

LAKEVIEW VILLAGE DEVELOPMENT MASTER PLAN EVOLUTION





INTRODUCTION



Project Background

Since the demolition of the iconic "Four Sisters" smokestacks, the former Ontario Power Generation Plant site on Lake Ontario has been a site for citizens' visions and dreams for what Mississauga's waterfront could be. Since its selection as development partner in December 2017, Lakeview Community Partners Limited (LCPL) has led the effort to meaningfully re-engage the community and progress the development of a master plan vision for

a vibrant and unique community on the waterfront.

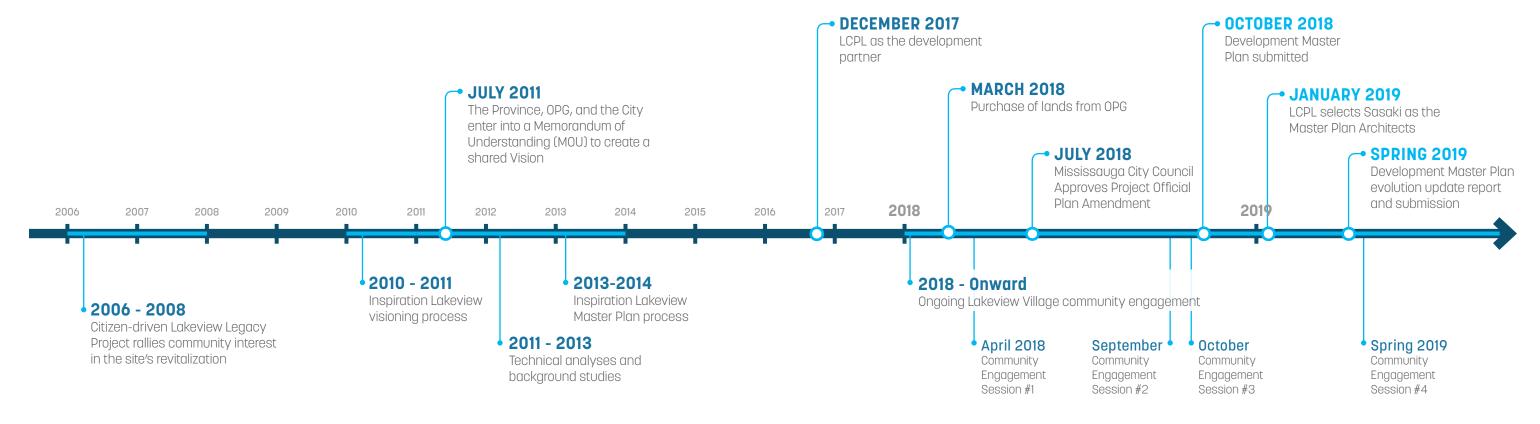
The purpose of this report is to provide an update on the latest refinements made to the Development Master Plan, since its submission for review in October 2018. The revised DMP presented in this report is essentially a continuation of the planning and design efforts from the past, advancing the project to execute on the collective vision for

Lakeview Village while still fulfiling the City's MOP requirements. Since the submission of the DMP in October 2018, the Lakeview Community (LCPL) have selected Sasaki as Master Plan Architects.

Together with Sasaki, LCPL have progressed the plan and design for Lakeview Village, incorporating the comments in response to the DMP. The introduction of the Master Plan Architects does not represent a "starting over" of the master planning process, but

rather a continuation of the timeline towards a refined and implemented master plan for Lakeview Village.

MASTER PLANNING PROCESS TIMELINE



We Are Listening

The evolution of the master plan is born out of the ongoing process of creating a city-wide and community-based vision for Lakeview Village.

The revisions to the master plan follow three main guiding principles, which encapsulate the common themes in the feedback from the community and City of Mississauga stakeholders: connecting all communities to the waterfront, creating a strong heart for the community, and clarifying density to maximize benefits for all.

The guiding principles are based on the ideas put forth by community members at community engagement sessions and through the Lakeview Community Advisory Panel, and the comments and suggestions provided by City of Mississauga officials on the Development Master Plan submitted in October 2018.

The revised Development Master Plan presented in this document demonstrates the ways in which the plan has evolved in response to the concerns and dreams voiced by the stakeholders.

FEEDBACK FROM THE COMMUNITY AND CITY OF MISSISSAUGA

"It is important that the master plan further emphasize the North/South connections between Lakeshore Road and the water's edge."

City of Mississauga

Comments on DMP Submission (December 12, 2018)

"The design of [Lakeview Square] can be strengthened to create a unified all season square that attracts people... into the Village."

City of Mississauga

Comments on DMP Submission (December 12, 2018)

"I'm worried about a 'wall' of buildings separating the village from the lake."

Comment from Community Meeting
September 26, 2018

What amenities features are most important to you?

Respondents selected

View & connections to the water

Community Meeting
September 26, 2018

"Lakeview as a place needs a town core at the Lake."

Lakeview Community Advisory Panel Comments on DMP Submission (November 26, 2018)

"My Lakeview Village includes... a visually pleasing landscape that includes height as well as mixes of uses."

Comment from Community Meeting
October 24, 2018

"... a major north-south green connection envisioned... [to] bring the lake to the Lakeshore Road corridor and Lakeshore Road to Lake Ontario."

Lakeview Community Advisory Panel Comments on DMP Submission (November 26, 2018)

"[Lakeview Square should be] an innovative community destination that is programmed with public life activities and create... a lake based village sense of place."

Lakeview Community Advisory Panel Comments on DMP Submission (November 26, 2018)

"The height heirarchy is not clearly articulated. Some taller buildings are proposed at locations that are not sufficiently justified."

City of Mississauga Comments on DMP Submission (December 12, 2018)

What is your #1 priority for this community?

40% of respondents selected **Access to the Waterfront**

Community Meeting
October 24, 2018

"My Lakeview Village includes... local flavour and unique offerings."

Comment from Community Meeting
September 26, 2018

What type of housing would accommodate your needs?

70% of respondents selected **Lakefront living**

Community Meeting September 26, 2018

"Don't be scared of the water, embrace it."

Comment from Community Meeting September 26, 2018

What sustainability elements are most important to you?

63% of respondents selected **Access to nature**

Community Meeting
September 26, 2018

What amenities features are most important to you?

Community Meeting
September 26, 2018

character..."

- 1 Outdoor patios
- **2** Local restaurants
- 3 Views and connections to the water
- 4 Unique gathering places
- 5 Traditional neighborhood conveniences
 The Square
 Events and festivities

your needs? "LCPL needs to compromise on their preferred location for height to ensure the waterfront parks and the pedestrian exprience are achievable without compromise in

Lakeview Community Advisory Panel Comments on DMP Submission (November 26, 2018)

"My Lakeview Village includes... distributed density to offer excitement, housing options, and placemaking."

Comment from Community Meeting September 26, 2018

MASTER PLAN GUIDING PRINCIPLES

Connecting All Communities to the Waterfront

Creating a Strong Heart for the Community

Clarifying Density to Maximize Benefits for All

2018 Development Master Plan

PLAN SUBMITTED IN OCTOBER 2018

The result of a robust planning process, the Development Master Plan submitted in October 2018 built on the legacy of the site to put forth a plan for transforming the fomer OPG lands into a community on Mississauga's waterfront. The master plan maintained the key structuring elements originating from the Inspiration Lakeview Master Plan:

CONTINUOUS PUBLIC WATERFRONT

A continuously linked waterfront open space system is at the core of the vision for the Lakeview Village, providing an uninterrupted water's edge connection from east to west, linking with existing park systems on both sides with the new waterfront amenity and the emerging Jim Tovey Lakeview Conservation Area immediately to the east. The plan protects public access along the waterfront throughout the length of the property.

A LARGER BLUE/GREEN NETWORK

In addition to new public spaces along the waterfront, the plan includes a mix of public and open spaces that connect various neighbourhoods throughout Lakeview Village and provide important stormwater management functions.

A FINE GRAIN STREET PATTERN

The proposed street network is designed to allow people using various modes of travel (i.e. pedestrians, cyclists, transit riders, vehicles) to access Lakeview Village and move through the site safely.

BRINGING TRANSIT TO THE SITE

Ensuring efficient and convenient transit options are provided to and from Lakeview Village is a fundamental component of the transportation and sustainability strategy. Lakeview Village is ideally situated in proximity to the Long Branch and Port Credit GO stations, future Hurontario Street LRT, and TTC transit hub, bringing residents, employees, and visitors within easy reach of local and regional destinations.

A CULTURAL HUB AT THE HEAD OF THE PIERS

Arts, culture, retail, and public space will come together at the head of the piers. The plan concentrates a mix of activity-generating uses together, encouraging visitors to spend more time at Lakeview Village and enjoy many different experiences throughout the year.

EMPLOYMENT AND INNOVATION CORRIDOR

Employment and innovation are an essential part of the mix of uses in Lakeview Village. Serson Innovation Corridor is designed to support a mix of office, institutional, and innovation uses that will complement the planned residential, cultural, and retail uses as well as enhance the complete community in Lakeview Village.

The evolution of the Development Master Plan retains the fundamental structure of the plan to date, while imbuing it with bold new ideas that enrich its sense of community.

