



Overall Site Context

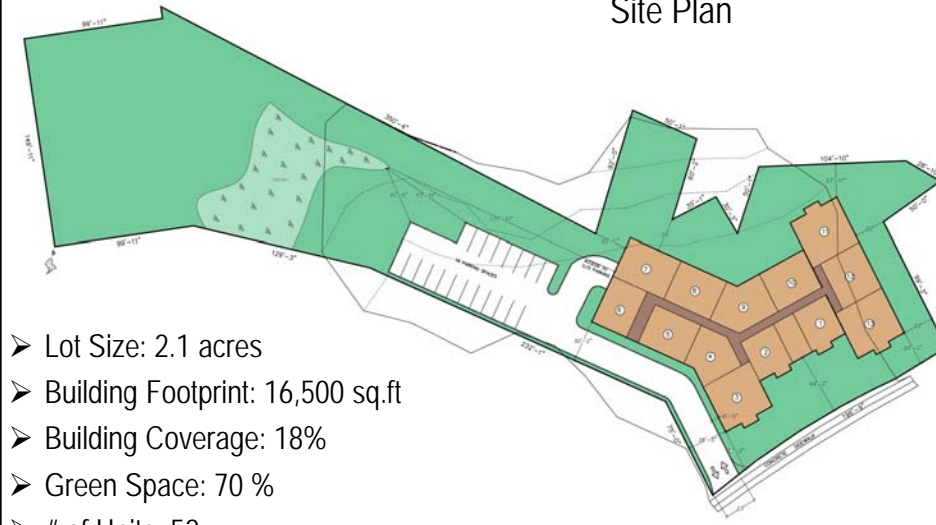


Past Proposals

MUR Design Concept 1
3D Image



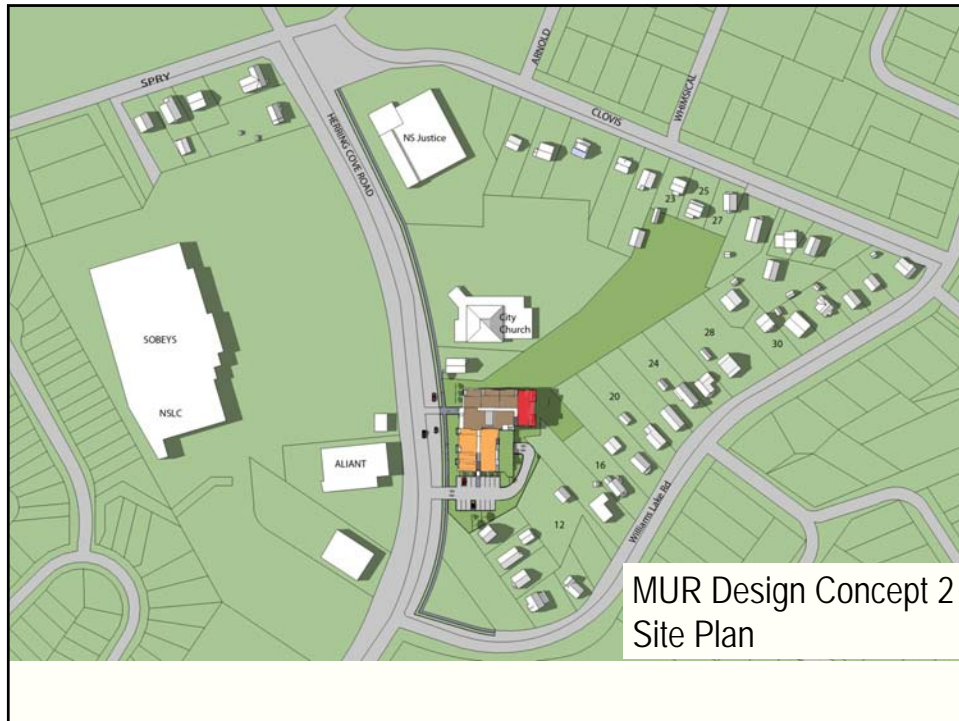
MUR Design Concept 1 Site Plan



- Lot Size: 2.1 acres
- Building Footprint: 16,500 sq.ft
- Building Coverage: 18%
- Green Space: 70 %
- # of Units: 52
- Height: 4 Floors
- Underground Parking

