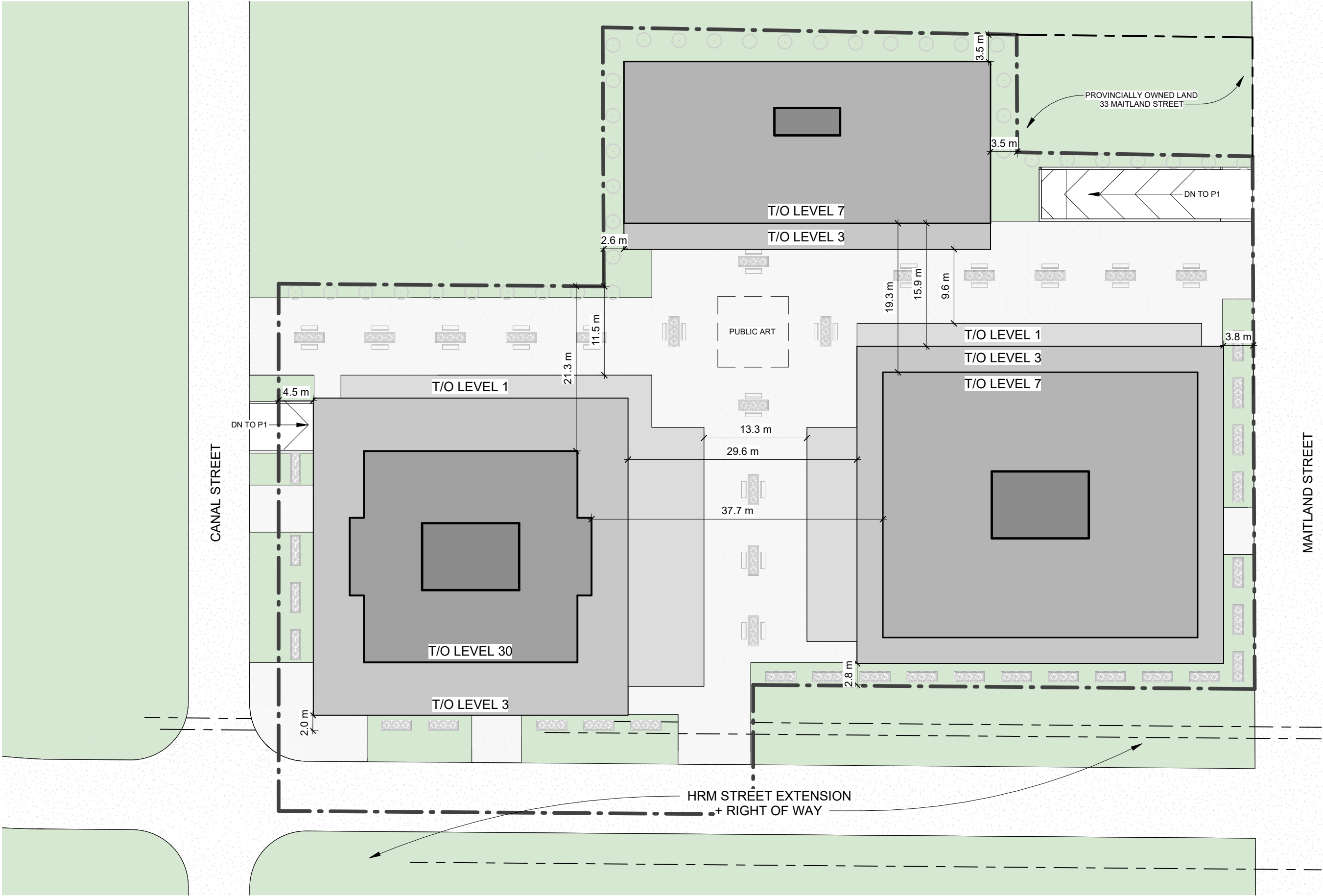




LAND-USE BY-LAW  
REQUIREMENTS

|                            |                                                  |                                            |
|----------------------------|--------------------------------------------------|--------------------------------------------|
| ZONE                       | CDD-2                                            | CEN-2                                      |
| MAX HEIGHT                 | MAX 90.0m IN PRECINCT 1, 20.0m IN PRECINCT 3     | 89.1m IN PRECINCT 1, 22.0m IN PRECINCT 2   |
| F.A.R.                     | 6.75 FOR HIGH RISE, 3.75 FOR MID RISE            | 6.05 AND 3.20                              |
| BUILDING TYPE              | MIXED USE HIGH RISE AND MIXED USE MID RISE       | MIXED USE HIGH RISE AND MIXED USE MID RISE |
| TRANSITION LINES           | N/A                                              |                                            |
| PEDESTRIAN STREET          | NO                                               |                                            |
| SPECIAL AREA               | NO                                               |                                            |
| FRONT + FLANKING SETBACK   | MIN 4.0m ALONG CANAL, 1.5m ALONG MAITLAND AND TR | 4.5m ALONG CANAL, 2.0m TO 4.0m ELSEWHERE   |
| STREETWALL HEIGHT          | MIN 8.0m - MAX 11.0m                             | MAX 10.5m                                  |
| STREETWALL STEPBACK        | MIN 4.5m FOR HIGH RISE, 2.5m FOR MID RISE        | 4.7m FOR HIGH RISE, 3.4m FOR MID RISE      |
| SIDE AND REAR YARD SETBACK | MIN 0.0m BELOW STREET WALL                       | MIN 2.6m                                   |
| SIDE AND REAR YARD SETBACK | MIN 12.5m ABOVE STREET WALL FOR HIGH RISE        | MIN 21.2m FOR HIGH RISE                    |
| PARKING REQUIREMENT        | 0 SPACES REQUIRED                                | 320 SPACES PROVIDED                        |
| DWELLING UNIT MIX          | MIN 20% AT LEAST TWO BED                         | 42% TWO BEDROOM                            |
| AMENITY SPACE              | MIN 5.0m² PER UNIT - MIN 50% INDOOR              | 5.1 m² PER UNIT - 50% INDOOR               |
| BICYCLE PARKING            | 1 SPACE PER 2 UNITS - 80% CLASS A, 20% CLASS B   | TO BE DESIGNED                             |
| VARIANCE                   | N/A                                              |                                            |