Development Master Plan (2018)

- 1 Lakeview Gateway
- 2 Ogden Green Park
- **3** Aviator Greenway
- (4) Waterway Common
- (5) Serson Innovation Corridor
- (6) The Marina
- 7 Lakeview Square
- (8) Cultural Institution
- **9** Waterfront Park
- (10) Western Pier



2019 Evolving Development Master Plan

REVISED MASTER PLAN, 2019

The changes that define the evolving Development Master Plan are rooted in a respect for the core structuring elements established in the Inspiration Lakeview Masterplan and maintained in the 2018 Development Master Plan. The next evolution of the plan is also informed by the input given by the community and city stakeholders in direct response to the Development Master Plan as well as the broader desires for the future of Lakeview Village expressed at community engagement sessions.

CONNECTING ALL COMMUNITIES TO THE WATERFRONT

Lake Ontario is *the* defining feature that sets
Lakeview Village apart. A consistent desire voiced
through community engagement feedback is
the importance of the waterfront: for recreational
activation, for passive enjoyment, for enhancing
residential space, and more. The revised master plan
introduces a central park that strengthens a northsouth connection that draws people towards where
they want to go: the waterfront. The waterfront open
space – Lakefront Park – and the north-south Ogden
Park serve as the foundational scaffolding, on which
the rest of the plan framework is organized.

CREATING A STRONG HEART FOR THE COMMUNITY

The revised master plan strengthens Lakeview Square as a cultural, retail, and recreational hub at the head of the piers by changing the orientation and dimensions and inserting freestanding pavillion type elements that would further activate the space. The vitality of the Square is also improved in the revised plan through additional activation of its adjacent uses: the introduction of a water inlet park element, a cultural institution anchor, and increased density (and thus, more people) immediately surrounding the plaza. Lakeview Square, as the heart of the Village, has a prime location that is well connected to the road network and the waterfront trail system to establish the square as a major node and anchor for the greater Mississauga waterfront and region, Lakeview Village.

CLARIFYING DENSITY TO MAXIMIZE BENEFITS FOR ALL

When based upon a sound open space and block structure, increased height and density and public access are not incompatible. The revised master plan reorganizes the blocks and open space to create strategic opportunities for providing height and

density that supports the experience of the public realm. Increasing height represents an increase in the number of people who will live, work, and play in the new district, which helps satisfy several goals: 1. Creating a "critical mass" of residents to support local amenities and the viability of businesses, especially on-site retail; 2. Providing the greatest number of Mississauga residents with living opportunities, views, and recreation amenities in close proximity to Lake Ontario; 3. Support the viability of implementing significant sustainability initiatives, such as district energy, vacuum waste and transit options.

Updated Development Master Plan

- 1 Lakeview Gateway
- 2 Ogden Park
- (3) Artscape Makerspace/Community Center
- (4) Waterway Common
- **5** Serson Innovation Corridor
- (6) The Marina
- 7 Lakeview Square
- 8 Recreational Boat Launch
- (9) Lakefront Park
- (10) Water Inlet
- (11) Cultural Institution
- (12) Outdoor Event Amphitheater





Urban Design Framework

ESTABLISHING A STRONG SITE-WIDE FOUNDATION FOR THE MASTER PLAN

The aim of the revised master plan is to establish a firm urban design framework that provides a foundation for future evolution of Lakeview Village, as each portion of the community is designed in detail and implemented. The framework establishes the central "gestures" or big ideas that define the character of Lakeview Village, even before specific recognizable buildings or parks are placed on the site. The master plan focuses on creating strong connections between Lakeshore Road and Lake Ontario: first and foremost, through the open space network. The bold central park, Ogden Park, and the waterfront destination, Lakefront Park, create an upside down "T" on which other elements of the plan are placed. The supporting street network strengthens the north-south connection, in particular Hydro Road and Lakefront Promenade, which are key connector roads into the larger street grid and context.



Maximizing Views

WHOLE-HEARTEDLY CELEBRATING LAKEVIEW VILLAGE'S LOCATION

One of the central goals of the urban design framework and a test of success for the Lakeview Village master plan is to fully celebrate and capture the beauty of the Village's location on the waterfront. The urban design framework established for the revised master plan enables views of the waterfront deep into the site, expanding the presence of Lake Ontario. Surrounded by parks and open space, Lakeview Village's location and context also creates immense opportunities for residential spaces with views of green spaces and urban activity. The framework also provides numerous opportunities for open views from public open spaces -- from the moment someone turns onto Ogden Park until they reach an event at Lakefront Park, they will be able to easily walk towards the water.

Public Realm Framework

CONNECTING LAKESHORE ROAD TO LAKE ONTARIO

In the previous iteration of the Development Master Plan, the orientation and size of Waterway Common created a dynamic of parallel (and competing) parks. The new Master Plan reorients the open space framework and the overall energy of the site towards a bold, central Ogden Park that connects from Lakeshore Road to Lake Ontario.

The strengthening of Ogden Park as a major central open space spine provides a park element that gathers people in from the wider city context and from the different development zones within Lakeview Village. At a glance, the park is instantly recognizable as a "river of green" leading to the lake, with a rich interplay between Lakefront Park and Ogden Park. Waterway Commons and Aviator Greenway (relocated to the northern side of the street for better sun-exposure) become east-west connectors that connect people back to the central Ogden Park, and subsequently, the waterfront. This north-south connection will serve as a gathering place and multi-modal corridor (pedestrians, bicyclists, cross-country skiers, etc.) for those living within Lakeview Village and beyond.

Whereas previously, Lakeview Square was connected to Waterfront Park but largely disconnected from the rest of the open space network, the revised plan creates a stronger relationship between major public realm elements. The plan introduces an inset water basin and plaza that steps down into the water, directly adjacent to Lakeview Square. This element more intimately connects people to the water, and creates a stronger connection between Ogden Park, Lakefront Park, and Lakeview Square, energizing the overall public realm network.

Ogden Park is the central spine to the larger public realm network that serves as a foundation to the entire Village. The revised plan maintains the core concept of a dynamic green and blue network that weaves throughout Lakeview Village. An interconnected system of open spaces provides a range of passive and active recreation opportunities, from neighborhood pocket parks adjacent to townhouse clusters that enhance the everyday experience, to boat launches and large-scale event plazas on the waterfront.

WE ARE LISTENING

"It is important that the master plan further emphasize the North/South connections between Lakeshore Road and the water's edge."

City of Mississauga
Comments on DMP Submission (December 12, 2018)

Development Master Plan - October 2018



Evolving Master Plan



Street Network + Block Structure

A MORE TIGHTLY KNIT ARMATURE OF STREETS AND BLOCKS

Due to the distribution and dimensions of open spaces, particularly the size of Waterway Common, the block pattern in the previous DMP inadvertently created a sense of a "first class, second class" division between the waterfront blocks and the rest of the Village -- the lakefront blocks held dominant and prime access to and views of the lake, while the rest of the development blocks felt removed from the water's edge.

The revised master plan creates a more rationalized parcelisation pattern. The re-distribution of open space throughout the Village, namely the reinforcement of Ogden Park as a central park feature, reduced the size of the blocks.

Complementarily, the narrowing of Waterway

Common provided an opportunity to introduce an additional row of blocks. Together, the modifications result in a more tightly knit block pattern that creates a sense of intimacy, which is essential to great placemaking.

The modifications combine a stronger armature of streets and blocks with a more deliberate distribution

of townhouses and apartments to support greater densification. In pursuit of the larger goal of creating a community that provides residents with a diversity of housing options, the previous plan incorporated a mix of townhouses and mid/high-rise elements throughout the community. On a block-by-block experience, however, the placement of townhouses within blocks bordered by taller buildings resulted in conditions that create internal units that are close to, but removed from the water.

The revised plan maintains the target of housing type diversity, but more efficient blocks maximize the remarkable Lake Ontario connection and create a more balanced relationship between apartments and townhouses. Townhouses and mid-rise elements are strategically located in blocks organized by pedestrian mews and appropriate circulation patterns and parking solutions, including the northern blocks and along the narrowed Waterway Common.

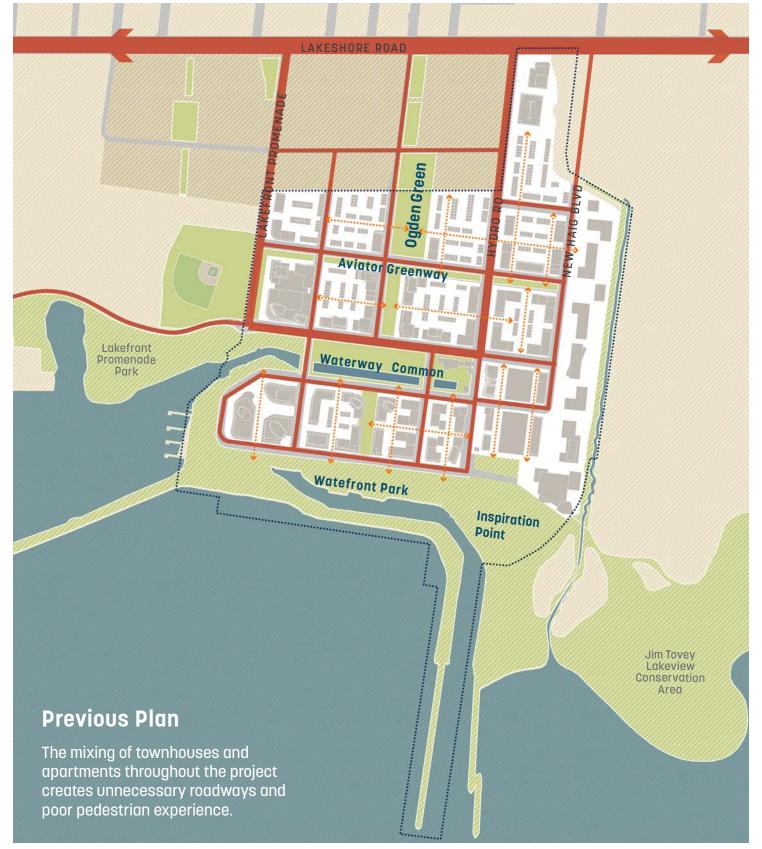
WE ARE LISTENING

"The blocks as presented are uncharacteristically large for an urban environment and need to be broken into more permeable elements through additional roads. The objective is to form a fine grain, permeable and open street pattern."

