



# Ontario Place Revitalization – Public Realm Master Plan

Design Review Panel #1 - *Issues Identification*  
July 27<sup>th</sup> , 2022

**Proponent:** Infrastructure Ontario  
**Design Team:** LANDinc., MSP, USI



# ONTARIO PLACE REVITALIZATION

## City of Toronto Team

- **Community Planning:**
  - Dan Nicholson
  - Colin Wolfe
- **Urban Design:**
  - James Parakh
  - Svetlana Lavrentieva
  - Nasim Adab
- **Heritage Planning:**
  - Anne Fisher
  - Erin Smith



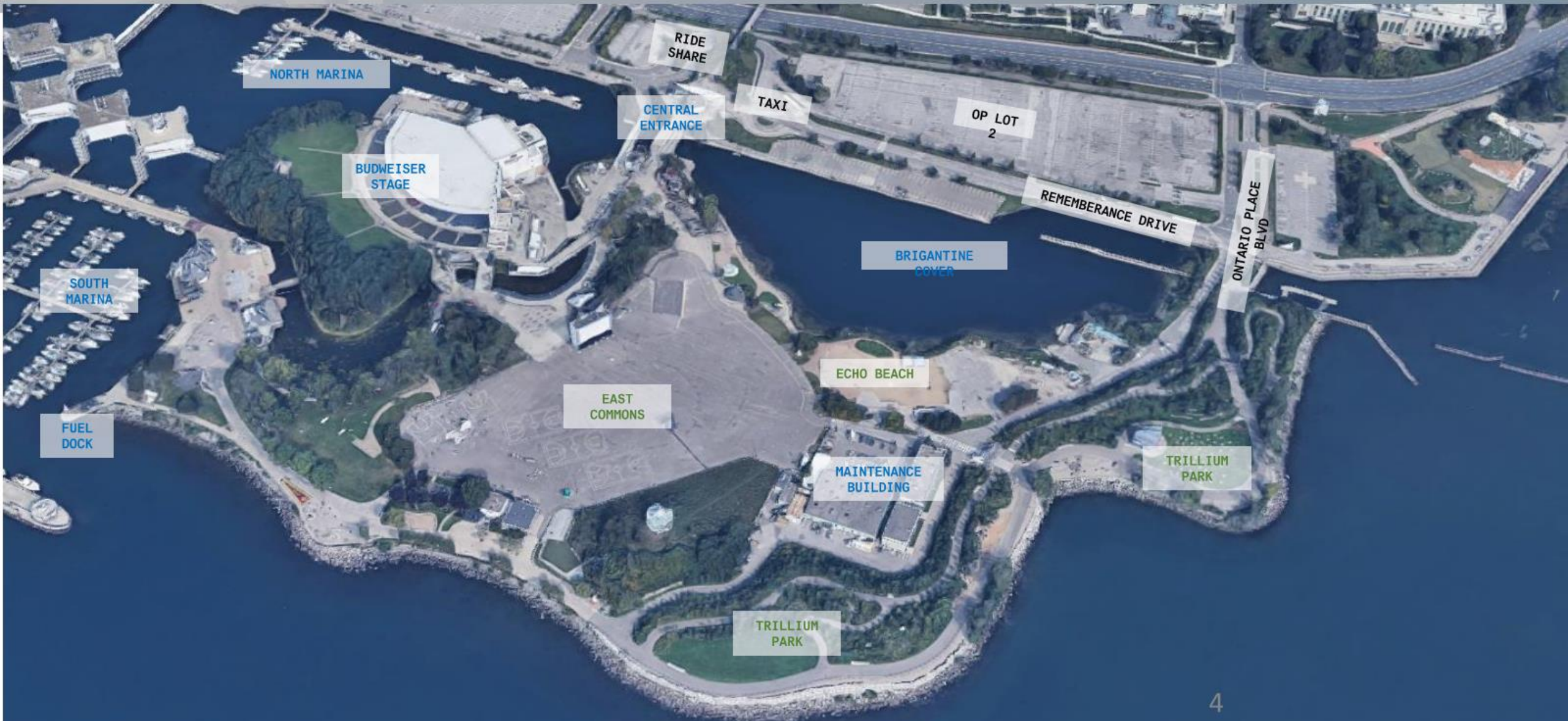


# ONTARIO PLACE REVITALIZATION | SITE CONTEXT





# ONTARIO PLACE REVITALIZATION | SITE CONTEXT – EAST ISLAND



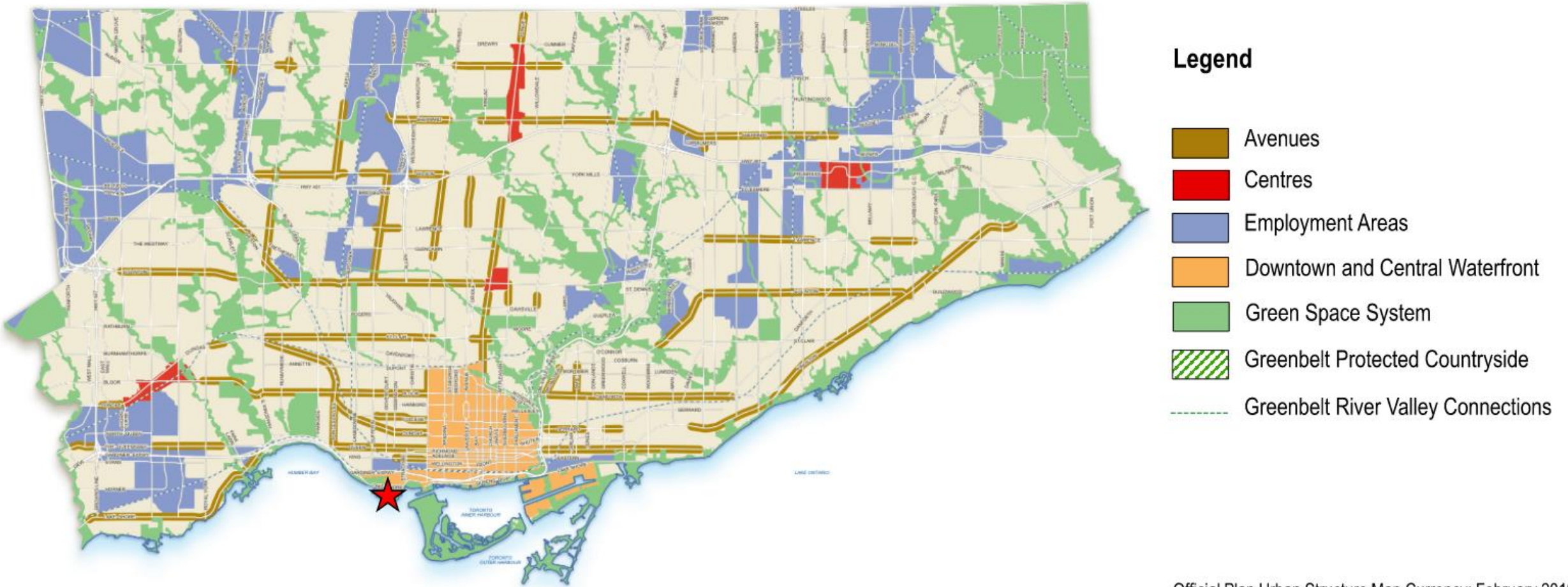


# ONTARIO PLACE REVITALIZATION | SITE CONTEXT – WEST ISLAND





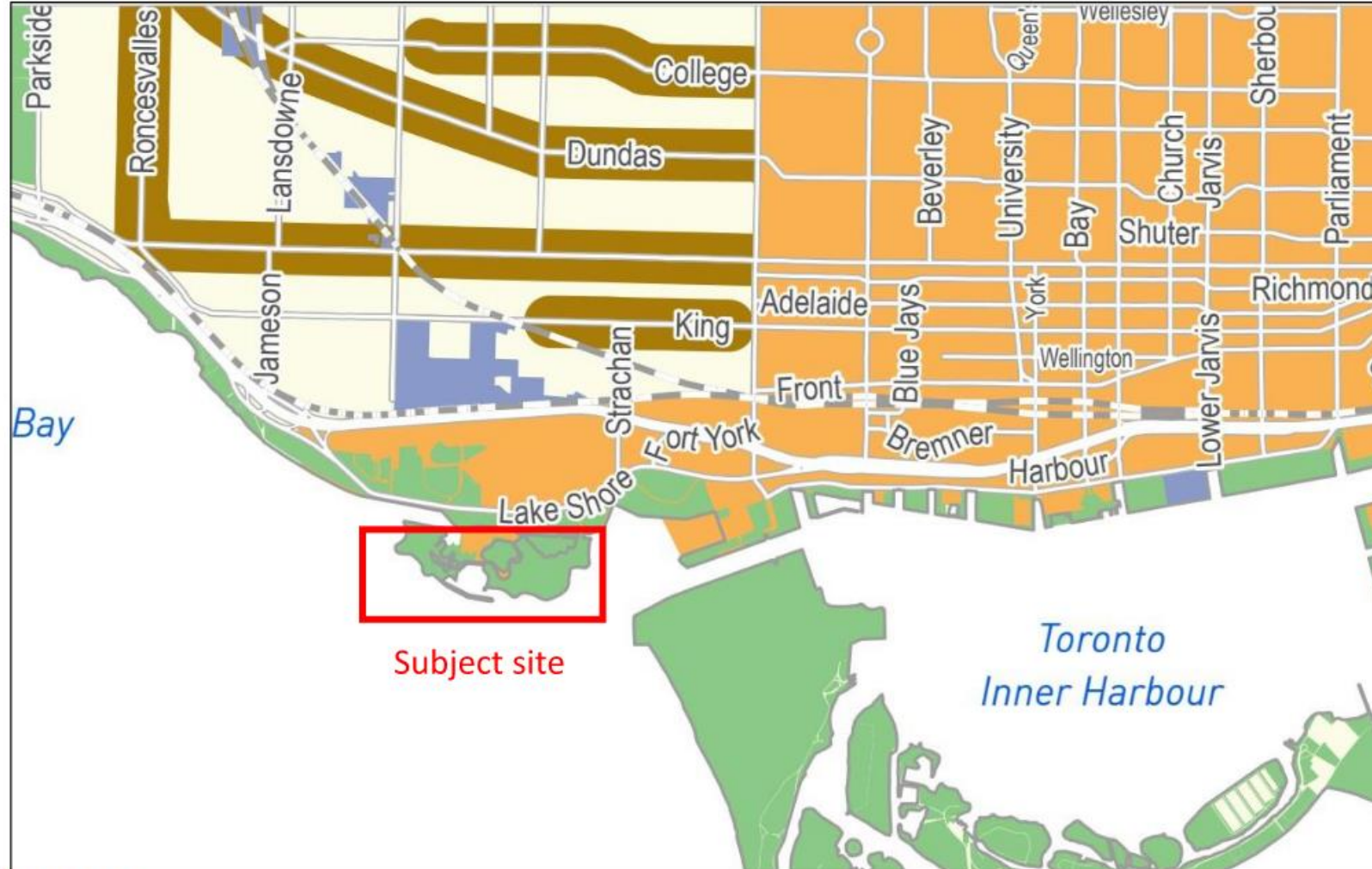
# ONTARIO PLACE REVITALIZATION | OFFICIAL PLAN – URBAN STRUCTURE



Official Plan Urban Structure Map Currency: February 2019



# ONTARIO PLACE REVITALIZATION | OFFICIAL PLAN – URBAN STRUCTURE



## Legend



Site



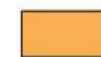
Avenues



Centres



Employment Areas



Downtown and Central Waterfront



Green Space System



Greenbelt Protected Countryside



Greenbelt River Valley Connections

Official Plan Urban Structure Map Currency: February 2019



# ONTARIO PLACE REVITALIZATION | OFFICIAL PLAN – LAND USE MAP



## Legend



Site

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas \*
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors
- Special Study Area \*\*

\* (Including Golf Courses, Cemeteries, Public Utilities)

\*\* See Chapter 7, Site and Area Specific Policies 235, 236

Official Plan Land Use Map Currency: February 2019



City Council adopted a series of "Guiding Principles for the Revitalization of Ontario Place" based on the themes in the Central Waterfront Secondary Plan.

