HEIGHT STUDY LAKEVIEW VILLAGE

January 25, 2019

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COMMUNITY PARTNERS LIMITED

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INTRODUCTION AND BACKGROUND

1.1

1.1 INTRODUCTION AND BACKGROUND

This Height Study addresses the Terms of Reference issued by the City of Mississauga on August 15, 2018 and provides additional information that supplements the draft Lakeview Village Development Master Plan (DMP) submitted by Lakeview Community Partners Limited (LCPL) dated October 2018. The report and graphics contained in this Study have been prepared by Looney Ricks Kiss, Inc. (LRK), with input from NAK Design Strategies, Urban Strategies Inc. and Glen Schnarr & Associates Inc.

The Inspiration Lakeview Master Plan, adopted in 2014, established a concept for a predominately mid-rise, mixed-use community as a first step toward implementing a key action from the City's Strategic Plan: to create a "model sustainable creative community on the waterfront". This area concept vision was replaced by the approval of Official Plan Amendment 89, adopted in 2018, which identified Lakeview Village as a Major Node within the City's urban structure and established in policy a network of streets, blocks and open spaces and a framework for delivering a predominantly mid-rise community.

The MOPA 89 framework is flexible and recognizes that the implementation process needs to consider issues that can inform community design beyond the policies that can be captured in an Official Plan amendment. The Lakeview Village DMP embraces the goals of MOPA 89's policies for building typologies with a distribution blending townhouses, mid-rise, and taller building elements as envisioned in the MOP, although there is a slight increase in the mid-rise built form with decreases in the lower and taller building elements. While the majority of Lakeview Village conforms to the MOP policies regarding height, this document further articulates where additional height may in fact enhance the design of Lakeview Village as a unique legacy community.

The Lakeview Village community first and foremost will create a place where people can access Lake Ontario, reconnecting the community to a waterfront from which it has been cut off for over 150 years. Building on this core principal of creating a strong public relationship to a continuous waterfront, Lakeview Village will also feature other significant public realm elements including a range of other parks and open spaces, a fine grain street network, enhanced access to transit and a cultural and employment/innovation hub as well as a variety of new neighbourhoods.

Figures 1.1 A-D The city was cut off from the waterfront for generations by the height and solid wall of the power plant, which rose to a height of approximately 60 meter, and the Four Sisters, which rose to a height of approximately 146 meters (left images). The Lakeview Waterfront Major Node Character Area Policies will create a community that reconnects the community to the lakefront containing built form that is predominately mid-rise with some taller buildings that acts as new landmarks and will establish a unique skyline signifying a new regional identity for this site (right images).

Figures 1.1.E-H The above images compare the massing and height of the former power plant (left images) with that proposed for Lakeview Village (right images). Lakeview Village will allow the public to enjoy vistas and access to Lake Ontario through the site. Taller buildings will establish vertical landmarks that serve as points of orientation and wayfinding helping to reconnect surrounding neighbourhoods, the city, and the region to the lakefront.

The former solid wall of the power plant and height of the Four Sisters will be transformed into a diverse skyline, punctuated by landmarks, framing vistas and public access corridors to the lake.

Note on taller buildings shown in renderings and other illustrations: The conceptual design, shape and form of several of the taller buildings shown in renderings and other illustrations in this document differs slightly from that which is depicted in the DMP. Based on community feedback at the Community Open House on September 26, 2018, the Lakeview Village team explored alternative conceptual designs, shapes and forms for several of the taller buildings which were then presented at the Community Open House on October 24, 2018. Those alternatives have been utilized in renderings and other illustrations in this document along with some of those contained in the DMP, however, the heights and locations for taller buildings remain generally consistent with those shown in the DMP. The designs of all buildings are conceptual in nature at this stage and do not represent any specific proposed building.

POLICY FRAMEWORK AND APPLICABILITY

1.2

1.2 POLICY FRAMEWORK AND APPLICABILITY

To understand the development proposal for the Lakeview Waterfront Major Node Character Area (LWMNCA), it needs to be recognized where it fits within the overall City hierarchy. For the purposes of this Height Study, the function or defining element of review for urban hierarchy is the element of building height. Simply put, the tallest buildings help to define the City, and identify its components such as a Major Node. In a Major Node, height contributes to order, scale, a sense of place, function and importance, as well as defining a unique identity.

City building from an urban design perspective involves shaping the physical layout and design of spaces and buildings in a hierarchy across the city. The physical shape in turn is influenced by the types of open spaces, the level of access to these spaces, and the use of the spaces and built form. Ultimately, a strong sense of place with identifiable features is critical to allow citizens to understand their City, and its components and role they play in the overall hierarchy with an urban form.

The City of Mississauga, through the Mississauga Official Plan (MOP) uses height as an element of defining the City. In particular, the City structure, through height can be generally characterized as follows:

- Downtown: most unique and vibrant central element to the City with unlimited height;
- Major Nodes: up to 25 storeys
- Community Nodes: up to 4 storeys

In the eyes of residents, visitors, or workers in Mississauga, there is clear evidence of the significance of the City structure based on existing building heights. For example, Downtown, and in particular City Centre continues to have the tallest heights in the City with 50 and 56 storey buildings today, and with plans for even taller forms such as the 60-80 story towers proposed in the M-CITY development. From the public perspective, this height continues to contribute to landmarking the importance of City Centre while mimicking national and world-wide trends for taller buildings allowing for greater development utilizing less land resources.

Chapters 5 and 9 of the MOP provide policy

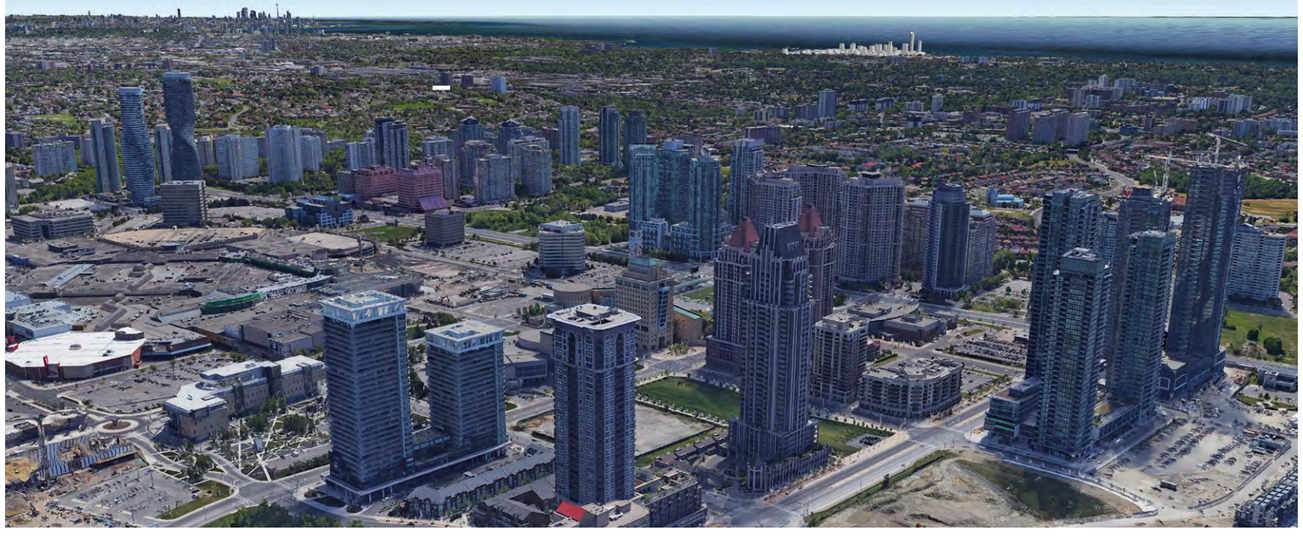


Figure 1.2.A-B In order to be perceived as a Major Node in the city-wide hierarchy, Lakeview Village requires appropriate height as an identifiable feature and to create a strong sense of place, but remains a predominantly mid-rise community in relation to downtown.

Figure 1.2.C-D The superimposed image on the right compares Downtown to the height, massing and scale of the Major Node at Lakeview Village (shown in white). This comparison illustrates that as a Major Node Lakeview Village will have significantly fewer tall buildings, lower height, reduced massing and a predominantly lower mid-rise scale in relation to Downtown.

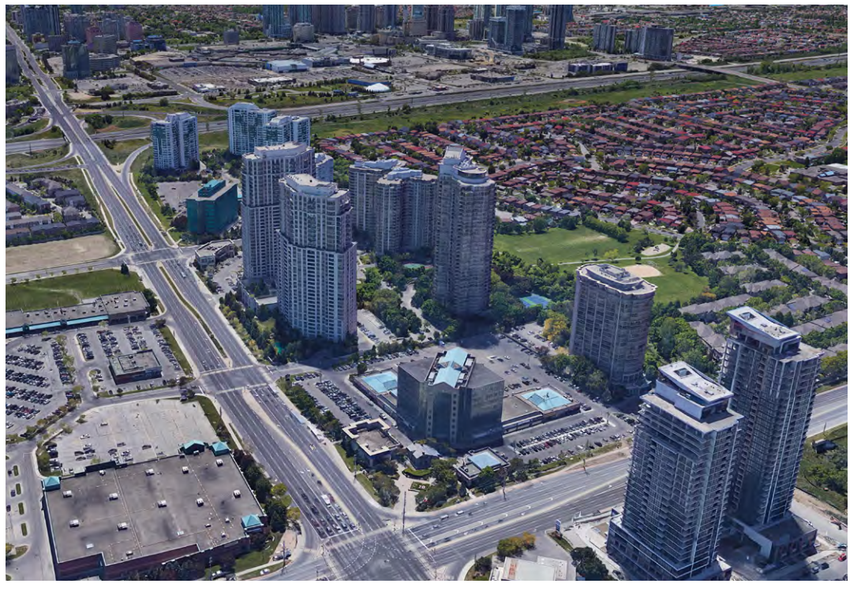


Figure 1.2.E-F The superimposed image on the right compares Uptown to the height, massing and scale of the Major Node at Lakeview Village (shown in White). This comparison illustrates that as a Major Node Lakeview Village will have fewer tall buildings and a broader range of heights in a predominantly mid-rise scale in relation to Uptown.

direction for Intensification Areas in Mississauga and examine the role of Downtown and Major Node areas in the overall city structure. From a functional perspective, Major Nodes are intended for intensification, compact built form and a mix of uses to support the achievement of complete, sustainable and transit-oriented communities. In Mississauga's predominantly low-density suburban land use context, Major Nodes play an important and complementary role to the Downtown in achieving a network of compact and vibrant anchor communities that achieve a similar function but respond to city-wide hierarchy and local needs and character. In addition to upholding a complementary function to the Downtown, Major Nodes are intended to retain their own unique identity and contribute to the City's overall identity. Height, among other elements is an important tool in achieving both the function, sense of place and distinction sought for Major Node areas.

Specifically, for Major Nodes, the MOP outlines exceptions to the height policy planning framework which both may permit height exceedances beyond 25 storeys as well as give directions on certain areas that may require other height maximums. As noted in other sections of this study, the LWMNCA policy framework notes it is looking for height maximums based on a unique framework which supports the basis for a predominantly mid-rise community. This framework also allows for height exceedances when supported by a Height Study which is the very purpose of this document.

For context, it should be noted that within the City's two other Major Nodes, there are either existing buildings or proposals for buildings which exceed the 25-storey height limit noted above. Specifically, in the Uptown Major Node, there are existing buildings with heights of 34 to 37 storeys and recent approvals for buildings with 33 to 34 storeys. In both of the other Major Nodes, there are proposals for buildings starting in the mid-30 storeys and upwards to 50 storeys.

It is evident from this review that a Major Node in Mississauga can include buildings exceeding 25 storeys and still satisfy technical City requirements as well as other urban design and policy framework provisions in the MOP. It is the intention of the consulting team to satisfy the City that the proposed building heights for Lakeview Village will also do the same with proposed heights for some of the tallest elements that are already established in existing, or approved, Major Node developments.

HEIGHT CONTEXT FOR LAKEVIEW VILLAGE

Closer to the Lakeview Village site, there are two areas to note for a reference on height. First, the Port Credit Community Node is subject to specific MOP policies under the Port Credit Local Area Plan. It identifies various areas with height limitations which recognize both appropriate development limits for new development but also existing built form. For example, there are existing buildings of 19, 20, 22, and 27 storeys the last of which exceeds the planned maximum height for a Community Node. The Plan has parts of the neighbourhood allowing up to 15 and 22 storey heights.

Second, in the Lakeview Local Area Plan there is also a detailed schedule which provides policy guidance on height. As this area is a Neighbourhood in the MOP, it generally allows for a maximum of four storey development (excludes the Corridor and some other exceptions). However, similar to Port Credit, it also balances policies for new growth while recognizing existing development reflected in the 16, 20, and 22 storey maximums.

With existing taller buildings/developments within close proximity to the Lakeview Village site, it is important again to consider the City structure. While both Lakeview and Port Credit are not functionally as significant in the City structure (since they are a Neighbourhood and Community Node respectfully), they visually are in conflict with the City hierarchy. Again, if one imagines the public looking around the broader area, it is evident one can easily see development in both Port Credit and Lakeview from either Lakeshore Road East or even from the Lakeview Village western pier. If Lakeview Village, or for that matter other areas of the LWMNCA develop to within the limits as prescribed by the MOP, they would visually be subservient to the local context.

Figure 1.2.G Lakeview Village is a predominantly mid-rise community with taller buildings permitted by the City's prior planning and policies for this Major Node. The DMP has strategically located taller buildings to enhance placemaking, wayfinding, landmarking and activation of the public realm while providing an appropriate transition in scale closer to established Lakeview residential neighbourhoods.

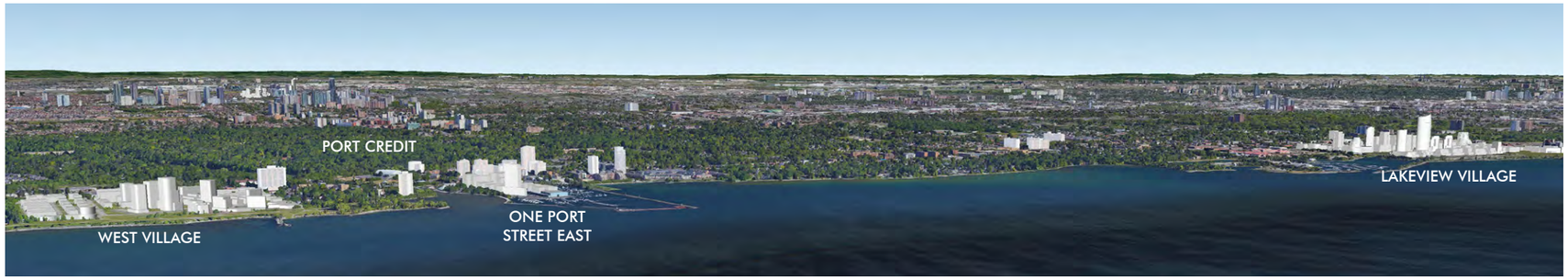


Figure 1.2.H Taller buildings within Lakeview Village are appropriate within the City's hierarchy that is guiding transformation of along the lakefront from Port Credit to Lakeview. Along this span of lakefront, taller buildings help to create a new skyline for the City and region, establishing landmarks, defining views corridors, enhancing public access and supporting higher order transit.

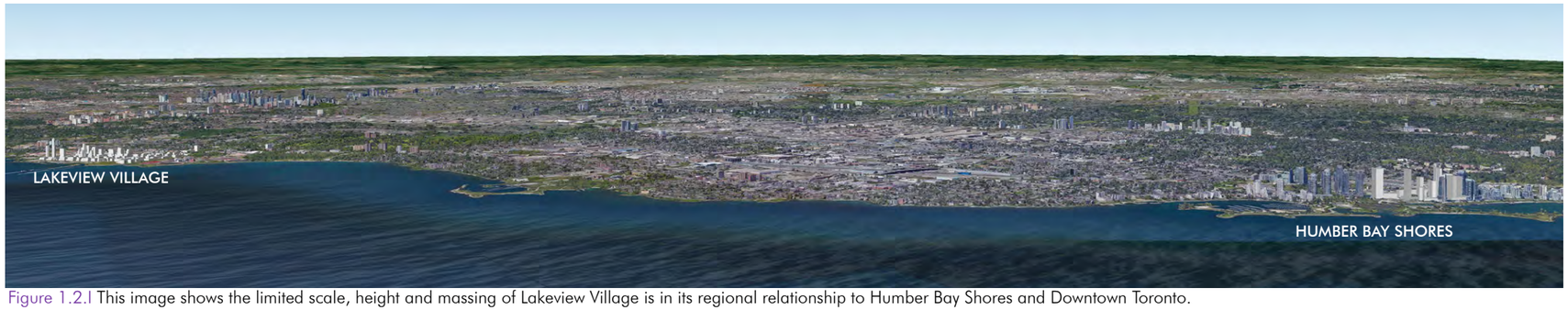


Figure 1.2.I This image shows the limited scale, height and massing of Lakeview Village is in its regional relationship to Humber Bay Shores and Downtown Toronto.

Figure 1.2.J This image shows the limited scale, height and massing of Lakeview Village is in its regional relationship to Humber Bay Shores and Downtown Toronto.

Development in the LWMNCA needs to distinguish itself from surrounding development but still ensure it is within the framework of similar Major Nodes. In particular, with buildings of heights both existing and proposed up to 26 storeys in Port Credit and Lakeview, there is no visual distinction for the Lakeview Village lands. In essence, the significance of the LWMNCA is not visually seen with the current height framework.

The height hierarchy is further eroded with the Waterway District (Marina District) where the prominence of this area, and its importance in landmarking the Major Node is limited with only a 25-storey maximum. Increasing heights for certain areas within the Lakeview Village site are therefore appropriate for maintaining the City's hierarchy of the Major Node, as well as to provide urban design excellence for the overall development.

This Height Study serves to demonstrate the proposed building heights are appropriate in the context of how the area is seen 'on paper' and how it is seen 'on the ground'. Ultimately, it is important that the visual cues for the public are obvious and tangible and compliment the City's intended structure of this waterfront area. The purpose of the taller building heights serves to provide a statement for the broader skyline that indicates the role of this site as being more significant than the existing taller building elements in Port Credit and Lakeview. In turn, within the Lakeview Village development, this study will detail how the function on a finer scale is complemented by building heights while still respecting the Downtown, Major Node, and Community character area framework and existing contexts as applicable for height

LAKEVIEW WATERFRONT MAJOR NODE CHARACTER AREA POLICIES

The LWMNCA Policies (13.4.8.3.1) are intended to create a community that is predominately mid-rise in form with some lower and some taller buildings to provide a variety of building types generally ranging as follows:

- Townhouses (all types) ranging from 2 to 4 storeys;
- Low-rise apartment buildings up to 4 storeys;
- Mid-rise apartment buildings from 5 to 8 storeys; and
- Taller buildings from 9 to 15 storeys

The policies also establish overall height limits across the various precincts of the Lakeview Waterfront Major Node Area and offer some direction as to how the established building typologies may be distributed to support the character of the area:

Rangeview Estates and Ogden Green Precincts:

– up to 15 storeys.

– A limited number of buildings from 16 to 25 storeys may be permitted in the Rangeview Estates and Ogden Green Precincts, subject to a Height Study (13.4.8.3.2).

Cultural Waterfront Precinct

– Building heights will be limited to a maximum of 8 storeys will be permitted with the exception of the Waterway District Area where additional heights may be considered subject to a Height Study (13.4.8.3.15).

Waterway District:

– Heights between 15 storeys and 25 storeys are permitted including a limited number of buildings up to a maximum height of 25 storeys (13.4.8.3.19).

– Any proposed heights greater than 25 storeys require a Height Study (13.4.8.3.3). This study will confirm development parameters for taller, significant buildings to ensure a higher design rigour (13.4.8.3.19).

Note on Precincts/Districts: The Official Plan polices use the terminology of Precincts shown in the map where referring to the MOP directly this document will refer to those precincts. Otherwise for consistency with the DMP this document will use the terminology of Districts that vary slightly from those of the Official Plan.

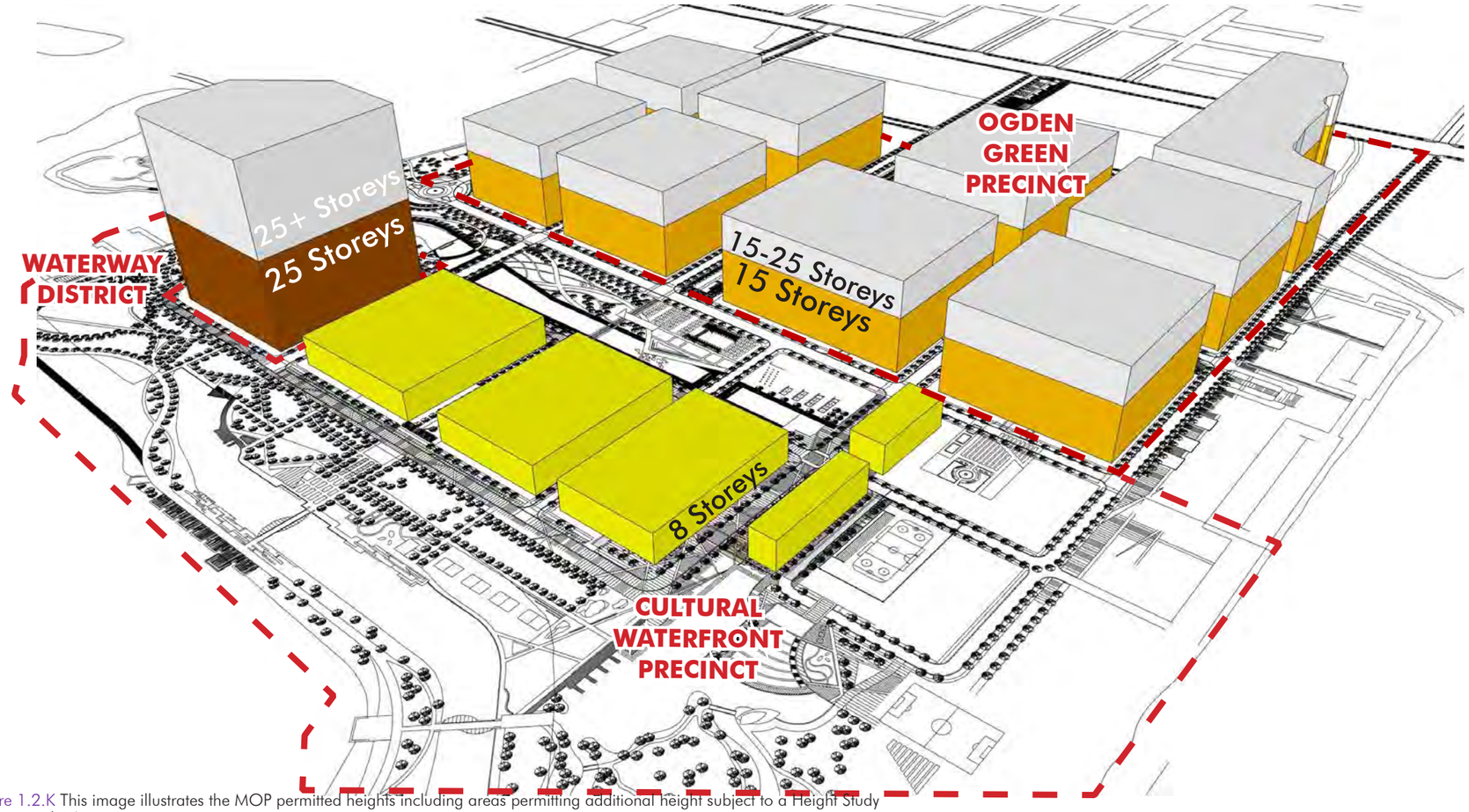


Figure 1.2.K This image illustrates the MOP permitted heights including areas permitting additional height subject to a Height Study (shown in white).

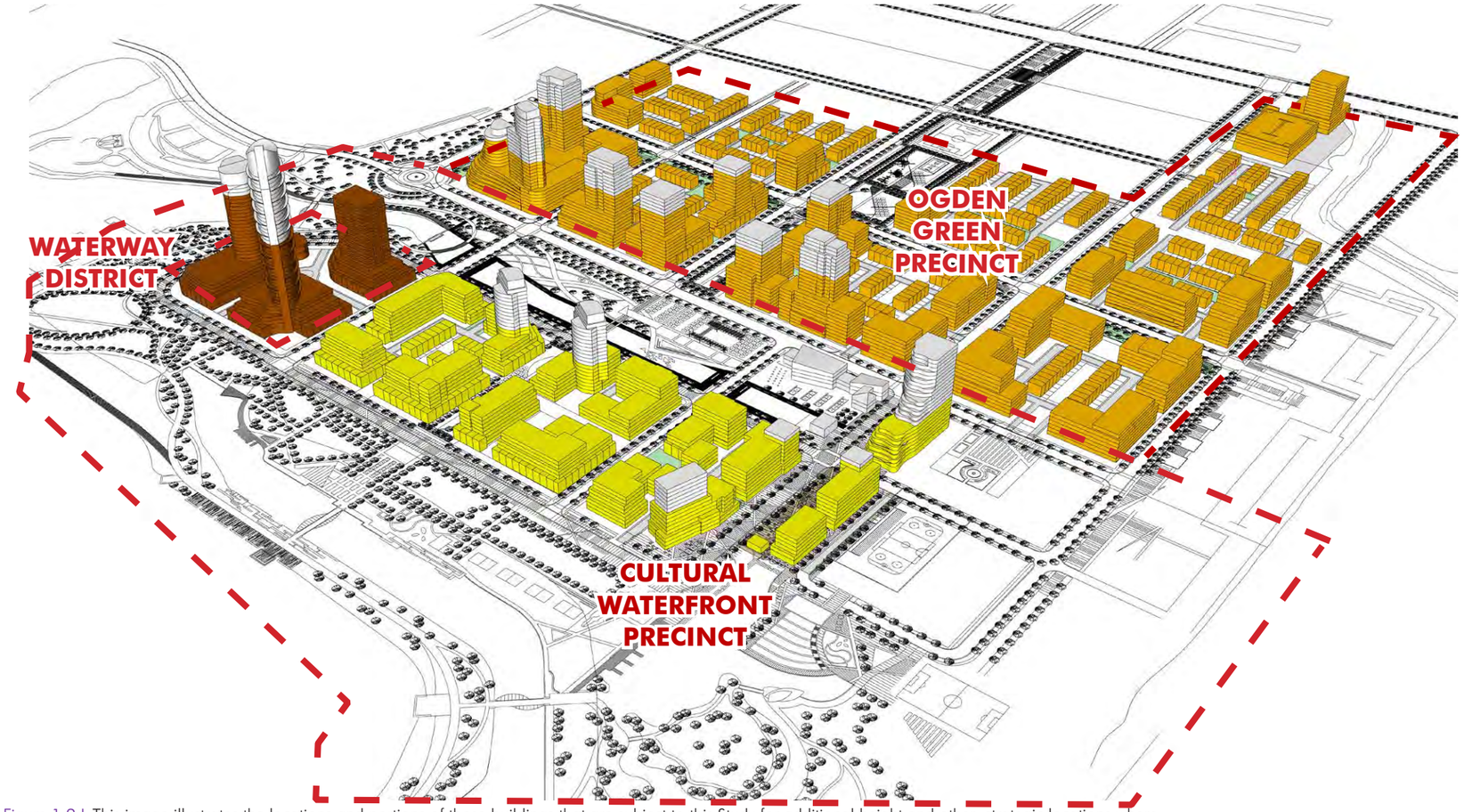


Figure 1.2.L This image illustrates the locations and portions of those buildings that are subject to this Study for additional height and other strategic locations where proposed heights are greater than those permitted in the MOP and which require an Official Plan Amendment (portions of buildings subject to this Study shown in white).

