

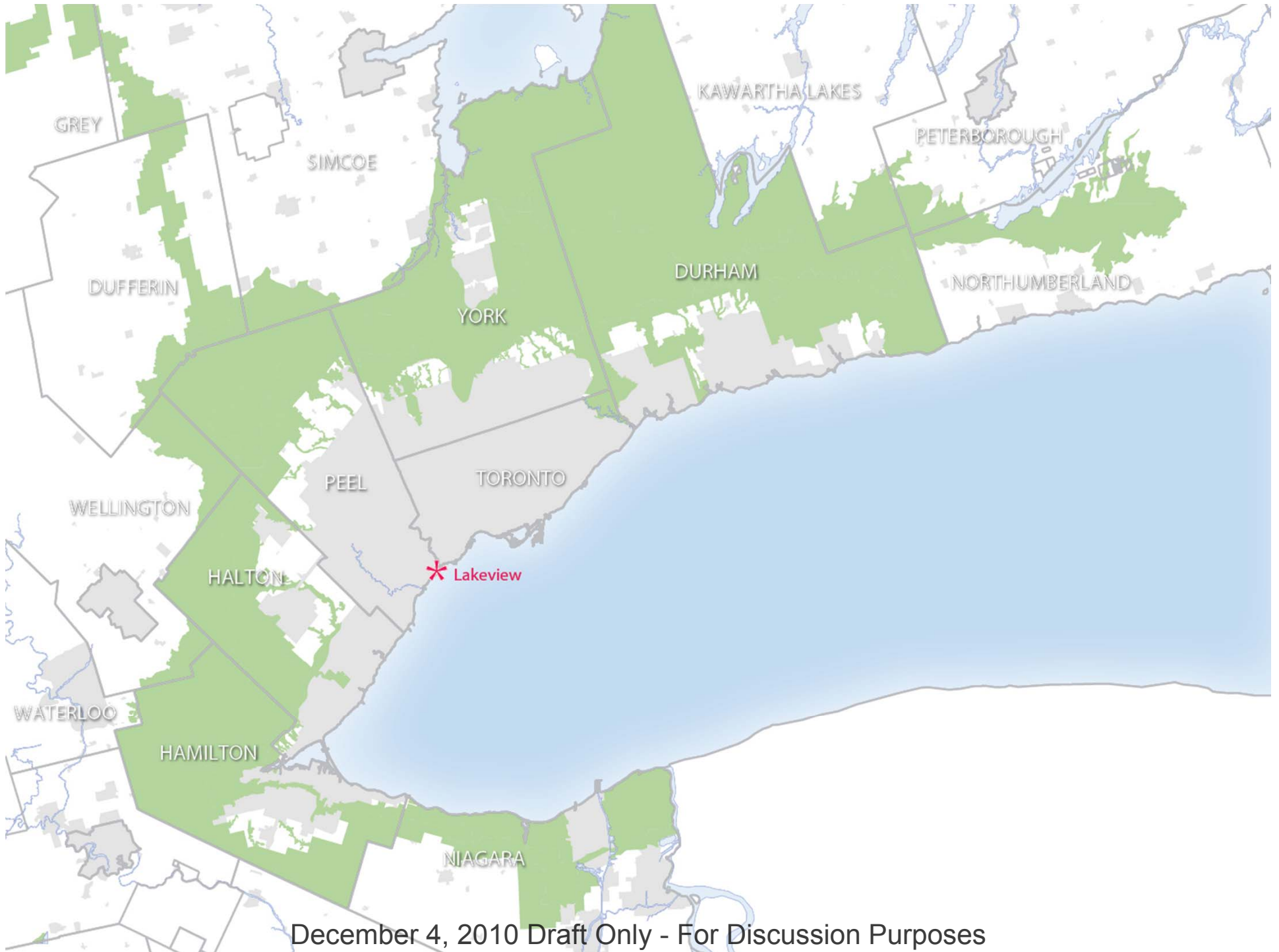
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STRATEGIES
INC .



