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## COMMUNITY MEETING #3

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

### ATTENDEES

375 guests

### OUTREACH

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

Attendees were invited through several channels:

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

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

### ENGAGEMENT EXPERIENCE

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

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

## EXECUTIVE SUMMARY

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

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

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

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

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

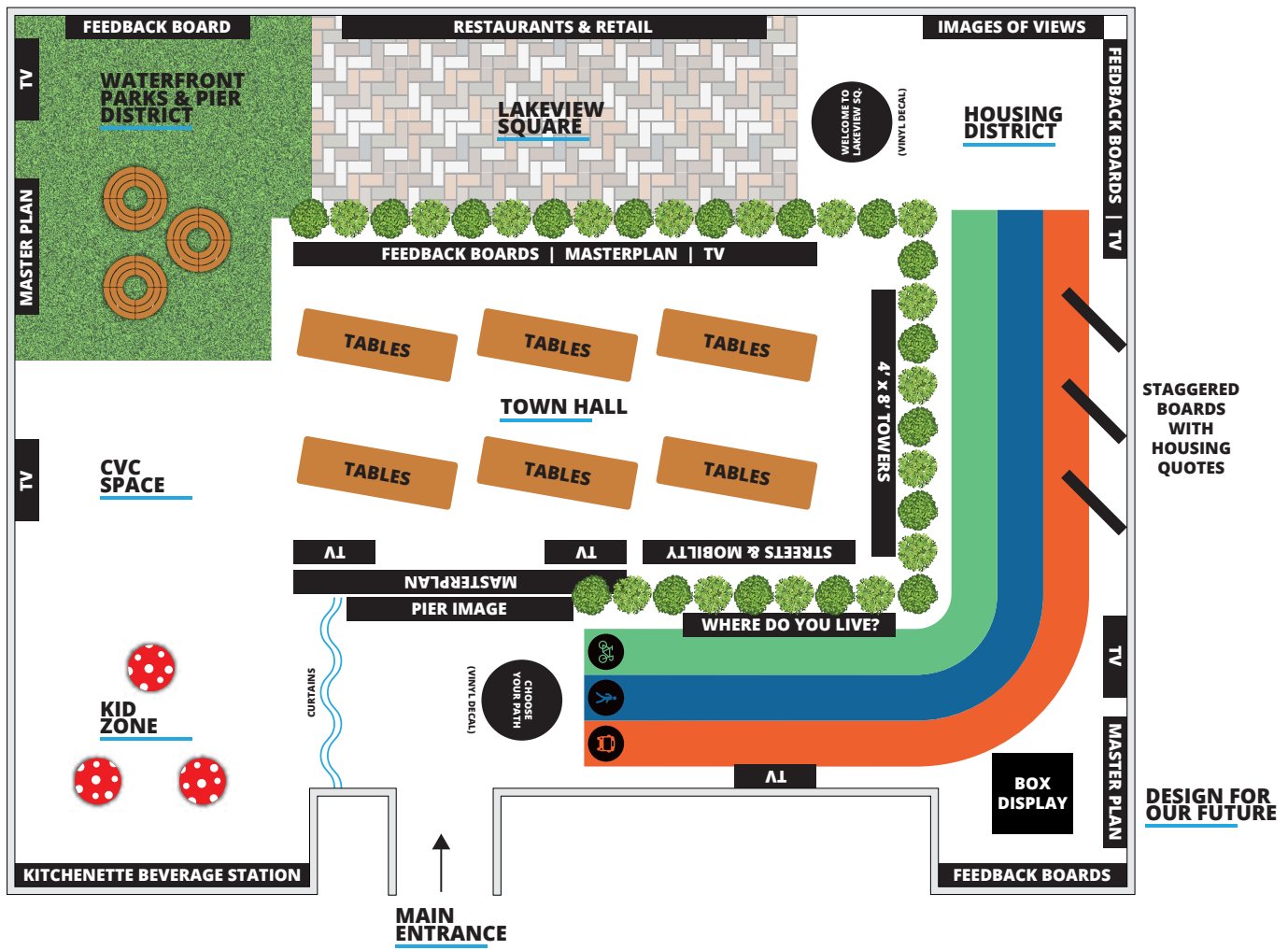
Several City of Mississauga staff were in attendance, as were newly elected Ward 1 Councillor Stephen Dasko and MPP Rudy Cuzzetto.

The project website for Lakeview Village can be accessed here:

<https://lakeviewcommunitypartners.com/>

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



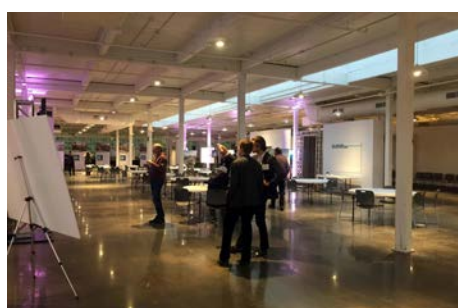
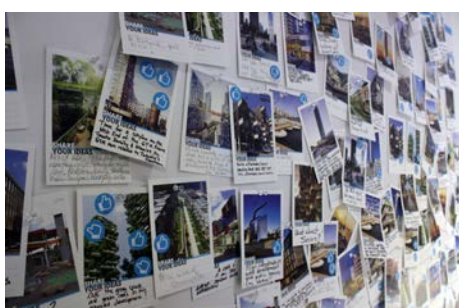
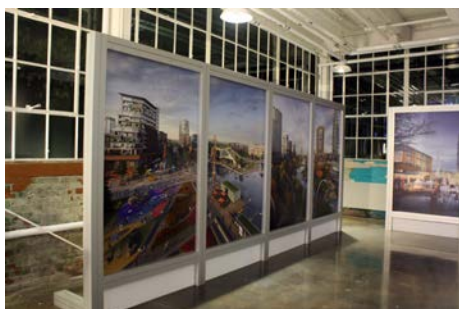
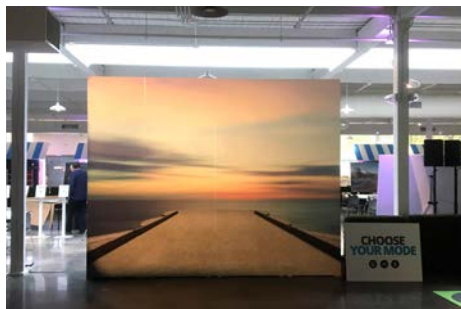


