

# Lakeshore talks were 'horse-trading': CSMCA

The following is the text of a letter to Mississauga planning board chairman Douglas Sherbanuk that has been filed with The Times for publication by the Council of South Mississauga Community Associations (CSMCA).

We understand that Mr. Henry Stewart, the coordinator appointed by planning board to hold discussions between planning staff, ratepayers' representatives and developers concerning the Lakeshore Community Study, has reported to planning board that the discussions have become stalemated.

We further understand that planning board has instructed planning staff to re-do the Lakeshore Community Study to provide for a population density in the 21,000 range.

The purpose of this letter is to record our objection to the fact that planning board, by so instructing planning staff, appears to have made a policy decision on the desirable population density for the Lakeshore Community area without answering the many objections put forth by citizens groups that show such a density to be highly undesirable and without allowing these citizens groups to appear before you to explain and elaborate on their objections.

### OBJECTIONS

When the original study was published in June, 1971, residents in the lakeshore community area of Mississauga expressed great concern that the character of their community would be destroyed by the proposals.

The original proposals contemplated changing the area from a low density area where over 95 per cent of all inhabitants are housed in single family homes to one in which over 75 per cent of the inhabitants would be housed in multiple family dwellings and apartments. A density of 21,000 would still result in a radical change of the area from a low density single

family one to a high density multiple family and apartment area.

### OTHER FACTORS

A principal objection to the original study was that it did not demonstrate a need for change. Indeed, the original study did not deal in any depth at all with the impact it would have on hospitals, public transportation, the GO Train, the Q.E.W. and other vital services, the quality of which help to determine the character of a neighbourhood.

When the S.C.M.C.A., representing 11 ratepayers and citizens groups in South Mississauga, agreed to enter into discussions with Town planning staff and the developers concerning the Lakeshore Community Study it was on the understanding that we would be supplied with detailed information which would justify planning staff's position on the original study.

In the course of the talks we reluctantly agreed to discuss density at Mr. Stewart's insistence and because the ultimate density of the area will have a direct result on the nature and quality of the services required. But we always emphasized that any acceptance by the residents of a particular density would depend on the production of facts and information which would assure us that an agreed upon density would not put undue strain on the roads, the GO Train, the hospitals and other services.

Unfortunately, the discussions deteriorated into horse-trading sessions dealing only with density in which the residents were forced to resist change without clarification on the one hand and planning staff lowered its density demands to a small degree on the other — principally by changing from residential to industrial one area in the original study, right beside the Clarkson GO station, that is not under pressure from developers for the time being. Matters other than

density were hardly discussed.

Planning board, in mentioning density only — unrelated to the character of the community — when it instructed planning staff to draw up a new plan, has perpetuated this error.

### POLITICIANS SILENT

We regret the lack of leadership that has been shown by some members of town council concerning the Lakeshore Community Study. Instead of coming out publicly and stating where they stand on the study some members of council have remained noncommittal and have suggested that "interested parties" get together and "compromise."

As a result the citizens of the area have been cast unwillingly in an adversary role. They have been called upon, quite improperly, to justify their opposition to the study whereas it is those proposing change who should justify the study.

### PUBLIC HEARING

We submit that the Planning Board should hold a public hearing concerning the objections to the Lakeshore Community Study and that planning staff should deal with the objections before proceeding any further with a new plan.

### CRITERIA FOR NEW STUDY

We further submit that Planning Board should instruct planning staff to take into account the following criteria in drawing up a new plan:

- the present character of the community and the necessity of preserving it;
- the effect population density will have on the GO Train service, the Q.E.W., the hospitals, the parks and other services;
- the effect the plan will have on the area surrounding the Lakeshore Community and the fact that the whole area south of the Q.E.W. is in fact one distinct community;
- the wishes and desires of the overwhelming majority of the residents of the area.



Twisted scrap of metal from dump frames Halliday house. Couple have reached settlement for damages. (Times photo by Ron Pozzer).

## Down in dumps dispute settled out of court

Dorothy and Frank Halliday, for years beleaguered by the town dump on all sides, have received a settlement for damages out of court, The Times has learned.

The Hallidays took legal action over a year ago against dump operators Berrill and Trustrum and the Town of Mississauga after substantial traces of methane gas was detected near their home.

The couple had asked for \$150,000 in damages and an injunction to close the dump. Last fall they lost a bid for a temporary injunction.

Legal action was necessitated when Mrs. Halliday complained about vegetation dying around the house and rats swimming in the outdoor pool.

The Hallidays wanted Berrill and Trustrum to buy the house but the dump operators refused.

As a precautionary measure the Air Management Branch of the Ministry of Environment order auger holes and pipes installed to discharge methane gas building up around the North Service Road residence.

The amount of the cash settlement has not been released, nor have any arrangements, but the couple are not expected to move from their home.

Had a permanent injunction on the dump been ordered by the courts, the town would have been forced into locating another sanitary landfill site.

## Rebuffed by Donner, Wolf gets jobs for two

**PORT CREDIT** — Two welfare recipients here were hired by a Mimico firm within a day of town councillor Ed Donner's complaints that Hubert Wolf and his Port Credit Residents Association was involved in too few issues.

Wolf called welfare department head, Mrs. Roberta Stephens, last Tuesday morning following Donner's criticism at the Monday night council meeting. By Wednesday two young women were taken off the welfare rolls and given jobs at the Stone-Straw Corporation plant on Lakeshore Road in Mimico,

where Wolf's wife Dorothy is the assistant general manager.

The women work the night shift as packers for about \$84 a week. The firm manufactures paper and plastic drinking straws.

At the council meeting Donner had argued that the PCRA was not involved enough in the numerous issues that affect the community. He resented their concentration on just a few issues such as the proposed road widening scheme and claimed that they would gain little co-operation if they maintained their narrow base.

"It's our right to get involved in the matters we chose to get involved in," Wolf said afterwards. He admitted, though, that participation in more community problems was always desirable.

Although Donner's comments spurred Wolf's phone call to the welfare department on Tuesday he insisted that he had been interested in such a project for some time.

Port Credit's welfare roll fluctuates between 80 and 90 recipients. The 1972 welfare aid budget ran to \$150,375 or about \$11,000 less than in 1971.

## Board building slash ends school upgrading

Increased use of portable classrooms and busing of students to distant schools could be the outcome of the province's action last week in slashing the school board's construction budget in half.

The proposed building program worth \$20.7 million was cut to \$9.3 million in Peel County as part of the Ontario government's new belt tightening policy.

The school board's planning and building committee was scheduled to meet in special session last night (Tuesday) to decide

what can be done to appeal the decision.


The Ministry of Education approved \$8.5 million for new construction, \$800,000 for new school sites and allowed no funds at all for upgrading aging schools.

Five new schools and three additions will use up the entire allotment. Projects such as the destruction and replacement of the rapidly decaying Forest Avenue Junior Public School in Port Credit will have to be dropped.

One of the reported alternatives is the complete abandonment of the Forest Avenue structure and the transfer of its students to any available classrooms elsewhere.

Trustee Ted Humphreys suggested last week that no new schools be built in the major subdivisions so that the developers would exert pressure on the province to alter their decision.

Consideration may also be given to trading off low-use schools, particularly in Lakeview area, to the Roman Catholic separate school board for space in high growth regions.



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