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Impact Assessment Agency of Canada – Ontario Region
650-55 York Street
Toronto, Ontario M5J 1R7

Subject: Response to Notification Regarding Potential Designation of the Ontario Complex as a Designated Project under the *Impact Assessment Act*

Dear Anjala Puvananathan, Director Ontario Region

Therme Canada welcomes the opportunity to provide the Impact Assessment Agency of Canada (IAAC) with the requested information with respect to Therme Canada's proposed revitalization of Ontario Place West Island (the "Project").

In 2019, the Government of Ontario announced a vision for Ontario Place that would bring this iconic destination back to life, both as a tourism attraction and a display of Ontario's unique cultural identity. A Call for Development was launched in 2019, and the government sought development concepts that could propose a sole use or a cluster of complementary uses, including family-friendly entertainment, recreation, sports, hospitality, and retail. The Call for Development was designed to provide flexibility for interested parties to propose unique yet financially sustainable development concepts.

Therme was the winning proponent in the Government of Ontario's Call for Development in respect of the West Island of Ontario Place. The Agency has characterized Therme Canada | Ontario Place as a "commercial spa complex" but a more accurate description is as a water-based recreational facility. It will be an affordable, all-season entertainment and well-being destination, with indoor and outdoor pools, waterslides, restaurants, and natural spaces to relax, surrounded by nearly 16 acres of free public space including parkland, a beach and festival gathering spaces.

In the following sections, each of IAAC's questions have been listed, followed by Therme Canada's response. Where relevant, we have provided links to existing documents.

Section 1: Nature of Proposed Activities

Agency Comment:

The Agency understands that there are several distinct proposed activities related to the revitalization of Ontario Place and encourages the Proponent to clearly indicate which of the proposed activities are within its care and control. This should include any physical components or activities that are incidental to the Project. In determining such activities, the following criteria shall be considered:

- nature of the proposed activities and whether they are subordinate or complementary to the Project;
- whether the activity is within the care and control of the Proponent;
- if the activity is to be undertaken by a third party, the nature of the relationship between the Proponent and the third party and whether the Proponent can “direct or influence” the carrying out of the activity;
- whether the activity is solely for the benefit of the Proponent or is available for other proponents as well; and
- the federal and/or provincial regulatory requirements for the activity.

Therme Canada’s Response:

Nature of proposed activities

In 2022, Therme Canada entered into a lease agreement with the Province of Ontario. While the Province is embarking on the broader revitalization project for Ontario Place, Therme Canada’s lease applies only to a portion of Ontario Place encompassing the West Island, a portion of the mainland south of Lake Shore Boulevard West and portions of the adjacent water lots, see Figure 1, which represents the future condition.

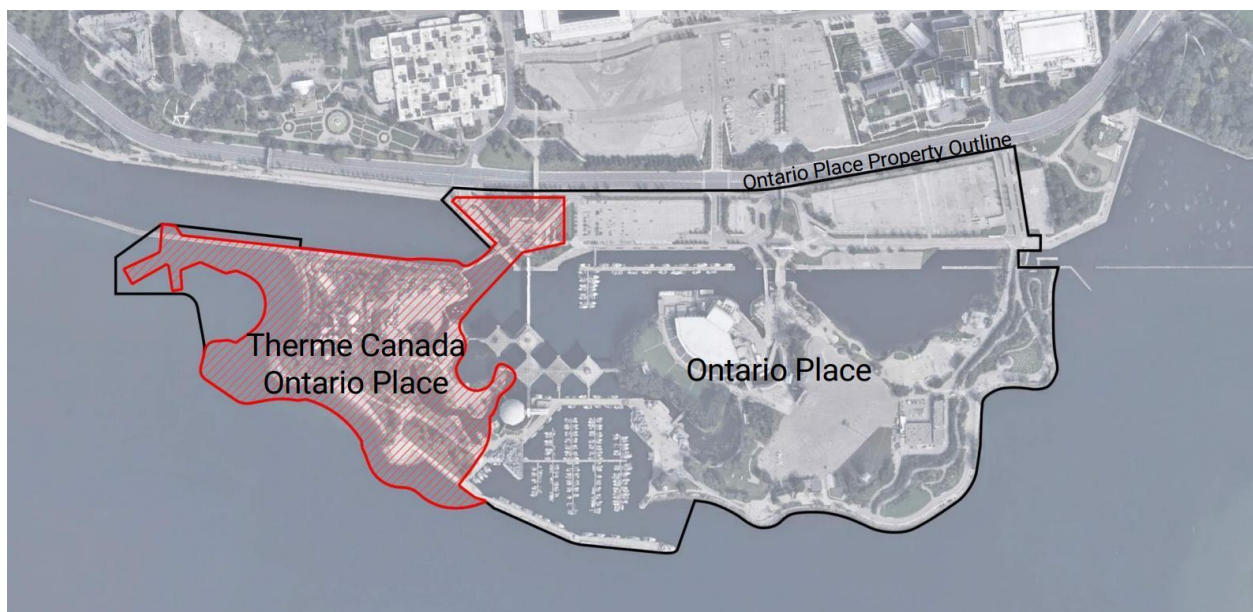


Figure 1. Ontario Place Key Plan

Figure 2. Non-Provincially Owned Land and Water Lot



Therme Canada’s proposal includes:

- Construction of a new main entrance building on the west mainland (the “Therme Welcome Pavilion”) as well as a new public pedestrian bridge to the West Island (the “Gateway Bridge”).
- Construction of the main Therme facility, a state-of-the-art water-based recreation and entertainment attraction featuring waterslides, pools, wellness and sauna facilities, gardens, and thermal baths with indoor and outdoor spaces, on the West Island (the “Therme Building”);
- Creation of 15.9 acres of public realm, designed with programmable spaces and year-round attractions;
- Creation of a new public swimming pier and plaza area in the northwest section of the West Island, with washrooms, changerooms, food and beverage concessions, and a new canoe and kayak docking area;
- The existing shoreline of the artificial West Island is beyond its design life and is deteriorating, eroding and subject to flooding as detailed in the Shoreline Summary Report. In addition, the original islands were constructed of contaminated soils which are now eroding into the lake. Therme’s Shoreline works will address flood risk, erosion, and the creation of a resilient public realm consistent with modern shoreline engineering standards which will provide further 50-year design life and ensures resiliency to climate

change and the 100-year flood level. All shoreline works are being done to enhance fish habitat consistent with the best practices outlined in the Toronto Waterfront Aquatic Habitat Restoration Strategy (“TWAHRS”) prepared by Aquatic Habitat Toronto (“AHT”).

These shoreline works include:

- Creation of a new sand beach along the west side of the West Island. The west side provides an opportunity for reducing wave action at the beach near both the West Headland and the artificial reef (see next point regarding reef);
- Installation of new shoreline protections around the West Island including a sand beach, armour stone, and stepped terraces, as well as construction of a submerged stone reef to improve habitat diversity and shelter the new beach area from wave action;
- Raising the shoreline elevations to mitigate flooding hazards due to high water levels including allowance for future increases due to climate change in line with the design of other waterfront projects throughout the Toronto waterfront;
- Lake in-filling to the extent required to expand the West Island footprint to accommodate the work described above and to provide a resilient public realm and full access for emergency response vehicles around the perimeter;
- Establishment of green roofs with native species on the main Therme Building, as well as on the Gateway Bridge, on shade shelter structures, and on washrooms;
- Installation of green spaces containing native species within Public Realm spaces to create different eco-zones.



