

QUEENSCORP®

March 26, 2025

Via e-Plans Submission

Mr. Lucas Petricca
City of Mississauga
Planning and Building Department
300 City Centre Drive, 6th Floor
Mississauga, ON L5B 3C1

Dear Mr. Petricca,

RE: 1148 and 1154 Mona Road, Mississauga
Official Plan Amendment & Zoning By-law Amendment Application
Residential Development Proposal
Resubmission #1

Queenscorp (Mona II) Inc. (herein 'Queenscorp') is the registered owner of the lands municipally known as 1148 and 1154 Mona Road, located in the City of Mississauga (herein the 'Site'). The lands are generally located at the southwest corner of Mona Road and Sandham Road north of the Port Credit Go Station and Lakeshore West rail corridor. The Site is approximately 0.62 acres (0.25 hectares) in size and is currently occupied by two vacant single detached residential dwellings. Demolition permits have been issued for the two vacant dwellings under City file HOUSDEMO 25-6573 and HOUSDEMO 25-6574.

The Legal description of the Site is as follows: **Part of Lots 99 & 100, Registered Plan 323, Designated as Part 1, 43R-41030; City of Mississauga**

Official Plan Designations and Zoning

The Site is currently designated within the Urban System in the Region of Peel Official Plan which permits a wide range of uses, including residential uses. The City of Mississauga Official Plan further designates the Site as Residential Low Density I within the Mineola Neighbourhood Character Area.

Zoning By-law 0225-2007 for the City of Mississauga zones the Site as R3-1 – Detached Dwellings which only permits residential detached dwellings. The R3-1 Zone is subject to special provisions for infill residential regulating matters such as yards, unit depth, and building height.

Application History

Queenscorp appeared before the Development Application Review Committee (DARC 23-106W1) on July 26, 2023 with an 11-unit development proposal, comprised of four (4)

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semi-detached units on two lots fronting on Mona Road, and a seven (7) unit townhouse block fronting on a Common Element road. Based on feedback from the DARC meeting, Queenscorp and the consulting team refined the project's design, and ultimately decided to reduce the townhouse block to six (6) units, bringing the total unit count to ten (10). Under Section 41 of the *Planning Act*, Site Plan approval is not required for developments which contain ten (10) residential units or less, as per Bill 23 *More Homes Built Faster Act*. Therefore, we will not be filing a Site Plan Application for this proposal.

On January 23, 2025, the Official Plan and Zoning By-Law Amendment application was deemed complete, and City's internal circulation and review commenced. The attached materials address subsequent comments from staff.

Project Description

In our opinion, we have a residential proposal which represents a thoughtful and well-considered redevelopment scheme for the site. The proposal includes four (4) semi-detached units fronting on Mona Road, along with a single block of six (6) freehold townhouse units, accessed via a hammerhead road. We wish to note that none of these units will have basements.

With respect to tenure, the six (6) proposed townhouse units will be freehold and form part of a Common Element Condominium. The proposed semi-detached dwellings will be freehold and will not form part of the Common Element Condominium, as they front on a municipal road.

Region of Peel Processing & Commenting Fee

As you know, pursuant to Ontario's Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, several Regions, including the Region of Peel, have been designated as an "upper-tier municipality without planning responsibilities," effective July 1, 2024. As a result, planning responsibilities previously held by the Region of Peel have been devolved to its lower-tier municipalities in this case, the City of Mississauga. Furthermore, Bill 240 Peel Transition Implementation Act, 2024, has also been introduced and is likely to receive royal assent in the coming months. This Bill will transfer jurisdiction and responsibility for waste management, road infrastructure, and associated stormwater infrastructure from the Region to the City of Mississauga, effective July 1, 2026.

Notwithstanding these legislative changes, the City of Mississauga and Peel Region staff have stated that a Regional Fee of \$9,455.63 remains a requirement for a combined OPA and ZBA Application submission to proceed. Queenscorp has remitted the Regional Application fee payment to avoid any further delays. Payment was made by EFT on March 20, 2025. Peel Region confirmed receipt of the payment on March 24, 2025. However, it remains our opinion that this fee should not be required, or should be significantly reduced, given the legislative changes outlined in Bill 185 and Bill 240 related to significantly reduced responsibilities of the Region of Peel. This matter will be revisited with staff at a future date.

Application Submission Documents

In support of our Official Plan and Zoning By-law Amendment Application, Queenscorp is pleased to submit the following materials to address the City's comments:

- Peel Region Fee Calculation - \$9,455.63 (combined OPA/ZBA Application fee (has been paid in protest). Payment was made by EFT on March 20, 2025. Peel Region confirmed receipt of the payment on March 24, 2025.
- Updated Architectural Plans prepared by Joseph N Campitelli Architect Inc. dated March 25, 2025, which include the following:
 - A100_Context Plan - Overall Site Plan
 - A101_Site Plan Statistics
 - A102_Waste Management Plan
 - A301_Townhouse Block 1 - Proposed Ground & 2nd Plans
 - A302_Townhouse Block 1 - Proposed 3rd Floor & Roof Plans
 - A303_Semi-Detached - Proposed Floor Plans
 - A401_Townhouse Block 1 - Proposed Elevations
 - A402_Semi-Detached - Proposed Elevations
- Draft Zoning By-Law Chart prepared by GSAI Inc.
- Updated Functional Servicing Report prepared by Crozier & Associates Consulting Engineers, dated March 2025xx
- Updated Civil drawing set prepared by Crozier & Associates Consulting Engineers, dated March 25, 2025, which includes the following:
 - C101_Erosion & Sediment Control Plan
 - C102_Servicing Plan
 - C103_Grading Plan
 - C104_Construction Notes
 - C105_Details
 - C105A_Details
 - C106_Servicing Section
 - C107_Pre Development Drainage Plan
 - C108_Post Development Drainage Plan
- Updated Traffic Impact Study prepared by GHD, dated March 20, 2025
- Updated Arborist Report prepared by Amy Choi Consulting, dated March 25, 2025
- Updated Landscape Set prepared by Alexander Budrevics and Associates Limited, dated March 25, 2025, which includes the following:
 - L001_Landscape Plan
 - L002_Landscape Details
 - L003_Landscape Master Plan
 - L004_Landscape Details
 - L100_Tree Preservation Plan

We look forward to your timely review of the submission materials as we prepare for the PDC meeting on May 26, 2025. In the meantime, should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

QUEENSCORP (MONA II) INC.

A handwritten signature in black ink, appearing to read 'Mark Bozzo', with a stylized, cursive script.

Mark Bozzo,
President & CEO

cc: *Councillor Stephen Dasko, City of Mississauga - Ward 1*
Glen Broll, Maurice Luchich, Sarah Clark, GSAI