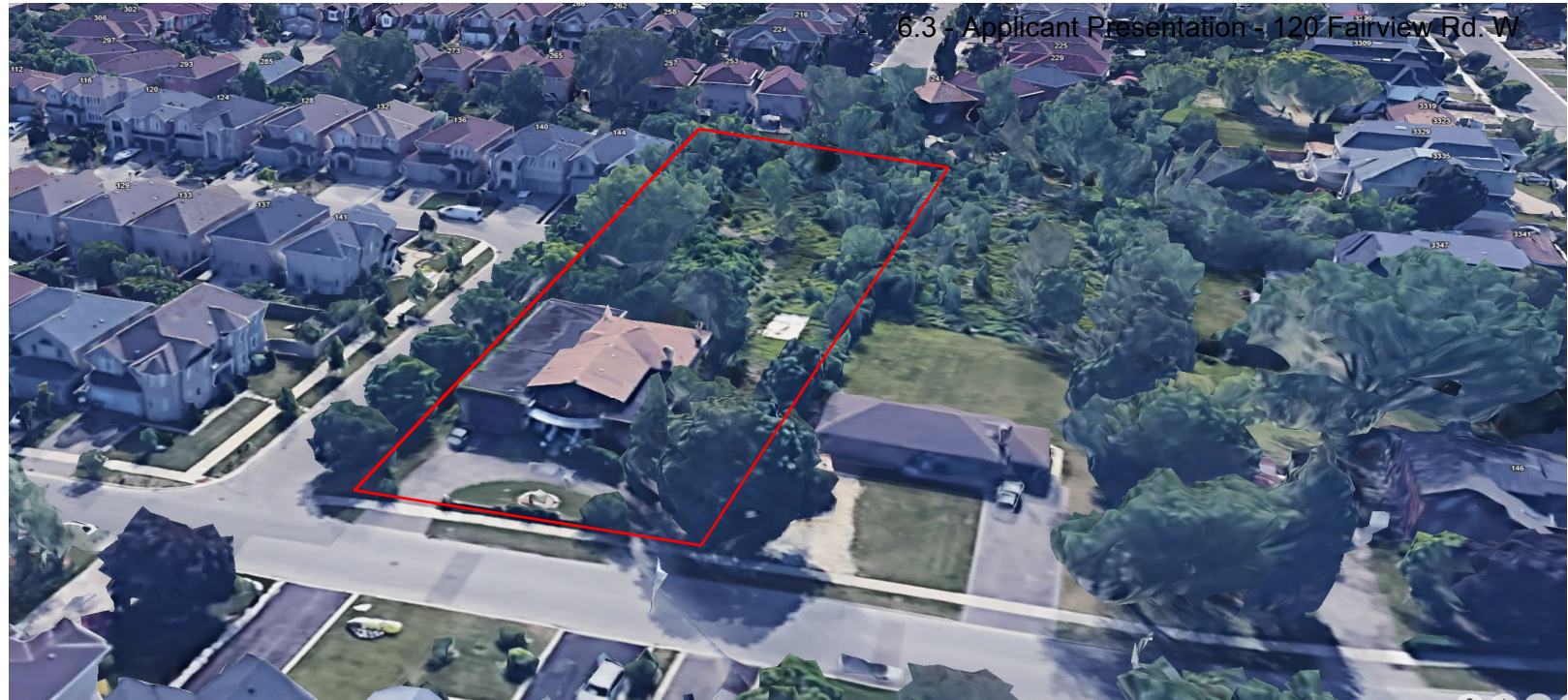


PROPOSED DEVELOPMENT AT 120 FAIRVIEW RD W, MISSISSAUGA, ON



Owner: Dahab Homes Inc.

Applicant: Land & Building Experts Ltd.

