



# Corporate Report

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**DATE:** February 7, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 27, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Draft Port Credit Local Area Plan**

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**RECOMMENDATION:** That a public meeting be held by the Planning and Development Committee to consider the Draft Port Credit Local Area Plan attached, under separate cover, to the report titled "*Draft Port Credit Local Area Plan*" dated February 7, 2012 from the Commissioner of Planning and Building and further, that the Draft Port Credit Local Area Plan be placed on public display and circulated to City Departments, agencies and stakeholders for review and comment.

**REPORT SUMMARY:** The purpose of this report is to submit the Draft Port Credit Local Area Plan (Area Plan), January 2012 and request permission to circulate the Area Plan for comment and to undertake a public consultation program.

**BACKGROUND:** In November 2007, the City initiated a review of the Lakeview and Port Credit District Policies. This process culminated in the preparation of the "*Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report*" (Directions Report), presented to Planning and Development Committee in November, 2008.

One of the recommendations adopted by City Council included the direction that staff prepare revised District Policies (Area Plans) based on policy recommendations outlined in the Directions Report. In addition, staff was directed to set up a Local Advisory Panel to facilitate discussion with stakeholders.

In May, 2009 the first Port Credit Local Advisory Panel meeting was held. A total of 13 Advisory Panel meetings have occurred to-date, covering a range of topics related to development and planning in Port Credit.

In September 2010, City Council adopted the new Mississauga Official Plan (2011). The Plan was subsequently partially approved by the Region in September 2011. The Plan includes the concept of “character areas” and “local area plans” replacing references to “planning districts” and “district policies”. The Area Plan was prepared under the planning framework in the new Mississauga Official Plan (2011). The next stage of the review process is to initiate a public consultation process.

There are a number of appeals to the new Mississauga Official Plan (2011) and staff is in the process of trying to resolve these issues. As the Area Plan goes through the public consultation and approval process, staff will monitor the status of the appeals and assess any relevant implications.

## **COMMENTS:**

### **1. Purpose and Organization of the Local Area Plan**

The new Mississauga Official Plan (2011) is comprised of a principal document and a series of Local Area Plans. Local Area Plans are intended for areas which require a more extensive local planning framework and contain policies to address unique circumstances particular to the area.

The Area Plan must be read in conjunction with the principal document. Parts one to four, the schedules and appendices of the principal document are applicable to the Port Credit area, unless modified by the Area Plan. The Area Plan follows the same general organization as the principal document in order to reinforce the

importance of reading the two documents in conjunction with each other.

Many Port Credit issues are already addressed in the principal document (e.g. Living Green, Brownfield Sites, Rail Noise, Community Infrastructure, Heritage Planning, etc.). These policies are not repeated in the Area Plan, however, additional description may be provided to reflect the Port Credit context and reinforce policy direction. The Area Plan also contains policies specific to Port Credit, and in the event of conflict with the principal document, the policies of the Area Plan take precedence.

Appendices are attached to the Area Plan, including the Port Credit Built Form Guide and the Executive Summary from the Lakeshore Road Transportation Review Study. While these documents are not considered part of the Area Plan, they provide important information in understanding and interpreting the policies.

## **2. Overview of Policy Directions**

The Area Plan incorporates and builds upon the policies in the previous Port Credit District Policies of Mississauga Plan (2003) and subsequently, the existing Port Credit Local Area Plan. Many existing policies and land use designations have been carried forward, however, there are a number of proposed key modifications and additions.

### Vision (Section 5.0)

The Vision section provides a description of how Port Credit should develop in the future. The Vision describes Port Credit as an urban waterfront village, based on six key principles: a mixture of land uses; a variety of densities; compact pedestrian and cycling friendly; transit supportive urban forms; a significant public realm; and public access to the waterfront.

To implement the Vision, the Community Concept has four main elements: the Green System, a Community Node, Neighbourhoods and Corridors.

### Direct Growth (Section 6.0)

The Area Plan directs growth to the Community Node, and through modest infilling or redevelopment along Lakeshore Road (east and west), commercial plazas and the vacant former Imperial Oil refinery site. Policies recognize that:

- the Community Node has a gross density of 115 residents and jobs per hectare (47 residents and jobs per acre) and has already achieved the targeted range of between 100 and 200. Area Plan designations allow some additional residential development, however, policies clarify that simply increasing the density towards 200 is insufficient justification for an amendment;
- the Community Node's current population to employment ratio of 3.2 to 1 exceeds the maximum target of 2:1. As such, additional employment is required. Certain key sites are identified where there may be opportunity for additional employment and provide a more balanced ratio; and
- residential neighbourhoods are considered as stable areas, where any infill or redevelopment will be sensitive to the existing character.

### Value The Environment (Section 7.0)

Area Plan policies identify the components of the Green System and reinforce the importance of protecting, enhancing and improving the natural environment, including:

- natural systems within waterfront parks;
- the ecosystem and fish habitat at the mouth of the Credit River; and
- urban forests.

The Area Plan encourages partnerships to improve the environment and refers to the City's Green Development Strategy as a means to incorporate sustainable development practices.

### Complete Communities (Section 8.0)

Port Credit contains many of the attributes associated with complete communities. Policies are intended to recognize, protect and enhance

these attributes to fully realize the complete community aspects, including:

- preserving and encouraging additional affordable housing;
- recognizing cultural heritage and the opportunity to use Community Improvement Plans to enhance these resources;
- recognizing Port Credit as a Cultural Node where creative enterprises are encouraged to locate;
- enhancing the distinct identity and character of the area through improvements to the public realm; and
- providing public access to the waterfront.

#### Multi-Modal City (Section 9)

Integral to Port Credit is the transportation system which includes a wide range of choices, such as GO Transit, local transit, cars, cycling and walking. Policies include the following:

- balancing, to the extent possible, all modes of transportation, including pedestrian facilities, cycling facilities and higher order transit;
- recognizing that reduced parking requirements and maximum parking standards may be considered in the Community Node and Mainstreet Neighbourhood precinct; and
- recognizing the GO Station and vicinity identified by Metrolinx as a mobility hub, and providing direction on investments in infrastructure, building form and site design to support the function of the mobility hub.

#### Desirable Urban Form (Section 10.0)

The desirable urban form policies reflect the planned function and local context. The Area Plan continues the approach established in the previous policies by subdividing the Community Node and Neighbourhoods into precincts to recognize unique characteristics. Proposed key changes to the policies include:

- identifying on Schedules 2A and 2B the specific location and range of permitted heights (minimum and maximum);

- replacing the Floor Space Index (FSI) with a combination of policies related to separation distances, size of footprint and landscaped area, in addition to other design policies in the principal document;
- permitting (within the Community Node) additional height along the north side of Port Street (up to 10 storeys if certain conditions are met), and in the vicinity of the GO station (up to 22 storeys if confirmed through a special site study);
- the marina property, owned by Canada Lands Corporation, has been identified as a special site where the built form of any redevelopment would be determined through studies as part of a comprehensive master plan. The special site policy recognizes that a future site specific amendment may be required to vary policies including height. Any redevelopment will have to demonstrate how it implements the Vision and policies of the Area Plan;
- within the Community Node, development of properties in the Central Residential Precinct, south of High Street East between Elizabeth Street and Ann Street, are required to demonstrate an appropriate transition to ensure the character of the mainstreet precinct is preserved; and
- increasing the mainstreet precinct maximum height limit from 3 storeys to 4 storeys within the Neighbourhood Character Area (located on both sides of the node).

#### Strong Economy (Section 11.0)

Employment opportunities are an important component of Port Credit as it contributes to a healthy mix of uses, is part of a complete community and is supportive of a village atmosphere where people can live, work and play. Policies include the following:

- providing for continued operation and expansion of employment uses;
- indicating appropriate employment uses are in the education, office, culture, retail sectors, and particularly those considered to be creative enterprises; and
- identifying the Community Node as the location where lake-dependent or waterfront retail commercial facilities, including marinas and recreational sport fishing, will be promoted.

### Land Use Designations (Section 12.0)

Most of the existing land use designations and permitted uses have been carried over from the Local Area Plan and existing District Policies that form part of the new Mississauga Official Plan. Key proposed changes include:

- recognizing residential buildings legally constructed prior to the approval date of the Area Plan as being permitted. This policy allows the Area Plan to recognize existing residential uses that do not conform, thereby removing a number of current special site policies;
- permitting existing office uses in many of the designations, and thereby, removing a number of current special site policies;
- the “Business Employment” designation has been revised to provide greater clarity as to the specific uses not permitted as well as requiring uses to operate within enclosed buildings;
- the land use designation “To Be Determined” is proposed to be replaced with “Special Waterfront” which indicates a comprehensive master plan is required, with Special Site 3 outlining what the master plan should address;
- a number of parcels have been redesignated in order to reinforce the policies in the Area Plan. In general, redesignations provide additional uses while allowing any existing uses that do not conform to remain. Appendix 1 and 2 provide a summary of these changes.

### Special Sites and Exempt Sites (Section 13.0)

There are sites that merit special attention. Key proposed changes include:

- removing a number of sites which are now permitted within the land use designations;
- adding a site in the vicinity of the GO station which requires a special study to confirm appropriate height and uses;
- modifying special site policies for two key waterfront locations (i.e. the marina property owned by Canada Lands Corporation and former Imperial Oil refinery);

- removing the special site permission for outdoor storage for an industrial property located along the railway, as the use no longer exists and this not in keeping with the Vision for the area; and
- identifying a number of sites as exempt sites as their current uses are not consistent with the Vision but are recognized because they contain established land uses.

### Appendices

The Area Plan includes the following appendices for information purposes:

- Appendix A: Port Credit Built Form Guide is to be used during the review of development applications. This guide demonstrates how the urban form policies may be achieved, in particular, those related to distance separation, landscaping area and building footprint; and
- Appendix B: The Executive Summary from the Lakeshore Road Transportation Review Study which identifies the findings regarding how Lakeshore Road (east and west) can accommodate alternative modes of transportation.

### **3. Next Steps: Circulation and Public Consultation**

The next step is for the Area Plan to be circulated for formal comment and a public consultation program conducted, which will include:

- statutory public meeting as required by the *Planning Act*;
- public open house(s); and
- meeting(s) with the Local Advisory Panel.

Additional meetings will be held as required, based on requests from stakeholders and for issue resolution.

The objectives of the public consultation program are to inform, consult, involve and collaborate with stakeholders.



#### **4. Coordination With Ongoing Initiatives & Other Matters**

Staff will continue to participate in initiatives with other departments. Currently, there are a number of on-going studies and initiatives that will be monitored and incorporated as necessary into the Area Plan as they are finalized, including:

- the Lake Ontario Integrated Shoreline Study and the review of land use designations pertaining to natural hazards and natural features along the Lake Ontario Shoreline;
- a parking strategy is being prepared by BA Consulting which will establish a framework for future initiatives;
- staff are participating with Community Services in the implementation of the Cultural Node project. Should any additional policies be identified, they will be included in the Area Plan;
- Strategic Community Initiatives will be initiating additional studies related to the marina owned by the Canada Lands Corporation and the vacant former refinery site owned by Imperial Oil. It is anticipated that amendments to the Area Plan will be required once special studies for these two key waterfront sites are adopted;
- the City, in conjunction with Metrolinx, reviewed the Port Credit Mobility Hub and identified an opportunity for a parking structure and mixed use development on the GO station's southern parking lot. Further work is required to determine appropriate development and this is reflected in the Area Plan's policies; and
- the City is initiating Phase 2 of the Hurontario – Main Street Light Rail Transit (LRT) Study, which will review and confirm LRT design options, and may result in changes to the alignment and placement of stations in Port Credit.

In addition to the above initiatives, there are a number of development applications, either currently being processed or that are anticipated. It is not the purpose of the Area Plan to approve or deny individual development applications. The merit of specific development applications will be reviewed through the development approvals process.

**STRATEGIC PLAN:** The Area Plan is an important tool to implement the land use components of the Strategic Plan and to refine the policies in the Official Plan. The policy themes of the Area Plan advance the Strategic Plan's five pillars for change as outlined below.

Move - Developing a Transit-Oriented City:

- directs growth and density to the Community Node and areas within or in close proximity to higher order transit and recognizes pedestrians and cycling as components of the transportation system;

Belong - Ensuring Youth, Older Adults and New Immigrants Thrive:

- provides a range of housing options by protecting lower density stable neighbourhoods and accommodating higher density forms in the Community Node and along corridors;

Connect - Completing Our Neighbourhoods:

- provides for a mixture of uses in the Community Node and identifies Lakeshore Road as a "mainstreet" destination area that serves as a focus for the community and not just a place to pass through;

Prosper - Cultivating Creative and Innovative Businesses:

- requires key locations in Port Credit to address opportunities to provide employment uses and encourages development to capitalize on existing attributes (waterfront, culture) to increase employment; and

Green – Living Green:

- promotes responsible stewardship through conservation, restoration and enhancement of the natural environment.

**FINANCIAL IMPACT:** N/A

**CONCLUSION:** The next step in the Area Plan process is to circulate the draft document and undertake a public consultation program, including a statutory public meeting, in accordance with the *Planning Act*.

- ATTACHMENTS:**
- UNDER SEPARATE COVER: Draft Port Credit Local Area Plan, January 2012
  - APPENDIX 1: Port Credit Local Area Plan - Proposed Land Use Redesignations
  - APPENDIX 2: Schedule 3: Proposed Land Use Redesignations – Draft Port Credit Local Area Plan

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Paul Stewart, Planner and  
Susan Tanabe, Manager, Community Planning  
Policy Planning Division*

<b>Port Credit Local Area Plan Proposed Land Use Redesignations</b>				
<b>Location Number</b>	<b>Current Designation</b>	<b>Proposed Designation</b>	<b>Explanation</b>	<b>Effect On Property</b>
1	Residential Medium Density	Mixed Use	Properties are located within Mainstreet (Neighbourhood) Precinct. Proposed designation permits both residential and commercial uses which is more in keeping with Vision for this area.	Proposed designation would allow existing low rise apartment buildings to continue, through other policies in the plan. However, in the future, should owners wish to redevelop, a broader range of uses would be required. Site would require rezoning (e.g. C4 with an exception zone permitting existing apartment buildings).
2	Residential High Density	Residential Medium Density	Properties are located within Neighbourhood Precinct. Apartment uses are appropriate, however, if properties are redeveloped or additional development is proposed on these site, range of uses permitted in Medium Density are more appropriate (e.g. townhouses, horizontal multiples, low rise apartments).	Proposed designation would allow existing apartment buildings to continue, through other policies in the Plan. In future, should owners wish to redevelop, a broader range of residential forms are permitted, that are more in keeping with height limits in the Official Plan. Sites would require rezoning (e.g. RA1 with an exception zone to permit existing apartment buildings).

Location Number	Current Designation	Proposed Designation	Explanation	Effect On Property
3	To Be Determined/ Special Site 2	Special Waterfront/ Special Site 3	Designation, in combination with Desirable Urban Form policies and Special Site policies reinforces the unique attribute of the site and the need to undertake a comprehensive study to determine appropriate uses.	<p>Proposed designation continues policy that further study is required to determine land uses.</p> <p>Special site policy provides direction on issues that need to be addressed in preparation of a master plan.</p> <p>Desirable Urban Form policies identified the site as its own precinct and provide direction on future development related to form.</p>
4	High Density	Low Density II	Maximum permitted height in the area is 3 storeys. Low Density II permits range of uses including detached, semi, duplex, triplex and street townhouse.	<p>Proposed designation permits broader range of uses and recognizes existing uses, which are more in keeping with character of area and height limits.</p> <p>Currently zoned RA1-34, which only permits existing detached, semi and triplex.</p> <p>Site would require rezoning (e.g. RM7 which permits similar uses).</p>

<b>Location Number</b>	<b>Current Designation</b>	<b>Proposed Designation</b>	<b>Explanation</b>	<b>Effect On Property</b>
5	Residential Medium	Residential High Density	Property is located within Community Node. The Desirable Urban Form policies indicate site could potentially accommodate up to 8 storeys. Existing school site is a relatively large parcel of land and would be capable of accommodating a range of heights including some that could potentially achieve the maximum 8 storeys.	Existing school continues to be a permitted use. Should this site ever be redeveloped, the land use designation would permit apartment uses. Site would require rezoning (e.g. RA2 with exception zone permission for School).
6	High Density	Mixed Use	Property is located along the waterfront. Should additional development be proposed on this site, then mixed uses would be appropriate.	Proposed designation would allow existing apartment building to continue (which exceed height limits), through other policies in the Plan. The Proposed designation permits additional uses and would require rezoning (e.g. C4 with exception zone to permit existing building).
7	High Density	Mixed Use	Property is located along Port Street East, a higher order Transit corridor, and within the Harbour Mixed Use Precinct.	Proposed designation would require redevelopment to include more than just residential uses and would require modifications to the existing zoning.

APPENDIX 1

Location Number	Current Designation	Proposed Designation	Explanation	Effect On Property
8	High Density	Mixed Use/ Special Site 12	Properties are located in vicinity of GO station and future Light Rapid Transit station, where City wishes to try and attract additional employment uses. These properties also correspond in-part to the area where the Desirable Urban Form policies identify the opportunity to accommodate additional height (up to 22 storeys).	Proposed designation would require redevelopment to include more than just residential uses.

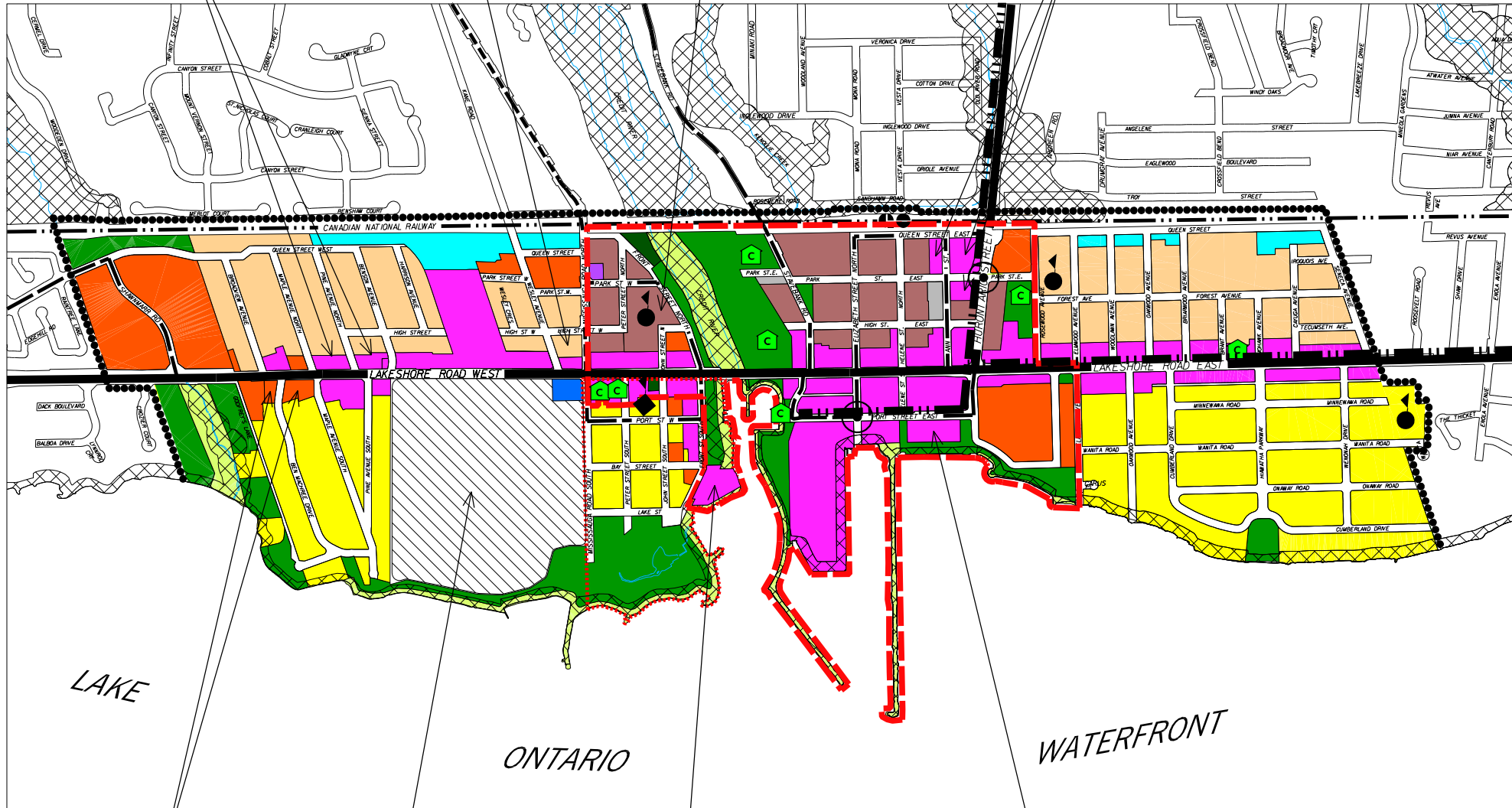
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Location No. 1  
 From : Residential Medium Density  
 To : Mixed Use

Location No. 4  
 From : Residential High Density  
 To : Residential Low Density II

Location No. 5  
 From : Residential Medium Density  
 To : Residential High Density

Location No. 8  
 From : Residential High Density  
 To : Mixed Use



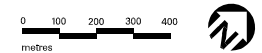
- LAND USE DESIGNATIONS**
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Business Employment
  - Public Open Space
  - Private Open Space
  - Greenbelt
  - Utility
  - Special Waterfront

- TRANSPORTATION LEGEND**
- Arterial
  - Major Collector
  - Major Collector (Scenic Route)
  - Minor Collector
  - Local Road
  - Existing Commuter Rail
  - GO Transit Station
  - Higher Order Transit Corridor

- LAND USE LEGEND**
- Community Node Boundary
  - Heritage Conservation District
  - Natural Hazards
  - Public School
  - Catholic School
  - Community Facilities
  - Local Area Plan Boundary
  - Proposed Light Rail Station

- Notes:**
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
  2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
  3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

**DRAFT**  
 Schedule 3  
 Proposed Land Use  
 Redesignations - Draft  
 Port Credit Local Area Plan



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Location No. 2  
 From : Residential High Density  
 To : Residential Medium Density

Location No. 3  
 From : To Be Determined  
 To : Special Waterfront

Location No. 6  
 From : Residential High Density  
 To : Mixed Use

Location No. 7  
 From : Residential High Density  
 To : Mixed Use





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Mississauga

**DRAFT**  
**Port Credit**  
**Local Area Plan**  
**January 2012**

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## **SCHEDULES**

- Schedule 1 : Port Credit Character Areas and Precincts**
- Schedule 2A: Port Credit Neighbourhood Height Limits**
- Schedule 2B: Port Credit Community Node Height Limits**
- Schedule 3: Port Credit Local Area Plan Land Use Map**

## **APPENDICES**

- A. Built Form Guide**
- B. Lakeshore Road Transportation Review Study – Executive Summary**

# Port Credit

## 1.0 How to Read the Port Credit Local Area Plan

Mississauga Official Plan (the Plan) consists of a principal document and a series of local area plans, provided under separate cover. This is the Port Credit Local Area Plan (this Area Plan) and provides policies for lands in south central Mississauga, as shown on Figure 1. It includes lands identified in the City Structure as Community Node and Neighbourhood.

There are some instances where the policies and schedules of the principal document do not address all circumstances particular to Port Credit. In these cases, this Area Plan elaborates on, or provides exceptions to, the policies or schedules of the principal document.

This Area Plan must be read in conjunction with the principal document. Parts one to four, the schedules and the appendices of the principal

document, are applicable to the Port Credit area, unless modified by this Area Plan. For example, the policies of this Area Plan must be read in conjunction with the direct growth, environmental, complete communities, multi-modal, urban form and land use policies of parts two and three of the principal document. In the event of a conflict, the policies of this Area Plan take precedence.

For the purpose of this Area Plan, when Port Credit is referenced it includes lands within both the Port Credit Community Node and the Port Credit Neighbourhoods.

Appendices attached to this Area Plan are provided for information purposes.

Included in the appendices is the Port Credit Built Form Guide to be used during the review of development applications. This Guide demonstrates how the urban form policies can be achieved.

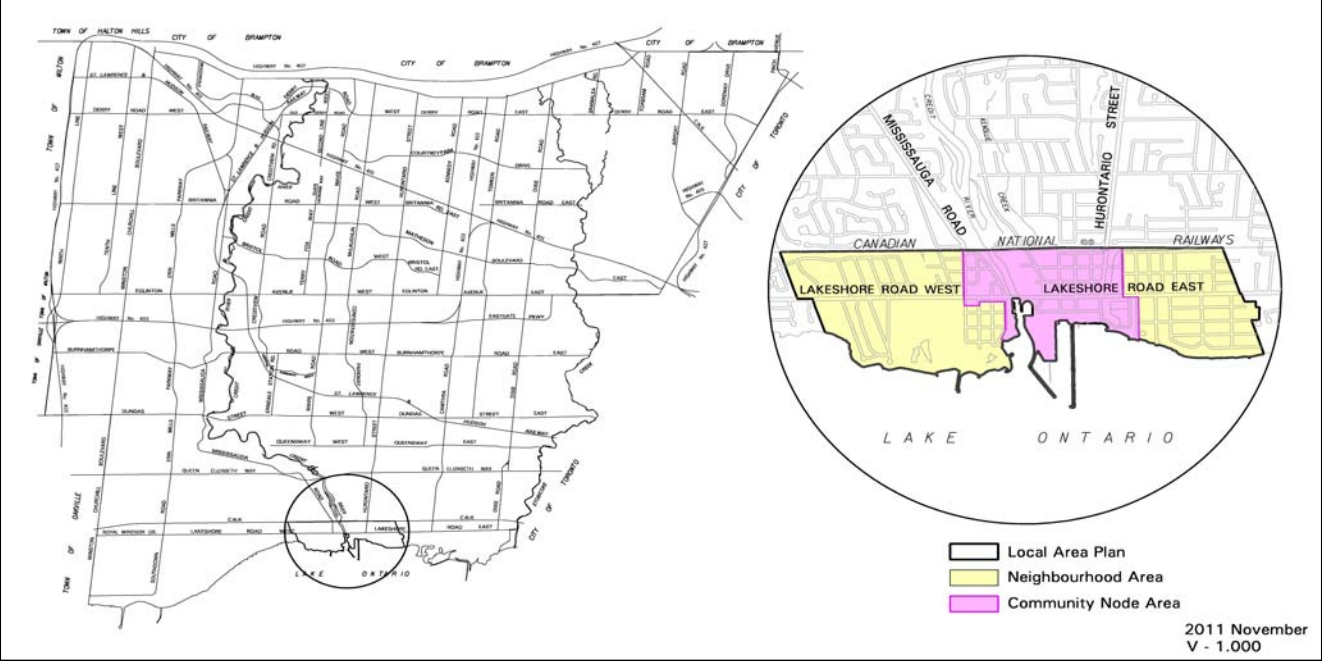


Figure 1: Port Credit is located in south central Mississauga and includes areas identified in the City Structure as Community Node and Neighbourhood.

The Built Form Guide document is not considered part of this Area Plan, however, selected content has been incorporated and represents policy.

The Executive Summary from the Lakeshore Road Transportation Review Study has been included in the Appendix to provide additional information on how the Lakeshore Road Corridor within the Port Credit and Lakeview Character Areas can accommodate alternative modes of transportation.

## 2.0 Historical Context

Port Credit has a long history of habitation traced back to native peoples and the arrival of the French who established a trading post at the mouth of the Credit River in the 1700s. As a result of allowing the Mississaugas, an Ojibwa group, to trade on credit, the river came to be known as the Credit River. The first organized planning occurred in 1834 when the village of Port Credit was surveyed and a town site laid out west of the Credit River. This area now forms part of the Old Port Credit Village Heritage Conservation District.

Over the ensuing years, Port Credit grew and evolved. Significant historical uses formed the Port Credit Village including a port (now predominately a marina and charter fishing centre), an oil refinery (currently a vacant brownfield site), the St. Lawrence Starch Works (redeveloped into a mixed-use neighbourhood), and a local landfill (which was capped and developed for municipal facilities including a library). Much of the natural environment

has been modified as a result of development, including the addition of fill in Lake Ontario to create both J.C. Saddington Park and the Port Credit Harbour Marina.

Port Credit was incorporated as a town in 1961 and amalgamated into the City of Mississauga in 1974.

## 3.0 Current Context

The Port Credit community is anchored by stable residential neighbourhoods linked by a commercial corridor. The area contains a range of residential, commercial, industrial, recreational and community uses within a diversity of built forms.

Residential development consists of a combination of dwelling types and forms comprising a high density area centrally located near the GO transit station, medium and high density development along Lakeshore Road (east and west) and around the harbour area, as well as low density areas characterized by tree-lined streets designed in grid patterns.

The area is served by commercial facilities primarily along Lakeshore Road (east and west), and within the Credit Landing Shopping Plaza. Lakeshore Road (east and west) generally has a mainstreet character and is flanked by lay-by parking, sidewalks, and street furniture. The street is framed predominately by one to three storey buildings. Small-scale industrial and commercial uses exist south of the



Figure 2: The Port Credit Node contains a range of building types, including: townhouses, mid-rise, and high rise buildings. The built form of the node generally transitions downwards towards the waterfront and stable residential neighbourhoods to the east and west. A limited number of high rise towers punctuate the skyline.

Canadian National Railway tracks along Queen Street East and Queen Street West.

The open space system predominately consists of trails and parks along the Lake Ontario Waterfront and Credit River. These lands are culturally and recreationally significant and connect to the Mississauga’s waterfront parks system.

The waterfront is one of the unique elements of the community, and is integral to the character of the area. Port Credit is a mixed use community, which is both physically and visually accessible to the waterfront.

Cultural and heritage resources include heritage buildings, the Old Port Credit Village Heritage Conservation District, and cultural landscapes associated with the Credit River, Port Credit Pier Scenic View and Mississauga Road Scenic Route.

Port Credit contains a number of community uses, including: schools, library, arena, swimming pool, and meeting spaces. Most of these uses are concentrated centrally within the area.

The Credit River is considered a warmwater fish habitat but is also a migratory route for coldwater species. The valley lands are a component of an important ecological corridor that extends north through the city. The shoreline provides unique ecological functions and habitat as well as an ecological corridor.

Most of the lands are developed with the exception of the vacant Imperial Oil (formerly Texaco) lands west of Mississauga Road. Given historic and current uses, there is potential for contamination issues on some areas within the site.

Port Credit is served by two arterial roads, Hurontario Street which runs north-south and Lakeshore Road which runs east-west. In addition, Mississauga Road which runs north-south and parallel to the Credit River is designated as a Major Collector (Scenic Route). There is a transit hub located on Queen Street East, west of Hurontario Street adjacent to the rail corridor. The hub is a transfer point for MiWay routes and is also the

location of the Port Credit GO transit station. Population, employment, and land area statistics are summarized in Figure 3.

**Figure 3:  
PORT CREDIT AREA STATISTICS**

	Node	Neighbourhoods		Total Port Credit
		East	West	
Land Area <sup>1</sup>	78 ha	74 ha	125 ha	277 ha
Population <sup>2</sup>	6,860	2,530	3,130	12,520
Employment <sup>3</sup>	2,170	680	530	3,380

<sup>1</sup> Land area is a gross figure and includes everything within the defined boundary such as rivers, roads, and all other land uses.

<sup>2</sup> Population is adapted from Hemson Consultants, Growth Forecast, 2008. Population figures are based on the 2011 mid year forecast and include a 4.2% undercount from Statistics Canada.

<sup>3</sup> Employment figures include a work from home assumption of 31 jobs in 1,000 population, adapted from Hemson Consultants, Growth Forecast, 2008. Employment figures also include an adjustment factor for non-reporting businesses adapted from: City of Mississauga, Mississauga Employment Survey, 2010.

Note: Numbers have been rounded

## 4.0 Collaboration

This Area Plan incorporates public input provided through extensive consultation, including stakeholder interviews, visioning sessions, place making workshops, youth outreach exercises and an open house.

The results of the visioning process are contained in the report “Lakeview and Port Credit District Policies Review and Public Engagement Process Directions Report” (Directions Report), October 28, 2008. The Directions Report includes a range of policy recommendations that have informed the preparation of this Area Plan.

Preparation included the formation of a Local Advisory Panel which provides a forum for the discussion of planning and related issues.

Mississauga will ensure on-going consultation with the public and other stakeholders on further initiatives and implementation pertaining to this Area Plan.

## 5.0 Vision

The Vision, is for an urban waterfront village with a mixture of land uses, a variety of densities, compact pedestrian and cycling friendly, transit supportive urban forms, a significant public realm, public access to the waterfront and development that incorporates high quality built form.

Significant elements which give Port Credit its sense of place are to be preserved and enhanced, such as the main street village character along portions of Lakeshore Road (east and west), heritage buildings, community facilities, stable residential neighbourhoods, open space, parks and marina functions along the waterfront. The Vision reinforces the importance of retaining and enhancing the built elements that provide residents with a sense of local community and social activity.

The Vision is intended to manage change to ensure an appropriate balance is maintained between growth and preservation of what makes Port Credit a place where people want to live, learn, work and play.

The Vision and policies of this Area Plan advance the goals of the Strategic Plan, including:

- Move - directing growth to support transit;
- Belong - providing a range of housing options;
- Connect - promoting a village mainstreet;
- Prosper - encourage employment uses; and
- Green - promote conservation, restoration, and enhancement of the natural environment.

## 5.1 Guiding Principles

The Vision is based on six principles that provide local context and supplement the Guiding Principles of the principal document:

5.1.1 Protect and enhance the urban village character recognizing heritage resources, the mainstreet environment, compatibility in scale, design, mixture of uses and creating focal points and landmarks.

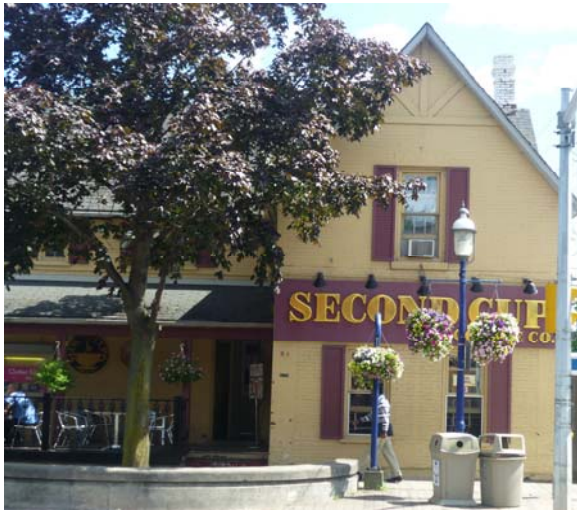
5.1.2 Support Port Credit as a distinct waterfront community with public access to the shoreline, protected views and vistas to Lake Ontario, the Credit River and active waterfront uses.

5.1.3 Enhance the public realm by promoting and protecting the pedestrian, cyclist and transit environment, creating well connected and balanced parks and open spaces and reinforcing high quality built form.

5.1.4 Support the preservation, restoration and enhancement of the natural environment.

5.1.5 Balance growth with existing character by directing intensification to the Community Node, along Lakeshore Road (east and west), brownfield sites and away from stable neighbourhoods. Intensification and development will respect the experience, identity and character of the surrounding context and Vision.

5.1.6 Promote a healthy and complete community providing a range of opportunities to access transportation, housing, employment, the environment, recreational, educational, community and cultural infrastructure that can assist in meeting the day-to-day needs of residents.



Urban Village



Distinct Waterfront Community



Enhance Public Realm



Preservation, Restoration and Enhancement of Natural Environment



Balance Growth



Healthy and Complete Community

Figure 4: The Port Credit Vision is based on six principles



## 5.2 Community Concept

This Area Plan recognizes that various areas of the community perform different functions based on a community concept that incorporates the following elements:

- Green System;
- Community Node;
- Neighbourhoods; and
- Corridors.

