

Supplementary Information

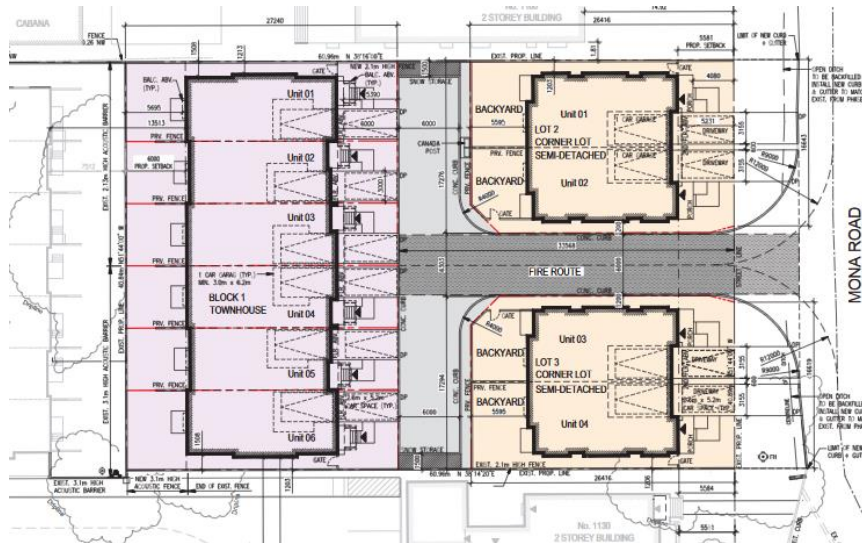
Owner: Queenscorp (Mona II) Inc.

1148 and 1154 Mona Road

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1 Concept Plan and Elevations



