

# **Appendix C:**

## **April 18 Q&A Box Transcript**

---

**Engagement Summary:**

**Ontario Place Community Consultation Meetings**

# Appendix C: April 18 Q&A Box Transcript

1. Has this application already been approved? How has it already been decided that all that parkland/green space of the former OSC will be sold off for development (per Fords announcement)? There are so many areas DT that could be developed beforehand.
2. Is there any opportunity to actually stop the construction plans for the spa and ensure the city/community get something without massive construction/underground parking etc. Ontario place just needs basic maintenance and opportunity for locals to enjoy a park/museum etc.
3. Why did the city corporate real estate management staff recommend a land swap with the provincial government when it is one of the few pieces of leverage that the city has in this negotiation with the provincial government? Two, why was this decision-making process to “swap” land not transparent?
4. No land sale? If there are no discussions on leasing terms for the spa, I could be dead by the end of an... oh I am just guessing...99-year lease....
5. The premier today implied that his plan is to press on despite any opposition Toronto residents have to some aspects of this redevelopment. Given that what assurances can you give the public that this engagement is worthwhile and our feedback won't just be ignored by a premier hostile to Toronto?
6. You walk all the way around the spa to get to “public” land....
7. You say it will be free and open to the public, however the majority of the West Island will be consumed by a spa that is ticketed. The public only gets a small portion of the West Island site. How can you say it is a public site?
8. What kind of deal have you made to increase the land that Therme controls? May the people see a copy of the agreement with the province and City?
9. Please address the noise level from the stage planned. I live in High Park. There was a Live nation week end last summer, and the noise travelled 5k away to our tower. 3 unbearable evenings of noise.
10. Could the current challenges be solved without an underground parking garage and “mega-spa”?
11. If their ecological concerns, why is a thorough and fulsome EA not required or mandated by IO?
12. Can you share an example of other “amazing public park” from anywhere else on earth with a private spa/waterpark that is larger than a football stadium?
13. 50 acres for the public, how much for the spa?
14. If the spa will take up the full west island (current size), what is the environmental impact of creating 100% new shoreline? Will any studies that have been completed be released to the public?
15. How will vehicles be entering the new underground parking structure impact users of the MGT? How will safety be ensured?
16. Why label New public beach? While there is already a public beach currently?
17. If there is transit access for “so many people”, why is an underground parking garage needed? The Ex has over 5K spaces currently available.
18. The waters edge improvements are welcome, however why is that contingent upon placing a spa in the middle of the West Island. The forested West Island should be preserved as a network of nature trails.

19. I am concerned with the privatization of West Island. Do we have any calculations of what percentage of the currently public space on West Island will no-longer be accessible to the public?
20. What risks (environmental, safety) are there when building an underground parking facility next to a lake?
21. How does adding a "mega spa" embrace the sites heritage? Especially with 100% of current West Island landscaping will be removed?
22. Was it ever considered to build the Therme spa just north of Ontario Place where the parking lots are?
23. Can you share the reports, recordings and other work-product from Indigenous consultations? Please includes dates, times, locations and details about attendees.
24. How will the project (specifically construction) impact current wildlife habitat? While it may create something for the future, it looks like it will kill everything there today.
25. I think that this presentation completely glosses over loss of public space for a private spa. Can you please confirm what % of land on the West Island will no longer be free and publicly accessible to the public? Not just the shoreline, the entire land.
26. The entrance to Ontario Place with the sign above has too much concrete. Those triangles are a bit much. Can there be more greenery and even water features like fountains to reflect the Nature of the islands?
27. Can renderings be shared from proposed public realm spaces looking towards the Therme facility? Best if this can be from eye level (1-2M high).
28. I am concerned that ttc go access is far from Ontario place. without a stop on the site will make it inaccessible for families and the disabled.
29. Sorry I'm late to this and this question may have been answered - is there an engagement portion of this webinar or is it just an info sharing session?
30. If the OSC move has been considered for the past 1-3 years, why is it missing from all renderings shown today?
31. Will public spaces be accessible 24/7/365? Always free? Who will provide security (private or public)?
32. I am concerned that the westerly beach will have high e coli like the Sunnyside beaches
33. West island - Why put a skating rink in the windiest area - not ideal for winter
34. A view of the pods? Can you point out the pods in the rendering? I don't think I saw them.
35. Are there cycling trails running alongside the pedestrian ones around the full perimeter?
36. spend more time and \$\$\$\$\$\$
37. Who will maintain the public washrooms? Who will fund this maintenance? Will they be season or open all year?
38. Can there be more washrooms, not just the proposed 7? Seniors like my Mother has medical condition as a senior and looking at these drawings looks like she would have a distance to the nearest washroom.
39. Will the washrooms and fountains be operational year-round?
40. Diamond just wants \$\$\$\$\$
41. How does the Therma site proposed for Toronto differ from other Therma sites? Will we have 100% original design, or is this just building from a template that can be found elsewhere?
42. Why do they call it a welcome pavilion?

43. Why hasn't Therme considered an alternate place for their spa given the strong opposition that exists for placing it at Ontario Place?
44. The concepts of redeveloping the water line, wetlands and open parking spaces are interesting and tasteful. But the idea to put the Therme dome almost over the entire west island is HORRIBLE! It does not belong in this area. What do I need to do to help blocking that Therme nightmare?
45. It's not Johnson Wax building .....lacking
46. What is the actual height of the building from ground level for Therme and the Cinesphere?
47. I'm interested in the order of events for this project. Shouldn't
48. Why the avoidance of the word "spa" with Therme? "Wellness""water-based recreation"... lots of euphemisms. How is Therme supportive of "botanical""nature" when dozens of mature trees will be razed to build it? How is this an appropriate choice in a climate crisis?
49. Is the public input being the first step?
50. the new views created is the first to show the relative heights
51. an underground parking lot will require so much digging and not meet net zero targets by promoting increased car usage.
52. Bikes, where do they ride? Conflict with pedestrians. Will there be a bike trail?
53. How were potential guest totals derived? What inputs were used?
54. How long will it take to build this?
55. How does this location compare to other Therme sites? From what I've seen, other sites are in suburban or more rural areas. Why is Toronto the only place Therme is locating downtown?
56. Is there a hotel attached? Are you connected to hotel X?
57. you are not near Corus
58. 45M is 50% higher than the Cinesphere. Not quite the same scale, no?
59. I worked at that Corus building for years ... not a very welcoming waterfront area.
60. but that is an office tower
61. So many concerns about this project. But question: why would ONTARIO Place feature a spa that pretends to tropical flora? This is meant to celebrate this province.
62. why are you stealing any public space?
63. This looks great, can you elaborate on what additional value the Therme spa brings to the site? It would be a beautiful spot for a large public park (similar to Hyde Park or Central Park).
64. The scale of the Therme Canada building looks humongous at 45 m height but also extremely wide - and blocking all the view of the lake from the mainland, both the entrance pavilion on the mainland and on the West island structures.
65. Are you saying this will house BOTH the you AND the Science Center? Or one or the other? News has been saying one idea or the other.
66. The projected 6 million visitors a year is larger than the CN tower (~2 million), AGO (~1 million), ROM

