

Inspiration Port Credit

COMMUNITY MEETING



February 4, 2016

The **Planning** Partnership
Touristics, Shoreplan, Cushman & Wakefield

Agenda

7 pm 1. Opening Remarks

Susan Burt, City of Mississauga
Councillor Jim Tovey, Ward One
Ruth Marland, City of Mississauga

2. Presentation of Draft Master Plan for 1 Port Street East

Ron Palmer, The Planning Partnership

3. Questions of Clarification

Donna Hinde, The Planning Partnership

4. Roundtable Discussions

5. Discussion Wrap Up

8:45pm 6. Next Steps



Draft Master Plan Team

Ron Palmer, The Planning Partnership
Donna Hinde, The Planning Partnership
Andrew Browning, Cushman & Wakefield
Glenn Pincombe, Touristix
Milo Sturm, Shoreplan

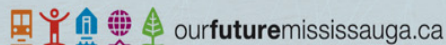
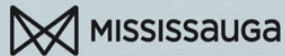


70 Mississauga Road South



1 Port Street East

Community Workshop



The Planning Partnership

Cushman&Wakefield
Shoreplan Engineering
Touristics

1PORT
STREET EAST

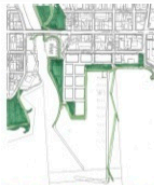
DRAFT
COMPREHENSIVE
MASTER PLAN

February 4, 2016

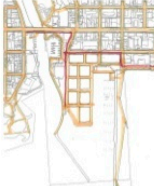
DRAFT 1 PORT COMPREHENSIVE STREET EAST MASTER PLAN



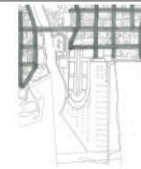
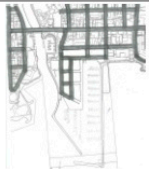
Open Space Network



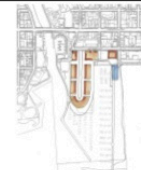
Pedestrian + Cycling Network



Street + Block Network



Land Use



Height Pattern



Exciting

Healthy
community

Human
scale

Great green
architecture

Public art

Landmark

Iconic

What

we

heard

An
amazing
site

Destination

A new
paradigm for
Port Credit

Accessible

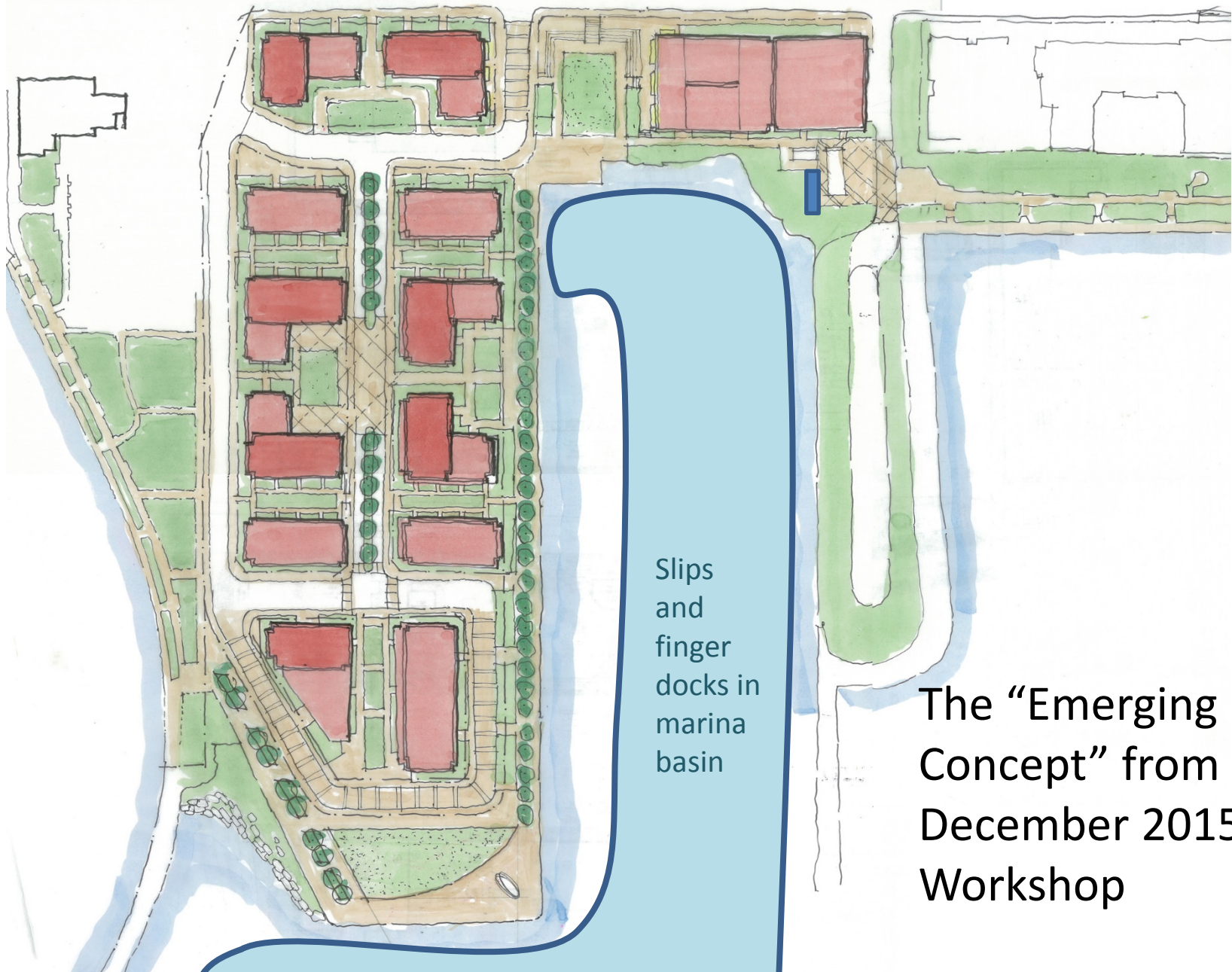
Economically
sustainable

Sustainable infrastructure

Financially
viable

Affordable
housing

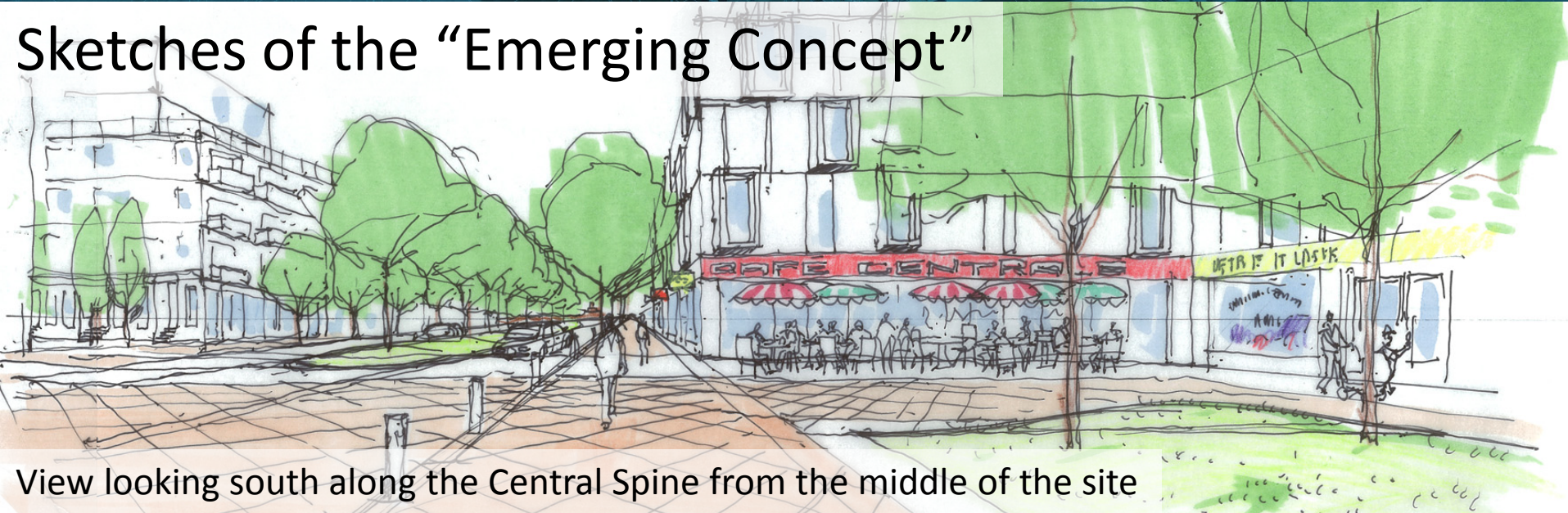
DRAFT 1PORT COMPREHENSIVE STREET EAST MASTER PLAN



