



Community Meeting:

70 Mississauga Road South

West Village Partners Draft Master Plan

## **Record of Public Input: Written Comments**

**June 8, 2017**



## Preamble

On June 8, 2017 the City of Mississauga's Inspiration Port Credit hosted a community meeting at Clarke Memorial Hall in Port Credit where West Village Partners, the owners of 70 Mississauga Road South, presented their Draft Master Plan to the community. Comment sheets were provided for attendees to record their comments on the Draft Master Plan as presented. This document consolidates these handwritten comments in a verbatim format, as transcribed to the best ability of the Inspiration Port Credit team.

Please note: These comments are presented as extracts, and words unable to be precisely transcribed are replaced by a space.



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## Traffic / Parking / Roads

“... Traffic flow as it is planned will be disruptive to the heritage area and distinct cultural component of this area.”

“...More education to public on parking and transit.”

“...While I appreciate the additional nodes of transportation I have serious concerns about east west travel by car - there needs to be \_\_\_ to alternative transit ways for vehicles.”

“...Transportation is already a nightmare - need to address congestion with 5,000 new residents. Utopia vision not realistic; people will not give up their cars.”

“...Address the extra traffic this is going to create on Lakeshore.”

“...This development and the traffic it will produce will cut off this community from the east side of the river. What is the region/city/province/WVP going to do? Currently the traffic is terrible. I can't imagine 100 years from now.”

“...To me the traffic/transportation/bridge challenges is the responsibility of the city/province/region and right now you are letting us down.”

“...We need to see more about the plans for getting traffic across the river. It is a bottleneck now and I would like to know about solutions.”

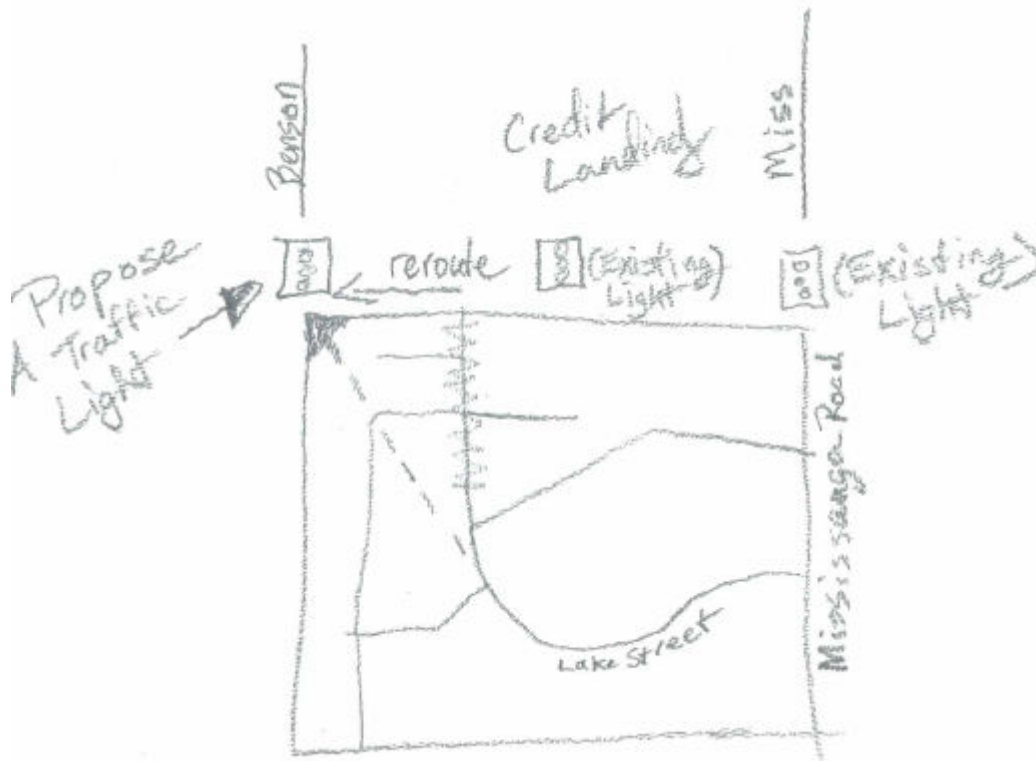
“...5000 residents will be closer to 7000! Plus 1000 working people - no transportation study presented - this should have been done/discussed.”