Figure 3 Therme Canada | Ontario Place Rendered Master Plan

Activities under the care and control of the Proponent:

As noted above the Province of Ontario and Therme Canada have entered into a lease providing for the development and operation of the Project.

As the tenant, Therme Canada is responsible for the construction and maintenance of the Project during the tenure of the lease including the construction of the public realm on the West Island (as described above). Therme Canada will contribute to the maintenance of this public realm. The future governing body of Ontario Place will be responsible for maintaining the public realm as a shared service paid for by Therme Canada and other Ontario Place tenants.

The Province has under its care and control the site servicing throughout Ontario Place and the site readiness or preparation work on the West Island and the west portion of the mainland. On the West Island, the Ministry of Infrastructure (MOI) is responsible for site servicing upgrades as detailed in the Category B Public Work Class EA for Site Servicing completed in June of 2022, and site preparation works detailed in the Category C Public Work Class EA for the Public Realm completed in September 2023. Only the Category C Public Work Class EA details work to be completed on the West Island.

It is Therme Canada's understanding, and MOI and IO have confirmed, that the Class EAs undertaken by MOI have concluded that there are no significant adverse net environmental effects associated with these site preparation and site servicing works. These works are also subject to all applicable provincial and federal permits and approvals. These works are being undertaken as part of the overall site revitalization and will benefit all tenants and provincial lands as well as the general public who will use the revitalized Ontario Place for decades to come. Therme Canada does not have care and control over, or the ability to direct or influence, these works.

Prior to Therme Canada commencing construction activities on the West Island, site readiness work must be completed by Infrastructure Ontario ("IO"), including:

- Capping and decommissioning of existing services (electrical, gas, water & sanitary);
- Demolition and removal of existing buildings and structures;
- Removal of trees and vegetation in compliance with all pertinent mitigation measures;
- Undertaking any soil management, risk management measures and/or other remediation activities required by environmental laws to prepare for the development and operation of the Project; and
- Provision of interim utilities (power, gas, water) to the lease boundary.

It should be noted that the site readiness works undertaken by IO do not include any in-water works. These site readiness works are not within the care and control of Therme Canada, nor is Therme Canada responsible for addressing federal and/or provincial regulatory requirements associated with site readiness works.

Therme Canada is responsible for obtaining all applicable federal and provincial permits related to its in-water works, and the construction and operation of the Project. Please see Section 4: Applicable Regulatory Approvals, below.

Section 2: Potential Adverse Effects

Agency Comment:

For each of the components or activities described above, and in accordance with subsection 9(3) of the IAA, by October 16, 2023, please provide available information regarding potential:

- Adverse effects to fish and fish habitat;
- Adverse effects migratory birds;
- Adverse federally listed species at risk;
- Adverse changes to the environment that would occur on federal lands, including federal water-lots, and lands outside Ontario or Canada, including transboundary effects of greenhouse gas emissions;
- Adverse impacts, resulting from any change to the environment, on Indigenous peoples, including changes to the environment impacting: physical and cultural heritage; current use of lands and resources for traditional purposes; structures, sites, or things of historical, archaeological, paleontological, or architectural significance; and
- Changes to the health, social or economic conditions of Indigenous peoples of Canada. \

Please also include available information regarding potential adverse effects (changes to the environment or to health, social or economic conditions) that are directly linked or necessarily incidental to a federal authority's exercise of a power, performance of a duty or function, or provision of financial assistance, that would enable the carrying out of the Project, in whole or in part, including any incidental components or activities that are within the care and control of the Proponent.

Therme Canada's Response:

The following sections outline the potential adverse effects of the Therme Project.

Potential Adverse Effects to Fish and Fish Habitat:

The following section is derived from the Therme Canada | Ontario Place Shoreline Summary Report submitted to the City as part of the OPA and ZBA applications on September 13, 2023. The Shoreline Summary Report was produced on a voluntary basis in general accordance with the spirit of the Ontario Environmental Assessment Act to provide a summary of the planning and effects assessment for the shoreline works on the West Island. This report details i) existing coastal, water quality and aquatic habitat and fish community conditions; ii) the design of the shoreline works and the problems and opportunities the design is intended to address; and iii) permanent and temporary effects to water quality and fish habitat. The Shoreline Summary Report can be found appended to this letter.

The most prominent change to the West Island shoreline during the Project and broader Ontario Place revitalization will be the infilling of Lake Ontario surrounding the island. This will generate certain permanent impacts that will require mitigation and monitoring (Table 1). The infilling will also lead to temporary construction impacts that include risks to water quality, aquatic habitat, and fish community (Table 2). However, the shoreline of the West Island of Ontario Place will ultimately be modified and enhanced to provide fish habitat that is consistent with the goals and objectives established by the Fish Community Objectives for Lake Ontario, Urban Recreational Fisheries Strategy, and Toronto Waterfront Aquatic Habitat Restoration Strategy documents (GLFC 2017, TRCA 2016, TRCA 2020), thereby producing overall net positive impacts in respect of fish and fish habitat, as explained in greater detail below.

Several docks, piers, and walkways will be constructed for long-term public access by pedestrians. Walking surfaces will encircle the West Island and allow for pedestrians to view and access the various riparian habitats on the inner and outer shores. Installing infrastructure directly adjacent to or in contact with the lake water poses its own potential impacts, including shading habitat and increased surface runoff. Some fish, such as Smallmouth Bass, Northern Pike, and other ambush predators, may benefit from moderate shade cover. Proper storm runoff management, planning and installation should prevent long-term impacts and the need for most mitigation or compensation measures. During construction, best practices to control erosion and sediment releases into the water will mitigate impacts on the nearshore fish community and associated habitat.

Minimal shoreline vegetation and limited aquatic habitat were incorporated into the original design of the shore of the West Island. Currently, steel sheet pile walls, rock cribs, and armoured riprap make up most of the shoreline and provide little habitat value to the aquatic ecosystem. One of the key features of the Project will be the Wetland Innovation Zone, which is designed to increase the near shore and littoral habitat available for the aquatic community when constructed. TWAHRS identified self-sustaining native fish communities as one of their primary objectives along the Toronto Waterfront (TRCA 2020). The introduction of shallow habitats, including submergent and emergent vegetation along the littoral zones of Ontario Place, is designed to support the reproduction and growth of the fish species found here. The Wetland Innovation Zone is located where there are shallow, sheltered waters conducive to wetland habitats and isolated from most marina traffic.

The Wetland Innovation Zone creates 2.1 acres of ecologically flourishing environment that only receives treated stormwater from the public realm and functions as a final polishing step in a nature-based system. The Wetland Innovation Zone receives overflows of stormwater runoff from the upstream site area by way of permeable pavement, underdrains, and catch basins, which are then treated before final release to the wetland. A closed-loop water recycling system helps minimize the amount of municipally supplied potable water used for park maintenance by promoting passive irrigation and providing additional storage for an active irrigation system. The Project's stormwater management system manages its stormwater on-site, promoting nature-based solutions through managing water where it lands, which results in a significant reduction of discharge volumes and outperforms the required stormwater criteria.

