

CREDIT RESERVE ASSOCIATION

Preserving Your Neighbourhood



May 2007 NEWSLETTER

www.credit-reserve.com

CRA ANNUAL GENERAL MEETING

Date: Monday, May 7, 2007

Time: 7 p.m. to 9 p.m.

Location: Kenollie Public School Gymnasium
1376 Glenwood Drive

Topics include:
OEW/Hurontario Interchange
Councillor Corbasson's Update
Hurontario Policy Review
FRAM/Slokker Development

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CRA Presentation to Council.

Chairman's Corner

We have a very interesting and eventful year ahead. Without a doubt, one of the most invasive events will be the re-development of the **OEW/Hurontario interchange**. To date, the work has all been behind the scenes. By late summer, we expect construction to begin. At our Annual General Meeting on May 7th, we will have a Project Manager from the Ministry of Transportation of Ontario (MTO) to outline the steps ahead. It will be an informative session and a good opportunity to ask questions and get answers. Mark your calendar for May 7th, 7p.m. at Kenollie School.

One of the most controversial issues this year has been the **Port Credit Library**. We have a feature article contributed by Dorothy Tomiuk, a long term resident in the historic Village of Port Credit. Dorothy's article provides a 'view from the Village' perspective on this important issue. One of the unfortunate consequences was the Gray House – the developer started demolition immediately after Council made their final decision not to move the Library. The next challenge is the Fram / Slokker application for their 22 and 16 storey towers. The Mississauga Staff Report with recommendations is expected in June. When the date is set, we'll post it on our website.

Hurontario Street continues to occupy a great deal of time and energy. See Bruce Maule's update on Hurontario applications, OMB hearings and our Association's work to help improve the Official Plan policies for Hurontario Street. Check our website often for updates.

Don't forget about one of the most serious threats to our mature trees – the **Gypsy Moth**. We won a major battle last year through the aerial spray program in partnership with the City. However, we must continue to combat this pest. See Lori Bassett's update and do your part to help keep this pest in check.

As you can see, our neighbourhood faces constant challenges. Your Association's volunteer Directors devote many hours to preserve all that we love about Mineola. To continue, we need your membership support. There is a mail-in form in this newsletter - *please* take a moment to send in your **membership** fee. If you have ideas, don't stop there - volunteer opportunities are available for a variety of issues, communications, web updates and membership. The first step is easy, send an email to dwatson@credit-reserve.com stating your interest and availability. Working with your Association can be an interesting and rewarding experience.

Doug Watson

PORT CREDIT LIBRARY STAYS IN MEMORIAL PARK ... and the Gray House bites the dust

By Dorothy Tomiuk

The proposed move of the Port Credit Library has unfolded as a **Drama in Three Acts**.

ACT 1. Beginning in 2005, a Memorandum of Understanding (MOU) was negotiated between FRAM/Slokker and the City, regarding the planned condo development on the east side of Hurontario Street, from Lakeshore Road north to Park Street. The MOU detailed a 'public benefits package' in exchange for increased heights and density. The Port Credit Library formed the centrepiece of the package, which also included moving the Gray House and upgrading the Lions Hall and the public swimming pool.

City Staff insist that Planning approval for the proposed 22 and 16 storey towers is a 'separate decision', but Carmen Corbasson's Spring 2006 Councillor's Report made it clear that the developers' public benefits package was "in exchange for approval of the development applications", which far exceed the present 10 storey limit.

ACT 2. On February 21, the Community Services Dept. presented the Public with two options for the Port Credit Library. Option #1 kept the Library at its present location, with a planned \$1.5-million renovation to proceed in 2009.

Option #2 moved the Library to the proposed F/S condo complex for a stated \$2.5-million. Residents raised many concerns related to the relocation, including pedestrian safety, parking, traffic congestion, and future public safety at Memorial Park (none of which Staff had seriously addressed). A more attractive library façade, as illustrated by the developers' artists, was highlighted. At the public meeting, many felt that Option #2 was a 'done deal'.

This was not a 'bricks and mortar' issue. Citizens spontaneously defended the location of their community's principal public space. It was not about nostalgia. The Library at the centre of the Port Credit Village is connected to Memorial Park and the Waterfront Trail, and has 'main street' visibility beside the business district – successfully fostering the movement of people and a sense of 'place'.

Carmen received over 500 calls, letters, and emails, with "well over 90%" against the Library move. Other members of Council, especially neighbouring Ward 2 Councillor Pat Mullin, received unprecedented numbers of calls and letters in support of the Library staying in Memorial Park.

Most community groups in the Greater Port Credit Area strongly supported the existing Library's location at the Village centre. The Credit Reserve Association (CRA), the Port Credit Village Project (PCVP), the Friends of Old Port Credit Village, and the Town of Port Credit Association (TOPCA) worked cooperatively. Professor John Danahy, member of the Lakeview Ratepayers' Planning Committee, advised all these groups, drawing on his Place-Making expertise as co-director of the Centre for Landscape Research at the U of T.

