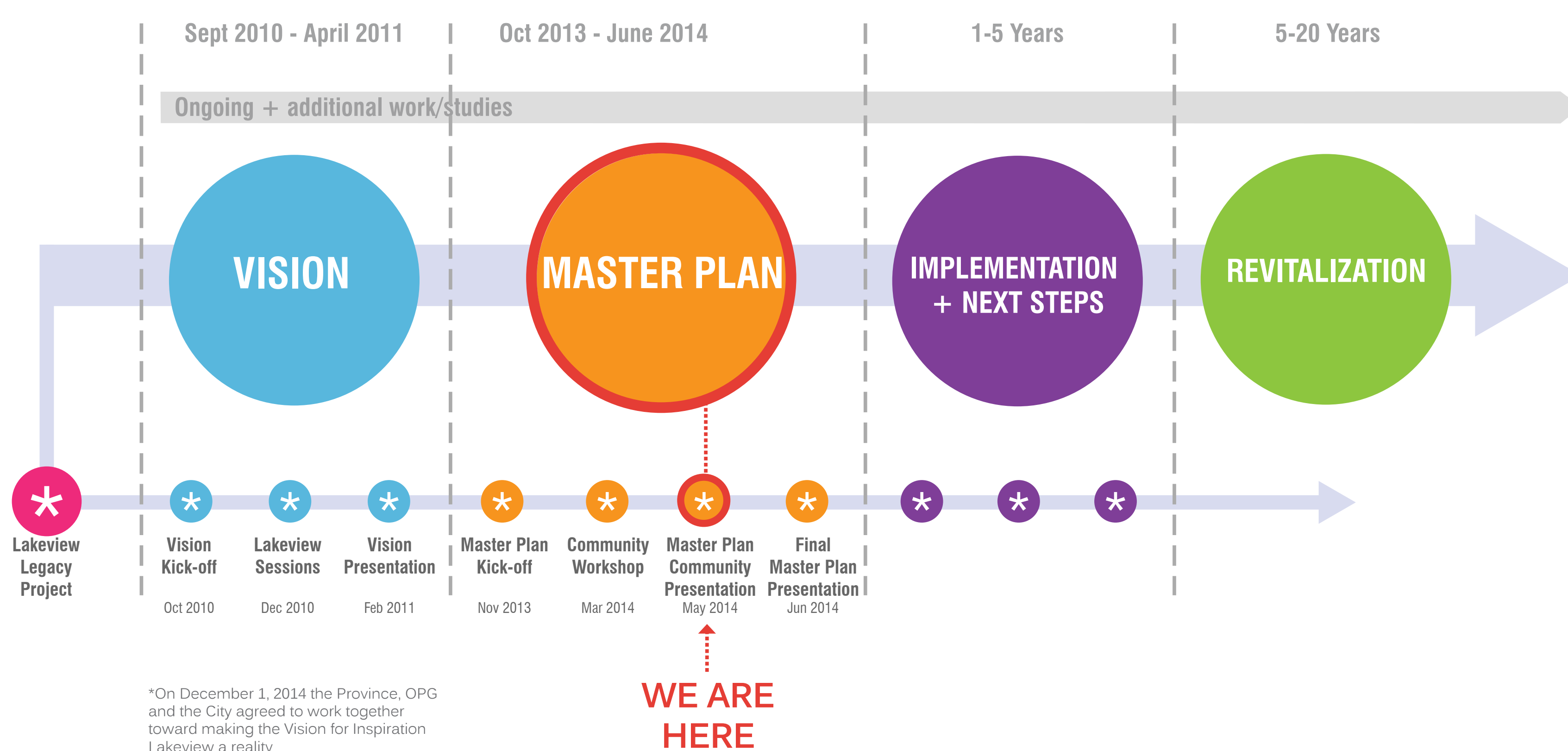




# Welcome!

Thank you for coming to the Inspiration Lakeview Community meeting - part of a series of City of Mississauga Waterfront Revitalization initiatives. The Inspiration Lakeview project team is excited to present the work to-date and look forward to your input as we finalize the Master Plan.

## Inspiration Lakeview Process



The work presented to date is the result of over 4 years of community-led revitalization initiatives and our work on the Inspiration Lakeview Vision. We initiated The Vision in the fall of 2010. As part of this process, we consulted extensively with over 1,000 residents and key stakeholders to imagine the future redevelopment and use of over 245 acres of Mississauga's Eastern Waterfront, most of which has not been accessible to the public for over 120 years. The ideas from this process (summarized by the 8 Core Principles) remain fundamental to the development of the Master Plan.

## 8 Core Principles for Inspiration Lakeview

### 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

Create a special place to draw visitors



### Remember

Commemorate history while creating a new legacy



### Viable

Balance public & private investment to be economically sustainable



## Let's Continue the Conversation

The Inspiration Lakeview project team is currently working on the draft Master Plan for the revitalization of the Ontario Power Generation (OPG) and the business employment lands - on the shores of Lake Ontario.

The objective for the evening is to: Present the final stages of the draft Master Plan for community comment.

## Tonight's Agenda

- 6:30 - 7:00 Registration and Open House
- 7:00 - 7:15 Opening Remarks
- 7:15 - 8:45 Presentation and Q&A
- 8:45 - 9:00 Wrap-Up and Closing Remarks



This project was carried out with assistance from the Federation of Canadian Municipalities' Green Municipal Fund, an endowment created by the Government of Canada.

NBLC | TMIG | UEM







# From a Vision to a Master Plan

The Inspiration Lakeview project team has taken the “Big Ideas” that emerged from the Vision and incorporated them as a structuring framework for the more detailed draft Master Plan.

## The Six Big Moves

01 A Continuous Waterfront



02 A Blue and Green Network



03 A Fine Grain Street Pattern



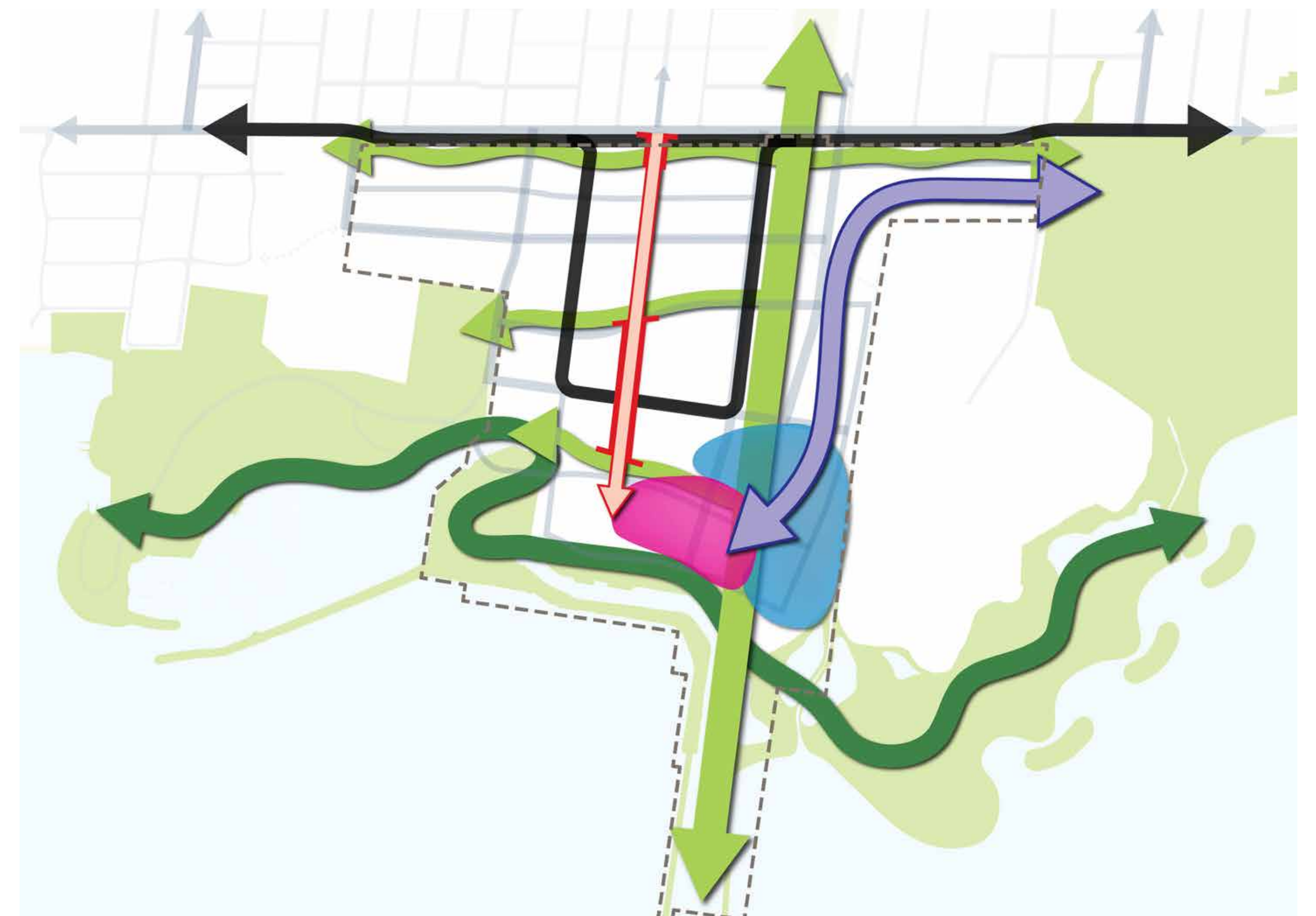
04 Bring Transit to the Site



05 A Cultural Hub at the Piers



06 Employment and Innovation Corridor



The project team continues to work collaboratively, ensuring that the principles and ideas from the Vision remain at the forefront of the Master Plan.





# 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.

## The Open Space Network



### Large Open Spaces

- Lakeview Gateway
- The Greenway
- Waterway Park
- Lakeview Commons
- The Waterfront



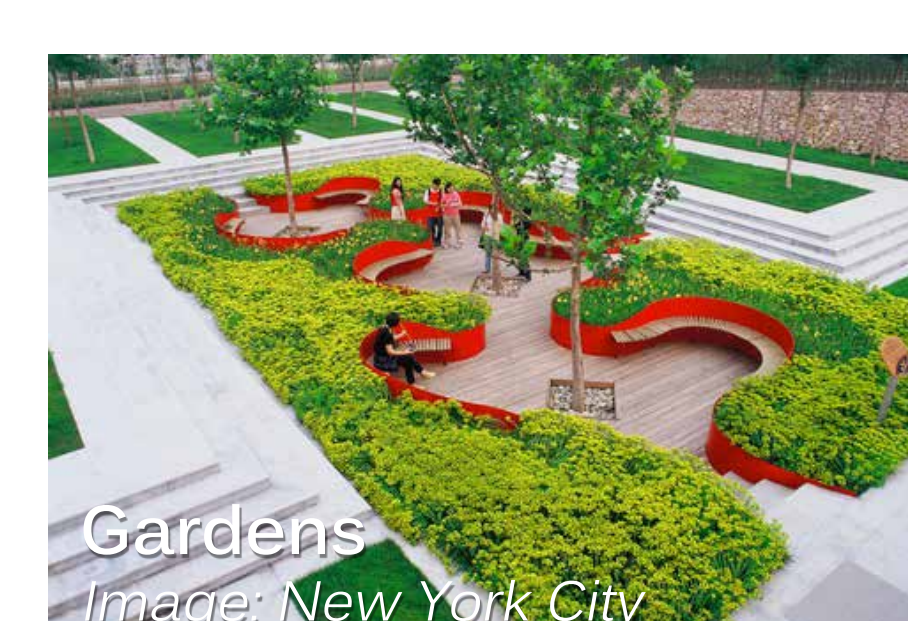
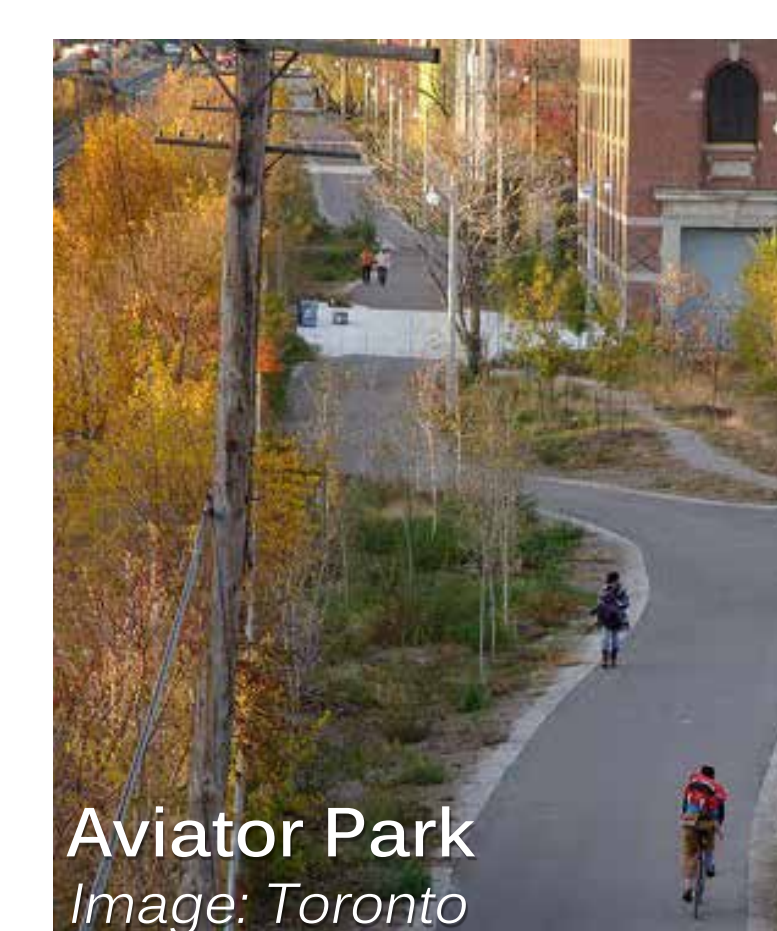
### Medium Open Spaces

