

# Ontario Place Redevelopment

City of Toronto

## Public Meeting

September 12, 2023

## Agenda

7:00 pm – Welcome and Introduction

7:20 pm – Applicant Presentation

7:50 pm – Questions & Comments



# Recorded Meeting Notice



## This meeting is being recorded.

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

# Land Acknowledgement

*We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.*



# Purpose of Today's Meeting

- Forthcoming Application Resubmission
- Changes to the Designs and Concepts
- Goals for Today
  - Hear about changes to the application
  - Ask questions
  - Make comments



# Event Agenda

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# Collecting Feedback

- Virtual Feedback Forms
- Email [colin.wolfe@toronto.ca](mailto:colin.wolfe@toronto.ca)
- More Information in City web page [www.toronto.ca/ontario-place](http://www.toronto.ca/ontario-place)



# Engagement Conduct

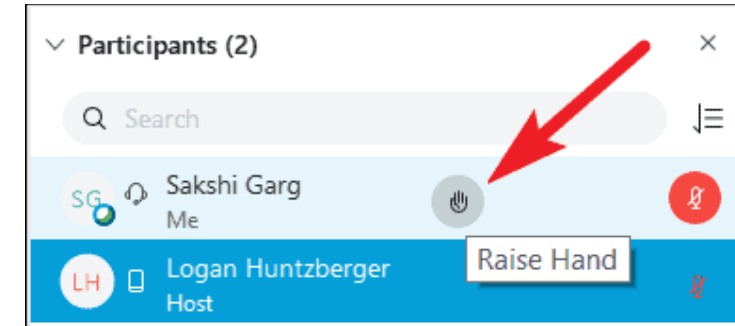


- A productive discussion based on **mutual respect**
- Zero-tolerance for discriminatory, prejudiced or hateful comments
- Comments or behavior that is inflammatory, intimidating, or otherwise inappropriate will not be tolerated
- No offensive language
- Please listen to each other and do not interrupt
- Presenters have been given time limits; facilitators to manage

# How to Participate

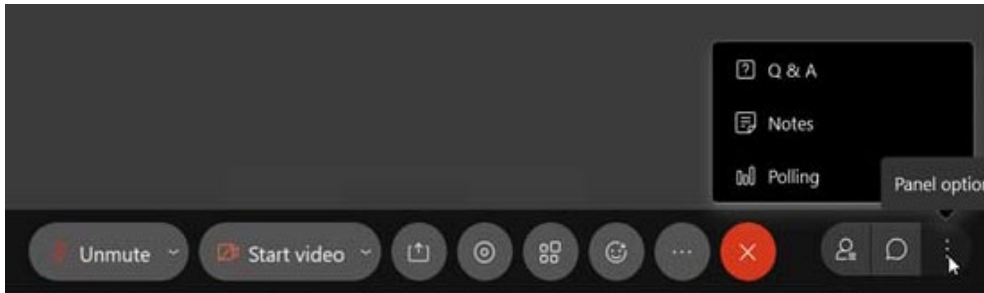


- Chat is disabled.
- **Raise your hand** to indicate you would like to speak: click on the Participants tab, hover your mouse over your name and click the Raised Hand icon.
- We will call on one voice at a time, based on the queue of hands raised/questions submitted.
- After you have spoken, click again to lower your hand.
- If you have called in to WebEx on your phone, dial \*3 to raise/lower your hand.





# How to Participate



- You can also **submit questions/write comments via the Q&A box.**
- Click the “...” button at the bottom of the your WebEx window and select “Q&A” pop-up screen.
- Be sure your text is addressed to **“All Panelists.”**
- We will read out your question based on the queue of hands raised/questions submitted.

