

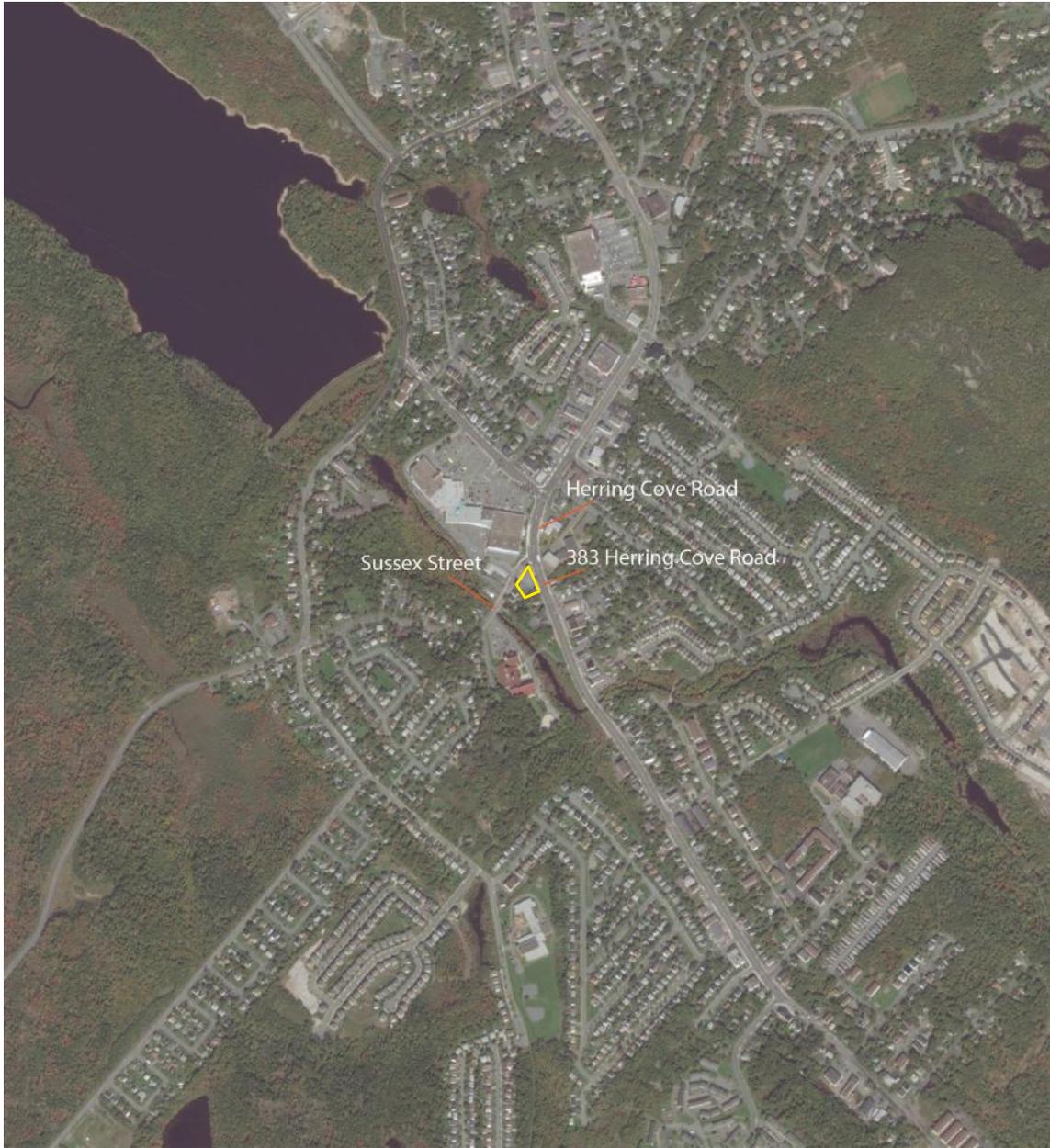
383 Herring Cove Road Proposed Development

