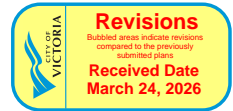


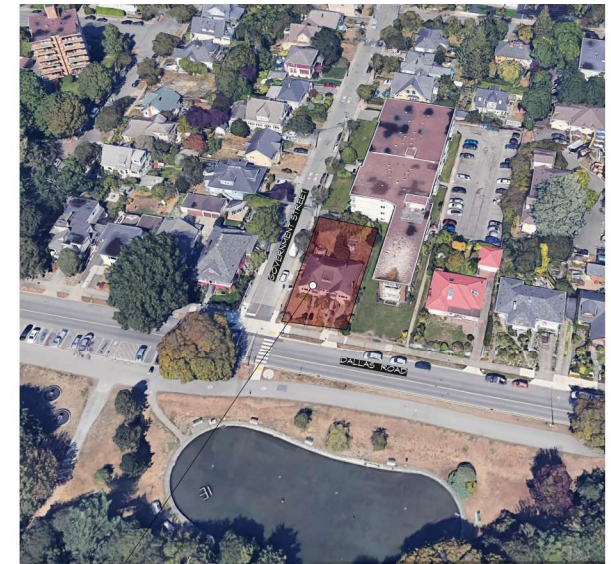
# 9 Unit Multi-Family Development Rezoning & Development Permit Application 600 Dallas Rd.



Mar 3rd., 2026



VIEW LOOKING NORTH-EAST



600 DALLAS ROAD  
Project Location

LOCATION PLAN

SITE STATISTICS	
Zone R-2 Two Family, Dwelling District (Existing)	(Proposed) Site Specific
Total Site Area (m2)	121m2 (7,760.8 sq.Ft.)
- Site Area Post-Road Dedication (m2)	691.40m2 (7,011.6 sq.Ft.)
- Area of Road Dedication (m2)	694.60m2 (7,149.2 sq.Ft.)
Total Floor Area (m2)	1,094.72m2 (See Area Calculations Table)
Floor Space Ratio	1,094.72 ÷ 121 = <b>1.52 : 1</b>
Lot Coverage (%)	489.00 m2 ÷ 694.64%
Main Structure	= 448.00m2
Spot-Term Bicycle Shed	= 149.00m2
Total	= 489.00m2
Lot Area	= 694.64m2
Structures + Lot Area	= 694.64 ÷ 694.64%
Number of storage	4 Storage
Parking stalls (number) on site	Provided: - 11 spaces (1 van accessible provided) - 1 Visitor (See Calculations at Left)
Transportation Demand Management (TDM)	None
Bicycle parking number (Class 1 and Class 2)	See Parking Calculations Table
Average grade	16.85m Geostatic
Height of Building (Above Average Grade)	12.55 m (41'-2")
<b>Building Setbacks (m)</b>	
Front Lot Line (South)	3.0m (9'-10")
Rear Lot Line (North)	3.10m (26'-7")
Side Lot Line (East)	2.098m (6'-10") (On to Property Line at Package level)
Side Lot Line (West)	On to Road Dedication
<b>Roof Structure Setbacks (m) Variance</b>	
South	≥ 3.0m
North	≥ 3.0m
East	2.515m
West	2.515m

**Parking Calculations:**

Apartment Rental Dwelling Units Secured in Perpetuity in "Other" Areas

1 - Unit = 75 Per Unit = 75 or 1  
 2 - Units = 150 Per Unit = 150 or 2  
 3 - Units = 225 Per Unit = 225 or 3

Sub-Total Spaces = 11  
 (1 Space Required to Be Accessible)

Visitor Parking Req'd = 1  
 11 x 1 = 11

**Total Parking Required = 12 Spaces**

7 Stalls Provided over 1 Level of All-grade Covered Parking Including 1 Van Accessible and 1 Visitor (6 Space Deficit)

All Stalls To Have Electric Charging Station

To be provided with Mopd membership for each unit and a BC Transit eBikeShare fund of \$19,500 for residents to use public transit until depleted.

