



LAKEVIEW VILLAGE

LAKESHORE ROAD EAST STREETSCAPE FEASIBILITY



1.0 Introduction

The **Lakeshore Road East Streetscape Feasibility Study** addresses the portion of the Lakeview Village Community Partners Limited owned lands that fronts onto Lakeshore Road East. It has been prepared as a component of the subdivision / rezoning application.

The following is a graphic representation illustrating the streetscape coordination at the interface of the proposed future land use and the existing and proposed Hydro Road and Lakeshore Road East configuration. The depiction of the proposed Lakeshore Road East configuration is derived from the ongoing **Lakeshore Connecting Communities** process.



Figure 1 - Preliminary Lakeview Village Master Plan

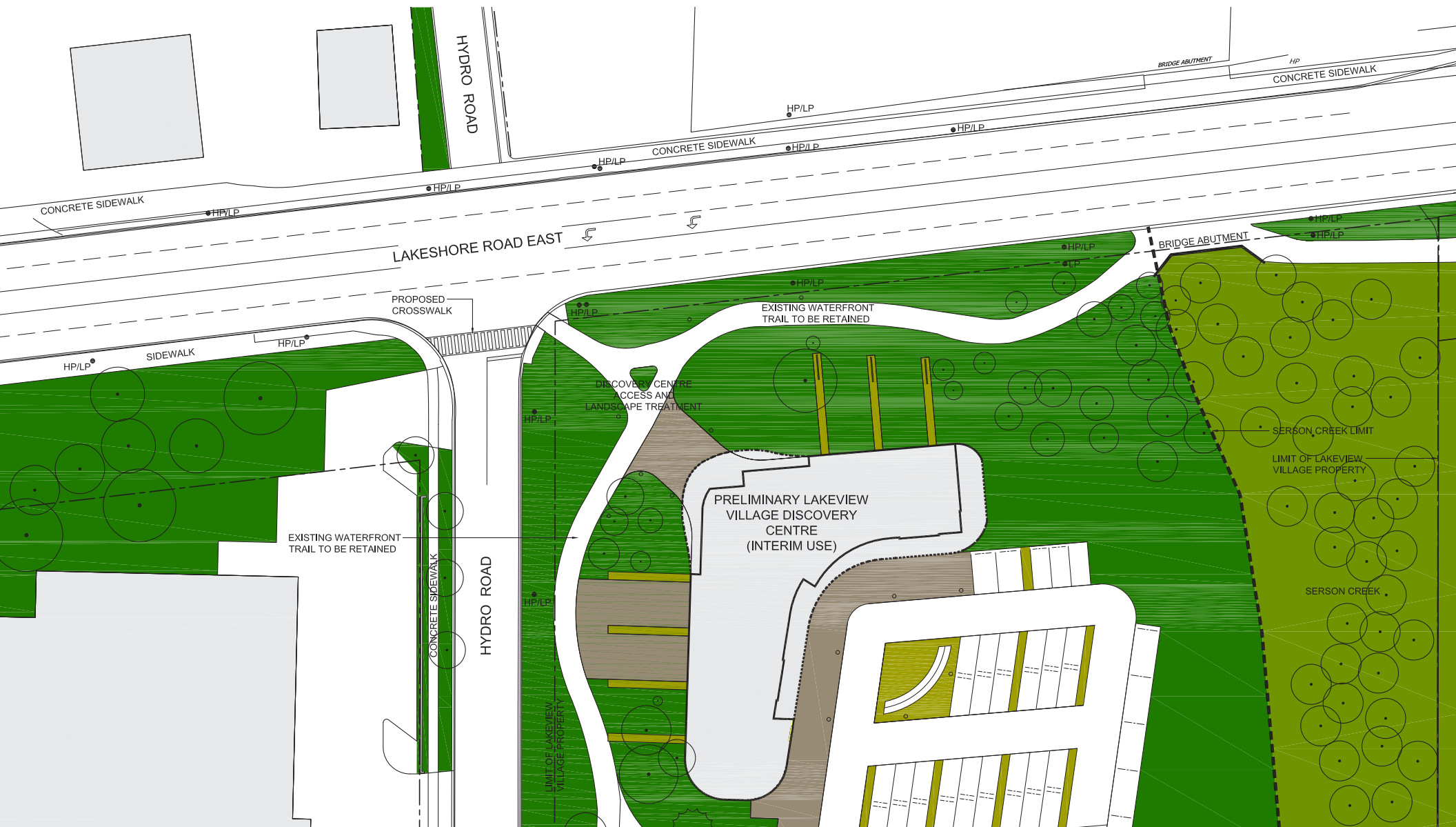


Figure 2 - Conceptual plan depicting the existing Lakeshore Road East and Hydro Road configuration and interface condition with the preliminary interim Discovery Centre land use.

