

LAKEVIEW VILLAGE ENGAGEMENT STRATEGY





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1.0 INTRODUCTION

Lakeview Community Partners Limited (LCPL) is a group of community builders and development industry experts that have purchased and are leading the redevelopment of the former Ontario Power Generation (OPG) station lands. The proposed development will be an innovative, sustainable mixed-use community that will transform Mississauga's waterfront. Lakeview Village will provide a local, city-wide and regional destination for culture and recreation as well as convenient opportunities to live, work, learn, shop and play in Lakeview.

The former Ontario Power Generation Station lands formed part of a larger area that has a long history of unprecedented community leadership in creating a new vision for the industrial site as a sustainable new waterfront community. A community-driven Lakeview Legacy project including former Ward 1 Councillor Jim Tovey championed the site's revitalization following the closing of the OPG station in 2005. This kick-started the City of Mississauga's visioning process which terminated with the *Inspiration Lakeview Master Plan* (2014) which further refined the conceptual direction for the site. In the spring of 2018, the lands were officially purchased by LCPL. The City completed its long-term policy planning framework exercise (*Inspiration Lakeview*) for the overall employment area in 2018. This exercise culminated in the various land use changes resulting from the City of Mississauga Official Plan Amendment 89 (OPA89).

This Lakeview Village Engagement Strategy provides a long-term approach for meaningful participation and

public awareness, including statutory requirements and additional activities, intended to span the various development approval processes towards completion of the project. In doing so, this document will:

- Outline the purpose and scope of a Public Engagement Strategy for Lakeview Village;
- Propose a set of guiding principles to align with key objectives for public consultation;
- Identify and describe the scope of impact of the proposed development and key audience groups;
- Examine the tools, techniques and methodology used in obtaining and addressing feedback and in achieving appropriate levels of engagement throughout the project timeline;
- Provide an overview of key milestones to date; and,
- Outline next steps for future engagement activities.

The realization of Lakeview Village has been a work in progress for well over a decade and as it now progresses into the next chapter of development approvals, it is important to acknowledge the contributions of past community leadership. Moving forward, LCPL intends to uphold this legacy through a long-term engagement strategy that maintains meaningful community participation throughout the development process, keeps the community informed and celebrates the realization of a long-awaited vision for Lakeview's waterfront.



2.0 DOCUMENT PURPOSE

A Public Consultation Strategy is a development application submission requirement referenced in the *Planning Act*. This document is intended to ensure the applicant pro-actively considers how to build trust within the impacted area, who the audience(s) are who will be impacted by their proposal, and how these groups' voices will be heard, evaluated and recorded throughout the development application process. Further, a Public Consultation Strategy must be considerate of the location, complexity, scale and nature of the proposed development and should be seen as a "living document" that is flexible and adaptable to ensure it remains relevant and effective throughout the duration of the development process.

Beyond the requirements of the *Planning Act*, the City of Mississauga has further confirmed the need for a Public Engagement Strategy in support of the rezoning and

draft plan of subdivision development applications for Lakeview Village (City File DARC 18-202). In addition, Policy 13.4.11.3 of the Lakeview Waterfront Major Node of the City of Mississauga Official Plan provides additional direction for local public engagement. This policy, unique to the Lakeview Waterfront Major Node, requires that LCPL engage in direct consultation with the local ratepayer's association to gather input to the Development Master Plan, to the City's satisfaction.

In consideration of the significance of the project, its legacy of engagement and LCPL's commitment to achieving a Lakeview Village for everyone, the Strategy goes beyond the minimum requirements for consultation by better accounting for the site's context and diverse audiences that will be impacted by the project.



3.0 GUIDING PRINCIPLES

The Lakeview Village Engagement Strategy is inspired by and adapted from *Our Community Engagement Strategy* (2017) prepared by and for the City of Mississauga. The City's Strategy consisted of extensive public engagement across Mississauga and is believed to provide a strong foundation to build the Lakeview Village Engagement Strategy. The Lakeview Village Engagement Strategy seeks to achieve principles outlined in the City's Strategy such as:

Accessible & Inclusive

LCPL is committed to providing an accessible and inclusive engagement process which effectively accommodates diverse needs and incorporates diverse perspectives. The use of digital channels as well as more traditional means of outreach and gathering feedback are utilized to cater to different demographics, time constraints and to invite the broader community into the conversation. Events are planned to ensure accessibility for all persons wishing to participate.

Transparency & Trust

LCPL is committed to leading a transparent engagement process. This is achieved through providing public access to engagement feedback data, submission materials as well as highlighting how feedback is incorporated into the plans and process for Lakeview Village. Further, LCPL seeks to maintain multiple ways of staying involved with and learning about the project, in terms of the proposed concept, development process or general news. LCPL

utilizes a website, social media, signage and multiple avenues for input and project awareness such as online surveys, and in-person engagement opportunities.

Understand the Community

LCPL benefits from a long City-led visioning process concluding in the *Inspiration Lakeview Master Plan* (2014) and a strong community voice to understand the community's vision for Lakeview Village. To ensure strong local representation moving forward, consultation with the local ratepayer's association is a requirement in the creation of the Development Master Plan, as per the recently approved City OPA 89. Further, given the wide scope of impact of the project, LCPL has taken action to better understand local and broader community needs and desires for the site through community engagement events and online survey data collection.

Inform

LCPL will utilize a number of methods to ensure timely and comprehensive sharing of information. This will serve as a means to raise awareness of the innovative features currently underway or proposed for the site, share avenues for providing feedback throughout the various development processes, provide access to submission materials and community feedback data as well as other relevant or interesting news and updates related to the project.



4.0 SCOPE OF ENGAGEMENT & KEY AUDIENCES

Lakeview Village represents a significant project within the local and broader area due to its size, historical significance and location on one of few remaining large developable lands on Mississauga's waterfront. Lakeview Village will hold local, City-wide and regional significance, and as such, must consider the diverse perspectives, needs and interests of Lakeview Village.

The *Planning Act* typically requires that residents within a 120m area be notified of development applications, which is considered an appropriate distance for determining local scope of impact. In the context of Lakeview Village, few residents would be included in this standard due to the

adjacent lands to the LCPL site being primarily occupied by parkland, employment lands, and Regional water and waste water treatment facilities. The only exception is a small strip of Lakeshore Road East, which is near residential. Knowing the context, scale and significance of the Lakeview Village project, ensuring that any interested members of the public beyond the 120m benchmark is given an opportunity to be informed and to contribute and engage in the project is important for ongoing engagement. Additional contact information from these members of the public is valuable to identify people who want to be kept informed but are beyond the 120 m notification limit. With this in mind, a meaningful local scope must involve the

broader surrounding community including residents, local business owners and employees, local community groups and associations, government facilities operations, and users of the waterfront trail and park system. LCPL has appropriately accounted for this broader scope through the use of signage, website, various social media outreach strategies and targeting, email newsletters and event notifications, and keeping the local rate payer's association informed, among other techniques to facilitate awareness of the project.

From a City-wide and broader perspective, Lakeview Village will be a destination for employment, recreation, cultural and educational opportunities and will contribute to the City's economic competitiveness. The project will help diversify housing options for people of varied stages of life and incomes within the local and broader housing market. The proposed innovative sustainability features are precedent setting for Mississauga and will establish a benchmark for sustainable development in the greater region and beyond.

Overall, the development will greatly contribute to the identity of Lakeview and Mississauga as a whole and heighten the City's presence on the Lake Ontario, and Lakeview Village recognizes its scope of impact is far reaching and widely significant.

KEY AUDIENCES

In consideration of the varied scales of impact and statutory requirements, the following are key audience groups considered within the Lakeview Village Engagement Strategy:

Lakeview Community Advisory Panel (LCAP)

The LCAP is a self-assembled group representing a cross section of members from the original Lakeview Legacy Group as well as present members of the local ratepayer's association in the Lakeview neighbourhood (Lakeview Ratepayers Association). As per Policy 13.4.11.3 of the Lakeview Waterfront Major Node policies of the Official Plan, LCPL is required to consult with the local ratepayers association through the Development Master Plan process to ensure local perspectives and concerns are considered.

General Public

For the purpose of this document, the General Public refers to residents, businesses and other stakeholders within and outside of the immediate Lakeview neighbourhood.

This category recognizes that sense of belonging to a community or neighbourhood is largely defined by experiences rather than jurisdictional boundaries alone. Given the size and scale of the proposed development, Lakeview Village has neighbourhood-wide, ward-wide, City-wide and even Regional significance. As such, a range of perspectives are needed to appropriately inform on the needs of a diverse population looking to live, work, learn and play in Lakeview Village.

Municipal Staff

Lakeview Village is as complex as it is visionary. Lakeview Village is not only complex in the diversity of perspectives and interests connected to the site, but also in the planning approvals, servicing, building, maintenance and operation of the site and all its components. The project spans local to provincial government interest and involvement and requires considerable collaboration between LCPL, the community, municipal staff and departments and other agencies to ensure the technical, social and financial feasibility of the project to achieve its full potential.

The Region of Peel and the City of Mississauga are critical partners in the realization of Lakeview Village's full potential. In terms of key elements such as affordable housing, public art, sustainability and others, working closely with the Region's and City's various departments is critical.

Mississauga of the Credit First Nation

Lakeview Village will be located on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation (Head of the Lake Treaty Number 14). The lands and surrounding area have a long and diverse heritage including a rich history of indigenous settlement and experience. Lakeview Village represents an opportunity to uphold the significance of its waterfront location and ensure the project is welcoming to all. LCPL has initiated outreach to the Mississaugas of the Credit First Nation to welcome their input and explore opportunities for meaningful involvement in the creation of Lakeview Village.

Future Opportunities

LCPL will consider potential future partnerships and collaborations with other public agencies, community groups and organizations which will contribute to making Lakeview Village Canada's most transformative mixed-use development.



5.0

LEVELS OF ENGAGEMENT, TECHNIQUES & METHODOLOGY

Lakeview Village is a complex project with a broad scope of impact, diverse set of key audiences and a long development timeline spanning multiple development approval processes. This highlights the importance of an adaptable framework for engagement to account for the needs of diverse populations to participate, the change in development processes and shift in subsequent engagement priorities. Further, it must consider the tentative timeline for approvals which are subject to ongoing dialogue with municipal staff, community input and endorsement by City Council.

Following the City's Strategy, different levels of engagement are applied in the Lakeview Village Engagement Strategy including *Inform*, *Consult* and *Involve/Collaborate*. To support the effective implementation of these levels of engagement a variety of techniques are utilized.

Inform

The purpose of this level of engagement is to share information to build awareness and understanding. In the context of the Lakeview Village development, it is important that statutory notices for public meetings, public events, and other opportunities to provide input are well advertised. Regular and timely updates regarding feedback and responses to public comments as well as information about availability of online surveys or new materials feeds curiosity and contributes to transparency. The use of various techniques will support an accessible and inclusive process. The *Inform* level of engagement is suitable throughout the 10-year project horizon of completion for the Lakeview Village development and will shift with changing operations/processes and subsequent community priorities.

- Inform
 - The How:
 - Social Media (Twitter, Instagram, Facebook)
 - LCPL website
 - Email notifications and updates
 - Newsletters
 - Community Feedback Summary Reports
 - Signage
 - Letters, handouts, brochures
 - Site Tours
 - Community Engagement Events (CM Events)
 - Video and virtual reality
 - The What:
 - Notices for public meetings, open houses, events, commentary deadlines
 - Updates on site operations
 - News articles
 - Contact information
 - Development application status and timeline
 - Submission Materials
 - Community Feedback Raw Data

Consult

LCPL has a responsibility to consult with LCAP and the general public throughout the development application process. This level of engagement emphasizes listening to community concerns and ideas as well as fostering two-way dialogue between LCPL and the community to gain input on proposed plans and ideas, inform alternatives and solutions and enhance mutual understanding. The Consult level of engagement is most appropriate during the DMP and subsequent development application processes where there is a higher level of influence of community participation on more high-level direction and nuanced details within proposed plans.

- Consult:
 - The How:
 - Online surveys
 - Statutory Public Meetings
 - Community Engagement Events (CM Events)
 - LCAP Panel meetings
 - Potential other meetings, events and workshops as required
 - The What
 - Submission materials/study findings
 - Development Applications
 - Other visual and interactive tools to showcase features of public art, parks, recreation and cultural infrastructure

Involve & Collaborate

This level of engagement consists of effective collaboration with Municipal Staff and Departments as well as other potential public and community partners. Lakeview Village is a large and complex project and requires a holistic and collaborative approach beyond what constitutes a typical development application process to achieve ambitious collective goals for the site. Throughout the lifespan of this development, this level of engagement may be appropriate for works such as: planning for parks and innovative sustainability features, placemaking and heritage preservation, provision of affordable housing and community programming, among others.

- Involve & Collaborate
 - The How
 - Bi-weekly meetings with City Staff
 - Monthly meetings/regular coordination with Region of Peel
 - Regular coordination with relevant agencies prior to and post submission of materials
 - Potential involvement of special interest groups, strategic partnerships and multiple levels of government
 - The What
 - Technical and financial feasibility challenges
 - Program development
 - Affordable housing provision
 - Strategic partnerships



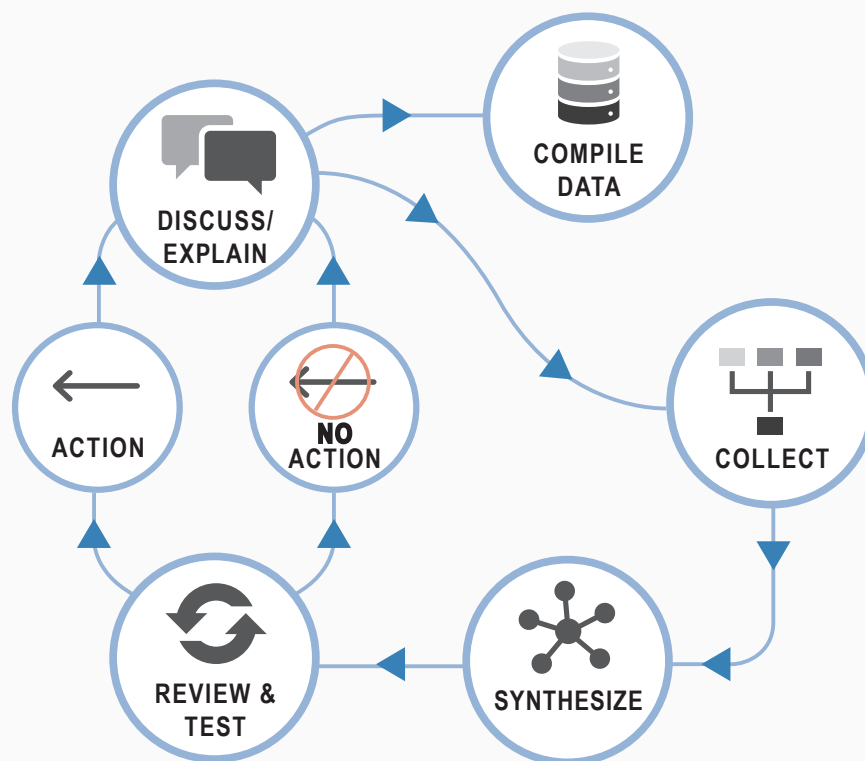
Feedback Review, Integration & Transparency

LCPL has and will continue to work to incorporate public feedback where feasible into the plan and process for Lakeview Village and expand overall understanding of development, political and policy realities. Doing so in a transparent and meaningful way means being able to show feedback data and the process by which input is applied in decision making. To date, CM1-3 Community Feedback Reports including raw data (appended to this document) have been made publicly accessible on the LCPL website and submitted directly to City Staff and the LCAP. LCPL operates in a cycle whereby community input is collected, synthesized, reviewed and tested for feasibility before determining a course of action and returning to discuss outcomes and where applicable, obtain additional input.

While not all feedback is actionable, LCPL seeks to foster understanding where community ideas conflict with public policy, LCPL scope of influence in broader processes (for example: planning of public transit and waste facilities) and technical and financial feasibility constraints. Alternatively, some feedback may reach a level of detail more

appropriately applied in later stages of the development process. Regardless of direct applicability at any stage of development, feedback is banked to feed a growing database of community feedback to inform the Lakeview Village process moving forward.














It is important to LCPL that this review process continually improves the engagement process itself. This is demonstrated in the CM1-3 Feedback Reports where the amount and type of feedback has evolved as the development process has continued, community interests are refined and diversified, and as more diverse means of outreach were implemented to include broader and more diverse audiences. For example, after the more widespread implementation of social media techniques and mobile signage, the most recent CM3 event held on October 24, 2018 received approximately 375 people, nearly tripling the attendance of the first CM1 event held on April 18, 2018. Effective techniques will continue to be applied moving forward to ensure each opportunity for engagement is meaningful.



6.0

PAST ENGAGEMENT MILESTONES

The following are key engagement milestones in the Lakeview Village process to date:

 APR 10 2018	<p>On April 10, 2018, together with the Honourable Charles Sousa, Ontario's former Finance Minister, and Mayor Bonnie Crombie of the City of Mississauga, LCPL formally introduced themselves and Lakeview Village to the community.</p>	 OCT 24 2018	<p>On October 24, 2018, the third community engagement session was held in Lakeview to, after some 3 weeks of time for further public review, to solicit feedback on the Development Master Plan, answer questions regarding the project and the planning process, as well as share a glimpse of what 'life by the lake' might look like.</p>
 APR 18 2018	<p>On April 18, 2018, LCPL held its first community "re-engagement" event, providing an opportunity to discuss and collect high-level feedback from community members on a preliminary concept and key themes that would shape the Development Master Plan.</p>	 NOV 10 2018	<p>On November 10, 2018, LCPL hosted a second community site tour for those who expressed interest in attending a tour at the September 26 community engagement event.</p>
 AUG 29 2018	<p>On August 29, 2018, LCPL hosted a tour of the project site for the Lakeview Ratepayers' Association for an opportunity to view ongoing works on site, obtain a sense of scale of the project and have direct contact and dialogue with Lakeview Village project consultants and leadership team members.</p>	 DEC 12 2018	<p>On December 12, 2018, LCPL initiated outreach to the Mississaugas of the Credit First Nation to gauge interest in commenting and being involved with the Lakeview Village project.</p>
 SEPT 26 2018	<p>On September 26th the second community engagement session was held in Lakeview to inform the community on the first submission of the Development Master Plan, provide an overview of the document and obtain some preliminary feedback.</p>	 FEB 4 2019	<p>On February 4, 2019 the second meeting with the LCAP was held at the Cawthra Seniors Centre with City Staff, members of LCPL and the consultant team present. It was determined that more regular meetings with the LCAP would be appropriate moving forward.</p>
 SEPT 28 2018	<p>On September 28, 2018, LCPL provided access to the site for the Heritage Mississauga/Town of Port Credit Association bike tour, an event well attended by residents interested in the City's heritage and waterfront developments.</p>	 FEB 25 2019	<p>On February 25, 2019 the third meeting with the LCAP with City Staff, members of LCPL and the consultant team present.</p>
 OCT 5 2018	<p>On October 5, 2018, the Development Master Plan was submitted to the City of Mississauga and local ratepayers' association for review. The Development Master Plan was made available online for public access on the City's Inspiration Lakeview webpage and the Lakeview Community Partners website.</p>	 SEPT SEP 2018 - PRESENT	<p>Starting in September of 2018, LCPL and project team has engaged in bi-weekly and monthly coordination meetings with Staff from the City, Region, Credit Valley Conservation.</p>
 OCT 16 2018	<p>On October 16, 2018 the first meeting with LCAP was held at the City of Mississauga with City Staff, members of LCPL and the consultant team present.</p>		

These engagement milestones have revealed diverse perspectives, feedback and general impressions on high-level and detailed ideas contemplated throughout the Development Master Plan process. For further information on community feedback and activities, please refer to the appended Engagement Timelines (Appendix I) Community Feedback Report (Appendix II).

7.0

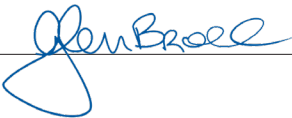
NEXT STEPS

An Engagement Timeline, enclosed in Appendix I, provides an overview of key milestones and engagement activities to date and those planned for the duration of 2019. LCPL looks forward to maintaining all three levels of engagement and achieving meaningful participation throughout the development process. Moving forward, 2019 will hold many new options for public feedback and engaging with the project including additional Community Engagement Events (CM4 and CM5) and statutory public meetings in support of upcoming Development Master Plan endorsement and applications for a Zoning By-law Amendment and Draft Plan of Subdivision. With these will come further consultation and potential workshops with the LCAP and other local residents and businesses and the pursuit of further discussions with additional groups such as the Mississaugas of the Credit First Nation.

As we move forward in 2019, LCPL looks forward to sharing information on other project aspects under development including the selection of the Master Plan, district and building-specific architect teams, parks programming- as well as other ongoing updates regarding the exciting potential of District Energy, Vacuum Waste and other sustainable technologies, parks, outdoor programming and recreation, and public art and heritage preservation. Further, LCPL will be moving forward with a Site Plan application for the Discovery Centre, creating a place for local residents to connect and come together to take part in the genesis of this new community.

We trust the Lakeview Village Engagement Strategy meets the statutory obligations for consultation under the *Planning Act* as well as adequately meets the requirement of Policy 13.4.11.3 of OPA 89 in consulting with the local ratepayer's association, to the City's satisfaction. Further, this Strategy has demonstrated how LCPL exceeds the minimum requirements for consultation to better account for the diverse perspectives and interests of the local and broader community.

Respectfully submitted,



Glen Broll

Partner, GSAI

Email: glenb@gsai.ca

Tel. 905.568.8888

SOCIAL MEDIA

Website: <https://www.MyLakeviewVillage.com>

Twitter: <https://twitter.com/itsmylakeview> (handle is @itsmylakeview)

Instagram: <https://www.instagram.com/mylakeviewvillage/> (hashtag is #mylakeviewvillage)

Facebook: <https://www.facebook.com/mylakeviewvillage/>

Appendices

Appendix I

Engagement Timeline

Appendix II

CM1-3 Feedback Report (Please see digital copy)

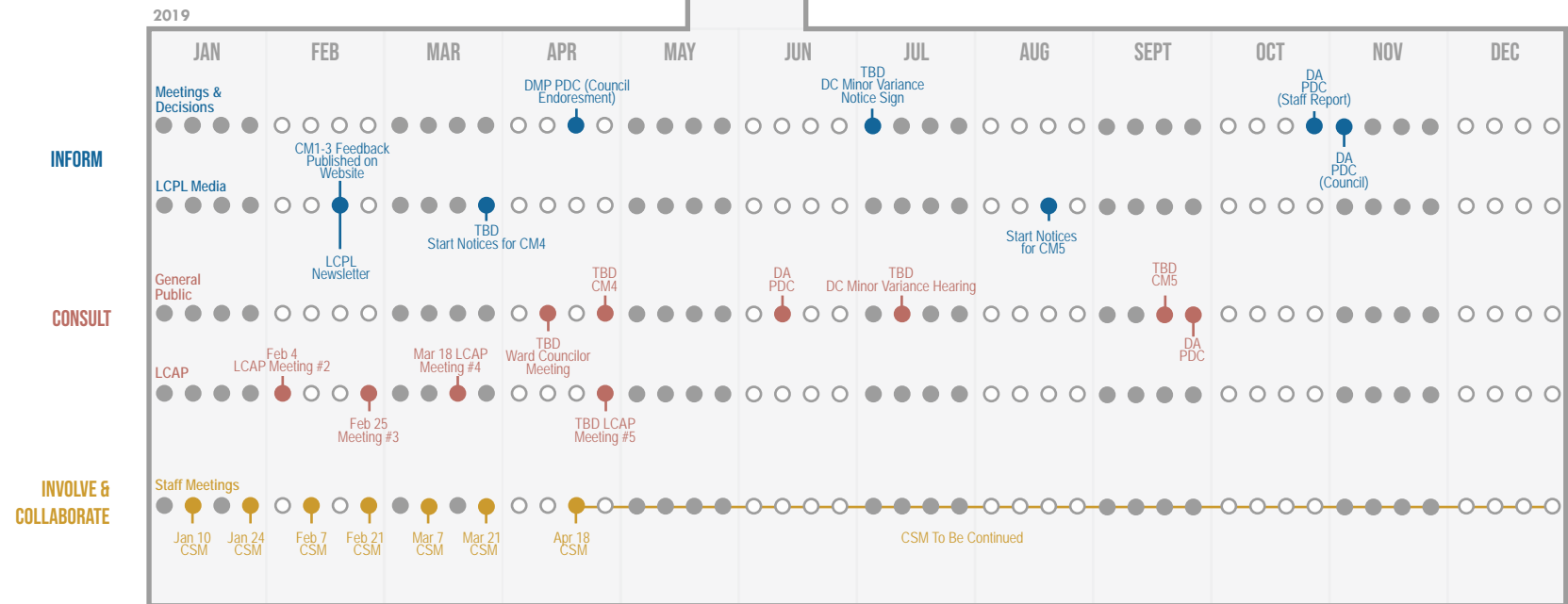
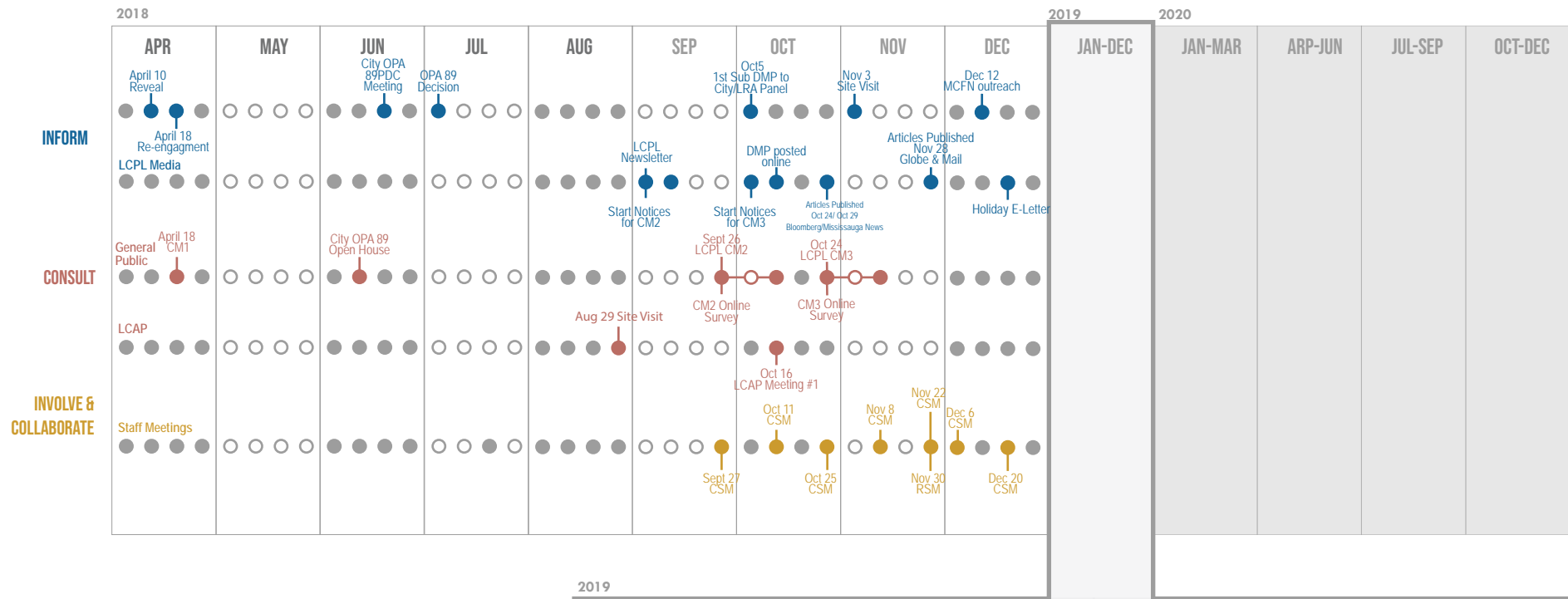
APPENDIX I

ENGAGEMENT HISTORY & MOVING FORWARD

TIMELINE

LEGEND

TBD - To Be Determined
 CM - Community Meeting
 CSM - City Staff Meeting
 RSM - Regional Staff Meeting
 DMP - Process for Development Master Plan
 DA - Process for Development Application for Rezoning & Draft Plan of Subdivision
 DC - Discovery Centre Site Plan Approval Process
 PDC - Planning and Development Committee
 MCFN - Mississauga of the Credit First Nations



*PLEASE NOTE ALL FUTURE DATES ARE TENTATIVE AND ARE SUBJECT TO CHANGE.

