

PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



Bylaw Study

ADDRESS

Municipal: 5979 Dalhousie Dr NW
 Legal: Lot 1, Block 29, Plan 390 LK

PROPOSED DENSITY (U/Ha)

LAND USE R-CG Residential - Grade-Oriented Infill
 Parcel Area (Ha) 0.056
 Proposed Units: 4
 4 units / 0.068 Ha = 58.82 U/Ha

BUILDING COVERAGE (%) 51.36

Parcel 679.73 m² (100%)
 Residence 293.26 m² (43.14%)
 On site parking 55.89 m² (8.22%)
 Total Coverage: 349.15 m² (51.36%)

GROSS FLOOR AREA (m2) 586.52

1st Floor 293.26 m²
 2nd Floor 293.26 m²
 Total Above Grade 586.52 m²
 Basement 293.26 m²

WASTE AND RECYCLING

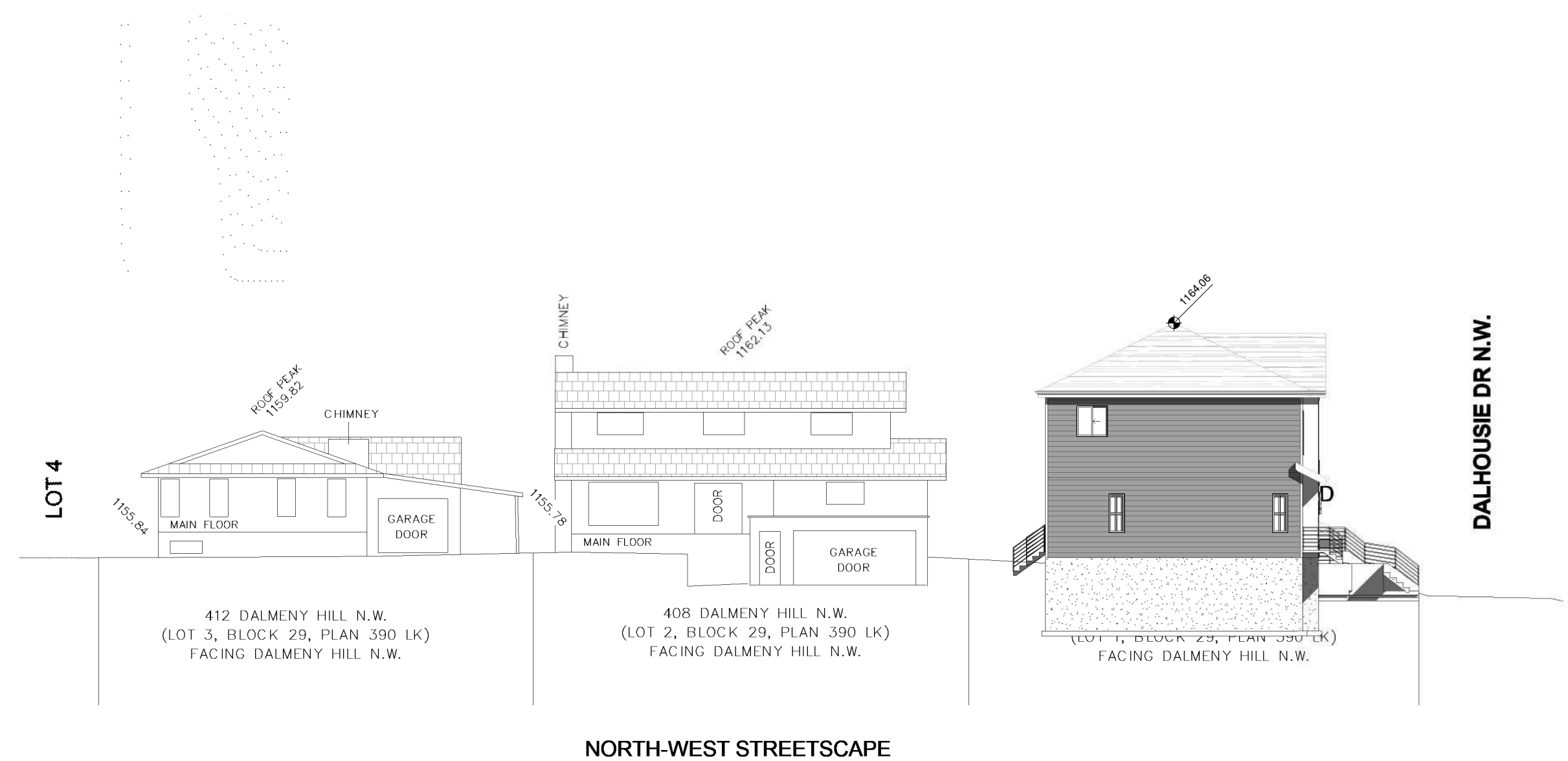
Capacity: 8 carts x 96 Gallon each = 760 Gallons
 Proposed Waste storage distribution:
 Black Cart (96G) 3
 Blue Cart (96G) 3
 Green Cart (96G) 2
 Total Carts: 8
 Carts to be manually rolled out to pick-up location
 on collection day by a private waste management company.

