

The VISTA on PLEASANT

247 Pleasant Street, Dartmouth, NS
3, 5 & 7 Chadwick Street, Dartmouth, NS

M&K Golden Developments Inc.

CONCEPT DESIGN CONTENTS

- Design Rationale
- Project Data
- Site Plan
- Floor Plans
- Elevations
- Exisiting Site Plan
- Servicing Plan
- Traffic Impact Studies
- Planning Application

DESIGN RATIONALE

PLANNING PRINCIPLES: COMPLETE COMMUNITIES & STRATEGIC GROWTH

While we recognize the future vision for this Pleasant Street area is to be a complete community with an emphasis on pedestrian oriented commercial use, the neighbourhood needs population density and diversity to support that vision. Added density and diversity would improve the social, economical, and physical vibrancy of Pleasant Street, and create the demand for new, quality businesses in the area. It is an up-and-coming neighbourhood with a lot of potential due to the access to active transportation and prime waterfront location. Pleasant Street has many commercial lot opportunities, however without the demand that added density brings, potential businesses will not be viable. Densifying the neighbourhood is the first step towards the complete community vision.

The building design aims to enhance the neighbourhood by providing a variety of residential units. The high-quality, economical apartment units are designed for young professionals working at the hospitals or attending college, while the townhouse units could provide young families a place to live close to the community centre and new public school. By providing housing for those that already work or study in the area and by attracting new families, the proposed development promotes a healthy live-work lifestyle, reduces commuting, adds vibrancy and economy to the area, activates the corner, and establishes ‘eyes on the street’.

The neighbourhood can support added density because residents can utilize the active and public transportation options that are already servicing the area. The waterfront trail allows walking or biking to both the Woodside and Alderney Ferry Terminals, and Pleasant Street supports main bus routes.



PLANNING PRINCIPLES: PEDESTRIAN ORIENTED & HUMAN SCALE

The building design fosters pedestrian oriented and human scale streetscapes along both Pleasant Street and Chadwick Street. On Pleasant Street the combination of setbacks, lower streetwall height, and landscaping provide pedestrian oriented character, a more enjoyable walking experience, and ‘eyes on the street’. A possible ground level café could provide an amenity for residents and activate the corner. The townhouse units facing Chadwick Street respond to the residential nature of the street to ensure continuity of street frontage and neighbourhood character.

Building material, colour, landscaping, and lighting are also aimed at creating a pedestrian oriented and human scale streetscape. Variations in cladding materials and colour add depth and interest to the massing and reduce visual impact of the building. Balconies provided for apartment units are designed with consideration for sightlines, water views, increased natural lighting, and the possibility of neighbouring development in the future.

In an area drafted as a pedestrian oriented commercial street zone of downtown Dartmouth, the proposed building is a first step towards the vision of turning Pleasant Street from a corridor into a pedestrian oriented community.

PROJECT DATA

LOCATION: 247 Pleasant Street; 3, 5 & 7 Chadwick Street
PIDS: 00247018, 00247007, 00246991, 00246983
ZONE: C2 / R2
SITE AREA: 18,290 sf

