

UNIT COUNT		
Department	Name	Count
PODIUM		
PODIUM	1 BED	15
PODIUM	2 BED	4
		19
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		218

UNIT MIX		
Name	Count	%
1 BED	145	66%
2 BED	73	33%
COMMERCIAL	8	1%
Total	226	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

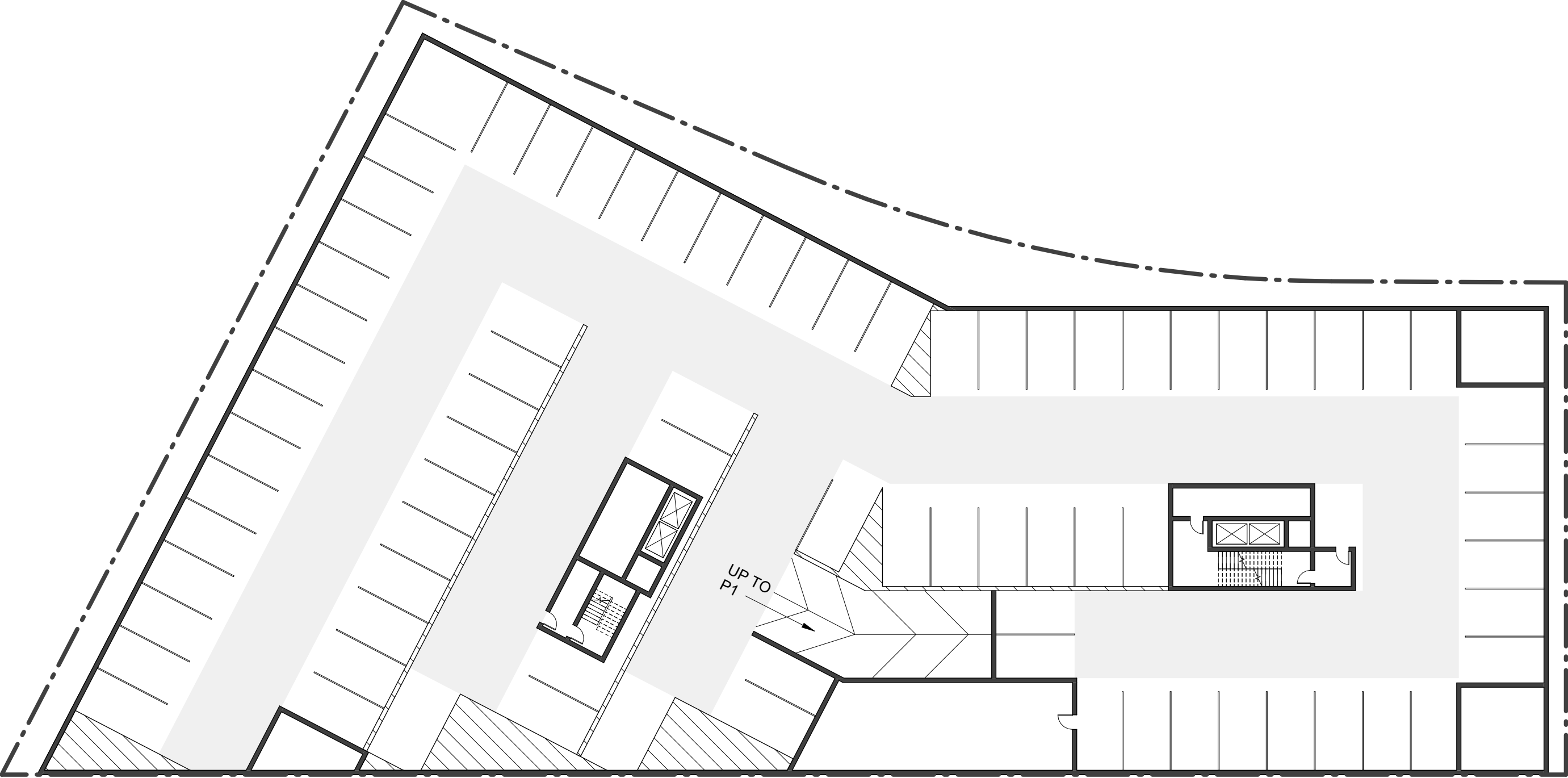
FLOOR AREA	
Name	Area
PODIUM GFA	81638 SF
TOWER 1 GFA	156284 SF
TOWER 2 GFA	40979 SF
	278901 SF

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	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 5m² PER UNIT. 50% OF REQUIRED SAPCE TO BE PROVIDED INDOORS.	1 133m² 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, 750m² 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)
BICYCLE PARKING	1 SPOT FOR EVERY 2 RESIDENTIAL UNITS. 80% CLASS A + 20% CLASS B	88 CLASS A, 22 CLASS B	

LOT AREA	43 142 SF
BUILDING FOOTPRINT	29 408 SF
F.A.R.	6.46
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 DARTMOUTH 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.

<p>FLOW TOWERS</p> <p>Canal St + Dundas St, Dartmouth NS</p>	<p>DATA SHEET</p>	<p>Project No: 2015-23</p> <p>Scale:</p> <p>Date: 2021-05-31 4:26:27 PM</p>	<p>WM FARES</p> <p>ARCHITECTS</p>	<p>D03</p>
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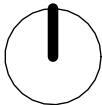
FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

