

HERON LANDING



A COMMUNITY
AT THE CORNER OF
CULTURE &
CONVENIENCE

WELCOME TO HERON LANDING

A fresh addition to Heron Gate that builds on what already works. A place where different lives come together, with space to connect, grow and feel at home.



AN EFFORTLESSLY CONNECTED ENCLAVE

Heron Gate

In the heart of Heron Gate, Heron Landing puts everything within easy reach. Sandalwood Park is steps away, with cafes, shops, schools and everyday essentials close by. Transit is seamless, with multiple bus routes and quick access to Billings Bridge Shopping Centre.

3

Nearby OC Transit
Routes (41,44,92)

80

Walk Score

10

Minutes to Billings
Bridge Shopping Centre

SPACES SHAPED BY THEIR SURROUNDINGS

A thoughtfully designed collection of suites and townhomes that balance comfort, flexibility and connection to the surrounding neighbourhood.



LIVE IN TUNE WITH YOUR ENVIRONMENT

Heron Landing reflects the rhythm of Heron Gate — grounded, welcoming and connected. Designed for families, professionals and long-time locals, it offers modern homes that support how you want to live.

A community where culture, convenience and connection come together.

A PLAN FOR EVERY PACE

Open layouts, warm finishes and modern design create flexible living spaces for individuals and families alike. Each home is designed to support everyday comfort — from quiet moments to shared experiences.



FEATURES & FINISHES

Building Features

- 307 Suites:
 - Building A 7 story 106 units
 - Building B 7 story 109 units
 - Building C 6 story 92 units
- Bachelor to 3 bedroom + Den apartments and 3-4 bedroom townhomes
- Underground parking and visitor spaces
- EV charging in residential and visitor parking
- Mail area along with smart parcel storage area
- Key FOB controlled access system at entry points and garage
- Elevators accessible from parking garage, ground and residential floors
- Exterior Courtyard with vehicular access for drop-off and pick up
- Bike parking with repair station for residents and bike parking for visitors
- Dual entrance from courtyard and main road

Suite Interiors

- 9-foot ceilings throughout (excluding drop ceiling and bulkhead areas)
- LVT flooring in all non-tiled areas
- 4" baseboard with wood door casings, painted semi-gloss white
- Steel insulated, fire rated entry door with deadbolt lock and security viewer
- Contemporary interior doors, painted semi-gloss white
- Contemporary entry door gripset and lever style hardware throughout
- Closets with shelving
- Flat off-white paint throughout suite and semi-gloss finish paint in laundry and bathroom(s)
- Energy efficient LED lighting
- Exposed ceilings in bedroom and living room areas
- Balconies or terrace as per plan

Kitchens

- Custom Italian-designed kitchens by Trevisana Kitchens + Interiors, 12' in some units
- Designer curated quartz countertop and backsplash
- Island with waterfall quartz countertop in all units
- Full-Size Whirlpool Appliance Package:
 - 30" stainless steel refrigerator/freezer
 - 24" paneled dishwasher
 - 30" stainless steel slide-in electric range
 - 30" stainless steel over-the-range microwave hood fan
 - 27" washer and dryer set
- Undermount stainless steel sink with single-lever faucet
- Convenient under-cabinet lighting and track lights

Bathrooms

- Euro-style glass shower partition, as per design, with full-wall and ceiling ceramic tiles from quality samples
- Full-wall ceramic tile in bathtub and combination bathtub/shower from quality samples
- Custom-designed medicine cabinetry by Trevisana Kitchens + Interiors with convenient built in lighting strip
- Single-lever faucets in all bathrooms

- Light installed over all tubs and showers
- Shower niche

Amenities

Ground Floor

- Exterior courtyard with drop-off and pick-up area and bike storage
- Lobby Lounge with personalized colour palette for Building A, B, and C
- Fitness Studio
 - Weight Area
 - Yoga Studio
 - Range of cardio machines including spin bikes, elliptical, treadmill, and stair master
- Co-working space with private pods and bookable boardrooms
- Show Kitchen with bookable dining room
- Event lounge with full kitchen
- Hobby and Games room
- Interactive Kids Room

Rooftop

- Rooftop amenity in Building A, B and C
- Outdoor BBQ Area
- Outdoor Kids Area
- Outdoor Fireplace with seating area
- Outdoor Multiple seating area
- Pergolas for shaded seating

Smart Home Package

- Smart thermostat: Adjust the temperature in your suite, even if you are not in the building.
- Salto Smart Lock: With Salto Smart Lock suite entry with remote access granting capability, any smartphone can become an entry key to your suite. Conveniently issue a temporary digital key to your housekeeper, dog walker, or visitors.
- Control your living experience from anywhere with exclusive smartphone access:
 - Community Message Board: Get messages from an automated parcel system about pending parcel delivery or parcel notification.
 - Receive messages from property management team.
 - Open common area doors.
 - Register a guest in advance of their visit, and allow the concierge to more easily identify the visitor, and permit access for their visit.
 - Enter the parking garage without the use of a fob.
 - Track your parcel: The App is fully integrated with the ParcelOne parcel lockers. Enjoy the peace of mind of knowing that your package has arrived and is safely stored in a secure locker until you're ready to retrieve it.

Value and Convenience Features:

- ParcelOne Parcel Lockers
- Rogers Ignite 1.5 GBPS WiFi Included
- Bicycle Storage & Repair Room
- Parking and EV Charging Stations
- Onsite Storage
- Community & Brand Partnerships
 - Enjoy benefits and discounts from a growing list of national and local retailers geared towards helping you reduce everyday costs.
 - Whirlpool, Sleep Country and more

Features, finishes, materials, specifications, amenities and other details shown or described are subject to change without notice. Images and renderings are artist's impressions and may not accurately represent the final product. Actual suite features, finishes and amenities may vary by suite, building and availability. E. & O.E.