



Fathom



Item 4.1

112-114

Wyse Road

**Substantive Amendment
Add 2 Storeys**

July 3, 2025



Contents

- A. Context & Planning
- B. Site Conditions
- C. Mobility
- D. Building Design



A. Context & Planning

01

Context & Planning

- Wyse Road and Nantucket Avenue - a future Centre neighbourhood for Dartmouth.
- Well-connected with nearby amenities and robust transportation networks.
- The connective tissue of Dartmouth, joining Downtown with North End Dartmouth.
- A gateway to Dartmouth for people arriving via the Macdonald Bridge.

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Image Credit: Google Maps

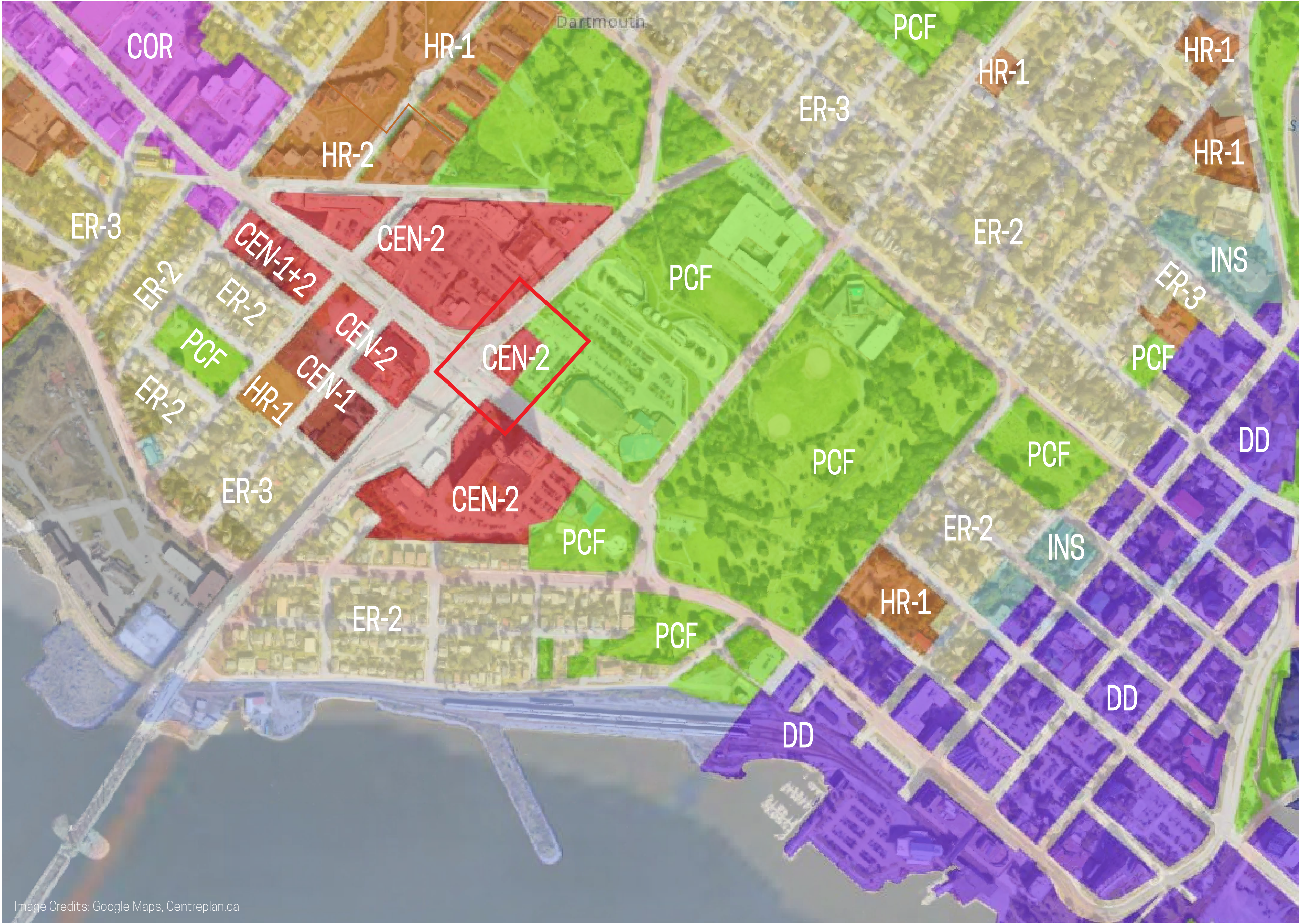


02

Context & Planning

- The site is zoned CEN-2 in the Regional Centre Plan. The surrounding neighbourhood is similarly zoned CEN-2 and CEN-1.
- These zones will be dense and vibrant. The maximum permitted FAR (Floor Area Ratio, or the ratio of site area to floor area) here is up to 6.0, or approximately 40 storeys.
- The neighbourhood also features the Dartmouth Common, including the Sportsplex, schools, and the Bridge Terminal (all within the PCF zones shown here).

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03

Approved DA

- Any use permitted within the Centre-2 Zone
- A minimum 25% of the residential units shall contain at least two bedrooms.
- Maximum height of the building shall not exceed 69 metres (20 storeys) excluding mechanical and elevator overrun - requesting increase to 22 storeys.
- Building podium height 3 storeys NE corner and 4 storeys NW corner.
- Maximum tower footprint of 650 SM (6.996 SF)

