

Lakeview and Port Credit

District Policies Review and Public Engagement Process

Directions Report



bmi/pace . MSAi Architects . Poulos +Chung Transportation Engineers

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Executive Summary

Study Purpose

The City of Mississauga has evolved from a suburban community into a major Canadian city. It is now the sixth largest city in Canada and has a population of more than 700,000. Growth in Mississauga will depend largely on the potential for intensification and redevelopment.

The City has initiated the Lakeview and Port Credit District Policies Review in response to changing local circumstances and the recent provincial planning initiatives such as the Provincial Policy Statement (2005), Planning Act Reform and the Growth Plan for the Greater Golden Horseshoe. The City's goal is to provide for intensification in a manner which continues to make the Lakeview and Port Credit communities desirable places to live and work. Review of the district policies are part of the continuing program to keep Mississauga's Official Plan valid and current.

In September 2007, the City retained Brook McIlroy / Pace Architects in conjunction with Poulos + Chung Transportation Consultants and MSAi Architects to conduct the District Policies Review and Public Engagement Process. The goal of the study was to engage the community in creating practical and realistic visions for the future of the Lakeview and Port Credit districts. Input from the community and the City informed the study recommendations for public policies such as the Official Plan, zoning by-laws, urban design guidelines and community improvement plans.

This report outlines the Lakeview and Port Credit District Policies Review study process, findings, recommendations and considerations for public policy.

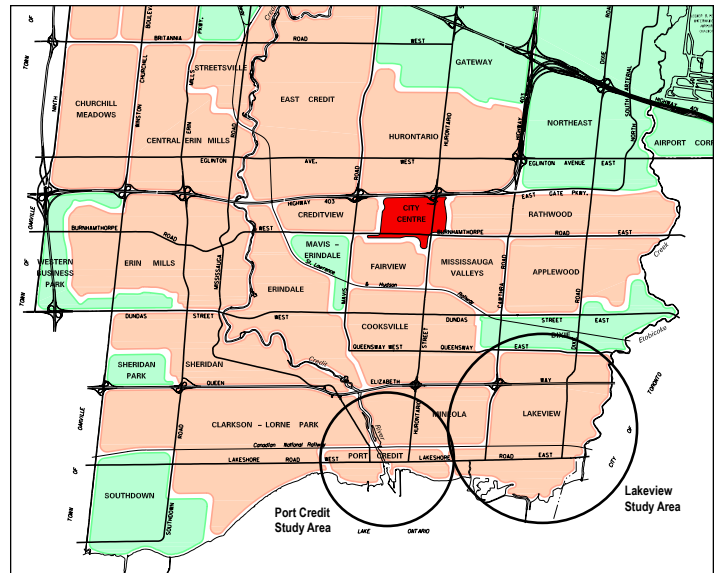
Study Areas

The study area includes the areas defined by the Lakeview and Port Credit planning districts as they are defined in Mississauga's Official Plan. Both districts are waterfront communities and combined, include approximately half of Mississauga's Lake Ontario shoreline. The characteristics of these districts are considered in greater detail within this report, including identity, demographics, waterfront, neighbourhoods, parks and green spaces, destinations, residential, industry and employment, retail/commercial, transit, transportation and parking, and built and cultural heritage. Also, important recent changes to each site are considered.

Planning Framework

There are a number of provincial and municipal policies and documents that have direct implications on future development for the Lakeview and Port Credit districts.

These policies and documents include the Provincial Policy Statement, the Places to Grow Act / Growth Plan for the Greater Golden Horseshoe, Mississauga Plan, Greenbelt Plan, Growth Management Strategy, Mississauga Waterfront Parks Strategy, Cycling Master Plan and Implementation Strategy, Older Adult Project, Office Strategy Study and the Employment Land Review Study.



Public engagement for the study included stakeholder interviews, visioning and place making sessions, a bus and walking tour, an open house, on-line questionnaires and youth outreach.

Public Engagement Process

An extensive list of stakeholders were identified at the commencement of the study and they were consulted at various times throughout the process. The public events that were held as part of the Public Engagement Process included stakeholder interviews, a kick off meeting, visioning sessions, place making workshops, youth outreach exercises, and an open house.