(~1.34million), Evergreen Brickworks (~0.5 million), and Wonderland (~0.5 million) combined. How do you justify these numbers?

67. where is the science centre to be located?
68. What is the volume of the Cinesphere compared to the Spa? How does that ration compare to the height ratio?
69. Where does the Ontario Science Centre go?
70. I am not impressed with all the paved areas, and I do not believe Therme should be located at Ontario Place.
71. Talk about the cost of Therme
72. How are we really going to cope with 14,000 visitors to just the Spa each weekend? It already takes me 30 minutes to drive 1.5Km from Uni Spadina to just the Gardiner????
73. I haven't heard any mention of accessibility considerations and the property is very expensive and not necessarily easy to get around. What is the team doing to make the site accessible for everyone?
74. Could the spokesperson for Therme please let us know the details of their company's lease arrangement with the province, including the length of its lease? If not, when will that information be made public?
75. Is there a plan in place for the redevelopment of the marina, and if not, what is the timeline for designing this facility?
76. Can you please explain why Ontario Science Centre needs to be closed in order to open up a children's museum in Ontario Place instead of having two locations?
77. Also, what rent are Therma paying on a 99-year lease? I presume it's not \$1 kind of a deal?
78. How is the commercial Therme facility consistent with the City's stated priorities for Ontario Place redevelopment?
79. How does the city plan to manage and coordinate the traffic on Lakeshore Blvd during construction and after the structures are built? The current traffic is already impeding east/west and north/south routes in the city after the removal of some ramps to the Gardiner and we aren't even back to pre-pandemic traffic levels in the city yet.
80. How will money made by Therme be reinvested back into the city and how does this compare to the economic model of the original Ontario Place
81. [Name Removed], will there be restaurants and will the park space on the West Island be as beautifully landscaped as Trillium Park which is a real gem!
82. Q1. The City of Toronto has limited funding for their parks system. How will the City of Toronto fund the maintenance of parkland that is more complex than the existing park and will have more visitor volume than now?
83. What does "affordable" mean when referring to the cost of average Torontonians & Ontarians accessing the facilities?
84. Also, what impact will development have on existing trees, vegetation, bird and wildlife habitats, etc.
85. In my view Therme should locate at Woodbine, not on the downtown waterfront.
86. Why are we avoiding an environmental assessment in such a sensitive space?
87. In the context of equity of the development of the space, how do you define equity? – [Name Removed]

88. How large is Therme? How much lakefill is proposed? What is the environmental impact (emissions, ecological impact, transportation, heat island effects, energy consumption, emissions, etc. of the proposed application (Therme in particular) and what are the mitigation measures?
89. What does that mean? 'there is a lease in hand?'
90. Is the Science Pavilion shown on the "proposed uses" slide the Ontario Science Centre? If not, where is the Science Centre going?
91. [Name Removed] Cost Questions: What will parking cost in addition to the Therme ticket for someone using public areas; and can there be a simple breakdown of who's paying for what between Therme, Province and Toronto to build and maintain. Please try to not evade the answers, a range or estimate is okay.
92. Is the Science Pavilion the new Science Centre? This seems very small.
93. Therme looks like a very expensive facility to run, what do they anticipate the cost for entry will be.
94. How did you approve a Lease you are not Privy to?
95. Q2. With more food vendors on the islands, how will the City limit or prevent plastics and trash entering the lake, especially single use packaging, including paper.
96. Why would we move the Science Centre?
97. How do you justify proceeding with a project that has bypassed the normal process of public consultation?
98. Will ALL glass surfaces be treated with bird friendly glazing? Including above the 16m Toronto Green Standard minimum? Will glazing be on the first surface?
99. Who is going to pay to maintain all the public area at Ontario Place?
100. How would adding the Science Centre change what was showed today?
101. Have the Indigenous groups that have been consulted formally consented to the development? Where can I read the comments from Indigenous groups?
102. Can our roadways even accommodate 2700 cars trying to get into the parking garage? Why 30 percent car access, but only 5% biking?
103. When do you anticipate construction will begin? Will Trillium Park, the East and West Islands be inaccessible to the public all at once and for years? I'd hate to lose this entire space for an extended period of time. Thank you!
104. How far along was the process of developing these plans before the province's plan to move the Science Centre to Ontario Place was made known? Will these plans need to be significantly revised as a result, and will the public be given more opportunity to provide input on the revised plans?
105. So much of the "revitalization of Ontario Place" is most interesting and exciting. HOWEVER, the need for Therme confuses me. If that element was removed and allowed to exist somewhere else (NOT ON ONTARIO PLACE) this would make many of us much happier. There is no need for a PRIVATE SPA to be located on Ontario Place.
106. I heard its a 99-year lease, is this true and if it falls can Toronto get back the site?
107. any concerns or considerations to traffic on lakeshore during peak time especially with events at live nation?
108. How can this application proceed, given that Ontario Science Centre is now planned to relocate here?
109. Is there the slightest chance of the Therme proposal being denied?

