



Ontario Place Revitalization
Public Realm Master Plan + West Island
Joint Design Review Panel #2 - *Issues Identification*
March 22nd, 2023

ONTARIO PLACE REVITALIZATION

City of Toronto

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



ONTARIO PLACE REVITALIZATION – City of Toronto Process Update

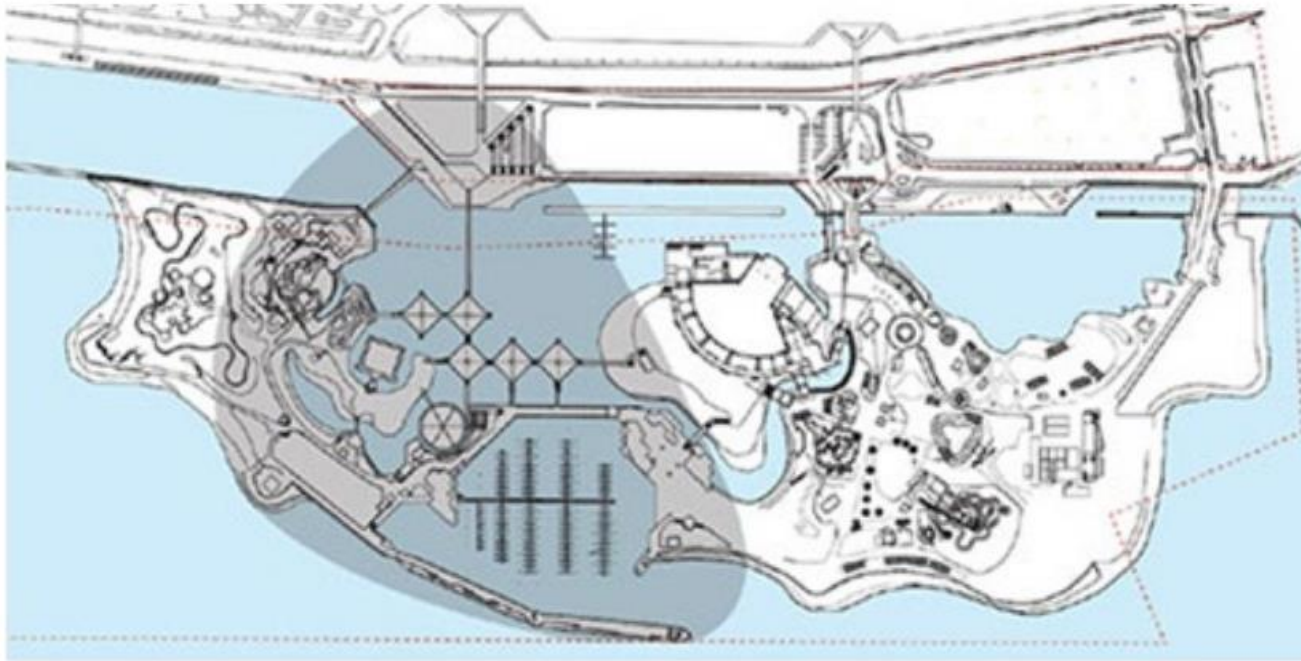
- **City Planning received a combined Official Plan Amendment and Zoning By-law Amendment on November 25th, 2022**
- **Staff and partner agencies are completing their review**
- **Role of the City: Approval authority**
- **Role of Infrastructure Ontario: Applicant and project manager**
- **Lands are provincially owned**

ONTARIO PLACE REVITALIZATION – City of Toronto Timing

- **April 12: Update report to Toronto and East York Community Council;**
- **April 15 & 18: Community Consultation Meetings hosted by the City of Toronto;**
- **Mid-May: Second round of Community Consultation;**
- **Late June: Target timing for resubmission;**
- **End of 2023: Final report with staff recommendation.**

ONTARIO PLACE REVITALIZATION – Policy Summary

- Designated *Other Open Space Areas* in the Central Waterfront Secondary Plan
- Ontario place is a cultural heritage landscape of provincial significance recognized in the Statement of Cultural Heritage Value



West Approach View



East Approach View



ONTARIO PLACE REVITALIZATION – Policy Summary

- **Key Policy Guidance (OP, CWSP and PPS):**

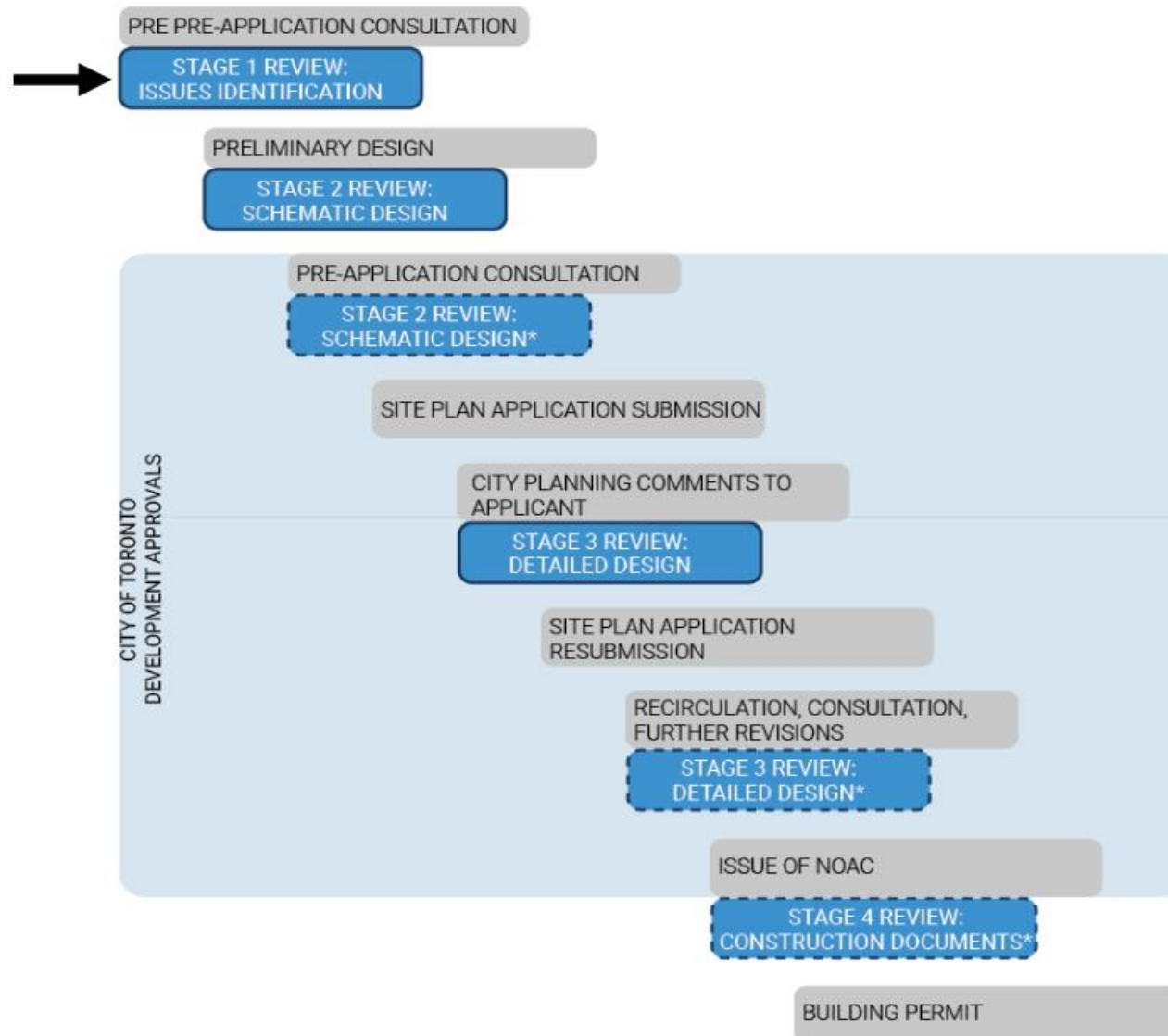
- Tourism, attractions and entertainment uses are contemplated
- Public realm and heritage are foundational
- Buildings to be designed and organized to support the public realm
- Plan for pedestrian priority, comfort and legibility
- Improve public access to the water's edge and outdoor spaces
- Environmental processes
- Integrate land use and transportation
- Optimize transit investment and prioritize sustainable modes of transportation

ONTARIO PLACE REVITALIZATION | WDRP SCHEDULE

Previous DRP

July 2022
Public Realm Master Plan
Issues Identification

March 2023
Public Realm Master Plan +
West Island
Issues Identification



ONTARIO PLACE REVITALIZATION

JULY 2022 JOINT-DRP CONSENSUS COMMENTS

General

- Appreciated the presentation and want to see the project be phenomenal.
- Ensure the project can continue the spirit of Ontario Place and inspire future generations while creating aspirational memories for today.
- Strong support for the year-round use of the site.
- Consider relocating the parking area underground to create a public space. Refer to precedents such as Ontario Square where a public space is constructed in place of the surface parking which is relocated underground.
- The Ontario Line will connect the Science Centre with Ontario Place, and a partnership with the Science Centre is encouraged.
- Indigenous consultation remains important for the project, continue to provide updates on the process at the next review.

ONTARIO PLACE REVITALIZATION

JULY 2022 JOINT-DRP CONSENSUS COMMENTS

Site Context

- Provide more documentation on existing conditions and present the comprehensive site analysis at the next review, including:
 - site topography
 - tree canopy coverage
 - cultural value of the landscape, i.e. how does the original Hough landscape relate to the new built form
- Provide more information on public access and circulation to the site, i.e. from Ontario Line, shuttle service, etc.
- Consider marine access to the site, such as water taxi.

ONTARIO PLACE REVITALIZATION

JULY 2022 JOINT-DRP CONSENSUS COMMENTS

Public Realm

- The proposed master plan does not feel sufficiently public, especially the west island. It is recommended to provide generous, robust, and continuous public access through the site and along the water's edge.
- Refer to Evergreen Brickworks as a public-private partnership precedent that continues to feel very public.
- Provide clarification on public access in and around the tenanted spaces.
- Provide the following to ensure a successful public realm:
 - Support programs such as cafes, kiosks, bathrooms.
 - Biodiversity in the landscape design.
 - Solar, wind, rain protection to support year-round use.
 - Clear and robust servicing strategy for retail and event programs that does not interfere with public circulation.
- Maximize soft landscaping, continue the success of Trillium Park that drastically improves the percentage of soft landscaping on the site.
- Consider opportunities to swim.

ONTARIO PLACE REVITALIZATION

AREAS FOR PANEL CONSIDERATION – City of Toronto

West Island (Therme)

- Please comment on the location, massing and design of the proposed entry building.
- Do the proposed pedestrian connections and public realm in and around the entry building provide for comfortable and generous pedestrian access and circulation?
- Please comment on the massing of the new bridge in relation to the existing bridges, Cinesphere and the pods. Please comment on potential impacts on views to the “core area” of heritage buildings of Ontario Place.
- Please comment on the massing and footprint of the main Therme building relative to the heritage values and attributes of Ontario Place (including landscape features, structures and views), and in particular the "core area" identified in the Statement of Cultural Heritage Value.
- Do the proposed pedestrian connections and public realm on the west island provide for comfortable and generous pedestrian access and circulation?

Public Realm Master Plan

- How does the size of public Forum relate to the rest of the public realm and open spaces network?

ONTARIO PLACE REVITALIZATION

AREAS FOR PANEL CONSIDERATION– Waterfront Toronto

- Distinction between the public and private realm and the public experience for visitors to Ontario Place
- Extent of proposed lake filling to create the public realm and EA approval process required
- Scale of proposed multi-level entrance bridge to West Island and nature of public pedestrian access
- Scale, massing, and location of proposed entrance pavilion and main building
- Views of Cinesphere and pods in relation to the Therme buildings from Lake Shore
- Proposed heritage restoration plans for Science Centre concept for Cinesphere and pods
- Proposed changes to key heritage landscape elements
- Size and scale of the underground parking lot
- Accessibility of the public realm design
- Energy modelling / sustainability strategy for the proposal
- Marine strategy for boaters and water taxis from inner harbour



Ontario Place Revitalization Design Review: Issues ID #1B

March 22, 2023

An Opportunity for Ontario Place



The Team

LANDinc - East Island and Mainland Design

Martha Schwartz Partners - East Island and Mainland Design

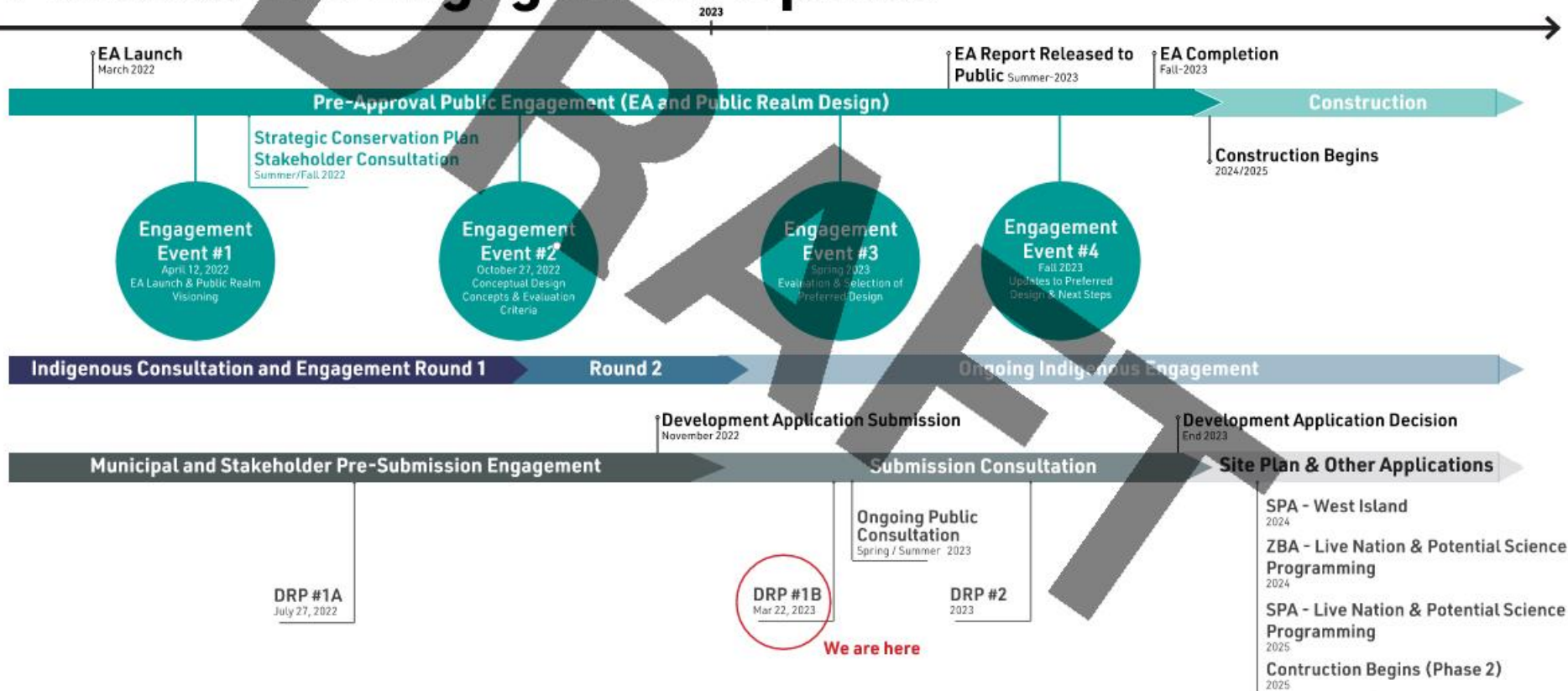
Therme Canada - West Island Design

Diamond Schmitt Architecture - West Island Design

STUDIO tla - West Island Design

Urban Strategies Inc. - Overall Master Plan and Approvals

Process and Engagement Update



July 2022 DRP Session: Questions & Feedback

Comments:

- Continuing the **spirit of Ontario Place** to inspire future generations
- The proposed master plan does not feel sufficiently public, especially the west island. It is recommended to **provide generous, robust, and continuous public access** through the site and along the water's edge.
- Provide clarification on public access in and around the **tenanted spaces**
- Provide the **support programs** such as cafes, kiosks, bathrooms and biodiversity to ensure a successful public realm
- Consider solar, wind, rain protection to support **year-round use**
- Clear and robust **servicing strategy** for retail and event programs that does not interfere with public circulation
- Maximize **soft landscaping**, continue the success of Trillium Park that drastically improves the percentage of soft landscaping on the site
- Consider **opportunities to swim**

Provide More Information On:

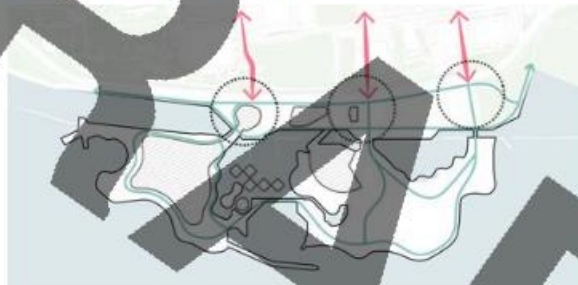
- **Site analysis**, including topography, vegetation, etc.
- **Cultural Heritage** approach: How does the original Hough landscape relate to the new built form?
- **Indigenous consultation**: groups and frequency of engagement
- Public Access, Circulation of the Site, Water Access.
- Naturalization strategy, including tree canopy, ecological benefits and biodiversity
- **Public realm plan** incorporating cafes, public washrooms and kiosks

Setting the Structure for Redevelopment

#1: Restore and enhance the water's edge and secure continuous public access



#2: Integrating Ontario Place with Exhibition Place and the city beyond



#3: Prioritize rehabilitation of the Cinesphere and Pod complex as a focus for heritage renewal



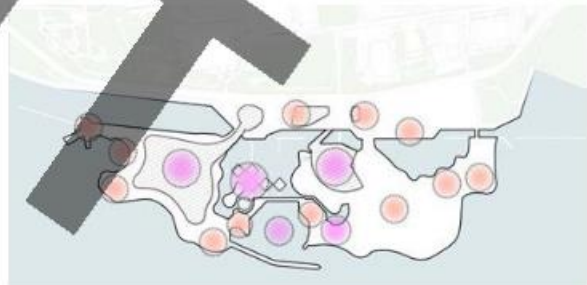
#4: Enhance long-term resilience, environmental performance and sustainability



#5: Upgrade the public spaces and beach, and create new and expanded waterfront parks



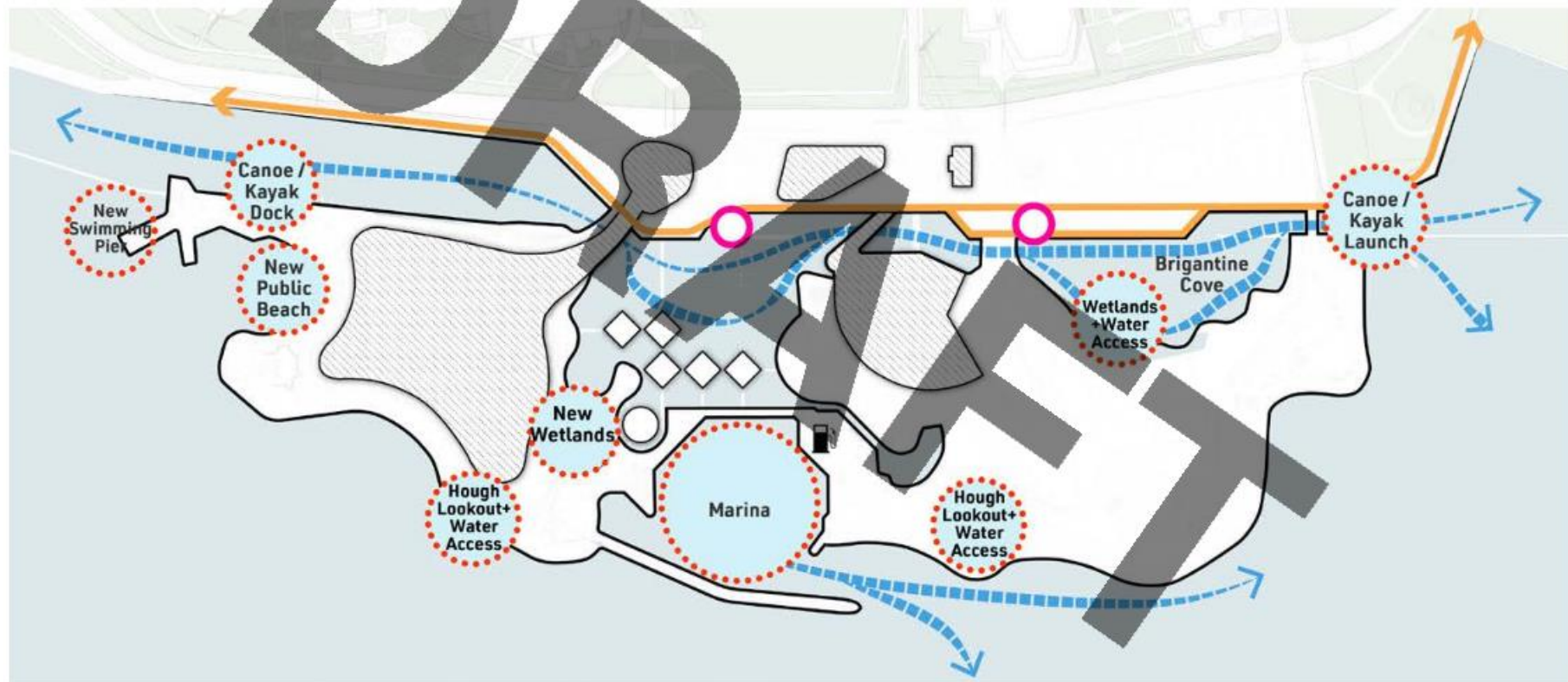
#6: Deliver exciting programming for all ages 365 days a year