BUILDING FOOTPRINT
10,500 sf 57%

UNIT BREAKDOWN					
Studio	1BR	2 BR	3BR	TH	Total Units
3	26	9	5	12	55

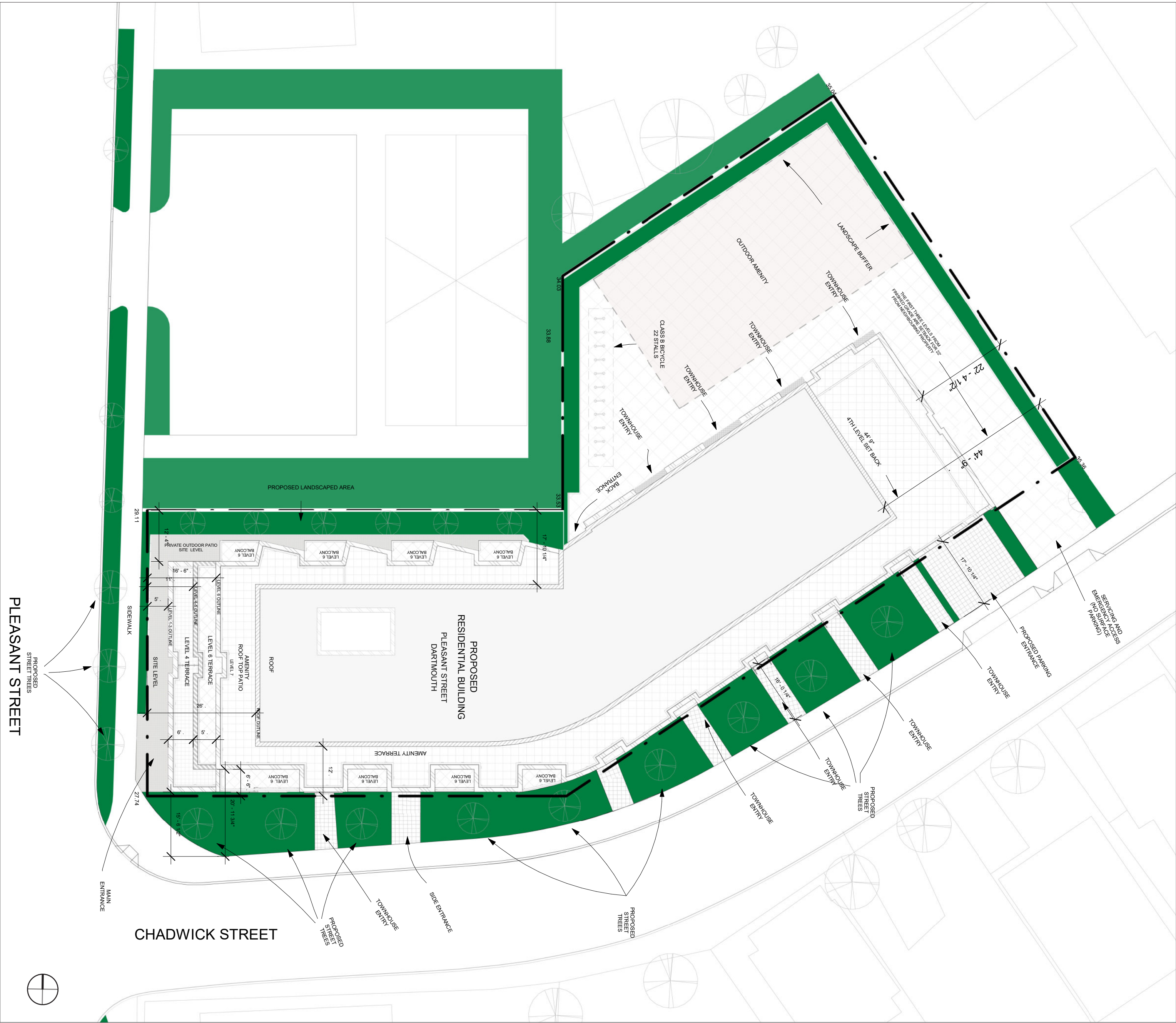
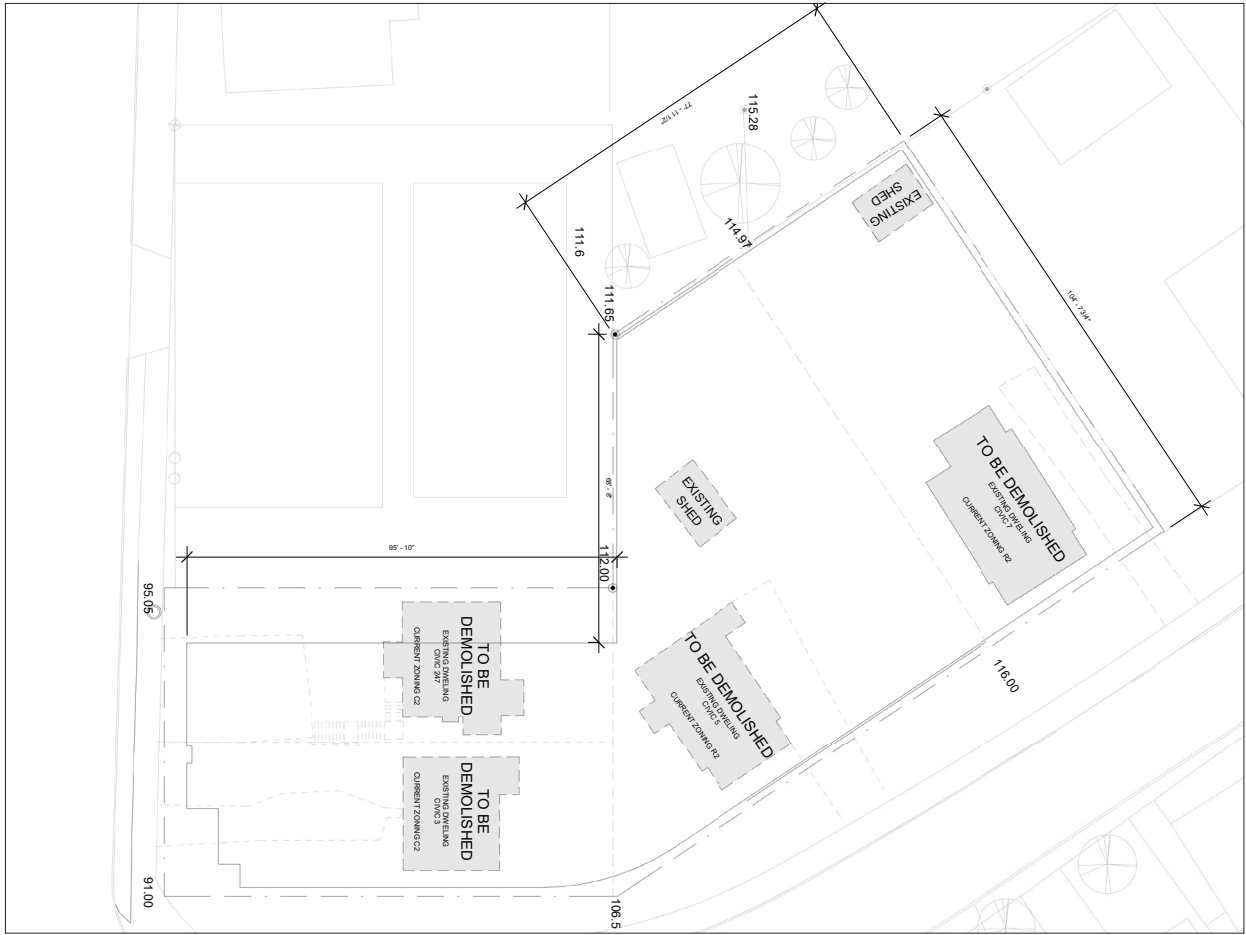
AMENITIES		Total: 11,803 sf
Outdoor		9037 sf
Indoor		2766 sf

