



fathom



112-114
Wyse Road

**Development Application
Presentation**

22 September 2020



Contents

fathom

Drawings	3
Pro Forma	13
Amenities	14
Precedent Images	15
Renderings	18
Appendix	27



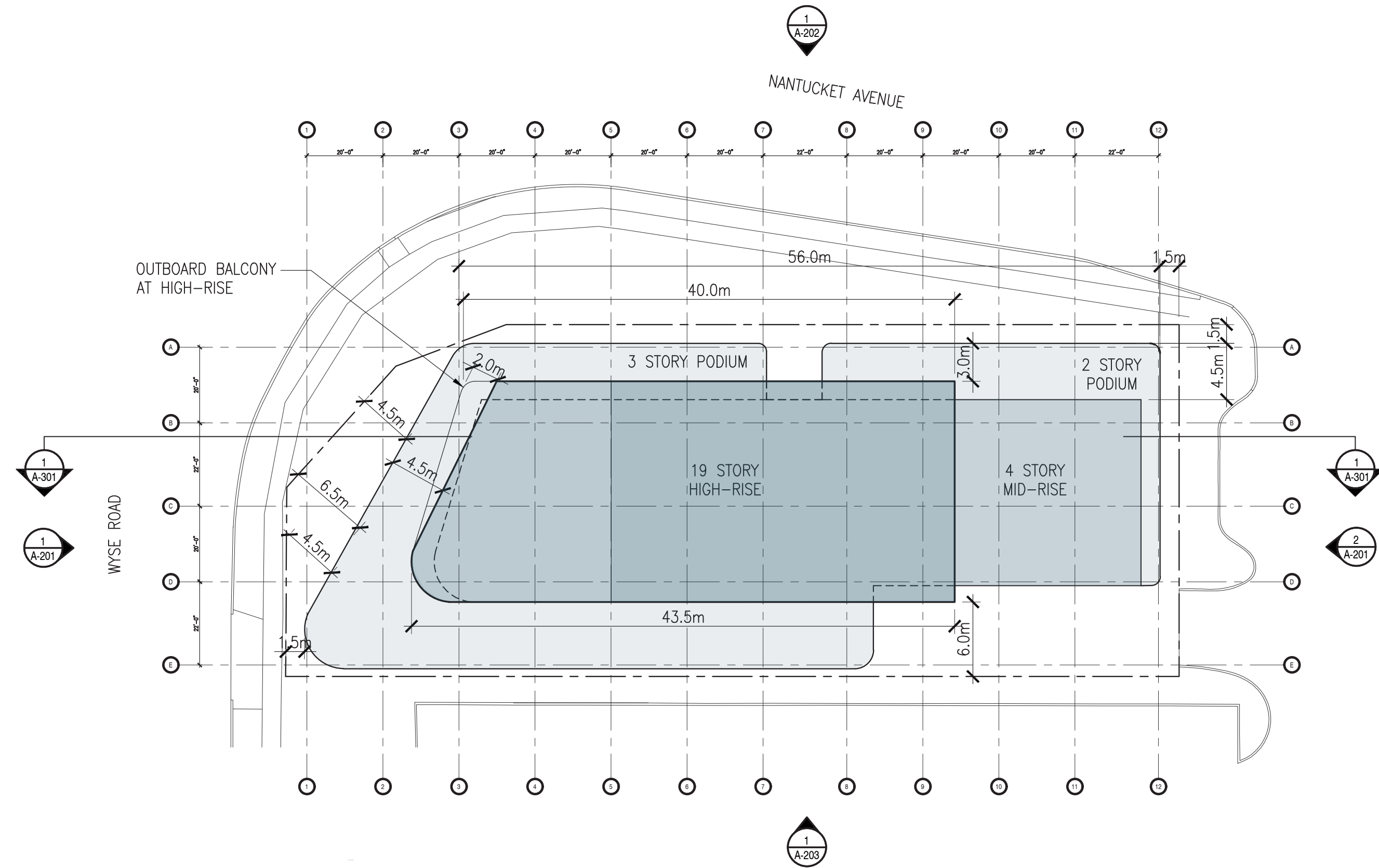
Drawings



Previous
Design

2019/07/25

fathom



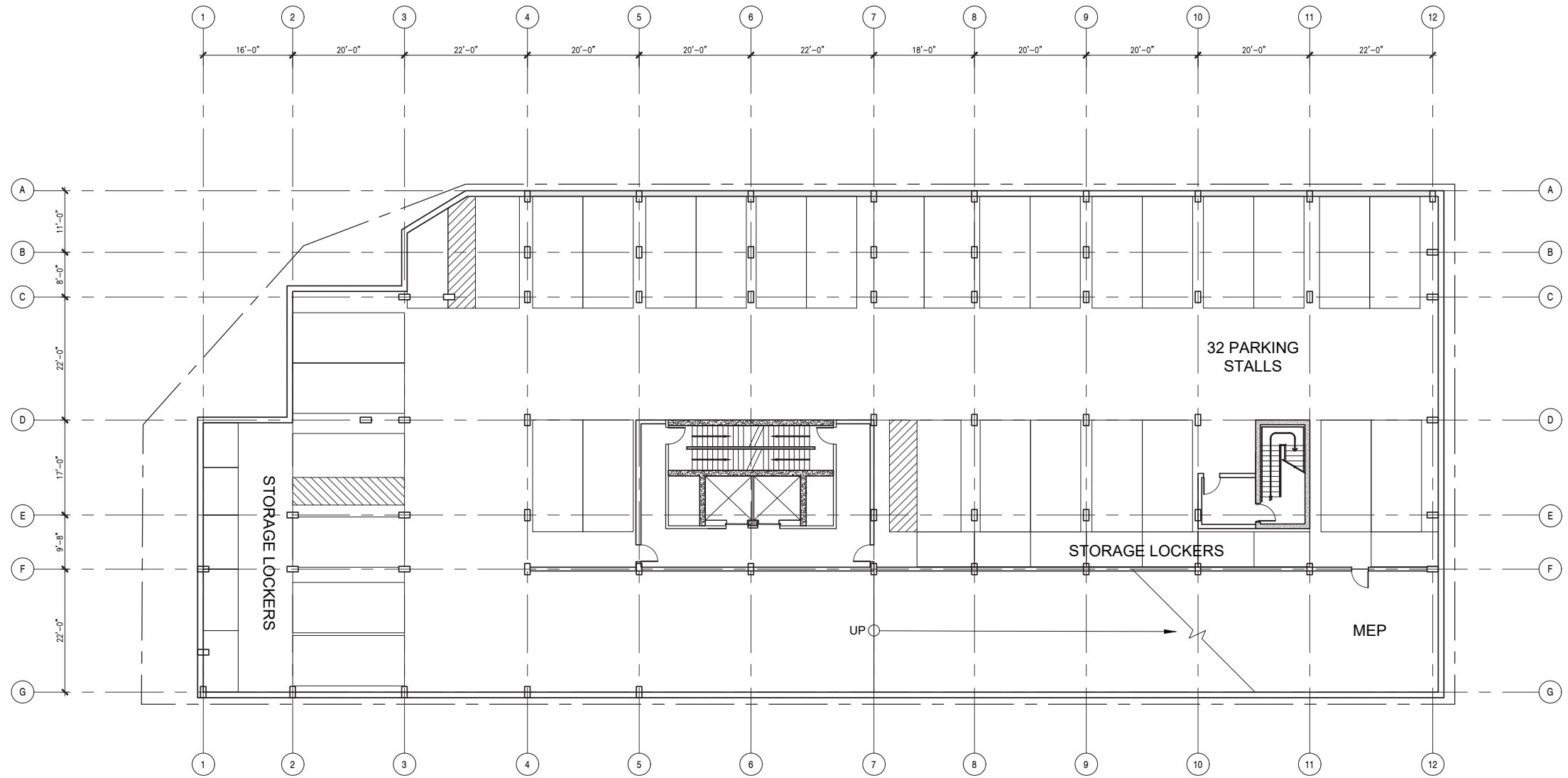




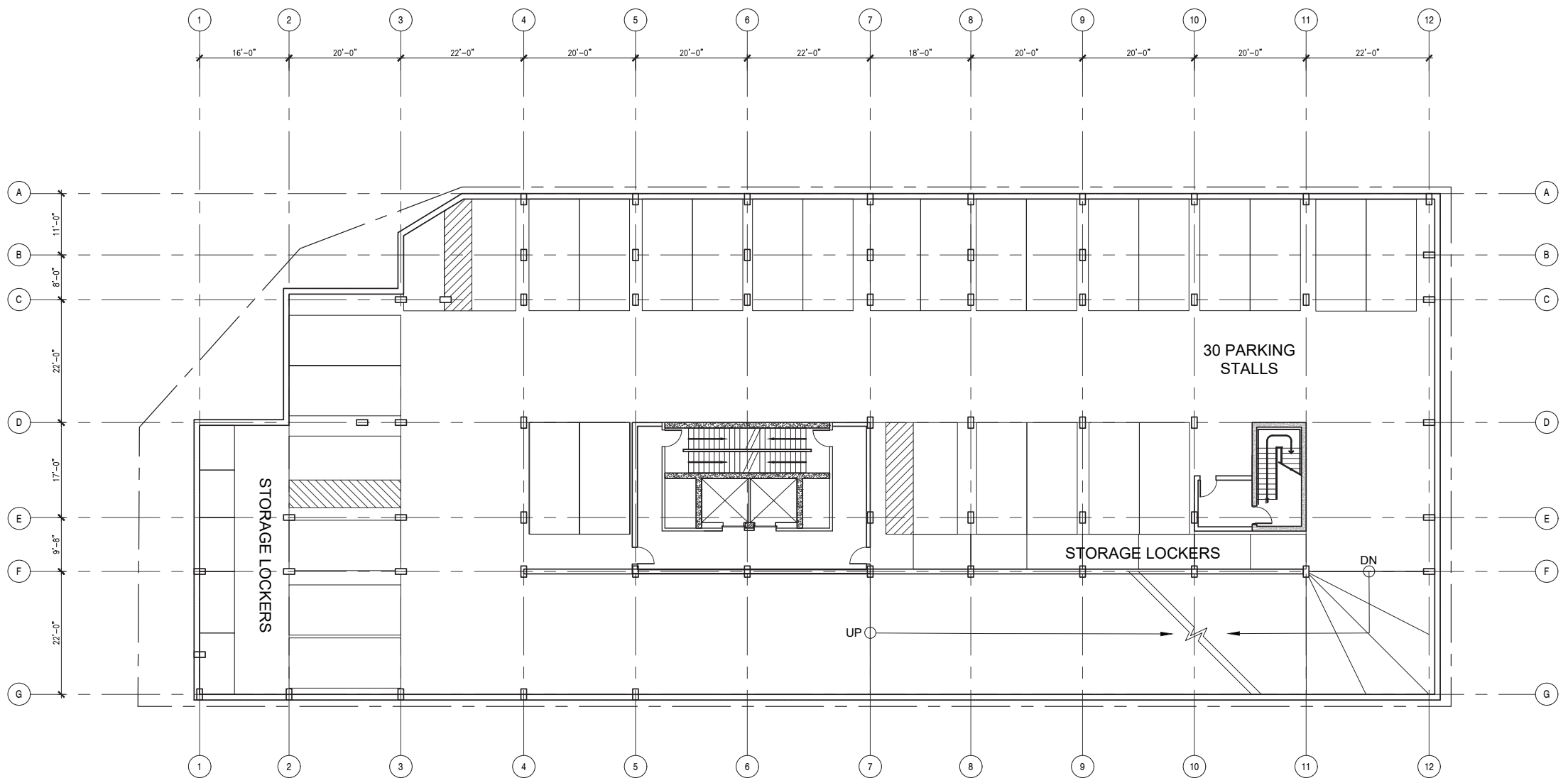
Centre Plan Requirement	Previously Proposed	Revised Proposal
Floor Area Ratio	7.81	7.90
Streetwall Height	8.0m minimum (including parapet)	12.0m minimum (including parapet)
Front Yard Setbacks	1.5m typical, up to 6.5m	0.1m typical, up to 5.7m at Wyse Road
Rear & Side Setbacks	0.6m typical, up to 7.4m	up to 4.5m
Highrise Stepback	3.0m typical, 1.5m at road intersection	3.0m typical, up to 19.1m
Highrise Setback	6m	6.7m typical, up to 19.6m
Highrise Building Depth	40.0m-43.5m	34.1m-44.7m
Highrise Floor Area	743m2	648m2



