

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre  
777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2024-1743

April 10, 2024

**RECEIVED**

April 10, 2024  
REGION OF PEEL  
OFFICE OF THE REGIONAL CLERK

Acting Mayor Matt Mahoney  
City of Mississauga  
300 City Centre Drive  
Mississauga ON L5B 3C1

Dear Acting Mayor Mahoney,

As you are aware, the Office of the Provincial Land and Development Facilitator (OPLDF) has been working with the City of Mississauga staff and landowners to facilitate appropriate and timely development of Lakeview Village in Mississauga. I have been pleased with City staff's engagement with the OPLDF and landowners, and appreciate the time and commitment given to this project.

I am writing to inform you that on April 10, 2024, I issued an Order under section 49.2 of the Planning Act relating to the Lakeview Village site. The Order is attached.

This Order requires the owners of the land to enter into an agreement (or agreements) addressing a number of matters deemed necessary for the appropriate development of the land.

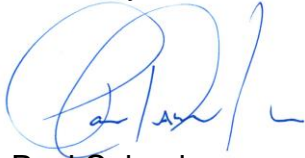
The intent of this Order is to facilitate the timely development of this mixed-use community in accordance with provincial priorities, and to secure contributions to community benefits, including much needed affordable housing.

I look forward to the City's continued commitment to address the matters identified in the Order in a timely manner, with the continued support of the OPLDF.

REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED  \_\_\_\_\_

Our government remains committed to its goal of building 1.5 million homes by 2031, and I look forward to seeing the continued progress on this landmark community.

Sincerely,



Paul Calandra,  
Minister of Municipal Affairs and Housing

Attachment: Order under section 49.2 of the Planning Act

CC: Martha Greenberg – Deputy Minister, Ministry of Municipal Affairs and Housing  
Jeff Schelling, Office of the Provincial Land and Development Facilitator  
Shari Lichterman – City Manager and CAO, City of Mississauga  
Andrew Whittemore – Commissioner of Planning and Building, City of Mississauga  
Nando Iannicca – Chair of the Region of Peel  
Kathryn Lockyer – Regional Clerk, Region of Peel  
Randy Wright – Controller, Planning and Accommodation Support Service, Peel District School Board  
Brian Sutherland – Vice President, Argo Development Corp

## ORDER

### made under section 49.2 of the PLANNING ACT, R.S.O. 1990, c. P.13

#### Agreements required for Lakeview Site in the City of Mississauga

**WHEREAS** the Government of Ontario recognizes that Ontario is in a housing crisis caused by a severe lack of supply;

**AND WHEREAS** the lands in the City of Mississauga identified in Map No. 332, referred to in O. Reg. 91/23, and reproduced in Schedule “A” attached hereto (the “**Lakeview Site**”) present a unique and important opportunity to bring a substantial amount of new housing to the City of Mississauga while delivering important municipal infrastructure and an iconic landmark in the form of the reconstructed Lakeview Pier;

**AND WHEREAS** through Zoning By-law Amendment No. 0119-2022, which was passed by the City of Mississauga City Council on June 8, 2022, the Lakeview Site was rezoned to permit a mixed use waterfront community containing employment, commercial, park, open space, cultural and residential uses in apartment and townhouse forms up to a maximum of 8,050 residential dwelling units, with Holding provisions imposed pursuant to section 36 of the Planning Act related to matters such as the provision of an executed Section 37 Agreement, the staged submission of transportation studies confirming that necessary traffic infrastructure improvements have been secured, confirmation of necessary upgrades to the G.E. Booth Wastewater Treatment Facility and the submission of a revised noise report confirming that necessary noise mitigation measures have been put in place;

**AND WHEREAS** through O. Reg. 91/23, filed May 12, 2023 under the Planning Act, the Minister of Municipal Affairs and Housing issued a Zoning Order applicable to the Lakeview 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 Lakeview Site to 16,000.

**AND WHEREAS** the additional units permitted by the Zoning Order above 8,050 are subject to other legislative and municipal requirements, including without limitation, Community Benefit Charges pursuant to section 37 of the Planning Act and are in addition to the matters addressed in this order.

**AND WHEREAS** the Minister of Municipal Affairs and Housing directed the Office of the Provincial Land and Development Facilitator to advise, make recommendations and perform other functions with respect to the Lakeview Site to facilitate development in accordance with various matters of provincial interest under section 2 of the Planning Act as well as Provincial land use planning priorities and provisions as provided for in O. Reg. 91/23.