- Aviator Park
- Lakeshore Boulevard
- SWM Fingers
- Lakeview Walks
- The Waterway



### Small Open Spaces

- Ogden Corners
- Ogden Main Street
- Channel Square
- Coal Hill

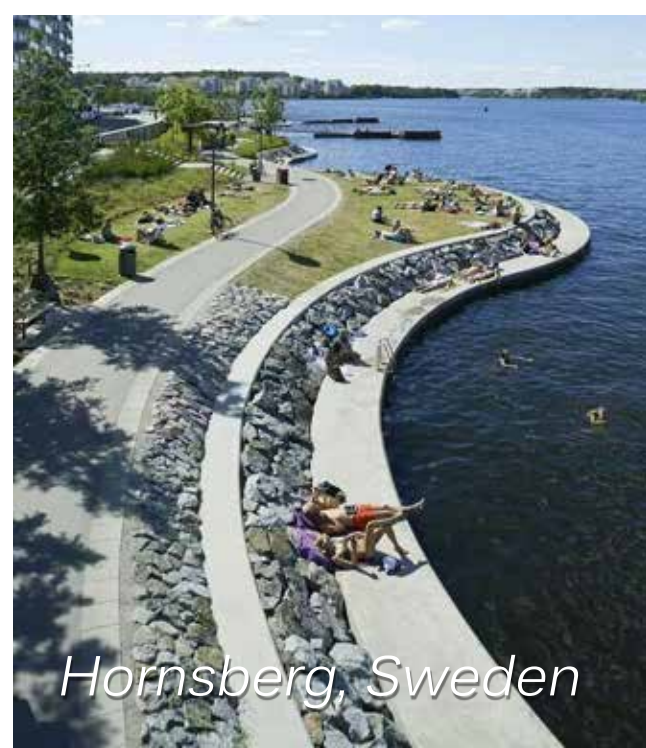






# The Lakeview Shoreline

The Lakeview Shoreline connects Lakefront Promenade Park to Marie Curtis Park via the Western Pier intake channel and capitalizes on the site's industrial legacy to create a truly unique waterfront experience. The Shoreline promenade offers opportunities to interact with Lake Ontario while preserving and fostering new waterfront ecologies. A continuous waterfront experience promotes running, strolling and cycling.



View of The Lakeview Shoreline





# The Greenway

A linear green park extends from the Hydro Corridor to the Lakeview Piers and Lake Ontario. Taking full advantage of the remnant infrastructure, the generous Greenway provides the opportunity for diverse amenities, including recreation, community gardens and a naturalized Serson Creek water management area.

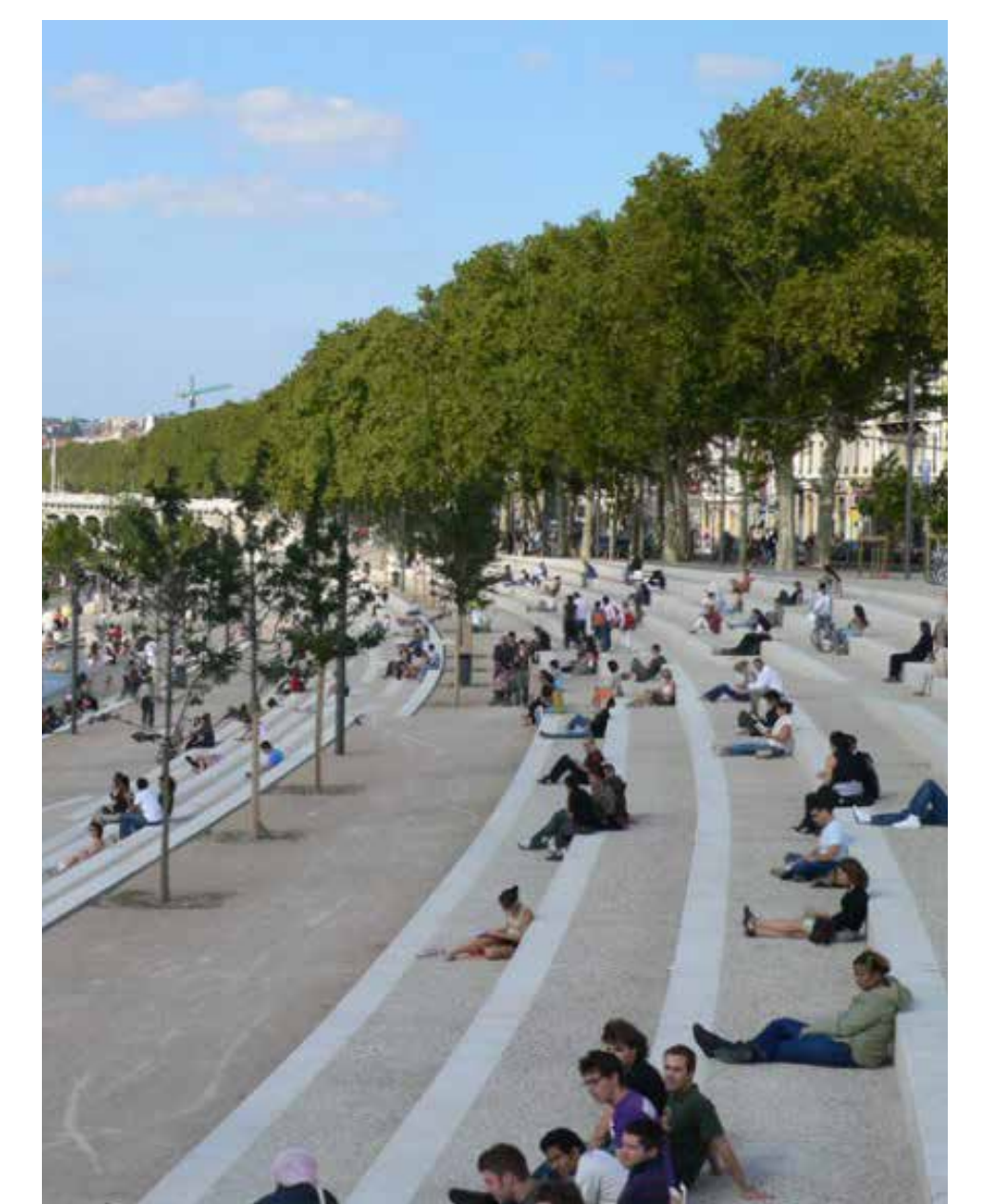






# The Waterway

Parallel to the waterfront and protected from the seasonal extremes of Lake Ontario, a series of water-themed open spaces form the heart of the Cultural Quarter neighbourhood. Active, programmed spaces will promote year-round activity.