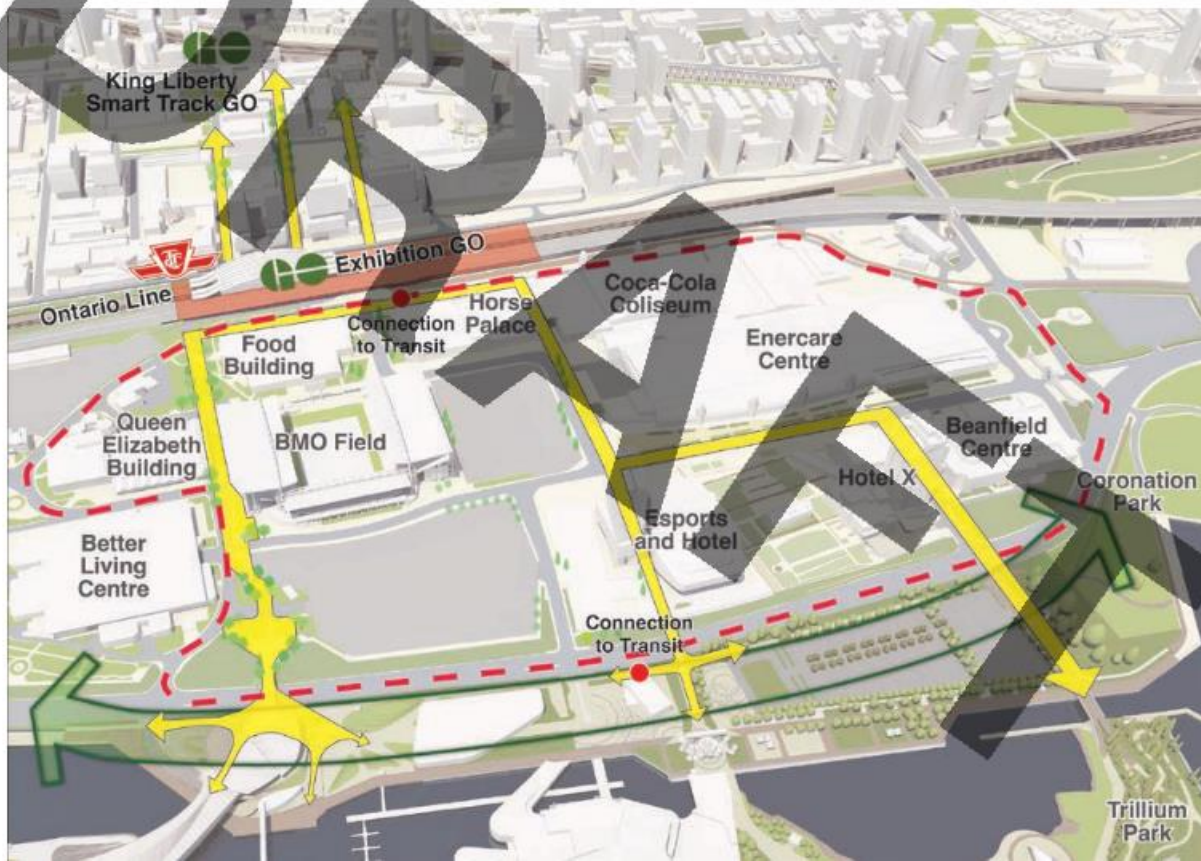
Structuring Element #1: Restore and enhance the water's edge and secure continuous public access



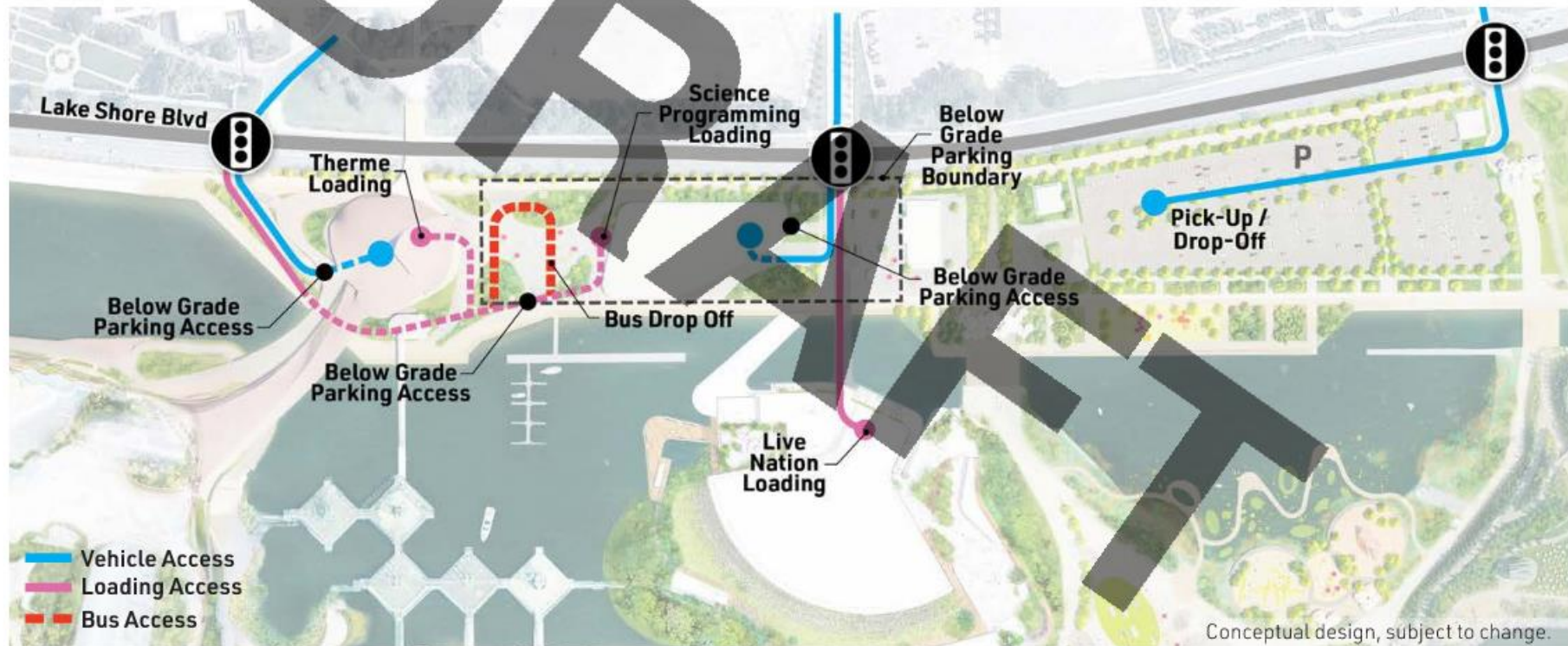
Improving Water Access for All



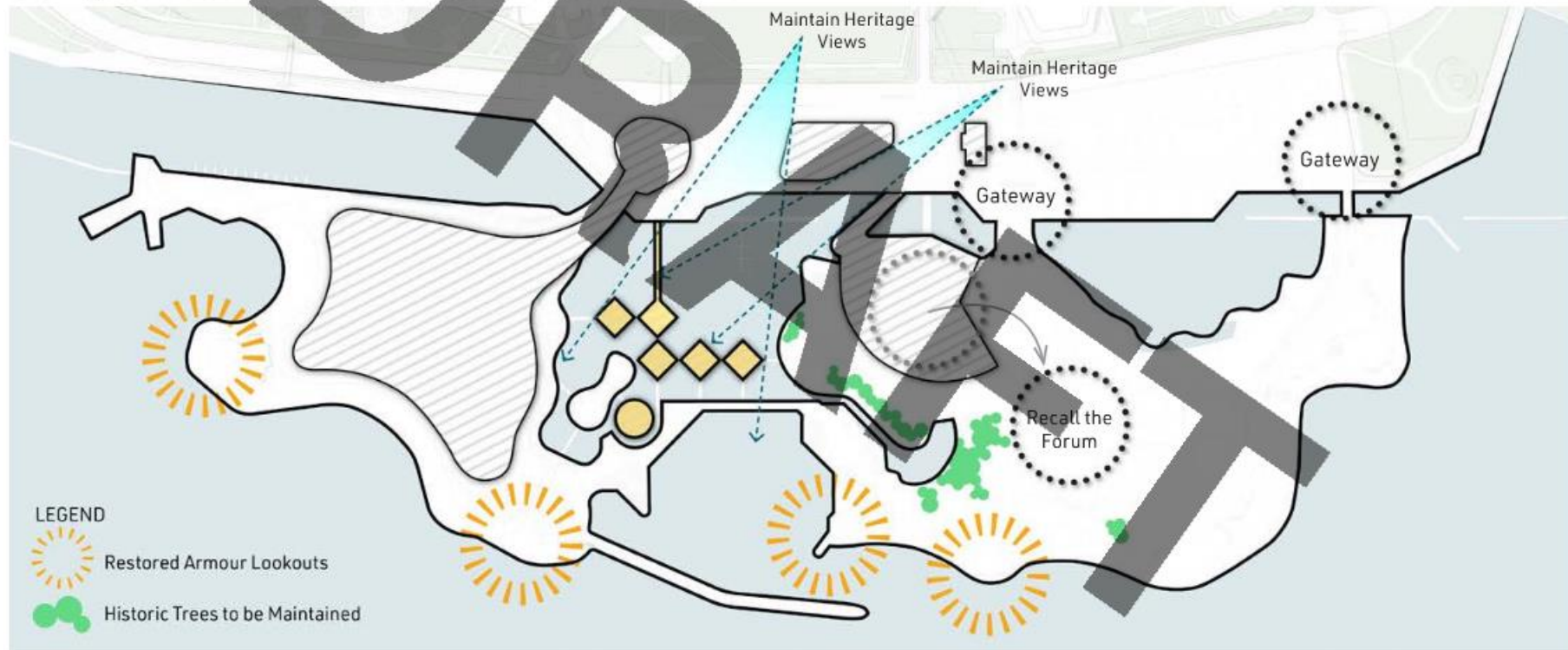
Structuring Element #2: Integrating Ontario Place with Exhibition Place and the City Beyond



Improving Mainland Access and Circulation



Structuring Element #3: Prioritize rehabilitation of the Cinesphere and Pod complex as a focus for heritage renewal



*General treed areas, specific impacts TBD.

Embracing the Site's Heritage



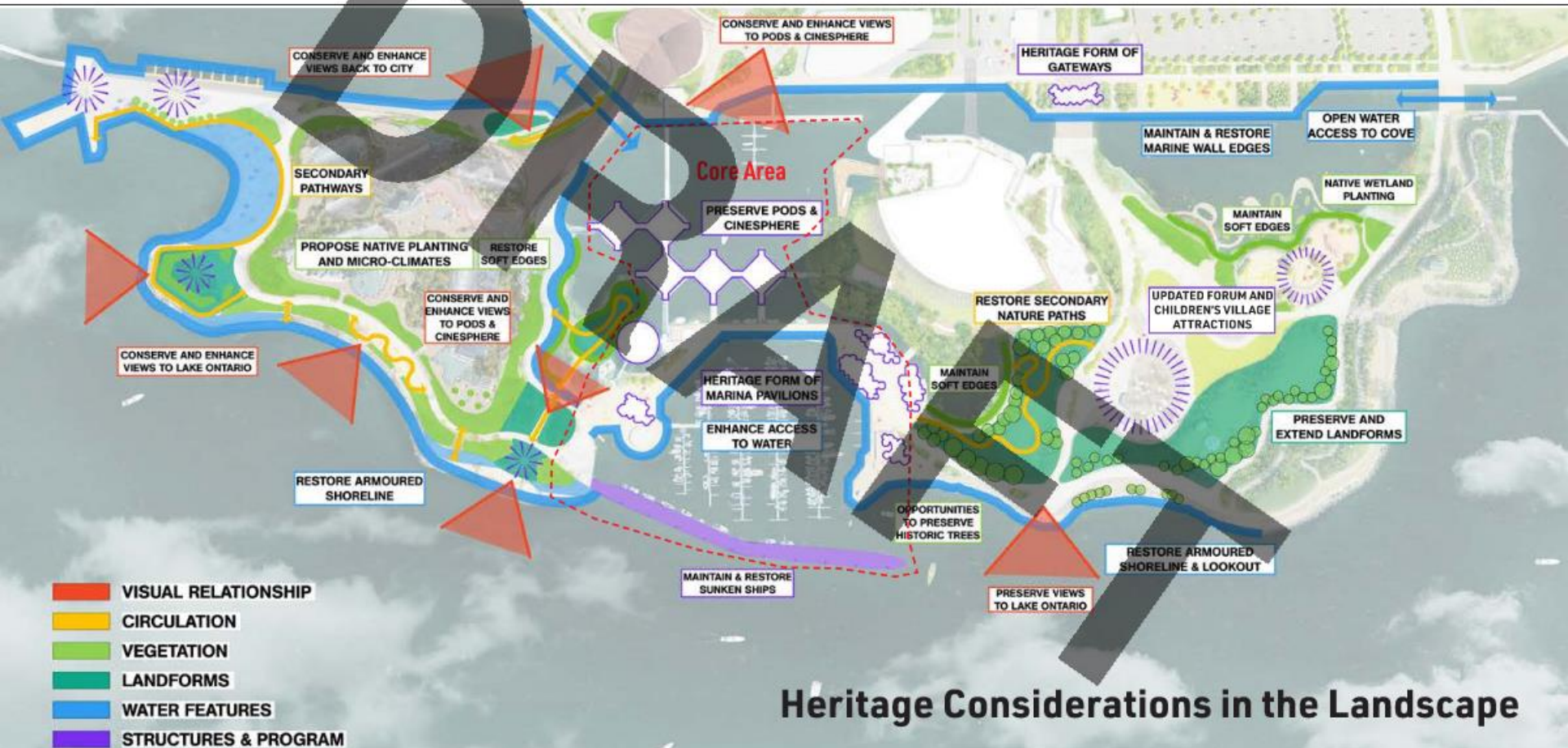
Protecting the Pods and Cinesphere



Re-interpreting Original Design Features



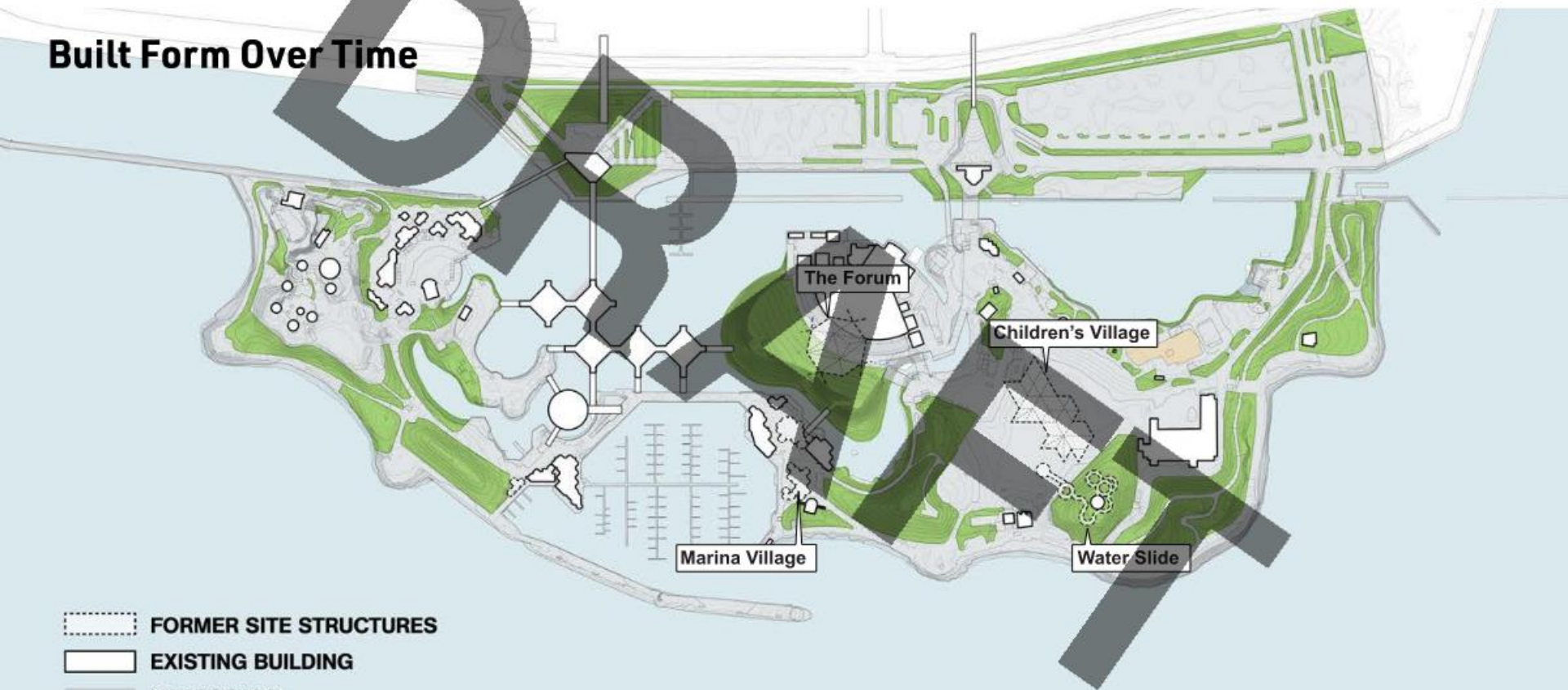
Celebrating Hough's Influence



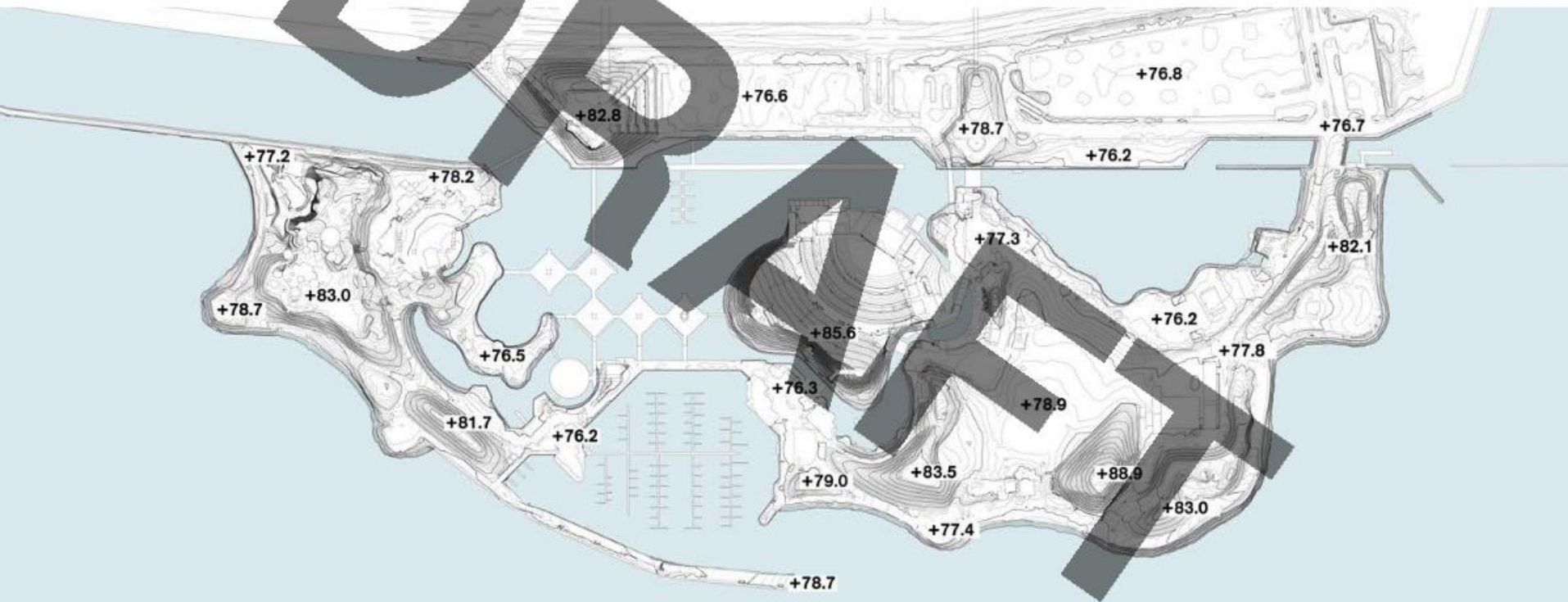
Heritage Considerations in the Landscape

Built Form Over Time

-  FORMER SITE STRUCTURES
-  EXISTING BUILDING
-  HARDSCAPE
-  SOFTSCAPE



Existing Topography

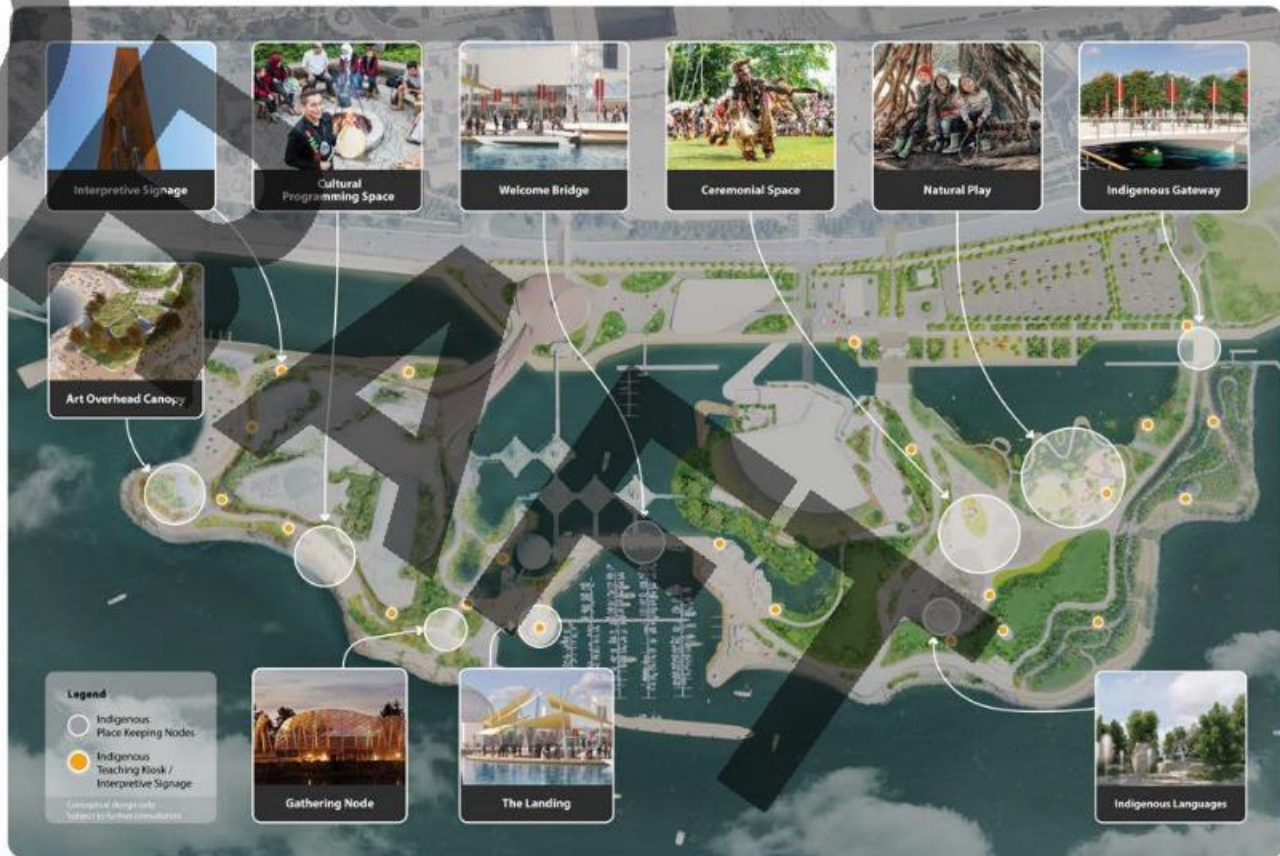


Indigenous Place Keeping

This plan illustrates possible locations for potential design elements inspired by Indigenous community engagement.

