

# Welcome to the Ontario Place Redevelopment Consultation

## What to Expect from Today

- Refresher on the key policies guiding the review of the planning application (Zoning By-law Amendment and Official Plan Amendment)
- An update on the emerging design changes with a focus on the West Island (Therme)
- Opportunities to share your feedback and discuss directly with City staff and applicant teams. Please be respectful of everyone and allow others to speak, listen and learn.

## Roles and Context

- Infrastructure Ontario is acting as the applicant on behalf of the Province of Ontario
- The City of Toronto is acting in its usual role as the Planning Act approval authority
- The majority of the lands at Ontario Place are owned by the Province

## What Comes Next?

- Infrastructure Ontario will submit a revised planning application to the City
- Public input will help inform City staff comments and ongoing revisions to the project
- City staff will advance a report to City Council by the end of 2023

# Key Policies

## Central Waterfront Secondary Plan

- The site is designated as Parks and Open Space
- Direction to provide enhanced public connectivity through the site with improved access to public realm facilities and paid attractions
- Emphasizes the importance of generous, comfortable and inviting public spaces
- The overall policy direction is to reaffirm Ontario Place as an important destination for major festivals and tourism events and for the celebration of innovative architecture and landscape design

## Heritage

- The majority of Ontario Place is owned by the Province and the site is considered a Provincial Heritage Property of Provincial Significance
- The usual City heritage approvals do not apply in this case
- The Strategic Conservation Plan describes attributes of heritage interest such as the Michael Hough landscape and trail system and Eberhart Zeidler Pods and Cinesphere

## Exhibition Place: NExt Place Phase I Proposals Report

- Create meaningful connections to Exhibition Place to allow for the coordinated planning of both sites as an integrated district



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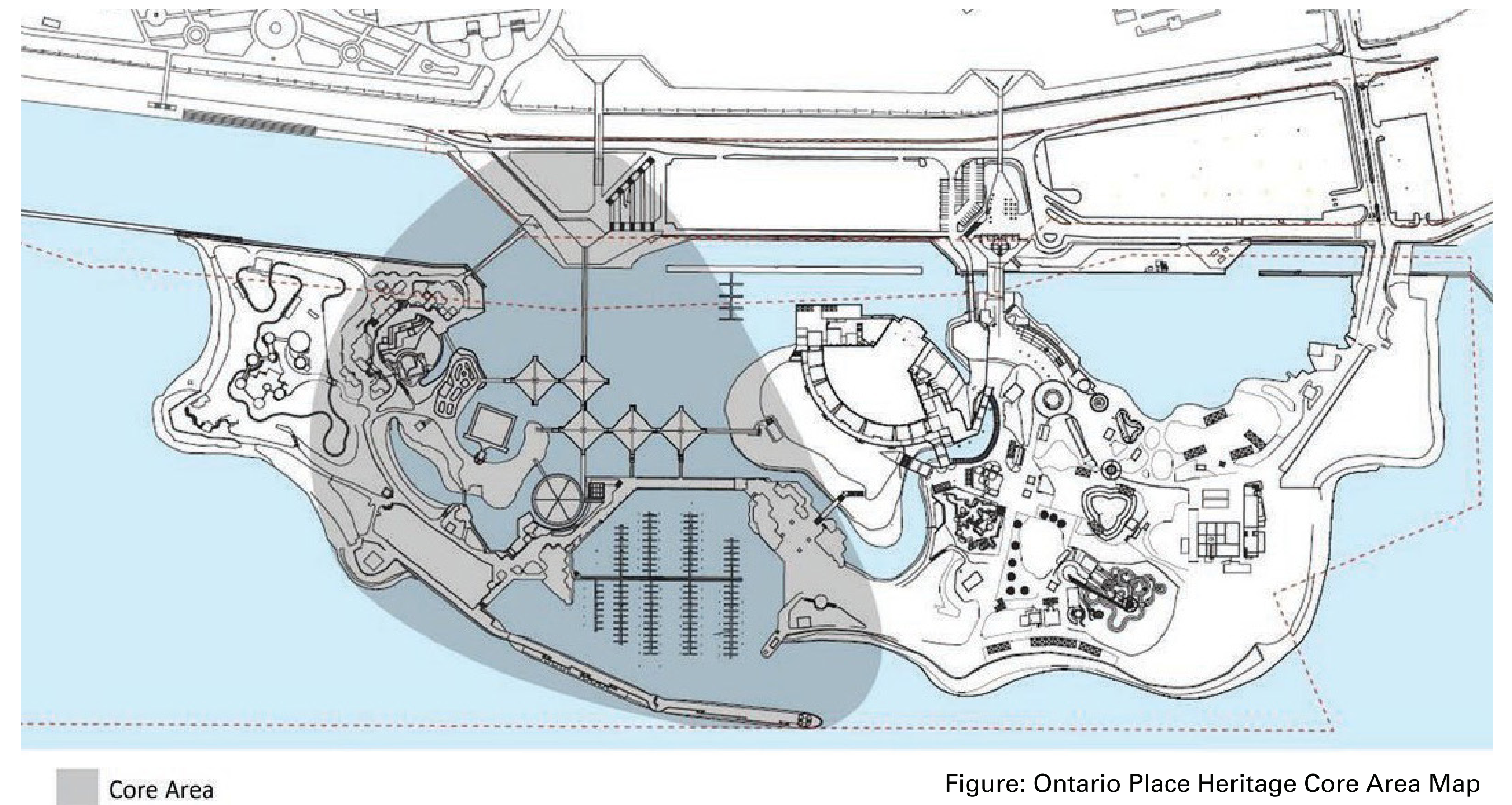