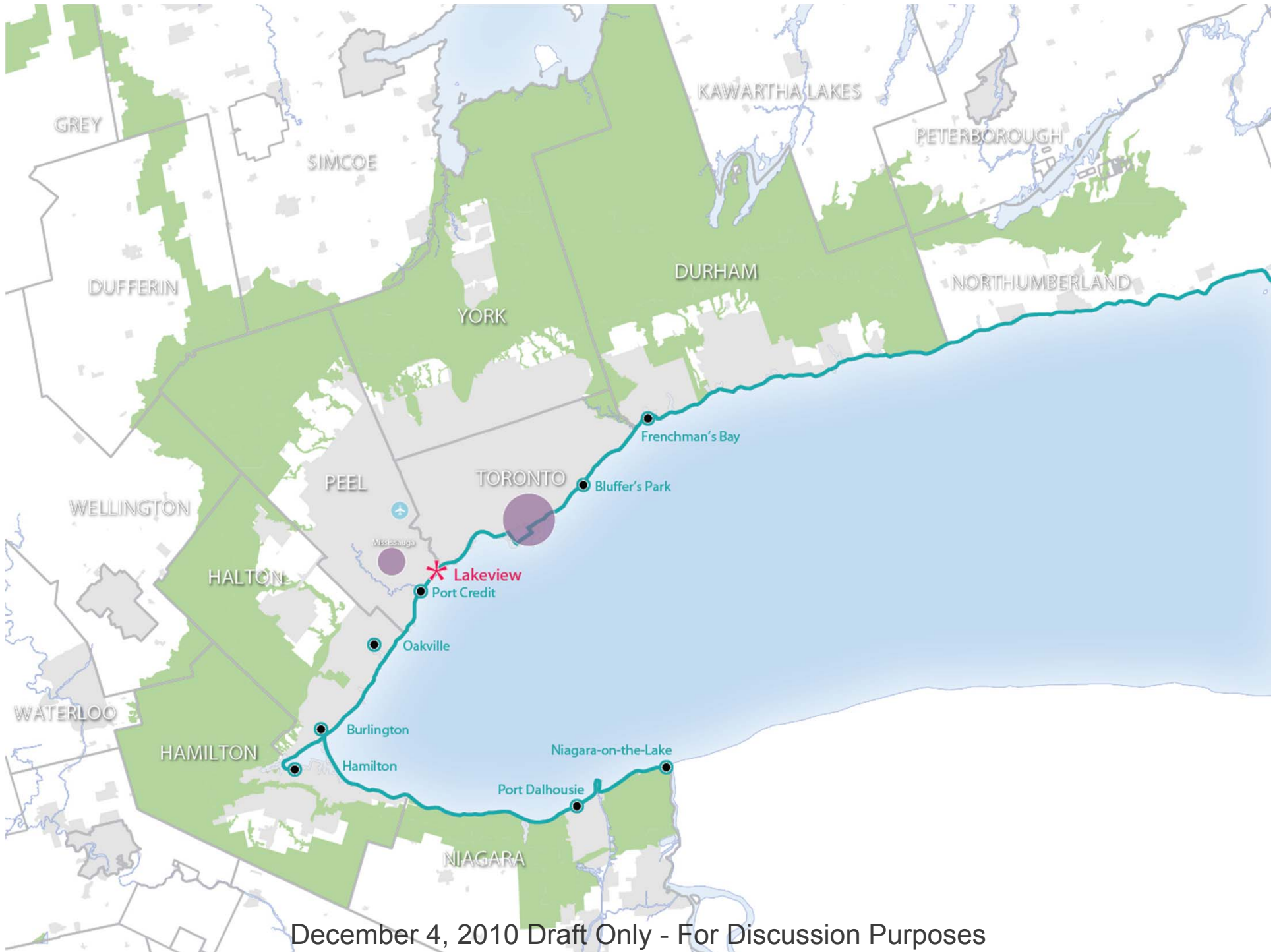
The Lakeview Sessions Wrap-Up

Saturday, December 4, 2010

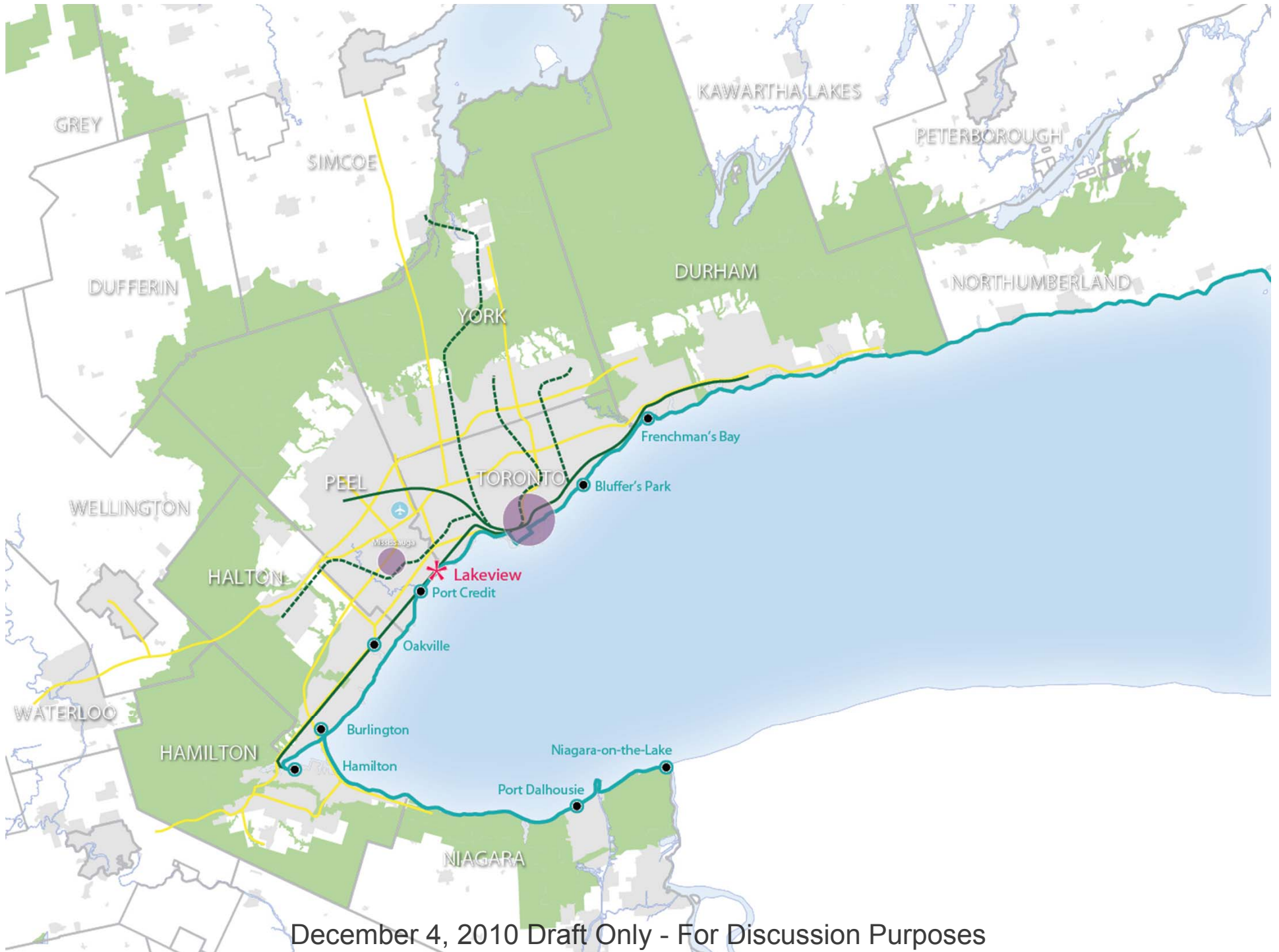
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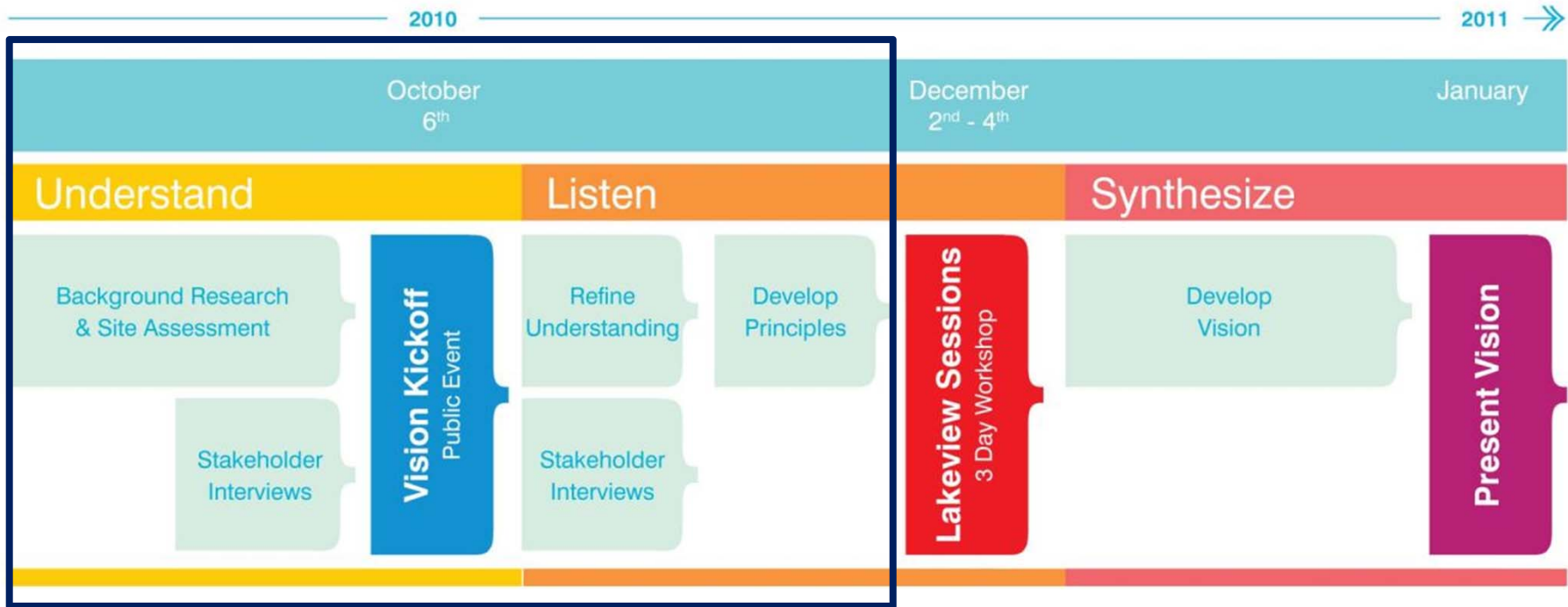
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Approach



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We reviewed background reports.

