



April 27, 2022

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RECEIVED

April 27, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Mayor Bonnie Crombie and Members of City Council
City of Mississauga
300 City Centre Drive
Mississauga, Ontario L5B 3C1

Attention: Diana Rusnov, City Clerk and Director
Bashar Al-Hussaini, Planner, Planning Program
Luisa Galli, Manager, Planning Program
Romas Juknevicius, Project Lead, City Planning

And

Regional Chair Nando Iannicca and Members of Peel
Council
Region of Peel
10 Peel Centre Drive
Brampton, Ontario L6T 4B9

Attention: Aretha Adams, Regional Clerk
Duran Wedderburn, Principal Planner

REFERRAL TO _____
RECOMMENDED
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED

Dear Mesdames and Sirs:

**Re: Mother Parker's Tea & Coffee Inc.
Dundas Connects Master Plan**

We are the solicitors for Mother Parker's Coffee & Tea Inc. ("**Mother Parkers**"), the owner of 2530 and 2531 Stanfield Road and the occupant of 2470 Stanfield Road, at which it manufactures tea and coffee products. Our client uses the services and premises of numerous businesses located within the same existing employment area. Its finished products and raw materials are warehoused in various properties throughout that employment area.

It is located within the Dixie Employment Area (Map 17-1). That Employment Area includes all of the properties south of Dundas Street East, which are subject to the Mixed Use policies of the Official Plan, which explicitly do not permit residential uses. The area of particular concern to Mother Parkers are those lands located between Haines Road and Ernest Blundell Drive outlined in light blue in Figures 1 and 2 below (the “**Mixed Use Lands**”).

The City has been in the process of determining how best to implement the findings of the Dundas Connects Study (“**Dundas Connects**”) through an Official Plan Amendment, which we understand it hopes to introduce to the public in May of this year. Mother Parkers believes that the Official Plan Amendment should not allow the conversion and redesignation of these Employment Lands so as to permit sensitive land uses such as residential uses in the Mixed Use Lands.

At the same time, the Region of Peel has been considering Major Transit Station Areas and *employment land and employment area* policies and designations within proposed Major Transit Station Areas and for all of the same reasons, Mother Parkers believes that the Regional Official Plan should ensure that the Mixed Use Lands remain *employment lands in an employment area* and an area of employment¹ consistent with the Mississauga Official Plan and the approach set out in this letter.

Impact on Mother Parkers Operations

Our client is a local business that employs between 500-700 employees, depending on volume of business. Well over 90% of these are full-time employees.

As one of the largest coffee companies in North America, Mother Parkers primarily produces private label coffee and tea for some of the world’s largest retailers and foodservice brands. These markets are quite fluid and signing a new contract or completion of an existing contract can result in a rapid expansion or contraction of demand. Mother Parkers has had to regularly ramp up and down its production to meet those changing demands. It therefore needs from the Ministry of the Environment and Climate Change periodic Environmental Compliance Approvals and/or registration in the Environmental Activity and Sector Registry. It is those which the proposed introduction of sensitive uses in the vicinity would jeopardize.

Mother Parkers relies upon other businesses and other properties in this Employment Area for its continued success. Well over two hundred Mississauga businesses are suppliers and service and logistics providers to Mother Parkers. The Employment Area allows quick and convenient access and nearby storage of materials, (e.g. Philburn Logistics on the east side of Stanfield Road across from the plant). As a result, Mother Parkers is concerned not just with ensuring that the properties it operates in remain viable, but that the entire Employment Area continues to thrive, without conflicts with more sensitive uses.

As demand changes in the coffee and tea industry, periodic expansions or retooling for different processes or products will be needed. The introduction of sensitive land uses much closer to its lands than currently exist could prevent Mother Parkers and the

¹ As all of those terms are defined in the *Planning Act, the Growth Plan for the Greater Golden Horseshoe* and the Official Plans of Peel Region and the City of Mississauga.



businesses it relies upon from changing their activities and processes to accommodate new market demands. Their activities and processes would be frozen and they would no longer be able to compete.

