



The Township of Southgate
185667 Grey Rd 9
Dundalk
ON N0C 1B0
Attention: Bill White

1 March 2024

Subject: C17-23 - 1000124408 Ontario Inc., LOT 28 of PLAN 480 BLK T, File No. 23040
Geographic Village of Dundalk
Request for deferral of decision-making

Dear Bill,

This information package is provided to the Town Council of Southgate, in response to the requested additional information as needed to enable Council to consider the subject Zoning By-law Amendment proposal.

Appendices:

- Appendix A: Clarifying Addendum
- Appendix B: Modified Site Plan
- Appendix C: Architectural Rendering Design
- Appendix D: Photobook

I trust that you will find this in order, please let me know in case of any questions.

Regards,

A handwritten signature in black ink, appearing to read "Jani Bruwer", is written over a horizontal line.

Jani Bruwer
Cuesta Planning Consultants Inc.

APPENDIX A

Clarifying Addendum

ADDENDUM

The purpose of this addendum to the ZBA Application C17-23 1000124408 Ontario Inc is to provide the required additional information to Southgate Council.

The following points were highlighted as of importance and in need of further clarification:

LAND USE COMPATIBILITY

- The land uses and associated zonings in the vicinity of the subject property are mainly single residential (lower density) in nature, with the general zoning being Residential Type 2 Zone. At approximately 125m – 200m north-east of the subject property there are also properties with Residential Type 3 Zonings, which consist of higher density housing types, such as semi-detached housing.
- The current zoning of the property is Residential Type 2 Zone. As mentioned, this is the predominant zoning of the surrounding neighbourhood. The side yard setback requirement for this zoning is 1.5m, whilst the side yard setback requirement for the proposed zoning (Residential Type Zone 3) is more restrictive than the current zoning, at a required 3m.
 - Originally, minor relief was requested to reduce the side yard from 3m to 2m. However, to provide a greater setback from existing development and maintain privacy and compatibility, the developer has agreed to increase the side yard area to 2.5m, thereby only requesting relief of 0.5m along the side boundaries of the proposed development.
 - The increase side yard setback (2.5m), as indicated above, will lead to a reduced building footprint area (approx. 67.6sqm) per lot, and therefore reduces the lot coverage to approximately 37%, which is more in keeping with the provision of 35%.
- With respect to the building height the developer has confirmed that the building will be a maximum of 2.5 storeys, which meets the relevant zoning provisions and is identical to that of the directly adjacent properties zoning (R2) provisions. Adhering to the height provision will assist in maintaining privacy for both the existing and proposed dwellings.
- In terms of the R3 zoning provisions for the front yard (9m), these provisions are upheld.
- The area in which this development proposal is located is a standard residential neighbourhood within an existing settlement, which has no requirement for cohesive building designs/material use, as you would for example find in residential estate developments. Compatibility from this perspective, is therefore not anticipated to be an issue.
- Furthermore, given the existing neighborhood character, the fact that similar developments have been approved in the past, along with the policy support provided for residential densification type developments, this development proposal is not out of the norm for the area

in which it is proposed, in the opinion of this office.

- Nevertheless, the landowner is committed to the construction of a visually cohesive building design to blend with the surrounding land uses. To this end they have enlisted the services of Orchard Design Studio Inc. to complete a rendering proposal, which is included as Appendix C of this information package.

AMENITY AREA

- Each of the proposed lots will have an amenity area of approximately 50sqm, which will be in the side yard of each lot.
- The target market of the developer/ client is first time home buyers or seniors that are not necessarily looking for large yards to maintain, due to the time and cost related to such maintenance.
- Nevertheless, the developer will be required to pay cash-in-lieu of parkland to the Township of Southgate, that will go towards future endeavours that the Township may undertake in the purchasing land for park development.
- It is notable that, moving forward, and beginning to address the issue of a lack of affordable housing options, in the current housing market environment adjustment to expectations of private amenity space will unfortunately become inevitable. It is not a realistic expectation to require abundant on-site amenity area in affordable/ attainable housing developments. Municipalities will need to adjust their approach accordingly by creating new or expanding park areas.

TRAFFIC AND PARKING

It was proposed that a Traffic Analysis letter be obtained to address parking and traffic concerns related to Hagan St West. Our office discussed this with our client, it was however concluded that the additional costs could not be justified, given the minor scale of the development. Our office did however endeavour to address Council's concerns to the best of our ability, by means of including the driveway dimensions and car placements on the Site Plan for illustration purposes. Also, additional information from the Township of Southgate Parking Bylaw was reviewed and included herein.

In terms of traffic safety concerns:

- Traffic concerns is an existing issue in terms of Hagan St W, given the location of the Dundalk & Proton Community School in this street.
- The subject property, in terms of its existing zoning and intended use, is developable as a single

residential property. What is being proposed is however 4 residential units (a fourplex), with 2 units facing Hagan St West and 2 units facing Gold St.

- Therefore, one unit more than intended, per street, will gain access. This is not an increase akin to high-impact and therefore safety in terms of vehicular movement is not anticipated to be an issue that will be exacerbated on account of this development proposal.

