



# Lakeview

May 15, 2014



N. Barry Lyon Consultants Ltd. | UEM | TMIG



# Agenda

1. Acknowledgements & Introductions
2. Master Plan Presentation
3. Q&A
4. Next Steps and Wrap-Up

## Mississauga's Waterfront – A Coordinated Approach

# get behind your waterfront

Join the City of Mississauga during March and April 2014 to view and discuss plans for the waterfront. Your feedback can help shape the future of the waterfront communities we love.

[mississauga.ca/waterfront](http://mississauga.ca/waterfront)



# Mississauga's Waterfront - Projects



Credit River Watershed



# Mississauga's Waterfront – Lakeview Projects



# Today's Presentation:

1. Process & Timeline
2. The Structure of the Master Plan
3. What we heard from the Community Workshop
4. The Emerging Development Framework
  - Open Spaces & Connections
  - Transportation
  - Land Use
  - Built Form
  - Neighbourhoods
  - Phasing Strategy
5. Implementation & Next Steps



# The Site

100 ha [250 acres]





# Process & Timeline





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

# Inspiration Lakeview Process:



We are now moving closer to the final Master Plan



## Link

Connect the City  
and the water.



## Open

Open the site with accessible  
public spaces for all



## Green

Create a green, sustainable  
innovative model community



## Vibrant

Create a mixed-use community  
affordable and welcoming to all



## Connect

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



## Destination Remember

Create a special place to draw  
visitors



## Viable

Balance public & private invest  
to be economically sustainable



We have kept the 8 Core Principles that emerged from the Vision  
at the forefront of the emerging Master Plan



# The Structure of the Master Plan







01

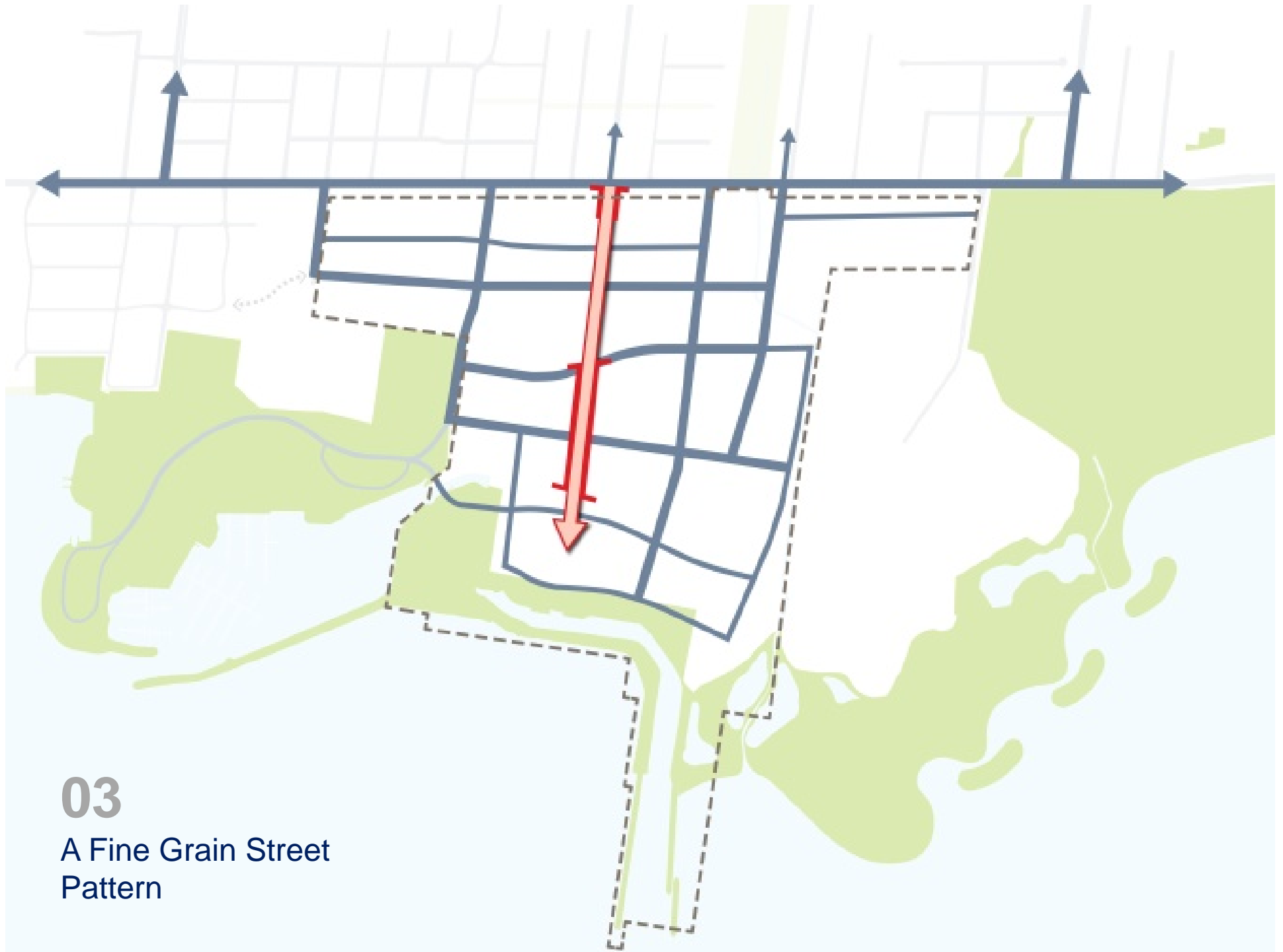
A Continuous Waterfront



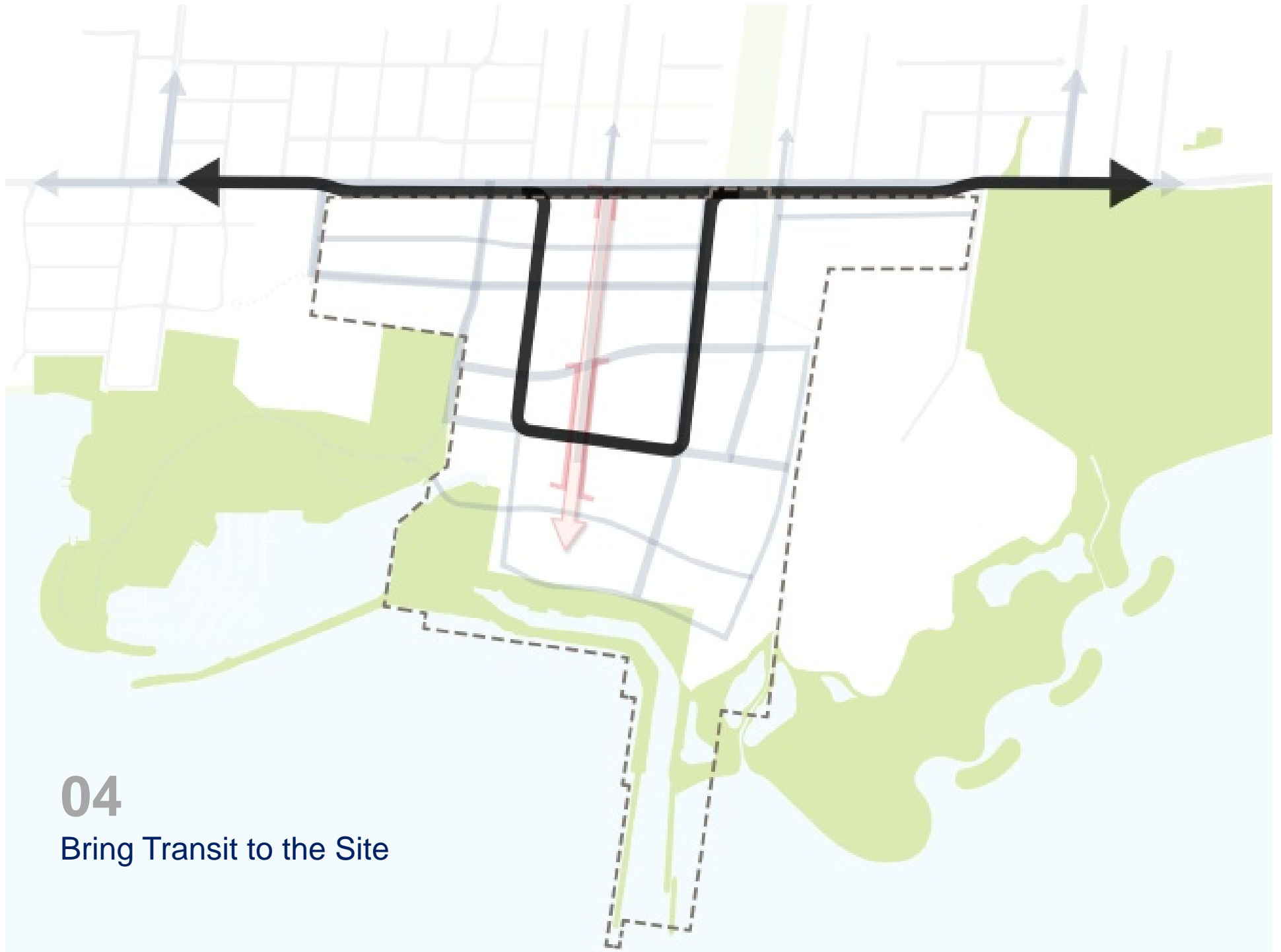


02

A Blue and Green  
Network

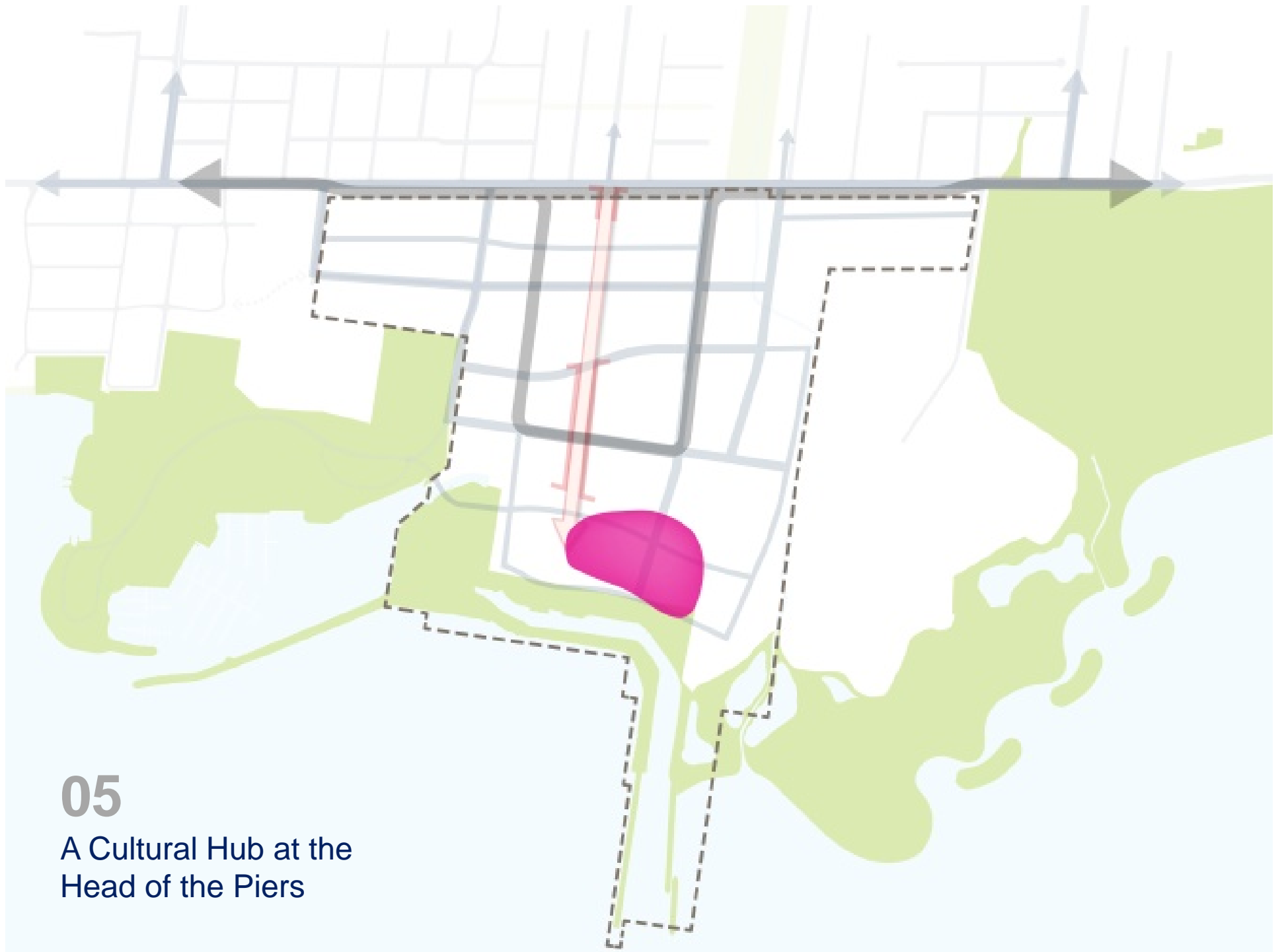






04

Bring Transit to the Site



05

A Cultural Hub at the  
Head of the Piers





06

An Employment and  
Innovation Corridor



# Former Conceptual Master Plan

As presented in March 2014





# What we heard from the Community Workshop

# Open Spaces & Connections

- Strong support for the amount of open space that has been protected
- Support for the active and programmed spaces along the water's edge and the linear Greenway park
- Highlight the east-west trail and open space connections
- Protect views to the lake
- Wider green spaces between Serson Creek and the Innovation Corridor
- Additional "Gateway" park on Lakeshore Road at Lakefront Promenade



# Movement & Transportation

- General support for “U-shaped” transit alignment option
- Strong sense that a new transit line will benefit both the new and existing communities
- Include a safe bike path network (both commuter and recreational routes), connecting to the existing east-west paths
- What is the parking strategy?