Proposed Concept Plan



Proposed semi-detached dwellings

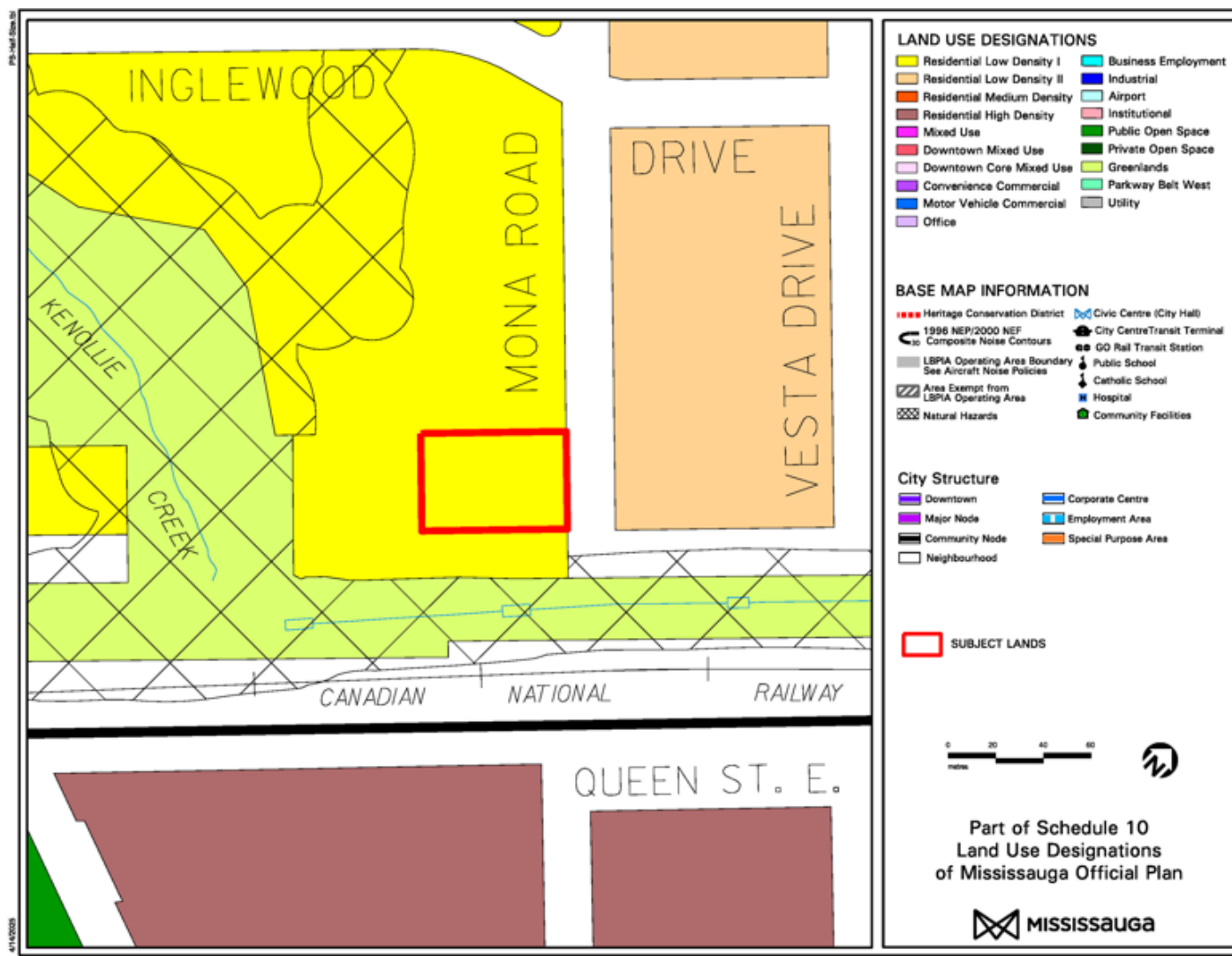


Proposed townhomes

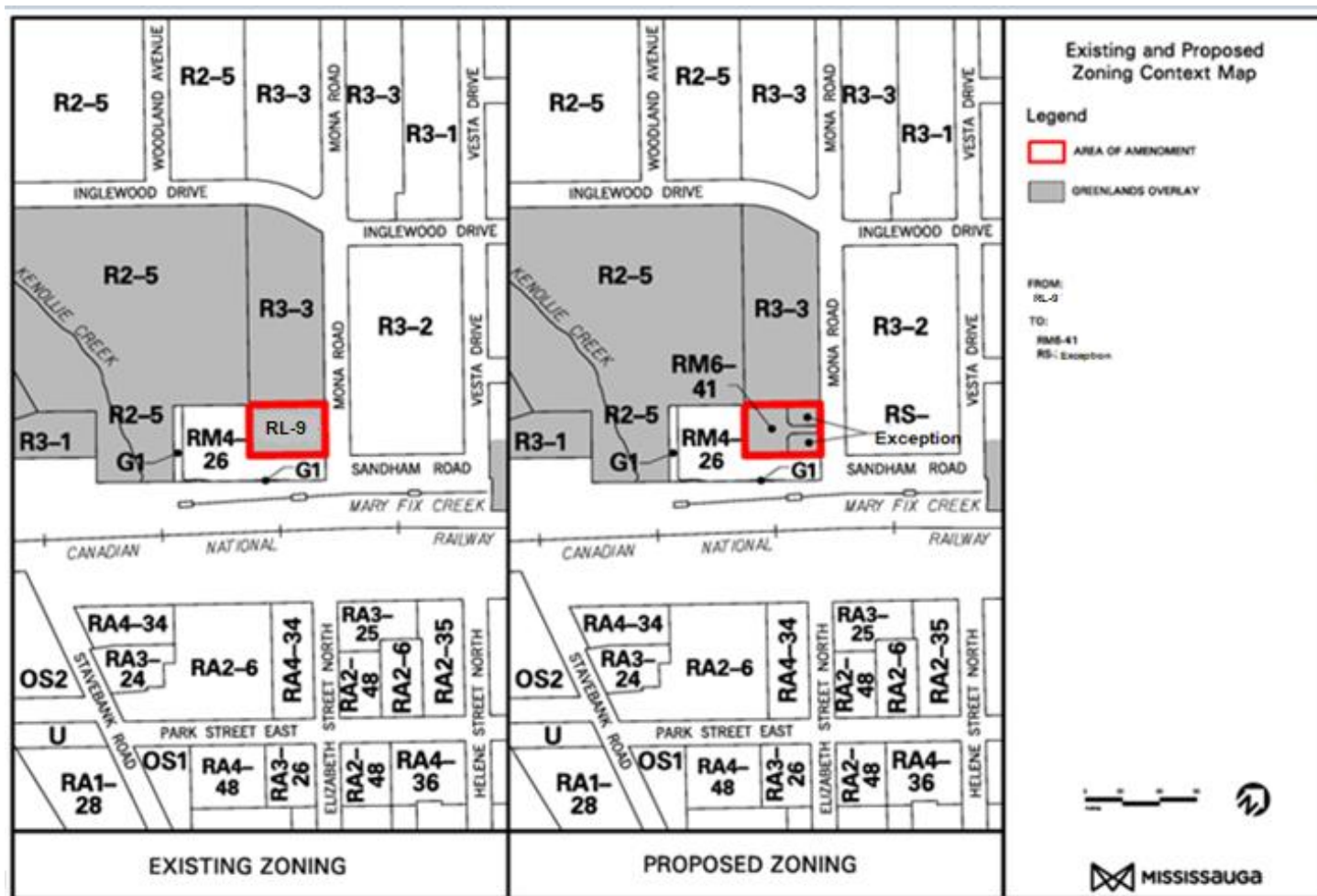
2. Development Proposal Statistics

Applications submitted:	Received: December 9, 2024 Deemed complete: January 23, 2025 120 days from complete application: May 22, 2025	
Developer/ Owner:	Queenscorp (Mona II) Inc.	
Applicant:	Queenscorp Inc.	
Site Area:	2 488.44 m ² (30,617.3 ft ²)	
Lot Coverage (per lot)	50%	
Total Number of Units:	10 units	
Height:	3 storeys / approximately 11 m (36.09 ft.)	
Landscaped Area:	Approximately 30-43% per lot	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	32 *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident Spaces	20	20
Visitor Spaces	2	0
Total	22	20

3. Existing Development Official Plan Map



4. Existing and Proposed Development Zoning By-law Map



5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing RL (Residential Large Lot) Zone Regulations	Proposed RM6 (Townhouses on CEC – Road) Zone Regulations	Proposed RM6-41 Exception Zone Regulations	Proposed RS– Exception Zone
Minimum Lot Frontage (Interior / Corner)	9 m (29.53 ft.) / 12 m (39.37 ft.)	5 m (16.4 ft.)	6 m (19.69 ft.)	7.9 m (25.92 ft.)
Minimum Lot Area	340 m ² (3,659.73 ft ²) / 400 m ² (4,305.56 ft ²)	115 m ² (1,237.85 ft ²)	169 m ² (1,819.1 ft ²)	220 m ² (2,368.06 ft ²)