Including:

- Coordinated planning and complementary programming, synergies between the Ontario Place and Exhibition Place sites;
- enhanced connectivity and waterfront access, improved transit links;
- expanded open space and parks

*Removing Barriers/Making Connections;*

*Building a Network of Spectacular Waterfront Parks & Public Spaces;*

*Promoting a Clean & Green Environment; and*

*Creating Dynamic & Diverse New Communities*

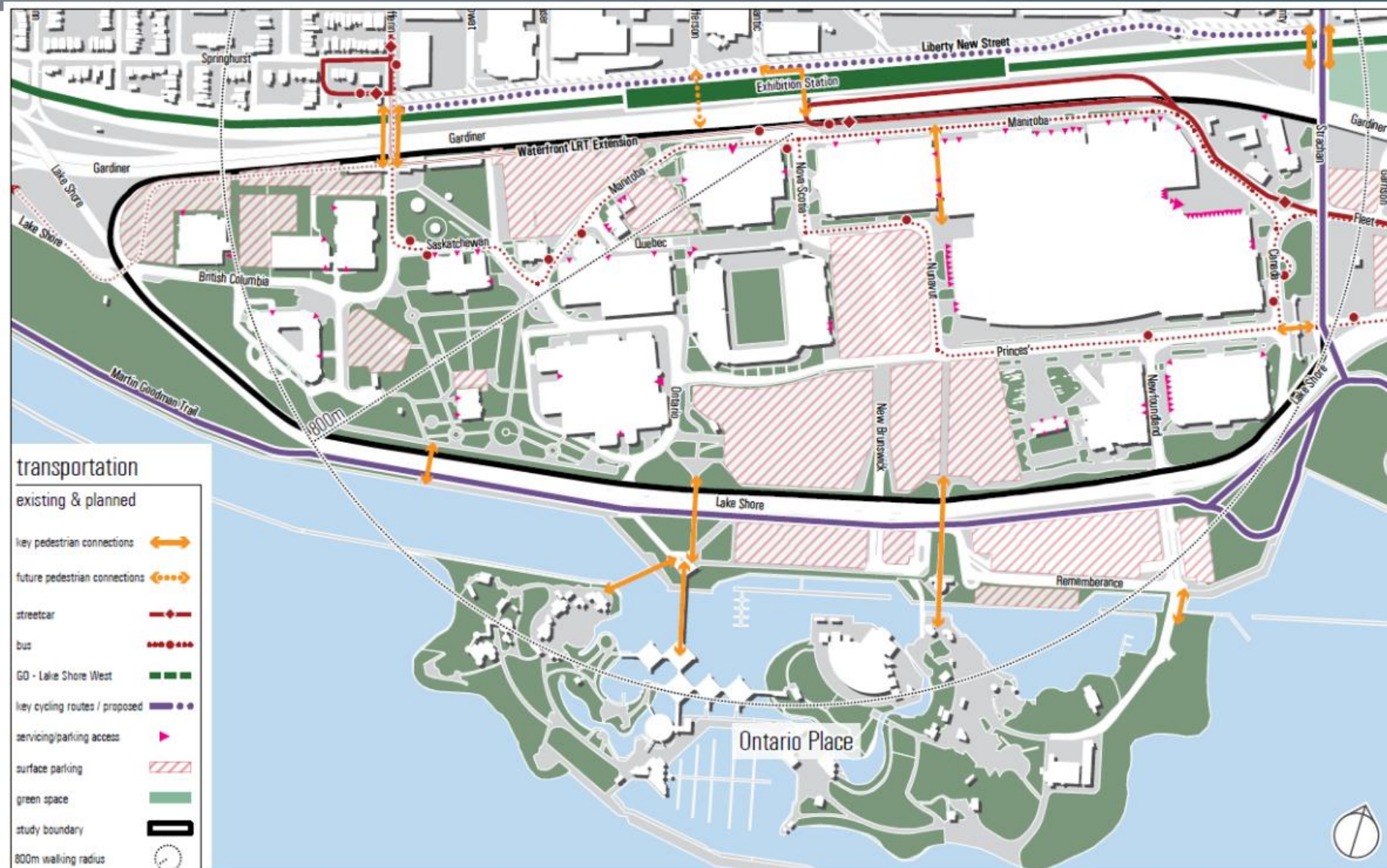


# ONTARIO PLACE REVITALIZATION | SURROUNDING NEIGHBOURHOODS





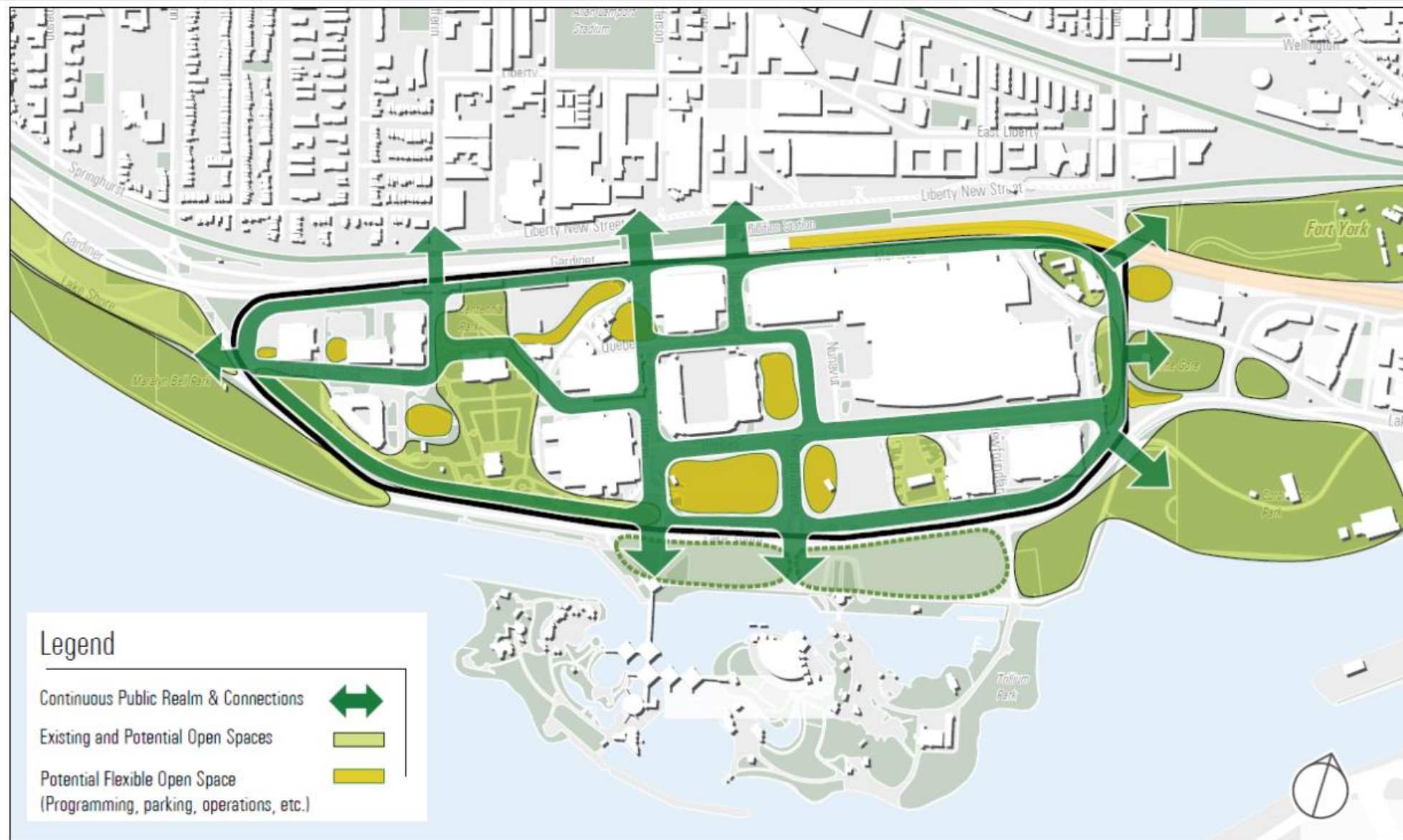
# ONTARIO PLACE REVITALIZATION | EXISTING ACCESS AND ENTRY POINTS





# ONTARIO PLACE REVITALIZATION

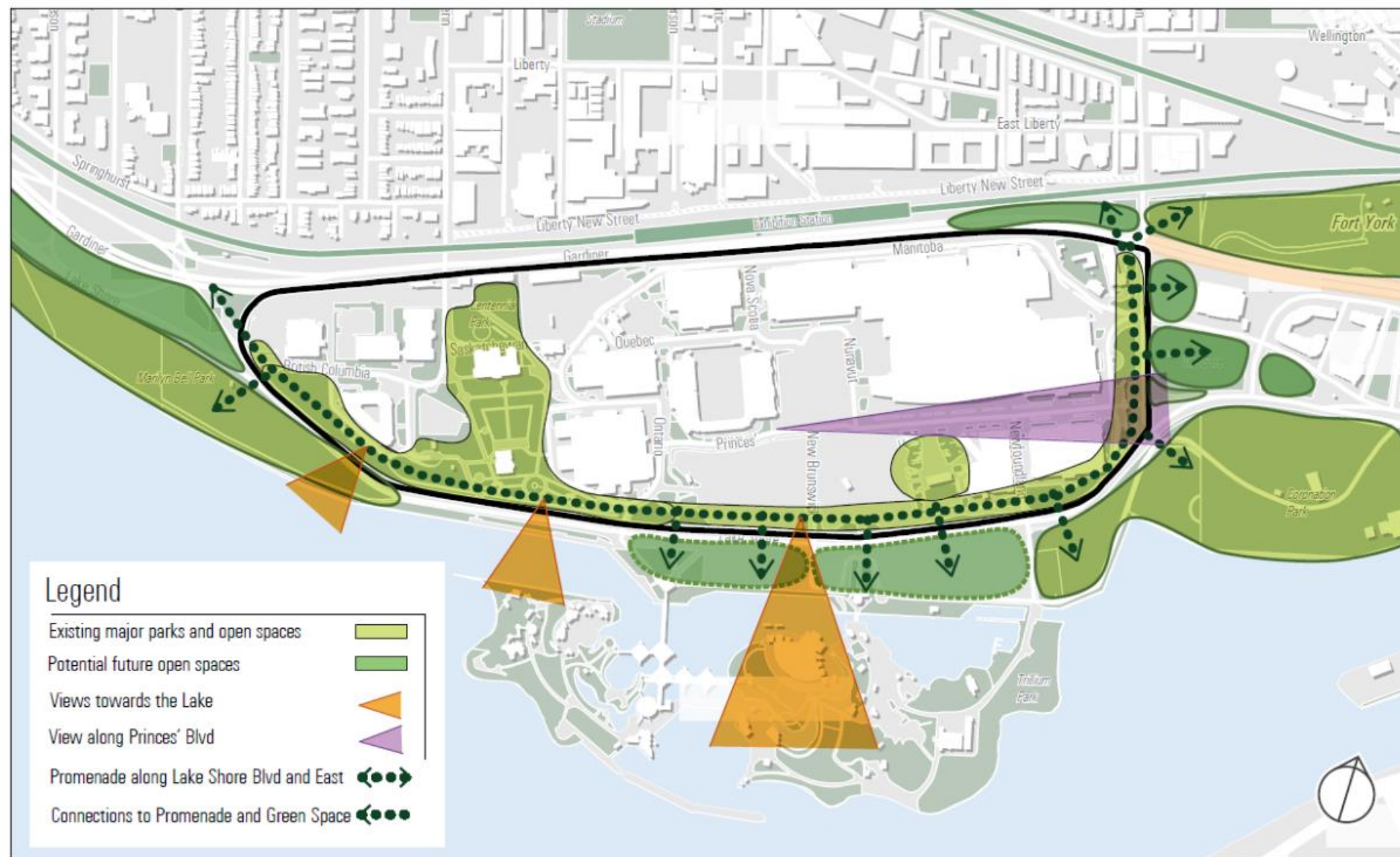
## Connections with Exhibition Place and the surrounding context





# ONTARIO PLACE REVITALIZATION

## Existing views toward Lake Ontario from Exhibition Place





# ONTARIO PLACE REVITALIZATION | OVERVIEW

- Combined Official Plan Amendment + Zoning By-law Amendment for the three proposals (tenanted areas), led by Infrastructure Ontario
- Site Plan Control for the public realm plan, if required (led by Infrastructure Ontario)
- Tenants will be responsible for Site Plan Approvals
- City acting in its usual role as approval authority
- IO, on behalf of Province, is acting as the applicant and project manager



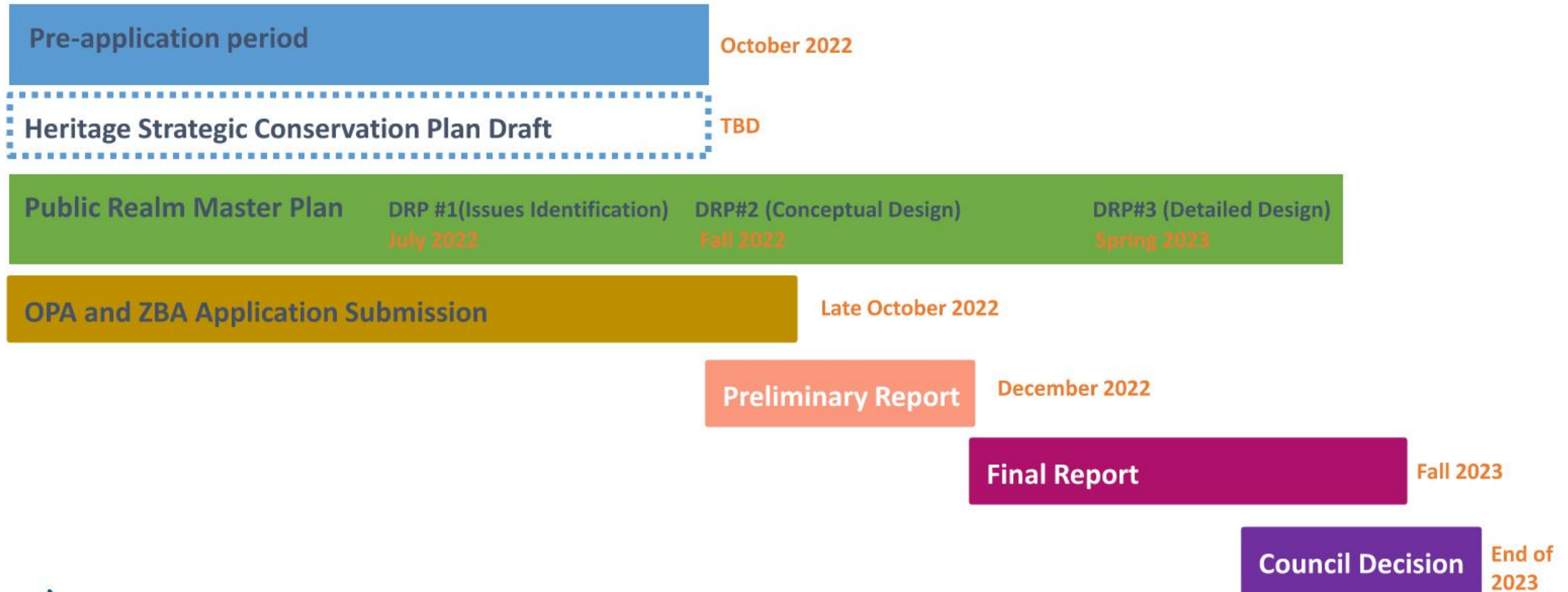


# ONTARIO PLACE REVITALIZATION | RELATED INITIATIVES

- Category B Environmental Assessment for site servicing (IO)
- Category C Environmental Assessment for other gov't undertakings (IO)
- Exhibition Station Ontario Line (Metrolinx)
- Last Mile Connection (Metrolinx)
- Master plan updates and connectivity studies (via OP applications, Western Waterfront Master Plan, Liberty Village public realm, parks capital projects)
- Hotel X Phase 2 – SPA submitted
- Exhibition Place Strategic Plan 2022-2026