110. What is the rationale for introducing new parking spaces? Underground parking particularly is so expensive. This is money that would be better used to serve transit, walking and biking (especially considering the plethora of parking that already exists, and the need for transit from BMO, Live Nation nearby)
111. what is known about the environmental impact of the below grade parking and what is the nature of City concerns, if any?
112. How likely is it that the city does not approve this rezoning What mechanisms can the public still utilize to prevent the west island from going to a private corporation?
113. What were the results of the engagement survey back in summer 2021? Specifically related to current use and how people access the land? I was quite disappointed the scale was reversed (i.e. 1 was most likely, 5 least likely) so I am wondering if people ranked transit and cars are higher access than walking biking
114. I assume there is an environmental assessment that will address issues of below level parking in an area subject to flooding
115. Can the city change or modify Ford's plan or is it a done deal that what the province wants, the province gets?
116. As we have recently seen with private LTC, when private interests don't make money they close their business. If Therme doesn't meet their attendance numbers and therefore their financial targets and decide that it is not good business to keep the spa open, then what happens to all the infrastructure that the public has paid for through our tax dollars?
117. don't bring in public housing!
118. Or if the City refused to approve the application, would it simply be overruled by the OMB?
119. How can a full public discussion about the merits of this proposal take place without knowing what the funding involves? What part of this development will Ontario taxpayers be responsible for?
120. Hello good evening to everyone. I apologize in advance if I've missed the answer to my questions. 1) These businesses ex: spa, food etc. will these businesses be run by the city or will these be private enterprises? 2) Where will Ontario place go?
121. How much will the price of admission be to Therme spa? How much of that admission will go back to directly to the city of Toronto?
122. So that's Ford's plan to 'swap' with the city land needed to make this plan work? (Moving Science Centre?) This would block, for example, the idea that the city could withhold its land at Ontario place.
123. The Science Centre move is quite a dastardly blindsiding move.
124. This is a densely inhabited area, about to become vastly more densely inhabited because of planned developments. How do you justify building a private spa in a place that requires more park space? How do you justify limiting access to the waterfront?
125. I would like to object to Ontario Science Centre. I object to a private spa.
126. I'm part of a group of rollerblades who frequented Ontario Place for several of years. The West Island Village/ Commons area is a great space to learn the basics of how to skate. The waterpark lands are a perfect step up for the stronger skaters to really "stretch their legs". So, I'm wondering if there is a way to incorporate a large flat and paved area that would be less traversed than the multi-use paths to accommodate activities like rollerblading?
127. How will the surrounding area (i.e. Parkdale, liberty village and even up to Queen Street) be impacted by the increased traffic and people

128. Existing skate parks are used by extreme enthusiasts and are comprised of intense terrain, which makes it difficult to learn for adults or children interested in the sport.
129. This is not the use of land for this or our future generations.
130. Q3. How long will Therme manage their spa/water park facility? What is the expected capital life and how will it be decommissioned?
131. I'm really concerned the architectural importance of this site and how with What's the justification for the size of this spa and how its going to cover up the view of a Canadian cultural heritage site?
132. Why did Infrastructure Ontario rep not answer Science Centre question?
133. I see an image of palm trees planted outside. what kind of trees will be planted? Will they be native/ mature trees? let's save the mature trees at Ontario Place.
134. How is the proposed spa going to impact water quality?
135. Where and how large is the piece that the City may consider "swapping" with the province, and is this in play?
136. The applicants mentioned they wanted to aggressively reduce the share of people coming to Ontario Place by car but this is not consistent with their application. If you want to aggressively reduce the amount of people who come by car why are you building 2700 parking spots?
137. Why is the Budweiser Stage being handed over to a company like Live Nation? We all know about this company's anti-competitive practices, ticket scalping involvement and live event industry monopoly.
138. How far would one have to portage a canoe from the parking lot, over the bridge to the canoe launch point north west of the Therme spa?
139. Will the programming for the public space be free as well?
140. As a public space, how does the City/lessee/province expect to keep it a healthy space for all e.g. the unhoused? What does social equity look like?
141. This is not true. Public can walk around the West Island now. Therme is not an amenity.
142. How do we expect the increased traffic and parking to affect the MGT? (How to keep pedestrians, runners, cyclists safe?)
143. With respect to the spa - I anticipate this will result in a tremendous amount of chlorine / chemical water waste. What is the plan to both supply and manage the discharge? FWIW West Island is open for swimming, cycling, running year-round currently
144. will any of the plans re-enable access to OP for summer camps
145. How much power does the city actually hold in this process? Is the city able to outright reject proposals that are publicly unpopular?
146. I'm really concerned the architectural importance of this site. What's the architectural justification for the size of this spa, and why is it going to cover up the view of a Canadian cultural heritage site? What is the architectural justification for using a building that looks like 10 other locations throughout the world? Why and how is their design unique to Ontario?
147. One of the panelists said he expected most visitors to arrive by public transportation, so why the insistence on a huge underground parking lot paid for by people who are not going to the spa? Who will be getting the revenue from that parking lot? Who will be responsible for paying for its maintenance?



148. Comment: on West Island, I think there is not enough publicly accessible open space. I think it should be 100% publicly accessible open space, and with all current trees and landscape. thank you
149. No talk about what Toronto losing
150. How much would this cost our city?
151. Was there an environmental scan for the area around exhibition place - events draw large crowds and the area will become overpopulated at peak times
152. Question from [Name Removed]. Traffic access to Lakeshore Avenue, Gardiner Highway, and roads are already overloaded currently when there are major events. How does the city propose to improve the traffic flows
153. What happens to the land when the spa fails? Because There is vast opposition to a spa that only a very few people will use, and that most people want kept for a family area.
154. Therme projects 14 000 people per day on peak days. ROM is 5500 per day, the Empire State Building is 11 000 per day and the Eiffel Tower is 19 000 per day. Where are they basing this numbers?
155. would there be space for building a Hotel for out of town visitors that looking for an overnight stay.
156. How many entry level jobs would Therme provide for new immigrants and the youth of Toronto?
157. Why can't more space be added for science programming? With today's announcement about the Ontario Science Centre, we will need more space unless the province wants less science education for our kids
158. Did I hear correctly that the expected traffic to Ontario Place would be only 10% car traffic.... If that was stated how will that possibly happen with our car centric city, especially along the lakeshore. Thank you
159. What's the rationale for Therme Spa inclusion? What was ruled out as a result of this decision?
160. Why do we "need" a foreign spa company to "help
161. The Therme plan assumes a huge number of daily visitors - more than visit the CN Tower on a daily basis. If the Therme facility fails commercially because the numbers are unattainable, what happens?
162. Perhaps this was already discussed earlier - apologies if so - but how can you ensure that any potential or proposed use conforms to the Truth and Reconciliation Commission Report call for informed, respectful, and meaningful consultation with Indigenous peoples over economic development?
163. One of the wonderful aspects of the current design of Ontario Place is the ability to leave the built form of the city. How does the proposed design facilitate this when it mimics the built form of the city in height and massing?
164. The ~50% of the west island footprint doesn't account for its skyprint - are there shorter alternatives
165. related to the current speaker - will locals actually be using this land? I personally would not want to use the park as frequently if it is overtaken by tourists
166. When the site was being laid out why it put near the pods why not put it at the back behind trillium park and live nation
167. The Science Centre will necessitate another building being built onto this land. Where would it go? How will it not turn into a cluster of buildings, that you have to pay to enter rather than public green space?
168. Additionally, will there be recreational rental canoes and or kayaks from the canoe launch point?
169. Many slides implied a lot of hard surface with fringes of green. For the entire site (incl. spa, science ctr, Live