Where buildings above the existing permissions are contemplated those taller buildings bear a greater responsibility to contribute in a positive way to reinforcing the goals of Vision Lakeview and the policies of the MOP, including the following:

Activating special places

Enhancing placemaking & wayfinding

Supporting transit

Complementing open spaces and the public realm

Contributing to a varied and interesting skyline

Preserving and framing key views of the water and sky

The applicability of this Study is for the following specific areas:

Ogden Green: to permit buildings between 16 and 25 storeys

Waterway District: to permit buildings with heights greater than 25 storeys

Strategic locations where heights greater than those permitted in the MOP also contribute to achieving the goals of the DMP for Lakeview Village, and are still consistent with and maintain the intent of the MOP but which may require an Official Plan Amendment.

Policies for each of the precincts also speak to the character of the area and building heights should reinforce their planned character. Development Master Plans are required to identify key locations where taller buildings between 9 and 15 storeys may be considered (13.4.8.3.8).

Overall, a majority of the building heights in the Lakeview Village DMP are consistent with those permitted in the Official Plan. The design team has been very careful to ensure only select buildings throughout the Lakeview Village exceed the height parameters. There is no entire street, block, or specific precinct where every building exceeds the height parameters proposed in the MOP proposal.

DISTRIBUTION OF BUILT FORM AND HEIGHT

The Height Study has been prepared to demonstrate the appropriateness of additional height in the Ogden Green Precinct and Cultural Waterfront Precinct including the Waterway District Area. In accordance with the Terms of Reference, the implications for height on the Rangeview Precinct is also assessed in relation to the proposed increases in height and number of taller buildings proposed in the Lakeview Village DMP and the extent to which Rangeview may also accommodate additional height.

The core framework of places in the Lakeview Village DMP sets up several different environments to which the distribution of density and built form responds, including: a special central waterfront, a dynamic commercial, retail and cultural centre, a large central park, neighbourhood parks, transit corridors and neighbourhood edges. In addition to responding to these environments, built form needs to contribute to the sense of place for each, and create a comfortable and desirable experience for residents and visitors alike, addressing not only the design of the buildings through exceptional architecture, but also ensuring the spaces between buildings are similarly thoughtfully considered especially regarding views to and through the site, between key locations and the lake, and access to sunlight in the public realm. Collectively, these elements are the foundations of Lakeview Village and have guided the design of massing and height in the DMP.

Proposed Distribution of Housing and Unit Targets for LCPL Lands

		Townhouses		Mid-Rise Buildings		Taller Buildings	
Precinct	Total Units	Number	% of Total Built Form	Number	% of Total Built Form	Number	% of Total Built Form
Ogden Green, Cultural Waterfront	8,002	402	5	5,298	66	2,304	29
	6,800	1,020	15	3,400	50	2,380	35

xxx - Proposed Number in DMP

xxx - Proposed Number in City MOP (*As per City of MOP Policy 13.4.8.3.6 Table 1: Distribution of Housing and Unit Targets by Precinct*)
Note: Mid-rise Townhouse Units have been included under Mid-Rise Buildings Units Number in the table above.

Figure 1.2.M The proposed built form in the DMP provides a distribution blending townhouse, mid-rise, and taller building elements as envisioned in the MOP, although there is an increase in the mid-rise built form with decreases in the lower and taller building elements.

Figure 1.2.N The overall built form distribution continues to reinforce this Major Node character area as a predominantly mid-rise community.

Figure 1.2.O The above plan shows that the majority of the building heights in the DMP (shown in white) are consistent with those permitted in the MOP. The Height Study has been prepared to demonstrate the appropriateness of additional height only for those buildings that are subject to this Study (shown above in red). This includes portions of buildings in the Ogden Green Precinct and the Waterway District Area seeking additional permitted height, as well as strategic locations in the Ogden Green Precinct and the Cultural Waterfront Precinct where heights greater than those permitted in the MOP and are consistent with and maintain the intent of the MOP, but which may require an Official Plan Amendment.

Note on Height Range: The heights for those buildings subject to the Study have been provided in multi-story ranges and it is recognized that the requested heights are subject to adjustment within the identified range.

In accordance with the Terms of Reference, this Study seeks to fundamentally answer the question: "How do the proposed heights ensure the area is developed as a predominantly mid-rise community?" and to "educate and explain the rationale and appropriateness of proposed building heights" across Lakeview Village that will implement the Vision of the mid-rise waterfront community. The Study will also be used to support the development of the implementing zoning by-law details. The Study articulates how the approach to built form, and in particular strategic use of height supports and enhances the waterfront open spaces and public realm, the cultural and commercial hub of Lakeview Square and a transit supportive core while protecting key views and vistas and delivering a diverse skyline and range of housing types. Ultimately, building design including considerations of height will be refined during the site development plan approval process with the City.

The following are the intended goals of the Study as defined by the Terms of Reference:

1. Define how the site fits in the overall urban structure and Official Plan policies in terms of height.
2. Define the rationale of overall height distribution within the Site.
3. Evaluate the advantage and disadvantage of clustered taller elements and scattered ones.
4. Case studies for waterfront sites with similar scale and context to establish applicable lessons learned.
5. Evaluate the microclimate condition for public realms and private open spaces, including sun / shadow and wind, so proposed heights can help creating comfortable environments and alleviate unfavorable conditions (use existing Mississauga Criteria to ensure it is relevant).
6. Establish a diverse skyline that can be seen from the pier and the lake (prepare view concept drawings without trees).
7. Identify criteria for evaluating building design (e.g. architectural excellence, form typology, roof form, etc.).
8. Evaluate need and design for above grade parking structures.
9. Identify transition to other buildings in proximity to taller buildings.
10. Identify separation distances of buildings in relation to their heights including podiums.
11. Determine floor plate sizes for the height hierarchy.
12. Identify appropriate podium heights and massing along all streets and where podiums are not required. Discuss architectural elements that could help break up larger facades.
13. Identify how the transition to significant elements of the public realm (e.g. Lake Ontario waterfront parks, Waterway Common, Ogden Green, Lakeshore Blvd) is achieved with the proposed height hierarchy.
14. Identify key view corridors to be established.
15. Identify any transition requirements to the existing neighbourhoods to the north and west.
16. Identify the elements in the road right of way that are required to compliment the buildings (Streetscape Elements) and how buildings achieve a human scale. What is the appropriate proportion of building height to street ratio?
17. Identify required sustainable site features and architectural treatment and how these will be implemented (overlaps with the required Financial Sustainability Strategy).
18. Identify building sameness and what criteria should be introduced to the master plan to ensure this does not occur (in terms of height and architecture)
19. Incorporate public and staff engagement (e.g. charrettes) to educate and explain rationale and appropriateness of proposed building heights (note: this overlaps with public engagement strategy).
20. Identify how height can help reinforce planned character and important locations where buildings can add character to the area (i.e. landmarks).

Note the City has agreed that Goal #17 established in the Terms of Reference for this Study is more appropriately addressed in the context of the Lakeview Village Sustainability Strategy being provided separately by LCPL.

DISTRIBUTION AND HIERARCHY

1.3

1.3 DISTRIBUTION AND HIERARCHY OF BUILT FORM, HEIGHT AND DENSITY

The distribution and hierarchy of height and built form at Lakeview Village reinforces the vision of a predominantly mid-rise waterfront community established in the Lakeview Waterfront Major Node Character Area Policies. Consistent with those policies, the approach to the distribution and hierarchy of height designates appropriate locations and forms/heights for low, mid and taller scaled buildings.

The public realm is at the core of the Lakeview Village plan, delivering an expansive and continuous waterfront supplemented by a hierarchy of open spaces including Waterway Common running almost the full width of the site, Ogden Green anchoring the district of the same name and a series of linking open spaces that will ultimately establish a comprehensive connection from Lakeshore Road to the Lake. Along with Lakeview Square, located at the head of the piers and supported by a fine grain street network, the built form of the community must respond to these fundamental elements.

The approach to the distribution and hierarchy of Lakeview Village's built form is shaped by the following principles identified in the DMP. The application of these principles inform how building heights are distributed across the site:

1. Frame Open Spaces: Integrate facades with the public realm to enclose a diverse series of 'outdoor rooms' or frame major open spaces
2. Activate Placemaking: Program density to strategically generate placemaking activity in public spaces, along transit routes, and on the lakefront.
3. Transition to a Low-scale Water's Edge: Step massing down within blocks facing frontage
4. Diversity in Design: Sculpt unique building forms to juxtapose massing, punctuate a diverse skyline, and avoid monotony in a predominantly mid-rise community.

The above four principles define locations for density and height based on the major public realm and open space moves established in the Official Plan and built upon in the LVDMP. They serve to drive the macro considerations for where height may generally be appropriate.

The following additional objectives address the block or site specific responses that built form and in particular taller buildings should have in those locations.

5. Protect and Enhance Views: Frame primary vistas to accentuate viewsheds of the lake, sky, and public spaces, with terminated views focused internally.
6. Comfortable Year-Round Microclimate: Design built form to appropriately minimize impacts from wind and shadow in all seasons.
7. Design for Community: Achieve human scale on each building by defining a base, utilizing expression lines and step backs for transitions, and articulating a cap and roofscape profile.
8. Landmarks and Wayfinding: Establish vertical landmarks to serve as points of orientation and wayfinding that connect Lakeview Village, the city, and the region to the lakefront.
9. Distinction and Difference: Shape varied compositions of blocks that organically differentiate each district and integrate sustainability, constructibility and affordability.

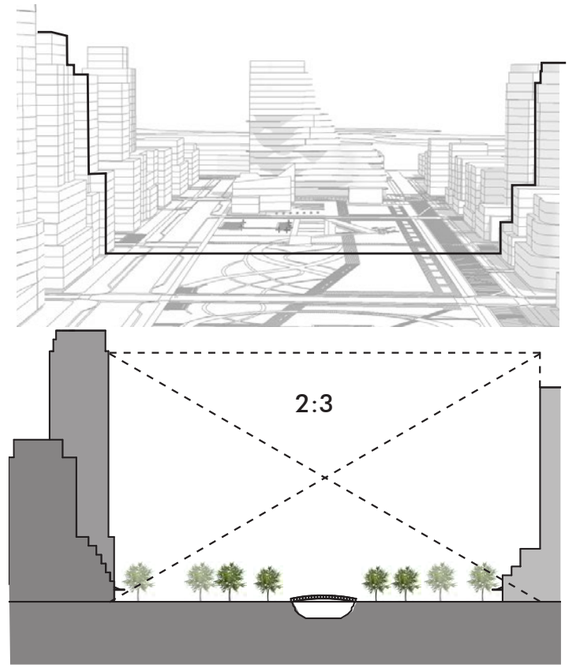
Figure 1.3.A Taller buildings at Lakeview Village are located to establish vertical landmarks which will serve as points of orientation and wayfinding that connect Lakeview Village, the city, and the region to the lakefront.

FRAME OPEN SPACES

Figure 1.3.B Significant open spaces such as Waterway Common and Ogden Green need to be appropriately framed with taller built form that creates the sense of an outdoor room and frame viewsheds. There will be a gradual "pyramidal" increase in height from Lakeshore Road East and Lake Ontario to the centre of Lakeview Village, providing a transition from the surroundings and focusing a cluster of density to support transit. Height lining the north side of Waterway Common and flanking Ogden Green will have minimal shadow impact on the parks while contributing to an animated public realm.

With the provision of a significant open space such as Waterway Common comes the responsibility to establish built form that appropriately frames the space and contributes to the sense of an "outdoor room" while also creating a comfortable space year-round, especially during inclement weather and winter conditions. Typically, wider spaces require taller streetwalls to create a comfortable sense of enclosure. When streetwalls are too high for the open space a canyon effect is created.

Waterway Common is 132m wide and therefore a comfortable sense of enclosure can be created with appropriately scaled base buildings and taller elements set back. Here the scale of the open space provides significant distance from which to understand the relationship between tall buildings and the park. Tall buildings are not felt to be looming over the public realm. Framing major open spaces: Similarly, the edges of the existing Lakefront Promenade Park on the west side of the site are an appropriate location for taller heights, animating the parks and providing expansive views to occupants.



Figures 1.3.C-D To create a sense of enclosure as an "outdoor room", the larger-scale width of Waterway Common requires both taller and mid-rise buildings to provide the height necessary for framing viewsheds. Blocks with taller buildings step down with lower-scale transitional massing, such as projecting mid-rise and low-rise forms.

ACTIVATE PLACEMAKING

The hierarchy of height is related to density, which has been programmed in strategic locations to generate placemaking activity in public spaces, the targeted cultural and amenity areas, the lakefront and along transit routes or within a comfortable walking distance of transit stops to promote increased transit ridership. The enhanced transit loop is proposed to run through the site on the north side of Waterway Common. A cluster of density will support the efficiency of future transit service in this key terminus location adjacent to a major public destination on the site. Similarly, clustering of density punctuated with signature taller elements will also serve to animate and support the viability of retail and cultural heart of Lakeview Village, Lakeview Square.

Figures 1.3.E-F Taller buildings were placed in locations that allow height to serve as vertical landmarks, points of orientation and wayfinding that connect the entire city to the lakefront, to provide density in strategic locations to generate placemaking activity in public spaces, and in response to wind, thermal and shadow analysis.

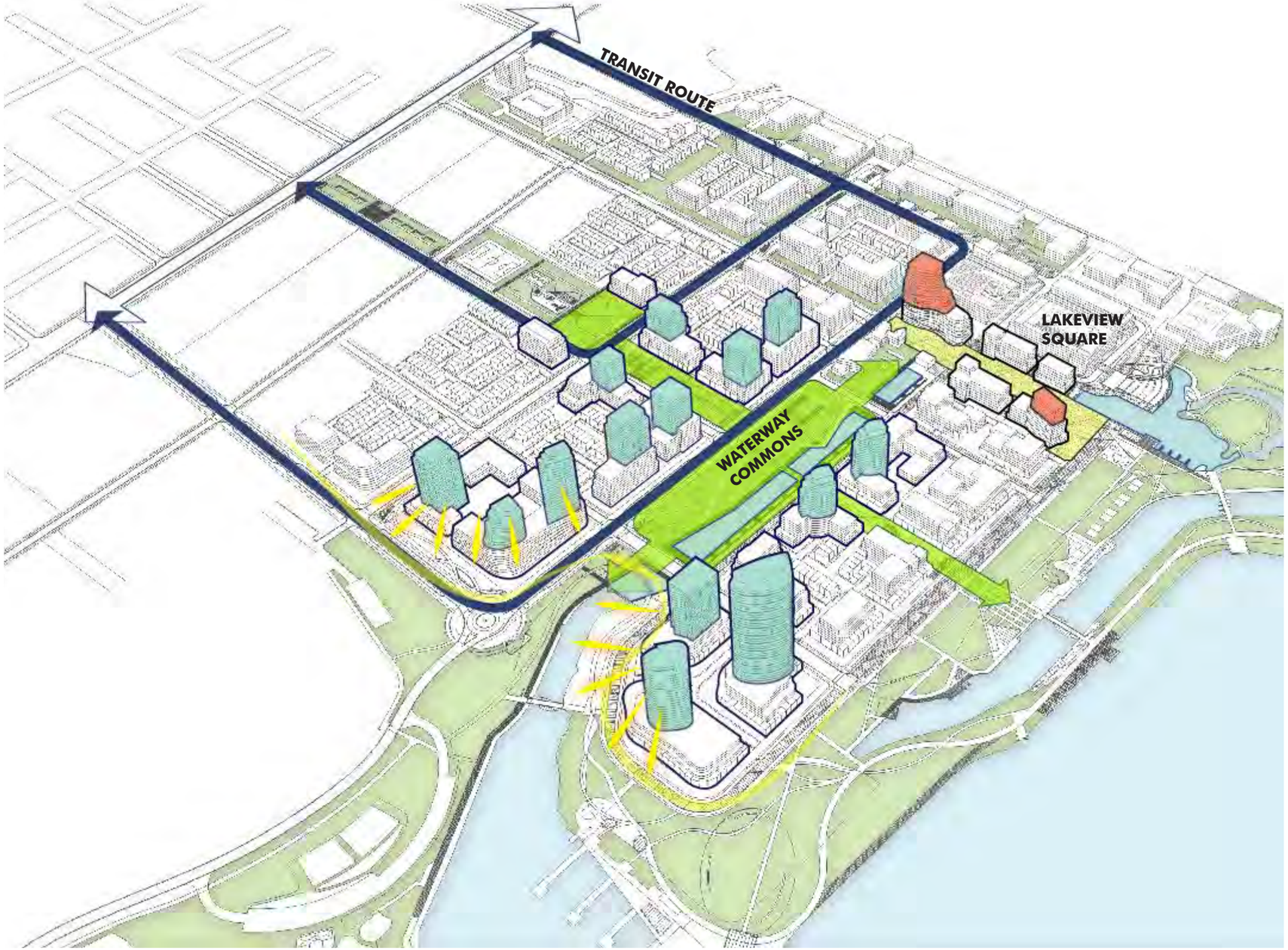
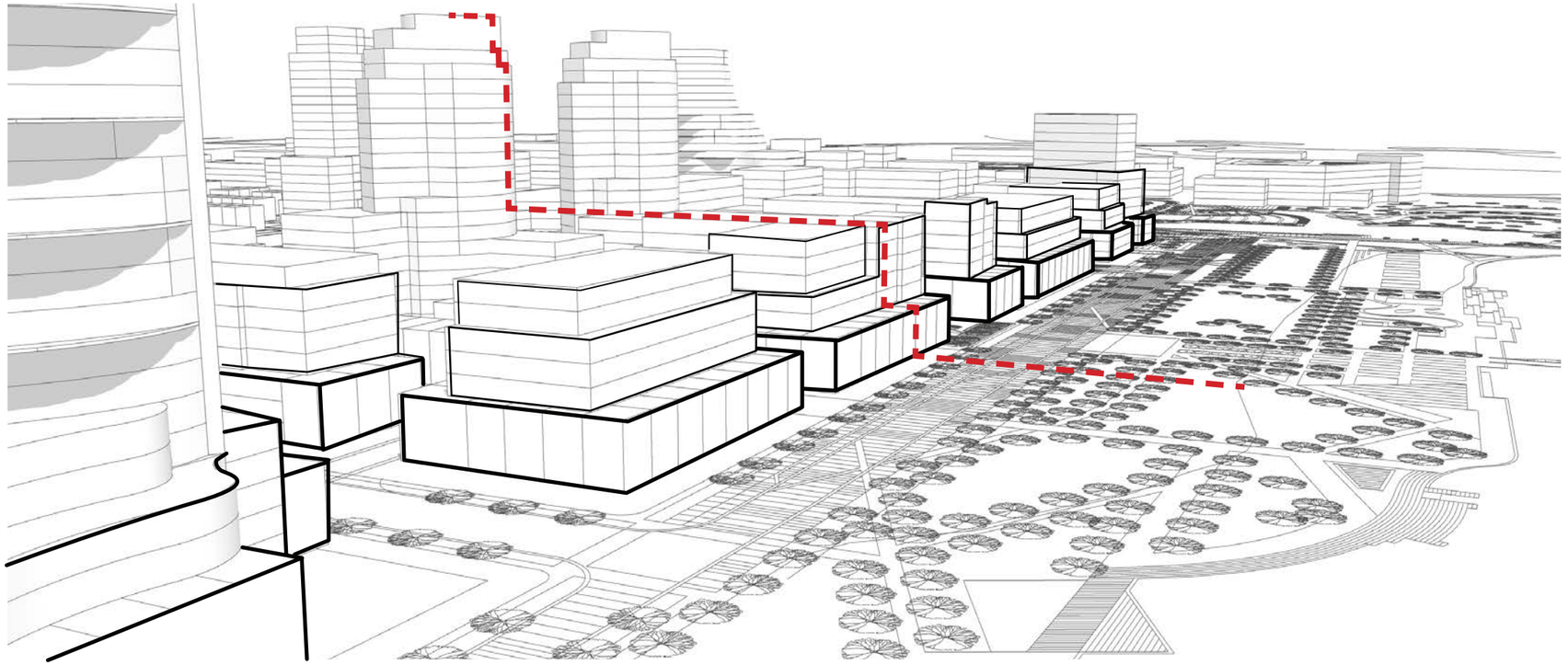


Figure 1.3.G Lakeview Village plan illustrating density and height distribution to strategically generate placemaking activity in public spaces, along transit routes, and on the lakefront.

TRANSITION TO A LOW-SCALE WATER'S EDGE



Figures 1.3.H Stepping massing down at the lakefront face of blocks helps transition to a low-scale water's edge ideally experienced at the scale of the pedestrian and creates wonderful water view terraces.

Figures 1.3.I Taller buildings have been embedded in blocks with stepped down built form that includes lower-scale transitional massing, such as podiums or projecting mid-rise and low-rise forms that "pyramid" height towards the center of the site and step massing to a lower scale ate the water's edge.

There is a wide range of built form spanning the lakefront from the Marina District to Lakeview Square. Consistent across all blocks along the lakefront is stepping down the massing at the edge of the block closest to the water in order to achieve a transition to a low-scale water's edge. This allows the waterfront to be lined by predominantly mid-rise form, framing the public realm at a pedestrian scale. The facades on the podium, low-rise or mid-rise base of blocks containing taller buildings will be articulated with projections and recesses to create depth and shadow that makes for a more pedestrian-friendly experience on sidewalks and walkways and which also enhances the livability for residents on lower floors by extending living areas to outdoor space, capturing views and providing shading that can aid in privacy from the street.

Except for the Waterway District (Marina District), which permits the tallest heights at Lakeview Village, taller buildings have been focused away from the water's edge and more centrally placed on the site flanking both sides of Waterway Common.

PROTECT AND ENHANCE VIEWS AND VISTAS

As a prime waterfront location, views to and of the water are part of what makes the site so special. The established network of streets and open spaces automatically provides open view corridors from both within Lakeview Village and the surrounding parks and public realm. Viewsheds, vistas, and sight lines were studied from various locations in Lakeview Village, surrounding areas in the city and from more distant locations. This analysis included fixed viewpoints as well as sequential vistas experienced as one traverses a route, sometimes referred to as the 'fourth dimension' of moving through the environment, such as the changing views and vistas as one heads south on Ogden to the Lake. Buildings step up to Waterway common from both the Lakeshore and the Lake creating a linear viewshed drawing the eye to the water all the while maintaining a generous aperture to the sky.

The prime site at the terminus of Waterway Common is also appropriate for punctuation by a group of dynamic buildings that draws visitors toward the space. The goal is to creatively use built form to accentuate primary viewsheds to the horizon line of the lake, framing the expanse of the sky from the public realm, and enhancing the breadth and depth of open spaces. Secondary sight lines focus on spatial enclosures and terminated views which provide contrast to the expansiveness of the primary lake, sky and open space viewsheds. Built form, and in particular the location of taller buildings, should complement such views by providing a visual frame, while appropriate spacing between taller buildings can ensure plenty of sky views from the public realm.

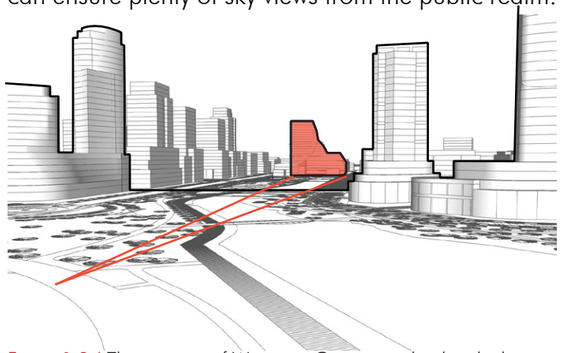


Figure 1.3.J The gateway of Waterway Common is landmarked by a group of dynamic taller buildings that draw visitors, frame a green view of the space that reinforces a secondary terminated view focused on the tall building at the far end (shown in red).

