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RIVER ESTATES PHASE 2: Blocks 39-41

MINOR VARIANCE APPLICATIONS

RIVER ESTATES PHASE 2 - REAR LANE ACCESS UNITS

Bungalow Units - Summersides Blvd.



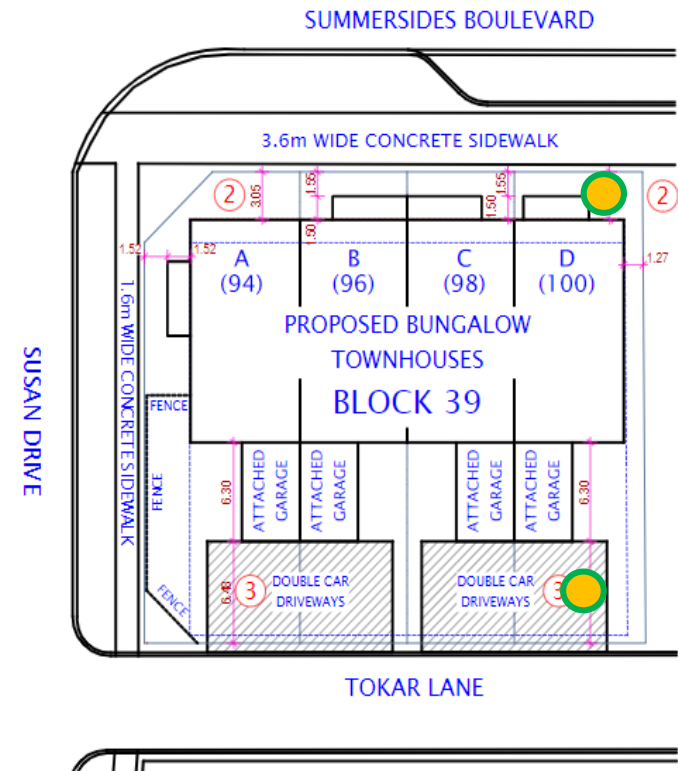
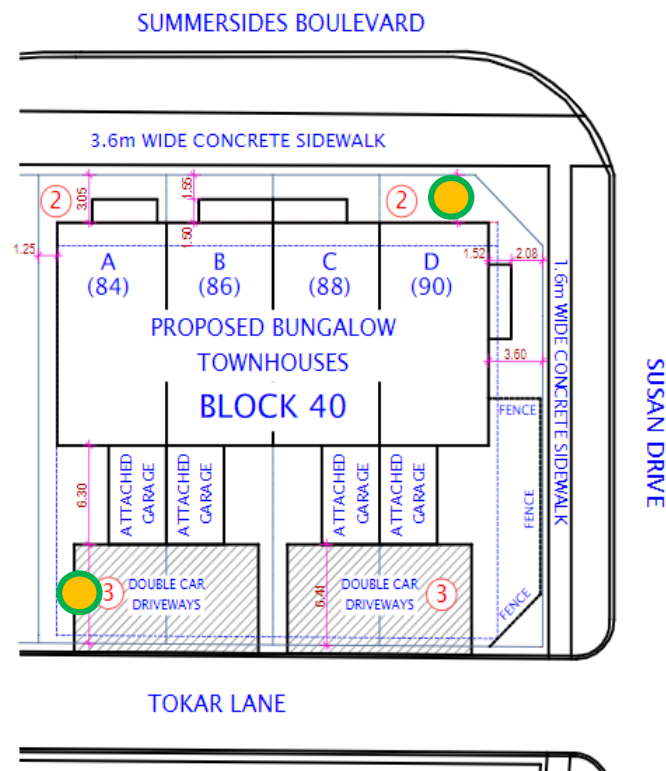
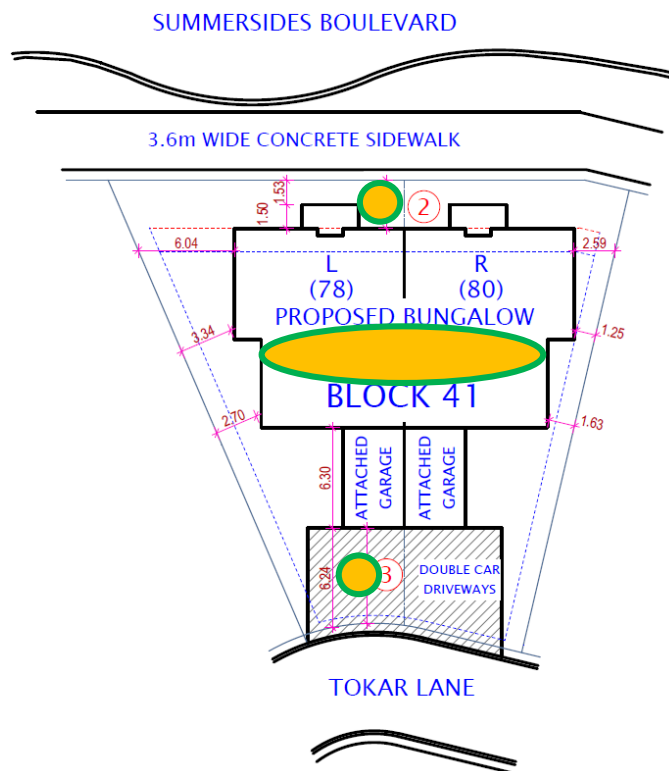
LANDSCAPE ENHANCED FRONTAGES: BUNGALOWS

