

Correspondence from Ahmed Group to the Minister of Municipal Affairs and Housing

**From:** Moe Ahmed <[m@ahmed.group](mailto:m@ahmed.group)>

**Sent:** June 10, 2022 12:48 PM

**To:** Minister Mah <[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)>

**Cc:** [Luca.Bucci@ontario.ca](mailto:Luca.Bucci@ontario.ca); [Kirstin.Jensen@ontario.ca](mailto:Kirstin.Jensen@ontario.ca); [Alex.Earthy@ontario.ca](mailto:Alex.Earthy@ontario.ca); [Stephanie.DiNucci@ontario.ca](mailto:Stephanie.DiNucci@ontario.ca); [Connor.Lund@ontario.ca](mailto:Connor.Lund@ontario.ca); [Kai.Nademi@ontario.ca](mailto:Kai.Nademi@ontario.ca);

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**Subject:** Re: Thousands of Affordable Housing Units at Stake in Mississauga Due to Bad Faith Tactics

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

The Honourable Steve Clark, Minister for Municipal Affairs and Housing,

Good day Sir,

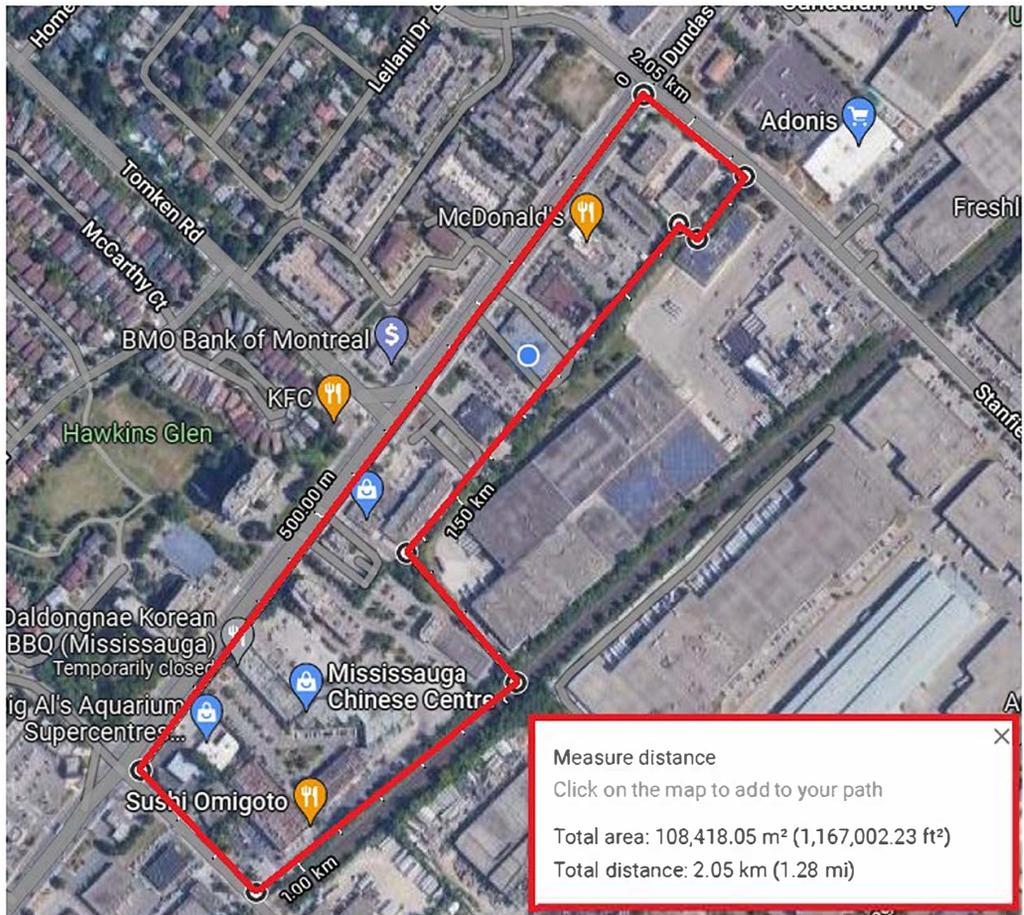
We have delegated before the Region of Peel Council yesterday. I have enclosed our written submission that accompanied our delegation. Council has asked us to reach out to the other side and I am pleased to advise we have done so. We look forward to our technical experts, land use compatibility engineers, working with theirs to arrive at a mutually beneficial resolution (agreement on designating the lands Class 4 areas).

However, 58 acres of mixed use residential land is at stake in the City of Mississauga for discussions that may take many months. We estimate there are 100 affected landowners along the Dundas Street Intensification Corridor and the upcoming Dundas Connects Bus Rapid Transit Route. Further, these discussions belong in the lower tier level and should not have needed to be escalated to the upper tier, let alone the Province. We believe 10,000 dwelling units that could potentially house over 25,000 people could be lost in the heart of the GTA due to misleading information and seemingly bad faith tactics, in the middle of the biggest housing crisis this Province has ever experienced.

