

## **Supplementary Information**

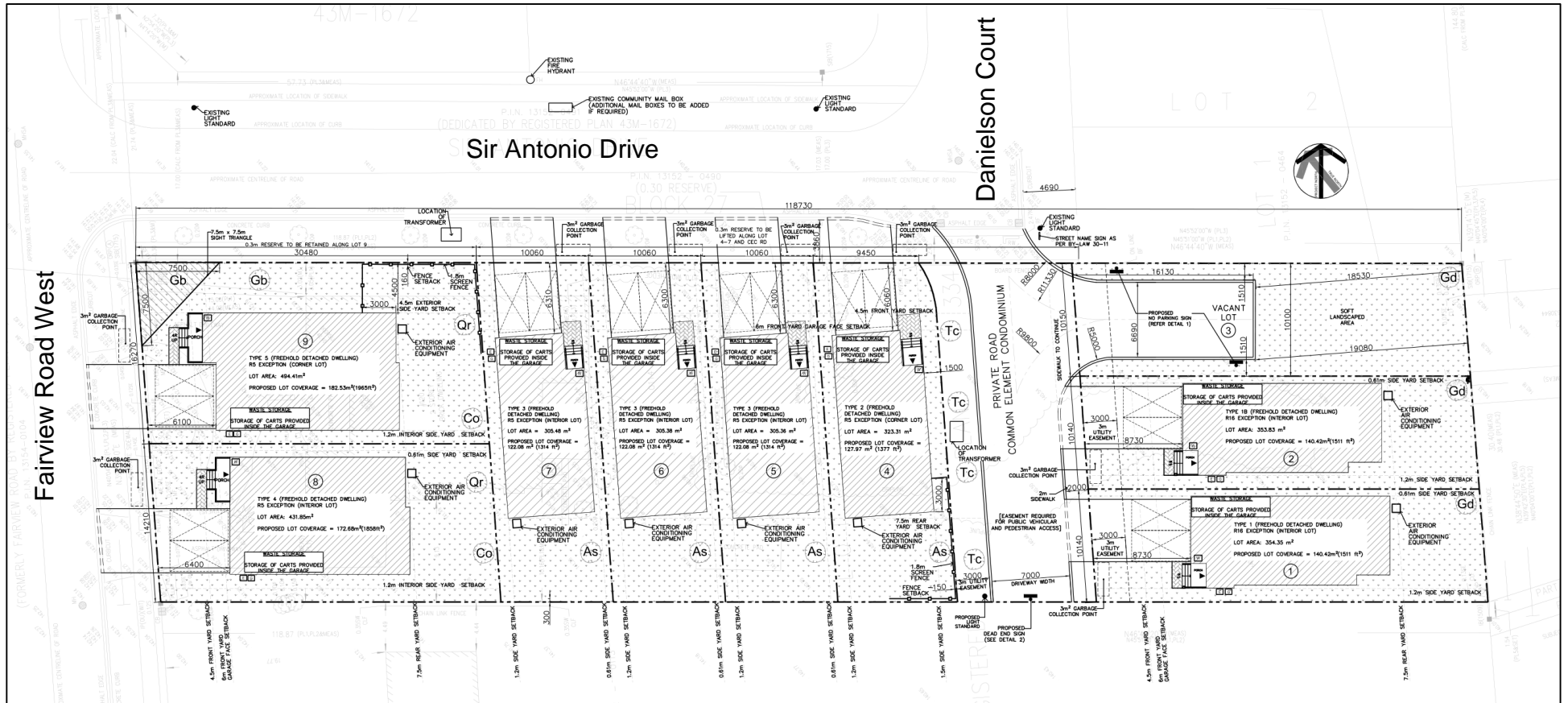
**Owner: Dahab Homes Inc.**

**120 Fairview Road West**

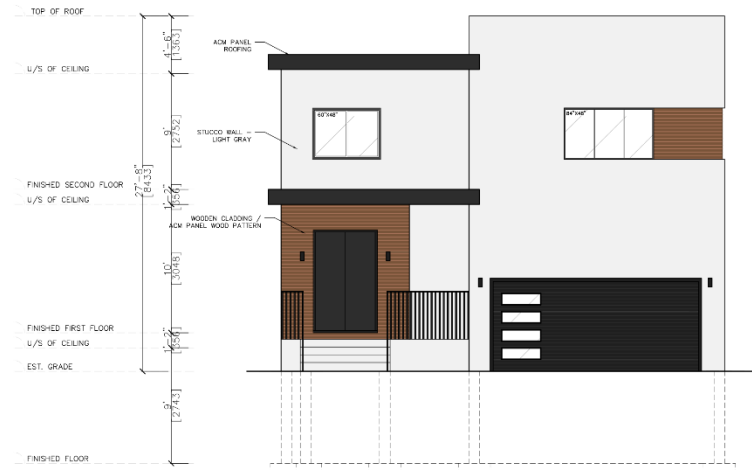
