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## COMMUNITY MEETING #1

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

### ATTENDEES

120 guests

### EVENT OVERVIEW

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

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

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

The project website for Lakeview Village can be accessed here:

<https://lakeviewcommunitypartners.com/>

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



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

## FEEDBACK COLLECTION

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



## COMMENT FORM

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

### SAMPLE COMMENT FORM

**First and last name** (optional): .....

**Address** (optional): .....

**Email and phone number** (optional): .....

01

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

1 .... 2 .... 3 .... 4 .... 5 ....

02

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

.....

03

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

1 .... 2 .... 3 .... 4 .... 5 ....

04

**What would you like to hear more about?**

.....

05

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

1 .... 2 .... 3 .... 4 .... 5 ....

06

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

.....

.....

07

**Other questions and comments:**

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

.....

.....

08

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

YES ....

NO ....

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

09

**Would you like to receive notifications for future meetings?**

YES ....

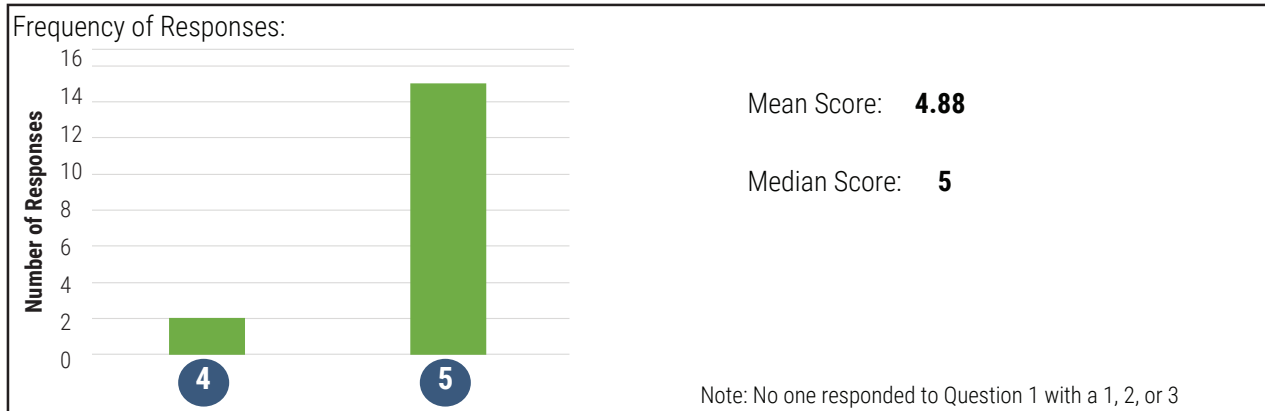
NO ....