|                    |                     |
|--------------------|---------------------|
| LOT AREA           | 9 855m² (106 079sf) |
| BUILDING FOOTPRINT | 4 995m² (53 760sf)  |
| COVERAGE           | 50.0%               |

Unit Mix - Total

| Name  | Count | Percentage |
|-------|-------|------------|
| 1 BDR | 228   | 58%        |
| 2 BDR | 162   | 42%        |
|       | 390   | 100%       |

Indoor Amenity

| Level   | Name           | Area      |
|---------|----------------|-----------|
| Level 1 | Indoor Amenity | 4967 ft²  |
| Level 1 | Indoor Amenity | 5797 ft²  |
|         |                | 10764 ft² |

Above Ground Floor Area - Total

| Level    | Area       |
|----------|------------|
| Level 1  | 51350 ft²  |
| Level 2  | 49604 ft²  |
| Level 3  | 49604 ft²  |
| Level 4  | 32776 ft²  |
| Level 5  | 32776 ft²  |
| Level 6  | 32776 ft²  |
| Level 7  | 32776 ft²  |
| Level 8  | 8097 ft²   |
| Level 9  | 8097 ft²   |
| Level 10 | 8097 ft²   |
| Level 11 | 8097 ft²   |
| Level 12 | 8097 ft²   |
| Level 13 | 8097 ft²   |
| Level 14 | 8097 ft²   |
| Level 15 | 8097 ft²   |
| Level 16 | 8097 ft²   |
| Level 17 | 8097 ft²   |
| Level 18 | 8097 ft²   |
| Level 19 | 8097 ft²   |
| Level 20 | 8097 ft²   |
| Level 21 | 8097 ft²   |
| Level 22 | 8097 ft²   |
| Level 23 | 8097 ft²   |
| Level 24 | 8097 ft²   |
| Level 25 | 8097 ft²   |
| Level 26 | 8097 ft²   |
| Level 27 | 8097 ft²   |
| Level 28 | 8097 ft²   |
| Level 29 | 8097 ft²   |
| Level 30 | 8097 ft²   |
|          | 467905 ft² |

GENERAL NOTES:

- THE ENCLOSED IS A PRELIMINARY SITE ASSESSMENT INTENDED TO DETERMINE THE GENERAL BUILDING YIELD AS PER THE LAND USE BYLAW.

- TO CONFIRM PROJECT YIELDS, LEGAL AND TOPOGRAPHIC SURVEYS, AND HRM DEVELOPMENT PERMIT ARE REQUIRED.

- THIS ASSESSMENT IS FOR THE SOLE BENEFIT OF THE CLIENT AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

- THIS ASSESSMENT IS SUBJECT TO CHANGE BY UP TO 25% DUE TO ALTERNATE PROGRAMING AND DETAILED DESIGN.

CANAL EAST

42 CANAL STREET, DARTMOUTH NS

Data Sheet - Bylaw Checklist

Project No: 2022-17  
Scale: 1" = 20'-0"  
Date: 2022-11-14 3:43:26 PM



D2

Unit Count - Tower

| Level    | Name  | Count |
|----------|-------|-------|
| Level 2  | 1 BDR | 12    |
| Level 2  | 2 BDR | 4     |
|          |       | 16    |
| Level 3  | 1 BDR | 12    |
| Level 3  | 2 BDR | 4     |
|          |       | 16    |
| Level 4  | 1 BDR | 4     |
| Level 4  | 2 BDR | 4     |
|          |       | 8     |
| Level 5  | 1 BDR | 4     |
| Level 5  | 2 BDR | 4     |
|          |       | 8     |
| Level 6  | 1 BDR | 4     |
| Level 6  | 2 BDR | 4     |
|          |       | 8     |
| Level 7  | 1 BDR | 4     |
| Level 7  | 2 BDR | 4     |
|          |       | 8     |
| Level 8  | 1 BDR | 4     |
| Level 8  | 2 BDR | 4     |
|          |       | 8     |
| Level 9  | 1 BDR | 4     |
| Level 9  | 2 BDR | 4     |
|          |       | 8     |
| Level 10 | 1 BDR | 4     |
| Level 10 | 2 BDR | 4     |
|          |       | 8     |
| Level 11 | 1 BDR | 4     |
| Level 11 | 2 BDR | 4     |
|          |       | 8     |
| Level 12 | 1 BDR | 4     |
| Level 12 | 2 BDR | 4     |
|          |       | 8     |