# ONTARIO PLACE REVITALIZATION | TIMELINE SUMMARY





# Issues Identification





# ONTARIO PLACE REVITALIZATION | PROCESS CHALLENGES

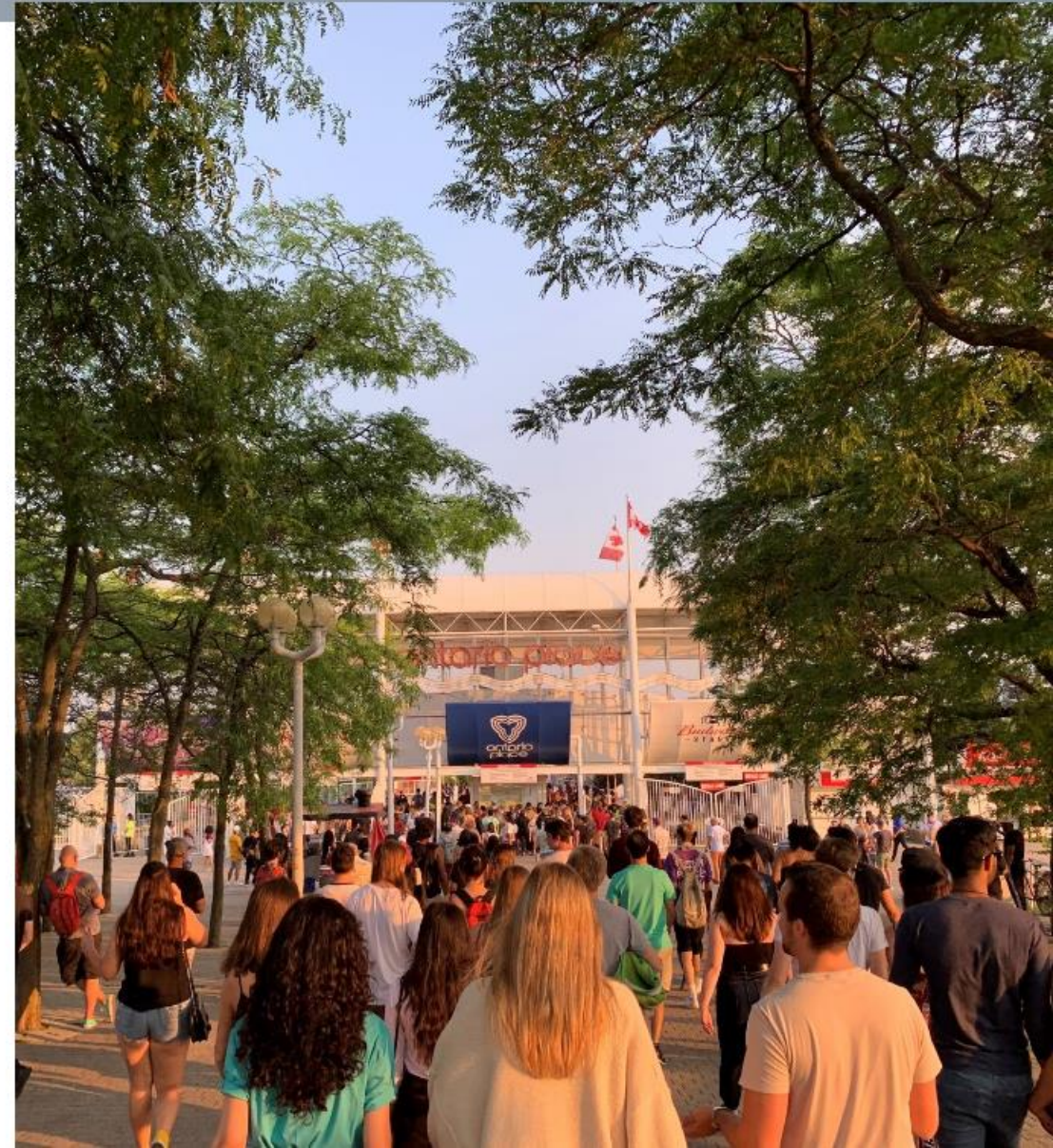
- Timing of the Public Realm Master Plan and Heritage Strategic Conservation Plan to provide rationale for the private development proposals
- Design coordination between the EA teams, private tenants' teams and related projects to ensure a holistic and unified review process





# ONTARIO PLACE REVITALIZATION | PUBLIC REALM CHALLENGES

- Appropriately scaled public realm relative to proposals
- Coordination between various design teams for Environmental Assessment process, private tenants' sites and related projects to ensure a generous and continuous public realm that is suitable to regional park and cultural destination
- Unique environmental conditions (e.g. wind)
- Ecological preservation (e.g. mature trees, habitat)



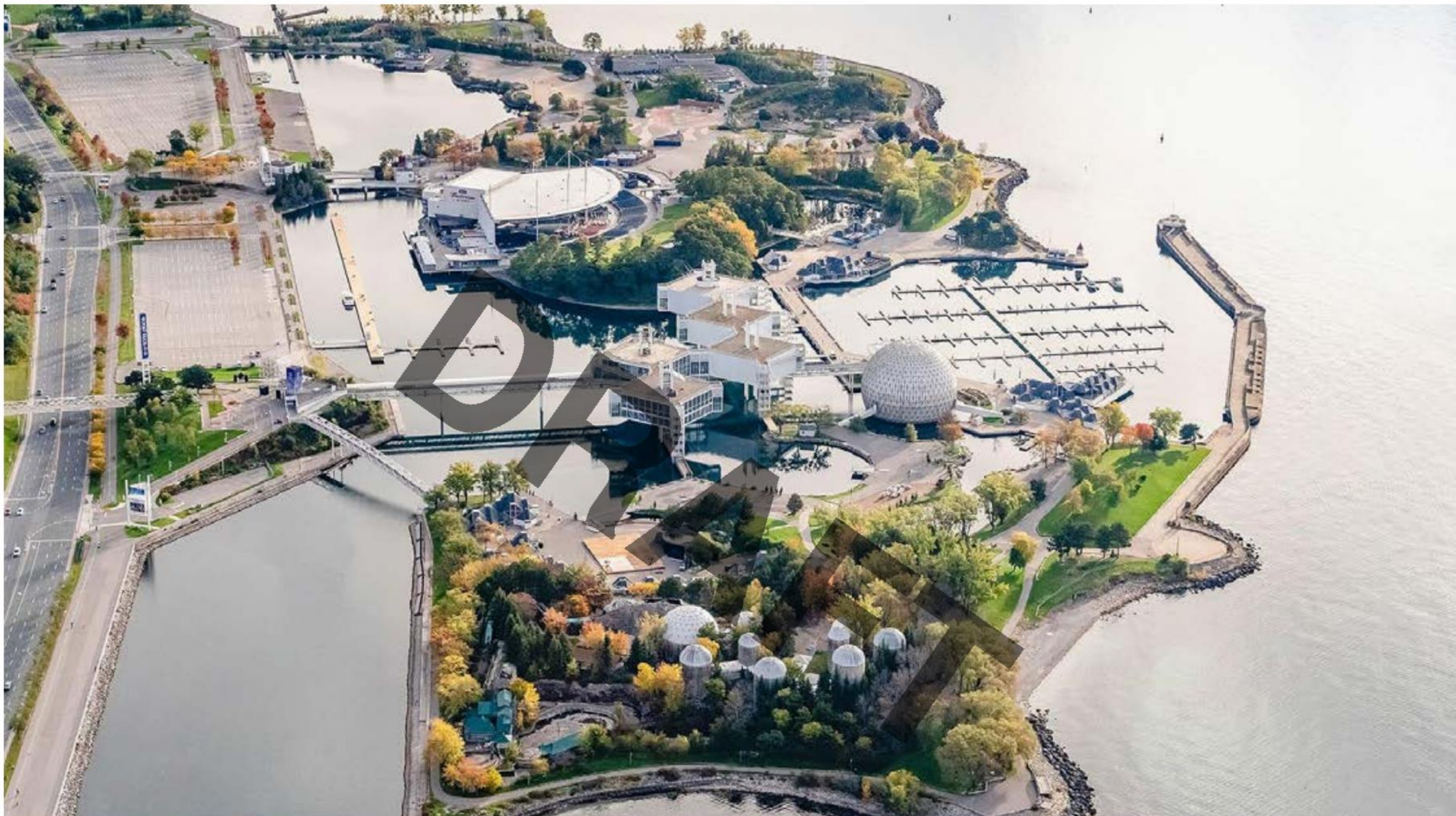


# ONTARIO PLACE REVITALIZATION | AREAS FOR PANEL CONSIDERATION

Does the initial proposal:

- align with the original Hough/ Zeidler vision?
- creates a coherent, continuous public realm between various proposed programs (yet to be determined), while providing for year-round public realm uses?
- preserves, replaces and improves tree canopy?
- enhances connectivity with City through cycling and pedestrian infrastructure and improves connections to the waterfront park system and Exhibition Place?
- creates a welcoming and freely accessible public experience and addresses equality in the design?
- addresses sustainability, resilience and futureproofing?





## Ontario Place Design Review Panel - Issues Identification

July 27, 2022





# Presentation Outline

**Proposal for the Revitalization of Ontario Place**

**Public Realm Scope and Focus of Today**

**Context Analysis**

City and Central Waterfront  
Exhibition and Ontario Place  
The Site

**Public Realm Design Intentions**



## INTRODUCTION

# Proposal for the Revitalization of Ontario Place





# Ontario Place Site

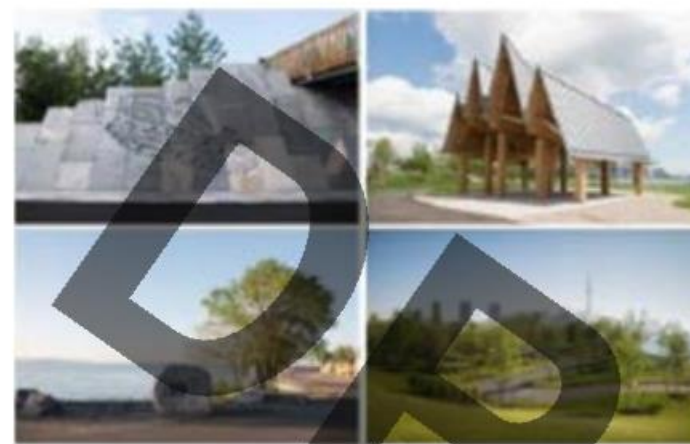




# Pathway to Redevelopment



1970 - 1990



2017  
Trillium Park and Williams G Davis Trail



July 30, 2021  
OP Vision Revealed



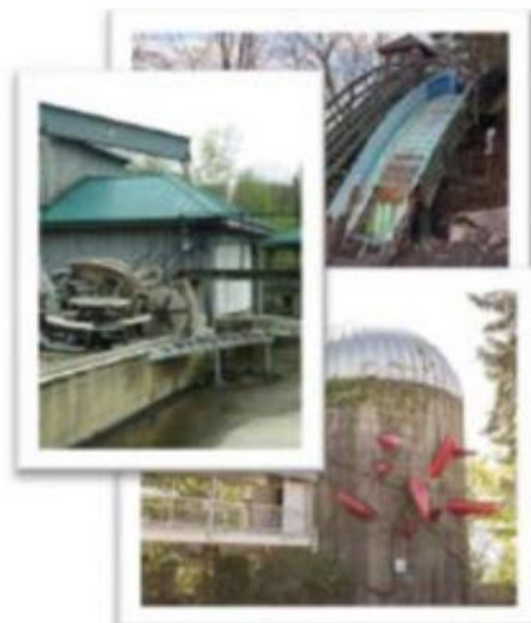
Fall 2021  
Launch of Public Information Sessions

2012

2019  
Call for Development

August 30, 2021  
Public Digital Consultation Launch

March 16, 2022  
Launch of the Category C Class  
Environmental Assessment and Project  
Website ([www.EngageOntarioPlace.ca](http://www.EngageOntarioPlace.ca))

