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June 30, 2022

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

June 29, 2022

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

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

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

The Mississauga Muslim Community Centre is the landowner of the lands located at 2505 Dixie Road, Mississauga. We operate a place of worship along with a food bank for people of all faiths. We are pleased to advise we have thousands of congregants who live in and are constituents of not only Ward 1 and 3, but the rest of the City of Mississauga and Region of Peel as well.

We thank the Region of Peel for adopting its Revised Regional Official Plan on April 28, 2022 which does not designate our property as an Employment Area. We respectfully request Regional Council to re-confirm this previous decision, which would allow us to build a high density residential mixed use building for our congregants on our land in the future.

Regrettably, we have recently learned that at the upcoming July 7, 2022 Region of Peel Council meeting, Regional Staff shall be submitting a report addressing Mother Parkers Tea & Coffee Inc.'s solicitor Mr. David Tang's April 27, 2022 letter requesting Regional Council's support to obtain a Minister's Modification to change the Revised Regional Official Plan, reversing the conversion of lands adjacent to his client's industrial operations. **In his letter he explicitly requested that sensitive land uses, such as residential or "places of worship," be prohibited on neighbouring properties to industrial operations.**

The opinions of minority landowners with industrial operations should not take precedence over the ability of the majority of land owners in close proximity to the planned Bus Rapid Transit stations or the Dixie GO Train station to redevelop their property for a high density compact transit supportive redevelopment project in immediate proximity to the planned Dundas Bus Rapid Transit Line and Metrolinx GO Transit service.

The Federal and Provincial governments have committed \$500 million for this new bus rapid transit corridor along Dundas Street and one of the express intentions is that this investment will facilitate transit oriented communities (TOC), something that is urgently needed in the midst of our collective housing crisis. The Canadian Mortgage and Housing Corporation (CMHC) has recommended that Ontario needs to build as many as 1.85 million homes to improve affordability in the housing market by 2030 and sites

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like ours should be part of the solution with homes near employment and transit that will reduce greenhouse gases and environmental impacts of growth. Granting Mother Parkers Tea and Coffee Inc.'s requested change to the Revised Regional Official Plan would set a bad precedent for these reasons and others.

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 support the change of 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.

Peter Gross' letter identifies the logical solution to the noise considerations that Mother Parker's Tea & Coffee Inc. have raised which is for the City of Mississauga to enact a Bylaw to apply a Class 4 noise classification to Mother Parker's Tea & Coffee Inc. existing industrial operation in conformity with the policy in Section 6.10 of the City of Mississauga existing Official Plan. Far more impactful industrial operations, like Redpath's Sugar Plant on Toronto's downtown waterfront have been able to continue operations without disruption from new neighbouring residential developments due to the City of Toronto's adoption of Class 4 noise classification. This can be seen in Figure 5.

It is our hope that, **if deemed to be required**, a similar approach shall be pursued to address the interface between our project and the existing industrial uses located to the south and south-west of our property.

Thank you in advance for considering our submission.

