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# 9 Unit Multi-Family Development

## 600 Dallas Road

Presented to James Bay Neighbourhood Association CALUC  
February 12th., 2025  
RE: Rezoning & Development Permit Application

<b>Unit Mix &amp; Areas</b> (Note: Area for units below measured to <i>inside</i> of finished walls)			
Floor Level	Unit Type	Unit #	Area
Main (Parkade)	1 Bedroom	101	44.9m <sup>2</sup> (483.2s.f.)
	2 Bedroom	201	93.6m <sup>2</sup> (1,007s.f.)
Second	2 Bedroom	202	97.3 (1,047s.f.)
	2 Bedroom	203	97.3 (1,047s.f.)
	1 Bedroom	103	79.3m <sup>2</sup> (854s.f.)
Third	2 Bedroom	301	93.6m <sup>2</sup> (1,007s.f.)
	2 Bedroom	302	97.3 (1,047s.f.)
	1 Bedroom	303	79.3m <sup>2</sup> (854s.f.)
Fourth (Penthouse)	3 Bedroom	401	109m <sup>2</sup> (1,173s.f.)
	2 Bedroom	402	71.5m <sup>2</sup> (769.6s.f.)
SUBTOTAL UNITS	1 Bedroom	3	
	2 Bedroom	5	
	3 Bedroom	1	
TOTAL # OF SUITES		9	
TOTAL SUITE AREA			855.6m <sup>2</sup> (9,209.6s.f.)

SITE STATISTICS	
Zone R-2 Two family Dwelling District (Existing)	(Proposed) Site Specific
Site area (m <sup>2</sup> )	721m <sup>2</sup> (7,760.8 sq.ft.)
Total floor area (m <sup>2</sup> )	966.58m <sup>2</sup> (See Table at Left)
Floor Space Ratio	966.58 ÷ 721 = 1.34 : 1
Site coverage (%)	63.0%
Main Structure = 451.58m <sup>2</sup>	
Lot Area = 721.00m <sup>2</sup>	
Structures ÷ Lot Area = .626, or 63%	
Number of storeys	4 Storeys
Parking stalls (number) on site	11 Spaces Req'd, 9 Spaces Provided (See Calculations at Left)
Bicycle parking number (Class 1 and Class 2)	See Calculations at Left
Average Grade	17.75m Geodetic
Height of Building (Above Average Grade)	11.3 m (37'-1")
<b>Building Setbacks (m)</b>	
Front (South)	6.072m (19'-11")
Rear (North)	.774m (2'-5 1/4")
Side (West)	2.019m (6'-7 1/2") (0m to Property Line at Parkade Level)
Side (East)	1.898m (6'-2 3/4")

**Parking Calculations:**

Apartment (Rental Dwelling Units Secured in Perpetuity) in "Other" Area

1 - Unit @ .75 Per Unit = .75 or 1

8 - Units @ 1.30 Per Unit = 10.4 or 10

Sub-Total Spaces 11

( 1 Space Required To Be Accessible)

