

Development Master Plan •  
**Rangeview**

July 29, 2024

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**Rangeview  
Landowners  
Group Inc.**



# Our Team

# Rangeview



**Delta Urban Inc.**  
Strategic and Technical Advice for Landowners Group Management



**Bousfields Inc.**  
Urban Planning  
Urban Design  
Community Engagement



**BA Group**  
Transportation Design



**Schaeffers & Associates Ltd.**  
Civil Engineering



**MBTW Group**  
Landscape Architecture



**Urban Equation**  
Stainability Strategy



**SLR Consulting**  
Pedestrian Wind Assessment



**Cicada Design Inc.**  
Visual Renderings



**Technical Consultants**  
J.D. Barnes Surveyor  
D.S. Consultants Hydrogeological Engineer  
Primary Energy Hydro and Utility Coordination Services



# Rangeview

**Lakeview Village Development**





# Destination Park: Lakefront Greenway

Aerial View from Lakeshore Road East and Lakefront Promenade Towards Lake Ontario





# Destination Park: Ogden Park

Aerial View from Lakeshore Road East and Ogden Avenue Towards Lake Ontario





# Community Park: Rangeview Park

Aerial View Looking Northwest





# Neighbourhood Parkette: Central Square

Aerial View of Central Square Looking Northwest





# Rangeview

“Aerial View of Rangeview Estates  
Looking South Towards Lake Ontario”





# Surrounding Context



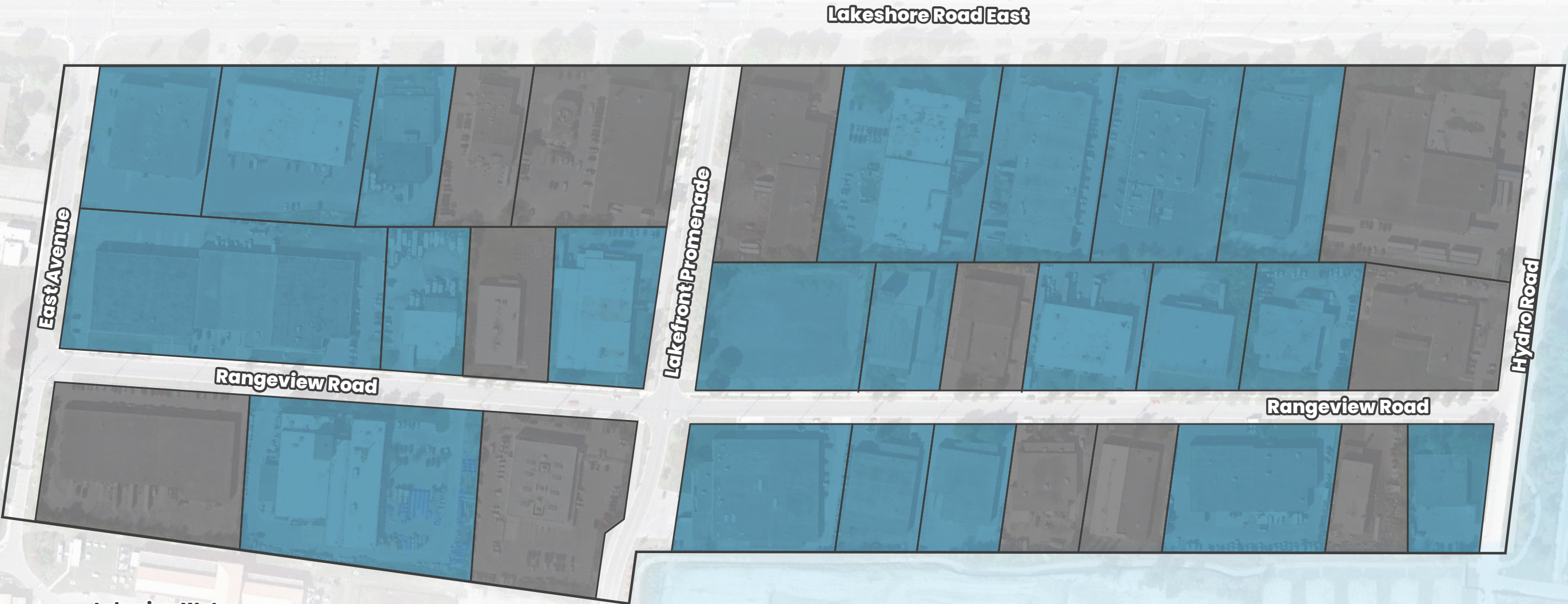
### Legend

- Rangeview Estates Precinct
- Lakeview Village Development
- GO Transit Line
- GO Transit Station
- Planned Lakeshore BRT Route
- Planned Lakeshore BRT Route Station
- Existing MiWay Bus Route
- Future Enhanced Transit Route
- TTC Streetcar Route
- Not to Scale



