

Criteria	Concept 1
General Overview	<p>Grassy layout, small building blocks</p> <p>Mostest sites for larger parking areas</p> <p>Most of the potential parking spaces on Post 1st</p>
Use	<p>Home or commercial at grade of all sites</p> <p>All sites required on half of site, provided on balance</p>
Green Floor Area	<p>100% GFA</p> <p>100% GFA</p> <p>Non-residential GFA compared to residential</p>
Building Heights	<p>8 to 10 stories along Post Street East (to be confirmed)</p> <p>5 to 6 stories along the site overlooking the junction at water</p> <p>1.5 to 2.5 GFA</p>
Open Space	<p>Large open space, green promenade, larger park at water</p> <p>Full width, expanded from between Elizabeth and</p>
Public Parks, Access and Servicing	<p>Underground</p> <p>From collector road, to central road</p>
Parking	<p>Underground</p>
Massing	<p>To be determined</p>

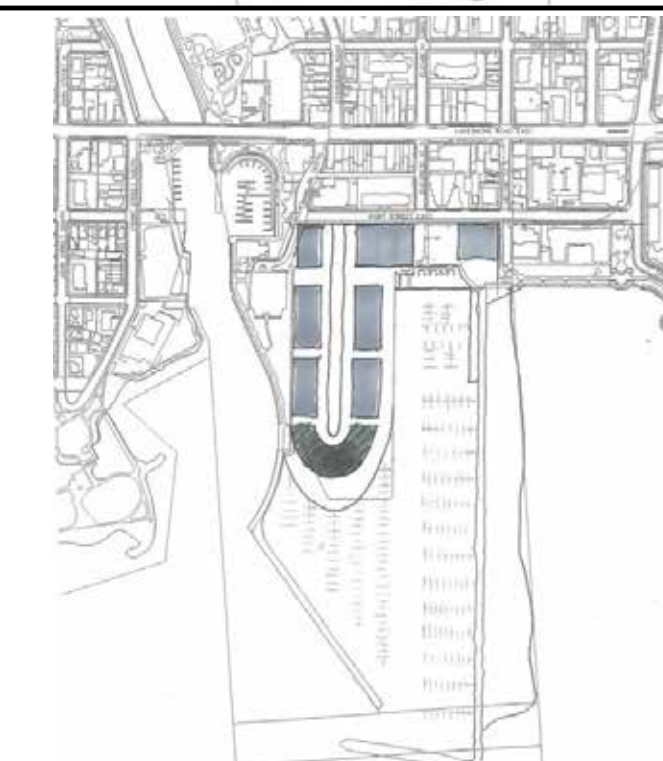
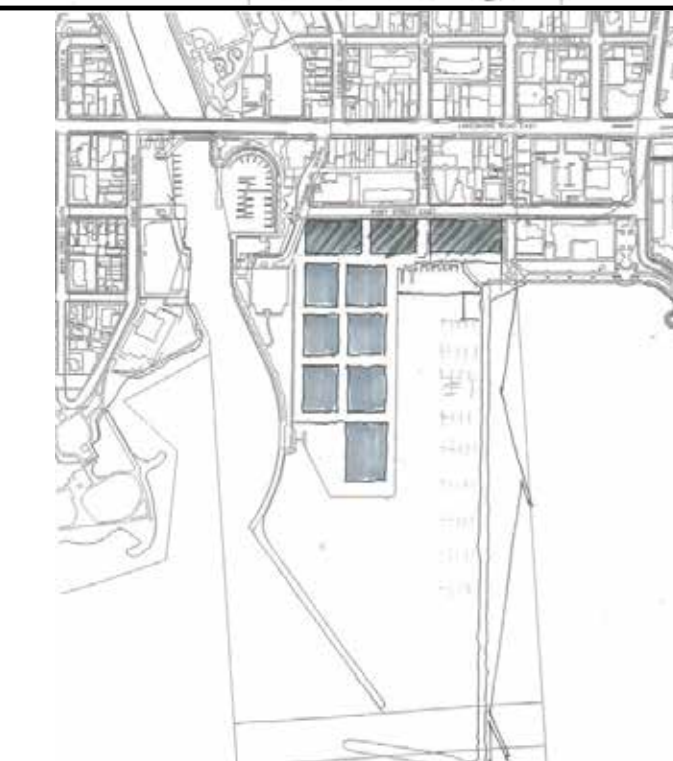
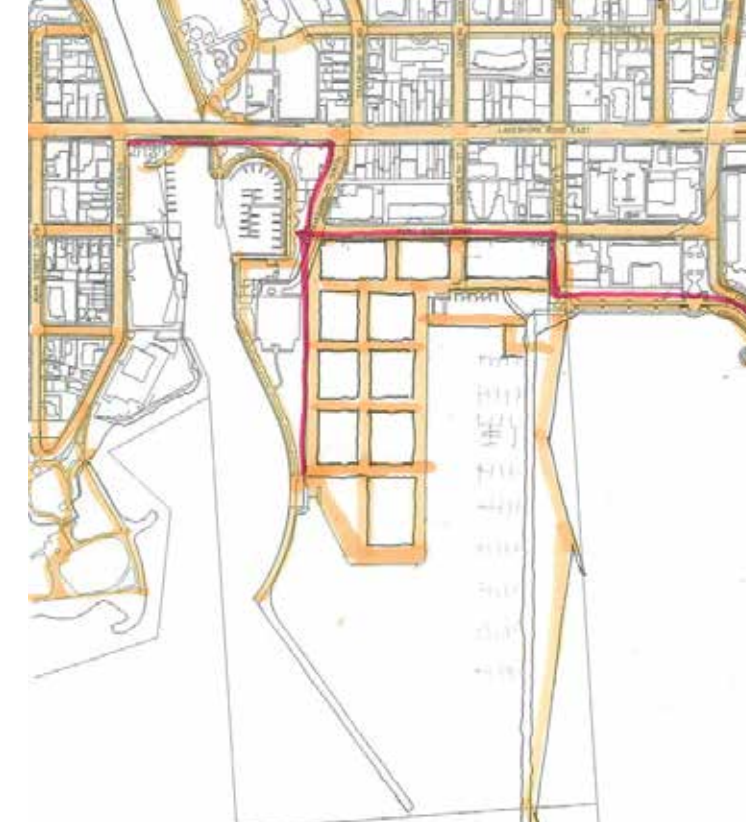
Calculators in red are estimates by The Planning Partnership



