

**From:** [Town of Port Credit Association \(TOPCA\)](#)

**Sent:** Thursday, December 22, 2011 1:01 PM

**To:** [Helmuth Strobel \(Tiffany\)](#)

**Cc:** [Ron Possamai \(Global Arch.\)](#) ; [Michael Spaziani \(MSAi\)](#) ; [TOPCA Executive](#)

**Subject:** FOLLOW-UP to Meeting on December 19, 2011 with TOPCA Executive Committee re: Lakeshore/Benson/High Street block redevelopment proposal

December 22, 2011

Helmuth Strobel  
Tiffany Development

Dear Helmuth:

Thank you for asking to meet with our TOPCA Executive Committee concerning your Lakeshore Road / Benson Avenue / High Street block redevelopment proposal. The December 19th meeting, with the assistance of your associates Ron and Michael, provided us with a detailed 'walk-through' of the (latest) [November 4th renderings](#).

Our Committee, which includes Executive reps and TOPCA members from the affected neighbourhood, appreciated receiving responses to questions on numerous issues including the main street retail design, ownership and mix; the access, configuration and signage of the commercial/office component; and the density and massing of the residential condo buildings, townhouses and the seniors' building (which may now house pre-LTC clients).

We discussed the proposed traffic flow in and out of the site and the parking elements and building access points, and we anticipate that you will provide additional graphics to clarify the positioning of the driveways and underground parking access ramps, service bays, internal walkways, private open space and any 'designated' public access areas. We will post these, and any further images you may send, to the [TOPCA webpage](#) for the information of the community.

We learned of your thoughts as to the target demographics and preliminary market analysis for the proposal, as well as your economic rationale. We asked about any alternative proposal you may have explored for the site which would comply with the City's Official Plan and we understand you are not pursuing this option.

You clarified your process and timing in regard to submitting an application to the City Planning Department, beginning with an application review with the City's DARC Committee in January 2012, and completion of several studies which will be required. It was also confirmed you will not be holding a fifth community meeting (as stated to attendees of the 4th meeting in August) prior to initiating the application process.

Please note that TOPCA has not as yet taken a formal position on this proposal.

With best regards of the season,

*On behalf of the TOPCA Executive*

Mary Simpson, President

**Town of Port Credit Association (TOPCA)**

[www.TOPCA.net](http://www.TOPCA.net)

*Also in attendance from the TOPCA Committee:*

Bill & Ina Lediard; Michael Pappas; Linda Peto; Dorothy Tomiuk; Peter Toth; Perry Vagnini