The Port Credit Village Ratepayers Association (PCVRA), in their February 2007 Newsletter, supported the Library move. "The developer is also proposing to provide up to \$4-million to

the ... PCVRA towards the development of privately-operated community amenities within the development," as reported in Councillor Corbasson's 2006 Spring Newsletter.

ACT 3. Released on March 16, this Report still lacked empirical studies, or a detailed business case, but recommended that the Library be moved. Surprisingly, this Report used a much smaller 'catchment area' (the area the Library is deemed to service) to justify the 'benefits' of the move. While previous Staff documents used a radius of 2 km, the latest Report limited the Library's catchment area to within 800 metres of the FRAM/Slokker site. This excluded most residents west of the Credit River.

As to the 'separate decision' on the Development Application? The Staff Report (page 7) stated: "If the FRAM/Slokker application is not accepted, Option 2 will not be possible..."

At General Committee on March 21, Citizens critiqued the Report, enumerated additional costs of the Library move, and provided principled reasons for keeping the Library in Memorial Park.

The 8-2 Committee vote defeated Mayor Hazel McCallion's motion to move the Library. Afterwards, Councillor Carolyn Parrish (Ward 6), who had been Chairperson, addressed the 150 Citizens present, saying, "I hope this has renewed your belief in democracy."

Then, at the March 28 Council Meeting, the Mayor tabled a written argument to Councillors and insisted that they should "look beyond the Ward level", and vote "corporately". Councillor George Carlson (Ward 11) stated this was "clearly a local decision, and the Citizens have made their preference clear."

The 7-2 Council vote carried Carmen's motion against moving the Library. Two days later, the Gray House was torn down. Message received!!!

EPILOGUE

The Gray House (c. 1908), sold by the family to the developer, stood in the way of the excavations for the new condo development. The City could have re-designated the Gray House as a Heritage building any time during the last two years, as recommended by the Heritage Advisory Committee, but chose instead to rely on the negotiations with FRAM/Slokker.

In the City's view, linking the Library move to the preservation of the Gray House might have 'sealed the deal' for the public benefits package – provided the 22 and 16 storey development was approved. Instead, it forced the Citizens to choose between keeping the Library in its optimal location, or saving Gray's. And while the destruction of the old House might *seem* to taint the Citizens' choice, or call the Council decision into question, in fact here is proof of the degree of principle involved in both. The demolition was a shame, yes, but not the tragedy it would have been to dismantle the Library in the Park.

Much has been learned from this Library drama! With the pending decision on the Development Application itself, and the District Plan scheduled for review later this year, Port Credit can only benefit from an engaged Citizenry. It's time for a renewed 'vision' for Port Credit that guides development – rather than development that dictates the Village's future.

Hurontario Update

The Hurontario Street corridor is the gateway to our neighbourhood and has always been a very high priority to the CRA and the community. The level of development applications continues at high levels and many of these applications are seeking to expand the uses beyond what was originally intended in the Official Plan. The CRA is closely engaged in discussions around these applications through our Hurontario Taskforce, because we believe it is essential to ensure that development occurs in a way which strengthens and enhances this important gateway street.

The Official Plan envisions a mix of residential and professional/office uses on Hurontario, while maintaining a residential feel. Many developments have occurred which have followed this plan and we believe are an asset to the evolution of the street. However, some of the recent proposed uses have gone beyond this and are proposing Personal Service uses, such as Wellness Centre concepts offering a range of non-regulated services including hair treatments and cutting, and aromatherapy. The CRA is against allowing these uses, as it will open Hurontario up to a level of commercial and retail activities which are not compatible with the Official Plan and coexistence with the residential character.

Hurontario Street Highlights:

- 1489 Hurontario Street: an OMB (Ontario Municipal Board) Appeal to amend the Official Plan and permit a Wellness Clinic begins May 1 at City Hall
- 1484 Hurontario Street: an OMB Appeal to re-zone this property and permit a Medical Therapy Clinic begins June 11 at City Hall
- An application has been received for 1575 Hurontario (the old McDonald's site) to construct a Medical Professional Office building. Parking issues and building size are still being discussed.
- As noted in our Fall newsletter, the City has launched a study into our special section of Hurontario to evaluate the existing Official Plan policies. Staff has recommended changes to better guide future development in a way which is compatible with our vision for Hurontario Street. The first Staff Report raised concerns with some Hurontario property owners – some of whom have newly formed the Hurontario Residents Association. The CRA Directors have led several 'roundtable discussions' with Hurontario stakeholders, Councillor Corbasson, and City Staff. Consensus has been achieved on many key issues. This collaborative approach is working well and we hope to have a clearer and strengthened Official Plan in place by the end of this year.

The first Staff Report is available on our website and the next report with input from the CRA and Hurontario Stakeholders will be posted as soon as it is available.

