



**PRESENTATION TO
PLANNING AND DEVELOPMENT COMMITTEE**

Re: Lakeview Village Draft Master Plan

City of Mississauga Council Chamber

June 24, 2019

Thank you for the opportunity to speak this evening, regarding the development that is being proposed for Lakeview.

As a resident's association, TOPCA has worked closely over the past few years with development in our own backyard – specifically West Village Partners and the former Imperial Oils Lands.

We understand the importance of bringing in height and density, but in a manner that doesn't compromise the community's ability to enjoy the green and public spaces that our city requires of such intensification.

We learned that the Lakeview Ratepayers Association had formed a sub-committee (LCAP) specific to the development of these OPG lands and that their goal was to ensure the original vision for neighbourhood growth – outlined in Inspiration Lakeview – was not lost in the process.

We have attended weekly stakeholder Update meetings in Lakeview and while our process and site issues may differ there is definitely a common thread, and that is the benefit that comes from community collaboration with the developer.

But it is unfortunate, that with the selection of a new site architect (Sasaki), Inspiration Lakeview continues to be in flux with resident fatigue as we see yet another reboot of the density and the design of what is destined to become an integral part of this community's landscape.

In fact, the leap in density (now up to 9,751 residential units) has grown at a rather alarming rate, with little to no justification behind it. Is there even a plan to cap it?

Now, the City mandates green and public spaces be included in new development, yet what is the value if visitors to this site are overshadowed by skyscrapers constructed at the water's edge? And at a scale that is better suited to downtown Toronto versus a unique waterfront park location.

Around the world, cities are realizing the power of gentle density via mid-rise buildings that provide needed housing, but at a scale that retains a community feel.

Let's respect original geographic features such as the existing channel by using better transition to the urbanized mainland.

Let's see height compensated with ground level amenities including multi-modal transportation. What was learned on the development trip to Sweden last month that relates to transportation? Is that reflected anywhere in this plan?

On developments of this scale, let's get the 3-D modelling in place from the onset, so we can all better visualize what is planned – not be wooed by aerial maps and computer-generated marketing campaigns.

And let's start planning how best to use the 60-plus acres that were gifted to the city. A process concurrent with the development planning phase would give citizens a stake in the process from the ground up and promote the best integration.

As we have heard said many times tonight, we have a once-in-a-lifetime opportunity to create an environment that not only provides housing – which is important – but welcomes tourists, supports commerce and celebrates the amazing body of water that it sits on.

This development should be a year-round destination with an energy, a vibe of its own. Not simply a vertical bedroom community that sits outside of Toronto.

Presented on behalf of the TOPCA Executive:

Mary Simpson, President
Town of Port Credit Association (TOPCA)