



ONTARIO PLACE Sub-committee Meeting

March 5, 2019

WHY ARE WE HERE?

The Toronto and East York Community Council:

- Established a Subcommittee on Ontario Place to hear from the public regarding the Province of Ontario's intention to redevelop Ontario Place.
- Directed the Director, Community Planning, Toronto and East York District, in consultation with other relevant City staff to:
 - Report to the first meeting of the Subcommittee on Ontario Place in February 2019 on the history, ownership and current status of Ontario Place; and
 - Report on recommended principles that should inform the future redevelopment of Ontario Place.
- Meeting scheduled for March 5, 2019.

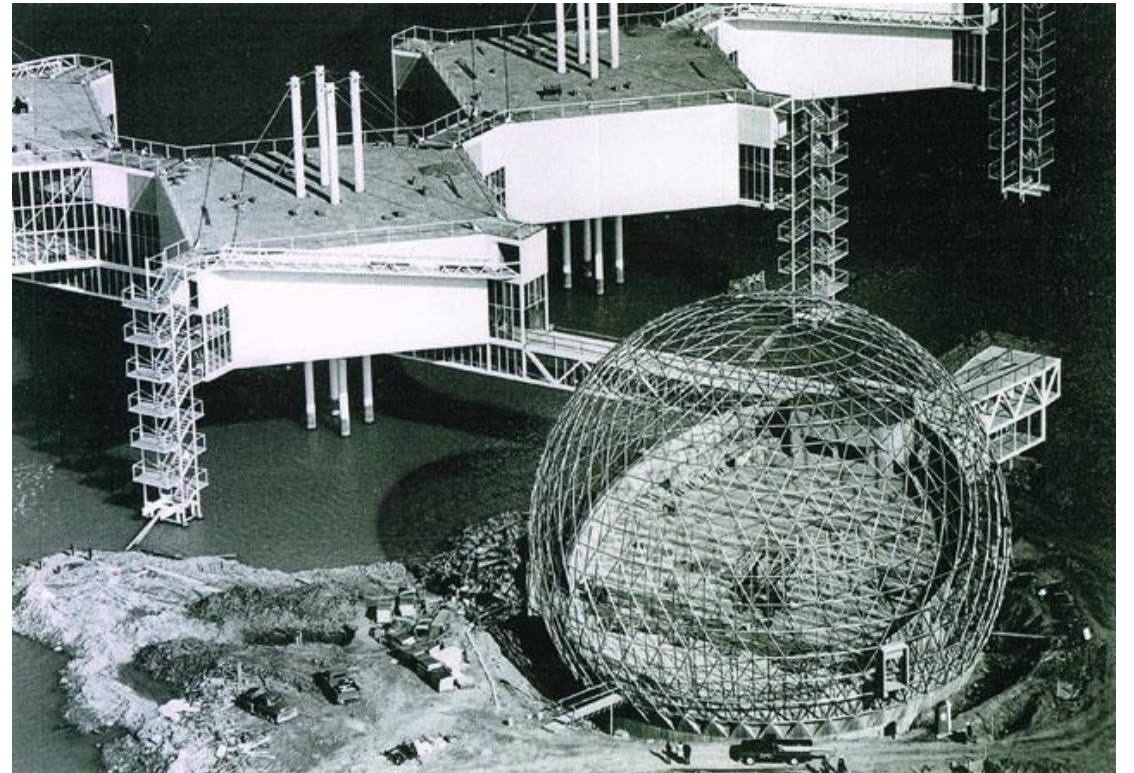


PRESENTATION OUTLINE

- Background
- Recent Initiatives
- Ontario Place Today
- Developing Principles on Ontario Place