- Nation, parking, etc.) what will be overall footprint i.e. ratio of permeable surface to hard?
170. Therme belongs at Woodbine - hotels, casino, highways, not on our waterfront. Lots of places they could build and be successful.
  171. Would the taxes paid by Therme go towards the betterment of the city?
  172. What happens to the west island when Therme doesn't see the revenue it's forecasted and wants out? What are there lease obligations?
  173. Science centre site should not be moved as the area an area is already densely populated already and 1000s of new condos being built on the old Celestica site. What would be more appropriate for the government to mandate low income rentals within each new condo built or something like a co-op living geared to income.
  174. Why is Therme sidestepping a full environmental assessment?
  175. What were the considerations around added traffic for the area? The increase in traffic in Parkdale this year has been staggering, and there are new condos being built as we speak. Already Lakeshore is impossible to navigate on nights with a concert at Budweiser Stage. With the addition of a massive parking space and the spa attraction, what is the city planning for road infrastructure in the area?
  176. How much is Therme paying for the land and will any of that revenue go towards the costs of redeveloping the rest of the land for public use?
  177. .... Casino
  178. How does the proposed science programming space compare to the science centre?
  179. Why do we "need" a foreign spa company to "help" revitalize our public land and waterfront area at Ontario Place instead of investing in it ourselves with public funds and public support? Have Therme "invest" in the Gardiner rebuild if they want to "help".
  180. I've heard that a 2000 underground parking garage will be built, why is the province paying for this and not Therme?
  181. The drop-off zone should be redesigned. It currently looks like the drop-off/pick-up like at Pearson and that's always a nightmare to get through.
  182. The number of expected visitors was thrown out as 5 million per year for Ontario Place. The CN Tower gets about 2 million per year, Ripley's Aquarium took five years to get reach total attendance of 10,000,000 visitors. It seems that the potential revenue from the financial projections for Ontario Place are grossly overestimated?
  183. How do we access the planning applications?
  184. Can we have access to the slideshow to look at later?
  185. How wide is the accessible space (excluding non-walkable breakwater areas between the spa and the water)?
  186. Can you show where public swimming areas are? Both in the lake and within park?
  187. What % of the publicly accessible space does the area surrounding the science pavilion/parking lot/Therme welcome pavilion represent? It seems disingenuous to include that portion in the count, given it appears to be decorative trees surrounding parking lots and buildings as opposed to proper park space that people would find value in.
  188. Can someone explain how they arrived at the estimates for number of visitors per day expected at this spa that no one wants? The numbers seem inflated.

189. Can you detail more specifically the plans for the Live Nation amphitheatre? What are their lease obligations?
190. I am wondering whether the panelists could share a reference point among any of the great urban parks of the world -- that includes a built (commercial) structure even a fraction of the size of the Therma pavilion...?
191. There are a lot of good things proposed, however I am completely opposed to a massive suburban style private spa with underground parking at the waterfront. I would like to know how long it will take me to walk from the closest transit station.
192. One of the slides mentioned that Therme would be affordable. What measure of affordability is being used? In other words, what portion of the public will be able to afford to come and spend the day at Therme?
193. [Name Removed] - Is there a plan for Traffic Congestion on Lakeshore and Strachan Ave. I live in the area and accessibility to get home is a nightmare especially during the summer when events are happening. Thank you.
194. q4. There are chimney swifts living in the existing structures. These are threatened species - How will they be protected and how will their habitat be replaced?
195. Who is paying for the improvement to the site? Is the public is paying half a billion dollars for the parking garage? What is Therma paying for rehabilitation of the site? How does the cost sharing work?
196. Trying to unite
197. Since you are projecting 5 million visitors to visit the site annually, implying the spa will be a big factor for this, how many visitors does Therme receive on their other worldwide locations and how does Toronto compare?
198. What's going to happen to the stages/ amphitheater that are already there? Budweiser stage etc.
199. If the public is going to be charged to access 50% of the West island, wouldn't it be better for the city to build something for themselves so that they can collect the money and use it to benefit the city directly?
200. I regularly swim at Ontario Place, year around. I love it. I hope we can reconsider these plans and rewild Ontario Place in favor redevelopment. What is being done to protect birds and other species? What is being done to repair CSOs in the area?
201. How does a ticketed spa, with profits going to a foreign owned corporation, selling services that consume resources and selling prepackaged "healthy foods" fit in with the original vision? How will families afford a trip to this spa? How does this spa connect families with the natural beauty of Lake Ontario? Why not an indigenous sweat lodge for example? Why a corporate vision of "wellness"?
202. traffic reports are missing and the effects on congestion already
203. Are there any plans to replace the two bridges connecting Ontario Place to Exhibition Place? When large events are held at OP the bridges reach pedestrian capacity quickly resulting in pedestrians not using the bridges and opting to cross six lanes of live traffic on lakeshore which is a public safety issue. Are there plans to replace the pedestrian bridges to Exhibition Place in order to address capacity issues?
204. [Name Removed] - it was mentioned targeting LEED Platinum certification, can you expand on what design elements are supporting this and are there any other sustainability targets i.e. carbon neutral certification (CaGBC)?
205. you say you have consulted. Did any of them ask to have a spa there? Whom in the public has requested a spa?
206. hopefully I'll get chance to have opportunity to speak to point question on road infrastructure which is absent
207. Amazed and concerned that Indigenous groups so "extensively consulted" have agreed to a private spa on a rare waterfront space. Shame.