Site Address: 120 Fairview Rd W, ON. L5B 1K6

File Number: DARC 23-37 W7

SUBJECT SITE STATISTICS

LEGAL DESCRIPTION: PLAN 334 LOT 13, WARD 7

LOT AREA: 3614.25 SQ.M. (0.09 Acres)

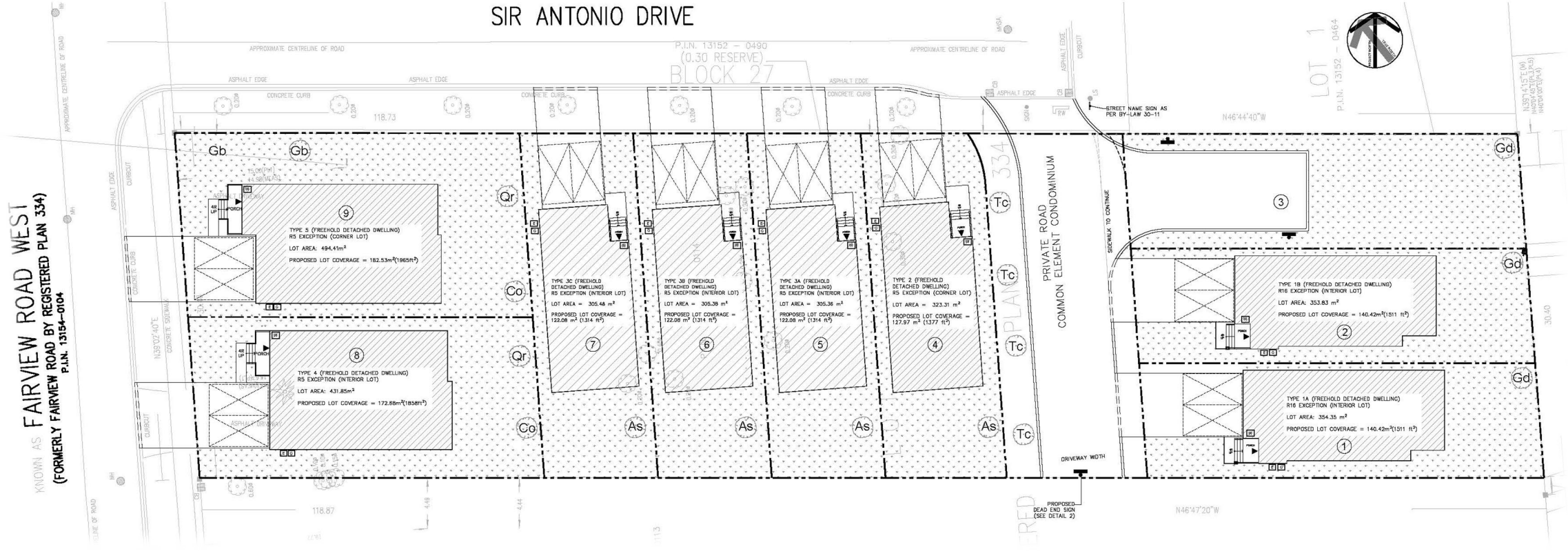
LOT FRONTAGE: 30.27m on Fairview Rd, 84.5m on Sir Antonio Dr

PROJECT OVERVIEW

Development application to amend the Zoning By-law and to approve a Draft Plan of Subdivision.

PROJECT INTRODUCTION

A development comprising 9 detached dwelling units, with 6 freehold single detached dwellings and 3 units on a Common Element Condominium (CEC) road.



SITE PLAN – PHASE 1

LOT 3 undeveloped for the time being, providing necessary space for the internal turning of vehicles.

