

Draft Master Planning Framework for 70 Mississauga Road South

The draft master planning framework for 70 Mississauga Road South sets out the priorities to be addressed in the required master plan for the lands. The master plan would be completed by the owner/developer partnered with a remedial action plan setting out the strategies for site remediation. All other policies of the City Official Plan would apply to the required master plan.

The framework is comprised of the following elements:

1. Inspiration Port Credit Guiding Principles
2. Key Considerations
3. Drivers
4. Vision
5. Components – Directions and To be studied

Guiding Principles

Through the Inspiration Port Credit (IPC) process, the following guiding principles have evolved to provide guidance to both of the IPC sites (1 Port Street East and 70 Mississauga Road South):

i. Embrace the Water

The presence of water will permeate all physical, visual, emotional and aesthetic elements of the site. The recognition, enhancement, influence of the water will be a foundation to the community planning, land uses, activities and urban design.

ii. Celebrate the Waterfront Heritage and Cultural Footprint

Recognition and integration of the Old Port Credit Village Heritage Conservation District, the village Main Street as well as traditional water-based activities are essential to guiding change and uniquely land-marking the two sites. These sites present an important opportunity for cultural celebration and development given their culturally rich and active context.

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iii. Integrate Green and Blue

Maximizing the “green” and accessible open space of these sites is an important means of expanding outdoor lifestyles, natural heritage and recreational opportunities around the water. The open spaces and the urban fabric should be created with the highest standards of sustainability, including green infrastructure for storm water treatment and energy; shoreline enhancement to benefit water quality, natural heritage, protection from invasive species, and accommodation of climate change.

iv. Connect Land and Water

Connecting the land to the water will be a priority. Extending pedestrian accessibility to and along the waterfront will reinforce the urban waterfront village character of Port Credit. Multi-modal links towards the waterfront edge will enable the waterfront to be shared by many.

v. Create an Economically Thriving, Sustainable Waterfront

Create opportunities for Port Credit’s continued growth as a complete and healthy community providing a range of opportunities to access, enjoy and sustain housing, employment, natural and cultural heritage, recreation, educational, community and social services within a compatible urban fabric focused on the water. Promotion of economic sustainability including marine based activities and operations and innovative and creative business enterprises will support and grow local area employment.

vi. Balance and Catalyze Development within the Regional Context

Growth must be balanced with the village character of Port Credit today. Growth on these sites must fit within the city and regional context recognizing Inspiration Lakeview and other City initiatives including the implementation of Light Rail Transit (LRT) along Hurontario Street. Development of these sites will catalyze a complete, sustainable, creative waterfront community. Mobility, servicing and community infrastructure is critical to accommodating future growth.

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Key Considerations

Given the 70 Mississauga Road South site's context outside the boundary of the Port Credit Community Node, its situation on the west side of the Credit River and its industrial history, the following primary considerations are critical to the framework:

1. The appropriate form and scale of development within the context of the immediate neighbourhoods, Port Credit and city urban structure
2. The required municipal services, transportation and community infrastructure
3. Sustainable and cost effective site remediation strategies informing land use

Five Drivers for the site's Revitalization

1. Big Site, Big Legacy
2. Lakefront Park Destination
3. Converging Old and New
4. Connections
5. Transit Integration

Vision

***A lakefront urban neighbourhood of landscapes,
meeting places, living, working, learning and drawing
people to the water's edge to play.***

Draft Framework Directions:

- Sustainable healthy community design informed by people needs, landscape, environment, site context and micro-climatic conditions
- Innovative technologies and inspiring design solutions shaping “green” infrastructure and low impact development strategies
- Use of District Energy and renewable energy such as solar power, for both infrastructure and building use
- Sustainable approaches to shoreline treatment to improve water quality, natural heritage and adapt to climate change
- Sustainable and innovative site remediation strategies
- State of the art, network web-enabled “intelligent” neighbourhood
- Sophisticated and interconnected climate change mitigation strategies (i.e. that reduce greenhouse gas emissions)

