

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

April 15th., 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)	721m2 (7,760.8 sq.ft.)				
- Site Area Post Road Dedication (m2)	651.40m2 (7,011.6 sq.ft.)				
- Area of Road Dedication (m2)	69.60m2 (749.2 sq.ft.)				
Total Floor area (m2)	1,099.72m2 (See Area Calculations Table)				
Floor Space Ratio	1,099.72 ÷ 721 = 1.52 : 1				
Lot Coverage (%)	455.00 m2 / 69.84%				
Main Structure = 448.00m2					
Short-Term Bicycle Shed = 1.00 m2					
Total = 455.00 m2					
Lot Area = 651.40m2					
Structures ÷ Lot Area = 69.84%					
Number of storeys	4 Storeys				
Parking stalls (number) on site	<table border="0"> <tr> <td>Provided: See Calculations @ Right</td> <td>Required: See Calculations @ Right</td> </tr> <tr> <td>7 Spaces</td> <td>13 Spaces</td> </tr> </table>	Provided: See Calculations @ Right	Required: See Calculations @ Right	7 Spaces	13 Spaces
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7 Spaces	13 Spaces				
Transportation Demand Management (TDM)	To be provided with Modo membership for each unit and a BC Transit ExoPass Fund of \$13,500 for residents to use public transit until depleted.				
Bicycle parking number (Class 1 and Class 2)	See Parking Calculations Table				
Average Grade	16.85m Geodetic				
Height of Building (Above Average Grade)	12.55 m (41'-2")				
Building Setbacks (m)					
Front Lot Line (South)	3.0m (9'-10")				
Rear Lot Line (North)	8.10m (26'-7")				
Side Lot Line (East)	2.085m (6'-10") / 0m to Property Line at Parkade Level				
Side Lot Line (West)	0m to Road Dedication				
Roof Structure Setbacks (m) Variance					
South					
North	≥ 3.0m				
East					
West	2.515m				
	Required: 3m Variance: 0.485m				

Parking Calculations:

Parking Required:
Based on Part 5 of Zoning Bylaw 2018
All Other Multiple Dwellings and Commercial under LVP-1 Zone.

1 - Unit (>45m2 up to 70m2)	@ 0.85 Per Unit	= 0.85	or	1
T - Units (>70 m2)	@ 1.30 Per Unit	= 9.10	or	9
1 - Unit (Retail Service)	@ 1 space per 50 m2	= 1.64	or	2
Sub-Total Spaces		12		

(1 Space Required To Be Accessible)

Visitor Parking Req'd
8 x .1 = 0.8 OR 1

Total Parking Required 13 Spaces

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

All Stalls To Have Electric Charging Station

Bicycle Parking Required:

Long Term:
1.25 per dwelling unit > 45m2 (8 units) = 10
1 space per 200m2 (81.93/200) = 0.41 or 0
Total Bike Spaces Required = 10

12 Bike Spaces Provided including 4 Cargo Bike Areas & 4 Bike Wash Station

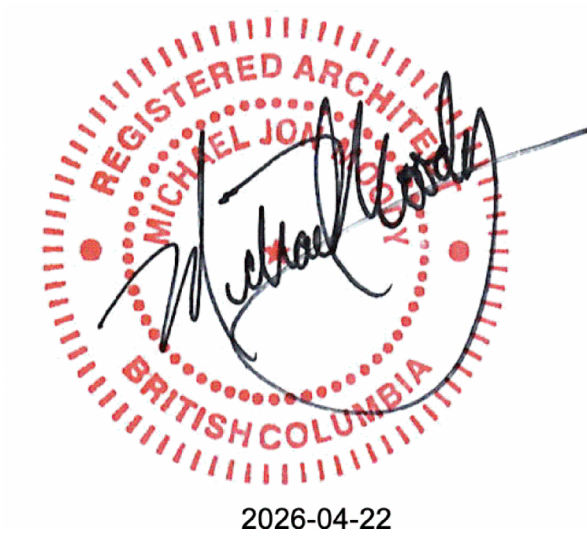
Short Term:
1 - 6 Space Bike Rack Provided Within 15m OF Front Entry Distance to Visitor Access Entry is 9m