● Parking -3

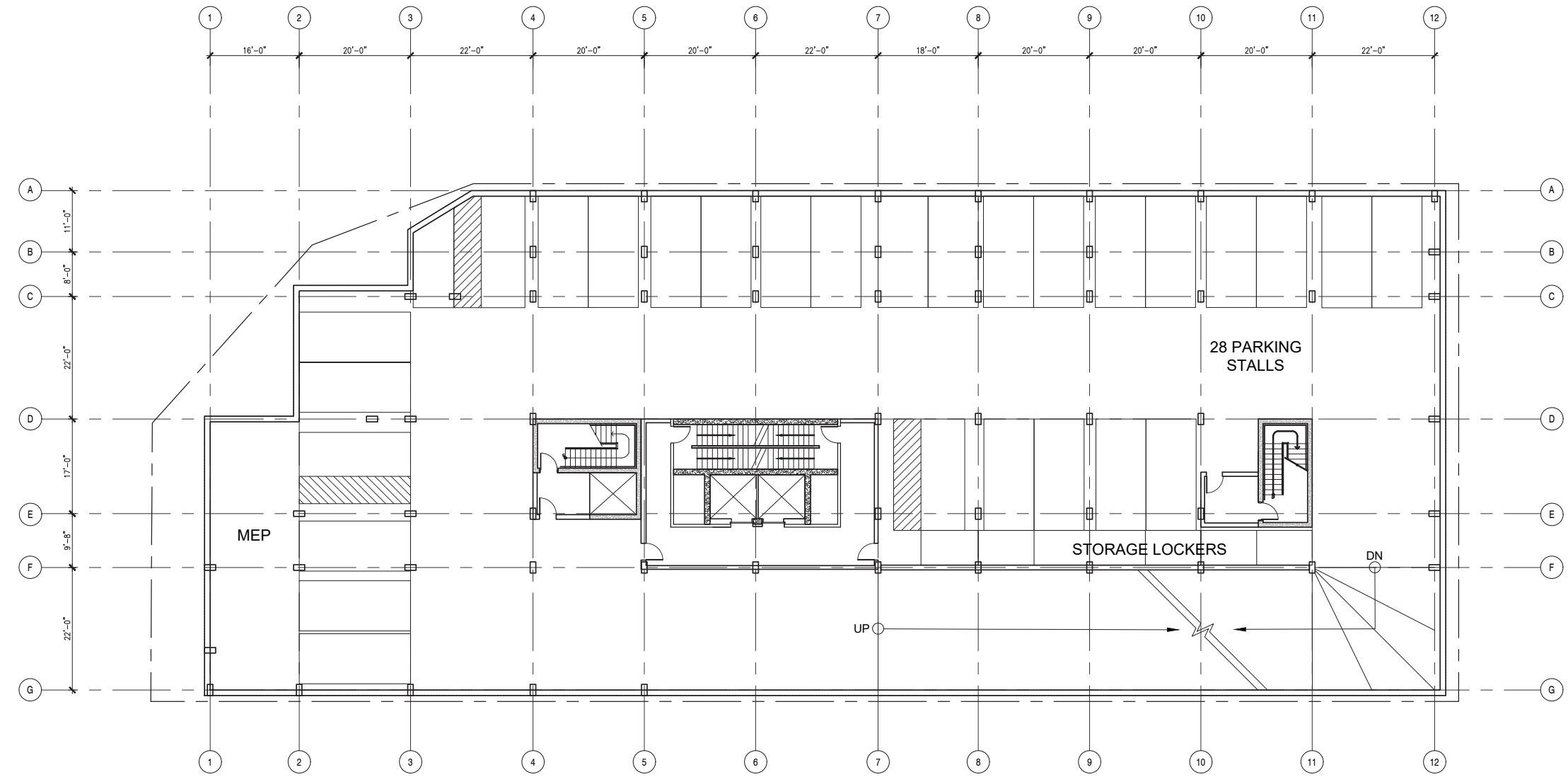


● Parking -2

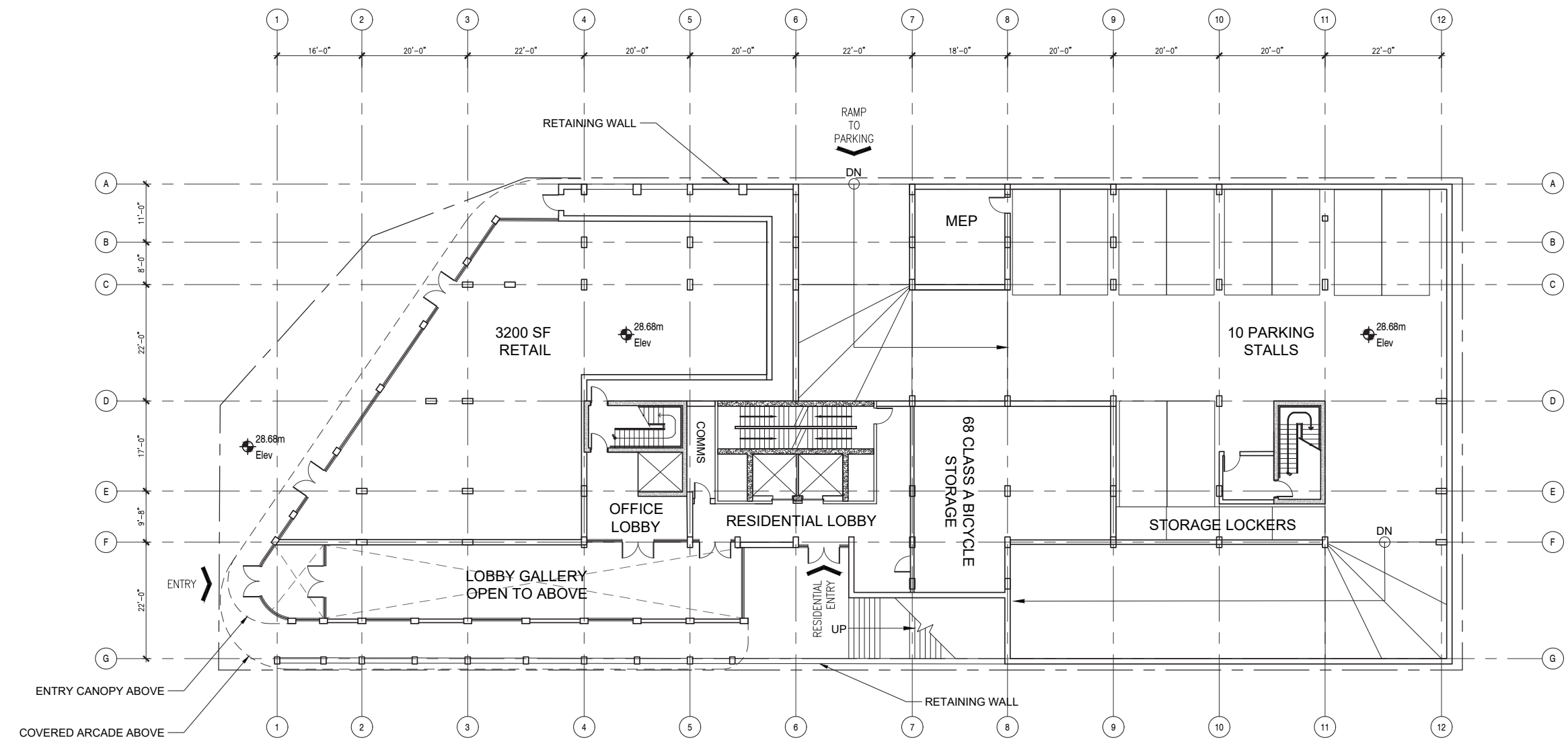




● Parking -1

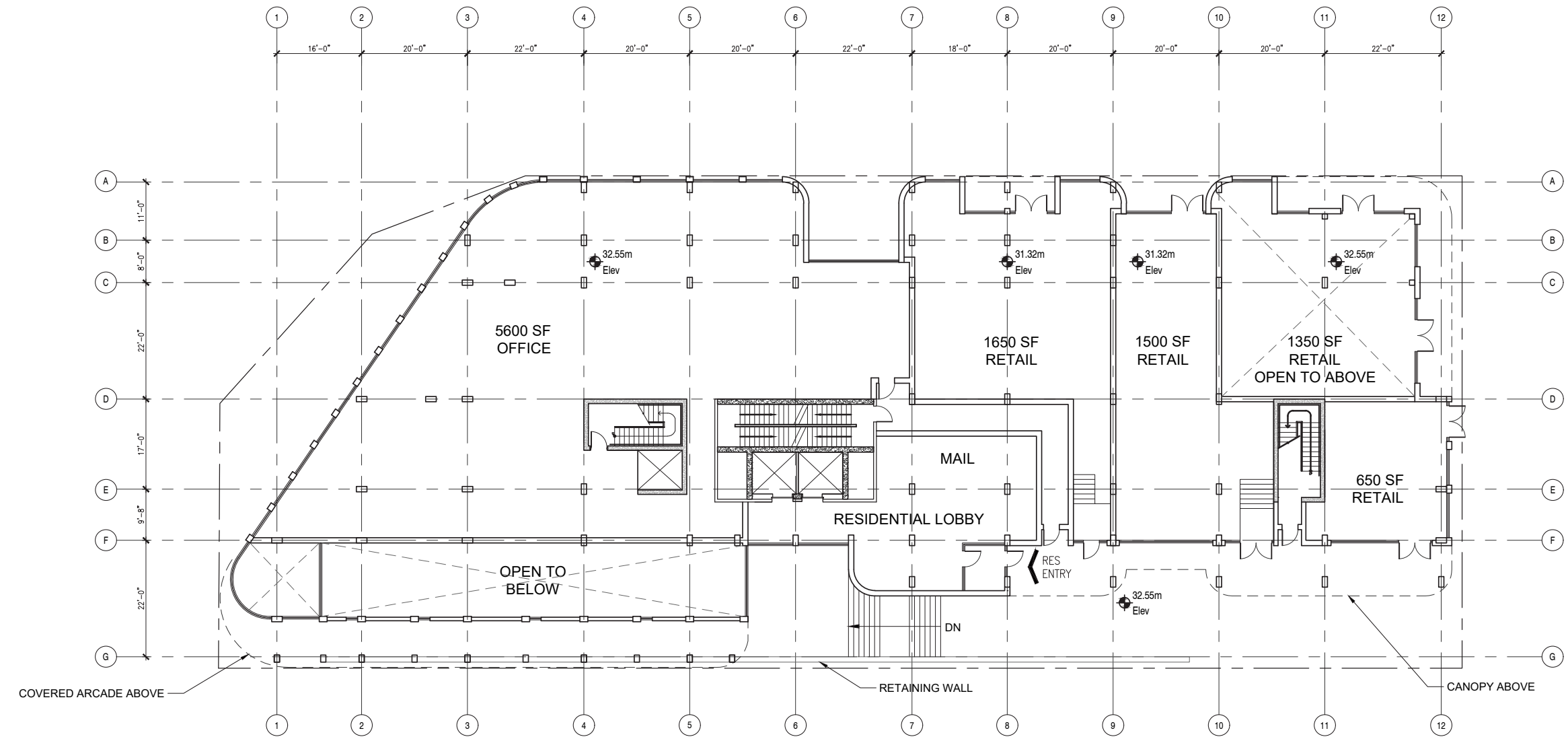


● Main Level 1

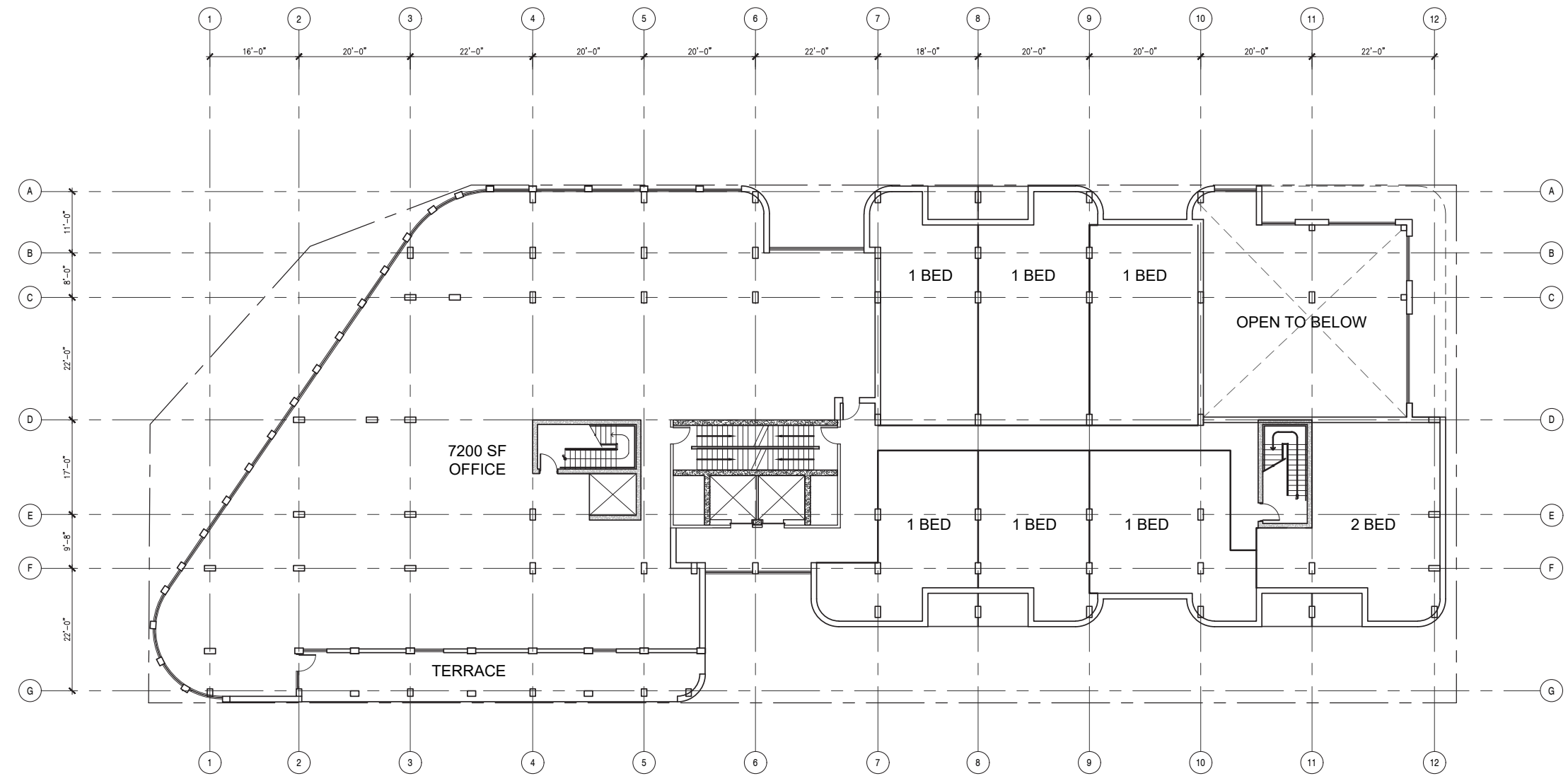




● Main Level 2

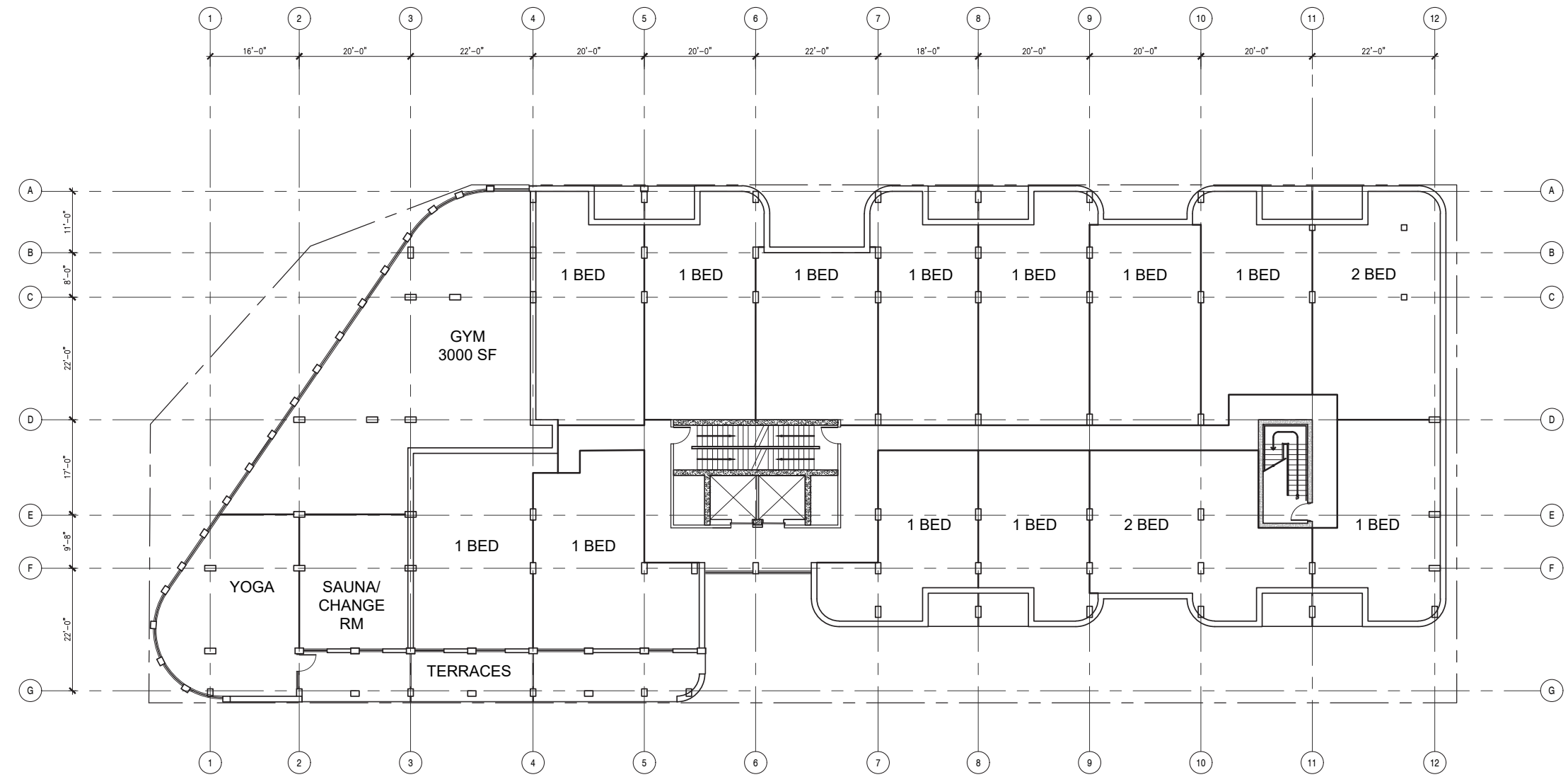


● Level 3

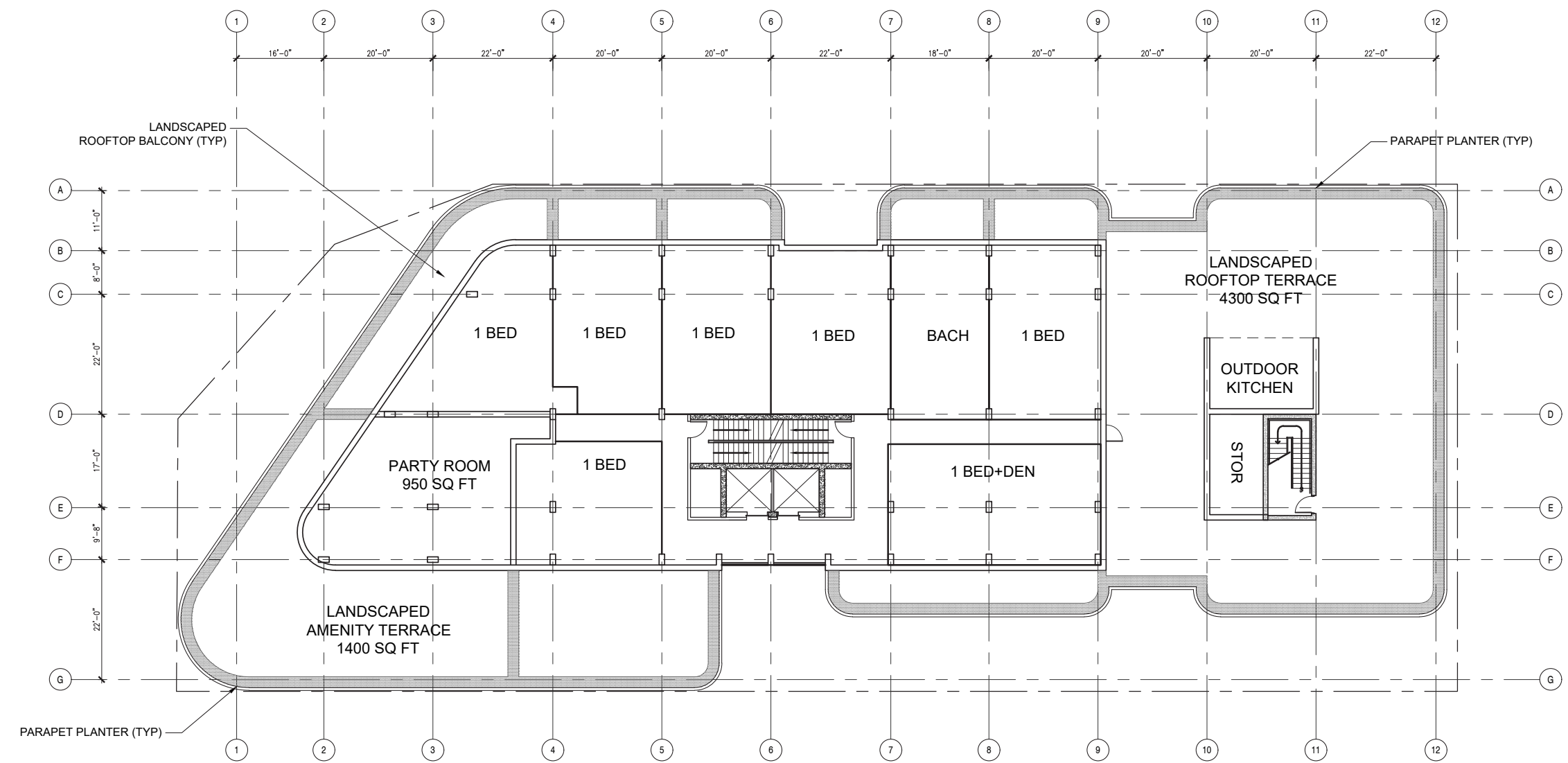




● Level 4

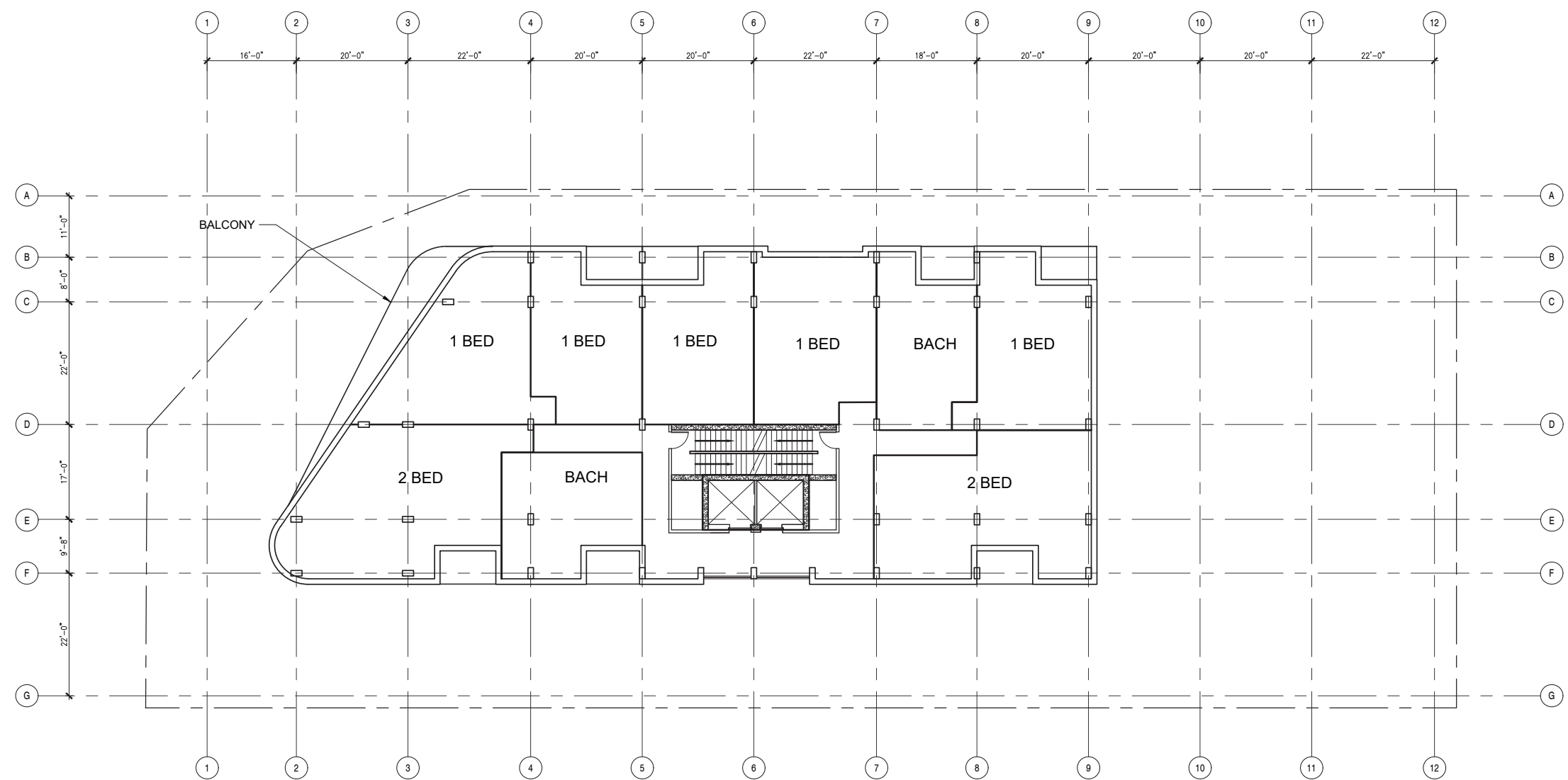


● Level 5

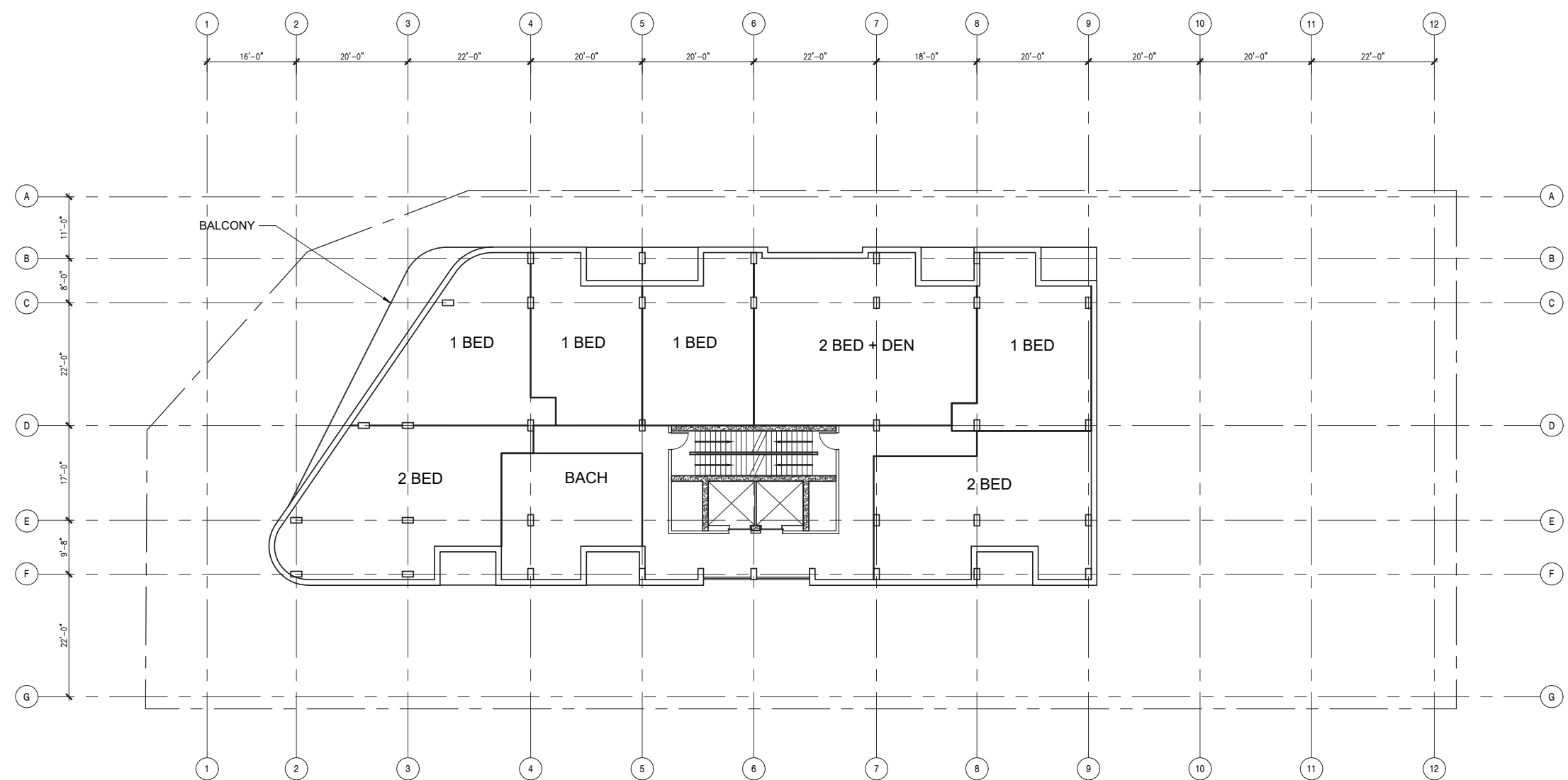




● Levels 6-14

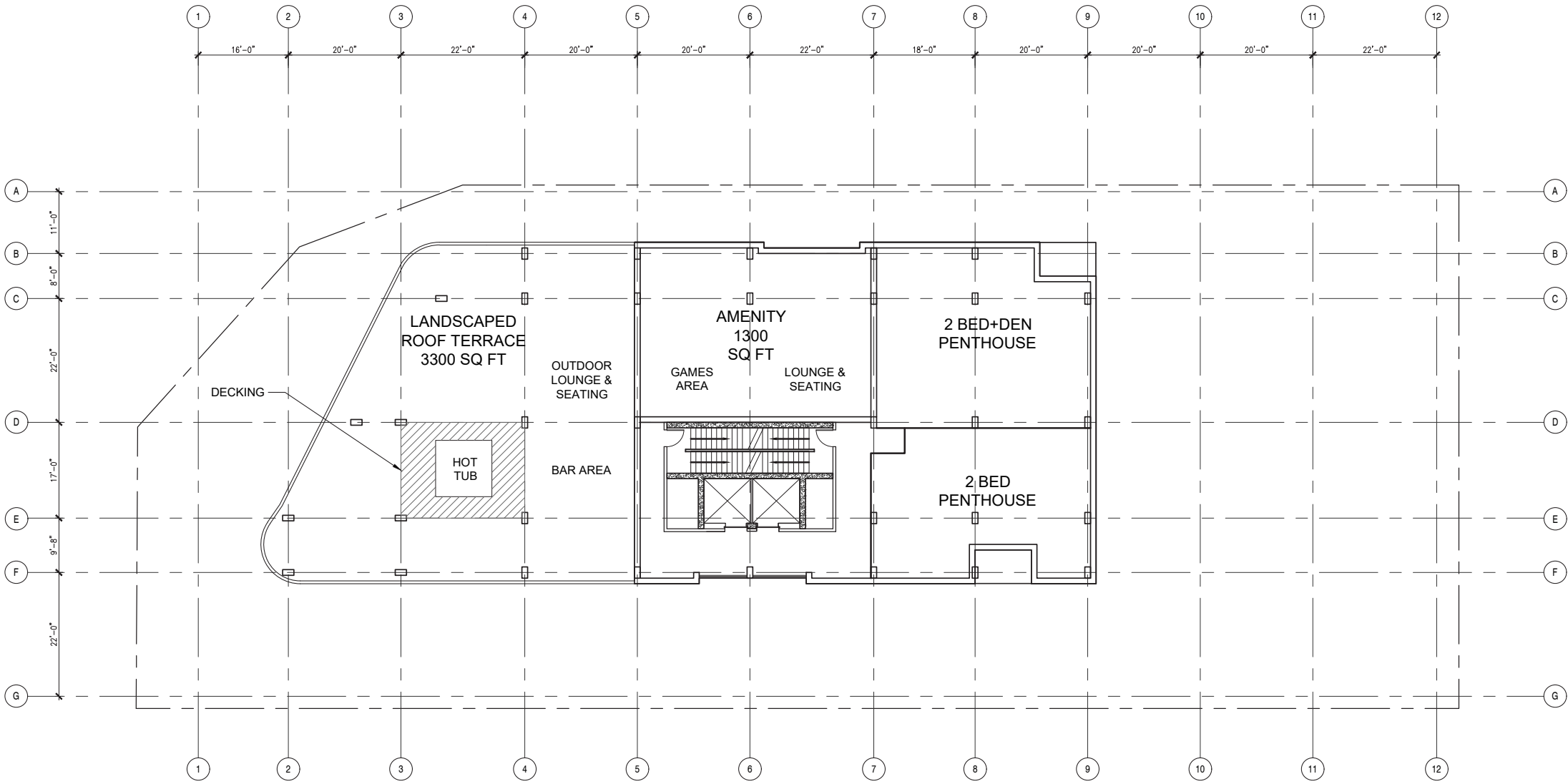


● Levels 15-19





● Level 20





Pro Forma

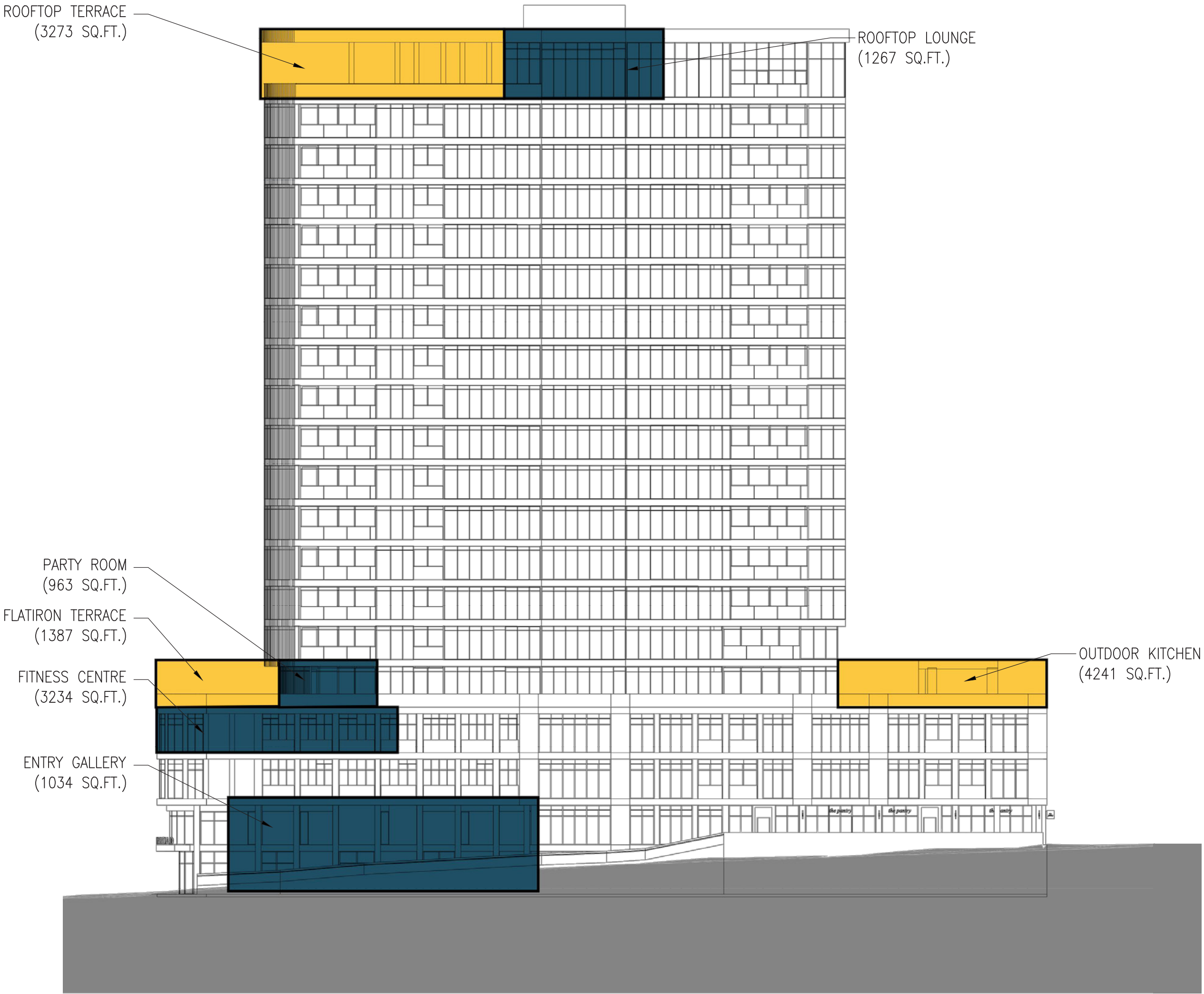
fathom

Site Area 20900
