



Inglis Site (501 Lakeshore Road) 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. 190 meters (625ft)

Size of Area (Approximate):
13 Acres
5.4 Hectares
54,000 square meters

Adjacent Land Uses:

- Main Street Commercial
- Low Density Residential
- High Density Residential
- Business Employment
- Greenbelt

Currently Zoned E2

These employment lands are surrounded by a mix of residential (single and semi-detached homes, apartment/retirement dwelling), commercial and development lands (a building legally existing on the date of the by-law and its existing legal use).

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, food preparation establishment, truck waste-related facilities, motor vehicle establishments and adult entertainment venues. In addition, the eastern boundary of the employment land, which is adjacent to Greenbelt lands, involves a minimum setback of at least 5 metres.

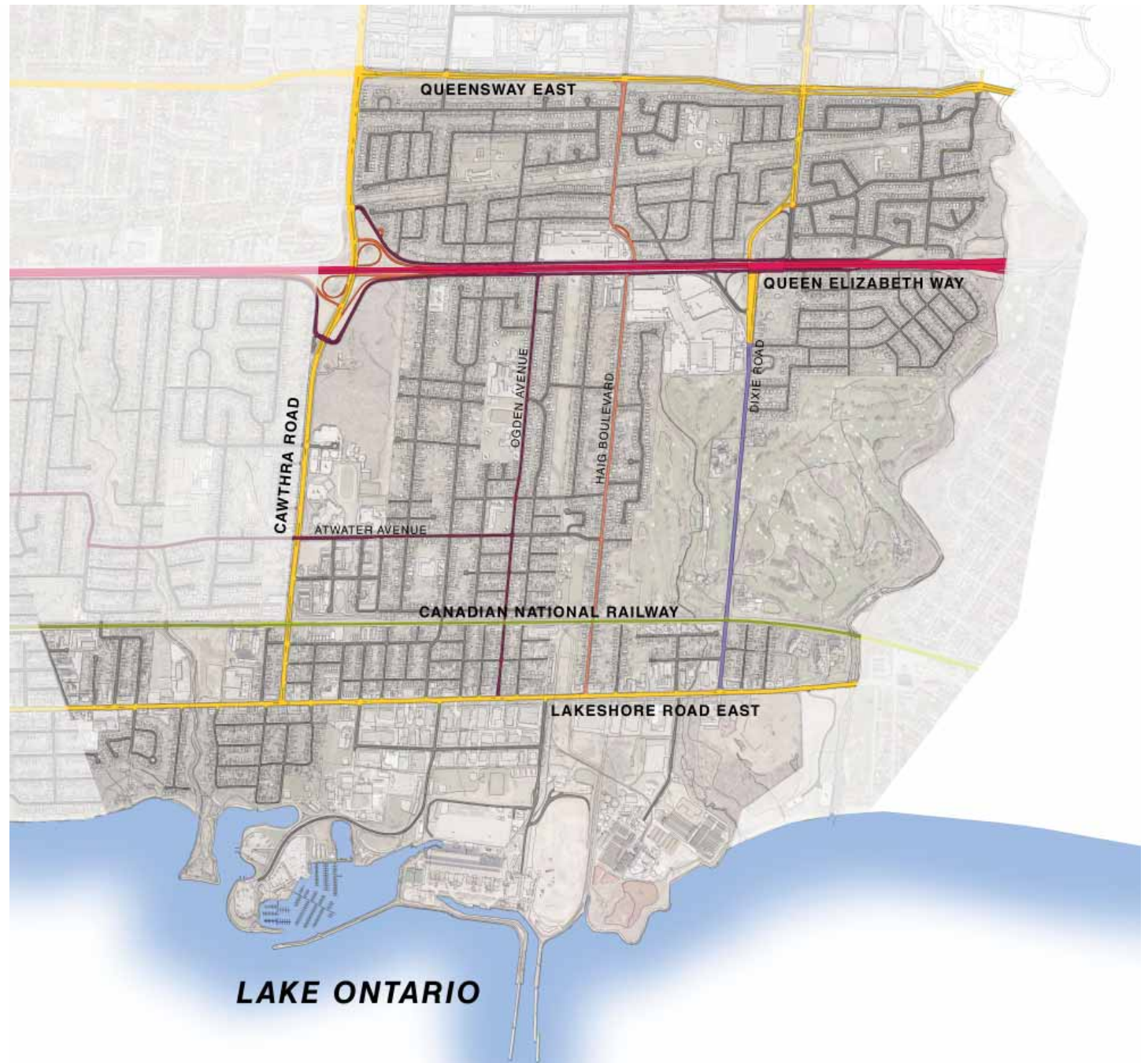
Points of Interest:

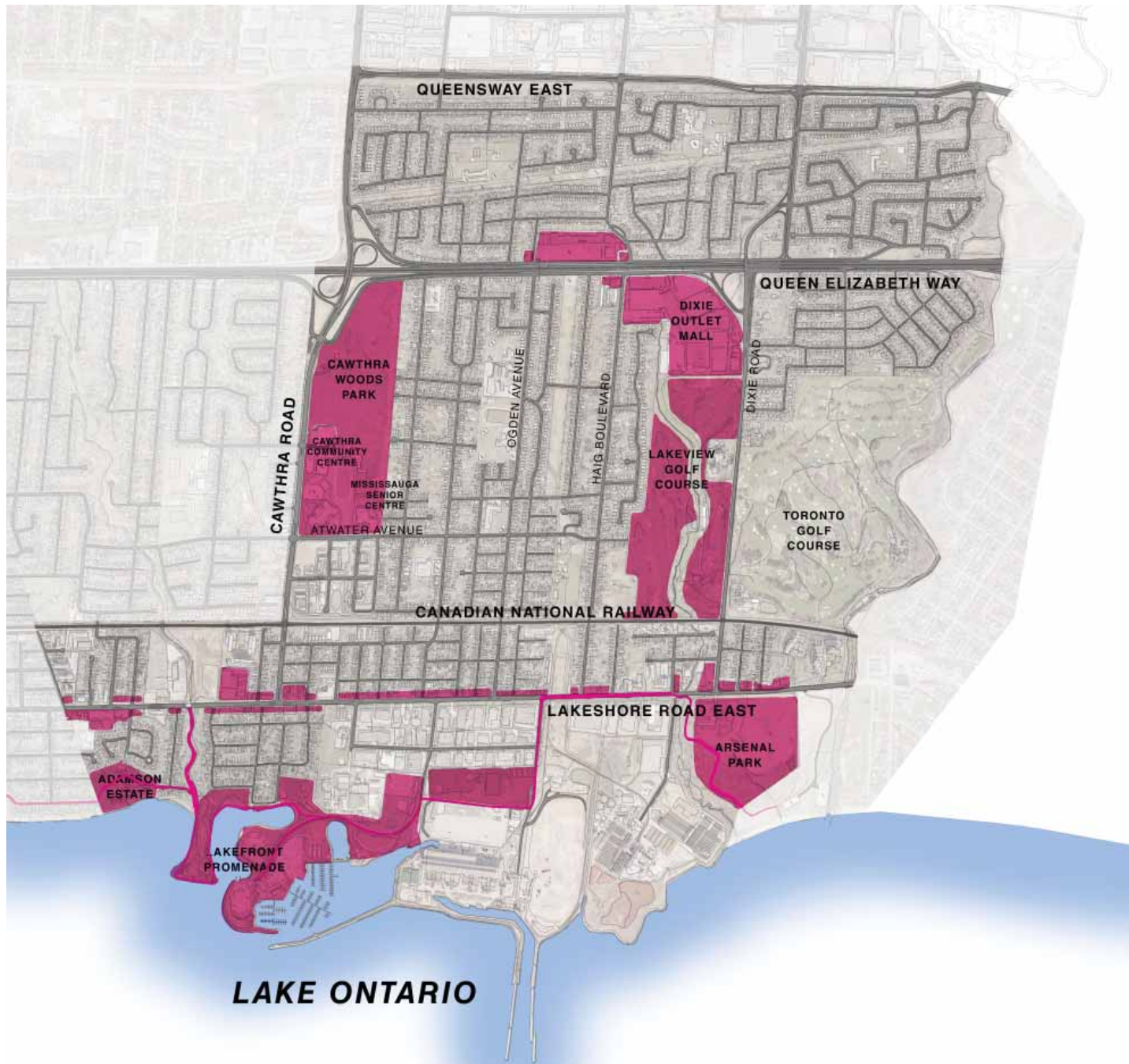
- Site is currently mature, active employment, few vacancies.
- Cooksville Creek flood plain being adjusted to allow flood-free access to the site. Development on or near is constrained. One building currently sits within the floodplain.
- Peel Pump Station: Region of Peel requires pump station in this site, located near Lakeshore Road



