

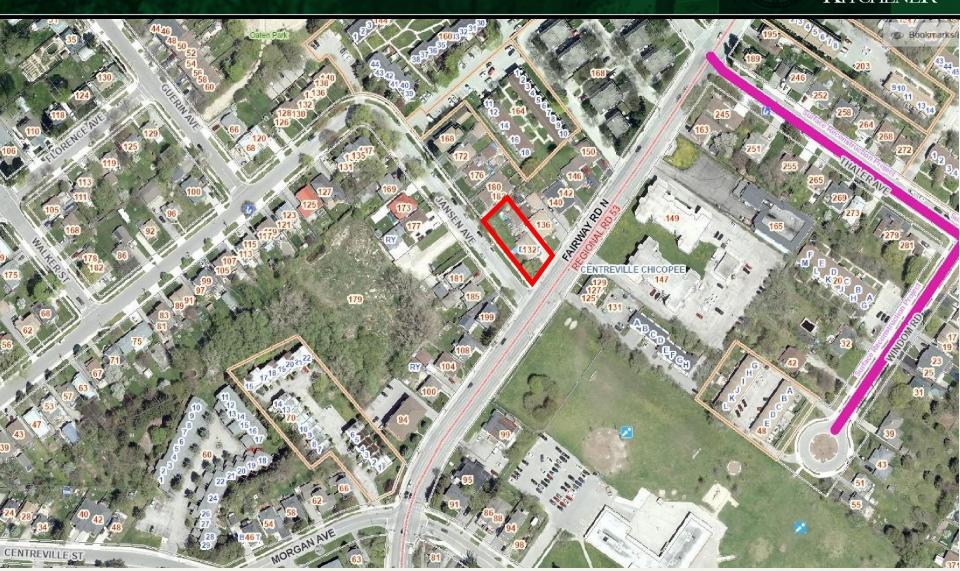
132 Fairway Road North

Official Plan Amendment Application OPA25/005/F/AP Zoning By-law Amendment Application ZBA25/011/F/AP Owner: Maxwell Building Consultants Ltd.

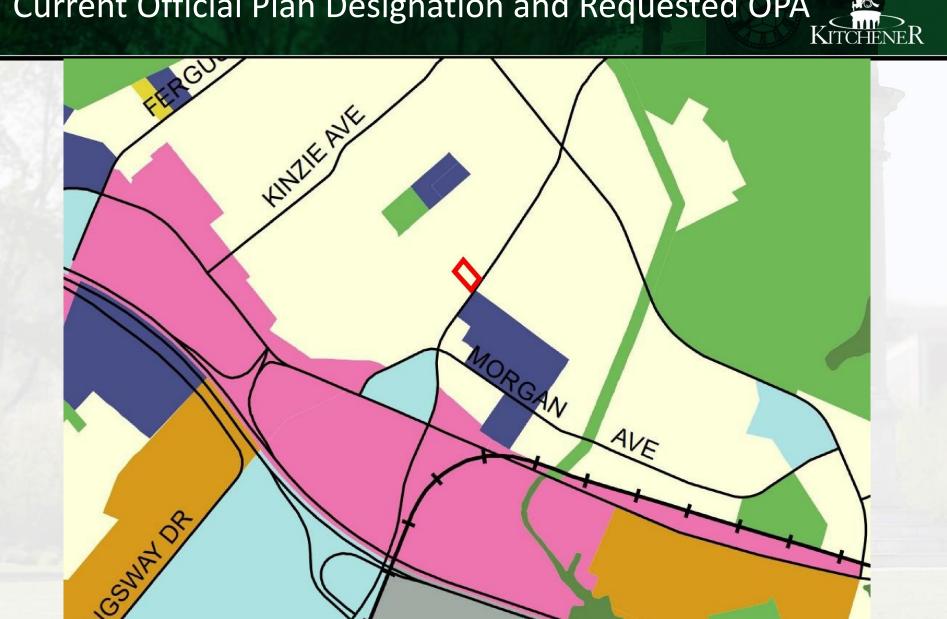
Planning & Strategic Initiatives Committee
August 11, 2025

