

# 2620 Chalkwell Close Statutory Public Meeting

June 25, 2024  
City of Mississauga



# Agenda

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**1** About Dunpar Homes

**2** Site History & Context

**3** Key Stats

**4** Proposal

**5** Land Use Designation  
& OPA Approval

**6** Zoning

**7** RM11 Zone Amendments



# About Dunpar

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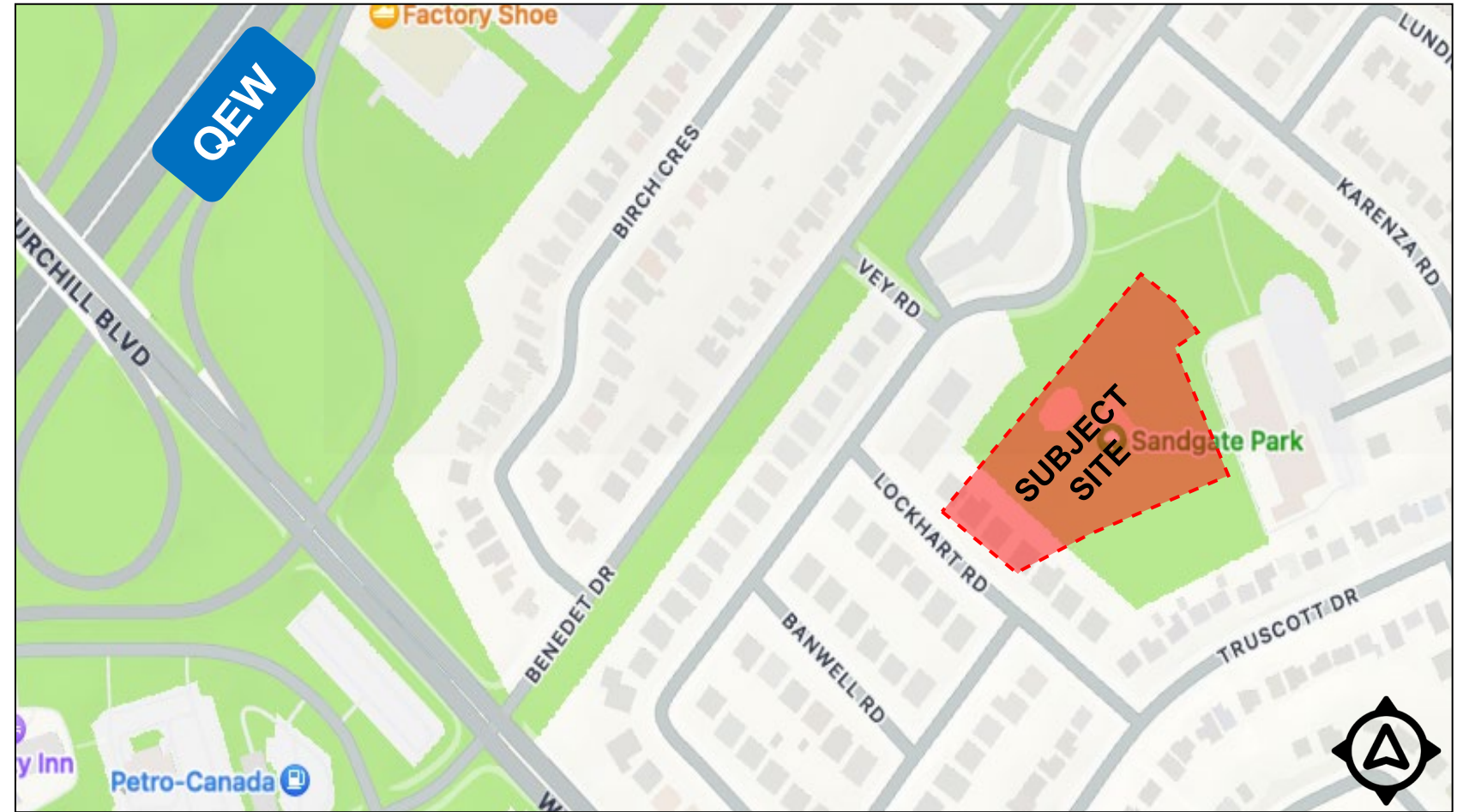


For over 30 years, Dunpar Homes has been a prominent player in the development and construction industry in the GTA, building a remarkable portfolio of diverse properties, including mid-rises, luxury townhomes, and industrial complexes.

