



PORT CREDIT WEST VILLAGE PARTNERS

DIAMOND CORP

DREAM

FRAM + SLOKKER BUILDING GROUP

KILMER VAN NOSTRAND

Port Credit West Village Community Workshop Workbook

Hosted by Councillor Jim Tovey and the City of Mississauga

November 21, 2017

URBANSTRATEGIES INC. | GIANNONEPETRICONEASSOCIATES | PUBLICWORK | BAGROUP





Community Workshop Instructions

This session is intended as a self-facilitated workshop session. You will be working through the 3 themes (Open Spaces & Green Corridors; Land Uses and Programming; Built Form and Urban Design) to provide input on the Port Credit West Village Master Plan for a vibrant, mixed-use community on the 72-acre vacant former refinery site located at 70 Mississauga Road South and 181 Lakeshore Road West.

Workshop Agenda

You will have 15 minutes to work through each theme and an additional 5 minutes at the end for one summary question. An announcement will be made when the time for that theme is up, reminding you to move on to the next theme and series of questions.

Facilitators will be moving around the room, listening to each group's discussion and capturing the key ideas as we go. If you require help or have questions, please let one of the facilitators know. At the end of the working session, every table will report back with a 2-3 minute summary of the main discussion points from the table.

Get Started!

Please go through the following steps to ensure that the session runs smoothly. Thank you!

- STEP 1 Take a moment to introduce yourselves.
- STEP 2 Select a representative. This person will be responsible for the 2-3 minute report back at the end of the session.
- STEP 3 Work through the workbook. Discuss and answer the questions, recording your findings as you go. Each person should fill out their own workbook and submit it at the end.

Workbooks will be collected at the end of the session and all comments will be synthesized and integrated as the Master Plan process continues. At the end of the workshop, we will reconvene as a group to review and re-cap what we heard, ensuring that we have accurately captured tonight's roundtable discussions.

01 Open Space & Green Corridors

The Master Plan proposes a variety of destination and local open spaces, providing diverse landscapes and experiences.

The new public park will connect to the existing park network including J.C. Saddington and Ben Machree Parks.

The Site, and by extension, the waterfront will be made more porous through the introduction of four green corridors, each with its own unique identity and function.



The City's vision along the shoreline and waterfront lands are included for illustrative purposes only. These lands are not subject to this application.

The Open Space Network

(5 minutes)

1. What are your favourite elements of the open space network? What could be improved? Is there anything missing?

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The Water's Edge Park

(5 minutes)

The Water's Edge Park is intended to incorporate varying activities and features including meadows, an aquatic habitat garden, recreational landforms, and picnic areas.

2. What do you like about the Water's Edge Park? How can it be improved?

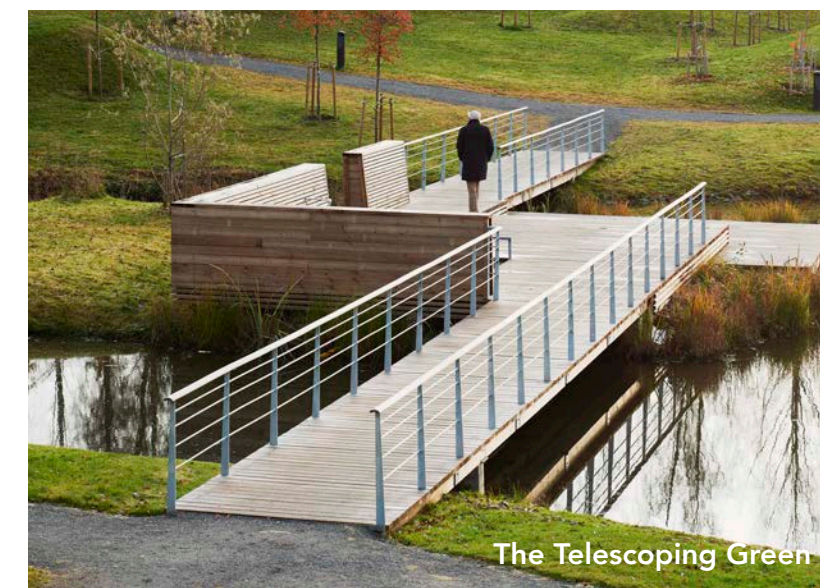
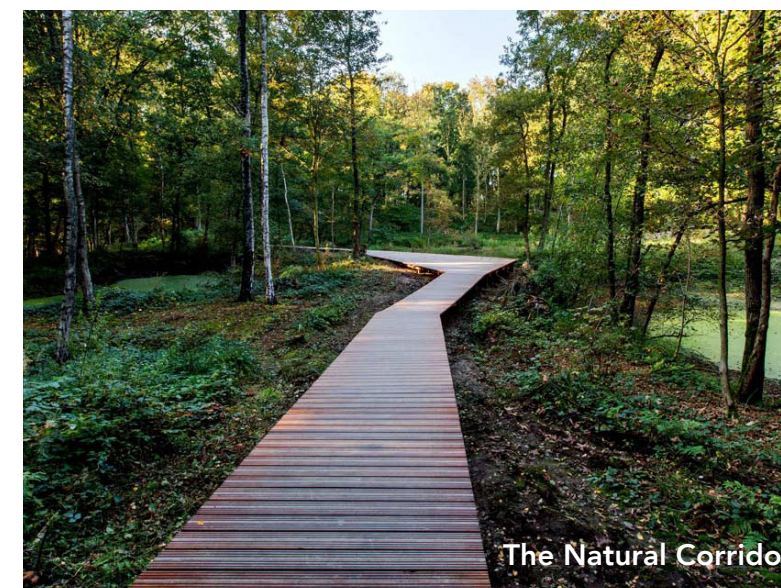