Functionally, the Wetland Innovation Zone is designed to incorporate natural wetland processes to improve habitat and water quality, with multi-use pathways running along the East Shoreline. Short-term losses of habitat will be required during the isolation of the construction areas. Long-term habitat gains will be made with the increase in the complexity of the habitat, providing additional spawning and growth opportunities for warm water fish such as Rock Bass, Pumpkinseeds, and Bluegills already found in these locales throughout their life histories. Vegetation adapted to the local conditions will be planted along the in-water wetland to the upland gradient.

The proposed redesign of the West Island's southern shoreline will incorporate additional lake filling to protect the area from flooding and to develop a regraded shoreline which provides intentional aquatic habitat and safe and reliable access for pedestrians. Cobble and gravel sized substrates will be placed at the toe of the proposed southern shoreline. The range of substrate sizes will be selected to provide spawning and refuge habitat for species, including American Eel, Alewife, and Lake Trout, consistent with Lake Ontario fish community objectives for

promoting healthy and diverse communities. During the construction period, the entrapment of fish is a possibility in the isolated work areas. Salvage and construction best practices will be used to maintain access to appropriate habitats in the short term, mitigating impacts on the aquatic habitat. A temporary ring road will be established on the island for the construction phase, increasing the potential risk of spills and contamination from vehicles. Construction best practices will be used to prevent spills from reaching the water.

The proposed west beach will replace the existing stacked armour stone seawall and be protected by the elongation of the north peninsula and West Headland to reduce the long-term effects of wave action and longshore erosion.

Table 1. Potential Permanent Effects to Fish and Fish Habitat

Environmental Component	Potential Effects	Mitigation Measures / Compensation	Net Effects
Aquatic Habitat	<ul style="list-style-type: none"> Shading of underwater habitat can produce offsetting effects, i.e., reduce primary and secondary productivity as well as moderate water temperatures. Loss of existing aquatic habitat Longshore loss of substrate along the southern shore 	<ul style="list-style-type: none"> Deploy clean rock fill. Dock design and incorporation of appropriate materials to allow natural light penetration to the bottom. Supplemental stone of assorted sizes to provide habitat complexity adjacent to docks and over armour stone. Creation of habitat with lakefill areas Shoreline protection Installation of large wood debris and wooden structures Protect new beach habitat by using offshore reefs 	<ul style="list-style-type: none"> Minimal extent (spatial and temporal) of shading under docks allows the growth of aquatic vegetation and benthic invertebrates. Shade will moderate nearshore water temperatures. Permanent placement of appropriately sized rock creates increased diversity of habitat functions with a diverse range of coarse rock to fine sediments providing reproductive, rearing young and adult growth functions to a broader range of fish species. Increased overall habitat quantity and quality. Increased habitat complexity Improved resilience of habitat Increase suitable habitat for American Eel
Fish Community	<ul style="list-style-type: none"> Loss of existing resources used for reproduction, feeding and growth 	<ul style="list-style-type: none"> Introduction of submergent and emergent aquatic vegetation and variety of substrates increases habitat diversity Incorporation of range of substrate sizes overtop the armour stone to increase opportunities for reproduction, feeding and growth. Create a range of habitat opportunities along depth gradients. 	<ul style="list-style-type: none"> New wetland niches increasing habitat features and functions. Depth gradients favour species suited to a range of feeding and reproduction modes. Habitat functions and opportunities currently not available at this location are provided.

Table 2. Potential Temporary Effects to Fish and Fish Habitat

Environmental Component	Potential Effects	Mitigation Measures / Compensation	Net Effects
Aquatic Habitat	<ul style="list-style-type: none"> • Loss of existing aquatic habitat • Temporary sedimentation during construction 	<ul style="list-style-type: none"> • Use clean rock fill for all in-water applications. • Divert sediment and construction contact water away from fish habitat. • Implement best practices when working around water. 	<ul style="list-style-type: none"> • Access to suitable habitat outside work areas will minimize potential effects associated with temporary restrictions of movement. • Minimize potential harmful effects on habitat.
Fish Community	<ul style="list-style-type: none"> • Temporarily blocked movement by construction • Loss of access to habitat • Entrapment in work area • Most fish will avoid the area of Disturbance during construction. • Temporary noise-induced Behaviour changes 	<ul style="list-style-type: none"> • Salvage operation in isolated areas and release captured fish in appropriate areas for freedom of movement. • Deploy noise curtains and other mitigation measures, such as timing windows to protect fish from noise. 	<ul style="list-style-type: none"> • Minimized loss of aquatic life. • Minimal loss of life stage opportunities for fish because key habitat functions are absent in existing conditions. • Fish will move to adjacent areas with similar habitat function as the construction area.

Underwater noise can be a significant issue to fish and fish habitat if unmanaged. Underwater noise can be generated from various construction processes such as sheet piling or post-driving. Sound that is significantly above underwater ambient sound levels (natural background) is considered noise and can trigger responses in fish. The in-water construction activities are expected to temporarily increase underwater noise levels near the Project area.

There is the potential for the following temporary impacts to the aquatic community:

- Fish could potentially be impacted by the in-water construction noise emissions;
- Impulsive noise, due to impact piling, is the sole in-water construction method projected to potentially cause physical injury to some fish species at remarkably close ranges;
- Non-impulsive noise activities such as vibratory piling, drilling, and dredging may cause temporary behavioral responses in some fish species throughout the project area.

Where the potential for physical injury to fish exists, the application of mitigation methods (i.e., timing windows, bubble curtains) or exclusion zones will prevent harmful impacts beyond temporary changes in behaviors from occurring.

The confined nature of the combined bathymetry that makes up Lake Ontario in the vicinity of the West Island and the existing infrastructure in the proposed Project area does not allow sound to travel freely through the water. Shallow waters and the proximity of the project to the shoreline, combined with lakebed sediments comprised primarily of sand, mud and clay, can significantly reduce underwater noise levels and, in some cases, present a physical barrier to sound propagation.

The creation and improvement of aquatic habitat surrounding the West Island will result in the permanent habitat compensation required to satisfy the anticipated Fisheries Act authorization. The existing habitat lost to lake filling will require compensation and will be achieved through the proposed habitat gains or improvements listed in Table 3. The new habitat created is intended to be more productive and better suited to the aquatic community of the West Island. Appropriate substrate type, increased vegetation, and a greater diversity of depths will help to improve the overall habitat quality surrounding the West Island. The habitat compensation areas are designed and will be constructed to provide diverse habitat functions including reproduction and feeding opportunities to help enrich the species biodiversity of the West Island. Fills above the water level will be considered habitat loss (Table 3) as the existing lake and shoreline habitat will be overprinted by fill, and other materials. However, lakefill below water and the submerged reef will be considered habitat gains (Table 3). The gains are being made through habitat enhancement or creation incorporated into the proposed shoreline design. Lakefill below water along the south shore will employ specifically sized stone substrates to provide greater resources for the fish community. The reef will overprint the existing lakebed habitat but will provide additional rocky substrate for reproduction and complex cover; this does not create a measurable loss. Habitat resources such as cover, forage, spawning substrate, and nursery habitat are limited in this area. The additional large rocky substrate and habitat improvement measures will help supplement the limited resources and bolster productivity. The improved habitat will have a greater value to the aquatic ecosystem than what is currently present. The existing habitat is degraded or of inferior quality for the local biotic community. The created and

improved habitats will be of higher quality and will be designed to meet the needs of the aquatic ecosystem, now and into the future.