Unit Count - Tower

| Level    | Name  | Count |
|----------|-------|-------|
| Level 13 | 1 BDR | 4     |
| Level 13 | 2 BDR | 4     |
|          |       | 8     |
| Level 14 | 1 BDR | 4     |
| Level 14 | 2 BDR | 4     |
|          |       | 8     |
| Level 15 | 1 BDR | 4     |
| Level 15 | 2 BDR | 4     |
|          |       | 8     |
| Level 16 | 1 BDR | 4     |
| Level 16 | 2 BDR | 4     |
|          |       | 8     |
| Level 17 | 1 BDR | 4     |
| Level 17 | 2 BDR | 4     |
|          |       | 8     |
| Level 18 | 1 BDR | 4     |
| Level 18 | 2 BDR | 4     |
|          |       | 8     |
| Level 19 | 1 BDR | 4     |
| Level 19 | 2 BDR | 4     |
|          |       | 8     |
| Level 20 | 1 BDR | 4     |
| Level 20 | 2 BDR | 4     |
|          |       | 8     |
| Level 21 | 1 BDR | 4     |
| Level 21 | 2 BDR | 4     |
|          |       | 8     |
| Level 22 | 1 BDR | 4     |
| Level 22 | 2 BDR | 4     |
|          |       | 8     |
| Level 23 | 1 BDR | 4     |
| Level 23 | 2 BDR | 4     |
|          |       | 8     |

Unit Count - Tower

| Level    | Name  | Count |
|----------|-------|-------|
| Level 24 | 1 BDR | 4     |
| Level 24 | 2 BDR | 4     |
|          |       | 8     |
| Level 25 | 1 BDR | 4     |
| Level 25 | 2 BDR | 4     |
|          |       | 8     |
| Level 26 | 1 BDR | 4     |
| Level 26 | 2 BDR | 4     |
|          |       | 8     |
| Level 27 | 1 BDR | 4     |
| Level 27 | 2 BDR | 4     |
|          |       | 8     |
| Level 28 | 1 BDR | 4     |
| Level 28 | 2 BDR | 4     |
|          |       | 8     |
| Level 29 | 1 BDR | 4     |
| Level 29 | 2 BDR | 4     |
|          |       | 8     |
| Level 30 | 1 BDR | 4     |
| Level 30 | 2 BDR | 4     |
|          |       | 8     |
|          |       | 248   |

Unit Mix - Tower

| Name  | Count | Percentage |
|-------|-------|------------|
| 1 BDR | 132   | 53%        |
| 2 BDR | 116   | 47%        |
|       | 248   | 100%       |

Above Ground Floor Area - Tower

| Level    | Area       |
|----------|------------|
| Level 1  | 18696 ft²  |
| Level 2  | 17407 ft²  |
| Level 3  | 17407 ft²  |
| Level 4  | 8097 ft²   |
| Level 5  | 8097 ft²   |
| Level 6  | 8097 ft²   |
| Level 7  | 8097 ft²   |
| Level 8  | 8097 ft²   |
| Level 9  | 8097 ft²   |
| Level 10 | 8097 ft²   |
| Level 11 | 8097 ft²   |
| Level 12 | 8097 ft²   |
| Level 13 | 8097 ft²   |
| Level 14 | 8097 ft²   |
| Level 15 | 8097 ft²   |
| Level 16 | 8097 ft²   |
| Level 17 | 8097 ft²   |
| Level 18 | 8097 ft²   |
| Level 19 | 8097 ft²   |
| Level 20 | 8097 ft²   |
| Level 21 | 8097 ft²   |
| Level 22 | 8097 ft²   |
| Level 23 | 8097 ft²   |
| Level 24 | 8097 ft²   |
| Level 25 | 8097 ft²   |
| Level 26 | 8097 ft²   |
| Level 27 | 8097 ft²   |
| Level 28 | 8097 ft²   |
| Level 29 | 8097 ft²   |
| Level 30 | 8097 ft²   |
|          | 272140 ft² |



Unit Count - Mid Rise 1

| Level   | Name  | Count |
|---------|-------|-------|
|         |       |       |
| Level 2 | 1 BDR | 12    |
| Level 2 | 2 BDR | 4     |
|         |       | 16    |
| Level 3 | 1 BDR | 12    |
| Level 3 | 2 BDR | 4     |
|         |       | 16    |
| Level 4 | 1 BDR | 8     |
| Level 4 | 2 BDR | 4     |
|         |       | 12    |
| Level 5 | 1 BDR | 8     |
| Level 5 | 2 BDR | 4     |
|         |       | 12    |
| Level 6 | 1 BDR | 8     |
| Level 6 | 2 BDR | 4     |
|         |       | 12    |
| Level 7 | 1 BDR | 8     |
| Level 7 | 2 BDR | 4     |
|         |       | 12    |
|         |       | 80    |

