



Master Plan

June 23, 2014



N. Barry Lyon Consultants Ltd. | UEM | TMIG



The Site

100 ha [250 acres]

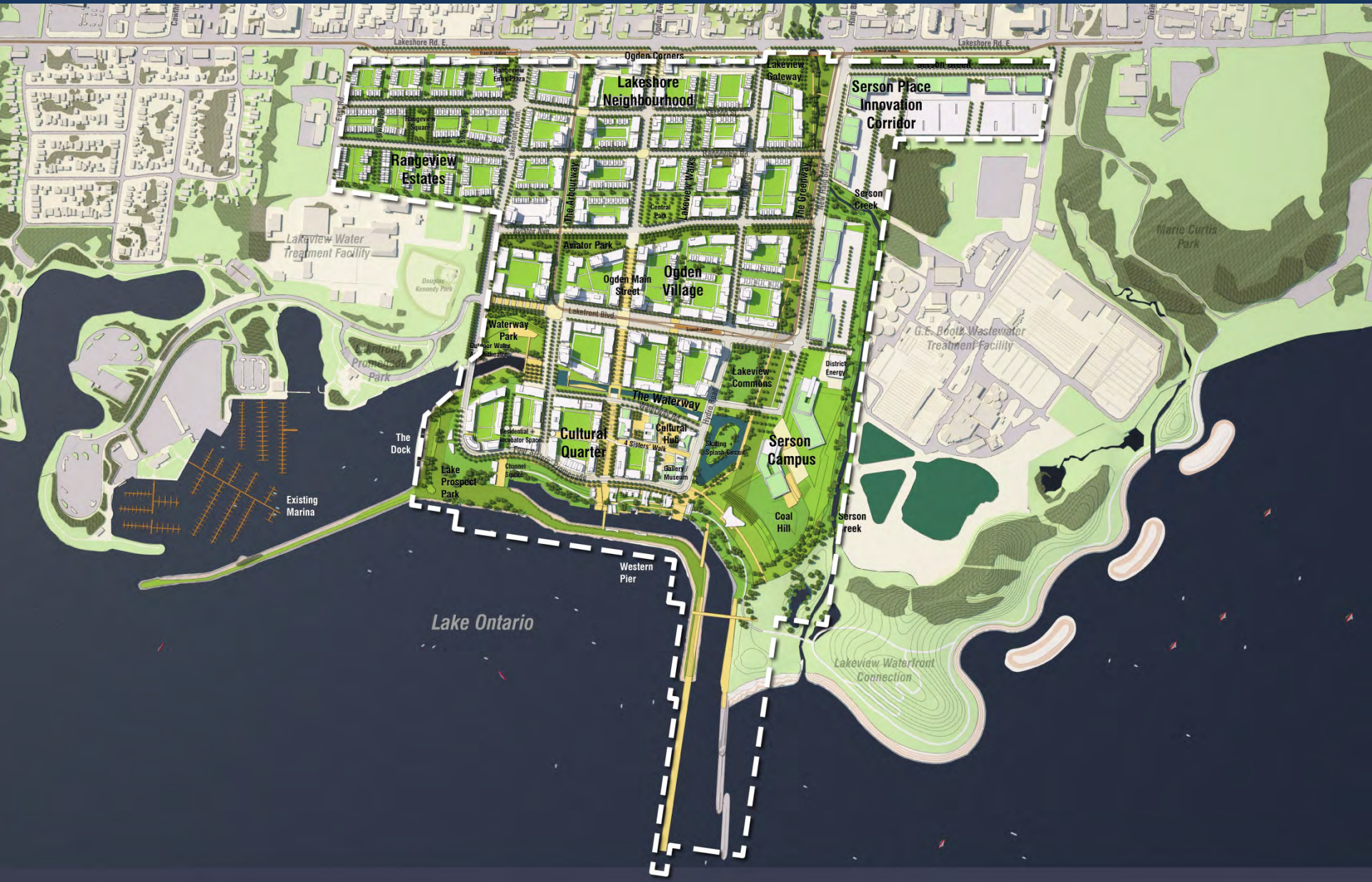


Business
Employment Lands
35 hectares (86 acres)

OPG Lands
64 hectares (158 acres*)

*197 acres including the waterlot

The Master Plan



Link

Connect the City and the water.



