



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# PUBLIC MEETING ZONING BY-LAW AMENDMENT

271 Main Street East – Dundalk  
Township of Southgate

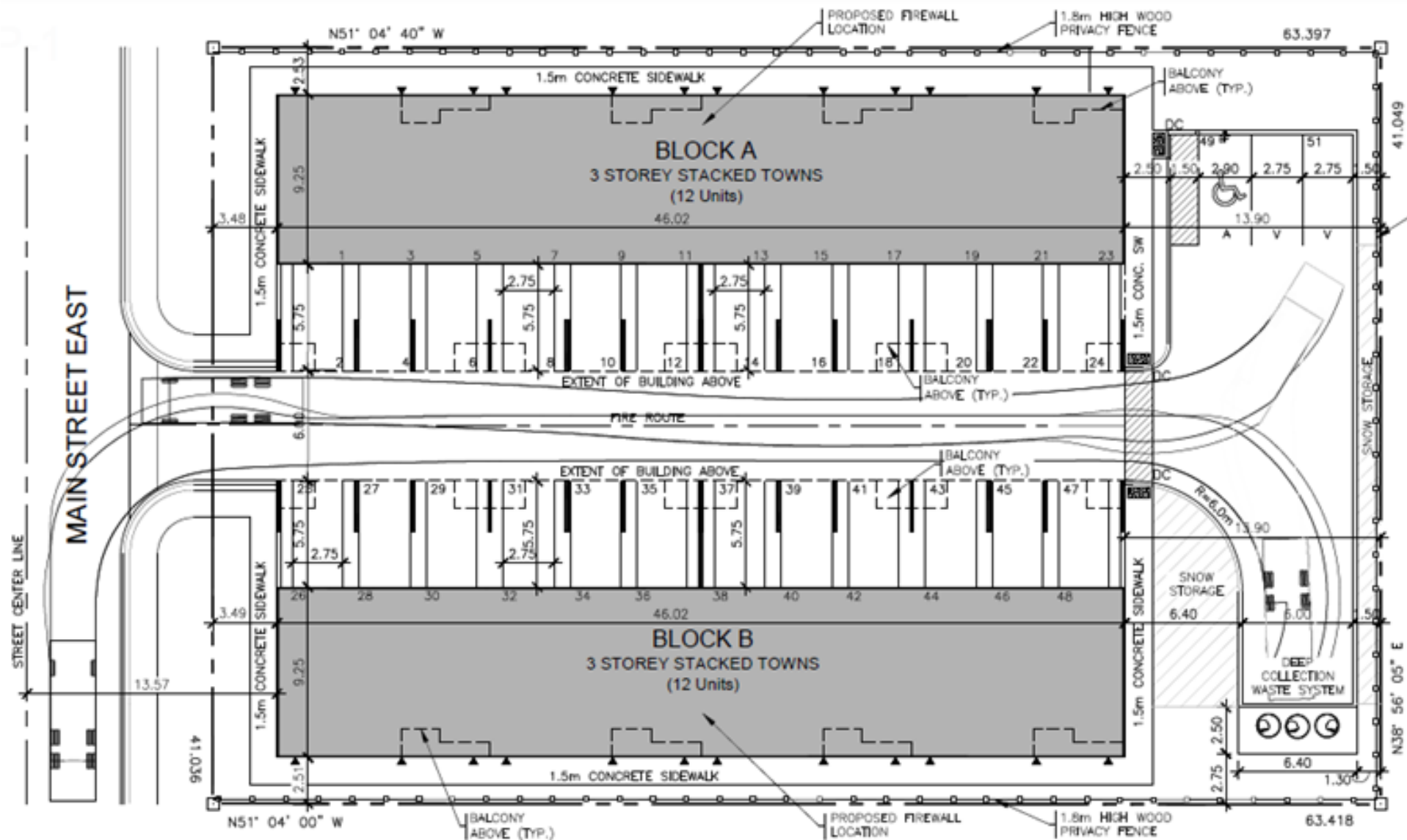
# Site Description



- Part of Lot 50, Block O, Registered Plan 480; Part 3, Plan 16R-11367 and Part 1, Plan 16R-12025
- Lot area of 2,602 m<sup>2</sup>
- Lot frontage of 41 m

