

# 1000 & 1024 DUNDAS ST. E.

Public Meeting  
June 26, 2023

## PRESENTERS

**LEN ABELMAN**  
Principal, WZMH

**PETER GROSS**  
Partner, Gowling WLG

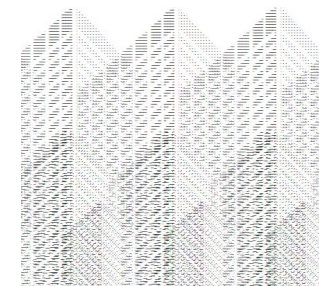
**JOHN LOHMUS**  
Director, PLCI

WZMH

AG



FINNEGAN | MARSHALL



CSEI-Intron Engineering Inc.



# LAND USE COMPATIBILITY





- [Rowan Williams and Davies Inc. \("RWDI"\)](#)
- RWDI internationally recognized land use compatibility engineers
- RWDI has worked for various levels of government around the world



1. Noise and Vibration impact Study dated April 29, 2022
2. Pedestrian Wind Study dated April 29, 2022
3. Land-use Compatibility/Mitigation Study dated April 29, 2022
4. Land-use Compatibility/Mitigation Study dated June 29, 2022
5. Response to Region of Peel dated August 30, 2022
6. Air Quality Assessment - Impacts From Terrapure Environmental dated January 16, 2023
7. Air Quality Assessment - Impacts From Terrapure Environmental dated January 30, 2023
8. Dundas Connects Land-use Compatibility Peer Review (AQ and Noise) dated February 8, 2023
9. Dundas Connects Land-use Compatibility Peer Review (AQ and Noise) dated April 24, 2023
10. Confidential Letter of Opinion dated May 5, 2023
11. Noise And Vibration Impact Study dated May 9, 2023
12. Noise And Vibration Impact Study dated May 25, 2023
13. Addendum Letter to Peer Review Response dated May 30th, 2023
14. Noise And Vibration Impact Study dated June 1, 2023

Ahmed Group and RWDI have executed NDAs with:

- Terrapure BR Ltd. ("**Terrapure**") on October 7th, 2022\*

\* One request was made to Terrapure for an NDA for their confidential information. Terrapure fully cooperated in accordance with Provincial guidelines

- Mother Parkers Tea and Coffee Inc. ("**Mother Parkers**") on April 21st, 2023, after a Motion for Discovery was brought by Ahmed Group at the Ontario Land Tribunal ("**OLT**")\*

\* At least seven written requests were made to Mother Parkers for an NDA for their confidential information, beginning in July 2022. Mother Parkers did not cooperate contrary to Provincial guidelines



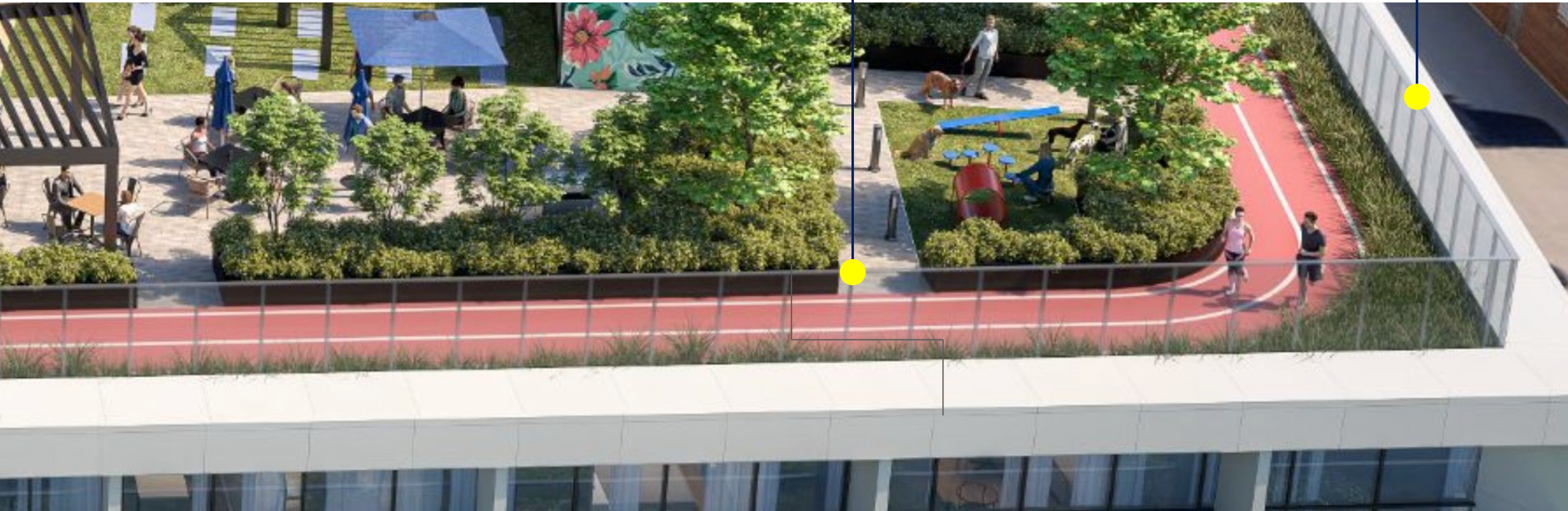
- RWDI's noise model for the proposed development relies upon noise data that we received from and for:
  - Tonolli Canada Ltd. and
  - Mother Parkers Tea and Coffee Inc.
- RWDI has concluded land use compatibility in relation to noise and vibration for the proposed project

