



November 2, 2023

The Honorable Paul Calandra, MP
Ministry of Municipal Affairs & Housing
17th Floor, 777 Bay Street
Toronto, Ontario
M7A 2J3
Email: Paul.Calandra@pc.ola.org

Re: O. Reg. 91/23: ZONING ORDER - City of Mississauga, Regional Municipality of Peel (Lakeview)

Dear Mr Calandra,

We strongly oppose the proposal to double the density of Lakeview Village Development in Mississauga Ward 1, going from 8,050 to 16,000 units. The government's claim that this is to fast track affordable housing is misleading.

The original rezoning process involved transparent consultations and expert recommendations for a sustainable community with 5,400 units. The community and the city worked together to grant the developer a 150% bonus in density when amending the Official Plan. That land use approval process took only 3 months from the time the developer purchased the land. The OPA established a fast-track masterplan and zoning process that matched the developer's site preparation timeline. Again, no delays. Lakeview was a model of how to get a community right and fast-track the planning approvals.

What's concerning is the Ministerial Zoning Order (MZO) was signed suddenly in what appears to residents as bad faith. The MZO grants the developer unchecked autonomy and sets a worrisome precedent for all future developments. This will lead to billions of dollars in profit for the developer with no significant specification of public benefits or mitigation of negative impacts this density will bring. We must protect the public's trust in the Planning Act that allowed the Lakeview project to happen in the first place.

We urge you to uphold the negotiated Master Plan and stick to the approved 8,050-unit proposal.

Sincerely Yours,

The Lakeview Ratepayers Board