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

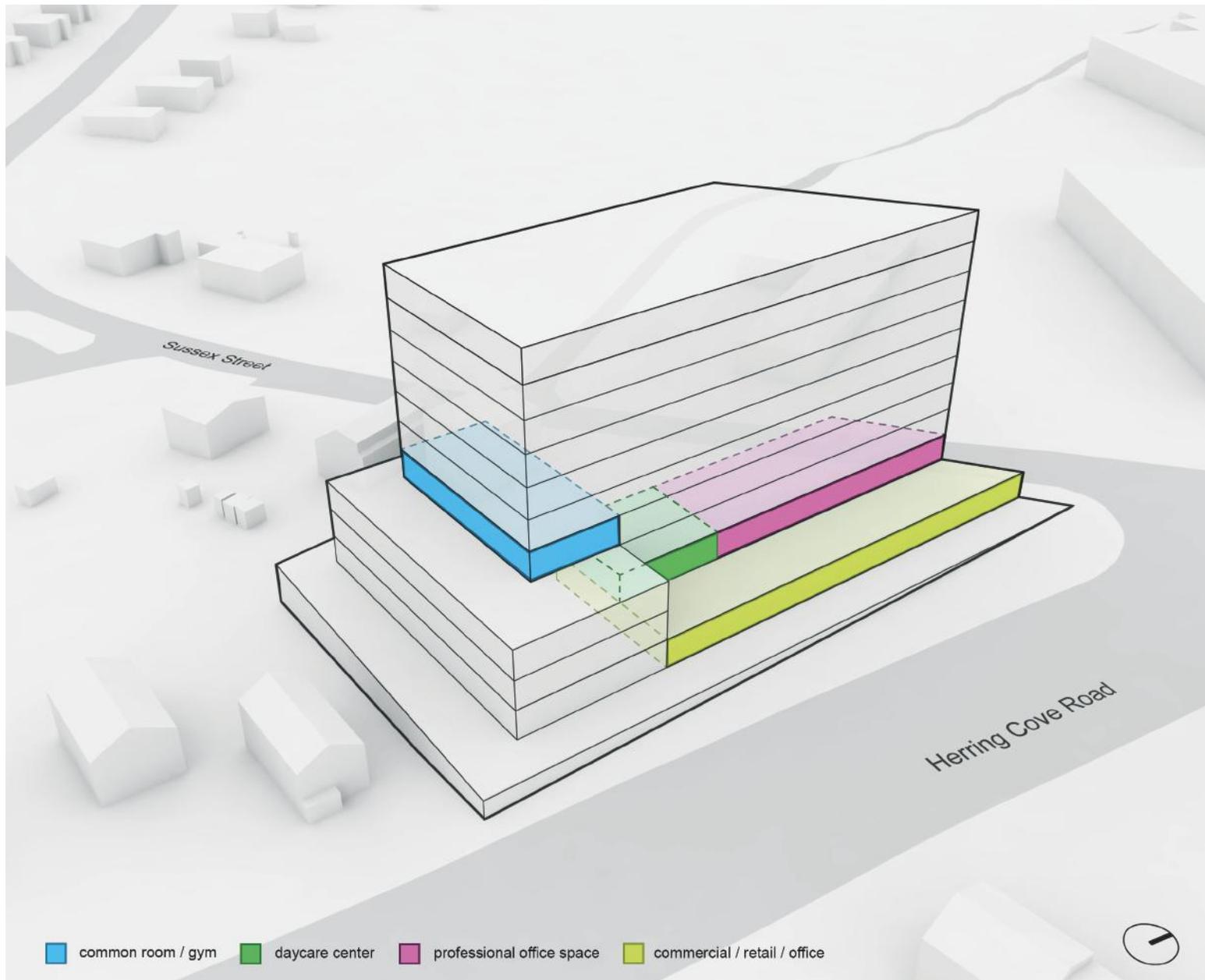
- Commercial space may include: day care, boutique shops, coffee shop, professional office space
- Affordable housing