**To protect any future expansion plans Mother Parkers Tea and Coffee Inc. may have, a Class 4 noise classification is proposed by RWDI but is not required to achieve compatibility.**





**CLEAR NOISE  
ATTENUATION PANELS**





**AN EXAMPLE  
OF CLASS  
4 IN WARD 1**




**ANOTHER  
EXAMPLE OF CLASS  
4 IN THE CITY OF  
MISSISSAUGA**



**Credit River**

**Class 4  
Residential  
Lands**

**ADM Mills**

Barbertown Bridge 



Address	Municipality
4181 Sheppard Ave East	Toronto
4665 Steeles Ave East	Toronto
17 Ewen Road	Hamilton
Tesmar - River Rock Gate	Vaughan
1-7 Yonge Street	Toronto
33, 43, 53, 55 Lake Shore Blvd East	Toronto
95, 100, 110 Queens Quay East	Toronto
80 Carl Hall Road	Toronto
Reg Rd 50 Bolton Retirement Residence	Bolton
25, 75, 121, 141, 161 Fallowfield Drive	Kitchener
1000 Elgin Mills Road East	Richmond Hill
Pier 8 Development	Hamilton
162 and 176 Sandiford Drive	Whitchurch-Stouffville



**RWDI's air quality modelling for the proposed development relies upon the airborne emissions data that we received:**

- for the Tonolli Canada Inc. (Battery Recycling Plant); and
- for Mother Parkers Tea and Coffee Inc. three facilities

