

### Southside Construction Limited

Representing Neighbouring Residents  
20 June 2016



### Neighbourhood Context

Predominantly large-lot single-detached neighbourhood



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Predominantly large-lot single-detached neighbourhood



### Air Photo from September 2013

Significant Natural Environmental Area & Woodlot



### Air Photo from September 2015

Significant Natural Environmental Area & Woodlot Removals



### Southside Draft Plan of Subdivision

- 44 Single-detached lots
- Open Space block
- A "Low Density Block"



### Southside Proposed Zoning

- R1-9 permits 16 m single-detached lots
- R6-5 permits "Singles, Townhouses & Apartments"



### Southside Potential Development

- Potential 42 units (@ 30 UPH)
- 4 storey apartment building (Maximum 12 metre height)
- 6.0 metre setbacks to adjacent large-lot single detached



### Neighbouring Residents' Concerns:

- Not opposed to development
- Do not expect "sameness" in terms of land use
- Request similar land use and setbacks



### Neighbouring Residents' Concerns:

*"We noticed there were several concerns about the proposed 'R5-6' Low Density Residential Block. . . . I have attached our Site Concept showing what we propose. . . . We are planning large, vacant land condo lots in the block, for single-family homes on a private street."*



**Michael Frija – Southside Group**  
November 13, 2015

### Neighbouring Residents' Concerns:

- In response to Mr. Frija's proposal, we wrote to City Staff on December 10, 2015
- Requested that the zoning for the "Low Density Block" be zoned R6-1 to permit:
  - o Single-detached dwellings only
  - o Maximum of 13 units
  - o Minimum 20m lot frontages
  - o Minimum setbacks to existing residential properties of 10m
- Mr. Frija was copied on this letter and there has been no response



### Respectfully Request Council:

Support the neighbouring residents' request to:

- (1) Restore the natural environmental area and woodlot to the satisfaction of the UTRCA and City and
- (2) Impose the Residential R6-1 zone with site specific regulations on Block 101:
  - o To permit single-detached dwellings only in a cluster format
  - o To permit a Maximum of 13 units on the block
  - o To require Minimum lot frontages of 20 metres and
  - o To require Minimum setbacks of 10 metres to existing residential properties.