**Bicycle Parking Required:**

Long Term:  
 1.25 per dwelling unit = 45x2 (8 units) = 10  
 1.25 per dwelling unit + 45x2 (8 units) = 10  
 Total Bike Spaces Required = 11

**12 Bike Spaces Provided** including 4 Cargo Bike Areas + Bike Wash Station

Short Term:  
 1 - 6 Space Bike Rack Provided Within 15m of Front Entry Distance to Visitor Access Entry is 4m

Unit Mix & Areas			
(Note: Area For units Below measured to inside of finished walls)			
Floor Level	Unit Type	Unit #	Area
Main (Parkade)	Live/Work CRU	101	81.93m2 (881.886 sq.Ft.)
Second	2 Bedroom	201	95.31m2 (1,025.96 sq.Ft.)
	2 Bedroom	202	109.19 (1,110.086 sq.Ft.)
	1 Bedroom	203	76.94m2 (822.256 sq.Ft.)
Third	2 Bedroom	301	95.31m2 (1,025.96 sq.Ft.)
	2 Bedroom	302	109.19 (1,110.086 sq.Ft.)
	1 Bedroom	303	76.94m2 (822.256 sq.Ft.)
Fourth (Penthouse)	3 Bedroom	401	109.66m2 (1,169.609 sq.Ft.)
	2 Bedroom	402	66.64m2 (717.046 sq.Ft.)
SUBTOTAL UNITS	1 Bedroom	3	33.33%
	2 Bedroom	9	99.96%
	3 Bedroom	1	11.11%
<b>TOTAL # OF SITES</b>			<b>4</b>
<b>TOTAL SUITE AREA</b>			<b>806.94m2 (8,665.889 sq.Ft.)</b>

**Area Calculations:**

Site Area = 121 m2

Parkade Level (Excludes Parking & Bicycle) = 160.09m2 (1,722.766 sq.Ft.)

Floor Levels 2 & 3 (2 x 330.52m2 EA) (Excludes Balconies) = 671.04m2 (7,207.94 sq.Ft.)

Penthouse Level 4 (Excludes Balconies) = 237.44m2 (2,559.766 sq.Ft.)

Roof = 25.19m2 (271.146 sq.Ft.)

Total Floor Area = 1,094.72m2 (11,691.267 sq.Ft.)

FSR: 1,094.72 ÷ 121 = **1.52 : 1**



MJM Architect Inc. 4 Storey Multi-Family, 600 Dallas Road, Victoria, BC 2340

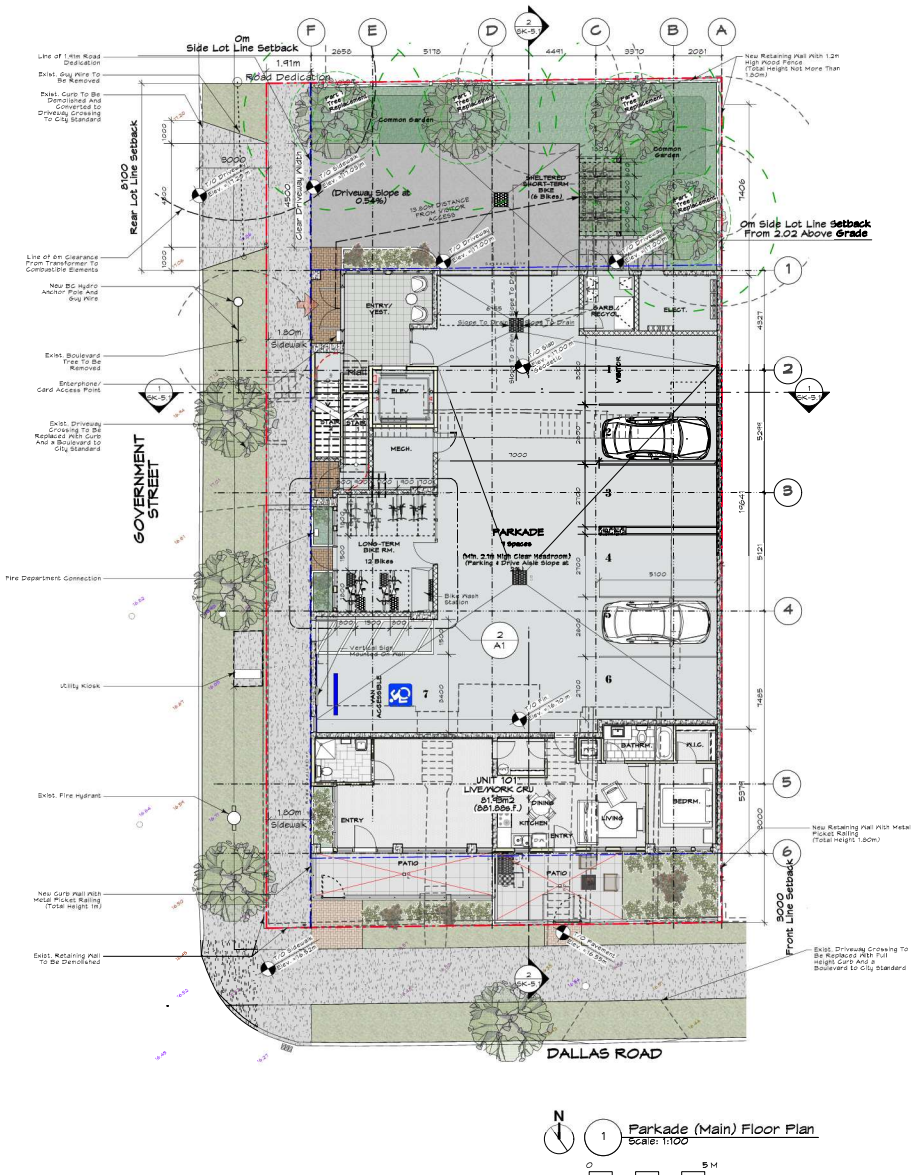
Michael Costa, P. Eng. 2500-11th Street, Victoria, BC V8W 2G7