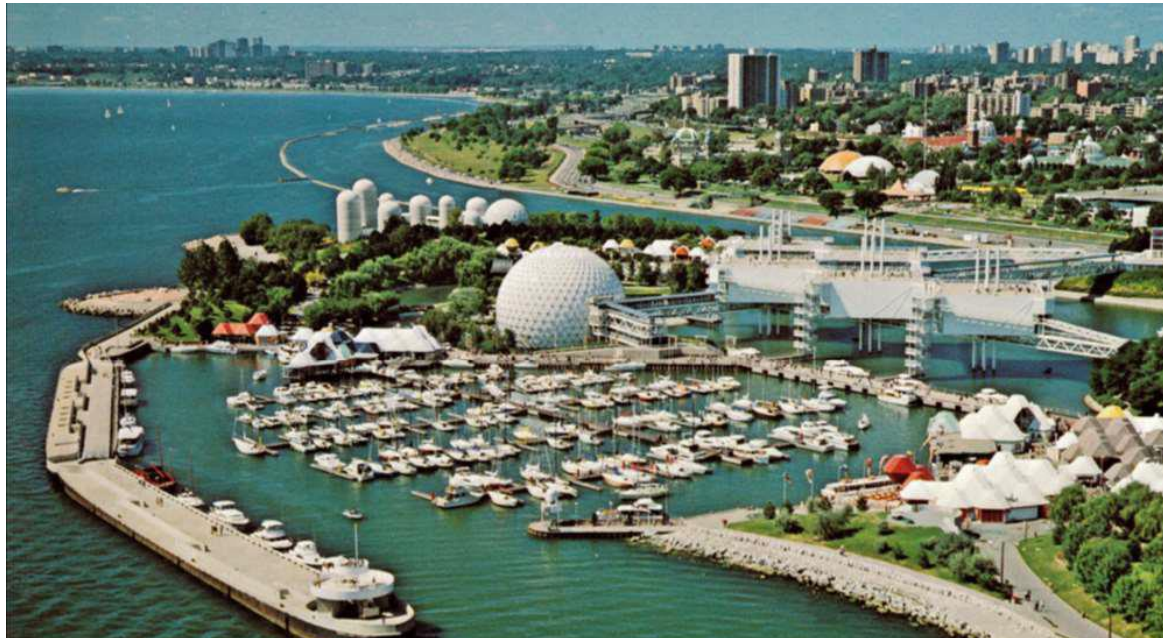
HISTORY

- Built in 1971 in response to the success of Montreal's Expo 67.



HISTORY

- Envisioned as a “provincial showcase” to “...examine our history, (and) look at cultural and economic growth.” – Premier John Robarts



REMARKS BY THE HONOURABLE JOHN ROBARTS
PRIME MINISTER OF ONTARIO
AT ONTARIO PLACE COUNTDOWN RECEPTION AND TOUR
TORONTO, TUESDAY, NOVEMBER 3RD, 1970

