

620 PORTLAND ST FEASIBILITY

Dartmouth, NS

•
August 5, 2025

KIEL DEVELOPMENTS



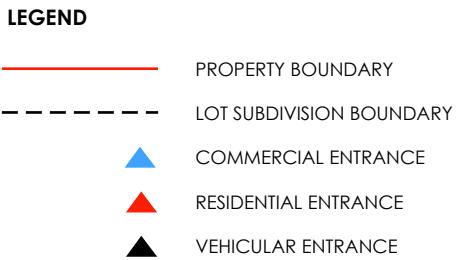
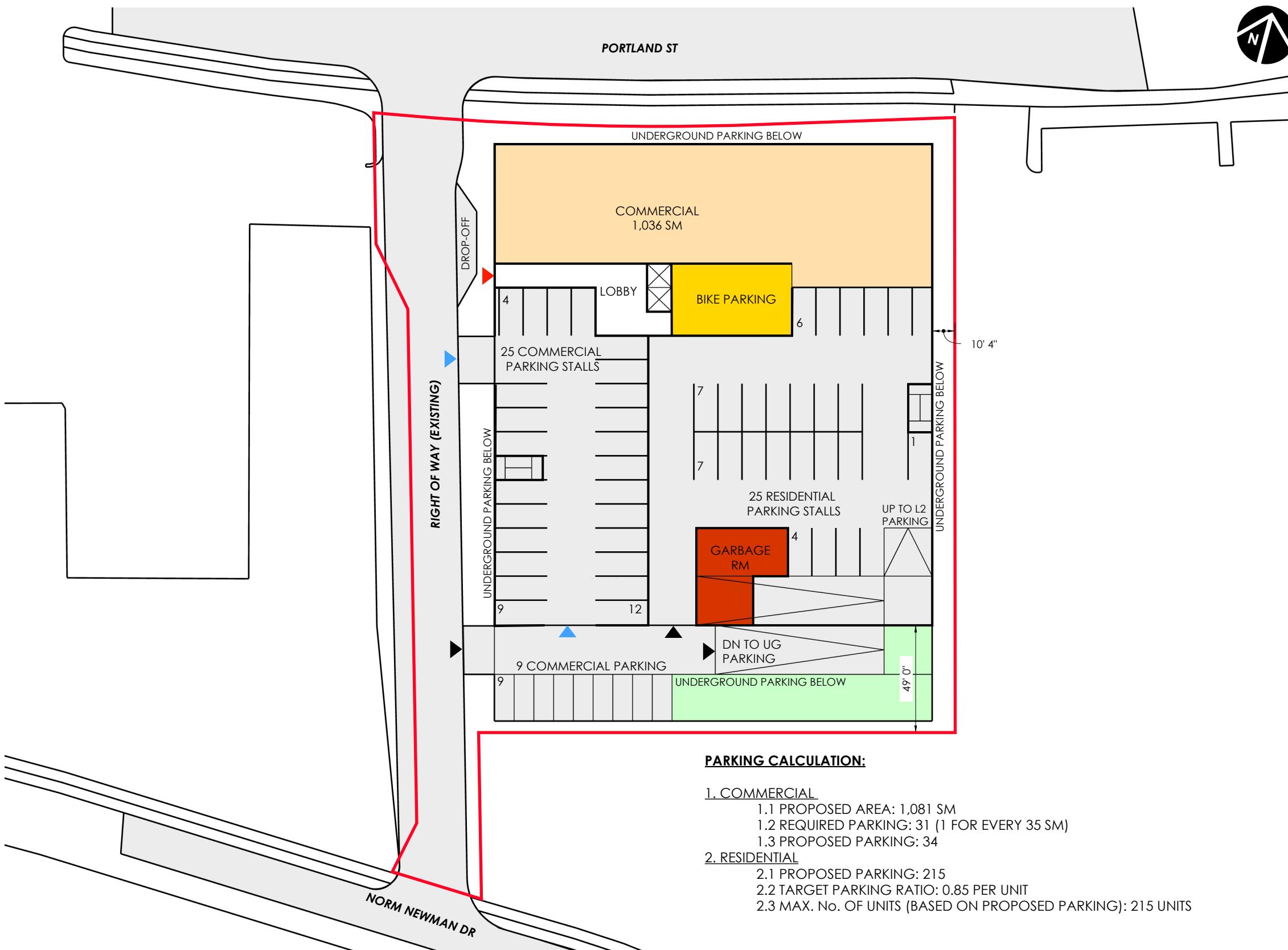
Table of contents