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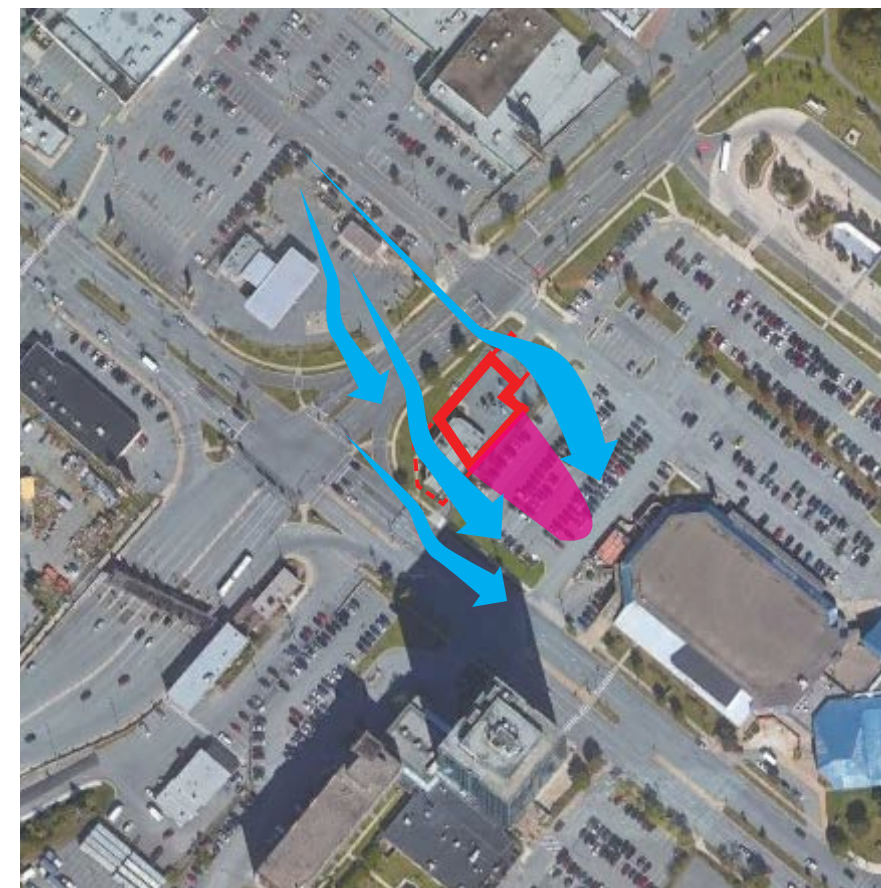
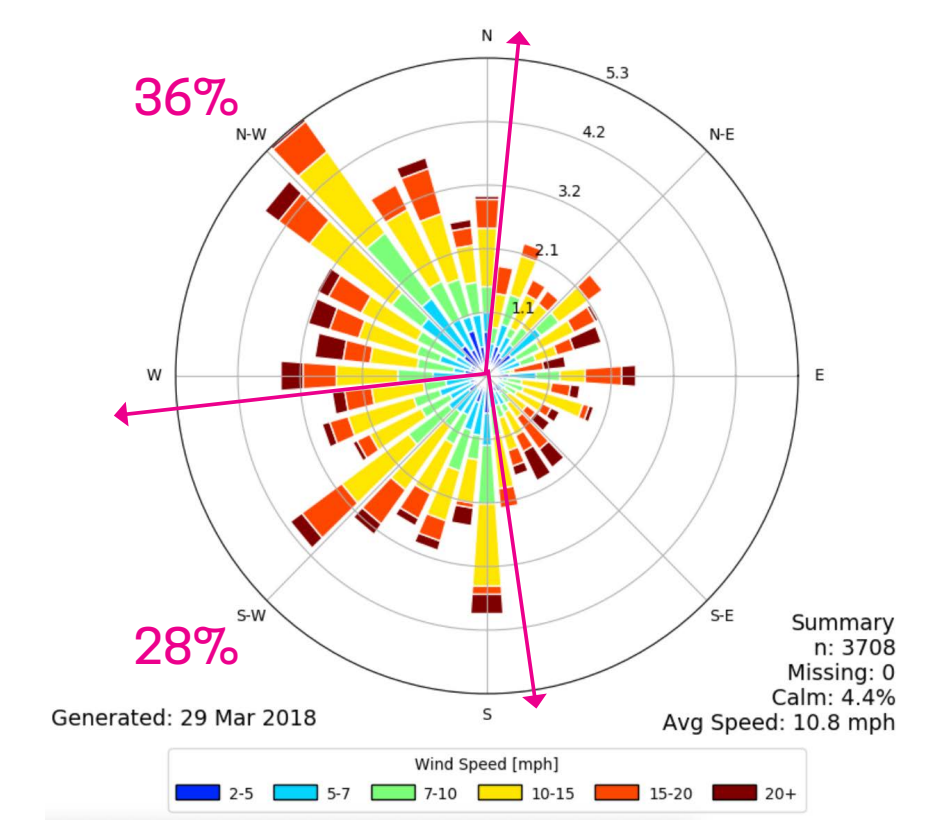
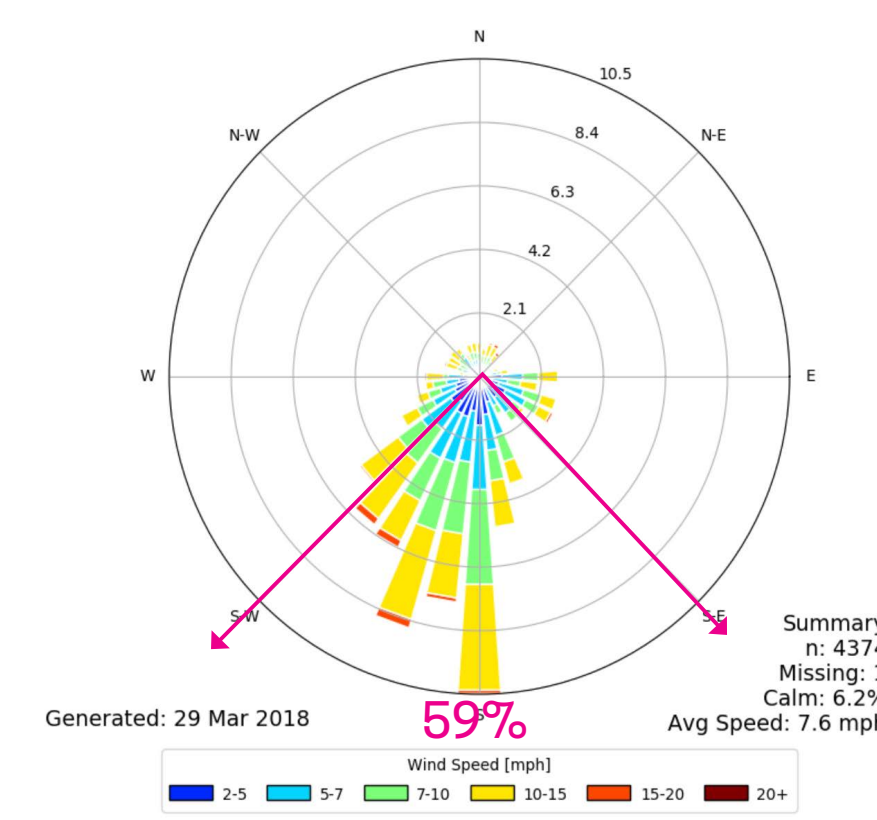
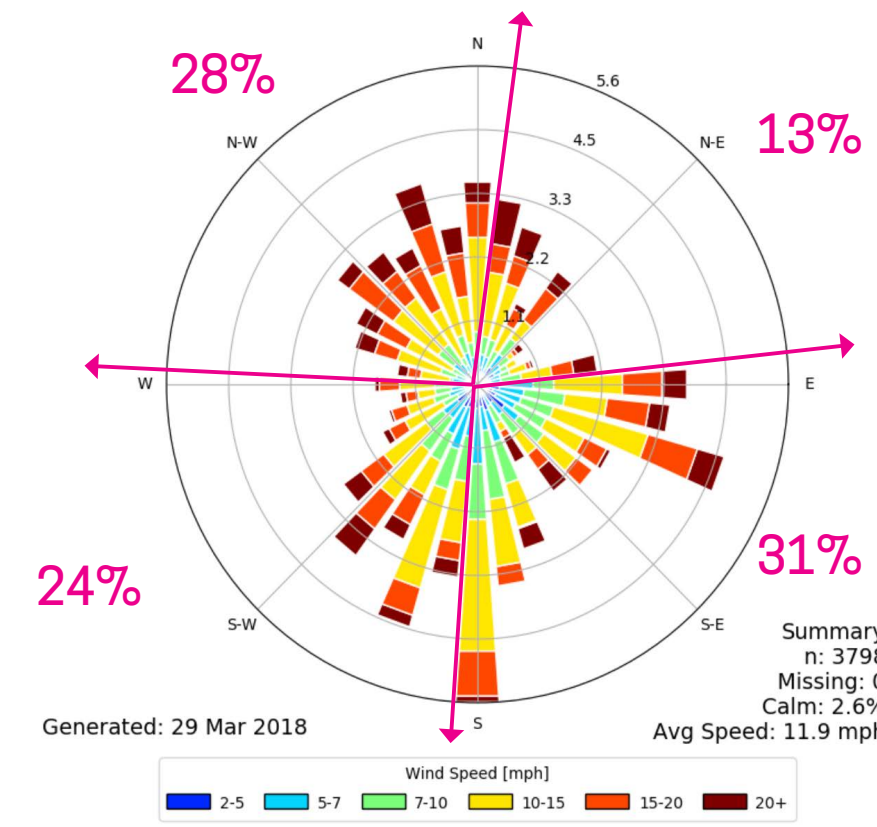
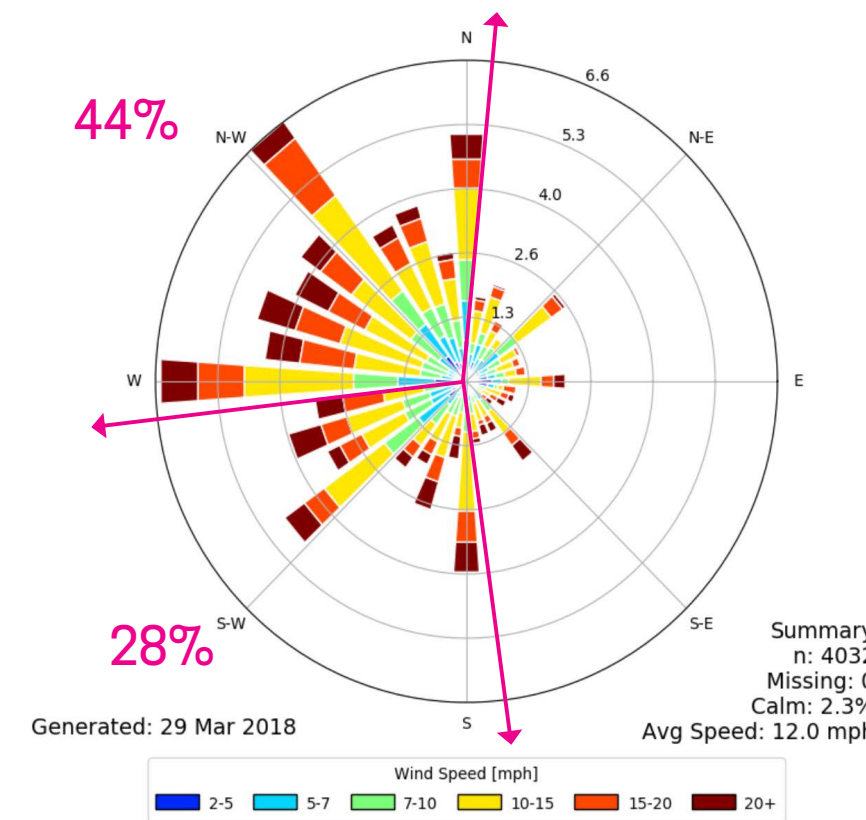