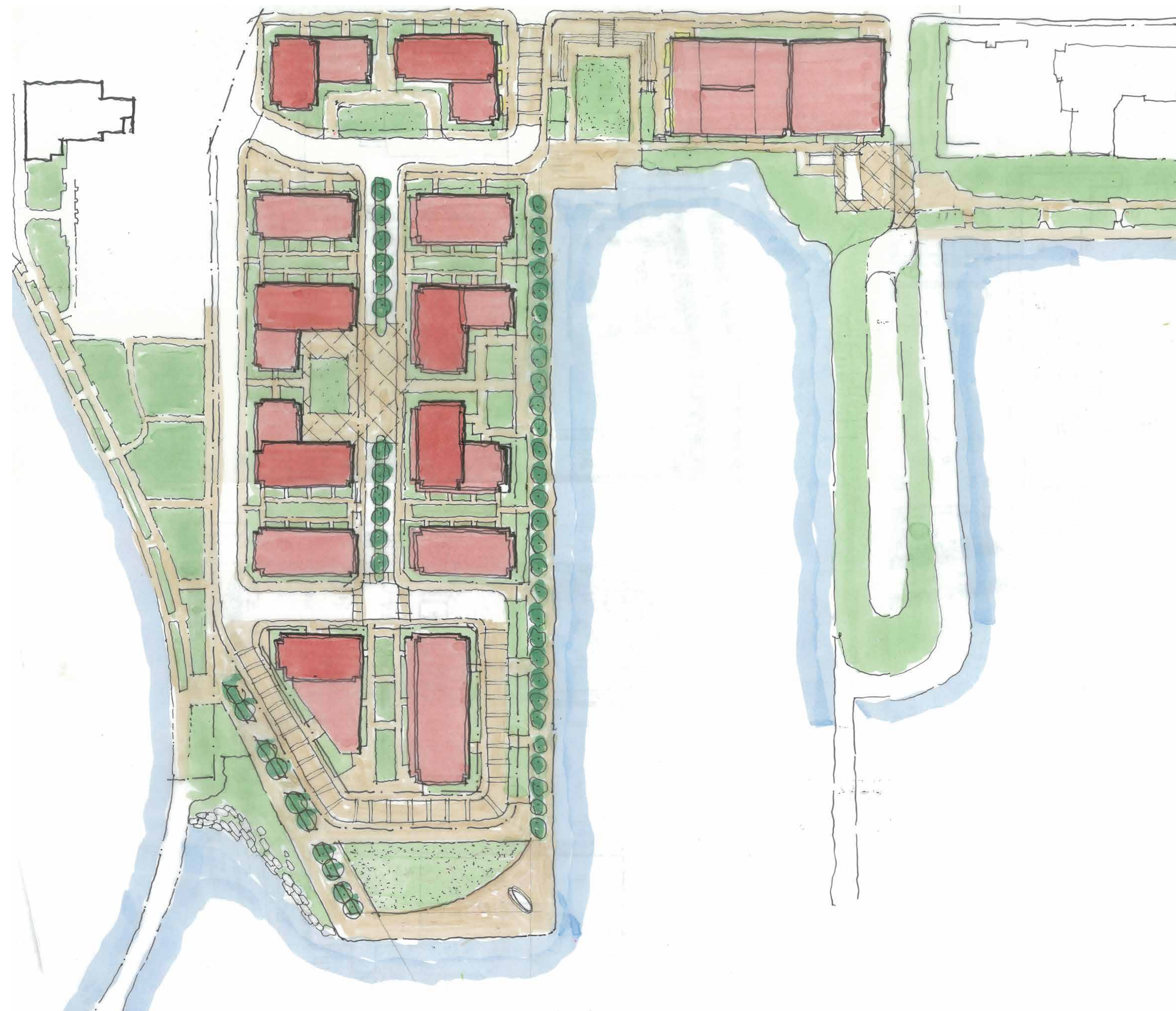
Criteria	Concept 1
General Overview	<p>Cost low, small, and modern architecture</p> <p>Material: Less large, expensive areas</p> <p>Less to maintain, save for future and future on Part II</p>
Use	<p>Residential and suitable for all ages</p> <p>Residential required to be used for 40 and 50 years and 100 years of use for Part II</p> <p>Residential on lot before</p>
Cost/Floor Area	<p>Overall - 100,000/100,000</p> <p>Cost of 100,000/100,000 higher than other concepts</p>
Building Features	<p>Material building in development</p> <p>Less to maintain and future on Part II</p> <p>Less to maintain and future on Part II</p> <p>Less to maintain and future on Part II</p>
Energy (over 100,000)	<p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p>
Open Space	<p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p>
Public Roads, Avenues and Services	<p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p>
Planning	<p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p> <p>Continuous energy use, 100,000/100,000</p>

[illegible][illegible][illegible]

Architectural drawing of the rear elevation of the building. The drawing shows a large gabled roof, a chimney, and a list of materials: Brick, Stone, Slate, and Wood.



