



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

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



Remember

Commemorate history while creating a new legacy



Viable

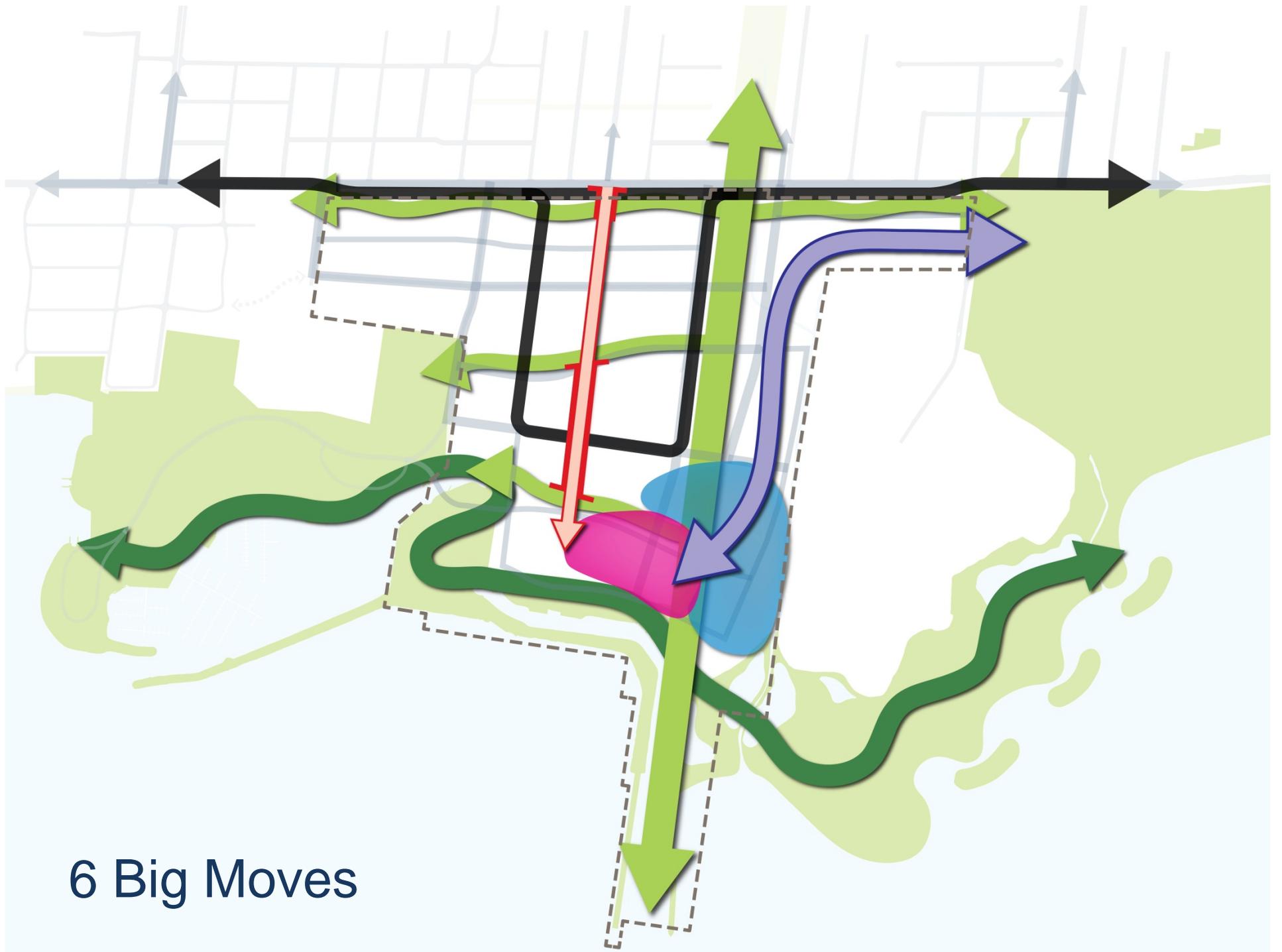
Balance public & private invest to be economically sustainable



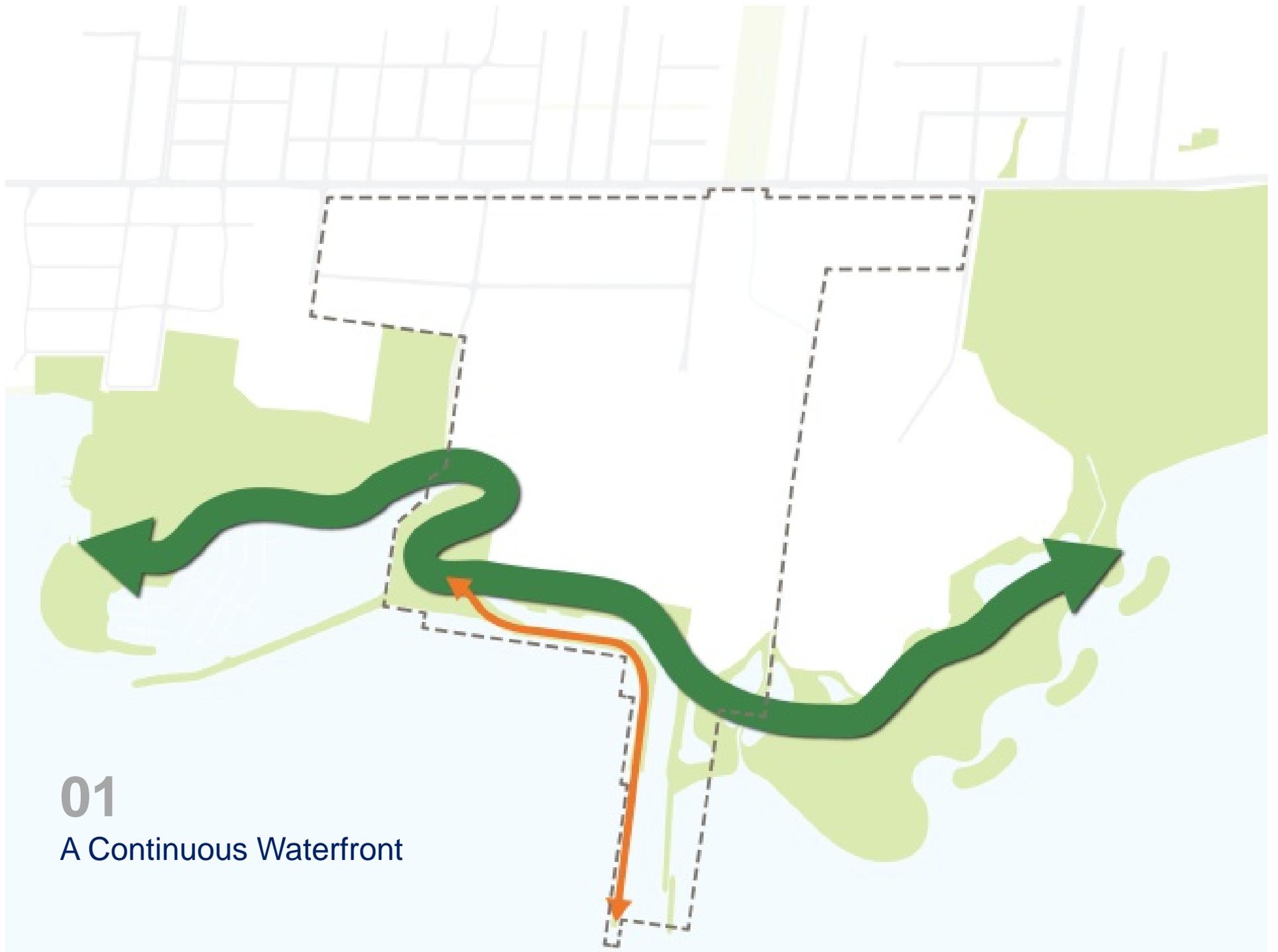
We have kept the 8 Core Principles that emerged from the Vision at the forefront of the emerging Master Plan