208. It's great to say 'we've consulted with Indigenous groups' - have you actually listened to what they said? Were any of them asking for a giant private spa to be built on public land?
209. What is the financial deal with Therme? Are they providing funding to help make all the other improvements happen or are they being subsidized?
210. So... while the public realm may be considering indigenous voices, it does not sound like anyone asked if a spa was wanted? How does a spa contribute to reconciliation?
211. Moriyama was selected for Canada's centennial to build the world-famous Ontario Science Centre, known for its effective interactive space. why would you wish to replace this renowned space? With what planning will it be built?
212. why aren't they part of the presentations / speaking to all of us this evening?? we would like to hear their perspectives "live"!
213. What input and ideas have been provided by Indigenous communities and what are Therme's responsibilities to comply with the input? Input doesn't sound like Therme or Live Nations has to act and they should.
214. If you plan to replant mature trees, how will you ensure that they don't die? What new trees will be planted? Are they native species?
215. Does Therme or IO have a business relationship with any First Nations groups? Has Therme or any of its partners etc... provided any funds, financial considerations or other offers of value to any First Nations groups?
216. The Therme structure totally overwhelms the space!!!! It is too high and fills too much space. Please move it to another site .... maybe into the Exhibition grounds. This would be a much more appropriate location.
217. Proposed plan looks really good! how many accessible free washrooms, change rooms, showers, bike rentals, canoe rentals, charging stations, other rentals will be in the public domain on the site.
218. If the City doesn't give the Province the response it wants would the Province issue an MZO and override the City of Toronto?
219. The \$450 million it will cost taxpayers to prepare the West Island for construction seems irresponsible and extravagant. Why doesn't the Ontario Government consider other locations for the Therme attraction?
220. What the community has to say is that the community does not want a private spa on the Ontario Place site.
221. How can the people of Toronto and Ontario be expected to endorse this project the terms of the lease being secret? If the Province and Therme actually care about winning "hearts and minds", they should be completely transparent about these terms.
222. It takes many(!) young trees to equal canopy lost by removing a single mature tree. 1. How will new growth be accelerated & protected? For example, will boulevard trees be in Silva Cell-type trenches as seen between Sugar Beach and Sherbourne Common? 2. Will all plant materials be native, as at Corktown Common?
223. How much is the public investment on the site, in particular on the West island and to support Therme's application?
224. Can you confirm the total land use in acres? How many acres will be public and free access and how many acres make up the whole Therme development? Thanks
225. According to the applicant, what features of this plan make it meaningful to all Ontarians, why do you think so, how do you know you got it right?
226. What is the approximate capacity size of the new public beach, and how does that compare to the capacity of

the Therme facility?

227. I was with the consulting firm that worked for the siting/marketing projections for Canada's Wonderland. Many sites were considered before Vaughan was chosen. Like the other Therme locations, such a facility requires a lot of space for parking - as well as public transit access. People are there for a longer visit time - and that means less turnover and more parking spots are needed. With five million visitors a year - say 20% come by car, average of 3 per car - 450,000 car visits - average stay time
228. Since Ontario Place's inception, the surrounding areas of waterfront had a MASSIVE increase in population density. this is no longer just a park for Ontarians, but is one of the only backyard spaces for families and people living here. We do not need a Spa here (in this location), we need a public, open, park/nature space. Spa is great, but it can go elsewhere. Five floors of underground parking, massive glass structures, years of closed space does not sound sustainable to me.
229. Please respond to this statement from Swim Drink Fish: <https://www.swimdrinkfish.ca/blog/statement-on-ontario-place>
230. Can you please clarify what is The Forum?
231. stay time of five hours - well you can see there parking needs seem much greater than being shown?
232. what would access to Ontario place look like during construction
233. City report\*\*\*While there is no sense in considering this option, it does demonstrate that there are no feasible options for increasing road network capacity for vehicular travel in the vicinity of the Airport. Based on this finding, transportation consultant's BA Group recommend that the Airport be restricted to an hourly limit of 1,100 or 1,200 passengers, from a purely traffic management perspective\*\*\*\*\* can this be sent to council showing with A group and urban strategies "https://www.toronto.ca/leg
234. A thoughtful pedestrian experience from the Exhibition Go and TTC is appreciated.
235. Okay with spa, really against location and visual impact on our waterfront
236. Anything that takes us back to the accessible fun of the 70's and 80's is a good thing.
237. Are any of Therme's services going to offer scaled pricing so that it is more equitably accessible?
238. What is the outcome of the consultation with the indigenous people - do they like and approve the huge lakefill, the removal of the trees, the impacts on the environment and ecology, the huge "amusement" spa facility proposed?
239. Has there been any thought to the amount of garbage from food vendors who sell food & drinks in single use containers?
240. The City of Toronto has limited funding for their parks system. How will the City of Toronto fund the maintenance of parkland that is more complex than the existing park and will have more visitor volume than now?
241. For Ross Burnett - What happens if Therme gets in financial trouble and cannot build and/or operate the proposed facility? Why is a private, for-profit foreign owned company involved with public lands?
242. Given that a subway line is being planned to end at this location, why does the plan include what seems to be an excessively large underground parking facility?
243. Can someone also review the "year-round" features that are available at no cost to the public? Is there any part of the public realm that would be covered, winterized, or otherwise available past the peak summer months?
244. With more food vendors on the islands, how will the City limit or prevent plastics and trash entering the lake,

especially single use packaging, including paper.

