

1 Port Street East: Delivering on the Vision

Andrew Whittemore
Director, City Planning Strategies

Ruth Marland
Strategic Leader, City Planning Strategies

TOPCA
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Mary Ellen Bench
City Solicitor

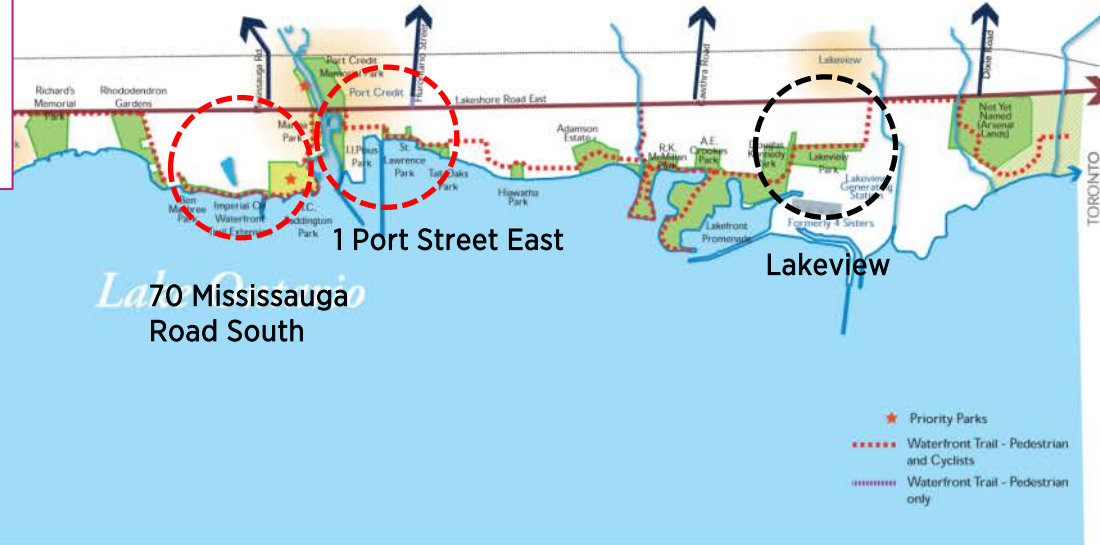


strategicplan

Our Future Mississauga

prosper

We will create a model sustainable creative community on the waterfront.



The Marina Business Case

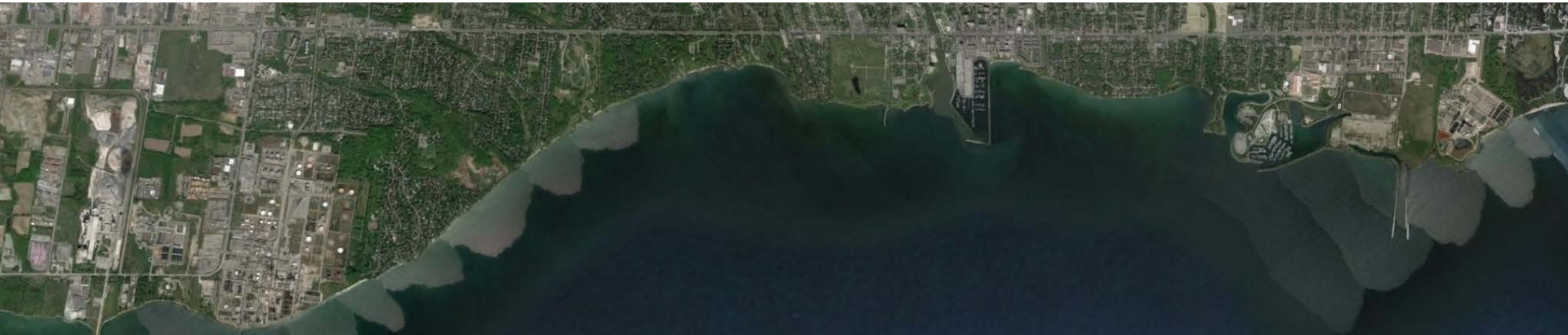


- Change existing land use policy to protect land for a marina use and allow mixed-use development (**OPA**)
- Explore opportunities for **land and waterlots** for City ownership
- Prepare a **Marina Action Plan**