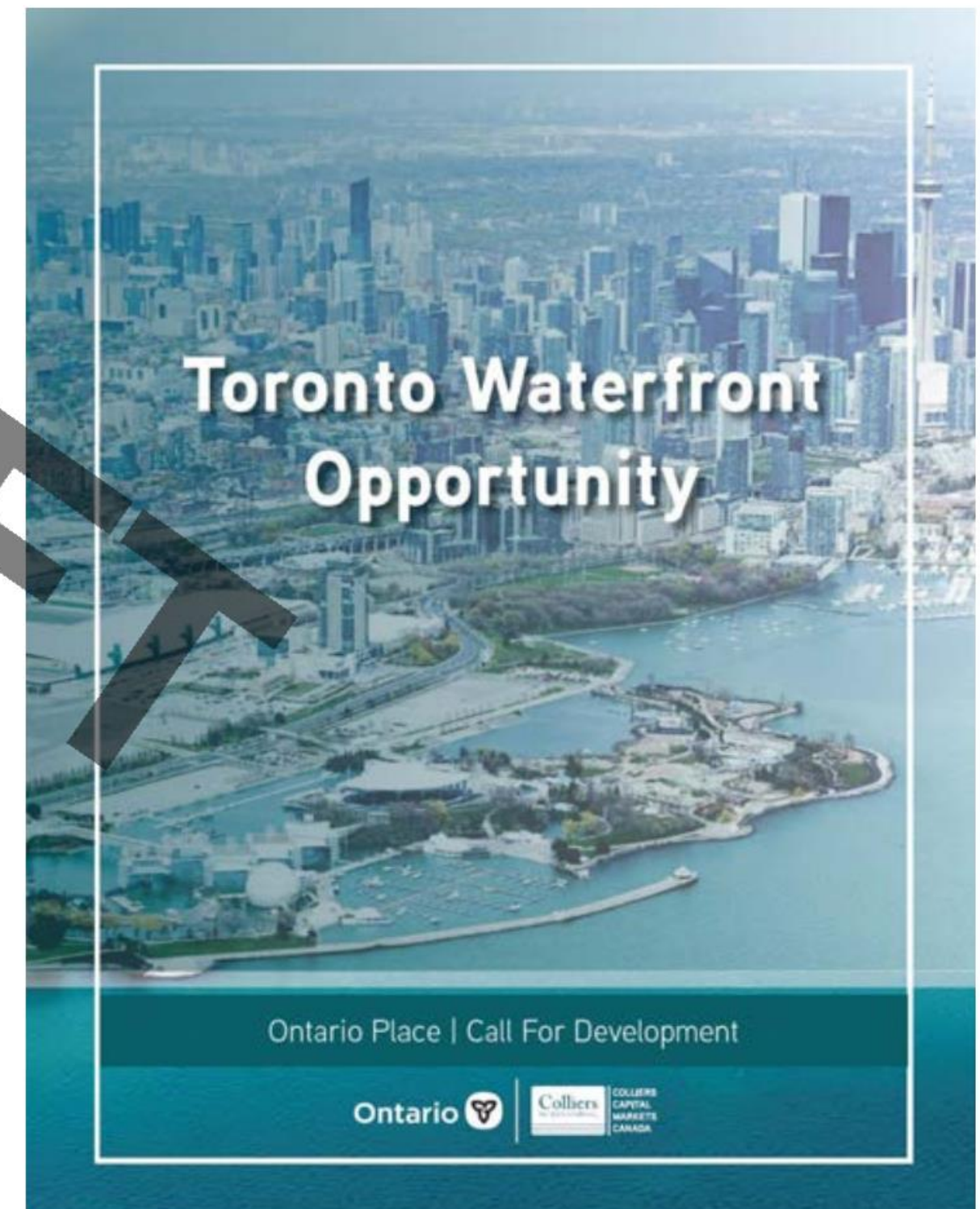




## **“A world-class year-round destination that would attract local, provincial and international visitors”**

**Province of Ontario issued a call for redevelopment, highlighting key priorities:**

- An emphasis on recreational and cultural programming
- Entire site to remain in public ownership
- No casino or residential uses
- Enhanced public access to the waterfront
- Restoration and reuse of the Pods and Cinesphere
- Preservation of Trillium Park
- Environmentally sustainable and resilient





## This opportunity is about creating something remarkable for all Ontarians

- 30+ **submissions received from around the world.**
- Upon close of the Call for Development and through the assessment process, the following participants were identified as forming the **shortlist for commercial negotiations:**
  - Ecorecreo Group
  - Live Nation Entertainment
  - Therme Group
- Announced in July 2021, discussions are also underway with the **Ontario Science Centre** to explore opportunities for science-related activities in the Pods and Cinesphere.





# The Vision - Anchors of Activity and Animation

Note: Illustrative Concept Only. Design Not Finalized and Subject To Change.





## The Vision - Therme Group

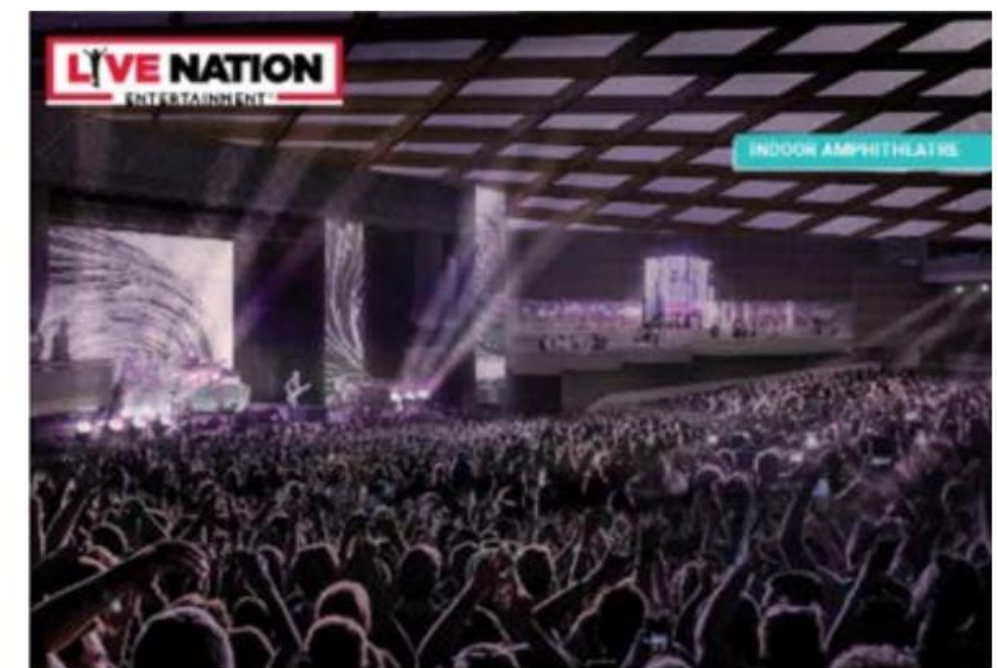
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## The Vision - Live Nation

Note: Illustrative Concept Only. Design Not Finalized and Subject To Change.





## The Vision - Ecorecreo

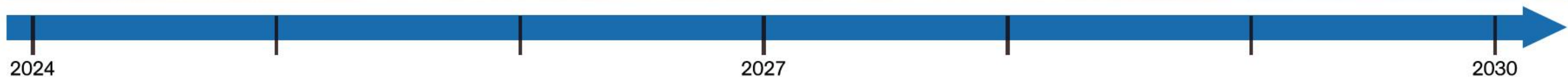




## A Phased, Multi-Partner Approach

Phased construction with an expected build-out of 10+ years. Construction is envisioned to move from west to east, creating the earliest possible opportunity for a new destination attraction at Ontario Place on the West Island to be under construction in 2024/25.

Note: Illustrative Concept Only. Design Not Finalized and Subject To Change.





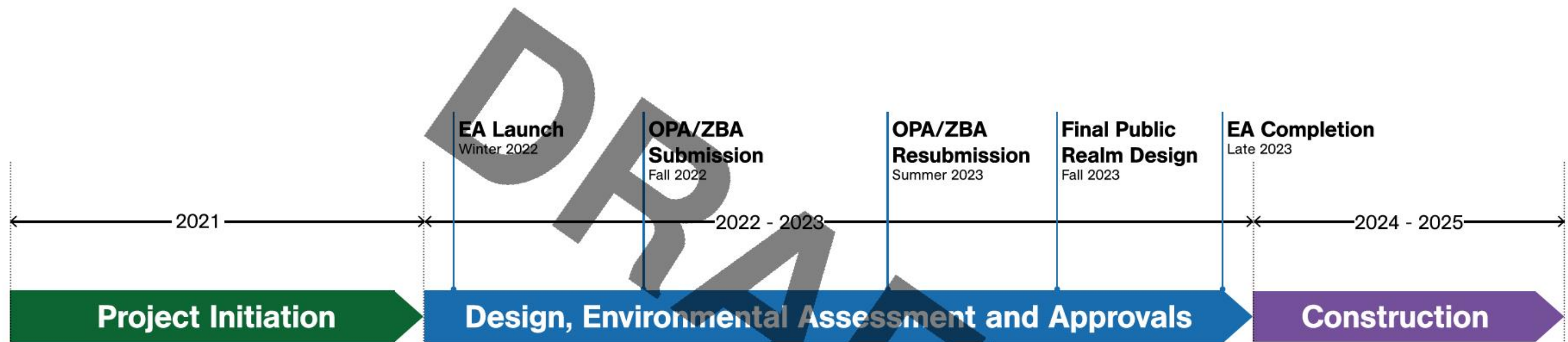
## A Phased, Multi-Partner Approach

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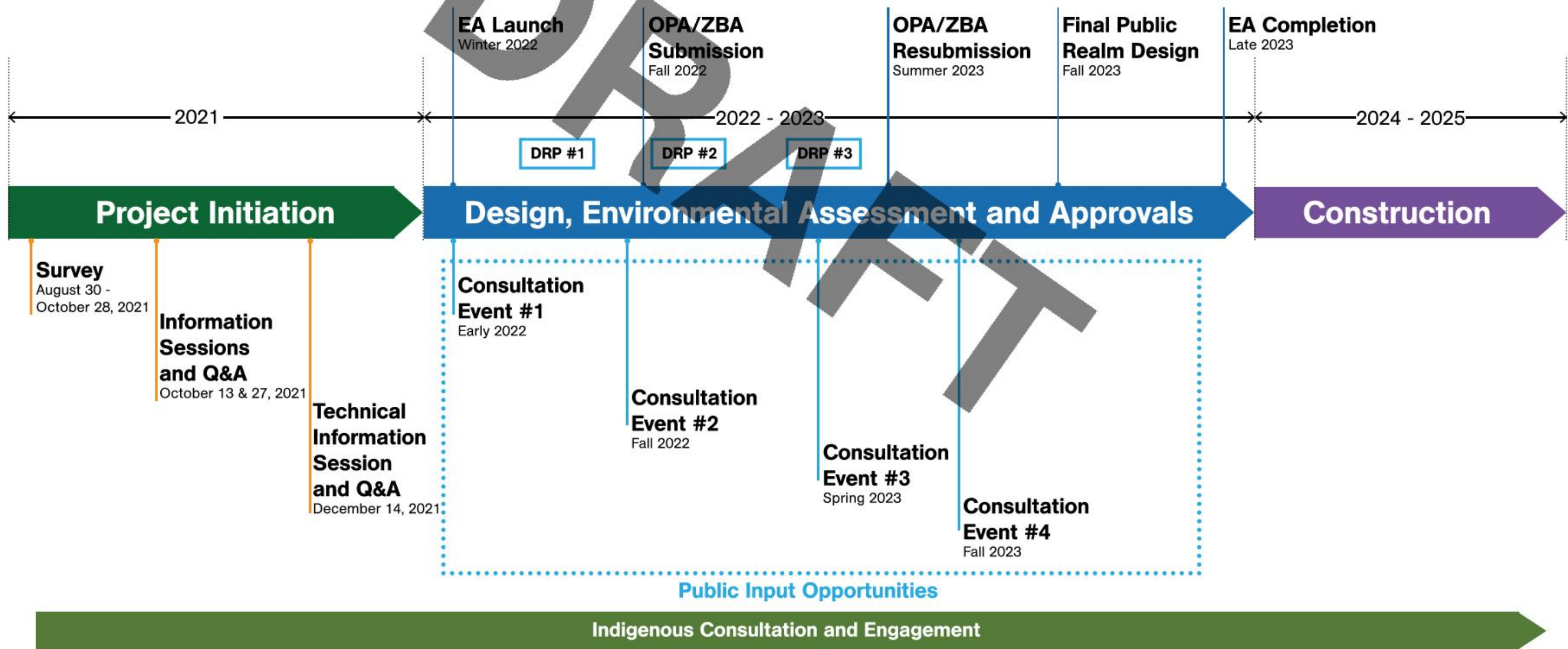
# The Process





# Opportunities for Engagement & Input

Public consultant launched following the July 30 2021 announcement of shortlisted tenants. The consultation process is structured around the statutory EA process and its four main public events, as shown below:





Focus of Today

# PUBLIC REALM PLAN SCOPE





## Public Realm Design: Objectives + Scope

- Upgrades to the entire public realm at Ontario Place are required to ensure current health, safety and accessibility standards are met.
- Investment in the public realm is required to create a high-quality experience for this important waterfront destination.
- In late 2021, an international RFP process was undertaken to attract a world-class design team to lead the public realm design process.