Max Floor Area (FAR 8) 167200

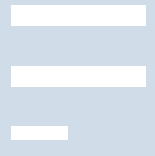
	Floor area (sq.ft.)	Commercial (sq.ft.)	Residential (sq.ft.)	Bicycle Parking (Stalls)	Parking (Stalls)	Bachelor (500-600 sq.ft.)	1 Bedroom (600-850 sq.ft.)	2 Bedroom (950-1000 sq.ft.)	Total Units
P3					32				
P2					30				
P1					28				
Floor 1	7563	3998	3565	80	10				
Floor 2	12693	10976	1717						
Floor 3	14845	10865	3980			0	6	1	7
Floor 4	15010		15010			0	12	2	14
Floor 5	7368		7368			1	7	0	8
Floor 6	6894		6894			2	5	2	9
Floor 7	6894		6894			2	5	2	9
Floor 8	6894		6894			2	5	2	9
Floor 9	6894		6894			2	5	2	9
Floor 10	6894		6894			2	5	2	9
Floor 11	6894		6894			2	5	2	9
Floor 12	6894		6894			2	5	2	9
Floor 13	6894		6894			2	5	2	9
Floor 14	6894		6894			2	5	2	9
Floor 15	6894		6894			1	4	3	8
Floor 16	6894		6894			1	4	3	8
Floor 17	6894		6894			1	4	3	8
Floor 18	6894		6894			1	4	3	8
Floor 19	6895		6895			1	4	3	8
Floor 19	6894		6894			1	4	3	8
Floor 20	4238		4238					2	2
Total				80	100	25	94	41	160
Total Floor Area	165,128	25,839	139,289	0.50	0.63	16%	59%	26%	100%

FAR	7.90
-----	------

Required Amenity Space	Interior (sq.ft.)	Exterior (sq.ft.)	Total (sq.ft.)
5 sq. m. OR 53.82 sq.ft. per unit At least 50% of total must be indoors	4,306	4,306	8,611