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We familiarized ourselves with the site...

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...and the local context.

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We held staff workshops.

December 9, 2010 | Discussion Topics



...and stakeholder interviews.

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On October 6, we invited you to the vision kick-off.

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Through that process, we heard from you.

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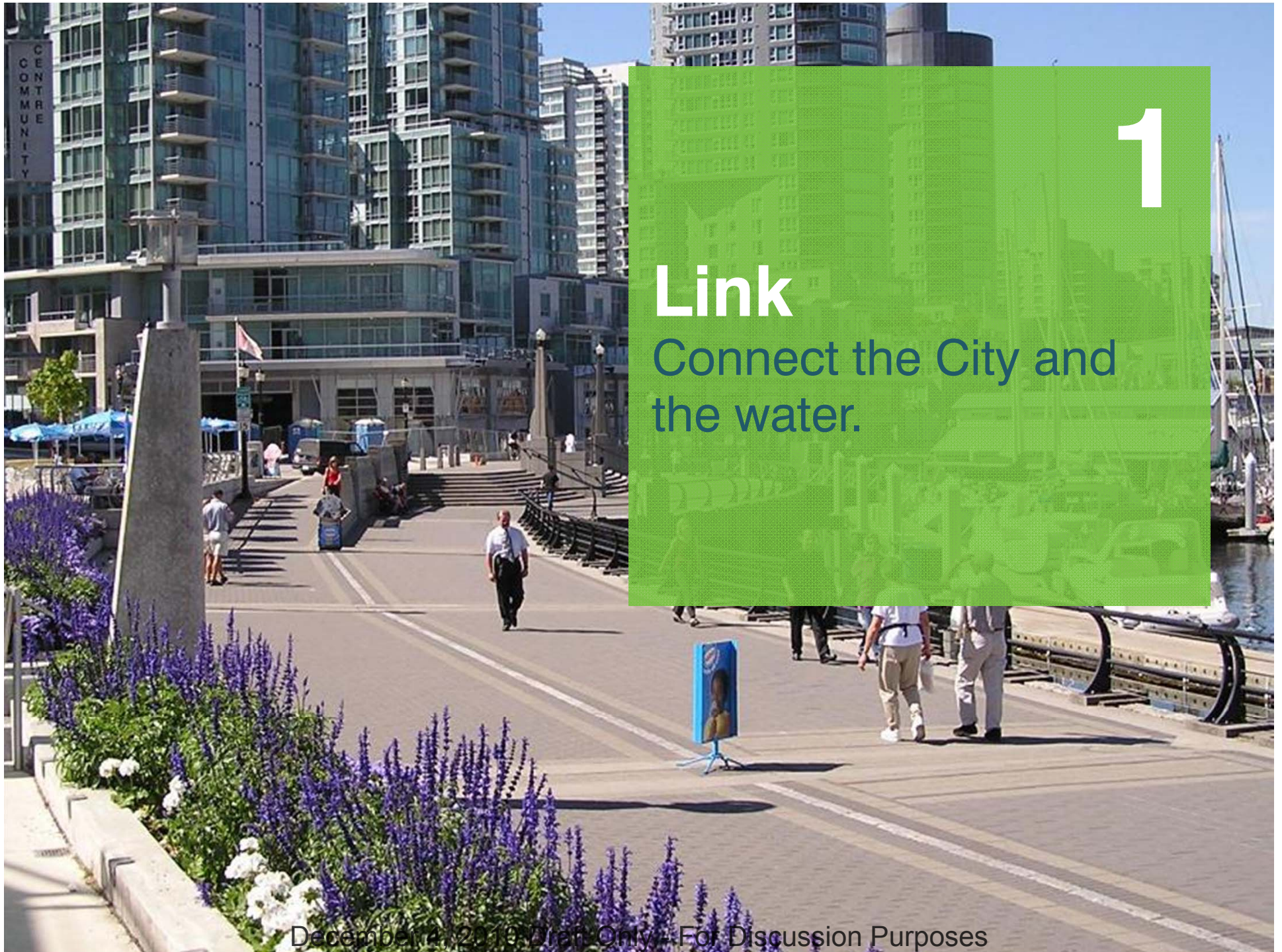
Focus on the environment. Ice skating rink. Public outdoor music stage. Built with universally accessible design in mind. A museum dedicated to the history of Lakeview. Landscapes that use local plants to recreate new community gardens. Affordable seniors living residences. Outdoor cafes, restaurants, entertainment. Great Lake research and education centre. A pleasant place for families. Fun for adults and kids. Convenient transit to move people in and out of this area. Creative designs. Stadium. Recognition of the history of Lakeview. Waterfront views. A multi-sport community stadium. Unique. Public art. A boardwalk with seating along the shoreline. Human scale buildings people can relate to. Mixed-Use. Year-round activity – not just summer. Use existing industrial space for film studios in the interim. A cultural community destination like Granville Island. Not just a park but a major cultural destination attracting people from other cities. Theatres for plays and operas. Wind and solar projects. Affordable homes. Harbour to encourage water events. Preserve historic buildings. Area for artists to create and sell art. Honour or commemorate the site's interesting history. Pull transit into the site. Potential to host national sporting event. Music Museum. Totally green community. Use existing industrial space for film studios in the interim. A place for everyone with integrated affordable housing. Large pier with attraction. Year round recreational area with cafes, restaurants, perhaps even a hotel or a few bed and breakfasts, children's play area. Create additional opportunities to connect to the water, bring the water to the city and the city to the water. Underground railroad themed

destination. Botanical gardens. Seashell shaped amphitheater with tiered seating. Studios for artists. Water taxi. Water handling with fountains not loitering. Connect the Waterfront Trail along the water's edge. A large park to connect north to Applewood. A variety of activities or sights to see in the summer and winter. Convention

We heard 6 emerging themes...

centre. Skyscrapers. Potential for water-based transportation. Major cultural destination.

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1

Link

Connect the City and
the water.



2

Green

Create a green, sustainable, innovative, model new community.



3

Open

Open the site with a wealth of accessible public spaces, welcoming to all.

4

Connect

Provide multiple ways to get around: transit, walking, cycling.

