

Retail Commercial on north side of Lakeshore Road.



South side of street fronts onto Rhododendron Park.



North side of street has wide boulevard adjacent to town home community.



Typical housing forms in the character area.



Shawnmarr Character Area.



Credit Landing Shopping Centre.



Texaco Lands frontage on Lakeshore Road.



Imperial Oil Lands



Main street commercial buildings are typically 2 storeys in height with eclectic building types and styles.



New main street development.



Main street commercial is backed by high density residential areas to the north, and some areas to the south.



Lakeshore Road in this area is typically 4 lanes wide with parallel parking and narrow pedestrian sidewalks.



The core Village area has strong ties to the Credit River and the Waterfront.



Main street commercial buildings are typically 2 storeys in height with few breaks between buildings.



Typical East Village building setback, boulevard and crosswalk condition.



Parallel parking is permitted along the street and in laybys.



Pedestrian areas are typically narrow and include some streetscape features such as lighting, trees and banners.



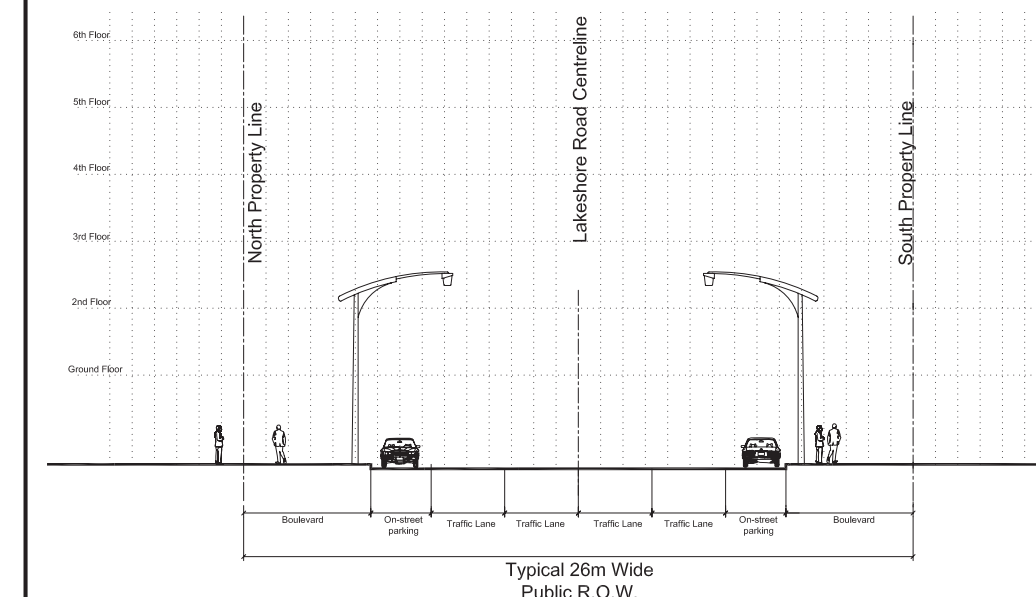
Lakeshore Road in this area is typically 4 lanes wide with additional left turning lanes at some intersections.



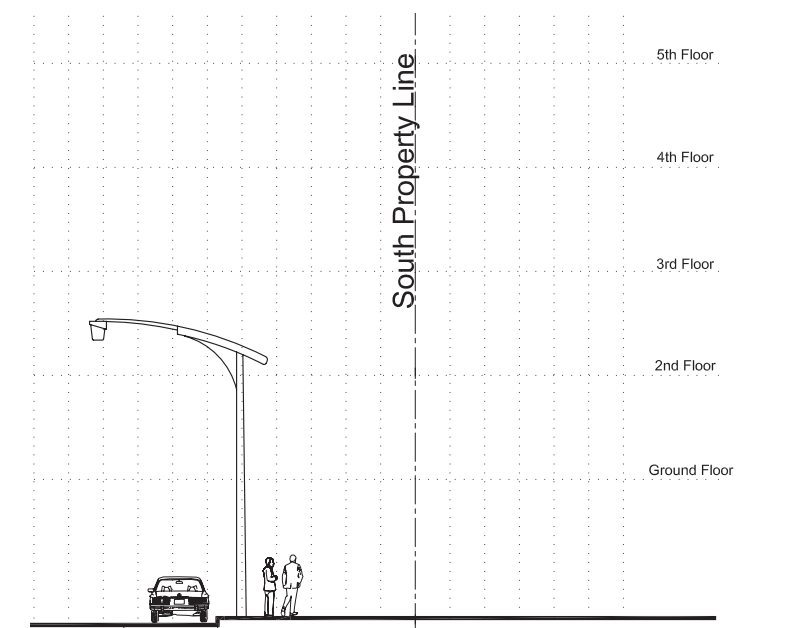
**Common Elements for Lakeshore Road**  
What are the features that can be similar all along Lakeshore Road? Please consider the following:

A) Street Features: (For example: parking, crosswalks, driveways, signage, bike routes etc.)

