



# Master Plan

June 23, 2014 

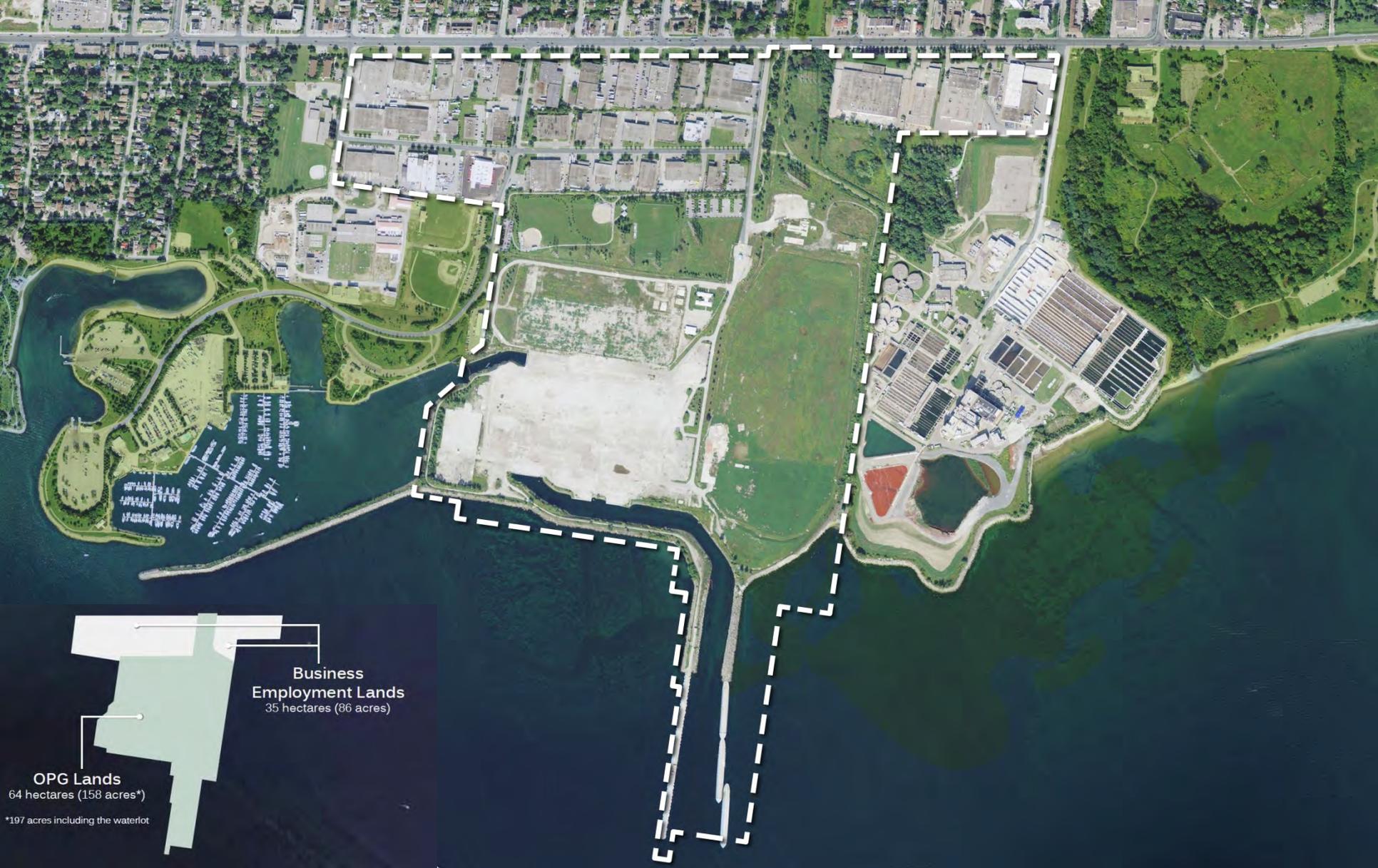


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# The Site

100 ha [250 acres]

