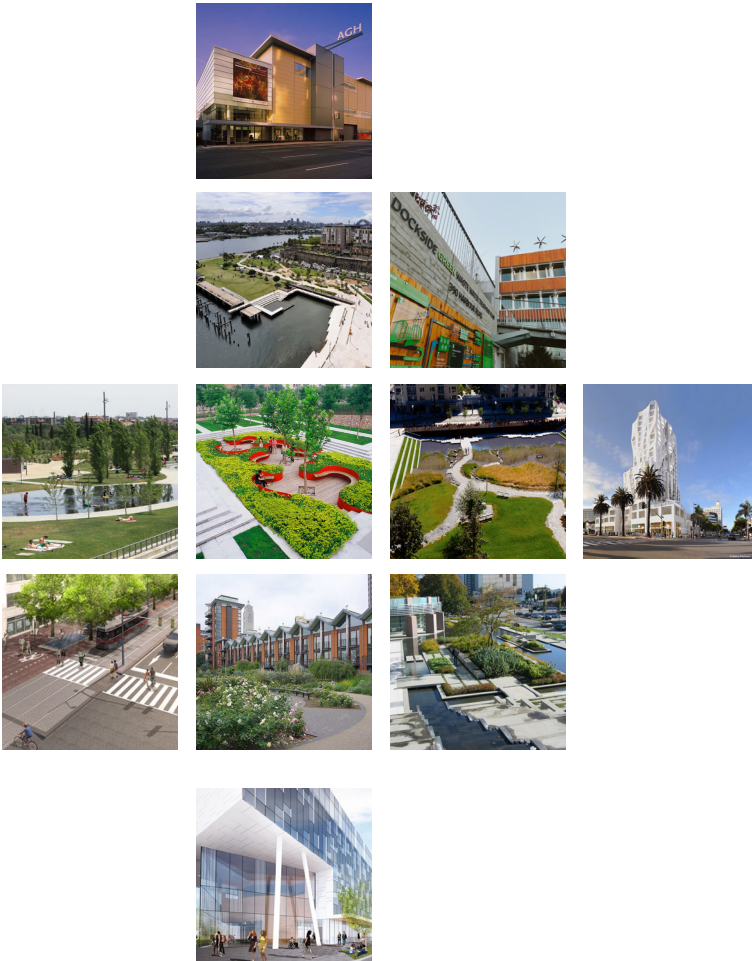


Inspiration Lakeview Master Plan

Community Workshop Summary and Notes

March 2014



This report summarizes the outcomes of the Community Workshop for the Inspiration Lakeview Master Plan Framework, held on March 18, 2014 at the Mississauga Seniors' Centre.

The evening's agenda included:

- a) Drop-in Open House
- b) Introductory remarks and overview presentation of the emerging Master Plan
- c) 1-hour Community Workshop
- d) Summary of the what was heard and closing remarks.

The event was well-attended, attracting approximately 250 people (100 of whom participated in the workshop component). The workshop was organized as a self-facilitated small group exercise. Workbooks, reference materials and the emerging Master Plan were provided on each table, allowing participants to work together through the different themes of the Plan: Open Spaces & Connections; Movement & Transportation; Land Use, Culture & Programming; and Built Form & Urban Design.

The Inspiration Lakeview Team received excellent feedback and many detailed comments, questions and ideas during this important phase of the Master Planning process. This brief provides both a summary of the general themes as well as a full recap of the comments that were provided in the completed workbooks.

The feedback from this workshop will be incorporated into the next iteration of the Master Plan and presented back to the community at the next round of public consultations in May 2014.



Common Themes and General Summary

General support for:

- Proposed mix of land uses
- Open space network and protected green areas for public access, including the water's edge
- Preferred "U" shape transit alignment option
- Museum, gallery and multi-use outdoor event space opportunities at the Cultural Hub
- Relocation of the existing employment area to the Innovation Corridor
- Additional cultural and recreational use ideas, including: hockey arenas, skating rinks, outdoor gyms, splash pads, community gardens, gathering spaces, farmers' markets, sculpture parks, arts and culture exhibit spaces, amongst others

Areas of Concern:

- Change name of "Performance Hill" back to "Coal Hill"
- More green space between Serson Creek and the Innovation Corridor
- Incorporate safe bike paths throughout
- Add additional "Gateway" park on Lakeshore at Lakefront Promenade
- Better connect green spaces at the eastern and western edges of the site
- Show parking strategy
- Do not place tall buildings at the waterfront
- The proposed tallest building heights are too high

Note: The * indicates the number of times participants referred to a particular item. Comments are summarized.

