



# Lakeview and Port Credit District Policies Review Public Engagement Process

**Brook McIlroy Planning + Urban Design/PACE Architects**  
MSAi Architects  
Poulos and Chung Transportation Engineers

January 30, 2008

## Lakeview Place Making

***A Chance to Shape Your Community  
Creating Certainty for the Future  
Ensuring a Flexible Community Framework***



# Place Making Schedule

Welcome

6:35-6:40pm: Introductions (City Staff)

6:40-7:00pm: Presentation  
(BMI/Pace)

## Workshop Introduction

7:00-8:30pm: Workshop

8:30-9:00pm: Group Reporting

## Next Steps



# Team Introduction

## **Brook McIlroy Planning + Urban Design/PACE Architects**

Anne McIlroy  
Jana Joyce  
Jessica Hawes  
Shawna Bowen

## **MSAi Architects**

Michael Spaziani

## **Poulos and Chung Transportation Engineers**

Nick Poulos



# Project Process

Research: *On-going*

Kick-off Meeting: *Complete*

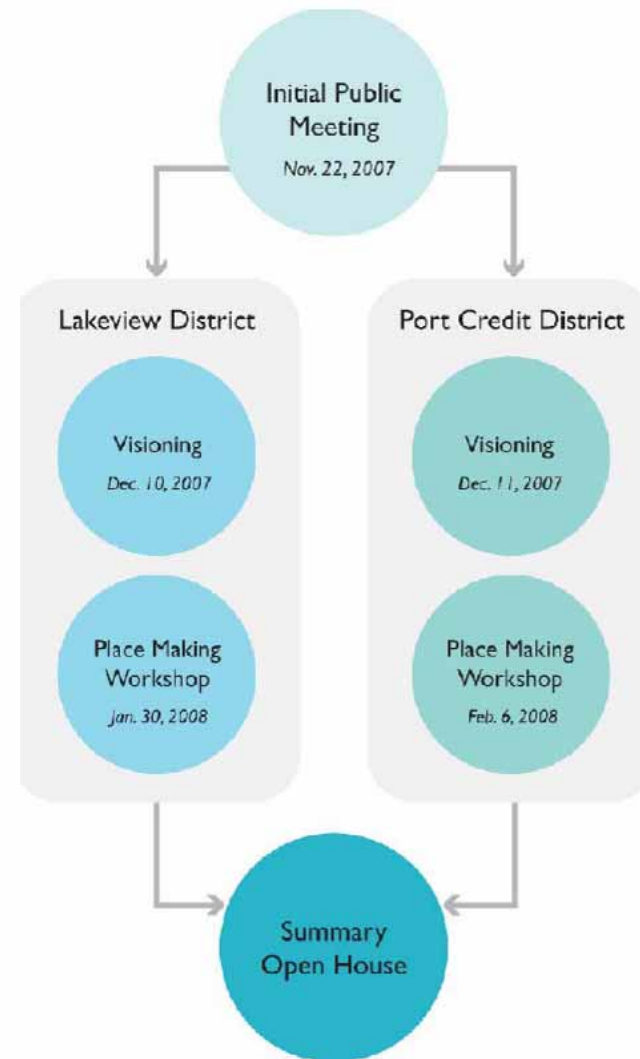
Visioning: *Complete*

Place Making:

*Lakeview - Tonight*

*Port Credit, February 6<sup>th</sup>, 2008*

Recommendations: *Spring 2008*



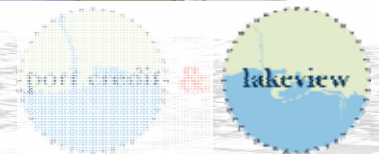
## Place Making Purpose

- An interactive Workshop for 3 Key Lakeview Sites
- To develop urban design opportunities to shape the future of the Lakeview community
- Your designs will influence and guide future City Policy, Zoning, Design Guidelines and Community Improvement Plan directions





District Policies Review Public Engagement Process



## What we've heard from you...

Top five priorities identified at the Kick-off Meeting

### Place Making Opportunities:

Appropriate building uses, heights and forms

- How should buildings relate to Lakeshore Road and stable residential areas?
- Is there access to open space (public or private) – can I see the Lake?

