

Supplementary Information

Owner: Twin Townhouses Inc. (a company of the Milani Group)

1489 Hurontario Street

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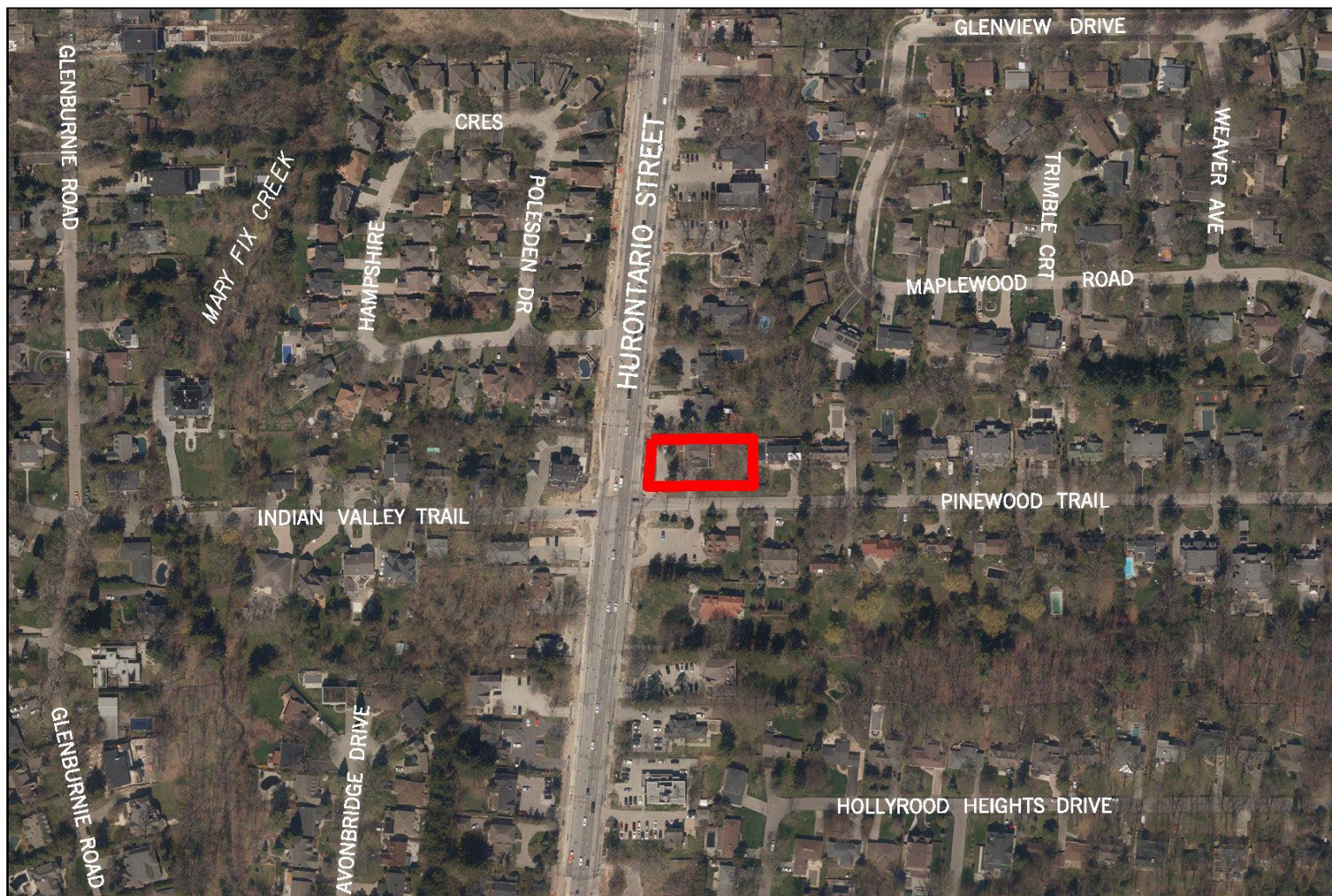