Slips
and
finger
docks in
marina
basin

The “Emerging
Concept” from the
December 2015
Workshop

Sketches of the “Emerging Concept”



Marina Business Case Study

Concept B



The Collective Vision and Principles

It is the vision of the City to ensure that a **vibrant waterfront neighbourhood** and **destination** with a **full service marina** is developed on 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.



7 Principles

PRINCIPLE 1 - Create a Logical and Efficient Street and Block Pattern

PRINCIPLE 2 - Put Pedestrians First! A Connected Pedestrian Realm Network

PRINCIPLE 3 - Be a Complete and Healthy Neighbourhood

PRINCIPLE 4 - Represent World Class Design Quality

PRINCIPLE 5 - Protect and Enhance Natural and Cultural Heritage

PRINCIPLE 6 - Promote Innovative Infrastructure

PRINCIPLE 7 - Ensure Coordinated Implementation

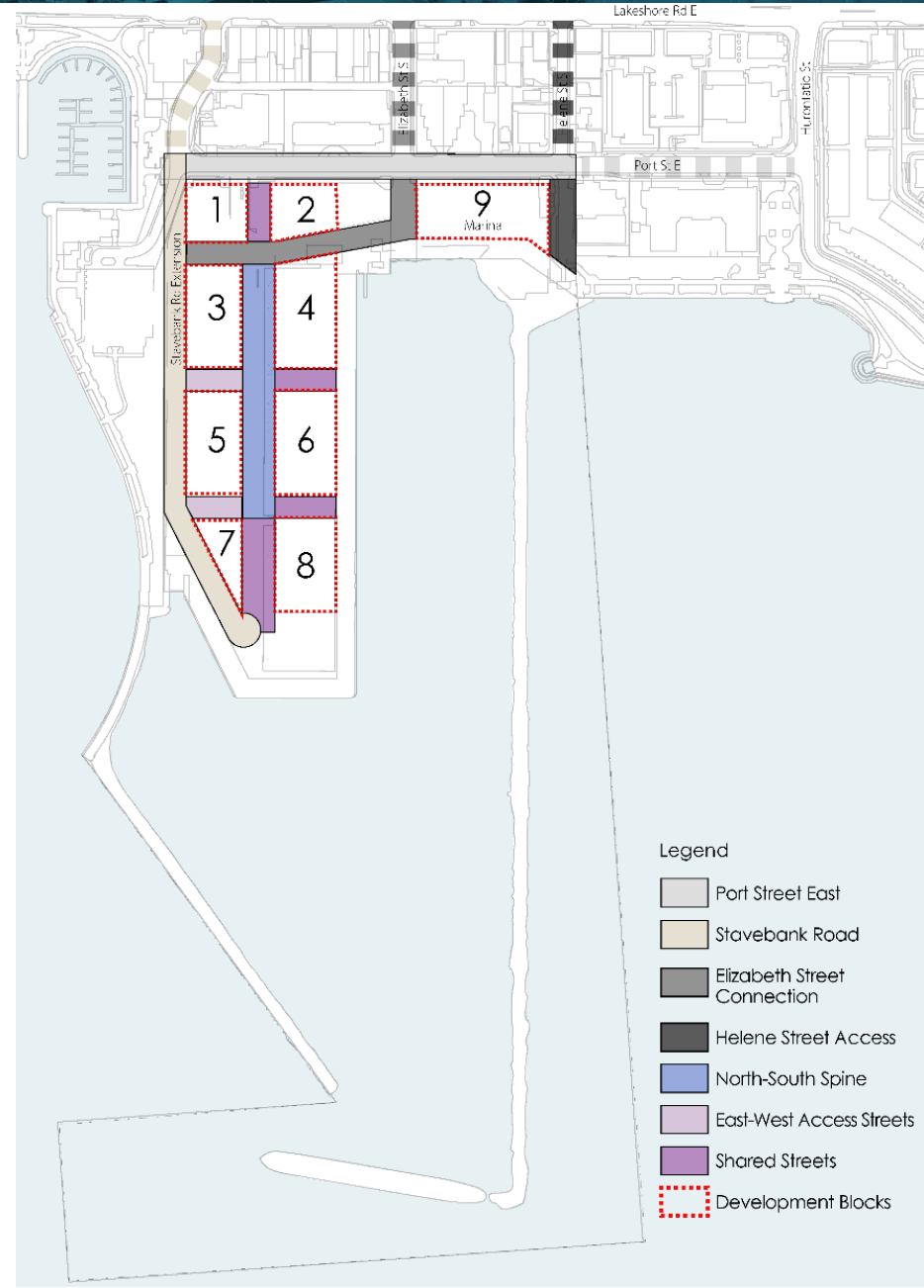


PRINCIPLE 1 - Create a Logical and Efficient Street and Block Pattern

New development shall occur based on a Street System that defines Development Blocks that are efficient and of a realistic scale.

New development will also:

- Provide **views** throughout and through the Site;
- Provide **an interconnected Street System**; and
- Create a series of **9 Development Blocks**.

