



Community Meeting Report

IN SUPPORT OF

OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT
APPLICATION

1148 & 1154 Mona Road

City of Mississauga

Regional Municipality of Peel

DECEMBER 4th, 2024

City File No.

TABLE OF CONTENTS

1. Introduction
2. Background
3. List of Attendees
4. Summary of Community Comments

APPENDICES:

Appendix I - Community Meeting Terms of Reference

Appendix II – Community Meeting Presentation

INTRODUCTION:

Queenscorp (Mona II) Inc. (herein 'Queenscorp') is the registered property owner of the lands municipally known as 1148 and 1154 Mona Road, West Mineola, City of Mississauga (hereinafter referred to as the 'Subject Property' or 'Site').

GSAI has prepared a Community Meeting Report (Report) in support of the proposed redevelopment of the Site for townhouses and semi-detached units. This Report aims to summarize and provide detailed responses to the feedback received from community members regarding the development proposal presented at the Community Meeting held on June 9, 2024, at Clarke Hall (161 Lakeshore Road West, Mississauga, Ontario L5H 1G3), from 6:30 PM to 8:00 PM.

This report has been requested as a submission requirement as part of the second pre-submission Development Application Review Committee ('DARC') meeting process. Since the original City request, a formal development application can now be submitted. Subsequently, this Report will accompany the complete application. Prior to the Meeting, the Community Meeting Terms of Reference were provided. A copy of these Terms of Reference can be found in Appendix I of this Report.

BACKGROUND:

On May 19, 2023, Queenscorp submitted a formal request for a DARC 1 meeting. At that time, the development proposal involved the construction of four (4) semi-detached units fronting Mona Road, and a single block of seven (7) townhouse units accessed via a hammerhead road, with the tenure at that time, to be determined at a later date. The DARC 1 meeting was held on July 26, 2023, and comments were provided subsequently. Following the receipt of this feedback, and other technical information and considerations, revisions have been made to the plans to address staff comments.

The revised development proposal includes the construction of two (2) blocks of two semi-detached units each, totaling four (4) units, and one (1) block of six (6) townhouse units. A Common Element Condominium (CEC) road of six (6.0) meters has also been proposed as part of this development to provide access to the townhouse units off Mona Road. It is important to note that the adjacent site to the southwest known as 1130 Mona Road was recently approved at the OLT (PL170371). The site was rezoned from R2-1 & R3-1 to RM4-26 which permits townhouses with various regulations where seventeen (17) townhomes and one (1) detached dwelling are proposed and currently finalizing on-site construction. The intent of this proposal is to maintain continuity of 1130 Mona Road's general character and built form, ensuring that the Site seamlessly transitions with the surrounding adjacent properties and the greater neighbourhood.

The Site is currently designated as part of the Urban System under the Region of Peel Official Plan, which permits a broad range of uses, including residential. The City of Mississauga Official Plan designates the Site as Residential Low Density I within the Mineola Neighbourhood Character Area which only permits detached dwellings. Therefore, an Official Plan Amendment is proposed to permit the townhouses and semi-detached dwelling built forms within a special site policy.

At the same time, zoning By-law No. 0225-2007, as amended, for the City of Mississauga zones the Site as R3-1– Detached Dwellings which does not permit semi-detached houses or townhouse units. It does, however, permit fourplexes and additional residential units. Consequently, a Zoning By-law amendment is proposed to rezone the lands for new special sections to the base City RM6 and RM2 zones. This rezoning will permit the proposed

townhouse and semi-detached dwelling types and will also facilitate site-specific development standards tailored to the proposed development.

LIST OF ATTENDEES

At the Community Meeting, approximately 25-35 residents/local landowners participated. Please be advised that the identities of those in attendance have not been shared with the Councillor’s Office afterward due to privacy considerations. Consequently, information of residents/local landowners has not been provided in this report.