PARKING
Indoor (Below Grade): 62 spaces

BICYCLE PARKING
Total: 52 spaces (30 CLASS A, 22 CLASS B)

GFA
GFA (minus parking): 50,824 sf
GFA (parking): 31,912 sf
GFA RATIO: 2.8





The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
SITE PLAN

SCALE
1/16" = 1'-0"

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
A 100



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
NORTH-EAST CORNER

SCALE
N/A

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
RENDER



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
SOUTH-WEST CORNER

SCALE
N/A

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
RENDER



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
SOUTH-EAST CORNER

SCALE
N/A

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
RENDER



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
NORTH-WEST CORNER

SCALE
N/A

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
RENDER



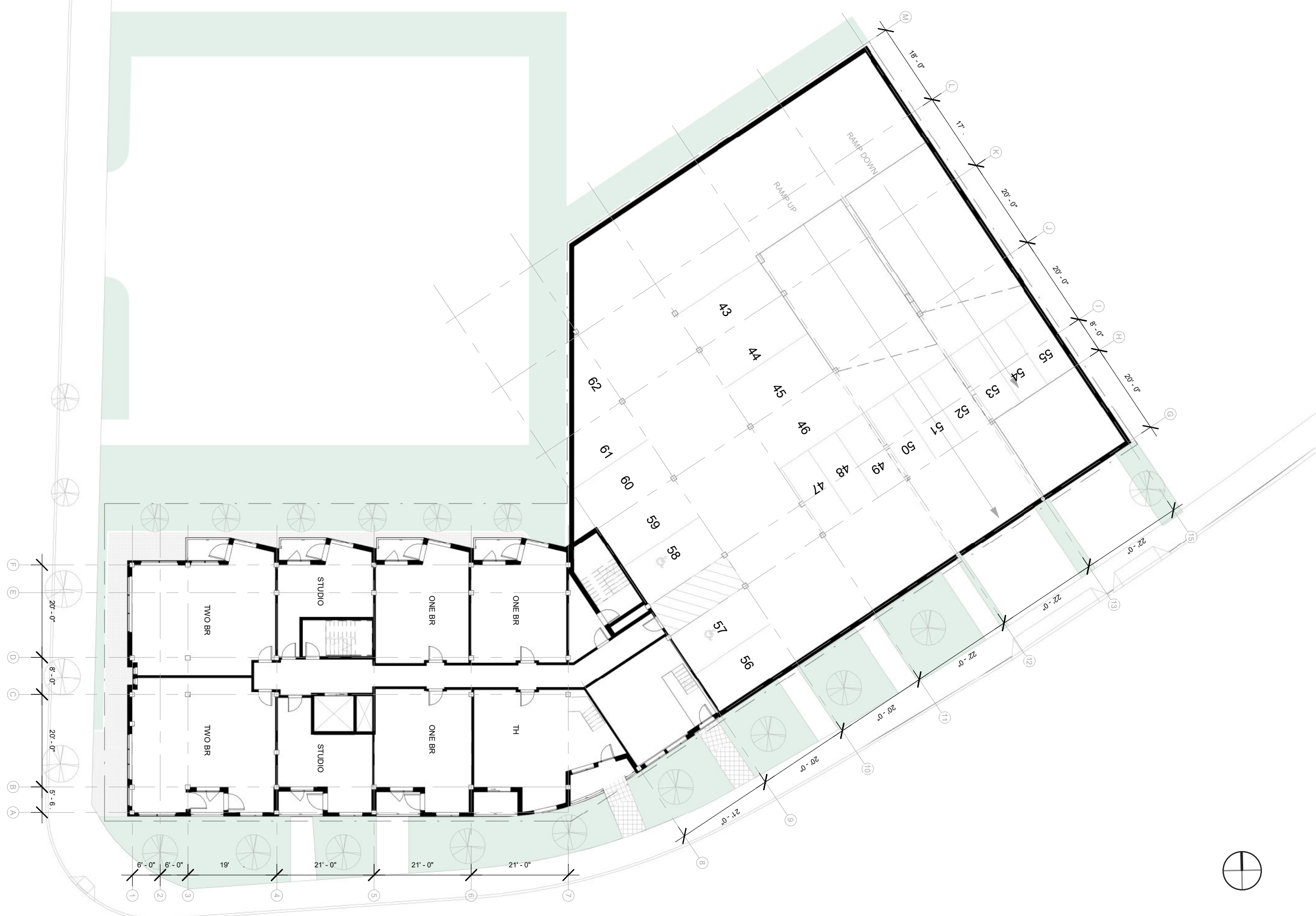
The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
FLOOR 2 PLAN

