



Lakeview

March 18, 2014



N. Barry Lyon Consultants Ltd. | UEM | TMIG



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

Mississauga's Waterfront - Projects



Credit River Watershed

Mississauga's Waterfront – Lakeview Projects





Lakeview

March 18, 2014



N. Barry Lyon Consultants Ltd. | UEM | TMIG



The Site

100 ha [250 acres]





Process & Timeline



After the Lakeview Generation Station was decommissioned in 2005...

THE IDEAS » 10 GUIDING DESIGN PRINCIPLES



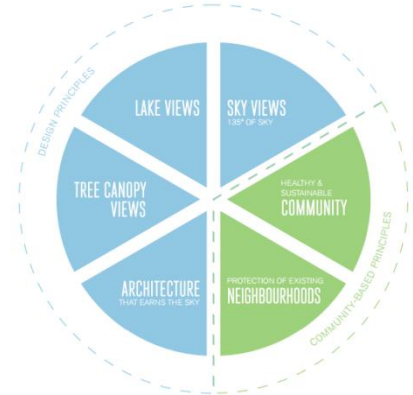
LAKEVIEW LEGACY PROJECT - LRA - CLR-UOFT

1
Make Lakeview's waterfront an unbroken 7 kilometer network of public waterfront parks that act as the foundation for the Lakeview community experience, economy, and lifestyle.

2
Re-institute the original 1954 shoreline behind the coal plant breakwater to form a protected water canal feature and re-establish a continuous walkable beach front in front of the regional sewage treatment plant to provide a continuous urban trail system at the waters edge that can easily access and where they engage the water.

3
Create the Lakeview Piers destination experience out on the water, surrounding 360° lake views, using the former harbor as Mississauga's destination on the Lake. (Entertainment and components such as a fresh water as well as enhanced harbor function tourism could be included.)

4
Create a multi-purpose stadium as a destination feature to support athletic cultural events for the city. This feature can cap the brownfield coal pile, performance sailing venue for the Games and Mississauga's Lake Ontario race on the Pier feature.



Mississauga's Lakeview Legacy Project



lakeview ratepayers association // centre for landscape research, university of toronto

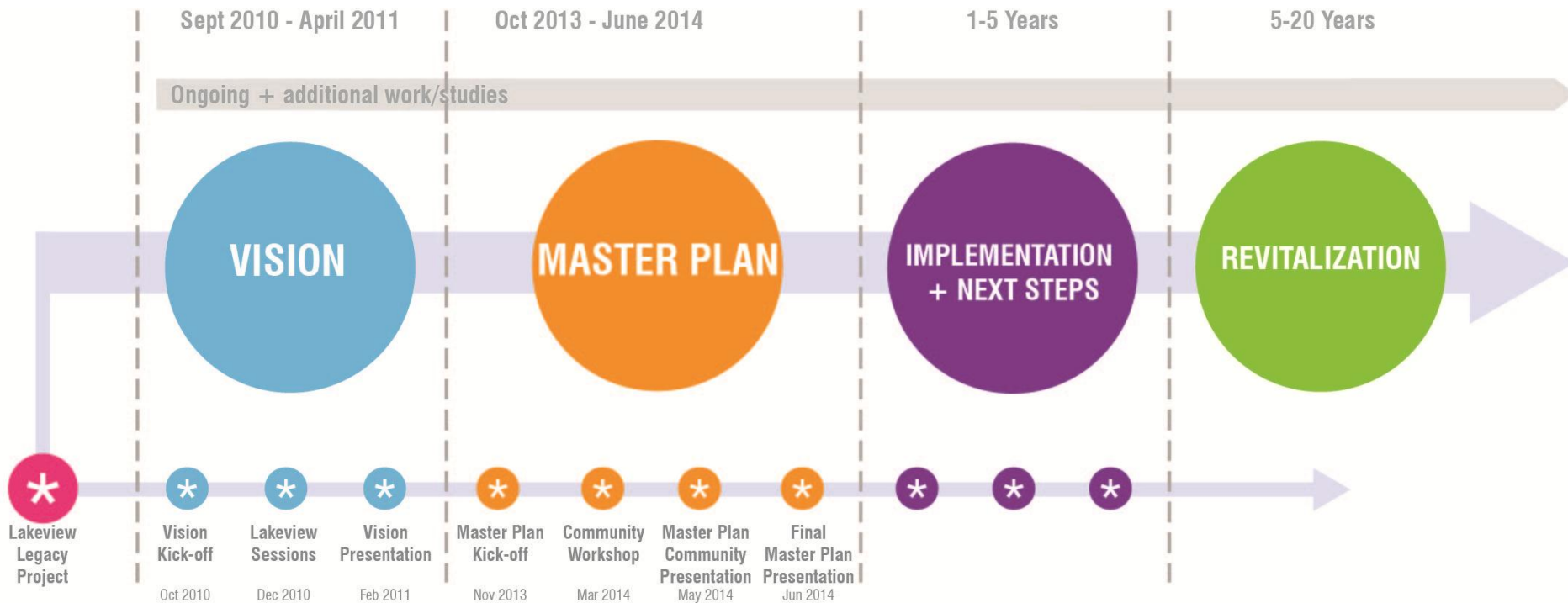
The community initiated a visioning process, known as the Lakeview Legacy Project.

Inspiration Lakeview Process:



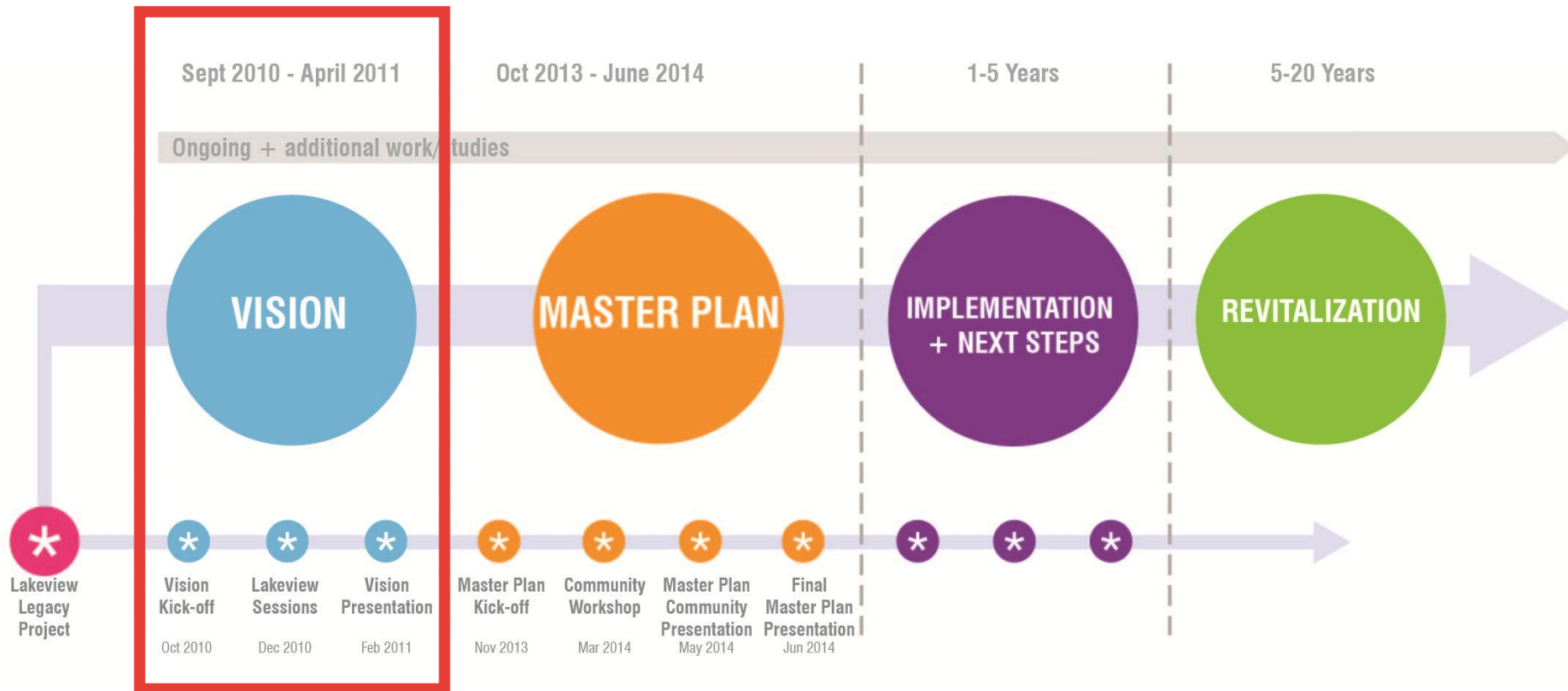
The City followed by initiating Inspiration Lakeview. This kick-started the process of making the vision for revitalization a reality.

Inspiration Lakeview Process:



The City followed by initiating Inspiration Lakeview. This kick-started the process of making the vision for revitalization a reality.

Inspiration Lakeview Process:



The City followed by initiating Inspiration Lakeview. This kick-started the process of making the vision for revitalization a reality.



In the Vision phase, we consulted extensively with landowners, key stakeholders and the general public

We want the architecture to earn the sky

We think existing neighbourhoods should be protected

We want views to Lake Ontario

Lakeview should be a healthy and sustainable community

Safe bike paths and bicycle lanes

We want sky views

We consolidated the numerous ideas...



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



Remember

Commemorate history while creating a new legacy



Viable

Balance public & private invest to be economically sustainable



...into 8 Core Principles

Inspiration Lakeview Process:



We have now moved from the Vision to the Master Plan



From Vision to Master Plan

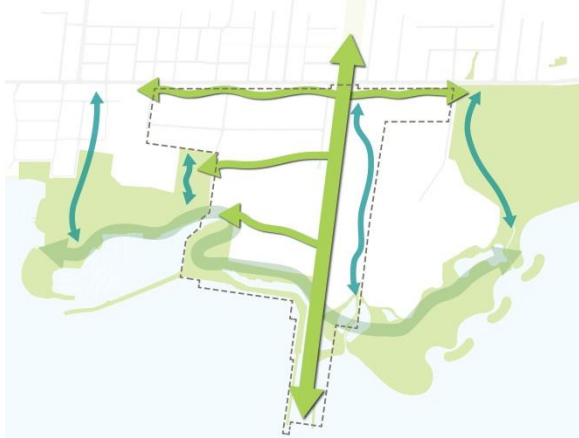
01

A Continuous
Waterfront



02

A Blue and Green
Network



03

A fine grain street pattern



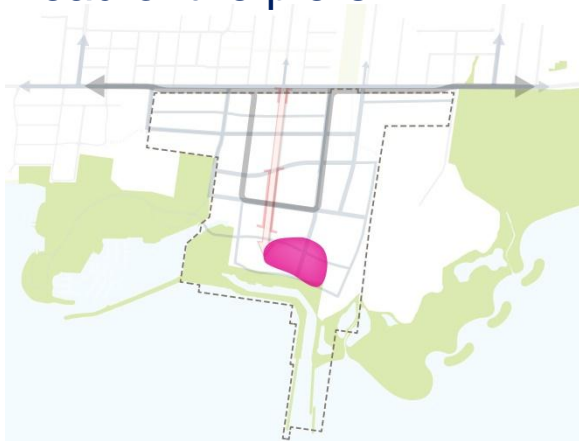
04

Bring transit to the site



05

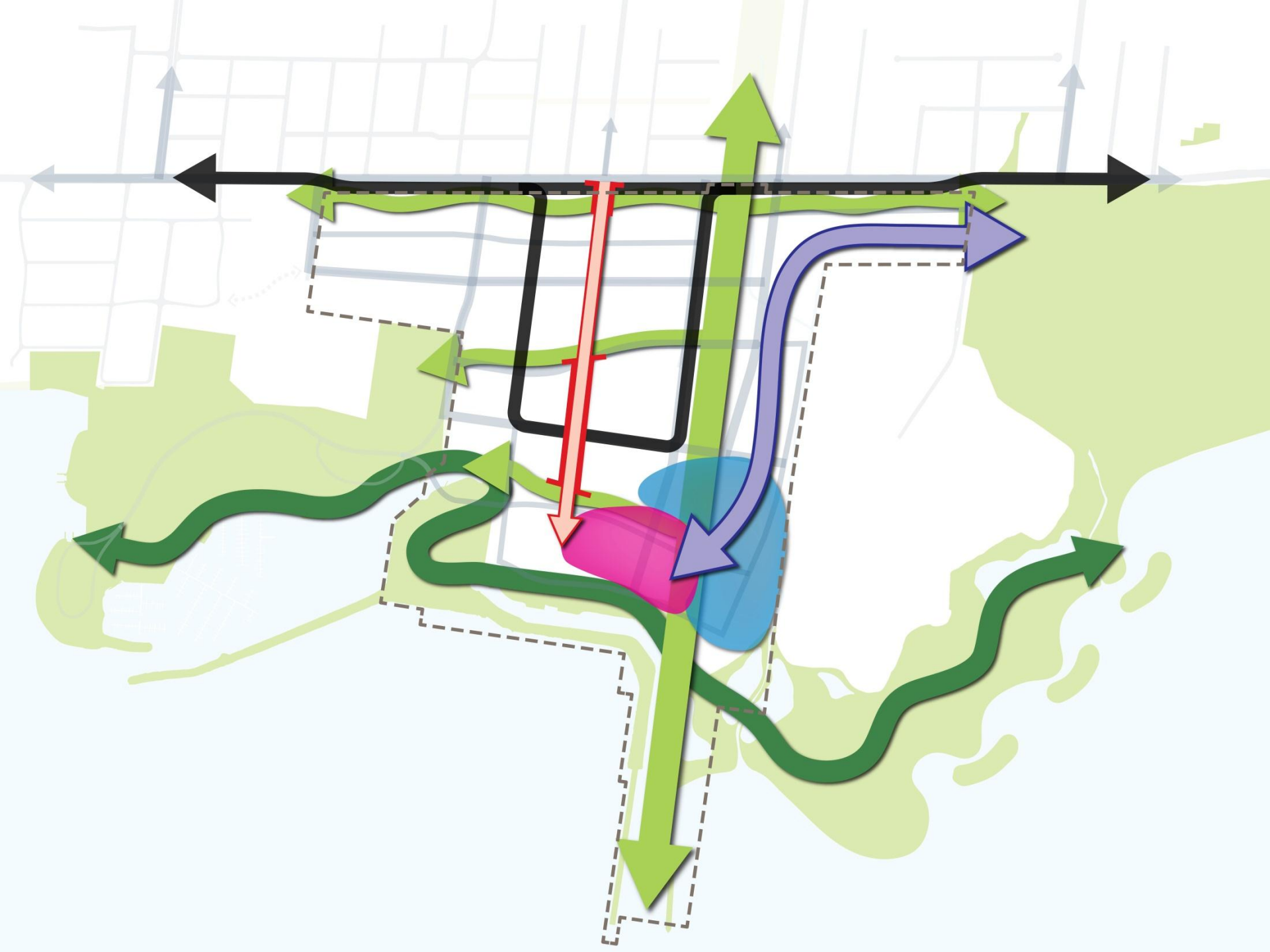
A Cultural Hub at the
head of the piers

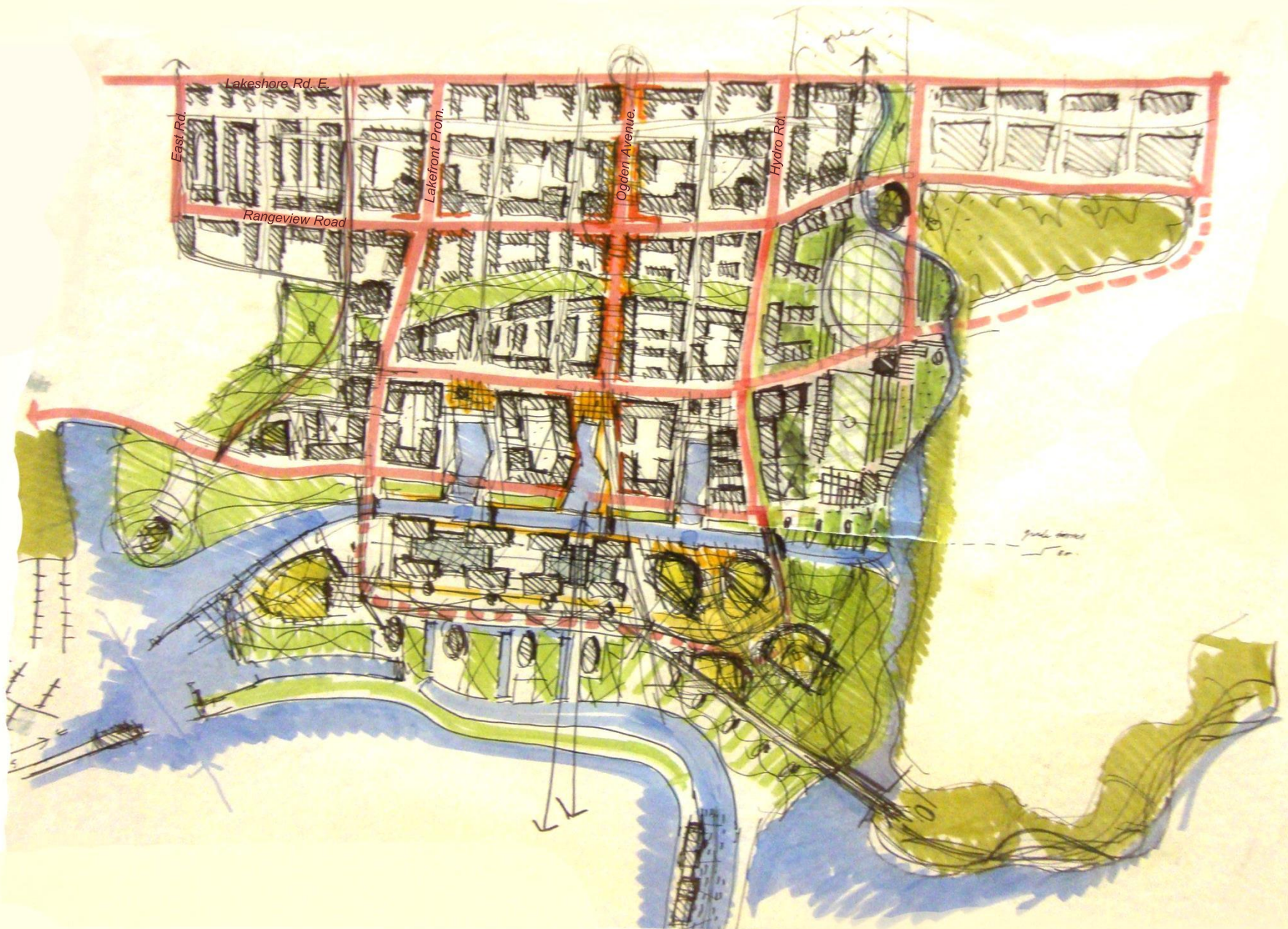


06

Employment and
Innovation Corridor







Sketches from the Vision



Current Sketches



Current Conceptual Master Plan

Our Emerging Master Plan is structured as follows:

01 Open Spaces & Connections

02 Movement & Transportation

03 Land Use, Culture & Programming

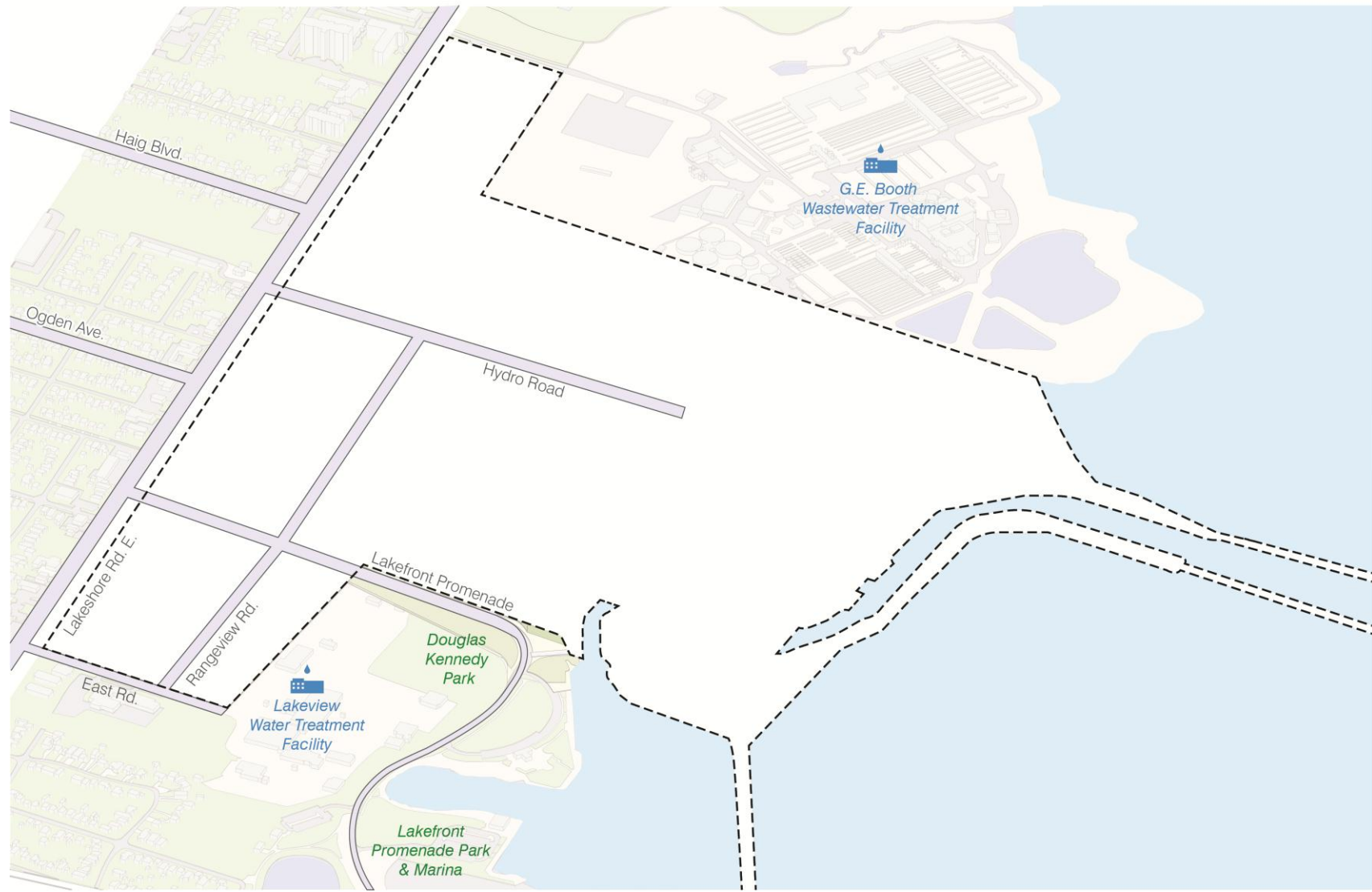
04 Built Form & Urban Design

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.

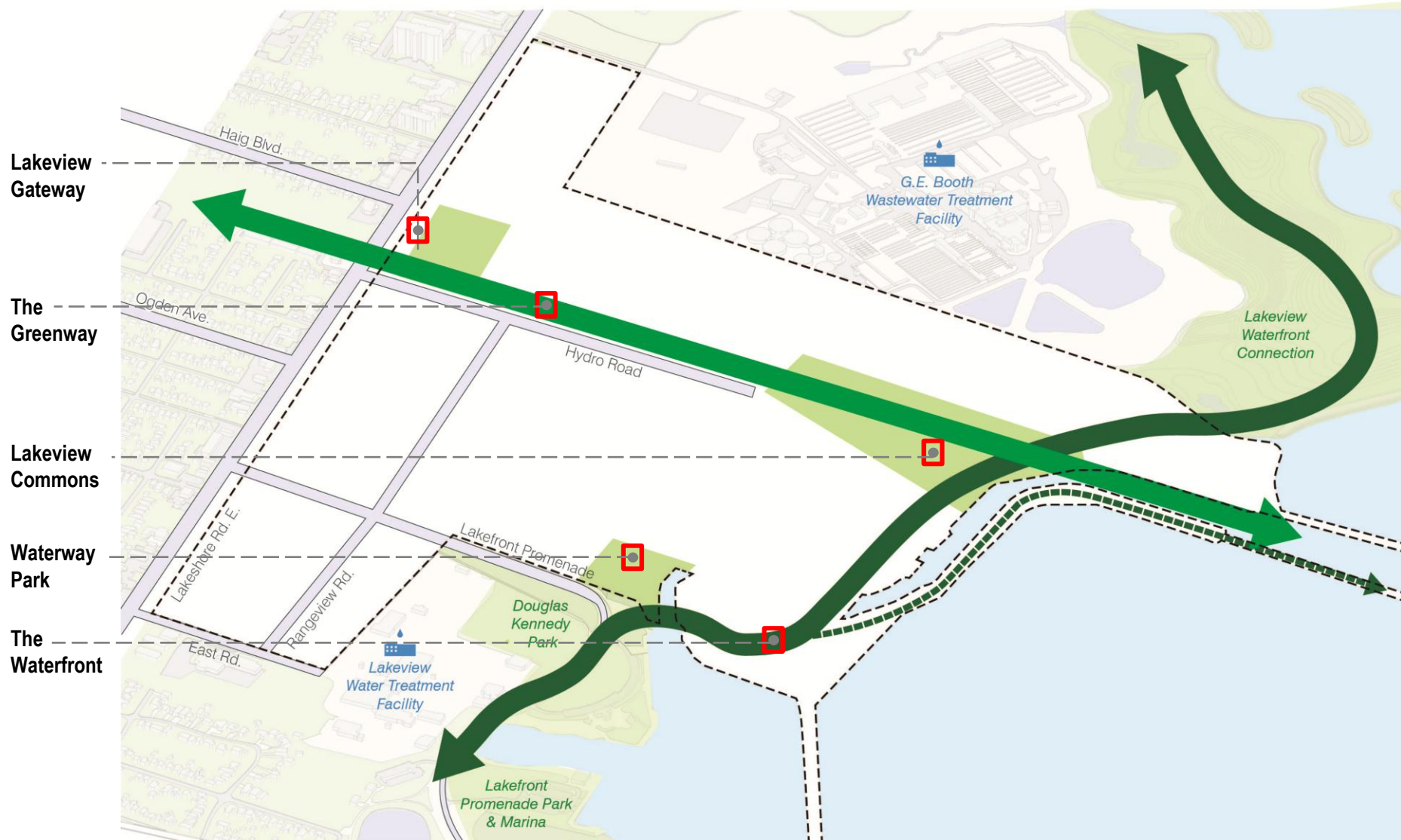
The Context



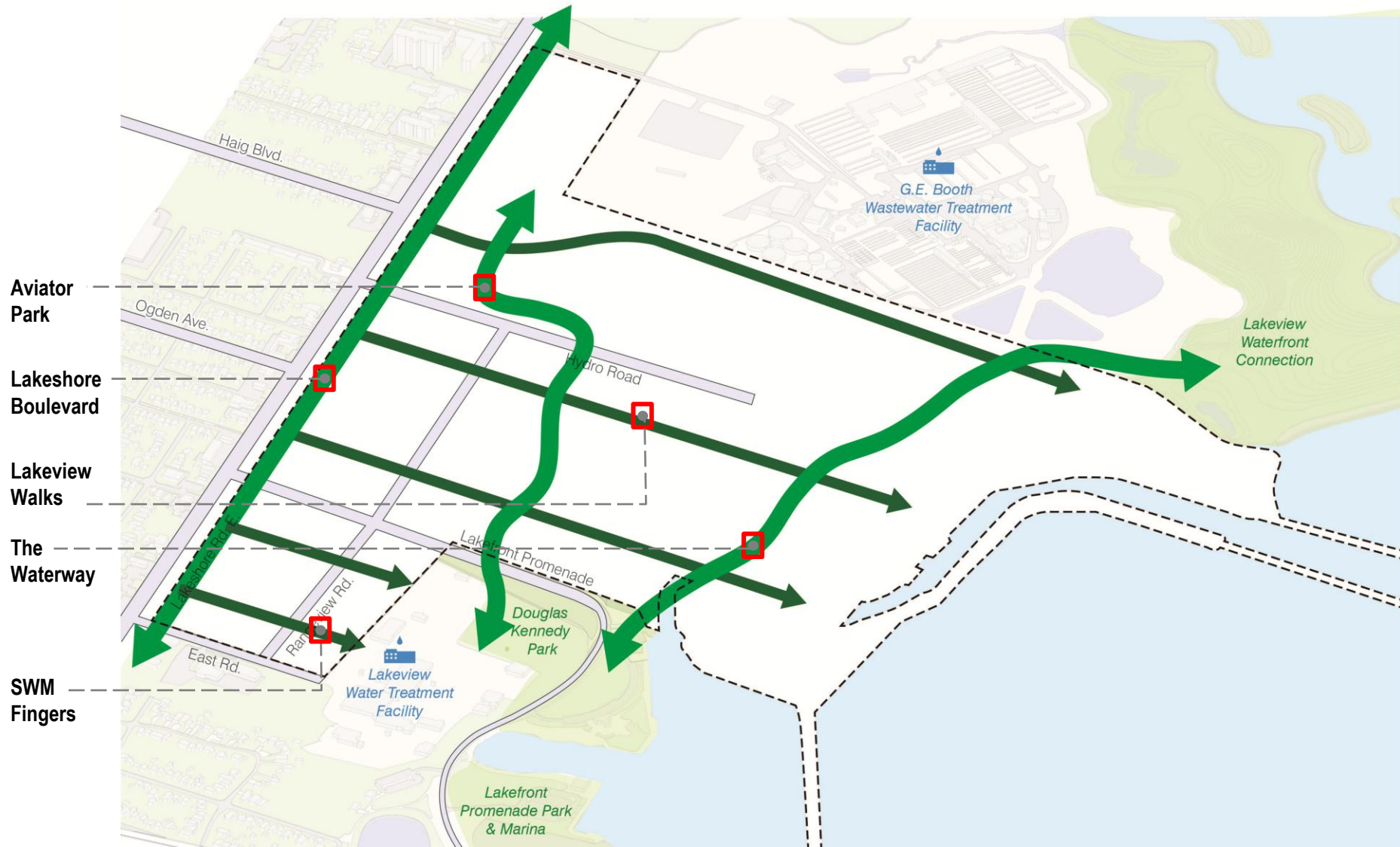
The Lakeview Waterfront Connection initiative resulted from the Vision



