

1 Port Street East Proposed Marina Environmental Assessment:

Draft Terms of Reference





Public Information Centre #2

January 29, 2020



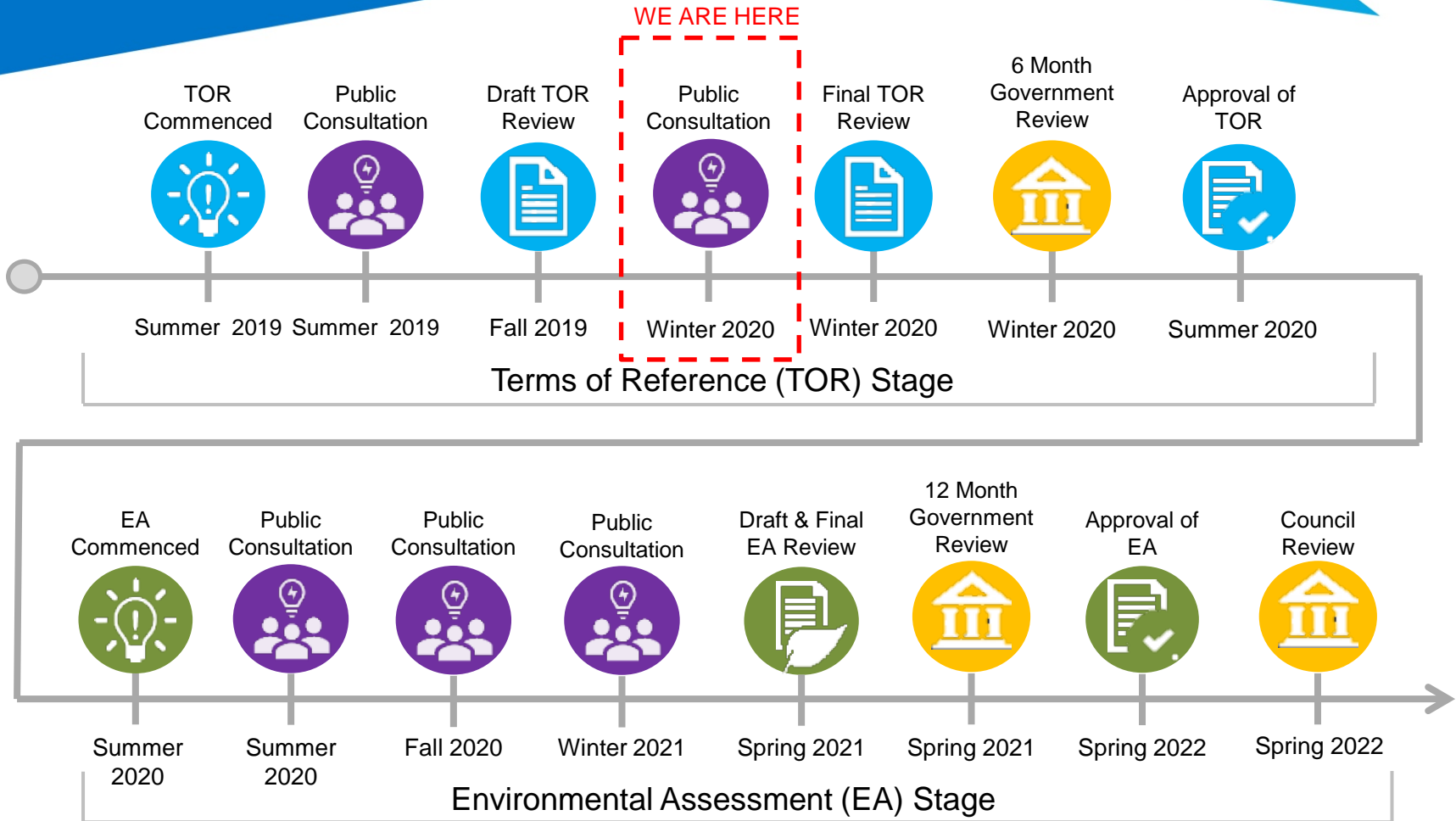
Objectives of Public Information Centre (PIC)

1 Port Street East Proposed Marina Environmental Assessment

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




Environmental Assessment Process

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
-  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
 - ***The 1 Port Street East Proposed Marina Project Team has released a Draft Terms of Reference for your review by February 17.***
-  **Phase 2 Prepare EA:** EA will document the evaluation of alternatives and assessment of effects in accordance with the Approved Terms of Reference