5

Destination

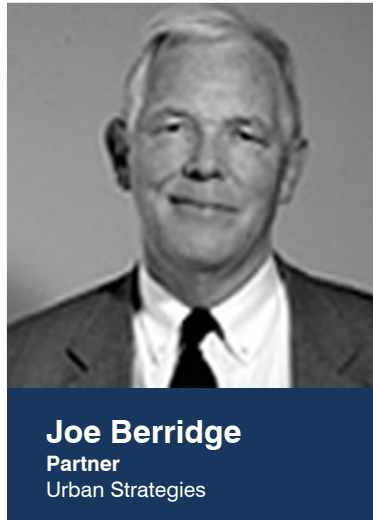
Create a special place to draw visitors from all over GTA.



6

Viabile

Balance public and private investment to be economically feasible.



- **Think BIG**
- **Think Medium**
- **Think small**

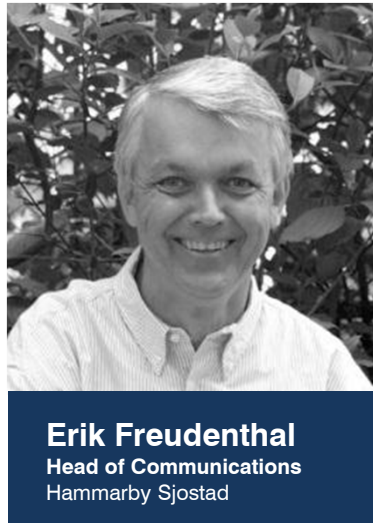
We also heard from experts.

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- **Design is key**
- **Developers want certainty**
- **Appeal to young people**
- **Don't promise what you can't deliver**

We also heard from experts.



Erik Freudenthal
Head of Communications
Hammarby Sjostad

- **Aim high**
- **Integrate sustainability early on**
- **Invest in transit early on**
- **Garbage and waste water are resources**
- **Extra costs are recovered by the development.**

We also heard from experts.



- **Cultural capital can create a destination and economic development**
- **Build on existing assets**
- **Consider temporary uses to put the site on the map in the short term**

We also heard from experts.

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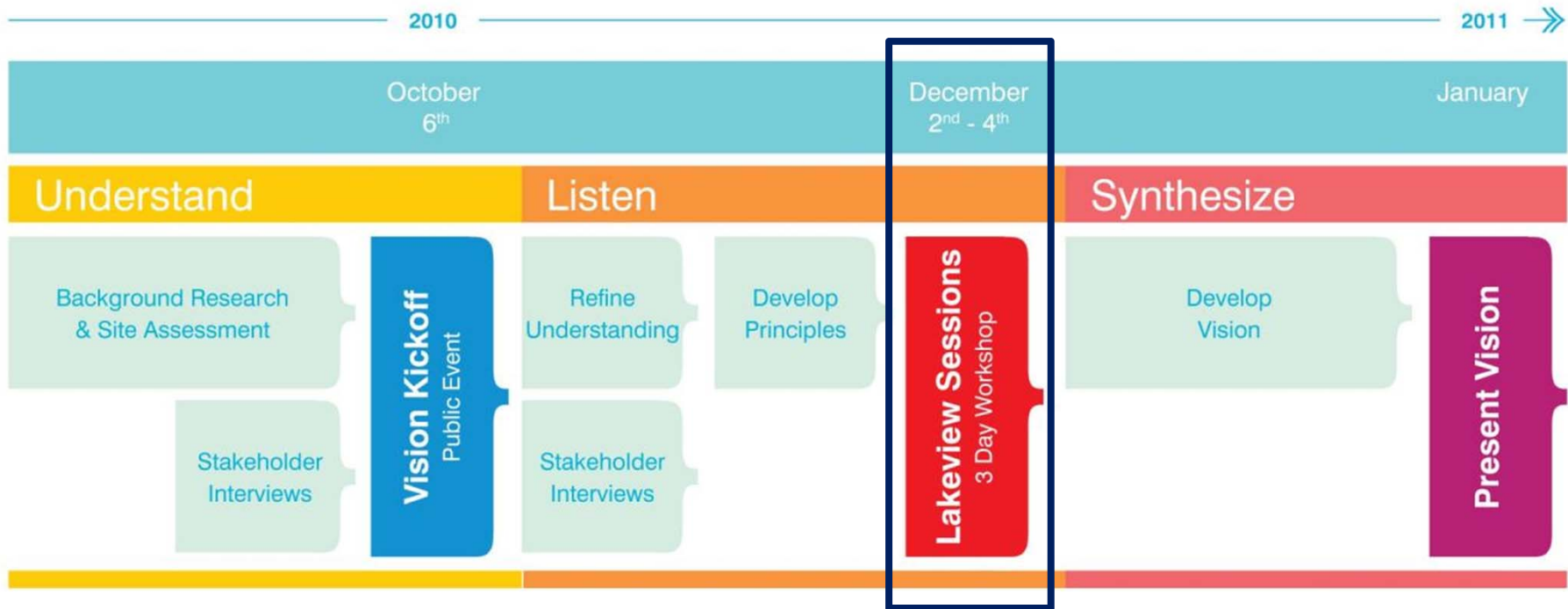


Matt Urbanski
Principal
Michael Van Valkenburgh
Associates, Inc.

- **Use open space to define the site & organize development**
- **Open spaces can contribute to placemaking, economic value and sustainability**
- **Plan for operating cost and high standards of maintenance**

We also heard from experts.