**NOW THEREFORE**, pursuant to section 49.2 of the Planning Act, the Minister of Municipal Affairs and Housing **HEREBY ORDERS** the registered owner(s) of the Lakeview Site to enter into agreements with the Corporation of the City of Mississauga (the “**City**”) addressing the matters that the Minister considers necessary for the appropriate development of the Lakeview Site, as provided below.

## **Registering Plan of Subdivision and Site Preparation**

1. The City and the registered owner(s) of the Lakeview Site shall use best efforts to facilitate the final approval of the plan of subdivision as draft approved by the City on January 19, 2022 (the “**Plan of Subdivision**”).
2. The City and the registered owner(s) shall finalize a subdivision agreement to facilitate the registration of the Plan of Subdivision by May 1, 2024.
3. Unless otherwise prohibited by law, the following uses or alterations of the Lakeview Site are explicitly permitted in advance of any agreements required by this order being entered into:
  - a. registration of a Plan of Subdivision;
  - b. public uses and related buildings;
  - c. infrastructure;
  - d. non-residential buildings and uses;
  - e. uses existing on the date this order is made, including use of the buildings and structures existing on the date this order is made;
  - f. placement or dumping fill;
  - g. removing topsoil;
  - h. altering the grade;
  - i. destroying or injuring trees on the Lakeview Site; and,
  - j. on-site engineering, servicing, paving, and landscaping.

## **Development Up to 8,050 Residential Units**

4. Unless otherwise permitted by section 3 of this order, no person shall use or alter the Lakeview Site until the registered owner(s) of the Lakeview Site has entered into one or more agreements, which may include the subdivision agreement referred to in section 2, pursuant to section 51 of the Planning Act, with the City addressing the following matters which are necessary for the appropriate development of the Lakeview Site:
  - a. 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 by Zoning By-law Amendment No. 0119-2022, the payment and indexing of which shall be set out in the agreement;
  - b. submission of a transportation study and confirmation that the necessary traffic infrastructure improvements have been secured and/or constructed (as the case may be) to adequately accommodate increased traffic volumes to the satisfaction of the Region of Peel and the City;
  - c. the completion of necessary upgrades to the G.E. Booth Wastewater Treatment Facility to ensure that odour dispersion will be mitigated to levels compatible with sensitive land uses deployed on Blocks 4 or 5 in keeping with modelling projections conducted by the Region of Peel prior to any occupancy of any residential component of a building on Blocks 4 or 5 of the Plan of Subdivision;

- d. the provision of a revised noise report to the City confirming that noise mitigation measures have been implemented for the noise generated from the properties at 1062 Rangeview Road, 1180 Lakeshore Road East and any zoned properties that exceed Class 4 limits and that noise levels have been brought into compliance with the Class 4 area limits of the NPC-300 Guidelines prior to the issuance of any building permits for development on Blocks 3, 4 or 18 of the Plan of Subdivision.
  - e. arrangements have been made between the registered owner(s) of the Lakeview Site and the Peel District School Board, acting reasonably, for the acquisition, or reservation for future acquisition, of Block 5 of the Plan of Subdivision for a period of ten years following the registration of the Plan of Subdivision;
  - f. commitment from the registered owner(s) of the Lakeview Site to negotiate in good faith with the Peel District School Board for the potential acquisition of an additional school on a block or portion of another block other than Block 5 of the Plan of Subdivision that meets the needs of the Peel District School Board;
  - g. restrictions on transfer or building, as appropriate and to be in effect until April 5, 2034 on Block 3 of the Plan of Subdivision;
  - h. the provision for additional air quality compliance studies in the event that any residential development on Blocks 9, 19, 20, 21, 22 or 23 is proposed at a height greater than 75 metres (246 feet) Above Sea Level (ASL);
  - i. the provision of at least 5% of the first 8,050 residential dwelling units in accordance with the City's Affordable Housing Strategy and shall include the items listed below and may include other matters;
    - i. housing mix of unit types and tenures satisfactory to the City;
    - ii. a maximum of 150 purpose-built market rental units;
    - iii. phasing plans and locations of the units;
    - iv. affordability period and thresholds;
    - v. administration and related matters; and,
  - j. securing parkland obligations for any residential dwelling units constructed on the Lakeview Site, up to and including 8,050 residential dwelling units.
5. The agreement(s) required by section 4 of this order shall be agreed to by the City and the registered owner(s) by May 1, 2024.
  6. The agreement(s) required by section 4 of this order shall be registered on title to the Lakeview Site.
  7. Subject to section 15 of this order, upon the agreement(s) required by section 4 of this order being registered on title to the Lakeview Site, the following additional uses or alterations of the Lakeview Site are explicitly permitted in advance of any further agreements required by this order being entered into:
    - a. erecting or locating any building or structure on any block of the Plan of Subdivision, for up to 8,050 residential dwelling units and up to 139,355 square metres of non-residential gross floor area; and,

- b. on-site engineering, servicing, paving, landscaping and amenity construction associated with 7(a); and,
- c. construction staging, storage and parking for construction purposes on any portion of the Lakeview Site.