Sample of Indigenous Design Recommendations

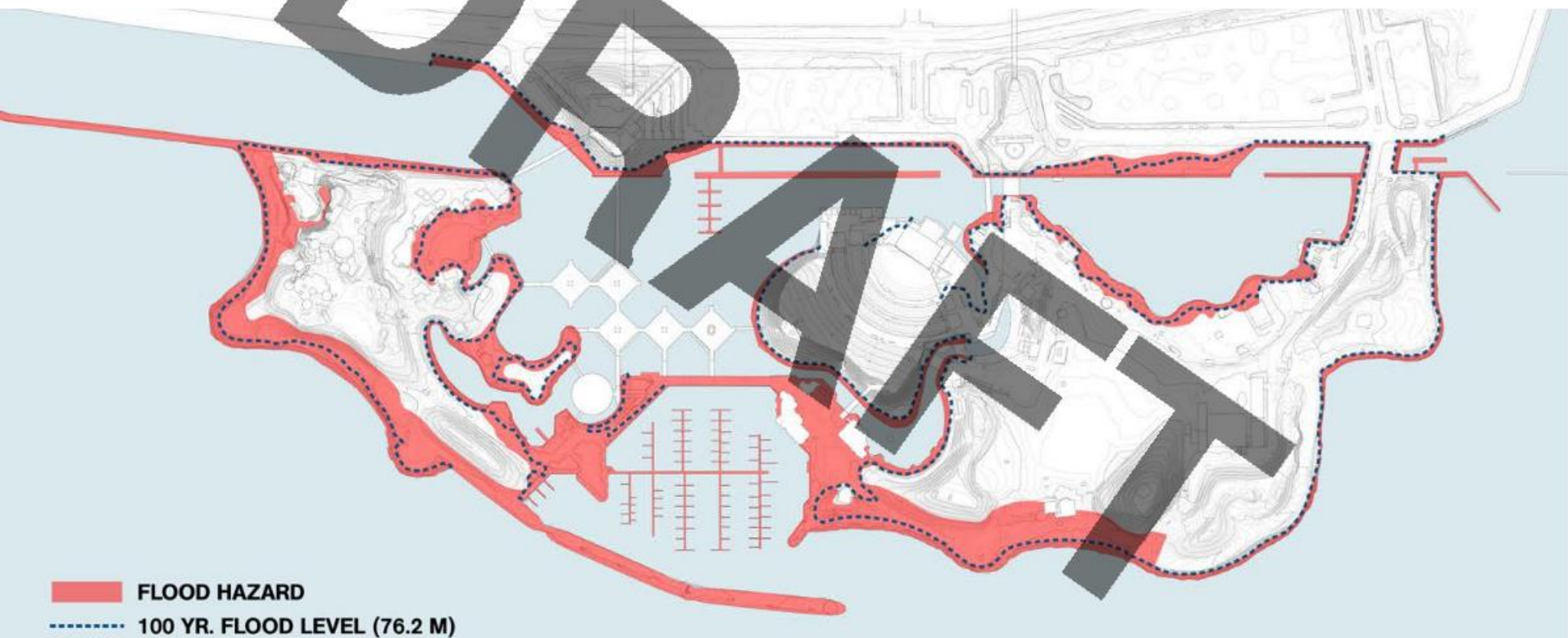
- Inclusion of native trees and plant species
- Working with, not against nature. i.e., creation wetlands/floodlands
- The use of plants (i.e., water lilies) to filter out toxins in water
- Replace impervious with pervious material where possible
- The sharing/teaching of Traditional Ecological Knowledge (TEK)
- Leaving space for the natural world/wildlife habitat
- Linguistic diversity; inclusion of Indigenous languages



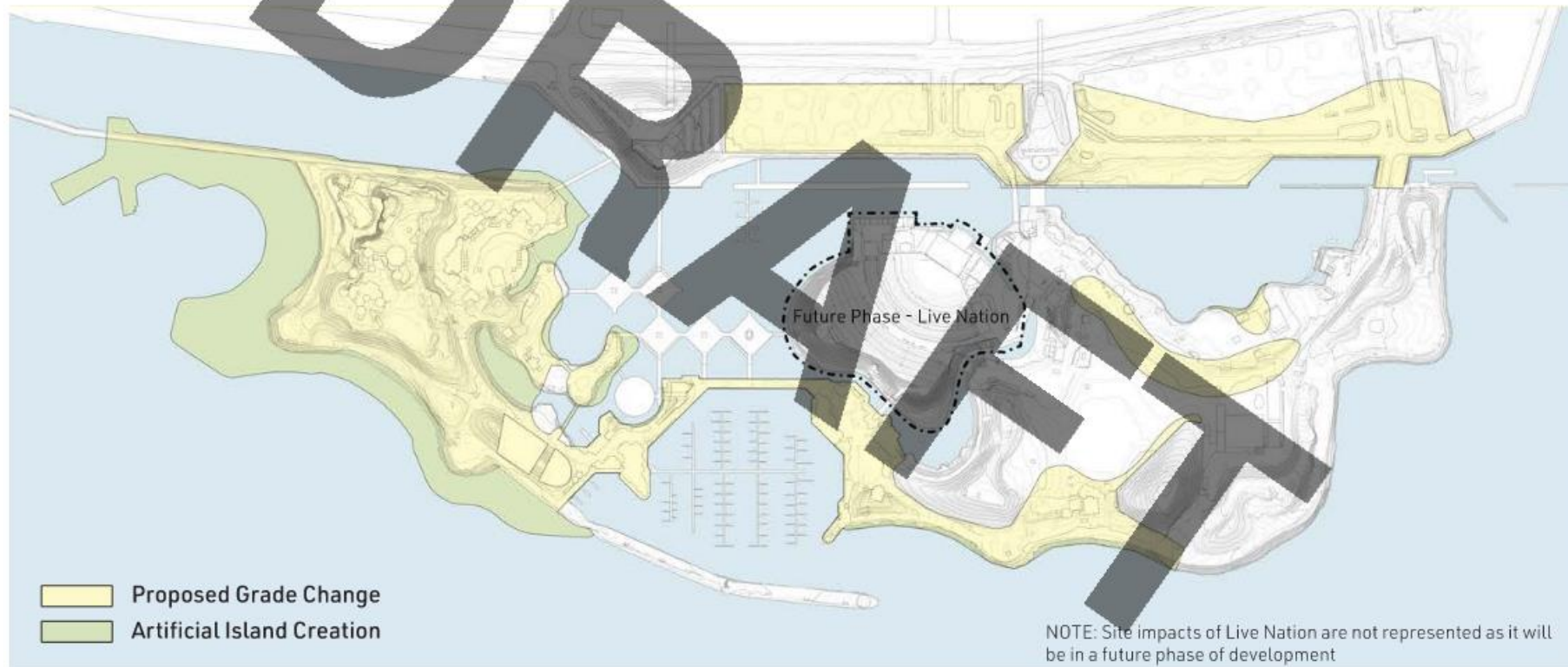
Structuring Element #4: Enhance long-term resilience, environmental performance and sustainability



Flooding



Proposed Grade Change



Required Regrading and Surface Improvements



Existing Tree Health



New Planting for a Bigger, Better Canopy



Green Spaces Created or Improved



Planting Strategy



Planting Palette

Expanding the Character of Trillium Park

STREETSCAPE



AR

ACER RUBRUM
RED MAPLE

AS

ACER SACCHARUM
SUGAR MAPLE

PT

POPULUS TREMULOIDES
TREMBLING ASPEN

RP

ROBINIA PSEUDOACACIA L.
BLACK LOCUST

BC

BOUTELOUA CURTIPENDULA
SIDE-OATS GRAMA

OC

OSMUNDA CINNAMOMEA
CINNAMON FERN

WETLAND



BN

BETULA NIGRA
RIVER BIRCH

BP

BETULA PAPYRIFERA
PAPER BIRCH

QA

QUERCUS ALBA
WHITE OAK

CA

CLETHRA ALNIFOLIA
COASTAL SWEET PEPPER BUSH

MG

MYRICA GALE
SWEET GALE

SC

SAMBUCUS CANADENSIS
ELDERBERRY

ACA

ASARUM CANADENSE
WILD GINGER

CP

CAREX PENSYLVANICA
PENNSYLVANIA SEDGE

HO

HIEROCHLOE ODORATA
SWEET GRASS

WOODLAND



AB

ABIES BALSAMEA
BALSAM FIR

LL

LARIX LARICINA
TAMARACK

PG

PICEA GLAUCA
WHITE SPRUCE

PB

PINUS BANKSIANA
JACK PINE

PR

PINUS RESINOSA
RED PINE

PS

PINUS STROBUS
WHITE PINE

HV

HAMAMELIS VIRGINIANA
COMMON WITCH-HAZEL

IV

ILEX VERTICILLATA
WINTERBERRY

JH

JUNIPERUS HORIZONTALIS
CREEPING JUNIPER

RT

RHUS TYPHINA
STAGHORN SUMAC

MEADOW



ACE

ALLIUM CERNUUM
NODDING ONION

AD

ASTER DIVARICATUS
WHITE WOOD ASTER

LC

LOBELIA CARDINALIS
CARDINAL FLOWER

MF

MONARDA FISTULOSA
WILD BERGAMOT

TG

TRILLIUM GRANDIFLORUM
TRILLIUM

Proposed Permeable Area

50% Permeable area
50% Impermeable area



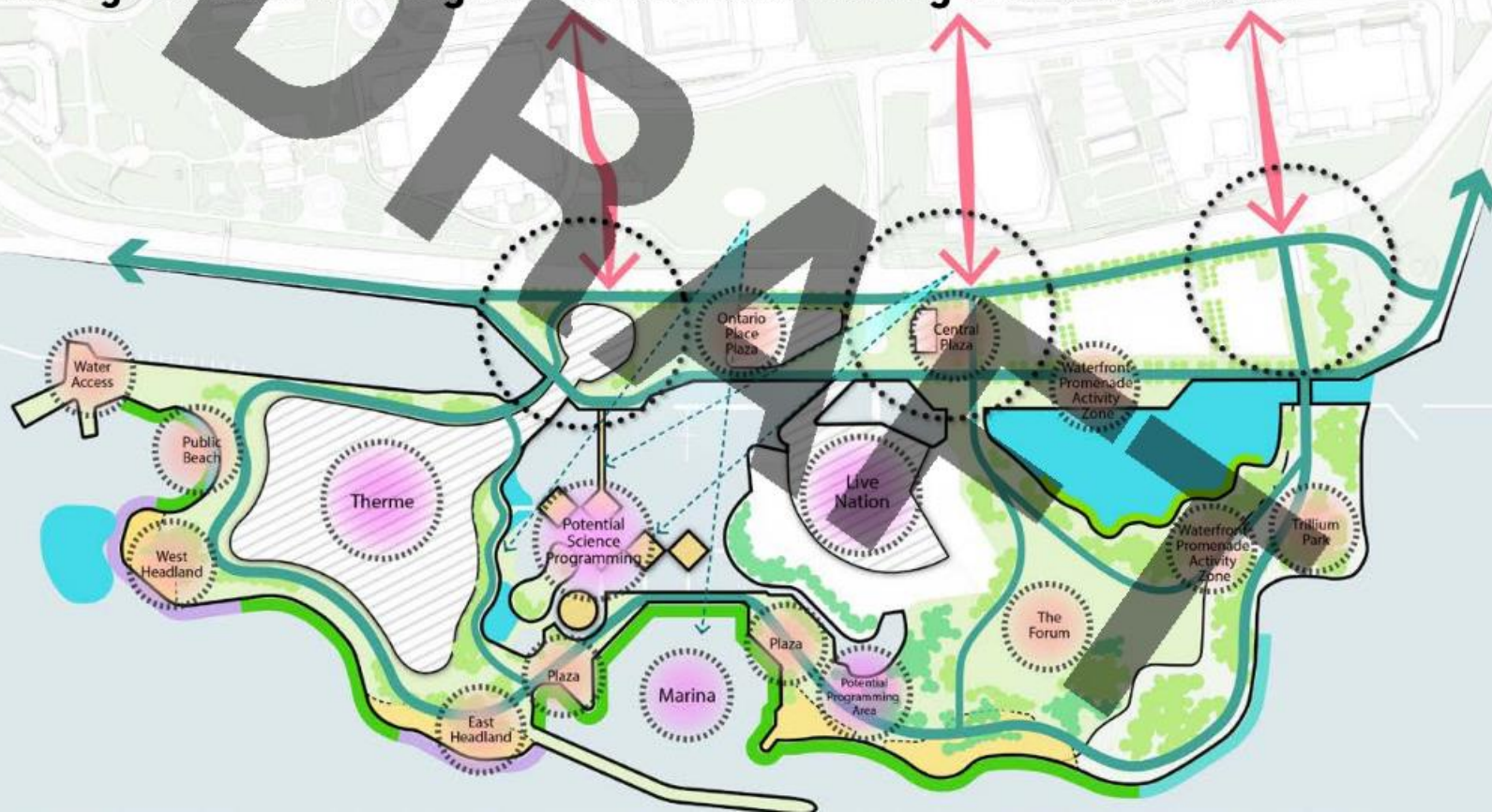
Conceptual design, subject to change.

Note: Trillium Park is Excluded from these calculations as it is outside of the project boundary for new work

Structuring Element #5: Upgrade the public spaces and create new and expanded waterfront parks



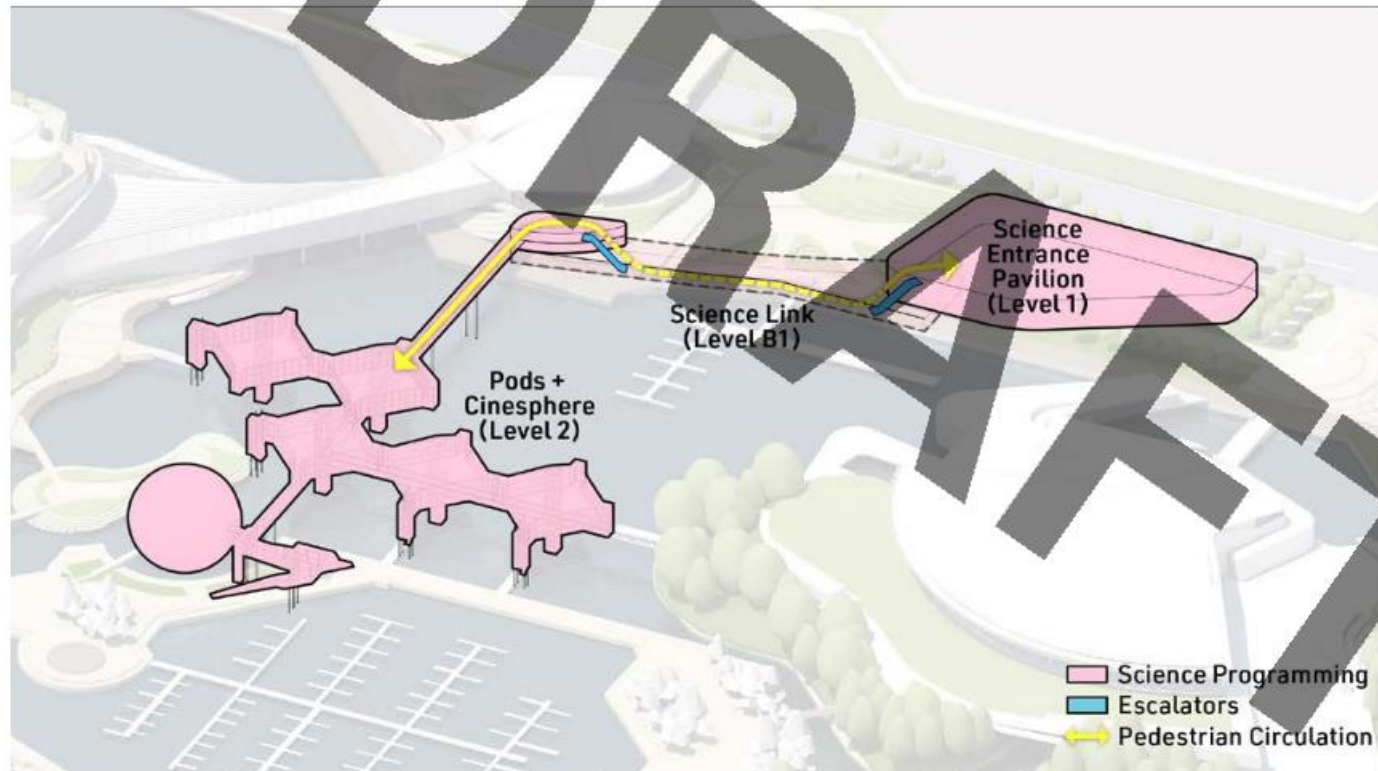
Structuring Element #6: Program Partners Animating the Public Realm



Re-invigorating the Legacy of Waterfront Attractions



Science Programming (Future Application)



Source: Ontario Science Centre



Source: Ontario Science Centre

All-Season Amphitheatre (Future Application)