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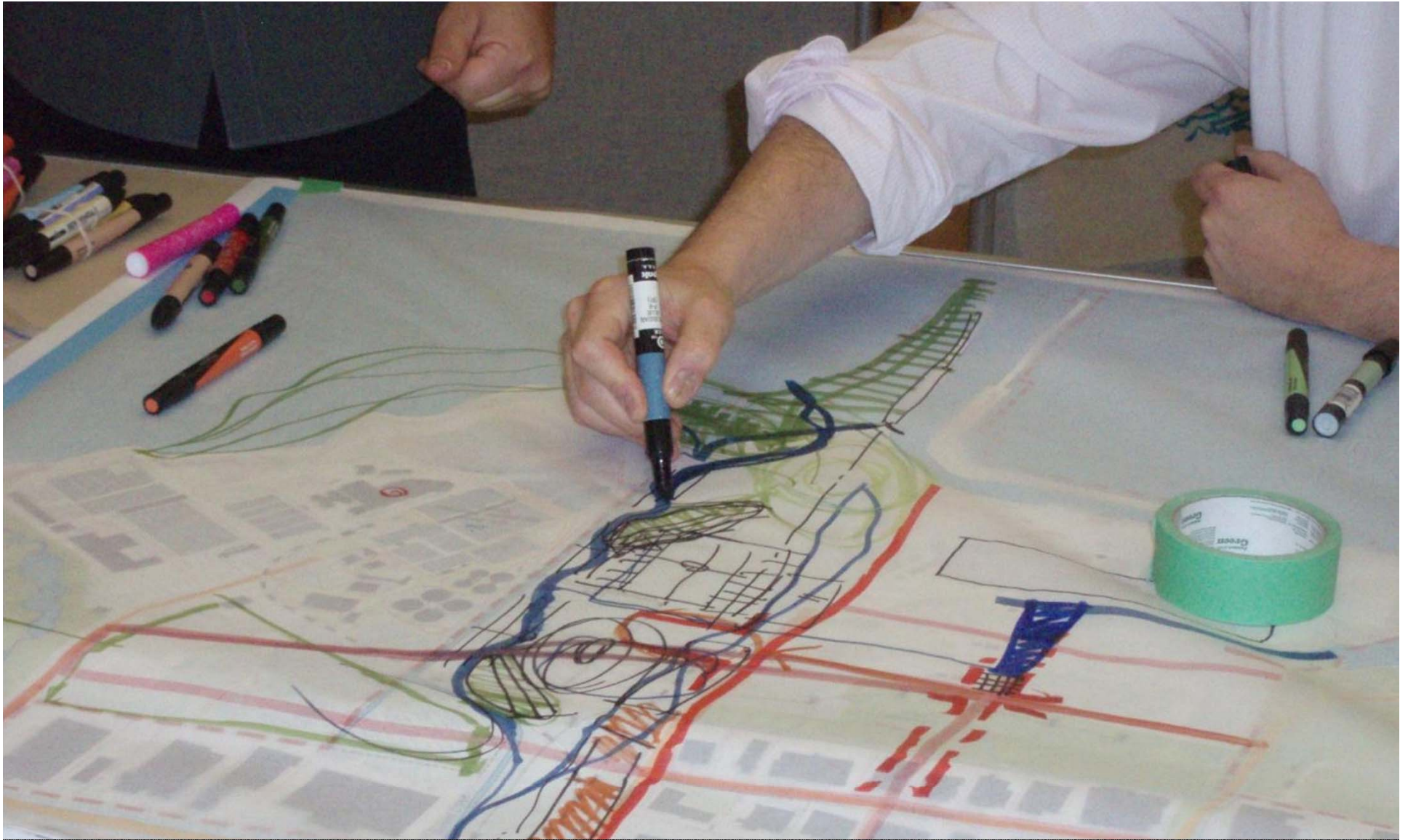


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For 3 days we have rolled up our sleeves...

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...put pen to paper...

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...and worked out what these things really mean.

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We discussed 4 Key Themes:

URBAN
Lakeview

GREEN
Lakeview

CULTURAL
Lakeview

BLUE
Lakeview

..and we developed a VISION based on
Bringing the LAKE to Lakeshore and
Bringing LAKEVIEW to the Lake



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GREEN BIG

Create major open space linking lake to Lakeshore and beyond via the hydro corridor

An aerial photograph of a city grid with a green semi-transparent overlay. The overlay shows a network of green lines and shapes representing a hydro corridor and waterfront development. The text 'GREEN BIG' is in the top left. Two paragraphs of text are overlaid on the green area. At the bottom, there is a footer text.

GREEN BIG

Create major open space linking lake to Lakeshore and beyond via the hydro corridor

Establish a new continuous waterfront south of the waste water treatment plant

GREEN Medium

Create landscaped
green links in
neighbourhoods



GREEN

Medium

Create landscaped green links in neighbourhoods

Extend major treed setback on Lakeshore



GREEN

Medium

Create landscaped green links in neighbourhoods

Extend major treed setback on Lakeshore

Create new topography – “Coal Hill”

GREEN
small

Access the pier
with new trails

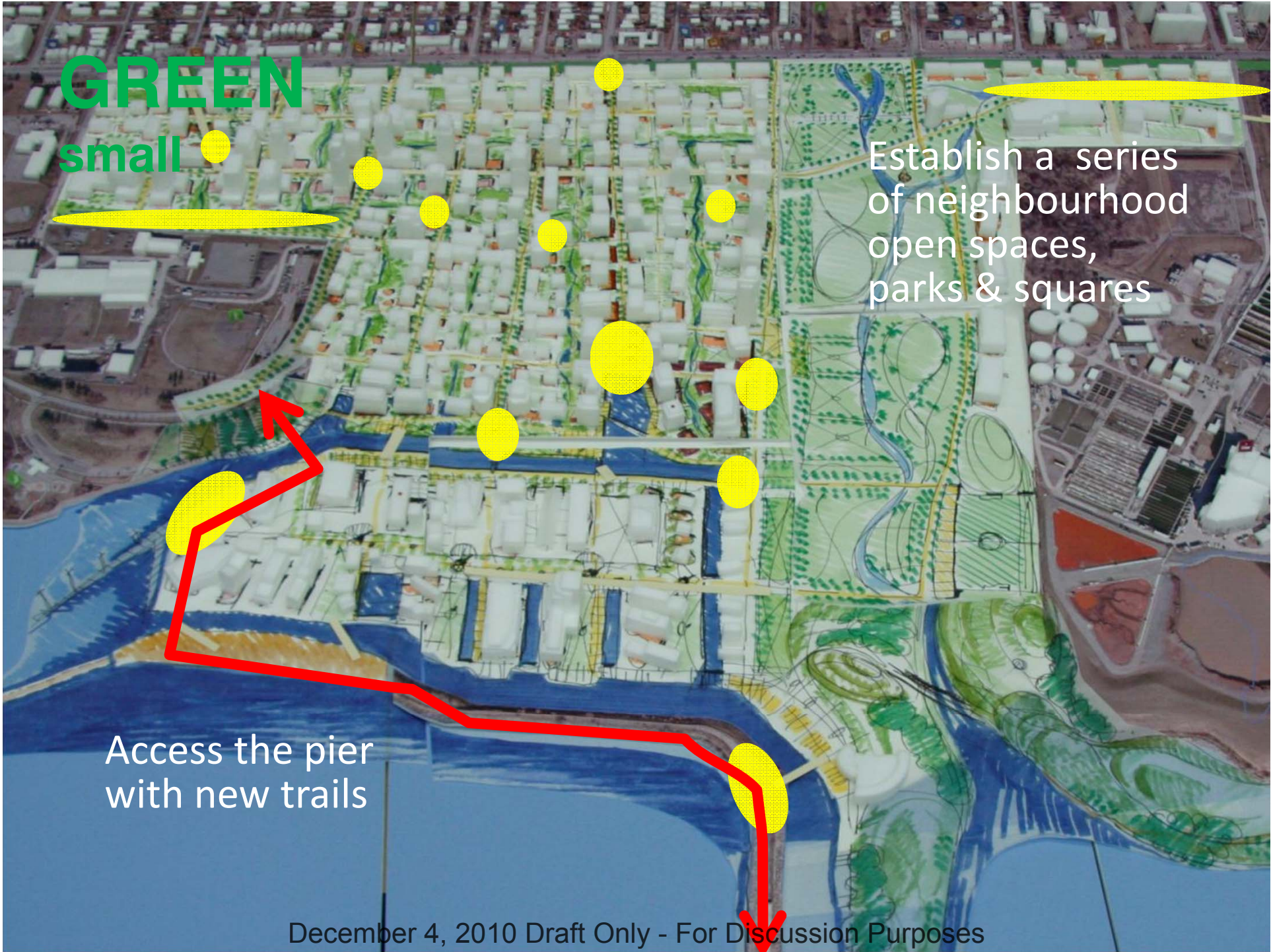
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GREEN
small

