

MINUTES



LAKEVIEW LOCAL ADVISORY PANEL

THE CORPORATION OF THE CITY OF MISSISSAUGA
www.mississauga.ca/lakeviewportcreditreview

THURSDAY, JANUARY 14, 2010

MISSISSAUGA SENIORS CENTRE
1389 Cawthra Road

Members Present

Councillor Corbasson, Chair
Jim Tovey, Vice-Chair
Lucy Cameron, Recording Secretary
Charles Sousa, MPP
Junie Ang
Alex Banks
Professor John Danahy
Bill Logar
Andre Lill
John McKenna
Jamie Pugh
Raya Shadursky
Mark Tutton

Members Absent

n/a

Staff Present

Susan Tanabe, Manager, Community Planning, Policy Division
Karin Phuong, Planner, Community Planning, Policy Division
Nicole Carey, Business Advisor, Planning, Development and Business Services

1. Overview and Introductions

- Councillor Corbasson welcomed the group and presented the agenda for discussion to include the City’s review of library services, recreation and parks and natural areas, followed by a presentation on the Legacy Project by Jim Tovey and Professor John Danahy.

2. Future Directions, Master Plans for Library Services, Recreation, and Parks and Natural Areas (Draft Interim Reports)

Nicole Carey, Business Advisor, Planning, Development and Business Services, presented an update of the 2009 Future Directions on the Master Plans for library, recreation, and parks and natural areas.

Report Description and Status

- Review of three components of community services – library, recreation and parks and natural areas. The review occurs every 5 years, although the master plans include a 25 year outlook as well.
- The analysis aligns with the City’s Strategic Plan and looks at benchmarks by comparing results with other municipalities.
- The master plans review amenities, including parks, golf courses, trails, community centres, and libraries.
- Since the 2004 Future Directions Master Plan, a number of recommendations have been implemented including: introduction of the Active Assist fee program assisting 2,500 participants in its first year; completion of the Older Adult Plan and Youth Plan; and opening of the Hershey SportZone, among other things.
- Research and consultation occurred in the first half of 2009
- Consultant recommendations were prepared in June and July of 2009, with draft recommendations presented to the public in August and September. Public info sessions occurred in October and November, and final master plans are scheduled to be presented to Council in March 2010.

Context

- In 2009, Mississauga’s population was 727,700, and is projected to grow to 811,100 in 2031. In 2004 at the start of the last 5 year review, the population was 665,000, therefore significant growth and changing composition of population needs to be taken into consideration moving forward.
- A survey of households revealed that walking (39%) was the most popular activity.
- 79% of the population uses parks, natural areas and river valleys in the summer, but only 16% uses these facilities in the winter

Key Issues

- Key issues emanating from this review:
 - Population growth – occurred more quickly in northwest Mississauga over the past 5 years than anticipated. To address needs of the population, a new community centre is suggested with a potential partnership opportunity with an organization such as the YMCA.
 - District library hub is under consideration – a large library in a district could provide support to smaller libraries in the district
 - Intensification should reference City Centre and Hurontario and Dundas. While City Centre built amenities are sufficient, Hurontario and Dundas will require a new community centre provided anticipated population is achieved.
 - Issues arising from changing demographics – youth; older adults; newcomers – increasing access to after school programming for youth; increasing multilingual library collections.
 - Based on research and provision standards, some recreational facilities are recommended, including soccer, ball diamonds, cricket pitches, tennis courts, basketball courts, spray pads,
 - Alternative and effective service delivery is a key theme of recommendation in the three reports, such as: adaptive reuse of underutilized amenities; increased volunteerism; development of partnerships; and increased use of technology in the delivery of library services.
 - Environmental sustainability – best practices, LEED, and protect, restore and enhance natural areas

- **Implications for Lakeview**
 - Develop and enhance the waterfront parks system using the 2008 Waterfront Parks Strategy
 - Continue with parkland acquisition strategy
 - Enhance and connect the trail systems
 - Optimize use of the trail system with consideration of all season activities, accessible design, lighting of trails, addition of fitness equipment along trails, equipment rental services in parks and or trails at trail heads.
 - Create complete communities that work economically, aesthetically and socially to create vibrant, pedestrian friendly neighbourhoods
 - Provision of parks and open spaces should be designed to accommodate a range of activities
 - Continue to engage the public in parks development and redevelopment projects to ensure community preferences and interests are integrated together
 - Accessibility and outreach activities should be strong for recreation programs and facilities
 - Work with school boards to increase access to school sites
 - Continue to develop public private and community partnerships

- Library master plan includes improvements to both Port Credit and Lakeview Branch libraries – through the ISF (Infrastructure Stimulus Funding) program

