

1 Port Street East Proposed Marina Environmental Assessment

Final Draft Record of Consultation



FINAL DRAFT RECORD OF CONSULTATION (TO DATE)
for
1 Port Street East Proposed Marina
Environmental Assessment

Prepared for:
City of Mississauga

Prepared by:
Shoreplan Engineering Limited

JANUARY 2020

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1.0 INTRODUCTION

The City of Mississauga is undertaking an Individual Environmental Assessment (EA) under the *Environmental Assessment Act* for the 1 Port Street East Proposed Marina (1PSEPM) Project. This Project is a key element of Inspiration Port Credit's Charting the Future Course Master Plan. The 1PSEPM Project is intended to help fulfil the Master Plan 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 City of Mississauga prepared a draft Terms of Reference (ToR) for the 1PSEPM Project EA. The Terms of Reference sets out the City's work plan for addressing the *Environmental Assessment Act* requirements in the Individual EA. This draft Terms of Reference builds upon all of the background work completed for this site, includes the alternatives that will be considered in the EA and the public consultation activities. If approved by the Minister of Environment, Conservation and Parks, the ToR will provide the framework for the preparation of the EA.

Members of the public, agencies, Indigenous communities and other interested persons are encouraged to actively participate in the EA process by attending consultation events or contacting staff directly with comments or questions.

This Record of Consultation (RoC) documents the consultation activities which took place as part of the development of the ToR for the 1PSEPM Project EA. The official consultation activities for the ToR began with the Notice of Commencement (NoC) for the EA in July 2019.

2.0 PUBLIC CONSULTATION

2.1 OBJECTIVES

The City's approach to public consultation is intended to meet the requirements set out in the Province of Ontario's Codes of Practice on Preparing and Reviewing the Terms of Reference for Environmental Assessments in Ontario (2009) and Consultation in Ontario's Environmental Assessment Process (2007).

The City's objective for consultation activities regarding the development of the ToR was to engage with interested members of the public and interest groups about the EA ToR, the proposed evaluation framework, and the proposed consultation plan for the EA. This was done by providing:

- information in a user-friendly format;
- opportunities for input before decisions were made;
- appropriate, flexible and convenient opportunities for consultation that met the needs of the public;

- responsive listening to comments;
- written responses to key issues; and
- clear documentation of all consultation activities.

During the development of the ToR, members of the general public, Indigenous communities, and other stakeholders were invited to consultation activities. To date, the consultation program included a Public Information Centre (PIC), participation in a community event, discussions with identified stakeholders, engagement through the project website and correspondence with Indigenous communities.

2.2 CONTACT LIST

2.2.1 General Public

An initial mailing list was generated by identifying mailing addresses for residences and businesses located in the Local Study Area (LSA) defined for the Environmental Assessment, generally within area bounded by Mississauga Road to the west, CN Tracks to the north, Elmwood Avenue to the east and Lake Ontario to the South.

The contact list was expanded by including members of the public that signed up to be on the list at the first Public Information Center (PIC), the TOPCA Heritage Bike Tour, through the website and/or through direct contact with City staff. This list will continue to grow as project planning proceeds.

2.2.2 Stakeholders

A contact list of stakeholders was compiled by the City of Mississauga. These organizations are those who have self-identified as being interested in the project, were involved in the Inspiration Port Credit consultation, or are believed to have a stake in the project by the City of Mississauga. To date, the stakeholders include the following:

- Bristol Marine
- Canada Coast Guard
- Canada Lands Company
- Centre City Capital Limited
- Cranberry Cove Ratepayers Association
- Credit Reserve Association
- Great Ontario Salmon Derby
- Lakeview Ratepayers Association
- Mississauga Residents' Associations Network (MIRANET)
- Peel Police Marine Unit
- Port Credit Business Improvement Association (BIA)
- Port Credit Salmon and Trout Association
- South Peel Naturalists' Club
- Town of Port Credit Association (TOPCA)

2.3 CONSULTATION MECHANISMS

2.3.1 Notice of Commencement

In July 2019, a Notice of Commencement (NoC) was released announcing the initiation of the ToR. The NoC described the project and provided information on the location and date of the first PIC. The NoC was posted on the Project website, City's Lakefront Promenade Marina, and Credit Village Marina. The NoC was emailed to the identified stakeholders. The NoC was also mailed to Indigenous communities, and residents and businesses located in the boundaries of Mississauga Road to the west, CN Tracks to the north, Hurontario Street to the east and Lake Ontario to the South. The City posted the NoC in the Mississauga News on July 4th and July 11th. Appendix A includes the Notice of Commencement.

2.3.2 Website

A [website](#) for the 1PSEPM Project was established at the beginning of the ToR stage. The website contains a description of the Project, a Project contact with the City, a study area map, as well as links to background documents. The documents available for download include:

- NoC;
- PIC #1 presentations and panels;
- PIC #1 feedback forms

The draft and final ToR and this Record of Consultation will also be available for download on the website. As project planning progresses additional information will be available to the public through the Project website.

2.3.3 First Public Information Centre (PIC)

During the development of the ToR, the City of Mississauga hosted a PIC on July 18, 2019 at Clarke Memorial Hall, 161 Lakeshore Road West, in the village of Port Credit, Mississauga.

