



TOPCA Deputation - June 18, 2018

To: Mississauga Planning & Development Committee (PDC)

Re: **West Village Port Credit - Development Application**

Presented by: Mary Simpson (President) & Dorothy Tomiuk (Vice-President)
on behalf of the Executive, Town of Port Credit Association (TOPCA)

(Check against Delivery)

TOP TEN ISSUES RE: WEST VILLAGE PORT CREDIT

We are here tonight on behalf of the TOPCA Executive which has been very active attending all public meetings and hosting our own Town Halls concerning the West Village PC development proposal. We will outline our focus points going forward.

1. Density, Massing, Site Configuration, # Units:

We view the massing issue as a 'ground war' not an 'air war'. It is important that public input on this issue is weighted carefully. The numbers of buildings and units are escalating even as the heights are being reduced based on comments referencing the Inspiration Port Credit concept plan (never meant to be literal).

- Quote by Councillor Nando Iannicca:

"Taller thinner buildings mean fewer buildings and less crap on the ground and less crap in the sky and that is how great cities are built. There is more space for public animation and when you walk through those areas, you know when you get it right. You're not wondering if a building is 22 or 29 storeys, but you're on the ground saying isn't this a beautiful bistro?"

2. Transportation:

It is a question of Order of Operation. Development is assuredly coming first, before adequate transit will be provided to move people along the Lakeshore Corridor. But this should not hold us back from designing the best community possible on the West Village site. There is a new multi-model way of thinking about mobility, which can be modelled on this massive site. It will be only the first, followed by One Port Street and the Port Credit GO Station precinct.

City Manager Janice Baker has said that it will be 15 years before we might see something (transit) change on the Lakeshore Corridor, and the city already has a list of transit and infrastructure demands and backlogs that take priority over Lakeview Connecting Communities (LCC), including Dundas Connects and Hurontario LRT.

But we are convinced that bold elements of the Lakeshore Connecting Communities study (e.g. regarding cycling) will help sustain mobility along the Lakeshore Corridor and we look forward to the next LCC public consultation in July 2018.

3. Schools:

We are keeping an eye on the issue of local schools (including retention of Riverside PS), understanding this is a provincial policy matter as to funding for rehabilitation vs. funding of new schools. We have put out a call to our new MPP in Mississauga-Lakeshore, Rudy Cuzzetto, for support on this matter, and of course we will have a new public board Trustee after the October 22, 2018 election.

4. Broader Waterfront Context: Lakeview Village and One Port Street:

The Mississauga waterfront has three (3) large sites in development -- let's look at the skyline from the water and create a Mississauga 'look' that isn't suburban, nor a Humber Bay 'schmozzle'!

We don't want to say we are competing with the new Lakeview Village, but even though West Village is smaller, we want the same completeness and urban village vibe we've seen in the Lakeview plans. We stress the importance of great architecture, and we'll be glad to engage more on this once the bones of the site are well and best established (e.g. road structure).

5. Community Benefits:

We need our new Ward 1 Councillor in place, and transparency with the local residents, to help achieve needed amenities which the City budget can't provide (*we're not just talking benches here*): transportation improvements, affordable housing, maybe even a YMCA in lieu of a community centre, and items previously identified by the Port Credit Local Advisory Panel for 'Section 37' consideration.

- Quote by Andrew Whittemore: (*re High Benson Holdings site (266-294 Lakeshore Road West, etc) suggesting holding off on further negotiation re Community Benefit until a new Ward 1 Councillor is in place, and alluding to community requests*).

"A reasonable planning relationship and transparent negotiations: Given the interim appointment of Councillor Cook and the pending October 22, 2018 municipal election, it is recommended that the final allocation of the monetary contribution be decided by Council at a future date. Improvements to the Waterfront Trail have been identified as a priority for this community and a possible use for these funds."

We are certain that there will be a similar approach re West Village PC (tonight's topic). There is far more money and potential for significant community improvement with the WVP site, and there should be an enhanced process to ensure the funds will be used to benefit the local community which is bearing the development impact.

6. Achieving Multiple Objectives for City-Building:

Decisions can be made regarding West Village PC in keeping with aims of: Lakeshore Connecting Communities; Cycling Master Plan; Mississauga Moves (Transportation Master Plan); Peel Transportation Master Plan; Port Credit Parking Study; Healthy Development Assessment (*West Village PC must surely be a candidate*); Hurontario LRT; City's new Tourism Master Plan.

- Quote by Susan Tanabe referencing the proposed Credit River pedestrian-cycling bridge at the CNR (as studied in LCC):

"We think if decisions at this site (West Village) are made in the context of everything else going on, we can achieve the model for the world that we started talking about a decade ago."

7. Context of the Provincial Growth Plan and GTHA Development:

On April 17, 2018, Mary Simpson attended the Building Backyards conference in Toronto that highlighted the new Local Planning Appeal Tribunal (LPAT) and need for citizen engagement in shaping our communities. More importantly, to the need for smart community planning that includes higher-density, compact design neighborhoods and hubs that offer not just a range of housing options but walkable, bike-friendly, distinctive community spaces versus the sprawl we currently see.

The guest speaker was former Toronto Mayor David Crombie who chaired the Advisory Panel that reviewed the Growth Plan for the Greater Golden Horseshoe. He spoke to the importance of protecting our green spaces -- and that includes not only those on the outskirts of our city, but also those smaller, urban spaces that help shape a healthy community and foster natural gathering spaces.

8. Connection to Nature:

West Village PC is a good 'test case' for authentic modern development. We believe there should be a wetland (as per the Watercolours development north of Lakeshore Road), and some wild areas, in addition to formal parkland at the site.

- Quote from Mayor Bonnie Crombie (*earlier today*)

"... Pleased to announce that I will serve as the new Chair of the Mayors' Council on Nature and Communities as part of the Great Lakes St. Lawrence Cities Initiative. We will come together to share info and work to protect biodiversity. Our goal is to bring nature to people and people to nature."

9. Adjacent Heritage District:

The contrast between side-by-side Old Port Credit Village and the new West Village PC development is quite extraordinary but of mutual benefit to Port Credit which is, after all, "Evolving as an Urban Village". The contrast helps contribute to the variety of experiences which visitors to the Mississauga waterfront can enjoy, and should give the new Tourism Master Plan a boost.

The Heritage Division staff have been very supportive in creation of an updated Heritage Conservation District Bylaw governing redevelopment within the HCD, and also at adjacent sites including West Village PC. Interim Ward 1 Councillor Dave Cook, the Heritage Advisory Committee (HAC), and indeed the West Village Partners have been very strong in support of the PC HCD and the need for protections including no through-roads from the massive new development.

10. Continuum of Citizen Engagement:

TOPCA will continue to hold Town Halls and utilize our communications platforms to gauge residents' opinions. We will continue to provide input at the WVP stakeholder consultations. We would welcome a revitalization of the Port Credit Local Advisory Panel (PCLAP) once our new Ward 1 Councillor is elected in October 2018.

We'll be working on this project all the way through to completion of the lengthy public process and final approval of the master development application. Then we will turn our attention to the individual site components as they are implemented.

TOPCA will participate at any OMB / LPAT Hearing in the event of an appeal.