Unit Mix - Mid Rise 1

| Name  | Count | Percentage |
|-------|-------|------------|
|       |       |            |
| 1 BDR | 56    | 70%        |
| 2 BDR | 24    | 30%        |
|       | 80    | 100%       |

Above Ground Floor Area - Mid Rise 1

| Level   | Area       |
|---------|------------|
|         |            |
| Level 1 | 22237 ft²  |
| Level 2 | 20331 ft²  |
| Level 3 | 20331 ft²  |
| Level 4 | 14505 ft²  |
| Level 5 | 14505 ft²  |
| Level 6 | 14505 ft²  |
| Level 7 | 14505 ft²  |
|         | 120920 ft² |

Unit Count - Mid Rise 2

| Level   | Name  | Count |
|---------|-------|-------|
|         |       |       |
| Level 1 | 1 BDR | 2     |
| Level 1 | 2 BDR | 2     |
|         |       | 4     |
| Level 2 | 1 BDR | 9     |
| Level 2 | 2 BDR | 2     |
|         |       | 11    |
| Level 3 | 1 BDR | 9     |
| Level 3 | 2 BDR | 2     |
|         |       | 11    |
| Level 4 | 1 BDR | 5     |
| Level 4 | 2 BDR | 4     |
|         |       | 9     |
| Level 5 | 1 BDR | 5     |
| Level 5 | 2 BDR | 4     |
|         |       | 9     |
| Level 6 | 1 BDR | 5     |
| Level 6 | 2 BDR | 4     |
|         |       | 9     |
| Level 7 | 1 BDR | 5     |
| Level 7 | 2 BDR | 4     |
|         |       | 9     |
|         |       | 62    |

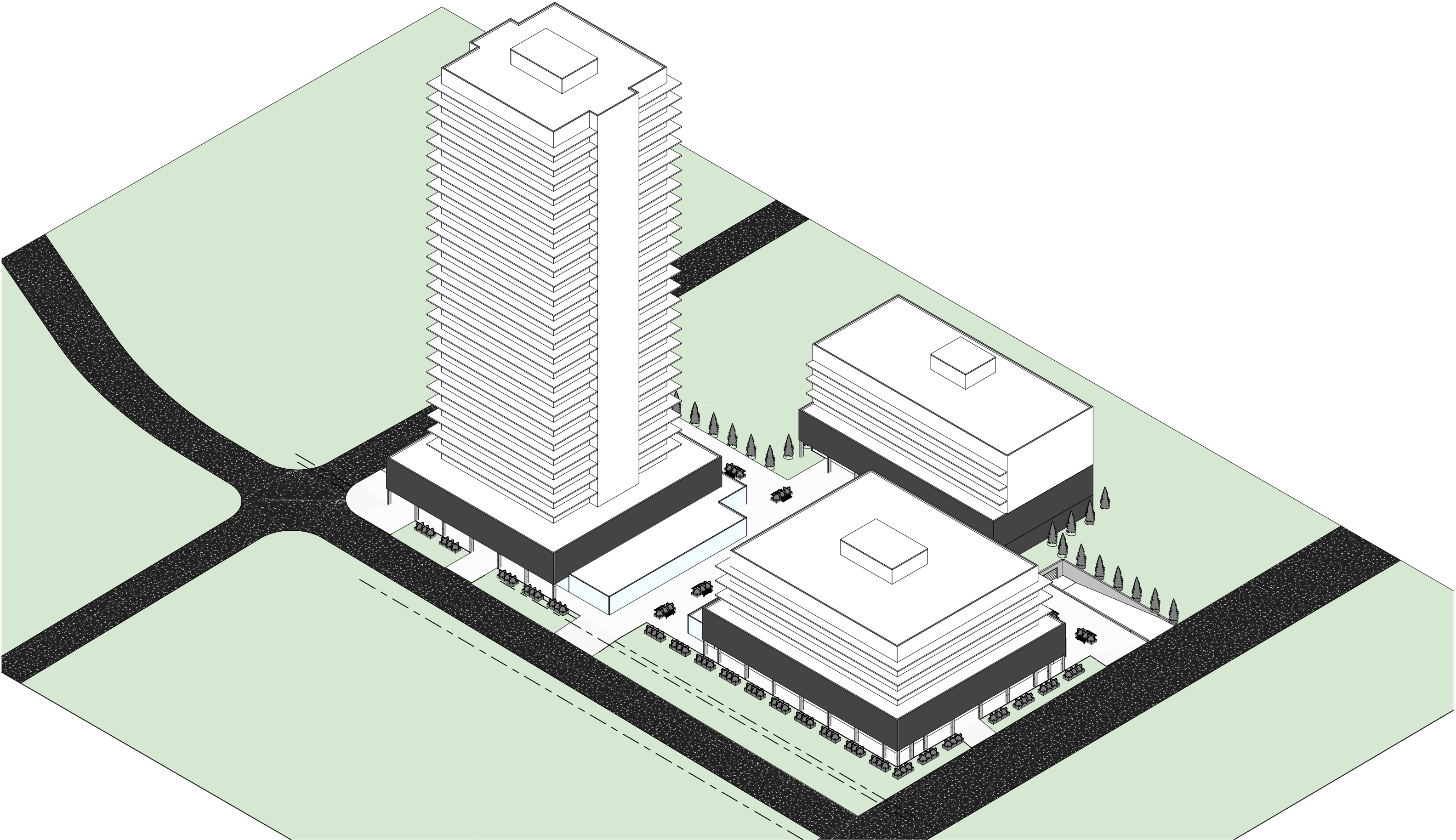
Unit Mix - Mid Rise 2

| Name  | Count | Percentage |
|-------|-------|------------|
|       |       |            |
| 1 BDR | 40    | 65%        |
| 2 BDR | 22    | 35%        |
|       | 62    | 100%       |

