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# COMMUNITY MEETING REPORT

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IN SUPPORT OF

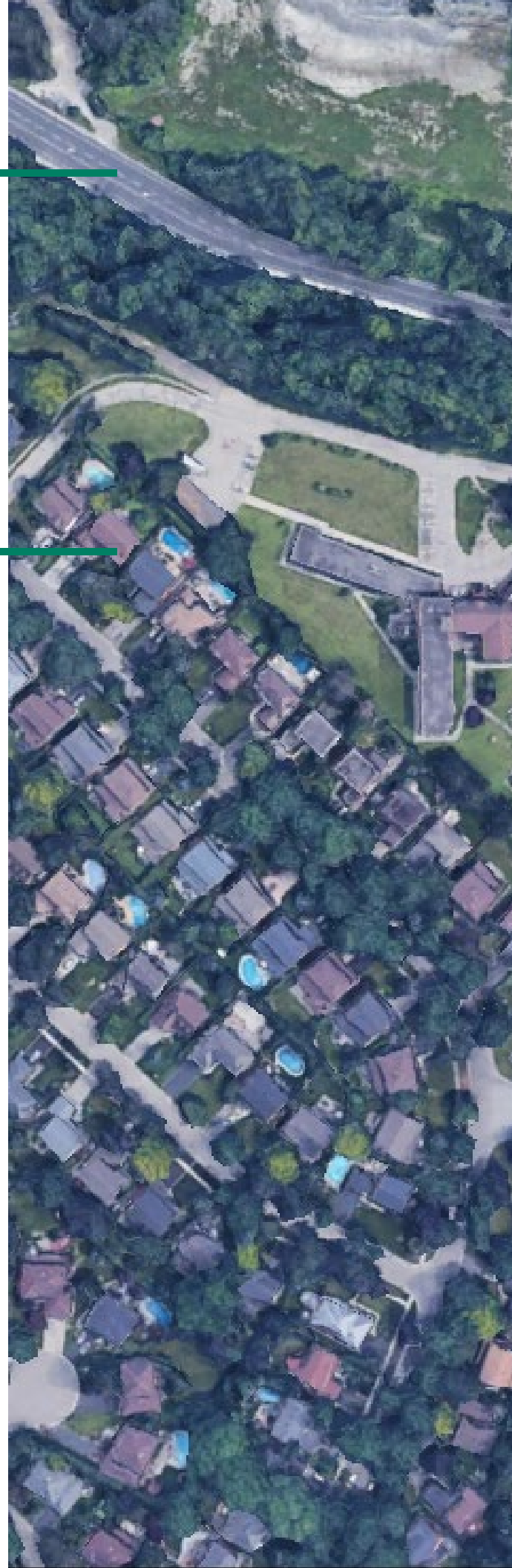
DRAFT PLAN OF  
SUBDIVISION & ZONING  
BY-LAW AMENDMENT  
APPLICATIONS

PREPARED FOR

Sherwood Forrest Limited  
Partnership

1720 Sherwood Forrest Circle  
City of Mississauga  
Regional Municipality of Peel

May 2024  
GSAI File # 792 – 027



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Community Meeting Report  
Sherwood Forrest Limited Partnership  
Draft Plan of Subdivision & Zoning By-law Amendment  
1720 Sherwood Forrest Circle  
City of Mississauga

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## 1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Sherwood Forrest Limited Partnership (the 'Owner') to prepare a Community Meeting Report ('Report') in support of the planned redevelopment of the lands municipally addressed as 1720 Sherwood Forrest Circle, in Sheridan, in the City of Mississauga (the 'Subject Lands' or 'Site'). This Report was identified and requested as a submission requirement as part of the pre-submission Development Application Review Committee ('DARC') meeting process. Subsequent to this Meeting, the Community Meeting Terms of Reference were provided. A copy of the Community Meeting Terms of Reference are provided in **Appendix I** of this Report.