# Participating Landowners

65% of Landowners are Participating



### Legend

- Rangeview Estates Precinct
- Participating Landowners
- Non-Participating Landowners
- Lakeview Village Development



Not to Scale



# Development Master Plan V3

Resubmitted May 2024




Lakeview Water Treatment Plant

Parks and Open Space (OPA 89)

Ogden Park

Lakeview Village Development

**Legend**

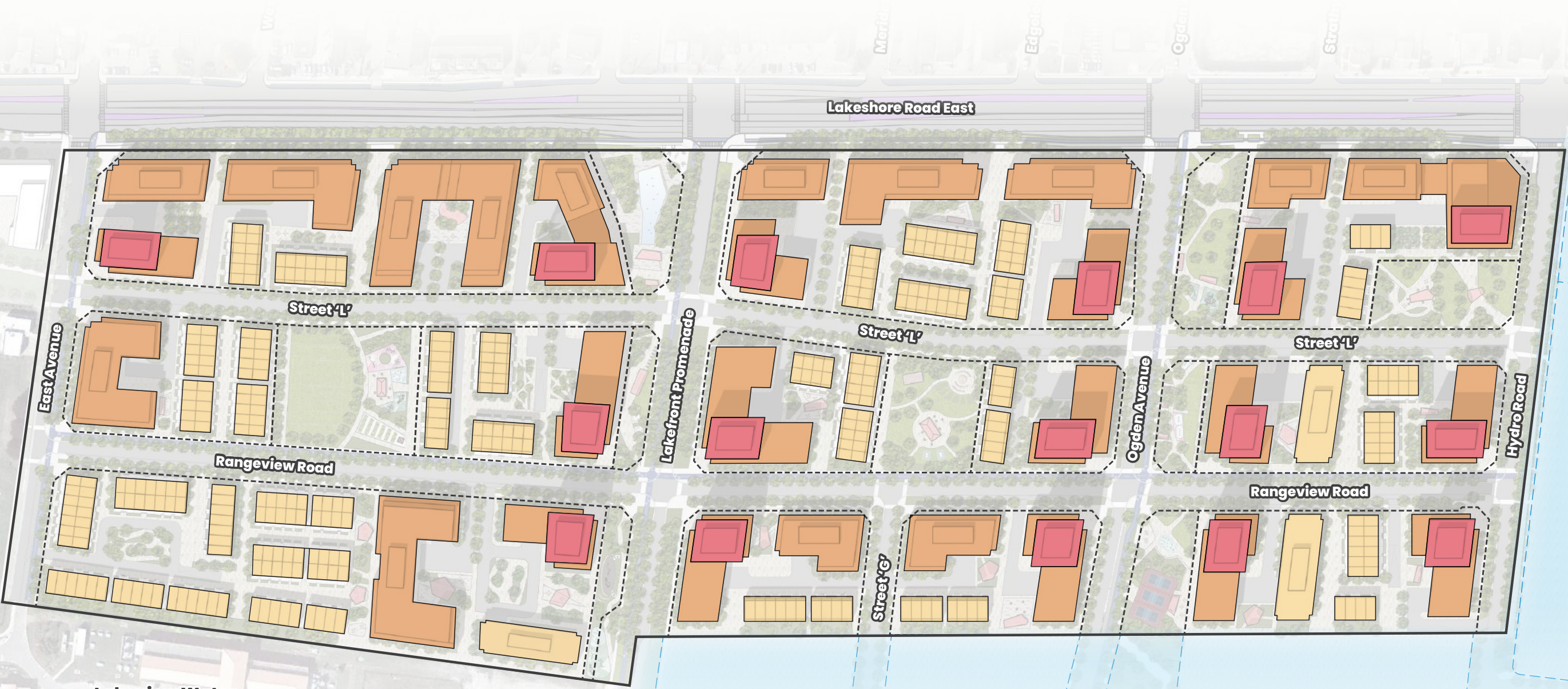
 Rangeview Estates Precinct



Not to Scale



# Built Form



### Legend

- Rangeview Estates Precinct
- Development Block Boundaries
- Low-rise Buildings (Up to 4-storeys)
- Mid-rise / Podium (Tall Building) (5- to 8-Storeys)
- Tower Element (Tall Building) (Up to 15-Storeys)