# Land Use, Culture & Programming

- General support for proposed land use mix
- Overall support for cultural and institutional programming
- Support for the Innovation Corridor and re-location of employment uses
- Change “Performance Hill” to “Coal Hill”
- Additional culture and recreational ideas: hockey arenas; beaches; farmers’ markets; arts, culture and craft exhibit areas; sculpture park; community gardens; community recreation centre



# Built Form & Urban Design

- General support for density targets – some confusion as to where the targets came from
- Strong support for mid-rise built form
- Do not place tall buildings at the waterfront
- Proposed tallest building heights are too high
- Ideas for commemoration of the Four Sisters: history of aviation on the site; First Nations commemoration; use of light; integrate silhouettes of the fallen stacks; public art





# Technical Comments From City Staff

- Redistribute open spaces to be more generous and programmable
- Provide a centralized public park on New Ogden Avenue.
- Provide generous setbacks at Ogden Avenue and Lakeshore Road.
- Realign the Greenway and higher order transit route to accommodate better flexibility for Serson and existing employment lands.







# Master Plan Revised

## Key Changes

1. Simplified Serson Creek gateway
2. Created open space gateways on Lakeshore
3. Consolidated open spaces
4. Reconfigured central open space
5. Added recreational Pier
6. Cultural Quarter:
  - Simplify layout
  - Mid-rise built form
7. Consolidated open space at Coal Hill





# The Revised Master Plan



# The Emerging Development Framework



The Master Plan is structured as follows:

**01** Open Spaces & Connections

**02** Land Use

**03** Movement & Transportation

**04** Built Form & Neighbourhoods

# Open Spaces & Connections

# Vision Statement

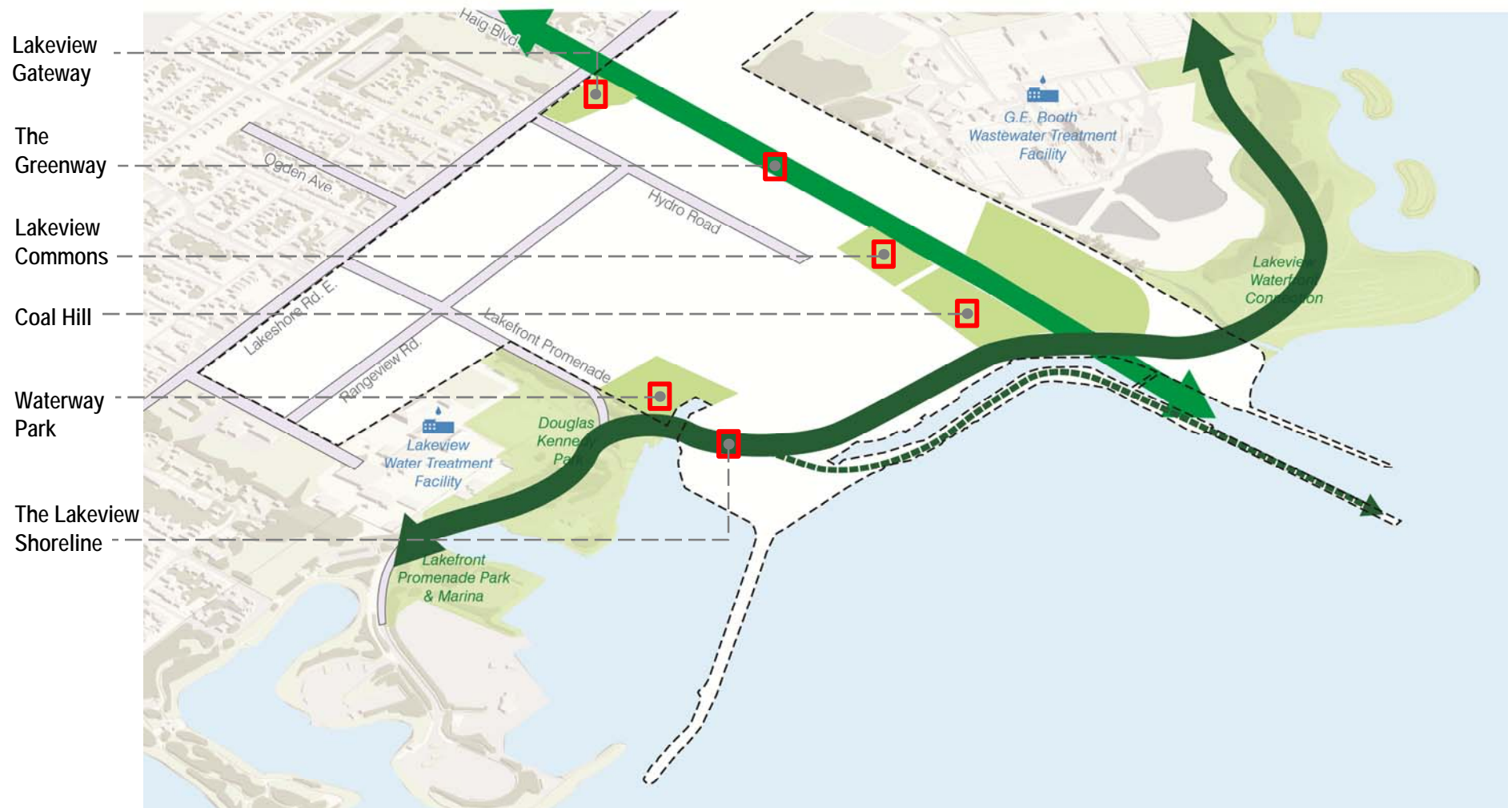
Lakeview will provide for a generous landscaped water's edge, open space linkages to the east, west and north and a variety of park functions and programs. A water-based experience will be provided through access to the western pier, integrated water features and a sustainable approach to stormwater management.





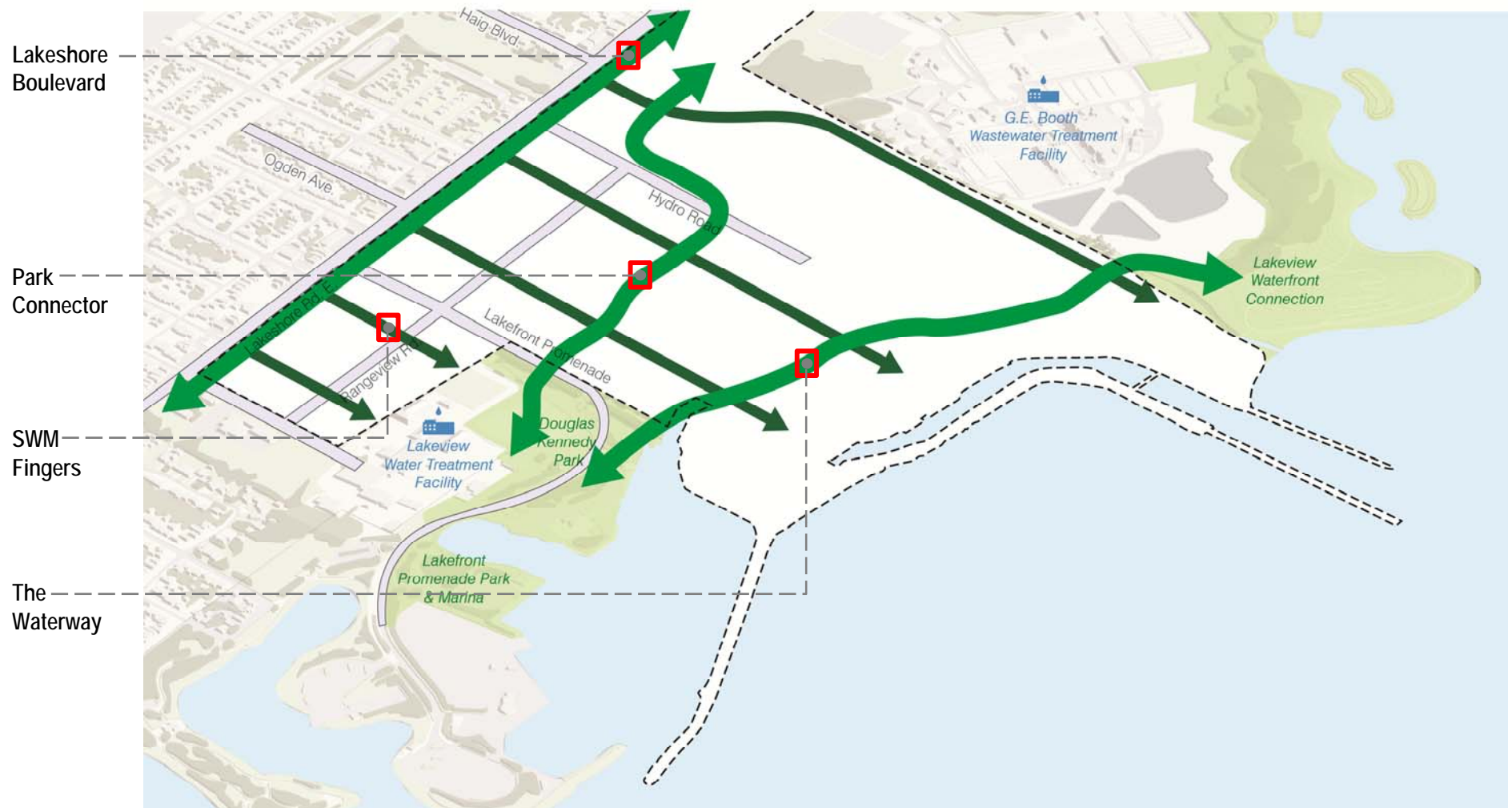
Comprising over 36% of the total area, the Open Space Network is made up of Large, Medium and Small Open Spaces

