



CENTRE PLAN - DOWNTOWN DARTMOUTH

HEIGHT =

VERTICAL MEASUREMENT IN METRES, TO A BUILDING'S HIGHEST POINT*

*Some features, such as antennas and solar panels, can exceed the maximum height requirement.

Height governs how tall a building can be. Building heights roughly equate to storeys as follows:

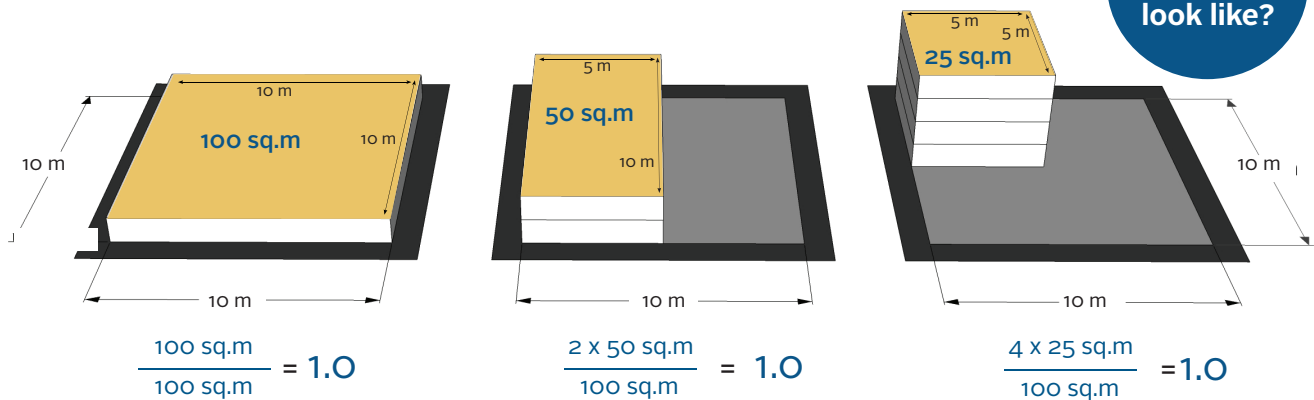
11 metres ≈	3 storeys	Low-rise
14-20 metres ≈	4-6 storeys	Mid-rise
23-26 metres ≈	7-8 storeys	Tall mid-rise
27+ metres ≈	9+ storeys	High-rise

FAR =

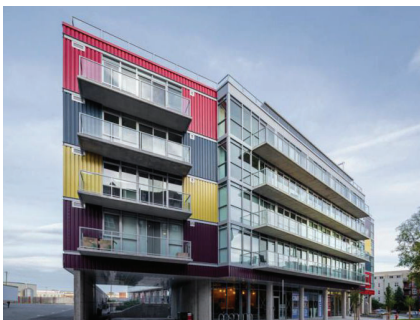
$\frac{\text{TOTAL FLOOR AREA}}{\text{LOT AREA}}$

THE TOTAL SQUARE METRES OF ALL THE FLOORS IN A BUILDING
THE TOTAL SQUARE METRES OF A DEVELOPMENT PROPERTY

Floor area ratio (FAR) is a tool to control the bulk of a building. A maximum FAR limits the size of a building in relation to the size of its lot.