LAKEVIEW VILLAGE

ENGAGEMENT OVERVIEW

When the Lakeview Community Partnership Limited (LCPL) announced their purchase of the OPG lands in Spring 2018, it became our priority to continue the community relationships and engagement process established as part of the Inspiration Lakeview Master Plan (ILMP) process. Since acquiring the lands, LCPL has hosted three community meetings and three community tours of the site. Across these events we have seen interest grow, especially as we have worked to engage a broader community in the discussion about the future of this part of Mississauga's waterfront. As we have moved from our first meeting in April to the third meeting in October, we have seen questions and comments become increasingly more focused on the daily life details and the timing to bring the first phases to fruition.

Additional engagement activities will be planned as the process continues.

COMMUNITY MEETING NO.1

On April 18, 2018, we hosted a "re-engagement" event at the Waterside Inn to introduce the community to the LCPL team and share a preliminary concept plan for the former OPG site. This meeting also served to explain how the adoption of the Inspiration Lakeview Master Plan in 2014 set the groundwork for the City's proposed Official Plan Amendment policies for the broader area in 2018. Following a brief presentation attendees were invited to continue discussions with the team around five main development themes that would shape the Development Master Plan (DMP): Districts/Programming, Built Form/Height, Transportation, Sustainability, and Parks and Public Realm.

Approximately 120 people attended including several City of Mississauga staff members. Many community attendees indicated they had participated in the previous Inspiration Lakeview process.

Attendees commented on big-picture aspects of the illustrated concept plan including:

- » A desire to get the project underway and have early access to the water and related open spaces;
- » The need for detailed plans for active transportation, especially cycling;
- » An interest in options for affordability and family-friendly units; and
- » Some concerns regarding the distribution of height and density related to the waterfront.

COMMUNITY MEETING NO.2

The LCPL team spent the summer preparing a Development Master Plan (DMP) as required by the Official Plan Amendment passed by Council in July. On September 26, 2018, LCPL hosted the second community event at the Oasis Banquet Hall to introduce the DMP which was still in draft form. A presentation of its highlights was given by key members of the team, with opportunities to engage with the LCPL team on the same core themes, but with slightly different nomenclature to ensure relevancy and ease of understanding to the general public: Built Form, Streets & Mobility, Sustainability, Parks, Pier & Waterfront, Programming & Placemaking and the Development Master Plan. Each station included questions to gather feedback specific to that theme.

Approximately 176 people attended. In addition to the email list developed at CM1, the meeting was advertised through the use of Facebook ads. This attracted a wider demographic from outside of Lakeview, and included members of the local and broader community who had little to no awareness of the project.

This meeting provided an overview of the first draft of the DMP document and was aimed at gathering feedback on its contents. Attendees commented on:

- » Affordability through housing diversity, with elderly community members raising interest for seniors' related housing
- » Interest and support for sustainability initiatives
- » Continued interest in cycling infrastructure and pedestrian-friendly facilities, particularly near the waterfront parks
- » The approach to height and density continued to be a clear area of interest; however, there was a broader range of comments on this topic. While some participants preferred height to be located north of the Waterway, others were supportive of the range and location of building heights as a means to provide more access to waterfront living, affordability and architectural variety.

COMMUNITY MEETING NO.3

On October 24, 2018, the LCPL hosted the third community meeting to seek further feedback on the first draft of the DMP. This meeting was designed to make the core aspects of the DMP come alive and provide a sneak peek into what life could look like at Lakeview Village, including opportunities to provide feedback on the DMP. To assist the public, imagery and statements were provided throughout the meeting space to immerse attendees in a potential 'day in the life' of Lakeview Village. To facilitate dialogue, attendees were provided with opportunities to comment on large format renderings or precedent images, view an electronic version of the DMP, and interact with the project team to ask questions and provide feedback.

Approximately 375 people attended. Through the use of the growing email database, Facebook and other social media outlets, invitations to the Lakeview Ratepayers Association, Eventbrite organic search and a mobile sign visible to travellers on Lakeshore Road East, the range of age, income, and family types of attendees increased, casting a wider demographic to include members of the community who had little to no awareness of the project. Overall, the demographic was younger than prior meetings, and included (anecdotally): first-time home buyers, young families, couples, downsizing boomers, and singles.

This meeting sought feedback on the first draft of the DMP document which had most recently been submitted to the City for review and comment. Some attendees had been at the previous sessions and others were new to the site and process. As a result, the comments ranged from broad master plan related items to more detailed items.

In addition to continuing to seek feedback on the broad elements of the DMP, key areas of focus identified at CM2 were also leveraged to hone in on relevant topics and concrete items that the community would like to see if they were to live at Lakeview Village.

Attendees commented on many of the same items as at CM2:

- » Access to the waterfront continued to be top of mind
- » A range of housing types that meet the various needs and incomes of seniors, families, first-time buyers, downsizing boomers to allow for affordability for all
- » Interest in the phasing details and timeline
- » Interest in cycling and pedestrian designed spaces especially related to the waterfront
- » A range of opinions were shared on height and density: some suggesting no taller buildings, or different locations for them and others embracing the heights illustrated, with varying opinions on architectural style and design

Attendees also provided many ideas related to the future lived-experience at Lakeview Village including:

- » Desire for cafes and restaurants on the water with great views of the lake
- » The importance of parking convenient to waterfront activities
- » Activities and spaces for the community: sport enthusiasts, seniors, playgrounds for kids, quiet enjoyment

OTHER EVENTS

In addition to community meeting events, LCPL hosted two tours of the site. On August 29, 2018, the LCPL hosted a tour for the Lakeview Ratepayers' Association (LRA) and on November 10th, a tour was held for those that indicated interest at Community Meeting #2. The tours included stops at key locations in the Master Plan to gain an understanding of the scale and breadth of such a large site. The site was also part of a Heritage Mississauga / TOPCA (Town of Port Credit Association) bike tour on September 28, 2018. This tour, which included going to the end of the pier, included many citizens interested in City heritage as well as developments occurring along the City's waterfront.



COMMUNITY MEETING #1

Wednesday, April 18, 2018 - 6:30 pm to 8:30 pm
Waterside Inn - 15 Stavebank Rd S

ATTENDEES

120 guests

EVENT OVERVIEW

The evening was structured as a drop-in open house, consisting of:

- Introductory remarks from Mississauga Mayor Bonnie Crombie, Planning Commissioner Andrew Whittemore and Lakeview Community Partners Limited
- Overview presentation of the Lakeview Community Partners Development Concept Plan
- Breakout Stations for Q&A and Comments

The event was well-attended, with approximately 120 members of the community and City staff present. The introductory remarks set the context for the development's planning and community engagement processes - both in the past, and moving forward. The overview presentation included information on the Inspiration Lakeview Master Plan; the site history; and Lakeview Community Partners' Vision and preliminary concept plan for the site. Participants then spent an hour and a half circulating between five breakout stations, organized around the themes of Districts/Programming; Built Form/Height; Transportation; Sustainability; and Parks and Public Realm.*

The project website for Lakeview Village can be accessed here:

<https://lakeviewcommunitypartners.com/>

Lakeview Community Partners Limited is a partnership of the Greater Toronto Area's leading community builders that includes TACC Construction Limited, Greenpark Group, CCI Development Group, Branthaven Homes, and Argo Development Corporation.



* Ideas have been transcribed as written preserving any typographical errors.

FEEDBACK COLLECTION

During the event, Lakeview Community Partners received many detailed comments, questions, and ideas, collected through a variety of methods. The breakout stations were overseen by members of the development team, who were present to answer questions and gather feedback. Graphic panels and flip-chart paper were provided at each table for reference and written comments. In addition, a large concept plan of the site was located in the middle of the room, prompting additional discussion between community members and the team, and allowing participants to place geographically-specific sticky note comments on the site map.



COMMENT FORM

Participants were provided with the following comment forms to leave behind at the end of the evening. **Total Points of Engagement: 19 forms completed.**

SAMPLE COMMENT FORM

First and last name (optional):

Address (optional):

Email and phone number (optional):

01

How supportive are you of Lakeview Village? (1= not at all supportive, 5 = extremely supportive)

1 2 3 4 5

02

What is your number one priority when it comes to the redevelopment of the Lakeview site?

.....

03

Please rate the usefulness of the information you received. (1= not at all useful, 5 = extremely useful)

1 2 3 4 5

04

What would you like to hear more about?

.....

05

Please rate how effective you found today's format. (1= not at all effective, 5 = extremely effective)

1 2 3 4 5

06

Based on your experience, how might we improve these meetings in the future?

.....

.....

07

Other questions and comments:

If you are submitting a question, please ensure you have provided your name and contact details above. (Continue on back)

.....

.....

08

Would you like to be added to Lakeview Community Partner's mailing list?

YES

NO

If yes, please ensure you have provided your name and contact details above.

09

Would you like to receive notifications for future meetings?

YES

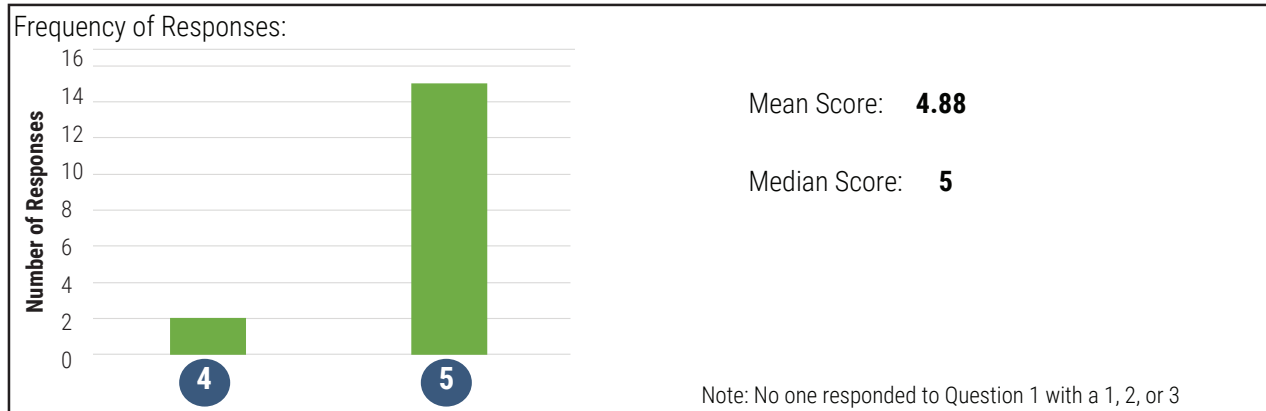
NO

If yes, please ensure you have provided your name and contact details above.

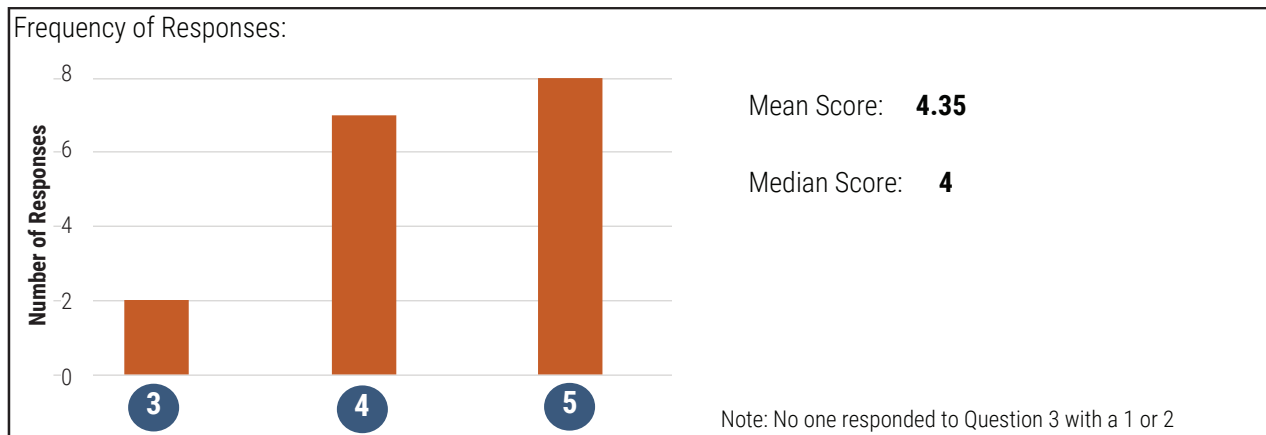
COMMENT FORM SUMMARIES

The following tables provide a recap of the distribution of responses for Questions 1, 3, and 5. Subsequent pages include a summary of the written responses.

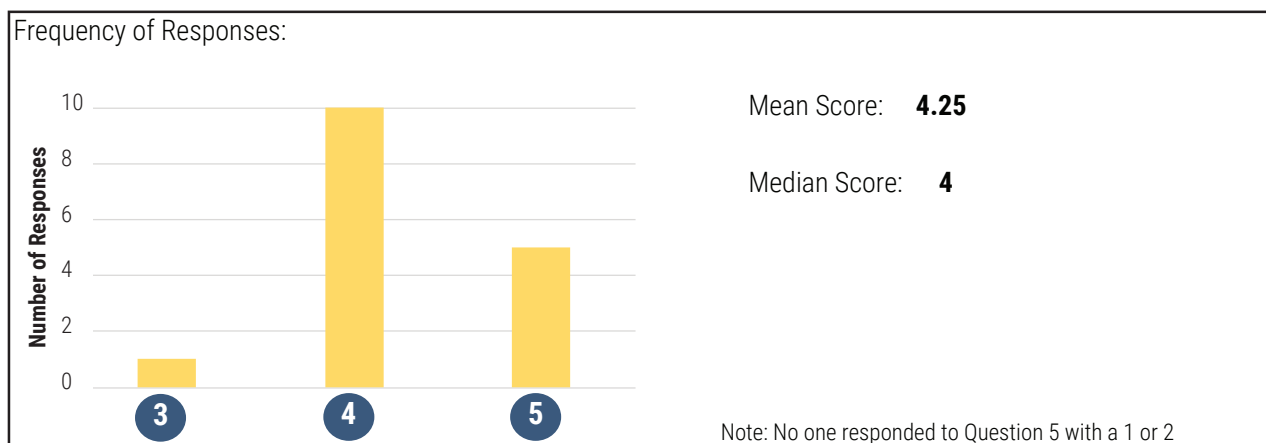
QUESTION 1: HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE? (1 = NOT AT ALL EFFECTIVE, 5 = EXTREMELY EFFECTIVE)



QUESTION 3: PLEASE RATE THE USEFULNESS OF THE INFORMATION YOU RECEIVED



QUESTION 5: PLEASE RATE HOW EFFECTIVE YOU FOUND TODAY'S FORMAT



GENERAL SUMMARY

TOTAL POINTS OF FEEDBACK
150 ENGAGEMENTS

The following sections provide both a summary of the general topics that emerged from participants' comments, as well as a full recap of the feedback provided during the event - organized according to breakout station theme. The feedback from this open house will be considered as Lakeview Community Partners continue to refine the development concept.

GENERAL SUPPORT FOR:

- Overall project
- Moving ahead with implementation
- General phasing from west to east, starting with connections to Lakefront Promenade Park
- Proposed mix of land uses
- Format of engagement session

GENERAL COMMENTS:

- Lots of specific programming, site activation suggestions
- Many ideas related to transportation planning (e.g. signage, bollards)
- Interest in commemorating Jim Tovey
- Specific built form and open space layout-related suggestions
- Desire to see Indigenous communities reflected in the plan (e.g. through engagement and programming)

AREAS OF CONCERN:

- The most common concerns related to building heights and density, and the locations of both
- Some participants expressed making Lakeview Village an area that is affordable and accessible to both residents and visitors as a main priority
- Planning for active transportation and transit, and avoiding congestion
- Need for additional/larger cultural space
- Concerns related to garbage collection, waste water circulation, and wind

TOPICS PARTICIPANTS WANT TO LEARN MORE ABOUT:

- Topics Participants Want to Learn More About:
- Progress of the project/phasing/implementation plan/consultation/remediation process
- Traffic and transit
- Public green and open spaces
- Amenities

* Note: The ● on the following pages indicates the number of times participants referred to a particular item beyond the first mention. However, individuals may have submitted multiple comments on the same topic. In some cases comments have been summarized.

DISTRICTS/ PROGRAMMING

TOTAL POINTS OF FEEDBACK
40 ENGAGEMENTS

KEY TAKEAWAYS:

- Lively and high quality programming of public spaces is desired.
- Community members are excited about opportunities to connect and interact with the water.

SUPPORT FOR:

- Ability to sit on the water and enjoy a meal or experience/view of the lake

AREAS FOR DISCUSSION/OF CONCERN:

- *The cultural space should be increased given the number of residents (too many buildings – originally more open space was to be available for large cultural gatherings, etc.; theatre too small, needs to seat 2-3 thousand)* ● ● ● ●
- Who will develop and maintain four seasons programming? City or Developer?

OTHER COMMENTS AND IDEAS:

- Boats and freighters at Inspiration Point
- Small docks for small boats/yachts in the marina district ●
- Protected connection from Lakeview Inlet to the marina “on the water” for paddlers ●
- Flat water race course (e.g. for kayaking, and for Mississauga Canoe Club and Don Rowing Club - both located in Port Credit) ● ●
- Amphitheater – music in the park
- Shakespeare in the park
- Observation deck/lookout at end of pier ●
- Name something after Jim Tovey (e.g. Blvd, square, Waterway Park) ● ●
- Small memorial to the power plant and its workers
- *Retail, cafes, and restaurants in additional places (e.g. main floor Lakeview inlet; top floors of towers; lakefront cafe; Studio 89 Cafe)* ● ● ● ● ● ● ● ●
- Top floors of towers for community use
- Indigenous names on streets/parks/buildings
- Skate and canoe/kayak rentals/storage ●
- Public washrooms on trail/waterfront ●
- Picnic areas, barbecues, adequate seating
- Dedicated Indigenous work space, housing, and public art ● ●
- Commemorate the smokestacks in an artistic way



**THIS CAN BE MORE
THAN “ONE OF THE
GREATEST LAKEFRONTS
IN THE GTA” I THINK IT
CAN BE THE GREATEST
LAKEFRONT ON
LAKE ONTARIO.**



BUILT FORM/ HEIGHT

TOTAL POINTS OF FEEDBACK
47 ENGAGEMENTS

KEY TAKEAWAYS:

- Ensure height strategy maintains ample sky and water views
- Make sure that density targets are sustainable
- Provide options in terms of housing (e.g. size, price, form)

SUPPORT FOR:

- Views achieved by vistas between buildings, so fewer, higher buildings can help achieve that
- Variety of built form that expresses personality ●

AREAS FOR DISCUSSION/OF CONCERN:

- 5,000-7,000 residential units seems low from the proposed plan. What is the proposed density ratio vis a vis City requirements?
- **Density is a big concern/too many units (e.g. over the 8,000 indicated in the masterplan/ won't be sustainable in the long run)** ● ● ● ● ●
- Don't mimic 4 sisters
- Larger condo floor plans and wider rooms ● ●
- Too much height ("15-45 storeys in the Marina district keep it lower! Impedes views of the lake"; "What was the drivers for the excess height here?") ● ●
- Move height back further from shoreline (to 2nd area Odgen Village, still too high at Lake; why is less density farther from the shoreline?; low 2-3 storey at waterfront, higher at middle of site) ● ●
- Back privacy for townhouses (e.g. not looking onto/into someone's balcony from your own as is currently on # 10 Lakeshore; question cam from perspective of a potential purchaser) ● ●
- **Affordability/accessible to all** ● ● ● ● ●
- **Timing/phasing/consultation process** ● ● ● ● ● ● ● ●

OTHER COMMENTS AND IDEAS:

- "Sail" or "light house" design for towers
- Any tribute to 4 sisters needs to be recognizable as such
- Pre-sale opportunity for all at this event/ opportunity to purchase a unit ●
- How will structures affect wind tunnel, and how can they be designed to displace wind or redirect to wind energy capture? ●
- Courtyard style: safe spaces for children
- Will the towers be on podiums?
- Ensure condo fees are based on correct square footage
- Would like to see transition of taller building elements from the water to middle of the site

**VARIETY IS BEAUTIFUL,
PERSONALITY IS
APPEALING, DIVERSITY
IS INSPIRING.**

TRANSPORTATION

TOTAL POINTS OF FEEDBACK
23 ENGAGEMENTS

KEY TAKEAWAYS:

- Prioritize active transportation infrastructure and transit connections.
- Mitigate congestion concerns through innovative best practices.

SUPPORT FOR:

- Bridge over canal as shown from Promenade Park is critical and logical and reinforces the waterfront access by foot/bike

AREAS FOR DISCUSSION/OF CONCERN:

- *The site must be a model active transportation and transit site, both in its green and blue initiatives* ● ● ●
- *Congestion* ● ●
- Planning for AVs
- Who is thinking about garbage collection, trucking, visitor waste?

OTHER COMMENTS AND IDEAS:

- Roundabouts ●
- Bollards to control traffic ●
- Remember, Edinburgh (Scotland) has communal bins on the streets to service the “flats” (mid rises)
- Streetcar from Long Branch to #10 (Ed. Note: i.e. Hurontario) – Mono Rail to Square One
- How can we integrate transit clarity, pictographs, colour code, and access to other (tourism) Languages (see Curitiba Brazil for example) [Ed. Note: city is famous for cost-effective BRT development]
- Woonerf style for pedestrian streets
- Transit: no need to bring below waterway street as per original vision
- Traffic studies needed for dangerous railway crossing on Haig just north of the lakeshore, if used as major feeder to development
- Move road east project water's edge to public access (Lakefront Blvd)
- Robotic underground parking
- What about Lakeshore Road?