Lakeview Water Treatment Plant

Parks and Open Space (OPA 89)

Ogden Park

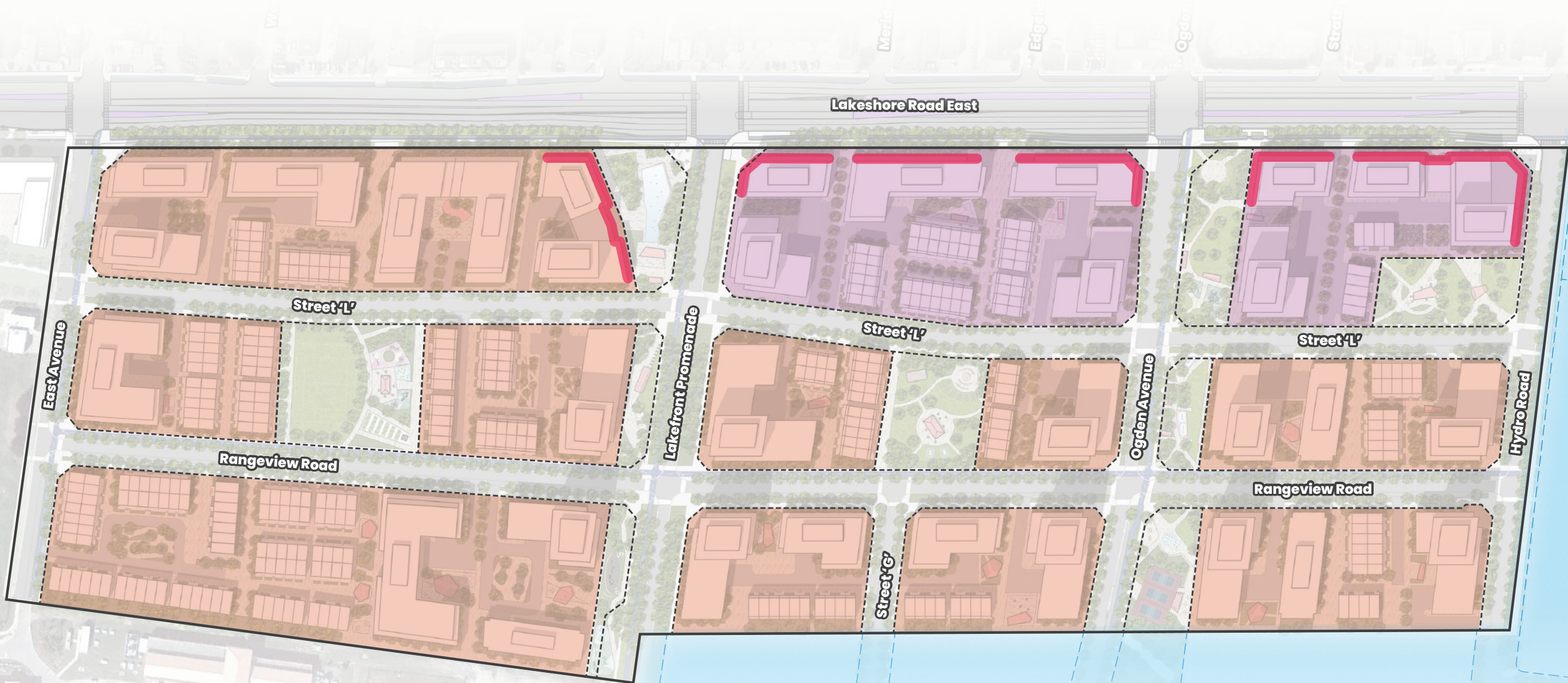
Lakeview Village Development



Not to Scale



# Non-Residential Uses



Lakeview Water Treatment Plant

Parks and Open Space (OPA 89)