250-728-9868 ext. 200  
 Email: office@mjmarchitect.ca

Cover Sheet/Site Data

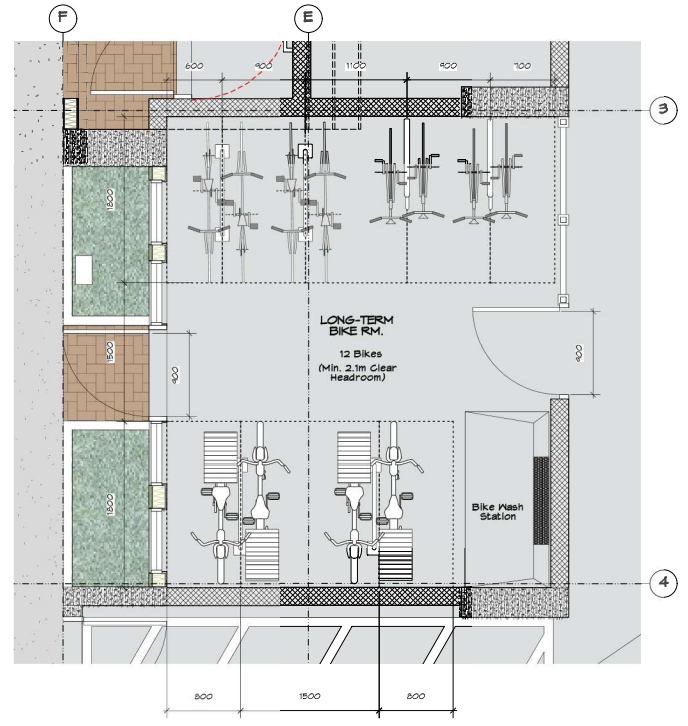
SK-0



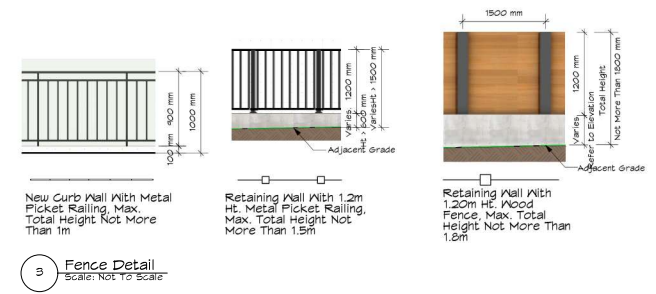


**1 Parkade (Main) Floor Plan**  
Scale: 1:100

Note: All Bedrooms Will Be Provided with At Least One Egress Window As Per BCBC 2024