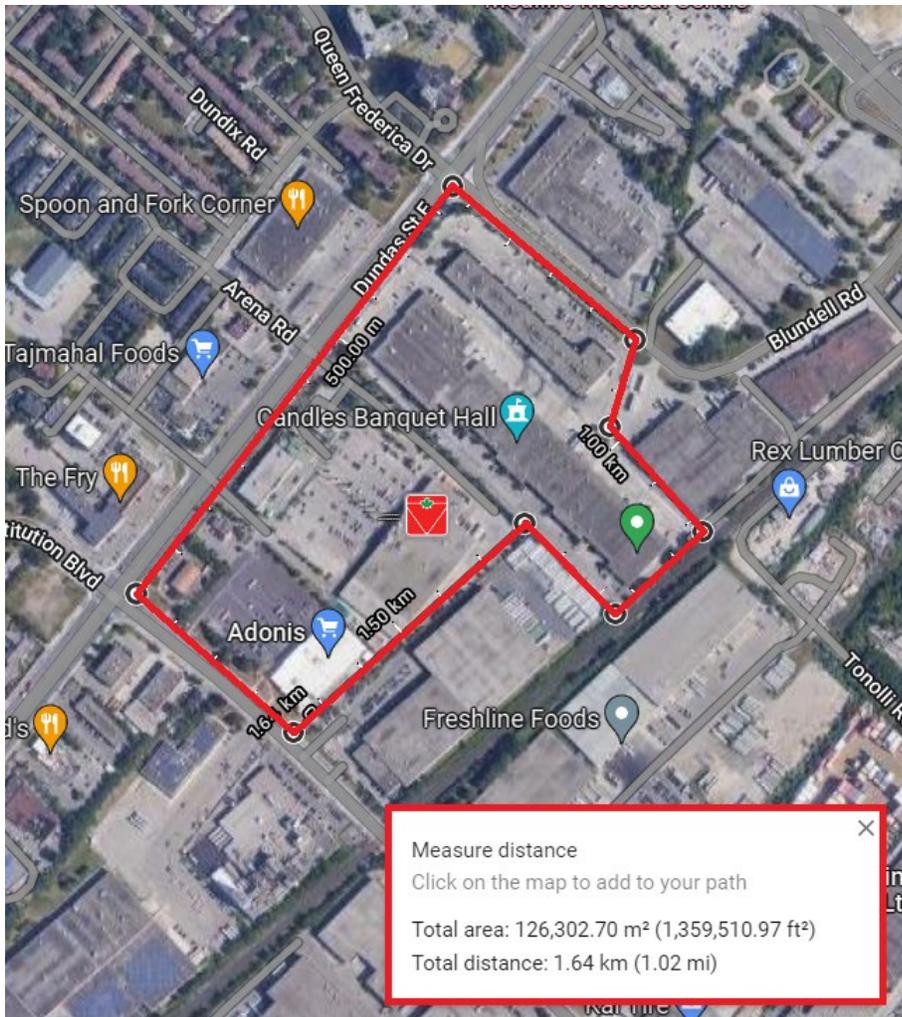
We kindly request the name of the Provincial Land Planning Staff member who is responsible to review and approve the Region of Peel's new Official Plan adopted April 28, 2022. We wish to provide this Staff member with qualified information to ensure the position of the affected landowners is considered fairly

Best Regards,  
Moe

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Overview of OPA – No changes to Employment Area Mixed Use

- Lands south of Dundas Street, between Haines Road to the west and Blundell Road to the east
- Potential land use compatibility issues raised by Mother Parkers south of the Mixed Use designated lands
- These lands to remain within the Employment Areas City Structure at this time
- Further analysis will be required to determine the long-term suitability of sensitive land uses in this area

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1:59:13 -15s +15s 2:57:40 cc

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President and CEO, Ahmed Group\*

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Correspondence from Ahmed Group to the Minister of Municipal Affairs and Housing

**From:** Moe Ahmed <[m@ahmed.group](mailto:m@ahmed.group)>

**Sent:** Tuesday, May 31, 2022 11:25:43 PM

**To:** [steve.clark@on.ca](mailto:steve.clark@on.ca) <[steve.clark@on.ca](mailto:steve.clark@on.ca)>

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**Subject:** Affordable Housing at Stake in Mississauga Due to Bad Faith Tactics

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

The Honourable Steve Clark, Minister for Municipal Affairs and Housing,

I write to you in regards to Ahmed Group's lands known as 1000 and 1024 Dundas Street East, Mississauga ("**our property**"). Our lands front onto the upcoming Major Transit Station known as Tomken Bus Rapid Transit Station and accordingly our property falls within a Major Transit Station Area ("**MTSA**"). We intend to redevelop our property for a mixed use purpose built rental apartment building, constructing over 400 apartment units that will house 400 families. The development potential on neighbouring landowner lands in the vicinity of our property and that are a part of our landowner association, could have over 3000 apartments, housing over 3000 families.

