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# 15 Unit Multi-Family Development 600 Dallas Road

Presented to James Bay Neighbourhood Association  
April 10th., 2024  
RE: Rezoning & Development Permit Application

600 DALLAS ROAD  
Project Location



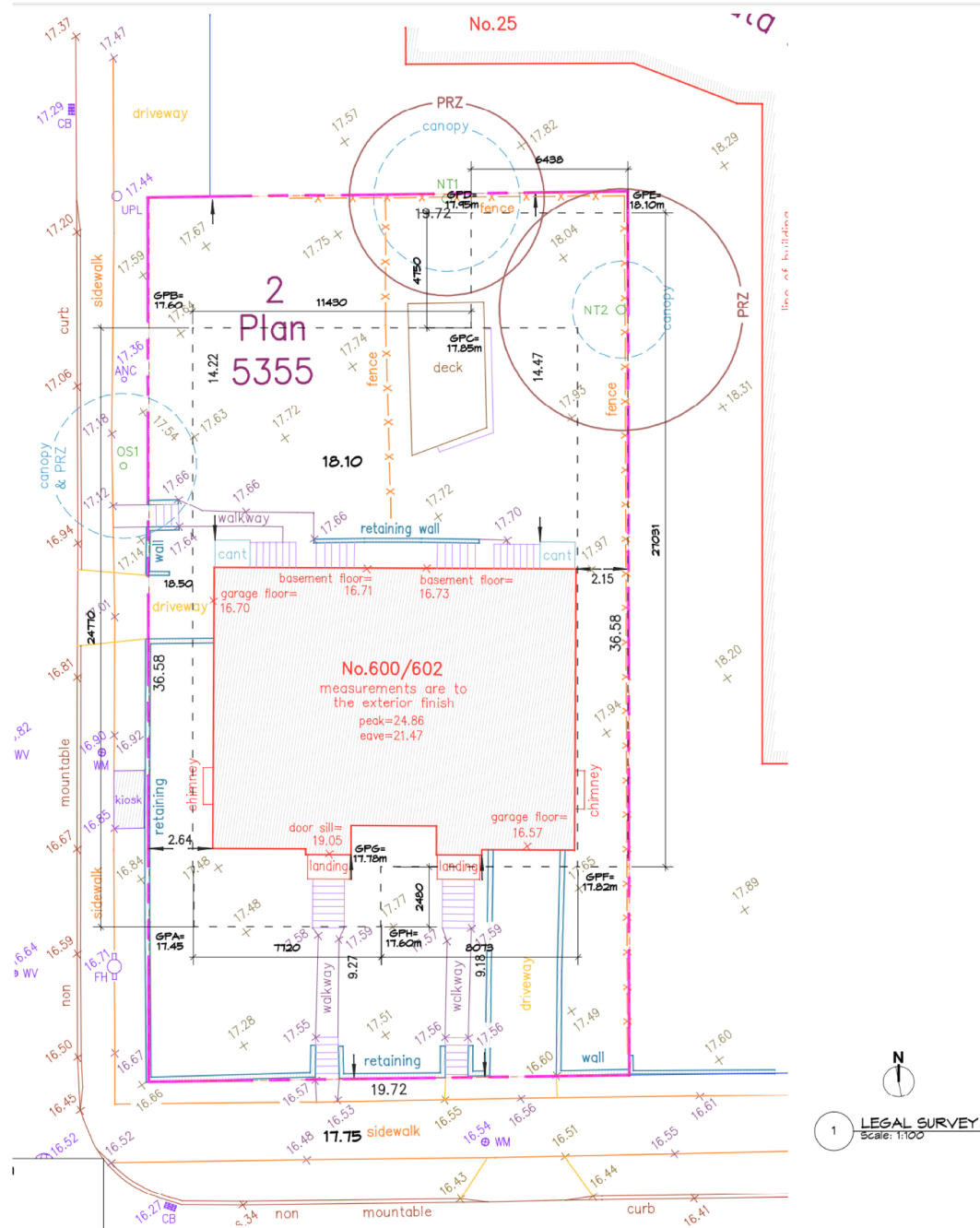
LOCATION PLAN





# Legal Survey

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# Proposed Site Plan

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Unit Mix & Areas (Note: Area for units below measured to inside of finished walls)			
Floor Level	Unit Type	Unit #	Area
Main (Parkade)	1 Bedroom	101	45.03m <sup>2</sup> (1,007s.f.)
Second	2 Bedroom	201	43.6m <sup>2</sup> (1,007s.f.)
	2 Bedroom	202	41.3 (1,047s.f.)
	1 Bedroom	103	74.3m <sup>2</sup> (854s.f.)
Third	2 Bedroom	201	43.6m <sup>2</sup> (1,007s.f.)
	2 Bedroom	202	41.3 (1,047s.f.)
	1 Bedroom	203	74.3m <sup>2</sup> (854s.f.)
Fourth	2 Bedroom	301	43.6m <sup>2</sup> (1,007s.f.)
	2 Bedroom	302	41.3 (1,047s.f.)
	1 Bedroom	303	74.3m <sup>2</sup> (854s.f.)
Fifth	2 Bedroom	301	43.6m <sup>2</sup> (1,007s.f.)
	2 Bedroom	302	41.3 (1,047s.f.)
	1 Bedroom	303	74.3m <sup>2</sup> (854s.f.)
Sixth (Penthouse)	3 Bedroom	601	109m <sup>2</sup> (1,173s.f.)
	2 Bedroom	602	71.4m <sup>2</sup> (764.6s.f.)
SUBTOTAL UNITS	1 Bedroom	5	
	2 Bedroom	4	
	3 Bedroom	1	
TOTAL # OF SUITS		10	
TOTAL SUITE AREA			1306.23m <sup>2</sup> (14,060.1s.f.)

## Site Statistics:

Site Area = 721 m<sup>2</sup>  
 Parkade Level (Excludes Parking, Bicycle & Elevator Areas) = 42.6m<sup>2</sup> (946.7s.f.)  
 Floor Levels 2 to 5 (4 x 325.4m<sup>2</sup> Ea.) = 1302.4m<sup>2</sup> (14,016.9s.f.)  
 (Excludes Balconies, 4 Elevator)  
 Penthouse Level (Excludes Balconies, 4 Elevator) = 220.4m<sup>2</sup> (2,372.4s.f.)  
 Total Floor Area = 1615.4m<sup>2</sup> (17,388.2s.f.)

FSR : 1615.4 ÷ 721 = +/- **2.24 : 1**

Permitted Density with 100% Secured Rental Units and Affordability, up to 2.5 FSR/6x Storages

## Setbacks:

Front yard = 6.012m (19'-11")  
 Rear yard = 1.154 (3'-4 5/8")  
 Side Yard East = 2.014m (6'-11 1/2")  
 Side Yard West = 1.848m (6'-2 3/4")

**HEIGHT:** (Measured from Average Grade (+11.75m) (See Calculation On SK-1)  
 = 17.44m (57'-2 5/8")

## Parking Calculations:

Apartment (Duelling Units Secured in Perpetuity) in "Other" Area

1 - One Bedroom @ .4 Per Unit = .4 or 1  
 7 - Two Bedroom @ 1.50 Per Unit = 4.1 or 4  
 1 - Three Bedroom @ 1.50 Per Unit = 1.50 or 1  
 Sub-Total Spaces = 6.0

Affordable (Affordable Duelling Units Secured in Perpetuity) in "Other" Area

5 - One Bedroom @ .5 Per Unit = 2.5 or 3  
 2 - Two Bedroom @ .5 Per Unit = 1.0 or 1  
 Sub-Total Spaces = 3.5

(1 Space Required To Be Accessible)

