



Texaco Lands Background Booklet: Port Credit District

February 20th, 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, Texaco Lands and 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

Size of Area (Approximate): 75 acres (30 ha)

Length of Frontage on Lakeshore Road (Approximate): 510m (1675 feet)

Length of Shoreline (Approximate): 500m (not including pier)

Adjacent Land Uses:

- Main Street Commercial, General Commercial
- Medium and Low Density Residential
- Motor Vehicle Commercial
- Greenbelt
- Public Open Space

Zoning notes:

Texaco Lands are zoned "D" Site (Special designation 2)

This area of lands neighbouring the waterfront are restricted from the construction of new buildings at this time. This may indicate that the lands are unsuitable for any kind of land use activity or unable to maintain new developments' structural integrity.

Points of Interest:

- Adjacent the Port Credit Village Heritage Conservation District which is comprised of an established, low density residential area.
- West side of site is adjacent to established low density residential area.
- North side of Lakeshore Road consists of Main Street Commercial including a large, new commercial development set back from the road.
- Pier formation at the south east corner of the site may be suitable to large boat mooring.
- Site is contaminated. It is not known at this time how long it would take to reclaim the site or what uses would be permitted.
- Lakeshore Road is 4 lanes wide here with a centre turning lane at the entrance of Credit Landing.



Lakeshore Road in this area will remain 4 lanes with a left turning lane at Credit Landing.



Area is vehicular oriented with few amenities for pedestrians.



Texaco Lands on south side of Lakeshore Road.



Typical land use and built form on the north side of Lakeshore Road.



Credit Landing on north side of Lakeshore Road.

Site Photos: Typical Land use along Lakeshore Road





Texaco Site, looking north east towards Credit River.



Adjacent JC Saddington Park and Waterfront Trail Connection.



Credit Landing on north side of Lakeshore Road.



Mature tree planting and berming on south side of Lakeshore Road.



Credit Landing on north side of Lakeshore Road.



Gas station on the Corner of Mississauga Road and Lakeshore Road.

Site Photos



Mississauga Road, looking south towards the Lake. Texaco Site is on the right.



Character of neighbourhood in the Heritage Conservation District.



Imperial Oil Trail Extension along the south side of the site. This land is leased to the City for use as an extension of the Waterfront Trail.



Typical neighbourhood character on Pine Street. Texaco Site is on the left behind the houses.

Site Photos



District Parks accessed by Lakeshore Road



St.Lawrence Park



JJ Plaus Park



Memorial Park East



JC Saddington Park



Imperial Oil Trail Extension



Rhododendron Gardens

District Parks

LEGEND

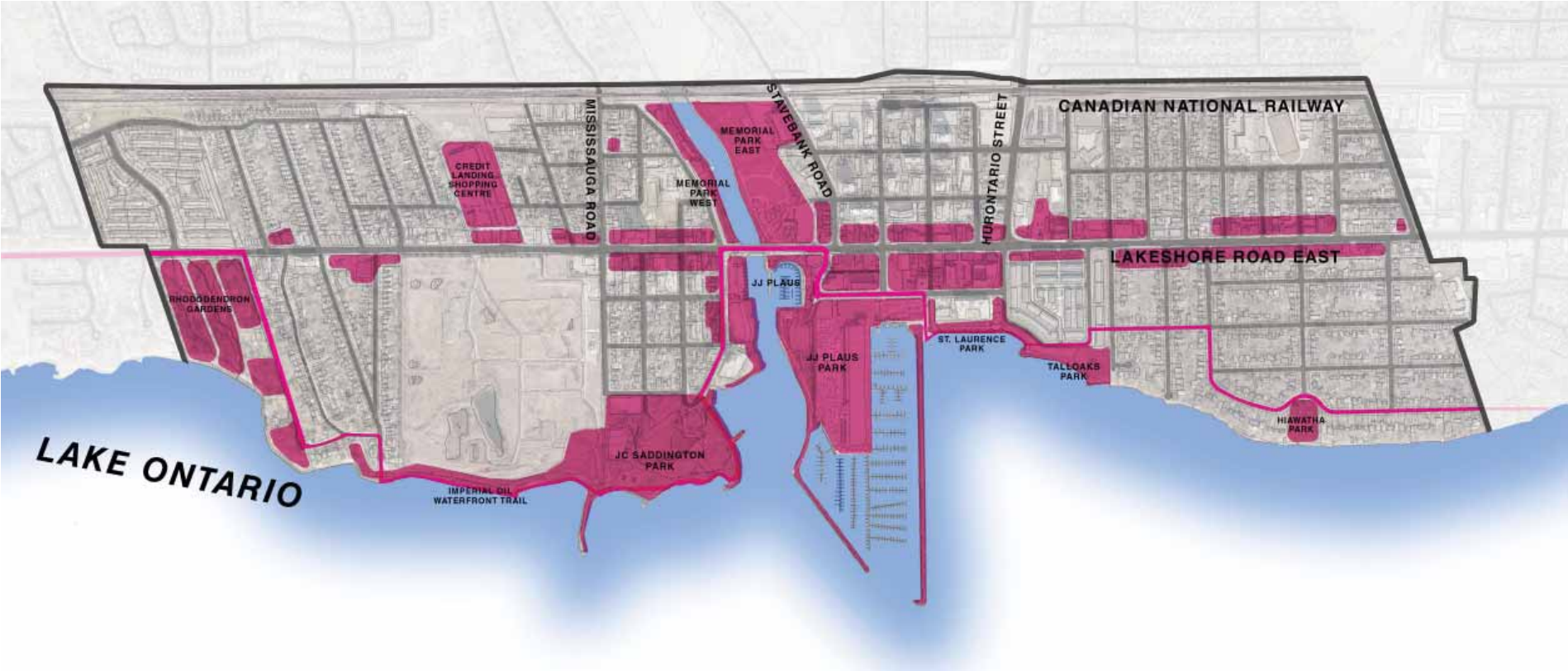
- Arterial
- Major Collector (Scenic Route)
- Minor Collector
- Existing Commuter Rail
- Major Transit Corridor