## 2 / BACKGROUND

The Owner is planning to redevelop the Subject Lands – a lot with an area of approximately 4.63 hectares (11.44 acres). As further described in accompanying Planning Justification Report, prepared by GSAI, dated May 2024, the Owner is seeking permission to redevelop a segment of the Subject Lands for a compact residential development containing 56 detached dwellings. To achieve this objective, the Owner is advancing a Draft Plan of Subdivision ('Draft Plan') and Zoning By-law Amendment ('ZBA') Application (the 'Application'). The City of Mississauga (the 'City') requires a Councillor-led Community Meeting be held and this Community Meeting Report be provided to summarize the comments heard from community members.

A Ward 8 Councillor-led virtual Community Meeting was held on July 26, 2023. This Community Meeting provided the Project Team an opportunity to present the proposed development to the community and provided an opportunity for community members in attendance to ask questions and raise areas of concern. A copy of the Project Team presentation shared at this Community Meeting is provided in **Appendix II** of this Report. Furthermore, a summary of the comments heard is provided in **Section 3** of this Report.

### 3 / SUMMARY OF COMMUNITY COMMENTS

As stated above, a virtual Community Meeting was held on July 26, 2023, beginning at 6:00 pm. Overall, a number of community members were in attendance as well as a selection of City of Mississauga Staff.

The following were the meeting attendees:

- Councillor Matt Mahoney;
- Meredith Karosas, City of Mississauga;
- Debbie Thomson, City of Mississauga;
- Scott Bland, Owner Representative;
- Tony Vella, Owner Representative;
- Jim Levac, GSAI;
- Ethan Bohnert, GSAI

The following were the comments and concerns expressed by community members in attendance:

COMMENT	RESPONSE
Support the current proposed development, compared to the concept presented by the previous Owner	Noted. The support is appreciated
What are the orange lots on the Concept Plan indicating?	The orange lots indicate larger, custom lots
What is the average size of units going to be?	The homes will be approximately 1,800 – 2,600 square feet (167.3 – 241.6 square metres)
What will the condo fees be?	The condominium fees will be determined at a future date, but the development is being planned to ensure low maintenance costs are achieved
Will grass cutting be the homeowner's responsibility?	Yes
What is the timing of build-out?	Depending on approval processes, approximately 18 months

COMMENT	RESPONSE	COMMENT	RESPONSE
Can notification of construction sequencing be given?	Construction is a future process, and requires that the development obtain the applicable approvals (Draft Plan of Subdivision, Zoning By-law Amendment, Site Plan Approval and building permits) first. Further detail regarding construction will be determined when a Construction Management Plan is prepared as part of the Draft Plan of Subdivision process	Are trees on-site being preserved? There are many mature trees. Please maintain as many of these trees as possible	An Arborist Report will be prepared as part of the application. as part of the Arborist Report, each and every tree will be assessed. It is anticipated that as many trees as possible will be preserved, assuming the trees are in good health
Will more parks be planned?	A landscaped open space, that may include a children's play area, will be determined by the size of development. How the landscaped open spaces are programmed will be part of future processes	Has there been a traffic study?	A Traffic Study will be completed as part of the application. However, given the number of units and the type of built form proposed, there will be much less traffic than the previous proposal
How will waste be collected	Curbside garbage collection is planned		Use of the access road off of Dundas Street is likely not feasible given the slope and condition of the road. Use of it for emergency access will be studied.
What is the submission timing of this development?	The Project Team will need to receive formal pre-consultation comments and a Submission Checklist first. It will take a few months for the Project Team to prepare everything required	Can the access road be used to reduce the traffic impact?	City Staff noted there is concern will use of the access road given the planned Dundas Bus Rapid Transit (BRT) network planned and distance to the intersection of Dundas Street West and Mississauga Road
How long will it before approval?	We are in the early stages of development approvals. The Bill 109 legislative changes have made the process slower and will require that a number of applications be provided in turn. Overall approval is a few years away based on the current processes	Can the access road from Dundas be used for construction and demolition?	Use of the access road for construction can be further studied. It's use may not be feasible

