



MISSISSAUGA

1 Port Street East Proposed Marina

Environmental Assessment
Public Information Centre #1 Summary

June 2022

PARKS, FORESTRY
& ENVIRONMENT

Project Overview

The City of Mississauga is completing an environmental assessment under the Environmental Assessment Act for the 1 Port Street East Proposed Marina Project. The environmental assessment is studying the proposed expanded land base for additional waterfront parkland and examining marina alternatives for this site.

Following the Terms of Reference approval, the City is proceeding with the Environmental Assessment. The City held a virtual Public Information Centre (PIC) from February 17 to March 17, 2022. Creating a 24/7 Community Meeting, the public had access to the PIC materials online and hard copies were mailed upon request. This allowed residents to participate when it was convenient for them. The City notified residents of the PIC through a mailing to area residents and businesses, a notice in Mississauga News, eBlasts to the project email list, social media advertising and posts, roadway signage, and posters at Port Credit Harbour Marina.

The City provided a [recorded presentation](#) explaining the lakefill alternatives assessed and the preliminary preferred lakefill alternative. Three lakefill alternatives were presented:

- **Small Lakefill Alternative:** The estimated parkland is approximately 0.1 acre (0.05 hectare) or the equivalent of 1/14th of a football field. This alternative can accommodate approximately 200 slips.
- **Medium Lakefill Alternative:** The estimated parkland is approximately 1.1 acres (0.5 hectare) or just under a football field. This alternative can accommodate approximately 200 slips.
- **Large Lakefill Alternative:** The estimated parkland is approximately 3.7 acres (1.5 hectares) or the equivalent to two and a half football fields. This alternative can accommodate approximately 450 slips.

The public provided feedback through the survey on the three lakefill alternatives considered, the evaluation criteria, and the results of the evaluation. The City received 130 completed surveys and over 550 views to the online presentation. The feedback gathered will inform the evaluation of alternatives and the preferred lakefill alternative. This document includes responses to questions submitted through the survey. Should the public have any additional questions, please email 1portstreeteast@mississauga.ca.

To be notified of future engagement opportunities, including the next PIC taking place this summer, please subscribe to [news alerts](#) to be kept up to date on the project by email.

Responses to Survey Questions

Marina Continuity:

- **Question: If Canada Lands is proposing the lease end as 2023 and this project finishes in 2027 (5 years time), what will happen to existing boaters at Port Credit Harbour Marina?**

Answer: Canada Lands is working on an interim operations plan to assist with the continuity of marina operations beyond April 2023 given the lease expiry and the EA timeline. Canada Lands is expected to provide an update to boaters and the community as soon as possible.

Environmental Components:

- **Question: How will the City manage potential Canada geese population issues on the new lakefill parkland?**

Answer: City staff monitor geese populations annually across waterfront areas, including parks and marina facilities. Each year City staff work with various partners including the Canadian Wildlife Services, and an approved wildlife sanctuary to implement a comprehensive Goose Management program that has proven to control the population of resident geese within waterfront areas of the City. The Goose Management program will continue annually and will include any new waterfront parks or marinas.

- **Question: Is there a way to protect the small beach area east of the breakwater, which may be impacted by the lakefill construction?**

Answer: This small beach largely falls within the project footprint. The remaining portion of this beach will remain after the marina has been established. The function of this remaining portion of the beach as a place for birds to come ashore will not change. The beach will continue to build up very slowly in the future.

- **Question: Will there be any impact to the nearby water treatment plant and the water flow in the lake?**

Answer: Water flow in the lake will not change, as the new lakefill will not alter the water circulation patterns created by the existing breakwater. No impact on the water treatment plant is anticipated.

- **Question: How confident is the project team that the large lakefill alternative will not have long-term negative effects on the marine life and ecology?**

Answer: A goal of the project is to enhance lake and fish habitat, and improve it over existing conditions. Lakefill projects along the north

shore of Lake Ontario are being designed to create fish habitat and monitoring data has demonstrated the success of these efforts. Fisheries and Oceans Canada and Credit Valley Conservation will be consulted during permitting.

- **Question: What kind of stormwater controls are being considered for the parking area and for the park?**

Answer: A storm water management plan that outlines the design features and best management practices will be incorporated into the final design. The City will consult with Ontario's Ministry of Environment, Conservation and Parks (MECP) in developing its detailed design.

- **Question: What kind of environmental controls and spill response is there for the marina?**

Answer: The City's two marinas are currently part of, and in good standing, with the Clean Marine Eco-Rating Program. This environmental program allows marina operators and businesses to follow best environmental practices to reduce and prevent water, air and land pollution associated with recreational boating activities in Ontario. The City also has protocols in place in the event of an environmental incident such as a spill. The City's existing protocols and the participation in the Clean Marine Eco-Rating Program would be extended to the proposed marina at 1 Port Street East.

