

DATE: January 31, 2013
TO: David L. Martin, Secretary, Committee of Adjustment, City of Mississauga
FROM: Town of Port Credit Association (TOPCA)
SUBJECT: 31 Lakeshore Road East, File “A” 527/12, Ward 1
Port Credit Post Office Proposed redevelopment / addition

TOPCA's position on this redevelopment application is cumulatively published on our website at: www.topca.net/development/Post_Office_site.htm.

We will first note that we welcome new street-level vitalization and further pedestrianization on Lakeshore Road which is Port Credit's village mainstreet. We recognize the benefit of added office space and the daytime density which new jobs will add to the area in support of the mainstreet businesses.

Since 2008 TOPCA, along with other citizen groups, has been part of a community-wide effort to ensure appropriate redevelopment at this significant heritage site where the former Port Credit Post Office has been in operation, along with other uses, since 1931. This has been well-documented on TOPCA and the City's website, and has included the effort to develop a community parking solution for ongoing Port Credit infill developments, of which this is but one.

Our most recent presentation on this matter took place at the Heritage Advisory Committee (HAC) on January 22, 2013 where we outlined eight (8) major concerns regarding the heritage retention. http://topca.net/development/Post_Office_site/TOPCA_HAC_PRESENTATION_Jan_22_2013.pdf

In support of our concerns we were pleased to be copied on a Letter from Heritage Mississauga sent to HAC on January 21, 2013. Excerpt: “The redevelopment currently represents the most significant opportunity in the City of Mississauga. ... Any plans to redevelop this site should give thoughtful consideration to the existing built heritage. It should complement the existing architecture of the original 1931 Post Office, in terms of scale and materials used. ... The location also has strong natural heritage attributes given its close proximity to the Credit River, itself an important cultural landscape. It has been an integral part of a vista that has welcomed boaters to the historic port for over 80 years. Any large monolithic massing of built form obstructs the existing cultural landscape.”

On this basis alone, TOPCA cannot support the extraordinary variances requested as items #1-5 in the application, as they are not respectful of the existing heritage building, which was briefly intended to be designated in totality, per the City's notice of intention posted January 21, 2013 (and subsequently amended by HAC on January 22, 2013 to enable this development).

In our presentation to HAC on January 22, 2013 (slide 10) we also highlighted **several concerns about the process** which has brought us to this point. **On this basis alone**, we also could not support the variances in question:

- No public meeting / consultation
- Informed that public process takes place at the C of A on Jan. 31, 2013

- **Misleading 2-storey sign on the wall of the Post Office since July 2012**
- Port Credit Parking Study is 2 years late; tenant driven approach meantime
- Confusion re [no] soil contamination per MOE posting (rationale to excavate?)
- Delay in designation and interpretation of City letter (Nov. 25, 2010)
- Heritage Impact Statements not being read closely?
- Contrary to established Heritage Guidelines for keeping what is there, and building complementary additions
- The role of Credit Valley Conservation: required reports for Heritage process and C of A
- Is this a done deal?

Without going into detail here, we then presented exhibits in support of these claims. To summarize as pertains to the Committee of Adjustment process:

The effect of these variances is further imposition of this development on a fragile village/harbour/heritage environment, and encroachment on the public realm. We do not support any diminishment of the public realm in this area, even were the developer to make remuneration to the City.

We do support variances #7 (no loading dock) and #8 (outdoor patio). Variance #6 is something we cannot comment on, given we reject the existing parking solution.

Massive community input has gone into the crafting of a vision for the Port Credit community: ‘Evolving the Urban Village’. This vision was first presented in the *Port Credit Directions Report* approved by Council in November 2008 and carried through to the Draft Port Credit Local Area Plan, January 2012. One of the cornerstones of this vision is a vibrant Village Mainstreet, and we see the variances being sought (**height, setbacks and underground parking**) being antithetical to these objectives, together with the specific heritage values of this site.

We regret the last-minute timing of this letter. Since no Ward meeting has been held and the developer has made no attempt to engage with the citizens in any way, we have not had a public forum to collectively discuss the impacts of this development on the community, let alone the requested variances before you today.

Neither has there been any opportunity to review Planning Dept. comments regarding these variance requests, as released to TOPCA on January 30, and revised on January 31, 2013 (i.e. this morning). **On this basis alone**, we also could not support the variances in question.

The Councillor noted at the TOPCA members' meeting called on January 16, 2013 that the Committee of Adjustment "is a public process", but the speed of recent events precludes an adequate and appropriate opportunity for the public to understand the impact of the variance requests at this site as they pertain to the planning, heritage and collateral issues at this site.

We understand the Councillor has written a letter to the Committee in support of the requested variances but we have not seen this. The Lakeshore Stavebank intersection was mentioned as a collateral issue at General Committee yesterday (January 30, 2013).

We are requesting a deferral of the Hearing scheduled for Thursday, January 31, 2013, in order that appropriate public consultation may take place. Failing a deferral, we ask the Committee to deny the application.

On behalf of the TOPCA Executive,

Mary Simpson, President
Dorothy Tomiuk, Vice-President
Town of Port Credit Association (TOPCA)
www.TOPCA.net

COPIED: Jim Tovey, Councillor, Ward 1
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