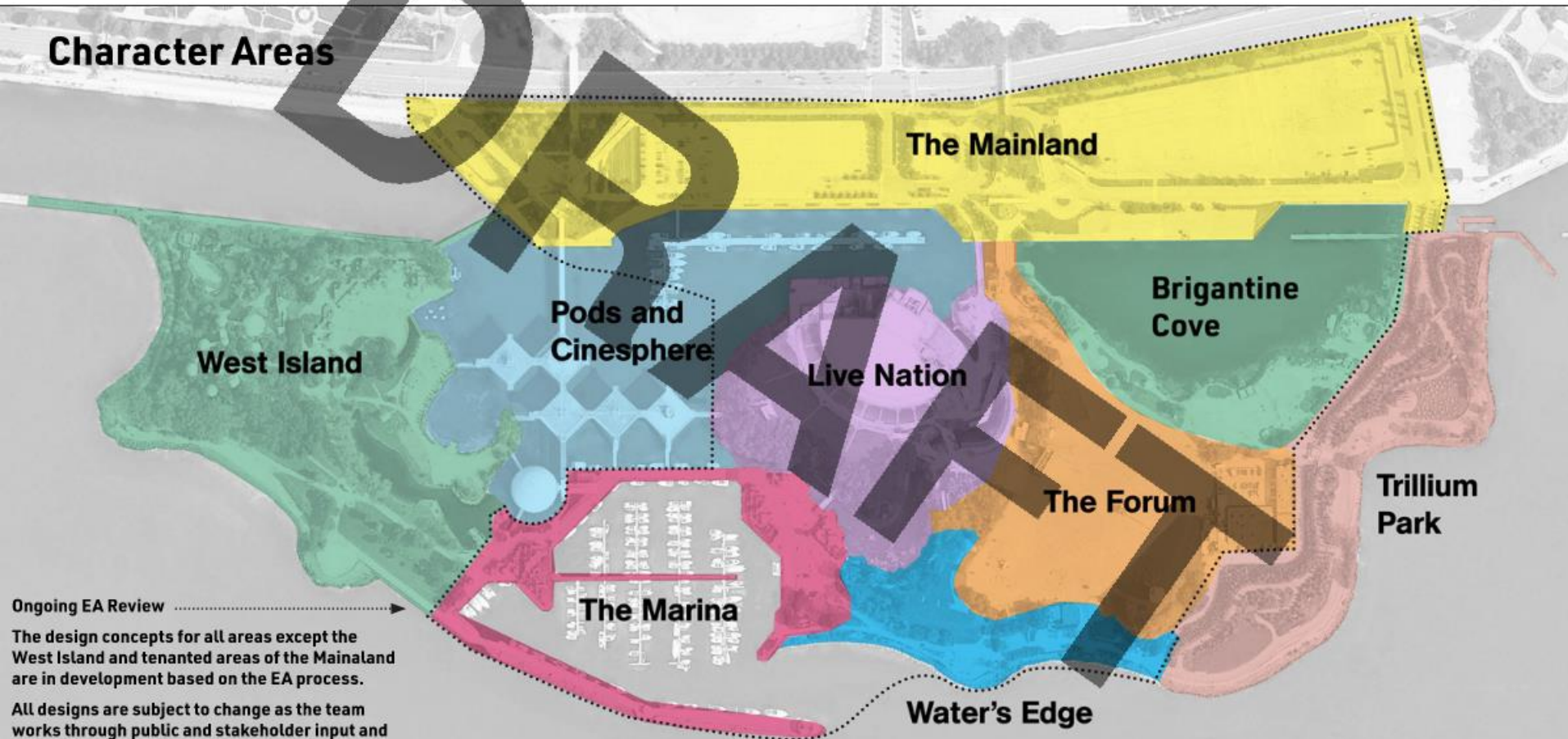
Supporting Amenities



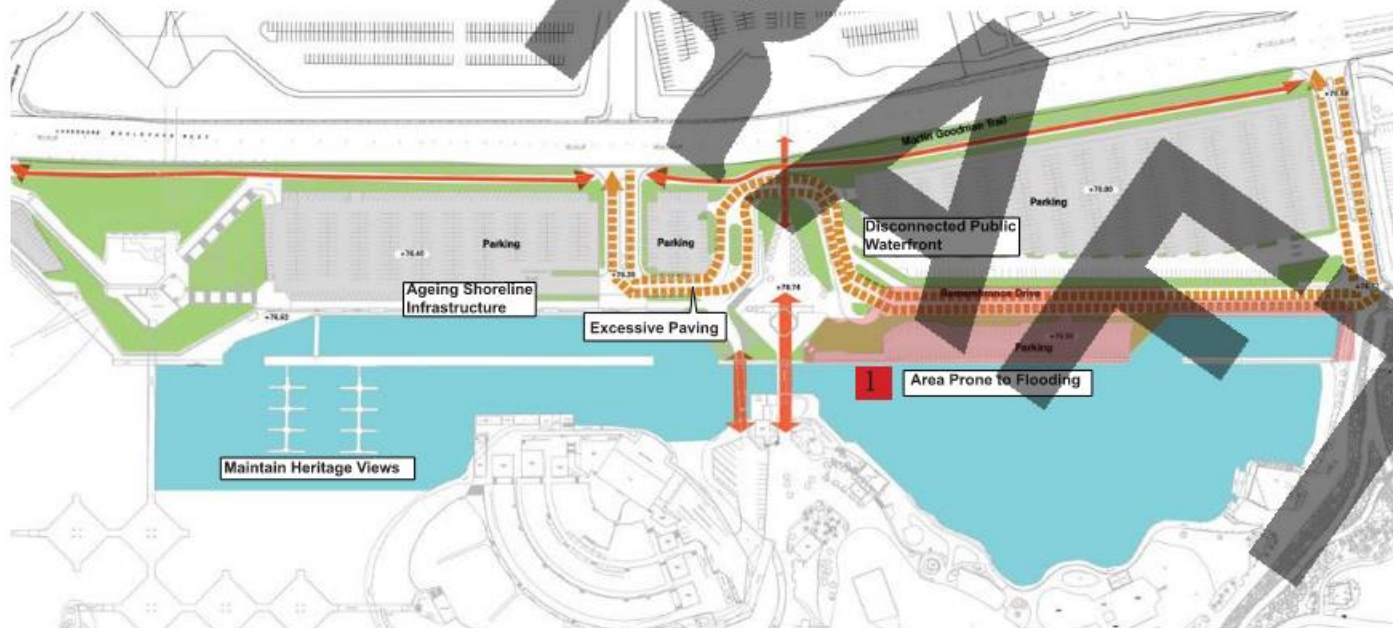
Program Amenities



Character Areas



The Mainland - Existing Condition + Design Challenges

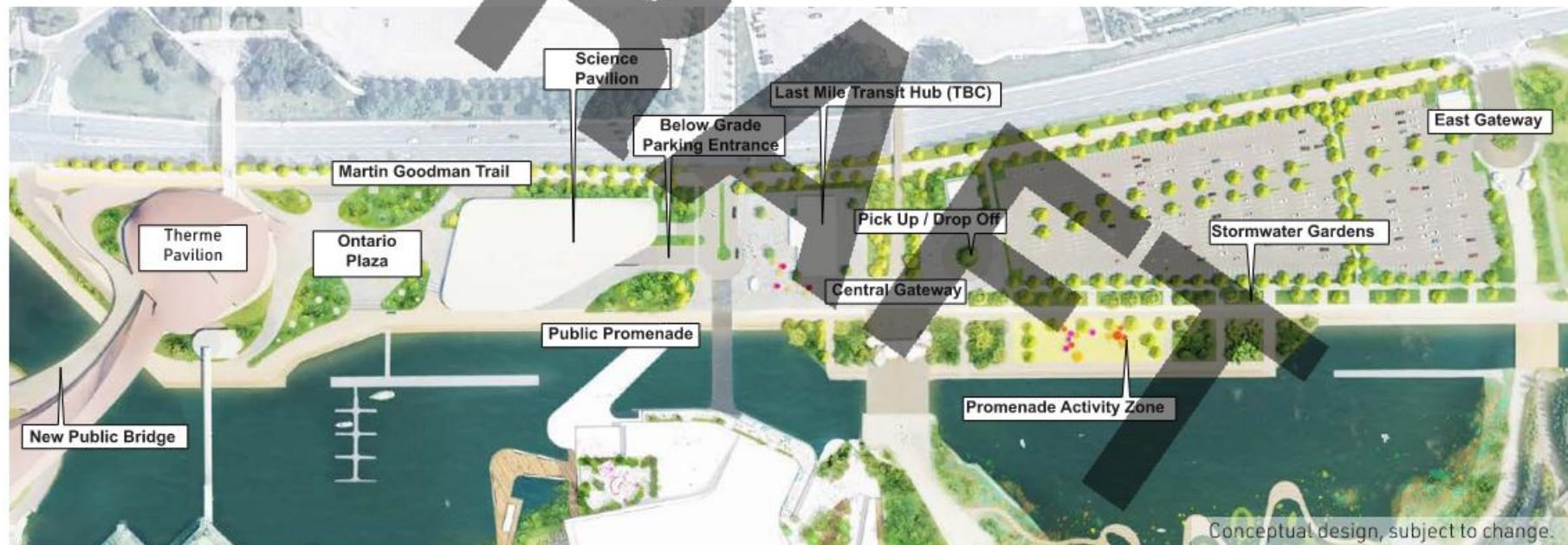


Crib wall



Sheet pile wall - facing west

The Mainland - Proposed Future Condition

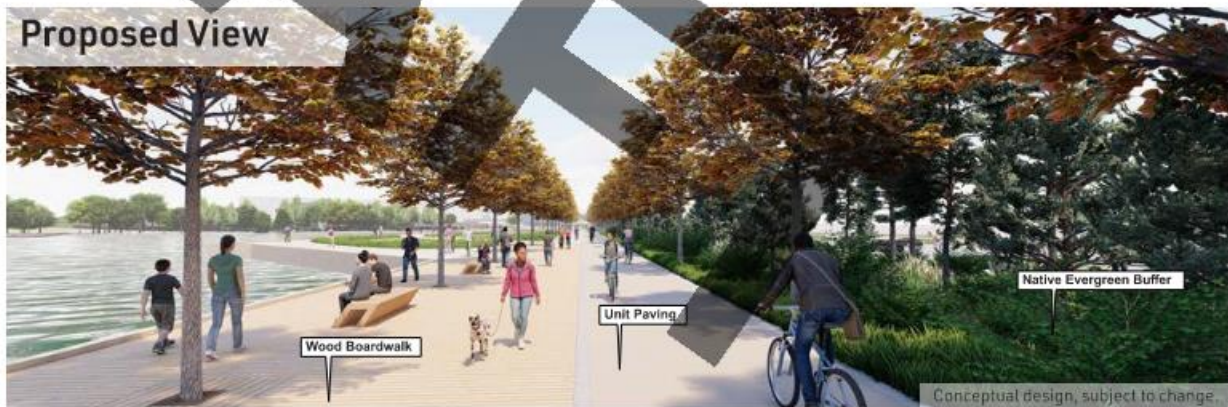


The Mainland

Existing Condition

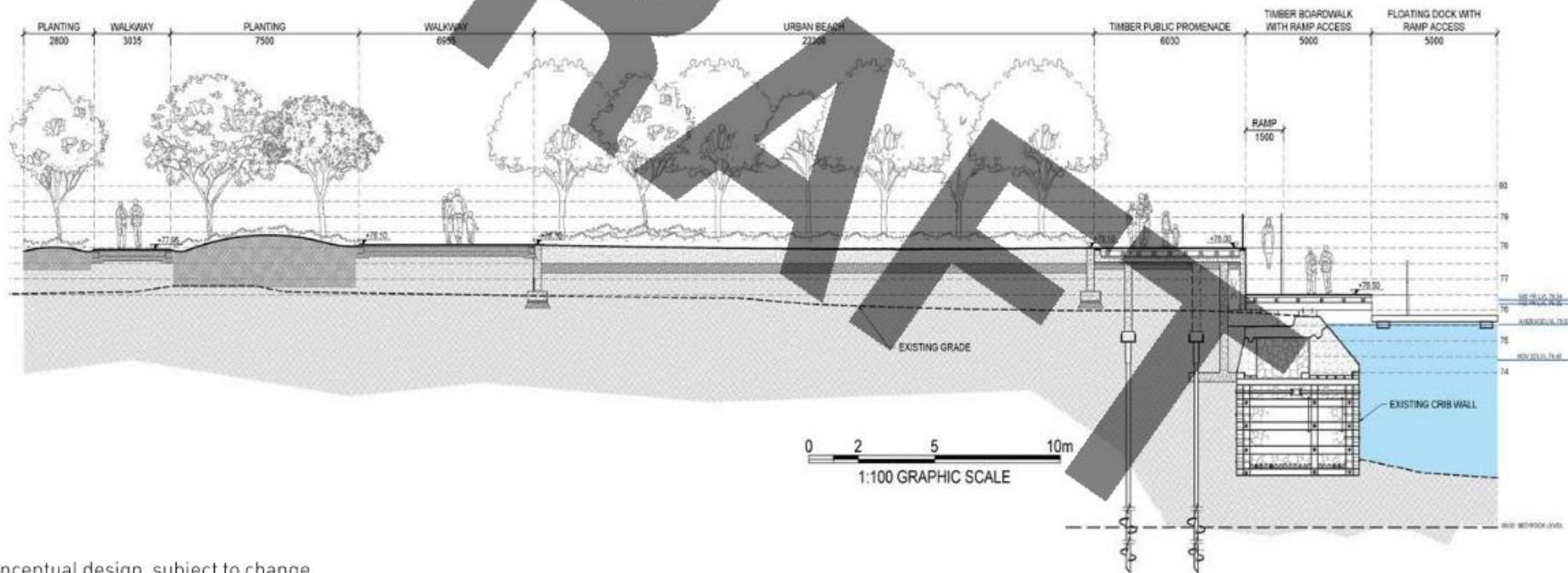


Proposed View



Conceptual design, subject to change.

The Mainland - Section at Water's Edge



Central Gateway



Existing Condition



Proposed View



Conceptual design, subject to change.

East Gateway

Existing Condition



Proposed View

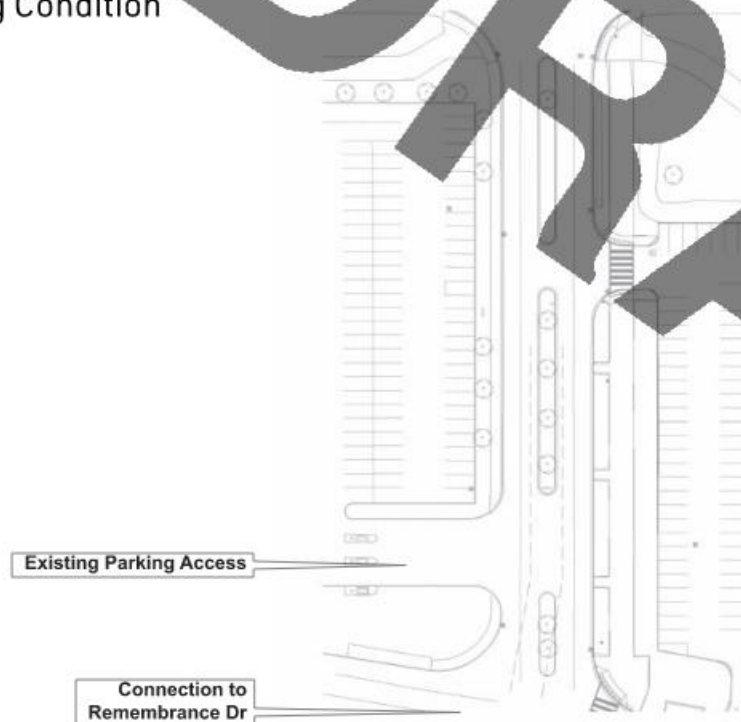


Conceptual design, subject to change.

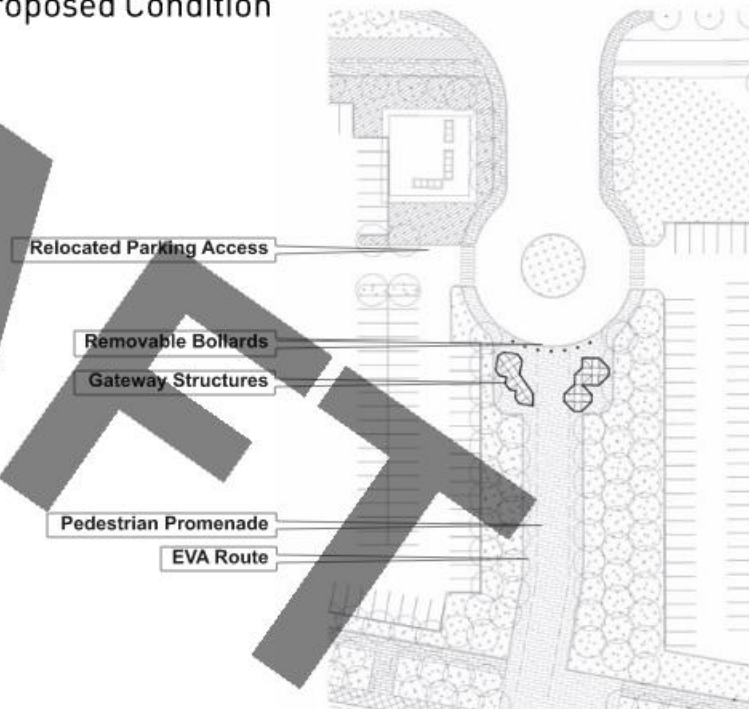


East Gateway - Traffic Adjustments

Existing Condition



Proposed Condition



East Gateway - Proposed View



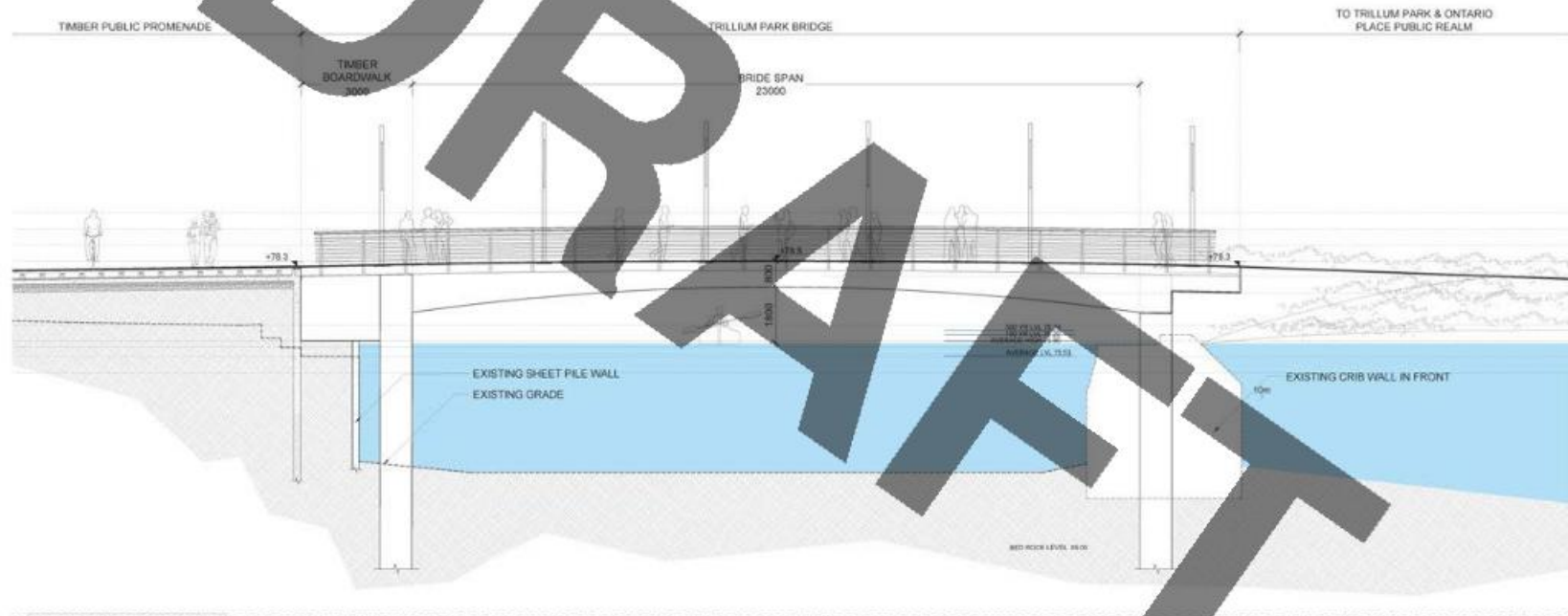
Eastern Causeway - Existing Condition



East Bridge Proposed



East Bridge - Proposed Section



NOTE:
BRIDGE HEIGHT TO BE REVIEWED
FROM 80.00 TO 79.00

1 TRILLIUM PARK BRIDGE ELEVATION (WITH BOARDWALK AND CRIB WALL SECTION IN FRONT)
SCALE: 1:50

0 1 2 3 m
1:50 GRAPHIC SCALE

Ontario Plaza

Existing Condition



Proposed View



Conceptual design, subject to change.



Therme Canada | Ontario Place

- Water based recreation in a year round botanical environment
- Wellness focused: Healthy F+B, relaxing/restful environment, connecting with nature
- Accessible, Affordable, Sustainable



Therme Canada | Ontario Place: Building Overview



Program Overview



Main Building



Bridge



Entrance Pavilion



Main Building

Bridge

Entrance Pavilion

Program Overview: Main Building

Family Recreation



66%
of guests

Indoor/Outdoor Pools
Waterslides
Wave Pool
Children's Play
Water Based Exercise Classes
Lounge Chairs
Healthy Food & Beverage
Mineral Baths
Steam Rooms
+16 Zone

Wellness



21%
of guests

Indoor/Outdoor Pools
Healthy Food & Beverage
Exercise Classes
Lounge Chairs
Mineral Baths
Themed Saunas
Steam Rooms
Personal Care Services

Therapy



13%
of guests

Indoor/Outdoor Pools
Healthy Food
& Beverage
Exercise Classes
Lounge Chairs
Mineral Baths
Steam Rooms
Personal Care
Services