01 OPEN SPACES & CONNECTIONS

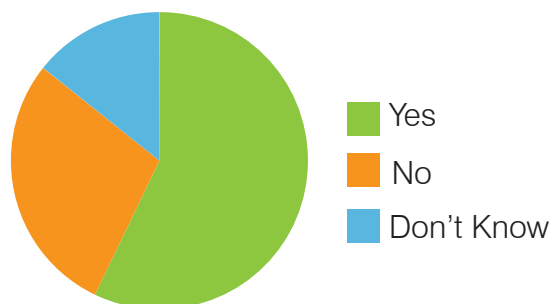
Best things:

- Connection to waterspace through trails (*****)
- Waterfront access (****)
- Transit in green spaces/ greenway (***)
- Plenty of green space and open space towards the lake (***)
- Green common areas for both the local residents and visitors. Brings a sense of community to the area (**)
- Access to the Western Pier (**)
- Commercial space along the east side is great
- Lake views from Lakeshore Road
- Coal Hill/Performance Hill
- Linkage between the north and south
- Incorporation of storm water overflow into the greenspace
- Amount of green areas throughout the site
- Open views to lake and Toronto skyline

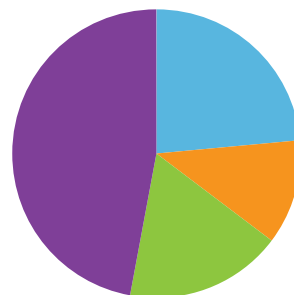
Concerns:

- Rename Performance Hill to Coal Hill (*****)
- Wider green spaces between Serson Creek and Innovation Corridor (*****)
- No bike path or walking trail connection to the east (*****)
- More open green space (*****)
- Public access to green spaces while maintaining resident privacy (***)
- Incorporate year-round use of waterways (from canoeing to ice skating in the winter)
- Add additional gateway area to the western entrance to the site
- Better connect to the Hydro corridor
- Too much development, leave the site for a regional park
- Consider the removal of the piers to improve the water flow and quality
- Possibility of loop - to encourage water movement

Has an appropriate amount of green space been protected along the water's edge?



Select the image(s) that best captures your vision for The Lakefront:



Passive Open Spaces



Active with Programmed Spaces



Beaches

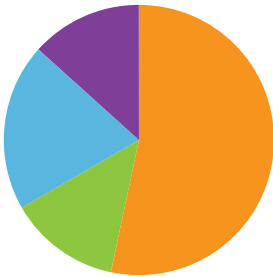


Boardwalks

Other Ideas:

- Outdoor ice rink (*****)
- Splash pad/water park (*****)
- Beach with access to water (*****)
- Outdoor cultural venues (****)
- Concert facilities (***)
- Restaurants and cafés by the water (***)
- Cycling and pedestrian pathways (***)
- Parking for campus and cultural events, outdoor recreation activities (**)
- Outdoor gym facility (**)
- Communal gathering space (**)
- Skateboard park
- Space designation for community gardens
- Consideration for lake views from different levels and streets
- Green elevated spaces
- Significant landmarks
- Gym/recreation centre
- Picnic areas
- Higher density of trees
- Open air food/beverage vendors
- Lakefront trails

Select the image(s) that best captures your vision for The Greenway:



Active Programmed Spaces



Green Linear Park & Path System



Gardens

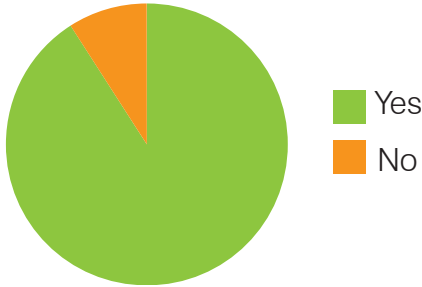


Passive & Natural

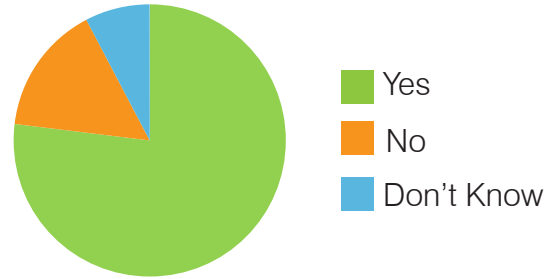
“What is being proposed is quite high density residential, so quality open spaces are important.”