The Structure of the Master Plan



6 Big Moves



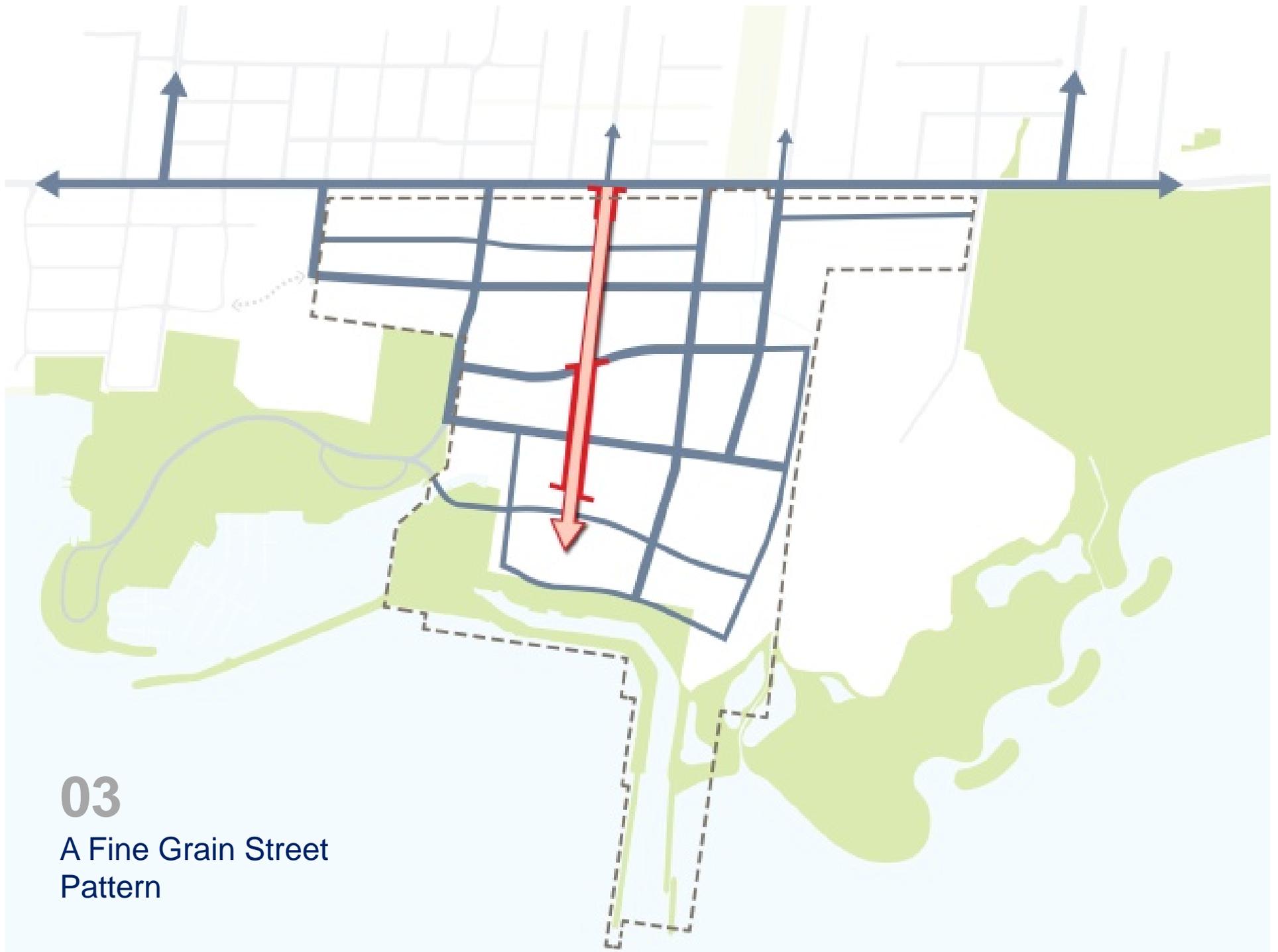
01

A Continuous Waterfront



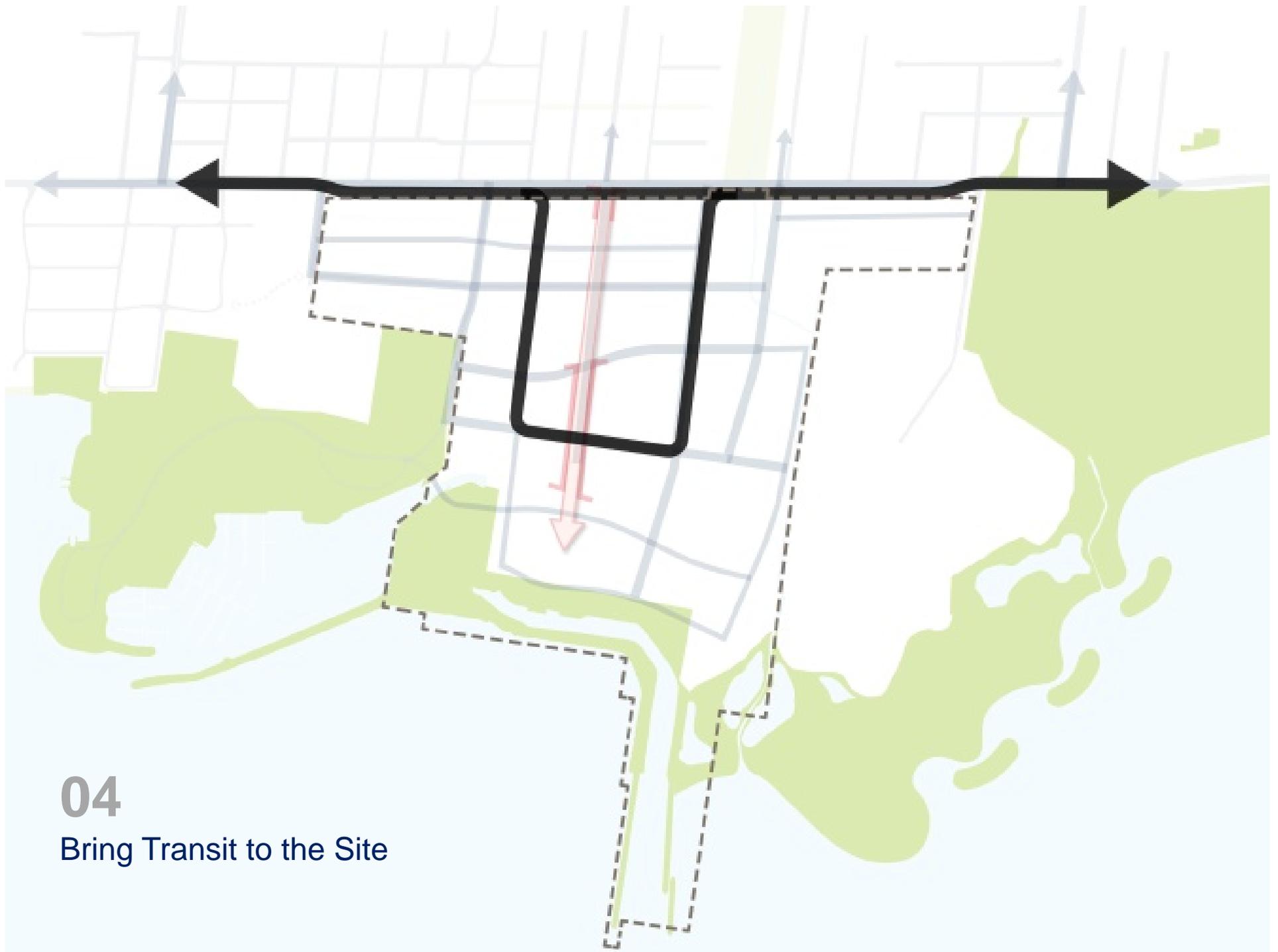
02

A Blue and Green Network



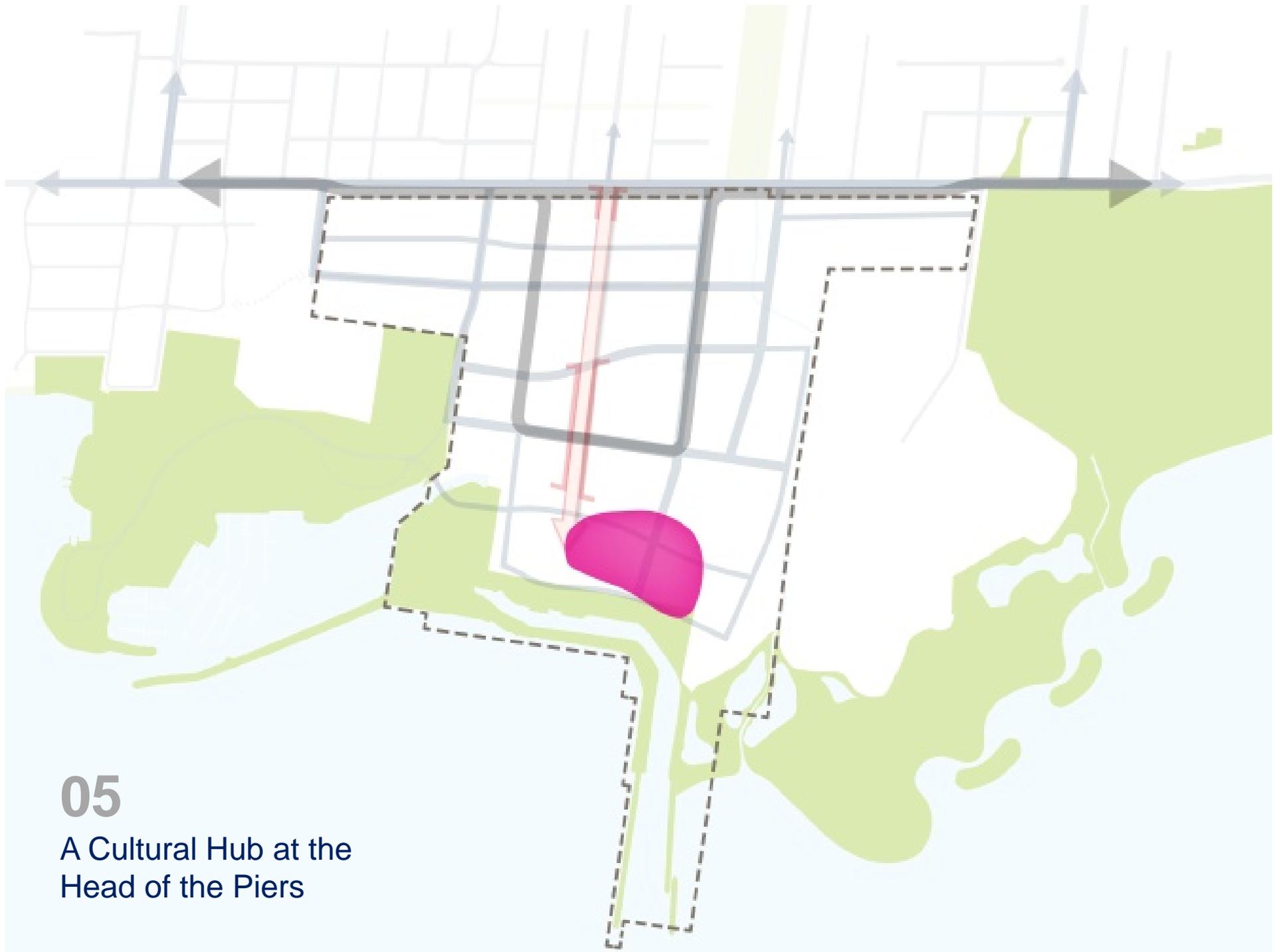
03

A Fine Grain Street
Pattern



04

Bring Transit to the Site



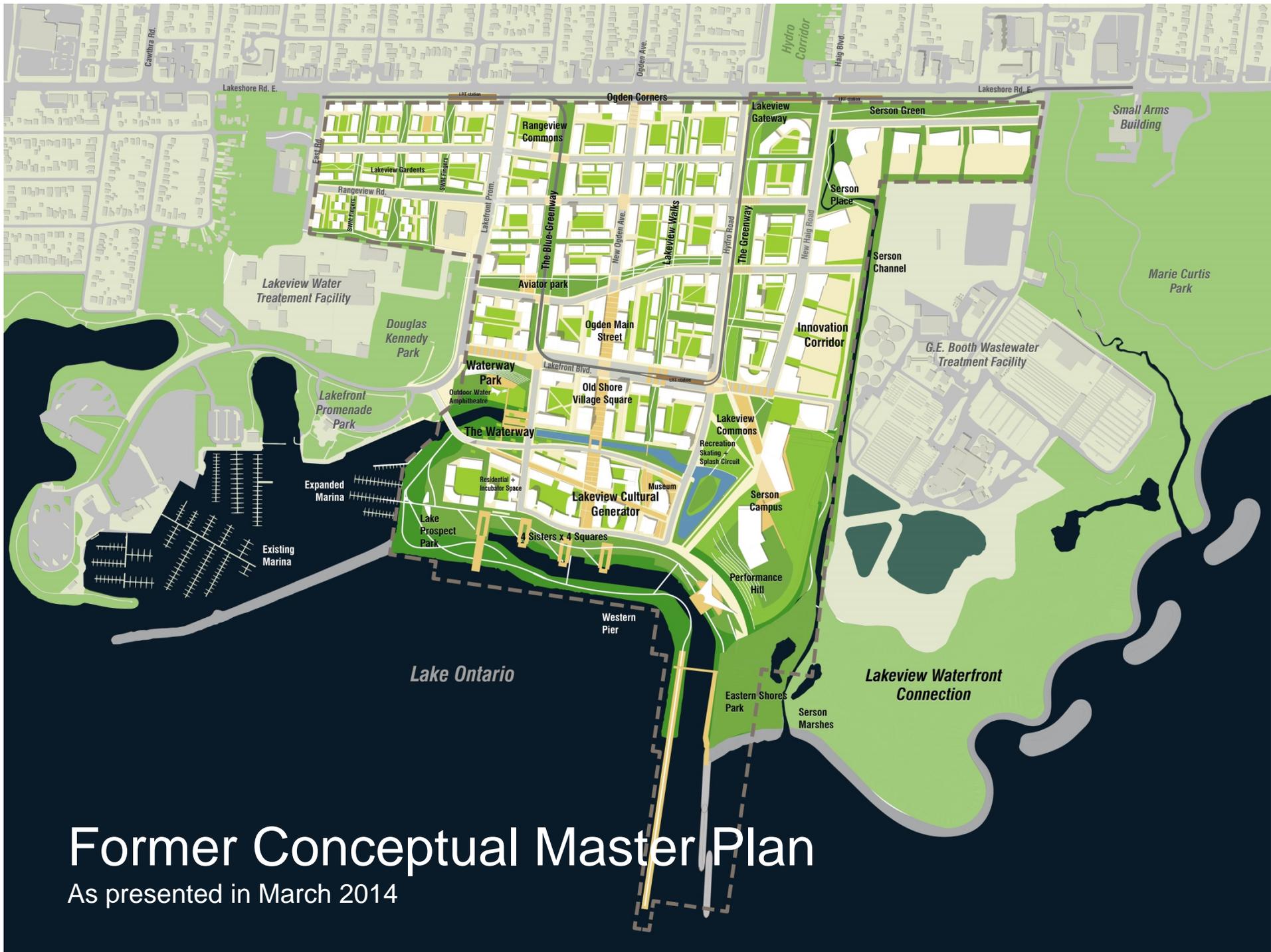
05

A Cultural Hub at the
Head of the Piers



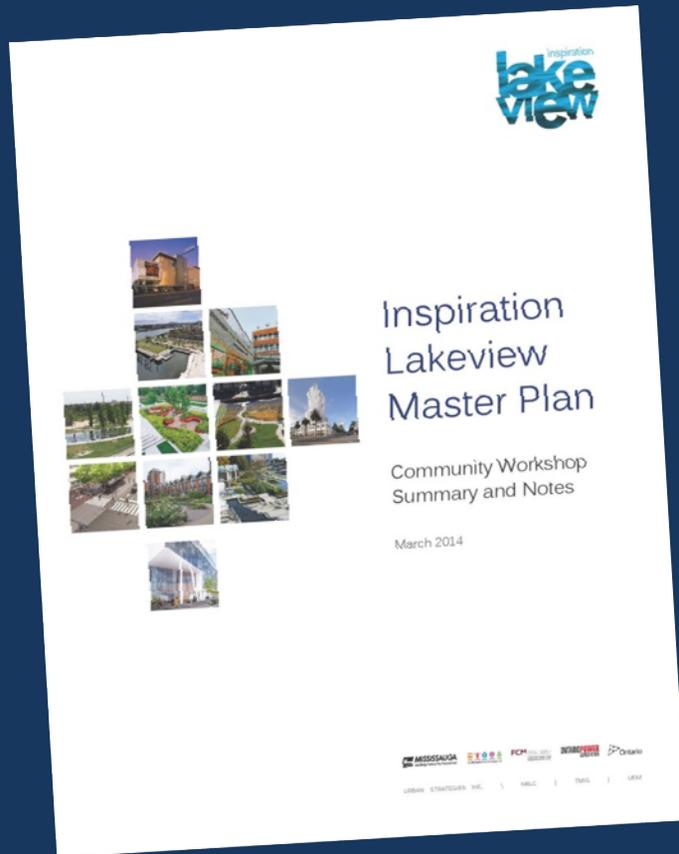
06

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.





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

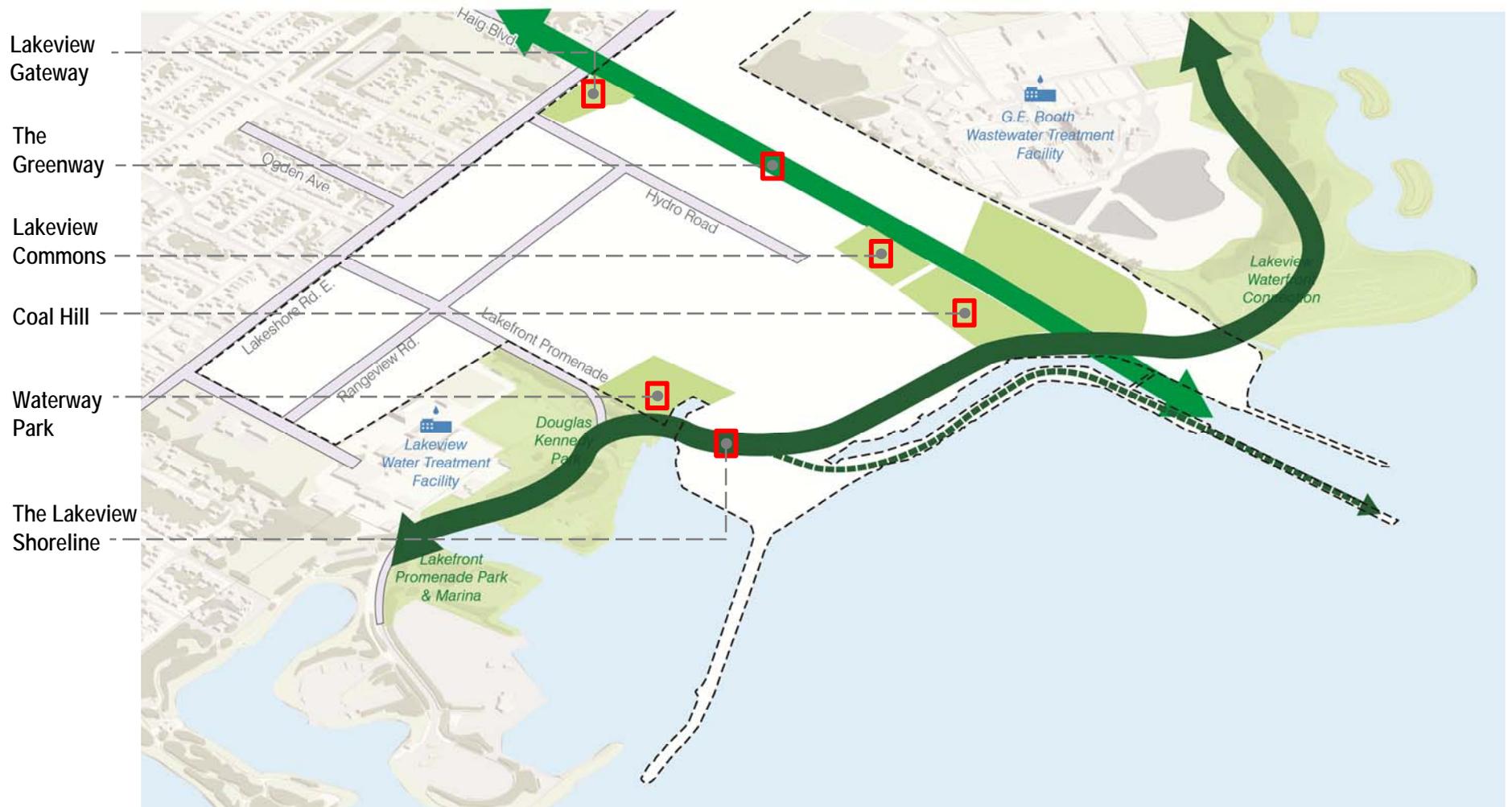
Vision Statement

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.