Large Open Spaces



Medium Open Spaces



Small Open Spaces



The Emerging Open Space Network





Lakeview Gateway



Rose Kennedy Greenway, Boston



The Greenway



Madrid River Walk



The Lakefront



Pirrama Park, Australia





Park Connectors



Toronto Railpath

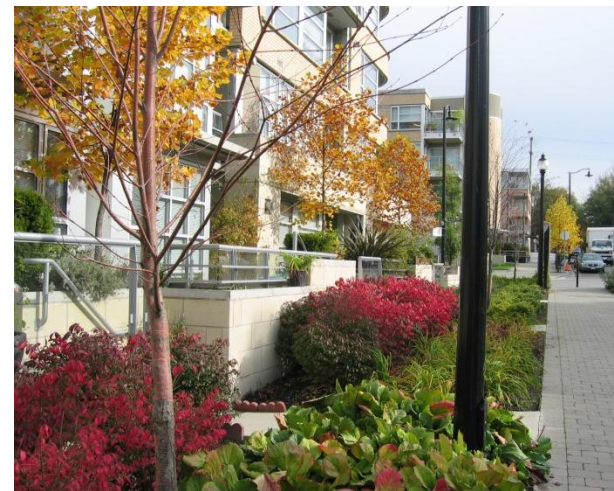


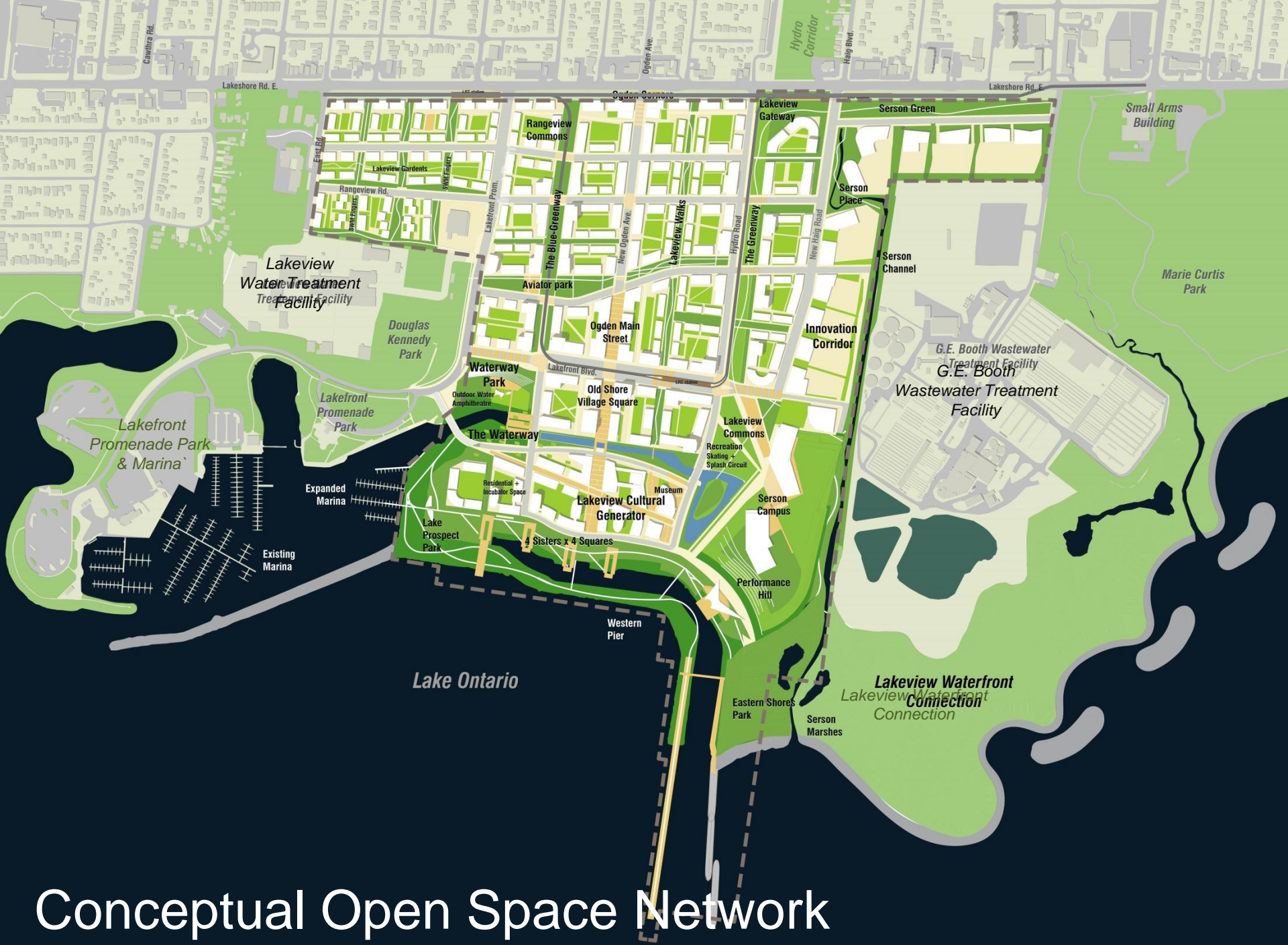
Singapore





Small Greens & Gardens



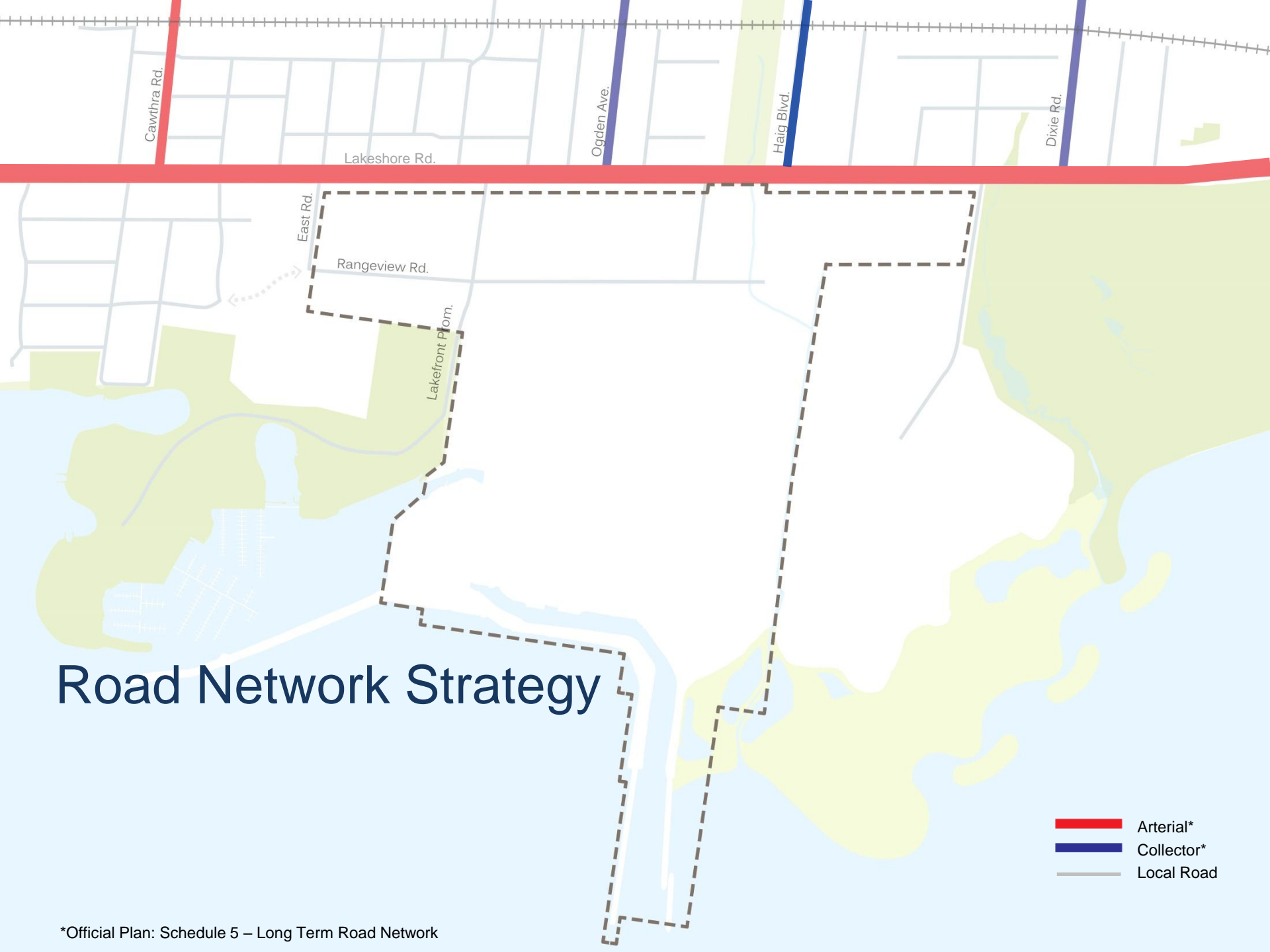


Conceptual Open Space Network

Movement & Transportation

Vision Statement

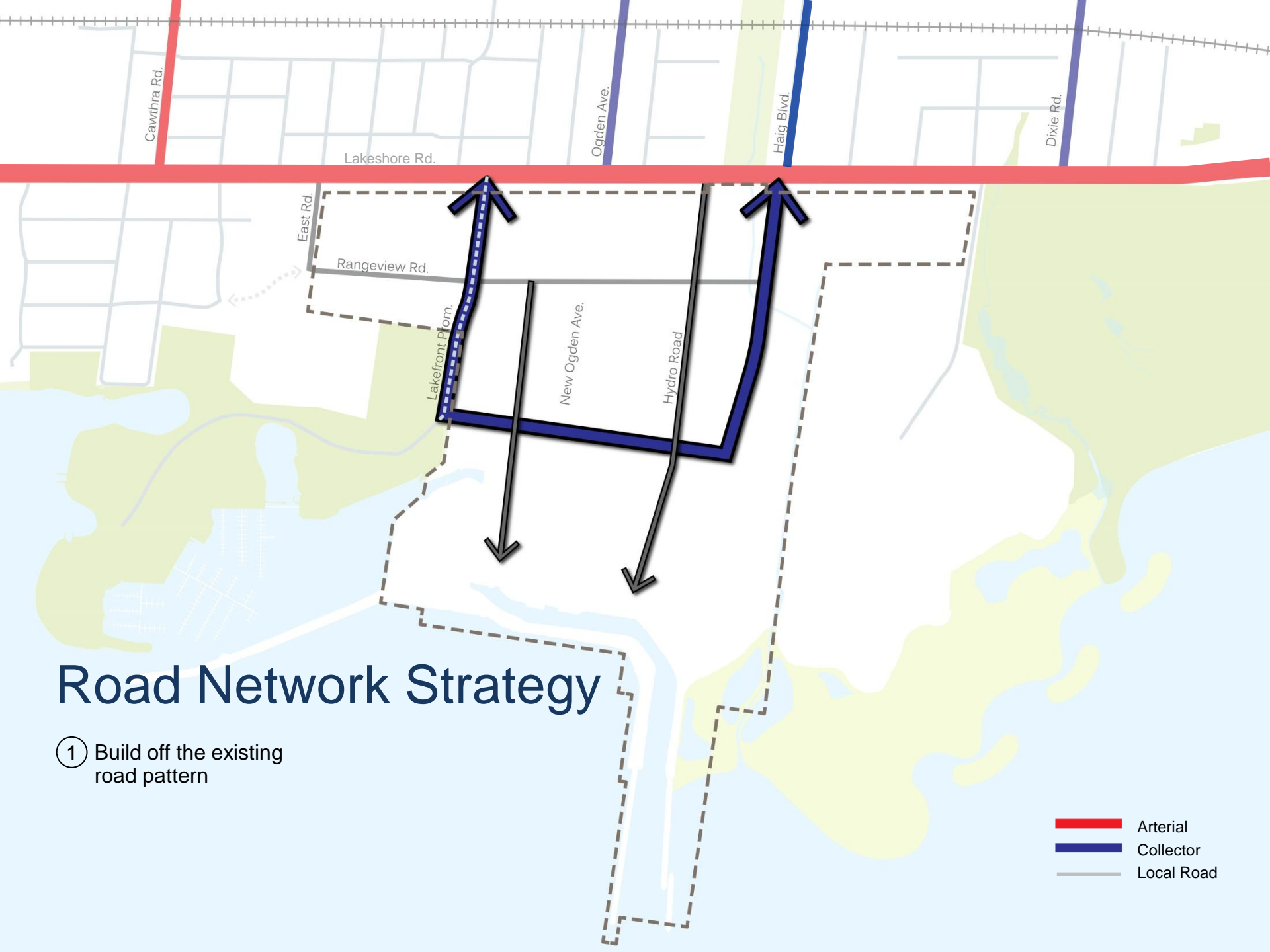
Lakeview will be developed as a transit-supportive community. A new street network will be created that supports transit, walking and cycling options. A dedicated loop for a future BRT/LRT should be provided.



Road Network Strategy

- Arterial*
- Collector*
- Local Road

*Official Plan: Schedule 5 – Long Term Road Network



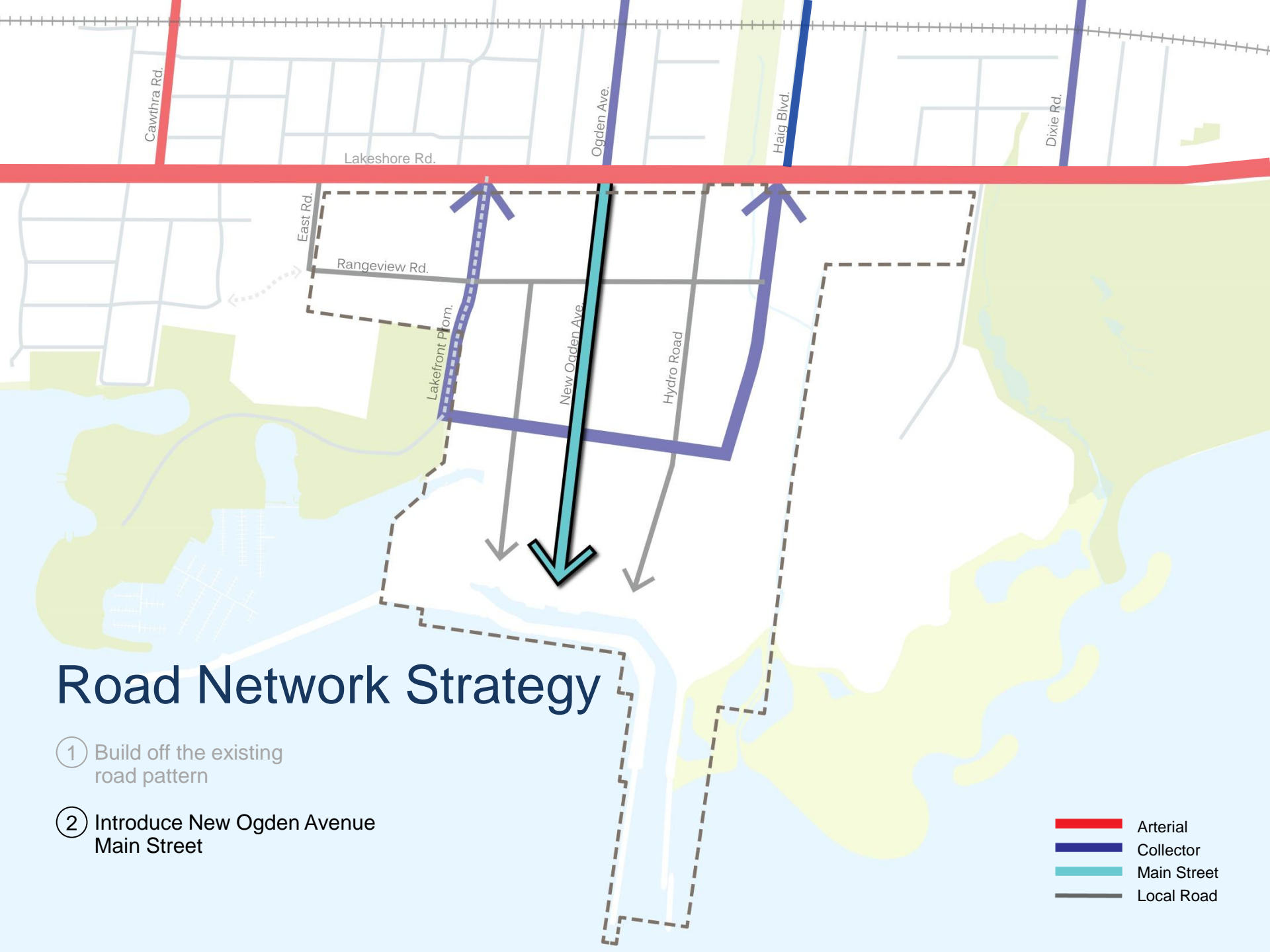
Road Network Strategy

- 1 Build off the existing road pattern

Arterial

Collector

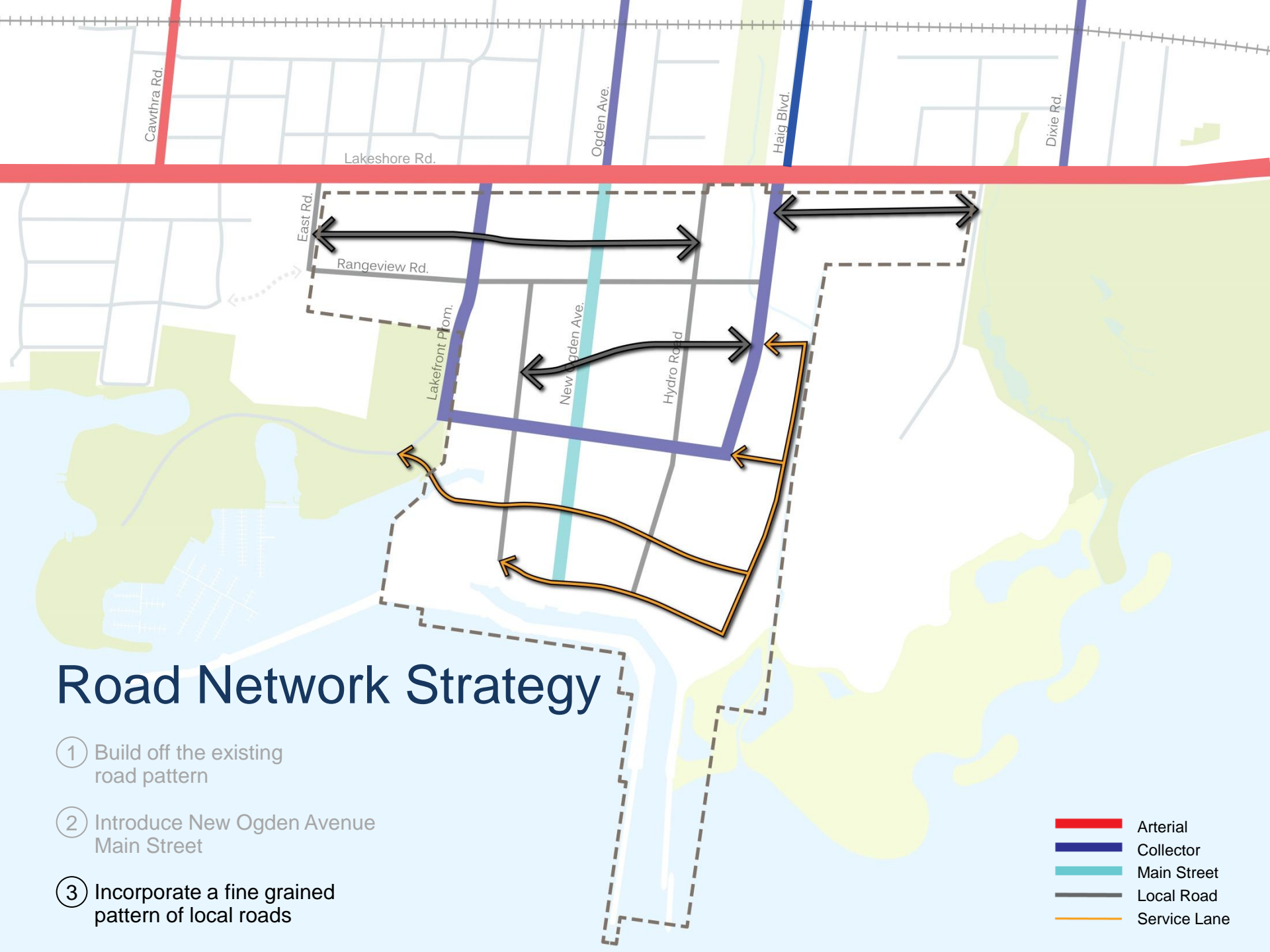
Local Road



Road Network Strategy

- ① Build off the existing road pattern
- ② Introduce New Ogden Avenue Main Street

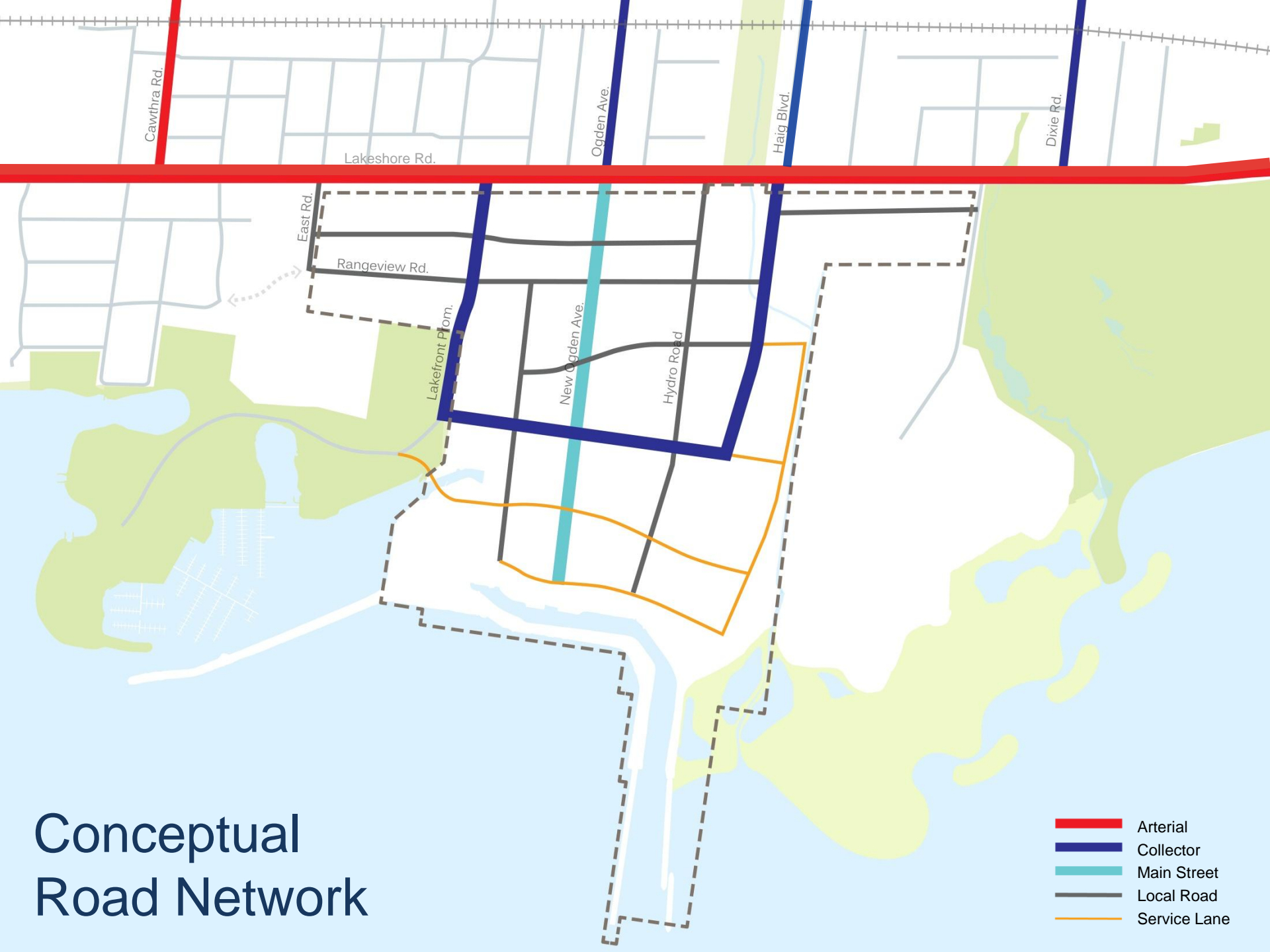
	Arterial
	Collector
	Main Street
	Local Road



Road Network Strategy

- ① Build off the existing road pattern
- ② Introduce New Ogden Avenue Main Street
- ③ Incorporate a fine grained pattern of local roads