In terms of street parking related concerns:

- On the modified Site Plan the driveway dimensions has been included, along with vehicular placement, which show that each lot's driveway can accommodate up to 4 vehicles.
 - The above demonstrates that more than enough adequate off-street parking space is available. Practically speaking, the untraveled portion of the right-of-way, between the property boundary and the street, could also be used in a similar manner as seen throughout the existing neighbourhood.
- In addition to the above, the CORPORATION OF THE TOWNSHIP OF SOUTHGATE Parking Bylaw (2020-005) indicates the following under Section 1.1.

1.1 General indications in traffic and parking

4. No parking is permitted on the north side of Hagan Street west from Young Street to the most southerly limit.

- The parking issue is an existing issue, to the understanding of our office, but from the above it's clear that the Township of Southgate's previously enacted by-law can be implemented.
- Given the very minor intensification of development that is being proposed at this location and the fact that sufficient off-street parking will be provided, it is our opinion that the traffic situation will not be exacerbated on account this development.

SITE PLAN MODIFICATION

(to be read together with the Photobook included as Appendix D)

- The proposed side yard has been increased to 2.5m, to increase compatibility with adjacent dwellings and modestly increase outdoor space.
- Driveways (approximately 5m x 9m per lot, not including the right of way) have been indicated, along with an example of vehicular placement to demonstrate that each lot will have adequate off-street parking space available.
- Unit interface with Gold Street, as well as the extension of Gold Street (example), is shown.
- Privacy fencing was deemed necessary only for Severed Lot 1, as the setback and height of the neighboring residence towards the south is of a nature that rectifies privacy fencing (see

Image 9 in Photobook).

- No privacy fencing was included for Severed lots 2, 3 or the Retained Area (see *Images 2, 3 and 10 in the Photobook*).
- Drainage can be addressed during the building permit stage of the development process.
- It was requested that side yard walkways be demonstrated on the Site Plan, towards the side entrance of each residence. This is however not consistent with the existing design proposal (Appendix C) and was therefore not included in the plan modification.

ALTERNATIVE HOUSING OPTIONS

- As mentioned before, the target market of the developer/client is first time home buyers or seniors that are not necessarily looking for large yards to maintain, due to the time and cost related to such maintenance.
- Such buyers are aware of the pros and cons of living in higher density housing and as it is a more affordable option (due to lesser amenity and floor area of such a residence) they will seek it out in the market.
- As the Council is likely aware, development is extremely costly and there is very little incentive for the developer to move into the rental market as the turn around for getting out what has been invested in such developments, from a rental perspective, is several years. This would also remove the capability of the developer to invest a lumpsum (to be gained from rather selling property) into future development endeavours, which would support the provincial housing objectives and the government tax base.
- A rental approach does not form part of the developer's business plan and would be an unnecessary risk for them to take. In addition, hereto, the number of families living on the property, whether it be rental or owned, would still be the same and therefore the number of vehicles that could be located on the premises would not be different for 2 rental units + 2 owned unit VS 4 owned units.
- The proposal for a condominium is also unfortunately not viable as it is expensive to register a condominium corporation and then manage such a corporation. This is a costly and time-consuming endeavour that also did not form part of the business plan and entails an unknown risk factor.
- Furthermore, the units may be bought by starter families, or they may be bought by individuals / business who wish to make a property investment, and then be rented out. The roll out of how these properties will ultimately be utilized (in ownership/ rental nature) may take on more than one form between the four proposed units and it will follow housing market tendencies (supply & demand) over time.

CONCLUSION

Following the January 24th public meeting for this application, our office corresponded with the Southgate consulting planner handling this application, Mr. Bill White. The purpose of this correspondence was to obtain clarity as to which aspects we could provide more information on, to afford the needed clarity to Council, to make a well-informed decision.