EMERGING CONCEPT FROM DECEMBER 2015 WORKSHOP



WORKSHOP SKETCHES

CENTRAL SPINE



WATERFRONT TRAIL FROM ST. LAWRENCE PARK



JJ PLAUS PARK



WHAT WE HEARD DESTINATION

GREAT GREEN ARCHITECTURE
SUSTAINABLE INFRASTRUCTURE

A NEW PARADIGM FOR PORT CREDIT

AN AMAZING SITE

ICONIC

EXCITING

ACCESSIBLE

PUBLIC ART

FINANCIALLY VIABLE

HUMAN SCALE

HEALTHY COMMUNITY

AFFORDABLE HOUSING

LANDMARK



VISION

It is the City's vision to ensure that an **iconic and vibrant waterfront** neighbourhood and **destination** with a **full service marina** is developed at the 1 Port Street East Site that:

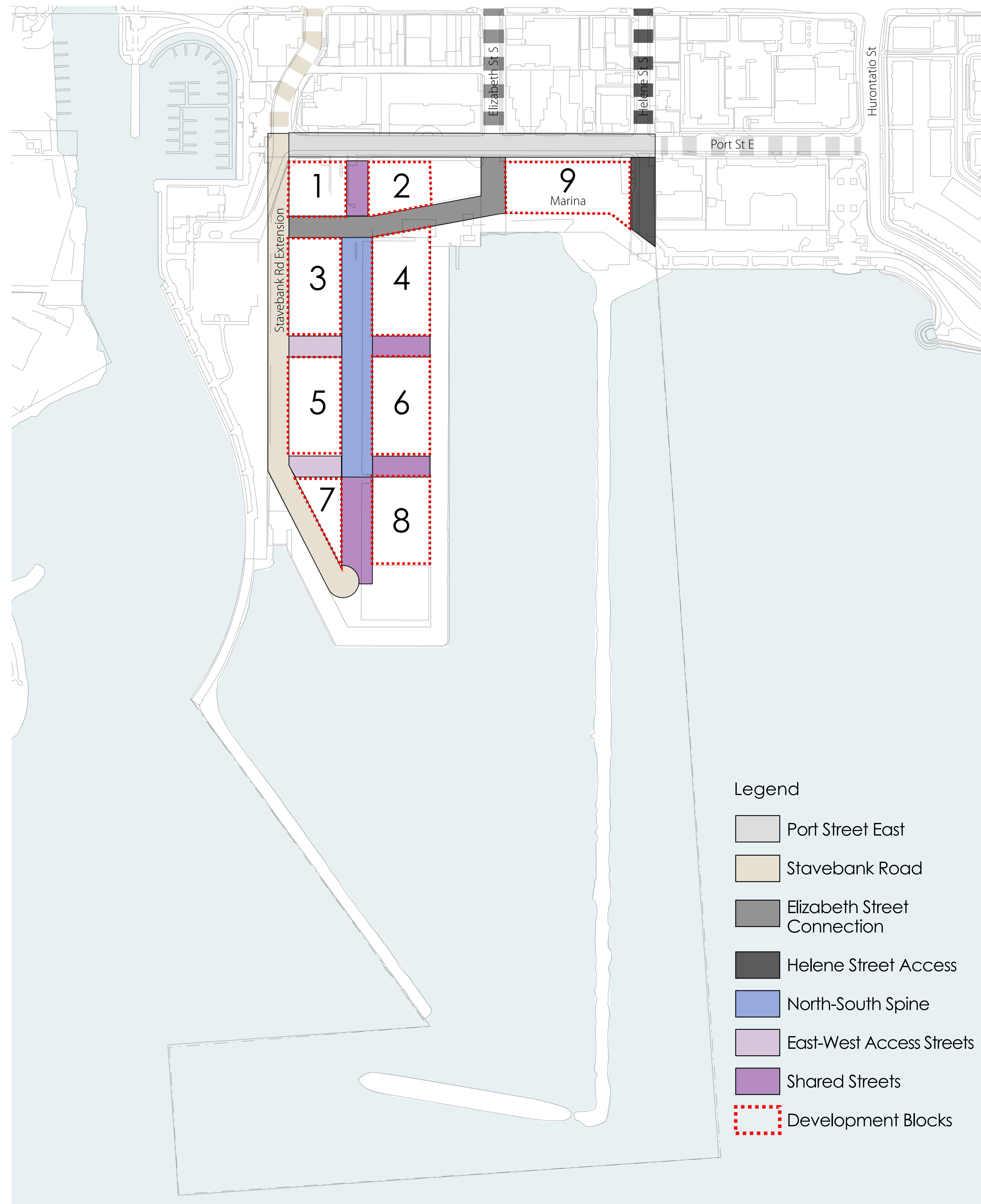
- » Is woven into the **fabric of Port Credit** and the city
- » Supports the overall vision of Port Credit as an **evolving waterfront village**;
- » Celebrates its **unique urban waterfront** context;
- » **Is financially viable and economically sustainable**; and
- » **Links the marine and cultural histories** together – drawing people to the water's edge to live, work, learn, shop and play.