Number of
Daily Guests

14,000
PEAK
WEEKEND
DAY

8,250
TYPICAL
WEEKEND
DAY

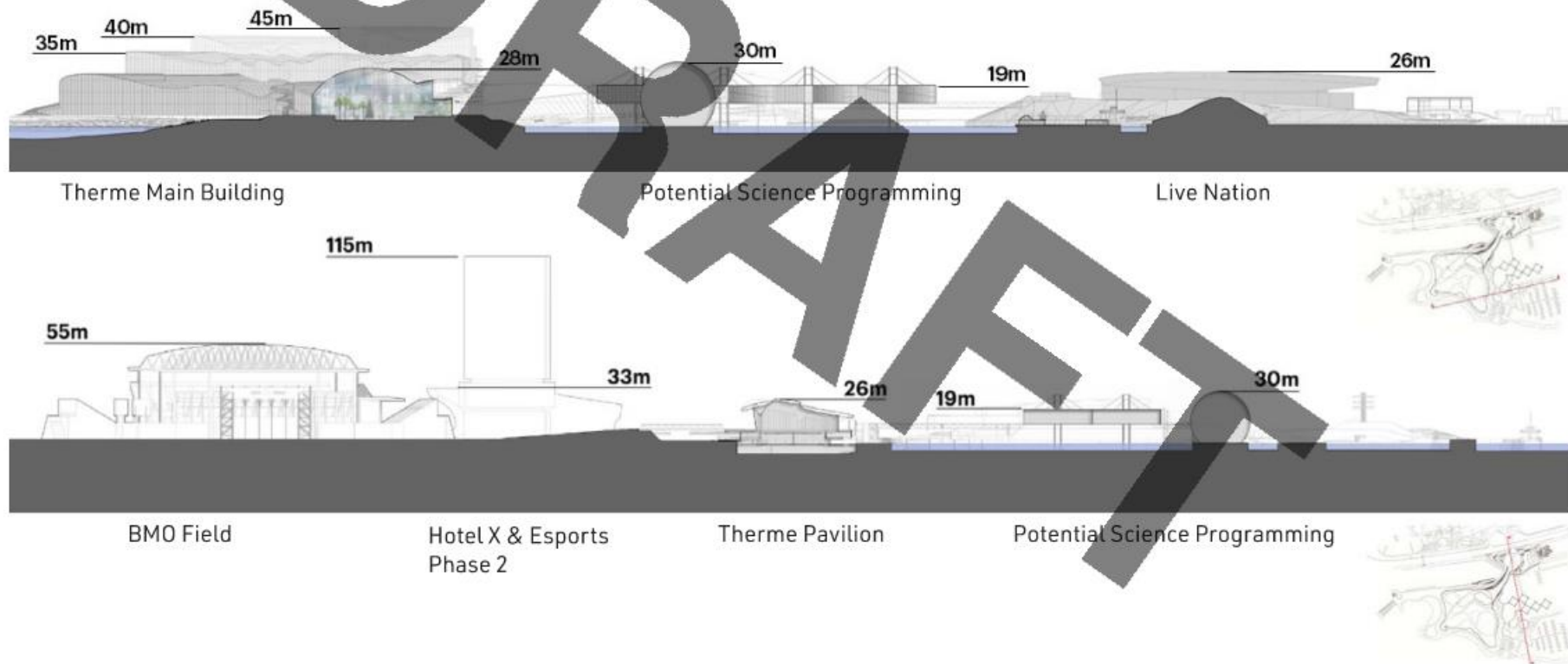
4,250
TYPICAL
WEEKDAY

Built Form in Context



Built Form in Context

Site Sections



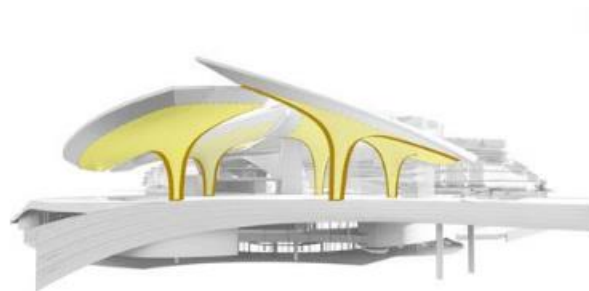
Entrance Pavilion

Built Form Design Inspiration and Intention

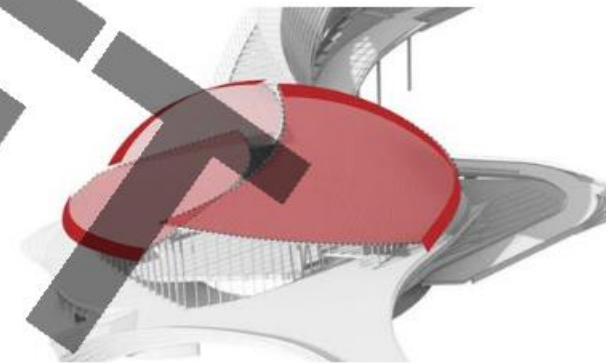
Trillium:
Inspiration for
building form



Entrance Pavilion

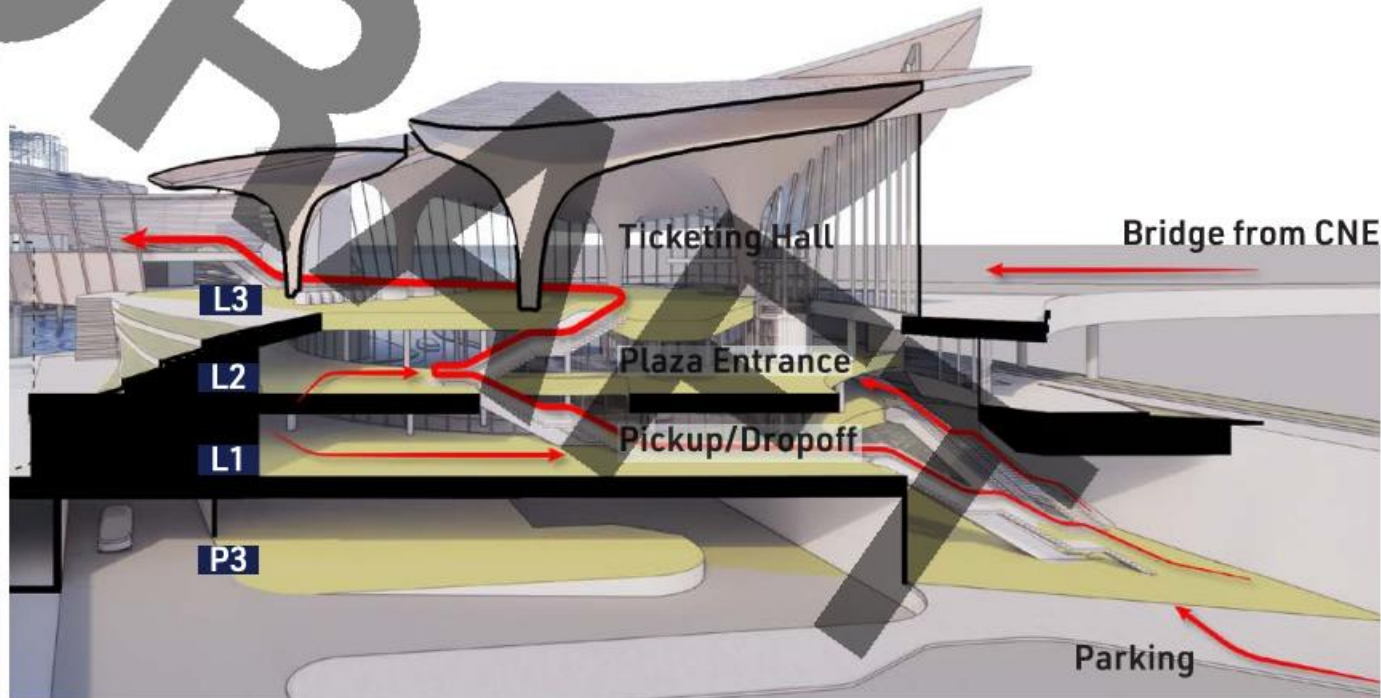


Organic Column and Roof Forms

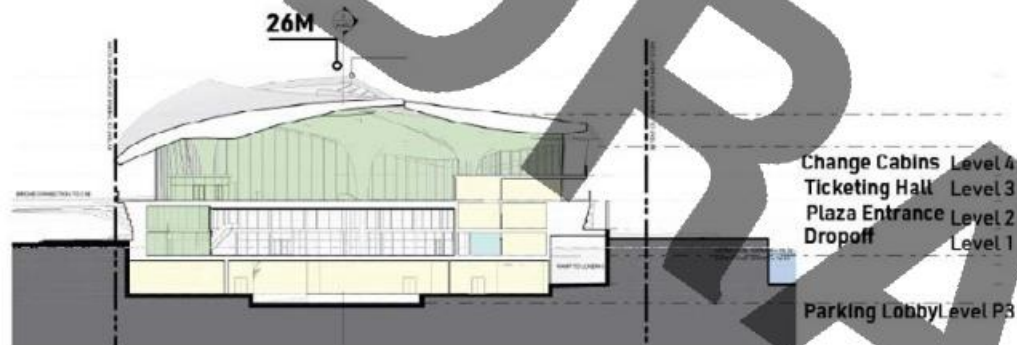


Roof Petals

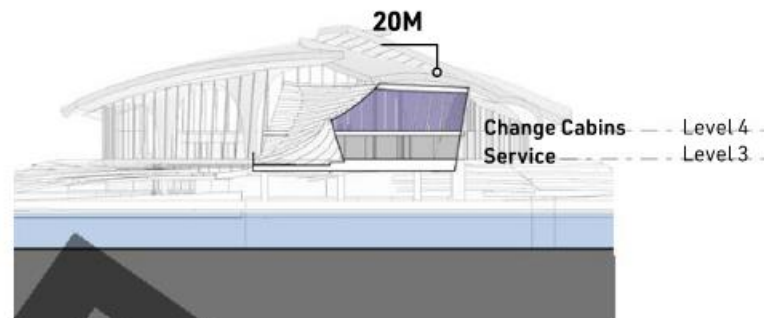
Entrance Pavilion: Plans



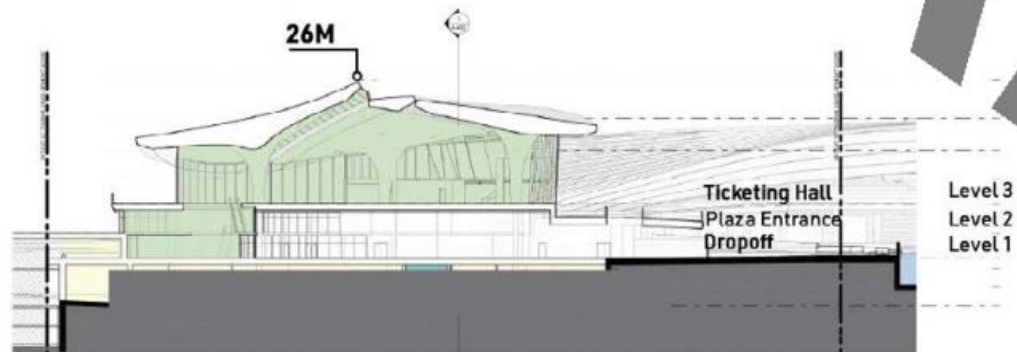
Entrance Pavilion: Sections



N - S Section



NW - SE Section



E - W Section

Entrance Pavilion: Material Palette

Copper Hued Metal Fascia

Wood Soffit and Ceiling

Glass and Steel Glazing
System

Stone or Concrete Base



Entrance Pavilion: Public Experience and Access



Main Building

Built Form Design Inspiration and Intention: Modular Vaults



Inspired by Nature



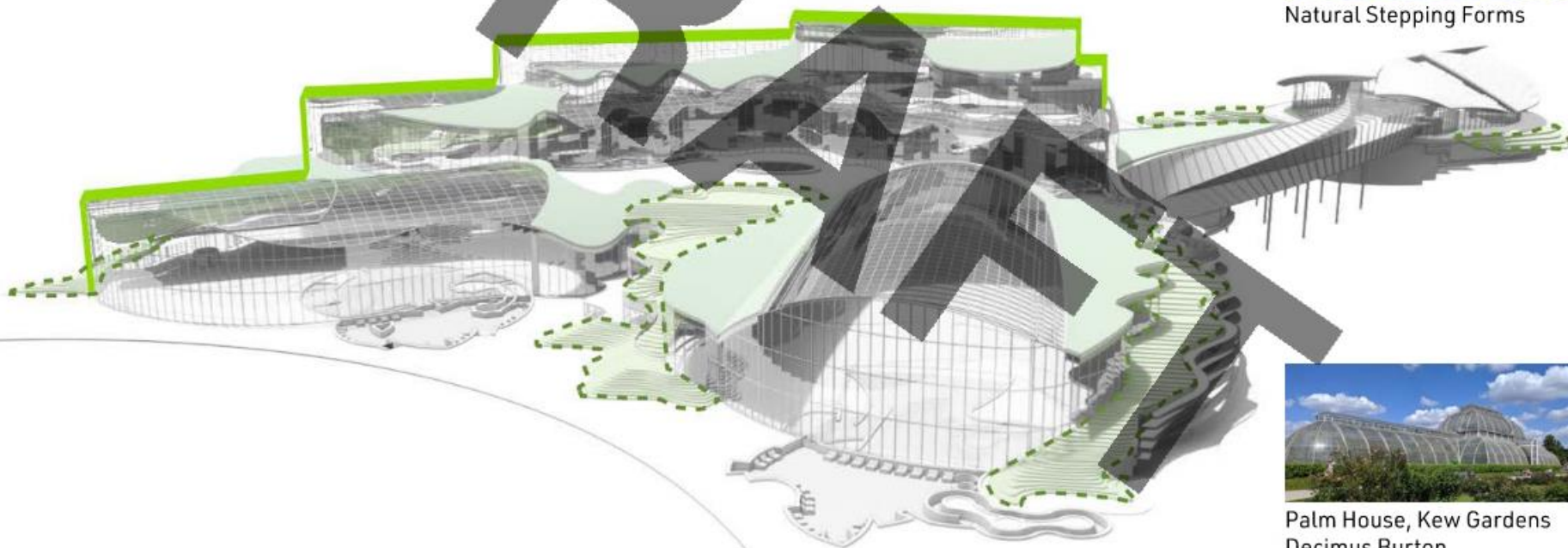
The Crystal Palace
Sir Joseph Paxton

Main Building

Built Form Design Inspiration and Intention: Terraced Roofs and Stepping Forms



Natural Stepping Forms



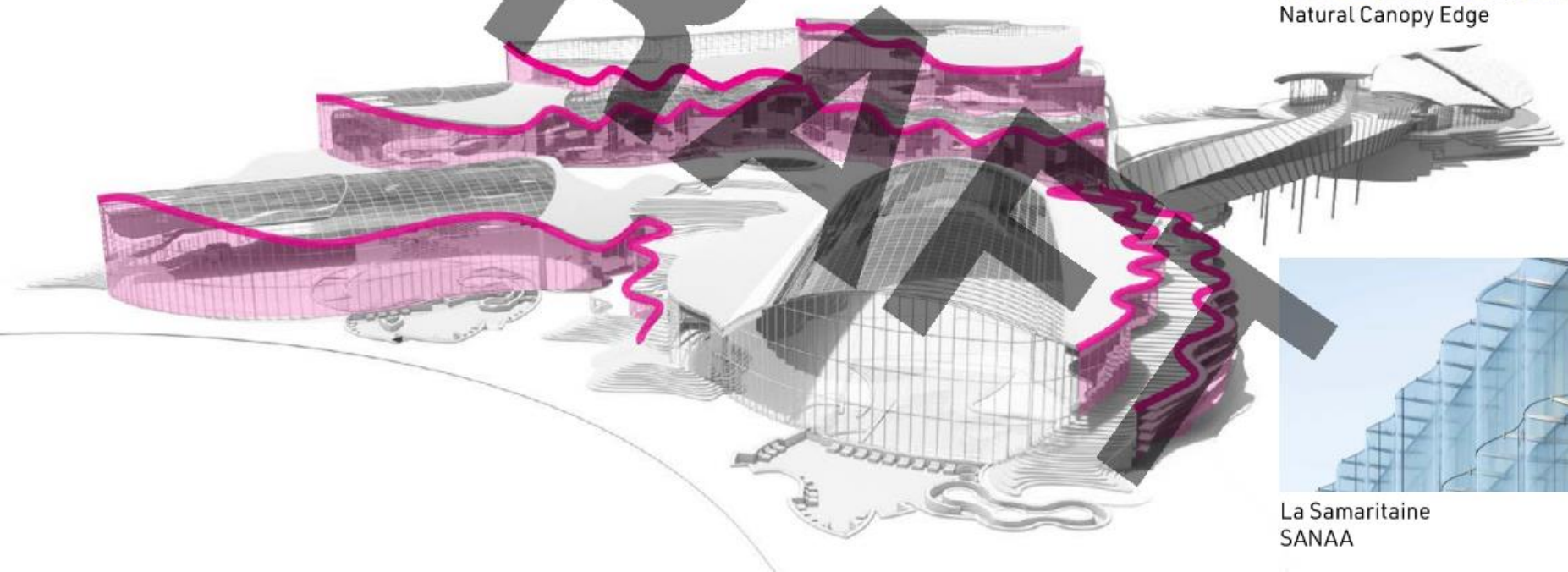
Palm House, Kew Gardens
Decimus Burton

Main Building

Built Form Design Inspiration and Intention: Undulating Forms



Natural Canopy Edge



La Samaritaine
SANAA

Main Building: Level 2

Family Recreation



1
Waterslides



2
Indoor/Outdoor Pool

Main Building: Level 6

Wellness



Sauna



Mineral Baths

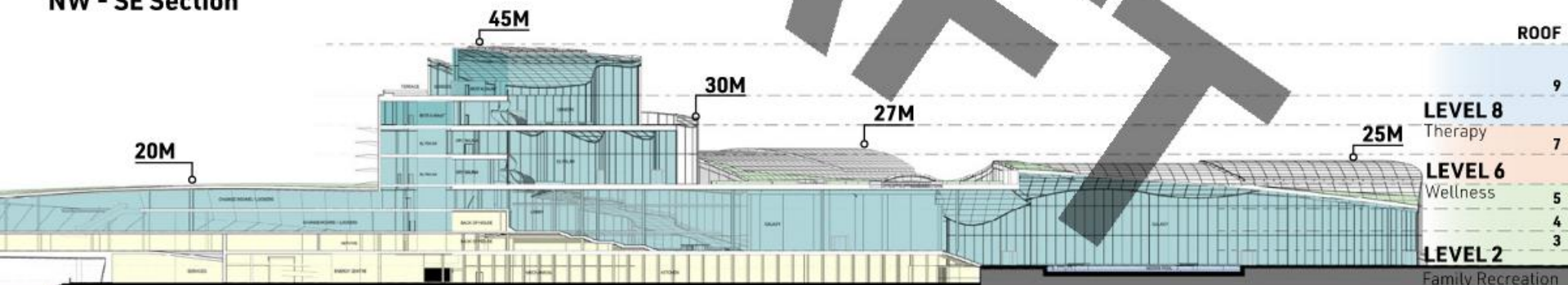
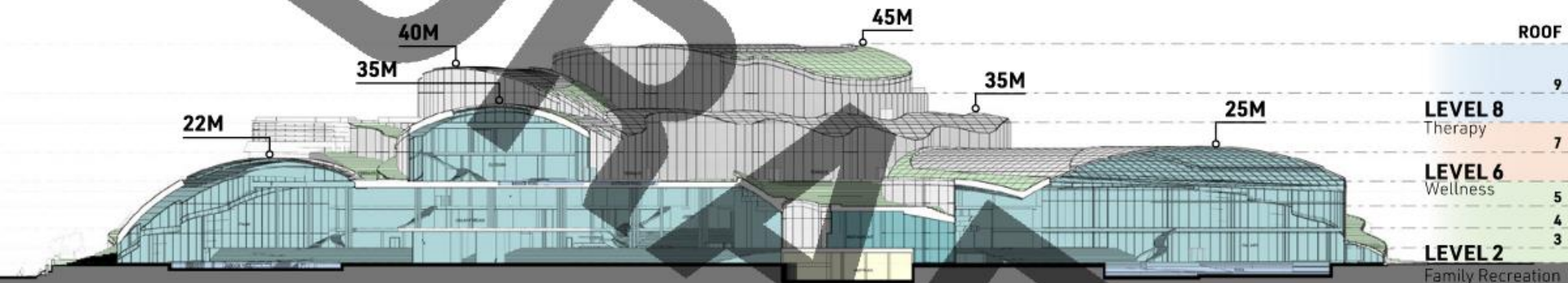
Main Building: Level 8

Therapy



Outdoor Rooftop Pool and Terrace

Main Building: Sections



Main Building: Material Palette

Glass and Steel Roof

Glass and Steel Glazing System

Copper Hued Metal Cladding and Louvres

Green Roof



Sustainability

Therme Bucharest is LEED Platinum NC

Building:

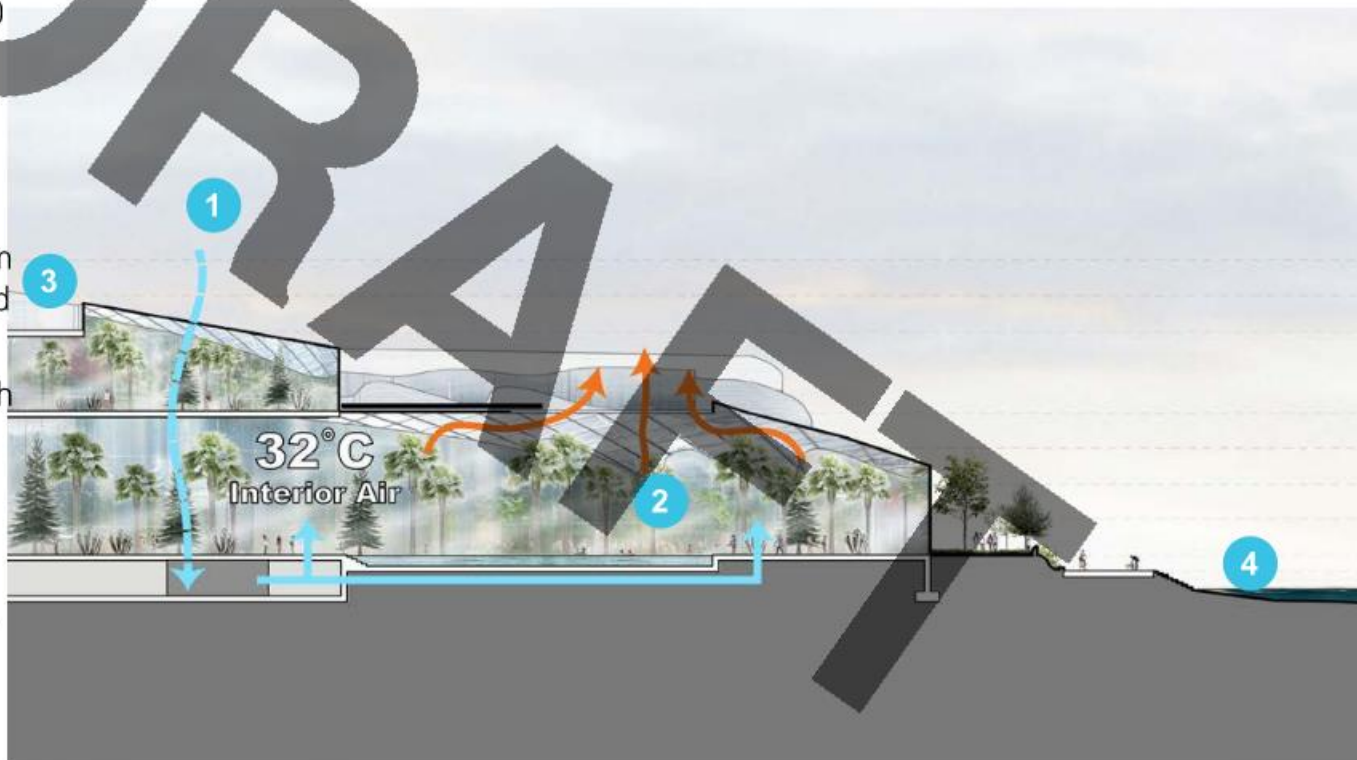
Minimize Cooling Loads:

- 1 With interior ambient air temperature at 32°C, warm Toronto summer air is used for free cooling
- 2 Natural ventilation through operable roofs

Site:

- 3 4+ Acres of Green Roof providing stormwater retention and biodiversity
- 4 6+ Acres of new aquatic habitat

Sustainability Targets: LEED Platinum NC, TGS Tier 2



Sustainability

Sustainability Targets: LEED Platinum NC, TGS Tier 2

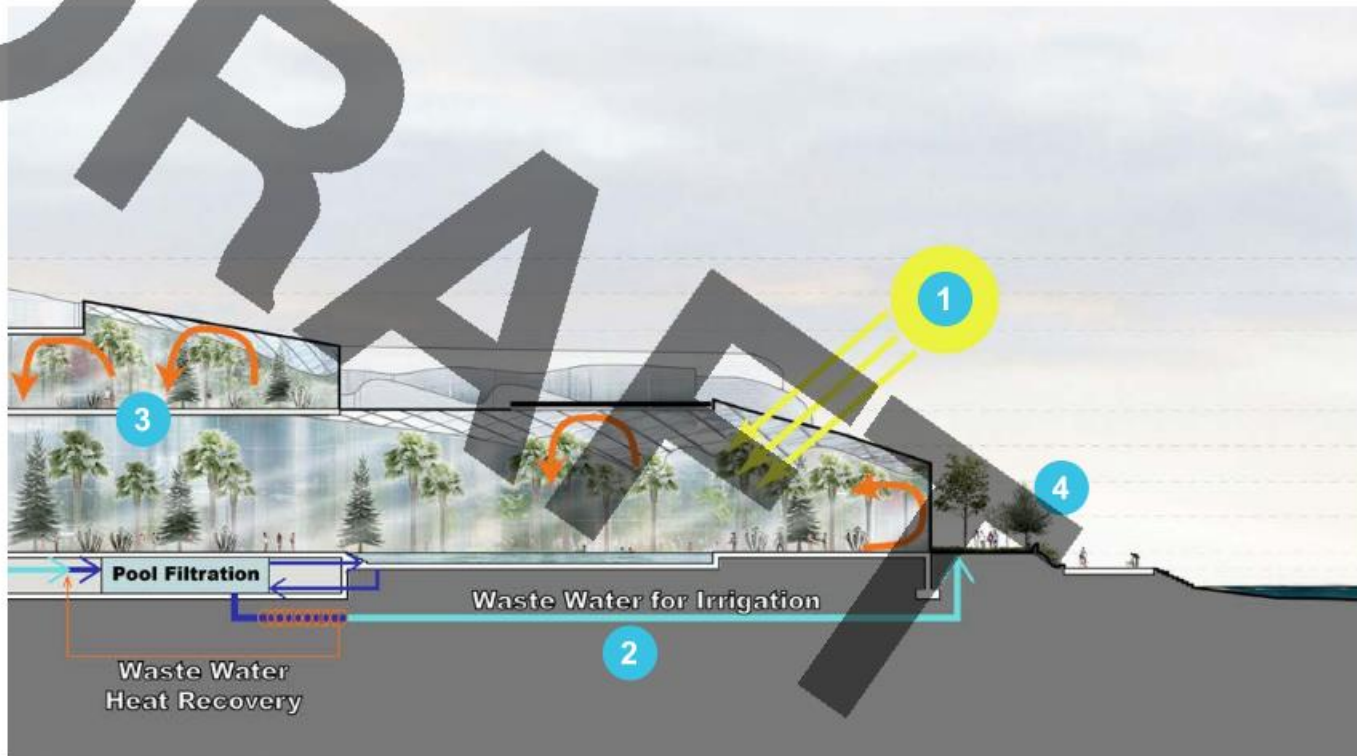
Building:

Minimize Heat Load:

- 1 Maximize Winter Solar Heat Gain with Glazed Walls and Roofs
- 2 Waste Water Heat Recovery for Pool Heating
- 3 High Performance Triple Glazing and High Performance Wall and Roof Systems to Minimize Heat Loss

Site:

- 4 500+ new native trees and ~25 000 cubic meters of soil



West Island: Public Experience



West Island - Vision for Public Realm









VISION FOR PUBLIC REALM

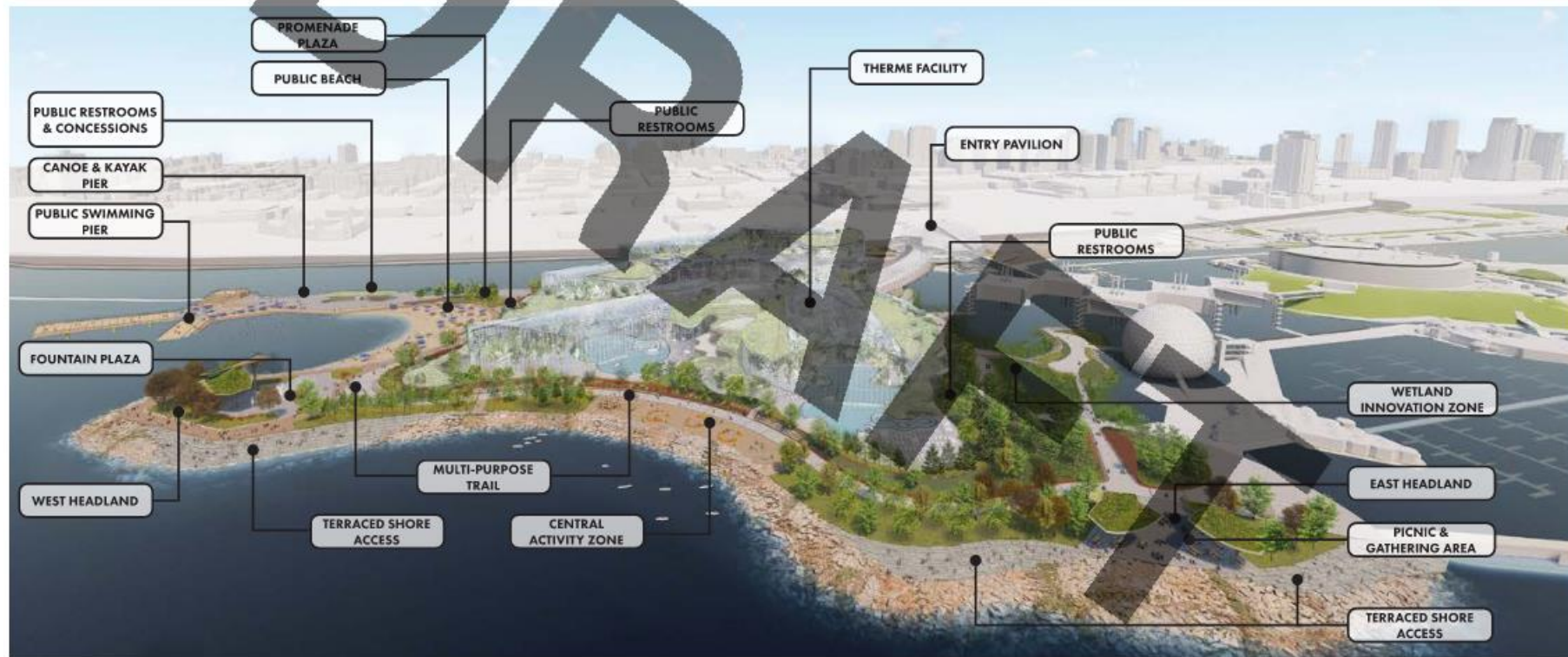
- Resiliency
- Sustainability
- Accessibility
- Historical Precedent

West Island: Sustainability Initiatives



-  Aquatic habitat within the armored shoreline and underwater reef
-  Wetland innovation zone integrated to building functions
-  Permeable public pathways enhancing physical, mental and social well-being
-  Bio-tributary to capture and polish excess water before discharge to the wetland innovation zone and to support water balance through promoting evapotranspiration
-  4.1 acres of green roofs to increase biodiversity, pollinators population and storm water retention
-  Only native and native cultivar plants and trees