Figure: Ontario Place Heritage Core Area Map

## Exhibition Place: NExt Place Phase I Proposals Report

- Create meaningful connections to Exhibition Place to allow for the coordinated planning of both sites as an integrated district



# Important Dates

2022

Feb 2<sup>nd</sup>

Status report on  
Ontario Place to  
City Council

Nov 25<sup>th</sup>

Planning  
application  
submitted to  
the City

2023

Mar 22<sup>nd</sup>

Design review  
panel Issues  
Identification  
meeting

Apr 12<sup>th</sup>

Update Report  
to Toronto  
and East York  
Community  
Council

Apr 15<sup>th</sup> In-person

Apr 18<sup>th</sup> Virtual

Round #1  
Community  
Consultation  
meetings

May 10<sup>th</sup>

City staff  
comments on  
the proposal  
provided to  
the applicant

Jun 20<sup>th</sup>

Site  
Walk

Sep 7<sup>th</sup> In-person

Sep 12<sup>th</sup> Virtual

Round #2  
Community  
Consultation  
meetings

End of 2023

City staff  
report to  
City Council

Future  
Planning  
Applications

- Site Plan Approval
- Rezoning for for OSC
- Live Nation

Summer 2023

Applicant team  
preparing  
revised designs

Fall 2023

Infrastructure Ontario  
