

**Susan Rosenthal**  
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 File No. 704057

June 6, 2022

**By E-Mail Only**

City Council  
 City of Mississauga  
 c/o Planning and Building Department  
 300 City Centre Drive, 6th Floor  
 Mississauga, Ontario L5B 3C1

*Attention: Development Assistant*

Dear Mayor and Members of Committee:

**Re: City Council Meeting – June 8, 2022**  
**Item 17.6 – A by-law to amend Zoning By-law 0225-2007, as amended with respect to South side of Lakeshore Road East, east of Lakefront Promenade 1082 Lakeshore Road East and 800 Hydro Road OZ 19/003 W1 (related files: OZ 19/021 W1 and T-M19001 W1) (the “Subject Lands”)**  
**Submission on behalf of Rangeview Landowners’ Group Inc.**

We are counsel to Rangeview Landowners’ Group Inc. (“Rangeview”), the owners of approximately 70% of the lands within the Rangeview Estates Precinct of the Lakeview

Waterfront Major Node Character Area governed by Policy 13.3 of Official Plan Amendment 89. Rangeview’s lands are immediately north of the Subject Lands. A map

of our client’s land is attached as Appendix “A”. As you may be aware, our clients are actively working on a master plan for the Rangeview Estates Precinct to realize

development potential on those lands and have begun discussions with Mississauga staff in that regard.

Further to our letter issued on November 8, 2021 regarding the Official Plan Amendment, Rezoning and Subdivision Applications for the Subject Lands (attached), and our request for a copy of the proposed zoning by-law, as of the date of this letter, the by-law in question has not been provided and is not available on the City’s website. This is very concerning as the implications of the by-law and the City’s approval over the Subject Lands directly impact the Rangeview lands. It is also concerning that City staff did not provide an update to Rangeview, following our request, regarding the details or timing of the by-law on the Subject Lands.

Although Rangeview have engaged in semi-regular meetings with the Owners of the Subject Lands, Rangeview is not fully aware of the assumptions used by the applicants within the associated transportation studies on the Subject Lands in relation to development within Rangeview. While we agree with the City's approach to use holding zones for the zoning by-law, without the receipt of the by-law, it cannot be determined whether the proposed specific holding zones and provisions are acceptable. The fact that Rangeview was not consulted by City staff on the assumptions for the planned development timeline for Rangeview is unacceptable. It is our understanding that only 550 units for Rangeview has been assessed in the transportation work completed for the Subject Lands, including forecasted scenario of 2041. This is not appropriate or in keeping with Official Plan Amendment (OPA) 89, where Rangeview Estates Precinct included 3,700 units (35%) and Ogden Green/Cultural Waterfront included 6,800 units (65%).

Therefore at this time, we ask Council not to proceed with the zoning by-law on June 8, 2022 to allow for a reasonable period of review after the release of the proposed Zoning By-law by Rangeview and others. This will allow for substantive comments to be given to City staff. At a minimum, it is assumed that the City's holding provisions over the Subject Lands include the original total residential unit breakdown (by percentage) between the Subject Lands and Rangeview. This assumption is based on the fact that all transportation for the Subject Lands travel through the Rangeview lands and confirms the City's intent to create a single sustainable and complete community.

Yours sincerely,

**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:akl

encl.:

copy: Clients

November 8, 2021

**By E-Mail Only to [application.info@mississauga.ca](mailto:application.info@mississauga.ca)**

City Council  
City of Mississauga  
c/o Planning and Building Department  
300 City Centre Drive, 6<sup>th</sup> Floor  
Mississauga, Ontario  
L5B 3C1

Attention: Development Assistant

Dear Mayor and Members of Committee:

**Re: Planning and Development Committee – November 8, 2021  
Item 4,1 – Public Meeting Recommendation Report - Draft Plan of  
Subdivision, Official Plan Amendment and Rezoning Application – 1082  
Lakeshore Road East and 800 Hydro Road (the “Subject Lands”)  
Submission on behalf of Rangeview Landowners’ Group Inc.**

We are counsel to Rangeview Landowners’ Group Inc. (“Rangeview”), the owners of approximately 70% of the lands within the Rangeview Estates Precinct of the Lakeview Waterfront Major Node Character Area governed by Policy 13.3 of Official Plan Amendment 89. Rangeview’s lands are immediately north of the Subject Lands. A map of our client’s land is attached as Appendix “A”. As you may be aware, our clients are actively working on a master plan for the Rangeview Estates Precinct to realize development potential on those lands and have begun discussions with Mississauga staff in that regard.

