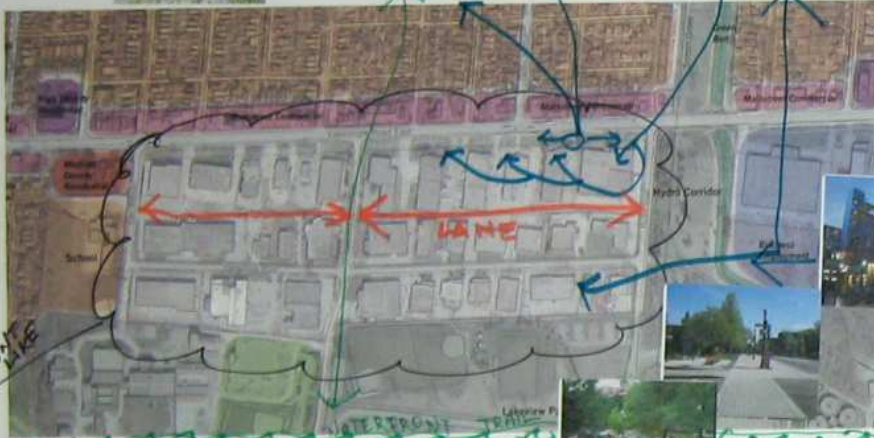


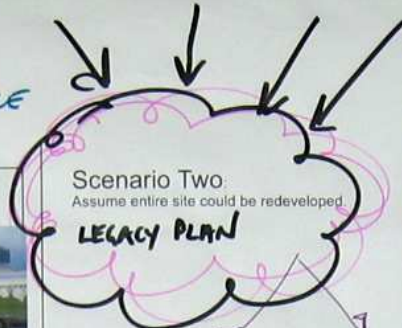
Scenario One:
Assume employment lands will remain.



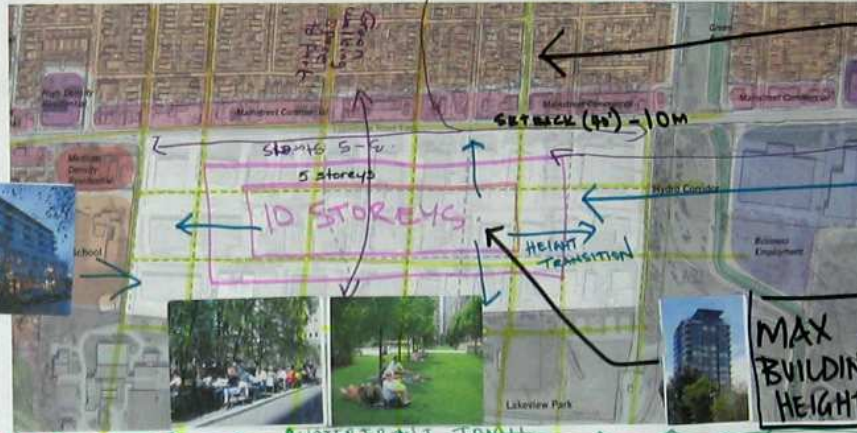
ENHANCED ACCESS roads



FACING LAKESHORE GREEN SPACE



NO POWER PLANT



1. Currently this area is typically industrial. However, it is zoned for all types of employment uses. Over time there may be opportunities for sites for redevelopment. What sort of employment should happen here? Where should it be located? What should it look like, e.g. building materials, heights, locations, etc?

- Replace Manufacturing/Heavy Industrial w/ prestige commercial
- X Clean uses
- High tech / Creative Uses (e.g. Google, Ikea Life)
- Green connections - waterfront trail - new access grid N-S + E-W
- LEED initiatives for new Buildings
- Transit along lakeshore to TTC

Use your professional skills to help identify ideas that you do and don't like



NO VISUAL BARRIER BETWEEN LAKE + CITY



South side of Lakeshore Blvd (aka Lakeshore) open space is built over?

- Mixed - Retail/Office
- shelter pedestrians Bikes from traffic
- Traffic Calming on lakeshore
- CROSSWALKS - Building Designs and Siting
- Mix it up
- Art spaces
- High Tech

2. The Lakeshore Industrial Area is an in... district, however, its relationship to the surrounding community could be improved?