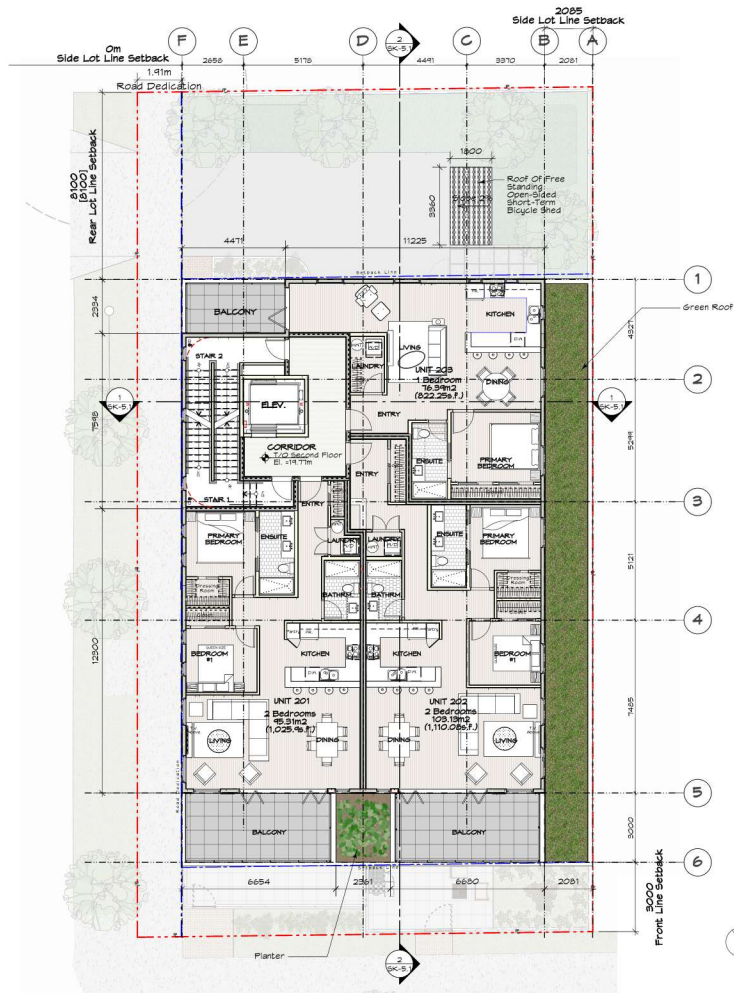


**2 Long-Term Bike Room Plan**  
Scale: 1:25



Moham Jon Mousa / Project Architect AEC 194601810, ACP	4 Storey Multi-Family 699 Dallas Road, Victoria, BC	2340
MJM Architect Inc. 1000-1160 West Street Victoria, BC V8M 1T7 Tel: 779-666-6674 Email: office@mjmarchitect.ca	Parkade Plan Date: 04/2024 Scale: AS NOTED	SK-2.1



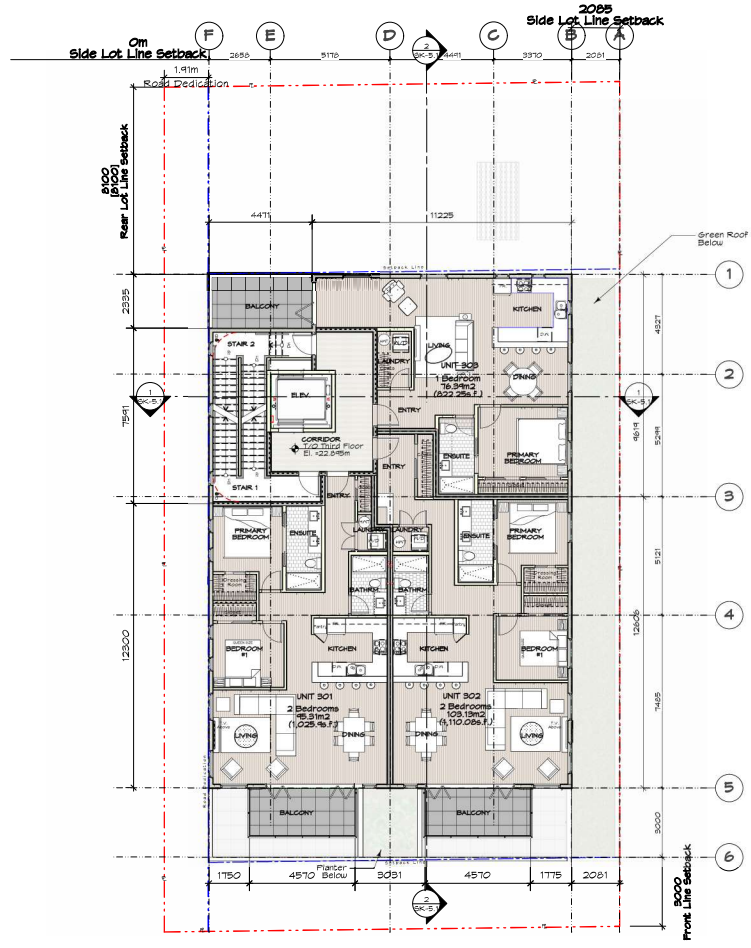


1 Second Floor Plan  
Scale: 1:100

NOTE: All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBC 2024



MJM Architect Inc. 2200-21st Street Victoria, BC V8W 2T7 250.726.8810 info@mjmarchitect.ca	4 Storey Multi-Family 500 Dallas Road, Victoria, BC	2340
Second Floor Plan	DATE: 2024-03-05	SK-2.2