LEVEL P2

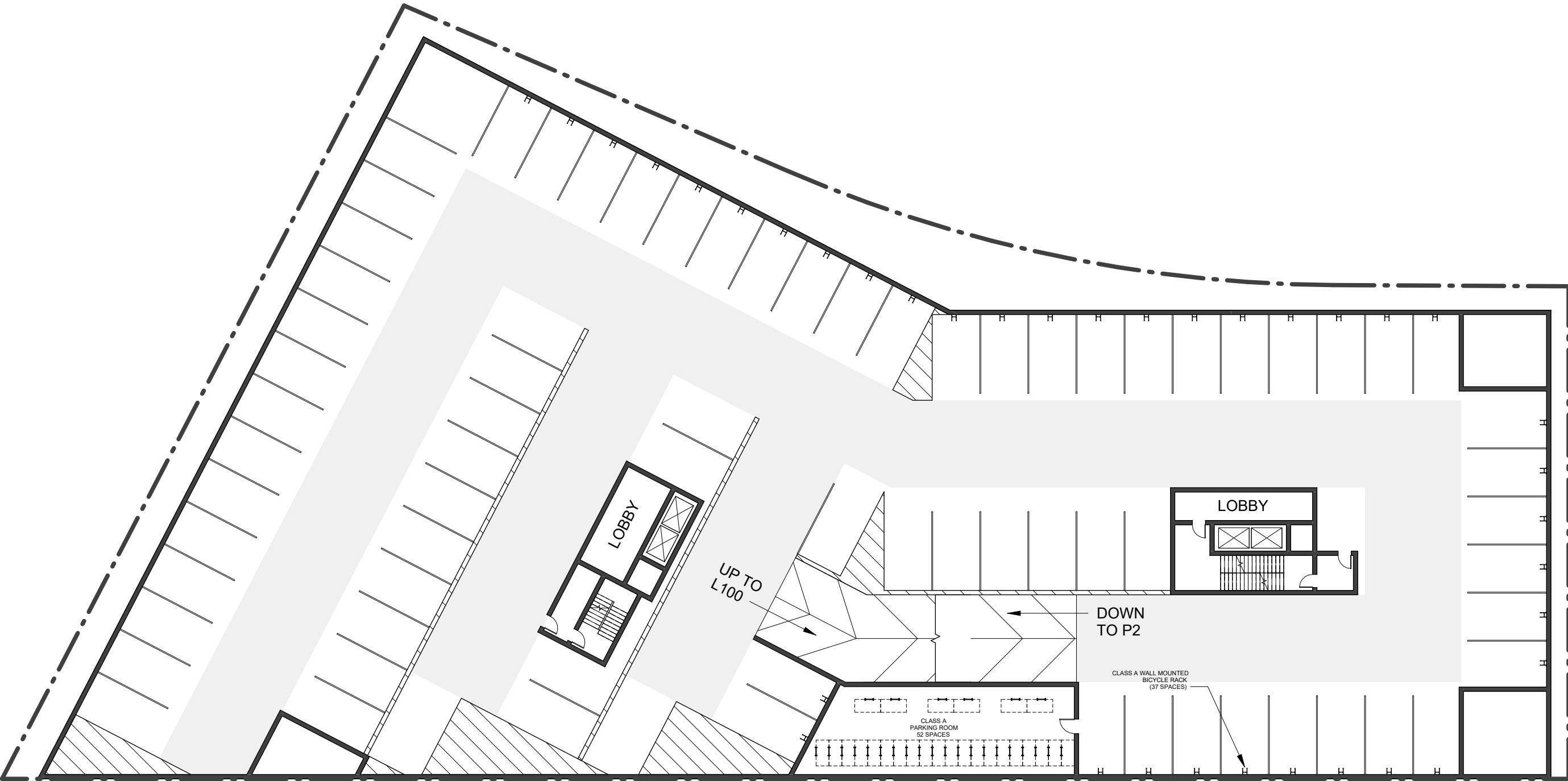
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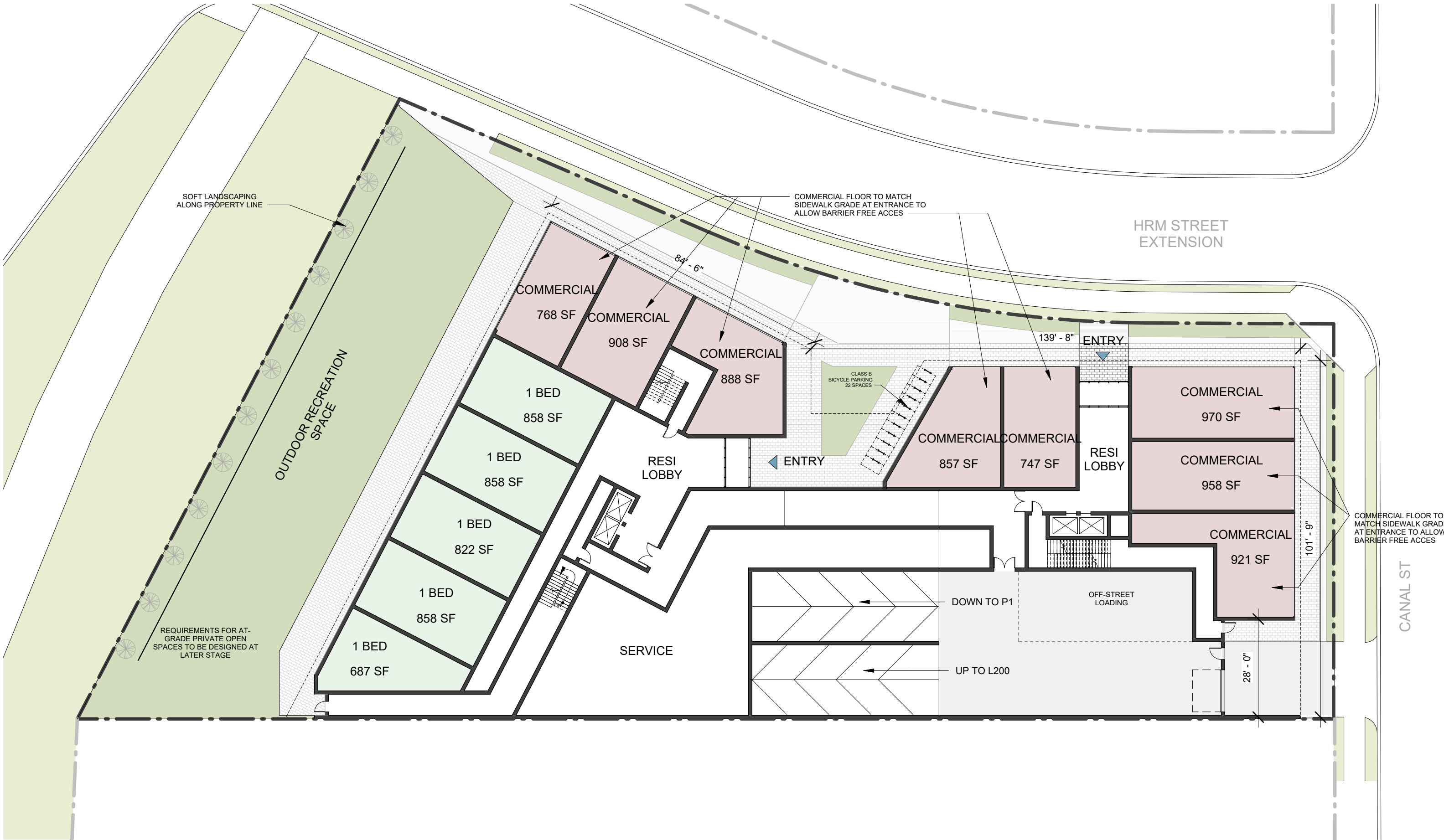
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WM FARES
ARCHITECTS