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

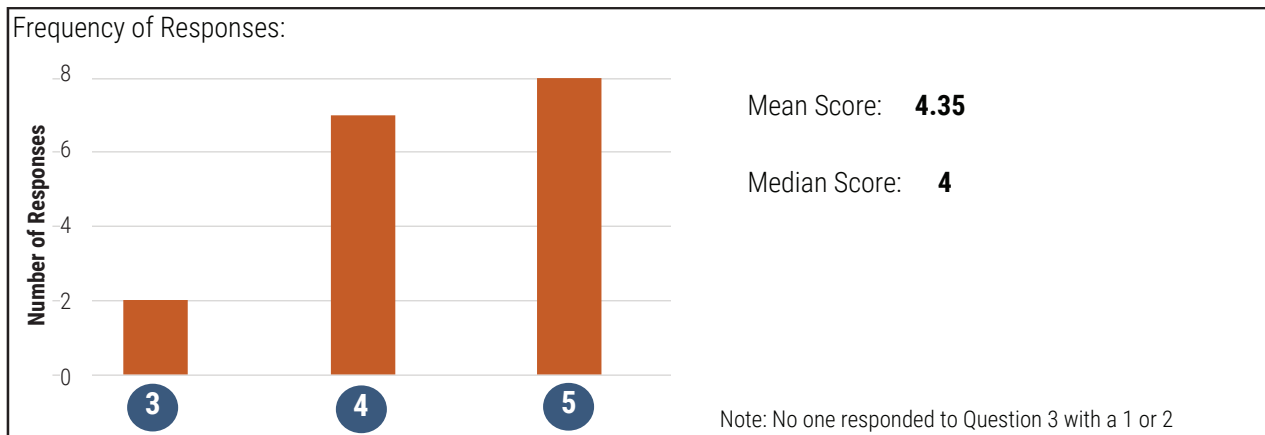
## COMMENT FORM SUMMARIES

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

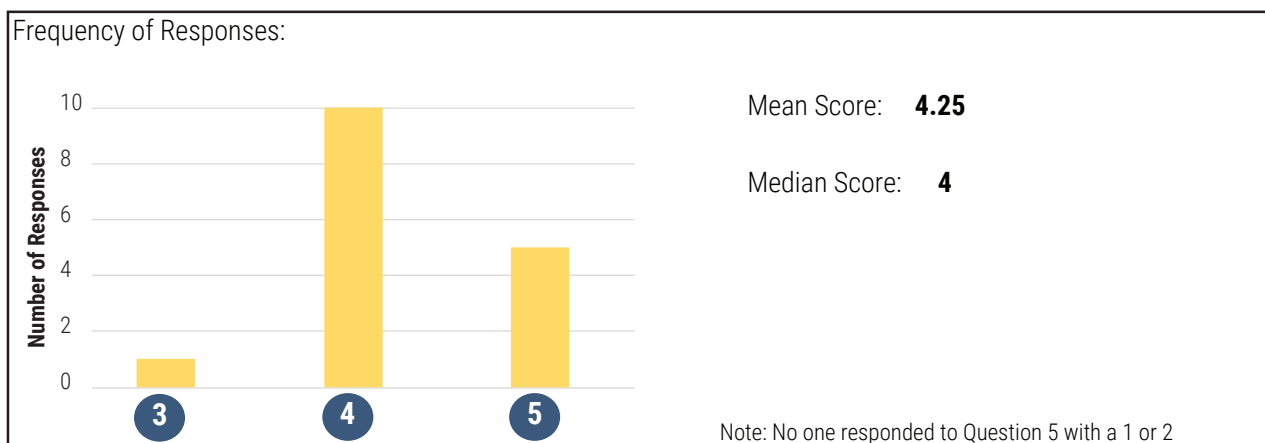
### QUESTION 1: HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE? (1 = NOT AT ALL EFFECTIVE, 5 = EXTREMELY EFFECTIVE)



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



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



# GENERAL SUMMARY

TOTAL POINTS OF FEEDBACK  
**150 ENGAGEMENTS**

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

## GENERAL SUPPORT FOR:

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

## GENERAL COMMENTS:

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

## AREAS OF CONCERN:

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

## TOPICS PARTICIPANTS WANT TO LEARN MORE ABOUT:

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

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

# DISTRICTS/ PROGRAMMING

TOTAL POINTS OF FEEDBACK  
**40 ENGAGEMENTS**

## KEY TAKEAWAYS:

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

## SUPPORT FOR:

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

## AREAS FOR DISCUSSION/OF CONCERN:

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

## OTHER COMMENTS AND IDEAS:

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



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





# BUILT FORM/ HEIGHT

TOTAL POINTS OF FEEDBACK  
**47 ENGAGEMENTS**

## KEY TAKEAWAYS:

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

## SUPPORT FOR:

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

## AREAS FOR DISCUSSION/OF CONCERN:

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

## OTHER COMMENTS AND IDEAS:

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



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





# TRANSPORTATION

TOTAL POINTS OF FEEDBACK  
**23 ENGAGEMENTS**

## KEY TAKEAWAYS:

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

## SUPPORT FOR:

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

## AREAS FOR DISCUSSION/OF CONCERN:

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

## OTHER COMMENTS AND IDEAS:

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



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



# SUSTAINABILITY

TOTAL POINTS OF FEEDBACK  
**26 ENGAGEMENTS**

## KEY TAKEAWAYS:

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

## AREAS FOR DISCUSSION/OF CONCERN:

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

## OTHER COMMENTS AND IDEAS:

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

# PARKS AND PUBLIC REALM

TOTAL POINTS OF FEEDBACK  
**14 ENGAGEMENTS**

## KEY TAKEAWAYS:

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

## AREAS FOR DISCUSSION/OF CONCERN:

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

## OTHER COMMENTS AND IDEAS:

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