# SMALL ARMS BUILDING

TOTAL SIZE  
**20,000 SQUARE FEET**



# EVENT PHOTOS





# EVENT OVERVIEW

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

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

## MOBILITY



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

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

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

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

## DESIGN FOR THE FUTURE



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

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

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

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

## HOUSING & MIXED USE



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

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

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

## LAKEVIEW SQUARE

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

## PARKS, PIER & WATERFRONT



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



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

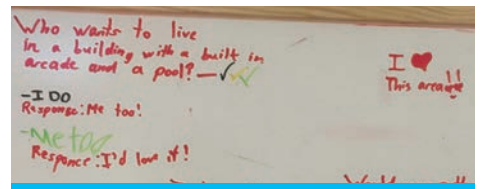
Norm Li, photographer and artist captured the remediation efforts done by Lakeview Community Partners Limited which will be showcased on a large monitor.

## THE LAKEVIEW VILLAGE TOWN HALL



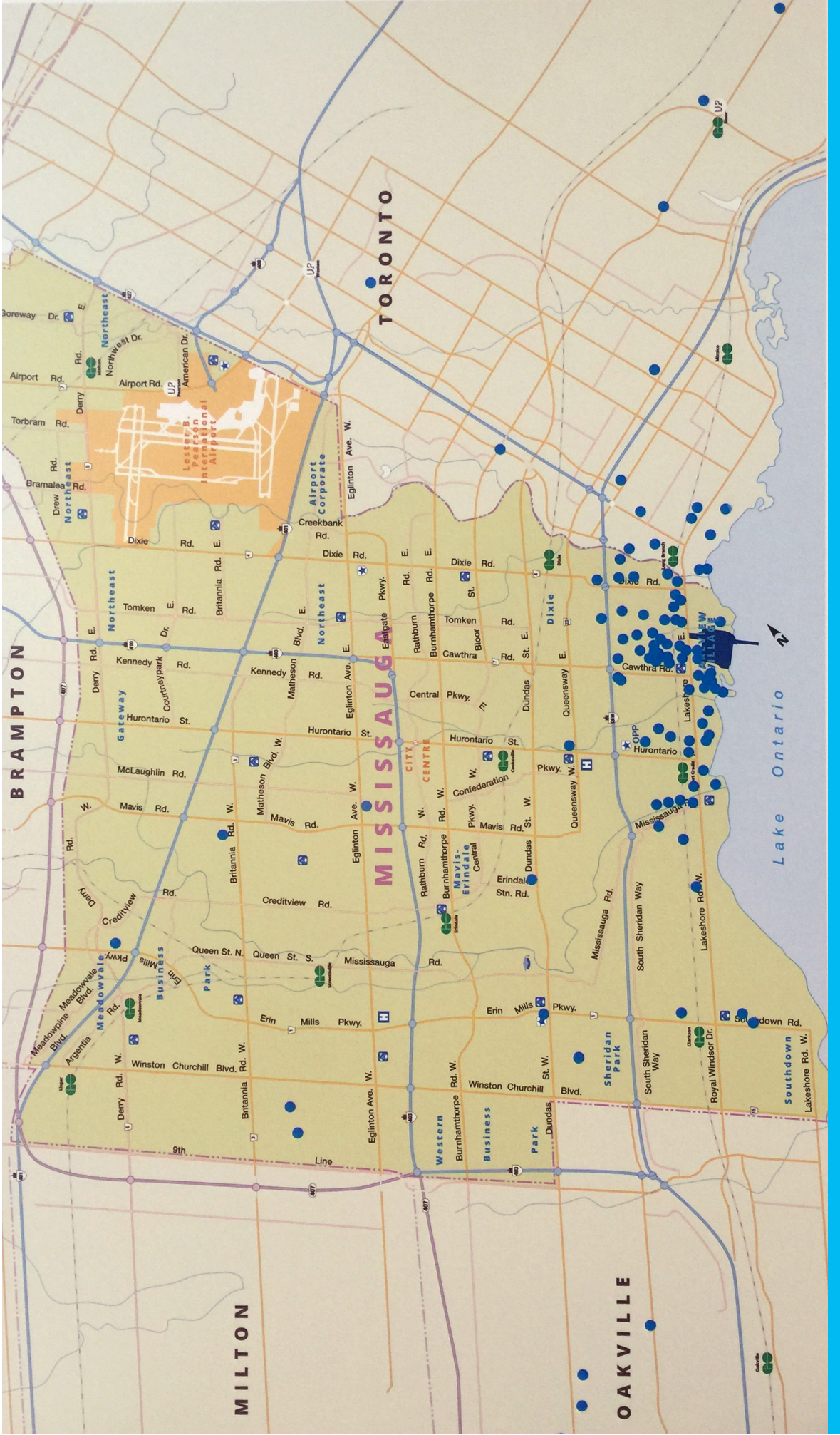
A place to gather, converse and share your ideas. The Town Hall is built for feedback providing the following interactions:

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



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





# WHERE DO YOU LIVE?

SUMMARY  
97 PLACEMENTS

## OBSERVATIONS:

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



# DESIGN FOR THE FUTURE

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

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

## SAMPLE FLASH CARDS

Over 50 different images were available from which to select.