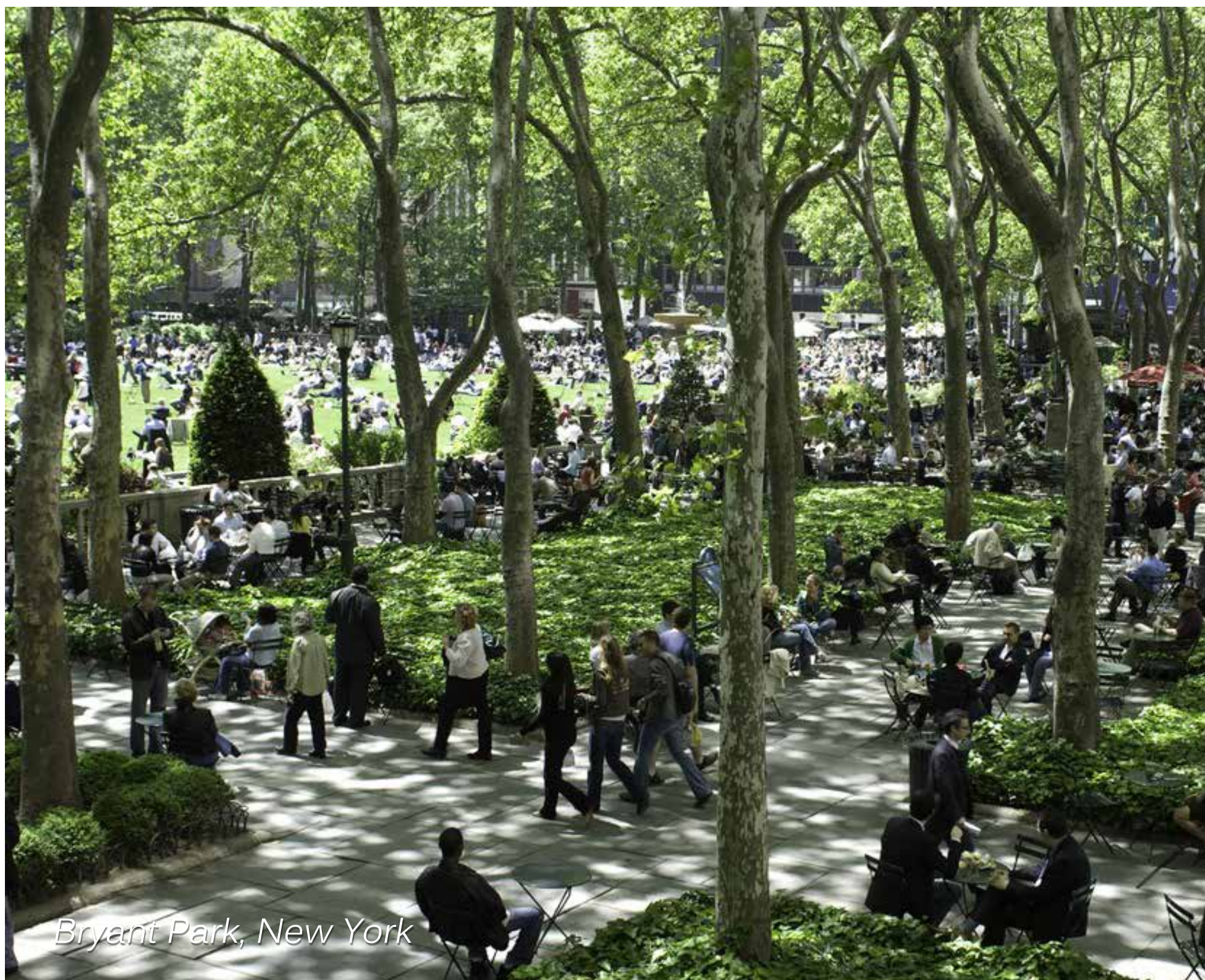




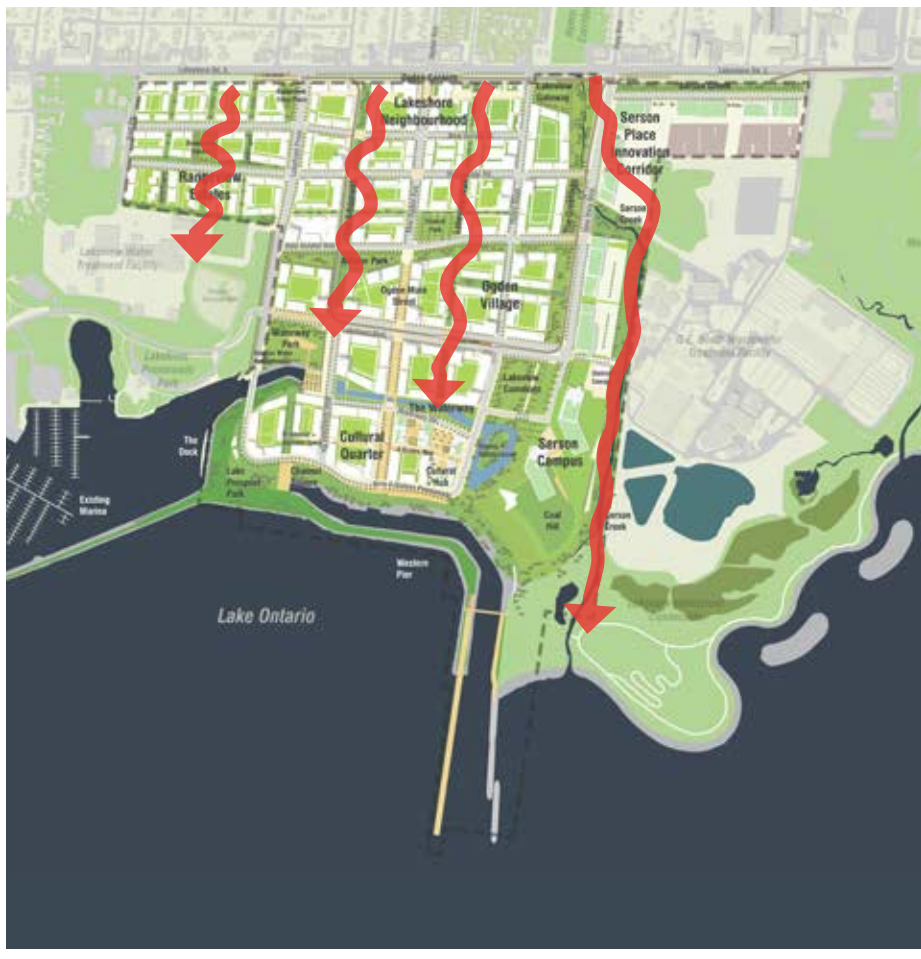


# Park Connector

A system of public parks are planned to ensure east-west open space continuity, linking Lakefront Promenade and Douglas Kennedy Parks to the east to Marie Curtis Park to the west. Traversing the central site, Aviator Park is a linear park connector leading to the Greenway and encompassing Central Park which provides community-scaled amenity spaces.







# Stormwater Management Fingers and Gardens

A series of small courtyards, gardens and public squares complete the open space network. Many of these gardens are located within neighbourhood parcels as courtyard or street-related spaces. Linear stormwater management (SWM) Fingers are dispersed throughout the site to facilitate an innovative, interactive approach to stormwater management.



Haerbin City, China



Portland, Oregon



Pocket Park, London



Vancouver



Allen Gardens, Toronto



New York City



Vancouver



Cathedral Gardens, Manchester



View of Stormwater Management Fingers and Gardens

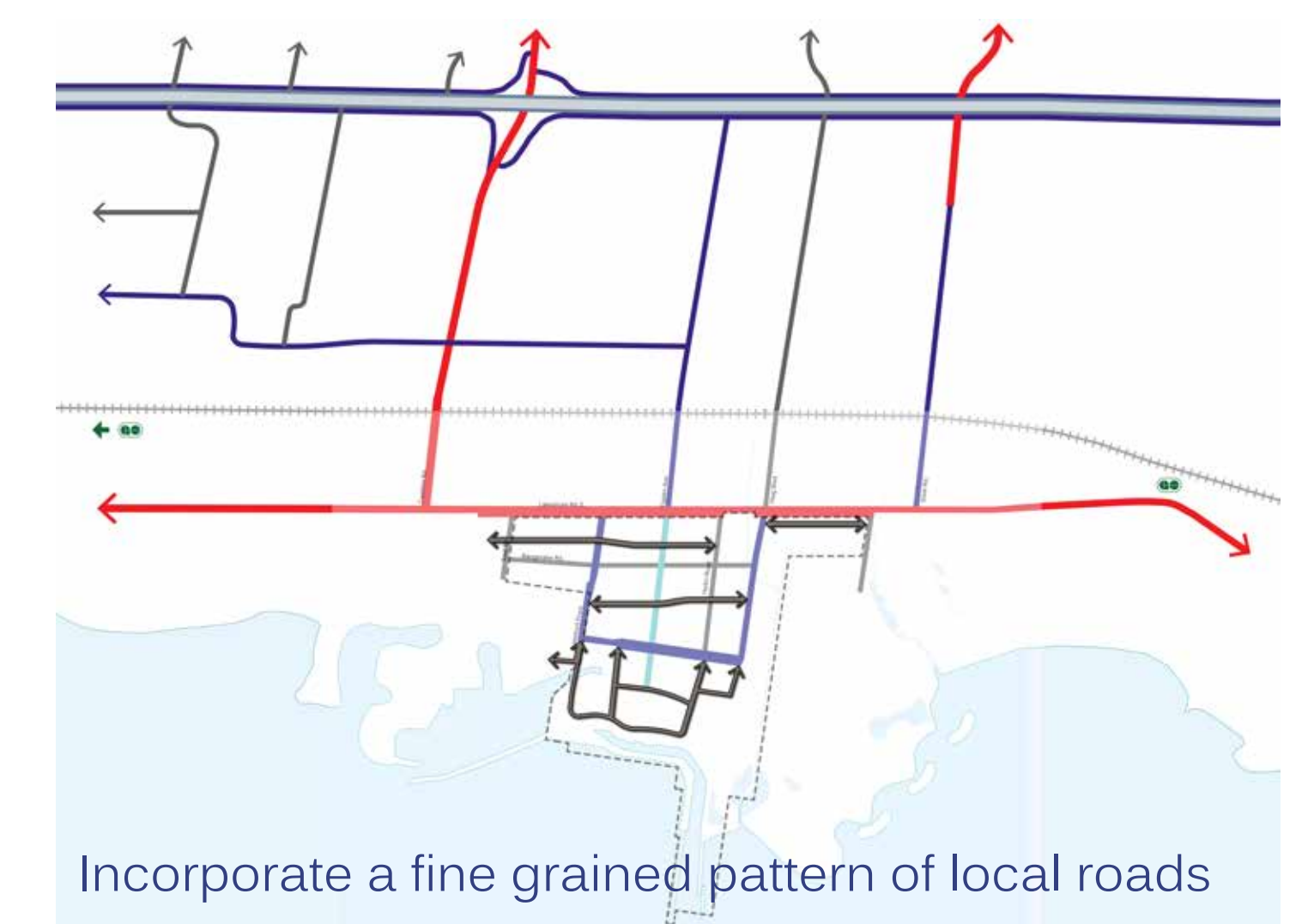
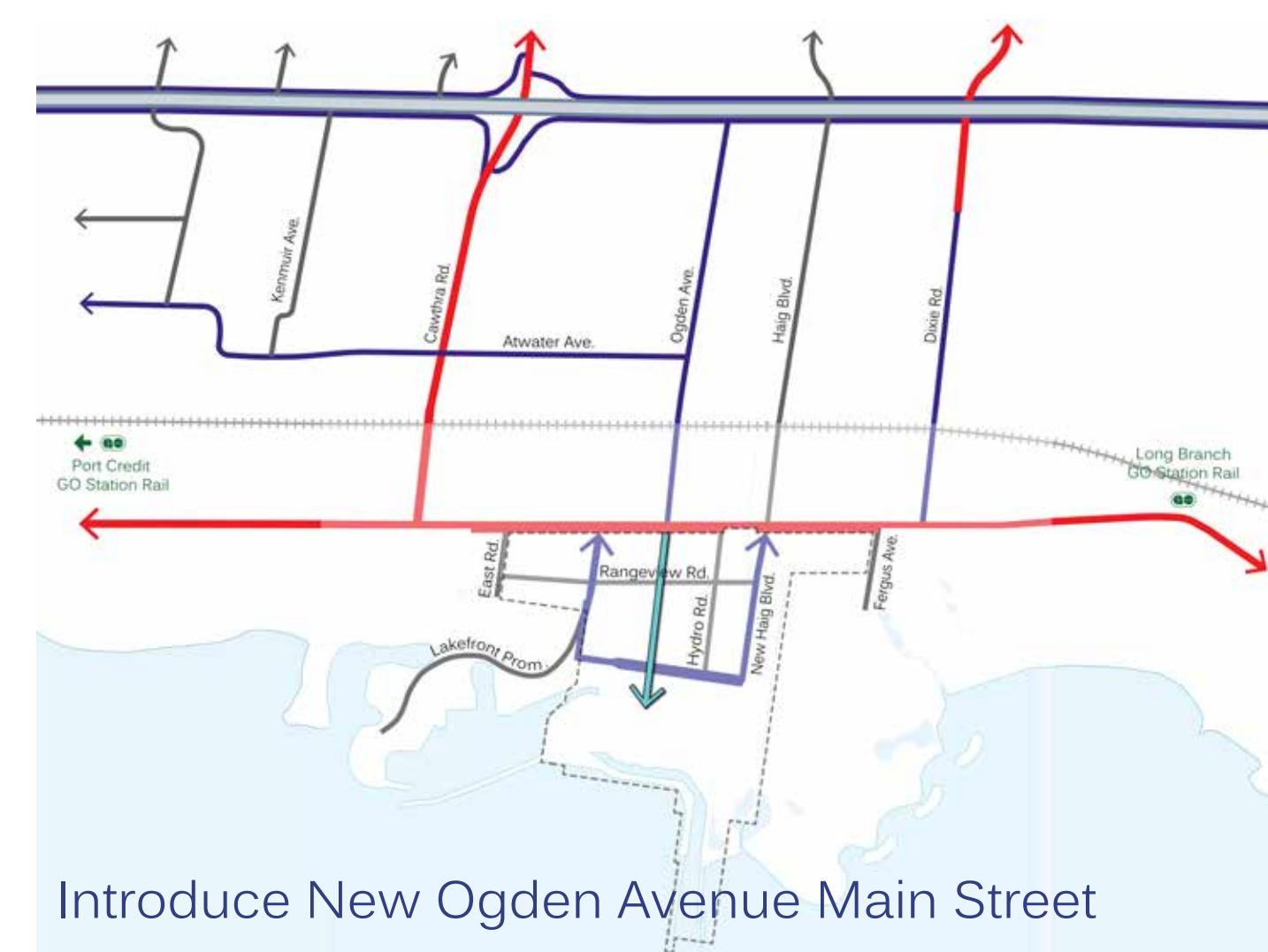
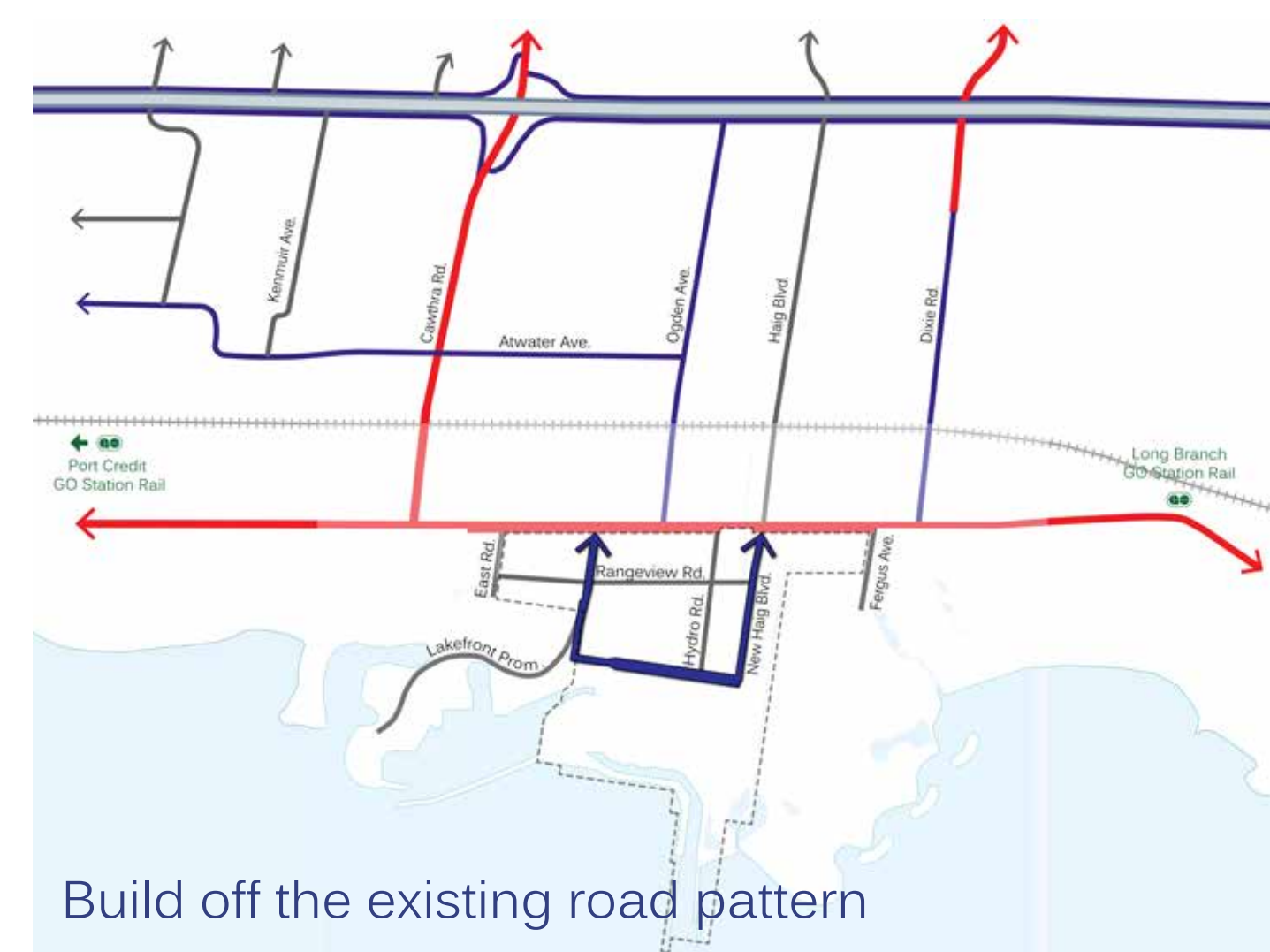
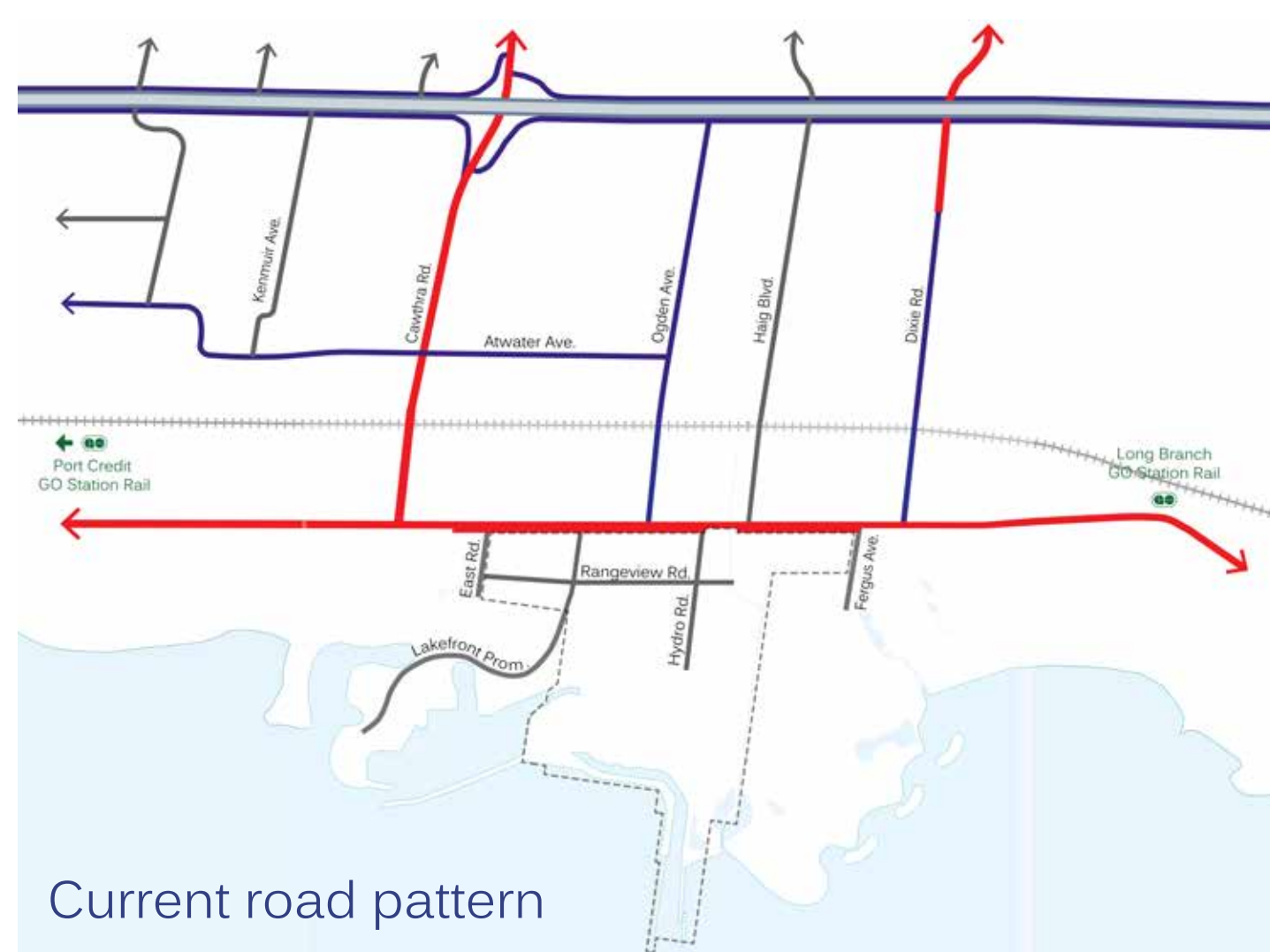




