



# Ontario Place Redevelopment Update

## Exhibition Place Board of Governors

February 9, 2022

# Agenda

1. Context for January 2022 Executive Committee report:
  1. Decision history
  2. Report outline and recommendations
2. Background on Ontario Place Redevelopment
3. Key issues
4. Benefits – Exhibition Place
5. Stakeholder Engagement and Public Consultation

# Decision History

- Key decisions from EX24.3, considered by Council on June 8, 2021:
  - City Council request the Chief Planner and Executive Director, City Planning to report back to the Executive Committee in the fourth quarter of 2021 on the **process that will be utilized for Planning Act and Heritage Act approvals** for the Ontario Place redevelopment; and
  - City Council request the Deputy City Manager, Infrastructure and Development Services to report back to the Executive Committee in the fourth quarter of 2021 on a formal **Toronto-Ontario agreement on the priority areas for collaboration** on the Ontario Place redevelopment.

# January 2022 - Executive Committee Report Outline

- Proposed planning and heritage approvals process
- Preliminary comments on three development concepts
- Toronto-Ontario Major Terms and Conditions, areas of collaboration:
  - Planning and heritage approvals process
  - Site servicing
  - Real estate transactions
  - Ontario Place and Exhibition Place “linkages”
- Next steps including public consultation and stakeholder engagement
- Reporting back to Council

# January 2022 Report Recommendations Summarized

1. Direction to finalize agreement related to areas of collaboration based on Terms and Conditions document
2. Direction to continue negotiations on a potential real estate transaction with the Province and report back
3. Direction to report back to first cycle of new City Council term with preliminary review of fall 2022 OP/ZBA development application
4. Reinforcement of guiding principles (from earlier reports)
5. Continued engagement of Exhibition Place, CNEA, stakeholders, and communities

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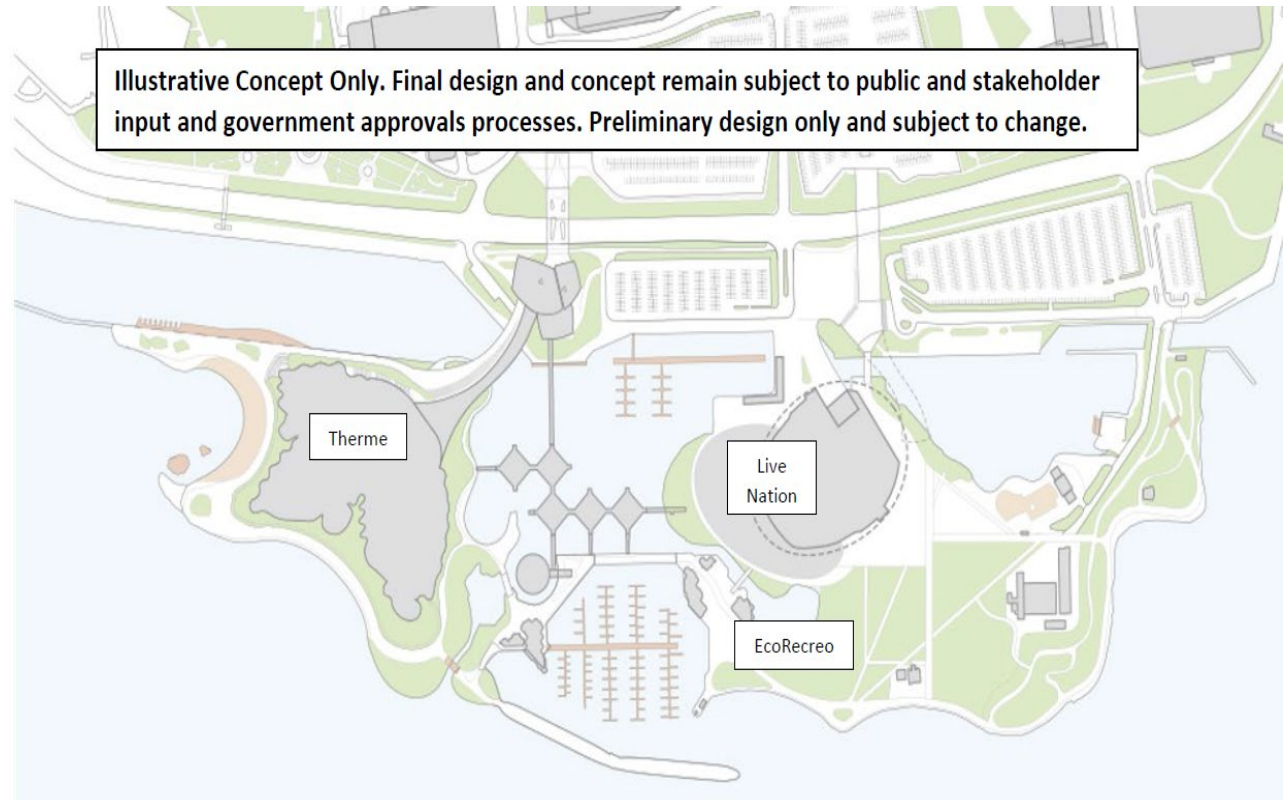
- Redevelopment will allow for the delivery of:
  - Recreational and cultural programming across the entire site
  - Land to remain in public ownership
  - Restoration and adaptive re-use of Pods and Cinesphere
  - Preservation of Trillium Park
  - Upgraded public realm and public access, including waterfront access; focus on accessibility and sustainability
  - Integration and compatibility with Exhibition Place, including last mile solutions