**SHARE YOUR IDEAS**

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**SHARE YOUR IDEAS**

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**SHARE YOUR IDEAS**

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**SHARE YOUR IDEAS**

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**SHARE YOUR IDEAS**

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# DESIGN FOR THE FUTURE

TOTAL POINTS OF FEEDBACK  
**139 ENGAGEMENTS**

## OBSERVATIONS:

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

## ARCHITECTURE & DESIGN

Images and comments have been grouped into the following categories.

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

### BUILDING DESIGN

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

### SKYSCRAPER DESIGN

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

## BUSINESS

### TYPES OF BUSINESSES

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

### DESIGN OF BUSINESS

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

## LEISURE

### ACTIVITIES

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

### DESIGN

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

### WATERFRONT

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

### GREEN SPACES

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

### TRANSPORTATION

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

### CYCLING

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

# DESIGN FOR THE FUTURE

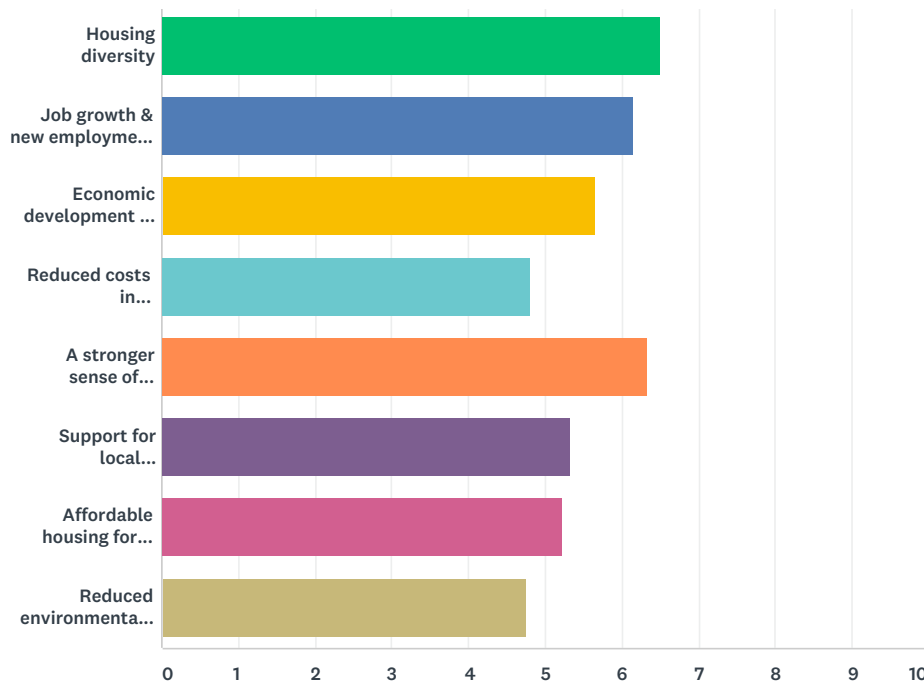




# DESIGN FOR THE FUTURE

## SURVEY DATA:

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



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

# HOUSING & EXPERIENCES

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

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

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

## MY LAKEVIEW VILLAGE INCLUDES

100 things to do

Great views of the lake

A place to gather with family

A rooftop patio

Everything I need around the corner

Affordable living options

5-minute commute to work

Office & high-tech employment

A centre for innovation

Electric car charging station

Daycare within walking distance

Public gardens & green roofs

A smart, sustainable place to live

A wellness centre

Playrooms

A workshop

Family-sized units

Open concept floor plans

Wi-Fi connectivity

Smart building technology

Energy efficient construction

Sustainable building materials

Bioswales & bioretention planters

Sustainable water feature

A lively community

Smart street lighting

Pet friendly

Your ideas here

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

Your ideas here

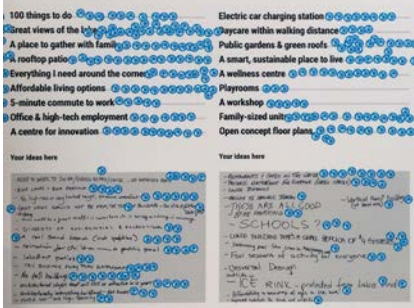
- Restaurants + cafes on the water
- Preserve waterfront for everyone (green spaces)
- Lower buildings
- Ability to manage traffic
- These are all good
- Bike parking
- Schools?
- Could building that's a small replica of '4 sisters'
- Swimming pool - Sun (now in Michigan)
- Four seasons of activity for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

Your ideas here

- Public Parks Not Just Gardens
- Regarding waterfront we need a lot of space for sun, kayaking, rowing, canoes etc
- a 2 km shoreline area for small boats
- a 2 km shoreline stretch for rowers
- It's important to be used for many uses - not only "leisure" space
- Need a lot of vibrant, healthy, fun, education etc
- Root-top Gardens etc
- Car-free zones
- First Nations' voices and knowledge
- Public transit access - how will we handle the extra traffic all these residents will bring?
- Reimagined waterfront face from lake
- A really green landscape that includes trees as well as native of trees
- A place to have a festival
- Compost locations
- Dog park + dog beach area
- Retail stores - NO PLASTIC BAGS !!!
- Community gardens both floral & veg