DWELLING UNITS FRONTING ON C.E.C. ROAD

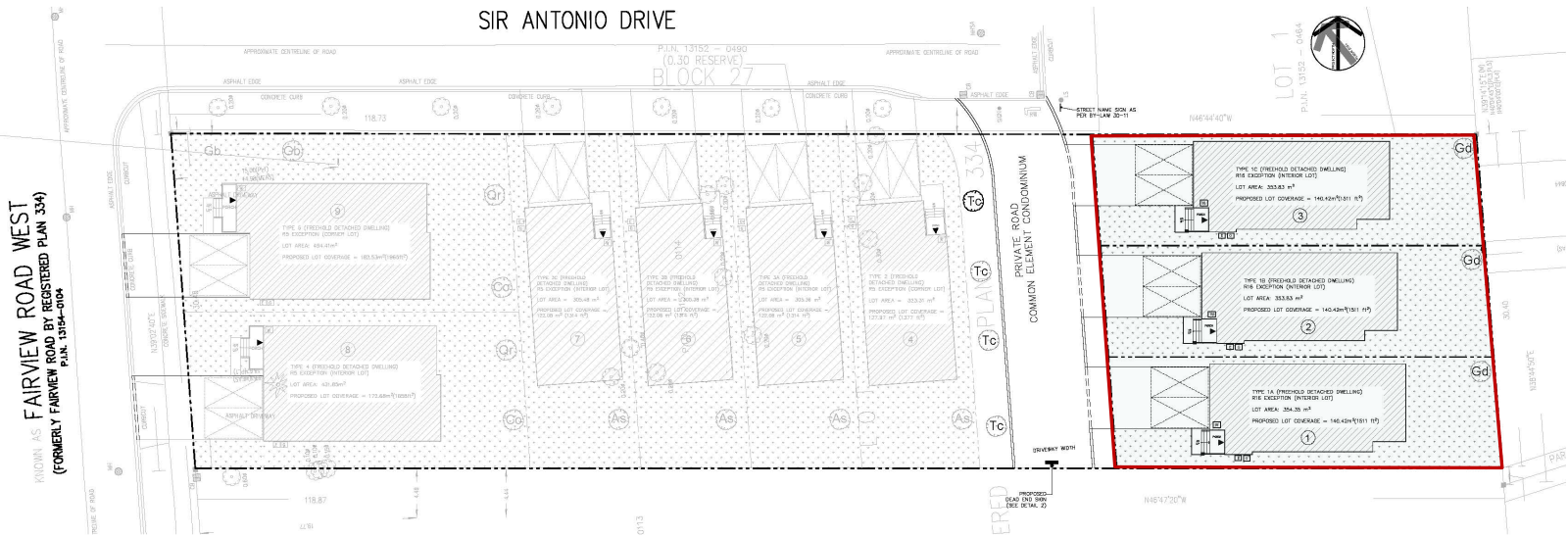
TYPE 1

LOT AREA: 354.35 sq.m.

LOT FRONTAGE: 10.14m

The proposed lot coverage is of about 140 sq.m. and the gross floor area of about 236 sq.m.

The dwelling unit is designed with two car garage and a porch in front. There is an 8.22m of rear setback leaving ample space for the backyard.



KNOWN AS FAIRVIEW ROAD WEST
(FORMERLY FAIRVIEW ROAD BY REGISTERED PLAN 3314)
PLAN 1304-004

DWELLING UNITS FRONTING ON SIR ANTONIO DR

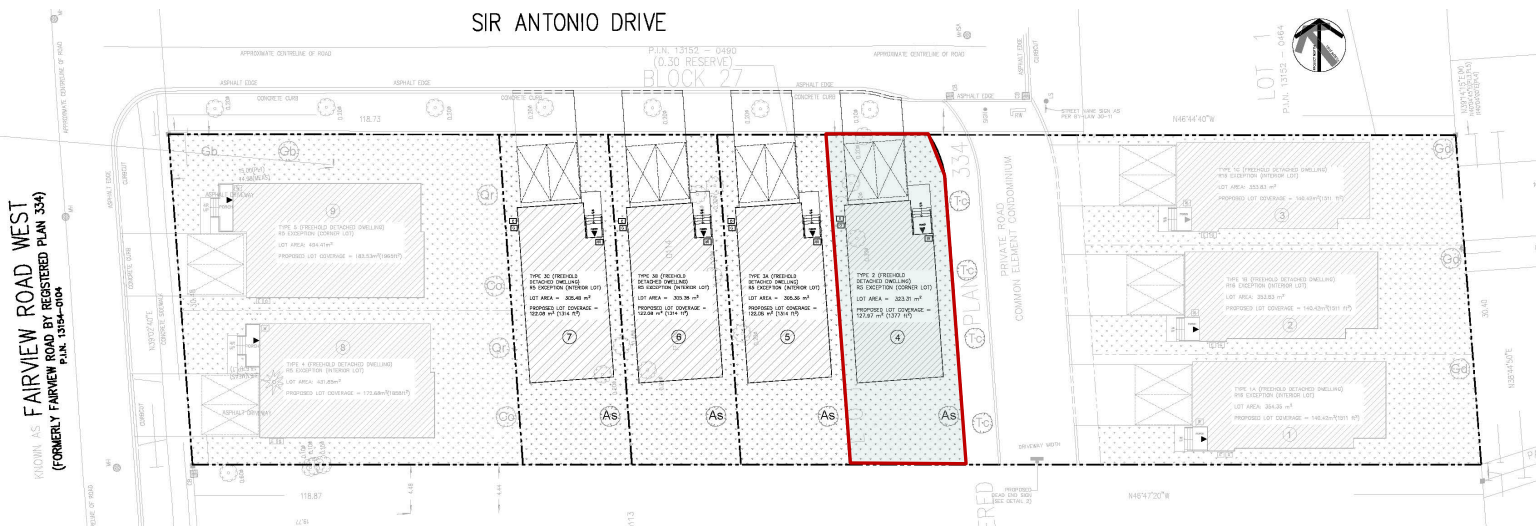
TYPE 2

LOT AREA: 415.18 sq.m.