Plus Visitor Parking @ .1 Per Unit (15 x .1) = 1.5 OR 2

**Total Parking Required 17 Spaces**

4 Stalls Provided over 1 Level Of At-grade Covered Parking (6 Space Deficit)

All Spaces To Have Electric Charging Stations

## Bicycle Parking Required:

### Long Term:

1.25 per dwelling unit > 45m<sup>2</sup>

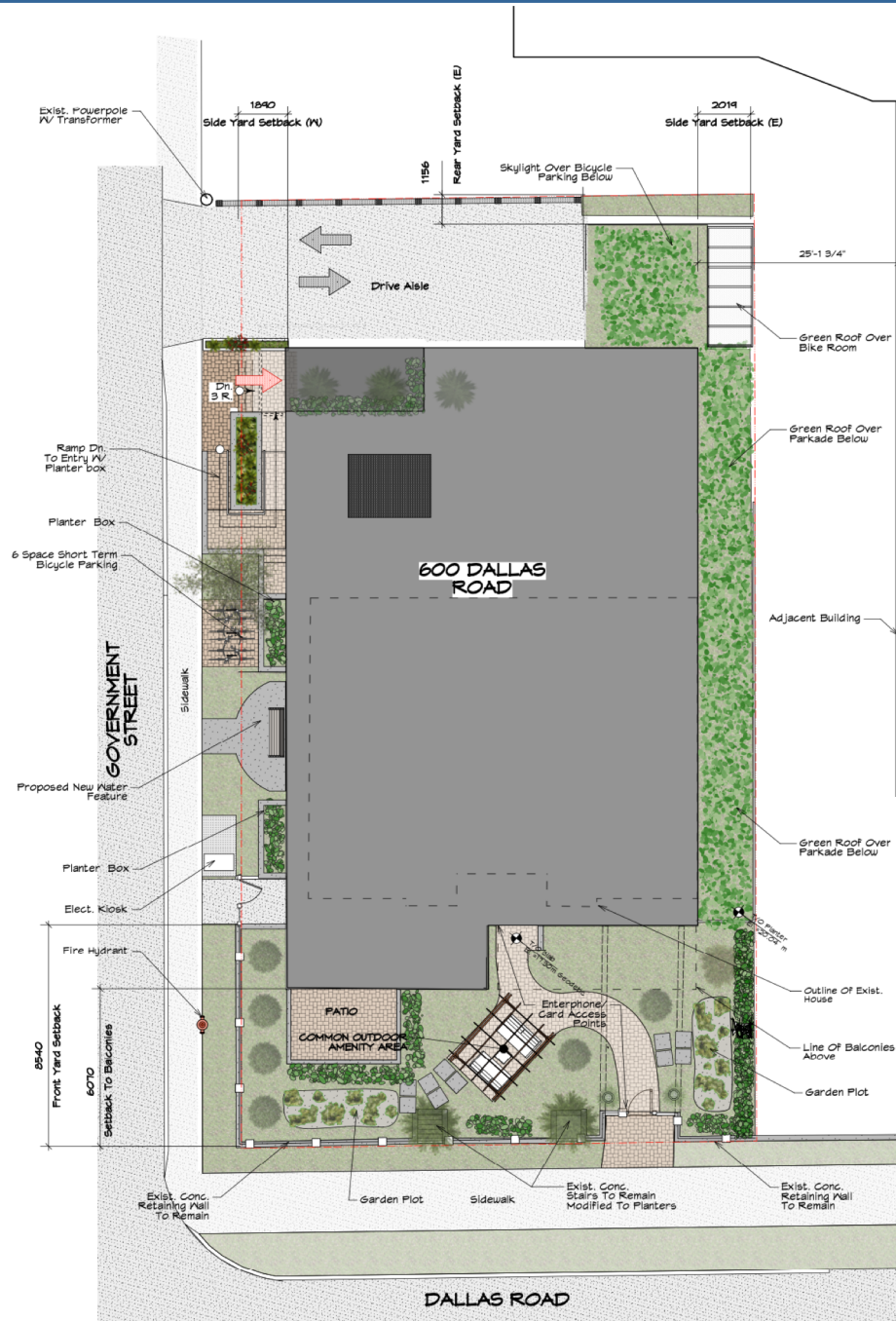
Bike Spaces Required 15 x 1.25/Unit = 18.75 spaces = or 19

