



Corporate Report

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PDC APR 18 2011

DATE: March 30, 2011

TO: Chair and Members of the Planning and Development Committee
Meeting Date: April 18, 2011

FROM: Bruce Carr
Director, Strategic Community Initiatives

SUBJECT: **Inspiration Lakeview: A Vision and Next Steps**

- RECOMMENDATIONS:**
1. That the Corporate Report entitled "*Inspiration Lakeview: A Vision and Next Steps*", dated March 30, 2011, from the Director, Strategic Community Initiatives be received.
 2. That the accompanying report found in Appendix 1 entitled "*Inspiration Lakeview: A VISION*" dated March 11, 2011 prepared by Urban Strategies Inc. be received and form the basis of the next steps for the related project work including, but not limited to, the preparation of a Master Plan for the Inspiration Lakeview study area.
 3. That Council direct staff to work in partnership with representatives from the Region of Peel, Toronto and Region Conservation, and Credit Valley Conservation to advance opportunities with respect to lakefill, as identified in the community vision, and described in this report.
 4. That Council direct staff to complete a feasibility study for public access to the western pier on the Ontario Power Generation site in Lakeview, as identified in the community vision.

BACKGROUND:

On February 27, 2008, Council unanimously approved the following motion (Resolution # 0048-2008): “Be it resolved that the Council of the City of Mississauga inform the Ontario Power Authority that we are strongly opposed to the construction of a gas power plant in the Lakeview Community; and further, that the Council of the City of Mississauga encourage Staff to commence planning for the redevelopment of Lakeview as a diverse, multi-faceted community for the twenty-first century”.

On April 14, 2010, Council, through Resolution 0087-2010, directed “That an RFP be prepared immediately, utilizing the budgeted amount approved, to put in place a consulting firm to commence a tertiary study for the OPG lands”.

On August 4, 2010, Council received the work plan from the project team that included the consulting firm of Urban Strategies Inc. The objective of the project was to create a vision for the Ontario Power Generation (OPG) lands including the surrounding employment lands (Lakeview lands). The creation of this vision would involve building on the existing community sentiment, and would be a collaborative process that engaged Council, the community, and stakeholders including landowners and staff. The following are milestone events in the project:

October 6, 2010 - The community engagement for Inspiration Lakeview began. Over 300 people from across the city attended the event and participated in various activities as well as heard from inspiring speakers about waterfront revitalizations around the world.

December 1, 2010 – On December 1, 2010, the eve of the follow up engagement event, The Honourable Charles Sousa MPP, Mississauga South announced that the Province of Ontario would work with the City of Mississauga and OPG on a shared vision and action plan for the redevelopment of the lands at the former Lakeview Generating Station. The announcement stated that all three parties would work together to formalize a coordinated strategy consistent with the longer term development of the Lakeview community, and create a Memorandum of Understanding (MoU) with a goal towards developing a common vision for the lands.

December 2, 3, 4, 2010 - Over 500 members of the community joined the project team to develop a vision for the Lakeview lands.

The “Lakeview Sessions” were inspired by presentations from international experts on a variety of topics.

- Erik Freudenthal, from Sweden, highlighted their challenge on a site in Stockholm (Hammerby Sjostad) where a new community was built on a brownfield site that is now 50% more sustainable than other typical developments.
- Gail Lord, President of Lord Cultural Resources, spoke about how cultural capital can be created using examples of cultural renaissance projects from around the world.
- Matthew Urbanski, a Landscape Architect for Michael Van Valkenburgh Associates, New York City, presented examples of waterfront parks built on former industrial sites.

Together with the community, the following questions were explored around four themes:

Blue - Where is the water’s edge? How can we create more access to the water by bringing it into the site? What happens at the water – vibrant urban spaces or passive natural spaces?

Green - How should we shape the system of parks and open spaces? How much should be natural? How much should be programmed? Can streets be part of the green space network?

Culture - What types of places and programs should there be to bring people together from all ages, genders, abilities, cultures, orientation and beliefs, and where should they go? What are the opportunities for cultural tourism?

Urban - What should the urban fabric of Inspiration Lakeview be like? What pattern of streets and blocks will connect it to the rest of the city while creating the desired atmosphere and development opportunities? How tall should the buildings be and where should they go?

The project team along with the community sketched, worked with a scale model, and encouraged dialogue about the future of Lakeview. The early workings of a truly collaborative vision were presented on December 4, 2011 at a presentation to over 100 members of the

community. The Honourable Charles Sousa MPP, Mississauga South, Mayor Hazel McCallion and Councillor Jim Tovey, Ward 1, all spoke to the success of the “Lakeview Sessions” and the emerging Vision.

February 17, 2011 - Over 300 members of the community were in attendance for the presentation of the Vision. The Keynote Address was by The Honourable David Crombie, PC, OC, founding chair of the Waterfront Regeneration Trust and Commissioner of the Royal Commission on the Toronto Waterfront. Mr. Crombie’s presentation was inspiring, and reminded all in attendance of the importance to be bold, yet strategic, and mindful of the natural environment, when integrating our cities with our waterfront, and waterfronts with cities. The reaction to the vision was extremely positive. Members of the community could see how the ideas generated at the “Lakeview Sessions” were received, synthesized and presented in context and harmony with one another in the final Vision.

PRESENT STATUS:

The Vision for Inspiration Lakeview is rooted in the Core Principles and based on the outcomes of the “Lakeview Sessions”. The Core Principles drive the recommendations for the Vision and will be a point of reference throughout the Master Plan development to ensure that the evolving plan for Inspiration Lakeview remains true to the Vision.

The following are the Core Principles:

1. Link the City and the Water
2. Open the Site with a Wealth of Accessible Public Spaces
3. Create a Green, Sustainable, Innovative, Model New Community
4. Create a Vibrant Community
5. Connect in Multiple Ways: Transit, Walking, Cycling and the Car
6. Create a Destination to Draw Local, Regional and International Visitors
7. Commemorate History While Creating a New Legacy
8. Balance Public and Private Investment to be Economically Viable and Sustainable

Applying these Core Principles to the four themes of Blue, Green, Culture, and Urban, a series of recommendations for the Lakeview

lands have been made for further consideration and study. These recommendations range from big ideas; or Big Moves, to small ideas; or Small Moves. Appendix 1: Inspiration Lakeview Vision: Core Principles, Themes and Moves provide a summary of the Moves. Appendix 2: Inspiration Lakeview: A VISION provides a full description of the Moves.

The following is a summary of the conclusions under each of the four themes:

Blue: Water is the defining feature of Inspiration Lakeview. The interplay between Lake Ontario and the Lakeview community should be profound, significant, playful, contemplative, calming and energizing. Bringing Lakeview to the Lake, and the Lake into Lakeview is an extremely important aspect of the Vision, and was an element that the community was extremely passionate about.

Green: Inspiration Lakeview should be visually, philosophically and functionally green. The Vision has suggested providing an extensive public realm; rehabilitated natural areas; integrated sustainable infrastructure and design; each aspect contributing to a high quality of life for the community and high value setting for private investment.

Culture: From generating power to generating ideas, the Vision addresses a forum for arts and culture inspired locally as well as internationally. The community provided a wealth of ideas regarding cultural and heritage opportunities in the public realm, as well as in the private domain.

Urban: With the redevelopment of the Lakeview lands, it is imagined that a new vibrant community will take shape on the shores of Lake Ontario that will be a regional, national and international model of new community design. There is a rich fabric surrounding the site and the emerging ideas in the Vision are intended to reconnect Inspiration Lakeview with the adjacent community and the broader City and Region.

COMMENTS:

The Vision is the result of collaborative ideas generated through the input of over 1000 people through themed workshops, one-on-one conversations, open houses, scale modeling and a speakers' series. Community members were encouraged to help develop a plan for the

Lakeview lands with an eye to revitalizing this area into a mixed-use, vibrant, sustainable community. The vision ensures an exciting and productive use of the Lakeview lands that is aligned with the direction of the City's recently adopted Strategic Plan. From the Vision a series of next steps is being planned:

1. Create the Master Plan

The Vision is the start of an extensive process. The ideas will have to be studied, refined and tested to deliver the Vision that will revitalize, not re-industrialize the waterfront. A next step for Inspiration Lakeview is the preparation of a detailed Master Plan, including the accompanying and applicable technical and master planning studies that will support the necessary Official Plan amendments and allow the transformation of the site to begin.

Realizing the vision will require champions from every level of government, organizations, and the public and private sector. The Vision must become broadly endorsed and supported in order to move forward with transformational change. The Vision has been produced by passionate stakeholders who participated in the engagement process. The Vision will now be circulated to a broader audience, particularly those agencies who will become part of the process of moving the project from vision to reality and contributing to the Master Plan. OPG and the Province of Ontario have requested time to review the Vision and provide formal comments, in context with the current work on the MoU. The project team will coordinate widespread circulation of the Vision and post it on the Inspiration Lakeview website, request formal comments from City Departments, stakeholders and agencies, with a time frame of 60 days, and report back to Council. The purpose of receiving comments is to identify any issues or challenges as well as any future studies that are required to develop the detailed Master Plan. The Master Plan will provide sufficient detail to guide future development, while also remaining flexible enough to market conditions and other emerging issues.

The Master Plan will examine in detail the location and configuration of all development parcel blocks (ie. residential and mixed-use opportunities) together with open space, cultural and employment areas concurrent with the necessary technical background studies (ie. Geotechnical; Environmental Remediation; Lakefill and Channel

Dredging Feasibility; Archaeology; Aquatic and Terrestrial Natural Heritage) and master planning studies (ie. Transportation Strategy, Sustainability Strategy, Community Energy Plan; Municipal Servicing; Land Use; Built Form and Urban Design; Public Realm; Culture; Phasing; Business Plan and Financial Strategy).

While it is acknowledged that the current population and employment growth projections for the City does not envision redevelopment of the Lakeview lands into a mixed-use community, the Master Plan exercise will result in a full understanding of the employment and population growth projections and the next steps the City needs to take to ensure that the Master Plan becomes a reality. The Master Plan will be developed in the context of the eight (8) Core Principles, four (4) themes (Blue, Green, Culture and Urban) and the Moves outlined in Appendix 2. As part of this process, and in the context of future growth opportunities for the Inspiration Lakeview community and related growth across the city, all stakeholders must understand that the Master Plan process could result in varying degrees of modification and refinement to a variety of elements expressed in the "Inspiration Lakeview: A VISION" document.

As a result of the Master Plan work required for the project, the forthcoming Lakeview Area Plan (LAP) will not be recommending changes in the land use designations for the Lakeview Study Area lands. Instead, the LAP will acknowledge that a detailed Master Plan is required for the Lakeview lands before any land use designation changes may be considered by Council.

2. Conduct an Environmental Review

The next steps will also include a review of the environmental conditions on the site. A better understanding of the costs and extent of required remediation is essential prior to finalizing a detailed Master Plan. Uses, in certain areas of the site, may be determined by the existing environmental conditions. Through the Memorandum of Understanding that is currently underway, the City has requested that OPG provide all relevant environmental studies of the site for review. Once the studies are in, the City will be able to assess the amount of additional environmental study required, in the context of the Vision.

3. Determine Feasibility of a Lakefill Initiative

On May 31, 2010, the Region of Peel, Credit Valley Conservation (CVC), and Toronto and Region Conservation (TRC) approached the City with a proposal to review the feasibility of introducing lakefill south of the OPG, Region of Peel G.E. Booth Waste Water Plant, and City of Toronto's Marie Curtis Park properties. The proposal provided an opportunity to use lakefill for the creation of new conservation lands and trail connections, as well as respond to the Region of Peel's growing demand and increased costs for the disposal of fill related to major capital projects. The cost savings realized from disposing fill locally would be reinvested in infrastructure to provide increased public access to the waterfront. The study was proposed to be funded by the Region of Peel, and administered through a partnership between the CVC and TRC.

As the City was in the process of initiating an extensive public engagement process, the project team decided to gather the community's thoughts on this initiative. Through the engagement exercise it became clear that there are a number of opportunities available by introducing lakefill. As an example, waterfront access is currently cut off from the OPG site to the Arsenal lands and Marie Curtis Park because of the Regional Waste Water Treatment Plant. Through the strategic use of lakefill, a new green water's edge, including pathways and trails, could be created south of the Waste Water Treatment Plant connecting the eastern OPG break wall to the the Arsenal lands and Marie Curtis Park. This new lakefront land will also provide new natural heritage and habitat opportunities, including opportunities to improve marine habitat. It is recommended that City staff work in partnership the Region of Peel, TRC and CVC to explore the feasibility of lakefill. Given what the City heard through the engagement exercise on lakefill and the significance of lakefill to the Inspiration Lakeview Vision it is recommended that the City take a lead role in directing the work of TRC and CVC in delivering the feasibility study.

4. Gain Public Access to the Western Pier

During the engagement exercise the community identified that access to the western pier would provide an excellent opportunity to link the Waterfront Trail from Lakefront Promenade Park and could be a great first step to gaining access to the waterfront in Lakeview. The ability to walk out to the end of the western pier would provide an incredible experience in Lake Ontario, and a panoramic view of

Mississauga's eastern shoreline. The City received approval from OPG on March 30, 2011 to access the site as the first step in completing a feasibility study. It is recommended that staff study this initiative from a public safety, liability, technical, cost and management perspective, consistent with the Inspiration Lakeview Vision, and provide Council with these details and the related next steps.

5. Execute a Memorandum of Understanding with the Province of Ontario and OPG

Staff began meeting with the Province of Ontario and OPG on the MoU on January 13, 2011. The purpose of the MoU is to develop a shared vision amongst the parties for the future of the Lakeview lands. At the time this report was being written negotiations were ongoing and proceeding positively. An update on the status of the negotiations will be presented to Council on April 27, 2011.

STRATEGIC PLAN:

The Strategic Pillar for Change, 'Prosper', identifies the visionary action "We will create a model sustainable community on the waterfront". The revitalization of the Lakeview lands provides an opportunity to embrace this strategic goal and the related actions in each Strategic Pillar for Change with initiatives that are aligned with creating a mixed-use, vibrant, integrated, sustainable community.

FINANCIAL IMPACT:

As identified in the 2011 Business Plan (BR#154), a total of \$700,000 has been approved for technical, environmental, planning, and financial studies required to enable the Vision.