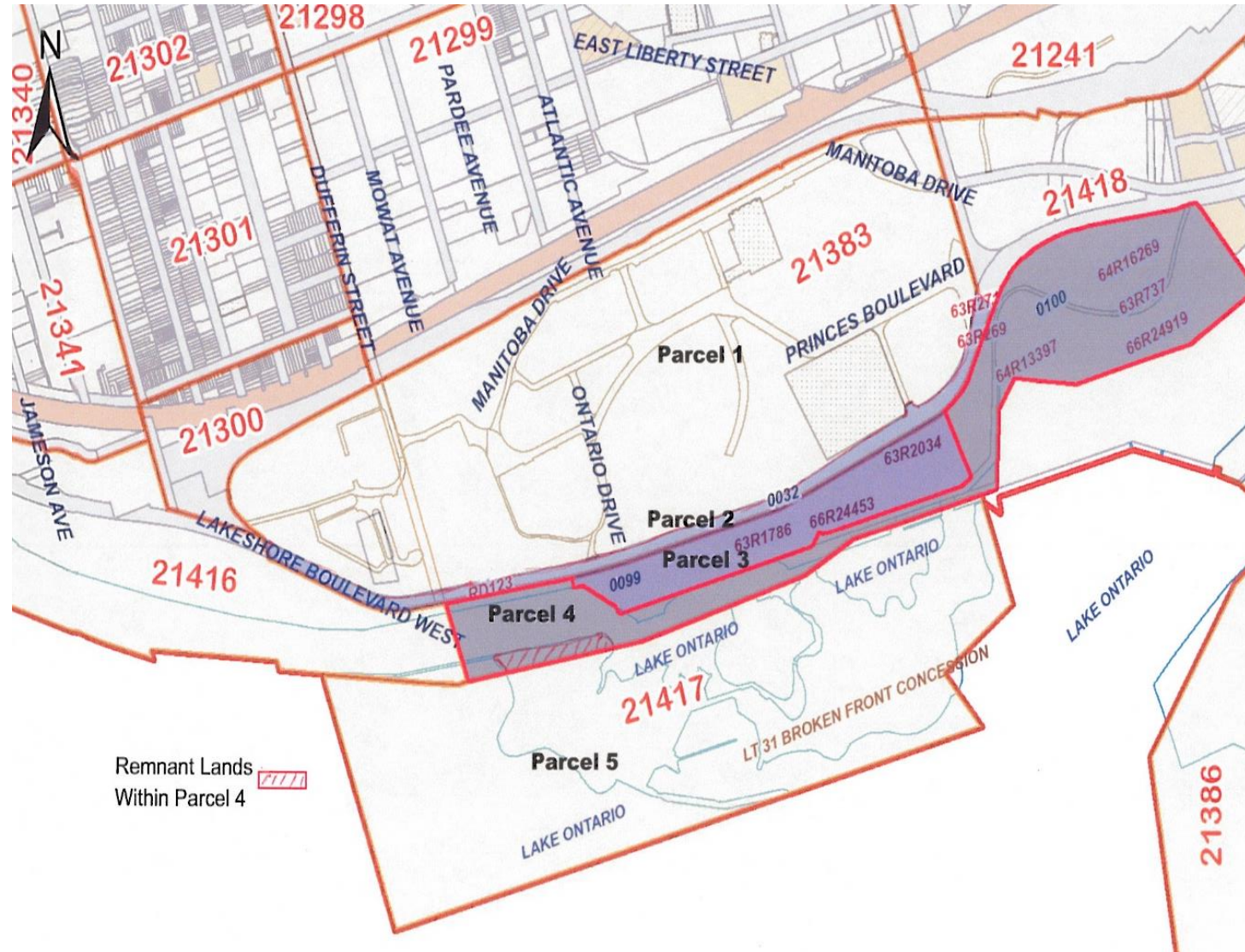
IT IS WITH A CONSIDERABLE DEGREE OF PERSONAL EXCITEMENT THAT I WELCOME YOU TO THIS SPECIAL PREVIEW TO MARK THE BEGINNING OF OUR FINAL SIX MONTH COUNTDOWN IN THE PREPARATION OF ONTARIO PLACE.

THERE WAS A NEED FOR A PLACE WHERE WE COULD EXAMINE OUR HISTORY, LOOK AT OUR CULTURAL AND ECONOMIC GROWTH AND CONTEMPLATE THE CHALLENGES OF THE FUTURE. IN SHORT, WE WANTED A PLACE TO RE-AFFIRM OUR IDENTITY AS ONTARIANS AND CANADIANS.

WITH ALL OF THIS IN MIND, IT WAS DETERMINED THAT A PROVINCIAL SHOWCASE SHOULD BE NOT ONLY A PLACE TO REFLECT, BUT A PLACE WHICH REFLECTS US THE WAY WE ARE. IT SHOULD BE AN EXCITING PLACE, JUST AS ONTARIO IS AN EXCITING AND DYNAMIC PROVINCE. A PLACE BRIMMING WITH ACTIVITY AND VITALITY. IT SHOULD BE COSMOPOLITAN TO MATCH THE COSMOPOLITAN PERSONALITY OF THE PEOPLE OF ONTARIO.