“...Traffic congestion during construction not discussed.... Biking and walking does not work for most during winter or hot summer.”

“...Access to GO train is inadequate.”

“...I only noticed two (2) traffic rights accessing Lakeshore. This should also include a traffic light at Benson and Lakeshore with access to west village development. The flow and access seems to prefer heading East toward Toronto. PLEASE incorporate equal and appropriate access west bound. A pedestrian Bridge over Lakeshore would also make safe connections for pedestrians crossing Lakeshore corridor.”

“...Propose a traffic light at Benson and the northwest corner of the site. If you don’t do this reroute, safety will be jeopardized... i.e. people will die... NO JOKE!” (see image below)



“...The proposed shuttle bus is a joke... 5000 residents + 1000 jobs = 6000 people x2 = 12000 potential trips (at minimum). A regular bus only holds 50 people, more than 200 new bus trips will be needed. Also people will not walk to PC Go. People are likely to drive or use transit to get there as opposed to walking 25 minutes.”

“...Parking lots/areas must be available for visitors to the area - within walking distance. What about the area behind the Loblaws store? Multi-level? Off-street parking would be advantageous in reducing congestion in the area.”

“...The overall plan appears to be well thought out but our biggest concern is the impact on Mississauga Road - traffic will be grid-locked. It’s already busy now especially on weekends. Parking for the YMCA and campus is a huge consideration - will people actually park underground?”

“...Traffic directed through Old Port Credit village (Port and Lake) is a big concern! Parking - where will everyone park, non-residents. Access to the west - flow is only to east now...”

“...Need to demonstrate to residents at upcoming meetings - the traffic models, the science of determining the flow. Residents need to have confidence that approvals would not proceed without a proven traffic model.”

“...The traffic on Lakeshore Road would be horrible. Lakeshore has no room for widening!”

“...Not enough public parking.”

“...I need to hear about the solutions for the traffic on Lakeshore.”

“...biggest concern the traffic on Lakeshore Rd...”

“...would Lakeshore be widened...”

“...Please keep Port Credit unique and not congested.”

“...The overwhelming issue is that of vehicular traffic in relation to the other conceptual visions...”

“...What is the likely parking allocation - is it 1 per unit of residence ie. Above 2500 if not what is the likely allocation and how would such allocation compare with a similar urban residential development”

“...a pedestrian bridge is a terrific idea...”

“...Take into consideration the transit plan - getting to the GO train - students to their schools.”

“...what about parking for people that will come to the facilities?”

“...too many traffic lights on Lakeshore will not help traffic but increase jams.”

“...shuttle bus service may not be adequate given the large population”

“...What infrastructure is proposed for the increased vehicular traffic on Lakeshore & Mississauga Road South?”

“...multi-modal - what are your ideas for the existing Roads ie/ Mississauga Rd. S?”



“...manage the traffic”

“...More Buses, or LRT, or streetcars will not rectify the gridlock in Port Credit. There are only 2 lanes to cross over the water. There needs to be another bridge, or something. Out of towners don't walk here or cycle here. They drive here in vehicles. Vehicles that cause grid lock.”

“...Thirdly - none of the roadways outside of this development were built to carry the volume of traffic this will create - therefore infrastructure should be in place before this project is completed. Sorry to say this may be someone's dream but will be a nightmare for the residents already living in and around Port Credit.”

“...Transportation congestion is a major concern. It doesn't make sense to locate a high traffic facility like a campus + YMCA at the innermost portion of the project. This drives more people deeper and creates disruption of surrounding neighbourhoods and parks.”

...Please consider a traffic free precinct at certain hours of the day; suggest 11:00am to 3:00pm.”

