

1720 SHERWOOD
FORREST CIRCLE
MISSISSAUGA, ONTARIO

URBAN DESIGN STUDY

MAY, 2024



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This Urban Design Study ('Study') has been prepared in support of the Draft Plan of Subdivision and Zoning By-law Amendment Application for the lands municipally known as 1720 Sherwood Forrest Circle, in the City of Mississauga (the 'Subject Lands' or 'Site').

The purpose of this Study is to illustrate the proposed design considerations and solutions for compact, vibrant, attractive residential development on the Subject Lands. This Study provides urban design guidance and has been prepared to describe, at a high-level, the design vision for the development. Specifically, it provides detail on the design rationale and strategy that has been applied to ensure a development that seamlessly integrates with the surrounding community is provided as well as an analysis of the surrounding context.

This Study has been prepared in accordance with the City of Mississauga Urban Design Study Terms of Reference, dated January 19, 2019 and in collaboration with Q4 Architects, Strybos Barren King and Glen Schnarr & Associates Inc.

INTRODUCTION | 01

1.1 GOALS AND OBJECTIVES

The goal of the proposed development is to advance the City of Mississauga’s vision of creating a desirable urban city and contribute to the goals and objectives of the Sheridan Neighbourhood Character Area and the Mississauga Official Plan. The key urban design objectives that have guided the proposed development include:

- Develop a safe, comfortable and vibrant environment for residents and visitors;
- Provide a range and mixture of high-quality, refined, aesthetically pleasing built forms;
- Implement architecture that is locally inspired, while having a distinguishable and unique identity;
- Support the creation of a safe, comfortable and attractive public realm;
- Support the creation of new housing options for residents; and
- Support the long-term retention and protection of natural areas.



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SUBJECT LANDS

1.2 ANALYSIS OF THE EXISTING SITE
AND NEIGHBOURHOOD

The Subject Lands are located within the established Sheridan community of the City. The Site is located on the east side of Sherwood Forrest Circle, south of Dundas Street and west of Mississauga Road. It has an area of approximately 4.63 hectares (11.44). The Site has rolling topography owing to its location adjacent to a forested area. This contributes to a change in grade between the eastern and western property lines. Overall, the Site's unique location and rolling topography enables a unique and desirable development opportunity given the development is visually screened by the privacy fencing, landscaped open spaces and the existing forested area.



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1.3 SITE CONTEXT

As demonstrated in the images to the right, the Site is located at the periphery of the established Sheridan community of the City.