Lakeshore Promenade as an entrance to the quarter

- INVITE w/ trees, signage, lighting, art

Internal Roads (Prestige, Hybrid and East Avenue)

- Sidewalks, lighting

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Internal Roads (Prestige, Hybrid and East Avenue)

- Sidewalks, lighting

Internal Roads (Prestige, Hybrid and East Avenue)

- Sidewalks, lighting

3. Given that there is a potential for the long term land-uses for this area to change, what are your preferred land uses for the area? (e.g. residential, commercial, open spaces or a mix of all three)

- SCHOOL (University Level)
- MIXED LIVE/WORK USES
- BALANCED SUSTAINABLE Mixed Use Community w/ NO INDUSTRIAL

3. How should your preferred land uses be arranged? Where should key elements be located? (Example key elements: streets and open spaces, pedestrian and cycling connections, crosswalks, landscaping etc.)

- stepped Heights w/ Centre Core
- max 10 storey @ highest point
- step down to lakeshore
- step down to LAKE
- wide open green spaces

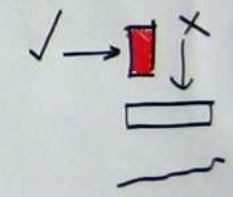
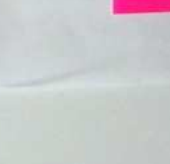
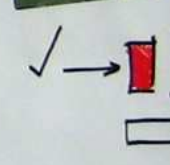
TRAIT to SUBWAY



3. What should new buildings look like? (Consider heights, materials, setbacks, styles, amenity spaces)

- Mixed Vertical
- Retail on ground
- service/office floors 2-4
- residential floors 5-10

- LEED / GREEN TECHNOLOGY
- GREEN CONNECTIONS
- Bike + Pedestrian friendly
- REAR PARKING



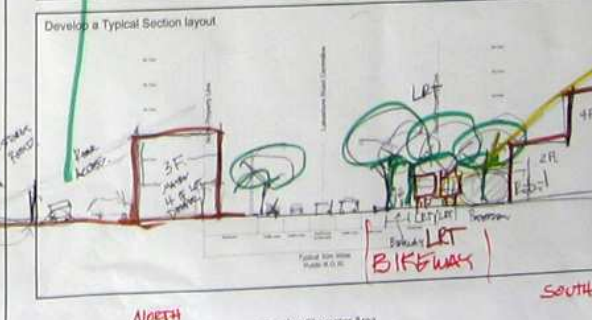
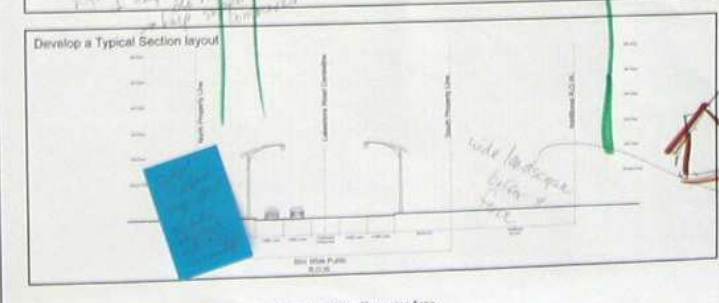
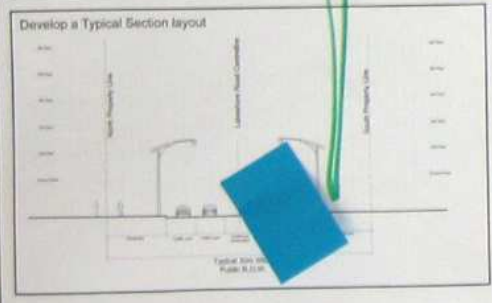
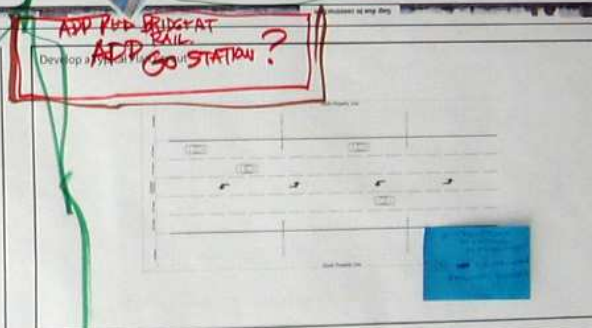
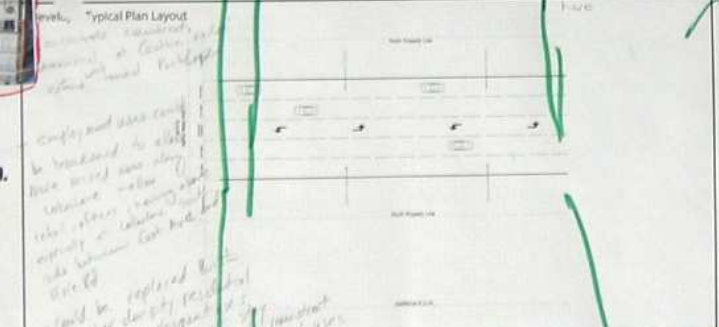
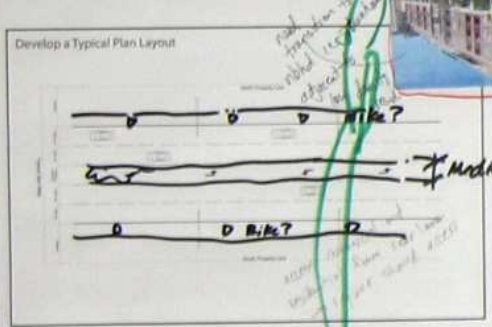
What should the priorities be for this area?