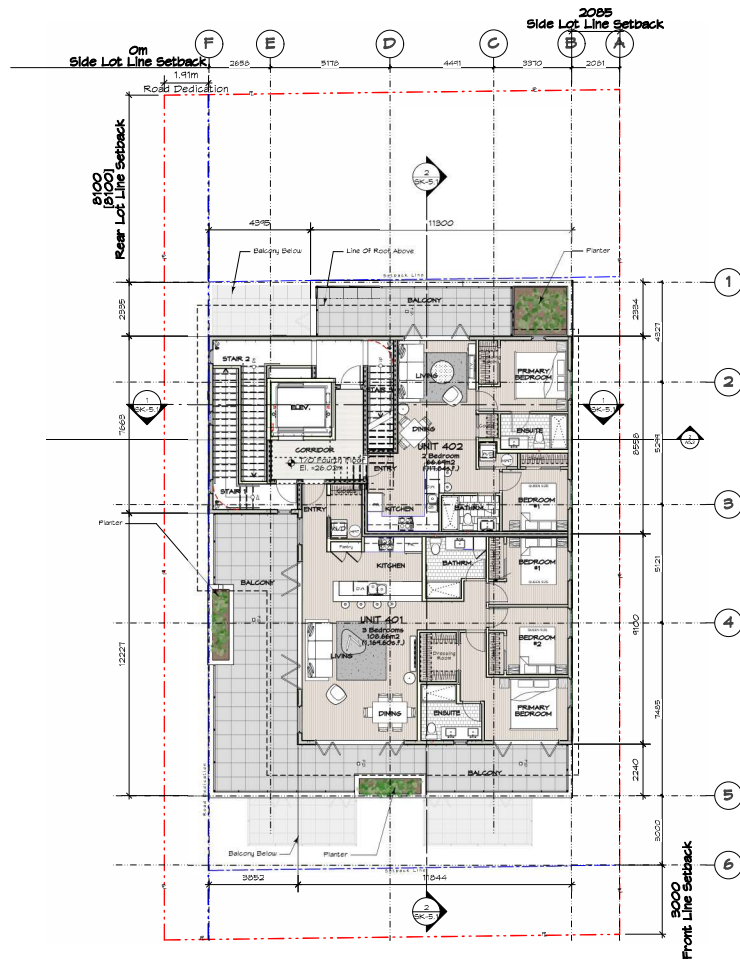
1 Third Floor Plan  
Scale: 1/100

Note: All Bedrooms will be provided with at least one egress window as per BCBC 2024



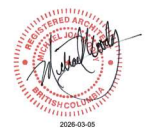
2026-03-05

	4 Storey Multi-Family 500 Dallas Road, Victoria, BC	2340
	Third Floor Plan	SK-2.3



1 Fourth Floor Plan  
Scale: 1:100

Note:  
All Bedrooms will be provided  
with at least one egress window as  
per BCBC 2024



2026-03-05

	Michael Jon Mowbray (Firm) Inc. (Architect) ABC NEWCO LEIS APT	4 Storey Multi-Family 500 Dallas Road, Victoria, BC	2340
	2200-2400 West Street Victoria, BC V8M 1Y7 Tel: 250-688-8810 Email: info@mjmarchitect.ca	Fourth Floor Plan	2026-03-05 SK-2.4





MATERIAL LEGEND	
①	Vert. Metal Sliding Finish
②	Horizontal Metal Sliding Finish
③	Horizontal Metal Sliding Finish w/ Flank Wood Finish
④	Horizontal Metal Sliding Finish w/ Flank Wood Finish
⑤	Board-formed (Vert.) Concrete
⑥	Thermal Broken Dbl. Glazed Vinyl Window Units
⑦	Face-mounted Alum. Picket Guards (30k.)
⑧	Roll-up Metal Door in Pressed Steel Frame (PSI)

2 West Elevation  
SK-4.1 Scale: 1:100

Note:  
 1) All operable part of window shall not be less than 1070 mm above the finished floor.  
 2) All windows/glazing that extends less than 1070 mm from the floor shall be non-operable and designed to withstand the specified lateral loads for balcony guards.