These elements are further divided into precincts which recognize different character attributes of these areas and contain different policy directions.

The policies are intended to encourage a development pattern and character responsive to the Current Context, the Planning Vision, Guiding Principles and Community Concept.

### 5.2.1 Green System

The Green System consists of an interconnected open space network including the Credit River and the Lake Ontario shoreline. These are key features as they contribute to the environmental, social and economic health of the community. In addition, the visual presence of the waterfront and river is beneficial to residents. Implications of new development on the Green System are an important consideration in the review of any development application. The Green System overlaps with both the Community Node and Neighbourhood elements.

### 5.2.2 Community Node

The Community Node represents the focus for the surrounding neighbourhoods. It exhibits many of the desirable characteristics intended for community nodes, including a mixture of uses, compact urban

form, appropriate density, and in many ways has achieved its planned function. It has been identified primarily in recognition of the role it plays in the community and as a location for intensification.

As outlined in the principal document, a community node is similar to a major node but with lower heights and densities. This Area Plan respects the planned function and position within the hierarchy, while also reflecting the existing and planned character of Port Credit. As such, permitted building heights for new development in the Community Node will support the Vision as an urban waterfront village and respect the existing character. It is recognized that in the vicinity of the GO station and future Light Rail Transit station, additional height and density may be appropriate, however, the extent will be determined through further study.

Development has been primarily residential, however, the community node requires additional employment in order to ensure a balanced land use pattern. Attracting and accommodating employment uses is a priority but also a significant challenge. While Port Credit can benefit from some additional residential intensification, care needs to be taken to ensure that it is not done at the expense of protecting opportunities for employment uses and creating a balanced complete community.

The Community Node includes the GO station identified as a Major Transit Station Area and a Gateway Mobility Hub. In addition, the future Hurontario Light Rail Transit route includes two stations, one located near the GO station and one near the terminus of the route on Port Street East, near Elizabeth Street South. Ensuring safe and efficient movement of people between transit modes will be a key consideration in the review of development applications.

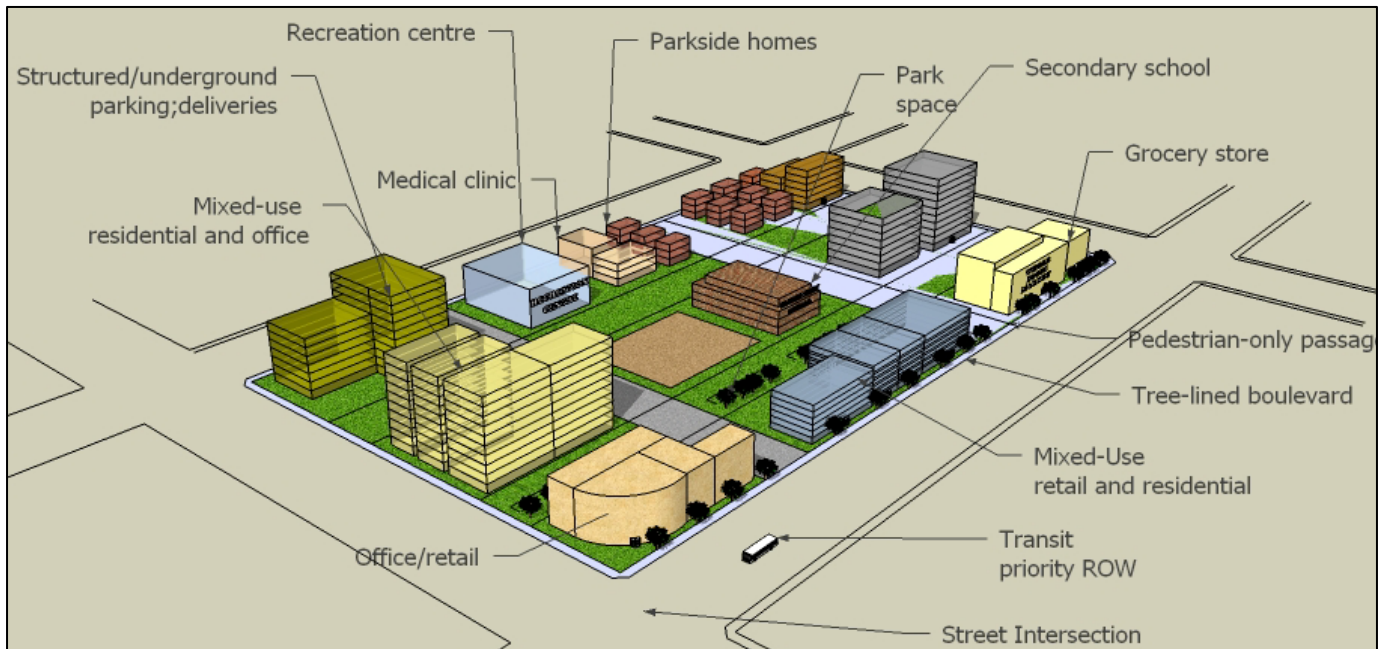


Figure 5 : Community Nodes are intended to provide a focus for a multitude of uses which address the fundamental services and facilities required for daily living - local shops and restaurants, community facilities, cultural activities, entertainment uses, schools, parks, open space as well as a diverse housing stock. Community nodes should be compact, with pleasant walkable streets and a strong sense of place and community identity.

### 5.2.3 Neighbourhoods

Port Credit Neighbourhoods are on either side of the Community Node. These areas are substantially residential, but also include commercial uses along Lakeshore Road (east and west), and employment uses along the railway. Neighbourhoods are intended to recognize areas that are physically stable with a character to be protected.

Although stable, some change is anticipated. New development does not necessarily have to mirror existing development types and densities, however, it will respect the character of the area. The policies in this Area Plan and Built Form Guide provide direction for appropriate transitions in built form and scale of buildings.

The Neighbourhood to the west of the Community Node includes the Old Port Credit Heritage District where additional attention is required to ensure development appropriately reflects the character of the area. In addition, this Neighbourhood also includes a former refinery site which is vacant and represents a significant brownfield redevelopment opportunity. The Neighbourhood to the east of the Community Node primarily consists of stable

residential areas, a commercial mainstreet, and employment uses along the railway.

### 5.2.4 Corridors

The principal document identifies Lakeshore Road (east and west) as a Corridor and Hurontario Street as an Intensification Corridor. They play an important role connecting Port Credit to the surrounding communities. Lakeshore Road (east and west) also plays an important local role in connecting Port Credit neighbourhoods together and linking with the Community Node. They may accommodate multi-modal transportation facilities, as the principal document identifies higher order transit along Hurontario Street and portions of Lakeshore Road East.

Within the corridors, the public realm is one of the important aspects where people can experience Port Credit on a day-to-day basis. A large portion of the corridor is planned to accommodate a mainstreet commercial environment which represents an important part of the urban village of Port Credit.

Hurontario Street and Lakeshore Road (east and west) also have an important relationship to the waterfront. Port Credit is one of the few areas where people traveling along these roads, can at certain locations, have the opportunity to visually see the waterfront. As such, views along these corridors will be preserved.

## 6.0 Direct Growth

Intensification is to be consistent with the planned function as reflected by the city structure and urban hierarchy.

The node and neighbourhoods are divided into precincts as identified on Schedule 1: Port Credit Character Areas and Precincts.

The amount of intensification will vary in accordance with the policies of this Area Plan. The specific manner in which new development will be accommodated (e.g. height and density) is further explained in subsequent sections of this Area Plan.

### 6.1 Community Node Character Area

The Community Node is an established focal point for the surrounding neighbourhoods and exhibits the density and many of the characteristics that community nodes should include, such as compact, mixed used development, pleasant walkable and cycle friendly streets and a strong sense of place and community identity. In addition to serving many of the day-to-day needs of the community, this area also benefits from uses (e.g. marina, restaurants) and events which attract people from across the city.

It includes portions of the Hurontario Street Intensification Corridor and the Lakeshore Road Corridor which are defined as lands fronting the street to a depth of half a block. The Community Node incorporates the GO Station which is identified

as a Gateway Mobility Hub / Major Transit Station Area in the principal document. The limits of the Mobility Hub correspond to the Community Node, east of the Credit River. Subsequent sections of this Area Plan detail the manner in which intensification will be accommodated in these areas.

Relevant statistics pertaining to existing density in the Community Node are summarized in Table 1.

Table 1: Population and Employment Statistics Port Credit Community Node (October 2011)	
Residents	6,860
Jobs	2,170
Residents and Jobs combined per hectare	9,030
Existing Combined Residents and Jobs Density	115 /ha
Existing Port Credit Population to Employment Ratio	3.2:1
Note: Residents includes developments currently under construction but does not reflect any additional infill development that has not yet been approved. Density based on land area of 78.2 ha.	

With a gross density of 115 residents and jobs combined per hectare, Port Credit is within the targeted range for community nodes of between 100 and 200. As such, additional density is not required to meet the target, however, it is recognized that some infill and redevelopment will occur. This should focus on creating a more complete community and in particular employment opportunities.

Increasing the gross density towards the upper limit of 200 residents and jobs combined per hectare is not sufficient planning justification on its own for approving amendments that permit additional height and density.

The current population to employment ratio of 3.2:1 does not meet the range for Community Nodes of 2:1 to 1:2. The target population to employment ratio for the Port Credit Community Node is 2:1. As

such, additional employment is required to provide more opportunities to live and work in the community. The ratio is measured as an average across the entire node, and includes the former refinery site (located in the neighbourhood to the west).

6.1.1 The City will monitor the gross density and population to employment ratio in the Community Node and will assess its ability to accommodate further growth through the development approval process.

6.1.2 Increases in employment opportunities are to be accommodated on lands designated mixed use, which can accommodate a range of establishments including: retail, restaurants, and offices.

6.1.3 Development applications will be required to address, to the City's satisfaction, the appropriate range and amount of employment uses on the following sites:

- a. GO Station Parking Lot and vicinity (land at the four corners of Ann Street and Park Street East);
- b. Port Credit Harbour Marina (1 Port Street East); and,

- c. Former Refinery Site (south side of Lakeshore Road West located between Mississauga Road South and Pine Avenue)

6.1.4 Mississauga will encourage redevelopment within the Mainstreet Precinct to accommodate employment uses on the second and third floors.

6.1.5 Strategies to encourage and support employment uses may be pursued including consideration of Community Improvement Plans and Bonus Zoning.

6.1.6 Intensification will address matters such as:

- a. contribution to a complete community;
- b. providing employment opportunities;
- c. sensitivity to existing and planned context and contribution to the village mainstreet character;
- d. respecting heritage; and
- e. protecting views and access to the waterfront.



Figure 6: Intensification within the Community Node should respect the experience, identity and character of the surrounding context. Providing views to Lake Ontario respects Port Credit's identity as a waterfront community.

## 6.2 Neighbourhood Character Areas (East and West)

The Neighbourhood Character Areas are on the east and west sides of the Community Node. These are stable areas, primarily residential in nature, and are not expected to experience significant change.

The Neighbourhood Character Areas include portions of the Lakeshore Road Corridor. The corridor generally represents a distance of half a block north and south of Lakeshore Road and corresponds to the limits of the Mainstreet Precinct.

6.2.1 Intensification will occur through modest infilling or redevelopment along Lakeshore Road Corridor, commercial plazas, or on the vacant former refinery site.

6.2.2 Intensification will be sensitive to the existing character of the residential areas and the planned context of Lakeshore Road Corridor.

## 7.0 VALUE THE ENVIRONMENT

The preservation, restoration and enhancement of the environment is a guiding principle. The Green System is an important element in the Community Concept. The Green System is located within a variety of land use designations in Port Credit.

Schedule 1A of the principal document identifies the Green System which consists of:

- Natural Areas System;
- Natural Hazard Lands, and
- Parks and Open Space.

Schedule 3 of the principal document identifies the Natural System including Natural Areas and Natural Hazards. Schedule 4 identifies Parks and Open Spaces.

The Natural Areas System includes a Special Management Area within Rhododendron Gardens and a Natural Area within Port Credit Memorial Park East.



Figure 7: The Credit River and its banks are important components of the natural environment and public recreation system. Along with the Lake Ontario waterfront these areas are important local, city, regional and provincial assets. Policies implement a balanced approach that respects the environment and recognizes the role it plays in the community.

Natural Hazard Lands are associated with features such as the Tecumseh Creek, Credit River, Credit Valley and Lake Ontario Shoreline.

Waterfront parks are an important component of the Open Space System, and include Rhododendron Gardens, Ben Machree Park, Imperial Oil waterfront trail extension, J.C. Saddington Park, Marina Park, Memorial Park (East and West), St. Lawrence Park, Tall Oaks Park, and Hiawatha Park.

The mouth of the Credit River is an ecologically significant estuary where the Credit River meets Lake Ontario. In addition, the Credit River is a well known fishery which contains a Provincially significant wetland complex just north of the Area Plan, and is identified in the Provincial Greenbelt Plan as an external connection.

## 7.1 Green System

7.1.1 The management of Rhododendron Gardens and Port Credit Memorial Park East will consider how the natural area components of these parks can be enhanced.

7.1.2 Within the waterfront parks system, the protection, preservation and restoration of existing natural systems will be prioritized and balanced to direct and guide the planning of existing and future waterfront activities.

7.1.3 Opportunities to enhance and restore the Credit River as a biologically productive and diverse ecosystem are encouraged.

## 7.2 Urban Forest

7.2.1 Mature trees are recognized as providing important environmental benefits and contributing to the character of Port Credit. Improvements to the urban forest are encouraged.

7.2.2 Opportunities to enhance the tree canopy and health of the urban forest in the public right-of-

ways and adjacent privately owned land will be considered in conjunction with new development.

7.2.3 Opportunities to improve the tree canopy and promote a healthy urban forest will be reviewed when considering improvements to the streetscape along public roads, with particular attention to the Community Node and Lakeshore Road Corridor.



Figure 8: Mature Trees provide environmental benefits as well as contributing to the character of the area. If give sufficient landscaped area, some tree varieties in Port Credit have grown upwards of five storeys in height.

## 7.3 Living Green

7.3.1 Mississauga will encourage partnerships and stewardships in order to improve the health of the Green System.

7.3.2 Development will strive to minimize the impact on the environment and incorporate sustainable development practices in accordance with the City's Green Development Strategy.

## 8.0 COMPLETE COMMUNITIES

Port Credit, and in particular the Community Node, contains many of the attributes associated with complete communities, including among other things:

- a compact urban form that is walkable, provides convenient access to a mixture of land uses and an assortment of activities such as: shops, community facilities, parks, and public transit;
- a range of housing options with a mixture of housing forms and densities, along with a significant rental housing stock;
- cultural resources such as heritage buildings and landscapes associated with the Credit River and Lake Ontario, which help retain a connection to the past; and
- opportunities for people to engage in community life through meeting facilities a high quality public realm and vibrant cultural activities.

The policies are intended to protect and enhance the above attributes to fully realize the complete community aspect of Port Credit.

## 8.1 Housing

8.1.1 The Community Node and Lakeshore Road Corridor are encouraged to develop with a range of housing choices in terms of type, tenure and price.

8.1.2 The provision of additional affordable housing, with a focus on rental housing units, is encouraged in the Community Node and Lakeshore Road Corridor.

8.1.3 Preservation of existing affordable housing will be a priority. Where development applications are proposing the removal of existing affordable housing, the replacement of these units will be encouraged on site or within the community.

8.1.4 Mississauga will encourage investment in new rental housing and, in particular, affordable rental housing that meets the needs of young adults, older adults and families in the Community Node and along the Lakeshore Road Corridor.

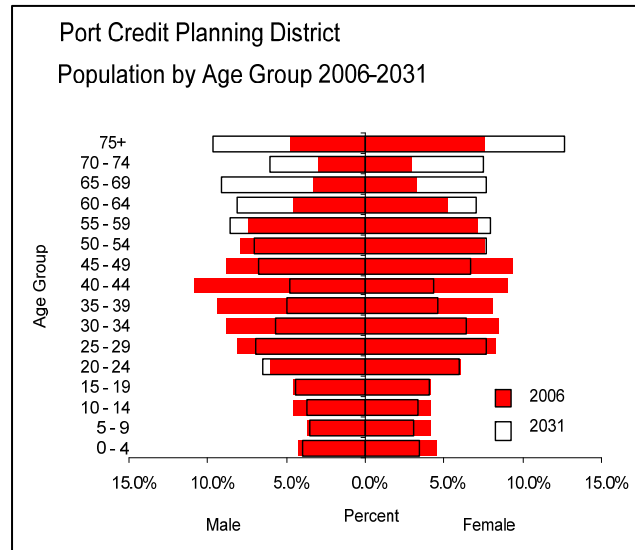


Figure 9: Similar to many established communities, Port Credit's population is forecast to age. In many cases, as people age they consider living in smaller accommodations and often prefer to live within the same general community.

## 8.2 Cultural Heritage

Port Credit contains a number of important cultural heritage resources and properties, including but not limited to:

- Old Port Credit Village Heritage Conservation District, identified on Schedule 3 Port Credit Local Area Plan Land Use. These lands are subject to a Conservation District Plan, the goal of which is to conserve and enhance the historical character of old Port Credit village;
- Heritage Designations / Heritage Listings on the City's Heritage Register; and
- Cultural Landscapes which include the Credit River Corridor, Port Credit Pier Scenic View, and Mississauga Road Scenic Route.

8.2.1 Consideration will be given to including the Old Port Credit Village Heritage Conservation District into a Community Improvement Plan to promote and enhance the historic character of the area.



Figure 10: Given the long history of settlement in Port Credit it is important to protect, recognize and enhance the areas heritage attributes.

### 8.3 Community and Cultural Infrastructure

Port Credit contains a concentration of facilities, buildings, properties and events which represent a cultural infrastructure cluster considered to be a cultural node. Continued investment in Port Credit’s cultural infrastructure is encouraged.

8.3.1 The Community Node and Lakeshore Road Corridor are preferred locations for community infrastructure.

8.3.2 Cultural infrastructure will reinforce, where possible, the Vision and guiding principles of an urban waterfront village.

8.3.3 Creative enterprises that support the economy and create an engaging lively area year round are encouraged to locate in the Community Node.

8.3.4 Mississauga will encourage partnerships and collaboration with the local community to further develop the cultural aspects of the Community Node.

8.3.5 Consideration will be given to including the Community Node and Neighbourhood Mainstreet Precinct into a Community Improvement Plan to guide development of the cultural infrastructure.



Figure 11: The Mississauga Culture Master Plan notes that cultural facilities and creative enterprises support economic activity and play a key role in creating the engaging, lively and richly textured places where people want to live and visit. Creative enterprises can include a wide range of businesses, such as: artists, galleries, architects, graphic designers, and software developers.

### 8.4 Distinct Identity & Character

8.4.1 The character will reflect the Vision of an urban waterfront village. City initiatives, including investments in lighting, public art, transportation features, streetscape improvements, parks planning, will contribute to the Vision.

8.4.2 Lakeshore Road (east and west) is a key location for the promotion of Port Credit as a place for vibrant cultural activities and providing a “sense of place”. The mainstreet environment, including the built form, public realm, street furniture, lighting, cycling amenities, trees, gathering places are to be protected and, where possible, enhanced.

8.4.3 A master streetscape plan for Lakeshore Road (east and west) may be undertaken that reinforces the Vision and encourages a consistent design theme.

8.4.4 Opportunities to further Port Credit’s identity and character through improvements to the public realm will be considered through the planning and design of:

- Light Rail Transit along Hurontario Street and Port Street;



- redevelopment of the GO Station parking lot; and,
- redevelopment along the Lake Ontario and Credit River shorelines, including the Port Credit marina.

## 8.5 Lake Ontario Waterfront

Port Credit is a waterfront community with a strong identity and orientation to the Lake Ontario and Credit River. Public access to the waterfront is an important part of the Port Credit identity.

8.5.1 Mississauga supports the continuation and improvement of water dependent activities such as marinas, facilities in support of recreational boating and sport fishing and uses that benefit from being near the shoreline, parks and the Waterfront Trail.

8.5.2 Uses in proximity to the waterfront will provide for public access, where appropriate. Through land acquisition, capital works and the review of proposals, Mississauga will endeavor to ensure this Vision is realized.

8.5.3 The Mississauga waterfront parks are a significant element of the Port Credit Character. Planning for the waterfront parks system will be guided by the Waterfront Parks Strategy, 2008.

## 9.0 MULTI-MODAL CITY

Integral to Port Credit is the transportation system which includes: transit, vehicular, active transportation (e.g. walking and cycling) and rail.

The road network is shown on the Port Credit Land Use map (Schedule 3). Tables 8-1 to 8-4 and Schedule 8 (Designated Right-of-Way Width) of the principal document identify the basic road characteristics. The long-term multi-modal transportation system is shown on Schedule 5 (Long Term Road Network), Schedule 6 (Long Term Transit Network), and Schedule 7 (Long Term Cycling Network) of the principal document.

Future higher order transit corridors are shown on the Port Credit Land Use map. Hurontario Street, and Port Street East are identified as a higher order transit corridor, with Light Rail Transit (LRT) being the recommended transit technology. In addition, a future Higher Order Transit corridor has been identified along Lakeshore Road East, extending from Hurontario Street, to the City of Toronto boundary. A preferred transit solution (e.g. bus or rail), has not yet been identified for this corridor.



Figure 12: Water dependent activities are an important part of what gives Port Credit a distinct identity. Policies are intended to enhance the function and image of the area as a waterfront destination.

## 9.1 Multi-Modal Network

9.1.1 The road and transportation network will consider the needs of all users, both those residing within the community and those that utilize the network from elsewhere in the city and surrounding areas.

9.1.2 Mississauga will acquire lands for a public transit right-of-way along the Lakeshore and Hurontario Corridors where the creation of a public transit right-of-way, separate from, adjacent to, or in addition to, a road right-of-way is deemed appropriate.

9.1.3 The proposed LRT terminus on Port Street East and the proposed LRT stop at the Park Street East / GO station parking lot, represent potential placemaking opportunities and locations for public art. Development applications adjacent to LRT transit stops may be required to incorporate placemaking elements into their design.

9.1.4 Hurontario Street and Lakeshore Road (east and west), including the Credit River Bridge, will not be built in excess of four lanes, excluding turning lanes, bus bays, space for bicycles, space for higher order transit and parking, unless it can be demonstrated that additional lanes will not result in a major deterioration of the neighbouring residential or retail commercial environment or public realm. The implementation of any major roadway modifications will require an amendment to this Area Plan.

9.1.5 Lakeshore Road (east and west) will be planned to accommodate, to the extent possible, all modes of transportation, including, pedestrian facilities, cycling facilities and higher order transit facilities. Appendix B contains the executive summary from the Lakeshore Road Transportation Review Study, which provides a comprehensive and technical transportation review regarding how the Lakeshore Corridor can accommodate alternative modes of transportation.

9.1.6 Mississauga will work with the Province to develop a multi-modal plan for the Queen Elizabeth

Way / Lakeshore Road Corridor that addresses regional and local transportation needs and property impacts.

9.1.7 During the review of development applications, consideration will be given to the manner in which the development provides additional public roads to continue the existing fine-grained street networks.

9.1.8 During the review of development applications, consideration will be given to the manner in which the development provides additional public access to the shoreline can be provided.

9.1.9 Mississauga will work with the Province to ensure development of higher order transit services and related infrastructure including parking structures are integrated appropriately into Port Credit, having regard for the impact on all modes of transportation.

9.1.10 Cycling and pedestrian infrastructure will be provided in accordance with the Cycling Master Plan and principal document.

9.1.11 Mississauga will identify and pursue infrastructure opportunities that enable additional cycling and pedestrian crossings of the Credit River and CN Railway tracks.



Figure 13: Providing safe, sheltered and convenient access to various modes of transportation can help shift peoples lifestyles towards more sustainable transportation modes such as transit, cycling, and walking.

## 9.2 Parking and Transportation Demand Management

9.2.1 Reduced parking requirements and maximum parking standards may be considered within:

- a) the Community Node, particularly in proximity to the GO Station and future LRT stops; and
- b) the Mainstreet Neighbourhood Precinct.

9.2.2 Public parking lots in the Community Node and Mainstreet Neighbourhood Precinct will be maintained and supplemented, where appropriate.

9.2.3 The City will encourage Transportation Demand Management measures, where appropriate, within the Community Node and as part of any significant redevelopment projects outside of the node.

## 9.3 Mobility Hub

The GO Transit station and vicinity is identified as a Gateway Mobility Hub in the Regional Transportation Plan prepared by Metrolinx and as a Major Transit Station in the principal document. The transit station area connects regional rapid transit along the GO line with local bus service. In the future, the area is planned to have connections to higher order transit lines serving Hurontario Street and Lakeshore Road East.

Port Credit exhibits many of the attributes of a successful mobility hub such as having a concentration of housing, shopping and recreational uses in the vicinity of a transit station where Regional and local transit services connect. The focus for future development is to support the planned character of the area, and the functioning of the mobility hub.

9.3.1 Investment in infrastructure, building and site design that supports the function of the mobility

hub will be a priority. This includes, among other things:

- a) a vibrant, mixed use environment, providing additional employment opportunities and a greater range of commercial establishments;
- b) a built form that respects the planned character of the area;
- c) safe and efficient pedestrian and cycling connections to neighbourhoods that surround the mobility hub;
- d) safe and efficient movement of people transferring between transit modes, networks and routes;
- e) safe and efficient movement of people with high levels of pedestrian and cyclist priority;
- f) safe and efficient access for cyclists, and secure storage facilities;
- g) a well-designed transit station for a high quality user experience;
- h) strategic parking management, including minimizing surface parking lots and designing parking structures to a high architectural and landscape standard;
- i) an attractive public realm;
- j) a minimized ecological footprint; and,
- k) effective partnerships and incentives for increased public and private investment.



Figure 14: The Region Transportation Plan broadly defines the geographic limits of a mobility hub to be the area within 800 metres of a major transit station. The Port Credit Mobility Hub Study refined the limits by removing stable residential neighbourhoods as well as lands to the west of the Credit River, which is a barrier to travel. The limits of the Mobility Hub with Port Credit correspond to the Secondary Zone. The GO Station parking lot on the north side of the CN Railway is outside of the Port Credit Local Area Plan.

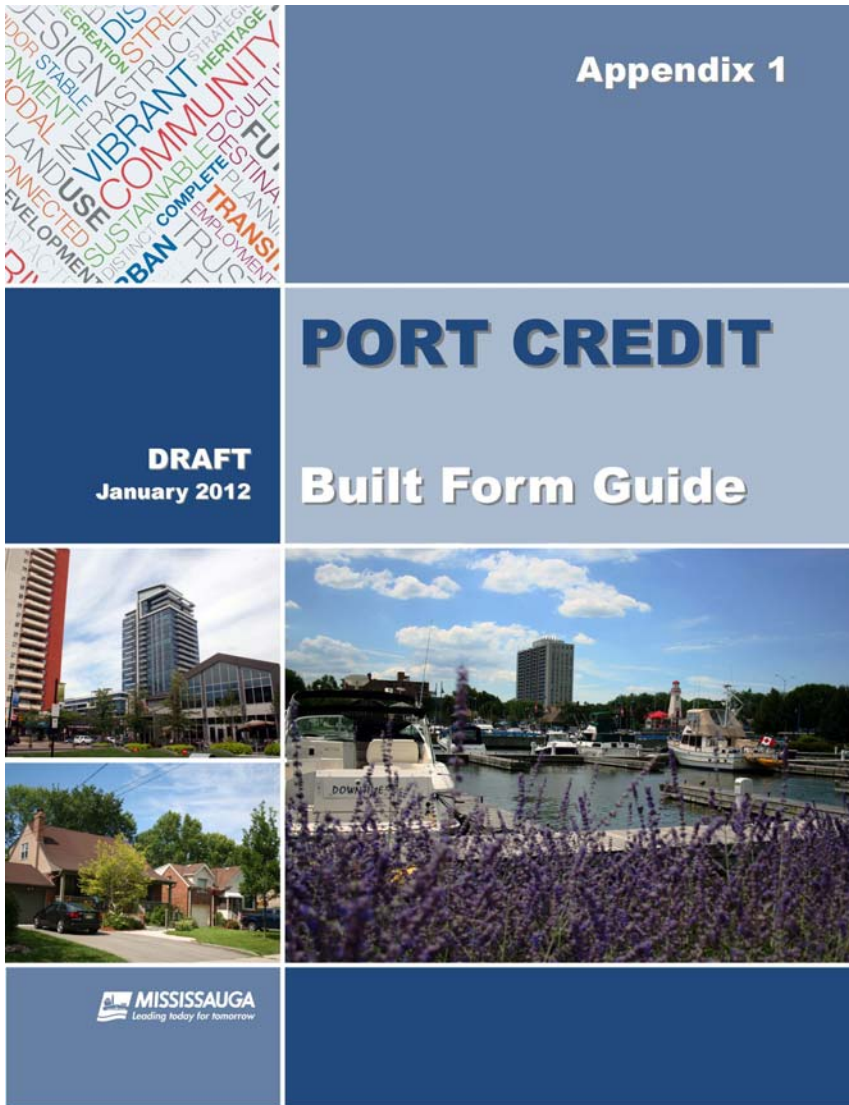


Figure 16: Provision of public access to the waterfront and protection of views to Lake Ontario are important components of Port Credit.

Figure 15: The Port Credit Built Form Guide demonstrates how the Desirable Urban Form Policies can be achieved.



Figure 17: Port Credit contains a diverse range of built environments, which are reflected in the Area Plan policies.

## 10.0 DESIRABLE URBAN FORM

The desirable urban form policies reflect the planned function and local context and are organized as follows:

### a) Community Node Character Area

The Character Area has been further subdivided into the following precincts:

- Central Residential;
- Mainstreet Node;
- Harbour Mixed-Use; and,
- Riverside.

### b) Neighbourhood Character Areas

The Character Areas have been further subdivided into the following precincts:

- Old Port Credit Village Heritage Conservation District;
- Vacant Former Refinery;
- North Residential Neighbourhood;
- South Residential Neighbourhood; and
- Mainstreet Neighbourhood.

The locations of these precincts are shown on Schedule 1.

Development will be guided by the Port Credit Built Form Guide, contained in Appendix A.

## 10.1 General Policies

10.1.1 Development will be in accordance with the minimum, and maximum height limits as shown on Schedule 2A and 2B. The appropriate height within this range will be determined by the other policies of this Area Plan.

10.1.2 For properties located in more than one precinct, development must conform to the policies appropriate for each portion of the precinct.

10.1.3 Drive-through facilities are not permitted within this Area Plan.

10.1.4 Above grade parking facilities will be designed to be compatible with the surrounding character through the use of architectural elements that fit with the scale and style and streetscape of the community. Secure storage facilities for bicycle parking will be provided on the ground floor of the structure. Consideration will also be given to including active pedestrian related uses on the ground floor of the structure to improve the animation of the street edge condition. Where possible, above grade parking structures will be designed in such a manner that they are integrated into the development.

## 10.2 Community Node

The Community Node will exhibit high standards of urban design that reinforce and enhance the identity of Port Credit as a vibrant and memorable urban place. Additional development is anticipated, however, the form and scale will vary within the node in accordance with the various precincts.

The policies are intended to reflect a number of objectives, including among other things:

- to ensure that the greatest height and density will be in close proximity to the GO transit station and future LRT transit stop at Hurontario Street and Park Street;
- to ensure building heights will reflect an appropriate transition towards the Credit River, Lake Ontario Shoreline, the mainstreet area, and surrounding neighbourhoods;
- to provide for a variety of building heights and massing that are well spaced to provide skyviews and an articulated skyline;

- to recognize the waterfront as an important attribute where public access will be provided and views protected;
- to provide for a village mainstreet environment that is characterized by low rise mixed use development with a high quality public realm along Lakeshore Road (east and west);
- to recognize key locations in the vicinity of the GO transit station and waterfront that require additional study prior to redevelopment; and,
- to ensure development will be sensitive to the existing context and planned character of the area.

### 10.2.1 Community Node General Policies

10.2.1.1 The overall development of the node will be at a scale that reflects its role in the urban hierarchy.

10.2.1.2 Floor plate size for buildings over six storeys will decrease as building height increases, to address, among other matters:

- overall massing (reduce “wall effect”);
- visual impact of buildings;
- protect skyviews; and
- limit shadow impact.

10.2.1.3 Buildings over six storeys will maintain distance separations that, amongst other matters, address the following:

- existing distance separations between buildings;
- overcrowding of skyviews and skyline;
- protection of view corridors; and
- privacy and overlook of occupants.

10.2.1.4 New development will provide for landscape areas that, amongst other matters, address the following:

- landscaped character of existing buildings and the planned function of the precinct;

- provide buffer between uses;
- incorporate stormwater best management practices;
- enhance the aesthetic quality of the area; and
- provide opportunities to enhance the tree canopy.

10.2.1.5 Streetscape will address, among other matters, the following:

- setbacks and side yards to reflect the planned function;
- minimize vehicular access points; and
- creating an attractive public realm.

### 10.2.2 Central Residential

This area contains a significant concentration of apartment buildings with potential for intensification, primarily in the immediate vicinity of the GO transit station and will have the highest building heights in Port Credit. The existing character of the area will generally be maintained, particularly the mature trees and the well-landscaped front yards.

10.2.2.1 Building heights will generally decrease towards the east and west of the precinct, reflecting proximity of either the Credit River Valley or established residential neighbourhoods.

10.2.2.2 Building heights on lots adjacent to the Mainstreet Precinct will demonstrate an appropriate transition.

10.2.2.3 To achieve the maximum heights, as outlined on Schedule 2B, on the lands designated Mixed Use or Utility in the vicinity of the GO transit station, a detailed land use and urban design study will be required to verify appropriate heights, design, transition to adjacent lands and mix of uses.

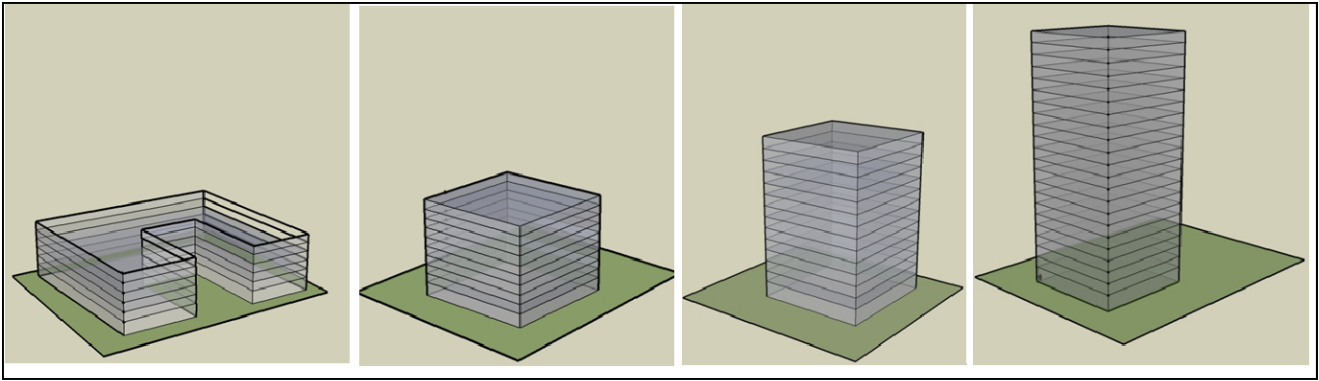


Figure 18: The floor plate of buildings will decrease as the height of the building increases.

