

## **Public Consultation Summary: Lakeview Visioning Meeting December 10, 2007**

### **1.0 Introduction:**

On December 10, 2007 the City of Mississauga, in conjunction with the consulting team of Brook McIlroy Inc. /PACE Architects, MSAi Architects and Poulos and Chung Transportation Engineers hosted a public “Visioning Session” for the Lakeview District. The evening’s meeting was the second meeting hosted as part of the Port Credit and Lakeview District Policies Review, Public Engagement Process.

### **1.1 Who Came To the Visioning Session?**

Approximately 70 people attended the event including representatives of many active community groups. 55% of the people who attended indicated that they are planning on attending the Place Making workshop on January 30, 2008.

Mayor Hazel McCallion arrived partway through the evening and was available to conclude the session.

### **1.2 What was presented?**

Councillor Corbasson started the evening with an introduction of the project. Ron Miller, Acting Manager of Long Range Planning, presented an introduction to the project outlining the study process, goals and objectives.

The presentation by Brook McIlroy Inc./Pace Architects included the following:

- Summary of the findings to date;
- Review of emerging guiding principles;
- Review of the physical community structure;
- Streets and public open spaces opportunities, and;
- Built form and site plan opportunities.



*Please note: the display boards and power point presentation are available on-line at [www.mississauga.ca/lakeviewportcreditreview](http://www.mississauga.ca/lakeviewportcreditreview).*



## 2.0 Visioning Workshop

The purpose of the Visioning Workshop was to further define the community's ideas about their district by focusing discussions on three main topics. The discussion was generally guided by a questionnaire distributed at the beginning of the session. The topics were:

1. Community Structure;
2. New Buildings, and;
3. Improved streets and green spaces.

Groups were asked to make notes and illustrate their ideas on an aerial plan of the district. At the end of the session, each group presented their main discussion items.

### 2.1 Discussion Items Summary:

#### Group 1 Comments:

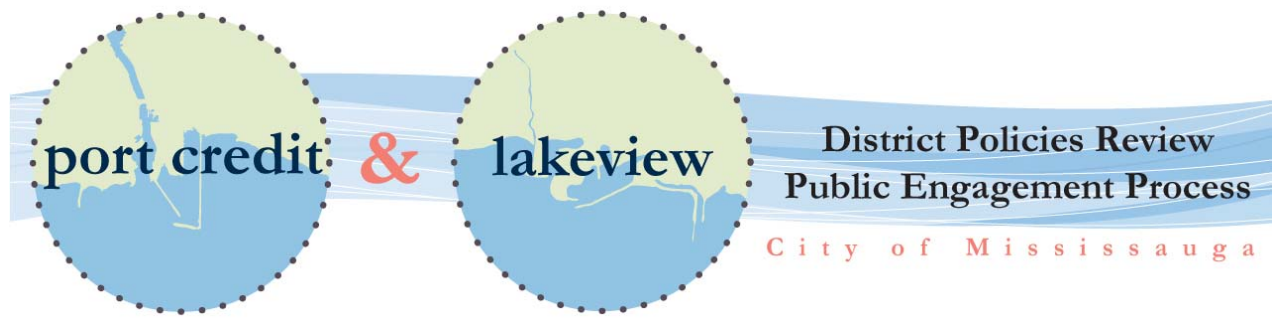
- Hydro lands, including corridors, new land use important, must be managed well. New waterfront development could include cafes, restaurants (i.e. Market Square), canal (double waterfront).
- Light industrial lands provide opportunity to increase density without affecting traditional neighbourhoods, bring in people and tax money.
- Waterfront trail should be contiguous along the shoreline between Etobicoke Creek and Cooksville Creek, a 200 feet setback from the water's edge should be retained for public use.
- Lakeshore Road needs focal areas to concentrate revitalization.
- Encourage people to walk, instead of driving through Lakeview

#### Group 2 Comments:

- Redevelop Lakeview lakefront, 100% reclaimed for public use, include boardwalks, cafes, lakefront should be the most important.
- On hydro lands, create a village centre right down by the lake, use old transmission corridors to build light rail transit to other parts of the district.
- Rezone the light industrial lands to allow for high density, pack in the density.