2.0 Summary

2.1 Existing Road Configuration

The portion of the Lakeview Village development block fronting onto Lakeshore Road East will comprise the proposed interim use Lakeview Village Discovery Centre venue, the design of which is currently in progress. As depicted in Figure 2, a preliminary plan has been developed that provides a general sense of the proposed building setback, access, site configuration and landscape treatment. Further refinements to the plan are anticipated, although the intent with which the proposed building interfaces with Lakeshore Road East in regards to setbacks and coordination with the existing streetscape treatment will be consistent.

The building and related servicing has been set-back from the existing property line to the extent that it will allow for the future expansion of Lakeshore Road East, including anticipated sidewalk, cycling lane, streetscape treatment and anticipated above and below ground utilities. It retains the location of the existing waterfront trail, which is integrated with the landscape strategy of the current proposed site plan (refer to Fig. 2 and 4), with opportunities for pedestrian connections from the trail to the building.

Hydro Road will be maintained with its current configuration (curb, trail, sidewalk and utility alignment) and intersection with Lakeshore Road East. In anticipation of increased pedestrian connections at the intersection accessing both the Discovery Centre and the potential temporary relocation of the baseball facilities to the south, a crosswalk treatment has been proposed crossing Hydro Road. This will also help when anticipating increased pedestrian connections related to the ultimate proposed mixed-use development.

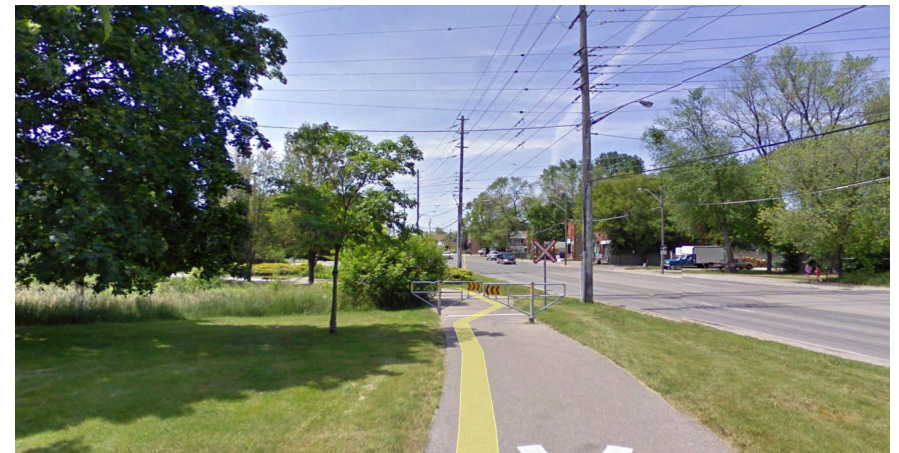


Figure 3 - Images of the existing streetscape treatment along Lakeshore Road East adjacent to the proposed Discovery Centre location (source: Google Earth).

2.2 Future Road Configuration

As part of the Lakeshore Connecting Communities process, a proposed expansion and reconfiguration of Lakeshore Road East is planned that integrates a dedicated transitway along the centre of the road within a wider right-of-way. In addition to more efficient rapid transit options, the expansion will provide integrated cycling lanes, sidewalks and a more continuous and effective street tree canopy that will frame the street. The City of Mississauga is currently in the process of coordinating above and below-ground utility requirements with the proposed streetscape design within the expanded right-of-way and it is anticipated that this will be finalized towards the end of 2019. Similarly, the selection of a coordinated series of streetscape furniture (light poles, benches, waste receptacles, bike rings) applicable to Lakeshore Road East is also expected to be determined by the end of 2019.

As indicated, the interim proposed Lakeview Village Discovery Centre use shall be located to anticipate the right-of-way expansion and allow for the full implementation of the ultimate streetscape treatment (street trees, furniture, lighting, etc.), boulevard connections (bike lane and sidewalk) and utility corridor (refer to Fig. 4 and 6), including the appropriate soil volume required for the proposed double street tree corridors. The proposed interim landscape treatment for the Discovery Centre will be adjusted to provide appropriate pedestrian connection points with the Lakeshore Road East sidewalk should the expansion of the road occur during the active use of the Discovery Centre.