Site Location and Neighbourhood



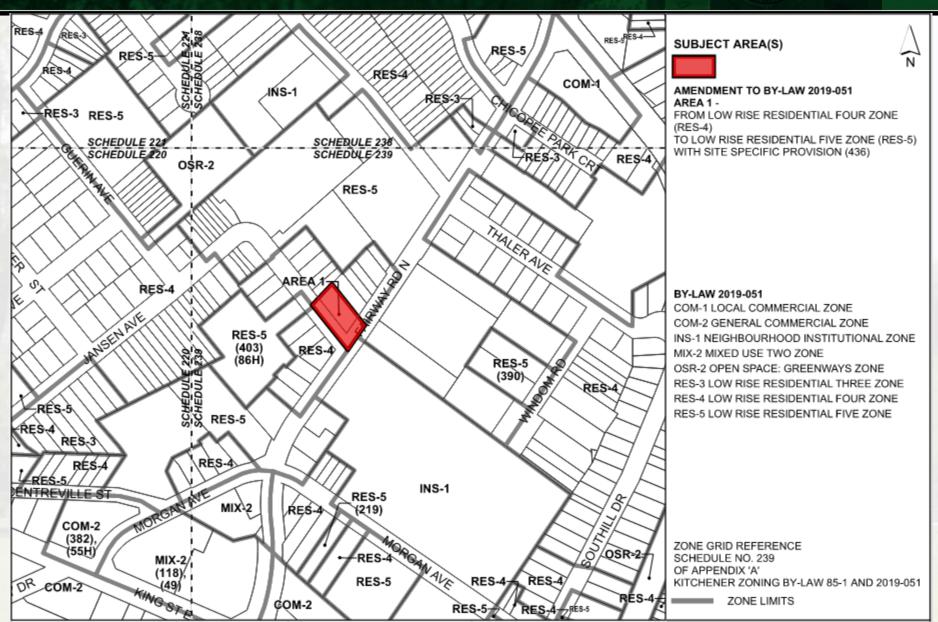


Current Official Plan Designation and Requested OPA



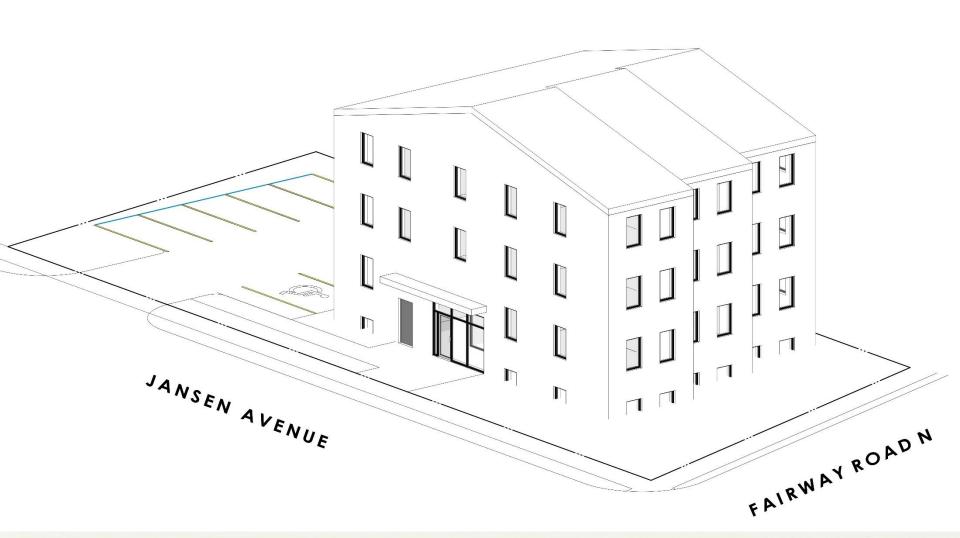
Current Zoning and Requested ZBA





Original Development Concept





Final Development Concept





Final Development Concept











Opportunity



The proposal will:

- Facilitate redevelopment of the lands with "missing middle" housing, in a low-rise built form.
- Add 26 new affordable units (rental).
- Create housing on a property that is well-connected to transit and alternative transportation facilities and is close to several City parks.
- Provide visual interest and an attractive building design along Fairway Road North.
- Efficiently use land, infrastructure, and services.

