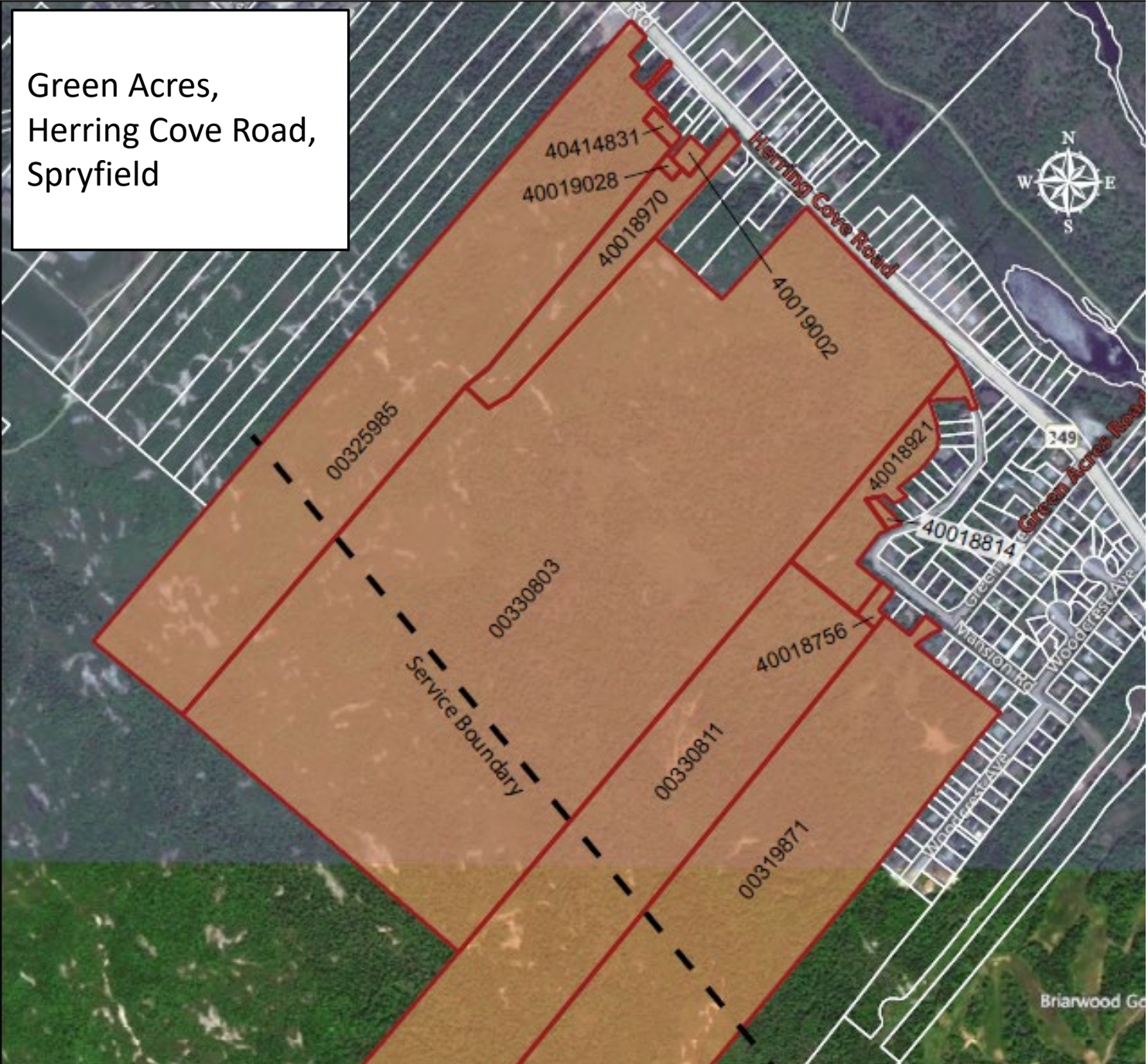


Case 23120



Reduction of side yard setback and separation distance in the R-2 Zone of the Mainland South Secondary Plan Area