Source: Government of Ontario  
Additional details of tenants in Appendix

# Background: Themes Related to Ontario Place Redevelopment

- Heritage conservation including cultural heritage landscape
- Connected and accessible public realm
- Continuous waters' edge access
- Synergy between Exhibition Place and Ontario Place
- Scale and fit of new proposals
- Sustainability and design excellence



# Background: Therme Group

- **Therme Group (West Island)**
- Family-oriented all-season destination including pools, waterslides, botanical gardens, sports performance, and recovery services
- ~8 acres of free, publicly accessible gathering spaces, parkland, gardens, and beaches
- Full scale redevelopment of the island
- Conceptual design stage, subject to change



# Background: Écorécréo Group

- **Écorécréo Group** (South of the Pods)
- All-season adventure park for all ages including aerial obstacle course, net play, ziplines, climbing and other activities
- Limited indoor structures
- Public access through the site contemplated
- Conceptual design stage, subject to change



# Background: Live Nation

- **Live Nation** (Current Budweiser Stage Location)
- All-season live music and performance venue with operable exterior walls and supporting hospitality services
- Full scale redevelopment of the existing stage and lawns
- Conceptual design stage, subject to change



# Key Issues: Proposed Planning Process

- Official Plan Amendment and Zoning By-Law Amendment required to:
  - Recognize existing and proposed uses
  - Provide a policy framework to evaluate the tenant proposals and the redevelopment of the site
- Targeting end of 2023 for Council consideration of OPA and ZBA
- Holding provisions will be required in Zoning due to the timing of the submission of details regarding landscape, public realm, site servicing, etc.
- Site Plan applications for the tenant sites will be a tenant responsibility
- Key supporting documents: Heritage Strategic Conservation Plan and Public Realm Master Plan

# Proposed Planning Process Milestones

- Q1 2022 – Target for completion of Heritage Strategic Conservation Plan
- October 2022 – OPA/ZBA Application submission
- Mid 2023 – Target for completion of Public Realm Master Plan preferred option
- First meeting of new City Council term – Preliminary Report on OPA/ZBA application
- June 2023 – Revised OPA/ZBA Submission/Site Plan Submissions
- December 2023 (or sooner) – Final Report to Council on OPA/ZBA