PARKING

On-Site Parking Stall 4
 Bike Storage 8

BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
UNIT 1		
SECOND FLOOR	788.83	73.28
MAIN FLOOR	788.83	73.28
TOTAL AREA	1577.66	146.56
SUITE 1		
BASEMENT	788.83	73.28
UNIT 2		
SECOND FLOOR	789.50	73.35
MAIN FLOOR	789.50	73.35
TOTAL AREA	1579.00	146.70
SUITE 2		
BASEMENT	789.50	73.35
UNIT 3		
SECOND FLOOR	789.50	73.35
MAIN FLOOR	789.50	73.35
TOTAL AREA	1579.00	146.70
SUITE 3		
BASEMENT	789.50	73.35
UNIT 4		
SECOND FLOOR	788.83	73.28
MAIN FLOOR	788.83	73.28
TOTAL AREA	1577.66	146.56
SUITE 4		
BASEMENT	788.83	73.28
ABOVE GRADE	6313.32	586.52
BELOW GRADE	3156.66	293.26

March 25	1	GR	
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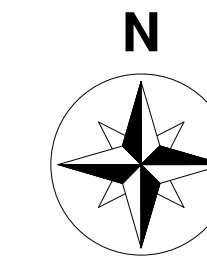
1 North-West Streetscape
 1/16" = 1'-0"

PROJECT
**Proposed Multi-Family
 Development**
 5979 Dalhousie Dr NW

CLIENT	Owner
PROGRESS	DP
SCALE	As indicated
DRAWN	JP
FILE	20250806
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Title Page

A001



1 Site/Block Plan
1 : 100

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MUNICIPAL ADDRESS
5979 Dalhousie Dr NW

LEGAL DESCRIPTION
Lot 1, Block 29, Plan 390 LK

LAND USE DESIGNATION
R-CG
Residential - Grade-Oriented Infill

PARCEL AREA
7316.6 ft² / 679.7344m²

PROPOSED DENSITY
4 units / 0.068 Ha = 58.82 U/Ha

PROJECT
Proposed Multi-Family Development
5979 Dalhousie Dr NW

CLIENT
Owner

PROGRESS	DP
SCALE	1 : 100
DRAWN	JP
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Site / Block Plan

A002

Municiple Address:
5979 Dalhousie Dr NW
Legal Description:
Lot 1, Block 29, Plan 390 LK
Land Use Designation:
R-CG Residential-Grade-Oriented Infill
Parcel Area:
7316.6 ft² / 679.7344m²
0.068ha

7 Trees & 21 Shrubs Provided.



PLANTING SCHEDULE

PROPOSED TREE							
#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	AMOUNT	COMMENTS
S	SHRUB	0.15m	0.6m	1m	PROPOSED	21	JUNIPERUS PROCUMBENS
T27	CONIFEROUS	60mm	2m	2m	PROPOSED	1	SIBERIAN LARCH
T28	DECIDUOUS	60mm	2m	3m	PROPOSED	1	PIN CHERRY
T29	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T30	CONIFEROUS	75mm	2m	3m	PROPOSED	1	SIBERIAN LARCH
T31	CONIFEROUS	60mm	2m	2m	PROPOSED	1	SIBERIAN LARCH
T32	DECIDUOUS	60mm	2m	2m	PROPOSED	1	AMUR MAPLE
T33	DECIDUOUS	60mm	2m	2m	PROPOSED	1	AMUR MAPLE