City of Mississauga

Comments on DMP Submission (December 12, 2018)

Development Master Plan - October 2018



Evolving Master Plan



Distribution of Height + Density

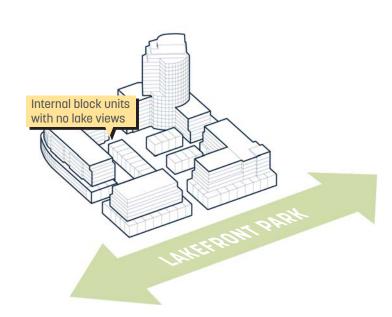
CREATING A ROBUST FRAMEWORK FOR DENSITY PLACEMENT

In the previous iteration of the master plan, the blocks and open space structure created a condition where height and density were bumping up against the framework. In the evolution of the plan, the goal is to set up a framework where height and density have that will have views to Lake Ontario. The blocks along

a natural place to fall. The north-south orientation of the central open space feature provides numerous opportunities for the location of taller buildings, and increase the number of buildings (and building faces) the lakefront and throughout the plan stagger the towers in order to maximize views, and to enhance the experience at the street level. The waterfront edge is characterized by lower podium heights and staggered towers.

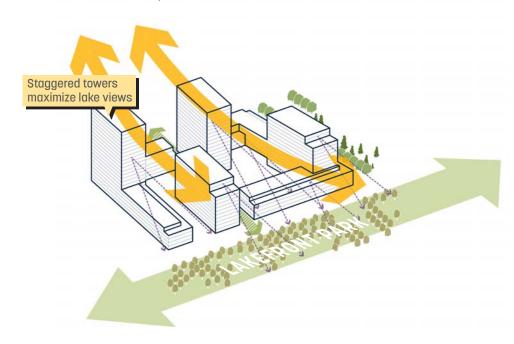
Previous Plan

Townhouse clusters are ring-fenced by taller elements with their sense of privacy removed.



New Idea

More efficient and denser blocks take advantage of direct and diagonal views to the lake and landscape amenities.



Height (# Floors / Meters)

3 floors or less (9m)

4 floors (12m)

5 - 10 floors (15- 30m)

11 - 15 floors (30-45m)

16 -20 floors (45-60m)

21 -30 floors (60 -90m)

31 - 40 floors (90- 120m)

WE ARE LISTENING

"The height hierarchy is not clearly articulated in the Master Plan... More porosity shall be provided to link the Waterway Common to the waterfront park and bring the view to the Lake further into the blocks."

City of Mississauga

Comments on DMP Submission (December 12, 2018)

Development Master Plan - October 2018



Evolving Master Plan





PLAN FRAMEWORKS



Open Space Network

PUTTING THE PUBLIC REALM FIRST

The foundational organizing feature of the revised master plan is the network of open spaces and cultural amenities that define the public realm network. Constantly connecting back to Ogden Park in the center, the open space network establishes a heirarchy of green spaces that offers a wide variety of active and passive recreational opportunities.

From Lakeshore Park, which is envisioned as an ever-active waterfront destination to the sprinkling of small pocket parks among clusters of townhomes in the northern blocks of the site, Lakeview Village will offer open spaces for use on the everyday and special occasions. The programming of the parks and waterfront will cater to all ages and abilities, providing both active and passive recreation opportunities.

A comprehensive approach to the layering of parks and open space features provides a robust network of green and water related public and private outdoor spaces that result in significant north-south and east-west linkages throughout Lakeview Village. The integration of low-impact development (LID) stormwater management features will form a key part of the blue network.

This approach achieves a core principle of the community which is connectivity, particularly north-south connections, linking the entire Lakeview community and beyond to the waterfront and other key character districts and neighbourhoods identified within Lakeview Village.

The plan conveys 67.1 acres of land to the City of Mississauga. Much of this remediated land will be converted into a new waterfront park, with multimodal trails that will form part of the Waterfront Trail, and active waterfront spaces. The plan protects public access along the waterfront throughout the length of the property, and seamlessly connects to Lakefront Promenade Park to the west, and the Jim Tovey Lakeview Conservation Area to the east.



OPEN SPACE HEIRARCHY + FRAMEWORK



Street Network

CREATING A FINE-GRAINED, MULTI-MODAL ROAD NETWORK

The proposed street network is designed to allow people using various modes of travel (i.e. pedestrians, cyclists, transit riders, vehicles) to access Lakeview Village and move through the site safely.

Both as a means of structuring the community and providing the building blocks for distinctive districts and neighbourhoods, establishing a fine grain street pattern will appropriately respond to a multitude of users and functions.

Ensuring all districts and neighbourhoods are well-interwoven by the street network is fundamental to ensuring pedestrians, cyclists, transit riders, and drivers have appropriate means to make direct, efficient, safe, and memorable connections throughout and to the water's edge.

Achieving street patterns that limit block lengths, reduce vehicular speeds, and adds to the character of Lakeview Village will promote walkability and is an important means of achieving a significant active transportation network that reduces reliance on vehicular travel within the community.

Establishing efficient and convenient transit options

to and from Lakeview Village is a fundamental component of the transportation and sustainability strategy. Lakeview Village is ideally situated in proximity to the Long Branch and Port Credit GO stations, future Hurontario Street LRT, and TTC transit hub, bringing residents, employees, and visitors within easy reach of local and regional destinations.

At this stage, it is anticipated that the transit link into Lakeview Village and the Employment and Innovation Corridor will bring local bus service along collector streets with direct connections to the two GO stations and a link to the future Lakeshore Road East transit facility.

Bringing transit to the site will be important for ensuring the long term sustainability of the project. The plan is designed to be flexible, so that transit can be incorporated as the project is phased and as regional transit plans are implemented.

Beyond traditional bus transit methods, new technologies and initiatives are presenting alternative options that focus on first and last mile issues and have recently emerged as real considerations for new community development.

These include micro transit options, shared private

services (such as UberPool or Lyft), and even autonomous vehicle services. Regardless of the ultimate method, the focus will remain on bringing a transit model that will see a significant increase in the modal split to transit and away from private car use.



Development Program

CREATING WATERFRONT LIVING OPPORTUNITIES AND ACHIEVING VIABILITY FOR A NEW URBAN NODE

Within the framework established by the revised master plan, the orientation of open space and placement of height provides lake views from buildings, without compromising views from public open spaces. Additionally, the physical context of Lakeview Village is remarkably supportive of height, lacking low-scale residential abutters.

(Note: The presented massing for Lakeview Village displays the revised framework for the distribution of density, rather than the architectural form of each future building. The specific form of the buildings, as shown, are not representative of the planned architectural direction of Lakeview Village.)

DISTRIBUTION OF HEIGHT AND DENSITY

Building on the framework, the revised master plan locates density in strategic locations throughout the village, with the aim of avoiding the creation of a "wall" of buildings that cut off views from the waterfront, and maximizing the experience of the public realm and future living spaces.

Along Ogden Green

The majority of height and density is in the center of the Village, organized along Ogden Green. This

ensures that the height and views towards the water support each other rather than clash.

Lakefront Edge

The buildings along the Lakefront edge are expressly kept at a lower height, in order to protect the experience of Lakefront Park.

The Marina

Due to its location on the corner of the site, surrounded by open space on three sides, the Marina blocks present the most strategic location for the tallest buildings in Lakeview Village without negative impacts.

Lakeview Square

Lakeview Square, envisioned as the anchoring heart of the community, previously lacked sufficient density and mix of uses to ensure that the retail elements and public spaces will feel active throughout the day. The revised plan adjusts the dimensions of Lakeview Square to increase its size and strengthen its connection to the waterfront park, increases ground-level footprints, and adds more residences at upper levels.



Development Program

CREATING WATERFRONT LIVING OPPORTUNITIES AND ACHIEVING VIABILITY FOR A NEW URBAN NODE

DEVELOPMENT PROGRAM

	Residential	Retail	Other	Total GFA	Estimated Unit Range
October Plan	712,669	12,700	157,104	882,473	6,000 to 8,004
Revised Plan	918,470	19,341	103,648	1,041,459	7,891 to 10,764

Total GFA represents total building area from massing. Parking garages are not included in total building area. Estimated unit range is based on GFA, which is calculated as 82% of the building area (area within outside surface of exterior walls above grade). Assumes average unit size of 67 sqm to 93 sqm for apartments. Assumes size of 126.75 sqm for back-to-back townhouses and 175 sqm for standard townhouses. Other GFA includes cultural/insitutional and office uses. Retail number for the October Plan removes 12,918 square feet of civic/cultural space previously included in the Retail SF.

