## A by-law to authorize the execution of a binding Term Sheet and a corresponding Commercial Lease Agreement

WHEREAS the Lakeview Community Partners Limited ("LCPL") submitted an initial draft of a master plan document entitled "Lakeview Waterfront Development Master Plan" (the "Master Plan") in October 2018 and it was subsequently endorsed by Mississauga City Council on November 6, 2019, subject to certain limitations outlined in the Planning and Development Committee Report dated October 28, 2019;

AND WHEREAS on November 10, 2021, City Council approved the draft plan of subdivision and official plan amendment and endorsed the Zoning By-law for Lakeview Village in order to implement the Master Plan, subject to a number of conditions and including one related to District Energy;

AND WHEREAS on June 22, 2022, City Council approved a By-Law 0151-2022, allowing the City to enter into a non-binding Memorandum of Agreement (an "MOA") between the City, Enwave Energy Corporation, Lakeview Community Partners Limited ("LCPL") and The Regional Municipality of Peel (the "Region") for the purpose of setting out key terms needed to design, construct and operate the District Energy system and authority to execute a License Agreement between the City and Enwave;

AND WHEREAS Enwave Energy Corporation thereafter incorporated Enwave Lakeview Corporation ("Enwave Lakeview") to assume all of its obligations under the MOA;

AND WHEREAS the City and Enwave Lakeview now wish to enter into a binding lease term sheet (the "Term Sheet") and a corresponding commercial lease agreement setting forth the terms and conditions under which Enwave will be allowed to occupy as a tenant a District Energy building and operate its equipment therein for the purposes of serving the energy needs of the residential units to be built within the Lakeview Village subdivision.

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

- That the Commissioner of Corporate Services and the City Clerk be authorized to enter 1. into and execute a binding Term Sheet between The Corporation of the City of Mississauga and Enwave Lakeview, including such ancillary and/or future amending agreements as may be required, for the purpose of describing basic terms and conditions to be included in a long term lease agreement with Enwave, in form and content satisfactory to the City Solicitor; and
- That the Commissioner of Corporate Services and the City Clerk be authorized to enter 2. into and execute a long term commercial lease agreement (the "Commercial Lease") between The Corporation of the City of Mississauga and Enwave Lakeview, including such ancillary and/or future amending agreements as may be required, in order to allow Enwave Lakeview to occupy a District Energy building and operate its equipment for the purposes of serving the energy needs of the residential units to be built within the Lakeview Village subdivision, in form and content satisfactory to the City Solicitor.

| ENACTED and PASSED this   | day of | , 2024. |
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| Approved by<br>Legal Services<br><b>City Solicitor</b><br>City of Mississauga |        | MAYOR   |
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| Domenic Tudino  |        |         |
| Date: June 11, 2024   |        |         |
| File: PO.13-22.LAK.30   |        |         |