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 (881.80s.f.)	
	Second	2 Bedroom	201	95.31m2 (1,025.9s.f.)
		2 Bedroom	202	103.13 (1,110.00s.f.)
	1 Bedroom	203	76.39m2 (822.25s.f.)	
	Third	2 Bedroom	301	95.31m2 (1,025.9s.f.)
2 Bedroom		302	103.13 (1,110.00s.f.)	
1 Bedroom		303	76.39m2 (822.25s.f.)	
Fourth (Penthouse)	3 Bedroom	401	108.66m2 (1,169.60s.f.)	
	2 Bedroom	402	66.69m2 (717.84s.f.)	
SUBTOTAL UNITS	1 Bedroom	3	33.33%	
	2 Bedroom	5	55.56%	
	3 Bedroom	1	11.11%	
TOTAL # OF SUITES		9		
TOTAL SUITE AREA			806.94m2 (8,685.88s.f.)	

Area Calculations:
Site Area = 721 m2

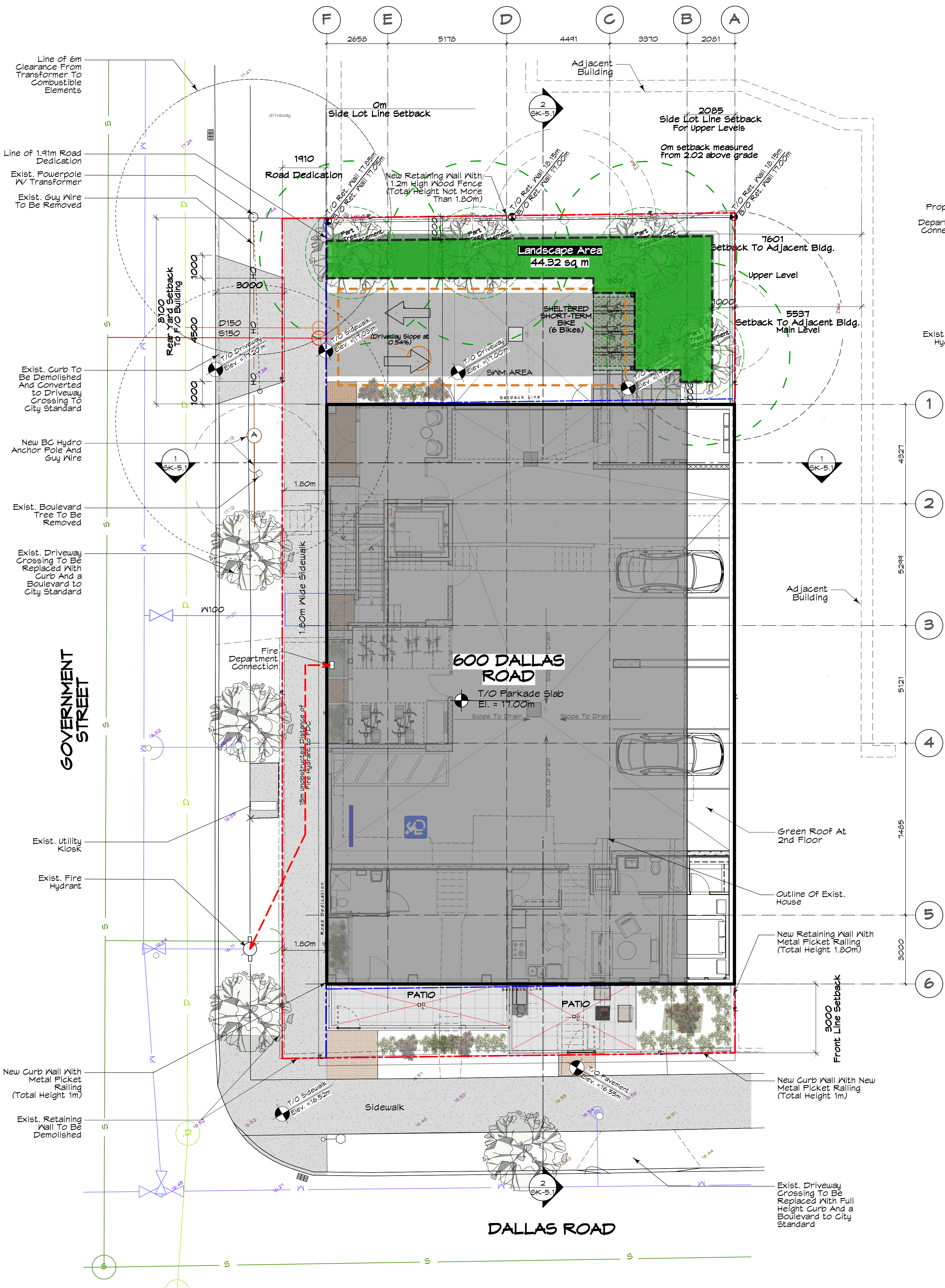
Parkade Level (Excludes Parking & Bicycle)	= 160.05m2 (1,722.76s.f.)
Floor Levels 2 & 3 (2 x 338.52m2 Ea.) (Excludes Balconies)	= 677.04m2 (7,281.59s.f.)
Penthouse Level 4 (Excludes Balconies)	= 237.44m2 (2,555.78s.f.)
Roof	= 25.19m2 (271.14s.f.)
Total Floor Area =	= 1,099.72m2 (11,837.24s.f.)
FSR: 1,099.72 ÷ 721 = 1.52 : 1	