View looking west along the existing driveway toward Sherwood Forrest Circle



View looking west across the Subject Lands and the convent structure



View looking north across the Subject Lands



View looking south along Sherwood Forrest Circle

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1.3 SITE CONTEXT CONT'D



View looking west along Deers Wold



View looking north along Sherwood Forrest Circle



View looking north across 1900 Dundas Street West



View looking north along Dundas Street West toward The Collegeway

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SUBJECT LANDS 

BUFFER LINES 

PARKS & OPEN SPACES 

INSTITUTIONAL USES 

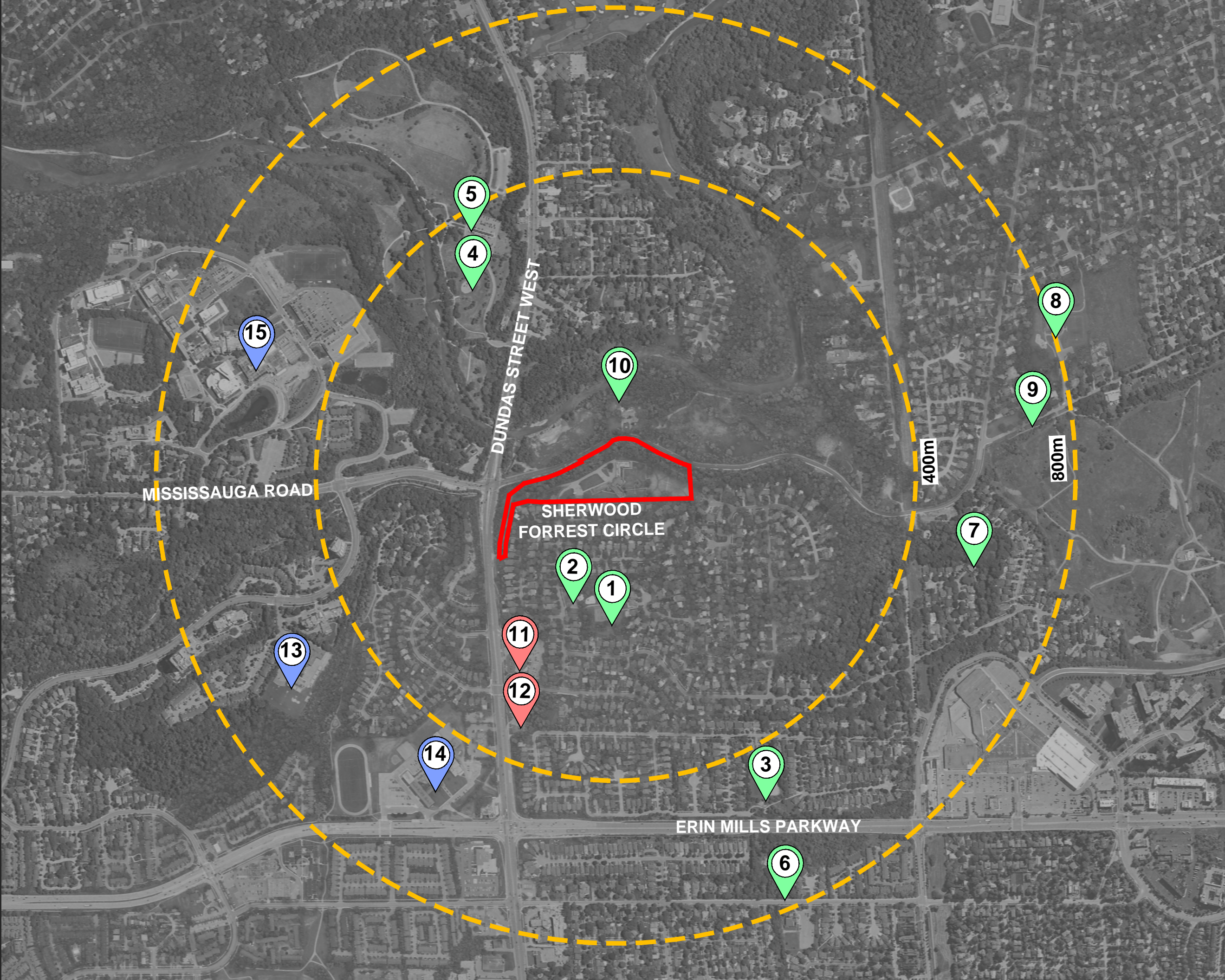
COMMERCIAL USES 

1.3 SITE CONTEXT CONT'D

The Site is also located within 400 metres of various greenspaces, natural areas and destinations to support daily needs. This includes being within a comfortable walking distance of the Dundas Street retail corridor, which features a mix and range of uses and built forms.

SURROUNDING DESTINATIONS

- 1. Sherwood Forrest Tennis Club
- 2. Sherwood Green
- 3. Dean Henderson Memorial Park
- 4. Erindale Park
- 5. Culham Trail
- 6. Don Gould Park
- 7. Loyalist Creek Hollow
- 8. Bruce Reynolds Park
- 9. Springbank Meadows Park
- 10. Credit River
- 11. Retail Plaza
- 12. Retail Plaza
- 13. Saint-Jean Baptiste Catholic Elementary School
- 14. Erindale Secondary School
- 15. University of Toronto Mississauga Campus



