

Supplementary Information

Owner: Argo Sherwood Forrest Limited

1720 Sherwood Forrest Circle

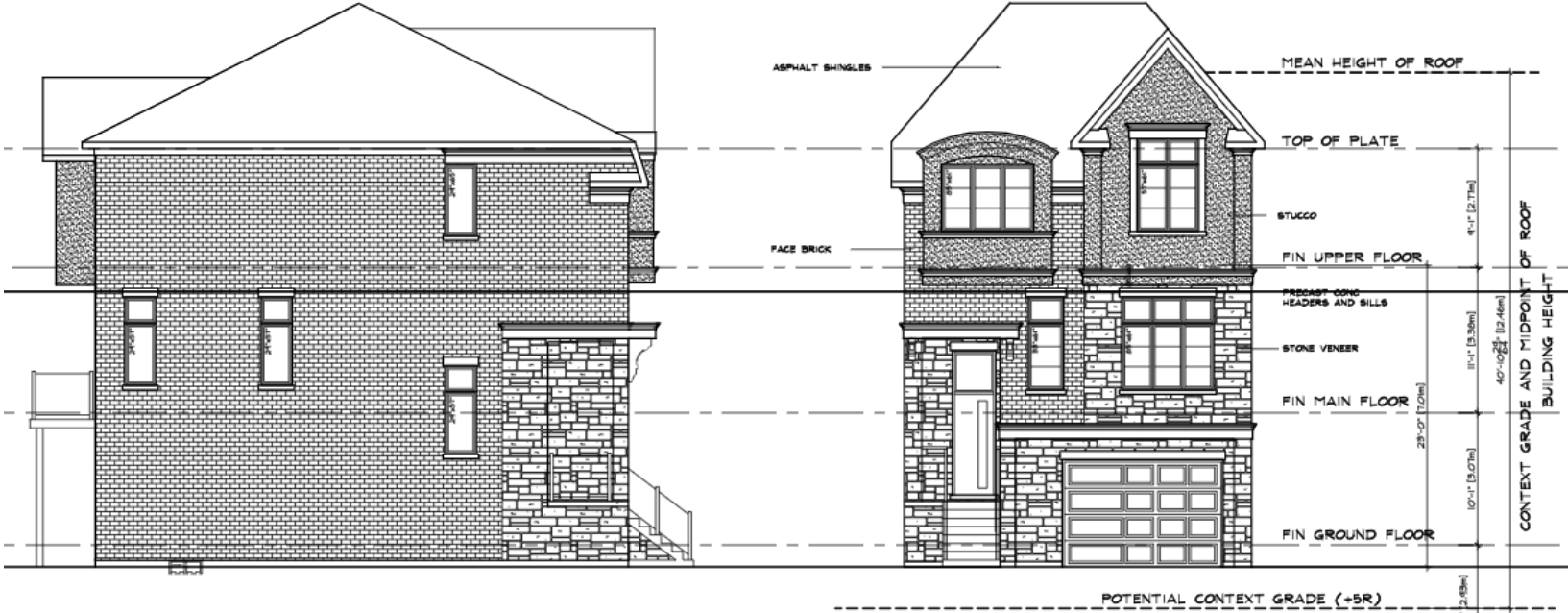