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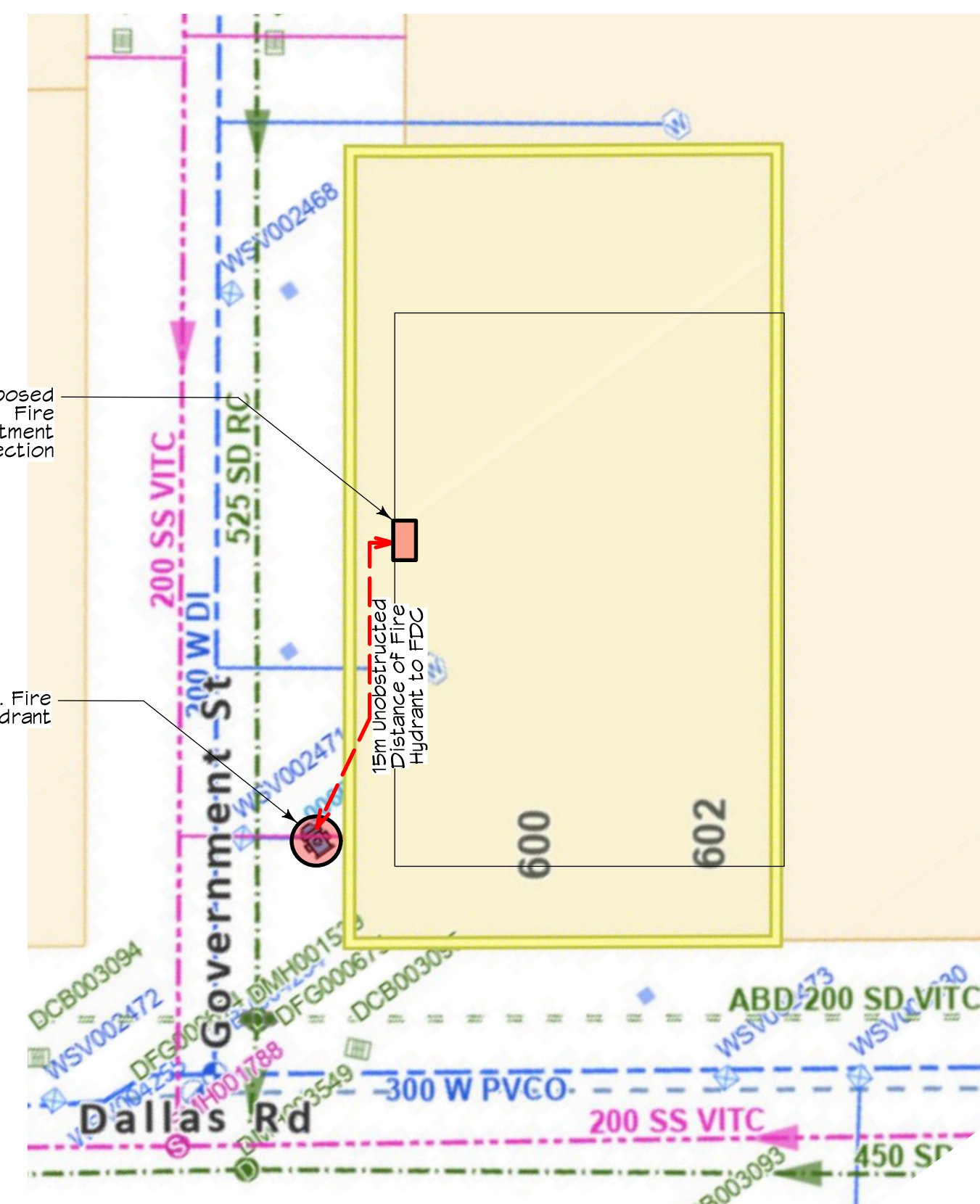
Revisions
Received Date:
May 4, 2026

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MJM Architect Inc.			
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3 SITE PLAN
Scale: 1:100

Landscape Area Calculation
 Landscape Area = 44.32 sqm. (6.14%)
 Total Site Area = 721.0 sqm.



