



White Rose Park
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SINCE 1977

**Proposed rental back-to-back townhouse
on**

**221 Doyle Street,
Township of Southgate**

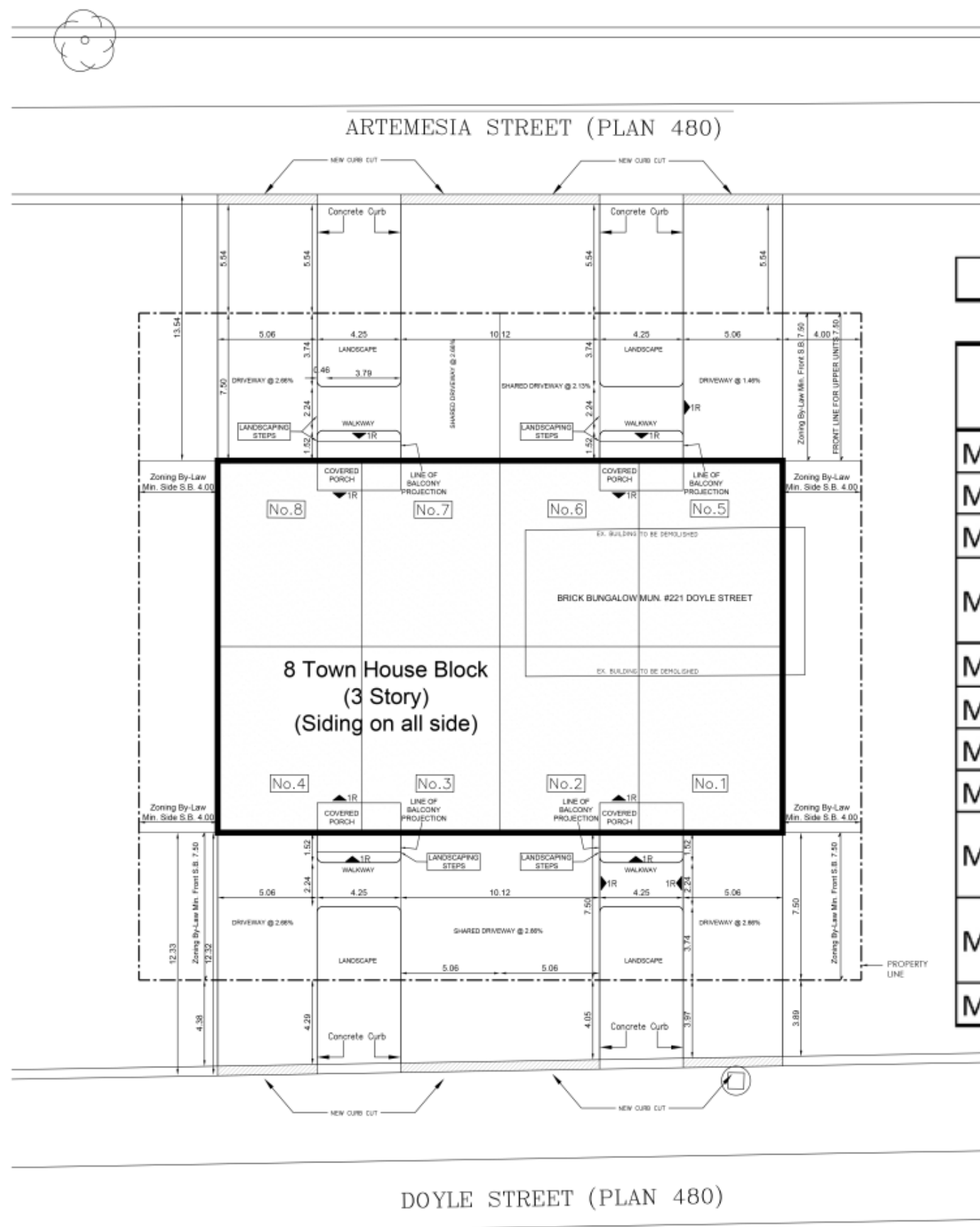
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Project planner/ manager
Whiterose Park
Vaughan, ON
April 24, 2024