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SUBJECT LANDS 

MIWAY ROUTE 13 

MIWAY ROUTE 1 

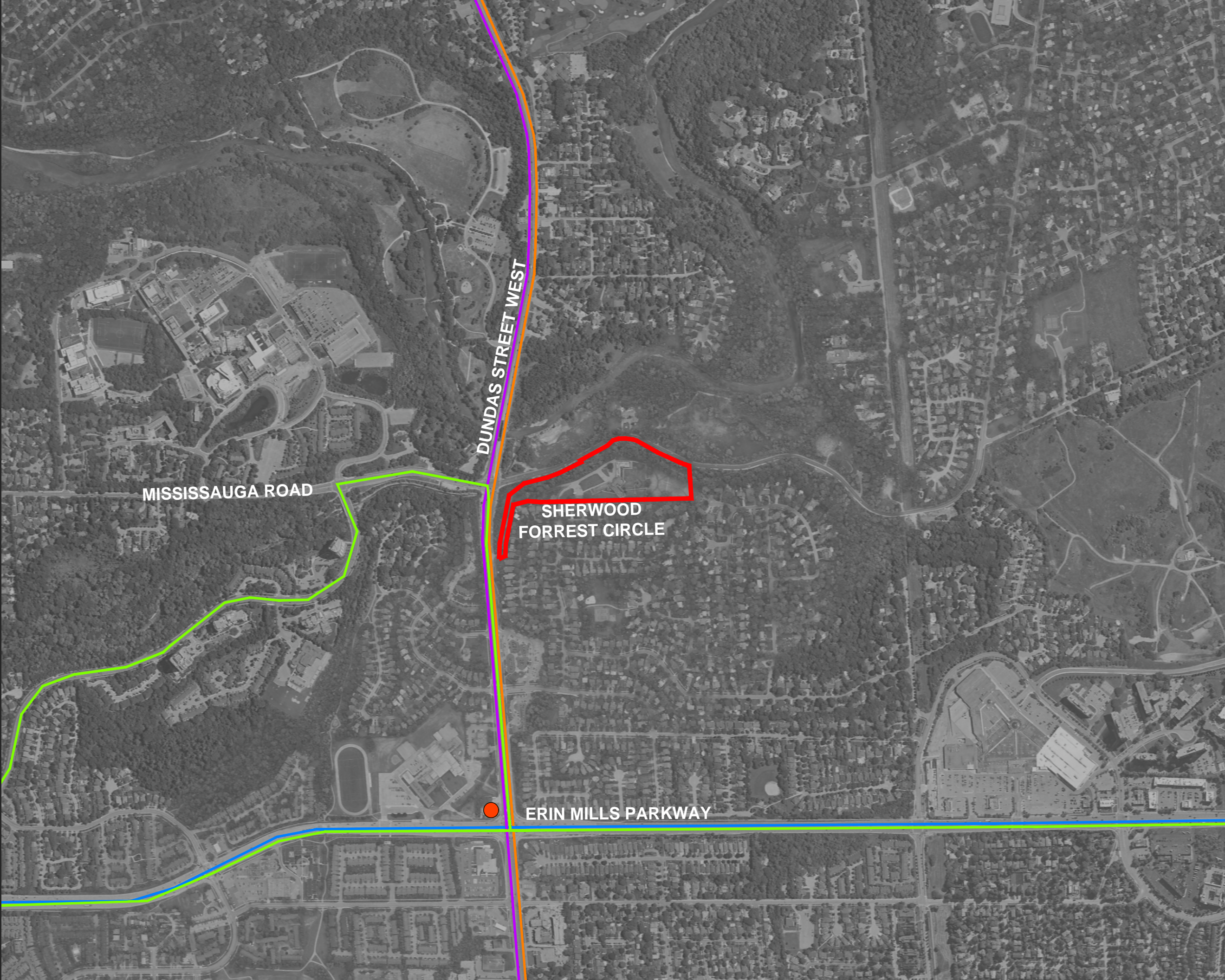
MIWAY ROUTE 101 

MIWAY ROUTE 110 

PLANNED BRT STATION 

1.3 SITE CONTEXT CONT'D

The Site is also located within a comfortable walking distance of existing and planned transit services. This includes various street-level bus routes operated by Mississauga Transit and the planned Dundas Bus Rapid Transit (BRT) network.