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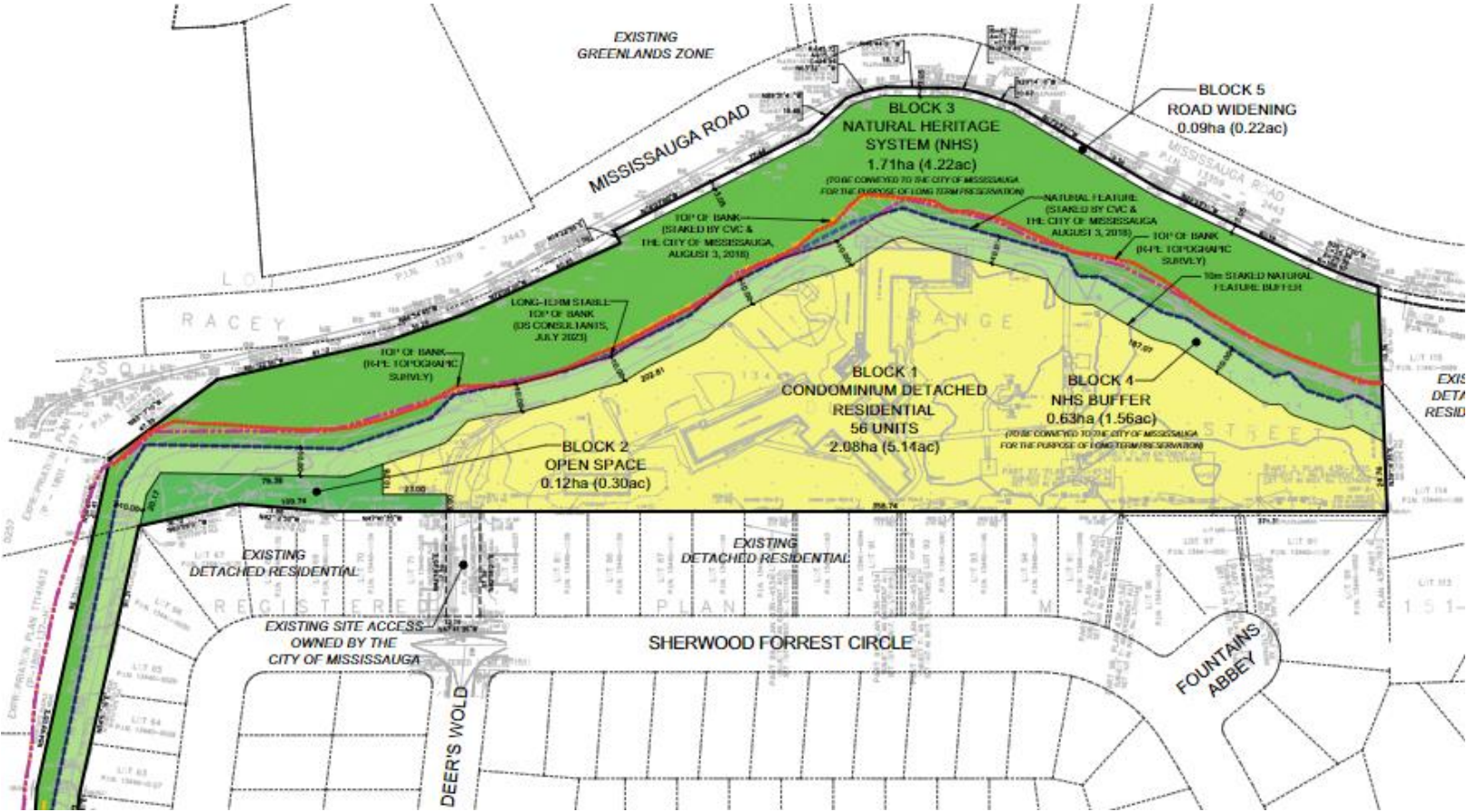
1 Concept Plan, Elevations, Renderings, Draft Plan of Subdivision