As reflected in Fig. 5 and 6, the proposed Lakeshore Road East expansion adjacent to the subject site will contain the following elements:

- 1.8m wide bike lane along the curb within the boulevard. An additional splash strip may be contemplated between curb and bike lane to allow for snow storage and more conducive year-round use;
- Two rows of street trees in grass boulevards, currently identified as 3.25m width;

- A 2.0m sidewalk situated between the two rows of street trees. Walkway connections to and from the sidewalk will be provided as appropriate to the use of the Discovery Centre;
- It is anticipated that the east-bound bus stop closest to the subject lands will be located further to the east. Therefore, the integration of bus-stop facilities is not required for this streetscape interface;
- As indicated, a full analysis of the utility and streetscape furniture requirements is ongoing by the City of Mississauga. Until finalization, we may anticipate that the street tree corridor between the bike lane and sidewalk will generally be used to locate the light standards and fire hydrant, whereas the street tree corridor between the sidewalk and property line would integrate proposed street furniture (benches, waste receptacles, bike rings, bike share, etc.).

As the use of the Discovery Centre is phased out, the design of proposed mixed-uses shall ensure that the relationship with the street (required setbacks and servicing, pedestrian connections, building and landscape interface) will anticipate the configuration of the expanded Lakeshore Road East right-of-way.

Hydro Road has also been modified to reflect the proposed ultimate configuration (currently under review) and intersection condition with Lakeshore Road East. This provides the opportunity to directly link cycling along Lakeshore Road East with the comprehensive active transportation network proposed within Lakeview Village via Hydro Road.

Further clarification of the interface treatment with the future (and existing) Lakeshore Road East will be provided through the Site Plan Approval detailed analysis for the Discovery Centre currently in progress, as well as the finalization of the **Lakeshore Connecting Communities** study.

Figure 4 - Conceptual section depicting the interface of the proposed Discovery Centre with the existing Lakeshore Road East configuration and adjacent boulevard and waterfront trail location.

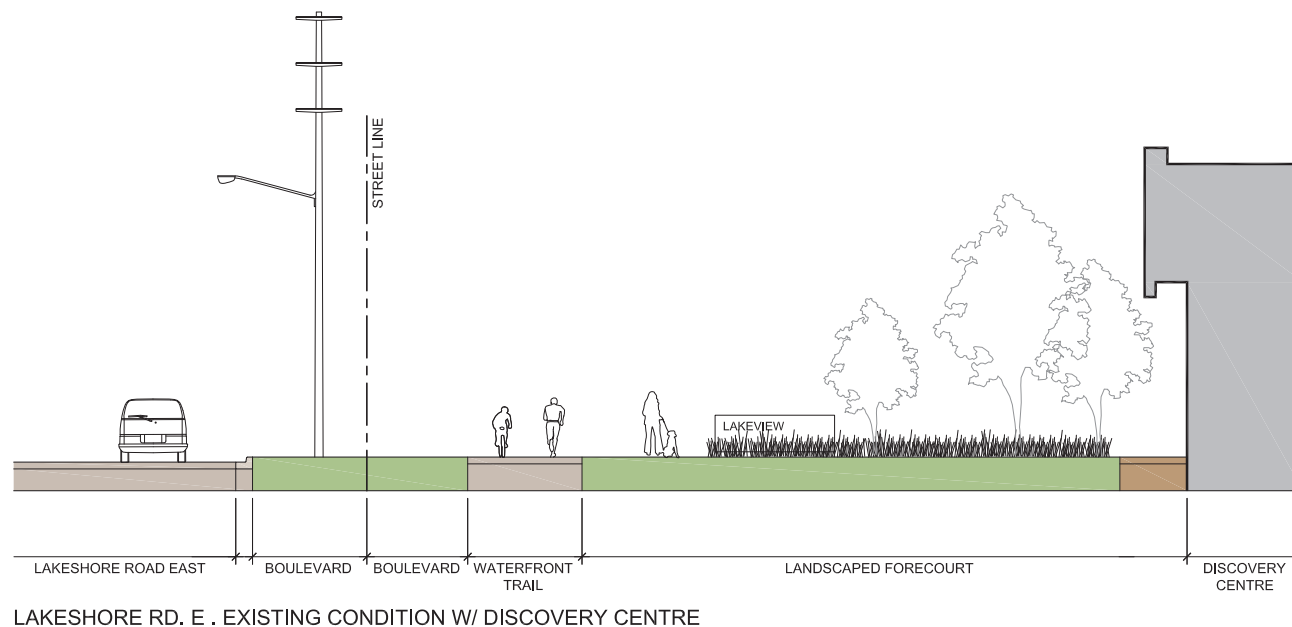


Figure 5 - Conceptual section depicting the interface of the proposed Discovery Centre with the proposed future Lakeshore Road East configuration and adjacent boulevard treatment (as referenced from the Lakeshore Connecting Communities process).