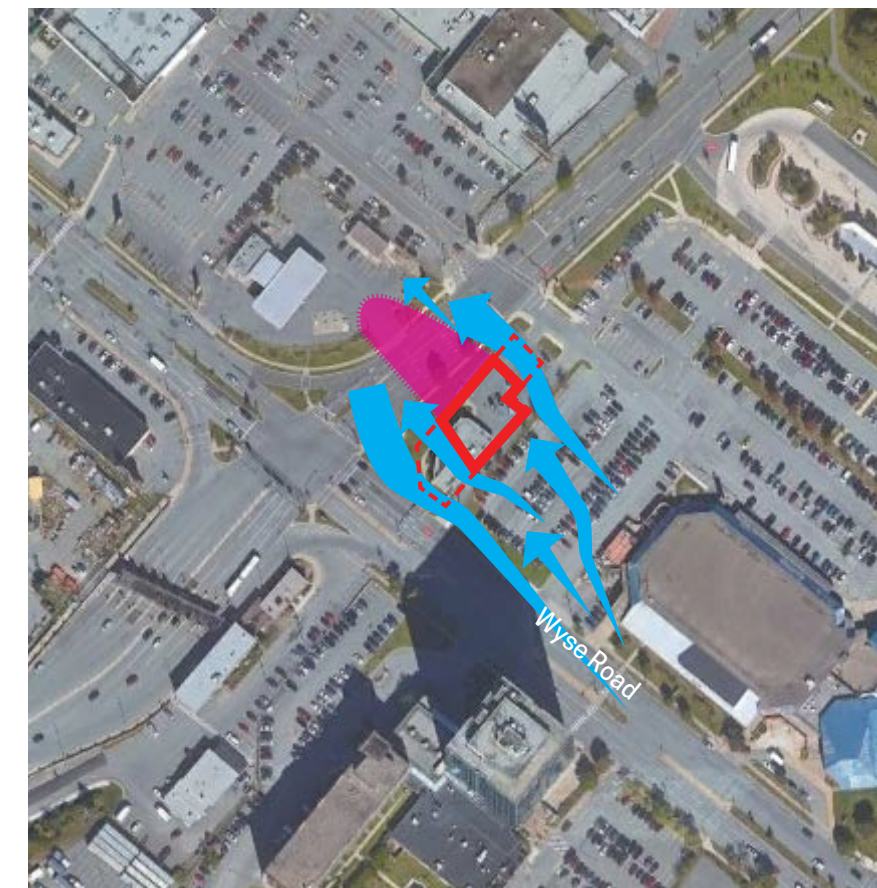
B. Site Conditions

01 Wind

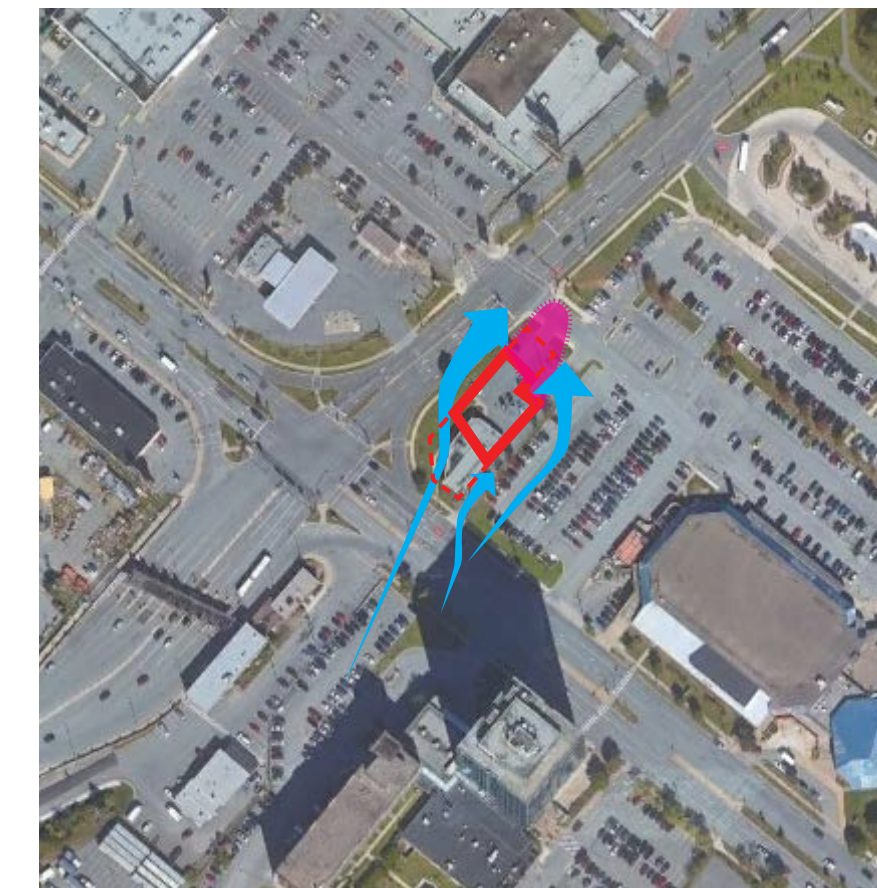
- Wind data diagrams show the highest and most frequent wind speeds that may affect pedestrian comfort (above),
- A resulting "wind shadow" (pink) from the proposed tower shows street-level comfort is most impacted in the Spring, around 30% of the time,
- A 3/4-storey podium will help mitigate wind impacts on pedestrian comfort,



