

FLOW TOWERS
 Canal St + Dundas St, Dartmouth NS

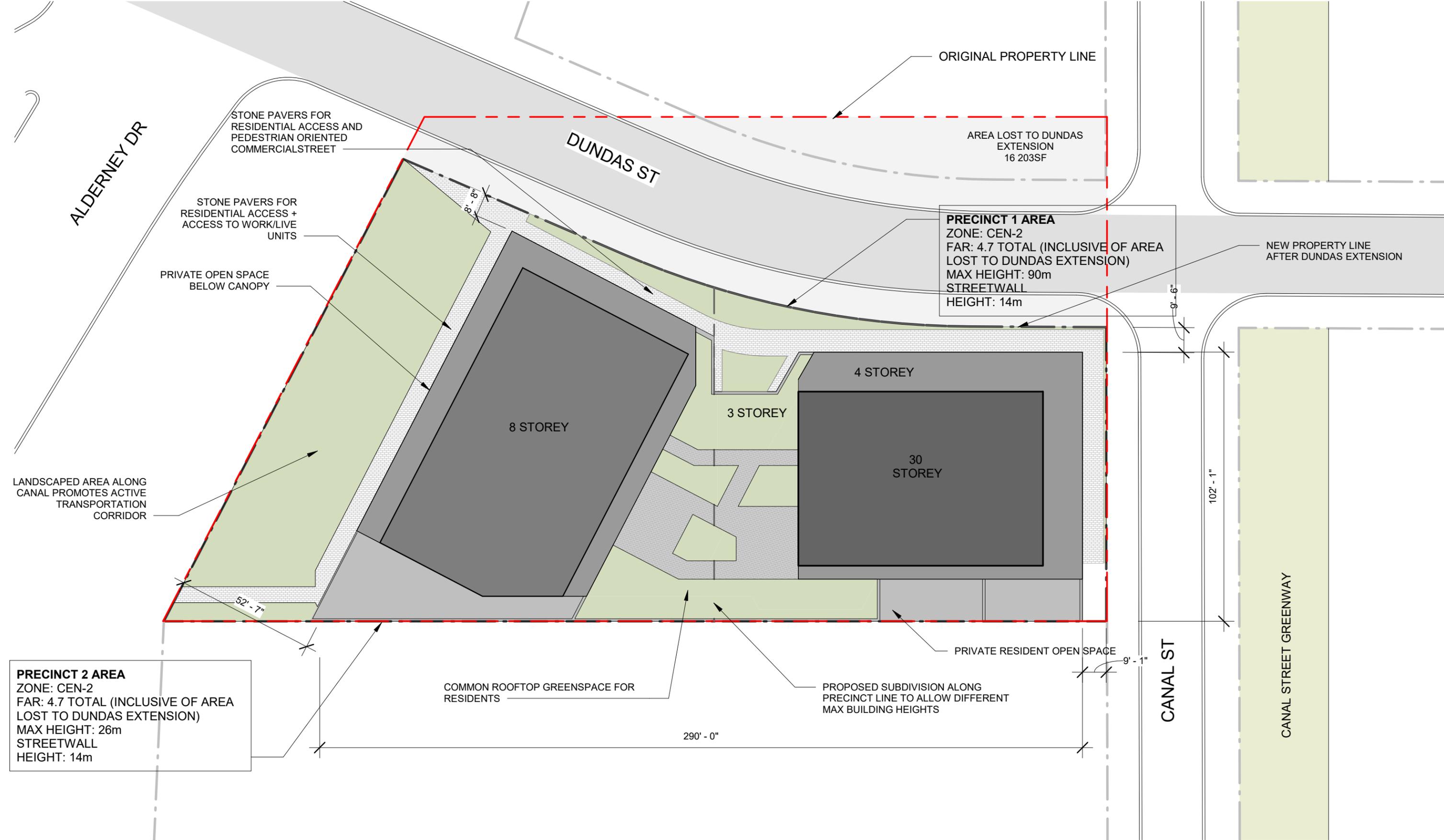
SITE PLAN

Project No: 2015-23
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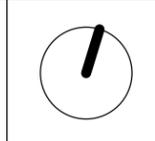