# Large Open Spaces



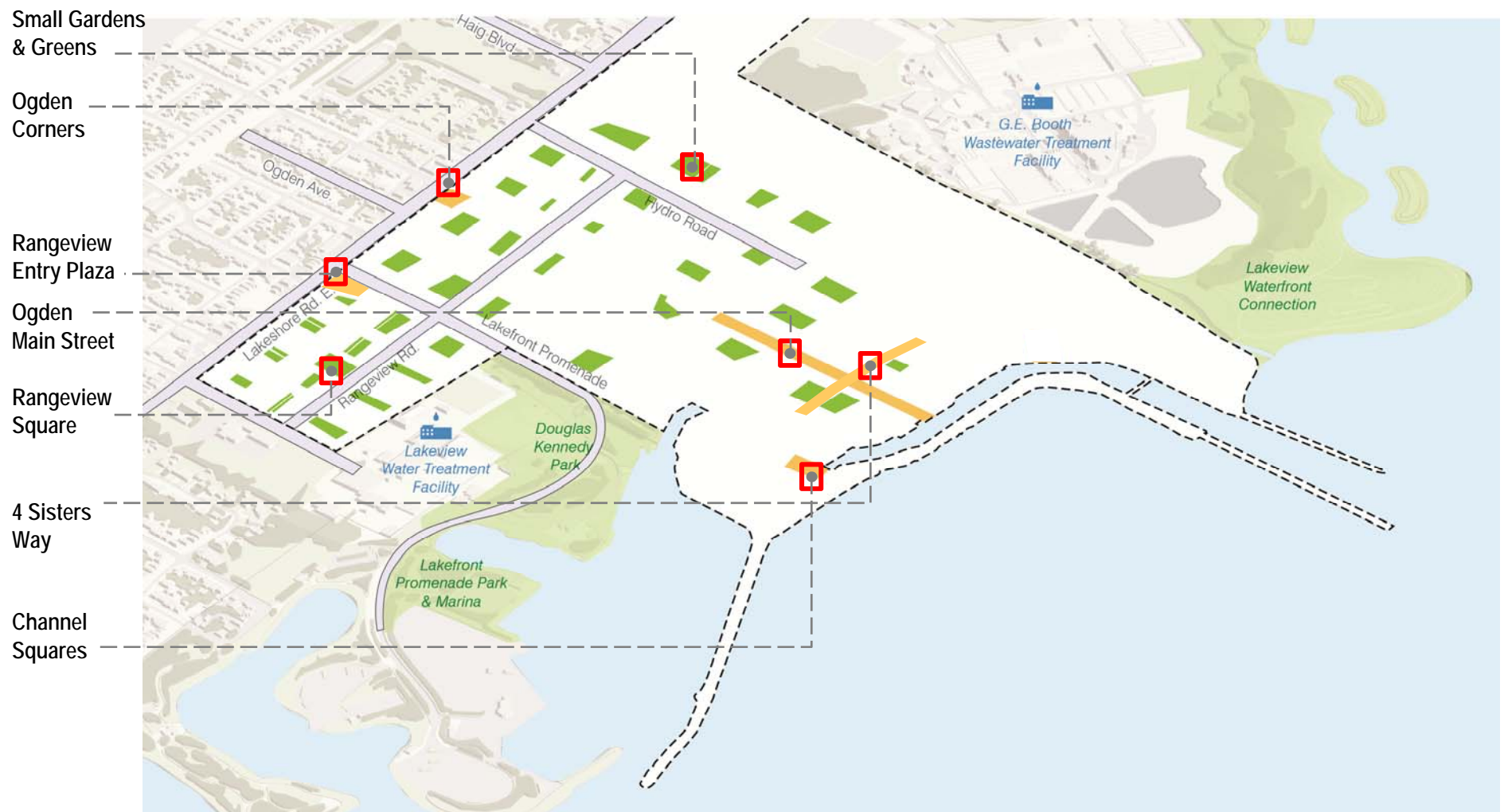


# Medium Open Spaces





# Small Open Spaces



# The Emerging Open Space Network







(L) M S

# The Lakeview Shoreline

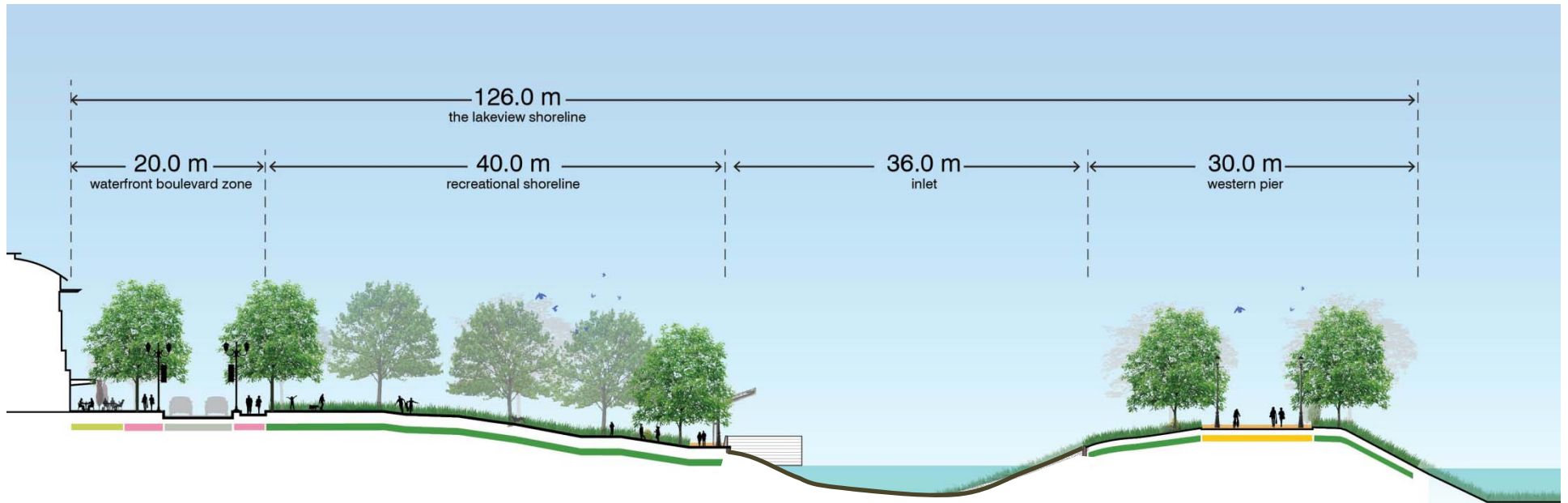






Ⓛ M S

# The Lakeview Shoreline





(L) M S

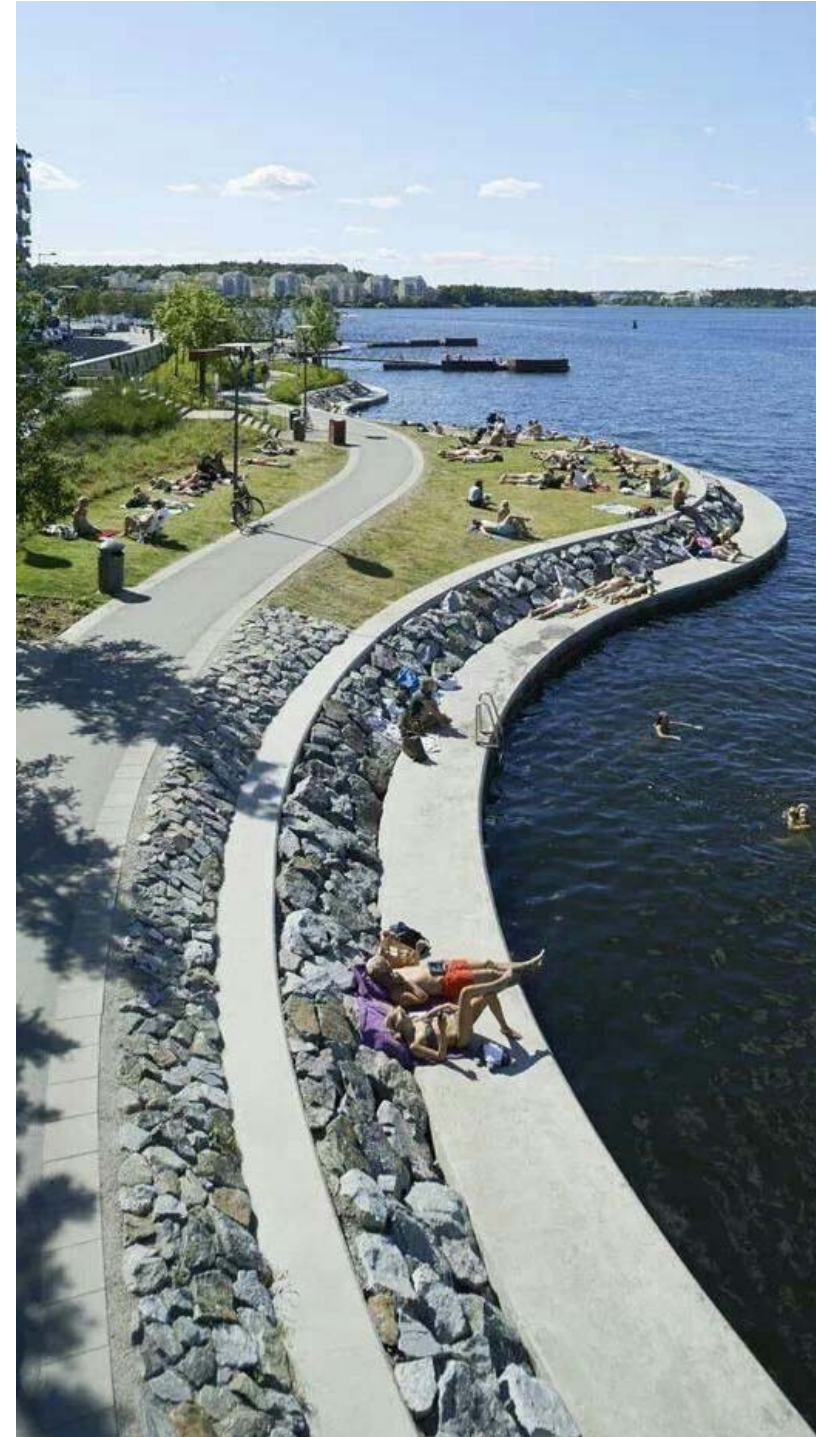
# The Lakeview Shoreline







Pirrama Park, Australia



Sweden





① M S

# The Greenway







(L) M S

# The Greenway







Cumberland Park, Nashville

Norrebro, Copenhagen





L (M) S

# Thematic Waterway







L (M) S

# Thematic Waterway











L (M) S

# Park Connector







L (M) S

# Park Connector







Bryant Park, New York





L (M) S

# Stormwater Management Fingers







Seattle







L M (S)

## Small Greens & Gardens







# Open Space Network at a Glance



# Land Use

# Vision Statement

Lakeview will include a variety of uses that allow opportunities for people to live, work, learn and play. In addition to residential and commercial/employment uses, the provision of cultural, institutional and recreational opportunities will also be protected for.



## Residential



## Commercial mixed-use



## Employment



## Open Space



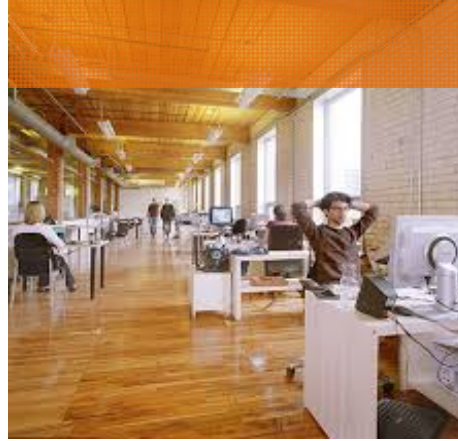
## Cultural



## Institutional



## Incubator mixed-use



## District Energy



Inspiration Lakeview will be a mixed-use community





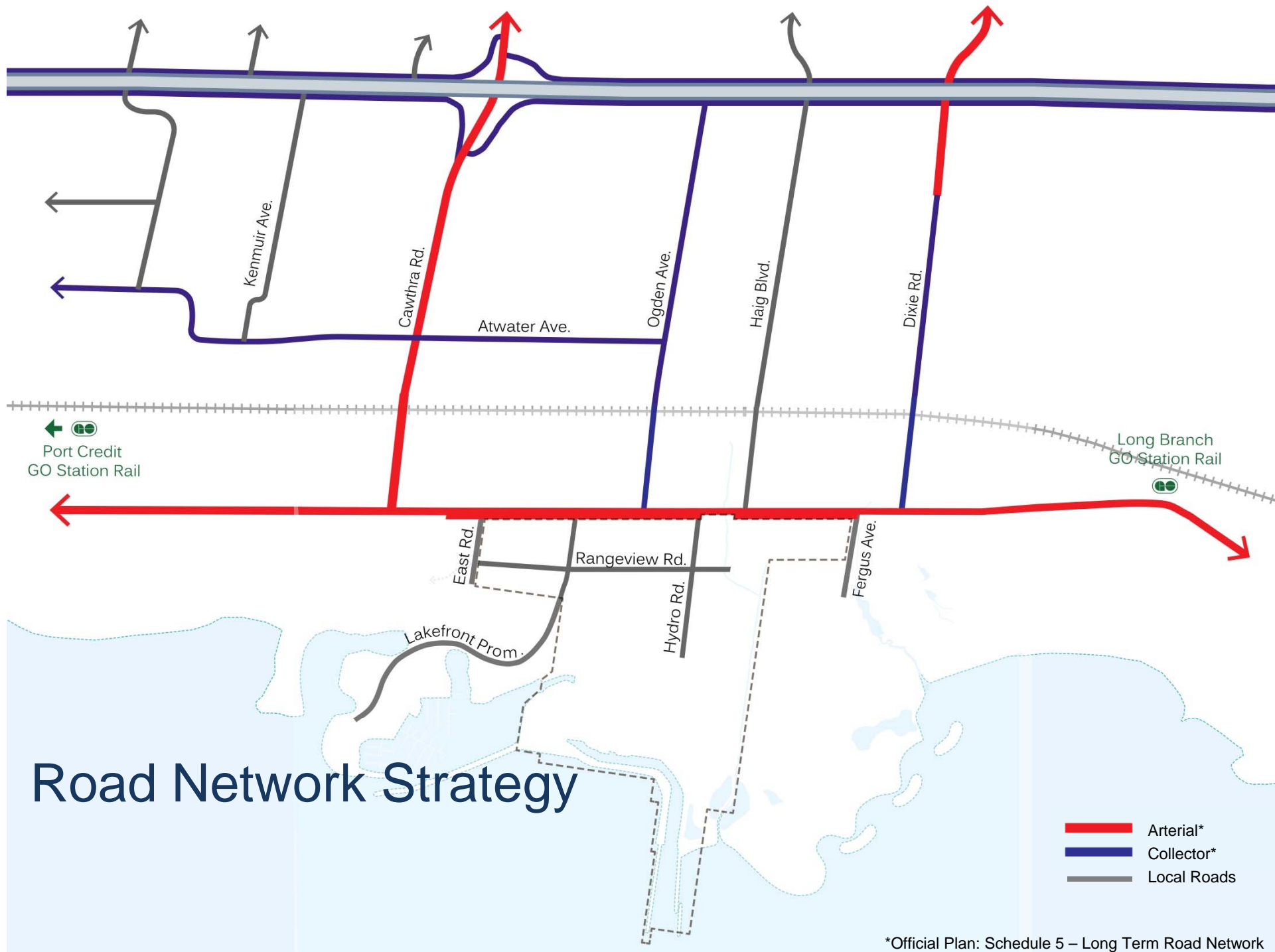


# Movement & Transportation

# Vision Statement

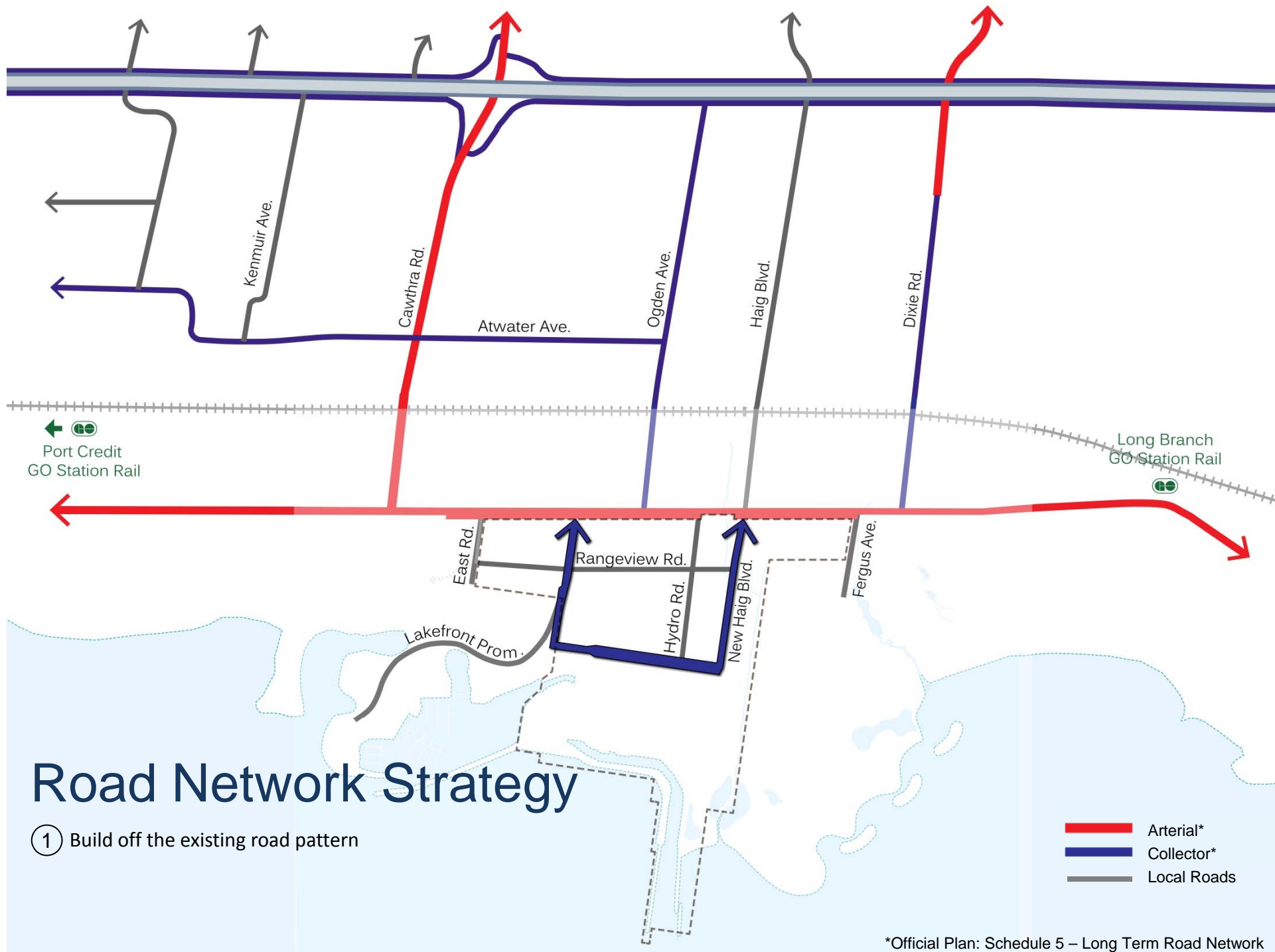
Lakeview will be developed as a transit-supportive community. A new street network will be created that supports transit, walking and cycling options. A dedicated loop for future higher order transit should be provided.