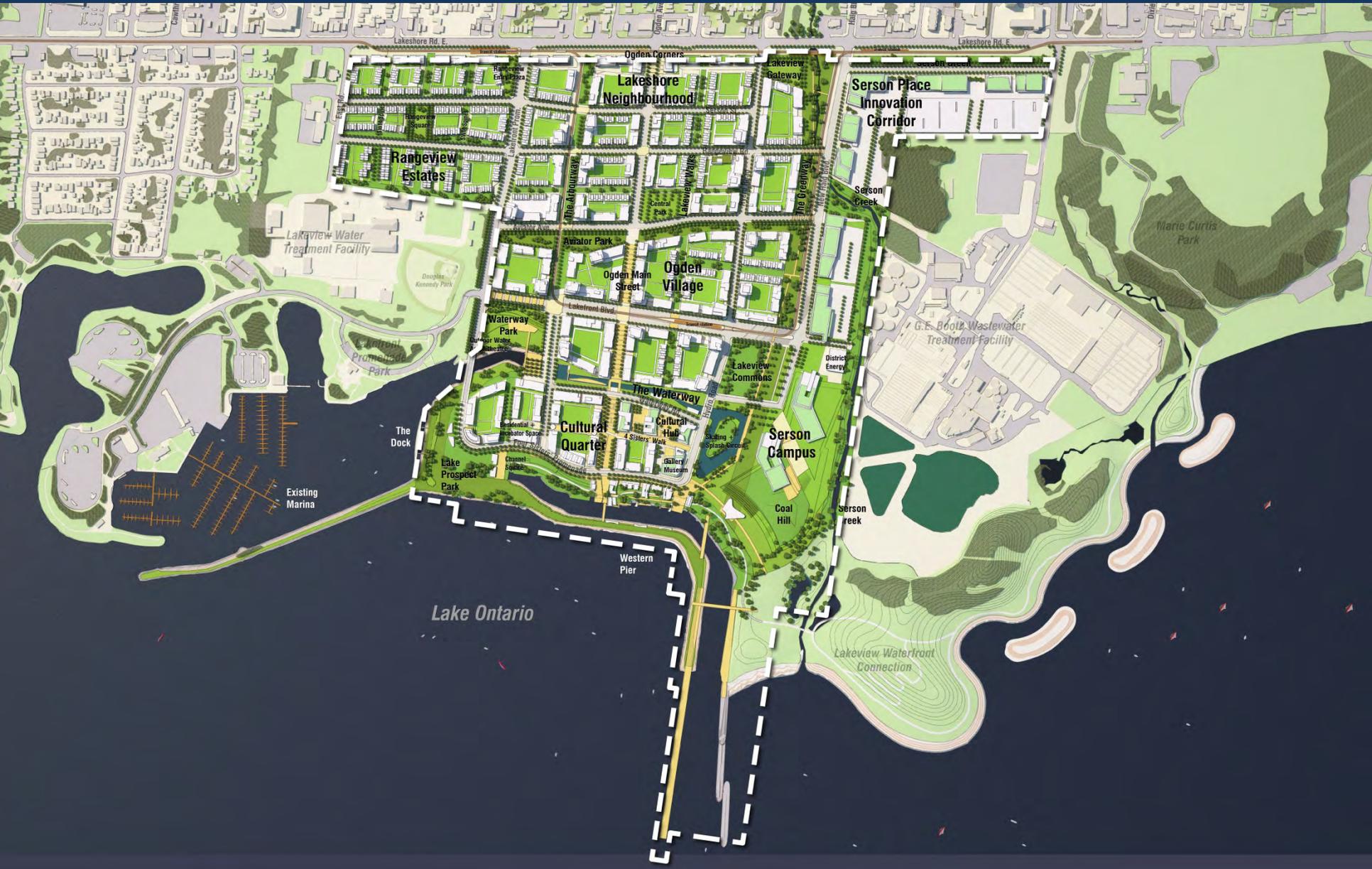


**Business  
Employment Lands**  
35 hectares (86 acres)

**OPG Lands**  
64 hectares (158 acres\*)

\*197 acres including the waterlot

# The Master Plan



# Link

Connect the City and the water.