WM FARES
 ARCHITECTS

D01



PRECINCT 2 AREA
 ZONE: CEN-2
 FAR: 4.7 TOTAL (INCLUSIVE OF AREA LOST TO DUNDAS EXTENSION)
 MAX HEIGHT: 26m
 STREETWALL HEIGHT: 14m



UNIT COUNT		
Department	Name	Count
PODIUM		
PODIUM	1 BED	15
PODIUM	2 BED	4
PODIUM	COMMERCIAL	1
		20
TOWER 1		
TOWER 1	1 BED	107
TOWER 1	2 BED	54
		161
TOWER 2		
TOWER 2	1 BED	23
TOWER 2	2 BED	15
		38
Total		219

UNIT MIX		
Name	Count	%
1 BED	145	66%
2 BED	73	33%
COMMERCIAL	1	0%
Total	219	100%

PARKING SCHEDULE	
Level	Count
T/O P2	74
T/O P1	74
T/O 2nd FLOOR	33
T/O 3rd FLOOR	33
TOTAL	214

FLOOR AREA	
Name	Area
PODIUM GFA	81705 SF
TOWER 1 GFA	156284 SF
TOWER 2 GFA	40548 SF
	278537 SF

LAND-USE BY-LAW CHECK LIST	REQUIRED AS PER LAND-USE BY-LAW AND SMPS	PROPOSED IN DESIGN	
ZONE	CDD	CEN-2	SCH 3
MAX HEIGHT	MAP 14 OF THE SMPS DESIGNATES TALL MID-RISE TYPES IN PRECINCT 2 AND HIGH-RISE TYPES IN PRECINCT 1	26m IN PRECINCT 2, 90m IN PRECINCT 1	SMPS MAP 14
F.A.R.	N/A	4.7 BASED ON LOT AREA, PRIOR TO DUNDAS EXTENSION	SCH 8
BUILDING TYPE	TALL-MID RISE + HIGH RISE	TALL-MID RISE + HIGH RISE	LUB PKG A - 88 (2)
TRANSITION LINES	N/A	N/A	SCH 26
PEDESTRIAN STREET	PEDESTRIAN ORIENTED COMMERCIAL STREET LOCATED TO INCREASE ACTIVE TRANSPORTATION AND ACCESS TO CANAL STREET	PEDESTRIAN STREET PROPOSED ALONG DUNDAS EXTENSION	SCH 6
SPECIAL AREA	WATERFRONT - DARTMOUTH COVE. SITE ADJACENT TO SHUBENACADIE CANAL + ACROSS FROM PROPOSED CANAL STREET GREENWAY	PROPOSED DESIGN ALIGNS WITH SMPS AND DARTMOUTH COVE PLAN	SCH 3 + 4
FRONT & FLANKING YARDS	1.5m - 3.0m	2.5m - 3.0m	SCH 9
STREET WALL HEIGHT	MAX 14.0m AS PER SMPS AND DARMOUTH COVE COMPREHENSIVE PLAN	12.0m	DARTMOUTH COVE PLAN
STEPBACKS	ALONG STREETLINES: 3.0m FOR TALL MID RISE, 4.5m FOR HIGH RISE SIDE + REAR: 4.5m FOR TALL MID RISE, 12.5m FOR HIGH RISE	PROPOSAL MEETS STEPBACK REQUIREMENTS ON STREETLINES, DOES NOT MEET ALONG REAR LOT LINE DUE TO DUNDAS EXTENSION	LUB PKG A - 93 (4) (b), 93 (4) (d)
SIDE YARD	MAX COMBINED SIDE YARD OF LOT WIDTH LESS 64.0m	15m	LUB PKG A - 92 (1) (b)
REAR YARD	0m OR 3.0m DEPENDANT ON ABUTTING ZONE	0m	LUB PKG A - 92 (3)
PARKING REQUIRMENTS	NONE REQUIRED	214 PARKING SPACES	LUB PKG A - TABLE 7
DWELLING UNIT MIX	25% ATLEAST 2 BEDROOMS. (ROUNDED UP)	33% 2 BEDROOMS	LUB PKG A - 57
AMENITY SPACE	MIN 5m ² PER UNIT. 50% OF REQUIRED SAPCE TO BE PROVIDED INDOORS.	1 133m ² TOTAL	LUB PKG A - 58
SEPARATION DISTANCES	12.5m BETWEEN TALL MID RIDE AND HIGH RISE TYPOLOGY	MIN 13.5m	LUB PKG A - 95 (1) (c)
BUILDING DIMENSIONS	MAX WIDTH + DEPTH OF 64.0m BELOW STREETWALL MAX DEPTH + WIDTH OF 35m FOR HIGH RISE TOWER, 750m ² PER FLOOR	STREETWALL SECTIONS: MAX 32.0m WIDTH, 50.0m DEPTH TOWER: 28.5m WIDTH, 19.5m DEPTH	LUB PKG A - 96 (1) (a), 96 (2)
LOT AREA	42 828 SF AFTER DUNDAS EXTENSION, 59 119 SF PRIOR		
BUILDING FOOTPRINT	29 408 SF		
F.A.R.	4.7		
INDOOR AMENITY SPACE	570m ² (50% OF TOTAL)		