	Arterial
	Collector
	Main Street
	Local Road
	Service Lane



Conceptual Road Network

- Arterial
- Collector
- Main Street
- Local Road
- Service Lane



BRT

Cleveland



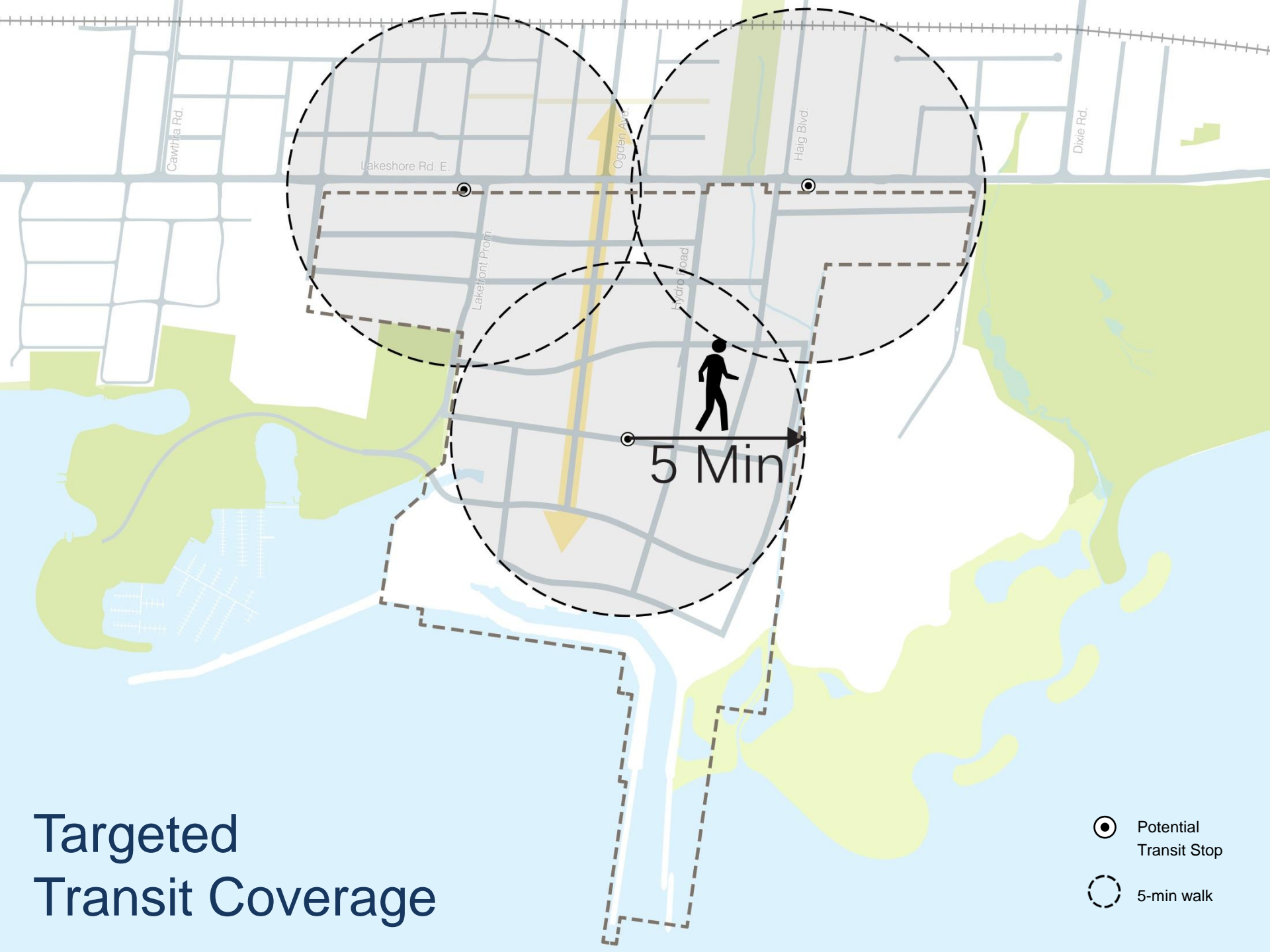
On-street LRT

Vancouver



LRT Greenbelt

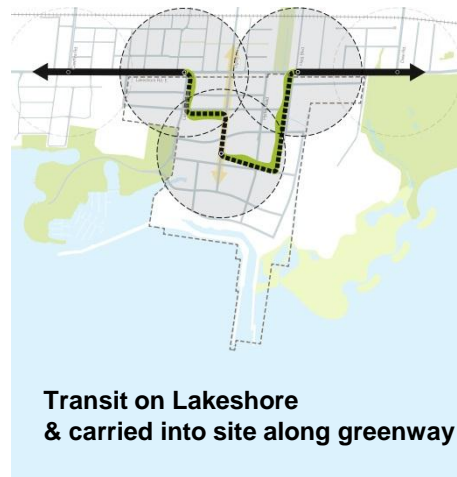
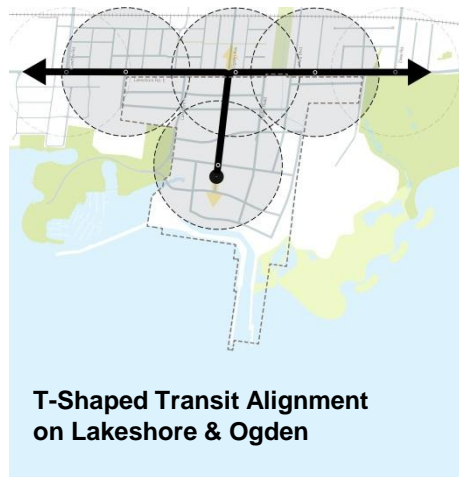
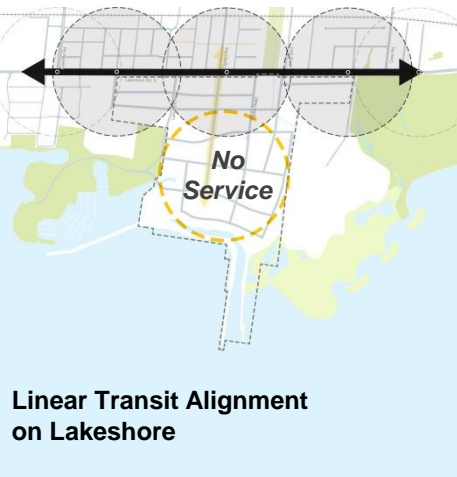
Paris, France



Targeted Transit Coverage

- Potential
Transit Stop
- 5-min walk

Transit Options



Evaluation Considerations:

Ease of Implementation

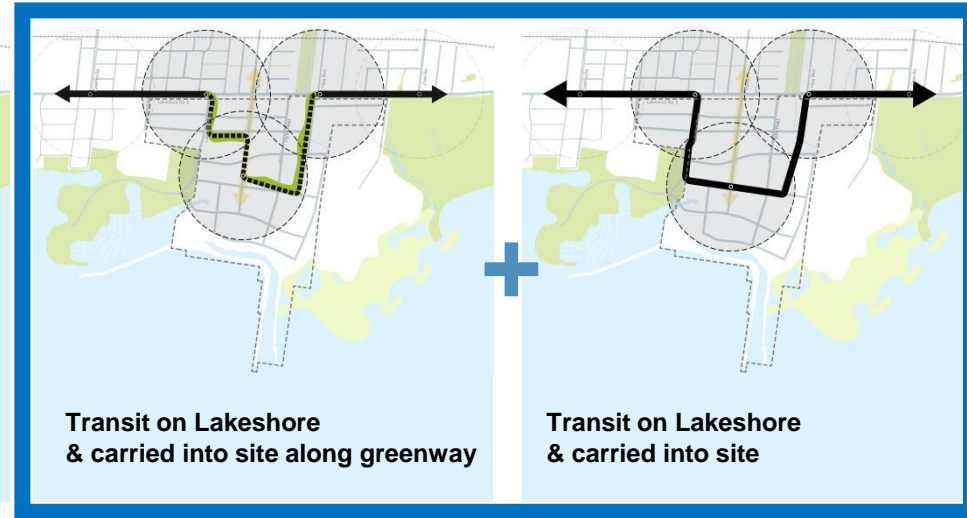
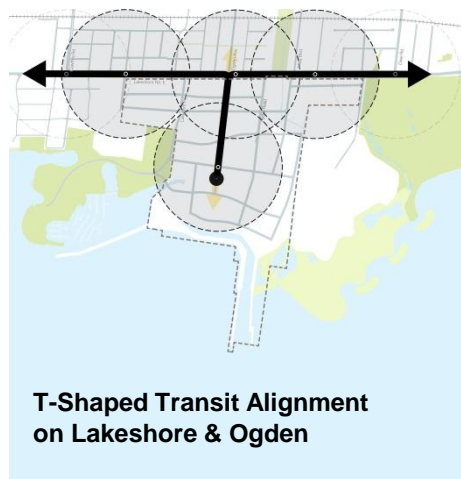
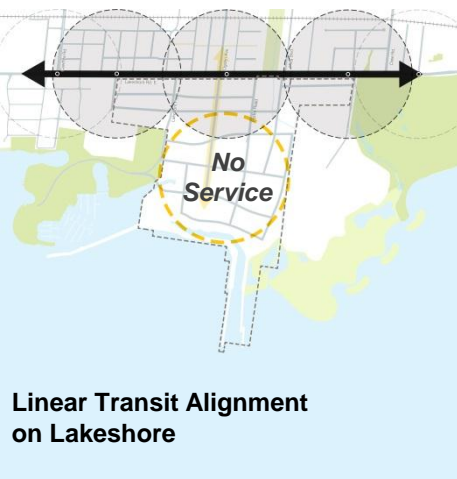
Community-wide Service Timing

Site Coverage

Compliments Density Objectives

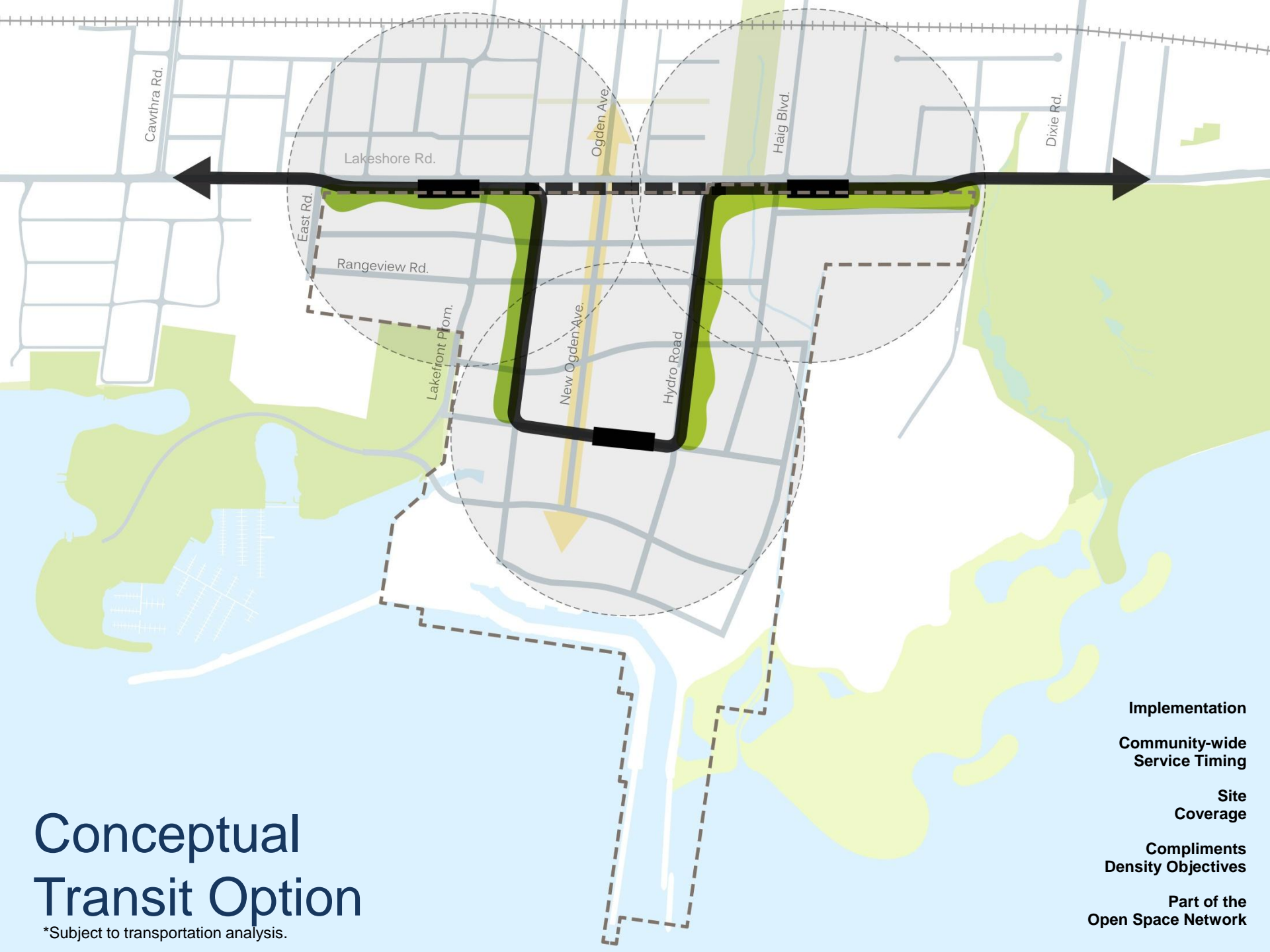
Contribution to Open Space Network

Transit Options



Evaluation Considerations:

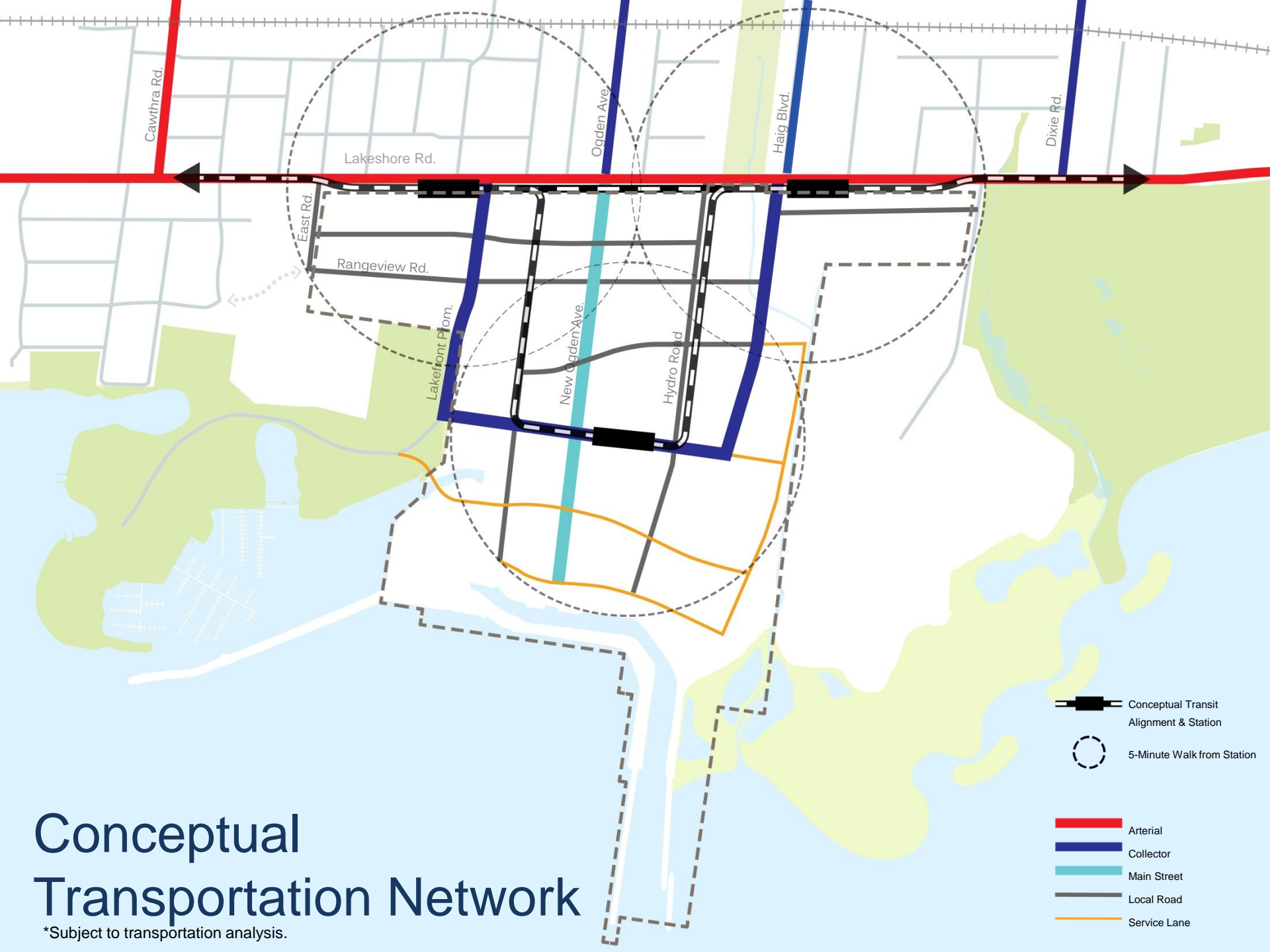
- Ease of Implementation
- Community-wide Service Timing
- Site Coverage
- Compliments Density Objectives
- Contribution to Open Space Network



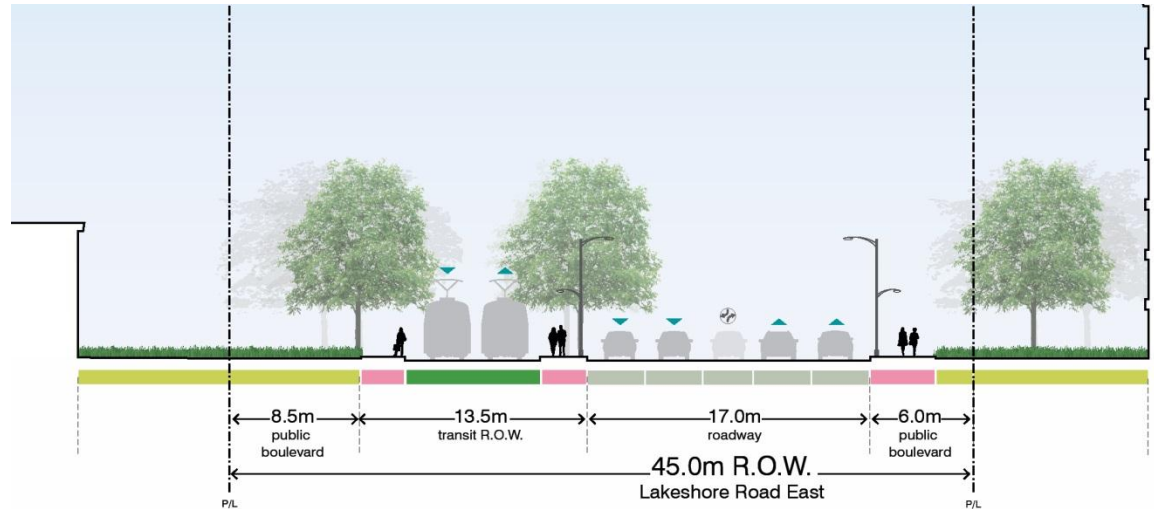
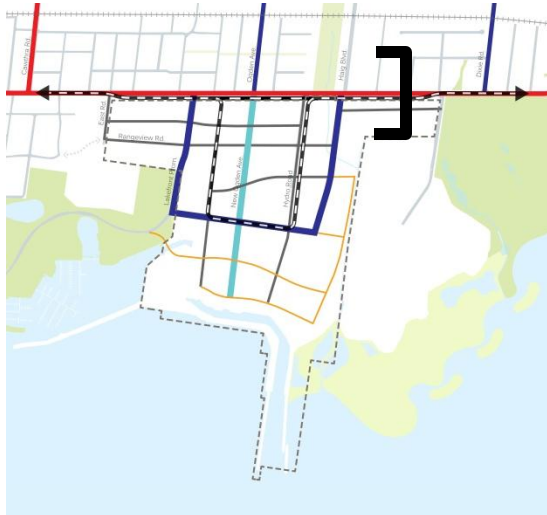
Conceptual Transit Option

*Subject to transportation analysis.

