

March 21, 2014

Jim Tovey
Councillor, Ward 1
City of Mississauga



BY E-MAIL

Dear Jim:

Thank you for your open community invitation to be part of the 'Lakeshore/Benson/High' Focus Group at three (3) scheduled meetings (**March 25, April 21 and May 27**). We are confirming that representatives of the TOPCA L/B/H Committee will be participating with the following declarations.

TOPCA reps and the neighbours attended all four (4) community meetings conducted by Helmuth Strobel (the proponent) in the summer of 2011. We gave our best input to this process including site-specific concerns and broader comment regarding the village mainstreet context, preservation of the existing neighbourhood and the future distribution of density throughout Port Credit District. Our L/B/H Committee met again with Helmuth in December 2011, and conducted our own community meeting in February 2012 to confirm what we'd heard. Details / Minutes: www.topca.net/development/Lakeshore-Benson-High.htm

We understand from comments made by Planning Staff that land assembly and block development is discouraged, particularly in established residential areas. Furthermore, in the event of land assembly, the resultant land block is not automatically to be treated as a 'special site' -- the existing Local Area Plan policies and zoning are still to be used to evaluate the site proposal components. Any proposal is also subject to urban design considerations which include transition of infill projects to adjacent properties.

At the recent Ward meeting at Clarke Hall (**February 10, 2014**) it was observable that the neighbours (*who are, of course, most impacted*) are concerned by any proposal which doesn't respect organic infill redevelopment of the single lots in their neighbourhood, and which precludes individual turnover of the mainstreet commercial properties for redevelopment. The proposed heights and densities for *both parts* of the latest block proposal (November 2013) have been carefully reviewed and are considered to be out of scale and non-conforming to the operative Port Credit Local Area Plan and existing built form context.

As a residents' association, TOPCA would not presume to forgo the planning principles involved, nor preempt the future public engagement process, by 'negotiating' any concept plan which deviates from the Port Credit planning policies. We note the spirit of these policies was affirmed by Council in Dec. 2013.

That said, TOPCA is committed to engage wherever possible and to advocate for the interests of the neighbourhood -- in this case jointly with the neighbours through our L/B/H Committee. TOPCA will also report back to the entire Port Credit community as the Focus Group proceeds.

Sincerely,

Mary Simpson
President, Town of Port Credit Association (TOPCA)

cc: Ben Phillips, Planner of Record
Paul Stewart, Policy Planner for Port Credit District
Helmuth Strobel, High-Benson Holdings Inc
Stakeholder representatives on the Focus Group
All households in the Indian Heights neighbourhood