

Canadian Brownfields Case Study

Inspiration Lakeview



Source: www.partnersinprojectgreen.com

Inspiration Lakeview is being transformed from its industrial past into a world class destination urban waterfront community.

PROJECT SUMMARY

The purpose of the Inspiration Lakeview study is to develop a Visionary Concept Plan to guide future development on the key waterfront site in southeast Mississauga. The project area is being transformed from its industrial past into a world class destination urban waterfront community¹. This site is the largest underdeveloped waterfront property under single ownership in the City and has plans to become the greatest redevelopment waterfront plan in the Greater Toronto Area. As a major waterfront site, Inspiration Lakeview forms part of a connected series of established and emerging lakefront communities on the north shore of Lake Ontario¹.

Site Characteristics

The Inspiration Lakeview lands hold an important piece of history for the City of Mississauga. Over the past two hundred years, the 245-acre lakefront site has been transformed from rural pastoral lands to an aerodrome, rifle range, wartime barracks and small arms manufacturing facility, to its forty year lifespan as the Ontario Power Generation (OPG) coal burning Lakeview Generating Station and current Business Employment lands¹. Throughout this history, the site has served Mississauga as both an iconic

placeholder on Mississauga's Lake Ontario shoreline, as well as an influential employer during the city's industrial peak¹.

To understand the study area to a greater extent, a breakdown of Inspiration Lakeview's surrounding uses will follow:

1. North – Lakeshore Road East, the main mixed-use corridor in the area¹;
2. South – This site is bounded to the south by Lake Ontario¹;

QUICK FACTS

Location

Mississauga, Ontario

Project type

Waterfront Brownfield Revitalization

Site size

245 acres

Land uses

Residential, commercial, mixed-use, institutional, employment, open space

Keywords/special features

Coal burning, Ontario Power Generation, urban waterfront community

Website

<http://www7.mississauga.ca/Departments/Marketing/Websites/inspiration-lakeview/www2/index-v5.html>

Brownfield Awards

2016 Brownie Award Finalist, RENEW – Redevelopment at the Community Scale

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Case studies were prepared as a course assignment by students enrolled in PLG845: Brownfield Reuse & Development, Cleaning up the Past and Building the Future, School of Urban and Regional Planning, Ryerson University (Winter 2019). Information for the case studies was obtained from online sources, available reports, and, in some cases, site visits and direct communication with stakeholders.

If you are aware of any errors or updates to the case studies, please contact chris.desousa@ryerson.ca.

The opinions expressed in this case study are those of the authors only and do not represent the opinions and views of either Ryerson University, the School of Urban and Regional Planning, or the Canadian Brownfields Network.



3. East – The G.E. Booth Wastewater Treatment Facility (WWTF), owned and operated by the Region of Peelⁱ;

4. West – the Lakeview Water Treatment Facility (LWTF) and a series of public parks and recreational facilities are located to the west of the site. There are predominantly low-density neighbourhoodsⁱ.

The lakeview lands have been host to a diverse and eclectic history. From early Iroquois First Nations to French and English settlements and farming plots, to Canada's first airport and a weapons factory employing mostly women, Lakeview's history is one to be reflected uponⁱ.

Redevelopment Project Description

Project Timeline:

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

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

2014-ongoing: Detailed technical studies, statutory implementation processes and long-term revitalizationⁱ.

Cleanup

Development applications may be required to undertake a study to assess contamination in the area in accordance with Provincial Government regulations and standards and City policiesⁱⁱ. If contamination is confirmed, a remedial action plan in accordance with Provincial Government regulations and standards appropriately addressing contaminated sites will be required. Environmental site assessments will be required to confirm existing site conditions, confirm if contamination has been identified, and confirm if all requirements for remediation to ensure lands can be redeveloped for their intended land use are metⁱⁱ.

Planning and Regulatory Issues

Future land uses and brownfield redevelopment – The community does not wish to see a continuation of uses that affect community health or the environmentⁱⁱⁱ. Significant lake fill has occurred, providing for



Source: www.smallarmsbuilding.ca

The Inspiration Lakeview Lands - Small Arms Manufacturing Facility

waterfront activities and access that is valued by the community and the City as a whole; however, access to these areas is indirect and vehicle orientedⁱⁱⁱ.