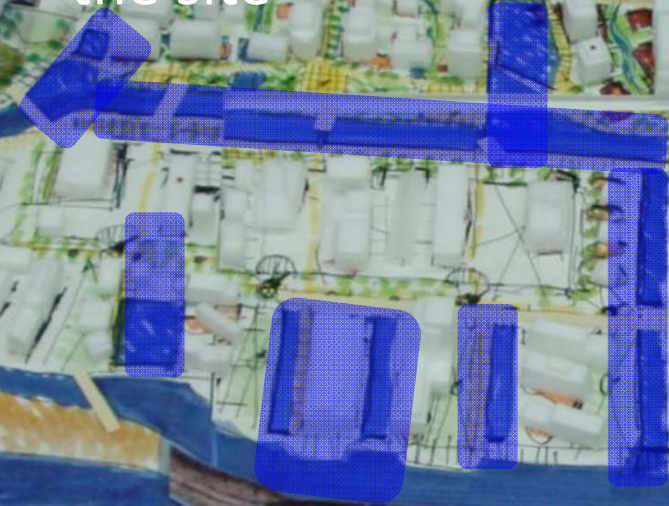
Establish a series of neighbourhood open spaces, parks & squares

Access the pier with new trails



BLUE BIG

Build new channels
that bring water into
the site



BLUE BIG

Build new channels
that bring water into
the site

Re-establish
Serson Creek
and wetlands

BLUE BIG

Build new channels
that bring water into
the site

Re-establish
Serson Creek
and wetlands

Extend intake channel
west to marina

**BLUE
Medium**



Link Promenade
Park Marina to
adjacent bay

**BLUE
Medium**

Link Promenade
Park Marina to
adjacent bay

Reconfigure marina breakwall

**BLUE
Medium**

Neighbourhood
stormwater network

Link Promenade
Park Marina to
adjacent bay

Reconfigure marina breakwall

BLUE Medium

Neighbourhood
stormwater network

Establish new
slips and basin
as focal point

Link Promenade
Park Marina to
adjacent bay

Reconfigure marina breakwall

BLUE small

A diversity of water experiences

kayaks/
canoes/
paddle
boats

skating

fishing

diving tower

Swimming beach



CULTURE BIG

Activate lakefront with
Arts & Culture district

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CULTURE BIG

Use site in short term as temporary exhibition & event space – “The Lakeview Space”

Activate lakefront with Arts & Culture district

CULTURE BIG

Use site in short term as temporary exhibition & event space – “The Lakeview Space”

Establish major destinations e.g. planetarium & stadium

Activate lakefront with Arts & Culture district



CULTURE

Medium

Establish multi-use
recreation/sport/fitness
amenities

Culture & recreation trails:

- fitness stations
- interpretive areas
- sculpture installations

Commemorate natural, cultural and
built heritage:

- Original shoreline
- Power plant (4 sisters)
- Military history

CULTURE

Medium

Establish multi-use recreation/sport/fitness amenities



CULTURE

Medium

Establish multi-use recreation/sport/fitness amenities

Culture & recreation trails:

- fitness stations
- interpretive areas
- sculpture installations




CULTURE small

Program events early to establish the “place”:

- Reuse existing industrial buildings as short term exhibit space
- Build on arts hub being established at Arsenal lands

Establish a strong public art program: from buildings to bike racks



New N/S gateway to the lake: south from Ogden to terminate at major public square and new water's edge

URBAN - BIG

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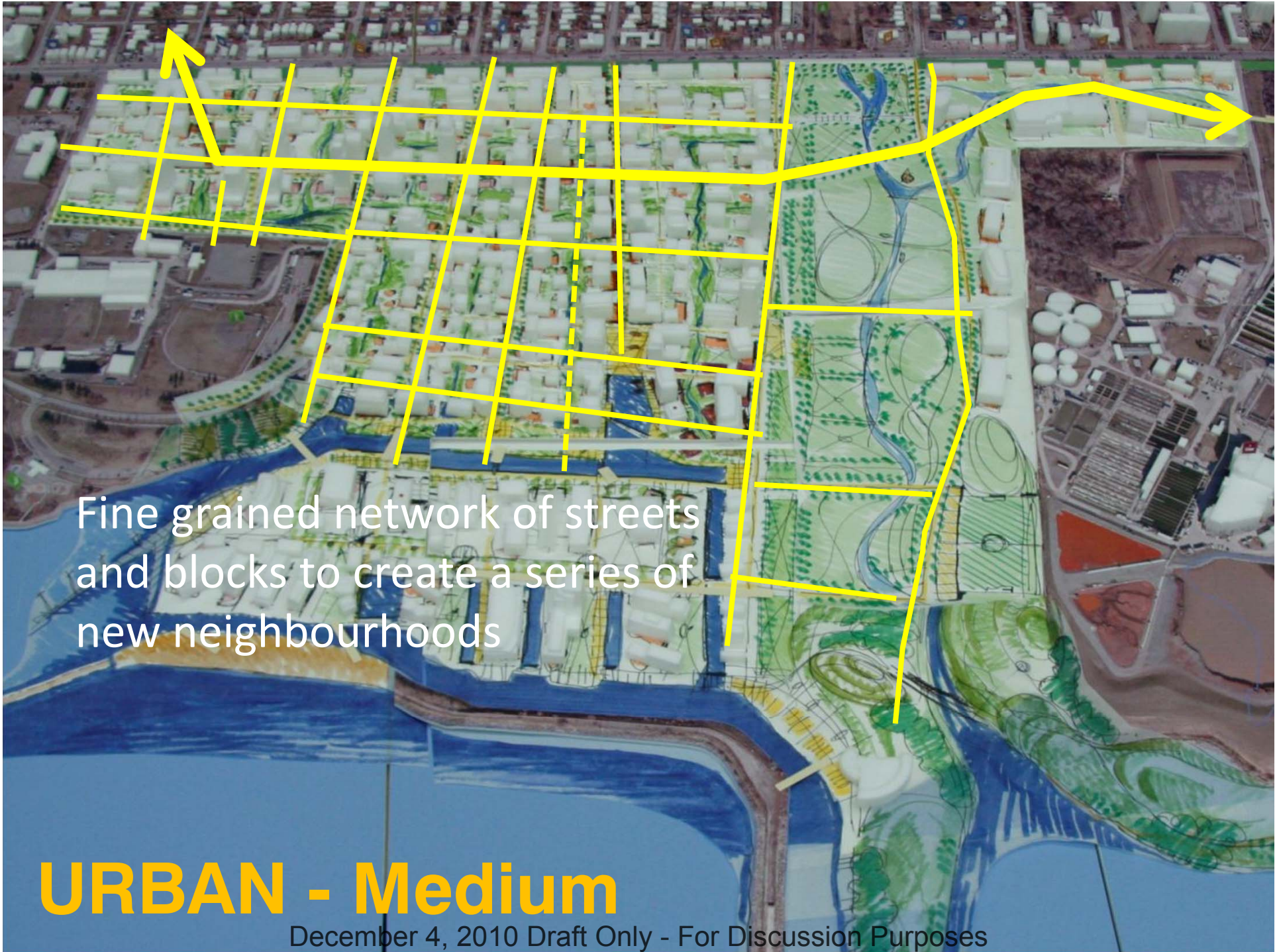