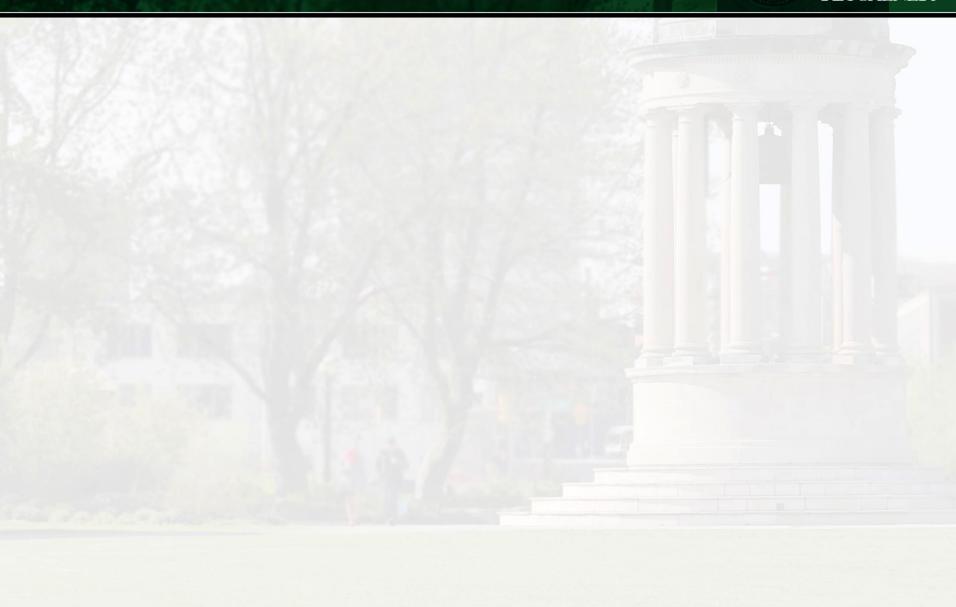
Highlights and Conclusion



- Development & Housing Approvals staff recommends approval of the OPA and ZBA applications.
- Staff further recommends that the Urban Design Brief be endorsed, and that staff be directed to implement the Urban Design Brief through a future Site Plan Approval process.
- Staff responded to questions and comments of the community at the June 18th Virtual Neighbourhood Meeting, through one-on-one emails and phone conversations, and though the staff report.
- The requested OPA and ZBA demonstrate good planning principles and are consistent with Provincial, Regional and City planning policies.