Maximum Lot Coverage	35%	N/A	N/A	51%
Minimum Front Yard (to garage face)	6 m (19.69 ft.)	6 m (19.69 ft.)	6 m (19.69 ft.)	6 m (19.69 ft.)
Minimum Interior Side Yard	1.8 m (5.91 ft.) unattached side	1.5 m (4.92 ft.) unattached side	1.2 m (3.94 ft.)	1.2 m (3.94 ft.)
Minimum Exterior Side Yard	6 m (19.69 ft.)	4.5 m (14.76 ft.)	N/A	1.2 m (3.94 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6 m (19.69 ft.)	5.5 m (18 ft.)
Maximum Height – Highest Ridge (sloped roof)	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	9.07 m (29.76 ft.)	11.69 m (35.35 ft.)
Maximum Driveway Width	5.2 m (17.06 ft.)	3 m (9.84 ft.)	3 m (9.84 ft.)	3.15 m (10.33 ft.)

Zone Regulations	Existing RL (Residential Large Lot) Zone Regulations	Proposed RM6 (Townhouses on CEC – Road) Zone Regulations	Proposed RM6-41 Exception Zone Regulations	Proposed RS– Exception Zone
Minimum Width of CEC road	N/A	7 m (22.97 ft.)	6 m (19.69 ft.)	N/A
Maximum encroachment of a porch or deck inclusive of stairs in the front yard	N/A	1.5 m (4.92 ft.)	3 m (9.84 ft.)	1.8 m (5.91 ft.)
Projection of a balcony in the front yard	1 m (3.28 ft.)	1 m (3.28 ft.)	1.2 m (3.94 ft.)	1.5 m (4.92 ft.)
Minimum width of sidewalk	N/A	2 m (6.56 ft.)	0.75 m (2.64 ft.)	N/A
Projection of the second and third storey	N/A	N/A	0.65 m (2.13 ft.)	1 m (3.28 ft.)
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>				