Housing Mix

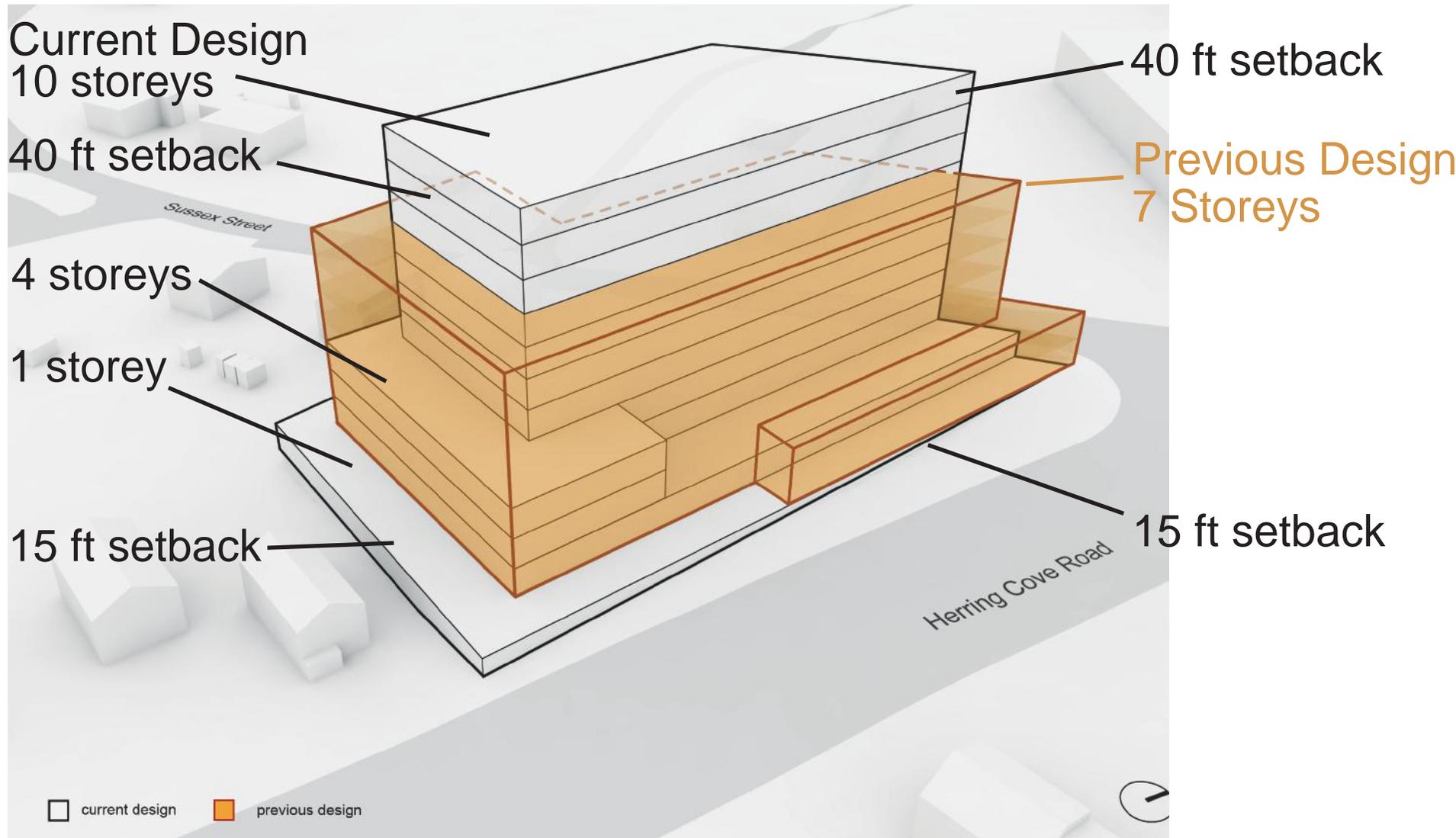
	Outdoor Amenity Space
	Amenity Space
	Commercial Space
	Vertical Circulation
	3 Bedroom: 6
	2 Bedroom: 48
	1 Bedroom: 32
	Total: 86