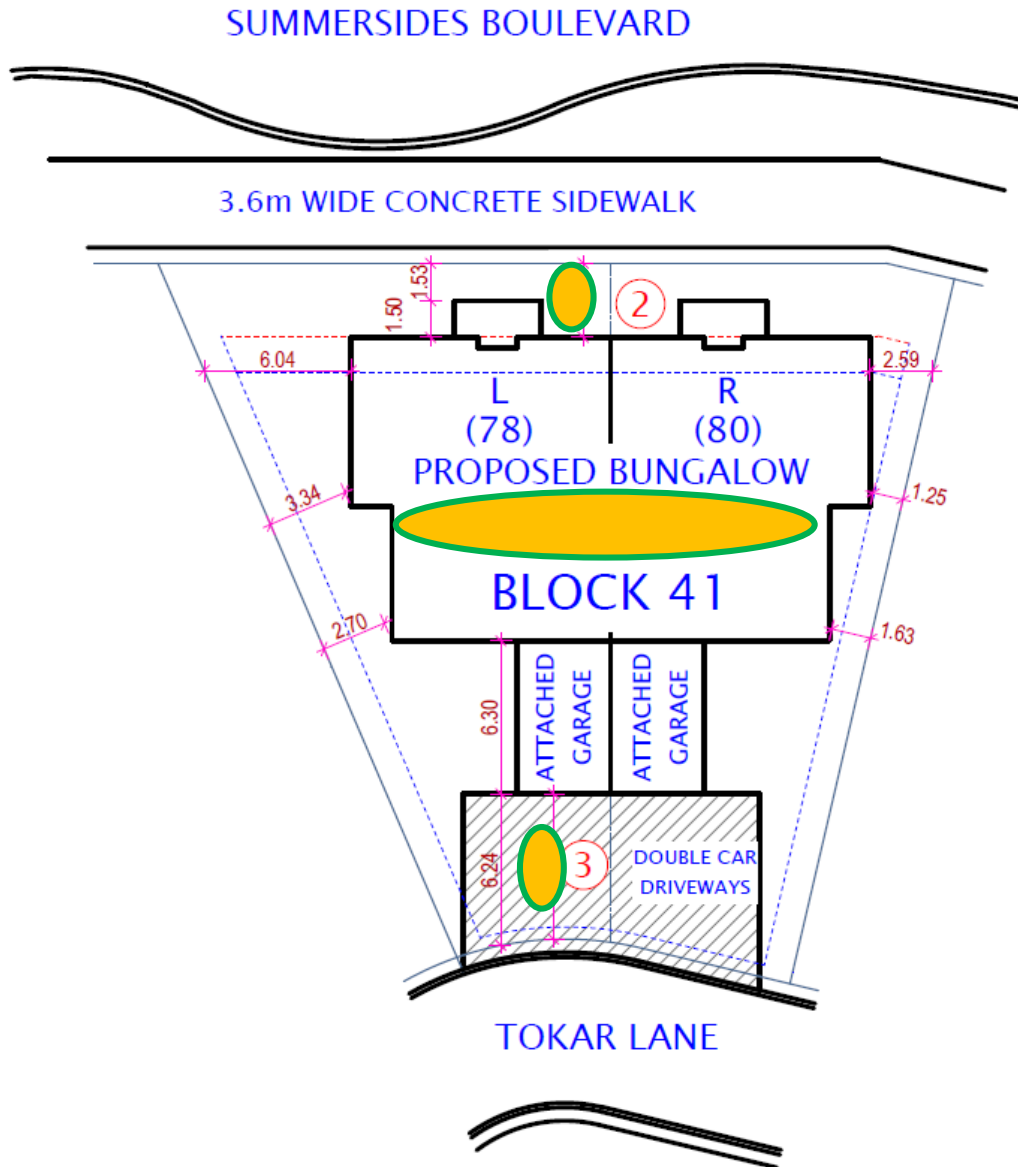


Why Minor Variances?