“
**IMPORTANT TO
DEPRIORITIZE THE CAR,
AND BE SEEN TO DO
SO – A COMMUNITY OF
THE FUTURE – MANY
WOULD WANT TO
MOVE TO SUCH
A PLACE.**
”

SUSTAINABILITY

TOTAL POINTS OF FEEDBACK
26 ENGAGEMENTS

KEY TAKEAWAYS:

- Manage garbage and waste in a sustainable manner
- Design inlet/waterfront to ensure proper circulation of water (e.g. through bio-swales)

AREAS FOR DISCUSSION/OF CONCERN:

- Avoid poor inlet design (e.g. width of lake inlet being too narrow: while intending to utilize existing inlet – scale should dictate wider inlet feature) ●
- Concern about water circulation at the pier
- **Concern about garbage collection process, visitor waste, waste treatment – look at more innovative methods (e.g. underground recycling of organics as bio source)** ● ●
- SWM (liability issue, base of aviation)
- Buildings south of Rangeview street are exposed, water controlled via bio-swales.
- Pier inlet will fill with stagnant water unless flow through + pumps. Check out inlet (bottom of the aviation rd.- toxic algae)
- Water quality in Waterway Commons water feature – containing treated stormwater vs. municipal water?
- Impact of increasing water levels in Lake Ontario on Lakeview Lands.
- Potential impact of odor from adjacent treatment plant – will any measures need to be implemented in Lakeview?
- Opportunity for innovative wastewater treatment methods (e.g. bio plasma furnace)

OTHER COMMENTS AND IDEAS:

- Opportunities for plantings along Serson Creek to start to mature prior to development
- **District Energy, solar power, and bio waste water treatment** ● ●
- Testing water quality with the SWIM guide app ●
- Opportunity for areas of “blue” by allowing for exposed water as part of the bio-swales system
- Advance tree planting to reach maturity
- Protection from hurricanes off Lake Ontario ●
- Positive support for Green Roofs
- Electric shuttle bus to and from Public Transit on Lakeshore.
- Positive support for Waterway Common feature and associated programming

PARKS AND PUBLIC REALM

TOTAL POINTS OF FEEDBACK
14 ENGAGEMENTS

KEY TAKEAWAYS:

- Community members are excited about highly active green spaces (e.g. through community gardens, usable green roofs)
- There is a desire to prioritize the building of certain public spaces (e.g. the waterfront trail)

AREAS FOR DISCUSSION/OF CONCERN:

- Deliver the lakefront trail as part of the first phase ●
- Additional park space ●

OTHER COMMENTS AND IDEAS:

- Acut on the breakwall near the marina
- *Urban agriculture/Shared gardens like U of T (Ed. Note: University of Toronto in Mississauga has an urban garden for students to grow their own food)* ● ●
- Urban wilderness spaces/play areas
- Underground or above ground pedestrian walkway like the path downtown connect hub on Lakeshore to transport
- Usable green roofs (e.g. soccer pitch) ●
- Who maintains waterway common? The developer or the city?
- Eliminate 2 most south buildings on Serson campus for additional parkland



COMMUNITY MEETING #2

Wednesday, September 26, 2018 • 6:30 pm to 8:30 pm
Oasis Catering & Convention Centre - 1036 Lakeshore Rd. East

ATTENDEES

176 guests

OUTREACH

- Community outreach via signage at location
- Email Database from prior events: 100 emails sent
- Facebook & Instagram Targeted Ad within a 5km range of the development site
- Lakeview Ratepayers Association (LRA): <10 invites

ENGAGEMENT EXPERIENCE

Each guest was provided a Community Engagement Workbook and “thumbs up” stickers for spot polling. Following a presentation by the consulting team, members of the community toured through 6 Themed Stations: Built Form, Programming & Placemaking, Sustainability, Parks, Pier & Waterfront, Streets & Mobility and Development Master Plan. Each included questions and ideas on feedback boards for polling and free-form comment areas. Workbook questions were also made available as an online questionnaire.

EXECUTIVE SUMMARY

On September 26, 2018, Lakeview Community Partners Limited hosted the second Community Meeting for Mississauga's latest development, Lakeview Village. Current and future community members joined us to review the first draft of the Development Master Plan, engage with the Design Team and provide feedback in an immersive setting. The event began with a presentation from the Design Team followed by discovery stations and self-guided breakout sessions based on key themes and areas of focus as per the Development Master Plan.

Opening remarks and introductions were carried out by host Emily Reisman from Urban Strategies Inc., with presentations by Jim Constantine from LRK on Development Built Form, David Scott from TMIG on Sustainability, Traffic & Mobility, Rob Spanier from Spanier Group Inc. on Districts & Retail Programming, and Glen Broll from GSAI on Planning and Urban Development. Themes discussed in the presentation and at the breakout stations included: Built Form, Programming & Placemaking, Sustainability, Streets & Mobility, Parks, Pier & Waterfront and the Development Master Plan.

Presentations were followed by breakout sessions and engagement experience stations, creating an opportunity for attendees to review the first draft of the Development Master Plan, discuss preliminary plans for the community, provide feedback in a meaningful way and see how this new development will bring new connections to the waterfront. Feedback from the first Lakeview Village Community Meeting was showcased through modifications made to rendered images and the Development Master Plan as well as quotes used for inspiration for how the development can evolve. We are truly building a great community together.

Various subject matter experts were located at each station to engage with the community, answer questions and facilitate discussion and feedback through feedback boards, polling stickers, comment cards and Community Engagement Workbooks, with questions parsed out by theme. Community Engagement Workbooks provided the opportunity for general feedback about the Development Master Plan, the event and the engagement experience. The workbook was digitized as part of an online questionnaire to gather additional feedback for those who didn't have a chance to fill out the workbooks at the event. Feedback was collected at the event, via an online survey platform and email until October 10, 2018.

Feedback gathered has been compiled, analyzed and summarized in this document and will support the defining of priorities and refinement of the Development Master Plan throughout the planning process*.

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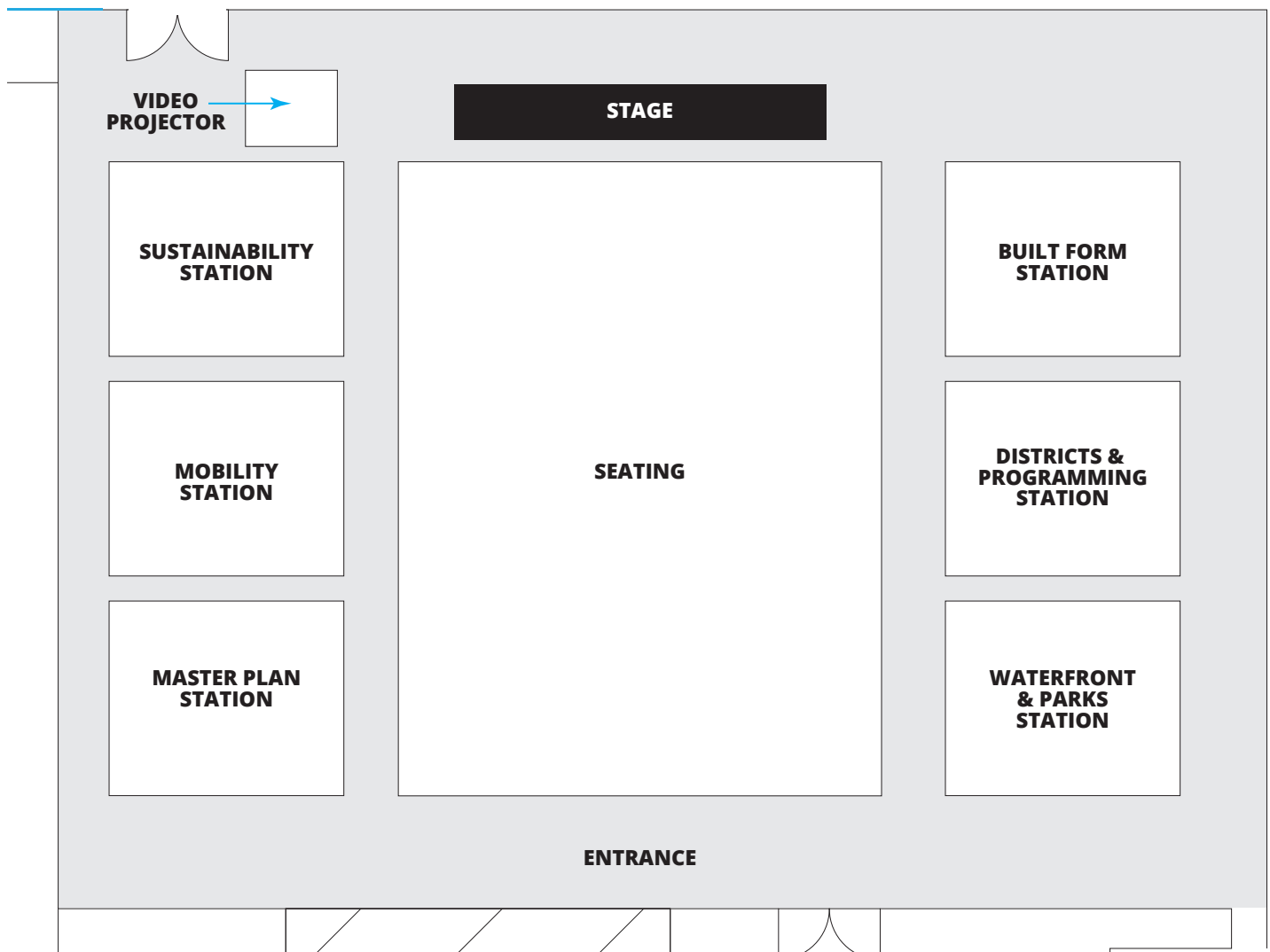
The project website for Lakeview Village can be accessed here:

<https://lakeviewcommunitypartners.com/>

Lakeview Community Partners Limited is a partnership of the Greater Toronto Area's leading community builders that includes TACC Construction Limited, Greenpark Group, CCI Development Group, Branthaven Homes, and Argo Development Corporation.

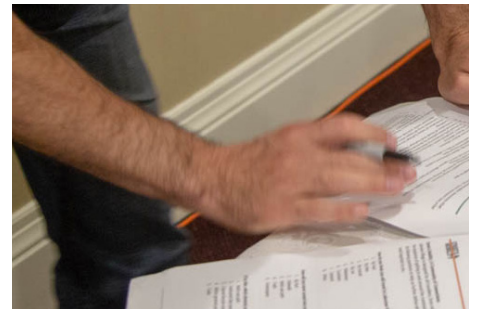


* Ideas have been transcribed as written preserving any typographical errors.



OASIS CATERING & CONVENTION CENTER

EVENT PHOTOS





EVENT OVERVIEW

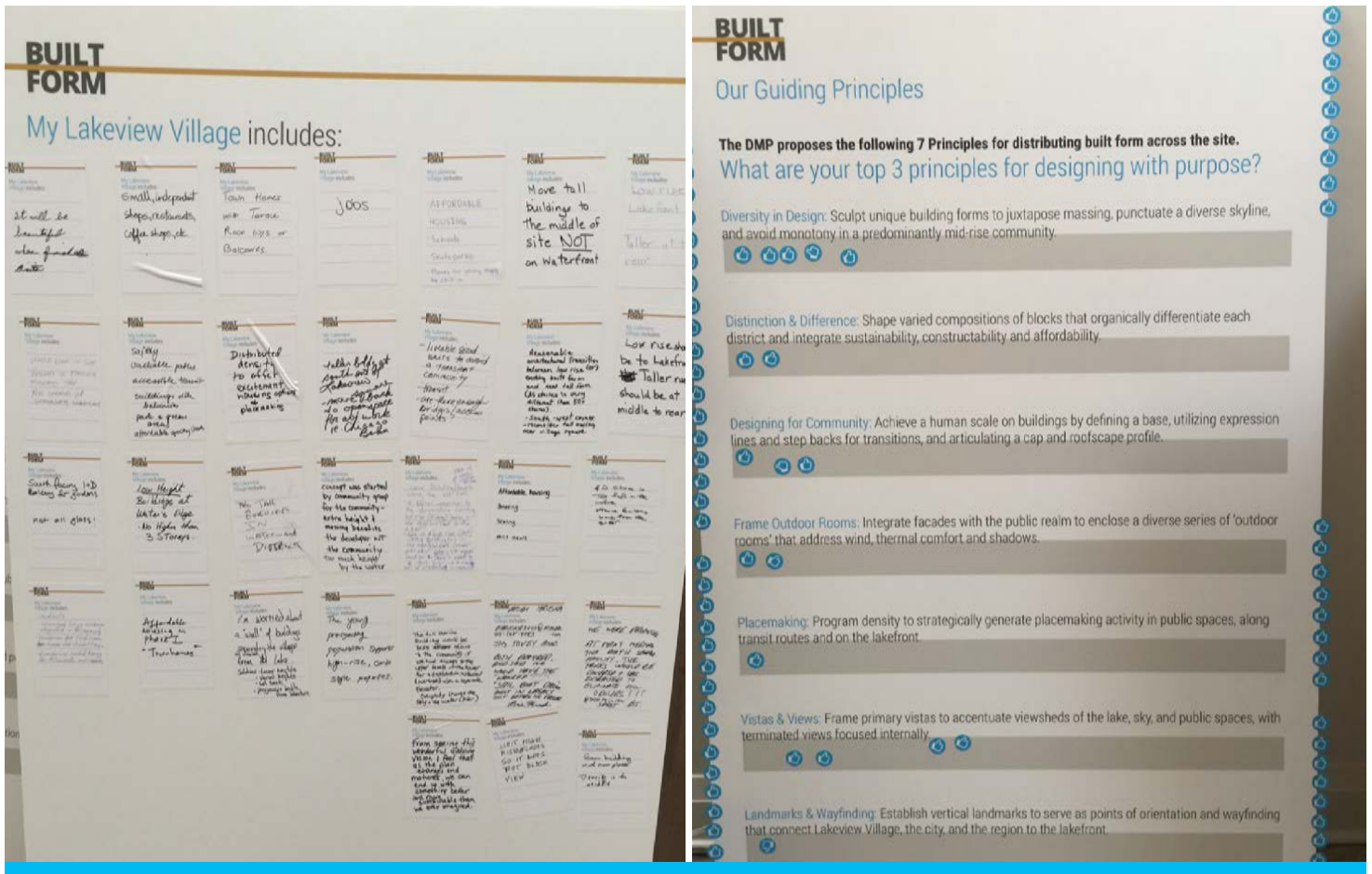
Total Attendees 176
Total Survey Responses 20
Total Workbooks Completed 27

A total of 176 people were present for the second Lakeview Community Village Meeting at The Oasis Catering and Convention Centre at 1036 Lakeshore Rd. East, Mississauga. Doors opened at 6:30pm, allowing attendees to preview and walk the room station by station before sitting for a 1-hour presentation by the Design Team. Self-guided breakout stations followed, allowing guests to walk freely amongst the various stations parsed out by the following themes: Built Form, Programming & Placemaking, Sustainability, Streets & Mobility, Parks, Pier & Waterfront and Development Master Plan.

Each station included a “tower” with a large format rendering, a quote from Community Meeting #1 feedback and a list of features pertaining to that theme. Also included were large feedback boards, where attendees could either vote with a thumbs up sticker on specific priorities or elements, or provide open commentary through adhesive feedback cards. Blank feedback boards for open commentary included the phrase “My Lakeview Village Includes” for ideation and inspiration. Several stations included a large rendering of the development that speaks to that theme, as well as small format renderings and a printed version of the first draft of the Development Master Plan document to support the discussion between the Design Team and guests.

The Development Master Plan station included a 6ft x 4ft Master Plan map in an aerial context photo that allowed Team members to speak to the development and the surrounding neighbourhoods. This station also included a Project Timeline and large visual rendering of the Lakeview Village development, providing attendees a bird’s eye view of the development and insight into the largess of the project.

Throughout the room, TVs displayed a “vision” video showcasing renderings, site remediation and recycling efforts as well as aerial video footage as well as language surrounding the proposed future of this waterfront development.



BUILT FORM

As part of the Development Master Plan, Lakeview Community Partners and the Design Team propose 7 principles for distributing built form across the Lakeview Village site. These principles have been developed to guide the overall planning and design of the Lakeview Village community. To understand which of the principles are most important to the community, attendees were asked to vote using thumbs up stickers for the principles that most aligned with their preferences, which are listed here. There was also an opportunity to provide open feedback and commentary via blank comment cards.

PROPOSED GUIDING PRINCIPLES

- DIVERSITY IN DESIGN**
 Create a distinct identity for each district and neighbourhood by shaping unique compositions of buildings that organically differentiate each phase of development.
- VISTAS & VIEWS**
 Sculpt building forms to juxtapose massing, punctuate roofscape profiles, and avoid monotony of built form in a predominantly mid-rise community.
- DESIGNING FOR COMMUNITY**
 Use building height, cornices, façade step backs, and expression lines to help define the human scale from the public realm.
- DISTINCTION & DIFFERENCE**
 Integrate facades with the public realm along the edges of blocks and public spaces to enclose a diverse series of 'outdoor rooms'.
- FRAME OUTDOOR ROOMS**
 Program density in strategic locations to generate placemaking activity in public spaces and on the lakefront (along with increasing ridership on transit routes).
- PLACEMAKING**
 Frame primary vistas to accentuate viewsheds of the lake, sky, and public spaces, with secondary sight lines focused on terminated views.
- LANDMARKS & WAYFINDING**
 Place vertical landmarks to serve as points of orientation and wayfinding that connect Lakeview Village, the city, and the region to the lakefront.



BUILT FORM

TOTAL POINTS OF FEEDBACK
163 ENGAGEMENTS

OBSERVATIONS:

- Housing at the lakefront, age-in-place living, townhomes / low-rise buildings and affordability are key priorities.
- Distributed density to offer excitement, housing options and placemaking.
- Density & height are still a concern. Avoid a wall of towers along the waterfront, and mitigate overcrowding.
- Tall marina buildings with a destination restaurant that provides upper level access and views to all.
- Concern around generic or boring design is prevalent; diversity in design is important.
- Senior-centric design should be considered.

SPOT POLLING

134 ENGAGEMENTS

WHAT ARE YOUR TOP 3 PRINCIPLES FOR DESIGNING WITH PURPOSE / 37

Diversity in Design	5
Vistas & Views	2
Designing for Community	3
Distinction & Difference	2
Frame Outdoor Rooms	1
Placemaking	4
Landmarks & Wayfinding	1

TOP 3 PRIORITIES FOR BUILT FORM / 44

Designing for the Community	17
Diversity in Design	12
Vistas & Views	12

TOP 3 TYPES OF HOUSING THAT MEET THE NEEDS OF RESPONDENTS / 59

Lakefront living	22
Age-in-place living	19
Townhomes & low-rise buildings	18

DO THE BUILT FORM ELEMENTS SUPPORT A PERSON TO GROW UP, MOVE OUT, RAISE A FAMILY AND RETIRE ALL IN THEIR NEIGHBOURHOOD? / 13

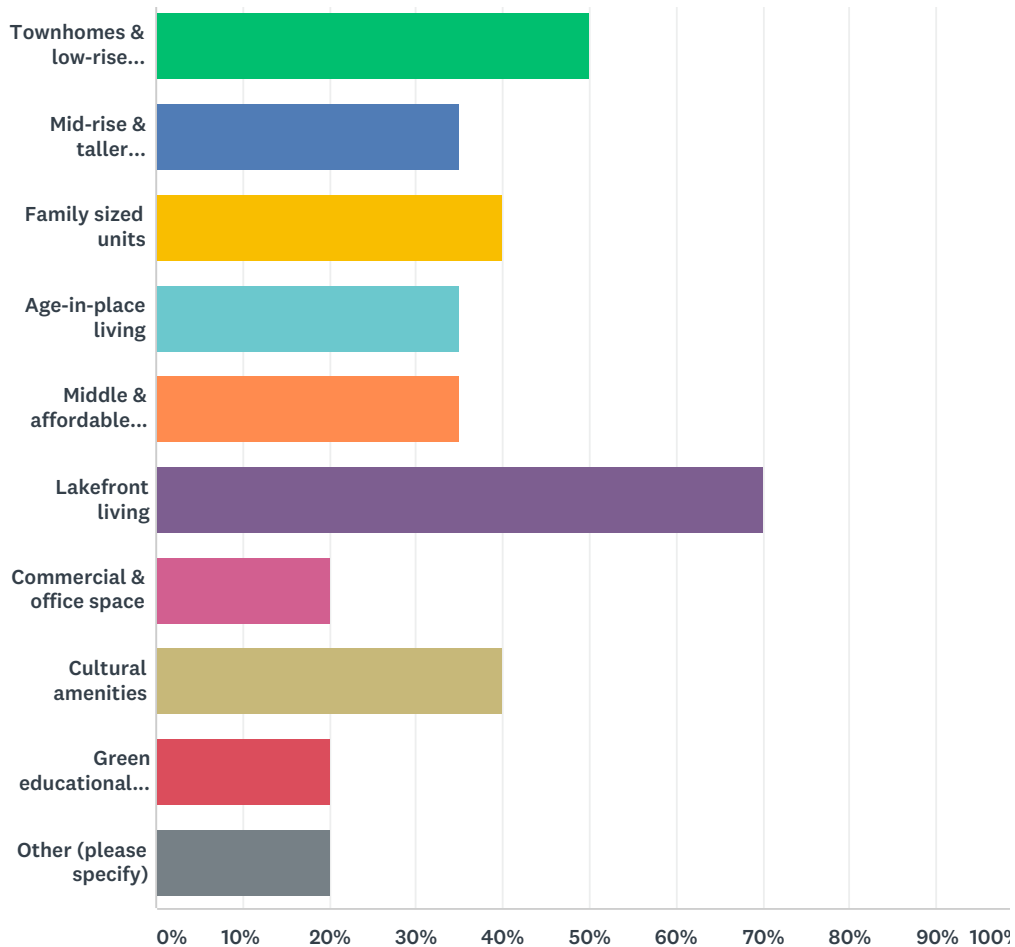
Strongly agree	1
Agree	7
Neither agree or disagree	5
Disagree or strongly disagree	0

FREE FORM COMMENTS

29 IDEAS & ENGAGEMENTS

- "It will be beautiful when finished"-anita
- Small independent shops, restaurants, coffee shops etc
- Town homes with Toronto roof toys or balconies
- Jobs
- Affordable housing, schools, skateparks, places for young people to chill in
- Move tall buildings to the middle of the site NOT the waterfront
- Low rise to lakefront, taller at rear
- Would like to see heights in marina move to the new corner of waterway commons
- Safe valuable paths, accessible transit buildings with balconies, park and green areas, affordable grocery stores
- Distributed density to offer excitement, house options and placemaking
- Taller buildings at south end of Lakeview, move square back to open space for artworks. ie. Chicago Bean.
- Livable sized units to avoid a transient community, transit, are there enough bridges/ access points?
- Reasonable architectural transition between low rise existing build from and new tall form (25 stories is very different than 50 stories), South west corner, reconsider tall near village square
- Low rise should be near lakefront, taller rises should be at middle rear South facing 1D Balcony for gardens, not all glass!
- Low Height buildings at water's edge, no higher than 3 storeys
- No tall buildings on waterfront district
- Concept was started by community group for the community- extra height and messing benefits the developer not the community, too much height by the water
- Affordable housing, shopping, skating, nice views
- Lower buildings along the lakefront, a logical connection to the surrounding existing low rises, high rises in the southwest corner, a visual landmark doesn't need to be that high, it creates an unwelcoming entrance
- Schools, assisted living residences integrated into the community, residences for fixed incomes, low income and disabilities, inexpensive rental housing for millennials and students
- Affordable housing in phase I Townhomes
- I'm a worried about a "wall" of buildings separating the village from the lake. Solutions-lower heights, varied heights, set back, progressive heights from lakeshore.
- The young prospecting population supports high-rise, condo style properties
- The tall marina building would be less odious to the community if we had access to the upper level of the tower for the destination restaurants (overlook) with a separate elevator. Everyone shares the sky and the water (pier)
- Brian Hruska - Jim Tovey-we admired and said we would have the 'kaneff' and 'sail boat design' built in legacy just before he passed.
- We were promised are many meetings the booth sewage facility, the tanks would be covered and tanks would be extracted to eliminate all odours! \$750 million spent! B.S
- From seeing this wonderful evolving vision, I feel that as the plan enhances and matures, we can end up with something better and more sustainable than we ever imagined
- Limit high rise floor so it does not block the view
- Density in the middle, green buildings with trees and plants

SURVEY DATA: WHAT TYPE OF HOUSING WOULD ACCOMMODATE YOUR NEEDS?



ANSWER CHOICES	RESPONSES	
Townhomes & low-rise buildings	50.00%	10
Mid-rise & taller buildings	35.00%	7
Family sized units	40.00%	8
Age-in-place living	35.00%	7
Middle & affordable housing	35.00%	7
Lakefront living	70.00%	14
Commercial & office space	20.00%	4
Cultural amenities	40.00%	8
Green educational campus	20.00%	4
Other (please specify)	20.00%	4

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• small, local, independent shops
• restaurants
• craft brewery
• craft cannabis stores
• pedestrian only walkway areas

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
- PLACES OF WORSHIP
- RELAXING AREAS
- SITTING PLACES THAT ENCOURAGE CONVERSATIONS
- WALKING ONLY PLACES (NO CARS)
- BEACHES OR ACCESS TO THEM

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• CHURCH Nearby (Places for worship) Even non-denominational
• Gym / fitness
• Swimming pools
• Dog park
• trails (bike, walk)

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• Very walkable
• Safe spaces
• Some quick

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• Mom and Pop Stores
• Restaurants

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• Sports Complex
• Soccer / hockey
• Basketball, etc.

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• Ice cream shop
• Steak / ...

PROGRAMMING & PLACEMAKING
My Lakeview Village includes:
• ...

LAKEVIEW VILLAGE | COMMUNITY ENGAGEMENT MEETING SEPT 26, 2018 | 9



PROGRAMMING & PLACEMAKING

OBSERVATIONS:

- Attendees responded favorably to arts & cultural programming, unique gathering spaces, the square, and buildings or infrastructure that can support culture events, festivals, etc.
- The importance of placemaking was highlighted through spot polling on programming elements.
- Views of the lake are a key feature.
- Local restaurants, outdoor patios, and things to do were important, with an emphasis on conveniences and retail experiences that showcase the diversity of the surrounding neighbourhoods.
- Service oriented and specialty retail is preferred.