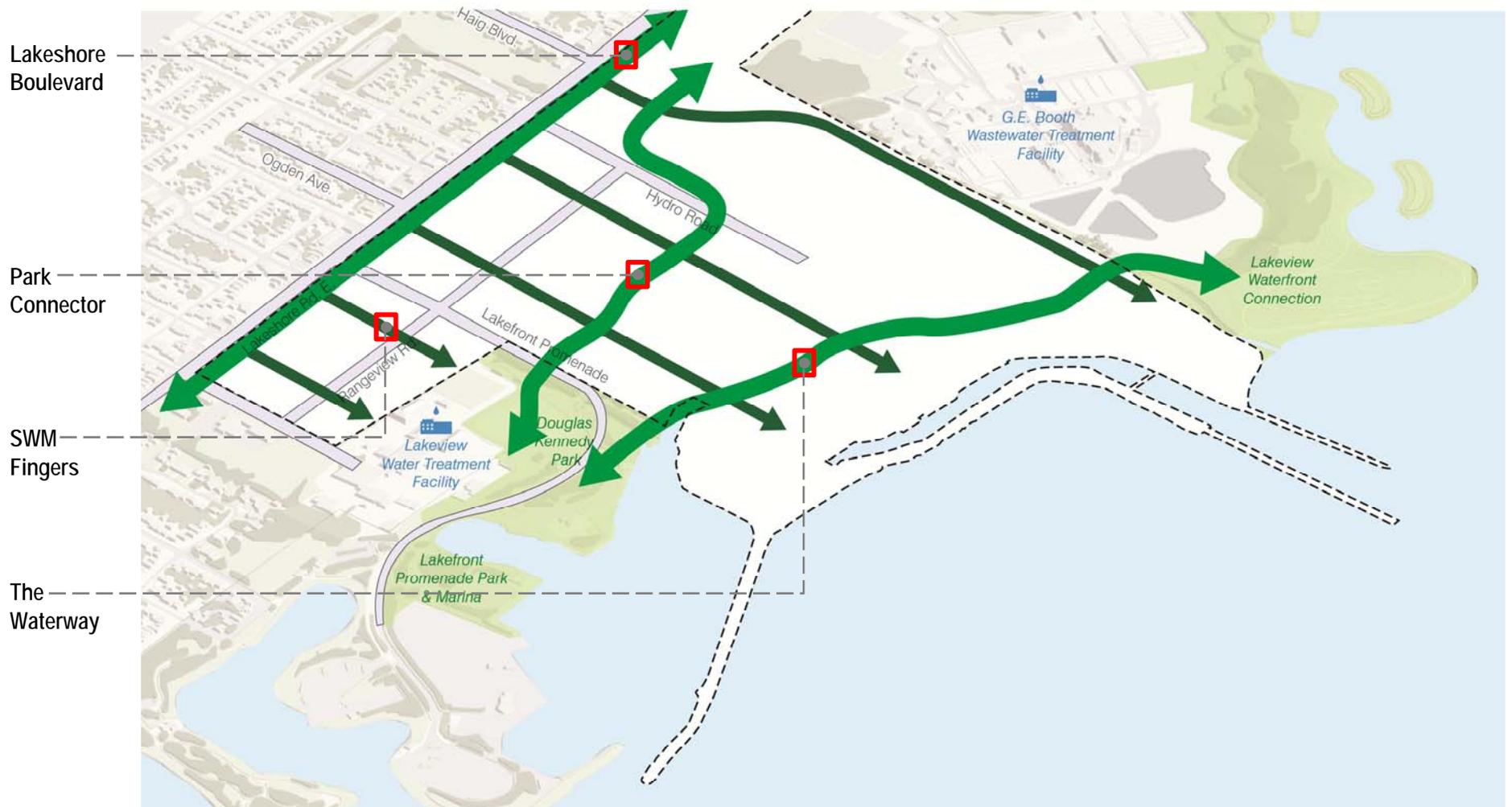


Comprising over 36% of the total area, the Open Space Network is made up of Large, Medium and Small Open Spaces

Large Open Spaces



Medium Open Spaces



Small Open Spaces



The Emerging Open Space Network





(L) M S

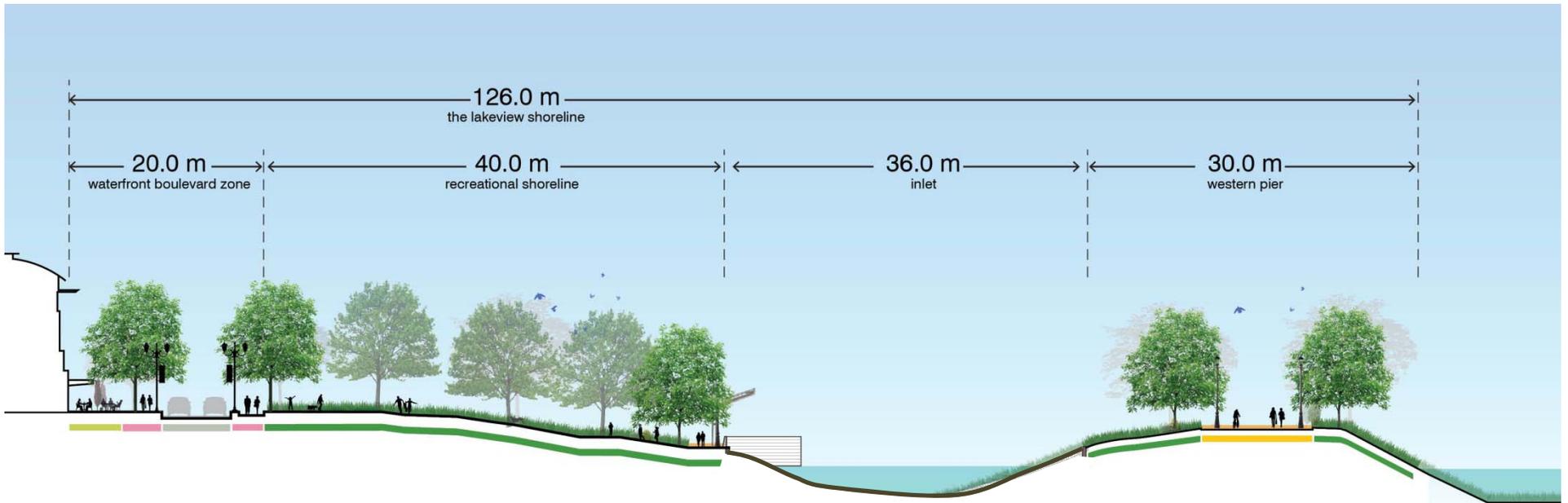
The Lakeview Shoreline





(L) M S

The Lakeview Shoreline





(L) M S

The Lakeview Shoreline





Pirrama Park, Australia



Sweden



(L) 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



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



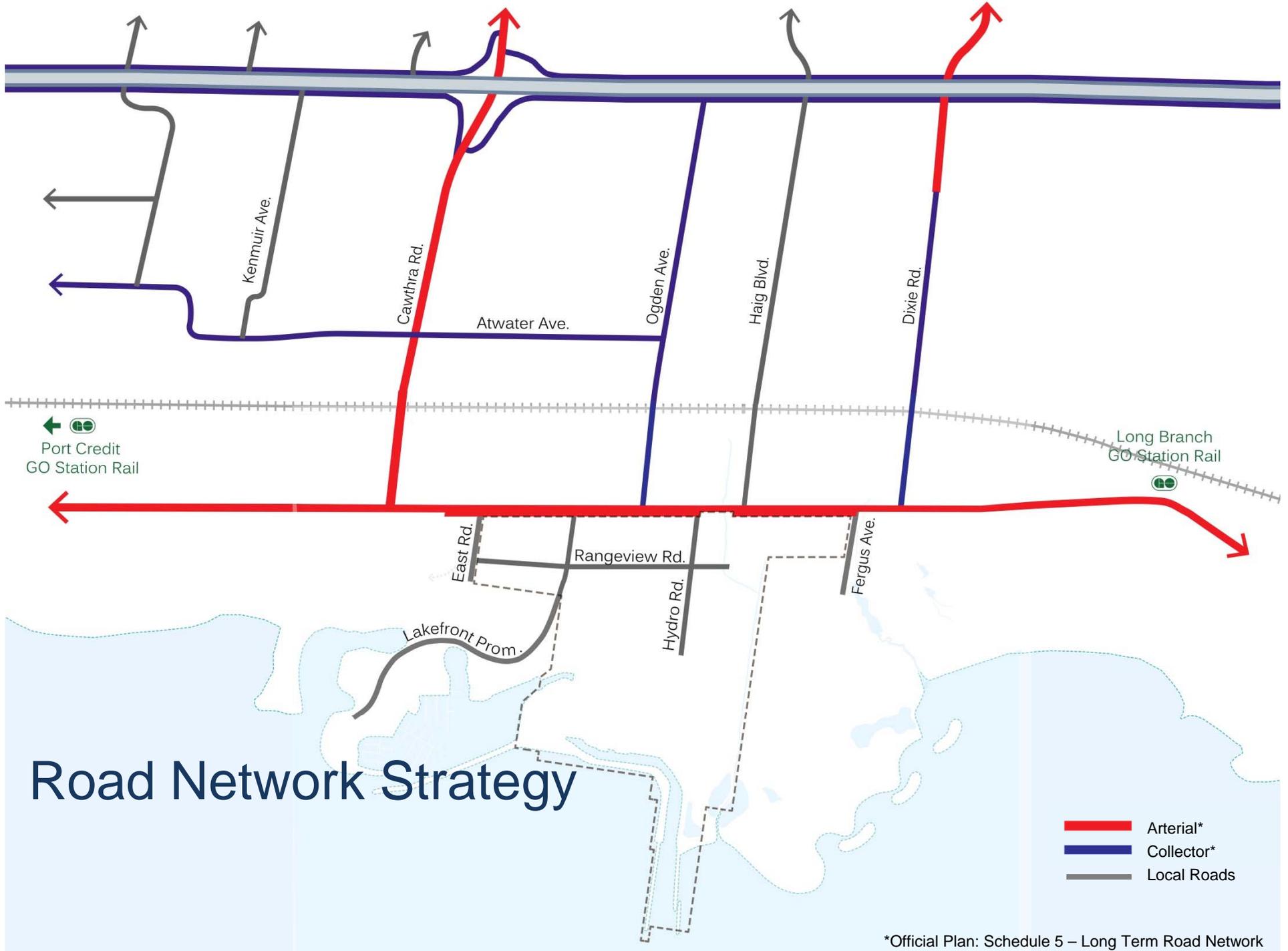
Land Uses

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

Movement & Transportation

Vision Statement

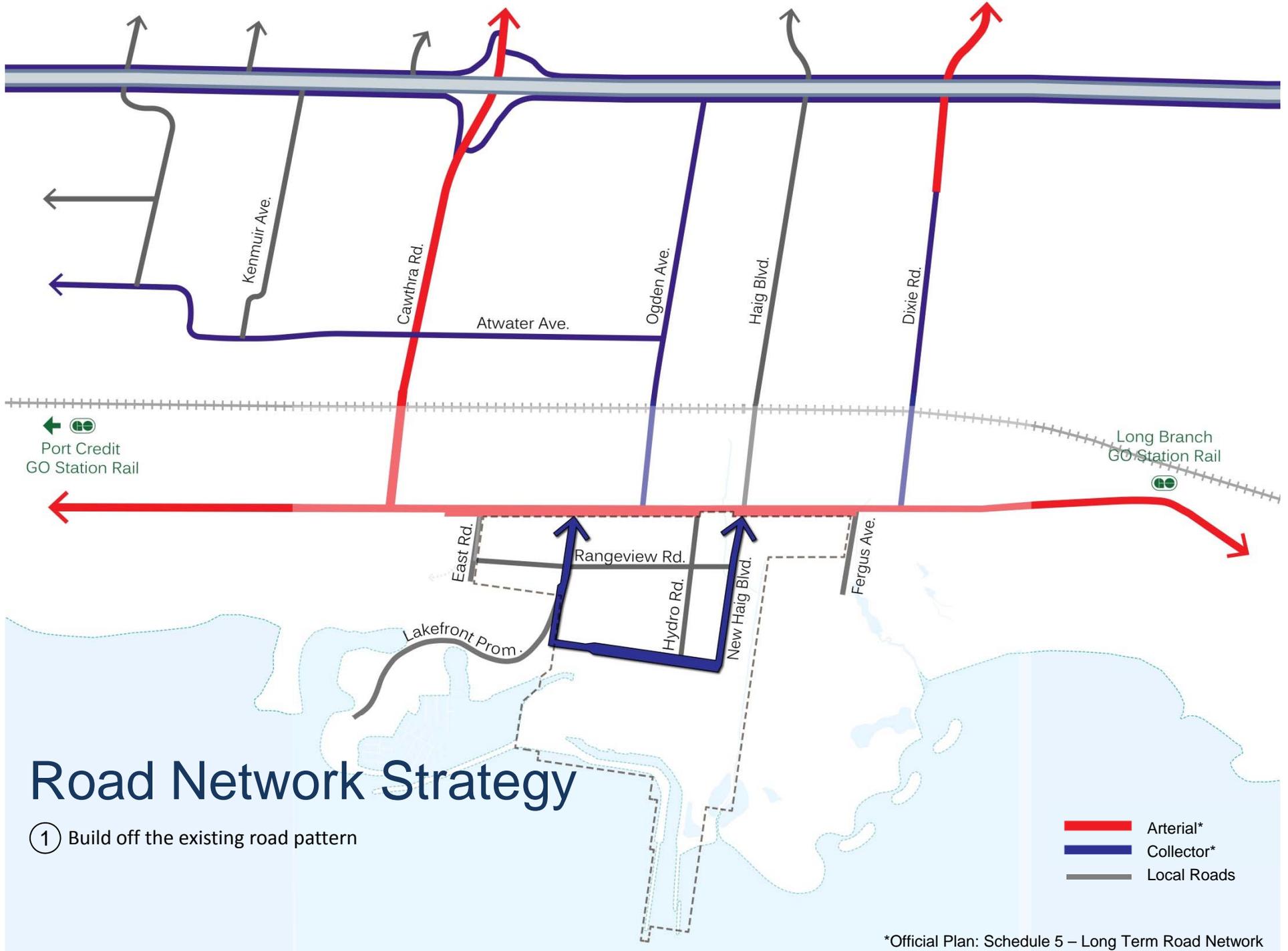
Lakeview will be developed as a transit-supportive community. A new street network will be created that supports transit, walking and cycling options. A dedicated loop for future higher order transit should be provided.



