

271 Main Street East Dundalk, Township of Southgate

2ND Public Meeting

24 September 2025

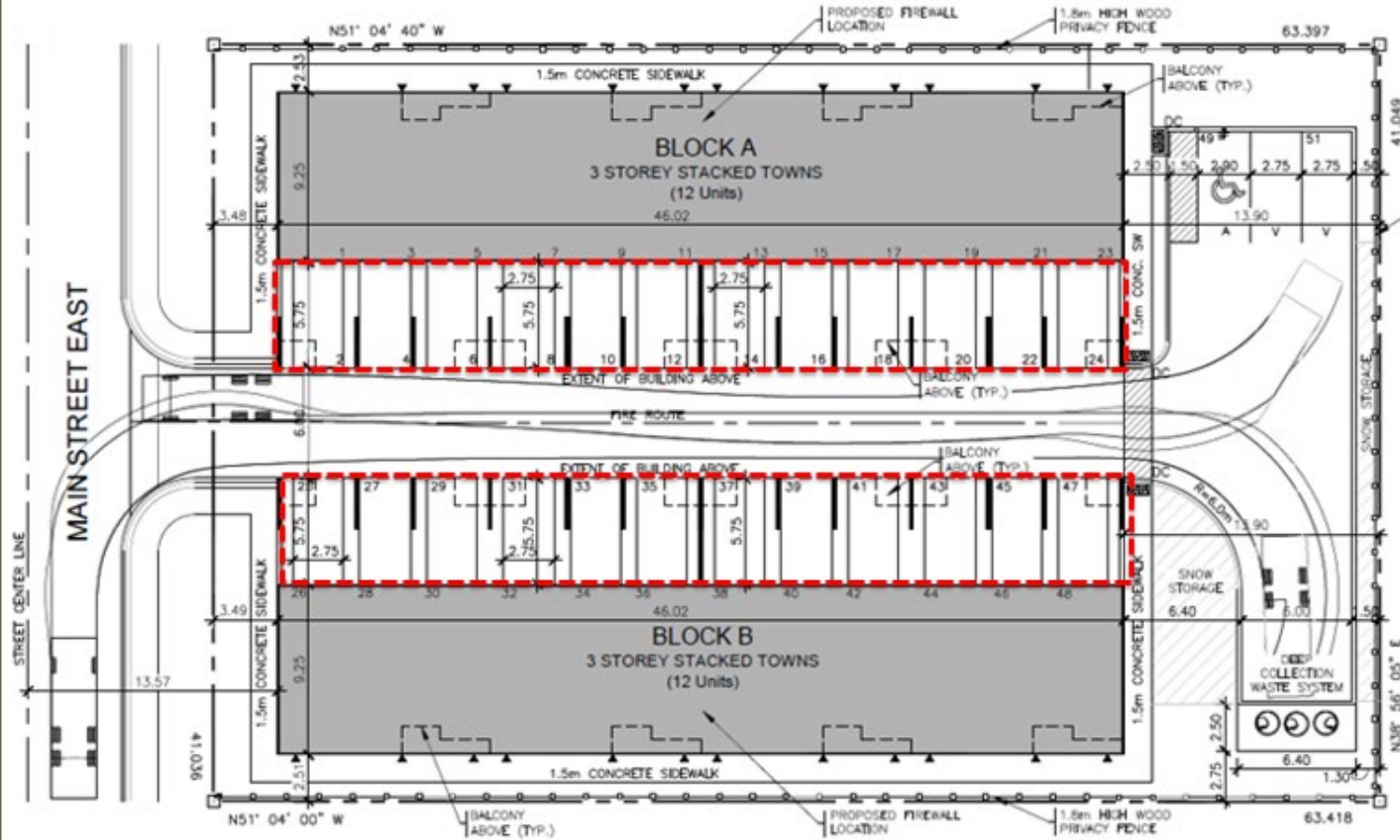
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Site Description