Zoning Info

- Address: 221 Doyle Street, Dundalk
- Current zone: R2 and R3-390
- Townhouse: permitted



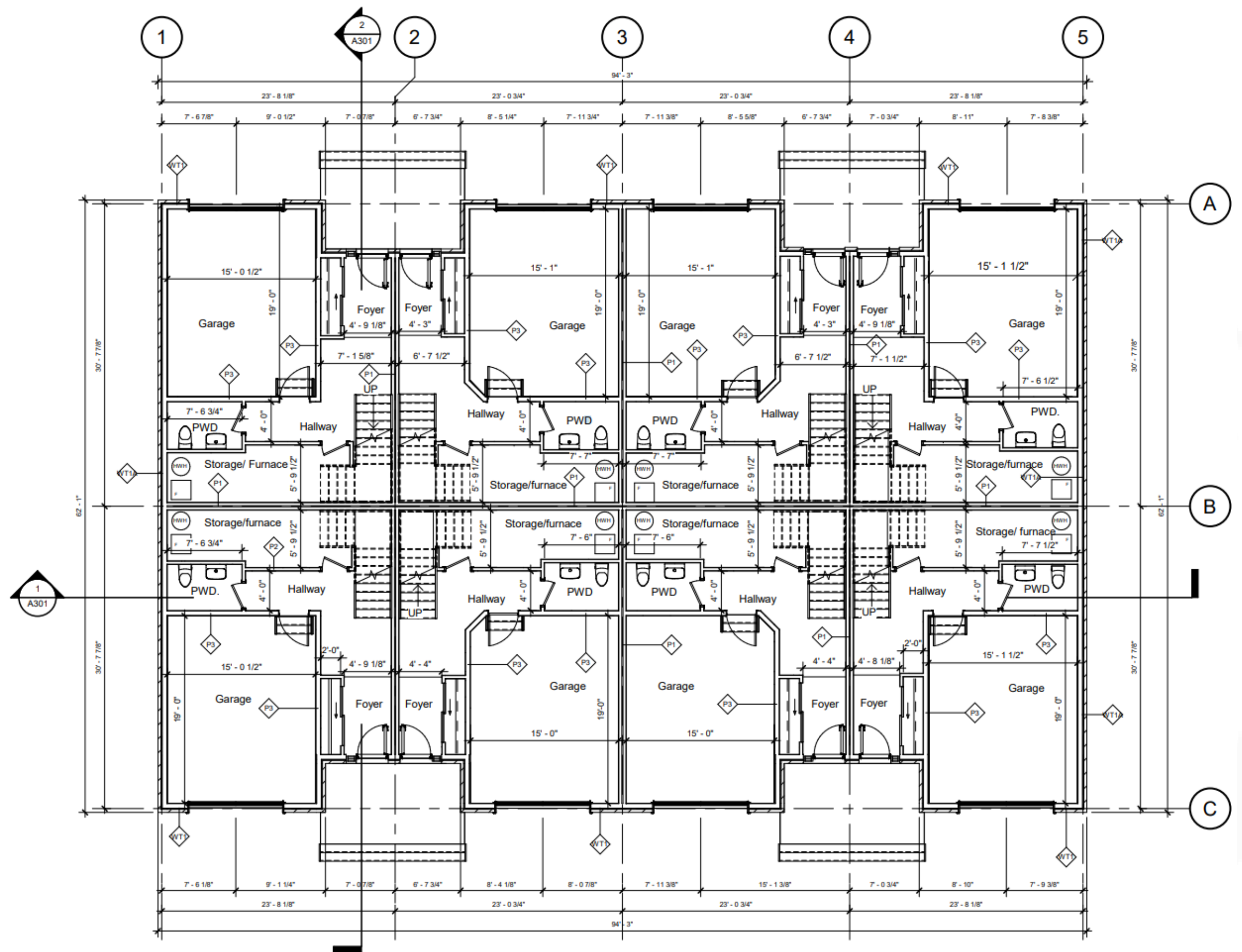
SITE PLAN

ZONING BY-LAW

CURRENT ZONE	R3-390	
	REQUIRED	PROVIDED
MINIMUM LOT AREA (m ²)	291	1245.97
MINIMUM LOT FRONTAGE (m)	8.5	30.78
MINIMUM REQUIRED F. YARD S.B. (m)	7.5	7.5
MINIMUM REQUIRED SIDE S.B. (m)	4	4.0 (E)
		4.0 (W)
MINIMUM REQUIRED FLANKAGE YARD (m)	4	N.A.
MINIMUM REQUIRED REAR YARD (m)	10	N.A.
MAXIMUM HEIGHT (FLOOR)	3	3
MAXIMUM LOT COVERAGE (%)	35	43.63
MINIMUM PLAY SPACE (m ²)	3.7 / 2 BEDROOM	N.A.
	5.6 / 3 BEDROOM	
MINIMUM AMENITY AREA (m ²)	40 / 2 BEDROOM	11 / 2 BEDROOM
	60 / 3 BEDROOM	12.5 / 3 BEDROOM
MINIMUM PARKING REQUIRED	1 / UNIT (BILL 109)	2 / UNIT