6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (March 18, 2025)	The Region of Peel has accepted the Functional Servicing Report and does not require any further revisions. The servicing drawing and waste management plan are missing dimensions which will be required on a revised drawing.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 6, 2025)	Neither school board raised objections to the proposed development regarding existing school facilities. Both school boards provided warning clauses to be included within the Subdivision Agreement. Refer to Section 7 for a summary of the surrounding school capacity.
Planning and Building Department – Park Planning Section (April 25, 2025)	<p>The parkland provision of 1.2 ha per 1000 people is being achieved with a current surplus of 2.2 ha of parking within the Mineola Neighbourhood Character Area that was established in the 2022 Parks Plan. The subject property is located within 800 m (2,624.67 ft.) of Harold E. Kennedy Park (P-110), however it is impeded by a railroad track to the east and major road to the north. Though the walking distance provision to a city-owned playground is not being met, staff note that due to the limited ability to secure a public park on-site and the surplus of parkland in the Mineola Neighbourhood Character Area, Cash-in-Lieu of Parkland Dedication will be required for this development.</p> <p>While City Forestry acknowledges and does not dispute the applicant's position that the subject property is no longer part of a contiguous woodland within the neighbouring Significant Natural Area (known as site MI7), the current proposal raises concerns relating to the Residential Woodland features within the property. Specifically, the removal of 23 trees – representing 70% of the trees on property (and 74% of the native tree species present) - would result in a significant loss of mature urban canopy. In keeping with the intent of the City's Official Plan policies relating to Residential Woodlands, we strongly recommend the exploration of an alternative buildable envelope that prioritizes the preservation of the existing mature tree canopy to the greatest extent possible. The loss of mature trees, particularly the Eastern White Pines, cannot be meaningfully mitigated through replacement plantings due to their age, size, and the rarity of mature pine stands within the City.</p>

Agency / Comment Date	Comments
<p>City Transportation and Works Department (April 23, 2025)</p>	<p>Two Traffic Impact Study (TIS) submissions were provided by GHD Ltd. in support of the proposed development. Each submission was reviewed and audited by staff. Based on the first submission, dated November 26, 2024, the study complied with the City's TIS guidelines and was deemed satisfactory. The study concluded that the proposed development is anticipated to generate 5 (1 in, 4 out) and 6 (4 in, 2 out) two-way site trips for the weekday AM and PM peak hours in 2029.</p> <p>With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><u>Stormwater:</u></p> <p>The Functional Servicing Report (FSR) and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. To mitigate the change in impervious area from the proposed development and its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>The applicant has demonstrated a satisfactory stormwater servicing concept. The applicant is proposing to install a 200 mm culvert and headwalls under the new entrance to maintain drainage in the existing ditch along Mona Road. A Holding ('H') provision will be included in the Zoning By-law to ensure the final design meets municipal requirements.</p> <p><u>Environmental Compliance:</u></p> <p>The Phase One Environmental Site Assessment (ESA) dated June 25, 2024, prepared by Grounded Engineering Inc., has been received in support of the proposed development. The report indicated that the site is suitable for the proposed use and no further investigation is required at this time.</p> <p><u>Noise:</u></p> <p>A Noise & Vibration Feasibility study prepared by GHD dated Oct. 30, 2024 evaluated the potential impact to and from the development, and recommended mitigation measures to reduce any negative impacts.</p> <p>Noise sources that may have an impact on this development include future rail traffic and vibration impacts due to rail traffic. The submitted noise assessment confirms that noise mitigation will be required, including special construction requirements, acoustic barriers and ventilation requirements</p>

Agency / Comment Date	Comments
	<p>such as central air conditioning, the details of which will be confirmed through the building permit process.</p> <p><u>Engineering matters</u></p> <p>The applicant has submitted a number of technical reports, plans and drawings, which need to be revised in accordance with City standards and additional technical details are required to comply with City requirements from an engineering standpoint. The application proposes the private utilities within the condominium road, a non standard location for a Common Element Condominium (CEC). This was reviewed by the utility companies and found to generally be acceptable.</p> <p>The Owner will be required to enter into a Development Agreement with the City to construct the required municipal works and include matters such as existing road and boulevard improvements and other municipal works as required.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra - City of Mississauga – Heritage - City of Mississauga – Fire - City of Mississauga – Parking - City of Mississauga – Arborist - Canada Post Corporation - Metrolinx
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada - Credit Valley Conservation Authority - City of Mississauga – Transit - City of Mississauga – Urban Design - City of Mississauga – Public Art Coordinator

Agency / Comment Date	Comments
	<ul style="list-style-type: none">- Greater Toronto Airport Authority- Trillium Health Partners- CS Viamonde- Enbridge- Rogers

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
2 Kindergarten to Grade 6	Kenollie Public School	Queen Elizabeth Senior Public School	Port Credit Secondary School
1 Grade 7 to Grade 8			
1 Grade 9 to Grade 12	Enrolment: 185 Capacity: 245 Portables: 0	Enrolment: 337 Capacity: 262 Portables: 5	Enrolment: 1,333 Capacity: 1,203 Portables: 7

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
2 Junior kindergarten to Grade 8	St. Timothy Catholic Elementary School	St. Paul Catholic Secondary School
1 Grade 9 to Grade 12	Enrolment: 503 Capacity: 366 Portables: 10	Enrolment: 889 Capacity: 786 Portables: 0