# Road Network Strategy

\*Official Plan: Schedule 5 – Long Term Road Network

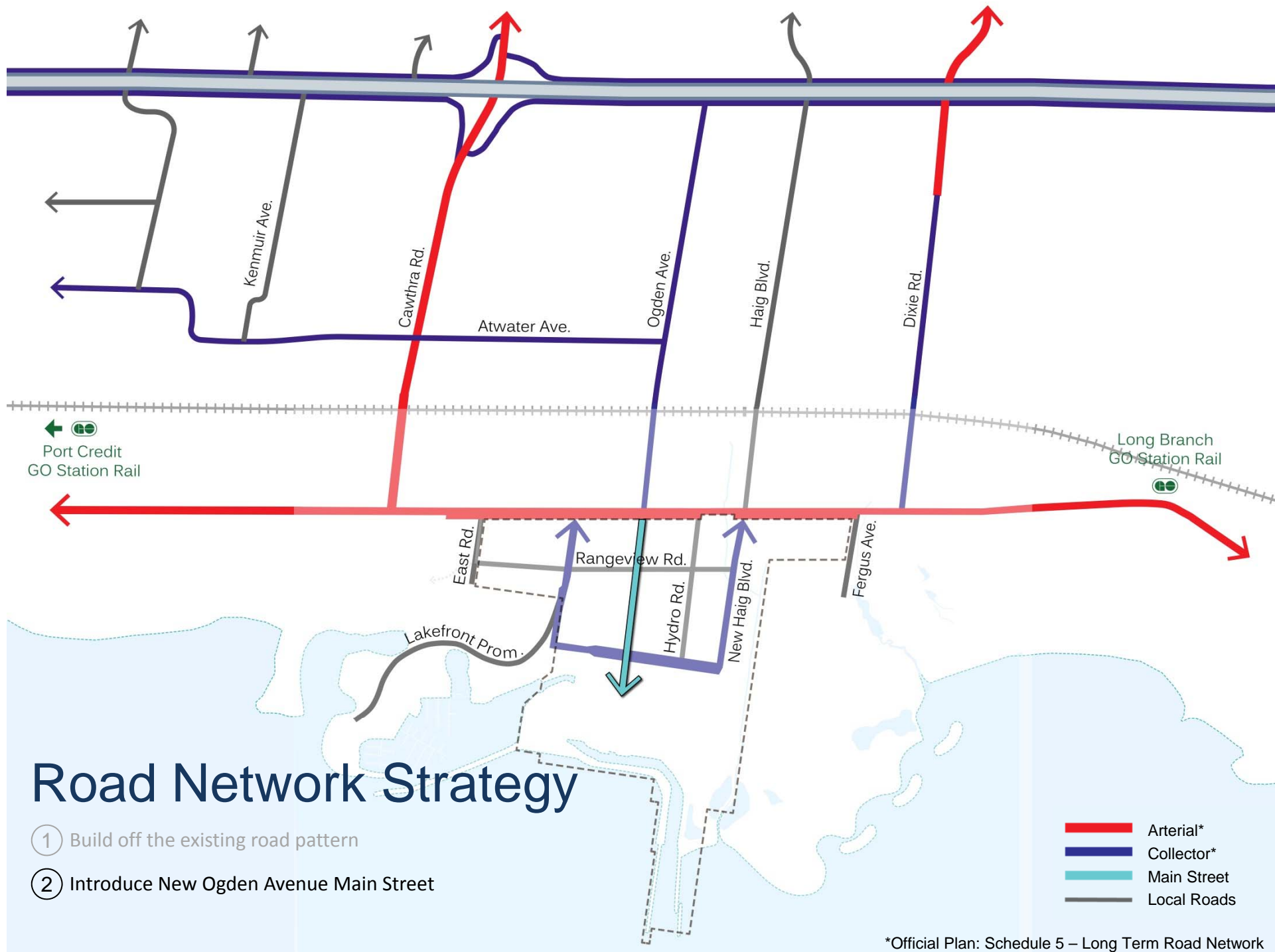


# Road Network Strategy

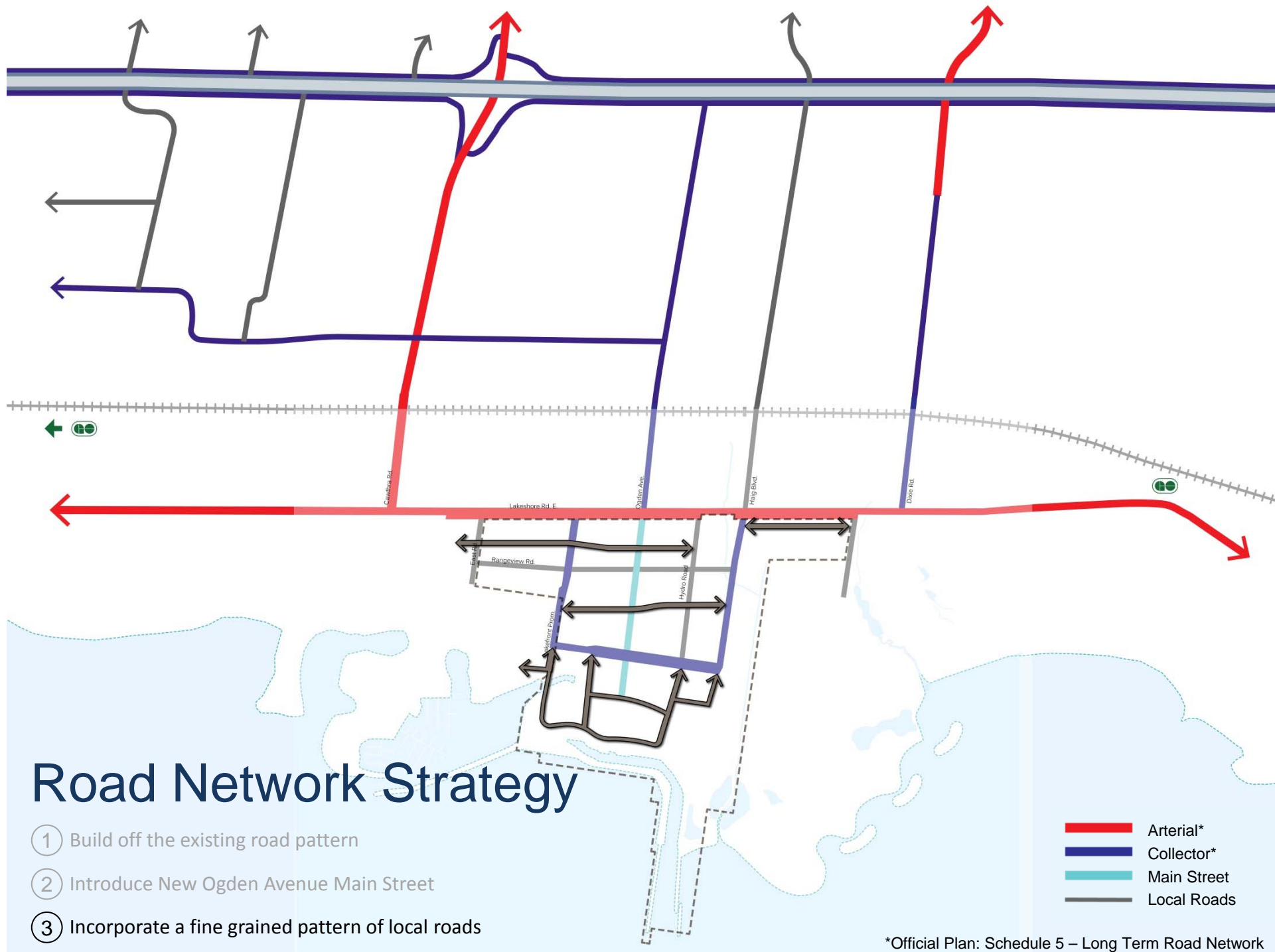
- ① Build off the existing road pattern

\*Official Plan: Schedule 5 – Long Term Road Network

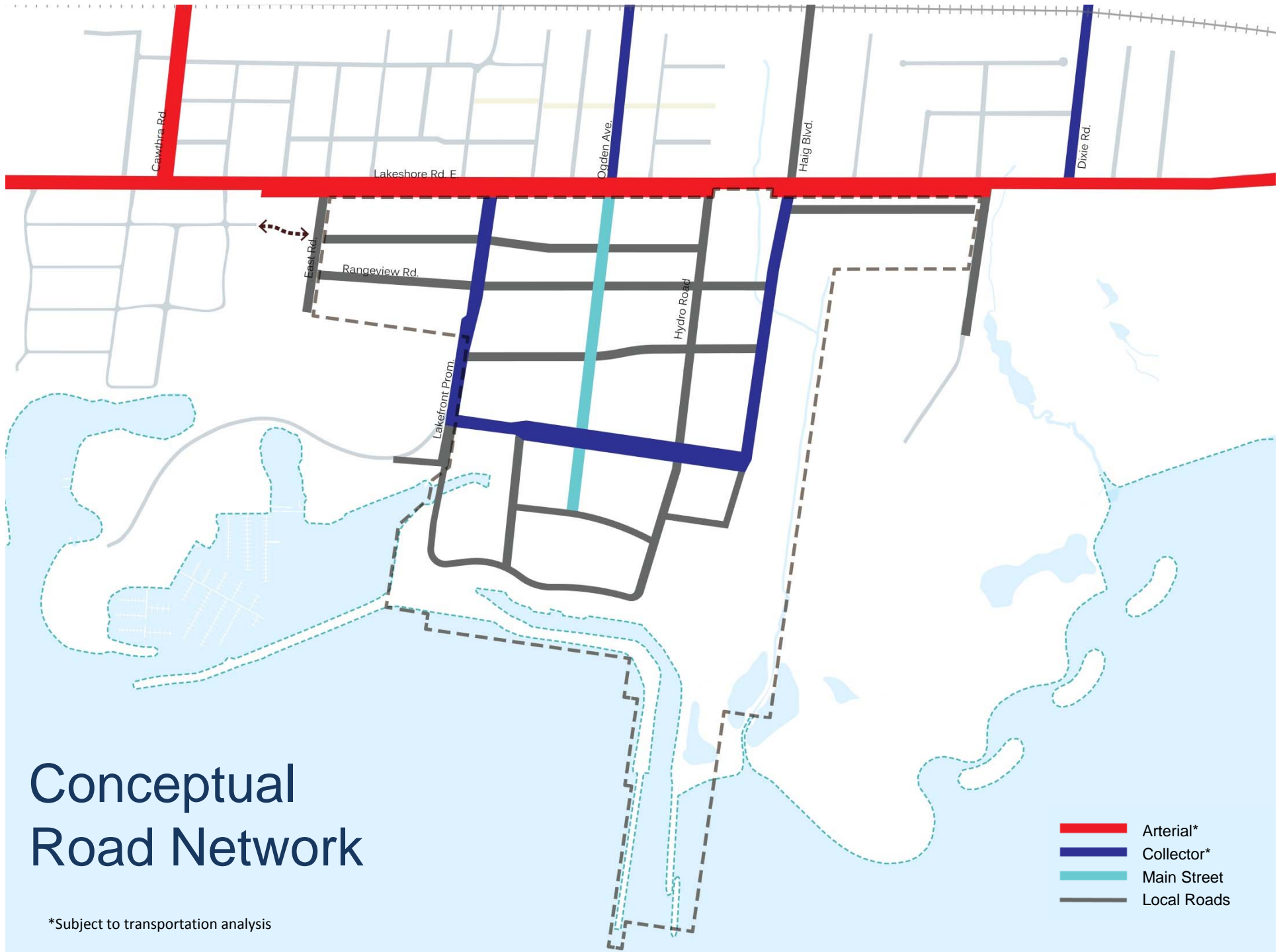


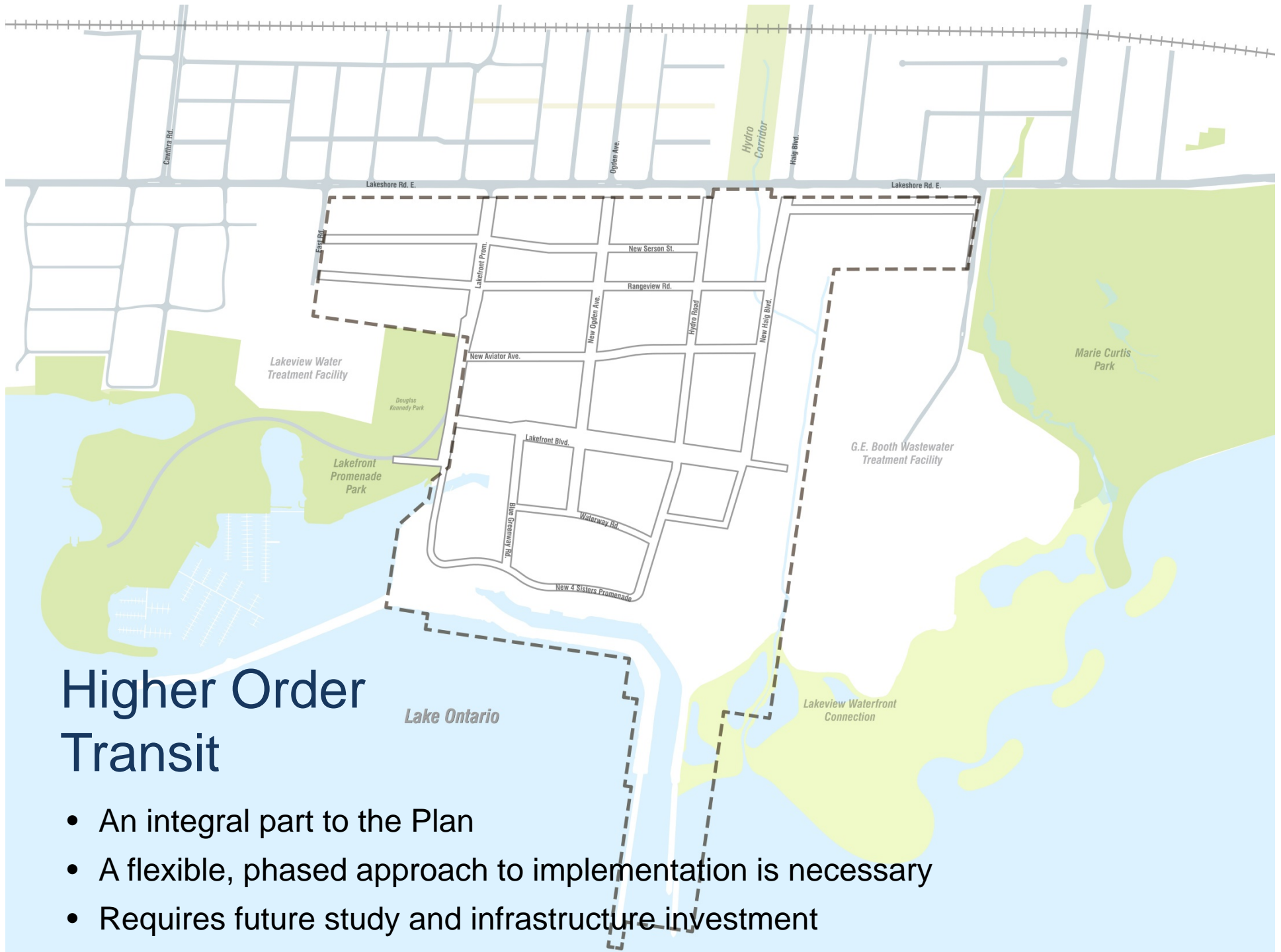


\*Official Plan: Schedule 5 – Long Term Road Network





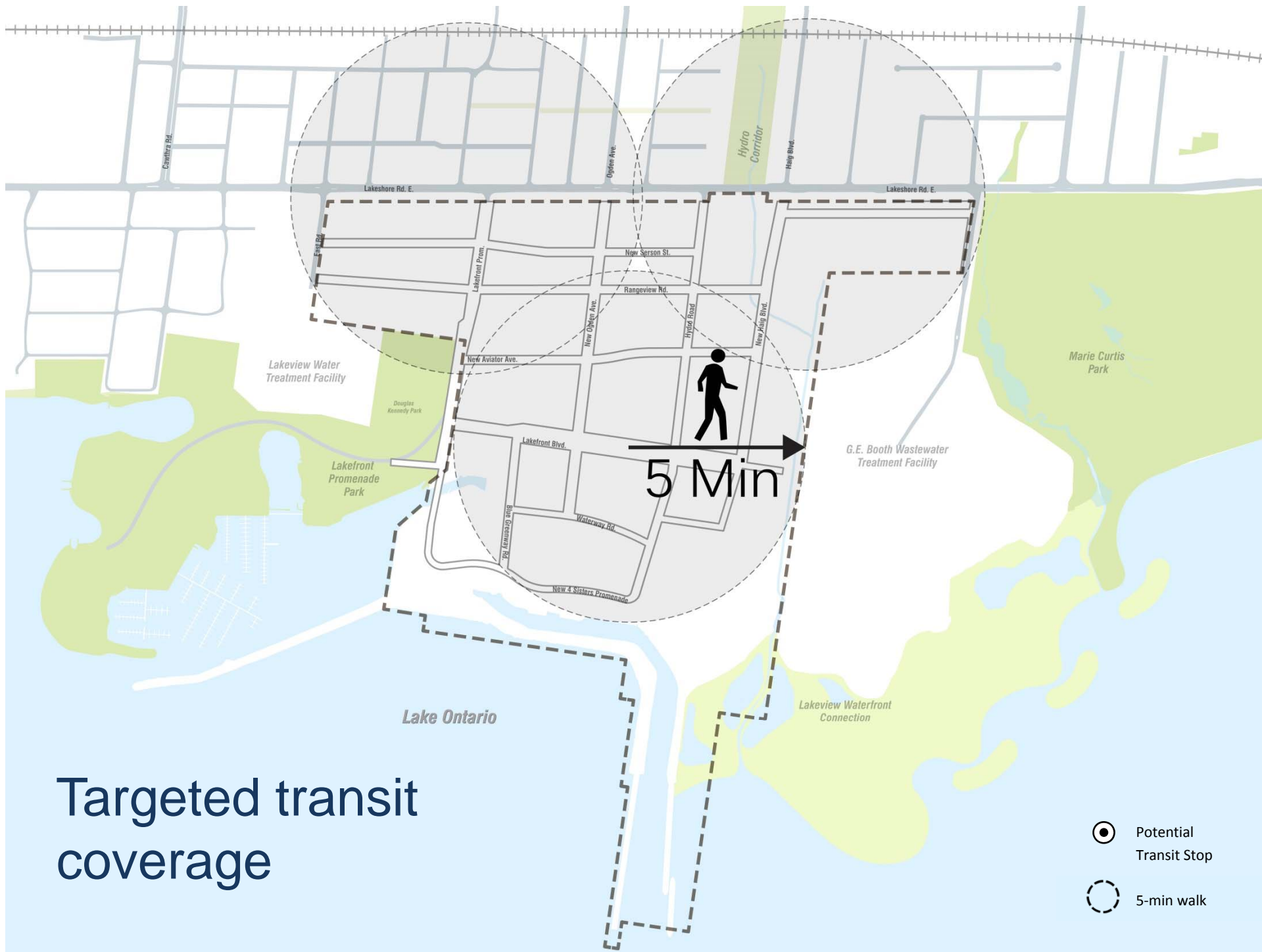




# Higher Order Transit

- An integral part to the Plan
- A flexible, phased approach to implementation is necessary
- Requires future study and infrastructure investment