An invitation to the PIC was included with the NoC. The City posted notices of the PIC in the Mississauga News on July 4, 2019 and July 11, 2019 and the notice was emailed to the stakeholders. The NoC was mailed to Indigenous Communities and residents and businesses located in the boundaries of Mississauga Road to the west, CN Tracks to the north, Hurontario Street to the east and Lake Ontario to the South. The PIC was also advertised on two mobile signs located in the Port Credit community.

The PIC was open to any member of the public or interested organization. The PIC provided an opportunity for attendees to gain an understanding of the Project and the EA process. Attendees were encouraged to provide input regarding key issues and

concerns for the City's consideration in the development of the draft ToR. The first PIC included information poster boards in an open house style layout, followed by presentations by members of the EA Project Team and a facilitated discussion of questions and answers. The first PIC was attended by approximately 150 persons.

Appendix B includes the Notice for the first PIC as posted on the City of Mississauga's website. Appendix C includes the first PIC meeting display boards, presentations. The summary of comments and questions from the PIC is included in Appendix D.

2.3.4 TOPCA Heritage Bike Tour

On September 29, the EA team participated in a Heritage Bike Tour as part of a Culture Days event. City staff and EA team members had a tent in the parking lot of the existing Port Credit Harbour Marina, which was one stop along the bike tour. Bike tour participants rode around the existing marina site and then stopped at the tent for a brief overview of the project and an opportunity for some questions and answers. While awaiting the bike tour, a number of walkers and bikers stopped by the tent to find out about the project. The project team spoke with approximately 65 people. The summary of comments and questions is included in Appendix D.

There were several questions about what the nature of development may be for the Canada Lands Company wharf lands and concerns about building heights and traffic associated with additional residents. These comments and questions do not relate to the project but identify some underlying issues and concerns that the Project team should be aware of namely traffic and the nature of community change.

3.0 AGENCY CONSULTATION

3.1 Objectives

Throughout the ToR, regulatory bodies and interested agencies at the municipal, provincial, and federal level were invited to participate in a comprehensive agency consultation program. The objectives of the ToR agency consultation is to consult with all potentially interested agencies about the ToR; the proposed evaluation framework; and the proposed consultation plan for the EA, such that there would be agency buy-in as to how the EA would be conducted, and to ensure that all necessary approvals/authorizations for the Project are understood. Agency consultation also ensured coordination between the Project and the broader local and regional planning context; and allowed for coordination between federal and provincial EA requirements.

3.2 Contact List

The Project Team endeavours to consult with any and all interested agencies during the development of the ToR. A contact list of regulatory and interested agencies was developed through an identification of all:

- applicable provincial and federal regulatory agencies;
- provincial and federal agencies, as well as municipal and regional departments, with a potential or stated interest in the Project and/or the Project Study Area; and
- agencies involved as part of the Feasibility Study.

Table 3-1 documents those agencies contacted during the EA ToR.

Table 3-1: Agency Contact

Agency	Reason for Contact	Date
City of Mississauga	<ul style="list-style-type: none">• Background documents? Were any departments outside of Community Services contacted?	<ul style="list-style-type: none">•
CVC	<ul style="list-style-type: none">• CVC was contacted for information and data regarding the study area for the preparation of the Baseline Conditions Report.• Meeting with CVC	<ul style="list-style-type: none">• August 15, 2019• November 28, 2019
Ontario Ministry of the Environment, Conservation and Parks	<ul style="list-style-type: none">• Contacted for Indigenous communities list• Phone calls about project• Emails about project	<ul style="list-style-type: none">•
Region of Peel	<ul style="list-style-type: none">• If the Region was contacted, add reason to list, otherwise remove this line.	<ul style="list-style-type: none">•
Impact Assessment Agency of Canada (IAAC)	<ul style="list-style-type: none">• Advice on the application of Section 82 of the new Impact Assessment Act to the 1PSEPM Project	<ul style="list-style-type: none">• November 1, 2019

4.0 INDIGENOUS COMMUNITY CONSULTATION

4.1 OBJECTIVE

The objective of Indigenous community consultation [are we calling it consultation or engagement – I see both terms used throughout the document] activities is to engage Indigenous communities in the EA process in a way they deem appropriate for the Project. Communities have been asked if they are interested in the Project and how

they wish to be consulted. Consultation will take place on any aspect of the Project of interest to a community.

4.2 CONTACT LIST

The contact list for the Indigenous consultation component of the Project was provided by the Indigenous Consultation Advisor with the Ministry of the Environment, Conservation and Parks. Based on the information received, the following communities were contacted:

- Huron Wendat Nation;
- Six Nations of the Grand River as represented by the Elected Chief and Council and the Haudenosaunee Confederacy Chiefs Council; and
- Mississaugas of the Credit First Nation.

4.3 CONSULTATION MECHANISMS

4.3.1 Letters to Indigenous Communities

The Project Team engaged with Indigenous communities according to the requirements of the Duty to Consult process. Indigenous communities that have potential or established Treaty rights in the vicinity of the Project were contacted during the ToR stage of the EA. Each of the identified Indigenous communities was mailed a letter along with the Notice of Commencement and Invitation to the first PIC for the EA, and an additional letter providing more information on the project. Materials sent to communities are outlined in Table 4-1.