Green Acres,
Herring Cove Road,
Spryfield



Approximately 122 acres
within the service boundary,
zoned R-2

Elevation: 17-foot wide units



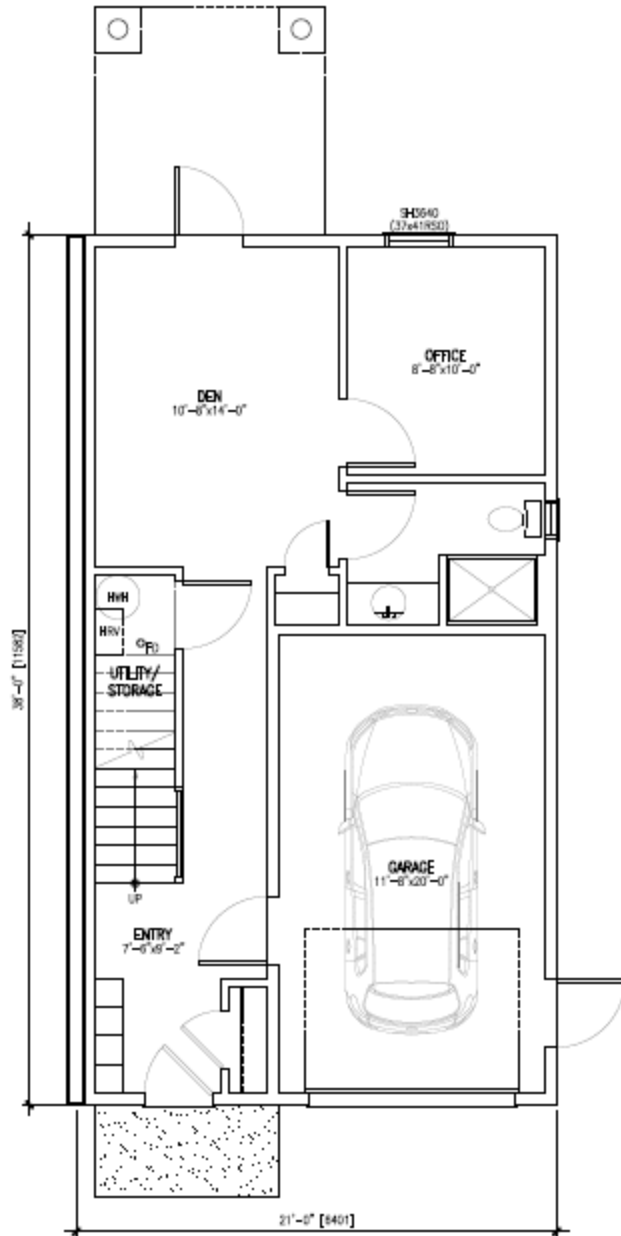
17-foot wide unit floor plans



Elevation: 21-foot wide units

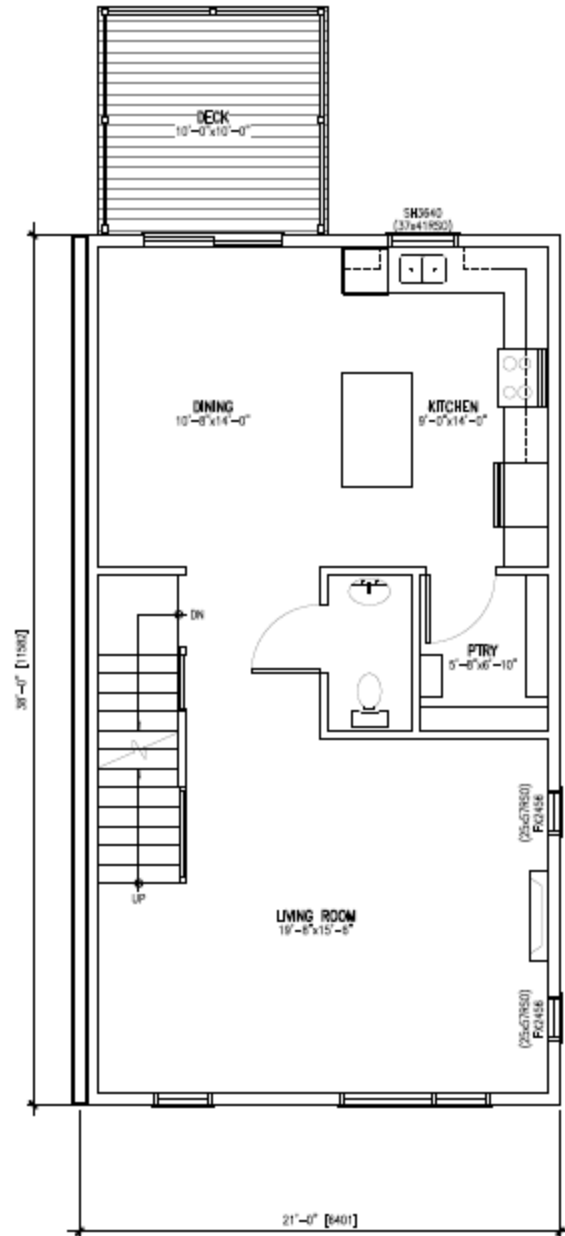


21-foot wide unit floor plans



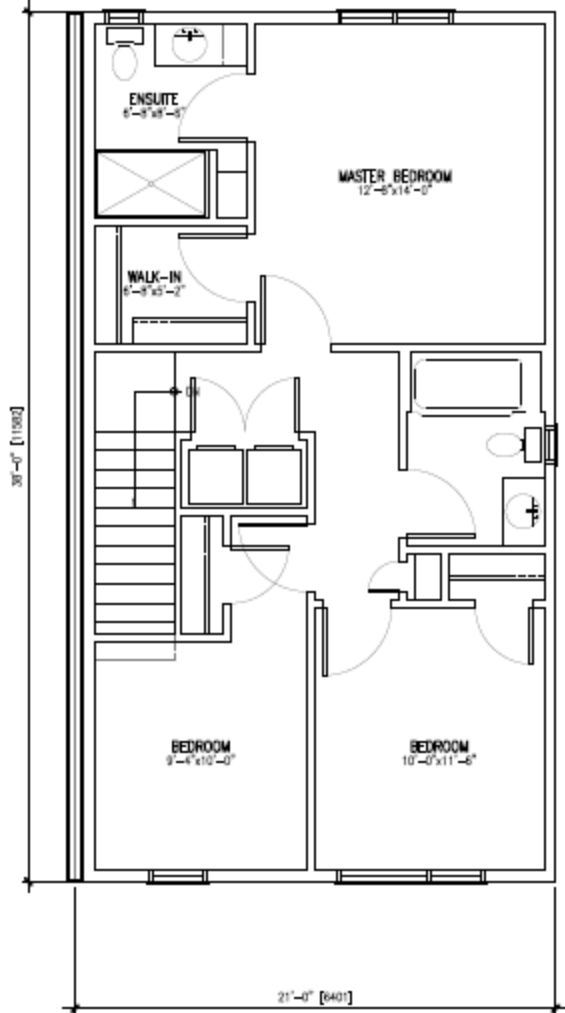
BASEMENT FLOOR

SCALE: 3/16" = 1'-0"
 BASEMENT = 532 SQ. FT. / 49.4 SQ. M.
 GARAGE = 286 SQ. FT. / 26.7 SQ. M.



FIRST FLOOR

SCALE: 3/16" = 1'-0"
 FIRST FLOOR = 786 SQ. FT. / 73.3 SQ. M.



SECOND FLOOR

SCALE: 3/16" = 1'-0"
 SECOND FLOOR = 789 SQ. FT. / 73.3 SQ. M.

Public Participation: main concerns

- Perceived increased risk of fire
- Financial benefit to the developer
- Perceived negative impact on quality of life/livability in the area
- Perceived negative effect on existing character of established neighbourhoods
- Perception that the area affected by the amendments, and the scope of the proposal, are too large
- Perceived loss of privacy

Potential ways to limit the extent of the LUB amendments

The LUB amendments could apply only to:

- Properties created after the effective date of the amendments;
- Properties where the side yards in question are measured from boundaries in common with lots also created after the effective date of the amendments;
- The construction of new dwellings and would not apply to additions to existing dwellings; and
- Properties that are located south of Herring Cove Road.



Thank you

