



### Questions and Feedback from Community June 9, 2015 Community Meeting

- Concerns were raised over how the remediation process could impact the heights of development on the site. With the high cost of remediation, developers would pressure for higher buildings to recoup the cost of remediation.
- Some felt higher development in the interior of the site was okay if meant there would be more park/open space along the water.; One person felt that 12 storeys was too high and would block views to the lake
- Questions were asked about the nature and built form of a campus and concerns were raised about the potential height and traffic implications on the lake;
- Question: What is a natural heritage corridor? These corridors refer to interconnected natural areas that provide recreation spaces and bolster the health of the surrounding environment
- Concerns were raised about accommodating the increased traffic and parking associated with the development of 70 Mississauga Road South, and how these spatial requirements would affect the configuration and supply of open space. Open space planning needs to be incorporated into the Lakeshore Road Master Plan.
- Traffic concerns also raised related to boats on trailer coming to use adjacent marina boat launch and suggested affordable boat slips would reduce traffic.
- Residential population estimates for the site were requested, as these will inform the shape and supply of recreation spaces.
- Curiosity about the interior streams and watercourses was expressed – the protection and enhancement of these natural features should be addressed.
- There is strong support for a destination park along the waterfront
- The park needs to have an activity generator such as a restaurant or bait shop to bring people down to the water's edge;
- Is it possible to locate a restaurant or bait shop at the end of the pier?
- The value of the impressive views to Toronto from the end of the pier was expressed.



## Traveling Feast Discussion -

70 Mississauga Road South Draft Master Planning Framework

# Open Space & Sustainability Cont

- Concerns were raised over how the vision for the site would need to negotiate with the remediation process – how will this remediation process affect the viability of achieving the vision for the site, from both a physical perspective and developers breaking from this vision to recoup the cost of remediation. How can we ensure that this vision is reflected?
- Specific questions were asked as to what parkland dedication calculations would be associated with the residential development on-site. Staff explained that the formulas for the calculations are found in the provincial planning act.
- Support was expressed with developing green connections up to Lakeshore Road, ex. Multi-use trails.
- Usage of the pier was discussed – how could the pier best contribute to the site?
- Interest was expressed regarding the pond on-site – the nature of the pond and its potential to contribute to the site was discussed.
- The importance of incorporating accessibility guidelines and design into the site was raised
- Canoe and kayak racecourse opportunities were raised. This racecourse would need 1000m from start to end
- The desire for a beach was discussed
- Regatta opportunities were raised.
- The importance of providing play areas, potentially sports fields was raised
- There was interest in holding concerts on the “habitat island” as proposed in the earlier open houses; other residents expressed concern about the potential noise impacts on the surrounding residences.



# Traveling Feast Discussion - 70 Mississauga Road South Draft Master Planning Framework

## Mobility

## Questions and Feedback from Community June 9, 2015 Community Meeting

- How can we manage additional growth along with issues of increased traffic?
  - Concern is especially high in summer months
- Concerns regarding Rapid Transit Options
  - Can we handle more cars? What are the real options?
- It would be great to have more walking routes and options for pedestrians and cyclists
- There is major congestion on Lakeshore Road already, especially over the bridge
- Cars already use Lakeshore Road as a street to get through (east and west)
- Can we add another bridge over the river?
- When will the Lakeshore Road Corridor study start? What about the future master plan?
- How can we best coordinate different projects (such as LRT, GO services, road and traffic studies), master plans and ongoing timelines to ensure we are not wasting time?
  - Need to be effective to ensure City's efforts are not wasted
  - Nice to have all the different master plans but need to coordinate to make sure all the projects make sense and complement one another
- Avoid "saturation" on roads
  - Lakeshore Road is being used as a divergent street or alternative route for people who do not want to take highways
- Port Credit should be a "pedestrian village" without car access
  - Should have a village feel like in European cities
- Are we looking at other City projects and traffic studies?
  - Are we also looking at the impact of increased density from additional residential units (or condos) along and near Lakeshore Road?
  - Concerns over increased density and residential development
- Add pedestrian walkways behind rail line to connect GO and arterials
  - This would have a dual purpose
  - Consider making the walkways also friendly for cyclists; this could be a walkway for active transit
- Limit any new signalized intersections on Lakeshore Road