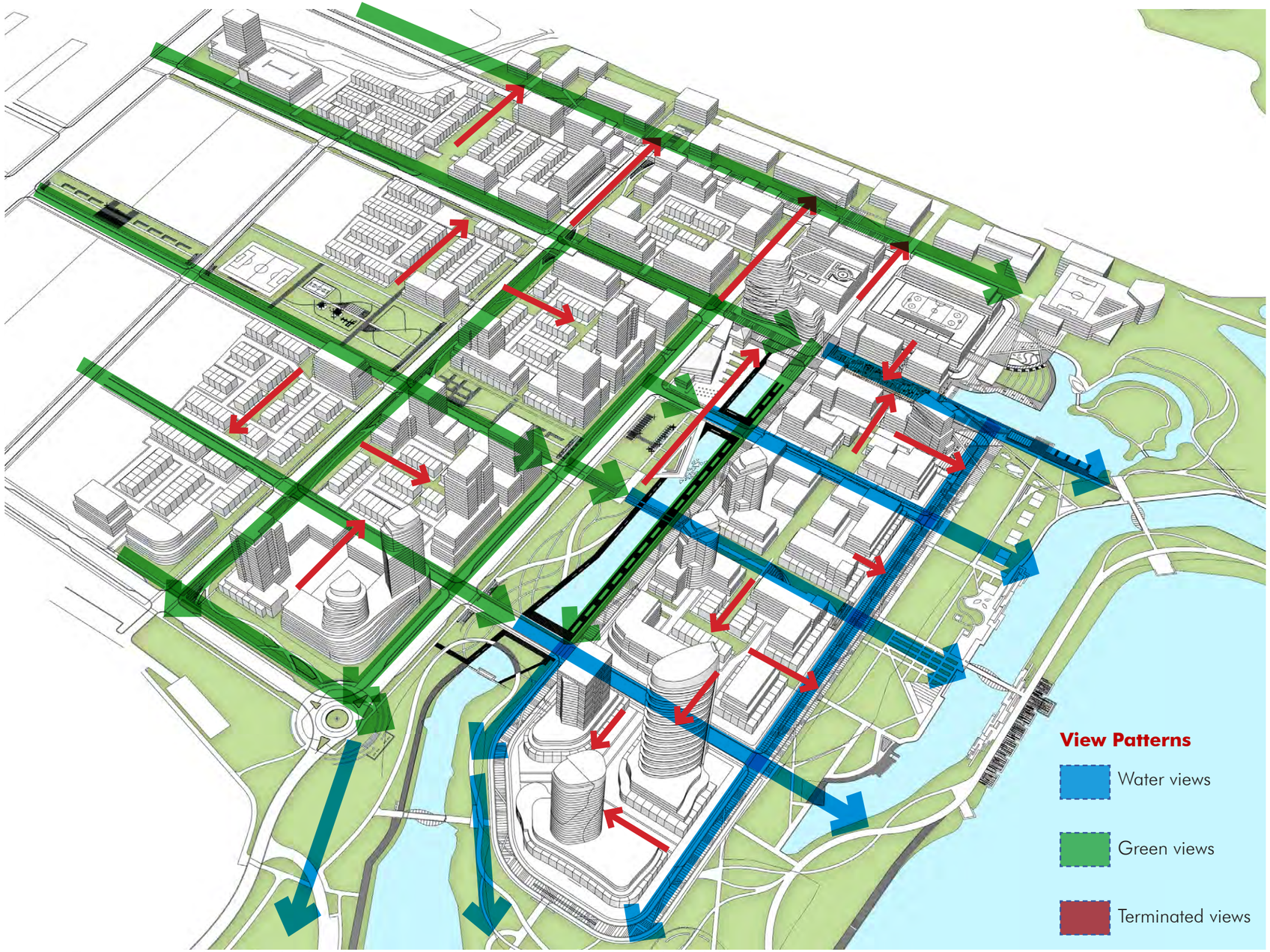


Figure 1.3.K The expansiveness of the primary lake, sky and open space viewsheds can be contrasted with secondary sight lines focused on spatial enclosures and terminated views focused more internal within the community.

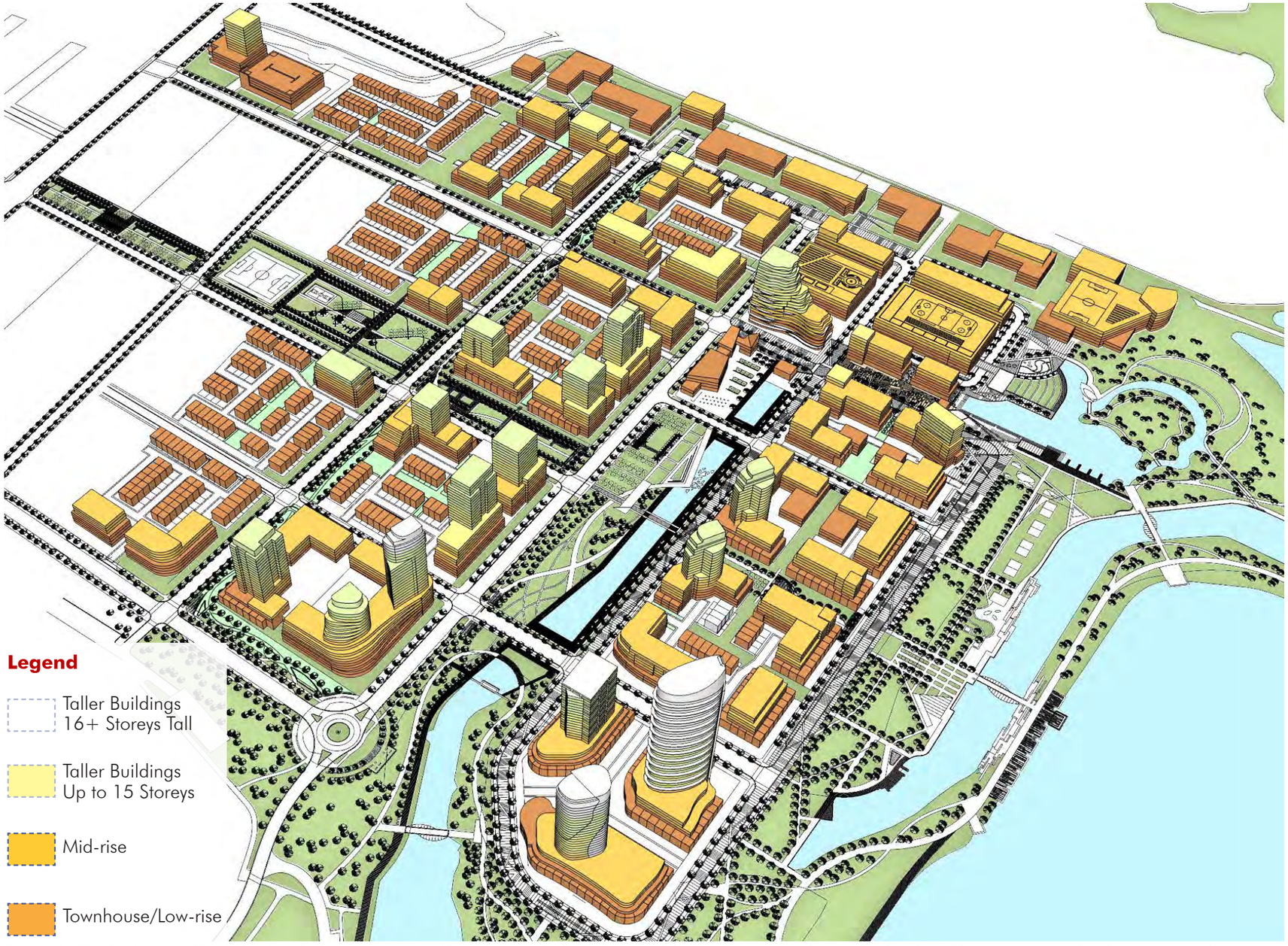


Figure 1.3.L The distribution and hierarchy of height designates a range of both shorter and taller buildings, with locations containing additional height balanced by areas where height is kept lower, providing a diverse skyline that avoids monotonous building sameness for this predominantly mid-rise community.

Increasing height in the strategic locations results in greater ability to provide a wider range of forms in Lakeview Village, including grade-related units in Ogden Green. The ILMP and OPA are predicated on grade related units being part of the later Rangeview Estate phases of the area's build out. Lakeview Village will include grade related units with enough built form variety to promote a demographic mix contributing to a complete community with various ownership and accommodation opportunities.

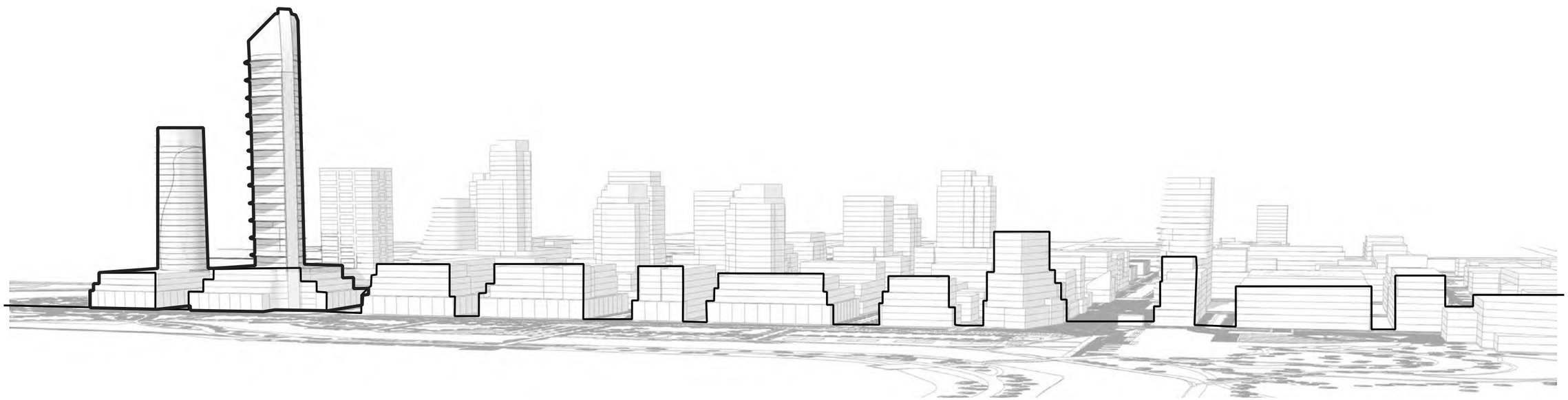
There is a unique identity value to providing varying height to a predominately mid-rise community. Taller buildings provide greater design creativity in sculpting building forms to juxtapose massing, punctuate roofscape profiles and avoid monotony. Lakeview Village shapes unique compositions of buildings that organically differentiate each phase of development and create a distinct identity for the community as a whole as well as locally to various districts or neighbourhoods with heights varying accordingly.

The calculated positioning of taller buildings within each block composition is designed to avoid repetition and sculpt a transitional base of unique organic massing. Each taller building is situated in a visually cohesive and comfortable step-down transition to lower elevations and the ground plane by mid-rise and low-rise buildings within its block.

LANDMARKS & WAYFINDING

Vertical landmarks to serve as points of orientation and wayfinding that connect Lakeview Village, the city, and the region to the lakefront. Buildings at Lakeview Village can also serve to recall that city-wide landmark function, clearly identifying the location of this new community in the city's hierarchy and along the lakefront. In addition to city-wide landmarks, taller buildings can also identify key locations within the community, establish gateways and support local wayfinding. Elsewhere in the plan additional height is proposed to create visual interest and establish a local height peak.

Under special circumstances, landmarking may justify even including one or a select few buildings which exceed the permitted MOP height hierarchy and existing conditions in other comparable Major Nodes referenced earlier. This circumstance may arise as a means to better define the significance of the LWMNCA within the City, but in consideration of the unique location on the waterfront. Any such building(s) would need to demonstrate superior architectural treatment above all other buildings within the development to ensure it is appropriate for the Lakeview Village development.



Figures 1.3.M-O Until its demolition, the Lakeview Generating Station was a significant landmark on the Mississauga waterfront. The station itself was an imposing monolith approximately 350 meters wide by 60 meters tall with the Four Sisters smokestacks when towering approximately 146m.

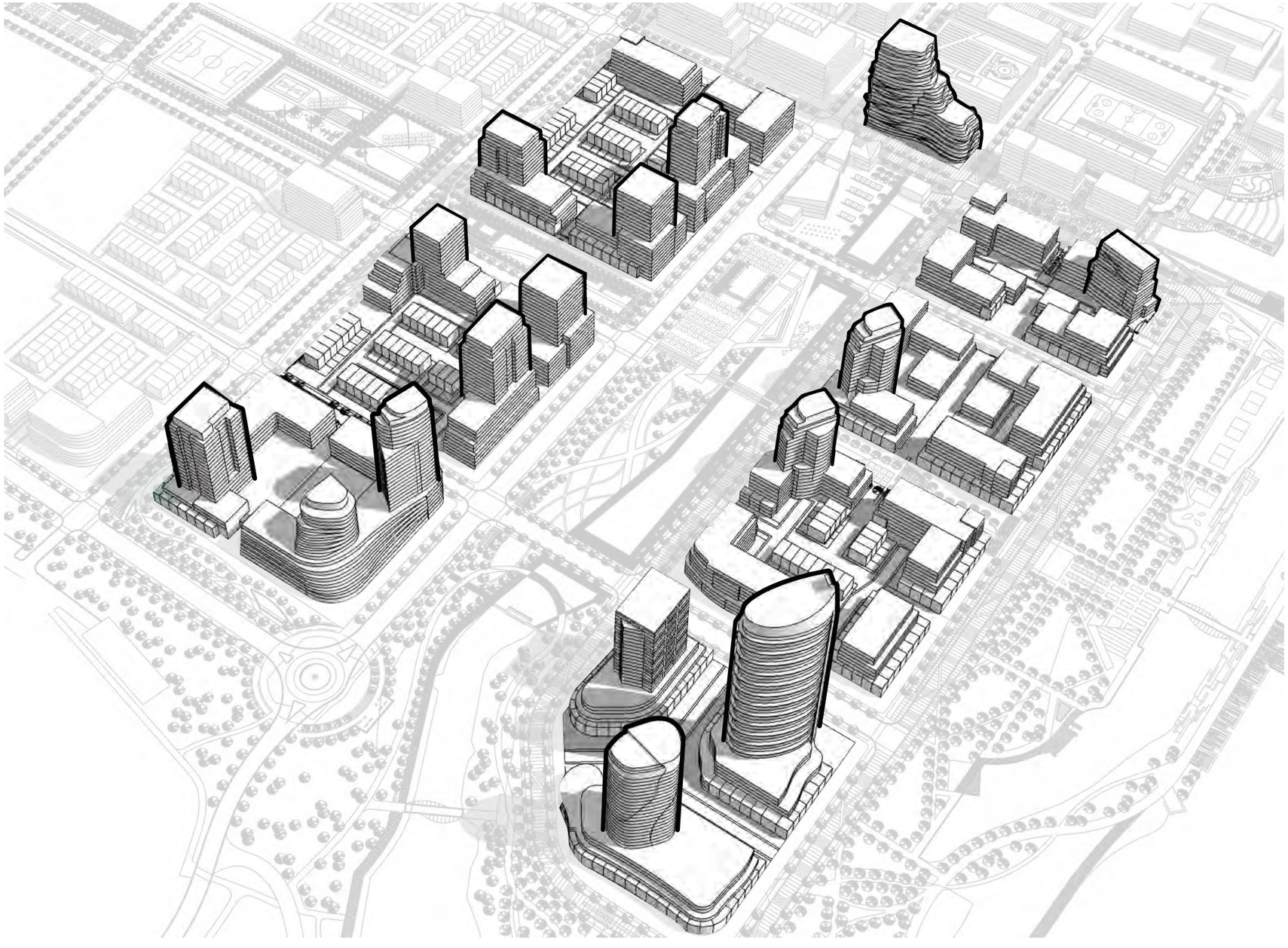
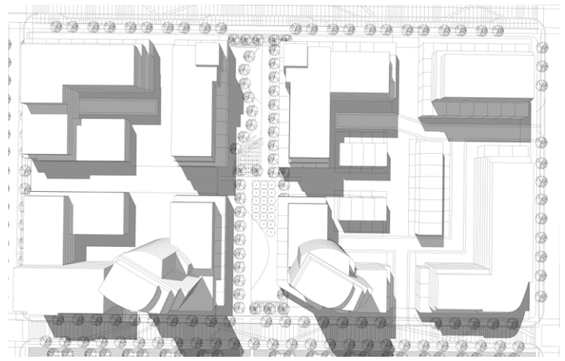
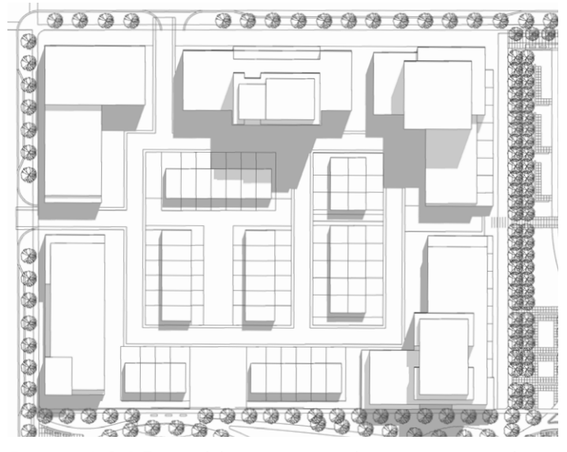


Figure 1.3.P The identity of each block and district of Lakeview Village is shaped by unique compositions of blocks and buildings that create a richly textured urban fabric that emulates the organic evolution of communities that is shaped by many hands over generations.

The Lakeview Village DMP shapes varied compositions of blocks that organically differentiate each district and integrate sustainability, constructibility and affordability. To avoid monotonous repetition in a predominantly mid-rise community, Lakeview Village contains a variety of blocks that are differentiated by massing that juxtaposes building typologies to achieve a variety of massing, height and scale. This allows taller buildings to be uniquely incorporated within different blocks and allows height to create a more diverse roofscape and skyline profile for the community.





Figures 1.3.Q-R To avoid the monotony and sameness in a predominantly mid-rise community, taller buildings at Lakeview Village are located within unique blocks shaped by organic compositions of a diverse range of building types.

COMFORTABLE YEAR-ROUND MICROCLIMATE

At the street, block and neighbourhood level, massing and height was analyzed in terms of wind, thermal and shadow impacts on the experience of the public realm. Built form will be designed and massed to ensure comfortable pedestrian level conditions particularly in the winter.

The Waterway District Area policies in the OP permit the tallest heights (up to 25-storeys with and additional height subject to a height study). This location is also the most impacted by prevailing wind conditions as it is the most open, unsheltered area. While the policy framework could physically and dimensionally accommodate five taller buildings with proper separation based on early findings from preliminary wind analyses, the DMP proposes limiting this block to three tall buildings with greater separation to mitigate negative impacts from wind and thermal conditions at the pedestrian scale, control shadows on the public realm along the waterfront and within Waterway Common.

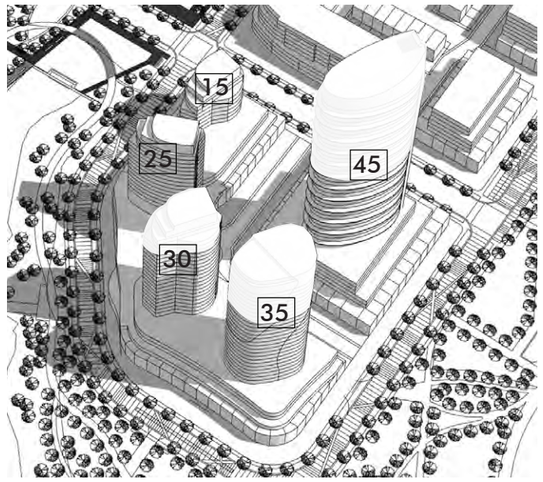


Figure 1.3.S Illustration of five taller buildings as may be permitted in the Waterway District Area.

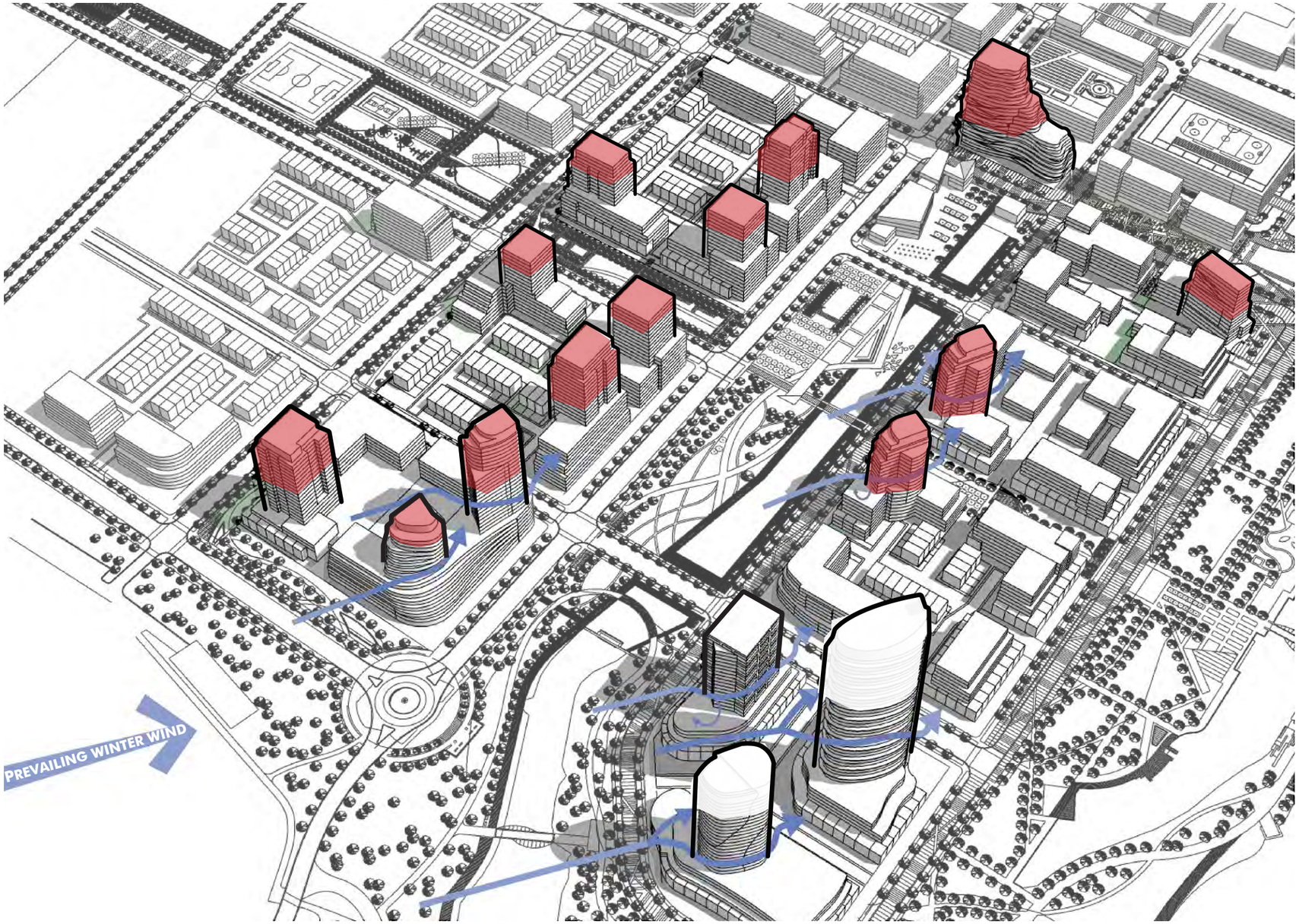


Figure 1.3.T The western edge of the Waterway District, where the MOP permits the tallest heights, is fully exposed and subject to more intense prevailing winds particularly during the winter. In response to a preliminary wind study commissioned by LVCP, the height of taller buildings in this area was limited and taller buildings repositioned further to the north and east in more environmentally accommodating locations (shown in red).

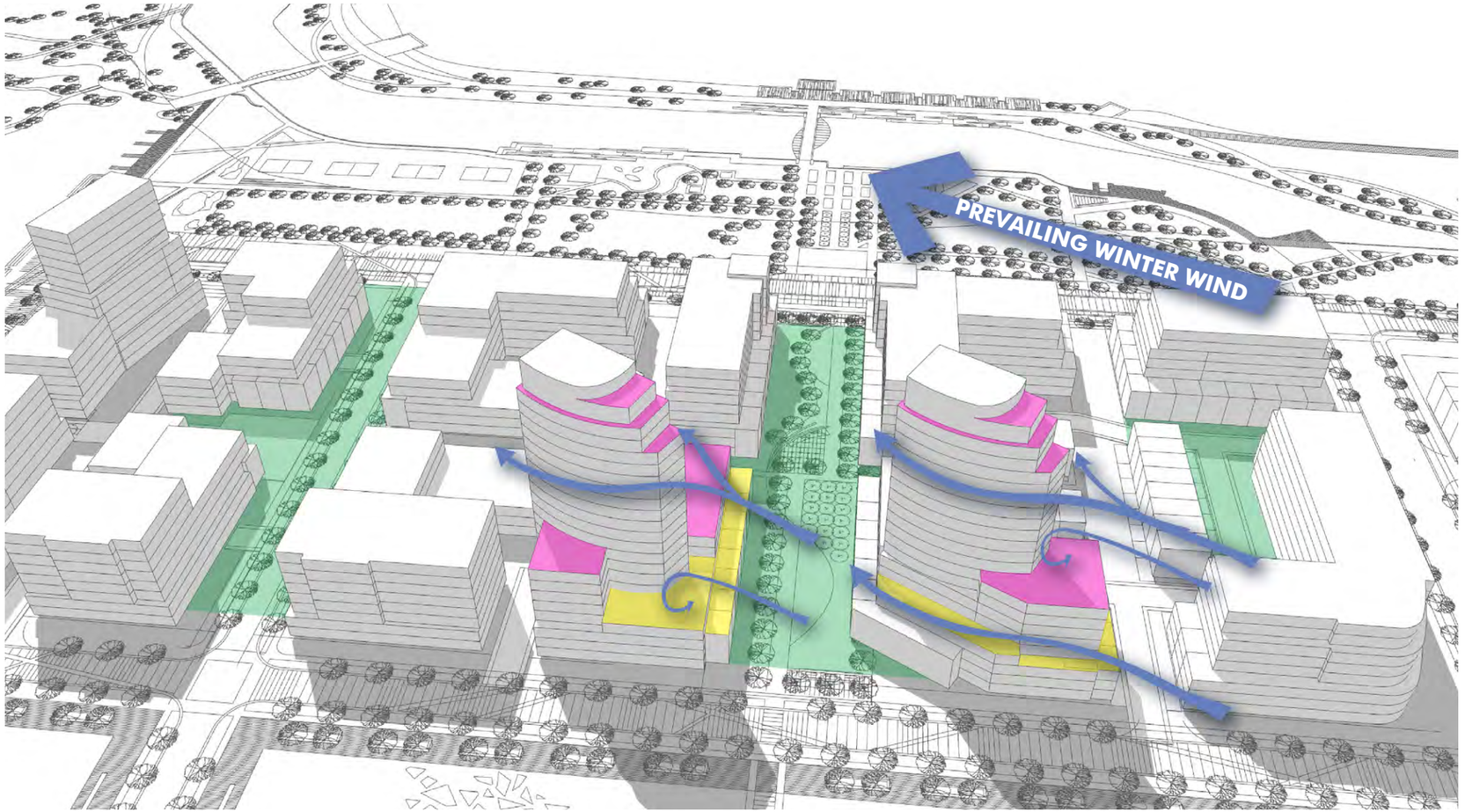


Figure 1.3.U Built form will be designed and massed to ensure comfortable pedestrian level conditions particularly in the winter.

To address this conflict between policy and environmental impacts, the DMP proposes limiting permitted taller height buildings in the Waterway District (Marina District). Based on the principles and objectives that inform how building heights are distributed across the site, buildings have been repositioned to more environmentally accommodating locations that allow for superior mitigation of impacts from wind and thermal conditions at the pedestrian scale, and control of shadows on public space. This will promote wind, thermal and sunlight comfort for users of the public realm, thus providing compelling public benefits justifying such positioning of height.