**Applicable provincial air quality and noise standards to the project are met.**

**RWDI's conclusion: Project is compatible with the Dixie Employment Area, both present and future**

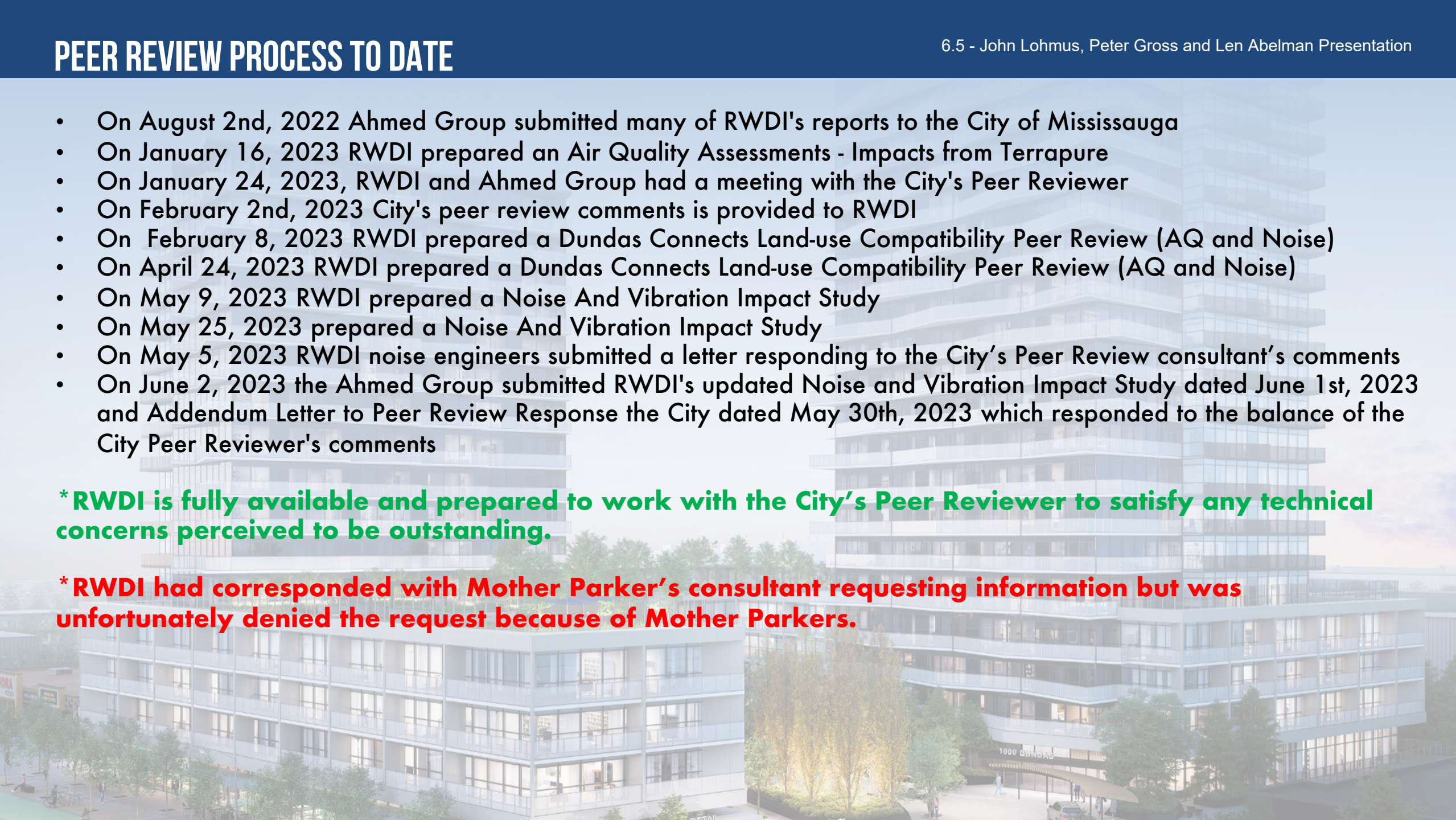




- On August 2nd, 2022 Ahmed Group submitted many of RWDI's reports to the City of Mississauga
- On January 16, 2023 RWDI prepared an Air Quality Assessments - Impacts from Terrapure
- On January 24, 2023, RWDI and Ahmed Group had a meeting with the City's Peer Reviewer
- On February 2nd, 2023 City's peer review comments is provided to RWDI
- On February 8, 2023 RWDI prepared a Dundas Connects Land-use Compatibility Peer Review (AQ and Noise)
- On April 24, 2023 RWDI prepared a Dundas Connects Land-use Compatibility Peer Review (AQ and Noise)
- On May 9, 2023 RWDI prepared a Noise And Vibration Impact Study
- On May 25, 2023 prepared a Noise And Vibration Impact Study
- On May 5, 2023 RWDI noise engineers submitted a letter responding to the City's Peer Review consultant's comments
- On June 2, 2023 the Ahmed Group submitted RWDI's updated Noise and Vibration Impact Study dated June 1st, 2023 and Addendum Letter to Peer Review Response the City dated May 30th, 2023 which responded to the balance of the City Peer Reviewer's comments

**\* RWDI is fully available and prepared to work with the City's Peer Reviewer to satisfy any technical concerns perceived to be outstanding.**

**\* RWDI had corresponded with Mother Parker's consultant requesting information but was unfortunately denied the request because of Mother Parkers.**





## **City Staff's June 26, 2023 Recommendation Report to PDC** **neglects to consider RWDI's:**

- **Addendum Letter to Peer Review Response dated May 30th, 2023**
- **Noise and Vibration Impact Study dated June 1st, 2023**



# DEVELOPMENT CONTEXT



# REGION OF PEEL OFFICIAL PLAN

**On November 4, 2022, the Minister of Municipal Affairs and Housing approved the new Region of Peel Official Plan:**

## PLAN

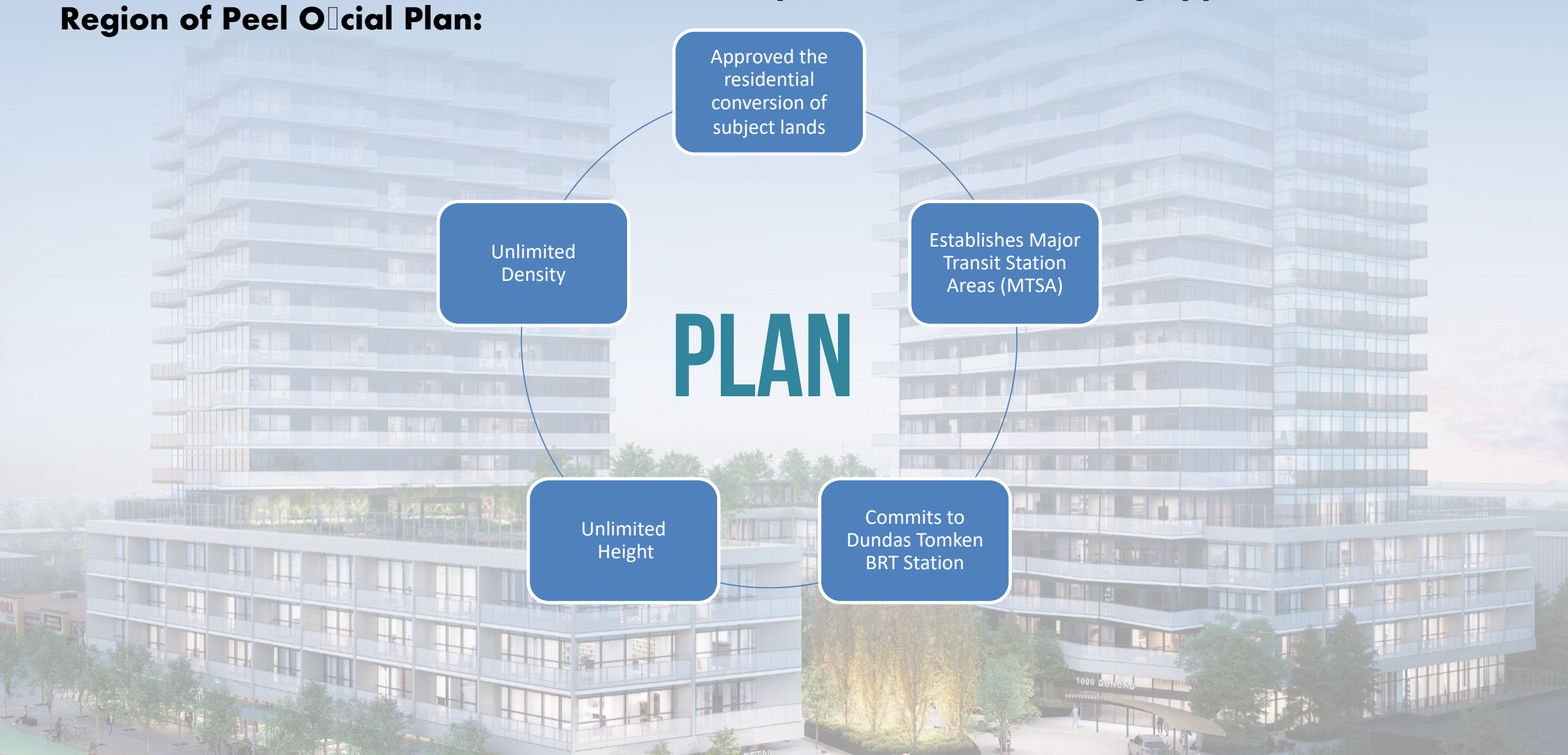
Approved the residential conversion of subject lands

Unlimited Density

Establishes Major Transit Station Areas (MTSA)