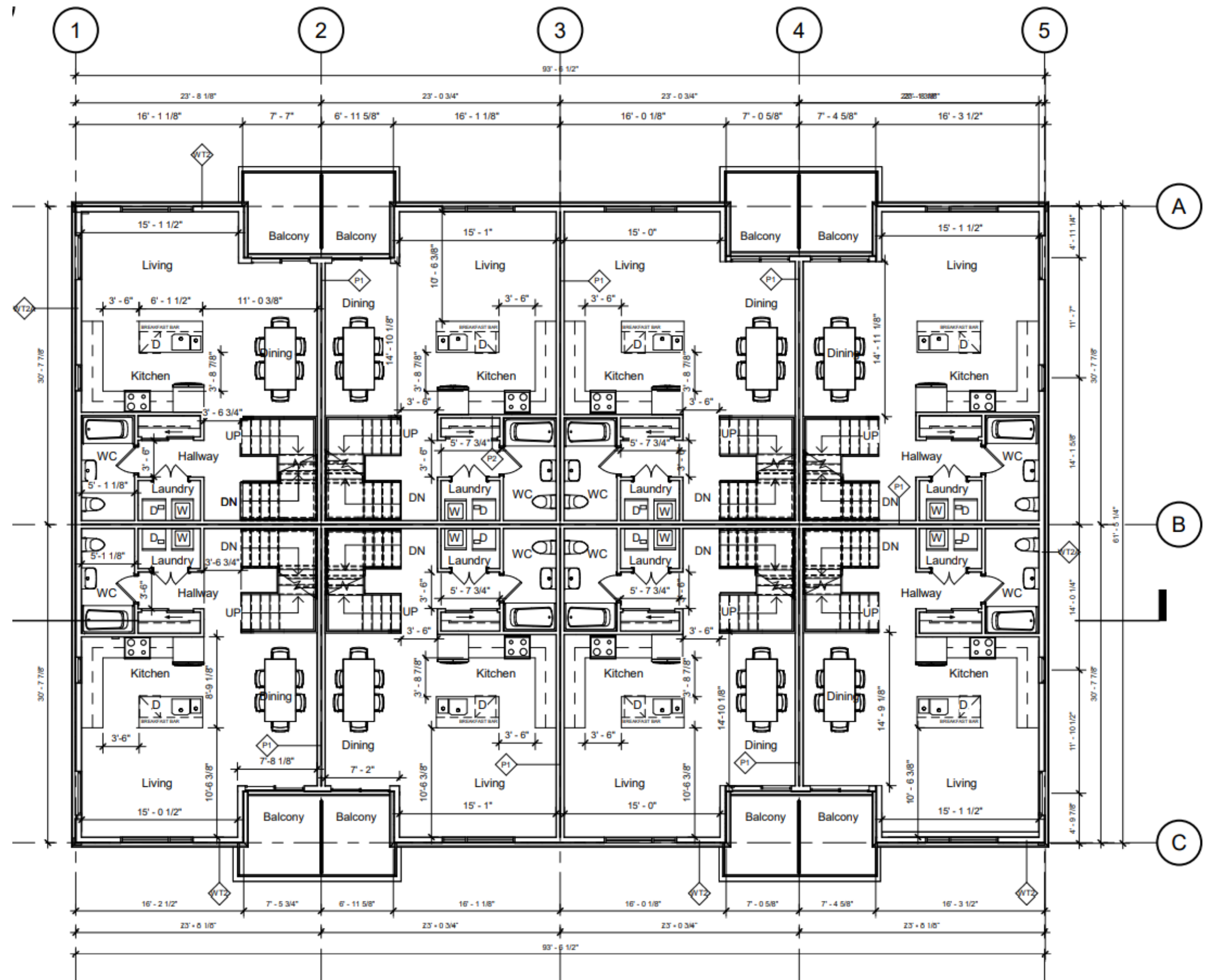


Proposed Main Floor Plan





Proposed Second Floor Plan