Dunpar's communities are distinguished by elegant design, contemporary features and high-quality finishes.

# Site History & Context

- The site is currently vacant but formerly Elmcrest Public School.
- Sandgate Park bounds this site to the north, and mature residential subdivisions offer a range of housing types to the east, west and south.



# Key Stats

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180 townhouse units, 26,252 sq. m<sup>2</sup> GFA



360 residential parking spaces, 38 visitors



1595 sq. m<sup>2</sup> of amenity space



# Proposal



SKETCH  
2023-06-28

INFINITY  
ARCHITECTURE & DESIGN

REVISION RECORD

**D**  
DUNPAR

2620 CHALKWELL CLOSE

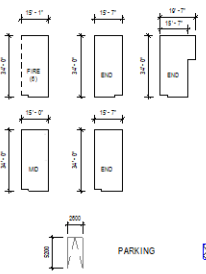
SCALE: 1:400

SITE PLAN

XX ONTARIO CORP

DATE: A-100

BLOCK	No. UNITS
A	14
B	12
C	14
D	14
E	12
F	14
G	18
H	20
I	18
J	12
K	16
L	16
M	16
N	16
O	16
P	16
TOTAL	190



VISITOR PARKING (No. UNITS \* 0.25)  
 REQUIRED 35  
 PROPOSED

PARKING

4.0M EASEMENT  
 FIRE ROUTE  
 VEHICULAR PATH OF TRAVEL

**D**  
DUNPAR  
BETTER BY DESIGN

LEGEND

LS	Light Standard
NF	No Fence
FL	Fence on Line
MT	Manhole
CB	Catch Basin

NOTES

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE NORTHWESTERN CORNER OF BLOCK B REGISTERED PLAN 619 HAVING A BEARING OF N40°04'00"E AS INDICATED ON PLAN 430-18953.

DATUM

ELEVATIONS SHOWN HEREON ARE REFERRED TO CITY OF MISSISSAUGA DATUM AS ESTABLISHED FROM BENCHMARK No. 508 HAVING AN ELEVATION OF 122.841.

THIS SKETCH IS NOT A PLAN, A PLAN OF SURVEY OR A SURVEYOR'S REAL PROPERTY REPORT. IT SHALL NOT BE USED FOR MORTGAGE OR TRANSACTIONAL PURPOSES.

THIS SKETCH REFLECTS CONDITIONS AT THE TIME OF THE SURVEY. UPDATING MAY BE REQUIRED IN ORDER TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO THE SURVEY.