Visitor Parking Req'd 11 x .1 = 1.1 OR 1

**Total Parking Required 12 Spaces**

9 Stalls Provided over 1 Level Of At-grade Covered Parking (3 Space Deficit)

All Spaces To Have Electric Charging Stations

**Bicycle Parking Required:**

**Long Term:**

1 per dwelling unit < 45m<sup>2</sup> = 1

1.25 per dwelling unit > 45m<sup>2</sup> (8 units) = 10

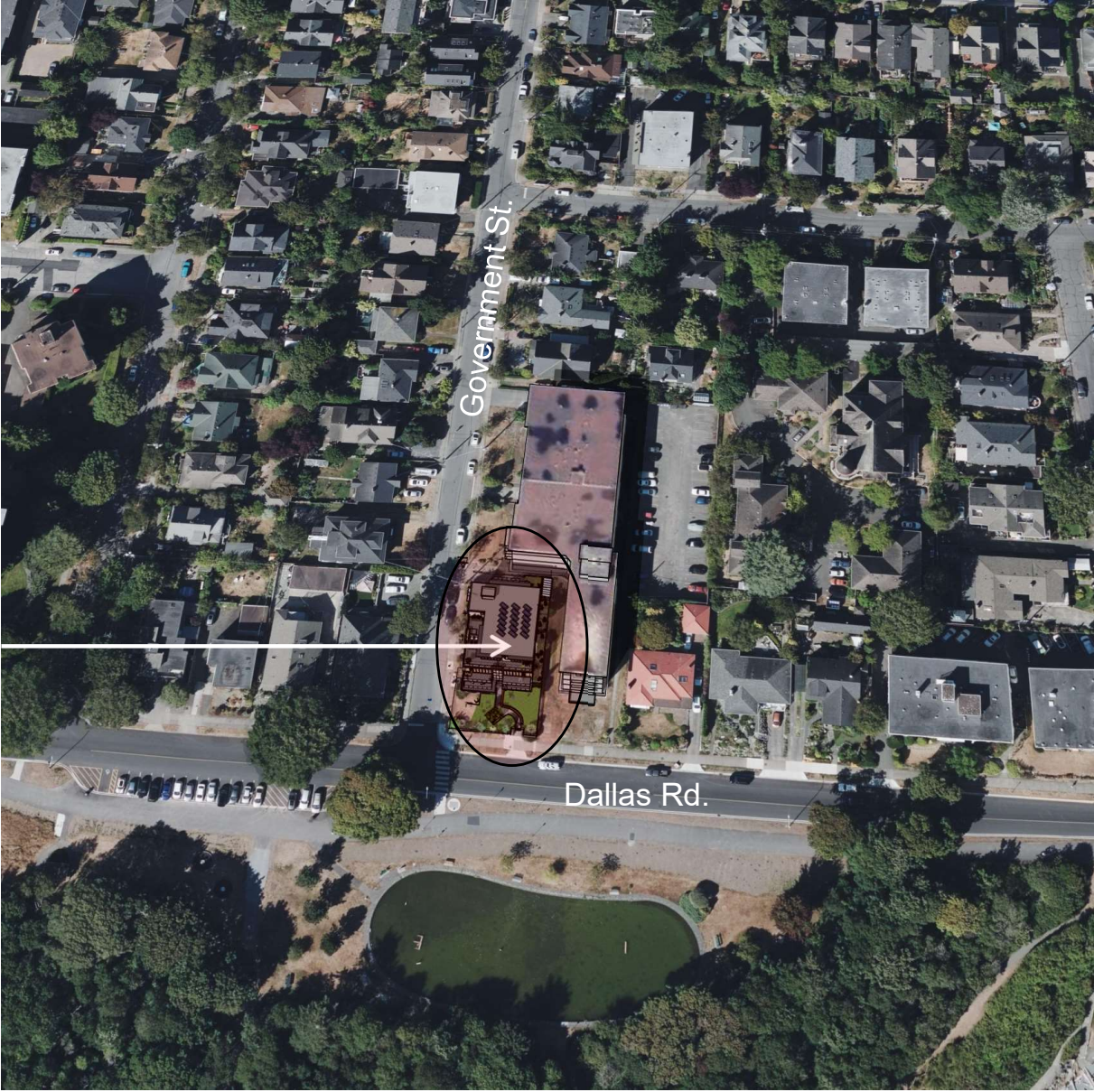
Total Bike Spaces Required = 11

