



**Date:** June 20, 2022

**Comments to:** Planning & Development

**Re:** 128 Lakeshore Road East

**File:** OZ/OPA 22-5 Ward 1

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As a city-affiliated residents' association, TOPCA reps attended preliminary meetings with the development group Black Tusk in both September 2021 and February 2022 to discuss their proposal for this 11-storey condominium. We were also present at Councillor Dasko's virtual community meeting held in March 2022. We feel the concerns we raised at the earlier meetings were closely mirrored in the comments being shared by residents during that last meeting.

We provided initial feedback at the first meeting and further comments on their "amended" variation at the second meeting. Of note, the changes made appeared to be more cosmetic and designed to disguise or break up the building height rather than actually address the key issues raised. Those continue to include:

- height – which is more than three times that prescribed through the C4 zoning and Schedule 2B recommendations of our Local Area Plan.
- Overlook – it fails to meet the 45-degree angular plain test that applies to any small site application in excess of six storeys.
- vague commercial square footage – it allows for a very small footprint that would be challenged to support a viable business and meet the needs for a continuous urban streetscape.
- lack of visitor parking – which was written off as being covered by the local Green P parking lots – the same lots that are filled to capacity and beyond during the summer season.
- lack of accessibility for garbage pickup. We question their premise that bi-weekly garbage/ recycling/compost from a 42-unit condominium can be addressed via curbside pickup as is done for single family homes.

Further, it doesn't meet the distance separation requirements spelled out in Section 2.4.2 of the Local Area Plan.

This whole "hide in plain sight" approach the developer is taking – that their condominium will nestle in alongside buildings of similar height. It's extremely concerning when it comes to setting precedents or as the city calls it, "context" along Lakeshore Road.

The Local Area Plan was put in place to help preserve and grow Port Credit's vibrant retail corridor and to help support the City of Mississauga's much-needed tourism industry. If we provide random exemptions from this strategic approach to how we grow, every time a developer wants just a little more, we begin to erode the success we've been able to achieve.

Growth is important. It's integral to keeping our schools, our restaurants, our businesses alive, however what's being proposed here, is simply too big and too ambitious for this particular site.

As a result, we ask that you do not approve this application.

Respectfully,

Town of Port Credit executive