### Priority #1: Shape Future Development

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



# What we've heard from you...

## Place Making Opportunities:

- How can the Industrial lands still provide much valued employment while contributing more to a vital and attractive community – Especially along Lakeshore Road.
- How can access and views to the Lake and waterfront parks be strengthened through the Industrial Lands

## **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.*



# What we've heard from you...

## Place Making Opportunities:

What makes a great street?

- Places to socialize and rest
- Street trees and canopies for shade and beauty
- Many local shops grouped closely together
- Beautiful signs and lighting
- Bicycle Parking

## 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.*



# What we've heard from you...

## Place Making Opportunities:

- How can buildings be designed and placed to maximize waterfront views and access?
- Can streets and public walkways be designed to lead people by bus, car, bike and foot to the waterfront? (what's the best way to get there - can cars be left behind?)

## Priority #4: Connect to the Waterfront

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



# What we've heard from you...

## Place Making Opportunities:

- What uses will best support a healthy community?
- How can buildings be more land efficient and environmentally conscience?
- With many more people living and working in Lakeview, what opportunities can minimize their 'footprint' and contribute to a healthy lifestyle (i.e. transit, walking, cycling and recreation, live-work)?

## Priority #5: Health and the Environment

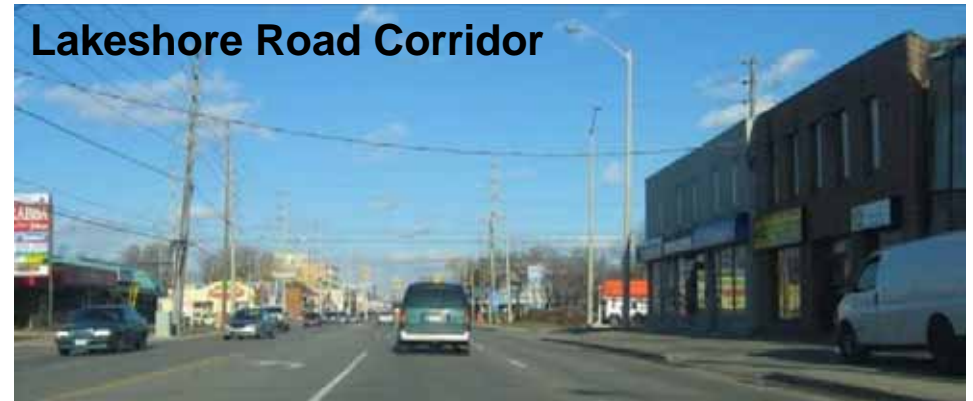
*Healthy communities – clean air, water and land. Build environmentally friendly buildings. Expand existing green spaces and enhance existing natural features.*