1 North Elevation  
SK-4.2 Scale: 1:100

Legend:	
—	Line Of 1.20m High Flood Fence
—	Line Of Retaining Wall
—	Line Of Exist. Grade

Group C Building Is Sprinklered Throughout									
Glazing Area Calc.	Level 1		Level 2		Level 3		Level 4		
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
North (Driveway)	26.57	8.10	26.57	8.10	26.57	8.10	34.12	10.40	
limit distance	412.04	39.29	392.49	30.49	392.49	30.49	392.49	30.49	
building face area	37.24	3.46	45.46	4.27	45.46	4.27	51.45	4.78	
glazing area									
percentage	4.04%		19.81%		19.81%		15.45%		
max allowed	ok		ok		ok		ok		
West (Government Street)	N/A		N/A		N/A		N/A		
limit distance									
building face area									
glazing area									
percentage									
max allowed									

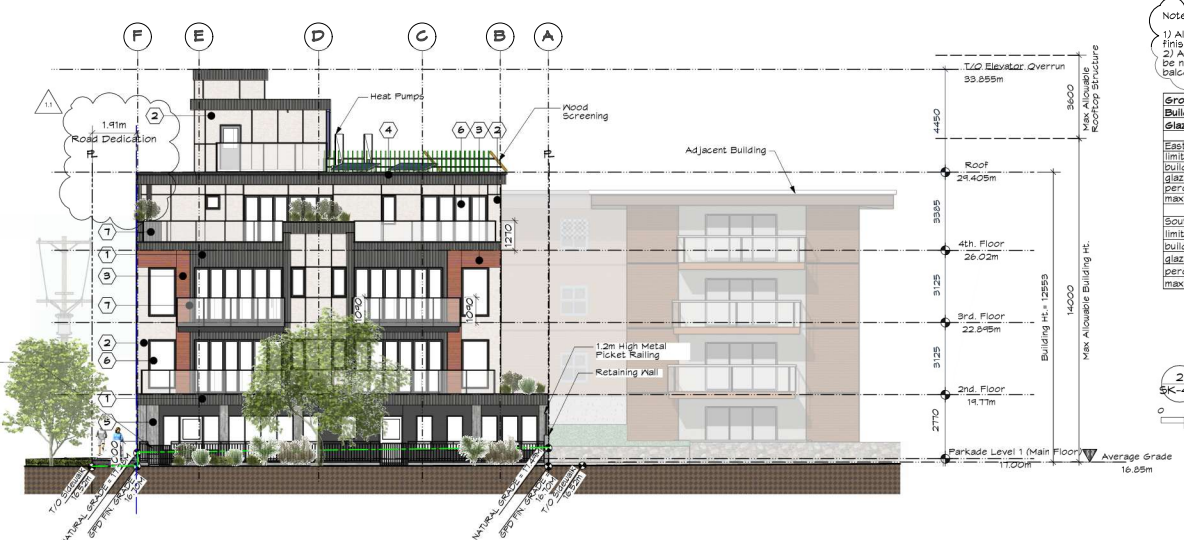


	Michael J. Moore, F. (Private Architect) ASBC MEMBER, LEED AP	4 Storey Multi-Family 600 Dallas Road, Victoria, BC	2340
	2200-2400 West Street Victoria, BC V8M 1Y7 Tel: 250-688-8818 Fax: 250-688-8818	Elevations	2024-03-05



MATERIAL LEGEND	
○	Vert. Metal Siding Finish
○	Horizontal Metal Cladding w/ Flat Wood Finish
○	Boards/formed (vert.) Concrete
○	Thermal Broken (Dbl. Glazed Vinyl) Window (Sk.)
○	Face-mounted Alum. Picket Guards (Dbl.)
○	Hollow Metal Door w/ Pressed Steel Frame (M2)

