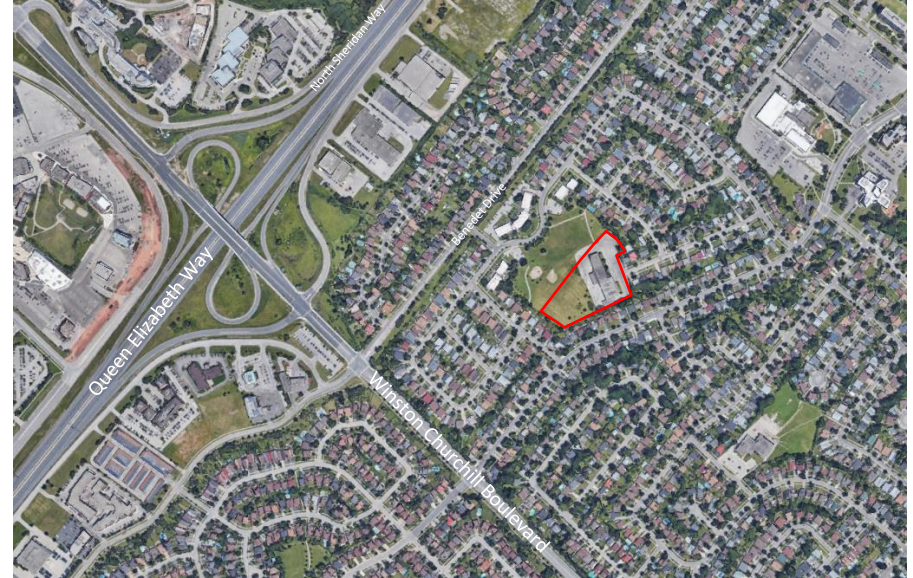
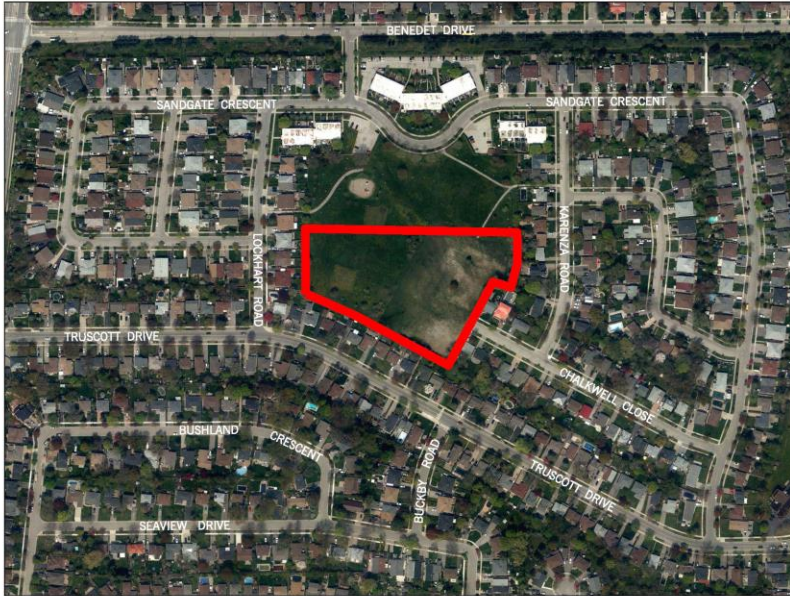


OZ/OPA 24-3 W2 2620 Chalkwell Close

Recommendation Report
1672735 Ontario Inc.

Planning and Development Committee – February 10, 2025

Subject Lands



Aerial images of 2620 Chalkwell Close

Application Background

Timeline	
September 27, 2023	<i>Development Application Review Committee (DARC) held with proponent and staff</i>
November 21, 2023	<i>Virtual community meeting held by Ward 2 Councillor, Alvin Tedjo</i>
March 13, 2024	<i>Applications deemed complete and circulated for review</i>
June 25, 2024	<i>Information and Recommendation Report to PDC</i> <ul style="list-style-type: none"> <i>• PDC approves Staff Recommendation to approve Official Plan Amendment to re-designate site to Residential Medium Density</i> <i>• PDC passes motion to refer rezoning application to staff for further review</i>
February 10, 2025	<i>Recommendation Report to PDC</i> <ul style="list-style-type: none"> <i>• Following applicant's resubmission of rezoning application</i>