I wish to firstly thank you for removing our property and neighbouring lands from the Provincially Significant Employment zone in the commendable Provincial 2020 A Place to Grow Plan ("**POP**"), which has made the redevelopment of our property and neighbouring lands a viable prospect.

In October 2021, the Ahmed Group had submitted a pre-consultation application for our property to the City of Mississauga. The City of Mississauga had regretfully declined our application, on the basis that the Region of Peel had not adopted its new Official Plan yet in conformity with POP.<sup>1</sup> Ahmed Group had therefore decided to wait patiently for the Region of Peel to complete its new Official Plan.

The Region of Peel thereafter adopted its new Official Plan on April 28, 2022 ("**ROP**"), removing our property and neighbouring lands from the regional employment zone.

Counsel for Ahmed Group had appeared before the Planning and Development Committee of the City of Mississauga on May 9th<sup>2</sup> and May 30th 2022,<sup>3</sup> requesting a revision to draft Mississauga Official Plan Amendment policies in conformity with POP and ROP. The Planning and Development Committee members (members of City Council) indicated support for our project, as well as appreciation for the amount of housing proposed.

During this latter Planning and Development Committee meeting, counsel for an adverse neighbour, Mother Parkers Tea and Coffee Inc. ("**MPTC**") attended and objected to the removal of our property and neighbouring lands from the municipal employment area creating non conformity with the POP and ROP.

We have further recently learned that MPTC had sent a delegation before the Regional Council on May 12, 2022 to amend the ROP, specifically the Regional employment area boundaries. This was done

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without notice to us, and given the ROP was recently adopted, **it would be rewarding bad faith and precedent setting** on behalf of the Region to entertain this request. Frustratingly, we understand that the Regional Council has done so anyway by referring the matter to their Public Works department for consideration.

MPTC's concerns relate to future hypothetical noise and air emissions and resulting supposed land compatibility issues with the proposed residential land use of our property and neighbouring lands, and accordingly they object to the removal of our lands from the various municipal, regional and provincial employment zones.

World renowned multi-disciplinary consulting engineers Rowan Williams Davies & Irwin Inc. ("RWDI"), land use compatibility engineers for the Ahmed Group, have been retained to investigate MPTC's concerns. They have done so and have **concluded that our project and residential use therein is compatible with both MPTC's current and future hypothetical operations, and that there are no land compatibility issues.**<sup>4</sup>

Given the above, we intend to bring a similar delegation before the Regional Council on June 9th, 2022 in order to provide "the other side of the story," and to ensure the residents of Mississauga and Region of Peel do not lose access to desperately needed affordable housing.

Accordingly, at this time we ask that Provincial Land Use Planning Policy Staff do not entertain any "Minister's Modification" of either the POP or ROP, should one be requested by MPTC, allowing us to have a fair opportunity to address MPTC's concerns in the proper channel and forum. MPTC and our proposed redevelopment can co-exist and the amount of housing created by our project and neighbouring lands is of desperate need to the residents of Mississauga and Peel.

I am a proud card carrying Conservative party member and supporter of Premier Ford's government, as well as many of my neighbours who are supportive of our redevelopment proposal. I've enclosed copies of these letters of support.<sup>5</sup>

Let's get it done!

Thank you,  
Moe

**Enclosures:**

<sup>1</sup> City of Mississauga Pre-Consultation Premature Letter

<sup>2</sup> Ahmed Group Submission to Planning and Development Committee meeting of May 9, 2022

<sup>3</sup> Ahmed Group Submission to Planning and Development Committee meeting of May 30, 2022

<sup>4</sup> RWDI Report dated April 2, 2022

<sup>5</sup> Letters of Support from 7 neighbours who own over 11 affected neighbouring parcels

 [888 Dundas St. E., Mississauga Support Letter.pdf](#)

 [918, 920, and 922 Dundas St. E., Support Letter...](#)

 [960 and 966 Dundas St. E. Support Letter.pdf](#)

 [980 Dundas St. E. Support Letter.pdf](#)

 [\\_1030 Dundas St. E. Support Letter.PDF](#)

 [\\_2505 Dixie Road, Mississauga Support Letter.pdf](#)

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- [\\_2560 and 2564 Confederation Support Letter.pdf](#)
- [\\_AG Proposed Development.pdf](#)
- [\\_DARC 21-410 W1- Dundas Connect Premature.pdf](#)
- [\\_Gowling May 9, 2022 PDC Submission.pdf](#)
- [\\_Gowling May 30, 2022 PDC Submission.pdf](#)
- [\\_RWDI Report.pdf](#)



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