



# Lisgar Residents' Association

[www.lisgar.com](http://www.lisgar.com)  
[lisgar.residents@gmail.com](mailto:lisgar.residents@gmail.com)

## City of Mississauga Planning and Development Committee Meeting December 2, 2019

Please note that the comments and concerns of the Lisgar Residents' Association (LRA) being expressed and communicated are based on the information received by it as of **Dec 2, 2019**. For clarity, the LRA reserves the right to revise (including adding or removing) such comments and concerns at any time and from time to time based on its receipt of new, revised or different information or feedback from the community.

Areas of concern:

### **Infrastructure**

9th Line is a busy traffic artery; we request the City to widen this road before construction. Apply all but top layer on the additional lanes, to be fenced off to be utilized exclusively for the construction vehicles. Where practical build construction road(s) off to the west of the new 9<sup>th</sup> Line. Develop right and left turn lanes to not impede through traffic flow. Build in a protected from traffic, cycle track infrastructure when 9<sup>th</sup> Line is being redesigned.

### **Parking**

We request additional parking be available to the condominium units retail spaces. We have been informed by Councillor McFadden that Mattamy will build on request basement apartments. We request additional parking be available to all the new homes to accommodate basement apartments.

### **Floodplain**

The area to be developed is a floodplain. The LRA has always expressed concern over the re-engineering of floodplains to accommodate development, as neither the City nor Developers will take full responsibility for failure, as was demonstrated in Lisgar. We would like to hear Conservation Halton's input on the whole proposed development, as this area is under their management.

We request that the City overbuild the sewer system capacity to accommodate climate change and future development north of the area.

Please see the attached **Justification Report page 18 item 1.41** where it is stated that this area can and likely will be expanded after the completion, for approximately 10 years of the initial build phase that is being designed now. This is the primary reason to oversize now.

[https://www7.mississauga.ca/documents/Business/Planning\\_Justification\\_Report\\_-\\_August\\_2019\\_6136\\_-\\_0\\_Ninth\\_Line.pdf](https://www7.mississauga.ca/documents/Business/Planning_Justification_Report_-_August_2019_6136_-_0_Ninth_Line.pdf)



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## **Developer Fees**

We request that the Developer fees that the City collected from Mattamy, be applied to the funding of 2 permanent pumping stations for Lisgar. Our community has suffered from flooding for several years. We have been promised 3 permanent pumping stations, unfortunately we have funding for only 1 at this time. We have been told by Councillor Sue McFadden that the 1<sup>st</sup> pumping station will be built north of Derry Rd. it has gone out for tender. The additional 2 pumping stations are required south of Derry Rd.

## **Condominium Buildings**

LRA has always urged lower densities, to come closer to mirroring the east side of Ninth Line. We have been informed at our meeting November 27<sup>th</sup> with Mattamy and Councillor McFadden that should it be determined that retail outlets are not feasible on the ground floor of the 5-storey condominium units, then additional residential units will be built in this space this will significantly raise the PPU (people per unit) and also raise the PPH (people per hectare) from the current density of 135.76 in this proposal.

## **Shadow/Shade Study**

Please send to us the actual in-depth study and report preferably by December 6/19. Online it simply states it was completed.

## **Sustainability Initiatives**

We request that sustainability initiatives be taken at every level of construction, including; initiatives to make homes less reliant on hydro, reducing monthly expenses, rooftop gardens as there are no backyards for any of the homes being built.

## **Arborist Report**

The Arborist report on tree removal and replacement stated that 644 are proposed for removal to facilitate the proposed development, which based on compensation ratios results in 504 required replacement trees.

We urge/request more than the allocated 504 replacement trees to be planted. We request trees to be of a significant size. We request native wildflowers to be planted as part of the reforestation.



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## **Basement Apartments**

We have been informed by Councillor McFadden that Mattamy will build on request basement apartments. With the addition of basement apartments, it will further increase the PPH (people per hectare) than the proposed 135.76.