Besides, residents/local landowners, the following were the meeting attendees:

Queenscorp Representatives:

- Mark Bozzo, President & CEO, Queenscorp (Mona II) Inc.
- Ida Assogna, VP of Land Development, Queenscorp (Mona II) Inc.
- Samavia Khalid, Development Coordinator Queenscorp (Mona II) Inc.
- Maurice Luchich, Planning Senior Associate, GSAI

City of Mississauga Representatives:

- Stephen Dasko, Area Councillor, Ward 1
- Angie Dell, Executive Assistant to Councillor Dasko
- Lucas Petricca, Planner, City of Mississauga
- David Breveglieri, Planner, City of Mississauga

SUMMARY OF COMMUNITY COMMENTS:

The residents/local landowners in attendance raised the following concerns and comments:

No.	Questions	Responses
1	Why does the proposal not have an underground parking garage?	Underground parking has not been included in the design to align with and preserve the general character and feel of the neighborhood. Additionally, due to site constraints, such as the small lot area and grading/tree preservation considerations, constructing underground garages for the townhomes was not feasible.
2	Can a similar redevelopment proposal be submitted anywhere in Mineola West or East?	Yes, a similar redevelopment proposal could be submitted in Mineola West or East. However, each application is reviewed independently on a case-by-case basis and assessed against the relevant planning policies, as noted by both the GSAI and City Planner during the meeting.
3	The number of driveways and parking areas will cause damage to trees. Is there any	It was noted in the meeting that due to the access/servicing and built form, no tree preservation can occur in the middle of the site, but this area has the fewest existing trees due to the

	chance of saving the large Pine trees?	existing dwellings and manicured lawn areas. Queenscorp has made every effort to preserve as many mature trees in good condition as possible. In particular, some existing mature trees in the rear yard are proposed for preservation. Additionally, as part of the redevelopment obligations, the project will secure additional trees. Justification to the preservation and removal of trees will be provided based on the submitted arborist report.
4	What is the ratio between the proposed hard surface to soft surface?	<p>To facilitate the construction of townhouses and semi-detached units, it is anticipated that approximately 33.84% of the site will comprise soft land surfaces, while around 66.16% will consist of hard land surfaces, which includes porches and the building footprint, excluding the CEC road.</p> <p>However, it is important to note that the site is proposed for rezoning to RM6 and RM2, as previously mentioned. Under the City of Mississauga Zoning By-law No. 0225-2007, there are different landscape requirements for different zones. For the RM6 zone, the minimum required landscape area is 25% of the lot area, whereas the RM2 zone does not have specific requirements for soft or hard surface landscaping.</p> <p>Given that the RM6 zone permits townhouses, the proposed landscape areas (for each townhouse lot) are as follows:</p> <ul style="list-style-type: none"> • End Units 1 & 6: 42.5% • Interior Units 2 & 5: 32.2% • Interior Units 3 & 4: 30.6% <p>(Note: The landscape calculations above exclude driveways and porches.)</p>
5	How did the Applicant decide on six townhouses and four semi-detached dwellings?	The owner proposes constructing six townhouses and four semi-detached dwellings to balance maintaining consistency with the general feel, design, and built form of the adjacent property to the southwest (1142 Mona Road) as well as with the existing built form/streetscape along Mona Road. This approach aims to ensure a seamless transition between the Site, the adjacent property, and the broader street and neighborhood.
6	This proposal will be situated on what was historically two separate lots. Is this redevelopment assembly appropriate?	The proposed redevelopment assembly is appropriate, as it represents a suitable form of intensification for the site and with built forms taking into consideration design queues from the surrounding properties and as-of-right zoning. This redevelopment will assist the city in addressing the existing housing crisis and provide additional housing options for current and future residents, which also benefits from existing and improved proximate transit. The merits of the application have

		to be considered against the as-of-right permission for additional density/built forms noted above through existing zoning provisions in the R3 – 1 zoning.
7	The Mona I project was appealed to the OLT (formerly LPAT), can the Applicant do the same with this proposal?	The City Planner noted during the meeting that the right to appeal to the Ontario Land Tribunal (OLT) is granted to the applicant (Queenscorp) under the Planning Act. The applicant can appeal to the OLT at any stage of the planning process, including if they believe there is excessive delay in the decision on their application or if their application is refused.
8	Is there traffic capacity to support the additional vehicles on the road? For example, exits to and from Eaglewood Boulevard to Hurontario Street can be difficult at times because of the traffic volumes.	Traffic generation modelling and analysis has been provided in a Traffic Impact Study accompanying the development application submission. The City provided direction to the consultant on which intersections to assess and the report has concluded that there is no negative impact from the proposed development on the studied roads/intersections.
9	Some residents noted incidences of illegal parking activity along Mona Rd due to the construction of Mona I and other properties in the area which are under construction. Is there any way to regulate or prevent this?	<p>The owner obtained a parking permit from the City to conduct construction work on the south section of Sandham Road until December 30, 2024. The owner continues to be committed to ensuring that their workers do not park in unauthorized areas that could disrupt traffic flow or inconvenience residents.</p> <p>The City has regulations regarding illegal parking which may occur due to existing restrictions on Sandham Road and Mona Road. Residents are advised to report any parking issues to 3-1-1, as recommended by the City Planner during the meeting.</p>
10	Some residents noted incidences of noise and debris along Mona Rd due to construction of Mona I and other properties in the area which are under construction. Is there any way to regulate or prevent this?	The City of Mississauga enforces construction control by-laws that Queenscorp will fully comply with during the redevelopment of this site. As a demonstration of Queenscorp's commitment to adhering to these regulations, the company has been an exemplary builder on the adjacent property at 1136 Mona Road. Queenscorp has advised GSAI that they have received no formal complaints to date.
11	Can construction timelines be regulated by the City of Mississauga so that builders are to build within a certain timeframe?	<p>It is challenging to bound any construction project to a specific timeframe due to the unique challenges most projects encounter, such as weather, material shortages or labor availability issues.</p> <p>As noted by the City Planner in the meeting, currently, the City does not have regulations in place for such purposes.</p>
12	If this redevelopment proposal is rejected by the City of Mississauga and the	Due to recent legislative changes in the Planning Act, specifically Bill 185, which came into effect early last month, the third-party right to appeal is now significantly limited, as indicated by the