D010







FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

LEVEL 2

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WM FARES
ARCHITECTS

D013



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

LEVEL 3

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WM FARES
ARCHITECTS

D014



FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

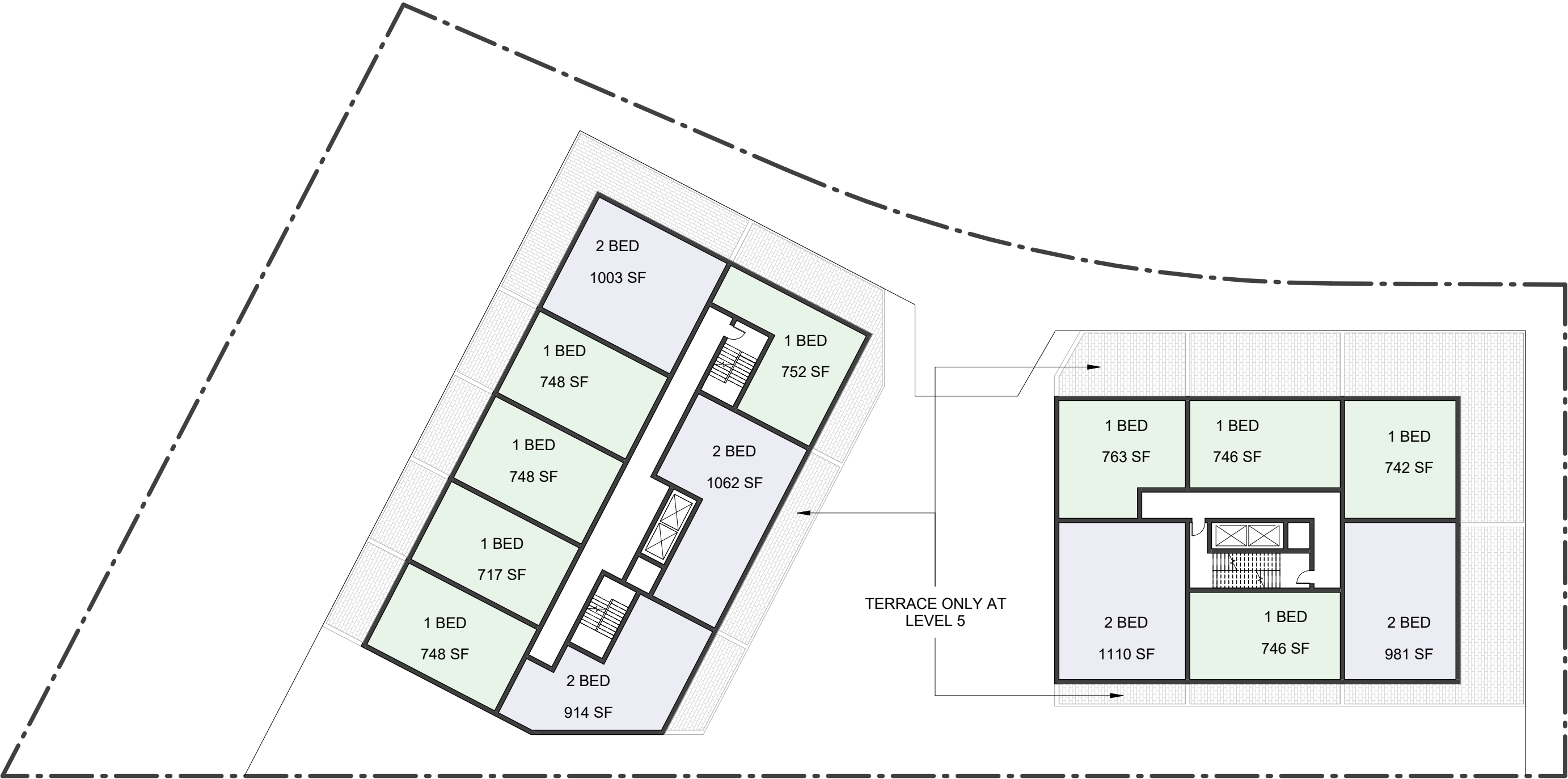
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WM FARES
ARCHITECTS

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FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