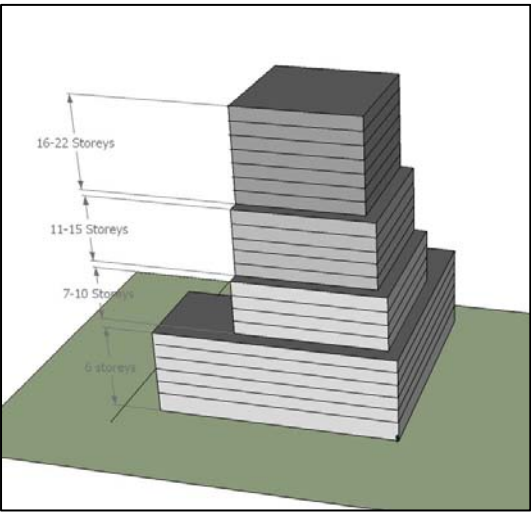


Figure 19: Combination of floor plates and heights may be permitted.

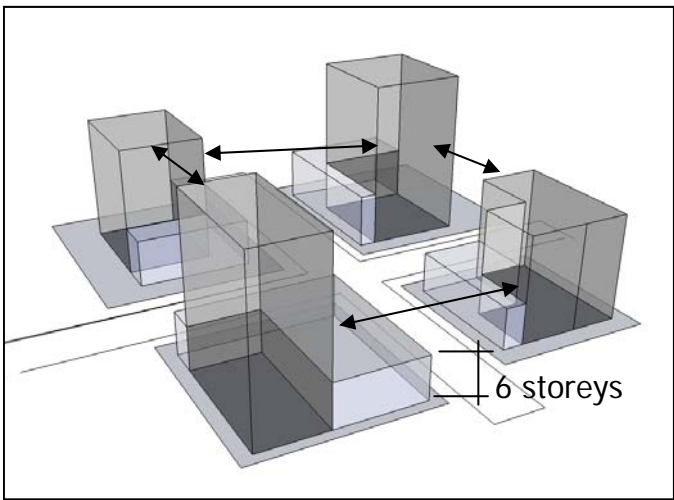


Figure 20: Development will reflect appropriate separation distances between buildings over six storeys.

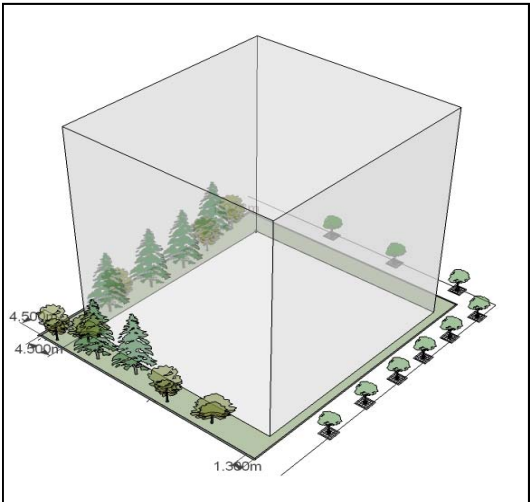


Figure 21: Appropriate landscaping, reflecting the use and context will be provided.



Figure 22: Different streets will have different streetscape requirements, for example, within the mainstreet precinct, development should provide a desirable streetedge condition that is ideal for the use of pedestrians.



### 10.2.3 Mainstreet (Node)

This area includes part of Port Credit's traditional mainstreet which generally extends a half block north and south of Lakeshore Road (east and west). In many cases this coincides with the alignment of a public lane; where it does not, the limit of the area is defined by an extension of a line from the public lane.

10.2.3.1 This precinct will contain street-related commercial uses with a rhythm of closely spaced storefronts lining the street in order to encourage and foster an active pedestrian street.

10.2.3.2 Single use residential buildings are not permitted.

10.2.3.3 The mainstreet area will meet both the day-to-day needs of local residents as well as those visiting the area.

10.2.3.4 For the portion of the Mainstreet Precinct on the south side of Lakeshore Road West, between Mississauga Road and the Credit River, the Old Port Credit Village Heritage Conservation District Plan also applies.

### 10.2.4 Harbour Mixed Use

This area has potential for intensification and is intended to contain a mixture of uses and densities. Development will be at a lower overall scale than the Central Residential Precinct and will step down towards Lake Ontario.

Marina uses are recognized as important elements of the Harbour Mixed-Use Precinct and Port Credit. It is recognized that the waterfront will be more urban in nature, with a wider range of uses and activities that help reinforce the elements of a waterfront setting.

The marina lands south of Port Street have redevelopment potential. Further study, however, is required to determine the appropriate built form of any redevelopment. The Special Site Areas policies provide additional direction regarding issues that will be studied.

10.2.4.1 The scale of development will be supportive of an urban waterfront village theme. Buildings heights will be a maximum of 6 storeys fronting Port Street, stepping down to 3 storeys towards the waterfront and stepping up to 10 storeys towards the Mainstreet Precinct.

10.2.4.2 Provision of public access and additional public lands along the waterfront will be a priority consideration in any redevelopment of properties on the waterfront.

10.2.4.3 Development will maintain existing view corridors to Lake Ontario.

10.2.4.4 For the portion of the Harbour Mixed Use Precinct, on the south side of Lakeshore Road West, between Front Street South and the Credit River, the Old Port Credit Village Heritage Conservation District Plan applies.

### 10.2.5 Riverside

This area is intended to provide a transition between the taller building heights in the Central Residential Precinct and the low rise building heights in the North Residential Neighbourhood.

10.2.5.1 New development will demonstrate an appropriate transition to the Credit River valley, and the Mainstreet Precinct.

10.2.5.2 Any redevelopment along Mississauga Road North will consider its character as a **scenic route**.

10.2.5.3 Pedestrian open spaces will be planned to visually and physically extend Port Credit Memorial Park West into this neighbourhood along High Street West through to Front Street West, and along Park Street West.

## 10.3 Neighbourhoods

Neighbourhoods are stable residential areas where the existing character is to be preserved and will not be the focus for intensification. Where development occurs, it will be generally be through modest infilling or development within the Lakeshore Road (east and west) Mainstreet Neighbourhood Precinct, the existing commercial plaza or the vacant former refinery site.

Neighbourhoods are not uniform and contain unique issues that are addressed through various precincts (e.g. heritage district, proximity to railway and existing employment uses, large vacant brownfield site).

Neighbourhood policies are intended to reflect a number of objectives, including among other things:

- to ensure development is sensitive to the existing low rise context and reinforce the planned character of the area;
- to ensure Lakeshore Road (east and west) will provide appropriate development and public realm that reinforces its planned role as a location that helps connect the community and fosters an active pedestrian and cycling environment;
- to appropriately balance the constraints associated with both the Canadian National Railway line and adjacent residential uses;
- to recognize the former refinery site as an important location along the waterfront that requires special attention and further study; and
- to recognize the Old Port Credit Heritage Conservation District.

### 10.3.1 Neighbourhood General Policies

10.3.1.1 Streetscape along Lakeshore Road (east and west) will address among other matters the following:

- a. minimize vehicular access points;

- b. orienting entrances and buildings towards the street; and
- c. creating an attractive public realm.

### 10.3.2 Old Port Credit Village Heritage Conservation District

The Old Port Credit Village Heritage Conservation District Plan applies to the lands within this precinct.

The area contains a mixture of housing, retail commercial and community buildings of many types, representing different eras. While some of the housing stock is relatively new, the neighbourhood contains pockets of housing which are truly historic, representing various time frames and a pleasing sense of "time depth".

The area is predominately low rise in character, however, the existing low rise apartment buildings are recognized as forming part of the precinct.

10.3.2.1 Any additions, alterations, adaptive re-use or redevelopment will address how the development:

- displays massing and scale sympathetic to surroundings;
- preserves the historic housing stock;
- supports the existing historical character;
- maintains the existing street grid pattern and building setbacks; and
- maintains and enhances significant groupings of trees and mature vegetation.

10.3.2.2 Mississauga will encourage landscape screening along the west side of Mississauga Road South to buffer the adjacent vacant former refinery site.

### 10.3.3 Vacant Former Refinery

This precinct consists of a property formerly used as a refinery that is predominately vacant. Lands along

Lake Ontario accommodate public open space and the Waterfront Trail.

The precinct represents a significant property along Lake Ontario that has the opportunity to create vibrant areas of interest that can enhance the existing community and offer increased public access to the waterfront.

This precinct should ultimately be developed in a manner which is compatible with the surrounding lands, and which does not detract from the planned function of the Community Node.

This precinct has redevelopment potential, however, further study is required to determine appropriate development. The precinct policies and Special Site policies provide additional direction regarding issues that need to be addressed.

10.3.3.1 Building heights will provide appropriate transition to the adjacent South Residential and Historical Village Precincts.

10.3.3.2 A public road will be provided in any future development that separates any new development from the Lake Ontario waterfront open space and the continuous Waterfront Trail to maximize public access to and along the Lake Ontario waterfront.

10.3.3.3 A landscaped buffer will be maintained between the Precinct and the adjacent residential neighbourhood to the west.

#### **10.3.4 North Residential Neighbourhoods (Shawnmarr/Indian Heights and Credit Grove)**

This precinct includes the areas known as Shawnmarr/Indian Heights and Credit Grove located on the west and east sides of the Community Node, between the railway line and the neighbourhood mainstreet area along Lakeshore Road West and East. These predominately stable residential areas will be maintained while allowing for infill which is compatible with and enhances the character of the area.

10.3.4.1 The predominant characteristics of these areas will be preserved including:

- a. existing low rise building heights;
- b. the combination of small building masses on small lots;
- c. the well-landscaped **streetscapes**; and
- d. the regular street grid.

10.3.4.2 New development is encouraged to reflect the predominate 1 to 2 storey height limits of the area, however, a third storey may be permitted subject to demonstrating compatibility with adjacent properties, including but not limited to acceptable massing and overlook.

10.3.4.3 Properties fronting Lakeshore Road West will complement the adjacent mainstreet precinct by continuing the general 4 storey height limits. Single use residential buildings are permitted along this portion of Lakeshore Road West.

10.3.4.4 The existing commercial plaza located generally between Harrison Avenue and Wesley Crescent provides commercial floor space that serves the area but also represents a site for potential intensification with a maximum height limit of 4 storeys. The front portion of the commercial site is considered to be part of the mainstreet precinct and the rear is part of the neighbourhood precinct. Any future redevelopment of the property will address issues, including but not limited to:

- a. constraints given previous industrial uses on the property;
- b. potential road connections and improvements to the neighbourhood's fine grain road pattern;
- c. retention of commercial space; and
- d. appropriate transitions to adjacent residential uses.

10.3.4.5 The Canadian National Railway line defines the northern boundary of this area and restricts the types of use that can be redeveloped on adjacent properties. Development of these lands will:

- a. be encouraged to improve the transition to adjacent residential areas;

- b. have a maximum height generally equivalent to a 2 storey residential building;
- c. ensure lighting, noise levels, loading and garbage areas do not negatively impact adjacent residential areas;
- d. provide appropriate landscaped buffers to adjacent residential areas;
- e. provide a **streetscape** that is compatible with adjacent neighbourhoods.

10.3.4.6 Any redevelopment along Mississauga Road North will consider its character as a **scenic route**.



Figure 23: Business Employment uses can be an appropriate buffer between residential neighbourhoods and the railway, provided they have an appropriate height, landscaping, and uses are kept predominately within buildings.

### 10.3.5 South Residential Neighbourhoods (Cranberry Cove, Hiawatha-on-the-lake)

This precinct includes the areas known as Cranberry Cove and Hiawatha-on-the-lake, located on the west and east sides of the Community Node, between Lakeshore Road West and East and the waterfront. These predominately stable residential areas will be maintained while allowing for infill which is compatible with and enhances the character of the area.

10.3.5.1 The predominant characteristics of these areas will be preserved including:

- a. low rise building heights;
- b. the combination of relatively small building masses on small lots;
- c. the physical and visual access to Lake Ontario;
- d. the well-landscaped **streetscapes**; and
- e. street grid pattern.



Figure 24: The established low density residential characteristics of Port Credit Neighbourhoods are to be preserved.

10.3.5.2 New development is encouraged to reflect the predominate 1 to 2 storey height limits of the area, however, a third storey may be permitted subject to demonstrating compatibility with adjacent properties, including but not limited to, acceptable massing and overlook.

10.3.5.3 Properties fronting Lakeshore Road West will complement the adjacent mainstreet precinct by continuing the general 4 storey height limits. Single use residential buildings are permitted along this portion of Lakeshore Road West.

10.3.5.4 Development between the lake and the continuous lakefront trail should provide ample side yards to ensure visual access to the lake between buildings.

### 10.3.6 Mainstreet (Neighbourhood)

This Precinct is intended to contain a mixture of uses that help meet the day-to-day needs of residents. This precinct represents an extension of the Mainstreet Precinct from the Community Node, and generally extends a half block north and south of Lakeshore Road West and East.



Figure 25: Development along Lakeshore Road will provide for a mainstreet commercial environment and attractive public realm that reinforces its planned role as a location that helps connect the community and foster an attractive and safe public realm.

This precinct will contain street-related commercial uses with closely spaced storefronts lining the street to encourage and foster an active pedestrian street.

10.3.6.1 Development will provide view corridors to the lake, where appropriate.

10.3.6.2 The assembly of adjacent low density residential land to enlarge properties fronting the mainstreet precinct is discouraged. However, should assembly occur the primary purpose of these lands should be for buffering the adjacent residential uses and for amenity space and/or parking if required through the development.

## 11.0 STRONG ECONOMY

Employment opportunities are an important component of Port Credit as they contribute to a healthy mixture of land uses, help provide a complete community, and is supportive of a village where people have the opportunity to live work and play in the same area.

Port Credit contains a significant number of jobs located outside of the Community Node. Employment is found primarily focused in the businesses along Lakeshore Road, along the railway corridor, and at school sites. In total, approximately one third of the Area Plan's employment is located outside of the node but within Port Credit.

This Area Plan provides for the continued operation and expansion of employment uses. Generally the most appropriate employment uses are in the education, office, culture, and retail sectors. In particular, creative enterprises that are involved in the creation, production and distribution of goods and services that use creativity and intellectual capital as primary inputs are encouraged. These include but are not limited to: artists, galleries, architects, graphic designers, and software developers.

11.1 Opportunities for lake-dependent or waterfront retail commercial activities, including activities such as marinas, and facilities in support of recreational sport fishing, will be promoted along the portion of the waterfront located within the community node.

## 12.0 LAND USE DESIGNATIONS

This section provides additional policy direction on the permitted land uses within this Area Plan. Schedule 3: Port Credit Local Area Plan Land Use Map, identifies the uses of land permitted and will be read in conjunction with the other schedules and policies in the Plan.

### 12.1 General

12.1.1 Residential buildings legally constructed prior to the approval date of this Area Plan are permitted.

### 12.2 Residential Low Density I

12.2.1 Notwithstanding the Residential Low Density I policies of the Plan, the following uses will not be permitted:

- a. semi-detached dwelling; and
- b. duplex dwelling.

### 12.3 Residential Low Density II

12.3.1 Notwithstanding the Residential Low II Density policies of the Plan, the following additional use will be permitted:

- a. existing office uses;

### 12.4 Residential Medium Density

12.4.1 Notwithstanding the Residential Medium Density policies of the Plan, the following additional uses will be permitted:

- a. low rise apartment dwellings; and
- b. existing office uses;

### 12.5 Residential High Density

12.5.1 Notwithstanding the Residential High Density policies of the Plan, the following additional use will be permitted:

- a. existing office uses.

### 12.6 Mixed-Use

12.6.1 Notwithstanding the Mixed-Use policies of the Plan, the following uses will not be permitted:

- a. motor vehicle rental.

### 12.7 Public Open Space

12.7.1 Notwithstanding the Public Open Space policies of the Plan, the following additional use will be permitted:

- a. commercial parking facility.

### 12.8 Business Employment

12.8.1 Notwithstanding the Business Employment policies of the Plan, the following uses will not be permitted:

- a. adult entertainment establishments;
- b. animal boarding establishments which may include outdoor facilities;
- c. body rub establishments;
- d. broadcasting, communication and utility rights-of-way;
- e. cardlock fuel dispensing facility;
- f. commercial parking facility;
- g. funeral establishment;
- h. motor vehicle rental;
- i. overnight accommodation;
- j. restaurant;
- k. transportation facility;
- l. truck terminal; and
- m. waste processing or transfer stations and composting facilities.

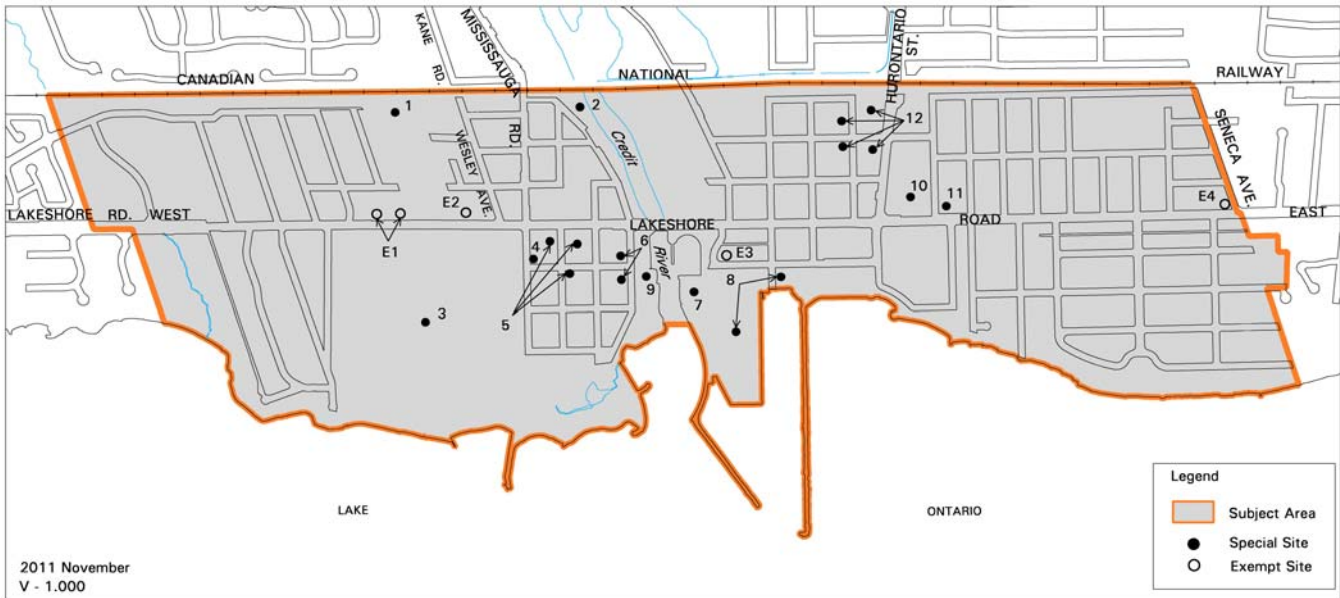
12.8.2 Notwithstanding the Business Employment policies of the Plan, the following policies apply:

- a. permitted uses will operate entirely within enclosed buildings;

### 12.9 Special Waterfront

A comprehensive master plan will be carried out to determine the use of the lands, and this Area Plan will be appropriately amended.

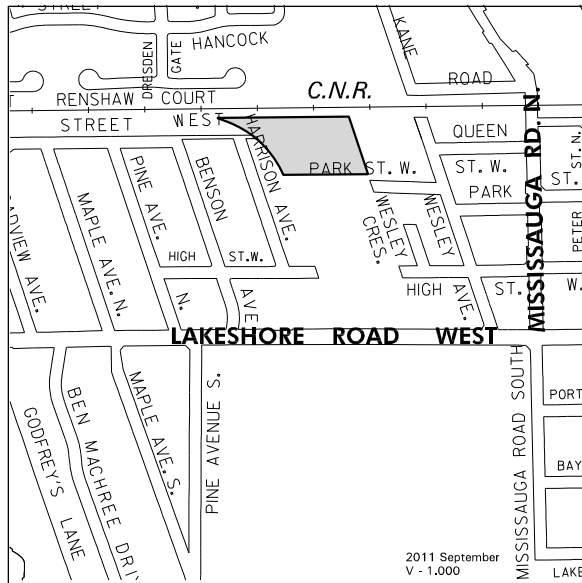
# 13.0 SPECIAL SITES & EXEMPT SITES



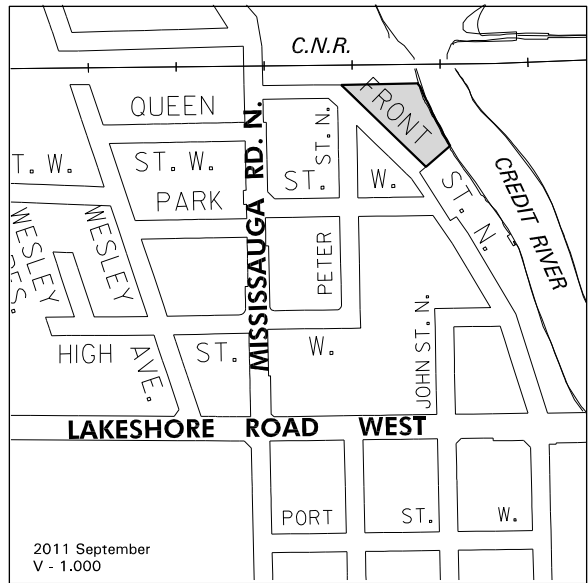
## 13.1 Special Sites

There are sites that merit special attention and are subject to the following policies.

### 13.1.1 Site 1



### 13.1.2 Site 2



13.1.1.1 The lands identified as Special Site 1 are located south of the Canadian National Railway and east of Queen Street West.

13.1.1.2 Notwithstanding the provisions of the Business Employment designation, the following additional policies will apply:

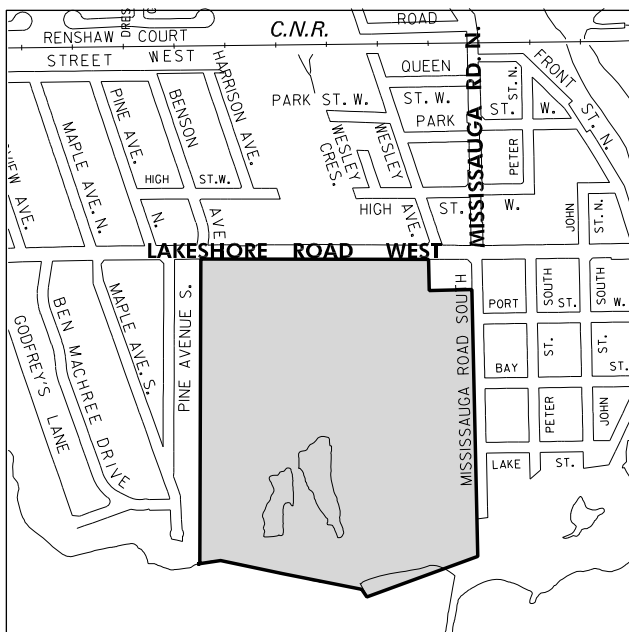
- a. development (including servicing) will be permitted following the filing of a Record of Site Condition (RSC) on the Ministry of Environment's Registry in accordance with Ont. Regulation 153/04 as amended; and
- b. vehicular access to the site will be from Lakeshore Road West only, with no access permitted from the surrounding residential streets.

13.1.2.1 The lands identified as Special Site 2 are located south of the Canadian National Railway tracks, east of Front Street North.

13.1.2.2 Notwithstanding the provisions of the Private Open Space and Greenbelt designations, the existing private club will be permitted.



### 13.1.3 Site 3



- c. include provision of significant public parklands along and access to the waterfront including the Waterfront Trail;
- d. provide views to Lake Ontario;
- e. continue the mainstreet mixed use function along Lakeshore Road West;
- f. examine unique opportunities to take advantage of the site's size and location on the waterfront; and,
- g. provide opportunities to accommodate employment uses.

13.1.3.4 Consultation on the comprehensive master plan will occur with the landowners, the local community, and other stakeholders.

13.1.3.5 Approval of an Official Plan Amendment implementing the master plan is required prior to development.

13.1.3.1 The lands identified as Special Site 3 are located on the south side of Lakeshore Road West, between Mississauga Road South and the rear yards of residential homes fronting onto Pine Avenue South.

13.1.3.2 Notwithstanding the provisions of the Special Waterfront, Public Open Space, Greenbelt designations, and the Desirable Urban Form policies, further study is required to determine the feasibility and appropriate type of redevelopment of these lands.

13.1.3.3 A comprehensive master plan will be prepared to the City's satisfaction that will address, among other matters, land use, built form and transportation. In addition, the master plan will:

- a. determine contamination on the site;
- b. have regard for other City plans, policies and reports, such as the Lakeview and Port Credit District Policies Review and Public Engagement Process – Directions Report and the Waterfront Parks Strategy 2008;

**13.1.4 Site 4**



13.1.4.1 The lands identified as Special Site 4 are located east of Mississauga Road South, north of Port Street West.

13.1.4.2 Notwithstanding the provisions of the Residential Low Density I designation, the following additional policy will apply:

- a. offices, restaurants and personal service uses will be permitted.

**13.1.5 Site 5**



13.1.5.1 The lands identified as Special Site 5 are located south of Lakeshore Road West and west of John Street South.

13.1.5.2 Notwithstanding the provisions of the Mixed Use and Residential Low Density I designations, the following additional policy will apply:

- a. special care is required to preserve the character of the buildings and properties of the community infrastructure along Lakeshore Road West and Port Street West. Particular care will be taken in the preservation of the exterior character of the structures, and related exterior open space areas. The existing cemetery at the corner of Lakeshore Road West and John Street South will be preserved.

### 3.1.6 Site 6



- c. front yards will be mostly landscaped and oriented to Front Street South or Port Street West;
- d. appropriate design treatment will be provided to both facades at street corners;
- e. every effort will be made to have buildings of historic interest, as defined in the Old Port Credit Village Heritage Conservation District Plan, retained within any future redevelopment.

13.1.6.1 The lands identified as Special Site 6 are located on the west side of Front Street South and the south side of Port Street West, south of Lakeshore Road West.

13.1.6.2 Notwithstanding the provisions of the Mixed Use designation on these lands, the following additional policies will apply:

- a. buildings, including amenities and signage, whether new or modified, will have a single detached residential appearance consistent with the form, design and scale of the low density residential land use in the Old Port Credit Village Heritage Conservation District. In addition, the use will have a limited impact on the low density residential character of the area. New buildings or modified buildings will comply with the development standards of the adjacent low density residential area;
- b. any garage, detached or attached, will be located in the side or rear yard behind the front wall of the building. Any additional parking required will be accommodated to the rear of the lot;

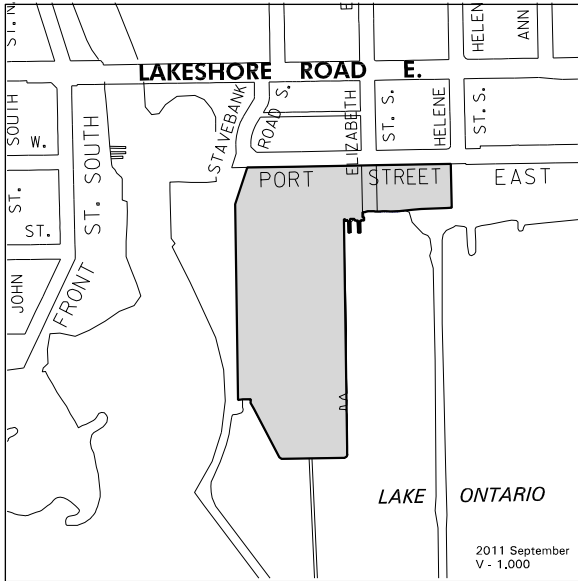
### 13.1.7 Site 7



13.1.7.1 The lands identified as Special Site 7 are located west of Stavebank Road South, south of Lakeshore Road East.

13.1.7.2 Notwithstanding the provisions of the Public Open Space and Greenbelt designations, the existing restaurant and marina will be permitted.

## 13.1.8 Site 8



13.1.8.1 The lands identified as Special Site 8 are located south of Port Street East and east of the Credit River.

13.1.8.2 Notwithstanding the provisions of the Mixed Use designation and the Desirable Urban Form policies, the following additional policies will apply:

- a. marina, boat repair, service and storage will be permitted; and
- b. further study is required to determine the appropriate type of redevelopment on these lands.

13.1.8.3 A comprehensive master plan will be prepared to the City's satisfaction that will address, among other matters, land use, built form and transportation. In addition, the master plan will:

- a. determine contamination on the site;
- b. have regard for other City plans, policies and reports, such as the Lakeview and Port Credit District Policies Review and Public Engagement Process – Direction Report and the Waterfront Parks Strategy 2008;

- c. include provision of significant public parklands along and access to the waterfront including the extension of the Waterfront Trail;
- d. preserve and enhance views to Lake Ontario;
- e. examine unique opportunities to take advantage of the site's location and reflect the historic marine heritage of the area including preserving the marina function and the Ridgetown breakwater;
- f. consider the appropriate built form around the future terminus of the Light Rail Transit planned along Port Street East;
- g. provide opportunities to accommodate employment uses.

13.1.8.4 Consultation on the comprehensive master plan will occur with the landowners, local community, and other stakeholders.

### 3.1.9 Site 9



13.1.9.1 The lands identified as Special Site 9, Marina Park, are located at the southeast corner of Lakeshore Road West and Front Street South.

13.1.9.2 Marina Park is to be developed as an integral component of the Port Credit Harbour and Historical Village in terms of complementary uses and design while recognizing its potential to establish a vibrant river and village edge.

13.1.9.3 Notwithstanding the provisions of the Public Open Space and Greenbelt designations, the following additional policies will apply:

a. in addition to the uses permitted by the Public Open Space designation, the following uses will be permitted subject to, among other matters, the approval of Credit Valley Conservation:

- **Secondary offices;**
- retail commercial uses, except for commercial uses with a drive-through facility;
- conference centre;
- marina;

b. in addition to the uses permitted by the Greenbelt designation, a marina will be permitted;

c. Marina Park will be developed as an integral part of both Port Credit Harbour and the Old Port Credit Village Heritage Conservation District, having regard for the following principles:

- public access to the Credit River will be enhanced;
- views of the Credit River from both the Port Street West and the Bay Street road allowances will be extended through the site;
- building height will not exceed 2 storeys;
- buildings will be articulated to reduce the perception of bulk;
- buildings will be oriented to the Credit River, Front Street South and the street grid;
- pedestrian links along the Credit River through the site and both north and south of it will be pursued, where feasible;
- historical interpretation of the site will be integrated into any future development;

d. prior to any development, the City will prepare a master plan to address the future use and layout of Marina Park. The master plan will be prepared in consultation with the public, and address, among other matters, the future layout of the site, archaeological assessment, historical interpretation opportunities, and the feasibility of a river trail; and

e. when the master plan has been prepared and approved by City Council, the "holding" designation in the Zoning By-law may be removed.

**13.1.10**

**Site 10**



13.1.10.1 The lands identified as Special Site 10 are located on the north side of Lakeshore Road East, east of Hurontario Street.

13.1.10.2 Notwithstanding the provisions of the Mixed Use designation and Desirable Urban Form policies, the following additional policy will apply:

- a. the existing gas bar and a motor vehicle wash will be permitted.

**13.1.11**

**Site 11**

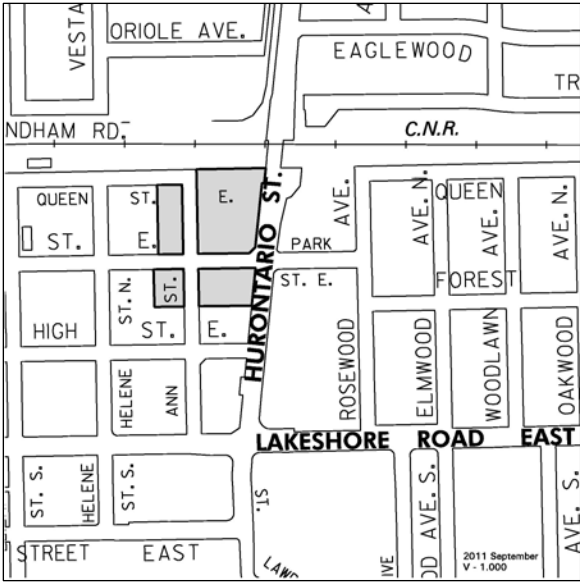


13.1.11.1 The lands identified as Special Site 11 are located at the northeast corner of Lakeshore Road East and Rosewood Avenue.

13.1.11.2 Notwithstanding the provisions of the Mixed Use designation and Desirable Urban Form policies, the following additional policy will apply:

- a. the existing motor vehicle repair garage will be permitted.

**13.1.12 Site 12**



13.1.12.1 The lands identified as Special Site 12 are located west of Hurontario Street, south of the C.N. Railway, east of Helene Street, and north of High Street.

13.1.12.2 Notwithstanding the provisions of the Mixed Use and Utility designations and the Desirable Urban Form policies, further study is required to determine the appropriate type of redevelopment on these lands.

13.1.12.3 These lands are in an important location that can further the development of the Port Credit Mobility Hub. A comprehensive master plan will be prepared to the City’s satisfaction that will address, among other matters, land use, built form and transportation. In addition, the master plan will:

- a) have regard for other City and Provincial plans, policies and reports such as those related to the future Light Rapid Transit on Hurontario and Mobility Hubs;
- b) determine appropriate access improvements and linkages for pedestrians, cyclists, and commuters traveling between the GO station and future LRT stop;

- c) provision of amenities such as secure storage facilities for bicycles, car share drop-off areas, heated waiting areas, traveler information centres, cafes and restaurants, as well as services such as daycares, or grocery stores;
- d) appropriate design of any parking structures; and
- e) provision of opportunities to accommodate employment uses.

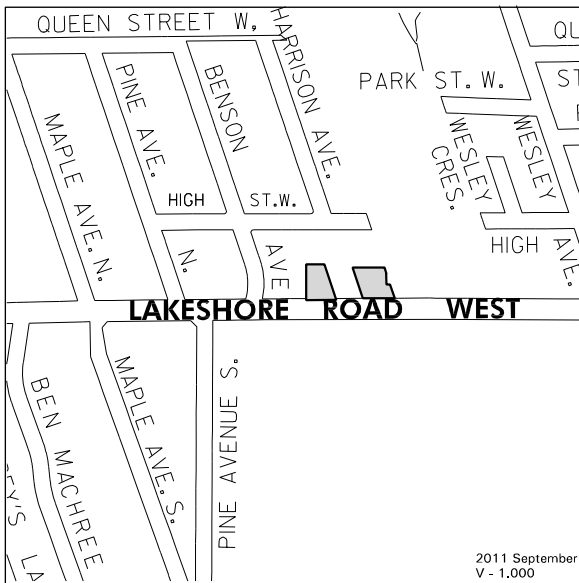
13.1.12.4 Consultation on the comprehensive master plan will occur with the landowners, local community and other stakeholders.



## 13.2 Exempt Sites

Exempt sites reflect unique circumstances that are not representative of the Vision, direction and planning policies of this Area Plan, but nonetheless, are recognized because they contain established land uses.

### 13.2.1 Exempt Site 1

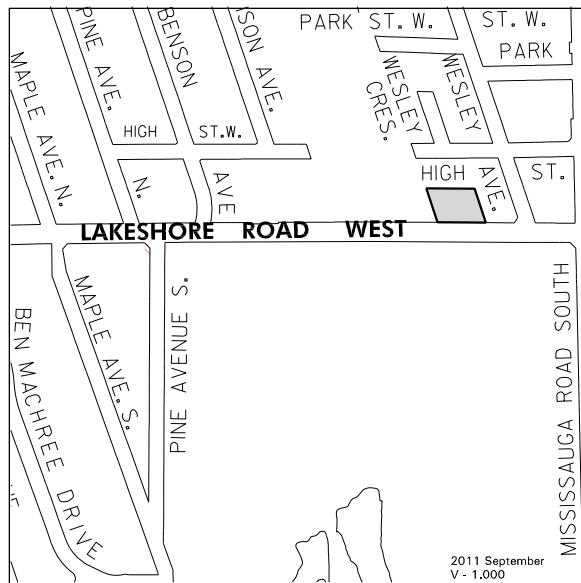


13.2.1.1 The lands identified as Exempt Site 1 are located on the north side of Lakeshore Road West, east of Benson Avenue.

