

Information About Available Space

Clinical Room 1

Shoreline Speech Therapy has a clinical room available for rent to other health professionals. It is best suited for counselling professionals such as psychologists, counselling therapists, and clinical therapists.



There is a storage closet in this room. Those who rent this room can store some personal items in this closet. It's primarily used to store the room's furniture when it is not in use (e.g., various set ups for counsellors vs psychologists vs our SLPs). There are hooks so you have a place to put your outerwear. The desk in the room converts to a larger table.

Information About the Office

Unit 206 has been the home of the Lydian School of Music for the past three years. In June 2020, Shoreline Speech Therapy moved into the space. We were located in the adjacent Professional Centre for the past two years.



Dog Friendly

Paddlers Cove is a dog friendly building; you will often see dogs on the patio outside the Cottage Café and accompanying business owners/employees to work. Two of Shoreline's clinicians have dogs which are sometimes in the office for the day. Shoreline's dogs are Josie (a collie mix) and Harry (an Amstaff mix). They both remain in the back office.



Access to the Space

The building is accessed by key and unit 206 by code. Shoreline does not have set hours; our clinicians set their own working hours based on appointments. Typically, clients are seen Monday to Friday between 9am and 8pm and on Saturdays from 9am to 6pm. Those renting room 1 are not restricted to these hours.

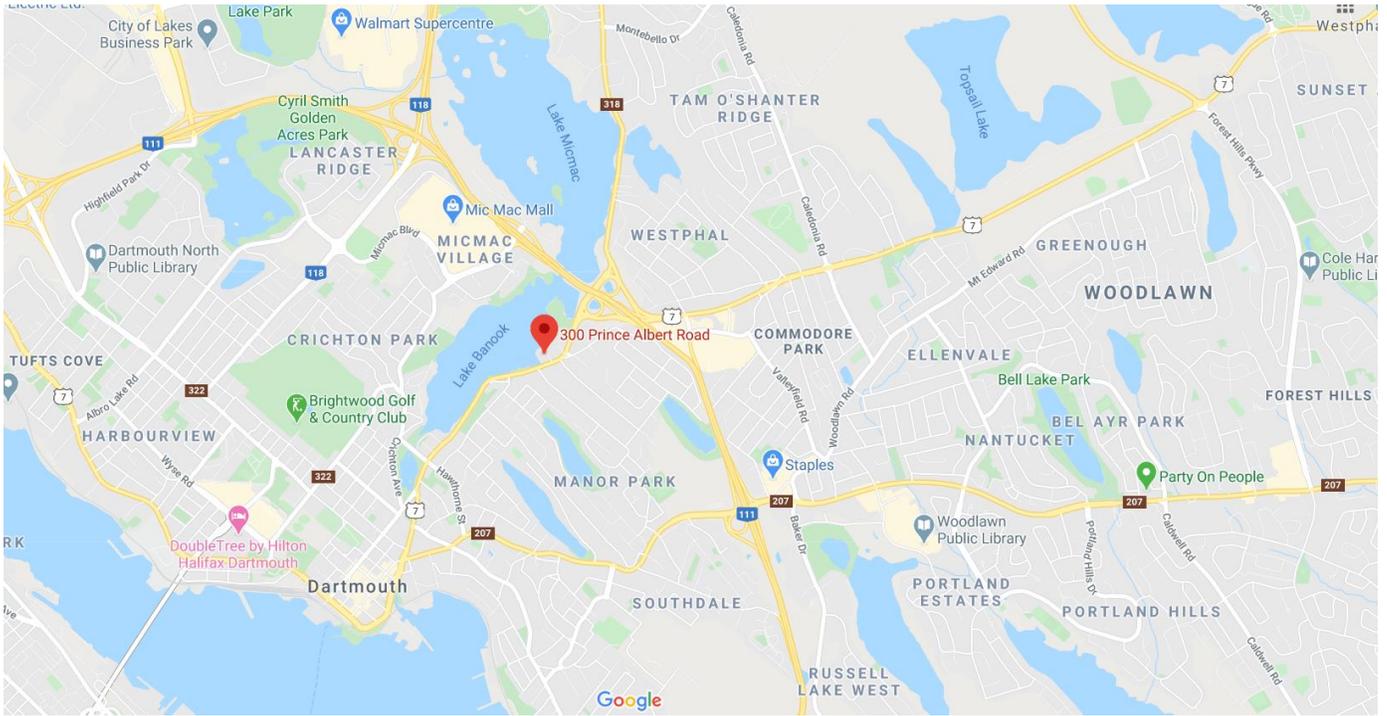
The doors to the clinical rooms do not lock from the outside. The door to the back office does. Those who rent the clinical room can keep their personal possessions in the office area if they wish so that they are secure. This office area is locked any time there isn't a staff member in the room.