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PROPOSAL ANALYSIS | 02

2.1 SITE DESIGN

The proposed development envisions a compact, refined, high-quality residential development that seamlessly integrates and acts as a natural, logical extension of the surrounding established Sheridan community. It will positively contribute to the existing and planned context of the surrounding community, while also supporting Sheridan as a vibrant, complete community. Overall, the proposed development includes the introduction of 56 grounded-oriented, detached dwellings, accessed from a private road network extending from Sherwood Forrest Circle. The dwellings have been planned and designed to be 3-storeys in height and organized around the private road networks and landscaped open spaces.



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1720 SHERWOOD FORREST CIRCLE | Mississauga, Ontario
PRELIMINARY DEVELOPMENT CONCEPT

As shown on the Conceptual Landscape Plan, the development has been organized around a variety and mixture of landscaped areas. This includes streetscape treatments along the private road network. The landscape design will provide opportunities for social interaction and will be complimented by the retention and protection of the on-site natural area that extends along the Mississauga Road frontage.



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2.2 BUILT FORM & USES

The proposal is to introduce refined, 3-storey detached dwellings. Specifically, the proposed dwellings are to feature ground-oriented, family-sized dwellings with a front covered porch, integral private garage. It is anticipated that there will be a variation of materials across the development, subject to purchaser preferences, to provide for a vibrant, aesthetically pleasing development that is also not visually overwhelming or overly repetitive. A variation of built form features and elevations is to be provided to ensure a harmonious streetscape environment is provided.

The proposed homes have been appropriately situated on the lot, enabling front and rear yard private amenity areas to be provided. Additionally, the dwelling placements will ensure opportunities for streetscaping and landscaping treatments to be provided as well as built forms that frame the street, have visible front doors on the street and respect and respond to the established and evolving community character. Overall, the proposed development has been planned and designed to situate the built forms in a manner that is appropriate for the lot size and characteristics. Specifically, the Site's rolling topography, combined with the surrounding forested area, privacy fencing and mature vegetation, will facilitate a development that will not visually overwhelm. The dwellings have also been planned to minimize adverse overlook conditions and to maximize direct sunlight.



Q4A
ARCHITECTS

SHERWOOD FORREST
MISSISSAUGA, ON.

**SHERWOOD FORREST
LTD PARTNERSHIP**

Proj. No.	23010	2024.01.29
Scale	1/8" = 1'-0"	Rev.

