

# Port Credit Local Advisory Panel

## Minutes of First Meeting

**Monday, May 25, 2009 @ 7.00 p.m.**

Port Credit Arena, Seniors' Room

**Attendees:** All 13 members of the Panel were present. Two (2) Planning Staff attended in support of the Panel.

Local Politicians: Councillor Carmen Corbasson; MPP Charles Sousa

Community Groups: Judy Smith, Mark Searle, Leonard Walsh, Don McVie, Lori Ellis, Deb Greenfield, Dorothy Tomiuk

Business: Marion Morewood, Robert Cutmore, Jonathan James, Frank Giannone

Planning Staff: Susan Tanabe, Paul Stewart

### 1. Welcome

Councillor Carmen Corbasson welcomed the participants and stated that this Panel could be used as a model for other Districts of the City looking to review their District Policies. Council will be watching how this Panel (and the one in Lakeview) works. There was great interest from the Port Credit community in serving on this Panel, with 31 applications received. Councillor Corbasson indicated that she would serve as the Chair of the Panel, and then introduced Paul Stewart, Community Planner and Susan Tanabe, Manager of Community Planning, who would both be observing the meetings. Other Mississauga City Staff may attend as appropriate.

Members of the Panel introduced themselves in turn, stating their affiliations.

It was explained that the District Policies are supporting documents for the Mississauga Official Plan, which in turn supports the Strategic Plan and vision of the City. By the end of 2009, it was originally planned to have the Port Credit District Policies formulated and ready to go to the public in 2010 - this may be extended somewhat.

**Note from Secretary & Staff:** The existing District Policies are located at the following link: <http://www6.mississauga.ca/onlinemaps/planbldg/missplan/text/section%204.27-port%20credit.pdf>

The Port Credit District Land Use Map is located at the following link: <http://www6.mississauga.ca/onlinemaps/planbldg/missplan/portcred.pdf>

*Official Plan information available on the City's website is for information purposes only. Staff should be consulted to confirm interpretation and whether there are recent revisions or other policies that have to be reviewed.*

The Panel will provide a broad focus for all of the participants' ideas – the idea is not to try to reach consensus on any issue, or make decisions, but rather to provide a full range of viewpoints to Planning Staff who will develop policy.

## 2. Background and Terms of Reference

Staff led the panelists through their binders handed out at the meeting, with a brief presentation of the City planning framework, including the District Policies review process, the purpose and scope of the Advisory Panel, membership and operational procedures.

Per the Terms of Reference of the Panel, published ahead of the candidate selection process, the names of the participants will appear on the City's website, but without phone numbers or e-mail addresses given. The Minutes of the meetings will also be posted on the website, and it is the responsibility of each representative to keep their groups informed about the activities of the Panel.

The Panel will serve for one year, during the period that the District Policies are developed, and culminating in the document going to Council for approval. Beyond the Terms of Reference, there is no formal Constitution for the Panel

**Note from Secretary & Staff:** The website for the Advisory Panel, which includes links to the Terms of Reference and meeting minutes, is located at the following link: <http://www.mississauga.ca/portal/residents/lakeviewportcreditreview?>

## 3. Criminal Records Search Information

All participants were given document packages in order to complete a Criminal Records Check, as dictated by City policy. It was noted that in the case of a participant who has a designated alternate on the Panel (and several stakeholder groups are represented on the Panel in this way), only the main contact need complete the Records Check. No fee will apply to the panelists for this procedure as it is being done under the aegis of the City. It is recommended to state on the form that the "reason for request" (first box on the form) pertains to a "municipal committee". The completed form can be put in the envelope provided for the next meeting.

## 4. Election of Vice-Chair, Secretary

Robert (Bob) Cutmore, a citizen panelist who doesn't represent a particular stakeholder group, was nominated as Vice-Chair of the Advisory Panel by Marion Morewood, the representative of the PCBIA. There were no other nominations and Mr. Cutmore was elected unanimously. The Vice-Chair will chair the Advisory Panel meetings in the absence of the Chairperson.

Ms. Morewood also nominated Dorothy Tomiuk, who sits on the Panel as the representative of VIVA Port Credit, for the role of Secretary. There were no other

nominations and Ms. Tomiuk was elected unanimously. The Secretary will record and distribute the Minutes of the meetings, including Panel comments on various issues.

## 5. Next Steps

The Panel reviewed the list of suggested meeting topics as provided in the Terms of Reference. The Panel agreed they might add additional studies or projects to review as they went along, e.g. the Cycling Master Plan or the Culture Master Plan. There are synergies with the Lakeview Advisory Panel which is beginning its work concurrently, and therefore both Panels may deal with many of the same topics, e.g. the Lakeshore Road Corridor Study.

A panelist suggested that aerial photos should be provided at the next meeting: a large overall aerial of the entire District, and smaller breakdowns of the constituent areas.

Future meeting dates were discussed and it was determined that the Panel should meet on the 3<sup>rd</sup> Tuesday of every month, beginning on September 15, 2009. There may be meetings where member alternates may wish to come and listen, and there may be a need for guest speakers, therefore a suitably sized room will be needed ongoing. Staff undertook to look into future room availabilities.

## 6. General Discussion

There was a question regarding the role of the tertiary studies being conducted on key waterfront properties in Port Credit: the Harbour Marina lands and the brownfield property (former Texaco Refinery) now owned by Imperial Oil. It was explained by Planning Staff that while these lands fall within the purview of the District Policies, a detailed review of these sites is beyond the scope of the Port Credit District Plan Review and that this Advisory Panel will not address these lands specifically. The detailed tertiary studies of these lands will be separate, and subject to a public process.