TOTAL POINTS OF FEEDBACK
122 ENGAGEMENTS

FREE FORM COMMENTS

23 IDEAS & ENGAGEMENTS

- Stonehooker brewery, a local craft brewery, brew pub resto
- All weather protection awnings/coverings
- Sports facility
- Trail style skating rink
- Pedestrian walking at waterfront, no vehicles
- Good restaurants, not just chains
- Unique restaurants, not chains, local flavour, unique offerings
- Make the landmark tower taller than suggested in plan
- Sports complex, soccer, hockey, basketball, etc
- Ample bicycle parking
- Hurry up!!
- How do you get people here in the winter?
- Jobs for person?? What's the plan?
- Ground floor health services
- Very walkable safe spaces, some quiet spaces
- Small local independent shops, restaurants, craft brewery, craft cannabis stores, pedestrian only walkway areas
- What will happen to the businesses on Rangeview Rd (ie kamp k-9) currently 18700 sq ft outdoor space. Zoning currently allowed for this type of facility but...what will happen? Re: barking, fence, parking, now is okay, far enough away from residential
- Mom and pop stores, restaurants, coffee shops, neighbourhood pubs, Fitness (spinning!)
- Church nearby (places for worship) even non-denominational, gym/fitness, swimming pools, dog park, trails (bike, walk)
- Places of worship, reflecting areas, sitting places, that encourage conversation, walking only places (no cars)
- Beaches or access to them
- Library, child friendly /family friendly facilities

SURVEY/ENGAGEMENT POLLING

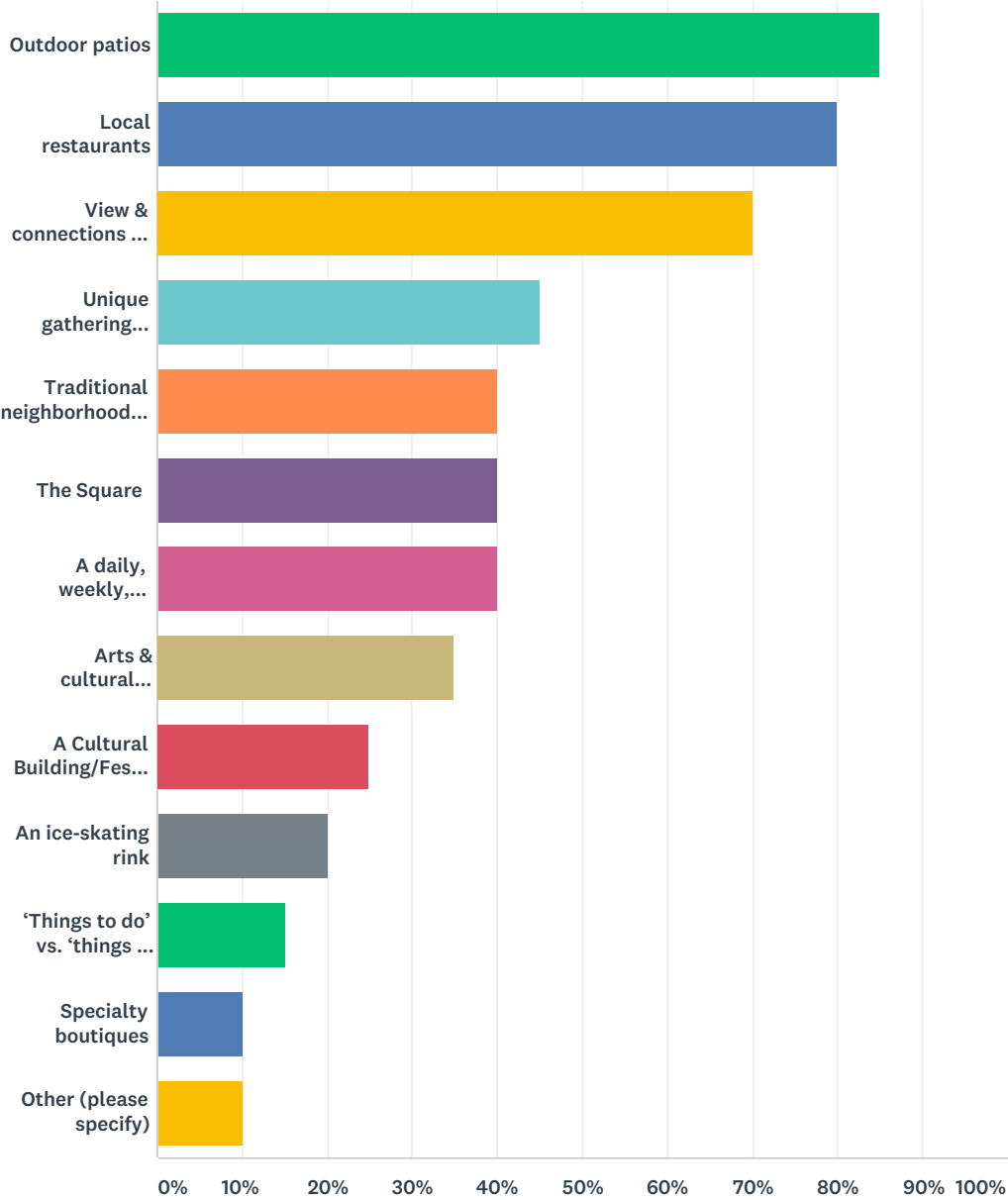
99 ENGAGEMENTS

TOP 5 AMENITIES AS VOTED ON BY RESPONDENTS

View & connections to the water	28
Local Restaurants	22
Outdoor patios	22
Traditional neighbourhood conveniences	15
Things to do vs 'things to buy'	12

PROGRAMMING & PLACEMAKING

SURVEY DATA:
BASED ON THIS PLAN, THE FOLLOWING LIST OF AMENITIES ARE PROPOSED.
PLEASE SELECT THE TOP 5 FEATURES WHICH ARE MOST IMPORTANT TO YOU

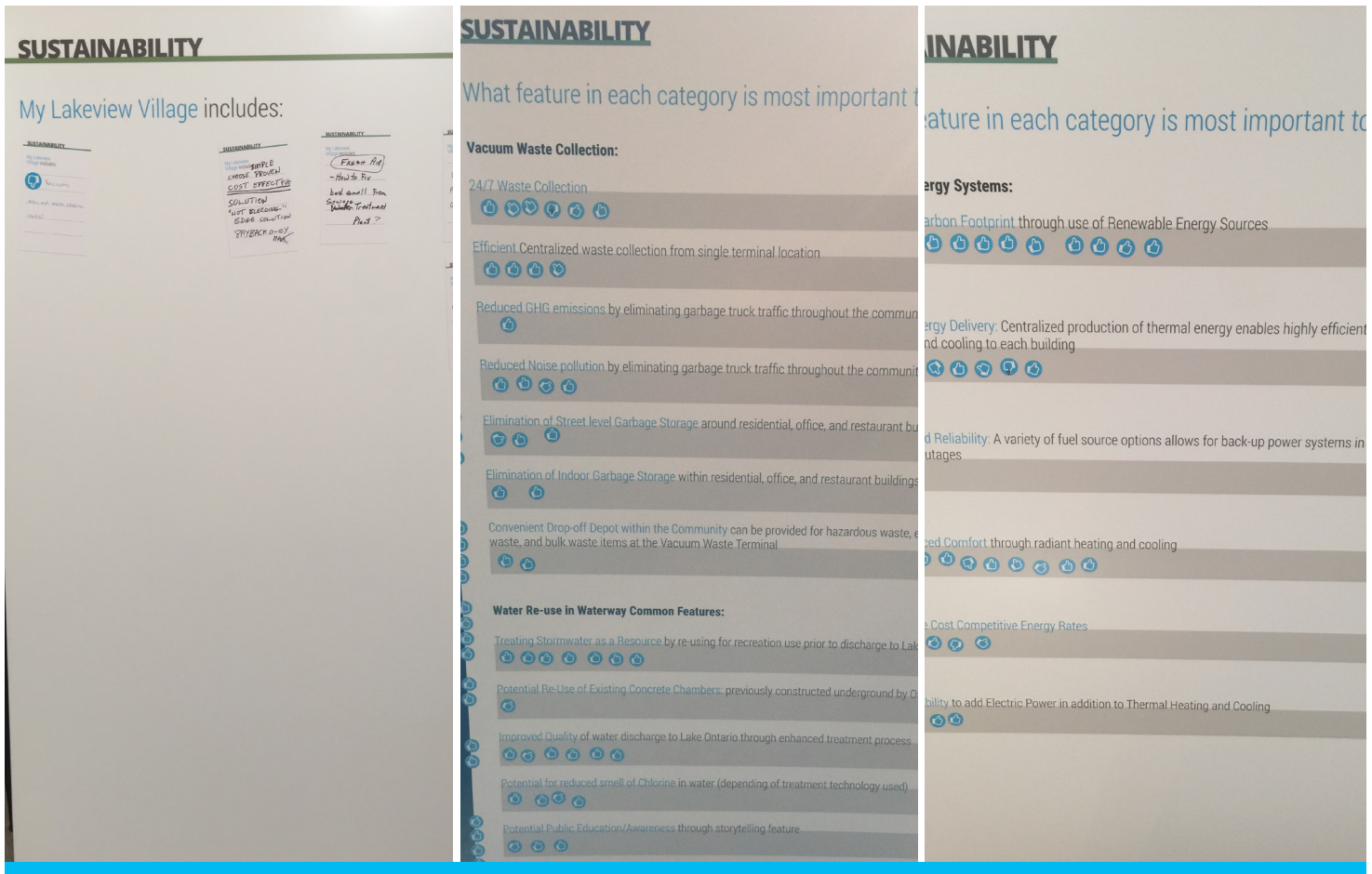


PROGRAMMING & PLACEMAKING

SURVEY DATA (CONT'D):

**BASED ON THIS PLAN, THE FOLLOWING LIST OF AMENITIES ARE PROPOSED.
PLEASE SELECT THE TOP 5 FEATURES WHICH ARE MOST IMPORTANT TO YOU**

ANSWER CHOICES	RESPONSES	
Outdoor patios	85.00%	17
Local restaurants	80.00%	16
View & connections to the water	70.00%	14
Unique gathering places	45.00%	9
Traditional neighborhood conveniences	40.00%	8
The Square	40.00%	8
A daily, weekly, monthly, annual calendar of Events & Festivities	40.00%	8
Arts & cultural programming	35.00%	7
A Cultural Building/Festival Pavilion	25.00%	5
An ice-skating rink	20.00%	4
'Things to do' vs. 'things to buy'	15.00%	3
Specialty boutiques	10.00%	2
Other (please specify)	10.00%	2
Total Respondents: 20		



SUSTAINABILITY

Guests were asked to vote on the sustainability benefits most important to them for 3 sustainable technologies: District Energy Systems, Vacuum Waste Collection and Water Re-use. Using thumbs up stickers and adhesive feedback cards, guests could vote or leave open commentary, with the collective goal to discover which sustainability elements are important to the community and should be considered during the design of the Development Master Plan.



SUSTAINABILITY

TOTAL POINTS OF FEEDBACK
197 ENGAGEMENTS

OBSERVATIONS:

- Reduced carbon footprint, 24/7 waste collection and stormwater reuse are key sustainability features or benefits that should be emphasized.
- Fresh air and concern around the "stink" has been brought forward as a key issue.
- Via our online survey respondents and engagement workbooks, energy, water, environment & human well-being, bicycle/pedestrian corridors and access to nature are top priorities.

SPOT POLLING VIA FEEDBACK BOARDS

108 ENGAGEMENTS

WHAT FEATURE IN EACH CATEGORY IS MOST IMPORTANT TO YOU?

VACUUM WASTE COLLECTION

24/7 Waste Collection	6
Efficient: Centralized waste collection from single terminal location	4
Reduced GHG emissions: by eliminating garbage truck traffic	
— throughout the community	1
Reduced Noise Pollution: by eliminating garbage truck traffic	
— throughout the community	4
Elimination of Street Level Garbage storage around residential,	
— office and restaurant buildings	3
Elimination of Indoor Garbage Storage: within residential office	
— and restaurant buildings	2
Convenient Drop off within the community: can be provided for	
hazardous waste, electronic waste and bulk waste items at the	
— Vacuum Waste Terminal	2

WATER RE-USE IN WATERWAY COMMON FEATURES

Treating Stormwater as a Resource: by re-using for recreation use	
— prior to discharge to Lake Ontario	7
Potential Re-use of Existing Concrete Chambers: previously constructed	
— underground by OPG	1
Improved Quality: of water discharge to Lake Ontario through	
— enhanced treatment process	6
Potential for reduced smell of Chlorine in water	
— (depending of treatment technology used)	4
Potential Public Education/Awareness through storytelling feature	3

DISTRICT ENERGY SYSTEMS

Reduced Carbon Footprint through use of Renewable Energy Sources	11
Better Energy Delivery: Centralized production of thermal Energy enables	
— highly efficient delivery of heating and cooling to each building	7
Improved Reliability: A variety of fuel source options allows for	
— back-up power systems in event of power outages	1
Enhanced comfort through radiant heating and cooling	9
Stable Cost Competitive Energy Rates	4
Flexibility to add Electric Power in addition to Thermal	
— Heating and Cooling	3

FREE FORM COMMENTS

5 IDEAS & ENGAGEMENTS

- Simple, choose proven cost effective solutions "not bleeding" edge solutions, pay-back 0-10 years max
- Fresh air
- How to fix bad smell from sewage treatment plant?
- Use of algae in public pool instead of chlorine
- Concerned about noise generated by the public realm Vacuums, why not waste collection

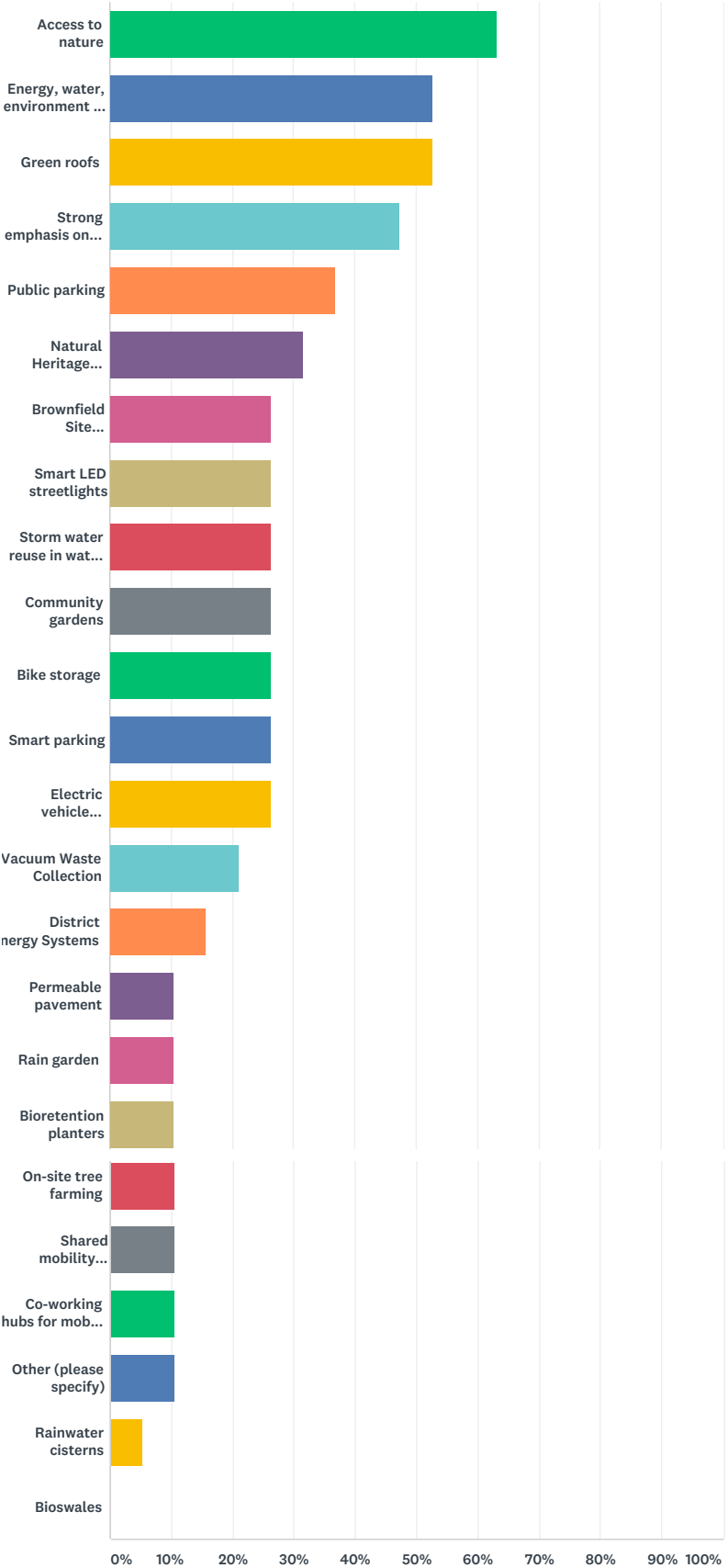
SURVEY/ENGAGEMENT POLLING

84 ENGAGEMENTS

robots	
TOP 5 SUSTAINABILITY ELEMENTS	
Access to nature	2
Strong emphasis on pedestrian	
& bicycle corridors	19
Energy, water, environment	
& human well-being	17
Stormwater Management	
— & Low Impact Development features	14
Community gardens	12

SUSTAINABILITY

SURVEY DATA:
PLEASE SELECT THE TOP 5 SUSTAINABILITY
ELEMENTS WHICH ARE MOST IMPORTANT TO YOU



SUSTAINABILITY

SURVEY DATA (CONT'D): PLEASE SELECT THE TOP 5 SUSTAINABILITY ELEMENTS WHICH ARE MOST IMPORTANT TO YOU

ANSWER CHOICES	RESPONSES	
Access to nature	63.16%	12
Energy, water, environment & human well-being	52.63%	10
Green roofs	52.63%	10
Strong emphasis on pedestrian & bicycle corridors	47.37%	9
Public parking	36.84%	7
Natural Heritage Systems	31.58%	6
Brownfield Site Remediation & Re-Use	26.32%	5
Smart LED streetlights	26.32%	5
Storm water reuse in water features	26.32%	5
Community gardens	26.32%	5
Bike storage	26.32%	5
Smart parking	26.32%	5
Electric vehicle charging stations	26.32%	5
Vacuum Waste Collection	21.05%	4
District Energy Systems	15.79%	3
Permeable pavement	10.53%	2
Rain garden	10.53%	2
Bioretention planters	10.53%	2
On-site tree farming	10.53%	2

When you think about destinations and parks that you've visited, what are the things that get you there with ease? What do you need to make your visit safer or more enjoyable?

Pedestrian connections

Bicycle/pedestrian connections to transit facilities

[Bike route/transit/street network maps](#)

Bike lockers

Bike racks

Change room & shower facilities for cyclists

Telecommuting programs

Discounted transit passes

Multi-use paths

Off-road trails

Emergency ride home program for sustainable commuters

School travel programs

Priority parking spaces for carpools

STREETS & MOBILITY

y Lakeview Village includes:

STREETS & MOBILITY
My Lukerem village journey has:
Paths from my
Ordo to a dog park

STREETS & MOBILITY
My Lukerem village journey has:
Ready to build the
Tough riding

STREETS & MOBILITY

My Lanesville village priority has

- OFF SITE
- Parking
- Co-Charter for Garage
- garage

STREETS & MOBILITY

My Lanesville village priority has

- MAKE DRIVE
- 3 LANE
- 3 LANE S
- To Relate address
- JANE RE-OPEN
- to go

A drawing of a smiling face with the text "IM READY" below it. The drawing is on a piece of lined paper with the heading "STREETS & MOBILITY" and the subheading "My Labeled Village Project" above it.

ETS & BILITY

do you think you will travel to Lakeview Village?

How will you move around once you're here?

[illegible]

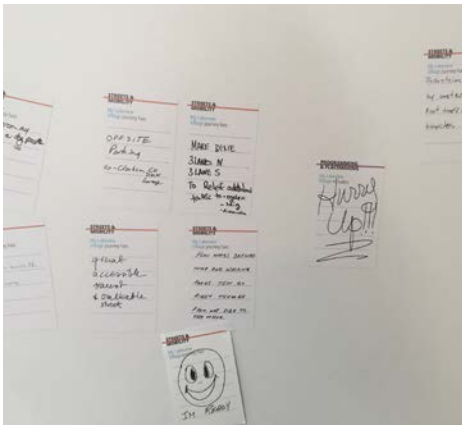
STREETS & MOBILITY

Lakeview Village is designed for all travellers, from visitors to locals, and our goal is to ensure that the experience of getting to and around the community is one that is enjoyable for all. Guests were greeted with several feedback boards, large renderings showcasing mobility elements, trail and street systems, and the various proposed networks at Lakeview Village for discussion and providing feedback. Three feedback boards asked the questions:

1. How do you think you will travel to Lakeview Village?
2. How will you move around once you're here?
3. What do you need to make your visit safer and more enjoyable?

These helped define the types of personas and preferred modes of transport for visiting or living at Lakeview Village. This data will help support the Design Team and traffic specialists in creating a more accessible, connected and walkable community.

Using blank adhesive comment cards, attendees could provide open feedback or vote on the 3 questions asked using thumbs up stickers.



STREETS & MOBILITY

TOTAL POINTS OF FEEDBACK
487 ENGAGEMENTS

OBSERVATIONS

- Majority of visitors or residents will travel to and move around Lakeview Village by bike or by foot; pedestrian and cycle-friendly design is imperative.
- Paths, trails, connections, networks and lanes for cyclists and pedestrians should be emphasized.
- Dedicated bike lanes with signed routes are key. Access to local transit and GO stations should be included as part of the Development Master Plan.
- Parking and traffic are a concern.

FEEDBACK BOARDS & ENGAGEMENT WORKBOOKS **479 ENGAGEMENTS**

HOW DO YOU THINK YOU WILL TRAVEL TO LAKEVIEW VILLAGE? / 91

By bike 12 votes + 16 workbook responses	28
By foot 12 votes + 17 workbook responses	29
By transit 1 vote + 9 workbook responses	10
By car 3 votes + 17 workbook responses	20
Rideshare, carshare or carpool 0 votes + 4 workbook responses	4

HOW WILL YOU MOVE AROUND ONCE YOU'RE HERE? / 188

If by foot, which elements are most important to your journey?	
Sidewalk 6 votes + 6 workbook responses	12
Multi-use path 9 votes + 4 workbook responses	13
Trails 8 votes + 2 workbook responses	10
Greenspace 7 votes + 1 workbook responses	8
If by bike, which elements are most important to your journey?	
Sidewalk 3 votes	3
Dedicated bike lanes 10 votes + 12 workbook responses	22
Signed bicycle routes 9 votes + 7 workbook responses	16
Within general purpose lanes 2 votes + 1 workbook response	3
Trails 10 votes + 10 workbook responses	20
If by transit which elements are most important to your journey	
Local transit 3 votes + 16 workbook responses	19
Future Lakeshore BRT 4 votes + 10 workbook responses	14
Via GO transit 6 votes + 12 workbook responses	18
If by car, which elements are most important to your journey?	
Carpool 0 votes + 5 workbook responses	5
Rideshare 0 votes + 6 workbook responses	6
Single occupant 1 vote + 17 workbook responses	18
Multi-modal 1 vote	1

WHEN YOU THINK ABOUT DESTINATION PARKS YOU HAVE VISITED WHAT ARE THINGS THAT GET YOU THERE WITH EASE? / 200

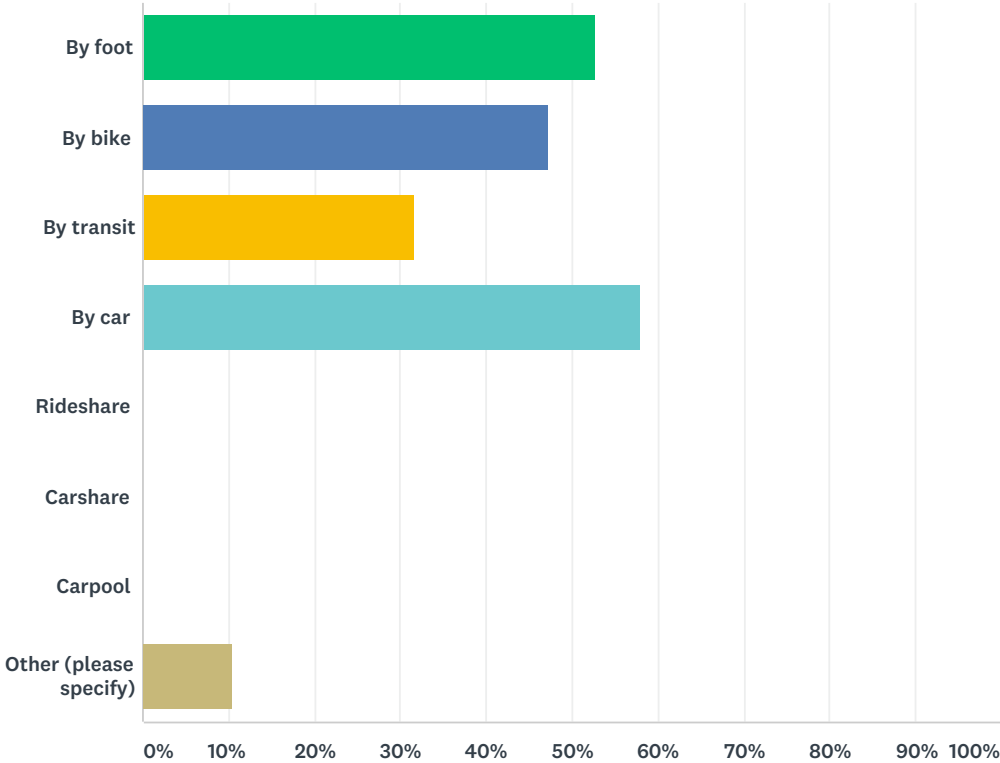
Dedicated bike lanes 15 votes + 17 workbook responses	32
Pedestrian connections 5 votes + 18 workbook responses	23
Bike/pedestrian connections to transit facilities 10 votes + 10 workbook responses	20
Bike route/transit/street network maps 6 votes + 13 workbook responses	19
Bike lockers 5 votes + 3 workbook responses	8
Bike racks 3 votes + 7 workbook responses	10
Bicycle repair station 1 vote	1
Charging for car parking 2 votes + 7 workbook responses	9
Change room & shower facilities for cyclists 2 votes + 1 workbook response	3
Telecommuting programs 0 votes + 3 workbook responses	3
Discounted transit passes 2 votes + 6 workbook responses	8
Multi-use paths 4 votes + 18 workbook responses	22
Off-road trails 7 votes + 17 workbook responses	24
Emerg. ride home pgm. for sustainable commuters 0 votes + 1 workbook responses	1
School travel programs 4 votes + 2 workbook responses	6
Priority parking spaces for carpools 2 votes + 9 workbook responses	11

FEEDBACK CARDS **8 ENGAGEMENTS**

FEEDBACK CARDS

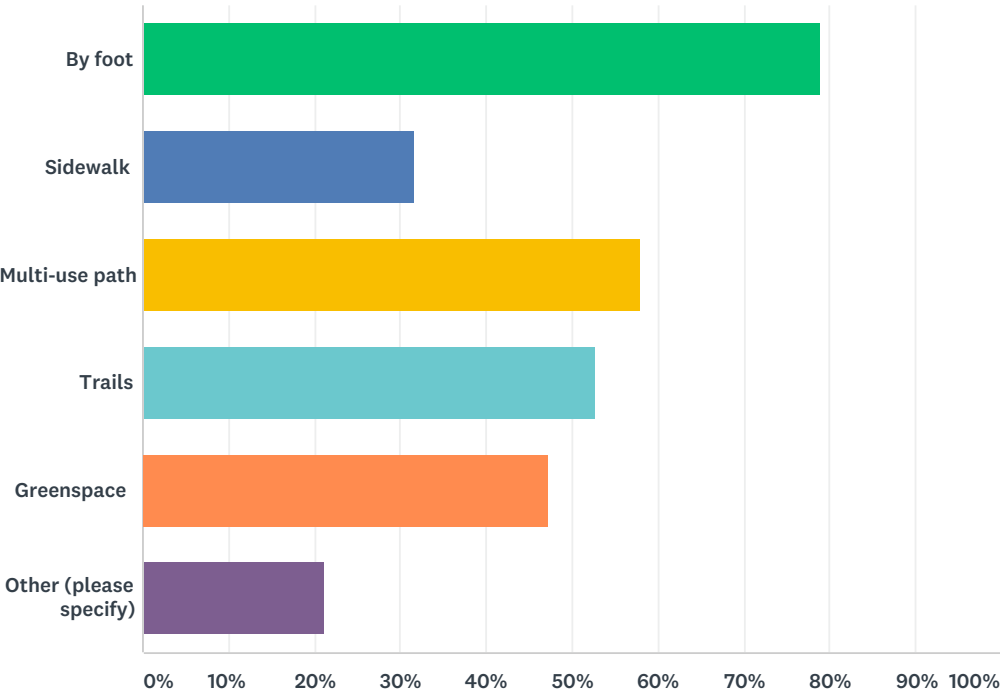
- Paths from my condo to the dog park
- Ready to handle AVs...they're coming
- Offsite parking, ex. Clarkson parking garage
- Great accessible transit and walkable streets
- Make Dixie 3 lanes N and 3 lanes S, to relieve additional traffic to Ogden, Haig and Alexandra
- Plans need defined cycle and walking paths that go right through from one side to the other
- Pedestrian road by water, foot traffic and bicycles
- I'm ready! :) Hurry up!!!