Open

Open the site with accessible public spaces for all



Green

Create a green, sustainable innovative model community



Vibrant

Create a mixed-use community affordable and welcoming to all



Connect

Provide multiple ways to get around; transit, walking, cycling



Destination Remember

Create a special place to draw visitors



Remember

Commemorate history while creating a new legacy

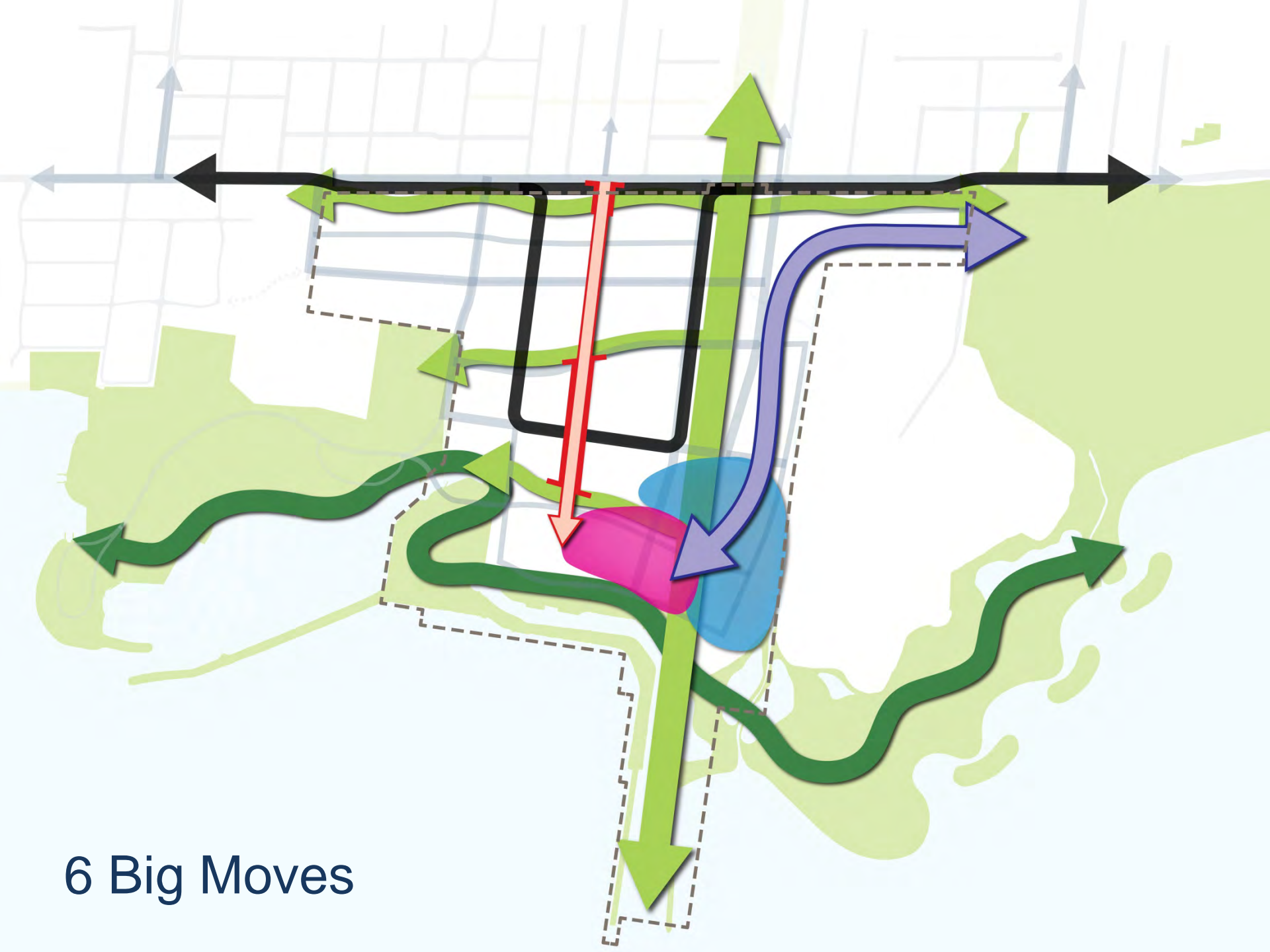


Viable

Balance public & private invest to be economically sustainable



We have kept the 8 Core Principles that emerged from the Vision at the forefront of the Master Plan