# Open

Open the site with accessible public spaces for all



# Green

Create a green, sustainable innovative model community



# Vibrant

Create a mixed-use community affordable and welcoming to all



# Connect

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



# Destination Remember

Create a special place to draw visitors



Commemorate history while creating a new legacy



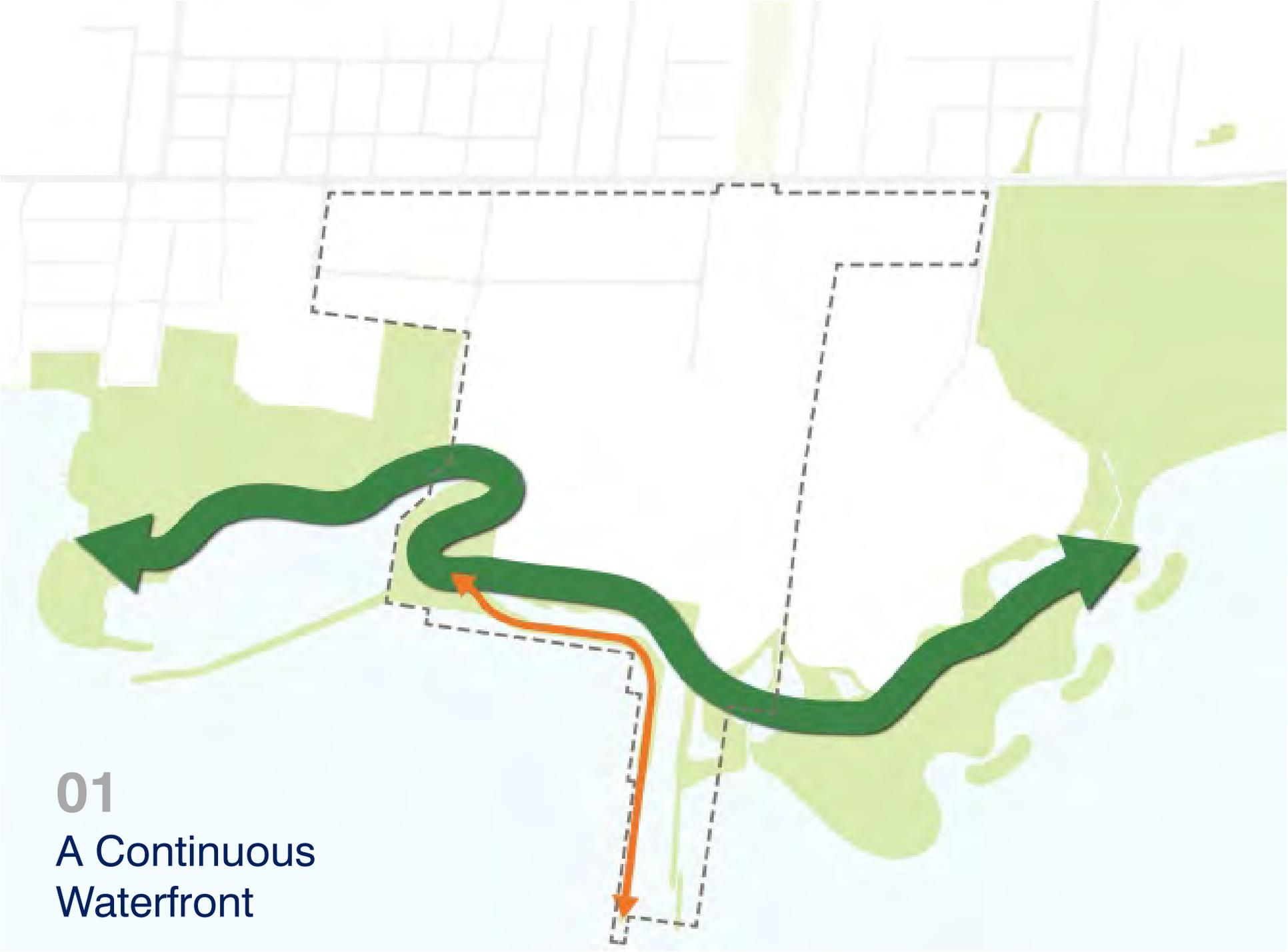
# Viable

Balance public & private invest to be economically sustainable



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





**01**  
A Continuous  
Waterfront

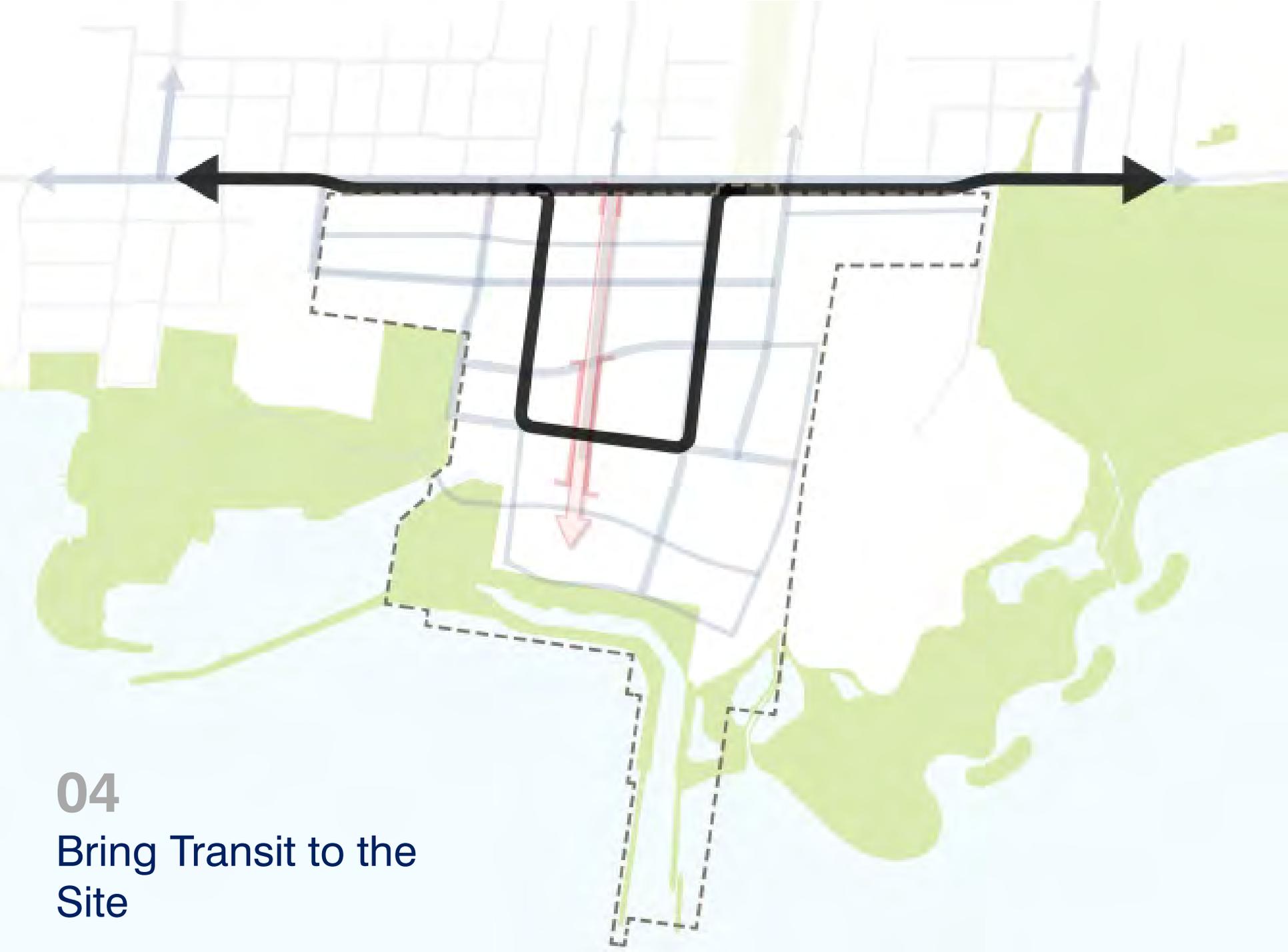


**02**  
A Blue and Green  
Network



**03**

A Fine Grain Street  
Pattern



**04**

Bring Transit to the Site



**05**

A Cultural Hub at the  
Head of the Piers



**06**

An Employment and  
Innovation Corridor



# The Master Plan



Approximately  
8,000 units



Approximately  
15,000 - 20,000  
people



Approximately  
7,000 - 9,000  
jobs



Approximately  
12 hectares  
(30 acres)  
Public Parkland



Approximately  
4 hectares  
(10 acres)  
Institutional



Approximately  
2 hectares  
(5 acres)  
Cultural / Incubator

The Master Plan is structured as follows:

**01** Open Spaces & Connections

**02** Land Use

**03** Movement & Transportation

**04** Built Form & Neighbourhoods

# Open Spaces & Connections

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



Over 36% of the total site area is dedicated to open spaces.