# Key Issues: Heritage

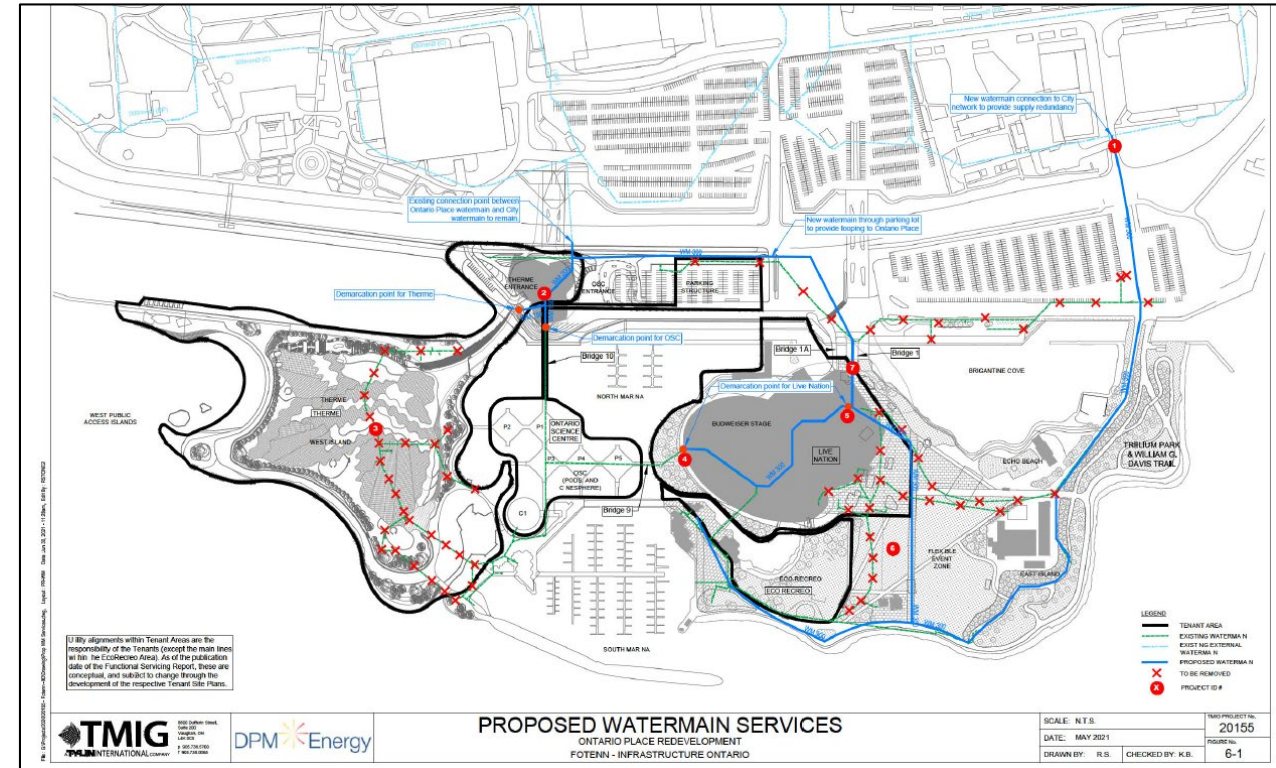
- Ontario Place considered a site of Provincial heritage significance
- Standards under the authority of the Ontario Heritage Act require that a Strategic Conservation Plan be prepared in accordance with property's Statement of Cultural Heritage Value to provide guidance on the appropriate management and conservation of Provincial heritage properties
- The Strategic Conservation Plan should include an assessment of built heritage resources, cultural heritage landscape and archaeological resources, and detail how the property will be conserved consistent with the Standards and Guidelines for the Conservation of Provincial Heritage Properties
- The Province is undergoing targeted outreach with stakeholders and identified rights-holding First Nations, including the Mississaugas of the Credit First Nation
- The draft Strategic Conservation Plan will also be reviewed by City staff and commentary will be provided in order to guide the forthcoming applications and public realm work