NOTE: THE PROPOSED ZONING INTENDS TO ALIGN THE PROPOSAL WITH THE INTENTIONS SET OUT IN THE SMPS AND THE DARTMOUTH COVE MASTER PLAN. A COMPREHENSIVE REVIEW HAS BEEN CONDUCTED, WITH THE PROPOSAL BEING DESIGNED TO PROMOTE THE PLAN ENVISIONED FOR THE DARMOUTH COVE AREA. OPEN SPACE AND ACTIVE TRANSPORTATION HAVE BEEN CONSIDERED AS KEY DESIGN DRIVERS, ALONG WITH THE PROPOSED PLAN FOR THE AREA IN MAP 14 OF THE SMPS.

FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

DATA SHEET

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WM FARES
ARCHITECTS

D03



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

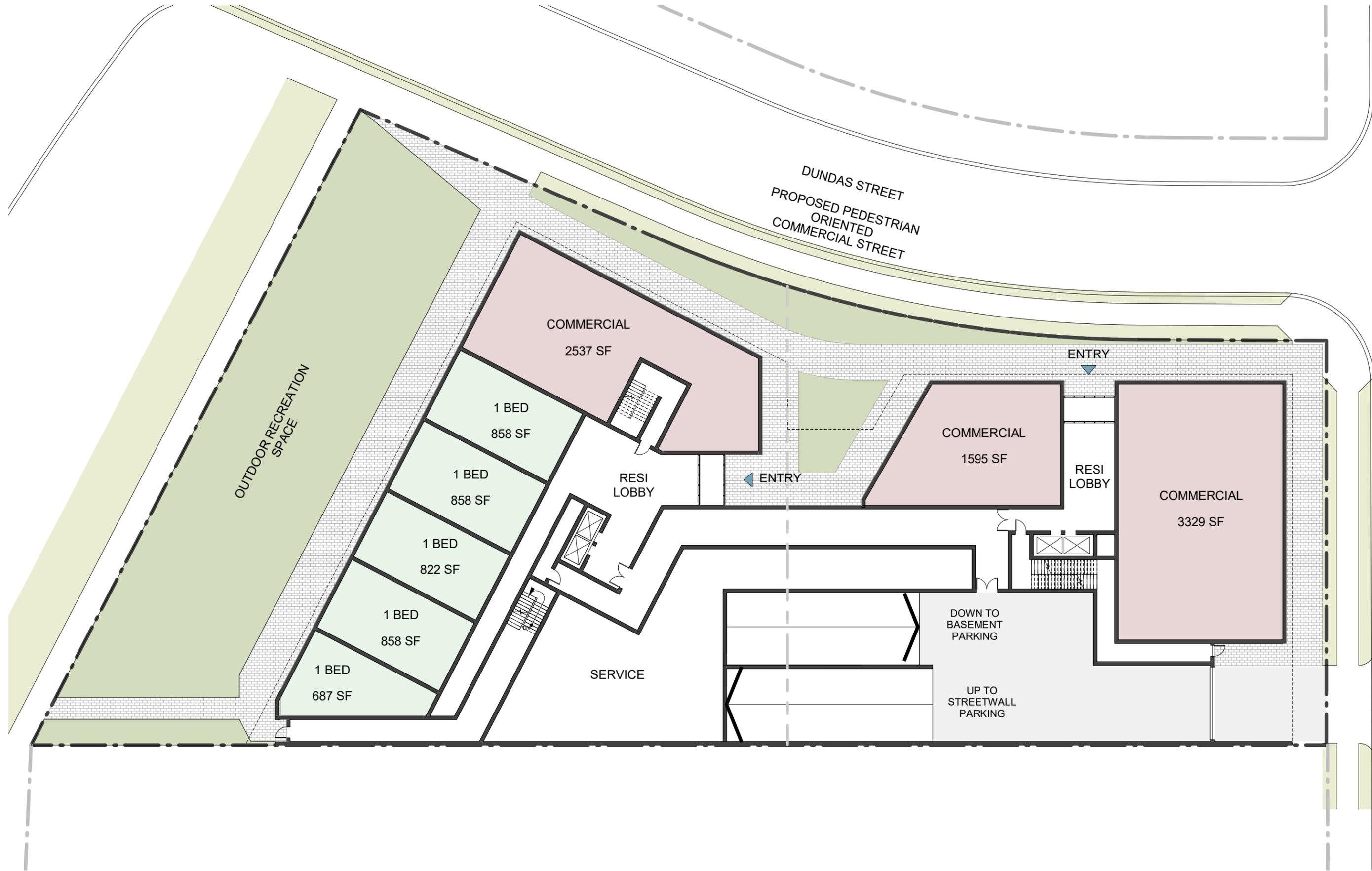