LEGEND

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



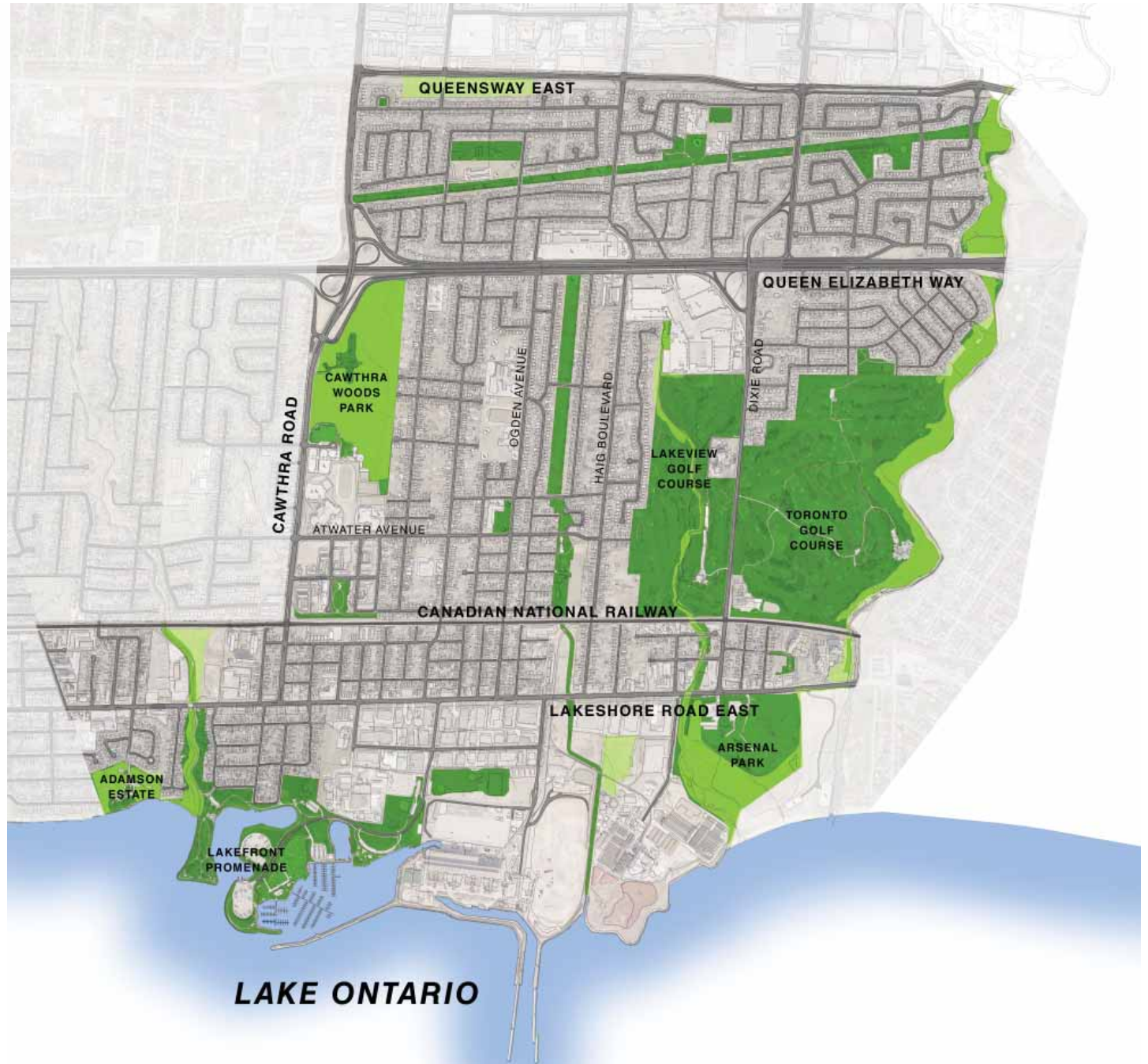