## What we've heard from you...

The Place Making Vote indicated a desire to focus on sites along Lakeshore Road

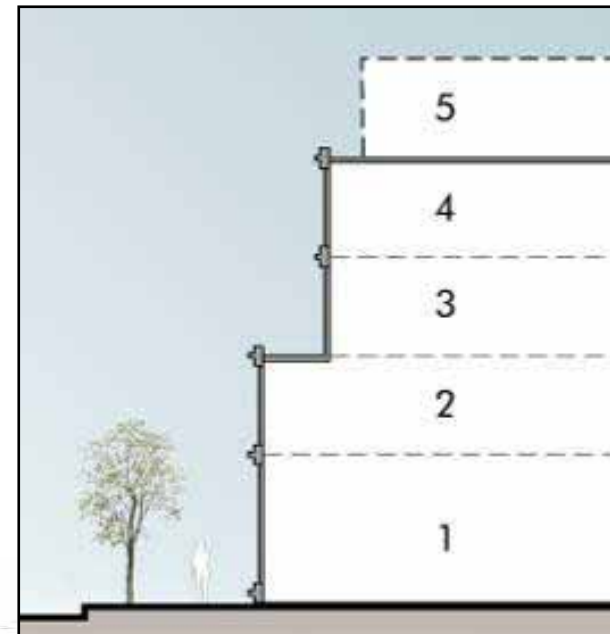
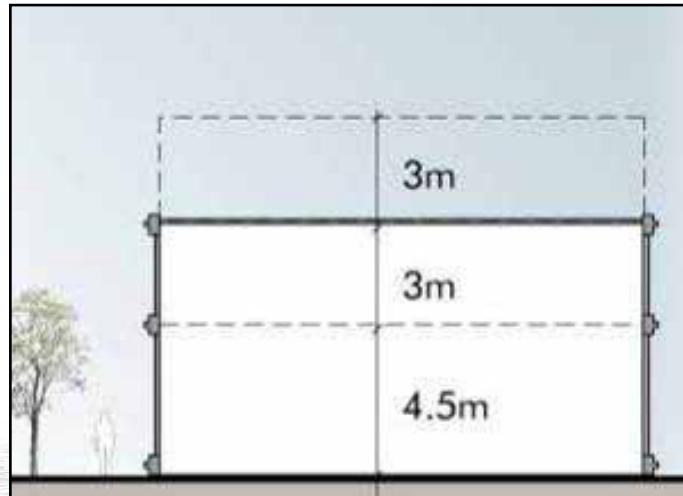
This visioning process will still provide recommendations for the whole of the Lakeview community



# Shaping the Lakeshore

## Road Corridor: Base Case

- What should the general character and built form be along the Lakeshore Corridor? (i.e. Building heights, streetscape design, parking and circulation)
- Is a single storey building too low? Are buildings above 3 storeys appropriate along Lakeshore Road?



## Shaping the Lakeshore Road Corridor: Special Sites

- Where are the special sites? What constitutes a special site? (i.e. Location , Depth, width)
- How could development be different on special sites?
- How can we ensure that appropriate building scale and mass occurs on special sites?



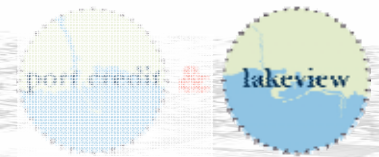
# Special Sites

- Should buildings be low, medium or tall - or a combination of different heights and forms?
- What locations allow for greater building height/size flexibility and where should less be applied?





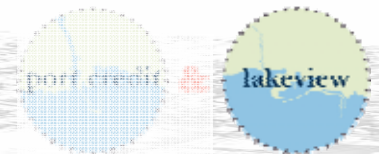
## District Policies Review Public Engagement Process