RESIDENTIAL PROGRAM

	МОР	October Plan	Revised Plan
Townhouses	1,020 units (15%)	402 units (5%)	486 units (5%)
Mid-Rise	3,400 units (50%)	5,298 (66%)	5,771 units (59%)
Taller Elements	2,380 units (35%)	2,304 (29%)	3,494 units (36%)
TOTAL	6,800 units	8,004 units	9,751 units

Townhouses are typically up to 3 storeys in height, although may be up to 4 storeys in some cases. Buildings with an overall height of 4-12 storeys have been classified as mid-rise buildings. Buildings with an overall height of more than 12 storeys have been classified as high-rise buildings and comprised of taller elements (tower) and mid-rise elements (podium).

◀ Height (# Floors / Meters)

3 floors or less (9m)

4 floors (12m)

5 - 10 floors (15- 30m)

11 - 15 floors (30-45m)

16 -20 floors (45-60m)

21 -30 floors (60 -90m)

31 - 40 floors (90- 120m)



DISTRICT HIGHLIGHTS





Lakefront Park

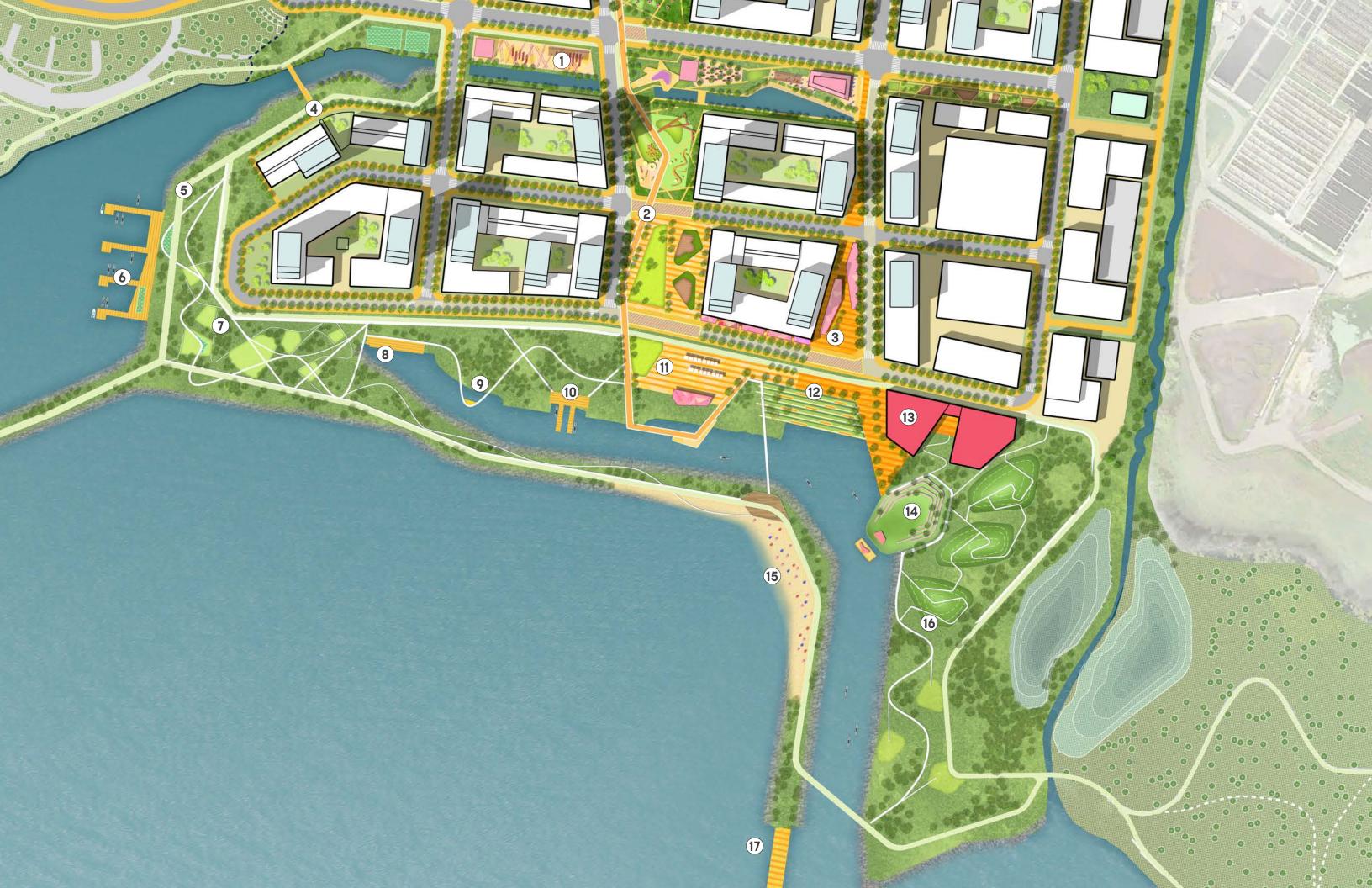
A REGIONAL WATERFRONT DESTINATION

Lakefront Park is envisioned as a destination waterfront that provides an active recreational, cultural, and event open space for Mississauga. The park provides connectivity across the Village edge, with pedestrian paths winding throughout, as well as bicycle promenades that follow the urban edge and connect into the regional waterfront trail network.

The western and eastern edges of the park are characterized by passive recreation, with meandering walking paths through meadows and open lawns, framed by a scattering of large canopy trees. The center of the park is the cultural and recreational core, an extension of the directly adjacent Lakeview Square. From Canada Day fireworks, to summer carnivals, holiday markets, and open-air concerts, the center of Lakefront Park is the future home to Mississauga's special occasions.

LAKEFRONT OPEN SPACE NETWORK CONTEXT







Water recreation (Copenhagen)

Flexible open lawn (St. James Park - London)

▲ Lakefront Park

- 1 Waterway Common
- 2 Ogden Park
- (3) Lakeview Square
- 4 Pedestrian Bridge
- **5** Waterfront Trail
- **6** Marina
- 7 Flexible Lawn/Meadow
- 8 Recreational Boat Launch
- **9** Overlook
- (10) Overlook/Boat Launch
- (11) Event Plaza
- 12 Social Steps/Water Inlet
- (13) Cultural Institute
- (14) Amphitheater
- 15) Beach
- 16 Play Lawns
- **17** Pier



Creatitve water activation (East Bayfront Water's Edge Promenade - Toronto, ON)



Waterfront trail (Hunter's Point South Waterfront Park - New York, NY)



Overlook platforms (Chicago Riverwalk - Chicago, IL - Sasaki)



Water recreation (Brooklyn Bridge Park - Brooklyn, NY)



Play lawns with views (Governer's Island Park - New York, NY)



VIEW TOWARDS THE PIER AT LAKEVIEW VILLAGE, FACING EAST

◆ Pier at Lakeview Village (Existing Conditions)

Once a former industrial pier, the pier at Lakeview Village will become one of Lakefront Park's most inviting and celebrated features. Extending more than 600 metres into Lake Ontario, this destination attraction will provide people from across the region an unparalleled vista of the waterfront experience. Programmed with public art, cultural pop-ups, and active public space along both the reclaimed pier and newly created park space, the pier will integrate seamlessly with the rest of Lakefront Park and Lakeview Square. Providing unprecedented views to downtown Toronto, Mississauga, and across Lake Ontario.









