

# 620 PORTLAND ST

## FEASIBILITY

Dartmouth, NS

August 5, 2025

KIEL DEVELOPMENTS



### Table of contents

- 2 SITE PLAN
- 3 P1 LEVEL & LEVEL 2
- 4 LEVEL 3-9
- 5 3D MASSING

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LEGEND

- PROPERTY BOUNDARY
- LOT SUBDIVISION BOUNDARY
- COMMERCIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE

SITE STATISTICS

PID	40740060
ZONE	C-3
LOT AREA	6,728 SM / 72,420 SF

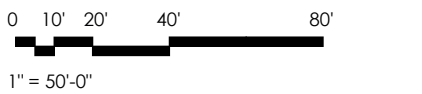
DEVELOPMENT STATISTICS

GFA PER FLOOR / SF	9	26,191
	8	26,191
	7	26,191
	6	26,191
	5	26,191
	4	26,191
	3	29,495
	2	0.00
	1	11,635
TOTAL GFA		194,972 SF
TOTAL RESIDENTIAL AREA		183,337 SF
AVG. UNIT SIZE		852 SF
TOTAL UNIT COUNT		215
TOTAL COMMERCIAL AREA		11,635 SF
UNDERGROUND P1		48,520 SF

Note: All areas are approximate. GFA does not count stairs, elevator shaft, service areas and parking.

NOTES

- Site subject to survey. Property lines and topographic features are approximate only.