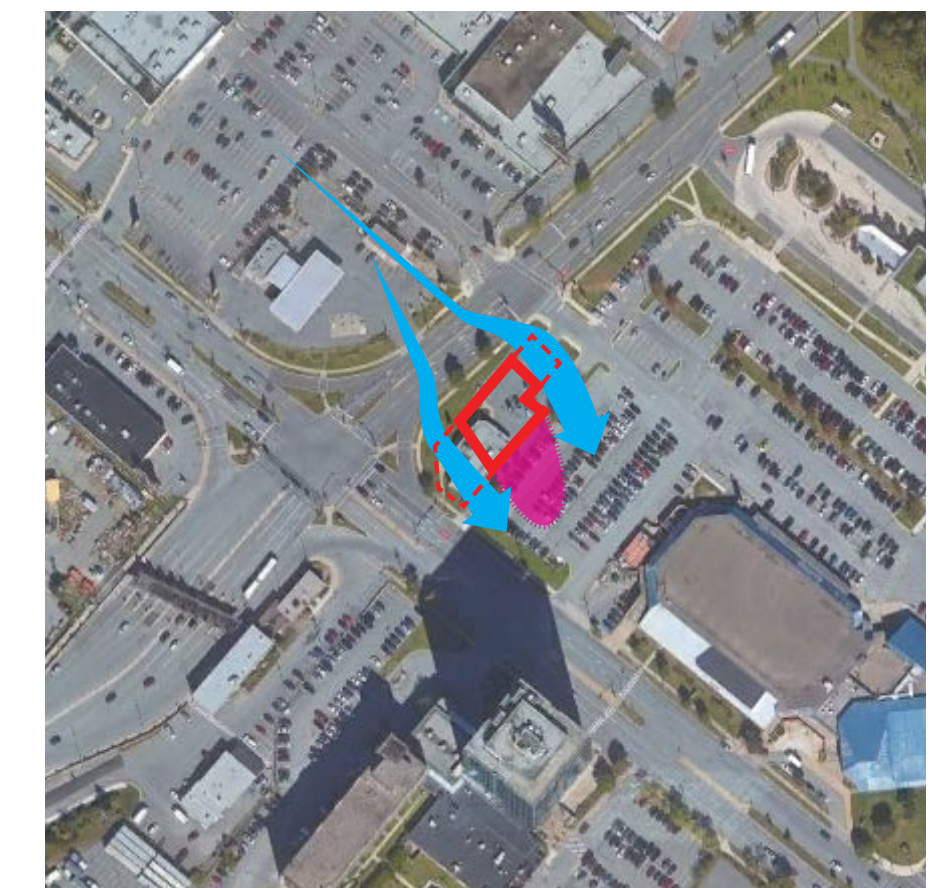
Winter



Spring



Summer

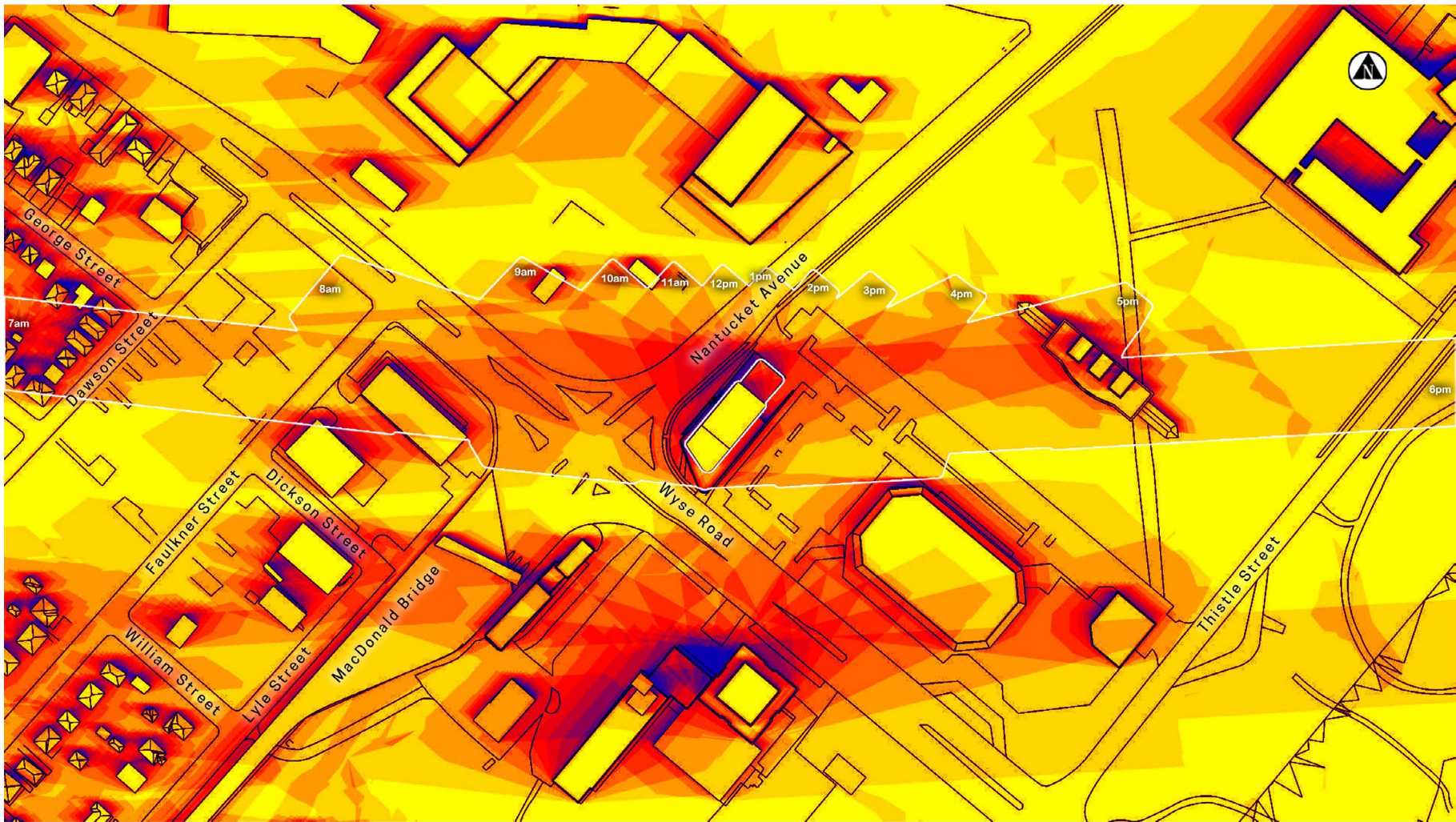


Fall

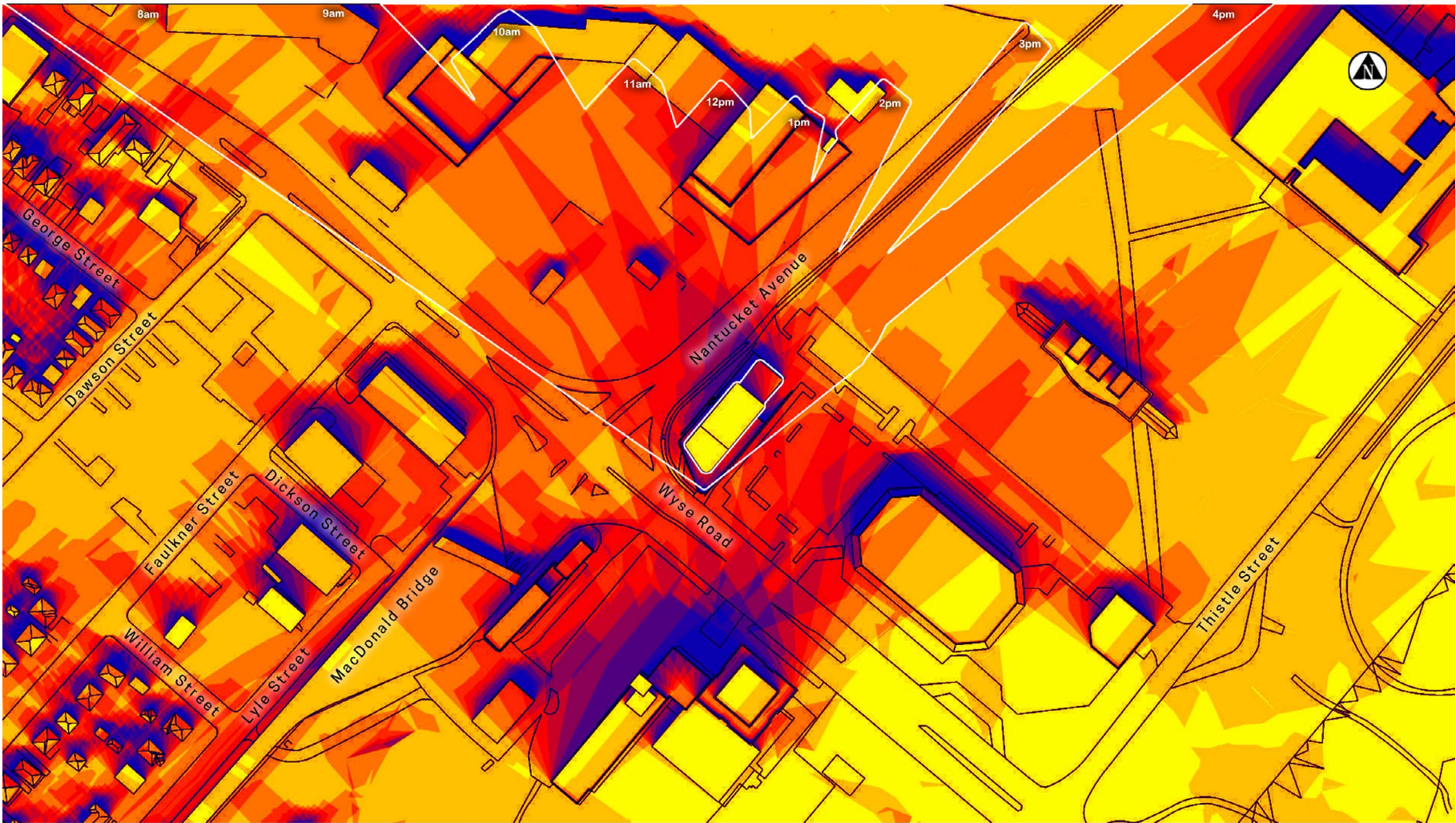
02

Sunlight & Shadows

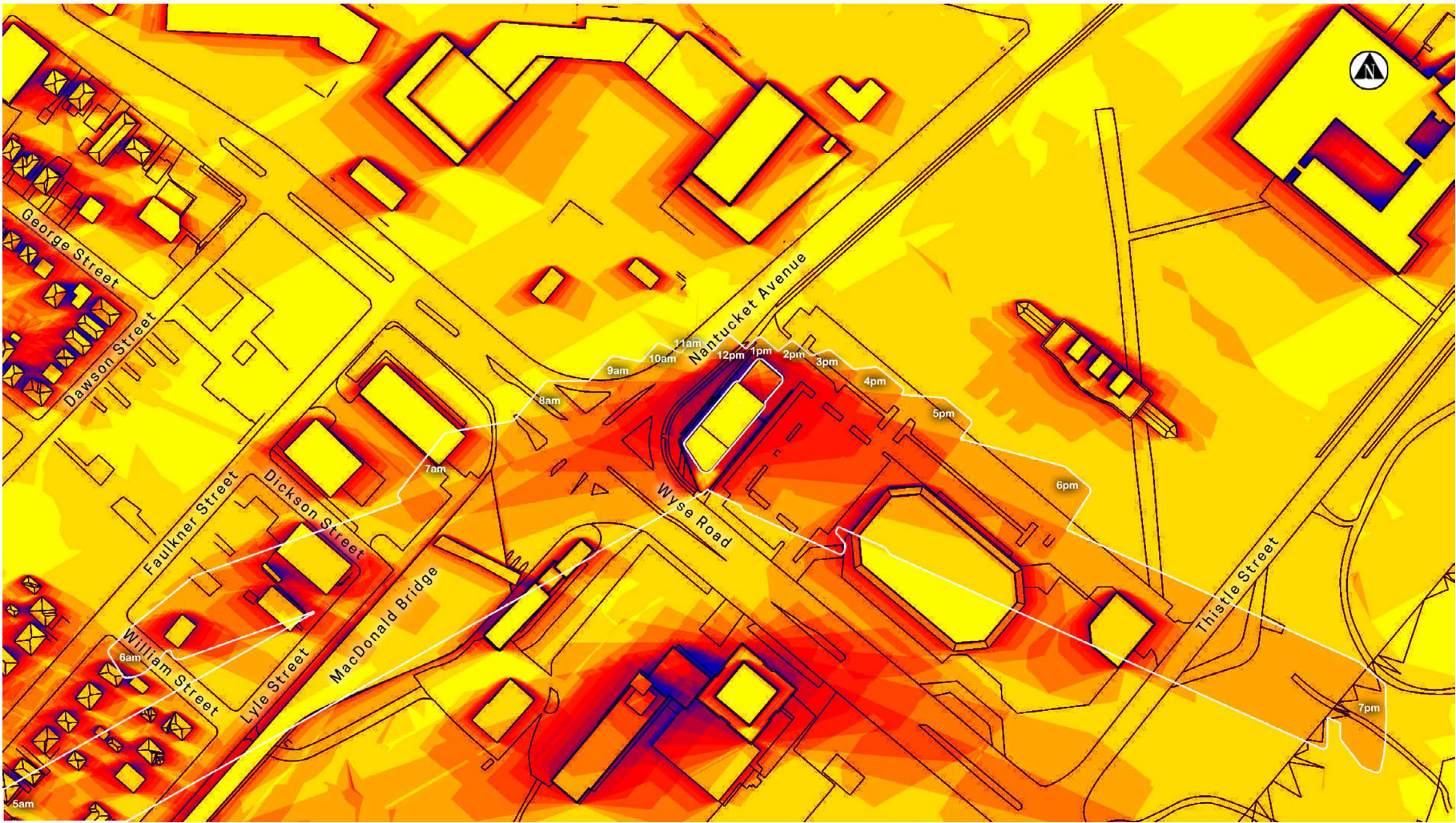
- The sun is low and shadows are long in Winter, Spring, and Fall,
- With wide streets and mostly low buildings, sun can reach this site even in Winter,
- The proposed tower will cast some shadows on the surrounding area, but the worst impacts on sidewalks and crosswalks will be mostly limited to Winter mornings. Some new shade can be expected on Nantucket Avenue,



Equinox (September 21 and March 21) Anticipated Shadows



Winter Solstice (December 21) Anticipated Shadows



Summer Solstice (June 21) Anticipated Shadows



B. Mobility

01

Mobility

- The site is well-served by all available modes of transportation
- Nearby amenities and 10-15 minute walk to Downtown
- Active transportation network improvements planned
- Next door to the city's best-connected transit terminal
- Proximity to the Macdonald Bridge and access to Halifax

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Conclusions and Discussion

Based on this review, the increased number of residential units are not anticipated to have any negative impacts on roadway or active transportation networks in the vicinity of the development. Since the original study, upgrades have been made that are expected to promote and incentivize use of alternate modes of transportation and supporting HRM's longer term visions of increasing modal diversity on the Municipality's Road transportation networks.



D. Building Design

01 Site

- A prominent corner, but not currently built with a pedestrian focus
- To the North, other CEN-1 and CEN-2 zones are currently being developed
- To the South and East, the Dartmouth Common may remain undeveloped