Table 4-1: Mailed Correspondence to Indigenous Communities

Notification	Nation	Date	Comment/Notice of Receipt	Date
Notice of Commencement of the EA? Or commencement of the TOR?	Mississaugas of the Credit First Nation	June 27, 2019	Letter did not arrive in the mail; City has updated address for future notices by mail and sent the Letter and Notice of Commencement of the TOR	July 12, 2019
Notice of Commencement of the EA	Six Nations of the Grand River	June 27, 2019	Acknowledge receipt of the Notice of Commencement and asked if an archaeological assessment will be part of the EA.	July 4, 2019
Notice of Commencement of the EA	Huron Wendat Nation as represented by the Elected Chief and Council and the Haudenosaunee	June 27, 2019	No response.	

In all correspondence to Indigenous communities, the City extended an open invitation to meet and discuss the Project in greater detail. Appendix E includes the letters sent to the First Nation communities.

5.0 CONSULTATION RESULTS TO DATE

The City maintains a database that tracks all comments received or questions asked at consultation events or via other correspondence (e.g., email, standard mail). This database will be updated throughout the EA process. Appendix D summarizes the comments or questions received to date.

6.0 NEXT STEPS

A combination of public and stakeholder input was used to assist the Project Team in preparing the ToR for the EA. The Draft ToR will be available for public review both electronically on the Project website, and in hard copy at the Port Credit Library and the City of Mississauga's Clerk's Office in mid-January. It will also be reviewed by the MOECP and other agencies during a 30-day review period.

Following this review period the ToR will be finalized and made available for the formal review period. If the ToR is approved by the MOECP (anticipated summer, 2020), the Project Team will proceed with the Individual EA. The Consultation Plan for the EA is provided in the ToR.

APPENDIX A

Notice of Commencement

CITY OF MISSISSAUGA

1 PORT STREET EAST PROPOSED MARINA – NOTICE OF COMMENCEMENT: TERMS OF REFERENCE AND PUBLIC INFORMATION CENTRE #1

WHAT?

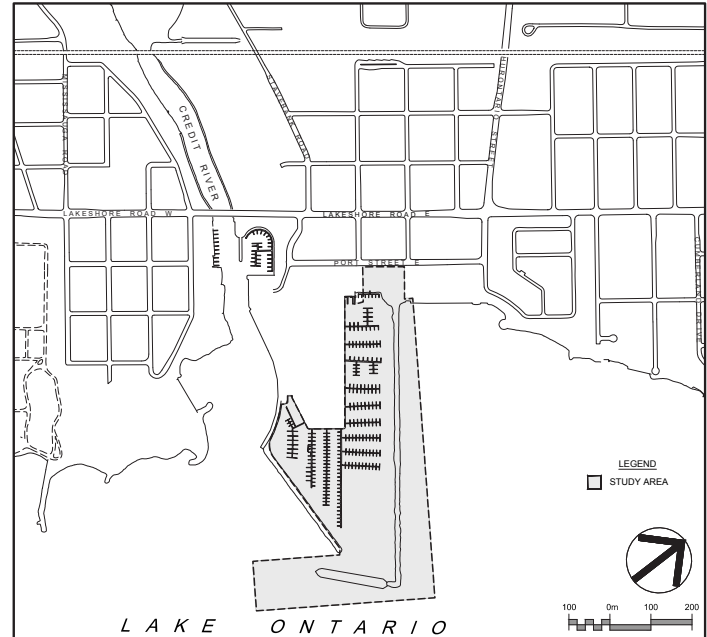
The City of Mississauga is beginning an environmental assessment under the *Environmental Assessment Act* for the 1 Port Street East Proposed Marina Project. The environmental assessment will study proposed expanded land base for additional waterfront parkland and examine marina alternatives for this site.

WHY?

This Project is a key element of Inspiration Port Credit's Charting the Future Course Master Plan. The 1 Port Street East Proposed Marina Project is intended to help fulfill the Master Plan 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;
- Allow for improved aquatic and terrestrial habitat.



HOW?

This study will be carried out in accordance with the requirements of the *Environmental Assessment Act*. The first step of the process is the preparation of a Terms of Reference. The Terms of Reference will set out the City's framework and work plan for addressing the *Environmental Assessment Act* requirements when preparing the Individual Environmental Assessment, including such things as the alternatives that will be considered and the public consultation activities that will be carried out. If approved by the Minister of Environment, Conservation and Parks, the Terms of Reference will provide the framework for the preparation of the Individual Environmental Assessment. The Terms of Reference will build upon all of the background work already completed for this site.

Members of the public, agencies, Indigenous Communities and other interested persons are encouraged to actively participate in the environmental assessment process by attending consultation events or contacting staff directly with comments or questions. Consultation opportunities are planned throughout the environmental assessment process and will be advertised on the City of Mississauga's project website, in local papers, and by direct email to those on the mailing list.

GET INVOLVED!