West Island: Overview of Public Realm



West Island: Existing Conditions



West Island: Overview of Proposed Character Areas



1 Public Bridge and Gateway Entry



2 Public Beach, Promenade Plaza and Public Pier



3 West Headland Oak Point



4 Southern Shore / Southern Shore



4 East Headland / Southern Shore



5 Wetland Innovation Zone



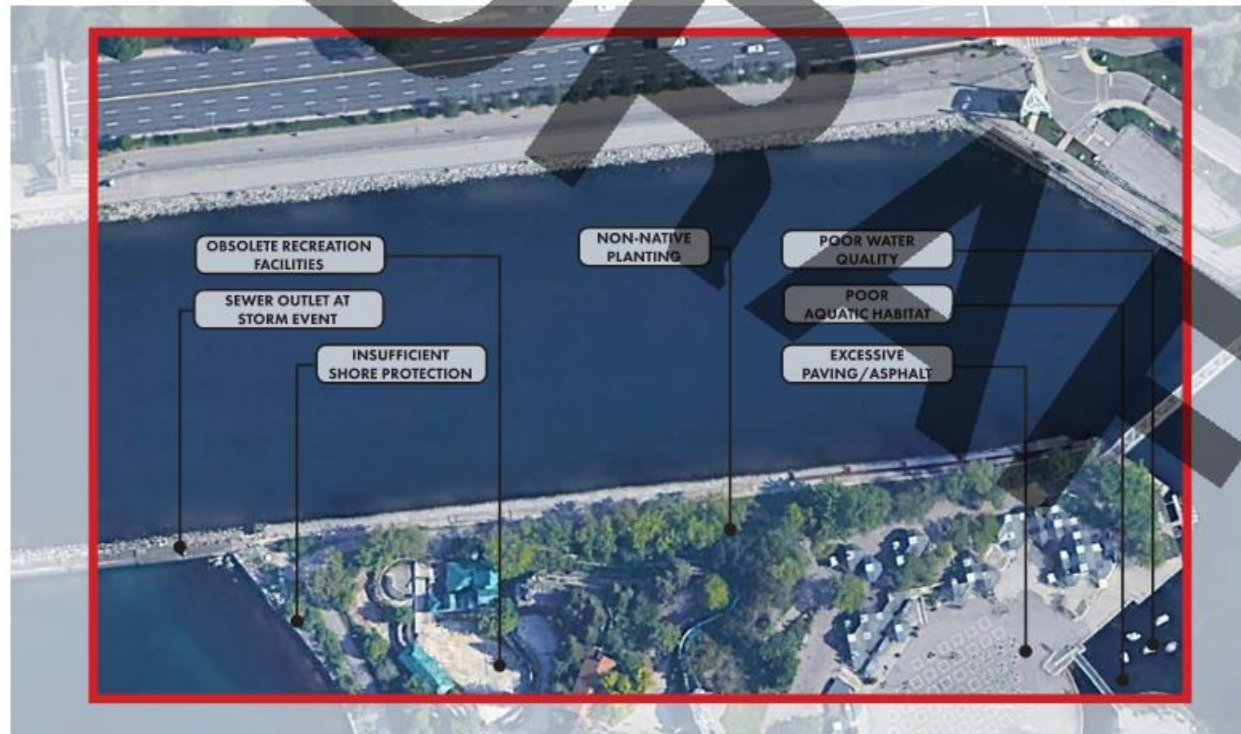
West Island: Character Area 1

Proposed Public Bridge and Gateway Entry



West Island: Existing Conditions and Design Challenges

Character Area 1: Northern Edge at Lake Shore Blvd



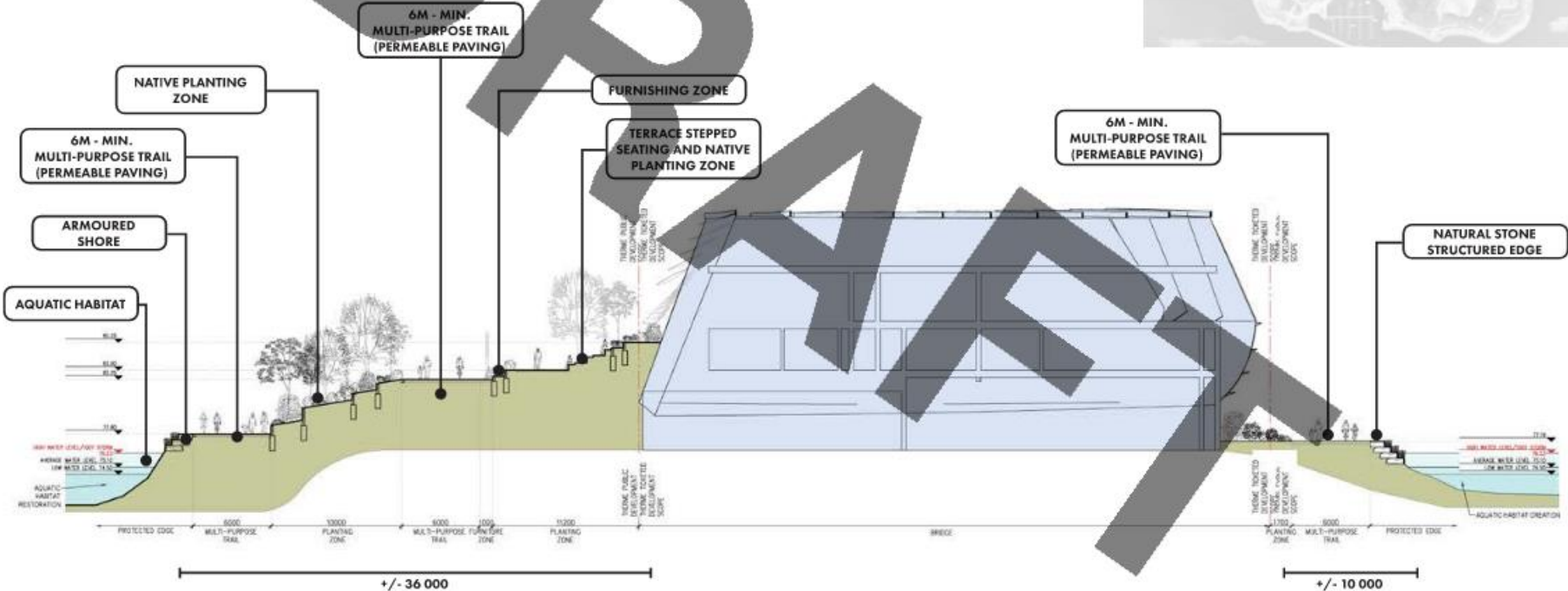
West Island: Character Area 1

Proposed Public Bridge and Gateway Entry



West Island: Character Area 1

Proposed Public Bridge



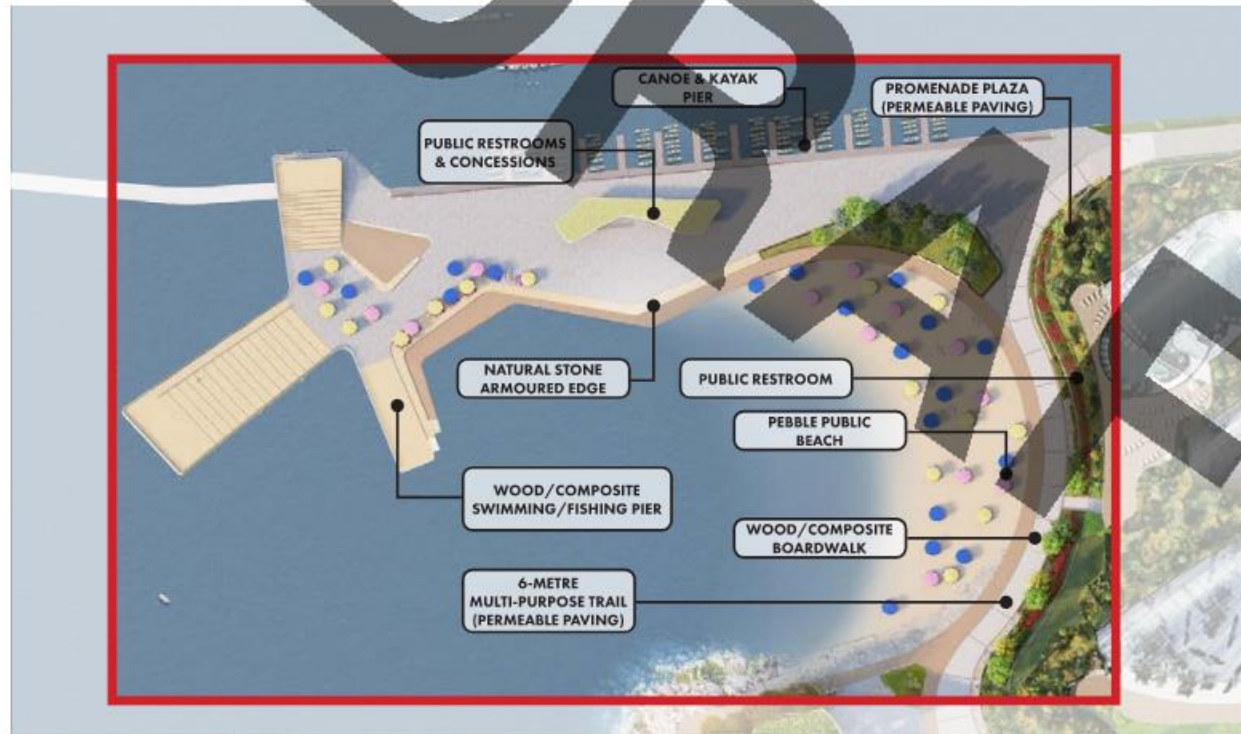
West Island: Existing Conditions and Design Challenges

Character Area 2: Western Shoreline



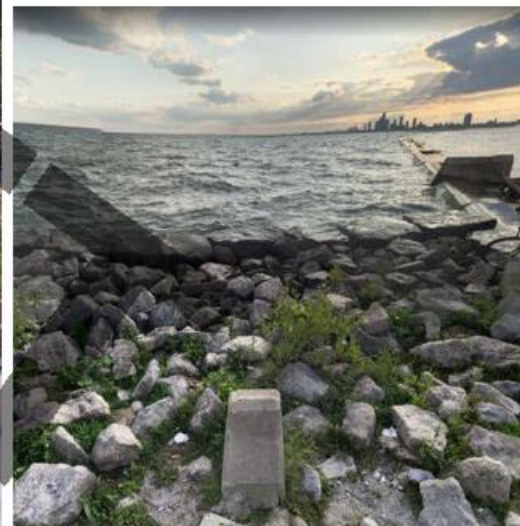
West Island: Character Area 2

Proposed Public Beach, Promenade Plaza, & Public Swimming Pier



West Island: Character Area 2

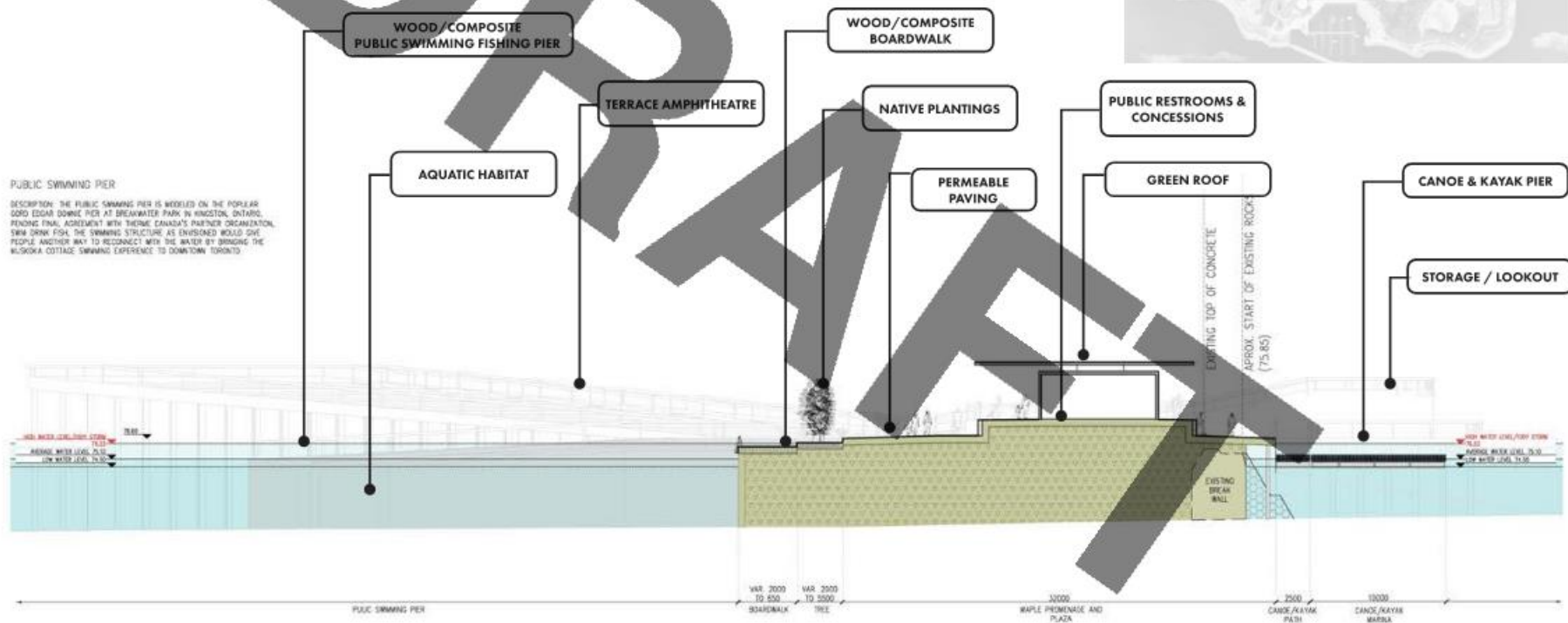
Proposed Public Beach, Promenade Plaza, & Public Swimming Pier



West Island: Character Area 2

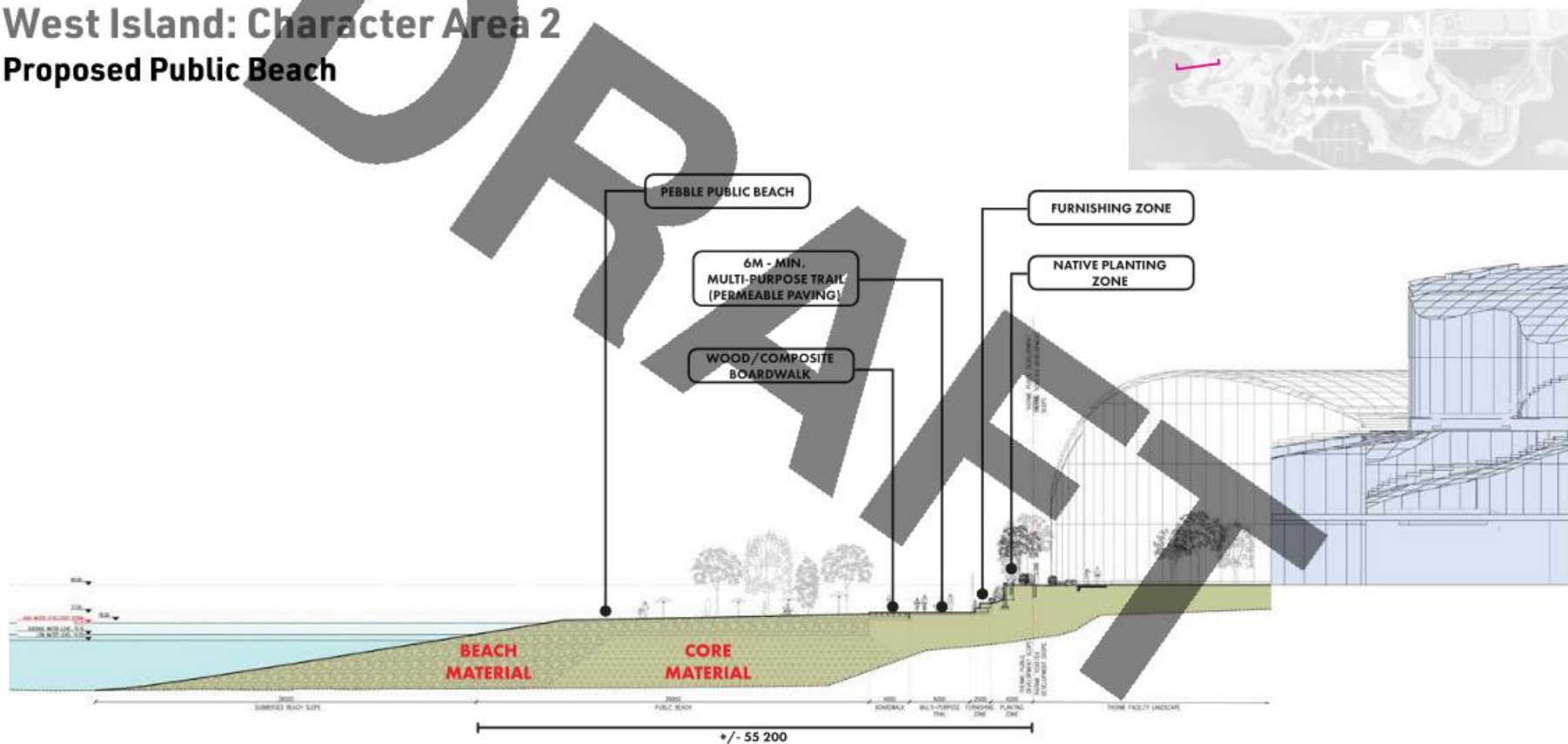
Proposed Public Swimming Pier

DESCRIPTION: THE PUBLIC SWIMMING PIER IS MODELED ON THE POPULAR GORD EDGAR DOWNE PIER AT BREAKWATER PARK IN KINGSTON, ONTARIO. PENDING FINAL AGREEMENT WITH THE CANADA'S PARTNER ORGANIZATION, SWIM DRINK FISH, THE SWIMMING STRUCTURE, AS ENVISIONED WOULD GIVE PEOPLE ANOTHER WAY TO RECONNECT WITH THE WATER BY BRINGING THE WISCONSIN COTTAGE SWIMMING EXPERIENCE TO DOWNTOWN TORONTO.