Road Network Strategy

- █ Arterial*
- █ Collector*
- █ Local Roads

*Official Plan: Schedule 5 – Long Term Road Network

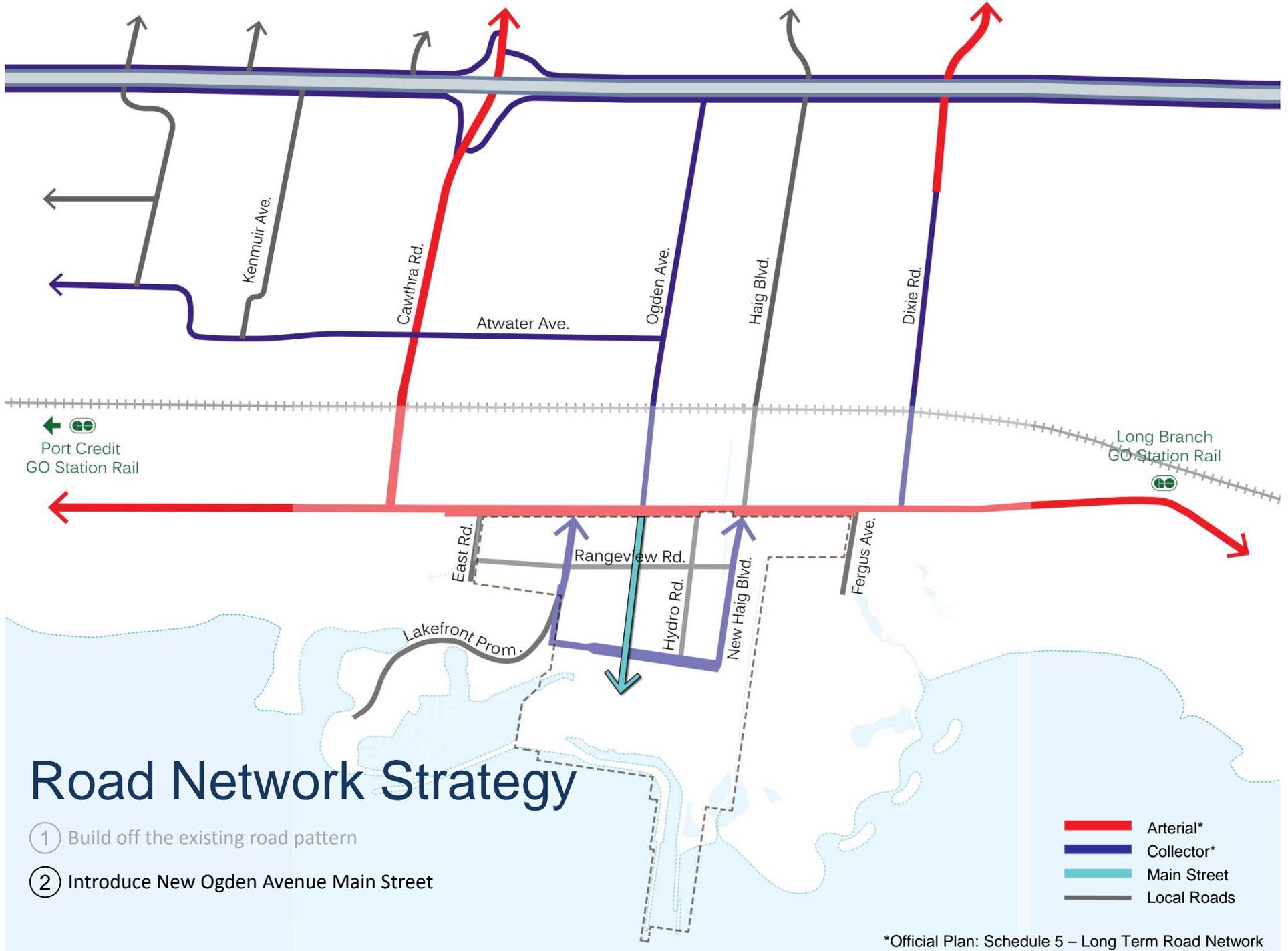


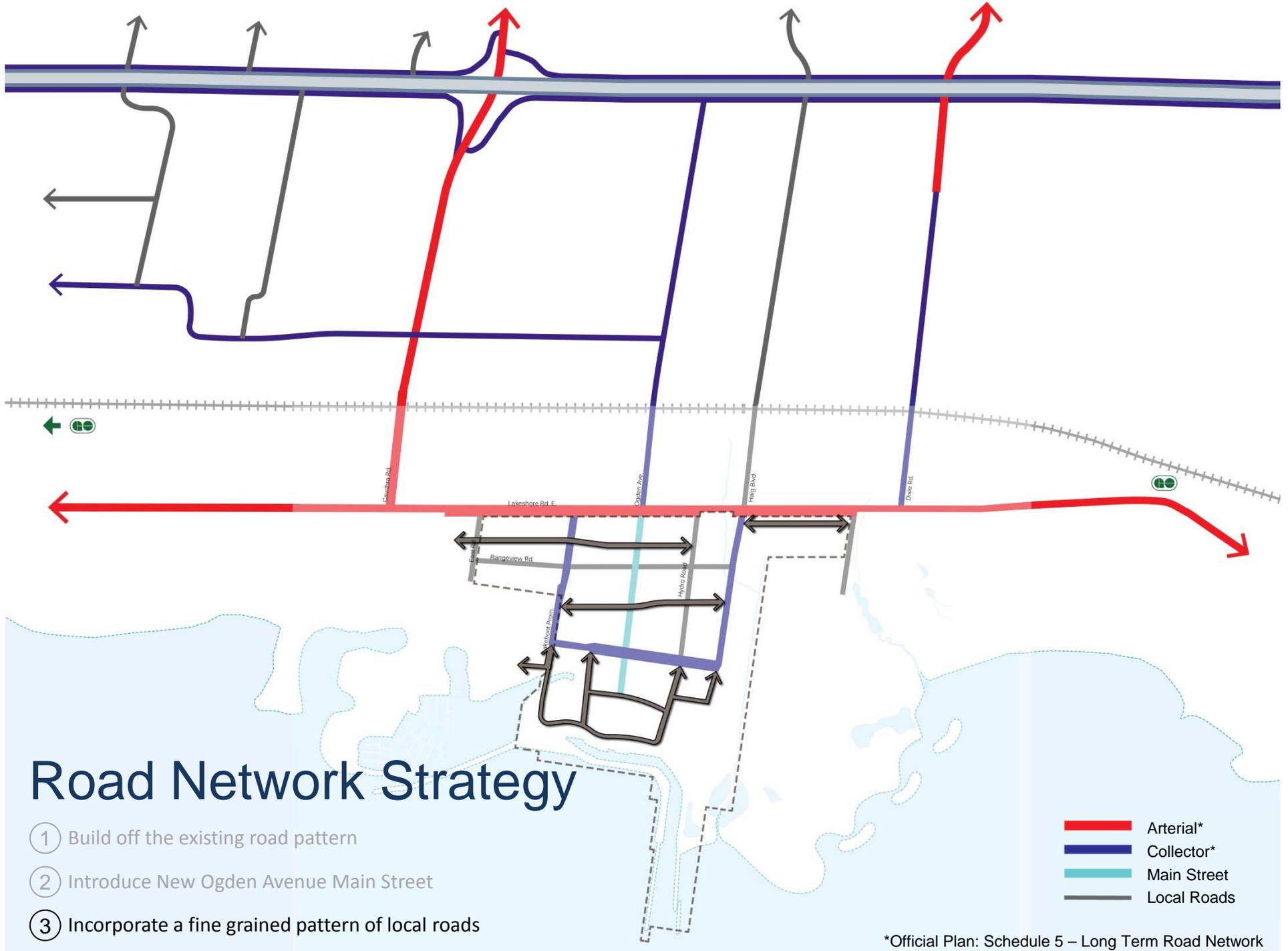
Road Network Strategy

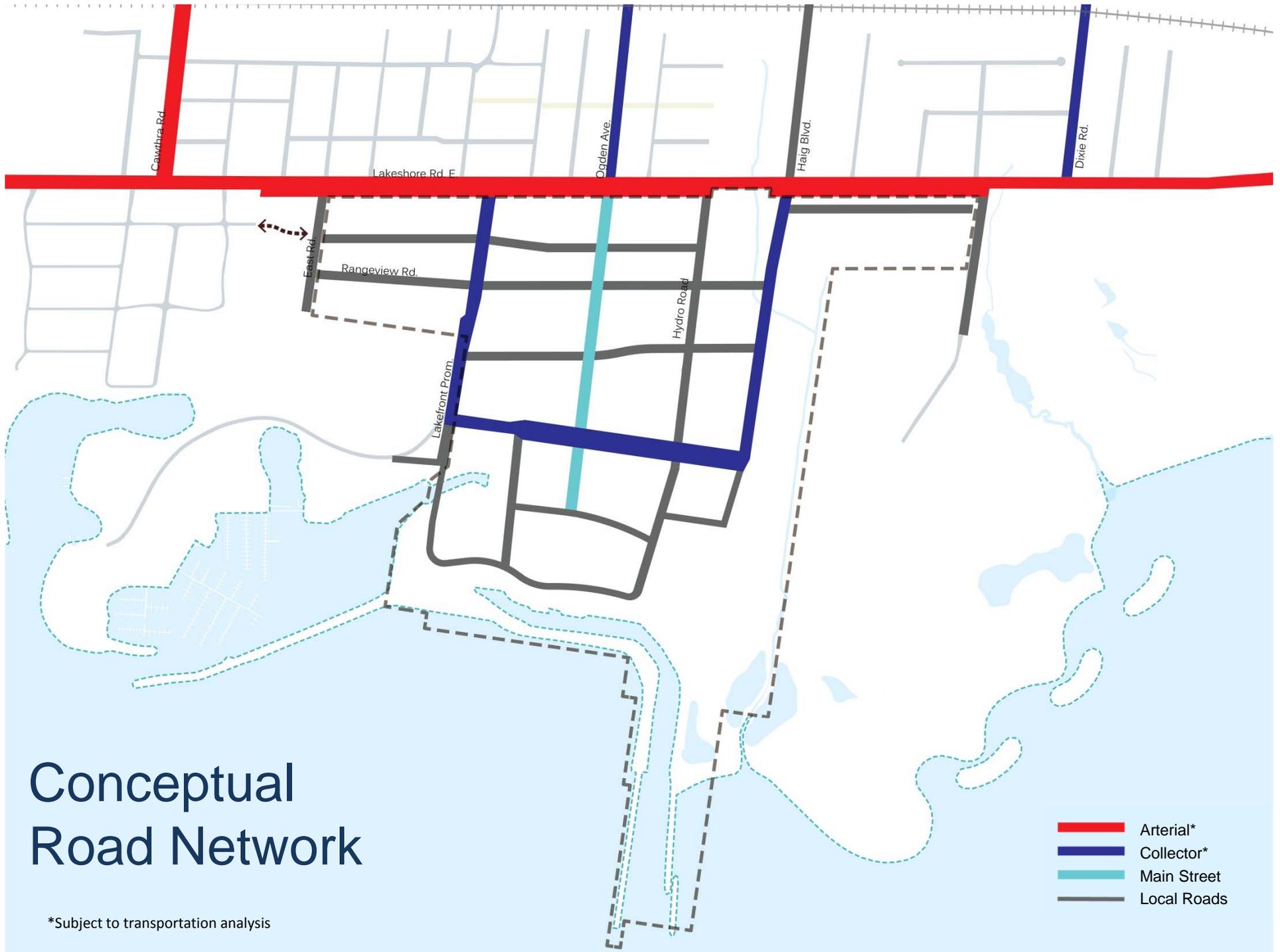
① Build off the existing road pattern

- █ Arterial*
- █ Collector*
- █ Local Roads

*Official Plan: Schedule 5 – Long Term Road Network



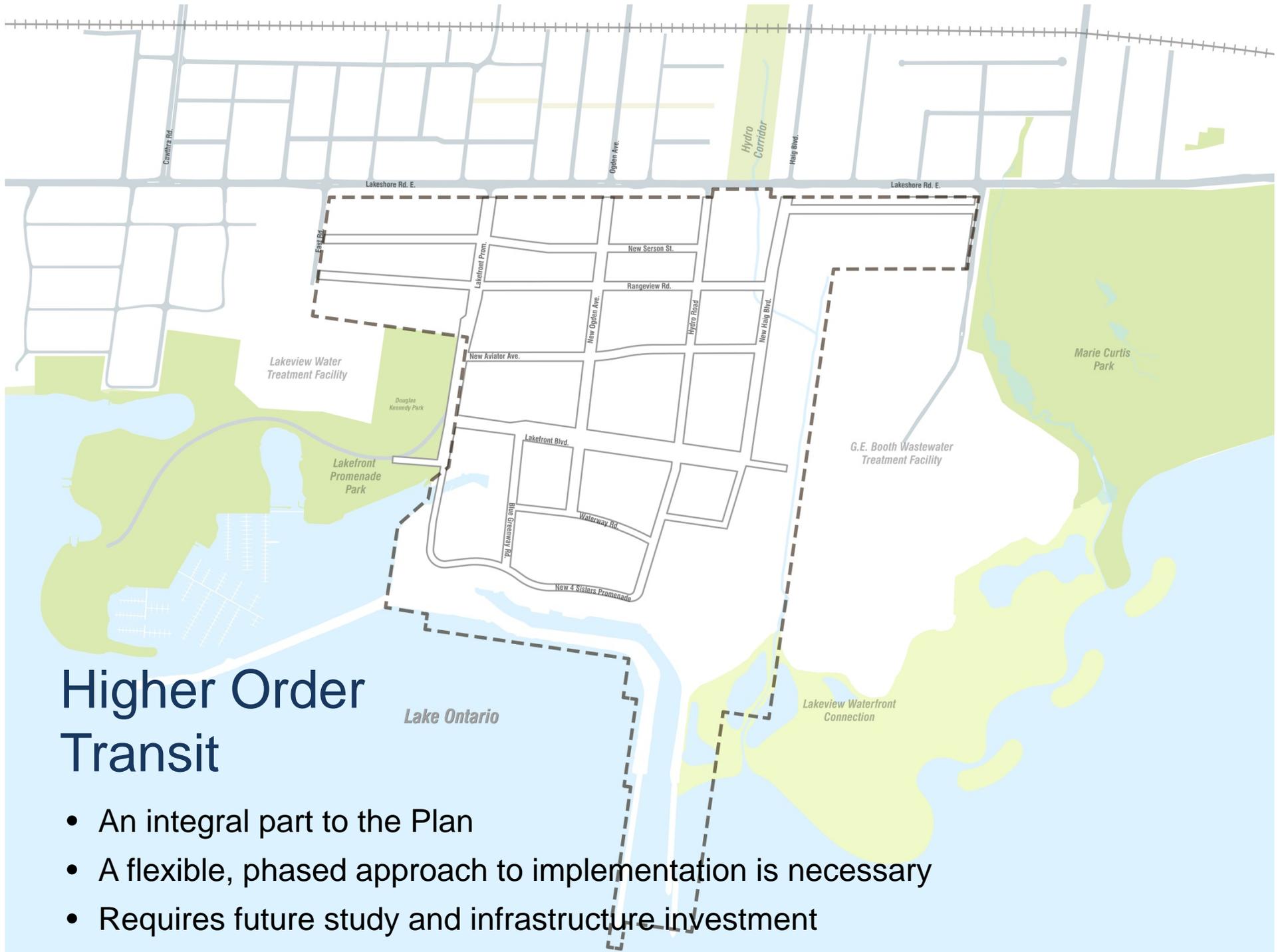




Conceptual Road Network