Variances:

1. Reduce front yard setback from 4.5m to 3.0m;
2. Reduce rear yard setback for rear lane garages from:
 - Block 39 – 7.5m to 6.1m;
 - Block 40 – 7.5m to 6.1m;
 - Block 41 – 7.7m to 6.0m;
 - To adjust to the limited depth of the blocks and provide driveway parking spaces for units leaving sufficient front yard space for landscaping.
3. Block 41 only, adjust the definition of townhouse dwelling to permit two units rather than 3 or more;
 - To allow 2 rear-lane townhouse style units to be permitted within the “*Townhouse Definition*” as the units are designed as townhouse dwellings.



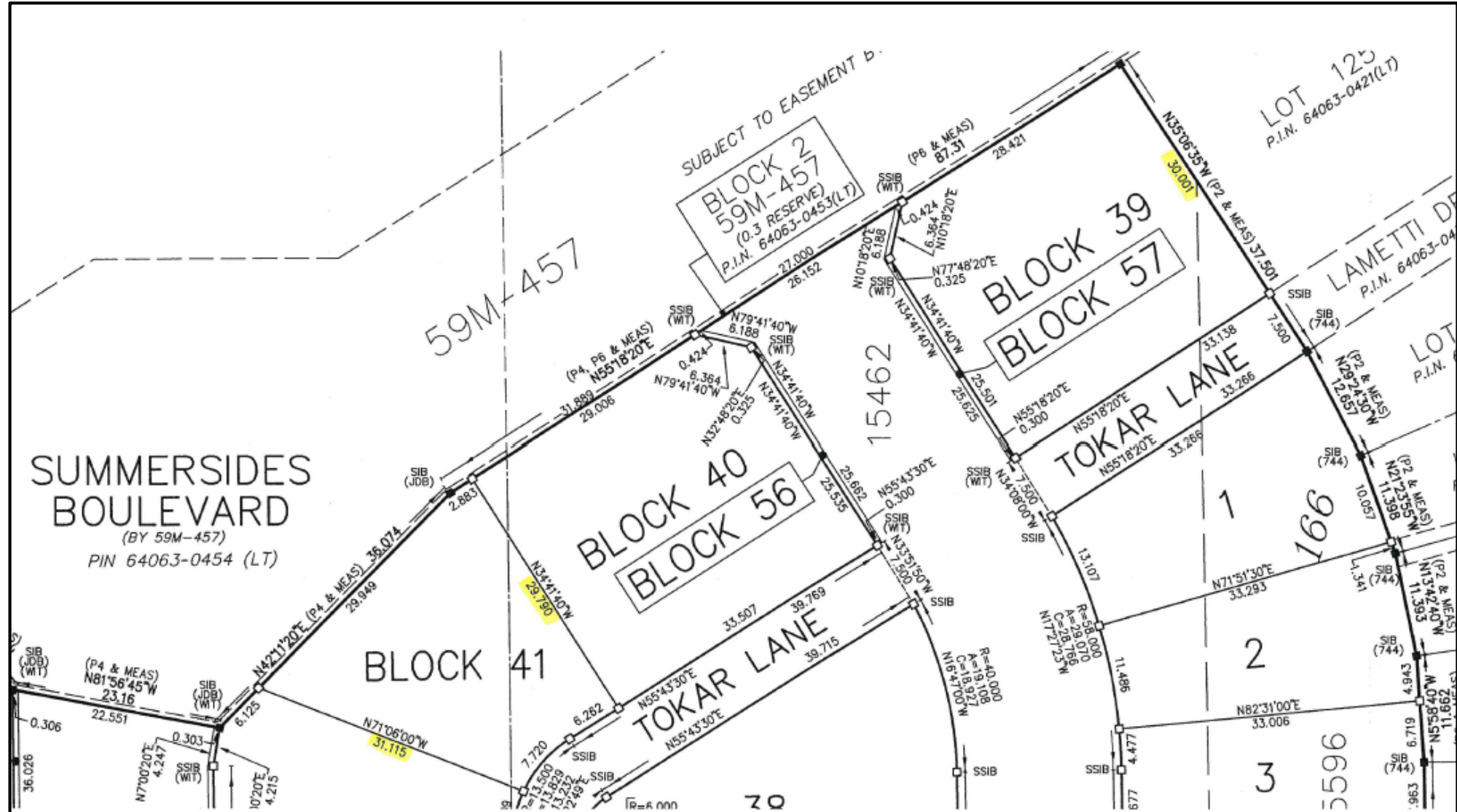


Reason to Vary the Townhouse “Definition” on Block 41

- The frontage and depth of the block does not provide the space to accommodate 3 townhouse units to meet the By-law definition of 3-units for a “townhouse dwelling”.
- Our request is to adjust the “definition” of Townhouse Unit on this block to allow 2 rear-lane townhouse units to fit this lot yet maintain the townhouse character along Summersides Boulevard.

Lot Depth Comparison:

Bungalows



Two Storey Townhouses