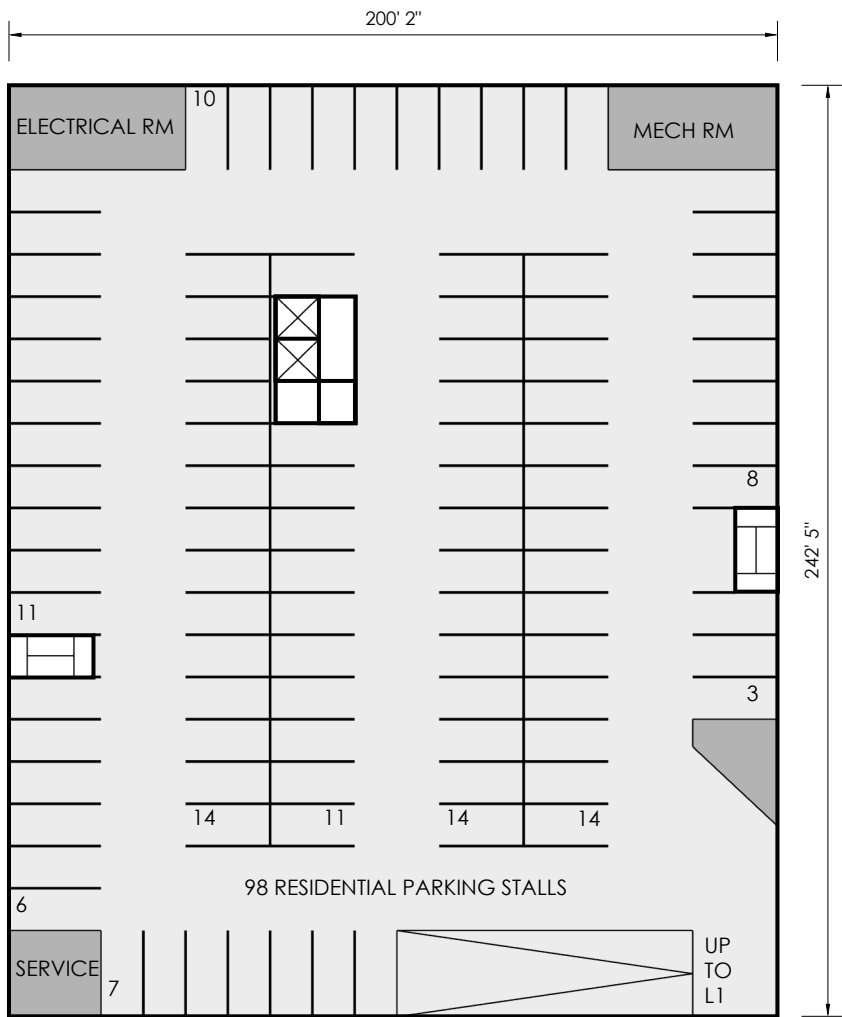


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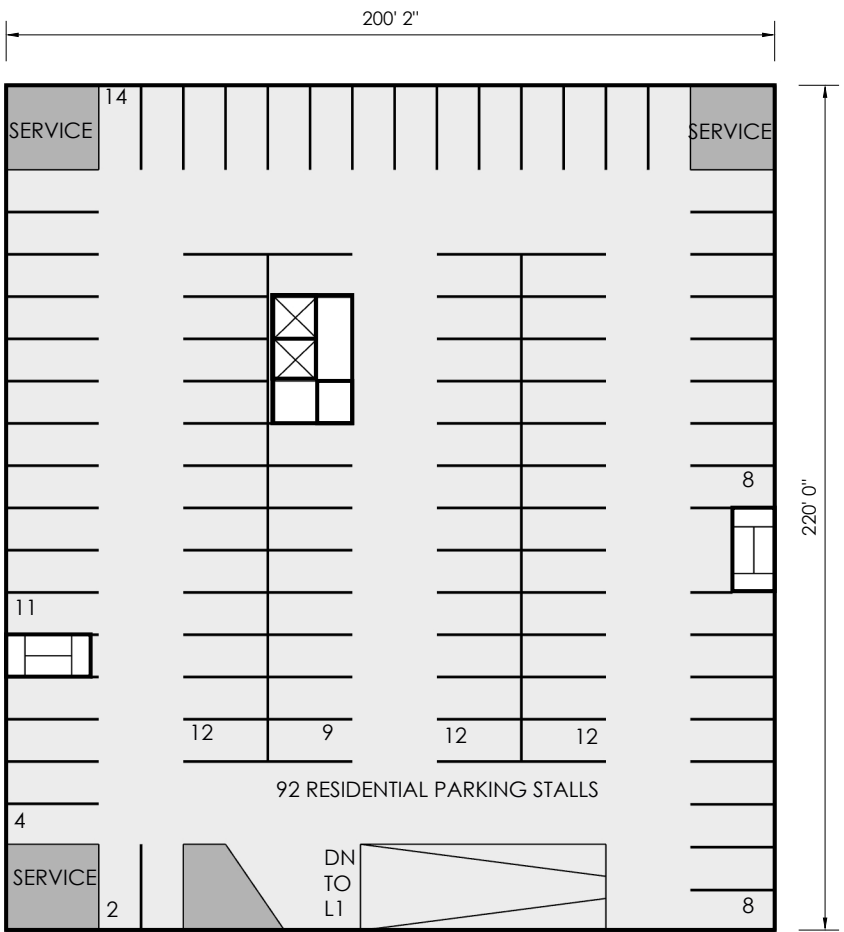
PARKING CALCULATION:

- COMMERCIAL
  - PROPOSED AREA: 1,081 SM
  - REQUIRED PARKING: 31 (1 FOR EVERY 35 SM)
  - PROPOSED PARKING: 34
- RESIDENTIAL
  - PROPOSED PARKING: 215
  - TARGET PARKING RATIO: 0.85 PER UNIT
  - MAX. No. OF UNITS (BASED ON PROPOSED PARKING): 215 UNITS

**NOTE:** This is a high-level summary. The number of parking stalls is likely to be affected once structural elements, additional services, and stair cores are incorporated into the layout.