19 Bike Spaces Provided (15 standard sizes, 4 cargo bikes)

Plus a Bike Repair Station

### Short Term:

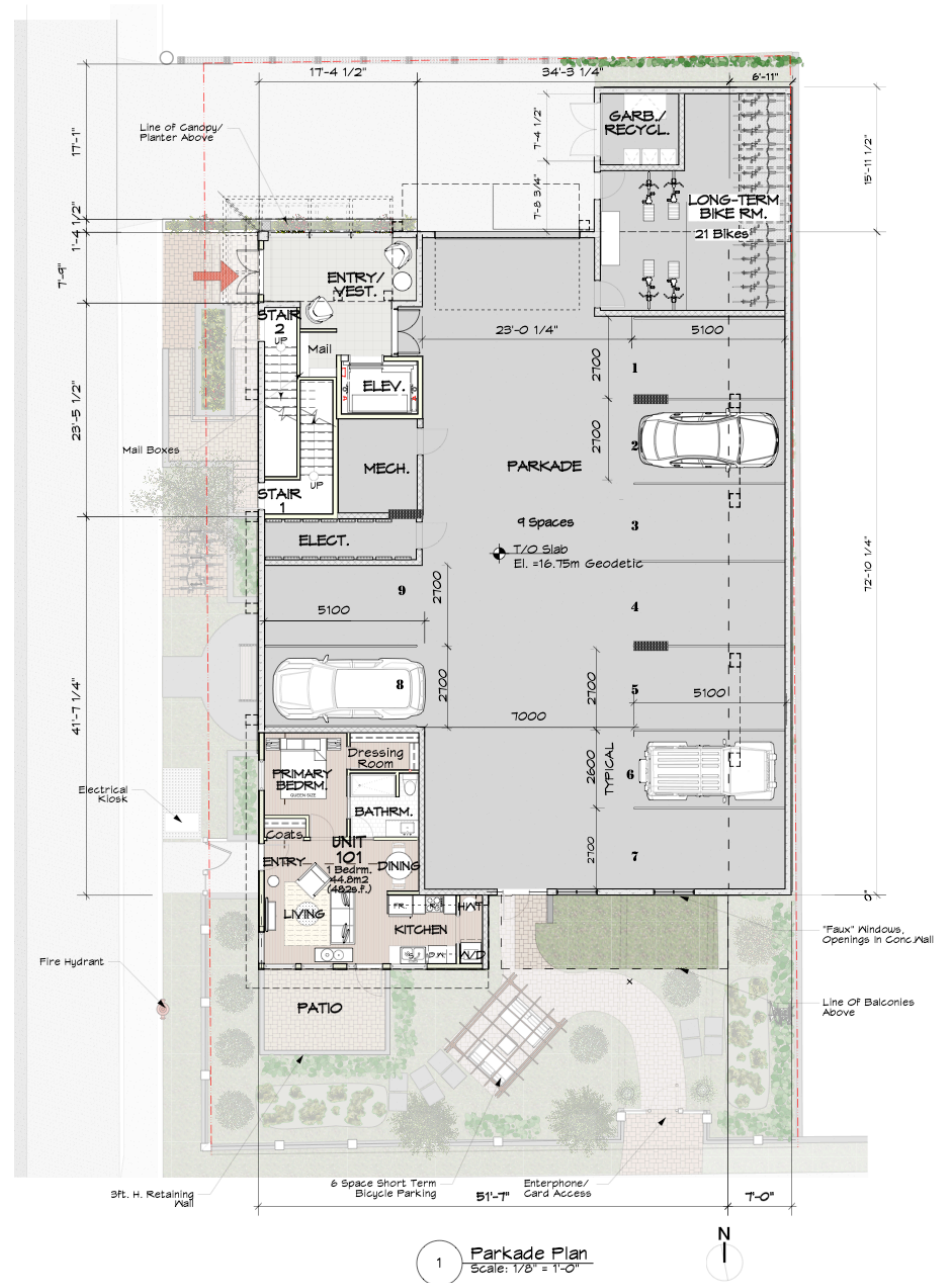
1 - 6 Space Bike Rack Provided Within 15m Of Front Entry