“...Offer all residents a free charged PRESTO card to introduce non-users to MiWay transit.”

“...No road connection into Cranberry Cove.”

”...As I become more informed on the need to open the traffic movement into and out of West Village through Mississauga Rd/Bay/Lake & Port so I support the plan vs restricting access. A recent article in the Globe & Mail talked about every successful neighbourhood around the world (N.Y., London, LA) has traffic flow otherwise no one will go if trapped within the village.”

“...I am quite pleased with the plan on hand. Traffic will be an issue regardless. So let's move forward and deal with the traffic as it comes. I don't understand why people expect a company to spend millions of \$s and not be able to turn a profit...”

“...agree to promote movement of people rather than cars, you want good transit to allow people to move away from cars...”

“...think about the future, I as a 21 year old do not own a car and am able to manage with public transit...”



“...I live in one of the communities that will be directly affected by the development. I approve of the proposed plan. I know it will be messy as far as traffic is concerned but I accept this for the positives that will affect all surrounding areas...”

## Height and Density

“...No other lake front community on Lake allows current building high rises - why are we?”

“... Often so many meetings with Inspiration Port Credit focused on low density and limited height, especially around the lake. Inspiration PC now supports this plan. A complete turn around in values! A sham for what Inspiration PC has stood for.”

“... The buildings are too tall, especially for the area.”

“...The tall building need to step back starting one block north - not at the edge of the waterfront park.”

“...26 or 15 storey buildings next to the lake? Why not next to Lakeshore? How will those buildings affect sunlight in parks/open spaces? The renderings are misleading. The towers are barely visible.”

“...Density is much higher than in Port Credit”

“...Only way [to make access to Go train adequate] is to scale down number of residents.”

“...I believe the population estimate is understated.”

“...Mid-rise is more preferable and vibrant as an option as opposed to a low rise neighbourhood with high-rise buildings on the waterfront which will likely cast shadows on park space. Mixed use 4-8 storey area will promote more dwelling types, better transit options, improve walkability and improve the pedestrian realm.”

“...Suggest that the high rise buildings in the campus are be no more than 12 storeys. This will reduce the number of residents in the area which would allow for people from the outside area to visit without overwhelming and overcrowding the area. If cost is a factor increase the cost of each of the residences - there will be plenty of interest. The density will increase especially in spring, summer and fall.”



“...By building 3 storey townhouses, the older segment i.e. retired and elderly will be eliminated as 3 storey residences are totally unattractive to this age bracket. Townhouses should have the main floor at second level.”

“...Why did 5 high rises suddenly (after all I have seen the plan repeatedly) spring to \_\_\_ including the one (“E”) that was removed from the SW corner in earlier discussions? This is definitely going to be a problem”

“...Make it denser...”

“...Don’t sprawl!”

“...High rises should be higher to allow integrated affordable housing for young adults so that my kids move out of my house.”

“...How will they deal with collateral damage to the West + East community next to this project...”

“...population density is grossly understated and transportation is lacking...”

“...More 4 storey closely spaced retail on Lakeshore Rd. as identified in Inspiration Port Credit.”

“...More mid rise buildings in the centre of the site, reduce tower heights on the waterfront.”

“...agree 2 people per unit is way too conservative”.

“...First comment is that there is too much development in the area of “West Village Partners”...”

“...In spite of what was said, the density will be much higher than 5000 people and congestion will be an issue.”

“...Do 2500 units equate to 5000 residents?”

“...I don’t mind the built form concept of more low rise with some high rise but 26 stories is too high.”

“...High-rise towers in the campus area undermines the original intent of a campus. Disappointing.”

“Recommend 26 storey down + reduce height...”



“...I love the overall design w lowrise + higher towers in cluster...”

“...Port Credit Businesses need more residents as they struggle with our small community...”

“...I also support the tower density through the bulk of the middle portion of the Village + all the height clustered to the water’s edge. It will provide a better residential feel from the views of the neighbours on either side...”