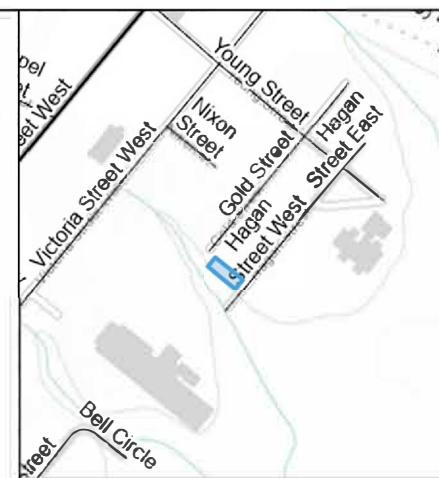
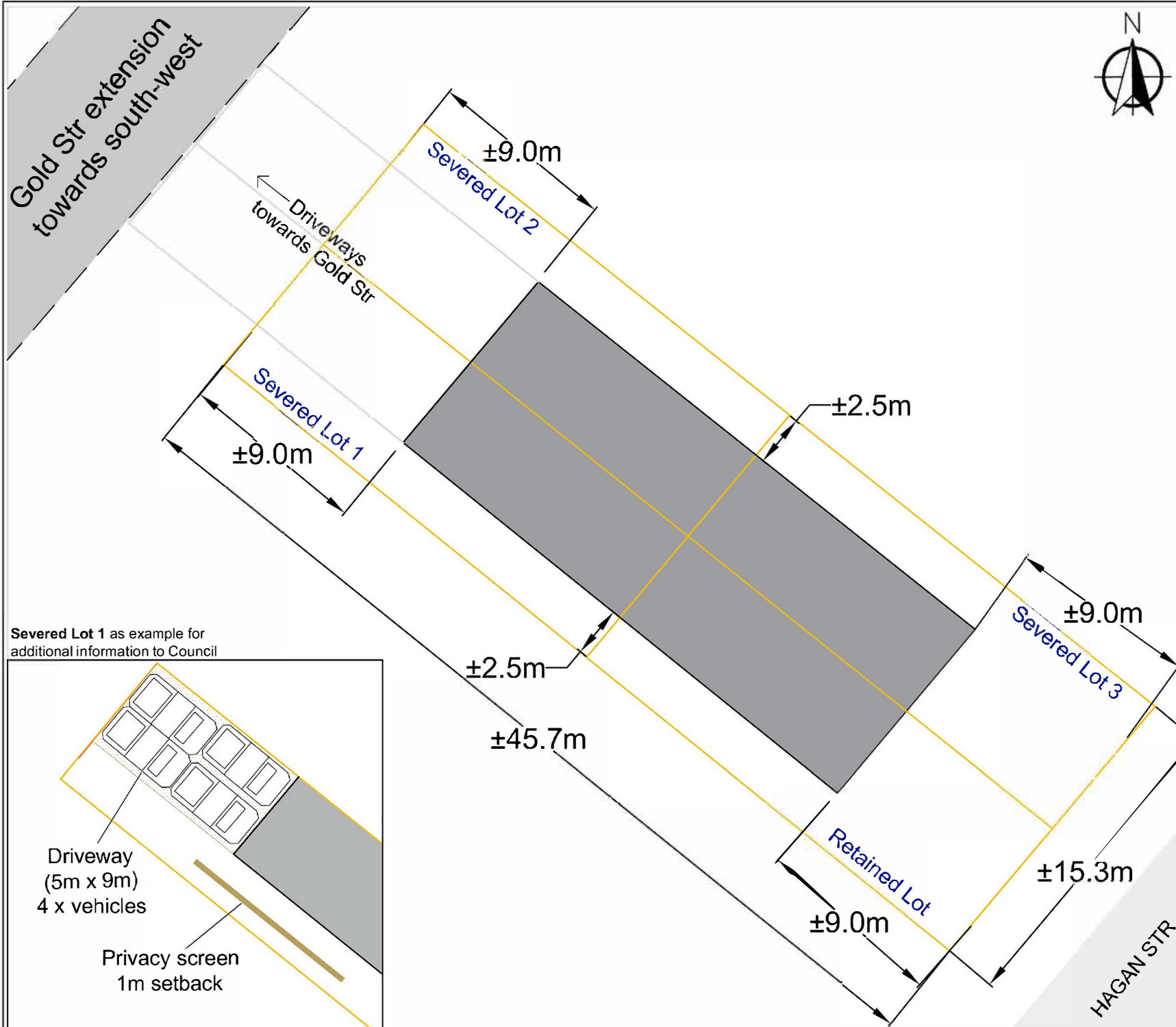
Mr. White provided a detailed response and listed these aspects, and the outline of this addendum mirrors that which was requested. The outlined aspects of concerns in terms of compatibility, amenity area, traffic safety and parking issues, have all been carefully considered and where possible more information and clarification have been provided. The Zoning Bylaw Amendment Application at hand, as well as the already considered Consent application, was furthermore discussed with the (previous) municipal planner, Mr. Clinton Stredwick, and no concerns were outlined.

Given the new era that we are moving towards in addressing the prolific affordable housing crisis on the province, changes in the way that these types of developments are planned for and approached, is inevitable.

The changes that this application embodies understandably required more information, which has now been provided. There is, in the opinion of this office, a need for this development type and the development, though different than what the area of Dundalk is used to, is desirable in its own way for the target market that it is intended towards. There is a demographic of citizens that cannot afford homes and lots with large amenity areas. As such homes and lots require cost and time-consuming maintenance, and this is a market that must be addressed, given it is this very market that is experiencing a problematic shortage in housing availability.