- 271 Main Street East
- Lot area of 2,602 m²
- Lot frontage of 41 m



1ST Submission Site Layout



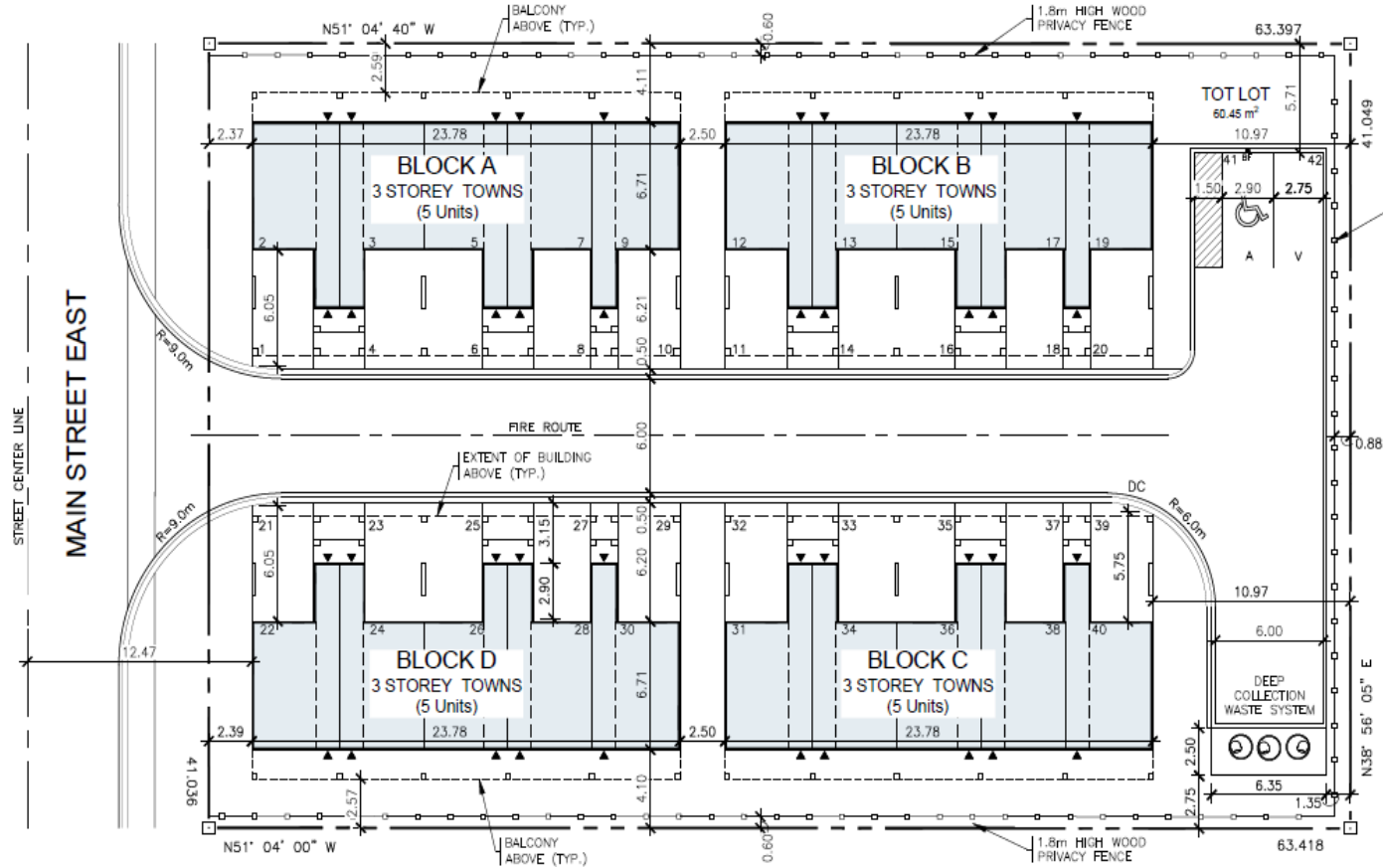
1st Submission Site Layout

- 2 blocks, 12 units each, total of 24 dwelling units (condominium)
- 3-storey Stacked Townhomes
- Each dwelling provided with 2 tandem parking spaces
- Units face onto internal private drive with corner units along Main Street designed to address the Street with enhanced architectural treatment.

Comments Received on 1st Submission

- Concerns with built form and density
- Concerns with lack of on-site play space
- Concerns with on-site amenity space
- Concerns with snow storage operations

Revised Site Layout



Revised Site Layout

- 4 blocks, 5 units each, total of 20 dwelling units (condominium)
- 3-storey standard townhomes
- Each dwelling provided with 2 tandem parking spaces
- Each dwelling provided with rear yard amenity and private balconies
- 'Tot Lot' – communal play space

Key Changes

- Changed built form from condo stacked-townhouses to condo traditional townhouses
- Reduced unit count from 24 units to 20 units
- Divided 2 buildings into 4 buildings to help soften the massing
- Increased interior side yard setbacks from ~2.5m to ~4.1m
- Each dwelling unit will now have individual rear yard amenity space with direct access through garage.
- Added 'Tot Lot' play space in the south-east corner
- Reduced proposed lot coverage from ~53% to ~44%



Proposed Zoning By-law Amendment

- The R3-XX zone requests site-specific zone standards to facilitate the proposed development.
- Site specific standards include:
 - Maximum number of units allowed
 - Lot coverage
 - Minimum Front Yard
 - Minimum Play Space
 - Minimum Amenity Area

Township Zoning By-law

- Currently zoned:
R3 Zone.
- Permitted uses:
semis, duplexes,
triplexes, fourplexes
and townhouse
- Site-specific R3-XX
Zone requested.