6 Big Moves



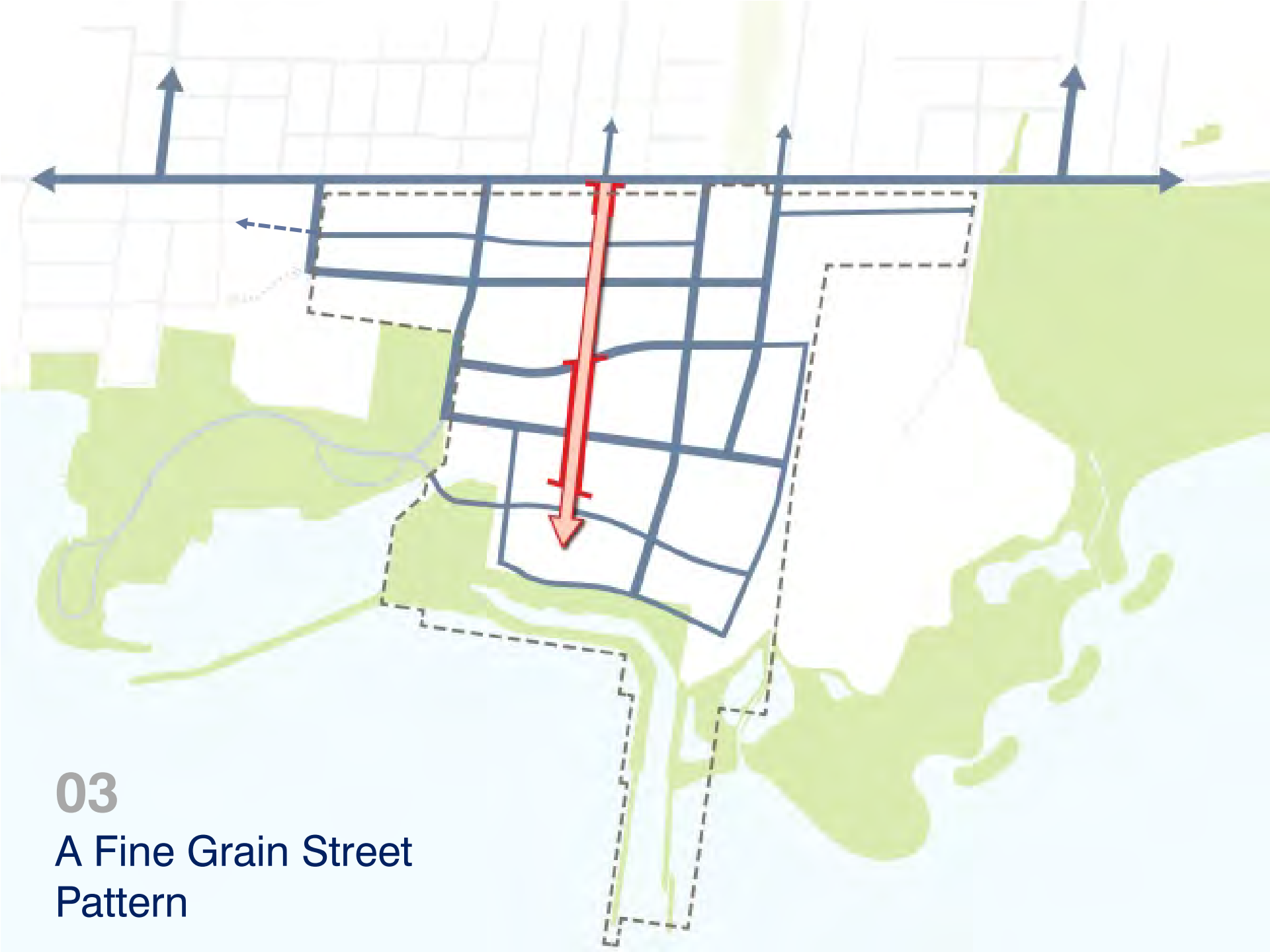
01

A Continuous
Waterfront



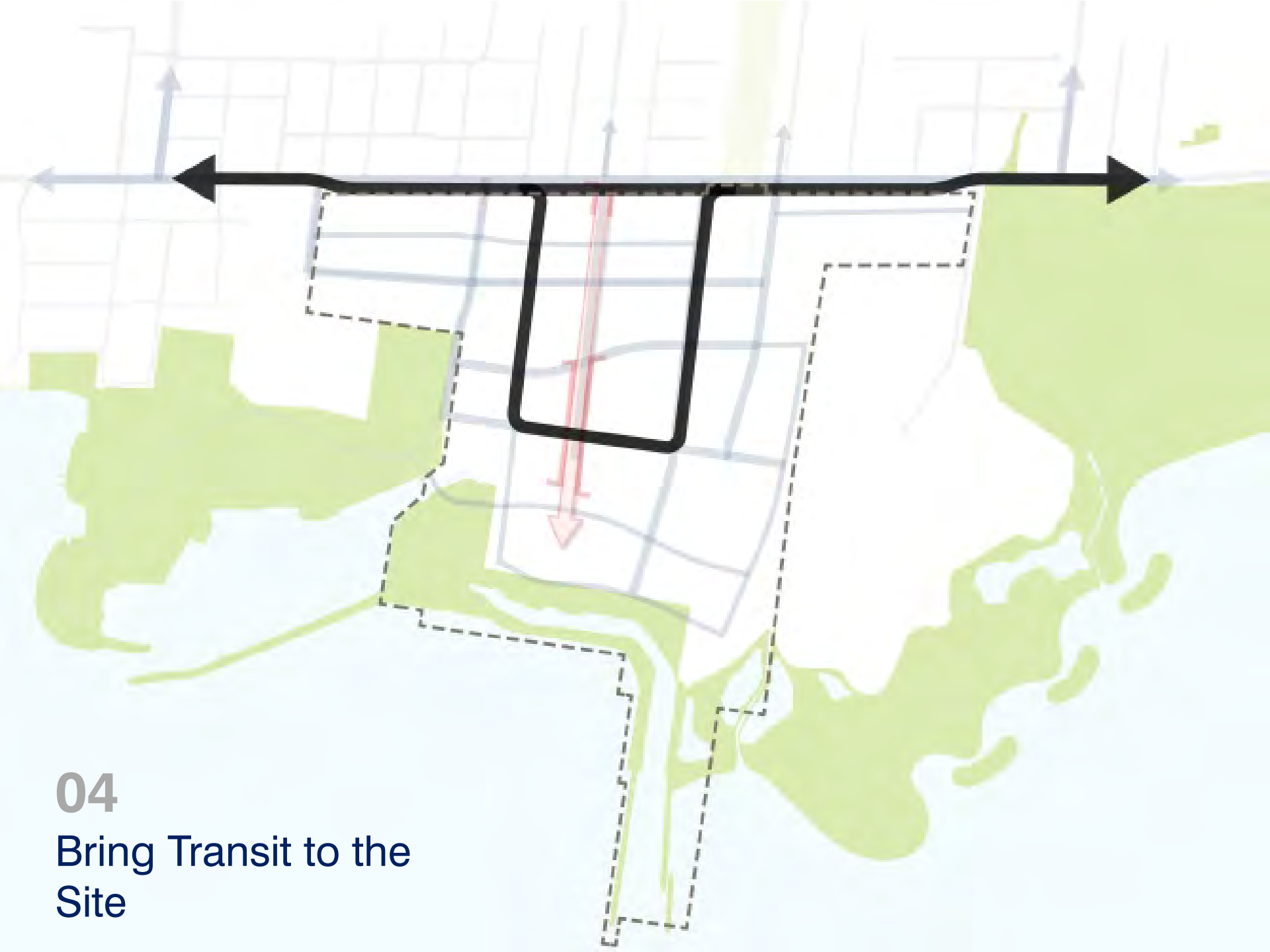
02

A Blue and Green Network



03

A Fine Grain Street
Pattern



04

Bring Transit to the
Site



