

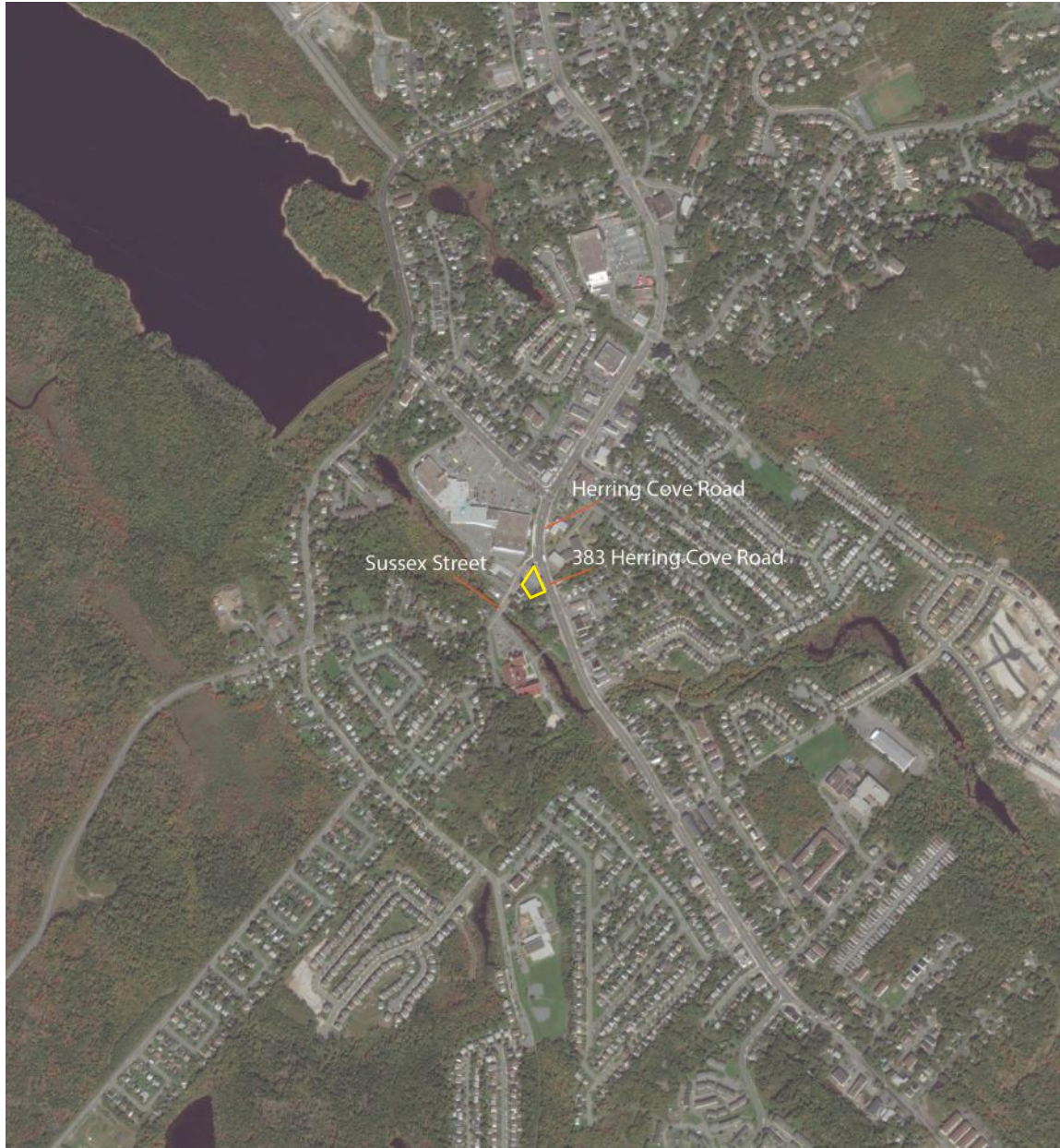
383 Herring Cove Road Proposed Development

TEAL Architects+Planners

On behalf of FH Development Group



Site Context and Location



- o 383 Herring Cove Road
- o Current zoning (C2A)

Site Context and Location



- Former gas station
- Contaminated site must be remediated
- Within an “Urban District Growth Centre” (HRM Regional Plan, 2014)
- Current density will create less traffic than former gas station
- HRM does not have any planned infrastructure improvements for the Sussex Street and Herring Cove Road intersection through 2018

Nearby Amenities



Within 250 metres:

Captain Spry Centre
Central Spryfield Elementary
Royal Canadian Legion
South Centre Mall
YWCA Child Care Centre
Spryfield Physiotherapy
Eye Clinic



Within 500 metres:

Blooming Cafe Restaurant
Tim Horton's Restaurant
Salvation Army Family Resource Centre
Shoppers Drug Mart
RBC Bank