Pop-up pavillions for cultural and retail activation



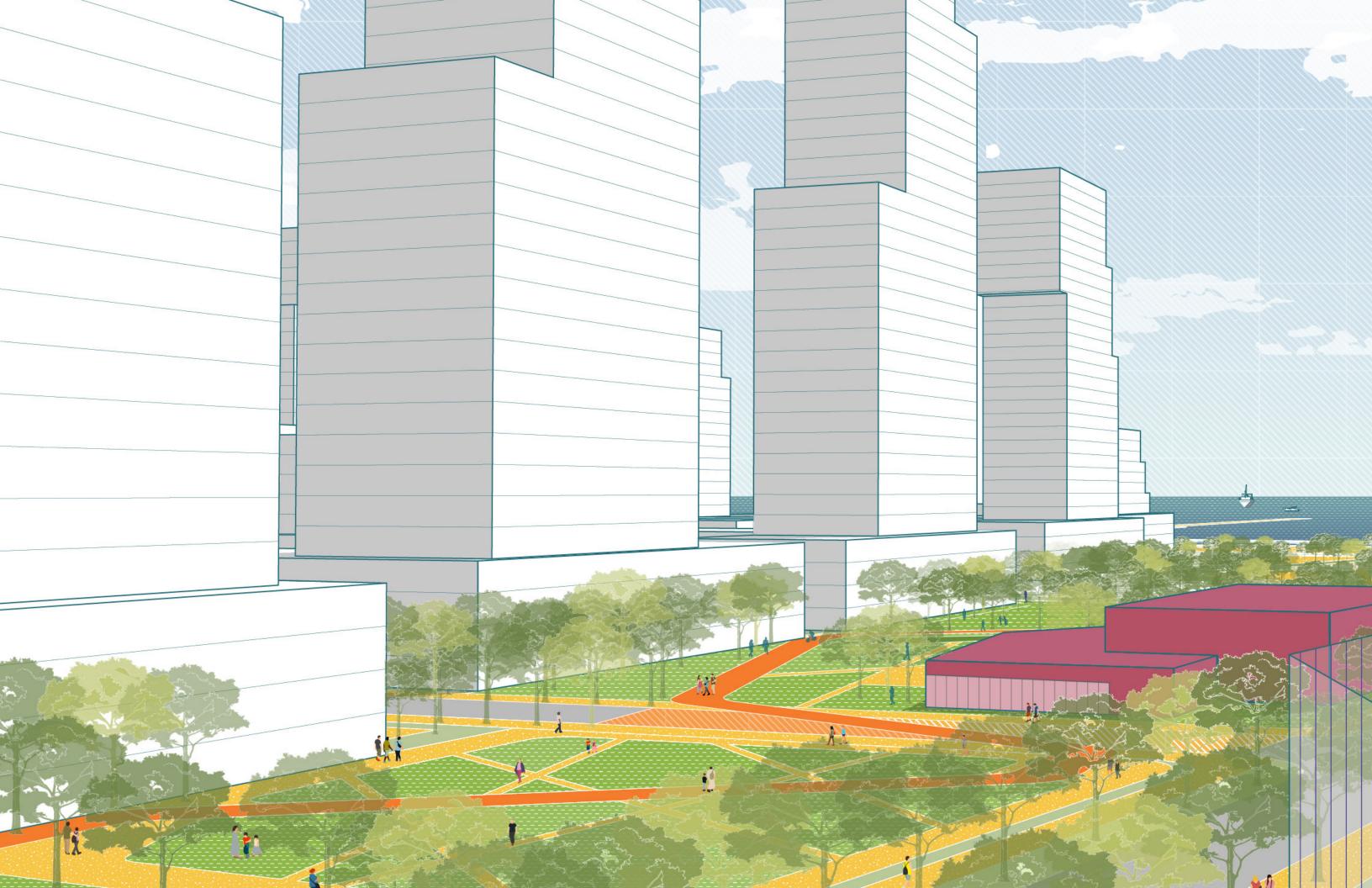
Urban beach with water recreation opportunities

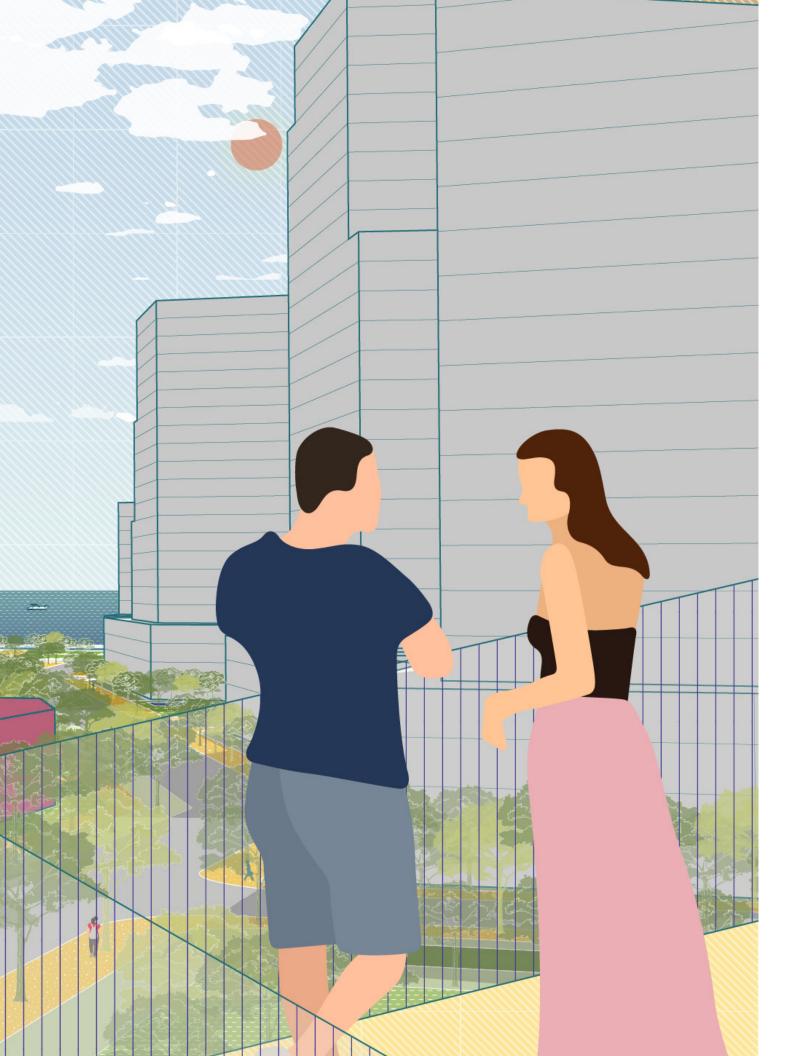


Unique, recognizable urban beach experience



Pedestrian-only, human-scaled environment with views of the water





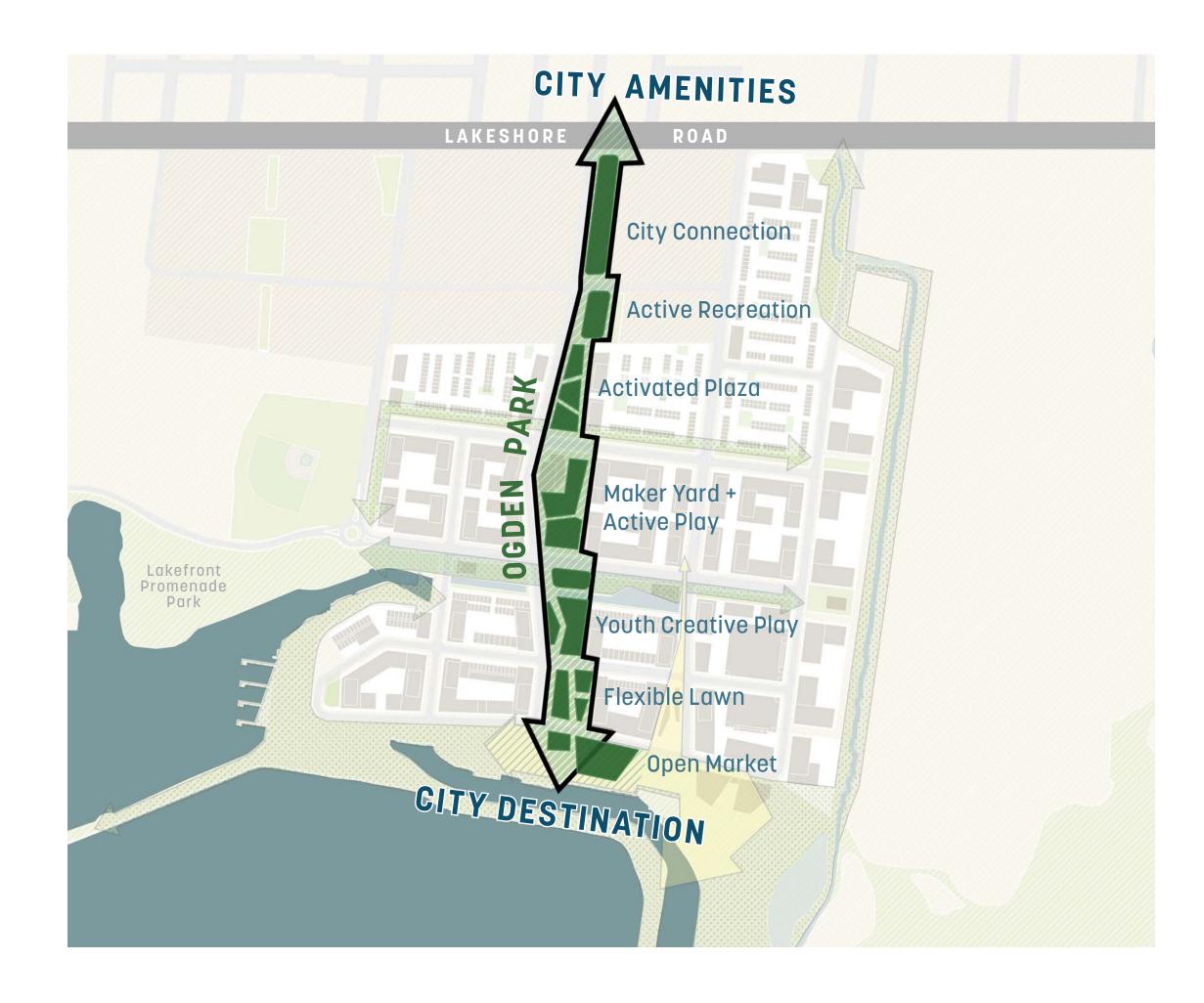
Ogden Park

A BOLD CENTRAL PARK

Inspired by the iconic ravine corridors in the Greater Toronto Area, Ogden Park is a central "river of green" that runs through the site, pointing everyone to the waterfront. Ogden Park gives everyone in Lakeview Village a direct connection to the Lakefront, and is well connected via the open space and road network to all blocks in the Village.

Beyond Lakeview Village, Ogden Park is a park for all of Mississauga. Providing an instantly recognizable and impossible-to-miss direct connection between Lakeshore Road and Lake Ontario, Ogden Park provides walking paths and pockets of varied program along its length. Ogden Green will be designed to focus on community, with the park providing a central gathering space.

