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June 30, 2022

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK



June 30, 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

**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 2560 and 2564 Confederation Parkway. We understand that on April 28th, 2022 the Region of Peel adopted a Revised Regional Official Plan. We respectfully request that Peel Regional Council confirm its previous decision allowing for higher density 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. My properties are located close to the planned Confederation Parkway Bus Rapid Transit Station. 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.

To the extent there are concerns about the compatibility of residential and sources of noise, I 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,

AHMED GROUP (2560+2564 CONFEDERATION PKWY) INC.

A handwritten signature in black ink, appearing to be 'Moe Ahmed', written over a horizontal line.

Per: Moe Ahmed  
President and CEO

REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED  \_\_\_\_\_

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