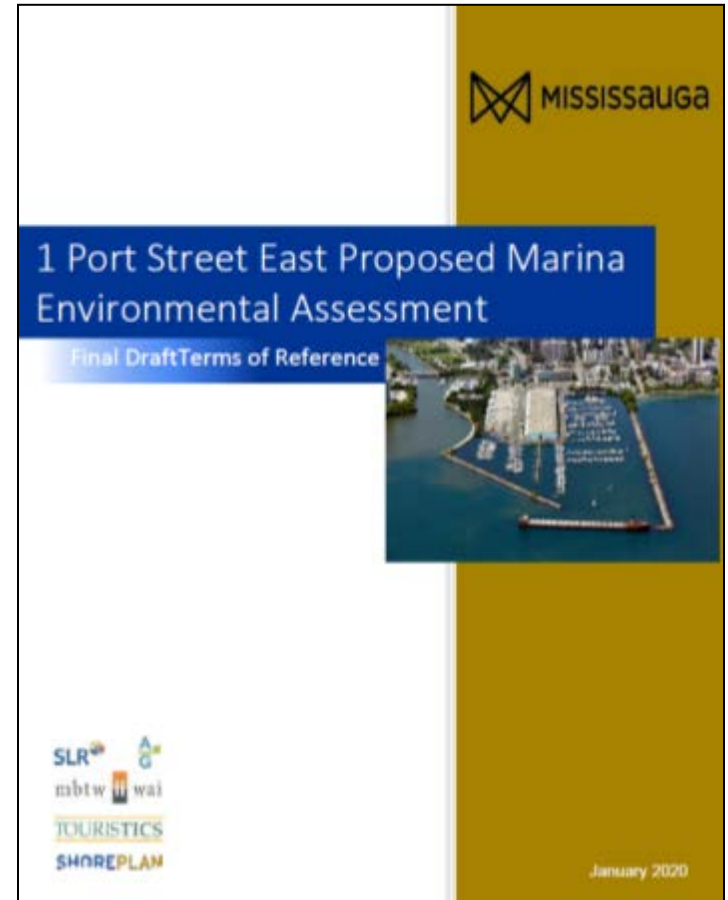
What is a Terms of Reference?

1 Port Street East Proposed Marina Environmental Assessment

 The Terms of Reference (ToR) is a “roadmap” which describes how the EA 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.



ToR Section 1.3 – Project Study Area

1 Port Street East Proposed Marina Environmental Assessment

- Area where project activities will occur should the EA be approved
- 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 limited to the eastern portion of the site
- The wharf on the western portion of the site will be developed into a mixed-use community and is not part of this City-led project




Local Study Area


1 Port Street East Proposed Marina Environmental Assessment




ToR Section 2.0 – Purpose of Proposed Undertaking

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.

ToR Section 2.1 – Planning Context

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



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

ToR Section 2.3 – Problem/Opportunity Assessment

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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 space and 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

ToR Section 6.0 – Description of the Environment Potentially Affected by the Proposed Undertaking