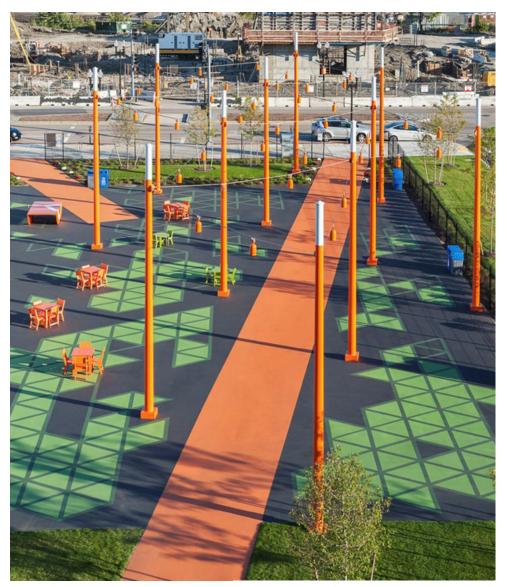
Ogden Park's size and dimensions are intentionally designed in the revised master plan to maximize views of the water, from both within the park, and for the residential spaces in the buildings along the park edges. Near the center of the park, at the park's widest dimension, is a community-oriented building that is envisioned at first as a maker-space established through partnerships with local artists, and as a community center in the long-term.



Ogden Park provides critical pedestrian connections to the waterfront, but is much more than just a linear connector. Throughout its length down to Lakefront Park, Ogden Park is envisioned to seamlessly change in character to respond to its adjacent uses and provide a wide range of outdoor experiences.



Passive recreation space



Flexible event plaza (Lawn on D - Boston, MA - Sasaki)



Active recreation spaces



Flexible plaza spaces for everyday use



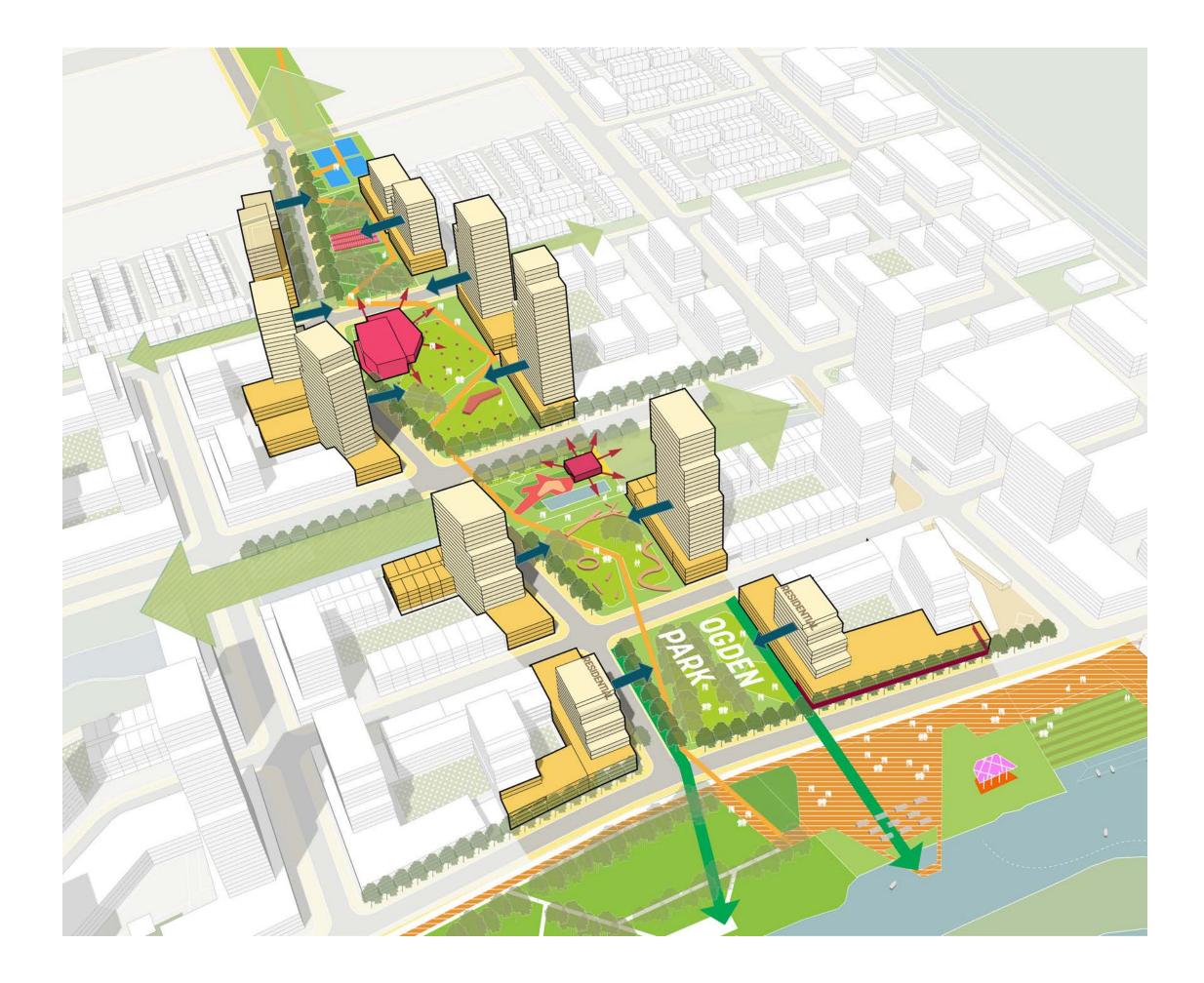
Pop-up pavillions for recreational/retail activation



