

Supplementary Information

Owner: 1672735 Ontario Inc.

2620 Chalkwell Close

Table of Contents

- 1. Location Map 2
- 2. Concept Plan, Elevations, Renderings 3
- 3. Development Proposal Statistics 6
- 4. Existing and Proposed Development Official Plan Map 7
- 5. Existing and Proposed Zoning By-law Map 8
- 6. Proposed Zoning Regulations 9
- 7. Departmental and Agency Comments 13
- 8. School Accommodation Summary 18

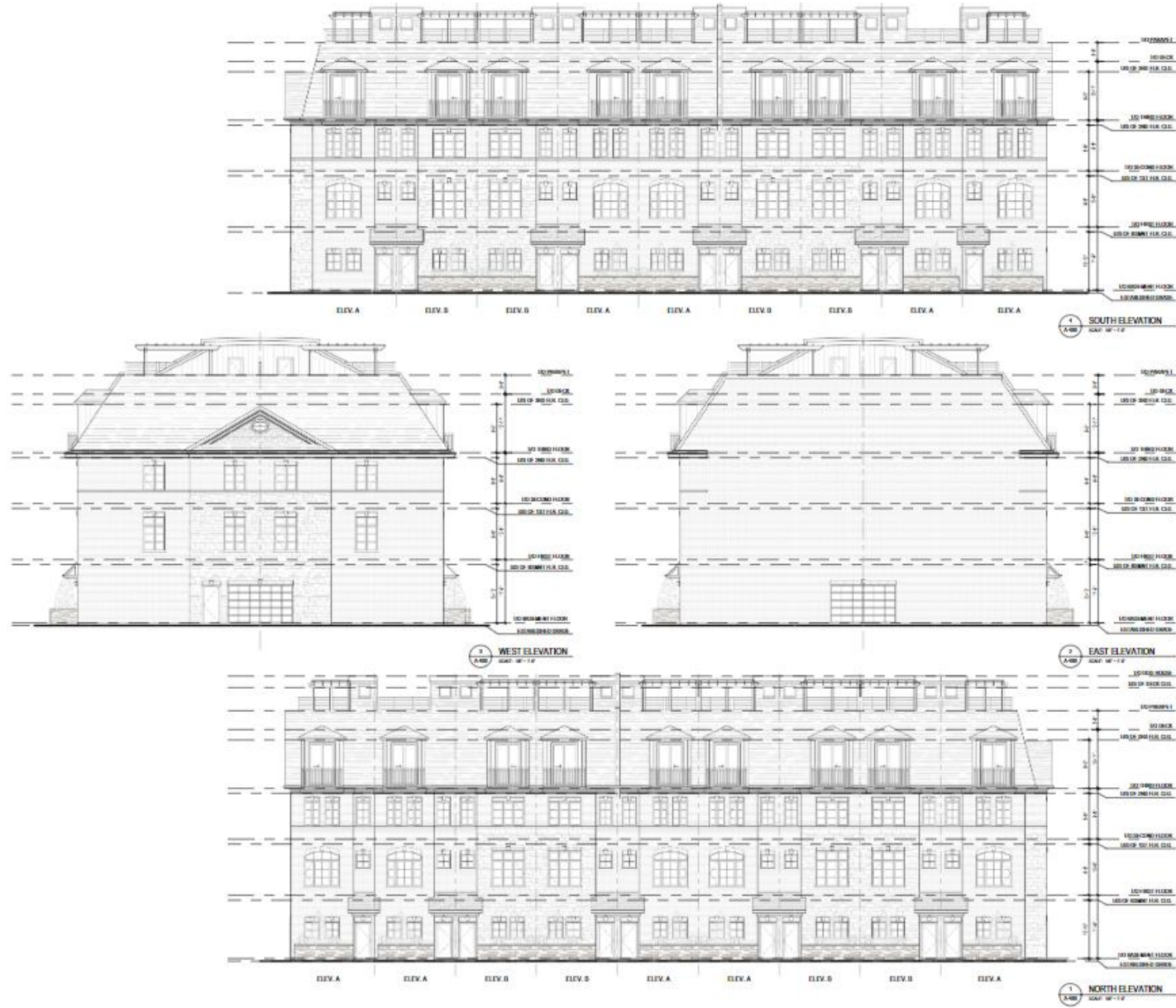
1. Location Map



2. Concept Plan, Elevations, Renderings



Proposed Concept Plan



Proposed Elevations

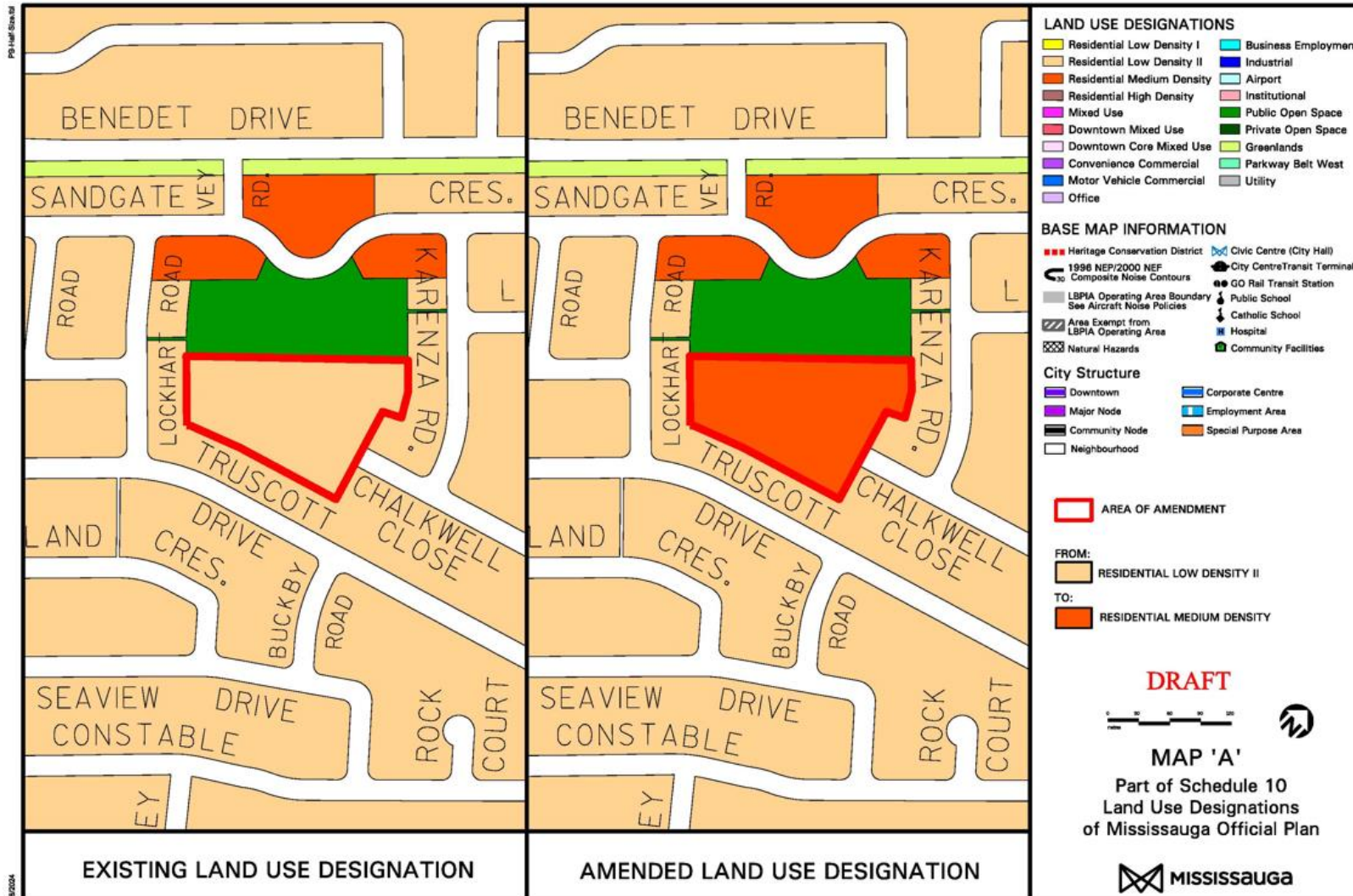


Proposed Renderings

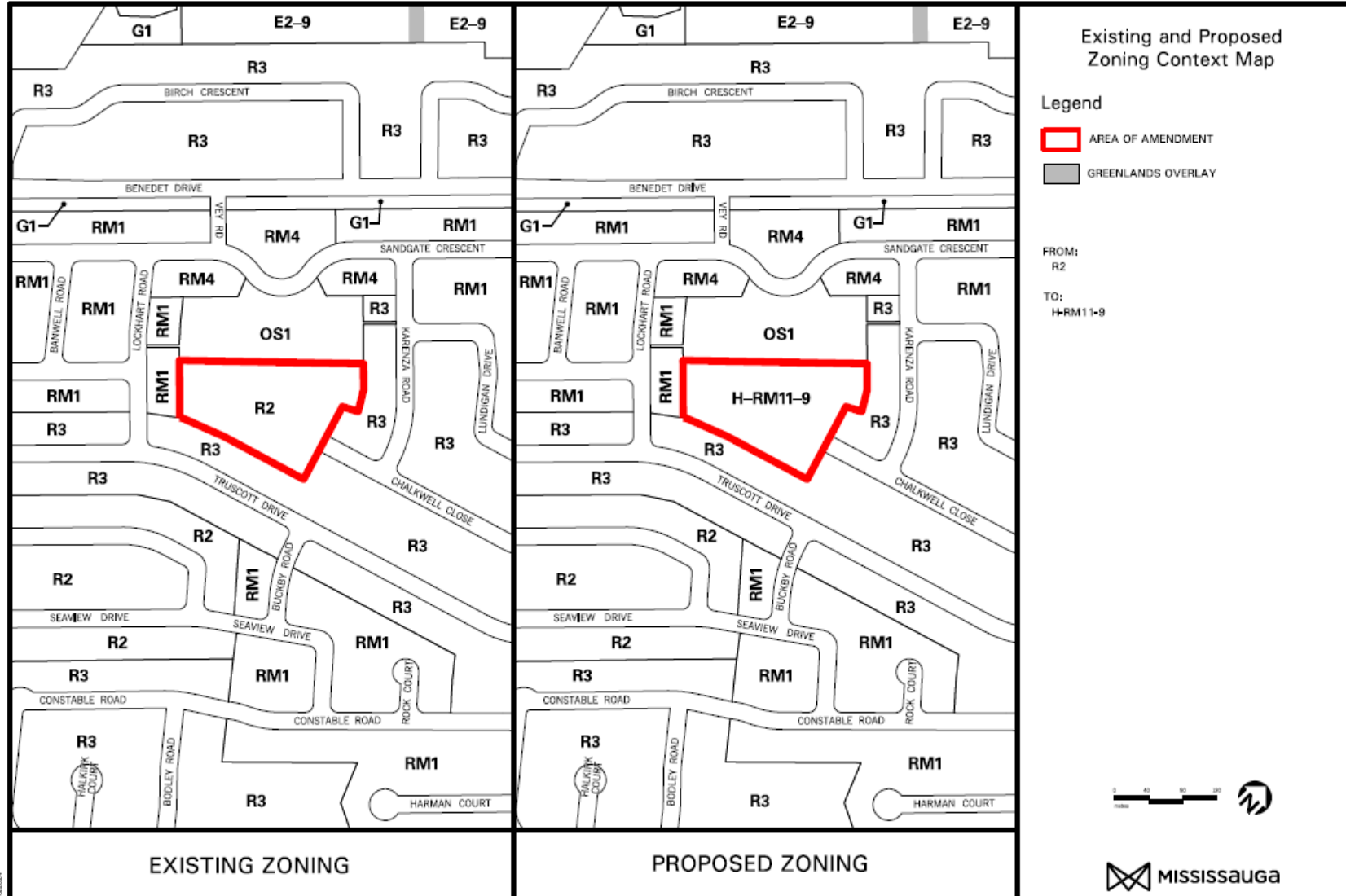
3. Development Proposal Statistics

Applications submitted:	Received: January 16, 2024 Deemed complete: March 13, 2024 120 days from complete application: July 11, 2024	
Developer/ Owner:	1672935 Ontario Inc.	
Applicant:	Dunpar Homes, Mehedi Khan	
Existing Gross Floor Area:	0 m ² (0 ft.)	
Proposed Gross Floor Area:	26,252 m ² (282,574 ft ²)	
Lot Coverage:	43%	
Floor Space Index:	1.32	
Total Number of Units:	180 residential units	
Unit Mix:	180 - 3 bedroom units	
Height:	4 storeys 13.98 metres (45 ft. 7 in.)	
Amenity Area (per unit):	8.2 m ²	
Road Type:	Common Element Condominium (CEC)	
Anticipated Population:	545.4 people* *Average household sizes for all units (by type) based on the 2016 Census	