Provided Amenity Space	Interior (sq.ft.)	Exterior (sq.ft.)	Total (sq.ft.)
Entry Gallery	1034		1034
Fitness Centre	3041	193	3234
Flatiron Terrace & Party Room	963	1387	2350
East Terrace		4241	4241
Rooftop Lounge	1267	3273	4540
Total Amenity Space (sq.ft.)	6,305	9,094	15,399



Amenities



Precedent Images



Flatiron Building, New York City (1902)

Daniel Burnham and Frederick Dinkelberg

Image: Noel Y. Calingasan

This landmark formal response to a narrow site serves as precedent for the narrow Wyse Road site in Dartmouth.

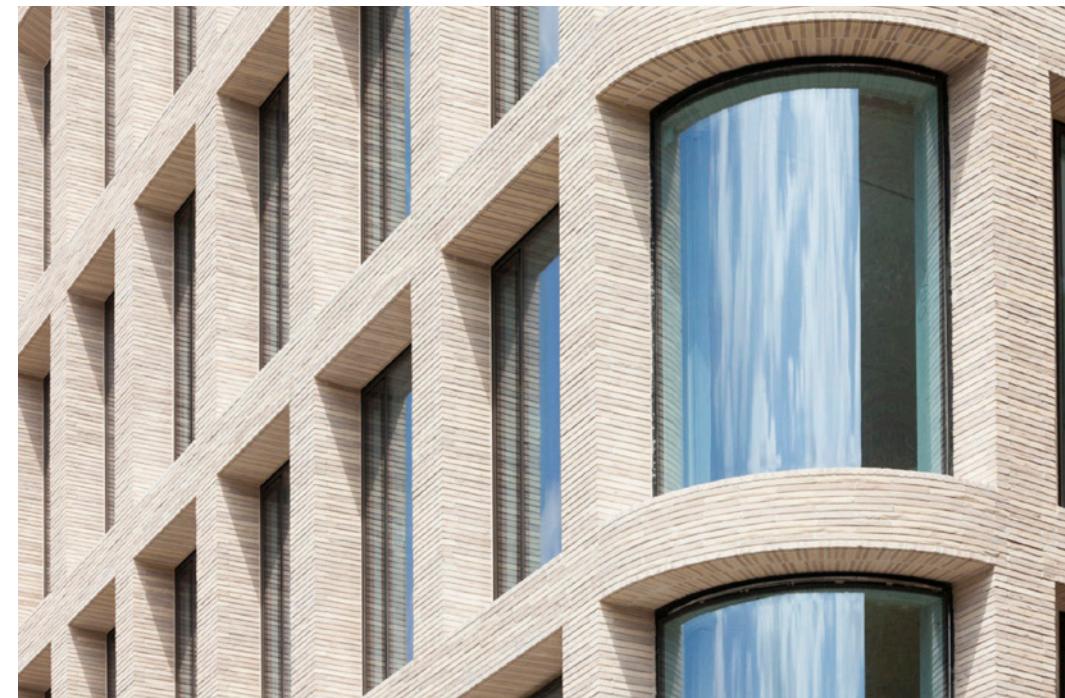


Turnmill Building, London

Piercy & Company, London

Images: Hufton & Crow