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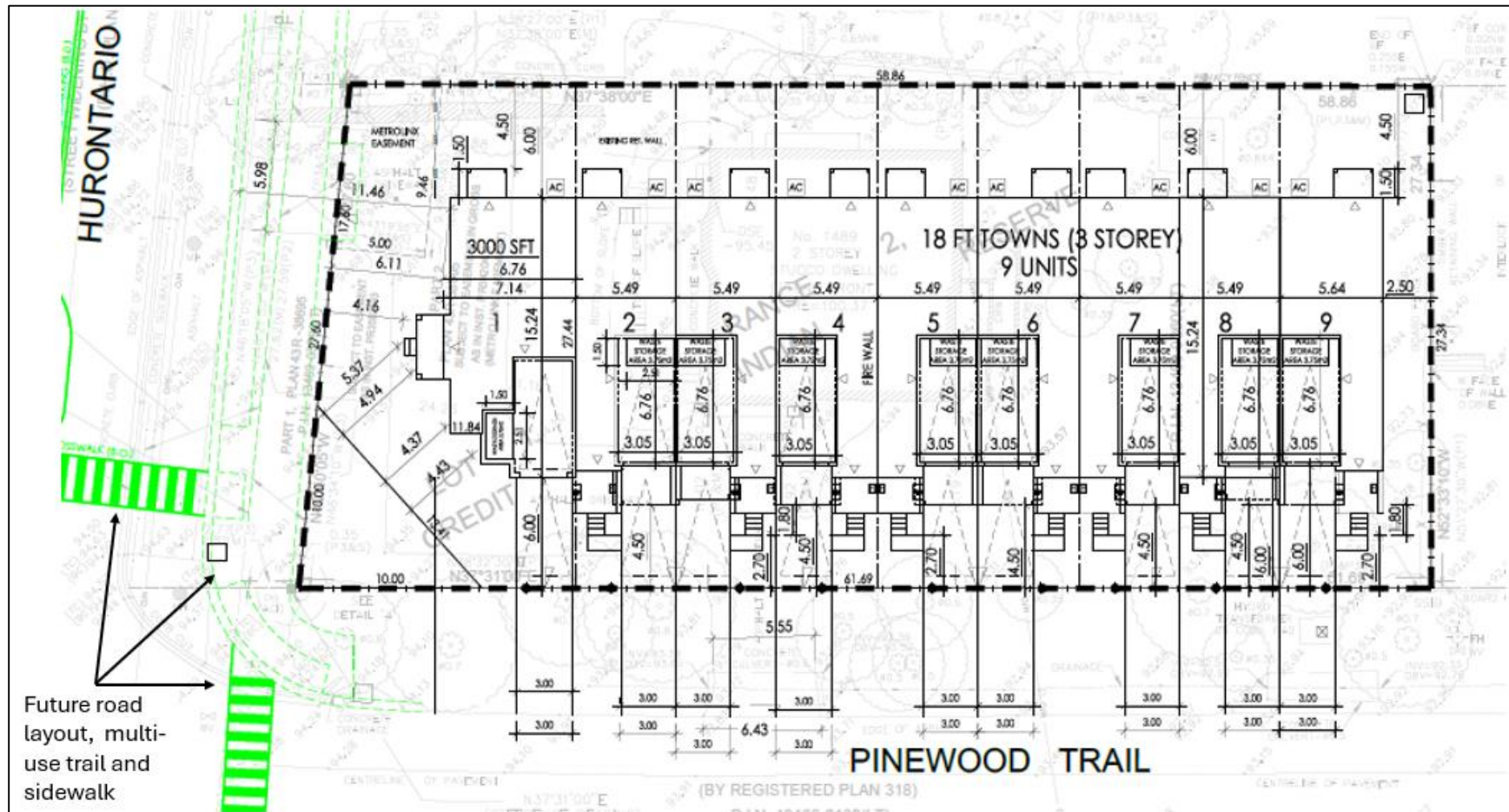
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1. Location Map