“...I also think the proposed tower area is in the right location for this campus area to be successful. It will impede some of the views from my house but I still support it and feel it will be a small sacrifice for me with a greater upside for me for quality of life and overall enjoyment...”

## Design and Character

“...Public art should be present throughout the site profiling local artists.”

“...For the commercial space - to maintain the community it should be reserved 80% for independent businesses, not chains. Don’t turn this into a very other street in the GTA. Maintain a unique community.”

“...Don’t overdevelop the waterfront.”

“...There is more dwellings than green space.”

“...I would also suggest to give more varied personality + look to the low rise residential. While the Hurontario/Lakeshore townhouses are beautiful - they are boring. Create variety + character with cladding, siding, brick, stucco mixed throughout. Also look to the Beaches with the “painted ladies” townhouses. Mix it up with back laneways to create a varied streetfront.”

“...I hope the high rise buildings do NOT have balconies. Balconies cause a lot of trash to be thrown out to the pedestrians below and also worry cigarette butts being thrown out...”

“...the low rise development should be built with no siding as that deteriorates and looks greedy. Build it with stone!!”

“...more trees please to help retain our canopy...”

“...I also think the adjacent/west side of Mississauga Rd. should reflect an historic look + feel to make to transition seem more like a fit/a better blend...”

“...Second - that this high rise and small multi-storey do not jell with the rest of the development...”

“...will walking through residential area be seamless, i.e. will it feel you are walking in someone’s “backyard”...”

“...Love the underground parking!”

“...The tall building issues that seems to come up quite a bit is nonsense. I feel that the location of the buildings are in the perfect spot. Not directly in front of any existing houses. And allows an overflow into the existing park to the east...”

“...agree with built form in regards to height...”

## Remediation

“... How are you going to keep the residents informed on a day to day/week to week basis about the remediation?”

“...I am worried about toxins in the air during remediation and construction. How will my kids, who live a block away, be protected?”

“...During construction, the air will be extremely polluted.”

## Sustainability

“...What about existing wildlife? As an avid bird watcher - [it] WILL BE LOST.”

“...What is the method for ethical and safe relocation of wildlife?”

“...Glass for high rises should be ‘bird friendly’.”

“...the site should be net zero energy usage.”

“...Have you considered a district energy system for the site?”

“...The site should be net zero energy waste. Have you considered a district energy system for the site?”



“...NOTHING about community gardens or use of ethical and environmental sustainable sites. Permaculture – if you don’t know the word please look it up. Sustainability is not evident. Please you should go overboard with sustainability.”

## Accessibility and Inclusion

“...Affordable housing and rent for commercial spaces.”

“...It seems that there is no affordable housing.”

“...Is affordable housing a part of this plan?”

“... it seems [WVP] are still thinking old version of Age in place and accessibility. OBC accessibility and AODA standards are minimal and many times execution of these standards still leaves things not accessible. Please ensure to have accessibility specialist(s) involved in the planning and development of structures, buildings, gathering spaces, open/outdoor spaces, walking paths, etc.”

“...Will there be affordable accommodation for seniors?”

“...There must be affordable housing as a component. Consider affordable and supported.”

## Community Uses

“...Regarding the campus area: incorporate art studio/small auditorium for art shows and educational conferences.”

“... The Campus should not be on valuable waterfront.”

“... YMCA does not need to be this close to waterfront. Again not a good use of valuable community property; put YMCA in Credit Landing which has limited traffic. YMCA in West village just creates more traffic in this small area.”

“... I would like to see some theatre/stage presence.”

“...Is there going to be a school?”

“...Will there be an elementary school and day care in the campus area?”

“...Existing marina must remain – historical.”

“...I would like to see the continuity of the trail system but also to add more varied “public use spaces in an active nature ie. Tennis, lawn bowling, pool, skating rink. With Parks + Rec maintained Clubhouse or change rooms...”

“...”Any location for security personnel like a police kiosk?”

“..What are the proposed “campus uses?””

“...Can we see more public use area at the Campus, specifically water access, restaurants, boardwalks, patios. The waterfront must attract the public...”