## MY LAKEVIEW VILLAGE INCLUDES



## HOUSING & EXPERIENCES

### OBSERVATIONS:

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

TOTAL POINTS OF FEEDBACK  
**519 ENGAGEMENTS**

### SPOT POLLING BASED ON PRE-POSTED IDEAS

**344 ENGAGEMENTS**

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

### FREE-FORM COMMENTS\*

**153 IDEAS & ENGAGEMENTS**

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



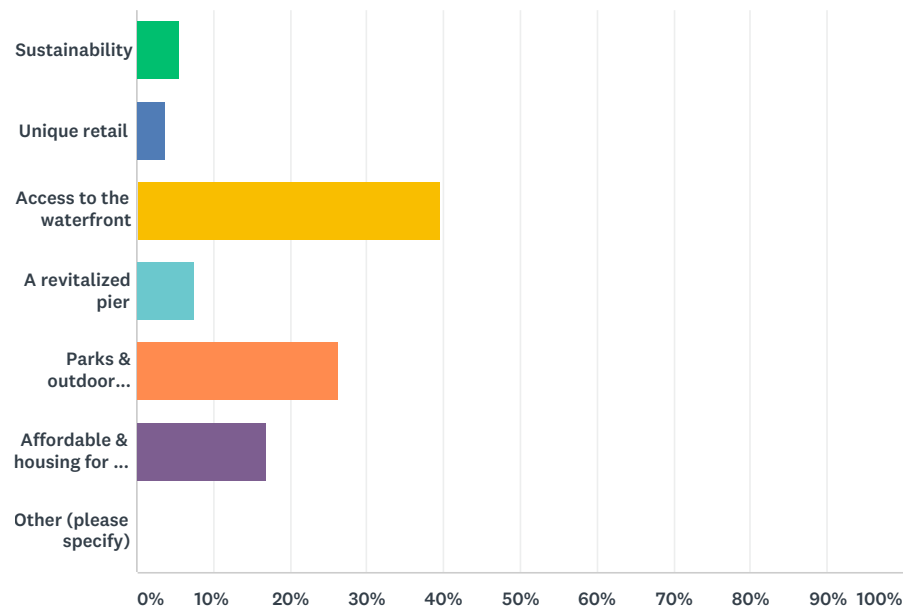
### FEEDBACK CARDS

**22 IDEAS**

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

# HOUSING & EXPERIENCES

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



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



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

**LAKEVIEW SQUARE**

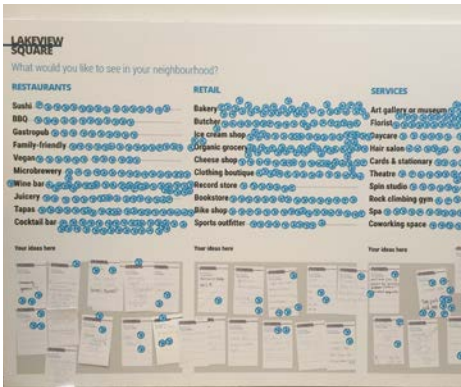
What would you like to see in your neighbourhood?

RESTAURANTS	RETAIL	SERVICES
Sushi	Bakery	Art gallery or museum
BBQ	Butcher	Florist
Gastropub	Ice cream shop	Daycare
Family-friendly	Organic grocery	Hair salon
Vegan	Cheese shop	Cards & stationary
Microbrewery	Clothing boutique	Theatre
Wine bar	Record store	Spin studio
Juicery	Bookstore	Rock climbing gym
Tapas	Bike shop	Spa
Cocktail bar	Sports outfitter	Coworking space