LOT FRONTAGE: 14.03m

The proposed lot coverage is of about 127 sq.m. and the gross floor area of about 213 sq.m.

The dwelling unit is designed with two car garage and a porch in front. There is a 7.5m of rear setback leaving ample space for the backyard.



KNOWN AS FAIRVIEW ROAD WEST
(FORMERLY FAIRVIEW ROAD BY REGISTERED PLAN 334)
PLAN 13154-0104

DWELLING UNITS FRONTING ON SIR ANTONIO DR

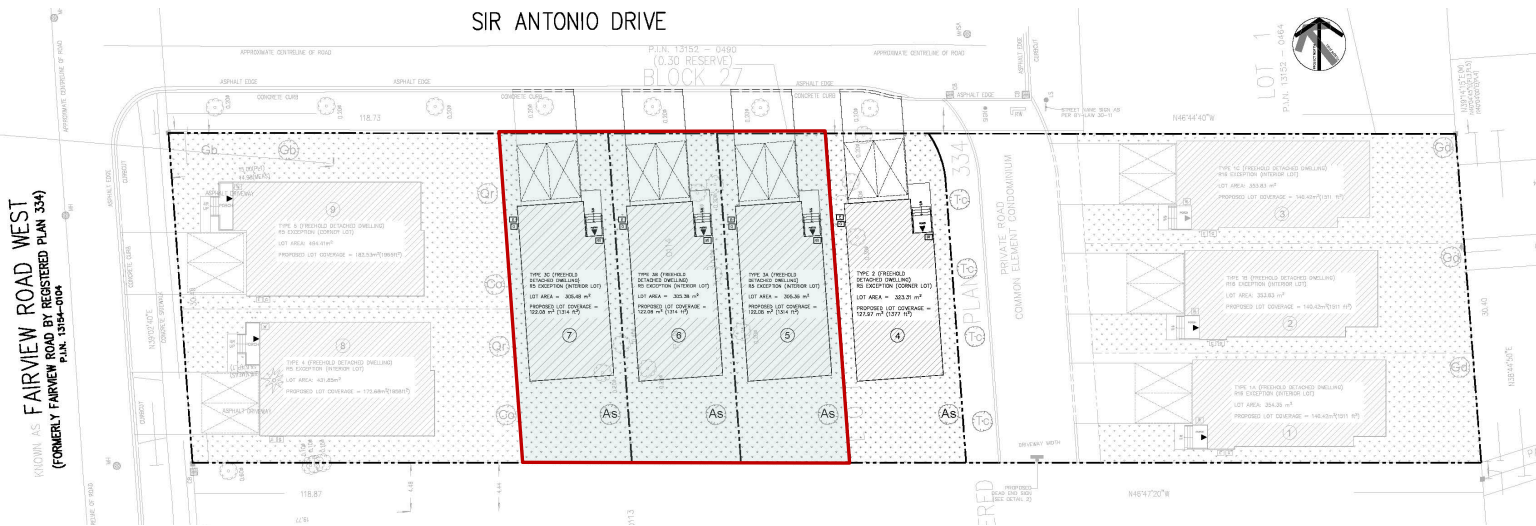
TYPE 3

LOT AREA: 305.36 sq.m.

LOT FRONTAGE: 10.06m

The proposed lot coverage is of about 122 sq.m. and the gross floor area of about 202 sq.m.

The dwelling unit is designed with two car garage and a porch in front. There is a 7.5m of rear setback leaving ample space for the backyard.