- **Question: What will the green space be planted with? The marina parking area should be environmentally friendly and consider permeable parking.**

Answer: Fill materials will be tested for their suitability for use as lakefill in accordance with Provincial guidelines. Consideration to the use of permeable paving, and the type of plantings in the green space will be determined during detailed design, with emphasis on naturalized landscaping with native, non-invasive plants species. Only the required minimum parking to support marina and park use is provided for each alternative and the remainder of the area will be park space.

- **Question: What will the water quality be like with 450 slips and boats?**

Answer: The project is creating the land base to move the existing marina operation. There is no anticipated change in marina use such that water quality would change and with the implementation of the Clean Marine Eco-Rating Program there is potential for improvements in water quality.

- **Question: Are there provisions that can mitigate against algae?**

Answer: Measures for minimizing the growth of algae in the marina will be considered in the environmental assessment in conjunction with the development of design features to enhance fish habitat.

- **Question: What consideration is being given to strong east wind, wave action and hazardous winter weather conditions?**

Answer: The design of the lakefill will take into consideration the ability of proposed alternatives to withstand changing lake levels (flooding hazards) and coastal processes (wave action, shoreline erosion) including future changes associated with climate change. The design of shore protection will consider wave spray and propose design to reduce risks associated with severe waterfront conditions. Access may be limited during severe weather conditions.

- **Question: How is this proposal being considered in the context of other improvements to the waterfront and the Credit River by the City?**

Answer: The EA will consider the impacts of the 1 Port Street East Proposed Marina in the context of existing and future baseline conditions, including other City improvements in proximity to the site.

Fishing Boats:

- **Question: What is happening with regards to the fishing boats?**

Answer: As described in the EA Terms of Reference, *“The charter businesses related to the existing marina will be described and the effects of the project on charter businesses will be evaluated in the EA.”* The new marina will offer a variety of slip sizes to accommodate a wide range of boats, including commercial operations. Programming of the marina is an operational matter that will need to be undertaken following the EA in consultation with stakeholders.

Costs:

- **Question: What are the general order of magnitude costs of the three alternatives?**

Answer: At this stage of the EA, the alternatives and their associated costs are developed at a very coarse level of detail. In the EA PIC #1 presentation, the City provided relative costs of the small lakefill footprint having a low capital cost, medium lakefill footprint has a moderate capital cost, and the large lakefill footprint has the highest capital cost. At the next stage of the EA both the design and the cost estimate will be developed in more detail.

Marina Services:

- **Question: Can boaters coming from other places arrive at the Marina for a day?**

Answer: Yes, the proposed marina will accommodate slips for transient boaters. A public boat launch is available at Lakefront Promenade Park, and visit the future marina as a transient boater.

- **Question: Will winter boat storage be provided?**

Answer: Both the creation of new parkland and the provision of parking/storage for boats are being investigated as part of this project. The considerations around the location and amount of boat storage will be addressed in the next step of the EA and the detailed design process.

- **Question: Will there be marina businesses and facilities as part of the proposed marina?**

Answer: The size of the marina facilities and infrastructure will be determined in the next phase of the EA process. The City will be looking for creative and space efficient solutions to accommodate marina facilities and services. The City recognizes the importance of the existing businesses at the 1 Port Street East site.

- **Question: Is consideration being given to expand transient and storm anchorage areas?**

Answer: The EA will determine the space available for different marina services. This would be addressed during the detailed design of the marina and development of detailed operation plan. Emergency mooring will be always accommodated.

- **Question: What is being proposed for boat security?**

Answer: Security for boats will be addressed as part of the detailed design and development of detailed operation plan.

- **Question: What are the details of parking and land access to boat slips, as well as winter boat storage?**

Answer: The parking areas provided on each of the three alternatives accommodate parking for the number of slips associated with the marina and the public park suggested by previous studies. The minimum parking provided also accommodates the number of winter boat storage previously identified as required to accommodate repair shop operations through the winter months. The area allocations will be

re-examined and updated throughout the development of the marina design and the marina site operational plan.

- **Question: What is the existing slip count in relation to the proposed alternatives?**

Answer: The current number of boats using the existing marina facility is approximately 250. Here is the approximate slip count for each lakefill alternative:

- Small Lakefill Alternative: 200 slips
- Medium Lakefill Alternative: 200
- Large Lakefill Alternative: 450

The approximate mix of the slip sizes will be updated in the next phase of the study. At this conceptual state the slips are represented by a typical 10 metre size dock. The final mix of sizes will accommodate full range of sizes of the Lake Ontario recreational fleet. Final selection will be made in the detailed design phase of the project.

