1 Port Street East Proposed Marina Environmental Assessment:

Terms of Reference Public Information Centre



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Objectives of Public Information Centre (PIC)

1 Port Street East Proposed Marina Environmental Assessment

- To review draft content for the Environmental Assessment (EA) Terms of Reference (ToR)
- To seek comments and suggestions on the draft ToR content
- N To identify issues to be assessed and resolved during the EA
- To discuss next steps and review of the ToR

Presentation at 6:30

Please speak with the project team and let them know your concerns and what issues you want to see addressed as part of this project.



What is an Environmental Assessment?

1 Port Street East Proposed Marina Environmental Assessment

An EA is a planning and decision-making process supported by good science documented for review by stakeholders and approval agencies - you need to get the decision-making process right to get approval from MECP to proceed with a project

An EA is required for this type of municipal infrastructure project

Purpose of Ontario EA Act:

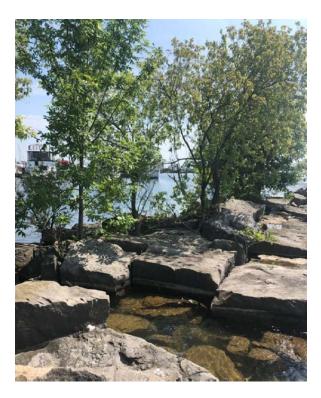
"the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management of the environment" through good planning and informed decision-making



Key Features of Environmental Assessment Planning

1 Port Street East Proposed Marina Environmental Assessment

- Consultation with affected parties
- Consideration of a reasonable range of alternatives including the 'do nothing' alternative
- Consideration of all aspects of the environment
- Systematic evaluation of net environmental effects
- Provision of clear and complete documentation replicable, traceable, understandable



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Environmental Assessment Process

1 Port Street East Proposed Marina Environmental Assessment

Project needs approval as an Individual EA under the Ontario Environmental Assessment Act, the process has 2 phases:

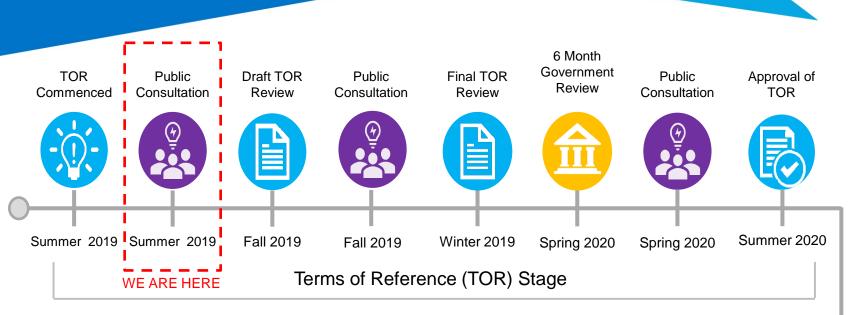
Phase 1 Develop Terms of Reference: documents how the EA will be done and how consultation during the EA will be carried out

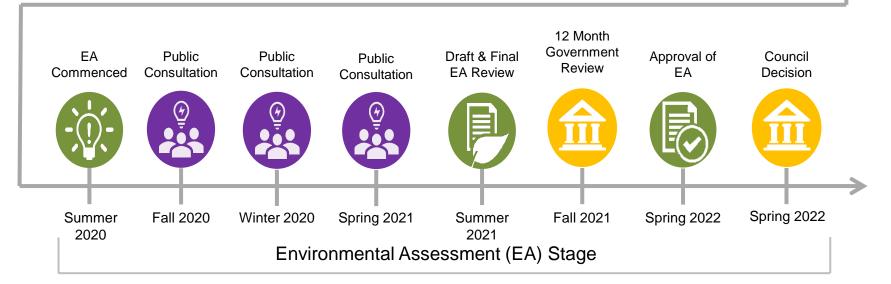
- Terms of Reference will make use of past studies to focus what will be looked at in the EA
- Terms of Reference will be available for public review in fall 2019.

Phase 2 Prepare EA: EA will document the evaluation of alternatives and assessment of effects in accordance with the Approved Terms of Reference

The 1 Port Street East Proposed Marina Project Team is currently developing the Terms of Reference. All of the information being presented will form part of the Terms of Reference.



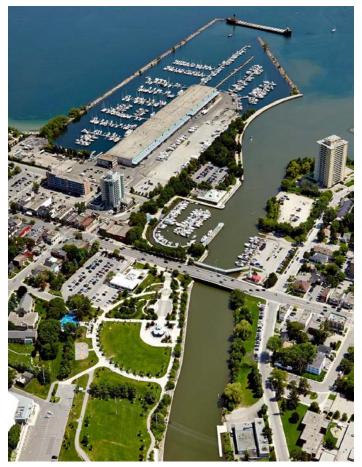






What is a Terms of Reference?