This is required even for a change in the “rate of production” if more noise or odour is created. So more coffee bean roasting or increased shipping activities could trigger that requirement. Noise, odour and most other air emissions are attenuated over distance. Conversion of the lands south of Dundas Street East to permit sensitive land uses would reduce the distance between industrial operations and sensitive receptors to effectively zero.

Mother Parkers foresees continued growth and opportunities. It is not in decline. It has introduced new processes regularly within its facilities, as often as one every few years to respond to the changing beverage market in North America. The Dundas Connects analysis assumed that some “older employment areas [are] undergoing a slow but steady shift away from industrial and manufacturing uses to service oriented activities such as retail”, but that is not the case near the Mother Parkers facility.

Mother Parkers does not oppose other parts of the Dundas corridor from being converted from Employment lands to residential; however, we would suggest this is not appropriate here where the Employment Lands remain functionally and economically viable. That is why we suggest a localized exception to the conversion recommendation.

More Detailed Analysis Carried Out

Mother Parkers has carried out a recent analysis of the potential noise and odour impacts its current operations would have on nearby lands. Those results, at the third storey and fifteen storey levels, are shown in Figures 1 and 2 below.



Figure 1 – Sound Level Contours (Leq [dBA] and Odour Setbacks 3rd Storey Elevation

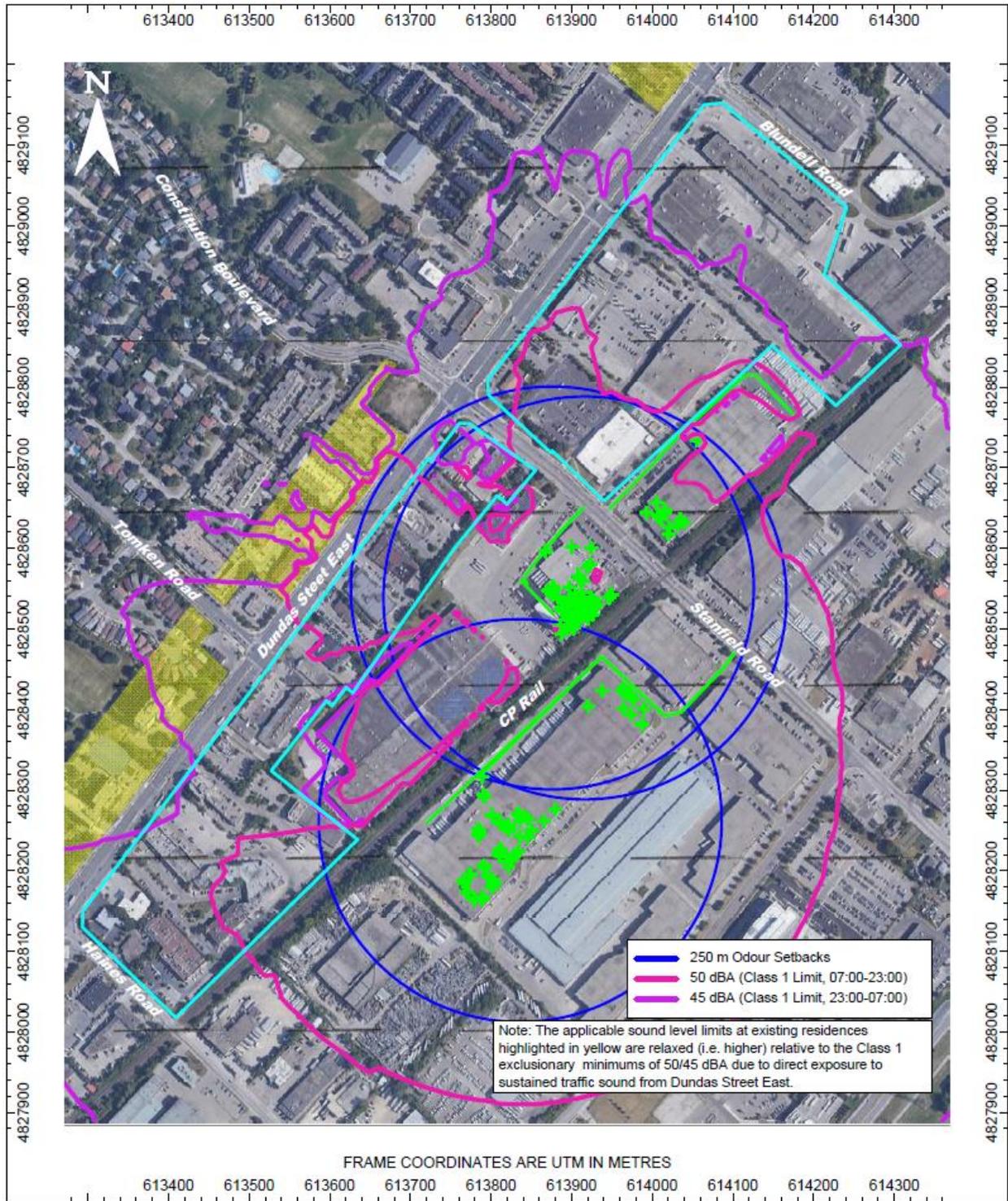
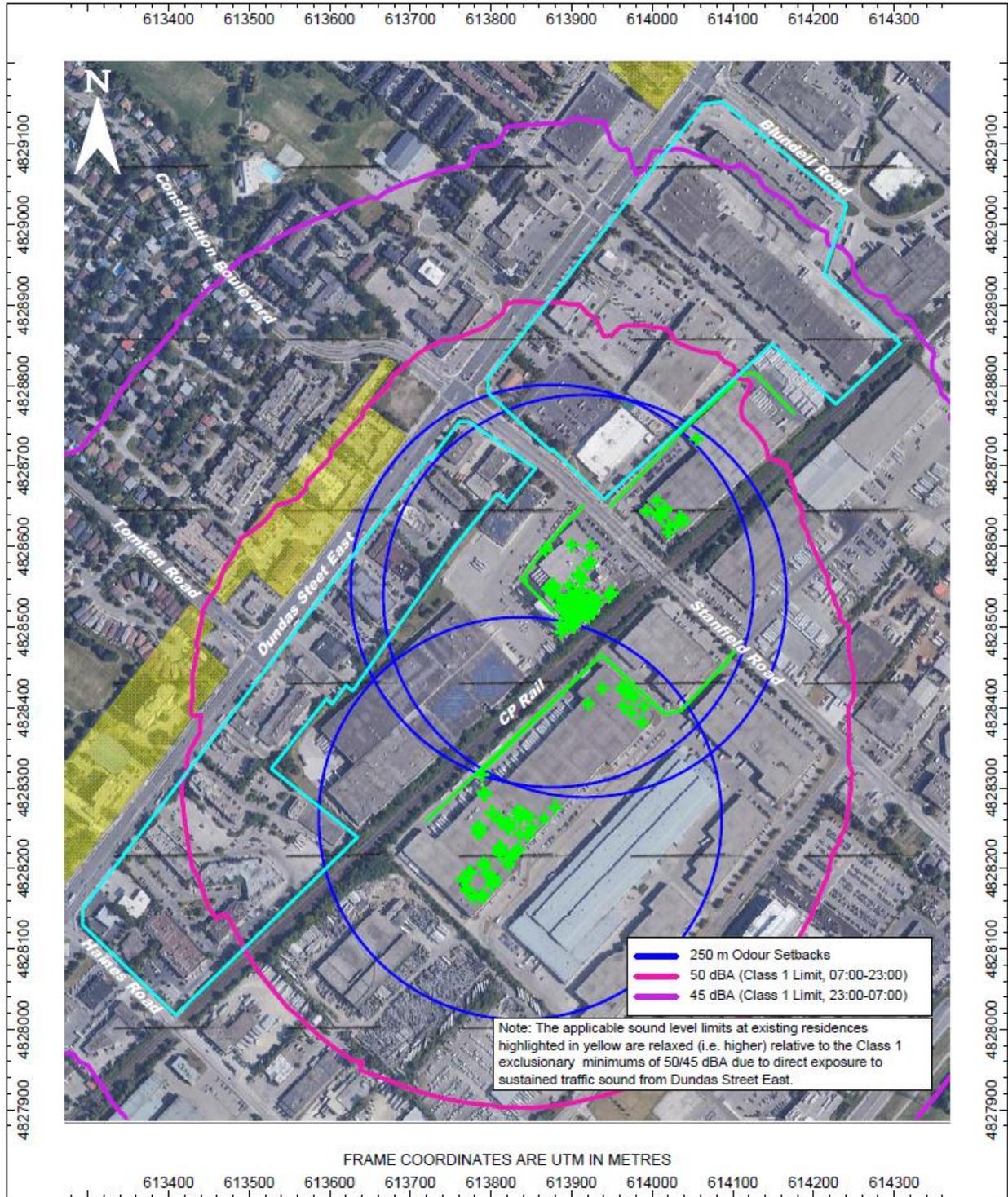