### **Development Beyond 8,050 Residential Units**

- 8. Unless otherwise permitted by sections 3 or 7 of this order, no person shall use the Lakeview Site until the registered owner(s) of the Lakeview Site has entered into one or more agreement(s) with the City addressing the following matters which are necessary for the appropriate development of the Lakeview Site:
  - a. a community benefits contribution that includes contribution from the registered owner(s) of the Lakeview Site to assist in funding the cost of such matters including the Lakeview Pier Reconstruction Project and cultural amenities, in relation to the height and density beyond what had originally been authorized by Zoning By-law Amendment No. 0119-2022;
  - b. the provision of a minimum of 10 percent of affordable housing units for any residential dwelling units constructed on the Lakeview Site beyond 8,050 residential dwelling units and up to 16,000 residential dwelling units, including: housing mix of unit types and tenures; phasing plans and locations of the units; affordability; affordability period and thresholds; administration and related matters; and,
  - c. securing parkland obligations for any residential dwelling units constructed on the Lakeview Site beyond 8,050 residential dwelling units and up to 16,000 residential dwelling units.
- 9. The City and the registered owner(s) of the Lakeview Site shall use best efforts to enter into the agreement(s) required by section 8 of this order by October 1, 2024.
- 10. The agreement(s) required by section 8 of this order shall be registered on title to the Lakeview Site.
- 11. Subject to section 15 of this order, upon the agreement(s) required by section 8 of the order being registered on title to the Lakeview Site, the following additional uses or alterations of the Lakeview Site are explicitly permitted:
  - a. erecting or locating any building or structure on any block of the Plan of Subdivision, for up to 16,000 residential dwelling units; and,
  - b. on-site engineering, servicing, paving, landscaping and amenity construction associated with 11(a).

### **Continuing Facilitation**

- 12. The Office of the Provincial Land and Development Facilitator is directed to continue advising, making recommendations and performing other functions with respect to the Lakeview Site to facilitate development in accordance with the adequate provision and

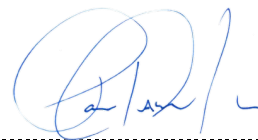
distribution of educational, social, cultural and recreational facilities, the adequate provision of a full range of housing, including affordable housing as well as Provincial land use planning priorities and policies as permitted under O. Reg. 91/23.

13. The Office of the Provincial Land and Development Facilitator is directed to facilitate the City and the registered owner(s) of the Site to enter into the agreements required by this order and to report back to the Minister of Municipal Affairs and Housing of Ontario on those matters, including without limiting the generality of the foregoing, whether there are any further recommendations or advice in relation to matters specified in sections 4 or 8 of this order.
14. The Office of the Provincial Land and Development Facilitator is further directed to engage with the Peel District School Board to facilitate development of the Lakeview Site in accordance with this order, various matters of provincial interest under section 2 of the Planning Act as well as Provincial land use planning priorities and policies as imposed under O. Reg. 91/23.

**General**

15. Nothing in this order shall permit the development or construction of any new building(s) on Block 3 of the Plan of Subdivision on or before April 5, 2034 unless otherwise permitted by an agreement entered into pursuant to section 4 of this order.
16. Notwithstanding anything otherwise provided for by this order, there shall be no development or construction of any new building(s) on any of Blocks 4, 5, 8, 9, 14, 16, 17, and 18 prior to October 1, 2024. For clarity, as of October 2, 2024 this provision will be of no further force or effect.
17. This order comes into force on the date it is made.