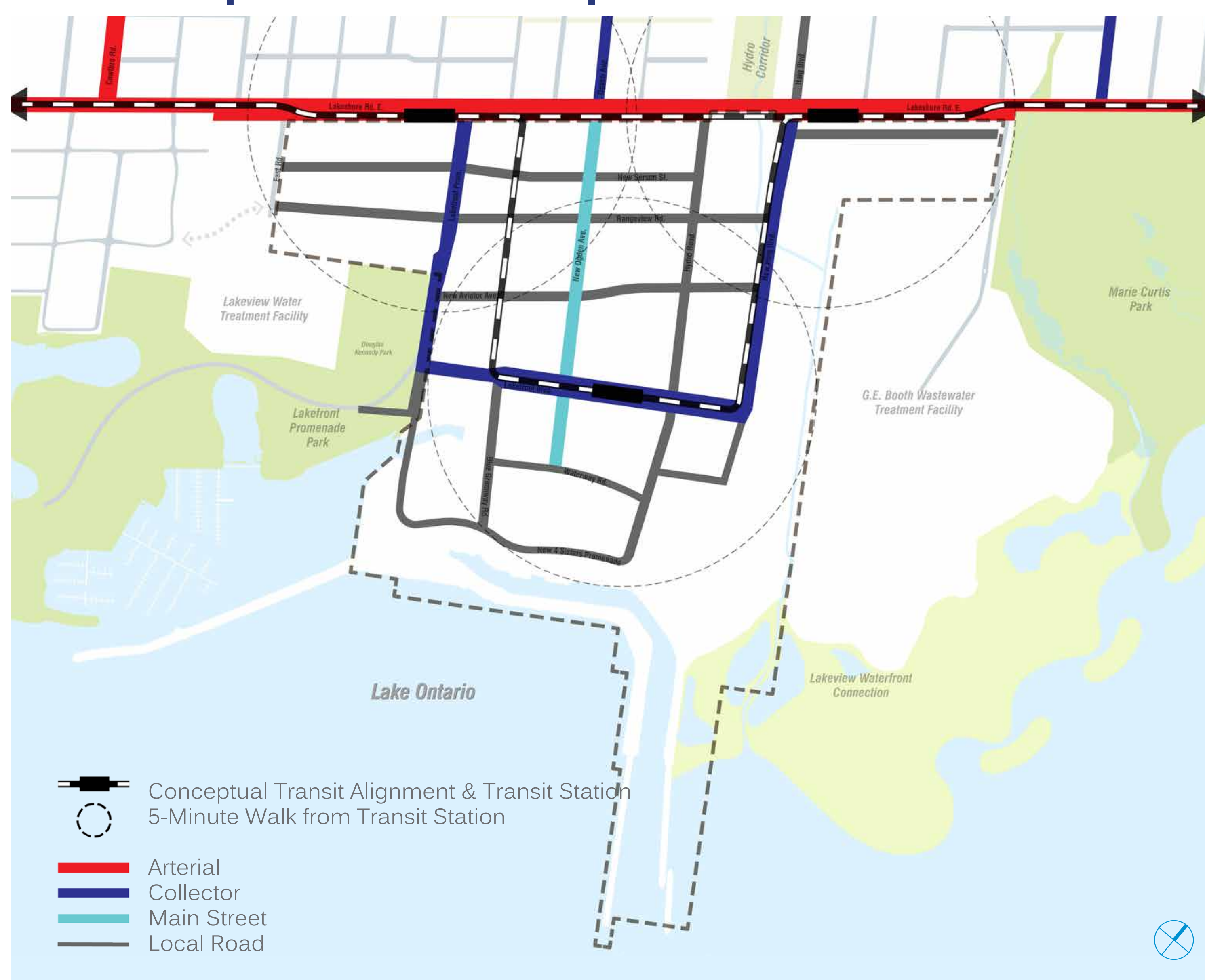
# Movement & Transportation

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.

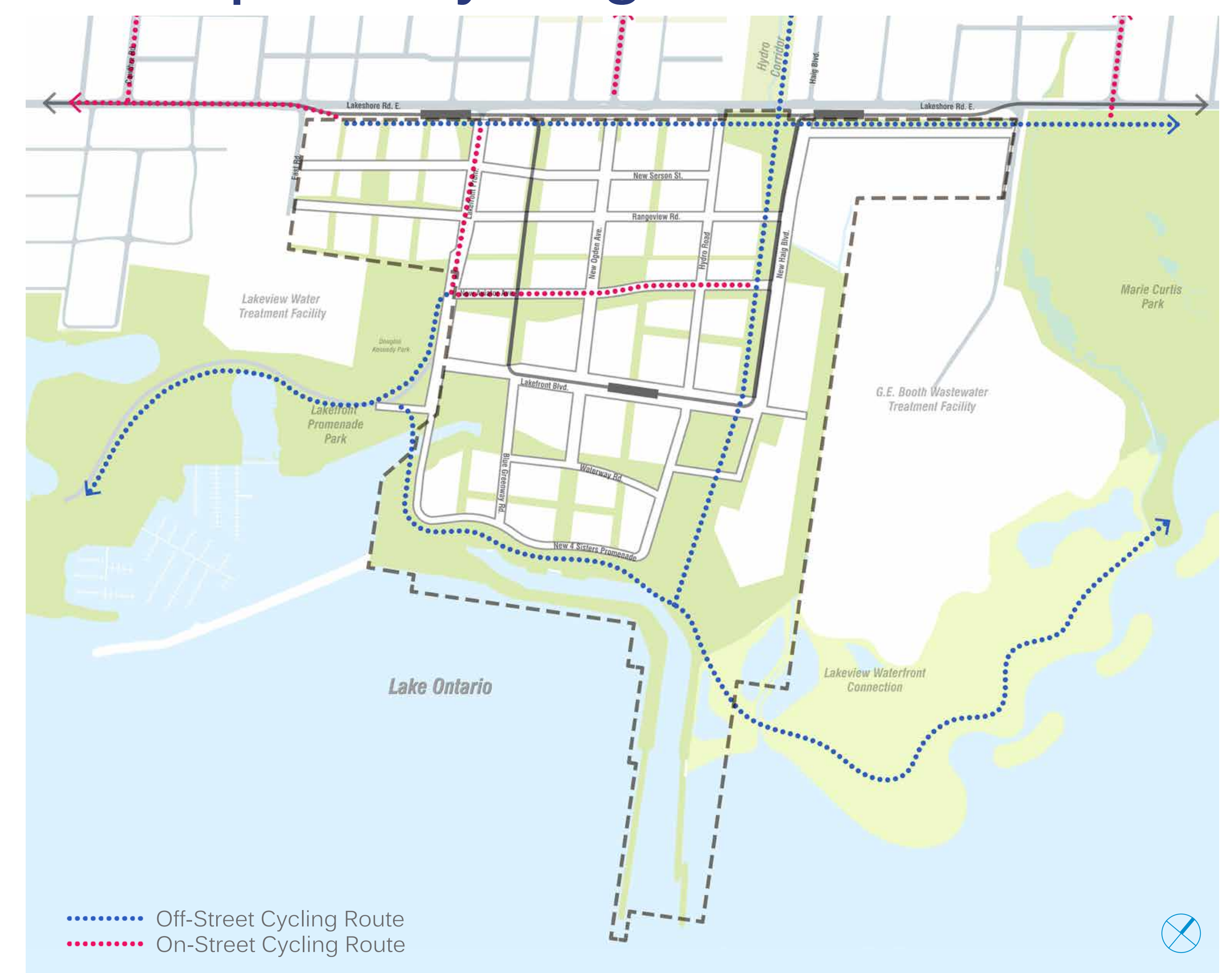
## An Integrated Street Network



## Conceptual Transportation Network



## Conceptual Cycling Network



### Higher Order Transit

Transit is an integral part of the Master Plan. To meet the needs of the new and existing Lakeview communities, the recommended transit option provides a loop into the site (similar to proposed Hurontario-Main LRT project) - with transit stops located to provide a 5-minute walk for all residents<sup>1</sup>.