Question and Answer Session

- It was noted that the City's Budget Committee has supported opening all branch libraries on Sundays including Port Credit and Lakeview.
- What are the high, medium, and low priorities for Lakeview?
 - Information not available for release yet, but it was noted that not all high priority items supposed that an immediate time frame be implemented
- School partnerships have been developed over time. Will such partnerships continue and will partnerships with other groups be considered?
 - Yes, and partnerships will be explored with community groups such as churches
- Have the school boards discussed school closure issues with the city?
 - The City has and continues to look at potential school closure sites from a parkland need and expects to consider these sites from a facility need based on recommendations in Future Directions.
- With libraries, what is the argument for joining with high school libraries, for example, at Erin Meadows and Courtney Park branches they are joint facilities with high schools?
 - The City has experienced success with the joint use libraries built as part of secondary schools and with community centres.
- How will this work in the new community node – this is only a 5 year plan?
 - Once the area has developed with more intensive forms of development, the City will then assess what the community needs are based on the population growth

3. Lakeview Legacy Project

Jim Tovey and John Danahy from the Lakeview Ratepayers' Association presented the Lakeview Legacy Project

The City Council Meeting of February 27, 2008 was an historic meeting for Mississauga at which time Council came together to support a vision for the Mississauga waterfront, spurred on by local residents. Charles Souza was instrumental in bringing forward this new vision that was embraced for the City without ward boundaries. A number of Councillors commented on the opportunities to connect the community to the waterfront

and on the visioning opportunities for redevelopment of the OPG lands and the employment lands in Lakeview.

Comments made by Councillors on the Legacy Presentation

- Endless potential – the place to be
- Renew your faith in democracy – people in action
- World renowned
- Enjoying lakefront, welcome the world and celebrate victory here
- Real people came here today
- Post industrial landscape – shouldered share of industrial activity – enough is enough now it’s time to look forward to something new
- This is the first time since 1896 that all citizens can get to the lakefront – this great city deserves it.

[A unanimous vote occurred at Council].

Residents Work Together to Create a Vision and Communicate that Vision

Professor Danahy, after being approached by Jim Tovey opted for an intermediate role, how to formulate what the community is saying and bring them back as a core interest group.

John viewed the potential of the community to reconnect a suburban post industrial community to its waterfront to address the new reality of the economy. The area experienced 120 years of exclusion starting with the military industrial uses preventing residents from going into the Lake front area because of the firing range, followed by a sewage treatment plant and a power plant. Jim saw the opportunity when the coal generating station closed.

Design ideas have been elicited from citizens through 15 visioning sessions that included thousands of participants.

Guiding principles for Redevelopment

- Lake views are important.
- Sky views – 135 degrees of sky has emerged as a standard after discussions with the community. The angles are to be measured from the north side of Lakeshore. Heavy intensification is occurring in Port Credit – we can take some of that pressure away by putting it in Lakeview.
- Tree canopy views are important. Architecture has to earn the sky if it rises above that level.
- Protection of existing neighbourhoods.
- Healthy community - opportunity to reclaim power plant lands including the coal storage field once closed.

Strategy

Bottom up project aimed at giving citizens in the Lakeview community the tools to plan for reducing car dependence and creating a more liveable and compact community.

Community ambitions, include a walkable complete community, including affordable housing, jobs, culture, off grid self sufficient infrastructure, green energy and jobs, and a campus and research centre.

To envision the Lakeview concept and the scale of the potential redevelopment area, the Legacy team superimposed a number of recognizable destinations on the Lakeview lands, including Ontario Place and the Exhibition grounds, the Toronto Zoo, Mississauga City Centre, Granville Island, Centre Island, all which “fit” within this area. Note: this area includes the lands south of Lakeshore Road to the Lake and from East Avenue to Fergus Avenue.

Creation of a village core was viewed to be an important component for Lakeview, close to the waterfront, or in the water. Examples of water related development include Navy Pier in Chicago, the West Donlands in Toronto.

Waterfront Development options, include establishing the old shoreline, creating piers, and providing a waterfront destination such as an Aquarium or other entertainment venue. An aquarium could be of national significance, partnering with an educational institution.

There may be a potential to provide indoor sports and recreation facilities to provide for year round use, and/or an outdoor sports complex similar to Centennial Park Stadium in Etobicoke, at a lesser cost. A sports complex could be a venue for national games events.

Contamination issues will need to be addressed with phasing flexibility. With lands selling for more one million an acre, these costs warrant redevelopment in this area.

There is an opportunity to create a real world laboratory in this area, with complete communities, reuse of brownfields, creative economy and culture, perhaps promoting a green economy and employment, and self sufficient infrastructure.

John and Jim have approached post secondary institutions and a number of potential research projects are under consideration.