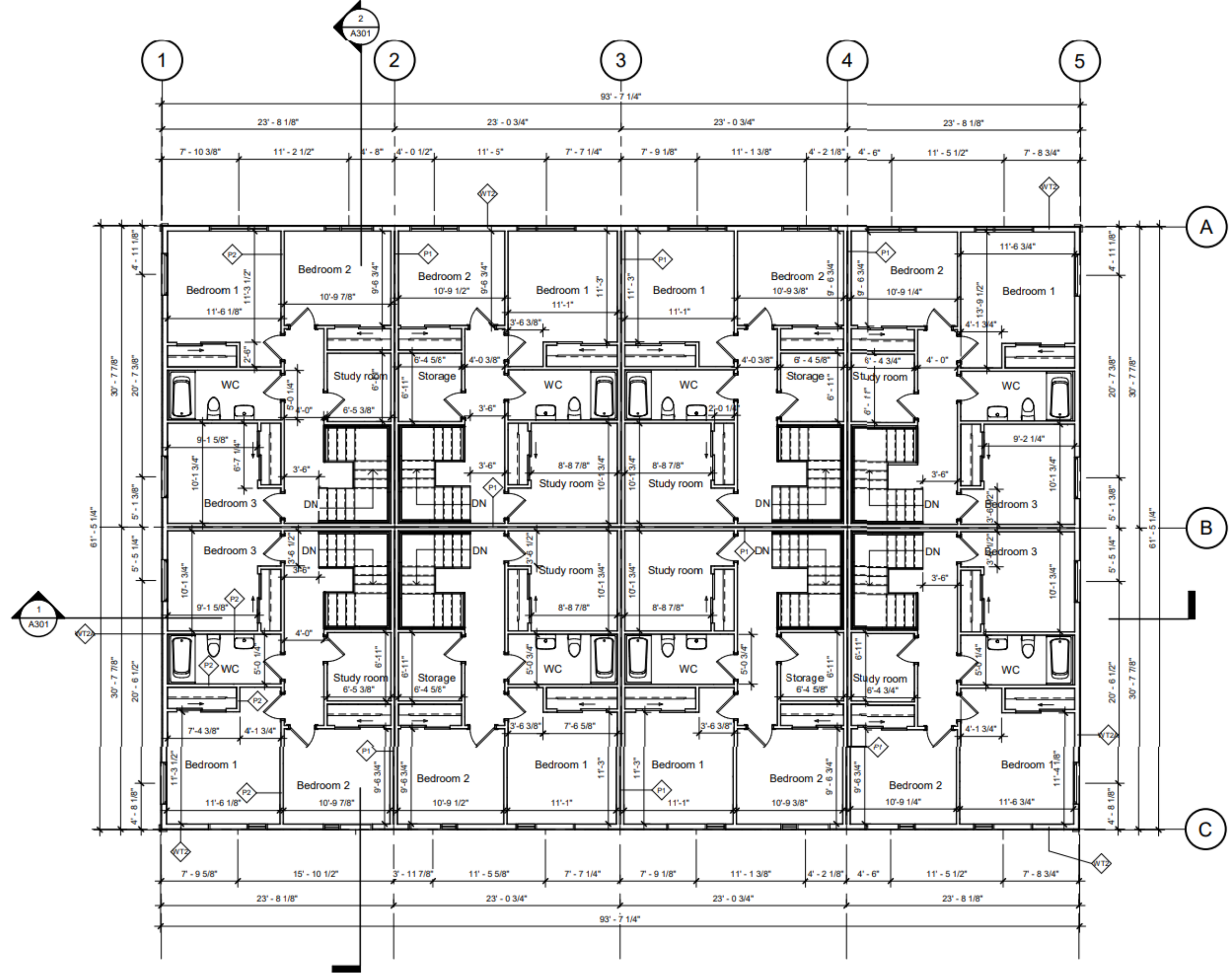
End Unit

- 3 Bedrooms
- 1 Study room/Den