- Taller buildings are set back on podiums to help reduce the down washing wind impacts on the street level. Tall buildings facades should be designed with curved walls that align with the prevailing winds to reduce down washing. Taller buildings along Waterway Commons were aligned with the prevailing northeast and southwest winds, providing wind protection and reducing the wind impact on individual buildings.
- Streets and courtyards in the inner part of the blocks will have lower wind speeds, generally suitable for their pedestrian use and enjoyment in all seasons.
- Stepping the windward façade is a design strategy used to reduce wind impacts at the ground level.

Additional wind control measures may include entrance recessing arcades as well as wind screens and planters on both sides of the entrances. Canopies could be installed for protection from wind, rain and snow. Main entrances should be placed away from building corners where high wind activity occurs.

Achieve human scale on each building by defining a base, utilizing expression lines and step backs for transitions, and articulating a cap and roofscape profile.

At Lakeview Village, taller building types along the street and public spaces is typically defined by a base, middle, expression line and cap:

- Base – (on the podium or projecting mid-rise or low-rise form) defined from the ground plane to a horizontal line on the lower façade such as a water table, window sill or the entire ground floor level.
- Lower wall – defined by wall height from top of base to bottom of the low-rise expression line and articulated by fenestration, projections and recesses.
- Low-rise expression line – defined by a belt course, change in materials or colors, or use of a terrace or step-back that provides visual continuity with the scale of adjacent or nearby townhouse and low-rise buildings.
- Mid-rise expression line – defined by a belt course, change in materials or colors, or use of a terrace or step-back that provides visual continuity with the scale of adjacent or nearby mid-rise buildings.
- Shaft – defined by a wall stepped back from top of mid-rise expression line, extending to bottom of the cap and articulated by fenestration, projections and recesses.
- Cap – defined at the top of the building by a cornice line, articulated upper floors, parapets or an ornamental form.

Taller buildings have been embedded in a unique variety of blocks to step down the built form. Block configurations include podium lower scale transitional massing and mid-rise buildings to help break up larger facades, juxtapose massing, punctuate roofscape profiles, avoid overbearing massing and respond to wind conditions. Blocks containing taller buildings use height to proportionately frame larger-scale open spaces to create a sense of enclosure, and establishing the form of massing and proportion of tower shafts in relation to views from streets and open spaces.

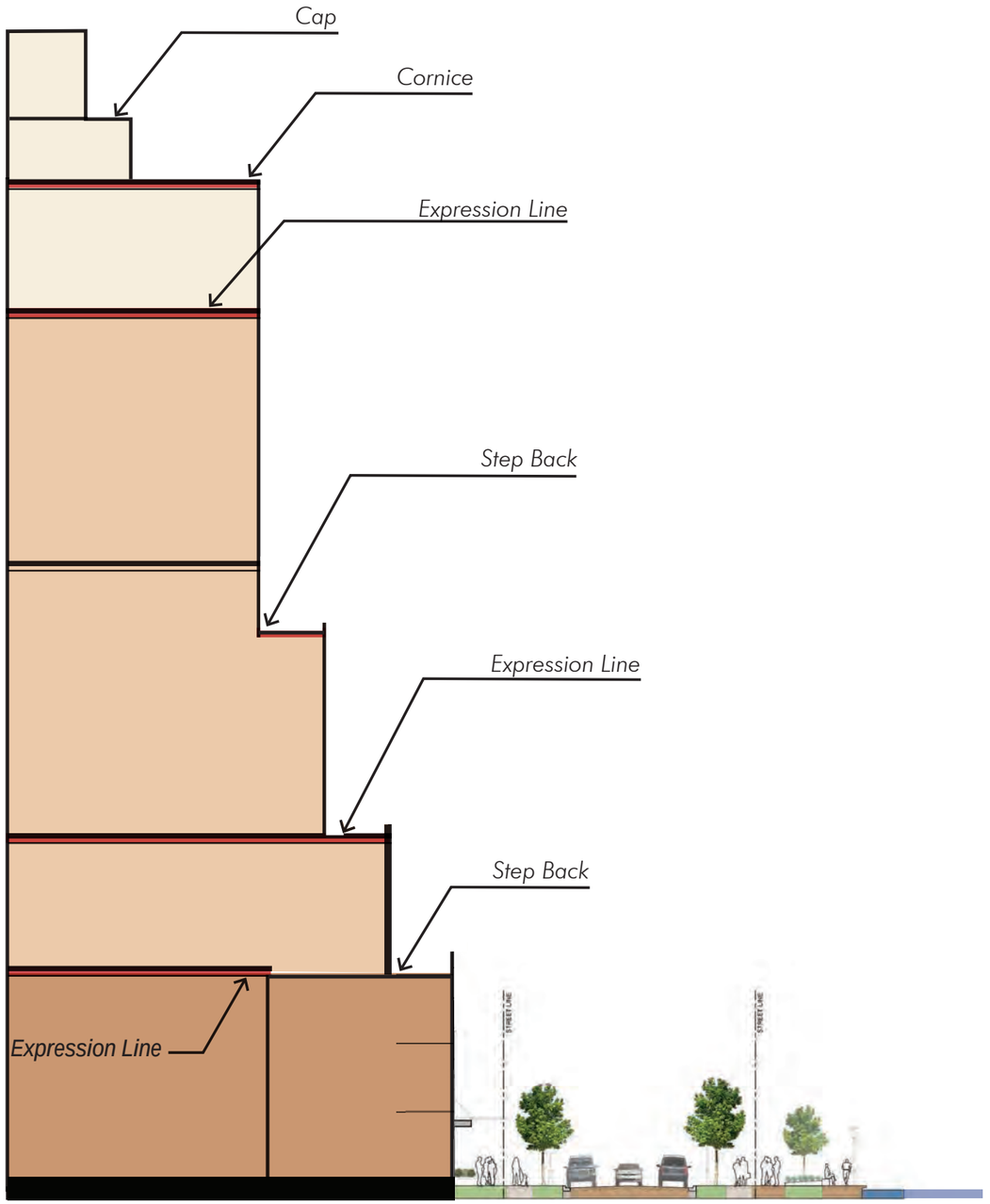


Figure 1.3.V Taller buildings have stepped down built form that includes lower-scale transitional massing and punctuated roofscapes. Taller buildings include podiums or projecting mid-rise and low-rise forms that are can be attached to or share the block with the other buildings.

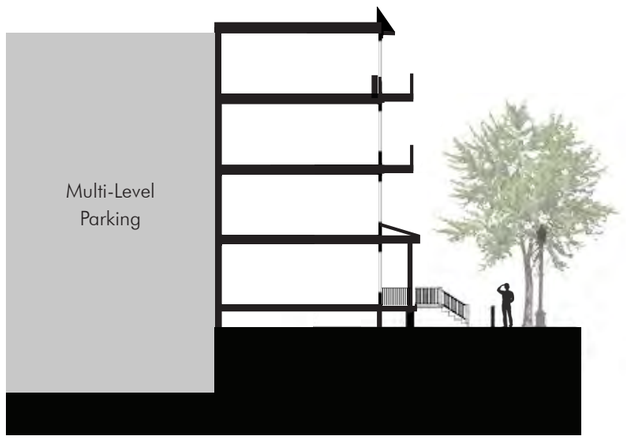


Figure 1.3.W Parking structures will to be shielded from the public realm by containing a liner use wrapping street frontages. Above grade parking within a block or a taller structure will be wrapped and not exceed taller than the height of its liner building.
Human-scale elements, such as projections and recesses like stoops and canopies, create depth and shadow that enhances framing the enclosure of an "outdoor room" along the public realm.

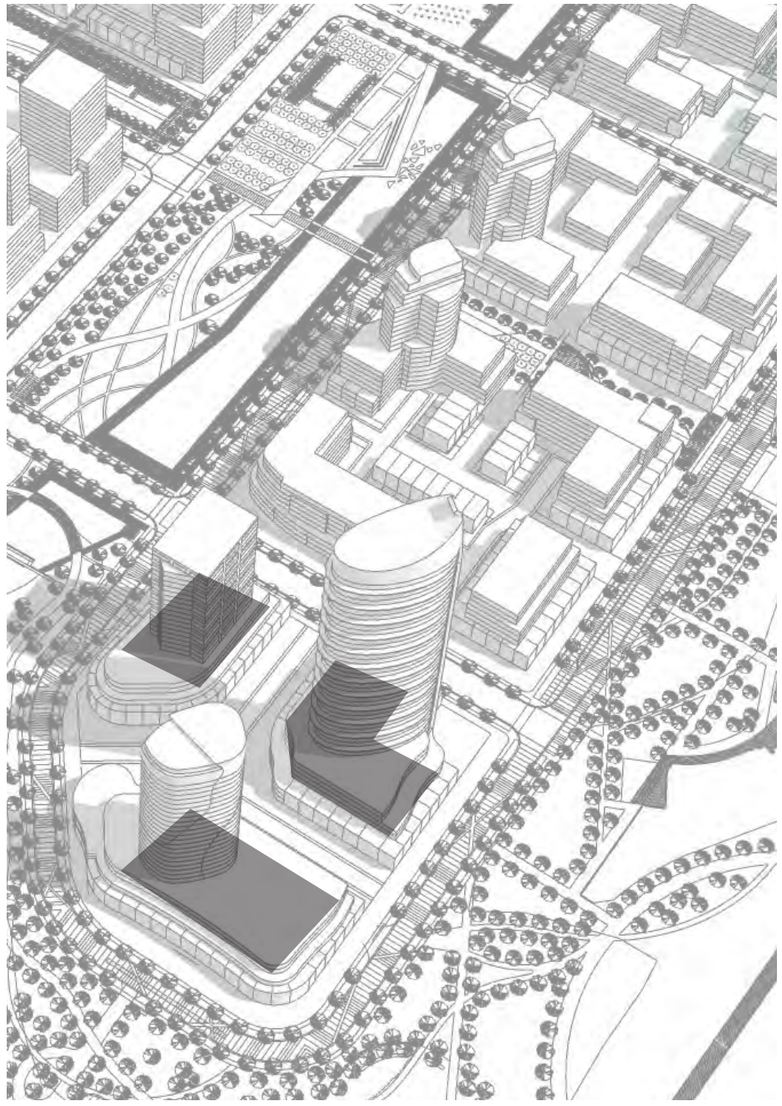


Figure 1.3.X Within blocks containing taller buildings, above-grade parking (shown in gray) will be embedded within the block and shielded by liner buildings.

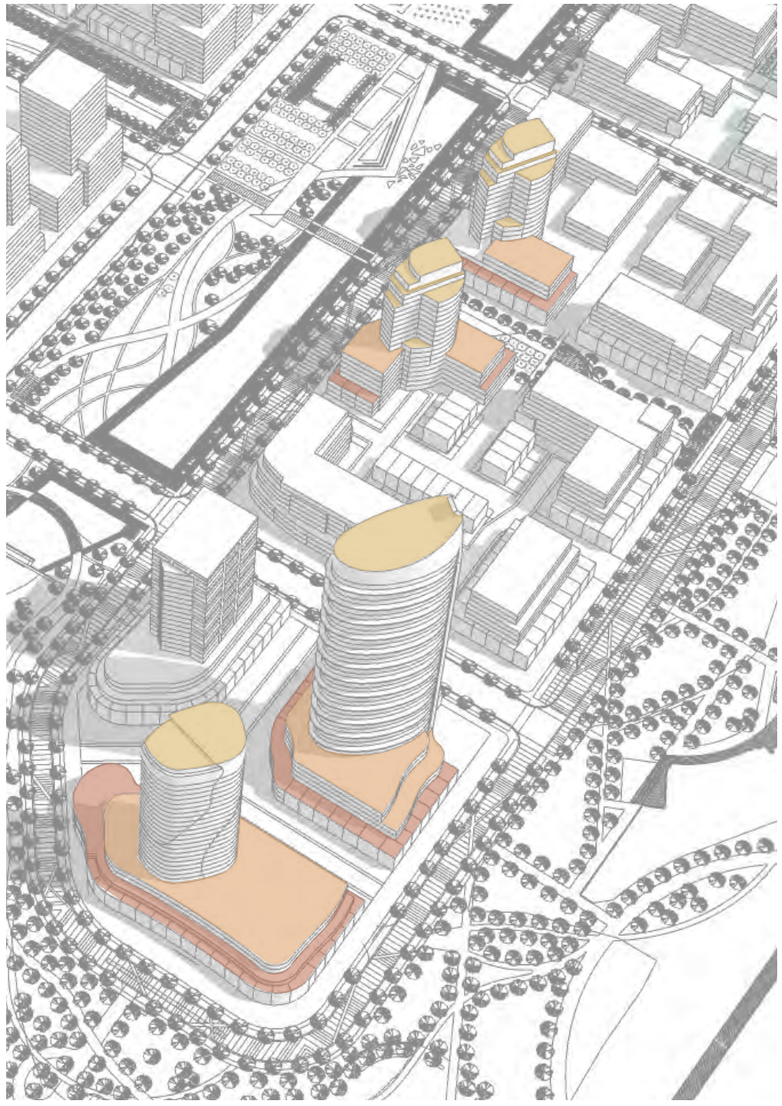


Figure 1.3.Y Floorplates for taller buildings will be designed to embed the shaft upon a more expansive low or mid-rise base, utilizing step backs and expression lines to aid in transitions.

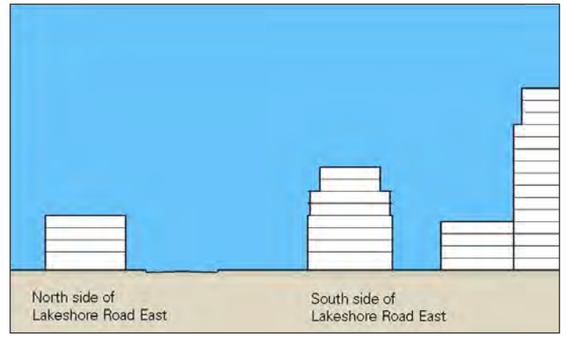


Figure 1.3.Z One specific example of how blocks containing taller buildings have been uniquely configured in a variety of forms to aid in stepping-down the height and scale is the proposed 15 storey building located near the corner of Lakeshore Road East and Hydro Road. While a building of this height is permitted in the MOP, it should be noted that Figure 8 in section 13.4.8.3.8 of the MOP provides that the taller building is located beyond a mid-rise building on Lakeshore Road East (top image above).

Figure 1.3 AA The DMP proposes that the height of the taller building is transitioned through use of a low-rise podium with ground level retail space that sets back the taller building element from the street. (bottom image above). This will result in less mass along the Lakeshore Road East corridor and a more functional ability to accommodate retail uses with larger floorplates and associated parking.

SPECIFIC AREAS SUBJECT TO HEIGHT STUDY

1.4

1.4 SPECIFIC AREAS SUBJECT TO HEIGHT STUDY

This Study establishes a clear and logical rationale to address only those buildings at Lakeview Village that are subject to a Height Study or that will require an OPA. In accordance with the Terms of Reference, this Study seeks to fundamentally answer the question: "How do the proposed heights ensure the area is developed as a predominantly mid-rise community?" As noted previously, a majority of the building heights in the Lakeview Village DMP are in compliance with those permitted in the Official Plan. The applicability of this Study and the rationale contained herein is limited to the following specific areas:

- A limited number of buildings in the Ogden Green Precinct where additional height from 16 to 25 storeys that may be permitted, subject to a Height Study
- Any buildings with heights greater than 25 storeys in the Waterway District Area, subject to a Height Study
- Key locations where taller buildings between 9 and 15 storeys may be considered
- Locations where buildings exceeding the heights permitted in the Official Plan, as noted above, which may require an Official Plan Amendment to accommodate such additional heights.

Figure 1.4.A The majority of the building heights (buildings shown in white) in the DMP are consistent with those permitted in the MOP. The Height Study has been prepared to demonstrate the appropriateness of additional height only for those buildings that are subject to this Study, as identified above in the Ogden Green Precinct, the Cultural Waterfront Precinct, the Waterway District Area and including strategic locations where heights greater than those permitted in the MOP (buildings shown in orange) and are consistent with and maintain the intent of the MOP, but which require an Official Plan Amendment.

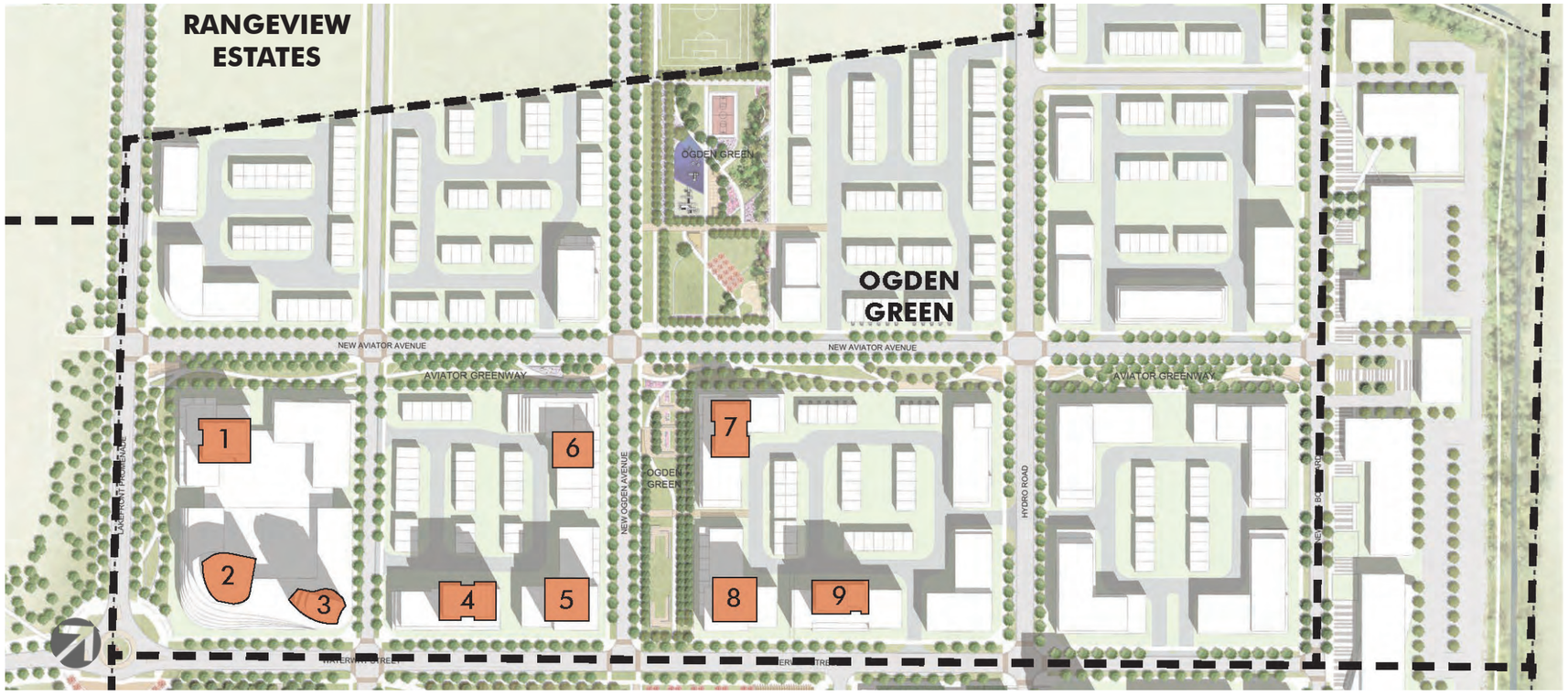


Figure 1.4.B The Ogden Green Precinct includes Buildings 1 through 9 as identified on the map above that are subject to this Study. All buildings shown in white comply with the MOP.

Figure 1.4.C The Ogden Green Precinct includes Buildings 1 through 9 as identified on the map above that are subject to this Study.

Ogden Green Precinct

The majority of building heights within the Ogden Green Precinct at Lakeview Village are 15 storeys or less as defined by the City in the MOP. Overall height considerations provide a logical fit with future development scenarios within adjacent Rangeview Estates precinct lands, by transitioning down in height.

The lowest heights, comprised of predominantly townhouses, are generally located within proximity of the Rangeview Estates Precinct and provides an appropriate transition in scale to the residential neighbourhoods north of Lakeshore Road East. Consistent with the OP policies, a limited number of taller buildings have been carefully located along the future enhanced transit route and framing the linear park space of Ogden Green, Aviator Greenway and Waterway Common. The taller heights form a sculpted transition that act as a natural extension of the height permitted in the Waterway District

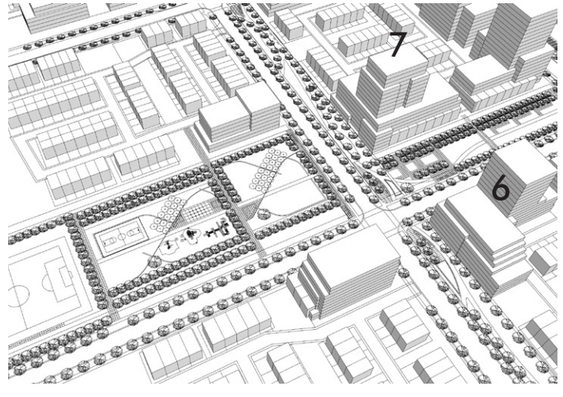


Figure 1.4.D The Ogden Green Precinct includes a range of heights from townhouses, generally located within proximity of the Rangeview Estates Precinct, to a limited number of taller buildings along Ogden Green, Aviator Greenway and Waterway Common.

BUILDINGS 1, 2 AND 3

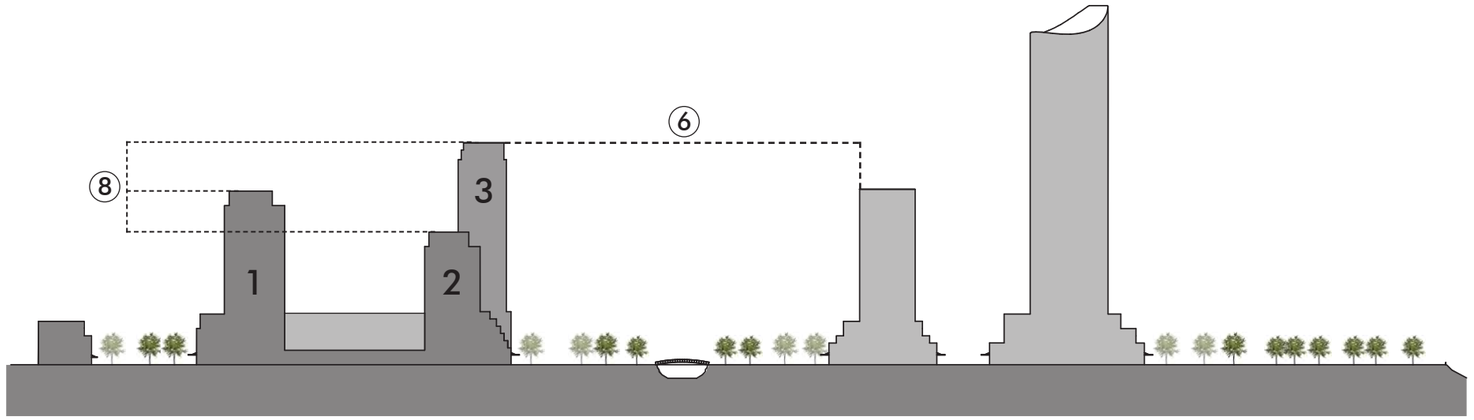
The three buildings contained in the block at northwest corner of Waterway Common which includes Buildings 1, 2 and 3.

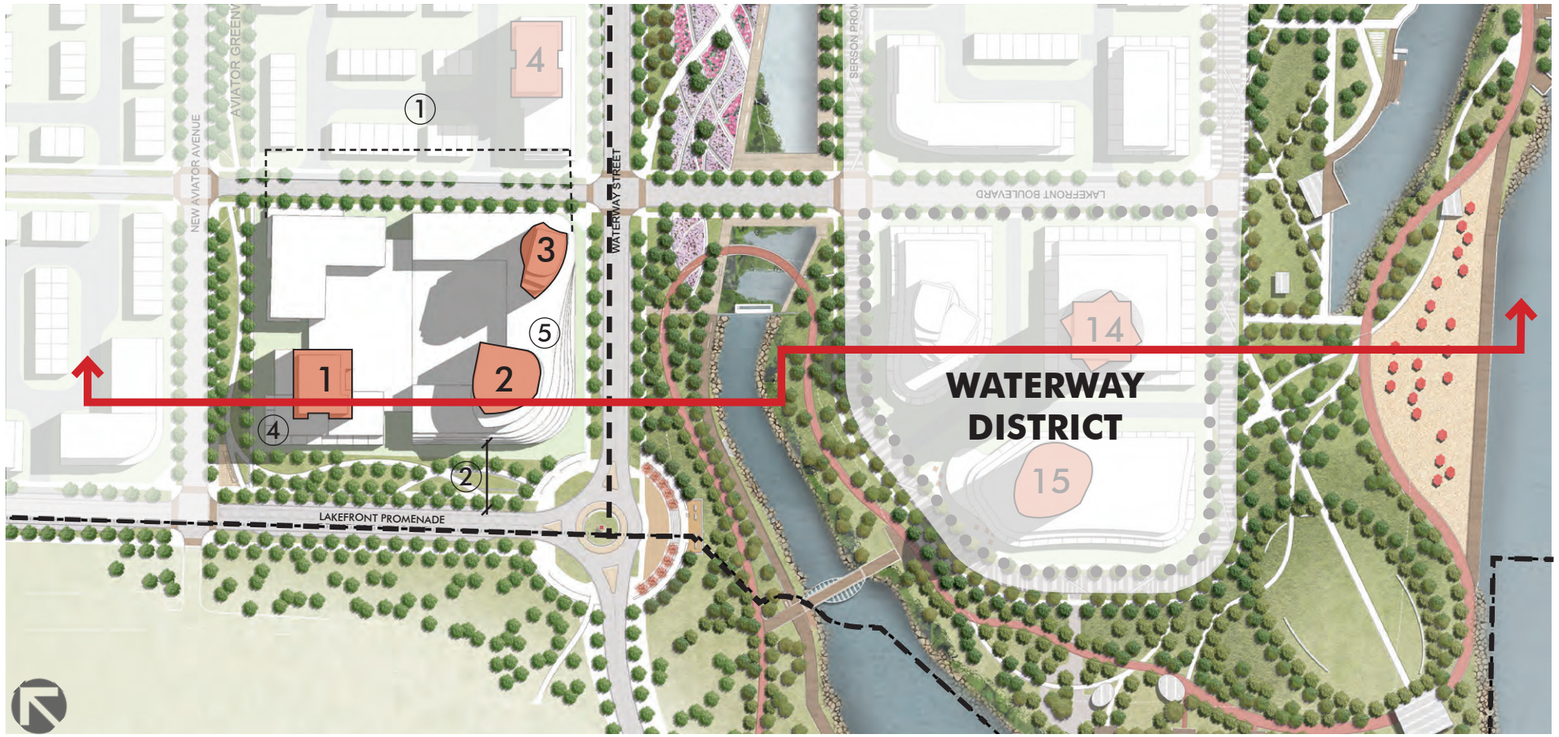
- **Building 1**, located at the northwestern corner of the block, is proposed at 20 to 25 storeys in height.
- **Building 2**, located at the southwestern corner of the block, is proposed at 16 to 20 storeys in height.
- **Building 3**, located at the southeastern corner of the block, is proposed at 30 to 35 storeys in height and will also be subject to an OPA to permit such height.