CONCLUSION:

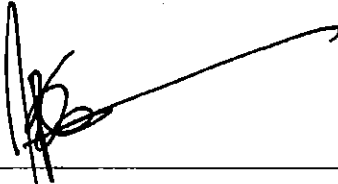
The Inspiration Lakeview Vision outlines the desired uses for the Lakeview area as guided by the community. These lands have the potential to become a regional, national and international model of sustainability and brownfield redevelopment. The Vision is the result of collaborative ideas generated through themed workshops, one-on-one conversations, open houses, scale modeling and a speakers' series. Community members developed the plan for the Lakeview lands with an eye to revitalizing this area into a mixed-use, vibrant, sustainable community. The community is passionate about the future of Lakeview and the Vision ensures an exciting and productive use of the Lakeview lands. That Vision will be realized

through the partnership with the Province and OPG and the private sector. The City will continue to champion the momentum on this project and will continue to work closely with the community as the ideas identified in the Vision are tested from a wide range of perspectives.

ATTACHMENTS:

Appendix 1: Inspiration Lakeview Vision: Core Principles,
Themes and Moves.

Appendix 2: Inspiration Lakeview: A VISION

A handwritten signature in black ink, appearing to be 'Bruce Carr', written over a horizontal line.

Bruce Carr
Director, Strategic Community Initiatives

Prepared By: Lorenzo Ruffini, Strategic Leader

INSPIRATION LAKEVIEW: A VISION

April 18, 2011





Executive Summary

Inspiration Lakeview is a unique opportunity to transform a major waterfront site that for over 120 years has provided service to the public while being inaccessible to them. It will transform from a brownfield into a new green waterfront asset for the City of Mississauga, the wider Greater Golden Horseshoe region and the Province of Ontario.

A Collaborative Effort

On December 1, 2010, MPP Charles Sousa announced that the Province would be working with the City of Mississauga and Ontario Power Generation (OPG) to formalize a coordinated strategy for the redevelopment of OPG's former Lakeview Generating Station lands, a significant part of the 245 acres of brownfield land on Mississauga's eastern lakefront that make up Inspiration Lakeview.

That exciting announcement coincided with the three-day Lakeview Sessions design charette on December 2, 3 and 4, which was the culmination of an extensive public consultation program through the fall of 2010 to develop a Vision for the Inspiration Lakeview lands. Over 1,000 people were consulted during the process, including almost 500 participants in the Lakeview Sessions.

The Vision for Inspiration Lakeview is the first step in a multi-stage process that began in the spirit of community engagement, has evolved to this stage with the addition of multi-level government and stakeholder collaboration, and will be realized through the ongoing participation, dedication, investment and leadership of these parties.

Inspiration Lakeview represents a once in a lifetime opportunity for a showcase of innovation in new community building on the north shore of Lake Ontario in Mississauga.

A Vision for Inspiration Lakeview

The Vision establishes the City's and community's desire for change on the City's eastern lakefront and sets the direction for that change based on Core Principles and Key Moves organized around the themes of Blue, Green, Culture and Urban.

- The 245 acres of Inspiration Lakeview should be known for a network of public spaces of varying size and program, ranging from cultural institutions and venues of all sizes to active and passive recreation facilities; from significant public gathering places to intimate parks for private reflection, taking full advantage of the waterfront location.
- The piers, new canals and wetlands, new water's edge and improvements to the marina can create a continuous waterfront link along the water's edge, connecting the Waterfront Trail and offer many ways of interacting with water across the entire the site.

- In support of the City's vision for a model sustainable community, these special public places and open spaces should be supported by a rich mixed-use community offering a wide variety of housing choices accessible to all. As well, employment opportunities including shops, restaurants, cultural and educational institutions, office, research and compatible green industries should be located here.

- This mix of uses should be designed at a density that supports public transit, creates a series of walkable neighbourhoods, and that is able to support the significant investment in infrastructure required for the overall redevelopment.

- Innovative sustainable technologies and systems can be implemented at Inspiration Lakeview, further establishing the site's post-energy production legacy as a clean, green place.

The Vision establishes the scale and general character of the area, but further detailed master planning will be required to fully resolve the evolution and implementation of Inspiration Lakeview.



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1 Introduction

The Inspiration Lakeview study area is within the dashed line



Inspiration Lakeview is a unique opportunity to transform a major waterfront site that for over 120 years has provided service to the public while being inaccessible to them. It will transform from a brownfield into a new green waterfront asset for the City of Mississauga, the wider Greater Golden Horseshoe region and the rest of the Province of Ontario.

The Inspiration Lakeview process has grown out of a community initiative known as the Lakeview Legacy Project and discussions that took place during the consultation associated with the Lakeview Local Area Plan review. Following the demolition of the former Lakeview Generating Station (affectionately known as the “4 Sisters” for the four large smoke stacks that dominated the skyline) on June 12, 2006, Lakeview area residents came together to think boldly about what the site could become. They showed Mississauga City Council that there was appetite in the community to use the massive waterfront site for something more than a power generation. They wanted to take back their waterfront.

City Council recently approved a new Strategic Plan, based on extensive community engagement, comprised of a Vision Statement and five Strategic Pillars for Change. The Strategic Plan provides a long term vision to guide Mississauga as it embarks upon the next stage of its development. The Five Strategic Pillars for Change to guide the City into the future: MOVE, BELONG, CONNECT, PROSPER, and GREEN. The Strategic Plan is accompanied by an Action Plan which, in addition to targeted actions for implementation and measuring

success, also identified Visionary Actions to support each Pillar and to encourage citizens to think big about what their City could become. The Visionary Action for the PROSPER pillar is: “to create a model sustainable creative community on the waterfront”.

With that goal in mind, and building on the momentum of its citizens, Council commissioned the development of a Vision that would gather the input of all Mississauga residents and stakeholders to envision just what a “model sustainable creative community on the waterfront” could be at the former Lakeview Generation Station and surrounding industrial lands.

A Vision for Inspiration Lakeview

This document represents the Vision, and is the first step in a multi-stage process. The Vision establishes the City and community’s desire for change on the subject lands and sets the direction for that change. The Vision includes Core Principles and Key Moves that generally articulate the community’s preferred future for the lands and also provide a framework for evaluating future decisions as the area moves through the more detailed planning stages. The Vision was developed in part by the use of a physical model to test and explore ideas

and options. The model is referenced in the Vision to illustrate one way of implementing the Core Principles and to visually set out the Key Elements. Whereas the Vision establishes the scale and general character of the area, further detailed master planning is required to fully resolve the evolution of Inspiration Lakeview. Such a master planning exercise will then result in amendments to the City's Official Plan for implementation.

Achieving the Vision will require investment and initiative from the Province, Ontario Power Generation, the Region of Peel, the City of Mississauga, public sector agencies such as the Conservation Authorities, and the private sector. Through the Inspiration Lakeview process the Province, Ontario Power Generation and the City have agreed that there is a new exciting future ahead for the power generation lands. On December 1, 2010 these three parties stood together to announce their intention to enter into a Memorandum of Understanding to continue moving the process forward in a collaborative fashion.

It will also need the ongoing leadership and support of Mississauga's citizens.



On December 1, 2010, The Province, OPG and the City agreed to work together toward making the Vision for Inspiration Lakeview a reality

Policy Context

Redeveloping the Inspiration Lakeview lands is supported by land-use planning policy at all levels, and also has the opportunity to achieve multiple goals at each of the provincial, regional and municipal levels.

Provincial Policy Statement

The Provincial Policy Statement (2005) includes policies for the wise use of land to sustain healthy, livable and safe communities. These policies encourage development patterns that make good use of existing infrastructure, including intensification and redevelopment of already built-up areas.

Places to Grow: The Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) provides a framework for implementing the Government of Ontario’s vision for building strong communities and carefully managing regional growth to 2031. As such, it is intended to guide decisions on transportation and infrastructure planning, land use planning, urban form, housing and natural resource protection in order to promote economic prosperity.

The Growth Plan directs a significant portion of both population and employment growth to be accommodated through: intensification of the built up area; the development of mixed-use and transit supportive, pedestrian friendly urban environments; the

development of complete communities with a mix of land uses, a range of employment and housing types, high quality open space, and; easily accessible local stores and services (2.2.2)

The Growth Plan establishes that as of 2015, a minimum of 40% of all residential development regionally will be within the built-up area. Intensification areas, including brownfield sites such as the Inspiration Lakeview site, will play a key role in supporting achievement of the intensification target and will be identified through municipal Official Plans (2.2.3).

Designated employment lands are protected for employment purposes and may only be converted to other uses through a municipal comprehensive review (2.2.6). The second stage in the employment lands review will occur as part of the detailed master planning for the Inspiration Lakeview lands.

The Growth Plan’s transportation policies seek to ensure the infrastructure is in place to support intensification and the development of mixed-use communities, wherever possible, and to facilitate improved connections from nearby neighbourhoods to intensification areas, by multiple modes including transit and bicycle networks (3.2.3.2).

Provincial Priorities

While any proposed redevelopment at Inspiration Lakeview waterfront is clearly supportive of

provincial planning policies as it represents reuse and intensification of brownfield lands and existing infrastructure, the project also has the potential to support priorities across the provincial government. Our team has reviewed the stated priorities of each ministry and found areas of intersection and alignment with the redevelopment aspirations of the OPG Lakeview site, from the Ministry of Aboriginal Affairs to the Women’s Directorate.

The Big Move: the Regional Transportation Plan

Metrolinx, the regional transportation agency for the Greater Toronto Area and Hamilton (“GTAH”) released the Regional Transportation Plan called The Big Move - a plan for an integrated multi-modal transportation system across the GTAH that is “seamless, coordinated, efficient, equitable and user-centred”. The Big Move includes support for intensification to support transit investments including the Hurontario LRT, Dundas Line, and future Waterfront West rapid transit.

Region of Peel Official Plan

The goal of the Regional Official Plan (ROP) is to provide an urban system comprised of a diversity of healthy and complete communities which offer a wide range and mix of housing, employment, and recreational and cultural activities and which are served and connected by a multi-modal transportation system, while respecting the natural environment (5.1.2). The ROP seeks an intensified and compact urban form and

a mix of land uses in appropriate areas to ensure the efficient use of land, services, infrastructure and public finances (5.3.1.4). Furthermore, the ROP states support for the Waterfront Regeneration Trust's initiatives to implement the Lake Ontario Waterfront Trail (3.5.2.5), while protecting, restoring and enhancing the natural shoreline of Lake Ontario.

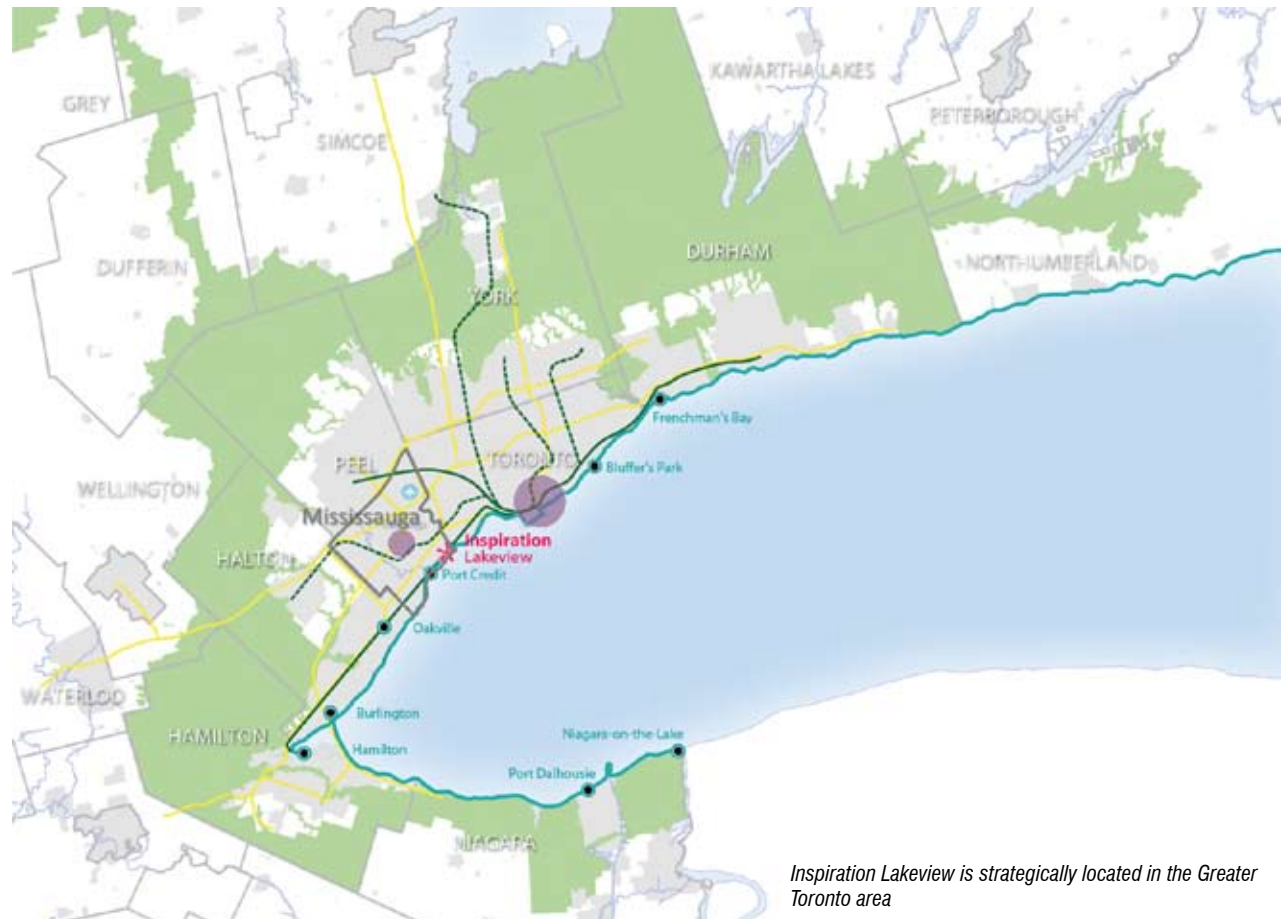
City of Mississauga Official Plan

The City of Mississauga has recently adopted a new Official Plan that will guide the City into its next chapter of growth as an urban place. The new Official Plan envisions Mississauga as a beautiful sustainable city that protects its natural and cultural heritage resources, including the Lake Ontario waterfront, and its established, stable neighbourhoods. Through the Official Plan the City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. To achieve this vision, the City will revitalize its infrastructure, conserve the environment and promote community participation and collaboration in its planning process (4.1). Redevelopment of the Inspiration Lakeview lands is consistent with and supportive of this broader vision for the City.