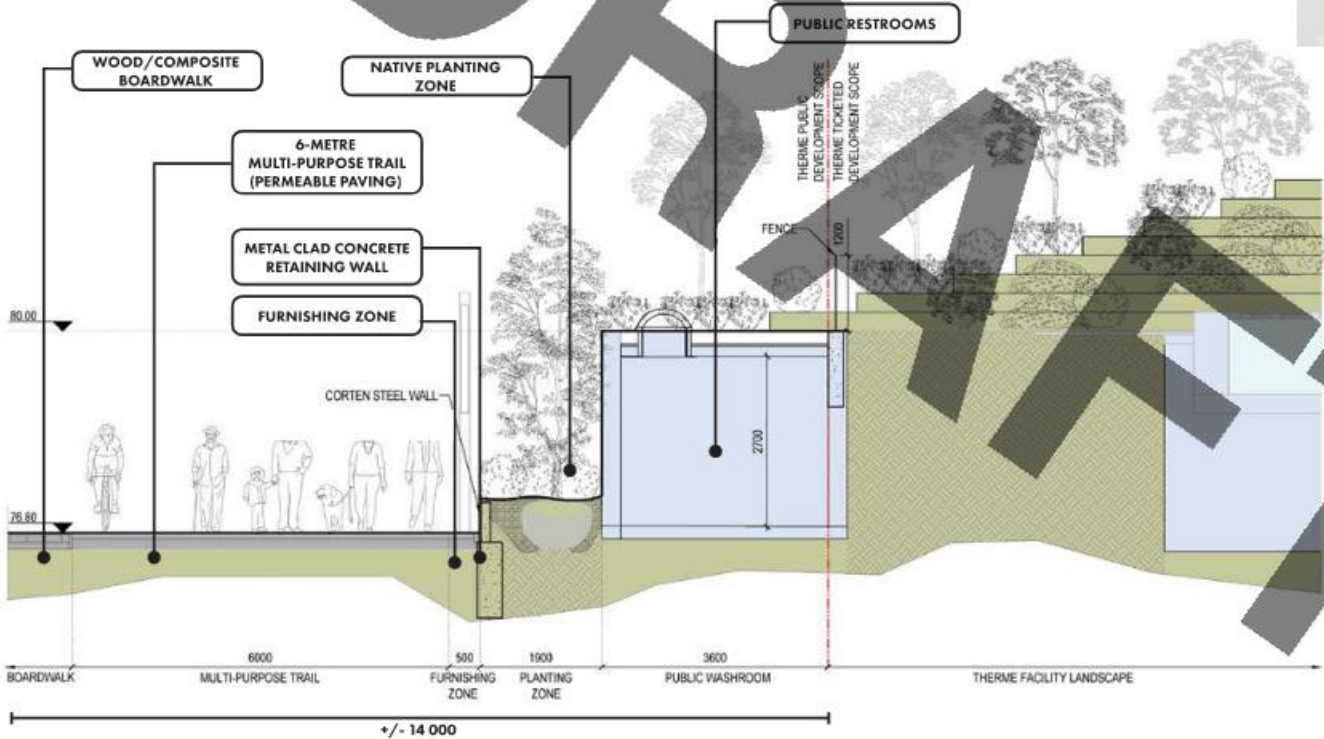
West Island: Character Area 2

Proposed Public Beach



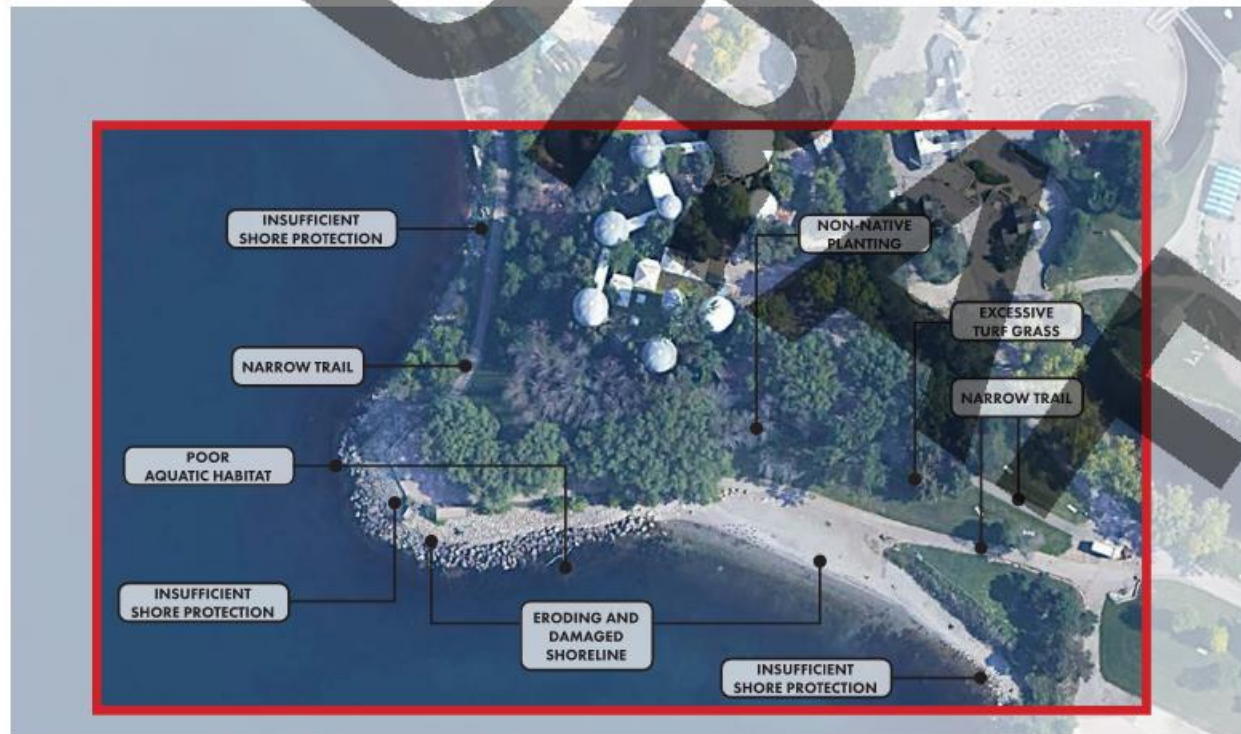
West Island: Character Area 2

Proposed Promenade Plaza

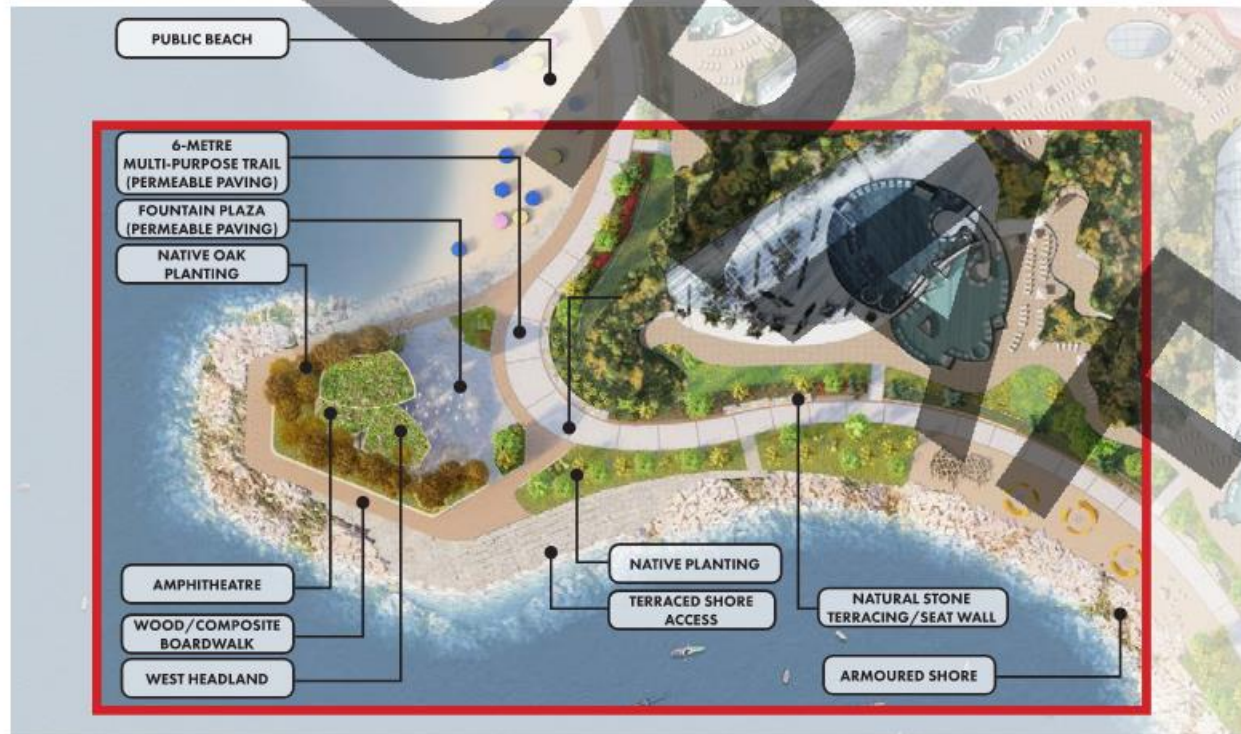


West Island: Existing Conditions and Design Challenges

Character Area 3: West Headland Oak Point



West Island: Character Area 3 Proposed West Headland Oak Point

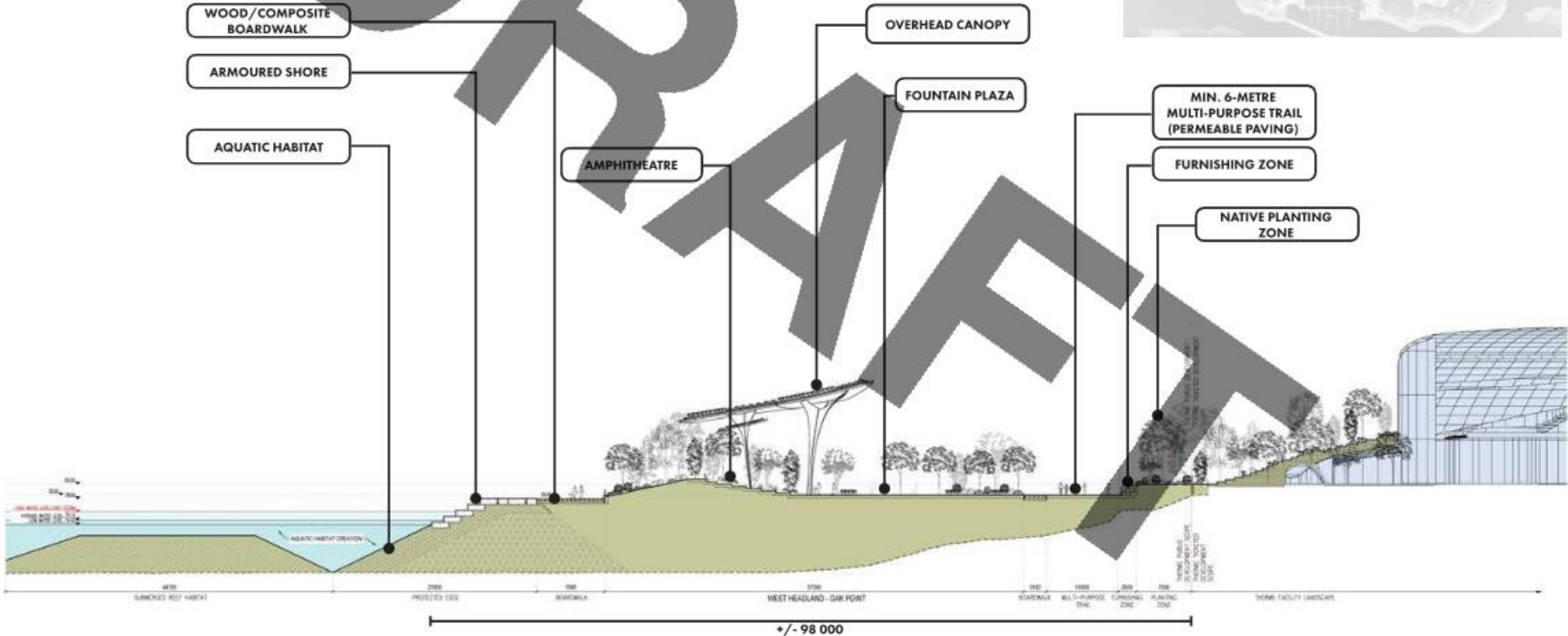


West Island: Character Area 3 Proposed West Headland Oak Point



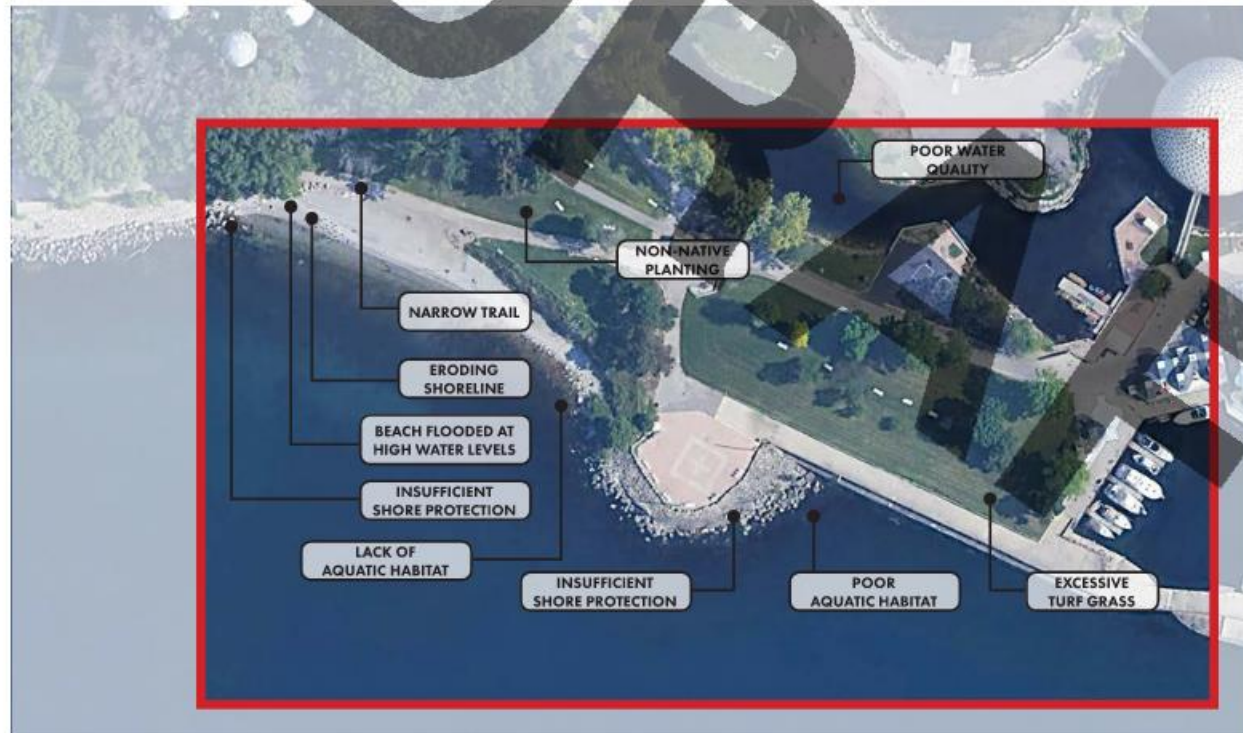
West Island: Character Area 3

Proposed West Headland Oak Point

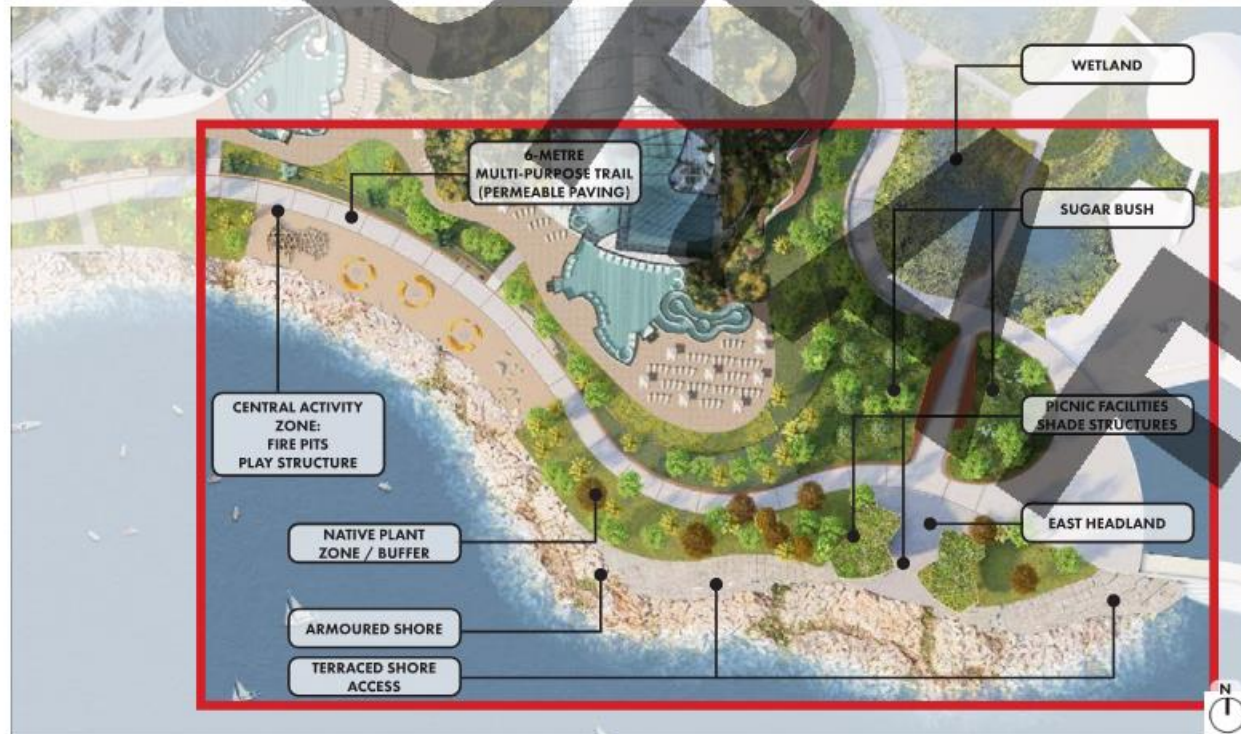


West Island: Existing Conditions and Design Challenges

Character Area 4: East Headland & Southern Shore



West Island: Character Area 4 Proposed East Headland & Southern Shore

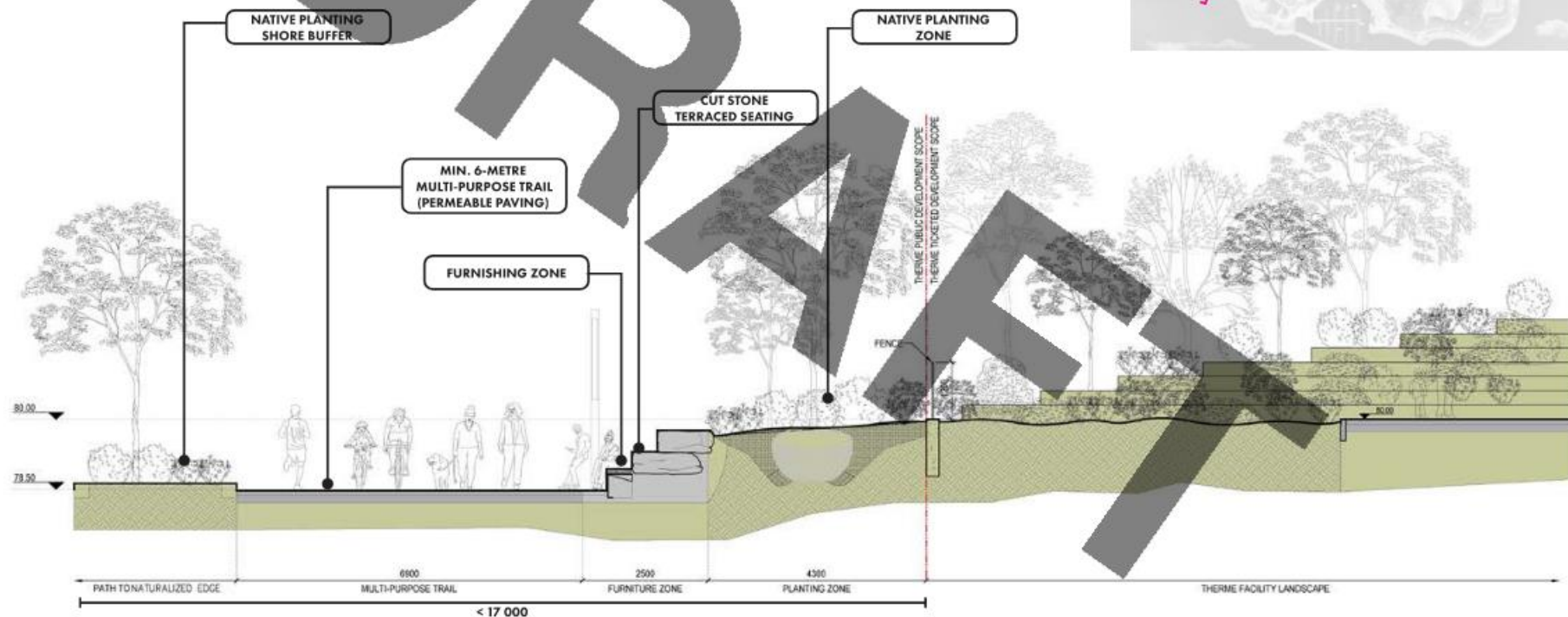


West Island: Character Area 4 Proposed East Headland & Southern Shore



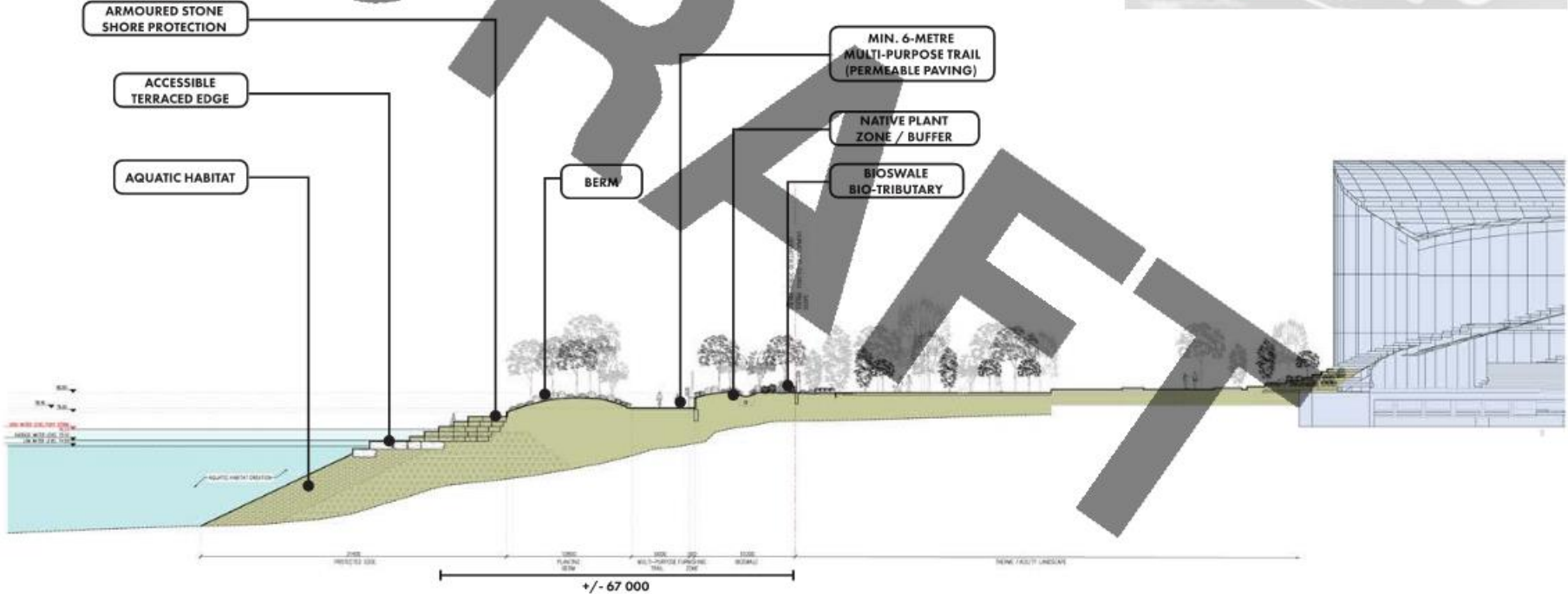
West Island: Character Area 4

Proposed East Headland & Southern Shore



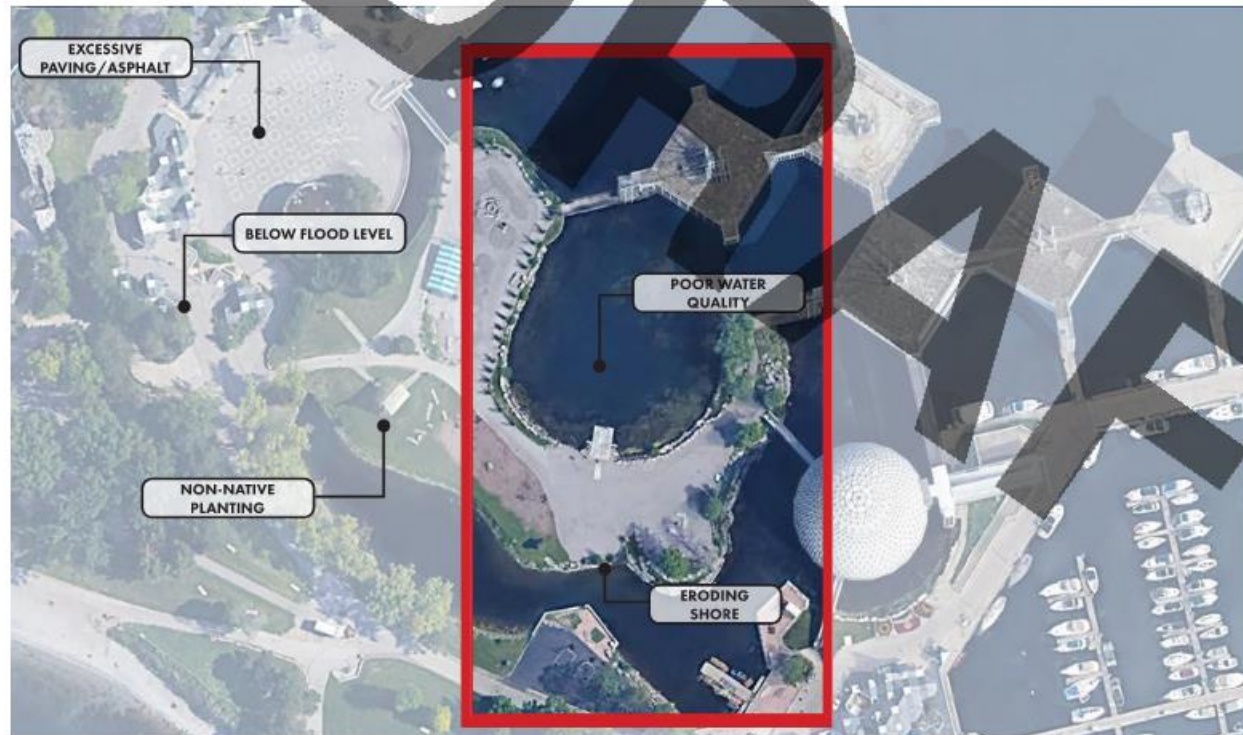
West Island: Character Area 4

Proposed East Headland & Southern Shore

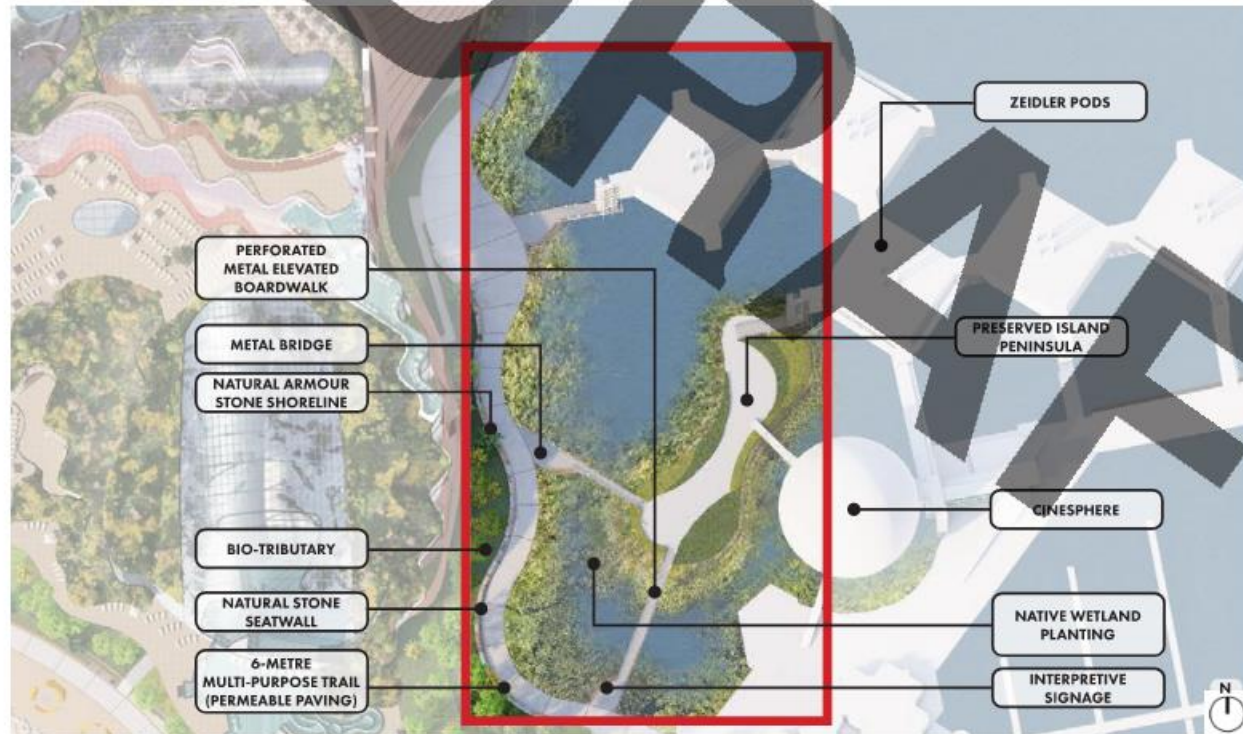


West Island: Existing Conditions and Design Challenges

Character Area 5: Area around the Cinesphere and Zeidler Pods



West Island: Character Area 5 Proposed Wetland Innovation Zone

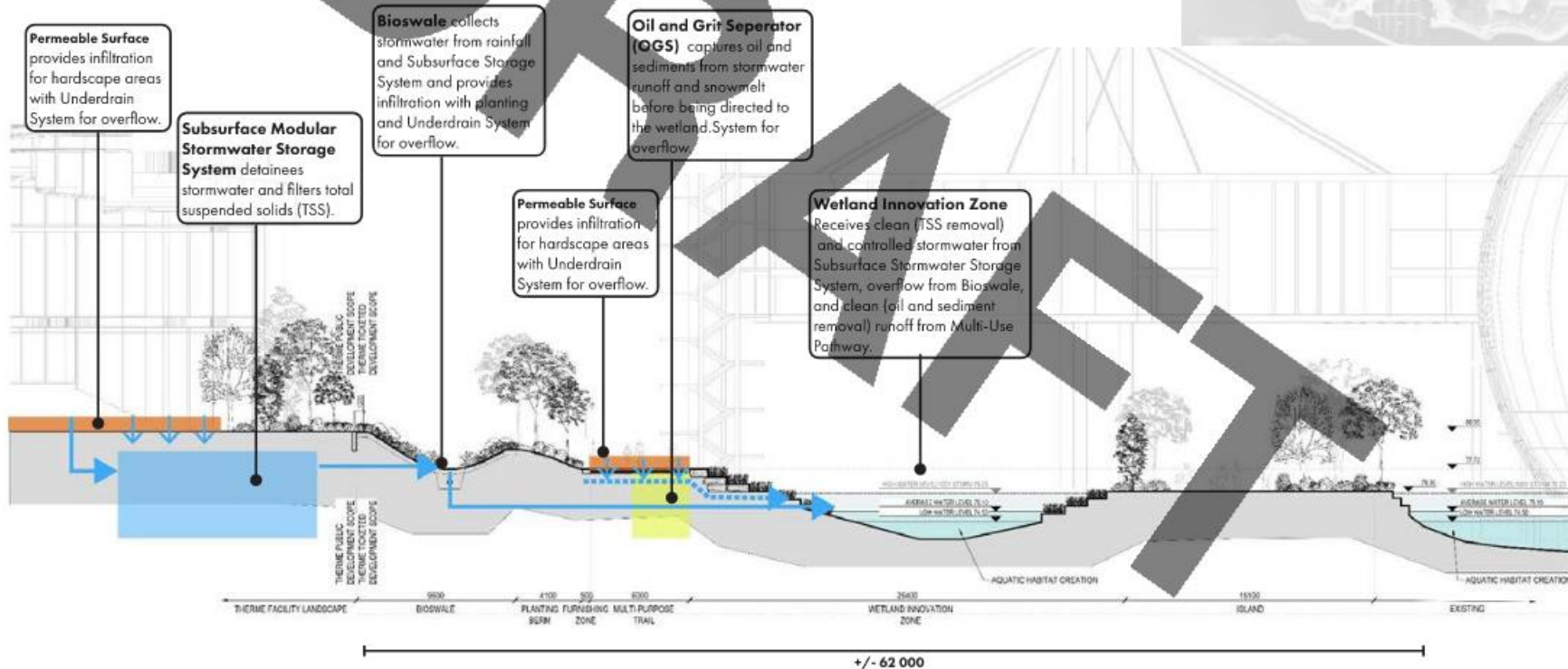


West Island: Character Area 5 Proposed Wetland Innovation Zone

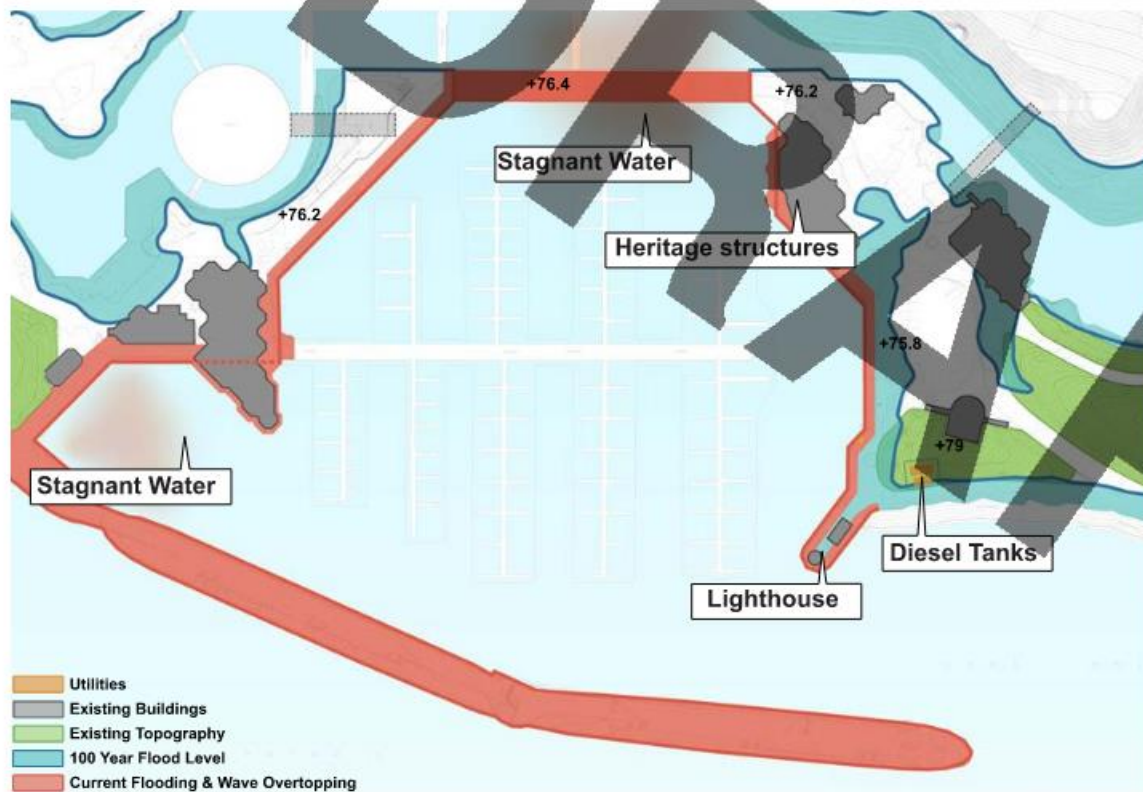


West Island: Character Area 5

Proposed Wetland Innovation Zone



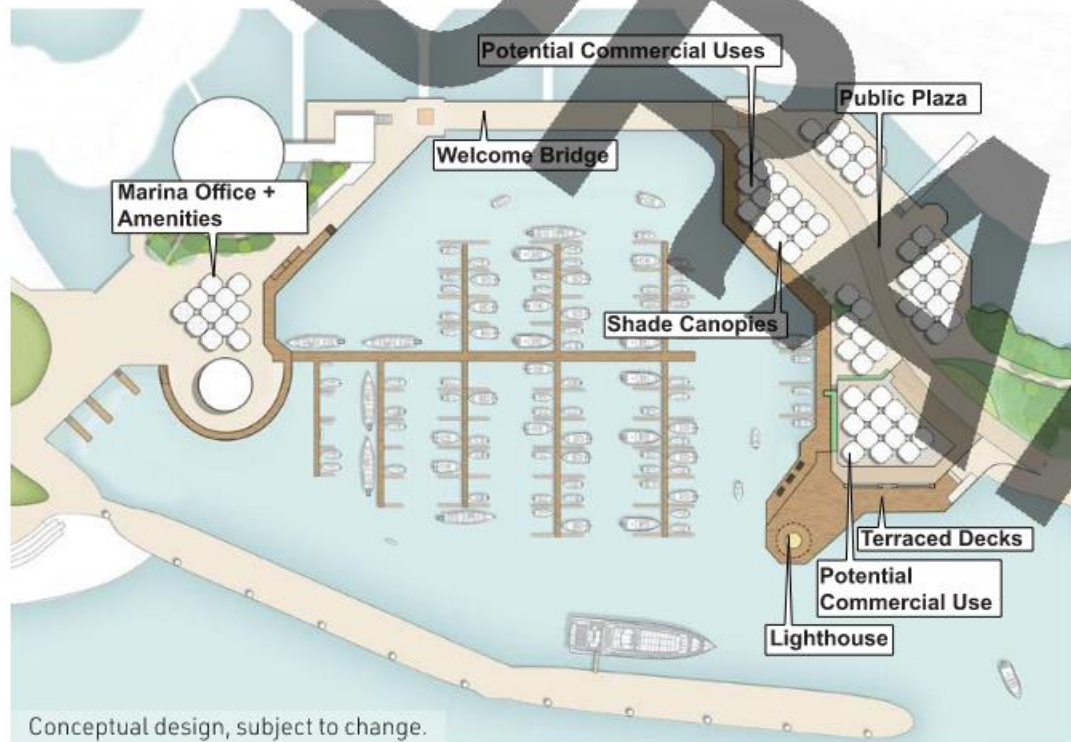
The Marina: Existing Condition + Design Challenges



Needs and Issues to Address:

- Flooding and Wave Over topping
- Water Stagnation/debris Collection