YOU ARE INVITED TO ATTEND A PUBLIC INFORMATION CENTRE

DATE: Thursday July 18, 2019

TIME: Open House 4:00 pm – 8:00 pm, Presentation 6:30pm

LOCATION: Clarke Memorial Hall,
161 Lakeshore Road West, Mississauga

For more information, please visit the project website:

mississauga.ca/1portstreeteast

If you have any questions, please contact the project manager:

Beata Palka, M.Pl, RPP

Planner, Park Planning

City of Mississauga

201 City Centre Drive, 9F

Mississauga, ON L5B 2T4

T 905-615-3200 ext. 4221

beata.palka@mississauga.ca

Notice of Collection of Personal Information:

All personal information included in a submission – such as name, address, telephone number and property location – is collected, maintained and disclosed by the Ministry of the Environment, Conservation and Parks for the purpose of transparency and consultation. The information is collected under the authority of the *Environmental Assessment Act* or is collected and maintained for the purpose of creating a record that is available to the general public as described in s.37 of the *Freedom of Information and Protection of Privacy Act*. Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. For more information, please contact the Ministry of the Environment, Conservation and Parks Freedom of Information and Privacy Coordinator at 416-327-1434.

APPENDIX B

Public Information Centre 1 Advertisement



News & Events

Parks & Trails

Permits & Rentals

Forestry

Get Involved

About Us

1 PORT STREET EAST PROPOSED MARINA

The City of Mississauga is beginning an environmental assessment under the Environmental Assessment Act for the 1 Port Street East Proposed Marina Project. The environmental assessment will study proposed expanded land base for additional waterfront parkland and examine marina alternatives for this site.

This project is a key element of the [Inspiration Port Credit Charting the Future Course Master Plan](#). The 1 Port Street East Proposed Marina Project is intended to help fulfill the Master Plan 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;
- Allow for improved aquatic and terrestrial habitat.

The first step of the process is the preparation of a Terms of Reference. The Terms of Reference will set out the City’s framework and work plan for addressing the Environmental Assessment Act requirements when preparing the Individual Environmental Assessment, including such things as the alternatives that will be considered and the public consultation activities that will be carried out.



General Inquiries

3-1-1public.info@mississauga.ca

After Hours

905-615-3000



If approved by the Minister of Environment, Conservation and Parks, the Terms of Reference will provide the framework for the preparation of the Individual Environmental Assessment and will build upon all of the background work already completed for this site.




Members of the public, agencies, Indigenous Communities and other interested persons are encouraged to actively participate in the environmental assessment process by attending consultation events or contacting staff directly with comments or questions. Consultation opportunities are planned throughout the environmental assessment process and will be advertised on this project website, in local papers and by direct email to those on the mailing list.

Public Information Centre #1

DATE: Thursday, July 18, 2019

TIME: Open House 4:00 p.m. - 8:00 p.m., Presentation 6:30 p.m.

LOCATION: Clarke Memorial Hall, 161 Lakeshore Road West, Mississauga

- [Notice of Commencement: Terms of Reference and Public Information Centre #1](#) 
- [Presentation and Panels](#) 
- [Feedback Form](#) 

Project Updates

Sign up for [news alerts](#) to be notified of project updates by email.

Project Contact

Tweets by
[@MississaugaPF](#)



Mississauga Pa
[@MississaugaPI](#)

Parks, Forestry, and Environment are reviewing the Parks By-law and looking to solicit feedback from residents regarding items related to City leash-free zones and dog walker permits. Please complete

[Embed](#)

[View on Twitter](#)

► **APPLY FOR
PARK ACCESS PERMITS**

**onemilliontrees
mississauga**

If you have any comments or questions about this project or require additional information, please contact the project manager:

Beata Palka, M.Pl., RPP

Planner, Park Planning

City of Mississauga

201 City Centre Dr, 9F

Mississauga, ON L5B 2T4

905-615-3200 ext. 4221

1portstreeteast@mississauga.ca

Related Links

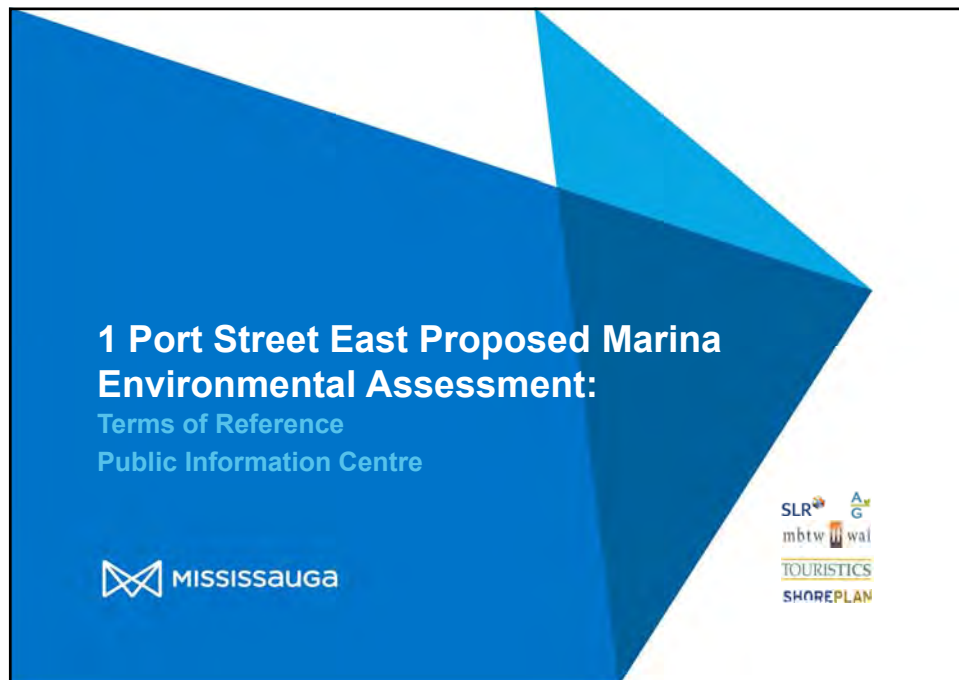
- [Inspiration Port Credit](#)

