

June 29, 2022



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

Peter Gross
Direct +1 416 862 4459
peter.gross@gowlingwlg.com

RECEIVED

June 29, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Dear Mesdames and Sirs:

Re: Ahmed Group
1000 & 1024 Dundas Street East, Mississauga
Region of Peel New Official Plan

We are counsel to Ahmed Group (1000 Dundas St. E.) Inc. and Ahmed Group (1024 Dundas St. E.) Inc. (together the "**Ahmed Group**"). The Ahmed Group owns the lands known municipally as 1000 and 1024 Dundas Street East, in the City of Mississauga (the "**Subject Lands**"). As Council is aware, our client has plans to redevelop the Subject Lands with 462 purpose-built rental apartment units (the "**Redevelopment**") which is opposed by Mother Parker's Tea & Coffee Inc. (herein "**Mother Parkers**").

We previously made written and oral submissions to Council with respect to our client's Redevelopment in the context of the employment designations set out in Schedule E-4 of the New Region of Peel Official Plan (the "**New ROP**") to which Mother Parker's objects.

The Ahmed Group wishes to thank Councillor Stephen Dasko for his many meetings with us and his efforts to facilitate a settlement meeting between Ahmed Group and Mother Parkers. We also wish to offer thanks to Councillor Carolyn Parrish for her direction on June 9, 2022 during a meeting of Regional Council that encouraged Ahmed Group and Mother Parker's to meet and attempt to find a mutually satisfactory way of achieving residential housing without conflicting with Mother Parker's operations. Finally, we wish to thank Councillors Ron Starr and Sue McFadden for their assistance in outlining how an existing tool available to the municipality can be used to achieve an outcome that addresses the concerns of all parties and advances appropriate public policy priorities along Dundas Street East. With the above said, we are pleased to advise that for the past several days, Ahmed Group and Mother Parker's have been engaged in without prejudice settlement discussions.

While we remain hopeful that the discussions will be successful, in the event that the parties are unable to resolve their differences, we respectfully request that Council permit us to delegate at the upcoming Council meeting on July 7, 2022. Given the importance of the issue that Council will be deciding with respect to our client's lands, it is reasonable and appropriate that Council consider our submissions which will set out new and pertinent additional information regarding this matter.

Gowling WLG (Canada) LLP
Suite 1600, 1 First Canadian Place
100 King Street West
Toronto ON M5X 1G5 Canada

T +1 416 862 7525
F +1 416 862 7661
gowlingwlg.com

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We look forward to our opportunity to address Council and provide our input regarding an issue that directly impacts our client's ability to undertake the planned Redevelopment of the Subject Lands.

Sincerely,

Gowling WLG (Canada) LLP



Peter Gross