# Key Issues: Last Mile Transit from Exhibition Place to Ontario Place

- Transit and active transportation from GO station/transit hub to Ontario Place
- Initial business case led by Metrolinx/Infrastructure Ontario
- Now short listing options
- More than one solution will be required (e.g., active transportation improvements, shuttle buses, etc.)
- Province will fund the costs of new transit infrastructure; non-transit related upgrades would be subject to cost sharing

# Key Issues: Site Servicing

- Services and infrastructure planned for comprehensive site upgrade include: water, wastewater, stormwater, hydro/telecom, and gas
- Most of this existing system was installed in the early 1970s and is approaching end of service life
- IO also cites need to build in service redundancy (for example, entire property is supplied through a single watermain connection through Exhibition Place)
- Subject to a Public Works Class EA (process to be concurrent with municipal approvals)



From July 2021 Functional Servicing Report

# Key Issues: Hotel X Phase II

- Development concept proposes
  - 360,000 ft<sup>2</sup> second phase hotel expansion with 400 rooms; and
  - 6,600 to 7,000 seat auditorium-style performance venue designed to accommodate eSports tournaments and leagues
- Facilitated by Exhibition Place, Hotel X, and Province coordinating on implementation and servicing

\*all figures approximate

Aerial view, looking northeast. Source: Populous



Aerial view, looking southwest. Source: Populous

# Key Issues: Parking

- The Province will be pursuing multi-modal transportation solutions for site users, including connections to transit and active transportation links
- In the future the City and Province may explore joint parking solutions that would benefit both Ontario Place and Exhibition Place and be implemented through an appropriate cost sharing arrangement
- The Province is currently exploring several on-site options, with a preference for low impact solutions
- The Province has procured a transportation consulting team to undertake further analysis related to parking and site circulation
- City commentary will be provided in order to guide the forthcoming applications, including identifying a parking solution

hardscaped open space  potential development areas  gateways / meeting places  green open space  new green open space  green roof  perimeter promenade  primary connections 

# Benefits for Exhibition Place

- The Ontario Place redevelopment of the Therme Group, Écorécréo Group, and Live Nation concert venue will enhance Exhibition Place's convention and exhibition delegate experience by providing new pre and post-event amenities
- Therme's family-friendly health and wellness experience with waterpark and cultural programming will drive national and international leisure tourism activity to the precinct and destination
- Visitors to the Ontario Place redevelopment will reserve Exhibition Place on-site hotels for accommodation/restaurants, thereby increasing tenant revenues for Exhibition Place annually
- The Ontario Place redevelopment will animate the central waterfront area 365 days a year, and is expected to drive up to 7 million visitors to the site annually (once fully built-out)
- The new Ontario Line will provide a high speed, high frequency transit link between Exhibition Place and Toronto's downtown hotels, restaurants and retail, and provide an additional mobility offering to convention and exhibition delegates
- Strategically located between the Ontario Line and Ontario Place; Exhibition Place will benefit from increased awareness and year round visitation across our 192 acre site

# Stakeholder Engagement and Public Consultation

- To be led by City Planning staff with the support of a consultant
- First Stakeholder Advisory Committee (SAC) meeting held on December 17, 2021
- City staff monitoring the Province's comprehensive consultation program; working with Province to avoid duplication
- Province has completed public engagement initiatives, including an online consultation and several information sessions in 2021, will continue to engage the public and stakeholders on planning and development related to the site-wide environmental assessment (to be launched March-April 2022), public realm, heritage and site servicing (for which there is a separate environmental assessment wrapping up in March 2022)
- Province is leading rights-based consultation with affected Indigenous communities; Province is also developing a broader interest-based and urban Indigenous engagement strategy
- Staff will consult with Exhibition Place Board and CNEA

# Questions



# Exhibition Place

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