SURVEY DATA:
HOW DO YOU THINK YOU WILL
TRAVEL TO LAKEVIEW VILLAGE?



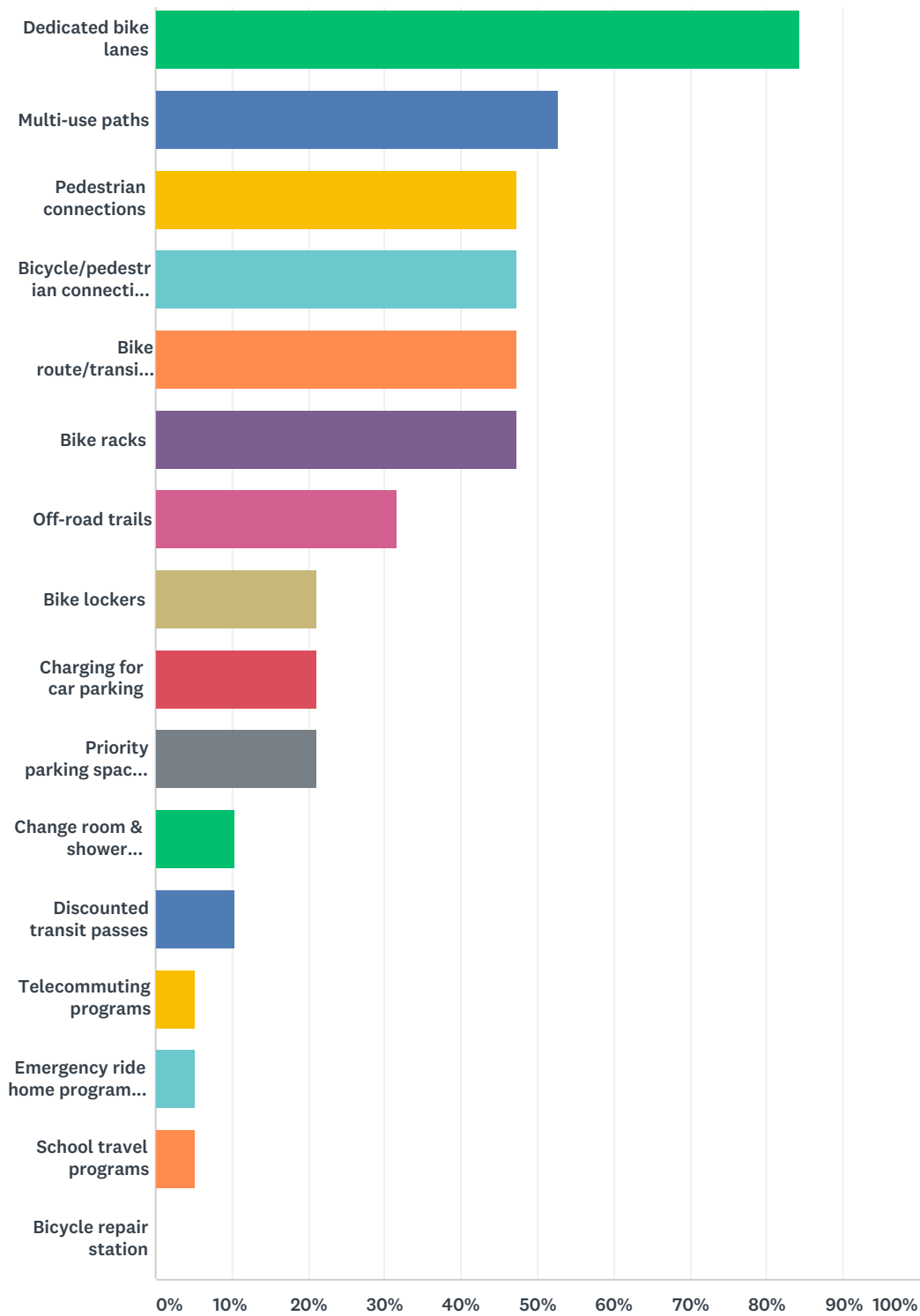
ANSWER CHOICES	RESPONSES	
By foot	52.63%	10
By bike	47.37%	9
By transit	31.58%	6
By car	57.89%	11
Rideshare	0.00%	0
Carshare	0.00%	0
Carpool	0.00%	0
Other (please specify)	10.53%	2
Total Respondents: 19		

SURVEY DATA:
HOW WILL YOU MOVE AROUND ONCE YOU'RE HERE?



ANSWER CHOICES	RESPONSES	
By foot	78.95%	15
Sidewalk	31.58%	6
Multi-use path	57.89%	11
Trails	52.63%	10
Greenspace	47.37%	9
Other (please specify)	21.05%	4
Total Respondents: 19		

SURVEY DATA:
WHEN YOU THINK ABOUT DESTINATIONS AND PARKS THAT YOU HAVE VISITED, WHAT ARE THE THINGS THAT GET YOU THERE WITH EASE?



SURVEY DATA (CONT'D): WHEN YOU THINK ABOUT DESTINATIONS AND PARKS THAT YOU HAVE VISITED, WHAT ARE THE THINGS THAT GET YOU THERE WITH EASE?

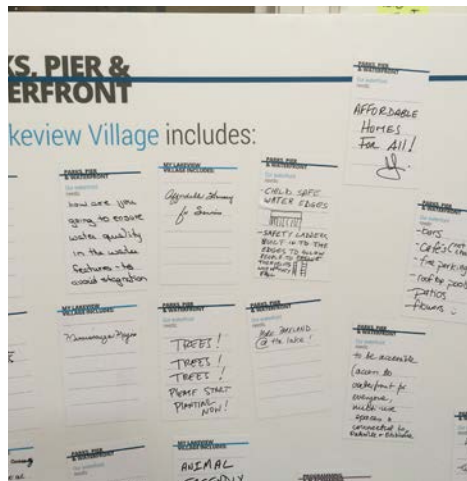
ANSWER CHOICES	RESPONSES	
Dedicated bike lanes	84.21%	16
Multi-use paths	52.63%	10
Pedestrian connections	47.37%	9
Bicycle/pedestrian connections to transit facilities	47.37%	9
Bike route/transit/street network maps	47.37%	9
Bike racks	47.37%	9
Off-road trails	31.58%	6
Bike lockers	21.05%	4
Charging for car parking	21.05%	4
Priority parking spaces for carpools	21.05%	4
Change room & shower facilities for cyclists	10.53%	2
Discounted transit passes	10.53%	2
Telecommuting programs	5.26%	1
Emergency ride home program for sustainable commuters	5.26%	1
School travel programs	5.26%	1
Bicycle repair station	0.00%	0
Total Respondents: 19		



PARKS, PIER & WATERFRONT

Showcased at the Parks, Pier & Waterfront station were large format renderings of the two major destination parks to be included at Lakeview Village: Waterway Common and Waterfront Park. Also included were precedent images used for inspiration and to support the conversation around the different proposed elements for each park based on passive and active use. These elements are listed on the following page.

Attendees had the opportunity to vote on the various passive and active park elements as a means for providing the Design Team with priorities with respect to outdoor, green and public spaces using thumbs up stickers. A blank feedback board was included for attendees to provide open commentary around their ideal park experience and what this community should include as part of the parks element in the Development Master Plan.



PARKS, PIER & WATERFRONT

TOTAL POINTS OF FEEDBACK
219 ENGAGEMENTS

OBSERVATIONS

- A strong connection to water use is prevalent, with year-round outdoor and water sport activities as top priorities.
- Paddle sport launch, urban beach, waterfront trail and amphitheater are the most voted on Waterfront Park elements.
- Less emphasis was placed on infrastructure design / look and feel of the parks.
- Activities were given greater attention most likely due to relevancy and simple to digest content.

SPOT POLLING VIA FEEDBACK BOARDS

128 ENGAGEMENTS

WHICH ELEMENTS ARE MOST IMPORTANT TO YOU?

WATERWAY COMMON / 48

Public art	2
Aquatic planting	4
Wildflower gardens	3
Active & passive use	3
Unique pedestrian bridge	0
Festival pavilion	1
Celebration orchard	6
Unique water elements	5
Cultural use & plaza space	0
Performance stage	5
Year-round activity	8
Variety of edge conditions	2
Water play	5
Stormwater functions	2
Multi-use facility building	2
Strong built form edge	0

WATERFRONT PARK / 80

Small boat marina	6
Great lawn	5
Paddle sport launch	10
Varying edge conditions	2
Urban beach	10
Vista park plaza	5
Unique lookout features	6
Beach volleyball	4
Amphitheatre	7
Waterfront trail	8
Children's play zone	6
Unique facility structures	1
Pebble beach	2
Recreation pond	4
Unique bridges	2
Passive & active use	2

FREE FORM COMMENTS

22 IDEAS & ENGAGEMENTS

- Pier needs, cafe, sheltered area for wind and sun to enjoy new sitting area
- Dog park, dog runs
- Senior Residences, balconies/Terraces, OFF site parking
- Affordable housing
- Child safe water edges, safety ladders built into the edges to allow people to rescue themselves when they fall
- Access by water to coffee shops, restaurants, ice cream
- How are you going to ensure water quality in the water features to avoid stagnation
- Trees trees trees!
- Please start planting now!
- Animal friendly!
- More parkland at the lake!
- Hurry up!!
- Affordable homes for all!!!
- Bars, cafes, free parking, rooftop pools, patios, flowers
- Having city pay for maintenance for waterway common is not right-major expense! Waterway has high maintenance-city or region should not be responsible
- Lots of live music
- Open park spaces for sport teams
- Large and long ergonomically comfortable seat/benches positioned to encourage conversations and sightseeing
- To be accessible to waterfront for everyone, multi-use space and connected to oakville and etobicoke
- Pet friendly
- Lots of space for walking, biking, etc, kinks along the pier, but not everywhere, skating rinks, winding, paths-to be day friendly
- The water currency at the inlet at the Lakefront Promenade is so polluted is disgusting, no movement in circulation, can the same thing happen? Mississauga mayor

SURVEY/ENGAGEMENT POLLING

56 ENGAGEMENTS

TOP 3 PRIORITIES IN PARKS, PIER & WATERFRONT

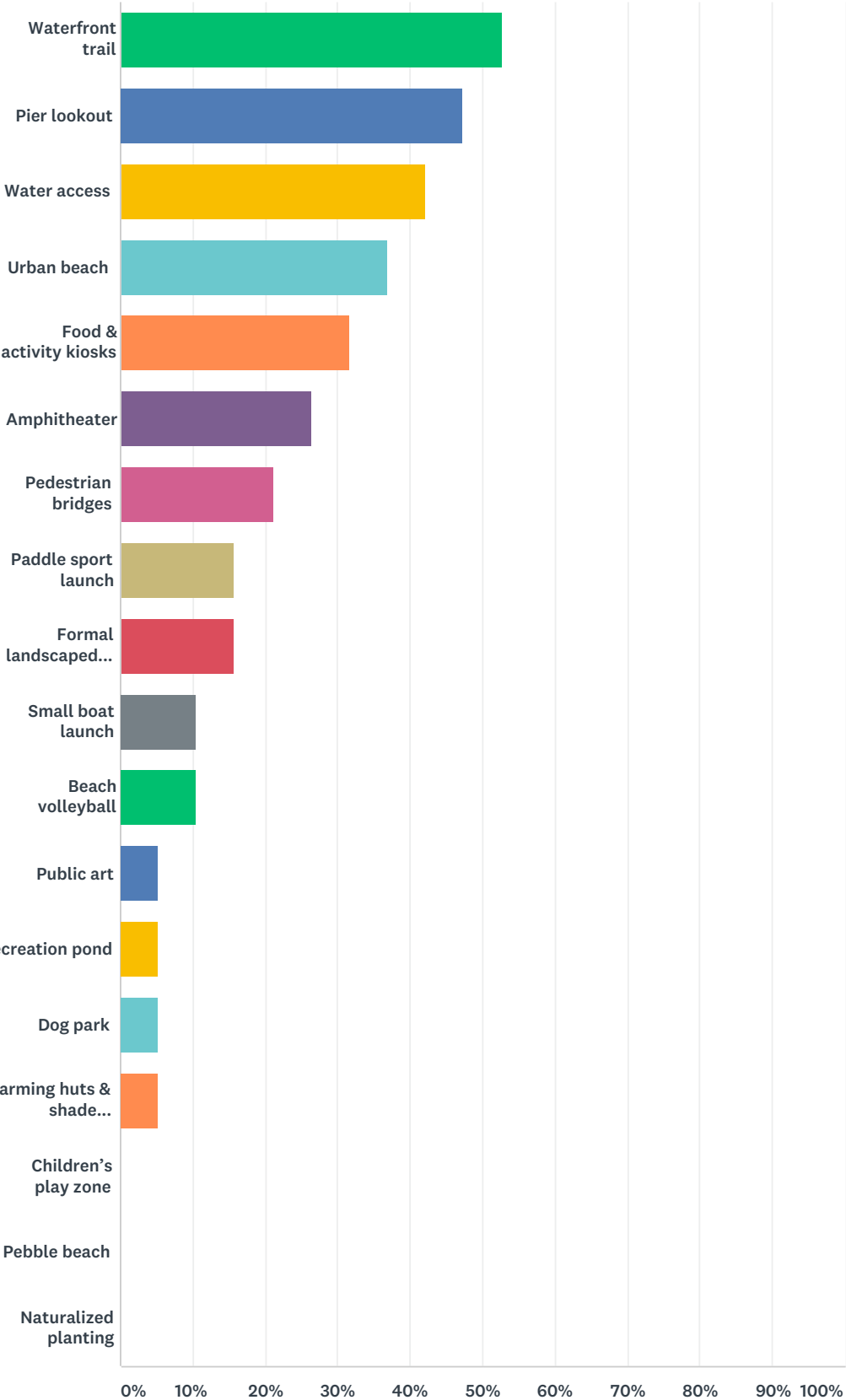
Waterfront Trail	23
Pier lookout	19
Urban beach	14

ARE THERE ELEMENTS YOU WOULD LIKE TO SEE THAT ARE NOT INCLUDED? IF SO, PLEASE LIST BELOW:

- Baseball diamonds
- Training facilities
- Large shopping and grocery stores
- Sport field
- Recreational trail
- Trade schools
- Rest benches
- Ensure outdoor lighting
- All seasonal outdoor usage
- Patios
- Public restrooms
- Waterfront cafes
- Need to change "urban" beach to "sandy" beach throughout the plan as most public won't understand the reference urban which means "sandy" and public may miss the attention to sandy beach area. I sure didn't get it at the last presentation until I had to ask.

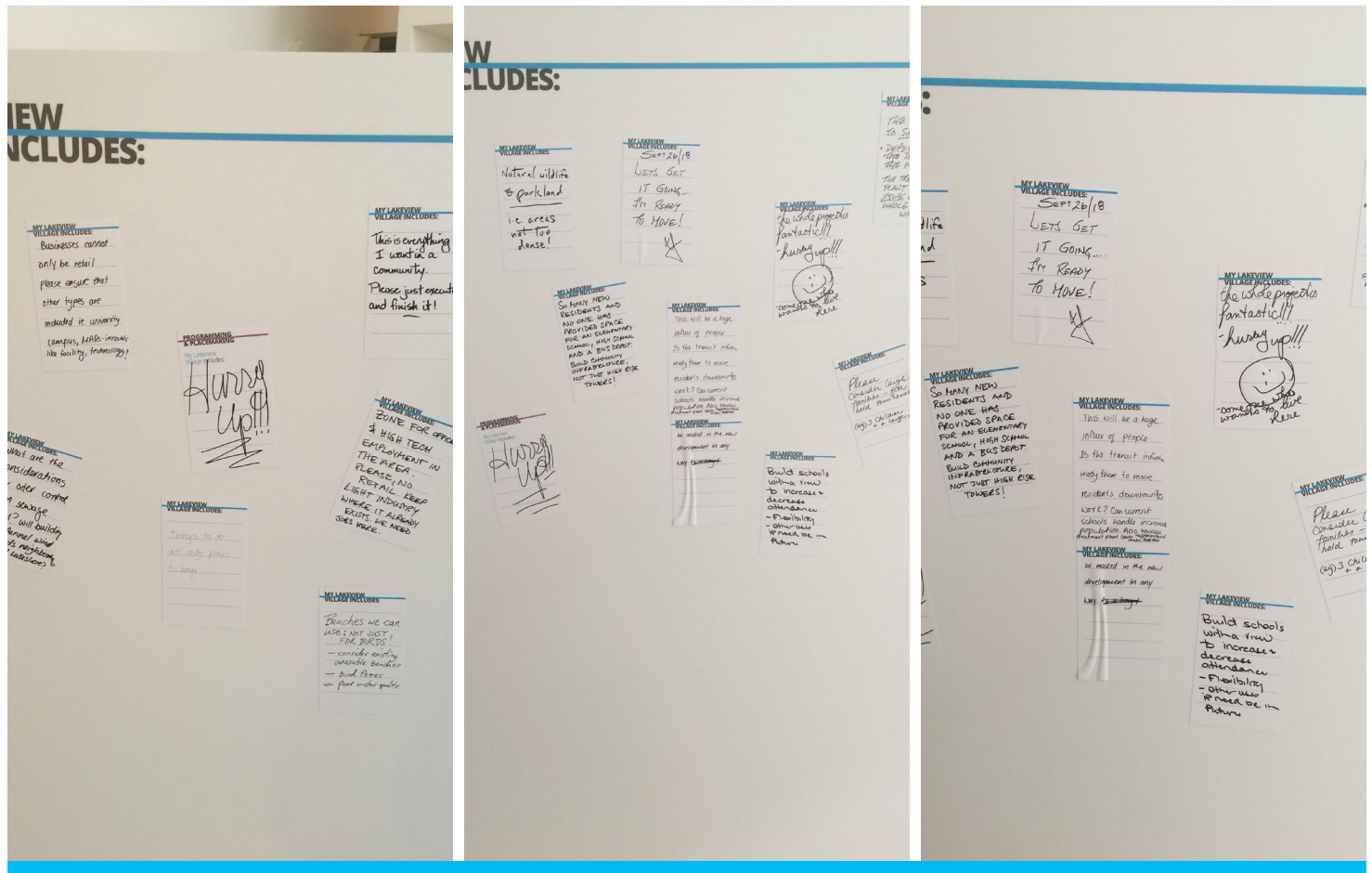
PARKS, PIER & WATERFRONT

SURVEY DATA:
ELEMENTS INCLUDED AS PART OF THE DEVELOPMENT MASTER PLAN.
PLEASE SELECT THE TOP 3 THAT ARE MOST IMPORTANT TO YOU



SURVEY DATA (CONT'D):
ELEMENTS INCLUDED AS PART OF THE DEVELOPMENT MASTER PLAN.
PLEASE SELECT THE TOP 3 THAT ARE MOST IMPORTANT TO YOU

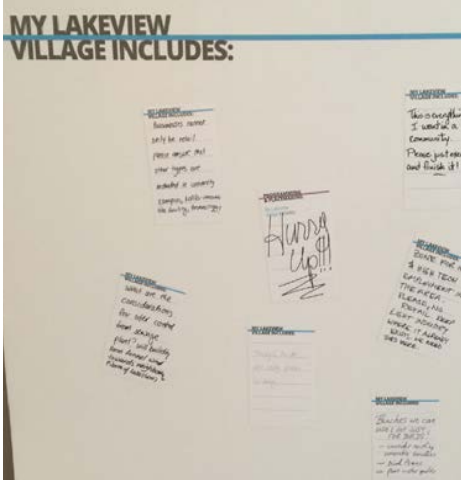
ANSWER CHOICES	RESPONSES	
Waterfront trail	52.63%	10
Pier lookout	47.37%	9
Water access	42.11%	8
Urban beach	36.84%	7
Food & activity kiosks	31.58%	6
Amphitheater	26.32%	5
Pedestrian bridges	21.05%	4
Paddle sport launch	15.79%	3
Formal landscaped plaza	15.79%	3
Small boat launch	10.53%	2
Beach volleyball	10.53%	2
Public art	5.26%	1
Recreation pond	5.26%	1
Dog park	5.26%	1
Warming huts & shade structures	5.26%	1
Children's play zone	0.00%	0
Pebble beach	0.00%	0
Naturalized planting	0.00%	0
Total Respondents: 19		



DEVELOPMENT MASTER PLAN

The Development Master Plan station was a key location during Community Meeting #2 as it provided a place for attendees to see a large format aerial view of the Master Plan overtop the current site. Guests could ask questions and interact with members of the Design Team around the future plans for the site, the surrounding neighbourhoods and various themes present at the event.

This station served as a general feedback area with a large Project Timeline and large format rendered bird's eye view of the development. Attendees could provide feedback via blank comment cards that had the ability to be adhered to the My Lakeview Village Includes feedback board. The Project Timeline was used to tell the greater story and showcase the largess of the project, while providing context to the various key milestones and upcoming steps within the lifetime of the project.



DEVELOPMENT MASTER PLAN

OBSERVATIONS

- Concerns around affordability of housing, especially for large families interested in townhomes.
- A key area of concern: odour issues in the area and how this is going to be resolved..
- Inquiries surrounding parking, schools and employment / job opportunities were common, and these topics should be addressed more in-depth.
- 76% of respondents approve or strongly approve of the development at Lakeview Village.
- Condo living and mixed-use should be topics covered in the next Community Meeting.
- Top priorities are access to the waterfront and affordable housing / housing for the missing middle.