LEVELS P2 - P1

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WM FARES
 ARCHITECTS

D10



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

LEVEL 1

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WM FARES
 ARCHITECTS

D11



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

LEVELS 2 - 3

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WM FARES
 ARCHITECTS

D12



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

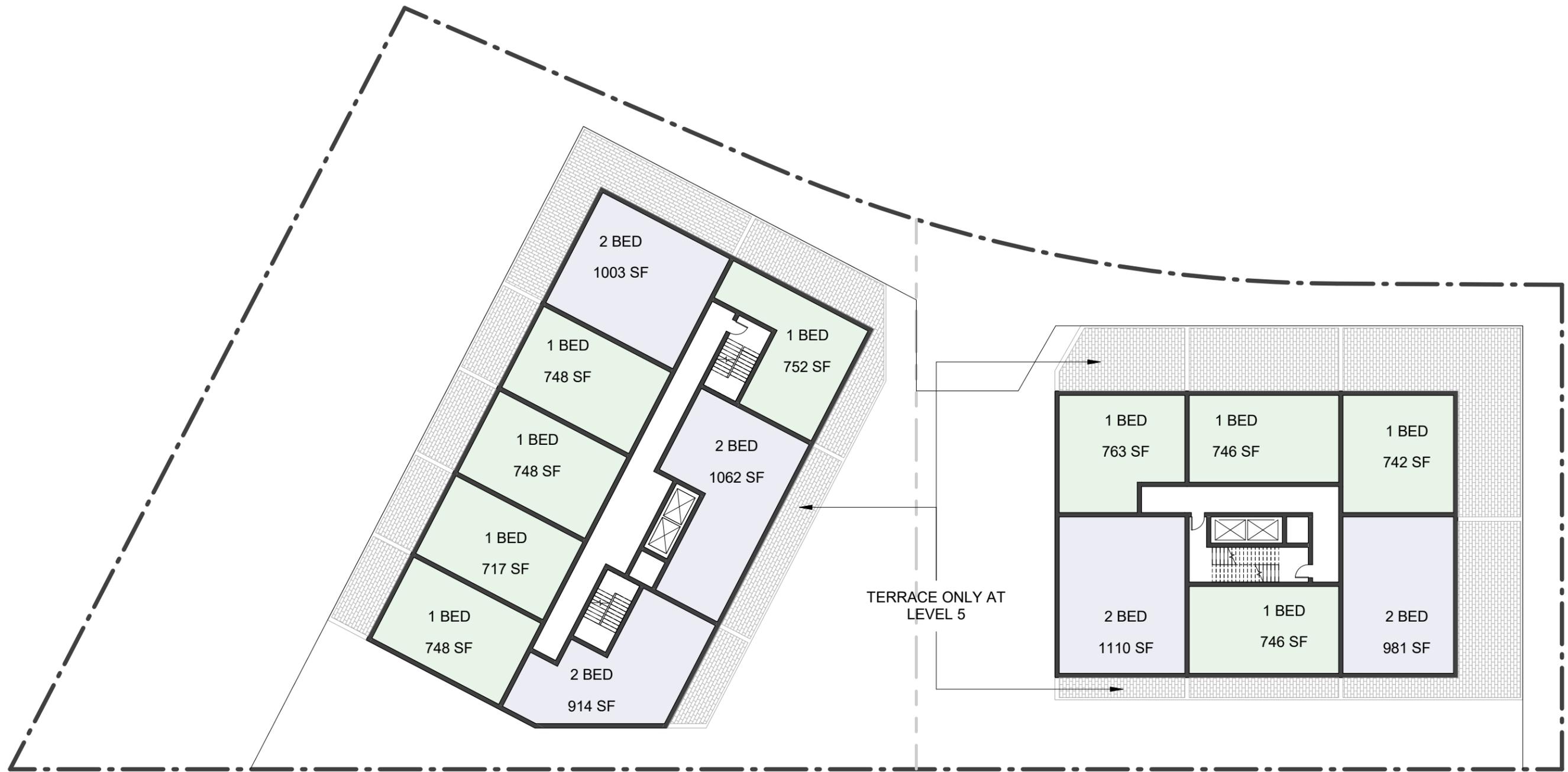
LEVEL 4

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WM FARES
 ARCHITECTS

D13



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