Above Ground Floor Area - Mid Rise 2

| Level   | Area      |
|---------|-----------|
|         |           |
| Level 1 | 10417 ft² |
| Level 2 | 11867 ft² |
| Level 3 | 11867 ft² |
| Level 4 | 10174 ft² |
| Level 5 | 10174 ft² |
| Level 6 | 10174 ft² |
| Level 7 | 10174 ft² |
|         | 74845 ft² |





# CANAL EAST

42 CANAL STREET, DARTMOUTH NS

3D View

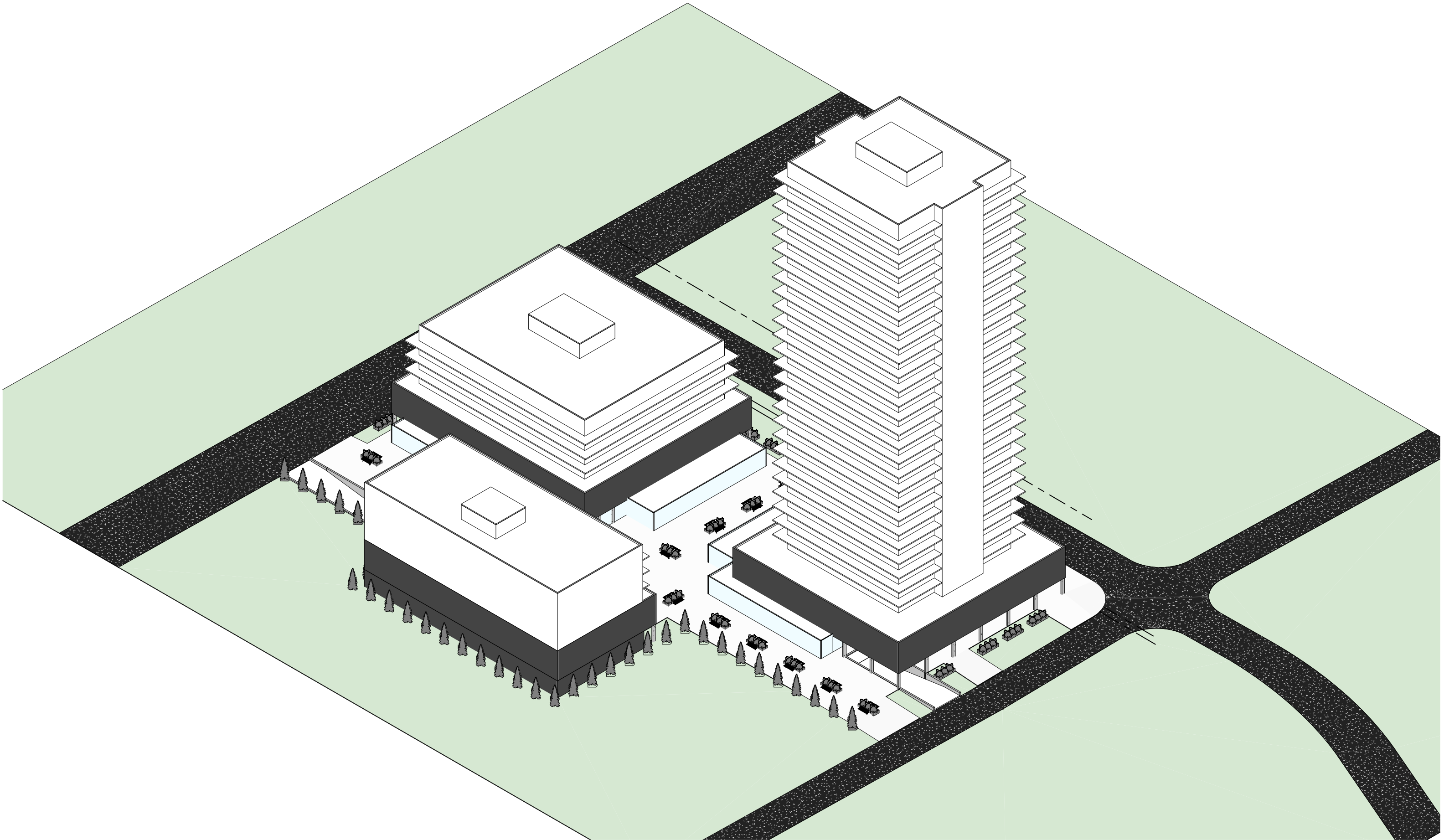
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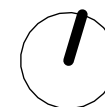
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42 CANAL STREET, DARTMOUTH NS