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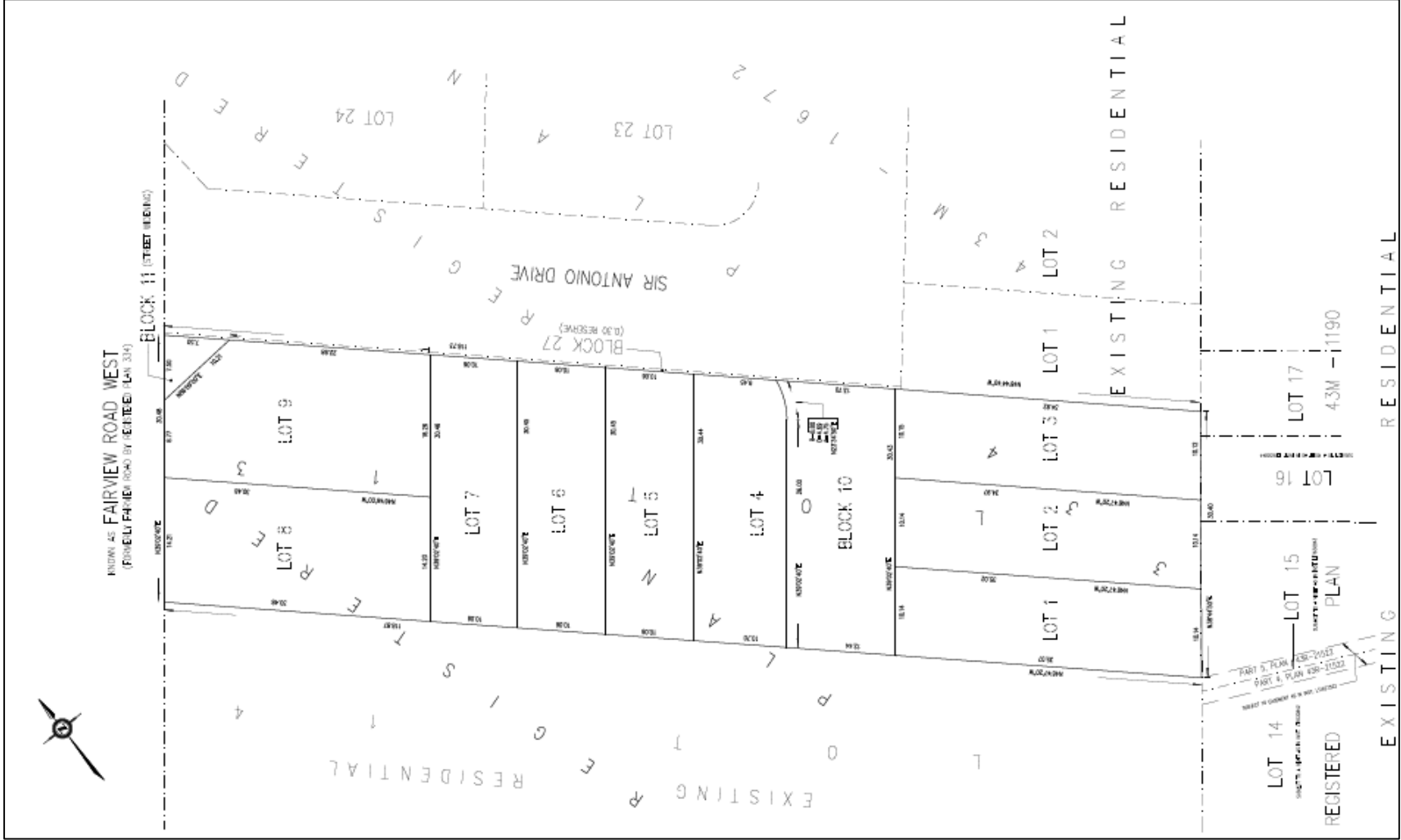
# 1 Concept Plan, Renderings, Draft Plan of Subdivision