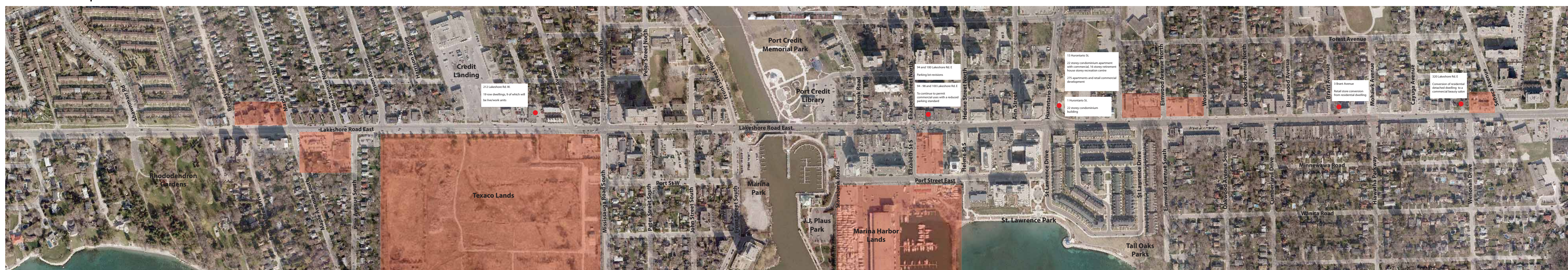
B) Boulevards: (For example: landscaping and trees, furnishings, lighting etc)



C) Built Form: (For example: building relationship to the street, heights, setbacks, awnings, signs etc.)



D) Open Spaces: (For example: gardens, forecourts, public parks and trails, plazas, public art etc.)



- Shawnmarr Character Area:** From Shawnmarr to Pine Avenue
- Wide boulevard on north side and park on the south side create wide, open street section
  - Right of Way is typically 25m with additional Right of Way (35m) from Godfrey's Lane to Balboa Drive
  - Very little main street commercial
  - Large proportion of residential in the area, including low, medium and high density
  - Built form is typically 2 to 3 storeys on the north side, 3 to eight storeys on the south side
  - Adjacent to large park area - Rhododendron Park

- Texaco Lands Character Area:** From Pine Avenue South to Mississauga Road
- Currently a one sided street condition with main street commercial on north side and open, vacant parcel on the south.
  - Right of Way typically 20m wide
  - Minimal sidewalks on both north and south side of road
  - Future land use for the Texaco lands is unknown
  - Parallel parking permitted

- Core Village Character Area:** From Mississauga Road to Elmwood Avenue
- Street pattern dense, intersections are closer together
  - Right of Way width typically 20m wide with parallel parking
  - Large variety of retail / commercial uses and municipal and community uses
  - Built form is typically 1 to 3 storeys
  - Main street uses backed by mostly high density residential
  - Special elements such as the Credit River, Conservation District and several heritage buildings
  - Major node at Hurontario Street and Lakeshore Road
  - Go Station at Park Street and Ann Street

- East Village Character Area:** From Elmwood Avenue to Seneca Avenue
- Mostly main street commercial on both sides of street
  - Built form mostly 2 storeys with a few taller buildings ranging from 3 to 5 storeys
  - Main street commercial backed by low density residential
  - Parallel parking permitted in laybys
  - Blocks of retail buildings are very long with few breaks in between buildings

**Discussion Questions:**  
Where are opportunities for a Gateway feature? How should the frontage along Rhododendron Gardens be treated? How should new development address Lakeshore Road?

**Discussion Questions:**  
How should the frontage along the Texaco Lands be treated? How could the pedestrian realm be improved?

**Discussion Questions:**  
Should there be a special treatment where parks about Lakeshore Road and where it crosses the Credit River? How should new development address Lakeshore Road? What are appropriate building heights and setbacks? How should the streetscape look?

**Discussion Questions:**  
How should new development address Lakeshore Road? Where are opportunities for Gateways?