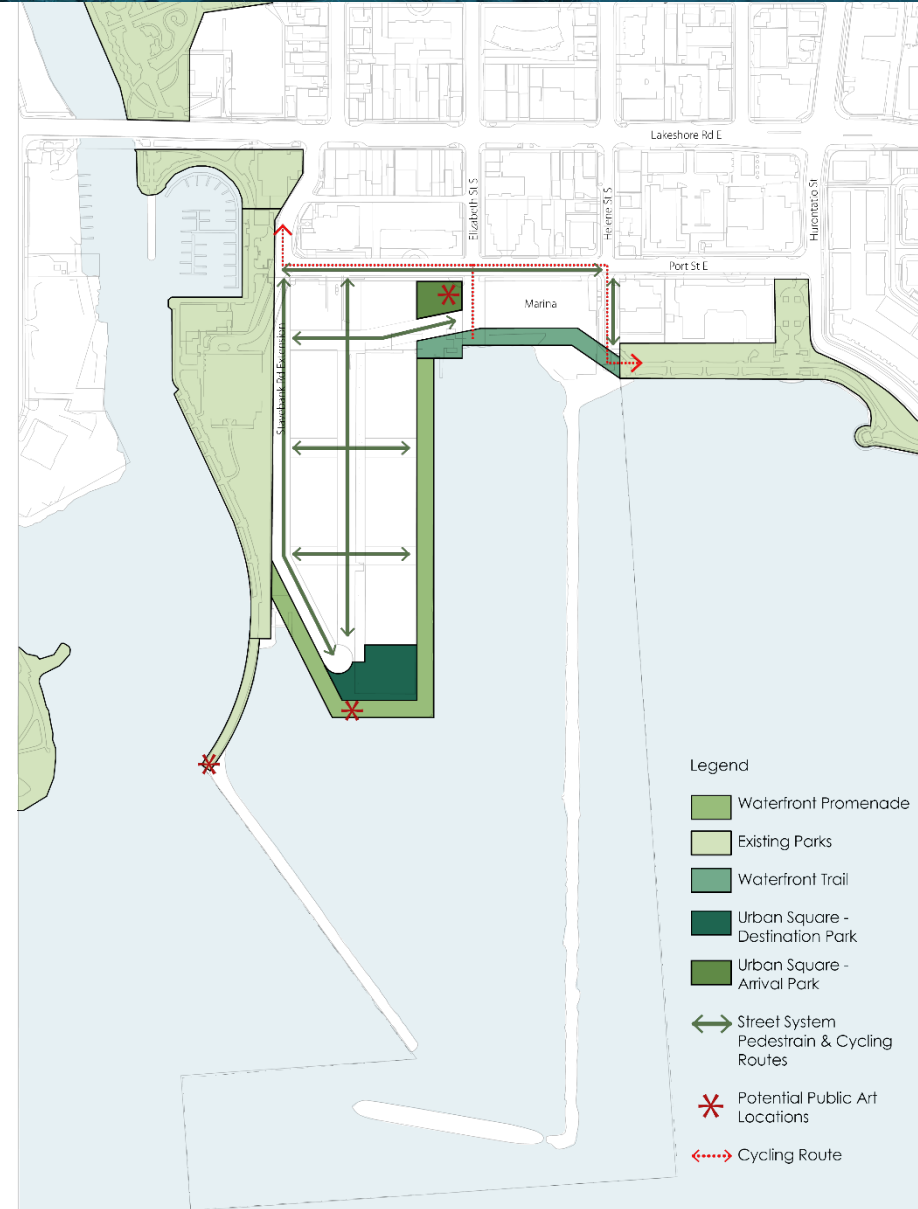


PRINCIPLE 2 - Put Pedestrians First! A Connected Pedestrian Realm Network

New development shall strengthen community ties to the waterfront and include a connected Pedestrian Realm Network that is accessible to pedestrians and cyclists, and is comfortable, animated and attractive all year round.

New development will:

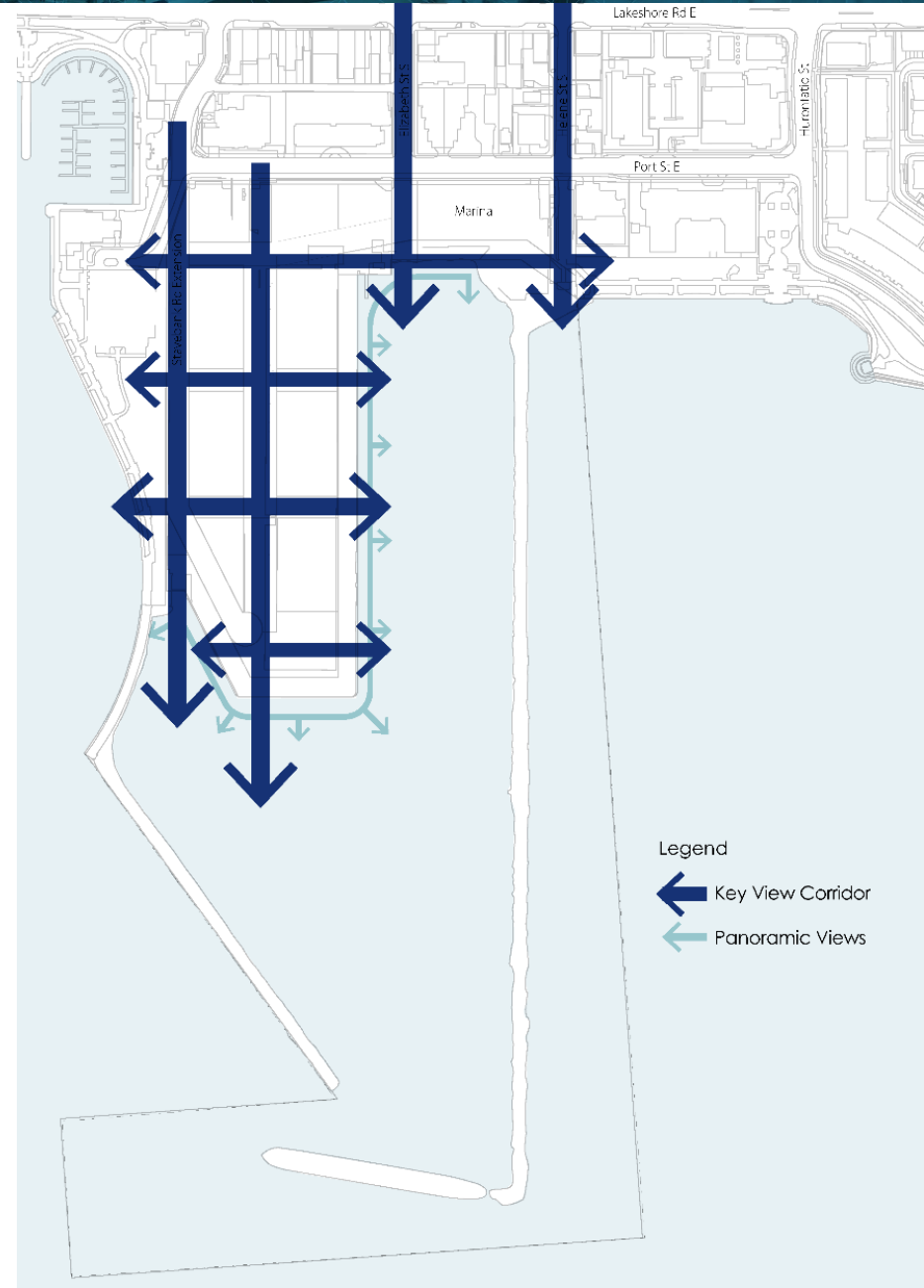
- Provide **views** throughout and through the Site;
- Maximize **public access** around and through the Site to the water's edge;
- Incorporate **a continuous and contiguous waterfront trail**; and
- Increase the quantity and quality of **waterfront park space** in Port Credit.