Study Findings: Lakeview

Vision Statement : “Strengthening the Community”

Much of the public input regarding the Lakeview district focused on “Strengthening the Community”. Improving the health of the community and the environment, reconnecting the community to Lake Ontario and establishing economic stability were some of the key “strengthening” concepts that were collected during the course of the study.

Six principles form the foundation of this vision, including:

- Reconnect the Waterfront
- Community Health
- Distinct Neighbourhoods
- Complete Community
- Social Well-Being
- Leadership in Sustainability

Based on these principles, a number of public policy recommendations were made regarding:

- Community Identity
- Waterfront
- Intensification
- Built Form
- Open Spaces: Streetscapes, Parks and Natural Areas
- Specific Sites

Each of these categories includes a summary of public input, a series of recommendations for public policies relating to the Lakeview planning district, and other considerations.

Study Findings: Port Credit

Vision Statement: “Evolving the Urban Village”

Port Credit is a well-known, well-established waterfront community in southern Ontario. The active port and harbour functions, fishing and boating activities, village character and natural beauty of Port Credit makes it a desirable place to be. Port Credit has had a long history of habitation; change has been occurring since the mid-1700’s and change has continued to occur three centuries later. Throughout all this change, Port Credit has remained a functioning village; a notion that is fundamentally important to Port Credit’s visitors and residents and to the future of the community.

Six principles form the foundation of this vision, including:

- Village Character
- Distinct Waterfront Community
- Enhance the Public Realm
- Environmental Stewardship
- Balance Growth
- Healthy Population

Based on these principles, a number of public policy recommendations were made regarding:

- Community Identity
- Waterfront
- Intensification
- Built Form
- Open Spaces: Streetscapes, Parks and Natural Areas
- Specific Sites

Each of these categories includes a summary of public input, a series of recommendations for public policies relating to the Port Credit planning district, and other considerations.

Policy Recommendations

For each of the districts above, a number of common directions evolved in the public policy recommendations for both districts, they include:

- Reinforce, enhance and maintain the existing character in each of the two districts;
- Promote appropriately designed, placed, scaled and timed development so that adjustments in transportation, transit and infrastructure can keep pace;
- Develop urban design guidelines to ensure development is compatible with the surrounding community, preserves existing heritage features, and guides new development in heritage and established residential areas;
- Protect, preserve and enhance views to natural areas, watercourses and to Lake Ontario;
- Maximize public access to the waterfront;
- Promote year-round activity along the waterfront and with the public realm;
- Improve the existing transportation system and accessibility and convenience for all forms of transportation;
- Promote a mix of uses where appropriate to encourage a vibrant and sustainable community;
- Promote low-impact, sustainable design, incorporating LEED design criteria; and,
- Provide facilities for a healthy lifestyle (bicycle facilities, walkable community, etc).

In addition, a number of recommendations were provided for specific sites in Lakeview (Lakeshore Road Corridor, Industrial Lands, Inglis Site, Former Lakeview Generating Site, Lakeview Wastewater Treatment Facility, Dixie Outlet Mall, and Applewood Village Plaza) and Port Credit (Lakeshore Road Corridor, Imperial Oil Lands, Port Credit Harbor Marina, No Frills Site, Port Credit GO Station, and the Former Port Credit Lawn Bowling Site)

Future Studies

To complement this study, and implement the public policy recommendations, a number of future studies or plans are recommended. These studies include:

- Community Improvement Plans for the Industrial Lands and the Former Lakeview Generating Site.
- Lakeshore Road Corridor Study
- Transit Servicing Review
- Lakeshore Road Transportation Review
- Private and Public Realm Design Guidelines
- Community Services and Facilities Needs Assessment
- Winter Design Programming and Maintenance Study
- Street and Community Facility Sign Review and Design
- Sign By-law Review
- District Specific Public Art Programming
- Harmonized Street Furnishing Study
- Public Washroom Study Update

Next Steps

Following the endorsement of this report, commencing in November, 2008, City Staff will prepare amendments to the Official Plan District Policies and zoning, as well as urban design guidelines. As recommended in this report, these amendments and urban design guidelines will be followed by the preparation of tertiary plans and community improvement plans, commencing in 2009.

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Lakeview



Port Credit