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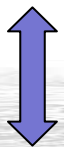
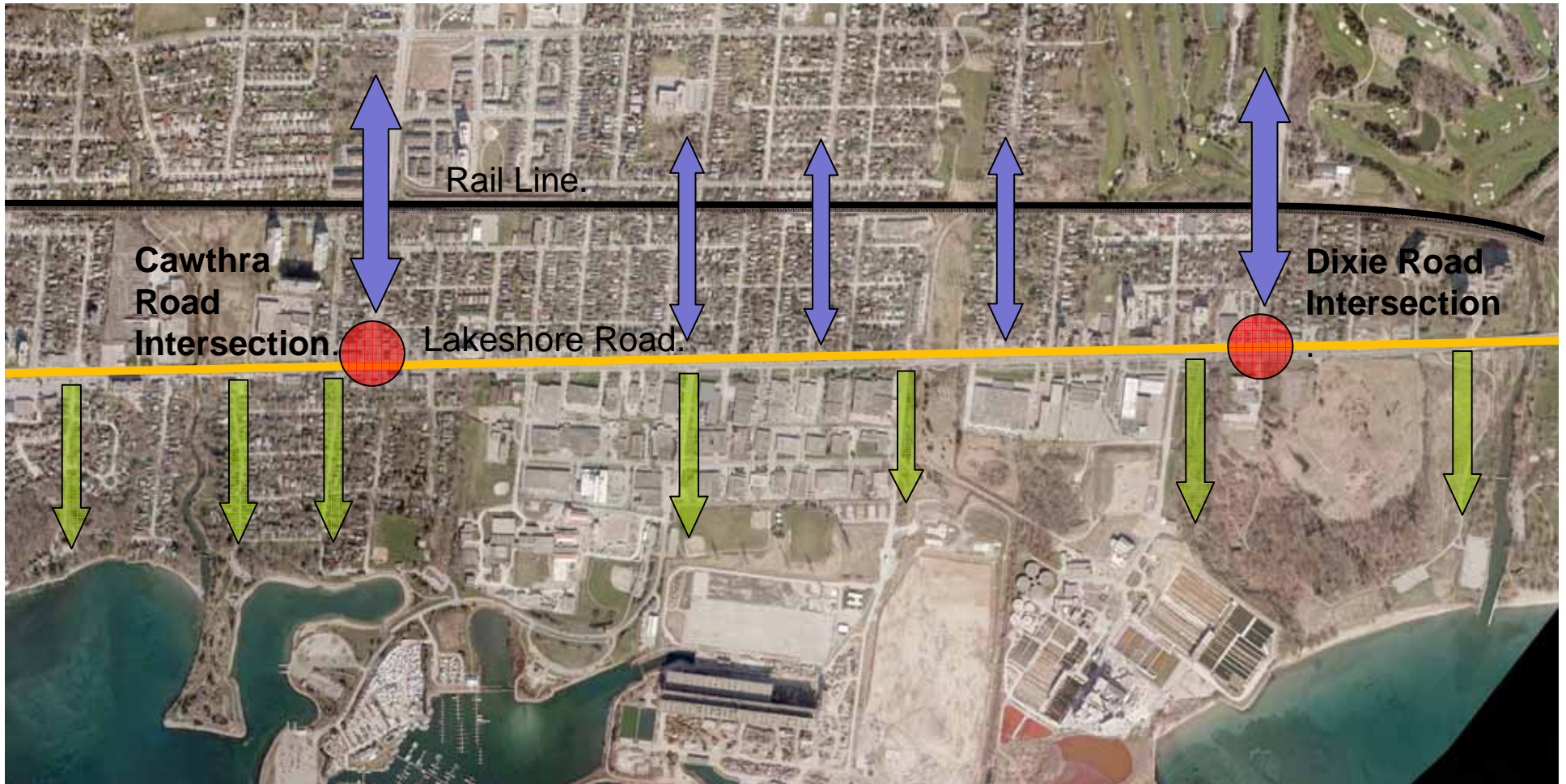
# Understanding the Area

Lakeshore Road is both an Arterial Road and a Main Street.

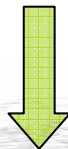
- Predominantly 1 to 2 storey main street commercial on north side.
- South side is a mix of main street commercial with long expanses of park space and employment lands.
- Lakeshore Road will likely remain 4 lanes wide with a continuous centre turning lane.



# Understanding the Area



Connections to community to the north of railway

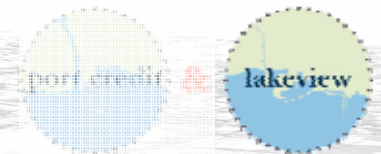


Connections to waterfront

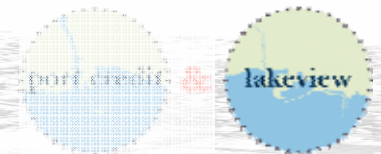


Major Nodes

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# Understanding the Area



# 3 Place Making Sites



# Lakeshore Road Corridor



## **Cawthra Road Character Area: Seneca Avenue to East Avenue**

- Strongest double sided retail commercial area in district
- Includes low, medium and high density residential
- Opportunity for Gateway near Seneca Avenue or Cawthra Road
- Opportunity to redevelop at Cawthra Road intersection
- Cooksville Creek corridor

# Lakeshore Road Corridor



## **Industrial Lands: East Avenue to Fergus Avenue**

- Struggling main street commercial on north side with single storey or vacant sites
- Eclectic building styles, types and heights
- Large paved boulevard on north side, used for parking
- Single storey large scale industrial buildings on south side
- Large boulevard on the south side with mature trees and trails in some locations
- Large front yard parking areas and many driveways