The additional height on these three buildings in these specific locations achieves the following :

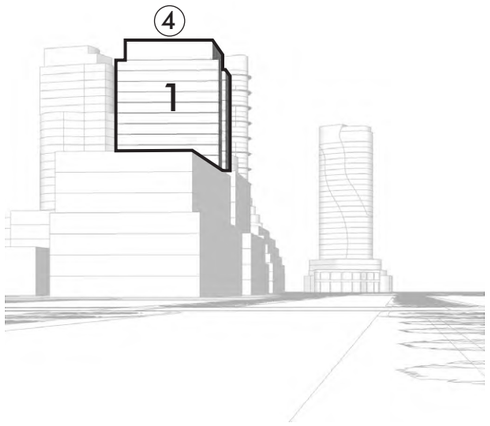
(1) The clustering of height located on the western portion of this site relates to the taller height permitted in the Waterway District and the expansive open space, providing wayfinding landmarks, framing and defining an edge condition and creating a relationship with the amount of open space.

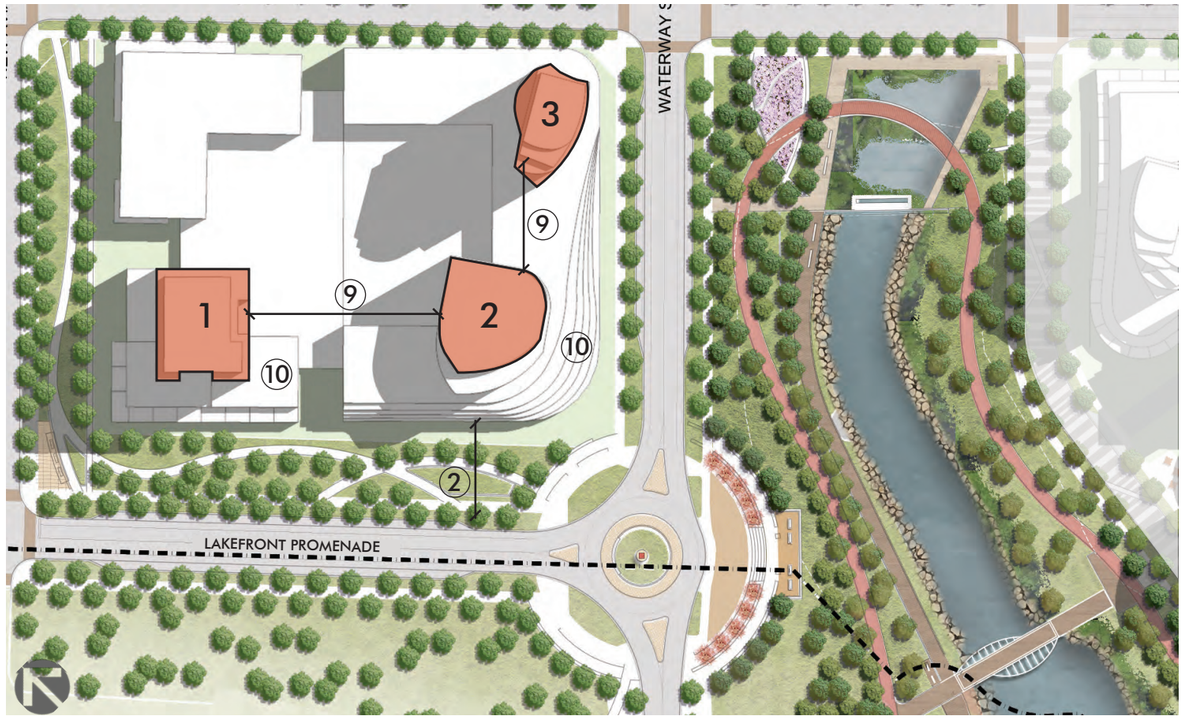
(2) Buildings 1 and 2 are situated adjacent to an expansive open space in the form of a linear park 23 meters wide along the eastern side of Lakefront Promenade and Waterway Common.

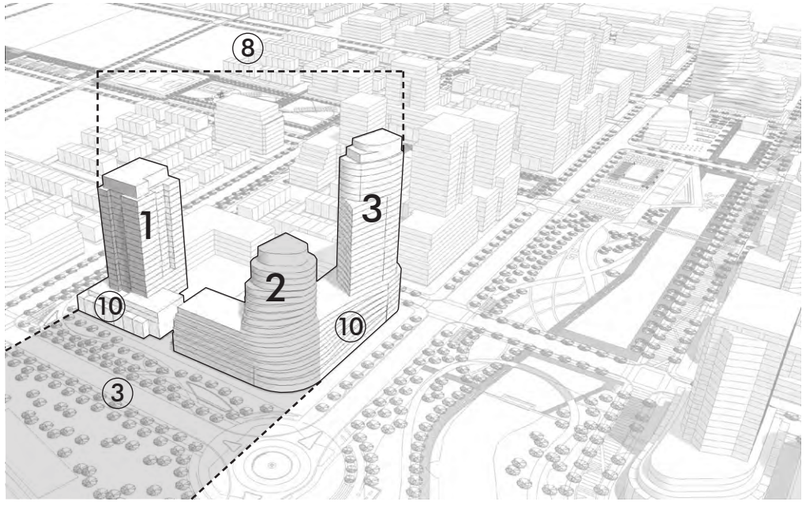


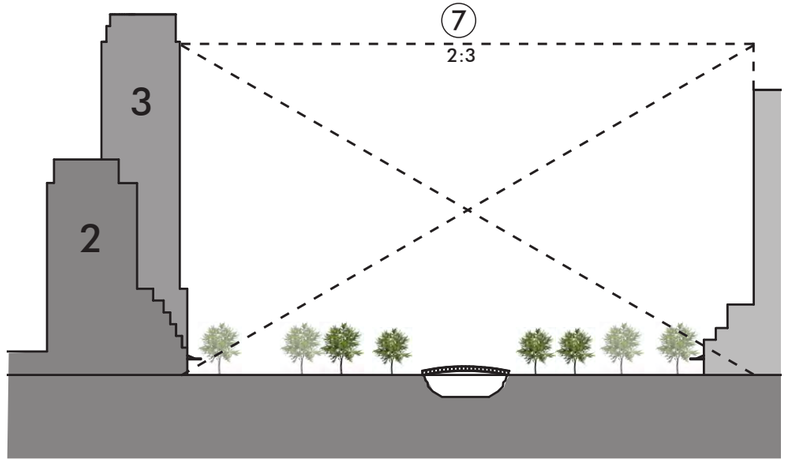


LAKEVIEW COMMUNITY PARTNERS LIMITED









3 Buildings 1 and 2 help compose an intermittent taller wall height along the edge of an expansive open space which frames a sense of enclosure for an outdoor room within the public realm of this public space.

4 The height of Building 1 serves to landmark the gateway to Lakeview Village along Lakefront Promenade.

5 Buildings 2 and 3 act collectively as vertical landmarks that provide a visual linkage between Lakefront Promenade Park and Waterway Common at this important transitional location.

6 Buildings 2 and 3 establish an appropriate transitional scale relationship with the taller heights permitted to the south, across Waterway Common, in the Marina District (Waterway District Area in the MOP).

7 Buildings 2 and 3 collectively contribute to a balanced scale of heights on both sides of Waterway Common which frame the enclosure of an outdoor room with primary east-west vistas.

8 The height, form and massing of these three buildings is three distinctly different from one another and punctuate a diverse skyline.

9 The separation distance between Buildings 1 and 2 is approximately 56 meters. The separation distance between Buildings 2 and 3 is approximately 31 meters which provides for adequate separation for privacy between buildings and visual spacing on the skyline.

10 Each taller building is embedded in a uniquely different block with transitional massing to aid in stepping-down the height and scale. This massing avoids tower shafts with overbearing height when viewed from ground level in the public realm and creates a more interesting roofscape and skyline.

BUILDINGS 4, 5, 8 AND 9

These four buildings are situated along the southern edge of the two central blocks on the north side of Waterway Common flanking both sides of Ogden Green.

- **Buildings 4 and 5**, located on the westerly block, are proposed at 20 to 25 storeys in height.
- **Buildings 8 and 9**, located on the easterly block, are proposed at 20 to 25 storeys in height.

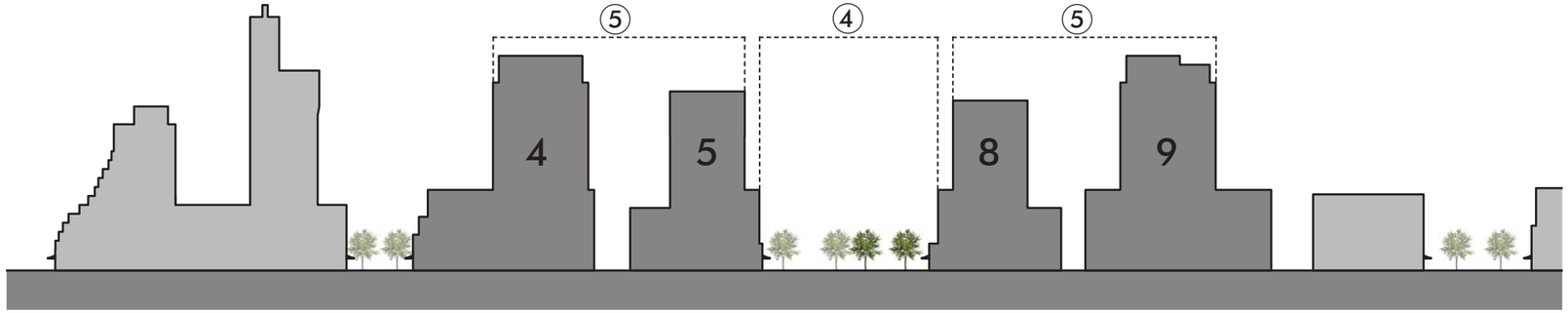
The additional height on these four buildings in these specific locations achieves the following goals:

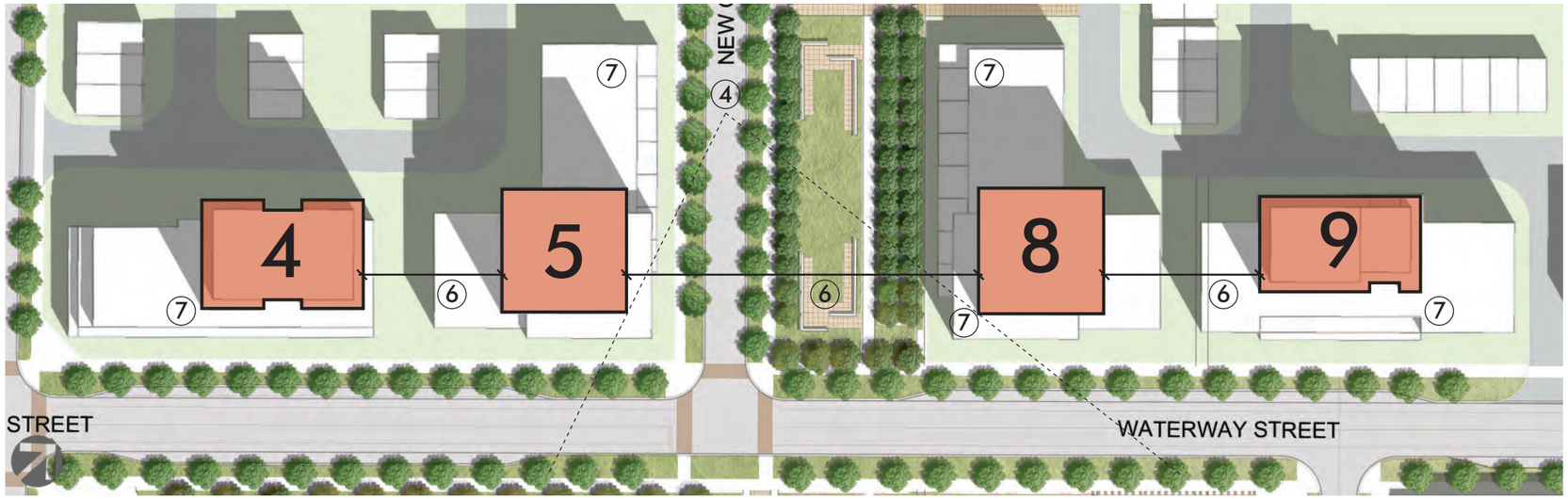
(1) Each building is situated adjacent to Waterway Common and helps compose an intermittent taller wall height along the northern edge of this expansive open space which creates a sense of enclosure for an outdoor room within this public space.

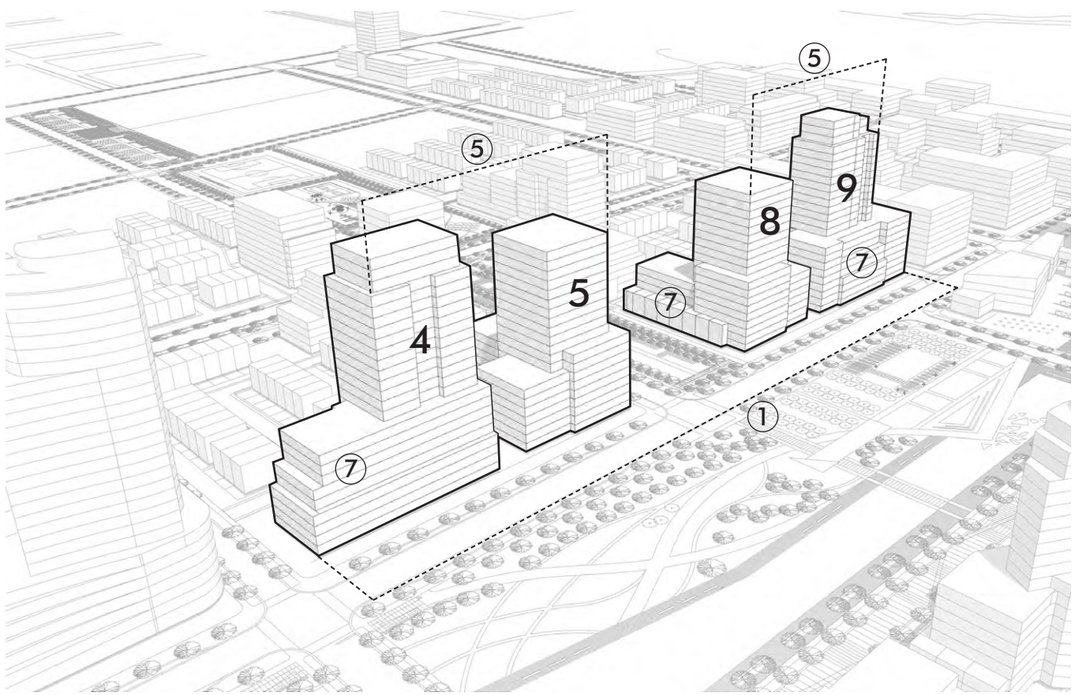
(2) Buildings 5 and 8 are situated on centrally-located corners flanking Ogden Green where they act as landmarks identifying the east-west and north-south interconnection of the blue-green network at the heart of Lakeview Village.

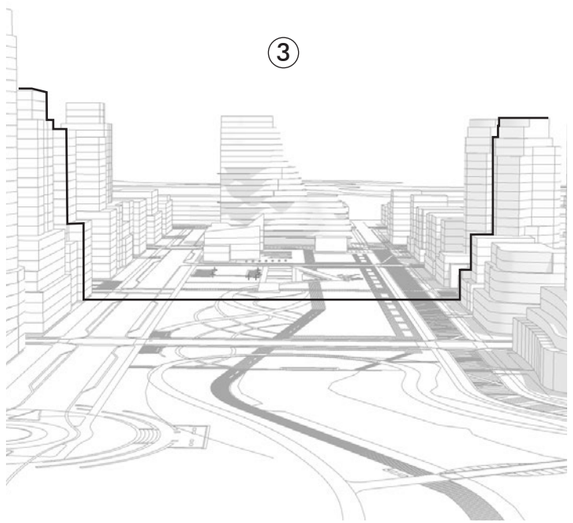
(3) The four buildings balance the height on both sides of Waterway Common which frames a strong sense of enclosure on primary east-west vistas.

(4) Buildings 5 and 8 flank the corners of Ogden Green to frame a southerly vista toward the lake.









(5) The form and massing of these two pairs of buildings is similar, but not symmetrical, shapes and sculpts distinct blocks and massing that contribute to punctuating a diverse skyline.

(6) Along the frontage facing Waterway Common, the east-west separation distances between Buildings 4 and 5 is approximately 32 meters. The separation distance between Buildings 8 and 9 is approximately 31 meters. The separation distance between Buildings 5 and 8 is approximately 70 meters. The rhythm of this spacing incorporates symmetry without being repetitious due to the larger separation distance across Ogden Green between Buildings 5 and 8. The above noted distances provide adequate separation for privacy between buildings and visual spacing on the skyline.

(7) Each taller building is embedded in a uniquely different block with transitional massing to aid in stepping-down the height and scale. This massing avoids tower shafts with overbearing height when viewed from ground level in the public realm and creates a more interesting roofscape and skyline.

BUILDINGS 6 AND 7

These two buildings are situated on the northern side of the blocks containing Buildings 4, 5, 8 and 9, described above, and flanking the corners where Ogden Green and Aviator Greenway intersect.

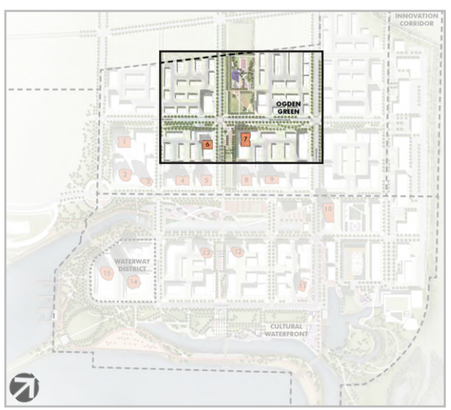
- **Buildings 6**, located just south of the northwestern corner of the westerly block, is proposed at 16 to 20 storeys in height.
- **Building 7**, located at the northeastern corner of the easterly block, is proposed at 16 to 20 storeys in height.

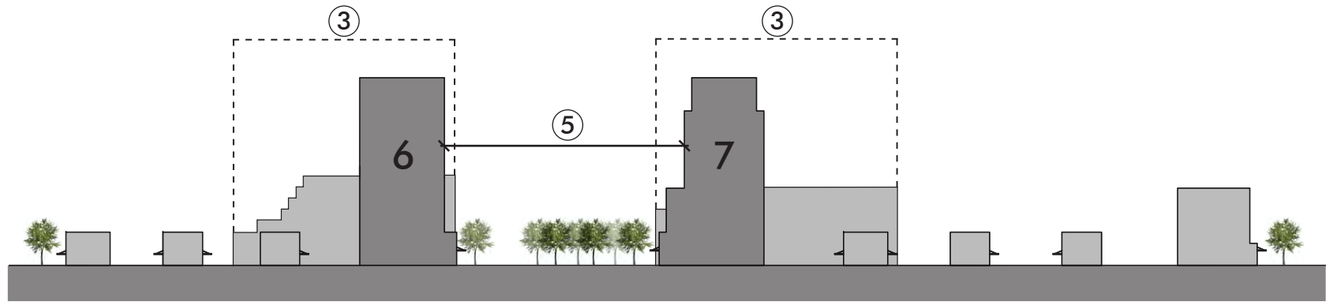
The additional height on these two buildings in these specific locations achieves the following goals:

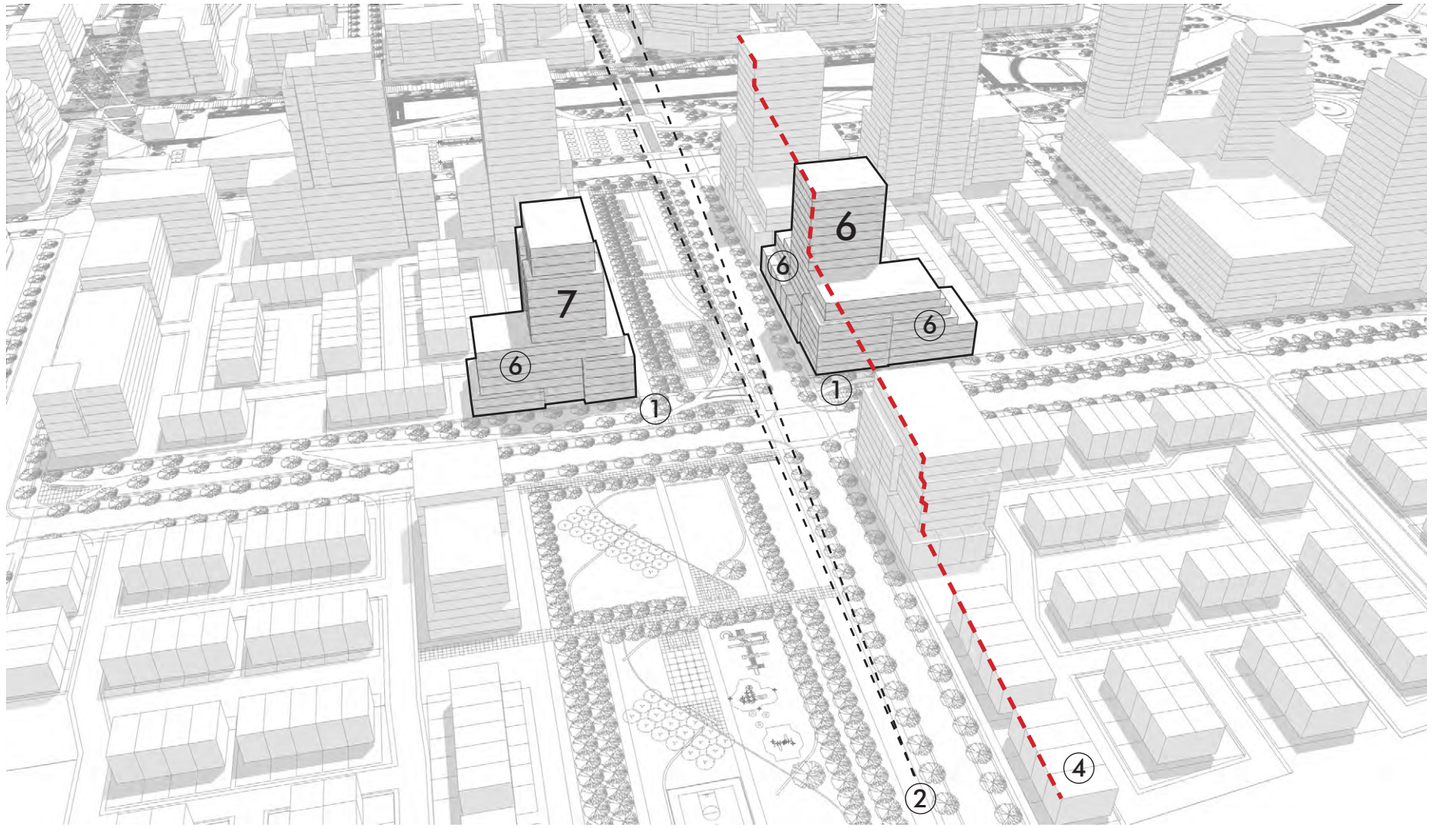
(1) The two buildings asymmetrically flank the intersection of Ogden Green and Aviator Greenway where they act as landmarks identifying the east-west and north-south interconnection of two linear parks.

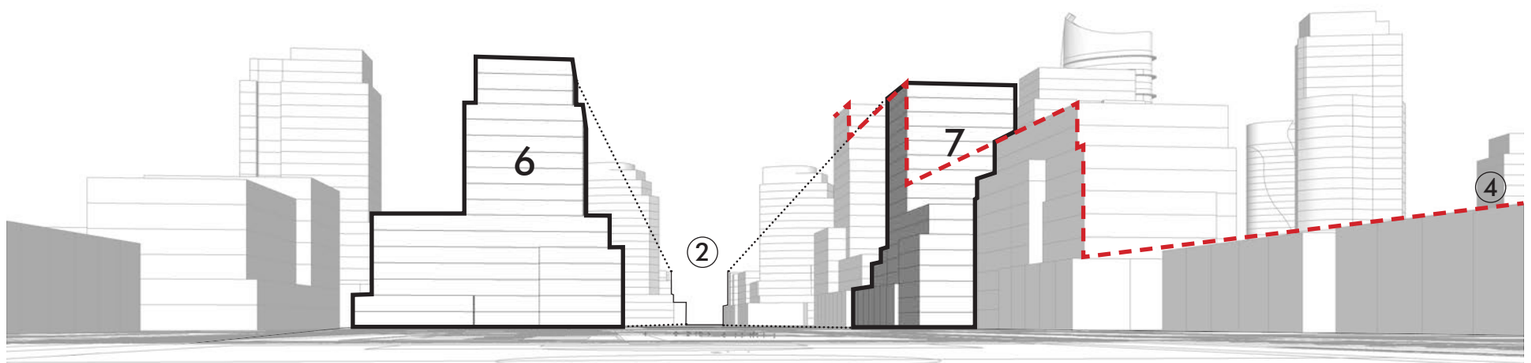
(2) These two buildings work in conjunction to frame a primary southerly vista toward the lake from the northern portion of Lakeview Village and from the Rangeview Precinct to the north.

(3) The location in relation to the corner, form and massing of this pair of buildings is distinctly different, shaping and sculpting distinct blocks and massing that contribute to punctuating a diverse skyline.









4. Create an appropriate transitional scale (highlighted in red dashed line) from the taller heights to the south to the predominant low-rise scale to the north around Ogden Green and the Rangeview Precinct to the north.

5. Along the frontage of Aviator Greenway and across Ogden Green, the east-west separation distances between Buildings 6 and 7 is approximately 66 meters. This distance provides adequate separation for privacy between buildings and visual spacing on the skyline.