- Implementation
- Community-wide
Service Timing
- Site
Coverage
- Compliments
Density Objectives
- Part of the
Open Space Network

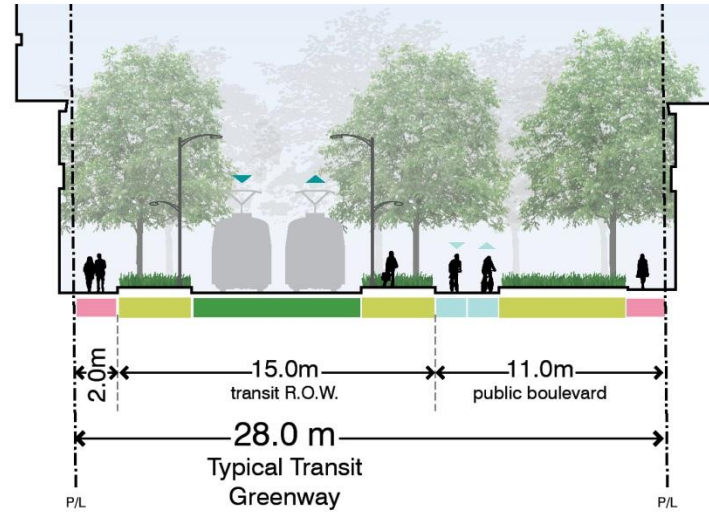
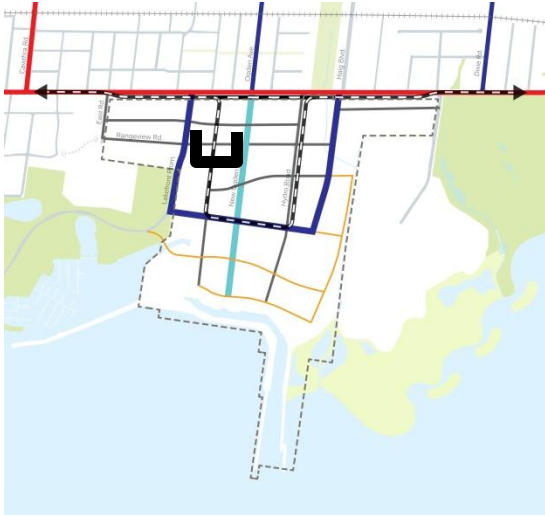


Lakeshore Rd. E. 26.0 to 45.0m R.O.W.



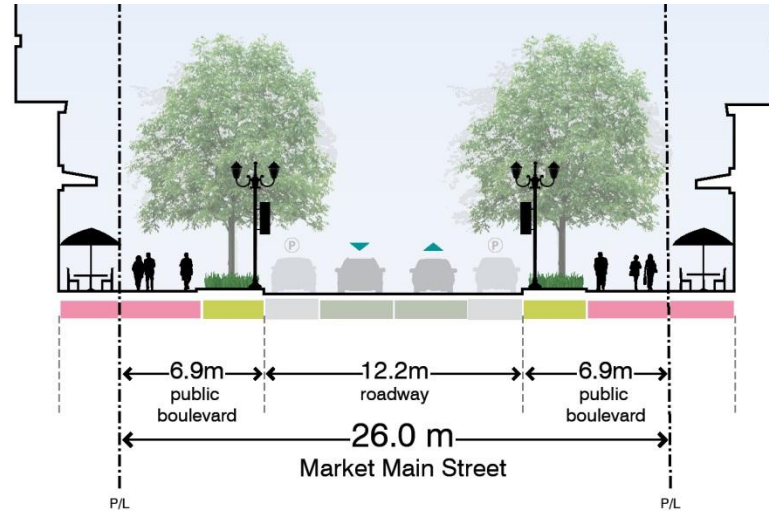
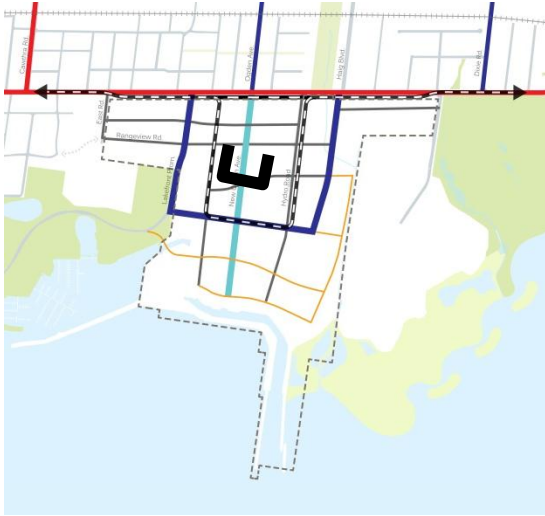
Queen's Quay, Toronto

Greenbelt LRT



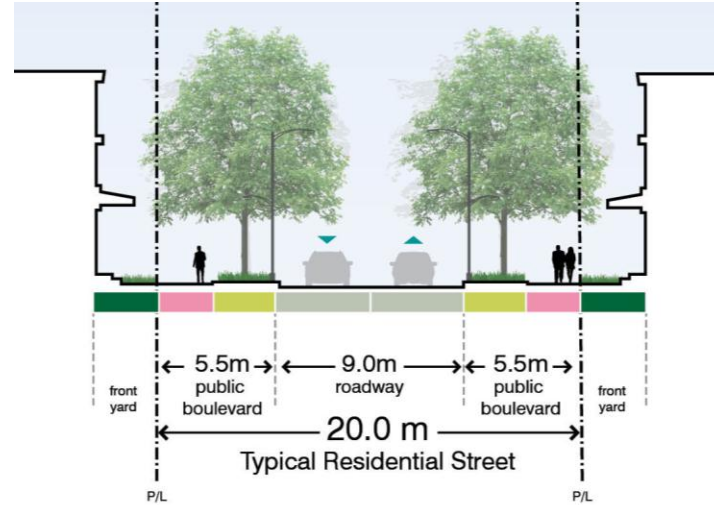
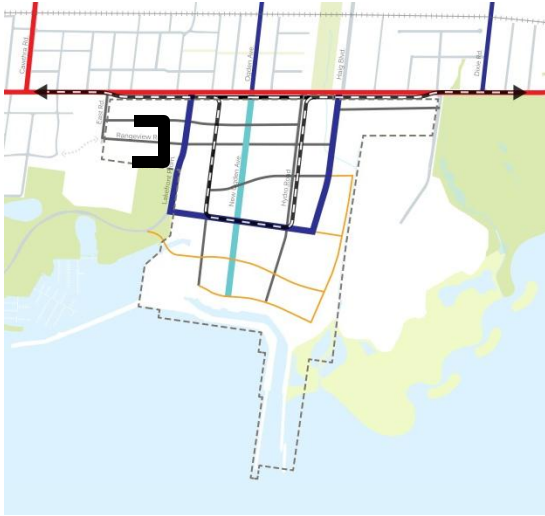
*Subject to transportation analysis.

Ogden Avenue 26.0m R.O.W.



*Subject to transportation analysis.

Typical Residential Street 20.0m R.O.W.



*Subject to transportation analysis.

Land Use, Culture & Programming

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



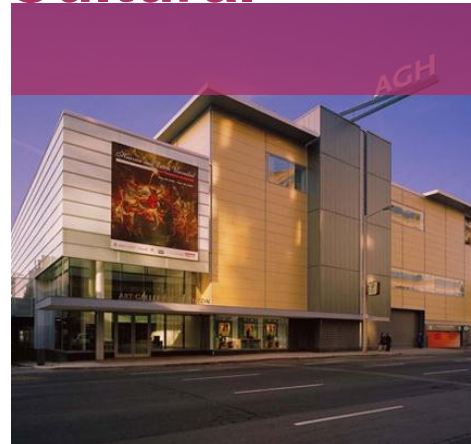
Employment



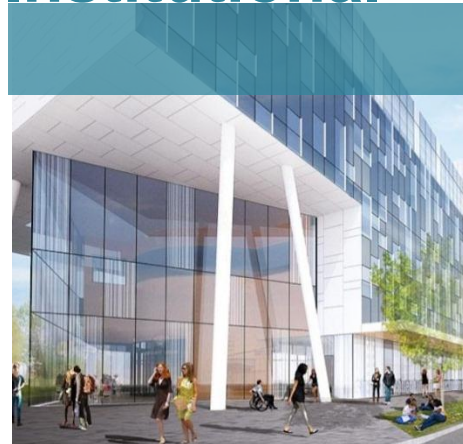
Open Space



Cultural



Institutional



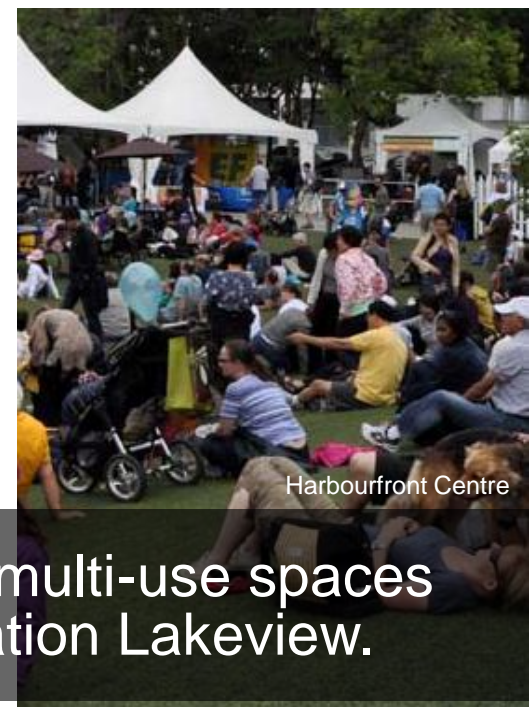
Incubator



District Energy



Inspiration Lakeview will be a mixed-use community



The City is looking at opportunities to incorporate multi-use spaces that can host a variety of cultural uses at Inspiration Lakeview.



Daniels Spectrum Regent Park

The City is looking to include cultural spaces such as museums, galleries, and “Incubator Spaces”



Sheridan College Hazel McCallion Campus

The City is looking at opportunities for a
Post-Secondary Institution at Inspiration Lakeview



Chiswick Park, Borough of London, UK

The City is looking at opportunities to deliver new employment opportunities at Inspiration Lakeview.



DOCKSIDE GREEN WASTE WATER TREATMENT PLANT

390 HARBOUR ROAD

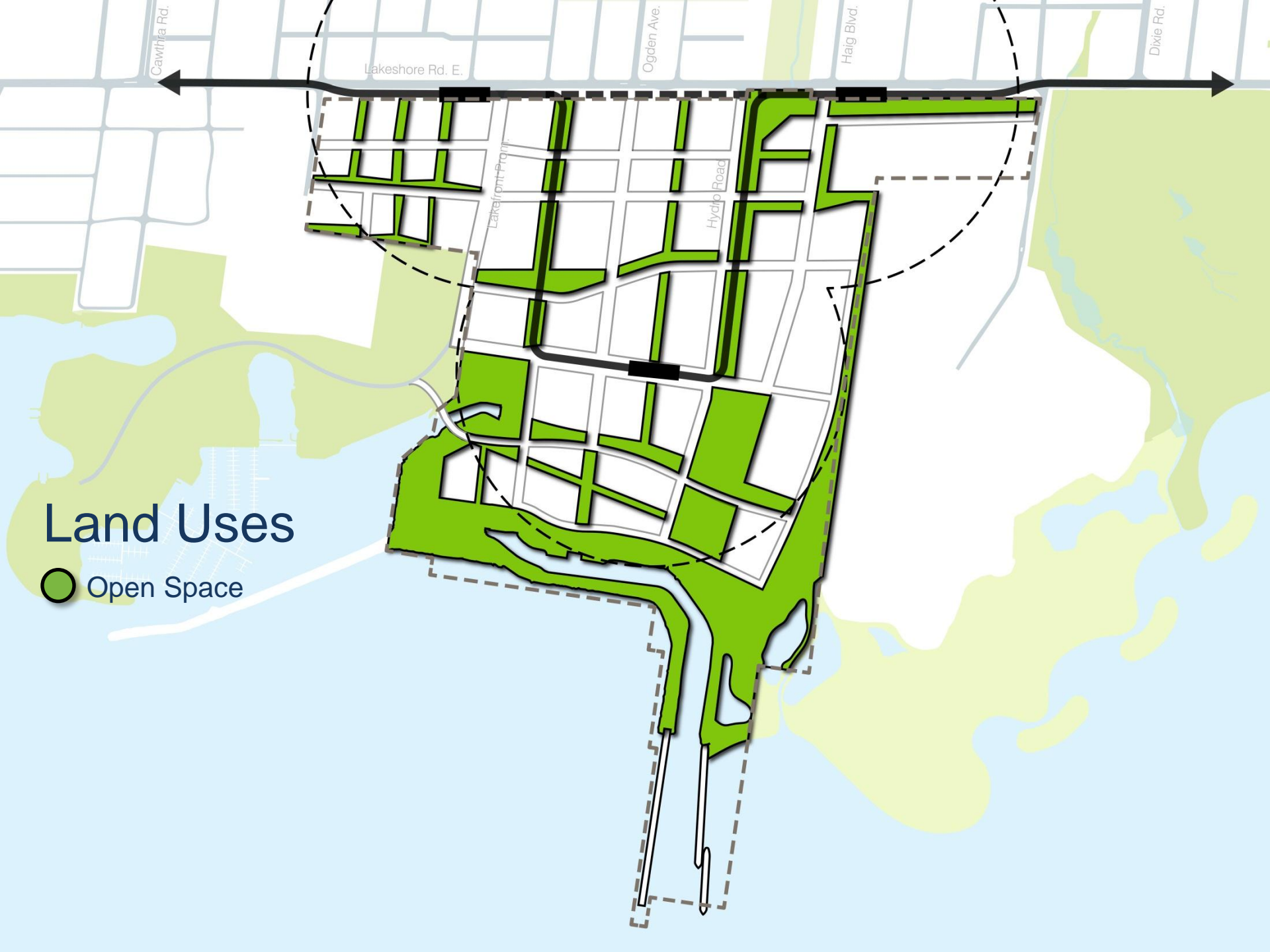
DOCKSIDE GREEN
Follow our steps to clean reclaimed water

1. Raw Influent

2. 2x 2mm screens
Removes debris

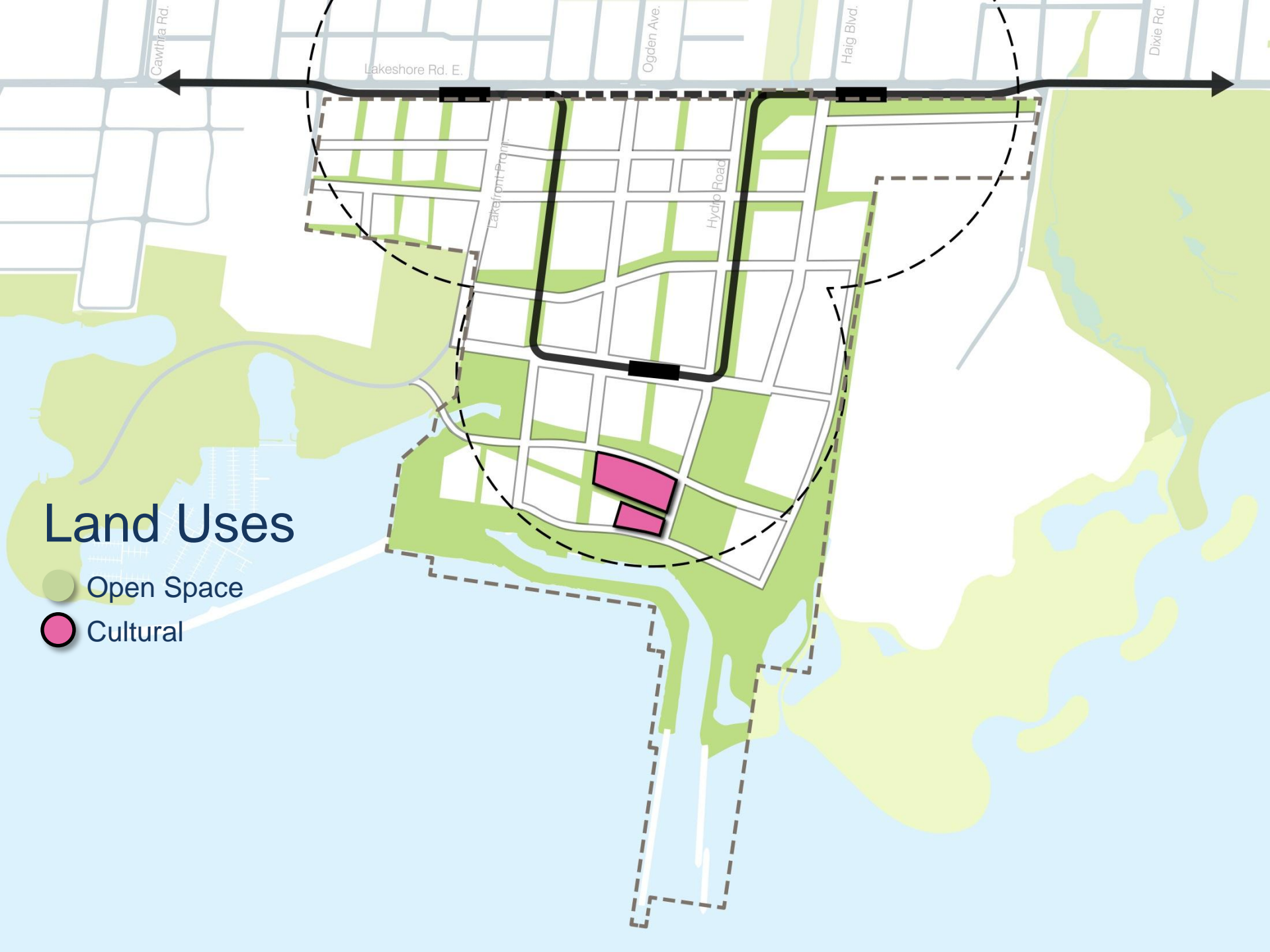
The City is looking at opportunities for sustainable community energy models, such as District Energy at Inspiration Lakeview

