SHERWAY HOMEOWNER'S AND RECREATION ASSOCIATION
2025 ANNUAL GENERAL MEETING MINUTES

Date:	Tuesday, November 18, 2025
Location:	ISNA Elementary School, 1525 Sherway Dr., Mississauga, ON L4X 1C5
Time:	7:00 p.m.
Board Attendees:	Jamie Pugh, Romeo Sinopoli, Denise Morin
Regrets:	Chris Fiore, Ryan Enright
Guests:	Stephen Dasko, Mississauga Ward 1 City Councillor John Pogue and Dave Clancy (Traffic Committee)

WELCOME AND CALL TO ORDER

The meeting of Sherway Homeowner's Recreation Association was called to order in person at 7:00 p.m. on Tuesday, November 18, 2025, chaired by Jamie Pugh, President. Jamie presents our Land Acknowledgment. Meeting began at 7:05 p.m.

NOTICE OF QUORUM

The Chairman reported sufficient notice of the meeting had been given and that a quorum was present. Attendance was approximately 49 people.

APPROVAL OF AGM AGENDA

A motion was put forth for the approval of the AGM agenda and was unanimously approved.

APPROVAL OF 2024 AGM MINUTES

A motion was put forth for the approval of the 2024 AGM Minutes, which are posted on the Sherway Homeowner's website. The motion was unanimously approved.

BOARD ACKNOWLEDGEMENT AND REGRETS

President - Jamie Pugh **Secretary -** Denise Morin
Vice President - Chris Fiore **Past President -** Ryan Enright
Treasurer - Romeo Sinopoli

The Chair acknowledged the 2024/2025 board members and noted regrets from Ryan Enright (Past President) and Chris Fiore (Vice President), which were unable to attend.

ELECTION OF BOARD OF DIRECTORS (2025/2026)

In accordance with the bylaws, elections are held for five board positions.

Nominee for PRESIDENT: Jamie Pugh
No further nominations were received.

Motion: To elect Jamie Pugh as President. Motion was carried.

Nominees for VICE PRESIDENTS: Jamie Hunte and Matthew Iamundo
No further nominations were received.

Motion: To elect Jamie Hunte and Matthew Iamundo as Vice Presidents. Motions were carried.

Nominee for TREASURER: Romeo Sinopoli
No further nominations were received.

Motion: To elect Romeo Sinopoli as Treasurer. Motion was carried.

Nominee for SECRETARY: Denise Morin
No further nominations were received.

Motion: To elect Denise Morin as Secretary. Motion was carried.

All positions were seconded (none opposed). The Chair thanked all incoming board members for their willingness to serve.

Successful candidates are as follows:
President – Jamie Pugh
Vice Presidents – Jamie Hunte and Matthew Iamundo
Treasurer – Romeo Sinopoli
Secretary – Denise Morin

TRAFFIC COMMITTEE UPDATE

The Chair invites long-time residents John Pogue and Dave Clancy to give an update on the traffic concerns and findings regarding neighbourhood road safety.

Key Takeaways

- **Problem:** Speeding and traffic volume are persistent issues on major neighbourhood roads, specifically **Sherway, Venta, and Denise (Upper and Lower)**. The issue occurs throughout the day and night, not just during school hours.
- **Failure of Temporary Measures:** The speakers noted that previous "city-led trials"—such as temporary bollards (pylons), speed delays, and signage—have failed to produce the desired results or slow down drivers effectively.
- **Specific Road Issues:**
    - **Sherway Drive:** Speeding and side-street parking are causing safety hazards, forcing cars into oncoming traffic lanes to pass.
    - **Upper Denise:** Bollards are ineffective. Residents suggest **speed humps, chicanes** (physical curb extensions), and flashing speed signs.

    - **Lower Denise:** Speeding is the primary concern; residents suggest two speed humps near the hydro field and a new stop sign at **Carletta and Denise**.
- **The Goal:** The committee is moving away from "stop-gap" fixes toward **permanent, data-driven traffic calming solutions** in partnership with city officials. They noted that surrounding neighbourhoods (like Applewood Acres and Alderwood) already have these permanent measures in place.

Call to Action

- **Community Support Needed:** Implementation of certain measures (like stop signs) requires a **60% resident approval rate**.
- **Recruitment:** The committee is seeking more volunteers and neighbourhood representatives (especially for Venta) to provide qualitative feedback and help lobby the city for quantitative traffic studies.
- **Safety Focus:** The primary motivation is the safety of families and the high volume of school buses/children in the area throughout the day.