13.2.1.2 Notwithstanding the provisions of the Mixed Use designation and Desirable Urban Form policies, the following additional policy will apply:

- a. the existing motor vehicle repair uses will be permitted.

### 13.2.2 Exempt Site 2



13.2.2.1 The lands identified as Exempt Site 2 are located on the north side of Lakeshore Road West, west of Wesley Avenue.

13.2.2.2 Notwithstanding the provisions of the Mixed Use designation and Desirable Urban Form policies, the following additional policy will apply:

- a. the existing motor vehicle sales and rental will be permitted;

### 13.2.3 Exempt Site 3

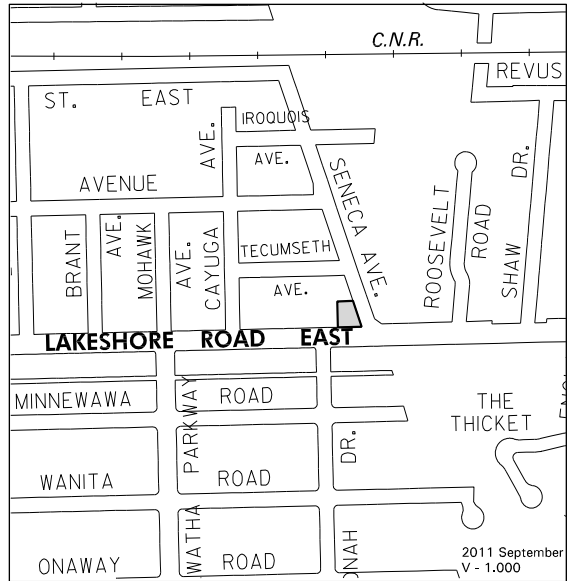


13.2.3.1 The lands identified as Exempt Special 3 are located on the north side of Port Street, east of Stavebank Road South.

13.2.3.2 Notwithstanding the Desirable Urban Form policies, the following additional policy will apply:

- a. the existing apartment hotel with a maximum building height of 14 storeys will be permitted.

### 13.2.4 Exempt Site 4



13.2.4.1 The lands identified as Exempt Site 4 are located at the northwest corner of Lakeshore Road East and Seneca Avenue.

13.2.4.2 Notwithstanding the provisions of the Mixed Use designation and Desirable Urban Form policies, the following additional policy will apply:

- a. the existing motor vehicle wash will be permitted.

## 14.0 IMPLEMENTATION

14.1 Mississauga will monitor development in Port Credit, including population density, and the population to employment ratio.

14.2 Mississauga, in conjunction with public consultation, may develop a list of facilities/matters that could be exchanged for granting bonuses in height and/or density.

14.3 Mississauga, in conjunction with public consultation, may prepare a Community Improvement Plan.

14.4 Prior to development, master plans for the Port Credit Marina property and the former refinery will be prepared to the City's satisfaction.

# **APPENDIX 1**

# **BUILT FORM GUIDE**



# Appendix 1

# PORT CREDIT

## Built Form Guide

**DRAFT**  
January 2012



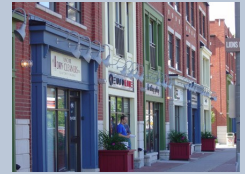
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# 1.0 Introduction

## 1.0 Introduction

### 1.1 How to Read the Built Form Guide

The Built Form Guide (this Guide) is to be read in conjunction with the policies in Mississauga Official Plan (the Plan) and the Port Credit Local Area Plan (Area Plan). The Guide is to be used during the review of development applications.

This Guide demonstrates how the urban form policies in the Plan can be achieved. The Guide is not considered a part of the Area Plan; however, selected content from the Guide has been incorporated into the Area Plan and represents policy. Applicants must also refer to the principal document, Port Credit Local Area Plan, Zoning By-law, and Building Code to ensure that the applicable policies and requirements in these documents have been met. In addition, there may be other City initiatives and directions (e.g. Green Development Strategy) which need to be consulted.

### 1.2 Purpose

Building a desirable urban form is a key principle of the Mississauga Official Plan. The "Guide" is intended to provide further guidance of the policies in the Mississauga Official Plan and the Port Credit Local Area Plan. The Guide establishes and illustrates general requirements to achieve a high quality urban form, site development and public realm.

The Guide is intended to ensure development is appropriate for Port Credit and reflects the unique characteristics of the area.



Figure A1 - Port Credit Node and Neighbourhood Images



## 1.3 Port Credit Local Area Plan

The Area Plan includes lands identified in the City structure as Community Node and Neighbourhood.

Both the Community Node and Neighbourhood Character Areas are divided into precincts which recognize different character attributes of these areas and contain different policy directions and are organised as follows:

### Community Node Character Area

The Character Area has been further subdivided into the following precincts:

- Central Residential Area;
- Mainstreet Node;
- Harbour Mixed-Use; and
- Riverside.

### Neighbourhood Character Area

The Character Area have been further subdivided into the following precincts:

- Old Port Credit Village Heritage Conservation District
- Vacant Former Refinery;
- North Residential Neighbourhood;
- South Residential Neighbourhood; and
- Mainstreet Neighbourhood.

This Guide follows a similar organization, with different sections for the Community Node Character Area and Neighbourhood Character Area. Where appropriate specific direction is given for individual precincts.

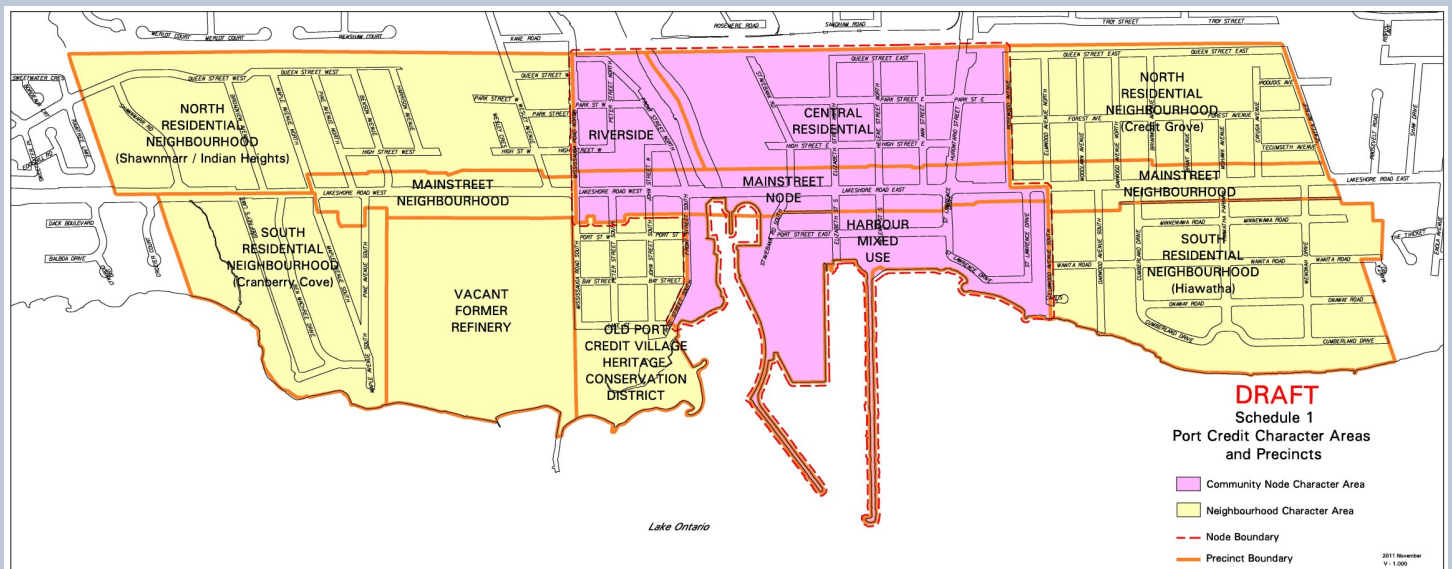


Figure A2– Port Credit Precinct Map

## 2.0 Port Credit Community Node

### 2.0 Port Credit Community Node

The Community Node is expected to exhibit high standards of urban design that should reinforce and enhance the identity of Port Credit as a vibrant and memorable urban place. Additional development is anticipated, however, the form and scale of the development will vary within the Node in accordance with the various precincts. The overall development of the Node shall be at a scale that reflects its role in the urban hierarchy.

The community Node is comprised of the following precincts:

- Riverside Precinct;
- Central Residential Precincts;
- Mainstreet Precinct; and,
- Harbour Mixed Use Precinct

The following provides additional context and information on each of the Community Node Precincts. Subsequent sections provided further direction on specific built form issues.

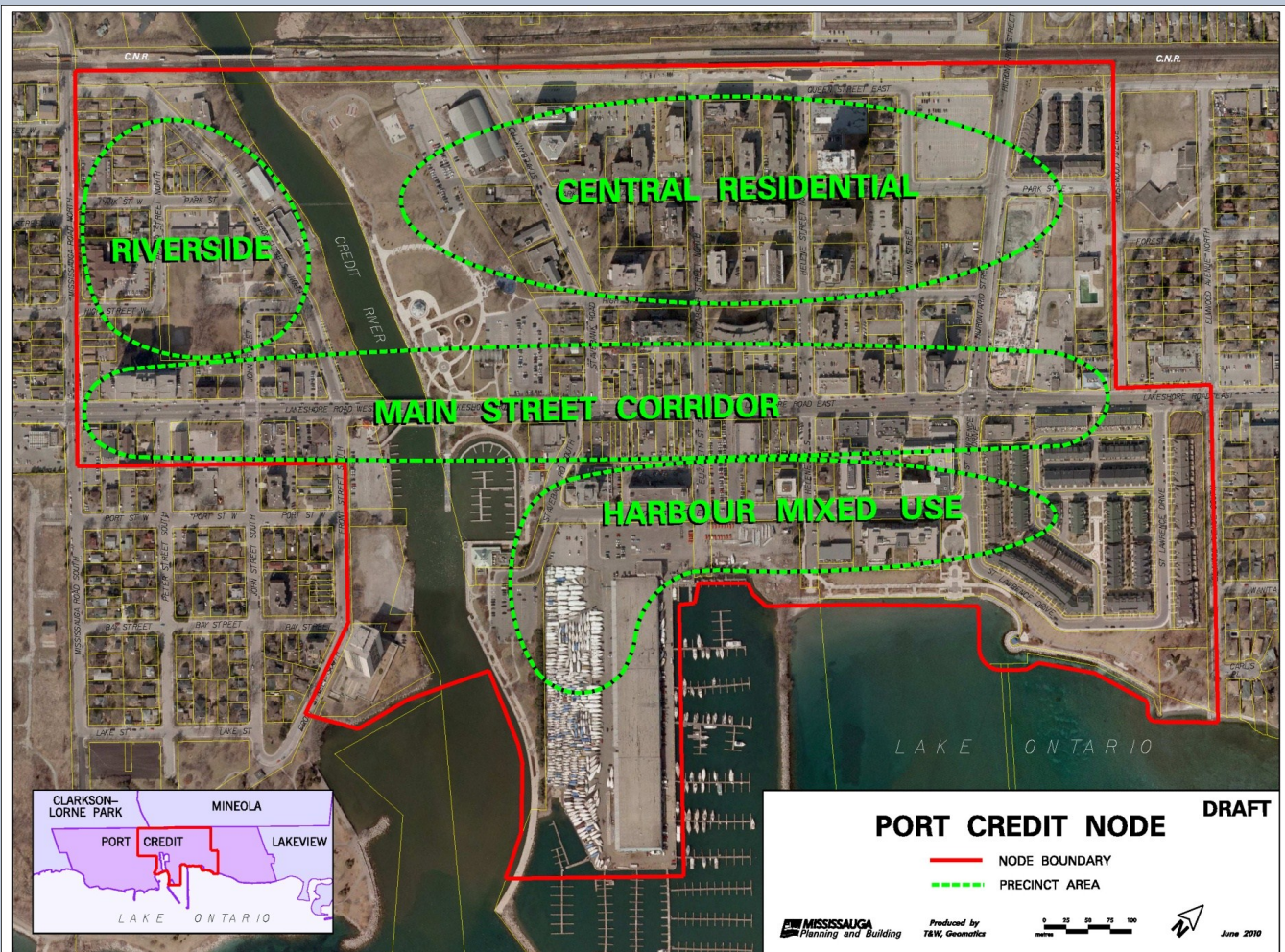


Figure B1—Port Credit Node Precincts

## 2.0 Port Credit Community Node



**Figure B2** -Central Residential Precinct  
Image



**Figure B3** -Central Residential Precinct  
Image



**Figure B4**—Riverside Precinct Image



**Figure B5** -Central Residential Precinct  
Image



**Figure B6** -Main Street Corridor Precinct  
(Commercial Area) Image



**Figure B7** -Harbour Mixed Use Precinct  
Image

# 2.0 Port Credit Community Node

## 2.1 Contextual Building Heights

The Port Credit Community Node consists of a mixture of older high rise developments, newer mid rise developments and older multi-unit walk-ups as well as detached dwellings.

The majority of the tall buildings are concentrated within the Central Residential Precinct.

There are 33 buildings in the Node between 5

storeys and 27 storeys. The predominant character is buildings ranging from 5 to 16 storeys with taller buildings in key locations. There are 5 buildings in the Port Credit Node which are taller than 16 storeys:

- 18 storeys—West Gateway into the Port Credit Node;
  - 20 storeys—West mouth of the Credit River;
  - 27 storeys—at the GO Station entrance; and,
  - 20 storeys and 22 storeys—located at the foot of Hurontario Street and Lakeshore Road East;
- It should be noted that of these buildings only the 22 storey structure located at the northeast

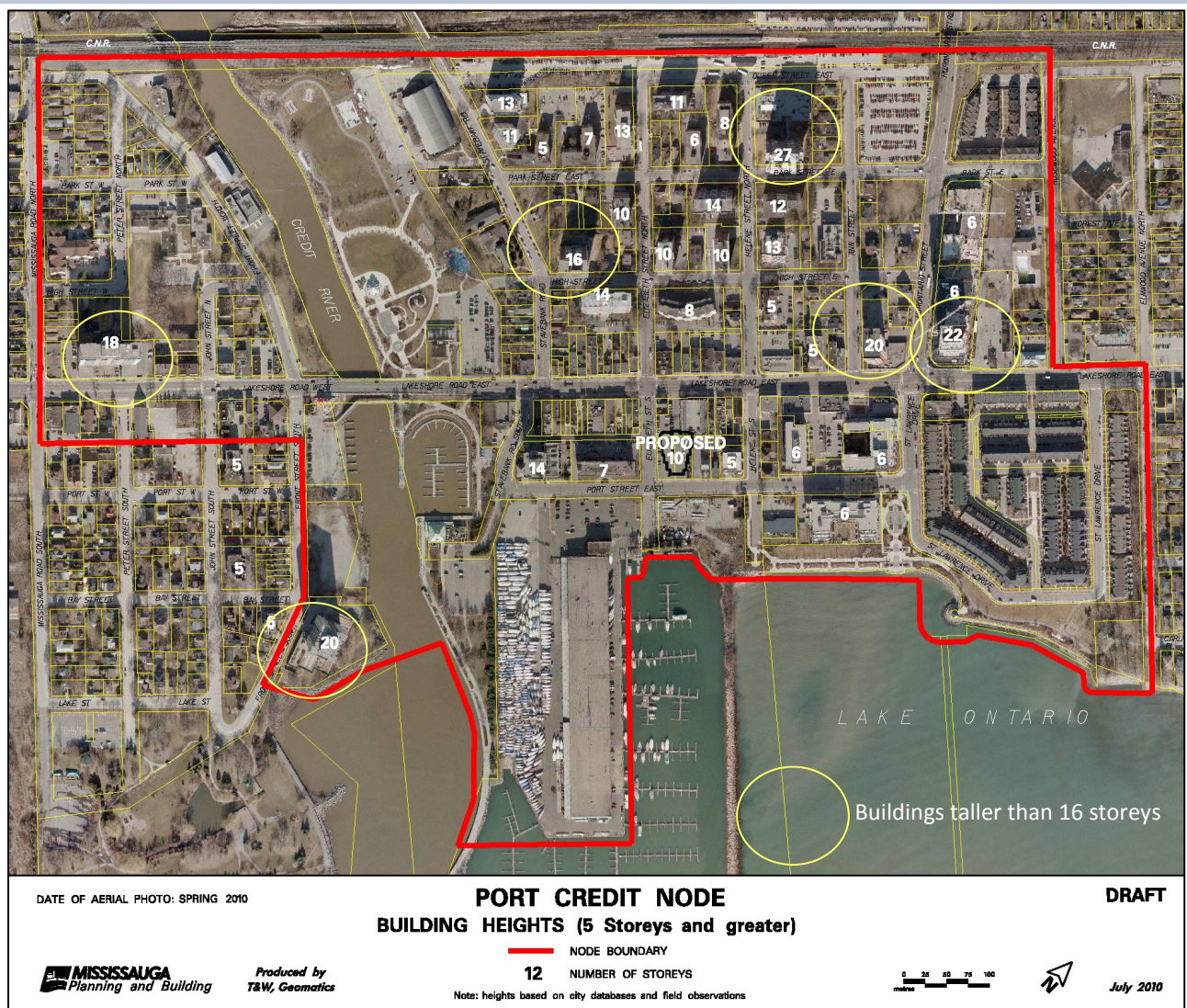


Figure B8 -Existing building heights in Port Credit

## 2.0 Port Credit Community Node

corner of Hurontario Street and Lakeshore Road East was recently constructed whereas the remaining are more than 30 years old

Approximately 30% of the properties between Hurontario Street and Stavebank Road are less than 5 storeys.

The existing setback from the street for developments within the Central Residential area are characterized by ample landscaped area and mature trees, which helps mitigate the perception of height.



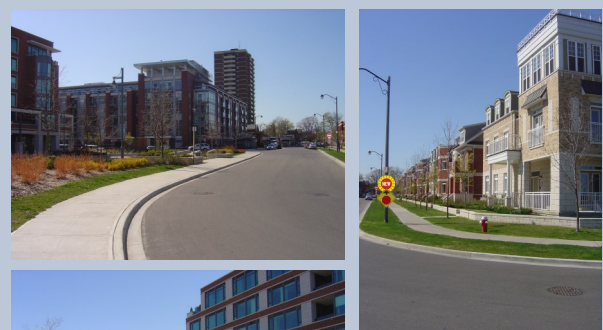
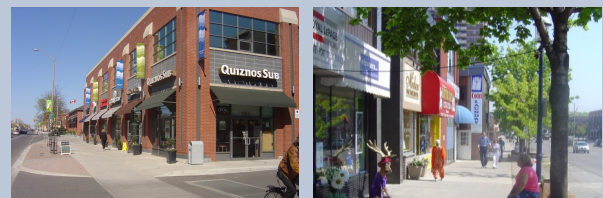
**Figure B9** -Riverside Precinct



**Figure B10** -Main Street Corridor Precinct (Commercial Area)



**Figure B11** -Central Residential Precinct



**Figure B12** -Harbour Mixed Use



# 2.0 Port Credit Community Node

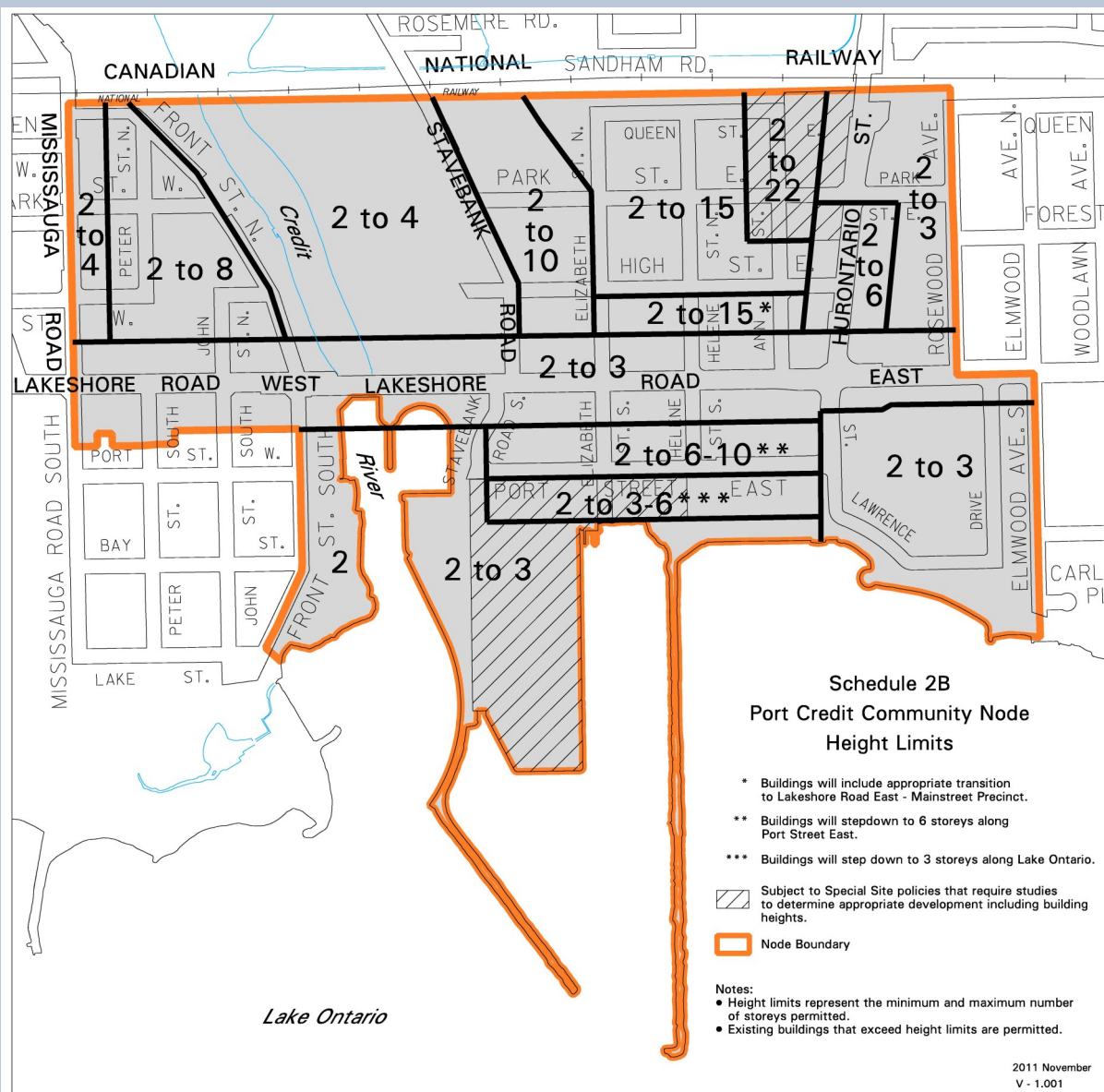
## 2.2 Planned Building Heights

Proposals for new buildings must take into account the complexities of the broader context within which they are planned, including the existing urban rhythms, local architectural language, the fine grain urban detail and the historic setting.

New buildings should make reference to their surroundings through footprint, setback, street and building alignment. Aligning tall buildings in key locations can create a strong reference point,

which enriches urban legibility and aids in navigation.

The greatest heights in the Node are generally located in the Central Residential Precinct closest to the GO Transit Station. Building heights should generally slope down from the railway tracks to Lakeshore Road East. The highest buildings should be in the vicinity of the GO station and future LRT Station at Park Street and Hurontario Street and then transition downward to Lakeshore Road East and to Lake Ontario and the Credit River.



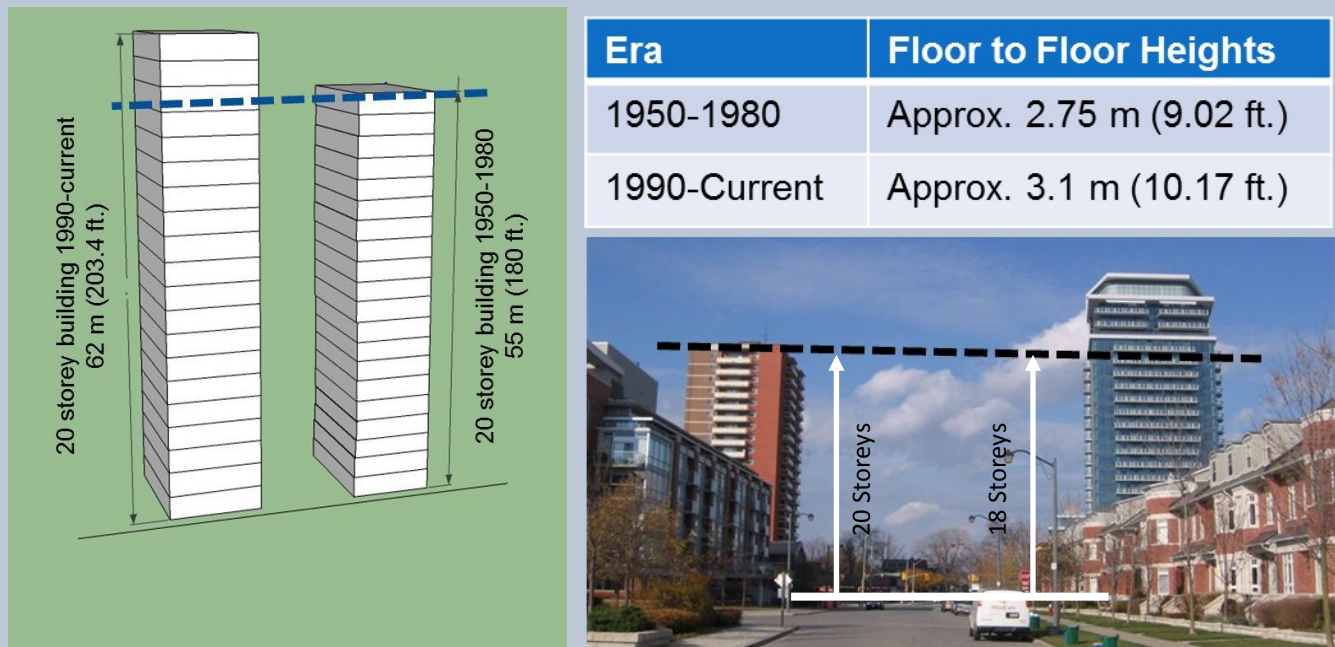
**Figure B13**  
Maximum Building Heights in the Port Credit Node Precinct

## 2.0 Port Credit Community Node

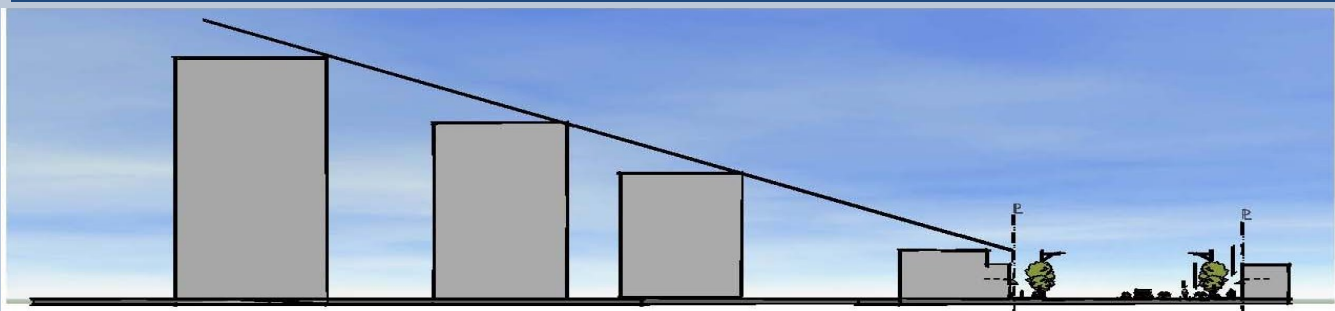
The maximum height in the Port Credit Community Node shall be 22 storeys which reflects existing building heights in the node and recognizes that 'Community Node' development should not be as high as "Major Nodes". As Community Nodes are intensification areas, all new buildings shall have a height of 2 stories.

The majority of the towers in the Port Credit Node were constructed between the post war era and 1980. The dimension of the floor to ceiling heights during this era are significantly lower than

those of today. (see Figure B14). Consequently, a 20 storey building today is significantly taller than a 20 storey building constructed between the 1950's and 1980's. More recently a 22 storey building was approved in 2007 for the northeast corner of Lakeshore Road and Hurontario Street. This building height was determined to be appropriate given its location at a key intersection and gateway into Port Credit which will create a new visual landmark that balances the massing of the 20 storey building just west of Hurontario Street.



**Figure B14**—Differences in Building Heights. Buildings with the same number of floors are approximately 13% taller now.



**Figure B15** - Building Transition from the Railway Tracks to Lakeshore Road East and West. Buildings should also transition from Lakeshore Road East and West to Lake Ontario with the exception of key landmark locations (e.g. Intersection of Hurontario Street and Lakeshore Road East)

## 2.0 Port Credit Community Node

### 2.3 Node Precincts

#### 2.3.1 *Riverside Precinct*

This Precinct consists primarily of a residential neighbourhood. The area consists of one 18 storey apartment building, a mix of 4 storey walk up apartments, detached and semi detached dwellings, a retirement home, a school and some low rise office and commercial uses. This precinct should create a transition from the building heights of the Central Residential precincts to the low rise building heights in the residential neighbourhoods to the west. The heights in this area should also transition down to

the Credit River, the mainstreet precinct and to the stable neighbourhoods to the west of Mississauga Road, where a maximum height of 4 storeys will be permitted as outlined in Figure B13.



**Figure B16** –Image of the Riverside Precinct



**Figure B17** -Image of the Riverside Precinct



**Figure B18** - Image of the Riverside Precinct



**Figure B19** -Image of the Riverside Precinct



## 2.0 Port Credit Community Node

### 2.3.2 Central Residential Precinct

The Central Residential Precinct consist of the greatest number of high density buildings ranging from 5 to 27 storeys. Three buildings are higher than 16 storeys (20, 22 and 27) and are located at the food of Lakeshore Road East and Hurontario Street East or across from the Go Station.

This area will have the greatest building heights in Port Credit with heights transitioning downward towards the Credit River Valley, the mainstreet precinct and stable neighbourhoods to the east as illustrated in figure B13.

The existing character of the area will generally be maintained including the mature trees and well landscaped front yards.

Buildings adjacent to the mainstreet precinct will be required to demonstrate appropriate transition with respect to issues such as sky views, visual impact, shadow impact.



**Figure B20** -Image of the Central Residential Precinct



**Figure B21** -Image of the Central Residential Precinct



**Figure B22** -Image of the Central Residential Precinct



**Figure B23** -Image of the Central Residential Precinct

## 2.0 Port Credit Community Node

### 2.3.3 Mainstreet Precinct

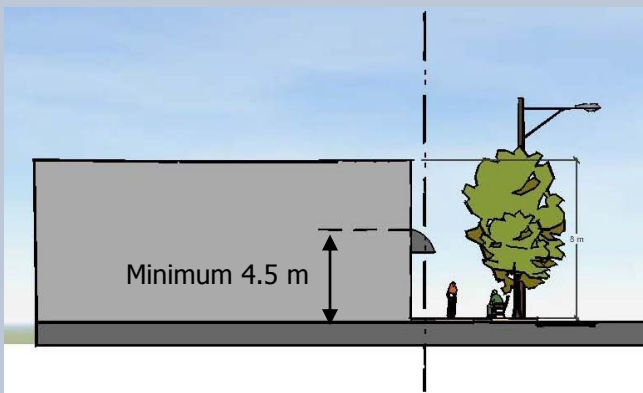
This Precinct includes part of Port Credits traditional mainstreet, which generally extends a half block north and south of Lakeshore Road. New developments along Lakeshore Road East shall be a minimum height of 2 storeys and 7.5 m is required for any new construction along the Mainstreet Corridor Precinct. A maximum height of 3 storeys and 12 m is permitted as outlined in Figure B23. The second and third storey must be usable space.

The mixed use component of new development should be continuous for the first half block of Lakeshore Road East and West.

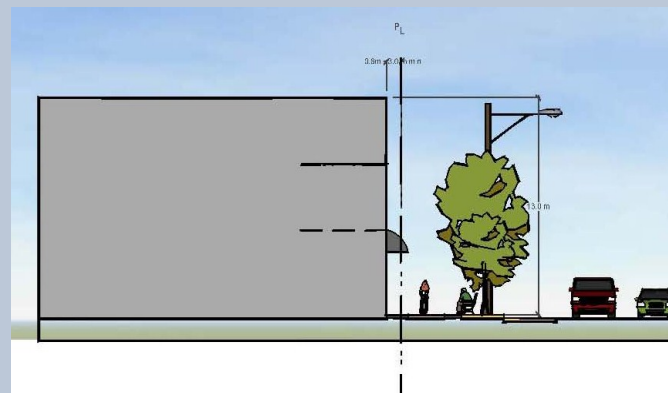
The minimum first floor height of a building along the Lakeshore Road East and West frontage shall be 4.5 m as indicated in Figure B24.

To ensure buildings and structures relate to human scale and reinforce the scale of the community:

- Built form should be closely related to, and integrated with, the street line, with minimal building setbacks, to provide spatial enclosure and street-related activity;
- New buildings should be compatible in bulk, massing and scale of the built form to provide an integrated streetscape.
- Retail uses will be required along Lakeshore Road with direct access to the public sidewalk.



**Figure B24** -Minimum building height of 2 storeys will be permitted



**Figure B25** -Maximum building height of 3 storeys



**Figure B26** - Conceptual 3 storey mainstreet building



**Figure B27** -Image of the existing mainstreet building

## 2.0 Port Credit Community Node

- No parking lots or areas should be provided between the building and the street line on principal street frontages, with the exception of on-street parking;
- Blank walls must be avoided facing principal frontages and intersections,
- Service loading and garbage storage should be accessed from the rear or side lanes;
- Front building facades should be parallel with the street and provide with periodic indentations for visual relief and features such as urban squares;
- Signage should be integrated with the scale and character of built form
- Continuity of built form from one property to the next with minimal gaps between buildings.

### 2.3.4 Harbour Mixed Use Precinct

This area will contain a mixture of uses and densities. Development should be lower scale than the Central Residential Precinct and step down towards the lake. A minimum height of 2 storeys is required and a maximum height of 10 storeys stepping down to 6 on Port Street and from 6 to 3 storeys towards Lake Ontario will be permitted as outlined in Figure B13.

Mixed uses along Port Street East, Elizabeth Street South and Helene Street South are required. The main floor of all new development should be a minimum of 4.5 m in height to ensure commercial uses can be accommodated on the ground floor.



(top left) **Figure B28** -Existing development south of Port Street East.



(top right) **Figure B29** -Existing townhouse development south of Lakeshore Road East



**Figure B30** -Existing development south of Port Street East stepping down from 6 to 3 storeys to the Lake.



**Figure B31** -Existing Development on Port Street East and Stavebank Road South

## 2.0 Port Credit Community Node

The building heights shown on Figure B13 illustrate the minimum and maximum building heights that will be considered for properties if a series of design, land use and technical objectives can be demonstrated by the applicant. Lower heights may be appropriate for specific properties. Maximum height ranges have been applied to areas that particularly require sensitive building step-backs to achieve appropriate height transitions. Proposed buildings at the higher end of the ranges shall step down towards the low end of the ranges.

The relationship of a building size to the site area and configuration should be considered in order to avoid a building overwhelming its

site. In such cases lower densities should be used. New towers should be compatible and characteristic with the existing and proposed neighbouring structures and in terms of their contribution to the skyline.



