

SFRA CHRC UPDATE



Carmel Heights Redevelopment Committee

Enclosed you'll find the flyer the CHRC created prior to the completion of the proposal, and handed out at the Hot Air Balloon Event on September 8th. The CHRC raised almost \$1,500 at the event! Thank you to everyone who made a donation.

Submitted to the City's Planning Department at the end of August, the Planning Justification Report for the proposed redevelopment of Carmel Heights has recently been deemed complete. The entire application and relevant reports can be found online by following these steps:

1. Go to <http://www.mississauga.ca/portal/residents/development-applications>
2. Scroll down to "Ward 8" and select "1720 Sherwood Forrest Circle"

What we need from YOU!

- **Included in this newsletter are three template letters**, addressed to Matt Mahoney (City Councillor), Rudy Cuzzetto (Member of Provincial Parliament) and Robert Ruggiero (Development Planner for the Carmel Heights Application), respectively. **Please fill in your name, address and sign each letter. Then drop them off in Alouise Henderson's mailbox at 2581 Robin Drive.** We will send them on to the three aforementioned individuals, and also use them as visual aids for when we present our concerns to City Councillors at the Planning Committee down the road.
- If you are available to volunteer some of your time to help out in this fight, please email us at carmelheightsrc@gmail.com
- Members of the CHRC will be going door to door gathering information (concerns about the current project, what an "ideal" redevelopment would look like, etc.) and collecting signatures on a revised petition. Please be patient with them and take the time provide them with as much information as possible. Every resident will need to do their part for us to be successful.



Physical Description of the Existing Property:

- 4.64 hectares = 11.466 acres
- Dundas St. Frontage = approx. 206 metres
- 120 metres of (currently) inactive driveway along Dundas St.
- Sherwood Forrest Circle Driveway (City-owned land) = 12 metres wide
- 3 -storey Seniors' Residence, with approx. 26 parking spaces

Features of the Proposed Development:

- Interconnected 3-building complex
 - Building A: 6-storey Seniors' Living, 156 suites consisting of a mix of assisted living, memory care and independent living
 - Building B: 6-storey Rental Building, "geared towards Seniors" with 167 rental units
 - Building C: Connection between Buildings A & B, 2490m² of floor area, including a chapel, 26 suites for the Sisters and their guests, plus related facilities
- Additional amenities:
 - Library, pool, hair salon, pet spa, doctor's offices
 - 259 parking spaces (75-space surface lot, 184-space underground structure)
- Adjustments to Property:
 - Slope along Mississauga Road frontage to be dedicated to Credit Valley Conservation Authority (CVCA)
 - Site area after dedication is 3.13 hectares = 7.734 acres
 - Density in Building B = approx. 53.35 dwelling units per hectare (131.83 per acre)
 - "In addition to the existing access on Sherwood Forrest Circle, the inactive driveway leading to Dundas Street West will be restored and provide the main vehicular access to the site"

A collage of 15 photographs capturing various moments from the Sherwood Forrest Fun Day. The photos are arranged in an overlapping, non-linear fashion. Key elements include: a banner in the top left that reads "SHERWOOD FORREST FUN DAY! JOIN US IN THE PARK!"; a bagpiper in a kilt performing in the middle left; children playing on a large yellow and grey inflatable slide in the bottom right; a family with a young girl on a bicycle in the top center; and several other photos showing children playing, adults interacting, and people posing for photos. The overall atmosphere is festive and community-oriented.