Your ideas here

Your ideas here

Your ideas here



# LAKEVIEW SQUARE

## OBSERVATIONS:

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

TOTAL POINTS OF FEEDBACK  
**629 ENGAGEMENTS**

TOTAL POINTS OF FEEDBACK  
**549 ENGAGEMENTS**

### RESTAURANTS / 185

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

### RETAIL / 192

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

### SERVICES / 172

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

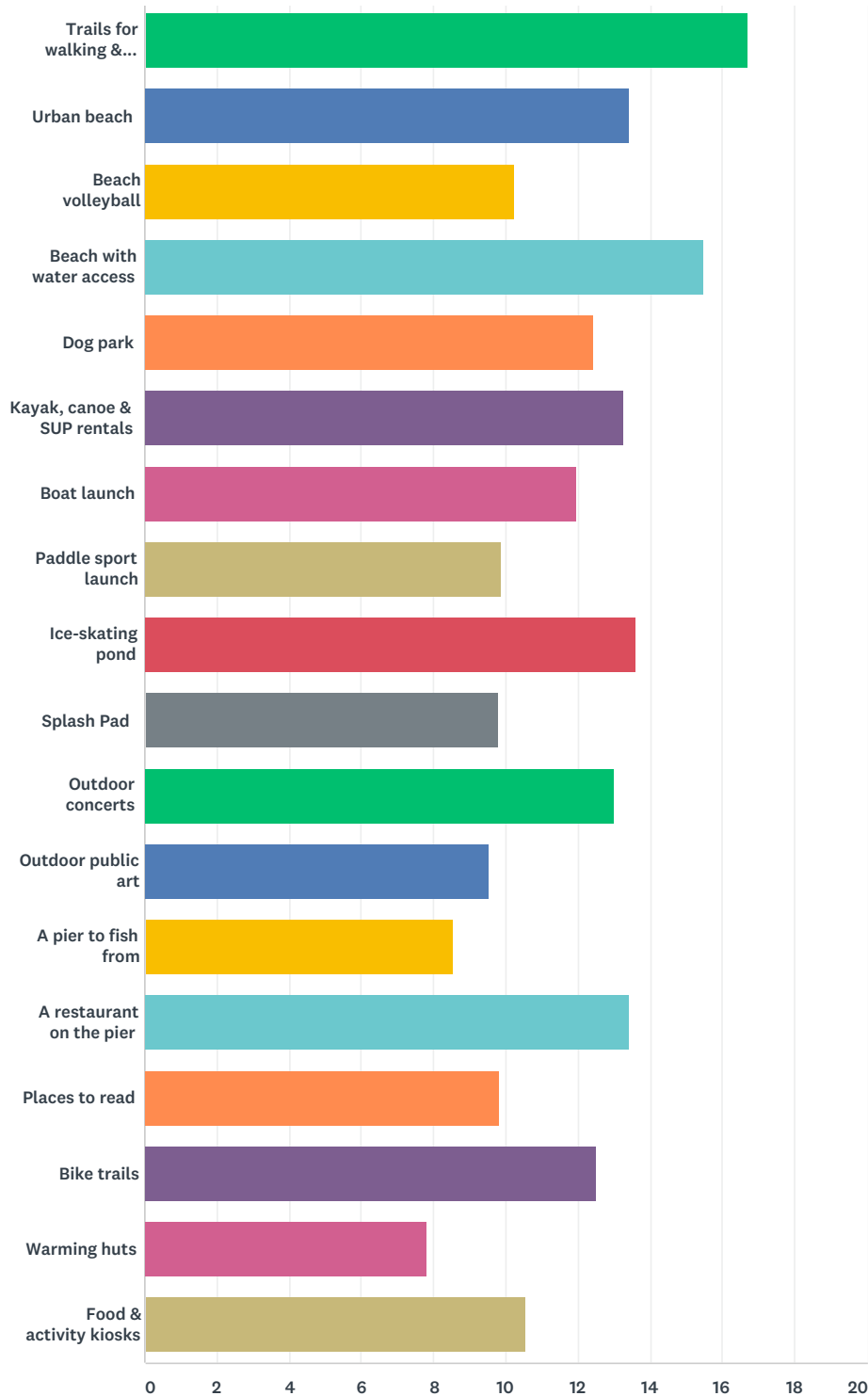
FEEDBACK CARDS  
**80 IDEAS**



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

# LAKEVIEW SQUARE

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





# LAKEVIEW SQUARE

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

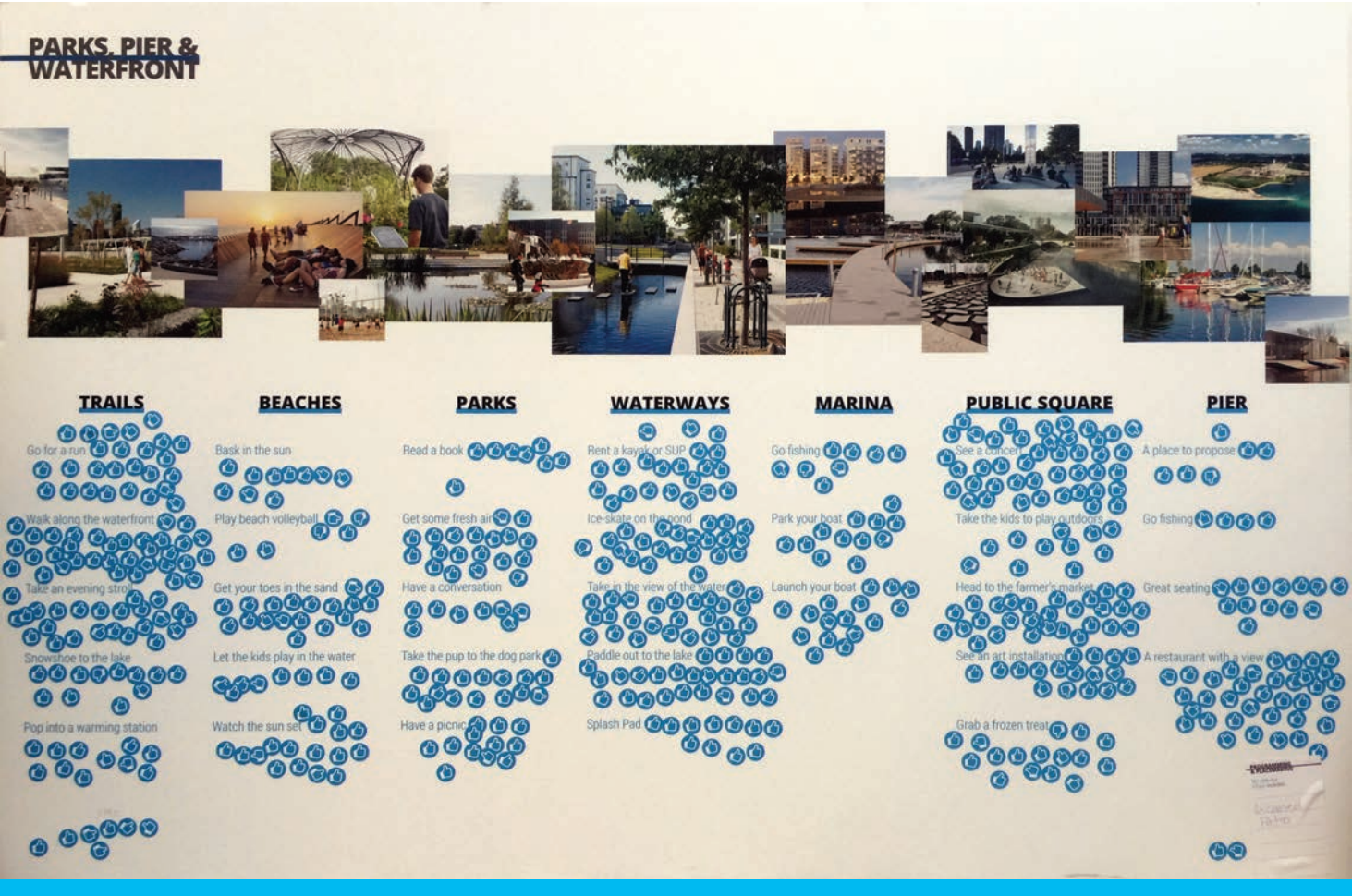
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Trails for walking & running	52.38% 22	19.05% 8	9.52% 4	11.90% 5	4.76% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Urban beach	19.05% 4	28.57% 6	19.05% 4	0.00% 0	4.76% 1	4.76% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%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