13 Bike Spaces Provided Including 4 Cargo Bike Areas & Bike Wash Station

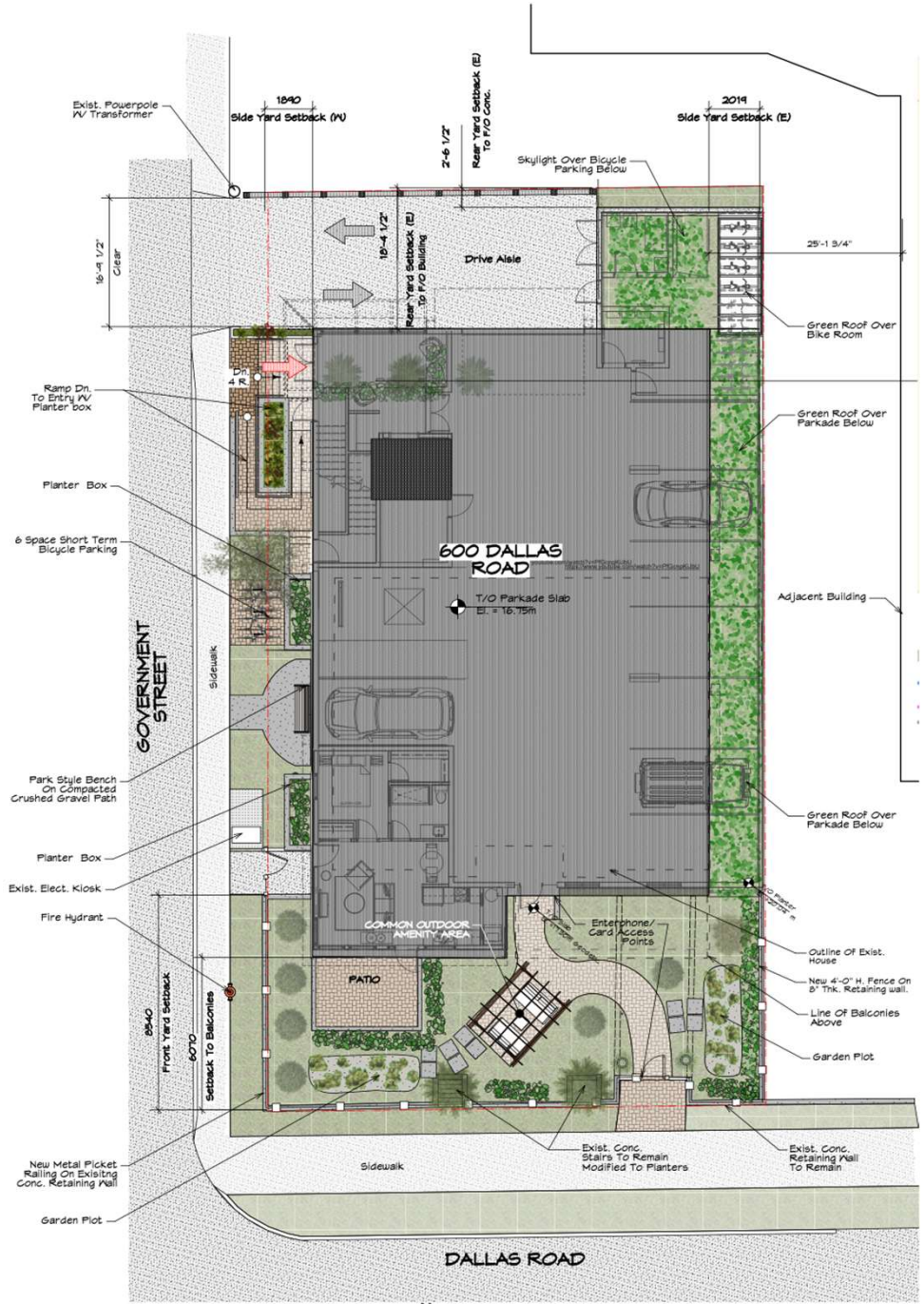
**Short Term:**

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

Project  
Location

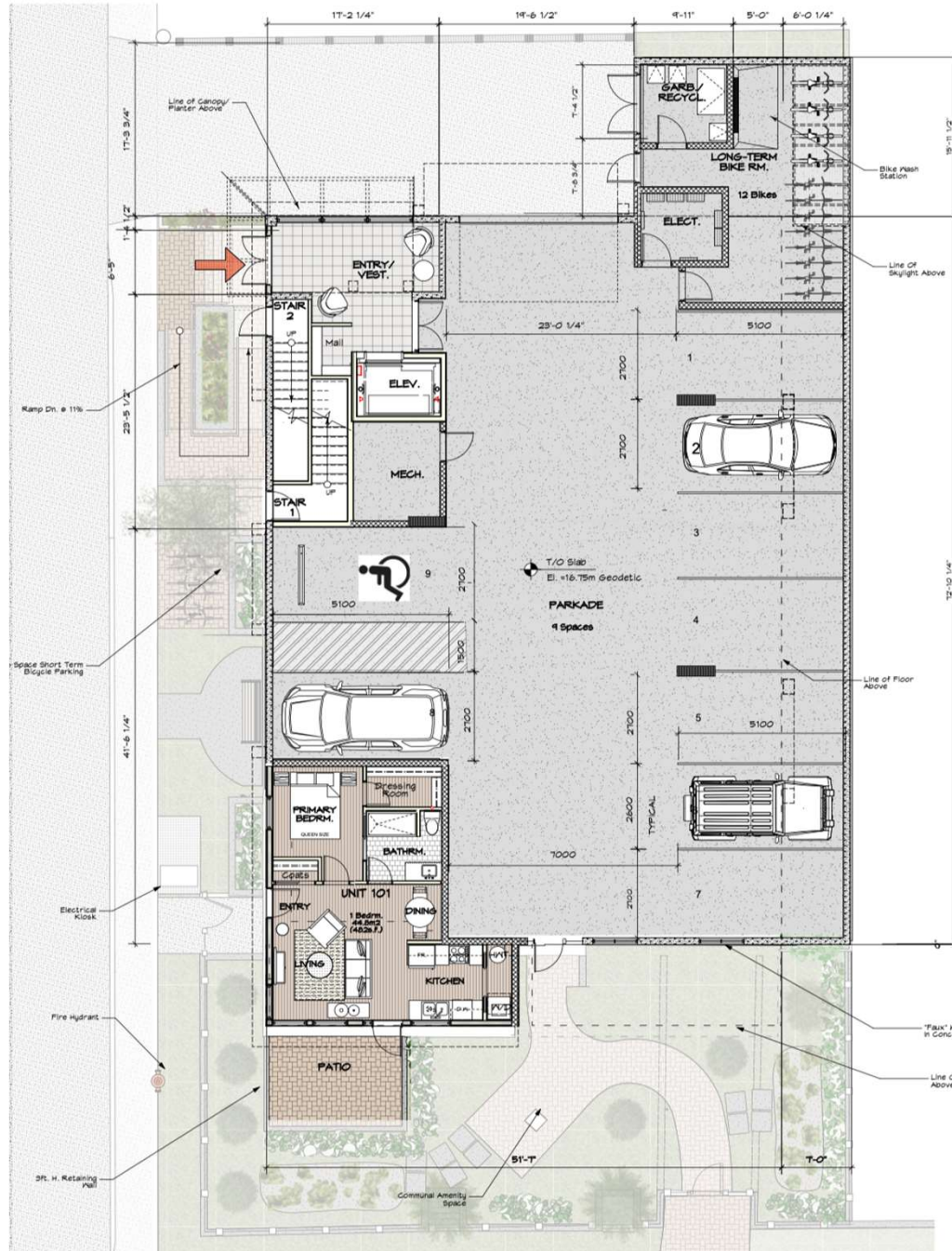


# Proposed Site Plan



2 SITE PLAN  
Scale: 1:100

# Parkade/Main Floor Plan

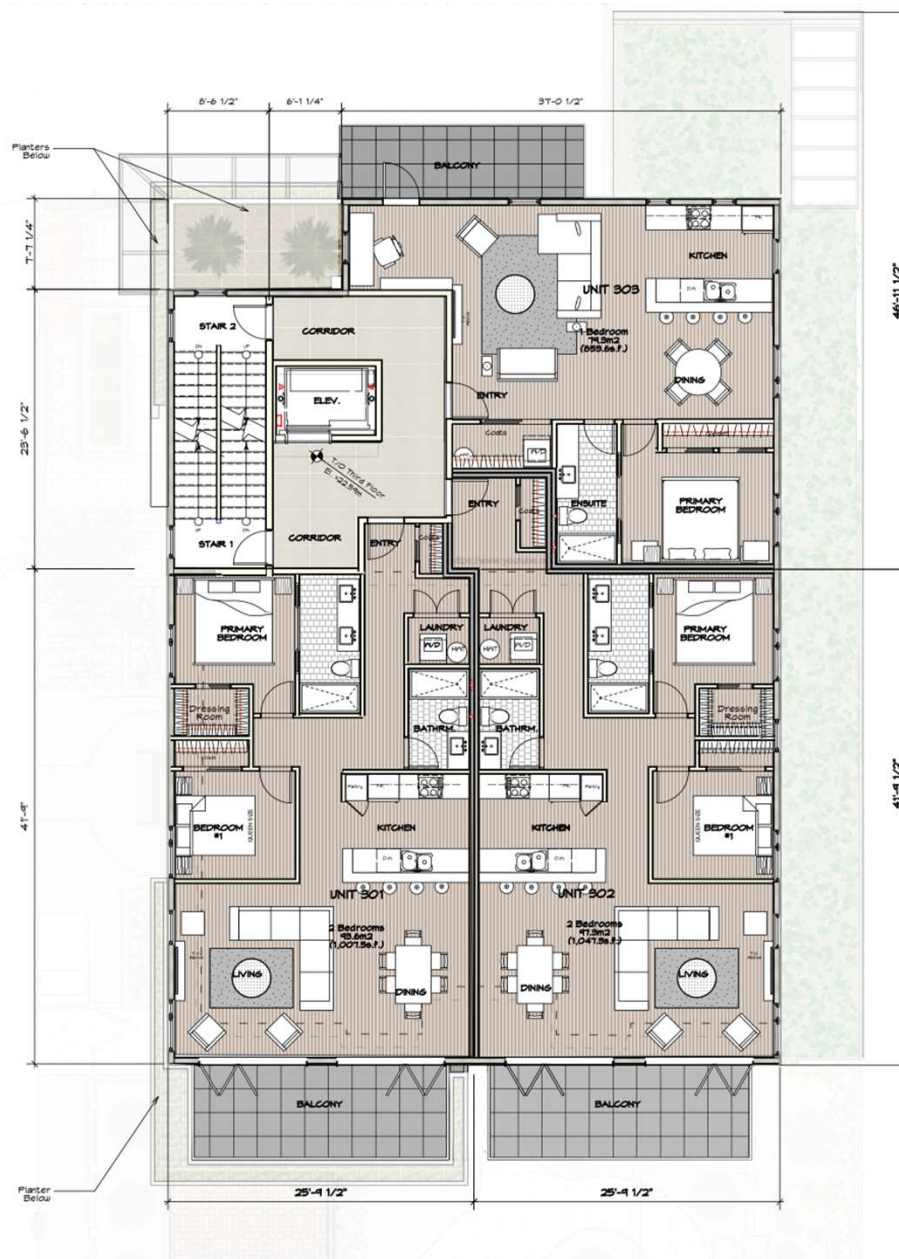


1 Parkade (Main) Floor Plan  
Scale: 3/16" = 1'-0"

# Second Floor Plan

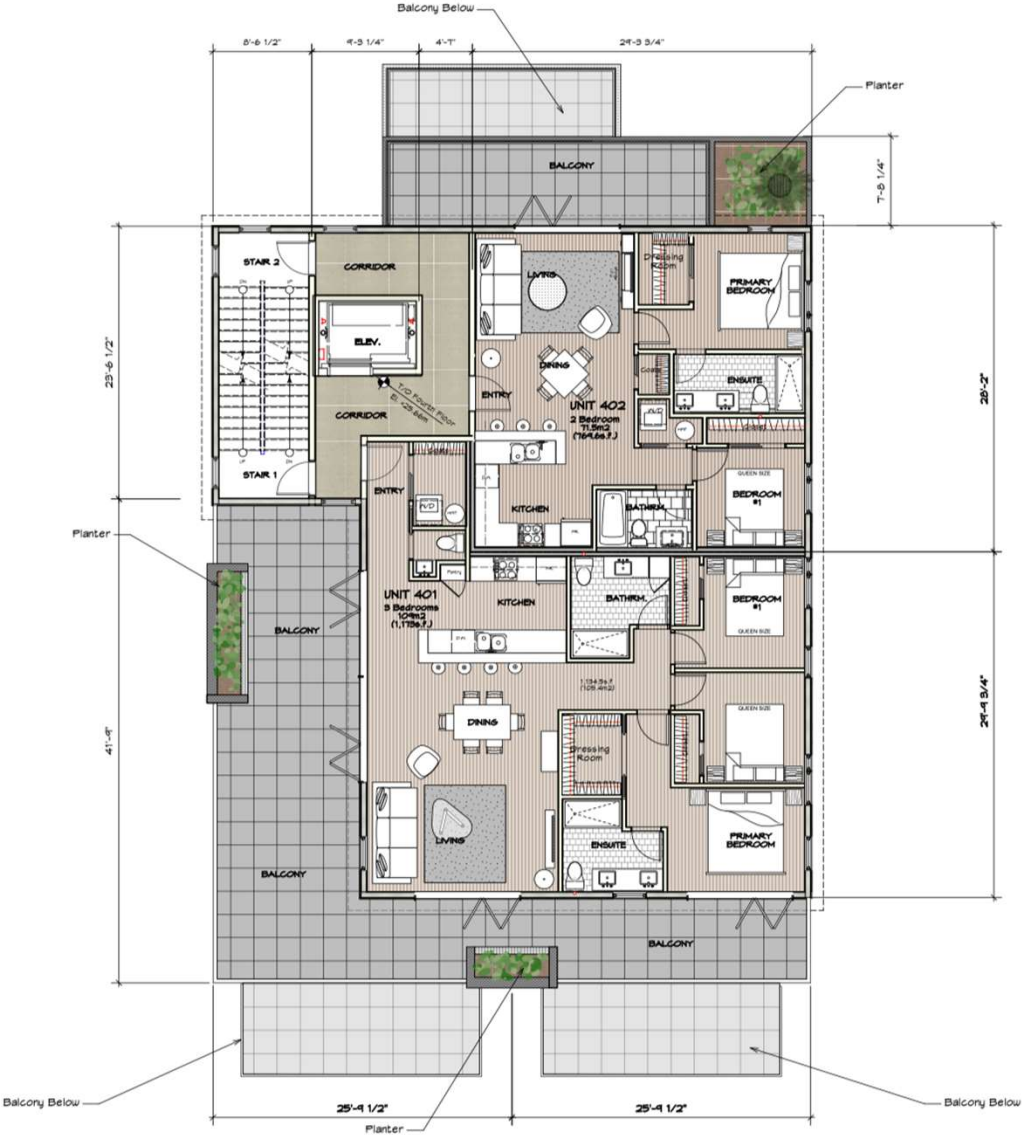