Inspiration Port Credit Studies:

- Public Market Study
- Office Study
- Winter Spaces Study
- Recreational Boating Study
- Maker Spaces Study



The City's Related Waterfront Projects:

- Community Services Future Directions
- Inspiration Lakeview
- 70 Mississauga Road South
- Old Port Credit Village Heritage Plan Review
- Port Credit GO
- Waterfront Parks Strategy

The 1 Port Street East Comprehensive Master Plan

Vision: An iconic and vibrant waterfront neighbourhood and destination with a full service marina

Principle 1: Create a logical and Efficient Street and Block Pattern

Principle 2: Put Pedestrians First! A Connected Pedestrian Realm Network

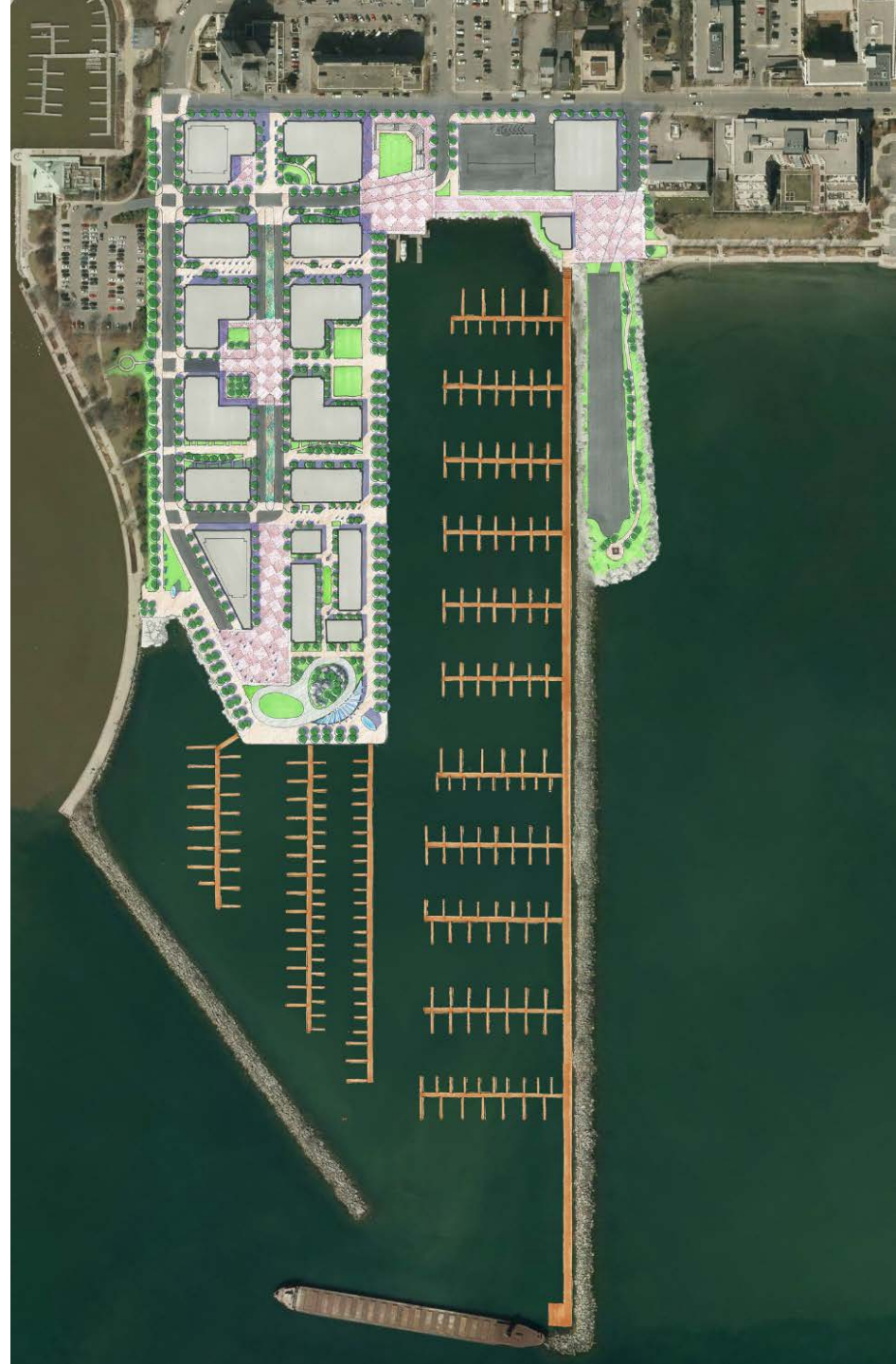
Principle 3: Be a Complete and Healthy Neighbourhood