Roadway Hierarchy

LEGEND

- Destination Locations
- Waterfront Trail



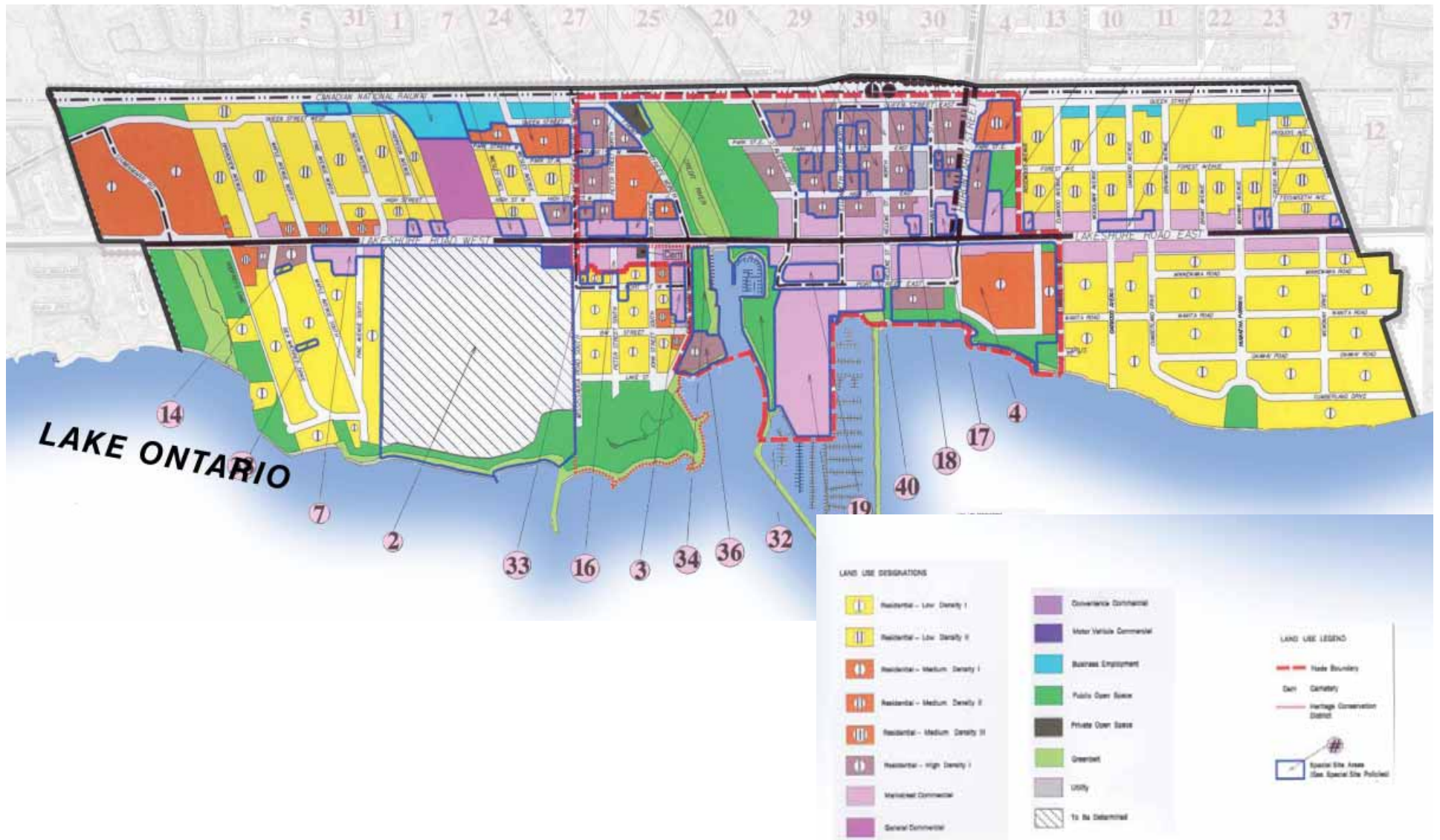
Destinations

LEGEND

-  Green Spaces
-  Natural Areas Overlay



Parks and Natural Areas



Existing Land Use Designations

Traffic signals:

Legend:

Triangular symbol represents
City controlled signal

Stop sign symbol represents
Region of Peel controlled signal

Circle symbol represents MTO
controlled signal



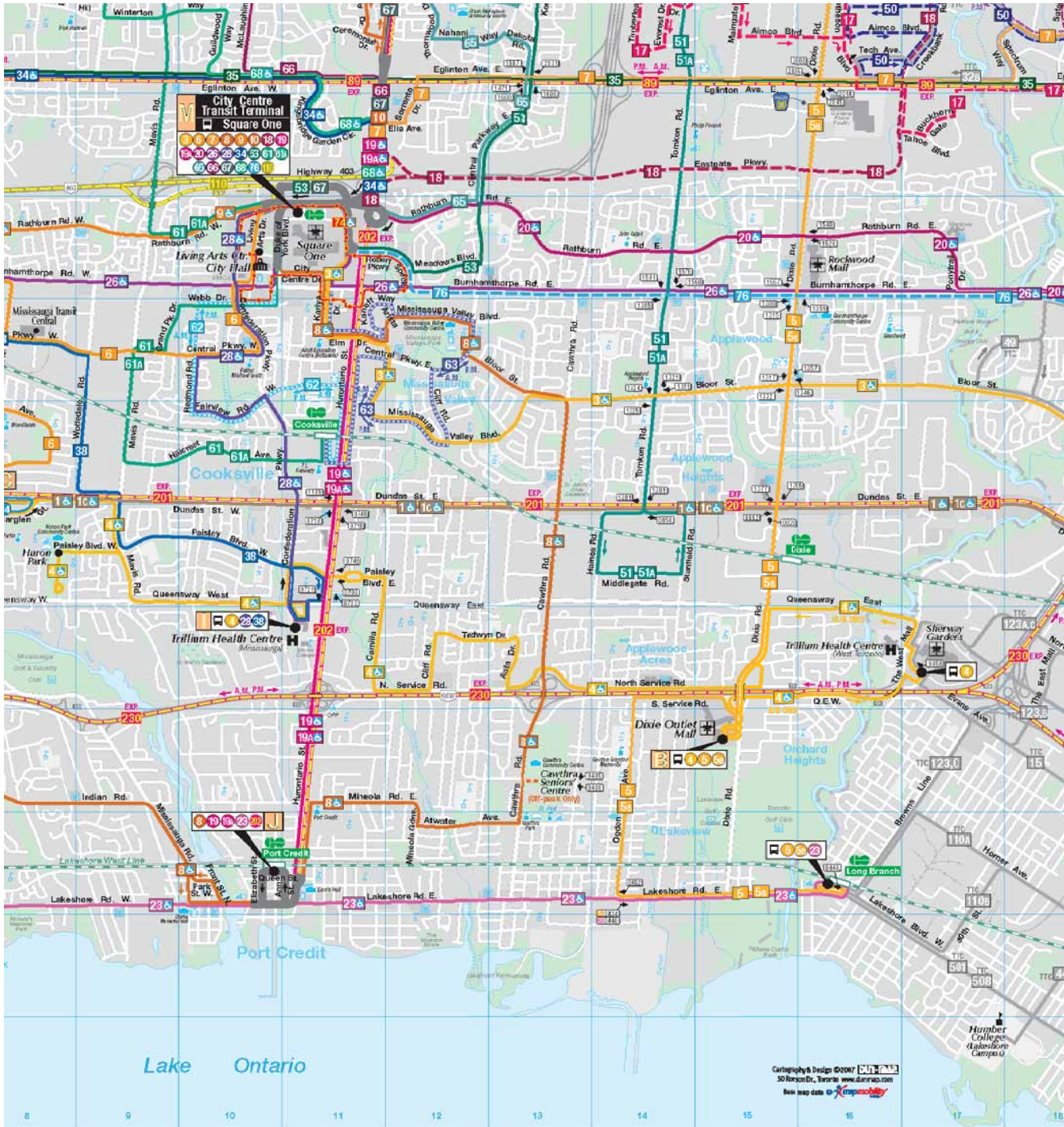
Existing Traffic Signal Plan

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
 - Sheidan Centre Q 4
 - South Common Centre M 4
 - Meadowvale Town Centre D 4
 - Erin Mills Town Centre J 4
 - Doe's Outlet Mall R 15
 - Rookwood Mall L 16
 - Westdale Mall N 6
 - Shirway 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

