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BETTER BY DESIGN

January 30th, 2024

City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

Re: Community Public Meeting Report
2620 Chalkwell Close
DARC 23-155 W2

Attendees:

Councillor Alvin Tedjo
Ryan Vopni, Executive Assistant, Office of Councillor Tedjo
David Ferro, Development Planner, City of Mississauga
Michael Nemanic, Legal Counsel & Development Management, Dunpar Homes
Kathy Kakish, Director of Development, Dunpar Homes

Background

On Tuesday, November 21, 2023, Ward 2 Councillor Tedjo hosted a virtual Public Information Meeting with 1672735 Ontario Inc. (Dunpar Homes), the owner of 2620 Chalkwell Close. The meeting was held from 6:30 p.m. to 8:00 p.m. and introduced Dunpar's the proposed three (3) storey 180 back-to-back townhouses development.

Kathy Kakish and Michael Nemanic presented Dunpar's proposal on behalf of 1672735 Ontario Inc (Dunpar Homes) and answered questions from the residents within the community. A total of 63 participants attended the meeting. I have attached the presentation slide deck that we presented at our Public Information Meeting.

Community Concerns

Residents expressed concerns regarding the following issues during the meeting:

1. Parking

Residents expressed their concerns about the lack of parking spaces being proposed. They are concerned that 38 visitor parking spaces is inadequate for the proposed development. Residents noted that they require more information regarding whether cars might be parked on the street as Their concern stems from a desire to prevent overflow parking from encroaching onto their street.

Dunpar's Response: A traffic study will be conducted to show that adequate parking is being provided. The number of resident parking spaces being provided complies with the City of Mississauga's Zoning



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By-law. The provided number of visitor parking spaces was recommended by our transportation and traffic engineers.

2. Height

Residents raised concerns about the height of 12.25m exceeding the typical 3-storey height of a townhouse further causing privacy concerns.

Dunpar's Response: Dunpar designed the elevations so that windows would not have any adverse impact on the surrounding neighbourhood. The terraces were designed to provide residents with the opportunity to enjoy fresh air directly from their own living spaces. Through consultation with the city, the details will continue to be reviewed.

The setbacks are reasonable and will accommodate natural landscaping and planting. Careful consideration has been given to the placement of windows to minimize any potential overlooking of existing residents' backyards. Design considerations will be carefully studied as our proposal progresses.

3. Traffic and Congestion

Concerns were raised by residents regarding the increased number of cars that this development is expected to generate for the neighbourhood. Residents are concerned that this increase in vehicles will intensify an already existing traffic issue in the community.

Dunpar's Response: Dunpar has retained WSP to conduct traffic studies that will be completed to indicate what traffic and circulation will look like with the development. Development access is proposed to be off the southeast portion of the site. Traffic generated from the development will be far away from the existing park, ensuring the peaceful character of the park is maintained. Confirmation of specific access points will be established in ongoing discussions with the city as the development application process advances.

4. School Accommodation

Concerns among residents centered around the potential for the development to augment student capacities, leading to a need for accommodating the additional students in nearby schools and causing an overcapacity situation.

Dunpar's Response: The expected pupil yield statistics were provided from the Peel District School Board. Based on comments received, our proposed development is expected to generate less than 50 new students. Hillside Public School and Clarkson Secondary School can both accommodate the projected number of future students.

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The application is still under review and no decision has been made. The application will go through a comprehensive review process and reports will be publicly available. Should you have any questions, please contact the undersigned.

Sincerely,

Kathy Kakish



Director of Development
Dunpar Developments Inc.
647-549-4699