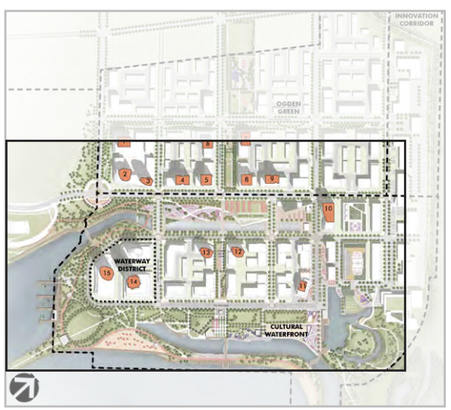
6. Each taller building is embedded in a uniquely different block with transitional massing to aid in stepping-down the height and scale. This massing avoids tower shafts with overbearing height when viewed from ground level in the public realm and creates a more interesting roofscape and skyline.

CULTURAL WATERFRONT PRECINCT AND WATERWAY DISTRICT AREA (MARINA DISTRICT)

The majority of building heights within the Cultural Waterfront Precinct are eight storeys or less closest to the lakefront except for a specially designated Waterway District Area (known as the Marina District in the Lakeview Village DMP) which includes the tallest buildings as defined by the City in the MOP.

The Waterway District Area is recognized by the City as the area to have the tallest buildings, with a 25-storey limit and additional height subject to a height study. To mitigate negative impacts from shadows, wind and thermal conditions if the permissible height in the Waterway District was maximized, the DMP proposes limiting height buildings in this area (Buildings 14 and 15) and repositioning taller buildings to more environmentally accommodating locations within the Cultural Waterfront Precinct. The tallest buildings are intended to be the iconic landmark buildings at Lakeview Village and are adequately separated from existing residential communities with a distance of approximately 630 to 740 meters.

Overall height considerations provide a logical fit with the Ogden Green Precinct, which locates its tallest buildings on the opposite side of Waterway Common. The range of heights proposed mimic comparable developments in other Major Node locations which includes mid-rise buildings which provide a block edge framing the majority of residential blocks and the cultural and commercial uses in Lakeview



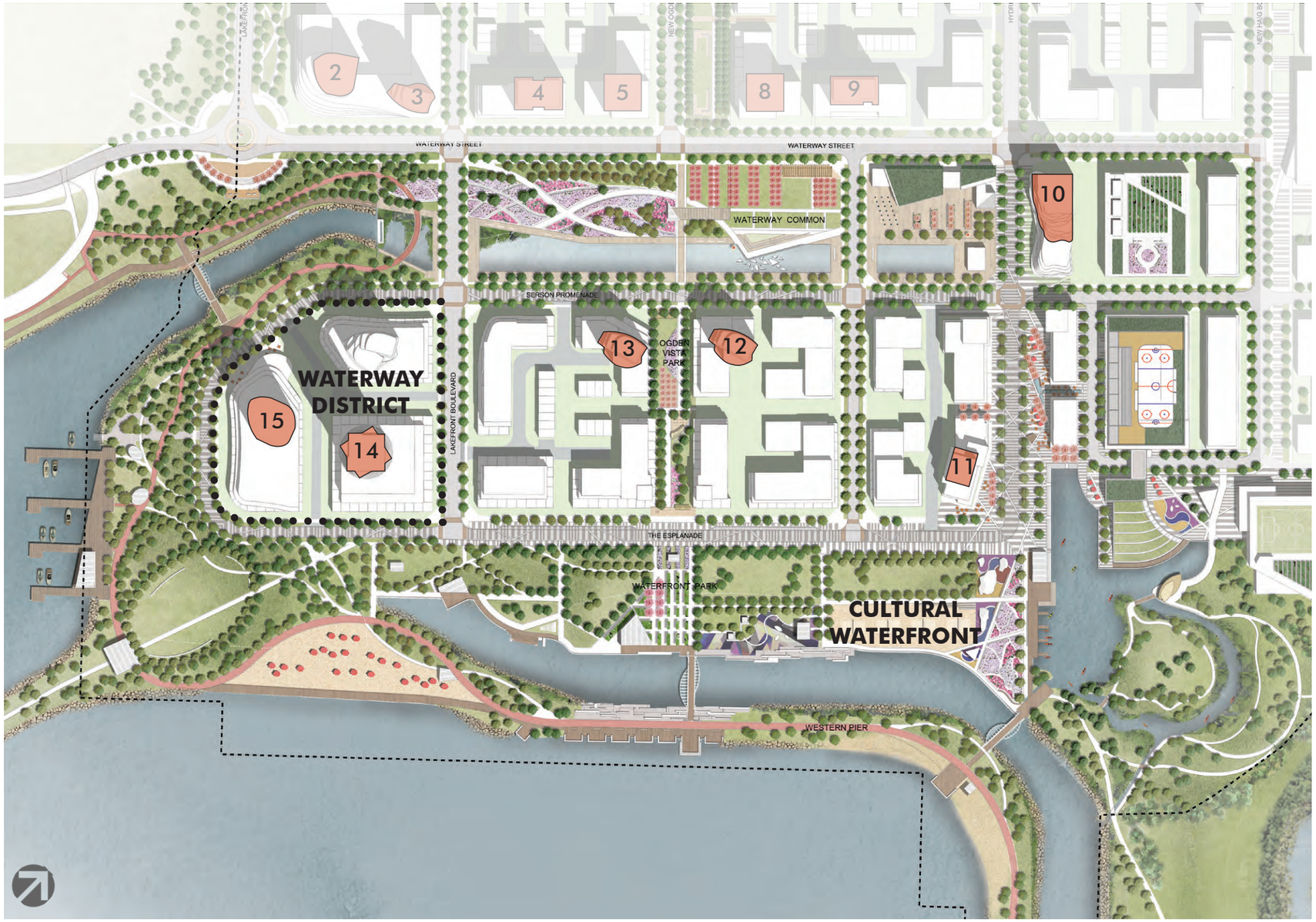


Figure 1.4.E To mitigate negative impacts from shadows, wind and thermal conditions, the DMP proposes limiting taller buildings in the Waterway District (Buildings 14 and 15) and repositioning the taller buildings to more environmentally accommodating locations within the Cultural Waterfront Precinct (Buildings 10-13). All buildings shown in white comply with the MOP.

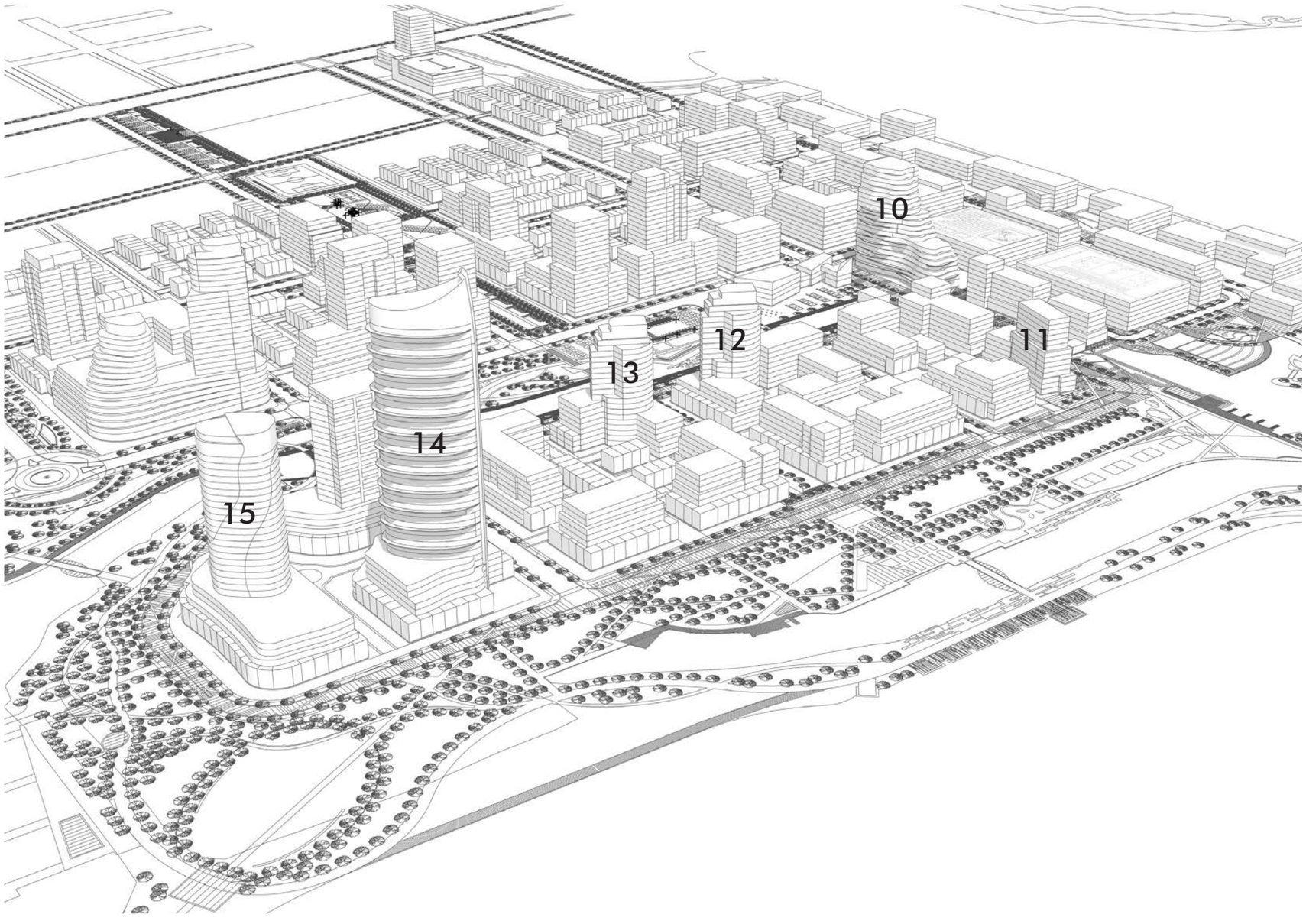


Figure 1.4.F To mitigate negative impacts from shadows, wind and thermal conditions, the DMP proposes limiting taller buildings in the Waterway District (Buildings 14 and 15) and repositioning taller buildings to more environmentally accommodating locations within the Cultural Waterfront Precinct (Buildings 10-13).

Square. The lowest heights, are comprised of podiums and townhouses, generally located within interior blocks, pedestrian mews and courtyards within blocks. There are also unique low-rise structures housing cultural facilities and public parking within Lakeview Square as well as single-story kiosks and other seasonal pop-up structures located in Lakeview Square, Channelside Park and Inspiration Point.

At this point, the DMP remains under the full height potential of the MOP policies, proposing only two buildings taller than 25 storeys in the Marina District (Buildings 14 and 15). If the MOP height policies were maximized, the Marina District could physically and dimensionally accommodate five taller buildings with proper separation, of which several could exceed 25 storeys, subject to a Height Study. However, in response to initial wind, thermal and shadow analysis indicated that taking greater advantage of the taller heights permitted in the Waterway District (Marina District) would potentially create negative impacts from shadows, wind and thermal conditions at the pedestrian scale in the public realm along the waterfront and within Waterway Common.

To address this conflict between policy and environmental impacts, the DMP proposes repositioning taller buildings to more environmentally accommodating locations within the Cultural Waterfront Precinct. These alternative locations (Buildings 11, 12 and 13) allow for superior mitigation of impacts from wind and thermal conditions at the pedestrian scale, and control of shadows on public space. This will promote wind, thermal and sunlight comfort for users of the public realm, thus providing compelling public benefits justifying such relocation and repositioning of height to specific alternate locations within the Cultural Waterfront Precinct and will also be subject to an OPA to permit such height.

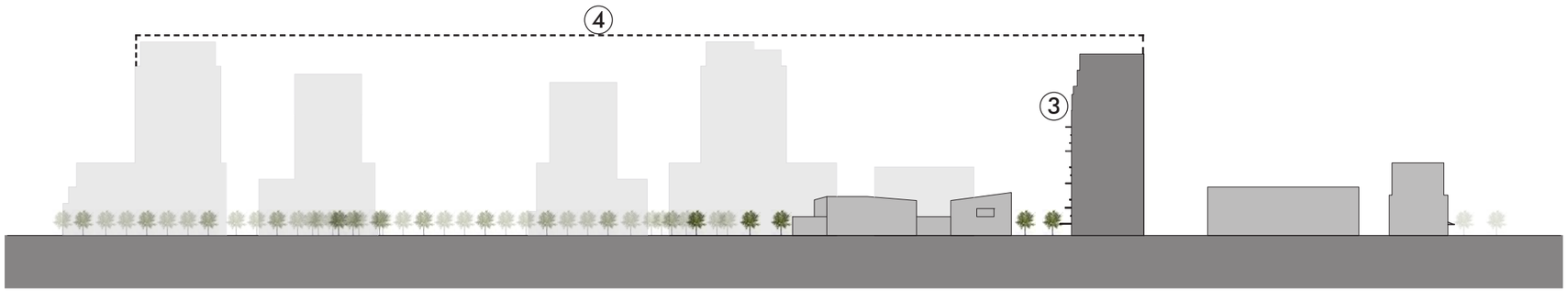
BUILDING 10

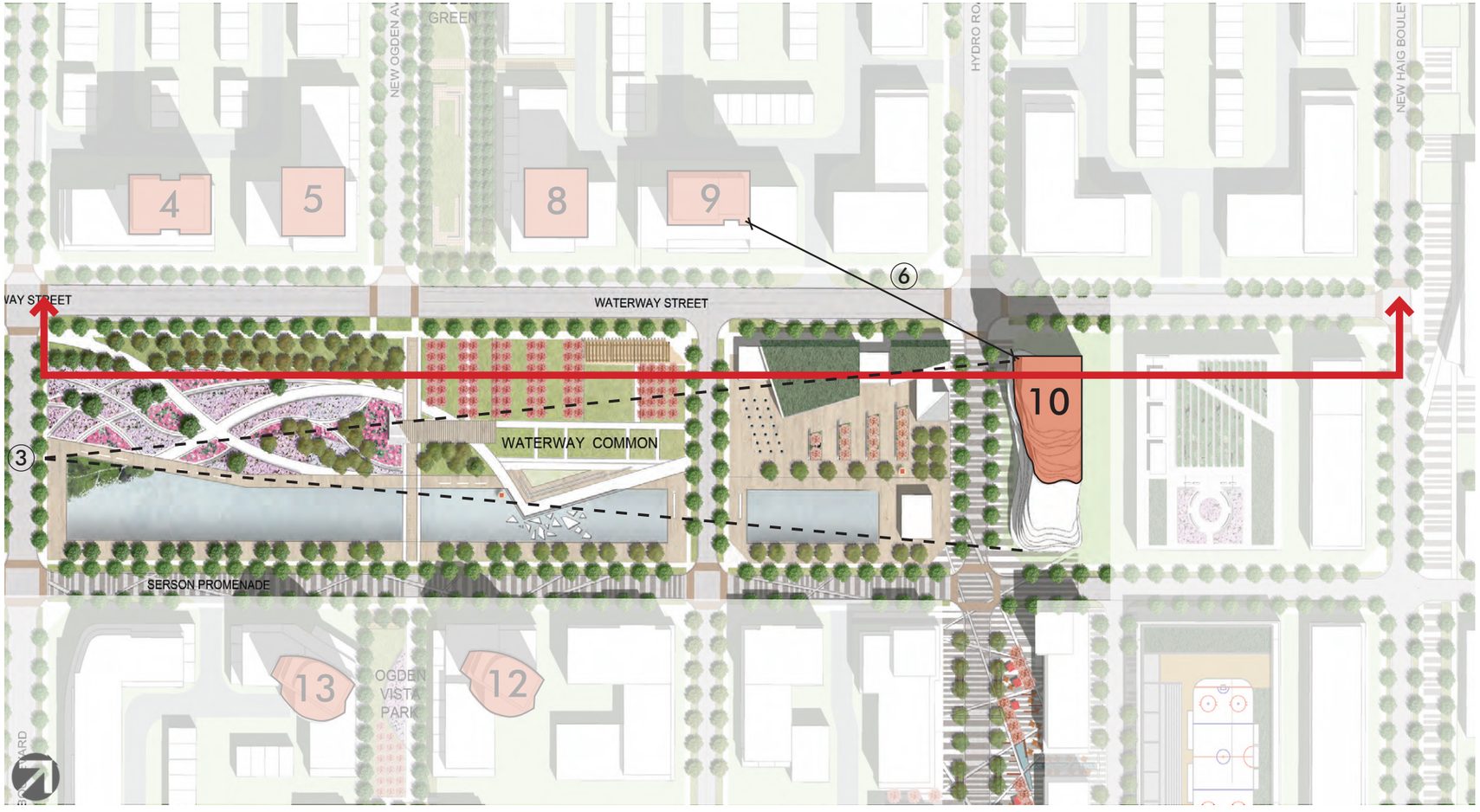
This building is situated on the eastern end of Waterway Common where it intersects with the northern side of Lakeview Square.

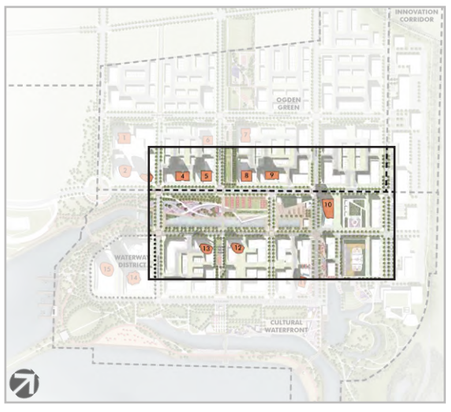
- **Building 10**, consists of a lower portion on the south, stepping to a taller portion on the north proposed at 20 to 25 storeys in height and will also be subject to an OPA to permit such height.

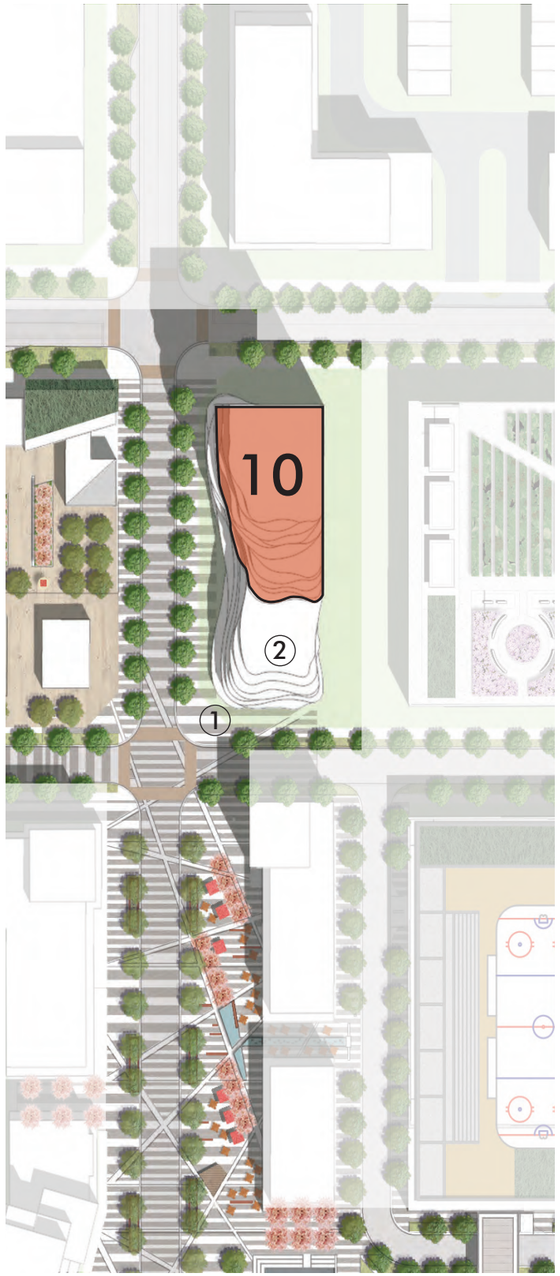
The additional height on this building in this specific location achieves the following goals:

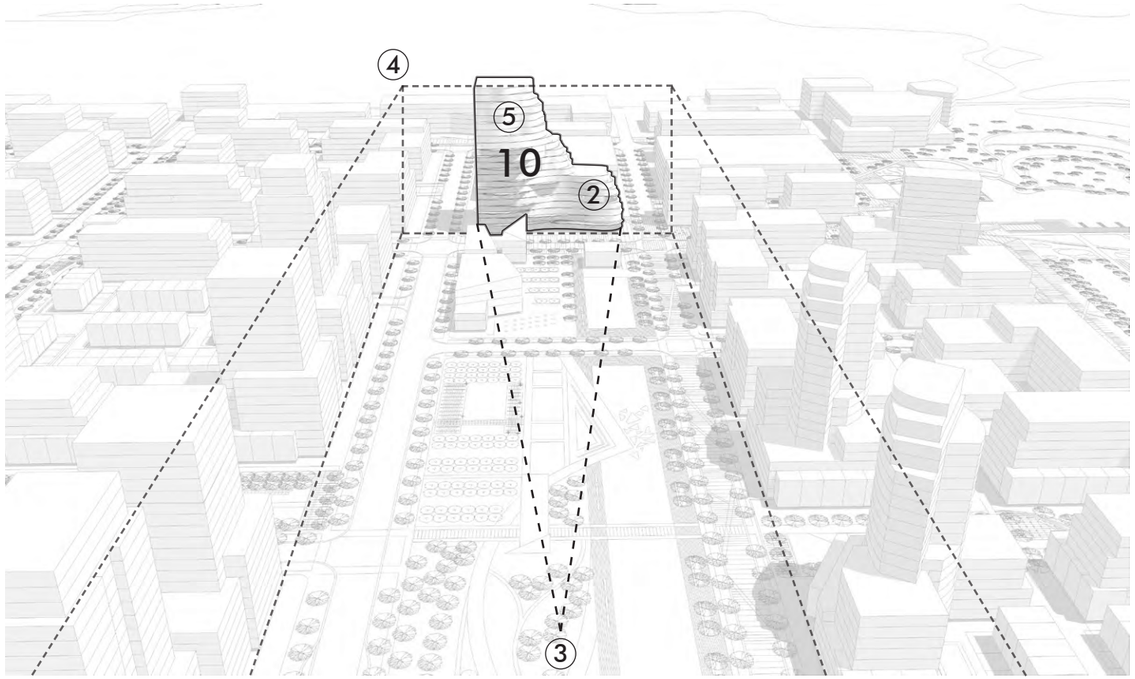
1. The building provides an appropriate transitional scale from the lower building heights surrounding Lakeview Square to the south to the intermittent taller wall height surrounding the edges of Waterway Common.
2. The taller portion of the building has been sculpted to progressively step down to a lower scale transitional massing. This avoids the appearance of overbearing height when viewed from ground level in Lakeview Square.
3. The progressive stepping-down of this building establishes a unique massing and skyline profile without a pronounced tower shaft that dramatically terminates the eastern vista within Waterway Common, establishing a backdrop to both cultural and commercial uses.

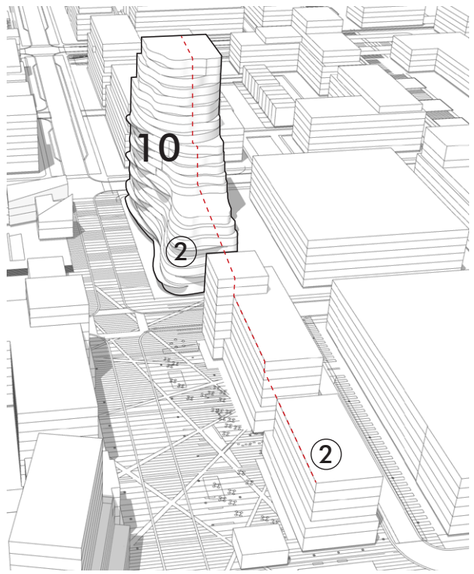


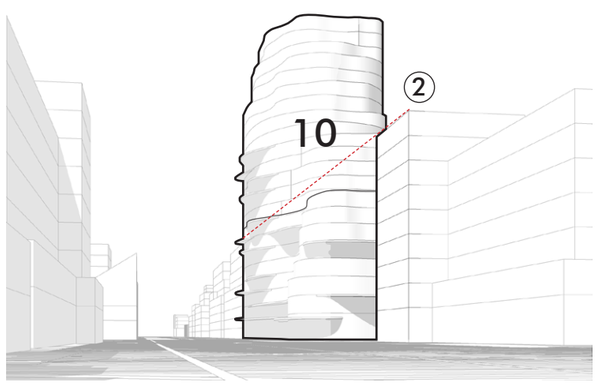












4. Contributes to the intermittent taller wall height enclosing three sides of Waterway Common by framing a strong sense of enclosure at the inland end of this expansive outdoor room.
5. The unique form and massing of this buildings shapes and sculpts a distinct block and massing that contributes to punctuating a diverse skyline at Lakeview Village.
6. Building 10 is adequately separated from by approximately 112 meters from the closest tall building (Building 9).