# Proposed Development

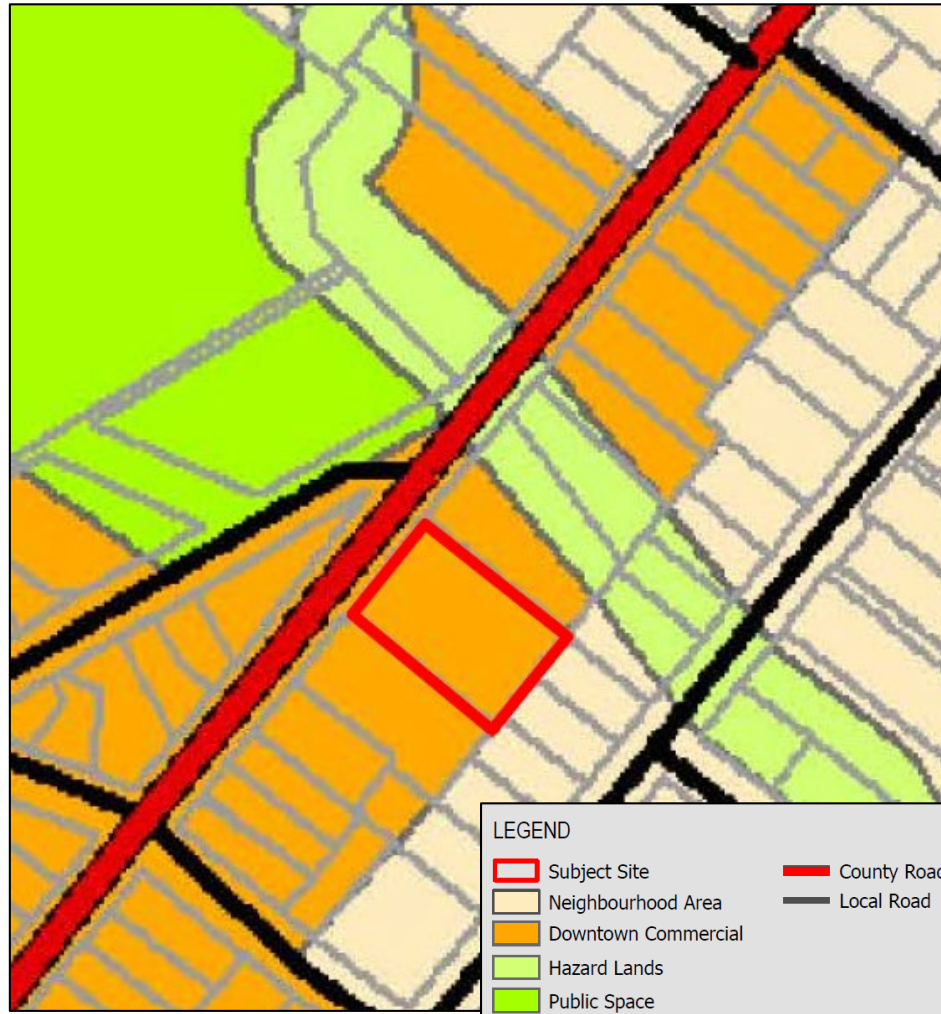
- Condominium infill development consisting of 24 stacked townhouse dwelling units.
- 6-metre drive aisle to provide access to and from the site via Main Street East.
- Visitor parking and waste collection areas.
- Walkways are proposed throughout the site to provide access to the proposed stacked townhouses.
- Driveways are located internal to the site.



# Proposed Zoning By-law Amendment

- Request to rezone the site to a site-specific R3-XX Zone that will permit stacked townhouse dwelling units.
- ZBL doesn't recognize stacked townhouses as a permitted use.
- The R3-XX zone requests site-specific zone standards to facilitate the proposed development.