2 SITE PLAN  
Scale: 1:100

# Parkade Plan

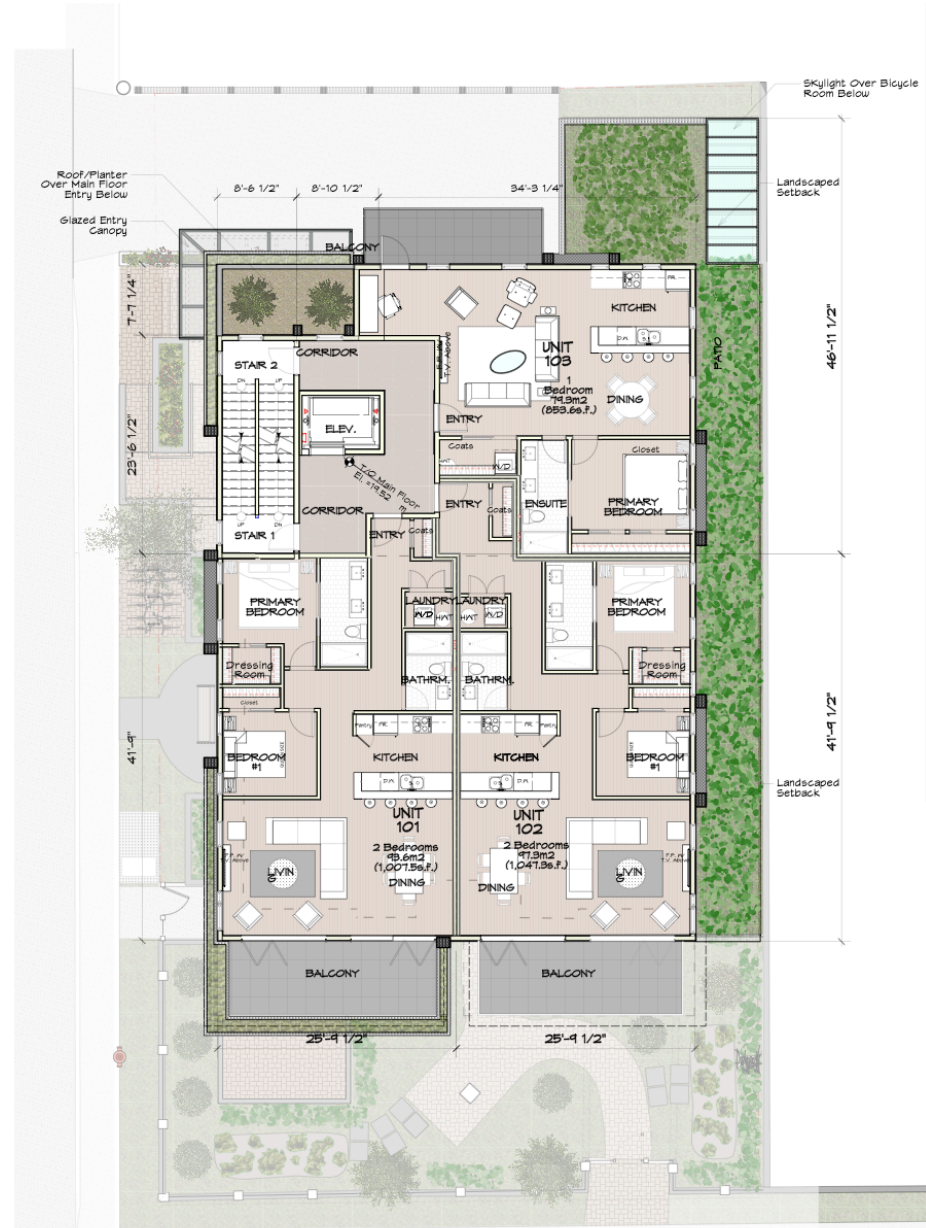
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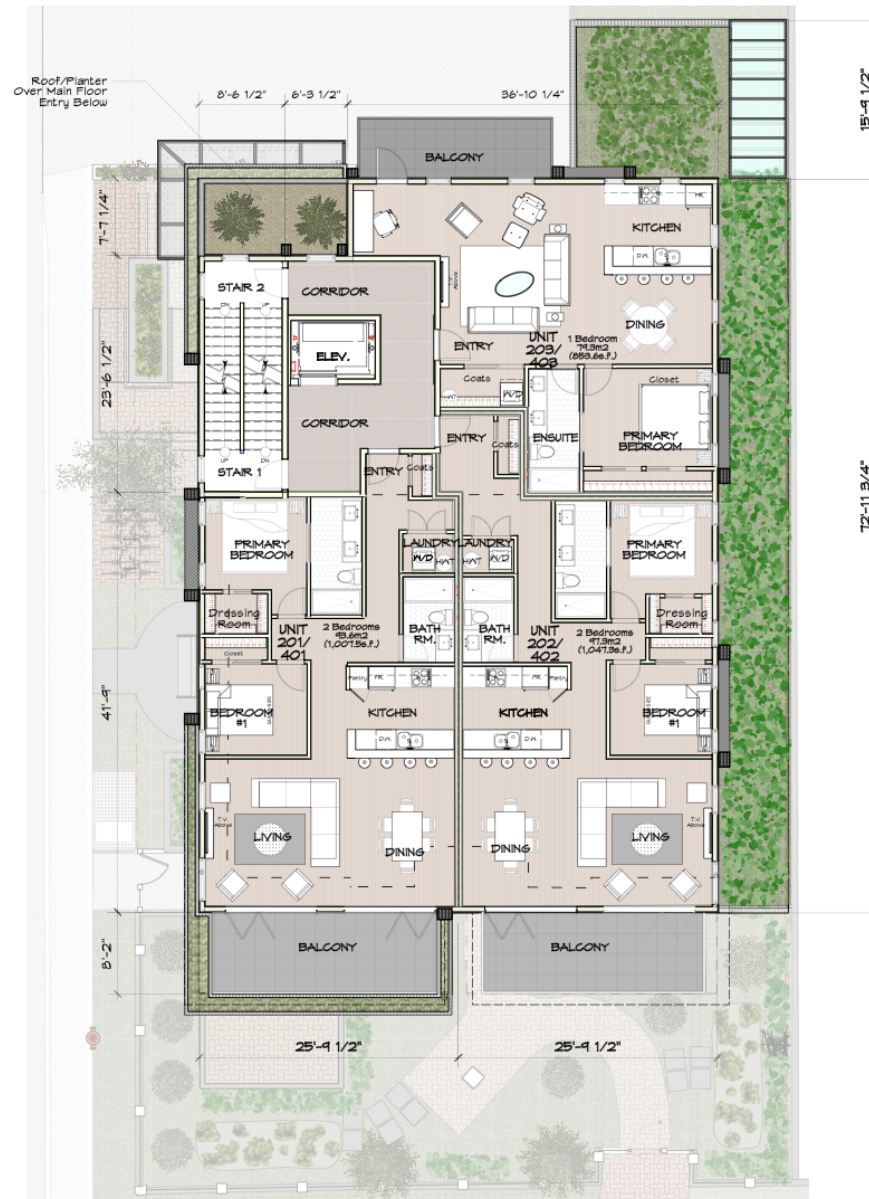
# Main Floor Plan

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# Second Floor Plan-(Fourth Sim.)