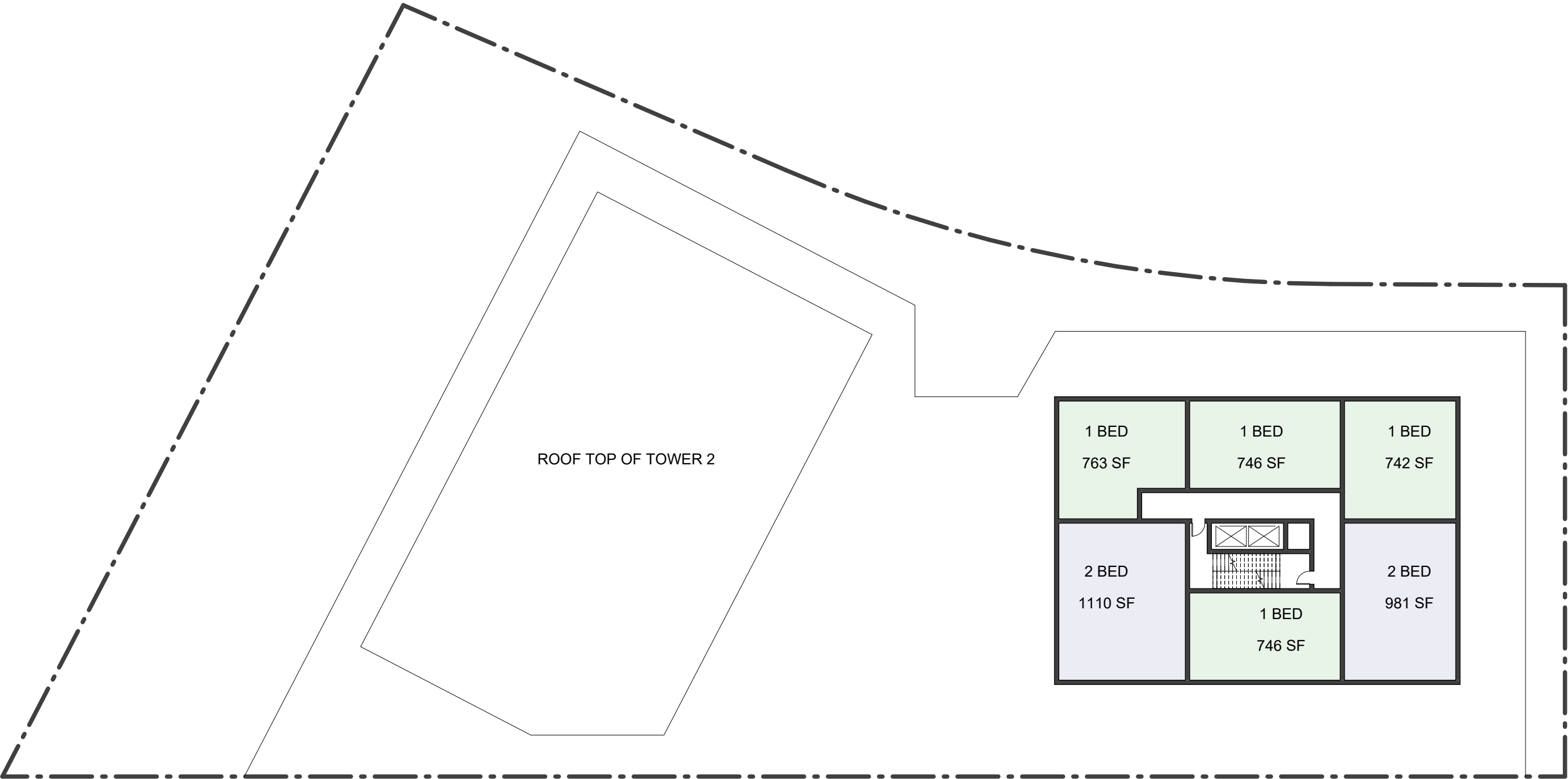
LEVELS 5 - 8

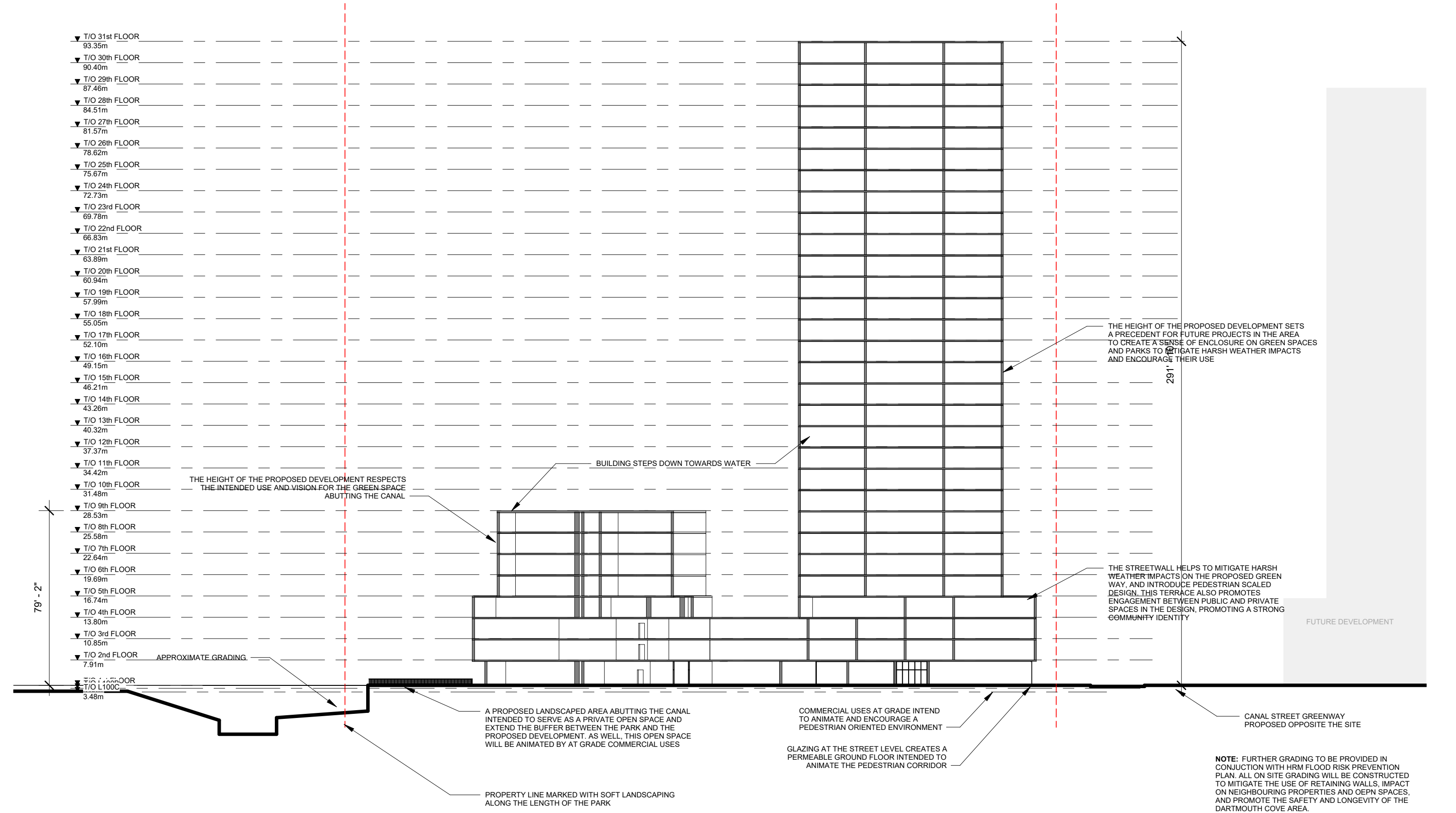
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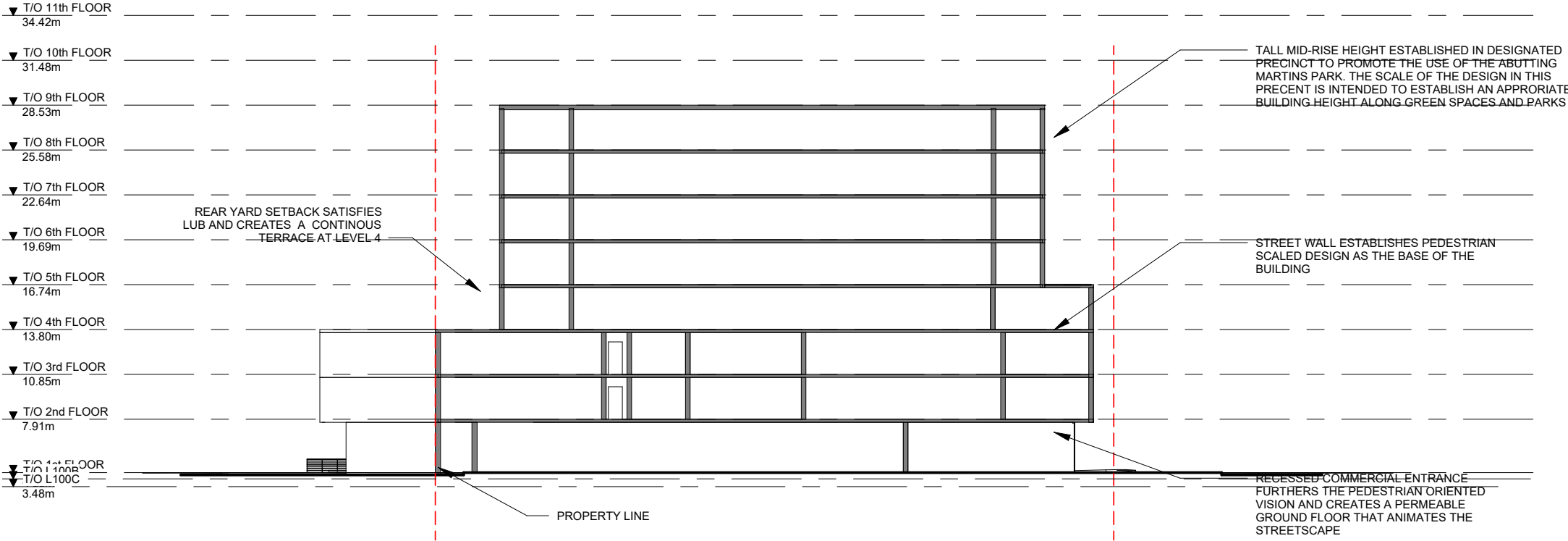