### **RFP required the public realm design team to:**

- Celebrate the legacy of Ontario Place while reinventing it for future generations.
- Provide continuous public access to the entire waterfront.
- Provide convenient and fully accessible connectivity that meets and/or exceeds AODA standards.
- Resolve flooding issues, environmental remediation and soil management.
- Work with tenants to ensure consistent high quality landscape experience across entire site.
- Recognize and integrate the diverse Indigenous cultures and histories.
- Create a condition that represents and celebrates all Ontarians
- Build on the Ontario Place legacy and focus on upgrading, repairing and modernizing existing conditions across entire site, not wholesale demolition and replacement.



## Study Area: Focus of Today's DRP





# Public Realm Design and Upgrade

## Public Realm Plan Objectives

- To modernize the public realm experience and make it accessible for all to enjoy
- To create a unified, cohesive Ontario Place experience that seamlessly integrates tenant areas with government lands

## Scope of Work

### Above Grade Works

Hard and soft landscaping, lighting, furniture, art installations, small buildings / structures (such as public washrooms), habitat creation, wayfinding.

### Below Grade Works

Earthworks (grading), stormwater management, shoreline repairs/flood mitigation, water quality enhancement and waterflow connection

## Team Composition

Lead Landscape Architect, Architect, Engineers (Civil, Structural, Electrical, Environmental, Marine, Mechanical, etc), Ecologist, Indigenous Advisor(s), Certified Arborist, Independent Cost Consultant, Heritage Expert, Wayfinding Expert, Irrigation Specialist, Contract Administrator



## CONTEXT ANALYSIS

# A Missing Link along the Western Waterfront





## Early introduction to the waterfront's potential



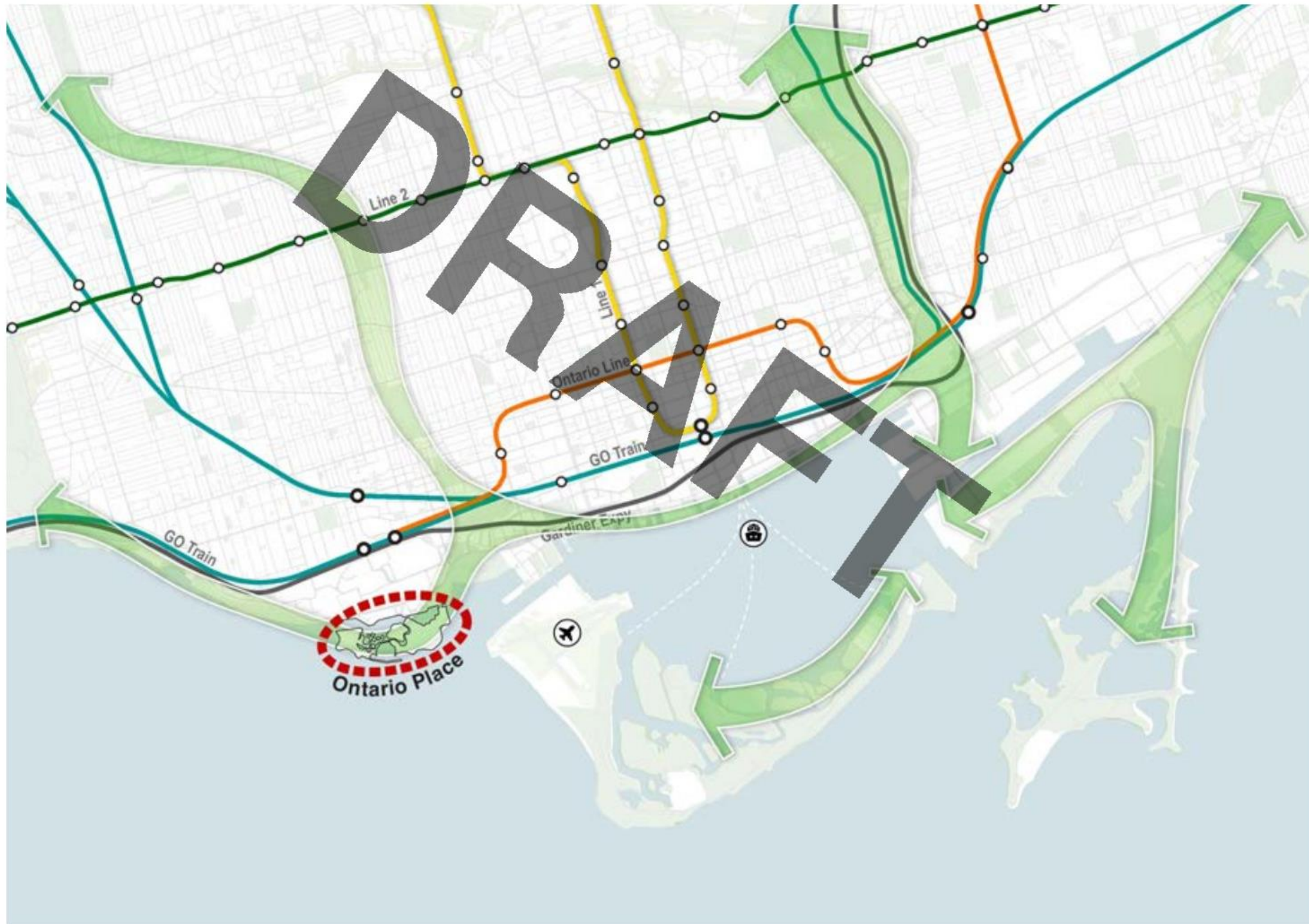


## Evolving to attract new visitors, in response to changing demand



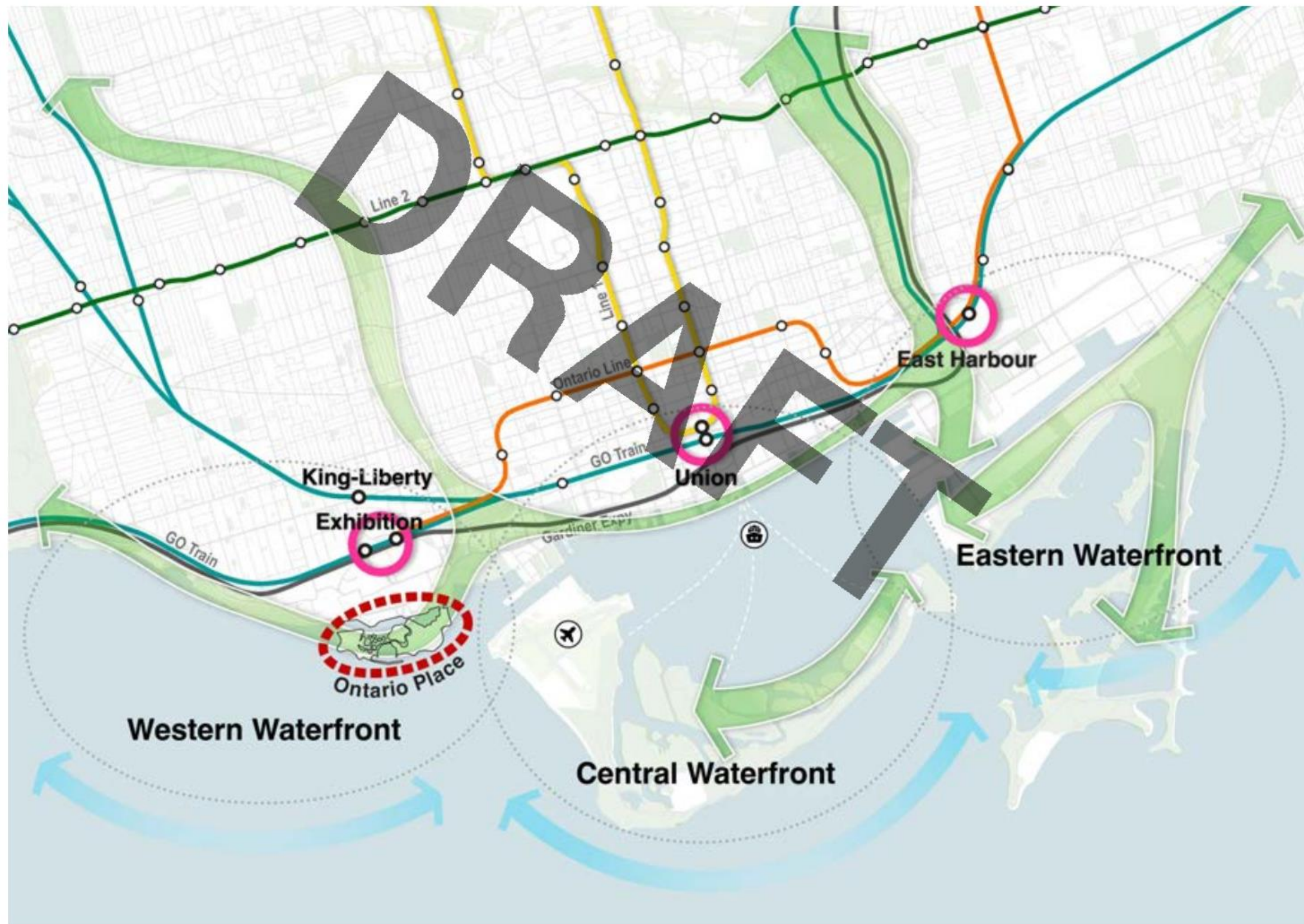


## A Prominent Focal Point of Toronto's Waterfront



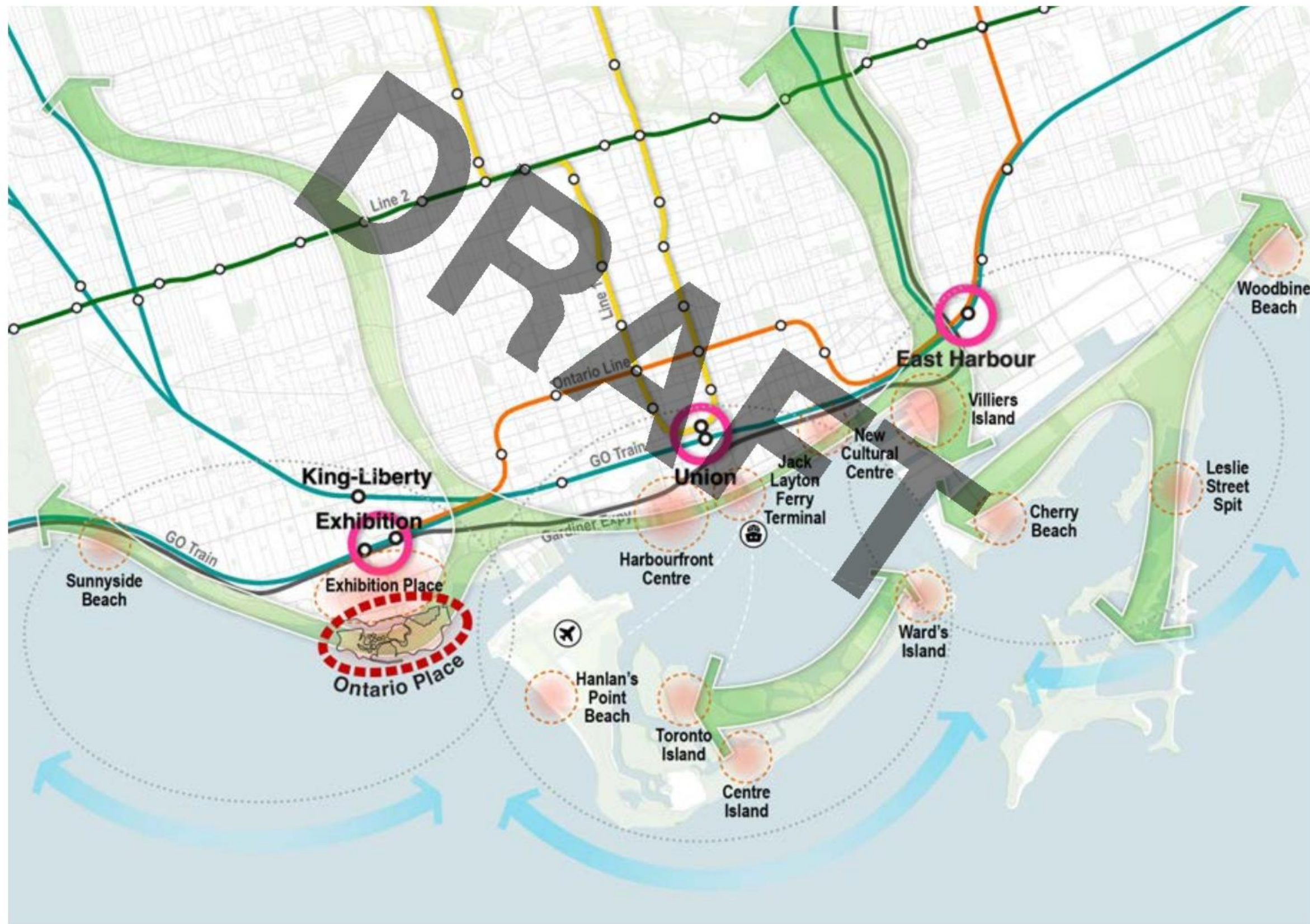


## Regional Transit Connections to the Waterfront





## Providing Access to Unique Waterfront Experiences





## Gateway to the Western Waterfront





# Connecting the Waterfront Open Space Network





## Improving Access and Experience: Transit





## Improving Access and Experience: Walking & Biking





## Improving Access & Experience: On the Water





## Building On Analysis To Date: Ontario Place is...



### For all Ontarians

- Appeal to visitors from across the province
- Continuous public environment
- Informal and flexible programming
- Recognize and celebrate Indigenous traditions, cultures and heritage