The Corridors and Community Parks

(5 minutes)

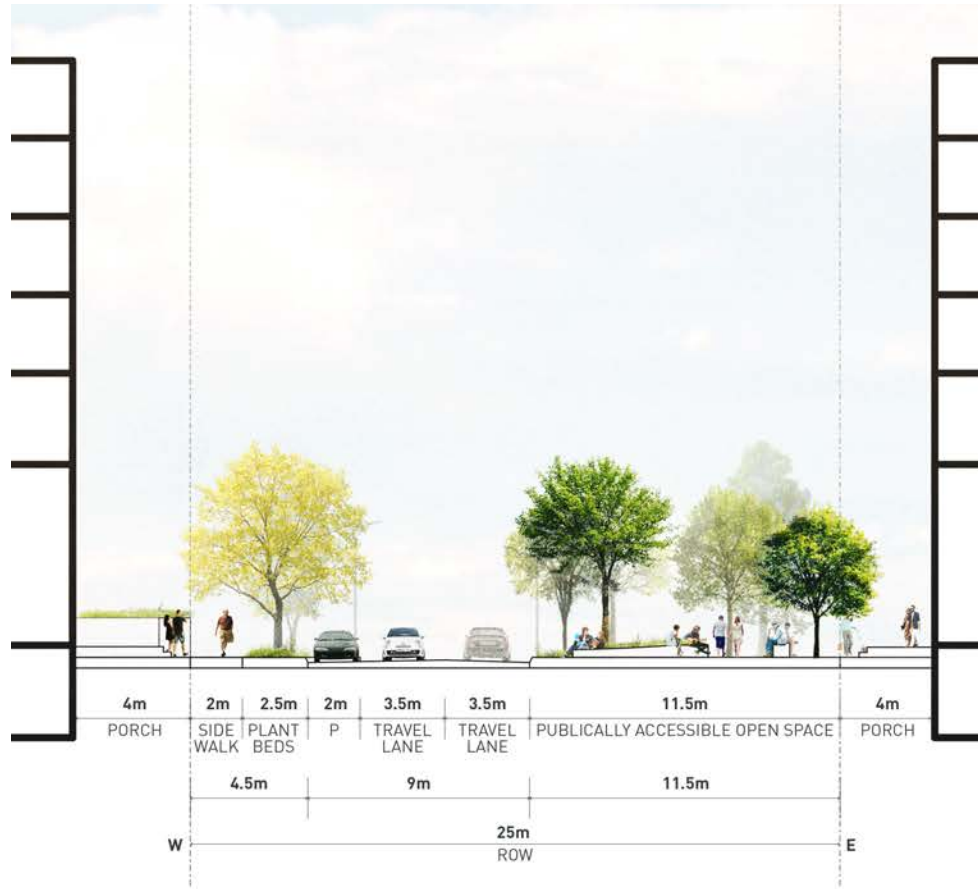
Please see pgs. 6 and 7 for cross-sections of the various corridors.

