

# 5

# Conclusion & Next Steps

## Lakeview and Port Credit Districts

The information contained in this report represents a summary of public input and public policy recommendations as they have evolved from the public engagement process. The following sections outline a series of next steps in the process which include recommendations on a series of additional studies that should be undertaken to further inform new development in the Lakeview and Port Credit communities. The list of recommended studies will be reviewed by City staff to determine the need, feasibility, and required resources.

## 5.1 Future Studies

The following is a preliminary list of future studies that are recommended to further inform new development in both the Lakeview and Port Credit Districts.

- 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



Lakeshore Road, Port Credit District.



Lakeshore Road, Lakeview District.

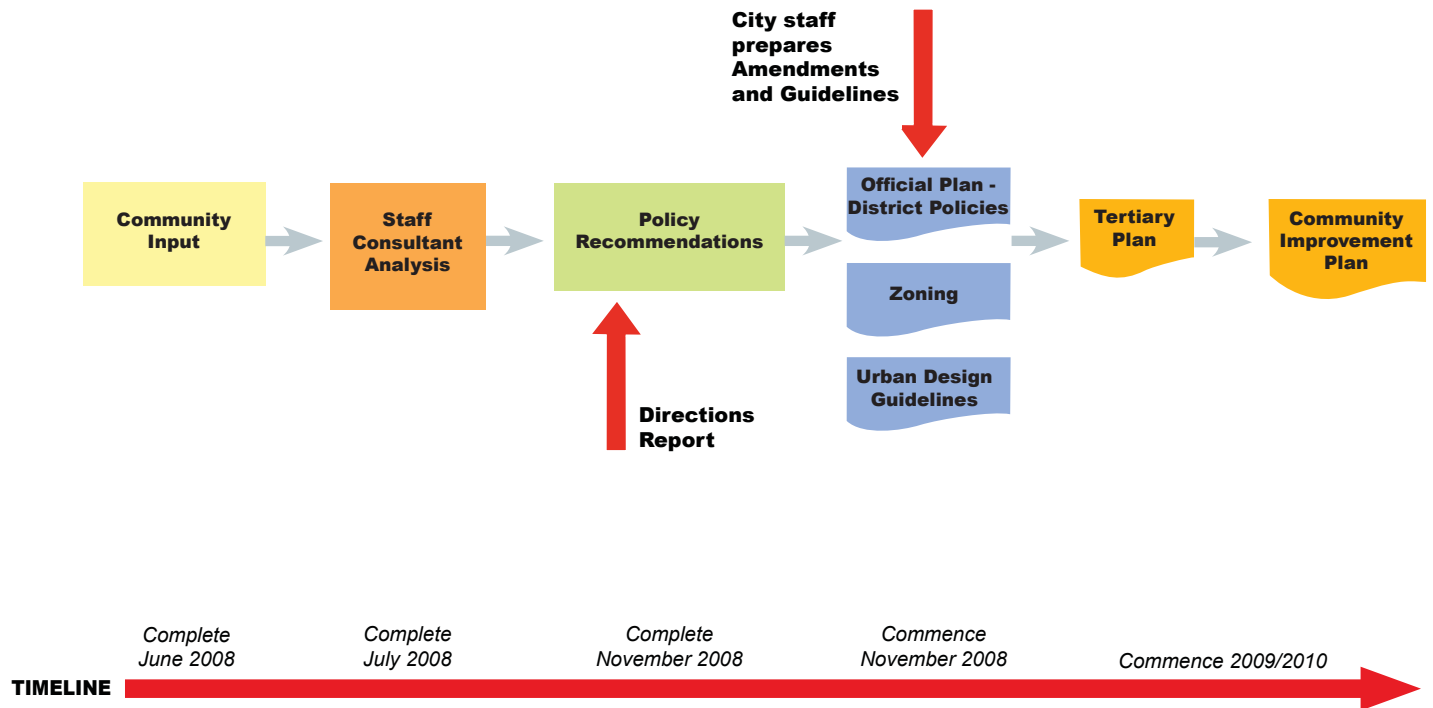
A Transportation Review should be performed for both districts and should address the following items:

- Identify the potential to introduce a bicycle lane in both directions of travel;
- Accommodate transit in the curb lane with enhanced bus stop locations and facility treatments such as shelters or waiting areas incorporated as part of urban design treatments;
- Identify the potential for the longer term introduction of higher order transit (HOT) including stop locations and treatments of intersection turning lanes;
- Enhance the strategic location for vehicle turning lanes;
- Coordinate the opportunity to introduce enhanced landscaping treatments within the right-of-way;
- Develop a strategy to rationalize and consolidate driveway entrances;
- Identify and enhance pedestrian crossing locations at the signalized intersections and other locations where feasible; and
- Enhance and increase the sidewalk widths where feasible.

# 5.2 Next Steps

Following the endorsement of the Directions Report by the Planning and Development Committee and City Council, staff will draft the Lakeview and Port Credit District Policies which will form amendments to the Mississauga Plan, and will include preparing land use policies, urban design guidelines and special site policies where needed. Staff will also prepare Zoning By-law amendments in conjunction with the Draft District Policies. Stakeholder consultation will be initiated to obtain comments on the draft District Policies and Zoning By-law amendments.

Occurring in tandem with the preparation of the draft District Policies are detailed studies on key waterfront properties, such as the Former Lakeview Generating Station, Port Credit Harbour Marina and the Imperial Oil lands, which are anticipated to take place over the next three years.



Study process flow chart.

## 5.3 Conclusion

Growth in Mississauga will depend largely on the potential for intensification and redevelopment. 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, visit, work and play.

In response to changing local circumstances and the recent provincial planning initiatives, review of the district policies are part of the continuing program to keep Mississauga's Official Plan valid and current. A critical step in this process includes identifying practical and realistic, community based visions for the future of the Lakeview and Port Credit districts.

Although many recommendations for public policies are presented in this report, there are number of key directions, common to both districts, that capture the community's sentiment regarding the future of Lakeview and Port Credit.

The common key directions include the following:

- 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).

The findings of this study have revealed that the community's desires regarding growth in the two districts generally coincides with City and provincial objectives. Both Lakeview and Port Credit are already desirable places to live, work and recreate. It is reasonable that growth will occur throughout the two districts, especially in areas located close to Lake Ontario.

Significant re-development opportunities exist within both the Lakeview and Port Credit districts. Large sites including the Former Lakeview Generating Station, Industrial Lands, Inglis Site, Dixie Outlet Mall, Imperial Oil Lands and the Port Credit Harbour Marina are well placed for intensification and will have a significant impact on the community as they redevelop over time. Having a community based framework in place to help guide the redevelopment of these site will be critical in ensuring public support throughout the process.

The ideas and recommendations carried forward in this Directions Report will provide City staff with the information required to prepare the appropriate amendments, guidelines, Tertiary Plans and Community Improvement Plans for the Lakeview and Port Credit districts.



Lakeview



Port Credit