### A Landmark Destination

- Protect and enhance cultural heritage, including the Pods and Cinesphere
- Support a diversity of experiences, unified by a cohesive public realm
- Define unique gateway experiences
- Provide continuous waterfront access



### Rooted in Context

- Reinforce waterfront location
- Improve Lakeshore Boulevard interface
- Integrate with adjacent uses
- Provide a seamless transition to waterfront park system



## SITE ANALYSIS

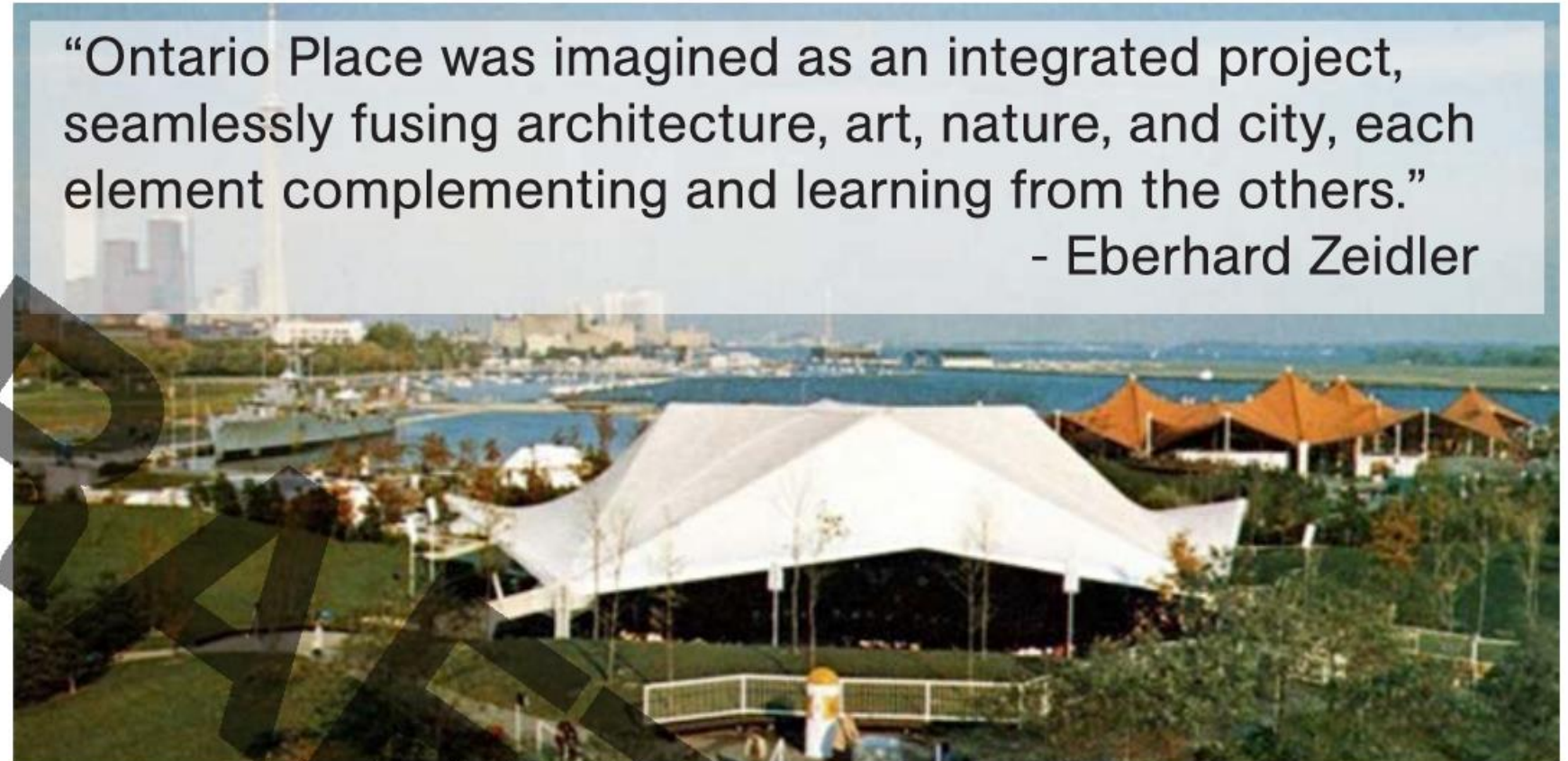
# A Site in Need of Reinvestment, Renewal and Reinvention



## Celebrating the Heritage of Ontario Place



“Ontario Place was imagined as an integrated project, seamlessly fusing architecture, art, nature, and city, each element complementing and learning from the others.”  
- Eberhard Zeidler