- The Terms of Reference (ToR) is a "roadmap" which describes how the EA (including consultation) will be carried out
- The ToR will describe:
 - Project Purpose;
 - Study Areas and Project Timelines;
 - Problem/Opportunity Assessment;
 - Overview of Existing Environment (Natural and Human);
 - Evaluation of "Alternatives To" different ways to solve the problem or address the opportunity;
 - Framework for Identification and Evaluation of "Alternative Methods" – different ways to implement the preferred "Alternative to";
 - Preliminary comparative evaluation criteria; and
 - The consultation plan for the EA.



Shoreplan Engineering Limited 2014



Project Purpose

1 Port Street East Proposed Marina Environmental Assessment

The purpose of this project is to provide an expanded land base for additional waterfront parkland and marina alternatives at the 1 Port Street East site. This Project is a key element of Inspiration Port Credit's Charting the Future Course Master Plan.

The 1 Port Street Proposed Marina Project is intended to help fulfill the following vision: *"to ensure that an iconic and vibrant mixed-use waterfront neighbourhood and destination with a full service marina is developed at the 1 Port Street East Site"*

The project provides an opportunity to:

- Enable the continuation of the site's historic marina function, which is key to the cultural identity of the Port Credit community;
- Support marina and other business activity, for the benefit of the City and its residents;
- Create new waterfront parkland with safe public access; and
- Allow for improved aquatic and terrestrial habitat.

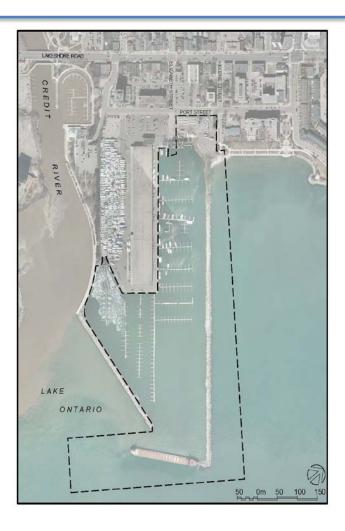


Project Study Area

1 Port Street East Proposed Marina Environmental Assessment

Area where project activities may occur

- 1 Port Street East is located in Port Credit, Mississauga, at the mouth of the Credit River. It is bound by Port Street East to the north, Stavebank Road to the west, Helene Street South to the east and Lake Ontario to the south
- This project is focusing on the eastern portion of the site
- The wharf on the western portion of the site will be developed into a mixed-use community by a private developer





Local Study Area





How do Past Studies Inform the EA

1 Port Street East Proposed Marina Environmental Assessment



Inspiration Port Credit 1 Port Street East Comprehensive Master Plan, approved by City Council in 2016, identified a desire for a marina at the site

Past studies have looked at potential uses for the site, described existing conditions and investigated some alternatives

Past studies have determined that eastern pier is best location for marina

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Official Plan Amendment, approved by City Council in 2017, establishes the appropriate development policies for the site to allow a future marina use, public parks and waterfront lands implementing the Master Plan.



Past studies have included considerable public consultation and will be used to focus the issues and alternatives studied as part of the EA



Problems and Opportunities

1 Port Street East Proposed Marina Environmental Assessment





Stakeholders have communicated a desire for continued marina operations in Port Credit *"keep the Port in Port Credit"* Marina site is one of the few deep water harbours on the north shore of Lake Ontario. The City is exploring intent expressed during Inspiration Port Credit for continued marina operations in this location

Support marina and other business activity, for the benefit of the City and its residents Provision of park

enhanced public

access along

waterfront where

none currently

exists



Project provides an opportunity to enhance terrestrial and aquatic habitat in the vicinity of the pier



Existing Marina Operations at 1 Port Street East

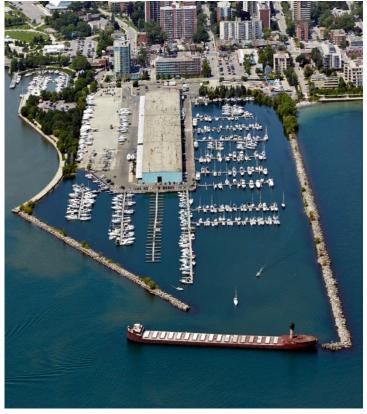
1 Port Street East Proposed Marina Environmental Assessment

Pier History

- Constructed in mid 1950s to facilitate commercial shipping in the area
- East breakwater added between 1958 and 1961 in two phases
- The "Ridgetown" added in 1974
- Site converted to a recreational marina in about 1974

🔊 Port Credit Harbour Marina

- Port Credit Harbour Marina is one of the largest privately operated full service marinas on the GTA's Lake Ontario shoreline.
- The depth of water in the marina basin (minimum 18 feet), is one of the deepest on the north shore.
- The marina caters to seasonal and transient boaters, charter fishing boats, and cruisers.