PRINCIPLES

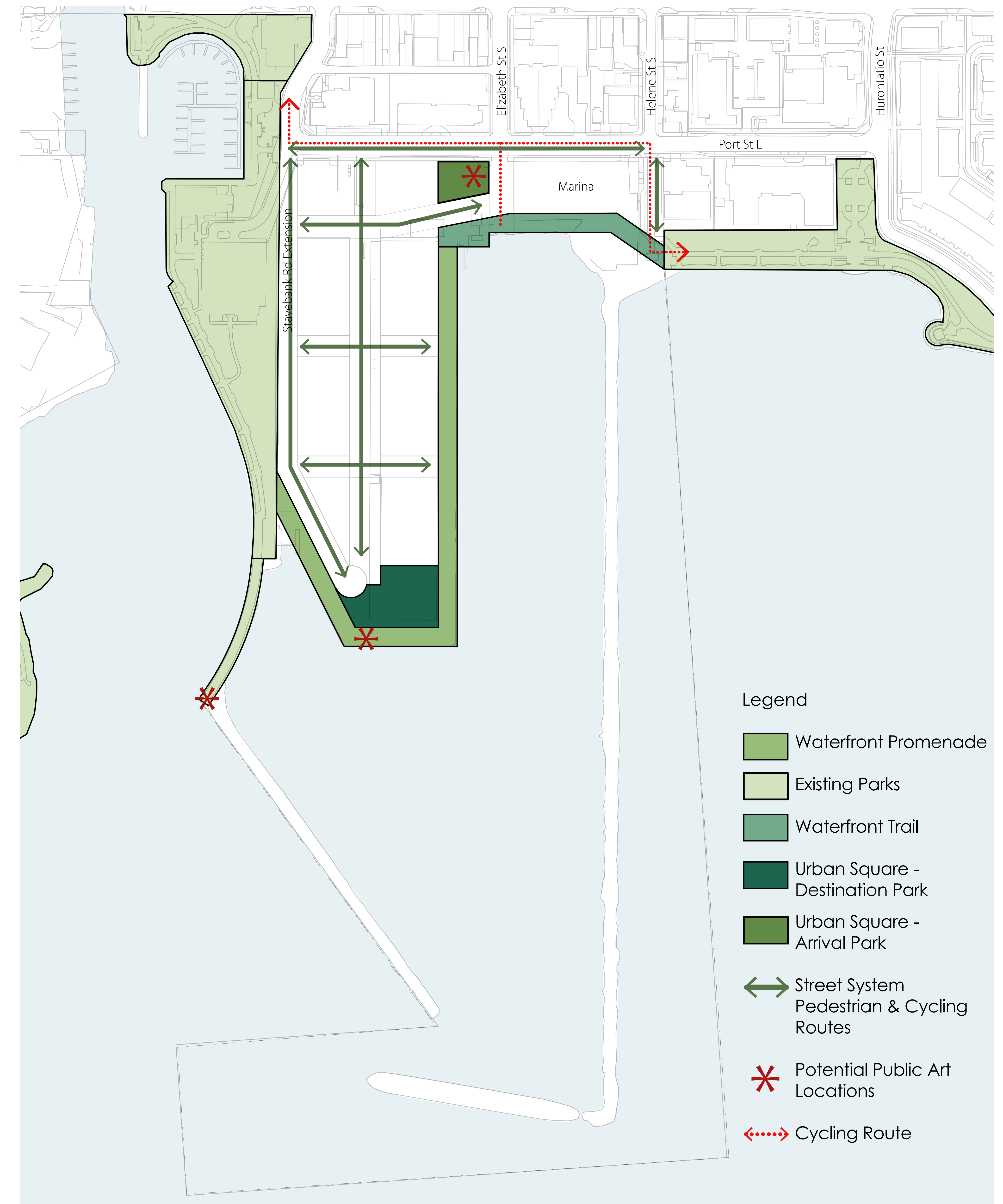
- » Create a Logical and Efficient Street and Block Pattern
- » Put Pedestrians First! A Connected Pedestrian Realm Network
- » Be a Complete and Healthy Neighbourhood
- » Represent World Class Design Quality
- » Protect and Enhance Natural and Cultural Heritage
- » Promote Innovative Infrastructure
- » Ensure Coordinated Implementation