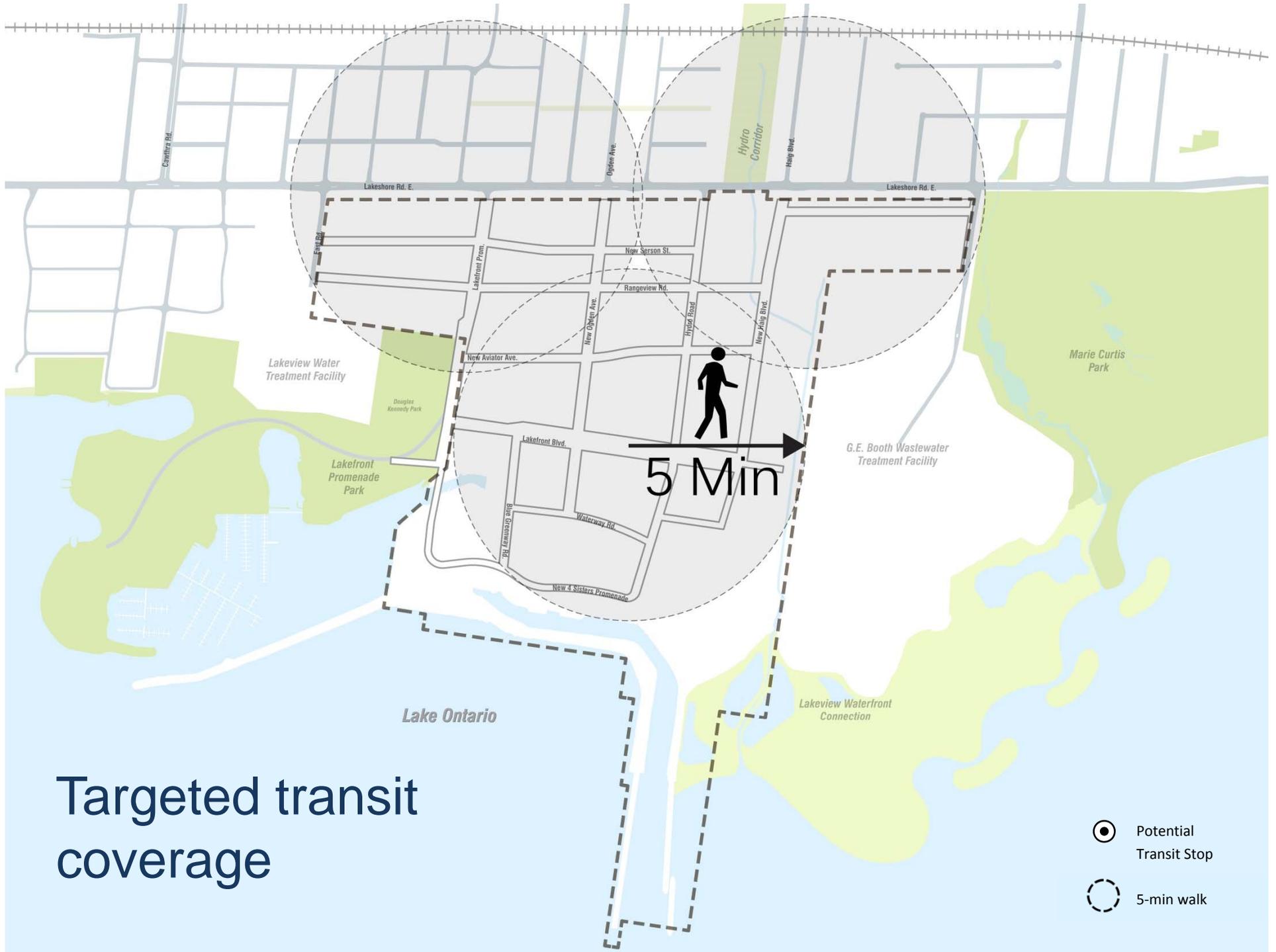
- █ Arterial*
- █ Collector*
- █ Main Street
- █ Local Roads

*Subject to transportation analysis



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

-  Potential Transit Stop
-  5-min walk



BRT

Cleveland



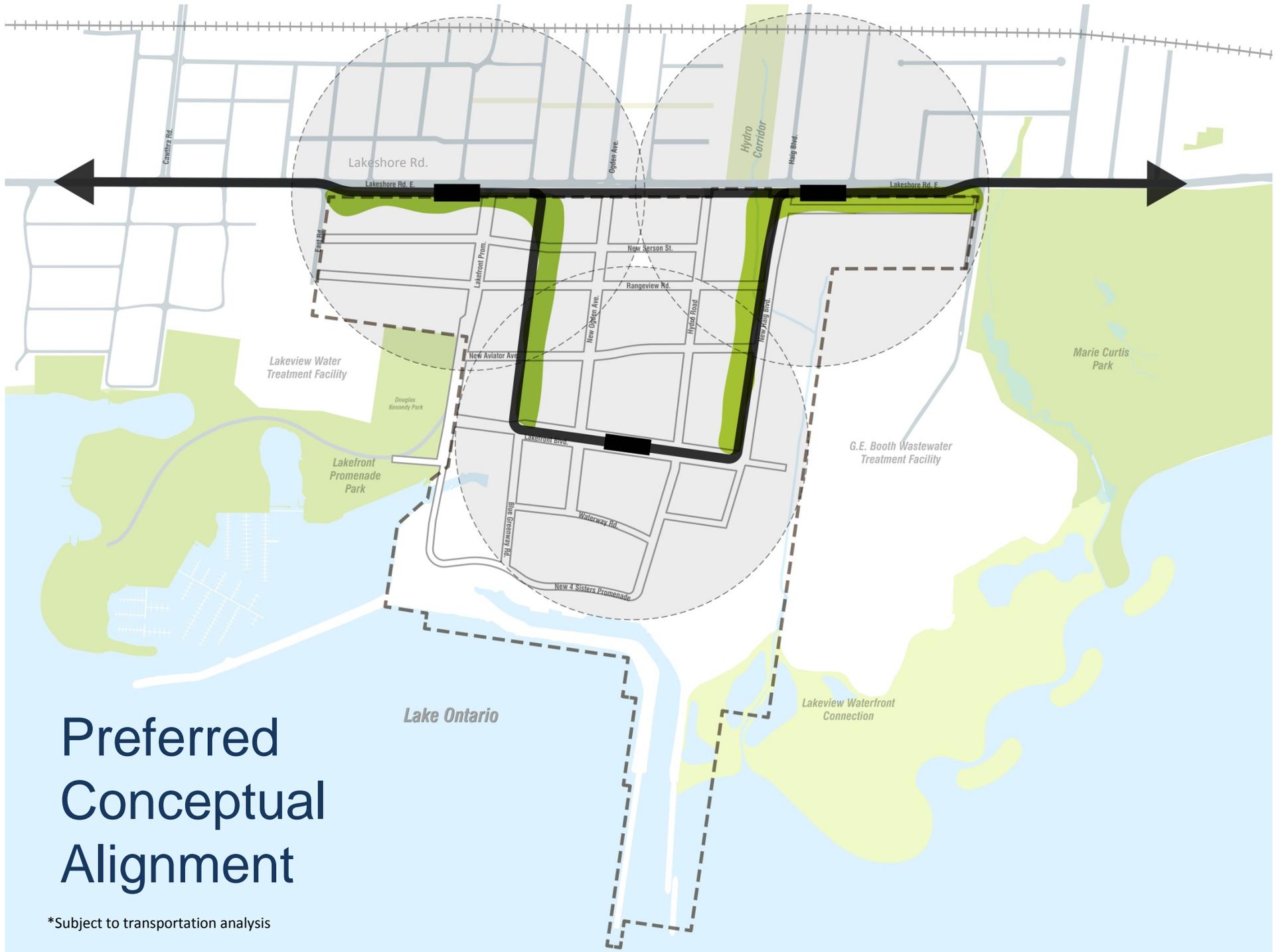
On-street LRT

Vancouver



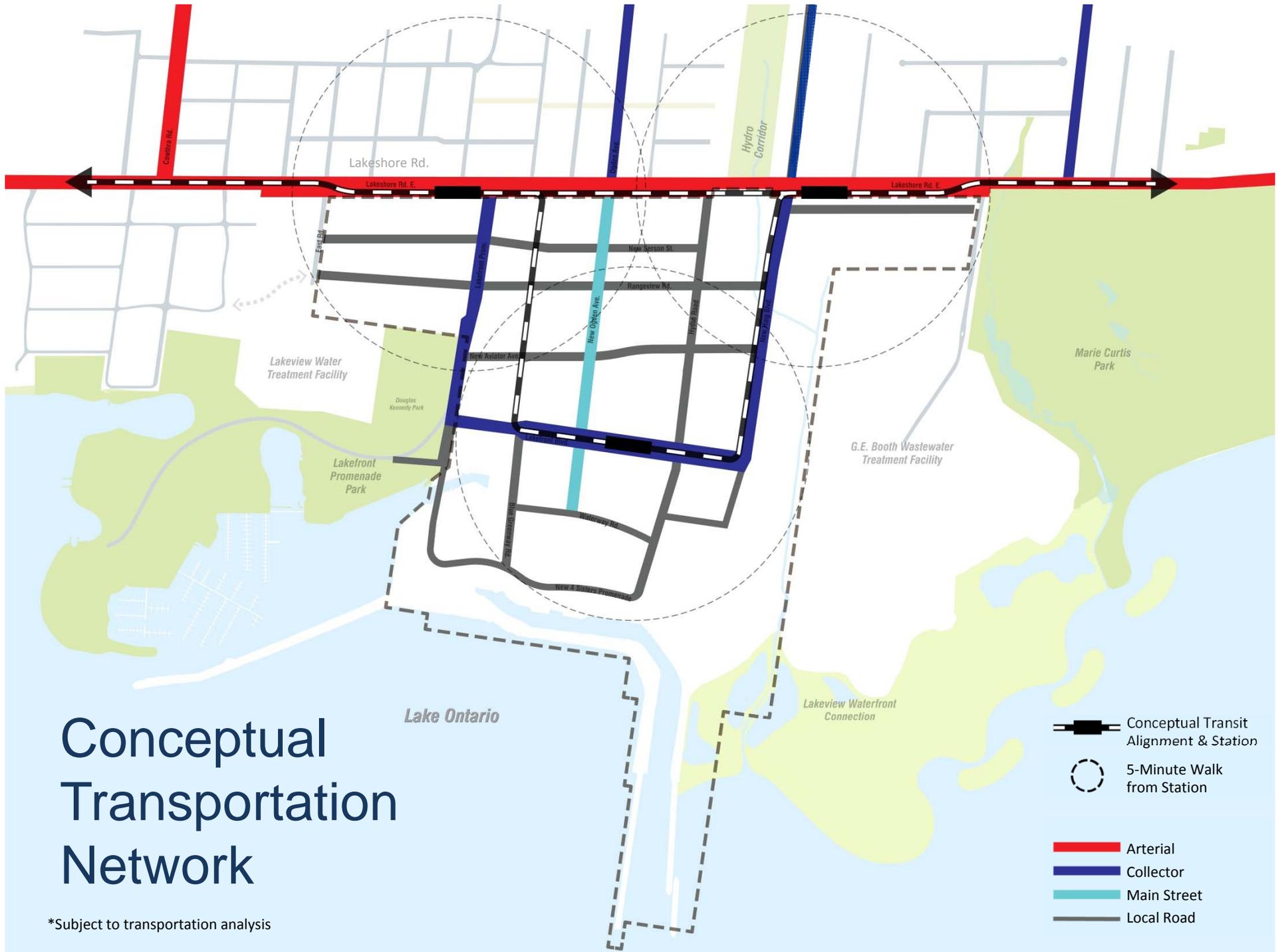
LRT Greenbelt

Bilbao, Spain



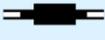
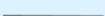
Preferred Conceptual Alignment

