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May 28th, 2019

Clinton Stredwick, B.E.S. MCIP, RPP
Municipal Planner
Township of Southgate
185667 Grey County Rd 9, RR 1
Dundalk ON, NOC 1B0

Dear Mr. Stredwick:

RE: Planning Opinion regarding request to increase maximum lot coverage for Townhouses within Residential Type 3 Exception (R3-X-H) Zone

**Part of Lots 225 - 228, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton and All of Lot Y and Part of the Unnamed Street, Lying Northeast of Part Lot 3, Block S Plan 480, Formerly Village of Dundalk, Township of Southgate, County of Grey
(231 Glenelg Road)
COUNTY FILE # 42T-2018-12**

Further to the original Zoning By-law Amendment submission that was made on September 26th, 2018 for the site, we would like to amend the requested Residential Type 3 zoning provisions associated with the proposed Townhouse units by requesting an increase to the maximum lot coverage for the units. This would consist of 45% for "End Units" and 50% for "Interior Units". We believe this request is in keeping with the goals of the Township's and County's Official Plans as well as the Province's Planning Act and Provincial Policy Statement (2014).

The following maximum lot coverage provisions are now requested within the proposed Residential Type 3 Exception Zone:

Residential Type 3 Exception Zone (R3-X-H) – Townhouse Provisions	
Maximum Lot Coverage - 2 storey or less	
Interior Unit	50%
End Unit	45%
Maximum Lot Coverage – 3 storey	40%

In an effort to provide a more affordable housing product within the proposed development, 33 6.5m (21.3ft) wide townhouse units have been provided on the associated draft plan. Most of these lots are 30m (98.4ft) deep. As you are aware, lot coverage on townhouse lots is constrained as interior lots have no side yards in which to assist in the calculation of lot coverage and the end units only have one side

yard that can be used for the calculation. This effect does not occur on single detached lots as the same width of house on a single detached lot (21 feet) would be hosted on a lot with dual side yards thus allowing for more building coverage notwithstanding a lower building percentage.

For example:

- The typical proposed interior townhouse lot has an area of 195m² (6.5m x 30m).
- A maximum lot coverage of 40% only allows for a ground floorplate of 78m² (~839ft²).

The garage and stairs must be included within this area, so once a small single car garage area of 3.3m X 6m (~20m²) is subtracted, the remaining ~58m² (624ft²) is not a lot to typically include a staircase, front entryway/foyer, powder room, and kitchen, living and dining areas all of which are typically located on the ground floor.

Increasing the maximum lot coverage to 50% for these interior units would allow for an increase of 19.5m² (209ft²) to the ground floorplate allowing for a total ground floor plate of 97.5m² (1,049ft²) helping to provide a more functional and desirable ground floor area and layout.

The typical proposed townhouse end unit lot has an area of 240m² (8m x 30m). Increasing the maximum lot coverage to 45% for townhouse end units would allow for an increase of 12m² (~129ft²) for a total ground floor area of 108m² (1,162ft²), again allowing for a more functional and desirable ground floor layout, and the slightly increased size from the interior units allows for some diversity across the townhouse block which is desirable from an urban design perspective.

The Township's current R3 zone provisions allow for townhouses to be constructed to a maximum height of 3 storeys.

Our Client is prepared to reduce the townhouse height to 2 stories in order to reduce the bulk of the units from the permitted 3 stories. The proposed increased lot coverage provisions would therefore only be applicable to units of 2 stories or less.

It is submitted that the intent of regulating maximum lot coverage is one tool to regulate the mass of buildings. A second tool is building setbacks. The proposed increase in coverage would not require any change in the required building setbacks. The lots would still be afforded a 7.6 metre (25 foot) rear yard which provides for sufficient amenity space.

It should be noted, that if the existing 40% coverage is utilized on the interior units and the units are constructed at the front lot line setback, the rear yard would be 12m which provides for an increased backyard area of 12m (~39ft) by 6.5m (~21ft). Increasing the lot coverage to 50%, would only reduce the backyard area by a depth of 3m, still providing for a backyard of 9m (~29.5ft) by 6.5m (~21ft).

The increased lot coverage requested in the context of the proposed townhouse lots is considered both appropriate and desirable for the development of these lots as it would allow for a more functional ground floor layout of the dwelling units, allow for a greater amount of functional floor area to be provide within a 2-story townhouse product and would still provide the minimum required setbacks as well as provide a useable amenity area within the required yards.

Additionally the Glenelg Draft Plan as proposed provides a 0.49 ha sized neighbourhood park (1.2 acres) as well as additional walkway blocks, EP lands, and multiple connections to the adjacent former CP Rail

Trail. These provide plenty of open space and active transportation opportunities outside the area of the individual townhouse lots for the future residents.

This approach has recently been implemented elsewhere in Grey County, as the Town of The Blue Mountains Zoning By-law 2018-65 does not include any maximum lot coverage for Townhouses, opting to rely solely on the minimum required setbacks to regulate building coverage.

If you have any questions regarding the proposed redline revisions please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Kory Chisholm, BES, M.Sc, MCIP, RPP
Associate

cc. Randy Scherzer, BES, MCIP, RPP, Director of Planning & Development, County of Grey
Southgate Meadows Inc. c/o Shakir Rehmatullah