City of Mississauga, 300 City Centre Drive, Mississauga, Ontario Canada L5B 3C1
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APPENDIX C

Public Information Centre 1 Presentation



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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
- 🕒 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



City of Mississauga, 2019

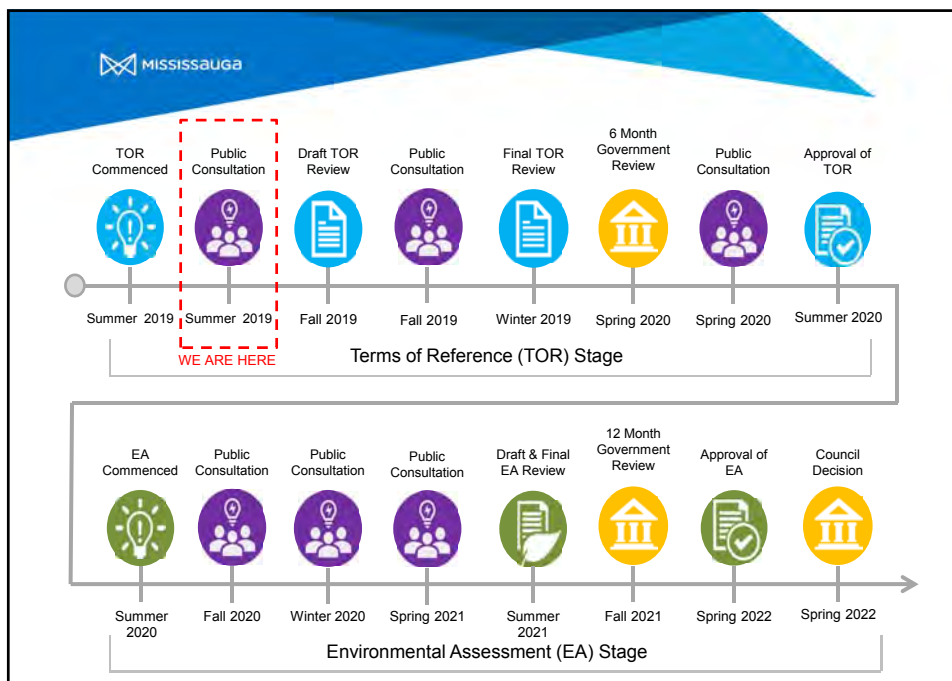
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Environmental Assessment Process

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?

1 Port Street East Proposed Marina Environmental Assessment

- 1 The Terms of Reference (ToR) is a "roadmap" which describes how the EA (including consultation) will be carried out
- 2 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

- 1 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.
- 2 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"
- 3 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

1 Port Street East Proposed Marina Environmental Assessment



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
-  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 <i>"keep the Port in Port Credit"</i> | 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 |

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

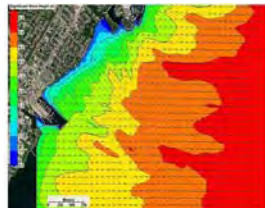
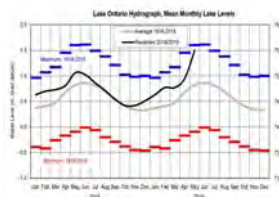
- Port Credit Harbour Marina is one of the largest privately operated full service marinas on the GTA's Lake Ontario shoreline.
- The depth of water in the marina basin (minimum 18 feet), is one of the deepest on the north shore.
- The marina caters to seasonal and transient boaters, charter fishing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



Shoreplan Engineering Limited 2014

Existing Coastal Conditions

1 Port Street East Proposed Marina Environmental Assessment



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 Levels:

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 Proposed Marina Environmental Assessment

- 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.
- 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.