#### Group 3 Comments:

- Waterfront trail should be continuous along the shoreline with boardwalks.
- Establish a village centre with bakeries, galleries, and other amenities.
- Create an environmental study centre for contaminated sites, advance technology for pollution clean-up and treatment of brown-field sites on the Ontario Power Generation (OPG) lands.
- Development should provide an environmental model, LEED initiative; opportunity for long term payback out-weights initial costs.
- Provide live-work opportunities, diverse use mixes, dining, art galleries, groceries, professional offices, residences, bakeries etc.
- Balance the population during all hours of the day and night.



Group 4 Comments:

- Hydro corridors can become a 'green spine' with a large park area and marina at the base by the lake.
- Waterfront trail should be continuous along the shoreline.
- Mixed use buildings should be developed along Lakeshore Road with parks and green spaces as part of design.
  - High density should be inter-dispersed.
  - Higher quality building design and materials
  - Vary building heights, maintain three storeys next to low residential areas, but taller buildings are good if well-placed – near GO stations, industrial lands.

Group 5 Comments:

- Cannot stress enough the importance of controlling development.
- Ensure proper infrastructure – roads, circulation, services, parking etc.
- Facilitate access to the waterfront, balance residential and recreation amenities.
- Economic stability needs to be established, need successful shops with lots of visitors.
- Along Lakeshore Road:
  - Do not allow parking on Lakeshore Road, but allow it at the back of the building
  - Widen boulevards to create better pedestrian environment
  - Wide treed boulevards
  - Consider a ferry terminal that makes trip to and from downtown Toronto.

Group 6 Comments:

- Recapture the waterfront for the public - this is the core of Lakeview
- Create a waterfront for year-round use
- Wide boulevards along Lakeshore Road have room for more trees
- Light rail transit along Lakeshore Road with loop down to the waterfront.
- Create bike access on Dixie Road – use land (City owned) along the golf course.
- Create landmark on waterfront to replace the "four sisters" – an observation tower, four wind mills, or 1 windmill with 4 blades.

Group 7 Comments:

- Attributes that make good mixed-use development include commercial/residential, live/work and office
- Looked at specific location: the former Inglis site near the intersection of Lakeshore Road and Enola.
- Good location for a mixed use development with view corridors to the Lake.
- Built form should fill gaps along Lakeshore Road.
- Don't be afraid of height, can be done well and still maintain views.
- Make sure there are good environmental connections to natural areas. Take advantage of potential north/south connections.

Group 8 Comments:

- Population is aging in place, provide more facilities and services for older age groups.
- This is a community of diverse ages – let's try to keep them



- Streetscapes along Lakeshore need to have better benches, green space, lighting, and better quality people places to make it more inviting.
- Consider potential connection from Orchard Heights to waterfront along the Etobicoke Creek.

**Note: Each group’s original marked-up plans are included in the appendix of this document.**

2.2 Illustrated Plan Summary:

Light rail transit:

- Shown along Lakeshore Road from the base of Hurontario to the Long Branch GO station.
- Also shown potential link to the north via the hydro tower corridor.
- Loops indicated through potential new mixed use development south of Lakeshore Road including the industrial areas and the former Lakeview Generating site.

Former Lakeview Generating Site:

- Mixed use ‘village’ concept with year round appeal, green powered.
- Create as destination – incorporate entertainment/theatre district, boat launch facilities, marina, restaurants and canal feature – create double sided waterfront.
- Location for centre for environmental studies, focus on research for contaminated sites.
- Re-establish landmark for the site with new concept – windmills to represent the ‘four sisters’, light house or ferris wheel.
- Finger piers could support high speed ferry to Toronto and other locations.

North/South Connections:

- Develop walkable, bike-able cross sections for Cawthra Road and Dixie Road.
- Develop pedestrian and cycle connections within the hydro corridor.
- Provide bridge crossing over Etobicoke Creek just south of the QEW to permit nearby neighbourhood to gain access to the trail system on the east side of the creek.