**Figure B32**—Mainstreet Precinct, Mississauga Road and Lakeshore Road West. New construction.

## 2.0 Port Credit Community Node



**Figure B33**—Building heights in the Central Residential Precinct



**Figure B34**—Port Credit Marina, Snug Harbour



**Figure B35**—Mainstreet Precinct on Lakeshore Road West



**Figure B36**— Market Square Development, Lakeshore Road East



**Figure B37**—Port Credit Node waterfront view



**Figure B38**— Port Credit Light house

## 2.0 Port Credit Community Node

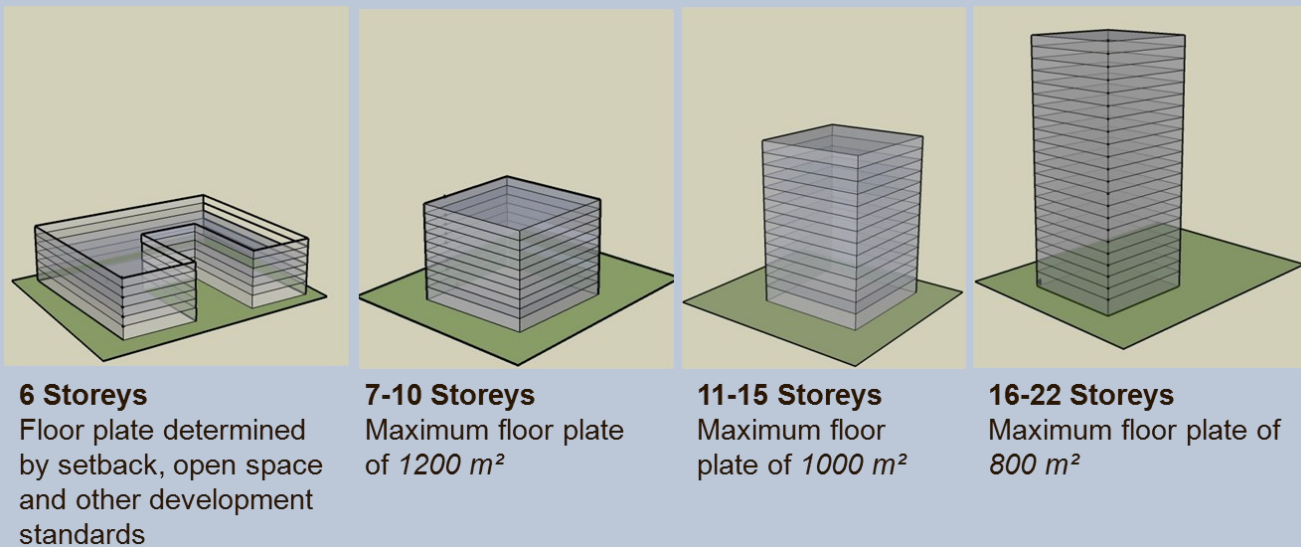
### 2.4 Built Form

#### 2.4.1 Building Floor Plates and Building Orientation

As infill occurs it is important to ensure that separation distance, orientation of the building and the shape are considered. The Visual impact of increased building heights and scale can be offset by limitations on floor plate sizes for taller buildings. Constraints on floor plate size for the upper levels of buildings help to avoid bulky taller buildings and contribute to a more graceful skyline. Floor plate size limits are not applied to the lower level of tall buildings in order to allow

for greater design flexibility and to encourage continuous street wall conditions at the pedestrian level.

The size, articulation and orientation of a floor plate in a tall building is instrumental in the perception of the overall massing and visual impact of a building. The size and articulation of the floor plate of buildings over 6 storeys is key to maintaining shadow impact, loss of sky views and a potential of a wall effect from certain angles. The use of smaller floor plates is required as they result in smaller shadows that tend to move quickly, improve sky view and permit better views between buildings. In addition, smaller floor plates promote



**Figure B40** -Floor Plate Sizes for varying heights



**Figure B41**-Go Transit Lands parking lot looking south. Floor plate of the North shore building is 964 m<sup>2</sup>

## 2.0 Port Credit Community Node

sustainability by providing opportunity for increased daylight catchments and more efficient climate control within the building.

Buildings over 6 storeys should be designed so they are as square as possible to ensure minimal shadow impact and to ensure they do not create the visual impact of a larger bulky floor plates. The maximum length of any building over 6 storeys should be 35 m including balconies for buildings under 15 storeys and 30m for buildings over 16 stories.

Currently the Residential Floor plates in the area range from approximately 550 m<sup>2</sup> to 1 350 m<sup>2</sup>.

The maximum floor plates of buildings over 6 storeys, inclusive of balconies, shall be:

7-10 Storeys

- Maximum floor plate of 1 200 m<sup>2</sup>

11-15 Storeys

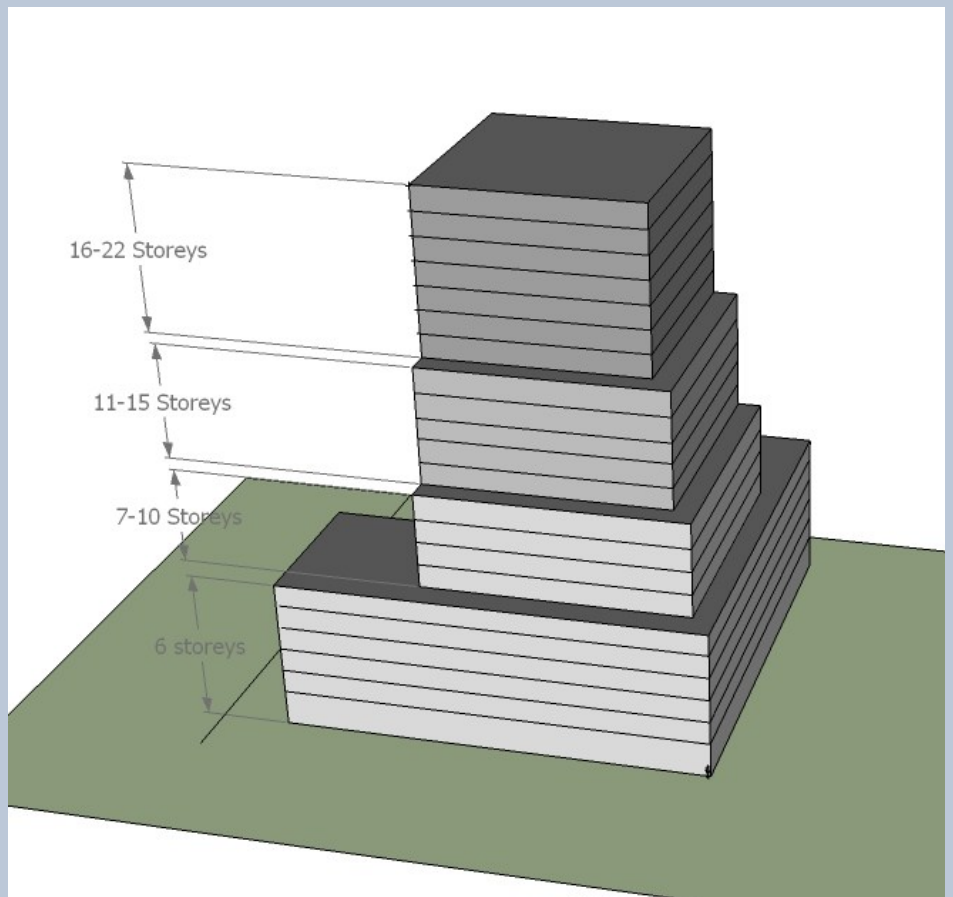
- Maximum floor plate of 1 000 m<sup>2</sup>

16-22 Storeys

- Maximum floor plate of 800 m<sup>2</sup>



**Figure B42** - Existing building in the Central Residential Precinct. Floor plate of 683 m<sup>2</sup>



**Figure B43** -Combination of building Floor Plates and Heights may be permitted subject to other development criteria being met.

## 2.0 Port Credit Community Node

### 2.4.2 Building Separation Distances

The spacing between the faces of tall buildings enhances privacy, open up views between buildings and permits access to sunlight and views of the sky.

The building separations in the Node is approximately 38 m for any building over 5 storeys, however many of the taller buildings are over 40 m apart.

A minimum of 40 m from any portion of a building that is over 6 storeys to another building that is over 6 storeys is required. These separation distances will ensure that new tall buildings maintain sky views, and develop as a elegant skyline. The current eclectic mix of low and high rise buildings, a diverse housing stock and mature landscaping should be maintained.

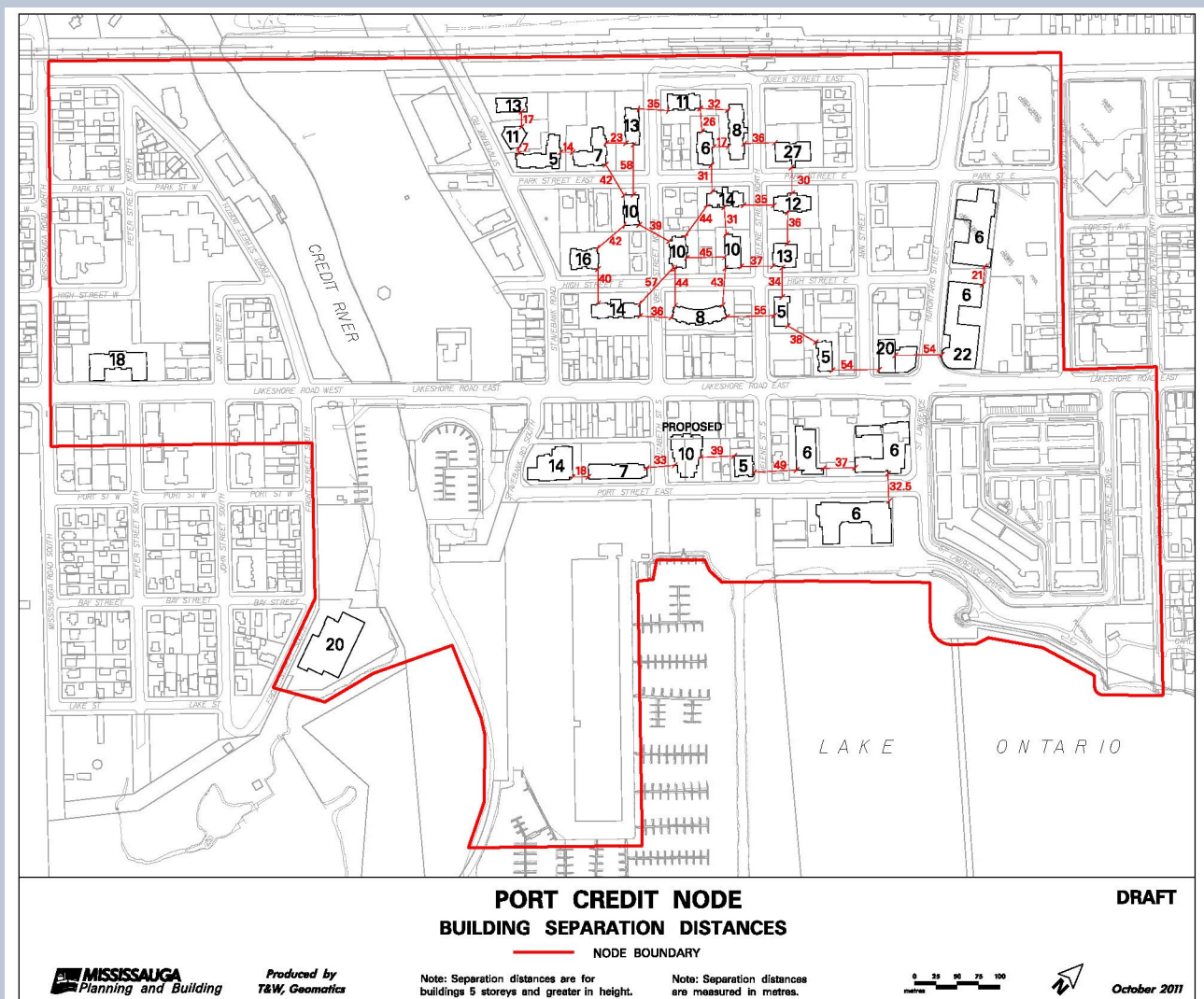
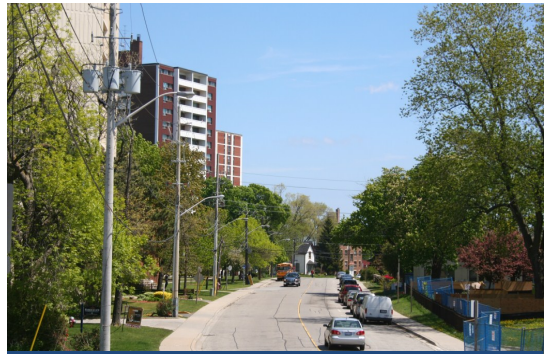


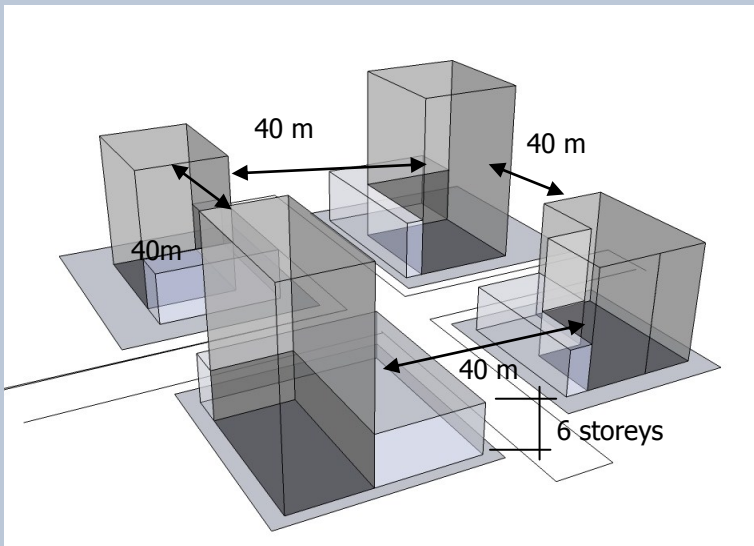
Figure B44 - Existing Building Separations



## 2.0 Port Credit Community Node



**Figure B47** -Large existing separation distances



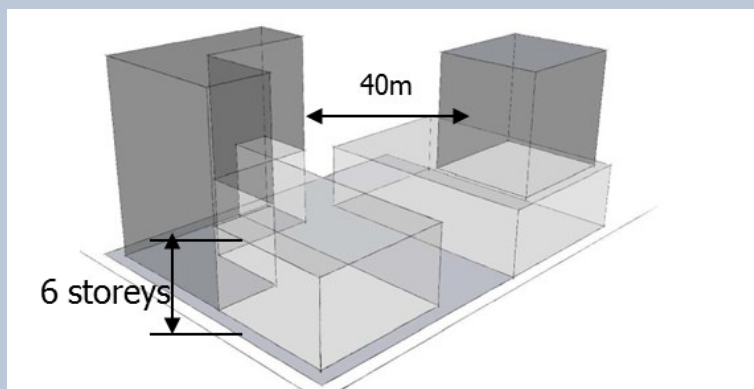
**Figure B45** -Block to Block Separation Distance



**Figure B48** -Building separation distances on High Street



**Figure B49** -Building separation distances on Hurontario Street



**Figure B46** -Within a Block Separation Distance



**Figure B50** -Building separation distances on High Street

## 2.0 Port Credit Community Node

### 2.4.3 Skyline

A skyline is the overall or partial view of a city's tall buildings and structures consisting of skyscrapers in front of the sky in the background. It can also be described as the artificial horizon that a city's overall structure creates. Skylines identify the city or place from a distance. Taller buildings are typically located where there is a desire for visibility and way finding.

The skyline is the finger print of Port Credit. Key sites should be highlighted in the skyline to ensure way finding.

The architecture of the top of buildings should be unique and should highlight the skyline and the location of the building.

It is important to maintain the existing views to Lake Ontario and within Port Credit and ensure that future buildings maintain sky views.

The placement and orientation of new buildings should also be oriented to maximize sky views along the length of Lakeshore Road Corridor so as not to create a wall effect.

New developments will be required to demonstrate how their building fit into the context through photographic imagery.



**Figure B51** -View from Lakeshore Road West looking East



**Figure B52**-View from Lakeshore Road East looking West



**Figure B53** -View from Lake Ontario looking North at Port Credit

## 2.0 Port Credit Community Node

### 2.4.4 Site Size

The relationship of a site size to the size of the building and configuration should be considered in order to avoid a building overwhelming its site. In such cases, lower densities should be used. The form of buildings as a group should take precedence over the form of single buildings by virtue of considering the overall composition of the group.

Tall buildings must be set back a minimum of 10m from side and rear property lines or the centre line of an abutting lane, measured from an external wall or exterior face of balconies to ensure maximum opportunity for fenestration and to ensure appropriate separation distances

can be accomplished.

Sites that are too small to permit a tower with the required setbacks on all sides are not appropriate for tall buildings. Small sites are generally considered to be 45 m by 45 m for mid block and 40 m by 45 m for corner lots. A building on a small site may only be constructed to 6 storeys above which a 45 degree angular plane may be used for additional levels set back from the street and the side and rear property lines.



**Figure B54** -Maintaining sky views are essential in Port Credit



**Figure B55** -Smaller sites should only construct smaller buildings.

## 2.0 Port Credit Community Node

### 2.4.6 Microclimatic

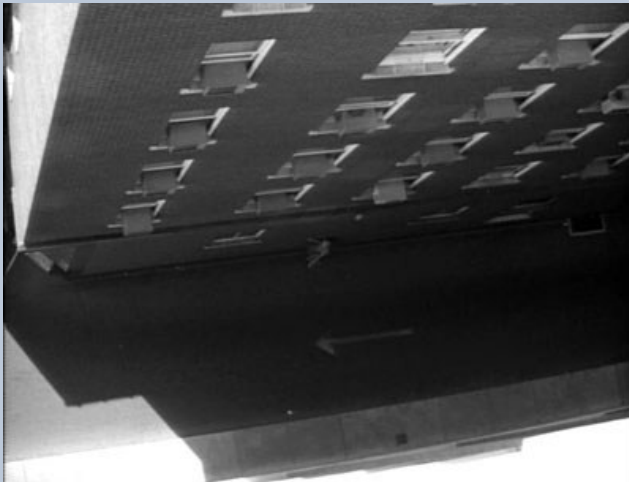
Tall buildings over 12 m can adversely effect the environmental quality of surrounding areas through the diversion of high speed winds and through the overshadowing of the adjacent public realm and residential buildings including public/private amenity spaces. The impact of both of these elements can be mitigated through good design and sensitive siting. The impact of shadows at different times of the day and through out the year will need to be assessed. The use of architectural devices such as screens, terraces and awnings and also façade setbacks can be adopted to minimize the effects of high speed wind at the bases of buildings and shadow effects. Individual proposals should seek to create well oriented and lively spaces that contribute positively to the wider public realm.

### Shadow Impacts

Shadow studies will be requested in support of development applications to demonstrate that the height and/or location of a proposed building will not generate excessive shadows over adjacent lands or the public realm.

Shadow studies will be required for buildings greater than 12.0 m in height which may cause new shadow impact on adjacent residential properties, public parkland, open space and the public realm. Particular attention will be focused on Lakeshore Road and Hurontario Street where a comfortable pedestrian environment is strongly encouraged.

Development applications are to adhere to the City's Standards for Shadow Studies.



**Figure B56** - Shadow on the public realm [http://farm1.static.flickr.com/154/335646504\\_6e7adcb0cf\\_o.jpg](http://farm1.static.flickr.com/154/335646504_6e7adcb0cf_o.jpg)

The following dates and times will be required for shadow studies:

- March /September 21st from 9:12 a.m. to 6:12 p.m. on an hourly basis.
- June 21st—8:12 a.m. to 8:12 p.m. on an hourly basis
- December 21st 9:12 a.m. to 4:12 p.m. on an hourly basis

## 2.0 Port Credit Community Node

### Wind Comfort

The objective of the study is to ensure appropriate comfort and safety levels are maintained in the pedestrian realm, streetscapes, public spaces and areas immediately adjacent to and/or surrounding the proposed development. The study may be required on development applications higher than 3 storeys or 16 m. The criteria to be used for the analysis should be signed and sealed by a certified engineer. The *Terms of Reference for Pedestrian Wind Comfort Studies* should be used.

The evaluation of the existing wind conditions in the immediate and surrounding area, prior to the proposed development will be required along with a comparison of the wind conditions based on the proposed development.

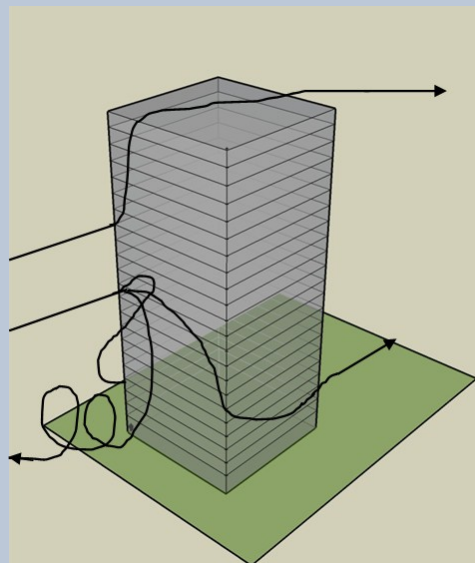
The evaluation will include conditions based on

seasonal variations, i.e. summer, spring/fall and winter. The intended use of the area will be considered to determine the appropriate wind conditions that will be permitted.

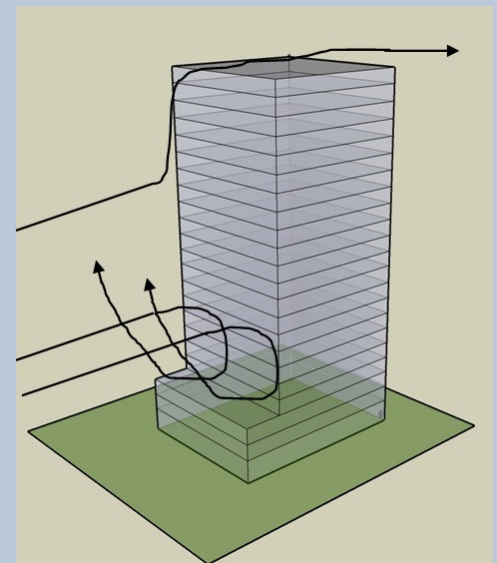
Areas will be considered appropriate for their intended use if microclimate/wind conditions are satisfied 80 % of the time.

Categories will be classified by their intended use and appropriate impact.

- i) **Sitting - 0 to 10 km/h:** reading and seating areas, outdoor cafés.
- ii) **Standing - 0 to 14 km/h:** passive areas, building entrances, short term seating.
- iii) **Walking - 0 to 19 km/h:** areas with pedestrian movement, sidewalks, street frontages.
- iv) **Uncomfortable - greater than 19 km/h:** areas with little pedestrian activity.



**Figure B57** -Potential wind conditions on a tall building without a podium



**Figure B58** -Potential Wind conditions on a tall building with a podium

## 2.0 Port Credit Community Node

### 2.4.7 At Grade Commercial Requirements

Ground floor retail uses concentrated at important areas within the Node are vital to the function of Port Credit. Retail primarily exists along Lakeshore Road with some smaller scale retail extending on side streets off of Lakeshore Road East and West. Retail along Hurontario Street is also an important continuation of the mixed use area.

Commercial uses will be required along Lakeshore

Road East/West; along Hurontario Street; in proximity to the GO Transit Station where it is an essential component of transit oriented development; along Port Street; and along the routes that connect them as indicated in Figure B47 as areas outlined in blue.

Areas outlined in red are streets where retail is encouraged but not required and are considered transitional streets.

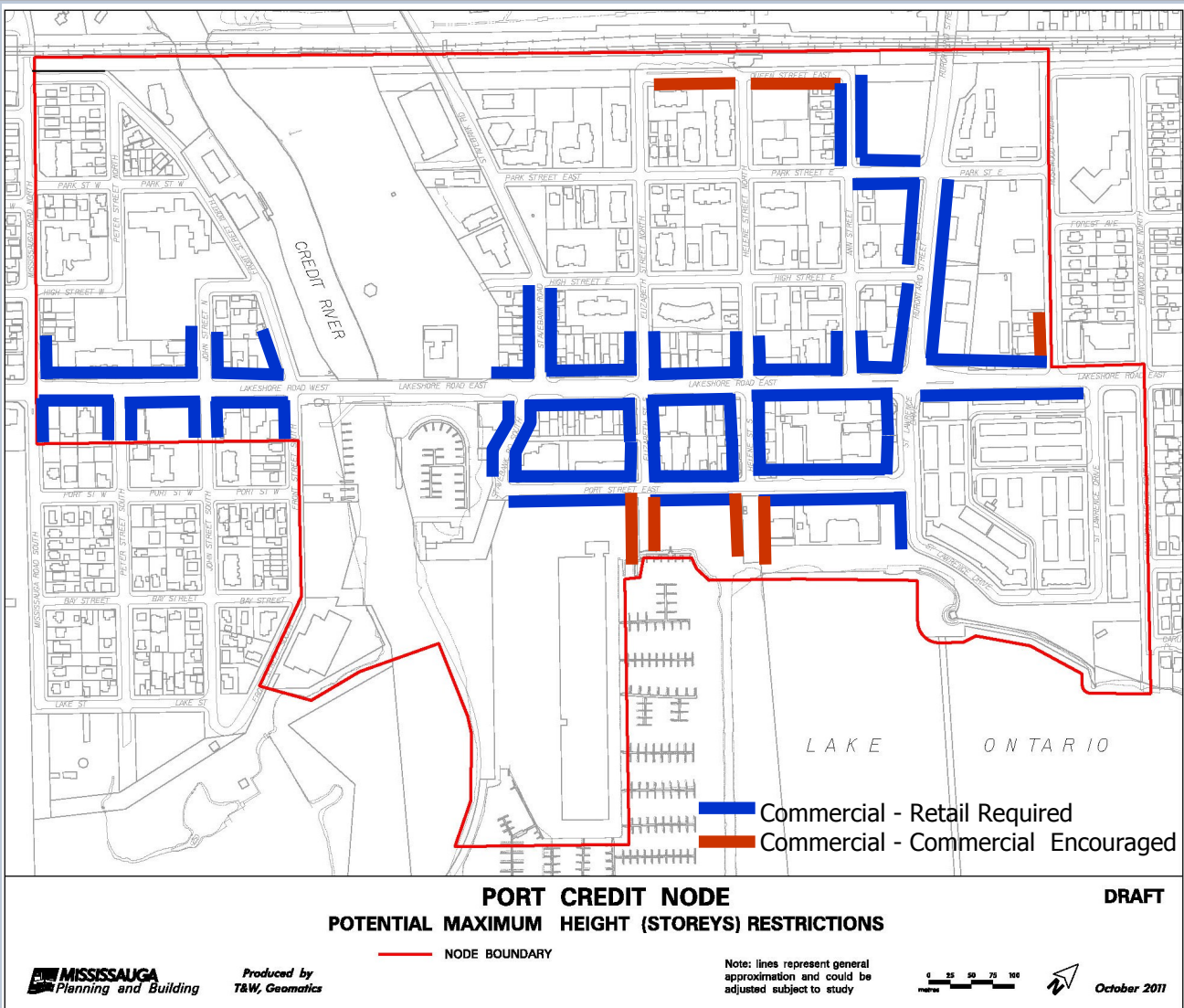


Figure B59 - At Grade uses in the Port Credit Node

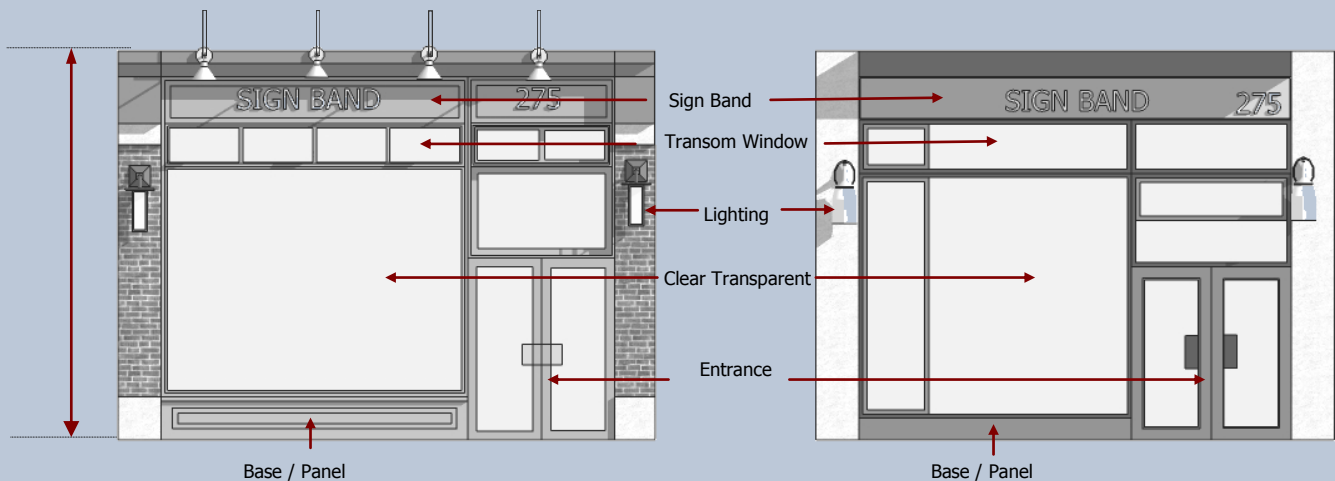
## 2.0 Port Credit Community Node

### Retail Guidelines:

- A front usable door shall face the street.
- Generally retail areas require a minimum of 4.5 m (15 ft.) of clear height from grade and a minimum of 15 m (50 ft.) of frontage.
- Minimum of 75% glazing required for retail storefronts along the street wall.
- Minimum 6 m (20 ft.) store front extension around the corner from a primary street where retail is required.
- Retail tenant signs shall be designed of high quality material, colour and scale in keeping with the design of the building.
- Fascia signs shall be limited to the first floor level.
- Ground signs are prohibited.
- Store front window signage is permitted up to 25% of the glass surface area and shall not block clear view of exits or entrances and shall maintain visibility into the interior of the premises at all times.
- Tables and other active uses adjacent to storefront windows are encouraged where permitted.
- Tenant signage shall be of a consistent design if there is more than one tenant.



**Figure B60** –Image examples of Mainstreet conditions



**Figure B61** –Illustration of Mainstreet retails

# 2.0 Port Credit Community Node

## 2.4.8 Building Setback

### Mixed Use Setbacks

Setbacks on streets where retail is required should generally be 0.0 m — 3.0 m from the property line. The exact location of new buildings will be determined on the achievement of the distance of the public realm. New development must ensure that a minimum 5.6 m public realm from the sidewalk curb to the face of the building can be accommodated to ensure appropriate streetscape treatment.

### Transitional Streets

On transitional streets that are shown as red on Figure B56 commercial uses will be encouraged however not required. Buildings should be designed so that they may be converted to commercial uses when market conditions allow.

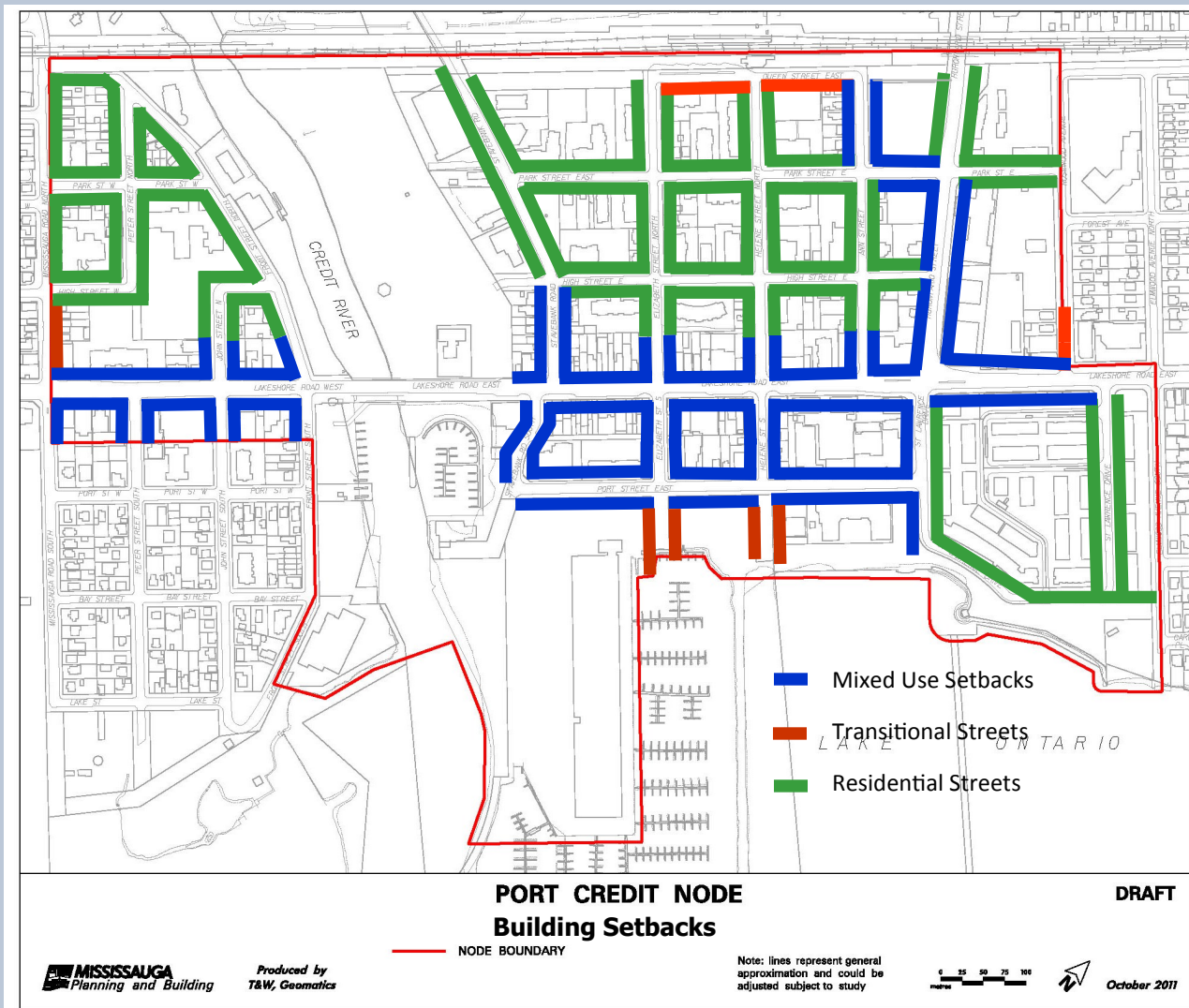


Figure B65 –Building setback Requirements



## 2.0 Port Credit Community Node

### Residential Street Setbacks

On residential streets (shown on figure B56 as green) the setback to a building shall be a minimum of 4.5 m and a maximum of 7.0 m depending on the character of the adjacent developments and the configuration of the proposed building. The setback should ensure that there is ample appropriate landscape treatment to fit in with the existing character of the community.

Sidewalk curb to the face of the building



**Figure B68** -Sidewalk Curb to face of the building for new Developments will be 5.6 m



**Figure B66** -Mainstreet Setback of 0.0 m to 3.0 m. Setback varies depending on the size of the public realm



**Figure B69** -Residential setbacks should be well landscaped. Setbacks should be a minimum of 7.5 m



**Figure B67** -Residential setbacks should be well landscaped. Setbacks should be a minimum of 7.5 m



**Figure B70** -Transitional areas such as Helene Street

## 2.0 Port Credit Community Node

### 2.4.9 Building Frontages

be within 0.0 m — 3.0 m of the front property line.

#### Mixed Use Streets

Port Credit consists of closely spaced mainstreet buildings with no interruptions in the sidewalk. This ensures a safe pedestrian environment.

