

Town of Port Credit Association executive attended a meeting with the Councillor and developer, Edenshaw in April of this year. The goal of the meeting was for them to present their preliminary plans and for us to ask questions and seek clarification as to what was being proposed for this site.

Details were then shared with Port Credit residents and TOPCA members through our newsletter and social media. At this time, we sought public opinion as to whether they felt the heights being proposed, were fair, given the province's smart growth initiative and if not, what did they see as being more appropriate for this site.

The overwhelming response was that heights should be capped to within a 22- to 25-storey range as previously detailed in the Official Plan and due to higher order transit warranting the additional height. But other concerns were also raised.

What we have here is a development that fails on a number of levels.

- It fails to respect the heights prescribed in the official plan – in fact the developer has applied to construct two skyscrapers, each of which is twice the height of anything within the surrounding area.
- It fails to provide relevant context. We hear about the height allowed in the new master-planned Lakeview community, however a condominium by a lake and surrounded by industrial lands is simply not an apples-to-apples comparison.
- It fails to provide sufficient parking to meet even 50% of the units planned. While we are quick to support a model that encourages transit, one wonders if the driver is more cost-saving for the developer than environmentally concerned.
- It also fails to deliver affordable housing that, per the Provincial and Municipal Housing Policies, requires a mix of housing types to accommodate a diverse range of incomes and household sizes.

Port Credit also loses a heavily-used GO parking lot that will not be replaced. Which boggles the mind because our previous meetings with Metrolinx had them pushing for hundreds of additional parking spaces to meet the demand. What happened here?

And with real estate in South Mississauga being priced through the roof, we need to take a page from the book that Toronto is reading from by ensuring all condominiums bring ground-floor level amenities that are valued by the neighbourhood. We need grocers, daycare centres and businesses that support the home office crowd.

While we can all agree that intensification in higher-order transit zones makes perfect sense, no one build can be considered in isolation of the existing housing and approved applications that are happening in this specific precinct.

On behalf of our members and the residents who have voiced concerns, TOPCA does not support the additional height and concessions being requested for this development.

Thank you on behalf of,

Town of Port Credit Association board members