to submit revised  
planning application

We are here

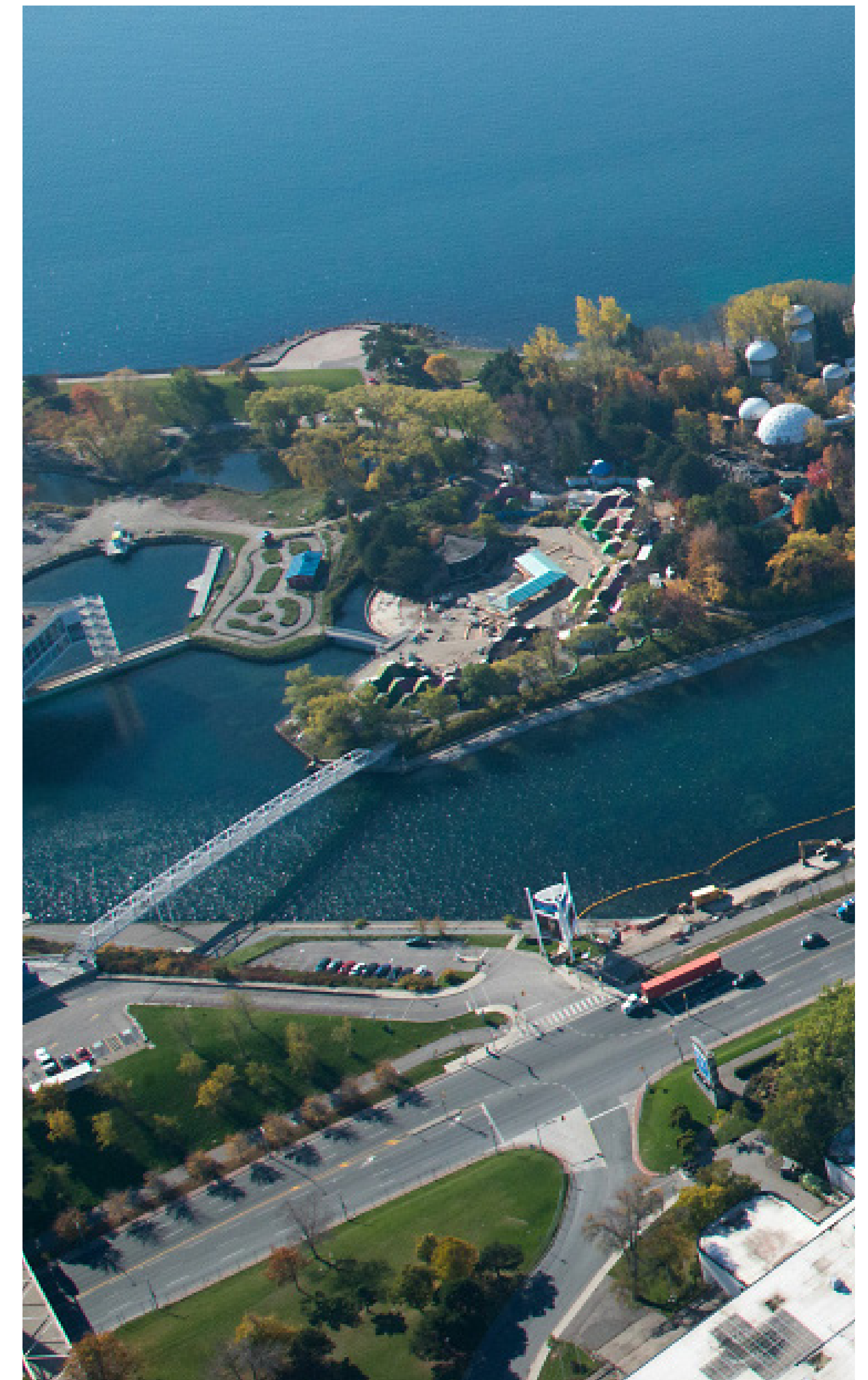


# Consultation Summary – Spring 2023

- Attended by approximately 400 people for the in-person meeting (April 15th) and 500 people for the virtual meeting (April 18th).
- Feedback at the meetings was followed by more than 280 comment forms plus letters, emails and phone calls

## What we heard

- Concerns that the spa building is not suitable to the site (size, location and impact to heritage); the need to preserve and expand outdoor public space; make #ONPlace accessible to people of all abilities; keep it public and free;
- Support for the public realm plan and a desire for a similar approach on the West Island; concern that redevelopment on the West Island could negatively impact the water quality; the proposed plan does not align to the City and Province's sustainability objectives;
- It is important to protect existing wildlife, habitats, and trees on the West Island; environmental concerns around parking, tree removals and impact to aquatic and terrestrial habitat;
- Concerns around process as it relates to use of public lands.