OWNERSHIP

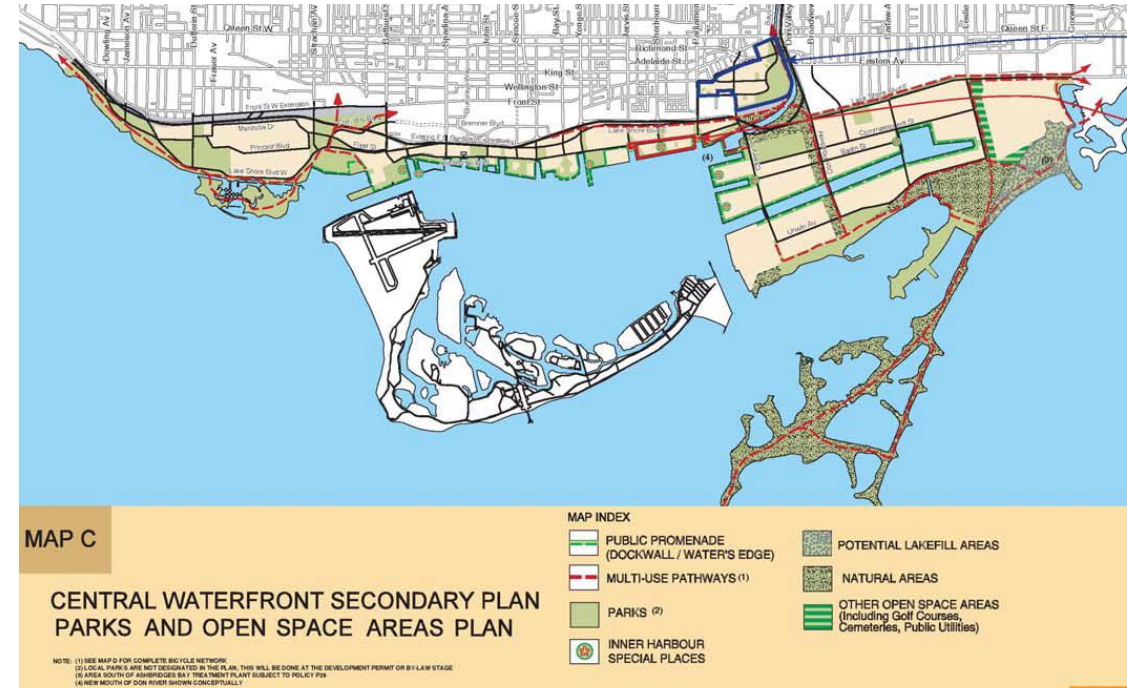
- City owns Parcels 1,2 and 4.
- Province owns Parcels 3 and 5.



RECENT INITIATIVES (CITY)

Central Waterfront Secondary Plan

- First adopted in 2003, the “CWSP” is the overarching policy document guiding waterfront renewal from Marilyn Bell Park (west) to Ashbridges Bay (east), including Ontario Place and Exhibition Place.
- The CWSP informs the City’s position on the future of Ontario Place directly and indirectly in the form of four **Core Principles**.



RECENT INITIATIVES (PROVINCE)

2012 Minister's Advisory Panel

- Led by Mayor Tory (then-Chair of the Greater Toronto CivicAction Alliance).
- First and foremost, provide open access to the waterfront.
- A significant portion of the site must be parkland.
- Vision of a waterfront community with opportunities to live**, work, play and discover. (***residential not currently a permitted land use*)
- Embrace new model with range of revenue sources.

RECENT INITIATIVES (PROVINCE)

2014 Provincial Statement of Cultural Heritage Value

- Significant provincial public works project of the Canadian Centennial era.
- Reflects a time of prosperity and social development in Ontario which began after the Second World War.
- Innovative approaches to planning, landscape, architecture, engineering and educational programming.



RECENT INITIATIVES (PROVINCE)