WM FARES
ARCHITECTS

D016





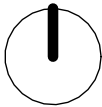


FLOW TOWERS

Canal St + Dundas St, Dartmouth NS

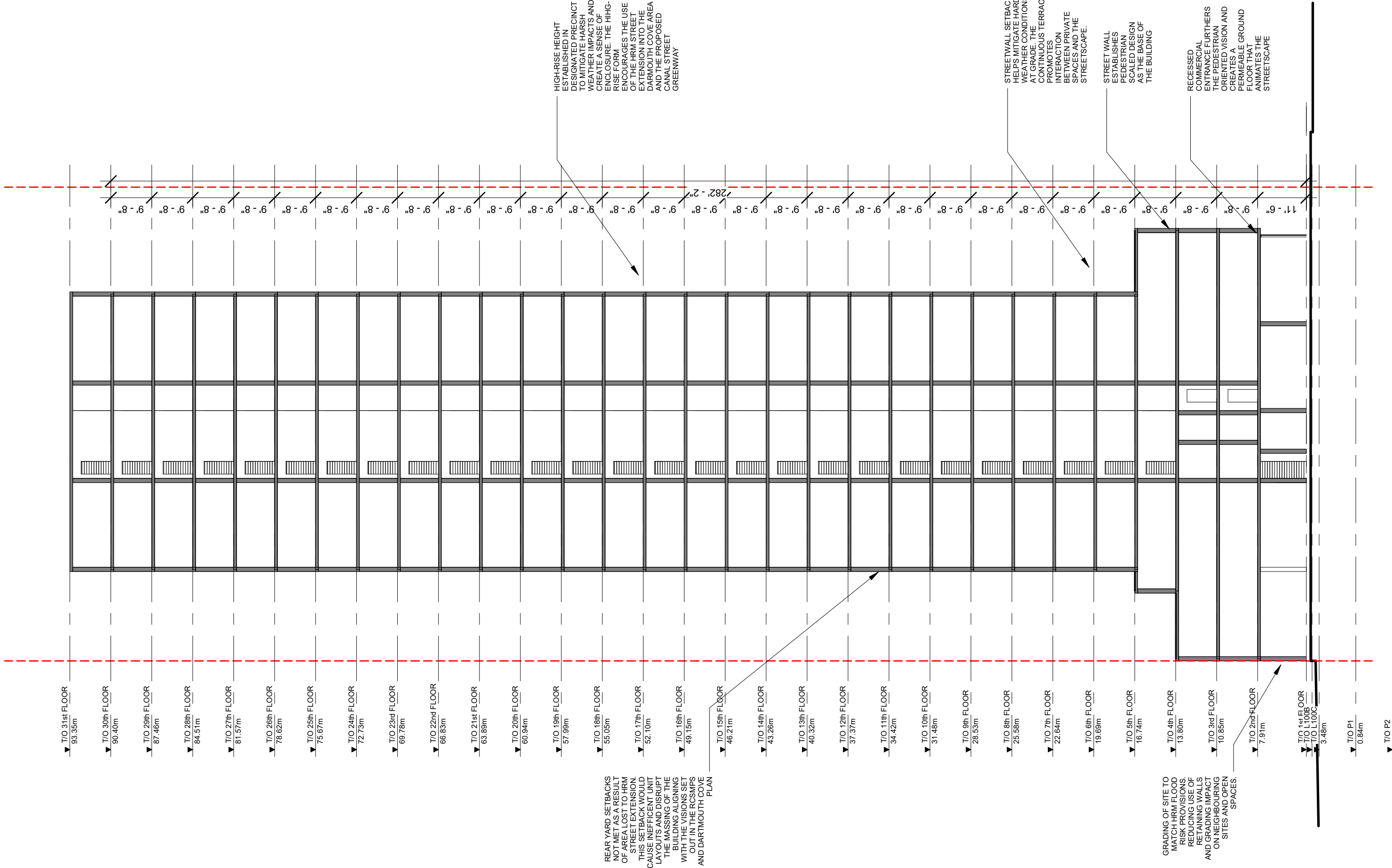
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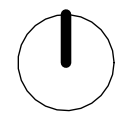
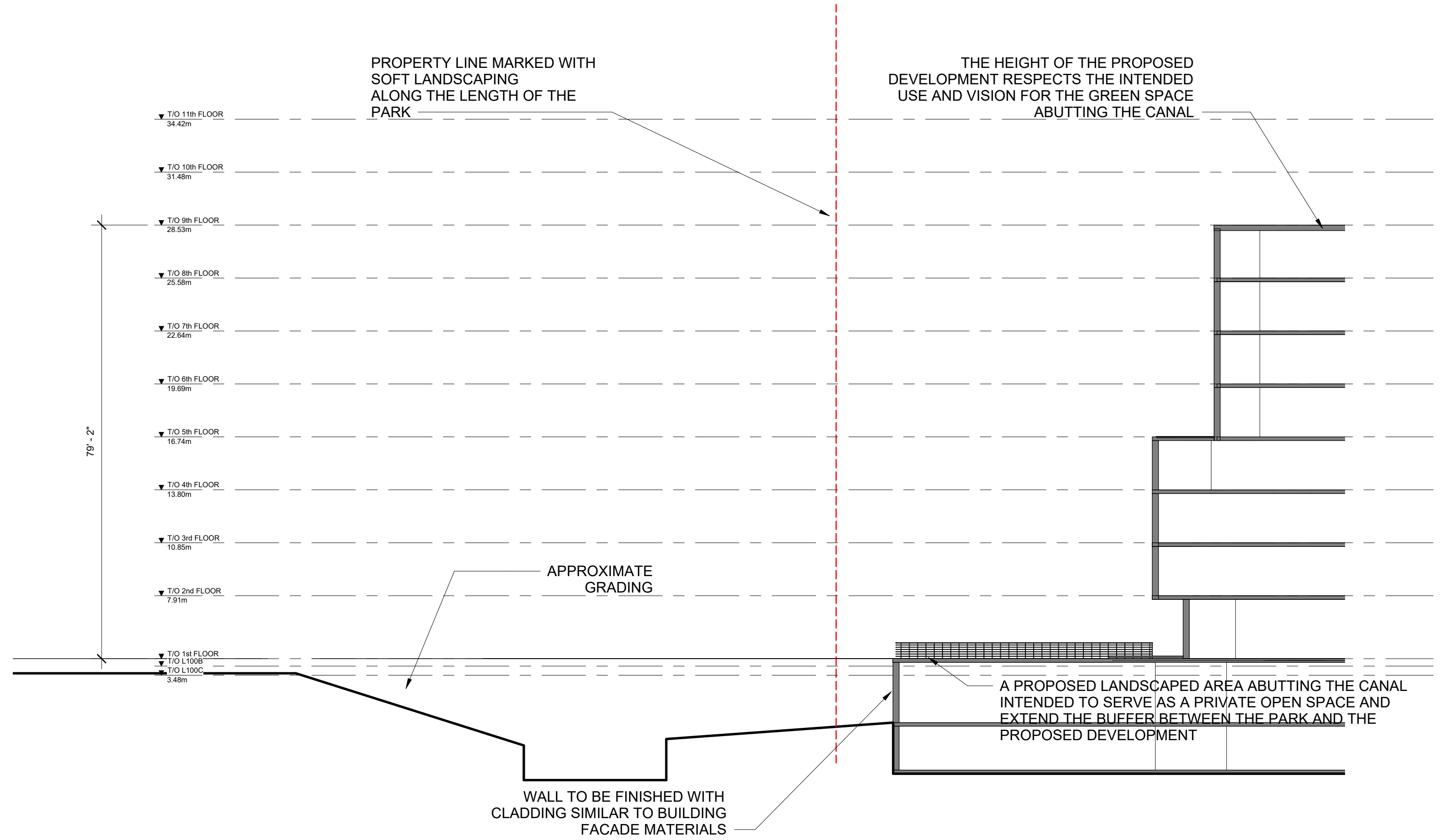
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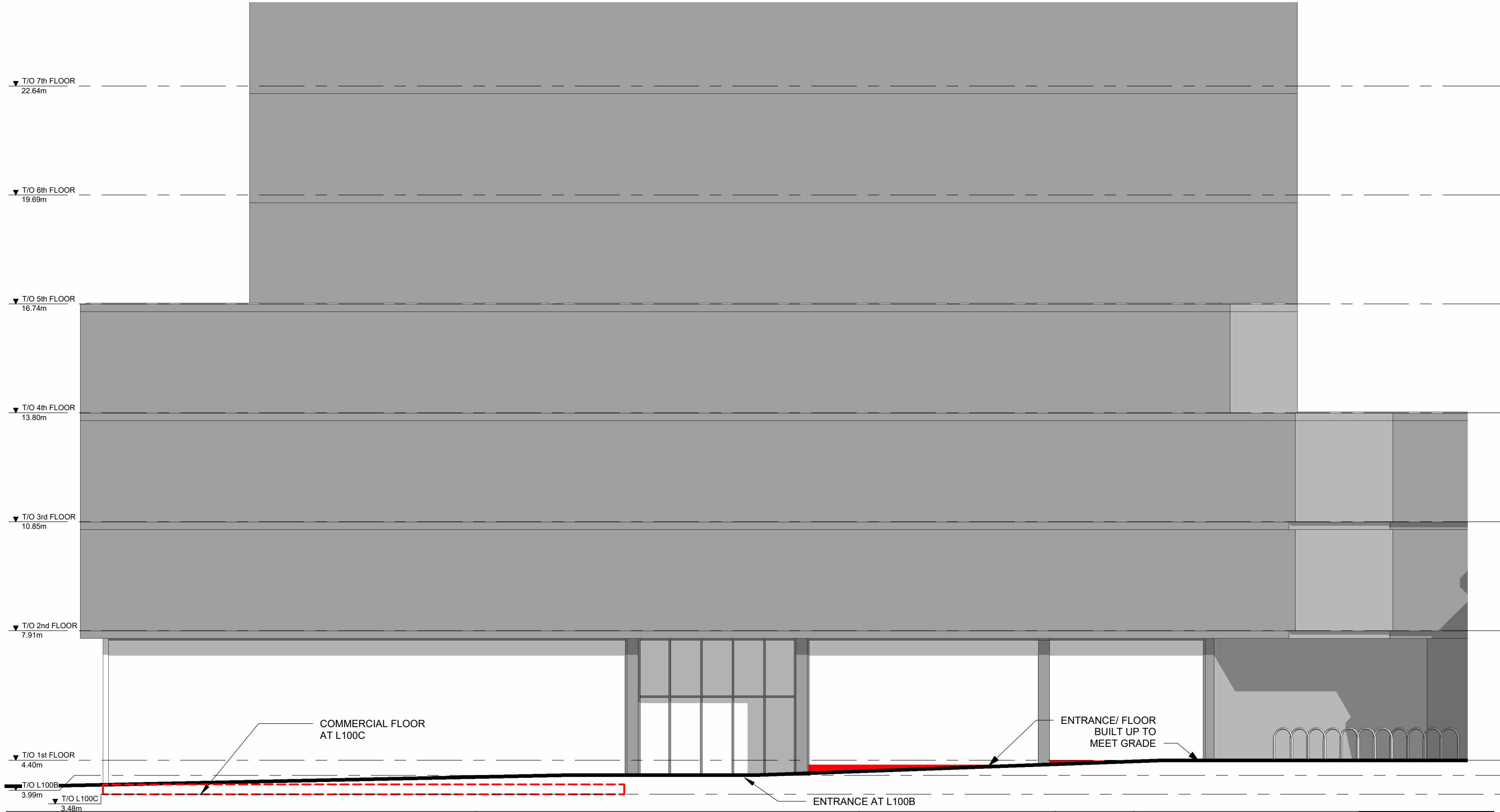