Unlimited Height

Commits to Dundas Tomken BRT Station





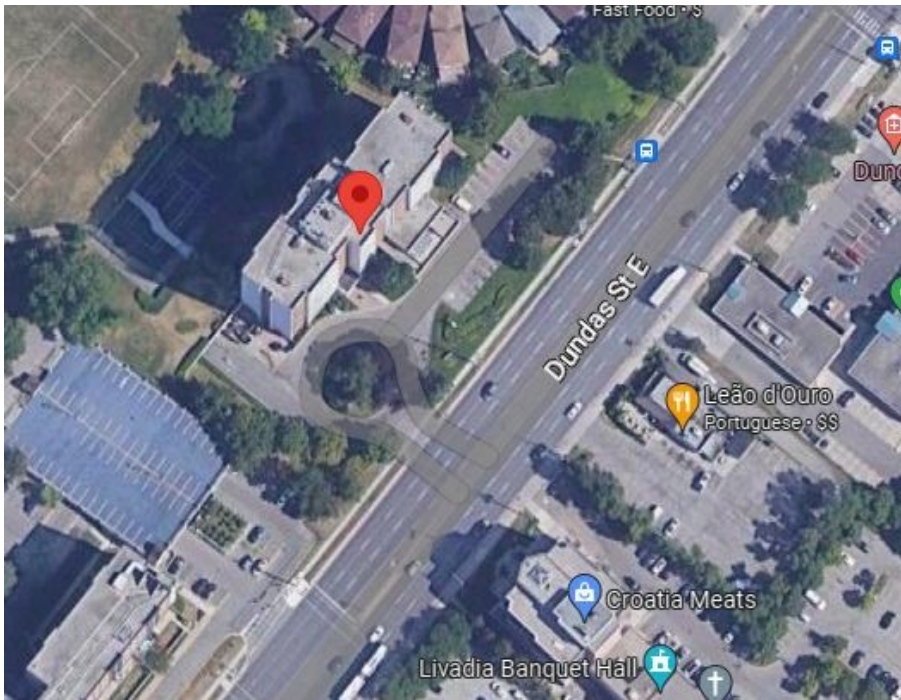
# APPROVED "DUNDAS TOMKEN BRT STATION"