Proposed Concept Plan



Proposed Rendering

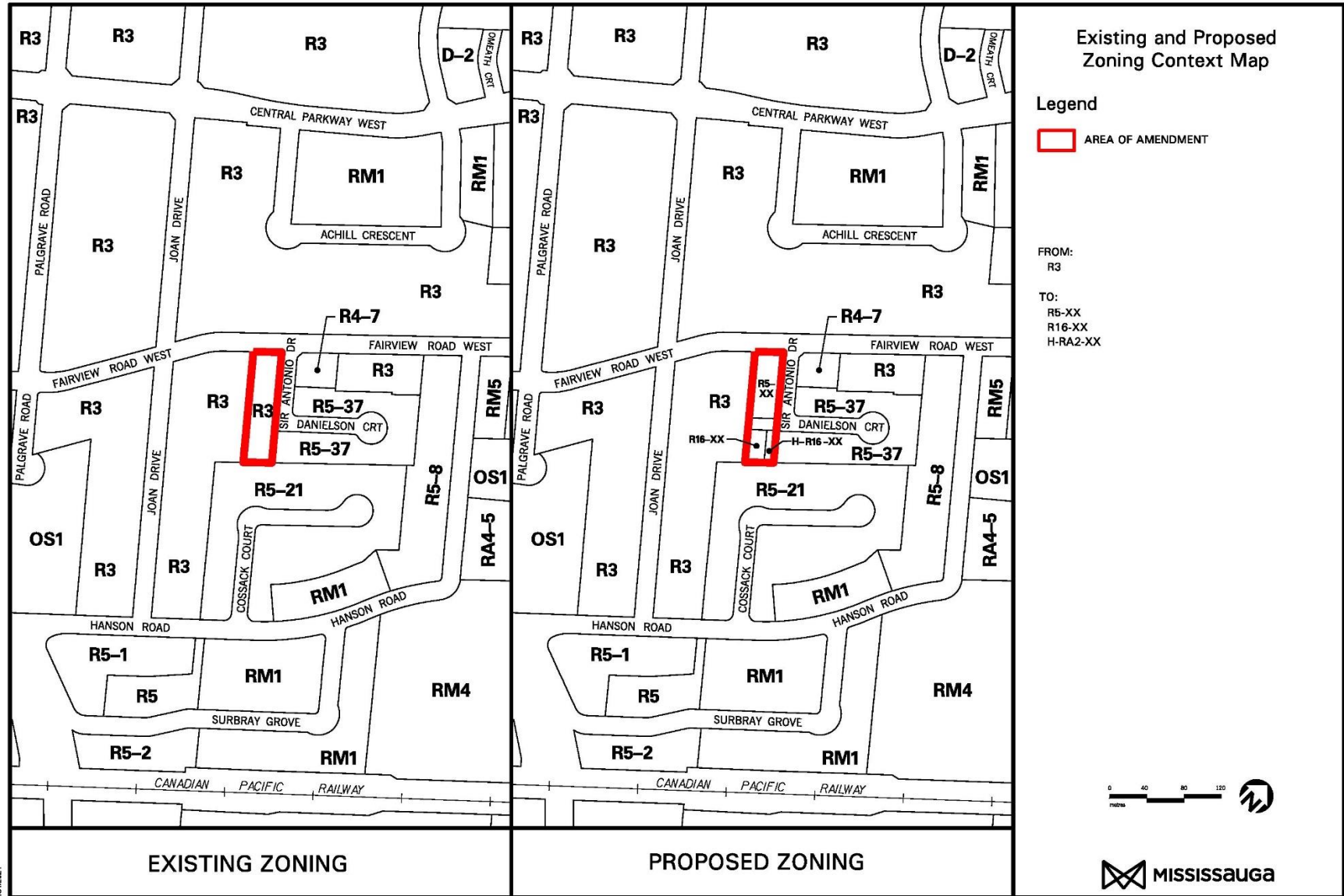


Proposed Draft Plan of Subdivision

## 2. Development Proposal Statistics

Application submitted:	Received: May 16, 2024 Deemed complete: June 11, 2024 90 days from complete application: September 8, 2024	
Developer/ Owner:	Dahab Homes Inc.	
Applicant:	Land and Building Experts	
Existing Gross Floor Area:	317.5 m <sup>2</sup> (3,417.5 ft <sup>2</sup> )	
Proposed Gross Floor Area:	3 227.8 m <sup>2</sup> (34,735.1 ft <sup>2</sup> )	
Lot Coverage:	36%	
Floor Space Index:	0.9	
Total Number of Units:	9 units	
Unit Mix:	3 bedroom units – 5 4 bedroom units – 4	
Height:	2 storeys / 10.7 m (35.1 ft.)	
Landscaped Area:	40%	
Road Type:	Public and Common element condominium road (CEC)	
Anticipated Population:	31.9* *Average household sizes for all units (by type) based on the 2016 Census	
Parking: Resident Spaces Visitor Spaces Total	Required 2 spaces per unit = 18 spaces 0.25 visitor spaces per units on CEC road = 1 space 19 spaces	Provided 2 spaces per unit = 18 spaces 0 visitor spaces 18 spaces
Green Initiatives:	<ul style="list-style-type: none"> <li>• Hybrid Heating System</li> <li>• Recycled Building Materials</li> <li>• Energy Efficient Windows and Doors</li> <li>• Whole-House Mechanical Heat Recovery Ventilation Systems</li> </ul>	<ul style="list-style-type: none"> <li>• Low VOC Materials</li> <li>• High-Efficiency Water Heater</li> <li>• Water Saving Plumbing Fixtures</li> <li>• ENERGY STAR Certified LED Bulbs</li> </ul>

### 4. Existing and Proposed Development Zoning By-law Map



5/31/2024

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## 5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing R3 (Detached Dwellings) Zone Regulations	R5 (Detached Dwellings) Zone Regulations	Proposed Amended R5 (Detached Dwellings) – Exception Zone Regulations
Minimum <b>Lot Area</b> <b>Corner Lot</b>	720 m <sup>2</sup> (7749.6 ft <sup>2</sup> )	415 m <sup>2</sup> (4467.2 ft <sup>2</sup> )	320 m <sup>2</sup> (344.5 ft <sup>2</sup> )
Minimum <b>Lot Frontage</b> <b>Corner Lot</b>	19.5 m (64.0 ft)	13.5 m (44.3 ft)	9.5 m (31.2 ft) on lot abutting CEC Road
Minimum <b>Exterior Side Yard</b>	6.0 m (19.7 ft)	4.5 m (14.8 ft)	1.5 (4.9 ft) on lot abutting CEC road
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is 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>			

Zone Regulations	Existing R3 (Detached Dwellings) Base Zone Regulations	Proposed R16 (Detached Dwellings on A CEC - Road) Base Zone Regulations	Proposed Amended R16 (Detached Dwellings on A CEC - Road) – Exception Zone Regulations