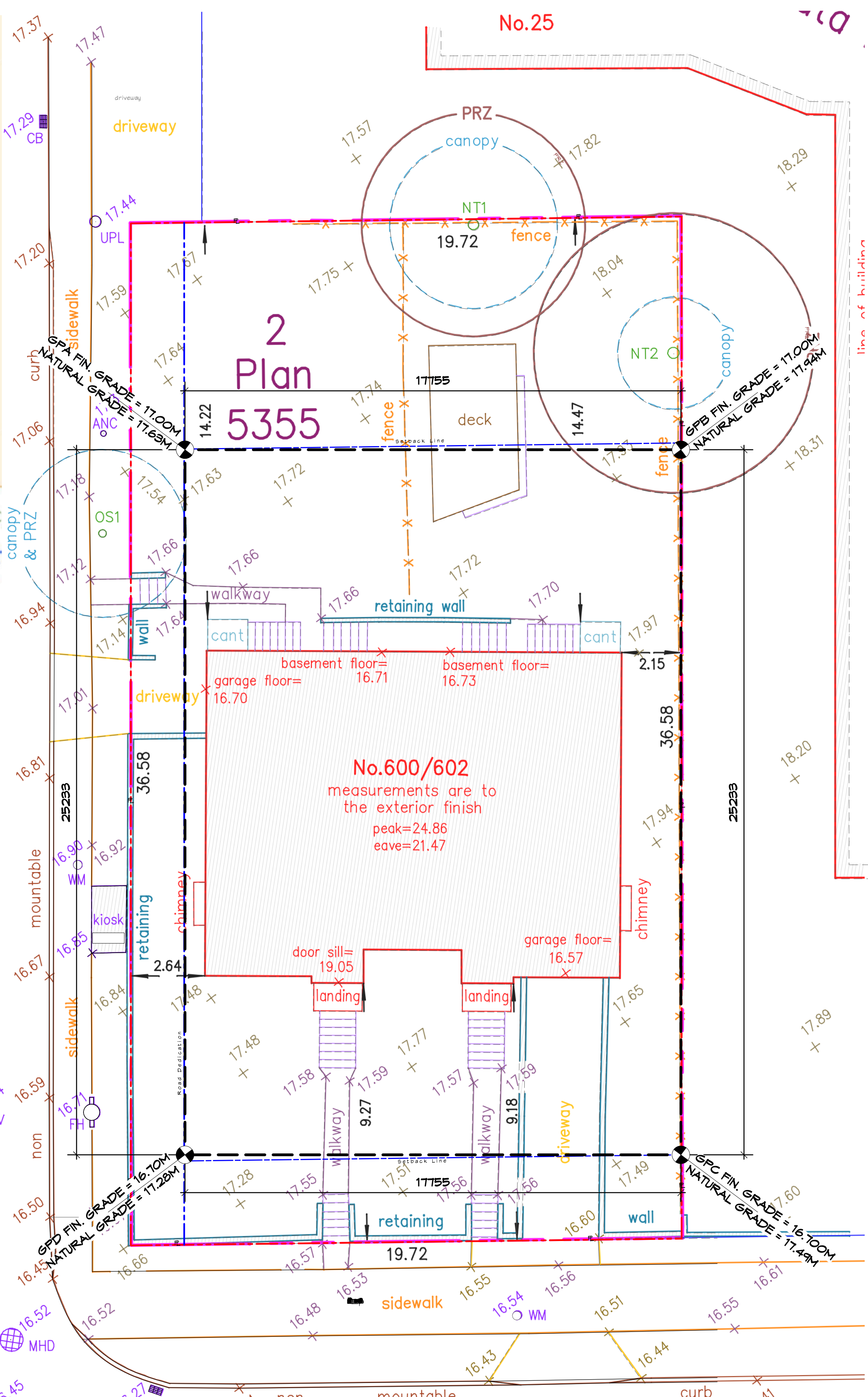
2 City Infrastructure Plan
Scale: 1:250

Average Grade Calculation

Grade Point	Elevation (metres)
GFA	17.00
GPB	17.00
GPC	16.70
GPD	16.70

Grade Point Average	Distance Between Grade Points(m)	Totals
GFA + GPB/2	17.00 x 17.75	= 301.75
GPB + GPC/2	16.85 x 25.23	= 425.12
GPC + GPD/2	16.70 x 17.75	= 296.42
GPD + GFA/2	16.85 x 25.23	= 425.12
Grade Calculation	25.96	= 1448.41