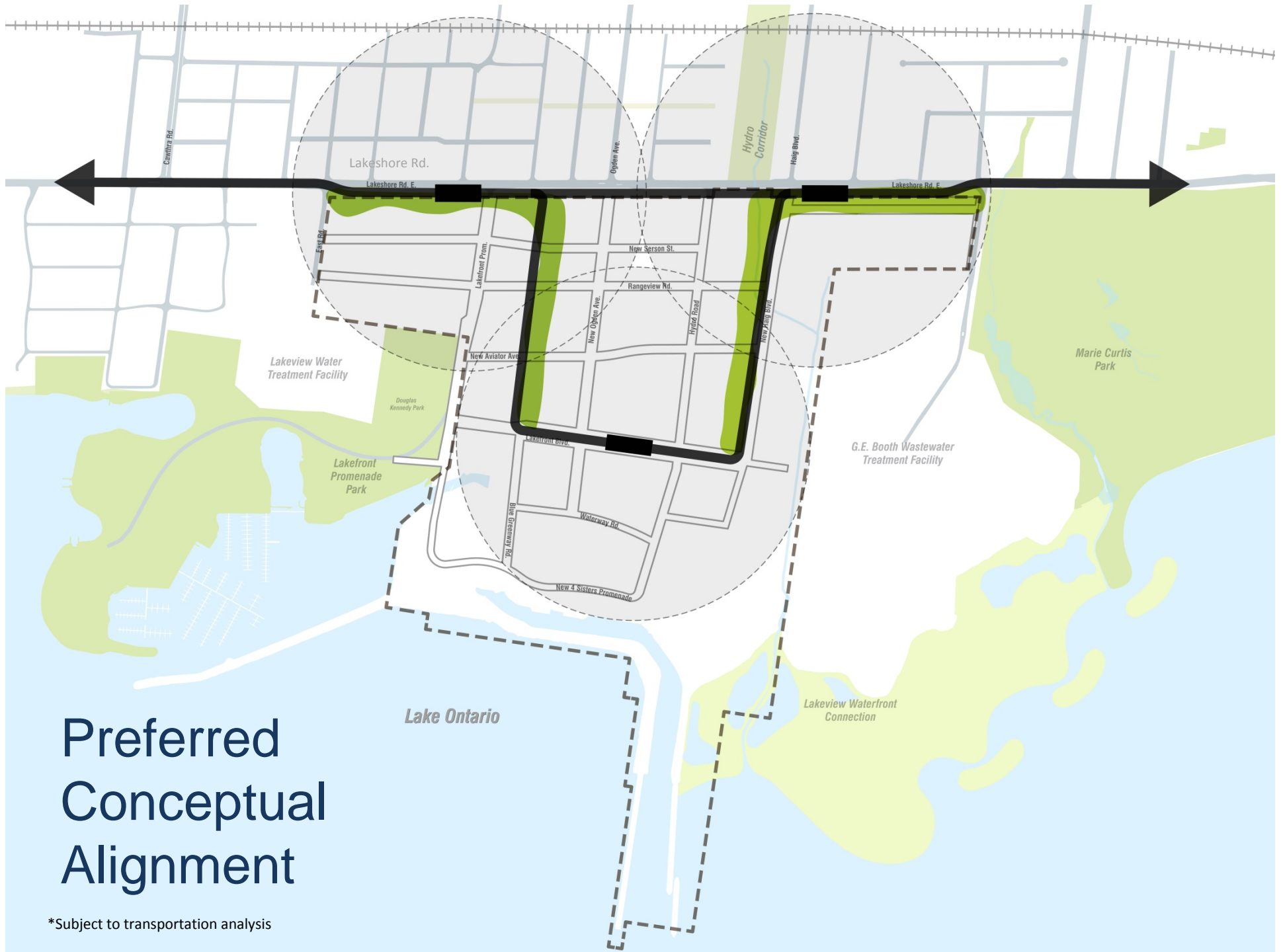


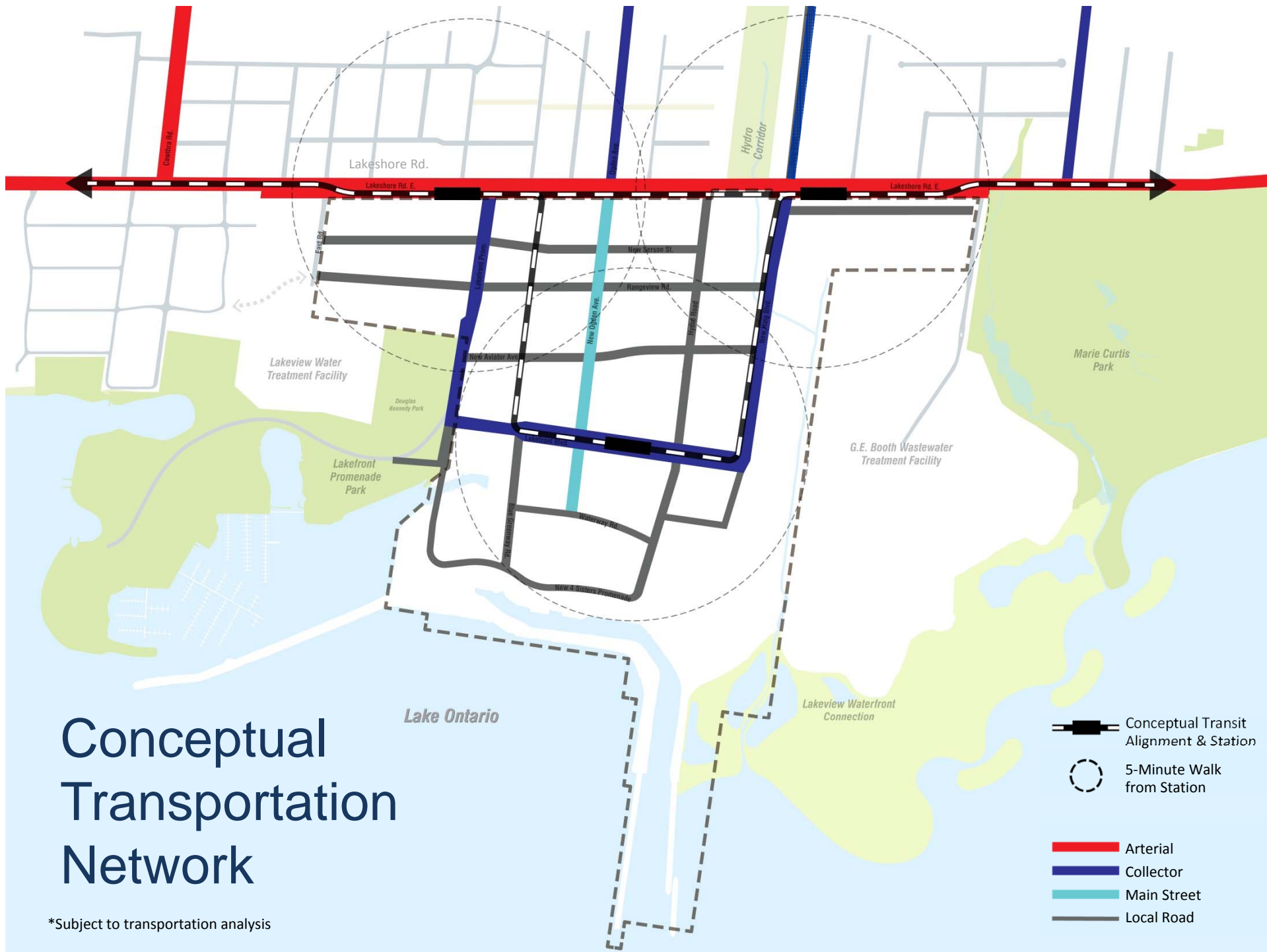
# Targeted transit coverage



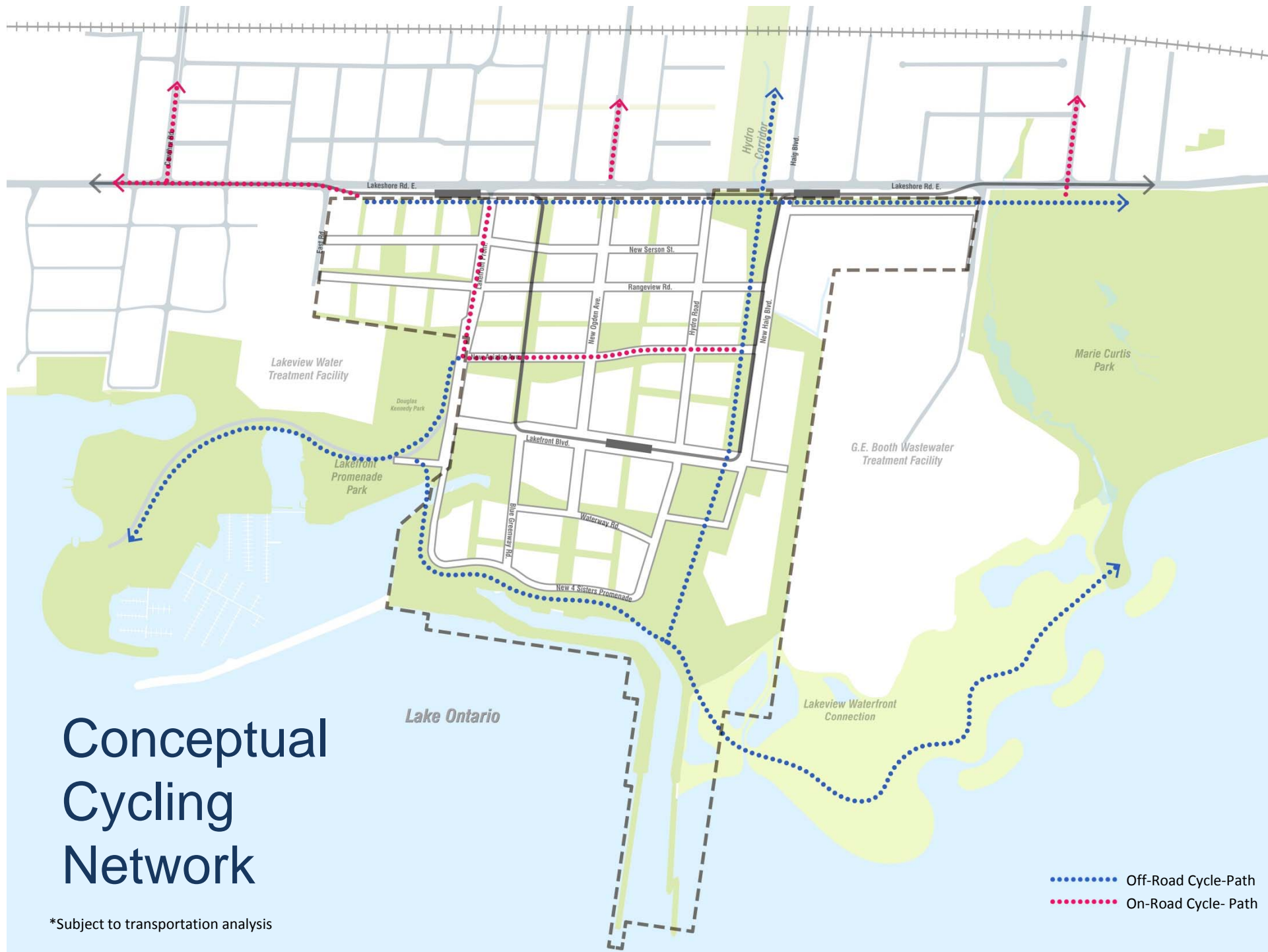












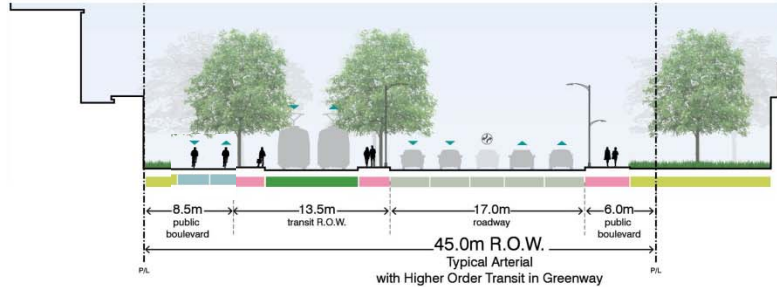
### Arterial with Higher Order Transit in Greenway

Section A

#### Lakeshore Road E.

26.0 to 45.0 m R.O.W.

As a main arterial in the area, this wide street includes the provision of dedicated lanes for higher order transit (BRT/LRT), as well as sufficient space for car, bike and pedestrian traffic.

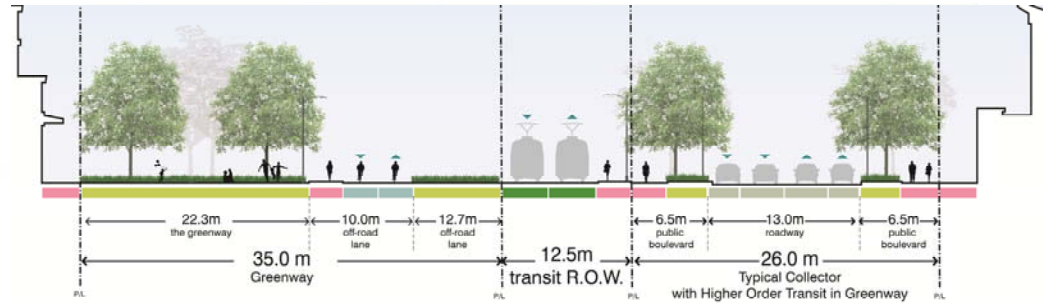


### Collector with Higher Order Transit in Greenway

Section B

#### New Haig Boulevard

68.0 m R.O.W.

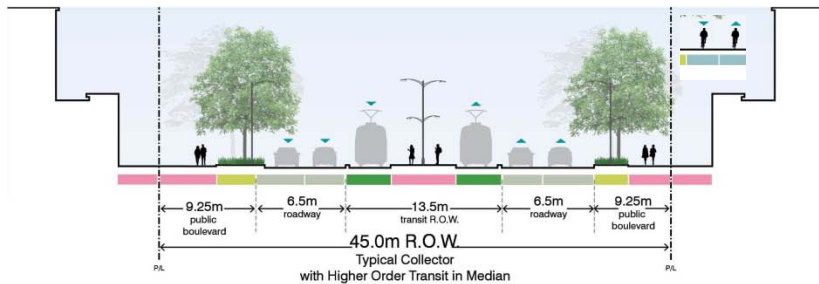


### Collector with Higher Order Transit in Median

Section C

#### Waterway Road

45.0 m R.O.W.

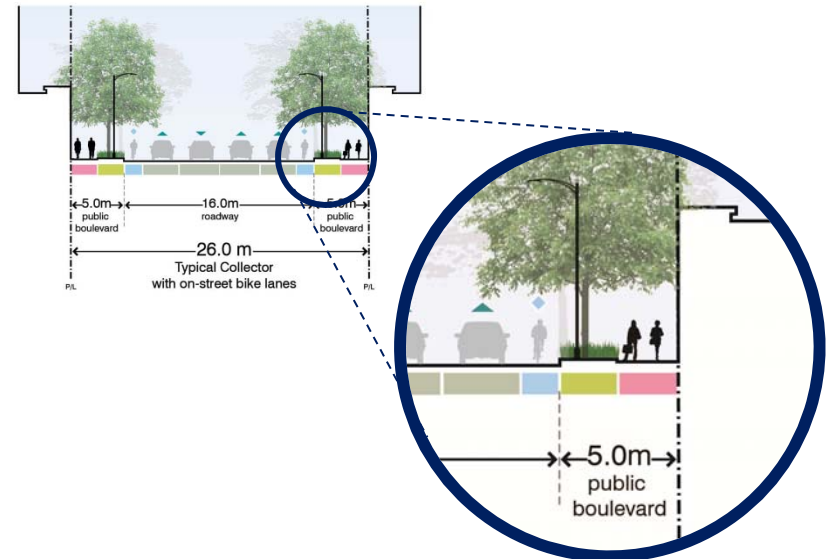


### Collector with Higher Order Transit in Median

Section D

#### Lakefront Promenade

26.0 m R.O.W.



# New Street Typologies

With space for pedestrians, cyclists, transit and cars

\*Dimensions Subject to Detail Design



# Built Form

# Vision Statement




The predominant building form in Lakeview will be at a mid-rise scale. Opportunities for ground-related and family housing will be maximized.

Limited taller elements will be permitted to support transit but must earn the sky through design excellence and protection of skyviews and sunlight.



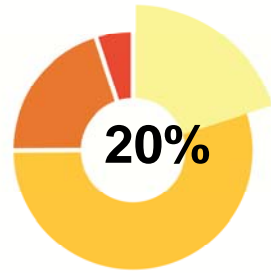
# The target for Inspiration Lakeview is approximately 7,500 – 8,000 units

## Density Distribution Strategy

-  Respect context
-  Daylight key spines (provide 6-8 hrs of daylight)
-  Additional density to support transit

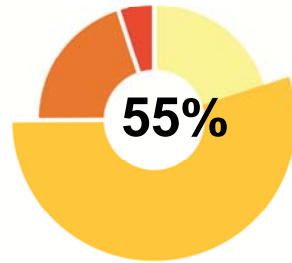


\* Mississauga OP; Mississauga Growth Forecast Report; MTO Transit-Supportive Guidelines



