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Inspiration Lakeview
Master Plan

June 2014

inspiration lakeview

MISSISSAUGA

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Patricia Mullin, Ward 2
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Frank Dale, Ward 4
Bonnie Crombie, Ward 5
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George Carlson, Ward 11

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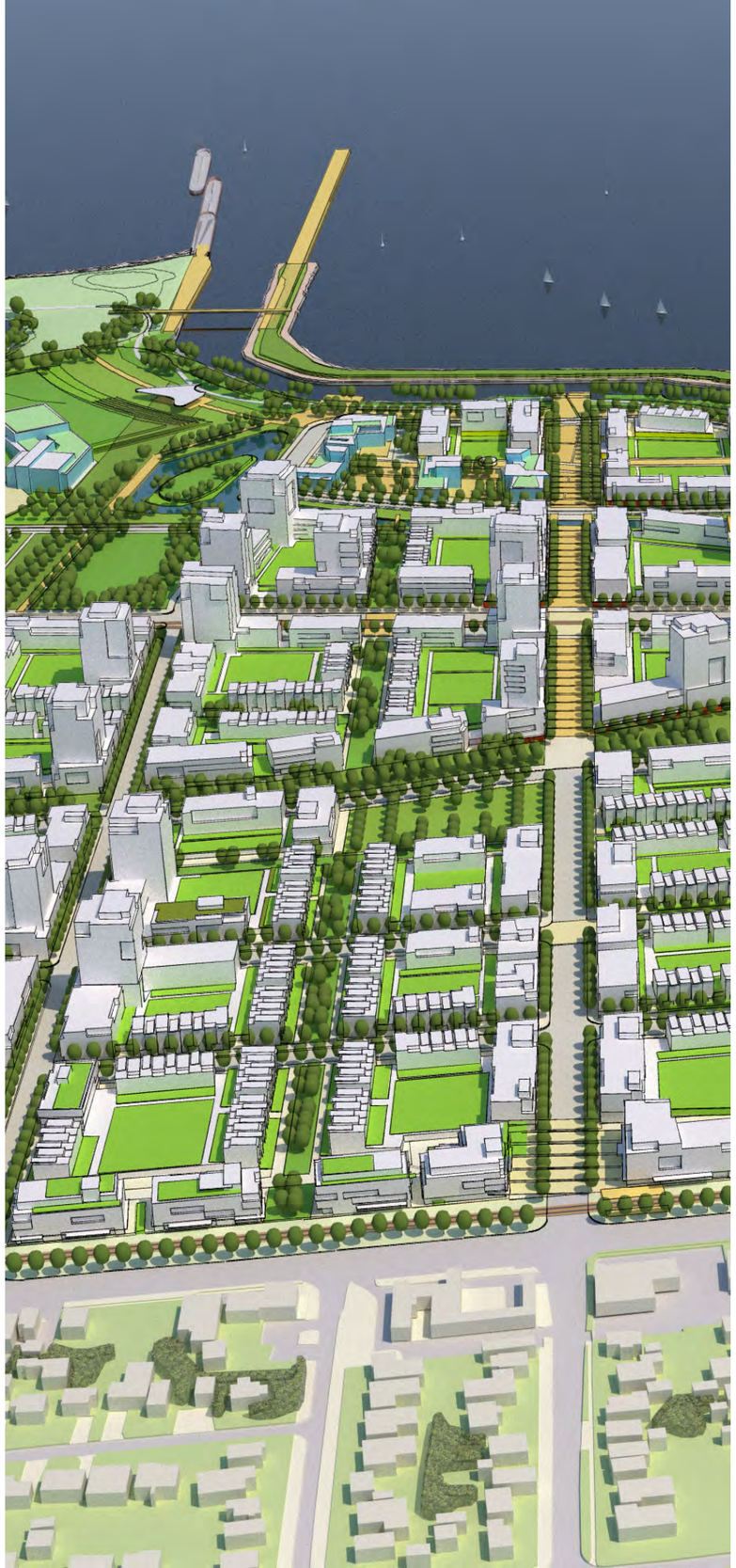
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Note: To obtain an accessible copy of any figures, diagrams or tables please contact the Planning & Building, Strategic Community Initiatives Administrative Assistant at (905) 615-3200 at ext. 5175.

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Executive Summary

The Inspiration Lakeview Master Plan represents an important step in the process of achieving Mississauga's vision for revitalizing its waterfront. In receiving the (2011) Inspiration Lakeview: A Vision, Mississauga City Council outlined a Master Plan level of study as a next step in the redevelopment of the Ontario Power Generation (OPG) and Lakeview business employment lands, known as Inspiration Lakeview.

This effort presents a once in a lifetime opportunity to build on the City of Mississauga's policy direction, strategic initiatives and regional development interests, to create a sustainable new community along Mississauga's eastern waterfront.

Since the 2011 Vision study, the City and a team of consultants led by Urban Strategies Inc. have continued to engage stakeholders and the general public through a series of consultation events, small group discussions, participatory workshops and an active online platform. The core principles that emerged from the Vision have remained at the forefront in the development of the Master Plan - with an overarching goal of reconnecting the city to the water.

The Master Plan ensures a great diversity of uses, from residential, to commercial, institutional, employment, to opportunities for cultural expression and provisions for District Energy. The Plan's fine grain network of streets and blocks feeds into the existing road

network and provides space for transit-riders, cars, cyclists and pedestrians. Higher order transit extends into the site, ensuring that Inspiration Lakeview will be a transit-supportive development.

A generous open space network provides opportunity for recreation and respite, while connecting the community to the waterfront and the broader City framework of public parks and natural areas.

Active community and destination places are envisioned, from ground floor incubator studio spaces in residential areas, to an institutional campus and cultural opportunities at the waterfront. Important people-centred amenity spaces are provided at the water's edge.

To deliver the development and create a new sustainable community, a diversity of residential building types are provided, including low-rise townhouse, mid-rise and some taller buildings - together supporting six new sustainable neighbourhoods.

This Master Plan forms a key 'bridge' in moving from Vision to implementation which enables the City to move from a conceptual Vision of "Big Ideas" to the next statutory approval phases.







A Visionary Plan for Redevelopment.
The path forward for Inspiration Lakeview considers the site's industrial past, the abutting neighbourhoods and existing conditions, its strategic waterfront location and the extraordinary potential to create a new sustainable community at the water's edge.



Key features of the Master Plan

- Six new neighbourhoods
- Sustainable elements integrated throughout
- Over 36% of the total site area comprised of a green and open space network
- Significant opportunity for institutional and cultural infrastructure and investment at the water's edge
- A new publicly accessible waterfront and connected trail system
- Inspiration Lakeview will:
  - Accommodate approximately 15,000 - 20,000 people
  - Provide approximately 8,000 new units
  - Accommodate approximately 7,000 - 9,000 jobs



Part 1

Introduction



Figure 1 - 1
Bird's eye aerial of Inspiration Lakeview

The Inspiration Lakeview lands hold an important piece of history for the city of Mississauga. Over the past two hundred years, the 245-acre lakefront site has been transformed from rural pastoral lands to an aerodrome, rifle range, wartime barracks and small arms manufacturing facility, to its forty-year lifespan as the Ontario Power Generation (OPG) coal-burning Lakeview Generating Station and current Business Employment lands. Throughout this history, the site has served Mississauga as both an iconic placeholder on Mississauga's Lake Ontario shoreline, as well as an influential employer during the city's industrial peak.

The Inspiration Lakeview lands are the largest undeveloped waterfront property under single ownership in the city. The Lakeview area is a hidden jewel and if properly developed, could become one of the city's greatest assets. It is understood by all involved that the revitalization of this major waterfront site must be visionary, community-driven and fueled by an understanding of the tremendous opportunity to create a lasting legacy – a feat that for many cities, is once-in-a-lifetime.

The Inspiration Lakeview Master Plan is the first of its kind in the city. Ongoing innovation, leadership and collaboration from the Province, OPG, and the City of Mississauga, Region of Peel, public sector agencies including the local conservation authorities and the private sector will prove integral to achieve this incredible transformation of Mississauga's eastern shoreline.

Interpretation of the Plan

The numerical and quantitative provisions, such as street right-of-ways, transit alignment and parcel-specific building heights presented in this Master Plan are subject to further detailed study and review prior to completion of an Official Plan Amendment. The proposed park block locations, size and configuration are approximate only and are subject to change following a detailed review and prior to completion of an Official Plan Amendment.

Structure of the Document

The Inspiration Lakeview Master Plan is divided into six parts – each containing descriptive text, figures and precedent images to explain and visualize the transformation of the Inspiration Lakeview lands. The following explains the contents of each Part.

Part 1 Introduction contextualizes the significance of the Inspiration Lakeview lands as an extraordinary opportunity to create a new waterfront community in Mississauga.

Part 2 The Process: From Vision to Master Plan describes the extensive public consultation and multi-stakeholder engagement that has occurred throughout the redevelopment process.

Part 3 The Structuring Framework outlines the key structural components of the Master Plan.

Part 4 The Master Plan details the various elements of the Plan, divided by theme: Open Spaces and Connections; Land Use; Movement and Transportation; and Built Form and Neighbourhoods.

Part 5 Phasing outlines the long-term strategy to achieve the full build-out of the new community.

Part 6 Implementation and Next Steps describes the guidelines for regulating the redevelopment of the lands, highlighting important supplementary studies and next steps.

Inspiration Lakeview within a changing Mississauga

Post-war, the city of Mississauga evolved from its industrial past to a largely suburban and commuter community to the abutting, booming city of Toronto. Now the sixth largest city in Canada, Mississauga is growing – its population continues to climb, employment is on the rise and the city is proactively planning for change. In 2008, the City adopted a new Strategic Plan, providing a long-term vision and targeted actions to guide Mississauga on its next phases of growth. The 'Prosper' Pillar and its Visionary Action: "We will create a model sustainable creative community on the waterfront" highlights the importance of the city's shoreline as a key asset. In 2011, the Mississauga Official Plan (MOP) was approved with an emphasis on intensification, redevelopment and transit.

Significance: Provincial, Regional, Municipal and Local Lakefront

As a major waterfront site, Inspiration Lakeview forms part of a connected series of established and emerging lakefront communities on the north shore of Lake Ontario. From historical Downtown Oakville, to Port Credit to Toronto's aspirational new East Bayfront and West Donlands communities, the Inspiration Lakeview lands offer an incredible opportunity to position Mississauga within the region's evolving lakefront districts. At the local, regional and provincial level, the regeneration of the Inspiration Lakeview lands not only provides an exciting opportunity to create an international model for brownfield redevelopment, but offers incredible opportunity to attract visitors from the local area and beyond.

A Missing Piece of Mississauga's Waterfront

Mississauga's waterfront spans 22 kilometres along the shores of Lake Ontario, from Etobicoke Creek in the east to the Oakville border (Joshua Creek) in the west. The City's waterfront is connected by the Waterfront Trail, a signature project of the Waterfront Regeneration Trust, connecting over 1,400 kilometres of trails along the Canadian shores of the St. Lawrence River, Lake Ontario and Lake Erie. The Mississauga shoreline at Inspiration Lakeview is currently by-passed by the Trail, forming a "missing link" to a continuous, connected waterfront park and trail system.

The City is looking to holistically redefine and reconnect the City's fragmented shoreline. From the proposed Lakeview Waterfront Connection (LWC) lakefill project (currently in the final stage of the Environmental Assessment (EA) process) to the east, to the sprawling 104-acre Lakefront Promenade Park and the Port Credit community to the west, the redevelopment of the Inspiration Lakeview lands forms an integral part of Mississauga's greater waterfront development strategy.

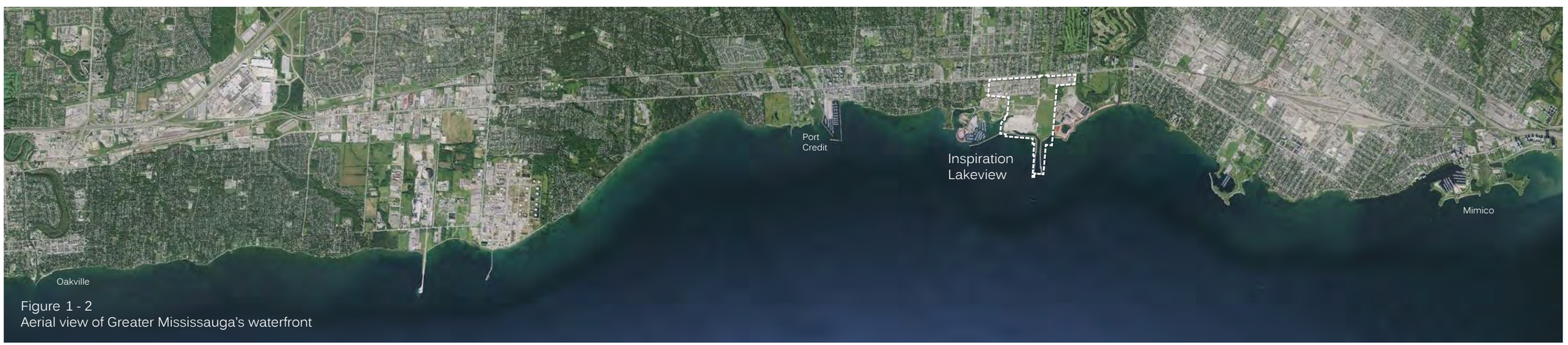
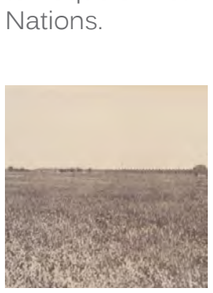


Figure 1 - 2
Aerial view of Greater Mississauga's waterfront

Inspiration Lakeview: A Timeline

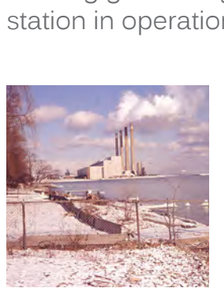
The Lakeview lands have been host to a diverse and eclectic history. From early Iroquois First Nations to French and English settlements and farming plots, to Canada's first airport and a weapons factory employing mostly women, the Lakeview area's history is one to be reflected upon, cherished and revered. With each historical shift, the Lakeview area continues to develop and change to reflect the needs of the community. The abbreviated timeline below highlights the historical transformation of the Lakeview lands.

Early history
Originally home to Iroquois First Nations.



Early 1800 – mid 1800s
European farming settlement amidst colonization and growth.

1962 - 2005
OPG Lakeview coal-burning generating station in operation.



June 12, 2006
Lakeview's Iconic "Four Sisters" smoke stacks demolished.

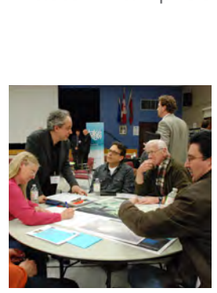


2010 – 2011
Inspiration Lakeview Visioning process.



2011 – 2013
Ongoing technical analyses and background studies.

2013 – 2014
Inspiration Lakeview Master Plan process.

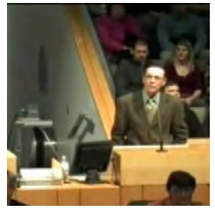




Early 1800s
French and English traders move in.



1900 – mid 1900s
Evolution from farm uses to war-time industry, including armaments manufacturing, weapons training, military barracks, a rifle range, aerodrome and flying school.



2006 – 2008
Citizen-driven Lakeview Legacy project rallies community interest in the site's revitalization.



July 2011 The Province, OPG and the City enter into a Memorandum of Understanding (MOU) to create a shared Vision for the redevelopment of Inspiration Lakeview.

2014 – ongoing
Detailed technical studies, statutory implementation processes and long-term revitalization.

Figure 1 - 3
Inspiration Lakeview: A Timeline

Context: Site Location and Description

Located in the southeast quadrant of Mississauga, the Inspiration Lakeview lands total roughly 99 hectares (245 acres) in size. The site consists of the former OPG Lakeview Generating Station lands (64 ha) and the lands comprising the Lakeview business employment area (35 ha).

Surrounding Uses

From important water and wastewater treatment regional infrastructure, to low-density residential neighbourhoods, protected natural areas and major arterial corridors, the areas surrounding the site are varied in their use.

East

Immediately east of the site is the G.E. Booth Wastewater Treatment Facility (WWTF), owned and operated by the Region of Peel. The Treatment Facility, one of the largest in the Greater Toronto and Hamilton Area (GTHA), treats wastewater from approximately 800,000 people from Brampton, Bolton, Caledon East and the eastern parts of Mississauga. In recent years, the Region has invested significantly in new technologies and processes, receiving international accolades for this state-of-the-art facility. The vast green open space of the City of Mississauga's Arsenal Lands and the City of Toronto's Marie Curtis Park lie east of the WWTF.

West

To the west of Inspiration Lakeview is the Lakeview Water Treatment Facility (LWTF) and a series of public park and recreational facilities associated with Douglas Kennedy Park, AE Crooks Park, Waterworks Park and Lakefront Promenade Park. The predominately low-density neighbourhoods of the Lakeview community lie amongst these public parks and north of Lakeshore Road East. The recently closed Byngmount Beach Public School is located just west of the site and is scheduled for redevelopment.

North

Lakeshore Road East, the main mixed-use corridor in the area, delineates the northern boundary of the Inspiration Lakeview lands. The existing Lakeview community extends north of Lakeshore Road, comprised of predominately low and mid-rise established residential neighbourhood areas, with some commercial, institutional, employment and open space uses scattered throughout.

South

The site is bounded to the south by Lake Ontario.

Access and Connections

Currently, the site is served by regional GO transit and connecting local Mississauga MiWay transit service. Off-road cycling is accommodated along the Boulevard Trail from Hydro Road to Dixie Road, providing a connection to the Waterfront Trail. Inspiration Lakeview is bounded to the north by major arterial Lakeshore Road East as well as the Lakeshore GO rail corridor, just north of Lakeshore Road. Major north-south connections include Dixie Road and Brown's Line to the east and Cawthra Road and Hurontario Street to the west. With the exception of Hydro Road, Lakefront Promenade, East Avenue and Rangeview Road, the fine grain network of residential and collector streets terminates at the northern reaches of the site, leaving the majority of Inspiration Lakeview, a vacant un-serviced parcel.





