

APRIL 2026

COMMUNITY ENGAGEMENT REPORT

Community Meeting - 2155 Leanne Blvd

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INTRODUCTION

1000293648 Ontario Inc. ('Dunpar') is the registered property owner of the lands municipally known as 2155 Leanne Blvd, City of Mississauga ('Subject Property' or 'Site').

The Community Engagement Report (the 'Report') has been prepared in support of the proposed residential development at the subject site. This Report aims to summarize and provide responses to the feedback received from community members regarding the development proposal presented at the public open house 'meeting' held on March 9, 2026, at the Sheridan Mall, 2225 Erin Mills Parkway, Mississauga, from 5:30 p.m. to 7:00 p.m.

This Report was requested as a submission requirement as part of the pre-submission Development Application Review Committee ('DARC') meeting process.

BACKGROUND OF THE PROPOSAL:

The proposal seeks to redevelop the 2155 Leanne Blvd site to a residential development comprised of 164 back-to-back townhouse units organized within 9 blocks and an 8 storey midrise building with 203 units. A private road network with access from Erin Mills Parkway and Leanne Boulevard is proposed in addition to surface and underground parking, at grade amenity space and a public park.

The proposed 8 storey midrise building is situated along Erin Mills Parkway frontage and the proposed townhouse blocks are situated on the western portion of the site along Leanne Boulevard, providing a transition to the adjacent low-rise dominant uses.

To permit the residential use, an official plan amendment ("OPA") and zoning bylaw amendment applications ("ZBA") are required.

In coordination with the Councillor's office, on March 9, 2026, a community meeting was held to introduce the proposal to local residents, provide an overview of the development concept, and receive preliminary feedback from the surrounding community.

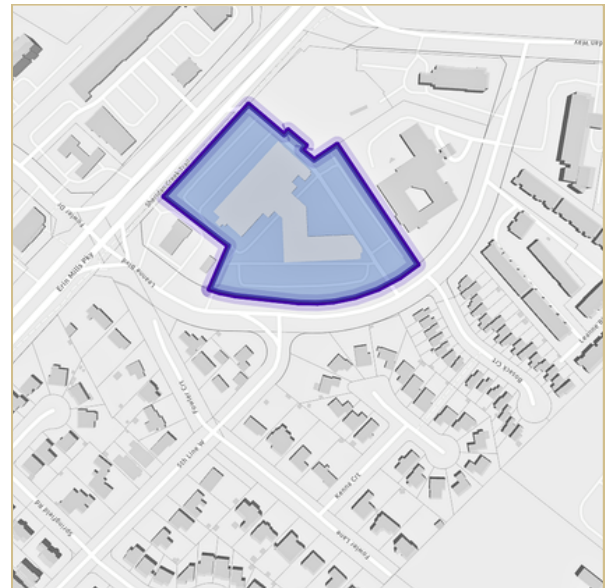


Figure 1: Site Location Map, with the subject site outlined in purple (Source: Ratio.City).

DETAILS OF THE PUBLIC OPEN HOUSE MEETING

A community engagement meeting was held on March 9, 2026, as a gallery-style Open House from 5:30 p.m. to 7:00 p.m. at the Sheridan Mall, located at 2225 Erin Mills Parkway. Prior to the event, notice was provided to the community through Councillor Alvin Tedjo’s office, which hand-delivered notices to Ward 2 residents within a 120-metre radius of the site.

Additionally, information about the meeting was posted on the Councillor’s website. During the open house, display boards of the proposed site plan, statistics, and visual renderings were placed throughout the room, illustrating the future redevelopment vision for the site.

Dunpar staff were available throughout the meeting to discuss the proposal with community members and respond to any questions. In total, 20 community members attended the meeting, including one City Councillor and one City Planning staff member.

