

SUMMARY OF PROPOSED AMENDMENTS TO THE MISSISSAUGA PLAN/ OFFICIAL PLAN FOR THE HISTORICAL VILLAGE OF PORT CREDIT

February 9, 2004

As part of the Old Port Credit Village Heritage Conservation Feasibility Study, a number of proposed amendments to the approved City Official Plan have been identified. These areas are summarized as follows:

1. Amendment No. 1

- Recognizes the importance of the institutional uses along Lakeshore Road West and Port Street West.
- Special care is required to preserve the character of the buildings and properties of these institutional uses including preserving the exterior character of the structures and related exterior open space areas.
- The existing cemetery at the corner of Lakeshore Road West and John Street South will be preserved.

2. Amendment No. 2

- The current Residential Low Density I designation applies to three properties which are currently occupied by five and six storey apartment buildings.
- Amendment No. 2 would redesignate these properties to Medium Density III and add site specific policies to the Official Plan to recognize these three existing apartment buildings as permitted uses at their current height and density.

3. Amendment No. 3

- Applies to the Municipally owned Marina Park situated between Front Street South and the Credit River.
- The policy calls for the Park's development as an integral part of both Port Credit Harbour and old Port Credit Village. The policy recognizes the Park's potential to establish a vibrant river and village edge.
- In addition to public open space uses potential uses could include community uses, offices, commercial uses, restaurants (not including drive-thru window), conference centre, and community centre. Such uses would be subject to the approval of the Credit Valley Conservation Authority.
- Site development would have regard for a number of principles;
 - enhancing public access to the Credit River;
 - extending views from Port Street West and Bay Street through to the river.
 - building height not to exceed that of the Wilcox Inn;
 - articulating buildings to reduce the perception of bulk;
 - orienting buildings to acknowledge the river, Front Street South frontage and the district street grid;
 - minimizing the visual impact of service areas, including parking;
 - pursuing pedestrian links along the Credit River where feasible;
 - integrating historical interpretation into any future development.
- Before any development could proceed, the City would prepare a Master Plan to address future use and layout of the site. The Master Plan would be prepared in consultation with the public, and would address future layout of the site, archaeological investigation, historical interpretation of the site and the feasibility of a river trail.

4. Amendment No. 4

- Provides additional design guidelines for townhomes and all forms of development in existing Site 3 of the approved Official Plan.
- Applies to the west side of Front Street South from the existing townhomes north.
- Provides additional design guidelines including:
 - a maximum height of two storeys;
 - the retention of buildings of historic interest;
 - landscaping modestly sized front yards oriented, and sited parallel, to Front Street South;
 - garage placement behind the front and to the side of the building unit;
 - rear yard access as an alternative to front yard access;
 - building mass and facade articulation reflective of neighbourhood character;
 - a maximum townhouse grouping of three to four units

PROPOSED ZONING AMENDMENTS TO THE CITY OF MISSISSAUGA ZONING BY-LAW (FORMER VILLAGE OF PORT CREDIT)

A number of amendments to the Zoning By-law are proposed within the Study Area. The intent of these amendments is as follows:

1. Residential One

- A substantial portion of the internal area of the village is designated Residential Low Density 1 in the Official Plan. In order to comply to this designation, the zoning should be changed from Holding Residential Fourth Density to R1 Residential First Density.
- A single detached dwelling would be the main permitted use.
- Proposed zoning regulations include;
 - Minimum lot area of 500 square metres (5,382 ft²) or if less than 500 square metres (5,382 ft²), the minimum lot area regulation shall be equivalent to the existing lot area.
 - Minimum lot frontage of 12 metres (39 feet).
 - Minimum front yard as existed on the date of passing of this by-law
 - Minimum side yard; 3 metres (10 feet) on one side and 1.2 metres (4 feet) on the other side with a total of both equal to 35% of lot area.
 - Minimum rear yard of 7.5 metres (25 feet)
 - Maximum height; 2 storeys to a maximum of 6.4 metres (21 feet) measured between the average finished grade level and lower edge of the eaves.

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- Minimum landscaped open space: 40% of lot area
- Minimum parking; one space per unit
- Maximum gross floor area for the main building; 139 square metres (1,496 ft²) plus 0.2 x the lot area to a maximum of 275 square metres (2,960 ft²).
- Maximum gross floor area for detached garage; 30 square metres (323 ft²)
- A covered unenclosed porch may encroach into the required front yard and exterior side yard to a maximum depth of 1.8 metres (6 feet)
- A garage shall not be located closer to the street than 3.0 metres (10 feet) behind the main building line.

2. **The area of marina park is proposed to be zoned Holding P (Open Space);**

- When the H is removed (subject to a future Master Plan conducted by the City), a number of uses would be permitted (offices, shops, restaurant, academy for performing arts, commercial school excluding day nurseries, art gallery, artisan studio, museum, conference centre, and community centre or private community centre.

3. **Existing Apartment Buildings**

- The existing apartment buildings at 36 Front Street South, 27 John Street South, and 11 John Street South would be zoned R4 but with special restrictions limiting height and density to their existing height and number of apartment units.

4. C4 Zone

- The C4 Zone would be amended to add a single detached dwelling as a permitted use and to remove car salesroom, car wash, public garage and service station from the list of permitted uses.
- The C4 Zone applies along Mississauga Road South from Lakeshore to Port Street.

5. Wilcox Inn

- The zoning applying to the Wilcox Inn would be amended to add a single detached dwelling as an additional use,.

6. C5 Zone

- The C5 Commercial zone located south of Lakeshore Road West and west of Front Street South would be amended to permit a single detached dwelling along Front Street.

7. Maximum Height

- The maximum height within all commercial zones in the district would be restricted to two storeys.

8. J.C. Saddington Park

- All of the lands within J.C. Saddington Park would be zoned P (Open Space).