245. How long will Therme manage their spa/water park facility? What is the expected capital life and how will it be decommissioned?
246. Ross just mentioned other residential development on the waterfront. I'm not aware of any of that, please provide more information?
247. There are chimney swifts living in the existing structures. These are threatened species - How will they be protected and how will their habitat be replaced?
248. If the City doesn't give the Province the response it wants would the Province issue an MZO and override the City of Toronto?
249. amen! build a subway to science centre to tear it down= not inclusive, I guess connecting that to transit never mattered
250. How will Lakeshore Blvd. possibly handle the car traffic this facility imagines will fill five levels of parking? This traffic artery is already impossible during rush hour, hockey, soccer and baseball games.
251. [Name Removed] - there are 2 transit lines that will serve the OSC. How does moving it make it more accessible?
252. The mass and scale of the Therme buildings seem to overwhelm the landmass of the West Island - so the public has to walk around the whole complex. Can the Therme buildings be separated down the middle (I visualize like lungs) so that the public can stream down through the complex to access the elements of the public island space? The height and size of the complex appear as barriers.
253. Will there still be room for larger festivals for the public to attend, such as electric island, etc. With it seeming unlikely that these things will be possible on the Toronto islands, we are running out of potential spaces.
254. What is the expected impact of the construction, if any, on the Martin Goodman trail?
255. I am not able to see anyone else's comments or questions.
256. Aside from better transit, how does the relocation make the science centre's future more sustainable? What issues are known about its questionable sustainability?
257. Microclimate and blocking views then if blocking wind?
258. have any indigenous communities been consulted? FPIC anyone?
259. What negative and unintended consequences were identified of moving the science centre?
260. What's the plan to get people from the TTC and GO stations to Ontario Place. It's currently a walk of more than 1 km often in wind
261. Can we figure out how to have a more diverse panel? You're all white males driving this.
262. palm trees?
263. What is the plan if Therme fails? Their projected numbers are much higher than other well-known Toronto landmarks
264. Let's be clear...this has nothing to do with the neighbourhoods around Ontario place. There is zero consideration (or even acknowledgment of) for these neighbourhoods in this development, so even to refute the transplantation of the science centre from one neighbourhood for the use of another...is moot. Bucharest Therme has been described as a ridiculous, drunken, loud bachelor party...we are all bracing.

265. So, if look at pricing of other Therme Spa sites, we'll know what usage fees we'll be charged?
266. Y'all keep talking about feedback driving the conversation and further development of the design yet the biggest and loudest point of feedback is that we don't want our crown land used this way. Why are you not acting on that feedback and walking away?
267. [Name removed] I would like to see the car access designed as people first. Keep at sidewalk level and continue as MUP landscape, not black asphalt. Clear to cars to be careful, innovative and current access during summer events is conflict ridden.
268. Will there be any sports fields, basketball courts, skateboard park for youth?
269. Traffic on lakeshore is already a nightmare, what is the plan to ensure the influx of people going to the spa or using this area does not exacerbate this congestion - particularly local people on their daily commute?
270. Is the city going to check the volume / cars/ parking projections - the numbers we are being given do not make sense for 5M visitors per year?
271. How were the visitor's numbers determined? How does seasonality impact these numbers? If these numbers are not met; how does this impact overall viability of Therme on prime waterfront real estate?
272. <https://www.toronto.ca/legdocs/mmis/2014/ex/bgrd/backgroundfile-66833.pdf> (send this to council) study already done yet isn't being included. why isn't city of Toronto speaking up for us on its own website traffic already studied in area yet add 2000 more cars? this is not a real consultation
273. How is our City going to cope with all that traffic!!!! We are already on our knees...
274. How does a glass roofed building comply with Toronto up lighting, dark sky and birding requirements? Remember night light is a major disruption of bird migration
275. how will you get from the transit stop to Ontario place?
276. A parking lot of this size is ridiculous in light of planning for transit.
277. How does this plan and the gateways fit in with Lakeshore Blvd and the properties north of it? Are there plans to better connect Ontario Place to these areas and transit given that most of this land currently serves cars (as roads and parking lots) and the Northernmost parts of Ontario Place are planned to be car-centric. This seems to make accessing Ontario place as pedestrians or transit users difficult and unappealing unless you're already walking along the waterfront.
278. Many people have complained that the Therme building dwarfs and blocks the cinesphere and pods. Imagine building a giant spa in the park next to the Sydney opera house? Diamond Schmidt and ERA...how is this scheme optimal from a heritage point of view?
279. What is the timeline of this development?
280. murders on transit yet people aren't taking cars? I find that hard to believe esp. those with money to pay for a "spa" yeah right
281. Have any members of the team ever walked from the "go station" to Ontario place (an 800m walk), especially hard in the cold windy winter
282. Thank you to City of Toronto staff for all of your work. The amenity planning for Ontario Place looks great. The huge spa is not needed/wanted by people of Ontario (in that location). But we are being bulldozed by the Premier and Therme. The order of events should be: Public input, THEN invite partners to the table if necessary. This was done the wrong way around. And to echo the current speaker, the estimate of number of visits is very inflated. Everyone knows this, but the Province doesn't hold

283. public meetings.
284. Thank you to City Planners and reps for doing due diligence in engaging with the perspectives of the public on these very precious public lands, which need to be protected; an area on which the province and its partners continue to offend. Emphasis today has been on the West Island's public realm aspect of the development - an area which will be under Therme's care under terms of a lease that are currently unknown to the public. The enhancement of public space on these lands can be done much more...[cont.]
285. What's the economic benefit anticipated to the City/province by the new Ontario Place?
286. Is a big assumption ...
287. How long has the Science Centre been part of the plans (we have estimated visitor numbers), yet only revealed today?
288. Lake Shore Blvd already becomes a parking lot every time there is a concert at Ontario Place - how is that ever going to work with all the additional projected visitors?
289. Who pays for the cost of building, developing, the infrastructure (water, electricity, utilities) required to support the Therme facilities?
290. It seems like this spa is a done deal, too much money has already changed hands. Shame on all of you for letting this happen without looking at other sites. So ironic to make a "water spa" indoors - it could be ANYWHERE. Our waterfront belongs to the people of this city, and you're selling us short. Shame. I will remember this and vote accordingly.
291. How will the design prevent conflicts between users if the Martin Goodman Trail and the many cars, buses, taxis and service vehicles crossing the trail to enter Ontario Place? Will there be an underpass for vulnerable road users?
292. why did EcoRecreo pull away? will you find another similar partner offering the water rec activities?
293. What is the composition of Species at Risk that use this area for foraging, nesting, breeding, migration, etc.? Are there plans to address the impact to these species, or proactive plans if SAR begin to use this new modified space? (i.e. Piping Plovers)
294. ...[cont.] effectively without the presence of private foreign business (Austrian Theme) interests; claiming and altering the site in great detail. What do the people of Ontario stand to gain from this private commercial partnership?
295. How do you sleep at night?
296. How do you justify the numbers suggested for visitors? Apart from aspirations. If you compare to other sites like the CN Tower or...the Louvre, you seem to be way off base.
297. What considerations for the increased volume of car traffic in/out of the underground parking garages are being made at the level of Transportation services, i.e. the impact to traffic flow both along Lakeshore Blvd. and to users on the MGT?
298. I heard conversation around inclusion - and I'm not sure of the context of the use of the word, but I'm wondering what the plans are for the RFP process for businesses in the new space, and how marginalized and systemically excluded members of the business community, and not just big corporations will be prioritized to reflect the populace, both in the ownership, but content. 2. Doesn't moving the Science Ctr into downtown further marginalize racialized and inner-city kids?
299. 3 million visitors for Therme is still equal to the number of visitors to the CN tower. How is this justified?