APPENDIX B

Modified Site Plan

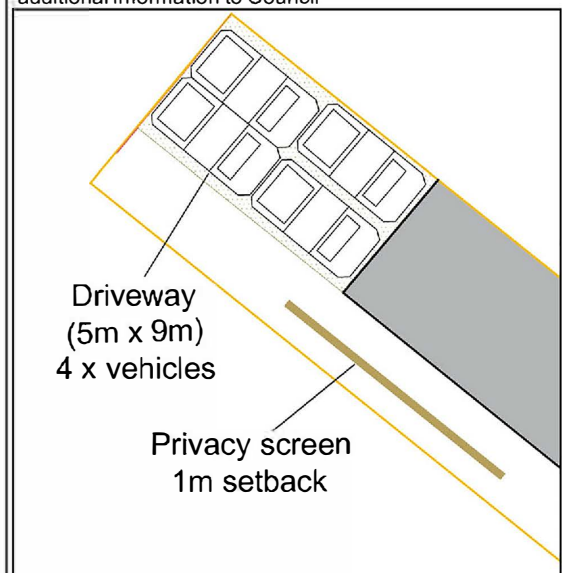


191 Hagan Street West
 PLAN 480 BLK T LOT 28
 (Dundalk)
 Township of Southgate, County of Grey

LEGEND

- Post-severance lot lines