# Township of Southgate Official Plan



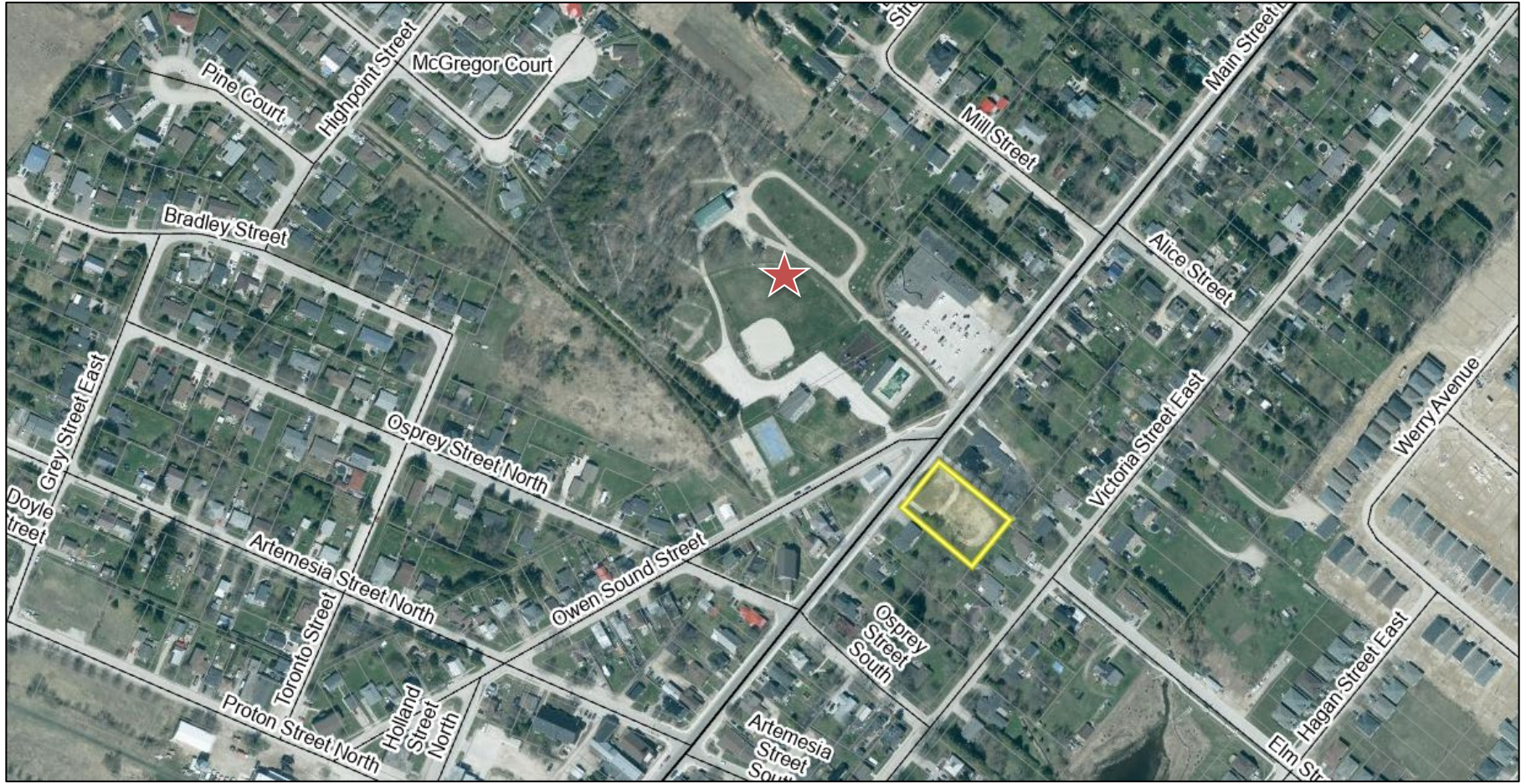
- The Site is designated Downtown Commercial within the Settlement Area of Dundalk.
- Downtown Commercial designation permits a variety of commercial uses, as well as all forms of housing with encouragement given to medium or high-density developments.
- The proposed use is permitted under the Official Plan.

# Township Zoning By-law

- The Site is currently zoned the R3 Zone.
- Permitted uses include semis, duplexes, triplexes, fourplexes and townhouses.
- ZBL does not currently contemplate stacked townhouses.
- Site-specific R3-XX Zone is being requested.

Zone Provision	R3 Zone Provisions for a Townhouse Block	Proposed R3-XX Zone
Minimum Lot Frontage	40 m	40 m
Minimum Lot Area	1,200 m <sup>2</sup>	1,200 m <sup>2</sup>
<b>Maximum Lot Coverage</b>	<b>35 %</b>	<b>54%</b>
<b>Maximum Number of Dwelling Units</b>	<b>4 + 1 additional for each 300 m<sup>2</sup> of lot area = 12 units</b>	<b>24 Units</b>
<b>Minimum Front Yard</b>	<b>7.5 m</b>	<b>3.4 m</b>
<b>Minimum Interior Side Yard</b>	<b>4 m</b>	<b>2.5 m</b>
Minimum Exterior Side Yard	6 m	n/a
Minimum Rear Yard	10 m	10 m
Minimum Floor Area	Bachelor: 41 m <sup>2</sup> 1 Bed: 55 m <sup>2</sup> 2 Bed: 70 m <sup>2</sup> 3 Bed: 83 m <sup>2</sup> 3+ Bed: 83 m <sup>2</sup> + 10 m <sup>2</sup> per additional bed	Bachelor: 41 m <sup>2</sup> 1 Bed: 55 m <sup>2</sup> 2 Bed: 70 m <sup>2</sup> 3 Bed: 83 m <sup>2</sup> 3+ Bed: 83 m <sup>2</sup> + 10 m <sup>2</sup> per additional bed
Maximum Height	3 storeys	3 storeys
<b>Minimum Play Space</b>	<b>1 Bed: 1.8 m<sup>2</sup> 2 Bed: 3.7 m<sup>2</sup> 3 Bed+: 5.6 m<sup>2</sup> Total required: 104m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>
<b>Minimum Amenity Area</b>	<b>1 Bed: 20 m<sup>2</sup> 2 Bed: 40 m<sup>2</sup> 3 Bed: 60 m<sup>2</sup> Total required: 1,120 m<sup>2</sup></b>	<b>93 m<sup>2</sup></b>
Minimum Parking Space Requirement	2 spaces per unit = 48 spaces	2 spaces per unit
<b>Minimum Planting Strip Requirement</b>	<b>3 m</b>	<b>1 m</b>

# Surrounding Parks/Open Space Areas





# Completed Technical Documents

- Legal Survey
- Site Plan
- Civil Engineering Drawings
- Archaeology Assessment
- Planning Justification Report
- Functional Servicing and SWM Report
- Hydrogeological Assessment Report
- Traffic Opinion Letter

# Public Comments

- Built-form
- Property boundaries shown in the PJR figures
- Visitor Parking

THANK YOU