TOTAL POINTS OF FEEDBACK
133 ENGAGEMENTS

FREE FORM COMMENTS

33 IDEAS & ENGAGEMENTS

- Natural wildlife and parkland, ie. areas not too dense!
- let's get it going I'm ready to move!
- So many new residents and no one has provided space for an elementary school, high school and a bus depot
- Build community infrastructure, not just high rise towers
- This will be a huge influx of people, is the transit infrastructure really there to move residents downtown to work?
- Can current schools handle increased populations. Also sewage treatment plants leave neighborhoods smelly from this
- Be masked in the new development in any way
- 'The whole projects fantastic!!
- Hurry up!!!-someone who wants to live here
- The plan has to smell good, depending on the direction of the wind, the treatment plant can really stink up the whole area.
- Please consider large families-free hold townhomes. Eg. 3 children and a large dog Build schools with a view to increase and decrease attendance, flexibility, other uses ie. if need be in future
- Businesses cannot only be retail, please ensure that other types are included ie. university campus, MARS-innovator like facility, technology
- What are the considerations for odour control from sewage plant?
- Will buildings form funnel wind towards neighborhood north of Lakeshore?
- Hurry up!!
- Things to do, not only places to buy
- This is everything I want in a community, please just execute and finish it Zone for office and high tech employment in the area. Please, no retail. Keep light industry where it already exists. We need jobs here.
- Beaches we can use, not just for birds! Consider existing unusable beaches, bird feces, poor water quality
- It would seem there is a high increase in the number of units proposed-massing?
- I am concerned about the construction traffic that will impact residents that already live close to the site.
- A nicer location for the meeting
- Sports facilities
- Progress on city permit
- Timelines-condo pricing
- Outdoor music venue
- Community sport venues, outdoor hockey rink, skating trail, not boutiques, street hockey, roller blades
- Baseball diamonds
- Please include the lakeshore road in your diagrams so it would be easy for us to imagine the orientation of the community
- Skate park in summer
- Don't be scared of the water embrace it
- Don't make it look like Burlington
- Keep up community activity with residents

ENGAGEMENT WORKBOOKS

100 ENGAGEMENTS

HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE? / 37

68% strongly approve
8% approve
14% neither approve or disapprove
0% disapprove
11% strongly disapprove

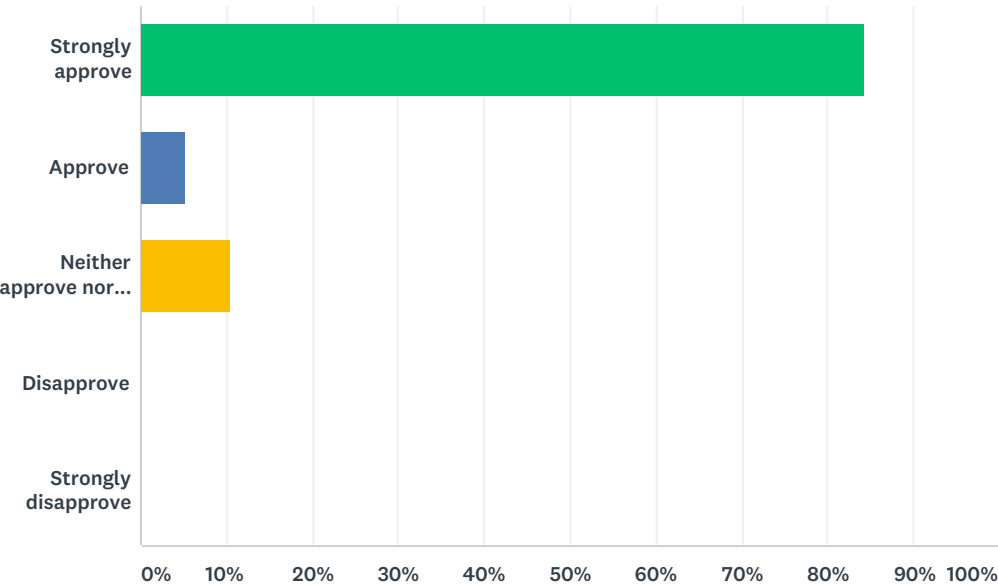
TOP 3 PRIORITIES FOR THIS COMMUNITY

Access to the waterfront 15
 Affordable and housing for the middle 9
 Sustainability & parks and outdoor activities 5

WHAT WOULD YOU LIKE TO LEARN MORE ABOUT? TOP 3 CHOICES

Condo living 17
 Mixed-use 9
 Retail opportunities 8

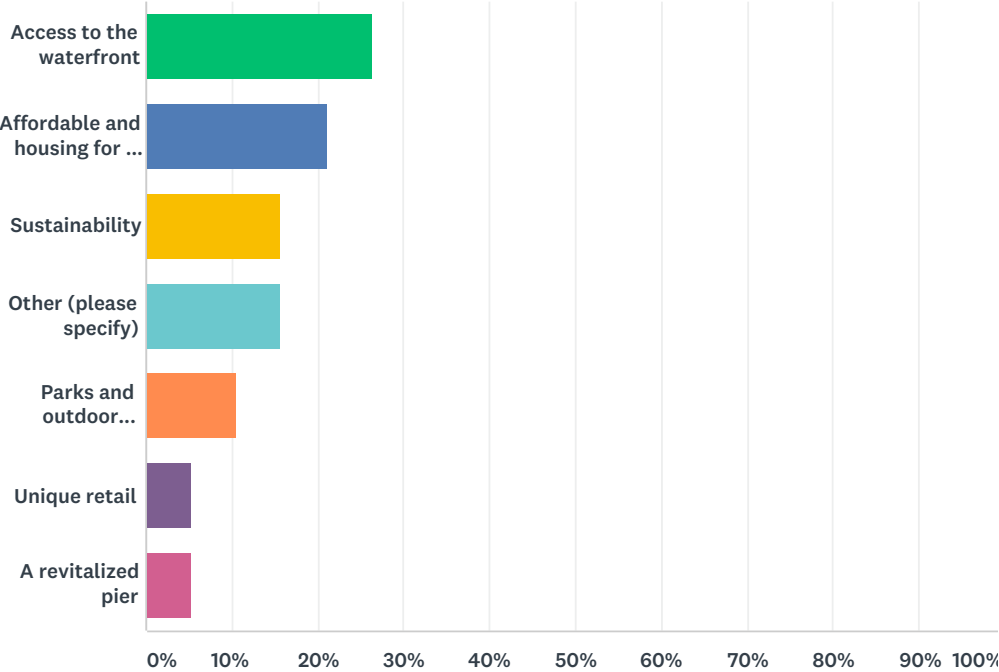
SURVEY DATA:
HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE?



ANSWER CHOICES	RESPONSES	
Strongly approve	84.21%	16
Approve	5.26%	1
Neither approve nor disapprove	10.53%	2
Disapprove	0.00%	0
Strongly disapprove	0.00%	0
TOTAL		19

DEVELOPMENT MASTER PLAN

SURVEY DATA: WHAT IS YOUR NUMBER ONE PRIORITY FOR THIS COMMUNITY?



ANSWER CHOICES	RESPONSES	
Access to the waterfront	26.32%	5
Affordable and housing for the middle	21.05%	4
Sustainability	15.79%	3
Other (please specify)	15.79%	3
Parks and outdoor activities	10.53%	2
Unique retail	5.26%	1
A revitalized pier	5.26%	1
TOTAL		19



COMMUNITY MEETING #3

Wednesday, October 24, 2018 • 6:30 pm to 8:30 pm
Small Arms Inspection Building - 1352 Lakeshore Rd. East

ATTENDEES

375 guests

OUTREACH

In order to reach a broad range of people, various outreach approaches were used for the October 24, 2018 community meeting session. The project team sought to extend the target demographic beyond the immediate area and invite more community members from surrounding neighbourhoods. The intention was to receive feedback from across Mississauga in order to leverage the idea that the new Lakeview Village will be a waterfront community for everyone.

Attendees were invited through several channels:

- Email contact list: 155 emails sent
- Facebook ad and social media campaigns: 40,000 in reach
 - Lakeview Ratepayers Association (LRA): <10 invites
- Mobile sign site: located on Lakeshore Rd. for 25 days.
Drive-by impressions; untallied

Upon arrival, attendees were asked to place a dot where they reside on a large map of Mississauga and some of the surrounding municipalities. About one-third of attendees placed dots clustered around the Lakeview neighbourhood - See Page 6 for details.

ENGAGEMENT EXPERIENCE

Each guest was provided an engagement workbook and "thumbs up" stickers for polling.

Self-directed tour through 6 themed stations: Streets & Mobility, Design for Future, Housing & Experiences, Lakeview Square, Parks, Waterfront & Pier, and Lakeview Village Town Hall. Each included questions and ideas on feedback boards for polling and free-form comment areas were provided along with feedback cards.*

EXECUTIVE SUMMARY

On October 24, 2018, Lakeview Community Partners Limited (LCPL) hosted the third Community Meeting to inform and gather feedback about the Lakeview Village development. The event took place at the Small Arms Inspection Building at 1352 Lakeshore Road East in Mississauga. The purpose of this community meeting was to share and seek feedback on the Development Master Plan (DMP). The event was designed to make the DMP elements relate to the experience of being at Lakeview Village. Several stations were set up to share themes of the DMP: Design for the Future (Built Form), Housing & Experiences, Lakeview Square (Retail, Restaurants & Neighbourhood Services), and Parks, Pier & Waterfront.

The meeting agenda was generally unstructured in order to allow attendees to flow through different stations of interest at their leisure and discuss the DMP themes with the project team. Emily Reisman from Urban Strategies Inc. provided brief remarks at the meeting to orient attendees to the structure of the event and newly-elected Ward 1 Councillor Stephen Dasko shared a brief welcome message.

Each station highlighted different aspects of the DMP and included specific experiences to describe the theme and solicit feedback.

Although each station had their own engagement experience, there was also an opportunity for the public to provide general input through feedback cards located around the room requesting to complete the sentence: "My Lakeview Village includes..."

Subject matter experts were located at each station to engage with the community, answer questions and facilitate discussion and feedback through feedback boards, polling stickers, and comment cards, with questions specific to each theme. Community Engagement Workbooks also provided the opportunity to provide general feedback about the proposed DMP, the event and the engagement experience. The workbook was digitized as part of an online survey as a means to gather additional feedback for those who did not have a chance to fill out the workbooks at the event. Feedback was collected at the event, via online survey platform and email until November 14, 2018.

Several City of Mississauga staff were in attendance, as were newly elected Ward 1 Councillor Stephen Dasko and MPP Rudy Cuzzetto.

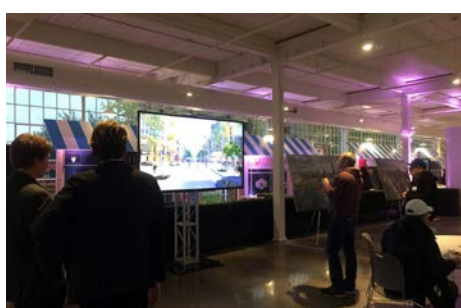
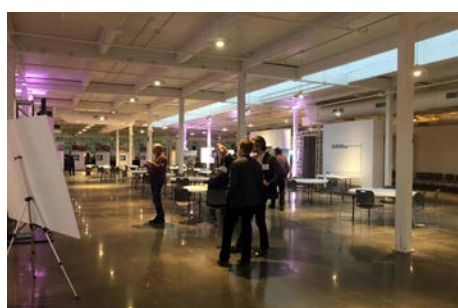
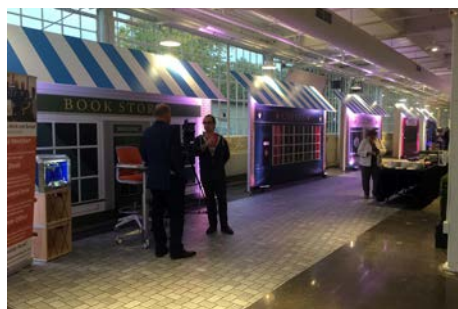
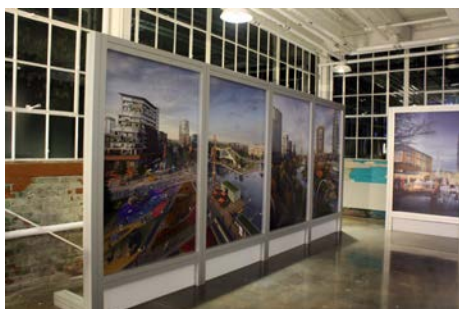
The project website for Lakeview Village can be accessed here:

<https://lakeviewcommunitypartners.com/>

Lakeview Community Partners Limited is a partnership of the Greater Toronto Area's leading community builders that includes TACC Construction Limited, Greenpark Group, CCI Development Group, Branthaven Homes, and Argo Development Corporation.



EVENT PHOTOS



EVENT OVERVIEW

Welcome to Lakeview Village. From our parks to our pier to our centres for arts and culture to trails and pathways that connect us to the lake & beyond.

Upon entry, our guests experience the rising sun over the Lakeview pier.

MOBILITY



Guests check-in at the entrance where they will identify their mode of transport they envision using in Lakeview Village.

Then their journey begins...they see a series of decals on the floor based on transport mode.

They arrive at the "Where do you live" map where they can indicate where they reside using a sticker.

Feedback quotes from prior meetings along with a monitor housing a reel showcasing the history of the site and its future potential are featured in this area.

DESIGN FOR THE FUTURE



A Master Plan aerial with a series of precedent image-powered 3D boxes serve to inform our audience on the potential ideas for this station.

It is here we celebrate and gather design, usage and architectural feedback from the community.

Feedback is captured through a series of precedent flash cards with a call-to-action of "Share Your Ideas" that can be adhered to a large feedback wall.

In addition, a "fly through" of a rendered view of Lakeview Village is on a widescreen TV along with an interactive version of the Draft Development Master Plan.

HOUSING & MIXED USE



We now journey past a series of panels communicating the benefits of mixed-use development in combination with the metrics associated with the development; units, residents, employment space, jobs, etc.

Arrive at the Housing location where 4 key rendered views featuring important vantages from various sites throughout Lakeview Village are showcased. A guest would experience views from a tower, a mid-rise and throughout the neighbourhood.

Feedback is focused upon amenities and preferred housing options through "spot-polling" and comment collection.

LAKEVIEW SQUARE

Let's eat! Here in the marketplace that is Lakeview Square, we have a local brewery, pizzeria, sushi and cold drinks to be enjoyed. Guest will sample local fare and provide their ideas on shops, services and the restaurant experience they would like to see in their community.

PARKS, PIER & WATERFRONT



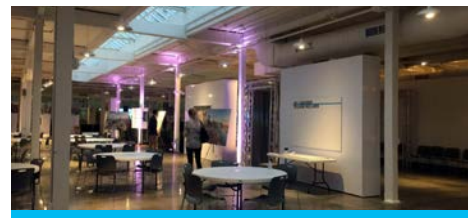
It is here that we take you to our pathways, our shoreline to discover and design a waterfront for all of Mississauga to enjoy. Feedback is gathered through clusters of activities connected to key infrastructure where guests can ideate, share and "spot poll" on the activities they are most interested in. Guests will be able to view a rendered "fly-through" of the waterfront in addition to an interactive Draft Development Master Plan. Guests can see a large format Master Plan detailing trail connections in the area and the two major parks, Waterway Common & Waterfront Park.



Guests will also be able to learn about the Jim Tovey Conservation Area, a project that is a joint effort between the Region of Peel, Credit Valley Conservation and Toronto and Region Conservation Authority to create a beautiful and naturalized conservation area that will transform the Lakeview Village neighbourhood. The conservation area will help to create a continuous Waterfront Trail and a green oasis in the city. Guests will view a conservation video about the transformation.

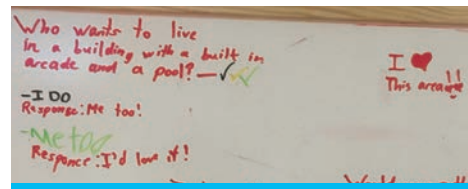
Norm Li, photographer and artist captured the remediation efforts done by Lakeview Community Partners Limited which will be showcased on a large monitor.

THE LAKEVIEW VILLAGE TOWN HALL

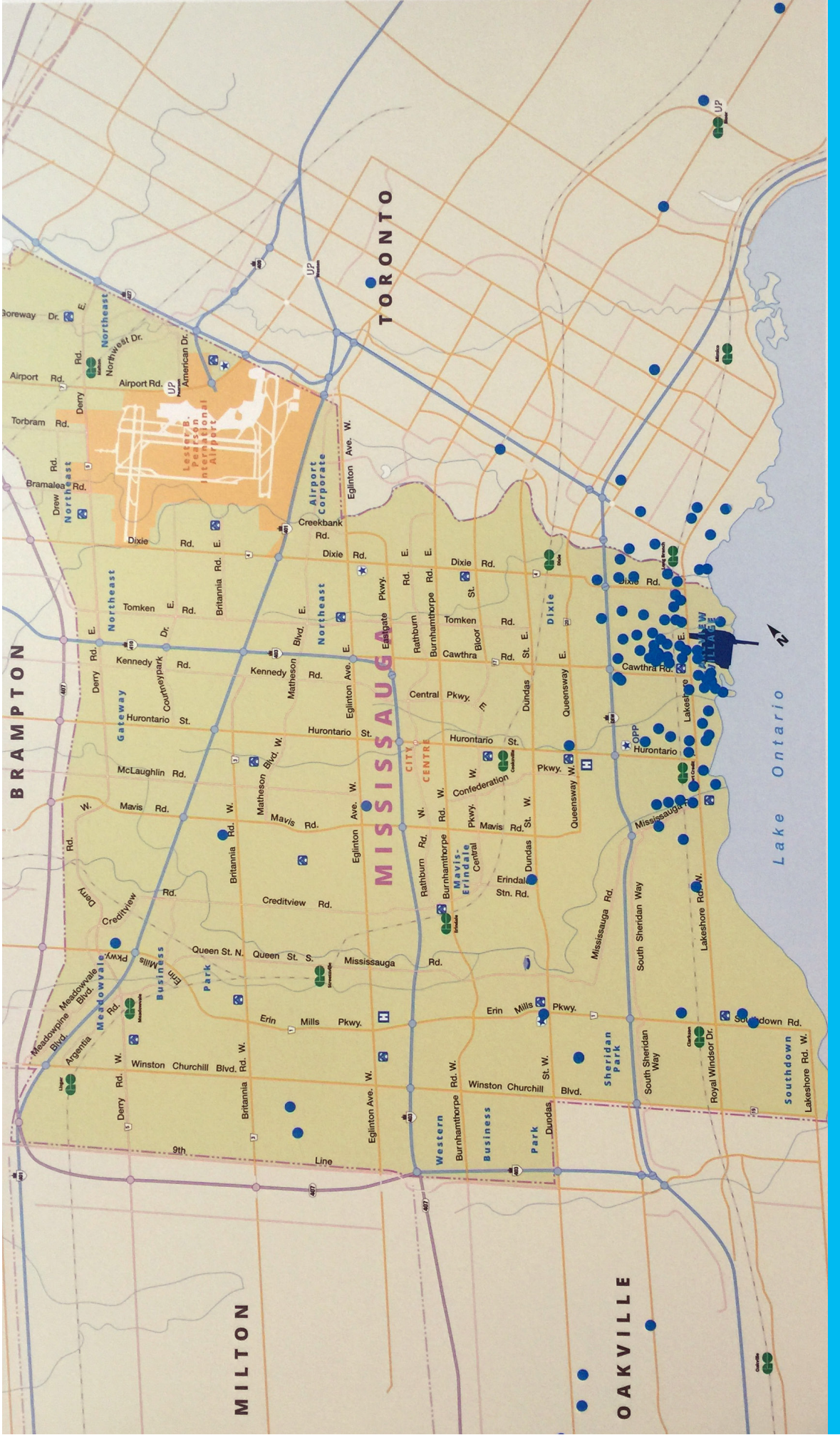


A place to gather, converse and share your ideas. The Town Hall is built for feedback providing the following interactions:

- 2 iPads with Online Surveys
- 9 renders for viewing and ideating
- A Sustainability area complete with feedback boards for interaction featuring remediation and conservation plans, district energy and proposed vacuum waste technology
- An interactive Draft Development Master Plan along with 2 large format master plans for viewing
- A feedback wall and slat board table with comment cards
- Fly through video that showcases movement throughout the site
- Aerial animation shows connections from the site to the surrounding areas and more
- And finally a Kid's Zone, created for our younger community members.



Guests can discuss their ideas with members of the design team and staff from the City of Mississauga.



WHERE DO YOU LIVE?

SUMMARY
97 PLACEMENTS

OBSERVATIONS:

- 75% of respondents are south of QEW between Mississauga Road and Browns Line

DESIGN FOR THE FUTURE

The Design for the Future station engaged participants on built form and architectural design. Attendees gathered around a large format print of the Master Plan to discuss issues and ideas with the project team. They were also invited to select from precedent images of buildings and architectural design, and use feedback cards to draw the team’s attention to specific design elements.

The images that were selected, and the accompanying notes demonstrated a wide range of opinions on built form and height. A summary of key findings from this station are provided on the next page.

SAMPLE FLASH CARDS

Over 50 different images were available from which to select.



SHARE
YOUR IDEAS




SHARE
YOUR IDEAS



SHARE
YOUR IDEAS



SHARE
YOUR IDEAS



SHARE
YOUR IDEAS



DESIGN FOR THE FUTURE

TOTAL POINTS OF FEEDBACK
139 ENGAGEMENTS

OBSERVATIONS:

- Many images of tall buildings were selected.
- Notes related to tall buildings included that they enable affordability and deliver necessary density.
- Other notes related to tall buildings recommended specific locations such as further from the water and/or indicated preferred number of storeys.
- Other images selected overwhelmingly indicated a desire for high quality parks and public realm and a diverse range of businesses.

ARCHITECTURE & DESIGN

Images and comments have been grouped into the following categories.

Where participants added a "thumbs up" sticker to an existing card/comment, it has been noted as "X agree".

BUILDING DESIGN

1. No concrete jungle
2. Every unit is given an outdoor green area
3. Natural light is a necessity
4. Large terraces in townhouses
5. Laying low rise floors
6. Simple blocky building are preferred
7. Waterfront building with underwater glass walls
8. Too much concrete
9. Rooftop soccer field
10. Utilize rooftops
11. Natural light with garden walls
12. Protruding balconies are ugly
13. Significant space between buildings
14. No boxy one-dimensional low rises
15. Large patios
16. Social housing
17. Skyline similar to Toronto (3 agree)

SKYSCRAPER DESIGN

1. **No height on the waterfront (8 agree)**
2. High density more affordability (2 agree)
3. High density needs high rises
4. Build high and proud to provide view of the lake (1 agree)
5. Layer balconies and provide green space (2 agree)
6. 48 stories is too high
7. Nothing over 22 stories
8. 25-50 storeys with a nautical theme
9. Diversity in housing heights (1 agree)
10. **Build high rises (8 agree)**
11. Do not recreate Toronto
12. Low rises off waterfront
13. Parks surrounding high rises
14. Modern shapes of buildings are too intense (1 agree)
15. A single iconic tower
16. Multiple level stacking by waterfront
17. Too dense and too tall
18. Condos with retail on lower levels

BUSINESS

TYPES OF BUSINESSES

1. Schools
2. Artisan and local craftsmen
3. Restaurants and Cafes with waterfront views
4. Walk in clinic
5. 24-hour gym
6. Grocery/ gym shops in condo buildings
7. Independent small businesses

DESIGN OF BUSINESS

1. St. Lawrence Market Style (2 agree)
2. Skylights
3. By-ward Market Ottawa (3 agree)
4. Inviting graffiti alleys/walkways

LEISURE

ACTIVITIES

1. Skating rink (2 agree)
2. Public washrooms
3. Outdoor event area
4. STEM
5. Kayak, paddle boat rentals (1 agree)
6. Convert hydro tower to lookout tower
7. Dog parks

DESIGN

1. St. Lawrence Market Style (2 agree)
2. Skylights
3. By-ward Market Ottawa (3 agree)
4. Inviting graffiti alleys/walkways

WATERFRONT

1. Concrete beach (5 agree)
2. Buildings far back from waterfront
3. Keep open space
4. **Boardwalk with seating and greenery (7 agree)**
5. Pedestrian walkway

GREEN SPACES

1. Community garden for seniors
2. **Parkettes between buildings (5 agree)**
3. Natural playground
4. Rooftop gardens
5. Greenspace incorporated in waterfront (2 agree)
6. Consider all seasons
7. Vertical forests on buildings

TRANSPORTATION

1. Hybrid electric buses
2. Mississauga transit too slow and heavy
3. More transit
4. EX. Queensway Hydro corridor
5. Boardwalk
6. Separate paths for pedestrians, bicycle/roller blades, foot traffic
7. Wooden Boardwalks
8. Moving sidewalk from lakeshore to village

CYCLING

1. Waterfront bike trail
2. Bike lanes and bike parking
3. Condos have shelters for bikes

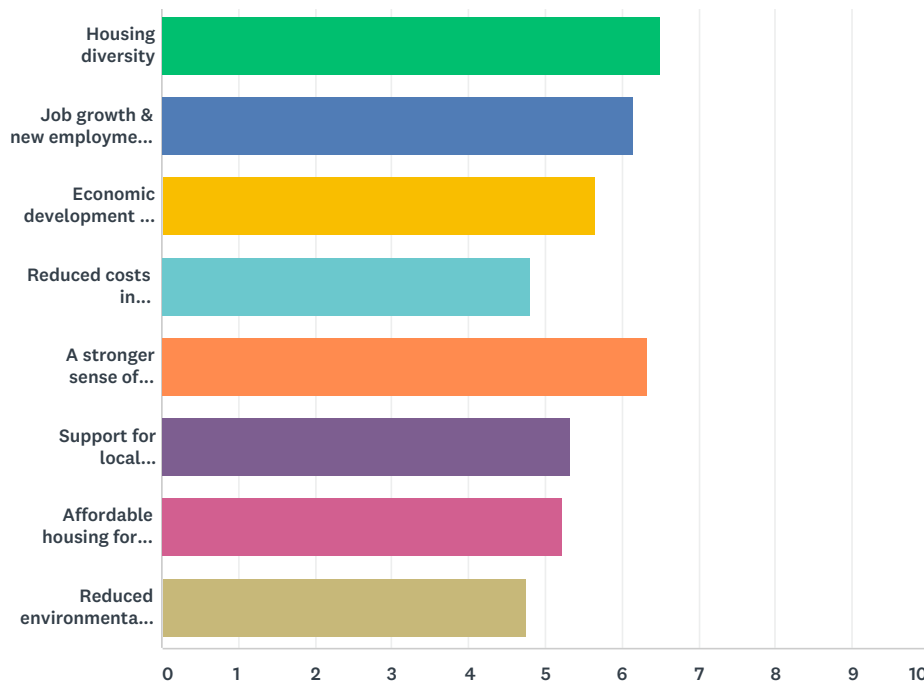
DESIGN FOR THE FUTURE



DESIGN FOR THE FUTURE

SURVEY DATA:

**THEMES THAT WILL HELP SUPPORT THE DESIGN OF THIS NEW COMMUNITY.
PLEASE RANK THE FOLLOWING IN ORDER OF IMPORTANCE**



	1	2	3	4	5	6	7	8	9	10	11	TOTAL	SCORE
Nautical-inspired tall buildings	11.43% 4	8.57% 3	0.00% 0	8.57% 3	2.86% 1	5.71% 2	5.71% 2	8.57% 3	2.86% 1	20.00% 7	25.71% 9	35	4.71
Timber construction	2.78% 1	8.33% 3	5.56% 2	8.33% 3	13.89% 5	0.00% 0	2.78% 1	11.11% 4	8.33% 3	13.89% 5	25.00% 9	36	4.64
Green construction & sustainable building	41.03% 16	15.38% 6	12.82% 5	7.69% 3	0.00% 0	5.13% 2	10.26% 4	2.56% 1	5.13% 2	0.00% 0	0.00% 0	39	8.90
Waterways & canals throughout	39.53% 17	20.93% 9	9.30% 4	16.28% 7	4.65% 2	2.33% 1	2.33% 1	2.33% 1	0.00% 0	2.33% 1	0.00% 0	43	9.30
A public rooftop terrace	2.56% 1	7.69% 3	5.13% 2	10.26% 4	17.95% 7	10.26% 4	17.95% 7	5.13% 2	10.26% 4	7.69% 3	5.13% 2	39	5.82
A restaurant with a view of the water	2.63% 1	10.53% 4	18.42% 7	10.53% 4	15.79% 6	18.42% 7	2.63% 1	5.26% 2	7.89% 3	0.00% 0	7.89% 3	38	6.71
Architectural landmarks	2.56% 1	7.69% 3	17.95% 7	7.69% 3	10.26% 4	7.69% 3	15.38% 6	10.26% 4	7.69% 3	5.13% 2	7.69% 3	39	6.05
Balconies & patios	8.33% 3	11.11% 4	5.56% 2	11.11% 4	8.33% 3	13.89% 5	13.89% 5	19.44% 7	8.33% 3	0.00% 0	0.00% 0	36	6.56
Global-inspired design	2.56% 1	5.13% 2	7.69% 3	10.26% 4	10.26% 4	10.26% 4	5.13% 2	2.56% 1	28.21% 11	12.82% 5	5.13% 2	39	5.15
Sustainable product sourcing	0.00% 0	7.69% 3	17.95% 7	10.26% 4	7.69% 3	7.69% 3	5.13% 2	15.38% 6	7.69% 3	17.95% 7	2.56% 1	39	5.69
Technology-enabled	2.44% 1	7.32% 3	9.76% 4	7.32% 3	9.76% 4	14.63% 6	12.20% 5	9.76% 4	7.32% 3	7.32% 3	12.20% 5	41	5.51

HOUSING & EXPERIENCES

The Housing & Experiences station invited feedback on housing options. A series of panels were set up to communicate the benefits of mixed-use development in combination with the metrics associated with the development, units, residents and employment space and jobs. Four large rendered views featured important vantages from various sites throughout Lakeview Village. Attendees could experience views from the tower, a mid-rise, as well as from different points throughout the neighbourhood.