Parking: Resident Spaces Visitor Spaces Total	Required : 2 resident parking spaces per unit 0.25 visitor parking spaces per unit 45 visitor parking spaces total	Provided: 2 resident parking spaces per unit 0.23 visitor parking spaces per unit 42 visitor parking spaces
Green Initiatives:	Not specified by applicant	

4. Existing and Proposed Development Official Plan Map



5. Existing and Proposed Zoning By-law Map



48/2024

6. Proposed Zoning Regulations

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
Permitted Use	Detached Dwelling	Back to Back townhouses on a CEC road	Back to Back townhouses on a CEC road
Minimum Lot Frontage	Corner Lot: 21 m Interior Lot: 18 m	CEC – Corner Lot: 8.3 m Interior Lot: 5 m	CEC – Corner Lot: 4.7 m Interior Lot: 5 m
Minimum Dwelling Unit Width	n/a	5 m	4.5 m
Maximum Height	10.7 m	Maximum Height - Highest Ridge: Flat Roof: 11 m and 3 storeys	Maximum Height - Highest Ridge: Flat Roof: 12 m and 3 storeys
		Maximum Height - Highest Ridge: Sloped Roof: 15 m and 3 storeys	No amendment to RM11 zone regulations
Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:	n/a	Maximum height: 3 m Maximum floor area: 20 m ² Minimum setback from the exterior edge of the building: 3 m	Maximum height: 4 m Maximum floor area: 20 m ² Minimum setback from the exterior edge of the building: 1 m