Minimum <b>Lot Area</b> <b>Interior Lot</b>	550 m <sup>2</sup> (5920.2 ft <sup>2</sup> )	550 m <sup>2</sup> (5920.2 ft <sup>2</sup> )	350 m <sup>2</sup> (3767.4 ft <sup>2</sup> )
Minimum <b>Lot Frontage</b> <b>Interior Lot</b>	15.0 m (49.2 ft)	15.0 m (49.2 ft)	10.0 m (32.8 ft)
Maximum <b>Lot Coverage</b>	35%	35%	40%
Minimum <b>Interior Side Yard</b> <b>Interior lot/ Corner lot</b>	1.2 m (3.9 ft) + 0.61 m (2.0 ft) for each additional <b>storey</b> or portion thereof above one (1) <b>storey</b>	1.2 m (3.9 ft) + 0.61 m (2.0 ft) for each additional <b>storey</b> or portion thereof above one (1) <b>storey</b>	1.2 m (3.9 ft) on one side of the <b>lot</b> and 0.61 m (2.0 ft) on the other side
Maximum <b>driveway</b> width	n/a	Lesser of 8.5 m (27.9 ft) or 50% of the <b>lot frontage</b>	6 m (19.7 ft)
Minimum visitor <b>parking spaces</b>	n/a	1 space	0 spaces

Zone Regulations	Existing R3 (Detached Dwellings) Base Zone Regulations	Proposed R16 (Detached Dwellings on A CEC - Road) Base Zone Regulations	Proposed Amended R16 (Detached Dwellings on A CEC - Road) – Exception Zone Regulations
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is 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>			

## 6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (July 24, 2024)	<p>The Region is in support of the application as it currently stands.</p> <p><u>Water and Wastewater Servicing / Functional Servicing Report</u>            The Functional Servicing Report, dated April 2024 and prepared by Land &amp; Building Experts, has been reviewed and found to be satisfactory for modelling. Detailed comments will be sent under a separate cover directly to the applicant at a later date.</p> <p><u>Waste Management</u>            All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics, and yard waste.</p>
Dufferin-Peel Catholic District School Board (June 19, 2024) and the Peel District School Board (July 2, 2024)	<p>Neither school board raised objections to the proposed development and provided warning clauses to include in the required Development Agreement. Please see full comments Section 7</p>
City Community Services Department – Park Planning Section July 24, 2024	<p>Community Services has no concerns with the proposed rezoning application. Additional clauses and cash-in lieu will be required at the Draft Plan of Subdivision stage.</p>
City Transportation and	<p>Technical reports and drawings have been submitted and are under review to ensure that</p>