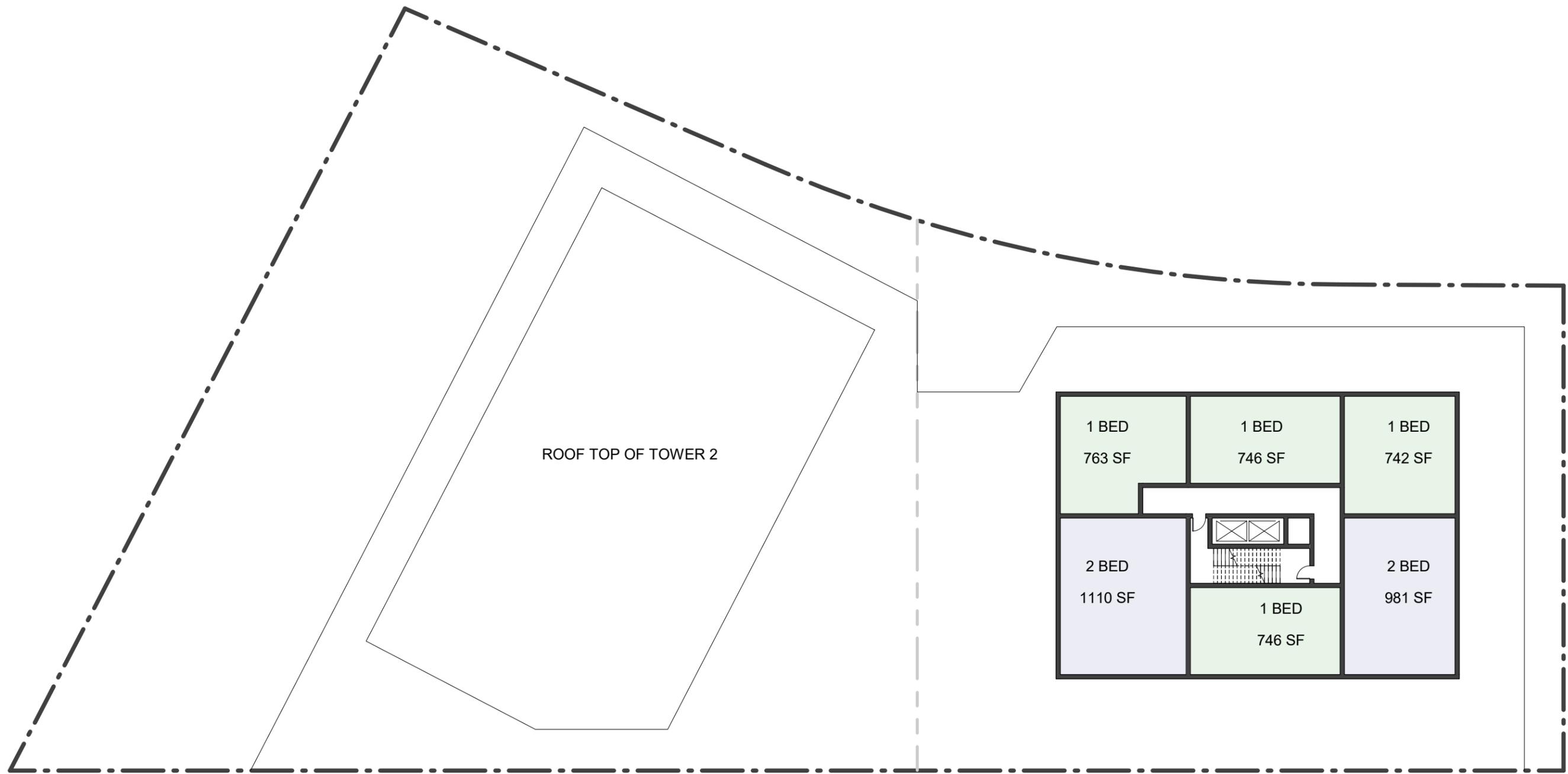
LEVELS 5 - 8

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WM FARES
 ARCHITECTS

D14



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

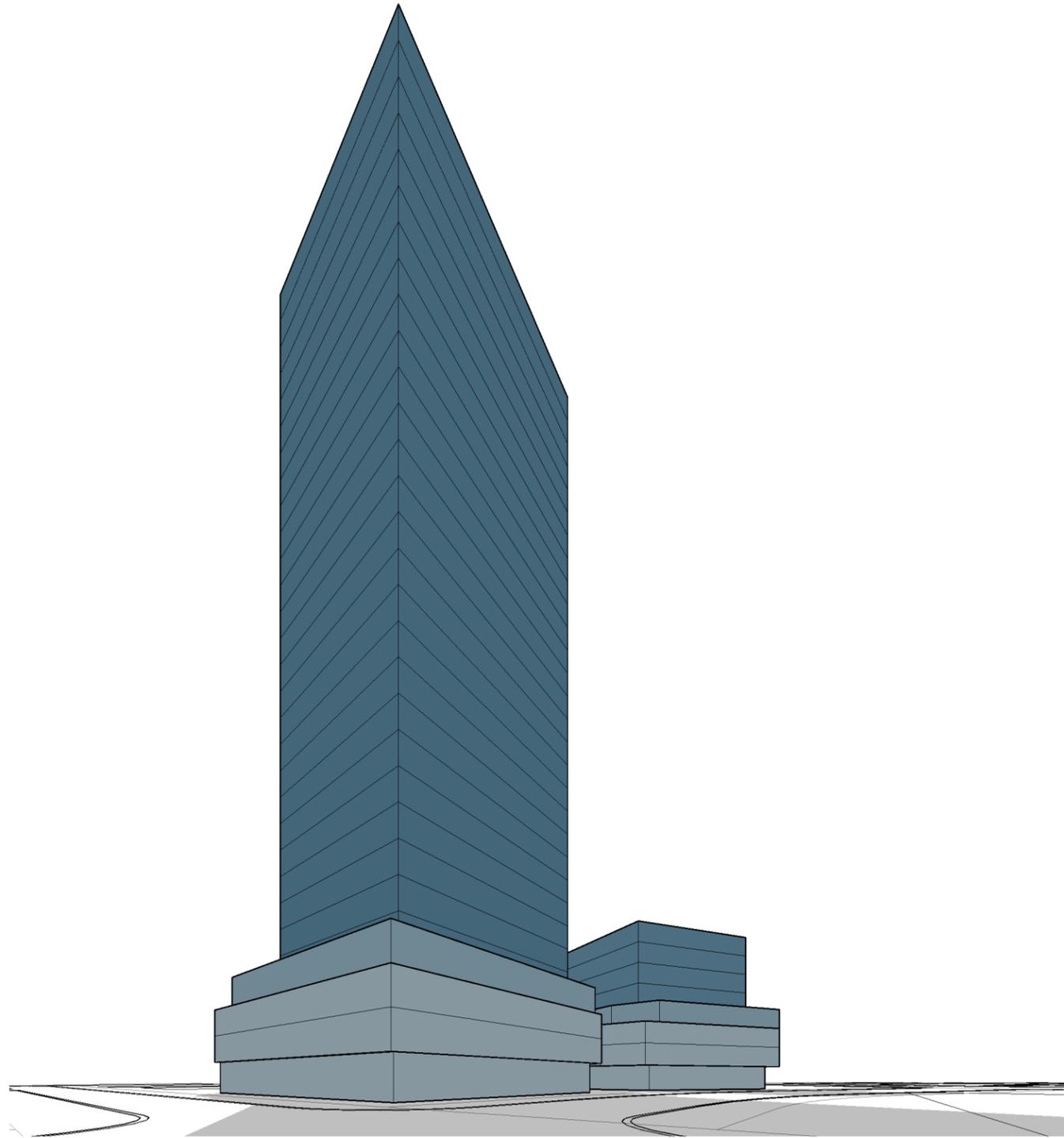
LEVELS 9 - 30

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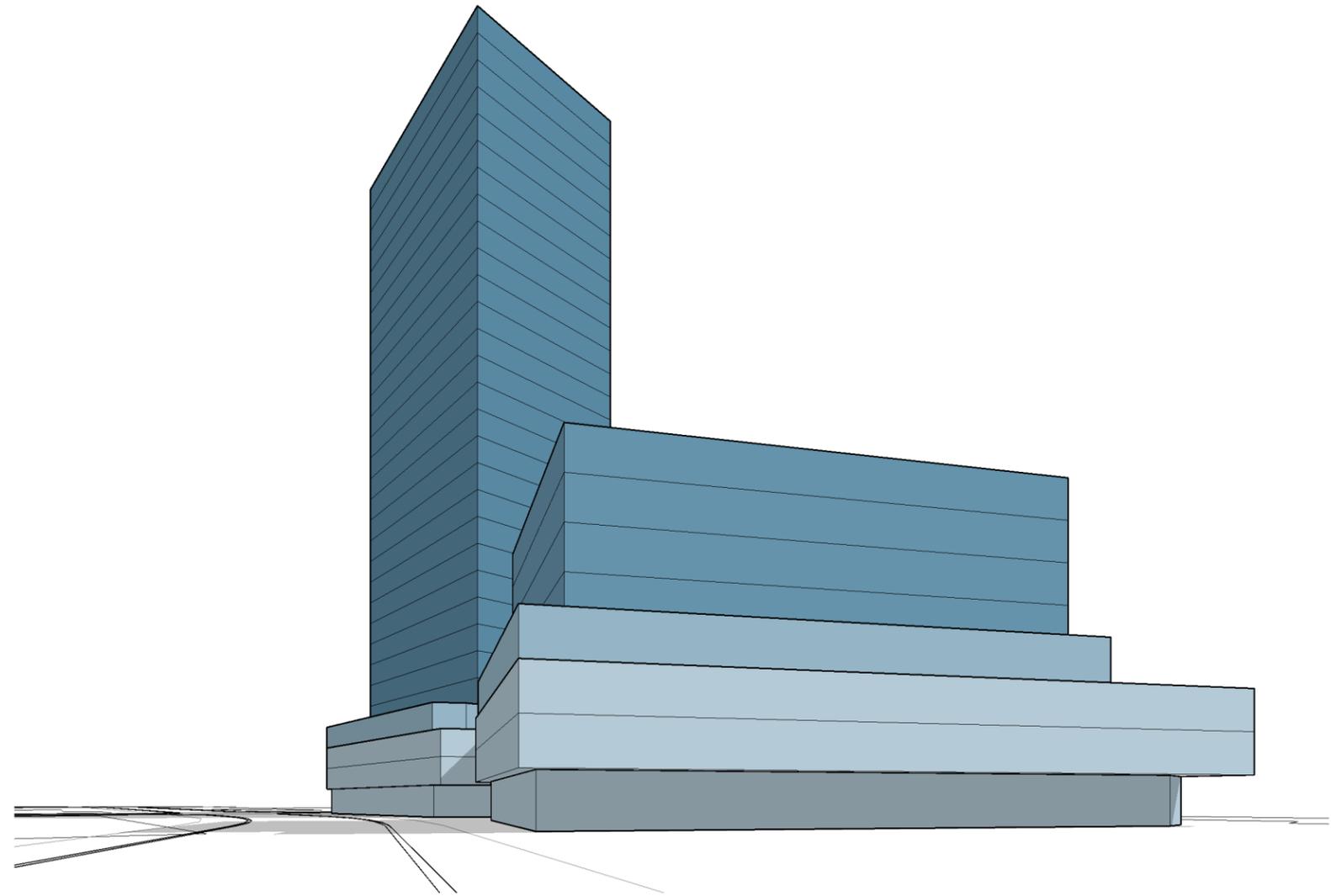