1 East Elevation  
SK-4.2 Scale: 1:100



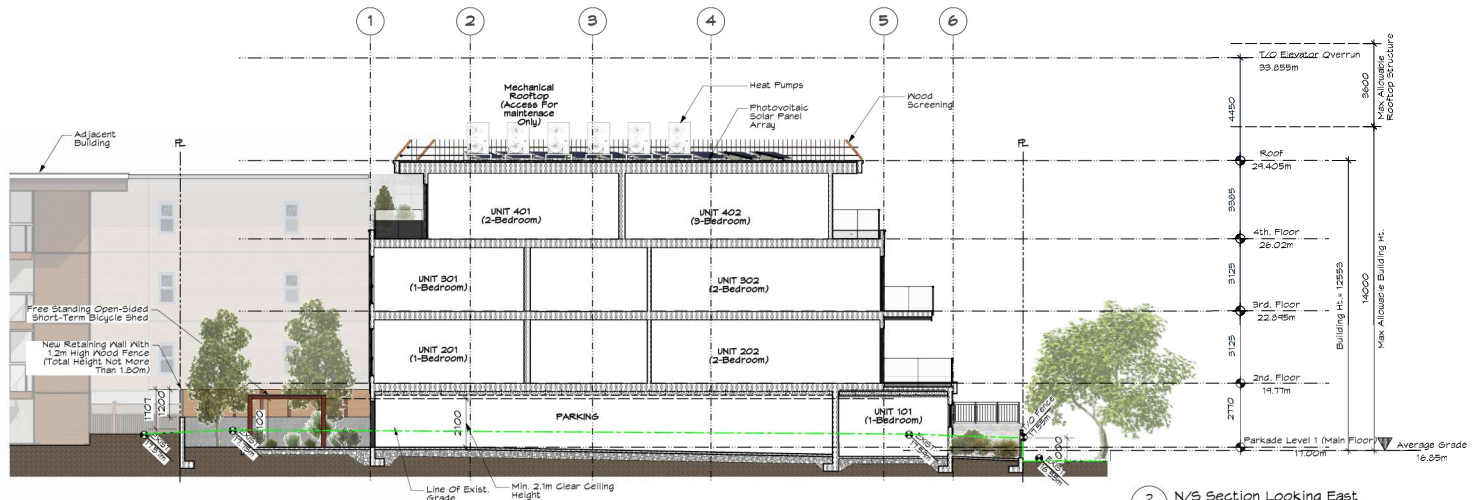
2 South Elevation  
SK-4.2 Scale: 1:100

Note:  
 1) All operable part of window shall not be less than 1070 mm above the finished floor.  
 2) All windows/glazing that extends less than 1070 mm from the floor shall be non-operable and designed to withstand the specified lateral loads for balcony guards.

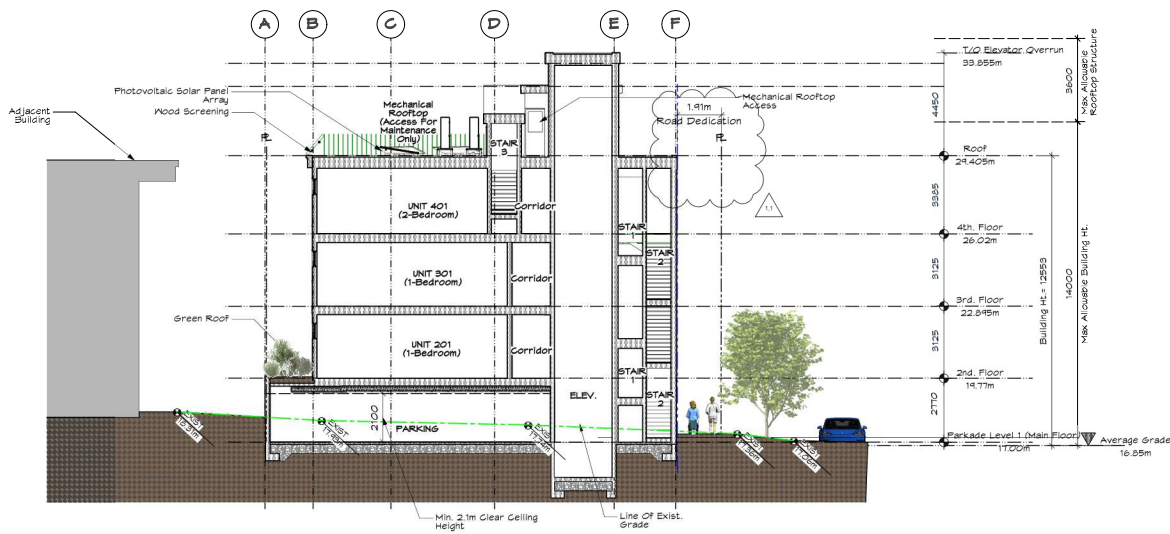
Group C Building is Sprinklered Throughout				
Glazing Area Calc.	Level 1	Level 2	Level 3	Level 4
East				
limit distance	N/A	6.73	2.05	6.73
building face area		200.33	61.06	200.33
glazing area		79.30	6.81	79.30
percentage		11.15%	11.15%	6.33%
max allowed		20.00% ok	20.00% ok	20.00% ok
South (Dallas Road)	N/A	N/A	N/A	N/A
limit distance				
building face area				
glazing area				
percentage				
max allowed				