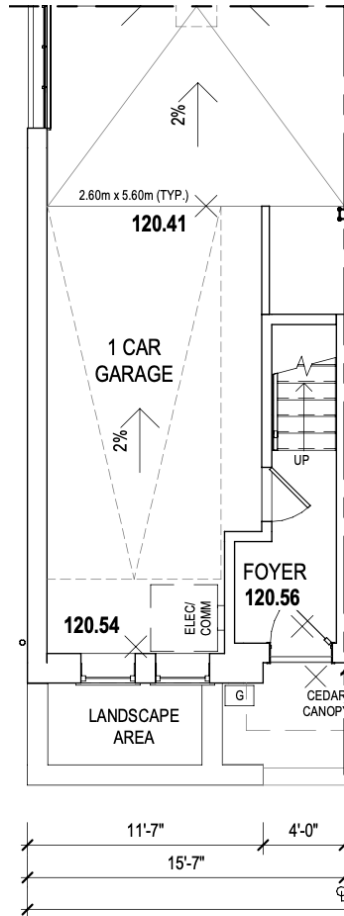
DATE: A-100

# Proposal



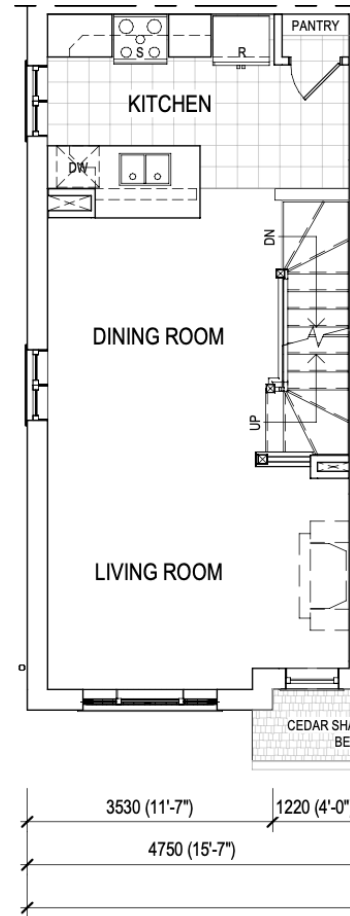
- **180 3-storey back-to-back townhouse units**
- **12 townhouse blocks**
- **12m height**

