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April 5, 2022

Our File Nos. 171473 and 171445

**VIA EMAIL:** [diana.rusnov@mississauga.ca](mailto:diana.rusnov@mississauga.ca)

Mayor and Members of Council  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Attention: Diana Rusnov, City Clerk & Director of Legislative Services

Dear Madam Mayor and Councillors;

**Re: Proposed Lakeshore Corridor Official Plan Amendment**

**Re: 1041 and 1407 Lakeshore Road East, Mississauga**

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We are counsel to 1407 Lakeshore Developments Inc., the owner of the properties located at 1041 and 1407 Lakeshore Road East, Mississauga.

Our client has advanced its development aspirations for these two properties in the following way:



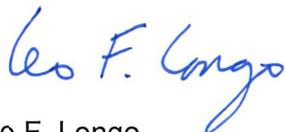
Our client's proposal is for a mid-rise development on each site; seeking height permissions of 10 and 9 storeys for 1041 and 1407 Lakeshore Road East respectively. These heights can be achieved while maintaining/respecting the City's angular plane urban design policies and ensuring compatibility with the neighbouring established residential community. The proposed developments are appropriately sized for this corridor and will be transit supportive. Site-specific complete applications have now been filed for these properties with all necessary supporting studies and documentation.

We respectfully request that Council modify the draft Lakeshore Corridor OPA by permitting these sites to achieve the heights proposed in their respective applications. Failing to do so will result in planning policies that are inconsistent with the Provincial Policy Statement, 2020 and fail to conform with the Provincial Growth Plan and the Region's Official Plan.

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Should you require any clarification or further information with respect to this matter, please do not hesitate to contact the undersigned.  
Yours truly,

AIRD & BERLIS LLP



Leo F. Longo  
Partner

LFL/ly

c. Client  
Urban Strategies  
Ben Wong