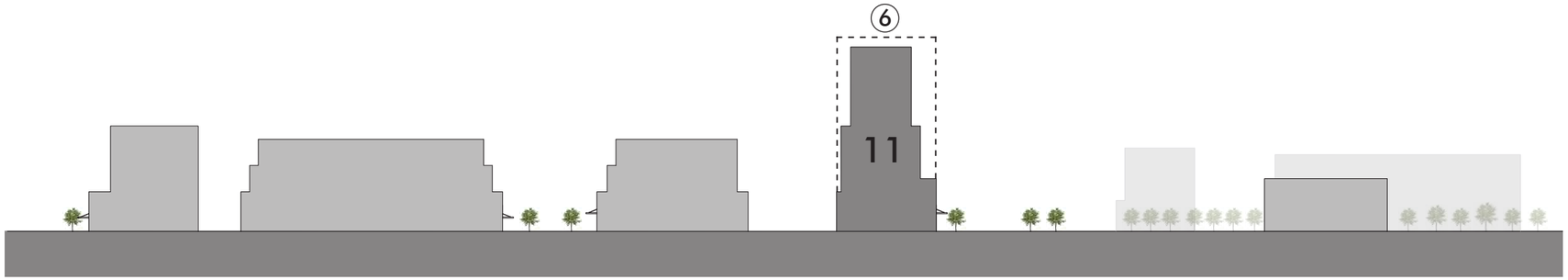
BUILDING 11

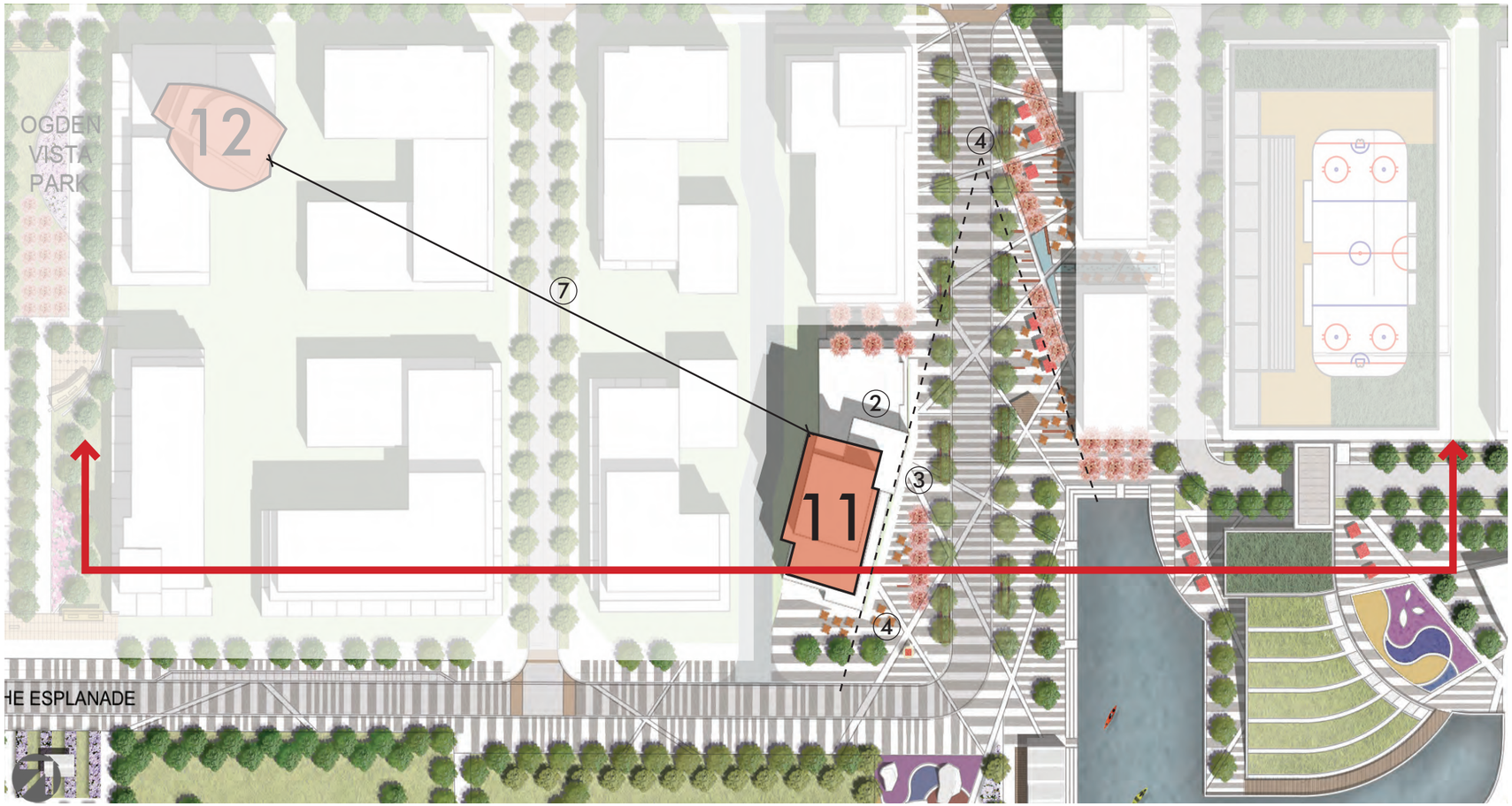
This building is situated on the southeastern corner of Lakeview Square where it transitions to Inspiration Point.

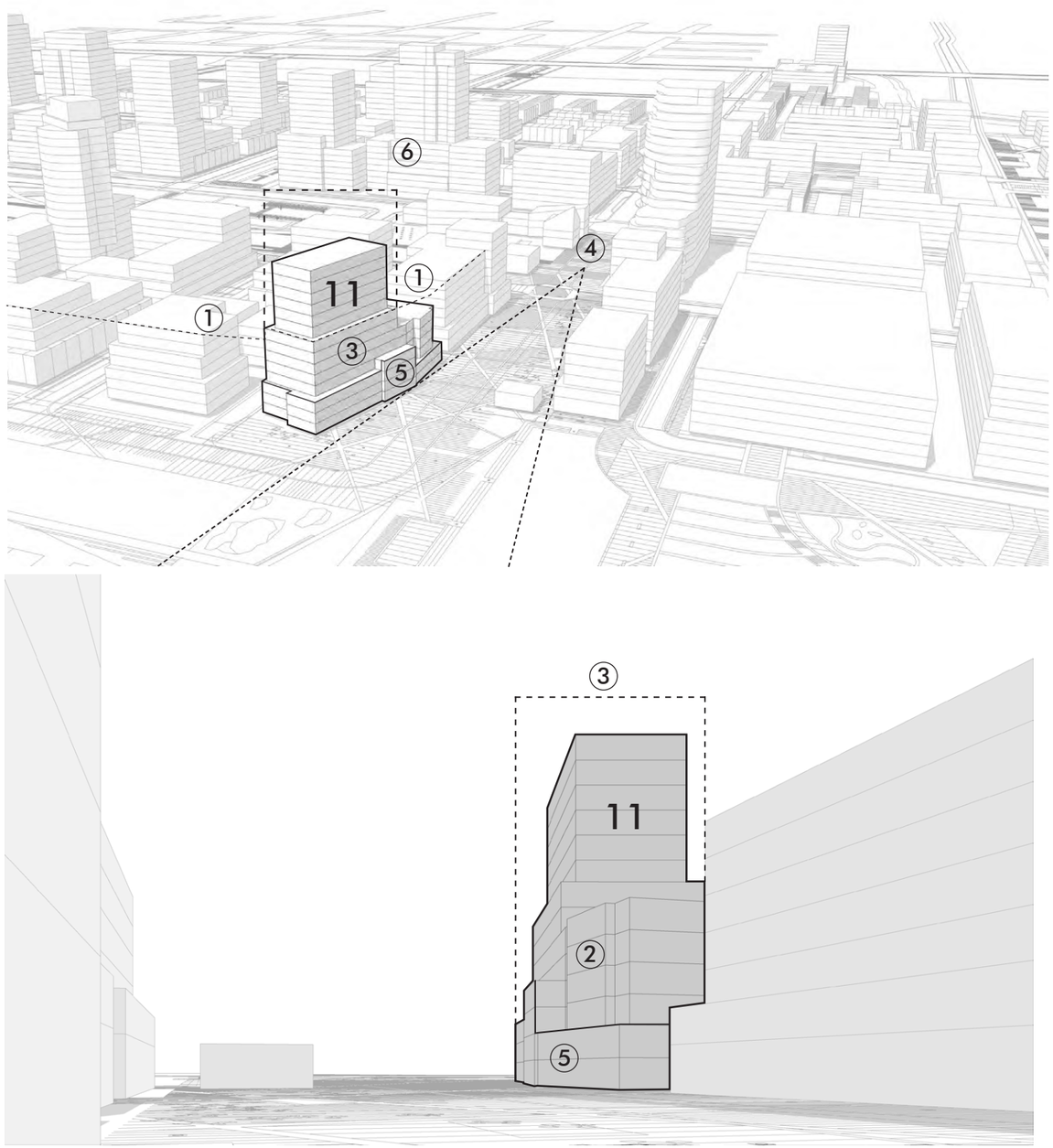
- **Buildings 11**, consists of a lower portion on the north fronting on Lakeview Square, stepping to a taller portion on the south proposed at 15 to 20 storeys in height and will also be subject to an OPA to permit such height.

The additional height on this building in this specific location achieves the following goals:

1. The building provides an appropriate transitional scale from the lower building heights surrounding Lakeview Square to the public realm along the waterfront in Inspiration Point.
2. The taller portion of the building has been sculpted to progressively steps down to lower scale transitional massing. This avoids the appearance of overbearing height when viewed from ground level in Lakeview Square.
3. This building acts as a backdrop framing both cultural and commercial uses in Lakeview Square. The building steps-up vertically to use additional height to symbolically landmark that the public has arrived at the lake and access to the western pier.







4 The building is oriented with a splay to the west to increase the aperture of the vista to the lake from Lakeview Square and accentuate its transitional location that connects Lakeview Square to the waterfront. By siting this taller building on a splay, the additional height will not affect more distant views.

5 The building is articulated with a low-rise storefront base that transitions the tighter enclosure of Lakeview Square toward the expansive public realm of the recreation pond, the Channelside promenade and the western pier.

6 The unique form and massing of this buildings shapes and sculpts a distinct block and massing that contributes to punctuating a diverse skyline at Lakeview Village.

7 Building 11 is adequately separated from by approximately 145 meters from the closest tall buildings (Building 12).

BUILDINGS 12 AND 13

This pair of buildings are situated along the south side of Waterway Common flanking both sides of Ogden Vista Park.

- **Building 12**, located on the easterly block, is proposed at 20 to 25 storeys in height.
- **Building 13**, located on the westerly block, is proposed at 20 to 25 storeys in height.

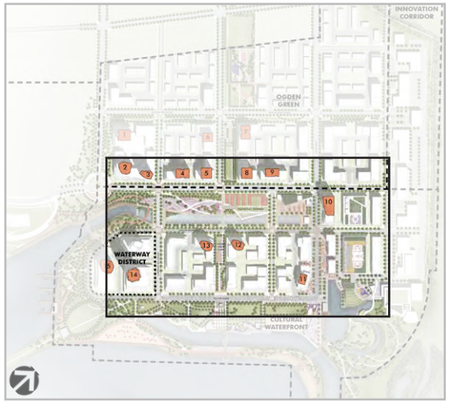
The additional height on these two buildings in these specific locations achieves the following goals:

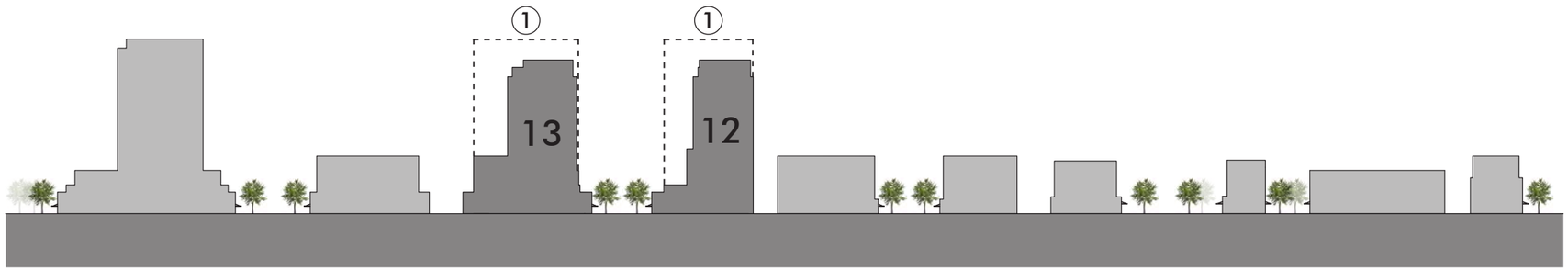
(1) This pair of buildings is situated adjacent to Waterway Common and helps compose an intermittent taller wall height along the southern edge of this expansive open space which creates a sense of enclosure for an outdoor room within this public space.

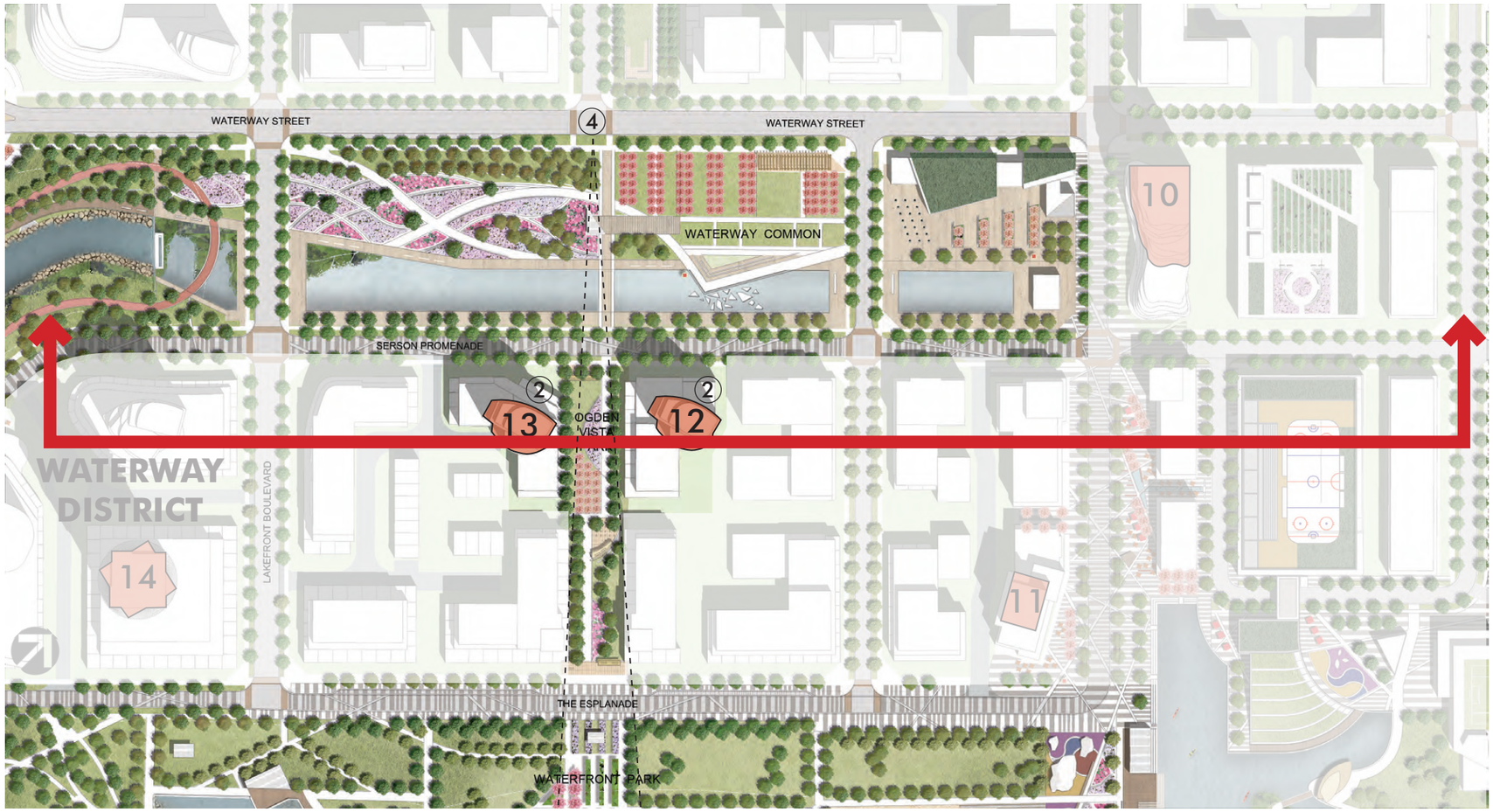
(2) The buildings are situated on centrally-located corners flanking Ogden Vista Park where they act as landmarks identifying the east-west and north-south interconnection of the blue-green network at the heart of Lakeview Village.

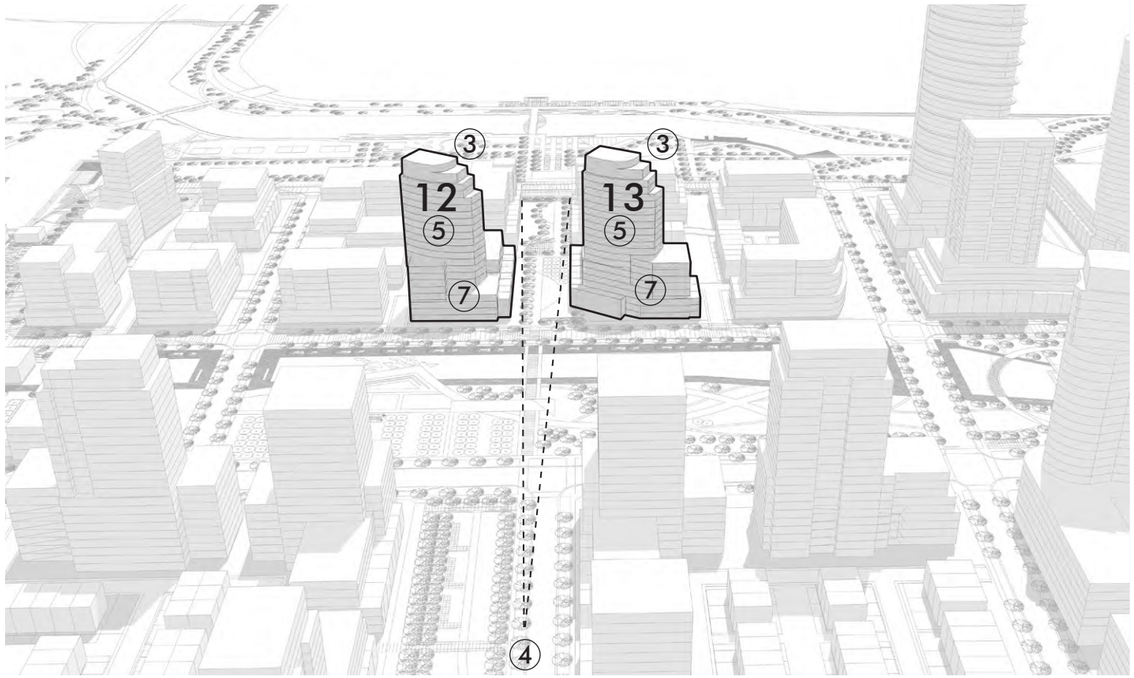
(3) The buildings collectively contribute to a balanced proportion of transitional height on both sides of Waterway Common which frames primary east-west vistas and a southerly vista toward the lake.

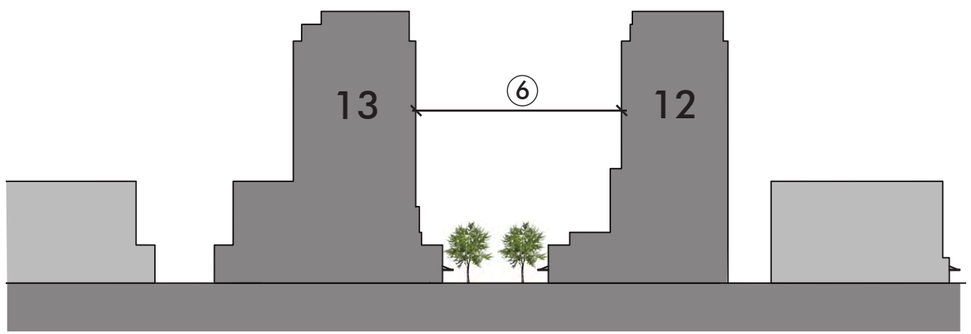
(4) The height of this pair of buildings will landmark the aperture of the south-facing lake vista making this view corridor more apparent further to the











north along the extension of Ogden Avenue, thus providing the long-term benefit of enhancing public visibility and accessibility to the lake from Rangeview Estate and the existing residential neighborhoods north of Lakeshore Boulevard.

(5) The form and massing of this pair of buildings is composed to be similar, but not symmetrical. The shaft of the taller portion of the buildings is sculpted as a pair of towers that are set on a slight angle based on prevailing winds which results in the shafts of the buildings facing at the same angle that diversifies the skyline with a unique profile by a pair of towers that do not mirror one another.

(6) Along the frontage facing Waterway Common, the east-west separation distances between Buildings 12 and 13 is approximately 42 meters which provides adequate separation for privacy between buildings and visual spacing on the skyline.

(7) Each building is embedded in a distinct block with unique corner massing that further differentiates the lower scale transitional massing to aid in stepping-down the height and scale to the Ogden Vista Park. Mid-rise step-backs set the shafts and any shadows further back from the southern edge of Waterway Common. This massing avoids tower shafts with overbearing height when viewed from ground level in the public realm and creates a more interesting roofscape and skyline.

BUILDINGS 14 AND 15

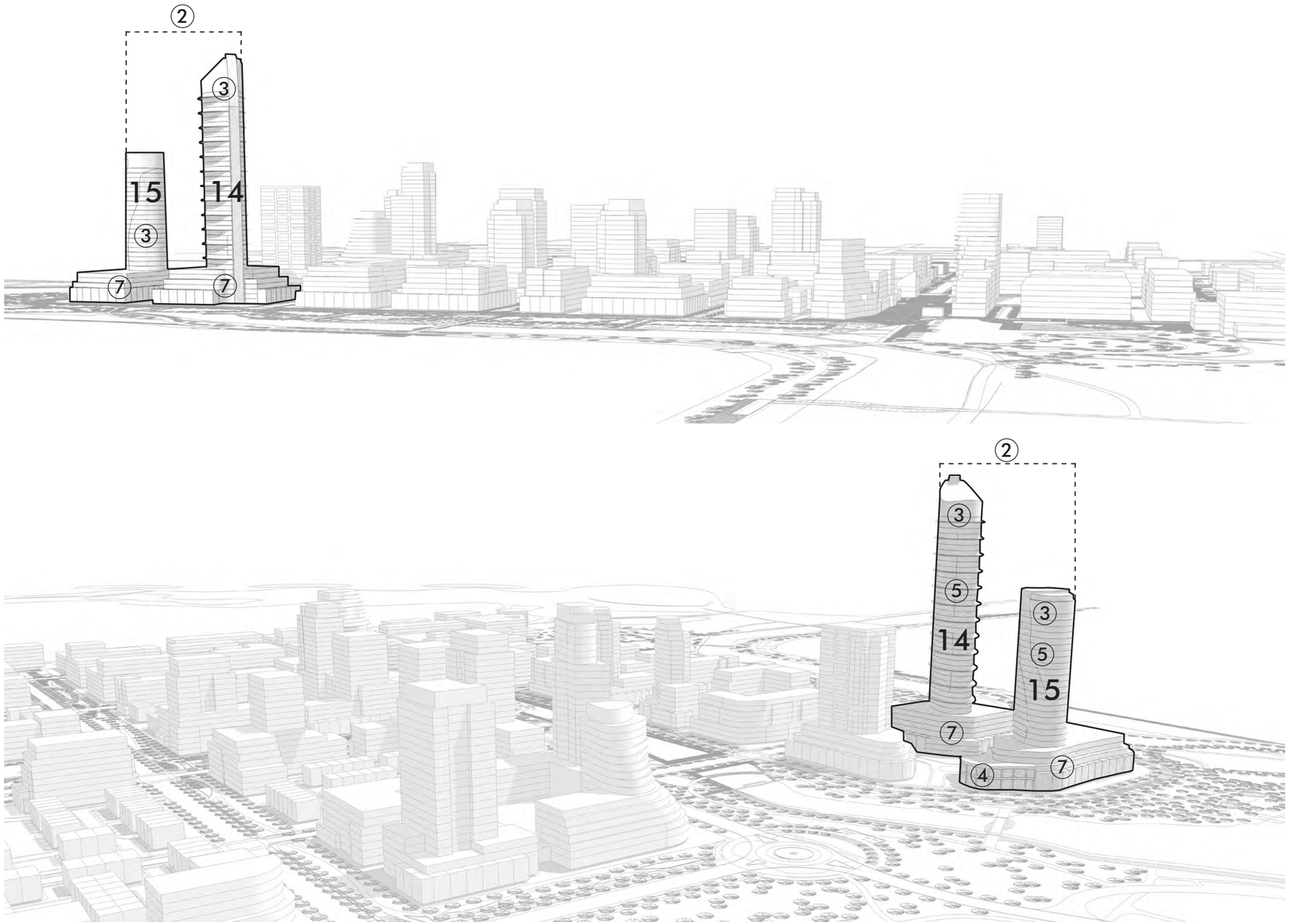
This pair of buildings are situated along the south side of the Marina District adjacent to the channel to the south and the marina to the west.

- **Building 14**, located on the southerly block, is proposed at 45 to 49 storeys in height.
- **Building 15**, located on the westerly block, is proposed at 30 to 35 storeys in height.

The additional height on these two buildings in these specific locations achieves the following goals:

(1) This pair of buildings is situated in relationship to the expansiveness of the lakefront at the channel and marina where they act as landmarks identifying the westernmost portion of Lakeview Village that is wrapped by water.

(2) The height of these buildings will landmark the aperture of the south-facing lake vista on the Lakefront Promenade view corridor. These buildings are staggered with the tallest building further from the public view corridor. Vertical landmarks at this key location will signify the water's edge further to the north, thus providing the long-term benefit of enhancing public visibility and accessibility to the lake from Rangeview Estate and the existing residential neighborhoods north of Lakeshore Boulevard.



(3) The form and massing of this pair of buildings is composed to be varied. The tallest building (Building 14) has the potential to be designed as a landmark with the possibility for a publicly-accessible café or restaurant located on an upper floor offering unparalleled views of the lake for Mississauga's citizens and visitors.

(4) The north and west facing base of Building 15 is targeted for a ground floor café which will acts as a gateway feature for those arriving to the round-about on Lakefront Promenade and offering marina views to the west.

(5) The shafts of both towers are set on a slight angle based on prevailing winds which results in the shafts of the buildings facing at the similar angles.

(6) The east-west separation distances between Buildings 14 and 15 is approximately 44 meters which provides adequate separation for privacy between buildings and visual spacing on the skyline.

(7) Each of these buildings is embedded in a distinct block with unique warp-around massing that further differentiates the lower scale transitional massing to aid in stepping-down the height and scale to the public realm of Channelside Park, the marina and the western edge of Waterway Common. This massing avoids tower shafts with overbearing height when viewed from ground level in the public realm and creates a more interesting roofscape and skyline.

NEXT STEPS

1.5

1.5 NEXT STEPS

A key element in the next phase of the Lakeview Village design process is the selection of qualified architects. LVCP prepared an architectural services RFEOI, then selected a short-list and recently conducted interviews to establish a final group of architects to be considered for the roles of Lead Master Plan Architect, as well as architects for districts and individual buildings. Several architects are under consideration for the role of Lead Master Plan Architect which will be selected in early 2019.

MASTER PLAN REFINEMENT PROCESS AND WORKSHOPS

The Lead Master Plan Architect and will serve an integral role in studying refinements of the overall master plan, district and block plans, and individual buildings for the initial phases of development. Once the lead master plan architect is selected, LVCP will engage with the city to address Goal 19. Of the Terms of Reference for this Height Study which states, "Incorporate public and staff engagement (e.g. charrettes) to educate and explain rationale and appropriateness of proposed building heights."