Middle Unit

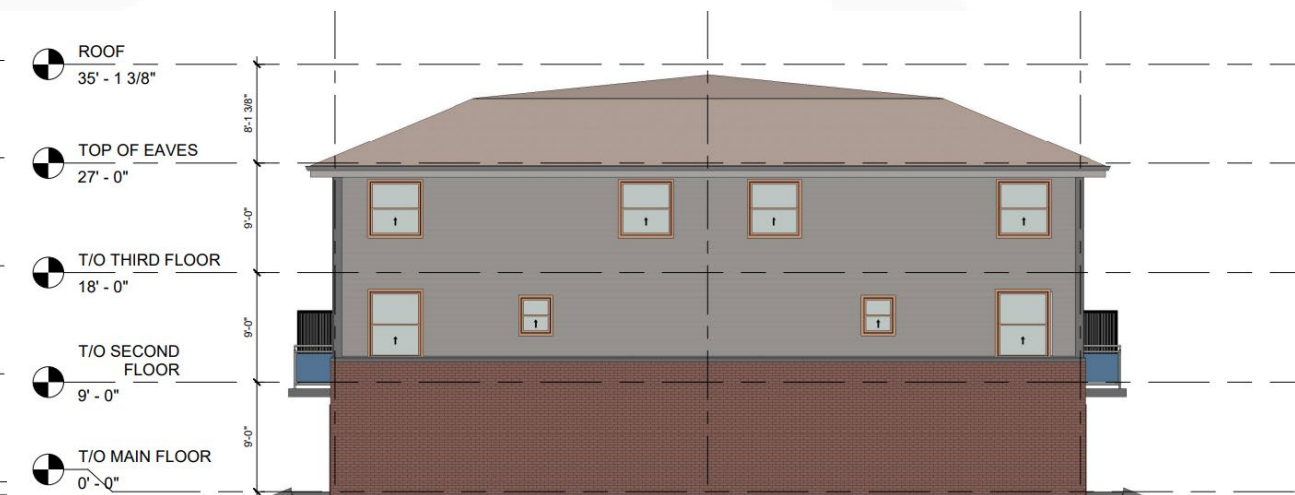
- 2 Bedrooms
- 1 Study room/den
- 1 storage room