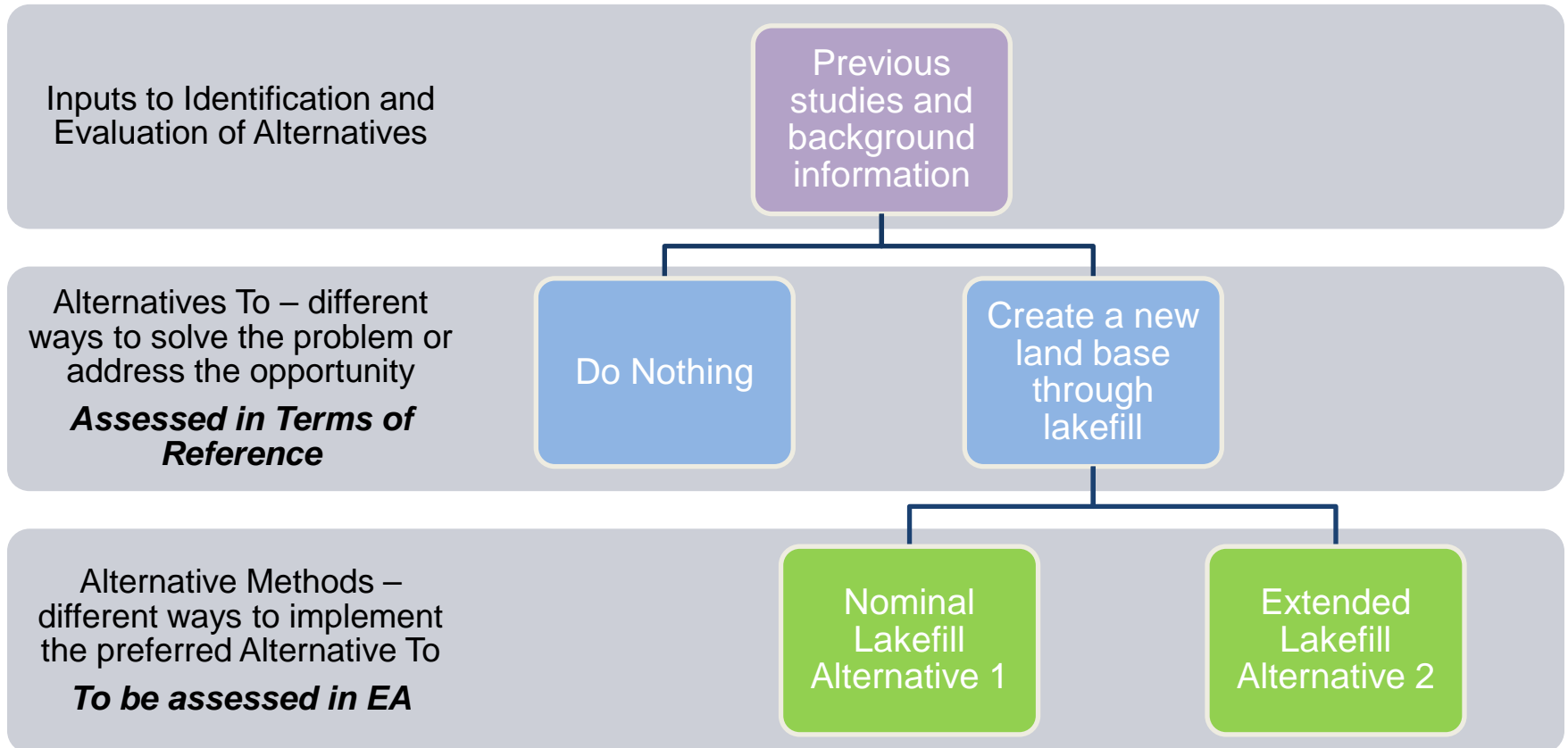
1 Port Street East Proposed Marina Environmental Assessment

-  The 1 Port Street East site has natural attributes such as the deep basin and existing breakwater which make it ideal for a marina.
-  Project must be designed with an understanding of coastal conditions including wave height and water levels
-  The impacts of the project on the environment are assessed by measuring the change between existing conditions and what will happen with construction and operation of each alternative
-  Potential enhancements to terrestrial and aquatic ecology must be compatible with existing conditions
-  Potential new parkland and trail connections must be compatible with surrounding park areas and trails



Identification of Alternatives


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ToR Section 4.0 – ‘Alternatives To’ The Undertaking

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Two alternatives:


-  **1. Do Nothing**
 - No clear advantages other than the avoidance of new construction costs and environmental effects during construction of new land base
 - The City would not be a future marina operator at this location
 - Stalls the implementation of the approved 1 Port Street East Comprehensive Master Plan
 - The long-term integrity of the existing wharf and the eastern breakwater will continue to be at risk from changing lake levels and coastal processes.
 - No public marina.
 - This alternative would not create additional parkland.


-  **2. Create a new land base through lakefill**
 - Provides land for publicly operated marina
 - Additional waterfront parkland and public access
 - Opportunity to enhance aquatic and terrestrial habitats
 - Can be designed to ensure its long-term integrity.


In summary, the “create a new land base” alternative will be carried forward to the development of ‘Alternative Methods’ during the EA.

ToR Section 5.0 – ‘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

-  Four Step Process for Identifying and Evaluating ‘Alternative Methods’
 - Step 1 - Determination of Footprint for Alternatives
 - Step 2 – Identification of Desired Design Elements
 - Step 3 – Comparative Evaluation of Alternatives
 - Step 4 – Confirm, Refine and Undertake Detailed Assessment of Preferred Alternative

Step 1 – Determination of Footprints for Alternatives

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-  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

-  Work will commence by looking at the minimum and maximum lakefill options.

Step 1 – Determination of Footprints for Alternatives

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Nominal Lakefill Alternative





Extended Lakefill Alternative




Step 2 – Identification of Desired Design Elements

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-  The range of footprints determined in the previous step will be further refined in this step through an iterative process to include each of the design elements listed below:
 - The approximate number, locations and sizes of boating slips;
 - marina services, including public parking, on-site winter boat storage, marina related businesses and services.
 - Open space or parkland area, including trail connections and opportunities for recreation; opportunities to provide views of Lake Ontario and back to the City; and
 - Aquatic and terrestrial habitat features.