Sincerely,

MISSISSAUGA MUSLIM COMMUNITY CENTRE

Per: 
Kamran Rashid, President



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SCHEDULE A

Figure 1: Our Place of Worship

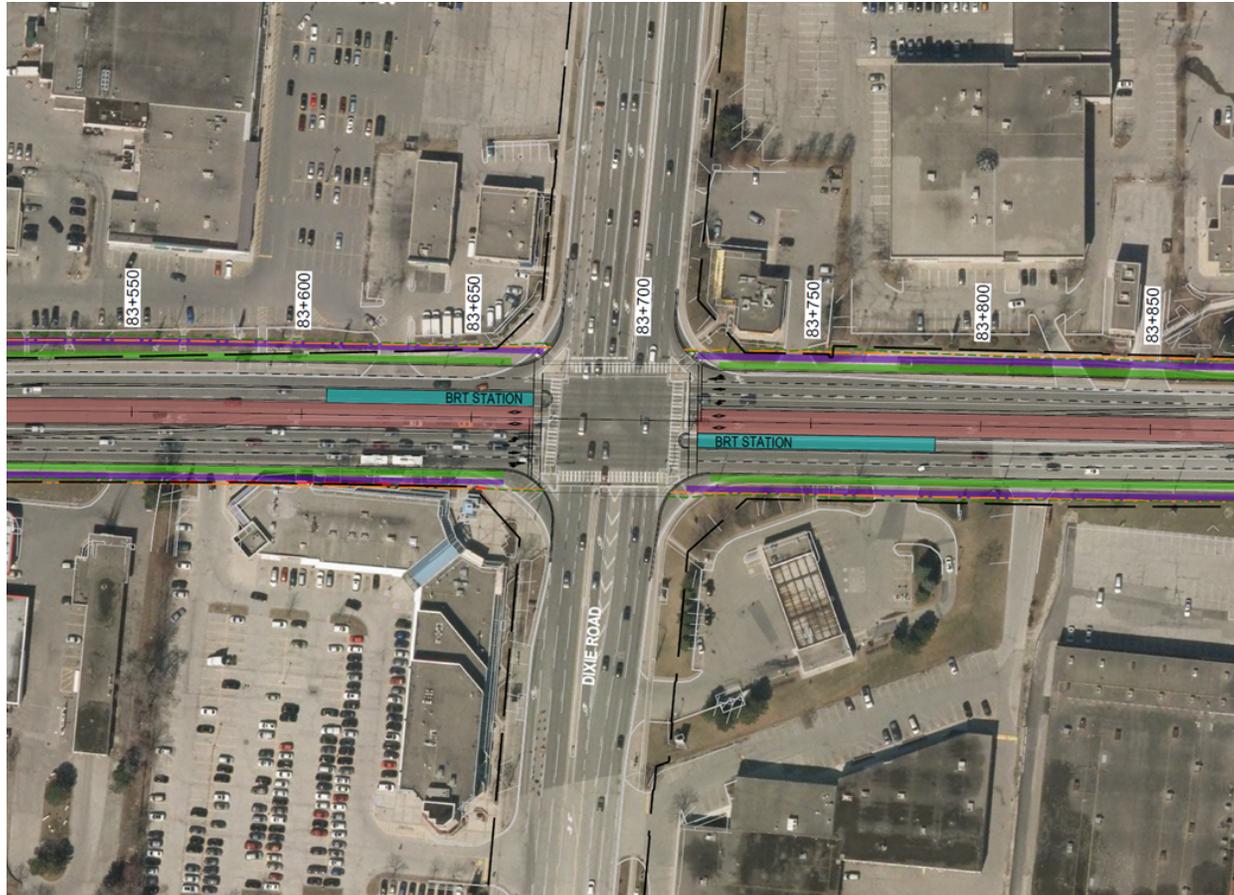


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Figure 2: The Upcoming Dundas Dixie Bus Rapid Transit Station

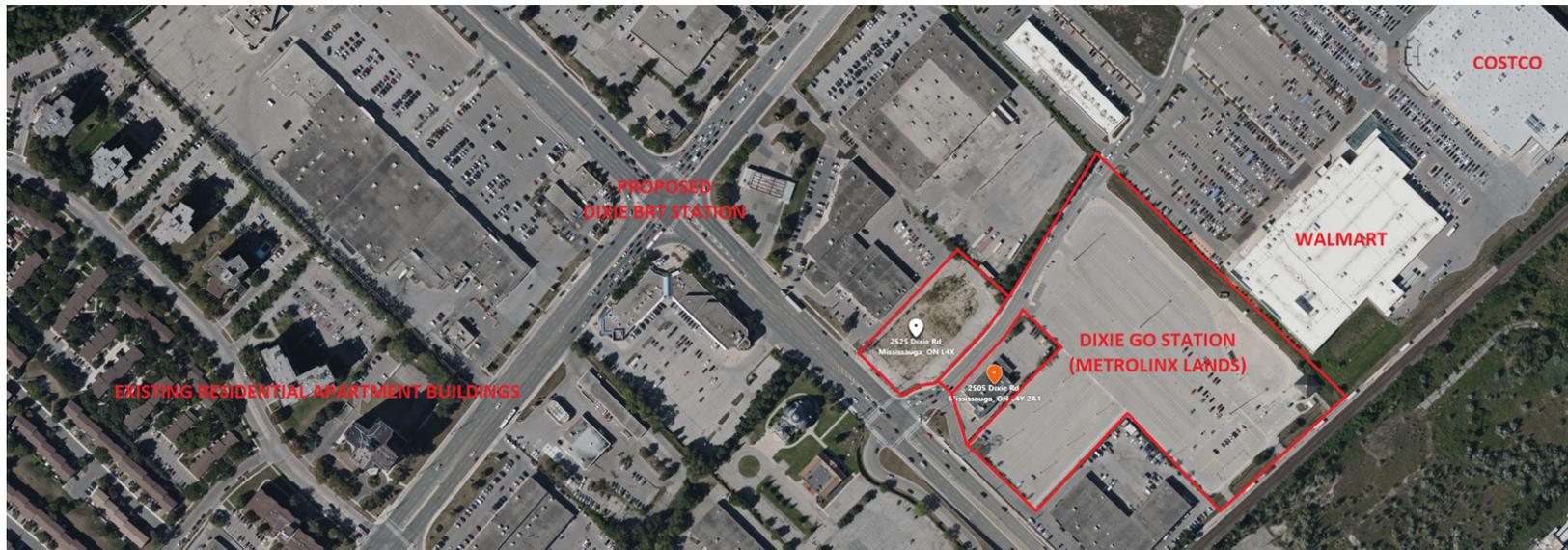


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Figure 3: Our Neighbourhood and Proximity to Dixie GO Station Lands (we are as close as it gets)



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Figure 5: Proof Industry and Residential Can Coexist - “The Redpath Solution”



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