A “My Lakeview Village Includes...” board was included at this station, with 27 options for attendees to provide input on amenity and housing form preferences by voting with stickers or writing in new ideas. In addition, attendees could use feedback cards to provide comments on how they would imagine living at Lakeview Village.

The feedback collected at this station revealed that attendees have diverse values when it comes to housing and amenities. Key characteristics that were important to attendees are summarized on the next page.

MY LAKEVIEW VILLAGE INCLUDES

100 things to do

Great views of the lake

A place to gather with family

A rooftop patio

Everything I need around the corner

Affordable living options

5-minute commute to work

Office & high-tech employment

A centre for innovation

Electric car charging station

Daycare within walking distance

Public gardens & green roofs

A smart, sustainable place to live

A wellness centre

Playrooms

A workshop

Family-sized units

Open concept floor plans

Wi-Fi connectivity

Smart building technology

Energy efficient construction

Sustainable building materials

Bioswales & bioretention planters

Sustainable water feature

A lively community

Smart street lighting

Pet friendly

Your ideas here

- Access to water to swim/paddle board/canoe - NO motorized boats
- Bike lanes + bike parking
- No high rises or very limited height, preserve waterfront
- Great views should not be from the top of buildings - too high other side of street
- Fishing - there would be a great traffic area here so having a fishing pier is nice
- Diversity of residential & recreational
- A real sand beach (not pebbles)
- recreation for children - a public pool
- lakefront patios
- Trail buildings away from waterfront
- No tall buildings
- architectural styles that will still be attractive in 10 years
- Architecturally interesting buildings - not boxes
- Mixed use - and high density

Your ideas here

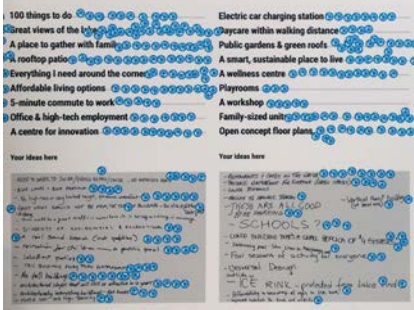
- Restaurants + cafes on the water
- Preserve waterfront for everyone (green spaces)
- Lower buildings
- Ability to manage traffic
- These are all good
- Bike parking
- Schools?
- Could building that is a small replica of '4 sisters'
- Swimming pool - Sun (now in Michigan)
- Four seasons of activity for everyone
- Universal Design
- ICE RINK - protected from lake wind
- Affordability is encouraging all ages to live here
- Improved habitats for birds and wildlife

Your ideas here

- Public Parks Not Just Gardens
- Regarding waterfront we need a lot of space for sun, kayaking, rowing, canoes etc. (designations)
- a 2 km shoreline area for rowers
- a 2 km shoreline stretch for rowers
- city enough to be used for rowing - not only training space
- need a lot of water, boats, etc. (designations)
- Root-top Gardens
- Car-free zones
- First Nations' voices and knowledge
- Public transit access - how will we handle the extra traffic all these residents will bring?
- Reimagined waterfront face from lake
- A vision of a place that includes beauty as well as nature of trees
- A place to have a festival
- Compost locations
- Dog park + dog beach area
- Retail stores - NO PLASTIC BAGS!!!
- Community gardens both floral & veg.

LAKEVIEW VILLAGE | COMMUNITY ENGAGEMENT MEETING OCT. 24, 2018 | 11

MY LAKEVIEW VILLAGE INCLUDES



HOUSING & EXPERIENCES

OBSERVATIONS:

- Access to water.
- Pet friendly community.
- Sustainable and future-ready.
- Affordability and ability to age in place.
- Feedback on building types was mixed and ranged from discouraging tall buildings near the water to supporting a mix of heights.

TOTAL POINTS OF FEEDBACK
519 ENGAGEMENTS

SPOT POLLING BASED ON PRE-POSTED IDEAS

344 ENGAGEMENTS

100 things to do	12
Great views of the lake	30
A place to gather with family	14
A rooftop patio	18
Everything I need around the corner	11
Affordable living options	14
5-minute commute to work	6
Office & high-tech employment	8
A centre for innovation	11
Electric car charging station	5
Daycare within walking distance	4
Public gardens & green roofs	16
A smart, sustainable place to live	9
A wellness centre	12
Playrooms	3
A workshop	5
Family-sized units	16
Open concept floor plans	14
Wi-Fi connectivity	13
Smart building technology	10
Energy efficient construction	14
Sustainable building materials	12
Bioswales & bioretention planters	11
Sustainable water features	15
A lively community	17
Smart street lighting	15
Pet friendly	29

FREE-FORM COMMENTS*

153 IDEAS & ENGAGEMENTS

- **Access to water to swim / paddle board / canoe – no motorized boats. +7**
- Bike Lanes & bike parking **+5**
- **No high rises or very limited height, preserve waterfront +7**
- Great views should be from the top of building – too high at the waterfront **+3**
- Fishing **+2**
- There would be a great traffic lake her so sharing a subway is necessary **+1**
- Diversity of residential & recreational **+3**
- **A real san beach, not pebbles +6**
- Recreation for children, a public pool **+5**
- Lakefront patios **+3**
- Tall building away from waterfront **+5**
- **No tall buildings +9**
- Architectural that will still be attractive in 10 yrs **+5**
- Architecturally interesting buildings – not boxes **+4**
- Mixed use and high density **+3**
- **Restaurants & Cafes on the water +9**
- Preserve waterfront for everyone (green spaces) **+4**
- Lower buildings
- Ability to manage traffic **+2**
- Bike parking **+3**
- Vertical forest building **+3**
- Schools **+4**
- Condo building that's a small replica of 4 sisters **+5**
- 56 m. Swimming pool – none in Mississauga **+2**
- Four seasons of activity for everyone **+3**
- Universal design
- Ice rink protected from lake **+3**
- Affordability to encourage all ages to live here **+2**
- Improved habitats for birds and wildlife **+2**
- Public parks not just gardens **+4**
- Regarding waterways – we need a usable space for SUP, kayakers, rowers, canoeist, etc. (canal, boat launch, depth **+5**
- **Car free zones +7**
- First nations voices and knowledge **+2**
- Roof top gardens **+2**
- Public transit access how will we handle the extra traffic all these residences will bring? **+2**
- Pedestrianized waterfront free from cars **+1/-1**
- **A visually pleasing landscape that includes height as well as mixes of uses +6**
- A place to have a carnival **+3**
- Compost locations **+3**
- Dog park & dog beach **+3**
- Retail stores – no plastic bags **+2**
- Community gardens **+3**

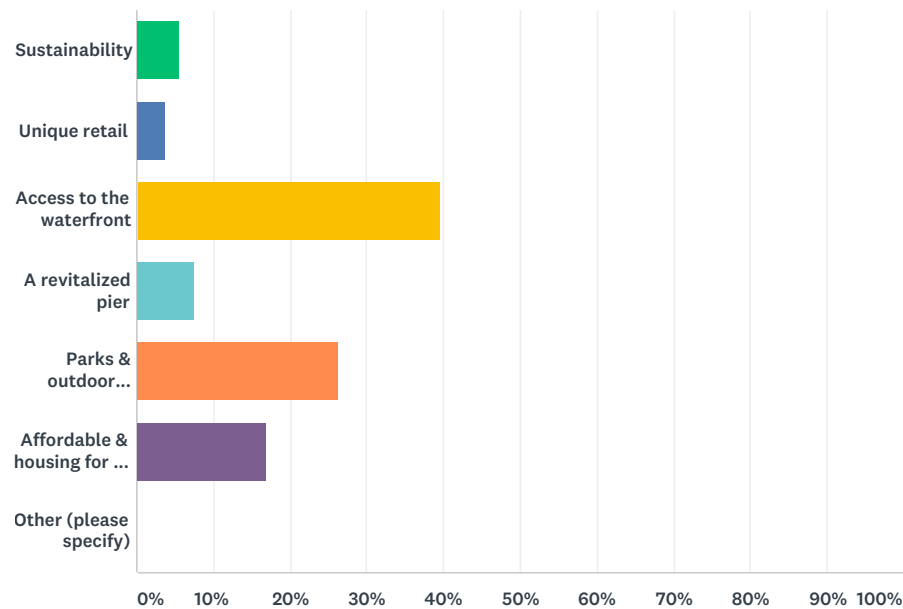
FEEDBACK CARDS

22 IDEAS

- My first home
- Pathways & green space
- Need to see an animated video at ground level. The current one does not give a feeling of what it would be like to walk around this space. Too many high angle shots. Can't get a sense of the real character of the development at a human scale.
- Fortis fitness. Low rise buildings. Green space
- Need a flatwater race course at least 1000m+ for sprint canoe, kayak & rowing & dock area
- Large buildings next to lake. Many units/apts. Much car traffic into area – roads will have continuous traffic. Move high-rise back toward lakeshore
- Bad smell on the area should solve before starting the project
- Ice rink, school, parks, greenery
- Great restaurants. Easy access to GO
- Electric scooters
- Roof top gardens
- Kamp K-9 dog boarding, daycare, play sessions, training, grooming, wellness, events, theme parties. Already in Lakeview would like to stay.
- Great restaurants. Green Space i.e. Parks
- Housing for seniors
- Fun waterfront activities
- Make it look as pretty as the picture with more greenery & less concrete
- Pet Friendly Services
- Off gas power station to support power generation for site. WWTP=Power=Park power, green space power & savings
- Mix of housing: low rise, high rise, town houses, to cater to all needs. Lots of restaurants, amenities, grocery store, healthy living, gym, yoga, outdoor options. Running paths. Bike lanes etc. Lots of outdoor seating areas. Greenery!!
- More park space for kids to play. Affordable housing.
- Affordable for everyone
- Food availability. Low rise buildings. Farmers market all year. Pedestrian only. Spaces & Walkways. View of waterfront for all Lakeview residents.

HOUSING & EXPERIENCES

SURVEY DATA: WHAT IS YOUR NUMBER ONE PRIORITY FOR THIS COMMUNITY?

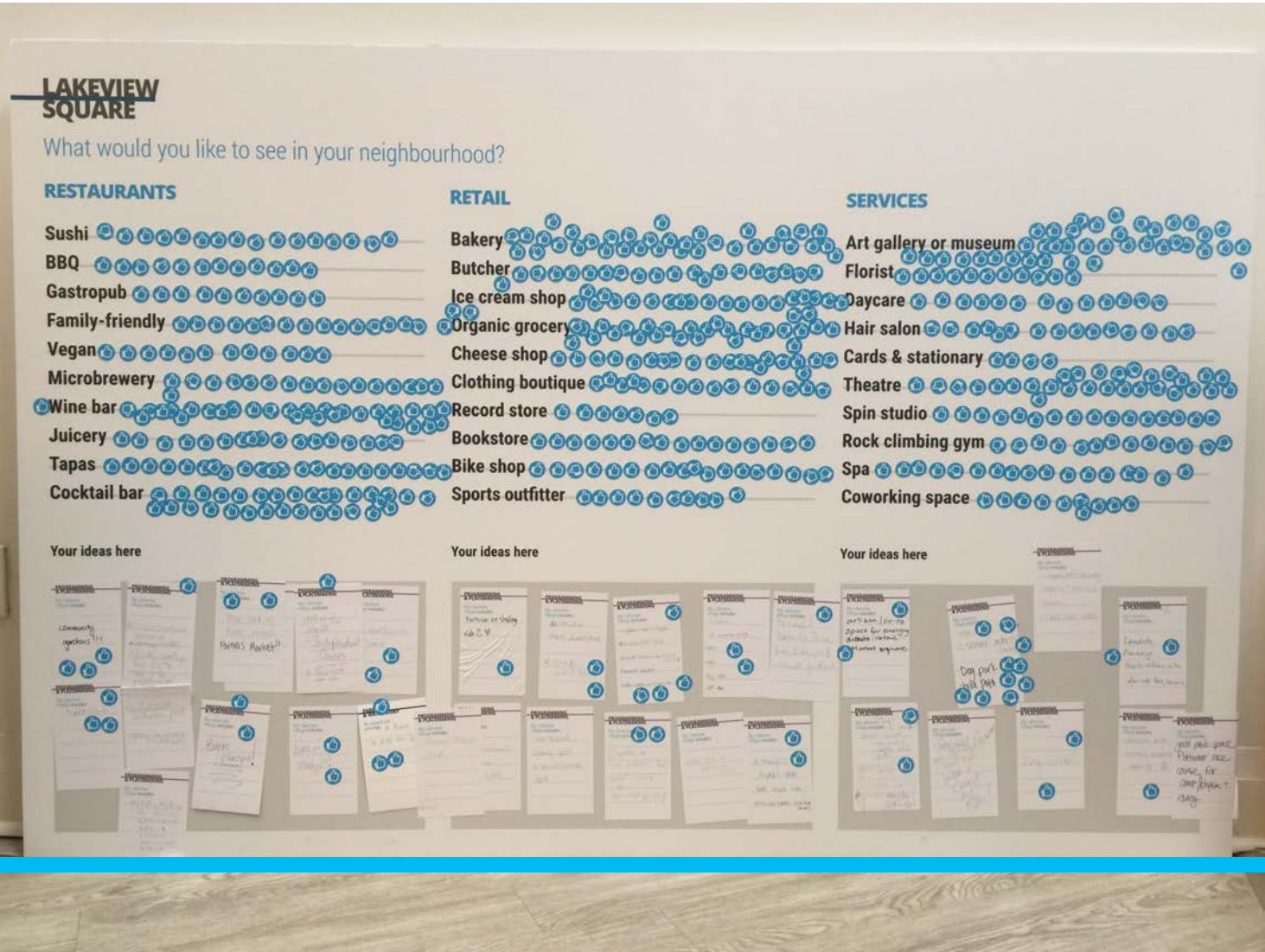


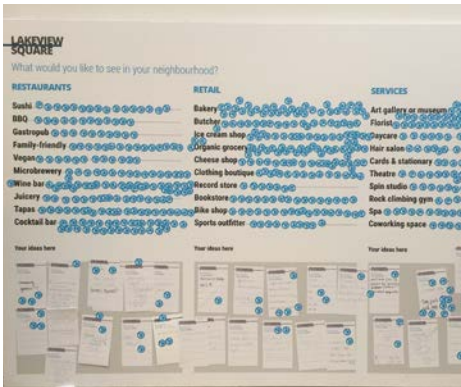
ANSWER CHOICES	RESPONSES	
Sustainability	5.66%	3
Unique retail	3.77%	2
Access to the waterfront	39.62%	21
A revitalized pier	7.55%	4
Parks & outdoor activities	26.42%	14
Affordable & housing for the middle	16.98%	9
Other (please specify)	0.00%	0
TOTAL		53

LAKEVIEW SQUARE

The Lakeview Square station allowed the public to sample food from local restaurants and meet local businesses in order to imagine what retail experiences may be like at Lakeview Village. At this station, attendees could provide their ideas through a ranking of potential food and beverage options, retail and services. Free-form comment cards were also available. This feedback provides insight into the community experiences that are important to the public.

The feedback collected at this station revealed that attendees value artistic and cultural activities and enjoy opportunities to socialize. A summary of the top-ranked restaurant types and retail and cultural experiences are summarized on the next page.





LAKEVIEW SQUARE

OBSERVATIONS:

- Wine and cocktail bars.
- Bakeries and organic groceries.
- Art galleries, theatres and museums.
- Community-oriented spaces such as libraries and seniors' centres.

TOTAL POINTS OF FEEDBACK
629 ENGAGEMENTS

TOTAL POINTS OF FEEDBACK
549 ENGAGEMENTS

RESTAURANTS / 185

Sushi	16
BBQ	13
Gastropub	10
Family friendly	15
Vegan	12
Microbrewery	17
Wine Bar	33
Juicery	17
Tapas	22
Cocktail bar	30

RETAIL / 192

Bakery	35
Butcher	20
Ice Cream shop	20
Organic grocery	31
Cheese shop	20
Clothing Boutique	15
Record store	7
Bookstore	16
Bike shop	18
Sports Outfitter	10

SERVICES / 172

Art gallery or museum	41
Florist	12
Daycare	13
Hair salon	15
Cards & stationary	4
Theatre	29
Spin Studio	18
Rock climbing gym	13
Spa	17
Coworking space	10

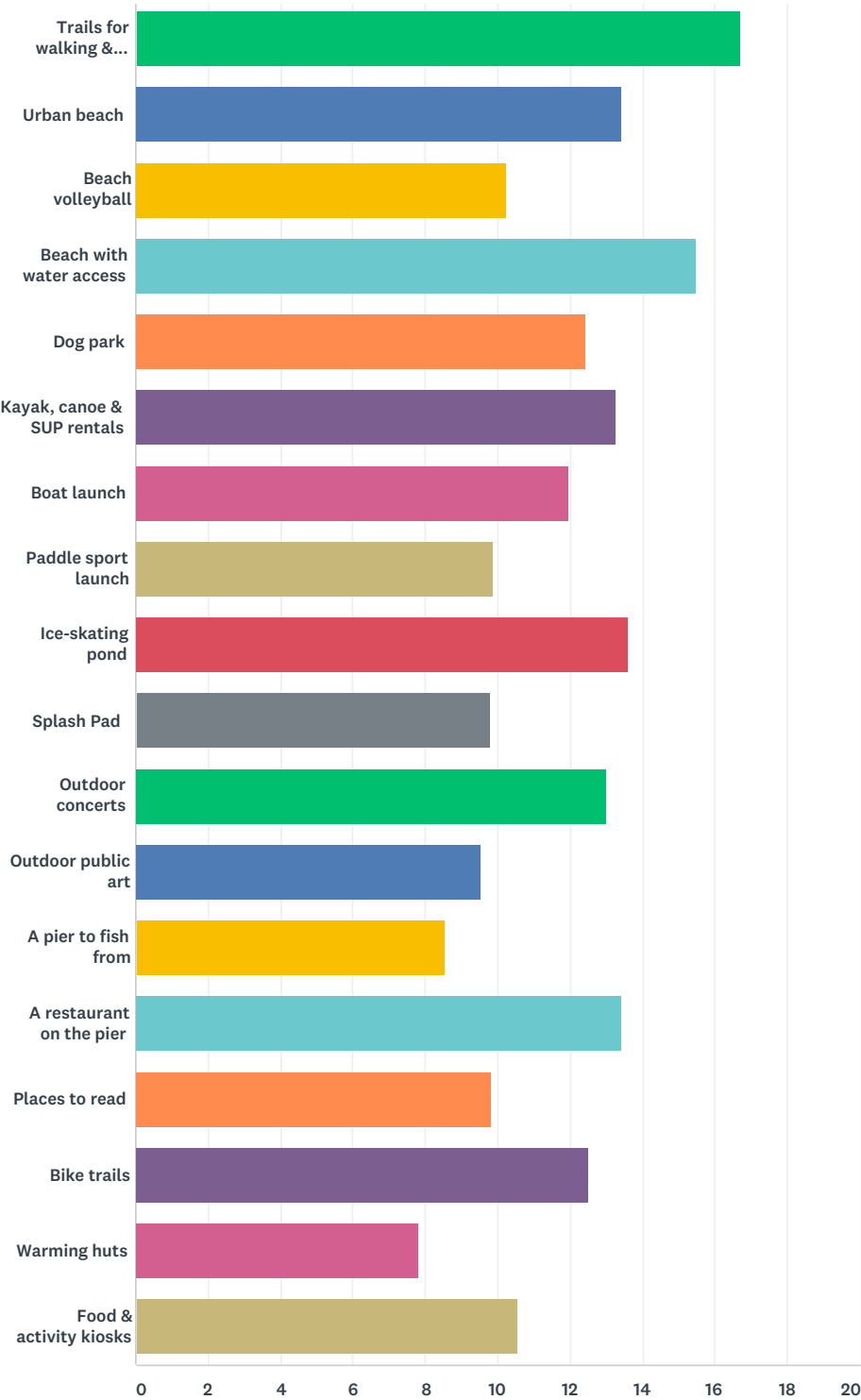
FEEDBACK CARDS
80 IDEAS



- Community Gardens **+3**
- School/Creative innovative learning centre **+1**
- History - something that tells the story of the neighbourhood
- Night club **+3**
- A 4-season destination park
- High Rise residential to bring residents here and enjoy awesome views of the lake
- Barre Class studio **+1**
- Dance Studio **+2**
- Bike sharing, bike rentals, farmer market **+3**
- Independent owners, ethnic foods, open late **+3**
- Hardware store **+3**
- A place to ride my bike **+3**
- Personal training gym **+3**
- Parks, ice skating rink **+3**
- No Car zones
- Underground parking, small cinema **+2**
- Create a "no plastic bag" retail space **+2**
- **Coffee shop, science centre/tech, Private school, farmers market, under water restaurant +4**
- Dance Hall or Ballroom
- Farmers market open year round **+2**
- A library, swimming place, hotels, Malls, Toy store, pet store **+2**
- Access! Able to drive, bus, bike, walk, without gridlock **+1**
- Artisan/co-op, space for emerging artists, retail market square **+1**
- Senior centre, shuffle board, lawn bowling, outdoor spaces **+2**
- **Yoga, Senior centre, dog park, bike path +10**
- Senior Centre – think of what a cruise ship offers
- Toy store **+2**
- Cleaners, Pharmacy, Health and wellness **+2**
- Lawyer and notary public **+1**
- Good park space, course for kayaking

LAKEVIEW SQUARE

SURVEY DATA:
WHICH ELEMENTS ARE MOST IMPORTANT TO YOU?
PLEASE RANK IN ORDER OF IMPORTANCE



LAKEVIEW SQUARE

SURVEY DATA (CONT'D): WHICH ELEMENTS ARE MOST IMPORTANT TO YOU? PLEASE RANK IN ORDER OF IMPORTANCE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Trails for walking & running	52.38% 22	19.05% 8	9.52% 4	11.90% 5	4.76% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Urban beach	19.05% 4	28.57% 6	19.05% 4	0.00% 0	4.76% 1	4.76% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9.52% 2	4.76% 1
Beach volleyball	13.33% 2	6.67% 1	6.67% 1	13.33% 2	6.67% 1	0.00% 0	6.67% 1	6.67% 1	0.00% 0	0.00% 0	0.00% 0	6.67% 1	0.00% 0	0.00% 0	6.67% 1
Beach with water access	16.67% 6	36.11% 13	22.22% 8	5.56% 2	5.56% 2	2.78% 1	0.00% 0	2.78% 1	0.00% 0	5.56% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Dog park	8.00% 2	20.00% 5	8.00% 2	12.00% 3	12.00% 3	4.00% 1	8.00% 2	0.00% 0	4.00% 1	0.00% 0	0.00% 0	8.00% 2	0.00% 0	4.00% 1	0.00% 0
Kayak, canoe & SUP rentals	8.70% 2	13.04% 3	8.70% 2	17.39% 4	8.70% 2	13.04% 3	8.70% 2	4.35% 1	0.00% 0	4.35% 1	0.00% 0	0.00% 0	8.70% 2	0.00% 0	0.00% 0
Boat launch	15.00% 3	5.00% 1	15.00% 3	5.00% 1	5.00% 1	10.00% 2	5.00% 1	0.00% 0	10.00% 2	5.00% 1	0.00% 0	5.00% 1	5.00% 1	0.00% 0	10.00% 2
Paddle sport launch	0.00% 0	11.76% 2	0.00% 0	5.88% 1	0.00% 0	0.00% 0	5.88% 1	17.65% 3	0.00% 0	17.65% 3	23.53% 4	0.00% 0	5.88% 1	5.88% 1	5.88% 1
Ice-skating pond	3.03% 1	12.12% 4	27.27% 9	9.09% 3	15.15% 5	3.03% 1	0.00% 0	9.09% 3	9.09% 3	0.00% 0	6.06% 2	3.03% 1	0.00% 0	3.03% 1	0.00% 0
Splash Pad	0.00% 0	0.00% 0	8.70% 2	21.74% 5	13.04% 3	4.35% 1	0.00% 0	0.00% 0	0.00% 0	13.04% 3	4.35% 1	8.70% 2	0.00% 0	0.00% 0	4.35% 1
Outdoor concerts	2.86% 1	8.57% 3	8.57% 3	31.43% 11	11.43% 4	2.86% 1	2.86% 1	2.86% 1	8.57% 3	5.71% 2	8.57% 3	0.00% 0	2.86% 1	0.00% 0	0.00% 0
Outdoor public art	4.35% 1	0.00% 0	4.35% 1	17.39% 4	13.04% 3	4.35% 1	0.00% 0	0.00% 0	4.35% 1	4.35% 1	0.00% 0	17.39% 4	0.00% 0	4.35% 1	17.39% 4
A pier to fish from	5.00% 1	0.00% 0	0.00% 0	0.00% 0	15.00% 3	10.00% 2	10.00% 2	0.00% 0	0.00% 0	0.00% 0	10.00% 2	5.00% 1	20.00% 4	5.00% 1	0.00% 0
A restaurant on the pier	16.67% 5	13.33% 4	13.33% 4	10.00% 3	6.67% 2	10.00% 3	3.33% 1	3.33% 1	0.00% 0	3.33% 1	3.33% 1	3.33% 1	6.67% 2	6.67% 2	0.00% 0
Places to read	4.55% 1	4.55% 1	9.09% 2	9.09% 2	4.55% 1	9.09% 2	9.09% 2	13.64% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9.09% 2
Bike trails	2.94% 1	8.82% 3	11.76% 4	11.76% 4	29.41% 10	2.94% 1	5.88% 2	0.00% 0	5.88% 2	0.00% 0	0.00% 0	5.88% 2	2.94% 1	5.88% 2	0.00% 0
Warming huts	0.00% 0	0.00% 0	4.76% 1	4.76% 1	9.52% 2	0.00% 0	4.76% 1	9.52% 2	14.29% 3	4.76% 1	0.00% 0	0.00% 0	4.76% 1	4.76% 1	9.52% 2
Food & activity kiosks	3.85% 1	0.00% 0	11.54% 3	3.85% 1	19.23% 5	3.85% 1	7.69% 2	7.69% 2	7.69% 2	3.85% 1	7.69% 2	0.00% 0	3.85% 1	7.69% 2	0.00% 0

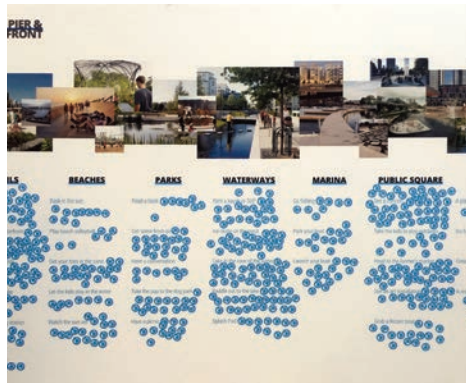
PARKS, PIER & WATERFRONT

At the Parks, Pier & Waterfront station, participants viewed a rendered “fly through” of the waterfront and large format plans detailing the trail connections, the Waterway Common and the Waterfront Park. This station also featured representatives from the Credit Valley Conservation Area to provide information on the Jim Tovey Conservation Area project.

