

Neighbourhood Steering Committee

Inventory of Concerns

July 13, 2011

Re: Lakeshore Road West / Benson Avenue / High Street Block Redevelopment, Port Credit

1. COMMUNITY CONTEXT

- Port Credit's village character
- vision for Lakeshore Corridor
- intensification 'node' in GO-station area
- social composition of area

2. ARCHITECTURAL BUILT FORM

- density: FSI (Floor Space Index)
- heights and step-backs
- massing
- floor plates
- rooftop mechanical
- number and size of all units

3. URBAN DESIGN

- scale / transition to adjoining neighbourhood
- sightlines (visual angular planes)
- impacts on views and vistas
- overlook – impact on privacy of surrounding 1-storey homes
- homogeneous vs. diverse block design
- street level articulation
- streetscape
- materials and finishes
- setbacks
- tower separation distances
- open space for residents

4. USES

- 'retirement'
- restaurant
- retail (including tenant vs owner issues)
- residential
- employment?
- PPJ ratio (balance of residential and employment use)
- conversion of existing land uses

5. TRAFFIC

- existing traffic gridlock on Lakeshore Road (lack of alternative routes)
- cumulative impact along entire Lakeshore Corridor – including foreseeable future redevelopment of 305 Lakeshore and Esso properties
- site ingress and egress via Lakeshore Road only (e.g. Right In, Right Out)
- need for more traffic lights?
- road medians?
- existing and future transit
- site service traffic: garbage pick-up; deliveries to retail; loading; maintenance; emergency vehicles
- visitor traffic
- related issue: infrastructure capacity (water, sewers) and possible upgrades beneath Lakeshore Road

6. PARKING

- number of stalls for planned uses
- lay-by parking
- side street impact
- underground vs. surface issues
- bicycles
- car-sharing

7. ENVIRONMENT

- pollution from vehicular traffic to/from site
- landscaping (incl. existing mature trees)
- noise level from all elements
- shadowing - on Lakeshore Road retail, courtyard and streetscape in addition to homes
- wind impact
- LEED certification

8. PUBLIC ACCESS

- pedestrian/cycling paths for mid-block access
- access to adjacent Credit Landing Plaza
- safety and security
- courtyard
- mainstreet amenities

9. HERITAGE

- potential heritage (merit) listing of older house(s) on Lakeshore Road frontage
- preservation of existing mature trees
- cues to vernacular architecture of surrounding community

10. ECONOMIC IMPACT

- property values in adjacent neighbourhoods
- pricing / affordability of the units
- replacement of affordable 2nd floor rental housing over 294, 298 & 300 Lakeshore, 3 & 5 Benson
- model for sustainable retail
- adjacent plaza

11. CITY

- political representation
- question of 'special site' status based on private land assembly
- process: Official Plan amendments (OPAs) and re-zoning
- representation at Ontario Municipal Board (OMB)