This office and retail building illustrates our vision for a regular grid of human-scaled windows to celebrate curved masonry corners.



Opernturm, Frankfurt am Main

Christoph Maeckler

Image: Christian Richters

Covered arcades help buffer adjacent open urban areas, creating a) shelter from the noise and bustle of the urban context; b) interaction with the activity of the urban context, and; c) opportunity for building density above out to site boundaries.



Dark metal panels and glass

Image: Park Associati



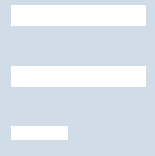
Brick masonry, glass, and feature soffits

Image: Forbes Massie



Proposed materials together

With human-scaled masonry at the podium, the building promotes interaction with the surrounding pedestrian environment. Durable, attractive metal cladding lends variety in material language where surface planes change, carrying up through the tower.



Renderings



fathom





fathom





fathom





fathom





Outdoor
Kitchen

fathom





Flatiron Terrace

fathom





Entry Gallery

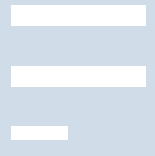
fathom



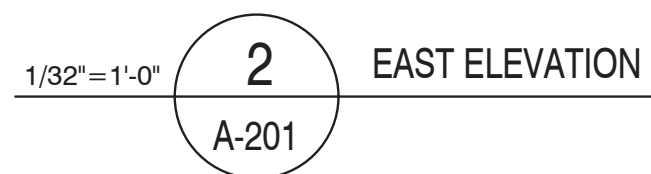


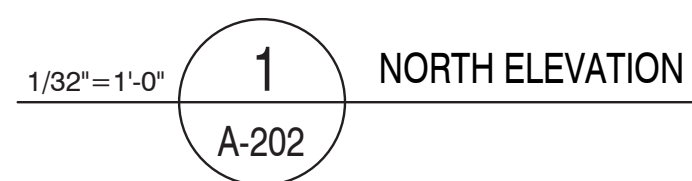
fathom





Appendix







1/32" = 1'-0" **1** SOUTH ELEVATION
A-203



fathom