Trillium Park and William G. Davis Trail

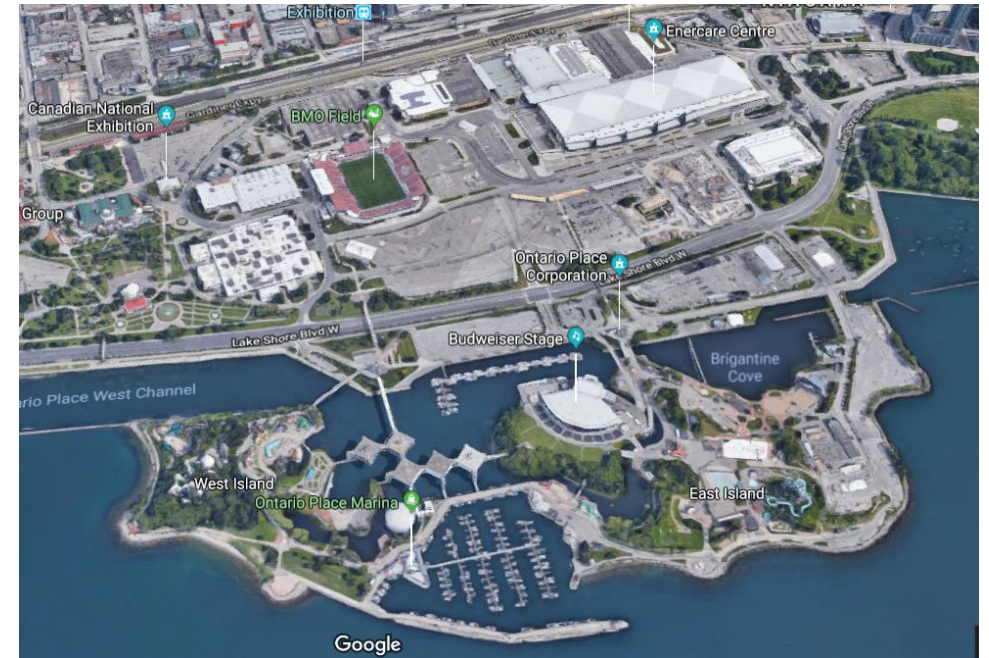
- June 2017 opening of newly constructed 7.5 acre waterfront park and trail on former surface parking area.
- Project cost approx. \$30M.



RECENT INITIATIVES (CITY)

Exhibition Place Master Plan

- Inter-divisional planning effort underway by City staff to explore optimized use of City-owned Ex Place, and improve connections to Ontario Place.
- Cultural Heritage Landscape Assessment scheduled for May 2019 completion.
- Master Plan scheduled for December 2019 completion.



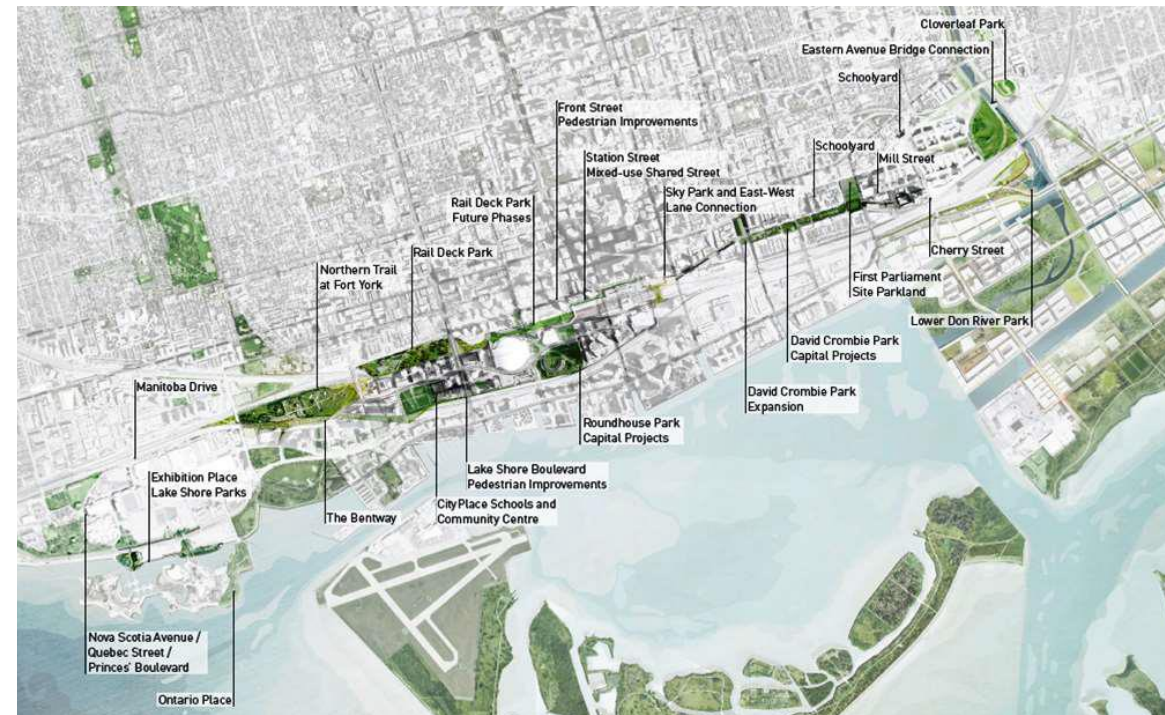
RECENT INITIATIVES (CITY)

Waterfront Transit Reset

- Connection to existing TTC/GO service at Ex Place most feasible (versus new dedicated LRT to Ontario Place).
- TTC doing design work for connection between Dufferin Loop and Ex Place station.