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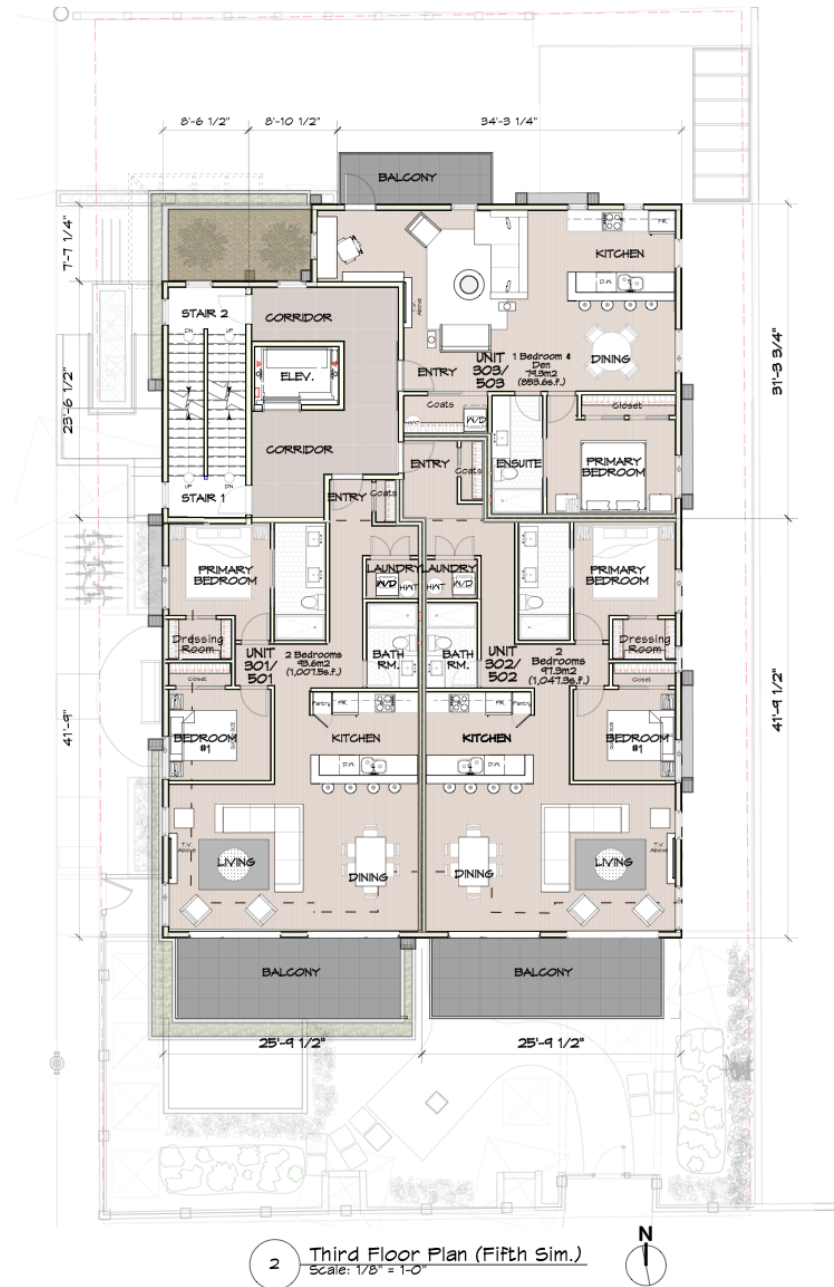


