

What's new with 900 LRW?

This is the first in a series of updates I hope to send to the people impacted most by this proposed development.

The Background:

We are looking at an 11 story luxury condominium to be built at the west edge of Richard's Memorial Park, a location surrounded by what is designated in the official plan as green space and located within the Credit River Watershed managed by the Credit Valley Conservation Authority.

The Issues:

Although there is a need for affordable housing in the city, the particular location chosen for this project stands in violation of the recently completed city of Mississauga Master plan. It does not provide affordable housing, nor is it located in one of the high density residential hubs, but rather between a Park and low-density housing. This massive project will lead to the destruction of the precarious environmental balance in the area through the creation of wind tunnels likely to kill neighbouring trees, the disruption flight paths of migratory birds, the creation of sound pollution via the roof top HVAC system, and the destruction of wetlands with its flora and fauna.

The presence of this building will restrict the use of the Park by city residents, given that it will offer less than one parking spot per unit and therefore create a parking overflow into the reserved spaces at Richard's Memorial Park. Only pedestrians will be able to easily gain access (no more picnics in the Park!) and neighbouring residential streets will be flooded with parked cars.

Richard's Memorial Park, now a place where families can go and enjoy the natural beauty of the surroundings and Lake Ontario will become the backyard of a luxury condo.

Adjoining low-density single-family houses will see their environment radically changed not only because of the above mentioned environmental issues, but also because of the significant shade provided by the building and the secondary depletion of adjacent flora.

This condo will contribute to traffic chaos on Lakeshore. The studies submitted by the developer were produced before Brightwater was fully

developed and did not take into account the fact that there are very few east-west streets crossing the Credit River, hence leading to bottlenecks when one of these crossing points is blocked (for example, if there is a traffic accident on the QEW and the cars overflow onto Lakeshore). The location of the condo is not in a "walkable area" where residents could easily do their grocery shopping or other retail purchases and go to work without the use of a car. It is unlikely that purchasers of luxury condominiums will use the infrequent Lakeshore bus.

What have we done so far?

- *A number of concerned residents have taken it upon themselves to read the enormous number of reports put forward by the developer and to raise some issues regarding their content.*
- *We are organizing meetings with important players in the process, such as city staff, including our councillor and city planner.*
- *Attempts to contact the Credit Valley Conservation Authority have not been successful so far. They have distanced themselves (or have been told to distance themselves) from this project.*
- *We are reaching out to other community associations and to MIRANET.*
- *We are looking into doing a survey in order to establish the property line between Lorne Park Estates and 900 Lakeshore Rd. W. and to build a fence to delineate the property.*
- *We have approached some people who can be consultants, having dealt with similar issues in the past.*
- *We are trying to reach as many South Mississauga residents as possible in order to keep them informed of what is happening.*
- *We have both an online petition and a paper petition for city Council. The online petition has gathered 1362 signatures so far while the city petition has 120. The latter will be presented to city Council.*
- *There is a Facebook page dedicated to this issue*

What you can do

- *Attend the public meeting scheduled for July 28 (see attached invitation). Although we have tried to get the time and the venue changed, we have not been successful. Because this meeting is scheduled at an inconvenient time for most people, we need to make a great effort to show up and not assume that somebody else will do it for us!*

- *Let your voice be heard by writing a letter objecting to the project (mailing list attached)*
- *Speak to your neighbors and get them involved*
- *I am attaching a blank petition for the city. Have your neighbors and friends sign it and let me know when I can pick it up from you*
- *Volunteer to go to Richard's Memorial Park and discuss the situation with people who are visiting the Park. We have a flyer (attached) which can be given to Park visitors and they can also be asked to sign the petitions (the flyer has the URL code to the online petition and to the Facebook page).*
- *Consider joining the 900 committee.*
- *Contact your local MPP, as it is becoming clearer that the provincial government is pushing for construction at all costs, including compromising the environment. As the members of the provincial parliament are elected officials, they need to hear loud and clear from their constituents that allowing this project to proceed will cost them a significant number of votes in the next election, not to mention the disruption that can be caused by everybody becoming vocal at this time.*

We want to hear from you. Give us your ideas, speak to other people and get involved. When we remain silent we become complicit in the destruction of our precious green space and its replacement by a concrete jungle!

Michèle