	Applicant appeals to the OLT, what would be required of the residents who wish to participate? How can residents get involved?	City Planner. Nevertheless, residents are encouraged to attend public meetings, stay informed about the project through the official website, and communicate any concerns with the Councillor or the City Planner on file.
13	Why was Mona II (Phase II) not part of Mona I (Phase I) from the beginning?	As noted during the meeting, Queenscorp did not have ownership of 1148 and 1154 Mona Road (also known as Mona II) at the time the redevelopment application for Mona I was submitted. Queenscorp obtained ownership of these properties only two years ago. Therefore, it was not possible for Queenscorp to redevelop or submit a development application for Mona II (Phase II) at the time the redevelopment application for Mona I (Phase I) was brought forward.
14	Did Queenscorp ever contemplate building single family detached dwellings on these parcels?	No, Queenscorp has always intended to propose site redevelopment that is consistent with and balances the general feel and design of the adjacent property to the southwest along with the broader feel of the street.
15	Neighboring schools are old and require portables due to overcapacity. Will students be bused to schools from this site?	As noted by the City Planner, the Peel District School Board (PDSB) has not yet provided comments on this development application. Therefore, it is premature to determine how future students will be bused to school from this site. It is anticipated that PDSB will provide the same comments for Mona II (Phase II) as they did for Mona I (Phase I) wherein no concerns or objections were noted. (NOTE: While not mentioned during the meeting, it should be noted that the Dufferin Peel Catholic District School Board and other school providers will also be circulated the application for review and comments.)
16	Many residents see Mineola East and West as having distinctive characteristics. It was suggested that Mineola West is seen as an “urban forest” with many natural features. How can we protect these areas so that they continue to provide ‘relief’ to residents?	The owner and consulting team are aware of the surrounding natural features. As part of the formal application process, an Environmental Impact Statement has been prepared which has evaluated the subject lands considering disturbance by existing activities on the property as well as the overall quality of the environmental features on site.
17	Where will the Canada Post Box be located?	The matter related to Canada Post has not yet been addressed due to the premature nature of the development proposal.
18	How will garbage storage and pick-up be managed in this project?	The GSAI planner noted during the meeting curbside pick-up was proposed along Mona Road with the semi-detached units including concrete pads for the ten units. The City Planner noted that the Region would not accept internal garbage pick-up for the project.

		Since then, the owner and consulting team have revised the waste collection arrangement and have included plans to show a Region of Peel waste truck could access the townhouse units. This has been confirmed by the Region as an acceptable condition which will be reviewed during the formal development application review. The site plan for the project has been updated to remove the concrete pads along Mona Road.
19	Where will visitor parking be located for this project?	During the meeting, the GSAI planner noted visitor parking will not be provided in this development proposal due to various considerations including actual requirements, proximity of the site to modal split opportunities, and available on-street parking. Since then, the owner's traffic consultant has assessed on-street parking opportunities and visitor parking demand for the project and has concluded that visitor parking will work on the available public streets when required.



Maurice Luchich, MCIP RPP

GSAI - Senior Associate

Appendix I – Community Meeting Terms of Reference

Purpose

Community Meetings and a subsequent Community Meeting Report are required to ensure that public feedback is received and considered as part of the evaluation of a development application.

