

A By-law to authorize the execution of a  
section 37 Agreement between  
Lakeview Community Partners Limited and  
The Corporation of the City of Mississauga  
South side of Lakeshore Road East, east of  
Lakefront Promenade  
(T-M19001 W1)

WHEREAS Lakeview Community Partners has submitted a section 37 Agreement outlining requirements for lands under draft plan of subdivision application T-M19001 W1;

AND WHEREAS Through O. Reg. 91/23, filed May 12, 2023 under the *Planning Act*, the Minister of Municipal Affairs and Housing (the "Minister") issued a Zoning Order applicable to the Site, which in addition to various site specific zoning regulation changes made both on a general and area specific basis, increased the maximum residential dwelling units permitted on the Site to 16,000 (the "Zoning Order");

AND WHEREAS The Zoning Order supersedes the zoning requirements set out in Zoning By-law Amendment No. 0119-2022 (ZBA), except for Article 2.1.33.6 of the ZBA, relating to community benefits under section 37 of the *Planning Act*;

AND WHEREAS section 37.1 of the *Planning Act* provides that former sections 37(1) to (4) continue to apply to the increase in height and density authorized by the ZBA;

AND WHEREAS Pursuant to an Order issued by the Minister on April 8, 2024 under section 49.2 of the *Planning Act* (the "49.2 Order"), the Owner and the City are to enter into an agreement for, *inter alia*, a community benefits contribution in the amount of Fourteen Million Dollars (\$14,000,000) in relation to the height and density that had originally been authorized in the ZBA, the payment and indexing of which are to be set out in the agreement;

NOW THEREFORE the Council of The Corporation of the City of Mississauga, ENACTS as follows:

1. THAT subject to the section 37 Agreement being in final form and with content satisfactory to the Commissioner, Planning and Building and the City Solicitor, the section 37 Agreement made between Lakeview Community Partners Limited and The Corporation of the City of Mississauga be executed by the Commissioner, Planning and Building Department and the Clerk, and the Corporate Seal affixed thereto, together with any other documents required to give full force and effect to the section 37 Agreement.

ENACTED AND PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Lia Magi
Date: April 23, 2024
File: T-M19001

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MAYOR

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CLERK