2. Concept Plan, Elevations, Floor Plans



Proposed Concept Plan



Front Elevation



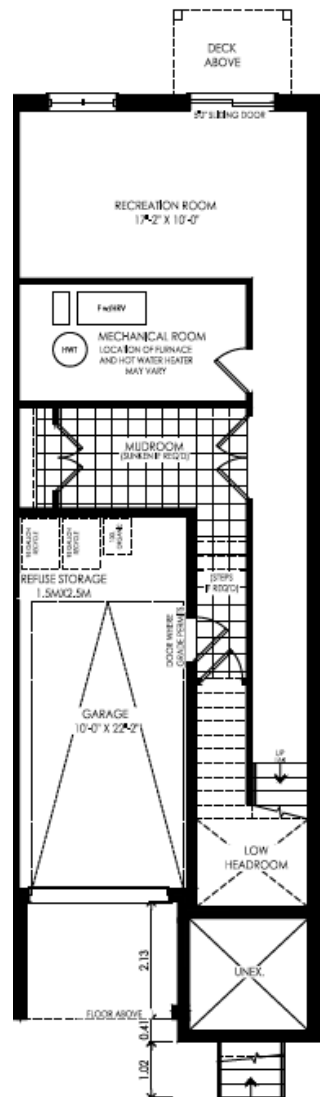
Rear Elevation



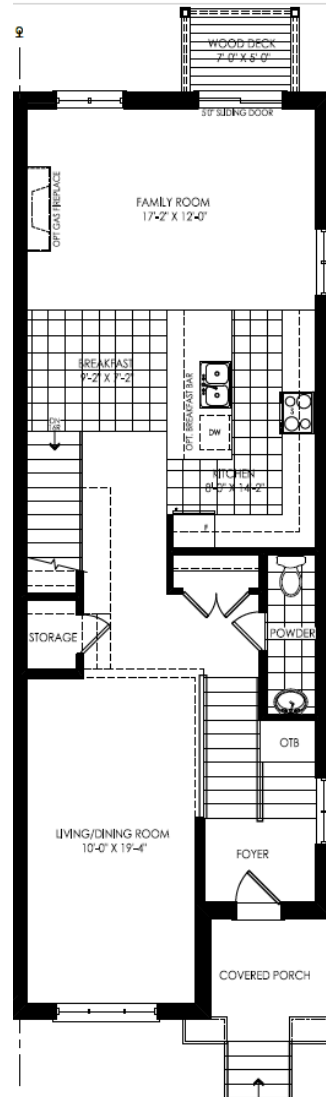
Hurontario Street Side Elevation



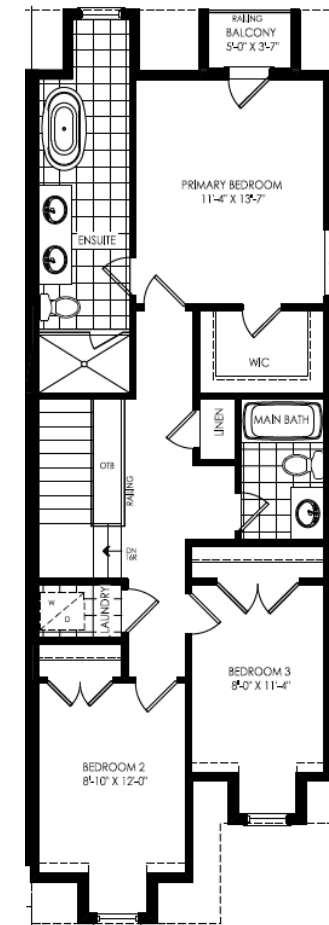
Interior Side Yard Elevation



Ground Floor Plan



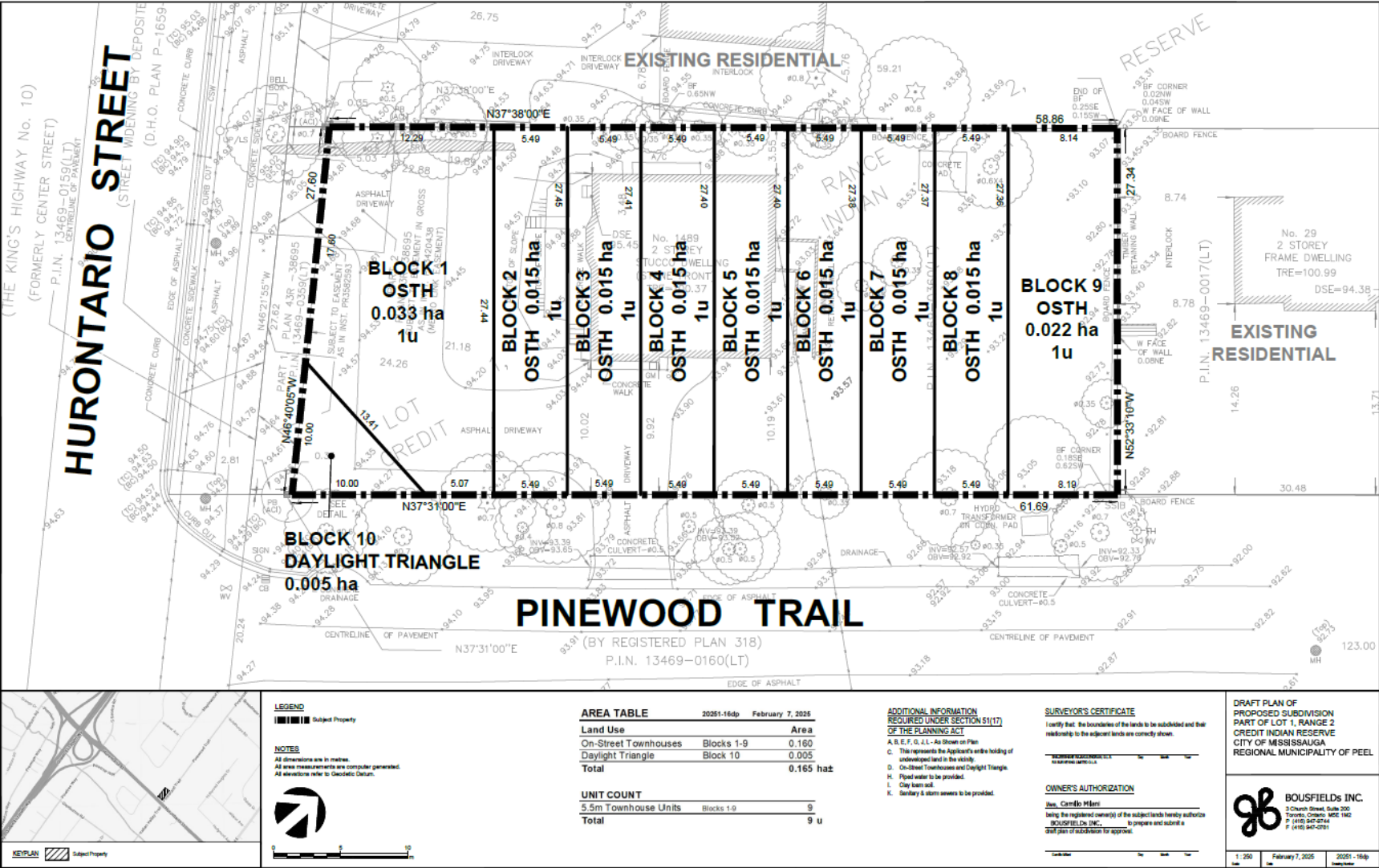
Second Floor Plan



Third Floor Plan



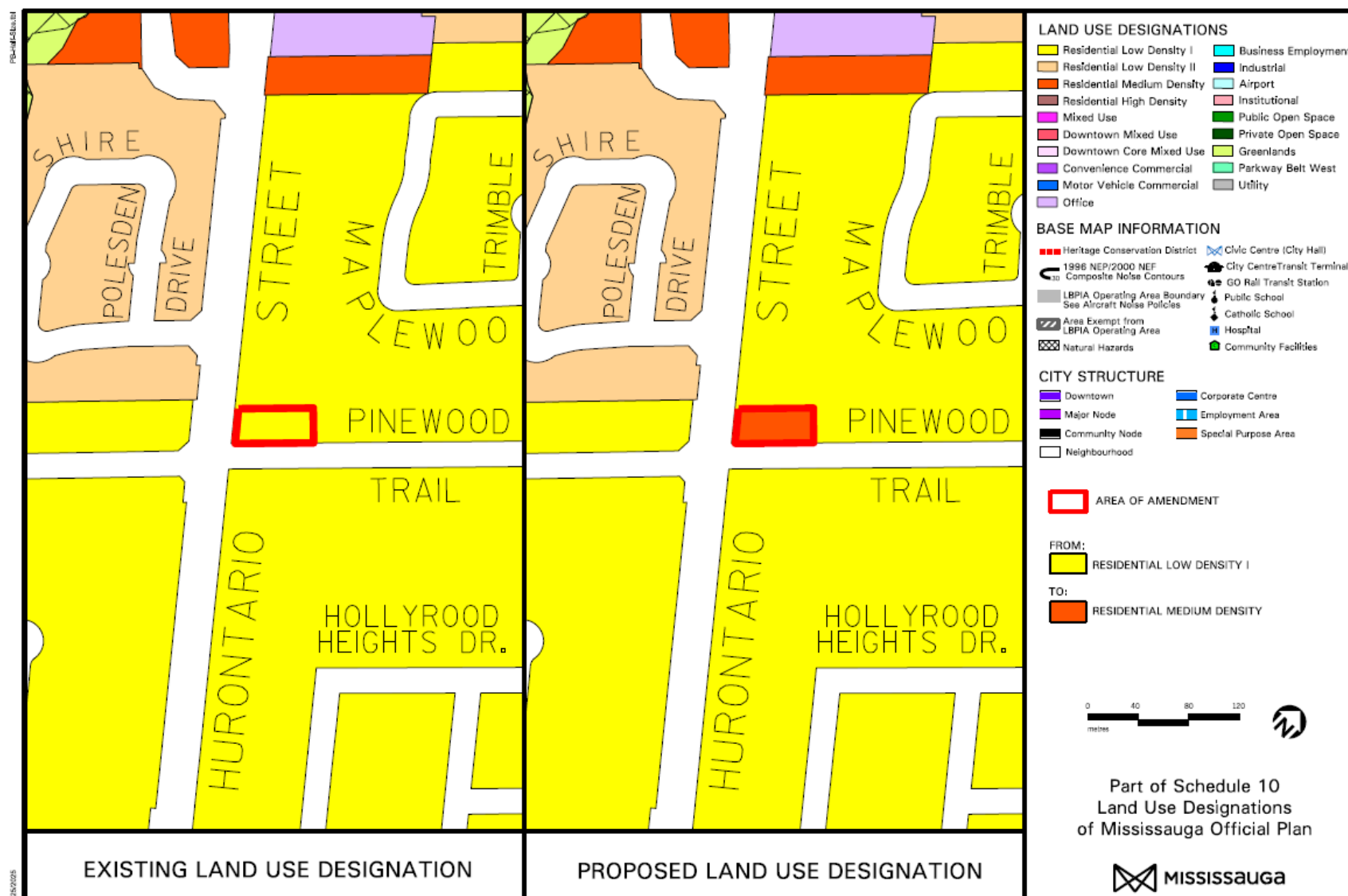
Building Elevation – Height Details



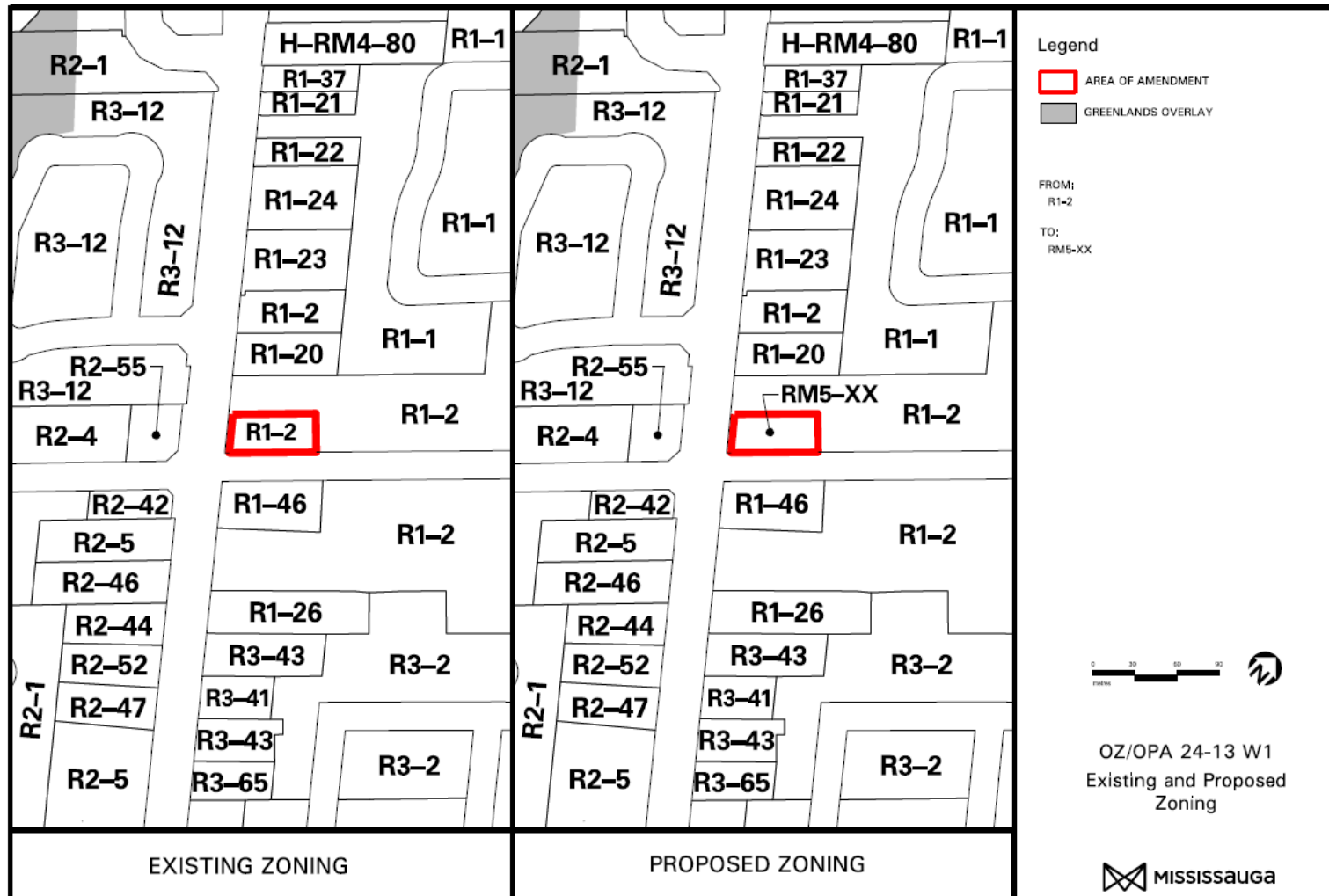
3. Development Proposal Statistics

Applications submitted:	Received (including payment of all fees): November 19, 2024 Deemed complete: November 28, 2024 Planning and Committee Date (within 120 days from complete application): March 24, 2025
Developer/ Owner:	Twin Townhouses Inc. (a company of the Milani Group)
Applicant:	Bousfields Inc.
Lot Area	1 652 m ² (17,782 ft ²) – includes future sight triangle