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



TOPCA issue areas with the Draft Official Plan Amendment:

Protecting for a Full-Service Marina

Maximizing the Public Realm

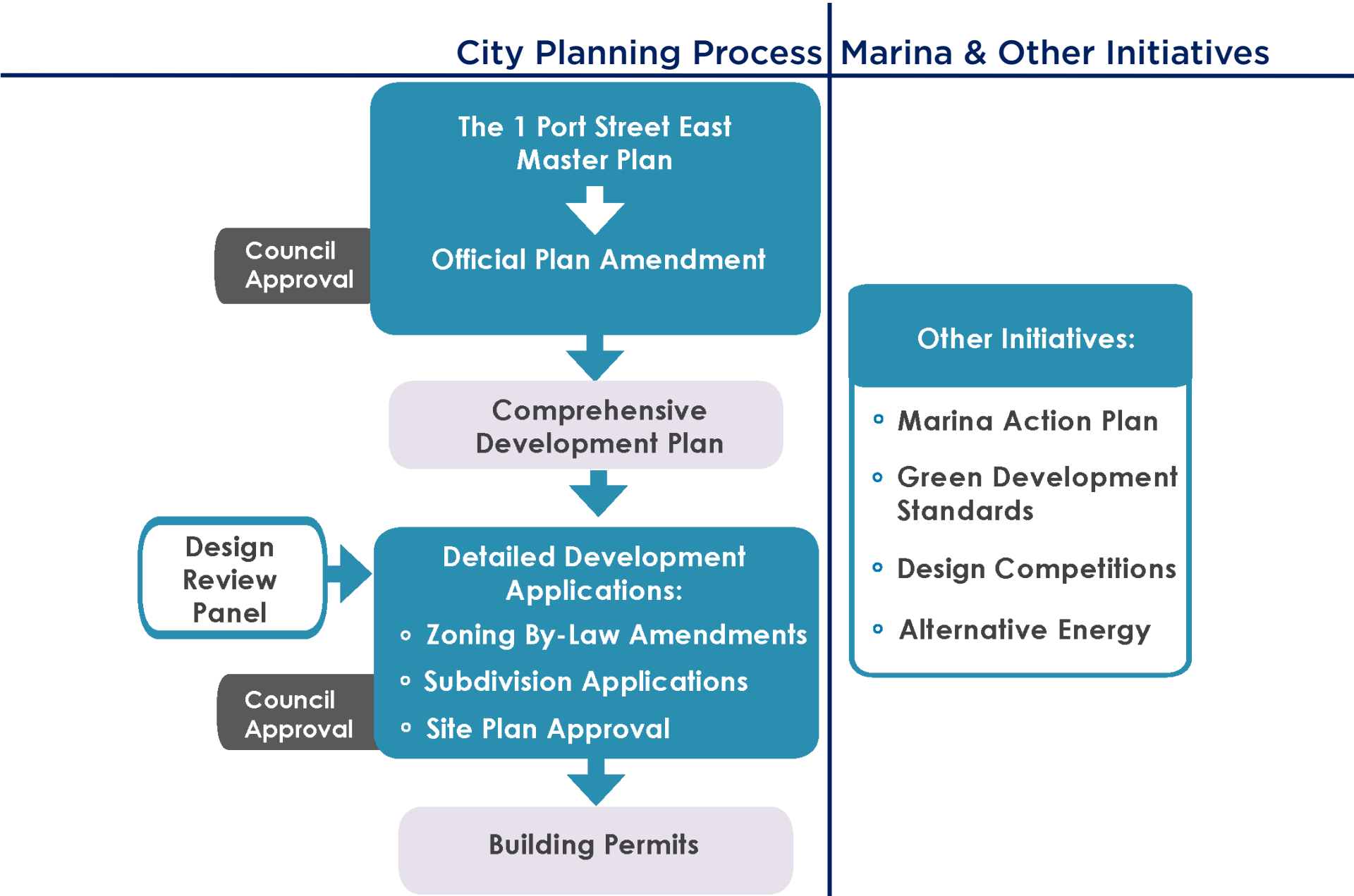