3. What do you like and/or dislike about the four corridors and community parks? How can they be improved?

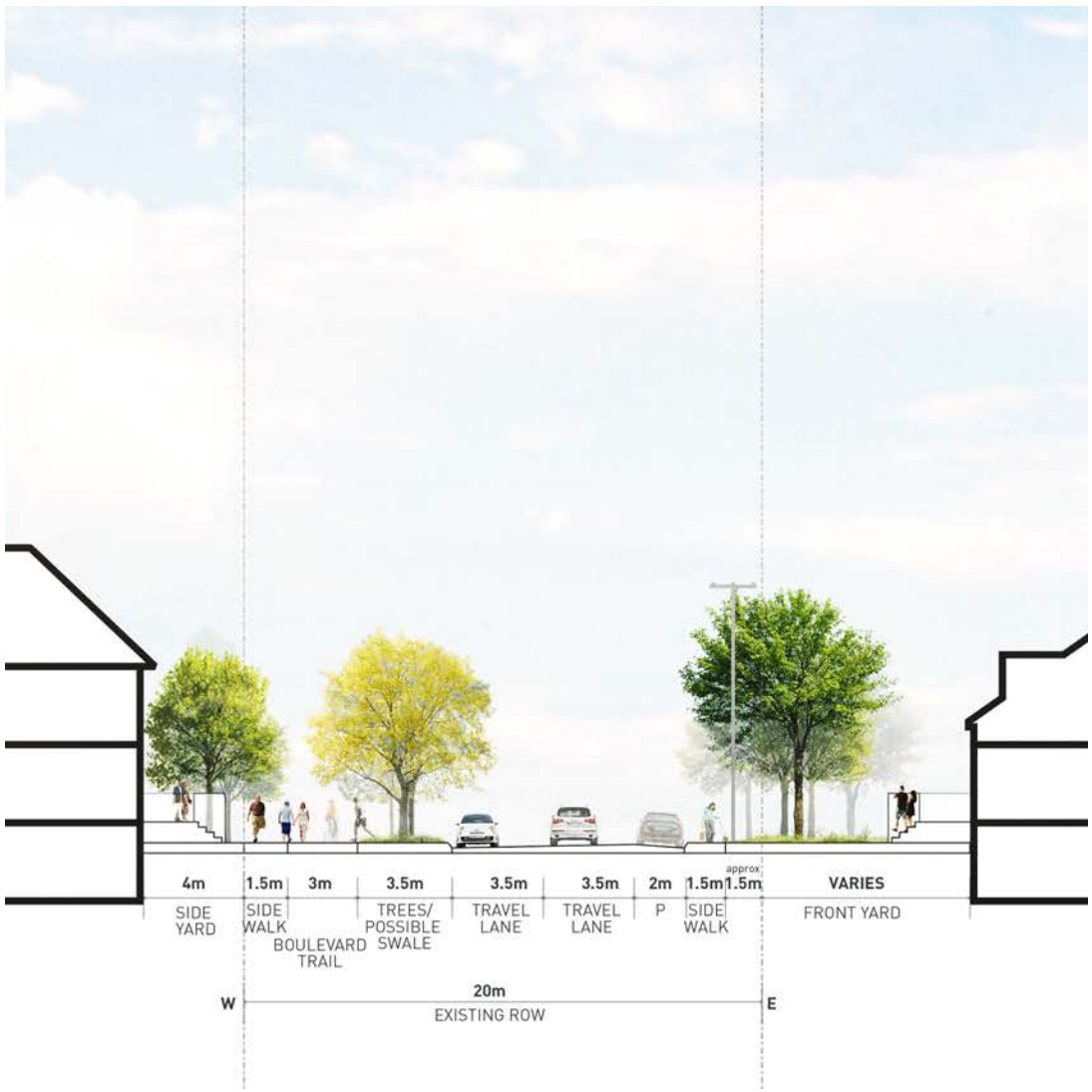
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The Corridors and Community Parks

The following sections illustrate the conditions along the corridors and community parks.