The meeting was facilitated by Dunpar staff. The following were in attendance:

Area	Individual & Roles
Dunpar Homes	Development: Waleed Nawaz, Senior Development Manager Anika Munir, Senior Development Coordinator Architecture: Keenen Chin, Senior Architectural Manager Raffaele Balenzano, Architectural Manager
City of Mississauga	Mila Yeung, RPP, MCIP, Planner, Planning Services Centre Councillor Alvin Tedjo

Table 1: Development Team and Municipal Representatives

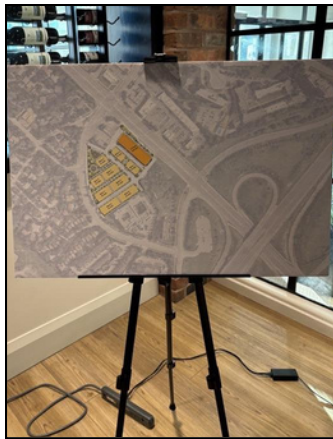


Figure 2: Conceptual display board illustrating the proposed development vision for the site



Figure 3: Entrance signage for the community open house



Figure 4: Presentation/Slide deck on screen

COMMUNITY FEEDBACK

Community feedback was collected through written comment sheets completed at the open house, as well as through follow-up emails submitted after the meeting. The comments received primarily focused on traffic and road safety, density and built form, parking, neighbourhood impacts, and the availability of community amenities

A table outlining all comments received with responses is included below.

Date Received	ID Number	Question / Comment	Response to Comment	Method of Submission
Mar 9, 2026	1	<p>“TRAFFIC - #1 reason there are tons of accidents at Erin Mills / Fowler / Leanne CAPACITY - adding 1500 more people in that area (203 apts + 150 town) x 4 per unit. - parking isn't enough CONSTRUCTION - old age home, Fowler crt, all old, retired people FOOT TRAFFIC - increased on Fowler crt and garbage / car break-in STORES - 2155 Erin Mills - they need to put in better stores for the area. Swiss Chalet. All aged people go there including my mom”</p>	<p>Concerns regarding traffic, parking, construction impacts, neighbourhood safety, and retail have been noted.</p> <p>A Traffic Impact Study and supporting plans will be submitted to review access, circulation, and site-related impacts through the formal application process.</p>	Comment sheet
Mar 9, 2026	2	<p>“Worried about car traffic increasing Need safe pedestrian crossing Leanne Blvd. Need green spaces + trees! Retail in the bottom of the mid-rise - small business Keep mid rise as low as possible - don't increase height Is the parking sufficient? don't want parking on the streets + neighbouring streets. Traffic calming on Leanne Blvd - possibly speed bumps”</p>	<p>These matters will be reviewed through the Traffic Impact Study, and Arborist / Tree Preservation Report submitted through the formal application.</p> <p>The proposal includes a public park along Leanne Blvd providing opportunity for green space, and general recreational use for the surrounding community. Sufficient residential and visitor parking is proposed, in general conformance with the City's requirements.</p> <p>The existing surrounding area includes many existing retail services and will continue to provide the opportunity for small businesses. This includes the Sheridan Mall and retail plaza south of Sheridan Mall.</p>	Comment sheet

<p>Mar 9, 2026</p>	<p>3</p>	<p>“with current funding models, how will this development get off the ground this is a polluted air shed (Balsillie report) and also next to the QEW, what will the developers contribute in terms of air quality improvements will this development utilize noise reducing materials to mitigate the impacts of noise pollution what type of housing will this be: rental, rent-to-own, affordable? how will the traffic issues be addressed? This is an extremely congested area; will you be conducting traffic studies? Will you make them publicly available? where will any children in this development go to school? Will you keep retail spaces for the ground level?”</p>	<p>The formal submission will include a Planning Justification Report, Traffic Impact Study, Noise Study and to support further review of these matters.</p> <p>Mitigation measures identified in these reports will be incorporated into the design and construction of the development. All reports submitted in support of the application will be publicly available on the City's website.</p> <p>The proposed tenure is subject to change, and we are currently considering condominium ownership. There is no retail proposed at the ground level.</p>	<p>Comment sheet</p>
<p>Mar 9, 2026</p>	<p>4</p>	<p>“Looks great, super excited for this new development”</p>	<p>Thank you for your support for the proposed development. Your positive feedback is appreciated and has been noted.</p>	<p>Comment sheet</p>
<p>Mar 9, 2026</p>	<p>5</p>	<p>“Make it affordable! For young families, is it liveable for them or are they 'million' dollars. There isn't much green space, if the townhouses don't have backyards where will kids go to school? Where will the kids go to school? The 3 elementary schools close by are full. Loss of retail is not good, could there be retail on the first floor? No community center nearby, affordable recreation, pool, gym, keep the library!”</p>	<p>The proposal includes a public park along Leanne Blvd providing opportunity for green space, and general recreational use for the surrounding community.</p> <p>Amenity space will be provided within the mid-rise building and at grade for the towns.</p> <p>School capacity will be further coordinated with the school boards through the development process.</p>	<p>Comment sheet</p>