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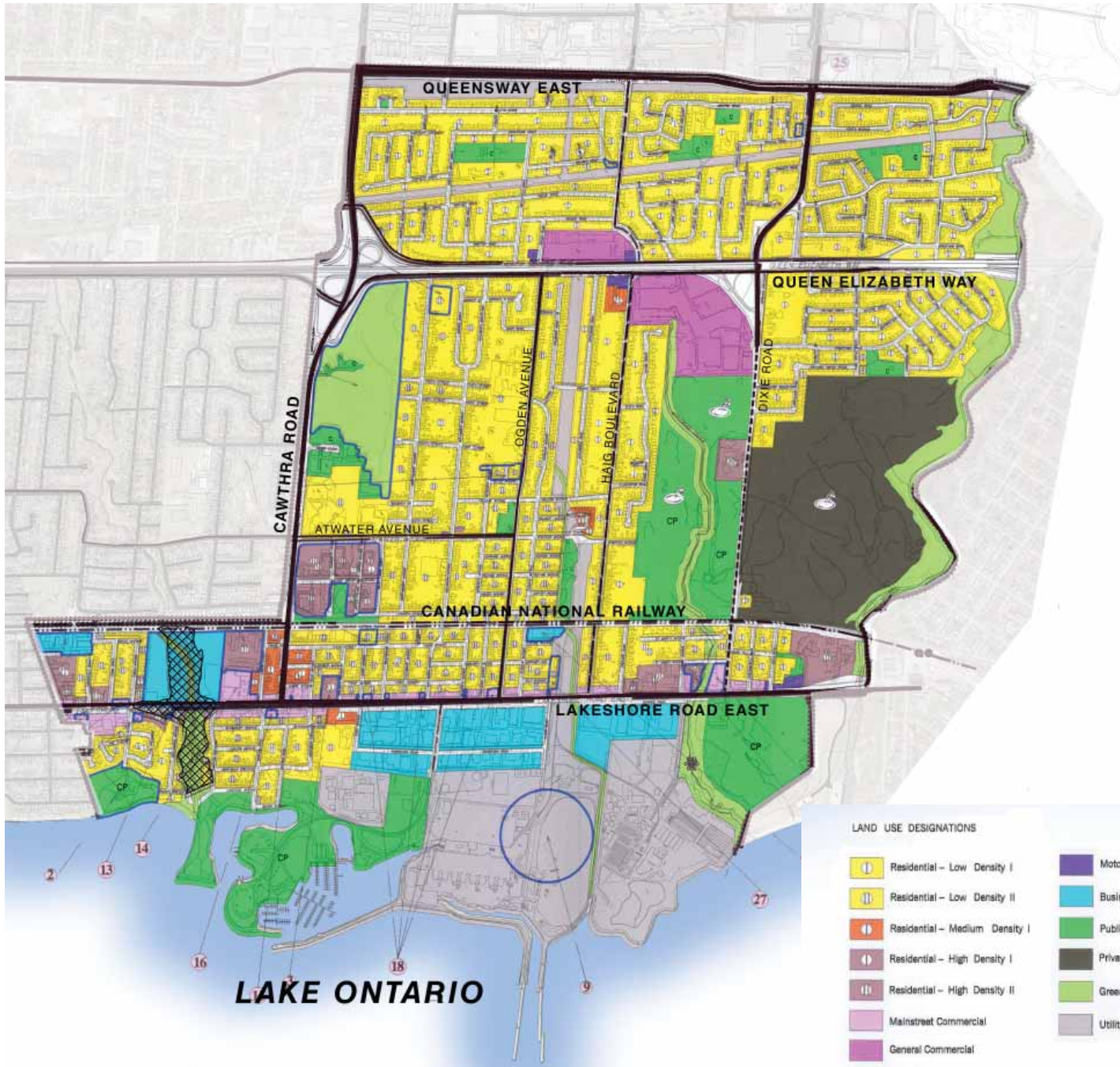
- Destination Locations
- Waterfront Trail