Minimum Front Yard	Corner Lot: 7.5 m Interior Lot: 9 m	CEC – Corner Lot/Interior Lot: 4.5 m	1.45 m
Minimum setback from a garage face to a street, CEC- road or CEC- sidewalk	n/a	6 m	No amendment to RM11 zone regulations
Minimum Exterior Side Yard	7.5 m	Lot with an exterior side lot line that is a street line: 7.5 m	No amendment to RM11 zone regulations

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
		Minimum setback from a garage face to a street, CEC-road or CEC sidewalk: 6 m	
Minimum Interior Side Yard	Corner Lot: 3 m Interior Lot: 1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	Attached Side: 0 m Where interior side lot line abuts a CEC-landscape buffer: 4.5 m	No amendment to RM11 zone regulations
Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well into the required front and exterior side yards	n/a	0.6 m	No amendment to RM11 zone regulations
Maximum projected of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	n/a	2 m	No amendment to RM11 zone regulations
Minimum setback from a lot with any side lot line abutting a CEC-road	n/a	4.5 m	2 m
Minimum setback from a lot with any side lot line abutting a CEC-sidewalk	n/a	1.5 m	0.5 m
Minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey , to a CEC- road , sidewalk or parking space	n/a	2.5 m	No amendment to RM11 zone regulations