Figure 2 – Sound Level Contours (Leq [dBA] and Odour Setbacks 15th Storey Elevation



To meet the Province of Ontario noise guidelines (NPC-300) lands proposed for noise sensitive uses, such as residential uses, must not be exposed to more than 50 dBA of noise during the daytime hours and not more than 45 dBA of noise in the nighttime hours. The noise contours in Figure 1 show that all of the lands located south of Dundas between Haines Road and Ernest Blundell Drive will experience more than 45 dBA of noise even in the nighttime hours. The nighttime 45 dBA noise contour (purple) extends marginally past those lands if measured at the third storey, and significantly if measured at the 15th storey. The daytime 50 dBA noise contour (pink) covers most of the lands in either case. Expansions or increases in activities at the Mother Parkers facilities would further increase its noise footprint. Practically speaking the lands fronting on Dundas Street East in this area simply would not qualify to be converted for sensitive land uses from Employment Lands.

As the differences between these two figures demonstrate, the impacts of noise are most problematic if taller residential or other noise sensitive buildings are proposed. Those higher floors will experience the industrial impacts directly, without any screening that intervening industrial or commercial buildings provide.

With respect to odour, the Provincial guidelines require a 250 metre setback from facilities producing coffee and tea to any property on which is located any odour sensitive activity. The setback is measured from the property boundary, not the actual odour sensitive activity or building itself. Given the current full-depth configuration of those lots fronting on Dundas Street East, the setback would affect all of the parcels of land upon which any of the three blue 250 metre setback circles fall. These current setback circles are based upon the current configuration of the Mother Parkers plants and additional setbacks could be required if Mother Parkers introduces new lines and exhausts to serve its customers.

Request

Mother Parkers would therefore request of City Council that the lands outlined in light blue in Figures 1 and 2 remain designated as Employment Lands within the Dixie Employment Area and not be redesignated or subject to any policies which would permit any noise or odour sensitive land uses, even conditionally or in principle, by the Official Plan Amendment the City proposes to implement Dundas Connects.

If further requests that the Peel Regional Official Plan, the draft Peel 2051 Regional Official Plan and any upcoming Official Plan Amendments (including those to implement the Major Transit Station Areas) similarly maintain these Mixed Use Lands as *employment lands* within an *employment area* and as areas of employment with no permissions in principle or conditionally for any noise or odour sensitive land uses.

For clarity, Mother Parkers suggests that as a minimum the following land uses should be identified as noise and/or odour sensitive land uses which should be precluded from these Mixed Use Lands and throughout the balance of the Dixie Employment Area: residential uses or any uses involving a dwelling, commercial uses that include one or more habitable rooms used as sleeping facilities such as a hotel or motel, institutional uses including an educational facility, a day nursery, hospital, health care facility, shelter for emergency housing, community centre, place of worship (unless located in commercially or industrially zoned lands), detention centres, child care centre, campsites or campgrounds at which



overnight accommodation is provided, recreational uses unless solely used for a recreational trail.

Mother Parkers would like to thank City Council, Peel Regional Council and the staff who have been engaged in these discussions for their cooperation. If there are any questions, please let us know.

Thank you for your consideration.

Yours very truly,

MILLER THOMSON LLP

Per:



David Tang
Partner
DT/ac