- Proposed Building Envelope

Severed Lot 1 as example for additional information to Council



* measurements are approximate



978 First Avenue West
 Owen Sound, Ontario
 N4K 4K5

(519) 372-9750
 Fax: (519) 372-9953
 ~800-652-7682

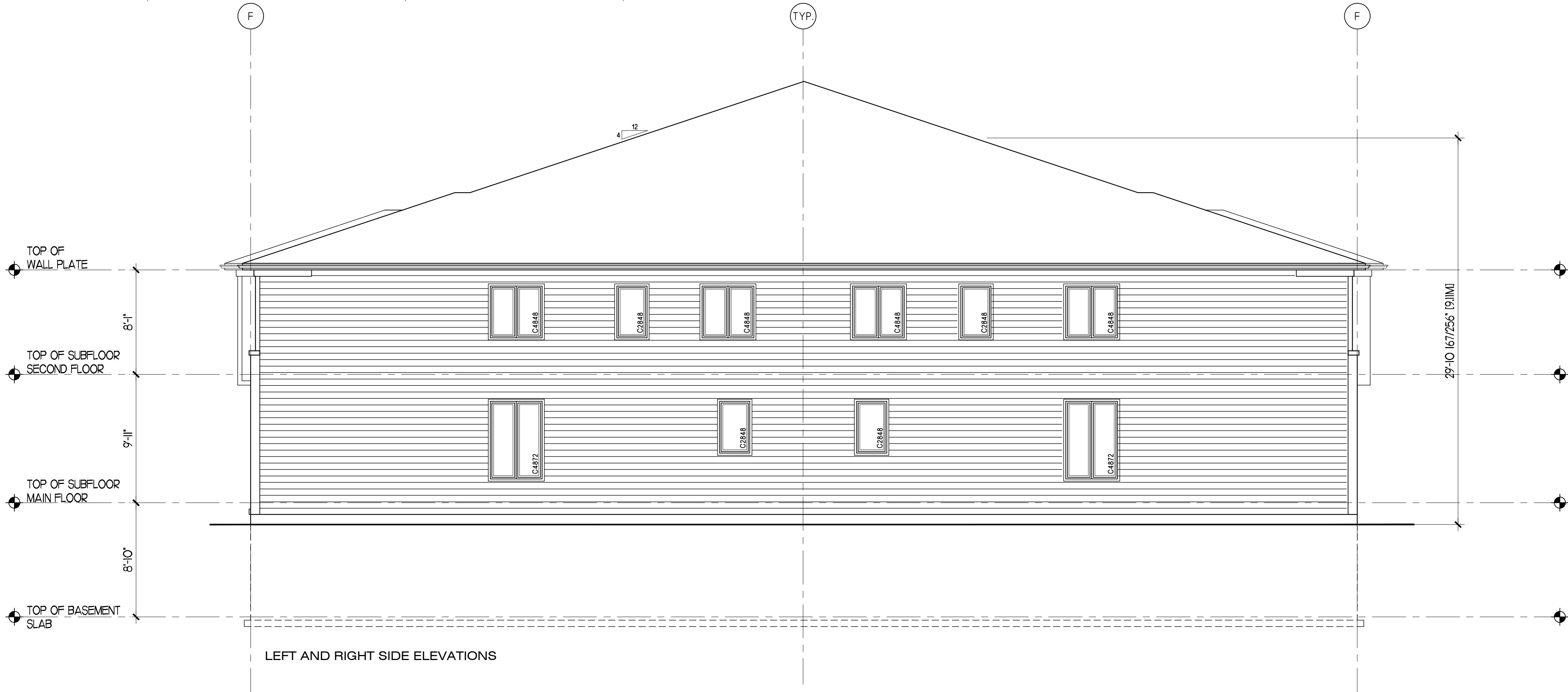
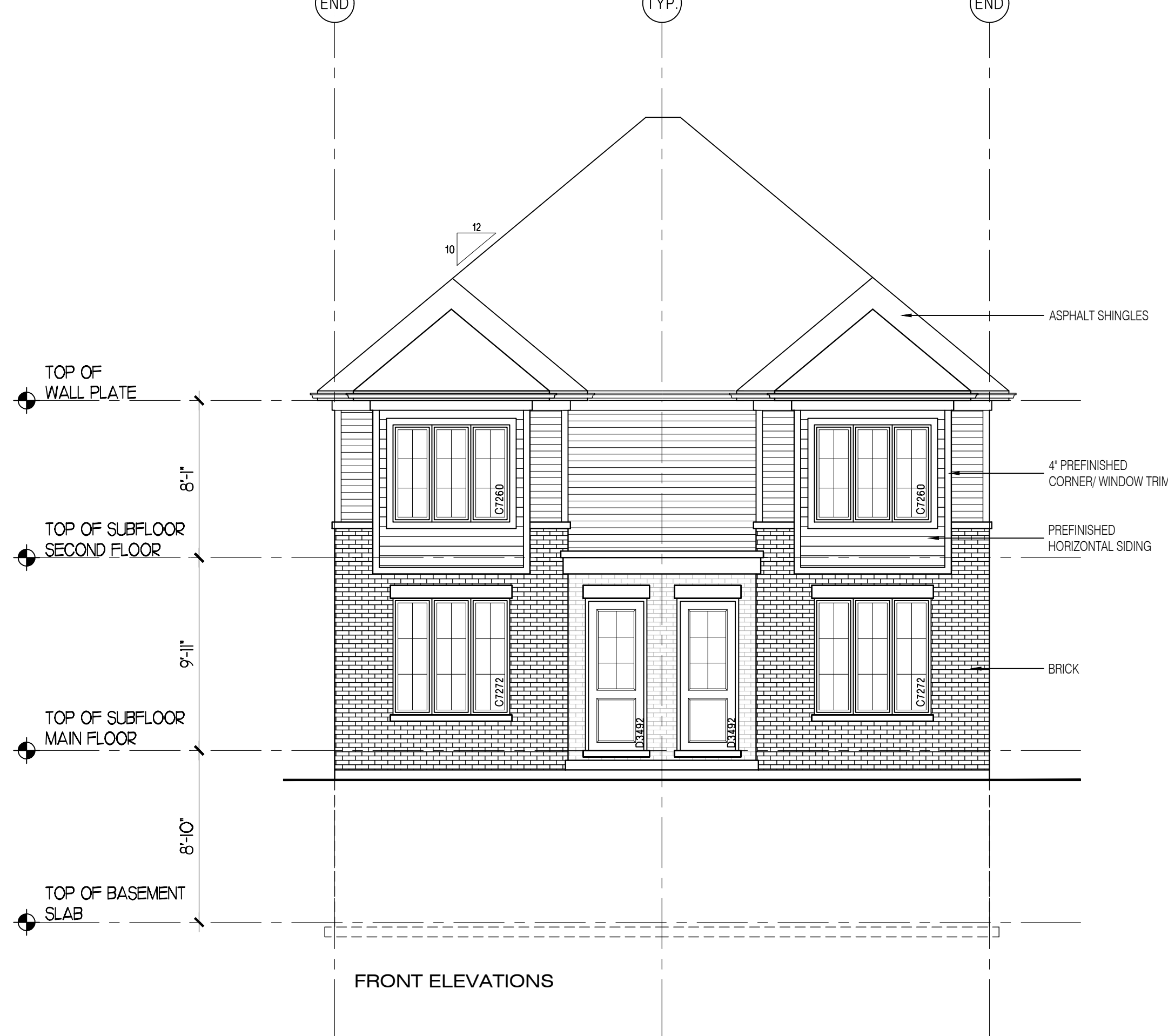
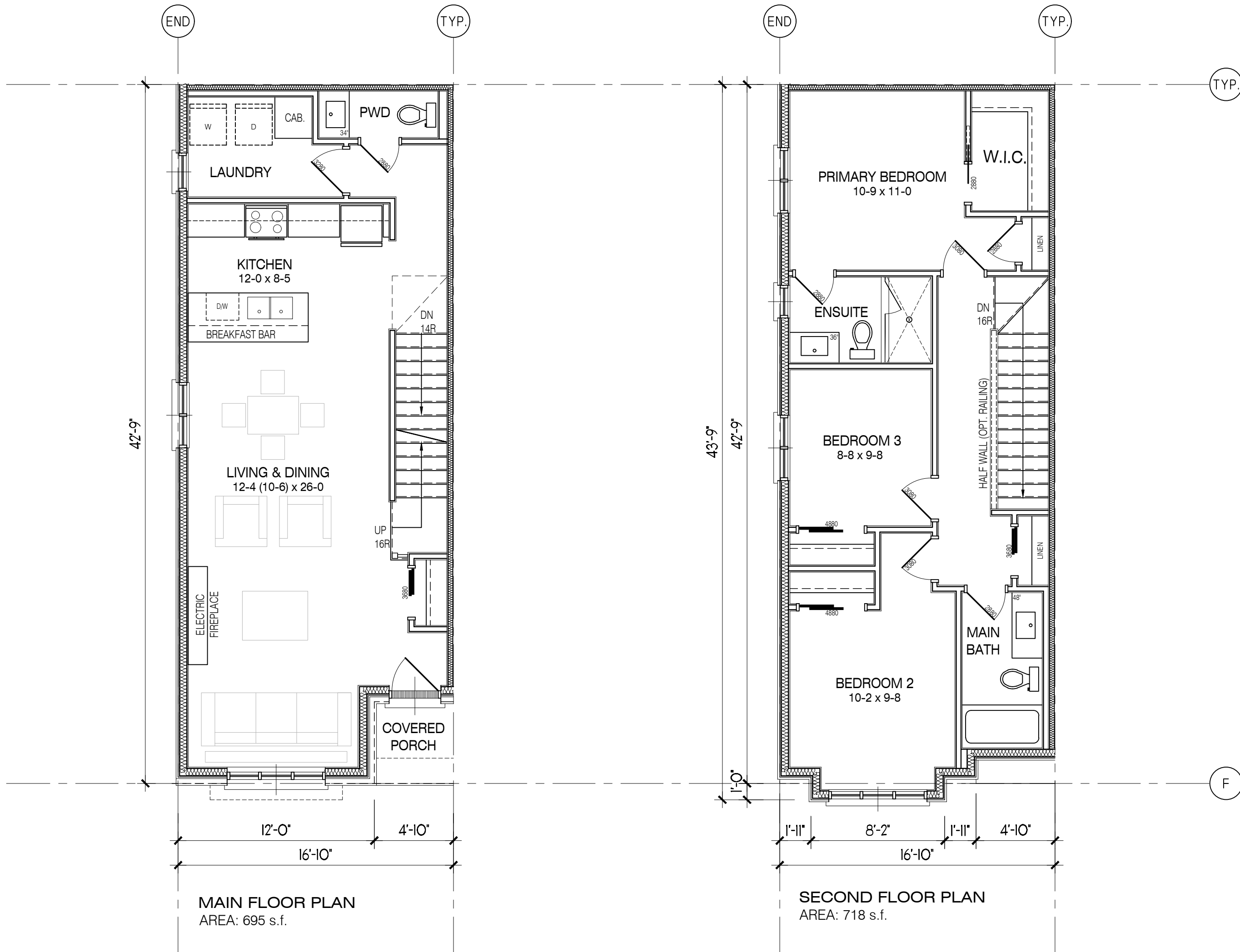
e-mail: cuesta@cuestaplanning.com