The Master Plan includes a flexible, phased approach to implementation, where bus-rapid transit (BRT) can be implemented as an early mode before light-rapid transit (LRT) infrastructure is phased in (pending future study and infrastructure investment).

<sup>1</sup> As recommended by the Ministry of Transportation Transit-Supportive Guidelines.



### On-Road Cycling Route

Traversing the central areas of the site on bicycle is facilitated with the provision of on-road cycle paths (either dedicated on-street bike lanes and or curb-side bike lanes).



### Off-Road Cycling Route

As a continuation of the existing off-road cycle network, a series of new off-road connections are introduced. The new recreational trail at the Shoreline provides the long-anticipated "missing link" to the existing Waterfront Trail.





The map illustrates the Lakeview Waterfront Master Plan, showing a variety of land use zones and infrastructure. Key features include:

- Transit Alignment:** A thick black line with cross-ticks representing the Conceptual Transit Alignment & Transit Station, running horizontally across the top of the waterfront area.
- Land Use Zones:**
  - Yellow:** Residential neighborhoods.
  - Green:** Parks and recreational areas, including Douglas Kennedy Park, Lakefront Promenade Park, and Marie Curtis Park.
  - Purple:** Commercial and retail districts.
  - Pink:** Cultural and recreational facilities.
  - Blue:** Waterfront connection areas.
- Infrastructure:**
  - Lakeview Water Treatment Facility:** Located on the left side of the map.
  - G.E. Booth Wastewater Treatment Facility:** Located on the right side of the map.
  - Small Arms Building:** Located on the far right.
  - Hydro Corridor:** A green area running vertically through the center.
  - Lake Ontario:** The large blue area at the bottom of the map.
- Streets and Promenades:** Labeled streets include Lakeshore Rd. E., New Serson St., Rangeview Rd., New Odium Ave., New Aviator Ave., Lakefront Blvd., Blue Greenway Rd., Waterway Rd., and New 4 Sisters Promenade. Other labeled areas include Douglas Kennedy Park, Lakefront Promenade Park, and Marie Curtis Park.
- Legend:**
  - Conceptual Transit Alignment & Transit Station (thick black line with cross-ticks).
  - 5-Minute Walk from Transit Station (dashed line).

The Master Plan provides a true mix of land uses from residential neighbourhoods to retail and commercial districts, a re-located Employment and Innovation Corridor; opportunities for District Energy and various indoor and outdoor cultural and recreational possibilities - including an outdoor festival and event space, arts and culture “incubator” facilities and opportunities to commemorate the legacy of the site.





# Built Form

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.

## Population and Employment Density Assumptions

Considering the City's Official Plan and Regional Population Forecasts, as well as the Ministry of Transportation (MTO) Transit-Supportive Guidelines, the target for Inspiration Lakeview is between 7,500 - 8,000 units and a 2:1 to 1: 2 population to employment ratio.

## Built Form Targets

To meet these Population Density Assumptions and keeping with a predominately mid-rise built form, the following housing type targets are proposed. We are not looking to re-create the heights and densities seen in the Downtown.

20%

Townhouse / Stacked Townhouse



55%

Mid-Rise  
5 to 8 storeys



25%

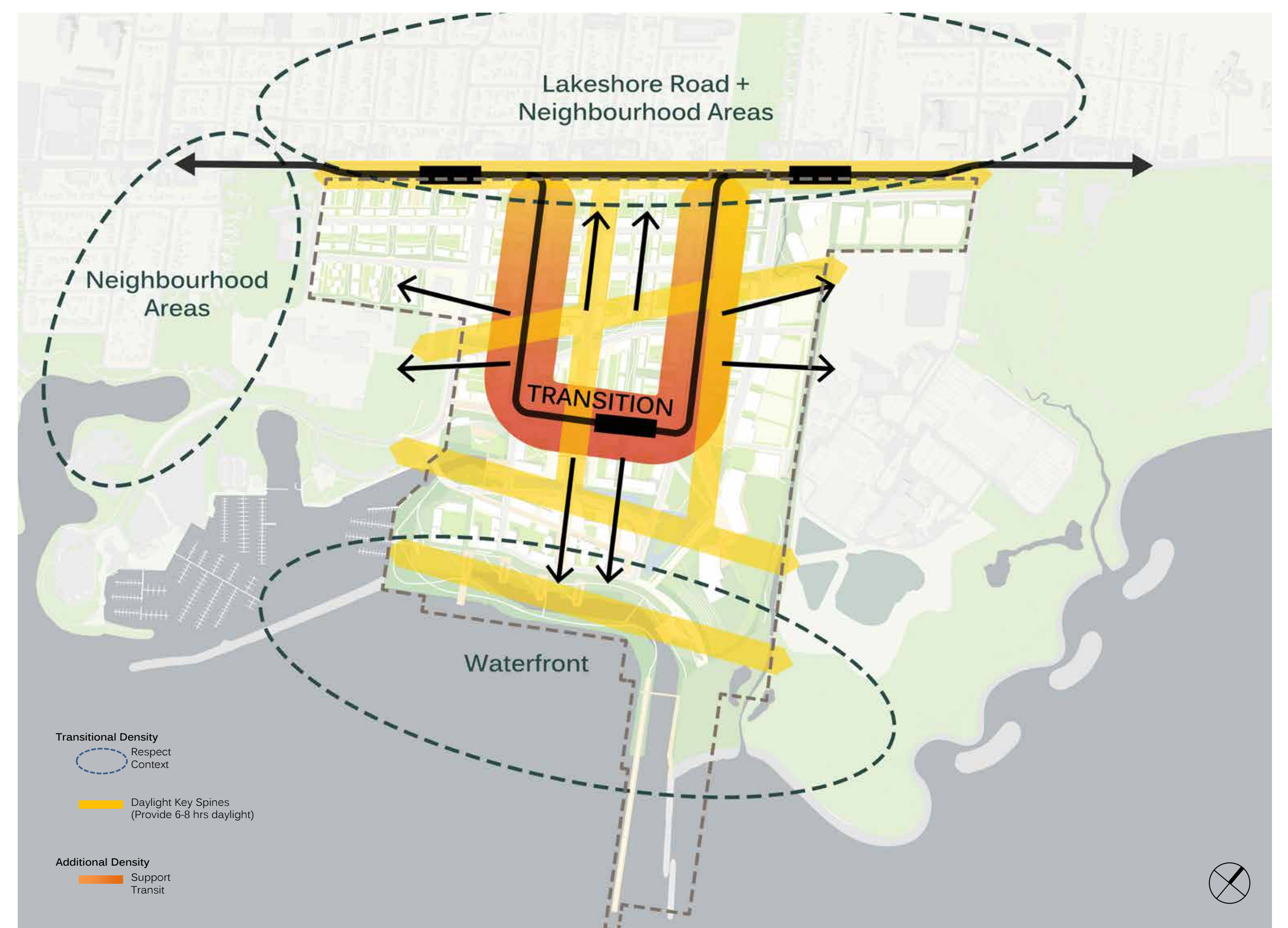
Taller Buildings  
up to 15 storeys\*



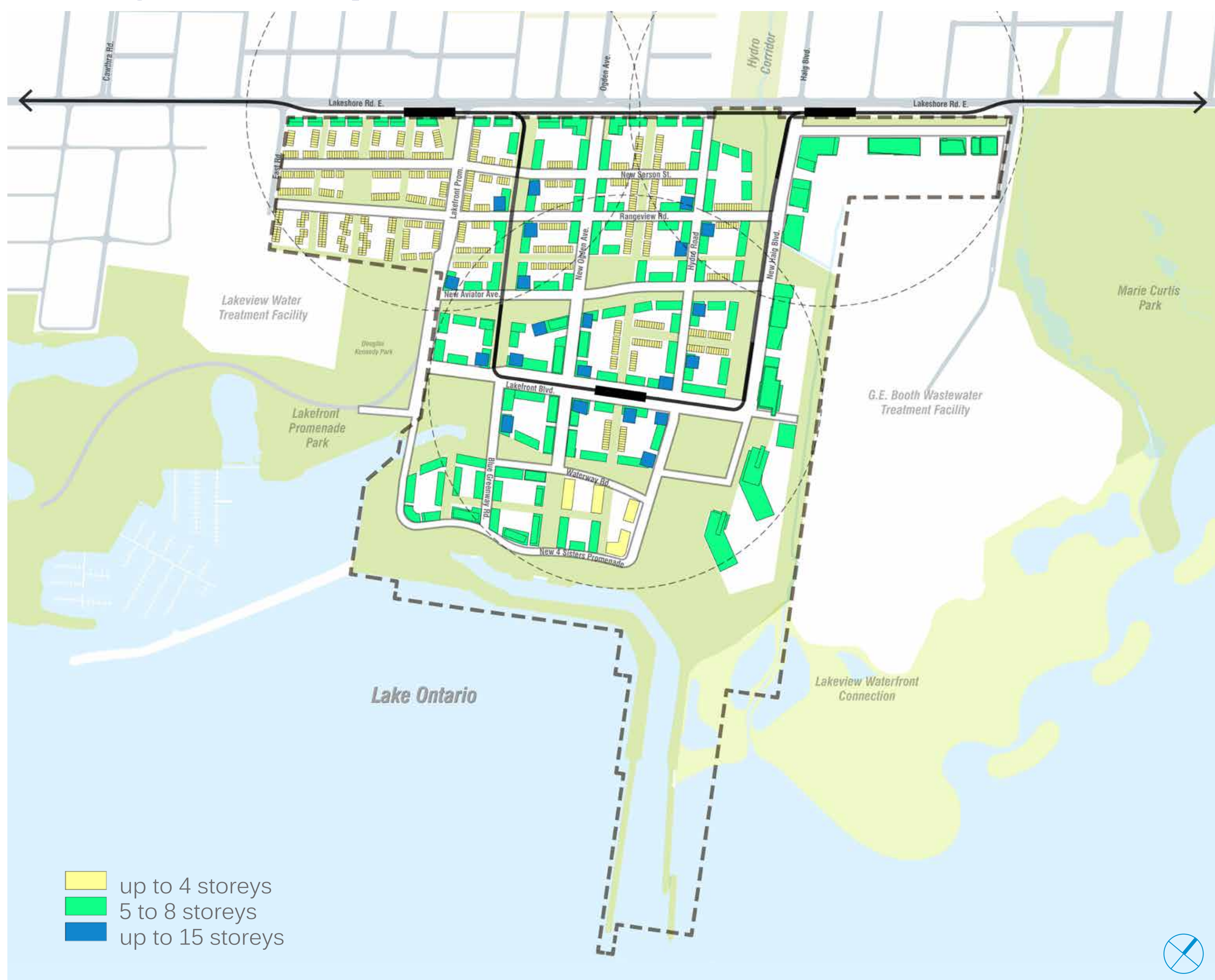
\*with some signature elements permitted pending design review/further study.

