

# Armco Capital Inc.

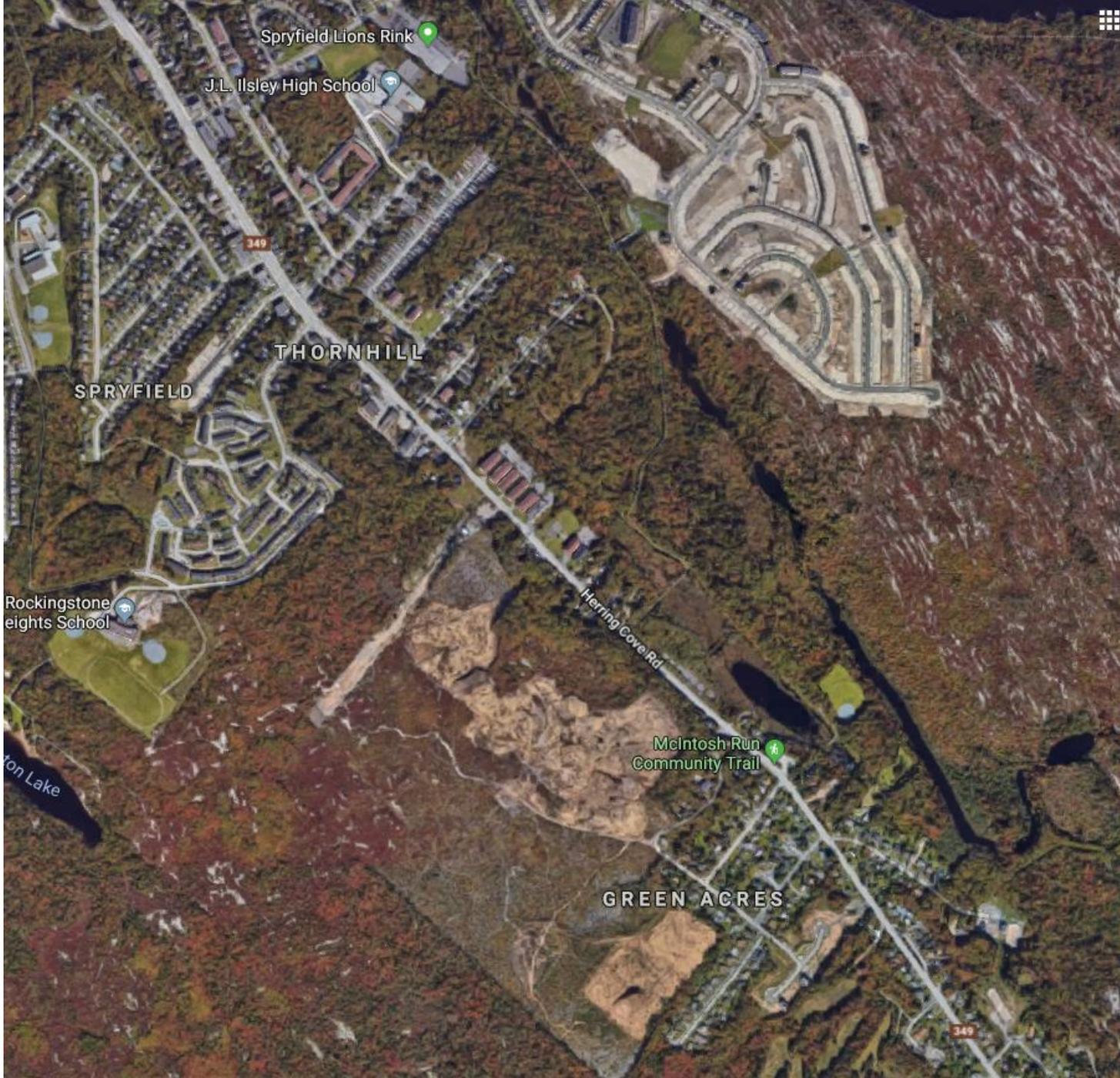
## Green Acres – Case 21385

Rezoning request for lands located off Herring Cove Road and Mansion Avenue, Herring Cove

Public Hearing

July 30, 2018





# Why Rezone from R1 to R2:

- Consistency with surrounding land uses
- As-of-right R1 zoning provides for 50' frontages which are expensive for Spryfield market
- R2 zoning allows for variety of frontages from 25' to wider providing a more affordable mix of housing