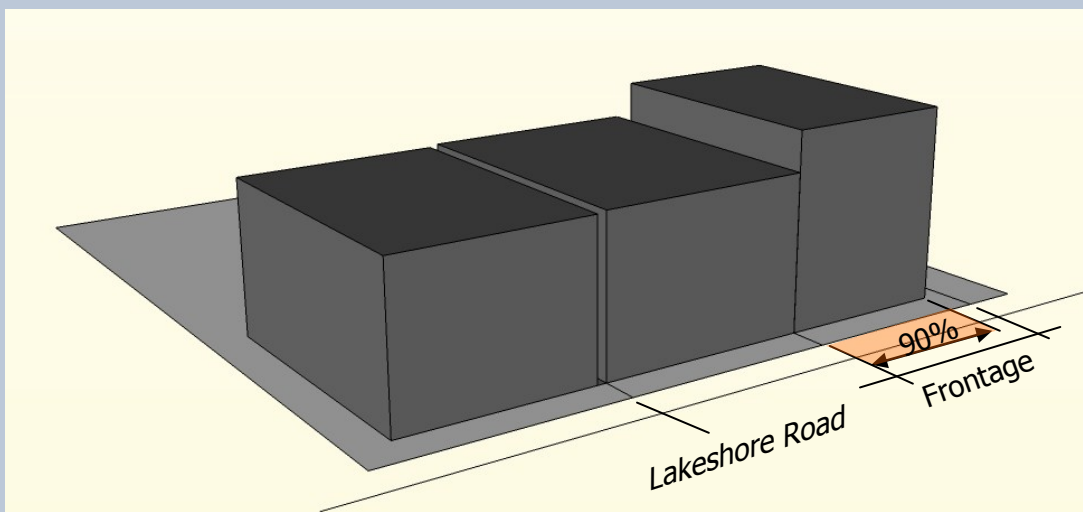
Buildings fronting onto streets that are required to have retail should be closely spaced with no driveway access points. Front doors shall face Lakeshore Road. A minimum of 90% of the building face shall front onto Lakeshore Road and



**Figure B71** -Mainstreet building frontages



**Figure B72** -90% of the building frontage is 0.0 m – 3.0 m



**Figure B73** -A minimum of 90% of the building shall front onto Lakeshore Road East and West and be within 0.0 m to 3.0 m

## 2.0 Port Credit Community Node

### Transitional Streets

Buildings fronting onto transitional streets should be closely spaced with minimal driveway access points. Front doors shall face the street. A minimum of 70% of the building face shall front onto the street and be within 0.0 m – 3.0 m of the front property line.

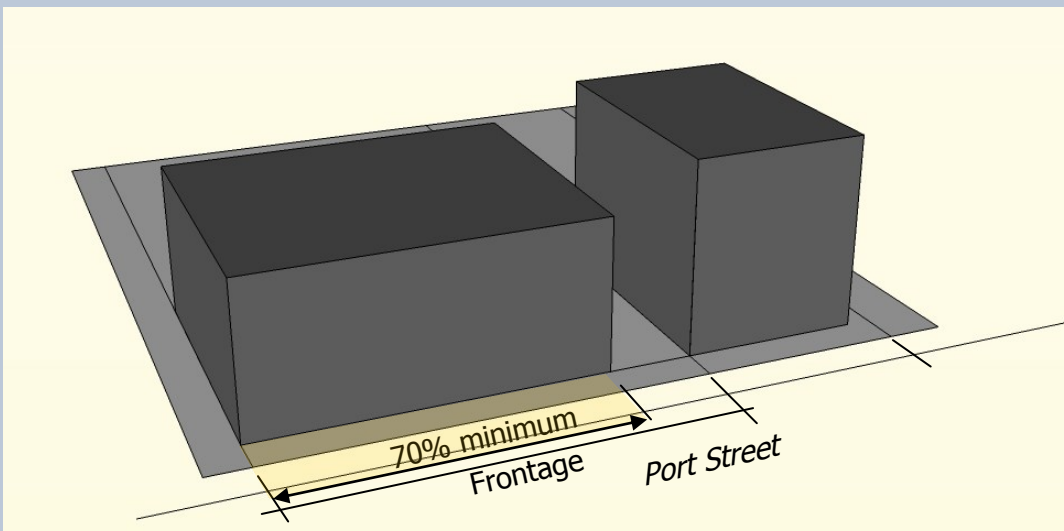
If residential units are proposed at grade, the building should be set back 4.5 m to 7.5 m.



**Figure B74** -70% of the frontages along Port Street East shall be 0.0 m– 3.0 m if not



**Figure B75** -70% of the building frontage should be 4.5 m-7.5 m if residential units are proposed.



**Figure B76** -A minimum of 70% of the building shall front onto Port Street East and be within 0.0 m to 3.0 m

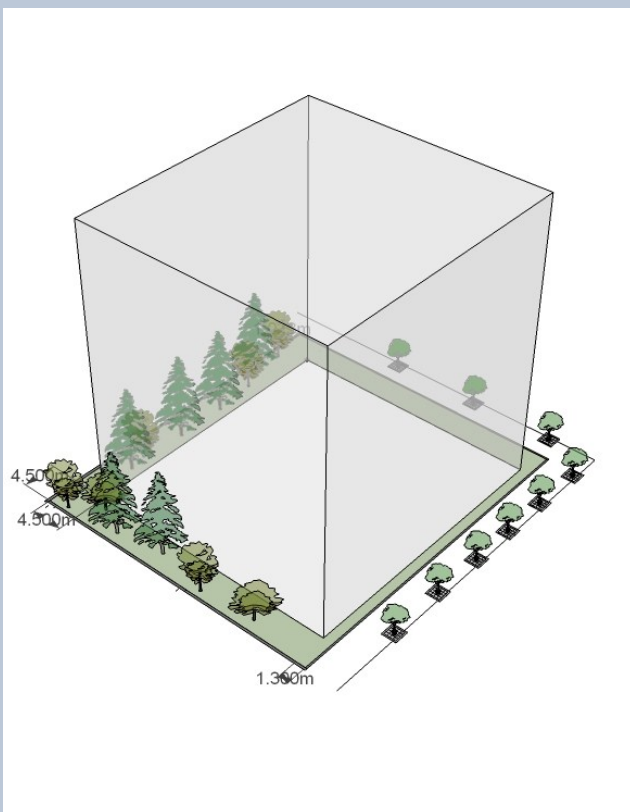
## 2.0 Port Credit Community Node

### 2.4.10 Landscape Area

The Port Credit Node precincts, particularly the Central Residential Precinct and the Riverside Precinct are characterized by well landscaped front yards and mature trees. The landscape area is defined as any outdoor area on a lot, located at grade, including the landscaped buffer area, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas, but shall not include, driveways, aisles, ramps or internal roads, parking areas whether surfaced or not, curbs, any open space beneath or within any building, structure or

part thereof, or any exterior garbage storage or handling area.

A minimum of 30 % landscape area is required for all sites within the Central Residential Precinct, the Riverside Precinct and the Harbour Mixed Use Precinct. This is to ensure that all lots can achieve a minimum buffer to adjacent uses; ensure that the existing context which contains well landscaped front yards, particularly on high density sites, can be achieved; to ensure sustainable measures can be attained; and to ensure overdevelopment of sites does not occur. It will also help protect views to Lake Ontario through future development of sites along the



**Figure B77** -30% landscape area for a small lot on a 40 m x 45 m lot size produces the minimum landscape buffer requirement of 4.5 m on the rear and side lot line. It does not maintain the required front and exterior side yard setback from the front property line.



**Figure B78** -Image of the Riverside Precinct



**Figure B79** -Image of the Central Residential Precinct

## 2.0 Port Credit Community Node

waterfront.

The landscape area should achieve a row of coniferous trees with shrubs and/or perennial plantings to provide a natural visual buffer between the two uses.

In the Mainstreet Precinct, where development is intended to create a compact commercial mainstreet, no minimum landscape area will be required, however, a minimum 4.5 m landscape buffer is required when a mixed use zone abuts a residential zone. A landscape buffer is defined as a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance

of plant material including trees, shrubs and other landscape features such as retaining walls.



**Figure B80** -Image of the Mainstreet Corridor Precinct



**Figure B81** -Image of the Harbour Mixed Use Precinct



**Figure B82** -Image of the Central Residential Precinct



**Figure B83** -Image of the Harbour Mixed Use Precinct

# 2.0 Port Credit Community Node

## 2.4.11 Pedestrian Realm/Streetscape

The public realm is an integral part of any site development. The relationship between the buildings, site layout and elements within the public realm has a great impact on the urban form and the experience of those who live, work and play in Port Credit.

New developments should enhance public streets and the open space system by creating a desirable street edge condition that is ideal for the use of the pedestrian.

Different streets will have different streetscape requirements depending on their uses. Sidewalk width and content should relate to its function. For example, streets that include public transit should have wider sidewalks and room for street furniture related to the bus stops.

Parking garage ventilation should be integrated into the façade of the building. Parking garage ventilation should not be located at grade along any street frontages.

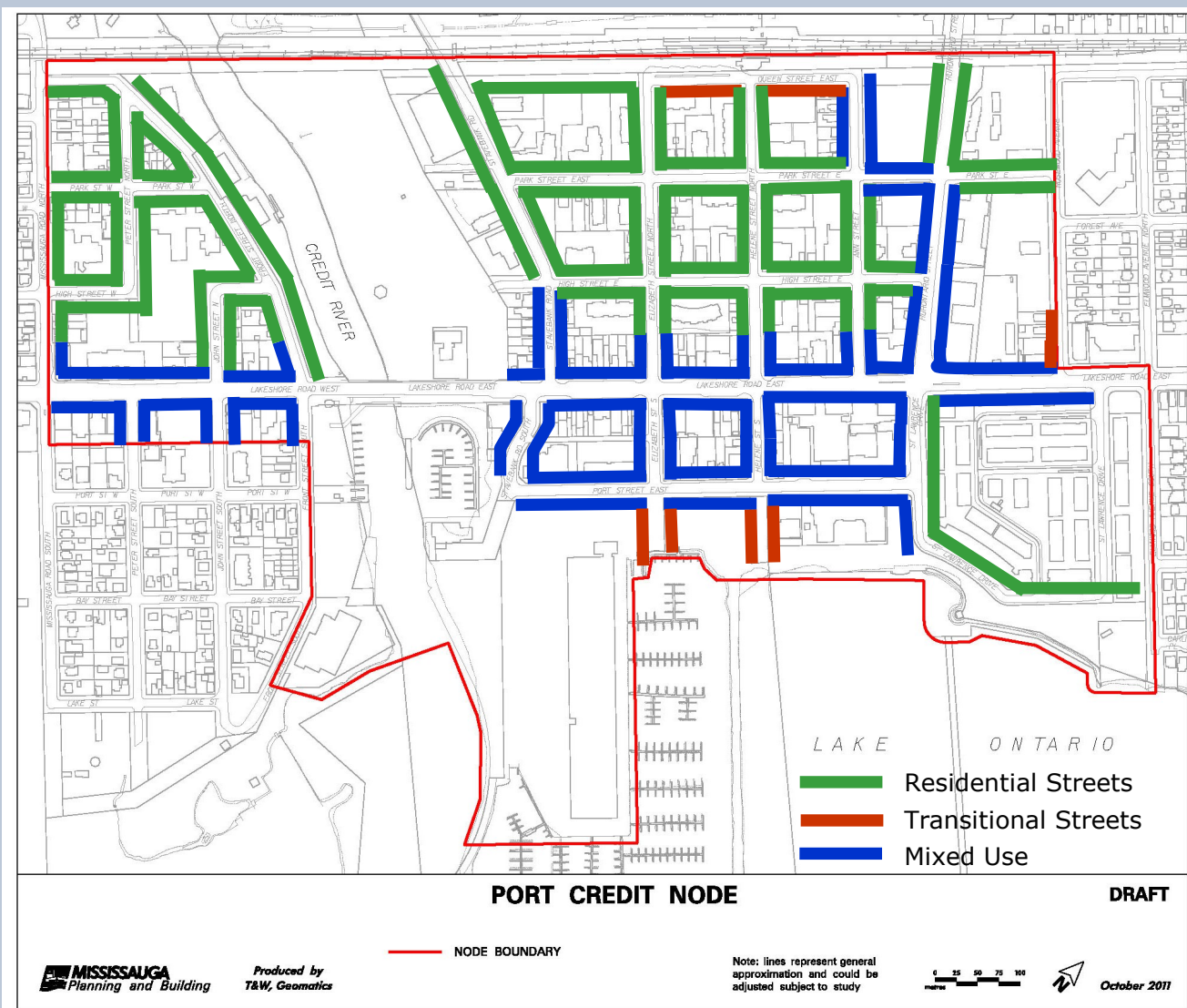


Figure B84 - Image of the Pedestrian Realm/Streetscape

## 2.0 Port Credit Community Node

### Mixed Use

The vitality of the Node depends on the health of the mixed use and its local business.

Lakeshore Road East and West require streetscape improvements which will help to revitalize the most important streets in Port Credit. Utilities are a significant hindrance to developing an appropriate streetscape along this corridor (overhead wires and underground utilities).

Additional requirements for building setbacks may be required to achieved the ideal pedestrian experience within the streetscape corridor.

A Master Streetscape Study is needed for Lakeshore Road East and West, Hurontario Street, Port Street and the streets connecting these locations.



**Figure B85** -Conceptual Mainstreet Streetscape



**Figure B86** -Conceptual Mainstreet Streetscape



**Figure B87**  
Lakeshore Road West  
Older Streetscape  
Treatment



**Figure B88** -Lakeshore Road East recent development and Streetscape treatment

## 2.0 Port Credit Community Node

### Residential Streets

Residential streets are characterized by generous set backs and upgraded tree planting and landscape treatment.

Residential streets should continue to maintain these characteristics. The pedestrian realm will include a sidewalk on the street edge where appropriate with tree planting and grassed areas on the interior of the sidewalk.

Existing trees should be maintained and enhanced. New development will ensure that existing trees are preserved.

Buildings will generally be set back 4.5 to 7.0 m to ensure an adequate landscape treatment can be accommodated.



**Figure B89** -*Hurontario Street South East side*



**Figure B90** -*Riverside Precinct*



**Figure B91** -*Riverside Precinct*



**Figure B92** -*High Street looking west*



## 2.0 Port Credit Community Node

### Transitional Streets

Transitional streets are those that may one day be used as commercial, retail or employment streets as Port Credit evolves into a more compact village.

These areas should be developed with flexibility. Buildings should be located within the setback of 0.0 m to 3.0 m for commercial retail and 4.5 m to 7.0 m for at grade residential uses. The pedestrian realm and streetscape should be continuous and provide a wider pedestrian realm to ensure flexibility. Street trees and coordinated furniture including post and ring bike parking are a requirement.



**Figure B93** -Port Street East



**Figure B94** -Ann Street



**Figure B95** -Port Street East



**Figure B96** -Hurontario Street

## 2.0 Port Credit Community Node

### 2.4.12 Parking, Servicing and Loading

The design of parking, servicing and loading areas is a key component in the development of sites. These areas serve a functional need, but should be designed in a manner that screens less desirable aspects and provides high quality treatment of exposed areas while addressing safe and efficient movement of pedestrians, cyclists and vehicles.

Service, loading and garbage storage areas should be integrated into the building or located interior to the building or alternatively at the rear of the building and screened from the public realm and adjacent residential uses.

Parking should be located underground, internal to the building or to the rear of the buildings.

Above grade parking facilities will be designed to be compatible with the surrounding character through the use of architectural elements that fit with the scale and style and streetscape of the community. Consideration should be given to active pedestrian related uses on the ground floor of the structure in order to improve the animation of street edge conditions. Above grade parking structures should be designed in such a manner that they are integrated into the development. Vehicles should not be visible to the public realm.



**Figure B97** -Laneway south of Lakeshore Road East



**Figure B98** -Laneway south of Lakeshore Road East



**Figure B99** -Laneway north of Lakeshore Road East

## 2.0 Port Credit Community Node

### 2.5.13 Roof Top Mechanical Penthouses

All rooftop units should be internal to the buildings and hidden from public view.

All mechanical penthouses should be designed and clad with materials to compliment the building façade.

The portion of the roof not utilized as mechanical penthouse should be developed as green roofs and /or useable outdoor amenity space.



**Figure B94** - *Green Roofs on buildings*



**Figure B100** - *Example of roof top mechanical that has been integrated and designed into the building*



**Figure B101** -  
*Green Roof Example*

[http://www.building.co.uk/Pictures/web/u/r/r/Solaire\\_roof\\_top.jpg](http://www.building.co.uk/Pictures/web/u/r/r/Solaire_roof_top.jpg)

## 2.0 Port Credit Community Node

### 2.4.14 Architectural Expression and Materiality

New buildings should reference their physical, cultural and historic surroundings through their architectural language and high quality materials. Materials should show sensitivity to their surroundings and should aim to be of the highest quality, responding directly to the existing urban fabric, whether by utilizing similar or sympathetic materials or by positive contrast.

Materials should be chosen with regard to their performance in sustainable terms. The use of local or recycled materials, and /or materials from renewable resources is encouraged.

High quality materials will be required in all new developments. The material most widely found in Port Credit is red tone brick. New developments are encouraged to incorporate this material into their development. For the mainstreet, vision glass should be used for all store fronts.

Concrete block is not permitted to be exposed.

Materials that are not dominant in Port Credit are discouraged as the dominant feature of any new development. These materials include architectural concrete block, stucco, spandrel glass and EIFS panels.

Building scale should be broken down through the use of stepping, projections, canopies, trellises, changes in scale, fenestration patterns, materials and finished.

The private space that extends from the building face to the public right of way must be designed in a such a way that it seamlessly blends with the design of the public realm

Future sidewalk/boulevard treatment including site elements such as seating and lighting, should match that of the public right-of-way in order to blur the line between public and private realm.

#### Preferred materials to be exposed



Figure B102 - Brown /red Brick material



Figure B103 - Vision Glass/Brick Combination

## 2.0 Port Credit Community Node



**Figure B104** - *Balconies should be designed so that they are part of the building rather than added onto the building as an afterthought. Glass balconies should have 50% tinting to ensure items on the balcony are not fully exposed.*

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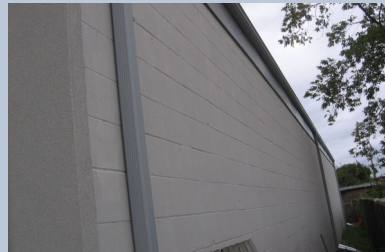
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### Prohibited to be exposed



**Figure B105** - *Concrete Block*



**Figure B106** - *Painted Concrete Block*

### Discouraged materials



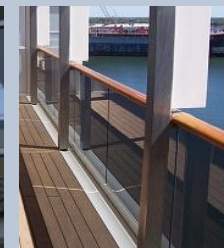
**Figure B107** - *Architectural Concrete Block*



**Figure B108** - *Stucco (synthetic or natural)*



**Figure B109** - *EIFS Panels for more than 20% of the building material and should not be placed within the first 2 storey's*



**Figure B110** - *Glass balconies should be 50% tinted*

## 2.0 Port Credit Community Node

### 2.4.15 Scenic Routes and Views

Currently, the Port Credit community has physical and visual access to the lake and the Credit River. As development occurs, views to the water should be preserved and enhanced as they are major contributors to the community's character and pride.

Public views of important natural or man-made features along streets and scenic routes need to be protected as they add value to the built form and contribute to neighbourhood identity. When new development occurs, it must

maintain, and in some cases, enhance these views and vistas to prominent features.

Sites with prominence, high visibility and access should be considered as a priority for civic buildings and community infrastructure.

Special care will be taken with development along Scenic Routes to preserve and complement the scenic historic character of the street.

Scenic Routes and views identified in Figure B115 should be preserved and enhanced.

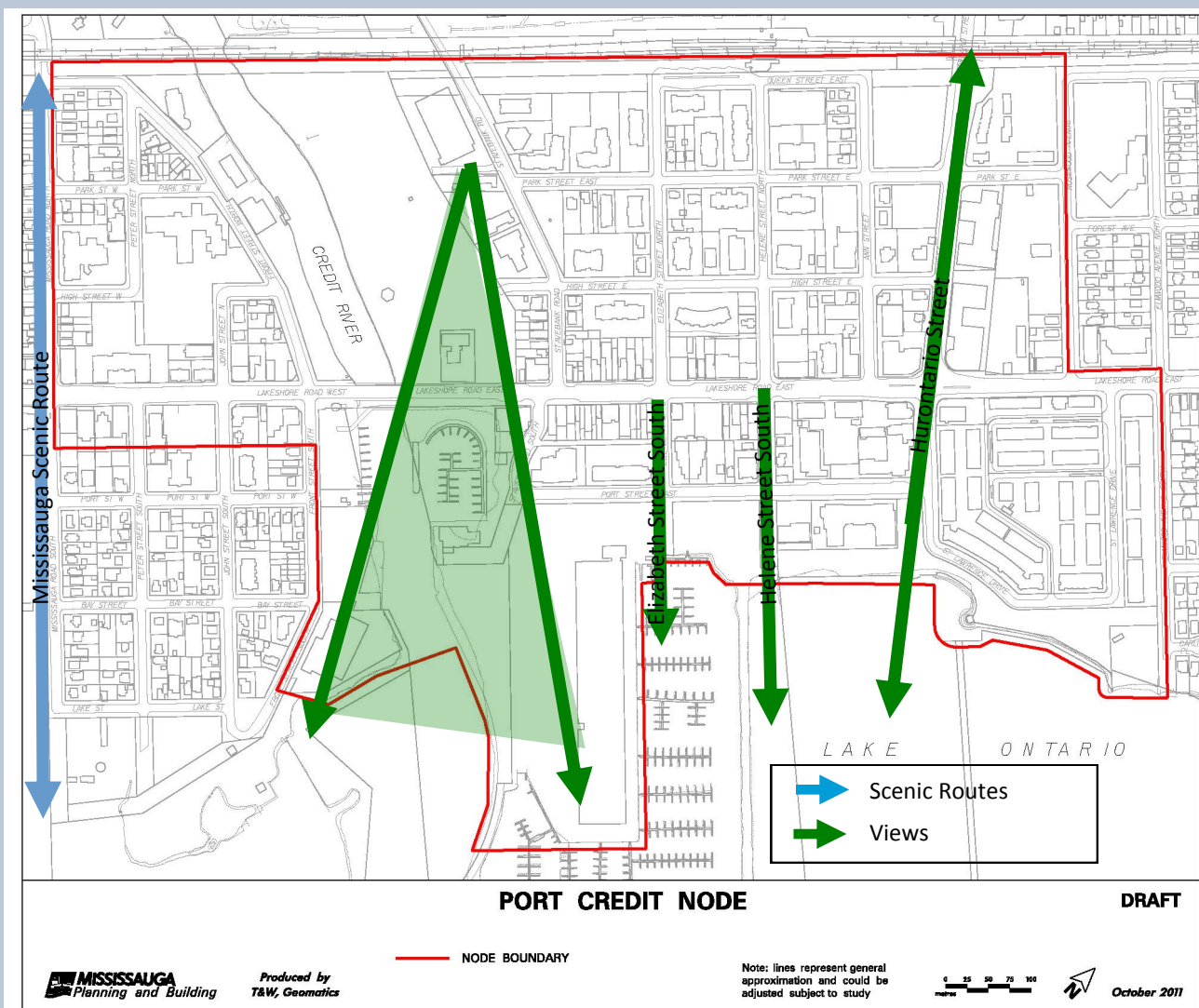


Figure B115 – Scenic Routes and Views

## 2.0 Port Credit Community Node

### Mississauga Road Scenic Route

Lands abutting the Mississauga Road Right-of-way between the St. Lawrence and Hudson Railway and Lakeshore Road West (frontage, flanked and rear yards) are designated scenic route and will be subject to special policies as outlined in section 9.3.3.11 of the Mississauga Official Plan.

### Views

Port Credit has many natural views to Lake Ontario. These views shall be enhanced and maintained. There are a number of views that still need to be developed. These include the extension of Elizabeth Street South and Helene Street South. Streetscapes along these streets should enhance the views to Lake Ontario. Architectural interest on should be heightened on these corridors.

In addition to the views to Lake Ontario Port Credit is visually connected to the Downtown Mississauga. Views to prominent Architecture "The Marilyn" in the Absolute projected should be maintained and enhanced along Hurontario Street.



**Figure B116** -Mississauga Road Scenic Route



**Figure B117** -Hurontario Street looking North, Marilyn Building in the background.



**Figure B118** -View from Lake Ontario

## 2.0 Port Credit Community Node

### 2.4.16 Place-making Opportunities

Place-making is the process that fosters the creation of vital public destinations: the kind of places where people feel a strong stake in their community's and a commitment to making things better. Place-making capitalizes on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote people's social interaction, health, happiness, and well being.

Although the entire Node, as a centre for surrounding neighbourhoods, should be recognized as offering place-making opportunities, the following represent areas which have the opportunity to make a substantial contribution to Port Credit:

1. Transportation hub: vicinity around the GO station, parking lot, and future LRT
2. Waterfront marina: vicinity around the Port Credit Marina, future LRT stop on Port

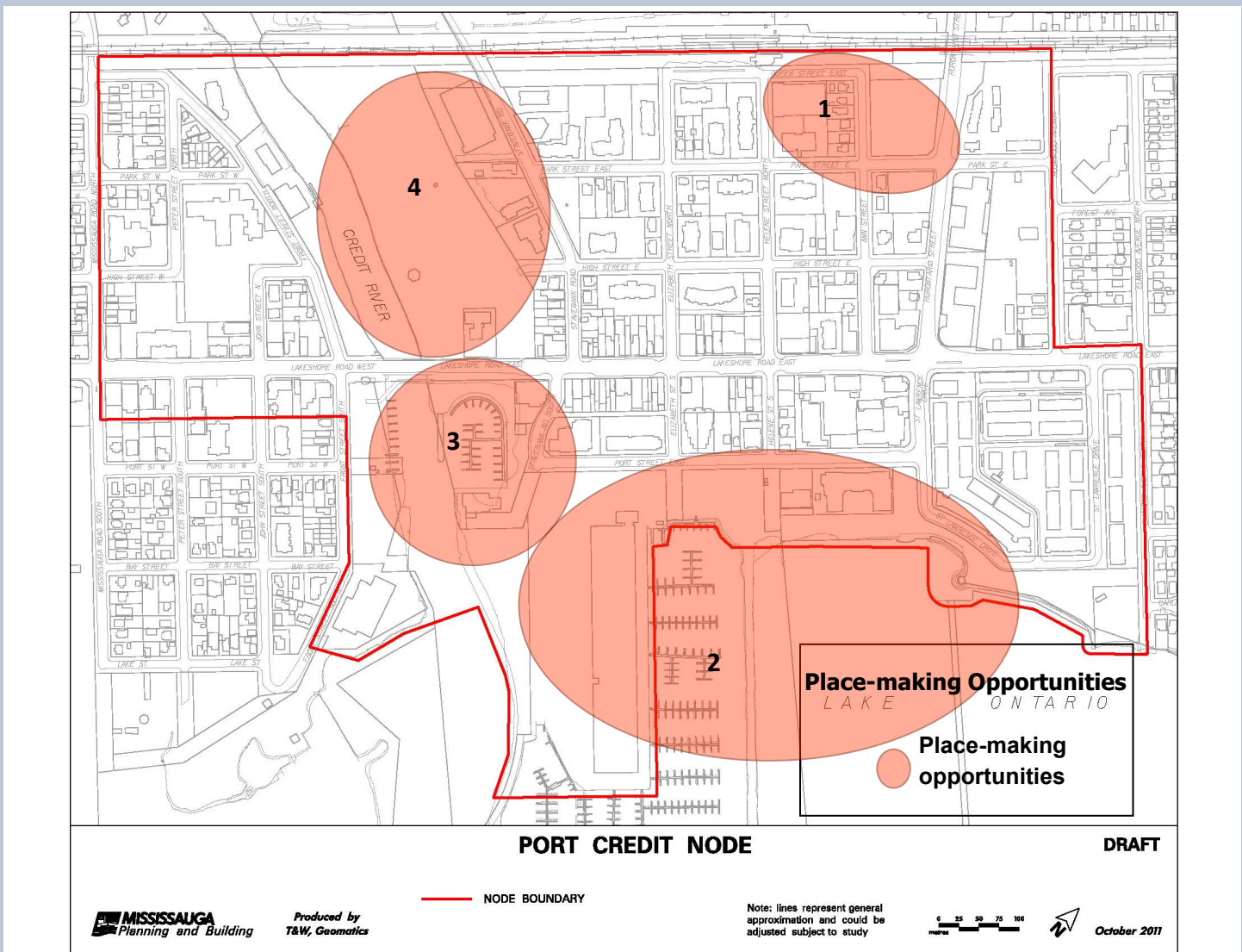


Figure B119 -Place-making Opportunities



## 2.0 Port Credit Community Node

Street East, and terminuses of Stavebank Road South, Elizabeth Street South, and Helene Street South

3. Mouth of the Credit River: vicinity around Snug Harbour, J.J. Plaus Park, Marina Park, Heritage Building (former Canada Post Office), Region of Peel Lighthouse
4. Credit River Valley: vicinity including Port Credit library, Port Credit Arena, Memorial Park, Canoe and Rowing Clubs, Legion Hall, Stavebank Road properties which back onto the valley.

When reviewing development applications consideration should be given to capitalizing on any opportunities that may foster place-making and would contribute to the urban form of Port Credit.

The inclusion of Public Art should be considered in these locations.



**Figure B120 - 1** Go Station Parking Area



**Figure B121 -1** Go Station Parking Area



**Figure B122 -2** Port Credit Harbour Marina



**Figure B123 -2** -St Lawrence Square



**Figure B124 -2** -St Lawrence Park Lookout



**Figure B125 -2**-St Lawrence Park



**Figure B126 -3** -J.J. Plaus Park



**Figure B127 -4**-Port Credit Memorial Park



**Figure B128 4-** Credit River

## 2.0 Port Credit Community Node

### 2.4.17 Continuous Waterfront Access

The Lake Ontario shoreline is an integral component of the green system and is a key Provincial linkage due to the unique ecological functions and habitats it provides. In addition, it has an important role in leisure activity and tourism.

As a condition of development approval, provisions of significant public parklands and access to the waterfront including the extension of the Waterfront Trail, will be provided.

Continuous waterfront access along the shoreline is a priority for the residents of Port Credit and the City as a whole. In these situations an appropriate balance between use and public access must be found.

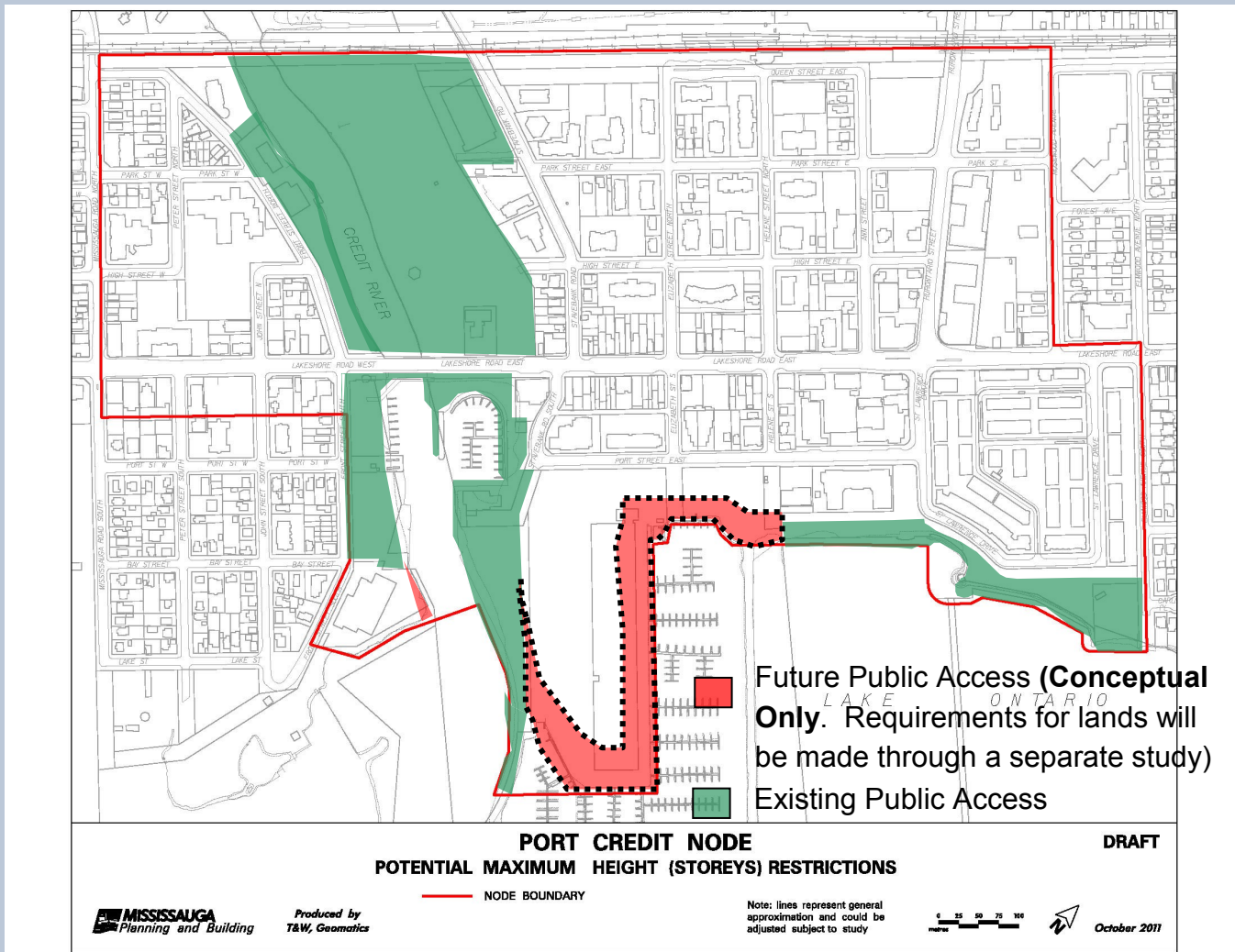


Figure B129- Continuous Waterfront Access, Existing and proposed

## 2.0 Port Credit Community Node



**Figure B131**– *Port Credit Harbour Marina*



**Figure B132**- *St Lawrence Park*



**Figure B133**- *Credit River*



**Figure B134**- *JJ Plaus Park*



**Figure B135**- *Credit River*



**Figure B136**- *Port Credit Harbour Marina*



**Figure B137**- *Port Credit Harbour Marina*



**Figure B138**- *Boat launch, Marina Park*



**Figure B139**- *St Lawrence Park*



**Figure B140**- *St Lawrence Park*

## 2.0 Port Credit Community Node

### 2.4.18 Cultural Heritage Resources

Heritage is an important characteristic of the Port Credit Node. Within the Port Credit Node there are over 45 properties that are on the City's Heritage Registry. The Registry contains two types of properties:

- Designated (recognized by the City through by-law as being of Heritage significance)
- Listed (identified but not fully researched as to heritage significance)

In addition the Port Credit Node also contains Cultural Landscapes which can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place. Cultural landscapes within the Port Credit Node include:

- Credit River Corridor,
- Port Credit Pier Scenic View, and
- Mississauga Road Scenic Route.

The Port Credit Node has 10 properties that are designated under the provisions of the *Ontario Heritage Act*.