As part of the wider Official Plan review exercise, the Lakeview Local Area Plan (LAP) has also been under review. The LAP covers the whole of the Lakeview

community including the OPG site and employment lands. Redevelopment of these lands was raised during the LAP consultation, and was in part responsible for the initiation of the Inspiration Lakeview project to look at the future of the lands comprehensively and in more detail than could be accomplished through the LAP. As

a result, the forthcoming LAP will not be recommending changes in the land use designations to be applied to the Inspiration Lakeview lands, but rather will acknowledge that a detailed master plan is required for the whole Inspiration Lakeview area before any land use designation changes may be considered by Council.



Inspiration Lakeview is strategically located in the Greater Toronto area

Physical Context

The Inspiration Lakeview site is located in southeast Mississauga, and is roughly 245 acres (99 hectares) in size. The site consists of the former Ontario Power Generation (OPG) Lakeview Generating Station (64 ha of land, 80 ha including the water lot area) and the lands comprising the older Lakeview employment area (35 ha), located north of the OPG site and south of Lakeshore Road East, between East Avenue and Fergus Avenue.

Immediately east of the site is the G.E. Booth (Lakeview) Waste-water Treatment Plant which is owned by the Region of Peel. The plant serves Bolton, east Caledon, Brampton and the eastern parts of Mississauga. The Region has invested significantly in new technologies and processes and in fact, this state of the art facility regularly receives teams of international visitors interested in learning about the plant.

The significant open space of the City of Mississauga's Arsenal Lands and the City of Toronto's Marie Curtis Park, including Etobicoke Creek lie east of the waste water treatment plant and employment lands.

To the west of Inspiration Lakeview is the Lakeview Water Treatment Facility, which has recently been expanded, and the facilities associated with Lakefront Promenade Park.

Beyond Lakefront Promenade Park and north of Lakeshore Road East are the residential neighbourhoods that make up the Lakeview community.

The site has importance not only to the Lakeview community but to the whole of Mississauga and the entire Province. So few major waterfront sites remain, let alone ones of this magnitude so strategically located with convenient access from Lester B. Pearson International Airport, downtown Mississauga and downtown Toronto.

The Opportunity

Including the surrounding industrial properties on the south side of Lakeshore Road East, and the lands belonging to Ontario Power Generation, Inspiration Lakeview covers 245 acres (99 hectares), and will be one of the largest redevelopment areas in the City.

The size of the site is immense and so are the opportunities associated with it.

Additional information on the history of the site and its existing conditions is available in the Phase 1 Summary Report.

Process

The Inspiration Lakeview process represents a conversation with over 1,000 residents through the fall of 2010 about the future redevelopment and use of over 245 acres of Mississauga's waterfront, most of which have not been accessible to the public for over 120 years.

In September, the Consulting Team met with key stakeholders including the Mayor, the City's Leadership Team, City Directors, key staff, community groups and landowners to understand the initial perceptions of the project site and early aspirations for its future.

On October 6th, a Public Kick Off event was held at the Mississauga Seniors Centre. Nearly 300 people attended, including the Mayor, the local councillor and the Member of Provincial Parliament. The evening featured guest speakers Joe Berridge and Barry Lyon who encouraged the community to take this opportunity to dream about their waterfront's possible future.

Participants were also invited to express their ideas for the site in a variety of ways, including maps, a collage of idea words, and discussions around a scale model which showed the existing conditions of the site and surrounding context.



The October 6, 2010 kick-off event at the Mississauga Senior's Centre



The kick-off event was well attended



Workshops were held with staff and stakeholders

There were many other opportunities to share information and solicit ideas throughout the fall:

- Additional presentations and “ideas exchange” sessions were held with staff through the fall, engaging 310 people.
- The project was featured on Rogers TV reaching their extensive viewing audience and web site users.
- Learning materials were prepared and offered to all Mississauga high schools. Five schools requested the packages and two requested additional presentations, reaching 300 students. One class used the Inspiration Lakeview site as a case study and student teams prepared models of their ideas.
- A community tour of the Ontario Power Generation lands was held on November 20th. Thirty-two community members attended this never-before offered opportunity to get a sense of the scale and potential of the Ontario Power Generation site.
- The City of Mississauga developed a project web site which had over 6,100 page views between its launch and the preparation of this report.



The community was invited to tour the OPG site and experience the scale of the site

The Lakeview Sessions: December 2, 3, 4 2010

The highlight of the Inspiration Lakeview process was the 3-day event dubbed The Lakeview Sessions, which attracted almost 500 participants. The Lakeview Sessions took place on December 2, 3 and 4 at the Mississauga Senior's Centre and were a collaborative open design studio by day and a workshop open house with international guest speakers by night. Over the course of the Lakeview Sessions participants worked with City Staff and the Consulting Team to develop the elements of a working Vision for the site, building on the core themes that emerged from the early stakeholder sessions and Kick-Off event.

A key tool used during the Lakeview Sessions was the large scale foam model of the entire study area. As ideas were raised they could be tested on the model and evaluated with a greater sense of the resulting relationships. These relationships, rather than the apparent details of the final model, were translated into the Vision that is described in Section 2 of this document.

The evening speakers offered international examples of sustainable community development (Erik Freudenthal), landscape design for urban waterfronts (Matt Urbanski) and building cultural capital (Gail Lord), which inspired many ideas captured in the Vision.

The vision was presented to a standing -room only crowd on February 17, 2011, with the MPP, Mayor, City Councillor and a representative from OPG in attendance.

The Lakeview Sessions on December 2, 3, and 4, 2010 invited the community to be a part of the design process





Examples of the Lakeview Sessions work

A hand-drawn sketch of a landscape. The sketch features a grid of pink lines forming a rectangular area. Inside and around this grid are various black scribbles and shapes, possibly representing trees or buildings. There are green and blue areas, likely representing grass or water. The sketch is titled "Examples of the Lakeview Sessions work" in the top left corner.



- more nature
 - original landscape
 - Bring LRT/transit in
 - ↳ no big parking lots
 - Use water/sculpture to commemorate 4 sisters
 - recognize hydro towers as feature
 - performance/heritage centre
- Sustainability
 - water
 - energy
 - biodiversity
 - bird-friendly
 - night-friendly

TODAY

1:00	SESSION 1	CULTURE
2:00	SESSION 2	BLUE
3:00	SESSION 3	URBAN
4:00	SESSION 4	ARTS
5:00	SESSION 5	SPORTS
6:00	SESSION 6	THEATRE
7:00	SESSION 7	THEATRE
8:00	SESSION 8	THEATRE
9:00	SESSION 9	THEATRE
10:00	SESSION 10	THEATRE
11:00	SESSION 11	THEATRE
12:00	SESSION 12	THEATRE

CULTURE

Stadium?

TOO BIG?

TOO MUCH PARKING?

MAX FLEXIBILITY

- NO DEAD ZONE
- Amphitheatre

MUST COME WITH TRANSIT

PUBLIC CULTURE:

- walking
- cycling

Centre of excellence for sport / arts / culture

GOV

REFLECTING AMERICAN'S IDEAS

Villages Eclectic NOT A THEME

- Music garden
- Use a lot of glass on waterfront
- Buildings should respond to the water.
- protect / plan for future ideas / investment
- Pedestrian zone ?
↳ Supplemented with community links / tram
↳ Canopy of trees



2

Developing a Vision





The Vision for Inspiration Lakeview is rooted in Core Principles and based on the outcomes of the Lakeview Sessions community design event expressed around four themes.

Throughout the fall stakeholder consultation sessions and public input events, certain core themes began to emerge. These are described in the Phase 1 Summary Report. The themes were refined during the Lakeview Sessions and, with the addition of two new concepts, have become the over-arching Core Principles that reflect the community's aspirations for Inspiration Lakeview. These Core Principles are also consistent with the City's Strategic Pillars for Change.

The Core Principles, described on the following pages, drive the recommended Key Moves and should be a point of reference throughout the master planning process to ensure the evolving plan for Inspiration Lakeview remains true to the Vision.

The focus of the 3-day Lakeview Sessions event was the exploration of how to apply the Core Principles on the ground. To manage this challenging task, the Core Principles were collapsed into four themes for further discussion: Blue, Green, Culture, Urban – encompassing the main aspects of the Vision for Inspiration Lakeview.

Furthermore, the Vision for Inspiration Lakeview is a truly sustainable approach as it treats all aspects of sustainability (social/cultural, environmental and fiscal) as integral to the all of the main themes. All aspects of sustainability are also represented in the Core Principles, further establishing such a balanced approach as a main driver for the redevelopment of the area.



Change must be thoroughly imagined at a variety of scales: BIG, Medium, and small. The Vision establishes the BIG moves and makes suggestions about the medium and small ideas that will give the area character over time. These Key Moves are identified schematically on maps and through supporting text. While the model was used as a tool to help arrive at these main ideas, it too is only a schematic representation of one that the key moves could be applied. The details associated with any of the suggested interventions must be explored through the Master Planning process.

Core Principles



1. Link



2. Open



3. Green



4. Vibrant



5. Connect



6. Destination



7. Commemorate



8. Viable

Principle 1

Link the City and the Water

The true “inspiration” for the site is its waterfront location. The potential to create a place where people can interact with Lake Ontario in a variety of passive and active, urban and natural ways is enormous, especially if the redevelopment of Inspiration Lakeview can create new and innovative ways to reach the water, beyond the existing shoreline. The specific uses and the development pattern should strive to bring the City to all of the various water’s edges and in a manner that allows for the delight and whimsy that is often associated with being at or on the water.

Principle 2

Open the Site with a Wealth of Accessible Public Spaces

Because of its varied natural, military and utility history, the Inspiration Lakeview lands, and particularly the waterfront, have been closed to the public for over 120 years. The new community should include a variety of spaces and places where the public can gather, and in particular experience the water.

Principle 3

Create a Green, Sustainable, Innovative, Model New Community

There is a keen interest from the public and City staff to see the future of Inspiration Lakeview in sharp contrast to its past: from dirty to clean and green. Inspiration Lakeview provides an opportunity to demonstrate the next wave in community building by using innovative design and technological solutions to create a new urban precinct that uses less energy, infiltrates more water, has cleaner air, and creates less solid waste than other contemporary developments.

Principle 4

Create a Vibrant Community

Inspiration Lakeview will be an attractive area to visit because of its location on Lake Ontario and the other features and amenities that the site offers but it should also be a truly mixed use area for those that live, work, play and learn in the new community. As the area currently provides a good job base, the new community should include multiple opportunities for employment, both through population-serving commercial and retail and through attracting light industry, research and development, and cultural and educational institutions to the community. Places and programs for cultural expression of all scales should be featured at Inspiration Lakeview. The new Inspiration Lakeview community should be as diverse and welcoming as the City that encompasses it, which can be facilitated through the provision of a wide range of housing, including affordable housing. Cultural amenities will allow for the community to express itself and feel a sense of ownership while sharing the area with the wider public.

Principle 5

Connect in Multiple Ways: Transit, Walking, Cycling and the Car

The sheer size of the Ontario Power Generation lands and their history as a single parcel means that although Inspiration Lakeview is a waterfront site, the northern parts of the study area are nearly a kilometre from the water's edge. Bringing people into and around the site efficiently is important and prioritizing modes other than the private automobile (walking, cycling and transit) will be key to encouraging the area's vitality. The existing waterfront trail and surrounding open spaces, including the hydro corridor, provide key opportunities to link Inspiration Lakeview with the rest of the City.

Principle 6

Create a Destination to Draw Local, Regional and International Visitors

After over 120 years of being closed off to the public, this area of Mississauga is not highlighted as a destination for residents of the City, other GTA communities or for international visitors to the region. Inspiration Lakeview should include programs, uses and/or attractions that will become local and GTA-wide landmarks as recognizable and as widely known as the Four Sisters once were.

Principle 7

Commemorate History While Creating a New Legacy

From early First Nations settlements to Canada's first Aerodrome, to the Small Arms Munitions factory to the Lakeview Power Generating Station, these lands have played a significant role in the Country's development. The new Inspiration Lakeview community should commemorate and celebrate the history of the area while establishing the next chapter in that history.

Principle 8

Balance Public and Private Investment to be Economically Viable and Sustainable

The importance and great potential of Inspiration Lakeview is well understood. It is also understood that there are significant costs associated with cleaning up the site, preparing the lands for use and achieving the excellence in public realm and cultural amenities that have been identified as priorities. Inspiration Lakeview must balance both of these realities in a manner that not only allows, but also encourages the timely redevelopment of the site in a fiscally responsible way resulting in added value to the Province, City, area residents and private landowners.



The Vision as expressed in the working model from the Lakeview Sessions

The Vision

At the heart of the Vision for Inspiration Lakeview is a desire to both extend the life of Mississauga into the lake and to bring the power of the water's edge into the City.

S U S T A I N A B I L I T Y

Blue

Water is the defining feature of Inspiration Lakeview. No other shoreline city will engage with the water so significantly, inviting us to be both playful and contemplative; its presence both calming and energizing.

Green

Green Inspiration Lakeview will be visually, philosophically and functionally green. It will provide: an extensive public realm; rehabilitated natural areas; and integrated sustainable infrastructure and design; each aspect contributing to a high quality of life for the community and high value setting for private investment.

Culture

From generating power to generating ideas, Inspiration Lakeview will give a place and forum for arts and culture inspired locally and extending internationally.