Existing Gross Floor Area:	Not available – currently developed with a two storey detached house partially converted to support office space
Proposed Gross Floor Area:	2 065 m ² (22,227 ft ²)
Floor Space Index:	1.25 (for entire block of townhouses) 1.60 (maximum for any individual lot as FSI is based on individual lot size)
Total Number of Units:	9 freehold townhouse units (3 bedrooms per unit)
Height:	3 storeys or 12.5 m (41.0 ft)
Landscaped Area	Ranges between 27% and 52% of each townhouse lot
Road Type:	Public Road
Anticipated Population:	28 people* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	18 parking spaces (2 spaces per unit) Note: The site is within a Major Transit Station Area and is not subject to minimum parking requirements.

4. Existing and Proposed Development Official Plan Map



5. Existing and Proposed Zoning By-law Map



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6. Proposed Zoning Regulations

The subject property is currently zoned R1-2 which only permits residential detached dwellings. The table below summarizes the base regulations for the RM5 Zone which permits street townhouses and the required exceptions.

Zone Regulations ¹	RM5 Base Zone Regulations	Proposed RM5-XX Exception Zone Regulations ²
Maximum number of units	n/a	9 units
Minimum lot area : - Interior lot - Corner lot	200 m ² (2,153 ft ²) 280 m ² (3,014 ft ²)	149 m ² (1,603 ft ²) 149 m ² (1,603 ft ²)
Minimum lot frontage - Interior lot - Corner lot	6.8 m (22.3 ft) 9.8 m (32.2 ft)	5.4 m (17.7 ft) 5.4 m (17.7 ft)
Minimum exterior side yard	4.5 m (14.8 ft)	5.2 m (17.1 ft)
Minimum interior side yard	1.5 m (4.9 ft)	2.5 m (8.2 ft)
Minimum rear yard	7.5 m (24.6 ft)	6.0 m (19.7 ft)
Maximum height ³	10.7 m (35.1 ft) and 3 storeys	12.5 m (41.0 ft) and 3 storeys
Maximum gross floor area	0.75 times the lot area	1.6 times the lot area