What should the priorities be for this area?

What should the priorities be for this area?



Centre, MUDRA: Class



Arsenal Park Character Area

Industrial Area Character Area

Cavthra Character Area

ADD THE BRIDGE AT
ADD GO STATION?

Shore Road Place Making



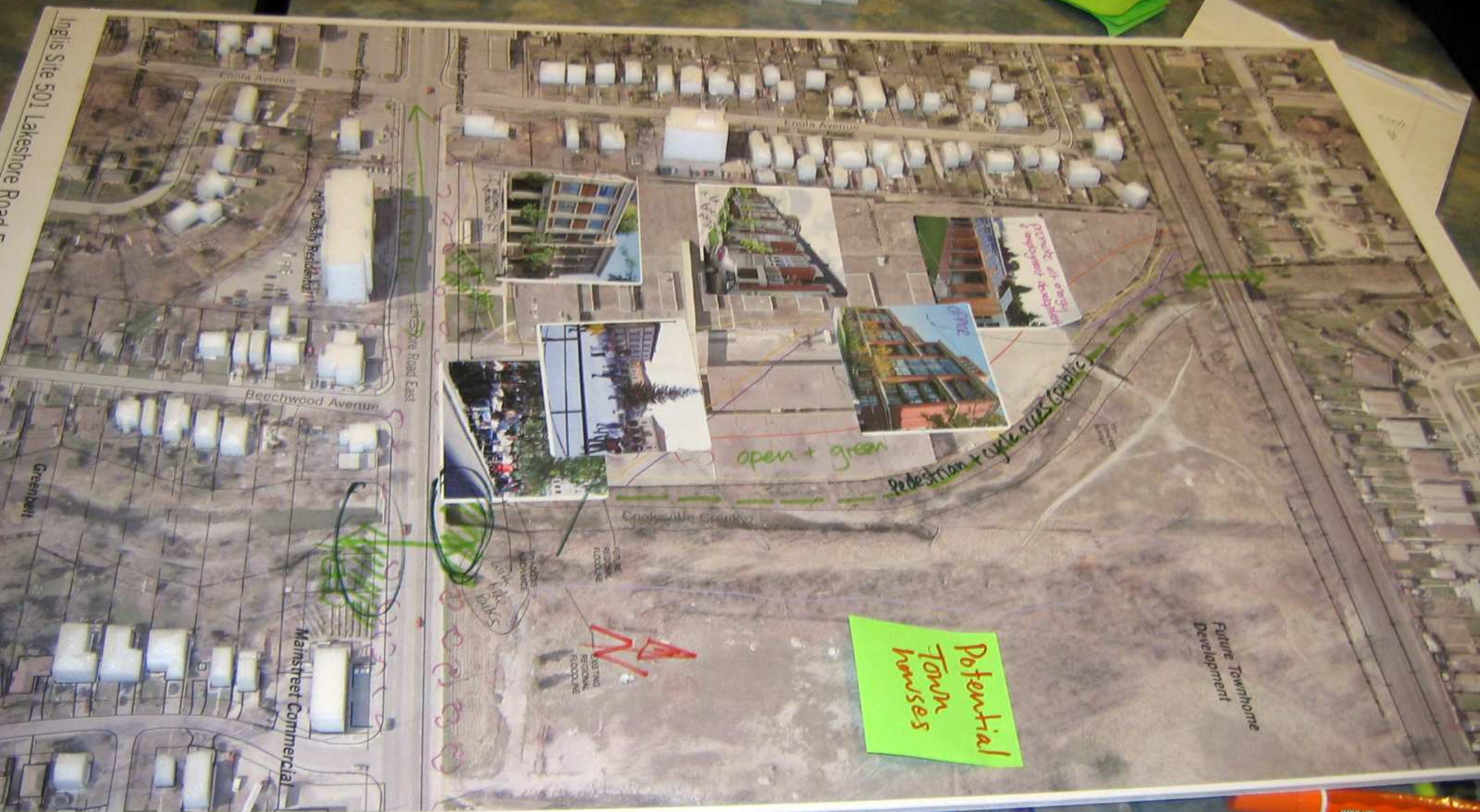
Handwritten notes on pink sticky paper, including the phrase "Lakeshore Church" and other illegible text.