Defining the Density Well

Ensuring Mixed-Use

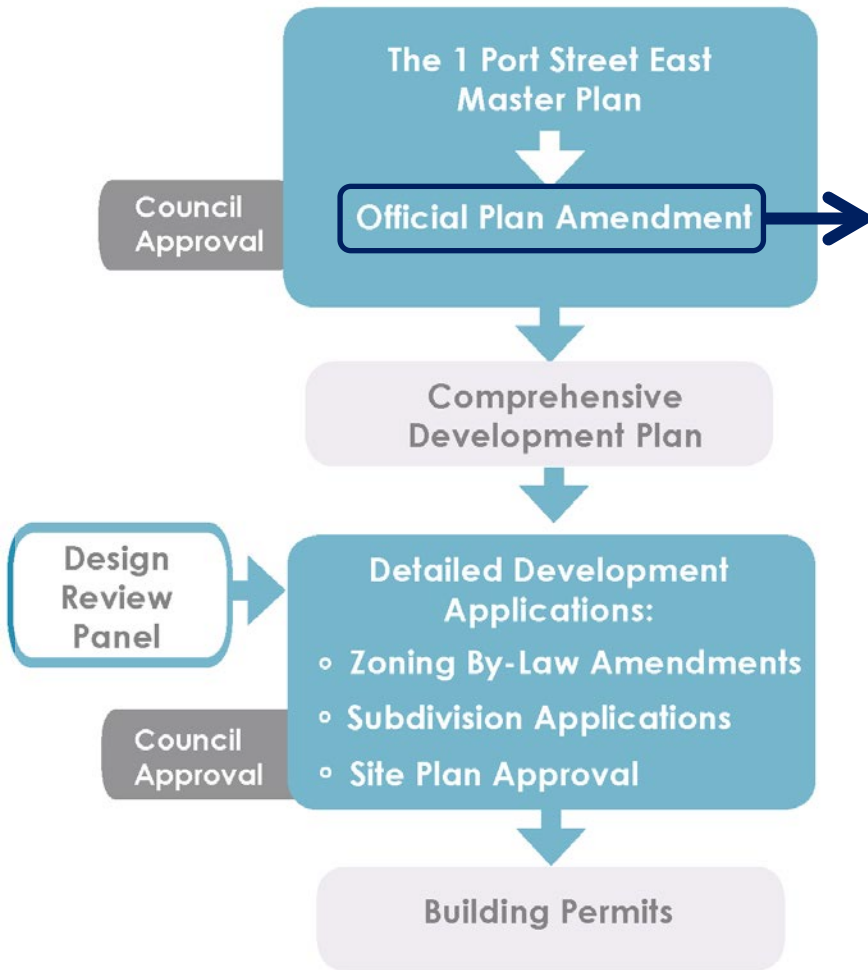
Iconic Building

Maintaining the Public Process Through Time

Implementation of 1 Port Street East:



Land Use Policy...



