



Industrial Lands Background Booklet: Lakeview District

January 30th, 2008 Place Making Session

Community Priorities:

(Identified at the kick-off meeting)

Priority #1: Shape Future Development

Use appropriate building heights, massing and design for all areas especially for residential areas and areas along Lakeshore Road.

Priority #2: Vision for Brownfield Sites

Develop a new vision for the existing vacant and under-utilized sites, including the OPG lands, sites along Lakeshore and industrial areas.

Priority #3: Community Character and Main Streets

Achieve and maintain a pedestrian and cyclist friendly main street for both communities. Create vibrant public spaces . Address existing transportation and traffic congestion issues.

Priority #4: Connect to the Waterfront

Visually and physically connect to the waterfront with more green spaces and open views to the lake

Priority #5: The Environment

Healthy communities – clean air, water and land. Build environmentally friendly buildings. Expand existing green spaces and enhance existing natural features.

Community Objectives:

(Summarized from data collection to date)

1. Support Main Street 'Walkable' Village Character:
 - Perceived height of 2 to 3 storeys at street-line
 - Allow breaks in street wall
 - Pedestrian scale detailing and site furnishings
 - Protection from the elements
 - Canopy trees and landscaping
 - Opportunities for parkettes, courtyards, patios
 - Crosswalks
 - Slower speed limits
 - Bike friendly
 - Building and directional signage
 - Discrete parking, integrated with greening opportunities
 - Screening and buffering from conflicting views, uses etc
 - Rationalize wide boulevards
2. Promote Vibrant Mixed Use Development:
 - Balances population during the day and night
 - Provides diversity in housing types
 - Attracts diversity in types of commercial, retail and professional services
 - Is respectful of adjacent land uses
 - Provides needed uses
3. Shape New Development:
 - Properly address the street, proportions, uses
 - Respectful of community character, place specific
 - Appropriate building heights
 - Appropriate transitioning and setbacks
 - Appropriate land uses
 - Sustainable design, energy efficient
 - Accommodates needed uses
 - Rationalizes driveway entrances
4. Push for Quality Public Spaces:
 - Express district identity and heritage
 - Protect urban tree canopy and sun access
 - Provide safe places and linkages, cohesive and organized
 - Environment responsive designs
 - Gateways and nodes at logical locations
 - Opportunities for various scales
 - Connections to the waterfront and existing parks
 - Views to the waterfront
5. Improve Transportation and Transit
 - Reduce congestion
 - Slow traffic, improve safety
 - Reliable transit, introduce LRT along Lakeshore Road
 - Bus stops pedestrian design
 - More crosswalks or signal lights
 - Bike lanes
 - Workable parking strategy

General Site Information

Length of Frontage on Lakeshore Road: Approx. 850m (2780 ft)

Size of Area: 65 Acres
26 Hectares
267,000 square meters

Adjacent Land Uses:

- Main Street Commercial
- Low Density Residential
- Medium Density Residential
- Utility
- Greenbelt
- Public Open Space

Currently Zoned E2-21: Business Employment Lands

Residential and commercial land uses lie adjacent to the E2-21 employment lands. Within the site, there is a generous range of allowable uses from larger scaled manufacturing, science and technology, warehouse and self storage and mid-to-small scaled businesses such as offices, medical, restaurants, banquet hall, financial institutions and food preparation establishments. Animal services as well as college/university and commercial schools are included. There is a minimum lot frontage of 30 metres and front yard setback of 7.5 metres. It is also relevant to note minimum separation distances from these employment uses to residential lands.

Points of Interest:

- Lakeshore Road will remain 4 lanes with a centre turning lane.
- Typical Lakeshore Road East ROW throughout Lakeview District is 30-35m. The section from Greaves Ave to Hydro Road is 44m. .
- North side of street is mostly 2 storey Main Street Commercial.
- An Employment Lands Study is under-way for the whole of the City (Hemson Consulting Ltd)
- Provides vehicle and pedestrian access to Lakeview Park, Douglas Kennedy Park, Lakefront Promenade