Table 3. Summary of Lakefill and Aquatic Habitat Alteration

Locations (Figure)	Lakefill Description	Lakefill Area m ²	Gain/ Loss	Habitat Condition
A	New Lakefill Above Water (South Shore)	33,500	Loss	Existing armour stone on the shoreline. Lakebed substrate comprised of sands, glacial till, and gravel with outcrops of bedrock. Little habitat function providing opportunities for reproduction, shelter, or refuge.
B	New Lakefill Above Water (East Shore)	4,300	Loss	Vertical walls of either concrete, steel pilings, or wood pilings on the shoreline. Sheltered, depositional habitat with fine sediments and undisturbed vegetation growth. Vertical walls provide little depth gradients and limited surfaces for aquatic vegetation. While species such as Pumpkinseed and Rock Bass that prefer relatively warm water in sheltered areas have been collected along the east shore, opportunities for spawning and rearing young are limited in this locale.
C	New Lakefill Below Water	16,100	Gain	Proposed armouring will provide depth gradients instead of vertical walls in some locations. Parts of armoured areas and the toe of slope will be surcharged with gravel to cobble sized rocky substrate. These substrates will provide increased surface area for vegetation (where sufficiently sheltered) and benthic invertebrate production. Substrates will be sized appropriately to provide opportunities for open water species of Lake Ontario.
D	New Submerged Reef	12,000	Gain	A submerged stone reef structure constructed with rip rap to small armour. Substrate sizing will be dependent on fish community requirements for species such as Lake Trout, which spawned on nearshore reefs historically.
E	New Water Area Created from Existing Lakefill	1,100	Gain	A naturalized, green wetland incorporating a tiered shoreline to allow natural water level fluctuations and vegetation communities. The design of the wetland area is ongoing in consultation with stakeholders. Habitat features would be designed to support submergent and emergent aquatic

				vegetation with opportunities for spawning and reproduction, rearing young and adult refuge and growth for species such as Rock Bass, Pumpkinseed, Northern Pike and Yellow Perch and other suitable forage species, thus supporting habitat and fisheries objectives of TWAHRS and the Fish Community Objectives for Lake Ontario.
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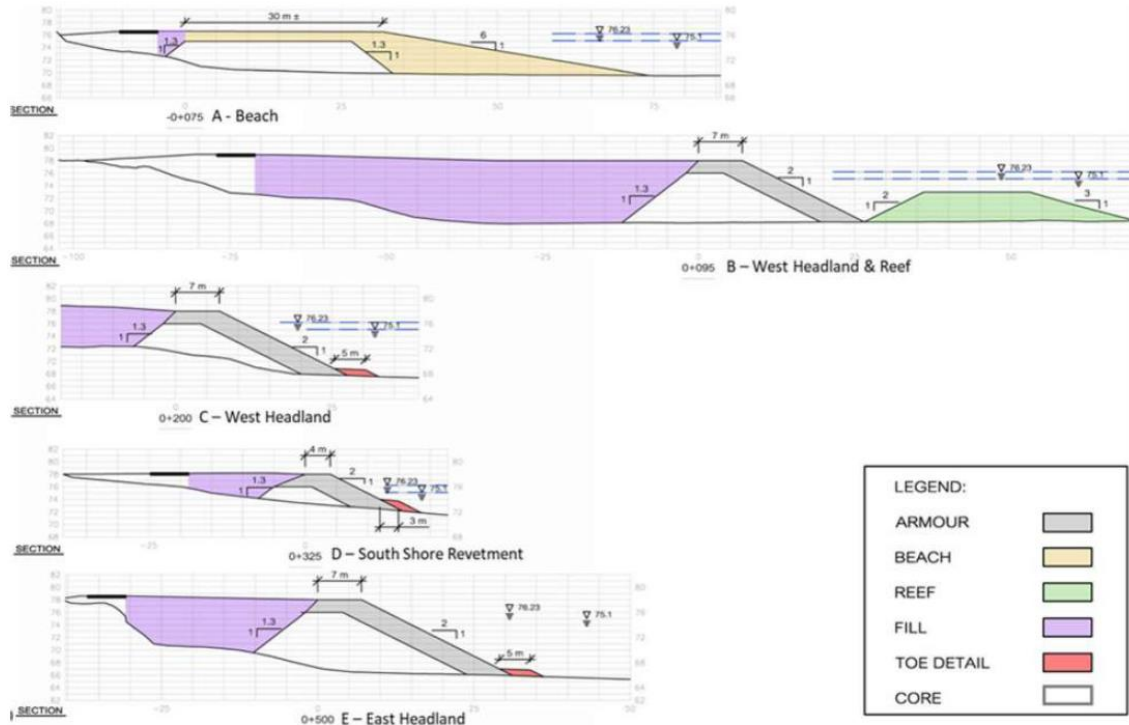


Figure 4. Schematic cross-sections of proposed outer shoreline, West Island Ontario Place Proposed Lakefill Areas

The following provides some examples of the proposed habitat enhancements associated with shoreline protection. A submerged stone reef structure will be installed off the southwesterly end of the newly expanded West Headland. The proposed nearshore reef is a key innovative component of the project in the design of the West Beach, as it will help protect the beach from wave action and provide complex offshore habitat for a wide variety of aquatic organisms. Historically Lake Trout spawned on nearshore reefs along the Toronto Waterfront, but these have been lost or degraded over time due to dredging, aggregate extraction, and increased sedimentation. Suitable substrate will be placed at appropriate depths to promote Lake Trout spawning. This will support the Fish Community Objectives for Lake Ontario by providing critical spawning habitat for native species of sport fish (GLFC 2017). Offshore habitat is limited around Ontario Place. New access to a wide range of offshore depth gradients provides habitat that was once scarce to these species. Complex, diverse habitats support the feeding and reproduction modes of many important fish species.

Based on the extensive assessments completed to date and further review and/or studies to be undertaken through the detailed design process, any potential adverse effects to fish or fish

habitat can be appropriately mitigated or avoided. Accordingly, the Project would not cause adverse federal effects in respect of fish or fish habitat that reasonably warrant designation.

Potential Adverse Effects to Migratory Birds:

The potential effects to migratory birds associated with the Project and broader Ontario Place revitalization were identified in the Natural Heritage Existing Conditions Report and were assessed as part of the Natural Heritage Impact Study (“NHIS”), both of which were prepared by consultants retained by IO and submitted to the City as part of IO’s OPA/ZBA application for the entire Ontario Place revitalization.

Birds that were detected during biophysical inventories on the West Island were considered either as confirmed breeders (15 or 15% of 101 species) or probable (4 or 4% of 101 species) or possible breeders (8 or 8%). In total, 27 of the 101 species observed were exhibiting breeding evidence and were presumed to be breeding either on or in the vicinity of the West Island at Ontario Place. The majority (74 or 73%) of bird species observed were utilizing the site for feeding and foraging in the summer months or for stopover during migration in the spring and fall.

Birds not observed to be nesting on buildings or structures would be nesting within vegetation on the site. Consequently, locations of nests for species utilizing vegetated habitats are not known and it is presumed that all vegetated areas at Ontario Place provide potential nesting habitat. Of the waterfowl species observed (19 total) the majority (17 or 89%) were not using Ontario Place for breeding. Similarly, all three wading bird and two of the three shorebird species detected were not found to be breeding.

As species observation data presented in the NHIS was generally not tied to specific locations at Ontario Place for those species not nesting on structures, their usage of the site is assumed based on the habitat preferences of species or species groups (guild, e.g., waterfowl, woodpeckers, etc.).