The Lakeview Shoreline will offer continuous access, and multiple interactive experiences along Lake Ontario.



The Greenway

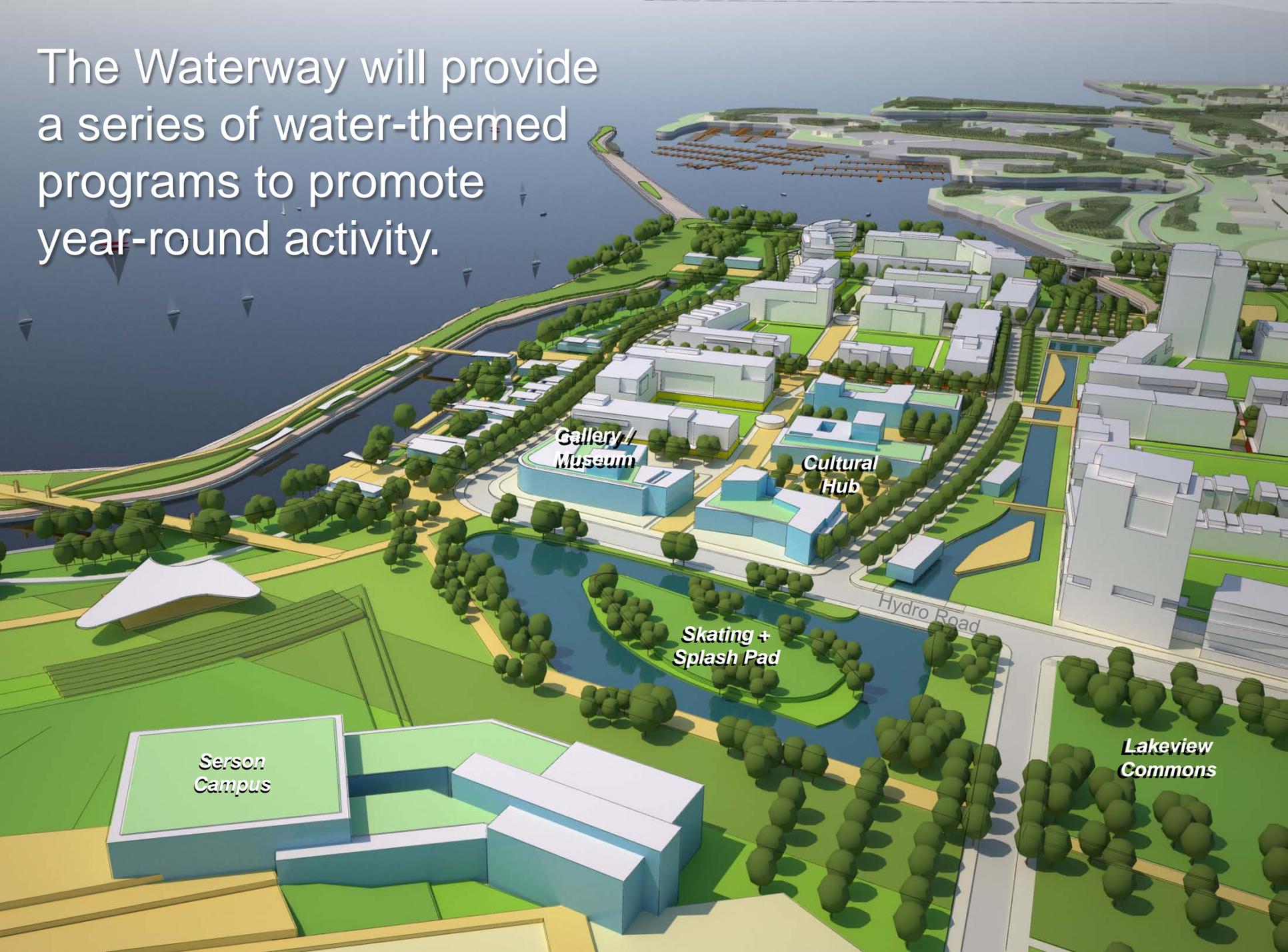
Lakeview Gateway

New Hain Blvd.

