

Principles for Development:

Please use your precedent stickers to illustrate your preferences.

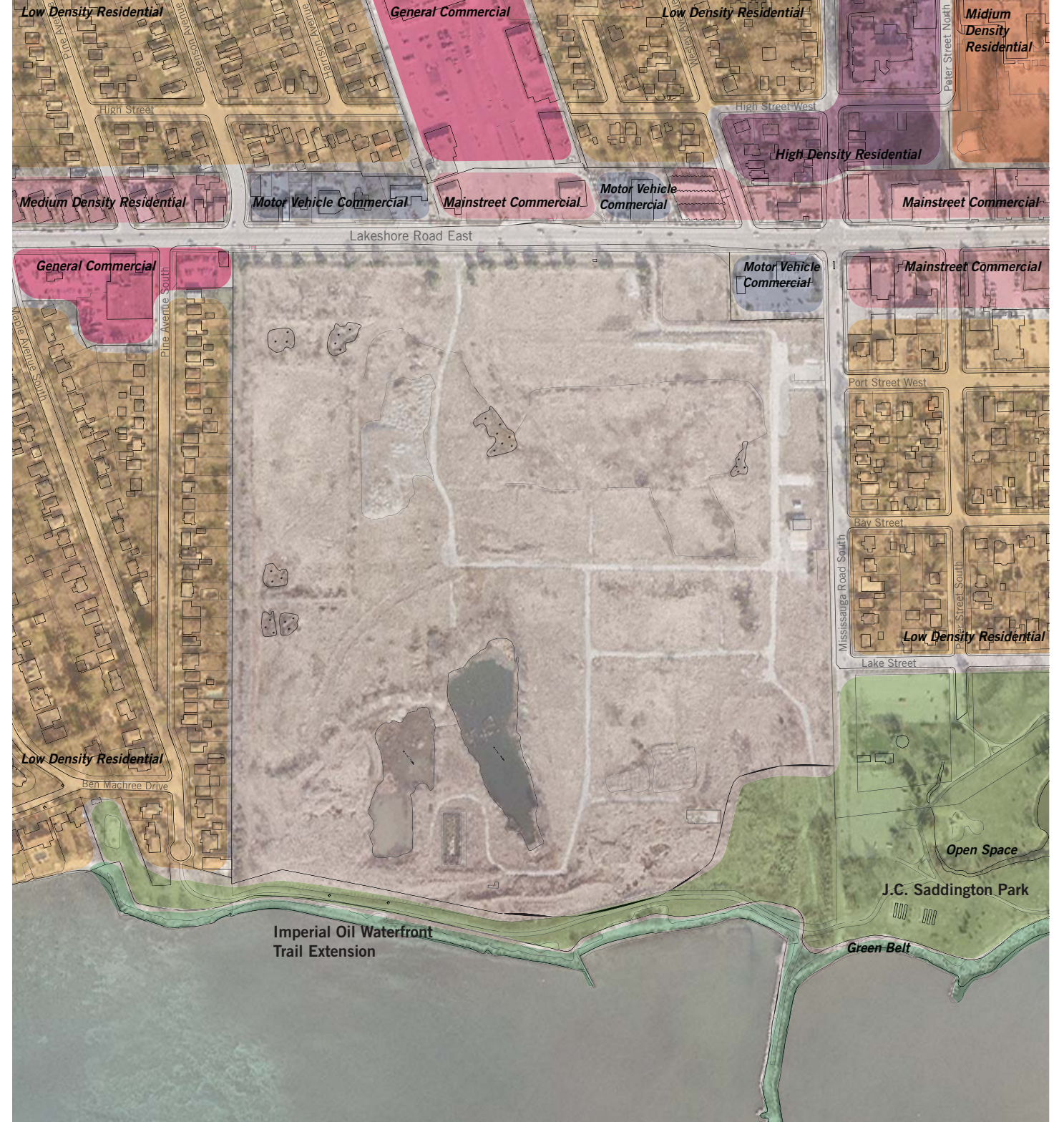
1. The Texaco Lands are a major waterfront site. What kind of new development should happen on these lands? Consider: residential, employment, mixed use, institutional, parkland etc.