The Community Meeting is to be hosted by the local ward councillor, in conjunction with the applicant. A Registered Professional Planner, Architect and/or a consultant specializing in public engagement must accompany the applicant.

Application Type

Community Meetings and Community Meeting Reports are required for the following development applications or as identified by staff.

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Plan of Condominium (conversion of existing rental housing to condominium only)

Mandatory Guidelines for a Community Meeting

At a minimum, the Community Meeting must meet the following mandatory guidelines:

1. Venue
 - a. The venue must be located within the same Ward as the proposed development, with a preference for locations as close to the development site as possible. City facilities and local schools are acceptable venue locations, subject to availability (to be coordinated through the Councillor's office with the appropriate City department).
 - b. The venue must be AODA compliant.
 - c. Where facilities and equipment allow, hybrid meetings (in person and virtual) are permitted.
 - d. Virtual Community Meetings are permitted at the discretion of the local ward Councillor.
2. Notice
 - a. Notice should be issued via mobile signs and first class mail (to all property owners within 120m of the subject property). The local ward Councillor may waive the requirement for mobile signs.
3. Format
 - a. The format of the Community Meeting must include at minimum, a presentation outlining the proposed development and a Q&A period.
4. Scheduling
 - a. Community meetings shall be scheduled to ensure for maximum attendance. Community Meetings shall not take place during typical office hours (ie. Monday to Friday; 9AM-5PM), on Friday evenings, or on weekends.

5. Attendee's and the Role of Attendee's
 - a. The local ward Councillor and/or their designate shall attend and lead the meeting. The ward Councillor may wish to make opening or closing remarks, as well as contribute to any discussion that occurs.
 - b. The applicant and their consulting team shall attend the meeting, present their development concept to the community and be prepared to respond to questions and comments.
 - c. City staff from the Planning and Building Department (including the Development Planner and Area Manager), Transportation and Works Department, and Community Services Department shall attend for information purposes, and to answer questions related to City processes and next steps.

Contents of a Community Meeting Report

The Community Meeting Report should be prepared and signed by a Registered Professional Planner. At a minimum, the Community Meeting Report shall contain the following:

1. Description of the Meeting
 - a. Date/Time, Location
2. Attendee's
 - a. List of attendee's representing the applicant
 - b. List of attendee's representing the City of Mississauga
 - c. List the local Councillor or their designate
 - d. Number of residents/local landowners in attendance
3. A copy of all materials presented
4. Detailed meeting minutes of the Q&A period.
5. Detailed responses to feedback received and how the proposal has been modified to address the comments/feedback.

Other Information

While community meetings are a requirement of a complete application, in some instances, the local ward councillor may waive the requirement for a meeting at their discretion.

Community Meeting Reports may be included as part of a Planning Justification Report provided the minimum requirements noted above are contained within the appendix/chapter within the Planning Justification Report.