Ogden Park

Lakeview Village Development

**Legend**

- Rangeview Estates Precinct
- Development Block Boundaries

- Active Non-Residential Frontage
- Mixed Use

- Residential Medium Density

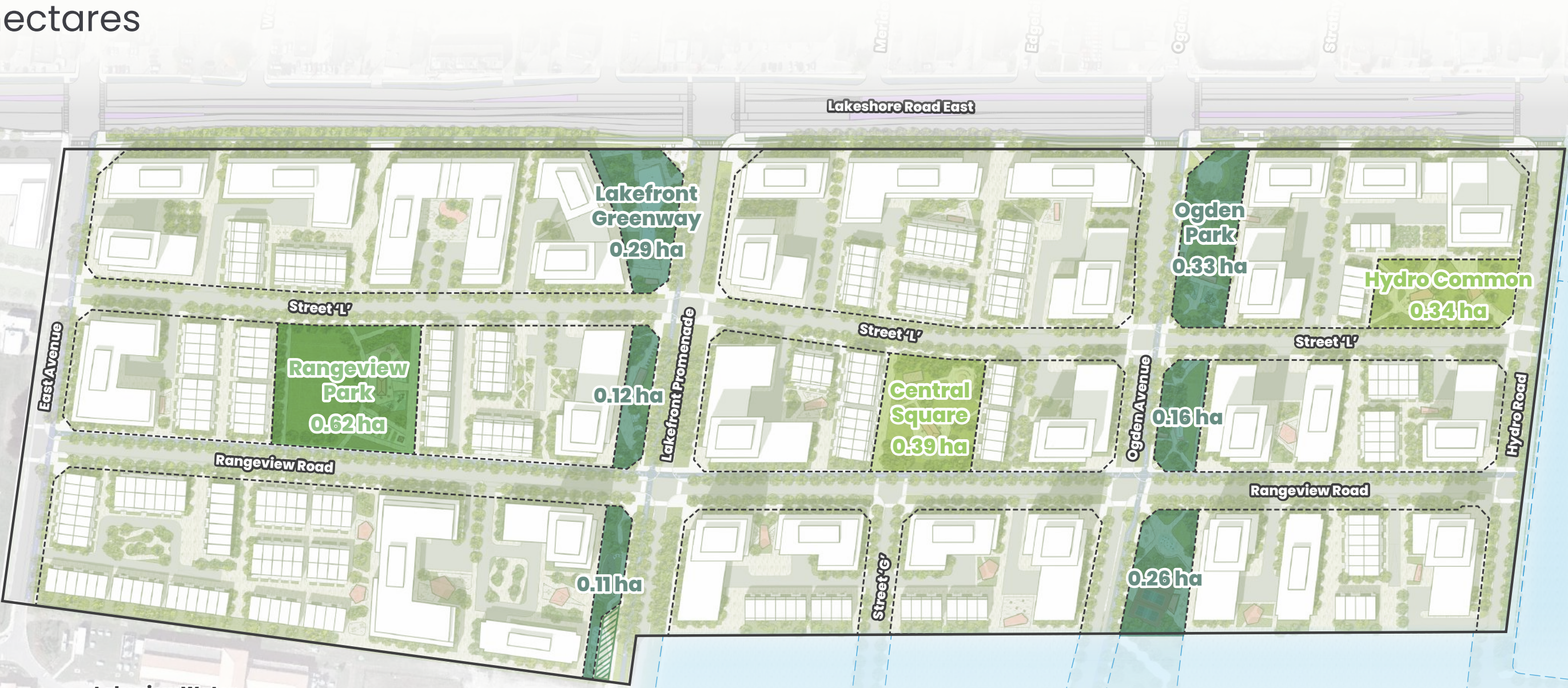


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# Parks and Open Spaces

2.62 hectares



### Legend

- Rangeview Estates Precinct
- Development Block Boundaries
- Destination Parks
- Community Park
- Neighbourhood Parkettes
- Portion of Lakefront Promenade to be Converted to Park



Not to Scale



# Rangeview Estates will offer a variety of building types.



**Lakeview Village Development**



Rangeview Estates will  
**be transit supportive.**

**Lakeview Village Development**





Rangeview Estates will offer centrally located parks and open spaces.



**Lakeview Village Development**



# Rangeview Estates will provide direct linkages to the waterfront.



**Lakeview Village Development**



# Rangeview Estates will offer local commercial opportunities.



**Lakeview Village Development**



# Rangeview Estates will be a Complete Community.



**Lakeview Village Development**