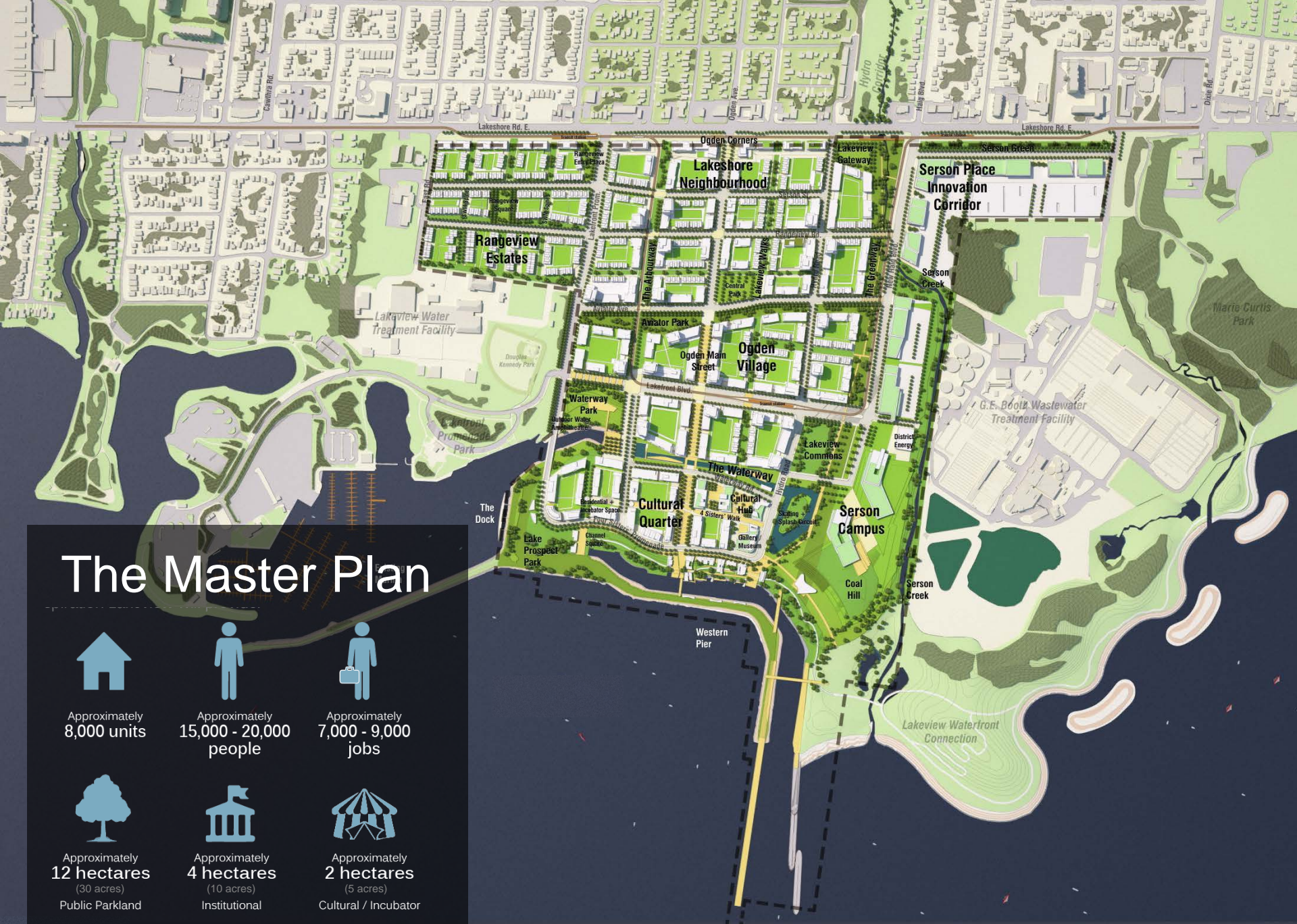
05

A Cultural Hub at the
Head of the Piers



06

An Employment and
Innovation Corridor



The Master Plan



Approximately
8,000 units



Approximately
15,000 - 20,000
people



Approximately
7,000 - 9,000
jobs



Approximately
12 hectares
(30 acres)
Public Parkland



Approximately
4 hectares
(10 acres)
Institutional



Approximately
2 hectares
(5 acres)
Cultural / Incubator

The Master Plan is structured as follows:

01 Open Spaces & Connections


02 Land Use

03 Movement & Transportation

04 Built Form & Neighbourhoods

Open Spaces & Connections

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

An aerial architectural rendering of a waterfront development. The scene shows a cluster of modern, white, rectangular buildings interspersed with green lawns and rows of trees. A winding waterway or canal flows through the site, with several bridges crossing it. The development is bordered by a larger body of water on the right, where a few sailboats are visible. A long, straight pier or breakwater extends into the water. The overall design emphasizes a mix of urban infrastructure and natural open spaces.

Over 36% of the total site area is dedicated to open spaces.



The Lakeview Shoreline will offer continuous access, and multiple interactive experiences along Lake Ontario.



The Greenway

Lakeview
Gateway

New Haig Blvd.

Lakeshore Rd.

The Greenway – a linear green park extending from Lakeshore Rd. to Lake Ontario – will provide recreational opportunities and views to the water.

The Waterway will provide a series of water-themed programs to promote year-round activity.



Land Use

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

Residential



Commercial mixed-use



Employment



Open Space



Cultural



Institutional



Incubator mixed-use



District Energy



Inspiration Lakeview will be a mixed-use community

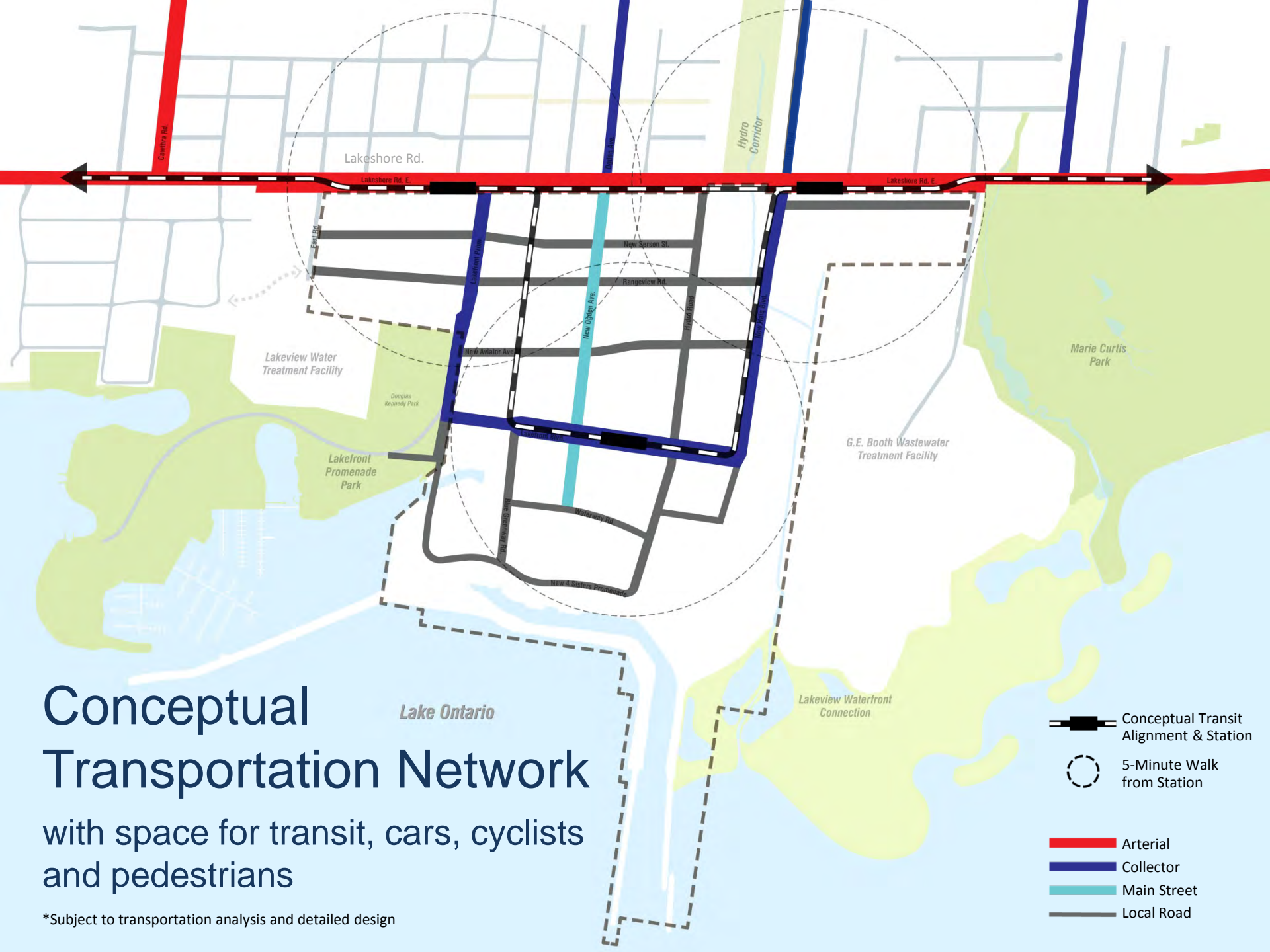


Land Uses

- Open Space
- Cultural
- Residential Mixed-Use
- Incubator Residential Mixed-Use
- Commercial Residential Mixed-Use
- Residential
- Institutional
- Employment
- ★ District Energy

Movement & Transportation







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



Conceptual Transportation Network

with space for transit, cars, cyclists
and pedestrians

*Subject to transportation analysis and detailed design

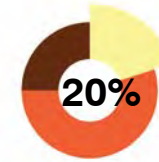
-  Conceptual Transit Alignment & Station
-  5-Minute Walk from Station
-  Arterial
-  Collector
-  Main Street
-  Local Road

Built Form & Neighbourhoods

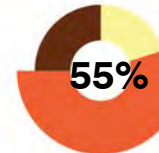
The predominant building form in Lakeview will be at a mid-rise scale. Opportunities for ground-related and family housing will be maximized.

Limited taller elements will be permitted to support transit but must earn the sky through design excellence and protection of skyviews and sunlight.

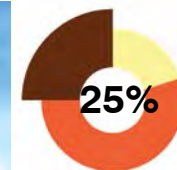
The target for Inspiration Lakeview is approximately 8,000 units



