

# Inspiration Lakeview Community Update

November 27, 2013







Cawthra Rd

Lakeshore Rd

Dixie Rd

OPG lands

100 ha site  
(250 acres)



# Concurrent Initiatives





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

We are here



#### ONGOING

### ADDITIONAL WORK/STUDIES

(incl. Lakeview Waterfront Connection, Access to the Western Pier Feasibility Study, Lakeview Local Area Plan, Environmental Investigations, etc.)

# Inspiration Lakeview Overview



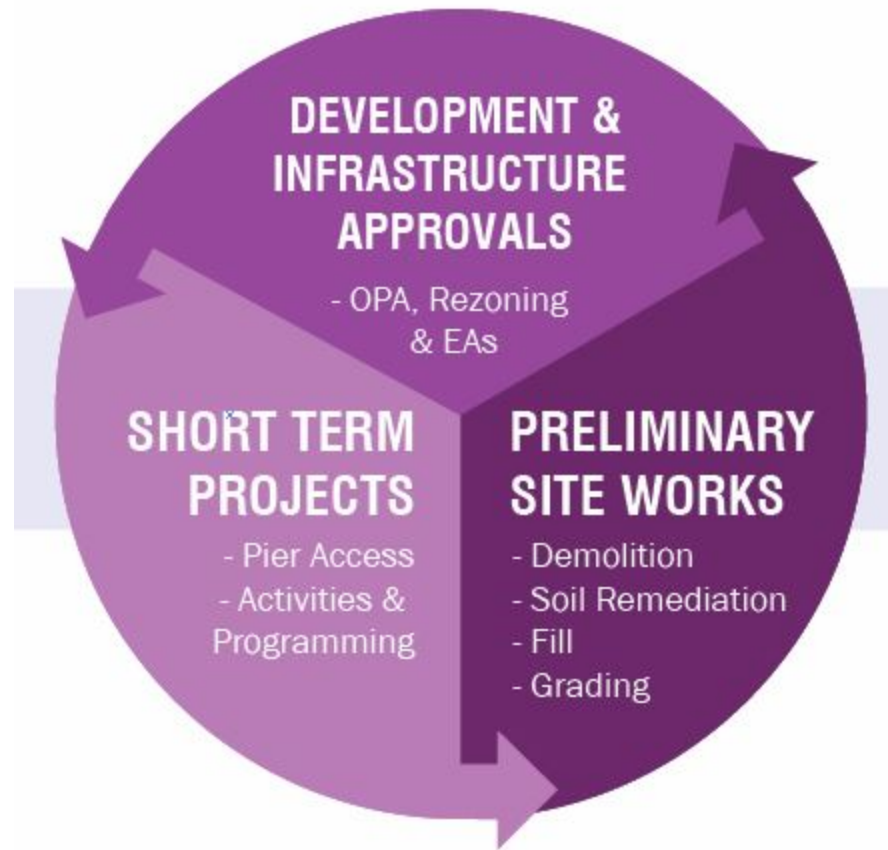




## MASTER PLAN

- Land Use + Planning Policy
- Urban Design & Built Form
- Transportation Strategy
- Service Strategy
- Open Space
- Storm water Management
- Financials