Minimum setback from a side	n/a	3m	2 m

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wall of a building to a CEC-road , sidewalk or parking space			
Minimum setback of a building to a CEC -amenity area	n/a	1.5 m	
Minimum setback between a parking space and a street	n/a	3 m	No amendment to RM11 zone regulations
Attached garage	Permitted	Required	No amendment to RM11 zone regulations
Minimum driveway width	n/a	2.6 m	No amendment to RM11 zone regulations
Minimum required landscape soft area per lot	n/a	3 m ²	No amendment to RM11 zone regulations
Minimum contiguous private outdoor space per lot	n/a	6 m ²	No amendment to RM11 zone regulations
Minimum setback of a rooftop amenity space from all exterior edges o a building within 7.5m or less of a zone which permits detached dwellings and/or semi-detached	n/a	1 m	No amendment to RM11 zone regulations
Minimum width of a CEC – road	n/a	7 m	6 m
Minimum width of a CEC – road with an abutting parallel visitor parking space	n/a	6 m	No amendment to RM11 zone regulations
CEC – roads and aisles are permitted to be shared with butting lands with the same Base Zone and/or Exception Zone	n/a	Yes	No amendment to RM11 zone regulations
Minimum width of a sidewalk traversed by a driveway	n/a	2m	1.8 m
Minimum CEC- landscape	n/a	3 m	In accordance with the