Agency / Comment Date	Comments
<p>Works Department (August 7, 2024)</p>	<p>engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed, in accordance with City requirements.</p> <p><b>Stormwater</b>          The Functional Servicing and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.          In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed rear-lot catch basins within the rear yards of the freehold lots to address stormwater drainage. The site's private storm sewer systems will connect into the existing municipal storm sewers on Danielson Crt and Fairview Rd W. Rain barrels have been proposed as a low impact development (LID) feature to address the site's stormwater storage requirements. Further technical information is required to address staff comments related to pipe sizing and the need for additional catch basin manholes and will be assessed through the associated subdivision application.</p> <p><b>Traffic</b>          A Traffic Impact Study, prepared by Traffic+ Engineering Ltd. and dated December 2023, was reviewed and audited by staff in the City's Transportation and Works Department. Based on the most recent submission, staff are generally satisfied from a feasibility perspective. The study concluded that the proposed development is anticipated to generate 4 (1 in, 3 out) and 6 (4 in, 2 out) net two-way site trips for the weekday AM and PM peak hours, respectively. With the traffic generated by the proposed development, the study area intersections are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><b>Environmental Compliance</b>          A Phase One Environmental Site Assessment (ESA) dated January 8, 2024, and Reliance Letter dated January 3, 2024, both prepared by Fisher Engineer Limited, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required at this time.</p> <p><b>Noise</b>          An Acoustical Feasibility Study prepared by Sonair Environmental, dated November 21, 2023, was</p>

Agency / Comment Date	Comments
	<p>submitted for review. The study evaluates the potential impact both to and from the proposed development with regards to transportation noise and nearby stationary noise sources. Due to the surrounding residential land uses and the site's distance from major roads, no noise mitigation requirements were identified.</p> <p><b>Other Engineering Matters</b>            Other site-specific details, including but not limited to municipal infrastructure design and construction, servicing, land dedications, easements, and road works are required in support of this development. They will be dealt with through the associated subdivision application T-M24003 and corresponding conditions for registration.</p> <p><b>“H” Holding Provision</b>            Should this application be approved by Council, Transportation and Works staff request that a holding provision (“H”) be placed on the proposed Lot 3 of the associated subdivision (T-M24003). The provision may be lifted upon completion of the following:</p> <ul style="list-style-type: none"> <li>• Completion of a turnaround facility on the adjacent property (130 Fairview Rd W), along with an extension to the CEC road as required, to the satisfaction of the City</li> <li>• Conveyance of a public access easement, permitting access on the adjacent property (130 Fairview Rd W) for the turnaround facility, and the extension of the CEC road as required, to the satisfaction of the City</li> </ul>
Transit Infrastructure July 5, 2024	<p><u>Pedestrian Connections</u>            Convenient and accessible pedestrian linkages are to be provided between the existing sidewalk network and MiWay services/stops. Pedestrian walkway connections to the existing municipal sidewalk are necessary to ensure accessibility, reduce walking time and encourage transit use.</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"> <li>- Fire Department</li> <li>- Bell Canada</li> <li>- Arborist (Private Property)</li> <li>- Arborist (City Property)</li> <li>- Landscape Architect</li> </ul>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"><li>- MiWay</li><li>- Rogers</li><li>- Enbridge</li><li>- Canada Post</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- CS Viamonde</li></ul>

## 7. School Accommodation Summary

### The Peel District School Board

Student Yield	School Accommodation		
1 Kindergarten to Grade 5	Chris Hadfield Public School	Camila Road Sr. Public School	T. L. Kennedy Secondary School
1 Grade 6 to Grade 8	Enrolment: 536	Enrolment: 612	Enrolment: 738
1 Grade 9 to Grade 12	Capacity: 672 Portables: 0	Capacity: 655 Portables: 3	Capacity: 1476 Portables: 0

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
2 Kindergarten to Grade 8	St. Philip Catholic Elementary School	Father Michael Goetz Catholic Secondary School
2 Grade 9 to Grade 12	Enrolment: 263 Capacity: 441 Portables: 4	Enrolment: 1112 Capacity: 1530 Portables: 0