The OMB will likely invite the community to participate in an evening 'public' session. This is your opportunity to present your views to the OMB as part of the appeals. If you have an interest in the direction of development on Hurontario Street you should plan to participate, should the opportunity arise. The CRA is participating in these appeals and will keep you informed through our website and local 'flyers.' If you have any questions, please do not hesitate to contact us by e-mail.

Bruce Maule

GYPSY MOTH UPDATE

The overall results of the Spring 2006 aerial spray program for the gypsy moth infestation have proven to be very successful. Extensive post analysis has been undertaken including Foray (BTK) application evaluations, spray drift modelling, defoliation assessments and egg mass surveys. These surveys and tests demonstrate the aerial applications accurately deposited the Foray (BTK) product over the designated treatment zones with minimal deposition or drift outside of the target areas. Follow up defoliation and egg mass surveys also indicate excellent control and reduction of the gypsy moth populations. The program has resulted in maintaining over 80% of the urban forest leaf canopy in most of the designated treatment areas. Mineola East and West experienced less than 5% tree defoliation in 2006. Other areas like Mississauga Road and Gordon Woods experienced defoliation in excess of 20% and 30% respectively.

Total cost associated with the aerial treatment program was \$394,266 with 80% of the costs associated with private properties being recovered from the property owners. Each property owner that was sprayed was sent an invoice in the amount of \$ 133.87 including GST. The CRA would like to thank all residents that have paid these invoices and would encourage any outstanding

amounts to be paid as we all may need the support of the City of Mississauga again in the future. It is important to realize that the above-noted cost for spraying is significantly lower than if each property owner were to hire a company to spray their properties independently. Further, there are not enough companies in the area that could provide ground spraying to all residents within the narrow time frame required for the spraying to be effective.

Residents are encouraged to initiate or continue with Integrated Pest Management (IPM) control programs to help reduce gypsy moth population numbers and maintain infestations at tolerable levels. Please visit the CRA's website at www.credit-reserve.com for a list of specific controls that have been proven to be effective. Most of the 2006 Gypsy Moth information can be found on the City's web site at: <http://www.mississauga.ca/portal/residents/pestmanagement>

The 2007 Gypsy Moth Control Program will include aerial spraying in Gordon Woods, Credit Woodlands, the area surrounding the University of Toronto Erindale Campus off Mississauga Road and the Credit River and 401 area.

Lori Bassett

Light Rail Transit on Hurontario?

During the Library discussions, Mayor McCallion announced that the Province is studying the feasibility of Light Rail Transit (LRT) for Hurontario St. She further stated that a 'higher order' of rapid transit will be coming to Hurontario St.

Looking into this further, we find that Mississauga has immediate priorities for a Bus Rapid Transit (BRT) route along the 403 corridor. There are longer term plans for 'Higher Order Transit,' along Hurontario St. This could be Bus Rapid Transit (BRT) or Light Rail Transit (LRT). The initial emphasis will be to link the City Centre with the Cooksville GO station to the south and north towards Brampton. Eventually, a full link with the Port Credit GO station could be built.

Over the next five years, Mississauga, in partnership with the Government of Canada, the Province of Ontario and GO Transit will be building a BRT alongside the 403, linking Mississauga's City Centre with Winston Churchill to the west and Rathburn Road to the east – eventually creating links to the Airport.

Further information is available on the CRA's website – www.credit-reserve.com - look for the heading Transit – Mississauga's Plans.

OUR DIRECTORS

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MEMBERSHIP DRIVE 2007

As spring is fast approaching it is time again for the Membership Drive.

We will be implementing this in two stages. The first stage is a mail-in campaign. We would ask that you take a moment and fill in the membership form below.

We have dealt with a number of important issues in our community during the last couple of years, including the many changes and the OMB hearings on Hurontario St., the Fram/Slokker development and, of course, battling the Gypsy Moth. As well, we have our regular expenses such as newsletters, website upkeep and mailings for important timely issues. Your past membership fees have been put to good use. We have increased our fees a little this year to keep up with expenses. If you appreciate the work we have been doing to preserve your community, we ask that you renew your membership and support your Association.

In June, we will do a letter drop-off to the residents who did not mail in their membership with a quick reminder. If you could spare 30 minutes of your time, it would be a great help to us. We're looking for volunteers to drop off reminder letters to mailboxes on their own streets. If you could assist in delivering reminder letters, please check the box below. A little of your time will make our Association stronger.

Again, thank you for your continued support and we look forward to being your voice in the community and at City Hall.

Susan Douglas – Membership Director
905-271-8838 s.douglas@credit-reserve.com



CRA Membership Form 2007

Name _____ Phone# _____

Address _____ Postal Code _____

Yes, I will help deliver reminder letters to my own street!

Please make cheque payable to : **Credit Reserve Association**

New CRA Fees: Family \$15.00

Mail to : **CRA Attn: Susan Douglas – Membership Director**

Seniors \$10.00

1546 Douglas Drive, Mississauga, Ontario, L5G 2W8