Within 750 metres:

J.L. Isley High School
Elizabeth Sutherland School
Herring Cove Community Dentistry
Sobey's



Within 1000 metres:

Spryfield Lions Rink and Recreation Centre
Fire Station 6



Proposal Overview

USES RESIDENTIAL, COMMERCIAL (MIXED USE)

RESIDENTIAL UNIT COUNT 86

3 BEDROOM FAMILY UNITS 6

2 BEDROOM 48

1 BEDROOM 32

COMMERCIAL SPACE 9,950 sqf

AMENITY SPACE

INDOOR 6,700 sqf

OUTDOOR 18,000 sqf

HEIGHT (AT INTERSECTION) 10 Storeys

HEIGHT (AT REAR AND SIDE) 4 Storeys

Proposal Overview

PARKING (TOTAL)








RESIDENTIAL (UNDERGROUND)	109
COMMERCIAL PARKING	74 + 8 visitor 27

SETBACKS

COMMERCIAL	
RESIDENTIAL	15ft 40ft

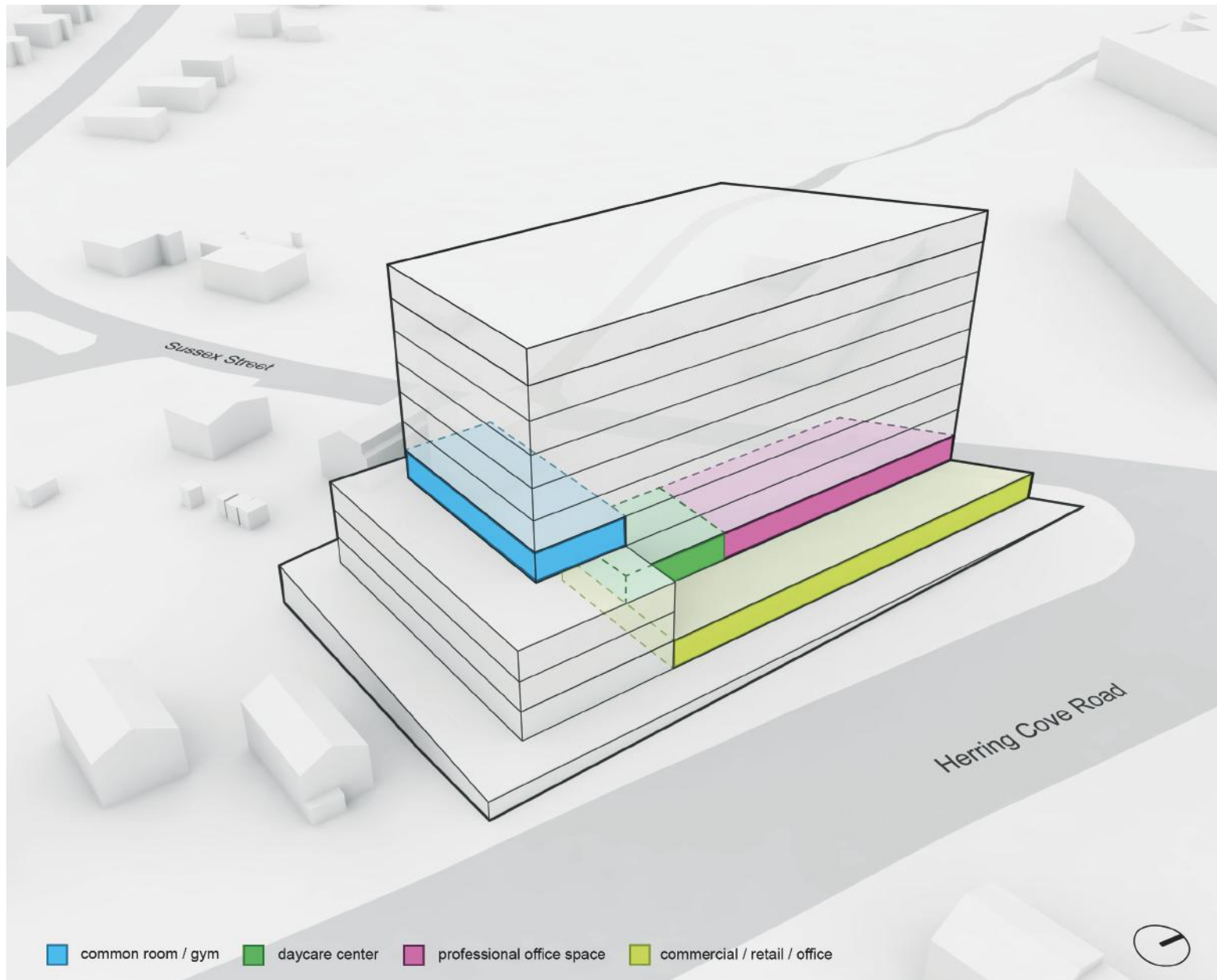
- Commercial space may include: day care, boutique shops, coffee shop, professional office space
- Affordable housing