1 Second Floor Plan (Fourth Sim.)  
Scale: 1/8" = 1'-0"



# Third Floor Plan-Fifth Sim.

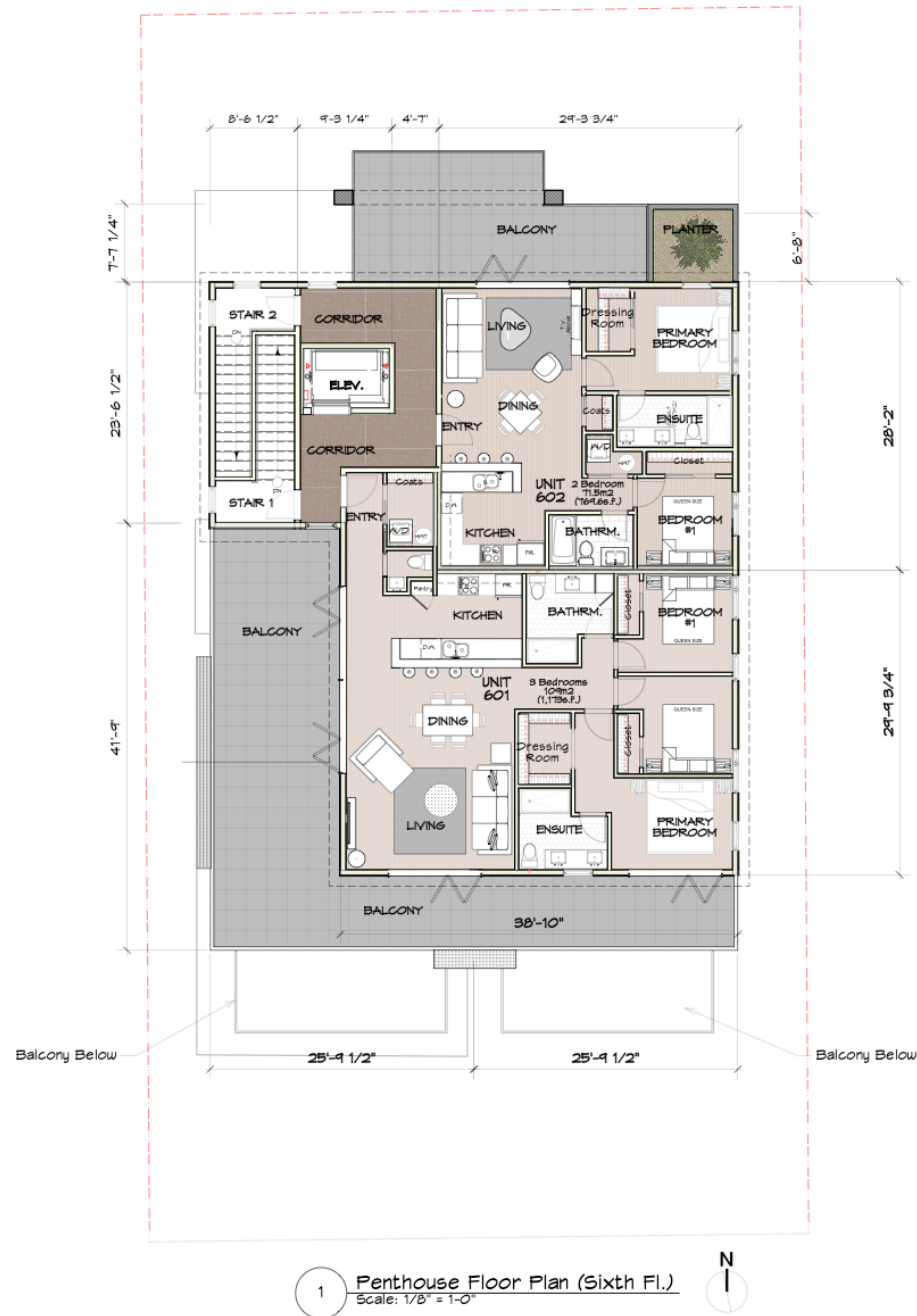