MUR Design Concept 2 3D Image



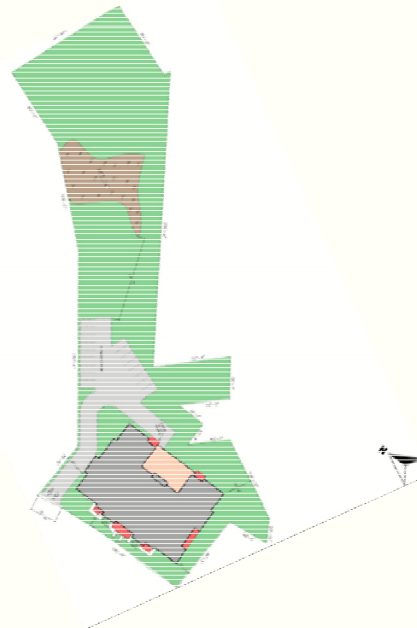


Current Proposal



SITE DATA:

- ✓ Lot Area: 2.1 acres
- ✓ Building Area; 12,840 sq.ft.
- ✓ Coverage: 14.2%
- ✓ Green Area: 74%
- ✓ No. of units: 42
- ✓ Type of units: mixed
- ✓ Building amenity Area: 1068 sq.ft.
- ✓ Parking: 47
- ✓ Height: 3-4 floors

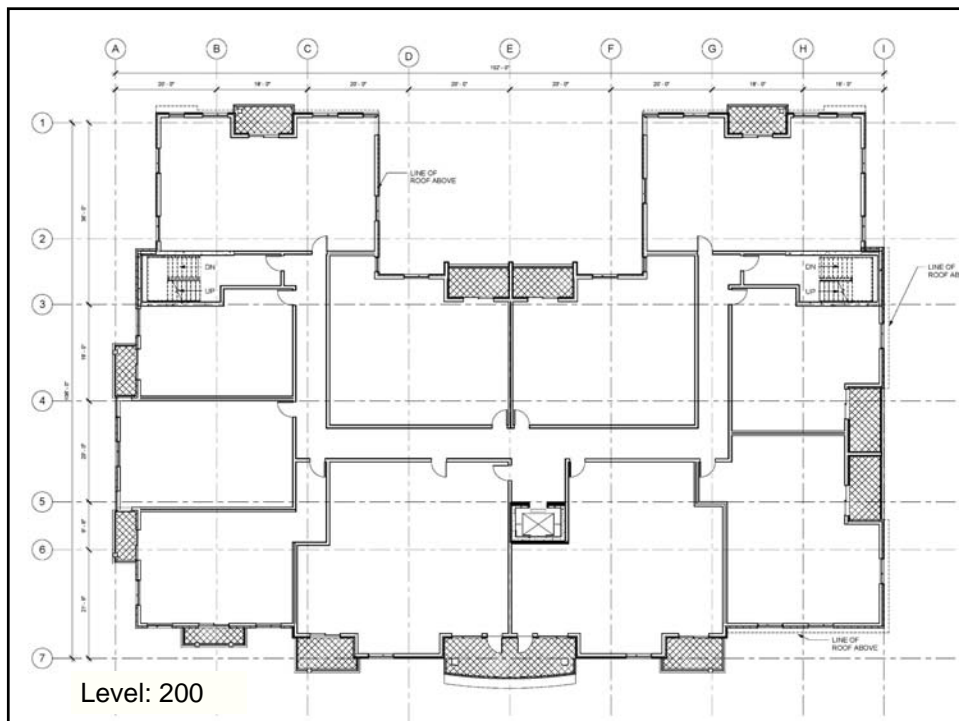
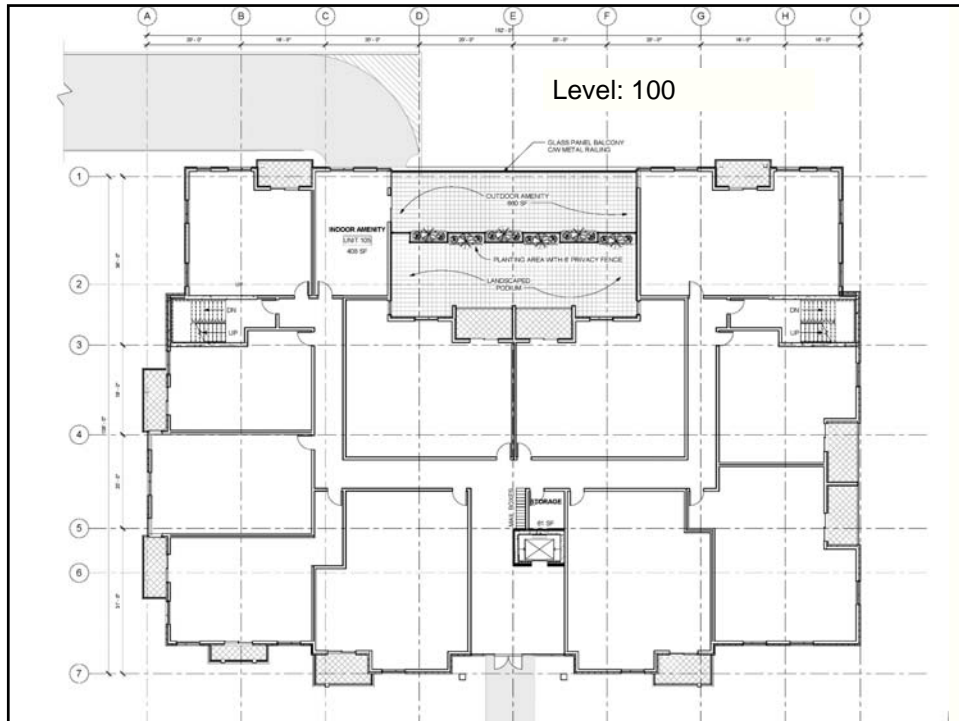