Figure 1 - 4
Site photos of Inspiration Lakeview



Figure 1 - 5
Aerial delineating the Inspiration Lakeview site

Physical Opportunities and Constraints

The redevelopment of the Inspiration Lakeview lands will create one of the largest development precincts in the city. The size of the site is immense and so are the opportunities associated with it.

Setting the Stage for Transformation

In the fall of 2010, the Inspiration Lakeview Phase 1 Background Report explored the site's existing conditions. In its conclusions, the Background Report provided due diligence information relating to the local planning policy context and framework; existing transportation infrastructure, access and planned improvements; natural hazards and significant natural features, wetlands and watercourses; existing utilities and infrastructure; sub-surface conditions and preliminary cost estimates for remediation; and the redevelopment potential and associated values.

With a strong baseline understanding of the existing conditions, both the Inspiration Lakeview: A Vision and the current Master Plan acknowledge the key site-specific constraints and opportunities that must be addressed as an integral piece to a comprehensive revitalization scheme. Updated key considerations and assumptions are highlighted below.

The Assumptions

Remediation and sub-surface site condition

The former coal yard on the OPG lands is currently remediated to Ministry of Environment (MOE) 2004 Industrial Standards as per a Record of Site Condition (RSC). As the Master Plan includes land uses which are considered sensitive (including residential and active recreation uses), in accordance with Ontario Reg.

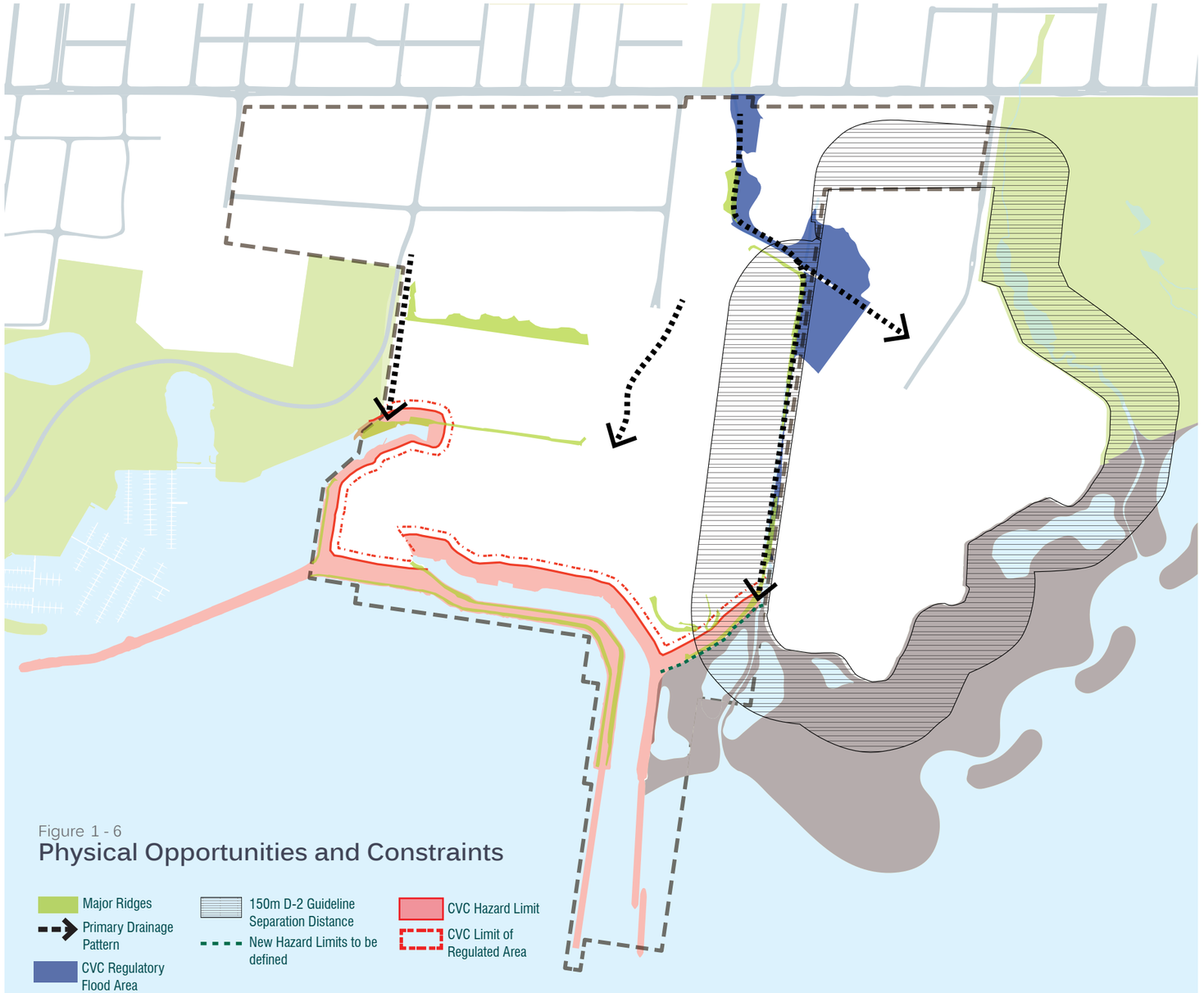


Figure 1 - 6
Physical Opportunities and Constraints

153/04, as amended, one or more RSCs will be required prior to site redevelopment. A series of environmental investigation reports are underway. The extent and exact cost of supplementary remediation to bring the site to redevelopment standards (including the removal of remaining sub-surface infrastructure, as required) remains unknown. While the exact technique, technology and associated costing for remediation or risk assessment is yet to be determined, it has been sufficiently resolved that the site, in its entirety, is in a condition which is conducive to redevelopment of all types, including sensitive and non-sensitive uses. While an active "pump and treat" system for the removal of total petroleum hydrocarbons from groundwater at the southern reaches of the site continues to-date, a baseline assumption for remediation for this area (based on standard best practice) has been included in discussions as a requirement for redevelopment.

Sensitive use buffer area between WWTF

Inspiration Lakeview recommends a minimum separation distance of 150 metres from the noise/odour-producing source to the property line of a proposed sensitive land use. The Master Plan accommodates land use flexibility along a buffer area setback to the north and west of the WWTF, anticipating the need for future, site-specific emission-source studies and/or the preparation of mitigating controls.

This follows the MOE D-2 Guideline: Compatibility between Sewage Treatment and Sensitive Land Use (part of the Ministry's D-Series Guidelines to regulate incompatible land uses). The D-2 Guideline states that plants of this size will be dealt with on an individual basis, with the determination of the required distance dependent on the type of noise/odour sources and the type of mitigation control measures applied.

The Master Plan meets this requirement by placing only employment, District Energy and utility, and institutional uses within the recommended 150 metre buffer area. While employment and utility land uses are not considered to be sensitive, an institutional land use may or may not be considered sensitive as per the D-Series Guidelines. Further study is needed to confirm the site-specific separation distance for development adjacent to the WWTF, particularly related to institutional land uses and other design mitigation measures.

Shoreline hazard lands

Forming part of the Lake Ontario Integrated Shoreline Strategy (LOISS), the Credit Valley Conservation (CVC) regulates this jurisdictional extent of the Lake Ontario shoreline. The CVC's Watershed Planning and Regulation Policies and Shoreline Hazard Maps establish the hazard land setback requirements for all waterfront development and encroachment. The lakefront lands at Inspiration Lakeview account for an approximate 35 - 50 metre setback, from the Lake to the erosion hazard limit/limit of regulated area - where no development is recommended as per the aforementioned CVC Policies and Shoreline Hazard Maps. While residential, commercial and industrial buildings and structures are not permitted within these limits, an area of the Inspiration Lakeview shoreline has been identified for further study. This area, at the landward side of the intake channel, forms an important part of the Lakeview Shoreline and the site's public realm. Opportunities should be explored to permit active uses in this area, including channel-side multi-purpose pavilions, bridges to the piers, pedestrian streets, outdoor cafes, restaurants and bars. Ongoing investigation with the CVC will be needed to determine the extent, permitted uses and special conditions for this hazard land area. The Active and Urban Shoreline Special Study Area is identified and further explained in Part 6: Implementation and Next Steps.

Serson Creek setbacks

Located at the eastern edge of the site, Serson Creek is also a CVC regulated area. Serson Creek is currently split, with the low-flow channel piped under the WWTF and the high-flow channel running southward along the WWTF/OPG property line. Concurrent revitalization works by the CVC, the Toronto and Region Conservation Authority (TRCA) and the City of Mississauga are ongoing to improve creek flow, minimize flood risk and coordinate alignment with the proposed LWC EA. Accounting for these concurrent projects, the Master Plan assumes a 30 - 40 metre "buffer" zone for Serson Creek, allowing for flexibility and changes to the flood and erosion hazard limits, as detailed design concepts are finalized.

Concurrent Local Area Initiatives

As part of the City's ongoing waterfront development strategy, the Inspiration Lakeview Master Plan is but one ongoing revitalization initiative in the immediate Lakeview local area. Key concurrent initiatives are highlighted below.

The Lakeview Waterfront Connection (LWC) EA

Adjacent to the site, a collaborative project of the CVC, TRCA, Region of Peel and the City of Mississauga, the LWC EA is proposed to provide between 1.5 to 2 million cubic metres of lakefill - creating a new, natural waterfront park and enhancing the existing Waterfront Trail at Mississauga's eastern shore.

Public access to the Western Pier

As a priority project, the City of Mississauga is leading a feasibility study to investigate the provision of public access to the Western Pier in advance of full site redevelopment. The study includes investigation and research to document existing conditions, potential risks, identification of issues, opportunities, strengths and weaknesses and next steps. The outcome of the feasibility study is to identify a preferred access route to the Western Pier, provide a preliminary conceptual design and outline schedule, approval requirements and costs for implementation.

Additional studies of interest in the area

- Arsenal Lands/Marie Curtis Park extension
- Adaptive reuse of the Small Arms heritage building as a creative arts, culture and office space
- Re-purposing of the Byngmount Beach Public School site

It is essential that as each project progresses, coordination and collaboration amongst local area initiatives remains at the forefront.

Policy Context

The redevelopment of Inspiration Lakeview is supported by land-use planning policy at all levels. The Master Plan builds on the strengths and overarching policy trends towards the development of mixed-use and transit-supportive urban environments, while protecting and enhancing special waterfront districts. The Master Plan is grounded in the most recent Provincial, Regional and City land-use policies, strategic priorities and local realities – ensuring Inspiration Lakeview is relevant to 2014 and beyond.

Provincial

Provincial Policy Statement

At the Provincial level, the Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement (PPS). The updated PPS, enacted in April 2014, sets the foundation for regulating land use planning and development in Ontario. The PPS provides clear policy on land use planning to promote investment-ready communities, a clean and healthy environment, place-making and mixed-use areas in support of economic and business development.

The Growth Plan

Enacted in 2006 (2013 with amendments), the Growth Plan for the Greater Golden Horseshoe is a Provincial Plan that directs how regional growth in the Greater Golden Horseshoe is managed to 2031. The Growth Plan, entitled Places to Grow, contains policies promoting intensification of the already built-up area, with a focus on urban growth centres, intensification corridors, major transit station areas and brownfield and greyfield sites. The Growth Plan establishes that as of 2015, a minimum of 40% of all residential development within the region will be within the already built-up area. Intensification areas, including brownfield sites such as the Inspiration Lakeview lands, will play a key role in achieving the intensification target.

Regional

The Region of Peel Official Plan

The Region of Peel Official Plan (ROP) is a long-term strategic document implemented to effectively manage regional growth. The most recent (2013 office consolidation) ROP identifies Mississauga as part of the region's urban system. The urban system areas are comprised of a diversity of healthy and complete communities, offering a wide range and mix of housing types and tenures, employment opportunities and recreational and cultural activities - all served and connected by a multi-modal transportation system. Additionally and an integral part of the Inspiration Lakeview redevelopment, the ROP acknowledges the importance of the protection, restoration and enhancement of the Lake Ontario shoreline.

Metrolinx's Big Move

In 2008, Metrolinx, the regional transportation agency for the GTHA released the Regional Transportation Plan, entitled The Big Move. The Big Move is an ambitious plan set to create an integrated multi-modal transportation system across the GTHA that is "seamless, coordinated, efficient, equitable and user-centred." With the release of the Big Move, Metrolinx published a list of the top transit priorities (15-Year Plan) and a subsequent Next Wave Project listing, identifying the remaining unfunded Top Priority projects. Several significant planned transportation infrastructure improvements are identified in the Lakeview area, including:

- Hurontario/Main light rail transit (LRT) line, a 23 km light rail line connecting Port Credit to downtown Brampton via Cooksville and Mississauga City Centre (currently in the EA preliminary design phase)
- Operational improvement and electrification of Express Rail on the Lakeshore GO Line, east and westbound from Oshawa to Hamilton (EA planning studies underway)
- Lakeshore Road from Port Credit GO station to Toronto Union Station identified as a Regional Rapid Transit route (potential for LRT/bus rapid transit (BRT) (currently unfunded).

Municipal

City of Mississauga Strategic Plan

In 2008, the City adopted a new Strategic Plan: Our Future Mississauga. The Plan is based

on a bold Vision and is supported by five Strategic Pillars for Change: Move, Belong, Connect, Prosper and Green. Each Strategic Pillar in the Plan is accompanied by an Action Plan, encouraging citizens to think big about what their City could become. The Visionary Action for the 'Prosper' Pillar is: "We will create a model sustainable creative community on the waterfront."

City of Mississauga Official Plan and Local Area Plan

In line with Provincial and Regional policy direction, the City of Mississauga continues to evolve, with an increasing emphasis on intensification, mixed-use development and long-term investment in transit. In 2010, the City adopted the new Mississauga Official Plan (MOP), guiding growth and development in the city to the year 2031.

The MOP provides an urban hierarchy and urban system to guide growth, as well as local character area policies to distinguish city districts. While the most recent (2014 draft) Lakeview Local Area Plan (LAP) provides updated policies and land use designations for the Lakeview area, the determination of the Community Node (or centre of neighbourhood activity) remains undetermined. The Inspiration Lakeview Master Plan will guide future discussions and the official designation of this Node.

In addition to the MOP and Lakeview LAP, the following City of Mississauga land/ waterfront development reports and policies have been considered throughout the Master Plan:

- Future Directions Master Plan reports (Draft 2014)
- Natural Heritage and Urban Forest Strategy (2014)
- Mississauga Parking Strategy – Phase II: Port Credit and Lakeview (2013)
- Green Development Strategy and Standards (2012)
- Living Green Master Plan (2012)
- Housing Choices: Summary of Housing Needs, Housing Choices (2011)
- Moving Mississauga (2011)
- Mississauga Cycling Master Plan (2010)
- City of Mississauga Strategic Plan (2009)
- Waterfront Parks Strategy (2008)



Part 2

The Process

From Vision to Master Plan

A Vision for Inspiration Lakeview

In 2010 the City of Mississauga initiated Inspiration Lakeview, a comprehensive city-wide public engagement process for the revitalization of the Lakeview lands. In the Vision phase, extensive consultation with landowners, key public sector agencies, local area residents and the general public took place. The Visioning process culminated with the input from over 1,000 community members. Numerous ideas were put forward and subsequently consolidated and summarized into Eight Core Principles shown below.

Link

Connect the City and the water



Open

Open the site with accessible public spaces for all



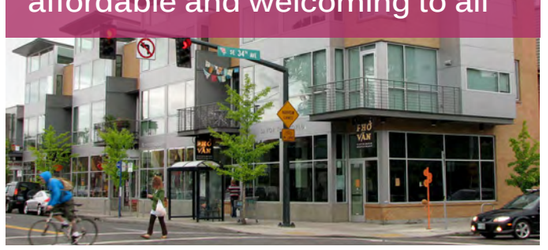
Green

Create a green, sustainable innovative model community



Vibrant

Create a mixed-use community affordable and welcoming to all



Connect

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



Destination

Create a special place to draw visitors



Remember

Commemorate history while creating a new legacy



Viable

Balance public & private investment to be economically sustainable

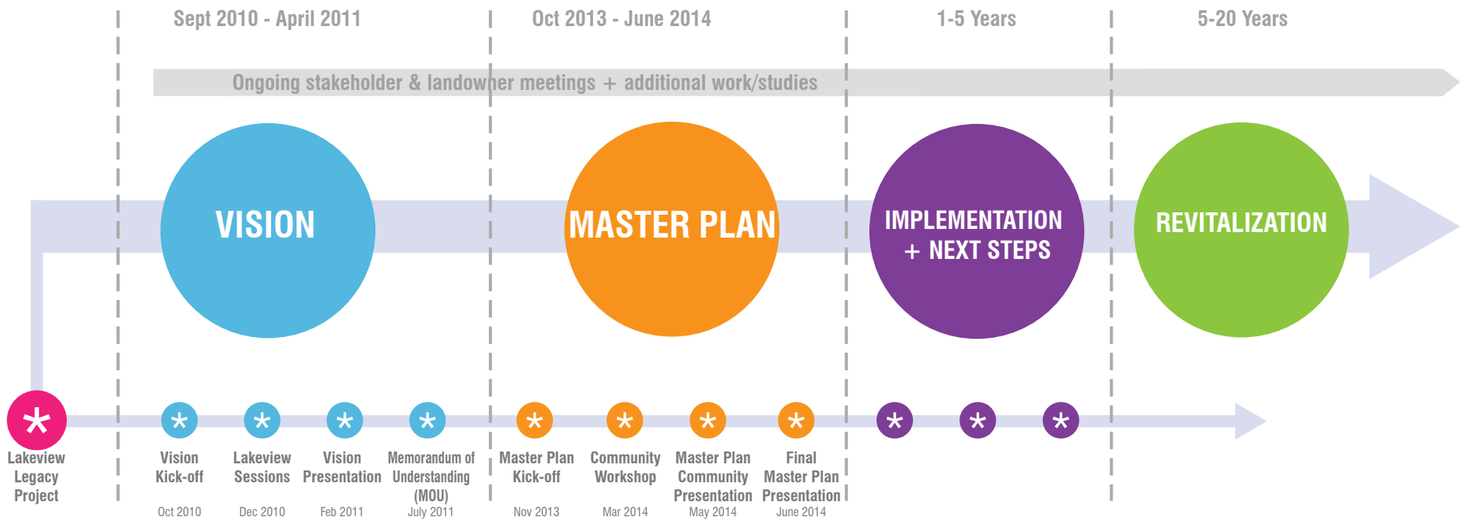


Figure 2 - 1
Eight Core Principles for Inspiration Lakeview

Moving from a Vision to a Master Plan

The Master Plan takes the “Big Ideas” and visionary concepts that emerged from the Vision, further refines, tests and incorporates them into a more detailed guide for redevelopment. Similar to the Visioning process, the Master Plan continued as an iterative and highly collaborative process - with opportunity for community and stakeholder input throughout.