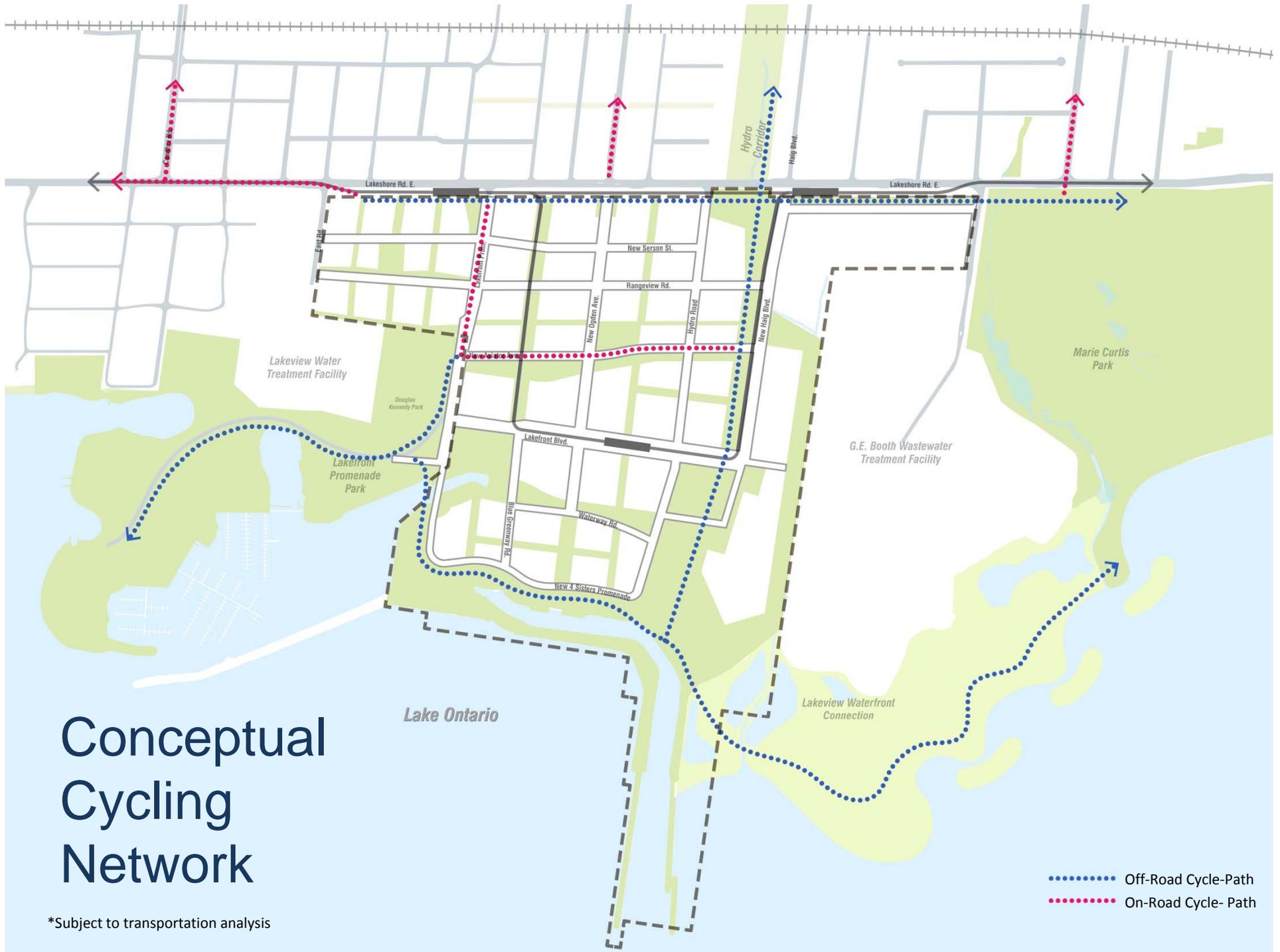
*Subject to transportation analysis



Conceptual Transportation Network

*Subject to transportation analysis

-  Conceptual Transit Alignment & Station
-  5-Minute Walk from Station
-  Arterial
-  Collector
-  Main Street
-  Local Road



Conceptual Cycling Network

- Off-Road Cycle-Path
- On-Road Cycle-Path

*Subject to transportation analysis

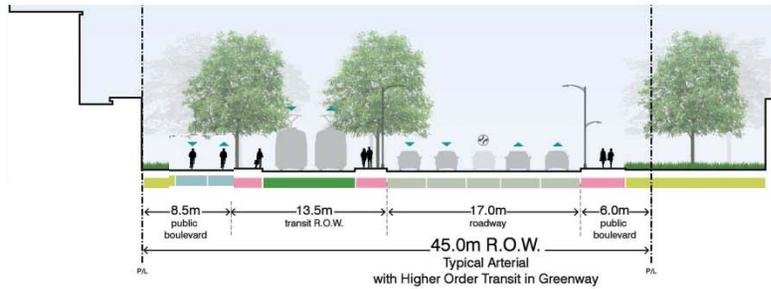
Arterial with Higher Order Transit in Greenway

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.

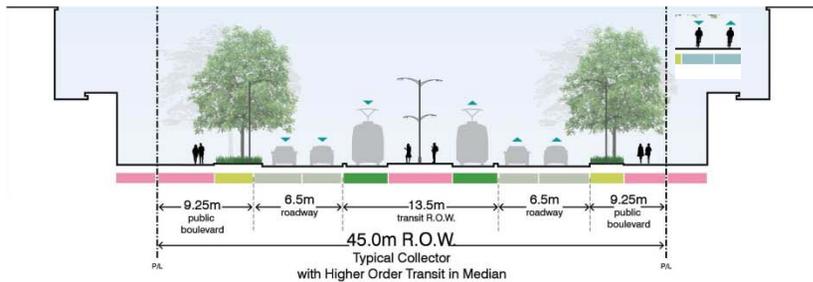


Collector with Higher Order Transit in Median

Section C

Waterway Road

45.0 m R.O.W.

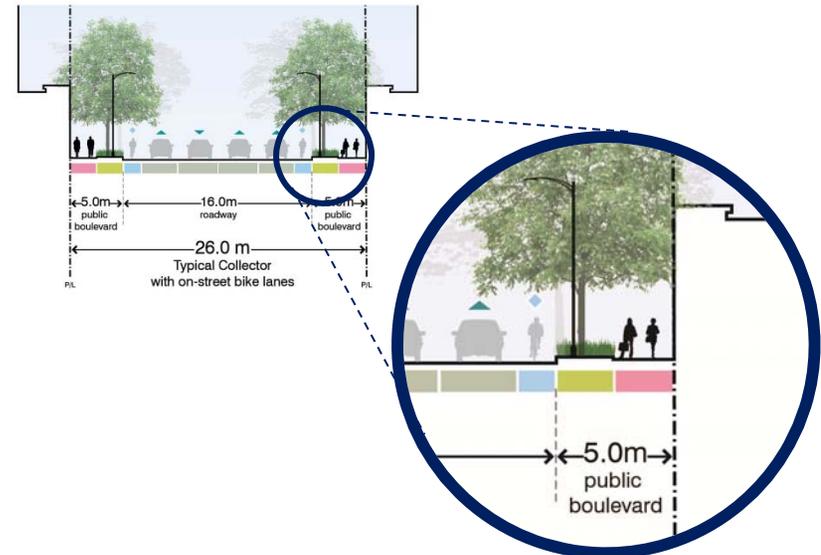


Collector with Higher Order Transit in Median

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

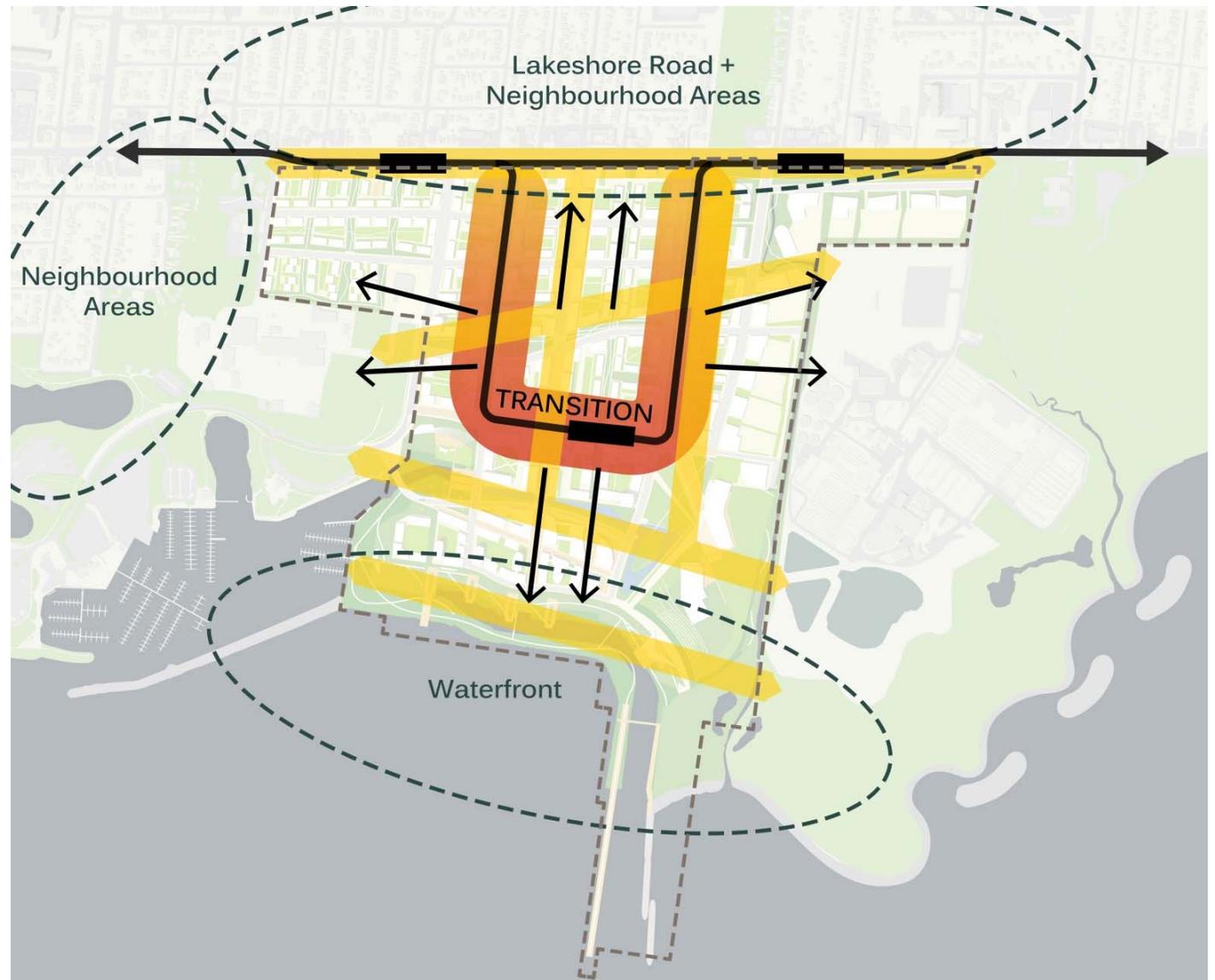
The predominant building form in Lakeview will be at a mid-rise scale. Opportunities for ground-related and family housing will be maximized.

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

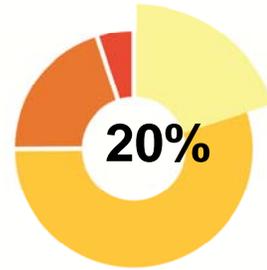
The target for Inspiration Lakeview is approximately 7,500 – 8,000 units

Density Distribution Strategy

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

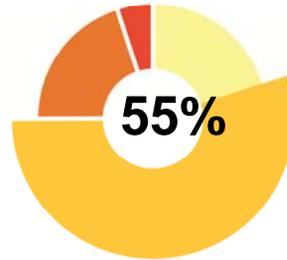


* Mississauga OP; Mississauga Growth Forecast Report; MTO Transit-Supportive Guidelines