Drawn By:	Date Printed:
J Bruwer	February 26, 2024
File:	Project Name:
x23040	Rocha

APPENDIX C

Architectural Rendering Design

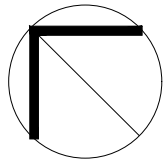
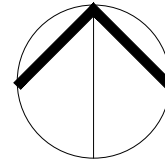
P:\1-Projects\Gabriel Rocha\15616 - 191 Hagan St W Dundalk\2-Drawings\



North Arrow

Construction North:

True North:



Designer Information

I, COREY WEHRLE review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Corey Wehrle

Signature

Individual BCIN: 32875

User Defined

Project Information

GABRIEL ROCHA

BACK TO BACK SEMI UNITS
191 HAGAN ST. DUNDALK, ONTARIO

Set Issuance

No.	Date	Description
1	2024-03-01	ISSUED FOR ZONING

Sheet Information

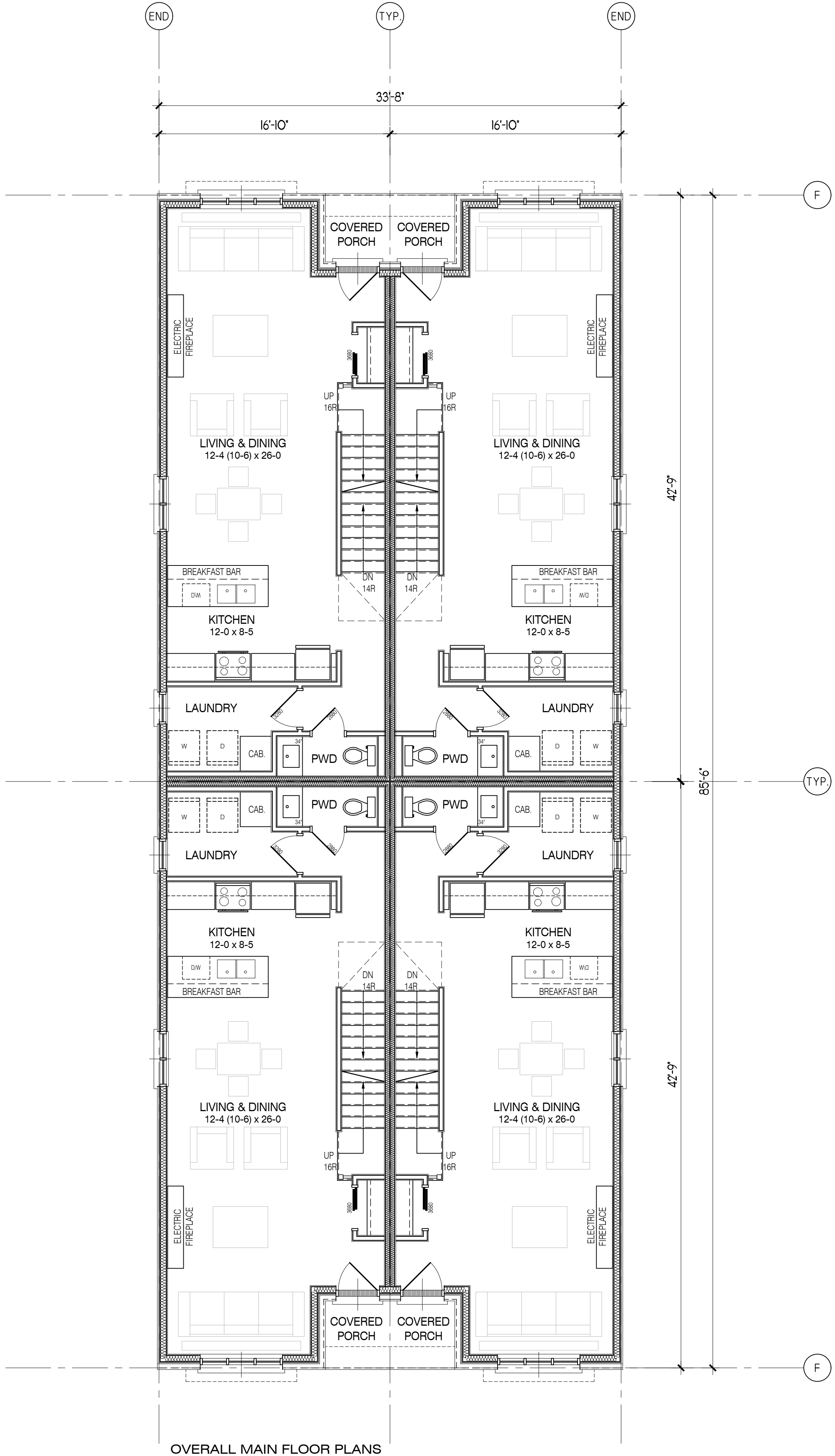
PROPOSED PLANS AND ELEVATIONS

Project No. 15616
Project Start Date: FEBRUARY 2024
File: B2B Towns.dwg
Drawn by: Enter Drafters Initials
Scale: 1/8" = 1'-0"