Lakeshore Rd.

The Greenway – a linear green park extending from Lakeshore Rd. to Lake Ontario – will provide recreational opportunities and views to the water.

The Waterway will provide a series of water-themed programs to promote year-round activity.



Gallery /  
Museum

Cultural  
Hub

Skating +  
Splash Pad

Hydro Road

Serson  
Campus

Lakeview  
Commons

# Land Use

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

## Residential



## Commercial mixed-use



## Employment



## Open Space



## Cultural



## Institutional



## Incubator mixed-use



## District Energy



Inspiration Lakeview will be a mixed-use community



# Land Uses

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

Lake Ontario

Lakeview Waterfront Connection

Small Arms Building

Marie Curtis Park

G.E. Booth Wastewater Treatment Facility

Lakeview Water Treatment Facility

Lakefront Promenade Park

Douglas Kennedy Park

Cawthra Rd.

Lakeshore Rd. E.

Ogden Ave.

Hydro Corridor

Haig Blvd.

Lakeshore Rd. E.

East Rd.

Lakefront Prom.

New Serson St.

Rangeview Rd.

New Ogden Ave.

Hydra Road

New Aviator Ave.

Lakefront Blvd.

New Haig Blvd.

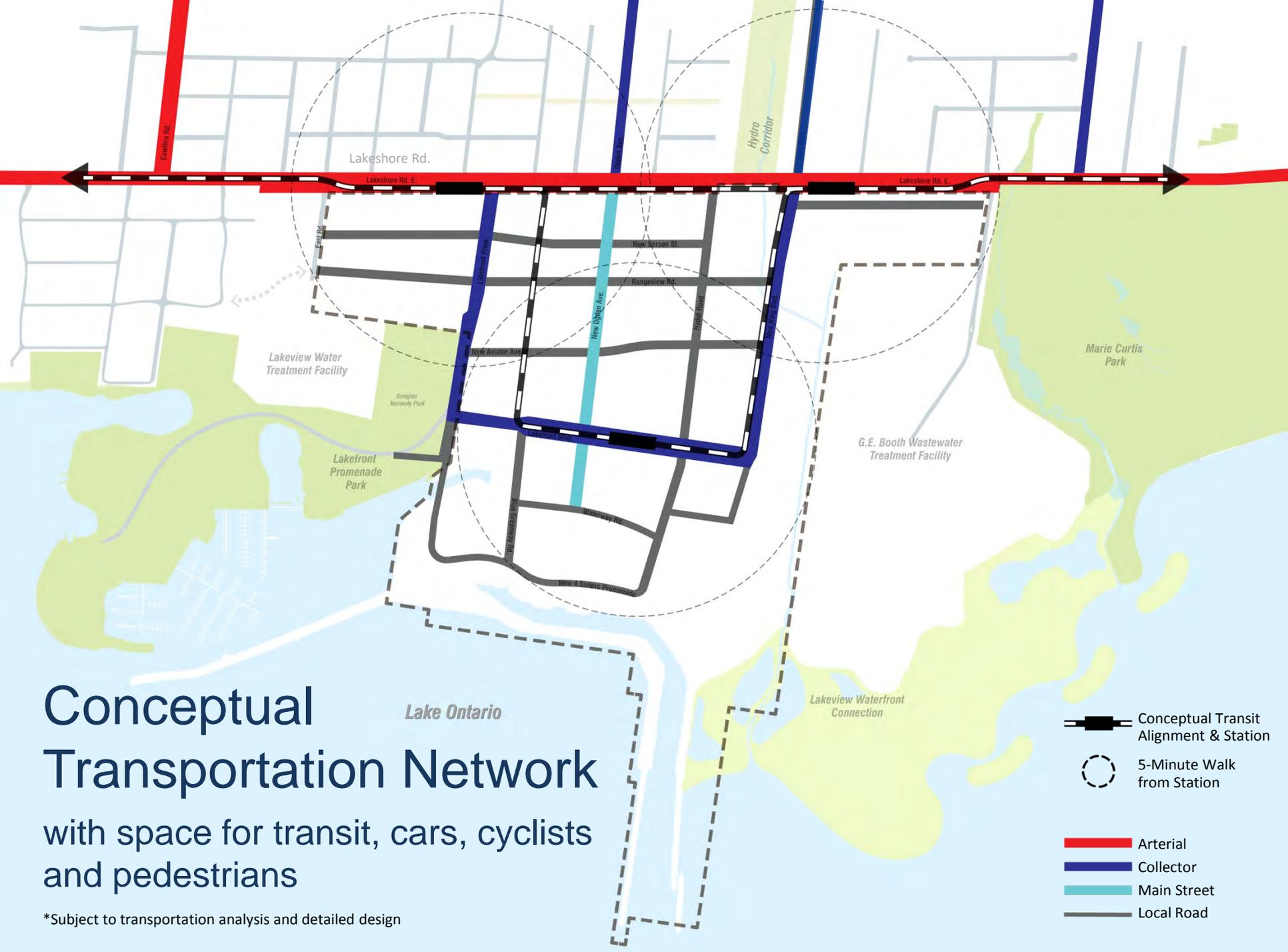
Blue Greenway Rd.