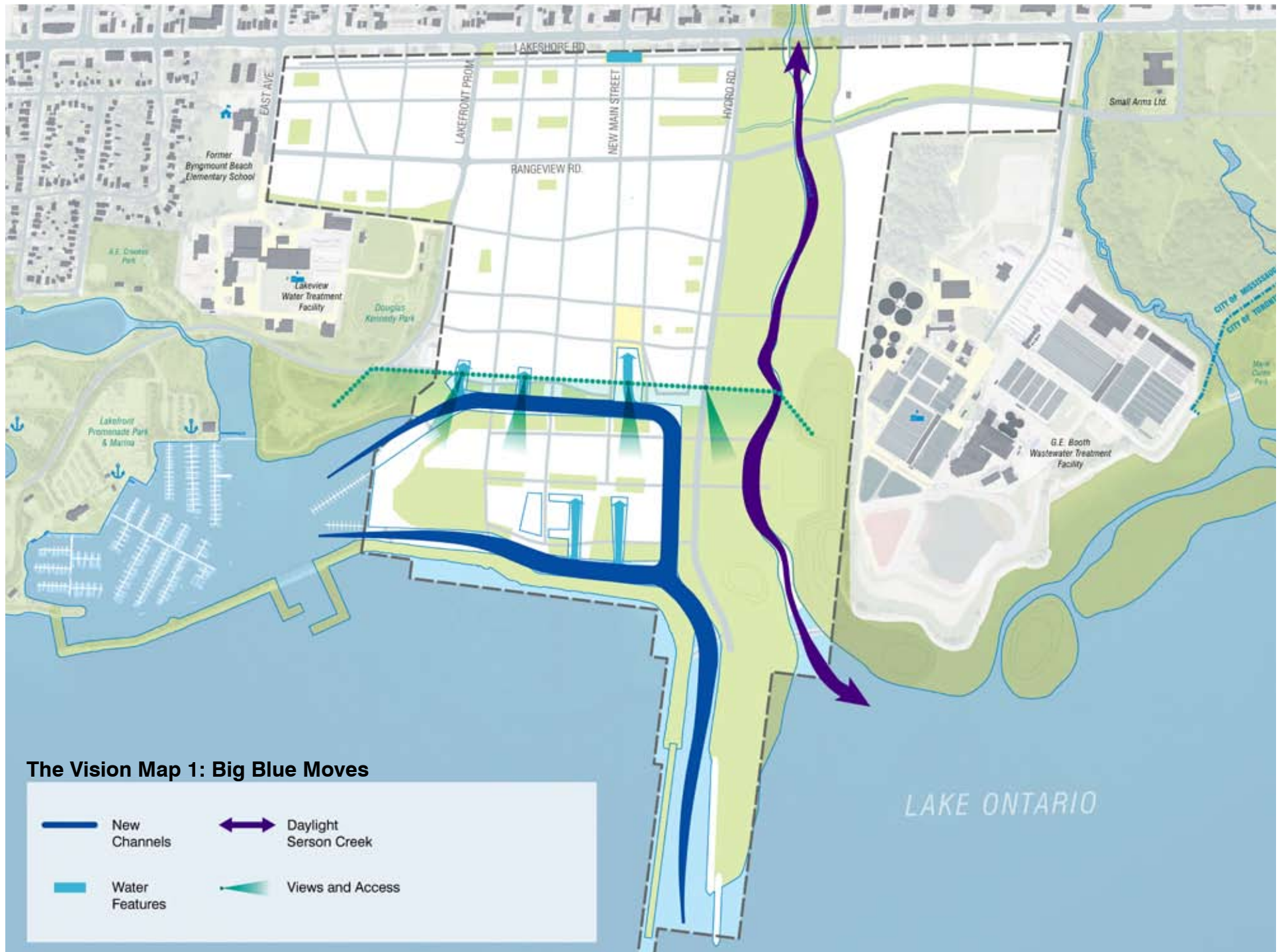
Urban

With the redevelopment of Inspiration Lakeview, a new vibrant community will take shape on the shores of Lake Ontario that will be a regional, national and international model of new community design.



Hammarby Sjöstad, Sweden

Blue



BIG MOVES:



Rideau Canal, Ottawa

New Channels

In order to create more and varied opportunities to see, be near, get in and on the water, new channels can bring the lake into Inspiration Lakeview. An easterly extension of the former outfall channel, a westerly extension of the former intake channel and a new northern leg off the former intake channel can create a full loop offering over a kilometre of new water's edge. There is opportunity to design these channels such that the water levels may be controlled to allow for skating in the winter and canoeing or kayaking or other such water craft in fair weather.



Centennial Olympic Park, Atlanta

Water Features as Focal Points

In addition to canals, new slips and basins can create water features that terminate key streets and become the focal point for key public spaces. They also provide locations for access to the new canal system. In order to bring the experience of water right up to Lakeshore Road E., the public square at the new main street and Lakeshore Road E. should include a water feature to signal a gateway into Mississauga's waterfront district.



Credit River, Mississauga

Daylight Serson Creek

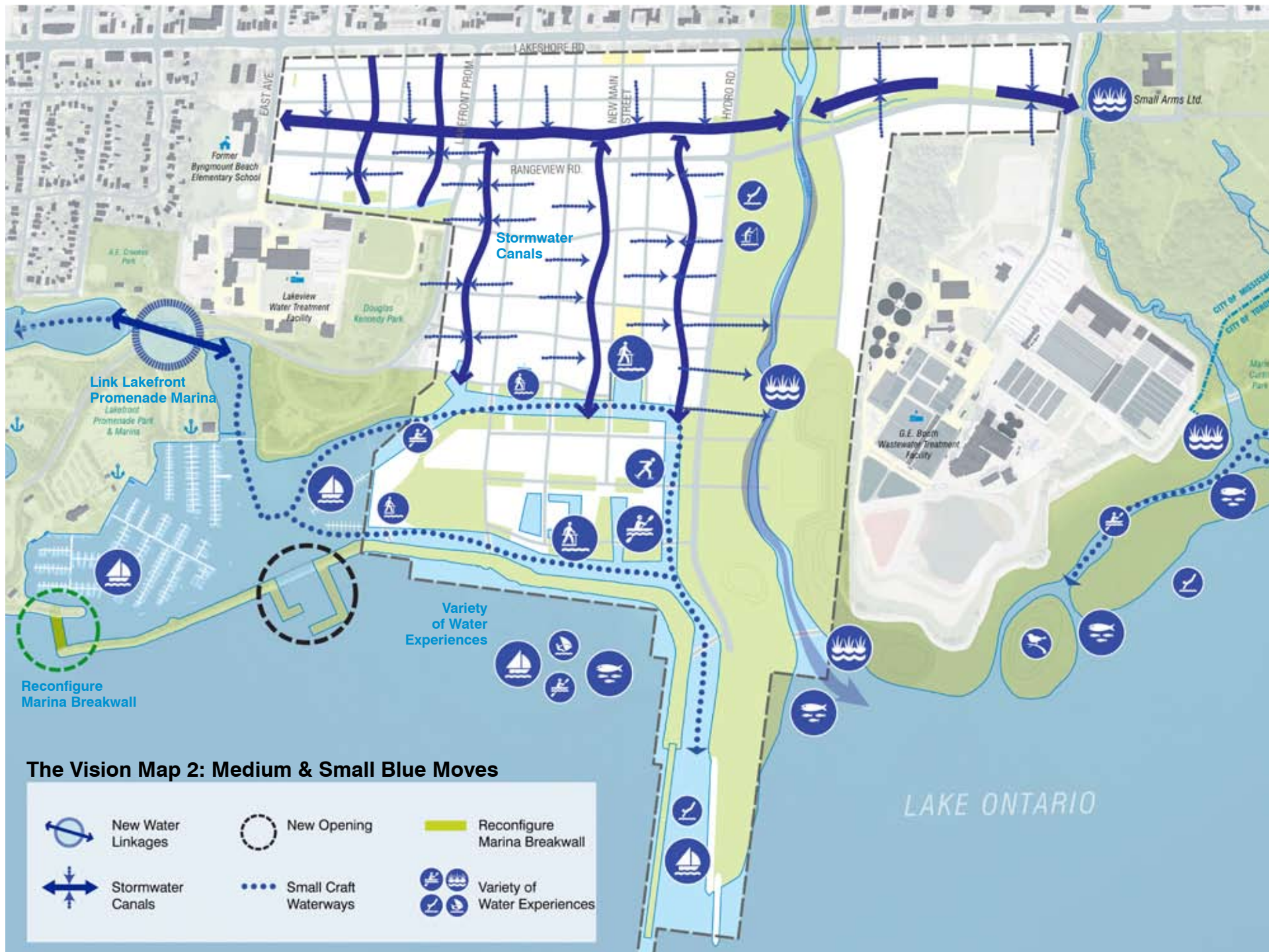
Serson Creek runs along the east edge of the site but today is largely piped underground. Bringing the creek to the surface creates additional opportunities to experience water at Inspiration Lakeview and animate the Green Recreation Corridor. It can also be linked to the stormwater canals that will naturally clean the area's local streets. Serson Creek should meet the lake at the new naturalized water's edge south of the waste water treatment plant.



View to Bow River, Calgary

Views and Access

There is a gradual grade change across the site resulting in limited views of the water from the areas closer to Lakeshore Road E. At the point where the lake becomes visible, the streets and open spaces should be designed to showcase and frame these views, while also providing access to the water's edge.



MEDIUM & SMALL MOVES:



A potential new link between bays

Link Lakefront Promenade Marina

A channel should be opened between the current marina bay and the adjacent bay to allow water to flow between these sheltered areas thereby reducing stagnant water and creating more opportunities for a sheltered system of waterways.



Port Credit Yacht Club

Reconfigure Marina Breakwall

The breakwall should be redesigned to create a larger sheltered zone for on-water activity and protect the marina slips against winter ice and storm damage.



Stormwater canal at Hammarby Sjöstad, Sweden

Stormwater Canals

Water should be a key design feature in all neighbourhoods of Inspiration Lakeview. As part of the sustainable practices to be implemented on site, minor streets should be lined with landscaped canals that capture stormwater. The plant material adjacent to the canals helps to slow and treat the runoff from the streets, lowering demand on the water treatment plant. These “swales” also form attractive mid-block pedestrian routes through the site.



Floating pool, Germany

Variety of Water Experiences

Each of these moves is intended to allow for multiple ways for the public to access the water whether for: skating, swimming, fishing, sailing, canoeing, kayaking, just strolling by, or enjoying the water's edge from a patio. The piers and channels also present an opportunity to use the water for transportation. Ferry or water taxi services could run from Inspiration Lakeview to points of interest along the shores of Lake Ontario including direct access to downtown Toronto.



The lawns at Brooklyn Bridge Park, New York City

Green



BIG MOVES:



Brooklyn Bridge Park, New York

Green Recreation Corridor

The existing hydro corridor and site of the former coal pile that reaches from the lake to Lakeshore Road E. provides a clear opportunity for a major north-south linking open space connecting Inspiration Lakeview to the QEW. This wide, green corridor offer opportunities for passive and active recreation facilities, walking trails, parks and gardens. The green corridor can provide opportunities for clear views to the lake and a direct connection and relationship to the eastern pier. The required buffer from the adjacent waste water treatment plant can also be accommodated in this green corridor.



A naturalized water's edge

Green Water's Edge

Waterfront access is currently cut off between the Arsenal Lands and Lakefront Promenade Park because of the regional waste water treatment plant and the Ontario Power Generation site. Through the strategic use of lake fill, a new green water's edge could be created south of the waste water treatment plant connecting the Arsenal lands and Marie Curtis Park to the eastern breakwall and the Green Corridor. This new lakefront land also provides new natural heritage and habitat opportunities, including opportunities to improve marine habitat. The water's edge can therefore include both hard and soft areas; a series of natural and urban experiences creating opportunity for a continuous east-west Waterfront Trail along the waterfront.



Vacuum waste receptacles

Green Infrastructure

Inspiration Lakeview should be a model sustainable community. Not only should the area be visually green with parks and open spaces and natural areas but the development itself should be designed to showcase innovative approaches to sustainable design through an integrated design approach that crosses all relevant disciplines as the planning continues. Opportunities to partner with Ontario Power Generation, Enersource and Peel Region on district energy, clean energy production, or waste-to-energy projects should be explored.



MEDIUM & SMALL MOVES:



Stormwater swale, Portland OR

Green Streets & A Grand Boulevard

The streets and mid-block pedestrian connections at Inspiration Lakeview should also be an integral part of creating a clean green model sustainable community. Streets should be treated with street trees and landscaping that also serves as an attractive and sustainable approach to stormwater management. A grand boulevard is envisioned along Lakeshore Road E. across the top of the site. Taking advantage of a deep setback on the south side, an allée of trees can define this entrance to the City and the Lakeview community and a special gateway corridor linking the City's lakeside communities.



Tobogganing hill

Coal Hill

The Green Recreational Corridor is over one kilometer long and nearly 300 metres wide, a parks and recreation area of over 74 acres (30 ha). In order to create interesting smaller areas within this large space, create views to the lake and mitigate views of the neighbouring waste water treatment plant, fill can be used to create interesting topography on an otherwise gently sloping site. To recognize the former industrial topography of the site which largely featured a massive coal pile, a new hill could be formed at the south end of the Green Corridor on the site of the former coal pile, called Coal Hill offering lake views, a toboggan run, hillside multi-purpose amphitheatre or other features.



Boston harbour

Pier Walks

It has already been said that the water is Inspiration Lakeview's greatest asset. The unloading pier (western) and breakwall (eastern) provide instant access to the water. Linking to the new, continuous Waterfront Trail, the western pier can be upgraded to provide an experience unlike anything in the Greater Golden Horseshoe area. From the end of the pier one feels as though they are standing in the middle of the lake. From this pier, other activities such as fishing can occur, as well as access to the water in the channel for canoeing or kayaking. The eastern pier should be widened and softened as a more naturalized setting as part of the new water's edge south of the Waste water treatment plant.