Poor physical and visual access to Lake Ontario – Views are impeded by buildings and structures, landforms, topography and, in some places, vegetation. This issue is particularly notable along Lakeshore Road East between Cooksville Creek and Etobicoke Creekⁱⁱⁱ.

Reliance on the private car – Large block sizes and distances between commercial areas

Plans for the transformation of Inspiration Lakeview into a world class, destination urban waterfront community.



Source: www.mississauga.ca

contribute to reliance on the private automobile.

Financing

The City will rely on a wide range of planning and financing tools. These tools include the use of holding provisions, temporary use bylaws, agreements under Section 37 of the Planning Act, site plan control, and various means of subdividing land^{iv}. The land was sold to developers for \$275 million. As part of the conditions of sale, 67 acres of land will be remediated and transferred to the City of Mississauga^x. Fundraising has also been a part of the development. Charles Sousa,

Minister of Finance and MPP for Mississauga South, announced \$450,000 in provincial funding for Lakeview's Western Pier, located on Mississauga's southeastern shores⁵.

Key Challenges

The redevelopment of Inspiration Lakeview lands will create one of the largest development precincts in the City⁶. The size of the site is immense and so are some of the constraints associated with it⁷.

The former coal yard on the OPG lands is currently remediated to the Ministry of Environment (MOE) 2004 Industrial Standards as per a Record of Site Condition (RSC)⁸. With the determination of the required distance dependent on the type of noise/odour sources and the type of mitigation control measures applied.

The Master Plan meets this requirement by placing only employment, District Energy and utility, and institutional uses within the recommended 150 metre buffer area⁹.

With the flood risks and coordinate alignment with the proposed Lakeview Waterfront Connection (LWC), the current creek flood line

and erosion hazard limits in this area remain undefined and thus future studies are needed to determine the revised hazard limits¹⁰.

Benefits and Lessons Learned

The benefits of developing Inspirational Lakeview includes providing plenty of new job opportunities for not only new residents, but for existing residents of the Greater Peel Region. The site will be extremely attractive, drawing in tourists, along with providing people of all ages with greater options to reside in. The local and regional tourism regeneration will offer positive benefits to surrounding neighborhoods and communities.

Initial investment in the site's generous public realm will bring long-term rewards, including the creation of a strong community identity; a sought-after address for employment and institutional opportunities; and increased value for the residential market¹¹.



Source: www.urbanontario.ca

A concept rendering of Inspiration Lakeview.

Endnotes

ⁱ Inspiration Lakeview Master Plan - Urban Strategies Inc. (2014, June). Retrieved March 28, 2019, from <http://www7.mississauga.ca/Departments/Marketing/Websites/InspirationLakeview/downloads/Inspiration-Lakeview-Masterplan.pdf>

ⁱⁱ Sajecki, E. R. (2016, November 15). City of Mississauga Corporate Report - Public Meeting (Ward 1) Lakeview Waterfront – Proposed Major Node Character Area Policies. Retrieved March 28, 2019, from http://www7.mississauga.ca/Departments/Marketing/Websites/inspiration-lakeview/images/12_05_16_PDC_Agenda.pdf

ⁱⁱⁱ Lyon, B. (2010, November). Inspiration Lakeview - Phase 1 Background Report: Urban Strategies Inc. Retrieved March 12, 2019, from <https://www7.mississauga.ca/Departments/Marketing/Websites/inspiration-lakeview/www2/downloads/Phase1ReportDRAFT101124.pdf>

^{iv} Mississauga Official Plan: 13.4 Lakeview Waterfront. (2016). Retrieved March 31, 2019, from http://www7.mississauga.ca/Departments/Marketing/Websites/inspiration-lakeview/images/Draft_Lakeview_Waterfront_MN_Ch_Area_Policies_2018_May_30_2018.pdf

^v City's Vision for Lakeview Continues to Inspire. (2018, April 10). Retrieved March 31, 2019, from http://www.mississauga.ca/portal/cityhall/pressreleases?paf_gear_id=9700020&itemId=8700108q