Waterway Rd.

New 4 Sisters Promenade

# Movement & Transportation

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



# Conceptual Transportation Network

with space for transit, cars, cyclists and pedestrians

\*Subject to transportation analysis and detailed design

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

# Built Form & Neighbourhoods

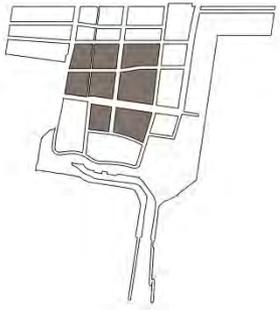
The predominant building form in Lakeview will be at a mid-rise scale. Opportunities for ground-related and family housing will be maximized.

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



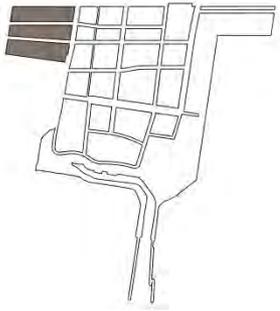


# Six Neighbourhoods



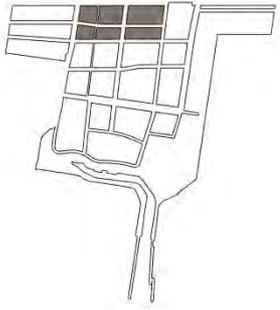
# Ogden Village



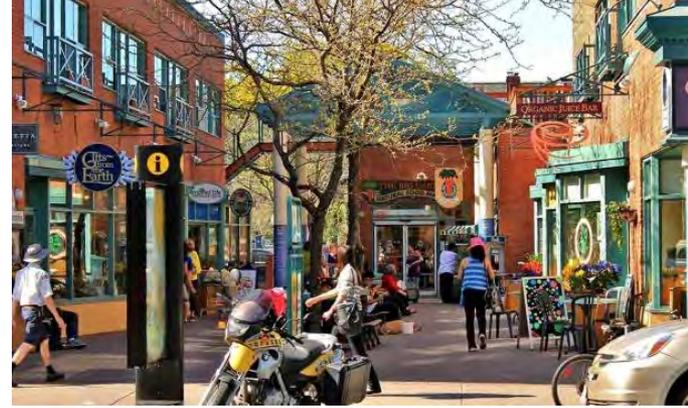


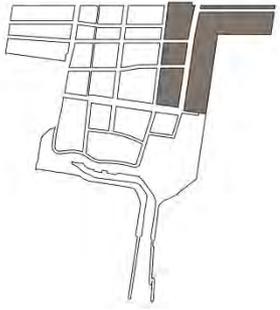
# Rangeview Estates





# Lakeshore Neighbourhood





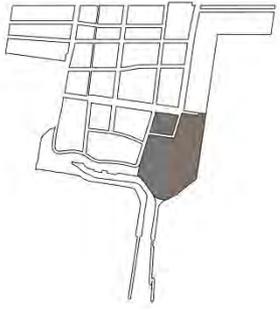