Iconic and dynamic community/culture-oriented building



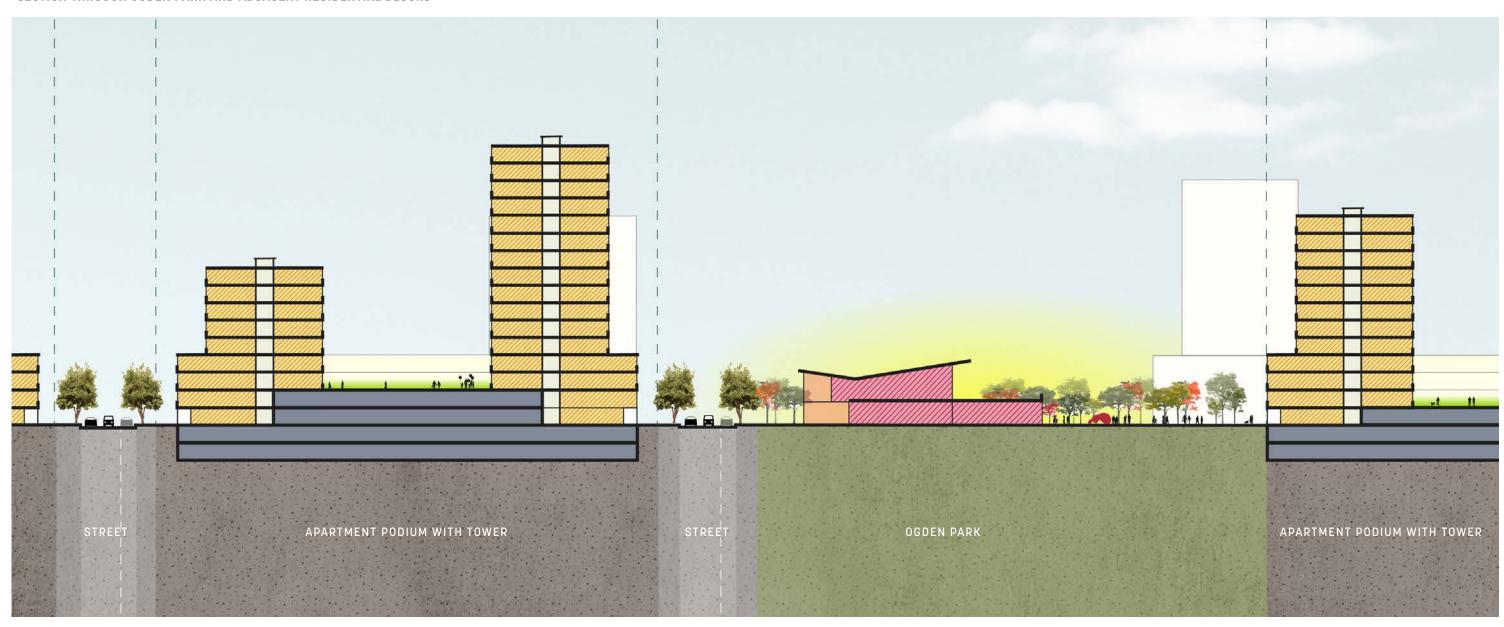
Unique play destinations for all ages

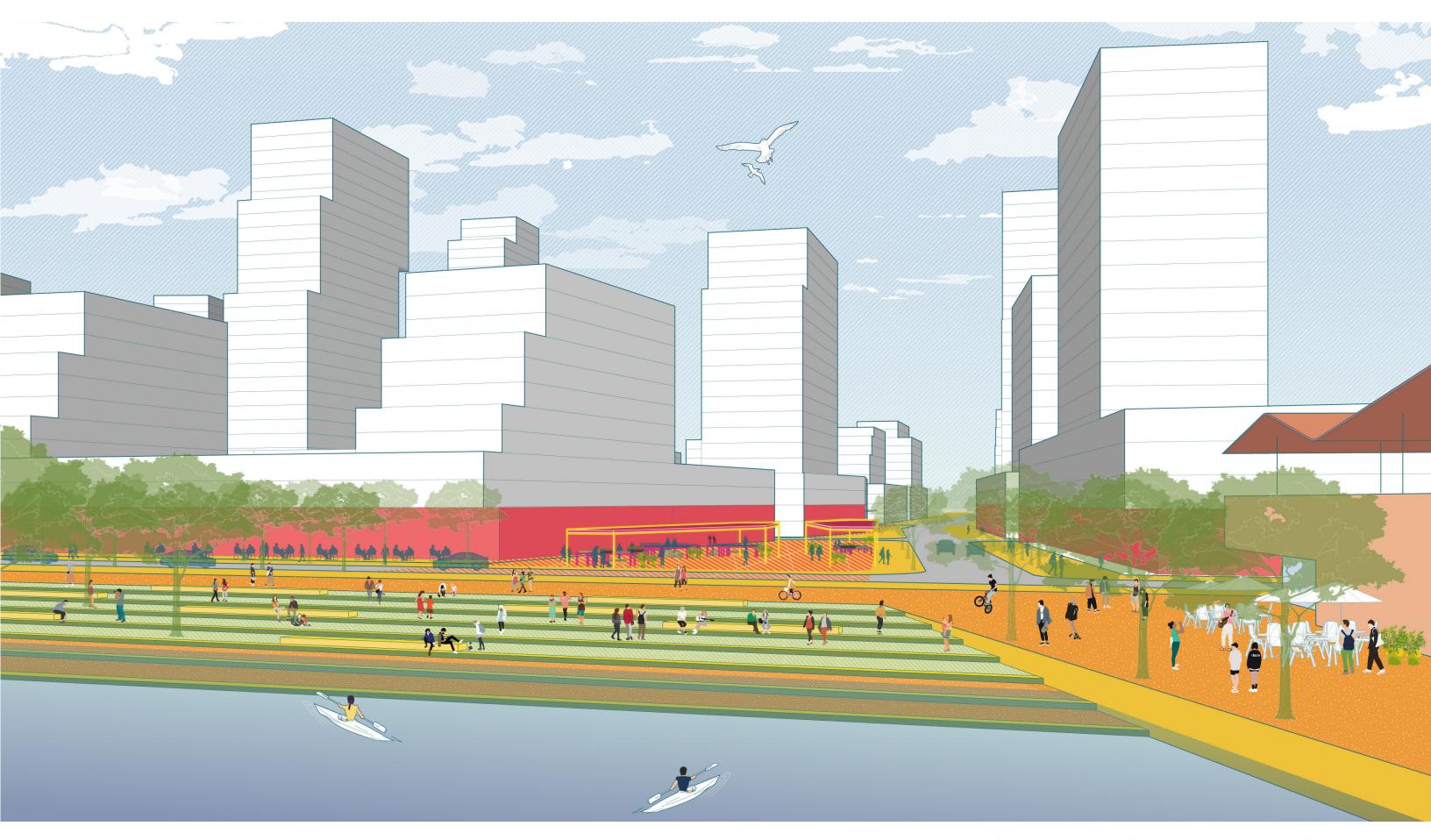


Ogden Park creates an armature that generates a natural and logical basis for height and density within the central part of the site, in a manner in which views towards the lake are maximized. A strong landscape framed by carefully laid out blocks with taller buildings can provide incredible views at both ground level and from the buildings.



SECTION THROUGH OGDEN PARK AND ADJACENT RESIDENTIAL BLOCKS





Lakeview Square

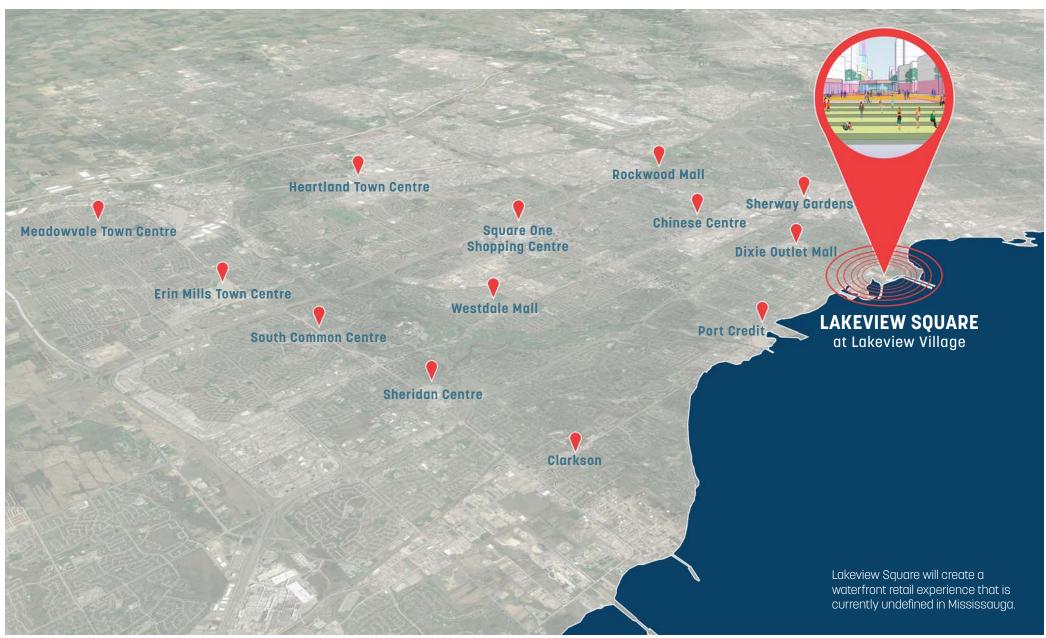
A VIBRANT CULTURAL + RETAIL HEART

The heart of the Village, Lakeview Square will include a curated mix of ground floor specialty retailers; handpicked and each celebrating the unique character and leading design of best-in-class, non-national tenants.

Above grade residential or office uses will add additional vibrancy and help to frame the square. Lakeview Square will act as a destination, drawing people of all ages and backgrounds, encouraging them to stop and spend time in Lakeview Village. Adjacent to Waterway Common and Serson Innovation Corridor, the Square will also be home to a significant cultural hub, one that incorporates multicultural programs, specialty uses, and waterfront attractions throughout the public space.

This space will draw on the diverse background and experiences of residents within the City of Mississauga to create a unique destination at Lakeview Village.

RETAIL CONTEXT







ctive street life (London)



Human-scaled urban experience (The Avenue - Washington, DC - Sasaki)



All-season activation (Lawn on D - Boston, MA - Sasaki)



Retail that interacts with the water's edge (Chicago Riverwalk - Chicago, IL - Sasaki)

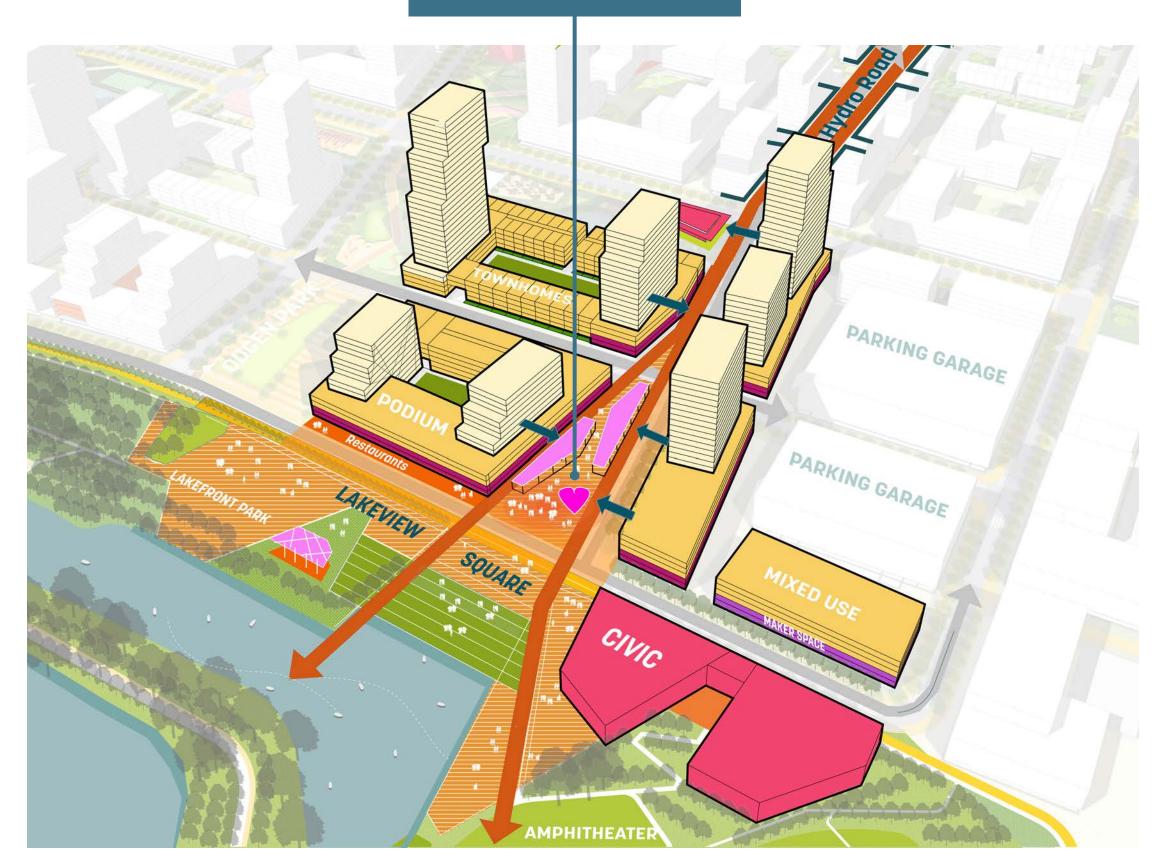


Water recreation (Chicago Riverwalk - Chicago, IL - Sasaki)