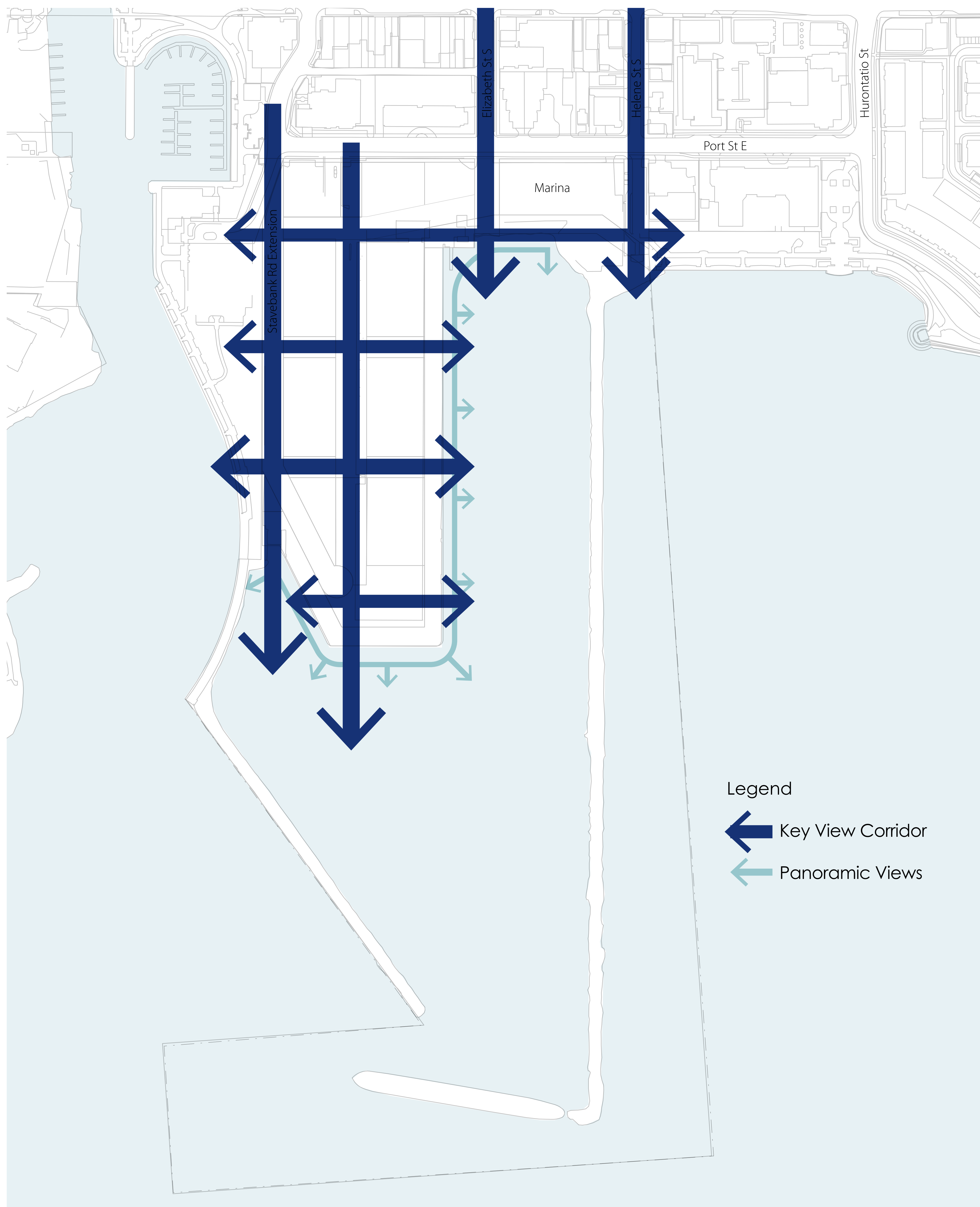
STREET SYSTEM & DEVELOPMENT BLOCKS



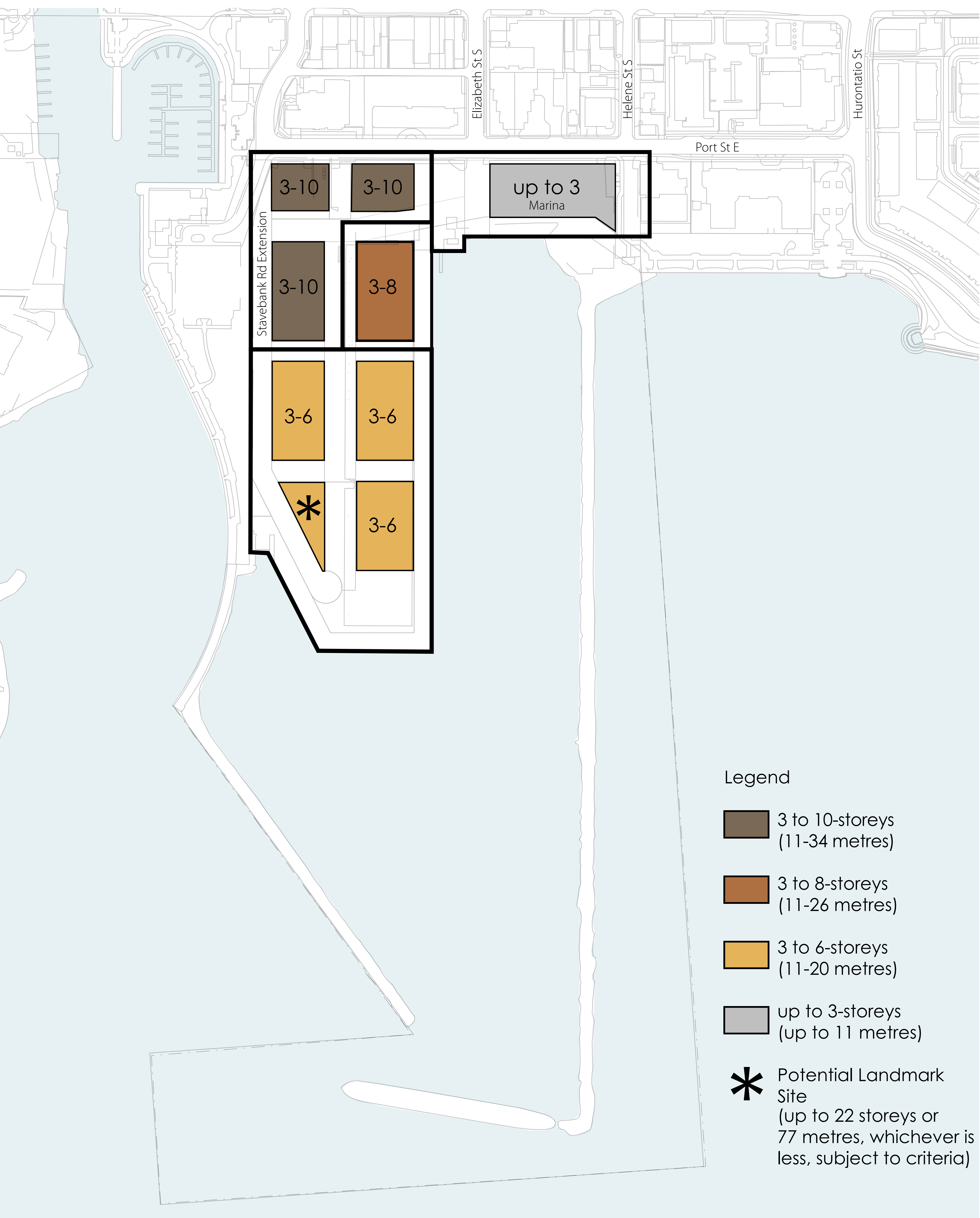
PEDESTRIAN REALM



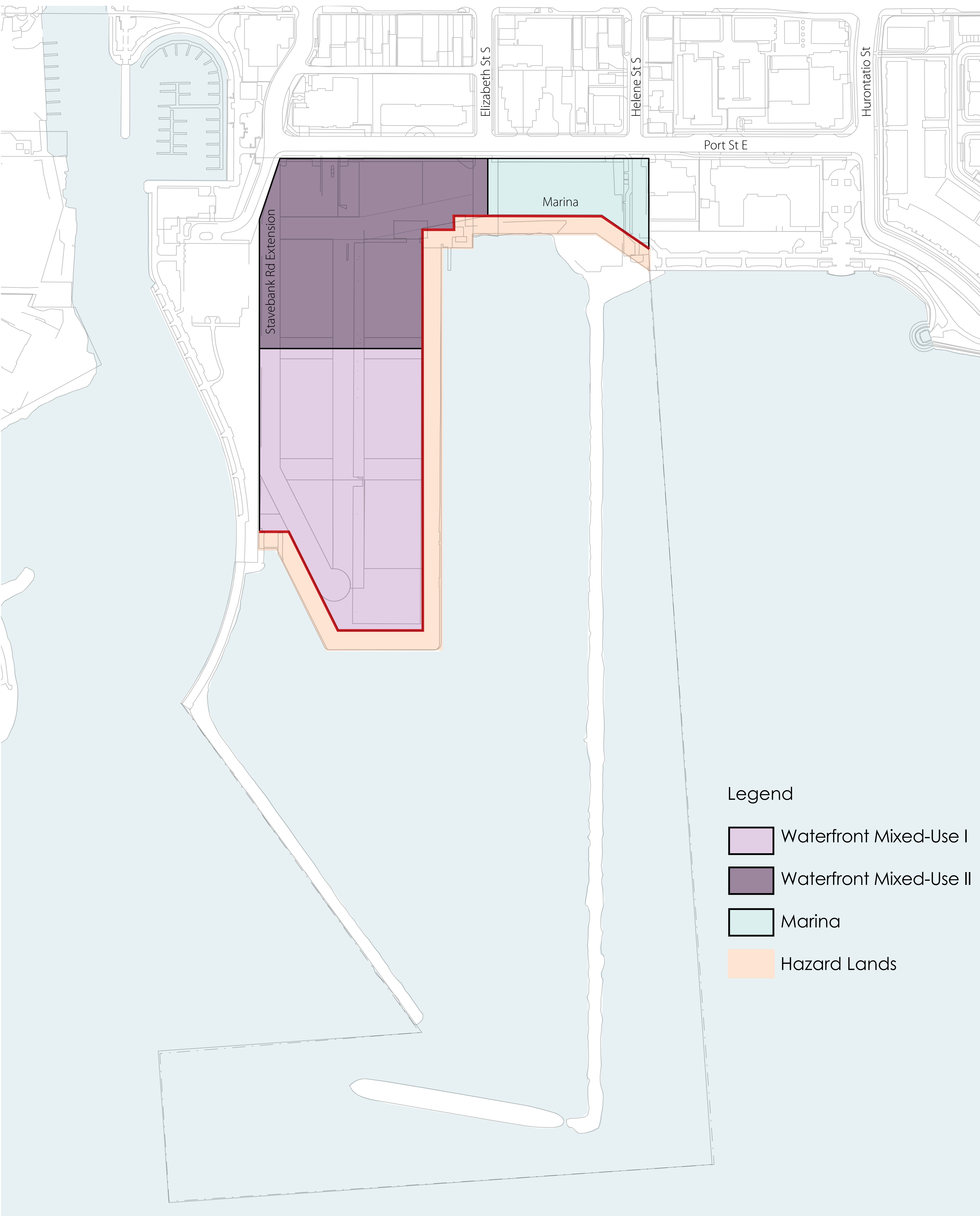
VIEW CORRIDORS



BUILDING HEIGHT



LAND USE DESIGNATIONS



JOBS

MARINA USES Estimate 116 – 135 jobs

The number of jobs created for marina Concept A construction is 99 for the 2 construction years. Jobs created for marina operation total 90 in year 1 increasing to 116 by year 10. Total jobs including construction and operation after 10 years (induced, direct, and indirect): 215

The number of jobs created for marina Concept B is 135 for the phase 1 construction (1 year) and 26 for phase 2 construction (1 year). Jobs created for the marina operation total 112 in year 1, increasing to 142 by year 10. Total jobs including construction and operation after 10 years (induced, direct, and indirect): 303

OFFICE USES Estimate 269 – 323 jobs

Opportunities in Port Credit

- 1 Port Street East will likely be appealing to small, professional offices
- Lakeshore Road East will provide nearby amenities for office workers, as will the 1 Port Street East site itself
- Major nearby transit options (Port Credit GO, future LRT)
- Planned nearby office development may attract future office to the area
- Office condominium space may appeal to users who wish to buy rather than rent, and this would be compatible with mixed-use development