All areas affected by construction related activities (e.g., vegetation clearing, grading) will experience the removal of habitat for migratory birds. As noted above, these site readiness activities are the responsibility of IO and are outside the care and control of Therme Canada.

The *Migratory Birds Convention Act, 1994* (MBCA), is the primary federal legislation protecting migratory birds that utilize Ontario Place. Nests that do not contain a live bird or viable egg can be removed without a permit except for nests of the species listed in Schedule 1 (that are known to reuse nests). None of the species in Schedule 1 were found to be nesting at Ontario Place.

To avoid impacts to migratory bird species, all vegetation and tree removal and/or clearing operations must be completed *after August 31 and before April 1 of any year*, outside of the breeding bird active nesting season. As discussed above, this work will be conducted by IO and is not within the care and control of Therme Canada.

Most of the resident and migratory birds at Ontario Place are common and typical for urban settings, which correlates to the urban park landscape present on site. These species are considered tolerant and adaptable to anthropogenic landscapes which are in abundance in the vicinity of Ontario Place, such as within Trillium Park or Coronation Park, in the Toronto Islands Coastal Wetland Complex Candidate ANSI at Billy Bishop Toronto City Airport, or at Leslie Street Spit and Tommy Thompson Park; locations already recognized as Important Bird Areas (IBA) by IBA Canada. Accordingly, due to most of the bird usage of Ontario Place being

transient in nature (i.e., not breeding), and the abundance of similar habitat in the vicinity, it is anticipated that impacts to migratory birds resulting from the revitalization of Ontario Place will be low. Additionally, the proposed landscape plans for the revitalization are designed to provide improved habitat in greater abundance, thereby making any impacts temporary in nature.

With respect to the main Therme Building, the design of the Project will incorporate best practices for bird-friendly glass and lighting design with the intention to minimize the potential for bird strikes.

The City of Toronto Best Practices for Bird-Friendly Glass will also be used to inform the design of the Project. The building will meet or exceed City of Toronto Green Standards requirements for bird-friendly glazing, with most of the glass using bird-friendly patterns. It is understood that the unique nature of a glazed building with indoor planting will require further research into appropriate solutions through the design process. Further details of the development of the bird-friendly solutions will be included at each stage of Project approvals.

Based on the extensive assessments completed to date and further review and/or studies to be undertaken through the detailed design process, any potential adverse effects to migratory birds can be appropriately mitigated or avoided. Accordingly, the Project would not cause adverse federal effects in respect of migratory birds that reasonably warrant designation.

Potential Adverse Effects to Federally Listed Species at Risk:

As part of the Natural Heritage Existing Conditions Report for the entire Ontario Place revitalization project, IO and its consultants identified two federally listed species at risk: the Chimney Swifts and Barn Swallows.

Chimney Swifts (*Chaetura pelagica*), listed as a threatened species under the SARA, were identified on site at Ontario Place. However, Chimney Swifts were only observed over/above Ontario Place, feeding and foraging. No roosting, nesting, or categorized or critical habitat is present on the West Island for this species.

Barn Swallow remains listed as Threatened in Schedule 1 of SARA and is under consideration for status change. Barn Swallows have been observed over/above Ontario Place in flight, feeding, and foraging. There are active Barn Swallow nests on buildings on the West Island. MOI has documented the mitigation and net effects as a result of removal of buildings and structures on the West Island as part of the Category C ESR for the public realm and site readiness works and concluded there are no adverse net environmental effects on Barn Swallows or their habitat.

Accordingly, the Project would not cause adverse federal effects in respect of federally listed species at risk that warrant designation.

Potential adverse changes to the environment that would occur on Federal lands including federal water lots, and lands outside Ontario or Canada, including transboundary effects of greenhouse gas emissions:

The Project does not affect federal lands nor federal water lots.

As part of IO's September 2023 OPA/ZBA resubmission, Therme Canada prepared and submitted the ZBA Energy Strategy, which contains the Net Zero Emissions Strategy following the guidance in the City of Toronto Planning Application Support Material: Terms of Reference.

These submissions are part of the overall planning approval process which leads toward the full energy modelling requirement under the Toronto Green Standard (“TGS”) that will be included as part of the Site Plan Approval (SPA) stage submission. The aim of this process is to ensure that the Project can meet the City of Toronto’s targets for Net Zero by 2040.

Therme Canada is targeting LEED Platinum for the Project, which is the highest LEED certification available. Additionally, Therme Canada is targeting meeting the City’s TGS Tier 2. For reference, TGS Tier 1 is a requirement of the city, while TGS Tier 2 is voluntary, with higher performance levels. To achieve TGS Tier 2, Therme Canada is exploring many low GHG energy solutions including geothermal, deep lake, renewable natural gas with local partners, as well as employing Therme Canada’s proven environmental technologies within the Project. Further energy studies will take place as part of the design progression process. Over the course of operation, Therme Canada will also continue to review its operations to reduce its GHG emissions.

More broadly, Therme Group is dedicated to being a strong environmental steward for all its projects around the world and is an environmental leader within its industry.

Therme Bucharest, Therme Group’s most recent open facility, has been officially certified by Institut Fresenius SGS for meeting the highest standards required for spas, health resorts and natural thermal spas. SGS is the world’s leading inspection, verification, testing and certification company, being recognised as the global benchmark for quality and integrity. The water treatment process used combines natural filtration, using sand and charcoal filtration, with high-end ozone solutions, which allows the water to keep all its essential minerals. Therme Bucharest also utilises geothermal waters extracted from 3.2km deep, which enables the facility to cover the majority of its consumption through renewable energy sources. Therme Bucharest has achieved LEED Platinum certification.

The use of sustainable and energy-efficient technologies is essential in delivering Therme’s wellbeing facilities. Therme Group draws on heat exchange solutions, provided by its sister company Güntner Group and its parent company A-Heat to deploy energy-efficient technologies throughout its facilities. These technologies will be used within the Project.

As part of Therme Group’s commitment to long-term sustainability, Therme Group projects are created with a far longer lifespan than other developments. The organisation uses sustainably produced, exceptionally durable materials in every project, sourced locally whenever possible. High end efficiency façade construction offers the lowest heat loss, best UV protection and most efficient light transfer available and all flooring systems, composite wood, sealants, and adhesive used have the lowest possible VOC emission values.

Accordingly, the Project would not cause adverse changes to the environment that reasonably warrant federal designation.

Potential adverse impacts resulting from any change to the environment, on Indigenous peoples, including changes to the environment impacting: Physical and cultural heritage; Current use of lands and resources for traditional purposes; and Structures, sites, or things of historical, archaeological, paleontological, or architectural significance:

The West Island is an artificial island constructed approximately 50 years ago. The West Island has no archaeological or paleontological structures or sites of significance. However, the West Island and the rest of the Ontario Place site is within the Treaty and traditional territory of the

Mississauga of the Credit First Nation (“MCFN”) who have used and cared for the waters of Lake Ontario for generations.

Ontario Place is identified as a Provincial Heritage Property of Provincial Significance pursuant to the *Ontario Heritage Act*, and the cultural heritage value of Ontario Place is described in the Statement of Cultural Heritage Value approved by the province in 2013.