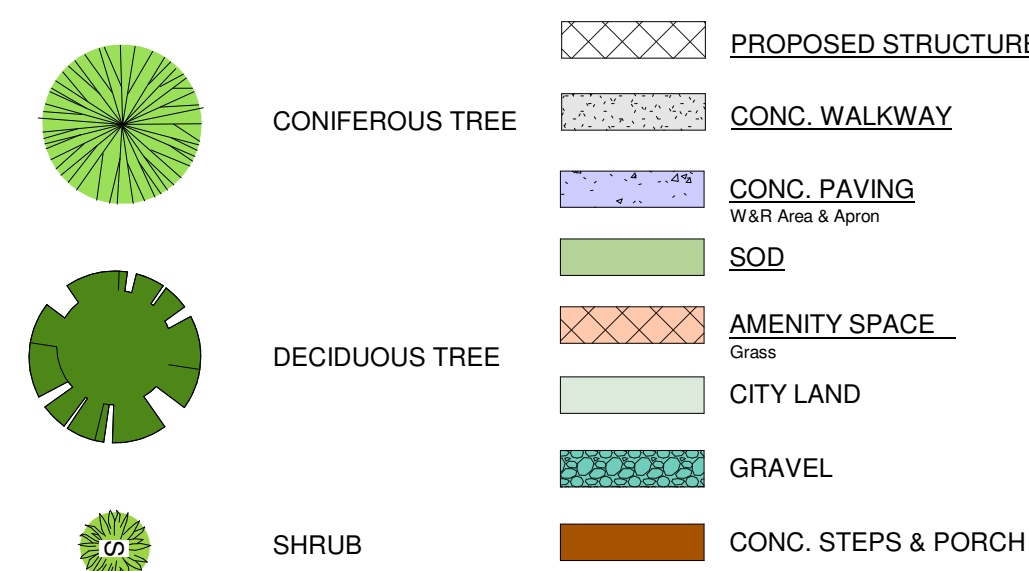
EXISTING TREES

#	SPECIES	TRUNK(±)	CANOPY(±)	HEIGHT(±)	STATUS	AMOUNT	LOCATION
T1	CONIFEROUS	0.50	6.00	8.00	REMOVED	1	IN ADJACENT PROPERTY
T2	BUSH	--	1.00	1.00	REMOVED	1	IN CITY PROPERTY
T3	BUSH	--	1.00	1.00	REMOVED	1	ON PROPERTY LINE
T4	CONIFEROUS	0.70	6.00	10.00	REMOVED	1	IN SUBJECT PROPERTY
T5	CONIFEROUS	0.10	3.00	6.00	REMOVED	1	IN SUBJECT PROPERTY
T6	CONIFEROUS	0.40	5.00	8.00	REMOVED	1	IN SUBJECT PROPERTY
T7	CONIFEROUS	0.60	6.00	12.00	REMOVED	1	IN SUBJECT PROPERTY
T8	DECIDUOUS	0.10	2.50	2.00	REMOVED	1	IN SUBJECT PROPERTY
T9	DECIDUOUS	0.10	1.00	1.50	REMOVED	1	IN SUBJECT PROPERTY
T10	DECIDUOUS	0.20	0.20	1.50	REMOVED	1	IN SUBJECT PROPERTY
T11	BUSH	--	1.00	1.00	REMOVED	1	ON PROPERTY LINE
T12	BUSH	--	1.00	1.00	REMOVED	1	IN CITY PROPERTY
T13	CONIFEROUS	0.40	6.00	11.00	REMOVED	1	IN SUBJECT PROPERTY
T14	CONIFEROUS	0.30	4.00	11.00	REMOVED	1	IN SUBJECT PROPERTY
T15	CONIFEROUS	0.30	4.00	11.00	REMOVED	1	ON PROPERTY LINE
T16	CONIFEROUS	0.20	3.00	7.00	REMOVED	1	IN SUBJECT PROPERTY
T17	CONIFEROUS	0.40	5.00	12.00	REMOVED	1	IN SUBJECT PROPERTY
T18	CONIFEROUS	0.30	4.00	7.00	REMOVED	1	IN SUBJECT PROPERTY
T19	CONIFEROUS	0.30	4.00	12.00	REMOVED	1	IN SUBJECT PROPERTY
T20	CONIFEROUS	0.20	3.00	7.00	REMOVED	1	IN SUBJECT PROPERTY
T21	CONIFEROUS	0.10	3.00	7.00	REMOVED	1	IN SUBJECT PROPERTY
T22	CONIFEROUS	0.20	3.00	11.00	REMOVED	1	IN SUBJECT PROPERTY
T23	CONIFEROUS	0.40	6.00	12.00	REMOVED	1	IN SUBJECT PROPERTY
T24	BUSH	--	1.50	1.50	REMOVED	1	IN SUBJECT PROPERTY
T25	BUSH	--	4.00	2.00	REMOVED	1	IN SUBJECT PROPERTY
T26	CONIFEROUS	0.50	6.00	11.00	REMOVED	1	IN ADJACENT PROPERTY

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1 Landscaping Plan
1:100

DRAWING LEGEND



1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 2/4 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