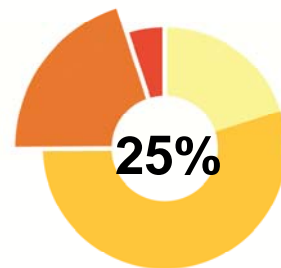
## Townhouse

Traditional, stacked and back-to-back



## Mid-Rise

5 - 8 Storeys

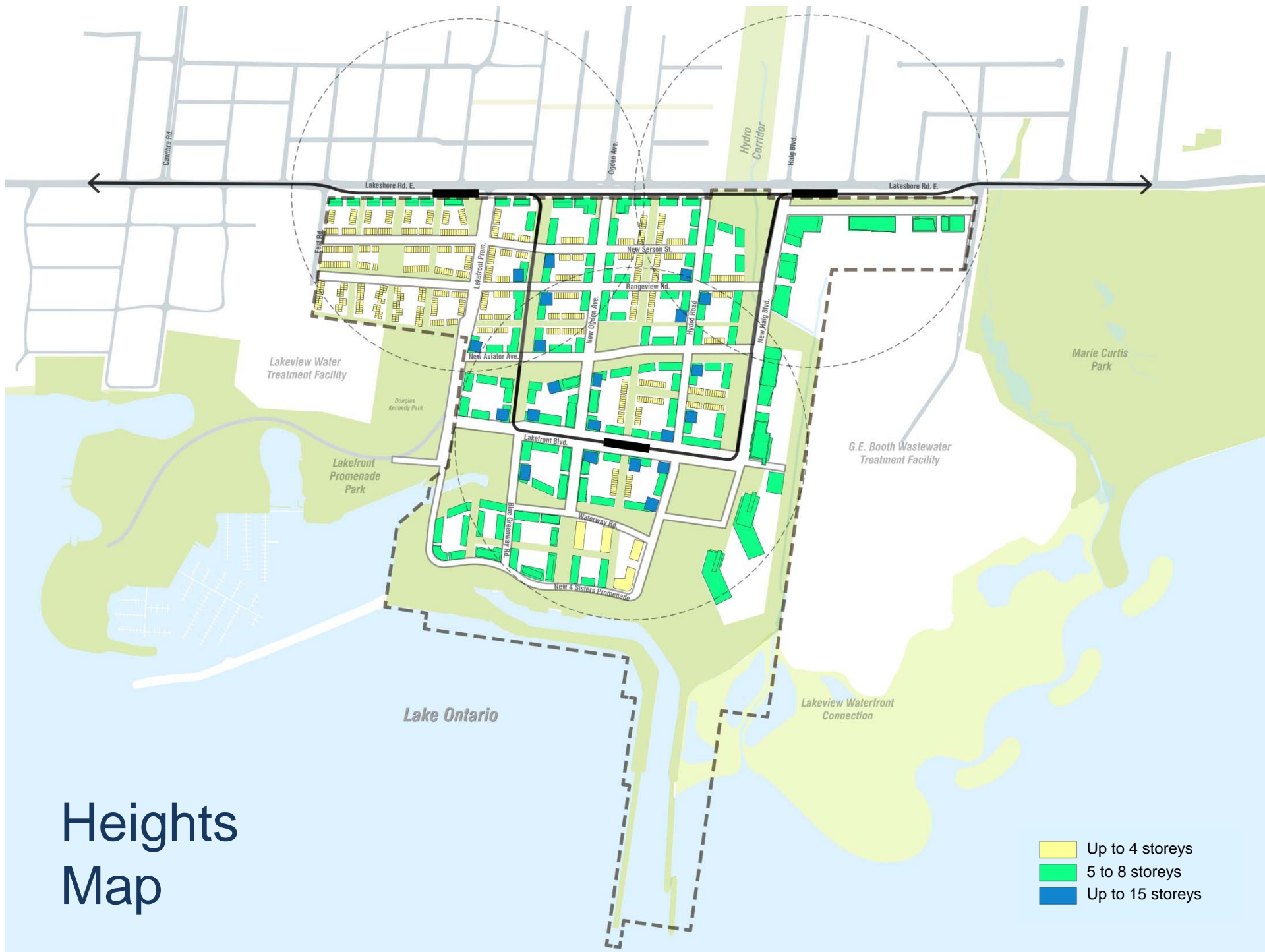


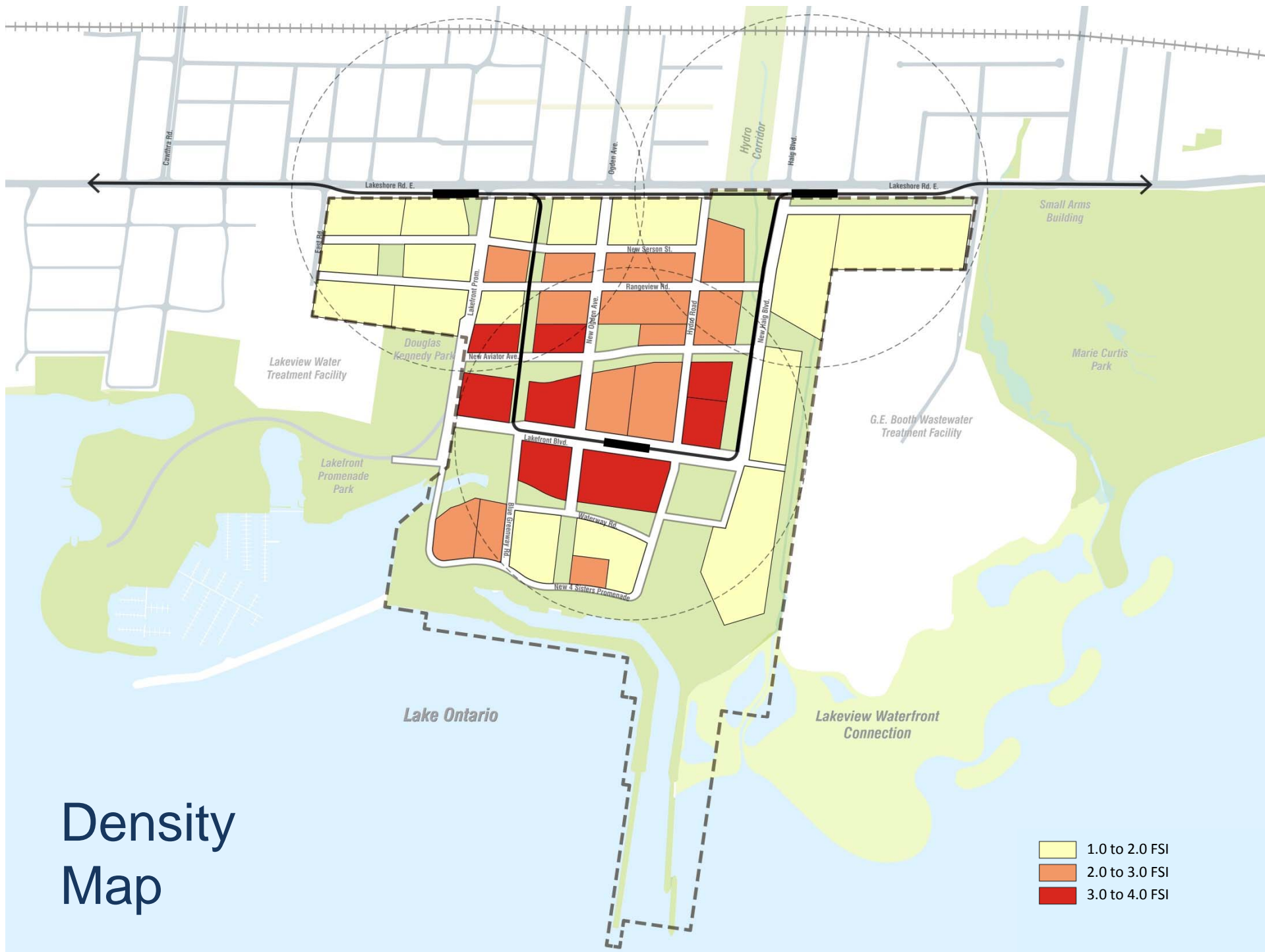
## Taller Building Elements\*

Up to 15 Storeys

\* with some signature elements permitted pending design review/further study







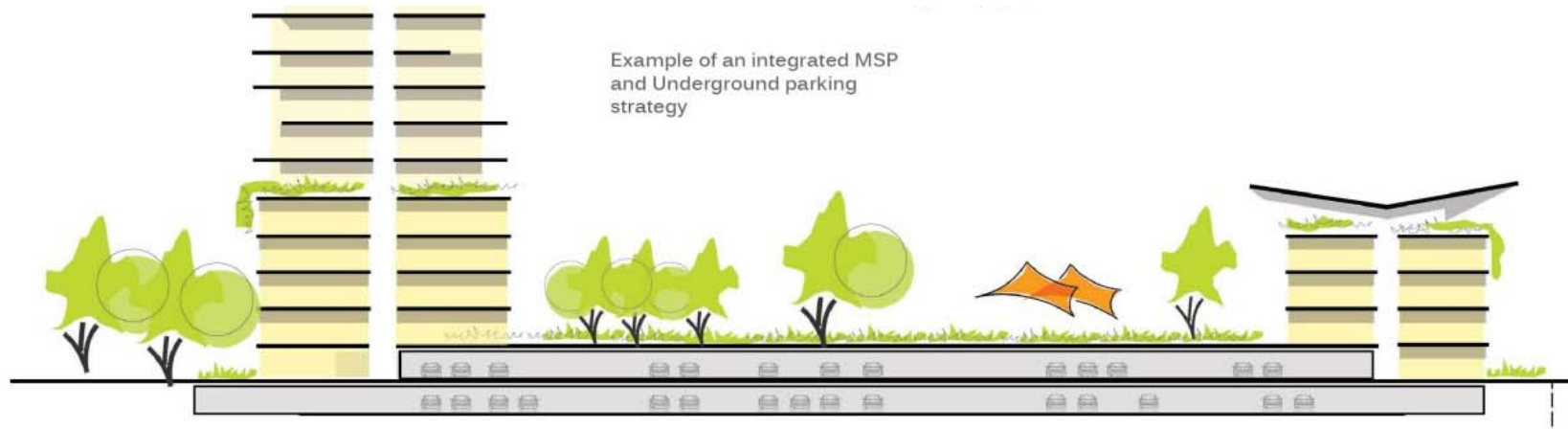
# Density Map

- 1.0 to 2.0 FSI
- 2.0 to 3.0 FSI
- 3.0 to 4.0 FSI



# Parking

- Integrated and “wrapped” parking approach
- Mix of on-street, surface, underground and above-grade parking



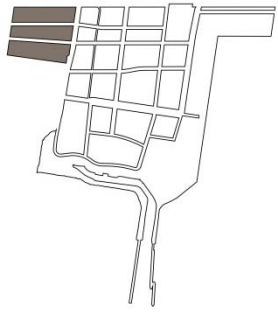


# Six Neighbourhoods







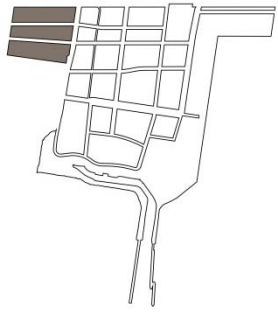


# Rangeview Estates

- Low-rise residential neighbourhood
- Rangeview Square public park is the “heart” of the community
- Connections to the communities and open spaces to the west





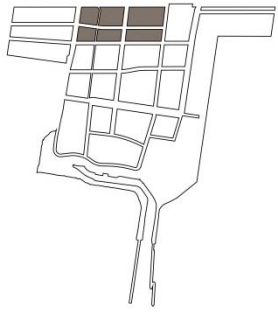


# Rangeview Estates

- Low-rise residential neighbourhood
- Rangeview Square public park is the “heart” of the community
- Connections to the communities and open spaces to the west





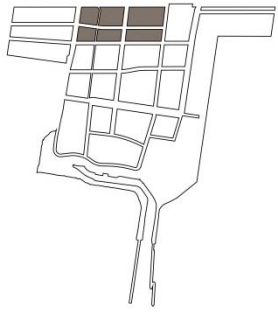


# Lakeshore Neighbourhood

- Primary residential address along Lakeshore Road
- Small retail node “Ogden Corners”
- Generous plaza at Lakeshore as an active gateway





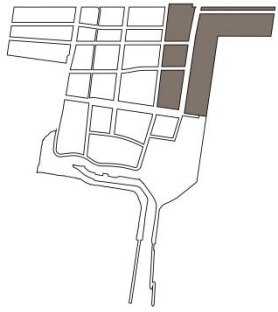


# Lakeshore Neighbourhood

- Primary residential address along Lakeshore Road
- Small retail node “Ogden Corners”
- Generous plaza at Lakeshore as an active gateway





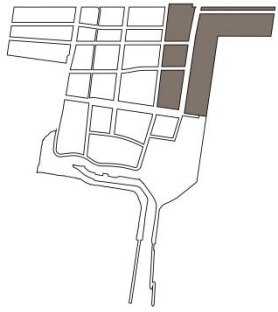