More recently, IO and its consultants prepared a Strategic Conservation Plan to guide the revitalization of Ontario Place which was approved by the Deputy Minister of Citizenship and Multiculturalism in November 2022, as well as a Heritage Impact Assessment to address the potential impacts of the Project and the broader revitalization, including the demolition and removal of buildings and structures on the West Island which are the responsibility of IO. As such, the physical and cultural heritage considerations are well understood and have been extensively studied, and therefore do not reasonably warrant federal designation.

In addition, this aspect of the Project is outside the care and control of Therme Canada.

To the best of Therme Canada’s knowledge, the West Island is currently not used by Indigenous Peoples for traditional uses. Notwithstanding, MCFN have Aboriginal and treaty rights to the lands and waters that make up Ontario Place.

Changes to health, social or economic conditions of Indigenous Peoples of Canada:

Therme Canada respectfully submits that the Project will not result in negative changes to health, social, and economic conditions of Indigenous Peoples of Canada.

Therme Canada has partnered with MCFN exploring social, economic, and cultural opportunities. These opportunities will be further explored as the Project continues.

Section 3: Information about key project activities, maps, layouts of the location of project components, land tenure, zoning, estimated timelines for planning, construction, operation, decommissioning, and abandonment

Figure 5 below provides the site location and land tenure of Therme Canada pursuant to its lease with the province, and Figure 6 provides the layout of project components.

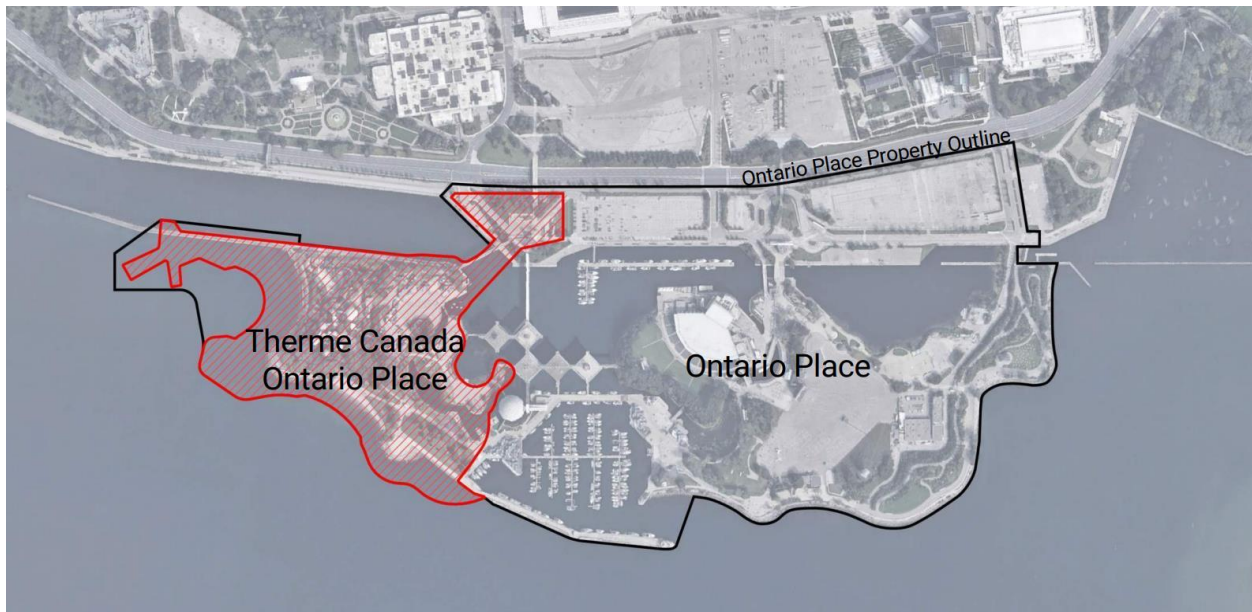


Figure 5. Ontario Place Key Plan



Figure 6. Therme Canada | Ontario Place Rendered Master Plan

As detailed above, project activities to be undertaken by and over which Therme Canada has care and control include:

- Construction of a new main entrance building on the west mainland, the Therme Welcome Pavilion, as well as a new public bridge to the West Island;
- Construction of a state-of-the-art water recreation and leisure attraction featuring a waterpark, pools, wellness and sauna facilities, sports recreation, gardens, and thermal baths with indoor and outdoor spaces, the Therme Building, on the West Island;
- Creation of 15.9 acres of Public Realm on the West Island, with programable spaces and year-round attractions;
- Creation of a new Public Swimming Pier and plaza area in the northwest section of the West Island, with washrooms, changerooms and food and beverage concession, and a new canoe and kayak docking area;
- Shoreline works to address flood risk, erosion and the creation of a resilient public realm which reflects modern shoreline engineering standards at the 100-year storm, provides further 50-year design life, and provides resiliency to climate change and the 100-year flood level. All shoreline works are being done to enhance fish habitat consistent with the best practices outlined in the Toronto Waterfront Aquatic Habitat Restoration Strategy (TWAHRS) prepared by Aquatic Habitat Toronto (AHT). These shoreline works include:
 - Creation of a new sand beach along the west side of the West Island. The west side provides an opportunity for reducing wave action at the beach by both the West Headland and the artificial reef (see next point regarding reef);
 - Installation of new shoreline protections around the West Island including a sand beach, armour stone, and stepped terraces, as well as construction of a submerged stone reef to improve habitat diversity and shelter the new beach area from wave action;
 - Raising the shoreline elevations to mitigate flooding hazards due to high water levels including allowance for future increases due to climate change in line with the design of other waterfront projects throughout the Toronto waterfront;
 - Lake in-filling to the extent required to expand the West Island footprint to accommodate the work described above and to provide a resilient public realm and full access for emergency response vehicles around the perimeter;
- Establishment of green roofs with native species on the main Therme Building, as well as on the Gateway Bridge, on shade shelter structures, and on washrooms;
- Installation of green spaces containing native species within Therme Public Landscape spaces to create different eco-zones, as well as additional green space associated with Therme Facility Landscape areas.

Figure 7: Non-Provincially Owned Land and Water Lot



The West Island is currently zoned for parks and open space uses under the former City of Toronto zoning by-law 438-86. The zoning by-law amendment for the current proposal maintains the open space zoning but would transition the lands into the new city-wide zoning by-law 569-2013, with a site-specific amendment to permit the proposed building envelope and waterpark and wellness centre uses.

Site readiness activities, which are the responsibility of IO, are anticipated to commence in early 2024. It is anticipated that the Project planning (including heritage, zoning, and site plan approval) will be completed by the end of 2024, such that construction and lakefill activities can commence shortly thereafter. Project construction will take approximately 3 years, and there is no timeline for Project decommissioning and abandonment.

Section 4: Applicable Regulatory Approvals

Agency Comment:

For each regulatory approval that would be required, provide the following:

- Name of the license, permit, authorization, or approval, the associated legislative framework, and the responsible jurisdiction;
- Whether it would involve an assessment of any of the effects outlined in the paragraphs above, and if so, a general description of the assessment that you intend to undertake. Would conditions be set and if yes, what effects would those conditions address?
- Whether public and/or Indigenous consultation would be required and if yes, provide information on the approach you intend to take (if any steps have been taken, please provide a summary, including issues raised as well as your responses).

Where applicable, for each license, permit, authorization, or approval listed above, identify the guidance, best practices, benchmarks, or standards that you intend to meet (or would be expected to meet).

