2014, the Province of Ontario recognized the cultural heritage value of Ontario Place by including it on the list of provincial heritage properties under Part III, Section 1 of the *Ontario Heritage Act*. As part of this process significant research was done to produce a Statement of Cultural Heritage Value. Under Part III.1 of the *Ontario Heritage Act* the Minister of Tourism, Culture and Sport, in consultation with ministries and affected public bodies is authorized to prepare standards and guidelines for conservation of provincial heritage properties. These standards and guidelines set out the criteria and process for identifying provincial heritage properties and set the standards for their protection, maintenance, use and disposal. The Standards and Guidelines require all ministries and public bodies that have been prescribed by regulation to identify, protect and care for provincial heritage properties they own and manage.

Under the *Ontario Heritage Act*, the City cannot designate a property that is owned by the Province. The City can however list a property on the City's Heritage Register, and through this process, identify the various facets of its cultural heritage value and list the heritage attributes which merit protection.

City staff are currently evaluating including the property on the City's Heritage Register based on the provincial statement of cultural heritage value, and also including Trillium Park, which opened in June 2017 after the Province had completed its assessment. As per the direction of the Subcommittee, staff will report to the Toronto Preservation Board with their evaluation.

Linkages with Exhibition Place and the Exhibition Place Master Plan

The coordination of planning and urban design initiatives across Exhibition Place and Ontario Place has been a consistent position of Toronto City Council. Due to their close

proximity, complementary amenities and City-wide significance, it is important to ensure the revitalization of Ontario Place supports and complements the development of Exhibition Place. A map showing the geographic relationship between the two facilities is provided in Attachment 1 of this report.

Exhibition Place is a 192-acre site on the mainland directly to the north of the Ontario Place site that offers trade show, sports, exhibition and conference venues, and recreation and entertainment facilities. It is owned by the City and operated, managed and maintained by the Board of Governors of Exhibition Place, a board of the City that operates pursuant to the City of Toronto Act.

Between 2013 and 2017, City staff participated in a series of workshops and meetings with Provincial staff to explore integrated planning of Exhibition Place and Ontario Place, and to begin to develop a shared vision. These meetings were put on hold in 2018.

The future of both of these important and unique publicly-owned sites is tied to improving connections between them. Ontario Place would benefit from better public transit and any such proposal would need to be informed by the site's island landform and location on an environmentally sensitive part of the waterfront.

Revitalization efforts for both sites require improved access and connectivity to the larger urban and regional context, and as such a coordinated planning exercise is needed. City planning, in consultation with Exhibition Place is currently in the process of undertaking a Master Planning exercise for Exhibition Place, which is expected to be complete by the end of 2019. The Exhibition Place 2017-2019 Strategic Plan notes that a key objective is to "consider the future integration of the Western Waterfront Plan, including a redeveloped Ontario Place".

In 2014, City Council endorsed a coordinated planning approach for Ontario Place and Exhibition Place. In addition, the public deputations highlighted the need to consider both sites together in order to realize natural synergies between the two properties. If the Province agrees to the coordinated planning process, it will ensure the City's priorities and interests are understood and considered as part of the Province's decision-making process. It would provide an opportunity for the City to provide key information and documents related to the general planning framework for the area including opportunities and challenges related to the urban fabric, transportation and infrastructure, heritage and visitor experience. It could also be used to inform key Exhibition Place initiatives such as its Master Plan.

A robust coordinated planning process will provide an opportunity to identify key City and Provincial interests and areas of shared interest, as well as key principles, terms and conditions of the planning process and public consultation.

Current connections between the two sites, where there are potential opportunities for coordinated planning and design include:

- *Pedestrian Bridge connections* - Two pedestrian bridges link the properties: the western bridge provides the most direct point of access to the pods, Cinesphere and

West Island; while the central bridge serves the Budweiser Stage and East Island. The latter bridge connection recently underwent a capacity study, and was found to be insufficient for current and anticipated future needs;

- *Transit & Transportation* - Transit service options serving Exhibition Place include: the 511 Harbourfront and 509 Bathurst streetcars, 29 Dufferin Bus and 121 Fort-York Esplanade bus which includes a seasonal service to Ontario Place using Remembrance Drive. The area's primary transit hub is Exhibition Station, a GO and TTC station located on the north side of Exhibition Place approximately 750 metres from Ontario Place. City staff have suggested that, based on the current uses and activities at Ontario Place, transit/shuttle service and pedestrian access could be improved by enhanced connections to the transit hub at Exhibition Place. This would supplement the TTC's recently implemented seasonal bus service to the site;
- *Remnant lands* - The City of Toronto owns lands (including both land and water lots) south of Lake Shore Boulevard West, within the boundaries of Ontario Place;
- *Site Servicing* - Services to the Ontario Place site are constrained due to its location and history of development:
 - Water: The water main that serves Ontario Place also serves Exhibition Place;
 - Sewer: Available capacity of the existing sanitary sewer along Lake Shore Boulevard West dates back to the 1920s, and no design flow allocation for Ontario Place was considered as part of its design;
 - Electricity: Ontario Place is supplied from the Exhibition Place campus energy infrastructure and not Toronto Hydro. This type of arrangement is no longer allowed under the current regulations issued by the Ontario Energy Board; and
 - Natural gas: An Enbridge Gas main exists along the south side of Lake Shore Boulevard West. No services currently extend into Ontario Place.