# Consultation Summary – Spring 2023

## What we Heard – Built Form, Heritage, and Character

*“[Therme main building] Too tall and large. Could be palatable if less dominating of the west island. Need net zero carbon targets. More walls and insulation and not just glass box. Need to design buildings for flexibility and reuse. Should have much stronger Indigenous elements in design and programming.”*

*“A welcome pavilion and giant expansive spa change one’s experience of the space. Ontario Place is a special place. That needs a bit of care and love. These new buildings will negatively impact the heritage & character aspects of the place - where is the Ontario in Ontario Place redesign? Keep it all free for public - not just 2/3 of it.”*

*“I do not feel that Therme’s glass and metal gigantic spa building reflects anything about Ontario. Currently Ontario Place is an iconic heritage site. The designs proposed by Therme do nothing to celebrate our beautiful province and doesn’t align at all with the heritage of Ontario. Place and overshadows/ visually obliterates any views of the pods and Cinesphere. The planned massive and barrier like entranceway will block any views of the heritage buildings from the city side and from the west.”*

*“The spa is wildly outsized, aesthetically hostile, outright dangerous to wildlife, blocks views to the existing heritage buildings, and is entirely out of character with the existing spaces.”*

*“This is a cherished area of the waterfront and this project severely damages this area from being accessible. So much of the waterfront area in Toronto is not dedicated to public space. The building itself will dominate the landscape.”*

*“We need to keep the original vision of Ontario Place as being free and accessible for everyone. Ontario Place is a Provincial Heritage Property of Provincial Significance. The Cinesphere and the pods are elements that we must fix up and keep in any plans for the site.”*

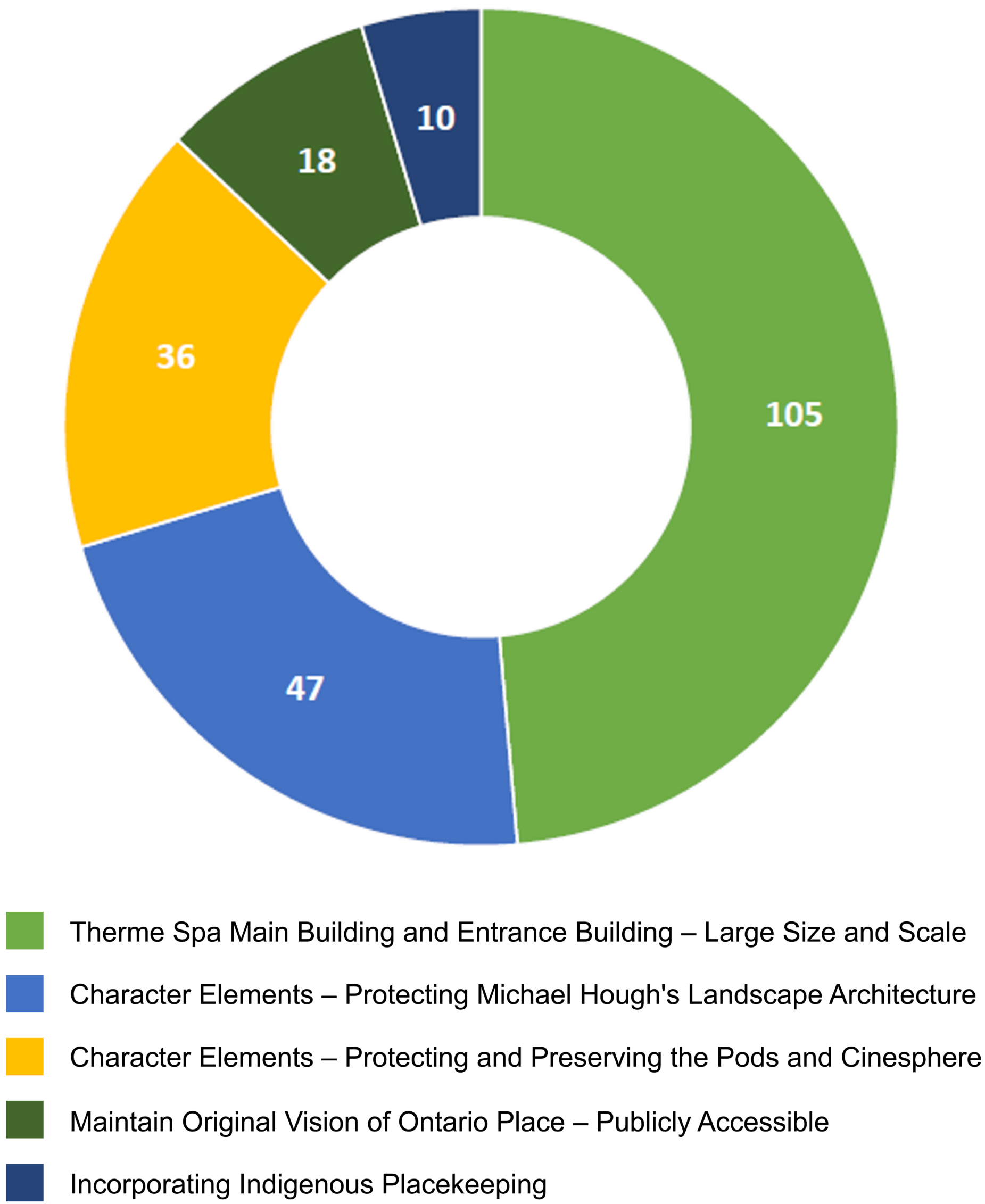
*“The pods and sphere are very interesting elements of built heritage, part of what makes Ontario Place a unique and special environment. Dwarfing them with the massive spa complex would be a huge mistake.”*