WM FARES
 ARCHITECTS

D15



① CANAL ST & DUNDAS ST



② DUNDAS ST

FLOW TOWERS

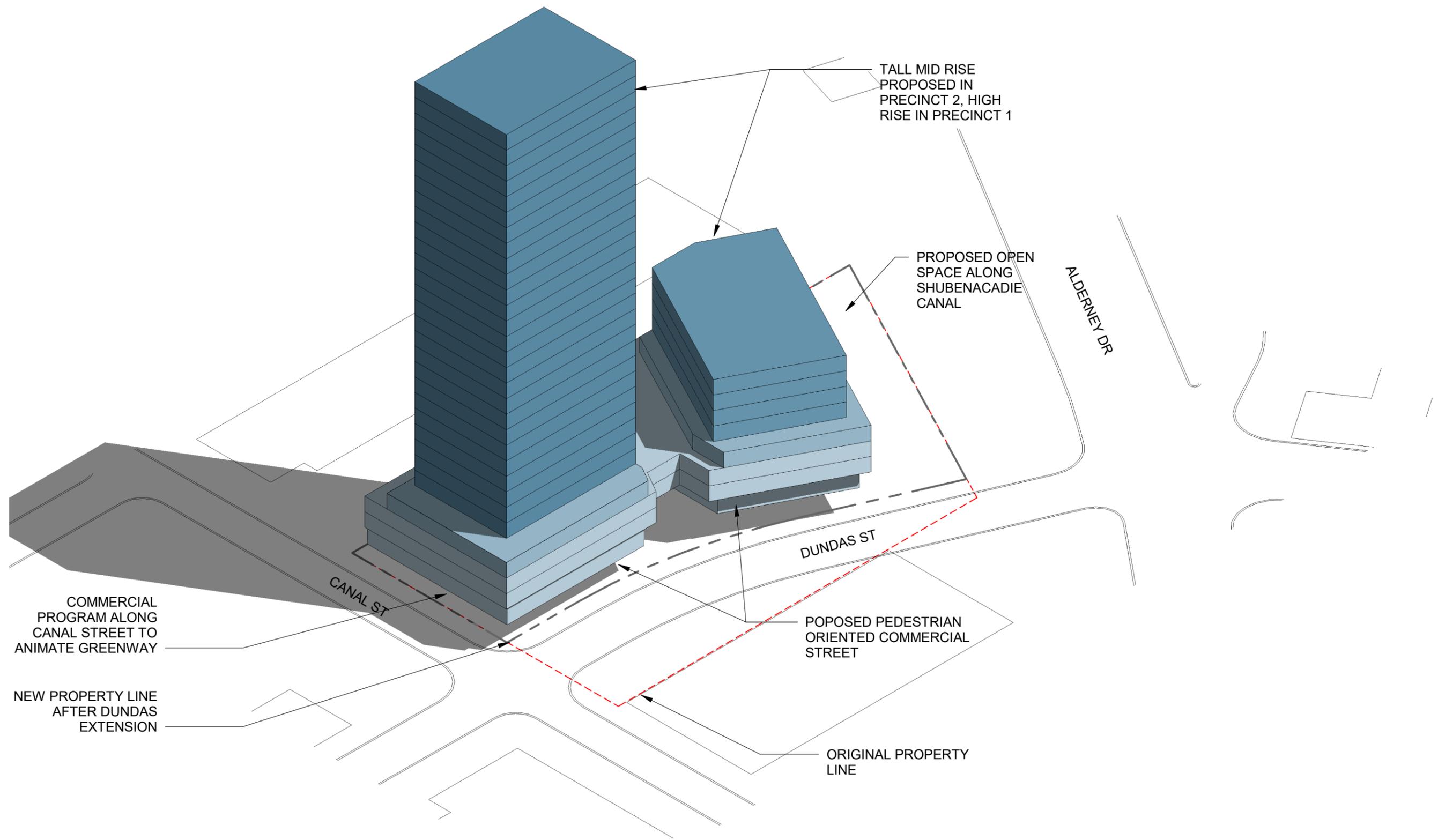
Canal St + Dundas St, Dartmouth NS

MASSING

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WM FARES
 ARCHITECTS

D40



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

MASSING

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WM FARES
 ARCHITECTS

D41