Appendix II – Community Meeting Presentation

1148-1154 MONA ROAD
MISSISSAUGA, ON

COMMUNITY ENGAGEMENT MEETING

JULY 9, 2024

QUEENSCORP®



SITE
OVERVIEW

SITE CONTEXT







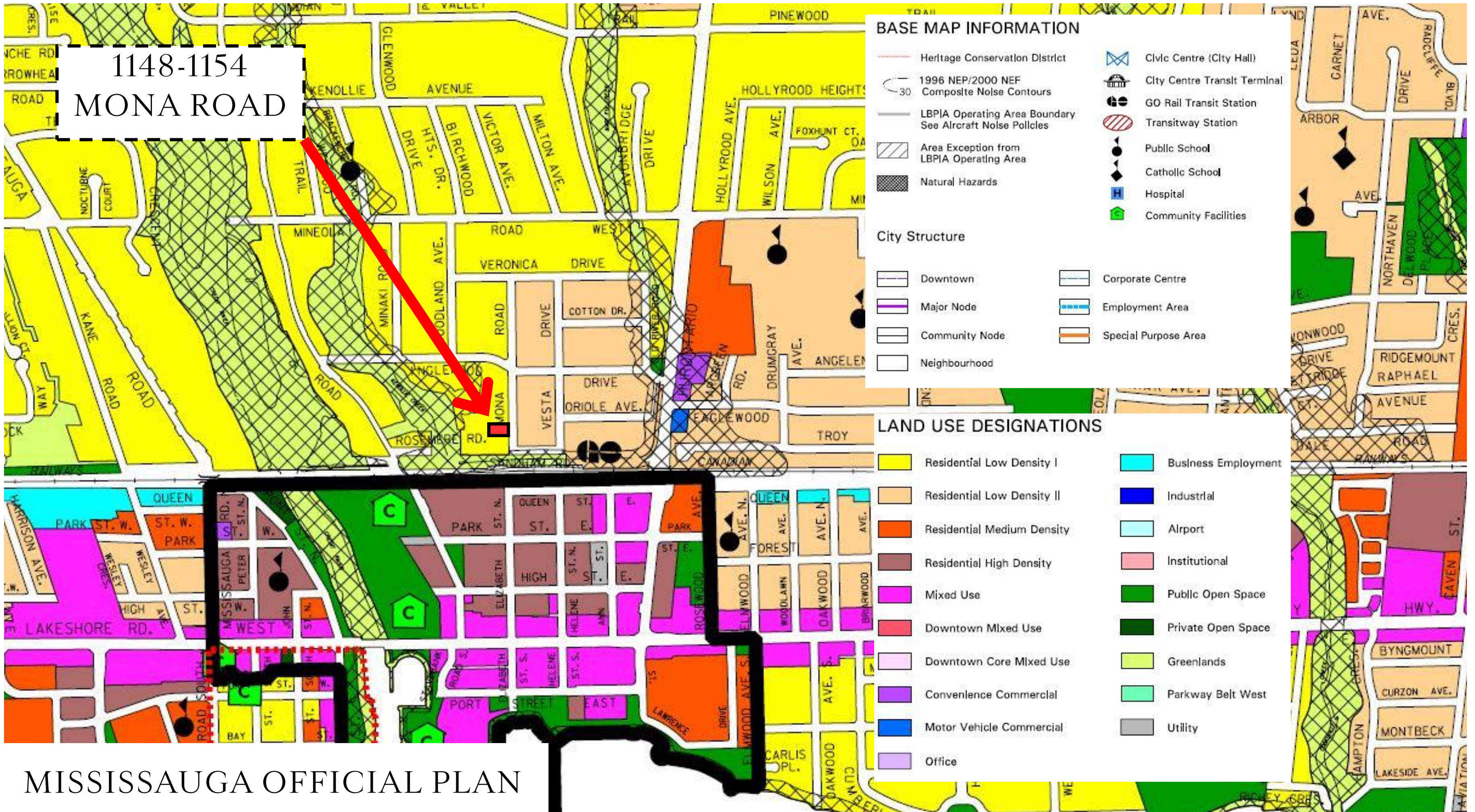
EAST VIEW



WEST VIEW



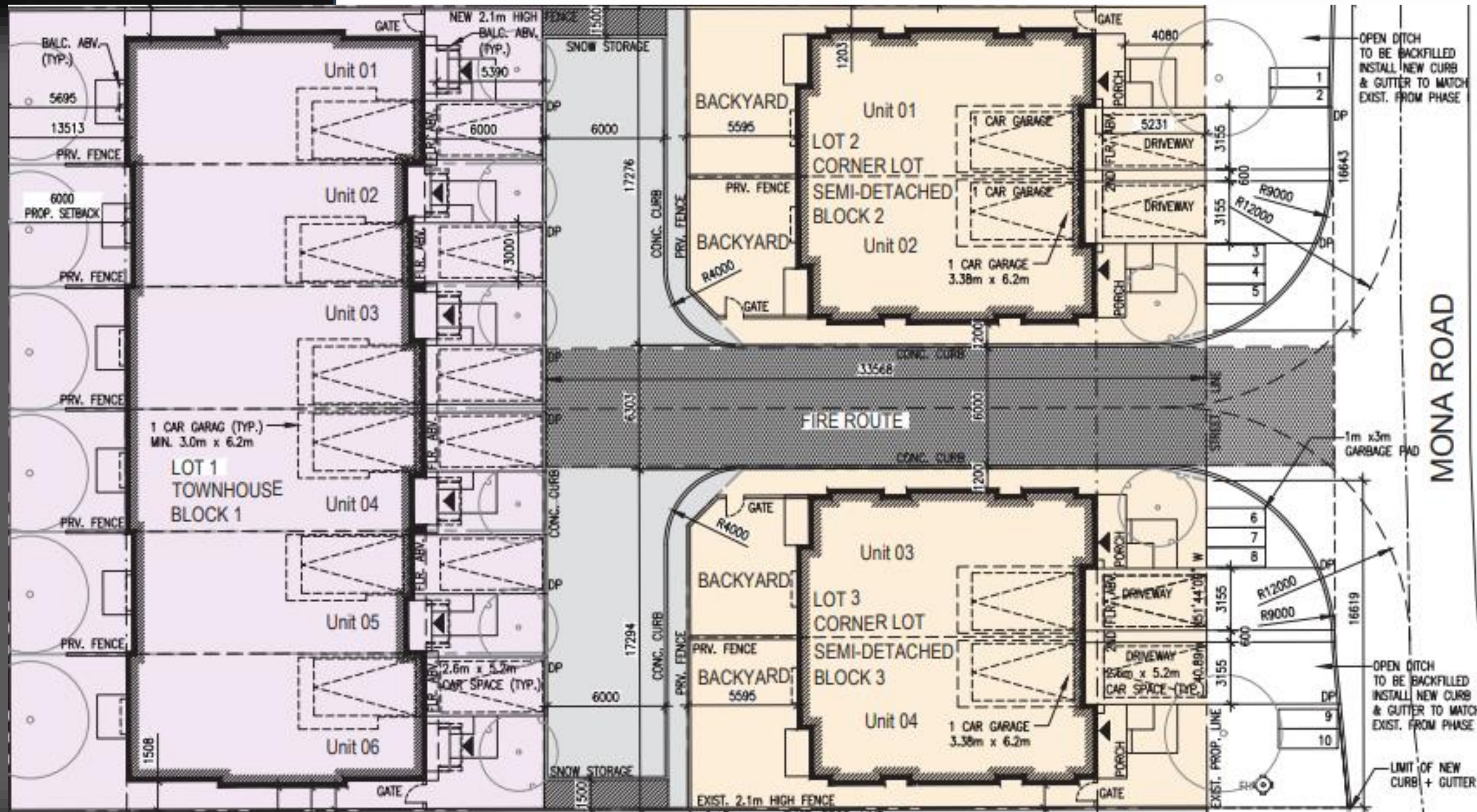
SITE PLAN



EXISTING AND PROPOSED ZONING PERFORMANCE

Zoning Performance Standard	1148/1154 Mona Road (Existing) R3-1	1148/1154 Mona Road (Proposed)
Use	Detached, ARU, Fourplexes	Townhouses, Semi-detached