*“The Cinesphere and pods are heritage to our city. The proposed monstrosity of the Waterpark (50 m high! And larger than the BMO Field) is energy inefficient and takes away desperately needed public space with all the condo developments been built in the past decade.”*

*“Protecting architecture involves not just the existing pods, cinesphere etc. But also the sightlines landscape architecture, general geography. Focus on flexible space should be prioritized over large scaled fixed buildings.”*

*“Indigenous reconciliation should be the forefront of anything for our heritage. I loved the mention of space for Pow-wows, and the Traditional Ecological Knowledge (TEK) is so great! I’d like to see even more of this. It says so much more than just a plaque or a sculpture.”*

Frequency of Comments Related to Built Form, Character, and Heritage





# City Staff initial responses

## Overall

- The applicant teams have been making the argument that the design improvements mitigate impact of the size and scale of the proposed buildings. City staff are interested to hear your perspective on this position.

## Design Improvements

- Breaking up the entry building creates an improved public sense of arrival to Ontario Place
- Public access to the top of the bridge expands access to the enhanced trail system and provides new experiences for the public. Heritage impacts require further analysis.
- Shifting building mass away from heritage buildings and the north dockwall are both positive directions.
- The design intent of 'landscape first' represents an improvement. Viability of the proposed plantings on the roof over the long term requires more information.

## Issues to Address

- Challenges around the size and scale of the building in relation to the public realm experience have not yet been addressed
- Heritage approach requires more information
- Conservation of portions of the Micheal Hough landscape require fulsome exploration
- Transit and active transportation need to be prioritized



# What Happens to Feedback from Today?

- Will be recorded and posted publicly in a consultation summary at [Toronto.ca/Ontarioplace](https://toronto.ca/ontarioplace) (please also see the summary material from April 2023 on this site)
- Input will inform City Staff review of the forthcoming revised application package
- Summary feedback will be included in a report to Council by the end of 2023
- Public comments on the planning application, policy decisions and process will assist Council decisions related to Ontario Place





# Council endorsed Guiding Principles for the Revitalization of Ontario Place

## **a. Removing Barriers/Making Connections:**

- i. 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;**
- ii. Explore opportunities to reduce the barrier effect of Lake Shore Boulevard West between Exhibition Place and Ontario Place; and**
- 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 and 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;**
- 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 and 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 and Diverse New Communities:**

- i. 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; and**

## **e. Openness and Transparency:**

- i. make decisions through public process, with full transparency of the government decision-making process; and**
- ii. responsiveness to the broader community.**