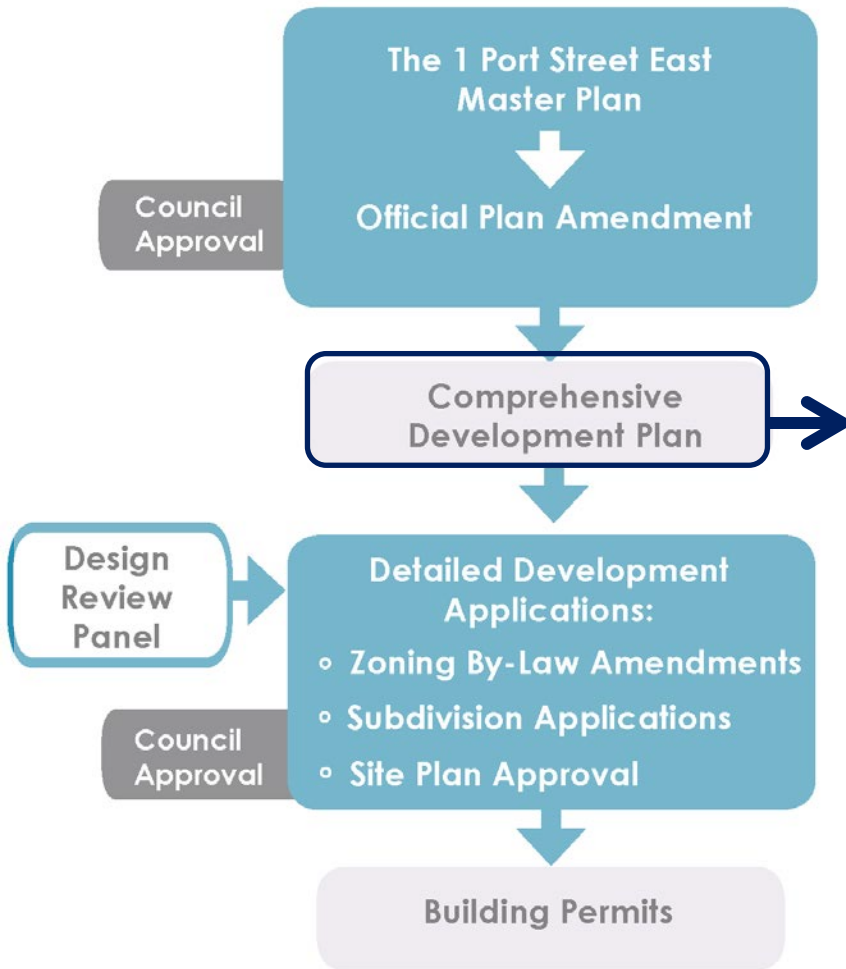
Official Plan Amendment (OPA) – (City Initiated):

- Implements the land use vision of the Master Plan
- Sets out land use policies and designations
- First draft presented at Planning and Development Committee **May 30, 2016**

TOPCA Issues:

- *Protecting for a Full-Service Marina*
- *Maximizing the Public Realm*
- *Defining the Density Well*
- *Ensuring Mixed-Use*
- *Iconic Building*

Changes to Land Use Policy...