# Opening Remarks



# City Presentation









# Why Now?

- City staff want to get public feedback on the proposed changes to provide the applicant with an opportunity to further revise the proposal
- We are working with a Provincial deadline to report to Council by the end of 2023, which requires a report to be prepared by mid-October
- In the interest of transparency, we want to hear from you as early as possible to provide an update on the activities of the summer



## **Your Feedback Today CAN directly influence**

- City staff review and formal comments on the application;
- City staff recommendation to Council
- The shape and size of the buildings
- Public space, landscaping and public amenities
- Transportation and parking
- Environmental objectives
- Alignment with city-building objectives

# What to Expect from Today

- A refresher on the key City policies guiding the review of the planning application
- An update on the emerging design changes with a focus on the West Island (Therme)
- An opportunity to share your feedback with City staff and the 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



# 2022

Feb 2<sup>nd</sup>

Nov 25<sup>th</sup>

Status report on  
Ontario Place to  
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Planning  
application  
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# 2023

Mar 22<sup>nd</sup>

Apr 12<sup>th</sup>

Design review  
panel Issues  
Identification  
meeting

Update Report  
to Toronto  
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Apr 15<sup>th</sup> In-person

Apr 18<sup>th</sup> Virtual

May 10<sup>th</sup>

Jun 20<sup>th</sup>

**We are here**

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

Sep 12<sup>th</sup> Virtual

End of 2023

Round #1  
Community  
Consultation  
meetings

City staff  
comments on  
the proposal  
provided to  
the applicant

Site  
Walk

Round #2  
Community  
Consultation  
meetings

City staff  
report to  
City Council

Future  
Planning  
Applications

Summer 2023

Applicant team  
preparing  
revised designs

Fall 2023

Infrastructure Ontario  
to submit revised  
planning application

# Context for Our Discussion (1 of 2)

- Official Plan policy recognizes that attractions and tourism uses are historical uses at Ontario Place
- The proposed land uses are consistent with the Official Plan (wellness centre, outdoor recreation and entertainment venue)
- Many members of the public take issue with the fundamentals of the Province's redevelopment approach:
  - Policy decision to advance a proposal of this scale
  - Process concerns (e.g., procurement, leasing, Environmental Assessment)
  - The perception that private interests are higher priority than public amenities

## Context for our Discussion (2 of 2)

- Staff are seeking public input on the planning application currently in front of us, including the proposed changes to the design of the Therme facility on the West Island
- We appreciate the public has a broader range of concerns around underlying policy decision and related processes
- Both are useful and will be reflected in staff reports to Council, but time spent on those broader underlying assumptions will result in less time available to discuss the proposed design changes

# Key Policies (1 of 2): Central Waterfront Secondary Plan

- The site is designated as **Parks and Open Space**
- New development will be located, organized and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces.
- Built form will result in **comfortable micro-climates** on streets, plazas and other parts of the public realm
- Specific guidance for Ontario Place that **contemplates destination uses, attractions and tourism** uses set within a landscape; Improved access to public realm and paid attractions
- Summary directions to provide **enhanced waterfront connectivity** and a **generous, comfortable and inviting public realm**

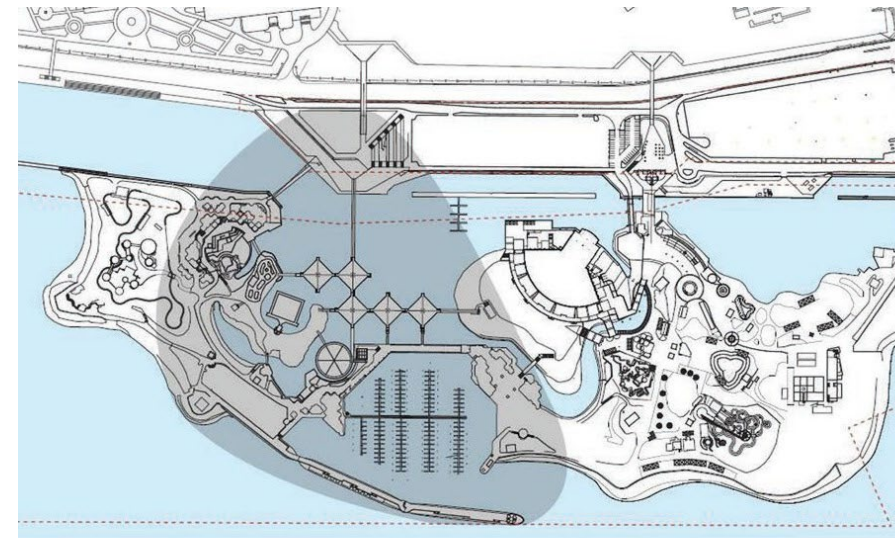
**KEY TAKEAWAY:** Ontario Place is an important destination for major attractions, tourism and for the celebration of innovative architecture, landscape and public realm design