Shoreplan Engineering Limited 2014

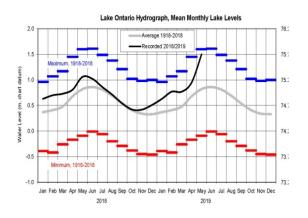


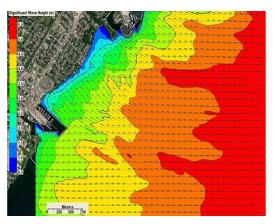
Existing Coastal Conditions

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Water

Levels:





Waves: Site exposed to waves from east and south west quadrants Largest waves from the east quadrant Most frequent wave form the southwest quadrant

Water level of Lake Ontario vary over 2 meters
Typical seasonal variation is in the order of 0.6 m
Water levels are typically high in the summer and lower in the winter
Current water levels are unprecedented and well above design high water levels.
Regulatory design high water level for Port Credit is 75.8 m.



Existing Socio-Economic Conditions

- 1 Port Street East is located in the heart of the Port Credit village, home to many City residents, businesses and a destination for day visitors and tourists.
- Much of the 1 Port Street East site is designated in the Mississauga Official Plan as Mixed Use and Public Open Space.



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- Current businesses operating within the 1 Port Street East site include a marina, yacht sales and repairs, boating supplies and a restaurant.
- City residents enjoy the lakefront for a wide range of recreational and social activities, including fishing, boating, canoeing, festivals etc.



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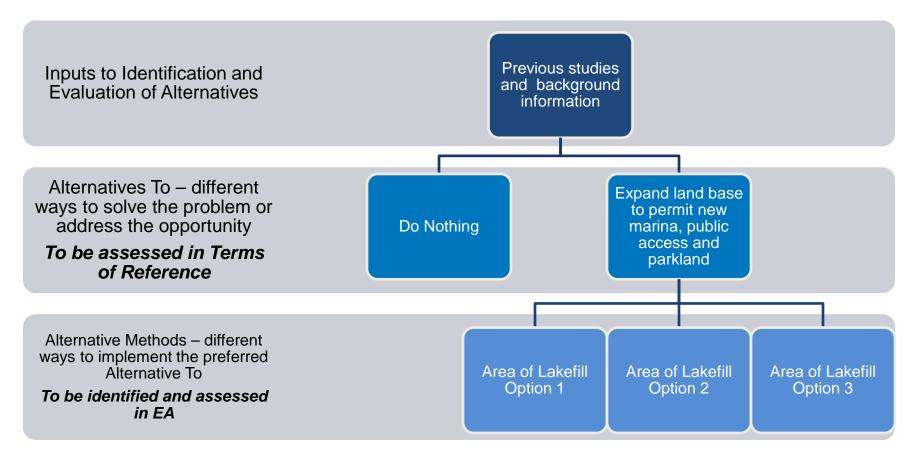
Existing Natural Environment

- The Port Credit area has been a focus of environmental studies by the City, Credit Valley Conservation Authority and others for decades.
- The Credit River watershed supports 264 species of birds and 79 species of fish.
- The Lake Ontario shoreline is an area where many migratory birds stop-over during their long flights; this adds many uncommon or rare birds.
- Trout and Salmon are popular sport fish. Brown trout makes its home in the middle and upper areas of the Credit River as well as the mouth of the Credit. Rainbow Trout and Chinook Salmon can also be found at the mouth of the river.
- The depth of water around the pier varies between 2-5m and 5-10m.
- Lake filling provides opportunities to enhance fish and bird habitat.





Identification of Alternatives





'Alternatives to' the Project

1 Port Street East Proposed Marina Environmental Assessment

Alternatives to' are different ways to solve the identified problem or address the identified opportunity

Previous studies have confirmed that the marina must be anchored to the eastern pier

Two alternatives:

- 1. Do Nothing
 - The City would not be a future marina operator or owner of any lands or breakwater at this location
 - No public marina
- 2. Create a new marina and parkland along the pier through lakefilling
 - Publicly operated marina
 - Additional waterfront parkland and public access
 - Opportunity to enhance aquatic and terrestrial habitats



Identifying 'Alternative Methods'

1 Port Street East Proposed Marina Environmental Assessment

Alternative methods' are different ways of implementing the preferred 'Alternative to'

For this project 'alternative methods' are different configurations of lakefill around the pier to enable marina alternatives

- There has been some investigation of configurations in past studies and we will build on this by considering:
 - Area of lakefill
 - Space required to create economically viable marina and associated businesses
 - Enhancement of park space and public access
 - Opportunities to improve fish habitat



Next Steps

1 Port Street East Proposed Marina Environmental Assessment



Please fill in a comment form and leave it with us or email it to:

1portstreeteast@mississauga.ca

or submit by mail to:

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Next meeting in early fall when we will present the Draft ToR for review Project team will continue to address your comments and questions

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Please continue to engage with us through the project webpage: mississauga.ca/1portstreeteast