1448.41 / 25.96 (perimeter of building) = 16.85



1 LEGAL SURVEY
Scale: 1:100

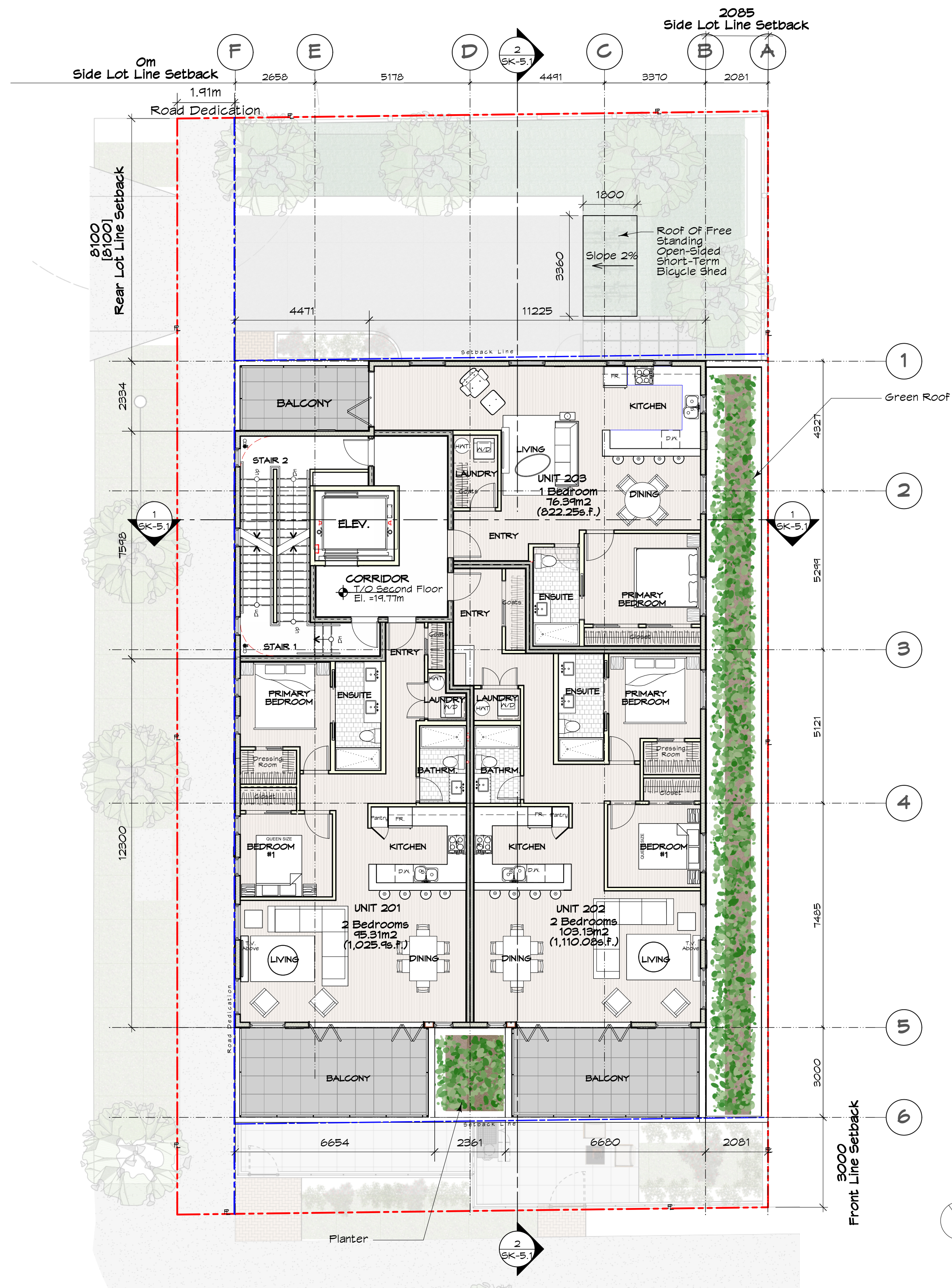


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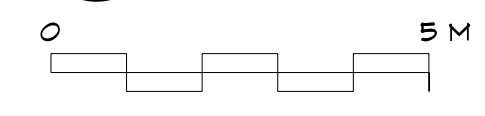
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BC LAND SURVEYORS SITE PLAN OF:
 Civic: 600 & 602 Dallas Road
