

383 HERRING COVE ROAD



LOCATION + OVERVIEW

PLAN AMENDMENT + REZONING | PUBLIC CONSULTATION

- The site is located directly adjacent to the Spryfield Commercial Core.
- Daily needs can be obtained on foot or by bicycle. Spryfield's system of well connected trails make it easy to walk between the site and points of interest.
- The Captain Spry Centre is nearby and well within walkable distance giving access to exercise equipment, public activities and rentable facilities.
- All levels of public schools are within 800 metres or less.
- 7 storeys, 60 units comprised of a mix of one and two bedroom
- 7,038 sf of commercial space at ground floor



LEGEND

— 383 Herring Cove Road

--- Buffers

N

DETAILS



PLAN AMENDMENT + REZONING |
PUBLIC CONSULTATION

383 Herring Cove Road is a proposed mixed-use residential+commercial building. The proposal is being considered under the MPS amendment process.

Situated in the heart of Spyfield Village the development will create a more lively and active streetscape along Herring Cove Road.

The building's residents will be well served by the nearby commercial core of Herring Cove Road as daily needs can be obtained by walking and bicycling. The Captain William Spry Centre offers community services within a comfortable, short walking distance. The building's street level commercial space will help to achieve a critical mass of rentable commercial space along Herring Cove Road within the Village Centre.

BASEMENT LEVEL

58 parking spaces (3 accessible), utility space

PEDESTRIAN-ORIENTED COMMERCIAL STREET GROUND FLOOR

7,038 sf of commercial space, 9 parking spaces
(1 accessible) at rear of building

OTHER GROUND FLOOR

Common spaces, bike room, storage

LEVELS 2-7

10 residential units per floor (6 one bedroom,
4 two bedroom each)

ROOFTOP

Accessible landscaped roof (levels 1+2)

UNIT COUNT

24 two bedroom and 36 one bedroom units, 60 total units

COMMENTS AND QUESTIONS:

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