COMMENT	RESPONSE	COMMENT	RESPONSE
Concern expressed about preservation of the existing forested area along Mississauga Road	<p>The proposal will dedicate all natural area and natural buffer lands to the City of Mississauga, this will ensure the forested area is protected and preserved.</p> <p>City Staff clarified that currently, the natural area lands are used for natural area uses</p>	Concern expressed about proximity to development	Efforts will be made to ensure that appropriate transitions are provided. The Councillor also committed to working collaboratively with the Owner to ensure impact can be effectively managed and mitigated
Support expressed for lower density (compared to previous proposal)	Noted	Why is the road access from Dundas still shown?	The existing access from Dundas Street is shown as an existing condition. A final decision on whether it is maintained or abandoned will be made in the future, in consultation with City Staff
Concern expressed about noise and traffic levels generated from construction	Construction activities and hours of construction activities occurring are regulated by the City		
With 3-storey homes, how will privacy be addressed?	There will be privacy fencing, typically 1.8 metres tall, installed along the shared property lines. Additional landscaping and planting can also be considered. Other ways to mitigate privacy concerns can be addressed through architectural design	Will the proposed homes match the Neighbourhood?	The proposed development has carefully considered the surrounding context. Compatibility with the surrounding Neighbourhood has been a key component of the proposal. Further detail on how it will be compatible and consistent with the Neighbourhood will be provided in the formal application materials

*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 councilor, 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.



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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*

1720 Sherwood Forrest Circle

# VIRTUAL COMMUNITY MEETING

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APPLICATION TO AMEND  
THE CITY OF MISSISSAUGA ZONING BY-LAW &  
DRAFT PLAN OF SUBDIVISION

## Argo Development Corporation

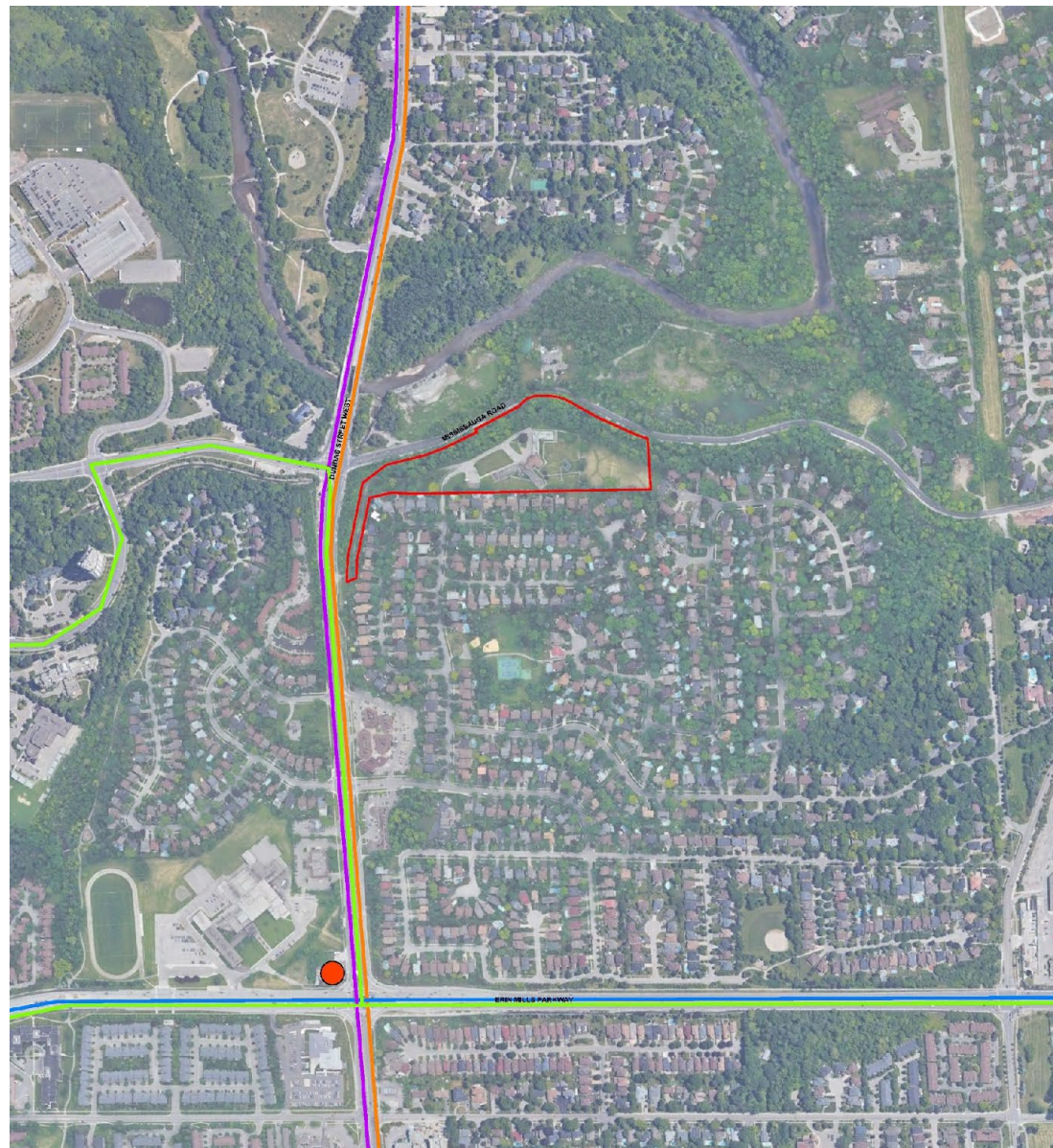
- Draft Plan of Subdivision & Zoning By-law Amendment
- July 26, 2023