To be studied through Master Plan:

- Scope, scale, innovations for and feasibility of “green” infrastructure, climate change mitigation
- Investigate the opportunities for renewable energy, District Energy, intelligent design

Draft Framework Directions:

- Hierarchy and diversity of all season public and private open spaces connected by multi-use trails
- Shoreline access and use for water recreation (possibly marina uses), views and natural heritage corridor
- Destination Waterfront Park for a variety of local and city wide destination uses
- Community Parks for neighbourhood uses including active recreation
- Tree-lined streets with prominent tree canopies and windows to the parks, open space and public realm
- Parks, open space and the public realm should protect for views to Lake Ontario
- Substantive and connected public open space with trees critical in the public realm for shade, air quality enhancement and bird stopover opportunities

To be studied through Master Plan:

- Size, configuration of Destination Park on shoreline
- Size, configuration, location for diversity of open spaces including Community Parks
- Shoreline access and use for water recreation
- Opportunities to enhance, create and/or protect natural heritage
- Feasibility of consolidation/reconfiguration of city marina uses by the City
- Opportunities for innovative and appropriate shoreline treatments
- Feasibility of the creation of a habitat island by the City

Draft Framework Directions:

- Consideration for rapid transit support
- Fine grained, multi-modal street system for a comfortable pedestrian scaled block structure and suitable for active transportation
- Waterfront Trail as the key east/west active transportation connection
- Connections with existing prominent intersections and neighbourhoods where needed
- Interconnected network of streets avoiding cul-de-sacs and dead-ends
- Special recognition of Mississauga Road South as a distinct route to recognize its extension to Lake Ontario, its interface with the Old Port Credit Heritage Conservation District and this site
- A lakefront public street bounding development from public lakefront open space

To be studied through Master Plan:

- Requirement for enhanced transit service (including rapid transit options) influenced by the Lakeshore Road Transportation Master Plan
- Appropriate fine-grained multi-modal street system (scaled to the development of the site)
- Connections to existing Old Port Credit Heritage Conservation District in context of master plan proposed uses, densities etc.
- Special policies for Mississauga Road South to address its sensitive context

Draft Framework Directions

- A walkable community integrated and supportive of completing the Port Credit village
- Transit-supportive and mixed use development integrated within the context of the urban village
- Range of mid-rise housing options
- Affordable housing options including housing for seniors
- A variety of private and public open spaces
- Compatible uses to contribute to the jobs target of 2 people to 1 job for Port Credit
- Creative industry jobs e.g. maker spaces
- Retail, commercial and office uses along the main-street
- Cultural, academic, research, institutional campus uses in an urban waterfront setting

To be studied through Master Plan:

- Appropriate uses, scale and form of development given site conditions, compatibility with neighbourhoods, transportation, community and municipal infrastructure
- Density, residential population, number of jobs

Draft Framework Directions:

- Development providing a variety of built form generally in the range of 4-12 storeys ensuring that the taller elements are towards the centre of the site and the lowest elements are located adjacent to the existing neighbourhoods and the lake to provide a transition
- The main-street components should generally reflect 4 storeys
- A compact and walkable grid street pattern relevant to the surrounding community
- Built form and block structure should be compatible with the Old Port Credit Heritage Conservation District
- Block structure should consider environmental factors such as microclimate and drainage patterns, sustainable design and maximizing views to Lake Ontario

To be studied through Master Plan:

- Appropriate uses, scale and form of development given site conditions, compatibility with neighbourhoods, transportation, community and municipal infrastructure
- Use of a block typology to allow for sunlight, air circulation, passive heating, landscaping in balance with streetscape needs
- Appropriate transitions to the existing residential communities on the west and east of the site and to the lake
- Appropriate integration of the main-street with the existing and planned Lakeshore Road main-street