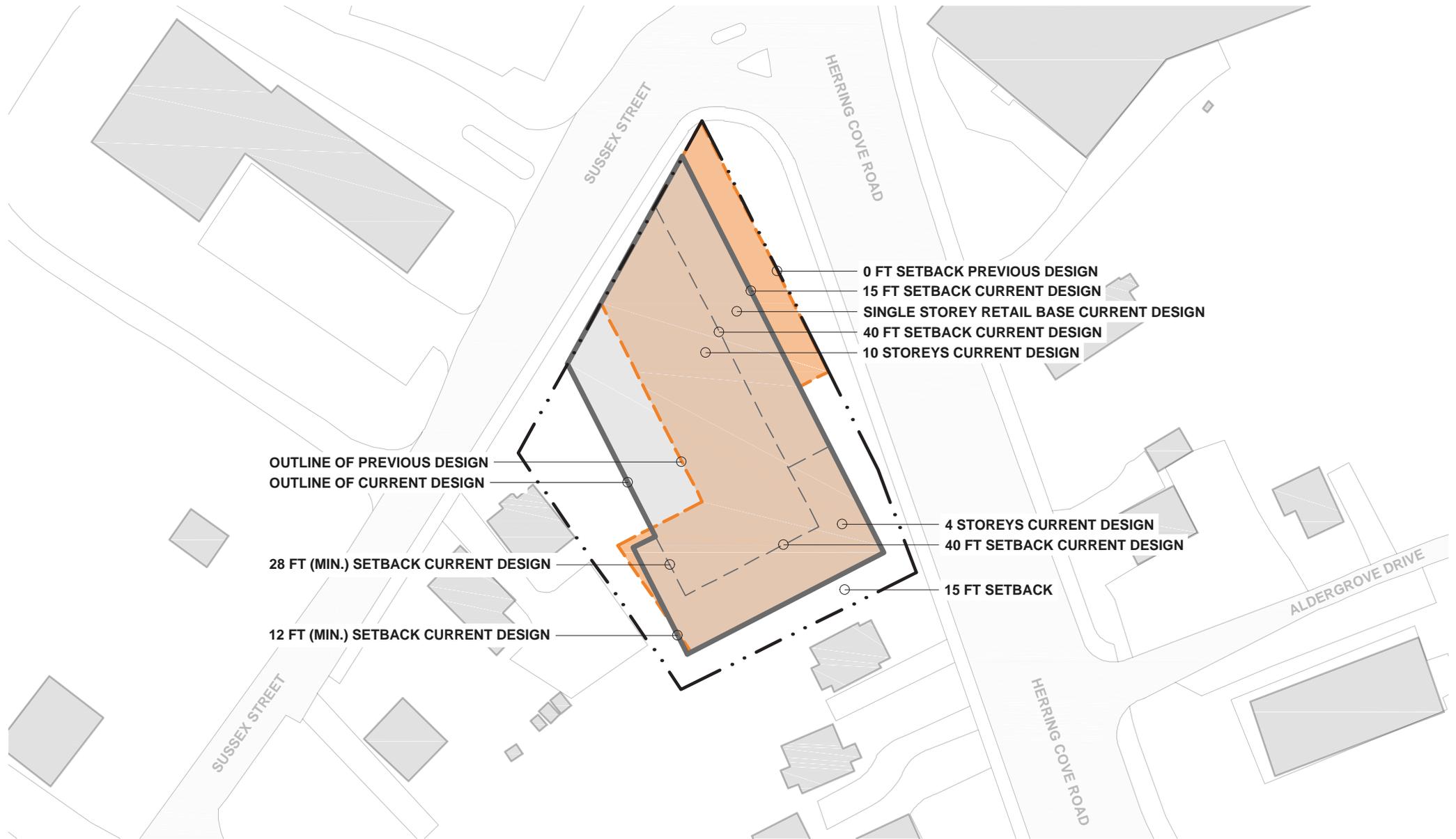
Interior Uses



Design Comparison



Site Plan Comparison







Thank you!