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Owner

PROGRESS	DP		
SCALE	As indicated		
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Landscaping Plan

A003



DATE	No.	REVISION	BY

PROJECT
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CLIENT	Owner
PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
FILE	20250806
DATE	3/25/2026 11:21:18 PM

1 North Elevation
 1/4" = 1'-0"

North Elevation

A201



1 South Elevation
1/4" = 1'-0"

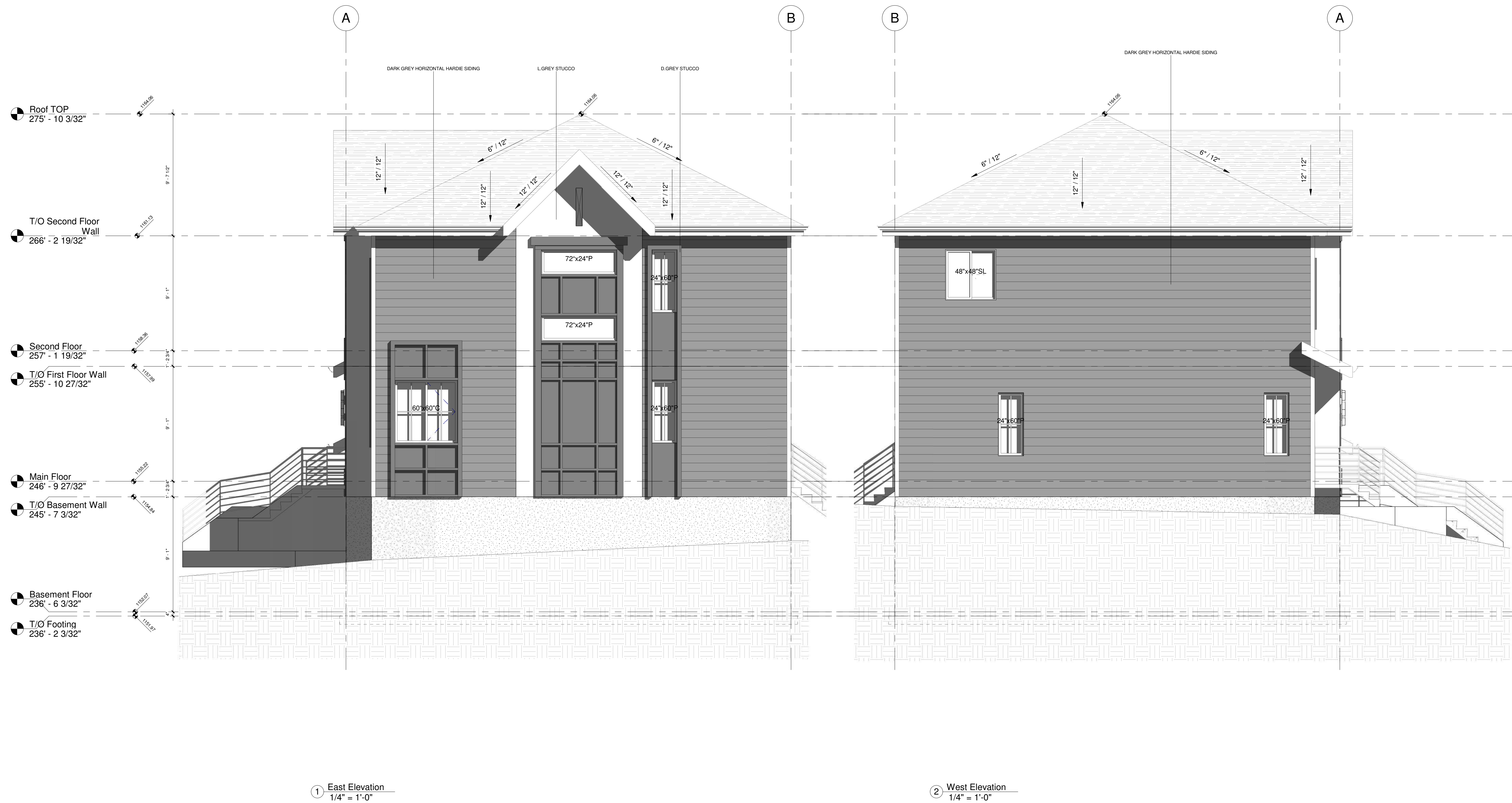
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PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	TB	CHECKED	LM
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South Elevation
 A202



DATE	No.	REVISION	BY

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CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20250806		
DATE	3/25/2026 11:21:22 PM		

East & West Elevation
A203