<p>Mar 17, 2026</p>	<p>6</p>	<p>“A high-density 8-storey condo building and 150 townhouses will lead to several negative impacts in our neighborhood... Increased street traffic and noise - the area is already quite congested several times a day, including on weekends Construction disturbances - such as noise, dust, and vibrations for at least several months Loss of privacy - hundreds of residents will be able to look directly into our windows and backwards, destroying the sense of personal space Reduced property value - increased noise and decreased safety will downgrade the value of our houses Light pollution - external lighting, balcony lights, or security lights will create unwanted illumination on our homes. Our existing neighborhood infrastructure cannot handle further density, period.”</p>	<p>A Traffic Impact Study will be submitted as part of the formal application.</p> <p>Construction-related matters such as noise, dust, and vibration are regulated by the City.</p> <p>The proposed mid-rise building is located along the Erin Mills Parkway frontage, while the back-to-back townhouse units are situated along Leanne Boulevard to provide an appropriate transition to the surrounding predominantly low-rise neighbourhood and to help address privacy considerations.</p> <p>A site lighting plan will be prepared at the site plan application stage.</p>	<p>Email</p>
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APPENDIX A:
MATERIALS
PRESENTED

The community open house was held in a gallery-style format, with Dunpar representatives stationed throughout the room to answer questions and engage with attendees. Municipal staff, including the City planner and City Councillor, were also present and available to speak with community members.

Multiple copies of the following materials were displayed throughout the open house space to allow community members to review the proposed development at 2155 Leanne Boulevard.

THE FOLLOWING MATERIALS WERE PRESENTED ON DISPLAY BOARDS:

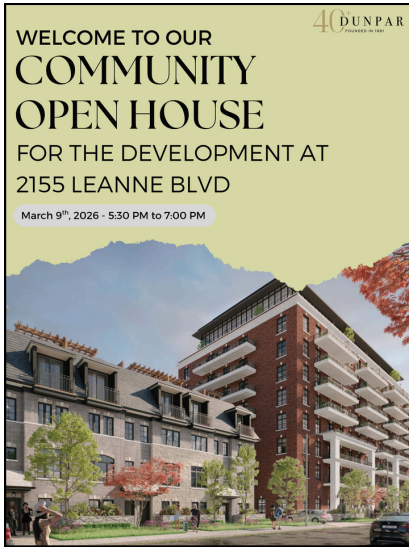


Figure 5: Community open house sign-in and information board displayed at the entrance for attendees.



Figure 6: Conceptual site plan and project statistics.



Figure 7: Aerial context image illustrating the subject site and the general layout of the proposed development within the surrounding area.



Figure 8: Conceptual rendering illustrating the potential character and built form of the proposed townhouse component.

IMAGE SLIDEDECK PRESENTATION:

An image slidedeck presentation was displayed on the large screen during the open house to help community members better understand Dunpar's past projects and the quality of its developments. It also included conceptual images of the proposed townhomes and mid-rise building so attendees could better understand what the development could potentially look like and support informed discussions.

These were the following images shown:

