

OZ 24-6 W7 & T-M24003 W7 120 Fairview Road West

Information and Recommendation Report
Dahab Homes Inc.

Planning and Development
Committee - September 3, 2024

Subject Lands



Aerial Photo of 120 Fairview Road West

Subject Lands



View of site from intersection of Sir Antonio Drive and Danielson Court

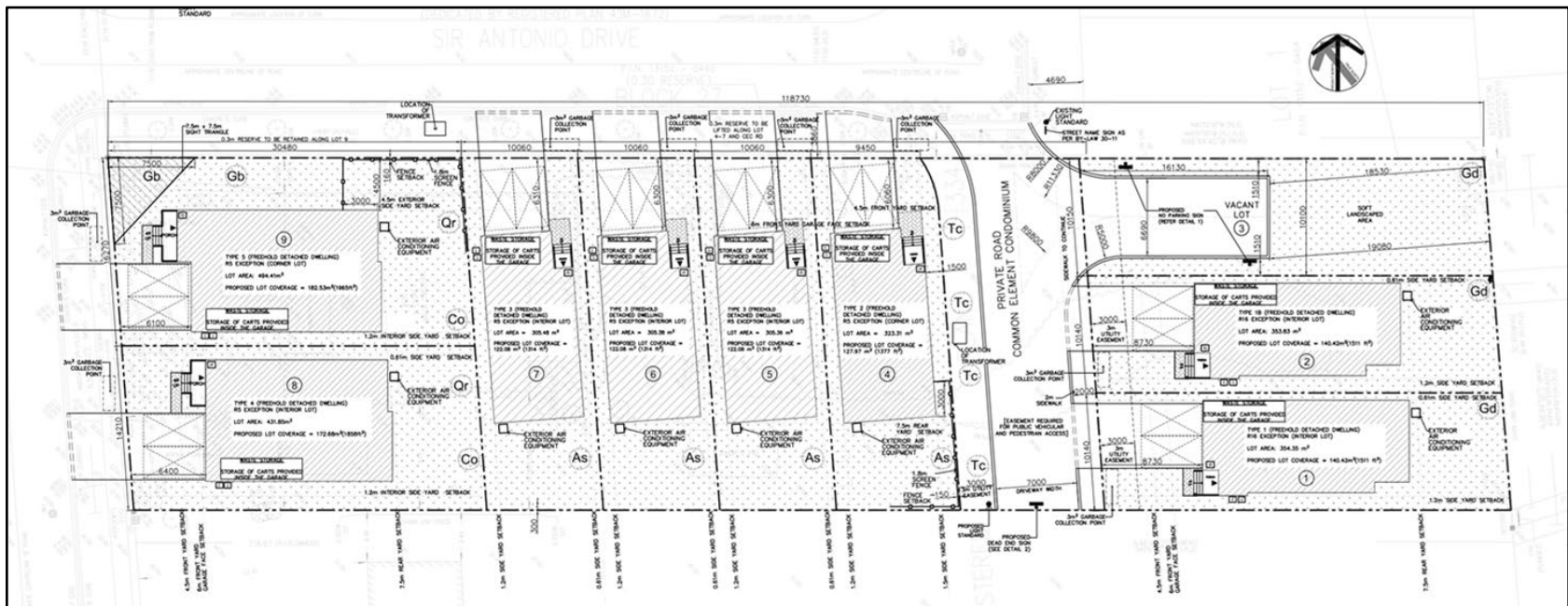
Subject Lands



View of site looking southwest from the intersection of Fairview Road West and Sir Antonio Drive