Handwritten labels on white foam blocks in red ink:
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
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81
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93
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95
96
97
98
99
100

Lakeshore Road East

venue





Ingalls Site 501 Lakeshore Road E

Ingalls Avenue

Ingalls Avenue

Beechwood Avenue

Lakeshore Road East

Greenbell

Mainstreet Commercial



open + green

Pedestrian + cycle ways (public)

Cooksville Greenko

EXISTING REGIONAL FLOODLINE

EXISTING REGIONAL FLOODLINE

TRAILWAYS
LAKESHORE
WALKWAYS



Potential
Town
houses

Future Townhome
Development

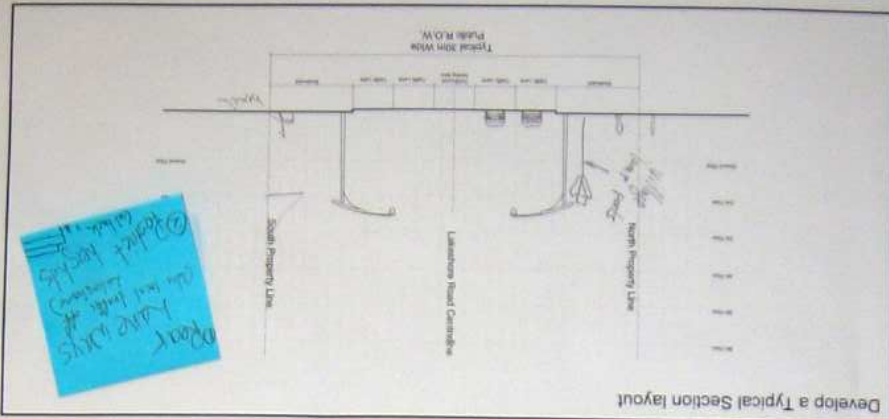


plaza

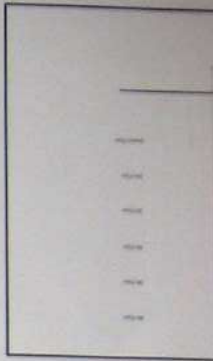
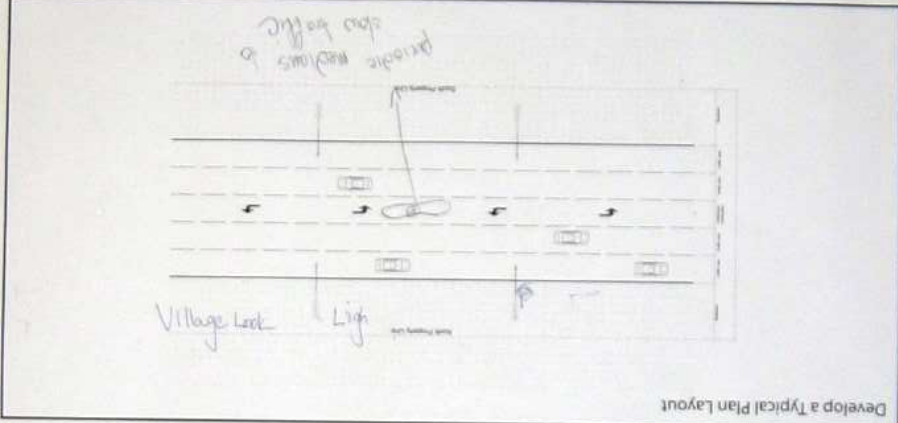
Lakeshore Road Place Making Worksheet

January 30, 2008

Cawthra Character Area



Handwritten note on blue sticky paper: "Root on the left side of the road" and "Lakeshore Road" with arrows pointing to the road layout.



Cawthra Character Area: From Seneca Avenue to East Avenue

- Strongest double-sided retail commercial area in district
- Includes low, medium and high-density residential
- Opportunity for Gateway near Seneca Avenue
- Opportunity to intensify at Cawthra Road Intersection
- Cookville Creek corridor



- Maintain Mature Trees

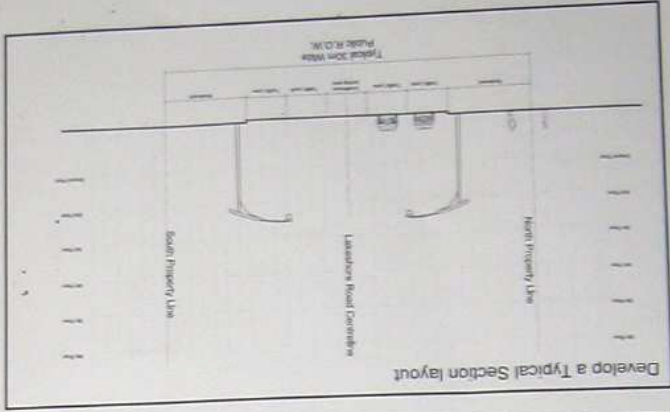