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

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SITE STATISTICS

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

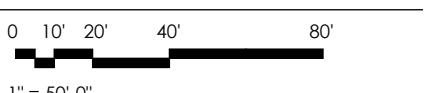
DEVELOPMENT STATISTICS

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.

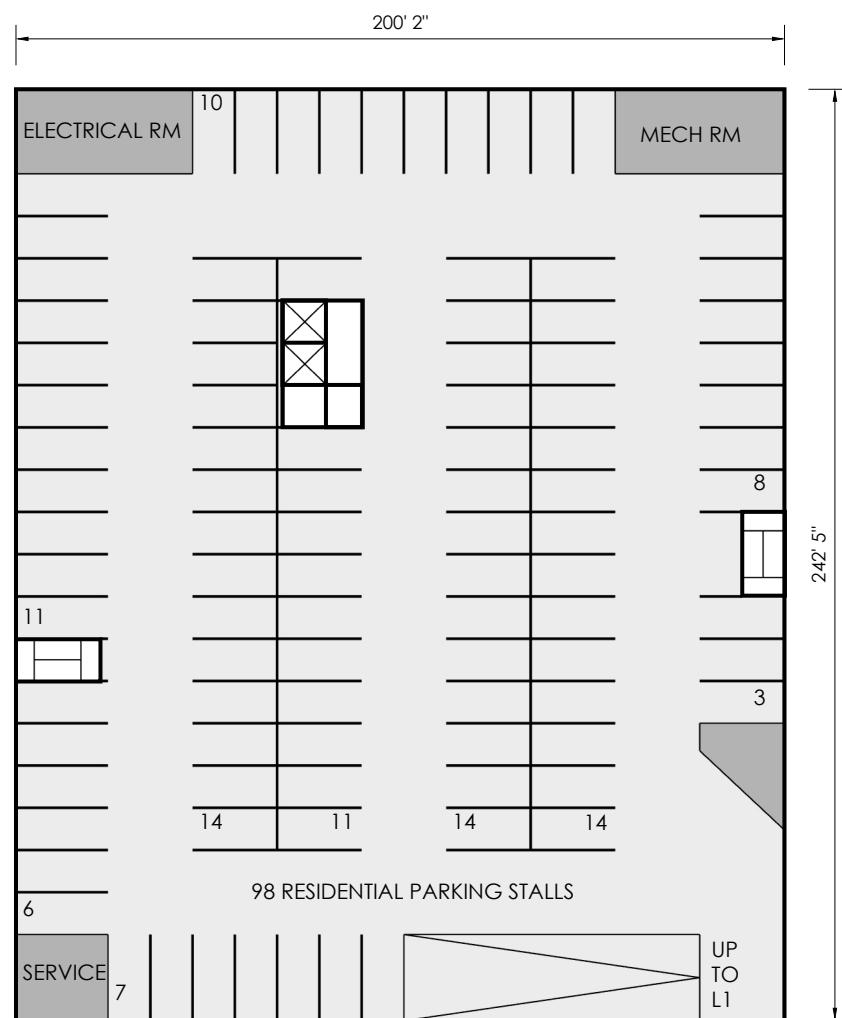
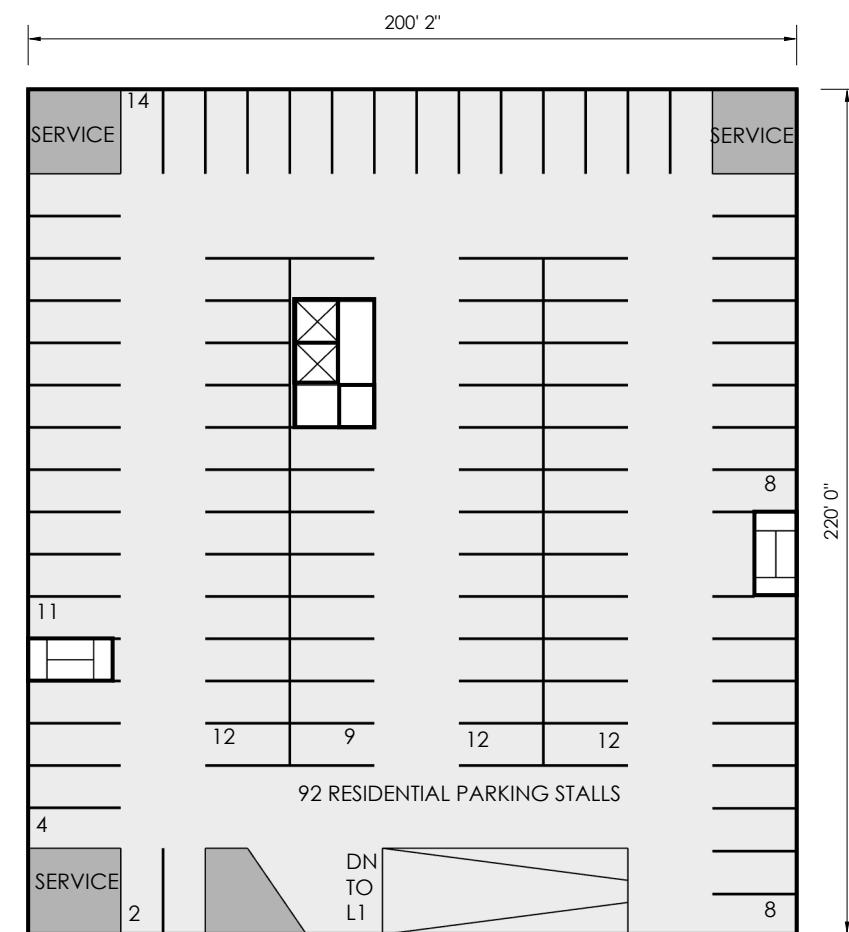
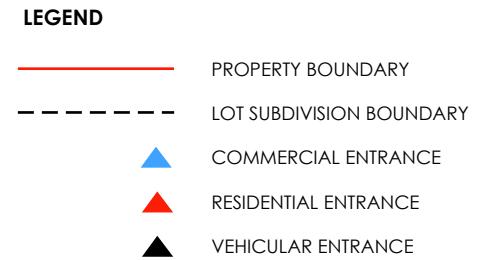
NOTES

