



August 17, 2016

Credit Reserve Association
Mississauga, Ontario

Attention: Mr. Grant Fisher

Re: Community Meeting
1142 Mona Road, Mississauga, Ontario
Queenscorp Group of Companies | Queenscorp (Mona Road) Inc.
Official Plan Amendment and Rezoning Application No. OZ 16/006 W1

Mr. Fisher,

We are pleased to announce that we have recently acquired the property 1142 Mona Road. As neighbours and area residents, we would like to take this opportunity to formally introduce our firm to you and our plans for the property.

The Queenscorp Group of Companies was founded in 1992 and specializes in building boutique residential and commercial in-fill developments across the south-west Greater Toronto Area. Primarily active in the south Mississauga and Etobicoke communities, we have completed several award winning communities including Applewood Terrace (Bloor/Cawthra in Mississauga), Stonewater (Lakeshore/Deta in Mississauga), Watermark (Lake Shore Blvd. W/Long Branch in Etobicoke), The Dalesford (Dalesford Rd. in Etobicoke), and The Harbour Club (Ontario Street/Lakeshore Road West in Oakville). Our corporate portfolio highlighting some of our past projects is enclosed for your review. You can also view the portfolio online at <http://queenscorp.com/brochure>.

We would like to invite you to join us at an informal community meeting so that we may introduce ourselves to you in person and share our redevelopment plans with your community. Meeting details have been provided below:

Meeting Details

Where: Clark Memorial Hall | 161 Lakeshore Road West, Mississauga, ON L5H 1G3

When: Wednesday September 21, 2016 at 7:00pm
*** Light refreshments will be served***



2 Queen Elizabeth Blvd, Toronto, ON M8Z 1L8 | 416.253.6909

queenscorp.com

Project Summary

We strongly believe that the West Mineola community is a hidden gem in South Mississauga and our plans for redevelopment of 1142 Mona Road is, in our opinion, in keeping with the character and prestige of this highly sought after neighborhood. 1142 Mona Road is an unusually large and irregular shaped property, surrounded by a heavily forested tree canopy and immediately abutting the CNR/Metrolinx Railway tracks. The property is ideally situated to allow for increased density at the rear portion of the property while still maintaining the “single detached home” character at the street front consistent with the existing homes on Mona Road. The project will consist of 1 single detached home at the street front and 17 luxury townhomes at the rear of the property which will be entirely surrounded by tall trees on all sides. The townhomes will range from 2,250 sq.ft. to over 3,000 sq.ft. Each townhome will have 2 car underground parking with ample visitor parking entirely on-site with no street parking anticipated. The single detached home located at the street front will be approximately 3,200 sq.ft. Importantly, from the street, the entire community will be hidden from view, with the exception of the single detached home – which will maintain the established character of the street.

We have enclosed herein a brief project overview containing preliminary renderings, aerial images of the proposed project and reference images from a project completed by our firm in Oakville, Ontario for your review.

We will be happy to review our proposed plans and answer any questions you may have regarding this development at the community meeting. We kindly ask that if you have detailed questions about any of the materials enclosed, that you please submit your questions to us in advance so that we may ensure that we have all required documents on-hand to best address your questions and concerns.

To confirm your attendance or to submit your questions in advance, please contact Mrs. Liz Robinson at extension 221 or via email at admin@queenscorp.com at your earliest convenience. In order to ensure adequate seating and refreshments, we request that you please RSVP by no later than September 20, 2016 at 5pm. We also request that you please submit any questions by no later than September 20, 2016 at 5pm as well as this will allow for adequate time to prepare any required documents.

We look forward to meeting with you and should you have any questions or concerns, please do not hesitate to contact Mrs. Robinson.

Kind regards,
Queenscorp Group of Companies



Mark Bozzo
President | CEO

cc. *Queenscorp Group of Companies*

Mr. Gerard Caverson | EVP and CFO