# Serson Place Innovation Corridor

- Buffer use for adjacent WWTP
- High-tech green campus for employment
- Collaborate with District Energy and Serson Campus to the south





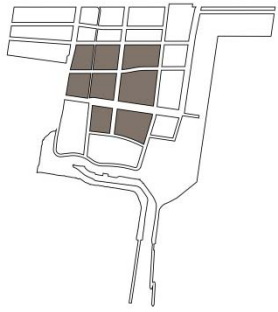


# Serson Place Innovation Corridor

- Buffer use for adjacent WWTP
- High-tech green campus for employment
- Collaborate with District Energy and Serson Campus to the south

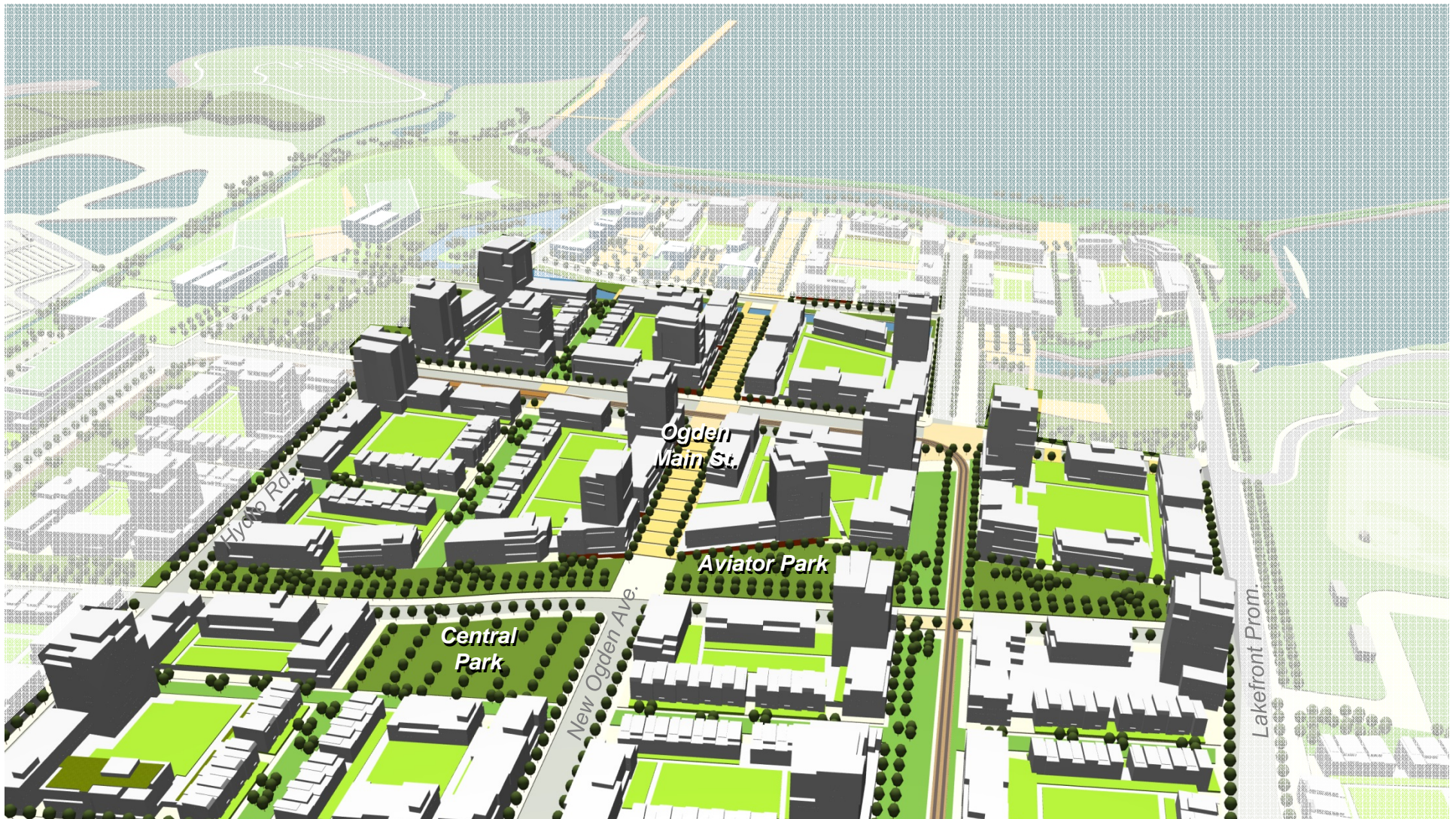




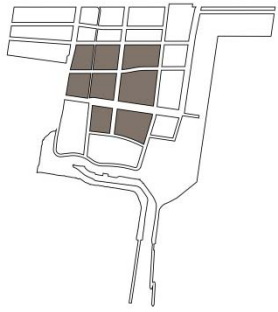


# Ogden Village

- The Community Node
- Higher density residential neighbourhood
- Retail and commercial uses at-grade
- Active street frontage and village, main street feel





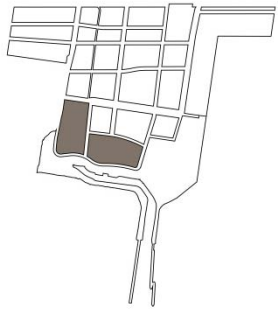


# Ogden Village

- The Community Node
- Higher density residential neighbourhood
- Retail and commercial uses at-grade
- Active street frontage and village, main street feel





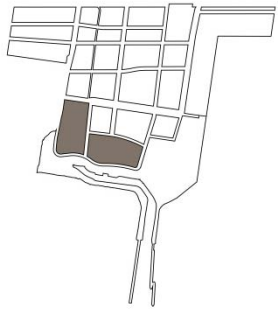


# Cultural Quarter

- Prime waterfront neighbourhood
- Mix of residential, commercial and cultural uses
- Includes 4-acre Cultural Hub
- A diverse, passive and active waterfront





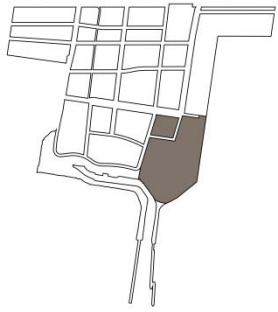


# Cultural Quarter

- Prime waterfront neighbourhood
- Mix of residential, commercial and cultural uses
- Includes 4-acre Cultural Hub
- A diverse, passive and active waterfront





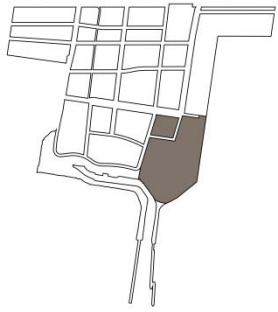


# Serson Campus

- Waterfront post-secondary institutional campus
- Connects to open space network, waterfront and Coal Hill performance stage
- Collaboration with District Energy and Serson Place Innovation Corridor to the north