Proposed Third Floor Plan





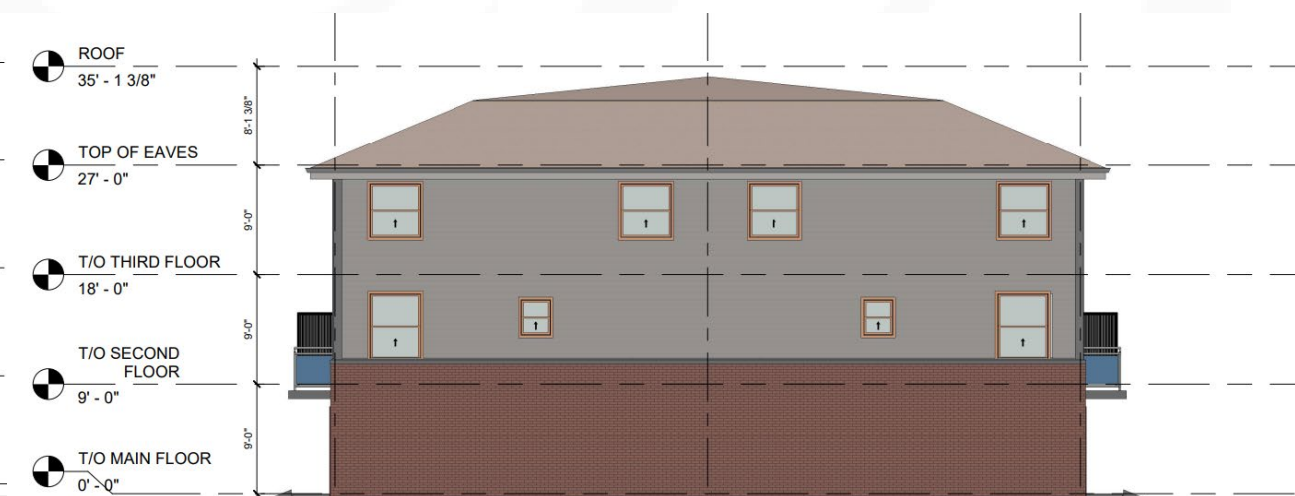
North Elevation



West Elevation



South Elevation



East Elevation

Proposed
Elevations



Variance from the existing by-law

1. **Back-to-back Towns** instead of conventional street townhouses:
Best Land Use
 - Rationale: supporting PPS and OP on intensifying the land use in serviced area within the settlement boundary and good urban design practice of facing houses to municipal streets
2. Lot coverage of **44%** as opposed to 35%: reduced lot size to accommodate more units on smaller lot
 - Rationale: same as #1
3. Min rear yard: **0 m** as opposed to 10 m: back-to-back townhouses to accommodate more units on smaller lot
 - Rationale: same as #1
4. Play space and amenity area: too small lot for this, willing to negotiate with cash-in-lieu



Summary of Amended by-law

1. Avoid split zoning of the property with R2 and R3-390
2. Rezone the property to R3 with exception to accommodate Back-to-back Townhouses as defined below:
 - *“Dwelling, back-to-back townhouse” shall mean one group of four or more attached dwelling units of two to four storeys sharing side and back walls with neighboring units separated vertically which have independent entrances at ground level on at least one side of the building developed on a block of lands”*



Conclusion

1. Proposed development complementary to:
 - A. The municipal goal supporting residential development within existing communities,
 - B. Municipal and provincial goal to encourage market-driven housing development within urban boundaries, that benefits the community.
2. Approval of the zoning by-law amendment supporting the municipality's goals and objectives as stated in the county and local official plans.
3. Sections 5.2.1.2.3 of grey county official plan supporting intensification through relief from one or more provisions of the township's zoning by-law.
 - A. Application sought relief as per local and regional policies



Conclusion

1. Proposed development:
 - i. Appropriate to the site
 - ii. Contributes to meeting the community's aspirations.
 - iii. A project with merit.

2. The landowner and developer looking forward to working with the municipality in good faith to accomplish the success of these applications and occupancy ready by end of 2024.
 - i. Building permit package currently under review

3. We request the approval of these amendments.



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THANK YOU!