Therme Canada Response:

The following Table 4 outlines the material regulatory approvals required for the Project along with the information requested by IAAC to describe each approval. No federal financial assistance is required for the Project.

Table 4. Summary of Regulatory Approvals Required

Name	Legislative Framework	Responsible Jurisdiction	Assessment of Effects	Public Consultation	Indigenous Consultation	Relevant Best Practice and Standards
Authorization for Harmful Alteration Disruption or Destruction (HADD) of Fish Habitat	Fisheries Act	Federal	Assessment of effects to fisheries and aquatic habitat will be undertaken. Application package includes detailed drawings and habitat quality/quantity loss/gain calculation.	No	DFO will undertake approval specific consultation. Therme has met with MCFN several times to discuss shoreline works and seek input on Shoreline Summary Report	TWAHRS
Approval for In-Water Works	Canadian Navigable Waters Act	Federal	Assessment of change to use of water.	Yes	Yes	Canadian Aids to Navigation System;
Authorization/permit to affect Species at Risk and their habitat	Endangered Species Act	Provincial	Assessment of impacts to habitat and species	No	Yes	Species dependent best practice is available
Permit to Take Water	Ontario Water Resources Act	Provincial	Assessment of impacts to surface and groundwater resources and habitats.	Yes	Yes	
Environmental Compliance Approval TBD for operation of Therme facility and	Environmental Protection Act	Provincial	Yes – Specific to nature of ECA application	Yes		Guidance is available

stormwater management						
Excess Soil Registry	O Reg 406/19	Provincial	The soil standards are based on assessment of effects to all applicable human and ecological receptors.	No	No	O Reg. 406/19
Site Plan Review	City of Toronto Act and Municipal Code	Municipal	Yes	No	No	NA
Sewer Discharge Permit	City of Toronto Municipal Code	Municipal	No	No	No	NA
Building Permits	City of Toronto Municipal Code	Municipal	No	No	No	NA

Section 5: Public Consultation

Agency Comment:

What steps have you taken to consult with the public? What steps do you plan to undertake during all phases of the Project? Are you aware of any public concerns in relation to this project? If yes, provide an overview of the key issues and the way in which (in general terms) you intend to/ or have addressed these matters.

Therme Canada's Response:

Therme Canada has participated in municipally and provincially led consultations and supplemented these activities with independent engagements and consultations organized by Therme Group itself. Collectively, these consultation efforts include:

- One province-wide survey (open from Aug 30 – Oct 28, 2021) that received over 7,200 responses led by the IO;
- Two virtual public information sessions (Oct 13 & 27 2021) that had approx. 450 attendees-led by IO;
- One technical information session (Dec 14, 2021) with approx. 140 attendees-led by IO;
- Two virtual public consultation events (April 12, 2022, and October 27, 2022) on the proposed public realm design concepts and the EA process (over 370 attendees)-led by IO;
- Two in-person public consultation meetings (April 15, 2023, and September 7, 2023), hosted by the City. The April 15 meeting was attended by 390 participants and the September 7 meeting was attended by 167 participants-led by the City of Toronto;
- The City hosted corresponding virtual sessions for those unable to attend the in-person meetings. These virtual sessions were hosted on April 28, 2023, with 500 participants, and on September 12, 2023, with approximately 375 participants;
- Therme has also hosted an independent online seminar on March 22, 2023, attended by 270 participants. During this online seminar, Therme received more than 75 questions and answered as many as possible live, while remaining questions were addressed via Therme's website FAQ (see below);
- In February 2023, Therme Canada launched an online survey to collect independent feedback, and received 525 responses. This survey was translated into multiple languages (French, Punjabi, Simplified Chinese, and English) and promoted through digital advertising;
- Therme Canada maintains a general inbox and responds to inquiries about the Ontario Place project that are not addressed in existing FAQ materials – more than 250 letters have been received via this channel.
- Therme Canada has participated in IO-led presentations to Waterfront Toronto's Design Review Panel (DRP) on July 27, 2022, and March 22, 2023 – these DRP meetings were open to the public and live-streamed online;
- Therme Canada maintains a [project website](#) and [company website](#), with extensive and detailed Frequently Asked Questions and a form allowing visitors to contact Therme Canada directly with questions and comments.

Through these extensive engagements, Therme Canada has heard public commentary on several topics and sought to respond to this commentary through updates to our design

wherever possible. The following [Table 5](#) summarizes the most frequent feedback and our corresponding changes to the Project design:

Table 5. Summary of Public Comment and Response

Public Concern	Actions to Address
Size of the Facility	The building has been reduced in height, floor space and volume in the most recent OPA/ZBA resubmission to the City of Toronto. Overall, the volume was reduced by 25% while the height was dropped by approximately 10 meters (depending on section).
Amount of Public Open Space	Additional publicly accessible open space has been added to the Project totalling more than 16 acres. This represents more parkland than currently exists on the West Island, and therefore a net gain for the park-going public.
Loss of Trees	While Therme Canada does not have care and control of the site preparation (as mentioned in previous sections), the landscape plan for the site includes the addition of more trees to Ontario place than are currently found on the West Island, representing a replacement ration of 3:1.
Negative Aquatic/Shoreline Impacts	Therme Canada has extensive plans to improve the aquatic habitat, reinforce the shoreline and provide better public access to the water. These are outlined in more detail in the above sections.
Negative Impacts to the Site's Heritage	The Ontario Place property is identified as a Provincial Heritage Property of Provincial Significance and included on the City of Toronto's heritage registry. IO has undertaken a Heritage Impact Assessment (HIA) which has been submitted to the provincial Minister of Citizenship and Multiculturalism and to the City for information purposes as part o the OPA/ZBL resubmission. The HIA outlines the Project's specific impacts and recommends mitigation measures. Therme is committed to undertaking all the mitigation measures that apply to the West Island and are under Therme Canada's care and control.

In addition to public consultation, Therme Canada has consulted with regulatory agencies. Representatives of Therme Canada have met with Aquatic Habitat Toronto (AHT) on a number of occasions throughout project planning and will continue to meet through permitting, construction and establishment. AHT is made up of representatives of approval authorities and organizations with an interest in aquatic habitat on the Toronto waterfront. It is a collaborative forum to discuss projects proposed along the waterfront, monitoring of aquatic habitat and fish populations and a sounding board for discussing opportunities to enhance and restore fish habitat. Given membership from the federal Department of Fisheries and Oceans, the Ministry of Natural Resources and Forestry, TRCA, and the City and Waterfront Toronto, AHT is traditionally who is consulted with during the planning stages of project development. AHT has expressed support for Therme Canada's proposed shoreline works and associated fish habitat enhancement.

Therme Canada, both individually and in association with IO, has met with City of Toronto staff to discuss the planning applications on a number of occasions.

Section 6: First Nation Consultation

Agency Comment:

What steps have you taken to consult with Indigenous communities? What steps do you plan to undertake during all phases of the Project? Are you aware of any Indigenous community concerns in relation to this project? If yes, provide an overview of the key issues and the way in which (in general terms) you have addressed or will address these matters.