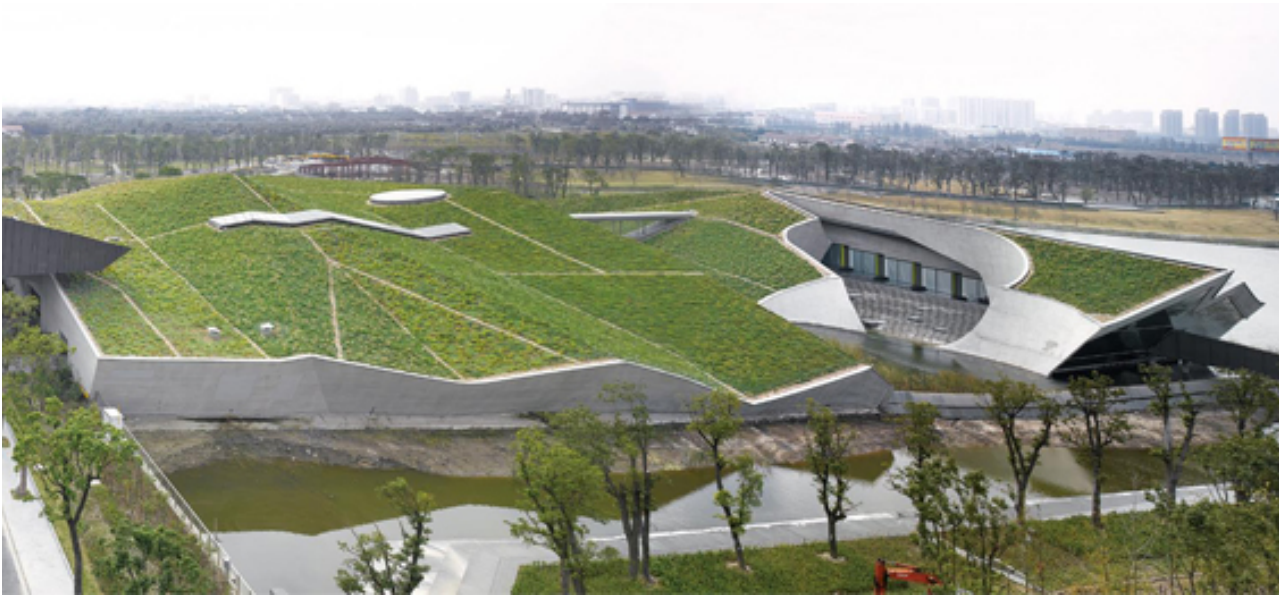






# Serson Campus

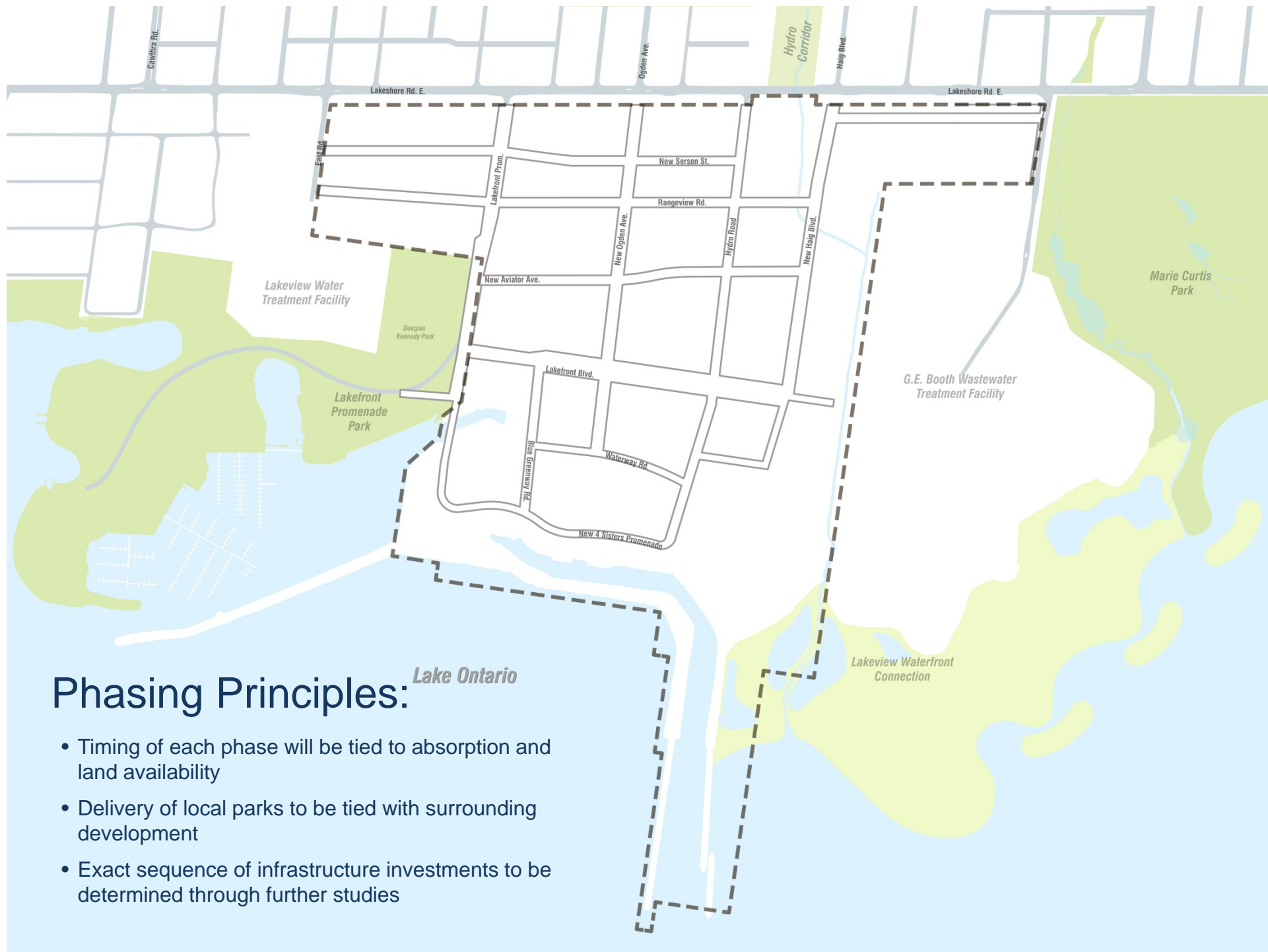
- Waterfront post-secondary institutional campus
- Connects to open space network, waterfront and Coal Hill performance stage
- Collaboration with District Energy and Serson Place Innovation Corridor to the north





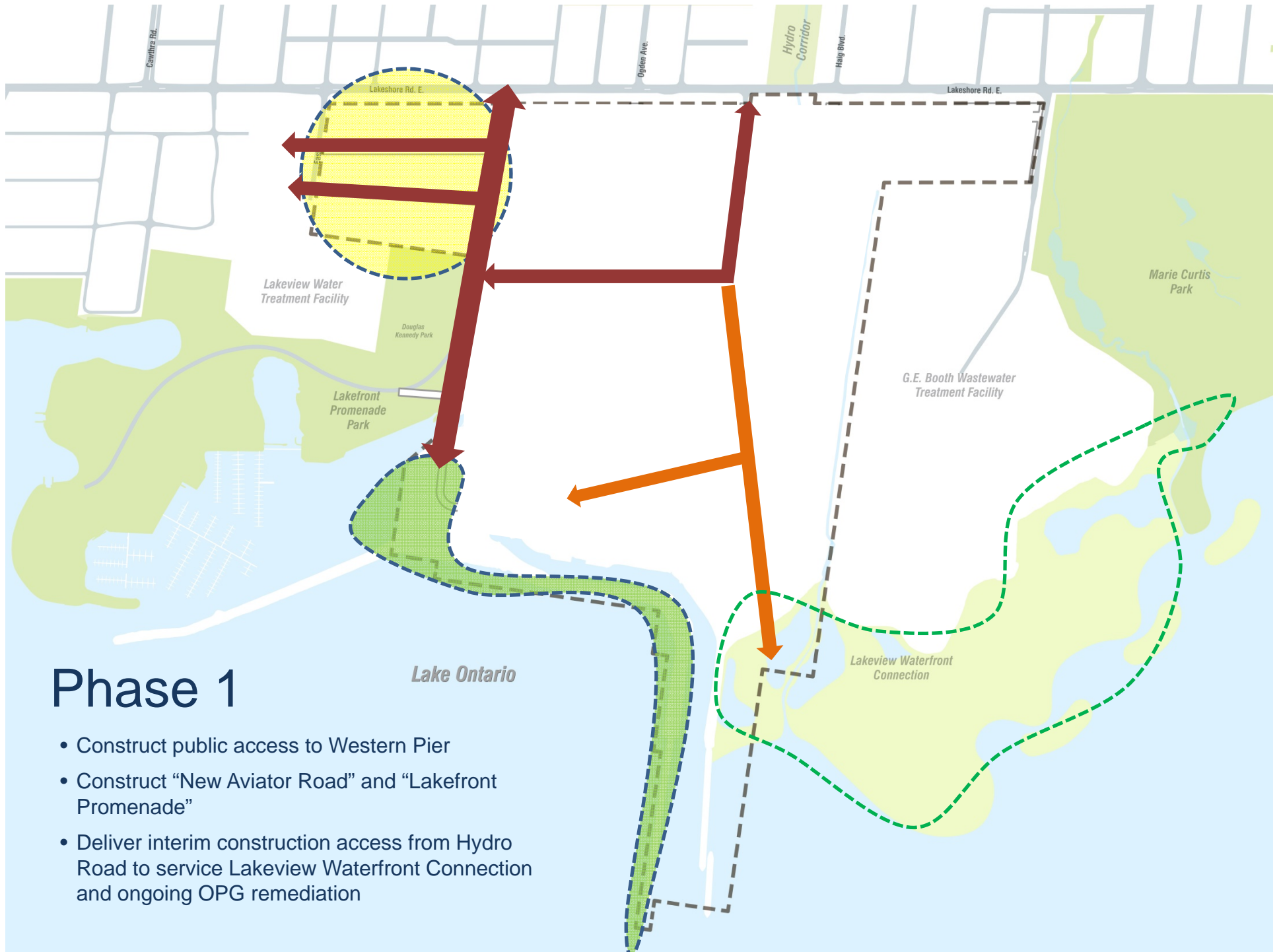
# Initial Phasing Strategy





## Phasing Principles: *Lake Ontario*

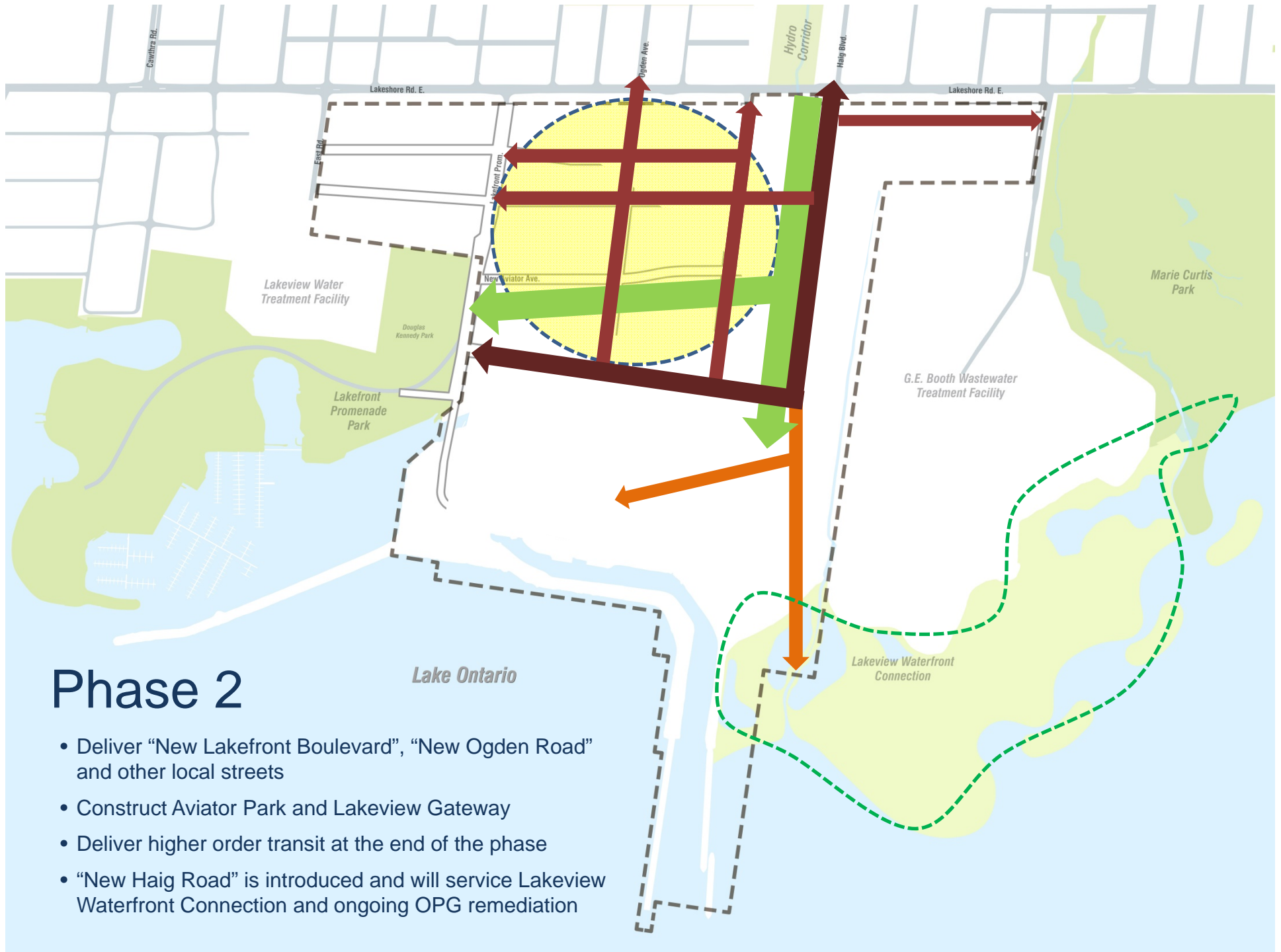
- Timing of each phase will be tied to absorption and land availability
- Delivery of local parks to be tied with surrounding development
- Exact sequence of infrastructure investments to be determined through further studies



## Phase 1

- Construct public access to Western Pier
- Construct "New Aviator Road" and "Lakefront Promenade"
- Deliver interim construction access from Hydro Road to service Lakeview Waterfront Connection and ongoing OPG remediation













# Implementation and Next Steps



# Implementation:

Additional studies such as:

- Detailed site study of North Serson Creek & Waterway heights
- Employment lands review
- Higher Order Transit
- District Energy

Statutory planning processes:

- Environmental Assessments
- Site Secondary Plan
- Official Plan and Zoning By-law Amendments

Technical Agreements

amongst landowners:

- Investment strategy to secure significant public amenities





## Next Steps:

- This presentation to be uploaded to website for review – May 16
- Comments received until May 23
- Master Plan to PDC – June 23

**Thank You!**

Be sure to check the project website for regular updates and to download background information at:

[www.mississauga.ca/waterfront](http://www.mississauga.ca/waterfront)





URBAN  
STRATEGIES  
INC .



# Lakeview

May 15, 2014