LVCP intends to have the Lead Master Plan Architect facilitate a collaborative master plan refinement process interacting with other members of the Lakeview Village project team, city staff and the community. As part of this master plan refinement process, LVCP intends to host workshops with staff and the public during which a range of design issues, including height, will be addressed within the context of the overall master plan. A goal of the workshops will be to provide research, analysis and three-dimensional design studies to help educate and explain the rationale and appropriateness of proposed taller height buildings that are subject to this Study.

DESIGN GUIDELINES PROCESS

Following the master plan refinement process, LVCP intends to have the Lead Master Plan Architect develop more detailed illustrated criteria in the form of design guidelines. The design guidelines will be utilized for evaluating building design on a range of design issues from architectural excellence to avoiding sameness. The design guidelines will address in greater detail the following two Goals of the Terms of Reference for this Height Study:

- Goal 7, which states, "Identify criteria for evaluating building design (e.g. architectural excellence, form typology, roof form, etc.)." and
- Goal 18, which states, "Identify building sameness and what criteria should be introduced to the master plan to ensure this does not occur (in terms of height and architecture)."

The collaborative master plan refinement process will be used to provide creative input to the Lead Master Plan Architect id developing design criteria for the design guidelines. This design criteria will outline a framework for how Lakeview Village can achieve a high level of design quality for the entire community and each of its districts by addressing themes of coherence and continuity balanced with diversity and complexity.

The design guidelines will provide criteria addressing the following:

- Overall master plan design elements
- District, corridor, neighborhood, block and public space design elements
- Building typologies for kiosks, low-rise/ townhouses, mid-rise and taller buildings
- Criteria for landmark and signature buildings and taller buildings subject to this Study
- Primary, corner, mid-block and background buildings
- Base and ground floor design including pedestrian scale and orientation
- Façade and fenestration design including datums, expression lines and articulation
- Cap, cornice and roof form design
- Material and color palettes for districts, neighborhoods and blocks

CASE STUDIES

1.6

1.6 CASE STUDIES

In accordance with Goal 4 of the Terms of Reference, this Study has incorporated several case studies for waterfront sites with similar scale and context to establish applicable lessons learned. The challenge is identifying sites that have both similar scale and context when considered within the vision established by the City for this Major Node.

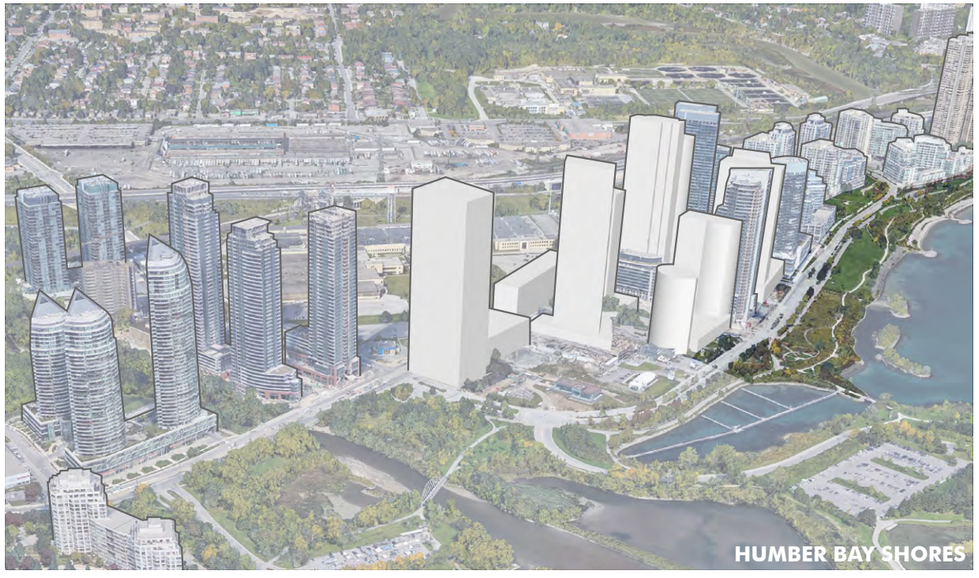
In order to allow the case studies to establish applicable lessons learned, this Study identified several examples that range from local to international and used the principles identified in the DMP and the objectives used in this document to define locations for height as points to compare and contrast the case studies with Lakeview Village. The case studies are the following:

- Humber Bay Shores, Ontario
- Coal Harbor, Vancouver
- Vastra Hamnen, Malmo, Sweden
- Battery City Park, New York
- New East Side Park, Chicago
- Millennium Park, Chicago

The principles and objectives used as points to compare and contrast the case studies to Lakeview Village and distill "lessons learned" are discussed in detail in Section 1.3 Distribution and Hierarchy of Built Form, Height and Density of this Study and include the following:

- Frame Open Spaces
- Diversity in Design
- Transition to a Low-scale Water's Edge
- Landmarks and Wayfinding
- Distinction in Difference
- Design for Community
- Activate Placemaking

To aid in comparing and contrasting the case studies with Lakeview Village, comparative photographic and model views are provided from both aerial and closer to ground or water level for each community. The height of buildings is outlined on the case study aerial photographs in a solid line and the outline of skylines has been shown in dashed lines on both case study photographs and Lakeview Village model views taken closer to ground or water level. Please note that comparative views are approximately from similar angles for illustrative purposes, however, they are not precise scale comparisons.



Figures 1.6 A The image above illustrates how Humber Bay Shores has clustered too many tall buildings in proximity to one another where they appear to be looming over the public realm resulting in a canyon effect.

Figures 1.6 B **Lesson Learned:** Lakeview Village achieves the principle of **Frame Open Spaces** by selectively setting taller buildings in relation to open space that creates an appropriate scale for enclosure as an "outdoor room".

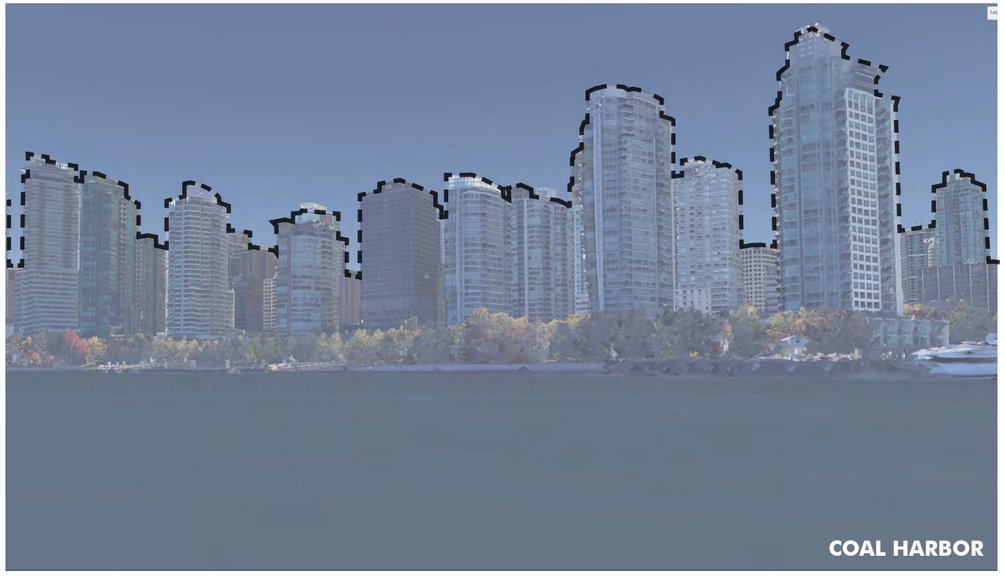
Figures 1.6 C The skyline at Humber Bay Shores does not provide sufficient design creativity in sculpting built form to juxtapose massing, punctuate roofscape profiles and avoid monotony.

Figures 1.6 D **Lesson Learned:** Lakeview Village achieves the principle of **Diversity in Design** with a greater range of both shorter taller buildings where taller buildings are balanced by areas where height is kept lower and avoiding the monotonous sameness for a predominantly mid-rise community.

COAL HARBOR, VANCOUVER

Figures 1.6 E Coal Harbor has cordoned off the waterfront with a repetitive wall of towers.

Figures 1.6 F **Lesson Learned:** Lakeview Village achieves the principle of **Transition to a Low-Scale Water's Edge** by locating a wide range of built form spanning the lakefront from the Marina District to Lakeview Square. Consistent across all blocks along the lakefront is stepping down the massing at the edge of the block closest to the water in order to achieve a transition to a low-scale water's edge. This allows the waterfront to be lined by predominantly mid-rise form, framing the public realm at a pedestrian scale.



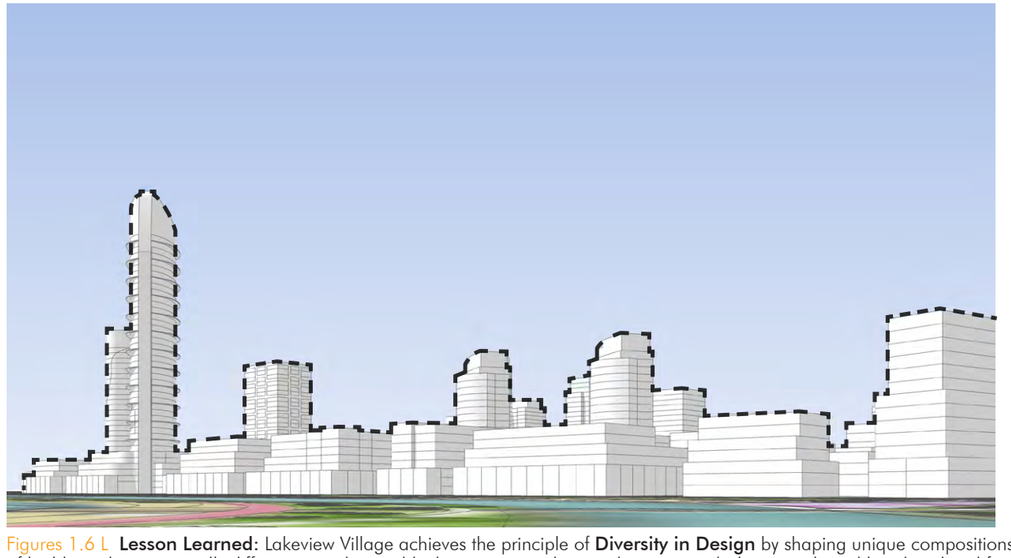
Figures 1.6 G The skyline at Coal Harbor is undifferentiated resulting in a monolithic massing of built form.

Figures 1.6 H **Lesson Learned:** Lakeview Village achieves the principle of **Landmarks and Wayfinding** with taller buildings carefully located to serve as points of orientation that identify key locations within the community, establish gateways and support local wayfinding.

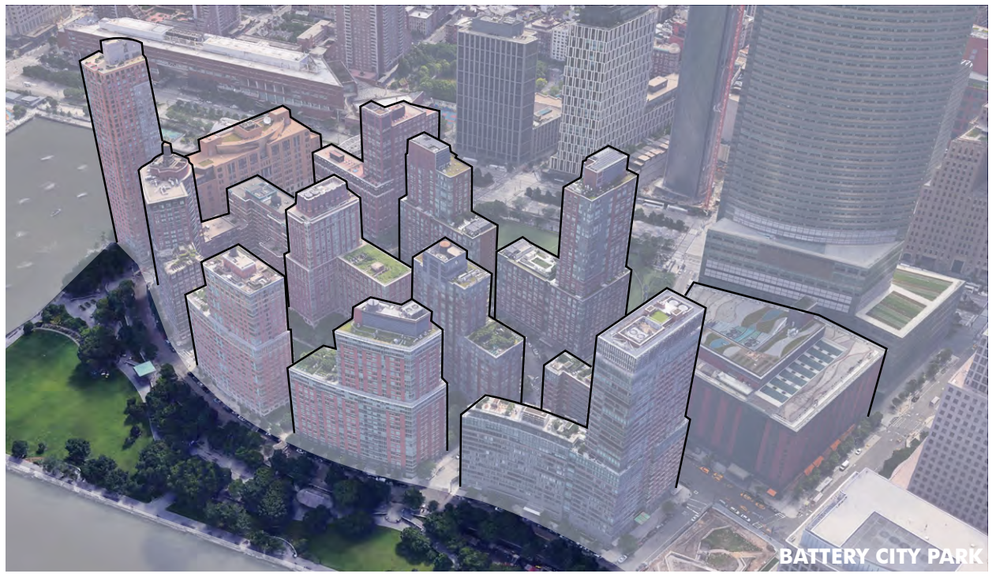
Figures 1.6 I Vastra Hamnen in Malmo has over emphasized a singular landmark tower versus a composition of taller buildings to enhance orientation and wayfinding.

Figures 1.6 J **Lesson Learned:** Lakeview Village achieves the principle of **Landmarks and Wayfinding** with taller buildings carefully located to create visual interest, serve as points of orientation that identify key locations within the community, establish gateways and support local wayfinding within the public realm.

Figures 1.6 K The skyline at Vastra Hamnen in Malmo does not provide sufficient design creativity in sculpting built form which results in monotonous massing, limited punctuation of the roofscape profile, and a lack of height transition to the tower.



Figures 1.6 L **Lesson Learned:** Lakeview Village achieves the principle of **Diversity in Design** by shaping unique compositions of buildings that organically differentiate adjacent blocks, creating a distinct identity to each district and neighbourhood and for the community as a whole. At Lakeview Village, the design diversity will create a greater range of built form thus promoting a demographic mix that contributes to a more complete community with various ownership and accommodation opportunities.

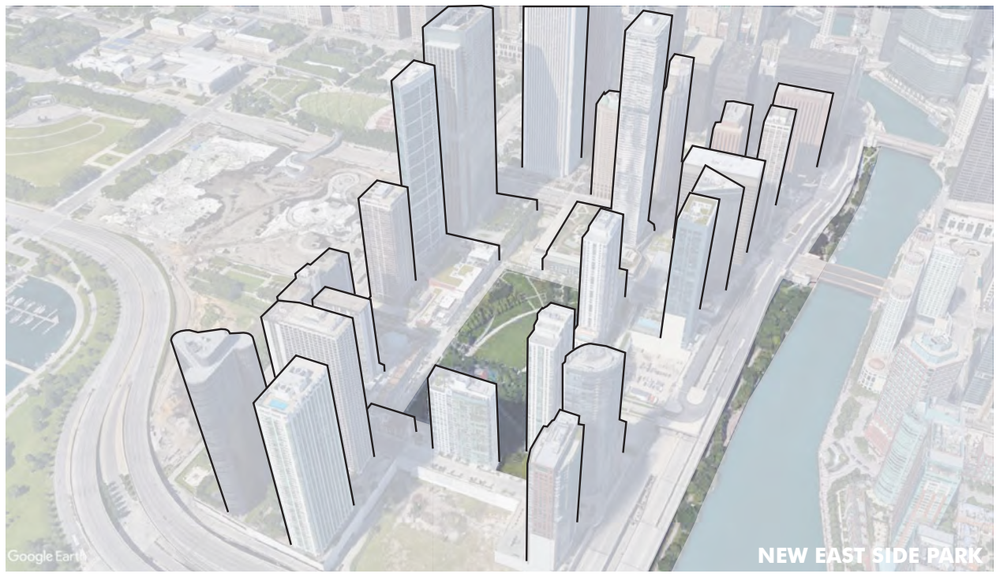


Figures 1.6 M The skyline at Battery Park City shapes varied compositions of blocks that organically differentiate each block and avoids monotonous repetition in a predominantly high-rise community.

Figures 1.6 N **Lesson Learned:** Lakeview Village accomplishes the principle of **Distinction and Difference** in a predominantly mid-rise community with a variety of blocks that are differentiated by massing that juxtaposes building typologies to achieve a variety of form, height and scale.

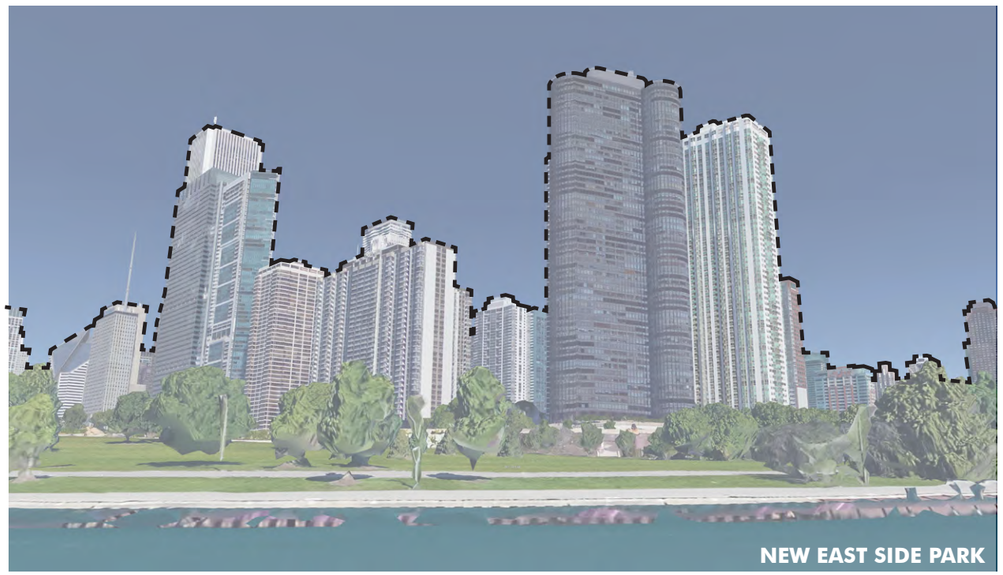
Figures 1.6 O The skyline at Battery Park City achieves human scale on each building by defining a base, utilizing expression lines and step backs for transitions, and articulating a cap and roofscape profile in a high-density high-rise community.

Figures 1.6 P **Lesson Learned:** Lakeview Village accomplishes the principle of **Design for Community** by embedding taller buildings in a unique variety of blocks that step down height using lower-scale transitional massing and mid-rise buildings that help break up larger forms, juxtapose massing and punctuate diverse roofscape profiles.

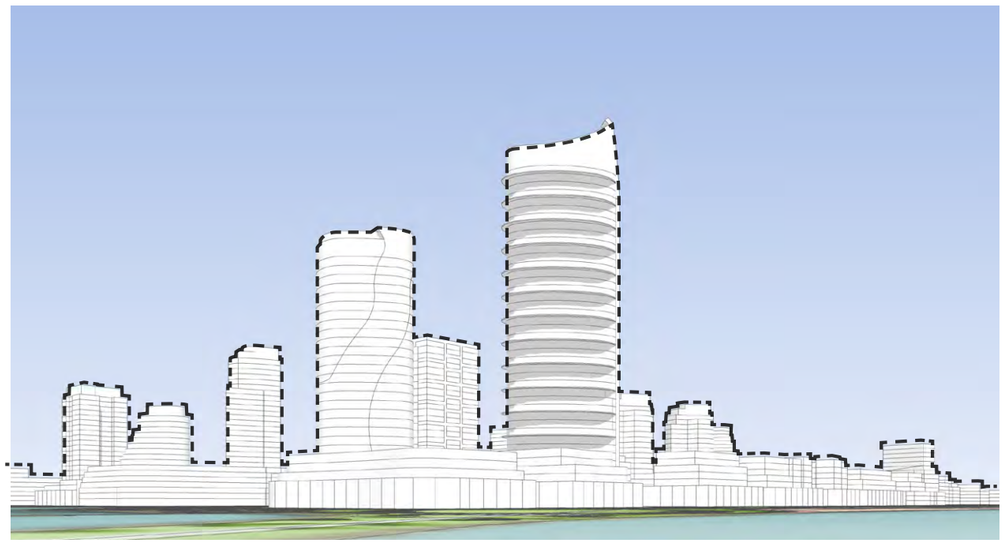


Figures 1.6 Q New East Side Park has clustered a mix of tall building heights to enclose a park in a major city downtown context. While some buildings are set-back on podium, there is too much height in relation to the width of the park resulting in a canyon effect.

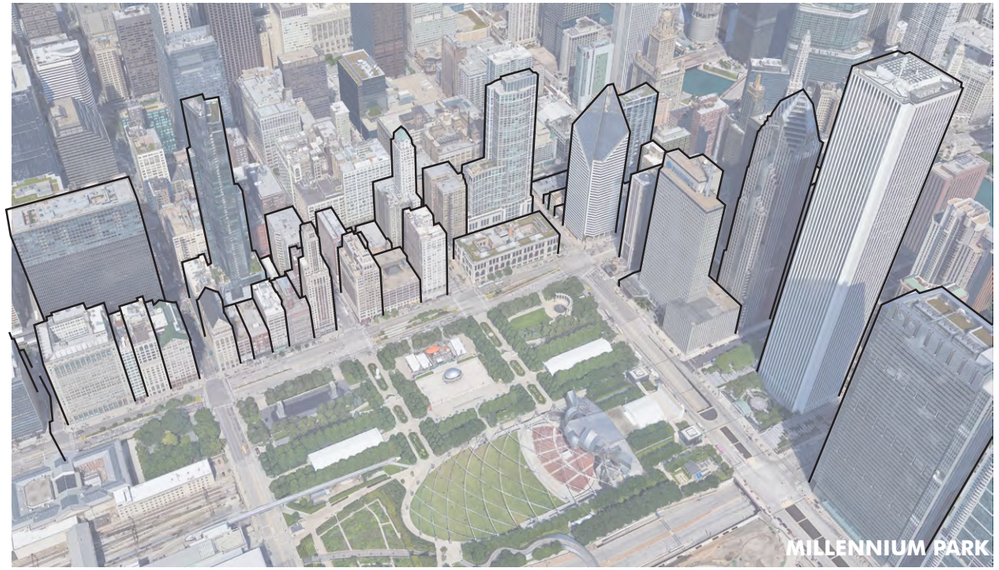
Figures 1.6 R **Lesson Learned:** Lakeview Village achieves the principle of **Frame Open Spaces** by uniquely incorporating taller buildings within different block types that encloses an "outdoor room" with height that is sculpted into a diverse outer wall.



Figures 1.6 S New East Side Park has attempted to avoid repetitious massing and design for its cluster of tall buildings with mixed results.

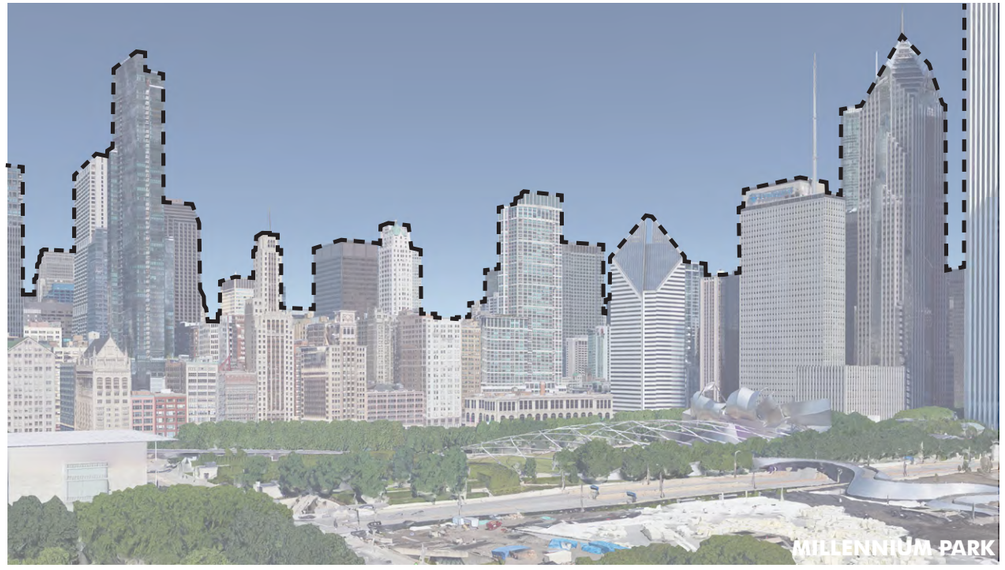


Figures 1.6 T **Lesson Learned:** Lakeview Village achieves the principle of **Distinction and Difference** in a predominantly mid-rise community with a variety of blocks that are differentiated by massing that juxtaposes building typologies to achieve a variety of form, height and scale with a diverse roofscape and skyline profile for the community.

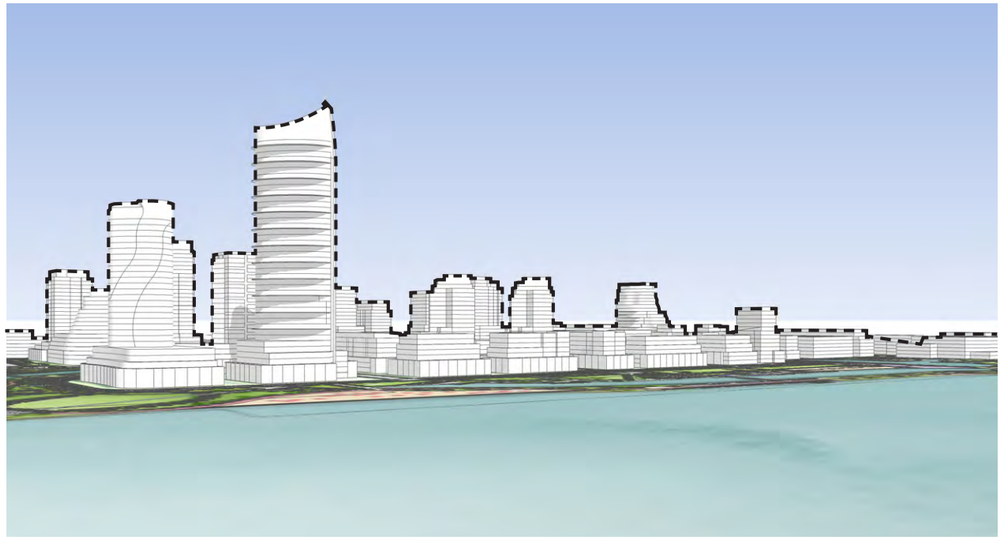


Figures 1.6 U Height and density are strategically programmed surrounding Millennium Park to activate a key public space in a major city.

Figures 1.6 V **Lesson Learned:** Lakeview Village can **Activate Placemaking** to generate lively public spaces containing cultural and amenity areas, connected to the lakefront and within a comfortable walking distance of transit stops similar to the activation that occurs at Millennium Park, but at a less intense urban scale.



Figures 1.6 W The skyline viewed across Millennium Park from the water is framed by diverse layers of different building heights.



Figures 1.6 X **Lesson Learned:** Lakeview Village can **Frame Open Spaces** by selectively setting taller buildings within blocks that step down toward the water and sculpt a unique skyline of lower and taller buildings as viewed from the water.