# 935 DUNDAS ST. E.

- Existing 16 storey building in proximity

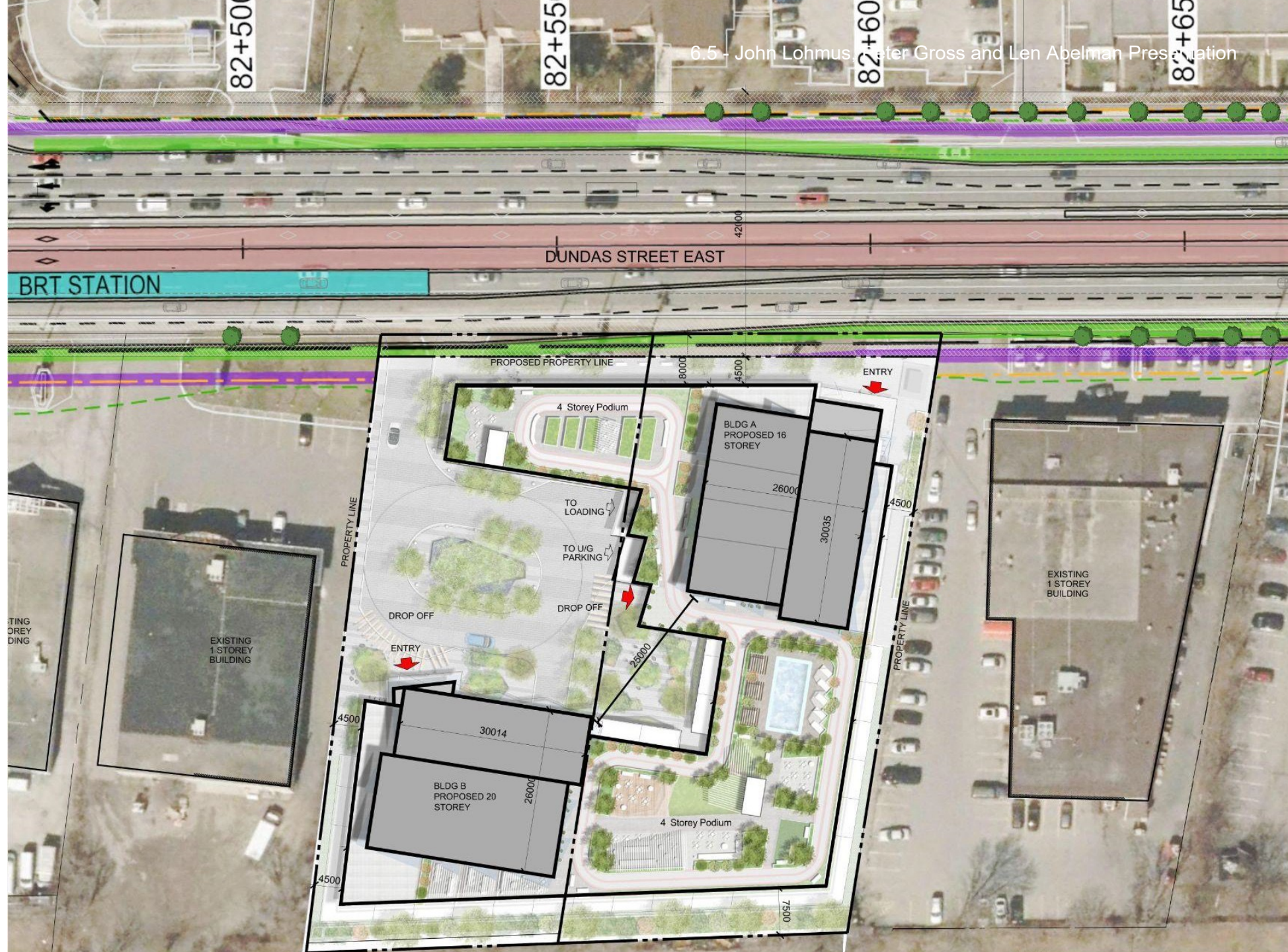




# DESIGN CONCEPT

# SITE PLAN

6.5 - John Lohmus, Peter Gross and Len Abelman Presentation



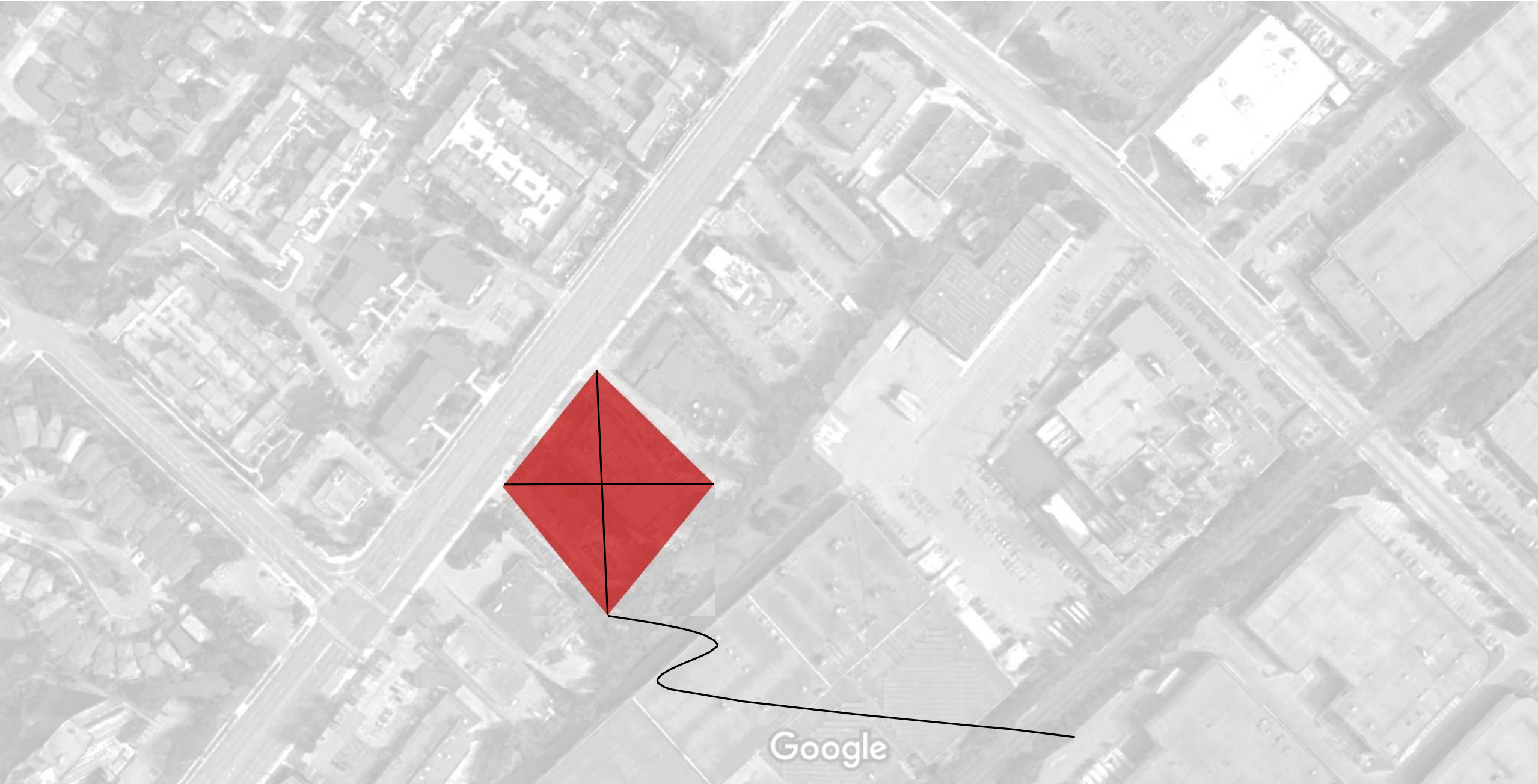
**LEGEND**

PROPOSED BRT LANE	
PROPOSED BRT STATION	
EXISTING ROW	
MISSISSAUGA OP 42m ROW	