Attendees were invited to rate outdoor and recreational activities that most interested them, which were categorized into seven main groups: Trails, Beaches, Parks, Waterways, Marina, Public Square and Pier.

The feedback gathered at this station further reiterates the importance of access to the waterfront and reveals a community that values active living and being able to enjoy the outdoor amenities. A summary of top-ranked parks, pier and waterfront features are summarized on the next page.





PARKS, PIER & WATERFRONT

OBSERVATIONS:

- Ability to walk along the waterfront.
- Evening strolls.
- Paddle on the lake.
- Go ice skating.
- Interact with the beach.
- Retain key views of the lake at different vantage points (e.g., rooftop patios).
- Community activities such as concerts and farmer's markets.

TOTAL POINTS OF FEEDBACK
561 ENGAGEMENTS

BOARD FEEDBACK

TRAILS / 114

<i>Go for a run</i>	26
<i>Walk along the waterfront</i>	34
Take an evening stroll	24
Snowshoe to the lake	12
Pop into a warming station	11
Bike trail	7

BEACHES / 60

Bask in the sun	10
Play beach volleyball	6
<i>Get your toes in the sand</i>	19
Let the kids play in the water	8
<i>Watch the sun set</i>	17

PARKS / 73

Read a book	8
<i>Get some fresh air</i>	19
Have a conversation	8
<i>Take the pup to the dog park</i>	16
Have a picnic	12

WATERWAYS / 106

Rent a kayak and SUP	22
Ice-Skate on the pond	23
<i>Take in the view of the water</i>	26
<i>Paddle out to the lake</i>	24
Splash pad	11

MARINA / 35

Go fishing	8
Park your boat	11
<i>Launch your boat</i>	16

PUBLIC SQUARE / 112

<i>See a concert</i>	40
Take the kids to play outdoors	11
<i>Head to farmer's market</i>	28
See an art installation	17
Grab a frozen treat	16

PIER / 64

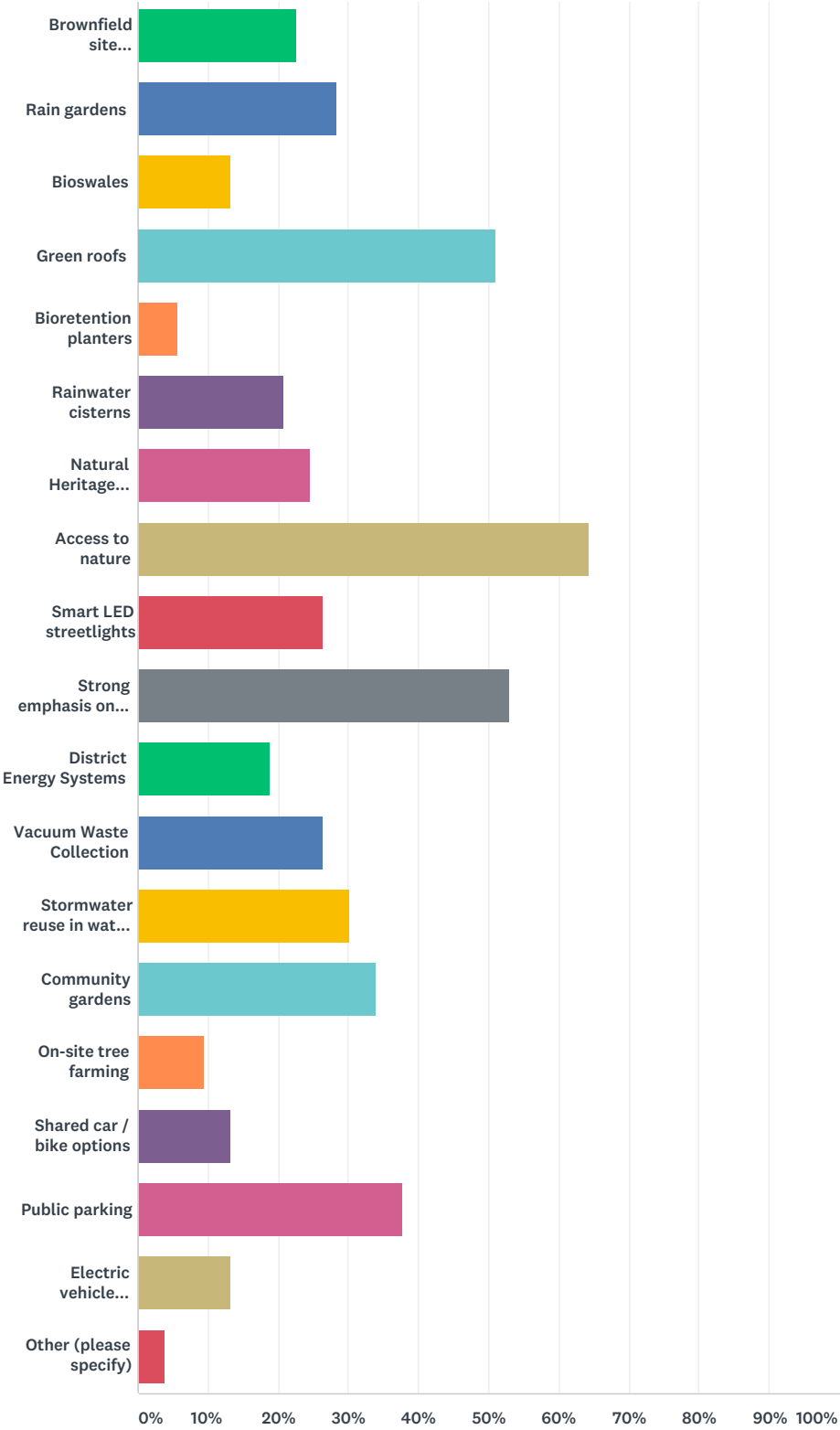
A place to propose	5
Thumbs Down	1
Go fishing	4
<i>Great seating</i>	13
<i>A restaurant with a view</i>	38
Licensed Patio	3

FEEDBACK CARDS

- Lots of places to walk, run, sit, views of water. Access to a natural beach.
- Sailing school, brigantines, Toronto Tall ships need new home.
- Bike path that is divided into walking and biking like the Martin Goodman trail just east of the Humber River Pedestrian Bridge. It divides into boardwalk for people and asphalt trail for bikes.
- Good public space. A flatwater race course for canoe, kayak & rowing.
- A place for water sports, dragonboating. Outrigger Canoeing. It should take storms into account & have a buffer zone. A green corridor for wild animals.
- Does not include more tattoo parlours. We have lots. A real farmers market (covered parking nearby sorry).
- Apple orchard. Mississauga used to be one. Japanese gardens with cherry trees. Natural location of trees, not in lines.
- Separated bike lane. Separated pedestrian boardwalk. Like bike path east of Humber river on Martin Goodman Trail

PARKS, PIER & WATERFRONT

SURVEY DATA:
PLEASE SELECT THE TOP 5 SUSTAINABILITY ELEMENTS
WHICH ARE MOST IMPORTANT TO YOU



PARKS, PIER & WATERFRONT

SURVEY DATA (CONT'D): PLEASE SELECT THE TOP 5 SUSTAINABILITY ELEMENTS WHICH ARE MOST IMPORTANT TO YOU

ANSWER CHOICES	RESPONSES	
Brownfield site remediation & reuse	22.64%	12
Rain gardens	28.30%	15
Bioswales	13.21%	7
Green roofs	50.94%	27
Bioretention planters	5.66%	3
Rainwater cisterns	20.75%	11
Natural Heritage Systems	24.53%	13
Access to nature	64.15%	34
Smart LED streetlights	26.42%	14
Strong emphasis on pedestrian & bicycle corridors	52.83%	28
District Energy Systems	18.87%	10
Vacuum Waste Collection	26.42%	14
Stormwater reuse in water features	30.19%	16
Community gardens	33.96%	18
On-site tree farming	9.43%	5
Shared car / bike options	13.21%	7
Public parking	37.74%	20
Electric vehicle charging stations	13.21%	7
Other (please specify)	3.77%	2
Total Respondents: 53		



STREETS & MOBILITY

OBSERVATIONS:

- Desire for an active, connected community with opportunities to walk and bike throughout.
- Interest in pedestrian-priority streets or limited vehicular access near the waterfront.
- Dedicated on-street infrastructure for cyclists.
- Separate paths for pedestrians and cyclists within the public realm.
- Interest in new trends such as electric car charging stations and hybrid electric buses.
- Convenient parking close to waterfront amenities.

Streets & Mobility was a thematic covered across multiple stations and was brought to life at check-in where attendees identified their preferred mode of transport: walk, cycle or transit. Situated in the Town Hall were the original station boards from Community Meeting #2 asking the attendees how they will get to Lakeview Village (walk, cycle or transit) and how they will move around once they're there.

TOTAL POINTS OF FEEDBACK

162 ENGAGEMENTS + 36 FREE-FORM POINTS OF FEEDBACK

IN DESIGN FOR THE FUTURE MOBILITY IDEAS

1. Hybrid electric buses
2. Mississauga transit too slow and heavy
3. More transit EX. Queensway Hydro corridor
4. Boardwalk
5. Separate paths for pedestrians, bicycle/roller blades, foot traffic
6. Wooden Boardwalks
7. Moving sidewalk from lakeshore to village

HOUSING & EXPERIENCES

1. **Electric car charging station +8**
2. Bike Lanes & bike parking **+5**
3. There would be a great traffic lake her so sharing a subway is necessary **+1**
4. Ability to manage traffic **+2**
5. **Car free zones +7**
6. Pedestrianized waterfront free from cars



LAKEVIEW SQUARE

1. A place to ride my bike
2. No Car zones
3. Underground parking, small cinema

PARKS, PIER & WATERFRONT

1. Bike path that is divided into walking and biking like the Martin Goodman trail just east of the Humber River Pedestrian Bridge. It divides into boardwalk for people and asphalt trail for bikes.
2. Separated bike lane. Separated pedestrian boardwalk. Like bike path east of Humber river on Martin Goodman Trail

STREETS & MOBILITY

MOBILITY BOARD & SURVEY SUMMARIES

HOW DO YOU THINK YOU WILL TRAVEL TO LAKEVIEW VILLAGE?

- By foot **12**
- By bike **23**
- By transit **4**
- By car **5**
- Rideshare/carshare/carpool **6**

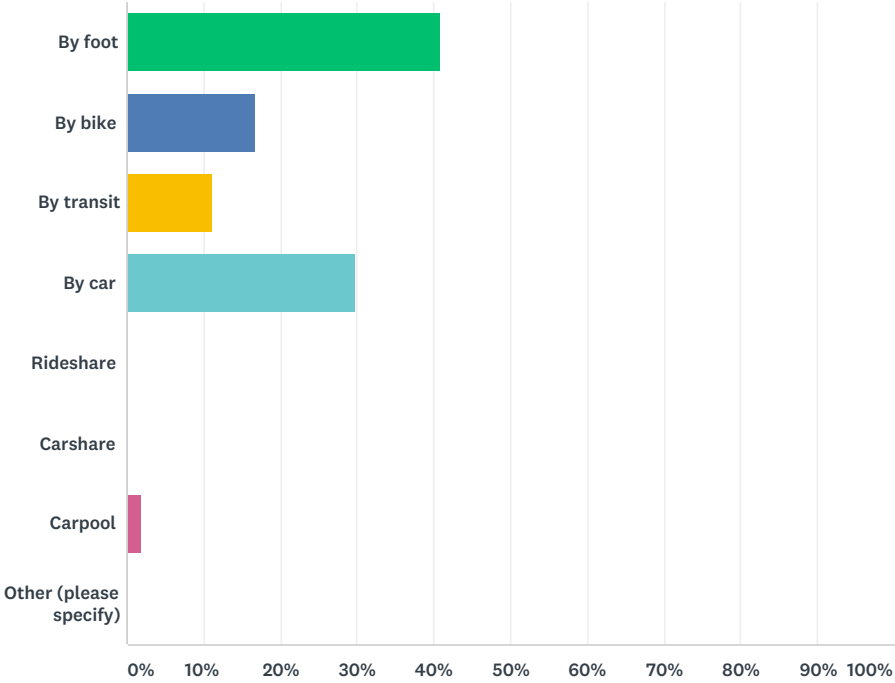
HOW WILL YOU MOVE AROUND ONCE YOU'RE HERE?

- Sidewalk **5**
- Multi-use path **3**
- Trails **5**
- Greenspace **4**
- Dedicated bike lanes **5**
- Signed bike routes **2**
- Trails **5**
- Local transit **3**

WHEN YOU THINK ABOUT DESTINATIONS AND PARKS THAT YOU HAVE VISITED, WHAT ARE THE THINGS THAT GET YOU THERE WITH EASE? WHAT DO YOU NEED TO MAKE YOUR VISIT SAFER OR MORE ENJOYABLE?

- **Dedicated bike lanes 30**
- Pedestrian connections **9**
- Bicycle/pedestrian connections to transit facilities **8**
- Bike routes with transit network maps **6**
- Bike racks **19**
- Multi-use **6**
- Off road trails **3**
- Bicycle repair stations **8**
- **Access to local transit 26**
- **Pedestrian friendly sidewalks 32**
- **Trail network 26**
- Rideshare pick up drop off **8**
- All weather protection **14**
- Discounted transit passes **8**

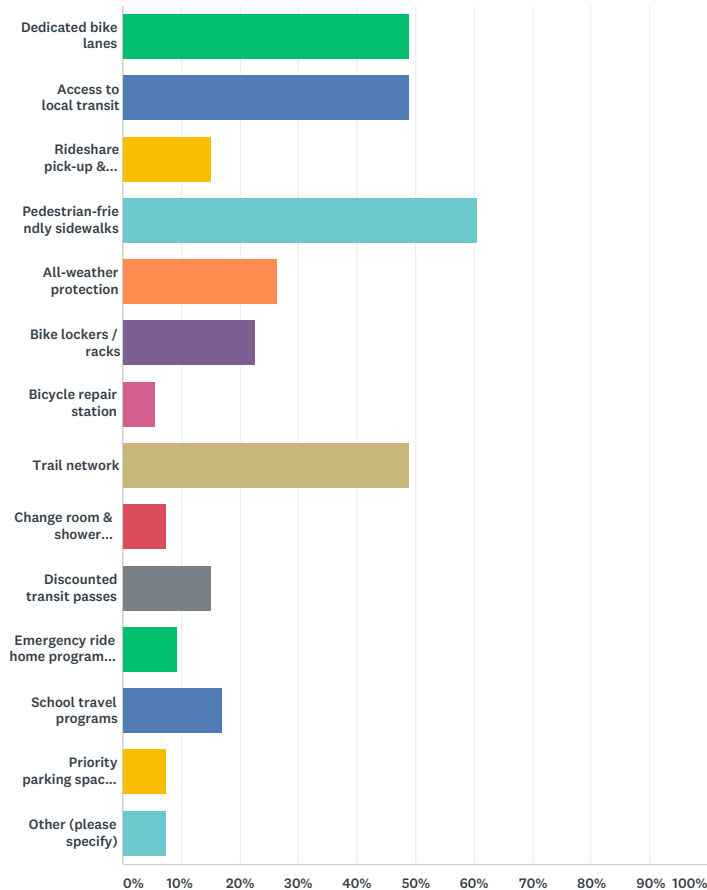
SURVEY DATA:
HOW DO YOU THINK YOU WILL TRAVEL TO LAKEVIEW VILLAGE?



ANSWER CHOICES	RESPONSES	
By foot	40.74%	22
By bike	16.67%	9
By transit	11.11%	6
By car	29.63%	16
Rideshare	0.00%	0
Carshare	0.00%	0
Carpool	1.85%	1
Other (please specify)	0.00%	0
TOTAL		54

STREETS & MOBILITY

SURVEY DATA: WHICH TRANSPORTATION ELEMENTS ARE MOST IMPORTANT TO YOUR JOURNEY? PLEASE CHECK ALL THAT APPLY:




ANSWER CHOICES	RESPONSES	
Dedicated bike lanes	49.06%	26
Access to local transit	49.06%	26
Rideshare pick-up & drop-off	15.09%	8
Pedestrian-friendly sidewalks	60.38%	32
All-weather protection	26.42%	14
Bike lockers / racks	22.64%	12
Bicycle repair station	5.66%	3
Trail network	49.06%	26
Change room & shower facilities for cyclists	7.55%	4
Discounted transit passes	15.09%	8
Emergency ride home program for sustainable commuters	9.43%	5
School travel programs	16.98%	9
Priority parking spaces for carpools	7.55%	4
Other (please specify)	7.55%	4
Total Respondents: 53		


STREETS & MOBILITY

STREETS & MOBILITY


How do you think you will travel to Lakeview Village?




1 by foot




2 by foot




3 by transit




4 by car



5 by bike




6 by bike




7 carpool


How will you move around once you're here?




1 by foot




2 by bike




3 by transit




4 by car




5 carpool




6 by bike




7 by foot




8 by foot




9 by foot




10 by foot




11 by foot



12 by foot



13 by foot



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100 by foot

STREETS & MOBILITY


When you think about destinations and parks that you have visited, what are the things that get you there with ease? What do you need to make your visit safer or more enjoyable?




1 by foot




2 by bike




3 by transit




4 by car




5 carpool




6 by bike




7 by foot




8 by foot




9 by foot




10 by foot




11 by foot




12 by foot




13 by foot




14 by foot



15 by foot



16 by foot



17 by foot

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98 by foot

99 by foot


100 by foot

STREETS & MOBILITY


My Lakeview Village includes:




1 by foot




2 by bike




3 by transit




4 by car



5 carpool



6 by bike



7 by foot

8 by foot

9 by foot

10 by foot

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15 by foot

16 by foot

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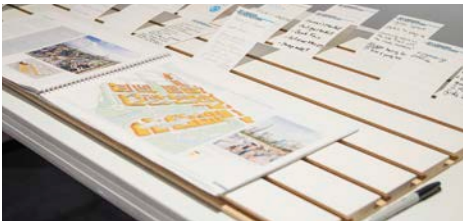
54 by foot



LAKEVIEW VILLAGE TOWN HALL

The center of the event space allowed guests to gather, share ideas and learn more about the Development Master Plan. Throughout the event space, guests could discuss their ideas with members of the design team and staff from the City of Mississauga. The Town Hall provided the following interactions:

- 2 iPads with online surveys
- 9 renders for viewing and ideating
- A Sustainability area with feedback boards for interaction featuring remediation and conservation plans, district energy and proposed vacuum waste technology
- Interactive Development Master Plans for viewing
- A general feedback wall with comment cards
- A fly-through video that showcases movement throughout the site
- Aerial animation connections from the site to the surrounding areas
- A Kid's zone for younger community members
- Virtual Reality Experiences using rendered views of Lakeview Village

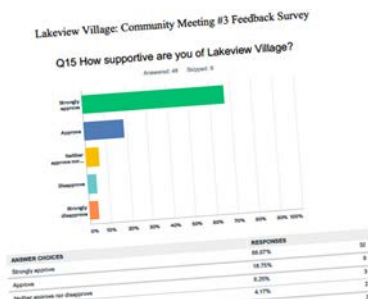


TEAM CONVERSATIONS

Although there was no formal Question & Answer period at this event, LCPL staff and consultants were available throughout the venue to answer questions and hear feedback from the community. A summary of key findings from those discussions are summarized as follows:

- Project awareness is growing. Some attendees who live close by hadn't heard about Lakeview Village before.
- There was a wider range of diversity in those who attended the October 24, 2018 meeting, with the project appealing to younger demographics, first-time homebuyers and retirees.
- Attendees were generally receptive to the format and station experiences. It will be important to continue to report back to them about how we are addressing their feedback.
- There is general positivity around the variety of programming and dwelling types that are to be offered in Lakeview Village.

- There is public support for a pedestrian-oriented waterfront road treatment, which diminishes vehicular impact.
- There were specific suggestions regarding recreational opportunities – for example, separated bike lanes and landscape features.
- There was concern about ensuring that services for seniors and housing for seniors are considered in the development.



ONLINE SURVEY & ENGAGEMENT WORKBOOKS

TOTAL RESPONDENTS
59 ENGAGEMENTS

OBSERVATIONS

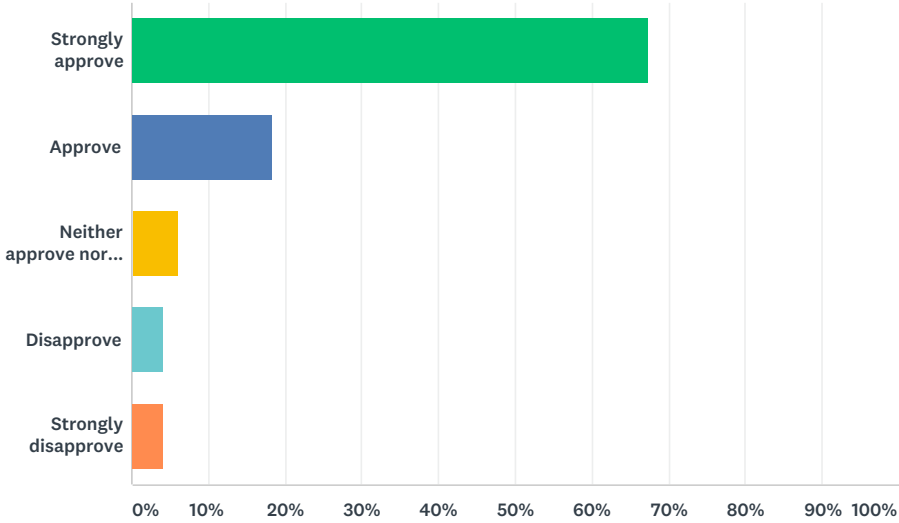
- 20% skipped design/built form questions, with waterways and canals as the biggest priority for the sample of users who responded.
- 64% are looking for town homes/low rise, with 28% looking for mid-rise/taller buildings.
- A stronger sense of community and housing diversity were voted on as the most important mixed-use community benefits, coupled with a need for a strong arts and culture environment/neighborhood.
- **Access to the waterfront stands out as the number one priority.**
- Trails & beaches with water access, and outdoor activities year-round is key.
- This sample showed to be majority pedestrians, and thus pedestrian-friendly sidewalks were seen as a priority over other mobility elements, with trails, transit and bike lanes coming in shortly behind.

- Access to nature, green roofs and access to bicycle/pedestrian corridors were voted as key sustainability elements.
- **When asked how supportive are you of Lakeview Village, respondents answered as: 67% strongly approve, 18% approve, 6% neither approve or disapprove, 4% disapprove, 4% strongly disapprove.**

* Raw data is included on the next page.

ONLINE SURVEY & ENGAGEMENT WORKBOOKS

SURVEY DATA: HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE?



ANSWER CHOICES	RESPONSES	
Strongly approve	67.35%	33
Approve	18.37%	9
Neither approve nor disapprove	6.12%	3
Disapprove	4.08%	2
Strongly disapprove	4.08%	2
TOTAL		49