

## Southland Park Residents Association Inc.

### Minutes for January 17<sup>th</sup> 2024

In attendance: Michelle Friesen, Don Blasko, Adriana Suver, Jason Friesen, Serhii Zautkin  
Guest: Jason Wallace, Louis Pereira of Sherwood Developments(2016)

#### Special Presentation to SPRA regarding new development project at 1 Royal Mint Drive

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Louis Pereira shared information about Sherwood Developments, a family-owned company, and their upcoming project at 1 Royal Mint Drive.

Sherwood purchased the land from Imperial Oil. As it was previously the location of a gas station, the land is contaminated. To decontaminate the land, there will be 3 excavations that will take approximately 5 weeks - roughly 23000 m<sup>3</sup> of land must be removed. During the excavation, the area will be fenced off and signage on the property will prevent trucks from coming through the neighbourhood. The removed soil will be going to an Ile-des-Chenes dump site. The mud pile is part of the remediation plan to fill what is contaminated and needs to be removed.

Application for rezoning and a building permit still need to be finalized. This process is expected to take approximately one year, and the planned completion of the entire project is in 2028.

The planned project will be a low-density 222-unit 50+ rental that is 4 stories high, and includes several elevators and underground parking. Sherwood is planning a desirable green space, with 55% of the acreage reserved for nature, including a pond. Several hundred trees and bushes will be planted and Ducks Unlimited will be consulted for pond design and native plantings. The way the building will be situated means that most what fronts existing Southland Park properties will be the pond.

Along with underground parking, there will be surface parking for cars and bicycles. The project will feature several lobbies, flex spaces, storage lockers, a gym, guest suites, a lounge and a games room. The energy efficient buildings will be a no pet and no smoking residence with 1 bedroom, 2 bedroom and 2 bed + den options. The design will incorporate wall and window materials to block high frequency squeals coming from the train yard.

Louis also shared with SPRA the traffic study and ITC Engineering sound tests that have been undertaken.

To contact Louis, email him at [louis@sherwooddevelopments.com](mailto:louis@sherwooddevelopments.com)

Agenda approved by Don and seconded by Michelle.

Previous meeting's minutes approved by Don and seconded by Jason F.

#### CN / Canada Transportation Update

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CN consultations are ongoing and several residents have provided testimonials.

#### Financial Update

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Jason F. provided a financial update.

#### Playground Update

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This process is continuing and details of the grant are being finalized.

#### Welcome Package

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Adriana has updated the Welcome Package letter and shared it with SPRA.

#### New Business

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SPRA website needs to be updated.

Next Meeting will be on March 7<sup>th</sup> at 7:00 pm at Don's house.