What should the priorities be for this area?

- bike racks on bus + GO station
- Street lighting by Brimley
- wide sidewalks
- benches
- rain/covered 3rd level sidewalk from street level
- flower pots + trees
- dog parks

What should the priorities be?

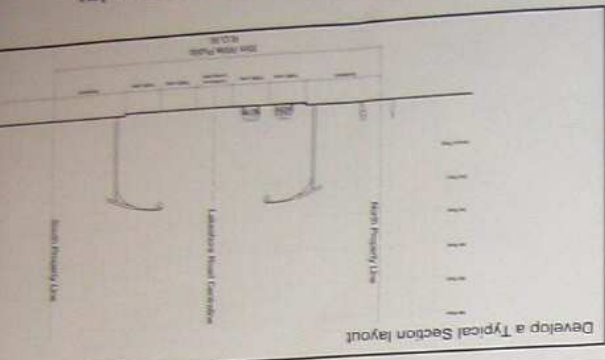
Handwritten note: "Highly be addition"

Arsenal Park Character Area



Develop a Typical Section layout

Industrial Area Character Area



Develop a Typical Section layout



Typical Plan Layout



Industrial Lands Character Area: From East Avenue to Ferguson

... Lane Orleans both for vehicles and pedestrians but well advertised...
 ... on the north side - single story or vacant...
 ... on north side paved, used for parking...
 ... on south side with mature trees and hills in some locations...
 ... and front yard parking areas.



*S/S/Scenic/
 industrial
 buffer*

Arsenal Park Character Area: From Ferguson Avenue to the Stobbs Creek

- High density residential on north side, major park space on the south side
- Close to the Long Branch GO Station
- Existing built form set back from streetline, cross section feels wide and open
- Only one crosswalk at Diver Road
- Minimal or no sidewalks on south side of Lakeshore Road
- Several under-utilized sites on the north side - single story or vacant

What should the priorities be for this area?

community control