PRINCIPLE 2 - Put Pedestrians First! A Connected Pedestrian Realm Network

Protected Viewscapes

- Views through, and throughout the Site
- Panoramic views

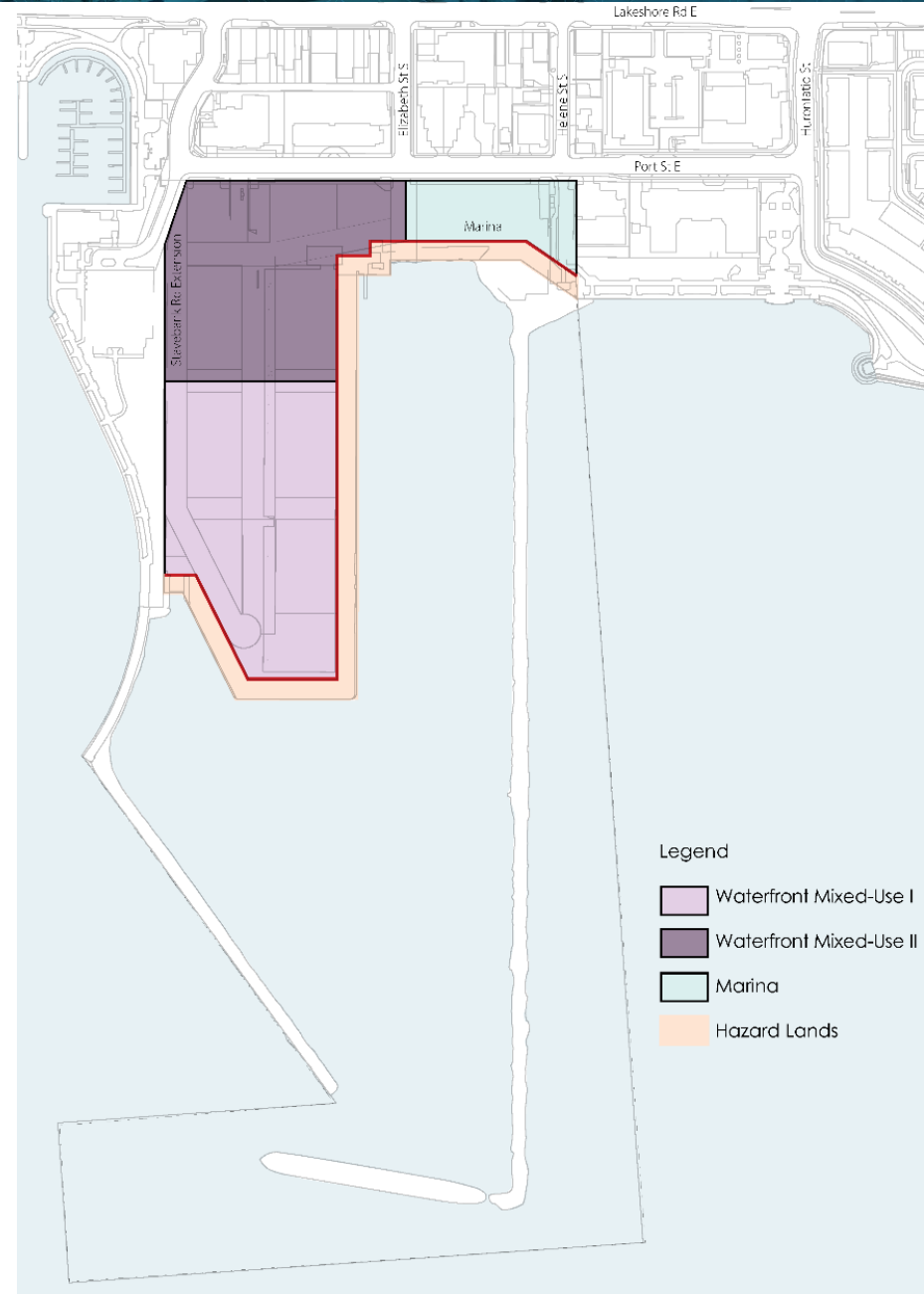


PRINCIPLE 3 - Be a Complete and Healthy Neighbourhood

New development will accommodate a range and mix of residential, commercial, cultural and community land uses. Affordable housing opportunities will be identified.

New development will:

- **Add jobs** in the office, retail, service commercial and hotel sectors;
- Provide for a **full-service marina**;
- Promote **maker uses** and educational opportunities; and
- Include a **range and mix** of dwelling unit types, tenures and sizes, including units that are more affordable.

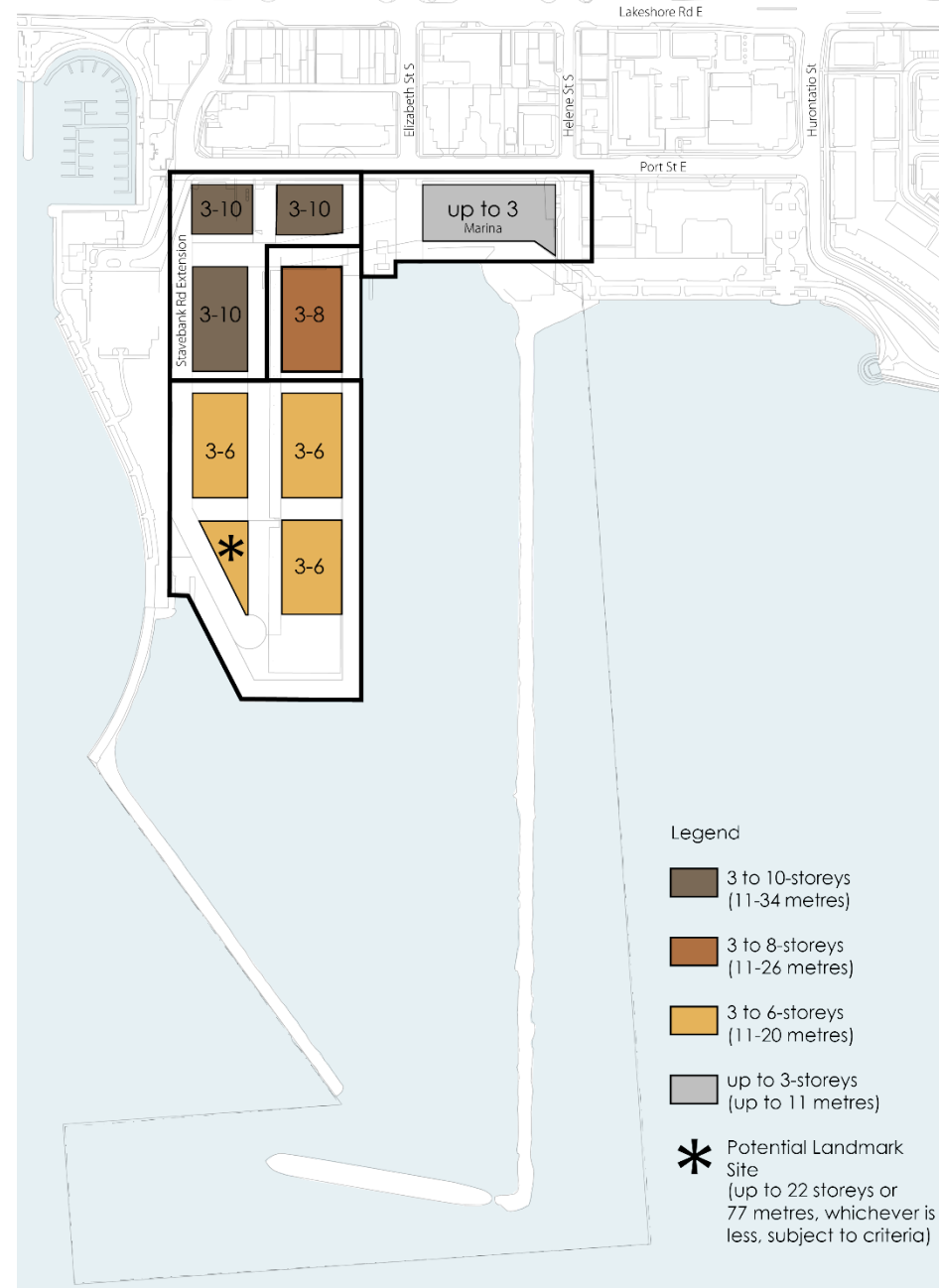


PRINCIPLE 4 - Represent World Class Design Quality

New development will be beautiful and at a human scale, and will be compatible with the broader Port Credit community. It will also be a showcase for sustainable design and green building technologies.