## Height & Density Strategy

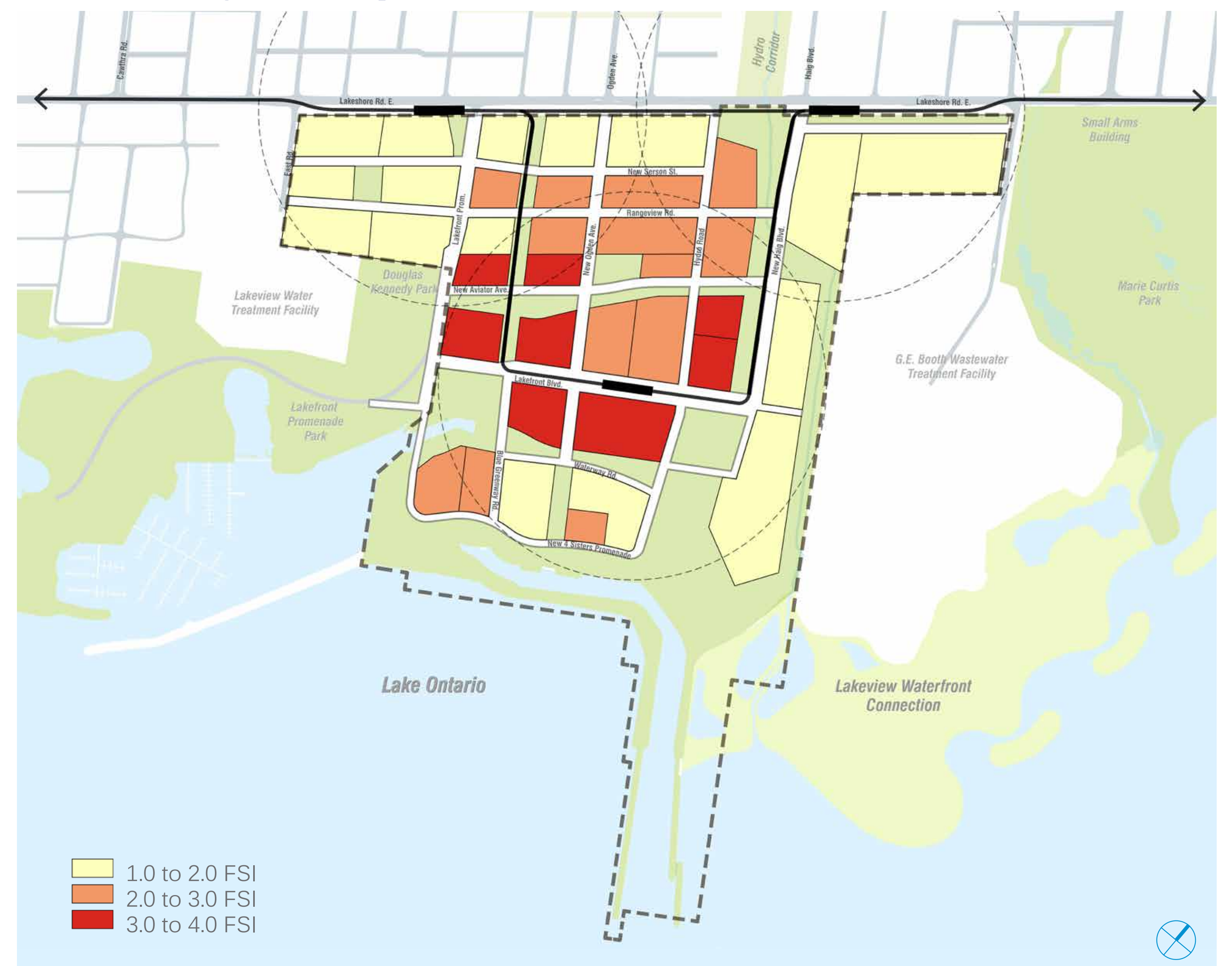
Transit-supportive development and good planning principles require that the most density and building height occur along transit lines.



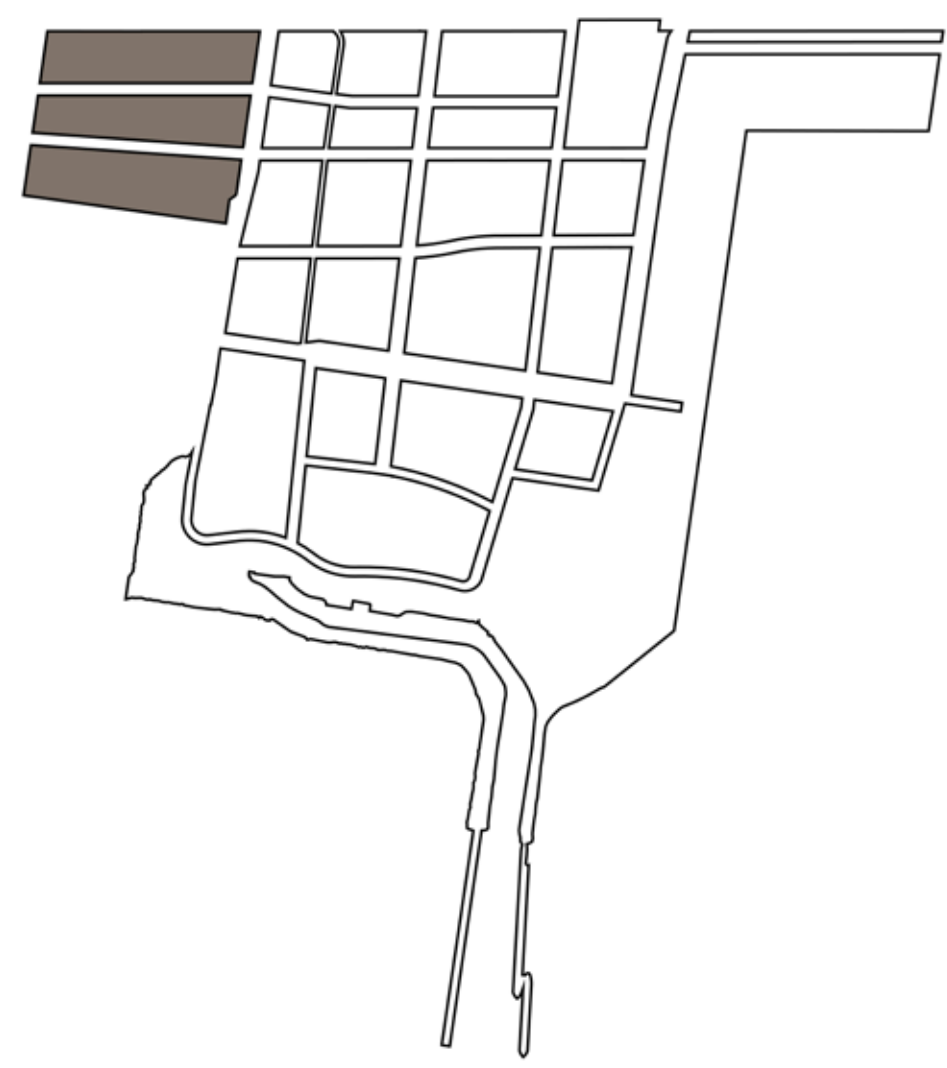
## Height Map



## Density Map







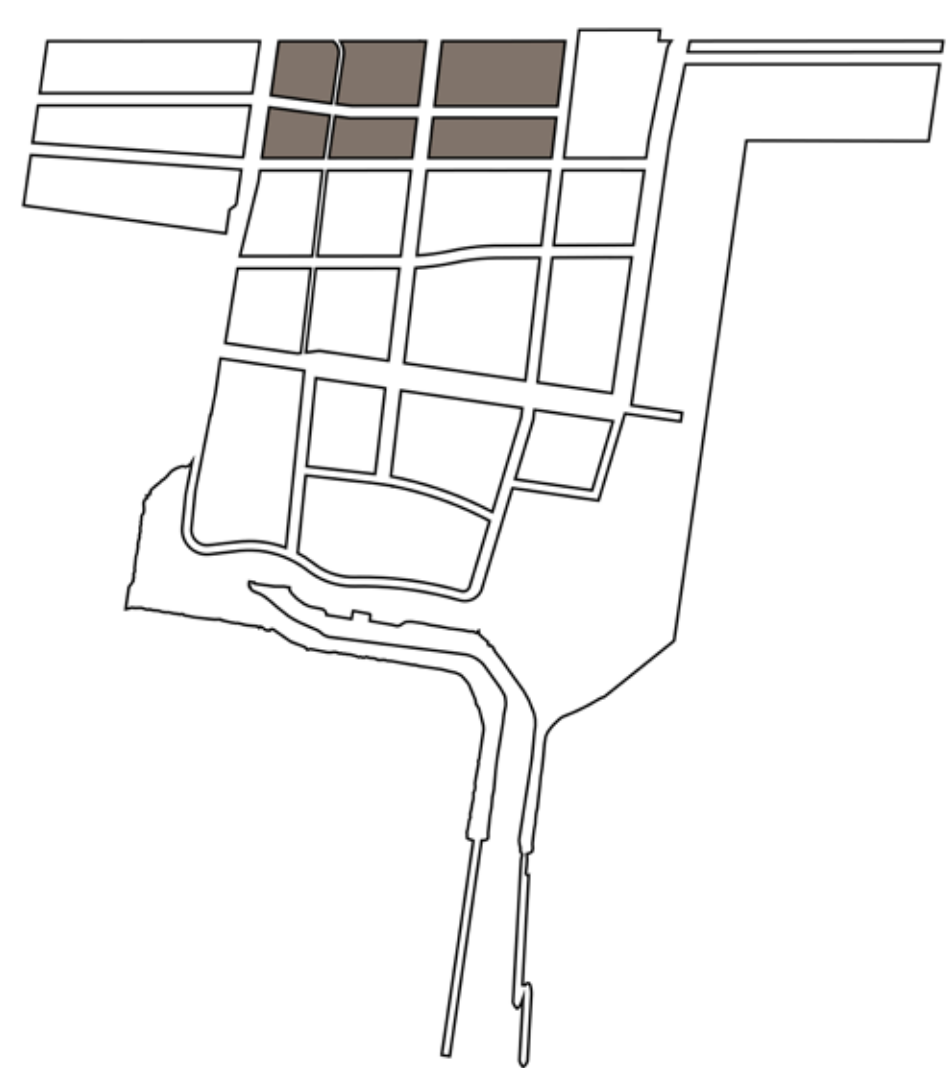
Neighbourhoods

# Rangeview Estates

Rangeview Estates is located between Lakeshore Road East and the Lakeview Water Treatment Facility. This residential neighbourhood is characterized by its predominantly low-rise housing. Rangeview Square, a generous public park forms the heart of the community, which is further interconnected by a series of community rain gardens, helping with stormwater management.