Public square, Vancouver

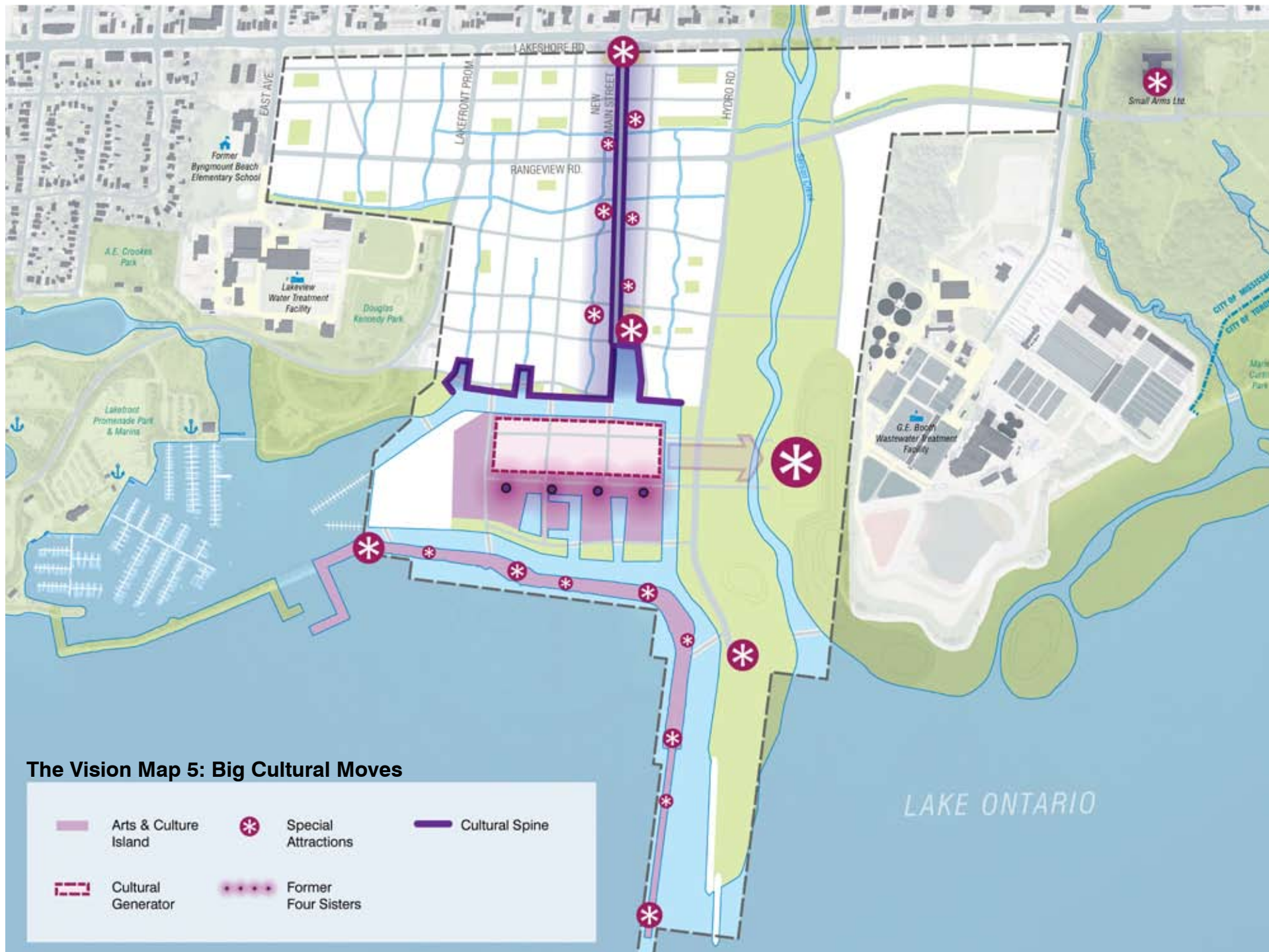
Local Open Spaces

A variety of parks and public squares should be located throughout the neighbourhoods and precincts of Inspiration Lakeview to contribute to the lush greenness and openness of the site will be. These public spaces should terminate views such as the south end of a new main street, and at the east end of other local streets as part of the Green Corridor.



Granville Island, Vancouver

Culture



BIG MOVES:



Distillery District, Toronto

Arts & Culture Island

The proposed new canals effectively create an island at the south end of the site. This prime waterfront precinct should provide a wide variety of spaces for cultural activities and programs ranging from small galleries and artisan workshops to theatres, ensuring that the water's edge experience remains an amenity for all and creates a destination to attract visitors from across the City, GTA and beyond. The wealth of space on the island can also accommodate supporting uses, such as public squares for markets, shops and restaurants, to animate this important part of the waterfront all day and all year. The cultural uses that should be established here will complement the uses being considered for the re-use of the Small Arms building on the Arsenal Lands.



Floriade, Canberra, Australia

Cultural Generator

On the Arts & Culture island there is a special zone where the former power generation plant once stood and where extensive slab footings that supported the turbines still remain. This slab is imagined as a flexible public space that can be actively programmed over the long term development of Inspiration Lakeview for festivals and gatherings, or major international exhibitions of a temporary nature. The sheer size and lack of physical constraints of this zone are its primary features and can allow Inspiration Lakeview to play an active role in the life of the City and wider region even before the first residents move in.



Hillside amphitheater, Portland OR

Cultural Spine & Special Attractions

In addition to using canal-front sites and new main street as a spine for local cultural and community spaces anchored by the Arts and Culture Island, key sites within the Green Recreation Corridor have also been identified for special uses to attract visitors from across the wider region.

- An open concept multi-use amphitheatre located should terminate the east/west view corridor of the Cultural Generator. It should use the topography of the berm against the waste water treatment plant for permanent spectator seating so views south to the lake are not blocked. Such a facility could accommodate field sports, an ice rink in the winter, concerts and other special events.
- A tourist destination such as a planetarium should anchor the north end of the eastern breakwall.



Wind powered public art light show, London



Public art installation from the Biennale, Vancouver



Millennium Park band shell, Chicago



A pier acts as both public art and a swimming platform, Denmark



Pavillon Jacques Cartier, Montreal

MEDIUM & SMALL MOVES:



Public art installation, Vancouver

Public Art & Architecture

There are myriad options for the installation of public art throughout the site. From featuring local artists to the winners of an international competition Inspiration Lakeview's squares, parks, walkways, buildings, water's edge and waterways should be canvases for the celebration of culture and history and should contribute to the uniqueness of each precinct within the community. All public spaces and buildings should also be expected to demonstrate design excellence. Not only do buildings and open spaces offer locations for traditional artistic and cultural expression but the architecture and landscape architecture of the buildings and spaces themselves can also contribute to the expression of community identity.



Art panels on McGill Street, Montreal

Multi-use Facilities

The major open spaces and pedestrian connections need not only be walkways and playing fields. These significant elements of the public realm can also do double duty as gathering places for community events; as cultural, historic or art trails; community gardens or any cultural expression.



Angel of the North, Gateshead, England

Commemorate History

Throughout the Inspiration Lakeview process there were many excellent ideas for how to recognize and celebrate the area's diverse and important history including the Four Sisters, Canada's first aerodrome, the rifle ranges and munitions factory. As described above the whole community, including the public squares, parks, gardens, trails, buildings, piers and even the water itself offer unlimited potential for commemoration opportunities. The community should be involved in preparing the story of its history and in how that story is told across the site as the detailed master plan evolves.



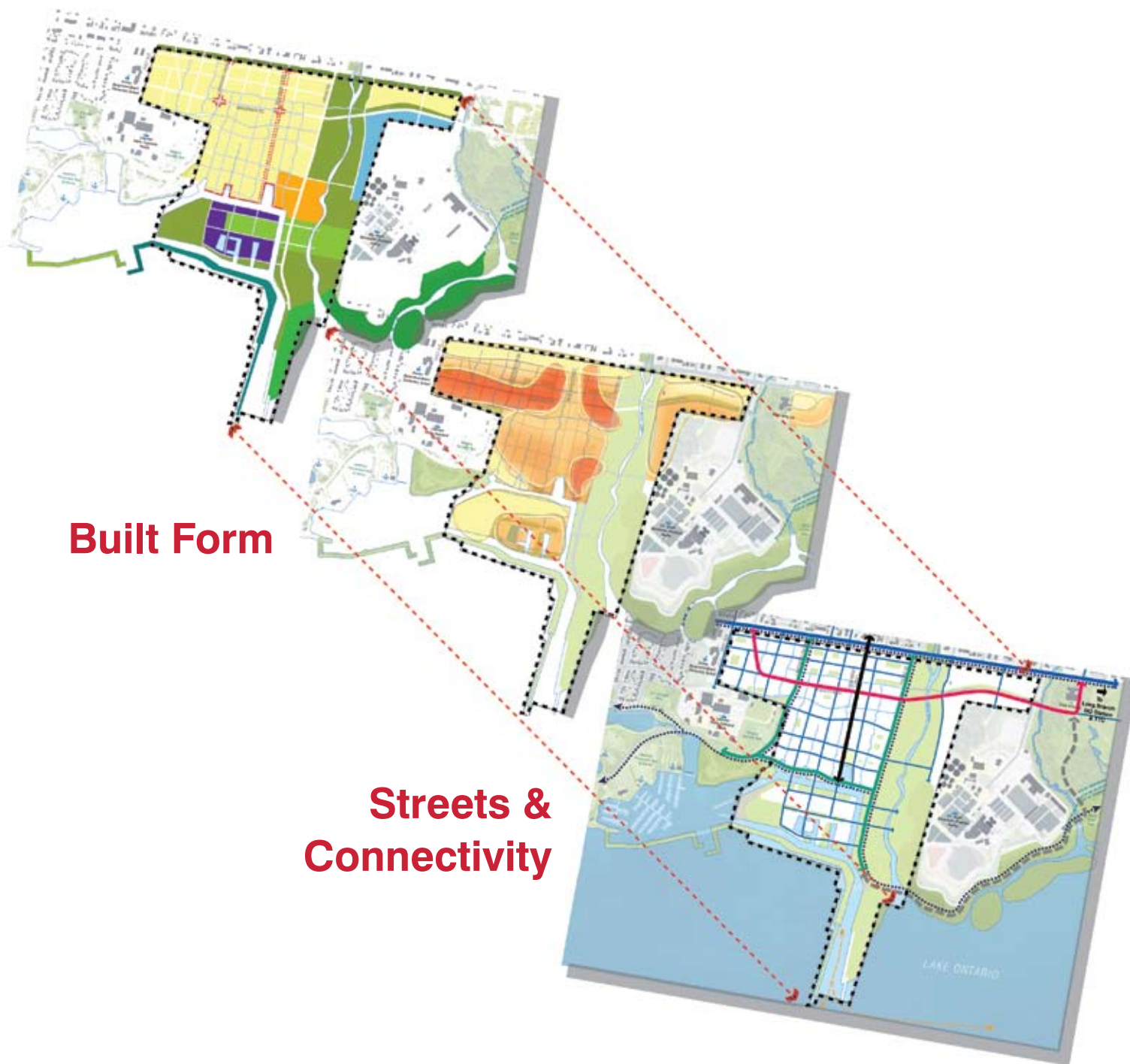
The sustainable community of Dockside Green, Victoria, B.C

Urban

Land Use

Built Form

**Streets &
Connectivity**



BIG MOVES:

Creating a new piece of the City from vacant and industrial lands is a requires a series of really BIG moves. These BIG moves, listed here and described in more detail in the pages that follow, all contribute to an emerging Urban Structure that will support the Green, Blue and Cultural elements already described. The Medium and Small elements that also bring richness to the urban fabric are embedded in the detailed discussions of the BIG moves and should be further explored in the master planning stage.



Integrated bike lanes, Amsterdam

Streets & Connectivity

Having established the major public realm elements through the Green, Blue and Cultural themes, the new community should be organized on a pattern of streets and blocks of that create neighbourhoods of a walkable scale, and streets of varying character, connecting to the existing pattern of the surrounding area.



Mid-rise buildings Sydney, Australia

Built Form

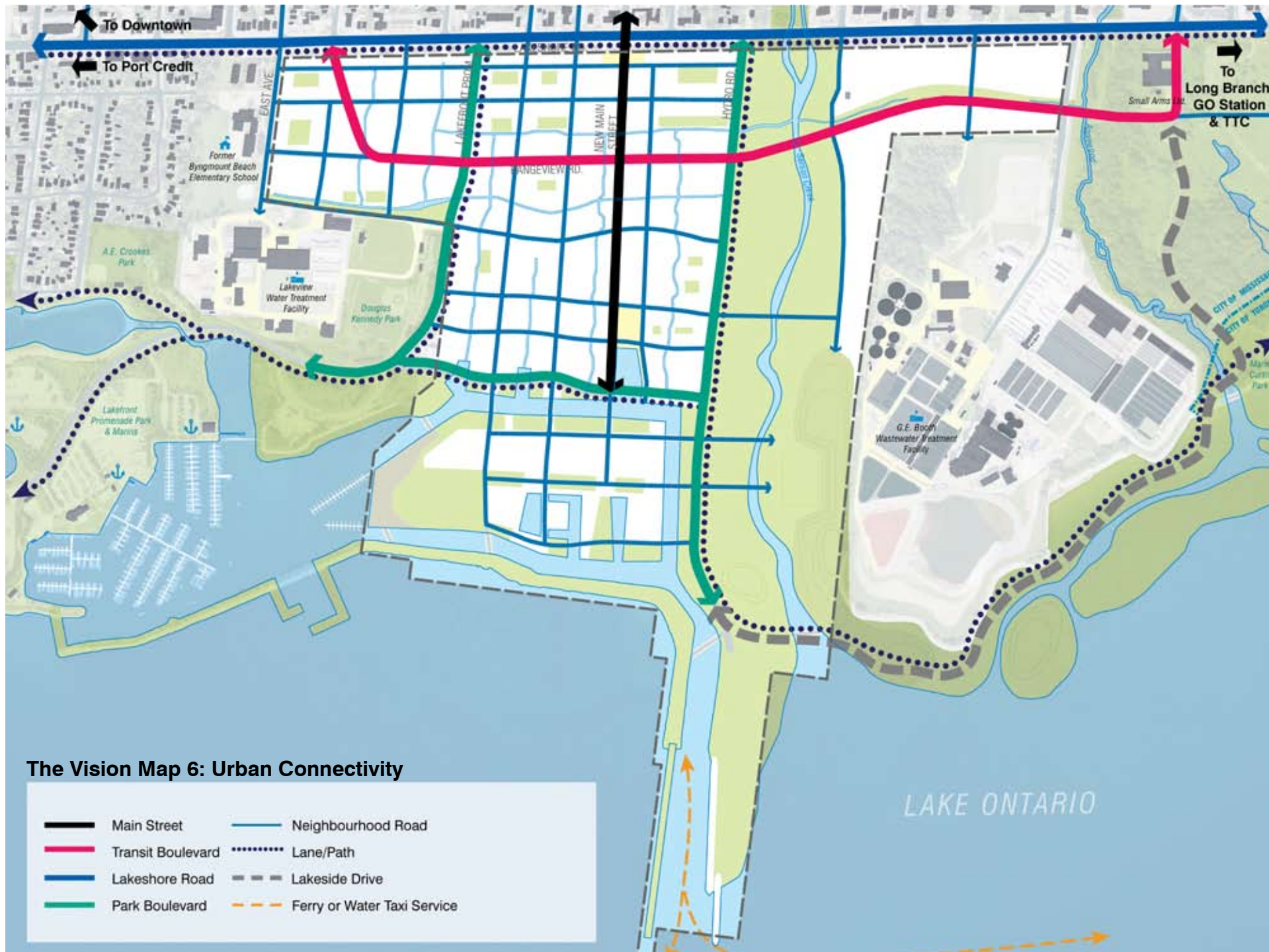
The built form of Inspiration Lakeview should respond to its privileged location with frontage on both Lake Ontario and on Lakeshore Road E, while providing for a critical mass of activity to create a vibrant community.