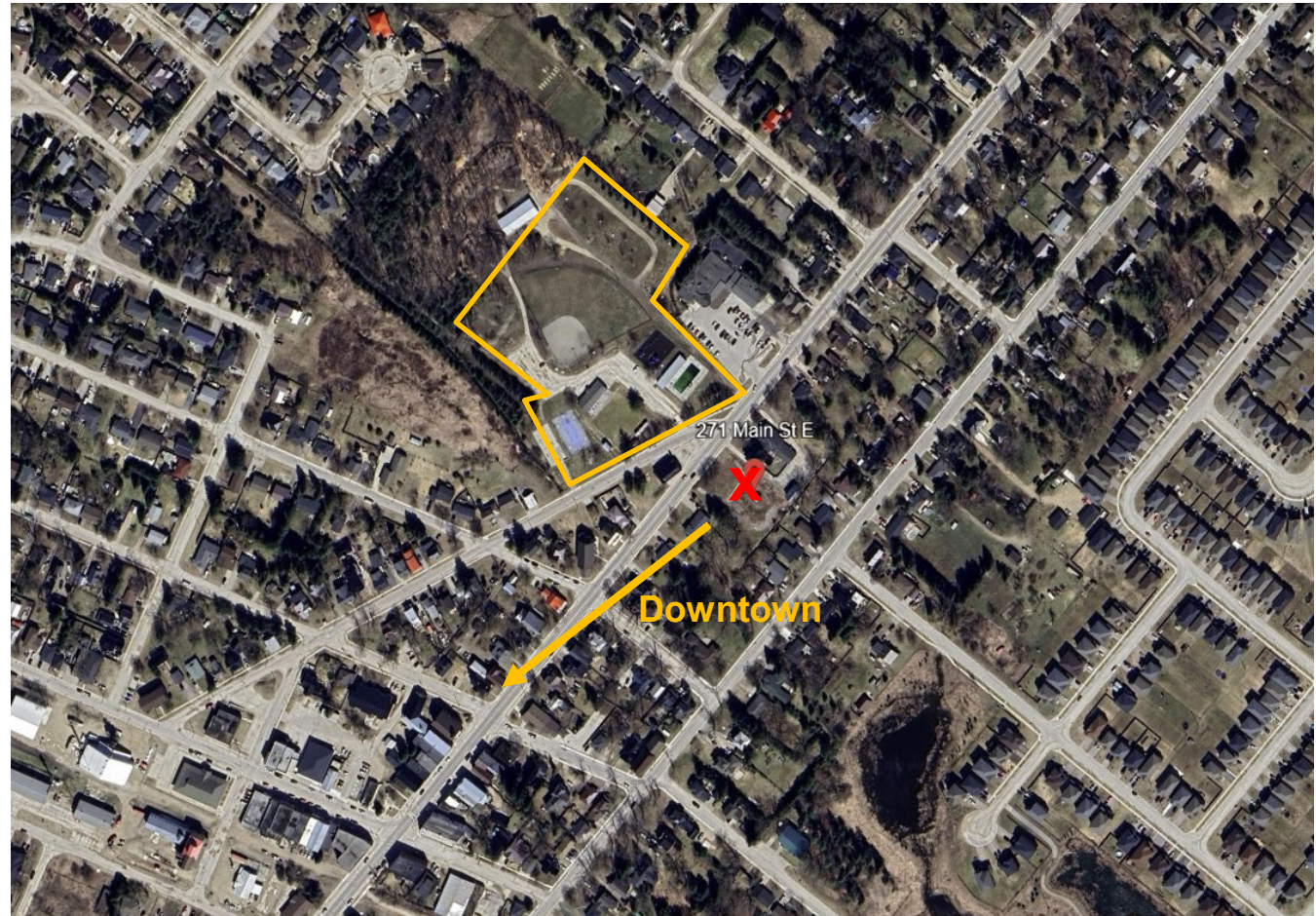
Provision	Required	Initial Site Plan	Revised Site Plan
Units Allowed (Maximum)	Lot Area (2,602.3 sq.m) / 300 = 8 units	24 Units	20 Units
Lot Coverage (Maximum)	910.8 m ²	1,391.0 m ² (53.1%)	1,159.52 m ² (44.6%)
Front Yard (Minimum)	7.5 m	3.48 m	2.37
<i>Interior Side Yard (Minimum)</i>	<i>4.0 m</i>	<i>2.51 m</i>	<i>4.10 m</i>
Play Space (Minimum)	104.0 m ²	0.0 m ²	60.45 m ²
Amenity Space (Minimum)	1120.0 m ²	93.36 m ²	Total = 596.75 m ² (Private Back Yard = 391 m ²) (Private Balcony = 145.3 m ²) (Common Amenity = 60.45 m ²)

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.



Surrounding Parks / Amenities



Updated Technical Documents

- Site Plan
- Civil Engineering Drawings
- Planning Addendum Letter
- Functional Servicing and SWM Report
- Traffic Opinion Letter
- Photometrics
- Salt Management Plan Memo
- Comment Response Matrix

Comments Received on 2nd Submission

- Concern with impact on privacy of neighbours
- Concern with access to and from site
- Concern with snow storage operations
- Concern with loss of trees



Thank you!



Any questions?