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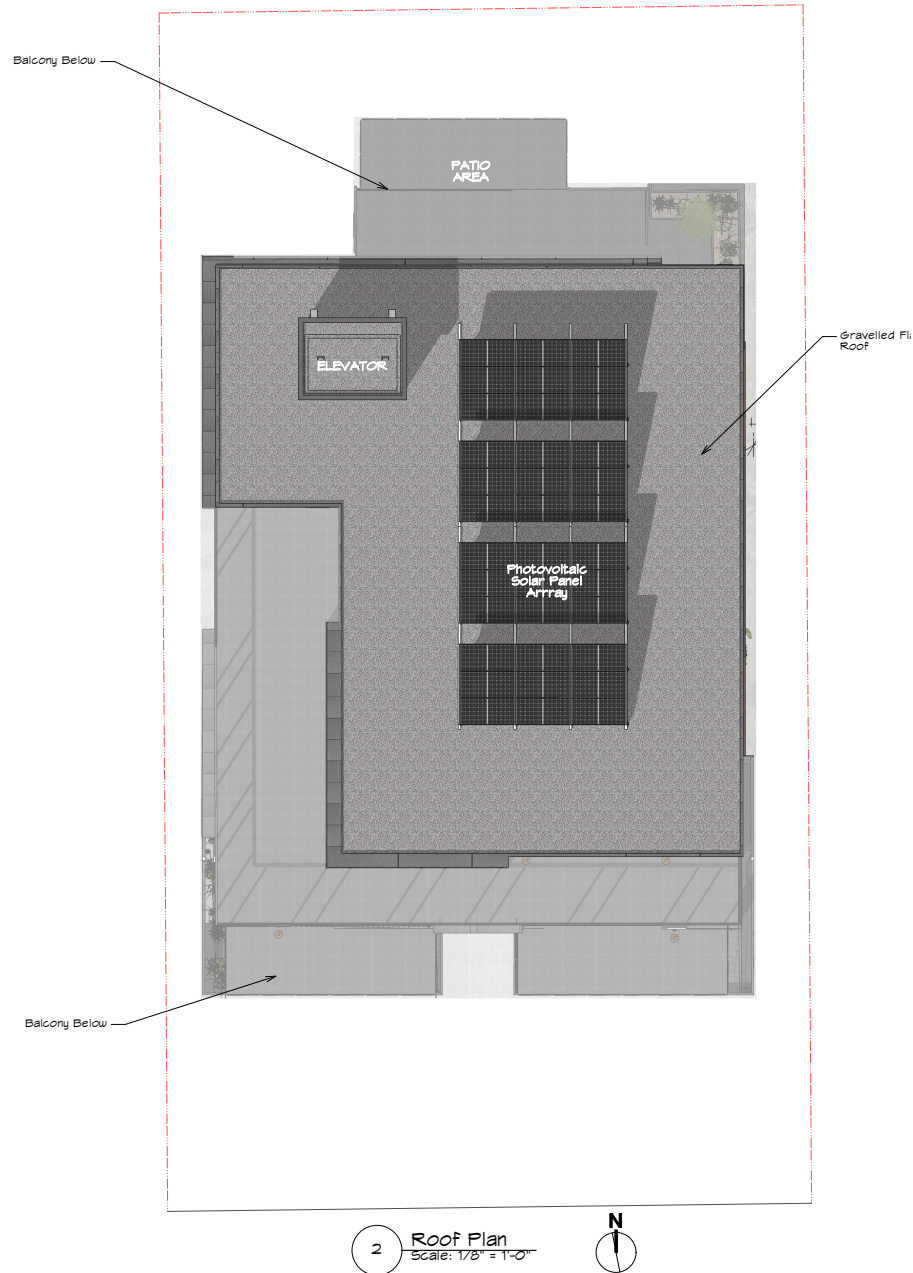