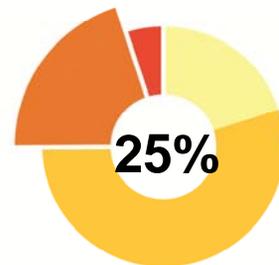
Townhouse

Traditional, stacked and back-to-back



Mid-Rise

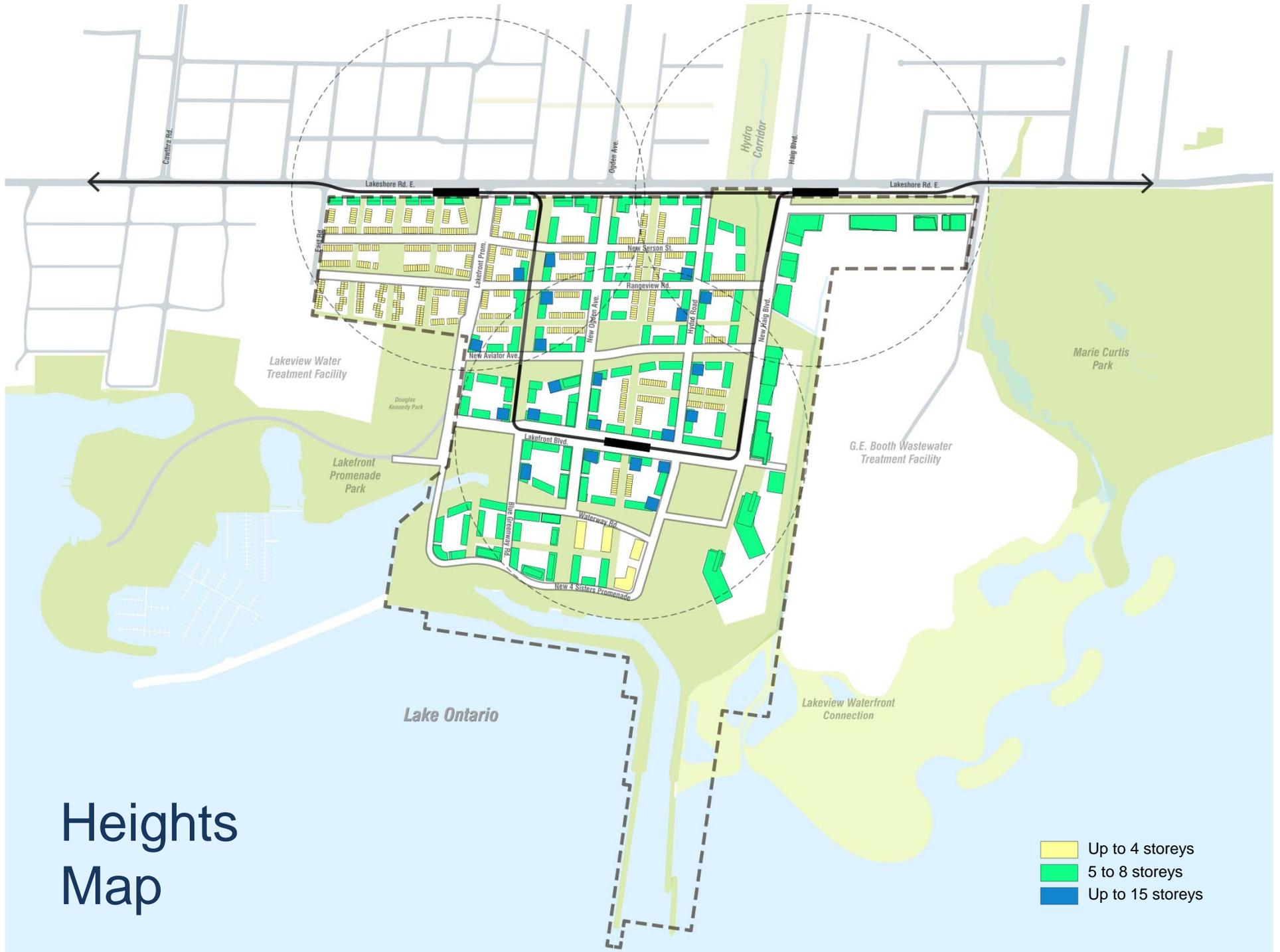
5 - 8 Storeys



Taller Building Elements*

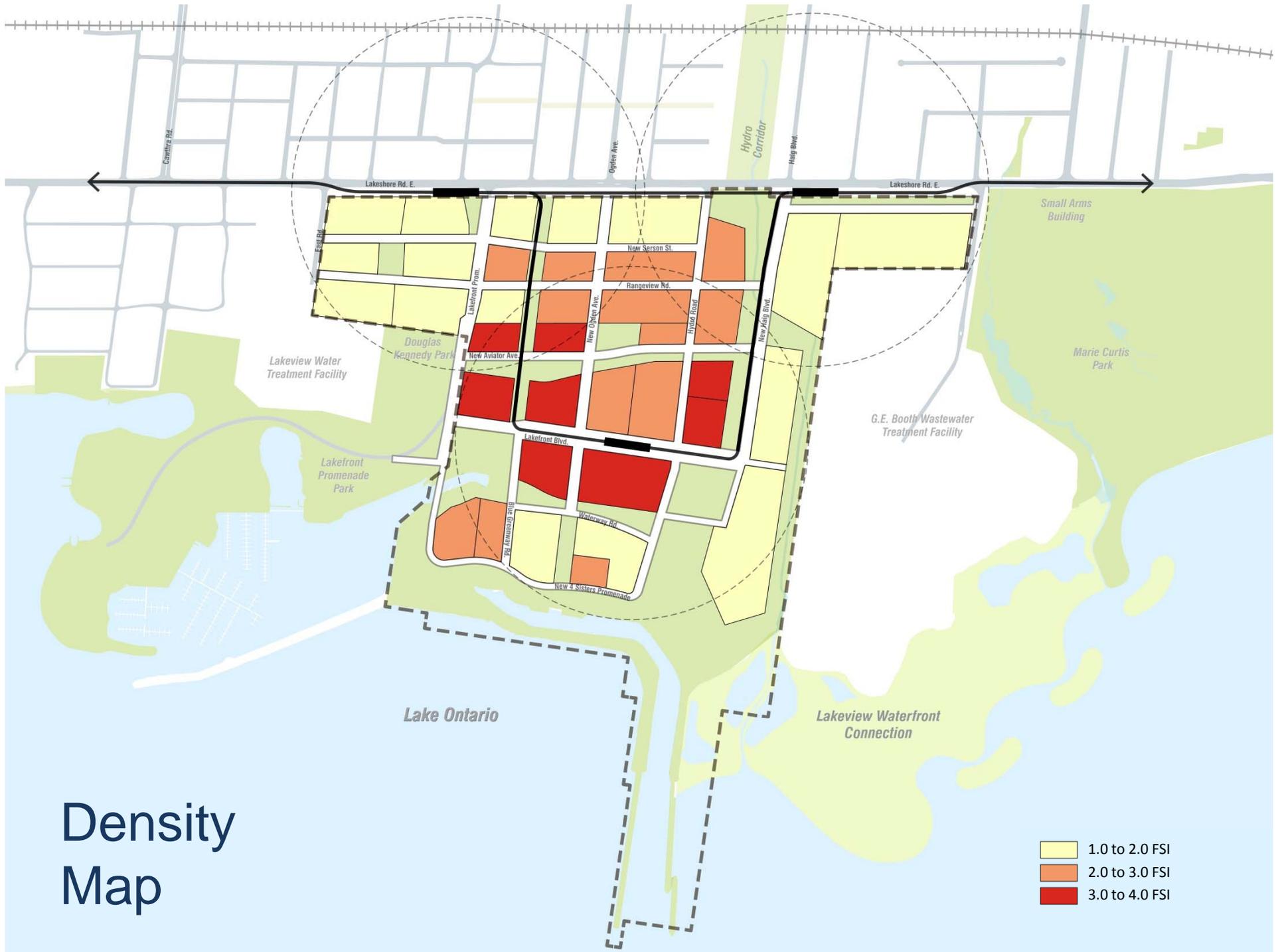
Up to 15 Storeys

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



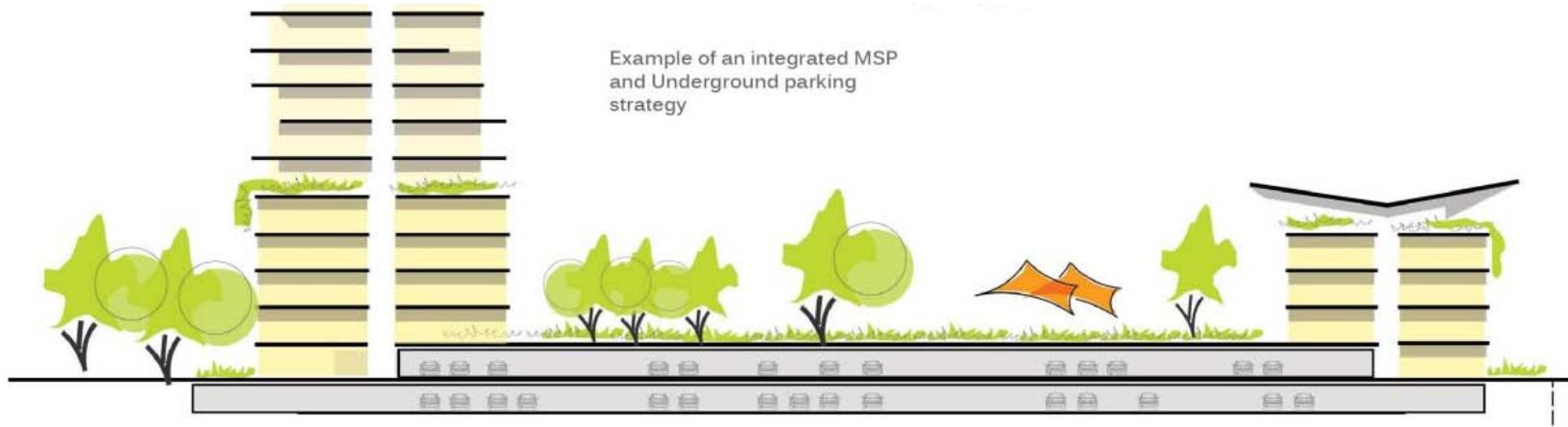
Heights Map

- Up to 4 storeys
- 5 to 8 storeys
- Up to 15 storeys



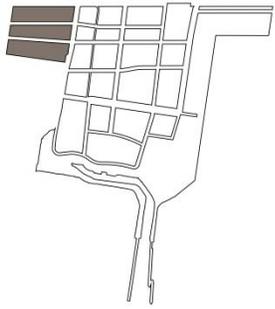
Parking

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





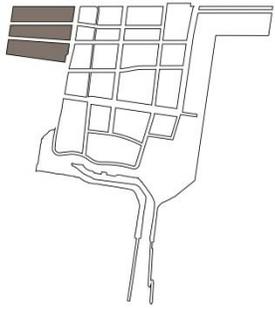
Six Neighbourhoods



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

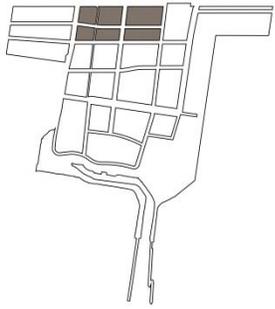




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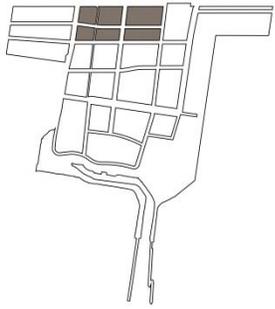




Lakeshore Neighbourhood

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

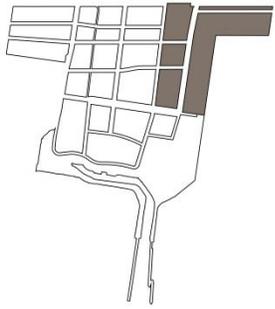




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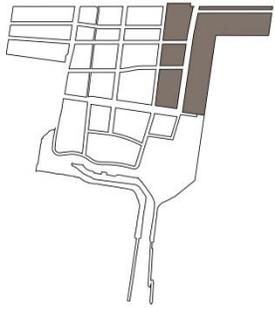




Serson Place Innovation Corridor

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

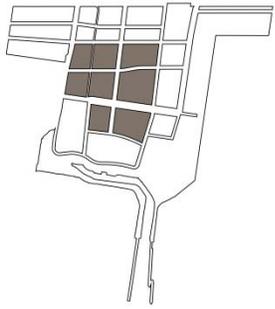




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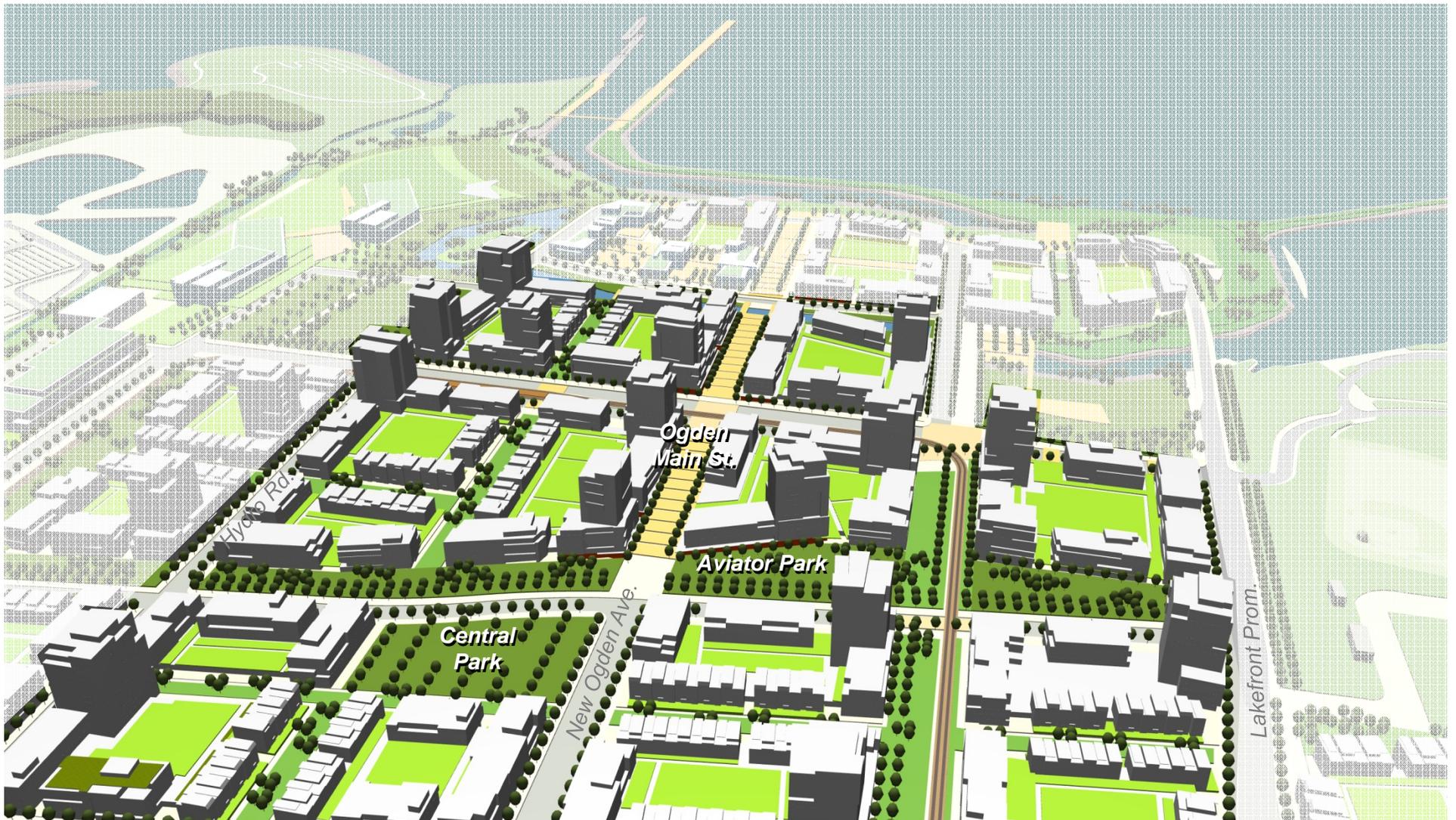
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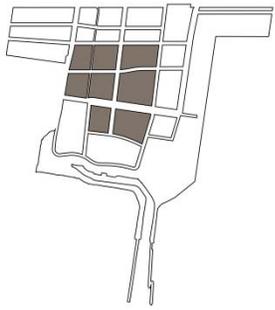




Ogden Village

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

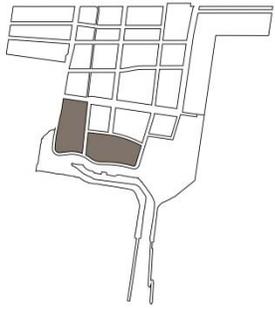




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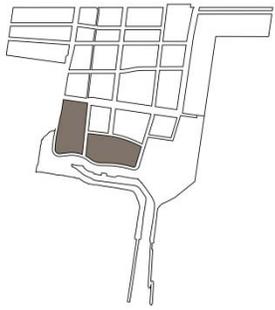




Cultural Quarter

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

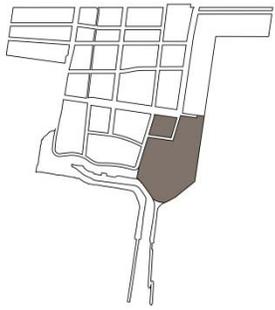




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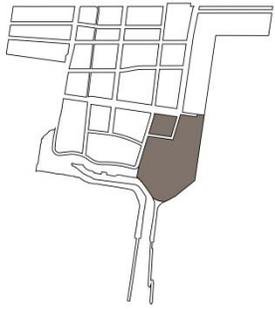