Our clients are pleased to see the vision first initiated by Inspiration Lakeview for the overall Lakeview Waterfront Major Node Character Area, including both the Subject Lands and those of our clients beginning to become a reality. The intensification of the original approvals consistent with emerging provincial policy makes good planning sense for both the Subject Lands and the Rangeview lands.

As with all Master Plans, particularly those implementing part of an overall vision for a larger area, it is imperative that the planning of the lands be assessed comprehensively and holistically, ensuring compatibility, sufficient opportunities for a range and variety of housing and other uses, and ensuring the appropriate function of lot, block, and road layouts at a broader scale than the master plan itself. For example, transportation impacts

on the Rangeview lands must be fully assessed prior to the passage of zoning by-laws and should, at the very least, take into account all of the approved units in the Rangeview Precinct. This is particularly important when there are shared road connections, such as Ogden Avenue, or the need to determine improved intersection configurations on Lakeshore Road on the Rangeview lands.

We commend the City's approach to the use of holding zones for the proposed Zoning by-law pending the completion of certain studies and works but suggest that the use of such holds should be extended to additional blocks in the proposed plan to allow the impact of the proposal on the Rangeview Precinct to be more fully assessed, thus ensuring appropriate comprehensive planning. The holding provisions could also indicate the level of development permitted prior to the listing of the "h" and/or the completion of additional studies. In that regard, please provide us with a copy of the zoning by-law and official plan amendment as soon as they are available.

Additionally, upon review of the conditions of subdivision approval, we note that certain conditions require clarification or more detail which would benefit from additional discussion with the City and applicant and input from our professional planning and transportation experts.

Our clients invite a meeting with the City and the applicants to provide further input into the matters raised in this letter to ensure that the two areas are comprehensively and compatibly planned.

Please ensure that I am copied on all notices, meetings and other documentation in relation to the matter.