300. Public transit access is shown at Exhibition Place station. What is the distance and walking time between the station and Ontario Place.? Has anybody on the panel actually done the walk in August and in January?
301. If the project goes ahead as planned, how long would the disruption for construction last? I assume most of the area would be unusable for the duration
302. I agree with [Name Removed] and other members of the public who commented that the strategies for the revitalization of Ontario Place are great and long overdue but the Therme Spa should be and could be located in a more accessible and suitable location elsewhere in line with their European locations. All the lovely sustainable shoreline measures, tweaking the design in response to public consultation etc. are not going to fix this fundamental issue.
303. How have indigenous perspectives been engaged in conversations regarding the Therme spa building, welcome pavilion, and proposed paid/private access part of the site? What modes of accountability for your so called "indigenous engagement" are in place? What have your "45" consultations been like? I want accountability, and holistic engagement of indigenous perspectives across the site. Not just engagement regarding native flora....
304. Was a spa ever part of the desired features of a new Ontario Place and if not, why is it there? If it is, to what extent does what's planned meet what was articulated?
305. Why are we leasing public land for such a long period - and to a foreign company? Why are taxpayers paying to provide infrastructure? Why isn't the Province being transparent about the details of the lease? Why are we constructing buildings on our public waterfront for indoor use? Aren't there more appropriate places? Why are we ignoring the incredible opportunities to set an environmental example for public use? (landscape plans look great, skip the elitist spa inside a city that can't afford groceries)
306. I agree with the respondent asking about transparency re the lease on public lands. The answer about it can't be released is bogus - it's public land and the Government of Ontario sets the rules. Extremely disappointing.
307. The Ex station is one very long walk away from Ontario Place. How would the elderly and those with young children manage the walk, especially in all four seasons?
308. Why is preference for use of this precious resource being given to a private firm as opposed to protecting natural environment for families and children? Also, how many acres is Children's Village?
309. I have no objection to a spa, I have an objection to losing public land and park land. We need as much park land as we can get especially downtown.
310. WHY do we need Therme to be part of this revitalization? What is the NEED.
311. Safety features on the site?
312. Why is the East parking lot along Lakeshore ignored in the plan and there is so much development focus on the West Island?
313. Given that this is a lease of public land resulting from a competitive process, what is the rationale for not disclosing the financial terms?
314. For [Name Removed] - Why is a private, for profit foreign company involved with 6 acres of prime public park land?
315. Public realm: barrier free access to water, beach, swimming: positive / is welcome!
316. Why is the Swimming Pier on the west side by Mimico WWTP? Sunnyside Beach to the west already has terrible water quality, why would the swimming be put there?
317. Agree. Making this inviting to all Ontarians is great, but the rest of Ontario is less populated and we have many

great provincial parks. Downtown Toronto is densely populated and has limited access to natural spaces and limited opportunities for new park land. Ontario Place is already a public park, it's already serving the urban population, and we should refurbish it as planned but without building a commercial spa facility. It would be more fiscally responsible, and better for the population.

318. Who has produced the user forecasts on which Therme are relying? Will you release them to the public to allow us to understand your assumptions?
319. Thank you all for taking the time tonight however, it seems that a lot of the important questions are not being answered. You say that this has been discussed for years and over 7000 people responded... Did they say that we needed a spa? More parking? What's the length of the lease, let's see the studies and who stands to make money from these current plans that no one agreed to? Quite a few people have expressed that these plans don't make sense so we need to follow the money trail to understand.
320. I appreciated the questions about the parking spaces being inconsistent with daily demand. If you're trying to manage the ebb and flow of traffic, manage it by providing enough parking with what's environmentally desired, not the hourly demand you've sited. Traffic after a concert is already ridiculous!!
321. How come we can't see the questions? Will you be able to get a full list of the questions? Also, will you be able to make these questions public (with names anonymously)?
322. How was it decided that a spa would be a tourist destination? There any many tourist destinations that are beautiful parks such as Stanley Park and Central Park.
323. The proposal contains lake filling to enlarge the West Island to support the size of the Therme Spa. 36,000 square metres of lake filling above water plus approximately 25,200 square metres of lake filling below water on the West Island. This will irreversibly be damaging surrounding landscape, animal habitats and the existing West Island pebble beach which is used by swimmers year-round. Why has there been no environmental impact study on the lake filling activity? Will the City of Toronto demand an EA?
324. The large Therme spas are located in warmer places. Looking at Denmark, which has a climate similar to ours, they have multiple smaller outdoor swimming and spa structures in and around Copenhagen. Have you considered the Danish model?
325. Can shuttle buses be set up to bring people to and from the Metrolink/GO station to the Ontario Place facilities?
326. Wouldn't we truly be a leader if we committed to public and active modes of transportation only?
327. I think he means for public park space - like a federal public park like Algonquin
328. I have a feeling you won't get to me live. I wanted [Name Removed] to confirm what I think I heard. The City will be given a chance to review but must respond by a certain date. If the City rejects the proposal, the province will implement it anyway - in other words, the City's review is meaningless. [Name Removed], did I understand correctly?
329. [Name Removed] I think the questions may be addressed to "all co hosts" perhaps ^
330. Please do not hide the questions, that does not seem very transparent or inclusive.
331. How long is the lease? Please stop dodging the question. Everybody is noticing.
332. Patrick's answer re year-round planned usage and activities was weak. It seems the only truly year-round offerings are commercial.
333. Who will manage / operate the food & beverage outlets throughout the park? Will it be Therme / Live Nation or will the Province open these spaces to local small businesses?