New N/S gateway to the lake: south from Ogden to terminate at major public square and new water's edge

New E/W transit spine parallel to Lakeshore

URBAN - BIG

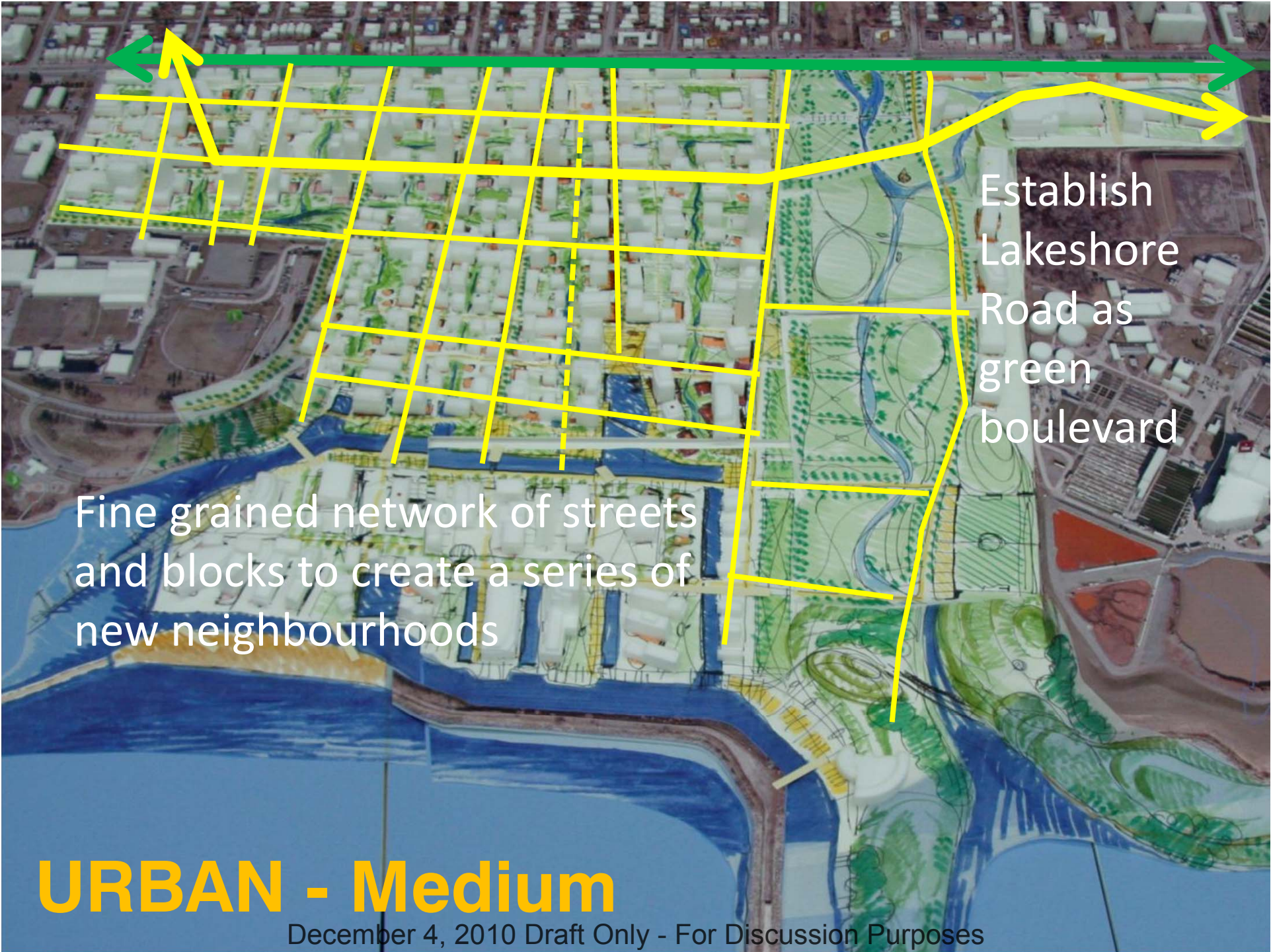
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Fine grained network of streets and blocks to create a series of new neighbourhoods

URBAN - Medium

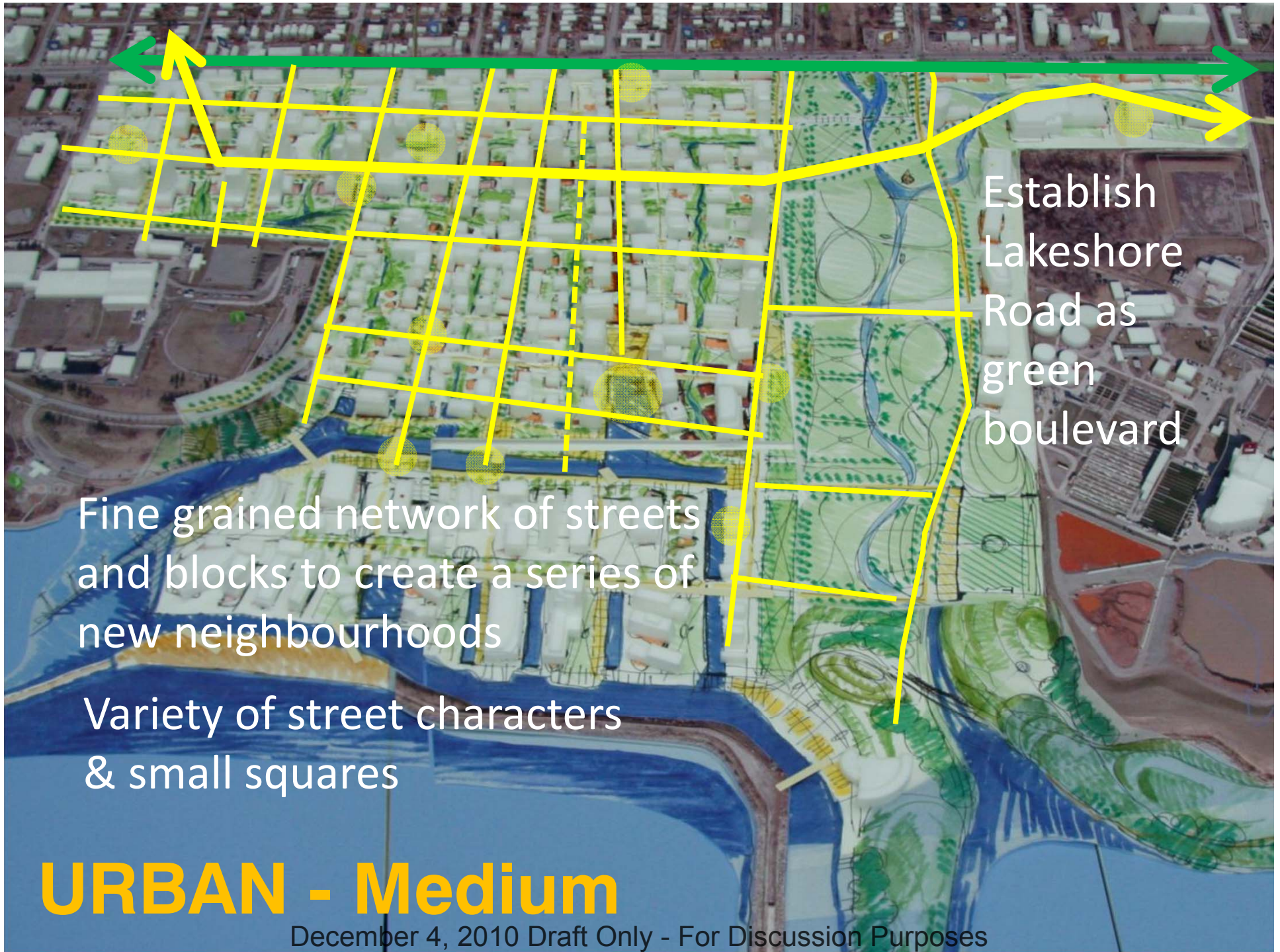
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Establish
Lakeshore
Road as
green
boulevard