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PEDESTRIAN CIRCULATION



VEHICLE CIRCULATION

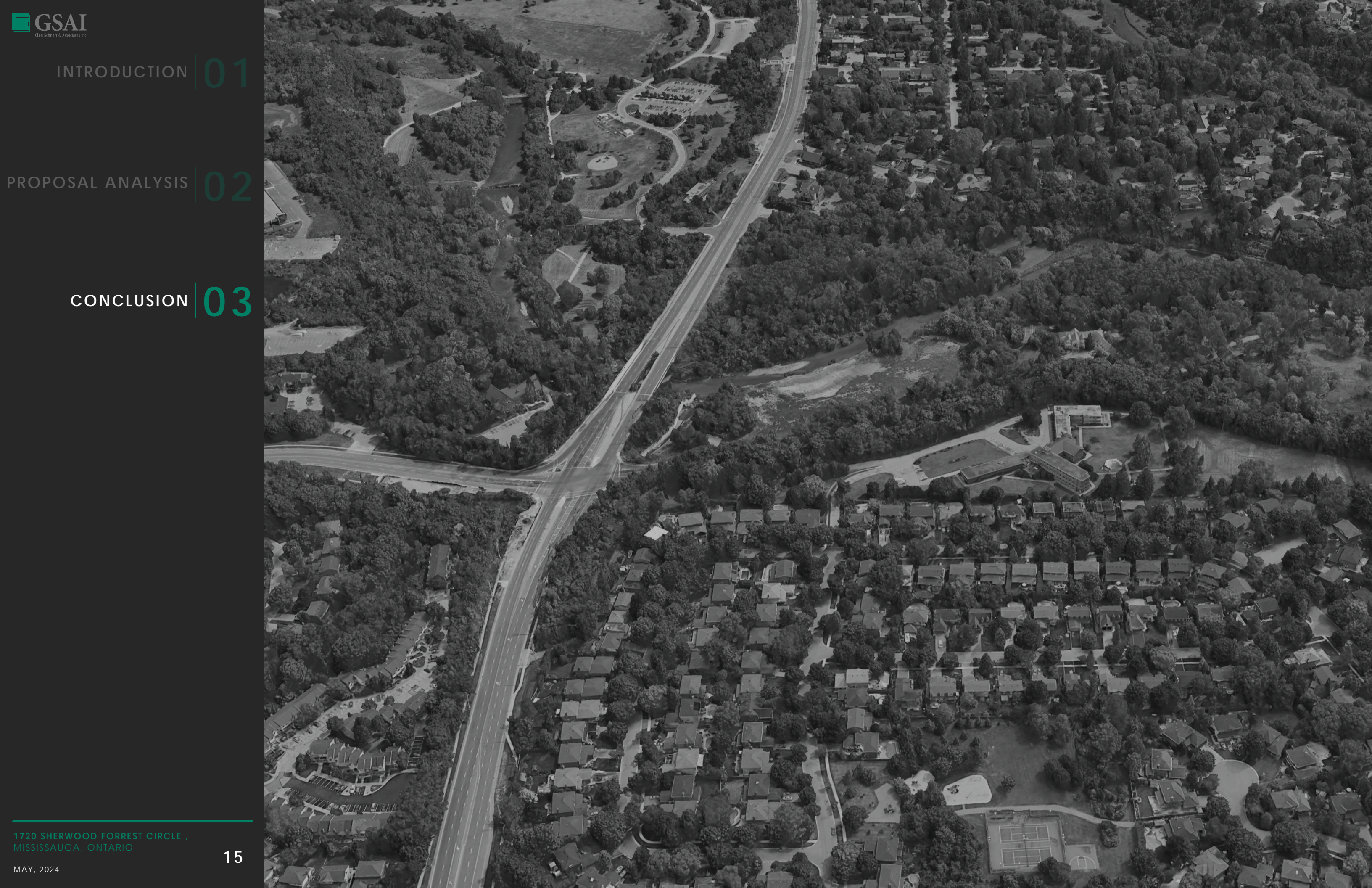


2.3 ACCESS, CIRCULATION,
PARKING & SERVICES

Access to the development is proposed via a fine-grain, private road network, extending off of Sherwood Forrest Circle. Each dwelling is to have a private driveway off of the private road network. Additionally, each dwelling is to feature an integral private garage. Visitor parking spaces are also to be provided in three (3) surface parking areas, strategically located throughout the Site.

The development is to also feature a series of public sidewalks and pedestrian pathways. Collectively, these sidewalks and pathways will enable safe, comfortable, convenient access to be provided across the Site and beyond. These connections will be complimented by streetscape treatments in order to provide for a high-quality, inviting, pedestrian-oriented environment and active street frontages.