	Michael J. Wood, 1 Prince Jackson 4500 New West Ave 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	2340
	Elevations	SK-4.2



2 N/S Section Looking East  
 SK-5 Scale: 1:100



1 E/W Section Looking South  
 SK-5 Scale: 1:100



	Michael G. Cook, P.Eng. (Architect) ABC NEWCO 12345	4 Storey Multi-Family 800 Dallas Road, Victoria, BC	2340
	2200-123 Main Street Victoria, BC V8W 1A7 250.123.4567 info@mjmarchitect.ca	Sections	2026-03-05



VIEW OF PROJECT  
FROM DALLAS ROAD



VIEW OF PROJECT  
FROM GOVERNMENT STREET



Conceptual Illustrations Only,  
Please refer to Elevations.

<p>MJM Architect Inc. 2300-41st Street Victoria, BC V8N 1K7 250.778.8888 250.778.8888@mjmarchitect.ca</p>	<p>Michael J. Smith, F. (Fellow) Architect B.C. REG. NO. 18857, A.P. 4 Storey Multi-Family 500 Dallas Road, Victoria, BC</p>	<p>2340 Exterior Views DATE: 2024-03-05 BY: MJM SCALE: AS NOTED SK-6.1</p>
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VIEW OF ENTRY FROM GOVERNMENT STREET

Metal Soffit in Faux Wood Finish

Sectional Overhead Wood Garage Door

Recessed Entry Doors To Main Lobby in Aluminum Storefront System

"600 DALLAS ROAD" Signage

Bicycle Room Entry Door

Planters

Light Tan Stucco Cladding w/ Control Joints

Office & One Bedroom Suite

Concrete Column & Walls

New Sidewalk

New Grassed Boulevard

Glass Balcony Guards



VIEW OF FRONT YARD FROM DALLAS ROAD



Conceptual Illustrations Only. Please refer to Elevations.

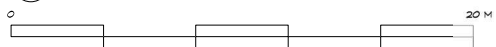
	Michael J. Mowbray, F. (Fellow) Architect 4800 NEWS 1850 APT 7	4 Storey Multi-Family 600 Dallas Road, Victoria, BC	2340
	600, 602, 604, 606 Street Victoria, BC V8W 1T9 Tel: 250.686.8813 Email: info@mjmarchitect.ca	Exterior Views	SK-6.2



2 Streetscape Looking North on Dallas Road  
SK-6.3 Scale: 1:100



1 Streetscape Looking East on Government Street  
SK-6.3 Scale: 1:100



	Michael J. Mowbray, P.Eng. (Architect) 680 Dallas Road, Victoria, BC	2340
	4 Storey Multi-Family 600 Dallas Road, Victoria, BC	SK-6.3
2300-2310, 116th Street Victoria, BC V8M 4P7 Tel: 250-888-8913 Fax: 250-888-8914 www.mjmachitect.ca	Streetscapes M/JM A1/NOTES 2020-05/20	

2020-03-05



9:00 am



12:00 pm



3:00 pm



6:00 pm



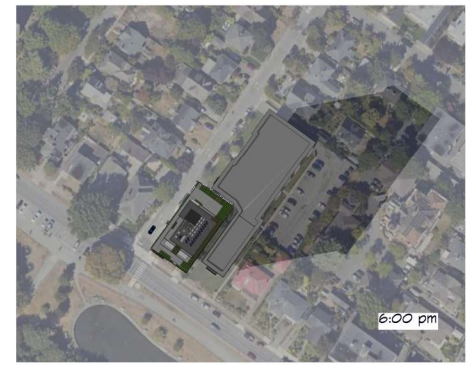
9:00 am



12:00 pm



3:00 pm



6:00 pm



9:00 am



12:00 pm



3:00 pm



6:00 pm

WINTER SOLSTICE  
DECEMBER 21st

SPRING & FALL EQUINOX  
MARCH 21st & SEPTEMBER 21st

SUMMER SOLSTICE  
JUNE 21st



	Michael Jon Mowbray / Principal (Architect) AIBC / AIAA / LBC / AIAA / LBC / AIAA / LBC	4 Storey Multi-Family 800 Dallas Road, Victoria, BC	2340
	800, 800, 800 Street Victoria, BC V8V 1Y7 25-778-9868 ext. 8 e-mail: office@mjmarchitect.ca	Shadow Study	2016-04-01 A1 NOTED



