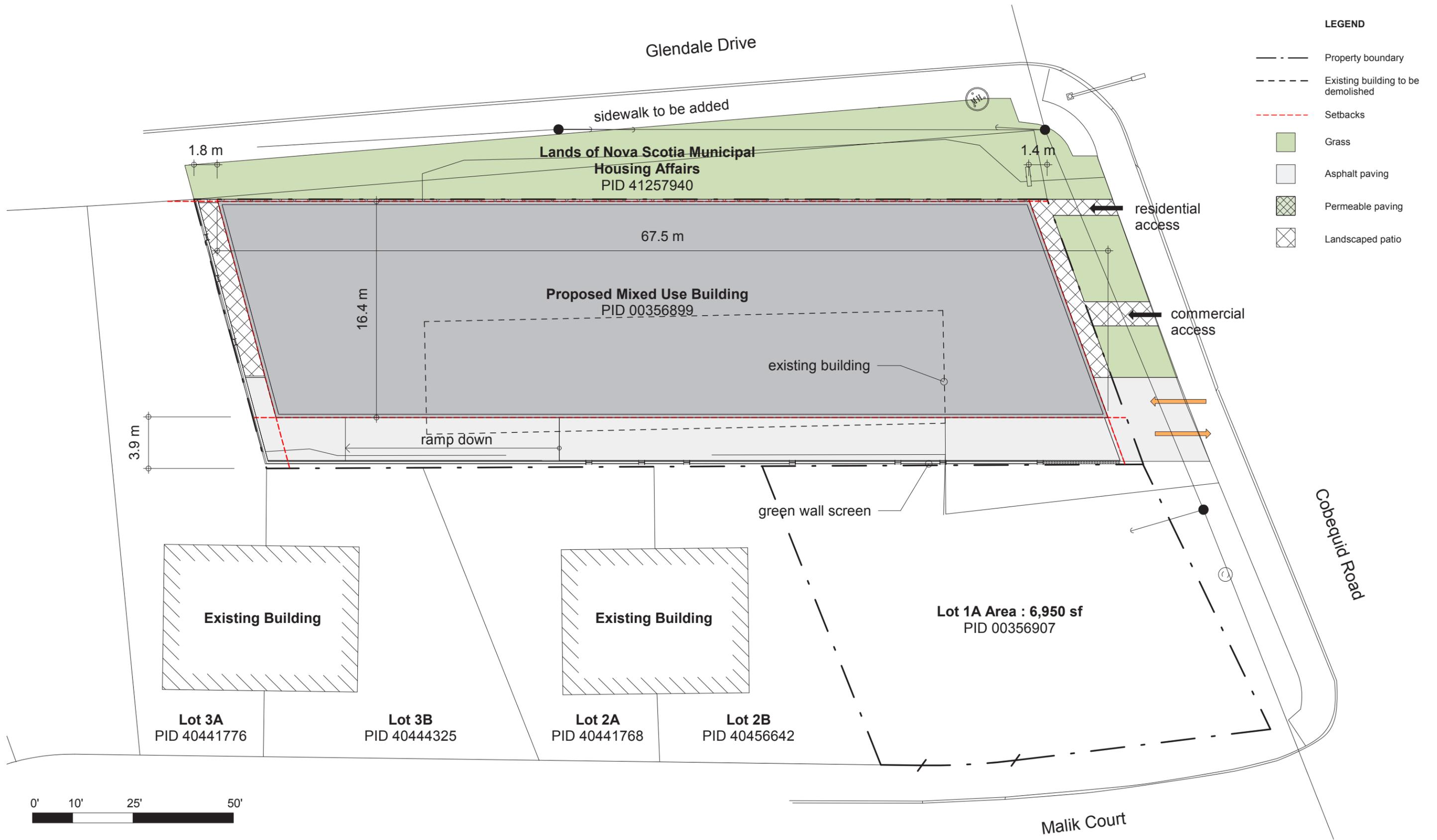
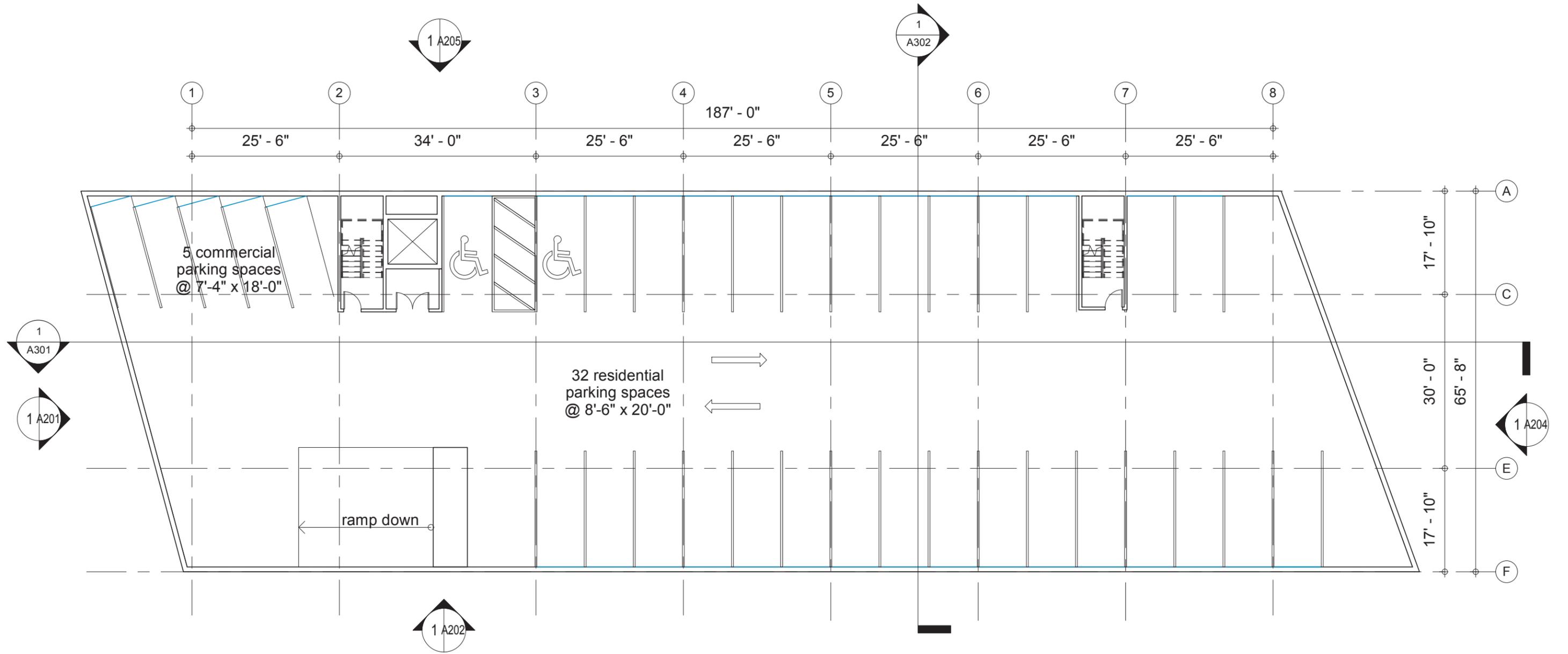
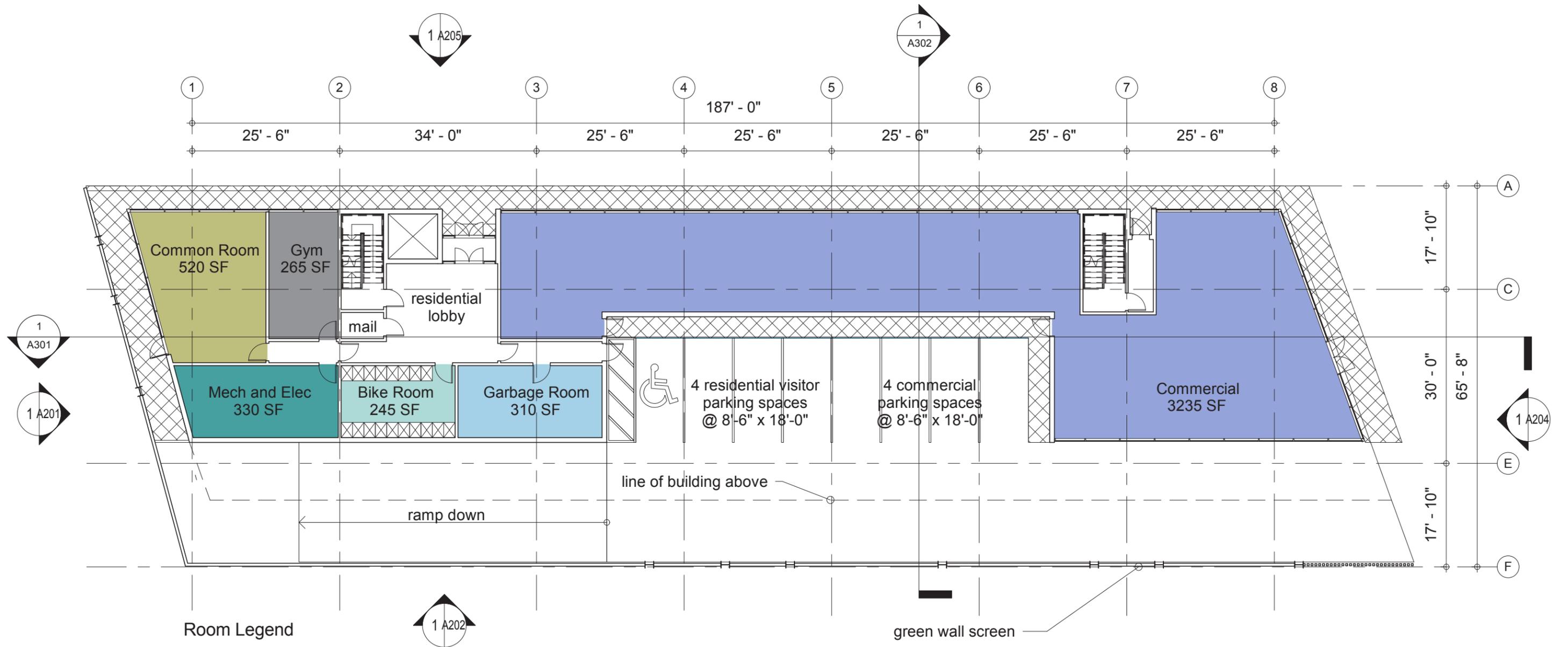


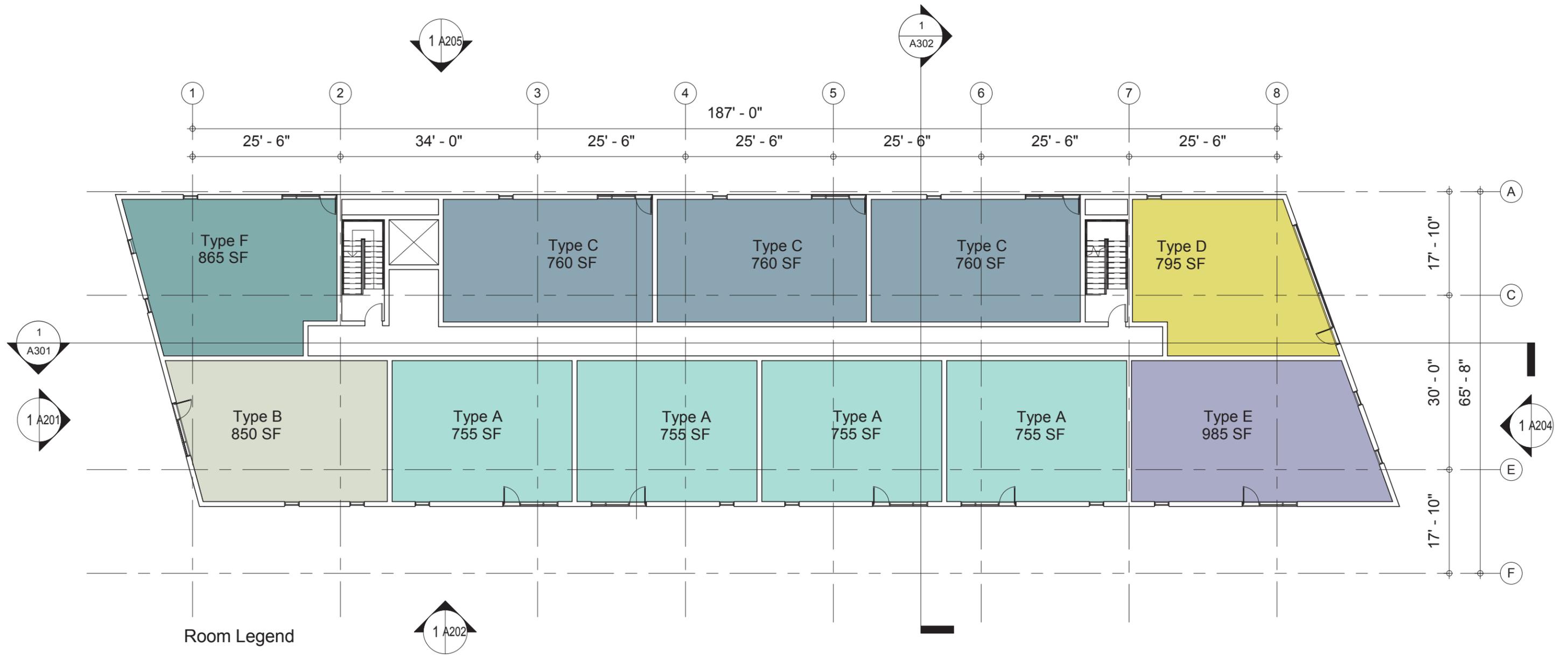
# PUBLIC HEARING | 216 COBEQUID ROAD





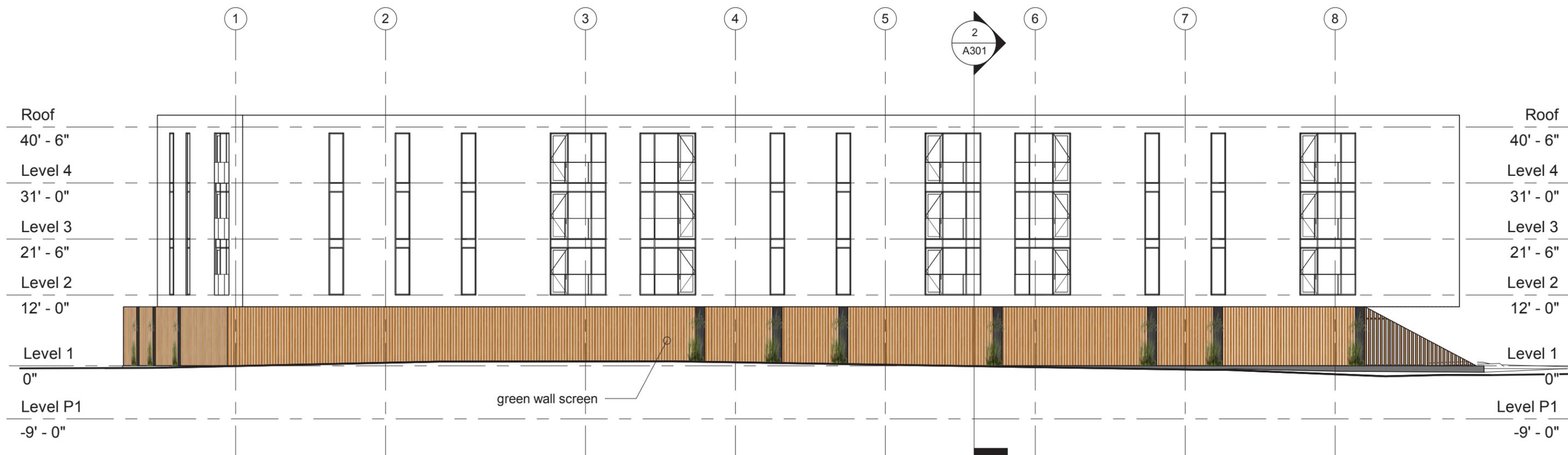






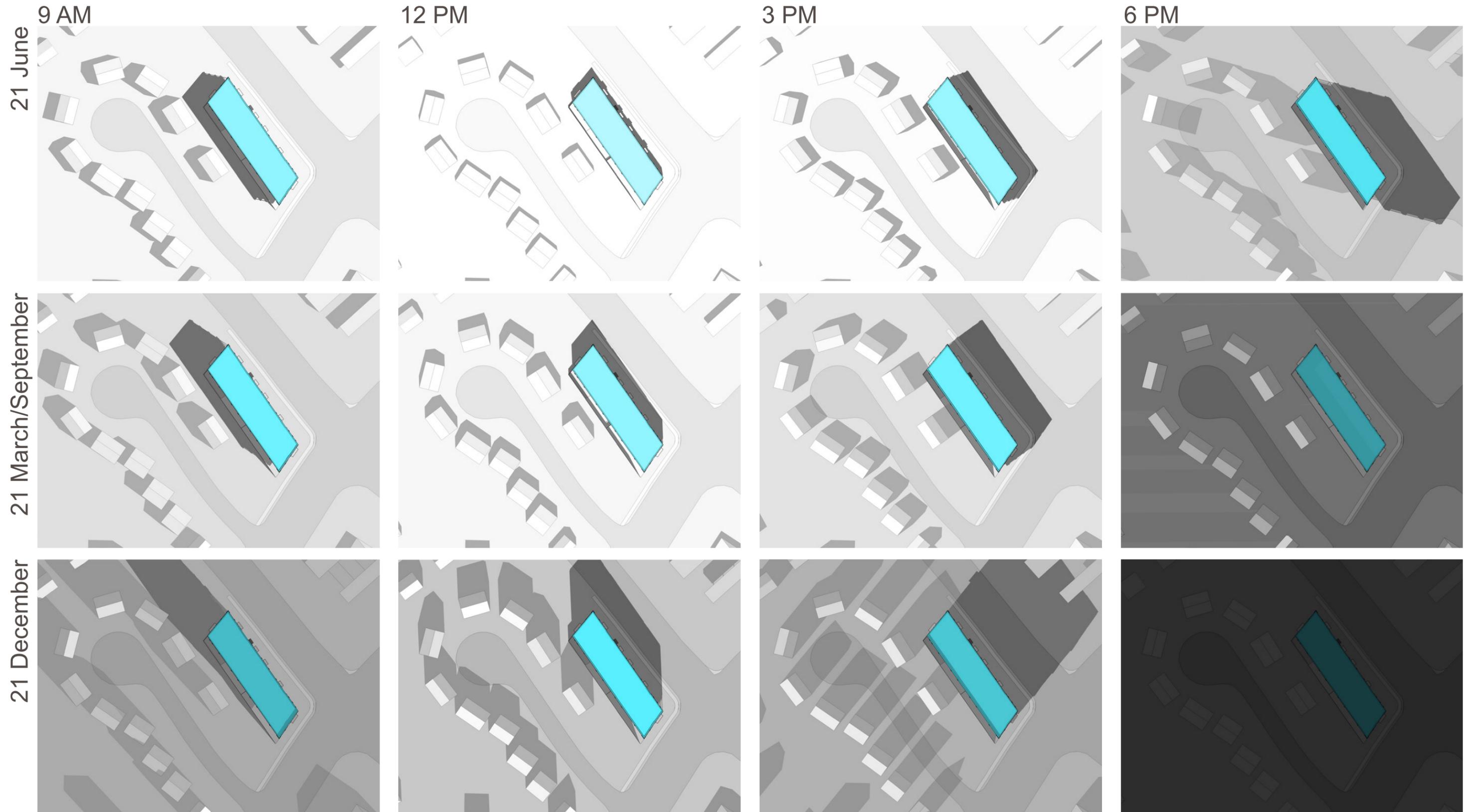
Room Legend

- Type A
- Type B
- Type C
- Type D
- Type E
- Type F





# 216 COBEQUID ROAD - SHADOW STUDY



## TEAL has responded to all concerns raised by the community and the Planning Advisory Committee

The addressed concerns include:

Building Height	Building height has been reduced by 2ft to 42.5ft.
Number of Units	Number of residential units has been reduced from 36 units to 33
Parking Capacity	Underground parking capacity has been increased: <ul style="list-style-type: none"><li>-32 residential parking spaces</li><li>- 5 commercial parking spaces</li></ul> At-grade parking capacity: <ul style="list-style-type: none"><li>- 4 commercial parking spaces</li><li>- 4 residential visitor parking spaces</li></ul> The 4 at-grade parking spaces will be available to residential visitors during evenings/weekends
Proximity to Property Line	Distance between the building and the south property line has been increased by over 13%
Privacy of Malik Court Residents	Trees damaged or removed due to building construction will be replaced by the developer. Privacy fence between the southern and western neighbours will be 10ft high per request at the Public Information Meeting. Building Permit Application for the fence has been submitted
Traffic Visibility	HRM traffic engineers have concluded there is no obstruction of the view for the drivers exiting Malik Court. Building placement and tapering of privacy fence enables unobstructed view