 Legal: Lot 2, Section 5, Beckley Farm,
 Victoria City, Plan 5355
 Parcel Identifier: 020-009-008
 in the City of Victoria
 Lot Area = 721 m²



1 Second Floor Plan
Scale: 1:100

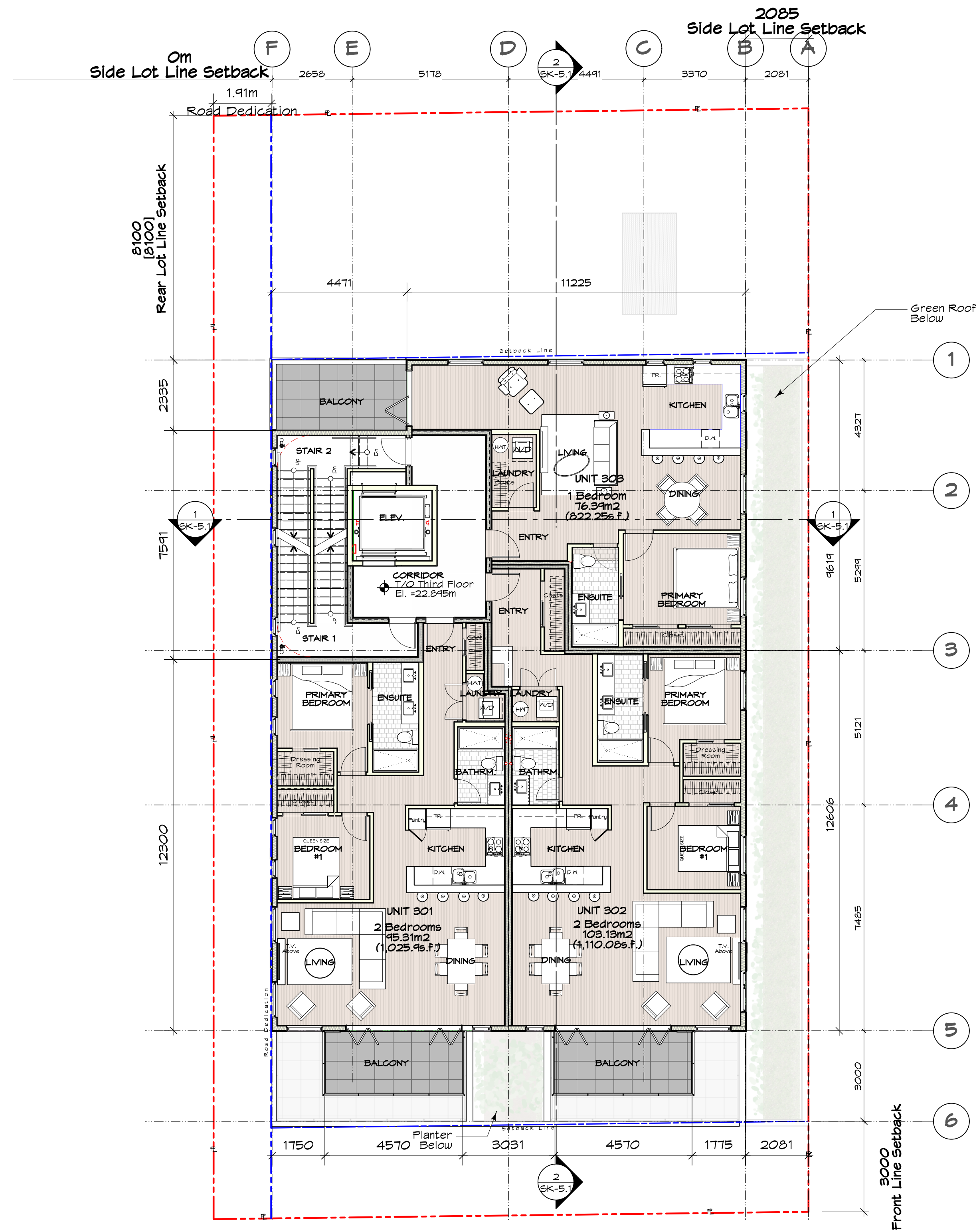


Note:
- All Bedrooms Will Be Provided
With At Least One Egress Window As
Per BCBC 2024