Victoria, BC



Land Uses

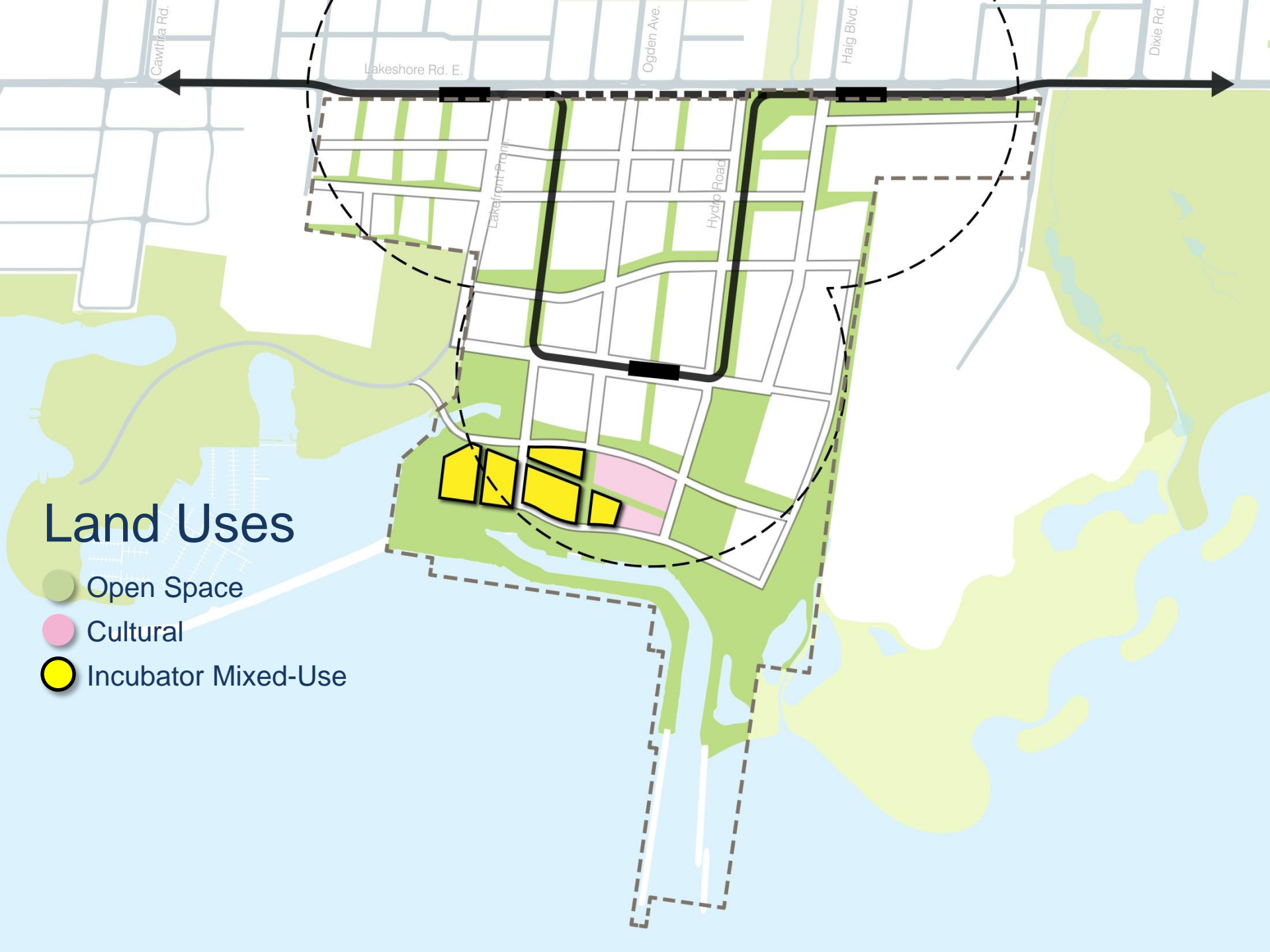
● Open Space



Land Uses

Open Space

Cultural

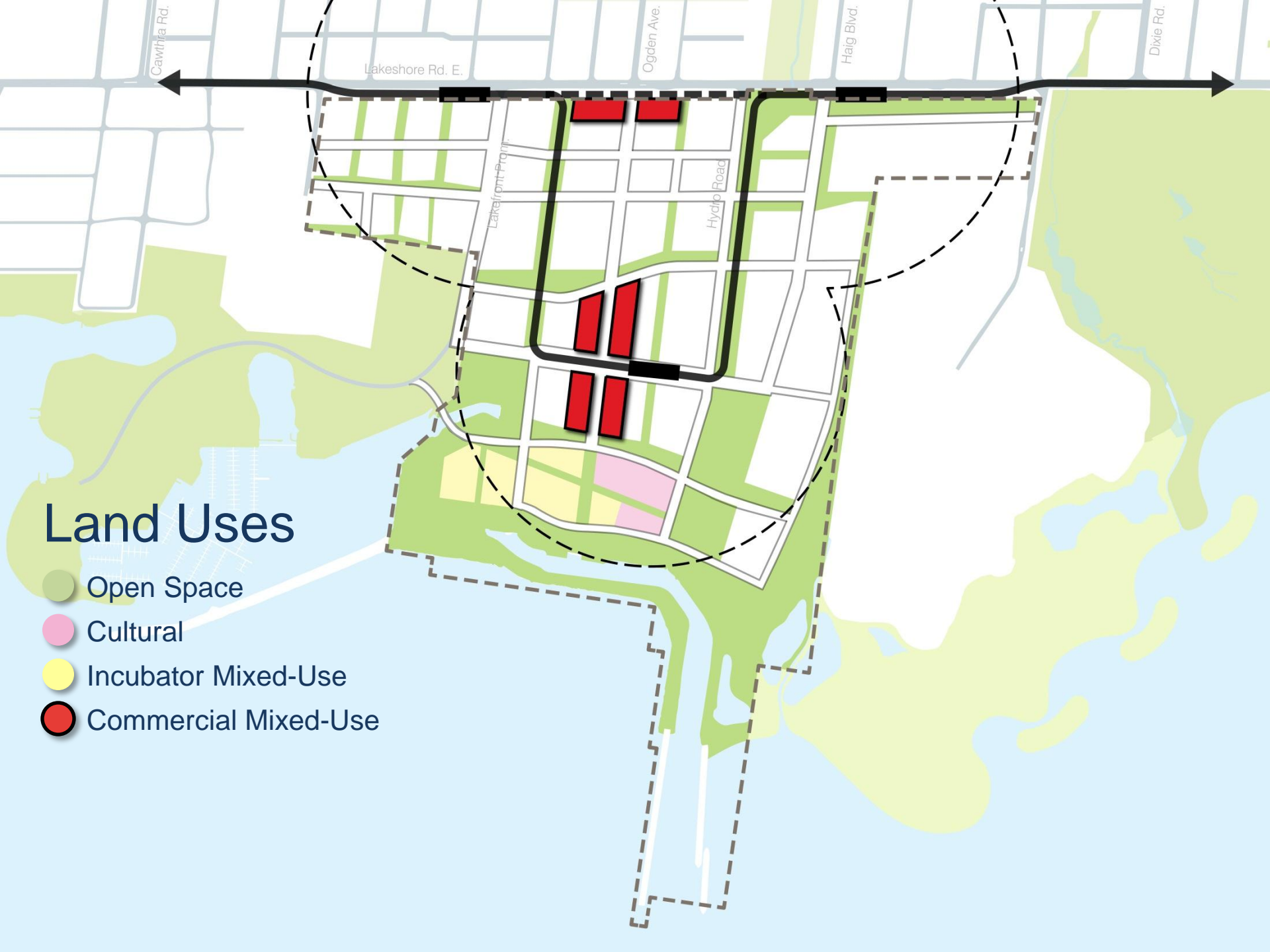


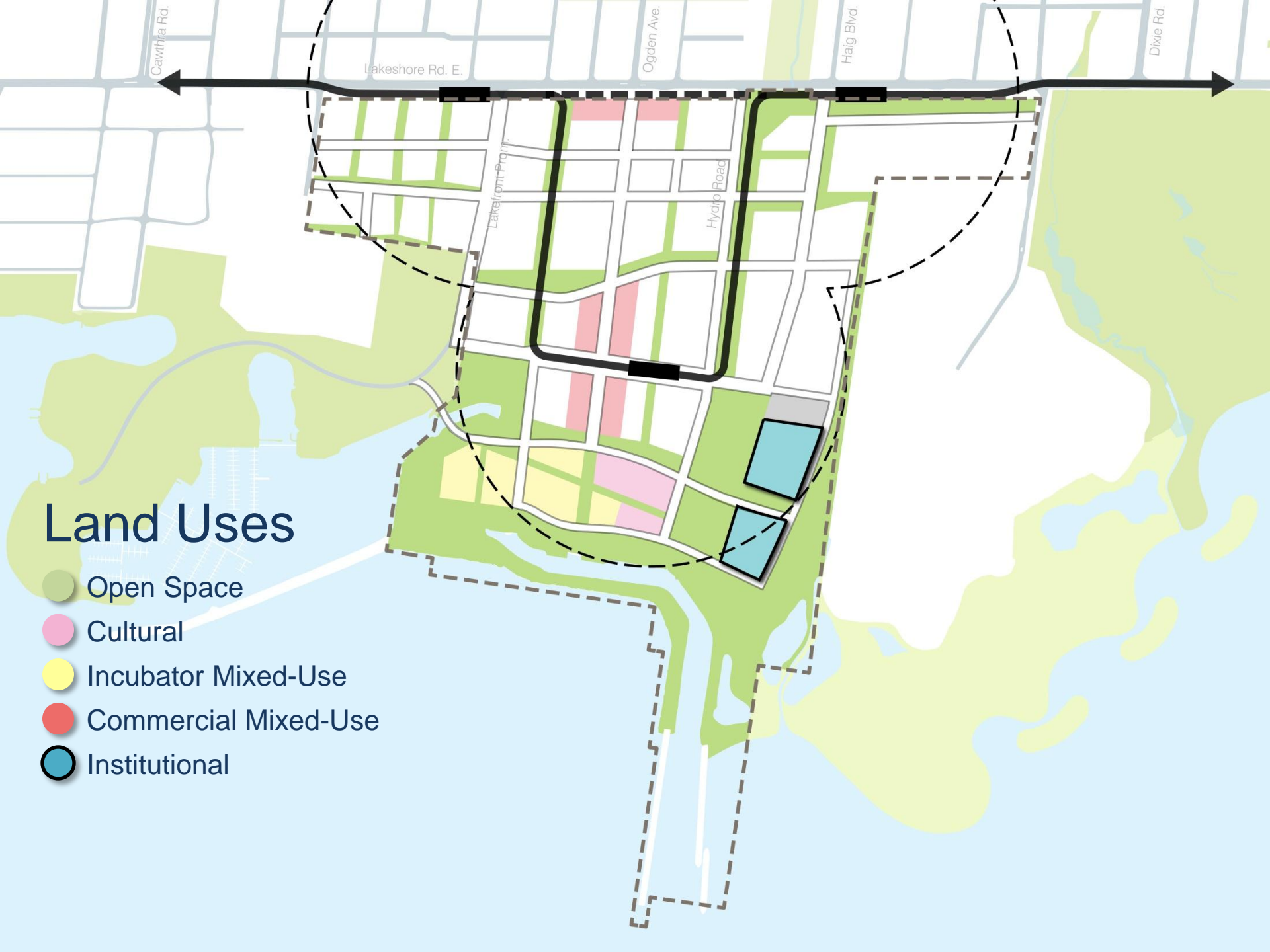
Land Uses

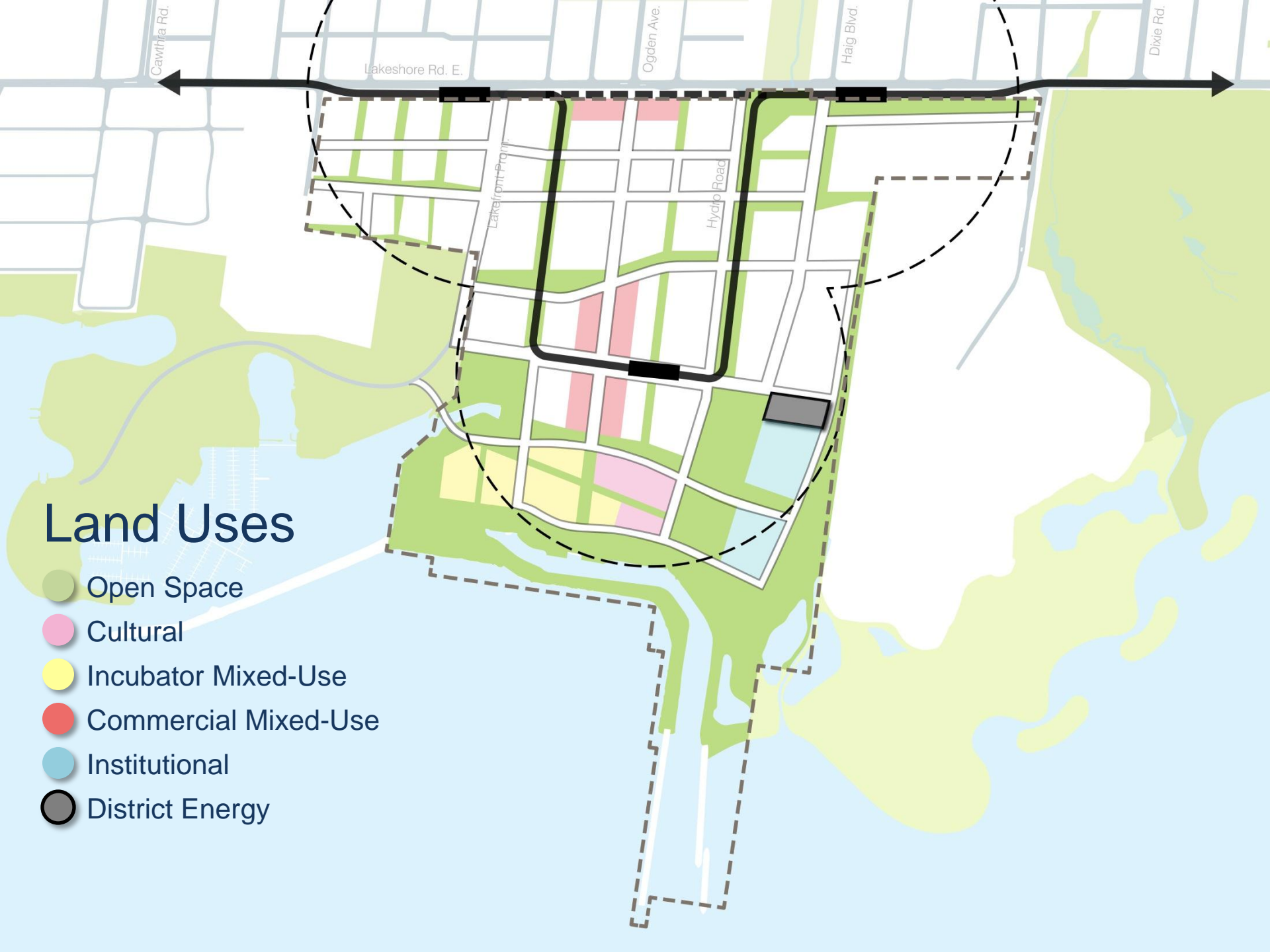
- Open Space
- Cultural
- Incubator Mixed-Use