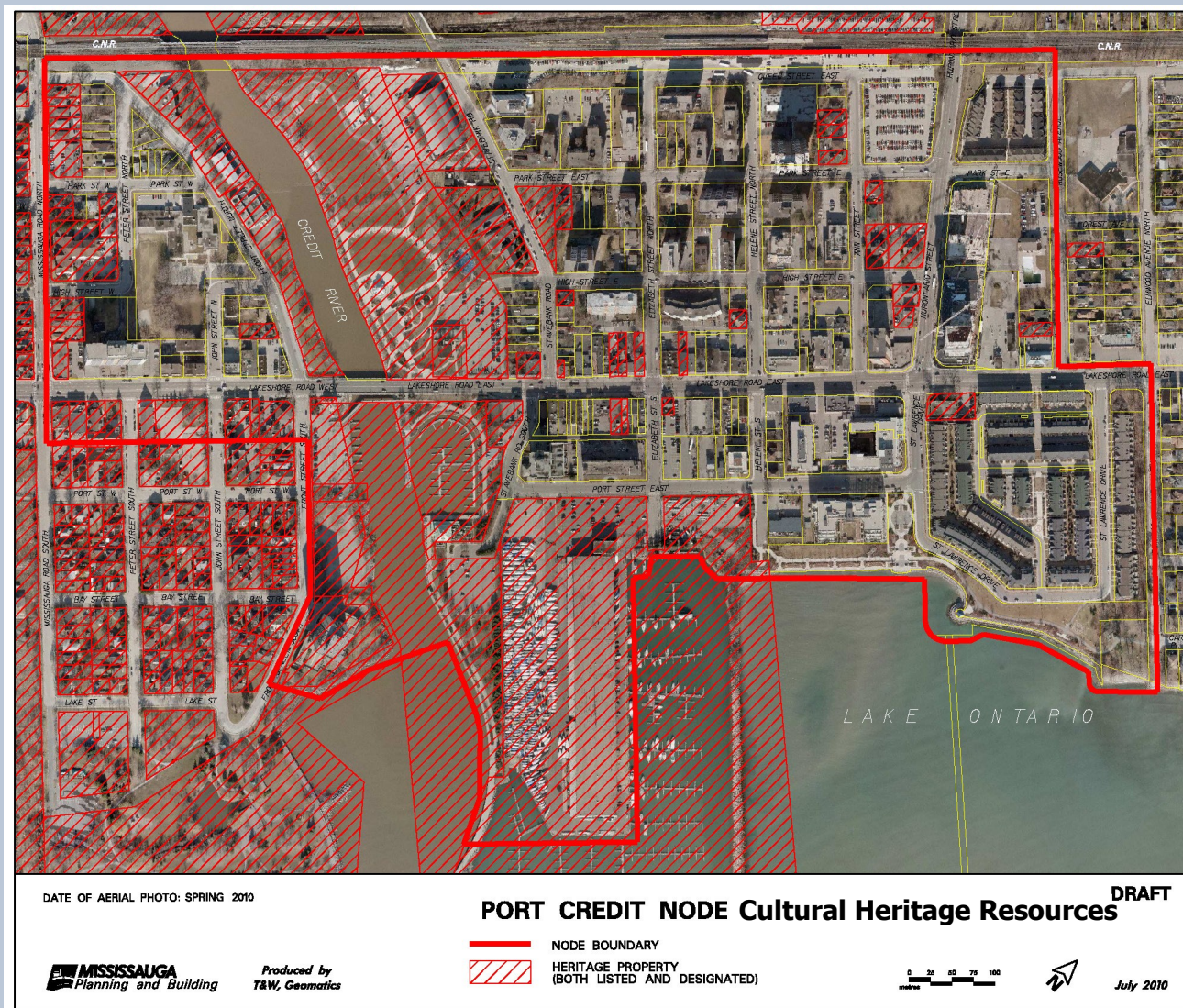


Figure B141- Cultural Heritage Resources

## 2.0 Port Credit Community Node

Properties listed on the Heritage Registry will be preserved in their existing location. Any development will incorporate these structures in the design of the proposal. Any changes to these structures or developments adjacent to these structures will require a Heritage Impact Statement and may have additional requirements. Additional requirements may include, but is not limited to, a review and approval from the Heritage Advisory Committee and Council may be required.

Tall buildings will not visually impede the setting of listed/designated heritage buildings. Where heritage buildings are low-scaled, the podium of the tall building will respect and reflect the unique urban character visual relationships, topography and materials of the surrounding historic building's). The tall buildings will preserve and enhance the character and appearance of the setting of the adjacent listed/designated building(s).

Where heritage buildings are low-scale, the podium or ground façade of the building will respect and reflect the unique urban grain and scale, visual relationship, topography and materials of the surrounding historic buildings.



**Figure B142-** 90 High Street East, Designated



**Figure B143-** 84 High Street East, CG Hamilton House, Designated



**Figure B144-** 12 Peter Street West, Designated



**Figure B145-** 141 Lakeshore Road West, Designated

# 3.0 Port Credit Neighbourhoods

## 3.0 Port Credit Neighbourhoods

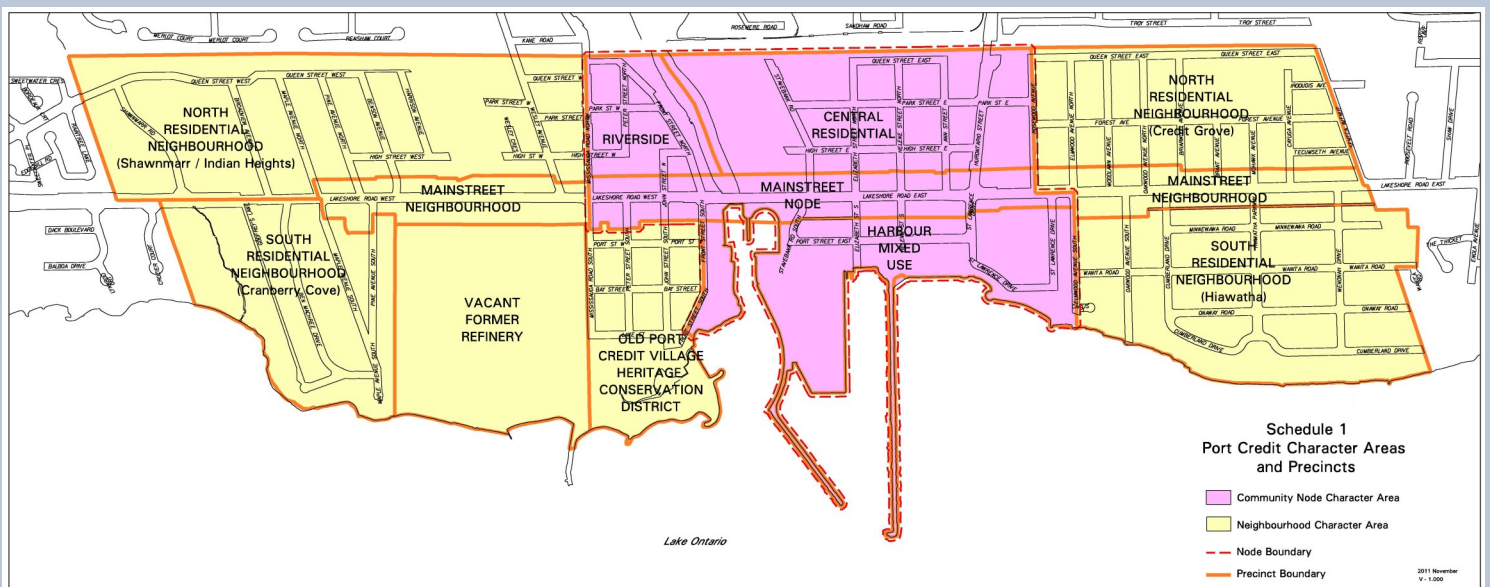
Lands identified as Neighbourhood Precincts are considered to be stable areas where the existing character is to be preserved and enhanced.

These stable residential areas should be maintained while allowing for infill which is compatible with and enhances the character of the area.

The Port Credit Neighbourhood Character Area is comprised of five precincts:

- North Residential (which include the Shawmar/Indian Heights and Credit Grove neighbourhoods)
- South Residential (which include the Cranberry Cove and Hiawatha neighbourhoods)
- Neighbourhood Mainstreet
- Historic Village of Port Credit
- Vacant Former Refinery

The following sections provide additional context and information on each of the Neighbourhood Precincts. Subsequent sections provided further direction on specific built form issues.



**Figure C1-** Port Credit Neighbourhood Precinct Areas and their minimum and maximum height limits

### 3.0 Port Credit Neighbourhoods



**Figure C2-** Port Credit Neighbourhood Precincts



**Figure C3-** Port Credit Neighbourhood Areas

## 3.0 Port Credit Neighbourhoods

### 3.1 Context

Port Credit neighbourhoods are located on either side of the Port Credit Community Node. These areas are characterized by predominantly low rise buildings of 3 storeys or less. There are limited number of older 4 to 6 storey apartment buildings located along Lakeshore Road or in the Heritage Precinct. There is also an 8 storey apartment building representing the tallest structure in the Neighbourhood Precincts, located at Lakeshore Road West and Maple Avenue South. While Neighbourhoods are to be stable, some change is anticipated. Where development occurs it will generally be through modest infilling or development within the mainstreet precinct, the existing commercial plaza or vacant former refinery site.

New development does not have to mirror existing buildings however it will respect the character of the area.

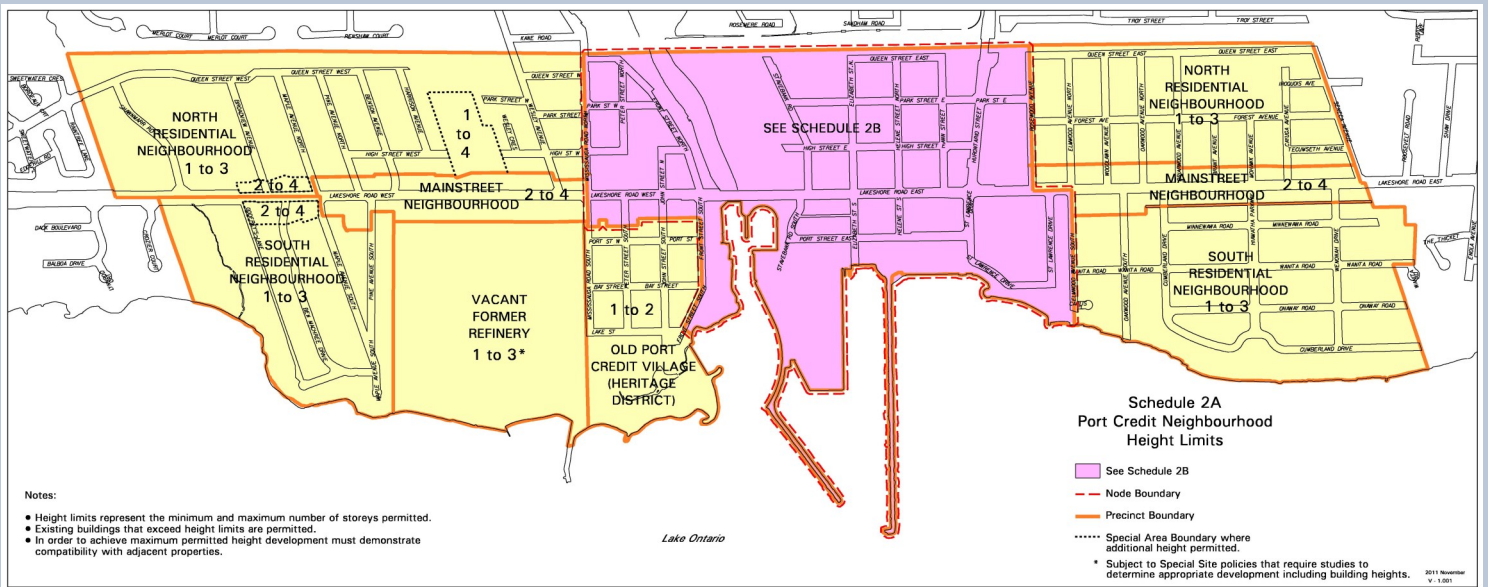


**Figure C5 - Port Credit Neighbourhood Precinct Areas and their minimum and maximum height limits**



## 3.2 Planned Building Heights

Building heights reflect the existing context and planned function for the Neighbourhood Character Area and are summarized in Figure C1. In some cases building heights are reduced in the zoning by-law thereby requiring a proposal to go through a process to achieve the maximum height permitted in The Guide. Additional information is provided in the following sections on the individual precincts and subsequent discussions on specific built form issues.



**Figure C6 - Port Credit Neighbourhood Precinct Areas and their minimum and maximum height limits**

DRAFT January 2012

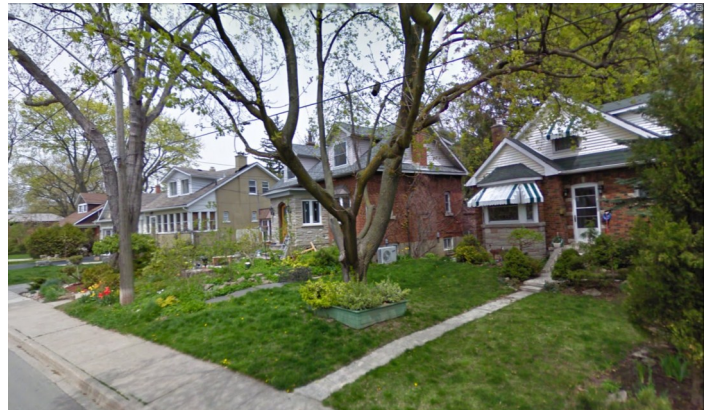
## 3.0 Port Credit Neighbourhoods

### 3.3 Neighbourhood Precincts

#### 3.3.1 North Residential Precinct

This area consists of the Shawmar/Indian Heights and Credit Grove neighbourhoods. These stable residential areas should be maintained while allowing for infill which is compatible with and enhances the character of the area.

- a. The predominant characteristics of these areas should be preserved including: the existing low rise building heights; the combination of small building masses on small lots; the well-landscaped streetscapes; and the regular street grid.
- b. New development is encouraged to reflect the predominant 1 to 2 storey heights; however, a third storey may be permitted subject to demonstrating compatibility.
- c. Properties fronting onto Lakeshore Road West will complement the adjacent mainstreet precinct by continuing the 4 storey height limit.
- d. Existing industrial uses along the railway tracks are encouraged to improve their transition to the



**Figure C7** -Examples of dwellings within the Port Credit North Residential Neighbourhoods

adjacent residential areas. The maximum permitted height will be the equivalent to a 2 storey residential building. New development will include appropriate buffers, ensure lighting, noise levels, loading and garbage areas do not negatively impact adjacent residential areas.



**Figure C8** -Examples of dwellings within the Port Credit North Neighbourhoods

## 3.0 Port Credit Neighbourhoods

### 3.3.2 South Residential Precinct

This area consists of the Cranberry Cove and Hiawatha neighbourhoods. These stable residential areas should be maintained while allowing for infill which is compatible with and enhances the character of the area.

- a. The predominant characteristics of these areas should be preserved including: the low rise building heights; combination of small building masses on small lots; physical and visual access to Lake Ontario; and a well landscaped streetscape.
- b. New development is encouraged to reflect the predominant 1 to 2 storey heights; however, a third storey may be permitted subject to demonstrating compatibility.
- c. Properties fronting onto Lakeshore Road West will complement the adjacent mainstreet precinct by continuing the 4 storey height limit.
- d. Any development between the lake and the continuous lakefront trail should provide ample side yards to ensure visual access to the lake between buildings.



**Figure C9** -Examples of dwellings within the Port Credit South Residential Neighbourhoods



**Figure C10** -Examples of dwellings within the Port Credit South Neighbourhoods

## 3.0 Port Credit Neighbourhoods

### 3.3.2 Neighbourhood Mainstreet Precinct

The lands fronting onto Lakeshore Road East and West outside to the Port Credit Community Node are known as the Neighbourhood Mainstreet Precincts. These lands will be developed as a mixed use area.

- a. Heights along the Lakeshore Road Corridor will be a minimum of 2 storeys and a maximum of 4 storeys.
- b. Along Lakeshore Road East and West, mixed-use developments with street-related retail commercial uses and a rhythm of closely spaced storefronts lining the street will be required to foster an active pedestrian realm and to minimize the apparent width of Lakeshore Road East and West.
- c. Developments along Lakeshore Road will be close to the street and have a setback of 0.0 m to 3.0 m. The appropriate setback will be determined through a detailed analysis of the public realm and streetscape requirements. Additional setbacks may be required to ensure an appropriate pedestrian realm.
- d. Main entrances of buildings will be located along the Lakeshore Road East and West frontage.
- e. Parking will be provided on street or in small, distributed parking lots or at the rear of the building through laneways. It is critical that parking facilities be located and designed to be compatible with the mainstreet character of the area by including measures such as landscape space, planters or other elements which activated the street wall and enhance public amenity.
- f. Parking, loading and service areas will be located behind the buildings fronting Lakeshore Road East and West and will be screened from view from residential properties to the north and south.
- g. New access points along Lakeshore Road East and West will be strongly discouraged. Where alternatives are not feasible, access will be consolidated between properties and preferably located where a traffic signal opportunity is feasible.
- h. Where development is proposed adjacent to residential neighbourhoods, attention should be given to ensuring appropriate transition.
- i. The assembling of stable residential properties to add to the mixed use properties along Lakeshore Road East and West is discouraged. However when this does occur, these additional lands should not be used to increase the building envelope. Generally, the primary

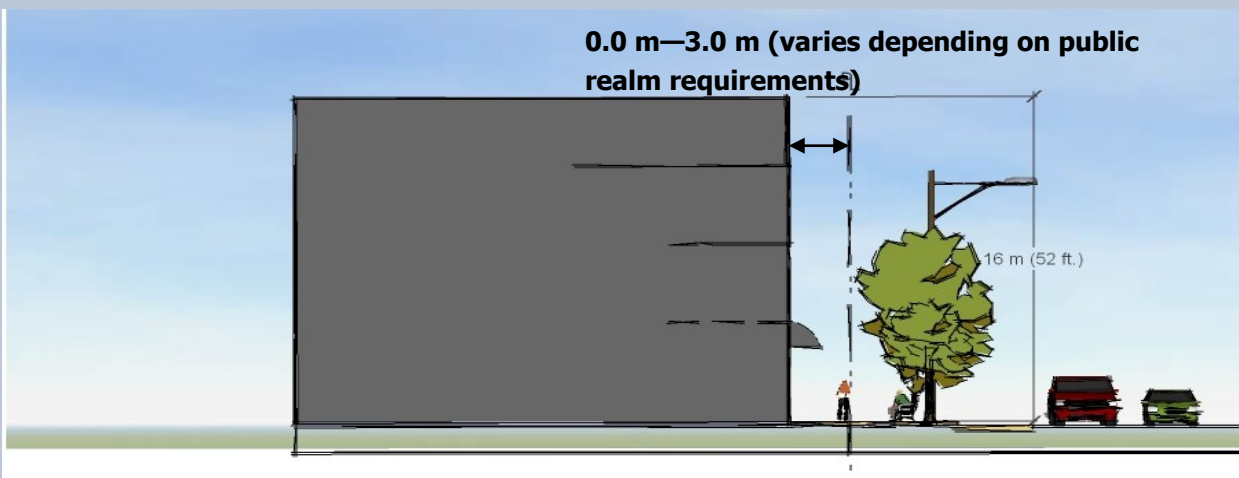
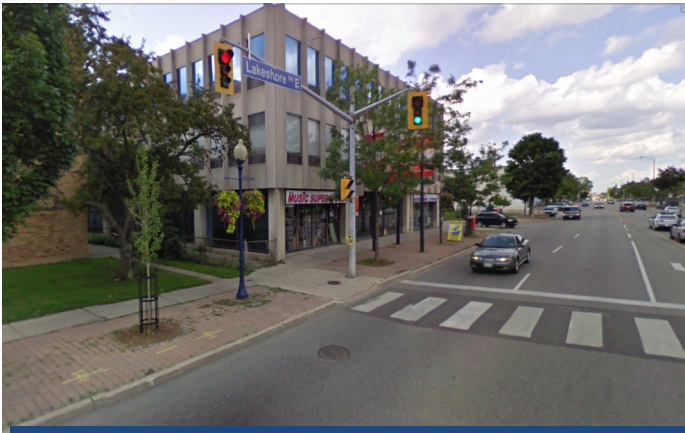


Figure C11 -Illustration of the setback on Lakeshore Road West and East

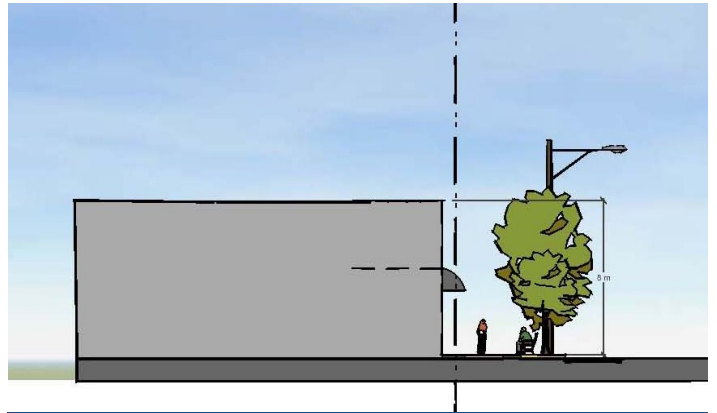
### 3.0 Port Credit Neighbourhoods

purposes of combining these lands shall be for buffering to the adjacent residential uses and for amenity space if required through the development.

- j. Developments should maintain existing view corridors to the lake, such as along Oakwood Avenue South, and create new view corridors, such as, along the north/south public Road.
- k. Future development will recognize the character of adjacent land uses.



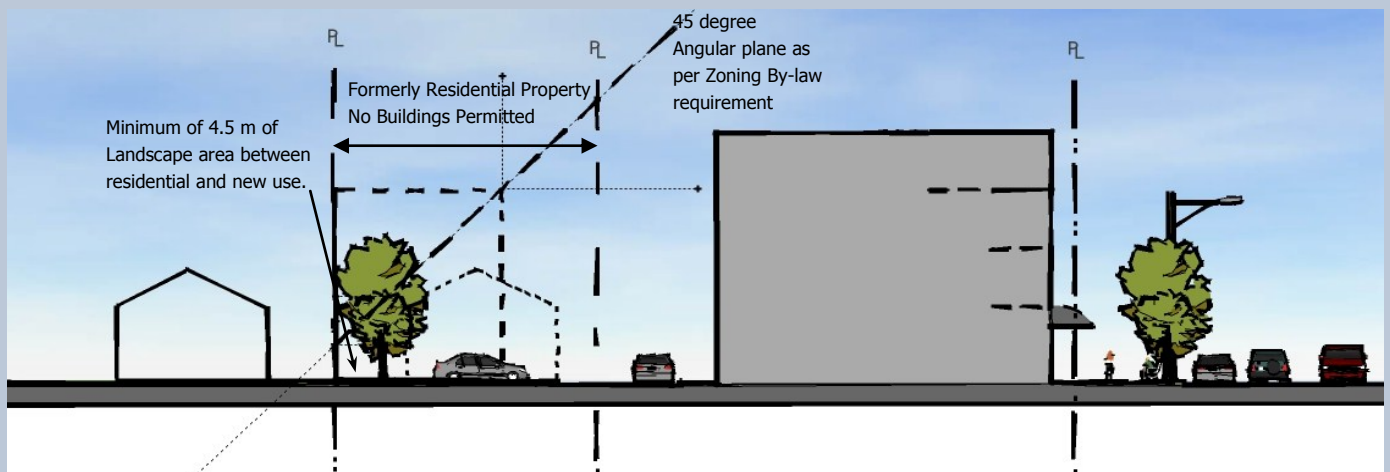
**Figure C12** -Example of potential building heights on Lakeshore Road West and East



**Figure C13** -Minimum building heights on Lakeshore Road West and East



**Figure C14** -Maximum building heights on Lakeshore Road West and East



**Figure C15** - Illustration of how the assembly of residential lands will be treated.

## 3.0 Port Credit Neighbourhoods

### Retail Guidelines:

- A front usable door shall face the street.
- Generally retail areas require a minimum of 4.5 m (15 ft.) of clear height from grade and a minimum of 15 m (50 ft.) of frontage.
- Minimum of 60% glazing required for retail storefronts along the street wall
- Minimum 6 m (20 ft.) store front extension around the corner from a primary street where retail is required.
- Retail tenant signs shall be designed of high quality material, colour and scale in keeping with the design of the building.
- Fascia signs shall be limited to the first floor level
- Ground signs are prohibited.
- Store front window signage is permitted up to 25% of the glass surface area and shall not block clear view of exists or entrances and shall maintain visibility into the interior of the premises at all times.
- Tables and other active uses adjacent to storefront windows are encouraged where permitted.
- Tenant signage shall be of a consistent design if located on the same building.



**Figure C16** -New Town of Kentlands, Indiana  
Photo by Sandy Sorlien

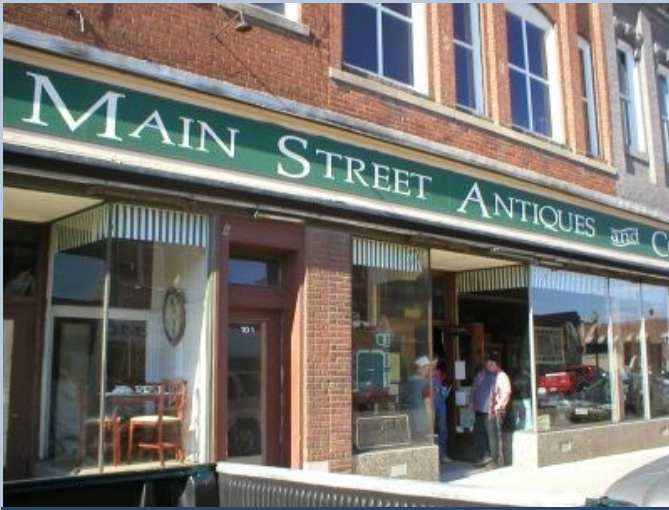


**Figure C17** -Downtown Louisa, Virginia



**Figure C18** -Carolne Street, Atlanta

### 3.0 Port Credit Neighbourhoods



**Figure C19** -Example of Mainstreet Storefront, Virginia (by gougo)



**Figure C20** -Example of Mainstreet Storefront, New Harmony Indiana



**Figure C21** -Example of Mainstreet Storefront



**Figure C22** -Example of Mainstreet Storefront, Lake Jackson, Texas

## 3.0 Port Credit Neighbourhoods

### 3.3.3 Old Port Credit Village Heritage Conservation Precinct

This Precinct (also called the Historic Village of Port Credit) is a mixture of housing, retail commercial and community buildings of many types, representing different eras. While some of the housing stock is relatively new, the neighbourhood contains pockets of housing which are truly historic, representing various time frames and a pleasing sense of "time depth". The Old Port Credit Village Heritage Conservation District Plan applies to lands within this precinct.

- a. Any additions, alterations, adaptive re-use or redevelopment will address how the development:
- Displays massing and scale sympathetic to surroundings
  - Preserve the historic housing stock
  - Supports the existing historic character
  - Maintains the existing street grid pattern and building setbacks
  - Maintains and enhances significant groupings of trees and mature vegetation.

- b. Mississauga will encourage landscape screening along the west side of Mississauga Road South to buffer the adjacent Vacant former refinery site.



**Figure C23** - Examples of structures in the Historic Village of Port Credit



**Figure C24** Examples of structures in the Historic Village of Port Credit



**Figure C25** -Examples of structures in the Historic Village of Port Credit



## 3.0 Port Credit Neighbourhoods

### 3.3.4 Vacant Former Refinery Precinct

This precinct has redevelopment potential, however, further study is required to determine appropriate development. This precinct should ultimately be developed in a manner which is compatible with the surrounding lands and which does not detract from the planned function of the Community Node.

- a. Building heights will provide appropriate transition to adjacent South Residential and Historical Village Precincts.
- b. A public road will be provide in any future development that separates any new development from the Lake Ontario waterfront Open Space and the continuous waterfront trail to maximize public access to and along the lake Ontario Waterfront.
- c. A landscape buffer will be provided between the precinct and the adjacent residential neighbourhood to the west.



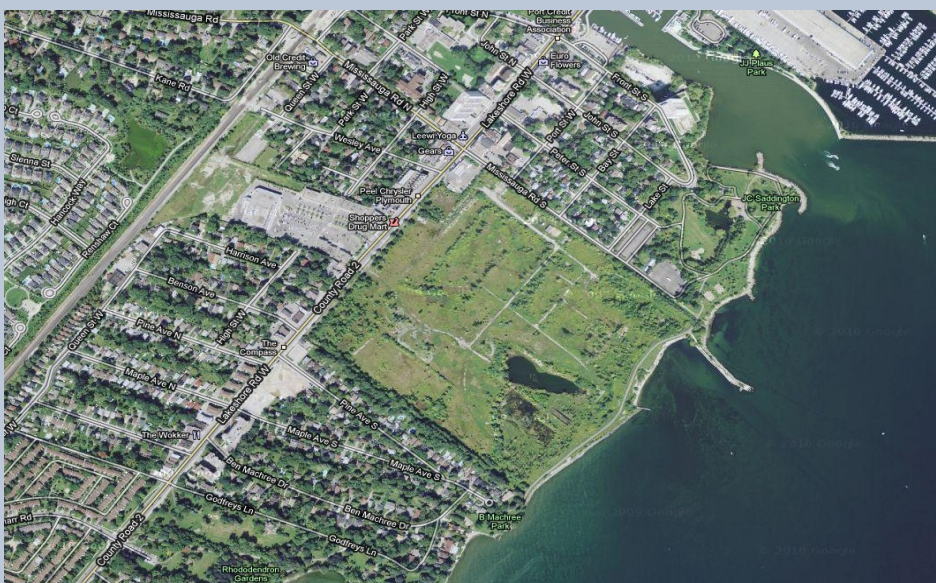
**Figure C26**  
*Imperial Oil  
Lands, waterfront  
Path*



**Figure C27**  
*Imperial Oil  
Lands, waterfront  
Path, old pier*



**Figure C28**  
*Imperial Oil  
Lands, View  
Looking north  
from the public  
pathway*



**Figure C29** *Imperial Oil Lands*

# 3.0 Port Credit Neighbourhoods

## 3.4 Built Form

### 3.4.1 Views

Views to Lake Ontario are vital and should be enhanced where possible.

New development should ensure views to Lake Ontario within the Port Credit Neighbourhoods are maintained.



Figure C31 - Elmwood Avenue South



Figure C30 - Hiawatha Parkway and Onaway Road, View to Hiawatha Park

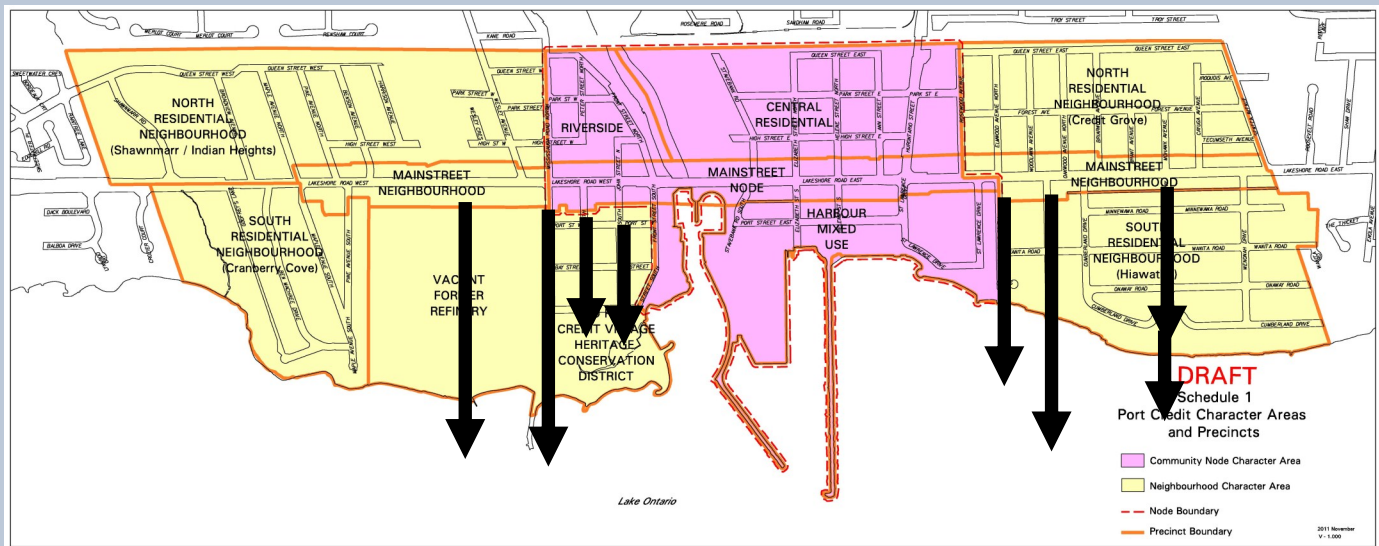


Figure C32 - Views to Lake Ontario

## 3.0 Port Credit Neighbourhoods

### 3.4.2 Cultural Heritage Resources

There are a number of heritage resources in the Port Credit Neighbourhoods. These structures will be retained and enhanced where appropriate. New development proposed in proximity to these buildings should be developed in a manner that is sensitive and complimentary to the character of the structure. New developments should provide the appropriate transition to properties listed on the heritage registry and in the Historic Village of Port Credit Precinct.



**Figure C33** -44 Wesley Avenue



**Figure C34** -34 Peter Street



**Figure C35** -5 Oakwood Avenue North



**Figure C36** -305 Lakeshore Road West Designated



**Figure C37** -11 Oakwood Avenue North

## 3.0 Port Credit Neighbourhoods

### 3.4.3 Parking, Servicing and Loading

The design of parking, servicing and loading areas is a key component in the development of sites. These areas serve a functional need, but should be designed in a manner that screens less desirable aspects and provides high quality treatment of exposed areas while addressing safe and efficient movement of pedestrians, cyclists and vehicles.

Parking should be located underground, internal to the building or to the rear of the buildings.

Above grade parking structures should be designed in such a manner that vehicles are not visible to the public and have appropriate directional signage to the structure .

Service, loading and garbage storage areas should be integrated into the building or located at the rear of the building and screened from the public realm and adjacent residential uses.



**Figure C38** -Briarwood Avenue north of Lakeshore Road East

# 3.0 Port Credit Neighbourhoods

## 3.4.4 Access Points

The consolidation and relocation of access points along Lakeshore Road East and West will be encouraged to promote pedestrian safety and a cycle friendly environment to provide the opportunity for a continuous streetscape.

Mutual access between abutting properties will be essential in achieving a pedestrian oriented environment. Existing access will be relocated whenever possible to side streets and the rear of

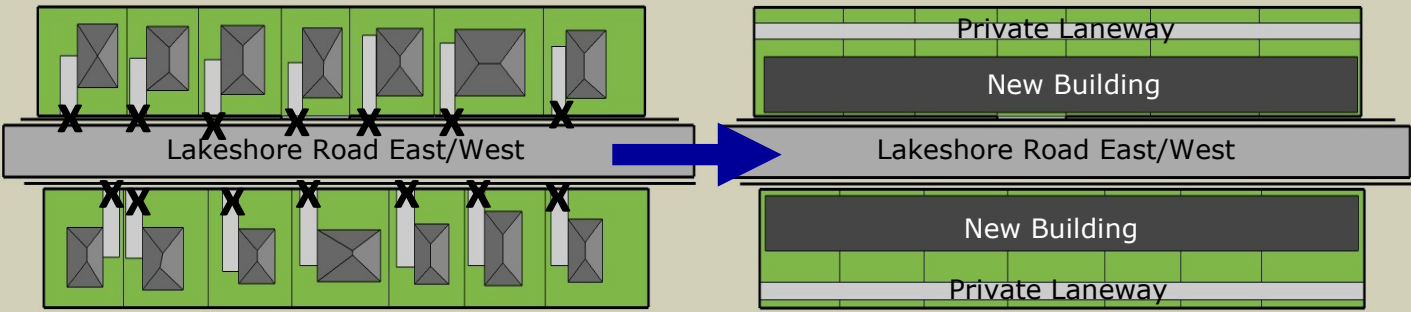
the property. The addition of access points will not be permitted.