LEGEND

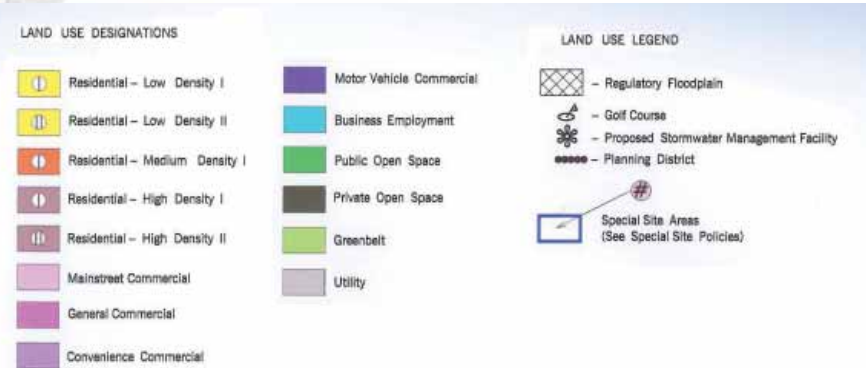
-  Green Spaces
-  Natural Areas Overlay

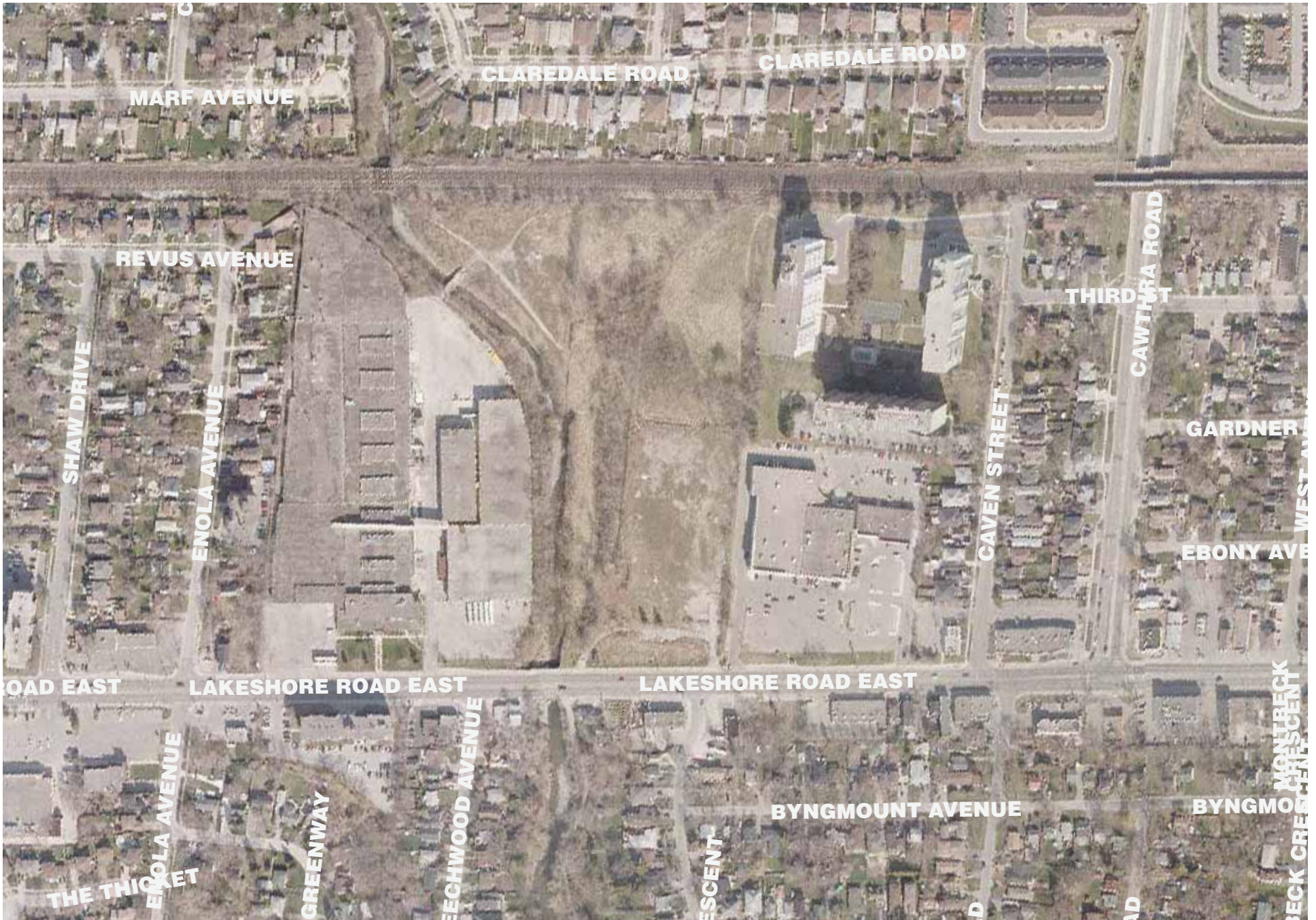


Parks and Natural Areas

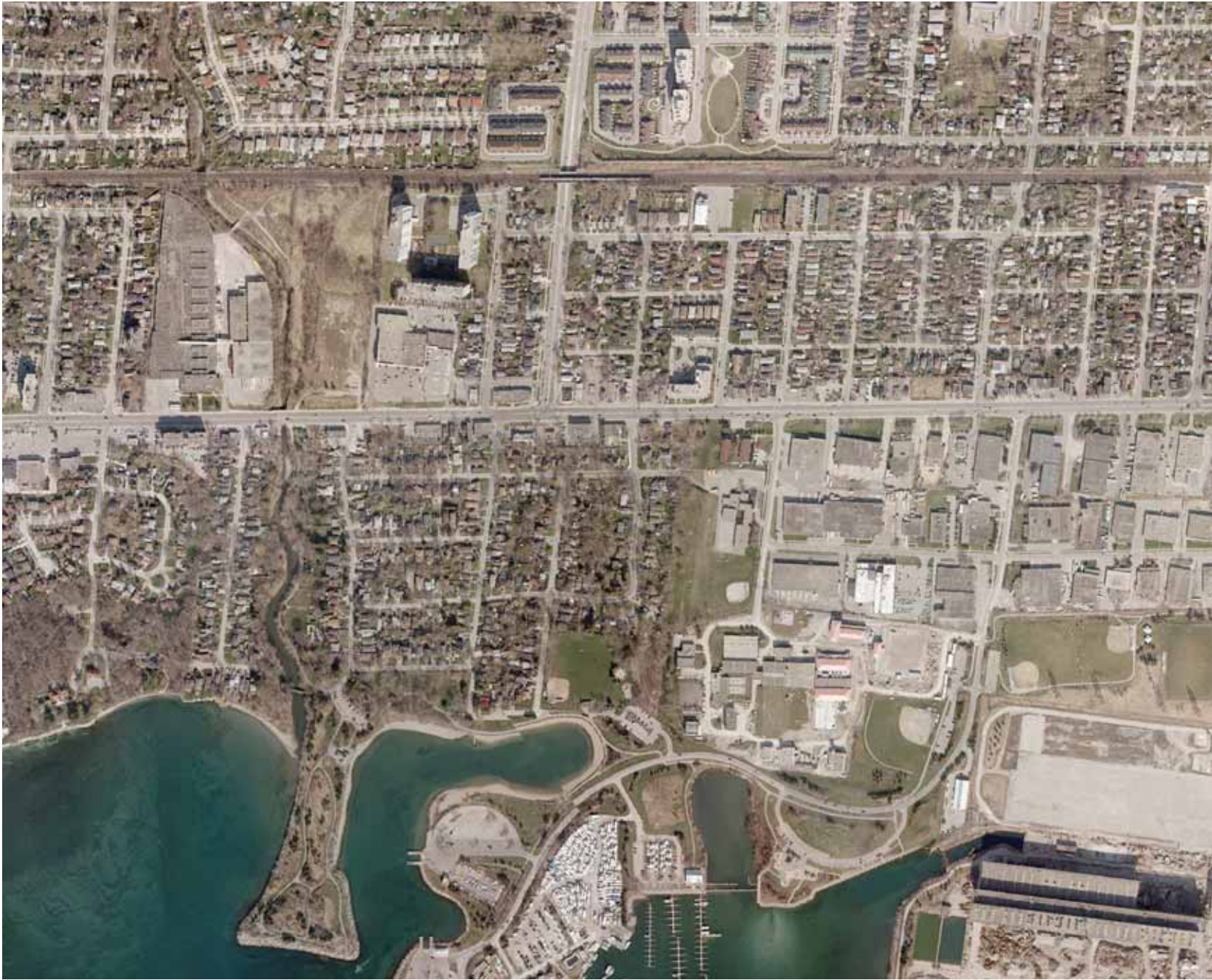


Existing Land Use Designations





Street Network