## Traveling Feast Discussion - 70 Mississauga Road South Draft Master Planning Framework

# Mobility Cont.

- How to ensure the community is affordable?
  - Affordability is a concern
- We should have a community centre on the site
- The City needs to accelerate their traffic studies – starting in 2016 is too late
- Concerns about increased congestion on Lakeshore Road
- Align Stavebank Rd. at Lakeshore
  - Widen and it will reduce congestion
- What is meant by “fine-grain” streets and what would that look like?
- Concerns about how people would access marinas and the impact of that on roads
  - What about parking on the future site? People will need parking for their cars to participate in water sports
  - People will not be taking public transit to take their kayaks down to the marina or water’s edge
  - Should be mindful of existing traffic on Lakeshore Road
- Need to ensure that the site is accessible to people of all ages and abilities
  - The details of the site will really matter in the future
  - Accessibility includes, but is not limited to, parking, sidewalks and etc.
- Propose a new by-law to limit noise from motorcycles
- Increase pedestrian connections
- Think more about the transit options
- Add pedestrian connections



## Land Use & Built Form

### Questions and Feedback from Community June 9, 2015 Community Meeting

- Would like to see the shoreline have activity to animate the shore (i.e. restaurants, commercial uses, as well as open space)
- High density at center will impede site/views
- How to ensure contaminants will not spread to the surrounding community
- Respect view corridors
- 12 storeys was mentioned as a concern multiple times.
- Mix of buildings – don't build a wall
- Concern that affordability is achieved through tall buildings
- Would like to ensure building design reflects the community
- Let's see the sky!
- Sustainable
- Inclusive design
- Concerns with institutional use - will these buildings (ex. student rental units) drive down property values around the site?
- Why do we need activity on the shore? Keep it naturalized (shoreline should be natural, more passive and quiet)
- Commercial can go anywhere we need to protect the shoreline
- Concern that island will create stagnant water and create algae bloom and odour problems
- Like residential to support the commercial uses all year round
  - Sustain economic opportunities
- Like the idea of main street extending from the existing village
- Like the idea of connecting to existing open spaces



## Traveling Feast Discussion - 70 Mississauga Road South Draft Master Planning Framework

# Land Use & Built Form Cont.

- Building interesting buildings that are iconic! A range and diversity (no cookie cutter design!)
- Create a destination, not just residential or trail, include a mix of uses along the water
- 'Snug Harbour' type destination at the shore
- Don't want a "mountain" at the center
- Like to see a rec center in the area
- Don't want to see institutional use isolated



# Recreational Boating Study & Marina Business Case

## Questions and Feedback from Community June 9, 2015 Community Meeting

- The importance of maintaining a full service repair shop was raised i.e. Bristol Marine
- Concerns were raised over the water depth for deep haul boats within the harbour (Marina and especially the River), with the need for dredging the river to access the Credit Village Marina.
- The management of the future marina was expressed as being critical, whatever the business model (public, private, other). Maintenance and lack of investment is a concern under the current model.
- A lack of amenities around the site was observed.
- The need for “swing docks” was expressed.
- Questions were raised over whether the demand for larger boats by younger people was realistic?
- Questions were raised over whether the development of the site will ultimately reflect the real boating demand 15 – 20 years in the future.
- Concerns about winter storage were expressed – can winter storage be appropriately accommodated on a new mixed-use site? Is this realistic? Will the business case dictate the inclusion of this use? This is an important issue. Options were discussed for off-site winter storage, including the potential for storage around Lakefront Promenade. The issue was raised of whether winter boat storage was an eyesore, and whether winter storage could be adequately designed and configured to mitigate this issue.
- The possibility of expanding the eastern breakwall to accommodate outdoor boat storage was discussed (subject to environmental assessment). The possibility of using this space for docks and commercial uses was discussed as well.
- The importance of capturing seasonal slip owners within the boating study was expressed, especially those from Mississauga.
- The location of the paint and repair shop was raised as being important – there should be appropriate land use separations between these uses and the proposed residential uses (Ministry of Environment Compatibility Guidelines).
- The importance of keeping accessibility in mind was expressed. Principles of ageing in place should be incorporated into the design of the site.