Housing Mix

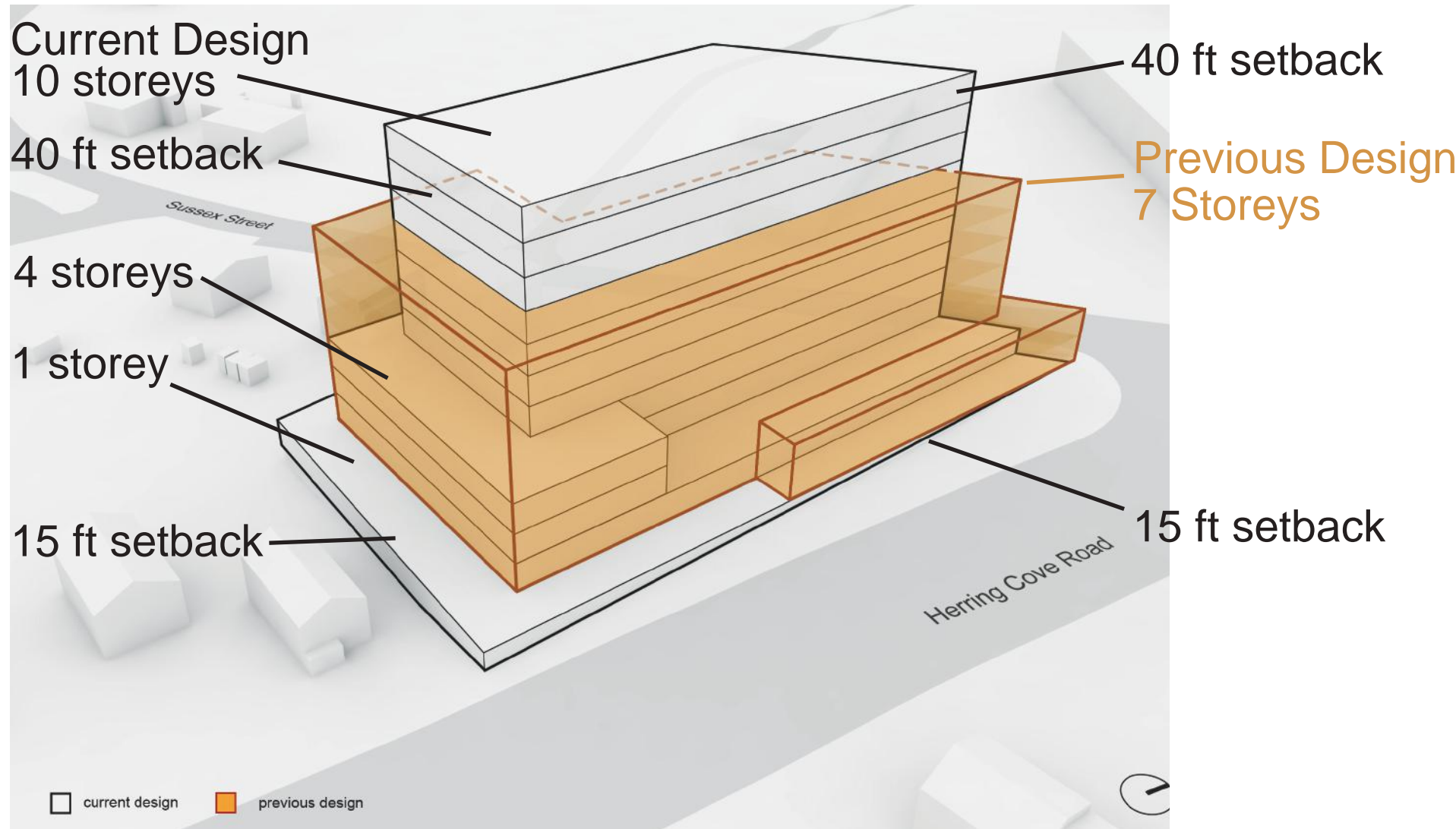
	Outdoor Amenity Space
	Amenity Space
	Commercial Space
	Vertical Circulation
	3 Bedroom: 6
	2 Bedroom: 48
	1 Bedroom: 32
	Total: 86



Interior Uses



Design Comparison



Site Plan Comparison







Thank you!