Height	9.0m	To be confirmed
Side Yard	1.8m-2.41m	Semi-detached 1.2m-1.8m Townhouse 1.2m
Front Yard	7.5m	Semi-detached (First Floor/Garage Face) 5.5m/6.2m Townhouse (Garage to CEC) 6m
Rear Yard	7.5m	Semi-detached 5.6m Townhouse 6.0m (19.7 ft.)

PROPOSED TENURE & ZONING



DEVELOPMENT WILL CONSIST OF TWO TENURE TYPES AND ZONES:



COMMON ELEMENT CONDOMINIUM (6 UNITS)
RM6



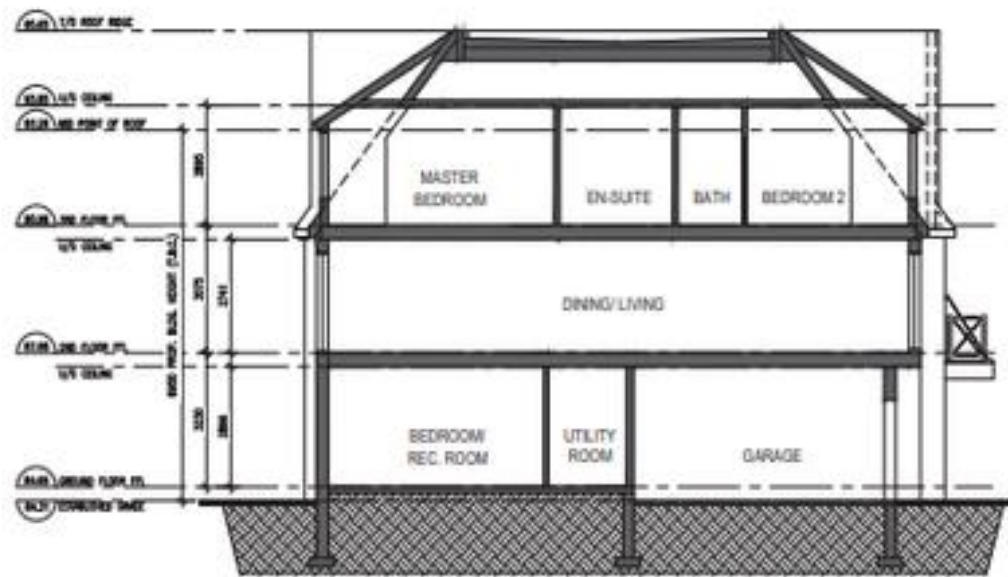
FREEHOLD (4 UNITS)
RM2

DESIGN AND AESTHETIC INSPIRATION

“LAKE HOUSE”