# Key Policies (2 of 2)

## Heritage

- The site is 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 Eberhard Zeidler Pods and Cinesphere

**KEY TAKEAWAY:** Heritage conservation is a fundamental consideration in the redevelopment



## Exhibition Place: NExt Place Phase I Proposals Report

- Coordinated planning, meaningful connections and creating an integrated district

# Council Endorsed Guiding Principles

(Considered by City Council in May 2019):

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

# 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
- A 'walking open house' site tour on June 20<sup>th</sup> was attended by ~75 people

# What we heard in Spring 2023

## (consultations, forms, committee deputations)

- Concerns that the building is not suitable to the site (size, scale, location and impact to heritage)
- The need to preserve and expand outdoor public space
- Make Ontario Place accessible to people of all abilities
- Keep it public and free; and
- Concerns around process as it relates to use of public lands



# More of what we heard in Spring 2023 (consultations, forms, Council deputations)

- 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 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; and
- Environmental concerns around parking, tree removals and impact to aquatic and terrestrial habitats

# What has been discussed with City Staff (Therme-focussed) in summer 2023

- Redesigned entry building
- Changes to landscape and public realm approach
- Expanded public access over the bridge and main building
- Massing changes and shifting of main building elements to the west (away from existing heritage features)

## City Staff responses (1 of 2)

- City staff do not have complete detailed drawings or statistics for the resubmission and have not yet had the opportunity for a fulsome review
- We expect staff and the public to have more comments as additional information comes forward
- Your feedback will inform how we assess the resubmission of the revised proposal

# City Staff responses (2 of 2)

## Summary: Issues to Date

- **Size and scale of the Therme building**
- Integration of heritage
- Impacts to the Micheal Hough landscape
- Creating a welcoming experience for the non-paying public
- Public realm comfort
- Sustainability
- Better optimize transit investments in the area
- Need for an Environmental Assessment the on West Island (for lakefilling)

## Summary: Issues Now

- **Size and scale of the Therme building**
- Landscaped roof and bridge have potential as an idea; additional ground level connections preferred
- Conservation options for Michael Hough's cultural heritage landscape require more exploration
- Transit and active transportation need to be prioritized
- Entry building on the mainland is improved
- Generally supportive of the public realm master plan proposals (East Island, Mainland and Marina)
- Need for an Environmental Assessment on the West Island (for lakefilling)

# Central Question:

From what the City has seen at this point, the revised concepts show buildings that are somewhat reduced in size and scale from the November 2022 proposal.

As the City understands it, design changes proposed by the applicant focus on landscape and improving the public realm.