Information About the Building

Paddlers Cove is a Class B commercial building located on Lake Banook in Dartmouth. The building was purchased by Stillwater Property Group several years ago. Since that time, the new owners have been making extensive renovations. This work is ongoing both inside and outside.

Stillwater Property Group's website: <https://www.stillwaterpropertygroup.ca/300-prince-albert-road>

There are other health professional practices in the building, such as Cove Sport Therapy (physiotherapists and massage therapists), VanHorne Counselling (clinical therapist), and Coastal Therapy & Assessment (psychologists).





Accessibility

The second floor is accessed by stairs. Stillwater is currently planning to make the second floor more accessible by adding a chairlift, but there is no timeline for completion. The main stairs have a handrail on one side. The back stairwell closest to Unit 206 has handrails on both sides.

The curbs are graded to permit entry from the parking lot to the building. There are 3 accessible parking spots available adjacent to the building. The exterior doors do not open automatically.

The washrooms downstairs each have a barrier-free stall, but there is no automatic door opener to enter the washrooms. Another such washroom is being built upstairs with completion estimated for this fall.

Parking

Parking is free. Stillwater has no plans to start charging for parking. There is additional parking in the empty lot across the street on Prince Albert Road.

Neighbourhood

Robin's Donuts and Sobeys Need's Convenience are across the street. The Cottage Café is located in the building. The Atlantic Superstore is a 10-minute walk away. Mic Mac Mall is a 20-minute walk or 5-minute drive away. Paddlers Cove is located on the lovely walking trail that runs along Lake Banook.



Bus Access

The 62 bus route stops outside Paddlers Cove. The Mic Mac Mall bus terminal is a 20-minute walk away. The 55 route has a stop a 10-minute walk away and the 54 route has a stop a 15-minute walk away.

Terms

\$125/month for one evening a week, 4-9pm (5h)

\$200/month for one day a week, 8:30am-4pm (7.5h)

There is no additional HST.

Please contact us if you would like to ask about alternative time frames (\$25/hr).

Availability

If a space is blank, the time is available.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						please contact to discuss
			4-9pm in use			

Requirements

Those applying to rent the space must submit proof of registration or membership with an appropriate regulatory college or professional association.

Contact

Pamela Coulter, M.Sc., SLP-Reg, SLP(C)

Clinical Coordinator

pcoulter@shoreline-speech.com

(902) 219-3065

Agreement to Rent

This agreement is made between Pamela Coulter of Shoreline Speech Therapy (“Shoreline”) and [name of person renting] on [date].

Shoreline agrees to rent “Clinical Room 1” to [NAME] to use each [DAY OF WEEK] from [TIMES] for the amount of \$125 per month (HST exempt) for the period of one year.

Shoreline is responsible for the following:

1. Routine cleaning of the clinical room rented and common spaces in the office including dusting, mopping, disinfecting surfaces, emptying of garbage cans.
2. Providing a safe working space.

[NAME] is responsible for the following:

1. The supply of their own personal protective equipment (e.g., face masks) and hand sanitizer for use by their clients when in the room.
2. If they are the last to leave Paddlers Cove, for locking the front door to the building.

NAME is permitted to keep some work and personal items in the closet within the clinical room, limited to the space indicated by Shoreline (e.g., a specific basket or shelf). This restriction is meant to ensure all who use the room have fair use of the storage space.

[NAME] must follow Shoreline’s procedures for in-person services during the COVID-19 pandemic. These procedures will be provided in writing to NAME. Highlights of these procedures include:

1. Visitors must wear a face mask (community masks are acceptable) when in the building and waiting room. Those with medical conditions who are unable to tolerate a face mask are excluded from this requirement. We ask that in these cases, that the individual wear a face shield when possible. The mask may be removed within the clinical room as long as 6’ distancing is maintained.
2. Visitors must sanitize their hands upon entry into the waiting room.
3. Visitors must remain in their cars until no more than 5 minutes before their appointment (if they drove).
4. The clinician must complete the screening upon the client’s arrival.

Failure to observe these requirements will result in the rental agreement being terminated.

One months’ notice is required by both parties to terminate this agreement. The rental amount will be paid regardless of amount of use by the clinician. The rent is due on the first of the month. A late fee of \$25/day will be charged for late payment. Failure to pay the rent will result in this agreement being terminated.