## A Visionary Landscape



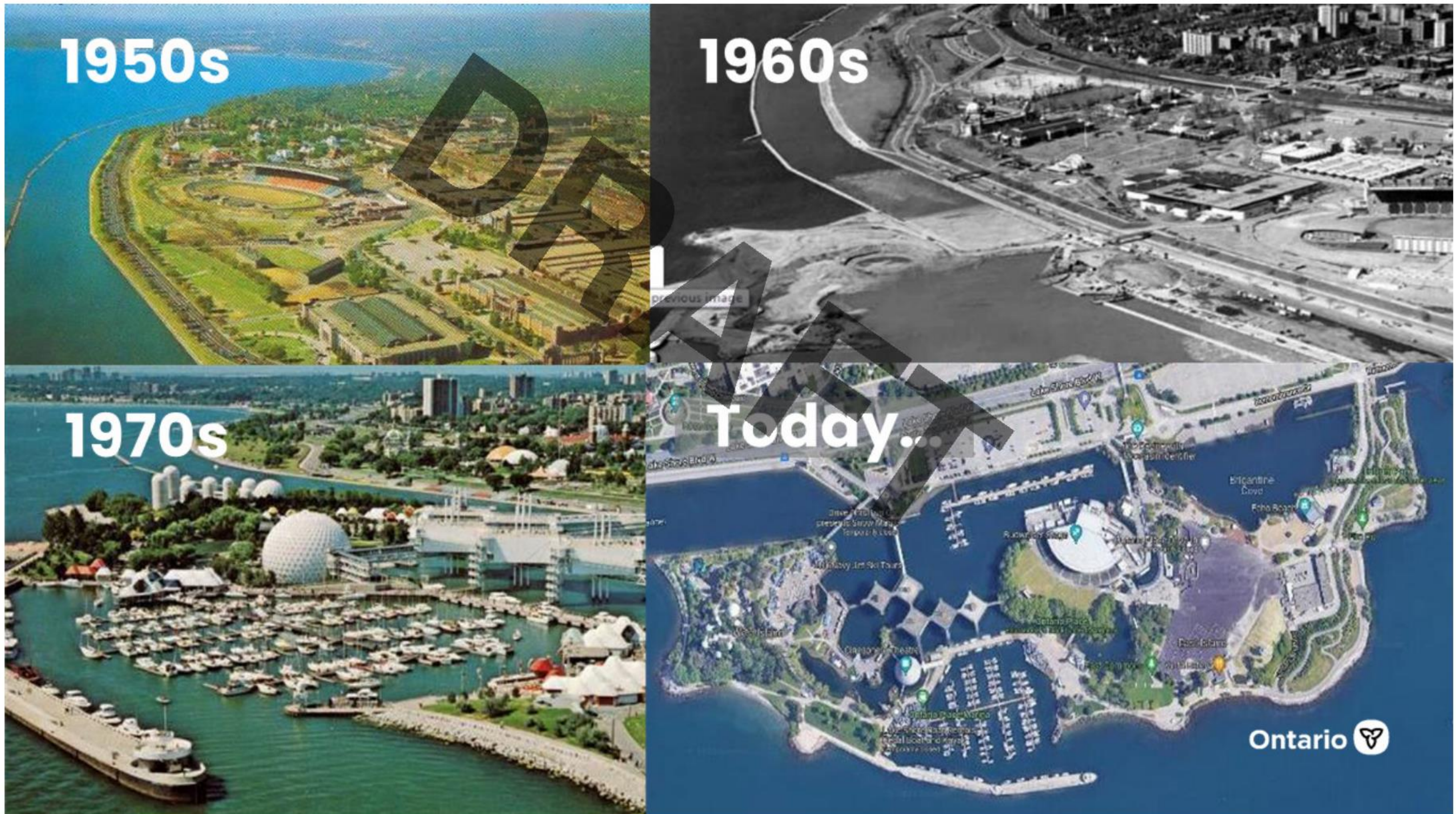


## With Visionary Architecture





## Evolution of the Site





# Michael Hough

## Components of a Heritage Landscape



Exposed and Armoured Lakefront Shoreline



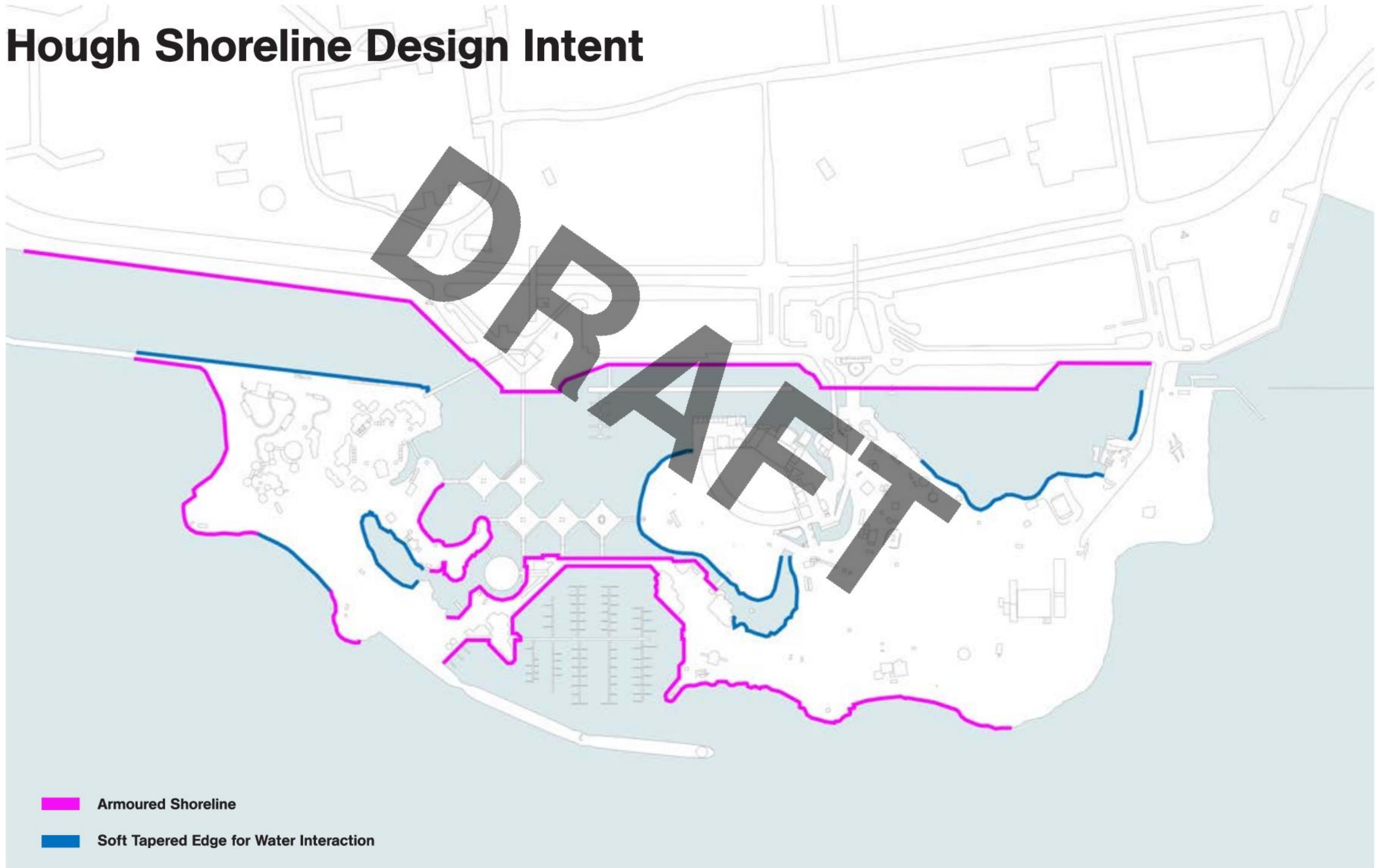
Immersive Nature / Wooded Pathways



Protected Soft Inner shorelines and habitats



# Hough Shoreline Design Intent



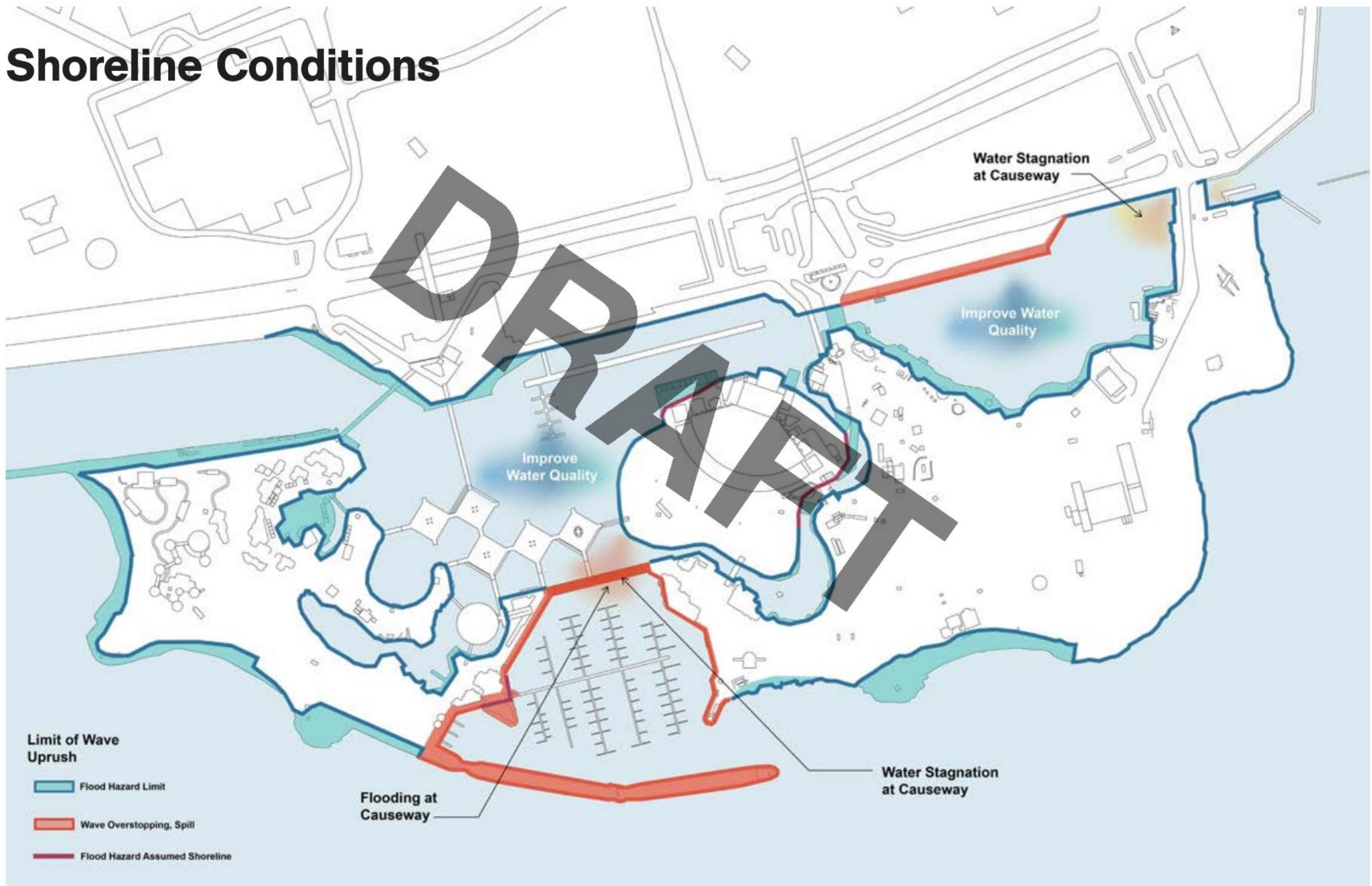


# Michael Hough Armoured Lookouts





# Shoreline Conditions





## Site in Need Of Repair





# Impetus for Reinvestment, Renewal and Reinvention





## **Landscape Principles**

**Restore the Spirit of Place: Celebrating the Hough Landscape and Zeidler Design; Encouraging Indigenous Place-keeping**

**Update Landscape to Respond to Today's Challenges: Committing to Sustainability and Resilience**

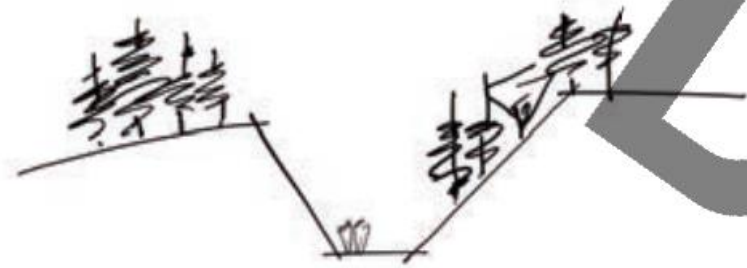
**Support Biodiverse Habitats and Tree Canopy Coverage**

**Create an Immersive Natural Experience**

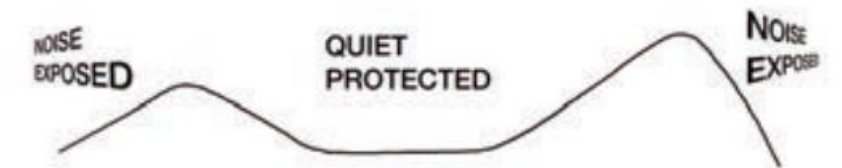
**Support Meaningful Access and Connection to the Water**



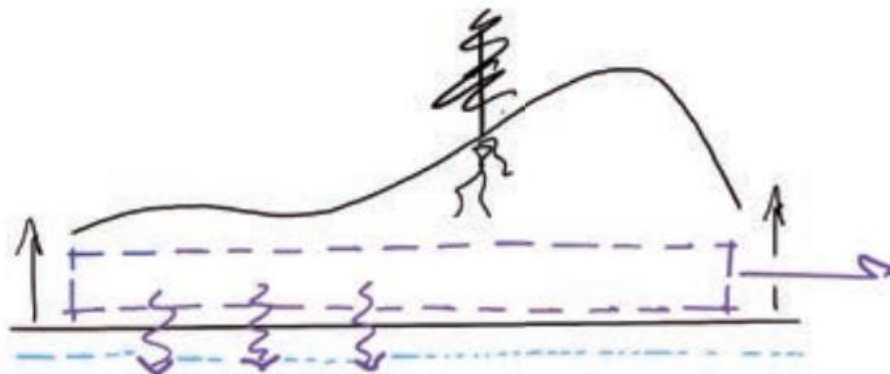
## Microclimate / Experience / Habitat



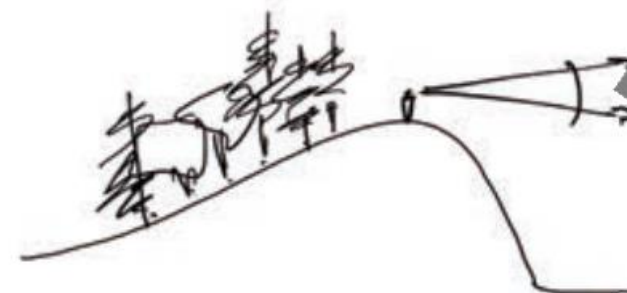
Circulation / Trail Experience



Space Creation



Water Storage / Infiltration



Overlook / Views / Edge



Habitat Creation



PUBLIC REALM DESIGN INTENTIONS

**Establish a  
Consistent, Cohesive  
and Attractive Public  
Realm Experience**



## **Public Realm Design Vision:**

A year-round lakefront destination for all Ontarians that respects Ontario's historical and natural features, showcases Ontario's diversity and multiculturalism, and honours the rich traditions, cultures and heritage of Indigenous peoples.

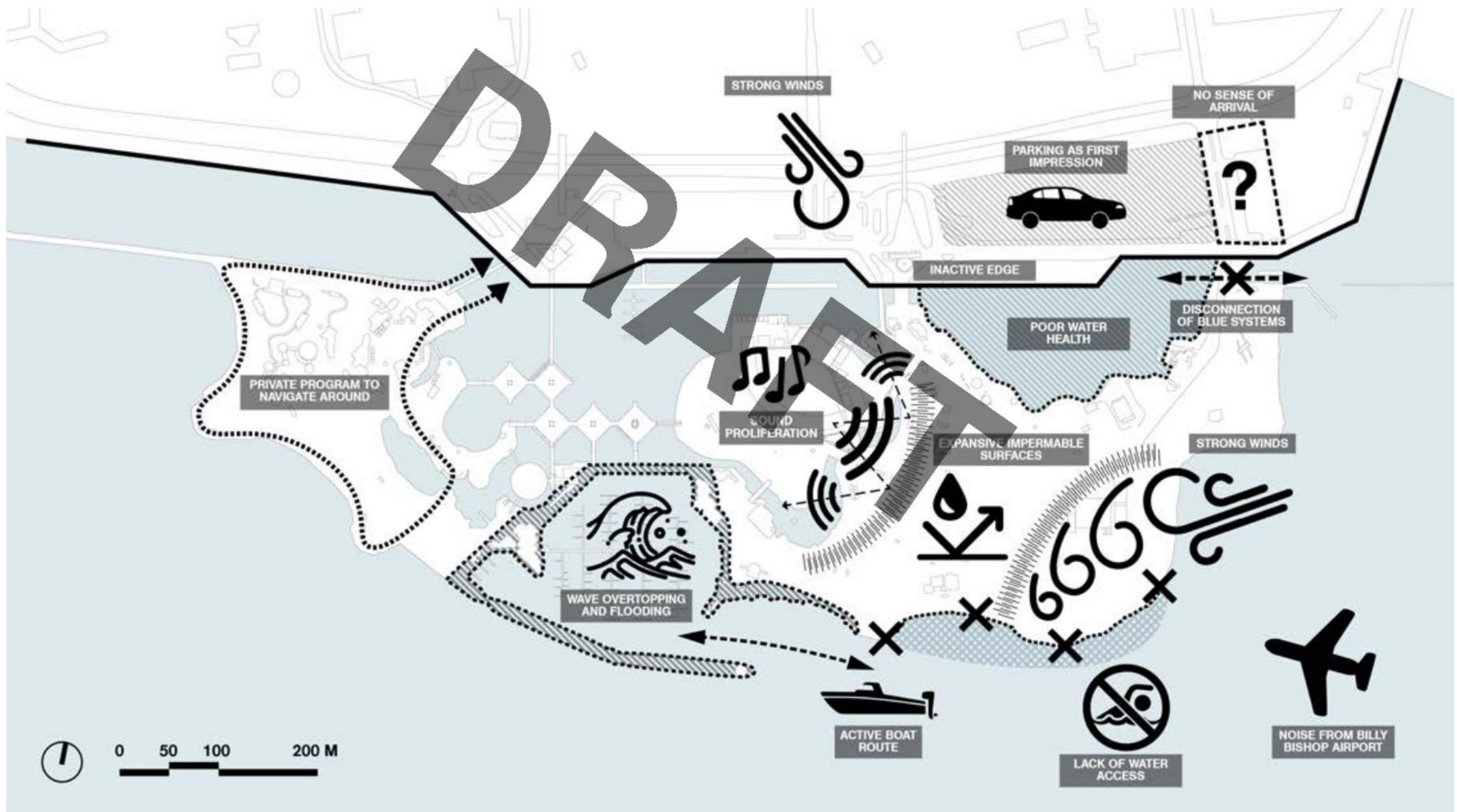
An economically viable, environmentally sustainable, and a lasting reinvention for future generations.

## **The Public Realm will:**

Set a high-quality standard for development, and establish a consistent, cohesive, and attractive visitor experience across the site.



# Opportunities and Constraints





## Public Realm Priorities

Creating a continuous pedestrian trail and securing public access to the water's edge

Improving the relationship and connections to the mainland.

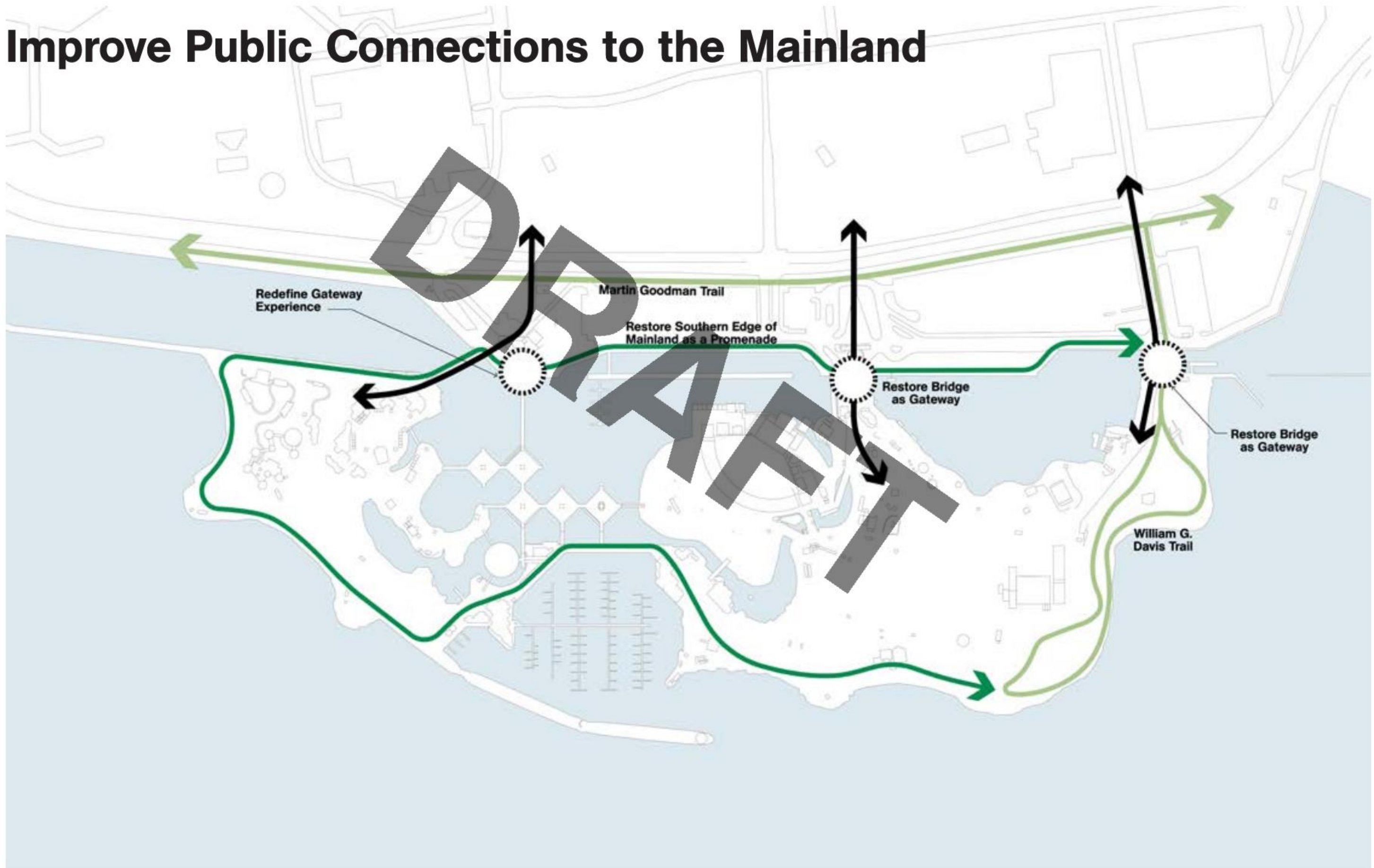
Creating significant new public parks / open spaces, and interesting activity generators that are of interest to all Ontarians