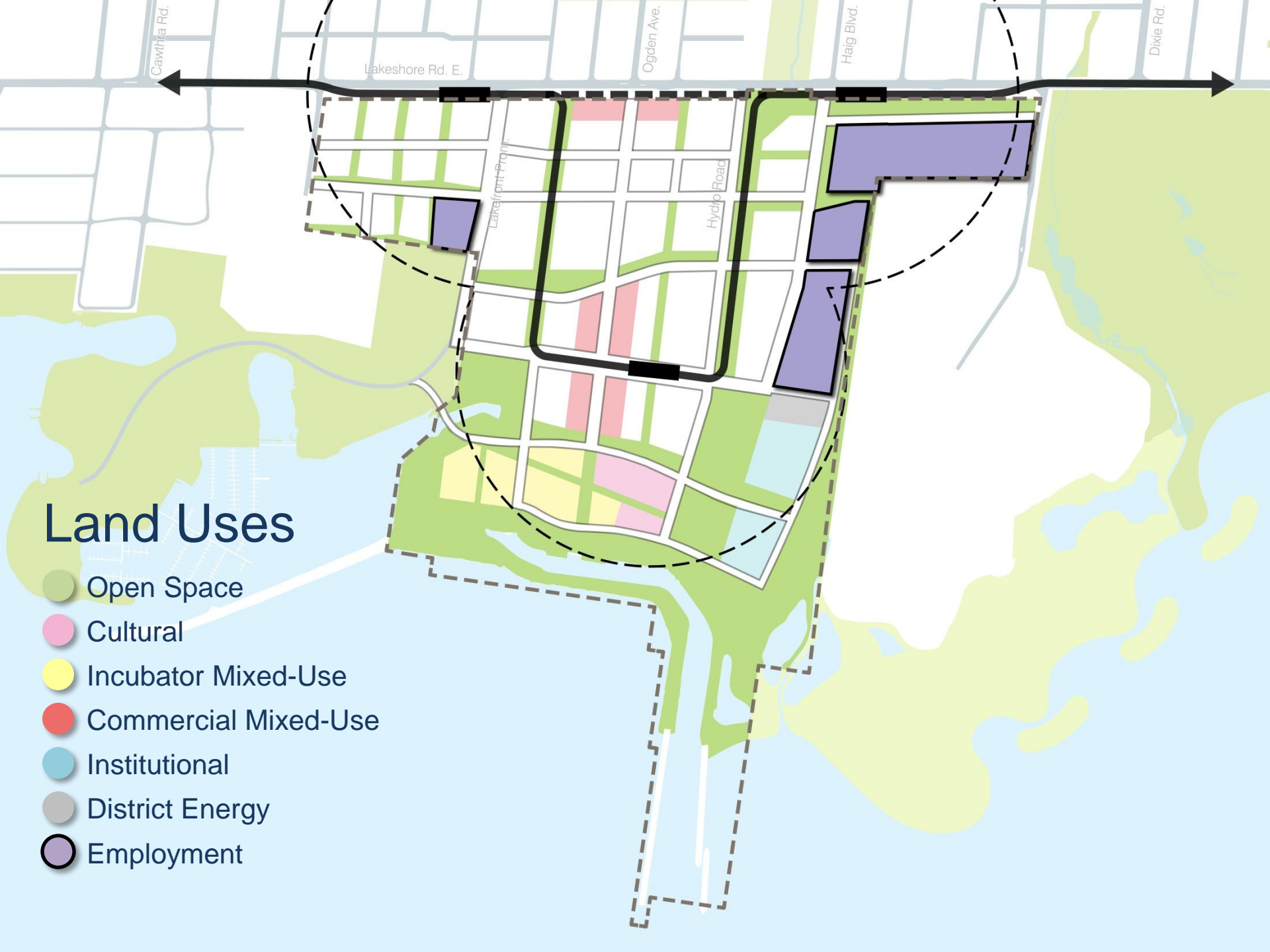
Land Uses

- Open Space
- Cultural
- Incubator Mixed-Use
- Commercial Mixed-Use



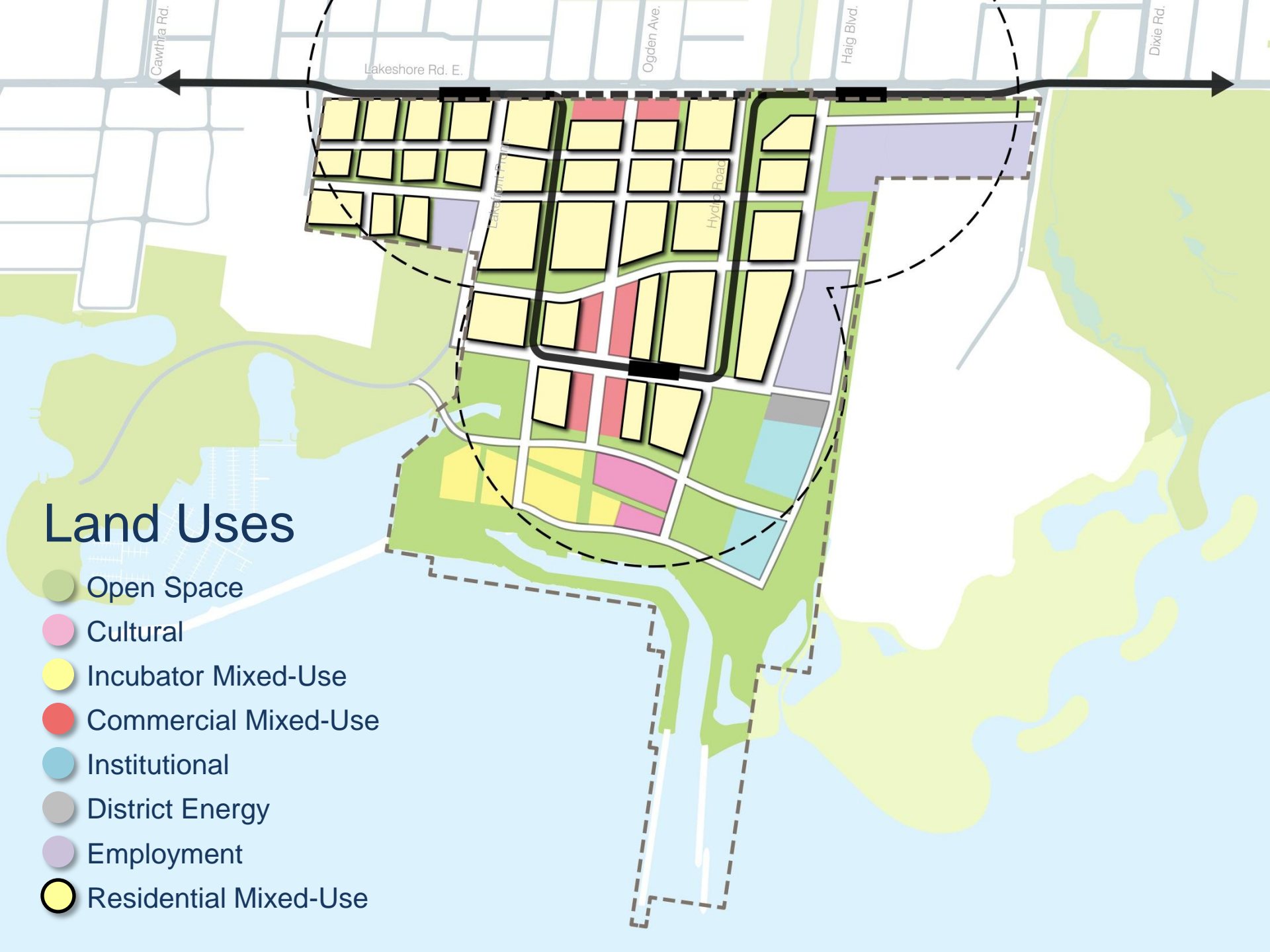






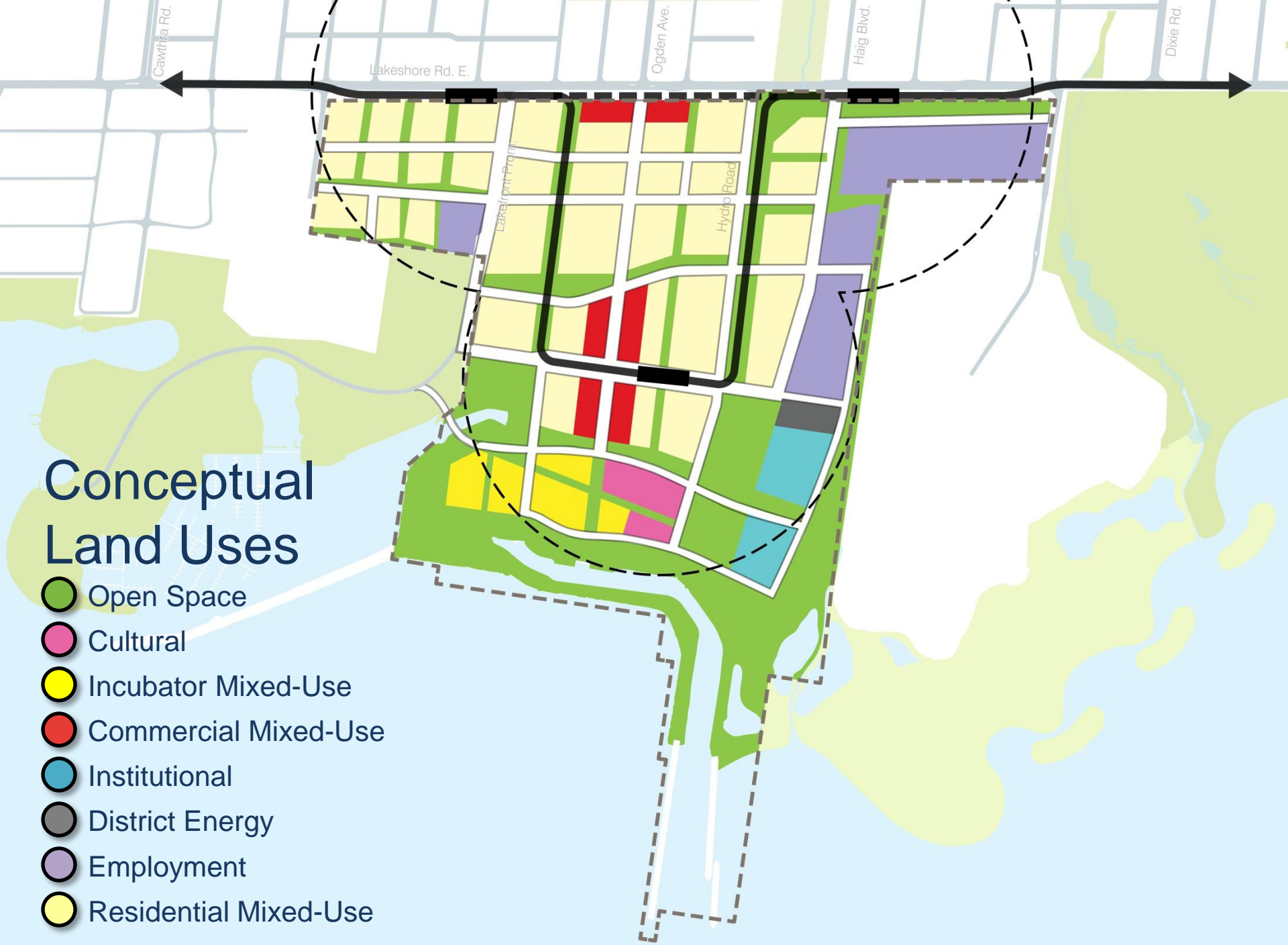
Land Uses

- Open Space
- Cultural
- Incubator Mixed-Use
- Commercial Mixed-Use
- Institutional
- District Energy
- Employment
- Residential Mixed-Use



Conceptual Land Uses

- Open Space
- Cultural
- Incubator Mixed-Use
- Commercial Mixed-Use
- Institutional
- District Energy
- Employment
- Residential Mixed-Use



Built Form & Urban Design

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.



Market Summary

Possible Housing Forms Early Phases

Barry Lyon
N. Barry Lyon Consultants Limited

6-Storey Apartments



Kew Beach Living by Worsley Urban Partners, 6 Storey Concrete, Toronto

Source: Marketing Materials



Wesbrook Village, 6 Storey Wood-Frame, Vancouver

4-Storey Wood-Frame



Hot Condos by Great Gulf, 4 Storey, Mississauga

Source: Marketing Materials



Long Valley by Daniels Corporation , 4 Storey, Mississauga



Wesbrook Village, 4 Storey, Vancouver

Stacked Townhomes



Minto Long Branch by Minto, Etobicoke

Source: Marketing Materials



High Park Village by Mattamy Homes, Mississauga

Source: Marketing Materials

Stacked Townhomes



Caledonia Towns on the Park by Minto, Toronto

Source: Marketing Materials



Wallace Walk by Torbel Group and Somerset Homes, Toronto

Source: Marketing Materials

Back-to-Back Townhomes



Ridgeview Woods by Coscorp Inc., Milton

Source: Google Maps



Ampersand by Minto, Ottawa

Source: CMHC



Dwell by Menkes, Etobicoke

Source: Marketing Materials

Inspiration Lakeview Population & Employment Density Assumptions

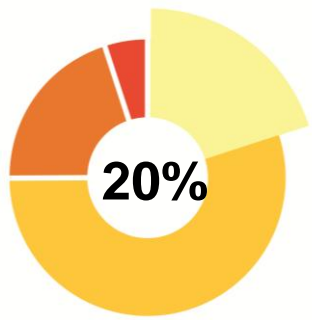
		People / Ha	Units / Ha	TOTAL Density (people) on Lakeview site *	TOTAL Density (units) on Lakeview site *	Population to Employment Ratio
Mississauga OP	Major Node	200 – 300 (combined residents and jobs)	N/A	30,000	6,700 to 10,000	2:1 to 1:2
	Community Node	100 – 200 (combined residents and jobs)	N/A	20,000	3,500 to 6,700	2:1 to 1:2
Mississauga Growth Forecast Report**	Inspiration Lakeview	N/A	N/A	N/A	3,700 to 2041 and 10,500 beyond 2041	N/A
MTO	Transit- Supportive Density Guidelines		72	21,600	7,200	N/A



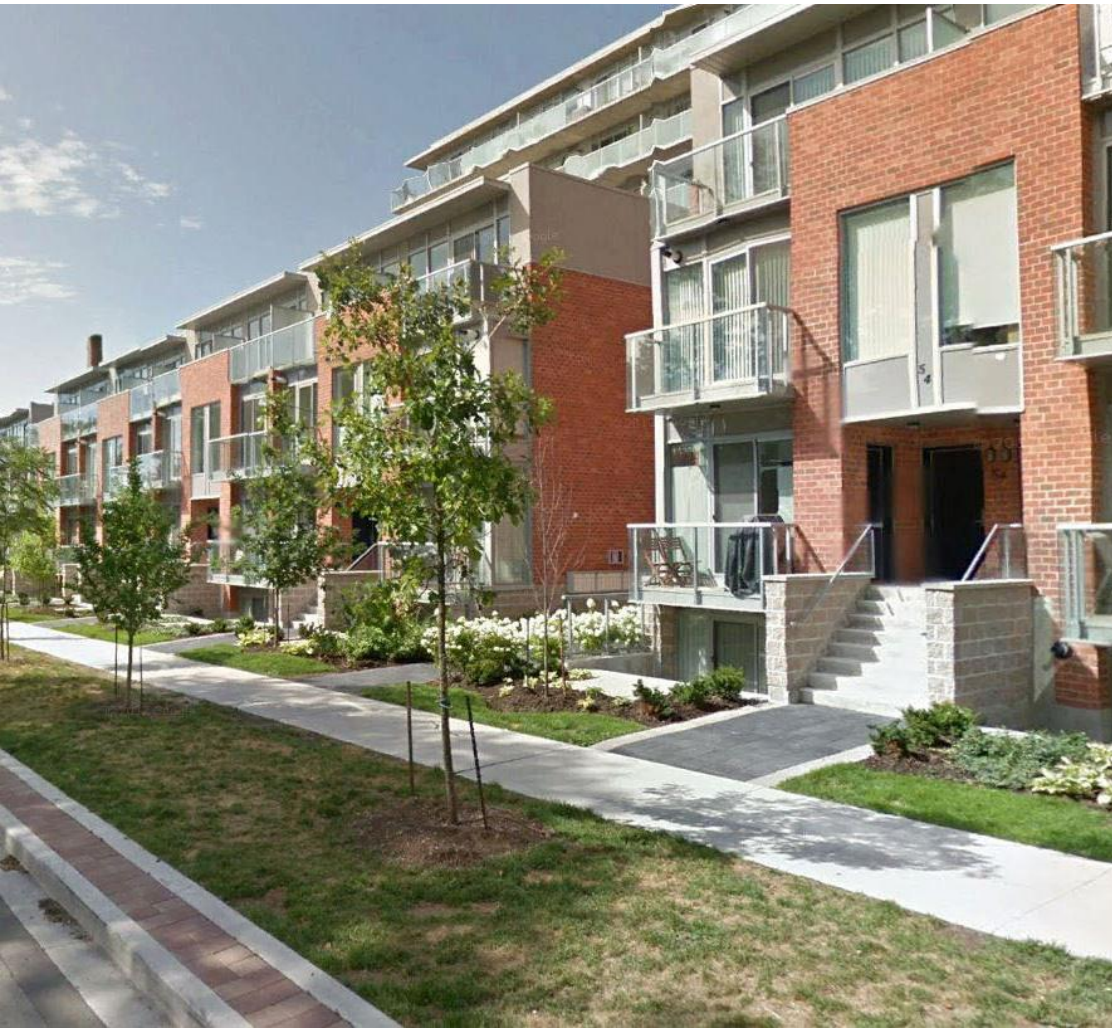
* Assume gross Lakeview site = 100 ha and 3 people/unit

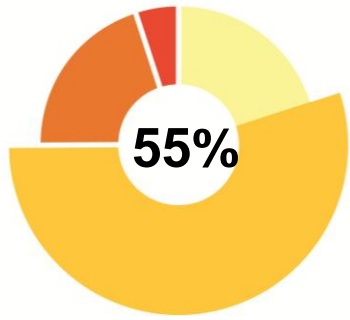
** Targets are to beyond 2041 – for reference only

The target for Inspiration Lakeview is approximately 7,000 to 7,500 units, and a 2:1 to 1:2 population to employment ratio



Townhouse

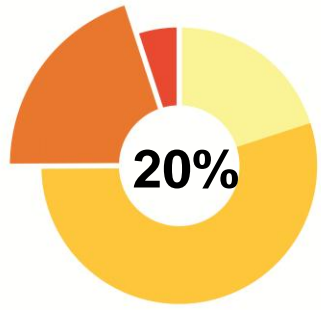




Mid-Rise

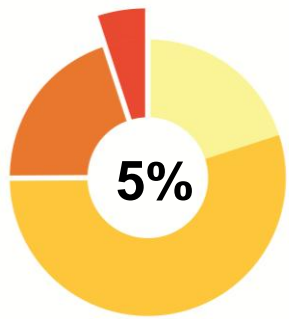
5 to 9 Storeys





Taller Building Elements up to 15 Storeys





Landmark Elements

up to 22 Storeys



Lakeview is not looking to recreate the heights and density found in the Downtown.

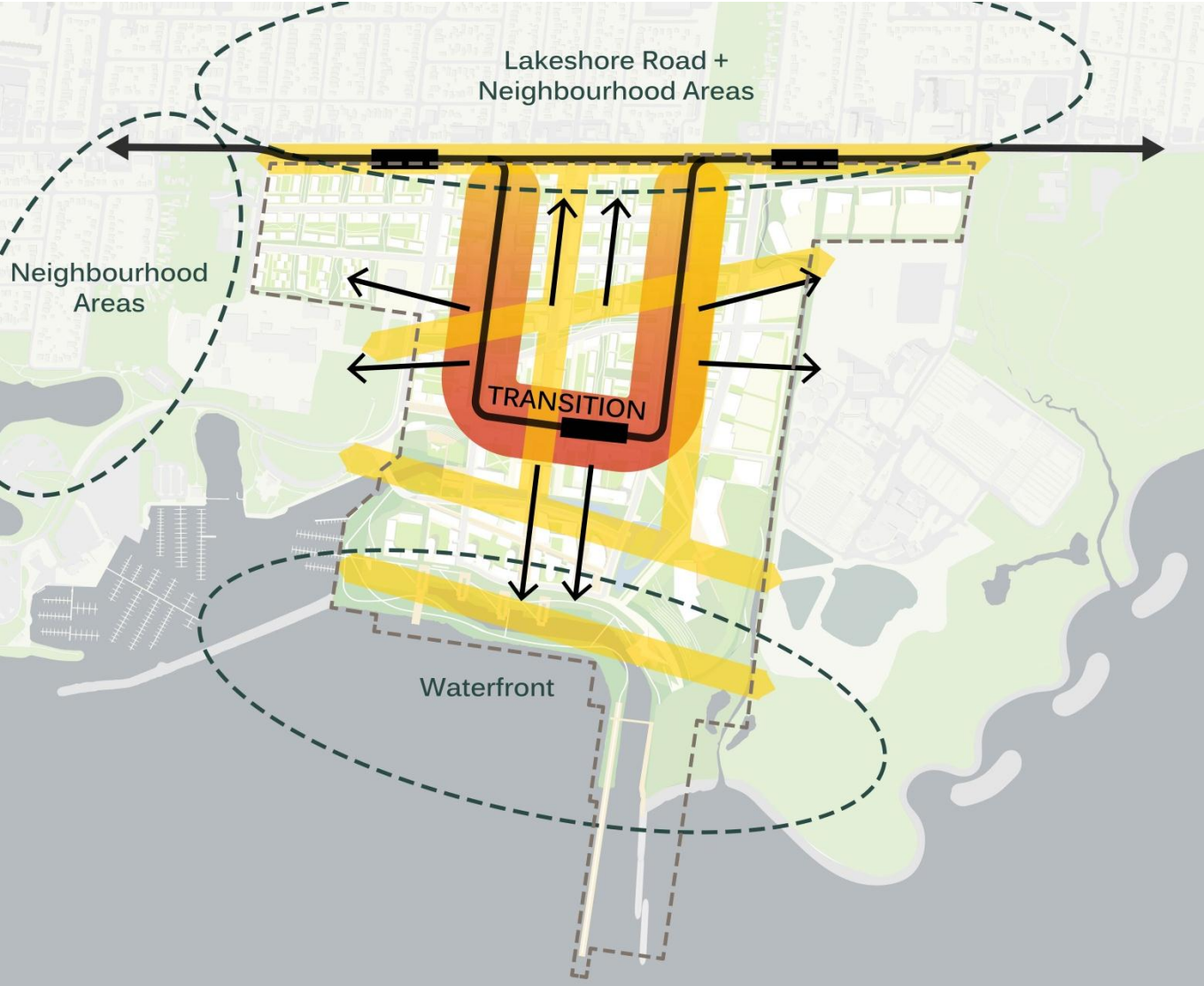
Landmark elements must “earn the sky.”