TOWNHOUSE BLOCK 1 - EAST-WEST SECTION THRU UNIT 2



TOWNHOUSE BLOCK 1 - PROPOSED EAST ELEVATION



TOWNHOUSE BLOCK 1 - PROPOSED SOUTH ELEVATION - OPTION A

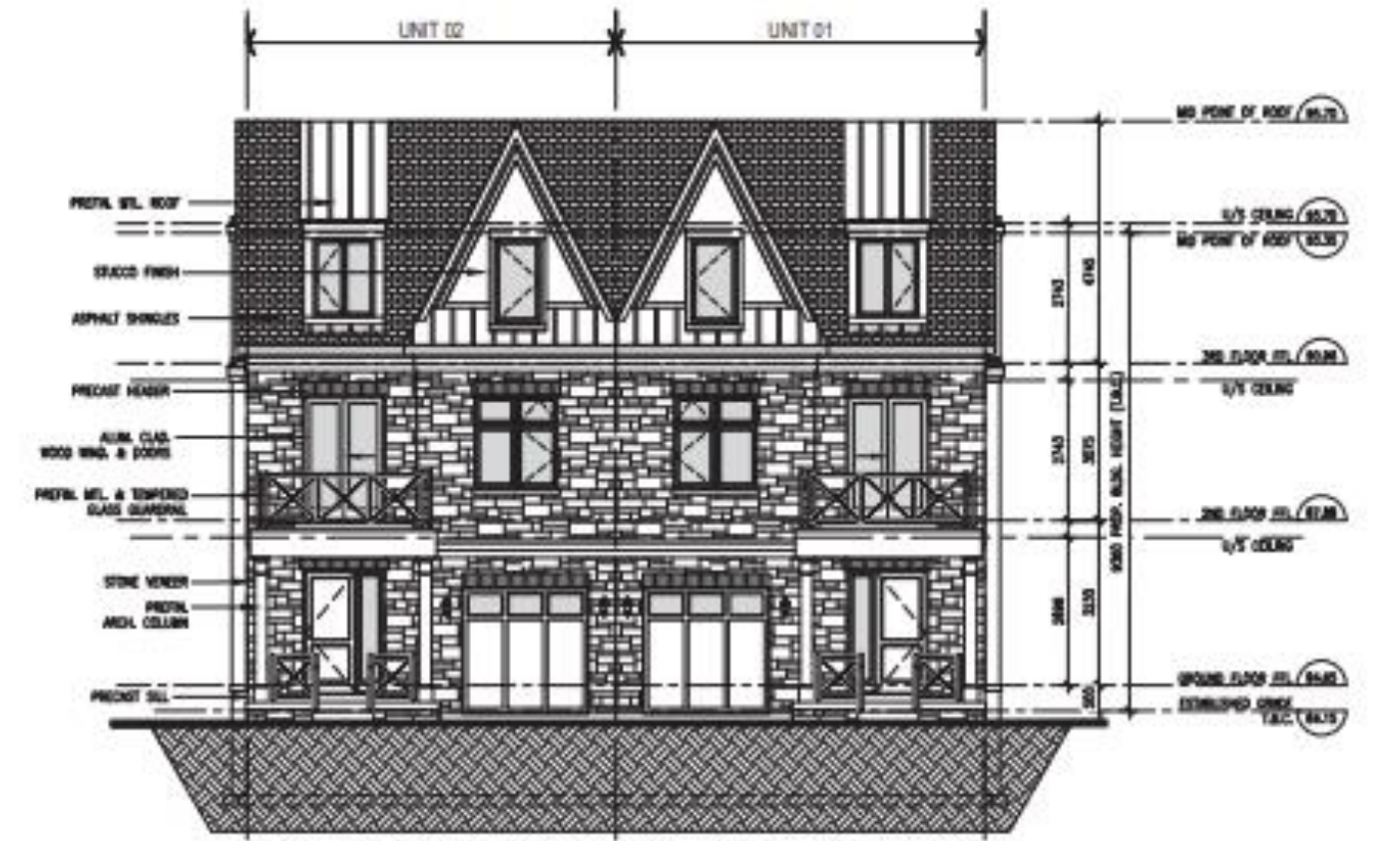


TOWNHOUSE BLOCK 1 - PROPOSED WEST ELEVATION

