



Corporate Report

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DATE: November 4, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 17, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Waterfront as a Premier Destination:
Update and Action Plan**

RECOMMENDATION: That the report titled *Waterfront as a Premier Destination: Update and Action Plan*, dated November 4, 2008 from the Commissioner of Planning and Building, be received for information.

BACKGROUND: There have been a number of recent events which highlight the need for clear and decisive action to protect for the future of the city's waterfront. The events have brought focus to three key sites along the waterfront given their strategic location and potential for redevelopment. These sites are the former Imperial Oil Refinery lands in Port Credit, the Port Credit Harbour Marina site (PCHM) and the OPG site in Lakeview.

The events have included:

- the demolition of the Ontario Power Generation (OPG) facility;
- the announcement from the provincial Minister of Energy and Infrastructure that the OPG site is not required as a power generating site;
- the Council Resolution 0048-2008 (February 27, 2008) which directed that the Lakeview District Policies Review study address the Lakeview OPG lands for uses other than a Power Generating Facility and staff to commence planning for the redevelopment of Lakeview as a diverse, multi-faceted community for the 21st Century";

- the Lakeview and Port Credit District Policies reviews public consultation and resultant corporate report to the Planning and Development Committee entitled “Lakeview and Port Credit District Policies Review and Public Engagement Process - Directions Report” which generally outlines a land use planning framework for the waterfront sites in addition to the balance of the districts;
- the “Our Future Mississauga – Be part of the conversation” public engagement for the development of the new Strategic Plan; and
- the new Waterfront Parks Strategy guiding the future directions for the city’s waterfront parks and open space system.

The public discussions and interest with respect to the three waterfront sites, being the former Imperial Oil Refinery lands in Port Credit, the Port Credit Harbour Marina site (PCHM) and the OPG site in Lakeview, has elevated the desire and a vision for a vibrant waterfront community connected to the lake. In addition to the direction from Council, it has become clear through the public’s comments that there is an expectation that further detail and understanding of the future of these sites is necessary.

It is opportune for the City to continue to be proactive to shape the city’s future waterfront as a regenerative sustainable community exemplifying international best practices. In light of the various city waterfront initiatives concurrent with the immense community interest in the city’s waterfront, the City’s Leadership Team (LT) has asked staff to create a multi-disciplinary team from across the corporation to investigate opportunities and the establishment of an action plan for these three key waterfront sites.

COMMENTS:

A number of opportunities are being investigated to maximize the public benefit accrued through a creative planning and implementation framework, possible partnerships and different types of regulatory framework including development incentives, governance and/or operations related to opportunities at the waterfront. As staff progresses through the research, there will be reports to Council at key milestones. We also intend on engaging various stakeholders and special interest groups as required.

The work plan is focussed on a detailed review of the three key waterfront sites being the Imperial Oil, OPG and PCHM lands and will include the following:

1. Definition of the public interest for the key sites.
2. Alignment of the planning framework to accommodate the vision and direction for the key sites.
3. Alignment of other concurrent studies with the vision and direction for the key sites.
4. Best practices review for city-wide proactive measures including review of development incentives, governance and/or operations related to opportunities.
5. Identification and review of site specific matters (Strengths, Opportunities, Threats and Weaknesses Analysis).
6. Development of a communications plan.
7. Potential partnership discussions with landowners, agencies (Conservation Authorities), other levels of government.
8. Development of a land use plan, feasibility analyses and implementation plans.
9. Identification of actions to be undertaken.
10. Public engagement.

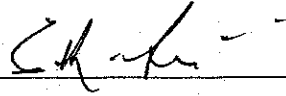
This work will assist in forming the basis for further refinement of the waterfront policies for the Official Plan and the Port Credit and Lakeview areas in addition to guiding the work of the City for the waterfront.

FINANCIAL IMPACT: The 2009 and 2010 Budget submissions for this initiative be funded at \$150,000.00 per year and be recovered from the Operating Reserves.

CONCLUSION: The city's waterfront is a finite resource and critical to the city's and region's well being. The City should proactively, strategically and creatively develop a plan with appropriate actions to ensure a phenomenal waterfront encompassing the natural and cultural heritage, great public benefits and spaces and a well integrated and vibrant community. Consistent with the direction of Council and to garner the greatest public benefit, the City has initiated a review of the three key waterfront sites being the Imperial Oil, OPG and PCHM lands. Further reports will be brought forward to Council at key milestones.

ATTACHMENTS:

No attachments.



Edward R. Sajecki
Commissioner of Planning and Building

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