WARD ONE COUNCIL UPDATE / COMMUNITY Q & A
The Chair introduces Councillor Stephen Dasko of Ward 1, Mississauga. Councillor Dasko provides a comprehensive update on local development, transit, and city initiatives.

Real Estate and Development

The Councillor noted a significant slowdown in the residential market due to high costs and shifting demand.

- **Dixie Mall:** The massive redevelopment proposal is on hiatus. Dasko pushed for a "Master Plan" rather than piecemeal development to protect the existing community. One major partner has reportedly walked away from the project.
- **Residential Pipeline:** While cranes are currently up for luxury rentals (e.g., *Brightwater*), few new condo applications are in the pipeline. Future developments are expected to shift toward **townhouses** and **purpose-built rentals**.
- **Lakeview Village:** Unit counts have been adjusted from a peak of 16,000 down to 12,000, with more townhouses replacing some high-rise condos.

Traffic Calming and Safety

Dasko addressed the neighbourhood's concerns about speeding, acknowledging that temporary measures like bollards aren't enough.

- **Automated Speed Enforcement (ASE):** He explained that the province-wide removal of certain photo radar programs has limited city options. He prefers permanent, pole-mounted cameras over temporary ground boxes.

- **Commitment:** He invited the community traffic committee to a direct meeting with **city traffic calming experts** to discuss permanent infrastructure, such as chicanes (physical barriers) or speed humps.

Infrastructure and Transit

- **QEW/Dixie Interchange:** Dasko acknowledged the massive toll this 30-year project has taken on residents (noise, trucks, and broken curbs), but noted that permanent fixes to Sherway and Dixie can only happen once the province finishes construction.
- **The "Lakeshore Corridor" Problem:** Over 60% of traffic on Lakeshore is commuter-based (non-local).
- **Future Transit:** A 2km Bus Rapid Transit (BRT) has been funded. Long-term, there is talk of **TTC streetcar extension** or **trackless trams**, though Dasko cautioned that high-order transit often triggers provincial mandates for extreme high-rise intensification.

Community Wins and Events

Jim Tovey Lakeview Conservation Area:

- **Status:** A 64-acre conservation area built using clean fill from regional projects. It is expected to open in **Spring 2026.**
- **Features:** Restored marine habitats (owls, hawks, and deer already spotted), a native gathering area with ceremonial fire pits, and a large canoe carving.
- **Management:** To prevent the area from becoming a campsite for the homeless, it will have a 7-day-a-week security matrix and staff presence.
- **Note:** There will be **no trail lighting** to avoid disrupting the natural habitat.
- **Open House:** November 27th at the Small Arms Inspection Building.

Holiday Events:

- W**ard 1 Christmas Market:** Nov 28–29 at the Army Navy Air Force Club (3rd St)
- **Santa Claus Parade:** Returning to the City Centre this coming Saturday at 6:00 PM, followed by the tree lighting at Celebration Square.
- **Port Credit Skating:** The skating trail is being prepared for a November 29th opening (weather permitting), featuring tree lighting and caroling.

- **Leaf Pickup:** The second pass of the leaf vacuum program is scheduled for **December 1st–5th**.

- **Budget Discussion:** A Ward 1 community budget meeting is scheduled for **Thursday, December 11th, 6:30 PM–8:00 PM** at the Port Credit Arena.

Public Safety & Essential Services

- **New South-End Police Station:** Dasko confirmed a commitment from the Chief of Police for a new flagship station in the south end. It will house over **600 officers**, significantly increasing local presence compared to the distant 12th Division.
- **New Fire Hall:** A new station is planned for **Dixie Road** (between Lakeview Golf Course and the Fairways condos). It will feature an "old-fashioned" architectural style to blend with the community.
- **Existing Fire Hall:** The station on Third Street will remain open to maintain the optimal 4-minute response time.

Major Transit & Infrastructure (Q&A)

Dasko addressed several "pain points" regarding ongoing provincial projects:

- **Hazel McCallion LRT:** The project is significantly delayed. While originally slated for December 2024, Dasko estimates it may be **another 2–4 years** before it is fully operational due to pending track installation, electrical work, and a year of testing.
- **QEW/Dixie Interchange:**
    - **Safety Issues:** Residents reported frequent accidents at North Service and Dixie due to confusing lane markings. Dasko's office noted this to relay to the Ministry of Transportation (MTO).
    - **Ramp Closures:** The on-ramp from South Service Road to the QEW is permanently closed and will not be reopened.
- **Lake Shore Corridor:** Dasko expressed concern that provincial mandates for "higher order transit" (like streetcars) would force extreme high-rise intensification, which he believes would "obliterate" existing communities. He suggested **trackless trams** as a less disruptive alternative.