City of Mississauga, 2019



City of Mississauga, 2019

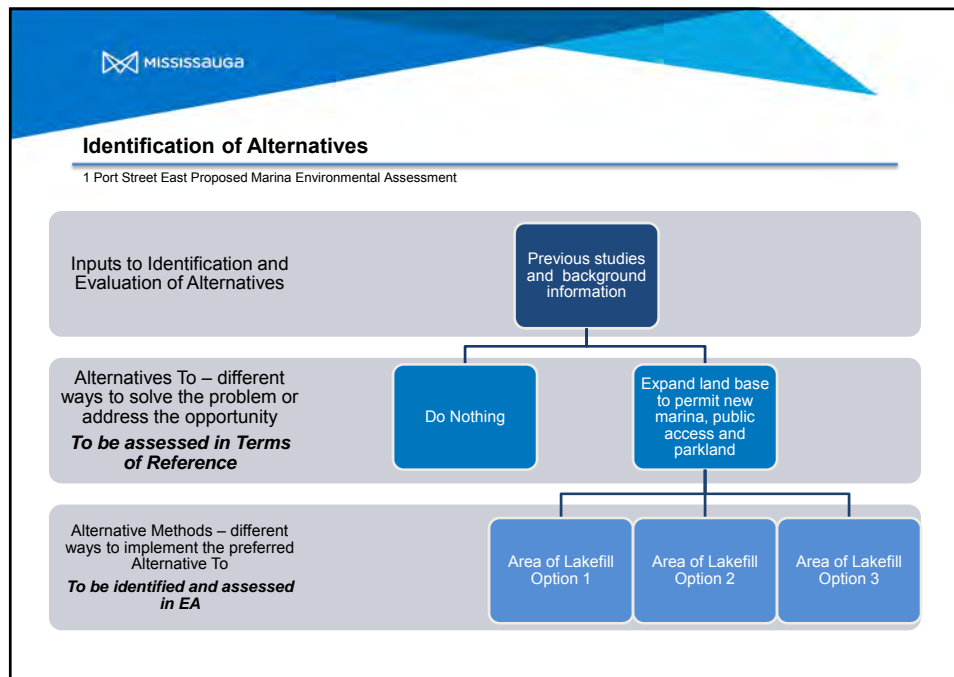
Existing Natural Environment


1 Port Street East Proposed Marina Environmental Assessment

- 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.




City of Mississauga, 2019




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'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:

1portstreteast@mississauga.ca

or submit by mail to:

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



Next meeting in early fall when we will present the Draft ToR for review



Project team will continue to address your comments and questions



Please continue to engage with us through the project webpage:

mississauga.ca/1portstreteast

APPENDIX D

Public and Stakeholder Comment Tracking

Appendix E Comment Tracking

#	Date	Question/Comment	Response Provided	Date Response Provided
Questions/Comments Made During PIC1				
1	July 18, 2019	Continue to have access to boats in winter, to work on them and socialize	Comment noted	July 18, 2019
2	July 18, 2019	Who owns the waterlot to the east? Can the marina be expanded east?	Will review ownership	July 18, 2019
3	July 18, 2019	Promised a small green plaque when Stavebank was renovated, it has not been installed after construction was finished.	We will review	July 18, 2019
4	July 18, 2019	Why is parkland the need and not parking and storage for boats?	Both parkland and parking/storage for boats are needed and we will try to accommodate both.	July 18, 2019
5	July 18, 2019	Why wasn't EA done when the area was originally constructed?	Legislation wasn't in place to properly assess the environmental impacts at the time.	July 18, 2019
6	July 18, 2019	Clarity on the City acquiring two acres around the existing marina	City will acquire the two acres when ready to construct the marina.	July 18, 2019
7	July 18, 2019	What is the target for the quantity of landfilling?	The EA will determine the quantity of fill that can be used to calculate what the useable land will be.	July 18, 2019
8	July 18, 2019	The do nothing alternative means the marina is gone?	The lease would have to be reviewed, the alternative will have to be assessed and the question then becomes where does the marina go?	July 18, 2019
9	July 18, 2019	The last protest the terrestrial and aquatic habitat and how does this effect west village project?	This will be looked at through the other project.	July 18, 2019
10	July 18, 2019	Why are there only two alternatives? Why only do nothing or fill?	These are alternative solutions. The only ways to keep the marina in the basin are to do nothing or create fill for the marina.	July 18, 2019

11	July 18, 2019	There is a lot of parkland in the area.	Comment noted	July 18, 2019
12	July 18, 2019	Why is there a timeline necessary? If you don't get this done, do we lose the Marina? Be direct, be clear.	The timeline gives the public a sense of when public information sessions will be held and when the documents will be available for review.	July 18, 2019
13	July 18, 2019	The land fill amount - what are the targets for storage and land use for the marina functions?	The EA will determine what quantity of land is available for all uses.	July 18, 2019
14	July 18, 2019	The development on the lands - we expect more parkland that is useable trails and space.	Both parkland and parking/storage for boats are needed and we will try to accommodate both	July 18, 2019
15	July 18, 2019	Condos going up directly east of the study area, is this something that needs to be incorporated?	No, this EA is specific to this site.	July 18, 2019
16	July 18, 2019	That property to the west, will it be developed to support the use of the marina?	No this property is not part of this project.	July 18, 2019
17	July 18, 2019	The lease is finishing in 2023. This process is going into 2022. It is vitally important to have room for boaters. There is a wait list elsewhere so there is nowhere to go if the function of the marina is to disappear.	Comment noted	July 18, 2019
18	July 18, 2019	A lot of talk about boating, there is a lot of parkland and it is important that it looks pretty but it does need to be practical. I am a boater and it is due to the businesses in the area to accommodate the boater community. I would ask the city to work with the businesses in the area and the community to make sure they contribute to the use.	Comment noted	July 18, 2019
19	July 18, 2019	We have to have places to put the boats, be it conversion of summer lots to winter storage.	Comment noted	July 18, 2019