# Proposal — Example Floor Plans

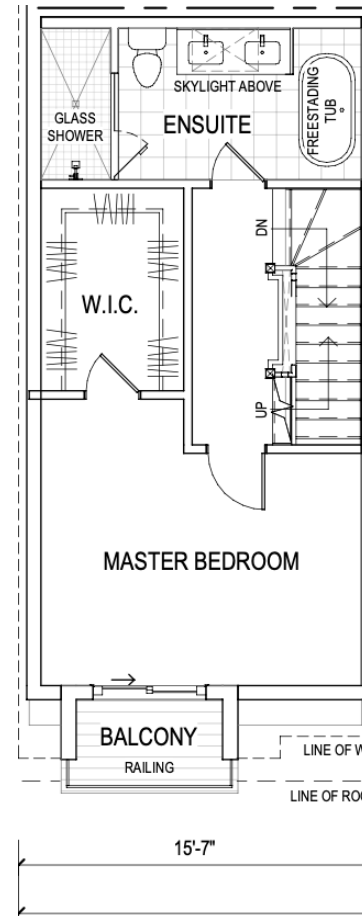


VISTA

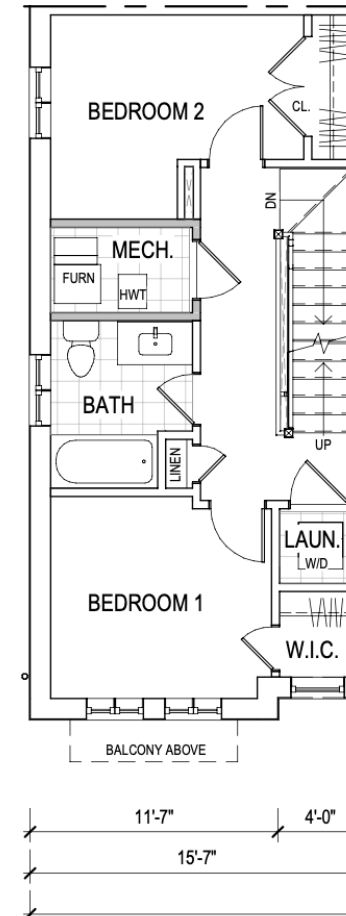
**Basement**



**First Floor**



**Second Floor**



**Third Floor**



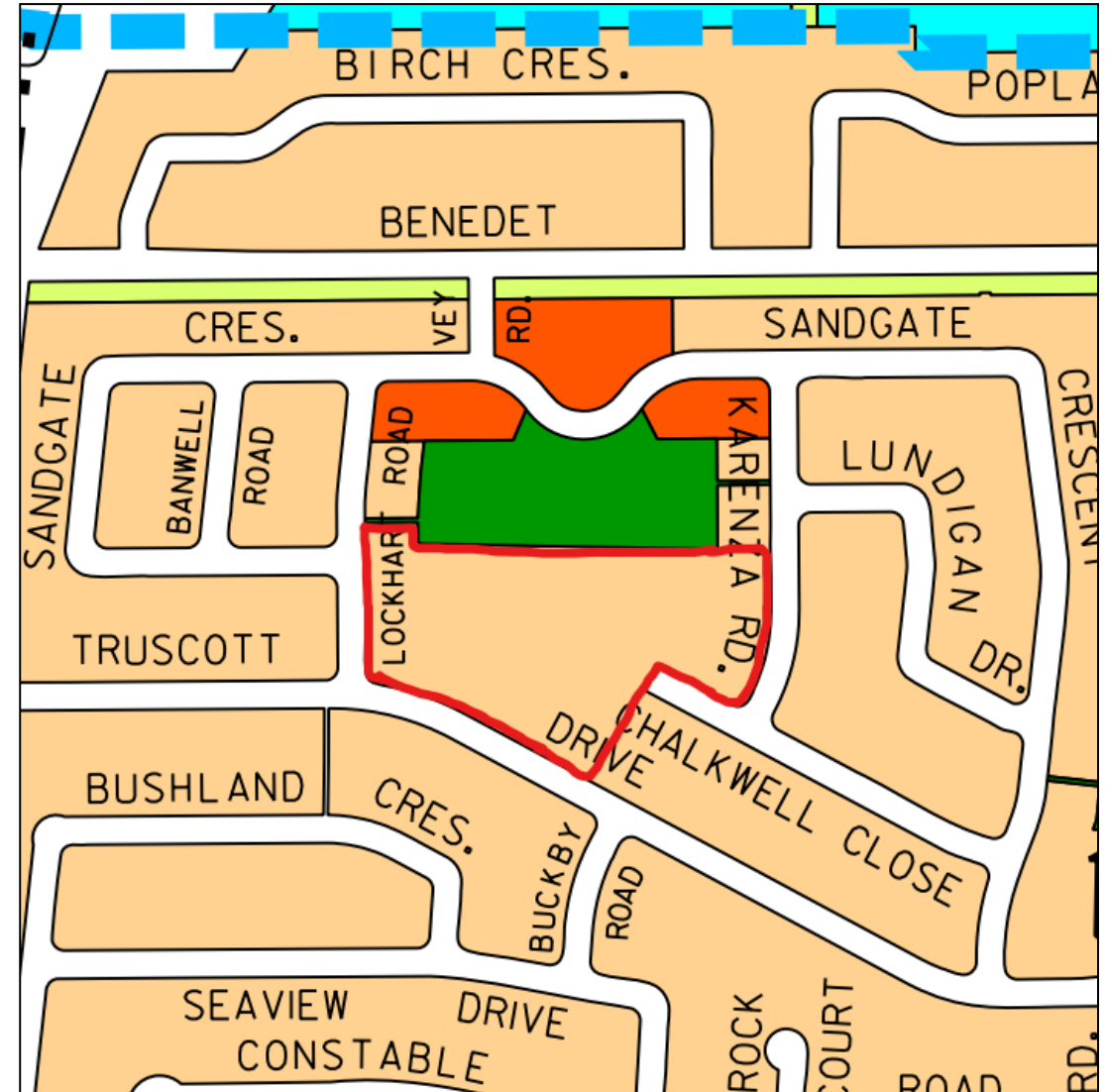
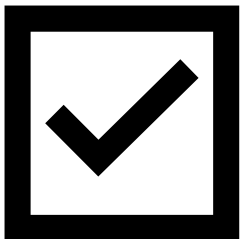
# Land Use Designation | OPA Approval

## Current Land Use:

Residential Low Density II

## Proposed:

Residential Medium Density



# Zoning

## Current Zoning:

Residential Detached Dwellings – R2

## Proposed Zoning:

RM11-Exception



# **RM11 Zone Amendments**

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**Height**

**Dwelling unit width**

**Lot frontage**



# **RM11 Zone Amendments**

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**Setbacks**

**Road**

**Sidewalk**

**Holding By-Law**

# **Questions and Discussion**

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