



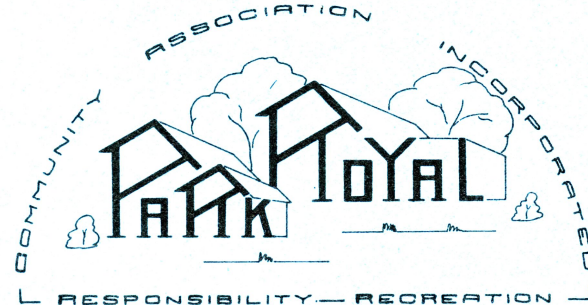
# Public Meeting Presentation

## 2620 Chalkwell Close

Feb 10, 2025

# Park Royal Community Association

- 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.



# Position of the Park Royal Community Association

“The proposal introduces a built form—narrow townhouses on a private condominium road—and a density that does not adequately respond to the site character or the surrounding neighbourhood character and the low-density residential designation.”

*—Robert Thun, Town of Oakville, Senior Planner*

*Regarding Dunpar Homes' 1020-1042 Sixth Line townhome proposal*

# 1020-1420 Sixth Line Development Proposal by Dunpar Homes



- 8 acre site
- 81 townhomes
- Reduced to 55 townhomes & one semi-detached
- 4 storey townhomes height of 12.4 m
- Access by Sixth Line & Sunnycres Lane
- 104 metres access from Sixth Line
- North of QEW and Sixteen Mile Creek
- Dwellings on Sunnycres Lane (one and two storey buildings), Sixth Line Parkette.
- Dunpar submitted 5 proposals from 2016 to 2023
- 1 heritage property.

**Application refused by Town of Oakville 2017 and 2023**  
**Application refused by Ontario Land Tribunal 2021**



# 2620 Chalkwell Close Development Proposal by Dunpar Homes



- 5 acre site
- Located beside Sandgate Park
- 180 back-to-back townhomes; reduced to 166 back-to-back townhomes
- 4 storeys with height of 13 m
- Only access is via Chalkwell Close
- Dwellings on:
  - ▶ Chalkwell Close,
  - ▶ Karenza Road,
  - ▶ Truscott Drive,
  - ▶ Lockhart Road (one and two storey buildings)

**Application to rezone from R2 to RM10 approved June 25, 2024**

# Provincial Policy Statement & Official Plan

- **Section 2.2.1 of the Provincial Policy Statement** states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by **accommodating affordable housing needs**, permitting and facilitating all housing options and all types of residential intensification, **including redevelopment of underutilized commercial and institutional sites.**
- **5.3.5.5 of the Mississauga Official Plan** states:  
Intensification within Neighbourhoods may be considered where the proposed development is **compatible in built form and scale to surrounding development**, enhances the existing or planned development and is consistent with the policies of this Plan.  
AND
- **5.3.5.6 of the Mississauga Official Plan** states **development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.**

# Zoning History of the Site

- Site originally zoned for R2
  - Detached dwellings
- In June 25 2024, Mississauga Council approved Official Plan Amendment
- Dunpar asked to change zoning from R2 to RM-11
- Mississauga Planning rejected RM-11 in June 2024
- Dunpar now asking for RM-10.4 with EXCEPTIONS

Revised Concept Plan



# Current Proposal Requires 20 Zoning Exemptions

	<b>RM10 Zoning</b>	<b>Exemptions Requested</b>
<b>Maximum Height</b>	<b>11 m and 3 storeys</b>	<b>13 m and 4 storeys</b>
<b>Rooftop Height</b>	<b>3 m</b>	<b>4 m</b>
<b>Rooftop Minimum Setback</b>	<b>3 m</b>	<b>1 m</b>
<b>Minimum Front Yard</b>	<b>7.5 m</b>	<b>5.5 m</b>
<b>Distance from Front Wall to Road or Sidewalk</b>	<b>4.5 m</b>	<b>0 m</b>
<b>Minimum Width of Condominium Road</b>	<b>7 m</b>	<b>6 m</b>
<b>Minimum Width of Sidewalk</b>	<b>2 m</b>	<b>1.8 m</b>
<b>Minimum Setback of amenity area to Road</b>	<b>3 m</b>	<b>0.2 m</b>
<b>Minimum Landscaped Area</b>	<b>40% of the lot area</b>	<b>20% of the lot area</b>



# What is the correct number of townhomes?

**Reduce the number of dwellings to provide a livable community that adheres to the RM10 zoning.**

# No More Exceptions

**If the Town of Oakville can  
enforce their zoning, surely the  
City of Mississauga  
can as well.**