Parking 1+2

Outdoor Amenity Space

Amenity Space

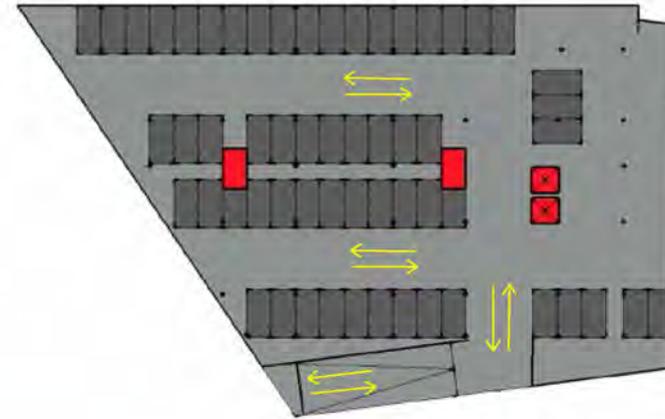
Commercial Space

Vertical Circulation

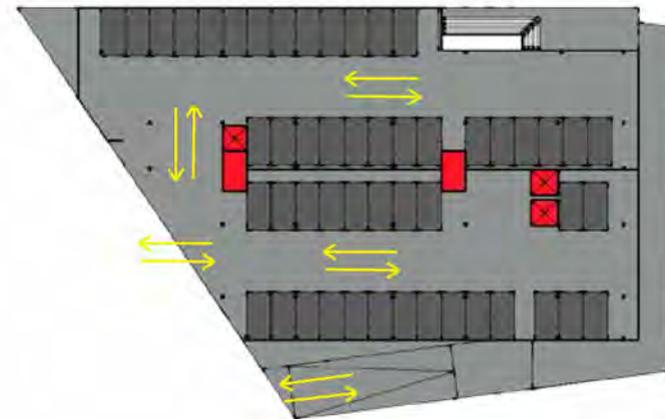
Residential Parking: 74

Visitor Parking: 8

Commercial Parking: 27



Parking Level 2: 58 Residential

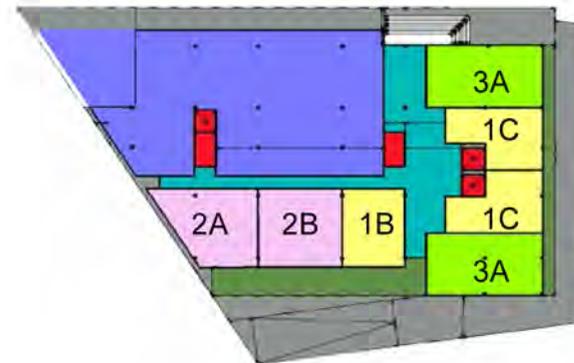


Parking Level 1: 16 Residential + 8 Visitor + 27 Commercial



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

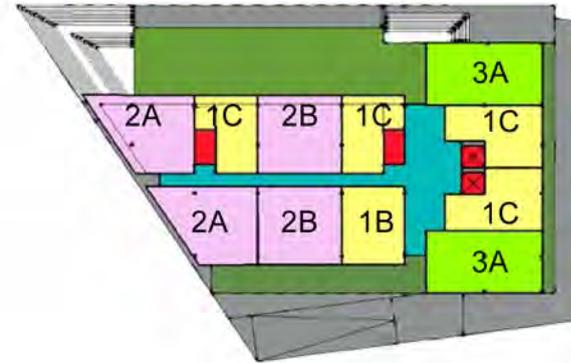
■ Commercial Space

■ Vertical Circulation

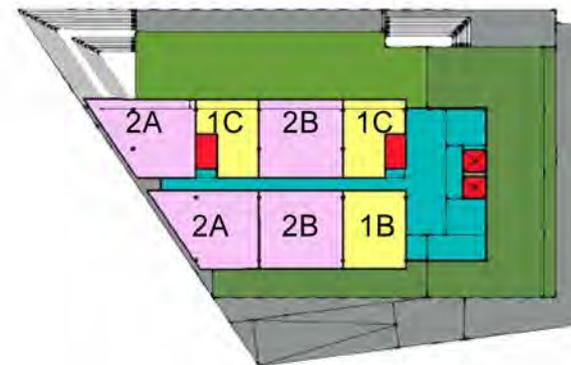
■ 3 Bedroom: 6
6 Type 3A: 1,200 nsf

■ 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 3



Level 4



Floors 5 to 10

■ Outdoor Amenity Space

■ Amenity Space

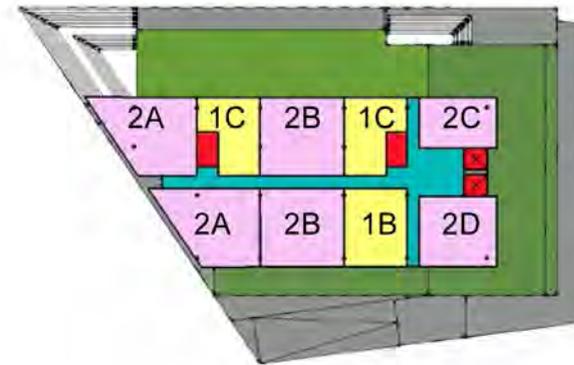
■ Commercial Space

■ 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 5 to 10