“There is a need for a YMCA with kindergarten; swimming, sports education etc. This and other features should be stressed...”

“...how will the City deal with children + their schooling needs...”

“...long term care facility...”

“...YMCA near Lakeshore rather than near the Lake - this would be accessible by transit on Lakeshore...”

“...The YMCA/Institution would be my single concern, primarily because so much is still unknown about it...”

“...Re: YMCA Building Facility - does this type of facility not bring more traffic to the area as well. Would a long-term /senior facility be an alternative. It would provide jobs. Seniors would not be adding to car traffic. Seniors could make use of the beautiful greenery at paths/wheelchair as well. It would keep the quiet atmosphere of Old Port Credit. Switch one of the proposed Lakeshore long-term care comes with the YMCA. Leave access to the YMCA along Lakeshore and allow intermittent traffic down to the Lake.”

“...Will there be recreational facilities, for instance, soccer fields?”

“...Very enthusiastic of partnership with the Y. This will be of great benefit to the broader PC community.”



“...I’m excited by the potential for long-term use by the community. How can we have the project evolve to include community space for events? Festivals, buskers, and similar activity that pulls people in?”

“...Push for Evergreen + YMCA to be a part of project...”

“...Campus is an awesome idea...”

## Open Space

“...Widen all waterfront buffers.”

“...Doesn’t look like 10% green space in master plan.”

“...Public space must provide opportunities for passive and recreational use and a large open space that can transform into event festival space/market space. This will allow the existing community to blend in with the new!”

“Active and passive (both) recreational/open space is important.”

“...For the park land, will there be sports fields, soccer, baseball, etc.?”

“...Maximize green space, non-concrete parking options.”

“...Leave more, more green space.”

“...In regards to the waterfront + greenspace, the area already has very near by (Saddington + Rhododendron) green areas with trails + play area/picnic...”

“...Look to the Toronto Beaches area - which draws the community to the waterfront throughout all seasons. Not just the Sunday afternoon crowds...”

“...I would like to see a better development of the lakefront use: i.e. wave beach and recreational use like canoes, kayaks, etc...”

“...more areas for kids to play; like a splash pad and jungle gym for adults...”

“...Our waterfront must be seen + accommodate to more people. Mississauga has a unique opportunity to give us more “Lake.” Don’t do what Toronto has done and build high rises too close to the water...”

“...How can you add to open spaces?”

“...BUT, there needs to be even greater focus on public spaces-streets and green parks....”

“...No offshore island...”

“...Generous allocation of parkland....”

## Process

“...Am disappointed the proposed master plan does not \_\_\_\_\_ reflect the Master Planning Framework which resulted \_\_\_\_\_ wrong open houses and workshops. Too much development is occurring in PC simultaneously. In addition, community faces road construction at Stavebank/Lakeshore Rd due to realignment, construction of the LRT along Hurontario Street and construction of a \_\_\_\_\_ sewer from Port Street to Clarkson, probably along Lakeshore Road. How will residents be able to move around the community? ”

“...Every plan presented by West Village is different - one 23 storey building is now 3 buildings over 20 stories.”

## Revitalization

“...Live, work, shop, play a great slogan.”

“...Shuttle to GO train - great idea.”

“...Please stick to the existing plan and disregard others attempts to change. Your plan is fantastic for Mississauga...”

“...Very impressed with presentation and proposed plan. Let’s move forward.”

“...Full steam ahead...”

“...Love! Love! Love it! Let’s get started...”

## Access to Waterfront

“...We have a wonderful opportunity to bring the waterfront to many Mississauga residents, including the teen and adult active markets.”

“...The non-linear waterfront is a smart idea to allow for a dynamic setting...”



## New Neighbourhood

“I am very excited for new ideas and the opportunity for younger populations to move to Port Credit. I would love the chance to move and work and play here. Please keep up the great work! (And don't allow transportation concerns to ruin the potential this site can have.”

“...this development will provide incredible opportunity for the community!