Yours sincerely,  
**DAVIES HOWE LLP**



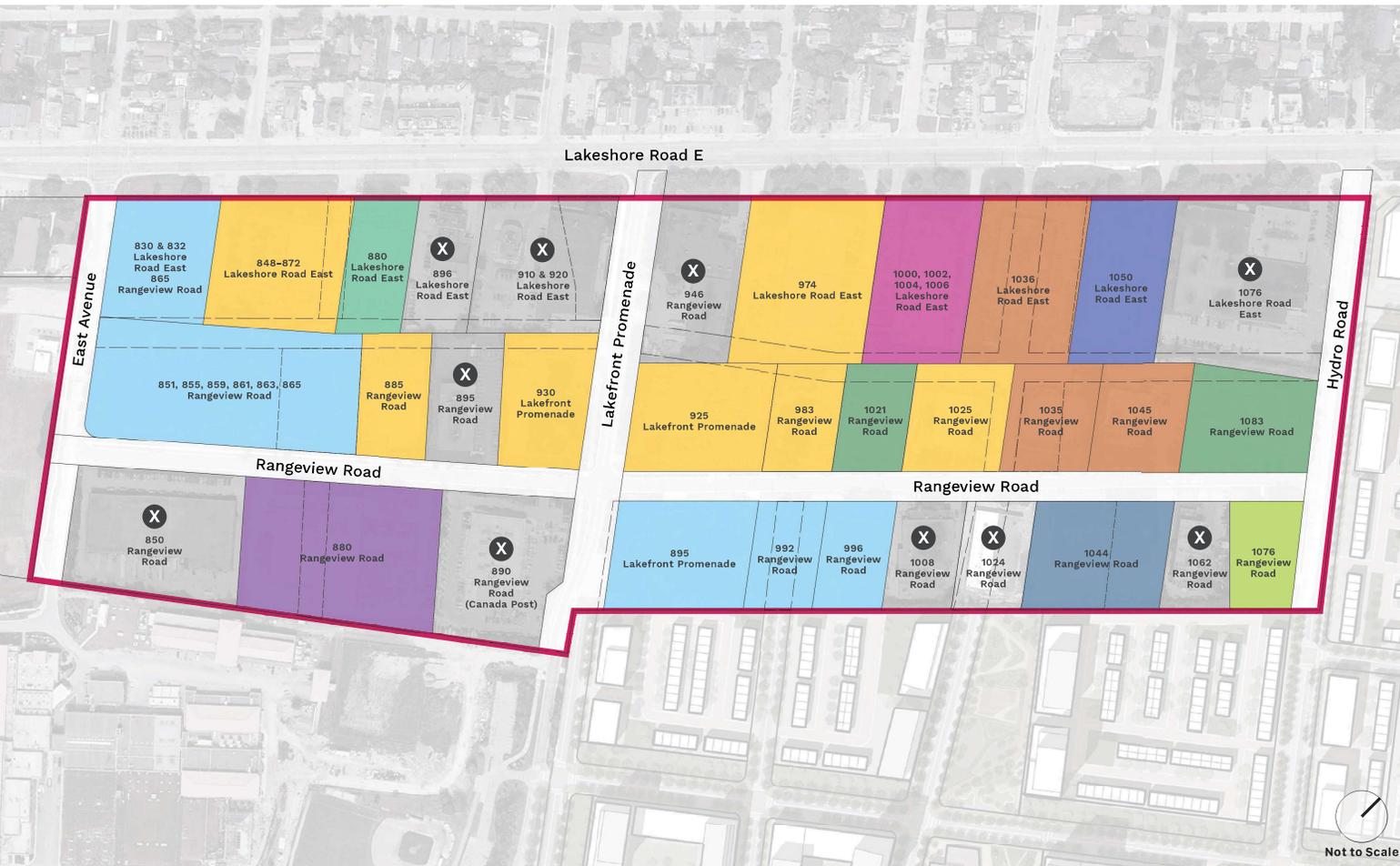
Susan Rosenthal  
Professional Corporation