Fine grained network of streets
and blocks to create a series of
new neighbourhoods

URBAN - Medium



Establish
Lakeshore
Road as
green
boulevard

Fine grained network of streets
and blocks to create a series of
new neighbourhoods

Variety of street characters
& small squares

URBAN - Medium

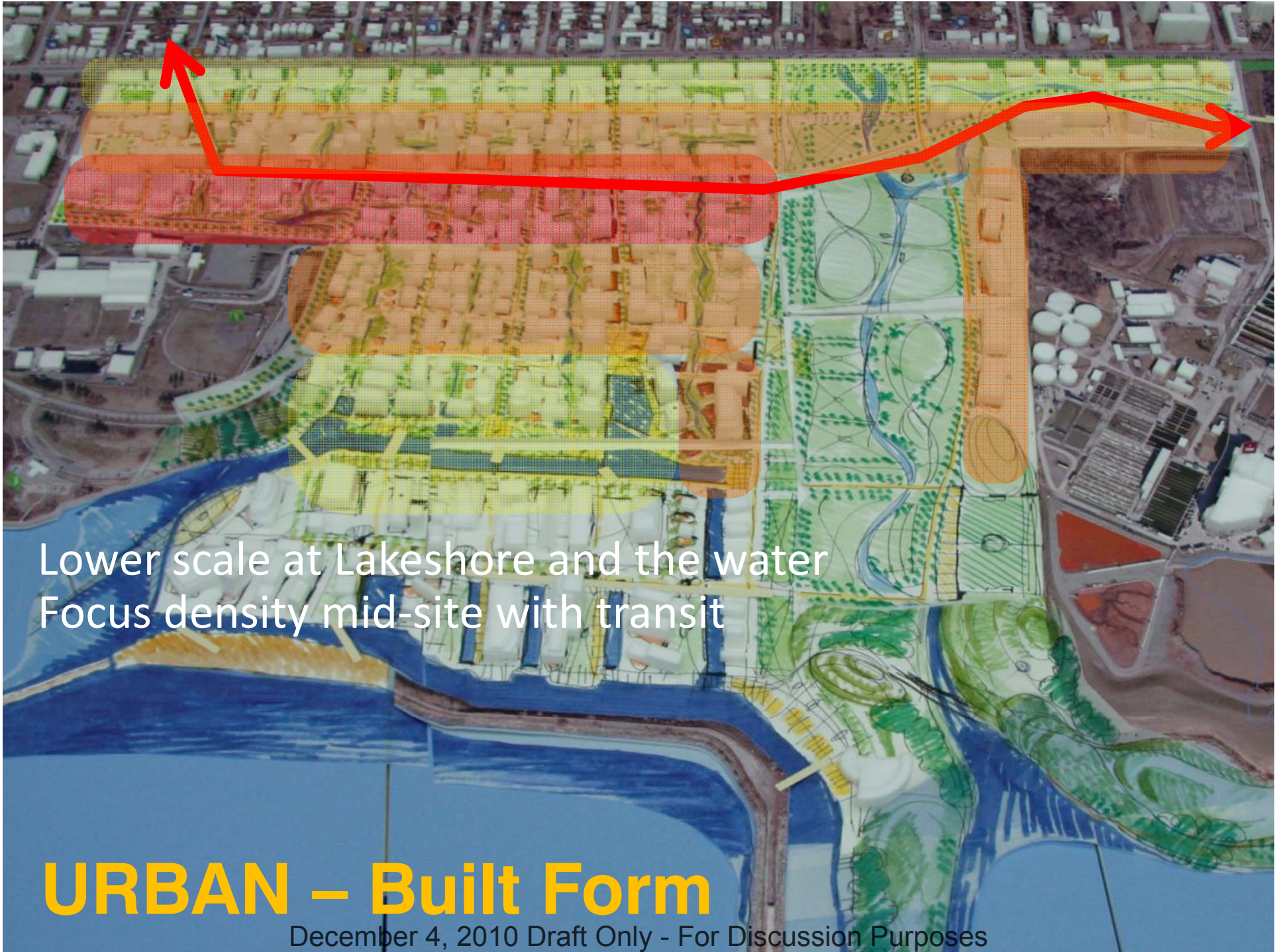
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Lower scale at Lakeshore and the water

URBAN – Built Form

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Lower scale at Lakeshore and the water
Focus density mid-site with transit

URBAN – Built Form

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•Residential Neighbourhoods

URBAN – Land Use

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- Residential Neighbourhoods
- Mixed-use Main Streets

URBAN – Land Use

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- Residential Neighbourhoods
- Mixed-use Main Streets
- Institutional campus

URBAN – Land Use

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- 
- Residential Neighbourhoods
 - Mixed-use Main Streets
 - Institutional campus
 - Green Employment/Innovation zone

URBAN – Land Use

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- 
- Residential Neighbourhoods
 - Mixed-use Main Streets
 - Institutional campus
 - Green Employment/Innovation zone
 - Arts & Culture district

URBAN – Land Use

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...tying it all together with a high quality and diverse public realm

URBAN – Land Use

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Next Steps: From Vision to Reality

Master Plan:

- Detailed plan
- Public realm
- Land use and densities
- Urban design guidelines
- Transportation and services
- Sustainability strategy
- Environment and remediation
- Financial modeling
- Implementation strategies

Changes to Official Plan and zoning

Infrastructure Plan

Governance Model

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**The Lakeview Sessions
December 2-4, 2010**

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