# Lakeshore Road Corridor



## **Arsenal Park Character Area: Fergus Avenue to Etobicoke Creek**

- High density residential on north side, major park space on the south side
- Close to the Long Branch GO Station
- Existing built form set back from streetline, cross section feels wide and open
- Only one crosswalk at Dixie Road
- Minimal or no sidewalk on south side of Lakeshore Road
- Several under-utilized sites on the north side - single storey or vacant

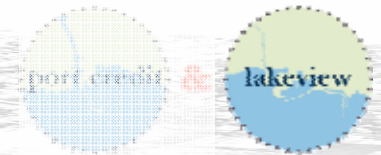
# Lakeshore Road Corridor



# Lakeshore Road Corridor



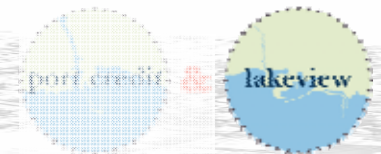
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# Lakeshore Road Corridor



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# Lakeshore Road Corridor



# Lakeshore Road Corridor Workshop

## General Site Information

Length of Lakeshore Road in Lakeview District:  
Approx. 4 kms

Lakeshore Road will remain 4 lanes with a centre turning lane.

Right of Ways are typically 30-35m in width

Plans for high order transit along Hurontario Street

North side of street is mostly 2 storey Main Street Commercial

Adjacent Land Uses:

- Main Street Commercial
- Business Employment
- High, Medium and Low Density Residential
- Utility
- Greenbelt
- Public Open Space



# Lakeshore Road Corridor Workshop

## Workshop Objective

What characteristics of built form, open space and streetscape design will contribute to creating a high quality community main street?

### Common Elements of Lakeshore Road:

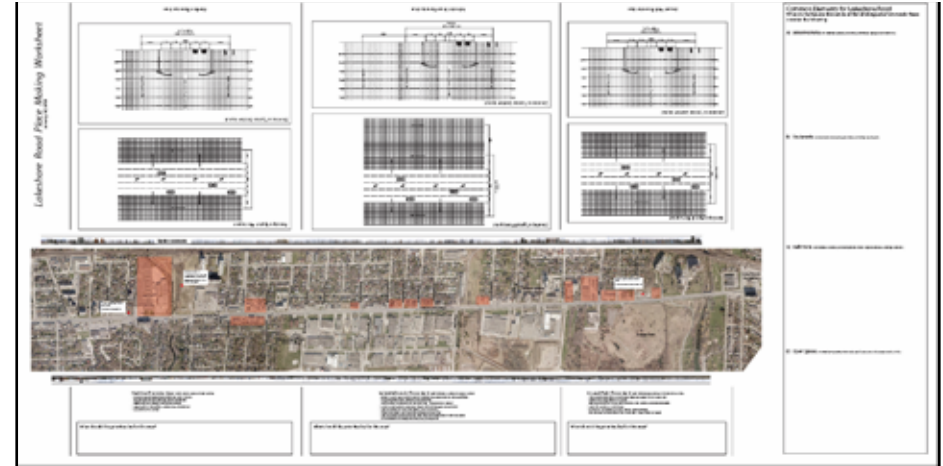
- Built form
- Streetscape design
- Open spaces

### Character Areas:

Cawthra Node segment – Seneca Avenue to East Avenue

Industrial Lands segment – East Avenue to Fergus Avenue

Arsenal Park segment – Fergus Avenue to Etobicoke Creek



*What do you think Lakeshore Road should look like? What are the common elements? What are the special elements?*



# Industrial Lands Workshop

## General Site Information

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

Size of Area: 65 Acres (26 Hectares)

Adjacent Land Uses: Main Street Commercial,  
Low Density Residential, Medium Density  
Residential, Utility, Greenbelt, Public Open Space

Currently Zoned E2, (Employment).

Typical Lakeshore Road East ROW throughout  
Lakeview District is 30-35m. The section from  
Greaves Ave to Hydro Road is 44m.