ROAD AS FAIRVIEW ROAD WEST
 (FORMERLY FAIRVIEW ROAD BY REGISTERED PLAN 334)
 PLAN 13154-004

DWELLING UNITS FRONTING ON FAIRVIEW RD

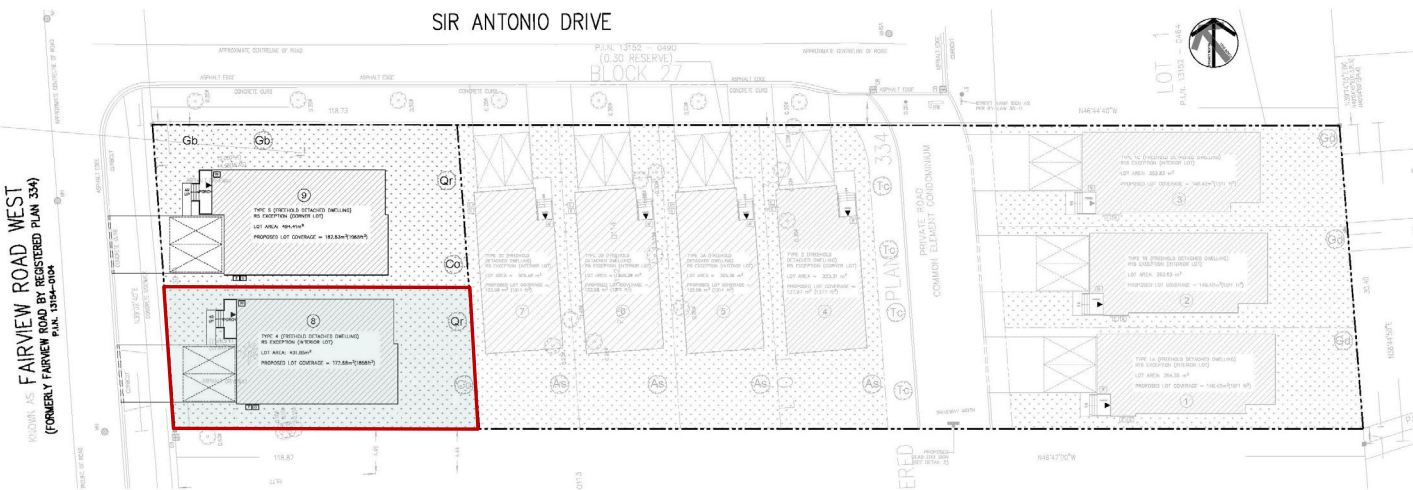
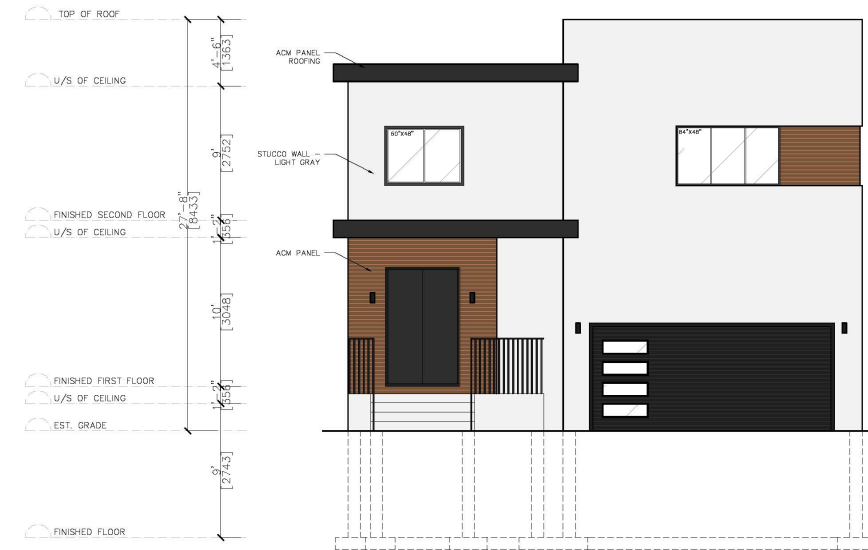
TYPE 4

LOT AREA: 431.85 sq.m.

LOT FRONTAGE: 14.21m

The proposed lot coverage is of about 172 sq.m. and the gross floor area of about 304 sq.m.

The dwelling unit is designed with two car garage and a porch in front. There is a 7.5m of rear setback leaving ample space for the backyard.