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
buffer abutting any side and rear lot line			schedule provided
Minimum contiguous CEC - amenity area, excluding private outdoor space	n/a	The greater of 2.8 m ² per dwelling unit or 5% of the lot area	
Visitor Parking Spaces	n/a	0.25 spaces per unit	0.23 spaces per unit
	<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>		

7. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (April 10, 2024)	<p>The Region requires modification to the site plan to facilitate waste collection in accordance with Regional Standards. With respect to proposed site plan, there are significant issues with blind spots, waste collection vehicles requiring to reverse for an extended period.</p> <p>Upon review of the Functional Servicing Report, the Region has requested justification to support a 300 mm water service connection to a 300 mm watermain. Additionally required for Regional review is a hydrant flow test, a site servicing submission including a subsurface utility engineering investigation, mechanical drawings for connection approvals.</p> <p>The Region requires pedestrian pathways to be continuous around the development and that dead ends from the pedestrian network is facilitated. Additionally requested is that the development is not proposed in isolation but with connections to Sandgate Park and the transit corridor along Truscott Drive.</p>
Peel District School Board (April 8, 2024) Dufferin-Peel Catholic District School Board (March 22, 2024)	Neither school board raised objections to the proposed development and provided warning clauses to include within the required Development Agreement. Please see full comments Section 8.
Fire Prevention	<p>Review of the site plan indicates non-compliance with fire and safety regulations as a 45 metre unobstructed path of travel to fire access route to all dwelling units have not been demonstrated.</p> <p>For developments larger than 100 units, a minimum of two means of access to the site is to be provided.</p>
City Development and Design (April 3, 2024)	<p>Staff are not satisfied with the proposed development and configuration of the site given the submitted materials. Comments of significant concern include:</p> <ul style="list-style-type: none"> Missing information from the site plan including: retaining wall, easement, fences transformers fire hydrants, hydro meters, light poles, community mailboxes, height of retaining wall, no sidewalk connections to accessible parking spaces, finished floor elevation, proposed and existing grading.

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Road network with dead ends and fire access route exceeding 90 metres without sufficient turnaround. • Additional information regarding car stackers and mechanism for residential parking spaces. • Minimum 1 metre setback required for rooftop access for townhouses abutting detached and semi-detached dwellings. • Double fence condition for retaining wall along easterly property line. • Interconnections proposed between townhouse blocks on main floor plan. • Incomplete Sun/Shadow Study. • Review of rooftop terrace in Noise (Acoustical Feasibility) Study. • Encumbered landscape buffers and amenity spaces. • Stormwater management tank proposed in conflict with proposed tree planting. • Coordination of all drawings/plans required. • Label and dimension all landscaped buffers and existing easement. • Incomplete arborist report and inconsistencies between site plan and tree preservation plan.
<p>City Community Services Department – Park Planning Section (April 11, 2024)</p>	<p>Based on a review off information submitted to date, staff require revisions to the proposed development to alleviate adverse impacts to Sandgate Park.</p> <p><u>Sandgate Park Property Line</u></p> <p>Staff do not support the 0 metre setback for visitor parking spaces and retaining wall along the Sandgate Park boundary. The site plan is to be revised to ensure treatment along the property line abutting Sandgate Park is in accordance with City requirements including the appropriate distances and provision of a fence on private property.</p> <p><u>Retaining Wall</u></p> <p>There are concerns with the retaining wall concerning installation, grade changes, and CPTED (Crime Prevention Through Environmental Design). The retaining wall is proposed in a location where footings will overlap into parkland property, the grades and height of the retaining wall have not be provided and it is anticipated that the wall will create an unfavourable condition in the park which will introduce points of</p>