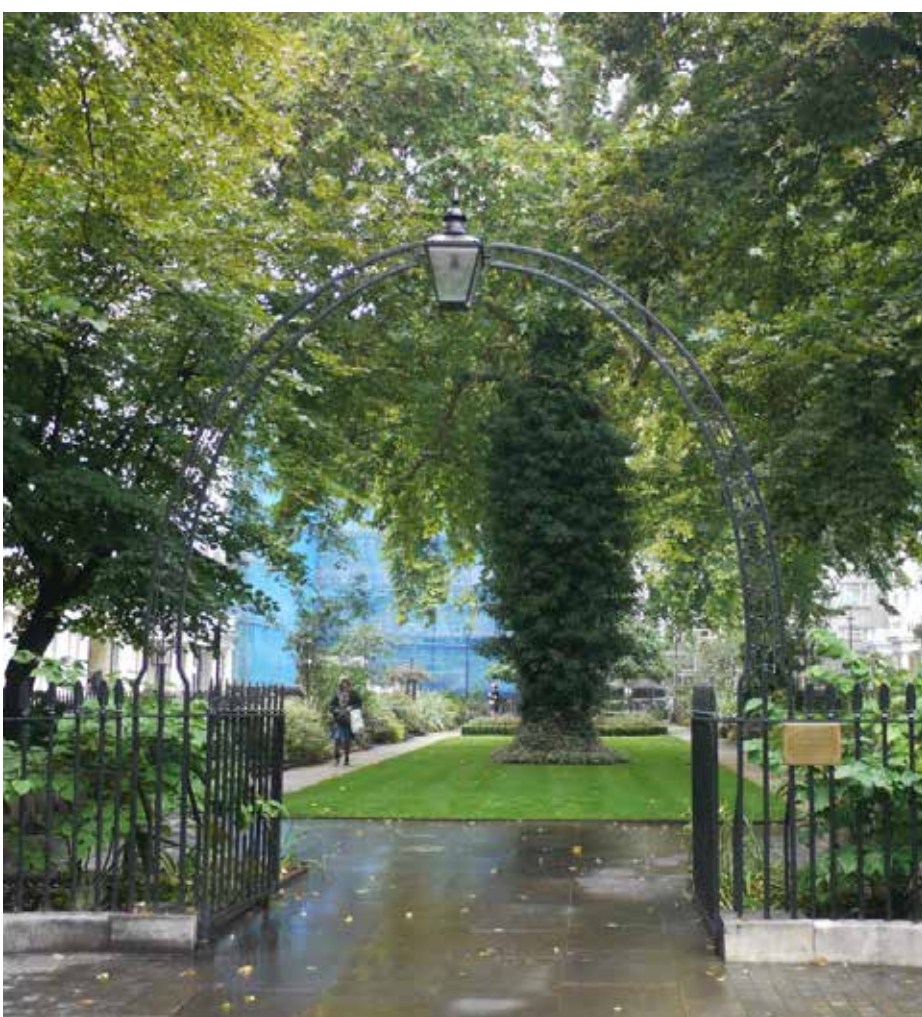
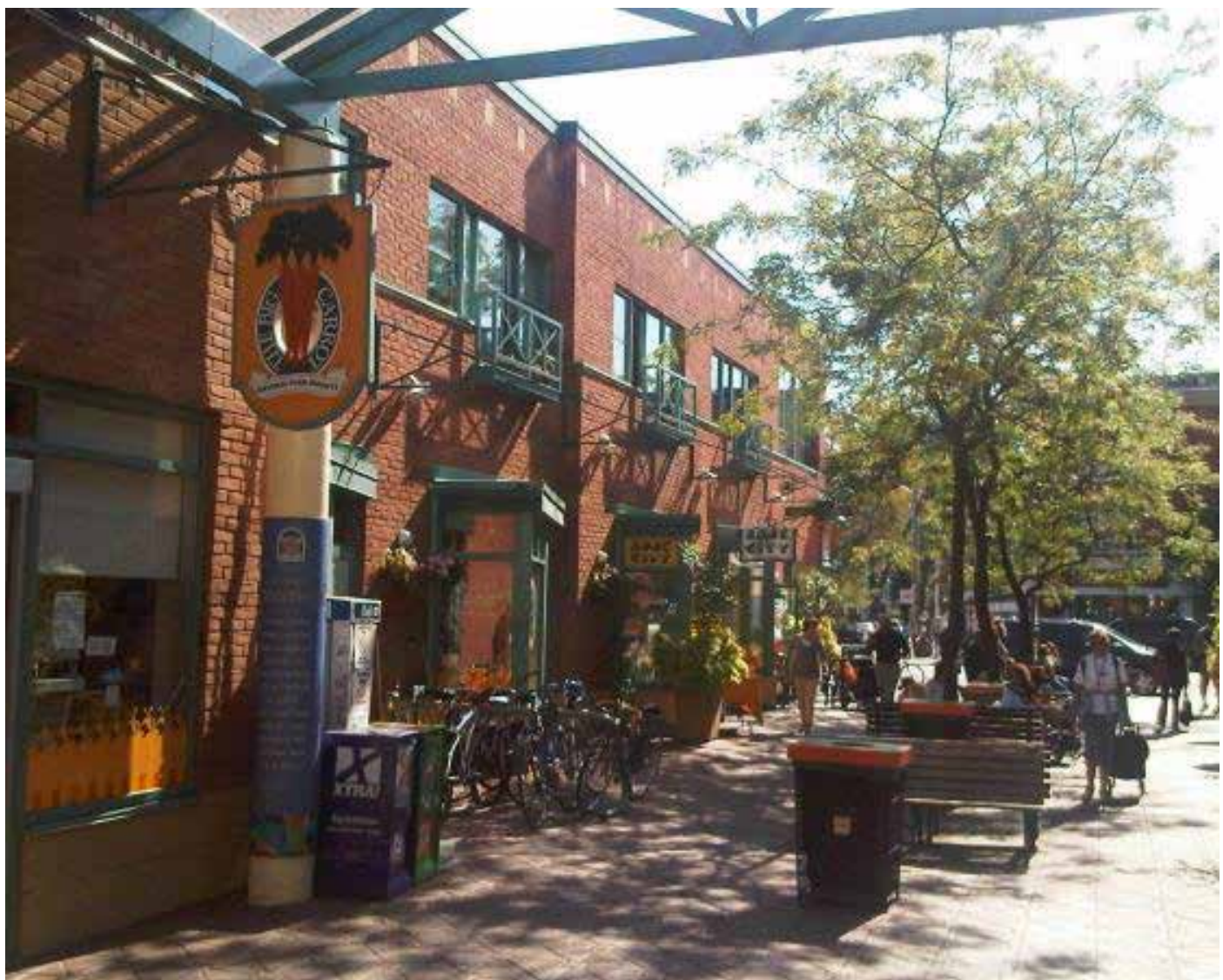




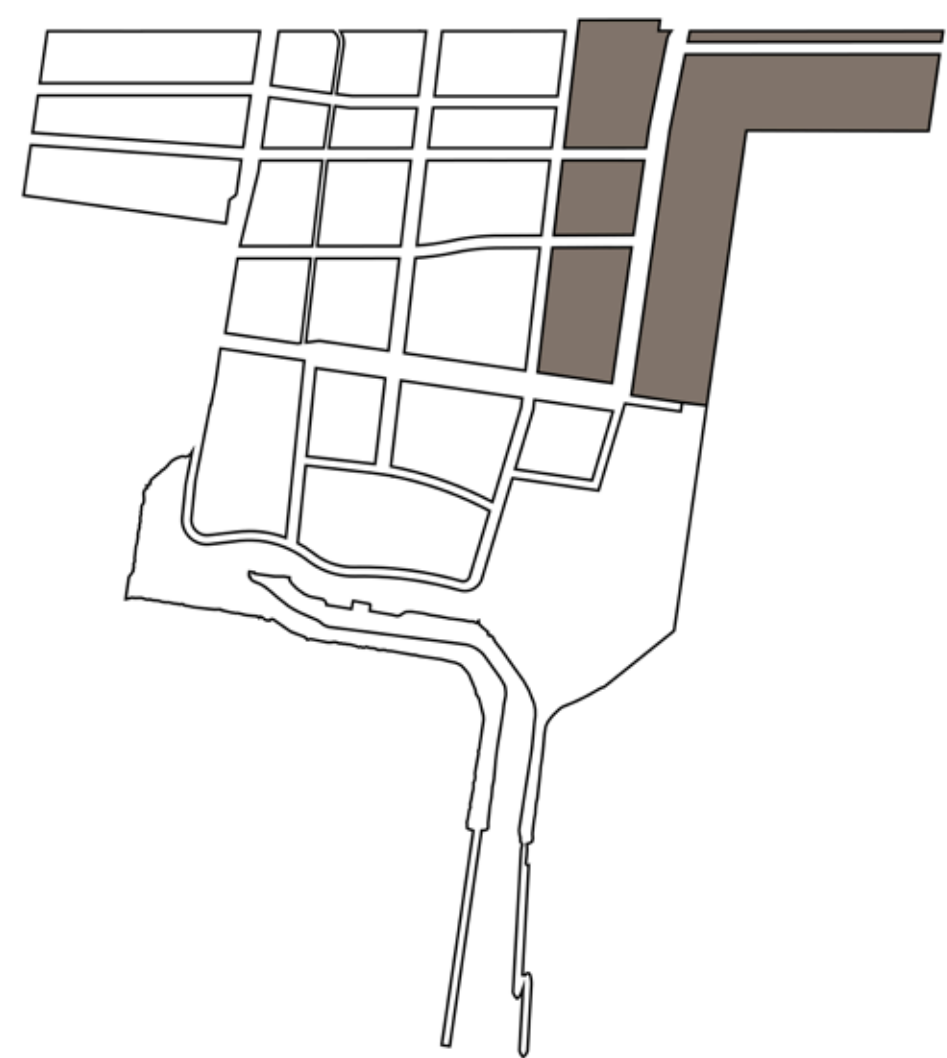
Neighbourhoods

# Lakeshore Neighbourhood

Immediately east of Rangeview Estates, along Lakeshore Road East, is Lakeshore Neighbourhood. Lakeshore Neighbourhood is Inspiration Lakeview’s primary address along Lakeshore Road. Predominately residential, a small retail node called “Ogden Corners” is provided where Ogden Avenue extends towards the lake and forms a special, active gateway with cafés and retail uses.







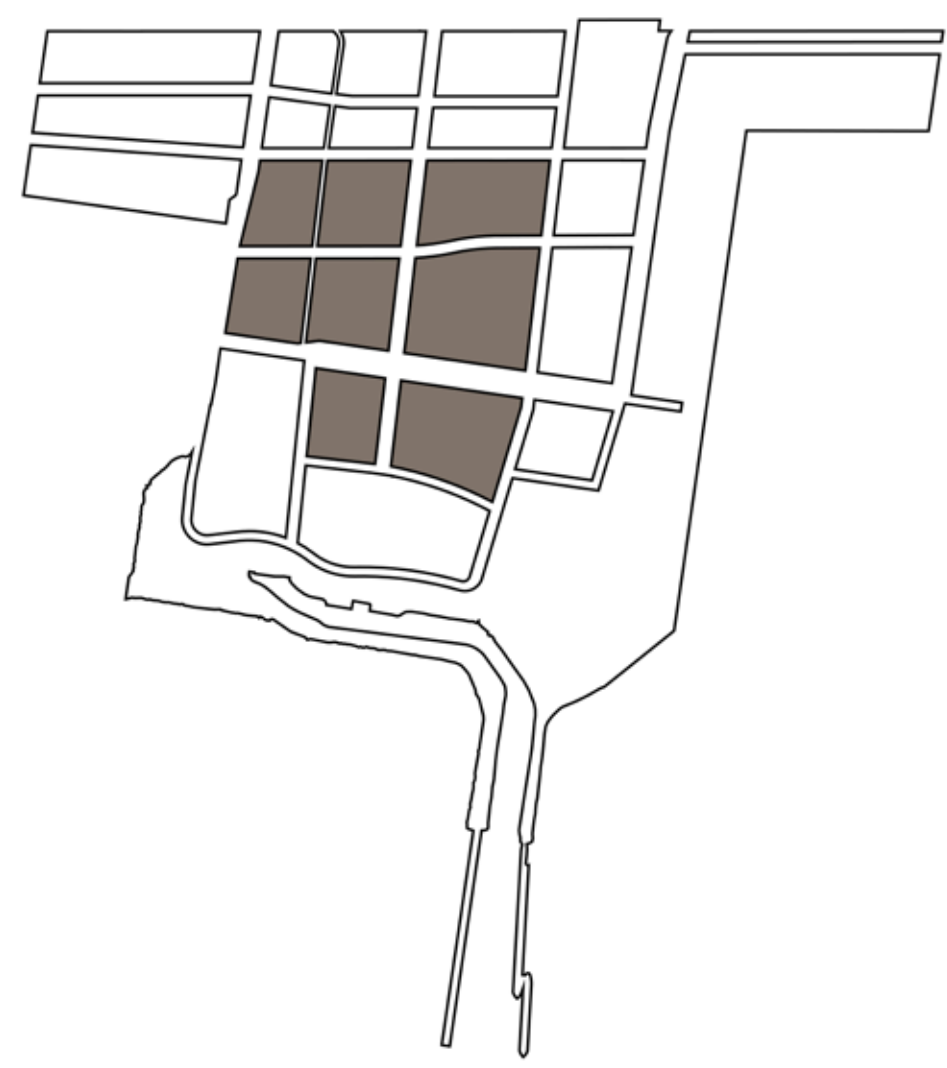
Neighbourhoods

# Serson Place Innovation Corridor

Further east along Lakeshore Road East, is Serson Place Innovation Corridor. The lands immediately adjacent to the Wastewater Treatment Plant are capitalized on as a transitional employment use. Serson Place is envisioned as a high-tech green campus, providing over 100,000 m<sup>2</sup> of office and light industrial use floor area that will attract state-of-the-art employers to Mississauga and the Inspiration Lakeview site.