Serson Campus

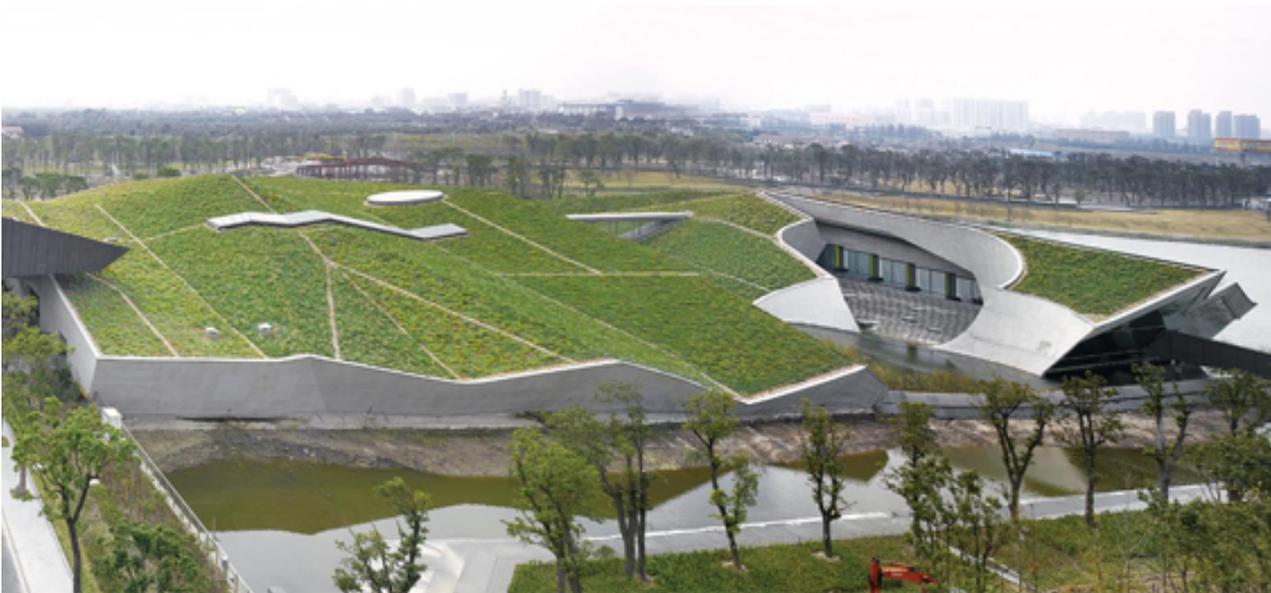
- Waterfront post-secondary institutional campus
- Connects to open space network, waterfront and Coal Hill performance stage
- Collaboration with District Energy and Serson Place Innovation Corridor to the north





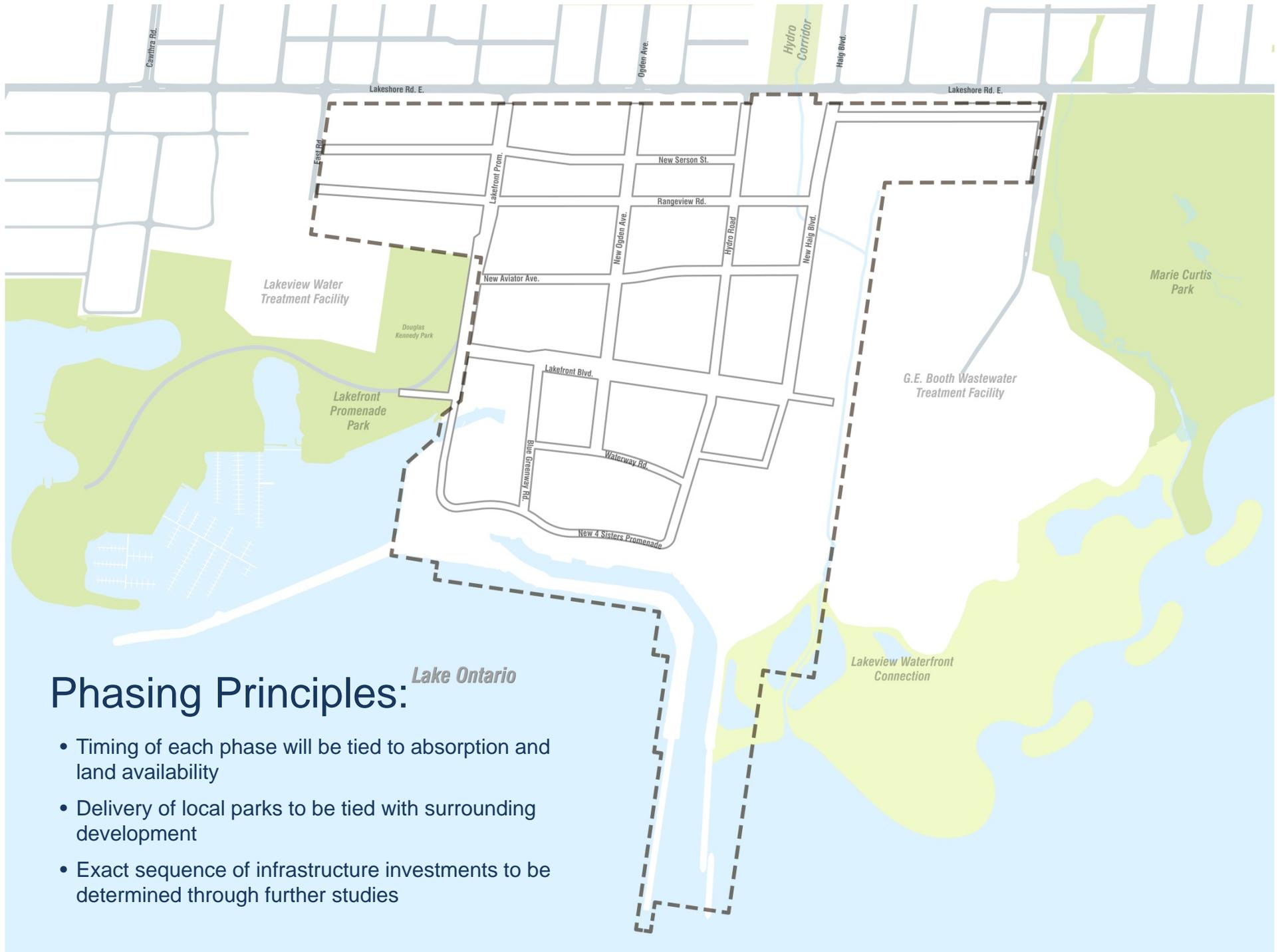
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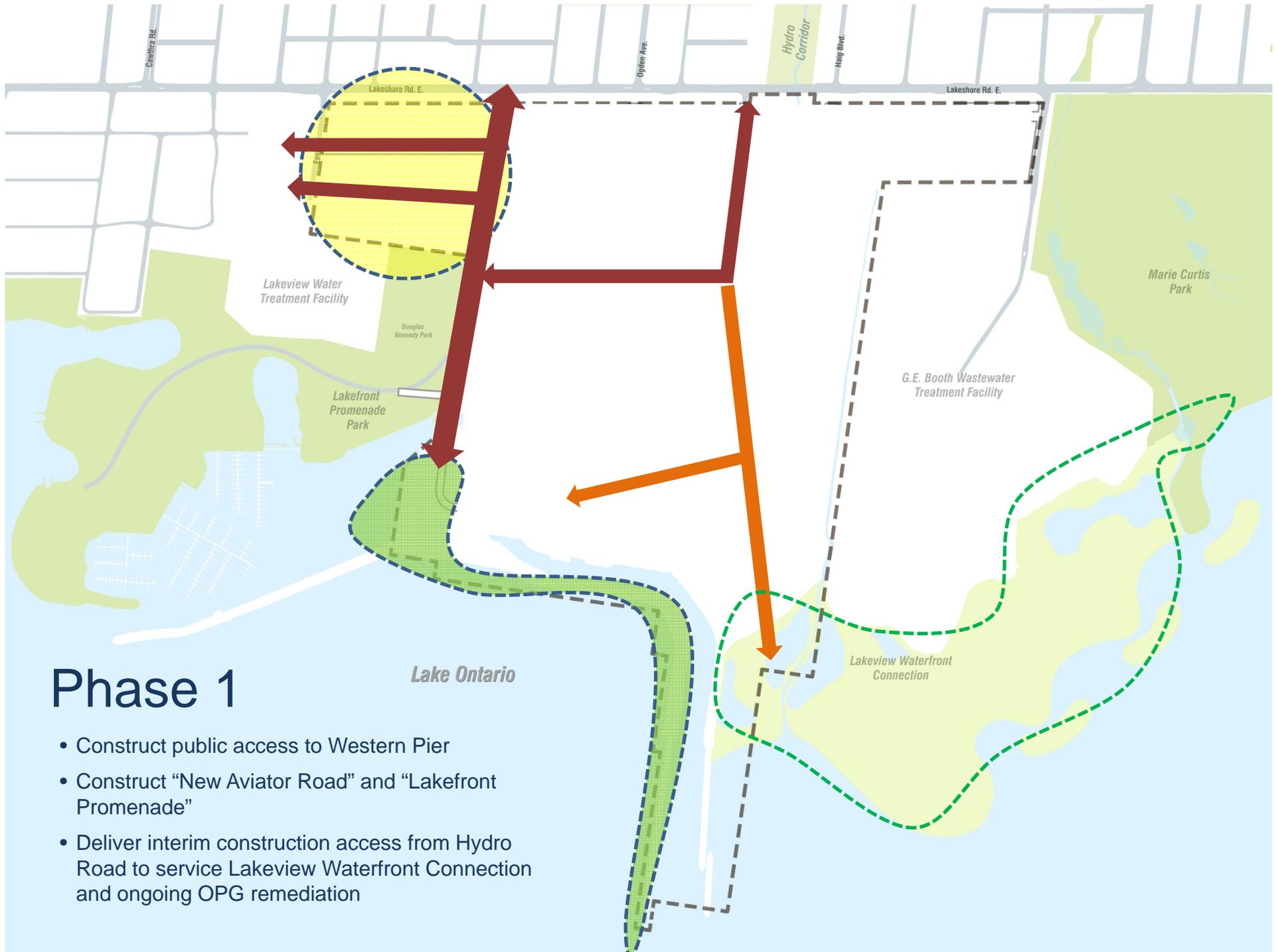


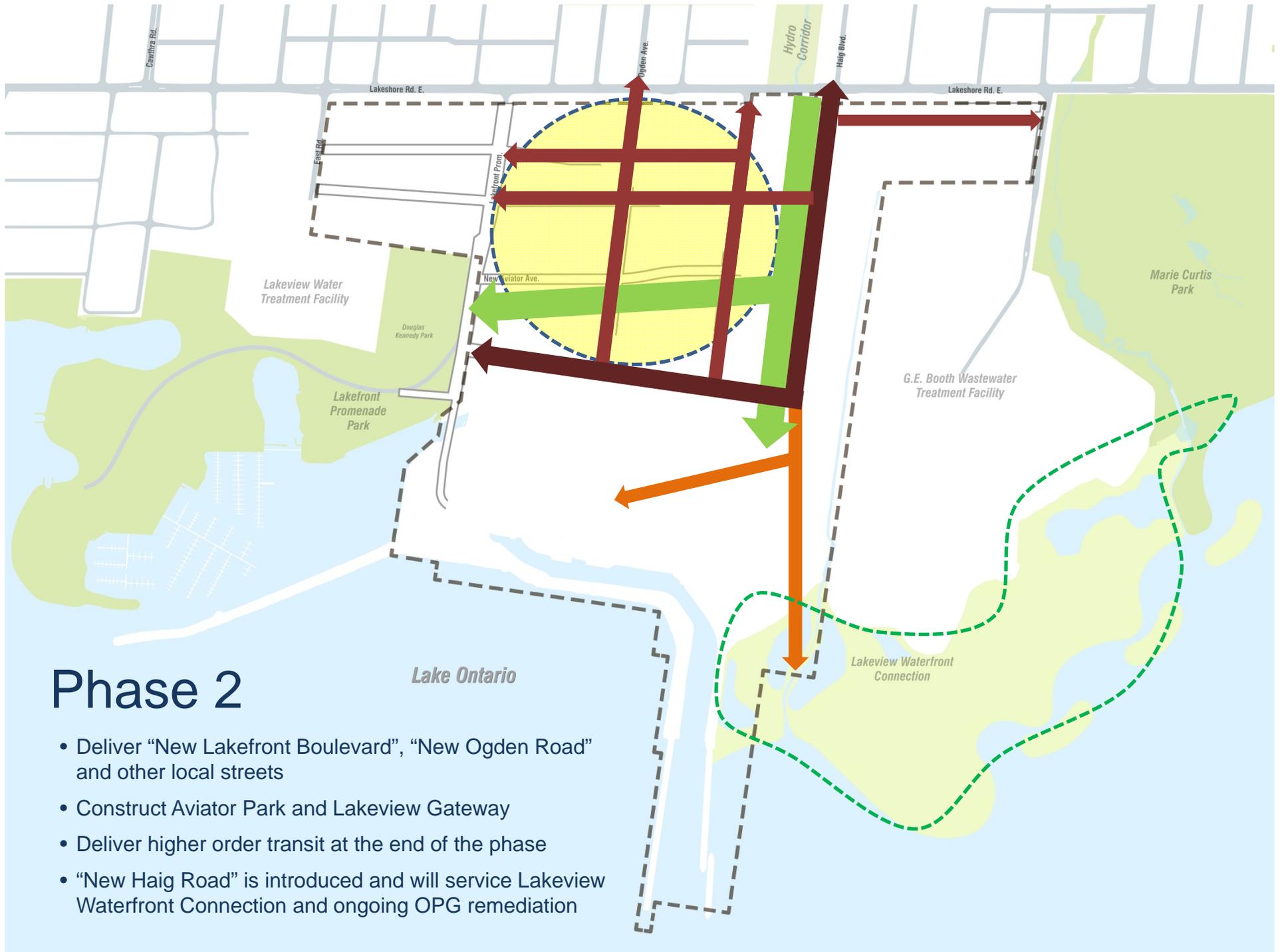
Initial Phasing Strategy



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 3

- Complete Road Network
- Construction Waterway Park and Lakeview Commons
- “New Haig Road” continues to serve Lakeview Waterfront Connection as needed
- Complete Coal Hill





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



URBAN
STRATEGIES
INC .



Lakeview

May 15, 2014