Density Distribution Strategies

- Transitional Density

Respect Context
- Daylight Key Spines
(Provide 6-8 hrs daylight)
- Additional Density

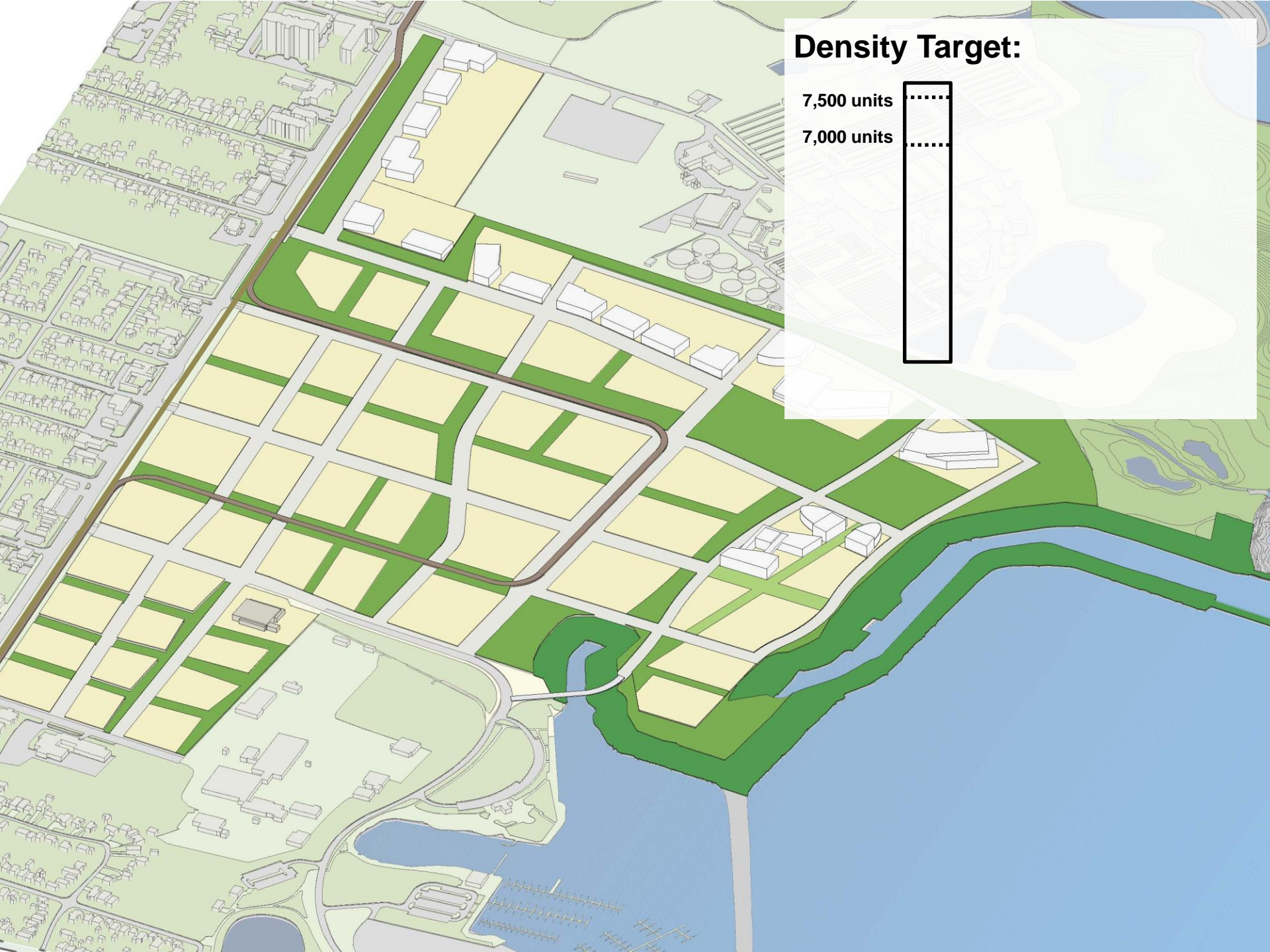
Support Transit



Density Target:

7,500 units

7,000 units



Density Target:

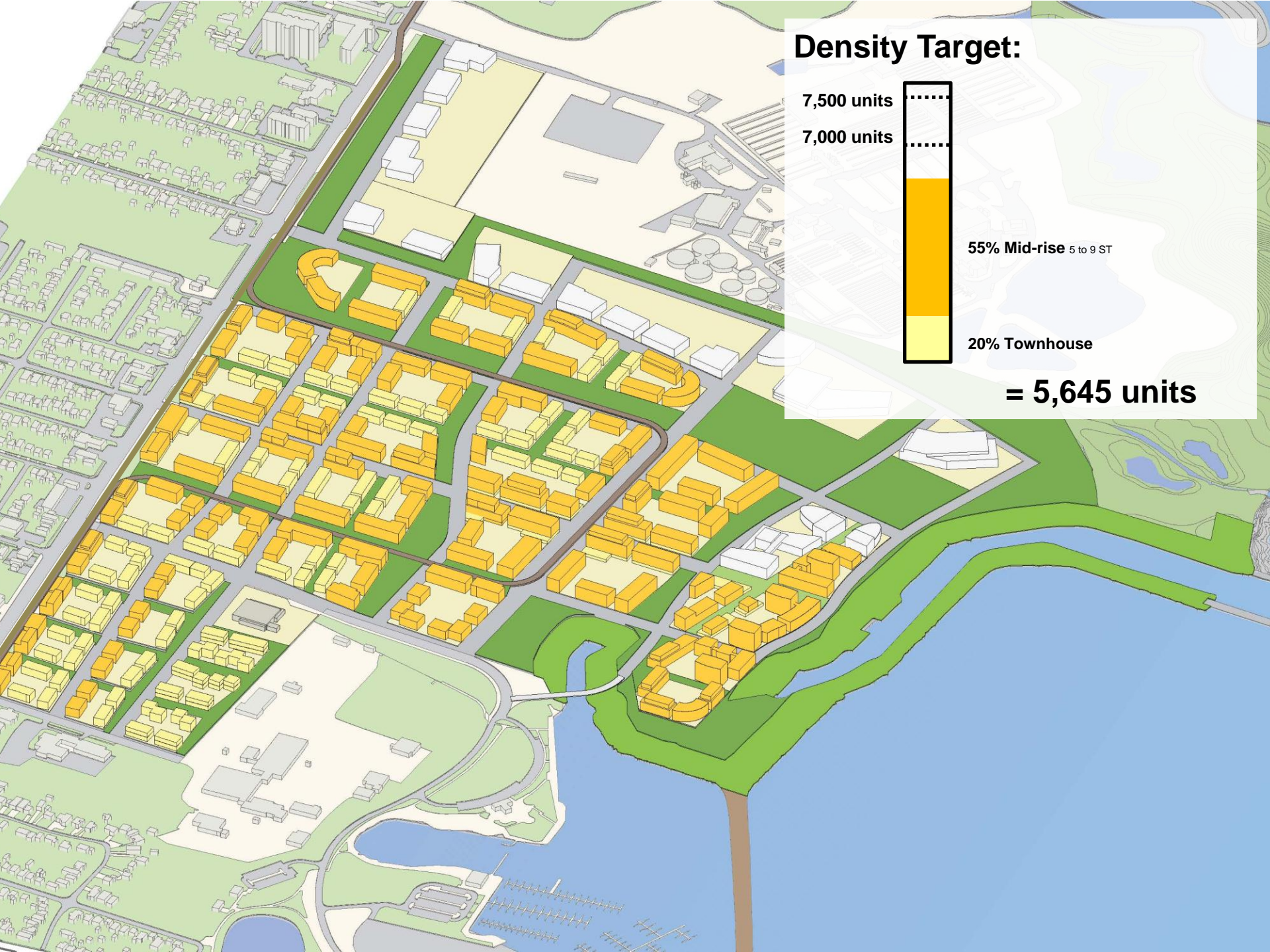
7,500 units

7,000 units

55% Mid-rise 5 to 9 ST

20% Townhouse

= 5,645 units



Density Target:

7,500 units

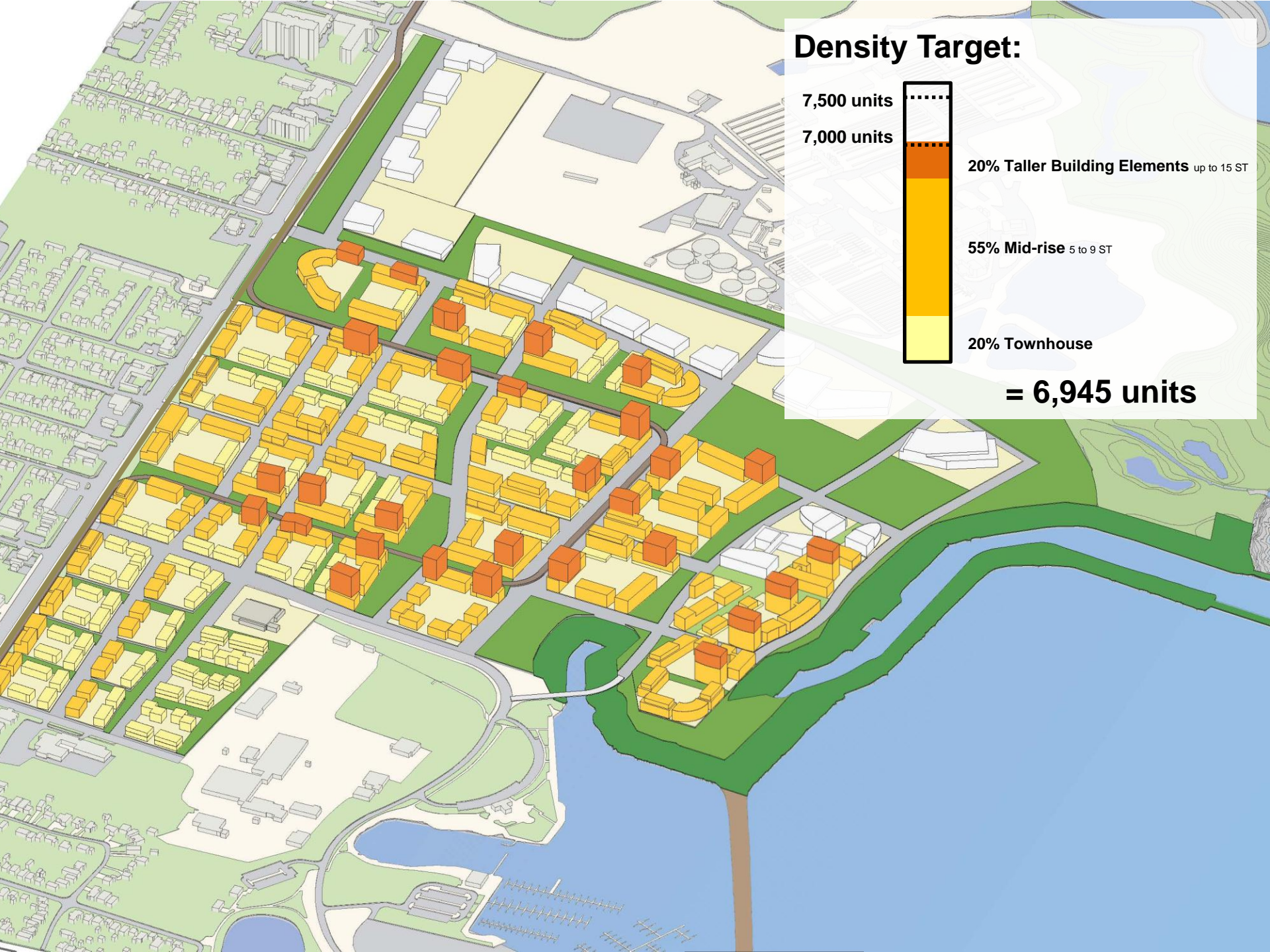
7,000 units

20% Taller Building Elements up to 15 ST

55% Mid-rise 5 to 9 ST

20% Townhouse

= 6,945 units



Density Target:

7,500 units

7,000 units

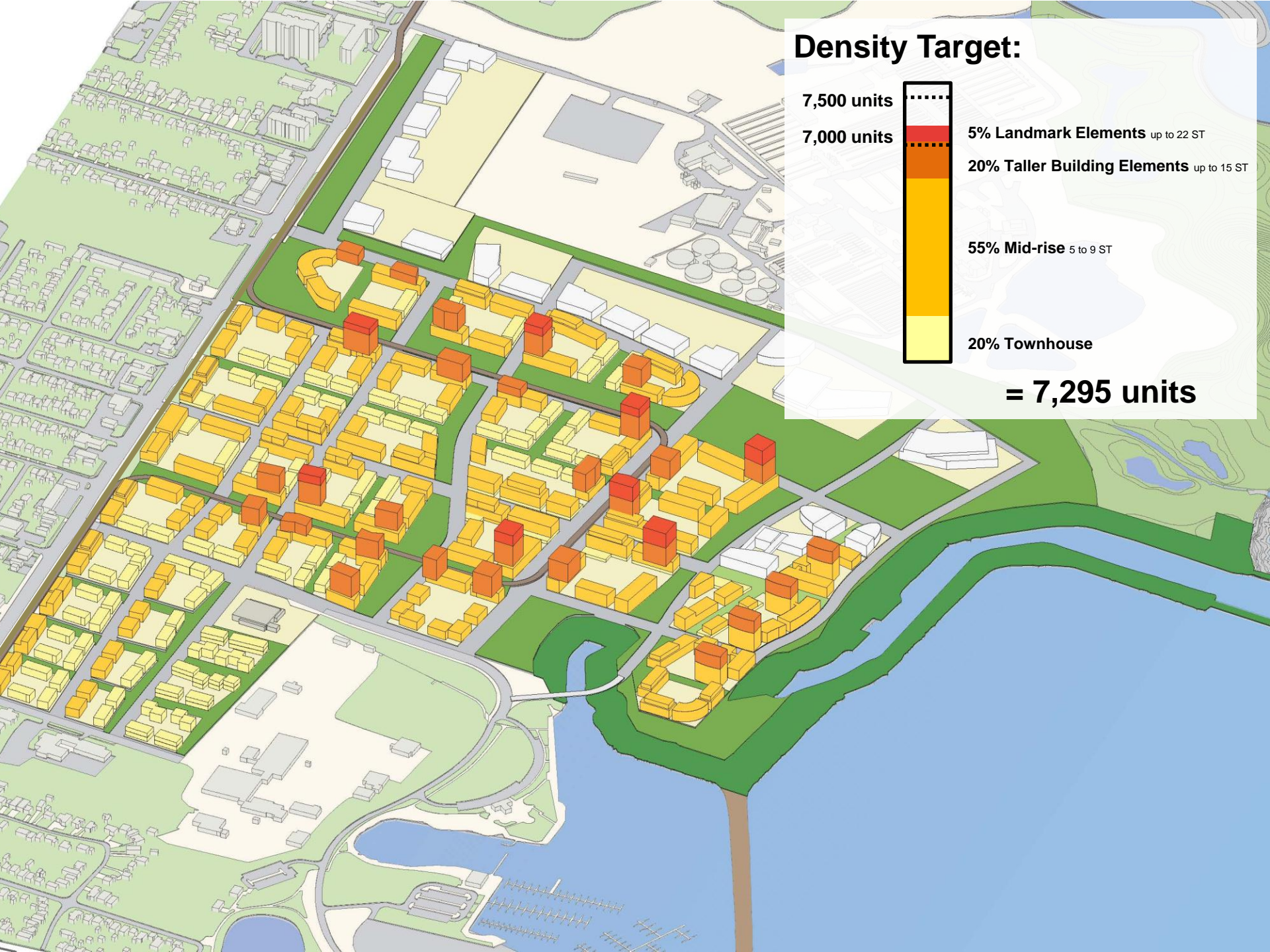
5% **Landmark Elements** up to 22 ST

20% **Taller Building Elements** up to 15 ST

55% **Mid-rise** 5 to 9 ST

20% **Townhouse**

= 7,295 units





Recap of the Emerging Master Plan

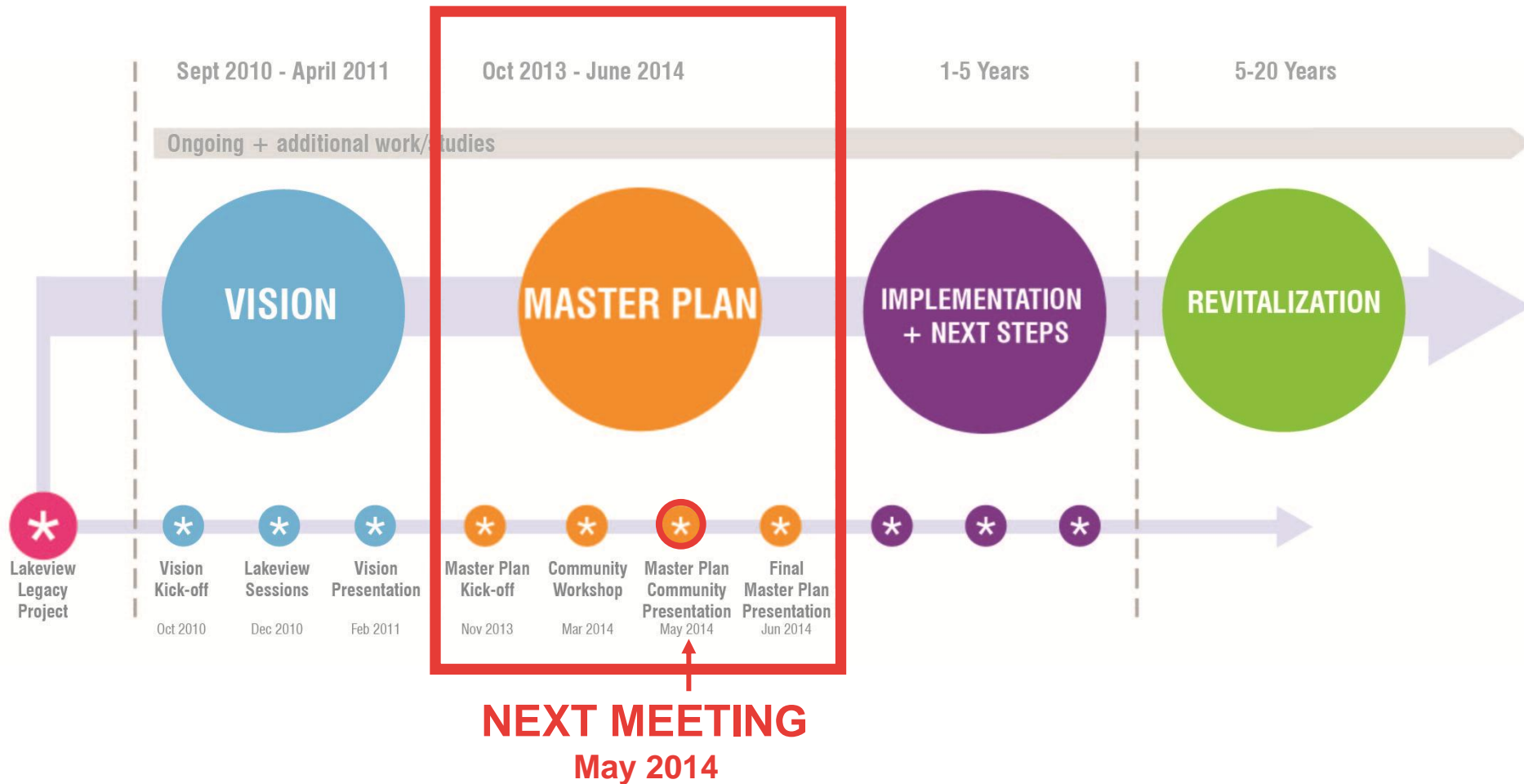


The Emerging Master Plan



Next Steps

Inspiration Lakeview Process:



The Inspiration Lakeview Master Plan will include:

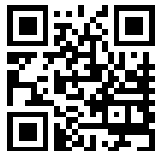


- Land Use Strategy
- Heights & Densities Strategy
- Urban Design Strategy
- Transportation & Parking Strategy
- Open Space & Public Realm Strategy
- Economic Analysis
- Municipal Servicing & Sustainability Strategy
- Phasing & Implementation Strategy

Thank You!

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

www.mississauga.ca/waterfront





Lakeview

March 18, 2014



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