Figure 2 - 2
The Inspiration Lakeview Process



The community engagement process was enhanced with an impressive and up-to-date online presence via the Inspiration Lakeview project website (www.mississauga.ca/lakeview), providing detailed information and important updates to a wider audience.







Figure 2 - 3
Public Meetings and Discussions



Part 3

The Structuring Framework

6 Big Moves

The following Core Principles, the “Six Big Moves,” represent the key structural components of the Master Plan.

01 A Continuous Waterfront



The true “inspiration” for the site is its waterfront location. As one of the missing links to a continuous waterfront park system along the shores of Lake Ontario, Inspiration Lakeview will reconnect Mississauga both to the water and along its shores. The new waterfront will connect to the Waterfront Trail to the east and to the west and dramatically extend outwards into Lake Ontario along the Western Pier. The Lakeview Shoreline is imagined as a destination - a place to walk, cycle and to interact.

02 A Blue and Green Network



Generous green and water-related open spaces are the organizing strategy for Inspiration Lakeview. Forming east-west and north-south spines, public realms of different sizes and function work together to provide a distinctive cultural and ecological community landscape. The network provides strong north-south linkages to the city, clear east-west connections to the neighbouring parks, important stormwater management functions, and intimate neighbourhood courtyards, gardens and parks. Reinforcing the continuous waterfront, the network is both a practical and inspired mix of community and destination spaces.

03 A Fine Grain Street Pattern



Created to support all types of users, including transit-riders, cars, bicycles and pedestrians, the new urban street and block pattern connects the various neighbourhood districts of this new community - to the north, east and west. Building off of and connecting to the existing road network north of Lakeshore Road, the new fine grain street pattern creates for safe and efficient transportation and movement. Inspiration Lakeview is imagined as a unique, urban village - where housing, retail, jobs and community amenities are strategically positioned, creating a truly mixed community.

Figure 3 - 1
6 Big Moves

04 Bring Transit to the Site



To service this new community, opportunities are presented to bring transit into the site. Bringing residents, employees and visitors into and around Inspiration Lakeview with higher order transit is important to not only encourage transport modes other than the private automobile, but to support the area's long-term sustainability and vitality. A flexible approach to the implementation of this costly infrastructure ensures a Plan that is adaptable – one that can and will be fine-tuned as the redevelopment is phased.

05 A Cultural Hub at the Head of the Piers



After 120 years of being closed to the public, a prime waterfront address at Inspiration Lakeview is reserved for culture and public use. The Cultural Hub, at the water's edge, provides a rare opportunity to not only commemorate and celebrate the site's history, but also create a long-term legacy. As Mississauga grows, so too does its diversity - the opportunity to incorporate multi-cultural programs, special uses and waterfront attractions is immense. Culture is not imagined as a stand-alone feature, but a place where arts and culture are incubated as both destination and neighbourhood infrastructure, providing unique venues and opportunity for expression.

06 Employment and Innovation Corridor



Inspired by the area's industrial history, informed by the current stable job base, and prompted by good-planning principles, Inspiration Lakeview plans for the future employment growth for the wider community. In addition to the community's retail, institutional and cultural employment opportunities, an employment and innovation corridor is imagined as a transitional use between the WWTF and the community. As a green technology district, this corridor is intended to attract research and development-type jobs and create affinities with the planned institutional uses (shown in blue).

The Master Plan

The ‘Six Big Moves’ give clear structure to the Master Plan’s open space, land use, transportation and built form strategy. The “Big Moves” provide a unique and specifically Lakeview personality that will define how future Lakeview neighbourhoods evolve. These six moves work together to help deliver the richness and complexity of an urban waterfront community with cultural and economic variety, beautiful interconnected landscapes and high quality living that will make Lakeview a destination and precedent for waterfront renewal.

Inspiration Lakeview will provide:

Approximately
8,000 units

Approximately
15,000 - 20,000 people

Approximately
7,000 - 9,000 jobs

Approximately
12 hectares
Public Parkland

Approximately
4 hectares
Institutional

Approximately
2 hectares
Cultural / Incubator

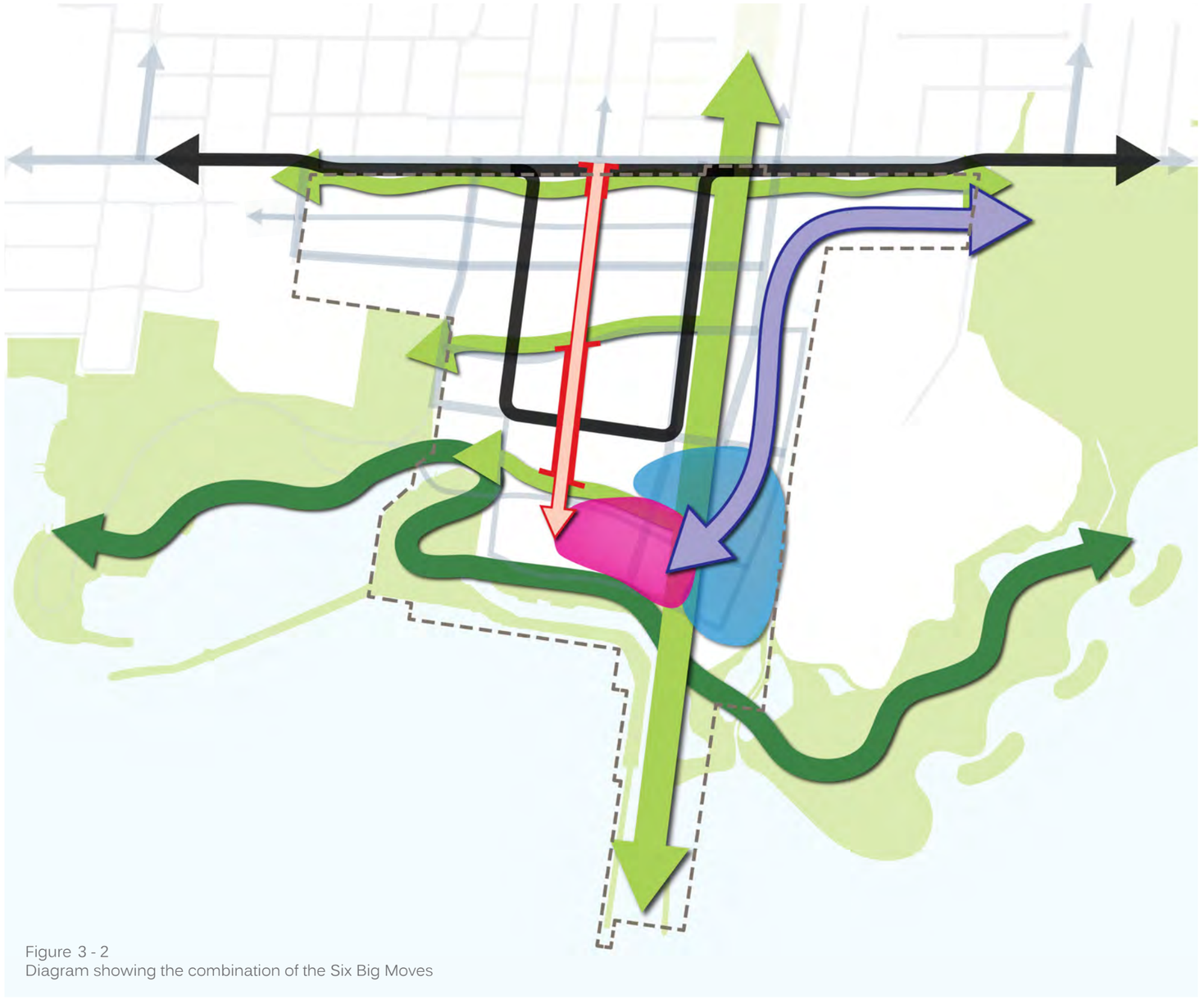


Figure 3 - 2
Diagram showing the combination of the Six Big Moves



Figure 3 - 3
The Master Plan



Part 4

The Master Plan

Open Spaces & Connections

Lakeview will provide for a generous landscaped water's edge, open space linkages to the north, east and west and a variety of park functions and programs. A water-based experience will be provided through access to the western pier, integrated water features and a sustainable approach to stormwater management.

Open Spaces and Connectivity

Comprising an impressive 36% of the total area, the site's public parkland, hazard lands, private open space and right-of-way (ROW) open space (streetscapes) ensure that a strong public realm is at the heart of Inspiration Lakeview. A series of open spaces are thoughtfully distributed throughout the site, accommodating a range of activities, landscapes and destinations. The location, size and configuration of these spaces, as identified, will be reviewed in detail prior to completion of an Official Plan Amendment.

A generous public parkland system spans the vast site - from the Lakeview Shoreline, to the water-inspired Lakeview Commons and Waterway, the linear Greenway and the east-west Aviator Park connector.

The site's shoreline and creek hazard lands are not seen as constrained or forgotten spaces, but rather imagined as rehabilitated natural areas for passive, and where possible, active uses. A series of small private and publicly accessible open spaces and gardens form an integral part of the extensive green network, as do innovative and flexible approaches to the integration of stormwater management (SWM) spines and sustainable streetscape infrastructure.

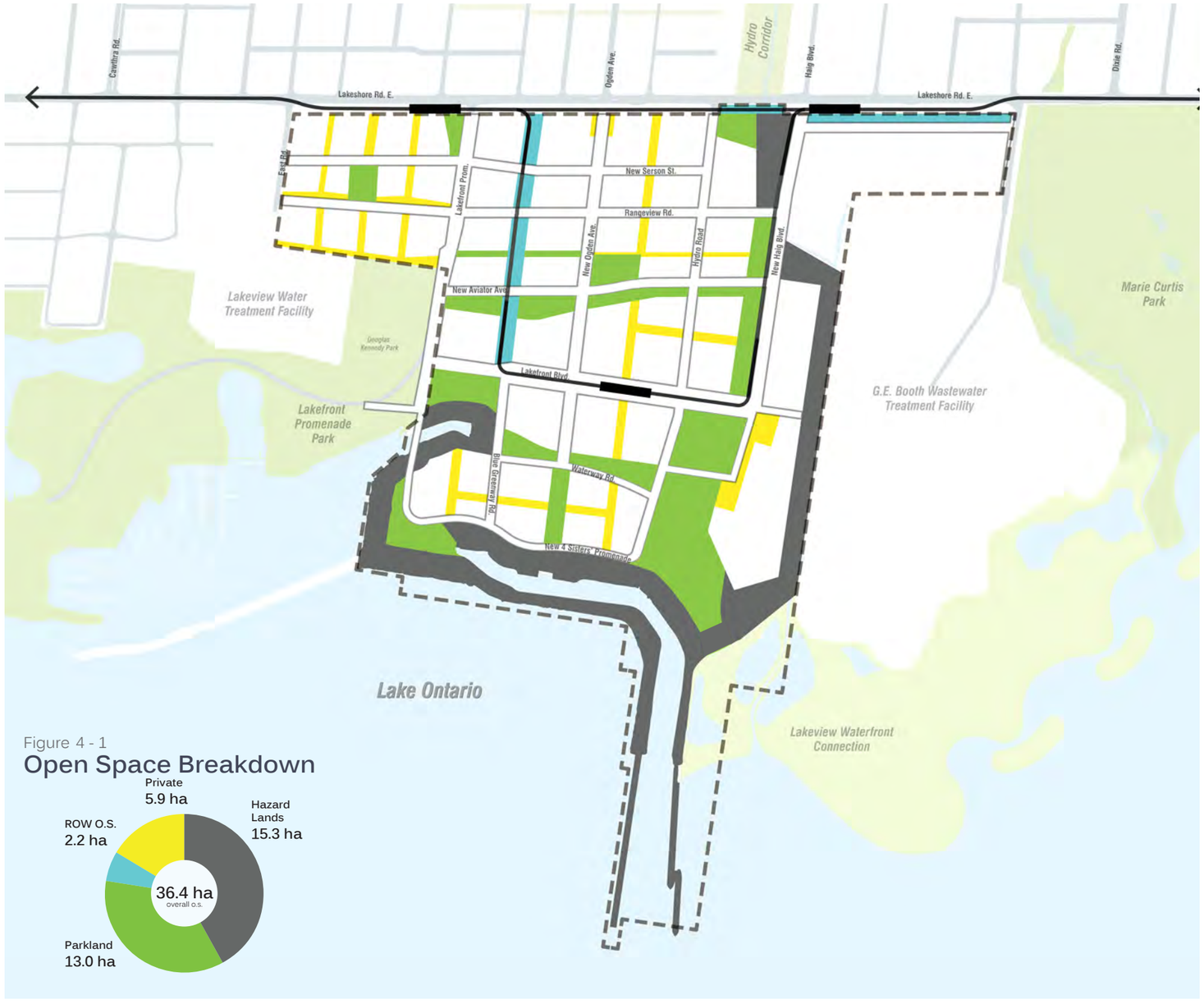


Figure 4 - 1
Open Space Breakdown



Figure 4 - 2
The Master Plan

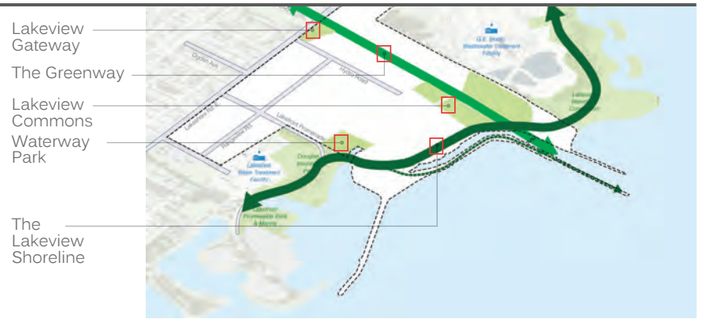
Large, Medium and Small Open Spaces

Inspiration Lakeview will have one of the most varied public and private realms in Ontario. Large, medium and small open spaces define the character of the site and accommodate a range of activities, landscapes and destinations. These include waterfront promenades, outdoor event spaces, playgrounds, urban “gateway” parks and plazas, passive natural areas, intimate neighbourhood courtyards and private gardens.

Inspiration Lakeview’s integrated mix of public and private open spaces will make Lakeview the envy of waterfronts worldwide.

Large Open Spaces

The large open space elements, considered the “bones” of the site, include the 1.2 km linear Greenway park, an iconic Gateway entrance, and the long-awaited Inspiration Lakeview waterfront, organized as two zones - one for active, year round uses and one for passive interaction at the water’s edge.



Medium Open Spaces

Contributing to the creation of a cohesive park system from Lakefront Promenade Park to Marie Curtis Park, the medium moves include a series of east-west park connectors, consisting of neighbourhood parks and cyclist trails. Linear SWM spines integrate stormwater management, while providing functional green open spaces for residential lands.



Small Open Spaces

A series of neighbourhood gardens, public squares and semi-public open spaces complete the network. Located within inner-blocks and privately owned parcels, these spaces are intimately scaled extensions of the public realm. The small open and green spaces serve primarily as places of transition or interface with the residential environment – providing residents day-to-day neighbourhood parks, playsites and adaptable courtyards.





Figure 4 - 3 Bird's eye view of open and green spaces at Inspiration Lakeview



L M S

The Lakeview Shoreline

The Lakeview Shoreline connects Lakefront Promenade Park to Marie Curtis Park via the Western Pier intake channel and capitalizes on the site's industrial legacy to create a truly unique waterfront experience. The Shoreline offers opportunities to interact with Lake Ontario while preserving and fostering new waterfront ecologies. A continuous waterfront experience, from The Dock area for recreation and non-motorized watercraft, Lake Prospect Park at the head, the programmable Channel Squares where the 4 Sisters promenade commences, towards the new Lakeview Waterfront Connection (LWC) to the east. Access to the Western Pier gives unparalleled access into Lake Ontario, showcasing a thrilling new vantage point from the end of the pier. Mississaugans will experience the lake and the city like never before.