PROPOSED SIDEWALK	
PROPOSED CYCLE TRACK	
PROPOSED MUP	
APPROXIMATE GRADING LIMITS	
PROPOSED RETAINING WALL	



# INSPIRATION



Google











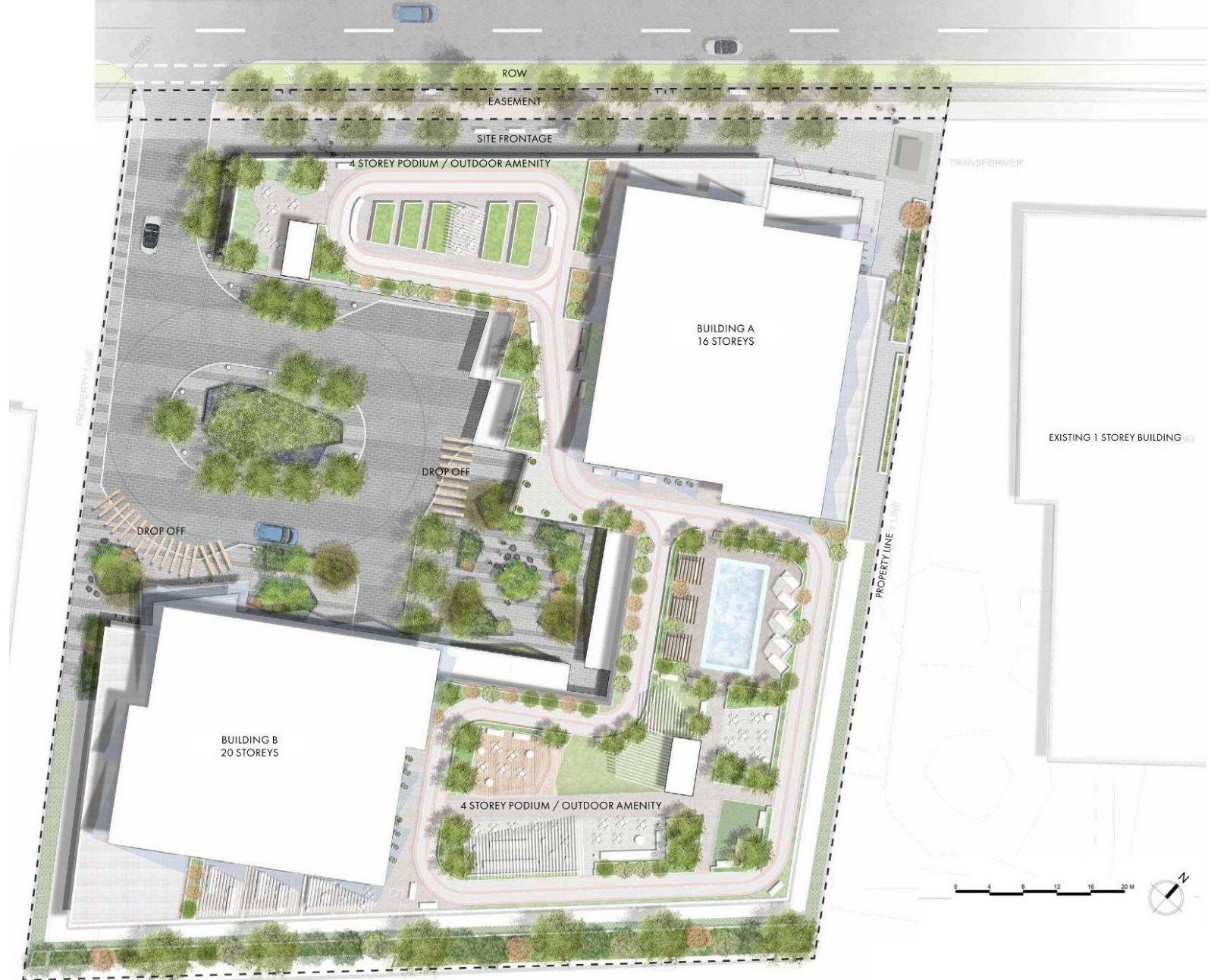
# LANDSCAPE CONCEPT





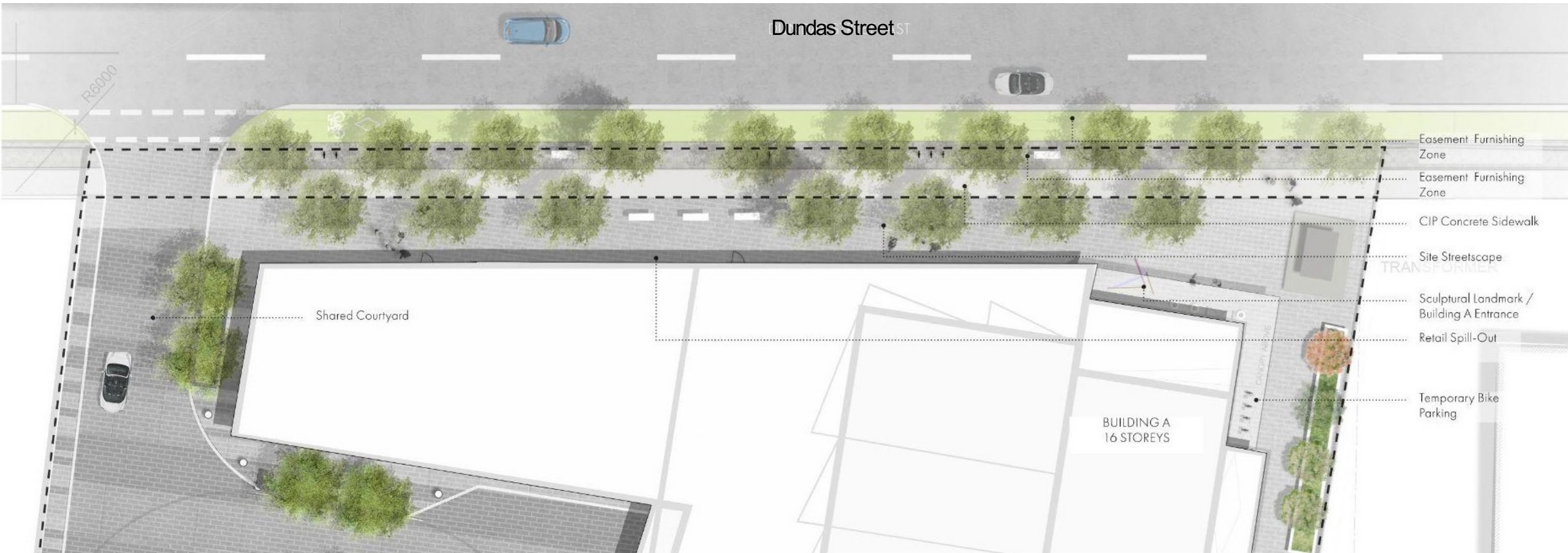


# CONCEPT PLAN





# STREETSCAPE







1024 DUNDAS