# Serson Place Innovation Corridor





# Cultural Quarter



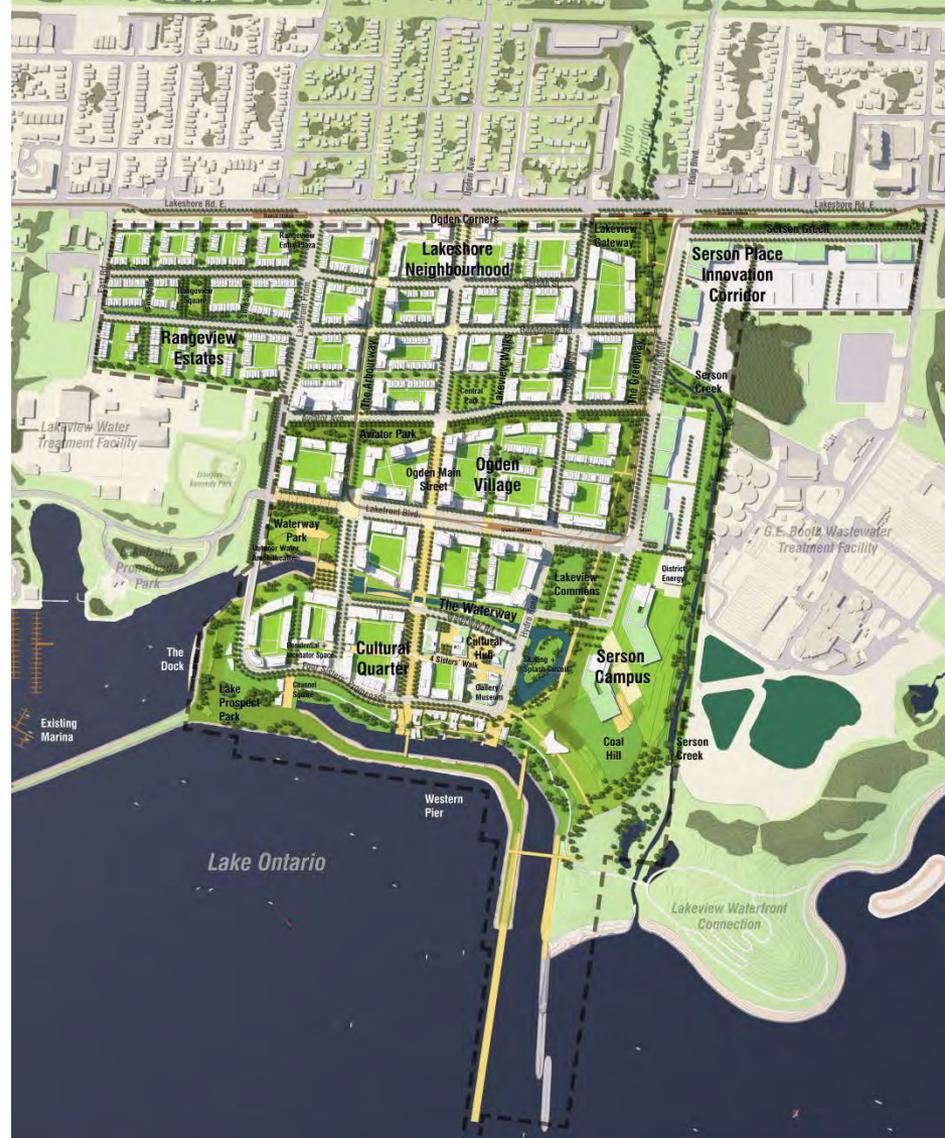


# Serson Campus



# Next Steps

1. Master Plan to be **presented by OPG staff to their Board of Directors** in August
2. **Circulate Master Plan** to City departments and external agencies for comment
3. **Identify additional studies** through comprehensive review (e.g. transportation studies, site servicing, legal agreements, economic development strategy, Serson Creek EA, post-secondary institution, etc.)
4. **Determine roles, responsibilities and financial obligations** of the City, Province, OPG, and other local land owners moving forward
5. Various parties to **complete additional studies** to inform the preparation of an Official Plan Amendment
6. **Undertake the formal Official Plan Amendment** process to implement the Master Plan.





# Master Plan

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