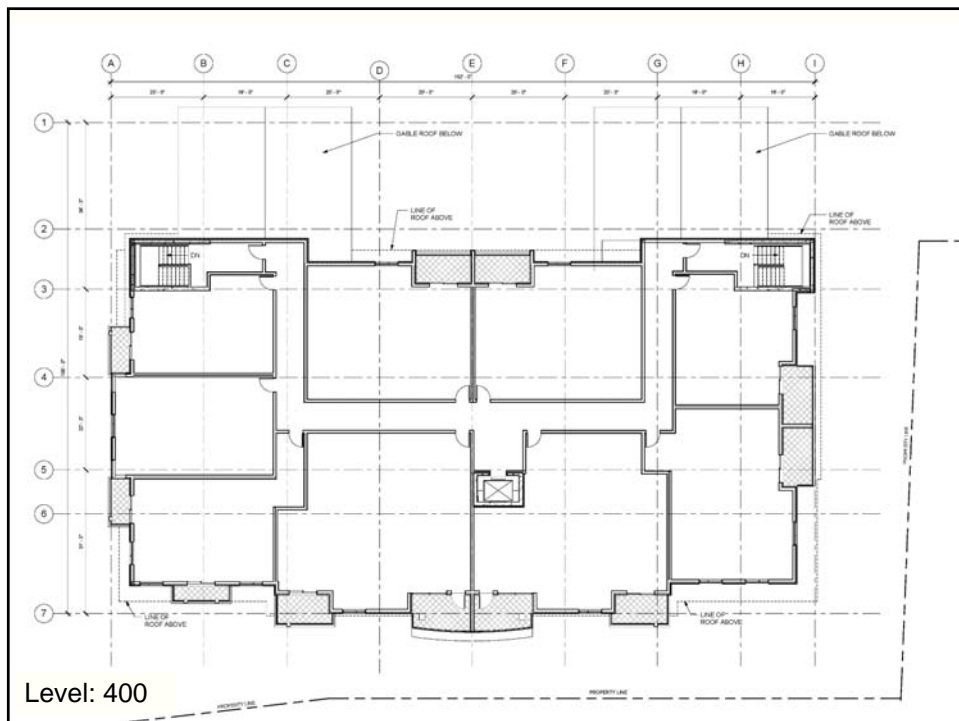
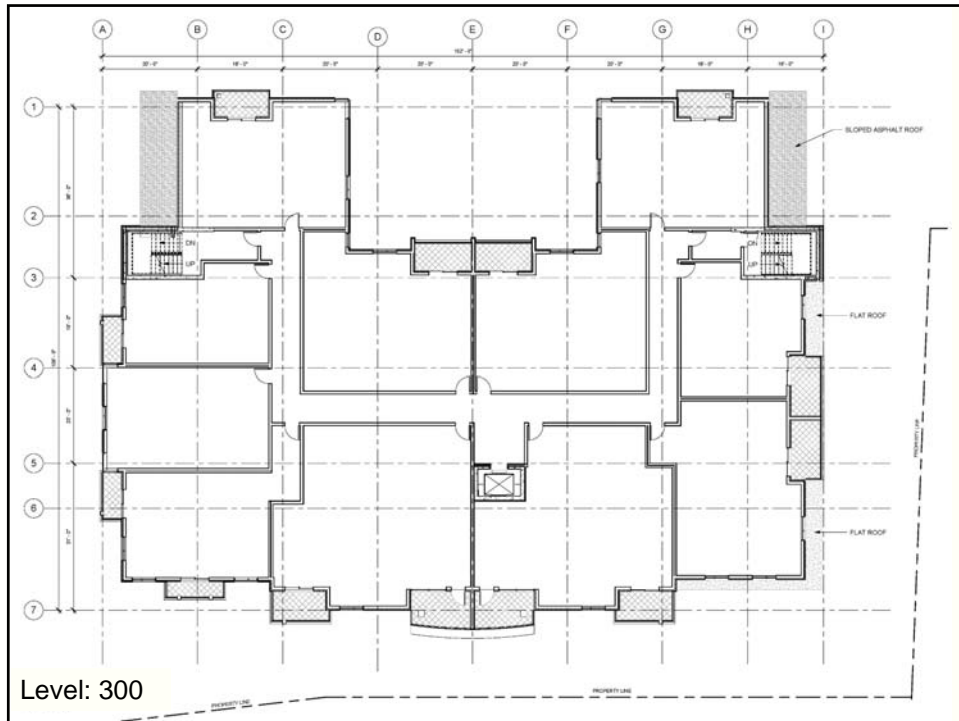