Mixed-Use at Bethesda Row, MD

Land Use

To ensure that Inspiration Lakeview is a truly mixed-use community, it is important to establish a full range of uses and an early notion of how they may be distributed across the site to achieve the best synergies.



Streets and Connectivity

The Street Pattern

A fine grained pattern of streets and blocks, similar to that found in the surrounding neighbourhoods, should form the basis for a compact, walkable and cyclable community. A hierarchy of street types with different widths and right-of-way characteristics will contribute to the character of various neighbourhoods. All streets should be designed with cyclists and pedestrians of all ages and abilities in mind.

Main Street: A primary new north-south main street should meet Lakeshore at Ogden Avenue with a new public square, and terminate at the water basins and major public square. This street should be the primary retail and commercial spine serving the new community as well as visitors to the area.

Transit Spine: A new east-west street south of Lakeshore Road E. should carry transit into the site to more centrally serve the new population and reduce the pressure on Lakeshore Road E. as the only artery connecting the area to the remainder of Mississauga to the west or Toronto to the east. This allows Lakeshore Road E. to retain its Grand Green Boulevard quality lined with smaller scale buildings set well back from the street. This new east west transit spine should also carry density in the form of taller buildings to support the transit. Connecting the transit spine to Dixie Road also provides direct access to the QEW. The transit service itself can connect to the

Hurontario LRT in the west and ideally continue east to connect to the Long Branch GO station and the Long Branch TTC loop.

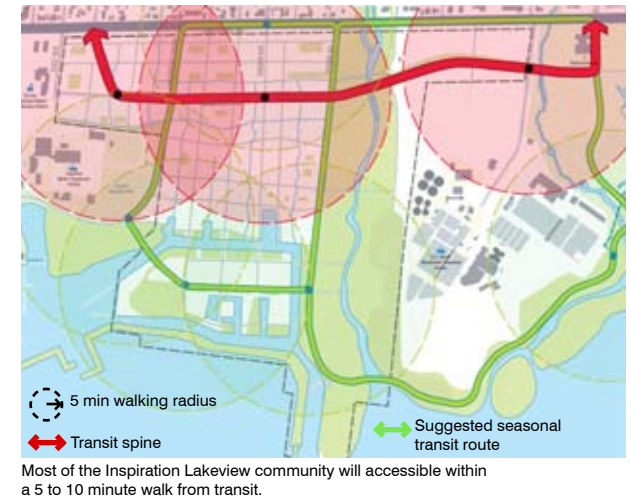
Park Boulevards: The Green Corridor should be bordered by a north-south street that provide additional access to the various amenities within the Corridor and to the Arts and Culture Island and piers. The large Corridor should also be traversed by key east-west streets including the transit spine, to connect the Corridor and its amenities to the Inspiration Lakeview community.

Local Streets: Other local streets and mid-block pedestrian connections will establish neighbourhoods within Inspiration Lakeview and complement the main streets to create a fine grain network that supports walking and cycling through the community.

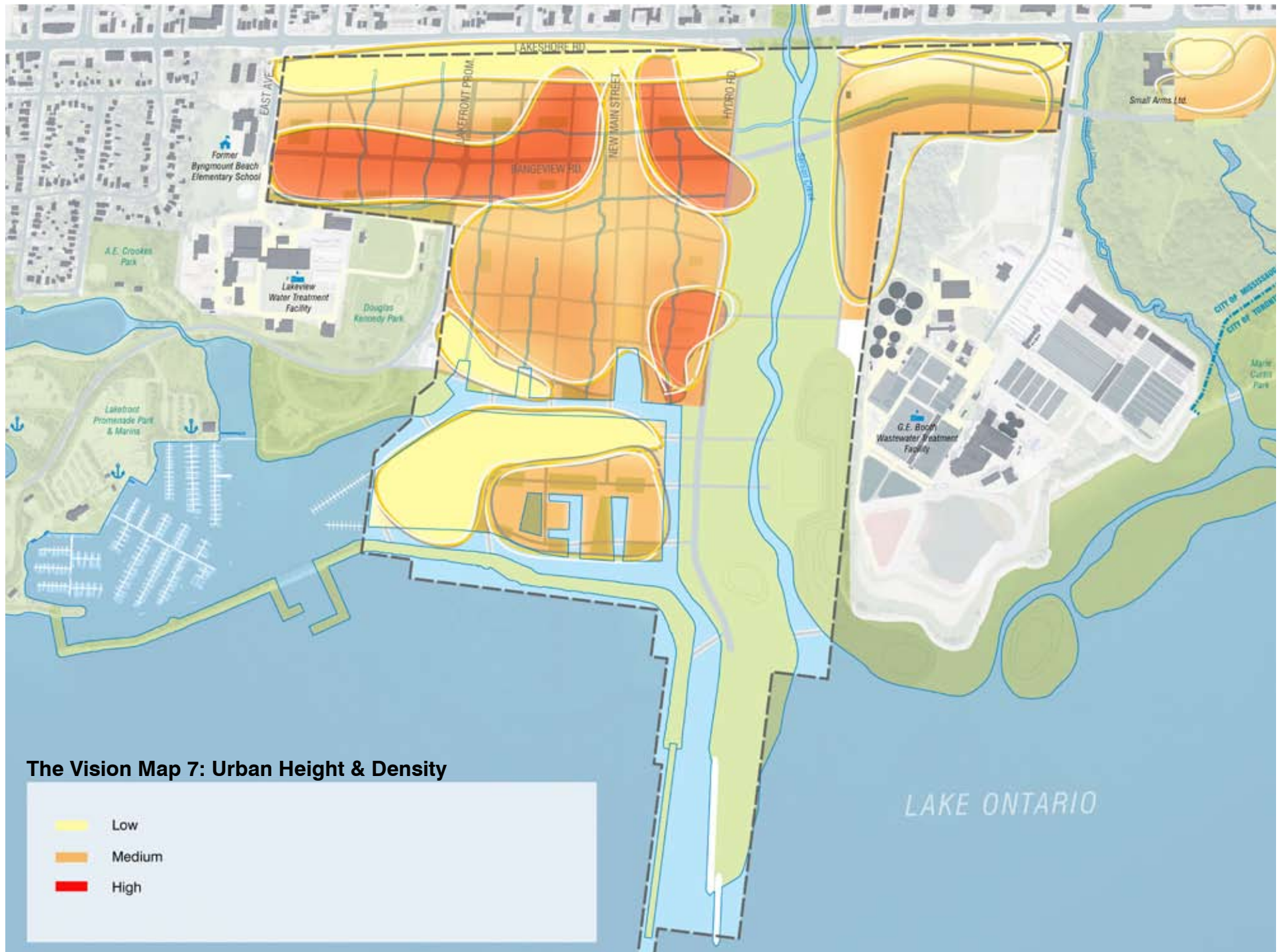
Lakeside Drive: Consideration could be given to establishing a scenic waterfront route that enhance access and connectivity. The route could connect to the eastern terminus of the east-west transit street, extend south through Arsenal Park and border the new water's edge area south of the Waste water treatment plant before connecting with the streets in Inspiration Lakeview.

Multiple Modes

While walking should provide the primary mode of transportation for daily local activities within Inspiration



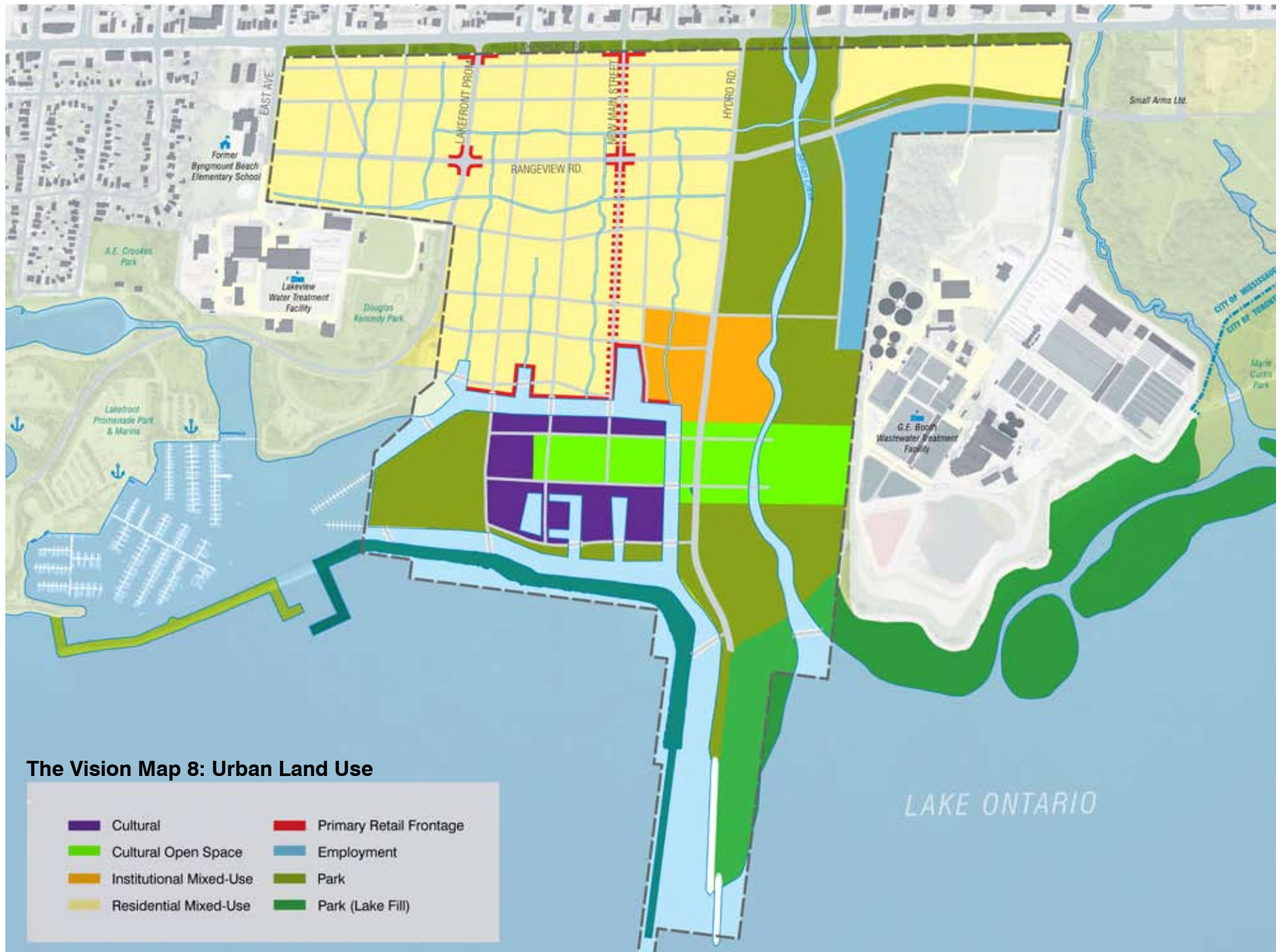
Lakeview, and transit and personal vehicles should provide access to the region beyond the site, innovative ways to move across the site should continue to be explored to provide alternatives to the car for visitors to the site and for more extensive local trips across it by residents or workers. The continuation of the already-successful waterfront trail will provide a waterside off-street link for cyclists. Other dedicated bicycle lanes and routes should also be included on local streets providing cycling connections across the site. A community bus route or seasonal trolley should also be considered in future planning stages. The piers also present the opportunity for seasonal ferry service to other Lake Ontario destinations.



Built Form

In order to transform the area into a vibrant, urban and mixed community, a variety of built-form should be employed that reinforce strong relationships between buildings, public spaces, parks and natural systems. The built-form defines the character of streets, canals, waterfront edges and public spaces – while ensuring the flexibility of providing both the critical population and varied program needed for a sustainable community. These values lead to the following general area-wide approaches:

- Higher density building forms should be focused along the east-west transit spine and along the north-south main street where it intersects the transit spine, effectively establishing the commercial heart of the site.
- Denser building forms should also front major public spaces.
- A fine, intimate mix of building types and architectural expression should be encouraged.
- The existing scale of 2 to 6 stories along Lakeshore Road E. should be maintained and reinforced as a Grand Green Boulevard.
- Special gateways to Inspiration Lakeview should, where appropriate, be highlighted with taller buildings.
- A full range of heights are imagined, including townhouses and low-rise buildings as well as mid-rise and tower forms.
- Any residential towers should be very slender and incorporated into block-defining low to mid-rise podiums, mitigating any adverse public realm impacts.
- Townhouse and stacked townhouse forms should be integrated to create appropriate transitions to the neighboring low-rise communities and to further promote the variety of housing offered.
- Special consideration should be given for framing views to the lake and using the natural topography to maximize views of the water.
- A varied, organic skyline is imagined that should become the exemplar of waterfront living.
- All buildings should be designed to higher architectural standards with particular emphasis on the design of both the lower (podium levels), which frame the pedestrian realm, and the taller portions which frame views of the sky and water.
- Buildings should be designed to the highest energy standards while also achieving architectural excellence and be designed in tandem with the emerging environmental strategies of Inspiration Lakeview.
- In key areas, buildings (especially street level frontages) should be designed to be flexible in order to respond market opportunities for employment, commercial or cultural program over time.