Site 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



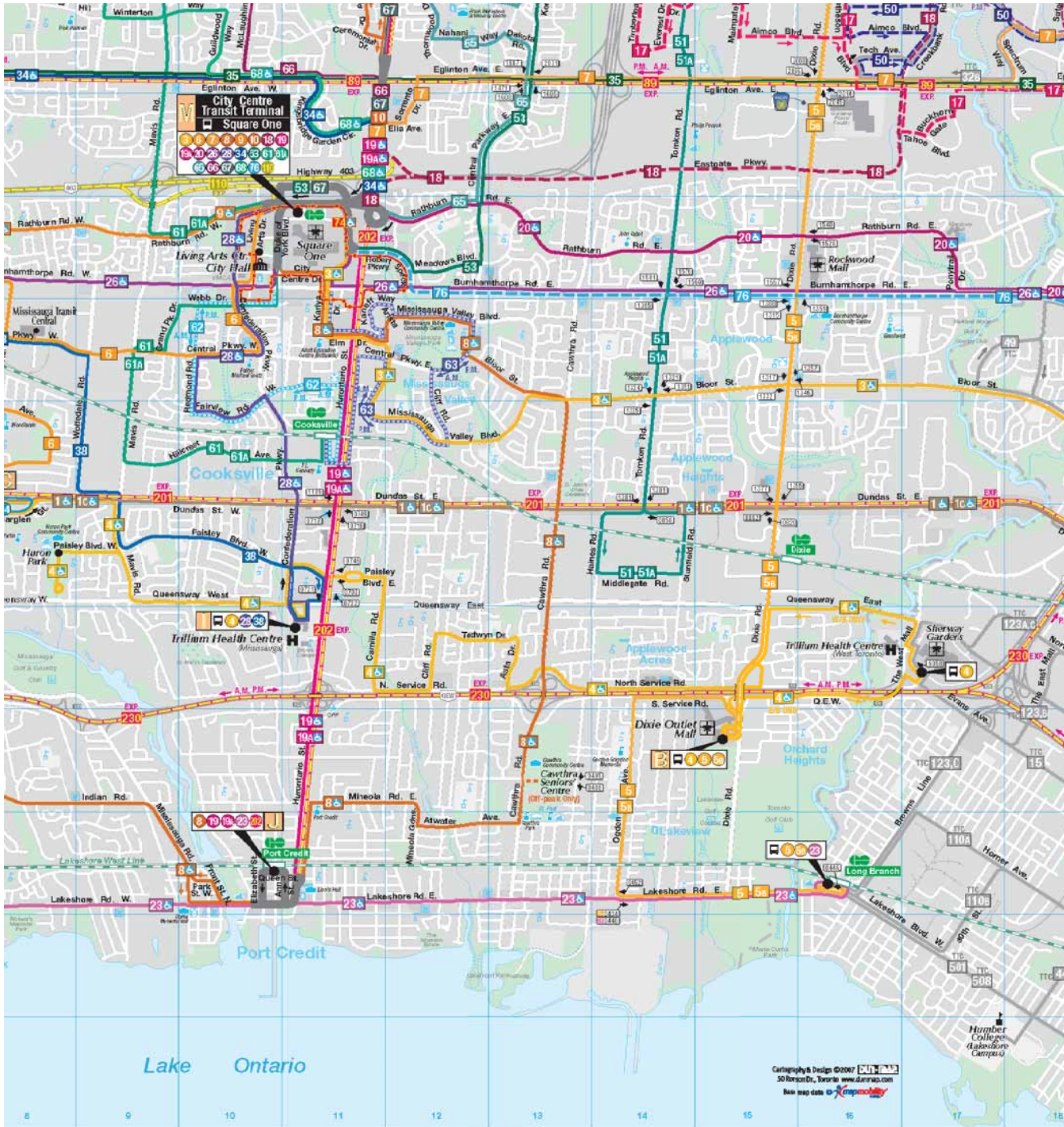
Existing Traffic Signal Plan

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) Routes
 - 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
-