New development will:

- Promote **design diversity** and **variations in height and density**;
- Include an opportunity for the creation of a landmark building with a **destination use**; and
- Incorporate a commitment to **sustainable design** and green building technologies.



PRINCIPLE 4 - Represent World Class Design Quality

Density

- **Gross Floor Area Calculations** (order of magnitude)

Developable Land Area	63,000 m²
Total Gross Floor Area at 2.0 FSI	126,000 m²
Total Gross Floor Area at 2.5 FSI	157,500 m²

- **Dwelling Unit and Population Yields**

1. Dwelling Units at an **average** size of 90 square metres (gross) = **between 1,205 and 1,540 new dwelling units.**
2. Average Household Size of 1.47 persons per unit = **between 1,770 and 2,265 new residents.**

High quality design and materials, mixed use waterfront redevelopment, Dublin



PRINCIPLE 4 - Represent World Class Design Quality

Building Frontage Activation

- Built Form Adjacent to Port Street East and the North-South Spine
- Built form Adjacent to Stavebank Road
- Built Form Adjacent to East-West Access Streets and Shared
- Built Form Adjacent to the other elements of the Pedestrian Realm Network

Private Amenity Space

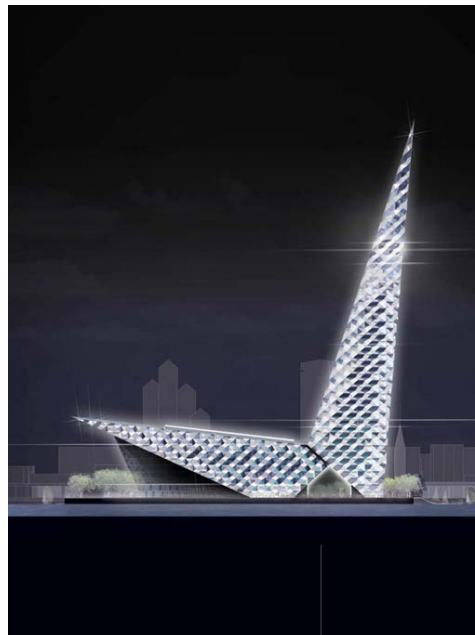
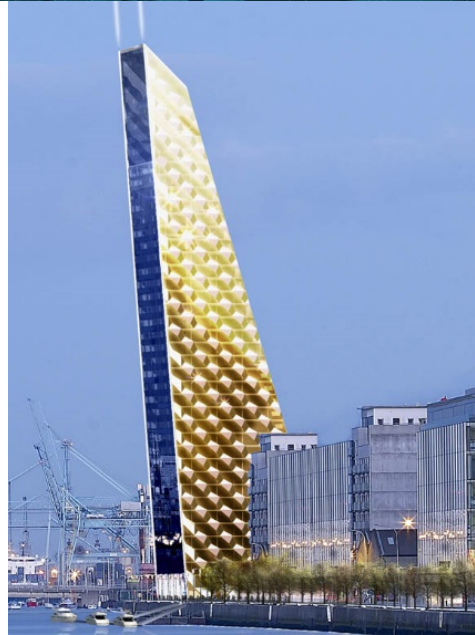
Design Criteria for Townhouses and Live-Work Units

Design Criteria for Mid-Rise Slab Buildings

Design Criteria for a Landmark Building

Sustainable Design/Green Building Criteria

Design competition entries, mixed use waterfront redevelopment, Dublin



PRINCIPLE 5 - Protect and Enhance Natural and Cultural Heritage

New development will protect and enhance natural and cultural heritage resources.

New development will:

- Ensure that the historic **marina function is preserved**;
- Preserve the views of the **Ridgetown**;
- Explore opportunities to improve the quality of the **shoreline habitat**; and
- Support the commitment to **sustainable design** and green building technologies.



PRINCIPLE 6 - Promote Innovative Infrastructure

New development will incorporate state-of-the-art technology for the provision of service infrastructure and utilities.

New development will:

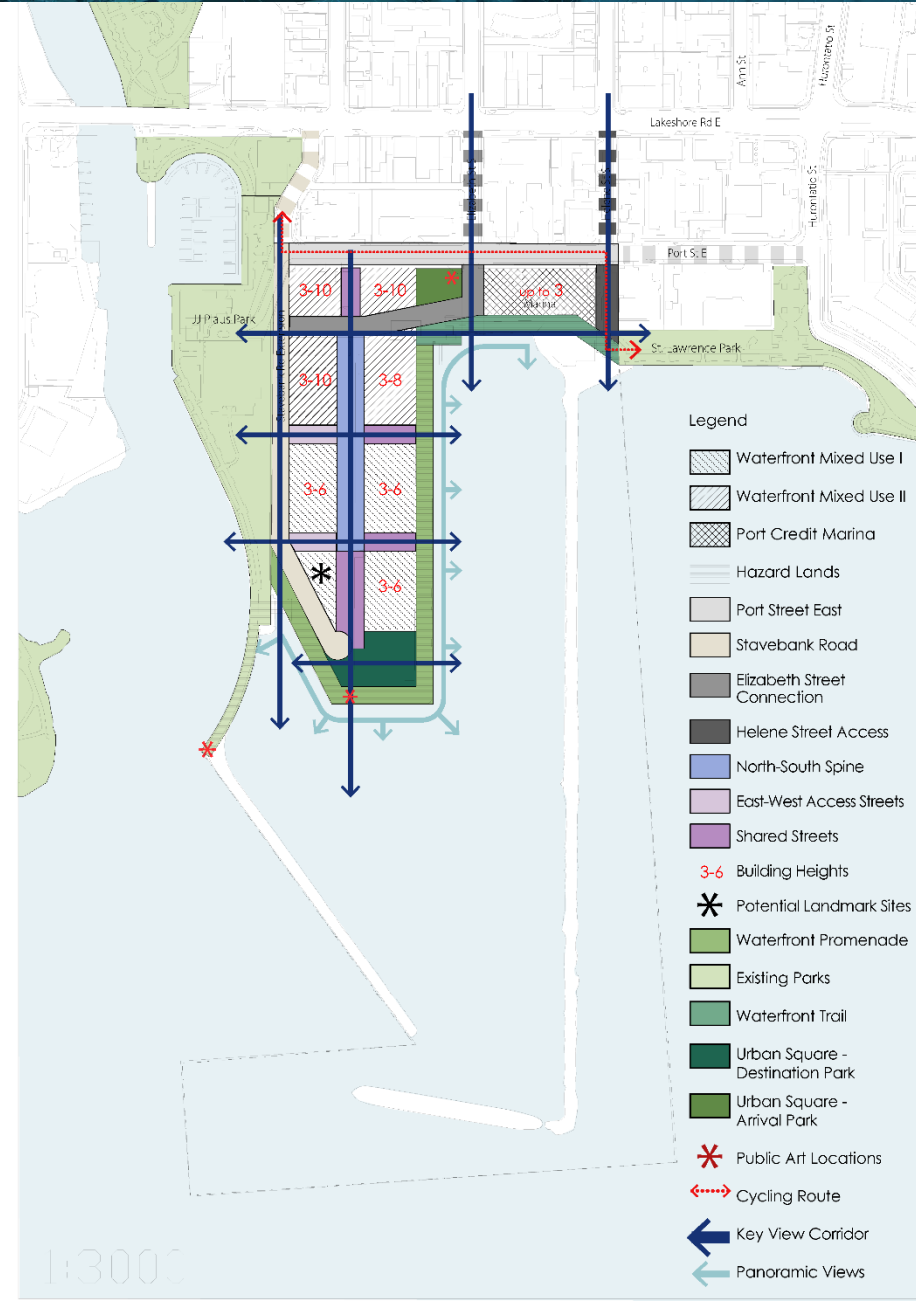
- Support **Active Transportation**, and include facilities for pedestrians, cyclists, transit and vehicles;
- Provide efficient and **sustainable water, waste water and stormwater management** systems;
- Consider a Site, or area specific **District Energy and/or Deep Lake Cooling Systems**;
- Consider **innovative garbage collection** and utility delivery strategies; and
- Consider the **impacts of climate change** on new development.