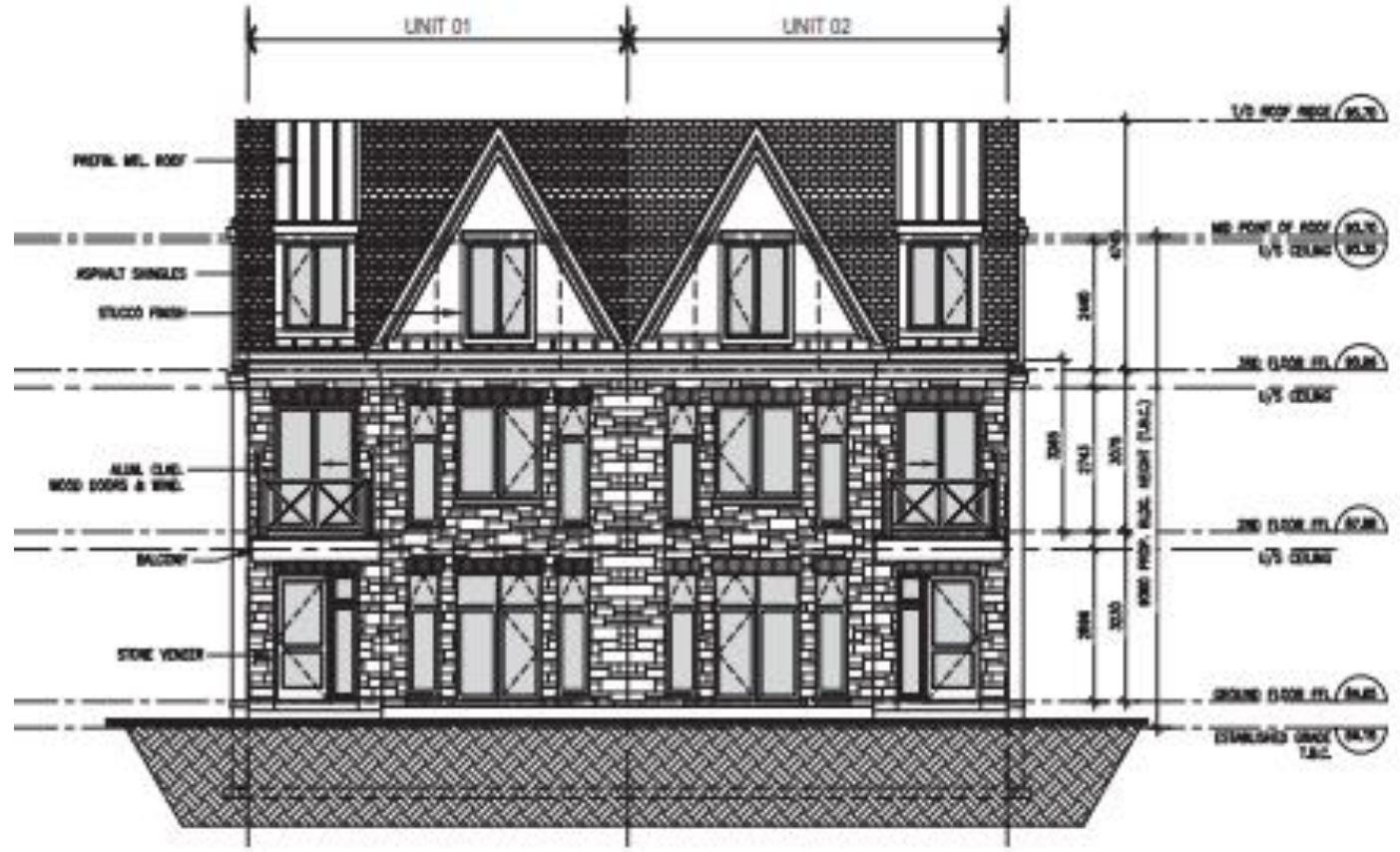
TOWNHOUSE ELEVATIONS



SEMI'S BLOCK 2 - PROPOSED SOUTH (SIDE) ELEVATION



SEMI'S BLOCK 2 - PROPOSED EAST (STREET) ELEVATION



SEMI'S BLOCK 2 - PROPOSED WEST (REAR) ELEVATION

SEMI-DETACHED ELEVATIONS

NEXT STEPS

Thank you

QUEENSCORP