SCALE
1" = 20'-0"

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
A 102



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
FLOOR 3 PLAN

SCALE
1" = 20'-0"

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
A 103





SCALE
1" = 20'-0"

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
A 105



SCALE
1" = 20'-0"

DATE	05-22-19
REVISION NO.	01

DRAWING NO.
A 106



SCALE
1" = 20'-0"

DATE	05-22-19
REVISION NO.	01

DRAWING NO.
A 107



The Vista on Pleasant 247 Pleasant Street, Dartmouth NS 3, 5 & 7 Chadwick Street, Dartmouth NS	DRAWING EAST ELEVATION	SCALE 1/16" = 1'-0"	DATE 05-22-19	DRAWING NO. A 200
			REVISION NO. 01	



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
WEST ELEVATION

SCALE
1/16" = 1'-0"

DATE
05-22-19
REVISION NO.
01

DRAWING NO.
A 201



The Vista on Pleasant 247 Pleasant Street, Dartmouth NS 3, 5 & 7 Chadwick Street, Dartmouth NS	DRAWING NORTH ELEVATION	SCALE 1/16" = 1'-0"	DATE 05-22-19	DRAWING NO. A 203
			REVISION NO. 01	



The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3 & 5 Chadwick Street, Dartmouth NS

DRAWING	SCALE	DATE	DRAWING NO.
NAME OF DRAWING	SCALE	12-27-18	A 100
		REVISION NO.	
		N/A	



The Vista on Pleasant 247 Pleasant Street, Dartmouth NS 3 & 5 Chadwick Street, Dartmouth NS	DRAWING NAME OF DRAWING	SCALE SCALE	DATE 12-27-18	DRAWING NO. A 100
			REVISION NO. N/A	

PLAN REFERENCES:

1. PLAN OF SURVEY OF LOT 567
CONSOLIDATION OF LOTS 5, 6, 7,
LANDS CONVEYED TO SADEK INVESTMENTS INC,
PREPARED BY CLINTON C GARLAND,
DATED JUNE 22, 2015

2. PLAN SHOWING PROPOSED RE SUBDIVISION OF THE
F S SEARLES PROPERTY (LOTS 40, 41, 42 OF THE J R MARVIN SUBDIVISION
PREPARED BY HOWARD K WEDLOCK
DATED JUNE 15, 1968

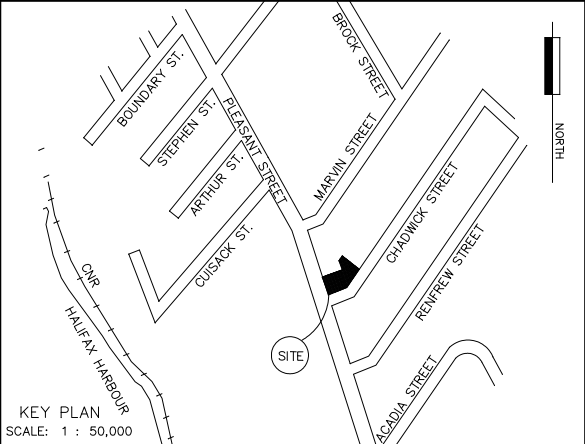
DEED REFERENCES:

1. LOT 8
2015 DEED – DOC # 107558216
LANDS CONVEYED TO M & K GOLDEN INC.
AT THE HALIFAX CO REGISTRY OF DEEDS.
PID 00247015

2. LOT 9
2016 DEED – DOC # 108882920
LANDS CONVEYED TO M & K GOLDEN INC.
AT THE HALIFAX CO REGISTRY OF DEEDS.
PID 00247007

3. LOT 3839 (ORIGINATES WITH THIS PLAN)
2016 DEED – DOC # 109373168
LANDS CONVEYED TO M & K GOLDEN INC.
AT THE HALIFAX CO REGISTRY OF DEEDS.
PID 00246991