DRAFT 1^{PORT} STREET EAST COMPREHENSIVE MASTER PLAN

All of the “LAYERS” combine to create the Master Plan:

- > The Street and Block Network
- > The Pedestrian Realm Network
- > The Height Pattern
- > The Land Use Pattern

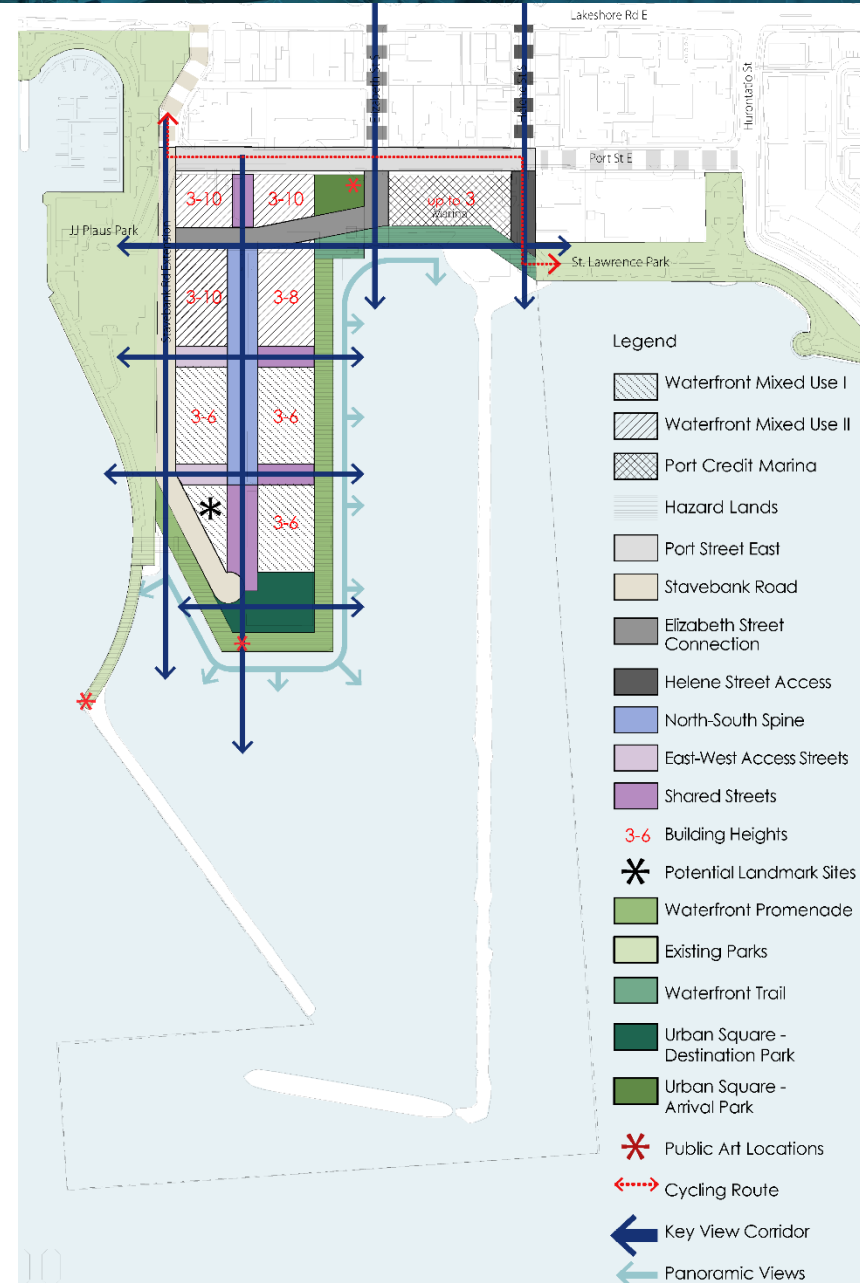


PRINCIPLE 7 - Ensure Coordinated Implementation

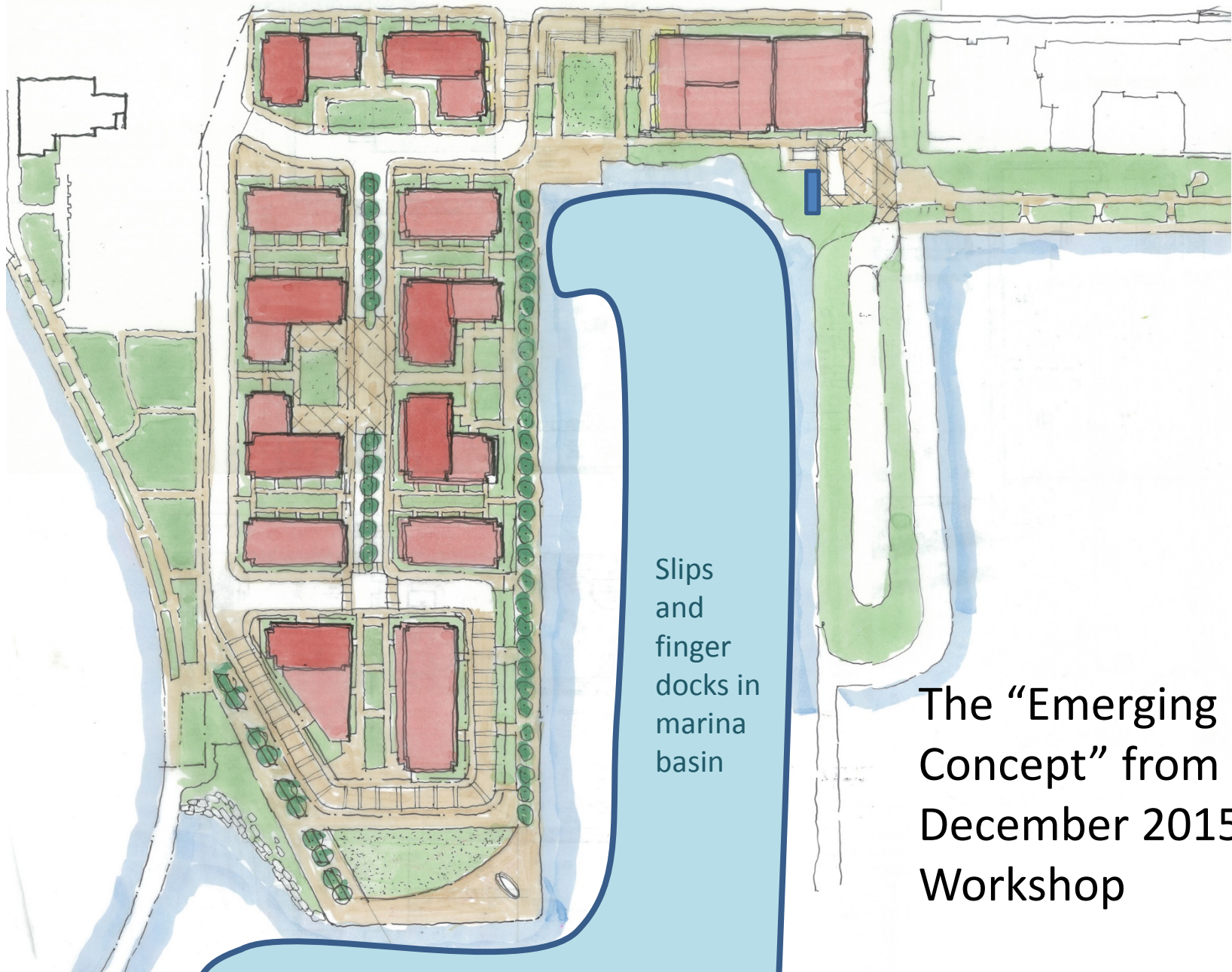
New development will be implemented through ongoing development approval processes as mandated by the Planning Act, and the policies of the City of Mississauga.