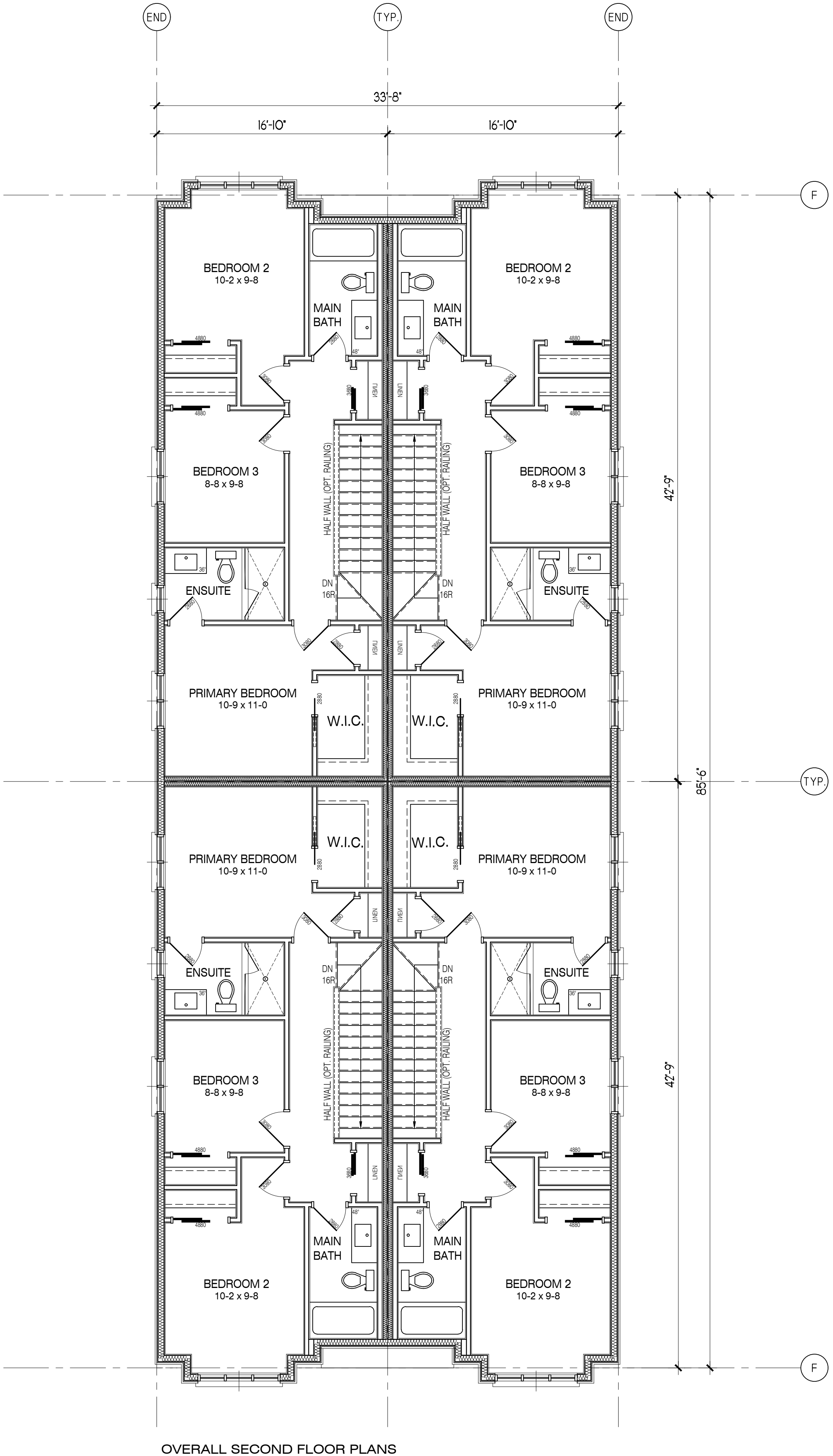
STATUS

A1.1

P:\1-Projects\Gabriel Rocha\15616 - 191 Hagan St W Dundalk\2-Drawings\



OVERALL MAIN FLOOR PLANS

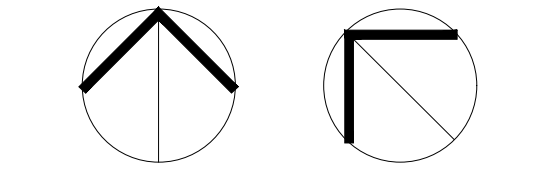


OVERALL SECOND FLOOR PLANS

North Arrow

Construction North:

True North:



Designer Information

I, COREY WEHRLE review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Corey Wehrle

Signature

Individual BCIN: 32875

User Defined

Project Information

GABRIEL ROCHA

BACK TO BACK SEMI UNITS
191 HAGAN ST. DUNDALK, ONTARIO

Set Issuance

No.	Date	Description
1	2024-03-01	ISSUED FOR ZONING

Sheet Information

OVERALL FLOOR PLANS

Project No. 15616
Project Start Date: FEBRUARY 2024
File: B2B Towns.dwg
Drawn by: Enter Drafters Initials
Scale: 1/8" = 1'-0"

STATUS

A1.2

APPENDIX D

Photobook

Image 1: The subject property is portrayed in the image below, as well as sections of both adjoining properties, as seen from a south-eastern direction, from Hagan Street.



Image 2: The neighboring property towards the south of the subject property is portrayed in the image below, as viewed from Hagan Street. No privacy screen was included along the yard line of the Retained Lot and this property, given the fact that this is the front yard of the neighboring property.



HAGAN STREET

Image 3: The neighboring property towards the north of the subject property is portrayed in the image below, as viewed from Hagan Street. No privacy screen was included along the yard line of Severed Lot 3 and this property, given the fact that this is the front yard of the neighboring property.



Image 4: Hagan Street, as seen from a south-western direction, is portrayed in the photo below.



HAGAN STREET

Image 5: Hagan Street, as it ends towards the south-west, as seen from a north-eastern direction, is portrayed in the photo below.



Image 6: The image below shows the property located across from the subject property, along Hagan Street. The Site Plan modification includes driveway detail, as well as vehicular placement thereon, to serve as an example in relation to parking space available per lot.



HAGAN STREET

Image 7: The image below shows another property located across from the subject property, along Hagan Street. This image, as well as Image 13 was included to expand the information base in relation to the existing residential character of the area, in so far as the requirement of cohesive design goes.



GOLD STREET

Image 8: The subject property is portrayed in the image below, as well as sections of both adjoining properties, as seen from a north-western direction, from Gold Street. The Site Plan modification include indications in relation to how the driveways of Severed Lots 1 and 2 will interface with Gold Street, upon extension of this street.



GOLD STREET

Image 9: The neighboring property towards the south of the subject property is portrayed in the image below, as viewed from Gold Street. The Site Plan modification includes a privacy fence along the yard line of Severed Lot 1, as it borders the back yard of this specific neighboring property. The privacy screen was included given the fact that this existing residence has a greater setback than the setback provision of R3 (which the application upholds) and due to this house being single storey in nature.



Image 10: The neighboring property towards the north of the subject property is portrayed in the image below, as viewed from Gold Street. No privacy screen was included along the yard line of Severed Lot 2 and this property, given the fact that the existing neighboring residence has a lesser setback from Gold Street, than that of the proposed building envelope and the height provision of R3 (which is identical to that of R2) is upheld.



Image 11: Gold Street, as seen from a south-western direction, is portrayed in the photo below.



Image 12: Gold Street, at its ends towards the south-west, as seen from a north-eastern direction, is portrayed in the photo below.



GOLD STREET

Image 13: The image below shows the closest property located across from the subject property, along Gold Street. This image was included to expand the information base in relation to the existing residential character of the area, in so far as the requirement of cohesive design goes.