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



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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 1LEVEL 2 PARKING

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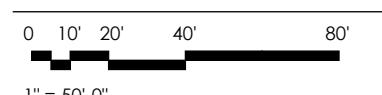
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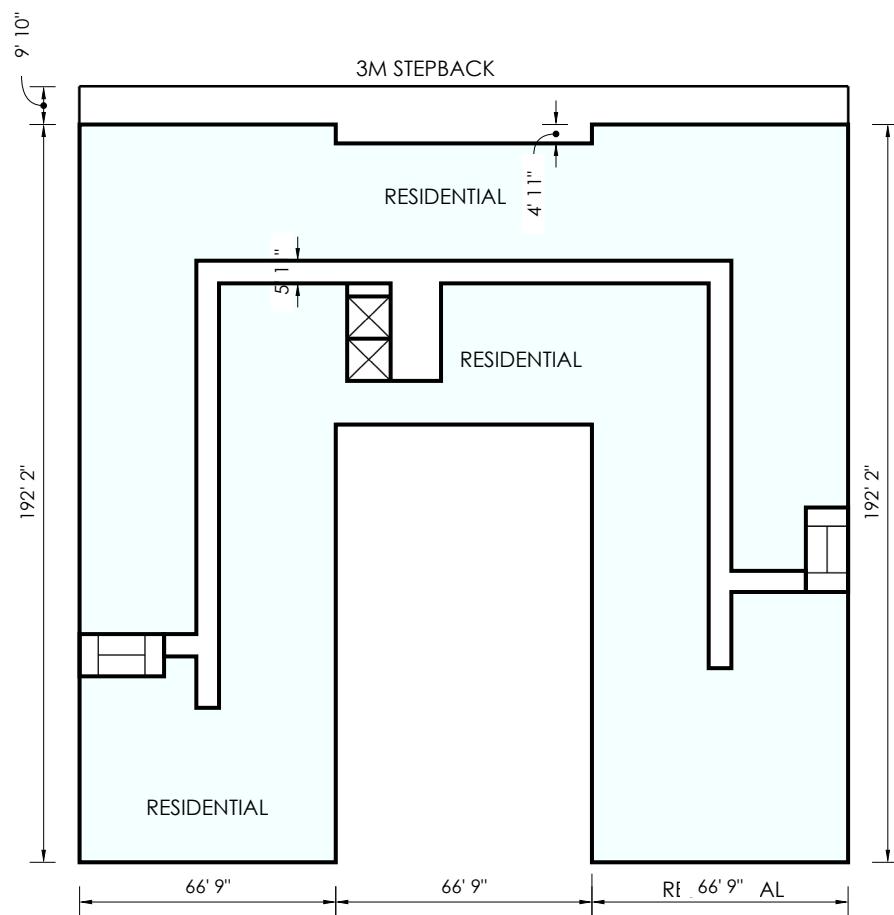
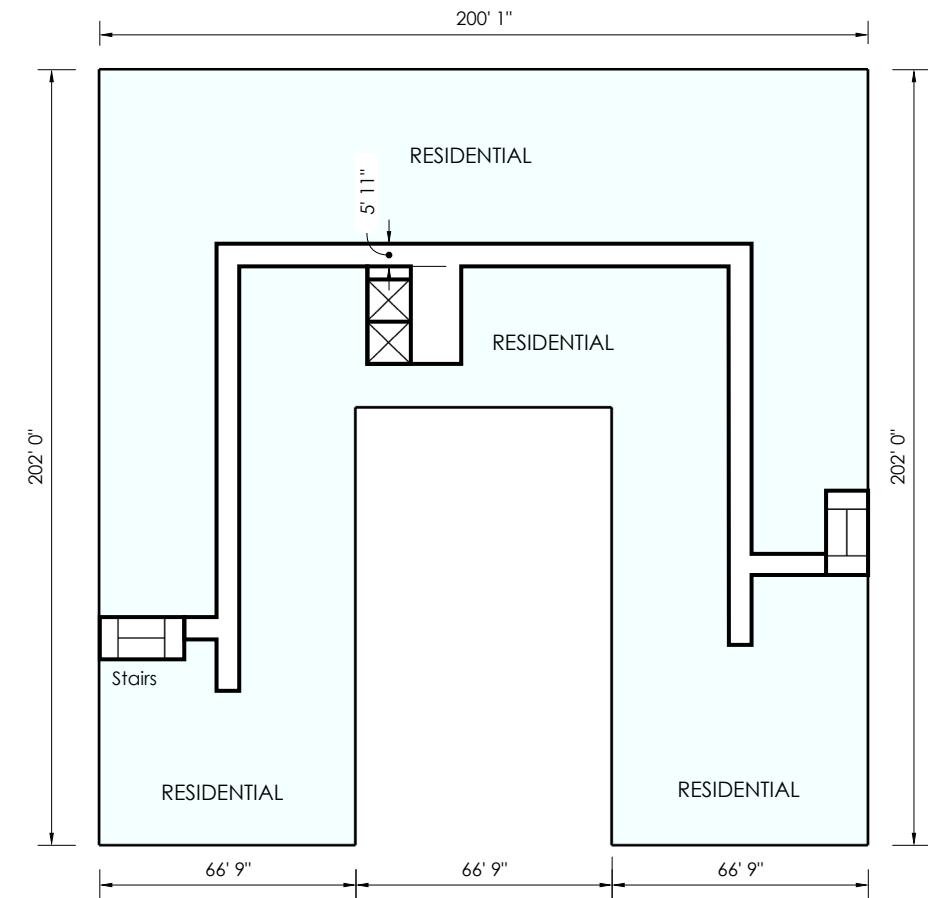