More site specifically, the City should:

- Promote an effective staging strategy;
- Encourage international design competitions;
- Require further, more detailed development approval processes, including the City's Design Review Panel;
- Explore the Development Permit System; and
- Utilize Height Bonus provisions.



DRAFT **1PORT** COMPREHENSIVE STREET EAST MASTER PLAN



Slips
and
finger
docks in
marina
basin

The “Emerging
Concept” from the
December 2015
Workshop

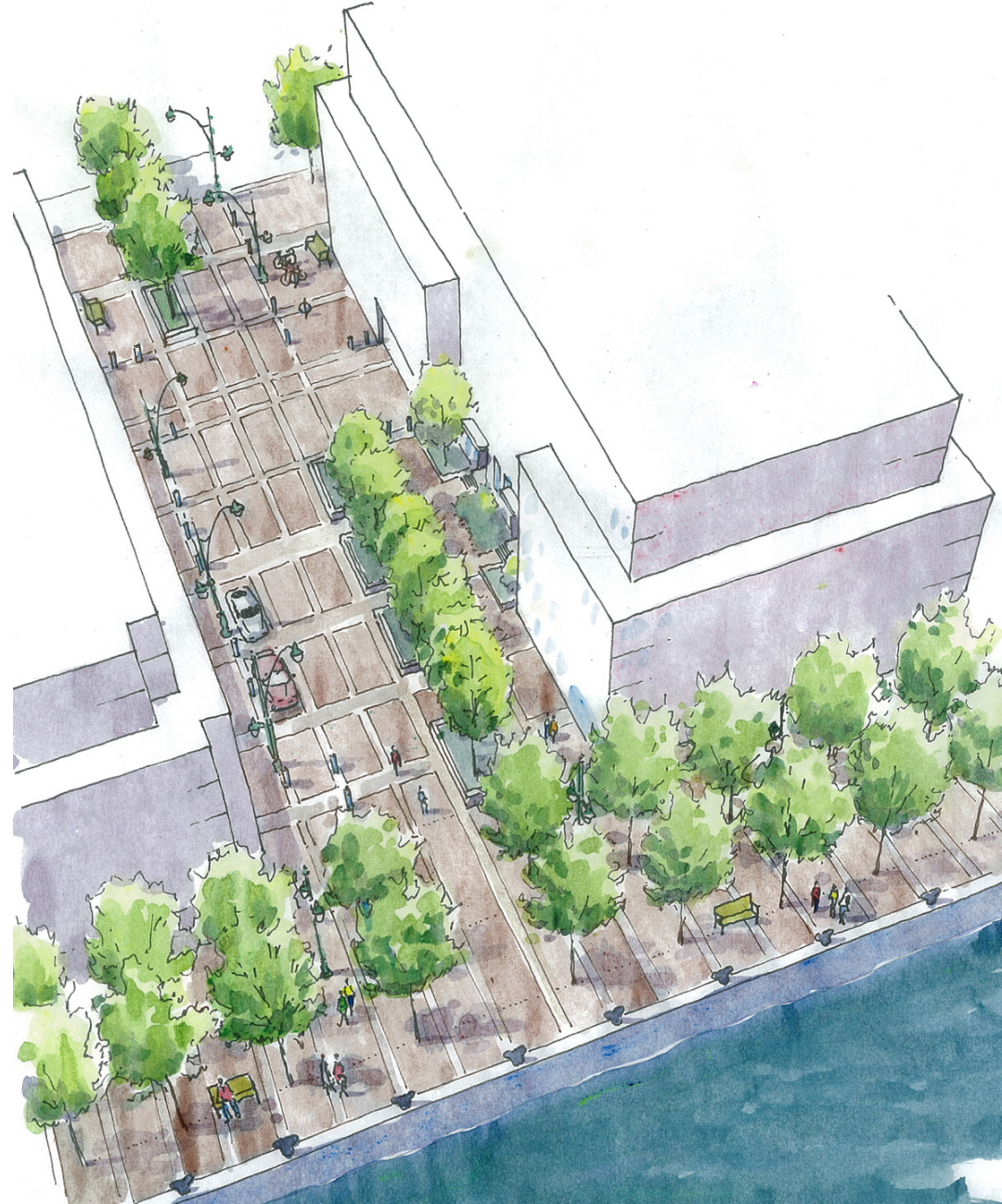
The Demonstration Plan

A Demonstration Plan is a tool for visualizing the form and structure of the Comprehensive Master Plan by illustrating a potential configuration of streets, landscapes and buildings.