10 key steps have been identified by the Lakeview Residents’ Association

1. Provide public access to the waterfront over a distance of 7 km, with no private development/housing on the waterfront
2. Reinstate the original 1954 shoreline behind the coal plant breakwater, potentially with a canal feature
3. Creation of a destination, potentially an entertainment and education site such as a fresh water aquarium, enhanced harbour functions
4. Create multi uses such as a stadium, arts and entertainment uses, potentially tall ships venue, given the depth of the Lake in this area

5. Create an arts and entertainment destination feature – as a regional destination
6. Lakeview community core south of Lakeshore with compact multi use intensification including residential, employment, and post secondary research and educational facilities - \$1Billion investment is estimated in this area
7. Linkages to water with a number of opportunities, including the hydro transmission line, and Ogden; Alexander, Atwater, Dixie Road (where the watermain development work has been scheduled– should improve pedestrian and cycling connections at the same time)
8. Improve Atwater Road as the secondary east-west public realm corridor, for pedestrians and bikes – link to high schools, community centre, and library
9. Encourage 4-storey buildings with live/work units. Create mixed use commercial and residential on the north side of Lakeshore Road
10. Establish a linear Heritage Park along Lakeshore Road, with a network of streets. Trees are in important part of the plan. A recent student urban design study has been completed at the UofT at Mississauga, proposing a tree lined linear heritage park with a heritage wall to separate pedestrians and bikes and heritage displays along the route. Also build an LRT and Bikeway on the south side. There is the potential to bring back the streetcar – photographs were provided showing the historic one lane, one streetcar on Lakeshore in the early 1900s. The used tire shop was formerly the streetcar shed.

The overall plan is to accommodate from 8,000 to 10,000 residents, plus 5,000 jobs.

Commemoration of the original runway for the first aerodrome in the country – Curtis school of aviation. The first Curtis flying boat was tested here. The federal government took over the airport in 1915. The #2 and #3 aces and a Victoria Cross winner were trained here, including the head of the WWII Canadian Air Force.

Legacy Foundation has been actively involved in the reuse of the Canadian Arsenal Small Arms Building with assistance from Michael Spaziani, Mark Tutton, and Charles Souza. This project is similar to the Wychwood Barns in Toronto. The space is outstanding with 17,000 s.f. of open interior area and windows that are 12 feet high on three sides.

The Legacy project has won awards. There is a new exhibit at the Design Exchange on Bay Street from the Canadian Society of Landscape Architects.

Questions:

Will a pedestrian and bike path be provided on Dixie?

It is not known as of yet, this needs to be pursued further. *Additional note: Staff working on the Cycling Master Plan are considering a bicycle facility on Dixie Road.*

Is Applewood Mall identified for higher density?

This has not been determined yet. *Additional note: An applicant had preliminary discussions with planning staff a couple of years ago, but has not re-approached the City. Recently, a Committee of Adjustment application has been submitted to permit the establishment of a restaurant (a hearing date is scheduled on February 4, 2010).*

What are the timelines for the redevelopment of the Lakeview OPG and Industrial Lands?
OPG owns the lands – staff are working on the Key Waterfront Sites project in order to consider a re-designation and re-zoning, however, the level of potential contamination must be considered.

A member of the panel noted that in 1995 at 15% capacity of the power generation plant the Medical Officer of Health indicated that sulphur dioxides landing in Toronto were from Lakeview. In the 1990s, the Clarkson Airshed study indicated that they had to shut the plant down when certain winds were coming due to concerns about poisoning the community. OPG have undertaken considerable cleanup works and standards are getting tougher – industrial standards is the goal ultimately for these lands.

At this time there are a number of studies underway as part of the Lakeview District Policies Review, including, a transportation study, land use study, urban design study, and the key waterfront sites project.

4. Other Matters

- Minutes from November meeting were approved
- Criminal Record Search Forms – HR is requesting that all members submit prior to the next meeting
- Future Meetings – next meeting to be scheduled in two months, to occur on March 11th [March break is the week of the 15th]
- Possible Future Topics:
 - Planning tools: CIPs, section 37, community impact studies, public benefits
 - Presentation on the new Official Plan structure and principles. City is preparing new official plan – anticipated timeline to Planning and Development Committee is March 1st – contingent on senior management. Plan will include policies on stable neighbourhoods, complete communities
 - Transportation review and urban design study still underway
- Suggestions by panel for other topics for consideration:
 - Typical neighbourhood streets – urban forestry and how it relates to density and preserving the character of the area
 - Haig Avenue and flooding issues – Credit Conservation authority
 - The Haig redevelopment
 - Shifting to bioswale strategy
 - Staff was requested to bring additional information back to the Panel about the nodes, which is intended to occur prior to formulating recommendations to the broader community and Council.
- Next Meeting –the February meeting will be cancelled. The next meeting will be held on March 11, 2010. *Note: The next meeting date is moved to April 8th.*