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.



# Industrial Lands Workshop

## Scenario One:

Assumes the employment lands will remain

## Things to think about:

What sort of employment should happen here? Where should it be located? What should it look like, e.g. building materials, heights, location, landscaping etc?

How do you think the industrial areas can be better incorporated into the surrounding community?



# Industrial Lands Workshop

## Workshop Objectives

### Scenario Two:

Assumes the site could be significantly redeveloped.

### Discussion Questions:

What would you like to see here?

How should this new development area be organized?

What should new buildings look like?



# Inglis Site Workshop

Length of Frontage on Lakeshore Road:  
Approx. 190 meters (625ft)

Size of Area 13 Acres (5.4 Hectares)

Adjacent Land Uses: Commercial, Low and High Density Residential, Business Employment, Greenbelt

Zoned E2: Employment. 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



# Inglis Site Workshop

## Develop Principles for development of the Inglis Site:

What land uses are appropriate on the site and where on the site should they be located?

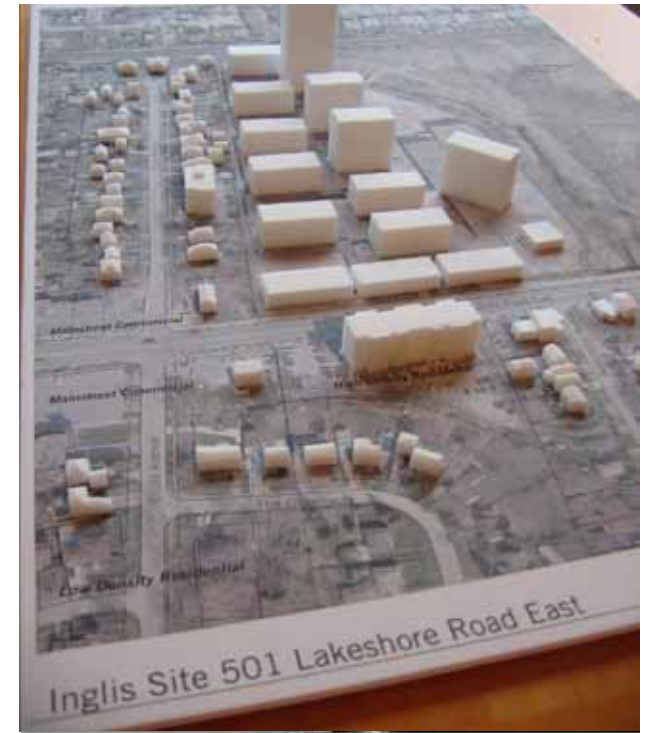
How should open space be included on the site? Should it be public, private or both?

Along Lakeshore Road, what elements (buildings, landscape, seating etc.) will provide a comfortable building scale for pedestrians on the sidewalk?

How should buildings adjacent to low-rise residential be designed?

## Developing Key Components:

- A. Lakeshore Road Streetscape & Street Character
- B. Developing an Appropriate Base Height & Character
- C. Providing Outdoor Green Space on the Site
- D. Architectural Character & Design -
- E. Sustainability Opportunities