Made by:



.....  
*Signature*

*Minister of Municipal Affairs and Housing*

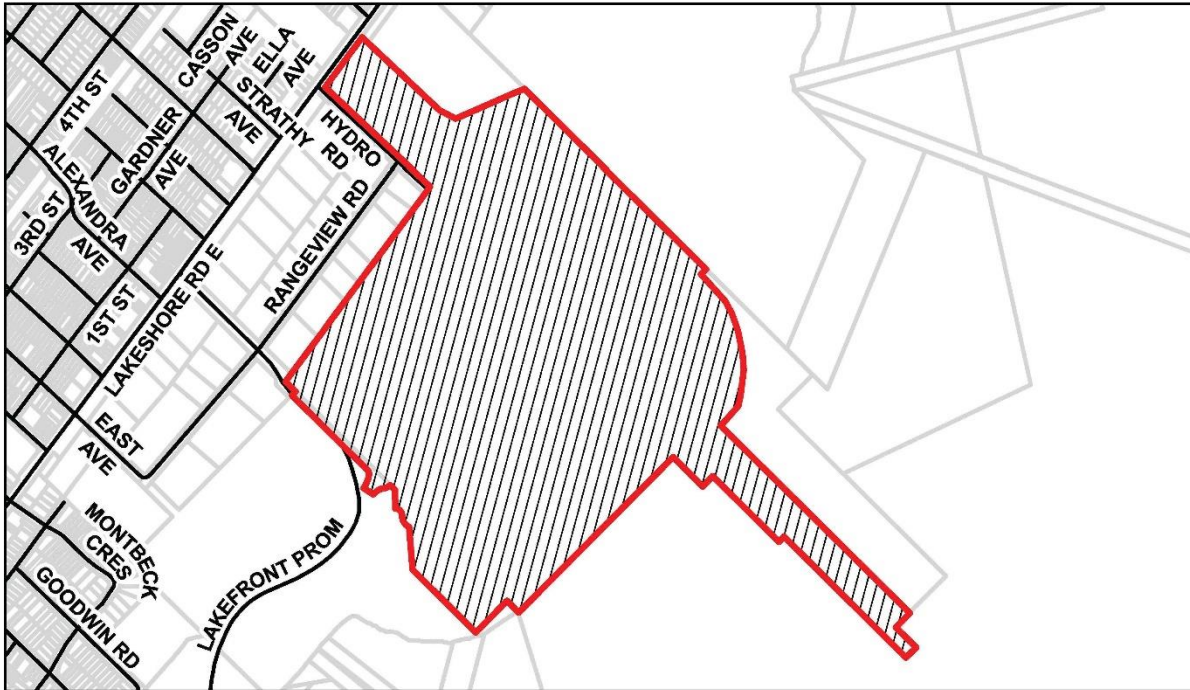
Date made: ..... April 8, 2024 .....


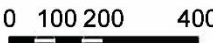
**ATTACHMENT "A"**

**Reproduction of Map No. 332  
referred to in O. Reg. 91/23**



**Part of Lots 7, 8 and 9, Concession 3 South of Dundas Street;  
 Part of Water Lot in Front of Lot 7, Concession 3, South of Dundas Street;  
 Part of Water Lot in Front of Lot 9 Concession 3, South of Dundas Street;  
 Part of Water Lot Location HY28 in Front of Lots 7 and 8, Concession 3 South of Dundas Street;  
 Part of Water Lot Location HY77 in Front of Lot 7 Concession 3, South of Dundas Street;  
 and Part of Water Lot Location HY116 in Front of Lot 7 Concession 3, South of Dundas Street, City of Mississauga.**



<p><b>MAP NO. 332</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,</p> <p>Planning Act</p> <p>Ontario Regulation: 91/23</p> <p>Date: May 12, 2023</p> <p>Original Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Lands</li> <li><span style="border-bottom: 2px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Roads</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-left: 1px solid black; border-right: 1px solid black; border-bottom: 1px solid black; margin-right: 5px;"></span> Lakeview Village</li> </ul>	<p style="text-align: center;">  Map North (Degrees): 0°         </p> <p style="text-align: center;">             0 100 200 400            Metres            1 cm equals 124 metres         </p>
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**Map Description:**  
 This is map no. 332 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lots 7, 8 and 9, Concession 3 South of Dundas Street; Part of Water Lot in Front of Lot 7, Concession 3, South of Dundas Street; Part of Water Lot in Front of Lot 9 Concession 3, South of Dundas Street; Part of Water Lot Location HY28 in Front of Lots 7 and 8, Concession 3 South of Dundas Street; Part of Water Lot Location HY77 in Front of Lot 7 Concession 3, South of Dundas Street; and Part of Water Lot Location HY116 in Front of Lot 7 Concession 3, South of Dundas Street, City of Mississauga.

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