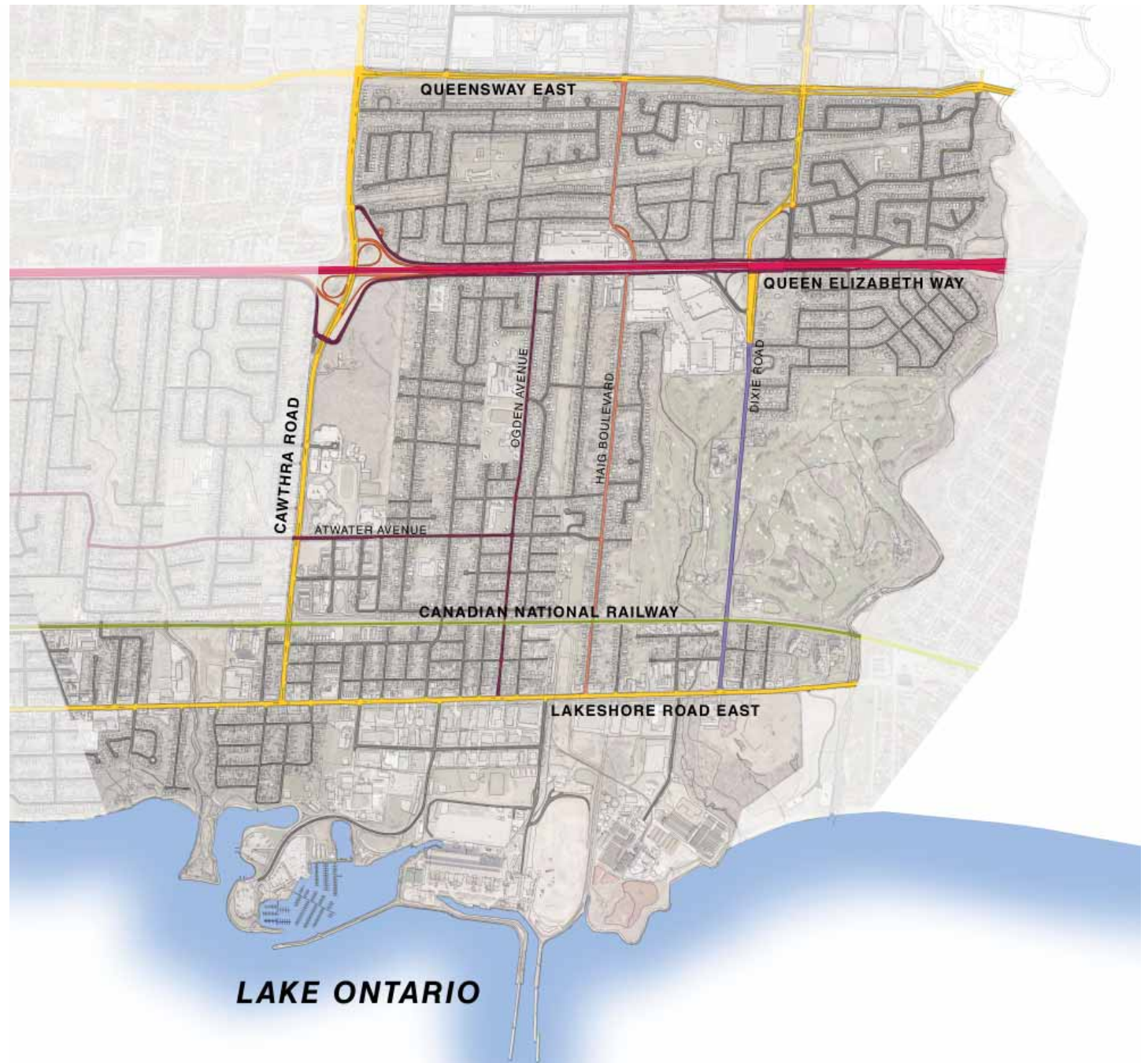
Lakeshore Road is four lanes wide with a continuous centre turning lane.