Industrial Lands:

- Redevelop as high density residential.
- New mixed use ‘historic’ development with live/work arrangements.
- Connect with potential new development at the former Lakeview Generating Site.

Waterfront Trail

- Should be continuous along the shoreline.
- Provide bridge connections over creeks and waterways to keep the trail at the lake edge.
- Look for connections that can be made to north-south corridors – hydro corridors, Etobicoke Creek.



Lakeshore Road:

- Building heights north of Lakeshore Road should be max. 8 storeys.
- Building heights south of Lakeshore Road should be max. 6 storeys.
- Locate, define and support distinct areas along the corridor rather than trying to fix all of it – eg. Lakeshore and Cawthra Road.
- Provide more pedestrian crossings at key intersections, for example at Haig Boulevard.
- Attract diverse retail-commercial establishments such as medical services, professional offices etc.
- Transition of building heights must be thoughtful of existing residential neighbourhoods.





2.3 Questionnaire Summary:

The following represents a summary of the questionnaires that were submitted at the Visioning Session. Questionnaires received after the event and on-line are not represented in this document.

**Topic 1. Community Structure**

1) What are your long term goals for your community?

- Natural feature protection
- Economic stability
- Preserve views to the Lake
- Improve the health of the area – no more polluting land uses – promote environmentally designed buildings and development
- Continuous waterfront access, reclaim the waterfront for public use, make it an attraction much like Ontario Place, rebuild landmark feature (something to replace the 4 Sisters)
- Shape development in support of community preferences. Attract and require high quality development with mix of uses and interconnected open spaces. Maintain integrity of single family residential areas. Create high density/mixed use community south of Lakeshore Road.
- Do not want energy production to occur here anymore (OPG lands). Create a “Village by the Lake”, University/college development that focuses on Brownfield and reclamation technologies.
- Make Lakeshore Main Street a destination, not a thoroughfare. Streetscape along needs major improvements. Re-establish LRT all along Lakeshore Road from Hwy 10 to meet with Toronto lines.
- Improved facilities for “aging-in-place” population: housing, services, social facilities, recreation, assisting living or retirement homes etc.
- Better connections to community areas to the north. For example, Orchard Heights, Sherway needs better connections to the Lake. Could develop Hydro Lands as public green spaces, linkages between areas.

2) On the maps provided highlight the following:

a) Show where you think there are opportunities for community improvements or redevelopment. Why are these sites and areas important?

- Refer also to Illustrated Plan summary





- Development on OPG site could become leader in environmental design – treatment and education.
- Lakeshore Road needs serious improvements, LRT should be considered.
- Need more live-work type of development.

b) Highlight your community’s landmark sites such as heritage buildings, event areas, natural features or areas where the character and style of the existing buildings should be protected and enhanced. These can also be park areas and open space.

- Refer also to Illustrated Plan summary
- Waterfront trail, boardwalks, cycling and rollerblading trails
- Cawthra Estate
- Adamson Estate
- Churches
- Arsenal Park, building and water tower
- Lakeview Public School
- Marinas
- Marie Curtis Park (a City of Toronto park, but is well used by community)

c) What land-uses are vital in your community and what uses are missing? Are there existing land uses that no longer belong?

- Industry, power lines, hydro towers are land uses that emit pollution no longer belong.
- Need more office space, diverse professional services like medical services, second bank, police station, live-work space, entertainment centre – cinema at Dixie Mall, Distillery district idea (similar to Toronto’s), restaurants, theatre
- Need skateboard park, Olympic sized swimming pool (at Arsenal Park), need to promote mix use development along Lakeshore Road to “enliven” area, need service station.

**Topic 2: New Buildings**

3) What are your goals for the design of new buildings in your community?

- Energy efficient, meet LEED standards
- Appropriate building heights and height transitions
- 6 storeys south of Lakeshore, 8 storeys north of Lakeshore
- New development to have heritage theme, style
- Transit supportive
- Incorporate mix of uses



4) What should new buildings look like along the major roads, in existing neighbourhoods and on under developed lands?