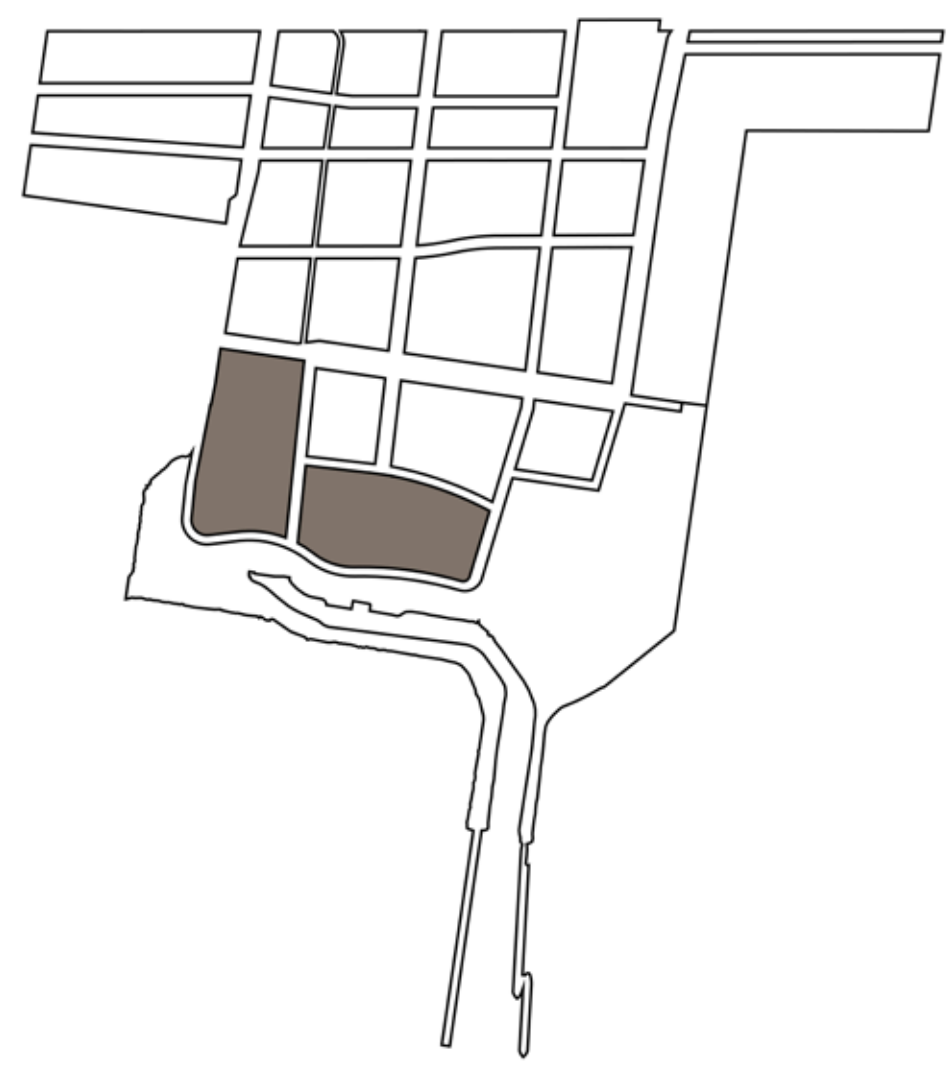


# Neighbourhoods Ogden Village

At the heart of Inspiration Lakeview is the Ogden Heights neighbourhood. A higher density residential community relative to its neighbours. At-grade retail and commercial uses along this segment of Ogden Avenue introduce a vibrant and active street frontage for this neighbourhood that extends to the lake.





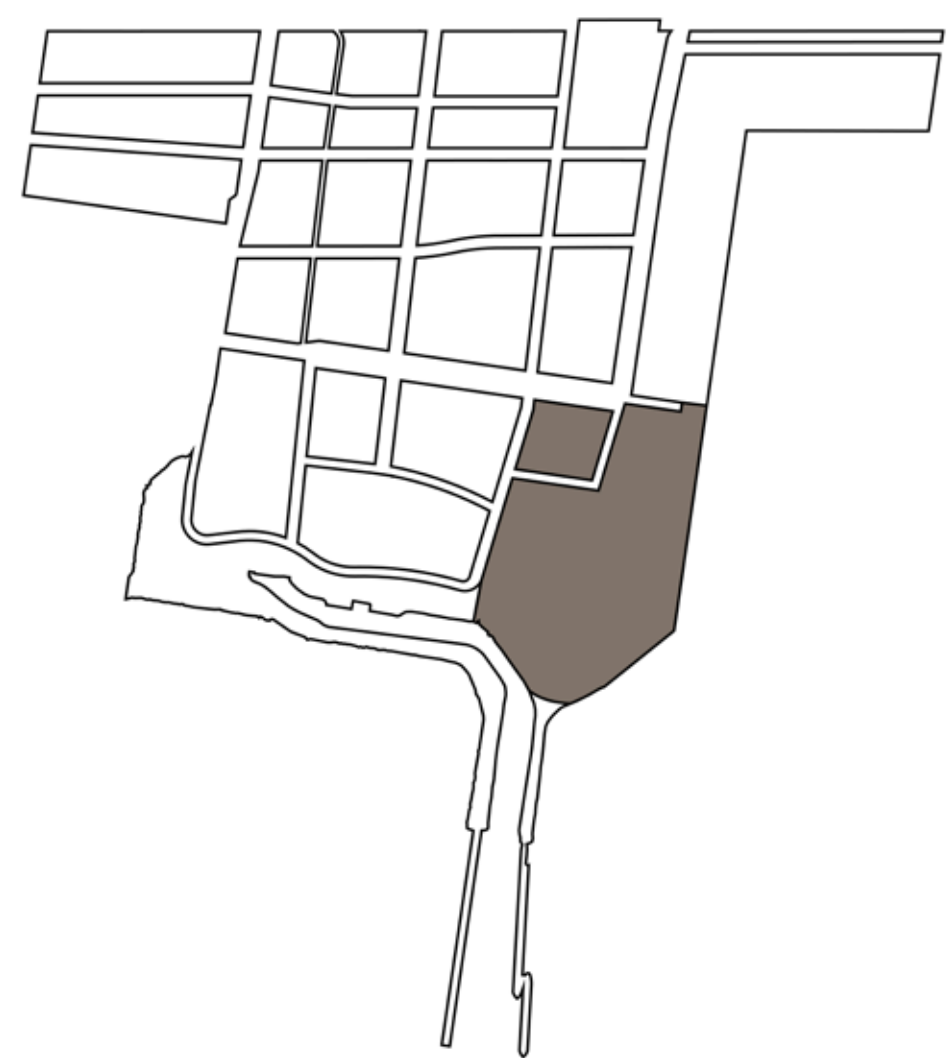


# Neighbourhoods Cultural Quarter

The Cultural Quarter is the prime waterfront neighbourhood. A mix of residential, commercial and cultural uses that engage with a great variety of waterscapes define this neighbourhood. Two “waterfronts” - the Lakeview Shoreline and the Waterway, provide this variety of natural, industrial legacy and urban waterscapes.







# Neighbourhoods Serson Campus

Serson Campus is located where the Cultural Quarter intersects with the Serson Place Innovation Corridor and the Greenway at the head of the Lakeview Piers. A post-secondary institutional campus anchors the community.





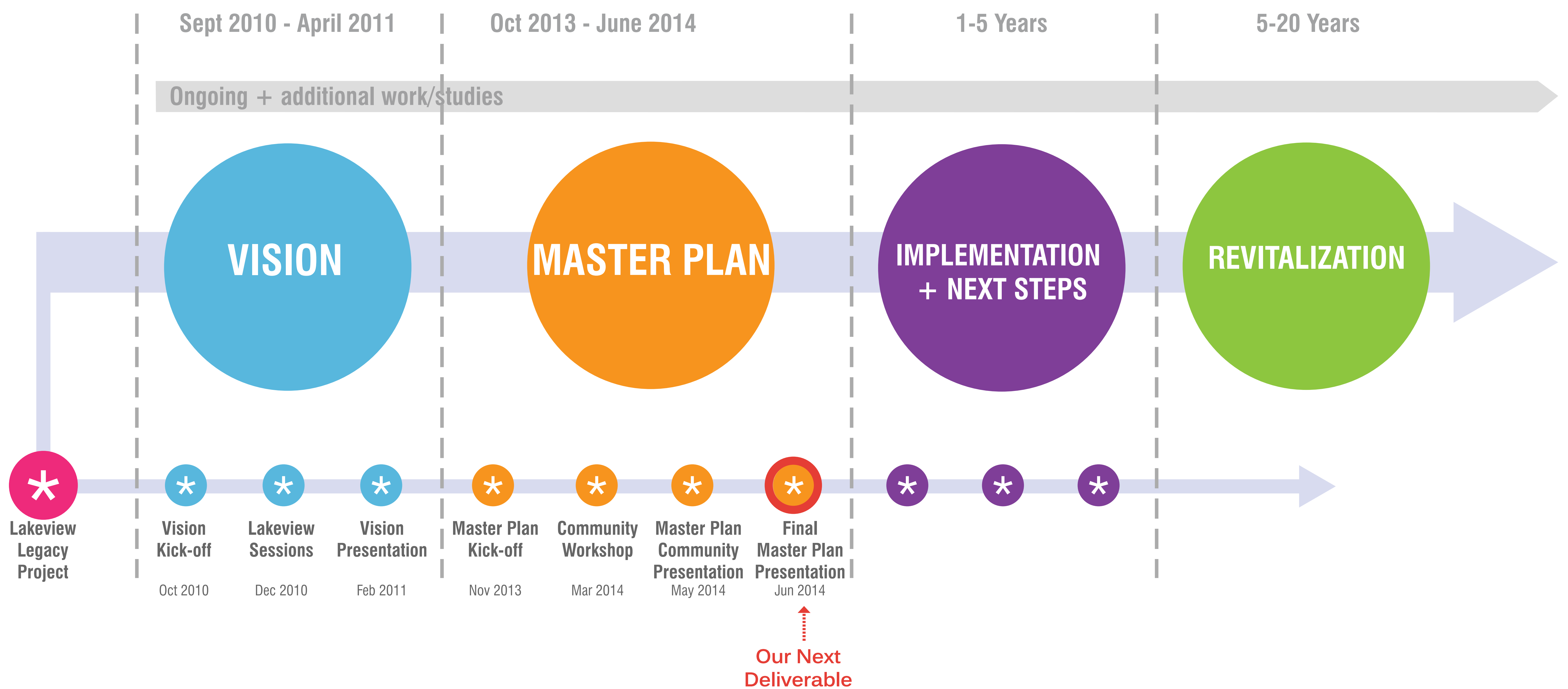


# Next Steps

We welcome your comments until May 23<sup>rd</sup> before the Master Plan is presented to Council.

The next steps include a series of additional studies, statutory planning processes and technical agreements - kick-starting the implementation phase.

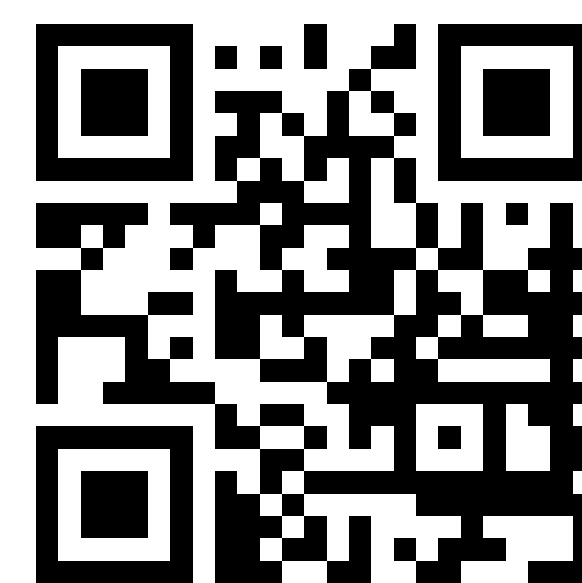
## Next Steps and Important Dates



## The Final Master Plan will include:

- Land use strategy
- Height and density strategy
- Urban design strategy
- Transportation and parking strategy
- Open space and public realm strategy
- Economic analysis
- Municipal servicing and sustainability strategy
- Phasing and implementation strategy

## For more information:



Please check the project website for regular updates and to download background information at:  
[www.mississauga.ca/waterfront](http://www.mississauga.ca/waterfront)