Constraints to attracting a major office user

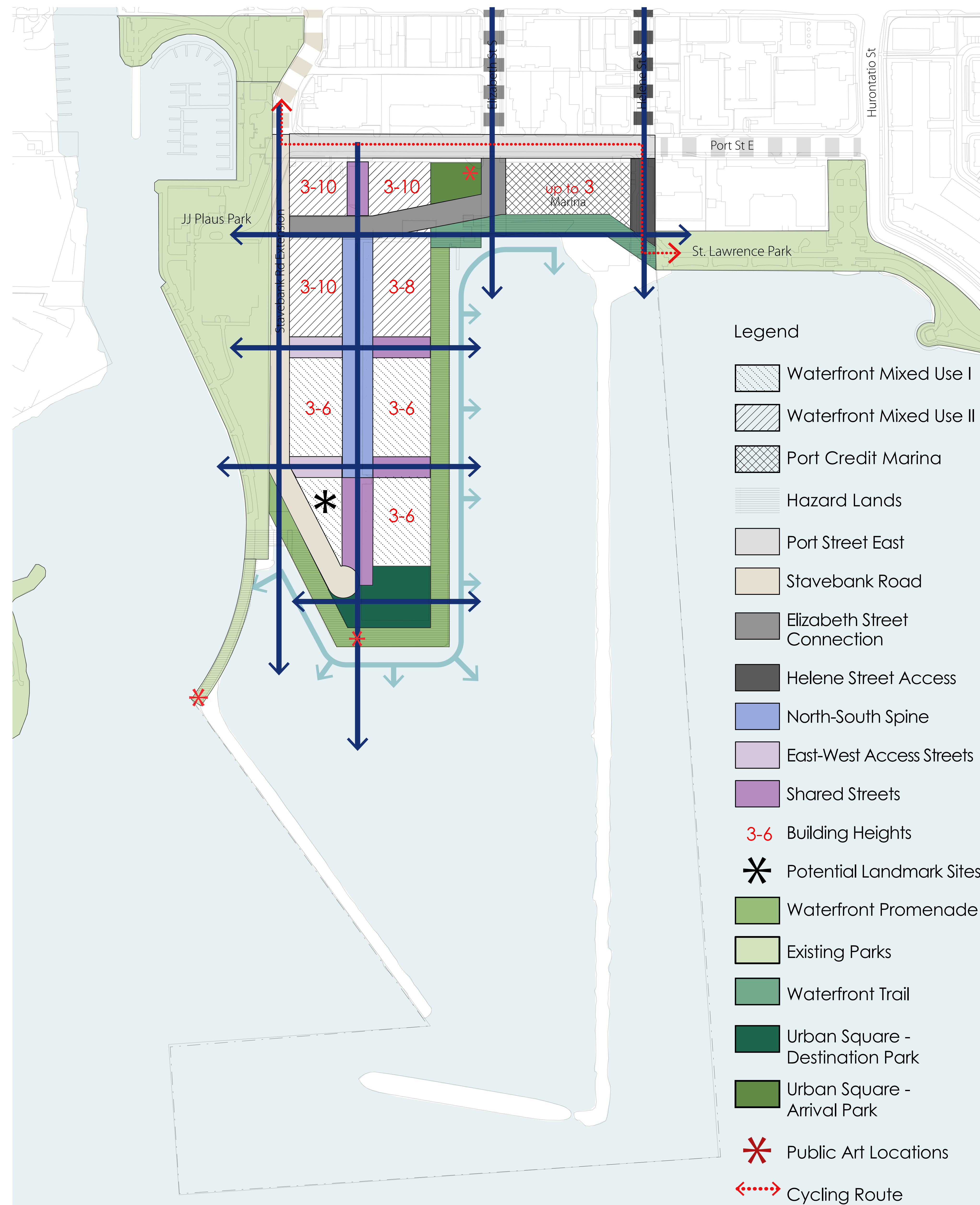
- Port Credit is not an established major office node
- Lakeshore Road blocks visibility and opportunities for corporate signage for the site

- The area does not offer multiple highway access, and local traffic can be congested
- The requirement for structured parking at 1 Port Street East will mean that office development costs will be relatively high

Recommendations

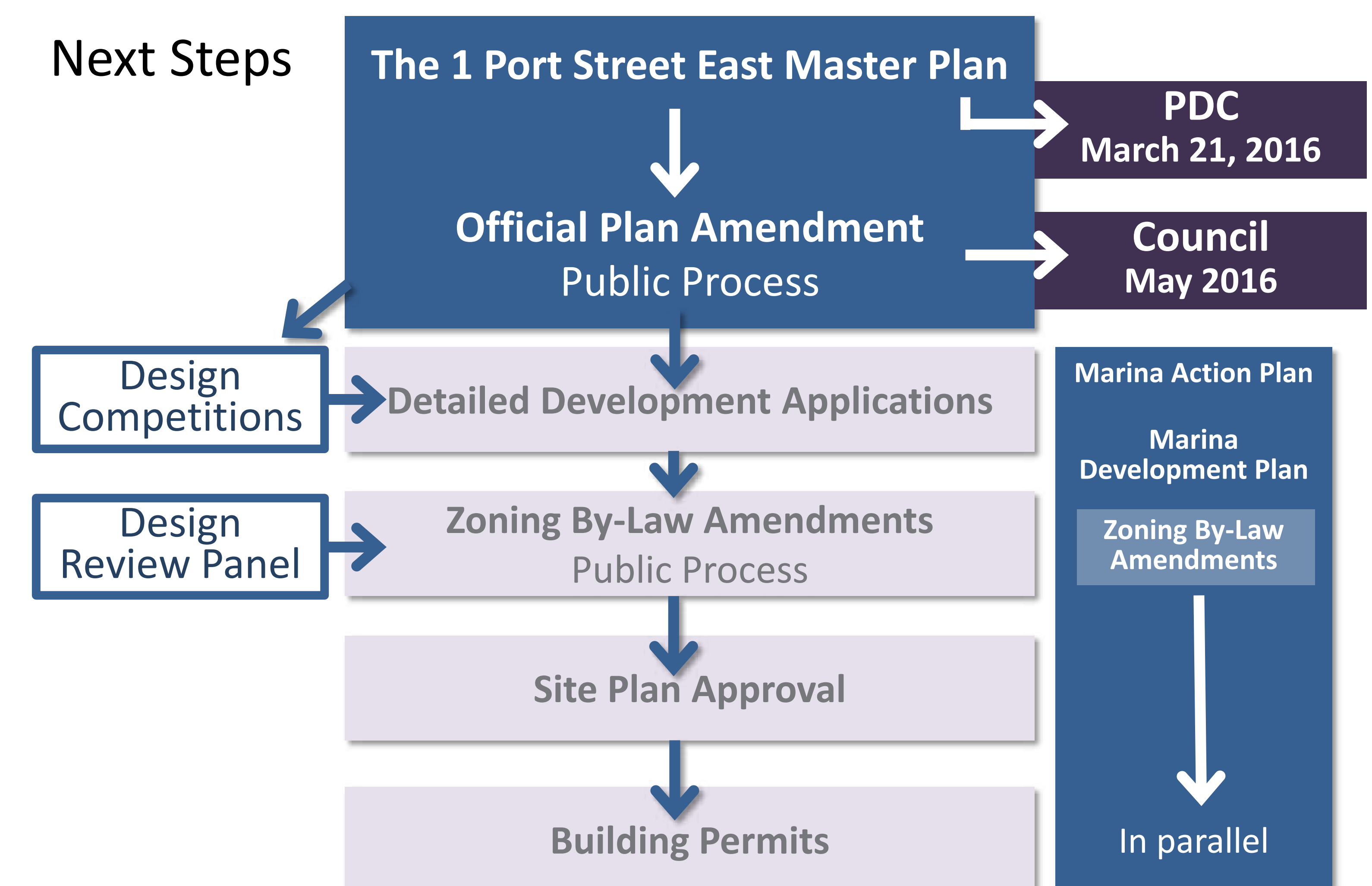
- 5000 to 6000m2 of “Upper Floor Non-Residential” space at 1 Port Street East appears to be a reasonable amount if phased over time
- Including office space contributes to a “complete community” and brings vibrancy to the area, enhancing the “urban waterfront village”
- This amount of office space should not be brought to the market all at once
- Views of lake Ontario are more valuable to residential users, and so it is likely that office uses should be on the lower floors of a mixed-use development.
- Office space frontage along Port Street offers tenants the opportunity for signage and improves accessibility.