- Heritage themes and styles, should match the community, eclectic
- Natural materials, brick, stone eg. Arsenal building at foot of Dixie Road
- Parking behind, ground floor setbacks
- Adequate green space, lots of trees
- Street level stores at street
- Shorter building heights adjacent to residential areas.

5) Should there be a difference between buildings on the north side of Lakeshore Road versus the south side of Lakeshore Road?

- Buildings should not block views to the lake
- 6 storey maximum on south side of Lakeshore, 8 storey maximum on north side.
- Mixed use development, community oriented on the south side, low-level residential on the north side.
- Intensify south of Lakeshore – industrial lands, OPG lands

**Topic 3: Improved Streets and Open Space**

6) What are your goals for improved streets and open space in your community?

- Eliminate foul odours
- LRT all along Lakeshore Road
- Improve pedestrian and cycling realm
- Access along Etobicoke Creek
- Better connections for all areas of the district to the Lake
- Live-work development to orient to the street, better street presence
- More cafes and restaurants with patios or door and windows that open up to street.
- Contiguous waterfront trail
- Better treatment for parking areas

7) Where would you like to see new open spaces and streetscape improvements?

- Lakeshore Road between Dixie and Cawthra Road
- Pedestrian crosswalks, particularly at Haig and Lakeshore
- The entire waterfront including the Lakeview Generating Station lands to become public open space.
- More facilities and designs for “aging-in-place” population.
- More marina space.
- Hydro Corridors – public spaces for playgrounds and links to other parts of the community



- Trees in the boulevards
- Ferry to Downtown (Toronto)
- Waterfront trail link through the Lakeview generating site (OPG lands)

8) What kind of elements would you like to see in the streets and parks?

- Heritage structures like bandshells, gazebos etc.
- Tree canopy, connections to natural areas
- More transit, fewer cars in parks
- Better signage, street furnishings, lighting, special features like fountains, public art and history signs.
- Natural heritage links eg. to creeks
- LRT service along Lakeshore Road
- Lighthouse / waterfront feature

*If you wish to fill out the on-line version of the questionnaire, it is available on the City's website: [www.mississauga.ca/lakeviewportcreditreview](http://www.mississauga.ca/lakeviewportcreditreview).*



**Place Making Vote:**

The conclusion of the evening included a Place Making Vote where the attendees of the workshop were asked to identify their top three locations they would like to include in the Place Making workshop. The following summarizes the locations identified and their suitability as a place making site.

| Location  | # of Votes | Ranking | Recommendations   |
|---|------------|---------|---|
| Lakeshore Road Corridor<br>(includes Cawthra/Lakeshore Gateway) | 14         | 2       | We are recommending the Lakeshore Road corridor for the place making exercise as it will be beneficial to discuss the common elements and qualities of the corridor (e.g. street features, boulevards, built form, and open spaces).  |
| Industrial Lands  | 6          | 5       | We are recommending this site for the place making to determine the community's preferences for development within the industrial lands. The industrial lands are in close proximity to the Ontario Power Generation lands and to the waterfront. Adjacent uses surrounding the industrial lands should be considered in a broader context. |
| Former Lakeview Generating Site                                 | 21         | 1       | This was overwhelmingly the top vote and is an important site within the community. This site is close to the industrial lands and will be considered in a broad context at the place making exercise on the industrial lands.  |
| Arsenal Lands / Park  | 4          | 7       | Not recommended as plan for park is currently underway.   |
| Lake Ontario Shoreline  | 7          | 4       | As the shoreline is being addressed in the Waterfront Parks Strategy, it will not be included as a place making site.   |
| Inglis Site   | 5          | 6       | Although not selected as one of the top five sites, this site will have a lot to offer in terms of considering other land use policies in the City's Official Plan. It is close to Lakeshore Road, low density residential areas and the natural areas associated with Cooksville Creek. We recommend that this site be included.           |
| Hydro Corridors   | 9          | 3       | We are recommending the Lakeshore Road corridor for the place making exercise as it will be beneficial to discuss the common elements and qualities of the corridor (e.g. street features, boulevards, built form, and open spaces).  |
| Dixie Outlet Mall   | 1          | 8       | Not recommended at this time  |
| Lakefront Promenade / Lakeshore Road                            | 1          | 8       | Not recommended at this time  |
| Etobicoke Creek   | 1          | 8       | Not recommended at this time  |
| Queenscorp Bldg site (Lakeshore and Deta)                       | 1          | 8       | Not recommended at this time  |
| Cawthra / Lakeshore Gateway                                     | 4          | 7       | Not recommended at this time  |