Figure 4 - 4 The Lakeview Shoreline

Figure 4 - 5 Section A: Conceptual dimensions of the Lakeview Shoreline

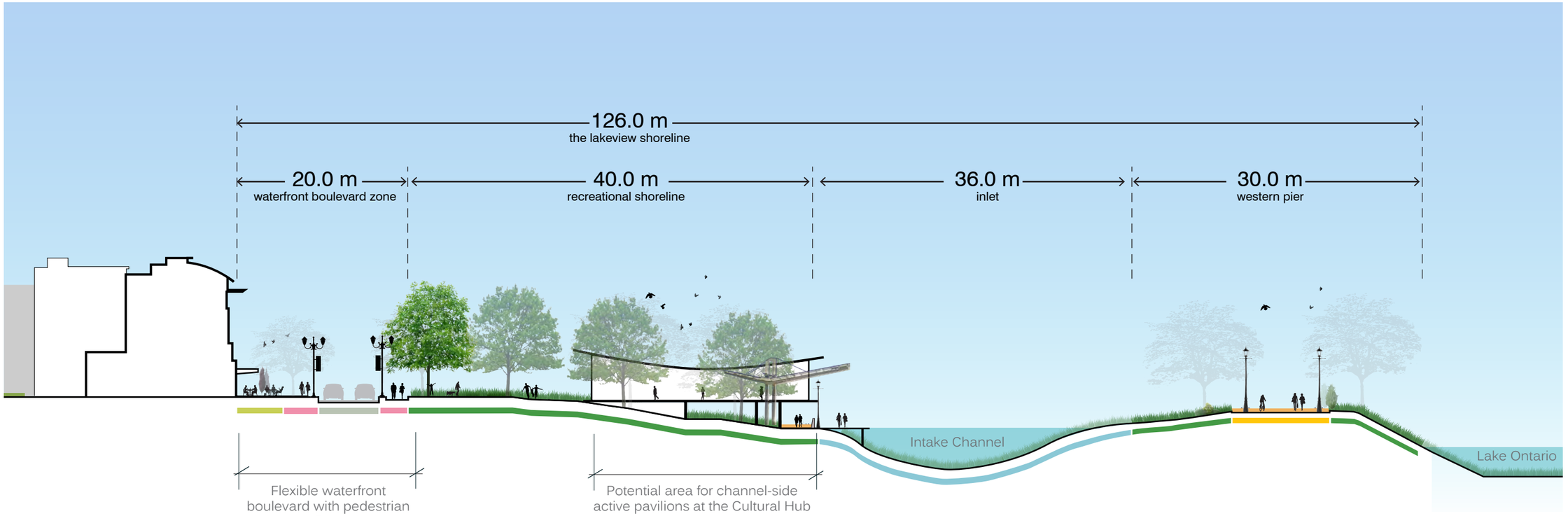


Figure 4 - 6 Coal Harbour, Vancouver



Figure 4 - 7 Harbour Passage, St. John



Figure 4 - 8 Toronto Island, Toronto



Figure 4 - 9 Sugar Beach, Toronto




Lakefront Boulevard
Hydro Road
Cultural Hub
Gallery / Museum
Sisters Walk
Ogden Main Street
Lakefront Promenade
Channel Square
Lake Prospect Park

Coal Hill

The Piers

Lake Ontario

Figure 4 - 10 Bird's Eye View of the Lakeview Shoreline

An Active and Urban Shoreline

A flexible layout at the Lakeview Shoreline allows for the intake channel and piers to engage with active uses at the water's edge. A series of one storey, pavilion buildings could be arranged along the channel to expand upon the cultural activity of the area - from the Cultural hub to where New Ogden Avenue meets Lake Ontario at the central Channel Square. Multi-purpose pavilions provide a series of intimate and lively water-based places with opportunity for additional cultural uses, restaurants and bars. Supported by outdoor cafés, decks and the piers, the Active and Urban Shoreline should be the place where Inspiration Lakeview dips its feet into the water. Ongoing investigation with the Credit Valley Conservation (CVC) will be needed to determine the best method to allow for a sensitive, yet dynamic water's edge experience. Refer to Part 6: Implementation and Next Steps for further discussion of the Active and Urban Shoreline Special Study Area.



Figure 4 - 11 Potential pavilions engage the channel at key locations along the Lakeview Shoreline



Figure 4 - 12 View towards the Cultural Hub and potential channel-side pavilions



Figure 4 - 13 Canal side dining in Leiden, Netherlands



Figure 4 - 14 Vancouver's Granville Island



L M S

The Greenway

A linear green park extends north-south from the Hydro Corridor to Lake Ontario. This link includes the Lakeview Gateway where the Hydro Corridor meets Lakeshore Road and a 1.2 km Greenway extension, linking the northern reaches of the site to the Lakeview Commons and Serson Campus. The Greenway creates a generous eco and play-corridor and forms a vital transitional space between the future community, the planned employment lands and the WWTF. Taking full advantage of the remnant infrastructure, the Greenway provides for a flexibility of green spaces based on programming decisions and a naturalized Serson Creek water management area.



Figure 4 - 15 The Greenway



Figure 4 - 16 River Walk Park, Madrid

Figure 4 - 18 Triangle Park, Pittsburgh





Figure 4 - 17 Superkilen Topotek, Nørrebro



Figure 4 - 19 The Greenway bird's eye view



L M S

The Waterway

Parallel to the waterfront and protected from the seasonal extremes of Lake Ontario, a series of water-themed open spaces form the heart of the Cultural Quarter neighbourhood. Active, programmed spaces will promote year-round activity. The Waterway route consists of opportunities for intimate gatherings at Waterway Park, cafes, splash circuits and skating rinks along a protected urban Waterway and a connection to Lakeview Commons and the Serson Campus. Serson Campus (subject to future detailed review and budget availability), further commemorates the site's industrial legacy with Coal Hill, a landscaped-area that provides a hill-side setting for outdoor performances. The Waterway represents the transition from residential neighbourhood to the north to Cultural Quarter and waterfront to the south.



Figure 4 - 20 The Waterway



Figure 4 - 21 HTO Park, Toronto

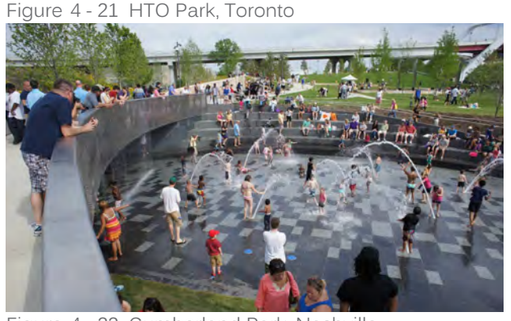


Figure 4 - 22 Cumberland Park, Nashville



Figure 4 - 23 Skating trail at Sam Smith Park, Etobicoke

Skating and Splash Pad

Gallery / Museum

Cultural Hub

Ogden Main Street

The Waterway

Lakefront Blvd.

Blue Greenway Rd.

Waterway Park

Lakefront Promenade

Figure 4 - 24 The Waterway bird's eye view



L M S

Park Connectors

A system of public parks are planned to ensure east-west open space continuity, linking Lakefront Promenade Park and Douglas Kennedy Park to the east to Marie Curtis Park to the west. Traversing the central site, Aviator Park is a linear park connector leading to the Greenway and encompassing Central Park, providing a community-scaled public park. The route between these parks forms part of the wider pedestrian and cycling network. The Waterway to the south, also considered a neighbourhood-scaled park connector, links Lakeview Promenade Park and Marie Curtis Park via the waterfront.



Figure 4 - 25 Park Connectors



Figure 4 - 26 Park Connectors bird's eye view

Figure 4 - 27 West Toronto Railpath, Toronto



Figure 4 - 28 Bryant Park Trees, New York



L M S

Stormwater Management

A series of north-south SWM spines dispersed throughout the site facilitate an innovative approach to stormwater management. These innovative SWM spines not only provide important water collection function, but add natural elements to the public realm.



Figure 4 - 29 Stormwater management spines bird's eye view

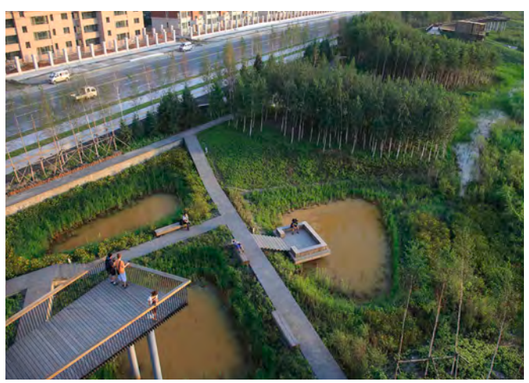


Figure 4 - 30 Stormwater Filtration Haerbin City, China



Figure 4 - 31 Stormwater Planter, Portland, Oregon



L M S

Small Greens and Gardens

A series of small courtyards, gardens and public squares complete the open space network. Many of these gardens are located within neighbourhood parcels as courtyard and street-related spaces. These gardens provide for local community-scaled amenity spaces and for individual private gardens.



Figure 4 - 32 North Greenwich, England



Figure 4 - 33 Coin Street Developments, London



Figure 4 - 34 Skating trail at Sam Smith Park, Etobicoke

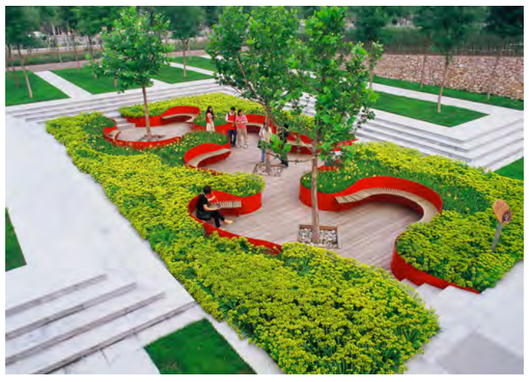


Figure 4 - 35 Tijanjin Bridged Gardens, China



Figure 4 - 36 Private Parks, Vancouver

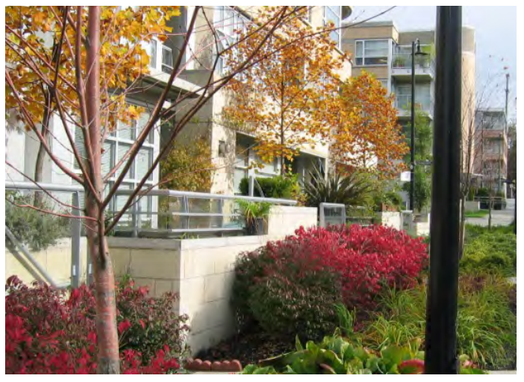


Figure 4 - 37 Private Parks, Vancouver


GRANVILLE ISLAND PUBLIC MARKET
Bridges

Land Use

Lakeview will include a variety of uses that allow opportunities for people to live, work, learn and play. In addition to residential, commercial and employment uses, the provision of cultural, institutional and recreational opportunities will also be established.

Land Use

Inspiration Lakeview will become a vibrant mixed-use community within Mississauga. While the majority of the site is planned as residential neighbourhoods, the objective is to attract a diversity of complementary employment, commercial, institutional and recreational uses - ensuring the redevelopment is a viable and sustainable urban community.

The Master Plan is planned to accommodate for great variety in both scale and use. The distribution and quantum of uses build upon the founding Six Big Moves. These uses include an integrated network of open spaces, neighbourhood mainstreets, a green-tech innovation corridor, a waterfront institutional campus and a cultural quarter that is further supported by potential incubator space.



Figure 4 - 38
Open Spaces

The generous open space network remains at the forefront of the land use strategy. A vast network of functional public parks and amenities make up the large and medium open space system, including a multi-use linear greenway, pedestrian and cyclist park connectors and a publicly accessible shoreline. A series of small open spaces complete the network - made up of public squares, community gardens, linear stormwater management (SWM) spines and private green spaces.

Imagined as a unique east-west, north-south system, Inspiration Lakeview's open spaces provide ample opportunity for both passive and active outdoor activity, reinforcing the anticipated range of neighbourhood and waterfront uses to come. The Plan's vast green and open space network provides sufficient opportunity to increase the city's urban tree canopy.



Figure 4 - 39
Culture

As a catalytic space earmarked for arts and culture, the Cultural Hub is a key piece of public infrastructure. The dedicated four-acre site is generous enough to provide for a diversity of programming, much-needed investment in community infrastructure and opportunities for new and emerging creative industries.

A museum, artist galleries, indoor and outdoor festival spaces, public art, live/work studios and creative industry incubators highlight this prime waterfront address as a unique destination and the heart of the community. It will attract both local and regional visitors and play a key role in making Lakeview a socially inclusive and creative community. Its proximity to the green-tech innovation corridor and institutional campus fosters further synergy between art, ecology, creative industry, education and youth. The Cultural Hub anchors the Lakeview piers and becomes a fitting junction between the waterfront and the community.



Figure 4 - 40

Incubator Mixed-Use

As an extension of the Cultural Quarter, at-grade “incubator” spaces are conceived to provide a flexible space to attract cultural and start-up uses, including theatre spaces, set production and artist studios.

Integrated and at-grade, these flexible spaces activate the ground floor of this residential area, allowing the neighbourhood to potentially grow into a creative cluster with local economic benefits. Cultural incubation models are increasingly developed in many global cities - inviting collaboration between developers, the City and the community.



Figure 4 - 41

Commercial Mixed-Use

The commercial heart of the site is centrally located along “New Ogden Avenue.” The central retail hub, located towards The Waterway invites small-scale retail, dining and commercial uses at-grade, with residential units above. Integrated retail and neighbourhood community services will be encouraged to enhance the viability and urban life of these districts. A smaller commercial anchor at New Ogden Avenue and Lakeshore Road, the Ogden Corners, creates an intimate commercial gateway into the new community.



Figure 4 - 42

Institutional

A post-secondary institution nestled in a prime waterfront location provides an incredible opportunity for investment. Proximity to the Innovation Corridor and the adjacent Cultural Quarter creates substantial opportunity for co-location ventures and synergies.

The nine-acre campus-style institution adds to the 24-hour life cycle of the waterfront. While the institutional land use is presented as a “stand alone” location, it is assumed that the other required community amenities, such as libraries, elementary schools, community centres and emergency services will be integrated within the mixed-use neighbourhoods.



Figure 4 - 43

Employment

The provision of on-site employment is essential to ensure Inspiration Lakeview becomes a truly mixed-use community - where residents can live and work. The Master Plan strives to achieve the favourable live/work target of two people for every one job (as per the Mississauga Official Plan (MOP) recommended 1:2 population/employment ratio).

In addition to the site's institutional, cultural and retail employment, a re-located employment area is located at the eastern extent of the site. This district, known as the Serson Place Innovation Corridor capitalizes on the mandatory buffer zone adjacent to the WWTF – where no sensitive uses are permitted. The Corridor provides significant floor area for green technology - including clean energy, sustainable and innovative design and green building, office and light-industrial employment, where smaller floor plates and shared work spaces are envisioned. The strategic location of the Corridor, adjacent to the District Energy and institutional facilities invites collaboration and partnership.



Figure 4 - 44

Residential

Comprising the majority of the site, the residential areas create the life of the community, establishing Inspiration Lakeview as a place to call home. The residential areas are organized by neighbourhoods and are comprised of a mix of townhouse, mid-rise and taller buildings. Consistent with local housing market demand, these districts provide a wide range of options for people at all stages of life. Ground-related townhouses with larger floor plates for families, accessible housing for seniors and apartments and condominiums of various sizes encourage a healthy mix of unit type, tenure and provide affordable housing options. The majority of the site assumes mid-rise development, with some taller building elements and townhouse districts dispersed throughout.

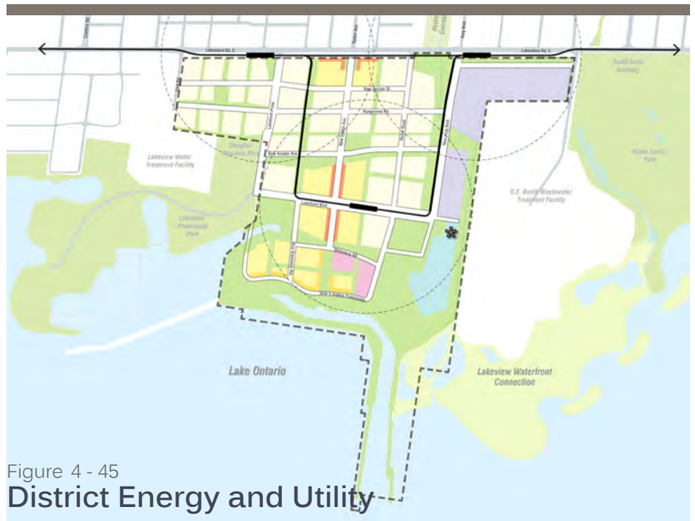


Figure 4 - 45

District Energy and Utility

A parcel located between the Serson Place Innovation Corridor and the Serson Campus institutional area is dedicated to District Energy and Utility uses. Inspiration Lakeview is ideally suited to deliver a community energy model, including opportunities for District Energy and an innovative waste management system, including vacuum waste collection.

While the City of Mississauga has expressed interest in locating a District Energy facility/facilities at Inspiration Lakeview, the exact location, configuration and phasing of the facility/facilities will be determined following the preparation and evaluation of: a) a Business Case Study to demonstrate feasibility, and b) a Land Use Compatibility Study to evaluate the impacts on surrounding uses. Refer to Part 6: Implementation and Next Steps for further details.

Figure 4 - 46
Land Uses

- Open Space
- Cultural
- Residential Mixed-Use
- Incubator Residential Mixed-Use
- Commercial Residential Mixed-use
- Institutional
- Employment
- Residential
- District Energy and Utility
- Conceptual Transit Alignment & Transit Station
- 5-Minute Walk from Transit Station


METRO

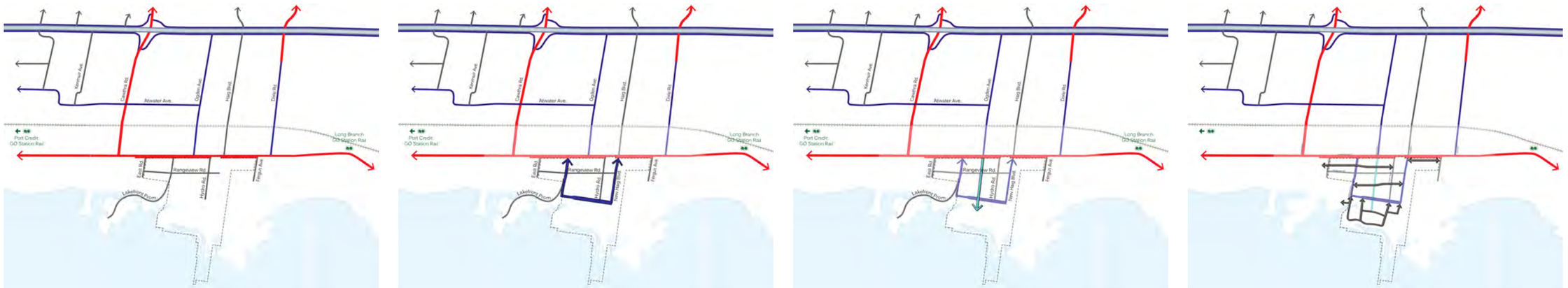
Movement & Transportation

Lakeview will be developed as a transit-supportive community. A new street network will be created that supports transit, walking and cycling options. A dedicated loop for future higher order transit should be provided.