UNDERGROUND PARKING 1



LEVEL 2 PARKING

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- NOTES**
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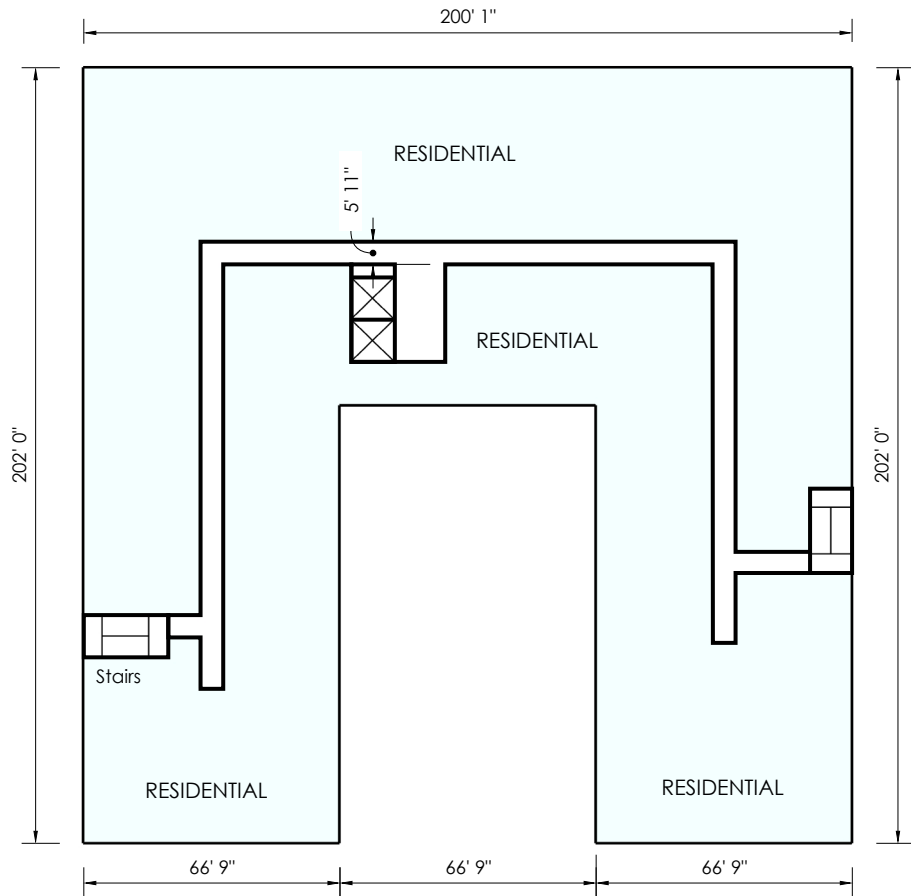


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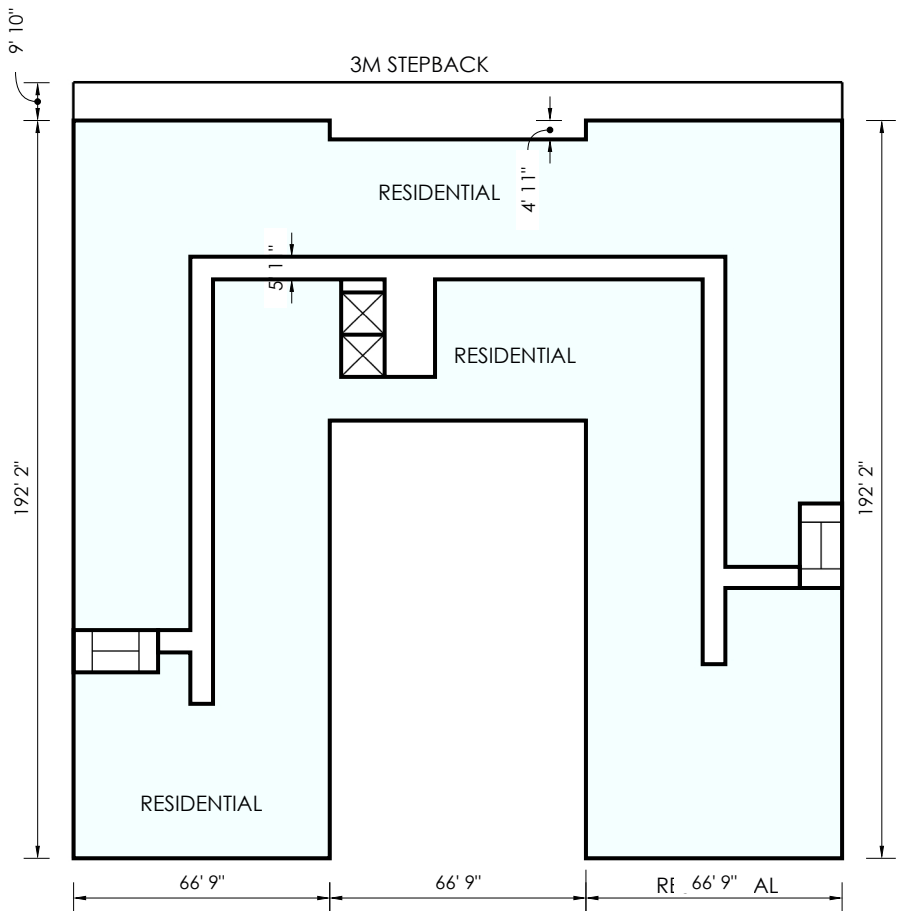
- NOTES:**
- 22X22FT GRID
  - 190 PARKING STALLS