**9 Months**



1-5 Years

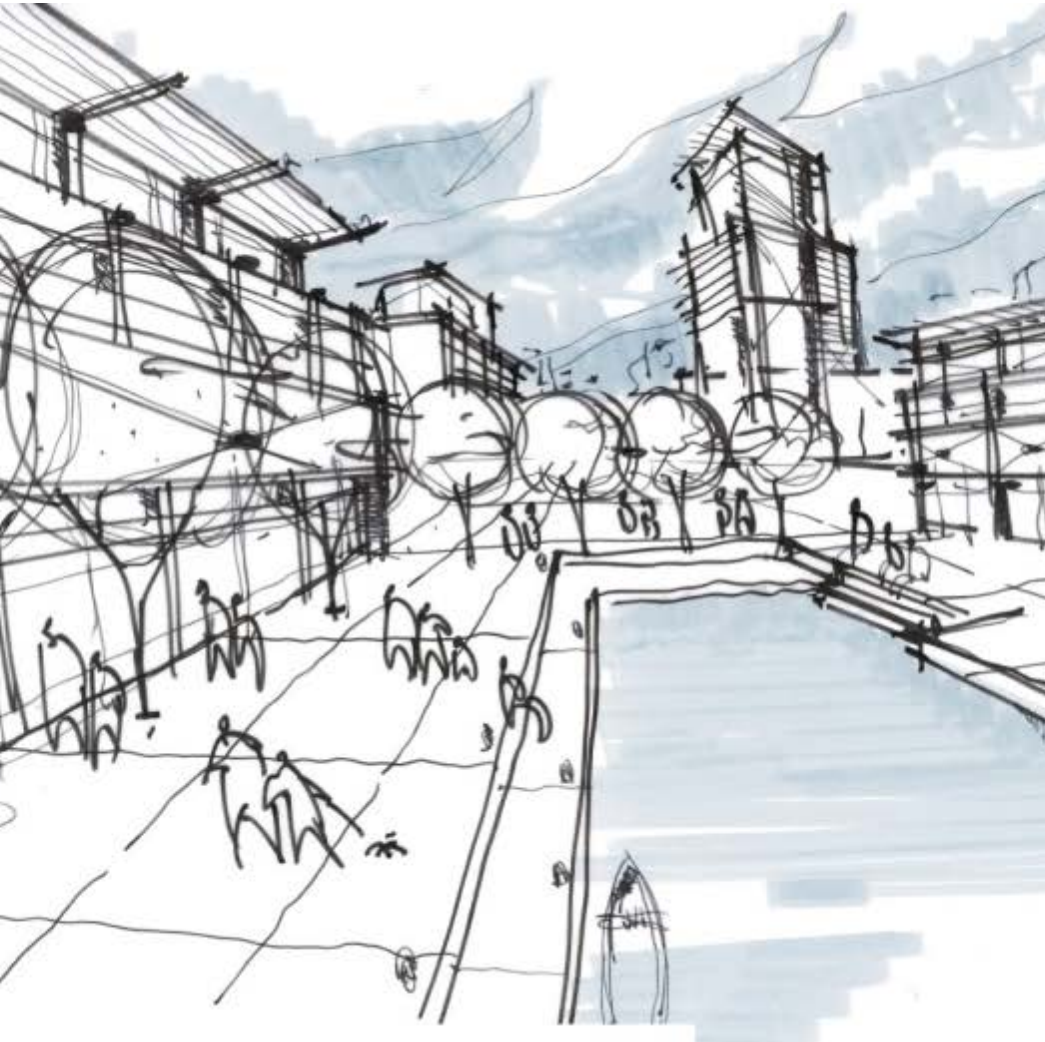




## REVITALIZATION

- Ongoing Demonstration Projects
- Ongoing Site Preparation
- Undertake Renaturalization, New Open Space, Parks & Trails
- Build Infrastructure (Roads, Water & Sewer)
- Cultural Programming of Activities
- New Buildings

5-20 Years



- **A means to generate ideas and develop a concept to transform the site**
- **Opportunity to establish baseline conditions and guiding principles**
- **Based on extensive community consultation**

**The Inspiration Lakeview Vision: What was it?**

...from multiple stakeholder sessions  
**8 Core Principles** emerged...





1

## Link

Connect the City and  
the water.



A photograph of a public water fountain in a park. In the foreground, a man wearing a dark tank top, shorts, a cap, and sunglasses is walking through the water jets. To his right, a young child in a pink and purple swimsuit is running and playing in the water. The fountain consists of numerous vertical jets of water of varying heights. In the background, there are green trees and a brick building. A green rectangular overlay is on the right side of the image, containing the number '2' and the word 'Open' in large white font, followed by a paragraph of text in a smaller white font.

2

## Open

Open the site with a wealth of accessible public spaces for all ages and abilities.





3

## Green

Create a green, sustainable, innovative, model new community.





# 4

## Vibrant

Create a truly mixed-use community, affordable and welcoming to all ages.





5

## Connect

Provide multiple ways to get around: transit, walking, cycling.



# 6

## Destination

Create a special place to draw visitors from all over GTA, the Province and the World.







7

## Remember

Commemorate history while creating a new legacy.



# 8

## **Viable**

Balance public and private investment to be economically sustainable.