Street Network

Mississauga has a well-developed network of highway, arterial and collector roads. The Inspiration Lakeview road network is organized to feed into the existing network, creating connections to the communities to the north, east and west. The new community is planned to encourage alternative modes of transportation and support higher order transit, cycling and pedestrians.

Figure 4 - 47
Structuring a New Road Network



Existing Road Network

Considering the site is largely a vacant parcel, the existing internal road network is minimal. East Avenue, Alexandra Avenue, Lakefront Promenade, Ogden Avenue, Hydro Road and Haig Boulevard provide local north-south access. Rangeview Road, First Street, Gardner Avenue and Third Street provide local east-west connections. Looking outward, major north-south connections include Dixie Road and Brown's Line to the east and Cawthra Road and Hurontario Street to the west. Lakeshore Road East is the major east-west corridor.

Build off the Existing Road Pattern

Where possible, existing road alignments have been maintained, including Hydro Road, Rangeview Road, Lakefront Promenade and East Avenue. The new internal road network builds off of these existing right-of-ways (ROWs) and provides connections to the communities to the north, east and west. The site's internal street network and block pattern is designed as a grid, facilitating efficient travel.

Introduce New Ogden Avenue Main Street

The commercial heart of the site is located along the extension of "New Ogden Avenue." As the central "spine" of the neighbourhood, this vibrant, pedestrian-oriented street encourages wide sidewalks, space for outdoor cafés and sitting areas, attractive street furniture, lighting and vegetation. Active retail and commercial street frontages are encouraged in the confined retail nodes - giving this street a village-like mainstreet feel.

Incorporate a Fine Grain Pattern of Local Roads

The well-integrated fine grain pattern of local streets from Lakeshore Road East south to the waterfront is developed to disperse both internal and external trips and reduce traffic congestion. The site's smaller blocks create the need for more intersections – improving permeability for pedestrians and cyclists, decreasing collision rates and minimizing the need for wide arterial distributor roads.

Figure 4 - 48
Conceptual Street Network

- Arterial
- Collector
- Main Street
- Local Road

While conceptual, the street network diagram classifies the different roads in accordance with the Mississauga Official Plan (MOP) Schedule 5 - Long Term Road Network and Lakeview Local Area Plan (LAP) Schedule 3 - Long Term Road and Transit Network.

Lakeshore Road - Higher Order Transit

Inspiration Lakeview is a transit-supportive community. Designed to create a model, new community, the Master Plan's land use and density distribution strategy is intricately developed to accommodate higher order transit service.

Targeted Transit Coverage

To meet the needs of both the new and existing Lakeview communities, the preferred conceptual transit option loops into the site, allowing for stations to be spaced according to the Ministry of Transportation (MTO) recommended 400 metre or 5-minute walking radius for all residents. In line with the overarching MOP and provincial policies to reduce sprawl, intensify development and increase the daily use of public transit in urban centres, the provision of convenient access to frequent transit service is increasingly important, particularly to facilitate ridership uptake and encourage behavioural change.



Figure 4 - 49
Radii showing 5-minute walking distance to transit station



Figure 4 - 50
Preferred higher order transit alignment

Figure 4 - 51
A Flexible Transit Strategy



Transit Along Lakeshore

Attractive from a cost and implementation perspective, this linear line connects with ease to other planned transit improvements in the area, including the Hurontario/Main light rail transit (LRT) project to the west and Long Branch station to the east. However, site accessibility and transit station coverage is limited, particularly south towards the water's edge.



Transit Along Lakeshore & New Haig Boulevard

As a "spur" option, this T-shaped alignment provides improved site access and some complement to the density distribution and land use strategy. Detailed alignment, service timing and turning radii capabilities require further study.



Complete Transit Loop

As the preferred option, the "U-shaped" loop provides the most optimal transit station coverage for the site. This alignment supports the land use and density distribution strategy, as well as forms part of the open space network with both on-street and greenway track configuration. Detailed alignment, service timing and turning radii capabilities require further study.

Figure 4 - 52
Conceptual Higher Order Transit

Conceptual Transit Alignment & Transit Station

5-Minute Walk from Transit Station

Arterial
Collector
Main Street
Local Road

While conceptual, the street network diagram classifies the different roads in accordance with the MOP Schedule 5 - Long Term Road Network and Lakeview LAP Schedule 3 - Long Term Road and Transit Network.

The preferred “U-shaped” transit loop alignment is conceptual and dependent on a number of supplementary studies, including (but not limited to) the Lakeshore Road Corridor Master Plan; a series of Environmental Assessments (EAs); and additional local area studies. While conceptual, this preferred transit loop is assumed in the entirety of the Master Plan.

Conceptual Cycling Network

The Inspiration Lakeview cycling network includes year-round, safe cycle paths for both commuter and recreational uses. A series of on and off-road cycle paths connect the vast site, north-south from the water's edge via the Greenway and Lakefront Promenade and east-west via the Lakeview Shoreline, Park Connectors and Lakeshore Road.

On-Road Cycling Route

Traversing the central areas of the site on bicycle is facilitated with the provision of on-road or commuter cycle paths (either dedicated on-street bike lanes and or curb-side bike lanes). Safe street infrastructure, markings and intersection signals are encouraged, particularly in designated cycle lane zones.

Off-Road Cycling Route

As a continuation of the existing off-road cycle network, a series of new off-road or recreational connections are introduced. The cycling route at the Lakeview Shoreline provides the long-anticipated "missing link" to the existing Waterfront Trail. A central east-west cycling route, at Aviator Park links the existing recreational trails at Lakefront Promenade Park and Douglas Kennedy Park to the west, through the site and eastwards to Toronto's Marie Curtis Park. An additional off-road boulevard cycle path along Lakeshore Road completes the network.



Figure 4 - 53
On-road cycling infrastructure



Figure 4 - 54
Off-road cycling path



Figure 4 - 55
Conceptual Cycling Network

- Off-Road/Recreational Cycling Route
- On-Road/Commuter Cycling Route
- Existing Waterfront Trail

Figure 4 - 56

Street Typologies

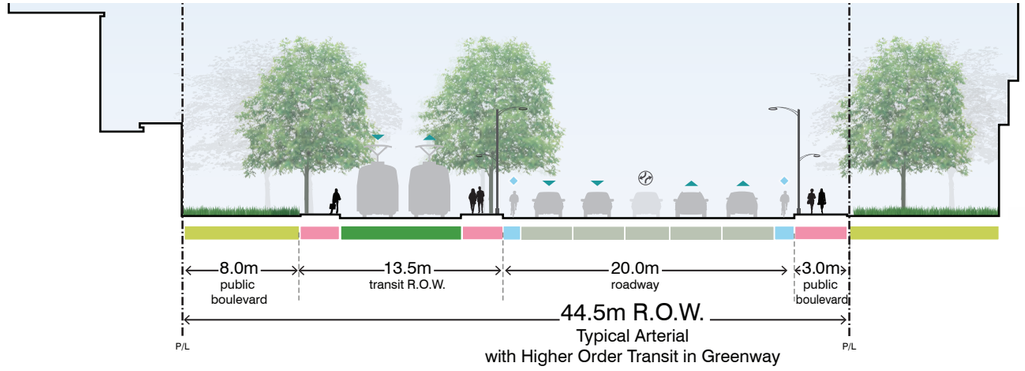
Arterial with higher order transit in Greenway

Section A

Lakeshore Road E.*

26.0 to 45.0 m R.O.W

As a main arterial in the area, this wide street includes the provision for a dedicated higher order transit lane, as well as sufficient space for car, bike and pedestrian traffic.



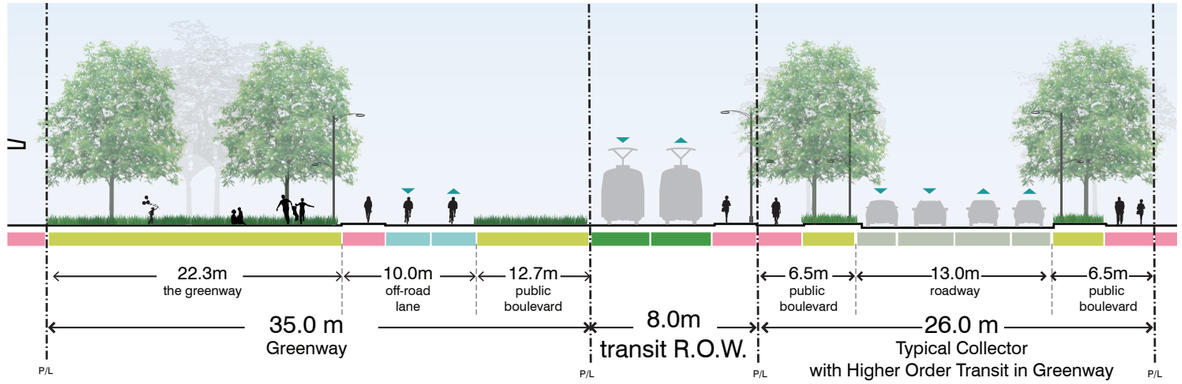
Collector with higher order transit in Greenway

Section B

New Haig Boulevard*

68.0 m R.O.W

This wide ROW includes the linear Greenway and adjoining provision for a higher order transit lane, as well as space for an off-road cycle path, a public boulevard and car traffic lanes.



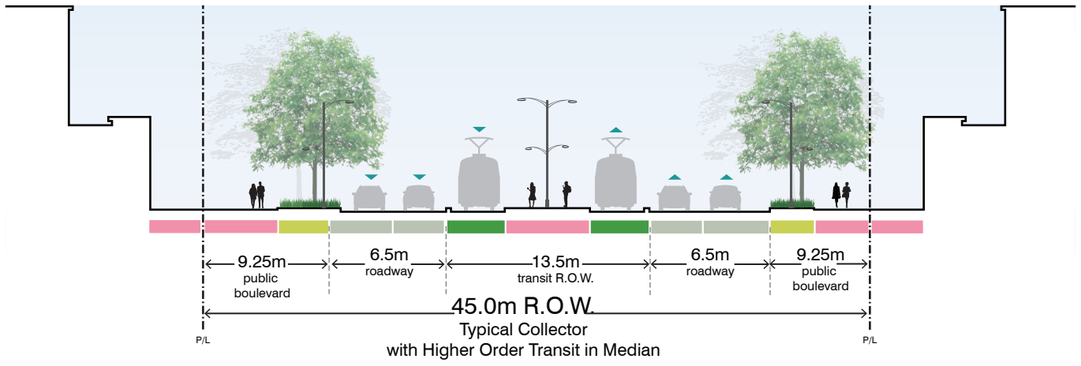
Collector with higher order transit in median

Section C

Waterway Road*

45.0 m R.O.W

As a key east-west street, Waterway Road provides a generous pedestrian boulevard, a centre higher order transit lane and car traffic lanes.



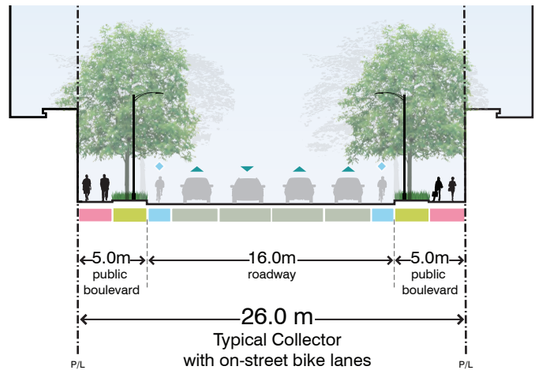
Collector with no transit

Section D

Lakefront Promenade*

26.0 m R.O.W

At the western extent of the site, this typical north-south collector provides public boulevards with opportunities for streetscaping, tree plantings and an enhanced pedestrian realm.



* All road ROWs will be sized to allow for the planting of street trees which can thrive and grow to maturity (+50 years). An unencumbered minimum 2 metre boulevard width is recommended for all ROWs. All street dimensions are subject to review and detail design.

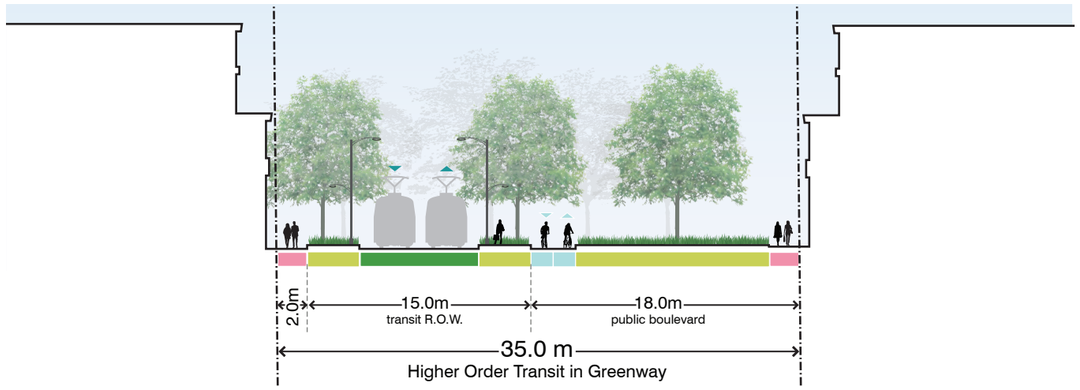
Higher Order Transit in Greenway

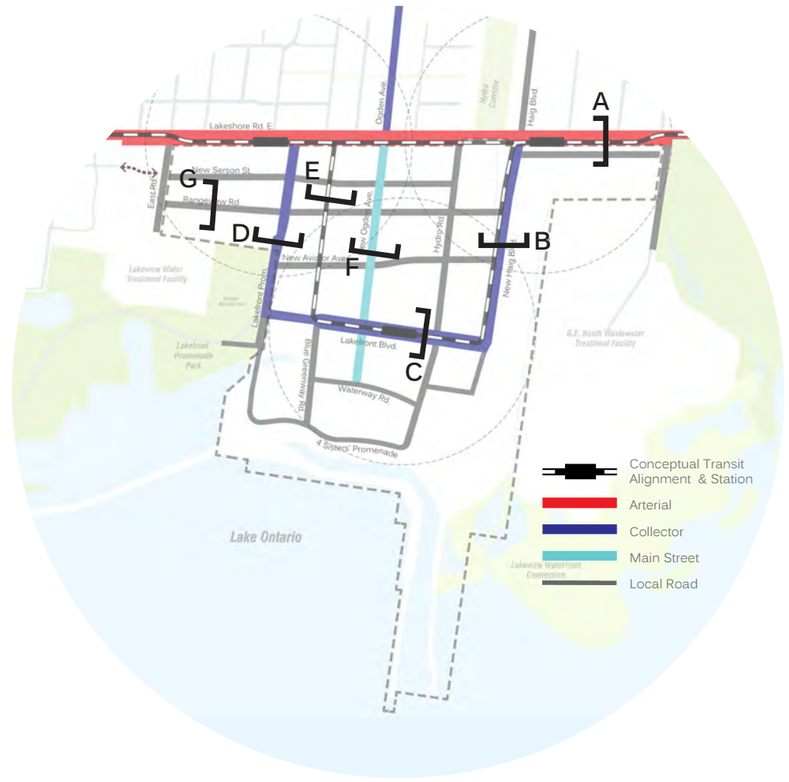
Section E

The Arbourway*

R.O.W varies

A linear greenspace that can accommodate an innovative higher order transit system is fronted by residential units and a wide public boulevard.





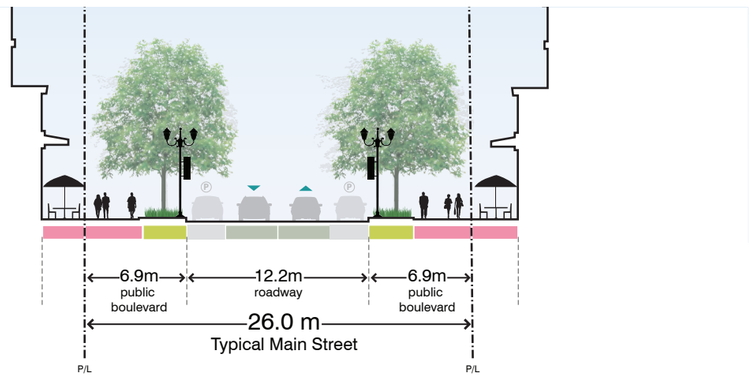
Main Street

Section F

New Ogden Avenue*

26.0 m R.O.W

Ogden Avenue is designed as the vibrant “mainstreet,” with opportunities for streetside cafés, shopping, and opportunities for streetscaping, tree plantings and an enhanced pedestrian realm.



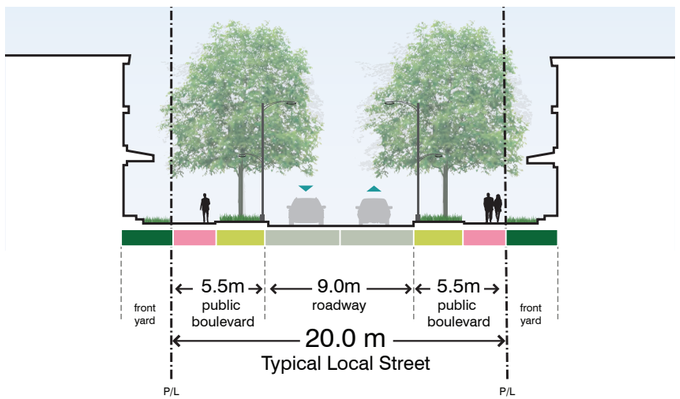
Local Road

Section G

Typical Residential Street*

20.0 m R.O.W.

