

November 6th 2023

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay St.
Toronto ON
M7A 2J3

Dear Minister Calandra,

We are writing in response to the letter directed to your attention dated October 31st 2023 from the Office of the Mayor of Mississauga in relation to our Lakeview Village project. We welcome a review of the Lakeview Village MZO granted by the Ministry on May 12th 2023 as the merits and process for this MZO request are strong and the decision of the Minister to issue this MZO is one that is consistent with this governments mandate to deliver 1.5 million homes in a location that is within a major transit station area where density should be planned. The Province and Ministry should stand by this sound decision as it represents good planning, is consistent with Provincial planning policies and will allow for the development of a complete, mixed use, transit supportive community. The MZO will allow for construction of 16,000 new homes (including provision for 1,200 affordable/attainable homes) , over 1.5 million square feet of office/employment space (9000 jobs), over 200,000 square feet of commercial space, over 45 acres of parks and open spaces including the re-development of the Lakeview Pier into one of Ontario's greatest tourism destinations – converting the lands of a previous coal generating plant into a thriving waterfront community.

We are disappointed to read in the letter from Mayor's office that the City of Mississauga is requesting you to rescind the order. We do not feel that their letter properly or accurately provided you with the full context of the benefits to the MZO, the advancement of the project, and our significant collaboration and efforts together with City and Regional staff over the last 5 months since issuance of the MZO. We thought it necessary to send this letter as a more complete and accurate update on the status and advancement of the Lakeview project and the merits of this MZO.

After issuance of the Lakeview MZO, the Minister assigned the Provincial Facilitator Office to work directly with the City of Mississauga and LCPL to ensure that the required infrastructure for the additional density approved by the MZO would be sufficient, that community benefits and affordable housing would be provided and that advancement of housing would proceed in an expeditious manner. The principles for this work were established together and in alignment with LCPL, the City and the Provincial Facilitator. Significant advancement of this work has occurred by all parties over the last 5 months.

We believe that the statement in the October 31st letter from the Office of the Mayor that states: *“that the additional densitymeans that current plans for roads, wastewater and transit among other key infrastructure needs, may not be sufficient and a significant delay will be incurred...”* completely ignores and disregards the significant progress we have made together with City and Regional staff on these items. For further clarity below is a brief update on resolution and progress on just a few of these matters:

Servicing:

- On August 18th 2023 the City and Region approved and executed a pre-servicing agreement allowing for the installation of water, sanitary, storm and district energy infrastructure. These services were appropriately upsized to accommodate the increased density within the Order. This work commenced August 18th and significant progress has been made with the installation of these services. Photography of the site and progress of the work is appended to this letter for further context. Road paving will be commencing shortly and the entire 177 acre site will be serviced and paved by August 2024.
- A letter from the Regional Chair was sent in response to the City’s October 31st letter, further clarifying the status of servicing/infrastructure design approvals, advancement of servicing works, and financial benefits to the Region. This correspondence is also appended to this letter for your reference.

Traffic and Transportation:

- LCPL traffic engineers and City and Regional Staff have been meeting weekly for over 4 months as we advance an updated Traffic Impact Study to document the traffic solutions and road capacity for 16,000 units. We have been working collaboratively with City and Region staff on agreed upon terms of reference for this study and check points weekly on the analysis and results. The final TIS will be submitted to the City and Region for review and approval this week.

School Boards:

- LCPL has been coordinating with Peel District School Board and Dufferin Peel District School Board on school needs resulting from increased density. We are nearing clearances from both School Boards and able to accommodate their requirements and provisions for future schools.

Municipal Financial Impact and Community Benefits:

- LCPL has provided to City Staff an analysis of the Municipal financial benefits and revenues associated with the Lakeview Project that is estimated at \$1.2 billion of municipal revenue (over \$555M associated with the additional density). LCPL has a confidential meeting scheduled with City Staff and the Provincial Facilitator on November 10th to discuss these revenues, funding of infrastructure and community benefits.
- The additional municipal revenues generated by this project will allow for many components of the vision for this masterplanned community to actually be funded and realized that could not have otherwise been funded and delivered.

Affordable Housing:

- Prior to issuance of the MZO, LCPL had agreed to provide 5% affordable housing for the original 8050 units and continue to stand by that commitment.
- Upon issuance of the MZO by the Minister, it was indicated in the release an expectation for 10% affordable/attainable housing associated with the additional density approved by the MZO. LCPL has no objection to this and is prepared to commit to this 10% affordable/attainable housing obligation.
- In total this represents approximately **1200 units of affordable/attainable housing** that would be generated by this development. LCPL is currently working with Trillium Housing on an affordable housing program for home ownership units within Lakeview, and has plans to implement and integrate rental buildings within project as well.

