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October 31, 2023

The Honourable Paul Calandra  
Minister of Municipal Affairs and Housing  
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Toronto, ON M7A 2J3

**Bonnie Crombie, MBA, ICD.D**  
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**City of Mississauga**  
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Dear Minister Calandra,

On behalf of the Council of the City of Mississauga, I want to thank you for your commitment to review Ministerial Zoning Orders (MZO) that were previously issued by the Ministry of Municipal Affairs and Housing. MZOs can be a useful tool in the planning process, but in certain circumstances and only when used in collaboration with city council and planning staff.

Mississauga Council has previously supported MZO requests from applicants in instances where there was a clear public benefit (i.e. for affordable housing, healthcare, significant job creation) and planning processing timelines were deemed to be the primary approval obstacle. In each circumstance, the MZO was specific to a single development and occurred prior to the start of the planning process.

These sites include:

- 2210 Speakman Drive - to support a long term care facility and hospice
- 6967 Maritz Drive - to support a film studio
- 100 Queensway West - to support the Trillium Hospital expansion
- 3058 Winston Churchill Blvd. - to support a long term care facility

The City of Mississauga is however not supportive of the Lakeview MZO as it was granted by the previous Minister at the end of the planning process when the majority of planning work, including infrastructure planning, had already been completed. The City had been working collaboratively with Lakeview for over 5 years to build a master planned community, including approving a request from the developer to increase density at this site from 6,800 to 8,050 units.

While the city was in receipt of Lakeview’s MZO request, we weren’t consulted on what it included. Furthermore, it was issued without notice late on a Friday afternoon in advance of a public planning meeting where staff were scheduled to present the City’s response to the request to the community.

REFERRAL TO \_\_\_\_\_  
RECOMMENDED  
DIRECTION REQUIRED \_\_\_\_\_  
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The additional density, doubled to over 40,000 residents and 16,000 units, means that current plans for roads, wastewater and transit, among other key infrastructure needs, may not be sufficient and a significant delay will be incurred while these elements are reconsidered.

Funding for the additional infrastructure will also be needed. The pressures created by Bill 23 mean cash-in-lieu and development charge funding is significantly reduced and will be insufficient, potentially leading to additional delays. This is a master-planned community that will no longer follow the master plan.

The City of Mississauga requests that you review the Municipal Zoning Order (MZO) for 1082 Lakeshore Road East, known as the Lakeview lands. We ask that you consider rescinding the order and returning to the originally approved development.

The City is confident that our housing plan, *Growing Mississauga*, will not only meet but meet the province's housing targets without adding additional density where it cannot be accommodated. It's important to note that we included the previously approved 8,050 units for Lakeview Village as part of our current housing target – we didn't need to double the density in order to reach our goal.

This will be a positive step in ensuring a well-planned community and avoiding unnecessary delays as we work towards our target of building 120,000 new homes by 2031.

Thank you for your consideration.

Regards,

A handwritten signature in black ink that reads "Chris Fonseca". The signature is written in a cursive, slightly slanted style.

Chris Fonseca  
Acting Mayor, City of Mississauga

CC., Stephen Dasko, Councillor for Ward 1  
Hon. 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;  
The Region of Peel