Parking 1+2

Outdoor Amenity Space

Amenity Space

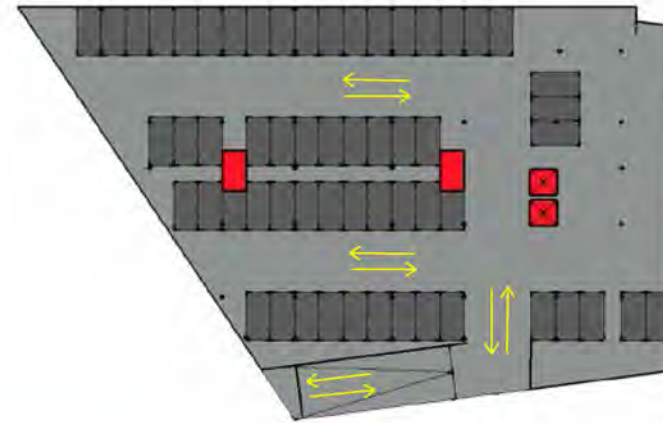
Commercial Space

Vertical Circulation

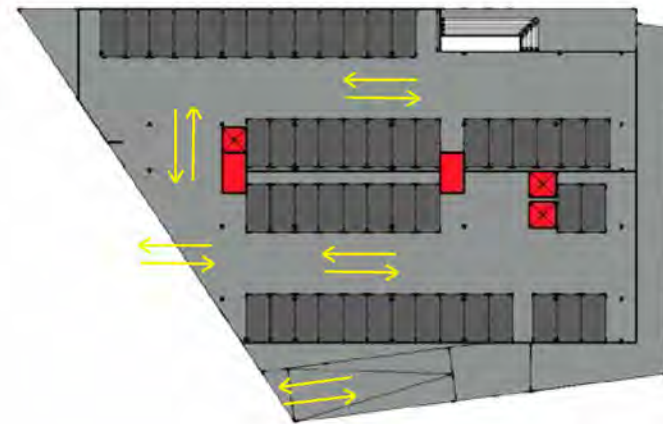
Residential Parking: 74

Visitor Parking: 8

Commercial Parking: 27



Parking Level 2: 58 Residential



Parking Level 1: 16 Residential + 8 Visitor + 27 Commercial



Level 1+2

Outdoor Amenity Space

Amenity Space

Commercial Space

Vertical Circulation

3 Bedroom: 6
6 Type 3A: 1,200 nsf

2 Bedroom: 48
18 Type 2A + den: 1,100 nsf
18 Type 2B + den: 1,100 nsf
6 Type 2C + den: 900 nsf
6 Type 2D: 700 nsf

1 Bedroom: 32
16 Type 1A: 650 nsf
10 Type 1B + den: 825 nsf
6 Type 1C + den: 825 nsf

Level 1



Level 2



Levels 3 + 4

Outdoor Amenity Space

Amenity Space

Commercial Space

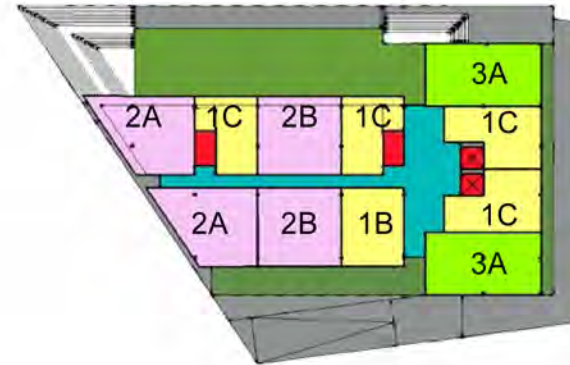
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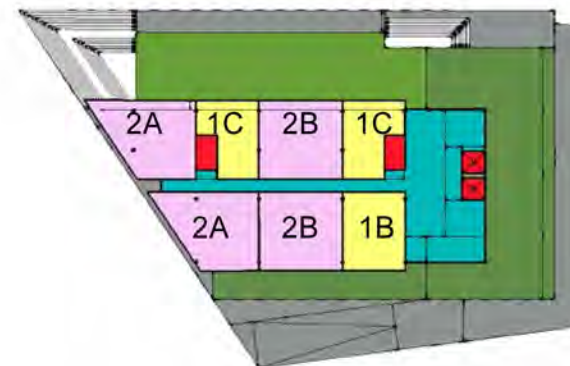
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Level 3



Level 4



Floors 5 to 10

Outdoor Amenity Space

Amenity Space

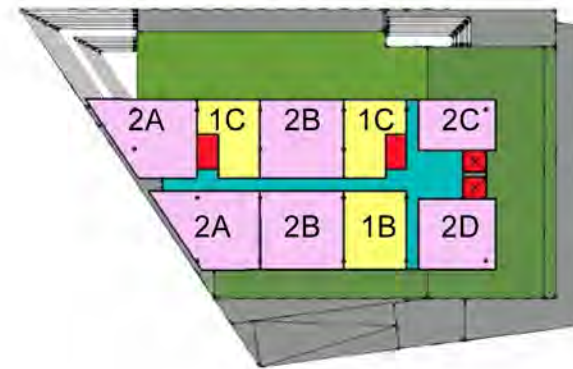
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Level 5 to 10