



TOPCA Deputation - September 6, 2016

To: Mississauga Planning & Development Committee

Re: **OPA - Port Credit Marina Lands (1 Port St)**

A. Introduction: This is further to the TOPCA Deputation of May 30, 2016 on the Marina Lands Master Plan where we expressed concerns about the OPA:

1. PROCESS: Oversight of the long-term site development, and related concerns regarding individual applications and adherence to the overall vision and Master Plan, which should be defensible at the OMB. There should be no piecemeal approach to development – overall vision must be maintained with a public process for each application guided by the Master Plan.

2. MARINA: We applaud the commitment by the City to withhold development rights to the Marina Lands property until secure funding and a transition plan for the present Marina is agreed and outlined. We don't want to buy into a concept plan or an OPA which enables removal of the Marina from its present location if the transition to the eastern breakwater does not take place, or if the services at the Marina are diminished.

[Answer given at PDC: May 30, 2016: There will be a Corporate Report back in Fall 2016, including a **Marina Action Plan**, to address this]

3. PUBLIC REALM: The One Port Street site is a blank slate, unlike many other infill sites in Port Credit, and we are approaching it differently. While there may be "Air Wars" in future about the heights of proposed buildings on the Marina Lands as applications are made, our first priority is the "Ground War" to achieve as much open public space, including green space, as possible at the Official Plan stage.

We were told in May we can take another look at the public realm configuration (through the OPA process) on the site to enable a larger, flexible public gathering space, and other spaces which are more remote from the

residential uses, to reduce use conflict and capacity issues. The crowds this Summer verify that more space is needed.

[Answer given at PDC: May 30, 2016: Pursue through public OPA process, and development application processes]

4. SITE CONFIGURATION: MIXED USE AND HEIGHTS: Enshrine mixed use in correct proportions. Height transitions must be explicitly planned (the ranges in the draft OPA are too broad), and the application process must be consistent and firm with every development block to achieve them. Built form and built function are joint concerns, most importantly regarding the so-called iconic building on the site, where the design competition must include public use and value to the community in addition to great architecture.

B. Planned TOPCA Town Hall: Given today's timing (the day after Labour Day!), the public still needs chance to understand and comment – TOPCA will host a Town Hall (Tues. September 20, 2017). We understand IPC will post the date on their website, and IPC staff will attend as a resource. We understand this input will be incorporated in the next staff Information Report to PDC (we appreciate this).

C. Conclusion: We cannot overstate the importance of this site to the entire City, a waterfront City, and certainly to the evolution of Port Credit village. By taking the time to thoroughly review the OPA with the Port Credit community, we hope to achieve an orderly Marina transition and development process on this complex site.

Presented by:
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On behalf of the Executive,
Town of Port Credit Association (TOPCA)
Mary Simpson, TOPCA President