Summary of Action Items

- **Community Support:** Residents were encouraged to sign up for the monthly e-newsletter at **stephendasko.ca** for hyperlinked updates.
- **Reporting:** Issues with hydro poles or construction damage should be directed to **GHD** (the project's communication management firm).

MINISTRY OF TRANSPORTATION (MTO) / QEW INTERCHANGE UPDATE

The Chair provided an update from GHD regarding the MTO interchange and related road works. Members were advised that questions not addressed during the presentation would be collected and forwarded to GHD for response.

Key updates included:

- **North Service Road:** Final paving and markings between Westfield and Dixie are complete. Remaining work includes the noise barrier west of the Ogden Bridge, expected to be completed the week of November 24. Landscaping near Westfield and the noise barrier at Harvest Road are scheduled for early summer 2026.
- **South Service Road:** The final unfinished section between Haig and Ogden is scheduled for completion by mid-summer 2026.
- **Brentano Boulevard:** Final asphalt markings and electrical work are planned for early to mid-summer 2026, with driveway work to be completed by early December. The community will be advised if additional road repairs are required due to construction traffic.
- **Stormwater Ponds:** Landscaping work is expected to be completed by early to mid-summer 2026.
- **QEW Ramps:** The southeast and northeast ramps to the Toronto-bound QEW are on track to open November 24, weather permitting.

Contact information for the GHD project representative was shared with members. The report was received.

YEAR IN REVIEW

The Chair presented a review of community activities over the past year, including the AGM, winter skating day, Family Day draw, Easter egg hunt, Mother's Day and Father's Day draws, neighbourhood garage sale, traffic meeting, Sherway Ice Cream Day, Sherway Family Fun Day, pumpkin food drive, and the annual Pumpkin Walk. The year was described as successful, with strong community participation and volunteer involvement.

TREASURER'S REPORT (MEMBERSHIP AND FINANCIALS)

The Treasurer presented the membership and financial report. Membership declined year-over-year; however, the association remained financially stable and able to deliver its full slate of events. Revenue sources included membership fees, corporate donations, fundraising activities, and individual contributions. Expenses were consistent with the prior year and slightly lower overall.

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SHORA Financials 2024 - 2025

Sherway Homeowner's & Recreation Association
Income Statement
Ended October 31, 2025

REVENUE		
- Membership Fees (202 vs 222)	$4,040.00	
- City Grant	-	
- Corporate Donations	$3,000.00	
- Bake Sale	$127.00	
Total Revenue	$7,167.00	$7,167.00
EXPENSES		
Events	$5,207.51	
Admin	$2,213.52	
Total Expenses	$7,421.03	$7,421.03
NET INCOME/(LOSS)		($254.03)

SHORA Financials 2024 - 2025

Sherway Homeowner's & Recreation Association
Balance Sheet
as of October 31, 2025

ASSETS		**LIABILITIES**	
Cash	$8,499.14	Accounts Payable	$170.95
GIC Investment	$5,034.59	AGM Venue Expenses	$125
		EQUITY	
		Prior Years Income	$13491.81
		Current Year Income (Loss)	$ (254.03)
	$13,533.73		$13,553.73

APPROVE FINANCIALS

A motion was put forth to approve the SHORA financials and was unanimously approved.

50TH ANNIVERSARY (UPCOMING YEAR)

Members were advised by the Chair that the association will mark its 50th anniversary in the coming year. Ideas discussed included a street celebration, commemorative initiatives, tree planting, benches, and a formal community gathering. A grant application for Family FunDay has been submitted. Committees will be formed, and member input was encouraged.

CALL FOR VOLUNTEERS

Members were encouraged to volunteer for committees, events, and short-term or long-term roles. Appreciation was expressed to current and past volunteers.

COMMUNITY INITIATIVES – 24 DAYS OF GIVING

The Chair outlined plans for the second annual “24 Days of Giving” holiday initiative, featuring weekly prize draws throughout December. Members will be eligible for draws, with prizes funded through donations and association resources.

NEW BUSINESS AND OPEN FORUM

Members raised questions and comments regarding neighbourhood history and traffic safety. The importance of resident participation in addressing traffic concerns was emphasized.

ADJOURNMENT

A motion was put forth to adjourn the meeting and it was seconded. The meeting was adjourned at approximately 8:30 p.m.