



Rationale for 1 Port Street Community Consultation

In February 2012, Mississauga Planning Staff released a draft of a new Local Area Plan (LAP) for Port Credit. This Local Area Plan is a “secondary plan”, that is, a more detailed set of Official Plan policies for the Port Credit area. It provides a vision for the Port Credit area, along with detailed policies to achieve the vision.

The Port Credit Local Area Plan policies identify 1 Port Street’s potential as a mixed use, water-related development that takes advantage of the site’s location in downtown Port Credit and on the lake. The intent of the proposed LAP policies is to require further study of the site, to finalize the details of the height, density and specific uses to be developed on the 1 Port Street property.

Canada Lands intends to implement the Local Area Plan by further studying the site and consulting with stakeholders and the community to develop a more detailed master plan for the 1 Port Street site. This master plan will differ from the City’s Local Area Plan in both its geographic scope and level of detail. Where the Local Area Plan sets a vision and policy for all of Port Credit, the master plan for 1 Port Street is intended to provide a vision and development guidelines only for the site. Working with the community and the City of Mississauga, Canada Lands intends to create a more detailed master plan for 1 Port Street that conforms to the vision provided by the City’s Local Area Plan.

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The further studies that the Local Area Plan requires are studies related specifically to the development of 1 Port Street. They are the types of studies that CLC has been working on, and which will help inform the master plan. They include soils and marine engineering, transportation analysis, planning analysis, and architectural visioning, among other specifically site related analyses.

The master plan process will involve the creation of a more detailed vision for the 1 Port Street site that will ultimately set out permitted uses, densities, heights and building forms. Canada Lands has retained the Canadian Urban Institute to facilitate a process that involves residents and stakeholders. Through a series of information sessions, workshops and online and other forms of feedback, a master plan for 1 Port Street will be iteratively developed by the CLC consultant team, and continually refined through consultations with residents and stakeholders. This process will inform the development application, in accordance with the draft policies of the Local Area Plan.