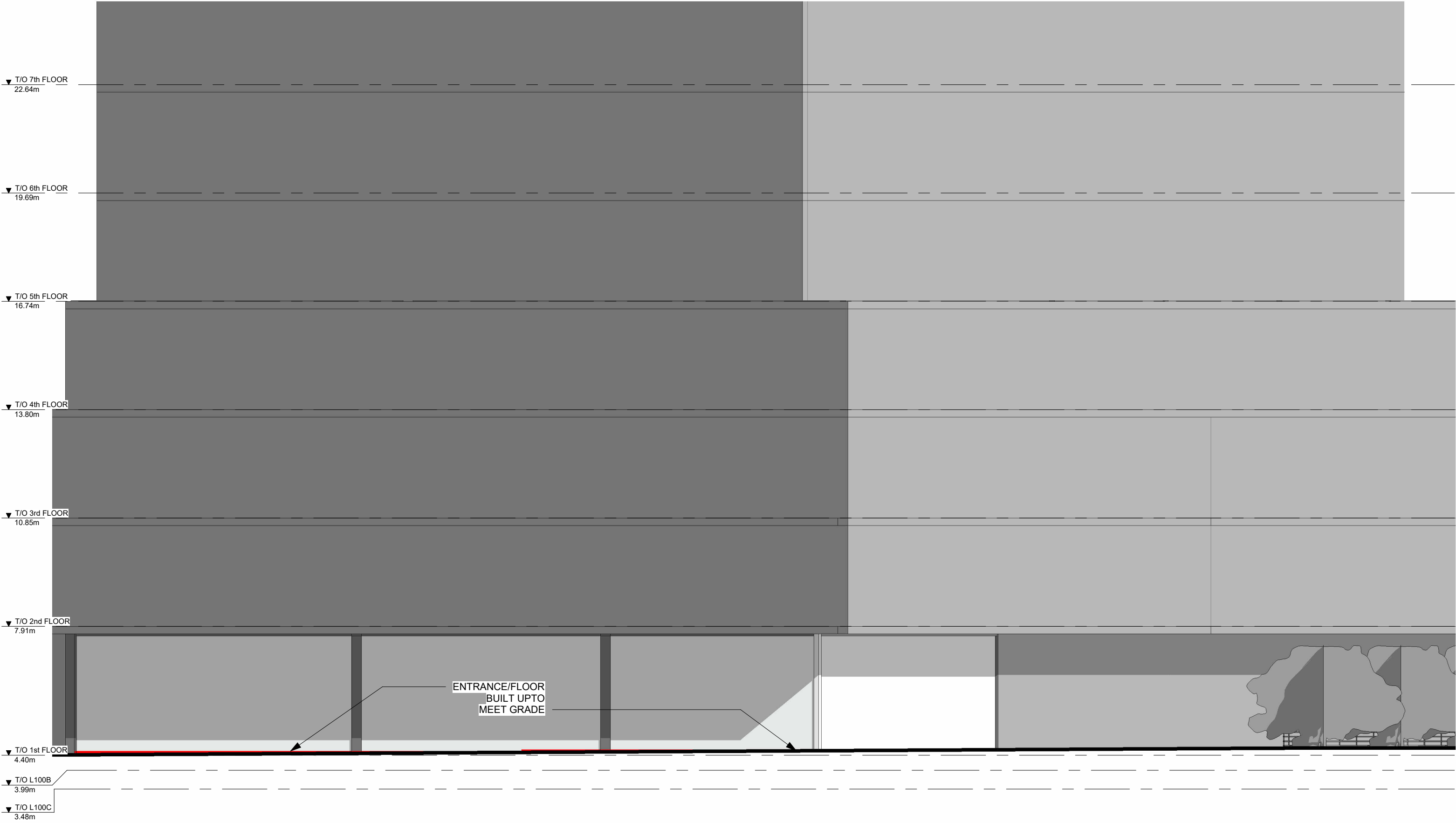
WM FARES
ARCHITECTS

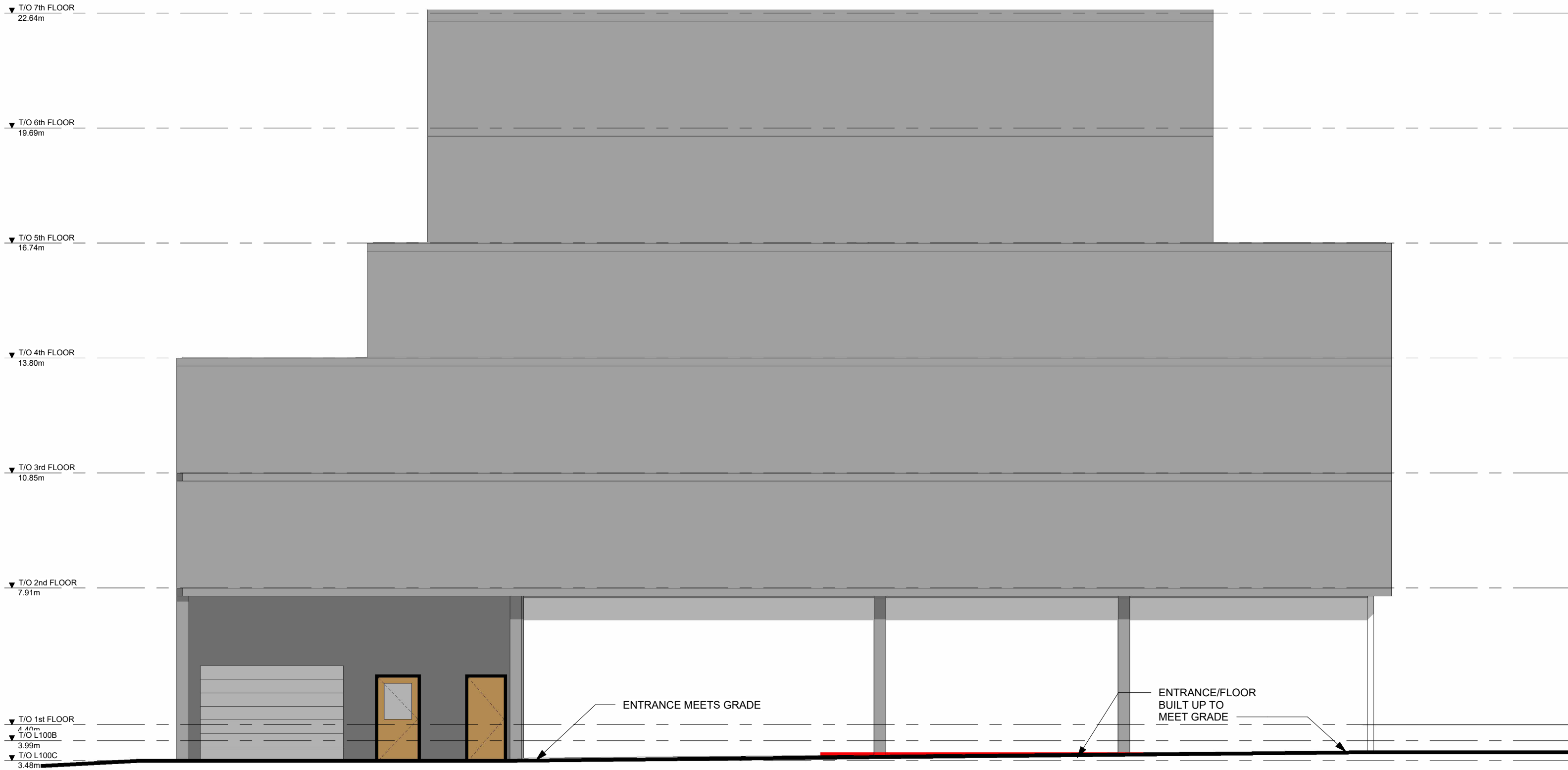
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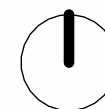