The Study team will proceed with the following approved sites for Place Making in the Lakeview District:

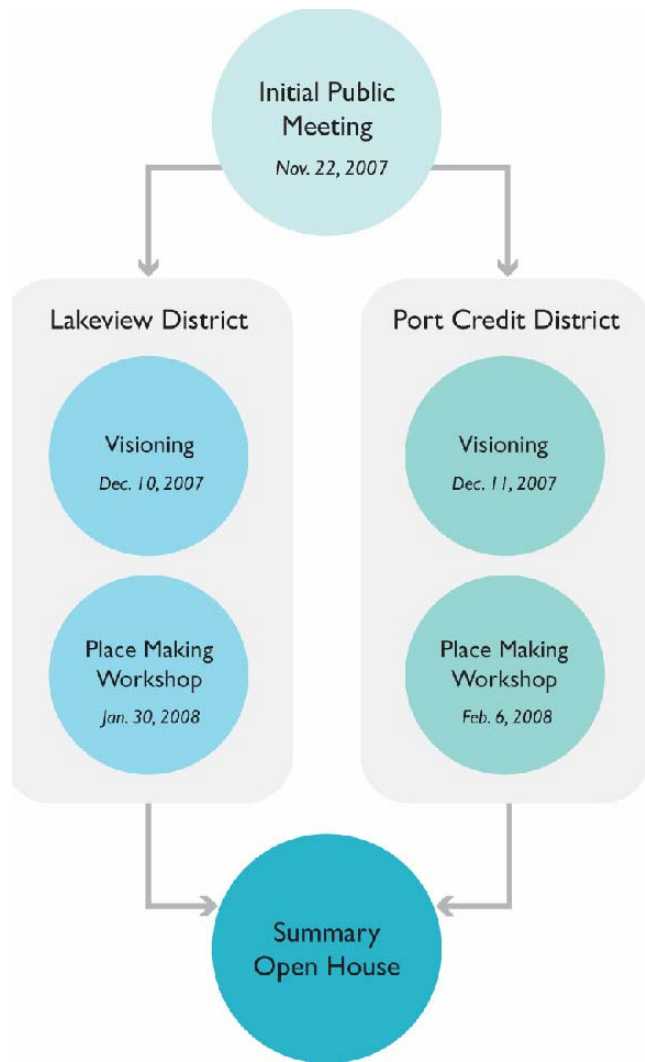
- Industrial Lands
- Inglis Site
- Lakeshore Corridor



**What's next?**

Lakeview Place Making Session:  
Wednesday, January 30<sup>th</sup>, 2008  
Lakeview Golf Course

Port Credit Place Making Session:  
Wednesday, February 6<sup>th</sup>, 2008  
Clarke Memorial Hall





## December 10, 2007 Lakeview Visioning Session

### Appendix

Illustrated Plan – Group 1



Illustrated Plan – Group 2



port credit

&

lakeview

# District Policies Review Public Engagement Process

City of Mississauga

Illustrated Plan – Group 3



port credit

&

lakeview

District Policies Review  
Public Engagement Process

City of Mississauga

Illustrated Plan – Group 4



port credit

&

lakeview

District Policies Review  
Public Engagement Process

City of Mississauga

Illustrated Plan – Group 5



port credit

&

lakeview

District Policies Review  
Public Engagement Process

City of Mississauga

Illustrated Plan – Group 6



port credit

&

lakeview

District Policies Review  
Public Engagement Process

City of Mississauga

Illustrated Plan – Group 7 (plan not submitted)

Illustrated Plan – Group 8