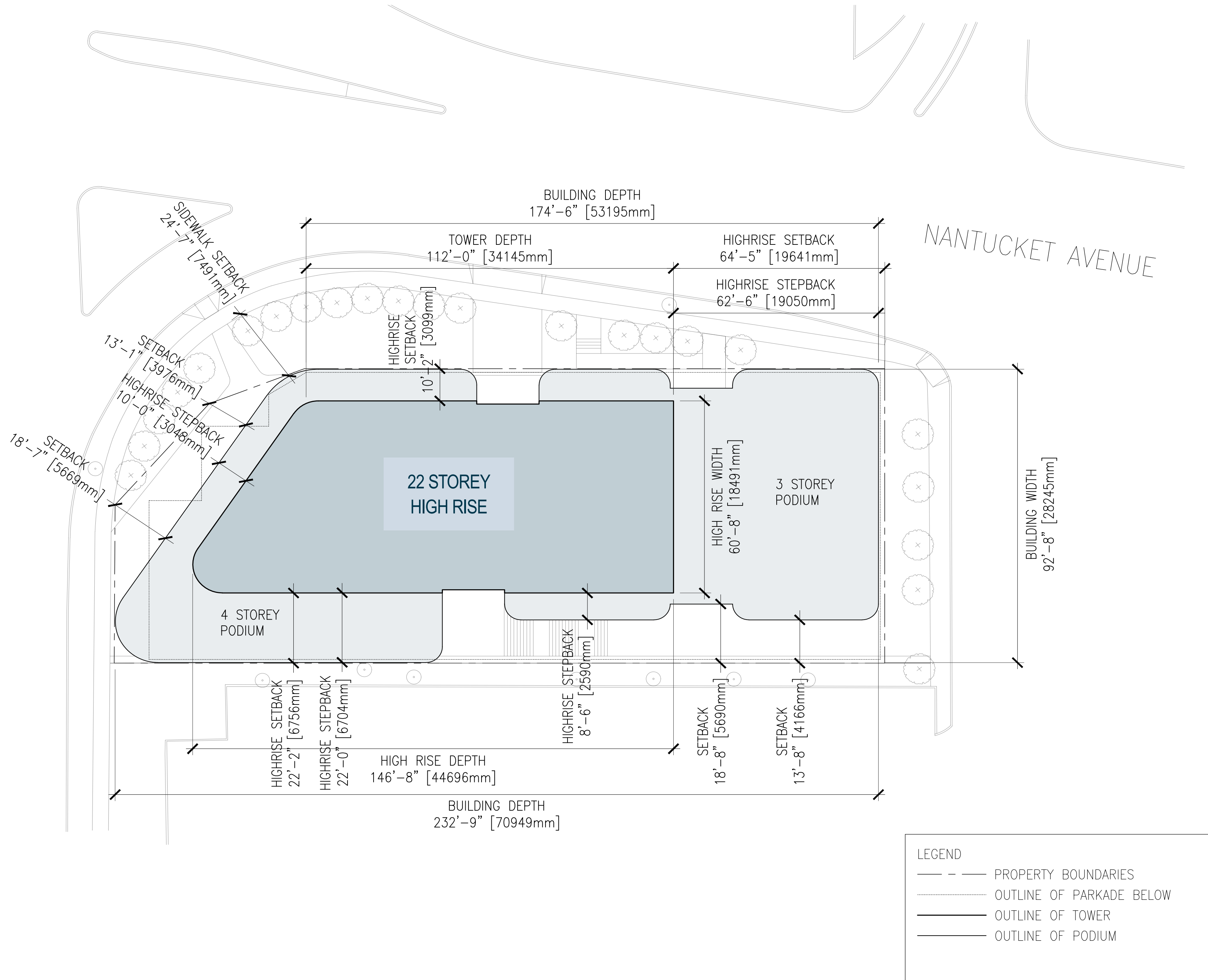
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Image Credit: Fathom Studio

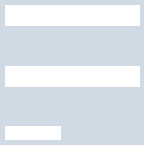
- The building fills the site, except for a pedestrian plaza at the intersection
- A flatiron form addresses the non-rectilinear site boundary
- Required tower setbacks and stepbacks are respected
- A transportation reserve to the North naturally sets the building back

WYSE ROAD



03

Pro Forma



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Site Area20900

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%

FAR7.90

BICYCLE PARKING SCHEDULE			
Type	Required	Count	Ratio
HORIZONTAL BICYCLE - CLASS A	72	75	0.23
HORIZONTAL BICYCLE - CLASS B	17	26	0.00
TOTAL		101	0.23

VEHICLE PARKING SCHEDULE		
Type	Count	Ratio
LOADING SPACE - TYPE A	2	0.01
PARKING SPACE (BF) - 2.6m x 5.5m	2	0.01
PARKING SPACE - 2.4m x 5.5m	84	0.47
TOTAL	88	0.49

PROJECT AREAS - TOTAL		
Area Type	Area (SF)	Area (SM)
AMENITY	17,552.89 ft²	1,630.72 m²
CIRCULATION	31,759.76 ft²	2,950.58 m²
COMMERCIAL	9,364.68 ft²	870.01 m²
COMMON	10,641.57 ft²	988.63 m²
PARKING	53,035.14 ft²	4,927.13 m²
RESIDENTIAL	128,092.98 ft²	11,900.23 m²
SERVICE	10,251.97 ft²	952.44 m²
STORAGE	6,646.84 ft²	617.51 m²
TOTAL	267,345.83 ft²	24,837.24 m²

PROJECT AREAS - RESIDENTIAL UNITS			
Use Type	Count	Ratio	DA Ratio
1 BEDROOM	99	56%	
2 BEDROOM	46	26%	25%
STUDIO	33	19%	
TOTAL	178	100%	

PROJECT AREAS - AMENITY			
Name	Area (SF)	Area (SM)	DA Area
GYM	5,004.21 ft²	464.91 m²	300.45 m²
PARTY ROOM	777.69 ft²	72.25 m²	89.47 m²
INDOOR AMENITY	719.01 ft²	66.80 m²	
ROOFTOP LOUNGE	1,358.66 ft²	126.22 m²	117.71 m²
INDOOR	7,859.56 ft²	730.18 m²	507.62 m²

LVL 22 ROOFTOP TERRACE	2,810.08 ft²	261.06 m²	304.07 m²
LVL 5 ROOFTOP TERRACE	2,727.45 ft²	253.39 m²	145.93 m²
LVL 5 OUTDOOR KITCHEN	4,155.80 ft²	386.09 m²	394.00 m²
OUTDOOR	9,693.33 ft²	900.54 m²	844.00 m²
TOTAL	17,552.89 ft²	1,630.72 m²	1,351.63 m²