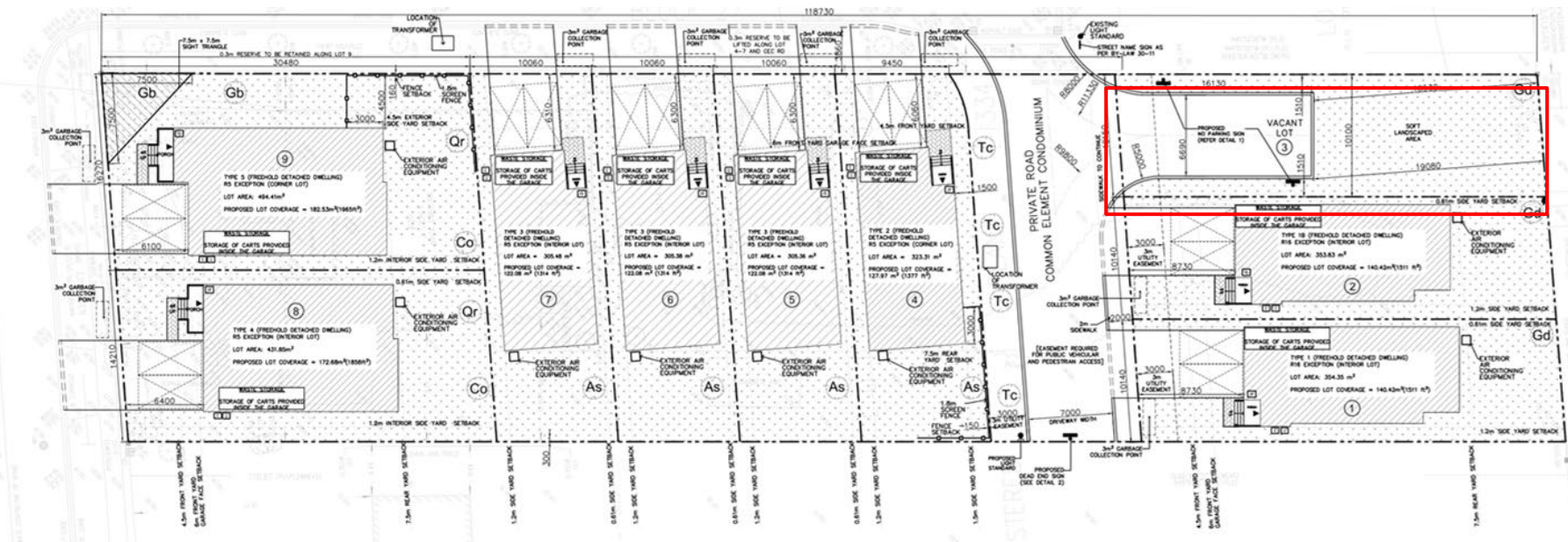
Development Proposal

- Rezoning and Draft Plan of Subdivision applications to permit nine (9) detached residential homes
- Unit breakdown:
 - Two (2) units fronting Fairview Road West
 - Four (4) units fronting Sir Antonio Drive
 - Three (3) units located on a common elements condominium (CEC)



Temporary Turn Around Facility

- Temporary Turn-Around: Lot 3 in the CEC road will temporarily serve as a turn-around facility until 130 Fairview Road West is redeveloped
- “H” Holding Provision: Lot 3 will have an 'H' holding provision on its R16 zoning until the permanent turn-around is built at 130 Fairview Road West



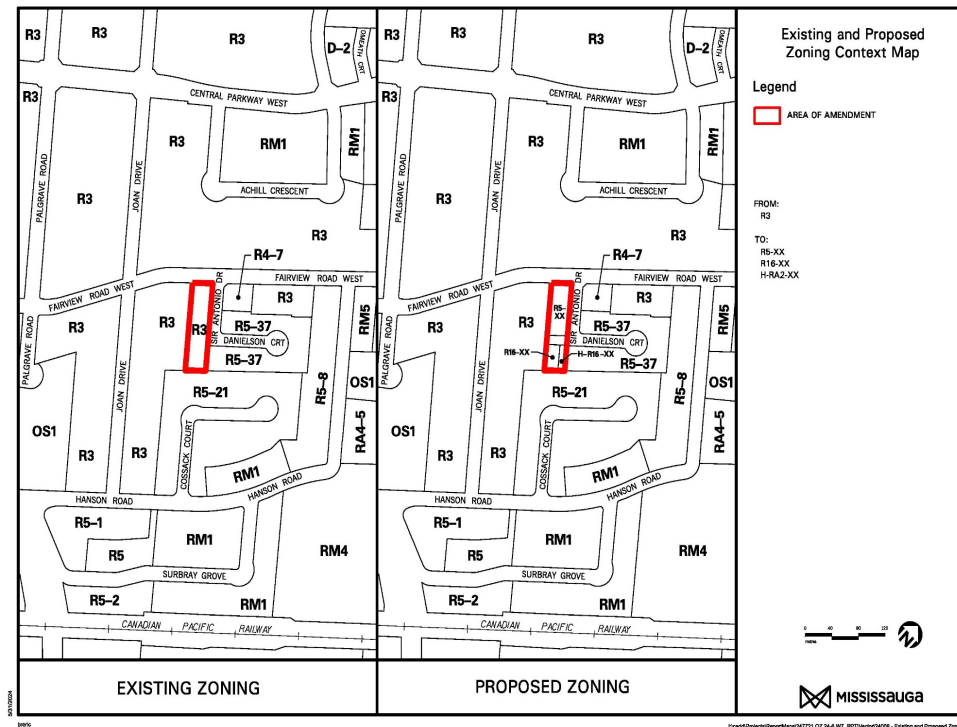
Application Timeline

March 29, 2023	Development Application Review Committee (DARC) 1 meeting held with proponent and staff
February 13, 2024	DARC 2 meeting held with proponent and staff
June 11, 2024	Application deemed complete
September 3, 2024	Public Meeting and Recommendation Report to PDC