# Sixth Floor Plan- Penthouse

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# North Elevation

11



2 North Elevation  
Scale: 1:96



# West Elevation

12



1 West Elevation  
Scale: 1:46

# South Elevation

13



2

South Elevation  
Scale: 1:96

# East Elevation

14

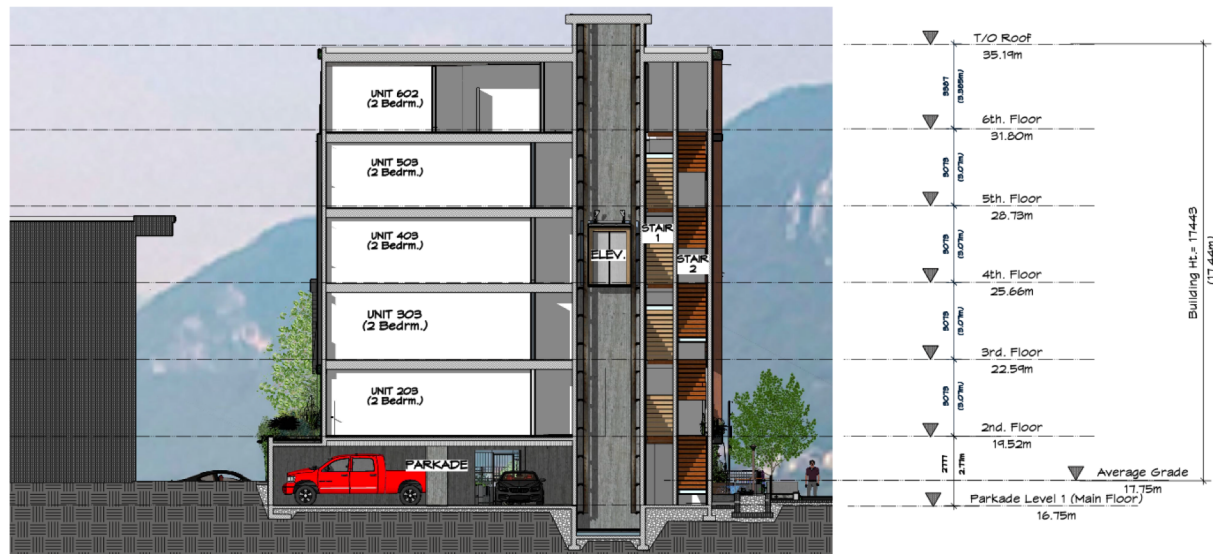


1 East Elevation  
Scale: 1/4"



# Building Sections

15



# Exterior View – Looking Northeast

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View Looking N.E



# Exterior View – Looking Southeast

17



View Looking S.E.



View At Street Level



View Of Entry