04

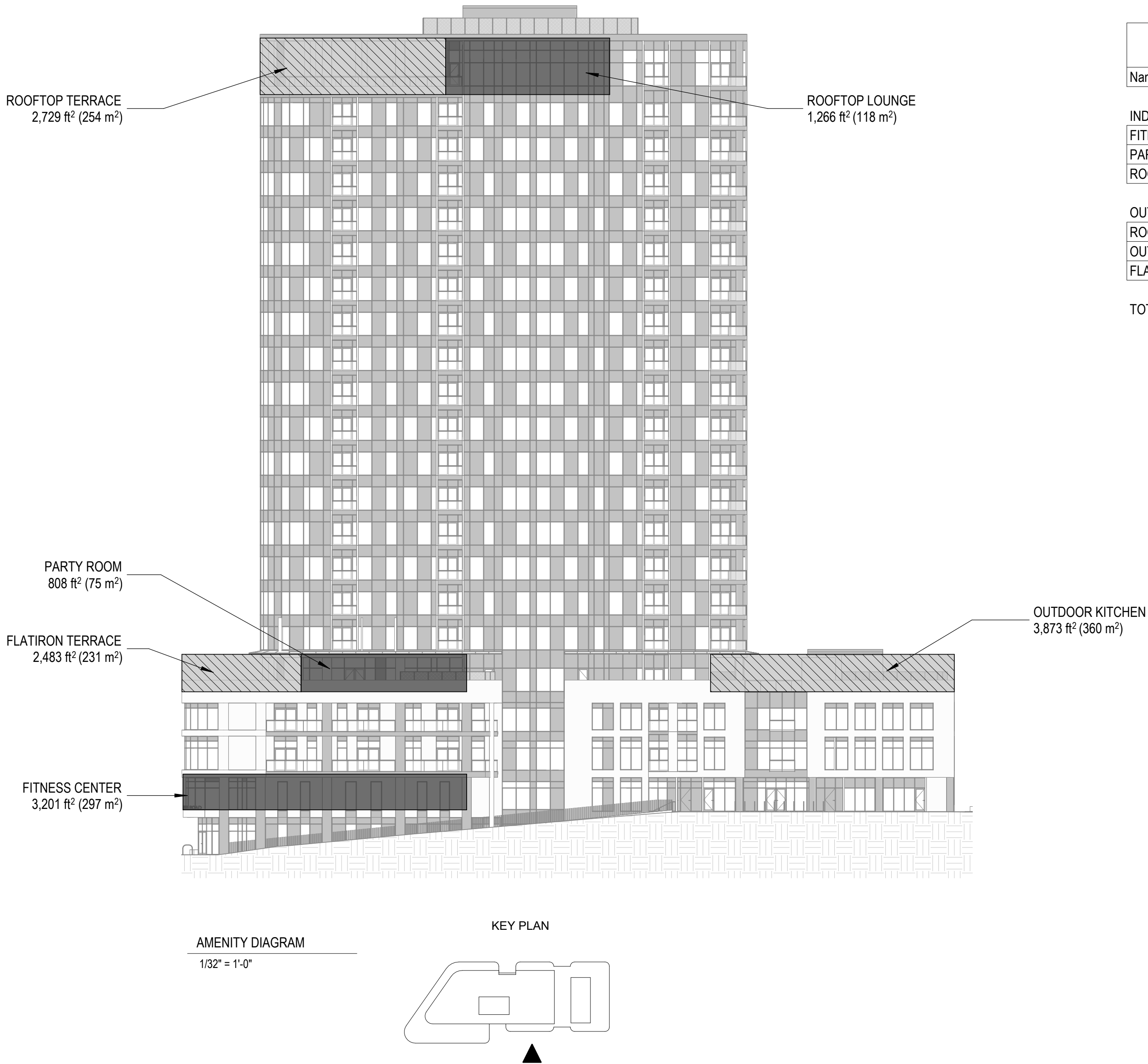
Amenities

- Amenity space exceeds baseline requirements for a vibrant building community
- Abundant terraces
- Public Entry Gallery

DA Requirments

- Minimum 1,334 SM
- 844 SM as outdoor amenity
- Indoor amenity to be minimum 50 SM

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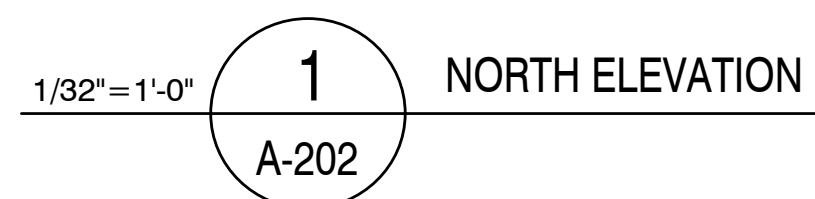
AMENITY SCHEDULE		
Name	Area (SF)	Area (SM)
INDOOR		
FITNESS CENTRE	4,482 ft ²	416 m ²
PARTY ROOM	739 ft ²	69 m ²
ROOFTOP LOUNGE	1,284 ft ²	119 m ²
	6,505 ft ²	604 m ²
OUTDOOR		
ROOFTOP TERRACE	2,732 ft ²	254 m ²
OUTDOOR KITCHEN	3,537 ft ²	329 m ²
FLATIRON TERRACE	2,456 ft ²	228 m ²
	8,726 ft ²	811 m ²
TOTAL	15,230 ft ²	1,415 m ²

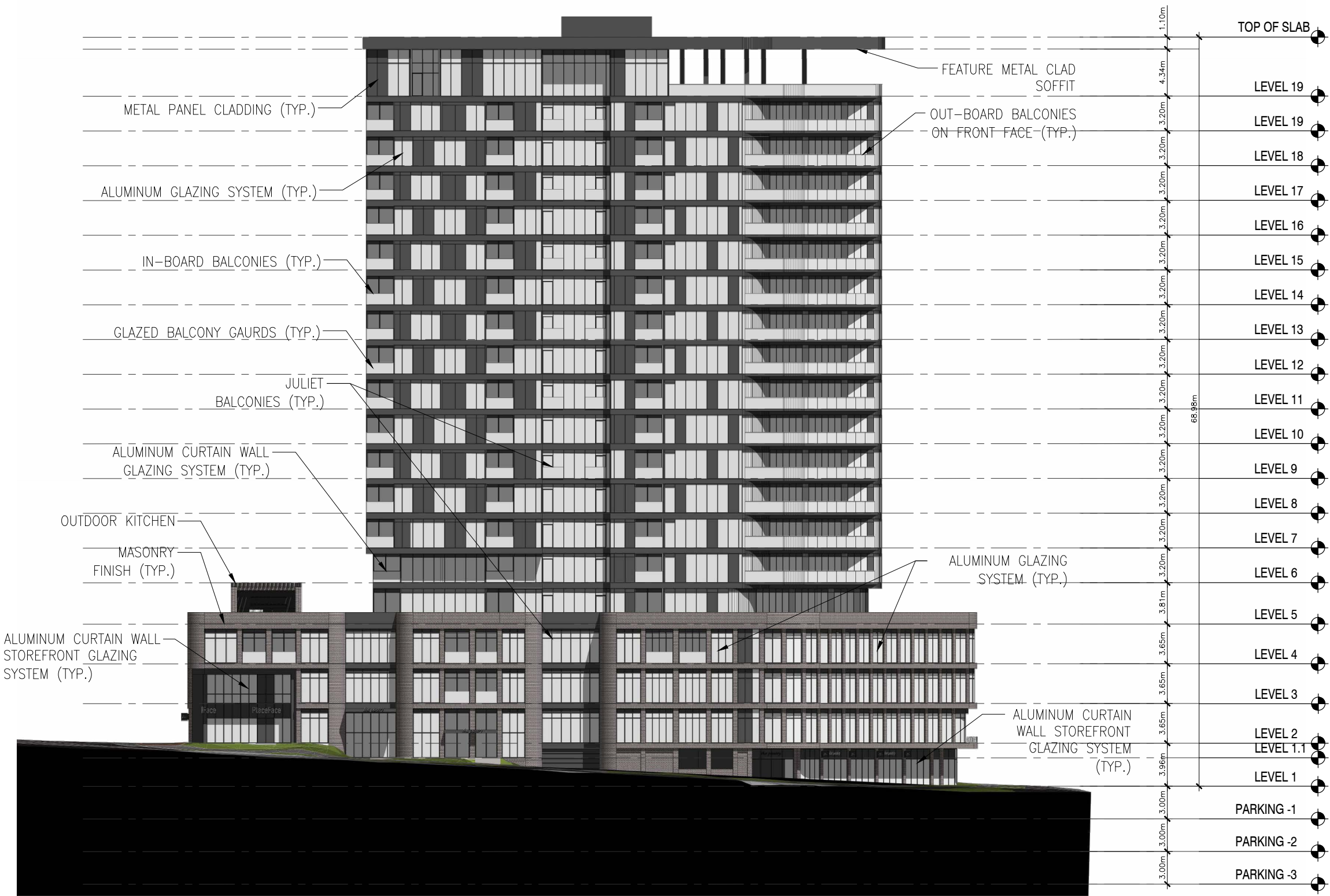
AMENITY LEGEND	
	OUTDOOR AMENITY
	INDOOR AMENITY

