

Letter copied to the Town of Port Credit Association (TOPCA) concerning the development application for the assembled properties at Lakeshore Road / Benson Avenue / High Street.

*Endorsed as to intent and principles by a TOPCA Executive Motion (January 13, 2014) and posted at: [www.topca.net/development/Lakeshore-Benson-High.htm](http://www.topca.net/development/Lakeshore-Benson-High.htm)*

---

January 5, 2014

[ BY E-MAIL ]

Councillor Jim Tovey, Ward 1, Mississauga

Dear Jim,

Can we please ask you to call a community meeting to inform Port Credit area residents of the application submitted by High-Benson Holdings Inc. for redevelopment in the Benson/High/Lakeshore Road area. The Planning Department distributed notices only to properties within 400 feet from the subject property. As you are aware, the applicant proposes a massive development which replaces 13 assembled properties (8 family homes and 5 small business properties) with 329 units (17 townhomes and two eight storey buildings with 312 condo/retirement units). The project is well outside of the intensification node, significantly increases the density in the area, does not comply with the local zoning bylaws and the Port Credit Local Area Plan, and does not fit into the village/family character of our Indian Heights neighbourhood. It is important that all residents have an opportunity to receive and analyze the information about this proposal before the formal public meeting at City Hall.

We are not against development in the area and have seen many developers buying single family homes and replacing them with detached or semidetached family homes that nestle naturally into our established community. We would be pleased to support development along those lines or perhaps see a complex of 40 or so townhomes on the assembled land with an open green space and trees around them (perhaps something like the ones recently approved on the nearby Godfrey's Lane). The proposed 8 storey buildings and 329 units are just not acceptable. It appears that smaller local developers are satisfied with making reasonable profit on semidetached homes and townhomes while big city developers are prepared to parachute huge projects into residential neighbourhoods to maximize profits without regard for the local zoning bylaws, impact on the character of the neighbourhoods and the quality of life they leave behind. It is concerning that a single developer has been able to assemble lands with the goal of maximizing profits by over-building and negatively impacting the family character of our neighbourhood.

There are many examples of more sensible developments along Lakeshore Road, which would be a more appropriate fit with our neighbourhood like the townhouse development across from Marie Curtis Park by Long Branch GO station or the Ports of Old Port Credit by the GO station, where the land is more expensive than in our neighbourhood. These projects also demonstrate that developers can make a reasonable profit by building 3 or 4 storey projects. We know our neighbourhood deserves better than what is currently proposed and that "better" can be realized if we are prepared to challenge developers to think in terms of quality of life versus quality of bottom line.

We would be pleased to assist you and your staff in distributing flyers (or with any other help) in the preparation of such a meeting. We would also like to be informed about any developments/meetings regarding this proposal. Thank you very much for your consideration and we look forward to your response.

Concerned residents,

[ Over 70 households from:

Benson Avenue  
High Street West  
Harrison Avenue  
Pine Street North  
Maple Avenue North  
Queen Street West  
Broadview Avenue ]