Land Use

Inspiration Lakeview should be a truly mixed-use community including a wide variety of places to live, interesting main-street shopping and dining areas, cultural, entertainment and tourist destinations, active and passive recreation facilities and places to work including opportunities for an educational institution, offices and light green industry.

Residential Mixed-Use: The residential mixed-use neighbourhoods should be the life of the community, establishing Inspiration Lakeview as a home and populating its streets with residents going for a stroll, chatting in a park, or running errands in the community. Housing forms in the neighborhoods should be attractive to people at all stages of life, including housing for seniors, condominiums and apartments of various sizes, townhouses and stacked townhouses. Affordable housing should also be a key component to ensure that Inspiration Lakeview is available to all. Parks and squares throughout the neighbourhoods should provide gathering places for neighbours and foster a sense of community. Each neighbourhood should have its own distinct style.

Retail Streets: The commercial heart of Inspiration Lakeview should be at the intersection of the north-south and east-west main streets. These streets should be populated with commercial and retail uses at grade to provide a stimulating pedestrian experience, with

residences or office above. Parking for all commercial and residential uses should be accommodated below grade with some convenience on street parking to animate the street. The broad streets should include room for sidewalk cafes and patios to contribute to a vibrant street life. The southern terminus of the north-south main street should also be a key location for commercial activity along the water's edge created by the new channels. Local retail and commercial uses may also be spread throughout the residential mixed-use areas although in lower concentrations than on the streets described above.

Urban Institutional Campus: The Vision for Inspiration Lakeview includes provision for an institutional campus nestled in a prime location on the water's edge between the north-south main street and the Green Recreation Corridor. There are opportunities for some of the recreation facilities in the Green Corridor to be shared with such an institution thereby allowing for an urban style campus integrated with the community and still have access to extensive recreational facilities. An institution such as a college or university could bring young people to Inspiration Lakeview, injecting 24-hour activity and life into the community. It also offers excellent employment opportunities, including opportunities to live and work in the community.

Employment Area: The site has always provided the community with a good source of employment and maintaining that productive aspect remains important for Inspiration Lakeview. In addition to the retail and office employment provided throughout the area and the jobs associated with the cultural and institutional facilities, a Green Employment/Innovation Zone should be located on the east side of the Green Corridor.

Cultural & Cultural Open Space: As described previously, the Arts and Culture Island and Cultural Generator Space offer opportunity for a unique mixed-use precinct with an emphasis on culture.

Green Spaces: All of these urban elements serve as a strong edge to help define the extensive public realm of Inspiration Lakeview, including the multi-faceted Green Corridor featuring the re-established Serson Creek and associated natural areas, as well as parks, gardens, playing fields and multi-purpose amphitheatre; the new natural water's edge; and, the channels and main public square at the southern terminus of the north-south main street.

3

From Vision to Reality



Community members at the February 17th presentation



3.1

Ideas for immediate action

The full transformation of Inspiration Lakeview will take decades but that does not mean that activating the site and initiating change can't begin right away. Immediate action is imperative to creating momentum that will keep the project moving forward while detailed planning and multi-stakeholder negotiations continue.

The following are initial ideas for establishing early partnerships and creating activity on the site to put it on the map for Mississauga and the wider region.

Integrated Design Process: Central to the sustainability goals of the Vision is the need to think differently about how problems in one area of new community building can be solutions to another, or how challenges can be met through innovation rather than convention. This is a different approach to a typical planning process that requires all stakeholders and various City departments and design disciplines to work together in an integrated and iterative fashion towards a common goal. This process was used with great success to achieve high goals with respect to energy efficiency and design at Hammarby Sjostad in Sweden. For example, the servicing strategy for Inspiration Lakeview may be very different than typical developments if stormwater from local streets is handled in channels, and if heat energy from the adjacent sewage treatment plant can be harnessed to power or heat the community. This process should be applied at the initiation of the Master

Planning exercise and should be maintained through individual building design. Establishing the framework for such a process across City departments and other stakeholders (including the Region and conservation authorities) can begin immediately.

Access to the Pier: The pier and break wall are amongst the unique features of this waterfront site. Consideration should be given to opening the western pier to the public as a pedestrian trail connecting around the western edge of the OPG lands to Lakefront Promenade Park. This would require basic upgrades to ensure public safety such as railings, ladders, lighting, emergency intercom and amenities to improve the overall experience such as temporary landscaping and benches. A seasonal concession stand could also be considered. Depending on the ultimate configuration a pedestrian bridge may be required over the outfall channel to provide connectivity into the Park. These simple interventions would enable the City, Ontario Power Generation and Province to invite the public to experience the water and get excited about the possibilities.

Programming the site: The vast expanse of the OPG lands provides the opportunity to attract large events long before the site is built out. In the interim planning and development phases the site can cater to local community events as well as large temporary events

that are international in scope, setting the stage for the cultural hub that Inspiration Lakeview is intended to become at maturity. The site could play host to temporary or touring events, which raise the profile of the local host community and have spin off impacts for the wider region in terms of tourism and spending. The Australian Floriade, held every year in Canberra for about a month, draws over 400,000 visitors to the City. The Netherlands hosts a major international Floriade every 10 years. The 2012 edition will be the catalyst for a new green business park, which will be the 66 hectare event's legacy. Vancouver hosts an international sculpture Biennale in public parks across the city on a two year cycle and has acquired many works of public art in the process. It is recommended that the City, OPG and Province together establish an entity that can program the site in the interim while also actively marketing it for events such as those described.

Both early access to the pier and programming the site require having access to the OPG lands to undertake the necessary site investigations to ensure public safety. The City should seek OPG's cooperation in that regard.

Ideas Competition: As described elsewhere in this document, there are many aspects of the site's history and contribution to the community and indeed the country that deserve commemoration and celebration. There is no limit on how such recognition could be provided. An ideas competition could be held in the community to gather creative and unique ways of celebrating Inspiration Lakeview's past as it prepares for its future. Once the winning ideas are selected, they can be incorporated into the detailed planning and commissioned accordingly.

Cultural Space: One of the key elements of the Vision for Inspiration Lakeview is the creation of a cultural hub. While the site's permanent cultural facilities are many years, even decades, away, vacant space in the existing industrial buildings in the Lakeview Employment Area offer the opportunity to establish the hub for a creative community in the area in the short term. This initiative would complement the proposal to use the Small Arms building on the Arsenal lands for artist studios.

Next Steps

Develop a Memorandum of Understanding

As the majority of the lands are under the ownership of the Province through Ontario Power Generation, the first step in developing an agreement to develop the site is the preparation of a Memorandum of Understanding (MOU) between the City of Mississauga, Ontario Power Generation and Province of Ontario. This should establish protocols for the approach to the future planning and development of the lands. On December 1, 2010 all three parties were present for a formal announcement by the Honorable Charles Sousa that formal discussions on the MOU could begin.

Prepare a Master Plan and Supporting Studies

The preparation of a detailed Master Plan, including supporting technical studies, will then lead to the necessary Official Plan amendments to allow the transformation of the site to begin. It is through such a detailed process that many questions about the future of Inspiration Lakeview will be explored and answered. In general, the Master Plan should provide sufficient detail to guide future development while also remaining flexible enough to respond to changes in market conditions, owners and other issues over the years.

The following supporting studies are recommended as part of the Master Plan process:

Environmental/Geotechnical Review and Testing

A better understanding of the costs and extent of required remediation is essential prior to embarking on detailed master planning. It may be determined that there are areas of the site that are better used for non-sensitive uses (i.e. non-residential or certain types of open space) because of the costs of their remediation.

Lake Fill Feasibility

Credit Valley Conservation, Toronto and Region Conservation Authority, Region of Peel and City of Mississauga will be working in partnership to examine the possibility of lakefill for the purposes of re-naturalization of the water's edge in the vicinity of Inspiration Lakeview. Depending on the outcome of the study, further detailed examination of the proposed fill areas and their design may be needed.

Channel dredging feasibility

Further investigation of the existing channels and feasibility of extending them is required.

Archaeology study

While much of the site has been significantly disturbed through decades of industrial and utility use, a stage 1 archeological study should be conducted.

Natural Heritage Assessment

A review of existing natural heritage assets and remediation and/or enhancement strategies that can be implemented through the Master Plan should be undertaken with an emphasis on the re-naturalization potential associated with the fill along the Lake Ontario shoreline south of the waste water treatment plant, and the day-lighting of Serson Creek.

Public Realm Plan

The public spaces will be the heart of the Inspiration Lakeview experience, both at the water's edge and away from it. A detailed landscape and public realm plan should establish a design base for parks and squares and a hierarchy of spaces to animate both neighbourhoods, commercial and institutional areas. The plan should not only estimate the capital costs for the various elements of the public realm but also the ongoing maintenance and programming costs.

Transportation and Parking Study, Including Transit Feasibility

Transportation considerations, including mode split potential and overall system capacity, will be key factors in assessing the detailed land uses and overall development capacity of the area. Details such as road right of ways should be determined and the pattern of streets and blocks should be refined. Final alignments and geometric design will occur at later stages.

Heights and Densities

The Vision has identified a strategy with respect to built-form and height that respects the community's desire that buildings shouldn't block views to the water and that Lakeshore Road E. should not be the main spine for intensification. The exact heights and densities by block should be determined through detailed design study, including sun/shadow analyses, closely related to the urban design and transportation studies. This detailed work, together with the detailed land use plan, should also produce population and employment yields that can be used to review the potential growth at Inspiration Lakeview within the context of the overall future growth of the City.

Municipal Servicing and Sustainability Strategy

Integrated and innovative approaches to municipal servicing including the conveyance of stormwater, greywater and wastewater, and the provision of other utilities including garbage and recycling and telecommunications must be set out in an efficient manner. As the overall environmental performance of the site is largely tied to how the utilities and infrastructure are provided it is recommended that the Sustainability Strategy be closely tied to the servicing plan for the site.

Community Energy Plan

A Community Energy Plan can be prepared in support of Inspiration Lakeview's overall sustainability goals to help evaluate detailed land use and community design options regarding the use and delivery of energy. Potential synergies with the neighbouring waste water treatment plant, options for district energy, and deep lake cooling, for example, can be explored through such a plan.

Detailed land use

A more refined range of land uses can be prepared at a level appropriate to inform future Official Plan amendments. This work may include further analysis of the existing Lakeview Employment Lands, a retail market feasibility review and an examination of land use compatibility among uses on the site and between the site and its neighbours.

Urban Design Guidelines

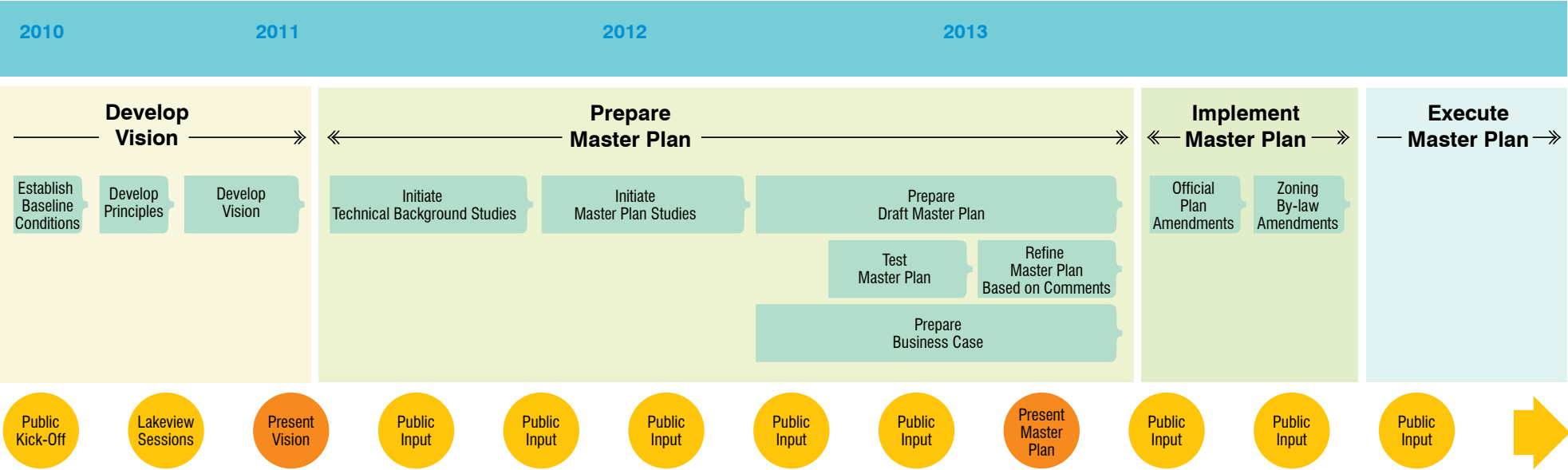
Design excellence is a priority for this new urban area and a consistent approach to the form and character of buildings, streets, and public spaces will ensure the area appears cohesive while allowing for local expression. The Urban Design Guidelines should be closely tied to the sustainability strategy in describing how individual building form and site planning can contribute to environmental performance.

Culture Plan

Given the emphasis on a wide range of cultural activities, programs and spaces, a Culture Plan could be developed to compliment the master plan and guide future use of the site, in terms of marketing the site for major temporary exhibitions such as an art or architecture Biennale or Floriade festival, or attracting a cultural tenants to populate the area.

Other studies not listed here should be undertaken as needed.

Draft time line for Inspiration Lakeview



Financial Modeling and Implementation Strategies

The more detailed studies described above will provide the base information from which to better understand the costs of the overall development (to both the public and private sectors) and the potential returns in the market. From this base understanding the development partners, including the City, OPG, the Province and the private landowners, will be able to develop an investment strategy to deliver the significant public amenities with an approach to distribute the shared costs of development. A pro-forma business case should also be prepared for the City of Mississauga, to ensure that the City's own investment is appropriately balanced.

Phasing Plan

With an understanding of the foregoing aspects of the site, the preparation of an initial phasing strategy will help all parties to plan and implement the Master Plan in a efficient and cost effective manner.