- 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
 - Dose 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
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- 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



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

Waterfront Parks and Watercourses

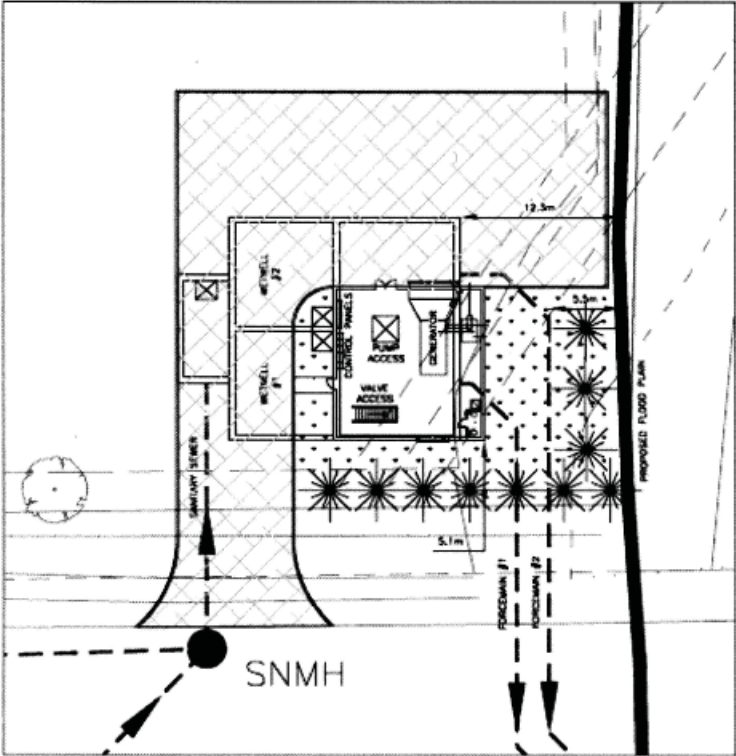


Waterfront Trail Through Clarkson Area



Waterfront Trail Through Port Credit Area





Pump Station Concept Plan

Region of Peel Pump Station Schematic Design