SR:SR

copy: Client  
Lindsay Dale-Harris, Bousfields Inc.  
Steve Krossey, BA Group

# APPENDIX A

## Rangeview Estates Ownership Participation Map



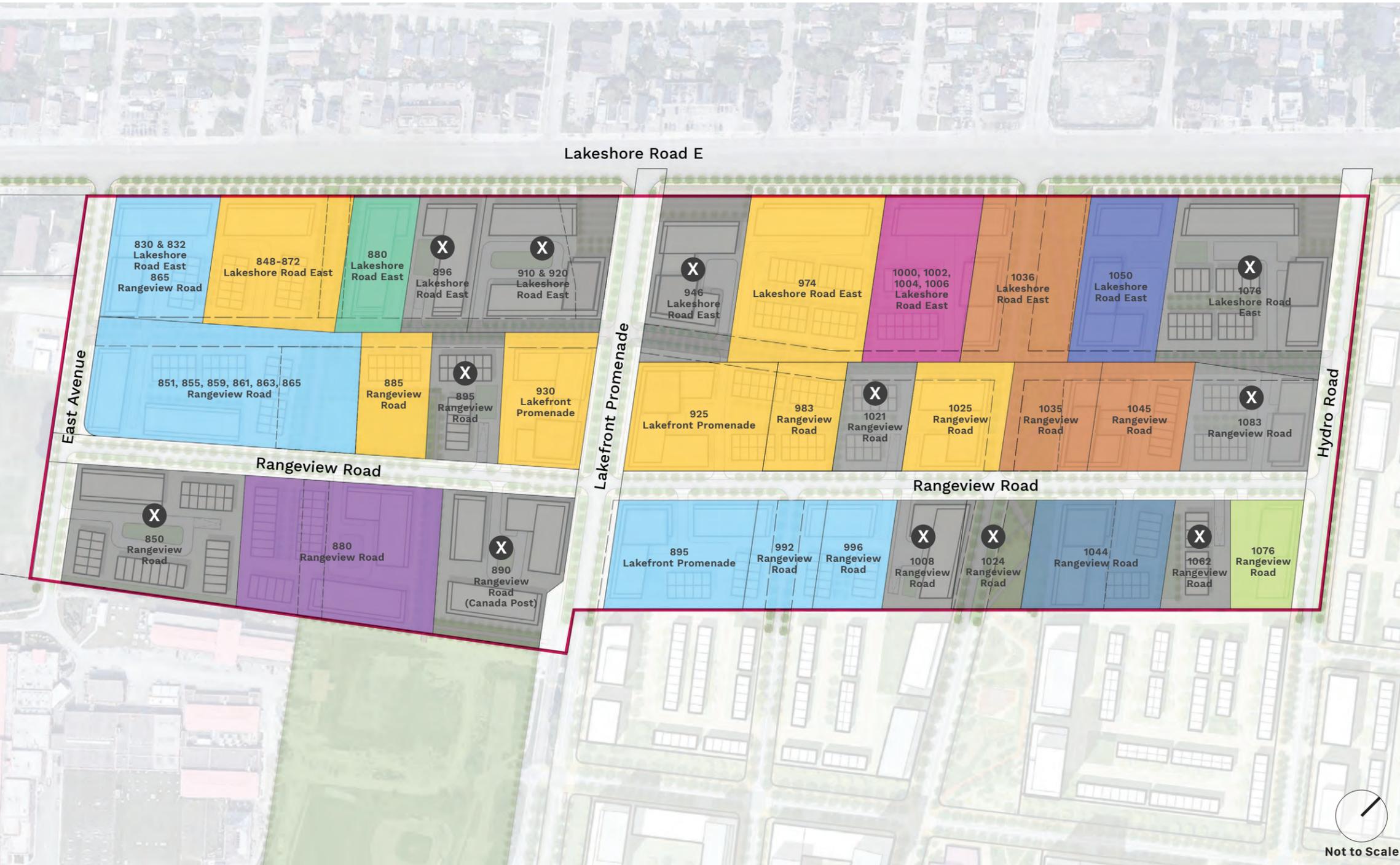
- DORSAY (LAKESHORE) INC./DORSAY (LAKEFRONT PROMENADE) INC./DORSAY (RANGEVIEW) INC.
- ELGROUP HOLDINGS INC./ELIAS BROS. CONSTRUCTION LIMITED
- RANGEVIEW 1035 HOLDING INC./RANGEVIEW 1045 HOLDING INC./1207238 ONTARIO INC.
- 2120412 ONTARIO INC.
- WHITEROCK 880 RANGEVIEW INC.
- 447111 ONTARIO LIMITED
- 1127792 ONTARIO LIMITED
- ILSCO OF CANADA LIMITED
- 2547046 ONTARIO INC./2545488 ONTARIO INC.
- KOTYCK INVESTMENTS LTD.

**Legend**  Rangeview Estates Precinct Area (Gross Area = 25.67 ha)  Non-Participating Landowners  Existing Parcel Lines  OPA 89 Linework

# CONTEXT

## Rangview Estates Precinct Area

### Rangview Estates Ownership Participation Map



- DORSAY (LAKESHORE) INC./DORSAY (LAKEFRONT PROMENADE) INC./DORSAY (RANGEVIEW) INC.
- ELGROUP HOLDINGS INC./ELIAS BROS. CONSTRUCTION LIMITED (Elias Brothers Construction)
- RANGEVIEW 1035 HOLDING INC./RANGEVIEW 1045 HOLDING INC./1207238 ONTARIO INC. (Oasis Banquet Hall)
- 2120412 ONTARIO INC. (Xtreme Tire)
- WHITEROCK 880 RANGEVIEW INC. (Dream)
- 447111 ONTARIO LIMITED (Norstar)
- 1127792 ONTARIO LIMITED (Dino Collini)
- ILSCO OF CANADA LIMITED (Thomas Quinn)
- KOTYCK INVESTMENTS LTD.