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NOTES:

- 22X22FT GRID
- 190 PARKING STALLS

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LEGEND

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

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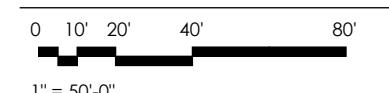
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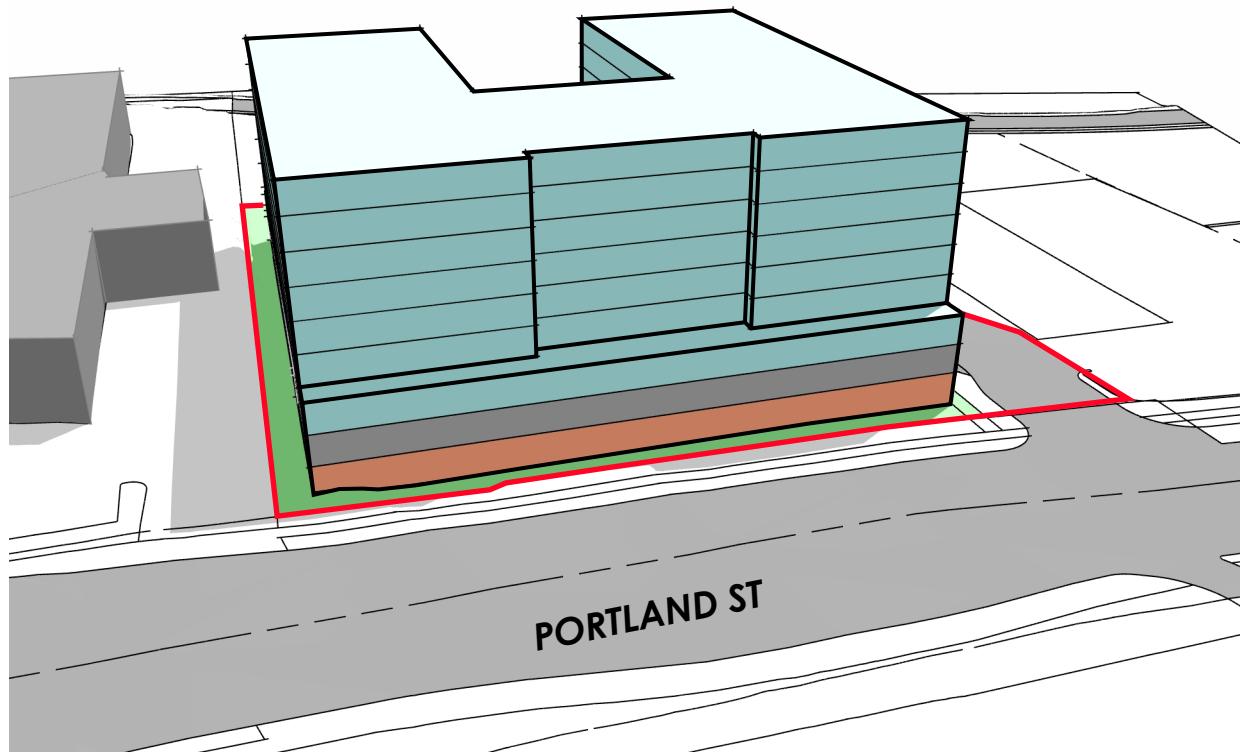
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LEVEL 3