Townhouse
Up to 4 storeys



Mid-rise
5 to 8 storeys



Taller Building Elements
up to 15 storeys*

*with some signature elements permitted pending design review/further study

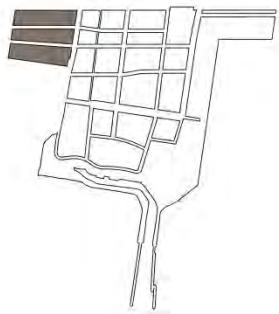


Six Neighbourhoods



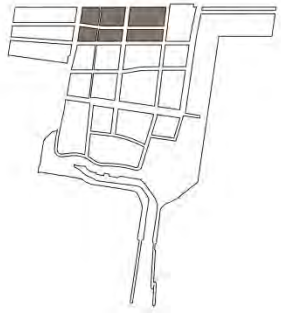
Ogden Village





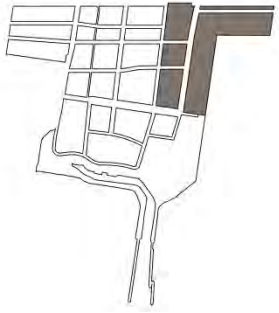
Rangeview Estates





Lakeshore Neighbourhood





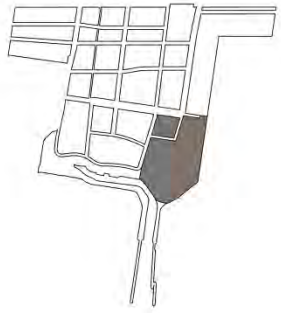
Serson Place Innovation Corridor





Cultural Quarter



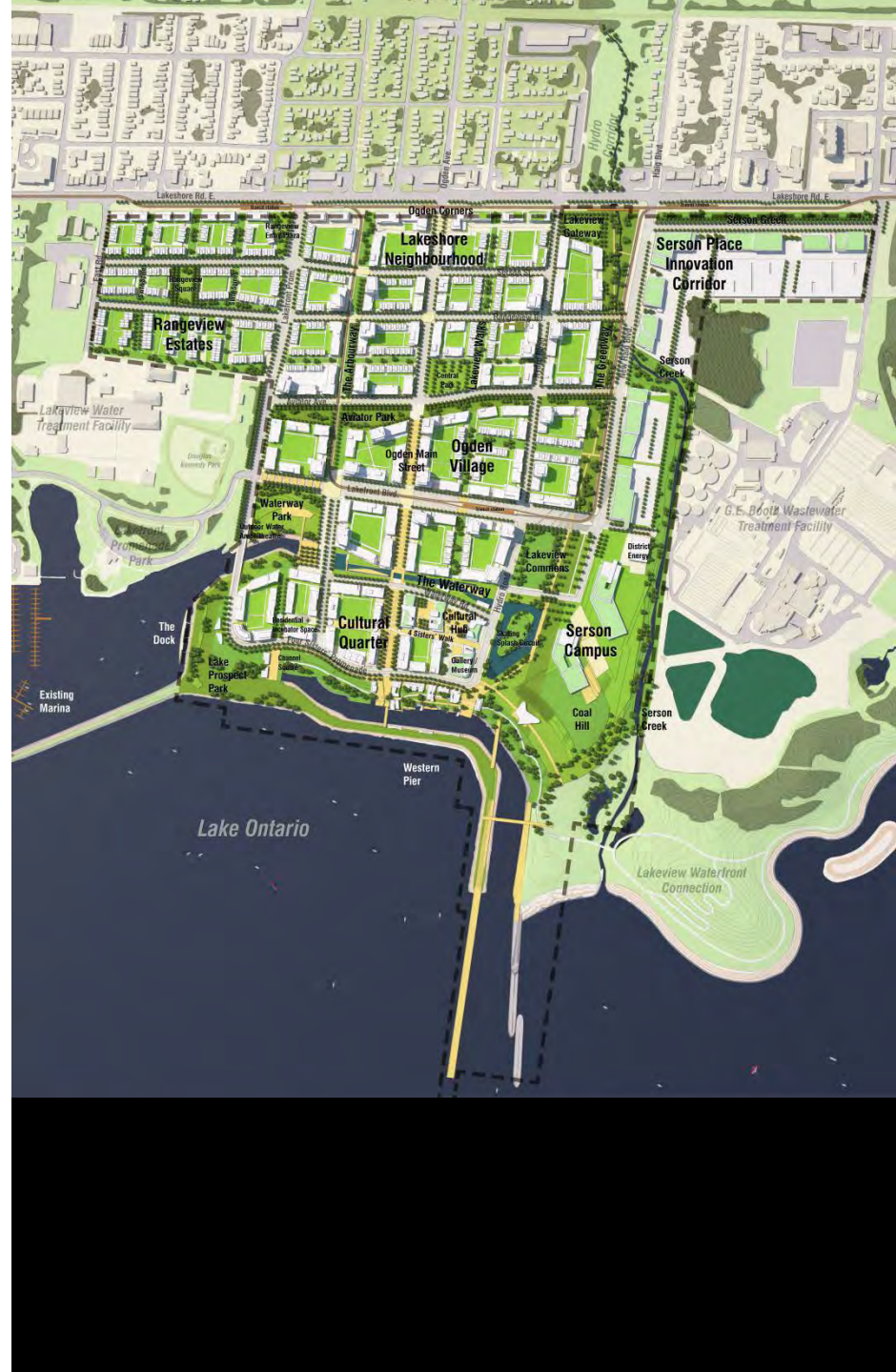


Serson Campus



Next Steps

1. Master Plan to be **presented by OPG staff to their Board of Directors** in August
2. **Circulate Master Plan** to City departments and external agencies for comment
3. **Identify additional studies** through comprehensive review (e.g. transportation studies, site servicing, legal agreements, economic development strategy, Serson Creek EA, post-secondary institution, etc.)
4. **Determine roles, responsibilities and financial obligations** of the City, Province, OPG, and other local land owners moving forward
5. Various parties to **complete additional studies** to inform the preparation of an Official Plan Amendment
6. **Undertake the formal Official Plan Amendment** process to implement the Master Plan.





Master Plan

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