Local examples for various FARs



Southport

FAR: ≈3.5



Founder's Square

FAR: ≈5.5



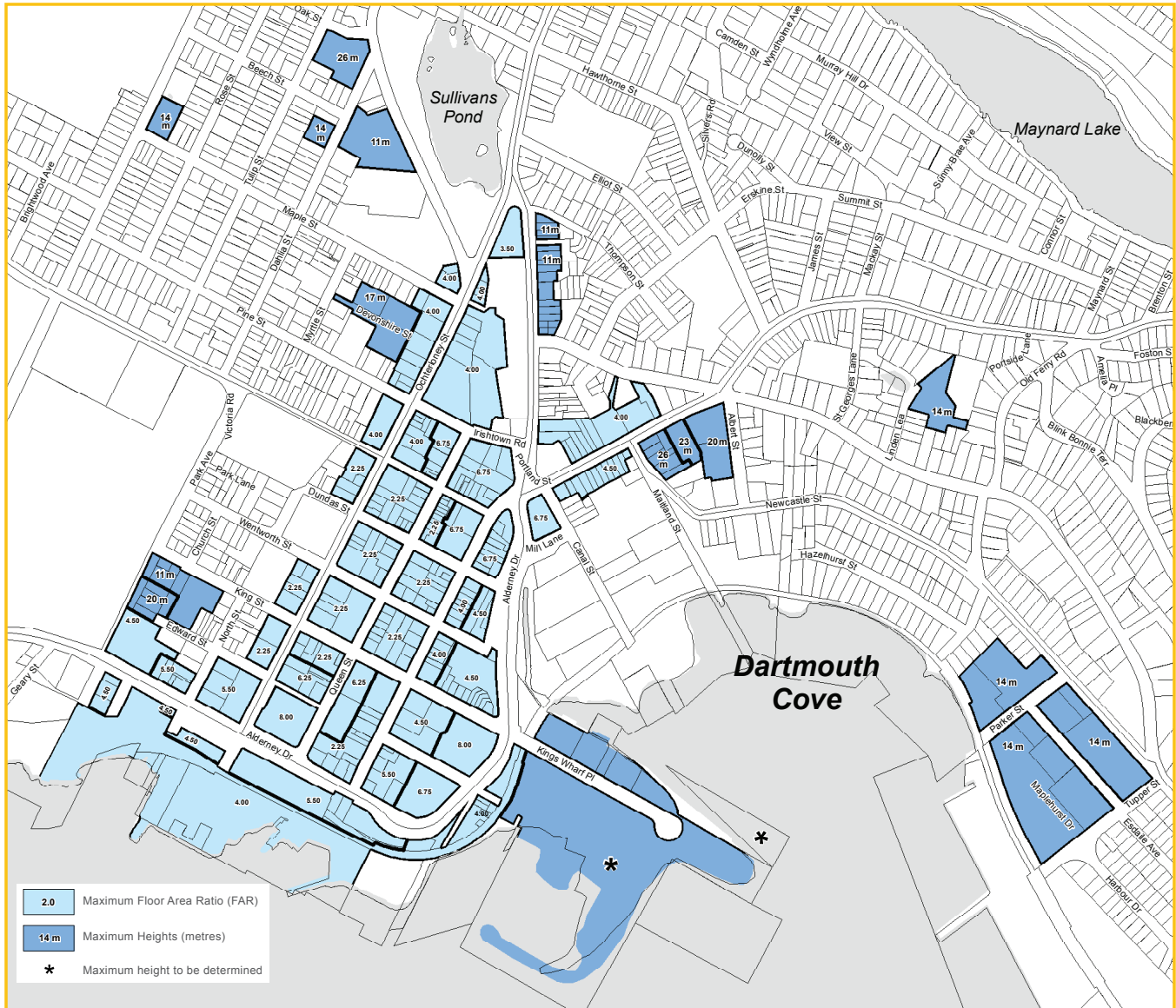
Waterside

FAR: ≈8.0



CENTRE PLAN - DOWNTOWN DARTMOUTH

BUILDING HEIGHTS AND FLOOR AREA RATIOS



What?

Maximum building heights and floor area ratios (FARs).

Why?

- Maximum heights and FARs create a transition from downtowns and waterfronts to established low-rise and heritage districts.
- Maximum heights provide predictability adjacent to established neighbourhoods.
- Maximum FARs regulate building mass in targeted growth areas.

How?

- The map above shows maximum heights and FARs. Heights and FARs are based on a detailed analysis of each area's character, functional identity, and existing built forms.