# 8 Core Principles



Principle 1: **Link** the City and the Water

Principle 2: Open the Site with a Wealth of Accessible Public Spaces

Principle 3: Create a **Green**, Sustainable, Innovative, Model New Community

Principle 4: Create a **Vibrant** Community

Principle 5: **Connect** in Multiple Ways: Transit, Walking, Cycling, and the Car

Principle 6: Create a New **Destination** to Draw

Principle 7: **Commemorate** History While Creating a New Legacy

Principle 8: Balancing Public and Private Investment to be Economically **Viable** and Sustainable





# 8 Core Principles

# 4 Themes

Principle 1: **Link** the City and the Water

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BLUE

GREEN

CULTURE

URBAN



# 8 Core Principles

## 4 Themes

## Moves

Principle 1: **Link** the City and the Water

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BLUE

Big Moves:

- New Channels
- Water Features as Focal Points
- Daylight Serson Creek
- Views and Access

Medium & Small Moves:

- Link Lakefront Promenade Marina
- Reconfigure Marina Breakwall
- Stormwater Canals
- Variety of Waterfront Experiences

GREEN

- Green Recreation Corridor
- Green Water's Edge
- Green Infrastructure

- Green Streets and a Grand Boulevard
- Coal Hill
- Pier Walks
- Local Open Spaces

CULTURE

- Arts & Culture Island
- Cultural Generator
- Cultural Spine & Special Attractions

- Public Art & Architecture
- Multi-Use Facilities
- Commemorate History

URBAN

- Streets & Connectivity
- Built Form
- Land Use

- Medium and Small moves bring richness to the urban fabric and are embedded in the discussions of the Big moves.



...lots of ideas on how to do that...



Lakefill and new open space along the water's edge

Protected views and access to the water

Continuous public access to the water's edge

Full range of land uses – residential, mixed-use, commercial, employment

Introduce an urban street and block pattern

A diversity of heights and densities

Bring transit into the middle of the site

Year-round land and water-based activities



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*Hammarby Sjöstad, Sweden*



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OPG

Opportunities for a mix of uses including a range of housing forms and densities that optimize the developable area to achieve commercial value

Region  
of Peel

Conformity with Places to Grow Regional Growth Plan; focus on connectivity, integration and placemaking

City  
Planning

Collaborate with existing plans and strategies (Official Plan, Local Area Plan, Green Development Strategy, Living Green Master Plan, etc.) to link project goals and streamline implementation

CVC &  
TRCA

Concern over the buffer area around the G.E. Booth Wastewater Treatment facility; ensure protection of waterfront ecology

Trans  
Works

Detailed examination of environmental concerns and the multi-modal transportation requirements to support the Vision

+ more

...The Vision was circulated to agencies, the Region, City staff and key stakeholders for comment...

**Outdoor skating rink  
(covered) to  
encourage winter use**

**Commemorate the  
history of Lakeview**

**Human-scale buildings  
people can relate to**

**Convenient transit to move  
people in and out of the  
waterfront area**

**Safe bike paths and  
bicycle lanes**

**Boardwalk with  
restaurants, bistros  
and vendors**

...we also heard lots of ideas and received many comments from the public throughout the Vision process...





...moving from the Vision to a more detailed  
Master Plan...