# Workshop Introduction

## Three Sites – 2 tables per site

Lakeshore Road Corridor

Industrial Lands

Inglis Site

## Post It Note Exercise

Present **Top Two Ideas** you would like to propose for the site

Appoint Scribe and Presenter to give Report back

## Materials

Worksheets

Model

Precedents

Background Document

### **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**

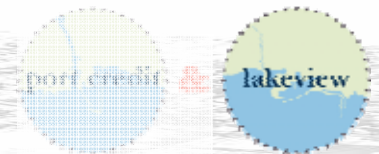
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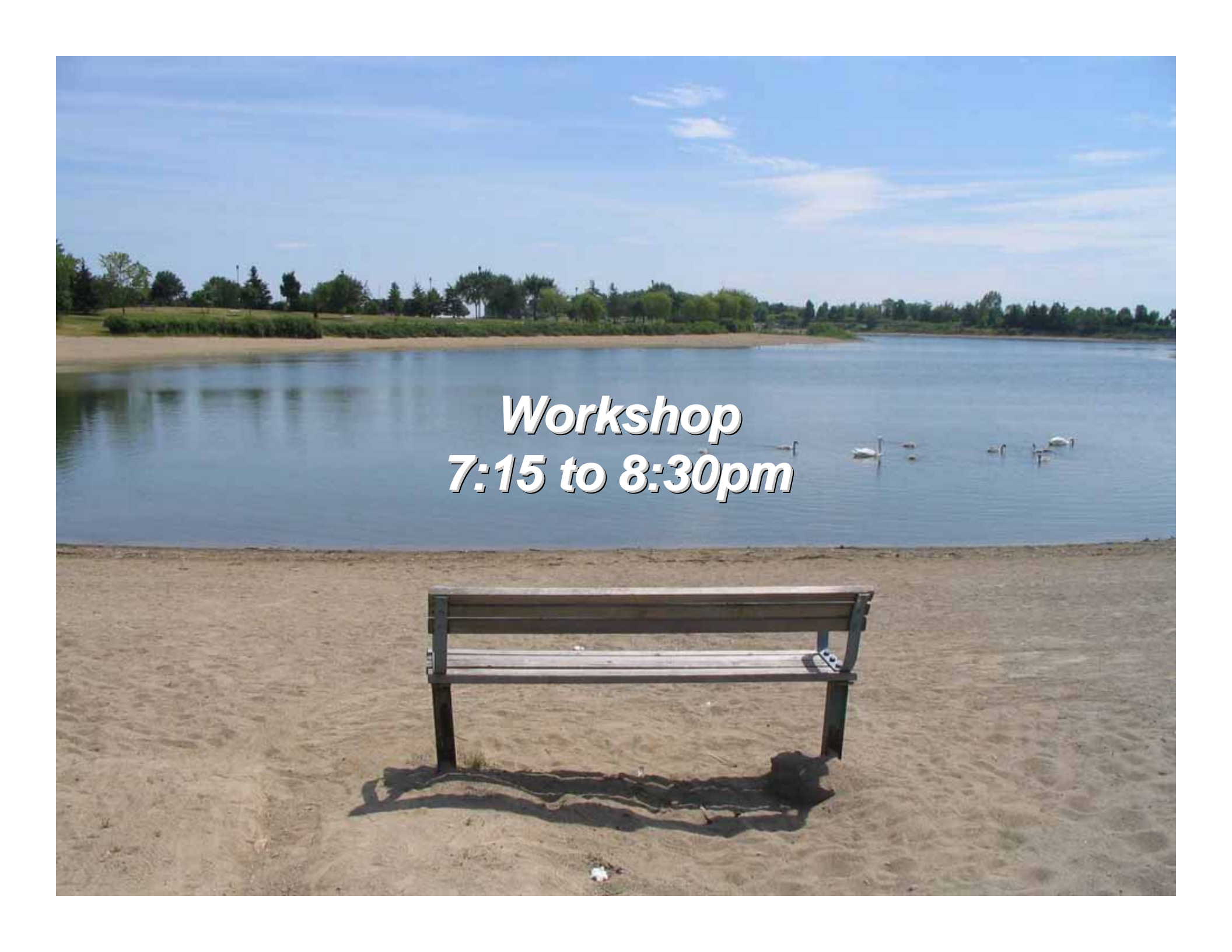
### **Priority #4: Connect to the Waterfront**

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.



A scenic view of a lake with a wooden bench in the foreground and swans in the water. The sky is blue with light clouds. The text 'Workshop 7:15 to 8:30pm' is overlaid in the center.

***Workshop  
7:15 to 8:30pm***

## Next Steps

### Place Making Sessions

#### Port Credit

February 6<sup>th</sup>, 2008

Clarke Memorial Hall

## Important Information:

City Website for Project:

[www.mississauga.ca/lakeviewportcreditreview](http://www.mississauga.ca/lakeviewportcreditreview)

City Contacts:

#### Lakeview District:

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