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From: [Jim Danahy](#)

To: [Mayor Hazel McCallion](#)

Cc: [Councillor Carmen Corbasson](#) ; [Steve Webster](#) ; [Wayne Cardwell](#) ; [Bruno Nazzicone](#) ; [Judy Smith](#) ; [Dorothy Tomiuk \(TOPCA\)](#) ; [Chris Mackie](#) ; [Rod Male](#) ; [Don McVie](#) ; [Marilyn Ball](#) ; [Ray Poitras](#)

Sent: Wednesday, June 09, 2010 4:40 PM

Subject: Briarwood redevelopment follow up

Madame Mayor,

Thank you again for facilitating our last meeting with yourself, Councillor Corbasson and representatives from CIBC, Pelican, City Staff and the three residents' associations of Port Credit. We believe important elements of consensus began to emerge in the discussion and we remain committed and excited to work together to forge an outcome that produces excellent results for everyone.

Since the meeting, the residents have been exploring some practical solutions with technical support and advice from Michael Spaziani. The attached draft site plans prepared by Michael put forward a number of ideas for discussion to achieve the following goals with and without the heritage/character building:

1. Simplicity for quick approval and construction
2. Maintains CIBC's original floor space requirements for the main floor
3. Preserves the basement for the bank's use (if that is still their preference)
4. Achieves required parking with an intelligent blend of quick-turn lay-by spaces in front of the bank along Lakeshore in addition to the on-site parking at rear (and obviating the need for a second driveway for customers in a hurry).
5. Includes a fully functional second storey
6. Provides safe, off-road bike lanes across the property, connecting the Waterfront Trail to the east and west.

As you'll also see, the version that preserves the charm & street character of the old building, does so without compromising the bank size and function and with only a modest effect on parking. We will be happy to explore a number of potential uses for the building.

Since time did not permit a full discussion of built-form at the last meeting, we have attached annotated photographs of existing CIBC banks and retail infill developments that successfully deliver critical elements of Village Mainstreet Character required by the City's Directions Report http://www.mississauga.ca/file/COM/BMI2008Oct28Section4StudyFindings_PortCredit.pdf While residents strongly oppose the suburban box-style prototype that was originally proposed, we encourage Steve and Wayne at CIBC and Bruno and his colleagues at Pelican to draw on these proven examples of successful mainstreet prototypes that suit our community while achieving business needs.

While these suggestions were prepared thoughtfully, it is worth repeating that they are intended to stimulate constructive discussion and problem solving among all stakeholders with the aim of building the best development in a timely way. We are open to fresh thinking.

We are eager to continue the conversation and look forward to any additional solutions that Pelican, CIBC and City Staff have been working on since our last meeting!

Best regards,

The residents' associations of Port Credit:

Cranberry Cove Port Credit Ratepayers' Association (CCPCRA)
Port Credit Village Residents' Association (PCVRA)
Town of Port Credit Association (TOPCA)