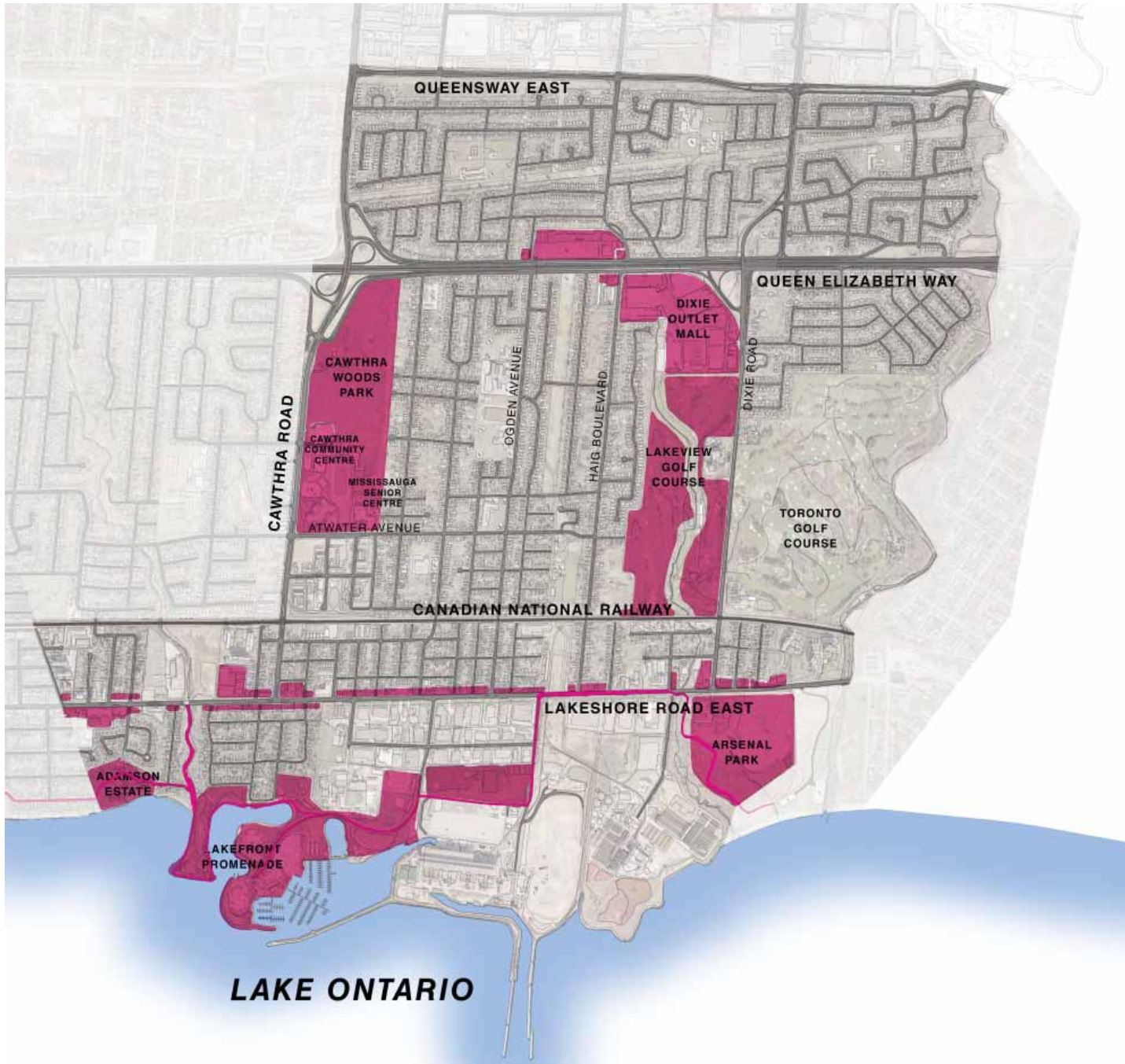
Boulevard adjacent to the area is very wide.

LEGEND

- Arterial
- Major Collector
- Minor Collector
- Existing Commuter Rail
- Major Collector (Scenic Route)