2. Should the development be self contained or should it integrate into the surrounding community?

3. Should there be a major park space linking Lakeshore Road and the Lake?

4. How much of the lan should be public? Private? How much land along the shoreline should be preserved for public use?

5. Are there other places or neighbourhoods that have qualities that could be applied here?



Site Context Plan



Development Strategy:

A. Land Uses to Support a Major Waterfront Community

Please consider the following:

- What land uses are appropriate on the site and where should they be located?
- What's missing in the community that could be included here (i.e. marina, theatres, college/university, parks, landmark structure)?
- In broad areas, show where you think the major land uses and open spaces should be located.

B. A Framework of Streets and Blocks

Considering the local neighbourhood patterns in Port Credit. Should the Texaco Lands extend this existing pattern, or should a new pattern of streets and blocks be investigated? Please consider the following:

- New Streets: What new streets should be provided to complete reasonable access into the lands?
- What should streets look like? Can they all be narrow and neighbourly, or should some be larger to carry more traffic?
- What areas should have larger, deeper sites for open space or large scale buildings such as public buildings or apartments?

C. Lakeshore Road Streetscape & Street Character

What are the important elements that contribute to the main street scale and character that is so desirable? Please consider the following:

- Improvements to Lakeshore Road for pedestrians.
- Issues regarding increased traffic and access to the lands.
- Opportunities for patios and other active uses on the street.
- Courtyards or plazas as a part of new developments.
- Attractive signs and street boulevard furnishings (banners, seating, waste bins, transit shelters, lighting).
- Are there key places for public art?

D. Developing an Appropriate Base Height & Character

What should buildings look like on the site? Please consider the following:

- How tall should buildings be fronting on to Lakeshore Road? How should building heights transition? What building heights are appropriate at the edge of existing neighbourhoods?
- How far should buildings be set back from adjacent residential properties on Pine Avenue and Mississauga Road?
- How should parking be accommodated (i.e. within the building or on site)?
- If there are locations for taller buildings, chose some examples you like from those provided.

E. Providing Outdoor Green Space on the Site

Based on the land uses and buildings recommended for the site, consider how outdoor green space should be provided (e.g. private or public gardens, courtyards, walkways and other places to relax and socialize). Please consider the following:

- How should open space be included on the site? Should a new public park space be provided, or should the area contain several smaller park spaces?
- How should new park space connect to the Waterfront Trail and J.C. Saddington Park?
- Where would private outdoor spaces be appropriate?

F. Architectural Character & Design

What should new buildings look like? Please consider the following:

- Building Step-backs & Massing: How can a building be 'shaped' to reduce its bulk and improve sunlight access and sky views?
- Replicating the character of a main street through preserving and creating a fine-grained building façade.
- Ground floor design and how it contributes to the pedestrian experience (i.e. building entrances, windows, canopies, signs, architectural details, etc.)
- Chose some examples of buildings you like or don't like. Are there other examples in Mississauga, Oakville, Burlington, Toronto or anywhere else that you like?

G. Sustainability Opportunities

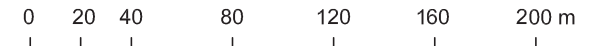
How can we incorporate green technologies and ideas? Consider the following:

- Parking Structures or lots as a place for greening.
- New buildings as a showcase for Leadership in Energy and Environmental Design (LEED) or equivalent i.e. Green Roofs.
- Landscaped Bio-swales on streets and in parking areas for stormwater runoff.

Begin by listing the appropriate lands uses on the site. Please use your precedent stickers to help illustrate your ideas.



Development Strategy Plan



What should this new development look like? Please use your precedent stickers to help illustrate your ideas.