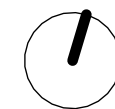
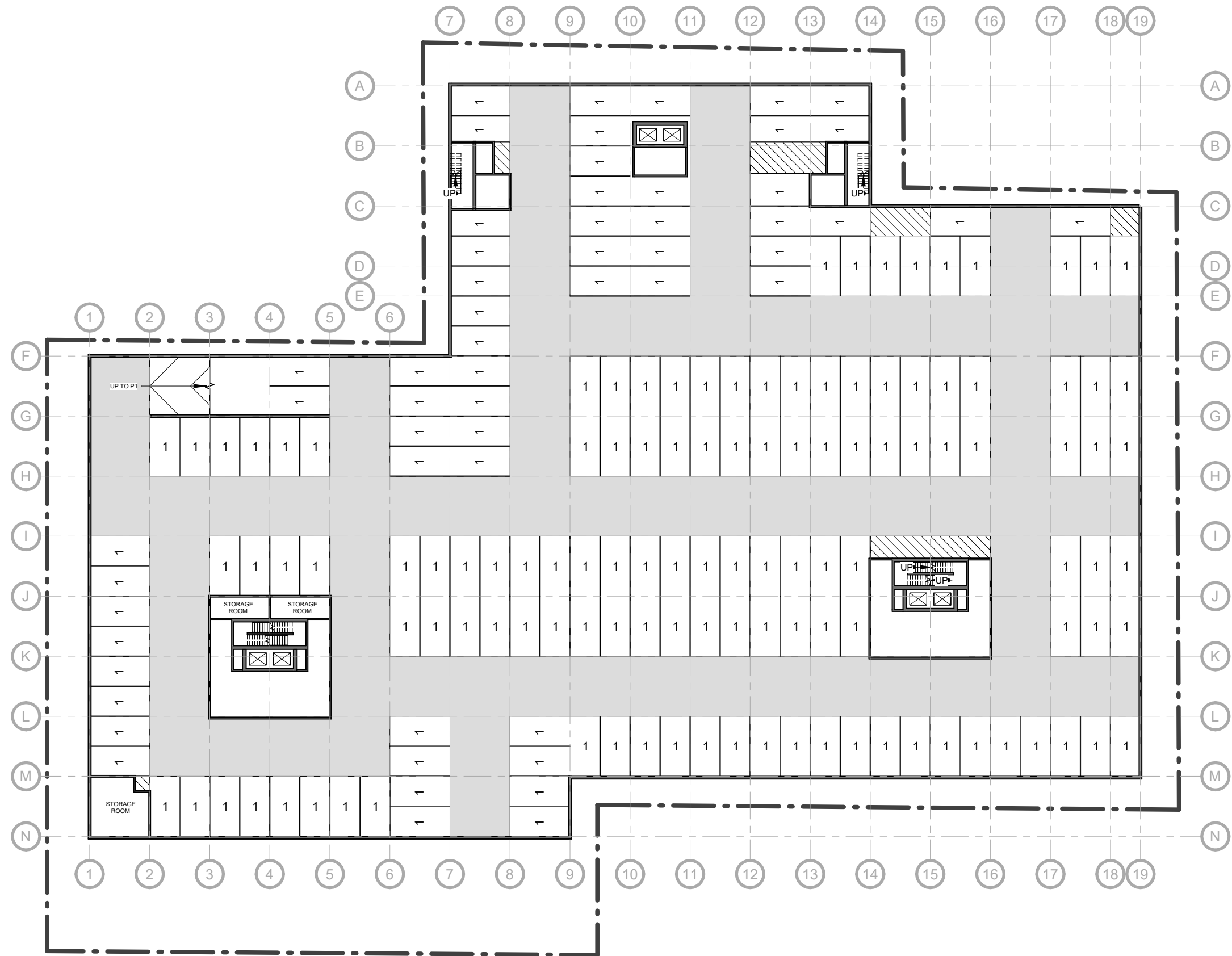
3D View