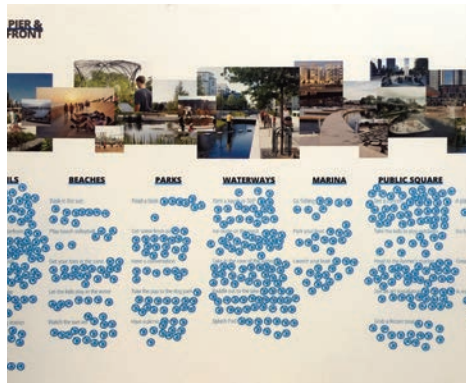
# PARKS, PIER & WATERFRONT

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

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

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





# PARKS, PIER & WATERFRONT

## OBSERVATIONS:

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

TOTAL POINTS OF FEEDBACK  
**561 ENGAGEMENTS**

## BOARD FEEDBACK

### TRAILS / 114

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

### BEACHES / 60

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

### PARKS / 73

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

### WATERWAYS / 106

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

### MARINA / 35

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

### PUBLIC SQUARE / 112

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

### PIER / 64

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

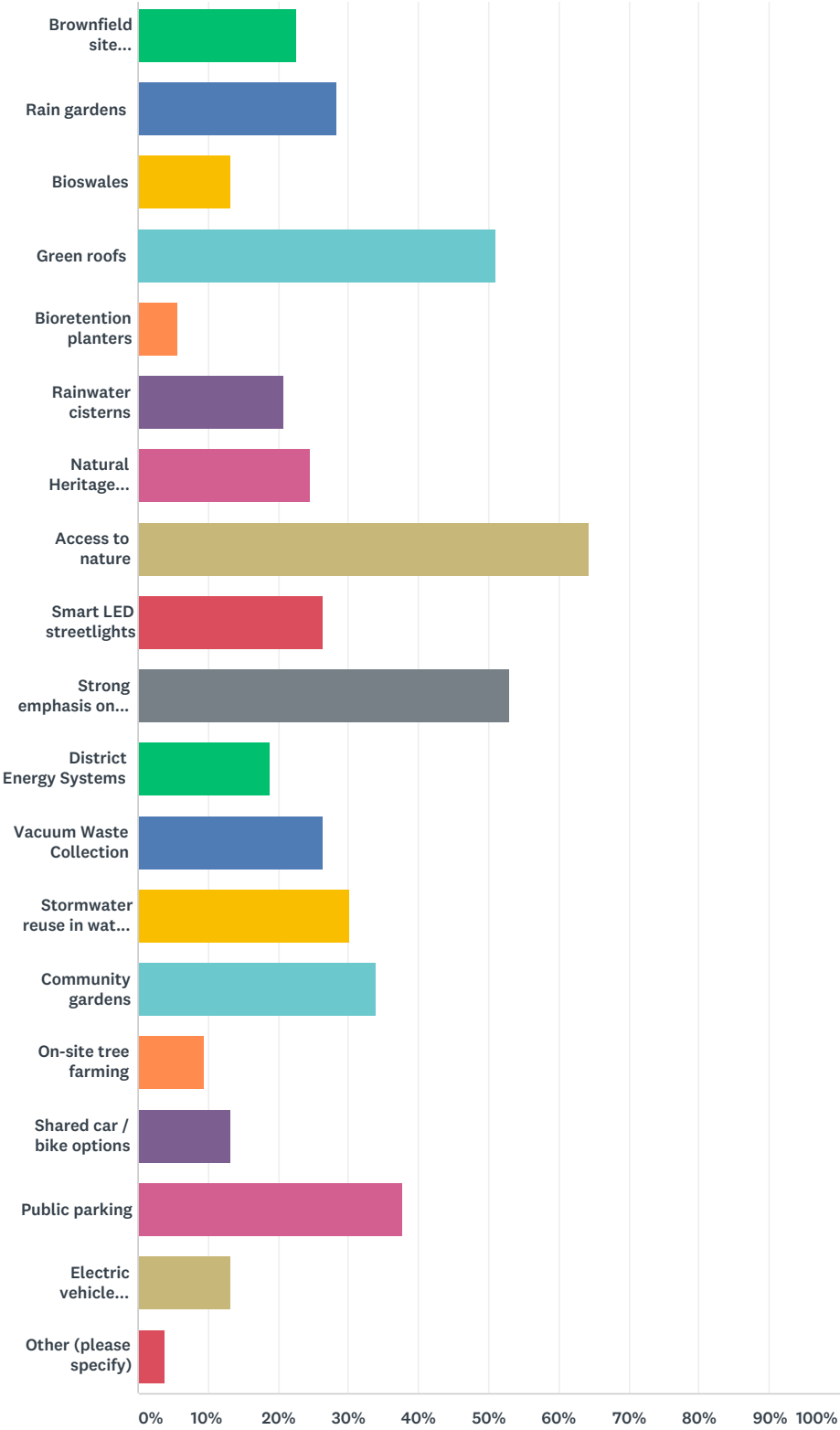
## FEEDBACK CARDS

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



# PARKS, PIER & WATERFRONT

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



# PARKS, PIER & WATERFRONT

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

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