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LEVEL 3



LEVEL 4-9

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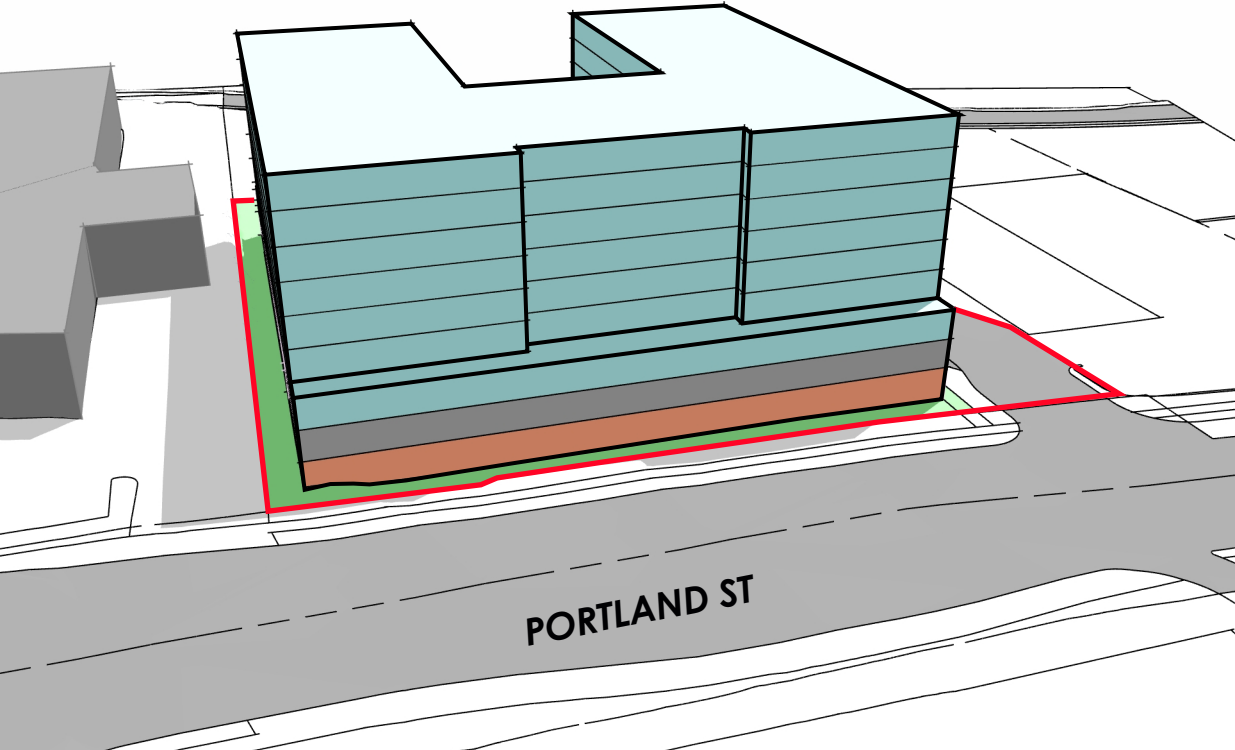
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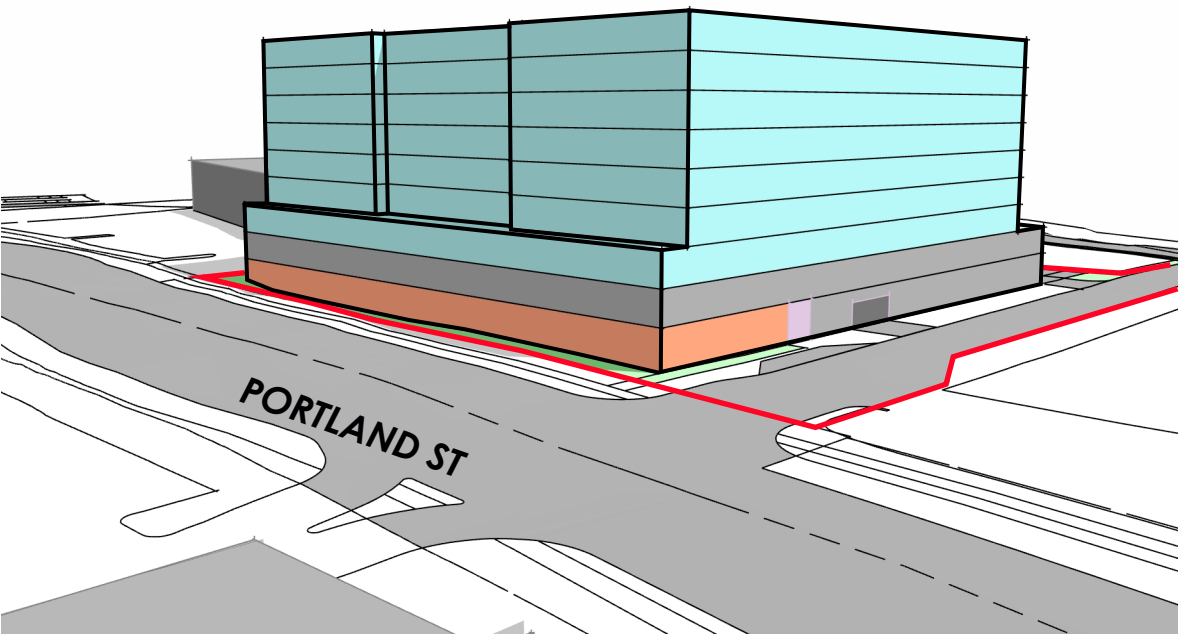