**Figure C39** -Pedestrian Realm with no access points



**Figure C40** -Existing Access Points



**Figure C41** - Conceptual consolidation of access points along Lakeshore Road West and East

## 3.0 Port Credit Neighbourhoods

### 3.4.5 Pedestrian Realm/Streetscape

The Neighbourhood Precincts have an established streetscape particularly in the residential areas. These consist of mature tree lined streets and some sidewalks on the street edge. A significant number of the residential streets, however, do not have sidewalks. This will be maintained.

In the Neighbourhood Mainstreet Precinct, a Master Streetscape Plan will be required to determine the appropriate streetscape and to ensure any planned streetscape works takes into consideration established and planned utilities. Coordinated street furniture, including post and ring bike parking, should be established through this process. However, in the interim, applicants for development applications along mainstreets will be required to submit a streetscape plan which clearly demonstrates how they can achieve the optimal boulevard width of 5.6 m and how the proposed development will fit in with the current streetscape pattern.



**Figure C42** - Residential Street in Port Credit



**Figure C43** - Neighbourhood Mainstreet Precinct



**Figure C44** - Existing pedestrian realm in the Neighbourhood Mainstreet

## 3.0 Port Credit Neighbourhoods

### 3.4.6 Microclimate

#### Shadow Impact

Shadow studies will be requested in support development applications to demonstrate that the height and/or location of a proposed building will not generate excessive shadows over adjacent lands.

Shadow studies will be required for buildings greater than 12.0 m in height which may cause new shadow impact on adjacent residential properties, public parkland, open space and the public realm. Particular attention will be focused on the mainstreet corridors (Lakeshore Road East or West and Hurontario Street) where a pedestrian environment is strongly encouraged and fostered.

#### Wind Comfort

The objective of the study is to ensure appropriate comfort and safety levels are maintained in the pedestrian realm, streetscapes, public spaces, private public amenity areas and areas immediately adjacent to and surrounding the proposed development. The study may be required on development applications higher than 3 storeys.

Evaluation of the existing wind conditions in the immediate and surrounding area, prior to the proposed development will be required along with a comparison of the wind conditions based on the proposed development for any building over 3 storeys or 16 m. The criteria to be used for the analysis should be signed and sealed by a certified engineer. The *Terms of Reference for Pedestrian Wind Comfort Studies* should be used.



**Figure C45** -Shadow impact on the Neighbourhood Mainstreet Precinct



**Figure C46** -Wind impact on the pedestrian environment

[http://msnbcmedia.msn.com/i/MSNBC/Components/Slideshows/\\_production/ss-090809-typhoon/ss-090810-typhoon-08.jpg](http://msnbcmedia.msn.com/i/MSNBC/Components/Slideshows/_production/ss-090809-typhoon/ss-090810-typhoon-08.jpg)

## 3.0 Port Credit Neighbourhoods

### 3.4.7 Materiality

As in the Community Node, new buildings should reference their surroundings through their architectural language and high quality materials.

High quality building materials will be required in all new developments in Port Credit. The predominant exterior building material is a reddish tone brick and stone. New buildings are required to maintain this theme along the neighbourhood mainstreet and in the residential

neighbourhoods.

High quality materials will be required in all new developments. The material most widely found in Port Credit is red tone brick. New developments are encouraged to incorporate this material into their development. For the mainstreet, vision glass should be used for all store fronts.

Concrete block is not permitted to be exposed. Painted concrete block is not permitted.



**Figure C47** -Example of brick and stone material



**Figure C48** -Example of brick and stone material



# 3.0 Port Credit Neighbourhoods



Figure C49 -Example of brick and stone material



Figure C50 -Example of brick and stone material



Figure C51 -Example of brick and stone material

# 4.0 Port Credit

## 4.0 Environmental Sustainability

New developments must be sustainable in all aspects, taking into account social and economic impact, based on whole life costs and benefits. Advances in construction technology combined with a growing body of architectural knowledge mean that sustainable practices should be easily achievable.

On July 7, 2010, City Council adopted the Green Development Strategy that focuses on achieving sustainability and environmental responsibility in new development in Mississauga. The City strongly encourages applicants to incorporate green sustainable elements into proposed buildings, site works, construction methods and long-term maintenance programs. Further, the City also encourages that applicants pursue LEED-NC credits required to achieve Silver certification.

For more information, visit the Canada Green Building Council for the LEED-NC program, Sustainable Technologies for the Low Impact Development Stormwater Management Planning and Design Guide, and the City of Mississauga for the Green Development Strategy.



**Figure D1** -Example of vertical parking grate screened by landscape



**Figure D2** -Example of enhanced dry grass swale



**Figure D3** -Typical rain water barrel



**Figure D4** -Extensive' Green Roof Above — Mountain Coop Toronto





# **APPENDIX 2**

## **LAKESHORE ROAD TRANSPORTATION REVIEW STUDY –**

### **EXECUTIVE SUMMARY**

City of Mississauga

# LAKESHORE ROAD



## Transportation Review Study



FINAL REPORT

# **EXECUTIVE SUMMARY**

## **Study Purpose**

The overall goal of this study was to provide a comprehensive and technical transportation review to identify how the Lakeshore Road corridor can accommodate alternative modes of transportation and provide input and background into the preparation of Official Plan policies for Lakeview and Port Credit and address stakeholder comments provided in the “*Directions Report*”.

As the City looks to the future, long term plans for corridors such as Lakeshore Road will include providing the necessary facilities for all modes of transportation. As such, pedestrian facilities, cycling facilities and higher order transit facilities all need to be accommodated for a revitalized and more active Lakeshore Road.

The project conceptually reviewed the feasibility of future higher order transit within the existing Lakeshore Road right-of-way from Hurontario Street to the Long Branch TTC / Mississauga Transit terminal (the study area stops at east municipal boundary, just west of the Long Branch terminal at Etobicoke Creek).

## **History**

Lakeshore Road was formally part of the Provincial King’s Highway network as Highway 2 continuous through the GTA. It has also supported the ongoing development of Port Credit, Lakeview and Clarkson urban villages as well as industrial and residential areas along the corridor. Construction of the QEW subsequently relieved most of the through traffic from Lakeshore Road.

## **Current Role**

The roadway has an important role to play in supporting the variety of tourist, commercial, industrial and residential land uses along the corridor. There are no alternative parallel continuous east-west routes except for the access controlled QEW some 2 kms to the north.

Currently Lakeshore Road provides for autos, bus transit and pedestrians, but not explicitly for bicycles. An evaluation of alternative modes and how these modes can be accommodated within the changing Lakeshore Road ROW has been undertaken. The following conclusion and results were developed in the course of this evaluation and functional design exercise.

Currently, around 75% of the traffic crossing the Credit River in the AM peak originates from the southwest part of Mississauga. Approximately 50% of the trips crossing the Credit River on Lakeshore Road are destined to a work / school locations in eastern Mississauga. On occasions when the QEW is blocked, traffic overflows onto Lakeshore Road which exacerbates the already congested traffic entering Port Credit. Traffic flow improves east of Hurontario Street through Port Credit and Lakeview.

## **Traffic Trends**

All day traffic volumes have not risen in the last 10 years. Forecasts show that for the most part, peak direction volumes will not increase in the next 20 years, except for a small increase west of Port Credit as a result of increased GO Train ridership out of the Port Credit GO Station. Traffic volumes in the off-peak direction are forecast to increase resulting in more balanced flows along Lakeshore Road.

## **Future Transit**

On November 28, 2008, Metrolinx released their Draft Regional Transportation Plan entitled "*The Big Move: Transforming Transportation in the Greater Toronto and Hamilton area*". This document sets out the actions to build new transportation infrastructure and improve transit service in the Greater Toronto and Hamilton area. One such initiative is the Waterfront West Rapid Transit project which will be a new east-west rapid transit connection from Union Station to the Port Credit GO Station. Although not currently financed to be programmed, this initiative is included in their 15-Year Plan. The technology to be utilized and its ultimate alignment were not determined however, it was assumed to be accommodated within the road right-of-way for Lakeshore Road.

## **LRT**

Higher order transit cannot be achieved west of Hurontario Street without compromising other modes and / or streetscaping. The long term plan includes LRT in mixed traffic (similar to Queen / King Streetcar service in Toronto) in the restricted parts of the corridor between Hurontario Street and Greaves Avenue. East of Greaves Avenue, LRT on its own right of way is indicated in the long term functional plans

## **Right-of-way Challenges**

Between Broadview Avenue and Seneca Avenue, a right of way (ROW) width of only 26.2 m is available, with no likelihood of increasing that width. An additional constraint exists between Cawthra Road and Greaves Avenue; however there will be opportunities to achieve the ultimate 30 m ROW in the future. Therefore, in the near term even with a potential narrowing of vehicular lane widths, it is not feasible to implement on-street bicycle lanes in this stretch while maintaining 4 lanes of traffic, on-street parking and the current boulevard / sidewalk widths (which are considered the minimum desirable already). Between Seneca Avenue and Cawthra Road and again between Greaves Avenue and the east municipal boundary, greater ROW widths are available (or could be available) and therefore do not provide the same challenge that the Port Credit and Cawthra Road to Greaves Avenue sections pose.

A series of cross-section alternatives were developed and assessed for use in the short term (based on bus transit in mixed traffic) and long term (with LRT east of Hurontario Street). Many of the more desirable options were not feasible due to inadequate ROW availability. One of the main ROW challenges was to accommodate cyclists more safely than the current situation without adversely impacting space requirements for vehicles, pedestrians and streetscaping.



## **Lane Widths**

In order to better accommodate bicycles and in some scenarios transit, lane widths on Lakeshore Road were reduced in the short and long term functional designs. Typically 3.35 m lanes were used (3.0 m for left turn lanes) except for the locations where sharrows are proposed in wider 4.0 m curb lanes.

## **Centre Two-Way-Left-Turn-Lane (CTWLTL)**

The existing CTWLTL in place between Seneca Avenue and the east municipal boundary provides a measurable and significant safety advantage compared with a scenario of having no left turn storage. In the future, should it be possible to reduce the frequency of access points along this stretch, it may be possible to implement a raised median with channelized left turns at the remaining access points to provide a further safety advantage over the CTWLTL. This would also have the advantage of providing better definition (delineation) for pedestrians.

In the long term plan, the CTWLTL would have to be removed in the section east of Greaves Avenue as it would be replaced by an LRT in an exclusive ROW along the centre of the road. In the long term plan west of Greaves Avenue, left turn pockets could potentially be made between the tracks, or more likely the left turns would take place on the tracks (delaying transit). More analysis would be needed to determine the appropriate solution at specific locations.

## **Bicycle Plan**

The Mississauga Cycling Master Plan was recently completed which has highlighted Lakeshore Road as a future on-street bicycle facility. Input from this study will help determine how cycling will be accommodated.

This study has determined that a wide curb lane with sharrows is the near term preferred application through the areas with a narrow right of way – from Broadview Avenue to Greaves Avenue.

The exception being a small section between Seneca Avenue and Cawthra Road that is able to accommodate on-street bicycle lanes; however, this will require a 2 metre widening of the road pavement which appears to be feasible given the 31 metre ROW available. Again east of Greaves Avenue to the municipal boundary, on-street bicycle lanes are recommended which would require a road widening on both sides.

The long term functional plan shows on-street bicycle lanes throughout the corridor, this is made possible by an assumption that on-street parking (on one side of the road) through Port Credit may ultimately be removed and may be replaced with off-street parking lots / garages.

Although not explicitly assessed in this study, bicycle lanes are also suggested for the section of Lakeshore Road between Clarkson and Port Credit (Johnson's Lane to Shawnmarr Road) as a result of higher vehicular speeds and the availability of a wider ROW.

## **Credit River Bridge**

The Credit River Bridge will need widening to accommodate a relocation of bicycles from the street to the current sidewalks. A number of structural alternatives to achieve this will need to be investigated further in a Class Environmental Assessment (EA) study.

## **On-Street Parking**

Current on-street paid parking in Port Credit provides an important support function to the commercial core and tourist area of Port Credit. Over the longer term, there may come a time when changes in modal usage may reduce the need for on-street parking. There is also a parking management plan underway for the Port Credit area that includes among other things an examination of the feasibility of replacing a portion of the on-street parking supply with off-street / side street parking.

In the meantime, as long as 4 traffic lanes are required and on-street parking is present, it is extremely difficult to provide either on-street bicycle lanes or higher order transit through Port Credit.

A strategic parking plan for the Lakeshore Road corridor through Lakeview is currently underway which will set the parking framework for this area.

Although the near term recommended plan for the corridor includes retention of the existing parking spaces, in order to provide more opportunity for other modes, at least one side of the on-street parking may need to be replaced by adequate and convenient off-street parking. This provides a longer term challenge and is reflected in the long term plan which includes bicycle lanes with parking on the south side only. This results in the removal of 88 on-street parking spaces on the north side.

## **Recommended Plans**

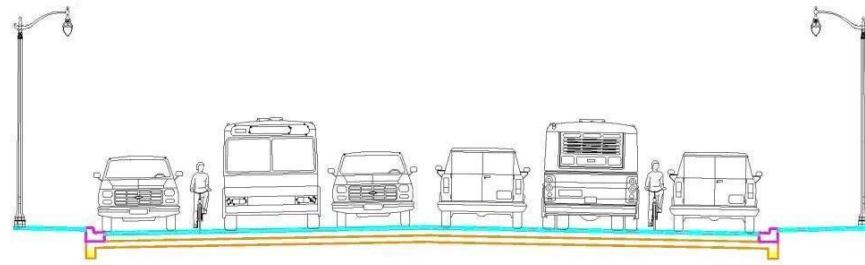
Two design plans were developed for the corridor. One is considered to be a long term plan which includes the LRT and also removal of on-street parking from one-side of the road, while a near term option was developed which did not consider LRT but maintained the on-street parking.

## **Near Term Plan**

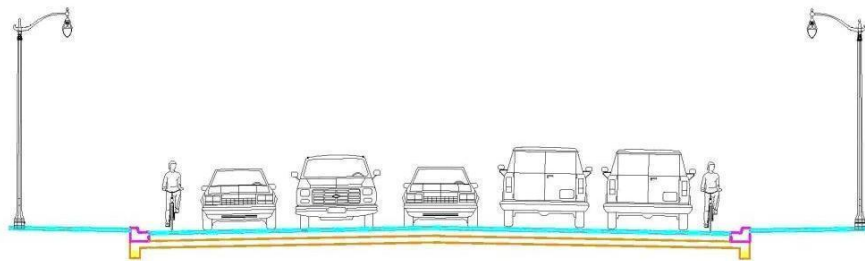
The basic cross-section alternative selected for the near term option through Port Credit and another narrow ROW section east of Cawthra Road is shown below in **Exhibit E1**.

The cross-section includes the addition of sharrows in a 4 m curb lane and involves a slight modification of the existing cross-section (mainly a reduction in vehicular lane and parking widths) to accommodate a wide curb lane for sharrows to better accommodate cyclists. For areas with a wider ROW, between Greaves Avenue and Cawthra Road and again east of Greaves Avenue to the municipal boundary, on-street bicycle lanes are included instead of sharrows. Minor curb adjustments are required to implement the cycling facilities.

## CONCEPT FOR: BUSES IN MIXED TRAFFIC + SHARROW LANE + ON-STREET PARKING



MID-BLOCK SECTION



INTERSECTION

EXHIBIT E1: NEAR TERM CONCEPT THROUGH RESTRICTED ROW

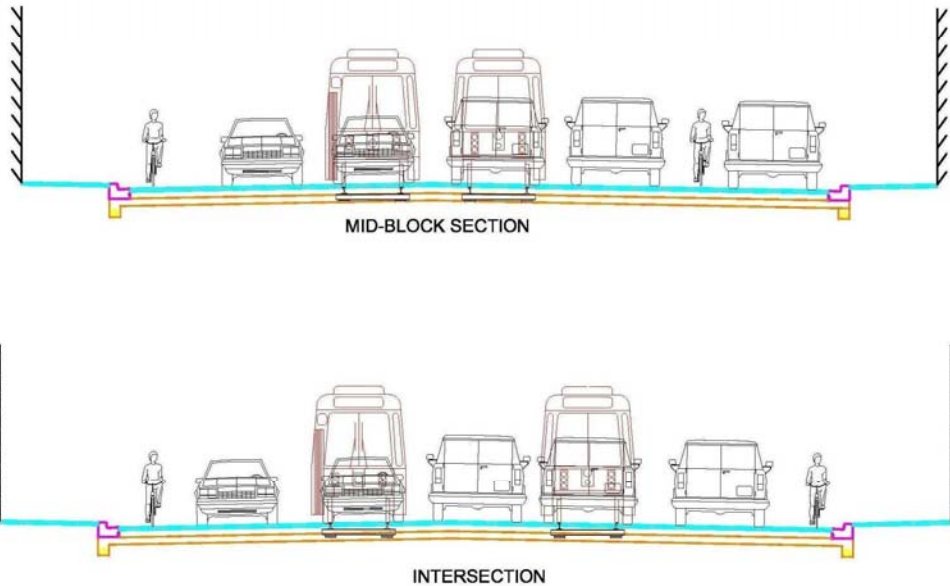
**Note: Subject to further review including Community consultation and preliminary design.**

The functional design for this near term option is shown in the upper half of Plates 1 through 20 at the back of this report.

### Long Term Option

Between Hurontario Street and Greaves Avenue, due to the constricted ROW sections, the basic cross-section alternative selected for the long term option is LRT in mixed traffic (e.g. similar to Queen St / King St. in Toronto). East of Greaves Avenue to the east municipal boundary, LRT on its own ROW is feasible. A short section between Seneca Avenue and Cawthra Road could also have accommodated LRT, but the section is too short to accommodate a transition to and from LRT / mixed traffic. Bicycle lanes are shown throughout the corridor. This is made possible through the 26.2 m ROW sections by removing parking on the north side (choice of the north side was arbitrary). The recommended typical cross-section for the long term between Hurontario Street and Greaves Avenue is shown below in **Exhibit E2**.

**CONCEPT FOR: LRT IN MIXED TRAFFIC + ON-STREET  
BICYCLE LANES + ONE SIDE ON STREET PARKING**



**EXHIBIT E2: LONG TERM CONCEPT THROUGH RESTRICTED  
ROW (EAST OF HURONTARIO STREET)**

**Note: Subject to further review including Community consultation and preliminary design.**

The functional design for the long term option is shown in the lower half of Plates 1 through 20 at the back of this report.

**Implementation**

**Near Term**

To implement near term changes, including curb adjustments required for cycling facilities, it is anticipated this would occur in phases as part of the Transportation and Works Department road rehabilitation / reconstruction program. These minor curb adjustments are required to accommodate the on-road bicycle facilities (sharrows / bike lanes) based on the assumption that traffic lanes will be maintained at a minimum width of 3.25 m to 3.35 m in width.

Notwithstanding the above, there may be an opportunity to implement cycling on Lakeshore Road without curb adjustments. This would be accomplished by reducing the inside through lane to a width of 3.05 m to 3.10 m and widening the curb lane to 4.0 m with the addition of bicycle sharrow markings.

This appears to be feasible based on existing road plans but would need to be confirmed in the field. The reduced width would be subject to safety considerations, including but not limited to speed and access / intersection proximity.

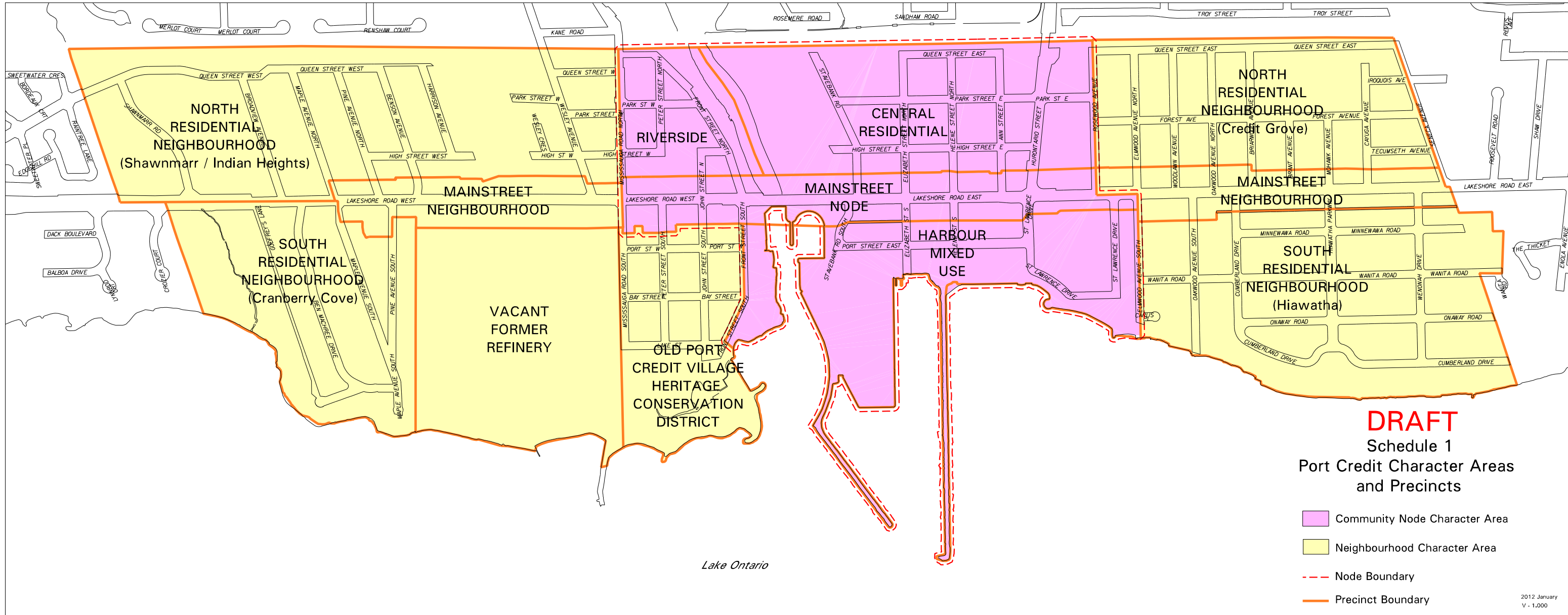
On the assumption that sufficient pavement width is available, these changes would be implemented through the road resurfacing program or independently when appropriate through the removal and re-application of the pavement markings.

### **Long Term**

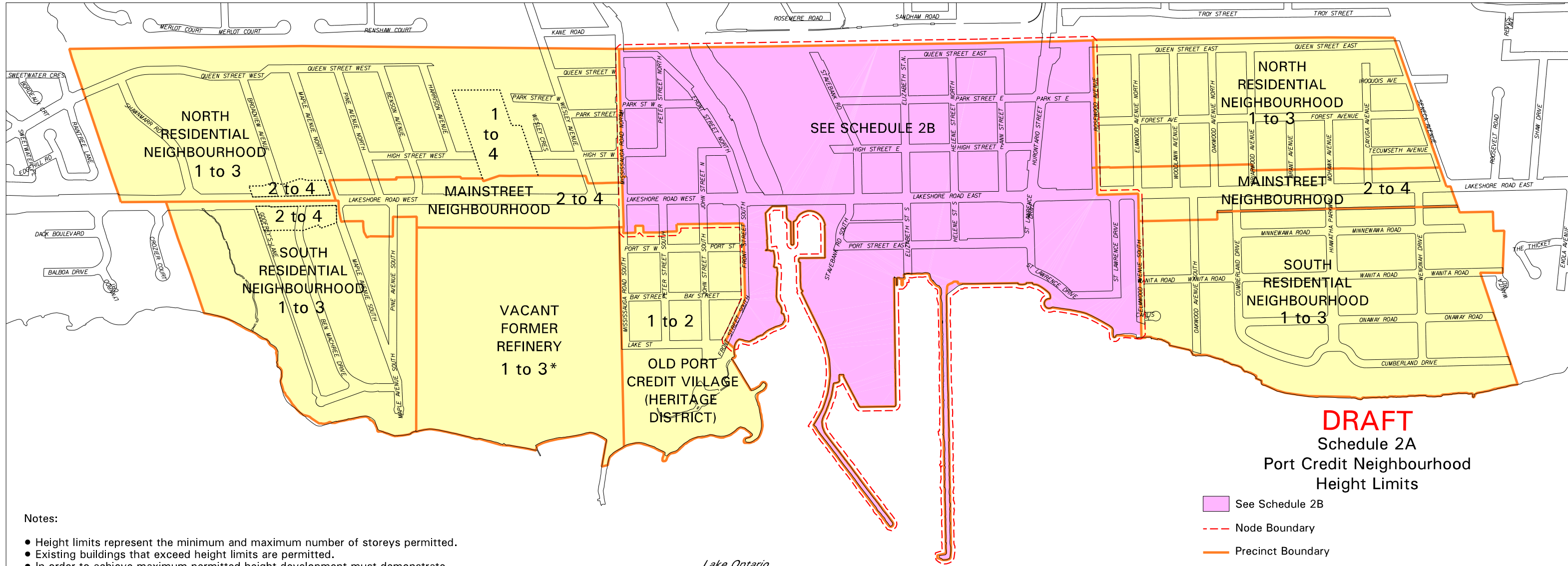
The long term plan proposes an LRT system operating in mixed traffic through Port Credit (west of Greaves Avenue) and in a dedicated ROW east of Greaves Avenue. In this light, an adjustment to the ROW from the existing 35 m to 44.5 m (44.5 m is currently available through this section of Lakeshore Road, with the exception of property fronting the OPG and Metropolitan Toronto and Region Conservation Authority lands) will be required. There is no time frame at this point for the study required for the consideration of an LRT system. This information is important with regard to the implementation of future curb adjustments relative to the ROW needs for on-road bicycle lanes in the absence of an LRT system.

The long term plan also assumes implementation of on-road bicycle lanes throughout the corridor which will impact on-street parking through Port Credit (Broadview Avenue to Seneca Avenue). The study concludes that parking would need to be eliminated from one side of the road and relocated to side streets and / or new surface parking lots. On-street parking will be an issue even if an LRT system is not implemented, since the LRT is proposed to operate in mixed traffic through Port Credit. It is the addition of the on-road bicycle lanes that will precipitate the need for changes. Additional parking information is anticipated in 2011 upon completion of a parking management plan currently underway in Port Credit.

The study speaks to the ultimate removal of the centre turn lane from Seneca Avenue to the east City boundary and its replacement with a dedicated LRT ROW. This will require a detailed review of the feasibility of access consolidation throughout this section of Lakeshore Road.



**DRAFT**  
 Schedule 1  
 Port Credit Character Areas  
 and Precincts

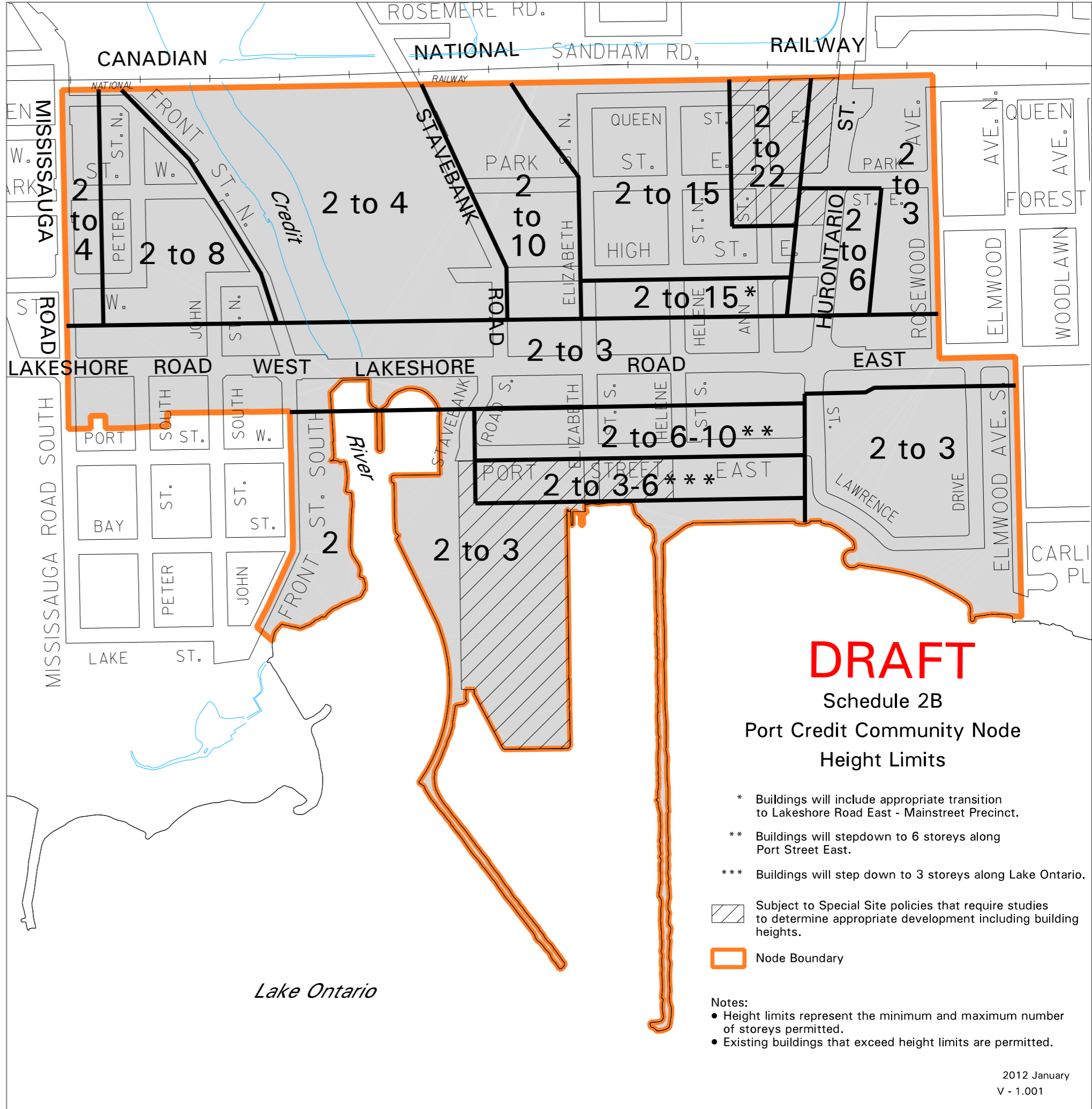


**DRAFT**  
 Schedule 2A  
 Port Credit Neighbourhood  
 Height Limits

- See Schedule 2B
- Node Boundary
- Precinct Boundary
- Special Area Boundary where additional height permitted.
- \* Subject to Special Site policies that require studies to determine appropriate development including building heights.



- Notes:
- Height limits represent the minimum and maximum number of storeys permitted.
  - Existing buildings that exceed height limits are permitted.
  - In order to achieve maximum permitted height development must demonstrate compatibility with adjacent properties.

Lake Ontario



# DRAFT

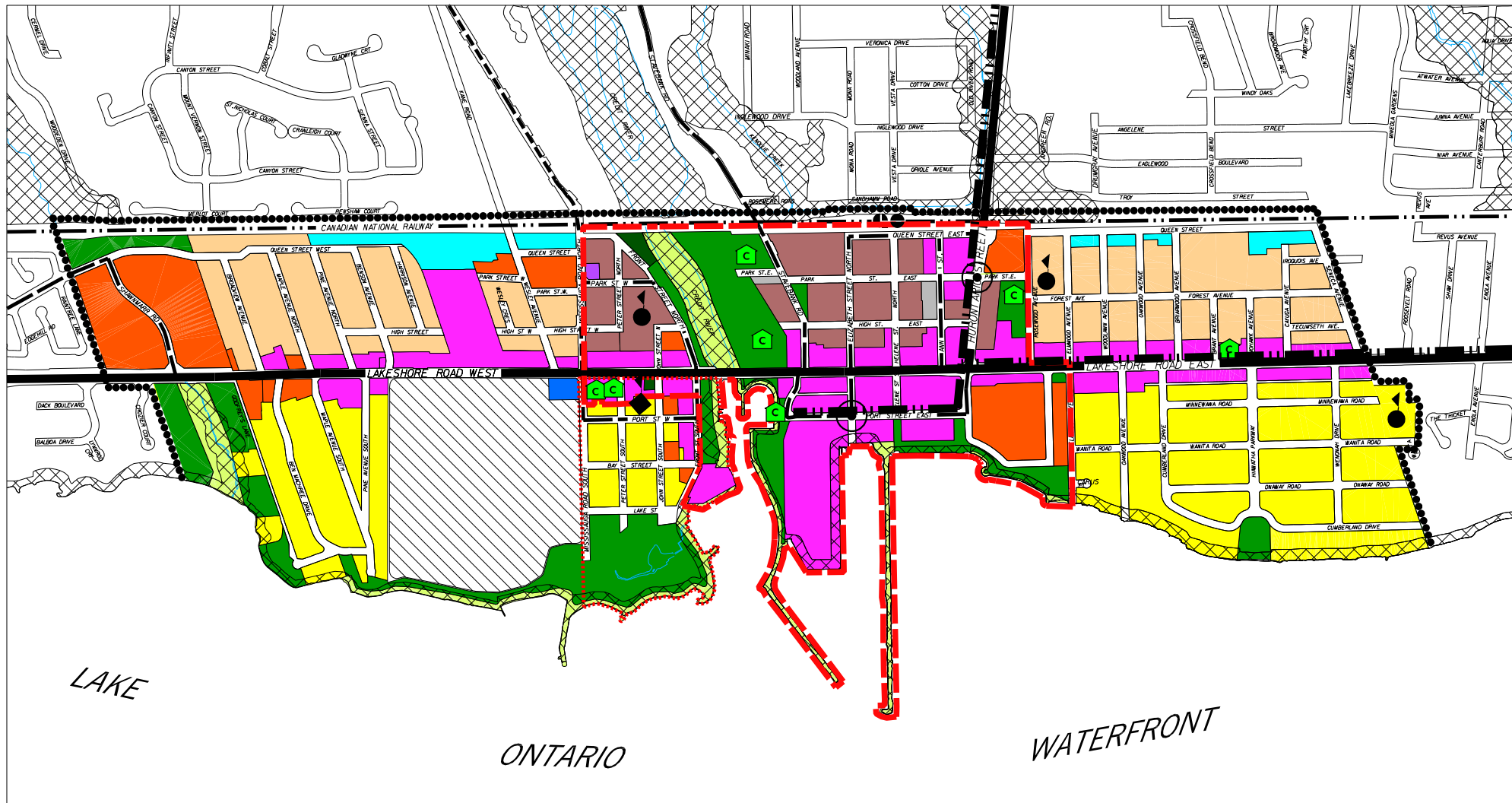
## Schedule 2B Port Credit Community Node Height Limits

- \* Buildings will include appropriate transition to Lakeshore Road East - Mainstreet Precinct.
- \*\* Buildings will stepdown to 6 storeys along Port Street East.
- \*\*\* Buildings will step down to 3 storeys along Lake Ontario.
-  Subject to Special Site policies that require studies to determine appropriate development including building heights.
-  Node Boundary

Notes:

- Height limits represent the minimum and maximum number of storeys permitted.
- Existing buildings that exceed height limits are permitted.





**LAND USE DESIGNATIONS**

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility
- Special Waterfront

**TRANSPORTATION LEGEND**

- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Higher Order Transit Corridor

**LAND USE LEGEND**

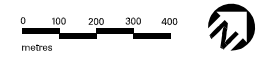
- Community Node Boundary
- Heritage Conservation District
- Natural Hazards
- Public School
- Catholic School
- Community Facilities
- Local Area Plan Boundary
- Proposed Light Rail Station

- Notes:**
1. Any part of the road network shown outside the city boundaries is shown for information purposes only.
  2. Refer to Schedule 3, Natural System for the location of the Natural Areas System and Natural Hazards.
  3. The limits of the Natural Hazards shown on this map are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

DRAFT

**Schedule 3  
Port Credit Local Area Plan  
Land Use Map**

City of Mississauga



2012 January  
V - 1.000