



**CANADA LANDS COMPANY**  
**SOCIÉTÉ IMMOBILIÈRE DU CANADA**

## Inspiring and Innovative Development

### Ramping Up the Port Credit Vision

– a community discussion organized by  
Town of Port Credit Association (TOPCA)

March 22, 2011



## Canada Lands

- Mission
  - To ensure the commercially oriented and orderly disposition of the Government of Canada's surplus real estate properties with the best value to Canadians...
- Values
  - Integrity, Profitability, Social Responsibility
- Balanced Scorecard measures
  - Engage communities
  - Sustainable development
  - Manage the environment
  - Contribute to society
  - Strengthen business operations



# Diversity of Projects and Assets



Metro Toronto Convention Centre Complex



Glenlyon Business Park, Burnaby



Deerfield Village, Ottawa



Canada's National Tower, Toronto



# Active Across the Country



401 Burrard Street,  
Vancouver



Les Bassins du Nouveau Havre,  
Montréal



Pleasantville, St. John's



650 Lawrence Avenue,  
Toronto



Garrison Woods, Calgary



800 Montreal Road, Ottawa



# Waterfront Development Sites



Pointe-de-Longueuil, Longueuil



Glenlyon Business Park, Burnaby



Pleasantville, St. John's



Port Credit Marina, Mississauga



# Waterfront Development

- Considerations for a Successful and Vibrant Waterfront Development

## General Considerations

- a. Planning Framework
- b. Public Consultation
- c. Context
- d. Technical Considerations
- e. Commercial Viability

## Design Considerations

- f. Linkages
- g. Public Space
- h. Mixed Use
- i. Residential Uses
- j. Urban Design and Sense of Place
- k. Innovation and Sustainability
- l. Accessibility



# Waterfront Development – General Considerations

- a. Planning Framework
  - Ensure the City’s vision is carried out with regard for the local community and context
  - Guidance for the development of any lands along the Lakeshore corridor and waterfront is provided through the following Planning Framework:
    - Official Plan
    - Zoning
    - Development Application



# Waterfront Development – General Considerations

## b. Public Consultation

- Develop ideas and concepts that will inform the Master Plan
- Develop and finalize a Master Plan which is supported by the community
- Engaging a wide range of stakeholders and community members from very early on, and staying connected throughout the study process, results in a better plan which can be enjoyed and supported by the community
  
- Working with the Community
  - Introduction of CLC to community and stakeholders
  - Effective communication and consultation
  - Highly collaborative planning process
  - Extensive public and stakeholder consultations



# Waterfront Development – General Considerations

## c. Context

- Where is the site located?
- What is its size and scale?
- Is it served by a residential and/or business community, community services, local roads, transit, municipal infrastructure?
- What uses currently exist on site?
- Are there opportunities for intensification?



## Waterfront Development – General Considerations

- d. Technical Considerations
  - Planning/Urban Design
  - Landscape Architecture
  - Transportation
  - Sanitary and stormwater management
  - Environmental
  
- e. Commercial Viability
  - Market feasibility



# Waterfront Development – Design Considerations

- f. Linkages
  - Waterfront access (physical and visual)
  - Waterfront pedestrian trail
  - Tie in to surrounding open space and neighbouring communities



# Waterfront Development – Design Considerations

- g. Public Space
  - Contribute to public use and enjoyment of the waterfront



# Waterfront Development – Design Considerations

## h. Mixed Use

- Potential combination of residential, commercial, office, institutional and other land uses
- Vital and necessary for a healthy urban area
- Ensure compatible uses and scale



# Waterfront Development – Design Considerations

- i. Residential Uses
  - Ensures people on the waterfront year-round and who take pride in their neighbourhood



# Waterfront Development – Design Considerations

- j. Urban Design and Sense of Place
  - Built form and massing
  - Streetscape
  - Pedestrian Realm



# Waterfront Development – Design Considerations

- k. Innovation and Sustainability
  - Healthy communities – clean air, water and land
  - Best practices
  - LEED ND



# Waterfront Development – Design Considerations

- I. Accessibility
  - Pedestrian and vehicle access
  - Parking
  - Future and planned public transit
  - Bike friendly
  - Waterfront trail/connection





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