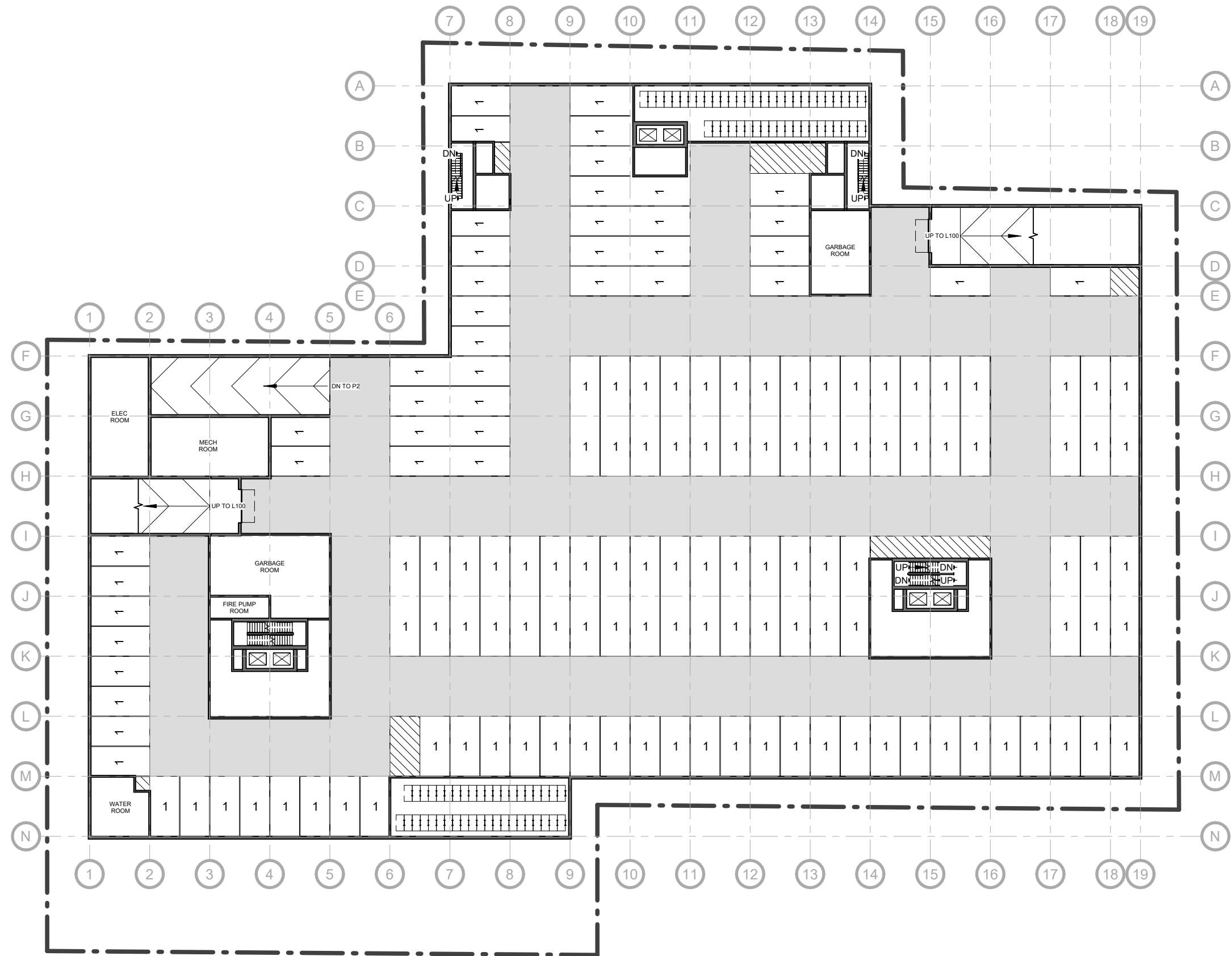
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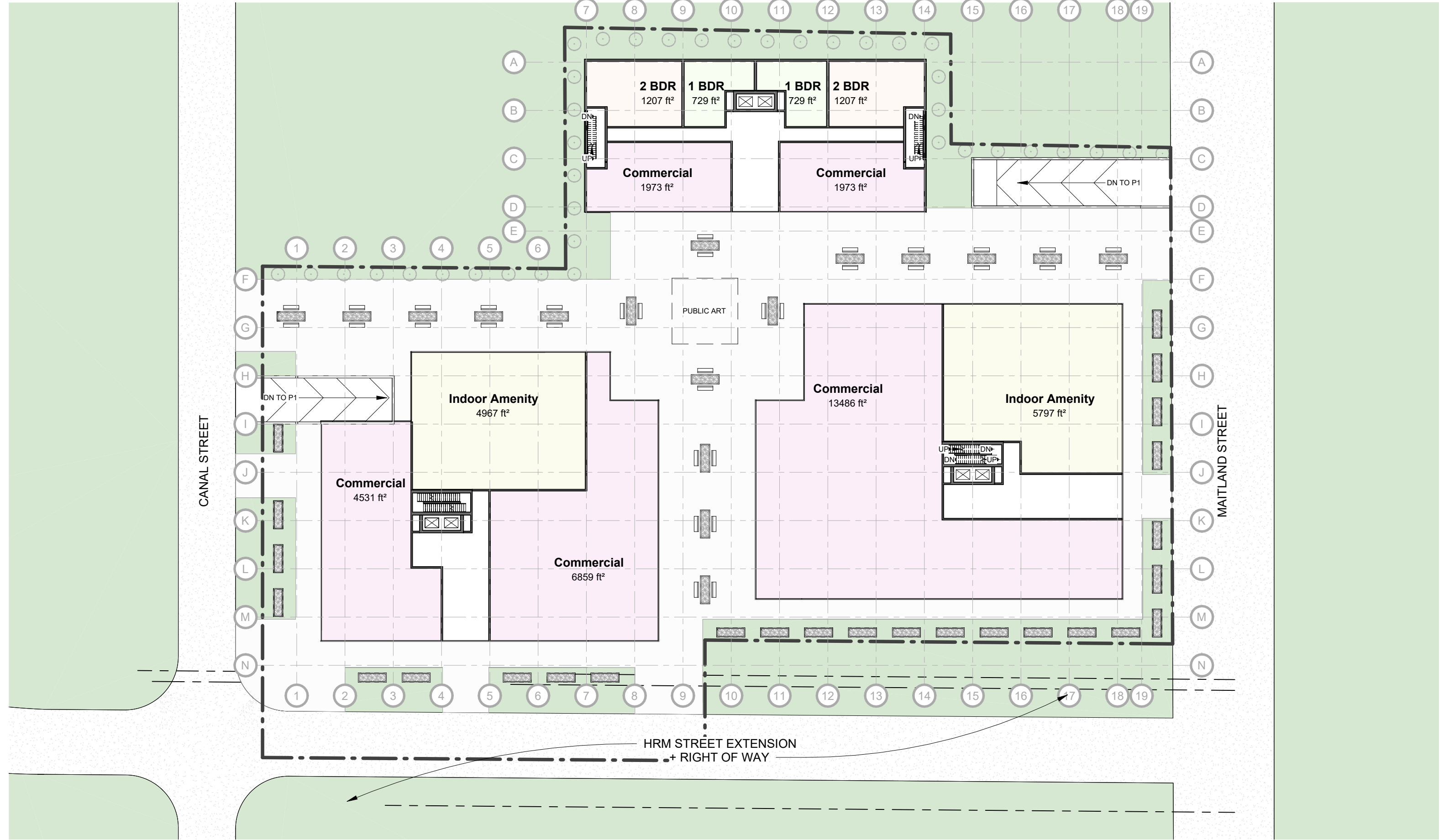