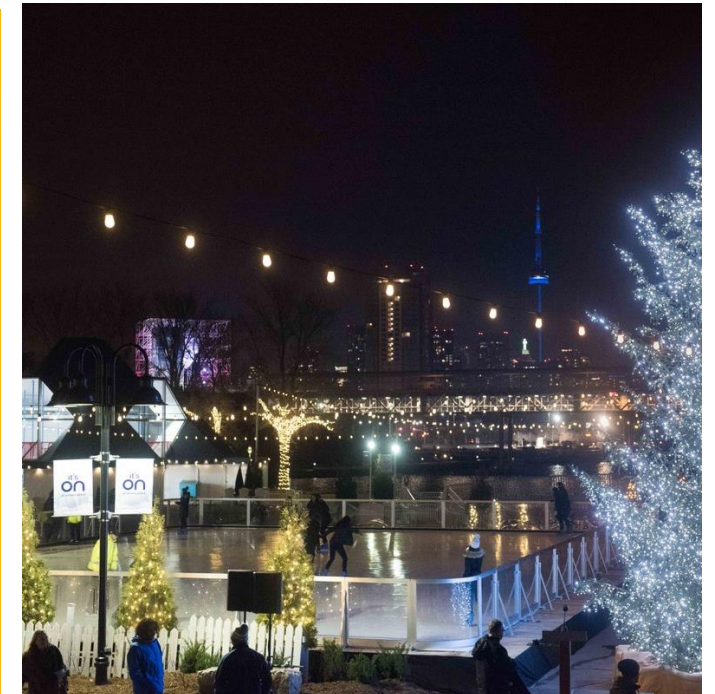
TOCore Parks & Public Realm Plan

- “Shoreline Stitch” will improve east-west waterfront linkages from Ontario Place to Corktown Commons.
- Adopted by City Council in 2018.



ONTARIO PLACE TODAY

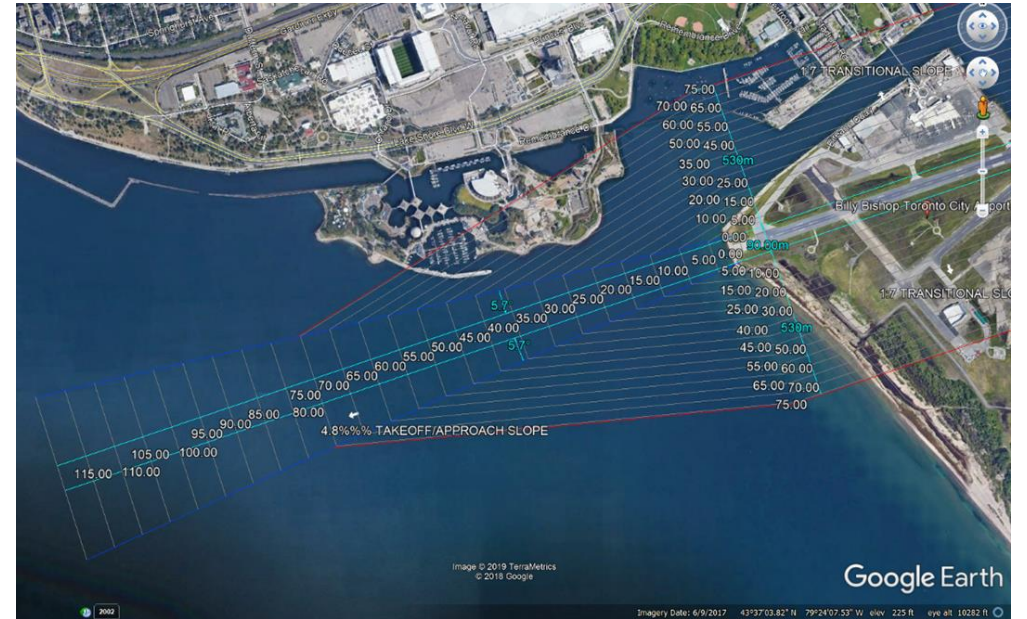
- Open to the public and in 2018 received approximately 1 million+ visitors.
- Hosts various art and light installation events year round.
- Budweiser Stage a popular live music destination.
- Recent re-opening of Cinesphere IMAX.
- Marina continues to operate.
- Recent Cirque de Soleil announcement.