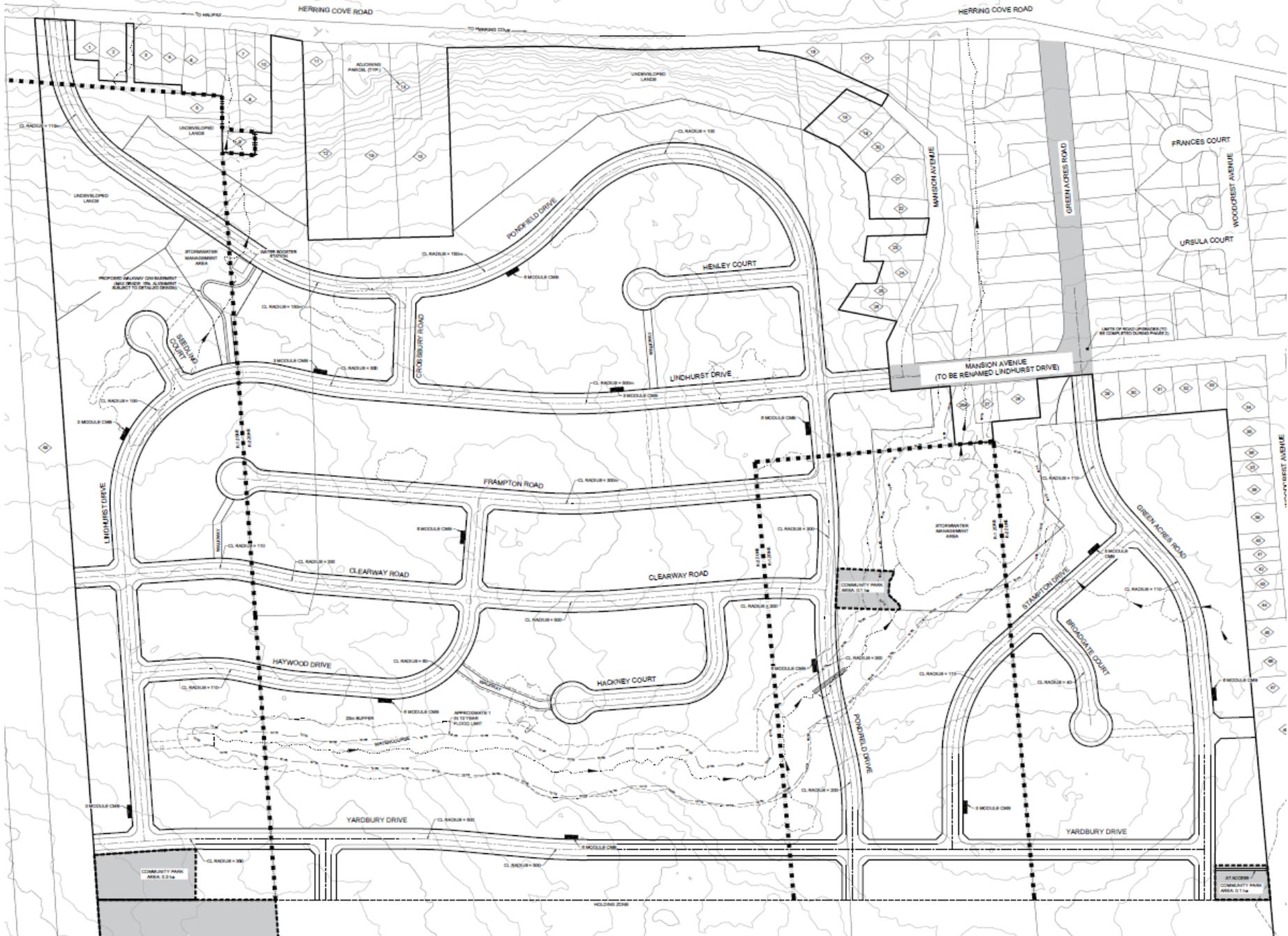
# Servicing and Traffic Capacity:

## Traffic Improvements:

- Upgrades to Mansion Avenue and Green Acres Road
- New signalized intersection at Herring Cove Road and proposed new access road (Pondfield Drive)

## Servicing Capacity:

- Halifax Water, through detailed review process, there is sufficient capacity in the system



HERRING COVE ROAD

HERRING COVE ROAD

FRANCES COURT

URSULA COURT

WOODCREST AVENUE

MANSION AVENUE  
(TO BE RENAMED LINDHURST DRIVE)

GREEN ACRES ROAD

STAMPON DRIVE

PRODIGATE COURT

YARBURY DRIVE

WOODCREST AVENUE

COMMUNITY PARK  
AREA D1.16

COMMUNITY PARK  
AREA D1.16

HOLLING 2008

# Stormwater Management:

- Temporary measures (holding ponds) have been installed on site to mitigate stormwater run-off until development is constructed
- Proposed development will enhance current situation dramatically and will protect the existing adjacent properties from adverse affects through the use of retention ponds and comprehensive stormwater management plan