Consultation on Master Plan

Building on the community consultation to date which as provided valuable input and widespread community support, it will be important to continue to consult with the community on a regular basis throughout the development of the Master Plan.

Policy Amendments

Once the Master Plan has been finalized, and endorsed by Council, the necessary formal amendments to the planning policy framework can be made, beginning with the City's Official Plan.

Government Relations Strategy

Building on the MOU, the City should develop a strategy for moving forward in the spirit of cooperation with various levels of government to ensure that future partnerships and funding opportunities are maximized. Clearly Inspiration Lakeview offers many opportunities to help implement many government programs and showcase various government priorities.

Land Development Dialogue

Ongoing discussions with the various levels of government, developers, land owners, stakeholders and the community are necessary to ensure that the site will be well positioned for opportunity-driven initiatives.

Conclusion

Through the Inspiration Lakeview Process, all those who have a stake in the future of these lands - the City, the Province, OPG, residents from across Mississauga and the local community, as well as landowners and other stakeholders - have come together and unanimously agreed that there should be an exciting, clean, green and blue future for the area. The preparation of the Vision described in this document is the conclusion of the first of many stages that will be required to realize that future and make the Vision a reality. Working together, that goal is within reach.



Sketch view looking up Main Street from the new basin

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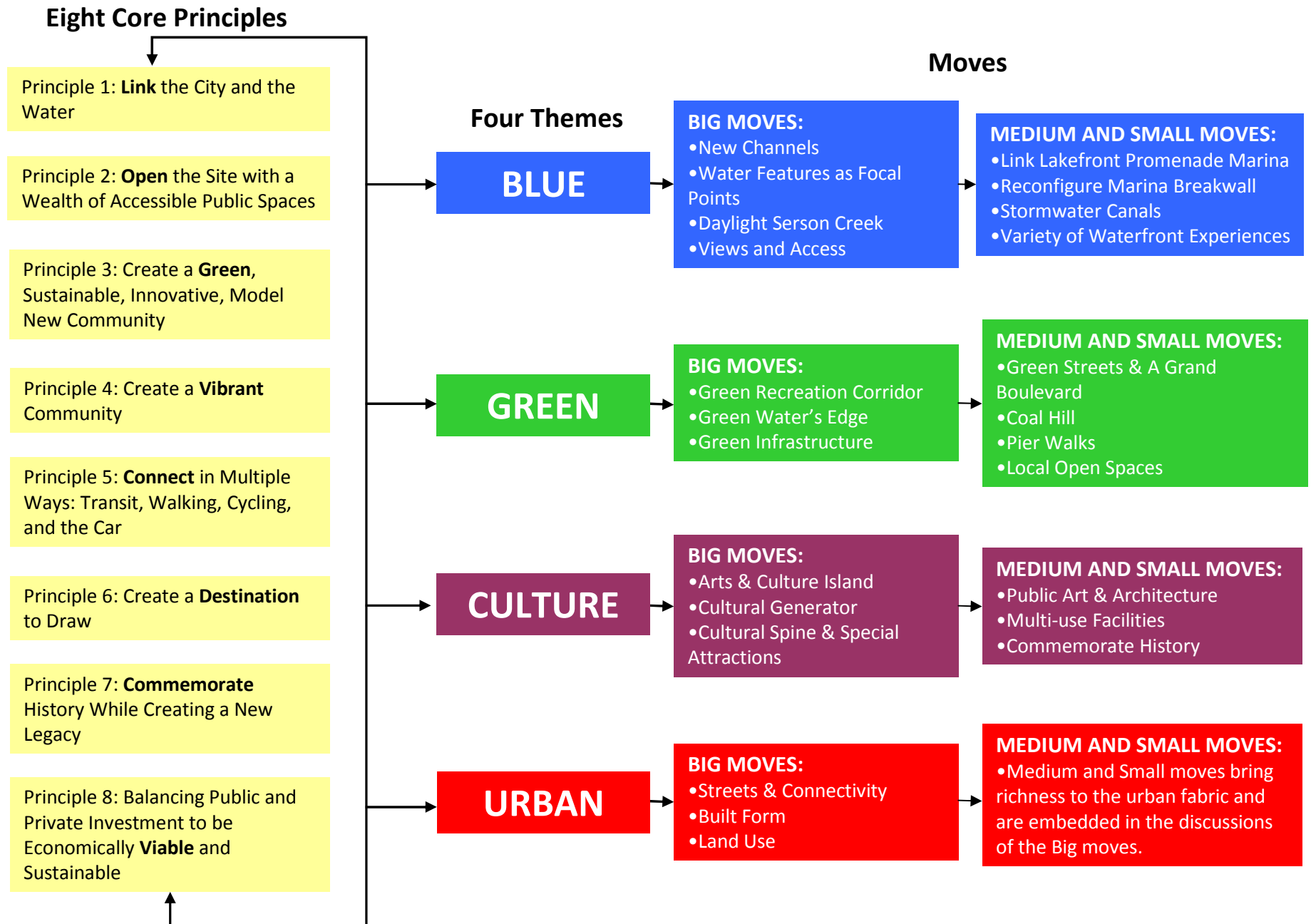
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Inspiration Lakeview Vision Summary

Appendix 2



BLUE

Move	Description	Report Page #
New Channels	In order to create more and varied waterfront opportunities, new channels could extend and connect to bring the lake into Inspiration Lakeview. An easterly extension of the former outfall channel, a westerly extension of the former intake channel, and a new northern leg of the former intake channel can create a full loop, offering over a kilometer of new water's edge. There is opportunity to design these channels such that water levels may be controlled to allow for skating in the winter and canoeing and kayaking, and other water based activities in fair weather.	21
Water Features as Focal Points	In addition to canals, new slips and basins could create water features that terminate key streets and become focal points for key public spaces. A public square at the new Mainstreet and Lakeshore Rd. E may include a water feature to signal a gateway into Mississauga's waterfront district.	21
Daylight Serson Creek	Serson Creek runs along the east edge of the site but is largely piped underground. Reviving the creek could create additional opportunities to experience water and can animate the green corridor. It may also be linked to the over site's storm water system.	21
Views and Access	There is a gradual grade change across the site resulting in limited views of the water from areas closer to Lakeshore Road East. At the point where the lake becomes visible, the streets and open spaces can be designed to showcase and frame these views.	21
Link Lakefront Promenade Marina	Opening a channel between the two bays in Lakefront Promenade Park can reduce stagnant water and create more opportunities for a sheltered system of waterways.	23
Reconfigure Marina Breakwall	A redesigned breakwall at Lakefront Promenade Park may create a larger sheltered zone for on-water activity and can protect the marina slips against winter ice and storm damage.	23
Stormwater Canals	In keeping with sustainable stormwater practices, minor streets can be lined with landscaped canals that capture stormwater. Plant material adjacent to the canals may help slow down and treat run off from the streets, and also form attractive mid-block pedestrian routes through the site.	23
Variety of Water Experiences	Each of these moves is intended to allow for multiple ways for the public to access the water whether for: skating, swimming, fishing, sailing, canoeing, kayaking, strolling, or enjoying the water's edge from a patio. The piers and channels also present an opportunity to use the water for transportation. Ferry or water taxi services could run from Inspiration Lakeview to points of interest along the shores of Lake Ontario including direct access to downtown Toronto.	23

GREEN

Move	Description	Report Page #
Green Recreation Corridor	The existing hydro corridor and the site of the former coal pile provides an excellent opportunity for not only connecting Lakeshore Road East to the Lake, but also for linking Inspiration Lakeview up to the QEW. This wide, green corridor offers opportunities for passive and active, multi-purpose activities. The required buffer from the adjacent waste water treatment plan can also be accommodated on this green corridor.	27
Green Water's Edge	Through the strategic use of lakefill, a new green water's edge could be created south of the waste water treatment plant connecting the Arsenal lands and Marie Curtis Park with the eastern breakwall and the Green Corridor. This new lakefront land can provide new natural heritage and natural habitat opportunities, and also create an opportunity for a continuous eastwest Waterfront Trail.	27
Green Infrastructure	Inspiration Lakeview could be a model sustainable community. The development could be designed to showcase innovative approaches to sustainable design through an integrated design approach. Opportunities to partner with Ontario Power Generation, Enersource, and the Region of Peel on district energy, clean energy production, or waste-to-energy projects should be explored.	27
Green Streets & A Grand Boulevard	The streets and mid-block pedestrian connections can be an integral part of creating a clean green model sustainable community. Street trees and landscaping may serve as an attractive and sustainable approach to stormwater management. A grand boulevard is envisioned along Lakeshore Road. E., taking advantage of the deep setback on the south side, with rows of trees defining the Lakeview community as the entrance to the City, and lakeside community.	29
Coal Hill	Fill could be used to create interesting topography in the Green Recreational Corridor, in order to create views to the lake and to mitigate views of the neighbouring waste water treatment plant. To recognize the former industrial topography of the site (former coal pile) a new hill could be formed on the south end of the Green Corridor, called Coal Hill offering lake views, a toboggan run, and hillside multi-purpose amphitheatre.	29
Pier Walks	Linking to the new, continuous Waterfront Trail, the western pier can be upgraded to provide opportunities for activities such as fishing as well as access to water in the channel for canoeing and kayaking. The eastern pier may be widened and softened as a more naturalized setting as part of the new water's edge south of the Wastewater treatment plant.	29
Local Open Spaces	Contributing to the greenness and openness of the site, public spaces could terminate views such as the south end of a new main street, and at the east end of other local streets as part of the Green Corridor.	29

CULTURE

Move	Description	Report Page #
Arts and Culture Island	The proposed new canals could effectively create an island at the south end of the site, providing a wide variety of spaces for cultural activities and programming ranging from small galleries to black box theaters. The island can also accommodate supporting uses such as public squares for markets, shops and restaurants, that could ensure year round activity.	33
Cultural Generator	The slab footings that supported the turbines of the former power generation plant could form a flexible public space that can be actively programmed over the long term development for festivals, gatherings, or major international exhibitions of temporary nature.	33
Cultural Spine & Special Attractions	Key sites within the Green Recreation Corridor have been identified for special uses that can attract visitors from across the wider region. They include an open concept amphitheatre that could terminate the east/west view corridor of the Cultural Generator and a tourist destination such as a planetarium that can anchor the north end of the eastern breakwall.	33
Public Art & Architecture	Inspiration Lakeview's squares, parks, walkways, buildings, water's edge and waterways can be canvasses for the celebration of culture and history from featuring local artists to the winners of an international competition. All public spaces and buildings could be expected to demonstrate design excellence and contribute to expressing the community identity.	35
Multi-use Facilities	The major open spaces and pedestrian connections can be significant elements of the public realm that can also do double duty as gathering places for community events; as cultural, historic or art trails; community gardens or any cultural expression.	35
Commemorate History	Throughout the Inspiration Lakeview community engagement process, there were many excellent ideas for how to recognize and celebrate the area's important and diverse history including the Four Sisters, Canada's first aerodrome, the rifle ranges, and munitions factory. The whole community, including the public squares, parks, gardens, trails, buildings, piers, and even the water itself offer unlimited potential for commemoration opportunities that recognize and celebrate the area's diverse and important history.	35

URBAN

Move: Streets and Connectivity	Description	Report Page #
The Street Pattern	A fine grained pattern of streets and blocks, similar to that found in the surrounding neighbourhoods, can form the basis for a compact, walkable, and cyclable community. All streets can be designed with cyclists and pedestrians of all ages and abilities in mind.	41
Main Street	A primary new north south Mainstreet could start opposite Ogden Avenue at a new public square and terminate at the water basins and major public square. This street can be the primary retail and commercial spine serving the new community as well as visitors to the area.	41
Transit Spine	A new east-west street south of Lakeshore Rd. can carry transit into the site to more centrally serve the new population. This new transit spine could also carry density in the form of taller buildings to support the transit and may reduce the pressure along Lakeshore Rd. East. A connection at Dixie Road can also provide direct access to the QEW. The transit service can connect to the future Hurontario LRT in the west, and continue east to the Long Branch GO Station, or the Long Branch TTC loop.	41
Park Boulevards	The Green Corridor could be bordered by a north-south street that provides additional access to the amenities within the Corridor and to the Arts and Culture Island and piers.	41
Local Streets	Local streets and mid-block pedestrian connections could establish neighbourhoods within Inspiration Lakeview and complement the main streets to create a fine grain network that supports walking and cycling through the community.	41
Lakeside Drive	Consideration could be given to establishing a scenic waterfront route that may connect to the eastern terminus of the east-west transit street, extend south through the parkland east of the waste water treatment plant, and border the water's edge around the treatment plant before connecting with the streets in Inspiration Lakeview.	41
Multiples Modes of Transportation	While walking can provide the primary mode of transportation, and transit and personal vehicles may provide access beyond the site, innovative ways to move across the site should continue to be explored as an alternative to the car. Dedicated bicycle lanes, a community bus route, or seasonal trolley can be considered in future planning stages. The piers also present the opportunity for seasonal ferry service to other Lake Ontario destinations.	41

URBAN

Move: Built Form	Description	Report Page #
	Higher density building forms can be focused along the east-west transit spine and along the north-south main street.	43
	A fine mix of building types and architectural expression may be encouraged.	43
	Special gateways to Inspiration Lakeview can, where appropriate, be highlighted with taller buildings.	43
	A full range of heights are imagined, from 2 and 3 storey townhouses and low-rise buildings at 4 storeys, to mid-rise at 6-10 storeys, and tower forms of 12 storeys and higher.	43
	Any residential towers should be very slender in the form of smaller floor plates and incorporated into block-defining low to mid-rise podiums, mitigating any adverse public realm impacts.	43
	Townhouse and stacked townhouse forms can be integrated to create appropriate transitions to the neighboring low-rise communities and to further promote a variety of housing.	43
	Special consideration can be given to framing views to the lake and using the natural topography to maximize views to the water.	43
	A varied, organic skyline is imagined that could become the exemplar of waterfront living.	43
	All buildings can be designed to higher architectural standards with particular attention to the podium levels of the public realm, and framing views of the sky and water.	43
	Buildings may be designed to the highest energy standards.	43
	The street level frontages of buildings can be designed to be flexible in order to respond to market opportunities for employment, commercial or cultural program over time.	43