Typical residential streets are imagined as quiet intimate settings with continuous rows of trees and generous sidewalks.





Built Form & Neighbourhoods

The predominant built form in Lakeview will be at a mid-rise scale. Opportunities for ground-related and family housing will be maximized. Limited taller elements will be permitted to support transit but must earn the sky through design excellence and protection of skyviews and sunlight.

Density Targets

According to the 2014 draft Lakeview Local Area Plan (LAP), Lakeview's current population is 22,750 people. In line with the City's most recent (2013) Population Growth Forecast, Mississauga Official Plan (MOP) Character Area policies, the Ministry of Transportation (MTO) Transit-Supportive Guidelines, as well as recommendations on the marketable residential building types and unit sizes in the Lakeview area, the target population for the Inspiration Lakeview lands is projected to be approximately 15,000 to 20,000 people over the next 30 years, in approximately 8,000 new units.

The target population for the Inspiration Lakeview lands is somewhere between a Major Node and a Community Node. The projected population provides an appropriate density to allow for the designation of a Community Node within the site.

Significant opportunity for new employment is presented at the Serson Place Innovation Corridor, intended to attract green technology, innovative office space and research and development-type jobs. This Corridor seeks to achieve the MOP recommended 1:2 to 2:1 population to employment ratio.

Inspiration Lakeview will provide:



Figure 4 - 57
Breakdown of Density Targets

		People / Ha	Units / Ha	Total Density People on Inspiration Lakeview site*	Total Density Units on Inspiration Lakeview site	Population to Employment Ratio
Mississauga Official Plan	Major Node	200 – 300 (combined residents and jobs)	n / a	13,200 – 19,800 people	6,000 – 9,000 units**	2 : 1 to 1 : 2
Mississauga Official Plan	Community Node	100 – 200 (combined residents and jobs)	n / a	6,600 – 13,200 people	3,000 – 6,000 units**	2 : 1 to 1 : 2
Mississauga Growth Forecast Report ***	Inspiration Lakeview	n / a	n / a	11,000 people to 2041 19,000 people beyond 2041	3,700 units to 2041 10,500 units at capacity	n / a
MTO	Transit-Supportive Density Guidelines	n / a	72	15,840 people**	7,200 units	n / a

* Assumes gross Inspiration Lakeview site (100 ha)
** Assumes 2.2 people/unit, numbers have been rounded
*** Targets beyond 2041 are for reference only

Delivering Density

The distribution of building density has been designed to achieve the following:

1. Gradual transition from the established residential neighbourhoods adjacent to Inspiration Lakeview
2. Reinforce a community-scale at Lakeshore Road East, in keeping with the character of this arterial route
3. Increase in density and height towards the centre of the site, along higher order transit and large open spaces
4. Gradual transition to mid-rise towards the waterfront
5. Maximum daylight hours (6-8 hours) along key open spaces and streets
6. Ensure that key locations for landmark buildings are considered
7. Promote a fine grain of built form that creates a varied skyline and promotes views and daylight.

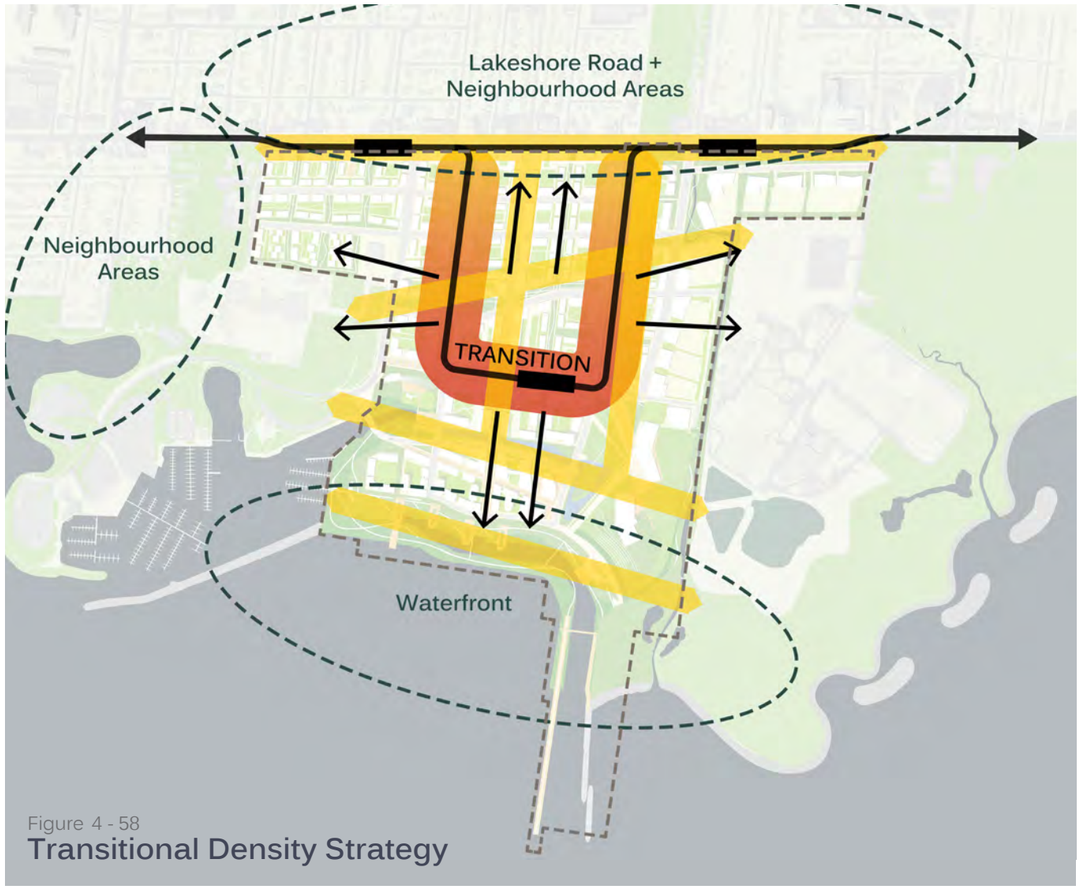


Figure 4 - 58
Transitional Density Strategy

Respect Context

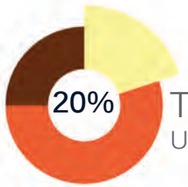
Daylight Key Spines
(Provide 6-8 hours daylight)

Additional Density

Support Transit

Building Typologies

The universal appeal of waterfront sites in the Greater Toronto and Hamilton Area (GTHA) positions Inspiration Lakeview as a very desirable, new community. To strengthen the City and Region of Peels' commitment to the provision of affordable housing options and to ensure a demographic mix, a variety of residential building types, tenure and unit sizes have been provided.



Townhouse
Up to 4 storeys

Ground-oriented and with larger building floor plates, a diversity of stacked, back-to-back and traditional townhomes are well-suited to the family base in Mississauga. The in-demand townhouse market is further enhanced by the existing and proposed community infrastructure, recreation amenities and extensive parks and trails network.



Traditional Townhouse

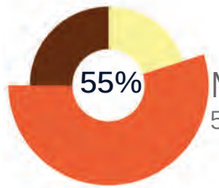


Stacked Townhouse



Back-to-Back Stacked Townhouse

Figure 4 - 59
Low-rise townhouse building typology

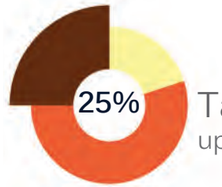


Mid-Rise
5 to 8 storeys

The mid-rise built form type delivers high quality street and public space frontages, a human-scaled density and presents opportunity for design excellence. While mid-rise is presented as a range (5-8 storeys), the Master Plan delivers most at 5-6 storeys. Strengthened by the recent anticipated change to the Ontario Building Code - to permit wood construction up to six storeys, these lower heights present significant opportunity for precedent-setting development.



Figure 4 - 60
Dockside Green, Victoria



Taller Building Elements
up to 15 storeys

To meet the density targets and support higher order transit at key locations, a certain number of taller buildings will be required. Integrated tall building elements with high architectural standards can be delivered as a sensitive urban form. This use of taller buildings aids in creating a varied skyline, diversity of unit type and tenure, options for affordable housing and an economically viable development.



Figure 4 - 61
One Cole Condominium, Toronto

Waterway District Height Special Study Area
Above 15 storeys

Select taller and architecturally significant buildings may be considered in order to create landmarks and highlight the character of this new community. A Waterway District Height Special Study Area is identified at the site's south-west quadrant. Buildings in this area must respond to their privileged waterfront address and be subject to design rigour and additional review to confirm and/or adjust identified height permissions. Refer to Part 6: Implementation and Next Steps for further discussion of this Special Study Area.



Figure 4 - 62
Frank Ghery Tower, Santa Monica



Figure 4 - 63
Building Typology Distribution

- Traditional Townhouse
- Stacked Townhouse
- Back-to-Back Stacked Townhouse
- Mid-Rise Building
- Taller Building Element
- Waterway District Height Special Study Area

Heights

A mix of low-rise, mid-rise and small towers deliver the site's target density, with a varied distribution of heights.

20% are low-rise, ground-related, family-oriented townhouse buildings with heights up to four storeys. These lower-rise forms are strategically allocated as transition areas or as an integrated part of higher density blocks.

Approximately 55% of the site's built form is mid-rise. At times, taller building elements may be integrated with the mid-rise, but will have specific design criteria to mitigate impacts on adjacent public open space, including large setbacks and small floor plates.

The remainder of the density is delivered with slender "point" tower buildings that are generally kept to a maximum of 15 storeys. A special landmark location where additional height and signature buildings may be warranted is identified in the south west portion of the site and requires special consideration and further study.

Design-based criteria to "earn the sky" will be established for any massing above 15 storeys in height.

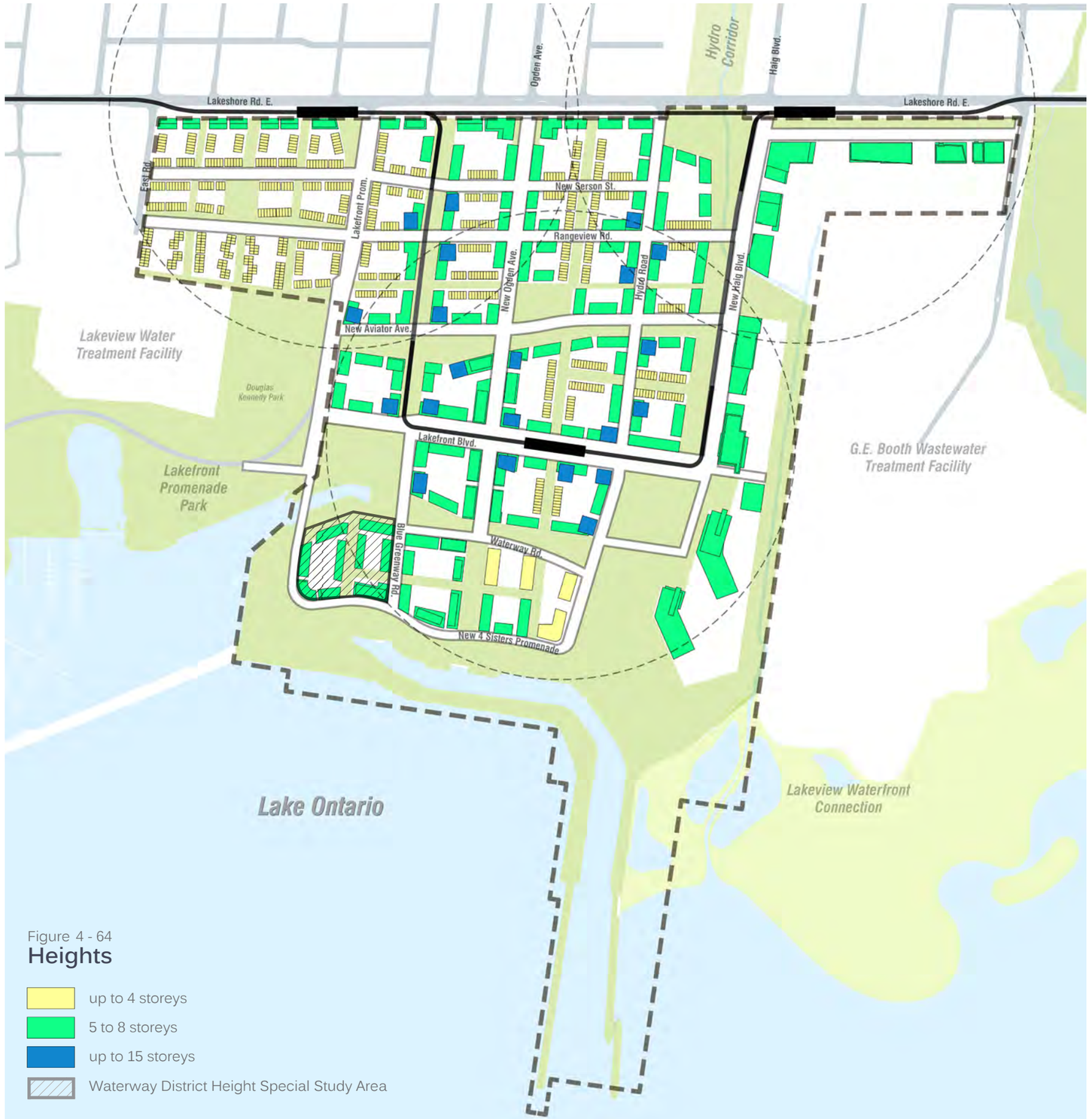


Figure 4 - 64
Heights

Density Guide

The height and density strategy is reflected in the following Floor Space Index (FSI) diagram, demonstrating approximate densities that range from 1.0 to 4.0 FSI.

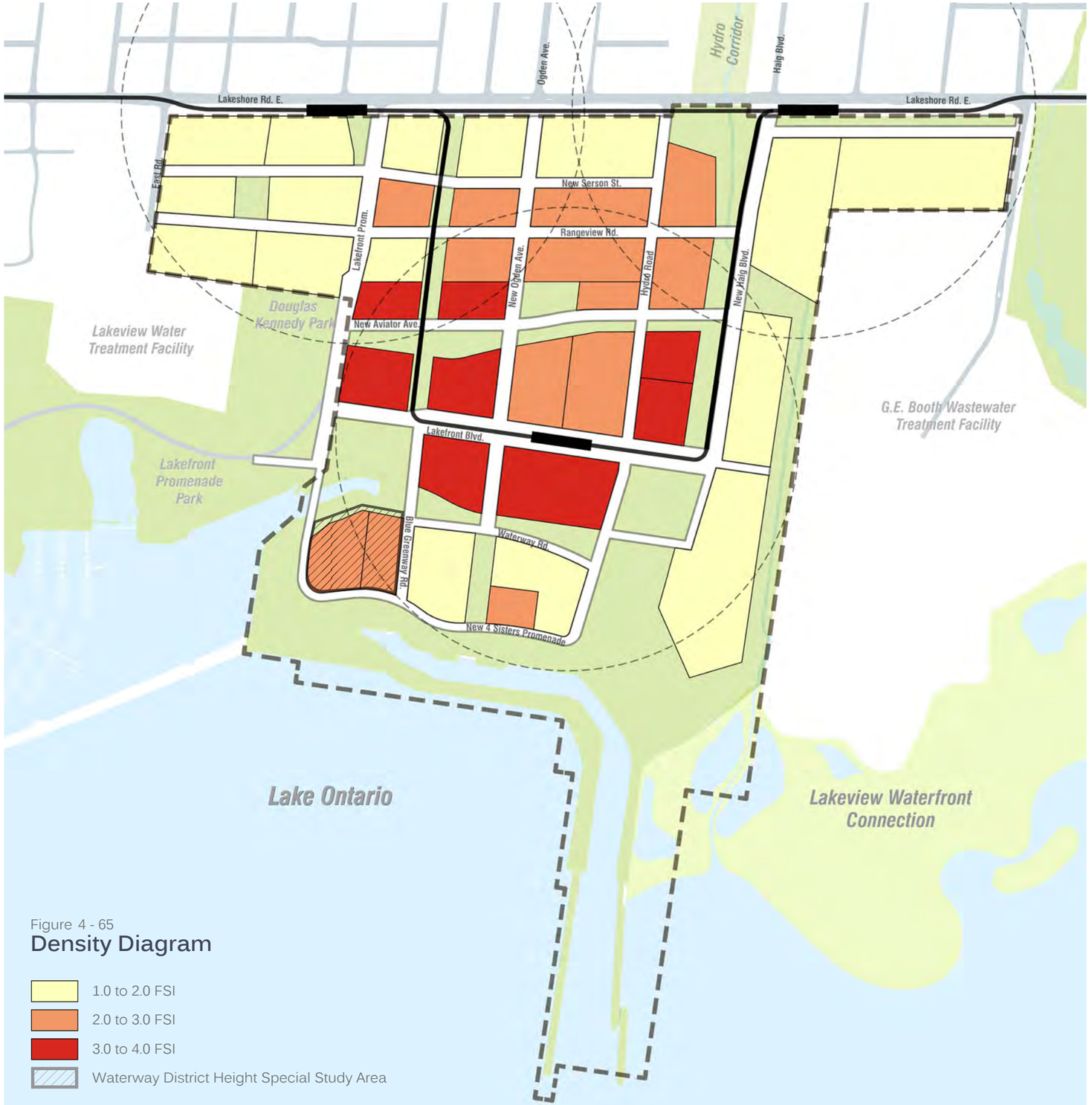


Figure 4 - 65
Density Diagram

- 1.0 to 2.0 FSI
- 2.0 to 3.0 FSI
- 3.0 to 4.0 FSI
- Waterway District Height Special Study Area

Approach to Parking

Density and land use determine the combination and amount of parking required per parcel. Parking will be delivered in a sensitive manner, providing underground or “wrapped” parking with active frontages to minimize any negative impacts on the public realm. Highlighting a transit-supportive development and the Vision for a sustainable new community at Inspiration Lakeview, lower parking standards should be considered. Four methods are used to deliver the necessary parking on site:

1. On-Street Parking:

The majority of streets will provide parking and be integrated into the streetscape design. Visitor parking, passenger drop-off and some retail parking demands can be met on-street.