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D6













CANAL EAST

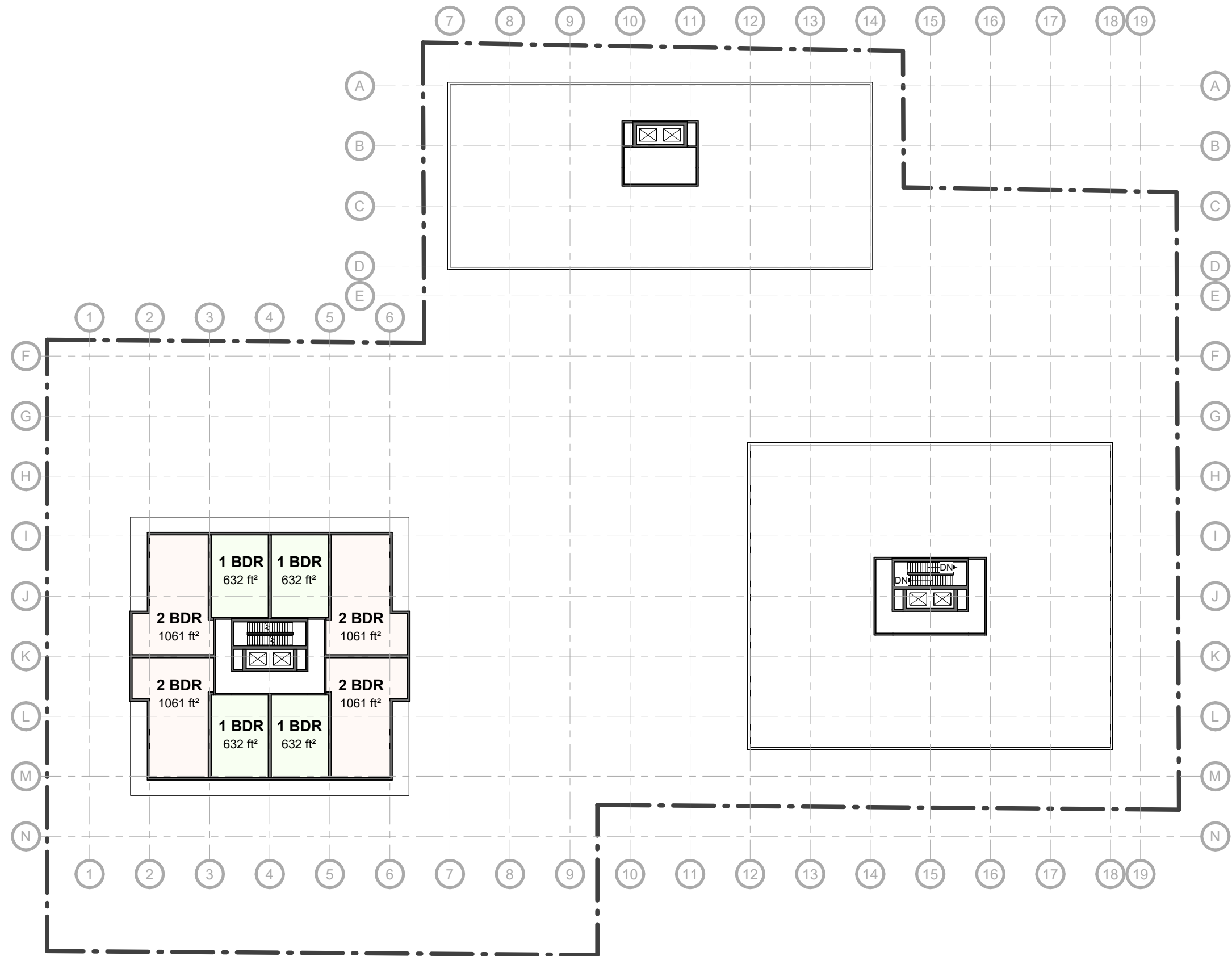
42 CANAL STREET, DARTMOUTH NS

Level 500-700

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CANAL EAST

42 CANAL STREET, DARTMOUTH NS

Level 800

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D13