Maximum encroachment of a porch or a deck , inclusive of stairs, into the required front and/or exterior side yard	1.6 m (5.2 ft)	1.8 m (5.9 ft.)
Maximum encroachment of a porch or a deck , inclusive of stairs,	5.0 m (16.4 ft)	4.5 m (14.8 ft)

Zone Regulations ¹	RM5 Base Zone Regulations	Proposed RM5-XX Exception Zone Regulations ²
into the required rear yard		
Maximum encroachment of a balcony into a required front, exterior side or rear yard	1.0 m (3.3 ft)	1.7 m (5.6 ft)
Minimum building setback to a sight triangle	Regulated through site-specific considerations	2.0 m (6.6 ft)
NOTES: <ol style="list-style-type: none"> 1. 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. 2. The site is located within an MTSA and is not subject to minimum parking requirements 3. Zoning by-law for RM5 zone measures height for a townhouse based on context grade and where there is a sloped roof to the mean height level between the eaves and ridge of a sloped roof. The application is proposing a height that is measured to the top of the roof ridge, which requires a built form that has a pitched roof and not a flat roof. The exception zone will specify height is measured to top of the ridge of the roof as opposed to the average between the eaves and ridge. 		

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12	Mineola Public School	Queen Elizabeth Senior Public School	Port Credit Secondary School
	Enrolment: 321 Capacity: 429 Portables: 0	Enrolment: 337 Capacity: 262 Portables: 0	Enrolment: 1,333 Capacity: 1,203 Portables: 7

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
2 Kindergarten to Grade 8 1 Grade 9 to Grade 12	St Dominic Catholic Elementary School	St. Paul Catholic Secondary School
	Enrolment: 302 Capacity: 271 Portables: 4	Enrolment: 889 Capacity: 786 Portables: 0