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Jennifer Meader

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VIA EMAIL

June 7, 2022

City of Mississauga
Planning And Development Committee
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Email: application.info@mississauga.ca
deputations.presentations@mississauga.ca

Dear Sir/Madam:

Re: WRITTEN SUBMISSIONS ON ZONING BY-LAW AMENDMENT
Council Agenda Item 17.6
1082 Lakeshore Road East & 800 Hydro Road
Municipal File Nos. OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1

We are counsel to Stratos Technologies Inc., owner of the property municipally known as 1024 Rangeview Road ("Stratos Lands"), within the Rangeview Estates Precinct of the Lakeview Waterfront Major Node Character Area ("Lakeview Area"), within the City of Mississauga. A significant portion of the Stratos Lands are intended to be developed as a north-south collector road ("Collector Road"), as well as a linear park. Both the Collector Road and the Linear Park are intended to service the Lakeview Area.

On November 8, 2021, we submitted comments on Municipal File Nos. Municipal File No. OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1, to permit a mixed-use waterfront community over the majority of the Lakeview Area ("Lakeview Applications"). Those comments are attached hereto for ease of reference. At that time, Official Plan Amendment No. 125 was adopted, but the implementing Zoning By-law ("ZBA") was deferred. We understand the ZBA is now proceeding to Council for enactment. Our November 8, 2021 comments remain applicable to the ZBA.

The ZBA proposes holding provisions which would require the completion of a transportation study and completion of require infrastructure prior to each phase of development proceeding. However, in our opinion, those provisions do not go far enough to ensure that necessary infrastructure, including the Collector Road, is in place prior to development. We continue to request a holding provision specifically requiring the construction of the Collector Road prior to any development.

A large, centralized park is intended to support the Lakeview Area. The park is also intended to be

JENNIFER J MEADER, PROFESSIONAL CORPORATION
TURKSTRA MAZZA ASSOCIATES

developed, in part, on the Stratos Lands. There are good planning grounds for ensuring that the park is fully in place prior to any development occurring in the Lakeview community. A holding provision should also dictate the timing for delivery of this park.

Yours truly,

A handwritten signature in black ink, reading "Jennifer Meader". The signature is written in a cursive, flowing style with a large initial "J" and "M".

Jennifer Meader
JM/jm

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VIA EMAIL

November 8, 2021

City of Mississauga
Planning And Development Committee
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Email: application.info@mississauga.ca
deputations.presentations@mississauga.ca

Dear Sir/Madam:

**Re: WRITTEN SUBMISSIONS ON PLANNING APPLICATION
1082 Lakeshore Road East & 800 Hydro Road
Municipal File Nos. OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1**

We are counsel to Stratos Technologies Inc., owner of the property municipally known as 1024 Rangeview Road ("Stratos Lands"), within the Rangeview Estates Precinct of the Lakeview Waterfront Major Node Character Area ("Lakeview Area"), within the City of Mississauga. A significant portion of the Stratos Lands are intended to be developed as a north-south collector road ("Collector Road").

Our client has reviewed the privately-initiated planning applications having Municipal File Nos. Municipal File No. OZ 19/003 W1, OZ 19/021 W1, T-M19001 W1, to permit a mixed-use waterfront community over the majority of the Lakeview Area ("Lakeview Applications"). A significant amount of growth and density is proposed by the Lakeview Applications that will rely heavily on the Collector Road for access to the broader road network. It is my client's position that no development within the area captured by the Lakeview Applications should be permitted to proceed until the Collector Road has been fully constructed to Lakeshore Road East. We are requesting that a holding provision be placed over the entire draft plan area through the Zoning By-law Amendment, requiring the construction of the Collector Road before any building permits can be issued.

We also hereby request notice of any future meetings, notices, planning applications, etc. in relation to the Lakeview Applications and within the broader Lakeview Area.

JENNIFER J MEADER, PROFESSIONAL CORPORATION
TURKSTRA MAZZA ASSOCIATES

Your confirmation of receipt of both of these requests would be greatly appreciated.

Yours truly,

A handwritten signature in black ink, reading "Jennifer Meader". The script is cursive and fluid, with the first name and last name clearly legible.

Jennifer Meader
JM/jm

JENNIFER J MEADER, PROFESSIONAL CORPORATION
TURKSTRA MAZZA ASSOCIATES