Roadway Hierarchy



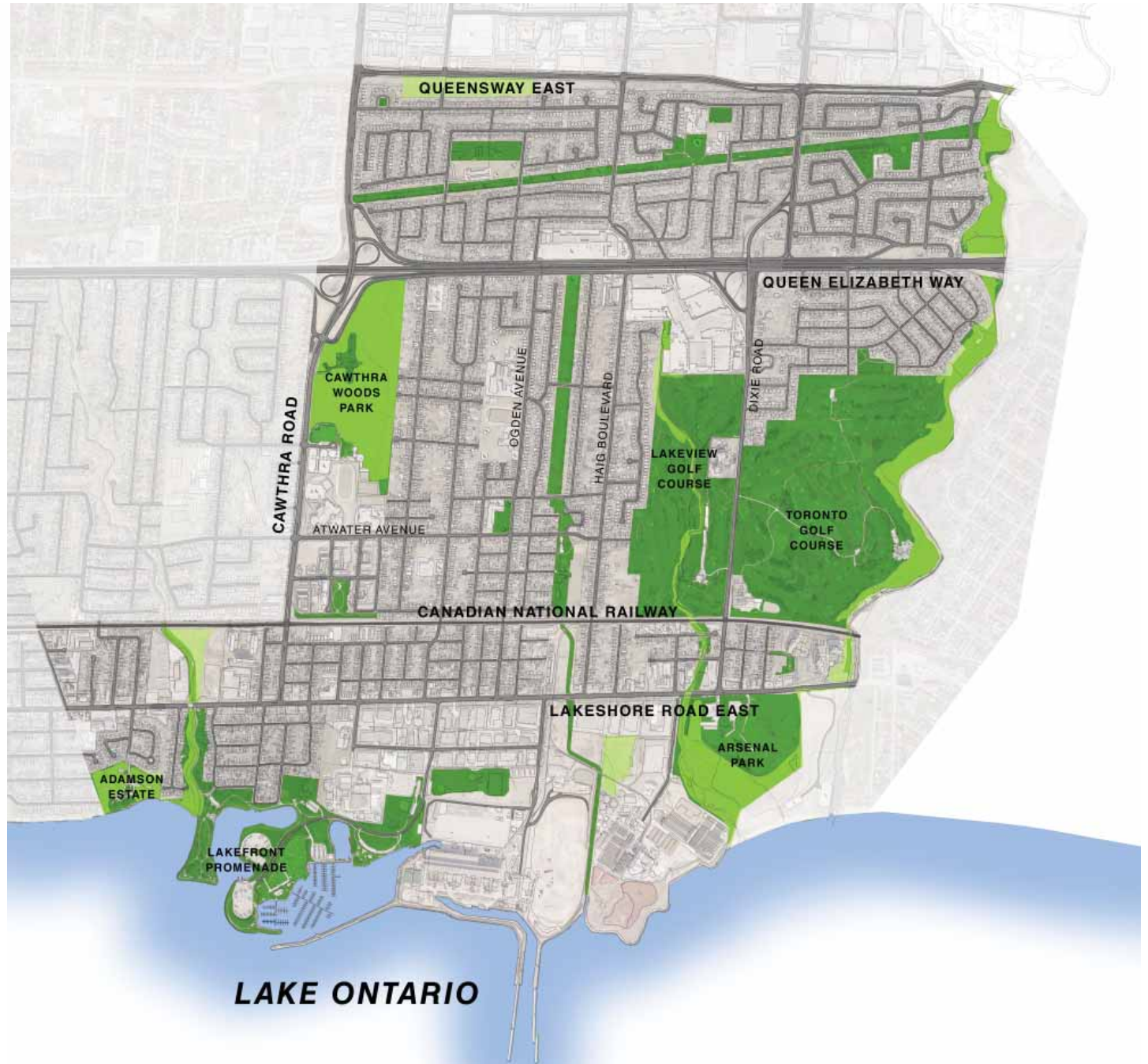
LEGEND

- Destination Locations
- Waterfront Trail

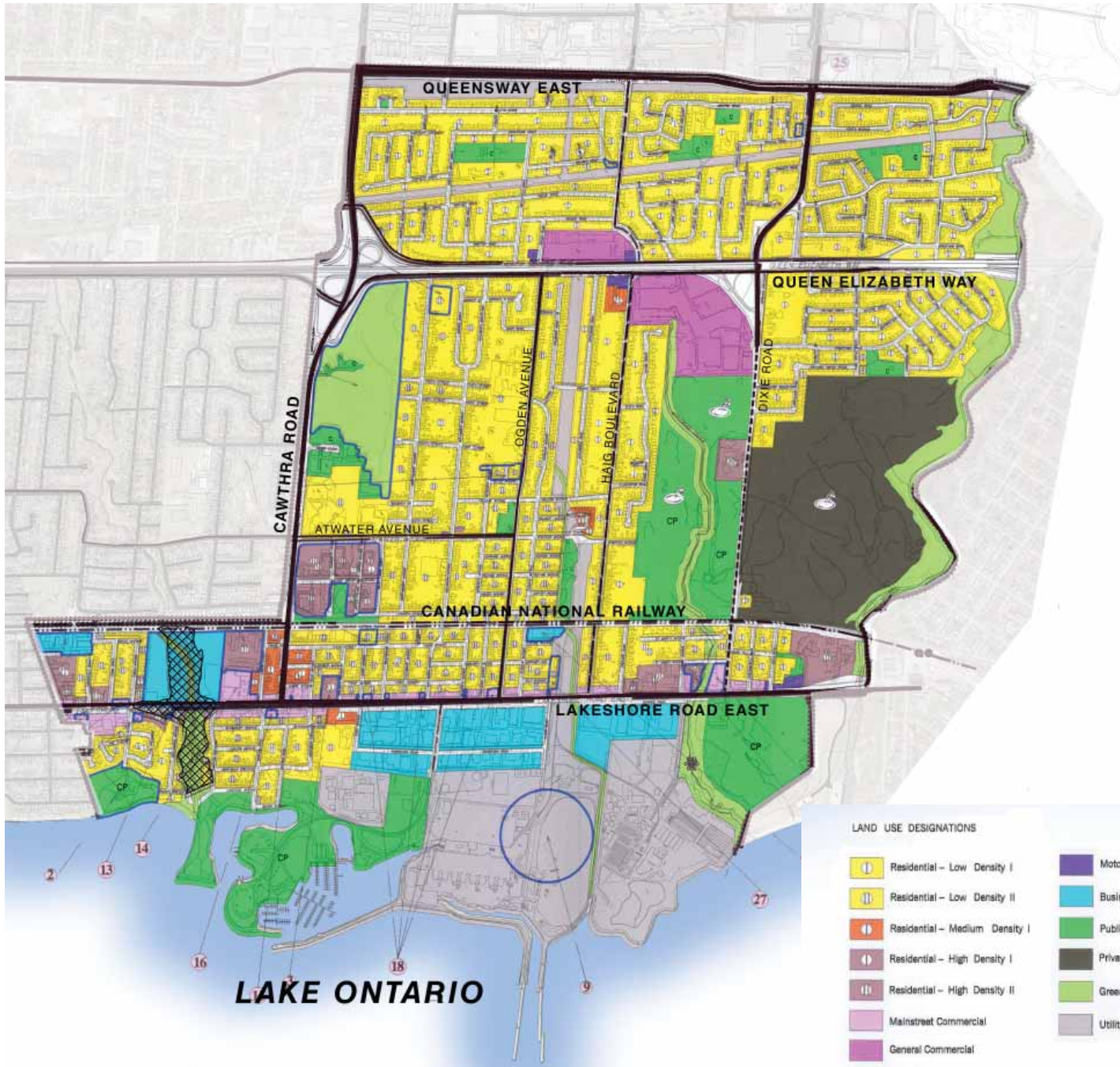
Destinations

LEGEND

-  Green Spaces
-  Natural Areas Overlay



Parks and Natural Areas



Existing Land Use Designations

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- Residential - High Density II
- Mainstreet Commercial
- General Commercial
- Convenience Commercial

- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

LAND USE LEGEND

- Regulatory Floodplain
- Golf Course
- Proposed Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)



Street Network



Context

Traffic signals:

Legend:

Triangular symbol represents
City controlled signal

Stop sign symbol represents
Region of Peel controlled signal

Circle symbol represents MTO
controlled signal



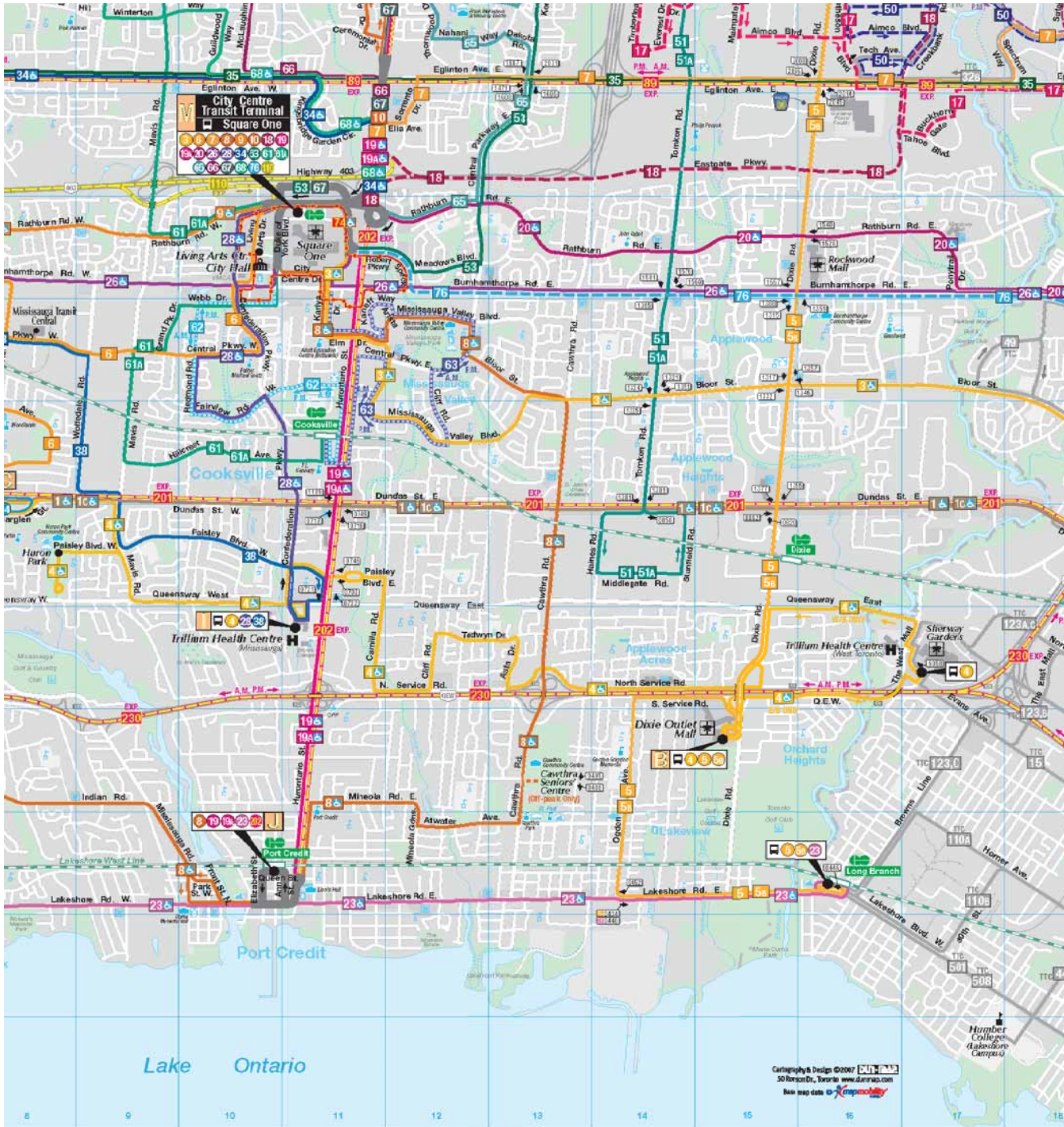
Existing Traffic Signal Plan

Mississauga Transit weekday service map

Scale 1:36 500 (approx.)
0 1/2 1 Kilometre
0 1/4 1/2 Mile

Legend

- Regular Route
 - Rush Hour (Peak) Route
 - Express Rush Hour Route
 - Express Route
 - Limited Service Routes
 - GO Train Shuttle
 - City Centre Shuttle
 - Multiple Routes on Street
 - Route Terminal
 - Route with Accessible Buses
 - Route Direction
 - Major Bus Stop
 - Oakville Transit Route
 - Brampton Transit Route
 - TTC Route
 - TTC Bloor-Danforth Subway
 - GO Train & Station
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- Major Shopping Centres
 - Square One L 11
 - Westwood Mall B 22
 - Sheridan Centre Q 4
 - South Common Centre M 4
 - Meadowvale Town Centre D 4
 - Erin Mills Town Centre J 4
 - Dixie Outlet Mall R 15
 - Rockwood Mall L 16
 - Westdale Mall N 6
 - Sherway Gardens Q 17
 - Woodbine Centre E 24
 - Hospitals
 - Credit Valley Hospital K 5
 - Trillium Health Centre Q11/Q16
 - University & College
 - Humber College U17/B24
 - University of Toronto at Mississauga (Erindale Campus) N 6
 - Sheridan College A 11
 - Community Centres
 - Public High Schools
 - Separate High Schools





Bicycle Trail Network



Waterfront Trail Through Clarkson Area



Waterfront Trail Through Port Credit Area



Legend	
	Natural Area
	Vegetative Communities
	Special Management Area
	City Boundary
	Residential Woodland
	Parks
	Creeks
	Provincially Significant Wetland

Waterfront Parks and Watercourses