- Aging Heritage Architecture
- Programming and Activation of Marina

The Marina



Conceptual design, subject to change.

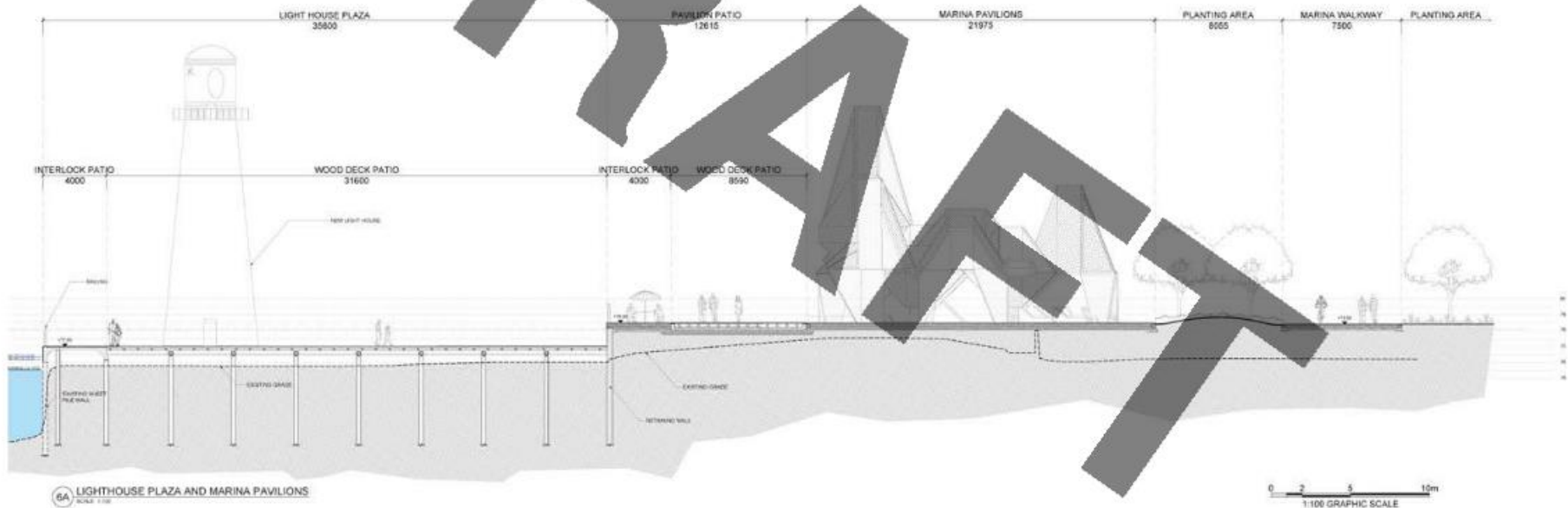


The Marina - Proposed View



Conceptual design, subject to change.

The Marina - Section



Water's Edge: Existing Condition + Design Challenges



Water's Edge - Proposed Future Condition



Stone steps down to water's edge



Vegetation between stone areas



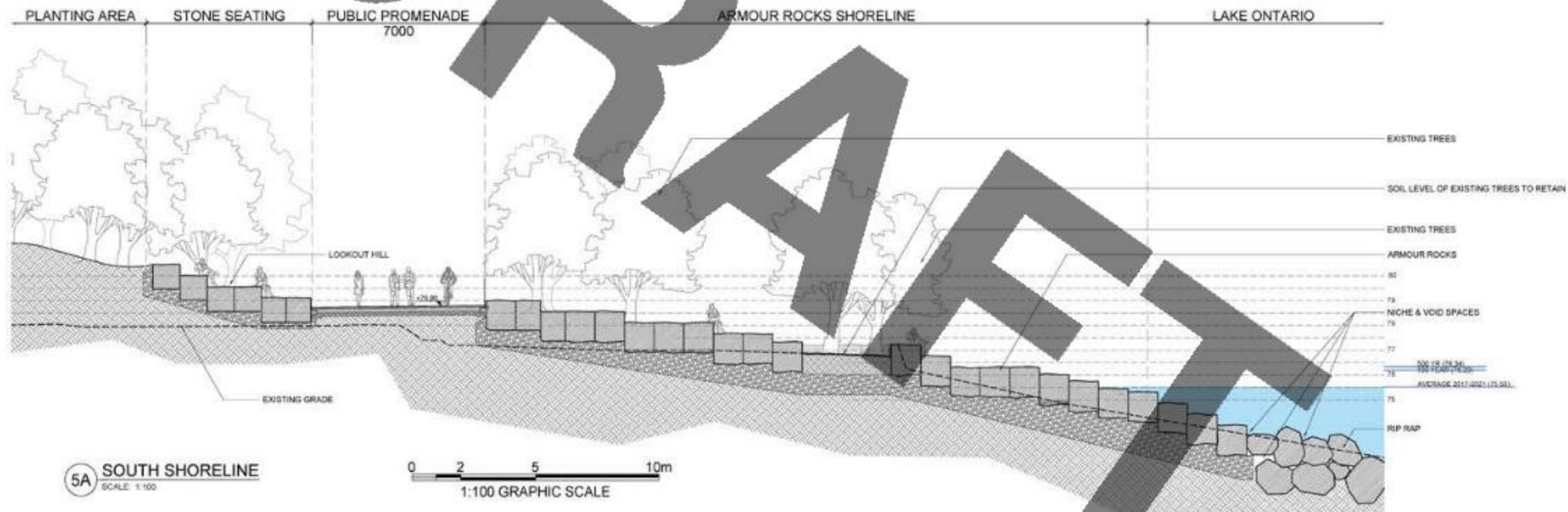
Conceptual design, subject to change.

Water's Edge - Proposed View



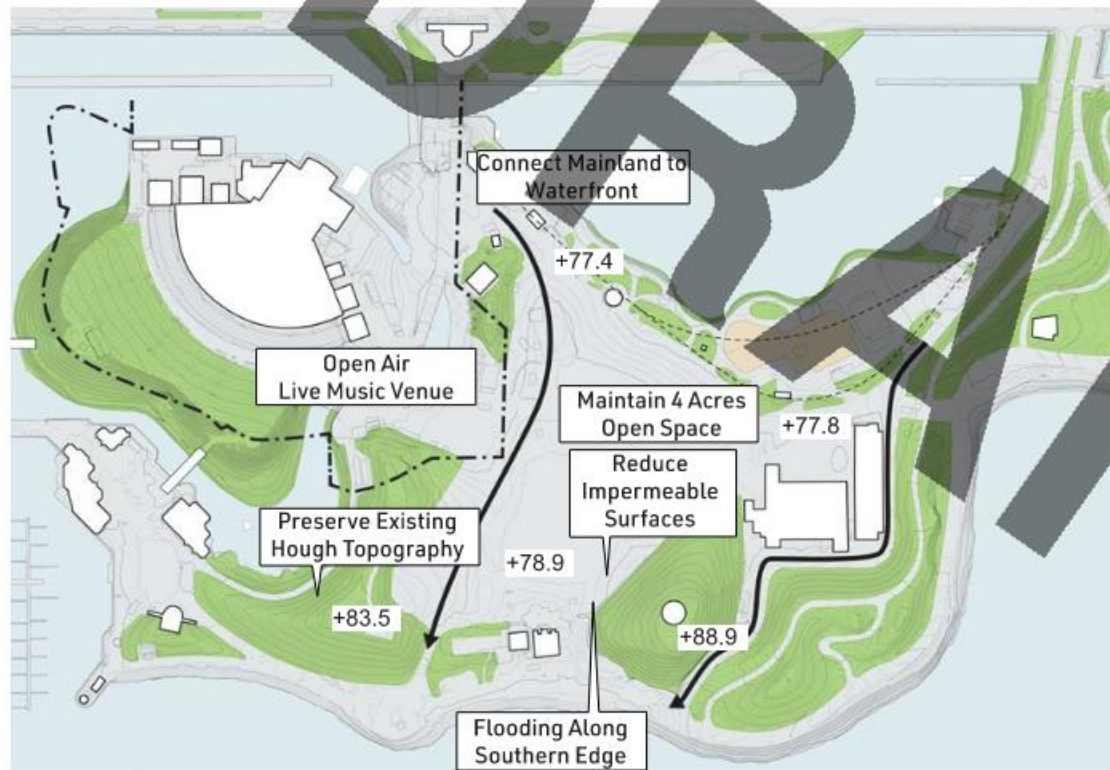
Conceptual design, subject to change.

Stone Outlook Section



Conceptual design, subject to change.

The Forum: Existing Condition + Design Challenges



The Forum



The Forum - Existing Condition



The Forum - Proposed View



Conceptual design, subject to change.



Conceptual design, subject to change.

Brigantine Cove: Existing Condition + Design Challenges



➔ Image Location

Needs and Issues to Address:

- Stagnant water and poor flow
- Aged structures and infrastructure
- Flooding along the south shoreline
- Revive public amenities and habitat

Brigantine Cove - Proposed View



Conceptual design, subject to change.



Brigantine Cove

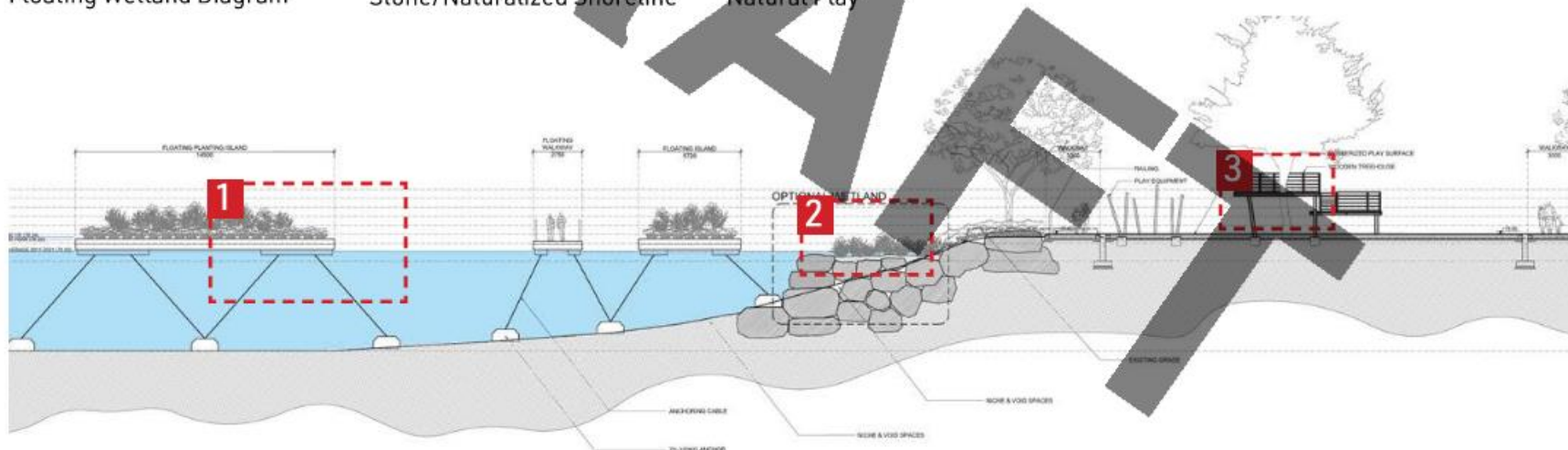
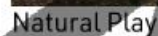
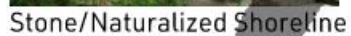
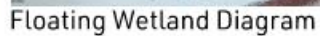
Existing Condition



Proposed View

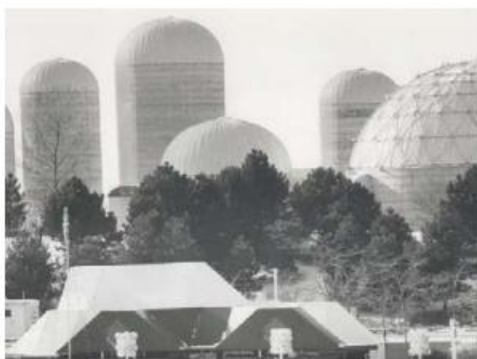


Brigantine Cove Proposed Key Features



Conceptual design, subject to change.

Proposed Children's Play McMillan and Hough Inspiration



Structures



Natural Play



Brigantine Cove - Nature Play Village



Maximizing Phase 1 Benefit

Phase 1 (<5 years) improvements in black

Phase 2 (>5 years) improvements in pink