District Energy:

- LCPL and Enwave have recently entered into a District Energy Masterproject Agreement to implement District Energy for heating and cooling of all buildings within the project. Enwave is nearing finalization of agreements with the City and Region as well. This project will be the largest of its kind in North America and utilize treated effluent to heat and cool buildings within Lakeview Village in a sustainable and climate-friendly manner. In total, with 16,000 units built at Lakeview there will be a reduction of approximately 25,528 tonnes/annum of GHG - the equivalent of removing 5,550 cars per annum from roads. This benefit is a prime example of why this project is so well situated and appropriate for more density and why the MZO was justified and needed. Homes being built in Lakeview will not only be contributing to the Province's housing targets but are being built in a location that is taking advantage of infrastructure and servicing that has capacity (water and wastewater treatment plants adjacent to site) and leverages and maximizes the benefits of a new state of the art District Energy system for sustainable and green heating and cooling.

The above are just some of the examples of the progress and resolution of items that the City had noted at outset of MZO issuance. The indication within the letter from the Office of the Mayor that roads, wastewater, transit and other key infrastructure needs are unknown and may not be sufficient is highly inaccurate and does not take into account the significant work that we have undertaken together with their staff. The issuance of the MZO for Lakeview was a recognition of the need and importance of planning for appropriate densities within transit supportive communities and maximizing use of existing and planned infrastructure. The City of Mississauga's request to rescind the Lakeview MZO would cost the City, Region and their taxpayers:

- Approximately \$172 million in additional City Development Charges;
- Approximately \$280 million in additional Regional Development Charges;
- Approximately \$15 million in additional Community Benefit Contributions;
- Approximately \$50 million in additional Cash in Lieu of Parkland Contributions;
- Approximately \$40 million in additional Transit and Education Development Charges;
- Approximately 800 affordable/attainable housing units;
- Lost funding opportunities for community benefits and infrastructure envisioned for project including enhanced Pier and destination waterfront park;

We intend to continue to advance our work with the Provincial Facilitator, City and Regional staff to show and document all the many benefits that will come from this project and the MZO, both to the City and the Province. We thank you for the opportunity to provide you with a more thorough update on the progress of Lakeview. The issuance of the MZO has set the stage for this truly to be one of the most transformative mixed use communities in the Country, providing for 16,000 new homes, over 1.5 million square feet of office/employment space, over 200,000 square feet of retail and vast parks and open spaces all right at the waterfront of Lake Ontario.

We look forward to continuing to work closely with City and Regional staff on our progress, registration of the plan of subdivision and start housing construction during the first quarter of 2024.

Regards,

Brian Sutherland

Brian Sutherland, President, Lakeview Community Partners Limited

Cc: Honourable Doug Ford, Premier of Ontario
Honourable Nina Tangri, Mississauga-Streetsville MPP
Sheref Sabawy, Mississauga-Erin Mills MPP;
Deepak Anand, Mississauga-Malton MPP;
Rudy Cuzzetto, Mississauga-Lakeshore MPP;
Natalia Kusendova-Bashta, Mississauga Centre MPP;
Chair Iannicca, Region of Peel
Chris Fonseca, Acting Mayor, City of Mississauga
Stephen Dasko, Councillor Ward 1
Jeffrey Schelling, Office of the Provincial Land Development Facilitator

November 3, 2023

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
minister.mah@ontario.ca

Dear Minister Calandra,

We are in receipt of a copy of a letter from The City of Mississauga dated October 31, 2023, addressed to you regarding the Minister's Zoning Order for Lakeview Village. At the request of the applicants, and to ensure complete clarity on the file on matters pertaining solely to The Region of Peel, staff and I want to bring the following information related to servicing the site forward to assist you with your understanding of the project and its current status.

The Lakeview Village lands are located between the Region's water treatment plant which is less than one kilometer to the west, and the wastewater treatment plant abutting the east property line. The Region has been dealing with the project for some time and signed a Pre-Servicing Agreement on August 18, 2023. This tri-party agreement amongst The Region, City of Mississauga, and Lakeview Community Partners facilitates the pre-servicing of the Lakeview Village lands in accordance with the submission of engineering material supporting the 16,000 residential units contained within the MZO for Lakeview Village. This pre-servicing approval allows for the servicing of the lands that were draft approved by the City of Mississauga on November 22, 2021, and as amended on January 19, 2022 and March 16, 2022. It is our understanding that there were no substantive changes required to the approved draft plan as a result of the MZO. So Regional staff and I can reconfirm that we now have an approved Phasing and Implementation Plan for the project and that the construction of the agreed upon and required Regional Infrastructure in conformity with the MZO for the 16,000 unit count are well underway.

I can further advise that since the issuance of the MZO our staff have worked closely with the City of Mississauga and the proponent to review and respond to all technical matters required to obtain registration of the subdivision and continue to do so. As the provider of drastically needed subsidized housing in the Region, and in compliance with the Provincial directive to build 400,000 units of housing in Peel by 2031, we also welcome the 1,200 affordable/attainable units the project provides. The development will also generate approximately \$635 million in Regional Development Charges to fund our water and wastewater infrastructure requirements.

I close by thanking you for allowing this opportunity to provide clarity on the status and Regional role on the file.

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310



Kindest personal regards,

A handwritten signature in black ink, appearing to read 'Nando Iannicca', written in a cursive style.

Nando Iannicca
Regional Chair & Chief Executive Officer
Region of Peel

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

Att: MZO Lakeview Oct 2023

Cc: City of Mississauga
Premier Ford
Local MPPs
Lakeview Partners