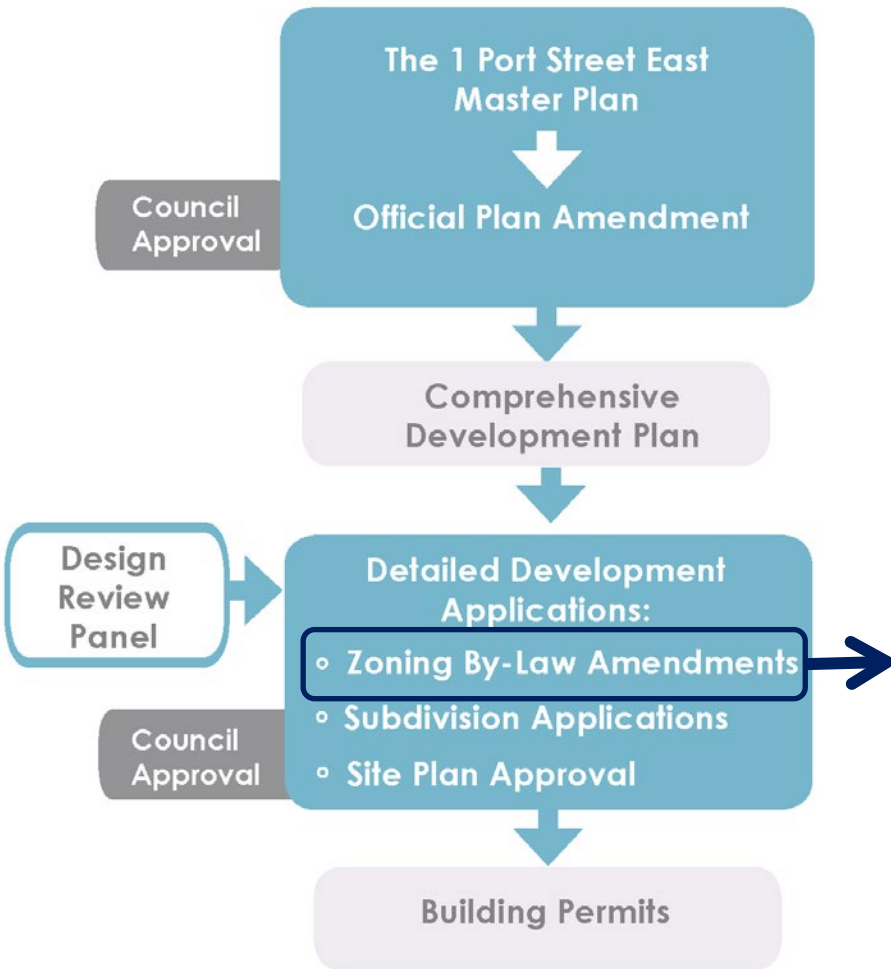
Comprehensive Development Plan – (Requirement for Developer):

Maps, studies, drawings that will address phasing of development, public realm, height/scale of proposed uses, engineering & shoreline works.

TOPCA Issues:

- *Protecting for a Full-Service Marina*
- *Maximizing the Public Realm*
- *Defining the Density Well*
- *Ensuring Mixed-Use*
- *Iconic Building*

Redeveloping the Site...



Zoning By-Law Applications – (Developer Initiated):

- Currently zoned commercial, permits marina
- Detailed requirements of specific lot uses permitted on the site

TOPCA Issues:

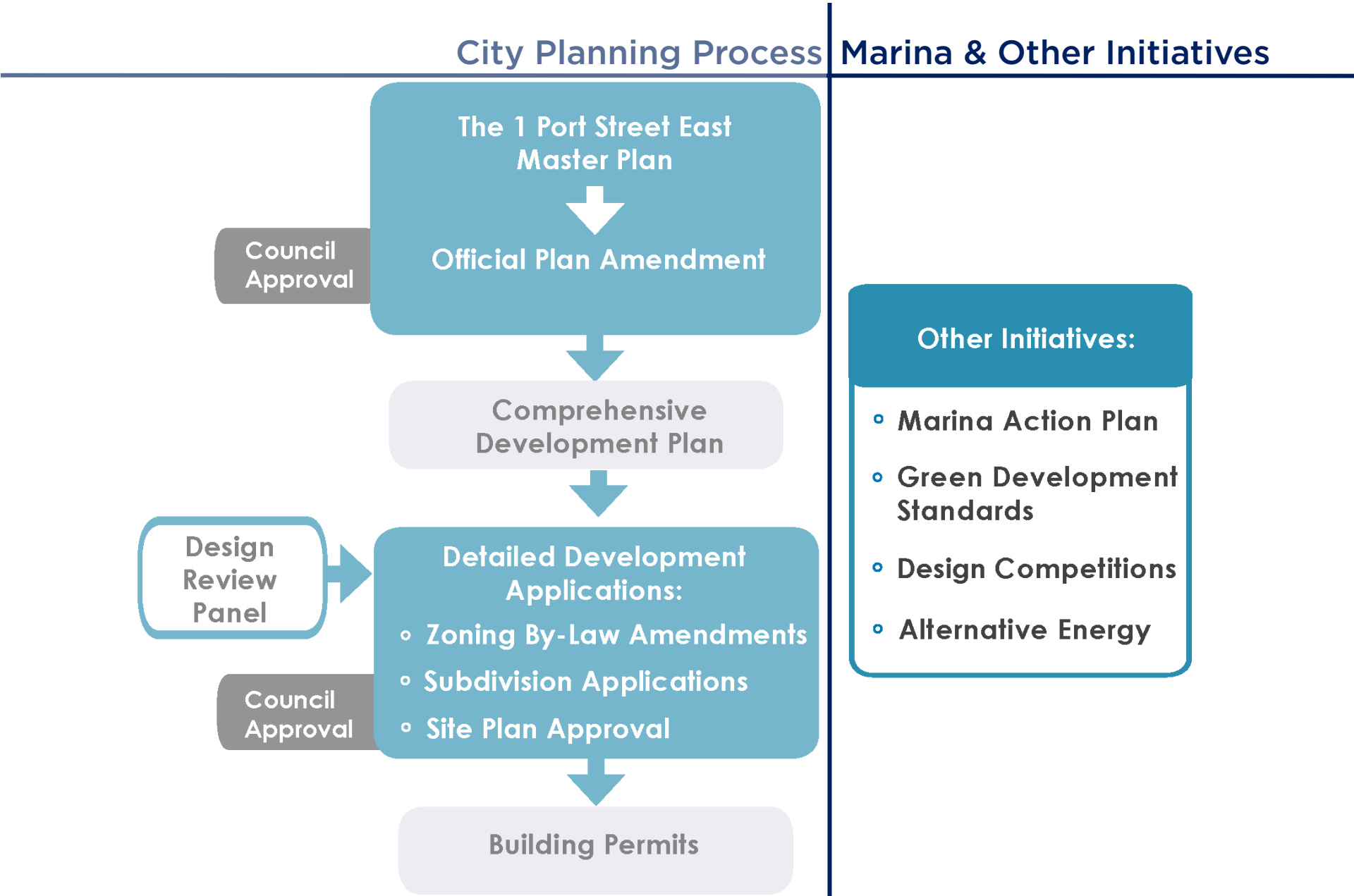
- *Protecting for a Full-Service Marina*
- *Maximizing the Public Realm*
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- *Ensuring Mixed-Use*
- *Iconic Building*

1 Port Street East OPA:

Ensuring Continued Public Input:

- Approvals that include mandated public consultation by the **Planning Act** e.g. Zoning By-law Amendment,
- With key “facility” development projects, City engages the community beyond the mandatory requirements (e.x. **Comprehensive Development Plan**)
- Other future **regulatory processes** require public engagement (e.x Environmental Assessments)
- Ongoing web updates and attendance of related community meetings

Implementation of 1 Port Street East



Next Steps: Marina & Other Initiatives

Other Initiatives:

- Marina Action Plan
- Green Development Standards
- Design Competitions
- Alternative Energy

Marina Action Plan:

Informed and driven by the critical input of the Marina Business Case

Will review:

- Future Marina Ownership
- Capital and operational cost analysis
- Funding strategy
- Development phasing options
- High-level layout

Next Steps:
Property Matters



The background of the slide is a photograph of a body of water, likely a lake or harbor. In the foreground, there is a rocky shoreline with some greenery. In the middle ground, a large ship with a dark hull and a white superstructure is visible on the water. The sky is overcast with grey clouds. The text is overlaid on this image in a dark blue, sans-serif font.

Planning and Development Committee:

1 Port Street East OPA

Report on Comments & Consideration for Approval

June 12, 2017 (tentative)

- **To report on comments received on the draft OPA and provide Staff's response**
- **For Council to consider approval of the revised OPA**