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July 6, 2022

Via Email

The Council of the Regional Municipality of Peel
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

Attention: Chair and Members of Council

Dear Sirs/Mesdames:

**Re: Item 11.2 – Delegation from Mother Parker’s Tea and Coffee Inc.
Written Submissions of the Dundas Landowners’ Association**

We are counsel to the Dundas Landowners’ Association (the “**DLA**”), an incorporated not-for-profit association representing the interests of its members, which are primarily small business landowners along Dundas Street East in the City of Mississauga (the “**Dundas Corridor**”). We write on behalf of our client to express its strong support for Regional staff’s recommendation in its report regarding the above-noted matter (the “**Staff Report**”).

The Staff Report recommends that Regional Council not write the Ministry of Municipal Affairs and Housing (the “**Ministry**”) to request a modification to the recently adopted Regional Official Plan (the “**New ROP**”) as it relates to the Dundas Corridor, in response to the request from Mother Parker’s Tea and Coffee Inc. (“**Mother Parker’s**”). Our client shares staff’s view that Council should refuse Mother Parker’s request and urges Council to stand by the New ROP, including its removal of lands along the Dundas Corridor from the Regional Employment Area.

Background and Comments on Mother Parker’s Request

The DLA’s members make up a portion of the many entities that own lands or operate businesses along the Dundas Corridor. As Council is aware, the Dundas Corridor is planned to accommodate new higher-order transit, facilitated through significant public investments from all levels of government. This transformational investment in turn creates transformational opportunities for both the Dundas Corridor itself and the many small businesses that operate along it. Provincial policy direction is clear that there is an imperative to optimize public investments in higher-order transit infrastructure, particularly through mixed use development, in order to support complete communities.

The New ROP appropriately recognizes that the role of the Dundas Corridor in this regard. Following years of extensive study and public input, Regional staff recommended – and this Council adopted – the New ROP, which removes the Dundas Corridor from the Regional Employment Area, while maintaining an Employment Areas designation for certain lands located to the south, including Mother Parker’s lands. This approach appropriately reflects applicable policy direction. It recognizes the

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existing industrial uses and allows them to continue to operate, while also recognizing that the lands with immediate frontage on Dundas Street East must accommodate a mix of uses in order for the Dundas Corridor to achieve the objectives set out in provincial policy as well as those established by the Region.

This careful and thoughtful approach was supported by extensive technical study undertaken through the process of preparing the New ROP. It should not be disturbed based on the unfounded apprehensions of Mother Parker's, raised only after the New ROP was already adopted. There is no basis for such a rash modification, which runs contrary to all applicable policy direction, years of study undertaken in support of the New ROP, Council's recent adoption of the New ROP only a few months ago, and Regional staff's recommendation in the Staff Report now before Council.

As City of Mississauga staff have confirmed in their report to Council on this matter, existing policies already provide protection to employment uses such as Mother Parker's. Further, Mother Parker's suggested approach would jeopardize the interests of many small businesses and landowners that together account for a significant area of lands within the Region. Although individually those businesses and landowners may not be as large as Mother Parker's, together they are significant drivers of the Dundas Corridor today, and the vibrant mixed-use area it is intended become to support public investment in transit. The approach to the Dundas Corridor reflected in the New ROP, in removing lands directly adjacent to Dundas Street East from the Regional Employment Area, allows for the Dundas Corridor to reach its potential, without jeopardizing the ability of existing employment uses to continue and thrive.

While our client does not share Regional staff's views about the scope of the City of Mississauga's ability to designate employment lands, it strongly supports the recommendation in the Staff Report to refuse Mother Parker's request to seek a modification of the New ROP as it relates to the Dundas Corridor. In these circumstances, our client urges City Council to accept the advice of Regional Staff and continue to stand by the New ROP as just recently adopted, in order to keep the lands along the Dundas Corridor out of the Regional Employment Area. The approach reflected in the New ROP was appropriate when Council adopted it and it remains so today.

We appreciate the opportunity to provide these comments and thank Council for its consideration.

Yours truly,

Goodmans LLP



Max Laskin
ML/

cc: Client

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