2. Surface Parking:

Surface parking is provided for lower-density development and for the employment area. The Serson Place Innovation Corridor surface parking faces the WWTF and should not front any major streets or open spaces. The townhouse surface parking is either an at-grade solution or provided under a garden deck.

3. Underground Parking:

All higher-density parcels will likely deliver some underground parking contingent on water-table levels and overall development costs.

4. Multi-Storey Parking (MSP):

Parcels with significant density will need to incorporate above grade MSP structure. MSPs will be “wrapped” and integrated with development, thereby reducing negative impact on the public realm. The rooftops of the MSPs can provide courtyard gardens for the community.

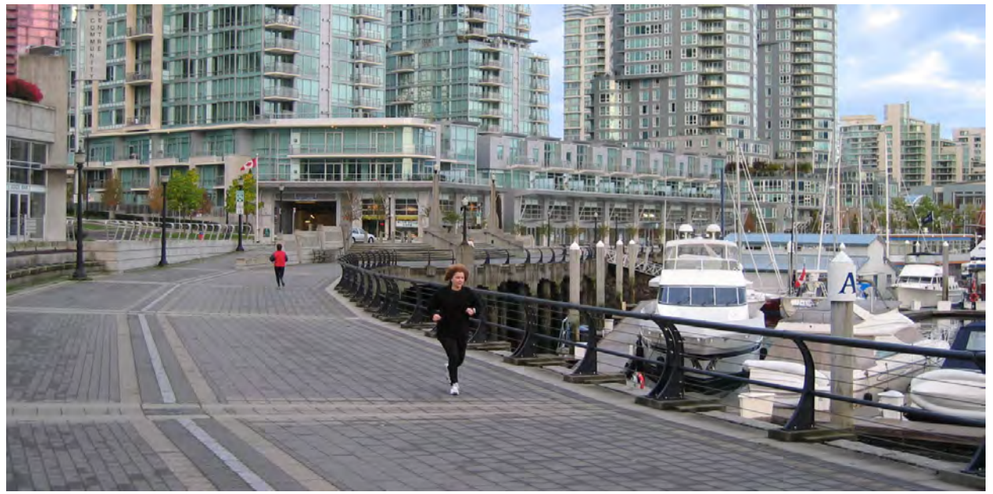


Figure 4 - 66 Example of “wrapped” parking in Vancouver

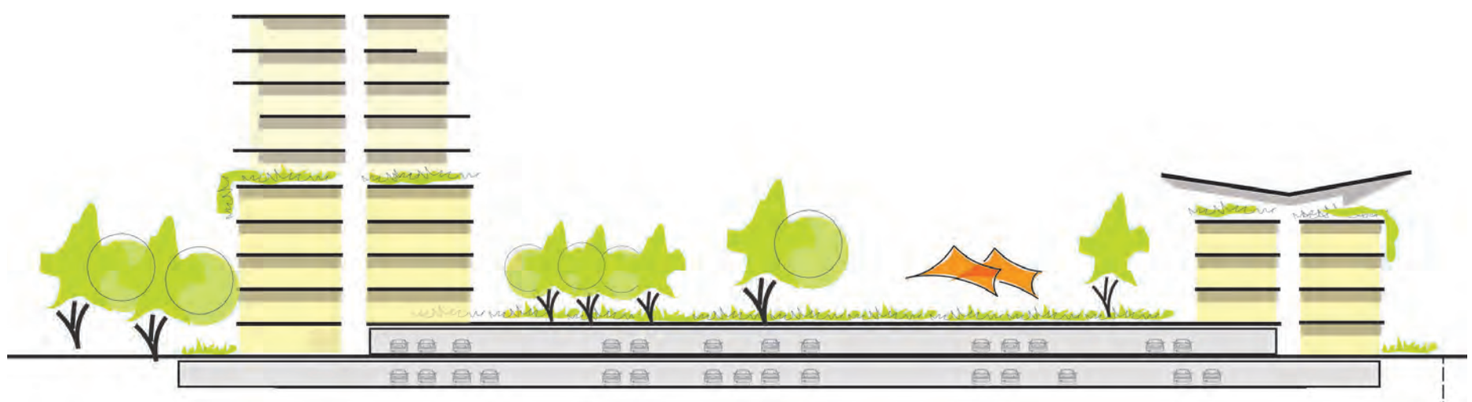


Figure 4 - 67 Integrated MSP and underground parking strategy section diagram

Approach to Servicing

Stormwater

The Master Plan anticipates a SWM strategy based on both conventional and innovative stormwater collection. Site-specific low-impact development (LID) measures, including SWM spines, permeable pavement, green roofs and raingardens are encouraged on private property, within selected ROWs and as a functional part of the public realm. Due to the ongoing environmental investigation reports, particularly relating to the site's subsurface conditions, infiltration measures are not proposed at this time.

Water Servicing

A municipal water servicing solution can be implemented by connecting to the existing municipal watermains along Lakeshore Road East and Rangeview Road. Local watermain servicing based on 300 mm diameter loops throughout the development will provide the domestic and fire flow requirements for the site. In addition, there are opportunities to incorporate other innovative water conservation measures in the design of the new community, including a grey water system, whereby some stormwater is collected and effectively recycled through the site for irrigation purposes and the flushing of toilets.

Wastewater Servicing

The existing site grading does not allow for servicing the entire site by gravity. Approximately 50% of the flows generated on-site will require pumping to existing sewers along Lakeshore Road East and Rangeview Road. Pending confirmation of site grading, flows generated within the southern portion of the site (south of Rangeview Road) will be directed to an on-site sewage pumping station that will discharge to the Lakeshore Road sanitary sewer. As an alternative to pumping the wastewater to Lakeshore Road, an innovative approach to on-site wastewater management is encouraged, including opportunities to incorporate the waste heat generated through the treatment process into the anticipated District Energy facility/facilities.

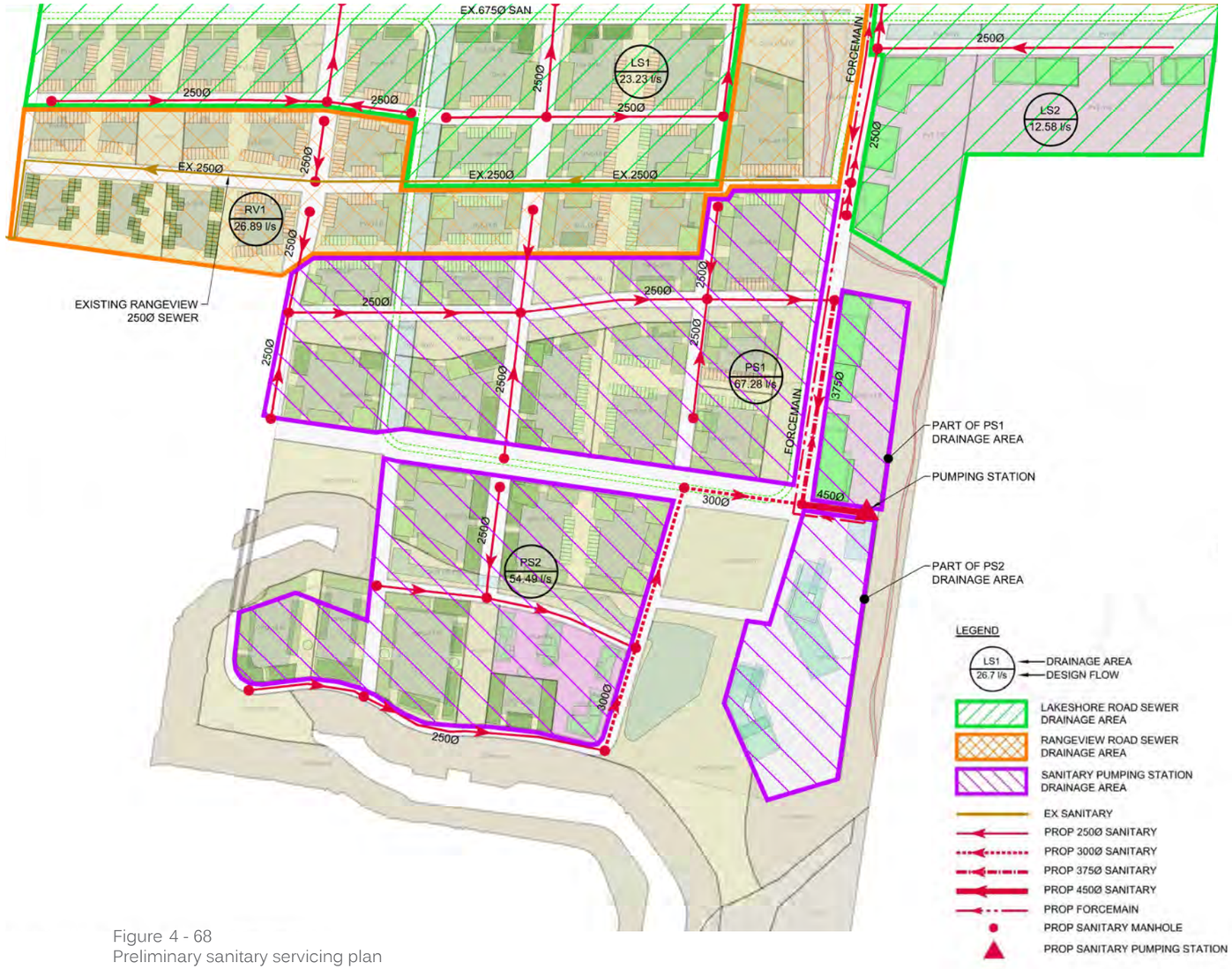


Figure 4 - 68
Preliminary sanitary servicing plan

6 Neighbourhoods

The core structural components of the Six Big Moves, combined with the land use, open space and density distribution strategies has created six distinct neighbourhoods.

Each neighbourhood has a special character, emerging from a respect for the area's existing communities and neighbourhoods, the bounty of natural land and lake assets, a distinct industrial heritage, desire for higher order transit and the creation of a destination for cultural and commercial ventures.

The emerging neighbourhoods are:

Rangeview Estates



Ogden Village



Lakeshore Neighbourhood



Cultural Quarter



Serson Place Innovation Corridor



Serson Campus

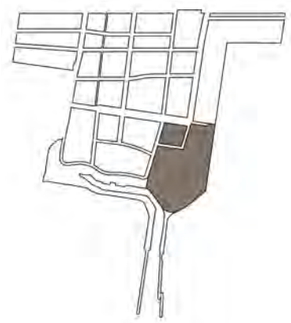
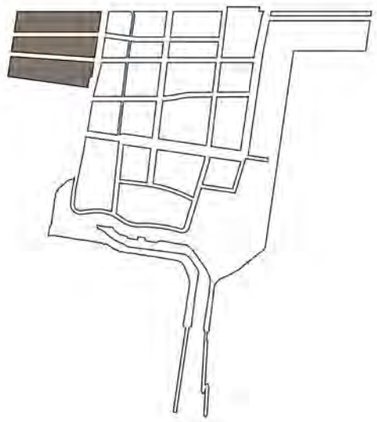


Figure 4 - 69 The Master Plan



Rangeview Estates

Rangeview Estates is located between Lakeshore Road East and the Lakeview Water Treatment Facility (LWTF). This residential neighbourhood is characterized by its predominantly low-rise housing. Rangeview Square, a generous public park forms the heart of the community, which is further interconnected by a series of stormwater management (SWM) spines and private courtyards.

The street and blocks of the neighbourhood are fine grain, providing a connection through the Byngmount site to the west. An accessible landscape buffer is provided between the LWTF and the community and a connection to Lakefront Promenade Park is made.



Figure 4 - 70 Habitat Collection Townhomes, Dockside Green, Victoria

Figure 4 - 72 Berkeley Square in London, England

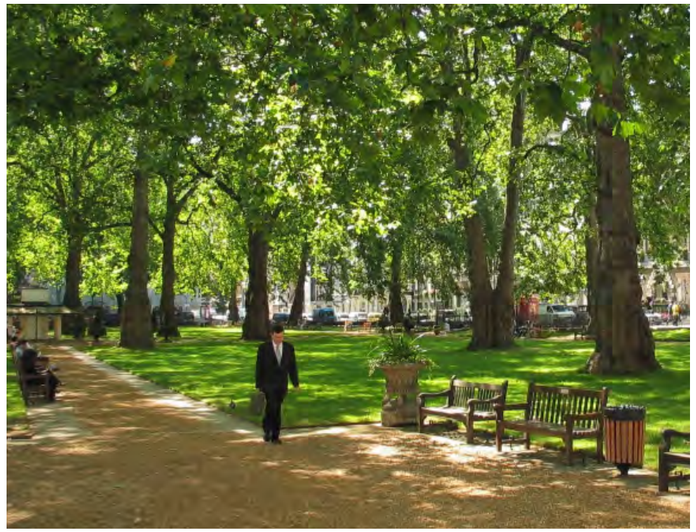
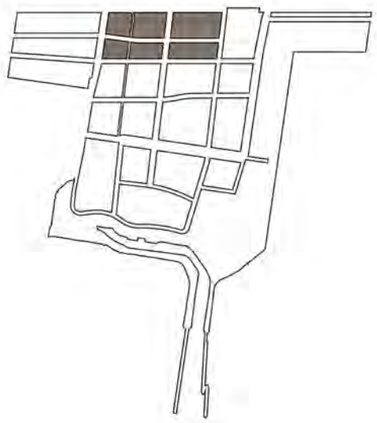




Figure 4 - 71 Rain Garden, Portland Oregon



Figure 4 - 73 Rangeview Estates bird's eye view



Lakeshore Neighbourhood

Lakeshore Neighbourhood is Inspiration Lakeview's primary address along Lakeshore Road, east of Rangeview Estates. While predominately residential, a small retail node, Ogden Corners is provided where Ogden Avenue meets Lakeshore Road and extends towards the lake, forming a special, active gateway, with integrated at-grade retail uses.

A series of SWM spines are interwoven into the fabric of the community, linking the higher-density Ogden Village and the neighbourhood-scaled Central Park. The Arbourway provides a green space configuration of the preferred higher order transit line.

Figure 4 - 74 Danforth courtyard, Toronto

Figure 4 - 76 Carrot Commons, Toronto



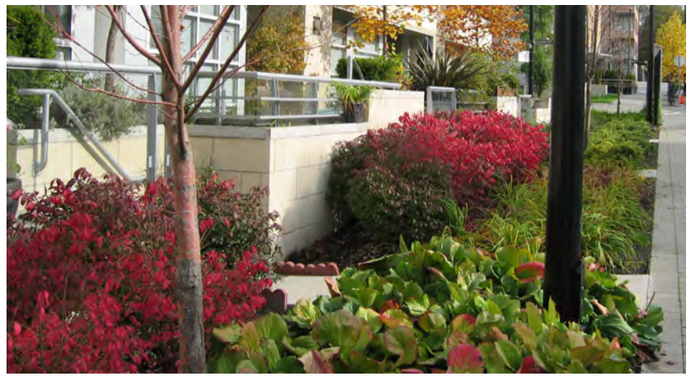
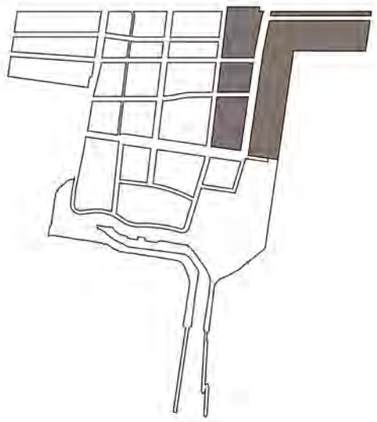


Figure 4 - 75 Local greens and gardens, Vancouver



Figure 4 - 77 Lakeshore Neighbourhood bird's eye view



Serson Place Innovation Corridor

The lands immediately adjacent to the WWTF at the eastern extent of the site are capitalized on as a transitional employment area. Serson Place Innovation Corridor is envisioned as a high-tech green campus, providing over 100,000 square metres of office and light industrial use floor area that will attract state-of-the-art employers. The strategic location of the Corridor allows for collaborative research and development opportunities with the adjoining District Energy facility and institutional uses to the south. Smaller floor plates and shared work spaces are envisioned.

The employment campus strategy acts as a buffer between the WWTF and the wider community, of which the linear Greenway is at the heart. Serson Creek will be integrated into the campus strategy and is a key component to the Lakeview Gateway at Lakeshore Road.

Figure 4 - 80 Chiswick Park, London





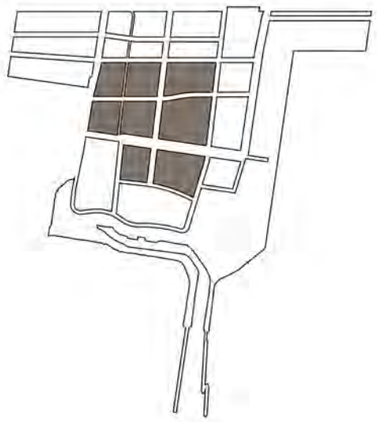
Figure 4 - 78 Regional Council of Alsace, France



Figure 4 - 79 New Community College, Nova Scotia



Figure 4 - 81 Serson Place Innovation Corridor bird's eye view



Ogden Village

At the heart of Inspiration Lakeview is Ogden Village. At-grade retail and commercial uses along this segment of New Ogden Avenue introduce a vibrant and active street frontage for this mixed-use neighbourhood. The diversity of building heights and increased densities support the preferred higher order transit line that runs through this central neighbourhood. The Park Connector, comprised of Aviator Park and Central Park, defines the character of the public realm and links directly to Lakeview Promenade Park. The Ogden Village main street leads into the waterfront Cultural Quarter.