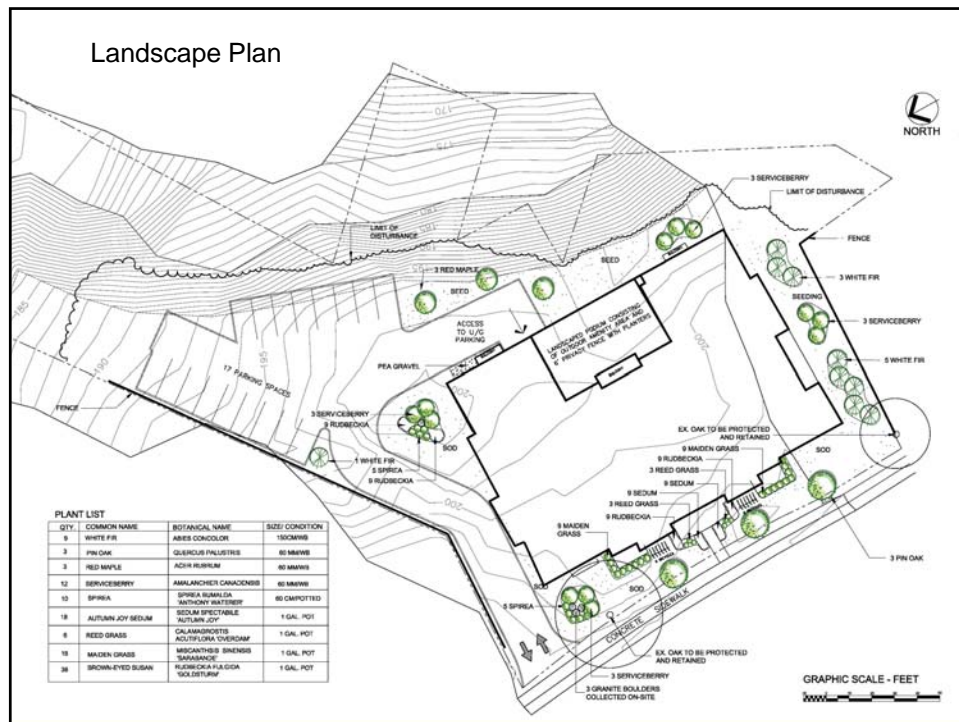
290 Herring Cove Rd
Current proposal











Merits of Proposal

- The proposed urban residential form presents a good redevelopment approach.
- The site falls within a fully serviced area, has access to main bus routes, and is close to several recreational and amenity areas including shopping and schools.
- The building is of high quality design and articulation. The distinct sections of the building facades with its proposed built form, materials, patterns, textures and colors provide a visually interesting building that is streetscape friendly.
- The size, location and the orientation of the proposed building provides for maximum setbacks from adjacent dwellings, and ample green space.

- Economically, this high quality Infill development will increase the tax revenue generated from existing infrastructure, bring more residents within walking distance of existing retail businesses; and encourage new infill development along Herring Cove Road.
- Socially and environmentally, this high quality infill development will improve community vibrancy, public safety and provide new housing stock for new residents or existing residents who wish to move from their homes to new units and would like to stay in the community.

• *Thank You*