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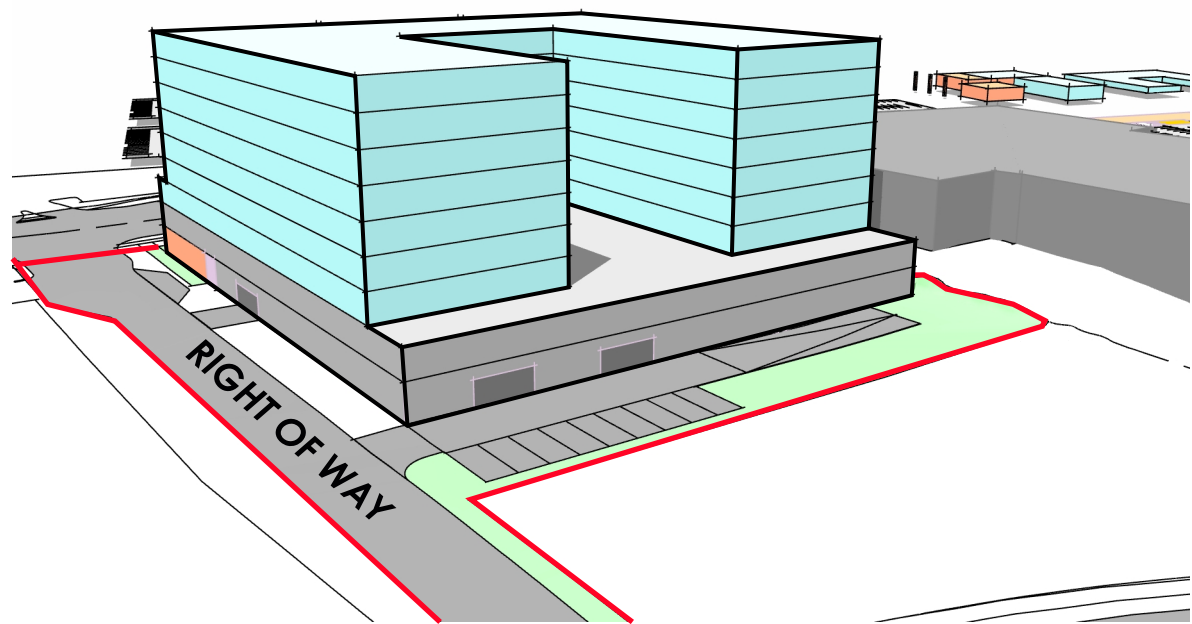