# COURTYARD

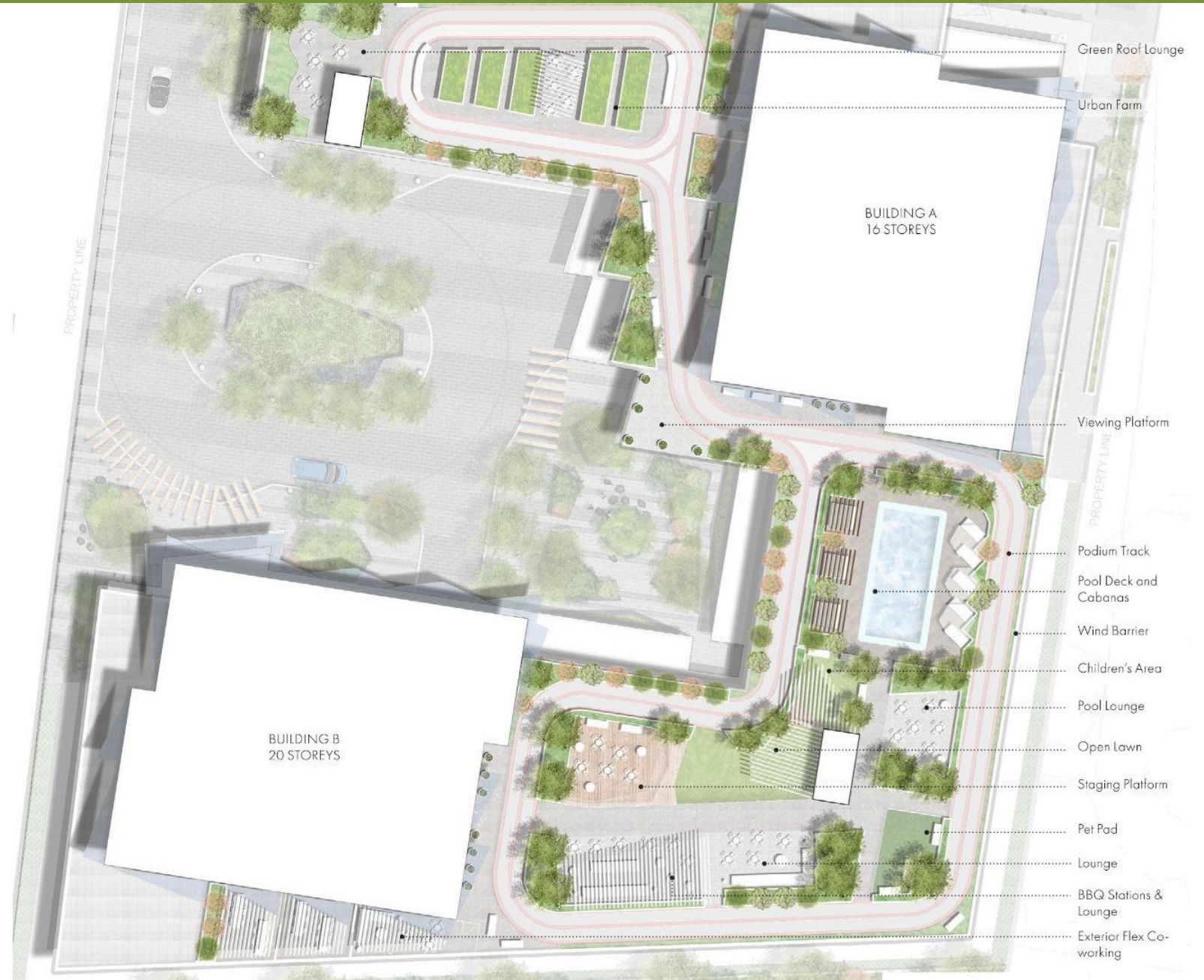








# AMENITY TERRACE









# DEVELOPMENT STRATEGY



# GEOHERMAL & ESG

## 1. LOWER EMISSIONS:

Geothermal reduces carbon footprint and supports Mississauga's climate goals.

## 2. ENERGY EFFICIENCY:

Enhanced efficiency in heating/cooling, reducing operational costs and energy consumption.