DWELLING UNITS FRONTING ON FAIRVIEW RD

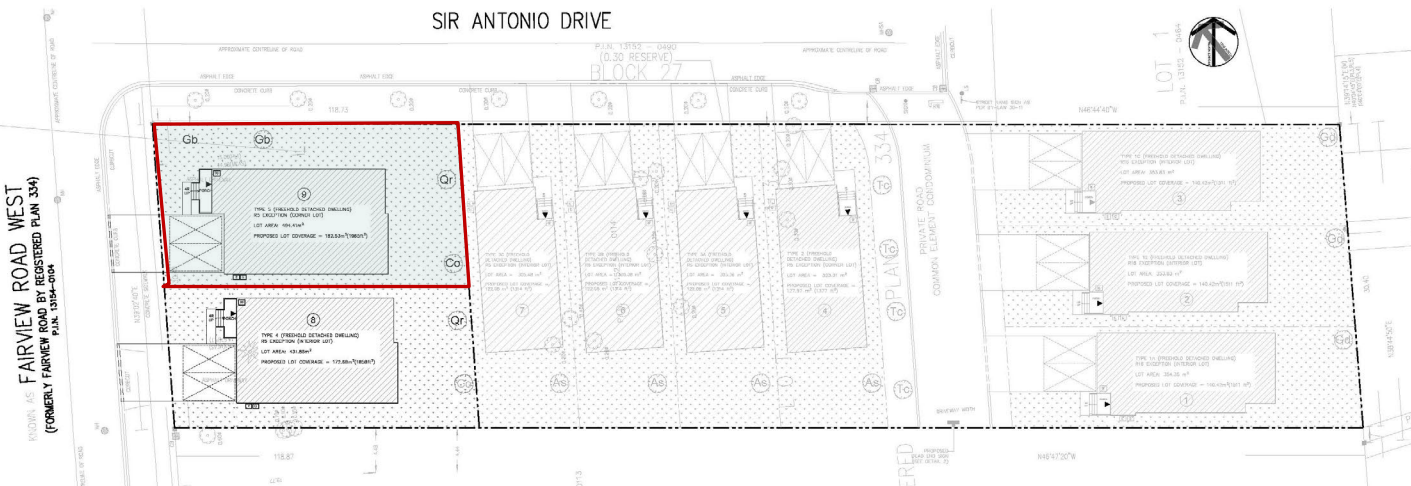
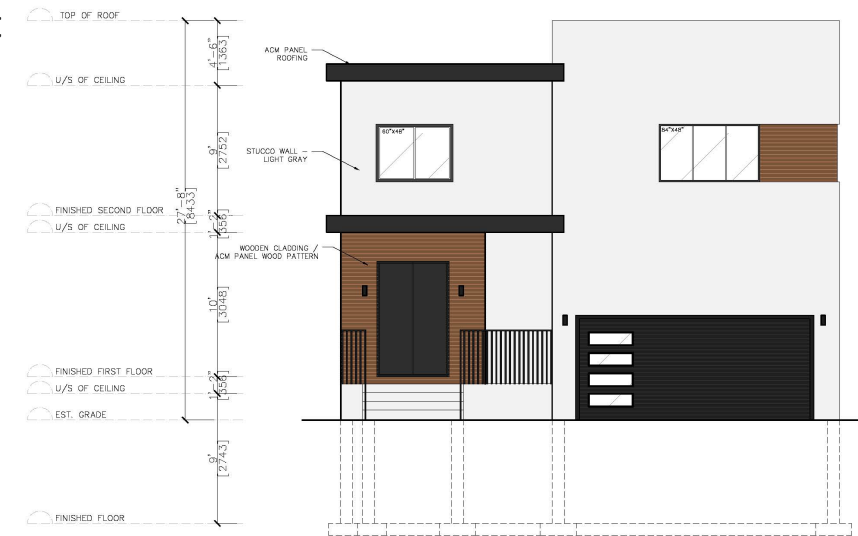
TYPE 5

LOT AREA: 494.41 sq.m.

LOT FRONTAGE: 16.27m

The proposed lot coverage is of about 182 sq.m. and the gross floor area of about 319 sq.m.

The dwelling unit is designed with two car garage and a porch in front. There is a 7.5m of rear setback leaving ample space for the backyard.



KNOWN AS FAIRVIEW ROAD WEST
(FORMERLY FAIRVIEW ROAD BY REGISTERED PLAN 334)
PLAN: 1074-1004

Subdivision in context of surrounding area

The rezoning proposal under R5 and R16-Exception does not deviate from the existing neighborhood character, maintaining similar density, which is in alignment with policies of the official plan, provincial policy statements, and recent legislative changes like Bill 23 and Bill 109 .

The rezoning facilitates a development that increases density responsibly without compromising the integrity of the existing urban fabric.