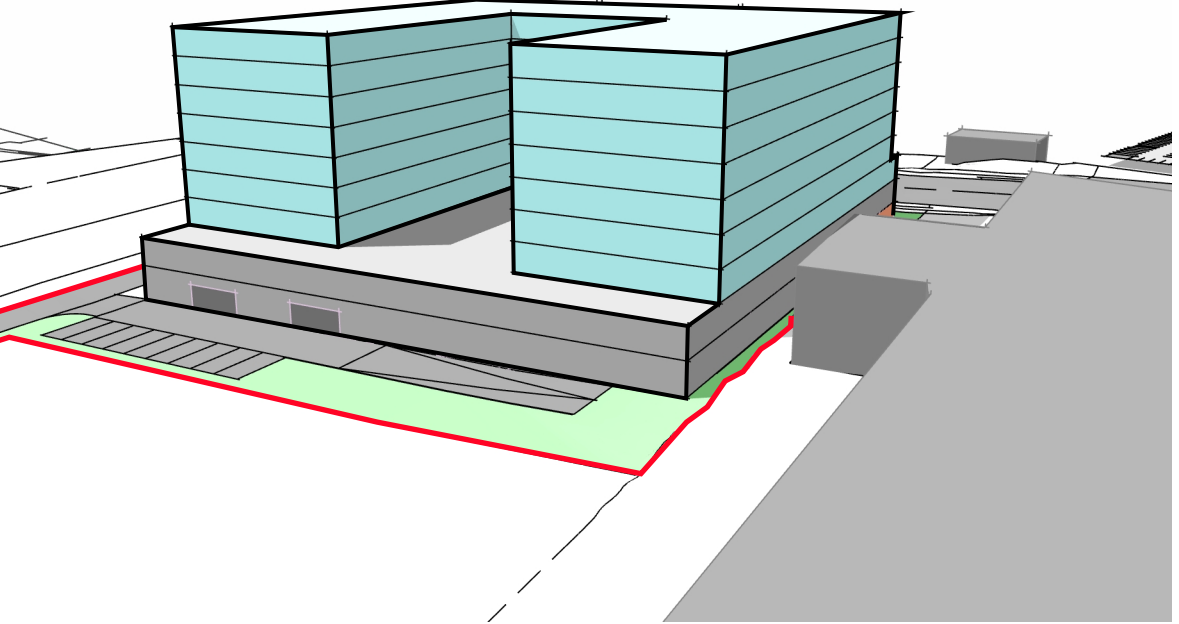
VIEW FROM PORTLAND ST



VIEW FROM PORTLAND ST



VIEW FROM NORM NEWMAN DR



VIEW FROM NORM NEWMAN DR

LEGEND

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- RESIDENTIAL ENTRANCE
- GRADE RELATED ENTRANCE

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