# STREETS & MOBILITY

## OBSERVATIONS:

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

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

## TOTAL POINTS OF FEEDBACK

**162 ENGAGEMENTS + 36 FREE-FORM POINTS OF FEEDBACK**

### IN DESIGN FOR THE FUTURE MOBILITY IDEAS

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

### HOUSING & EXPERIENCES

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



### LAKEVIEW SQUARE

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

### PARKS, PIER & WATERFRONT

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

## STREETS & MOBILITY

### MOBILITY BOARD & SURVEY SUMMARIES

#### HOW DO YOU THINK YOU WILL TRAVEL TO LAKEVIEW VILLAGE?

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

#### HOW WILL YOU MOVE AROUND ONCE YOU'RE HERE?

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

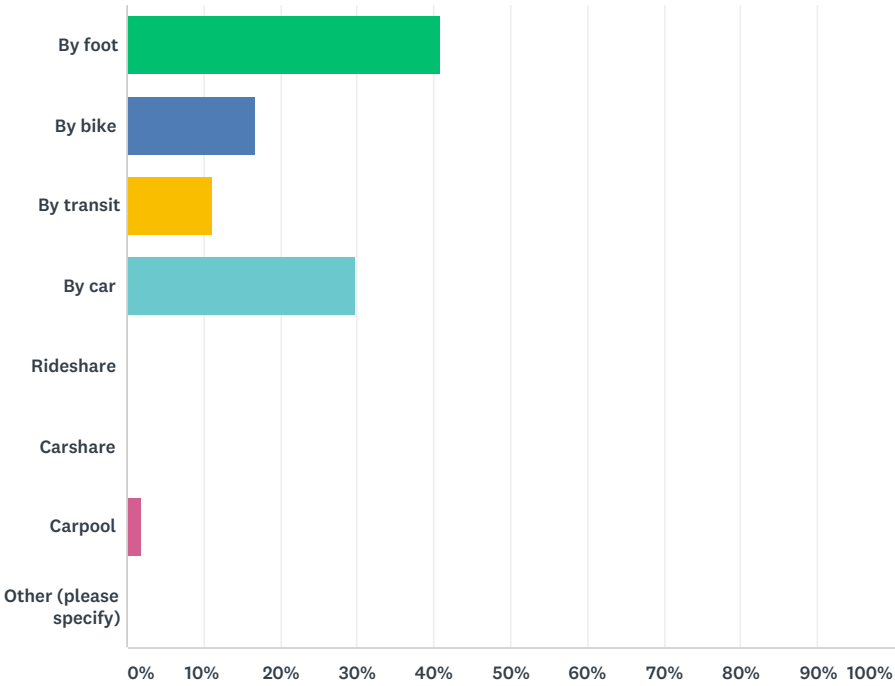
#### WHEN YOU THINK ABOUT DESTINATIONS AND PARKS THAT YOU HAVE VISITED, WHAT ARE THE THINGS THAT GET YOU THERE WITH EASE?

#### WHAT DO YOU NEED TO MAKE YOUR VISIT SAFER OR MORE ENJOYABLE?

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



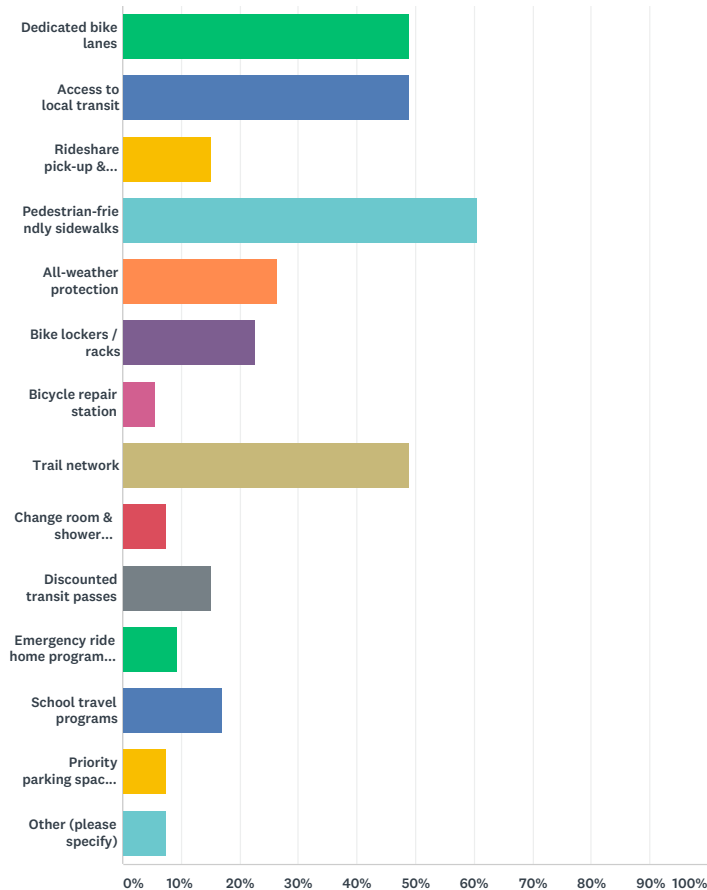
SURVEY DATA:  
HOW DO YOU THINK YOU WILL TRAVEL TO LAKEVIEW VILLAGE?