# Third Floor Plan



N  
1 Third Floor Plan  
Scale: 1/8" = 1'-0"

# Fourth Floor Plan- Penthouse



1 Fourth Floor Plan  
Scale: 1/8" = 1'-0"



# North Elevation



MATERIAL LEGEND	
①	Vert. Metal Sliding Finish
②	Hardie Panels (Ptd. White) PV 3/8" Reveal Panel Gaps
③	Horizontal Cedar Cladding
④	Pre-fin. Metal Cladding
⑤	Boardformed (Vert.) Concrete
⑥	Thermally Broken Dbl. Glazed Vinyl Windows (Bk.)
⑦	Face-mounted Alum. Picket Guardrails (Bk.)
⑧	Hollow Metal Door in Pressed Steel Frame (Ptd.)

# West Elevation-facing Government Street



# South Elevation — facing Dallas Road



# East Elevation





2 - N/S Section Looking East



1 - E/W Section Looking South



View Looking N.E



View Looking S.E.



View Of Entry

Planter Boxes

Planter Boxes

Exit Door

Aluminum Entry Doors  
With "600 DALLAS ROAD"  
Signage Above

Handicapped Ramp  
& Planter Box

Short Term  
Bicycle  
Parking



Planter Boxes

Communal  
Amenity  
Space

Ground Floor  
One Bedroom Suite

Sunken Patio

View Of Communal Area



2 Streetscape Looking North on Dallas Road  
Scale: 3/32" = 1'-0"



1 Streetscape Looking East on Government Street  
Scale: 3/32" = 1'-0"

# Shadow Studies



WINTER SOLSTICE  
DECEMBER 21st



SPRING & FALL EQUINOX  
MARCH 21st & SEPTEMBER 21st



SUMMER SOLSTICE  
JUNE 21st