Proposed Concept Plan



Proposed Elevations

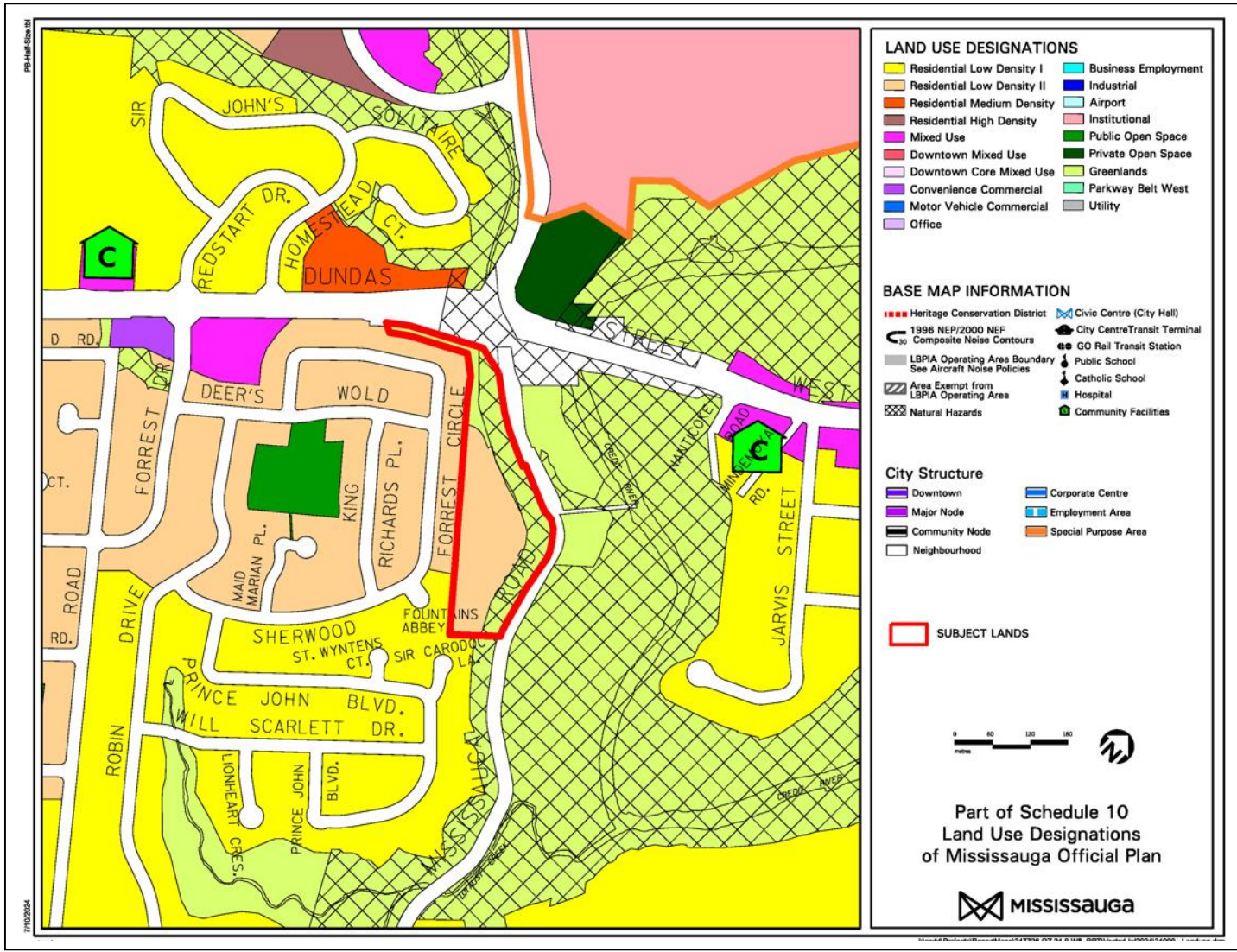


Proposed Draft Plan of Subdivision

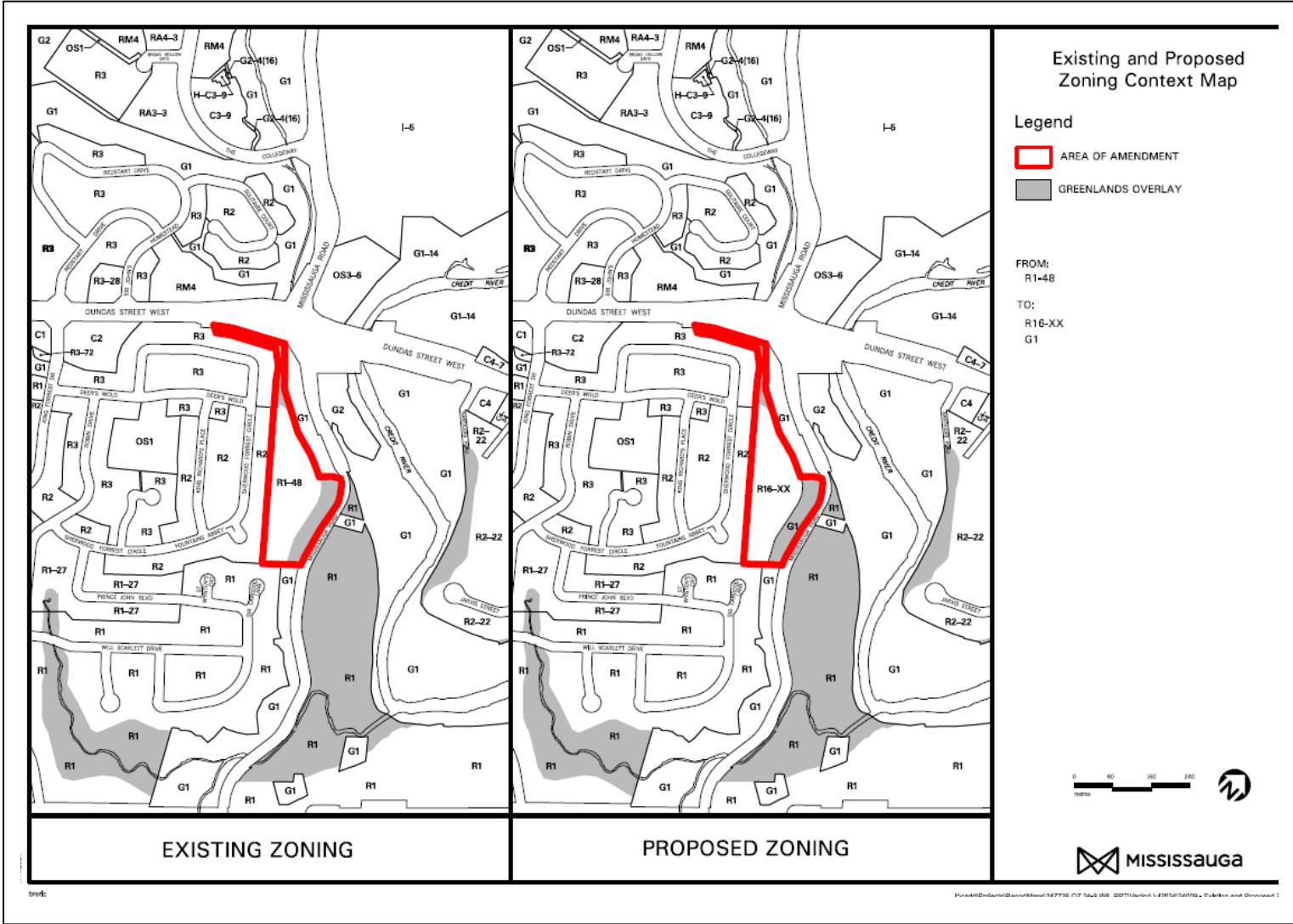
2. Development Proposal Statistics

Applications submitted:	Received: June 12, 2024 Deemed complete: June 25, 2024	
Developer/ Owner:	Argo Sherwood Forrest Limited	
Applicant:	Glen Schnarr and Associates Inc. (GSAI)	
Existing Gross Floor Area (entire site):	45 400 m ² (488,681.53 ft ²)	
Proposed Gross Floor Area (residential block):	22 000 m ² (236,806.03 ft ²)	
Lot Coverage:	Approximately 53% per lot	
Total Number of Units:	56 detached dwelling units	
Height:	3 storeys / 12.46 m (40.88 ft.)	
Landscaped Area:	Not applicable to the R16 zone	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	198 people *Average household sizes for all units (by type) based on the 2016 Census	
Parking: Resident Spaces Visitor Spaces Total	Required: 112 residential spaces 14 visitor spaces Total: 126 spaces	Provided: 112 residential spaces 14 visitor spaces Total: 238 spaces