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

# STREETS & MOBILITY

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




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


# STREETS & MOBILITY

## STREETS & MOBILITY


How do you think you will travel to Lakeview Village?




1 by foot




2 by transit




3 by car



4 by bike




5 by car




6 by car


How will you move around once you're here?




1 by foot




2 by bike




3 by transit




4 by car




5 by car




6 by foot




7 by bike




8 by transit




9 by car




10 by car




11 by foot




12 by bike




13 by transit




14 by car




15 by car




16 by foot




17 by bike




18 by transit




19 by car




20 by car




21 by foot




22 by bike




23 by transit




24 by car




25 by car




26 by foot




27 by bike




28 by transit




29 by car




30 by car




31 by foot




32 by bike



33 by transit




34 by car




35 by car

## STREETS & MOBILITY


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




Dedicated bike lanes




Pedestrian connections




Bicycle/pedestrian connections to transit facilities




Bike route/transit/street network maps




Bike lockers




Bike racks




Bicycle repair station




Charging for car parking




Change room & shower facilities for cyclists




Telecommuting programs




Discounted transit passes



Multi-use paths



Off-road trails



Emergency ride home program for sustainable commuters




School travel programs




Priority parking spaces for carpools

## STREETS & MOBILITY


My Lakeview Village includes:




1 by foot




2 by bike




3 by transit




4 by car




5 by car




6 by foot




7 by bike




8 by transit




9 by car




10 by car




11 by foot




12 by bike




13 by transit




14 by car




15 by car




16 by foot




17 by bike




18 by transit




19 by car




20 by car




21 by foot




22 by bike




23 by transit




24 by car




25 by car




26 by foot




27 by bike



28 by transit



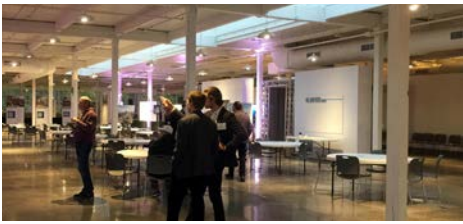
29 by car



30 by car

LAKEVIEW VILLAGE | COMMUNITY ENGAGEMENT MEETING OCT. 24, 2018 | 25





# LAKEVIEW VILLAGE TOWN HALL

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

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

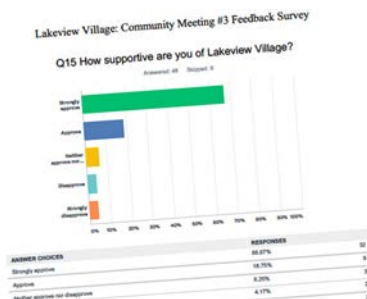


## TEAM CONVERSATIONS

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

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

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



## ONLINE SURVEY & ENGAGEMENT WORKBOOKS

TOTAL RESPONDENTS  
**59 ENGAGEMENTS**

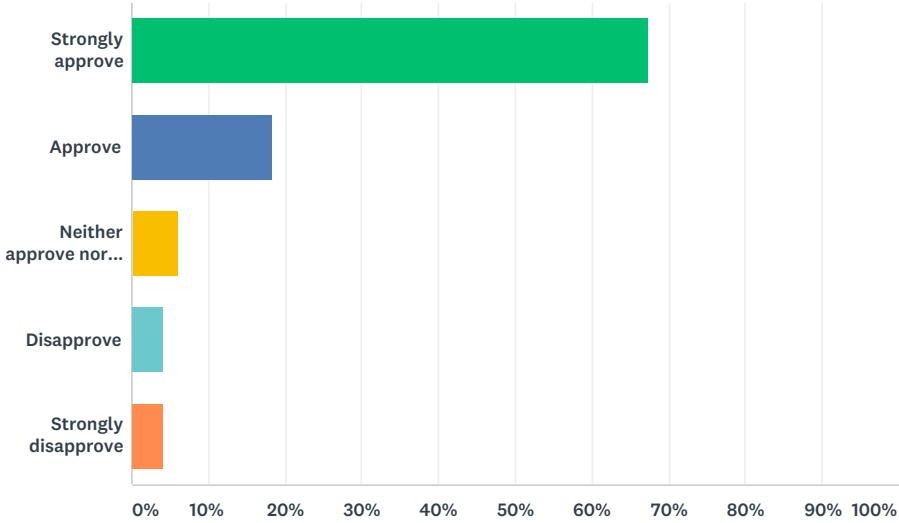
### OBSERVATIONS

- 20% skipped design/built form questions, with waterways and canals as the biggest priority for the sample of users who responded.
- 64% are looking for town homes/low rise, with 28% looking for mid-rise/taller buildings.
- A stronger sense of community and housing diversity were voted on as the most important mixed-use community benefits, coupled with a need for a strong arts and culture environment/neighborhood.
- **Access to the waterfront stands out as the number one priority.**
- Trails & beaches with water access, and outdoor activities year-round is key.
- This sample showed to be majority pedestrians, and thus pedestrian-friendly sidewalks were seen as a priority over other mobility elements, with trails, transit and bike lanes coming in shortly behind.
- Access to nature, green roofs and access to bicycle/pedestrian corridors were voted as key sustainability elements.
- **When asked how supportive are you of Lakeview Village, respondents answered as: 67% strongly approve, 18% approve, 6% neither approve or disapprove, 4% disapprove, 4% strongly disapprove.**

\* Raw data is included on the next page.

# ONLINE SURVEY & ENGAGEMENT WORKBOOKS

## SURVEY DATA: HOW SUPPORTIVE ARE YOU OF LAKEVIEW VILLAGE?



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