20	July 18, 2019	Does the EA provide cost estimates for the various alternative methods?	Yes, but very high level.	July 18, 2019
21	July 18, 2019	A lot of charter boats in the area with a lot of business	Comment noted	July 18, 2019
22	July 18, 2019	Harbour communities do EAs frequently. Is there anything that is comparable?	There isn't an on-going EA that is comparable; however, members of the team have worked on several marina and waterfront EAs throughout the Great Lakes.	July 18, 2019
23	July 18, 2019	As part of the alternatives, will it look at marina staying the same size?	Not necessarily. We will determine what size is required and how big can we build. That may determine how big the marina will be.	July 18, 2019
24	July 18, 2019	Have you looked at the new Hamilton marina?	We will review to gather any lessons learned.	July 18, 2019
25	July 18, 2019	One thing I notice, a lot of people are paying for parking in the marina lot as an overflow for parking in the area. Can an elevated parking or underground structure be considered, to be used as an income generator and storage as well?	We will look into it. We cannot build a parking structure on lakefill.	July 18, 2019
26	July 18, 2019	Can the land fill be used for parking or no?	We need to have discussions with MNRF to determine if and how much of the lake fill may be used for parking.	July 18, 2019
27	July 18, 2019	The project is so close to the end of the land lease. Can this be extended year by year?	We will have the conversations with Canada Lands to ensure the marina is functional until a decision is made.	July 18, 2019
28	July 18, 2019	In the proposal, are you going to kick the boaters out to do the construction or will the facility be maintained to ensure there is room for boaters?	There will be a transition plan created.	July 18, 2019
Comments/ Questions from the PIC Comment Sheet				
1	July 18, 2019	Process informative but long drawn out.	Comment noted	
2	July 18, 2019	What is happening on Canada Lands' sites?	Canada Lands have expressed their intention to sell the lands for development in accordance with the approved OPA.	

3	July 18, 2019	How will trash be handled?	This is yet to be determined.	
4	July 18, 2019	How will drainage be handled; appears to have too much pavement	This is yet to be determined	
5	July 18, 2019	Parking and size of marina - smaller? Larger?	This will be determined during the EA.	
6	July 18, 2019	Keep on having these sessions.	Comment noted	
7	July 18, 2019	I thought EA purpose should have been clear before the first session; too many premature questions from attendees.	Comment noted	
8	July 18, 2019	MECP not explained	Comment noted	
9	July 18, 2019	Looking forward to more detail about the alternatives.	Comment noted	
10	July 18, 2019	Long term plan was very vague.	Comment noted The long term plan will be determined as part of the EA	
11	July 18, 2019	Continued community updates are important.	Comment noted	
12	July 18, 2019	I believe that with development planned/happening immediately beside this site, that it should be considered in terms of whether this site (the old storage building site) can physically support high-rise development.	This comment is directed at the development proposals and not this project.	
13	July 18, 2019	What about underground parking and the dredging it will require?	It is not possible to accommodate underground parking in the lakefill area.	
14	July 18, 2019	A marine development is not the most likely to have a diversity of incomes and feedback may exclude the voices of those who cannot afford to live in the area but still should be able to access, use and enjoy it.	The purpose of this project is both marina and parkland development including the provision of a trail along the breakwater.	
15	July 18, 2019	Future transit and active transport connections to serve the area (whether as Lakeshore LRT/BRT or a Hurontario LRT extension or active transport links and crossings) must be made available for public access and use as early as	Comment noted	

		possible.		
Comments/ Questions from Email Regarding PIC Discussion				
1	July 18, 2019	Development of the west and east break wall and pier should be enough to allow pedestrian and bicycle traffic as part of the overall new public access. There is approximately 750m available on the east and 353m on the west for a total of more than 1 km of new public access, which would be permanent City infrastructure.	Comment noted	
2	July 18, 2019	The development should be similar to the existing pier to the south of Snug Harbour.	Comment noted	
3	July 18, 2019	The piers should be developed in a way that could potentially accommodate commercial lake cruise boats.	Comment noted	
4	July 18, 2019	The piers could also incorporate areas where seasonal vendors could potentially lease spots.	Comment noted	
5	July 18, 2019	Having a large platform look out at the south end of the eastern pier could become a renowned meeting spot as the "Port Credit Pier"	Comment noted. This can be considered during the EA.	
6	July 18, 2019	As the process moves forward, the seamless continuation of a marina operation is vitally important. If the marina was to close, even for a short period, it would create big problems for the current residents. There is no suitable accommodation for the existing boats in other marinas, and there are years long waiting lists. It would also be concerning for the people that work within the marina structure.	Comment noted. We intend to create a Transition Plan once we have a better understanding of what is to be built and when.	
7	July 18, 2019	Winter boat storage at the facility is	Comment noted	

		important to the vibrancy of Port Credit in the off season. Even when the boats are stored for the winter, most owners come to check the boats at least once per week. Checking on the boats is generally rolled into a night out in Port Credit.		
8	July 18, 2019	The alternative appears to be "do nothing". I do not agree that doing nothing would be the correct course of action. If the marina is done correctly, Port Credit could become the "The Place on the Lake" to come to, both for boaters and visitors.	Only one of the alternatives being considered is "do nothing". It has been proposed that the lakefill alternative is pursued to create the land necessary to move the marina. The EA will determine how much land is created.	
9	July 18, 2019	I appreciate being a small part of something so big and progressive and I look forward to following the process.	Comment noted	
Question/Comments from the Heritage Ride Booth				
1	Sept. 19, 2019	Is the Ridgetown going to be removed?	There is no plan to remove the Ridgetown.	
2	Sept. 19, 2019	Will there be lakefilling around the Ridgetown?	There is no plan to lake fill around the Ridgetown	
3	Sept. 19, 2019	What is happening to the existing marina site?	Canada Lands have expressed their intention to sell the lands for development in accordance with the approved OPA.	
4	Sept. 19, 2019	Will there be public access to the new land?	The purpose of the project is to provide public access to the new land created.	
5	Sept. 19, 2019	How far will the new land extend to the east and to the south?	This will be determined during the EA.	
6	Sept. 19, 2019	When will this happen?	This will be determined during the EA.	
7	Sept. 19, 2019	What is/are the environmental studies considering?	The environmental studies are examining existing conditions on site and will assess the impact of the various alternatives on those existing conditions.	
8	Sept. 19, 2019	Will the docks be placed to the east or west of the new land?	The docks can only be located within the existing marina basis to the west of the new land.	