Cultural Heritage Landscape Assessment of Exhibition Place

City Planning staff have been undertaking a Cultural Heritage Landscape Assessment of Exhibition Place and have prepared a report that will be presented to the Board of Governors of Exhibition Place at its meeting of April 10, 2019 and to the April 24 meeting of the Toronto and East York Community Council. The assessment is intended to inform the ongoing Master Plan exercise for Exhibition Place as proposed in the Exhibition Place 2017 - 2019 Strategic Plan which aims to more fully utilize the site's unique attributes and characteristics, thereby requiring greater connectivity. The Strategic Plan also notes that a key objective for the Master Plan will be to "Consider the future integration of the western waterfront plan, including a redeveloped Ontario Place".

Conclusion

This report recommends that City Council request that the Province of Ontario work jointly with the City on the revitalization of Ontario Place and develop a coordinated planning process that leverages the opportunities and synergies of both the Ontario Place and Exhibition Place sites. A revised and expanded set of Guiding Principles, based on and intended to be read in the context of the CWSP, are provided in Recommendation 1 of this report and are intended to serve as the City's framework for its ongoing consultations with stakeholders and continuing dialogue with the Province regarding the revitalization of Ontario Place. City staff are also undertaking consultations with Indigenous Peoples regarding the revitalization of Ontario Place, as well as undertaking work to list the site on the City's Heritage Register.

CONTACT

David Stonehouse, MCIP, RPP
Director, Waterfront Secretariat
Ph: (416) 392-8113
David.stonehouse@toronto.ca

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto & East York District
Ph: (416) 392-0427
lynda.macdonald@toronto.ca

Sandra Rodriguez
Director, Corporate Intergovernmental and Agency Relations
Ph: (416) 392-3832
Sandra.Rodriguez@toronto.ca

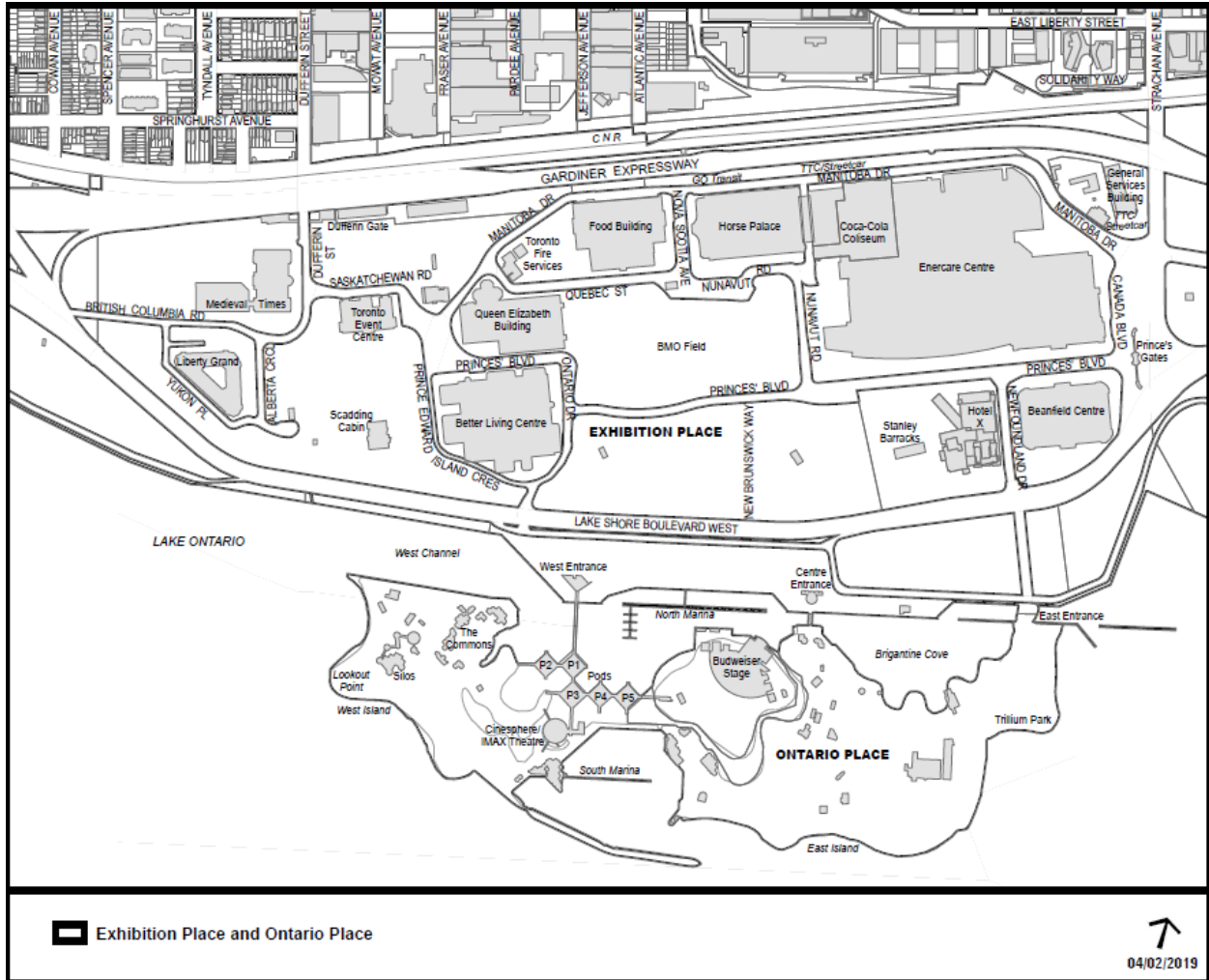
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto & East York District

ATTACHMENTS

Attachment 1: Exhibition Place and Ontario Place
Attachment 2: Ontario Place

Attachment 1: Exhibition Place and Ontario Place



Attachment 2: Ontario Place