Therme Canada Response:

Therme Canada has extensively engaged with the MCFN throughout the Project development process. Meetings have been held on a variety of topics, including the shoreline works. Representatives of MCFN have met with Therme to discuss the Shoreline Summary Report and have provided comments which have been addressed. In general, comments related to shoreline works and Therme Canada responses were as follows:

- Possibility of including more bioengineering approaches to shoreline design
 - Bioengineering approaches have been incorporated included the reef/beach shore on the west side and the wetland zone on the east side. Armour stone is being used at exposed locations at the headlands and south shore to provide stability against wave energy.
- Concern about effects to American Eel habitat
 - An improved shoreline constructed with clean fill and armour stone and dressed with appropriately sized cobbles and boulders will provide suitable substrate for species. Top dressing of the submerged armour stone sections with appropriately sized cobbles and boulders will be used to provide cover and foraging opportunities for American Eel and the remainder of the open coast fish community.
- Concerns related to the potential need for off site fish habitat compensation
 - The new habitat created is intended to be more productive and better suited to the aquatic community of Ontario Place. The existing habitat is degraded or of poor quality for the local biotic community. The created and improved habitats will be of higher quality and will be designed to meet the needs of the aquatic ecosystem, now and into the future. DFO considers both the amount and the quality of habitat created in determining if additional compensation is required.
- Desire to continue to participate throughout project design, construction and operation.
 - Therme Canada is committed to continuing the consultation and engagement with MCFN through the design, construction and operation of the project.

MCFN has been central to the evolution of Therme Canada's designs, and the community's input was collected through a series of open houses and workshops held in the community. With the introduction of a land bridge connecting the West Island to the mainland and a series of green roofs with pathways shaped like the Credit River, the updated design recognizes the significant role of Indigenous heritage in Toronto's waterfront. These areas and more (such as the East Headlands) are being designed in collaboration with MCFN and represent the first look at how our shared journey towards honoring Indigenous presence on the waterfront continues to shape Therme Canada's approach.

Therme Canada has committed to ongoing consultation with MCFN throughout the planning, construction, and operation phases of the Project.

Therme Canada will continue to work with the MCFN and all other Indigenous communities.

IO has undertaken Indigenous consultation with respect to the two Class EAs and the following information has been shared with Therme Canada.

Since April of 2021, the Ministry of Infrastructure (MOI) has been consulting on the Ontario Place Redevelopment with seven First Nations with established or credibly asserted Aboriginal and treaty rights that include the Ontario Place site. Consultations about the proposed redevelopment are underway with the following communities:

1. Alderville First Nation
2. Curve Lake First Nation
3. Hiawatha First Nation
4. Mississauga of the Credit First Nation
5. Mississauga of Scugog Island First Nation
6. Kawartha Nishnawbe First Nation
7. Six Nations of the Grand River, as represented by the Six Nations Elected Council and the Haudenosaunee Confederacy Chiefs Council / Haudenosaunee Development Institute

General feedback provided by these communities during consultations includes but is not limited to:

- A high interest in being meaningfully consulted and included throughout all phases of project development, and to receive capacity funding to support their participation;
- Desire to see opportunities for economic and/or social benefits for Indigenous businesses and communities, including procurement and programming opportunities;
- Recommendations that site development proceed carefully and gradually, considering broader environmental impacts of every planned modification/build;
- Concerns about potential impacts to hunting and fishing rights, including most notably concerns about any impacts to Ontario Place shorelines and waterways, including impacts from proposed lakefill activities;
- High interest regarding recommendations to mitigate impact of proposed tree removals;
- Opportunity for the redeveloped Ontario Place to include meaningful Indigenous placekeeping and other cultural elements.

Section 7: Other Comments

Agency Comment:

Describe any other comments you have received in relation to environmental effects or impacts to the public or Indigenous peoples and describe how you have addressed or will address these.

Therme Canada Response:

The public has identified other potential impacts associated with the Project and the broader Ontario Place revitalization such as increased traffic, all of which have been comprehensively addressed through the technical studies accompanying the OPA/ZBA submissions to the City of Toronto. [REDACTED]

Section 8: Cumulative Effects

Agency Comment:

Explain your views on whether any effects, including effects in areas of federal jurisdiction as summarized in the IAAC letter, are anticipated to result in cumulative effects in combination with the effects of other activities that may not be within the Proponent's care and control and describe how you intend to manage those effects.

Therme Canada Response:

There are other works underway by Waterfront Toronto, TRCA, and others that will enhance fish habitat and the green space along the shoreline creating a cumulative benefit to issues under federal authority namely fish and fish habitat and migratory birds. Many of these projects are under construction or completed.

There are several projects across the Toronto central waterfront that have resulted in or will result in aquatic habitat improvements consistent with the Toronto Waterfront Aquatic Restoration Strategy and the Lake Ontario Fish Community Objectives. These includes all the works being undertaken by Waterfront Toronto in the Port Lands including the mouth of the Don River, and the work at Gibraltar Point. Cumulatively these projects will result in significant cumulative improvements to the quality and quantity of fish habitat in the central waterfront.

There are also a few projects across the Toronto central waterfront that are transforming former industrial lands into park spaces. This includes the works being undertaken by Waterfront Toronto in the Port Lands, and Ontario Park which is resulting in expanded green space along the shoreline for migratory birds.

Section 9: Therme Canada Response to Designation Request

Agency Comment:

Explain your view on whether the Project should be designated under the IAA.

Therme Canada Response:

Therme Canada respectfully submits that the Project should not be designated under the IAA. Given the recent Supreme Court of Canada's finding that the IAA is unconstitutional (in part), these submissions are without prejudice to Therme Canada's rights and recourse to provide additional submissions, including regarding the federal government's upcoming amendments to the IAA and any proposed amended federal jurisdictional trigger(s).

The IAA allows the Minister to designate a project only if it could reasonably cause non-trivial adverse "effects within federal jurisdiction" or adverse "direct or incidental effects," or public concerns related to such adverse federal effects warrant the designation. This discretionary authority is intended to enable the Minister to consider exceptional circumstances regarding adverse federal effects.

For the reasons described above, the Project would not cause adverse federal effects that reasonably warrant designation. Standard design features and mitigation measures will address any anticipated adverse federal effects, which will be adequately managed through other federal, provincial, and municipal regulatory mechanisms. For example, Therme Canada has assessed the impacts to fish and fish habitat and will continue to do so in seeking approval pursuant to the federal *Fisheries Act*. The improved fish habitat will have a greater value to the aquatic ecosystem than what is currently present at the West Island. Further, assessments of environmental effects have been carried out in accordance with best practices to meet relevant provincial and federal requirements. Based on these assessments, no other adverse federal effects are anticipated (e.g., to migratory birds, federal species at risk, etc.). Finally, Therme Canada has worked closely and cooperatively with MCFN throughout the planning phase of the Project and has committed to ongoing engagement with MCFN. Therme Canada will engage with other Indigenous communities regarding any adverse effects that the Project could cause in their traditional territories.

As a result, Therme Canada respectfully submits that the Project would not cause adverse federal effects, as currently defined, that warrant designation under the IAA. For this reason, the Minister does not have the authority to designate the Project under the IAA.

Section 10: Latitude and longitude

Agency Comment:

Provide the latitude and longitude of the Project site, using an appropriate location point.

Therme Canada Response:

The appropriate point selected for the project site at Ontario Place's West Island has a latitude of "43 degrees, 37 minutes, and 43.7622 seconds" and a longitude of "-79 degrees, 25 minutes, and 12.4428 seconds".

Thank you for providing Therme Canada the opportunity to respond to IAAC's questions.

Sincerely,

Dr. Robert Hanea
CEO and Chairman