TODAY

Concept Plan Modifications



- Dwelling unit decrease from 180 to 166
- Revised road configuration and relocation of road away from property lines
- Provision of fire route access to all dwelling units
- Removal of parking spaces abutting Sandgate Park property line
- Increased height of the townhouses (total height of 13 m (42.6 ft.))
- Increased setbacks to adjacent residential dwellings
- Provision of landscape buffers to allow for tree planting around the periphery of the property
- Pedestrian access and connection to Truscott Drive

Site Data					
Site Name	Address	Size (Acres)	Area (sq. ft.)	Building Area (sq. ft.)	Use, at or
Site Data					
Block	Units	Area (sq. ft.)	Area (sq. ft.)	Building Area (sq. ft.)	Use, at or
Block A	10	1,200	1,200	1,200	Residential
Block B	20	2,400	2,400	2,400	Residential
Block C	20	2,400	2,400	2,400	Residential
Block D	10	1,200	1,200	1,200	Residential
Block E	20	2,400	2,400	2,400	Residential
Block F	20	2,400	2,400	2,400	Residential
Total					
	166	19,600	19,600	19,600	Residential

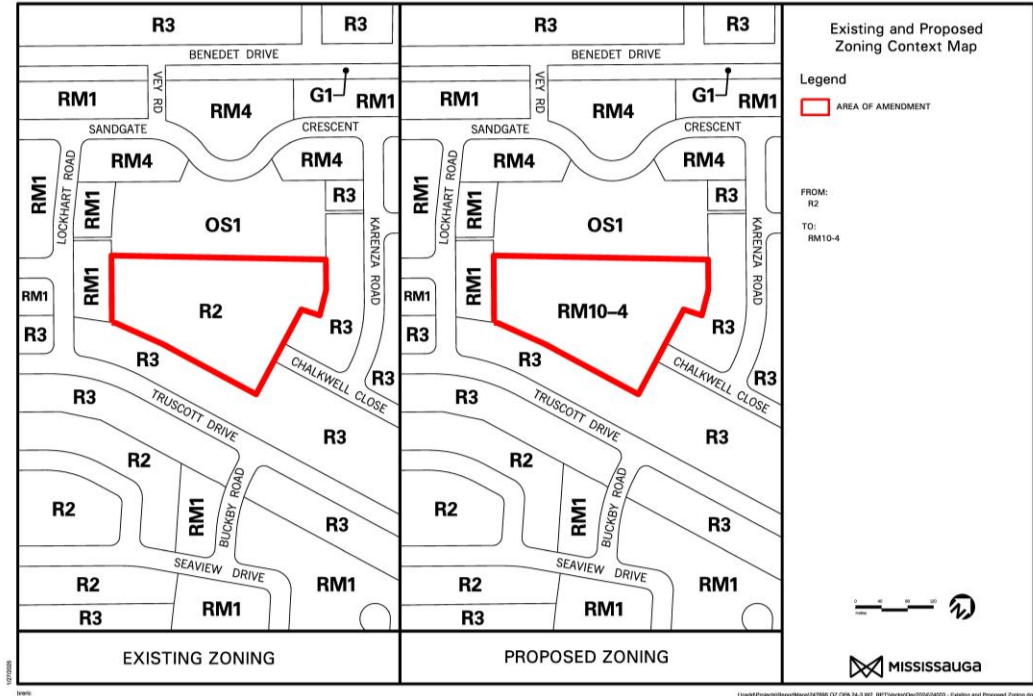
Rezoning Application

Existing Zone:

- **R2** (Detached Dwellings)

Proposed Zone:

- **RM10-4** (Back to Back Townhouses on a Condominium Road) with site specific exceptions



Rezoning Application Evaluation

The **RM10-4** zoning reflects:

- A built form that conforms with Official Plan direction for development in Neighbourhoods
- Adequate transition to adjacent residential dwellings through appropriate building setbacks and landscape buffers to decrease overlook and privacy concerns
- Provision of walkable community
- Optimization of existing infrastructure and public service facilities



Recommendation

That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to RM10-4 (Back to Back Townhouses on a Condominium Road zone to change the zoning to permit 166 four storey back-to-back townhouses be approved in accordance with the provisions outlined in the staff report dated January 22, 2025 from the Commissioner of Planning and Building.

Next Steps

1. Execute Development Agreement
2. Zoning By-law Enactment
3. Site Plan Application (Detailed Design)
4. Plan of Condominium Application (*if necessary*)