 SUBJECT LANDS

**Aerial Context**





 SUBJECT LANDS

 MiWay Route 13

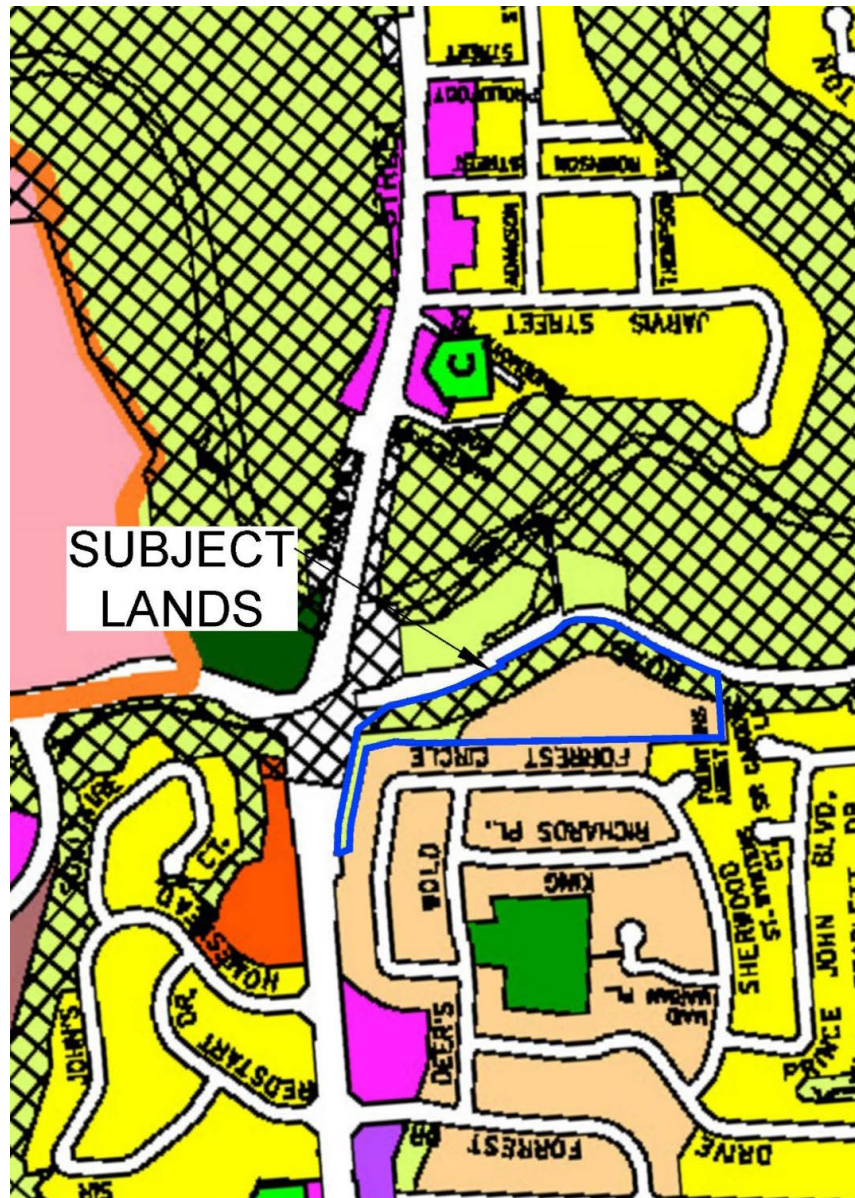
 MiWay Route 1

 MiWay Route 101

 MiWay Route 110

 Planned BRT Station




















Transit Context



SUBJECT LANDS

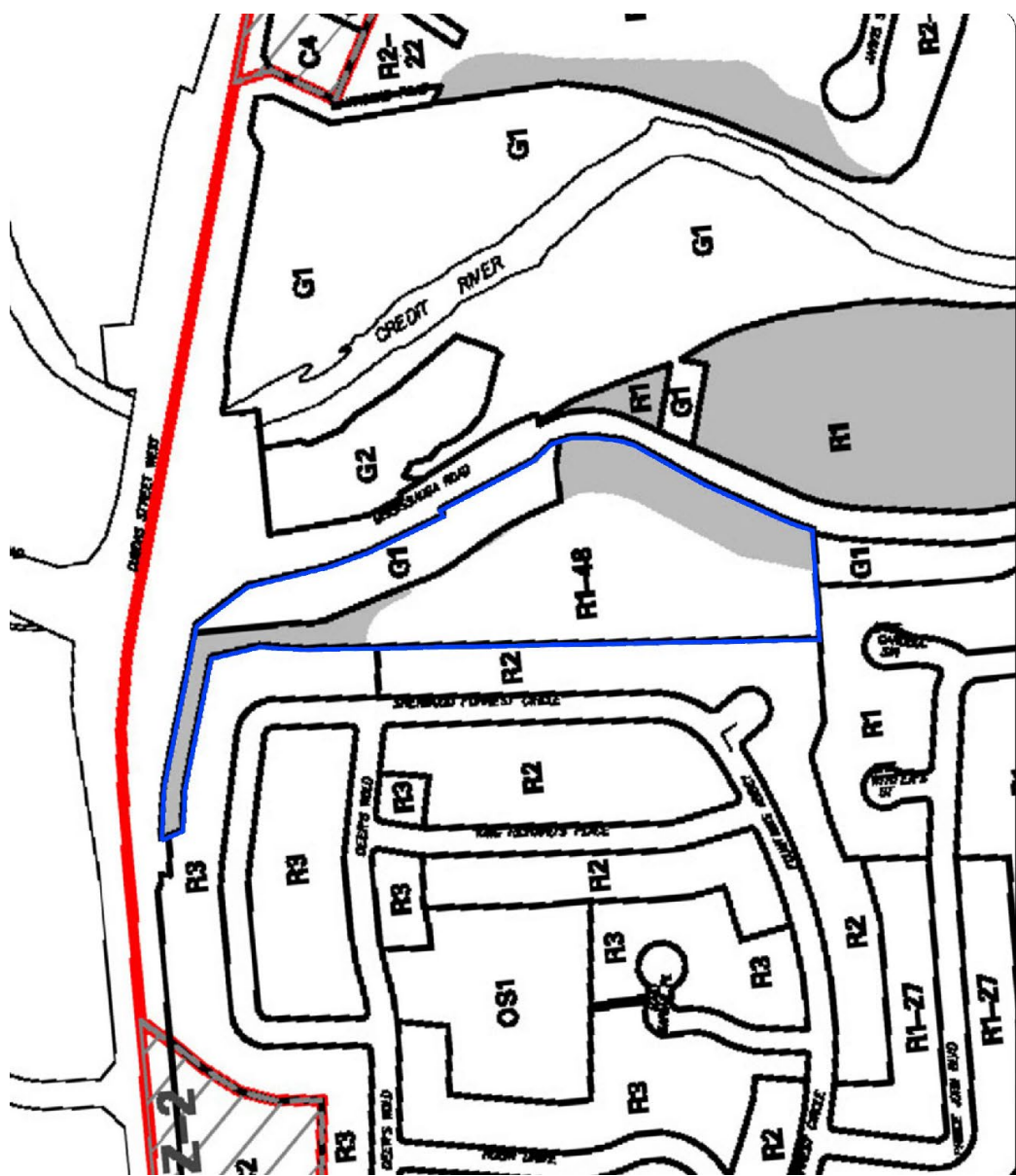
 SUBJECT LANDS

LAND USE DESIGNATIONS

- |  |   |
|--|---|
|  Residential Low Density I  |  Business Employment |
|  Residential Low Density II |  Industrial          |
|  Residential Medium Density |  Airport             |
|  Residential High Density   |  Institutional       |
|  Mixed Use                  |  Public Open Space   |
|  Downtown Mixed Use         |  Private Open Space  |
|  Downtown Core Mixed Use    |  Greenlands          |
|  Convenience Commercial     |  Parkway Belt West   |