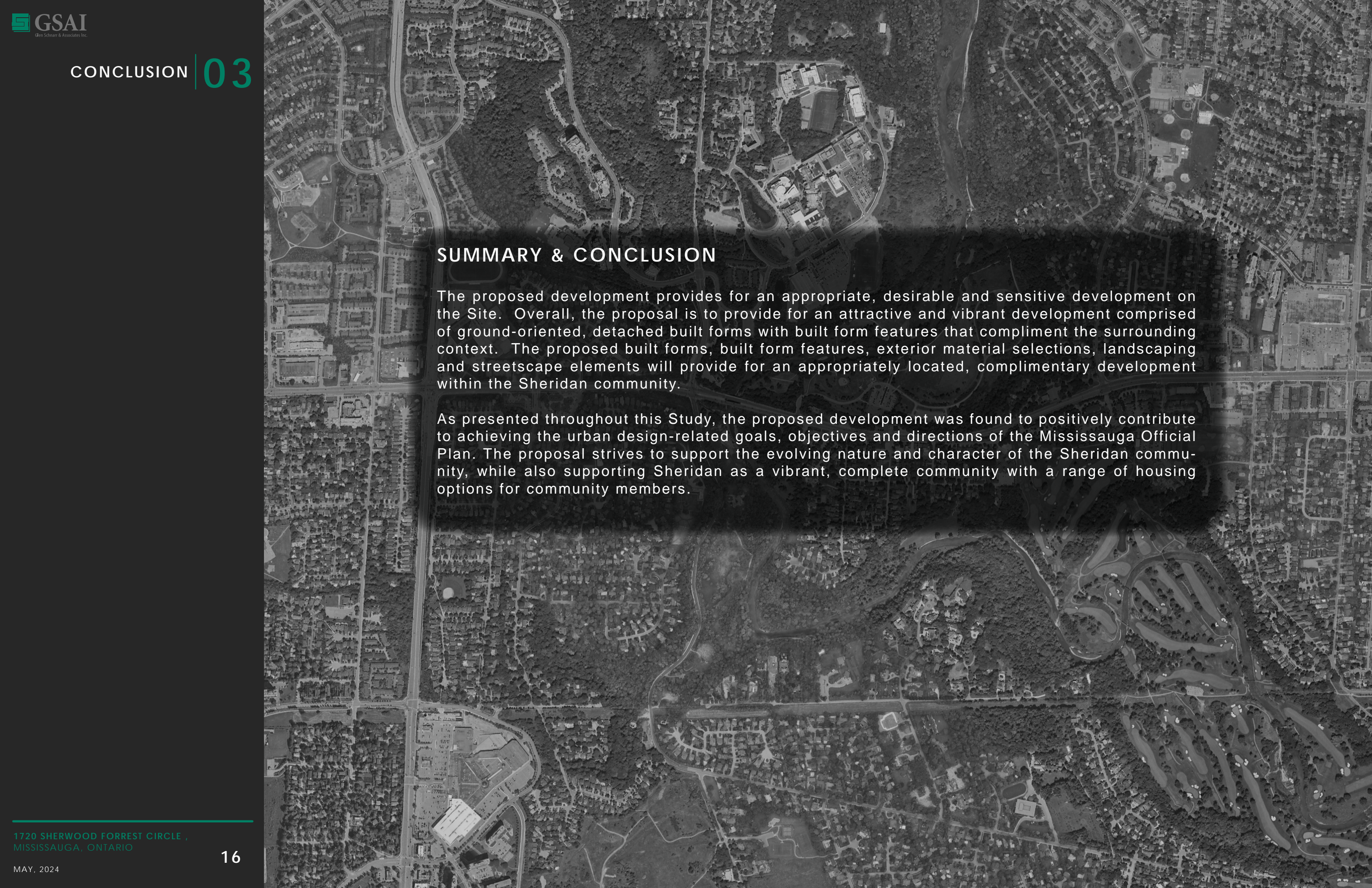




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SUMMARY & CONCLUSION

The proposed development provides for an appropriate, desirable and sensitive development on the Site. Overall, the proposal is to provide for an attractive and vibrant development comprised of ground-oriented, detached built forms with built form features that compliment the surrounding context. The proposed built forms, built form features, exterior material selections, landscaping and streetscape elements will provide for an appropriately located, complimentary development within the Sheridan community.

As presented throughout this Study, the proposed development was found to positively contribute to achieving the urban design-related goals, objectives and directions of the Mississauga Official Plan. The proposal strives to support the evolving nature and character of the Sheridan community, while also supporting Sheridan as a vibrant, complete community with a range of housing options for community members.