3. LOT 4041(ORIGINATES WITH THIS PLAN)
2013 DEED – DOC # 102946697
LANDS CONVEYED TO BERNARDINE WOOD
AT THE HALIFAX CO REGISTRY OF DEEDS.
PID 00246983



LEGEND:

LANDS DEALT WITH BY THIS SURVEY	N.S.C.M.
NOVA SCOTIA CO-ORDINATE MONUMENT	S.M.
SURVEY MARKER	U.P.
UNMONUMENTED POINT	R.P.
ROCK POST	I.B.
IRON BAR	I.P.
IRON PIPE	W.P.
WOOD POST, WOOD STAKE	W.S.
FOUND, WITNESS, NOT TO SCALE	Fd., Wit. (N.T.S.)
PLAN, DEED	(P), (D)
CALCULATED FROM FIELD MEASUREMENTS	calc.
TIE LINE, TOTAL	(T/L) (T)
BEGINNING OF CURVE, END OF CURVE	B.C., E.C.
POINT OF COMMON CURVATURE, POINT OF REVERSE CURVATURE	P.C.C., P.R.C.
RADIUS, ARC, CHORD	R, L, C
ORDINARY HIGH WATER MARK	O.W.H.M.
WATER VALVE, CATCH BASIN	WV, CB

GNSS SURVEY TYPE:	NRTK	SOURCE:	CanNet
COORDINATE SYSTEM INFORMATION			
HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:		CALCULATED OFFSET BETWEEN CGVD28/CGVD2013	X.Xm
M.T.M. ZONE 5 CENTRAL MERIDIAN 64° 30'			
COMBINED SCALE FACTOR AT THE SITE OF SURVEY: 0.XXX			

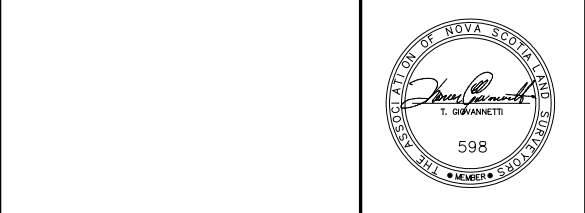
NOTES :

1. THE SURVEY WAS EXECUTED DURING THE PERIOD OF SEPTEMBER 12 & 13, 2018

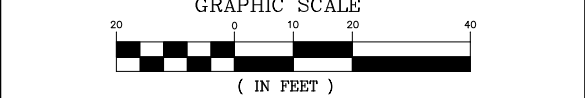
2. THE TRAVERSE WAS NOT ADJUSTED AND NO SCALE FACTOR WAS APPLIED TO BOUNDARY DISTANCES.

3. IDENTIFIERS LOT 3839 & XXXX ORIGINATE WITH THIS PLAN

PRELIMINARY PLAN OF SURVEY OF
LOT 89-3839-4041
BEING A CONSOLIDATION OF LOTS 8, 9, 10 & 3839
LOT 8, 9 & 3839 LANDS CONVEYED TO
M & K GOLDEN INC.
LOT 4041 LANDS CONVEYED TO
BERNARDINE WOOD
PLEASANT STREET & CHADWICK STREET, DARTMOUTH
HALIFAX COUNTY, NOVA SCOTIA



CIVTECH ENGINEERING & SURVEYING LIMITED
P.O. Box 3237, D.E.P.S., DARTMOUTH
NOVA SCOTIA, B2W 5G2, 434-4600



No.	REVISION/REMARKS	DATE	SCALE:
			1" = 20'
DRAWN BY : A. STEVENS			CHECKED BY : T. GIOVANNETTI
			18168PRE

The Vista on Pleasant
247 Pleasant Street, Dartmouth NS
3, 5 & 7 Chadwick Street, Dartmouth NS

DRAWING
EXISTING SITE PLAN

SCALE

DATE
05-22-19

REVISION NO.
N/A

DRAWING NO.
A 300