FLOW TOWERS
Canal St + Dundas St, Dartmouth NS

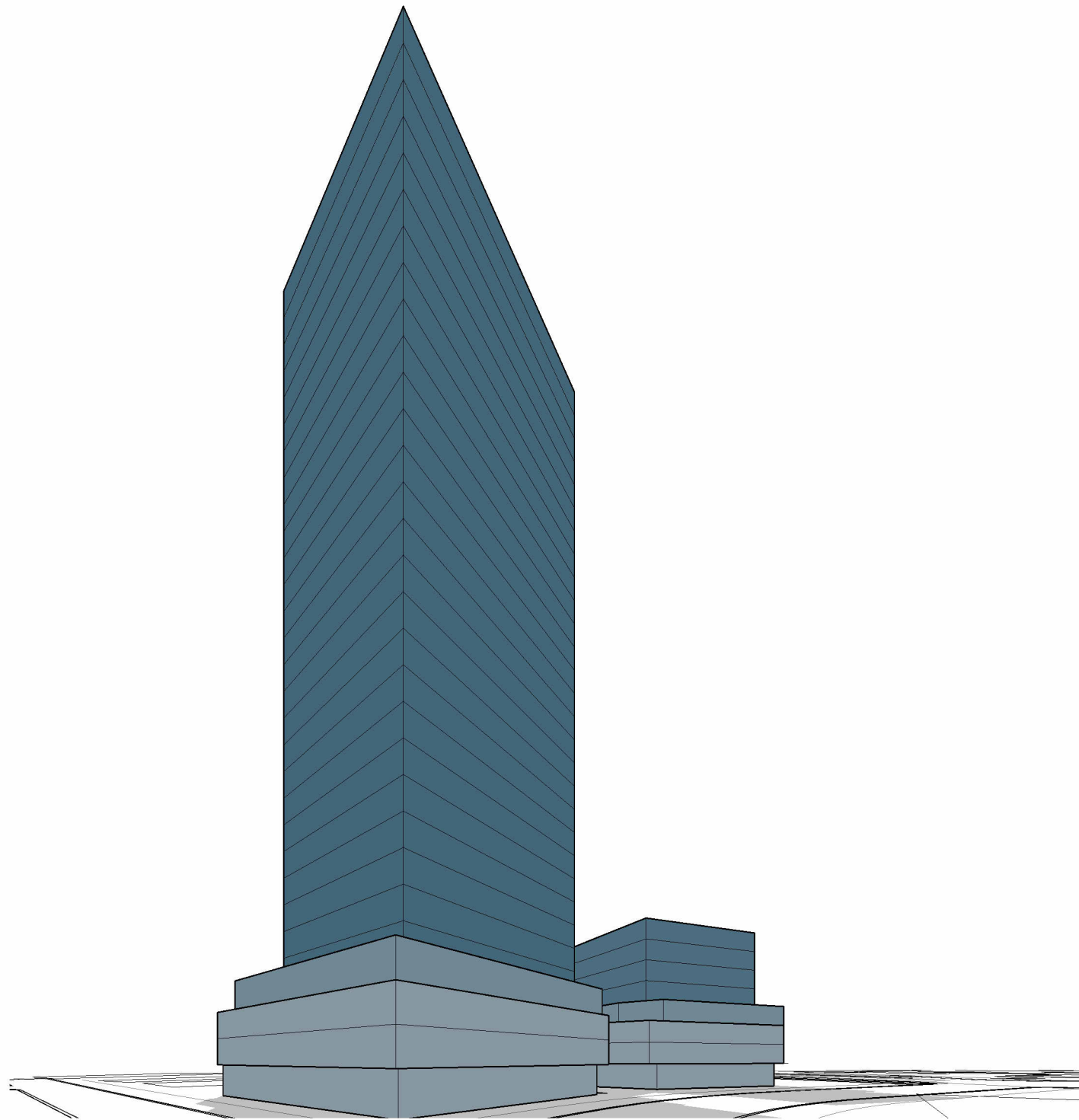
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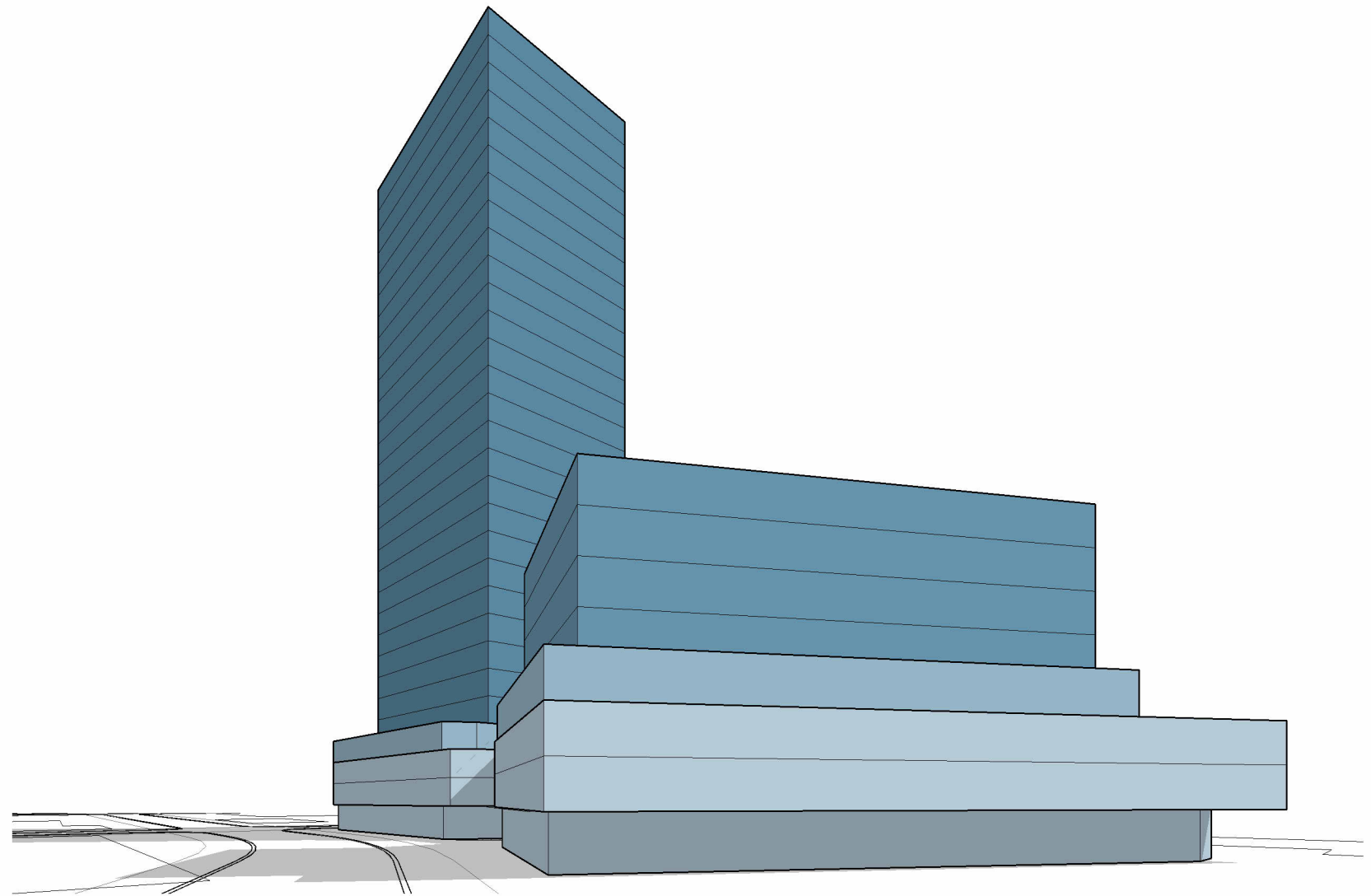