Agency / Comment Date	Comments
	<p>access to private property, reduce sightlines on public property and create low visibility points on both private and public lands. The applicant is required to revise their site plan to improve the retaining wall condition and resolve CPTED concerns.</p> <p><u>Drainage</u></p> <p>As proposed, staff are not satisfied with the submitted plans directing overland drainage into Sandgate Park and the pooling condition expected through the retaining wall in the north-east corner of the site. Drainage concerns are further amplified in review of the proposed swale location, berm location on the south-western edge of the site and missing information regarding grades at these locations. The applicant is required to revise the application to ensure drainage is self-contained and the site is graded to meet existing grades of parkland.</p> <p><u>Parkland</u></p> <p>Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and Bylaws.</p>
<p>City Transportation and Works Department (April 11, 2024)</p>	<p>A review of submitted materials requires the applicant to revise the proposed development to satisfy the following concerns:</p> <p><u>Surface Drainage</u></p> <p>Revise the development to ensure that all surface drainage is self contained.</p> <p><u>Retaining Wall</u></p> <p>Clarify the purpose of the retaining wall and review alternatives to grading and built form to minimize the height or delete the necessity for these walls. Additionally confirm whether encroachment of the retaining wall on the existing easement is permitted.</p>

Agency / Comment Date	Comments
	<p><u>Storm</u></p> <p>The submitted Functional Servicing and Stormwater Management Report prepared by Arcadis Canada Inc. dated December 2023, does not include comprehensive details and additional technical details are required to confirm drainage of the development. A revised document in accordance with the City's Terms of Reference is required.</p> <p><u>Environmental Compliance</u></p> <p>The Phase One Environmental Site Assessment (ESA) by S2S Environmental Inc and dated January 16, 2024 does not reference the lands required for dedication to the City, the presence of 5 existing monitoring wells which are to be decommissioned, fill on the property and possibility of contamination of the site. As such, the Phase One ESA is to be updated to conform to City requirements and in accordance with the O. Reg. 153/04. Additionally, a Phase Two ESA is required.</p> <p><u>Traffic</u></p> <p>The Transportation Impact Study prepared by WSP dated December 14, 2023 was reviewed by staff but does not provide sufficient detail for staff to confirm feasibility of the proposed development. Staff require additional clarification on the traffic generated by the proposed development, provision of an appropriate turnaround facility/ vehicular access and the site plan shall reflect all recommendations regarding sight line and turning issues. The City requires a draft reference plan detailing a pedestrian access easement for pedestrian connectivity from the existing public walkway to Sandgate Park and a land dedication for a proper turn around facility at the Terminus of Chalkwell Close. In addition, the following information is required:</p> <ul style="list-style-type: none"> • Updated turning movement diagrams will be required to depict the internal site circulation for the revised plans including the access connected to the cul-de-sac/hammerhead; • Additional provisions to aid in the safety and operation of these features may be required; • Detailed turning movements are to be provided for ingress and egress through the access point(s) for the site;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Confirmation from Fire and Emergency Services that the internal road is acceptable from an emergency response perspective; • Confirmation from the Region of Peel that the internal road is acceptable from a waste collection perspective; • A turn around facility(ies) may be required as a result of the above in addition to providing sufficient snow storage for the proposed development.
Alectra Utilities	<p>Alectra Utilities was circulated on the development applications and note the absence of transformers or facilities on the site plan to service the proposal. Pad mounted transformers or a vault room transformer are options which may be considered and additional details are required by the applicant.</p> <p><u>Easement</u></p> <p>With respect to the easement in favour of Alectra Utilities located on the property, the applicant is required to adhere to all easement parameters.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Arborist Streetscape • Arborist City Property • Canada Post • Rogers • Trillium Health Partners
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • CS Viamode • Enbridge Pipeline Inc. • Hydro One

8. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation	
33 Kindergarten to Grade 8 15 Grade 9 to Grade 12	Hillside Public School Enrolment: 583 Capacity: 675 Portables: 0	Clarkson Secondary School Enrolment: 667 Capacity: 1392 Portables: 0

The Peel District School Board has provided clauses to be included in Development Agreement, which require signage to be placed at the entrances to the development, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
27 Kindergarten to Grade 8 13 Grade 9 to Grade 12	St. Helen Catholic Elementary School Enrolment: 248 Capacity: 177 Portables: 0	Iona Catholic Secondary School Enrolment: 616 Capacity: 723 Portables: 0

The Dufferin-Peel Catholic District School Board has provided clauses to be included in Development Agreement, which require signage to be placed at the entrances to the development, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.