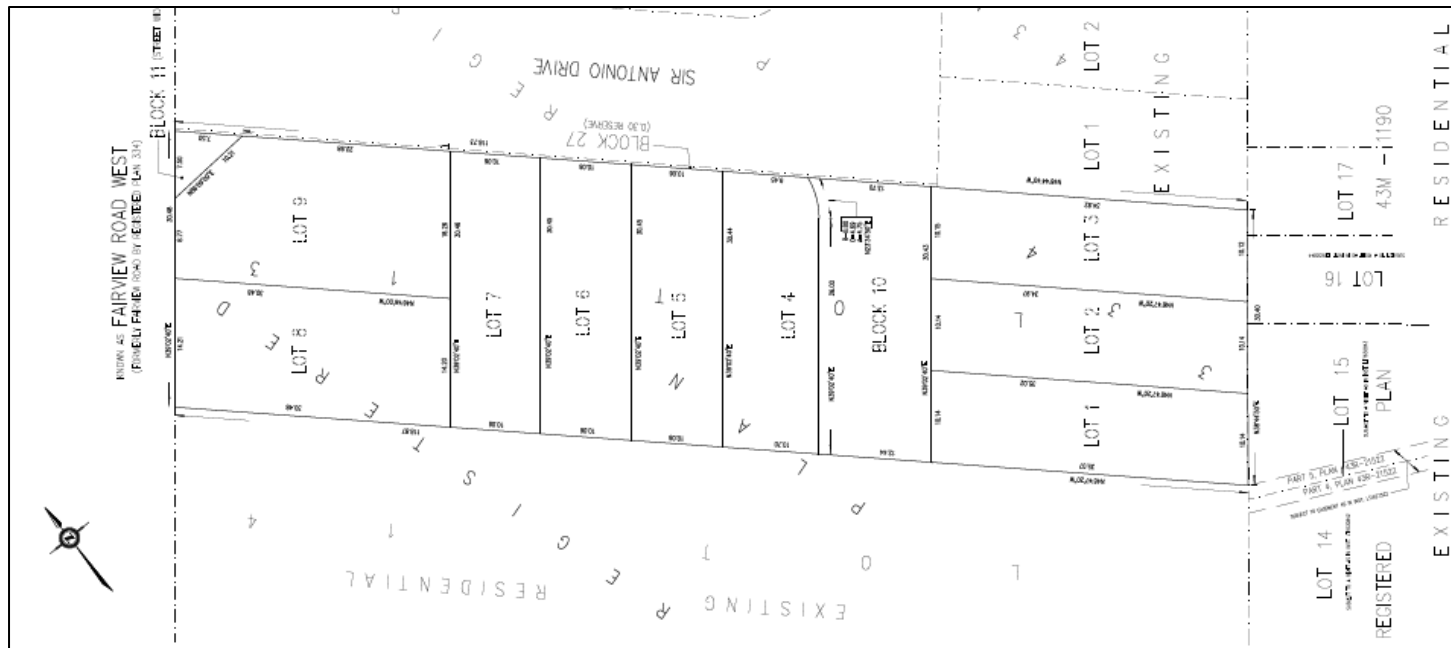
Zoning By-law Amendment

- A Zoning By-law Amendment is required to change the zoning from zoned **R3** (Detached Dwellings - Typical Lots) to **R5 – Exception** (Detached Dwelling – Typical Lots), **R16 – Exception** (Detached Dwellings On A CEC – Road), and **H-R16 – Exception** (Detached Dwellings On A CEC – Road)



Draft Plan of Subdivision

- A Draft Plan of Subdivision application is required to create six freehold lots, three parcels of tied land (POTLs) and one condominium block
- The application currently is in the process of addressing technical matters prior to the Commissioner of Planning and Building issuing draft plan approval



Summary

- The proposed development is designed to be compatible with and respectful of the existing neighbourhood
- It represents a balanced approach to intensification that respects and enhances the Neighborhood's existing and planned context.
- The proposed development conforms with relevant policies within the Provincial Policy Statement and Growth Plan, the Regional Official Plan and the Mississauga Official Plan including the Meadowvale Village Neighbourhood Character Area