Ogden Village may be considered the Community Node for Lakeview. As per the MOP, Community Nodes are amenable to growth and provide access to a multitude of uses that are required for daily living – from local shops and restaurants, to community and institutional facilities, cultural, heritage and entertainment uses, parks, open space and a diverse housing stock. Ogden Village is planned as a mixed-use development, providing opportunities for walkable streets, a strong sense of place and community identity as well as employment opportunities. While the formal determination of the policies, boundaries, specific heights and densities of the Lakeview Community Node will be determined following future study and as part of the formal amendment process to the Lakeview LAP, Ogden Village provides some of the key characteristics of a Community Node. determined following future study and as part of the formal amendment process to the Lakeview LAP,

Figure 4 - 84 Mid-rise neighbourhood, Vancouver





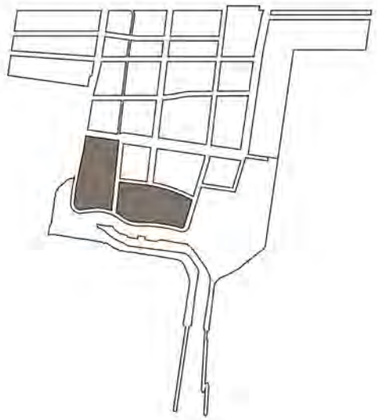
Figure 4 - 82 Baldwin Village, Toronto



Figure 4 - 83 Vibrant night life, New York



Figure 4 - 85 Ogden Village bird's eye view



Cultural Quarter

The Cultural Quarter is the prime waterfront neighbourhood. A mix of residential, commercial and cultural uses that engage with a great variety of waterscapes define this neighbourhood.

Two “waterfronts” - the Lakeview Shoreline and The Waterway, provide this variety of natural, industrial legacy and urban waterscapes with opportunity for pedestrian streets, outdoor cafés and programmable spaces.

A 4-acre parcel within the Quarter has been designated for the Cultural Hub, a Harbourfront Centre-like ensemble of buildings that will provide flexible floor plates amenable to a variety of cultural ventures such as a museum, art galleries and studios. Within the residential development, at-grade incubator space further promotes cultural entrepreneurship.



Figure 4 - 86 Bird's eye view of Harbourfront Centre

Figure 4 - 88 Outdoor ice skating, Harbourfront Centre

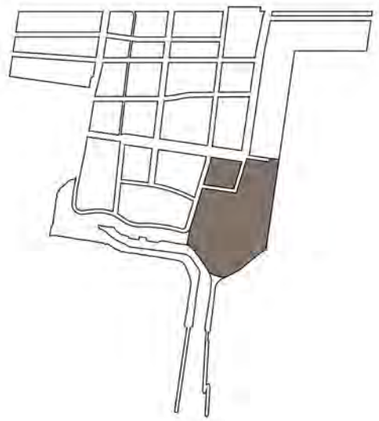




Figure 4 - 87 Sitting areas at Harbourfront Centre, Toronto



Figure 4 - 89 Cultural Quarter bird's eye view



Serson Campus

Serson Campus is located where the Cultural Quarter intersects with the Serson Place Innovation Corridor, the District Energy facility and the Greenway at the head of the piers. A post-secondary institutional campus anchors the community. The primary institutional buildings are nestled in a landmark earthwork - “Coal Hill” provides for a strong buffer along the WWTF and serves as an outdoor performance space with great views. Serson Creek and the Campus’ open spaces naturally transition to the Lakeview Waterfront Connection’s (LWC) new lakefill landforms and wetlands to the east.

Figure 4 - 92 Bill and Melinda Gates Foundation Building, Seattle

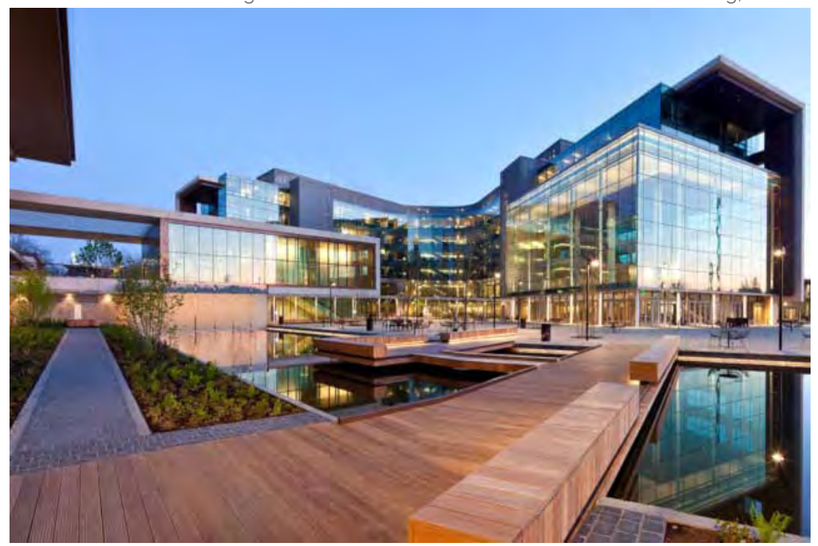




Figure 4 - 90 Delft University of Technology, Netherlands



Figure 4 - 91 Skating trail at Sam Smith Park, Etobicoke

Coal Hill

Skating & Splash Circuit

Lakeview Commons

District Energy

Hydro Road

Lakefront Blvd.

New Haig Boulevard

Figure 4 - 93 Serson Campus bird's eye view

Sustainable Neighbourhoods

Inspiration Lakeview will become a model, sustainable community. It has the rare opportunity to demonstrate the next wave of green-community building by embedding innovative and technologically advanced design solutions. Opportunities to use less energy, rely less on the automobile, re-use storm and wastewater, ensure cleaner air, generate less waste and darken the night sky. Mississauga could have its first Leadership in Energy and Environmental Design (LEED) Platinum Neighbourhood and be a global contender for best practice.

Key elements that require further study to deliver the highest caliber of global sustainability are listed in the adjacent matrix.

Figure 4 - 94 Sustainability Matrix

Open Space	Create green, open, public spaces that foster and connect the community. The public realm should extend to streetscapes, along roadways, and in front of buildings and should incorporate waterways throughout.
Transit & Mobility	Design a safe and convenient mobility system that encourages walking, biking and the use of mass transit and explore innovative parking solutions.
Land Use, Density & Built Form	Create a mixed-use urban community which promotes vitality and vibrancy . Accommodate a broad range of building typologies, orient buildings for optimal exposure and views, improve year-round micro-climate and maximize at-grade light.
Water	Use supply and demand management to reduce water waste and provide a clean and sustainable source of water for the community. Integrate stormwater management throughout public realm network. Landscaping to be watered from local, non-potable sources.
Waste	Implement source reduction (re-use, recycle, recover) and install an effective collection system (vacuum) to minimize the total waste created. Handle the waste that remains in a more sustainable fashion.
Energy & Light Pollution	Integrate innovative energy production methods to supply clean energy to the community. Integrate innovative conservation methods on the demand side to reduce carbon emissions. Create a “Light Pollution Free Zone” managing waste light to the night sky.
Intelligence	A fibre network will enable the development of smart buildings, smart healthcare and smart education, and support new applications that promote improved public safety, energy efficiencies and traffic management. It will connect residences, workplaces and public institutions to each other and the world.
Social	Build social capital for the community to enable collaborative action on projects of common interest and improve the well-being of the whole community.
Economic	Build a dynamic and sustainable economic centre with thriving research, innovation, investment, and business enterprises that will attract people to visit, live, work, and do business.

Lakeview-wide	Neighbourhood	Block
		
Land remediation • Biodiversity corridors • Land and aquatic habitat • Urban tree canopy • Eco-corridors • Community Market	Reuse Biomass • Integrate indigenous trees and native species • Allotment Gardens • Solar Envelope considerations	Use green roofs to create habitat corridors • Use green roofs and courtyards for urban agriculture • Bird friendly development
Higher order transit • Cycling and walking paths that connect into the larger regional systems	Interconnected open spaces weave throughout neighbourhoods to encourage active transportation.	
Improve micro-climate via arrangement of streets and blocks	Create comfortable environments via building orientation and massing	Integrate green building technologies
Restore aquatic habitats	Clean and efficient Ultraviolet electromagnetic treatment	Integrate technologies to reduce runoff • Harvest rainwater • Reuse grey water • Recycle water in commercial and retail buildings
Centralized waste vacuum management	Reuse organic waste on site	Separate waste into three streams • Separate areas for hazardous waste
District energy • Renewable energy consumption • Mitigate heat island effect	Maximize micro-climate and comfort via building orientation	Smart metering • Photovoltaics
Environmental Information Centre • Open, high-speed broadband Internet access	Manage energy based on peak hour usage	Integrate intelligent systems
Community services • Affordable and accessible public transportation	Mix of housing types and tenures including family-friendly (larger and ground-related) units • Active streets that promote social interaction	Foster heath and well-being via access to open spaces
New job opportunities • Local and regional tourism	Regeneration offers positive benefits to surrounding neighborhoods and communities	



Part 5

Conceptual Phasing

Conceptual Phasing

Due to scale and complexity, it is estimated that the Inspiration Lakeview redevelopment will take upwards of 30 years to complete. Within this time frame, a phased development of land parcels and public infrastructure is assumed, with an emphasis on a number of preliminary initiatives to provide early public access to the waterfront. Redevelopment within each neighbourhood will depend largely on land availability, site condition, the market and the motivation of landowners.

A general north-west to south-east phased approach to redevelopment is proposed for Inspiration Lakeview. It is understood that the sequencing of development within each neighbourhood will not be precisely as shown and phasing will depend largely on land availability, site condition and preparation, the market and the motivation of landowners. The conceptual phasing strategy, developed to capture early market interest, minimize disruption to existing residents, ensure a staged delivery of municipal servicing and investment in public infrastructure (including transit) and maximize cost-effectiveness for all parties involved, is sequential and flexible in nature. Wherever possible, “regular” shaped blocks and parcels have been proposed, to maximize development and infrastructural efficiencies and minimize the need to re-align existing roads and property lines, particularly during the early phases of development.

While the introduction of new employment at Serson Place Innovation Corridor will be significantly driven by the market, investment in this area must be connected to City of Mississauga strategic economic development and policy initiatives. Additionally, to capture the value and convenience of an established higher order transit network, the introduction of the Innovation Corridor is assumed in the later phases of redevelopment.

An important focus of each phase will be the enhancement of the public realm. While the initial phases of development are planned for the northern reaches of the site, early public access to the water’s edge is a key component. Initial investment in the site’s generous public realm will bring long-term rewards, including the creation of a strong community identity, a sought-after address for employment and institutional opportunities and increased value for the residential market.

Figure 5 - 1
Phase 1
Rangeview Estates and Access to the Western Pier



- Construct public access to the Western Pier
- Construct “New Aviator Road” and “Lakefront Promenade”
- Deliver interim construction access from Hydro Road to service Lakeview Waterfront Connection (LWC) and ongoing Ontario Power Generation (OPG) remediation

* Serson Place Innovation Corridor and a post-secondary institution are based on opportunity.

Figure 5 - 2

Phase 2
Mid and High-Rise Density and Begin Transit Construction



- Deliver “New Lakefront Boulevard”, “New Ogden Road” and other local streets
- Construct Aviator Park and Lakeview Gateway
- Deliver higher order transit at the end of the phase
- “New Haig Road” is introduced to service LWC and ongoing OPG remediation

Figure 5 - 3

Phase 3
Water’s Edge Community, Cultural Quarter and Cultural Hub



- Complete Road Network and higher order transit
- Construction of Waterway Park and Lakeview Commons
- “New Haig Road” continues to serve LWC
- Complete Coal Hill



Part 6

Implementation and Next Steps

Implementation and Next Steps

Building on the collective nature of the Memorandum of Understanding and the multi-stakeholder Vision and Master Plan processes to-date, ongoing collaboration with the City of Mississauga, the Province of Ontario, Ontario Power Generation (OPG), the Region of Peel, public sector agencies, the private sector and the community will prove integral to achieve this incredible transformation of Mississauga's waterfront and ensure that Inspiration Lakeview is well-positioned to attract funding opportunities and secure partnerships in the future.

Following the receipt of this Master Plan by Council, OPG and the Province, a series of additional studies, statutory processes and technical agreements will be necessary to define key parameters for implementation.

Additional Studies

As part of the aforementioned formal implementation process, following the review of this Master Plan by external agencies, key stakeholders and City Departments there will be comprehensive comments received that will provide direction/ recommendations for additional studies. A number of specific areas and issues will need to be studied further to support, confirm and/or adjust the recommendations within the Master Plan. These include but are not limited to:

Serson Creek

Resulting from the concurrent revitalization works by the Credit Valley Conservation (CVC), the Toronto and Region Conservation Authority (TRCA) and the City of Mississauga to improve creek flow, minimize flood risk and coordinate alignment with the proposed Lakeview Waterfront Connection (LWC), the current creek flood line and erosion hazard limits in this area remain undefined and thus future studies are needed to determine the revised hazard limits, alignment of the Creek and treatment of the riparian zone. Additionally, the complexities with the proposed service road alignment through private property lot lines warrant additional study to confirm and/or adjust development parameters in this zone.

Higher Order Transit

While it is clear that the Master Plan presents a transit-oriented development, the implementation of higher order transit, both along Lakeshore Road East and into the Inspiration Lakeview site is subject to: a) confirmation of Provincial infrastructure investment and funding, and b) a separate series of Environmental Assessments (EAs), in coordination with the City of Mississauga, the Province of Ontario, Metrolinx and the Toronto Transit Commission. To-date, the Lakeshore Road extent of the Regional Rapid Transit route, from Port Credit GO station to Toronto Union Station, remains unconfirmed as a priority project and is currently unfunded. In addition to the required EAs, the provision of higher order transit in the Lakeview area is subject to City of Mississauga current and planned transportation studies, including the Lakeshore Road Corridor Master Plan.

Employment Lands

Provincial, regional and municipal planning policies identify the importance of planning for, protecting and preserving employment areas for current and future uses. To protect for these uses, the Provincial Planning Act stipulates that existing designated employment lands may not be converted for other non-employment uses without a Municipal Comprehensive Review (MCR). Considering the Master Plan's strategy to relocate the existing Business Employment land uses to the Serson Place Innovation Corridor, further, more detailed studies are needed, including an area-specific Employment Lands Review Study and Economic Development Strategy.

District Energy

The City of Mississauga has expressed interest in locating a District Energy facility/facilities at Inspiration Lakeview. The exact location, configuration and phasing of District Energy will be determined following the preparation and evaluation of: a) a Business Case Study to demonstrate feasibility and b) a Land Use Compatibility Study to evaluate the impacts on surrounding uses.

Special Study Areas

The following Special Area Studies are recommended due to locational interest, complexities in the landscape, and/or multi-stakeholder interests.

Waterway District Height

The prime waterfront location and significant amount of adjacent parkland space may warrant additional increases in height in select buildings and parcels at the south-west quadrant of the Cultural Quarter. Further study and design review is recommended to confirm and/or adjust development parameters in this zone.

Active and Urban Shoreline

The significant CVC hazard land limits at the shoreline may prevent the development of a vibrant and programmable destination space at the water's edge - a resounding principle that emerged from the Vision. Discussions with the CVC and the community should continue to confirm and/or adjust the permitted uses within this regulated hazard land area,



Figure 6 - 1
Special Study Areas

particularly in proximity to the intake channel. Opportunities to extend the activity from The Waterway and Cultural Quarter at the Lakeview Shoreline with multi-purpose pavilions, bridges to the piers, pedestrian streets, outdoor cafés, restaurants and bars should be explored.

Statutory Planning Process

To further guide the comprehensive redevelopment of the site, a series of Class EAs will be required to confirm and approve the various public infrastructure projects outlined in this Master Plan. A list of potential EAs include (but are not limited to):

- Final alignment of the new public street network
- Confirmation of transit technology and alignment
- Water, wastewater and other potential servicing infrastructure
- Realignment of Serson Creek and changes to the shoreline

The ultimate goal of these subsequent studies is to provide the foundation for formal amendments to the Mississauga Official Plan (MOP), Lakeview Local Area Plan (LAP) (including the formal delineation of the Lakeview Community Node) and the drafting of a comprehensive Zoning By-law for the site. Currently the OPG-owned lands are zoned Utility and the employment lands are zoned Business Employment. Enabling Official Plan and Zoning By-law Amendments must be adopted to implement the Master Plan and establish a framework for subdivision.

Formal Cost-Sharing Arrangement

The site's key development partners: the City, Province of Ontario, OPG and private landowners each hold unique, yet interconnected public and private land interests. Moving forward, It is essential that all parties work together, in an equitable manner, to develop an investment strategy that will secure the significant public amenities and required infrastructure associated with the site's redevelopment. This can be achieved through a variety of mechanisms, including, local area development charges or Section 37 provisions within the Official Plan and Zoning By-law Amendments. The key underlying principle is that all landowners are receiving a benefit from the proposed change in land uses and, therefore, the chosen mechanism(s) must ensure that each landowner pays a fair and equitable share of the public infrastructure required to support this change in land use.

Next Steps

Following receipt of the Master Plan by City Council, a series of next steps will follow.

1. Circulate Master Plan to City departments and external agencies for comment
2. Identify studies through comprehensive review, and determine who is required to complete studies. A list of potential 'Additional Studies' and areas for more detailed review include (but are not limited to):
    - Transportation Studies
    - Site Servicing
    - Coastal Studies
    - Legal Agreements
    - Economic Development Strategy
    - Serson Creek EA
    - Innovation Corridor
    - Post-Secondary Institution
3. Report to Council on outcomes of circulation
4. Studies are completed by various parties to inform the preparation of an Official Plan Amendment
5. Undertake the formal Official Plan Amendment process to implement the Master Plan.

Figure References & Credits

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4	1-2	Aerial image of Greater Mississauga's Waterfront	Google Maps
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