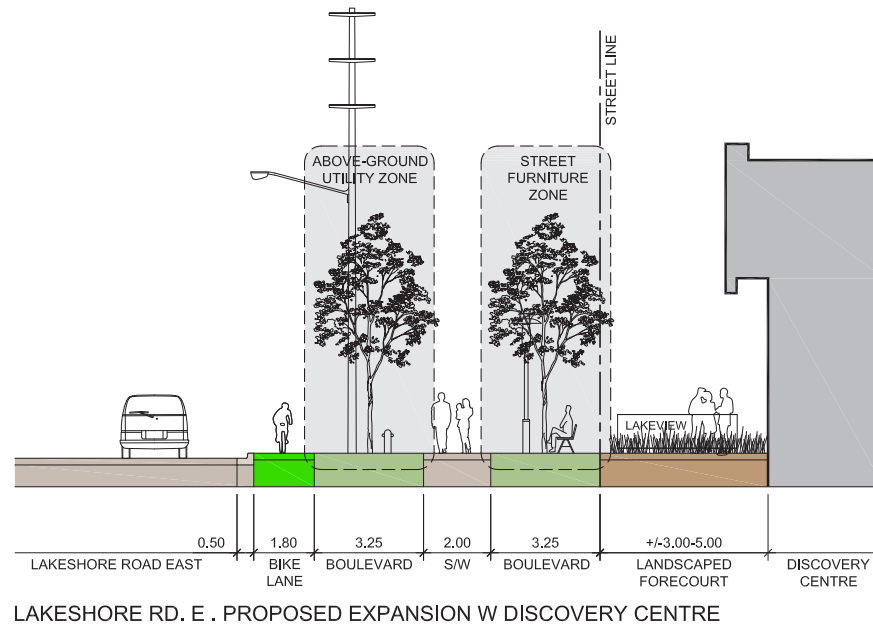


Figure 6 - Conceptual section depicting the interface of the future mixed-use development with the proposed future Lakeshore Road East configuration and adjacent boulevard treatment (as referenced from the Lakeshore Connecting Communities process).

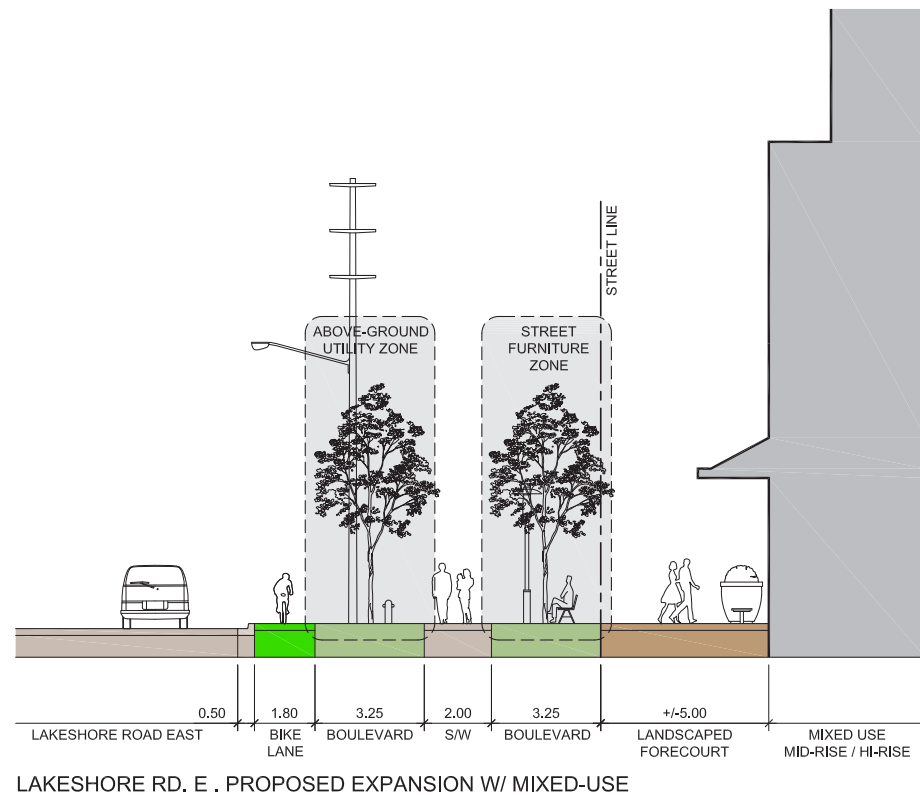




Figure 7 - Conceptual plan depicting the coordination of Lakeshore Road East with the proposed future reconfiguration of Hydro Road and the interface conditions of the preliminary interim Discovery Centre land use.



Figure 8 - Conceptual plan depicting the coordination of Lakeshore Road East with the proposed future reconfiguration of Hydro Road and the interface conditions of a conceptual mixed-use development (depiction of mixed-use development is intended for demonstration purpose only and is not to be construed as proposed).