**Note from Secretary & Staff:** The description for these tertiary studies (including the OPG lands in Lakeview) can be found in the Corporate Report dated Nov. 4, 2008: "Waterfront as a Premier Destination: Update and Action Plan", which is located at the following link:  
[http://www5.mississauga.ca/agendas/planning/2008/11\\_17\\_08/Item03WaterfrontPrimeDestin.pdf](http://www5.mississauga.ca/agendas/planning/2008/11_17_08/Item03WaterfrontPrimeDestin.pdf)

Staff stated that Bruce Carr, Director of Strategic Planning, Planning and Building Dept., who heads the task group undertaking the tertiary waterfront studies, may tap into the Advisory Panels for both Port Credit and Lakeview. The task group hasn't yet started their work, but are at the stage of resource staffing (to be completed by mid-year) and should be fully engaged by Fall 2009.

A panelist stated that the District Policies are dependent on the impacts of decisions for these critical waterfront sites; Planning Staff indicated they would coordinate and liaise between the task group and the Advisory Panel. The panelist gave the example

of the six-storey Ports Hotel (near the waterfront): if policies south of Lakeshore Road direct that buildings can only be mid-rise, then the Ports site will never change – there will be no incentive to re-develop.

The Directions Report, completed by the consultants for the Port Credit and Lakeview District Policies Reviews, and approved by Council in November 2008, spurred the initiation of the tertiary studies in both Districts. Planning Staff pointed out that the Directions Report is not policy, but rather will provide input into the preparation of District Policies. Heights are not yet decided, and the Panel will be discussing this issue.

**Note from Secretary & Staff:** The Directions Report is located at the following link:  
[http://www.mississauga.ca/portal/residents/lakeviewportcreditreview?paf\\_gear\\_id=9700018&itemId=104802865n](http://www.mississauga.ca/portal/residents/lakeviewportcreditreview?paf_gear_id=9700018&itemId=104802865n)

Stable areas won't change and intensification will happen where it makes sense, as supported by the Urban Growth policies. Port Credit is designated as an intensification node in OPA 95.

**Note from Secretary & Staff:** The Urban Growth Plan (OPA 95) is located at the following link:  
[http://www5.mississauga.ca/agendas/planning/2009/06\\_01\\_09/Item04OPA95CorpRpt.pdf](http://www5.mississauga.ca/agendas/planning/2009/06_01_09/Item04OPA95CorpRpt.pdf)

A panelist asked whether an early warning system was needed regarding new development in the District? The example of the former 'Briarwood' site at 321 Lakeshore Road West was cited.

Councillor Corbasson replied that this was a policy-focused Panel. Policies are implemented through the District Policies and the Official Plan. Under legislation, development applications aren't subject to public review before they are officially filed, and the City may not be able to disclose that they are in discussions regarding a particular development. The example of the DARC process (Development Application Review Committee) was given.

Further to the panelist's question, Planning Staff indicated that part of the process of writing the District Policies was to also consider the implications on the Zoning By-law and, to the extent possible, ensure that the Zoning requirements were put in place concurrently so that the documents would be complementary.

The Official Plan of the City is actually implemented through the Zoning By-law. Strong Official Plan policies (including the secondary District policies) and corresponding zoning should support appropriate development and enable a strong case to be made at the OMB, especially if the policies are based on public engagement and studies.

Councillor Corbasson stated that all the work of the Panel and Staff would go to the broader public. This Panel does not replace full public input.

A panelist asked if the community had control over the streetscape and the look of buildings, and the answer from Staff was a qualified yes, through the Urban Design Policies which are found within the Official Plan, and indeed may be written specifically into the District Policies. Some urban design policies may also be written into site-specific policies.

However, it is difficult to fully define these, according to Staff. Through policy the historic character of the area can be defined, and this is more than rhetoric. For example, the mainstreet can be defined as a Character Area. Some urban design guidelines can exist outside of the Official Plan documents and simply encourage appropriate design. But if it is written into the Official Plan, it is policy.

Staff advised the need to be careful with language used in the District Policies, e.g. 'will', 'should' and 'may' all convey different meanings and degrees of requirement.

Staff gave an example of the Urban Design Strategy developed for the Southdown Industrial District, where a Vision for the District, along with an Urban Design Strategy, and specific Urban Design Policies were incorporated directly into the District Policies. A panelist asked about having a Design Review Committee in Port Credit, and Staff indicated this is an issue that could be examined.

MPP Charles Sousa, referring to the tertiary studies being conducted on key waterfront properties in Port Credit and Lakeview, alluded to the provincial and federal legislative controls existing on these brownfield and former industrial sites which would preclude detailed planning at this time.

Staff stated that while specific policies can't be written for these sites now, the City needs to be ready once the use of the lands is legislatively and environmentally settled. The Panel needs to know what is happening with these lands, and Staff suggested that this be a topic for a future meeting, with additional Staff or other invitees who could advise the Panel.

A panelist suggested that Panel members should attend the June 10<sup>th</sup> Public Information Centre on the Hurontario Corridor Rapid Transit Study. This Panel should be up to date on the plans regarding the section of the proposed LRT/BRT south of the QEW, including the terminus in Port Credit. The June 10<sup>th</sup> session is being held in Mississauga at City Hall (Great Hall) from 5 - 9 p.m. The June 17<sup>th</sup> session will be held at Brampton City Hall from 6 - 9 p.m. This information will be circulated to the Panel.

**Note from Secretary & Staff:** The Hurontario Main Street Study website is located at the following link: <http://www.hurontario-main.ca/>

Meeting adjourned at 8:20 p.m.

**Next meeting:** Tues. Sept. 15, 2009 (7pm) at the Port Credit Library (Texaco Room)

**Submitted by:** Dorothy Tomiuk, Secretary