|  Motor Vehicle Commercial  |  Utility            |
|  Office                   |   |

Mississauga Official Plan,  
Schedule 10 – Land Use





 SUBJECT LANDS

City of Mississauga Zoning  
 By-law 0225 - 2007





**DRAFT PLAN OF SUBDIVISION**  
**ARGO DEVELOPMENT CORPORATION**  
**FILE # \_\_\_\_\_**

1720 SHERWOOD FORREST CIRCLE  
 LOT 3, RANGE 1, S.D.S.  
 (GEOGRAPHIC TOWNSHIP OF TORONTO)  
 CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 SCOTT BLAIR, P.Eng.  
 (REGISTERED PROFESSIONAL ENGINEER)

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 ROSS SCHNEIDER, O.L.S.  
 (REGISTERED PROFESSIONAL SURVEYOR)

**ADDITIONAL INFORMATION**  
 (UNDER SECTION 11(1)7 OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

\* MUNICIPAL AND PIPED WATER TO BE PROVIDED  
 \*\* SANITARY SEWER AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
CONDOMINIUM DETACHED RESIDENTIAL	1	2.10	5.13	56
OPEN SPACE	2	0.11	0.27	
NATURAL HERITAGE SYSTEM (NHS)	3	1.75	4.32	
NHS BUFFER	4	0.03	1.06	
<b>TOTAL</b>	<b>4</b>	<b>4.03</b>	<b>10.44</b>	<b>56</b>

**NOTES**  
 \* EXISTING STRUCTURES TO BE REMOVED

SCALE: 1:1000  
 (24 x 36)  
 JULY 12, 2023



**Draft Plan of Subdivision**







### STATISTICS TABLE

SITE AREA	4.63 hectares (11.44 acres)
NATURAL AREA & BUFFERS	2.42 hectares (5.98 acres)
DEVELOPABLE AREA	49,934 sq m (537,481 sq ft)
NO. OF UNITS	56
HEIGHT	3 storeys
NO. OF PARKING SPACES	129 spaces, including 17 visitor

### Proposed Development





## Precedent Images



## Precedent Images

**THANK YOU**