9	Sept. 19, 2019	What is the status of the development applications near the site (No Frills dev., 55 Port St and Ports Hotel)?	This question should be directed to City Planning staff.	
10	Sept. 19, 2019	How will the expanded breakwater and honour the history of the site (opportunities for public art)?	This will be determined during detailed design.	

APPENDIX E

Letters of Notification to Indigenous Communities

Fawn Sault, Consultation Manager
Mississaugas of the Credit First Nation
6 First Line Road, R.R. #6
HAGERSVILLE ON N0A 1H0

City of Mississauga
Community Services
201 City Centre Drive, 9F
MISSISSAUGA ON L5B 3C1
mississauga.ca

June 27, 2019

Re: **Individual Environmental Assessment for the 1 Port Street East Proposed Marina Project**

Dear Ms. Sault,

The City of Mississauga is initiating an Individual Environmental Assessment under Ontario's Environmental Assessment Act for the 1 Port Street East Proposed Marina Project. The environmental assessment will study the proposed expanded land base for additional waterfront parkland and examine marina alternatives for this site.


This project may be of interest to you and we look forward to your input.

The first steps in the environmental assessment process involve introducing the project during a Public Information Centre (PIC) and the preparation of a Terms of Reference for this project. We attach the Notice of Commencement and our invitation to attend the first PIC. The Terms of Reference will set out the City's framework and work plan for addressing the Environmental Assessment Act requirements when preparing the Individual Environmental Assessment, including such things as the alternatives that will be considered and the events that will be carried out. If approved by the Minister of Environment, Conservation and Parks, the Terms of Reference will provide the framework for the preparation of the Individual Environmental Assessment. The City has retained a team of consultants led by Shoreplan Engineering Limited to complete the Individual Environmental Assessment process.

We encourage your community's active participation in the environmental assessment process by attending Public Information Centres or contacting City of Mississauga's staff directly with comments or questions. Events are planned throughout the environmental assessment process and will be advertised on the City of Mississauga's project website, in local papers, and by direct email to those on the mailing list. In addition to attending this first PIC, we also ask that you share with us the contact information for the person(s) that you wish to be designated as the recipient of all future correspondence. It would also be appreciated if you could share any specific protocols or requirements you may have regarding future events on this project.

We will continue to reach out to your community to share information and seek feedback about this project. However, throughout this study, should you wish to arrange for a meeting, submit a comment or question, or receive more information please contact me. We look forward to working with you throughout this study.

Regards,



Beata Palka, M.Pl, RPP
Planner, Park Planning
Tel: 905-615-3200 ext. 4221
Email: beata.palka@mississauga.ca

Chief R. Stacey Laforme
Mississaugas of the Credit First Nation
2789 Mississauga Road, R.R. #6
HAGERSVILLE ON N0A 1H0

City of Mississauga
Community Services
201 City Centre Drive, 9F
MISSISSAUGA ON L5B 3C1
mississauga.ca

June 27, 2019

Re: **Individual Environmental Assessment for the 1 Port Street East Proposed Marina Project**

Dear Chief R. Stacey Laforme,

The City of Mississauga is initiating an Individual Environmental Assessment under Ontario's Environmental Assessment Act for the 1 Port Street East Proposed Marina Project. The environmental assessment will study the proposed expanded land base for additional waterfront parkland and examine marina alternatives for this site.

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Planner, Park Planning
Tel: 905-615-3200 ext. 4221
Email: beata.palka@mississauga.ca

Chief G. Ava Hill

Six Nations of the Grand River
1695 Chiefswood Rd., P.O. Box #5000
OHSWEKEN ON N0A 1M0

City of Mississauga

Community Services
201 City Centre Drive, 9F
MISSISSAUGA ON L5B 3C1
mississauga.ca

June 27, 2019

Re: **Individual Environmental Assessment for the 1 Port Street East Proposed Marina Project**

Dear Chief G. Ava Hill,

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Planner, Park Planning
Tel: 905-615-3200 ext. 4221
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Grand Chief Konrad H. Sioui
Huron Wendat Nation
255, place Chef Michel Laveau
WENDAKE QC G0A 4V0

City of Mississauga
Community Services
201 City Centre Drive, 9F
MISSISSAUGA ON L5B 3C1
mississauga.ca

June 27, 2019

Re: **Individual Environmental Assessment for the 1 Port Street East Proposed Marina Project**

Dear Grand Chief Konrad H. Sioui,

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