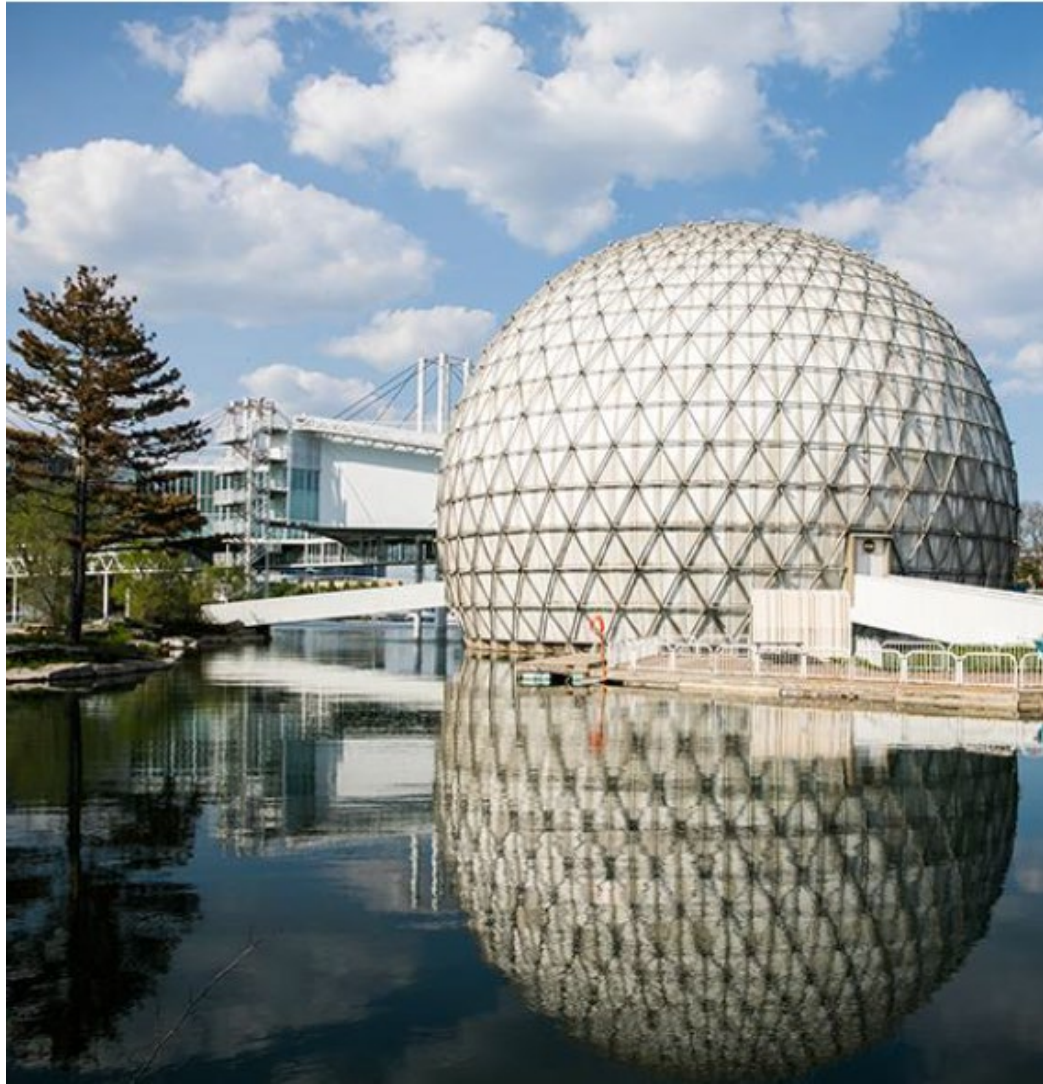
**In your opinion, how do the proposed design changes address the issues raised so far, including the size and scale of the buildings?**



# Revised Design Highlights

- Reduction of ~**25% of the interior volume** of the building (cubic metres)
- A single main building with two height peaks
- Total Therme **building area reduced by 5.8%**:
  - 100, 083 sm (2022); 94,300 sm (2023) *Gross Construction Area*
  - 65,037 sm (2022); 61,342 sm (2023) *Gross Floor Area*
- Main building height: **36-41 m** (45 m in first submission)
- Entry building height: **19-23 m** (26 m in first submission)
- Free publicly accessible roof area: **3.4 acres**
- Vehicle parking **reduced by 225 spaces** in garage (now 2,525 total site wide)
- Bicycle parking spaces increased by 577 (site wide)





**~30 metre height**



**~55 metre height**

# Applicant Presentation





# Next Steps



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# Thank you!