334. Sorry I came a bit late. Now that it's been announced, do any of these presentation slides show where the Ontario Science Centre would be located?
335. So why are there no winter renderings aside from a skating rink that is bound to be too cold and windy to be enjoyable through a majority of the winter.
336. What assurances will there be that water quality will be safe enough for swimming? Part of the current popularity of the beach on the south side of the West Island is that it's consistently cleaner than other west-end city beaches, probably because it's that much further out?
337. Are these public?
338. Last comment, and to be clear about my thoughts about the Therme building on the West Island: I am 1000% opposed to it!!!
339. The City's Western Waterfront Master Plan includes a transformation of Lake Shore Blvd West from a 6-8 lane road which operates like a highway, into a complete street. How might this impact your travel projections to the site, and will you support this plan even if it makes it more difficult to drive to Ontario Place, given that you have an only 10% target of guests arriving by car?
340. It is essential for both the City of Toronto and the Province to meet the highest standard for bird collision mitigate. This can not be limited to Bird-Friendly under the TGS. Efforts must include significantly reducing the overall percentage of proposed glazing at each structure. The CSA A460-19 provincial standard encourages limiting the volume of glazing to as little as 25% relative to the entire building envelope. Is the City prepared to require this reduction in glazing?
341. What will be the cost to enter this Therma Building per person?
342. Who pays for the amenities, including parking facilitates and access roads, and who gets the revenues from parking and concession stand rentals?
343. [Name Removed] comment re all-season activation, I haven't heard anything that would draw people down there in the numbers indicated. Speaking of numbers, how do daily attendances for winter compare to other three seasons and to what parts of Ontario Place?
344. Can we designate Ontario Place as a historic place to stop some of the development?
345. adding my questions here in case written questions are recorded or addressed later. 1) why was this not done on the docklands? seems like a better location?
346. hey thanks to staff for making the time to do this public consultation
347. will the food beverage providers only be independent businesses opposed to franchised chains?
348. Totally legitimate and appreciated last oral question about racial equity and the move of the Science Centre in the context of diminishing access to attractions by racialized children and youth.
349. Who will monitor the firepit use? And who will provide the fuel? I'm also looking at the site map and see that most of the public space is not green but in fact hard surfaces - despite what we are being told about new tree planting there seems to be very little natural green space.
350. 2) the area that is being used to describe the public space on west island seems to be a lot of "edges" - i.e. very narrow tracts on the outside of buildings, paths, etc. Not sure what percentage of the area these narrow channels represent. I just wonder if we are including thoroughfares as public access space, when really, they are not anywhere anyone would actually stay or enjoy, but sort of "wasted space" (like a long hallway in a condo counting towards square footage).
351. I'm against this development. I like the idea of more naturalized area - but this should be taken to far greater

heights on the West Island. I'd like to speak up for those who don't have a say here: wildlife nature BIRDS INSECTS fish ... this spa will be devastating to migratory birds to monarchs. Dots on this monstrosity won't even begin to cut it. The entire West Island should be naturalized habitat w a botanical garden and arboretum. It can't only be about humans Save our greenspace! Protect our nature!!

352. Who are Therme's financiers, and is financing (debt and equity) arranged?
353. Thank you for this opportunity!
354. How do you imagine "affordable family fun" is accommodated by a ticketed spa? Shame.
355. Therme's answer re equity was inadequate. We need specifics, not generalities and not talk of engagement but actions from engagement.
356. Comment for the end: I like the landscaping updates, am opposed to the private spa and parking lot.
357. I want to echo the comments of others - Therme could find a better spot for the spa and more land for public use!
358. I wish to be on record as against the Therme involvement. Not enough value to Toronto or Ontario residents.
359. Thank you for the process. I hope it has some impact on the final decision making!
360. How was the private vs public ratio of lands decided? Does the public have to go through the Therme facility to access any of the public facilities?
361. What's going to happen with unanswered questions? I don't even have access to what I asked to follow up in the feedback forms.
362. thank you [Name Removed]
363. Does Therme still have partnerships with TIFF and SwimDrinkFish? I see that the names of those organizations are no longer on Therme's website list of partners
364. The space allocated to parking excessive and unsustainable.
365. Are all areas wheelchair accessible?
366. In this session, there was no single comment about positive sides of the Therme part of the project. Nobody likes it! Hope it makes clear to public servants and decision makers that people really dislike the idea of Therme.
367. Please invite all of us in the Grand Opening
368. Colin, you've been terrific - very impressive. Too bad not everyone else on the panel has been so candid and helpful.
369. THE BIG QUESTION NO ONE ASKED OR ANSWERED ... HOW DO WE STOP THIS!?
370. Correction: The space allocated to parking is excessive and in conflict with sustainability goals.
371. I hope the City gets this right and says no to the spa!!!
372. I am not going to be welcoming Therma. I already cannot afford physio in the city. Why do I have to go to somewhere beautiful to be reminded I am poor. Go somewhere else. The lack of transparency is offensive. You say you have had consultations, but it does not feel true. Ford will get his way, is all I am left with.
373. Thanks everyone. Please hear us. :)
374. what is the cost to the taxpayer for all of the changes and development of Ontario Place

375. Please invite all of us at the Grand Opening Party [Name Removed]
376. If there is no CNE parking - what happens to Ontario Place?
377. Why can't the Ontario centre be located at another Provincial land in the GTA?
378. go leaf's
379. This is a great Family idea. As a single Father, I take my daughter to Great Wolf Lodge so travelling to Niagara Falls.  
Thanks
380. Ontario Science Centre should be easily accessible by school buses. This Ontario place design is not
381. This proposal disenfranchises the other areas of GTA. Science Centre should be located outside the downtown core so even other Ontario citizens can easily access. This should not be an entertainment complex for a private facility
382. Thanks