



Public Meeting Presentation

June 25, 2024

Park Royal Community Association

6.1 - Park Royal Community Association Presentation

- Established in 1958 as Park Royal Ratepayers Association.
- Worked with United Lands Corporation in creation of Park Royal.
- Renamed the Park Royal Community Association in 1962.
- Fundraised for 10 years to establish the Clarkson Community Centre (1970) in partnership with the United Lands Corporation and Town of Mississauga.



Housing in Park Royal, Mississauga

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Diverse housing community that includes:

- detached and semi-detached homes
- townhouses
- long term care facility
- seniors living building
- apartment rentals
- low density townhome rentals



Housing Styles in Park Royal (cont.)

6.1 - Park Royal Community Association Presentation



Housing in Park Royal, Mississauga (cont.)

6.1 - Park Royal Community Association Presentation

- Recent townhome developments have been close to Clarkson GO station and repurposed commercial land.
- The Park Royal Community Association has not opposed housing developments in the past.
- The PRCA supports development in Park Royal provided it is sensitive to the existing character in size and scale and does not negatively impact existing features of our community.

Areas of Concern

The PRCA would like to take this opportunity to share concerns and offer feedback with members of Council with the hopes that our input will be considered, accepted and incorporated into the design of the Chalkwell Close development. Areas of concern include:

1. request to zone Site as RM-11 Exception;
2. character of existing community;
3. setbacks, and
4. site ingress and egress.



1. Zone RM-11 Exceptions

Request rezoning from R2 to RM11-Exception (Back-to-Back Townhouses on a CEC Road - Exception) zone. This exception includes provisions to:

- reduce visitor parking spots,
- reduce dwelling unit width,
- reduce lot frontages on corner lots,
- increase building heights,
- reduce sidewalk widths,
- reduce condominium road widths,
- reduce yard setbacks and
- reduce landscape buffers

The proposal does not satisfy the of Mississauga Official Plan (MOP), including overlook and privacy conditions, inappropriate buffering and building setbacks and an inappropriate interface with the adjacent City park.

2. Character of the existing community -

Current proposal does not conform to the MOP, 180 back-to-back units do not suit the existing neighbourhood, due to:

Landscape Buffers:

- lack of landscaped buffers to transition to existing properties & park
 - negatively impacts screening between properties
- reduced landscape buffers
 - 7.5 m is required, proposing a range between 3.0 m and 4.0 m (9.84 ft. to 13.12 ft.)
- lack of direct, cohesive pedestrian access
 - from the proposed development to Truscott Dr transit service and to Sandgate Park and within the development itself

2. Character of the existing community - (Cont.)

Current proposal does not conform to the MOP, 180 back-to-back units do not suit the existing neighbourhood, due to:

Height:

- 4 storey buildings; +52 feet in height coupled with reduced setbacks overshadows neighbouring properties
- addition of rooftop terrace similar to 5 storeys in height
- not compatible with surrounding community

Pedestrian Circulation:

- lack of foot flow between the proposed 12 blocks, visitor parking and access to Sandgate Park
- lack of crosswalks throughout the Site (unsafe)

2. Character of the existing community (Cont.)

Current proposal does not conform to the MOP, 180 back-to-back units do not suit the existing neighbourhood, due to:

Scale and Character:

- lack of integration with existing built form
- current design does not consider existing heights and form of local neighbourhood
- proposed townhomes are inappropriate in size
- lack of diversity in housing style

Sandgate Park:

- lack of setbacks from visitor parking and retaining wall on property line
- inadequate interface between public and private lands

3. Setbacks

Proposed plan has reduced setbacks in the following areas:

- between dwellings, side lots, rooftop accesses
- sidewalks
- parking spaces
- retaining wall adjacent to Sandgate Park

Reduced setbacks coupled with increased height of the towns, impacts and limits the enjoyment of adjacent properties due to shadow cast, noise and lack of privacy.

- sun/shadow study incomplete

Reduced setbacks do not allow for appropriate landscaping on the site.

Request to reduce the landscape buffer/setbacks are inadequate to support transition to adjacent properties.

Ingress and Egress

Lack of access points into the Site pose a significant safety risk.

- 1 ingress/egress point allows for a maximum of 100 units to be built
- 1 ingress/egress point from Chalkwell Close, a quiet residential street, family neighbourhood
- non-compliant with fire and safety regulations: a 45-metre unobstructed fire access route to all houses is required
- site designed with dead-ends, hammerheads
- insufficient vehicular turning area at the end of Chalkwell Close;
- inappropriate turning locations for fire and emergency vehicles throughout the site and no cul-de-sac/hammerhead included in the plan

Thank you for the opportunity to present today.

The Park Royal Community Association and residents support responsible development which is attainable if all stakeholders, including the community, the mayor, councillors and developers collaborate. The PRCA would like offer the following suggestions:

- reduce the number of homes suitable for 1 ingress/egress point (100 vs. the proposed 180)
- incorporate safety prevention through design
- minimize negative impacts and compliment the features of Sandgate Park
- reinstate setbacks to preserve privacy, enjoyment of property
- consider mixed style and height of housing

We look forward to working together in partnership to build an improved development.

Park Royal Community Association: Mission Statement

To provide community awareness and
promote an engaged Park Royal neighbourhood that is
empowered to shape its future.