3. Existing Official Plan Map



4. Existing and Proposed Development Zoning By-law Map



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5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing R1-48 Exception Zone Regulations	Proposed R16 Base Zone Regulations	Proposed R16-XX Exception Zone Regulations
Minimum Lot Area Interior Lot	750 m ² (8,072.93 ft ²)	550 m ² (5,920.2 ft ²)	230 m ² (2,475.7 ft ²)
Minimum Lot Area Corner Lot	835 m ² (8,987.9 ft ²)	720 m ² (7,750 ft ²)	260 m ² (2,798.62 ft ²)
Minimum Lot Frontage Interior Lot	22.5 m (73.82 ft.)	15.0 m (49.21 ft.)	10.0 m (32.81 ft.)
Minimum Lot Frontage Corner Lot	22.5 m (73.82 ft.)	19.5 m (63.98 ft.)	10.0 m (32.81 ft.)
Minimum Lot Coverage	25%	35%	53%
Minimum Front Yard Interior Lot	9.0 m (29.5 ft.)	7.5 m (24.6 ft.)	4.5 m (26.6 ft.)
Minimum Front Yard Corner Lot	7.5 m (24.6 ft.)	CEC- corner lot 7.5 m (24.6 ft.)	4.5 m (26.6 ft.)
Minimum Front Yard setback from a Garage Face to a street, CEC - road or CEC - sidewalk	Equal to front yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.) to CEC-road/garage face 3.3 m (10.8 ft.) to sidewalk	1.2 m (3.9 ft.) and 0.6 m (1.9 ft.) on the other side (subject to exception schedule)
Minimum Interior Side Yard	1.8 m (5.9 ft.) and 4.2 m (13.8 ft.) on the other side	1.8 m (5.9 ft.) for two storey dwelling	1.2 m (3.9 ft.) and 0.6 m (1.9 ft.) on the other side
Minimum Interior Side Yard: Where interior side lot line is the rear lot line of abutting parcel	N/A	2.5 m (8.2 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard Interior Lot	7.5 m (24.61 ft.)	7.5 m (24.61 ft.)	6.0 m (19.7 ft.)
Minimum Rear Yard Corner Lot	3.0 m (9.8 ft.)	7.5 m (24.61 ft.)	6.0 m (19.7 ft.)

Zone Regulations	Existing R1-48 Exception Zone Regulations	Proposed R16 Base Zone Regulations	Proposed R16-XX Exception Zone Regulations
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	12.6 m (41.34 ft.)
Maximum encroachment of a porch or deck inclusive of stairs into the front yard	N/A	1.5 m (4.92 ft.)	3.0 m (9.84 ft.)
Driveway Width	6.0 m (19.7 ft.)	50% of lot frontage	5.8 m (19.0 ft.)
Minimum G1 Zone setback	5.0 m (16.4 ft.)	5.0 m (16.4 ft.)	1.2 m (3.94 ft.)
	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.		

6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (July 18, 2024)	The Functional Servicing report has been deemed satisfactory. The Region of Peel requires draft plan conditions to be included within the associated Subdivision Agreement. Additionally, waste collection will be addressed through a future site plan application.
Credit Valley Conservation Authority	No concerns surrounding the proposed limits of development and setbacks. However, updated plans are required to be submitted to address minor outstanding items. Furthermore, an updated FSR is required to address erosion criteria an additional clarification is needed surrounding the easement within the buffer area.
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 22, 2024)	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.
City Community Services Department – Park Planning Section	Comments dated July 2024, state that the subject property is within the Sheridan Neighbourhood Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha

Agency / Comment Date	Comments
(August 16, 2024)	<p>per 1000 people is being achieved and additional parkland will not be required as part of these applications. The Sheridan Neighbourhood Character Area has a current provision of 2.2 ha per 1000 people, indicating the community has adequate parkland.</p> <p>The subject site is near Sherwood Green (P-147), which zoned Open Space and located within 225 m (738 ft.) of the subject property. Sherwood Green provides a community playground, tennis courts, basketball court and open space. The subject property also includes Greenlands identified as Significant Natural Area -Valley lands under the Natural Area Study (NAS) adjacent to Mississauga Road within the Credit River Watershed.</p> <p>It is recommended that the identified Greenlands are gratuitously dedicated to the City and shall be zoned for protection and conservation purposes. Additionally, securities will be required for greenbelt clean-up, restoration, hoarding as well as the required fencing along the boundary of the Greenlands zone.</p>
City Transportation and Works Department (August 16, 2024)	<p><u>Traffic:</u></p> <p>A Transportation Impact Study (TIS) prepared by CGH Transportation was provided in support of the proposed development. Based on the TIS, dated May 2024, staff are generally satisfied from a feasibility perspective. The study concluded that the proposed development is anticipated to generate 56 (14 in, 42 out) and 74 (47 in, 27 out) net two-way site trips for the weekday AM and PM peak hours in 2028, respectively.</p> <p>With the traffic generated by the proposed development, the study area intersections 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 and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal</p>

Agency / Comment Date	Comments
	<p>drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Stormwater will be collected by infiltration trenches and rear-lot catch basins, directed through the storm sewers within the site's private roads, and into an infiltration tank prior to being discharged into the proposed municipal storm sewer connecting into the existing storm sewer on Dundas St W. Flow spreaders have been provided to mitigate erosion of the adjacent slope and woodlot. Further technical information is required to address staff comments related to the infiltration features.</p> <p><u>Environmental Compliance:</u></p> <p>A Phase One ESA dated October 19, 2023, a Phase Two ESA dated October 19, and an Environmental Certification Letter dated May 24, all prepared by DS Consultants Ltd. have been submitted in support of the proposed development. The following is to be submitted for further review:</p> <ul style="list-style-type: none"> • A written document, prepared by a Qualified Professional that includes a statement regarding the fill material located on-site is geotechnically and environmentally suitable, or will otherwise be or has been removed. <p><u>Noise:</u></p> <p>An Environmental Noise Assessment prepared by YCA Engineering Limited dated Oct 2023 and revised May 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 road traffic from Dundas St. W. and Mississauga Road. The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through the site plan application and building permit processes.</p>

Agency / Comment Date	Comments
	<p><u>Engineering Plans/Drawings</u></p> <p>The applicant has submitted a number of technical 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, including satisfactory arrangements for the lands legally described as Block F, Plan M151.</p> <p>The Owner will be required to enter into a Subdivision Agreement with the City to construct the required municipal works and include matters such as land dedications, storm connection, municipal easement, traffic details and entrance design, existing road and boulevard improvements.</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 - Canada Post - Arborist – Private Property - City Planning Strategies – Housing - Fire Prevention - Rogers - Bell - Transit Infrastructure
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Trillium Health Partners - Public Art Coordinator - Hydro - Enbridge - Greater Toronto Airport Authority

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
5 Kindergarten to Grade 5	Sheridan Park Public School	Homelands Public School	Erindale Secondary School
2 Grade 6 to Grade 8	Enrolment: 411	Enrolment: 367	Enrolment: 942
4 Grade 9 to Grade 12	Capacity: 593	Capacity: 428	Capacity: 1,317
	Portables: 0	Portables: 0	Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
10 Kindergarten to Grade 8	St. Francis of Assisi Catholic Elementary School	Iona Catholic Secondary School
8 Grade 9 to Grade 12	Enrolment: 453	Enrolment: 616
	Capacity: 504	Capacity: 723
	Portables: 0	Portables: 5