## **Wildlife**

How will the City ensure the safety and nesting sites of the wildlife; i.e. Herons, ducks, coyotes, etc...

## **Storm Water Pond**

We request to have input and be directly involved in the final design of the perimeter area of the Storm Water Pond. We had direct input on the design of Osprey Marsh which was originally going to be a fenced off cement pit. With our involvement, Osprey Marsh won the 2006 Urban Design Award.

## **Parkland**

Councillor Sue McFadden has stated that the City will not take cash in lieu of parkland., Considering, that the new homes/units to be built will not have yards, we request more parkland in block 63 where a community garden or greenspace will be available to the community.

We commend Councillor Sue McFadden for including the Lisgar Residents' Association in the discussion and design with Mattamy Homes.

It is our understanding that the development proposal presented today from Mattamy Homes is not final, we look forward to continuing to participate in the process. Our association has been working on this project since 2010 when Mississauga annexed the lands from Milton. We have attended every meeting of the 9<sup>th</sup> Line Corridor providing feedback to our Councillor. This is our community; it is our sincere intention to be helpful to the City and the Developer by addressing areas of concern in this major project.



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June 13, 2019

RE: Proposed Ninth Line Development

Our Ward 10 Councillor asked for LRA's comments to be put in writing, to be included in comments to the Public Meeting on June 17. Most of these are positions the LRA has made public for years, and most were discussed with our Councillor at a meeting on Monday, June 10, where a draft of proposed development from Union Gas to the creek flowing out of Osprey Marsh was shown to us.

1. LRA has always advocated for lower densities of housing. The proposed density of 109.45 PPH is higher than in any previous proposal, and far higher than the 82 confirmed to us by the Mayor in our last discussion. And when using the average family size of 3.1 for Mississauga in the 2016 census, the population density becomes 124 PPH. Our concerns are for traffic congestion, greenspace, school and hospital crowding, and quality of life.
2. LRA has always expressed concern over the re-engineering of floodplains to accommodate development, as neither the City nor developers will take full responsibility for failure, as was demonstrated in Lisgar. We would like to hear Conservation Halton's input on this proposed development as this area is under their management.
3. We are pleased to see some designated park lands. We agree that these should be built with significant community space, as our Councillor discussed with us. Looking over Lisgar, it appears that all our parks but one have sports fields that are permitted, leaving little place for events like Mississauga Pops. So we request a sizeable covered Gazebo in the proposed park.
4. To replace existing mature trees that will be removed due to the development requirements, we encourage the City and developers to take a pledge to implement a verifiable, recorded tree replacement program. For every tree cut, plant at least one. The area between the 407 and the western edge of the new development can serve as an "overflow" area, over and above the number of trees planted in parks and streets of the development.
5. To truly help with affordable housing, Real Estate agents should not be given discounted or prior opportunity to buy these properties, especially condos. This will help families who need a primary residence buy them on a level playing field. Help families, rather than investors. Maybe even consider restricting buying units for any purpose other than for a primary residence.



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6. To facilitate cycle commuting and recreation, LRA proposes a raised bike lane, up the curb, alongside Ninth Line. Alternatively, a partitioned MUT could be used, with plastic pylons and painting that divides off the cycling lane, to allow cycling while helping keep walkers and children safe. Such a raised bike lane, similar to the one along the south side of Derry Road, would be easy to accomplish, because the city often paves a couple feet along major streets where grass can't grow due to winter road salting. If these were extended a few more feet and smoothed out, they could efficiently accommodate such commuter bike lanes.

7. We suggest not allowing a corner store right across from the proposed school. We've heard concerns as students from other schools dangerously cross streets mid-block, or simply are hard to keep in school and not in the store.

Just to confirm what was discussed on June 10, there will be a Community Meeting on June 24, 7:00 pm, at the Churchill Meadows Library about the proposed development between Britannia and Eglinton?