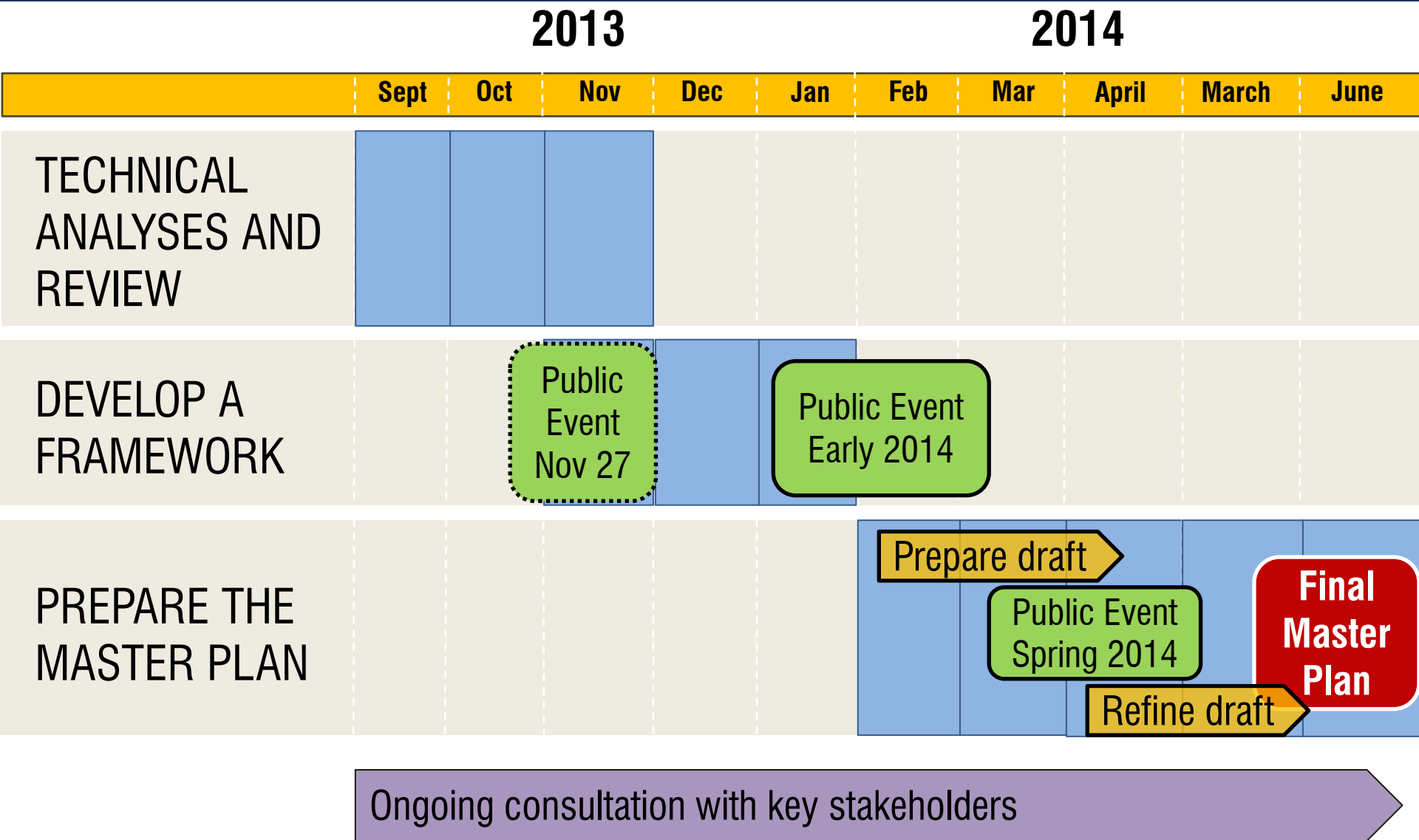


- Detailed land use
- Heights and densities
- Urban design guidelines
- Transportation and parking study, including transit feasibility
- Open space and public realm plan
- Economic modeling and financial feasibility
- Municipal servicing and sustainability strategy
- Phasing and implementation strategy

The Inspiration Lakeview Master Plan will include...



# Inspiration Lakeview Next Steps





...some questions we have moving forward...



# How do we create a buffer and transition from the Wastewater Treatment Facility?





**How do we provide transit? Where does it go?**





**What is the character and feel of Lakeshore Road?**





**What is the size, shape and feel of the water's edge?**





**What should happen with the OPG concrete pad?**





**How much parkland? Where? How is it programmed?**





**What specific opportunities for cultural and institutional uses exist?**





**What is the right mix of residential, commercial and employment uses? Where do they go?**





**What are the appropriate heights and densities?**





**What is the overall timeline? What are our priorities?**





An aerial photograph of a suburban neighborhood. The top half shows a dense residential area with many houses and trees. To the right, a golf course is visible. A blue semi-transparent rectangular box is overlaid on the middle of the image, containing white text.

**What are your questions and comments for us moving forward?**

An aerial photograph of a waterfront development. On the left, there is a marina with several boats docked. In the center, there is a large, light-colored rectangular area, possibly a parking lot or a construction site. To the right, there are some buildings and a red-roofed structure. A dark blue semi-transparent rectangular box is overlaid on the bottom of the image, containing white text.

Please visit [www.mississauga.ca/lakeview](http://www.mississauga.ca/lakeview) to submit your comments





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