

584463 Ontario Limited
918,920 and 922 Dundas Street East
Mississauga, Ontario
L4Y 4H9

June 29, 2022

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

RECEIVED

June 30, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Attention: Aretha Adams, Regional Clerk

Re: Region of Peel Regional Official Plan Adopted On April 28, 2022 and Mother Parkers Tea & Coffee Inc.'s Request For Changes To This Region of Peel Plan

We own the properties at 918, 920 and 922 Dundas Street East. We understand that On April 28, 2022 the Region of Peel adopted a Revised Regional Official Plan which does not designate our property as Employment Area on map Schedule E-4 Employment Areas. We respectfully request that Peel Regional Council confirm its previous decision allowing for higher density mixed use housing development on our property in the future.

Just three months ago, the Prime Minister announced a joint funding commitment with the Province of Ontario that will see the City of Mississauga receive \$500 million for transit initiatives, including \$224 million for a new bus rapid transit corridor along Dundas Street. One of the intentions of the Dundas BRT is to facilitate transit-oriented communities (TOC), which is especially important in the midst of a housing crisis. Even in just the last week, the Canadian Mortgage and Housing Corporation (CMHC) recommended that Ontario needs to build as many as 1.85 million homes to restore some form of affordability in the market by 2030. Sites like ours should be part of the solution with homes near employment and transit that will reduce both local green house gas and regional environmental impacts.

We understand that at the July 7, 2022 Region of Peel Council meeting the Region's land use planning staff will be submitting a report addressing Mother Parkers Tea and Coffee Inc.'s solicitor Mr. David Tang's April 27, 2022 letter requesting that Peel Regional Council change its Revised Regional Official Plan which was adopted on April 28, 2022 to designate our property as Employment Area on map Schedule E-4 Employment Areas. In this letter he explicitly requested that sensitive land uses such as residential uses be prohibited on our property. Further, we also understand that Mr. Peter Gross, a solicitor with Gowling WLG, on behalf of the Ahmed Group, the owners of 1000 and 1024 Dundas Street East, submitted a letter requesting Peel Regional Council to confirm its April 28, 2022 decision and to not change the Revised Regional Official Plan. Mr. Peter Gross also documented the mistakes in Mr. David Tang's letter. We support the Ahmed Group's position as documented in Peter Gross' letter.

To the extent there are concerns about the compatibility of residential and employment land uses, we would encourage Regional Council to consider the many simple solutions that have been deployed in the past. For instance, noise barriers can be effectively integrated into development planning so that any risk is mitigated. Redpath's refinery operations in Toronto is an excellent example of a major industrial operator that is able to receive ocean-faring cargo ships with residential condominium developments up to its property line thanks to effective noise-mitigation.

Thank you in advance for considering this submission.

Yours truly,


DRAGUTIN VUKOBRAVIC

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____