Section 2 - the Promenade



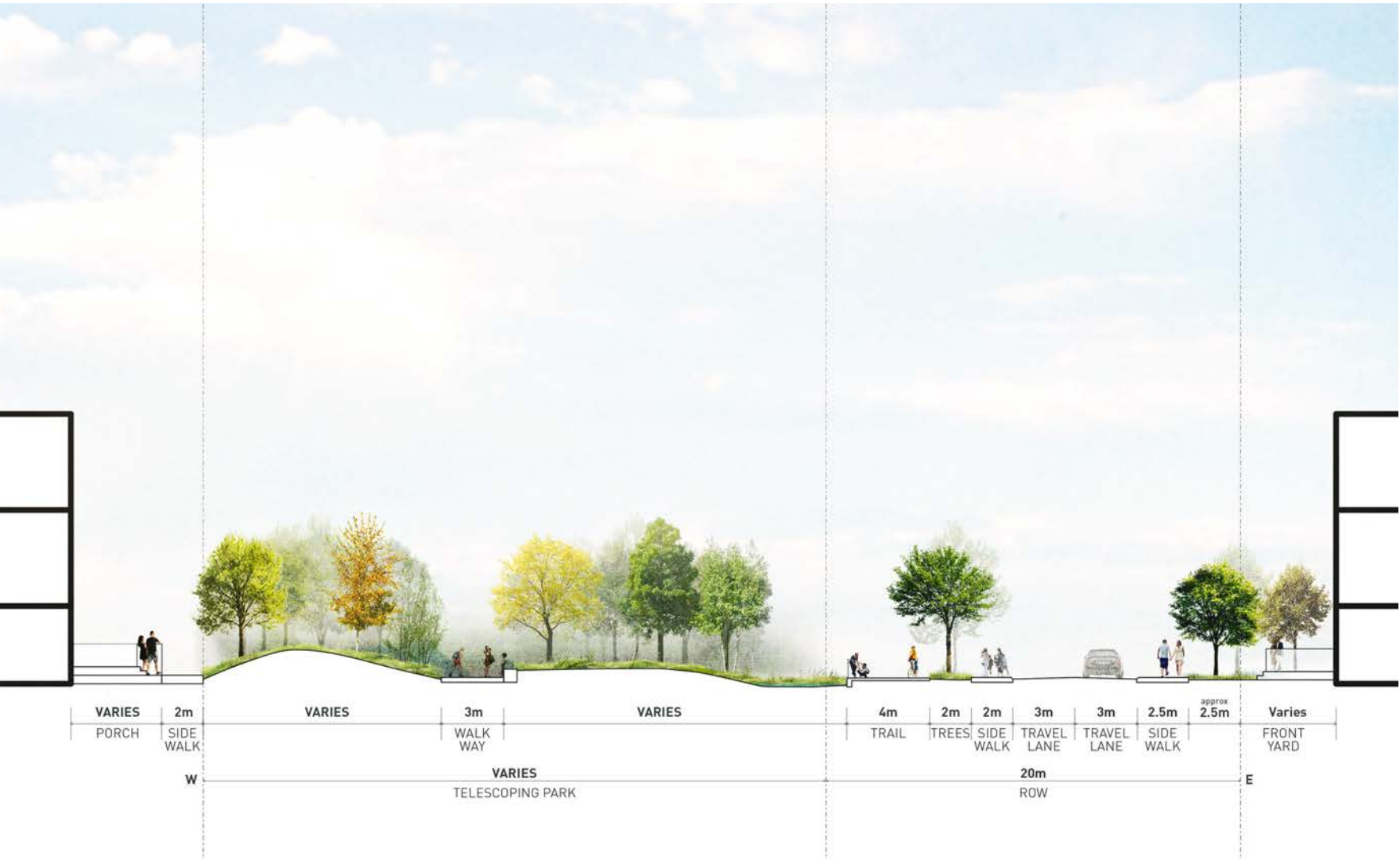
Section 1 - the Mississauga Rd Green Ribbon



Section 3 - the Village Square



- The Central Green Promenade
- The Mississauga Rd Green Ribbon
- The Natural Corridor
- The Telescoping Green



Section 4 - Telescoping Park



Section 5 - the Natural Corridor

02 Land Use & Programming

The Master Plan employs a land use strategy driven by the remediation requirements that respects adjacent neighbourhoods, celebrates the waterfront, creates a complete community, and supports the reinvention of Lakeshore Road West as an urban mainstreet.

Five distinct sub-precincts deliver places to live, work, shop, and play.