## 3. ESG COMMITMENT:

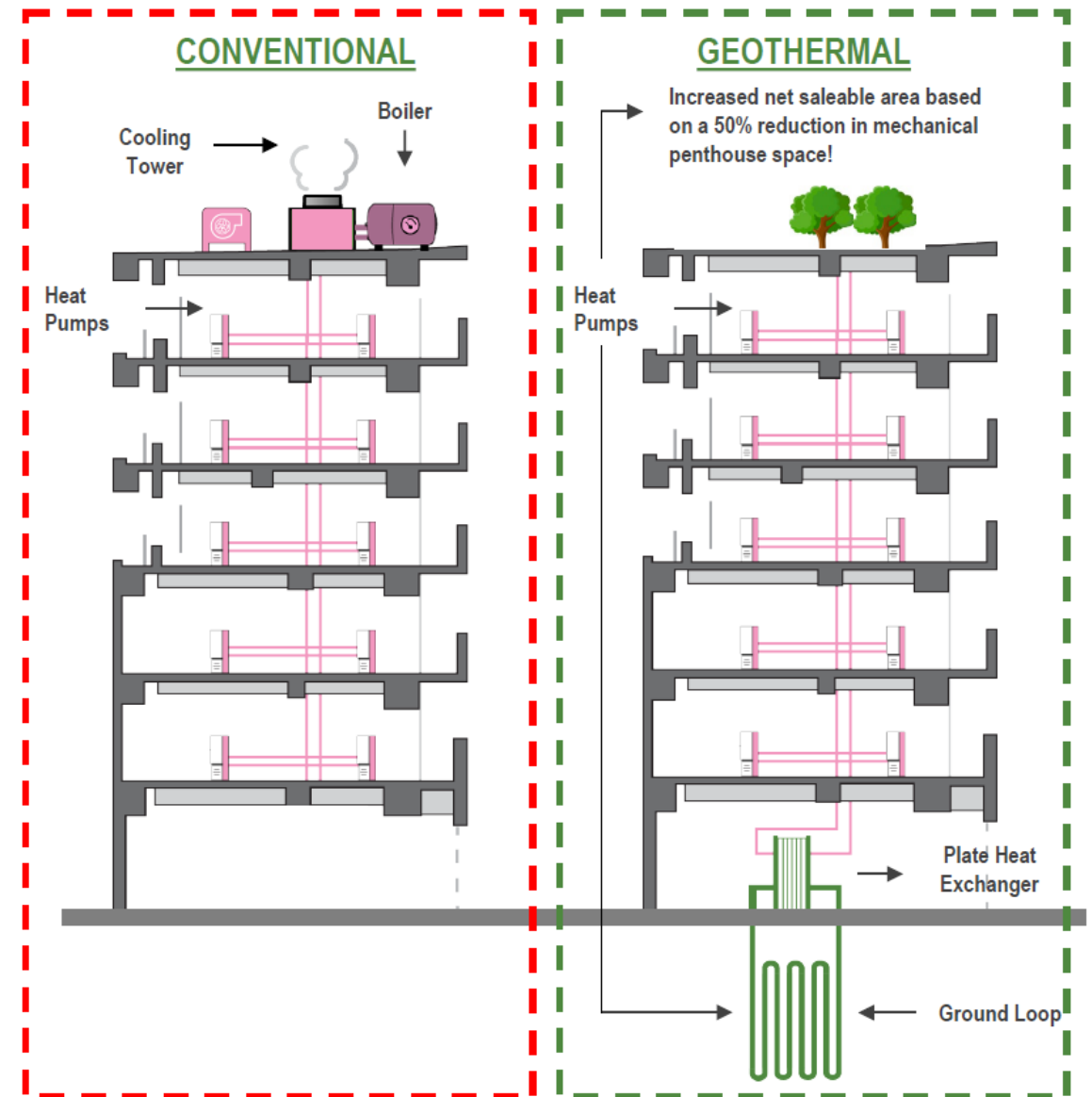
Demonstrates environmental, social, and governance responsibility, attracting investors and stakeholders.

## 4. LONG-TERM SAVINGS:

Reduced utility costs benefit residents, improving affordability and overall satisfaction.

## 5. COMMUNITY RESILIENCE:

Geothermal enhances local energy security and resilience, supporting a sustainable future for Mississauga.





## 1 ALIGNS WITH CITY GOALS:

MLI Select encourages **rental housing development** that supports Mississauga City Council's objectives for affordability, accessibility, and sustainability.

## 2

### FINANCIAL INCENTIVES:

The program incentivizes projects that meet specific affordability, energy efficiency, and accessibility benchmarks.

## 3

### COMMUNITY DEVELOPMENT & SOCIAL OUTCOMES:

MLI Select fosters inclusive community development, enhancing social cohesion, and improving the quality of life for all residents.

## 4

### FLEXIBILITY & RESPONSIBLE DEVELOPMENT:

MLI Select attracts experienced and responsible developers while fostering a competitive and innovative housing market in Mississauga.





# ADDRESSING MISSISSAUGA'S RENTAL HOUSING CRISIS

## 1. FILLING THE RENTAL GAP:

Our purpose-built rentals address the critical shortage of rental units within Mississauga, meeting the housing needs of diverse residents.

## 2. RENTAL AFFORDABILITY:

Increasing the supply of rental units helps stabilize rental price increases, making housing more affordable for the local population.

## 3. ATTRACTING WORKFORCE:

More rental options make it easier for professionals, students, and families to find suitable housing, contributing to a vibrant community.

## 4. ECONOMIC IMPACT:

Expanding rental housing boosts local economy by supporting job creation and increasing consumer spending.

## 5. SUSTAINABLE COMMUNITY GROWTH:

By addressing the rental housing crisis, our project fosters long-term social and economic sustainability in Mississauga.





# THANK YOU

## FOR YOUR INTEREST IN OUR PROJECT.

### QUESTIONS?

John Lohmus, MCIP, RPP  
Director, PLCI

Peter Gross, LLB  
Partner, Gowling WLG

Brian Sulley, BAsC. P. Eng.  
Principal, RWDI

Len Abelman, OAA, MRAIC  
Principal, WZMH Architects

William C. Maria, P. Eng.  
Transportation Lead, GHD

Slavi Grozev, P. Eng. BAsC.  
Senior Noise Engineer, RWDI

Manzure Yari, MUD, OALA, CSLA,  
Landscape Design, ARCADIS | IBI