- **Question: How can the public be assured that variances will not be approved to remove the marina aspect of this project?**

Answer: The approved Master Plan and Official Plan Amendment for this site identifies a marina to be provided on the lands between Elizabeth and Helene streets. The City has been working with Canada Lands based on this work. Canada Lands and the City executed an agreement for a phased transfer of the breakwater, 2 acres of land, and the deep water harbour to the City for the purposes of developing a marina on the eastern portion of this site. The starting point for the City's Environmental Assessment currently underway is building on previous work and studying alternatives to expand the land base for additional waterfront parkland and marina related functions.

Wharf Development:

- **Question: What is the future of the wharf development owned by Canada Lands?**

Answer: A future mixed-use neighbourhood is permitted as per an approved Master Plan and Official Plan Amendment to be developed on the wharf portion of lands where the existing Port Credit Harbour Marina and service building is currently located. The timing of the development of the wharf is dependent on the landowner and related required approvals, and will involve comprehensive community consultation. A future mixed-use development of the Canada Lands Company property is not subject to the EA Act and thus, not within the scope of the 1 Port Street East Proposed Marina EA.

Parkland:

- **Question: Will the park be available year-round?**

Answer: Yes, the park will be accessible to the public year-round, subject to weather conditions.

- **Question: Is there a plan to have public washrooms on this site**

Answer: The City intends on providing a public washroom on site as part of the marina service building.

- **Question: What public attractions are planned for the future parkland, if any?**

Answer: The programming and design details for the parkland will be determined following the EA. The size of area available and the boundaries to the City's waterlot will impact what can be established in the open space areas of the lakefill. The public will have an opportunity to provide feedback throughout that process.

- **Question: How does the City know more parkland is needed?**

Answer: The City's waterfront parks are highly used and are currently at capacity. This project presents a unique opportunity to provide new waterfront parkland and trail access along the water's edge where none currently exists. This site provides a unique opportunity to provide views of Port Credit, Lake Ontario, and beyond. The City's Waterfront Parks Strategy Refresh (2019) supports additional waterfront parkland, expanding continuous public shoreline access, and improving views and visibility to Lake Ontario. Specifically for the 1 Port Street East site, the Waterfront Parks Strategy Refresh recommends continuing to explore the opportunity for a full service marina and expansion of the eastern breakwater for public access.

- **Question: How will the park area be maintained?**

Answer: The park area will be maintained in accordance with the City's current park maintenance standards and best practices.

Ridgetown:

- **Question: Will there be access to the Ridgetown as part of this project?**

Answer: Lakefilling around the Ridgetown is not proposed as part of the 1 Port Street East Proposed Marina EA. Public access to the Ridgetown is not permitted or planned for safety reasons.

Traffic and Parking:

- **Question: How is traffic being address in Port Credit and as part of this project?**

Answer: Traffic impacts of construction and future operation of the proposed marina will be addressed in the EA and, if necessary, specific recommendations will be made to mitigate adverse impacts along haul routes and within the Village of Port Credit. Consideration will be given to using barges to bring some of the fill material to the site during construction. No significant change to current or past traffic patterns associated with the marina operation is anticipated. In addition:

- With respect to development applications and future developments that are not part of this project, individual traffic impact studies are required to be completed and City staff will review them as they are submitted.
 - The City has commenced Lakeshore Transportation Studies, which includes three infrastructure projects in the Lakeview, Port Credit and Clarkson communities that build from the 2019 Lakeshore Connecting Communities Transportation Master Plan. The three projects include:
 - **Lakeshore Bus Rapid Transit (BRT) Study** - The City of Mississauga is developing the preliminary design and completing the Transit Project Assessment Process (TPAP) for the Lakeshore Bus Rapid Transit Project (BRT). The Lakeshore BRT is planned to run for two kilometres along Lakeshore Road from the Etobicoke Creek to East Avenue.
 - **Lakeshore Complete Street Study** - The City is developing the preliminary design and completing the Schedule C Class Environmental Assessment (EA) for Lakeshore Road and Royal Windsor Drive. This study will consider a 'Complete Street' approach to improve the experience for people travelling along the Lakeshore corridor from East Avenue to the Oakville border.
 - **New Credit River Active Transportation Bridge Study** - The City is developing the preliminary design and completing the Schedule B Class EA for a new Active Transportation bridge over the Credit River north of Lakeshore Road. This bridge will enhance mobility across the river for people walking, rolling and cycling.
- **Question: Can you provide more details on the parking lot?**

Answer: Detailed design of the parking lot will follow the EA. The EA will make recommendations on key design features to control

stormwater runoff and discharges into the lake. It is anticipated that the parking lot will serve the marina and park users.

- **Question: How will the increased traffic due to boaters and park visitors be addressed?**

Answer: This project creates land to move the existing marina from the wharf to the new land created around the eastern breakwater. As such, no significant change to current traffic patterns associated with the marina operation is anticipated. There will be parking for the marina created as part of the site development.