▲ Lakeview Square

- 1 Ogden Park
- 2 Retail Facing Lakefront
- 3 Pavillions
- 4 Residential Buildings with Retail
- **5** Flexible Event Lawn
- **6** Pop-Up Pavillion
- 7 Social Steps/Water Inlet
- 8 Cultural Institution
- 9 Amphitheater

COMMUNITY HEART



Lakeview Square will be the community heart for the Village and an important hub for greater Mississauga. Directly connected to the cultural center of Lakefront Park, Waterway Common, and adjacent to Ogden Park, Lakeview Square is the destination for many natural lines of desire and programming in the Village. Parking garages do not have a visual presence on the Square, but are nearby to accommodate public parking for visitors to the waterfront.



SECTION THROUGH LAKEVIEW SQUARE, EASTERN BLOCK, AND SERSON INNOVATION CORRIDOR





The Lakefront Blocks

A VIBRANT CULTURAL + RETAIL HEART

In addition to Lakefront Park, Lakeview Square, and all of the associated programming, Lakeview Village's inextricable relationship to the water in defining its character as a community will be the character of the lakefront blocks and waterfront promenade. Through careful distribution of height, land use distrubution, and block-level articulation, the plan reaches a balanced result that highlights the pedestrian-level experience as well as providing waterfront development opportunities for one-of-a kind waterfront living, working, and shopping experiences.



Engaging the water's edge (National Harbor - Washington, DC - Sasaki)



Destination waterfront (Zidell Yards - Portland, OR - Sasaki)



Walkable, pedestrian-oriented waterfront (Zidell Yards - Portland, OR - Sasaki)



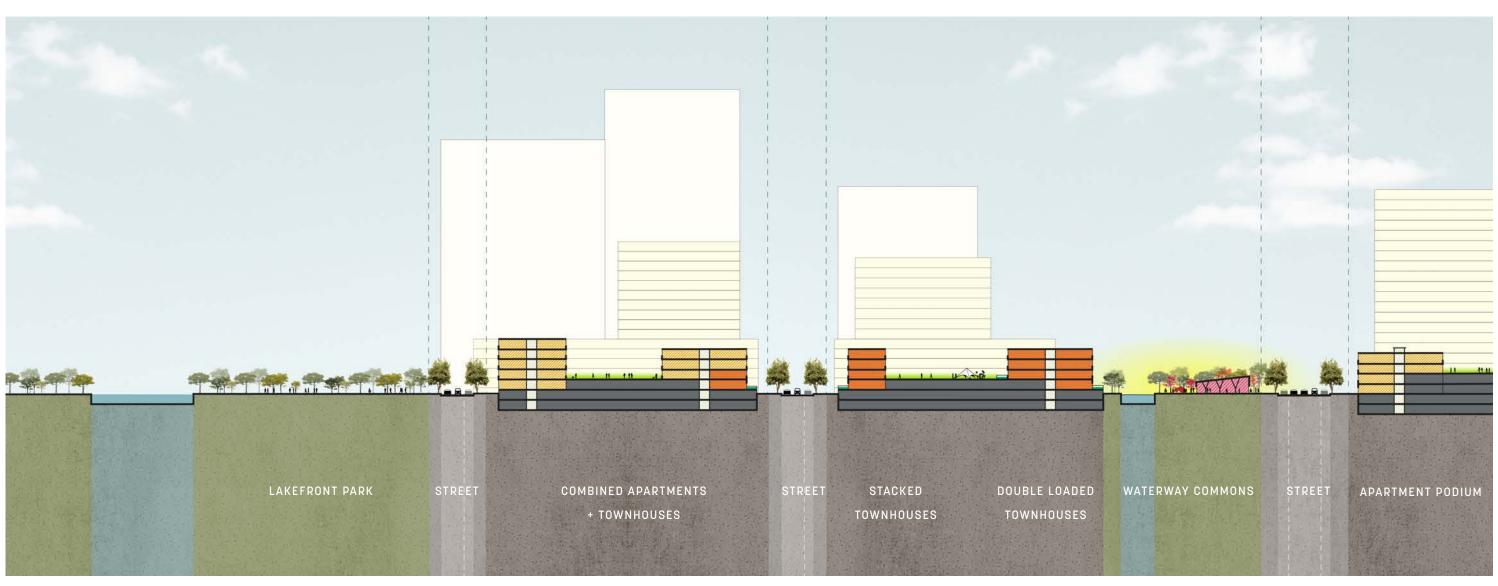
Recognizable cultural institute to become a village landmark (Boston, MA)

Along the edge of Lakefront Park, the podiums in the lakefront blocks are lower; a majority of the buildings are residential, with retail concentrated in Lakeview Square. The marina block includes the tallest buildings of the Village, given its position in the site and surrounding context. The towers in the lakefront blocks are kept lower, with the height concentrated along Ogden Park instead, and are articulated to step down towards the water.





SECTION THROUGH LAKEFRONT PARK, LAKEFRONT BLOCKS, AND WATERWAY COMMONS



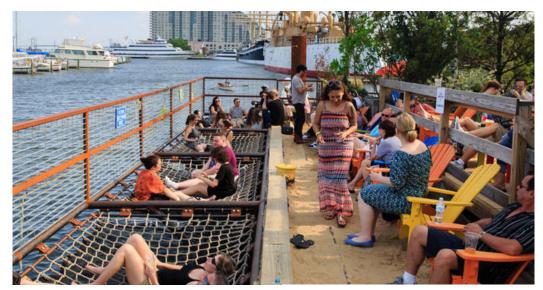


VIEW OF WATERWAY COMMON, LOOKING WEST

Waterway Common

A COMMUNITY CORRIDOR

Waterway Common provides the central gathering space for the community that links the existing park system to the west with the square. Providing spaces for activity as well as quiet reprieve and defined by mid and high-rise development, Waterway Common will be a year-round public gathering place for residents and visitors alike. It will also provide a strong visual connection to Lake Ontario to the west and an important sense of arrival to the development in the early years of the project. Designed from the ground up as a four-season, outdoor space and water amenity, connected to residential living on the park and the animated Square to the east, Waterway Common will come alive each season with summer splash pads, spring orchards, winter skating rinks, and seasonal markets for everyone to experience and enjoy.



Passive recreation interacting with the water's edge



Retail interaction with water/landscape features



Intimate relationship between development and the water to create a unique destination





SECTION THROUGH LAKEFRONT BLOCKS, WATERWAY COMMONS, AND ADJACENT RESIDENTIAL BLOCK



Lakeshore Gateway

A WELL-CONNECTED RESIDENTIAL NEIGHBOURHOOD

In the blocks closest to Lakeshore Road and the wider context are well-organized clusters of townhouses. Scattered with programmed open spaces for everyday uses, such as playgrounds and tot-lots, as well as convenient connection to Ogden Park through Aviator Park, Lakeview Village creates a well-supported residential neighborhood. On the corner of Lakeshore Road and Hydro Road will be a larger community-oriented use: at first, a Discovery Centre to introduce greater Mississauga to Lakeview Village as it is implemented, and regional retail (such as a grocery store) in the long term.



Serson Innovation Corridor

THE NEXT-GENERATION EMPLOYMENT HUB

Delivered with assistance from the City of
Mississauga and the Province of Ontario, Serson
Innovation Corridor will be a model of innovative
city-building; seamlessly offering office and nextgeneration employment uses alongside the Village's
residential, retail, and cultural offerings, all connected
to local and regional transit.

Including a mix of flexible office space and potential educational uses, with a focus on innovative industries, this district will ensure that Lakeview Village is an animated, populated space throughout the day and evening – supporting the retail and cultural uses with its captive market and creating new synergies for collaboration.

Employment and innovation are an essential part of the mix of uses in Lakeview Village. Serson Innovation Corridor is designed to support a mix of office, institutional, and innovation uses that will complement the planned residential, cultural, and retail uses as well as enhance the complete community in Lakeview Village.

The proposed Employment and Innovation Corridor provides the opportunity to strategically integrate a variety of employment uses (tech industries, office,

light industrial) and potential education facilities within a sustainably focused district. As a transition area between proposed residential neighbourhoods and the existing G.E. Booth Wastewater Treatment Facility, the corridor will be well integrated into the urban fabric of Lakeview Village with a synergistic relationship to Lakeview Square and the surrounding retail and cultural amenities.



Showcasing District Energy as a landmark and learning center