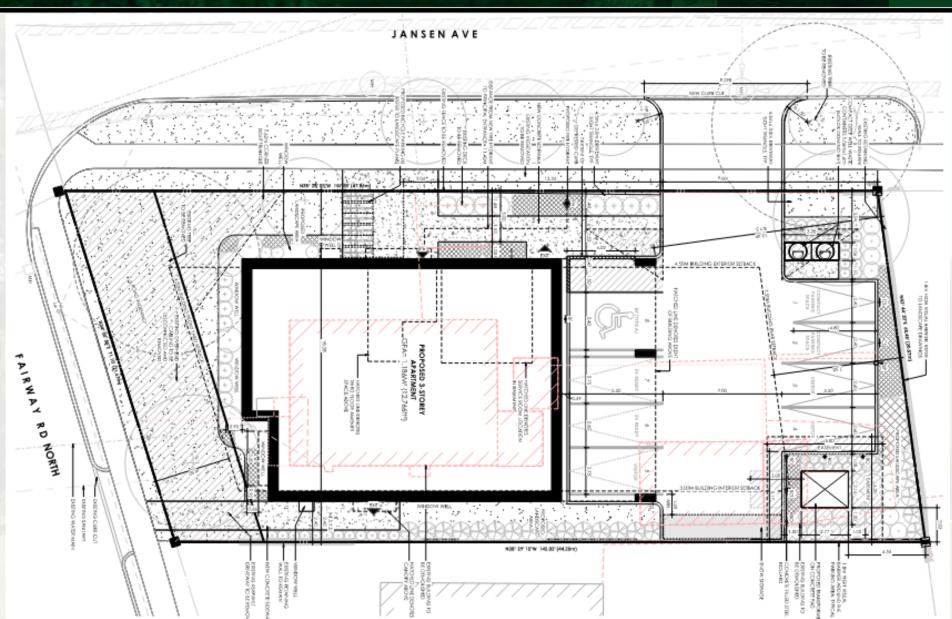
Reference Slides





Final Development Concept





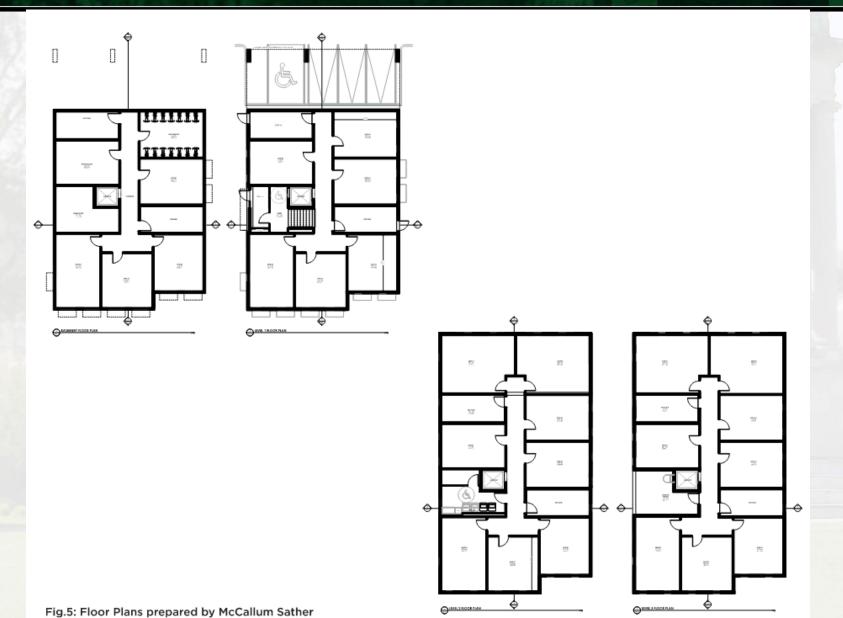
Conceptual Renderings





Floor Plans





Zoning Comparison



	Requirement under Requested RES-5 Zone (for Multiple Dwelling)	Provided / Proposed (note: figures are pre-road-widening, per s.4.21).
Minimum Lot Area	495	952 m2
Minimum Lot Width (Fairway Rd N)	19.0 m	21.7 m
Minimum Front Yard Setback (Fairway Rd N)	7.2 m	*5.9 m (note that the applicant is requesting a Minimum Front Yard of 5.5 metres to allow for flexibility in building placement).
Maximum Front Yard Setback (Fairway Rd N)	9.2	*5.9 m (note that the applicant is requesting a Maximum Front Yard Setback of 7.5 metres to allow for flexibility in building placement).
Minimum Exterior Yard Setback (Jansen Ave)	4.5 m	*4.0 m
Minimum Interior Side Yard Setback (adjacent to 136 Fairway Rd N)	3.0 m	*2.4 m
Minimum Rear Yard Setback	7.5	13.5 m
Minimum Landscaped Area	20%	33.5%
Maximum Floor Space Ratio	0.6	*1.33
Maximum Building Height	11.0 m	9.9 m
Maximum number of storeys	3	3
Private Patio Area	For multiple dwellings, each dwelling unit located at ground floor level shall have a patio area adjacent to the dwelling unit with direct access to such dwelling unit.	*Dwelling units located at ground floor level shall not be required to have a patio area adjacent to the dwelling unit with direct access to such dwelling unit.

Zoning Comparison



Minimum Class A Bicycle Parking Stalls	Requirement under Requested RES-5 Zone (for Multiple Dwelling) 0.5 per dwelling unit = 13 stalls	Provided / Proposed (note: figures are pre-road-widening, per s.4.21). 28 stalls
Minimum Class B Bicycle Parking Stalls	6 stalls	6 stalls
Minimum Parking Spaces	1.0 per dwelling unit = 26 spaces	*5 spaces
Minimum visitor parking spaces	0.15 per dwelling unit = 4 spaces	*3 spaces
Maximum Compact Visitor Parking Spaces	Where 10 or more parking spaces are required, a maximum of 10 percent of the total angled parking spaces may be reduced to a minimum of 2.4 metres in width and a minimum of 4.8 metres in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles.	*A maximum of 2 angled parking spaces may be reduced to a minimum of 2.4 metres in width and a minimum of 4.8 metres in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles.
Geothermal Energy Systems	Not regulated	*Geothermal Energy Systems shall be prohibited