COMPOSITE



IMPLEMENTATION

- 1 More affordable housing opportunities will be provided through a requirement for 15 percent of the units to be 80 square metres or less.
- 2 The development will be required to include a total of 6,000 square metres of new office space, as well as a mixture of retail, service commercial, restaurant and hotel uses.
- 3 The Staging Strategy will protect existing marina-related uses on-site, until new facilities are developed.
- 4 The City will implement a bonus strategy that links permission for additional height on the site to community benefits.
- 5 The Marina will be subject to its own Development Plan to articulate its ultimate layout and design.
- 6 This Plan will be subject to an Official Plan Amendment and subsequent approval processes.

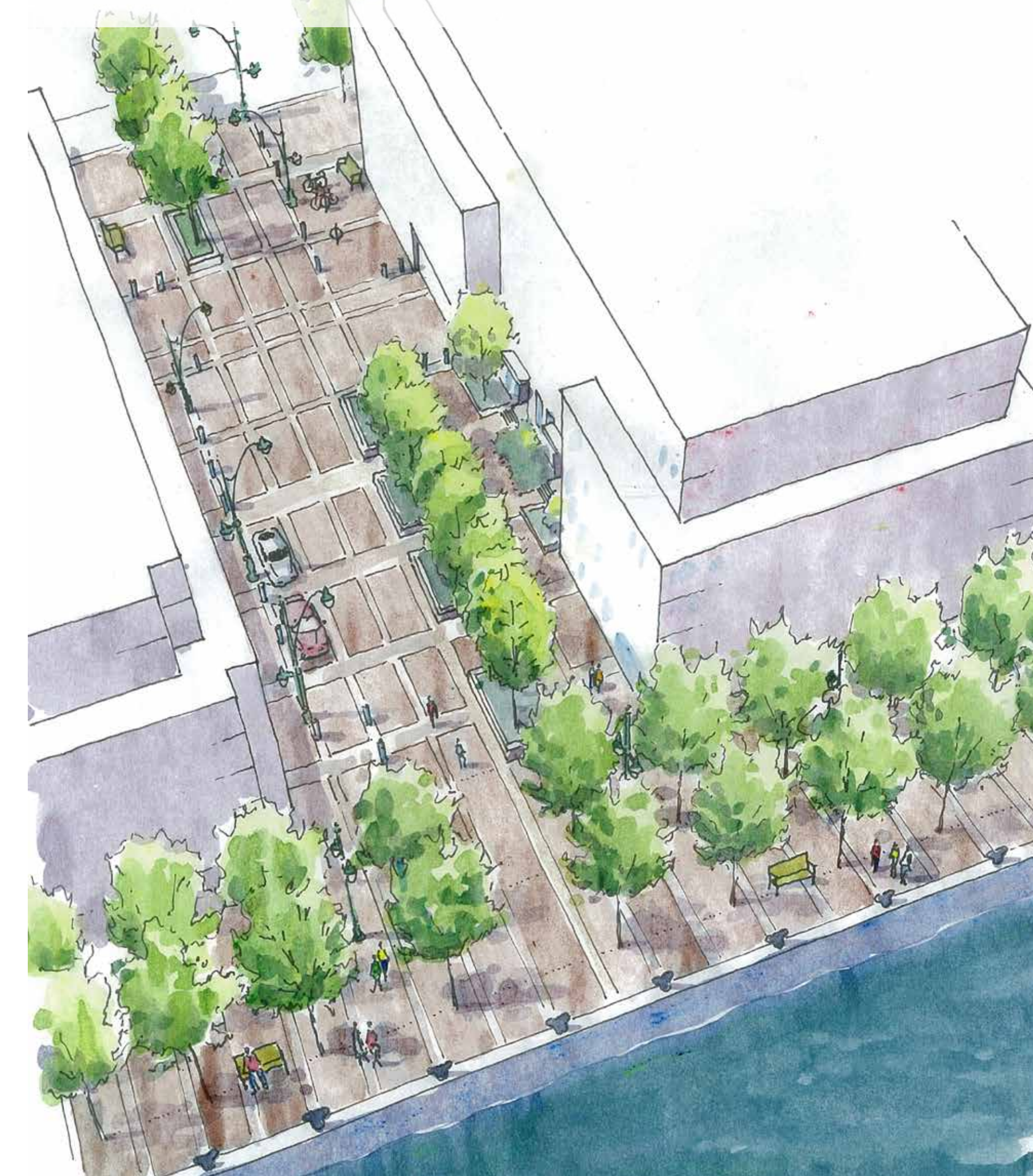


DEMONSTRATION PLAN



SKETCHES

SHARED STREET



PORT STREET EAST



DESTINATION PARK