-  A key aspect of this step will be to optimize the balance between maintaining an economically viable marina, terrestrial and aquatic habitat gains, and parkland and waterfront access.

-  The result of this step will be alternative 1 Port Street East Proposed Marina Project configurations which respect the range of project footprints. Coarse level habitat creation and recreational opportunities will be defined for each alternative such that differences between them can be assessed.

Step 3 Comparative Evaluation of Alternatives; Evaluation Criteria

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Physical Environment

- Resiliency of proposed lakefill to changing lake levels and coastal processes
- Effects on water quality in the Local Study Area
- Potential for disturbance of contaminated soils
- Ability to manage contaminated soils and groundwater



Atmospheric Environment

- Change to air quality
- Changes to ambient noise conditions



Biological Environment

- Area and quality of terrestrial habitat
- Area and quality of aquatic habitat
- Potential to maintain or improve connections for aquatic species

Step 3 Comparative Evaluation of Alternatives; Evaluation Criteria

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Socio-economic Environment

- Area of open space or parkland created
- Potential for changes to use of waterfront for recreation
- Disruption to use and enjoyment of property during construction and establishment
- Changes in community character
- Effects on business operations during construction and establishment



Cultural Environment

- Potential for displacement of built heritage resources due to construction
- Potential displacement of marine- and land-based archaeological resources
- Potential for effect from construction and operations on traditional uses of lands by Indigenous communities.




Cost

- Potential to phase implementation of land creation, naturalization and park development
- Capital cost
- Annual marina operations and maintenance costs
- Sustainability of active and informal park spaces
- Cost of management of groundwater and soil contamination

Step 4 – Confirm, Refine and Undertake the Detailed Assessment of the Preferred Alternative

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-  Once the preferred alternative is selected it will be refined and this will include:
- Development of a phasing plan and construction plan including construction techniques and associated mitigation measures
 - Development of a transition plan for moving marina operations and businesses from the old site to the new site
 - A detailed assessment of how the preferred alternative meets the purpose of the Project, minimizes adverse effects and/or maximizes positive effects
 - A summary of environmental effects and mitigation measures

ToR Section 8.1 - Consultation for the ToR

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What we have done.....

- 2 public information centres at key decision points
- Meeting notifications published online, in newspapers, maildrop in Project area and sent to mailing list, mobile signage, Twitter and Facebook posts
- Ongoing consultation and engagement with Indigenous communities
- Ongoing consultation with regulatory agencies
- Participation in the Port Credit Heritage Days TOPCA Bike Tour
- Project website
mississauga.ca/1portstreeteast

What we have heard.....

- Marina is important to the community
- Concerns were raised about transitioning from the existing marina to the new marina and whether this could be done before the lease for the existing marina expires
- Additional parkland and trail connections are welcome benefits for the community
- Stakeholders are looking forward to seeing the marina alternatives
- Some stakeholders expressed concern over the marina lease expiring and want to see the project progress quickly
- Questions about timing of the wharf development, not part of this project

ToR Section 8.2 - Consultation Plan for the EA

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- 3 public information centres at key decision points
- On-going consultation and engagement with Indigenous communities
- On-going consultation with regulatory agencies such as Ministry of Environment Conservation and Parks, Ministry of Natural Resources and Forestry, Transport Canada, Credit Valley Conservation and other City departments
- Consultation and engagement with community groups and interest groups
- Project website **mississauga.ca/1portstreeteast**



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:

1portstreteast@mississauga.ca

or submit by mail to:

Beata Palka, M.PI, RPP
Planner, Park Planning
City of Mississauga
201 City Centre Drive, 9F
Mississauga, ON L5B 2T4
T 905-615-3200 ext. 4221



Draft TOR is available for review on the project website and at the following locations:

Port Credit Library, 20
Lakeshore Road E,
Mississauga ON L5G 1C8

City Clerk's Office, 300 City
Centre Drive, 2F,
Mississauga ON L5B 3C1

Final ToR will be available for the formal government and 30 day review in March 2020.



Project team will address your comments and questions on the Draft ToR in the Final ToR.



Please continue to engage with us through the project webpage.

If you live outside of the study area, the City needs your email address to send you project updates and notifications. Please sign up for the City's mailing list through the project website:

mississauga.ca/1portstreteast