05a

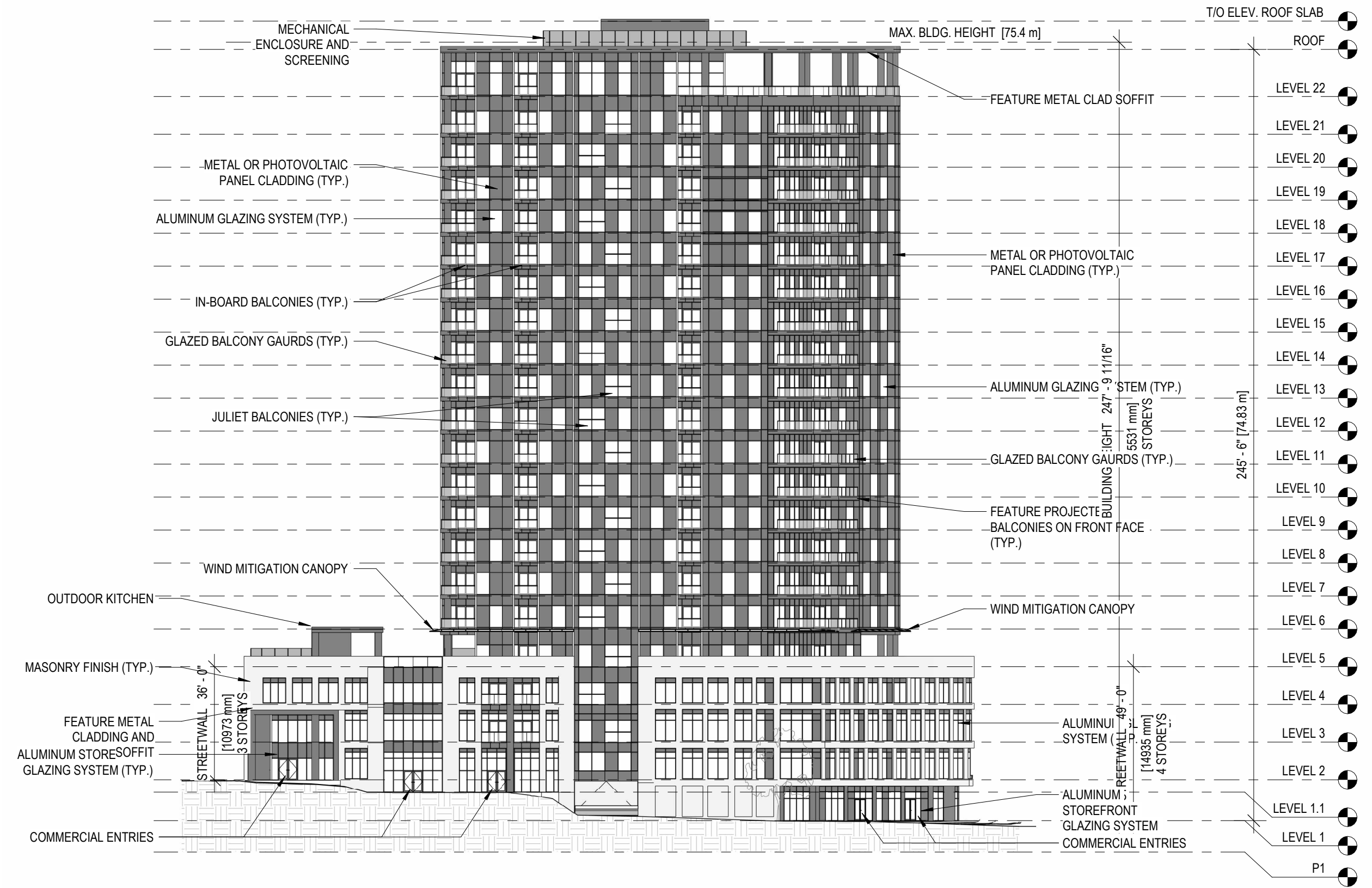
Nantucket Ave.
Elevation

- # Fathom

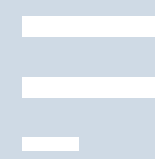
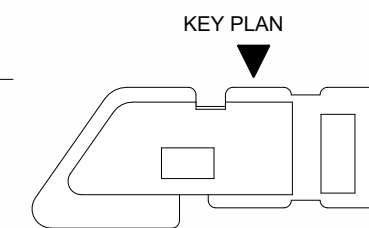




1/32" = 1'-0" **1** NORTH ELEVATION
A-202



NORTH BUILDING ELEVATION DA
1/32" = 1'-0"



05b

Nantucket Ave. Elevation Comparison

06

Materials

- Human-scaled brick masonry wraps the podium
- Dark metal and glass distinguish the tower above

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Dark metal panels and glass

Image: Park Associati



Brick masonry, glass, and feature soffits

Image: Forbes Massie



Proposed materials together

07

Precedent

- The Flatiron form is a classic response to prominent corner sites
- Curved masonry edges create interest on streetwalls with impressive detailing
- Streetwall materials are of a human scale
- A rhythmic window grid contributes to an urban fabric
- Covered arcades act as connectors between pedestrian zones

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Flatiron Building, New York City (1902)

Daniel Burnham and Frederick Dinkelberg

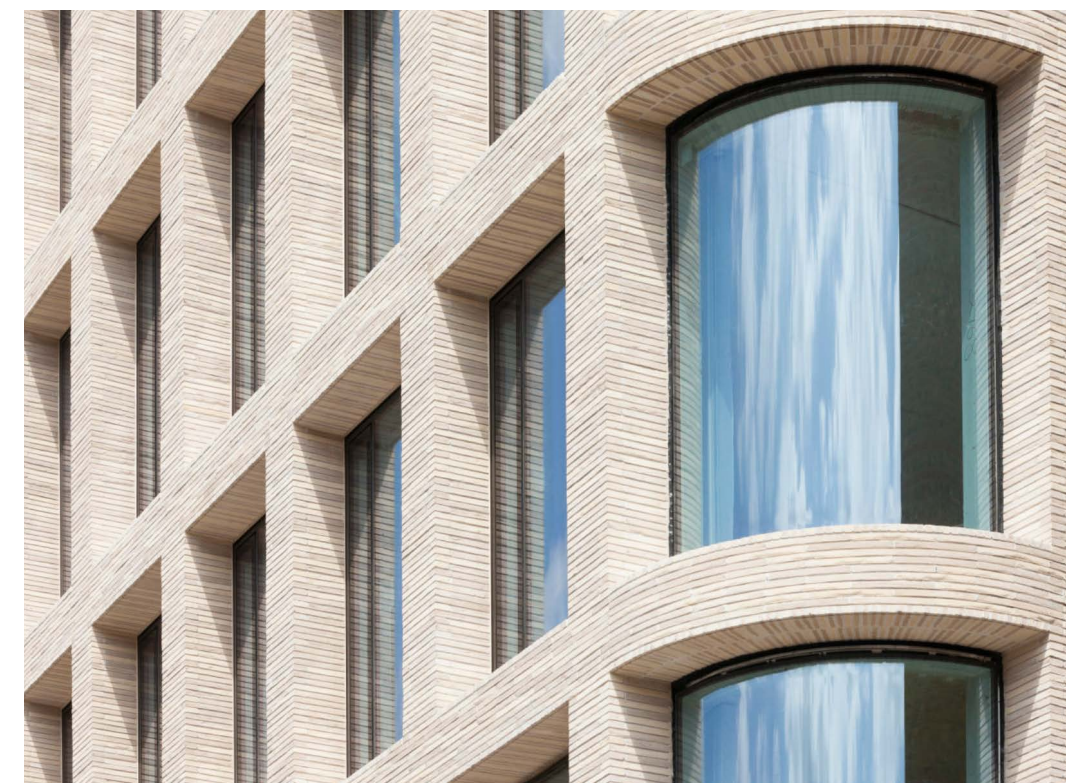
Image: Noel Y. Calingasan



Turnmill Building, London

Piercy & Company, London

Images: Hufton & Crow



Opernturm, Frankfurt

Christoph Maeckler

Image: Christian Richters

08

A Landmark

- The flatiron gestures toward the harbour, framing the intersection
- A prominent shared entry at the flatiron point
- An arcade connects Wyse Road with the Transit Terminal

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Image Credit: Fathom Studio

09

Pedestrian- Activated Corner

- Articulated and sheltered retail at ground level gives relief from the busy intersection
- A rhythm of masonry and glass adds an urban fabric to the corner

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10

A New Nantucket Avenue

- Multiple shopfronts create interest and contribute to the public realm
- Stepped slabs match grade and provide universal access to all shopfronts
- A retail plaza at the rear provides a "front door" for those arriving via the Transit Terminal

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11

Outdoor Kitchen

- Abundant amenities buffer the private and public realms
- Outdoor gathering offers views to the Dartmouth Common and neighbourhoods beyond
- Rich amenity for residents

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12

Flatiron Terrace

- The perimeter of the podium is occupied entirely by terraces
- On this terrace, residents can enjoy views to the harbour and Bedford Basin

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13

Entry Gallery

- A shared entry between office tenants and residential tenants acts as an amenity gallery for local artists
- Can open up to the parallel covered arcade outside
- Acts as a buffer between busy street and private residences, with private lobby access from here

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14

A Gateway to Dartmouth

- A beacon for people arriving from the Macdonald Bridge
- Supports a street-level pedestrian environment
- Contributes to the creation of a complete community in this important node for the city

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