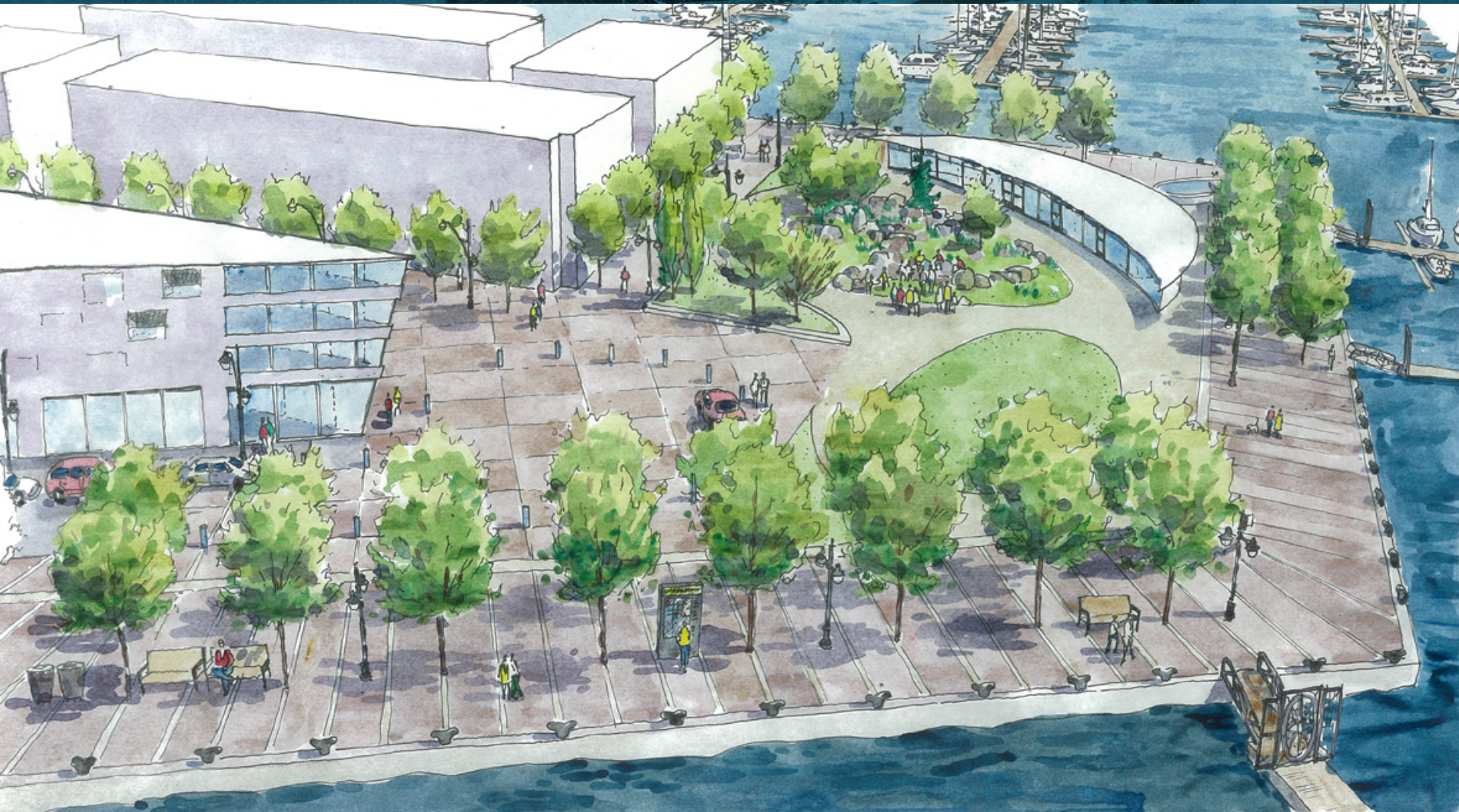
The Demonstration Plan remains only one of many possible urban design and architectural expressions that could be achieved based on the principles and criteria articulated in this Comprehensive Master Plan.



A shared street connecting to the
Waterfront Promenade



DRAFT 1 PORT COMPREHENSIVE STREET EAST MASTER PLAN



Looking East over the Destination Park

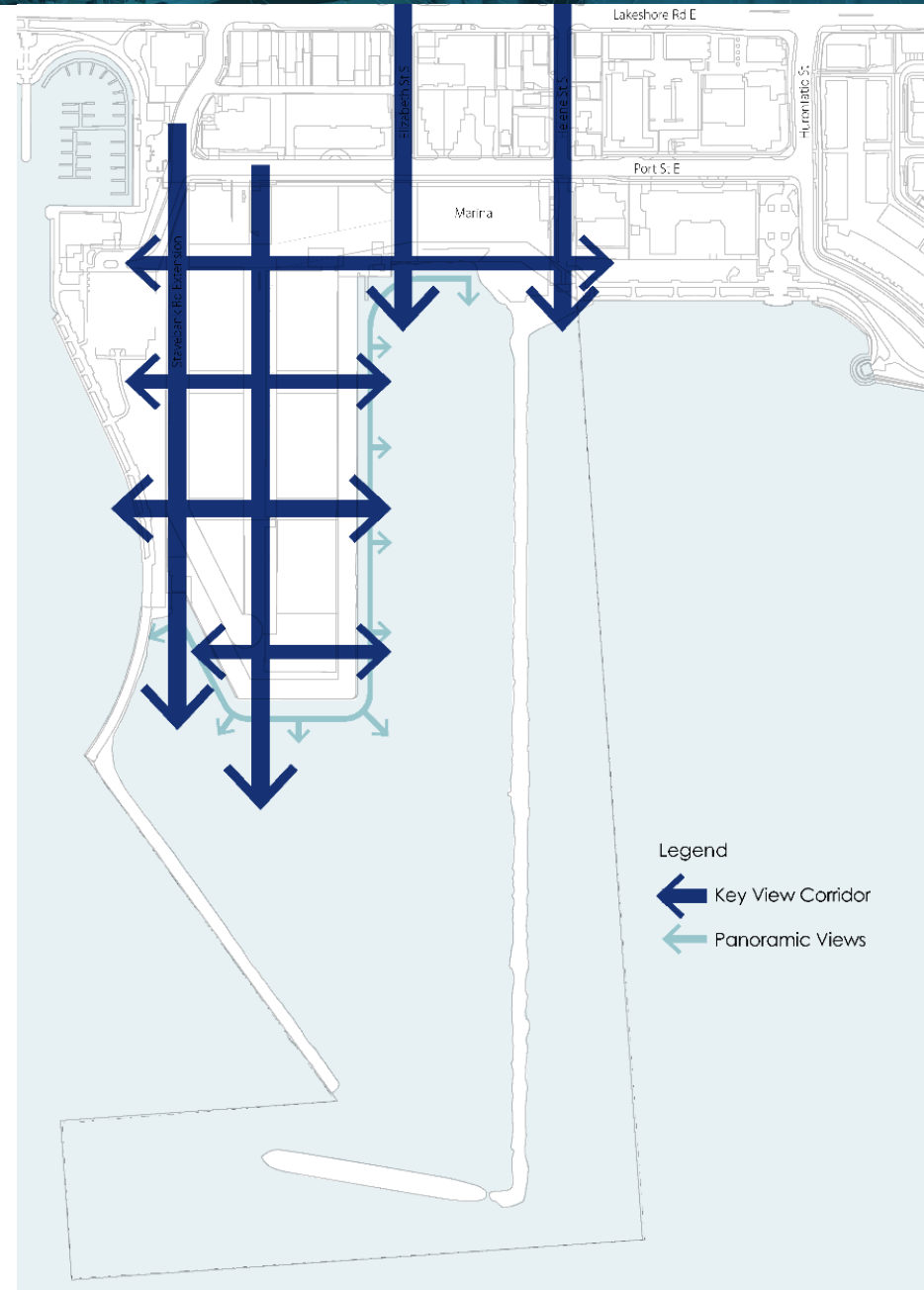
DRAFT **1**PORT COMPREHENSIVE STREET EAST MASTER PLAN



Looking East along Port Street East from Stavebank Road

Seven Key Attributes of the Plan

1. A highly permeable site for pedestrians and cyclists, including multiple view corridors.
2. More affordable housing opportunities will be provided.
3. 6,000 square metres of new office space, as well as a mixture of retail, service commercial, restaurant and hotel uses.
4. Staging Strategy protects existing marina uses, until new facilities are developed.
5. Permission for additional height linked to community benefits.
6. Marina subject to its own Action Plan and Development Plan.
7. Development subject to subsequent public approval processes.



Next Steps

The 1 Port Street East Master Plan



**Official Plan Amendment
Public Process**

PDC

March 21, 2016

**Council
May 2016**

**Design
Competitions**

Detailed Development Applications

**Design
Review Panel**

**Zoning By-Law Amendments
Public Process**

Site Plan Approval

Building Permits

Marina Action Plan

**Marina
Development Plan**

**Zoning By-Law
Amendments**



In parallel

Inspiration Port Credit

Please complete the comment sheets and forward to the City by email or mail on or before February 17, 2016.



Thank you for your time!

www.inspirationportcredit.com