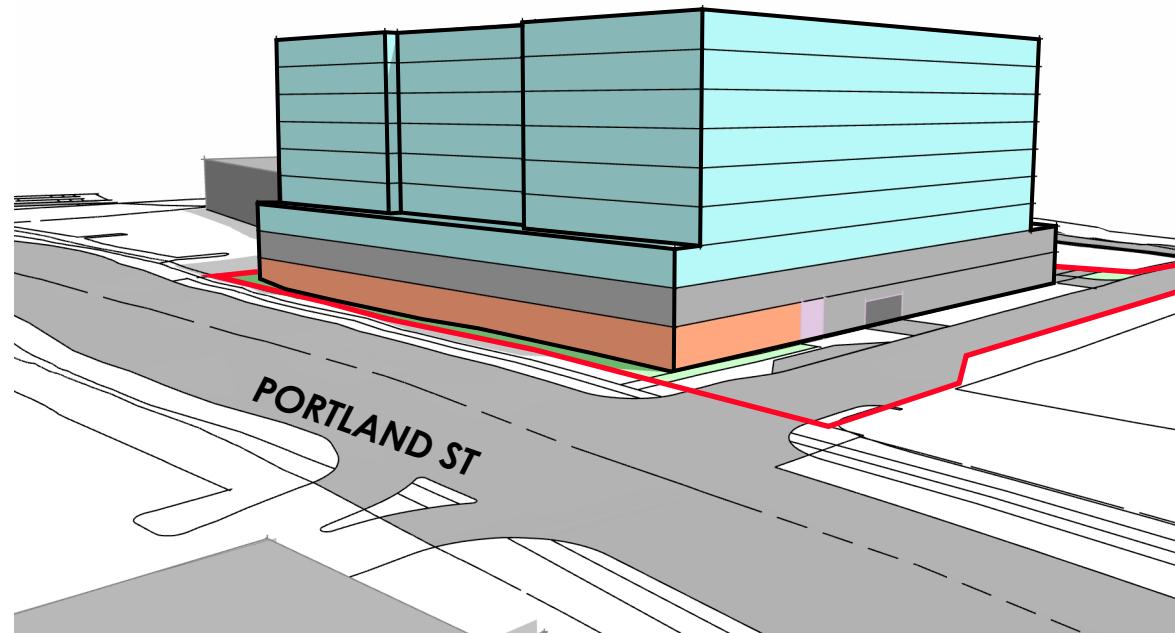
LEVEL 4-9



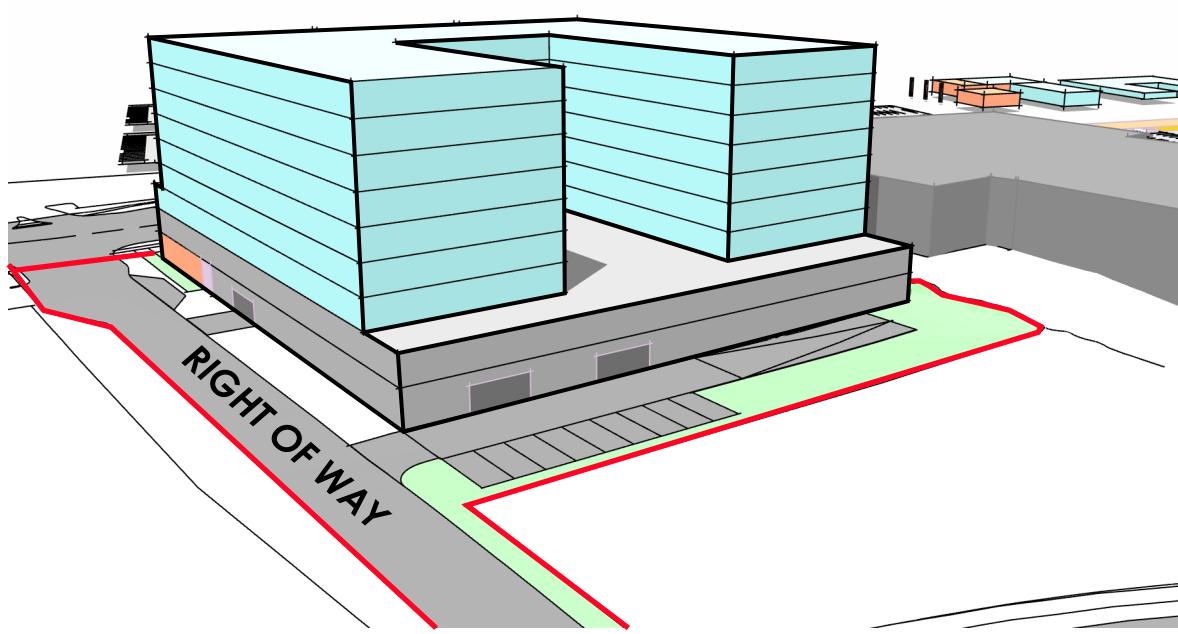
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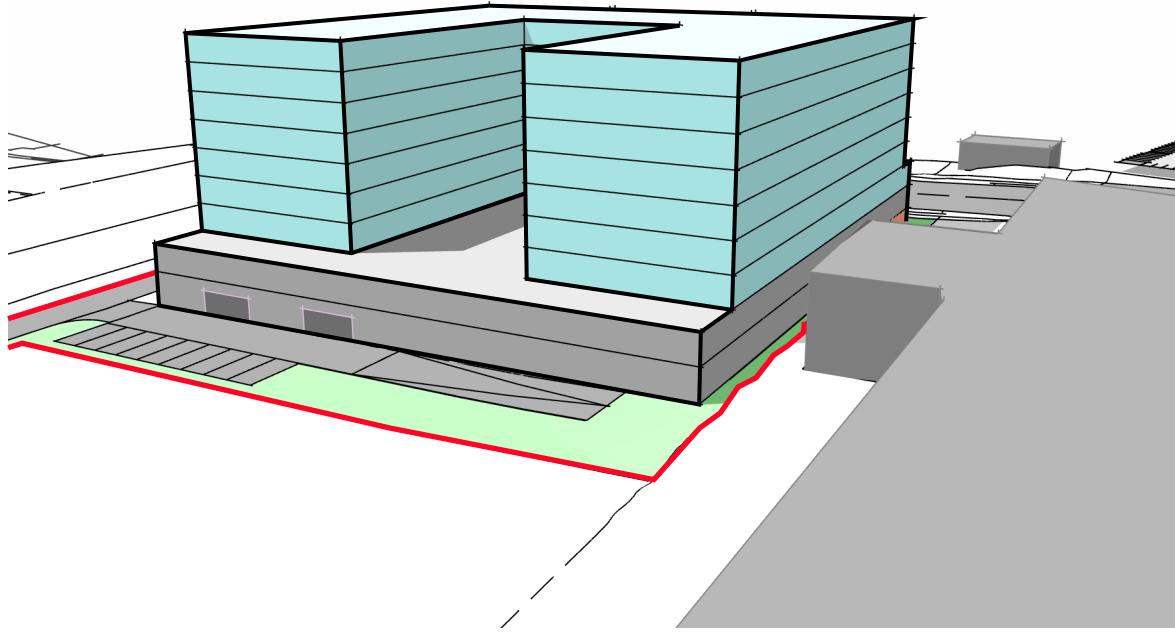
VIEW FROM PORTLAND ST



VIEW FROM PORTLAND ST



VIEW FROM NORM NEWMAN DR



VIEW FROM NORM NEWMAN DR

LEGEND

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- - - LOT SUBDIVISION BOUNDARY
- ▲ RESIDENTIAL ENTRANCE
- ▼ GRADE RELATED ENTRANCE

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