Restoring and enhancing the water's edge

Retaining, enhancing and programming the Pods and Cinesphere



# Improve Public Connections to the Mainland





## Enhance Access and Mobility



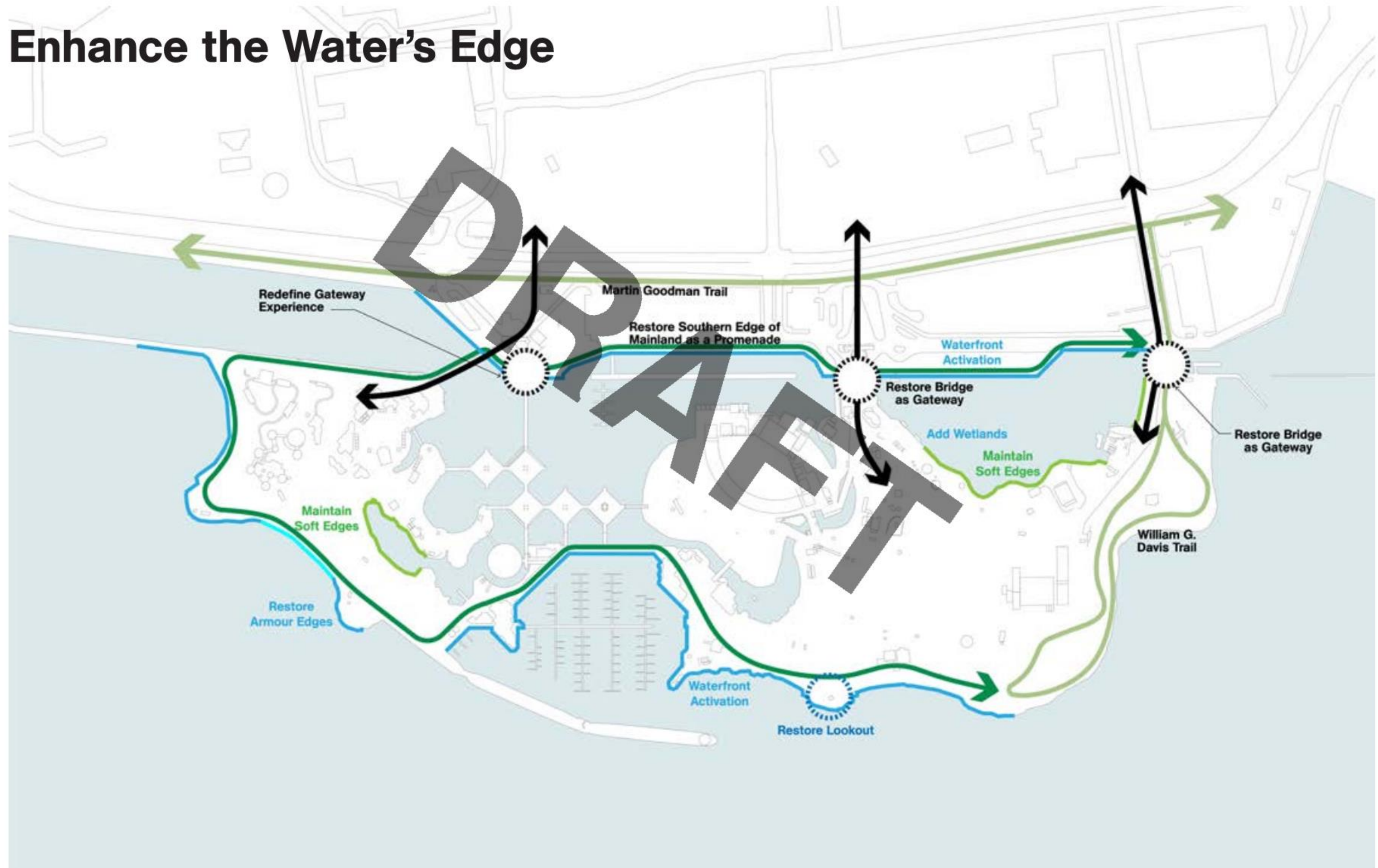


## Green Connections to the City





## Enhance the Water's Edge



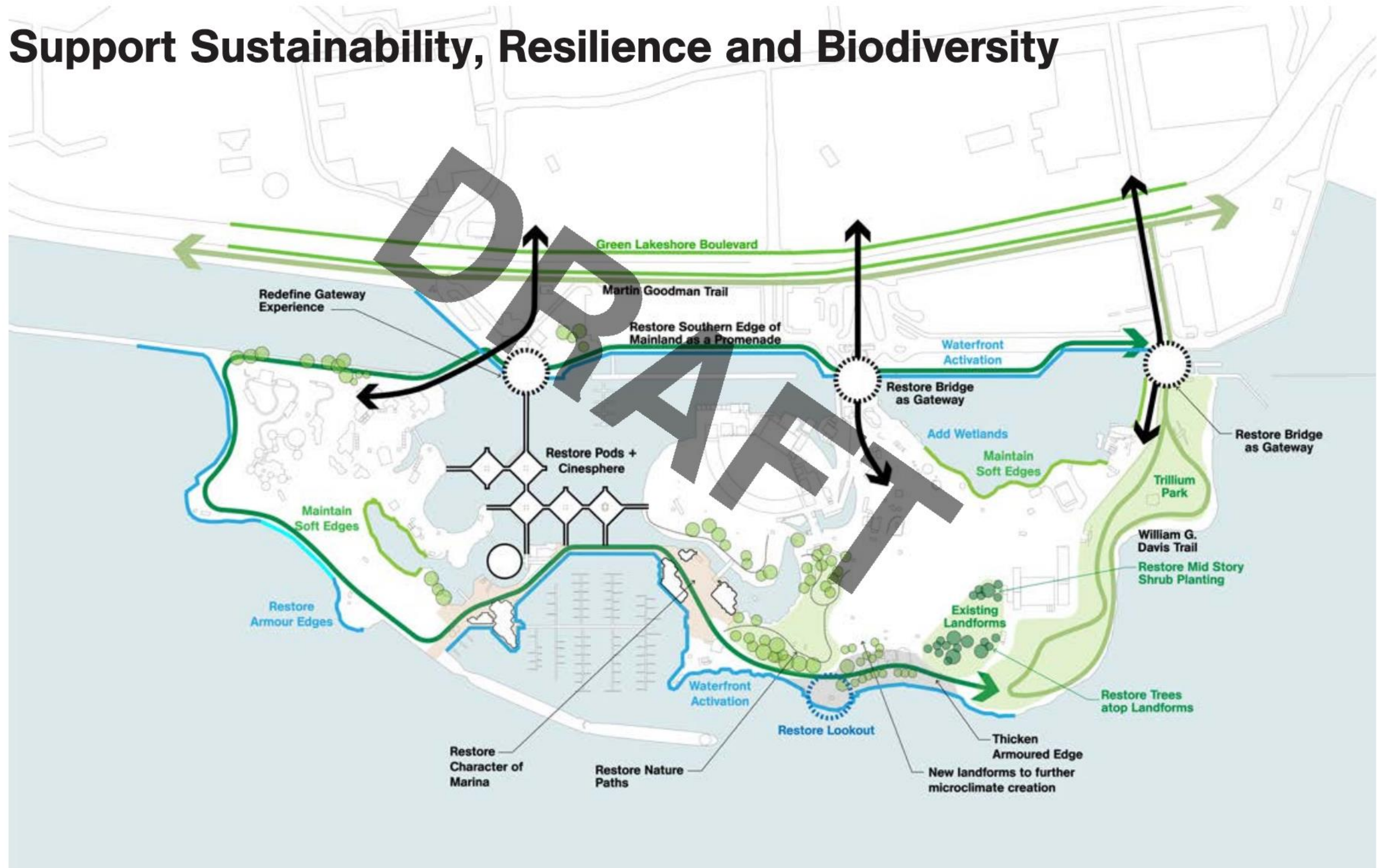


## Enhance the Water's Edge





# Support Sustainability, Resilience and Biodiversity



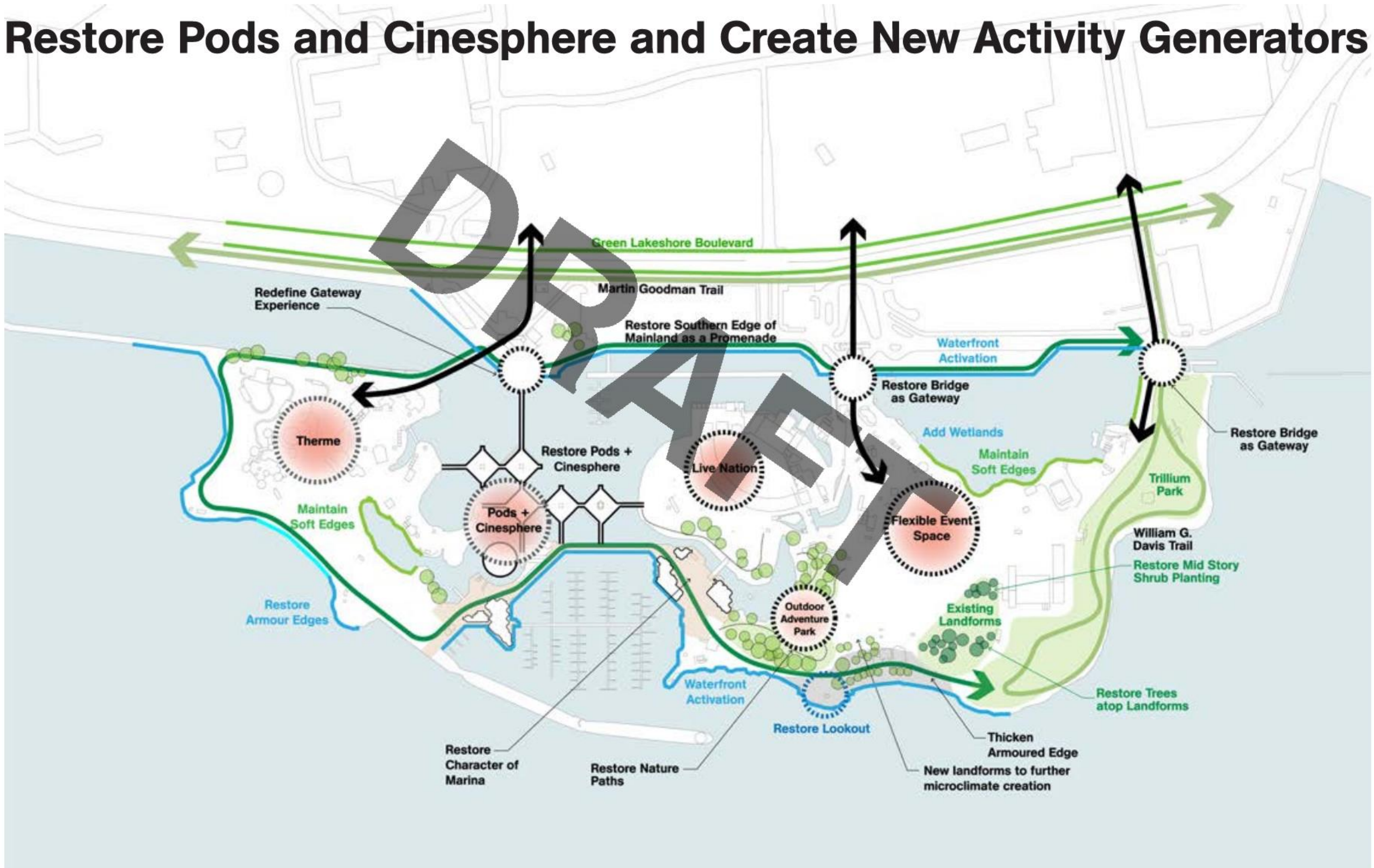


## Create Year-Round Immersive Nature





# Restore Pods and Cinesphere and Create New Activity Generators





## Prioritize Indigenous Place-keeping





# Fostering a Place for Gathering and Connection





# Integrate Sustainability and Resilience within the Landscape





# Reunify the Landscape





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