WM FARES
ARCHITECTS

D024



① CANAL ST & DUNDAS ST



② DUNDAS ST

FLOW TOWERS

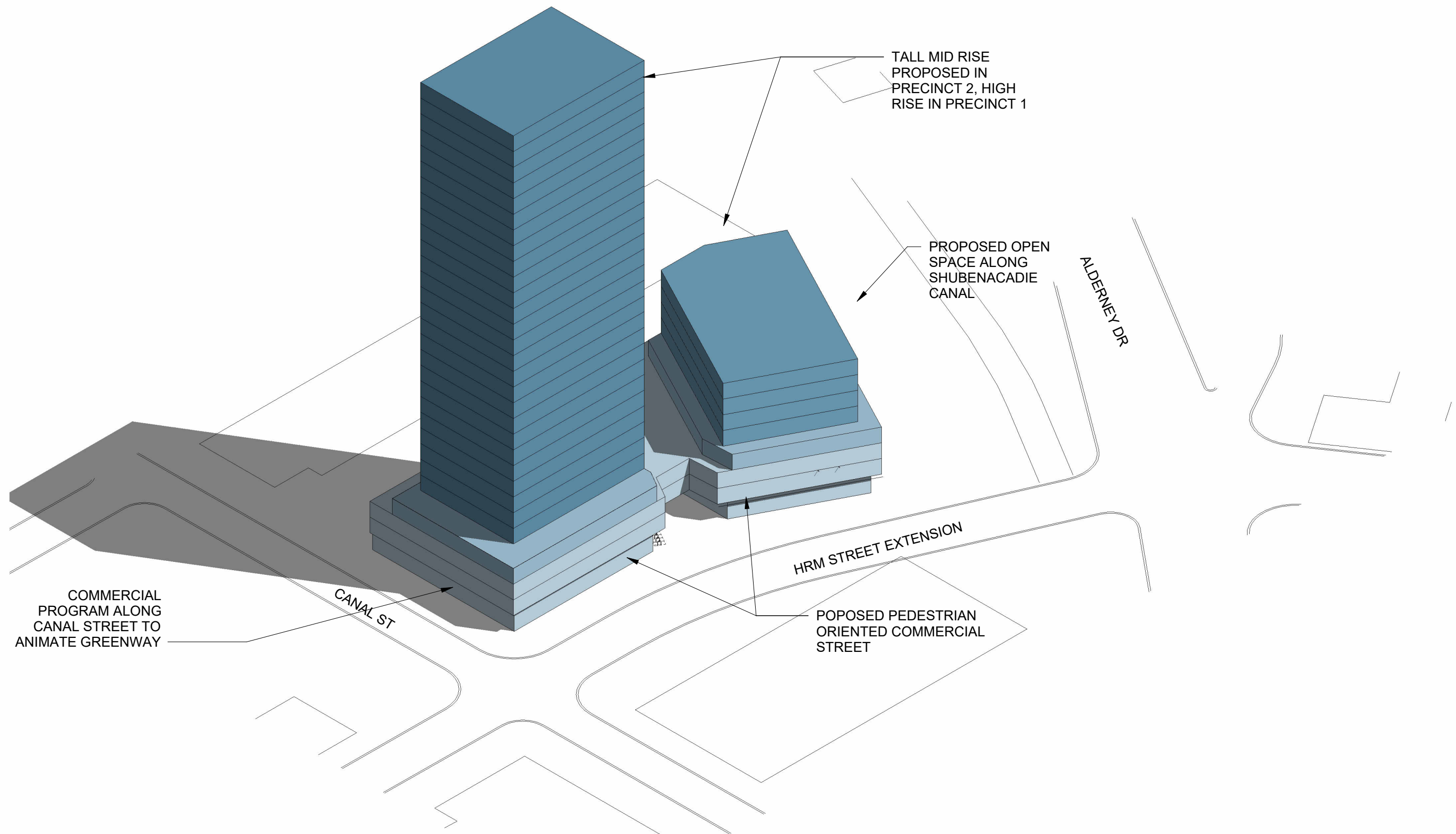
Canal St + Dundas St, Dartmouth NS

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