Mix of Uses

(5 minutes)

4. Does the mix of residential, commercial, employment, and cultural/recreational uses create the kind of vibrant, new neighbourhood you would like to see on the Site? Do you have any suggestions for improvements or specific uses to include?



±2,500
units

86 units / ha



±1,000
jobs

1:4 jobs to population



±23%
parkland and
open space

±14.5 acres



±5,000
people



180,000 ft²
campus use



±213,640 ft²
retail / public amenity/
commercial use

Lakeshore Road West

(5 minutes)

5. Lakeshore Road West is envisioned to be an extension of the Port Credit retail experience to the east.

Do you think this vision is being achieved? Explain what you like, do not like, or would improve.



View of Lakeshore Road West



View of the Village Square

The Campus

(5 minutes)

- 6. The Campus aims to connect the West Village to the surrounding public parklands and provide an opportunity for open space, cultural programming, and vibrant mixed use activity.

Do you think the mix of programming, residential uses, and public spaces within the Campus helps achieve a vibrant mixed-use area connected to the Water’s Edge Park? What do you like and what do you not like?

With a new mix of residential, retail, and community cultural uses, including potential innovation partnerships, the Campus will provide a dynamic range of animation and activity inviting residents from near and far to enjoy Mississauga’s waterfront.



View of the Campus

The Campus Precedents



Olympic Village, Vancouver



Distillery District



Ryerson University



Corus Quay + George Brown College



Bill and Melinda Gates Foundation Campus



Novartis Headquarters



03 Built Form & Urban Design

Considerations for how to feasibly restore and reprogram the Site inform the heights and densities, land uses, and built form typologies proposed in the Master Plan.

The Master Plan is predicated on five structuring moves:

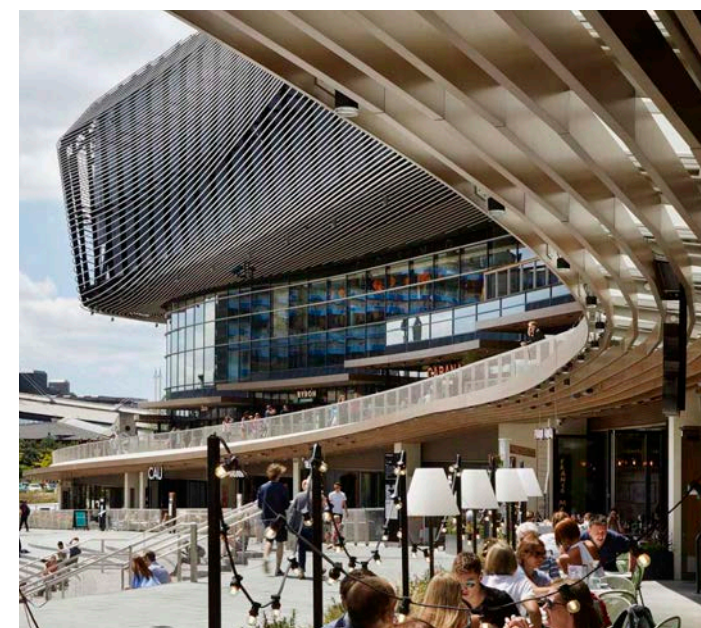
1. Enhance waterfront connectivity;
2. Introduce green corridors;
3. Establish a fine-grain street and block pattern;
4. Introduce two catalysts (the Campus and West Village Square); and
5. Create distinct sub-precincts.



Conceptual rendering of the master plan



Example of low rise residential buildings



Example of mid rise campus buildings



Example of taller residential buildings

(5 minutes)

(5 minutes)

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Pedestrian Experience

(5 minutes)

8. The pedestrian experience is a priority in the Master Plan. The images to the right illustrate some ideas about the pedestrian experience at the Port Credit West Village.



What are your thoughts on the overall pedestrian experience? What do you like, not like, and what can be improved?

(5 minutes)

9. The Master Plan proposes an overall mobility network for the West Village comprised of public streets, condominium roads, green corridors, and pedestrian paths. The vision is to balance different mobility options and prioritize pedestrian movement.

Do you agree with this objective? How do you think we have done in achieving this objective in the Port Credit West Village Master Plan?

[illegible]

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Summary Comments

(5 minutes)

10. What other comments not captured in the above questions would you like to make?

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Thank You!

Be sure to submit your workbook to one of the facilitators, to ensure that your ideas are incorporated into the Master Plan moving forward!