02 MOVEMENT & TRANSPORTATION

The preferred transit option benefits both the existing and new Lakeview communities?



Do you support the new conceptual transportation network?



Comments/Concerns:

- Encourage more public transportation and reduce parking spaces (**)
- Where and how to park?
- Access bike routes from rest of city
- LRT will be contingent on an LRT line running along Lakeshore
- How would routes arrive?
- 5-7 minute electric shuttle bus to go back and forth along "U" shape route
- Simple bus system every 10 min, rail too expensive for area
- Trail connection to GO station
- Existing public transit serves area now, no additional benefits at this point

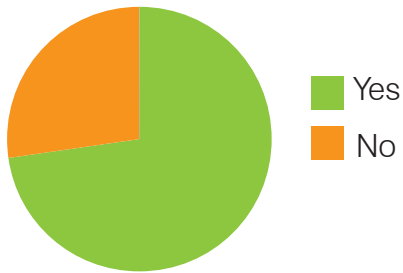
How should bike lanes be provided at Inspiration Lakeview?



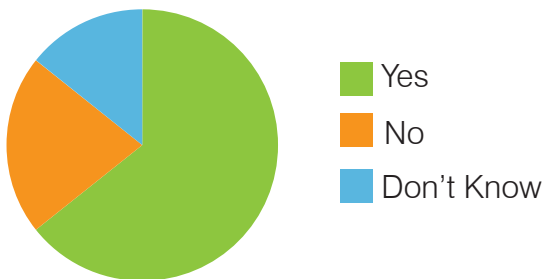
“All bike lanes options are great as long as they are properly defined and movement/rules are obeyed and enforced”

03 LAND USE, CULTURE & PROGRAMMING

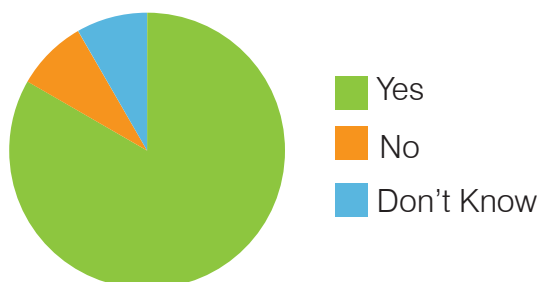
Does the Plan provide an appropriate mix of residential, commercial, employment and cultural/recreational uses?



Do you support the relocation of the existing employment uses at Lakeview to the “Employment and Innovation Corridor”?



Do you support the conversion of the current employment area to residential mixed-use?



Other Cultural Feature Ideas:

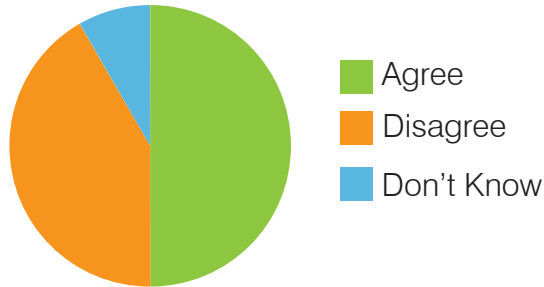
- Multi-use indoor/outdoor entertainment venue/square (*****)
- Art gallery/exhibits (*****)
- History of aviation museum (*****)
- Outdoor ice rink (****)
- Swimming pool/ Water park (**)
- Marion Orr memorial (**)
- Farmers' Markets (**)
- First Nations History museum (**)
- Artist studios (**)
- Local area contribution to war effort museum
- History of power plant museum
- Community recreational facilities
- Art and sculpture throughout neighbourhood
- Aquarium
- Memorial park

Concerns:

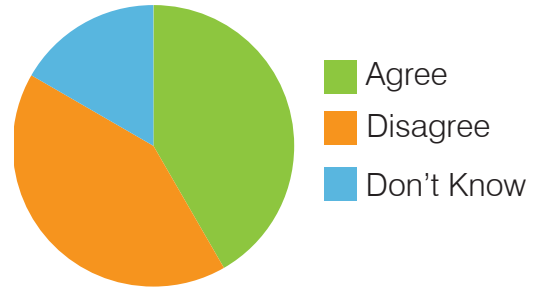
- Do not incorporate big box stores into area (**)
- Innovation Corridor is too close to open spaces for employment uses
- Concern with not enough employment coming in to replace existing
- What employment would be attracted to this community?
- Where are EMS services?
- There is too much residential proposed
- Is there enough space for waste water management to expand?

04 BUILT FORM & URBAN DESIGN

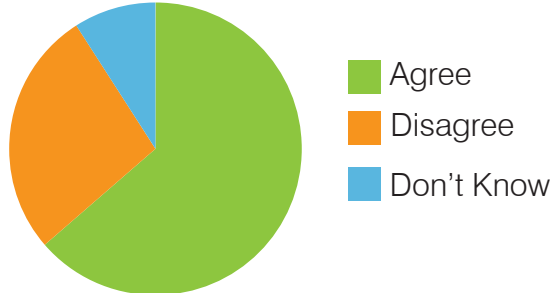
The Plan distributes the density appropriately to meet Inspiration Lakeview's density target?



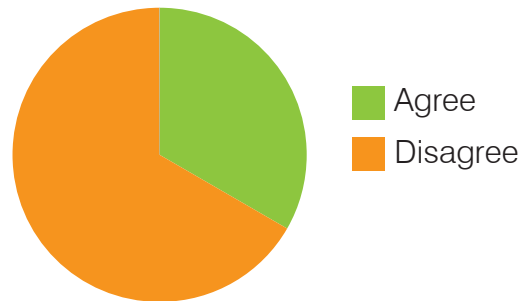
The Plan provides an appropriate mix of housing types to meet the density target?



The increased heights and densities along the BRT/LRT transit alignment are appropriate?



For these select buildings, a height range of 15-22 storeys is appropriate?



“Less taller buildings, with a few taller landmarks to conform to density issues - strategically placed throughout site (not at waterfront)”

General Comments:

- Keep large buildings away from the Lakefront (*****)
- More percentage of townhomes and mid-rise to avoid high-rise (****)
- We don't want too many shadows from high-rise buildings (***)
- No tall buildings as a nod to the 4 sisters (***)
- 22 storey buildings must "earn the sky" (***)
- 22 storeys is too high -15 to 18 is acceptable as a replacement (**)
- Keep high buildings away from blocking the lake and open spaces, no high-rises below Lakeshore (**)
- 7,500 units is too dense to benefit the existing surroundings neighbourhood (**)
- Limit the height to no more than 20 storeys
- Less houses near the waterfront - we want to emphasize parkland
- Prefer low-rise buildings/less people, but still acknowledge needs
- Please don't spoil the feeling of "open space park and beautiful experience of seeing the lake, city of Toronto view, etc."
- We do not want high-rise anywhere on the waterfront. Low-rise and mid-rise moving north, tallest to the north. Please do not butch it like Queens Quay
- Consider elements of accessibility and age
- Traffic density is already substantial - unless transit increases significantly (20,000 people will cause major problems)
- Move school north of Lakeshore Road
- Move taller buildings closer to Lakeshore
- Place a "local-first" caveat on any new builds, favouring the existing Lakeview residents

Ideas on how to commemorate the Four Sisters:

- Public art display (****)
- Incorporate public access and art/education space (**)
- Power generating structures (**)
- Four structures in a cone shape
- Four wooden piers for fishing
- Large sails
- Memorial should reflect historical value
- Light house or other point of reference for sailors
- Walking path with pictorial descriptions of the four sisters and their roles
- Small museum dedicated to their use
- Rock climbing walls
- Interactive form/experience
- Clear tower that lights up internally
- 4 unique high rises that are accessible all around so it does not block off any paths or waterfront access