ONTARIO PLACE TODAY

Airspace Controls

- Federal Airport Zoning Regulations apply strict height limits to a significant portion of the Ontario Place lands.
- These restrictions are registered on title and are not subject to third-party amendment requests.
- Restrictions limit development potential along the southern edge of Trillium Park.



ONTARIO PLACE TODAY

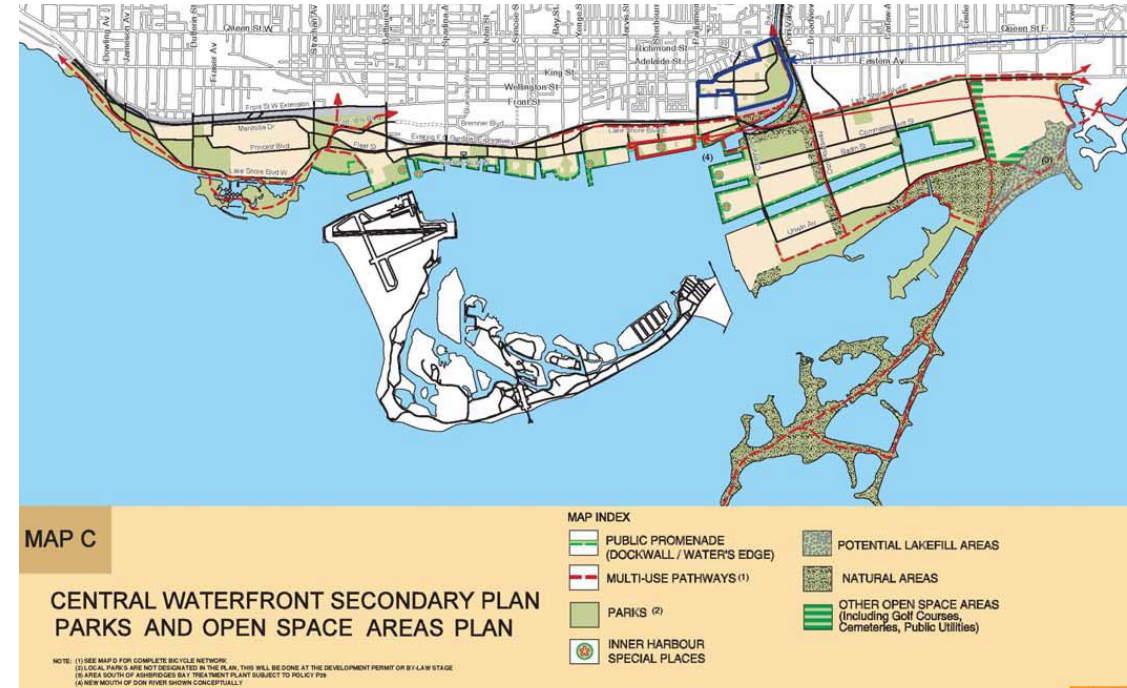
EOI Announcement, January 18, 2019

- January 2019 announcement of “intent to release an Expression of Interest to seek development concepts for the Ontario Place site.” Expected release date is Spring 2019. Idea submissions welcomed in advance.
- Proposals may be for a portion of the site or for the entire site (excluding Budweiser Stage). 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 on site.
- Through ground lease arrangements. Land sale will not be considered. Residential uses will not be considered.
- Proposals that require capital investments or operating grants from the province will not be considered.

CURRENT CWSP PRINCIPLES

Central Waterfront Secondary Plan

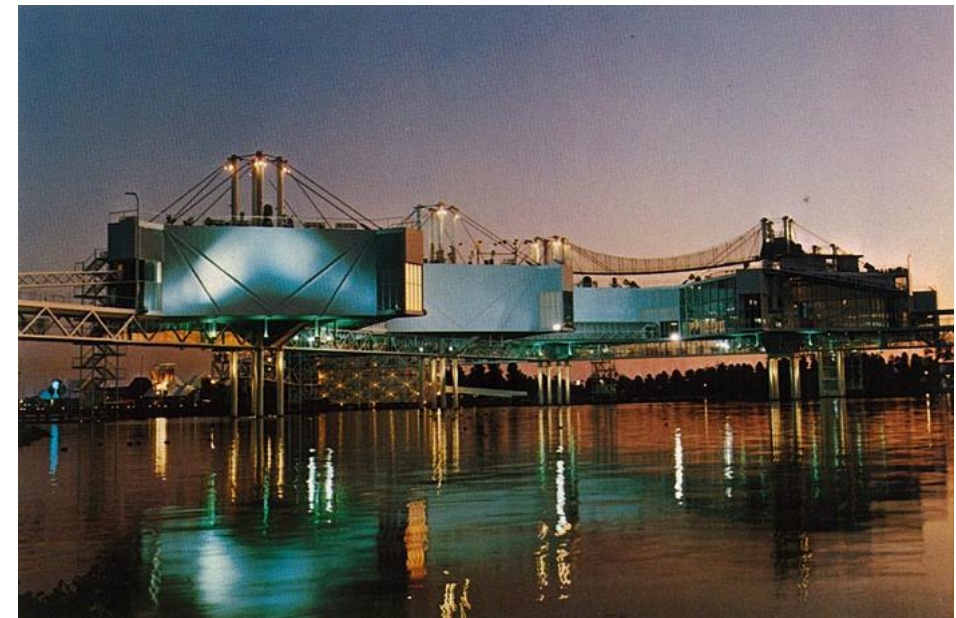
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CWSP CORE PRINCIPLE #1

Removing Barriers / Making Connections

- The waterfront will have to feel like and function as part of the City fabric.
- Lake Shore Boulevard will be transformed into an urban avenue... generously landscaped (with) maximum opportunities for pedestrian crossings.
- Key cultural and heritage corridors will link the assets of the city with the water's edge.



CWSP CORE PRINCIPLE #2

Building a Network of Spectacular Waterfront Parks & Public Spaces

- A continuous and highly accessible public water's edge promenade will connect a series of parks and open spaces.
- Ontario Place will be woven into the waterfront park system with better access for the public. (It) will be reaffirmed as an important waterfront destination for major festivals and tourism events...and to (celebrate) innovative architecture and landscape design.



CWSP CORE PRINCIPLE #3

Promoting a Clean & Green Environment

- (Prioritize) a sustainable transportation system that gives priority to transit, cycling, walking and water transport.
- The health and biodiversity of the Central Waterfront will be enhanced and restored.
- Lakefilling will be considered only for stabilizing shorelines, improving open spaces and naturalization.



CWSP CORE PRINCIPLE #4

Creating Dynamic & Diverse New Communities

- Development sites abutting the water's edge will require particular sensitivity (and meet) high standards of excellence through peer review.
- Strategies to attract high-value tourism (will) receive top priority. A wide variety of year-round experiences for visitors will be offered.
- Listed heritage properties will be protected and improved where feasible.



DISCUSSION & FEEDBACK

How well do the existing CWSP Core Principles apply to the future of Ontario Place?

Do they need to be added to and/or updated to reflect current opportunities and ambitions for the property?

- Removing Barriers / Making Connections
- Building a Network of Spectacular Waterfront Parks & Public Spaces
- Promoting a Clean & Green Environment
- Creating Dynamic & Diverse New Communities

DISCUSSION & FEEDBACK

How well do the existing CWSP Core Principles apply to the future of Ontario Place? Do they need to be added to and/or updated to reflect current opportunities and ambitions for the property?

Some examples:

- Seek to revitalize Ontario Place as a cultural, tourism and recreational destination that respects and enhances its unique waterfront setting.
- Preserve and enhance the water's edge for public use and enjoyment. Maintain Trillium Park and the William Davis Trail.
- Identify and protect key heritage assets. Promote excellence in all future architectural and landscape design.
- Integrate planning efforts, improve connectivity, and explore partnerships, between Ontario Place and Exhibition Place.