2026-04-22

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1 Third Floor Plan
Scale: 1:100

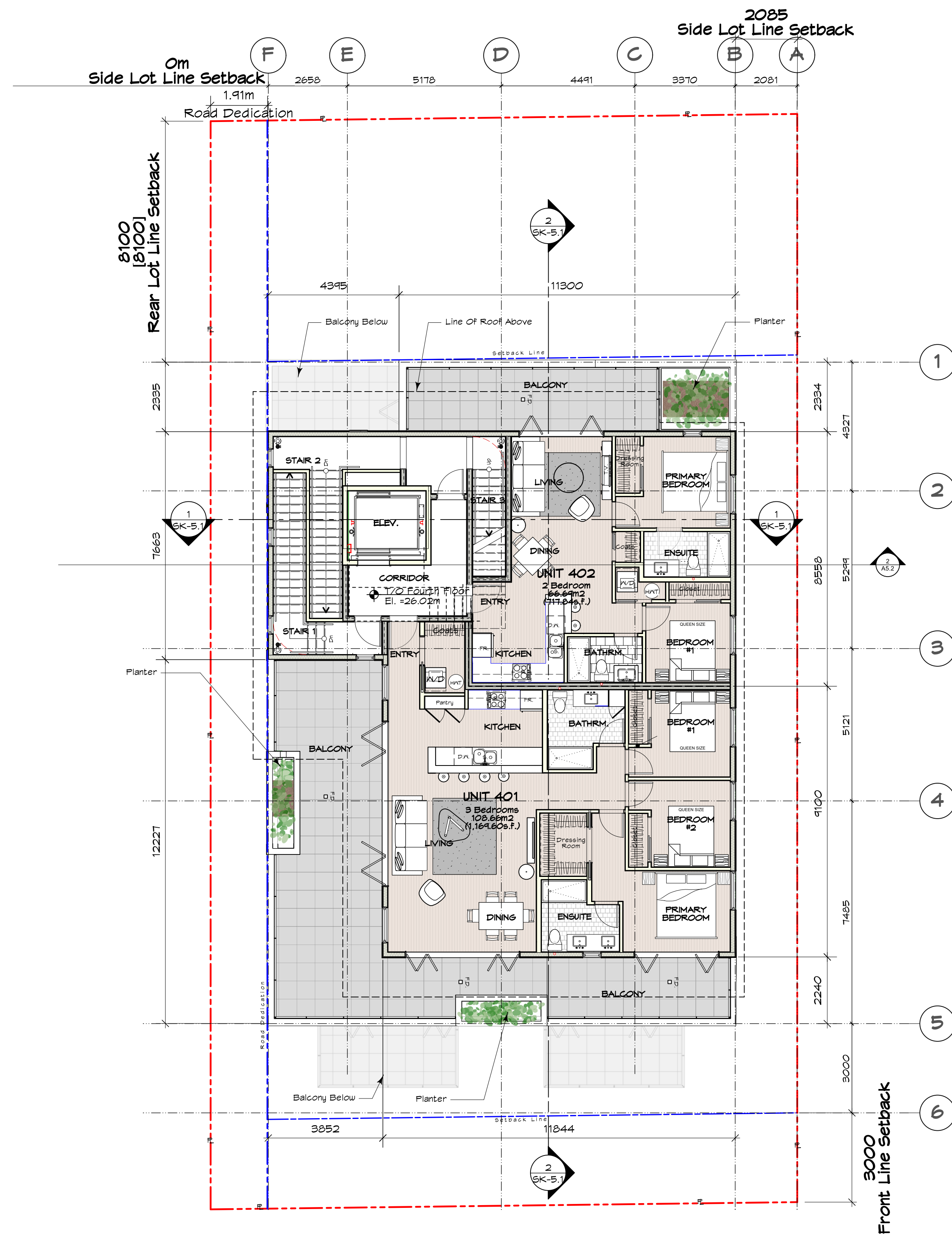
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Note:
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With At Least One Egress Window As
Per BCBV 2024



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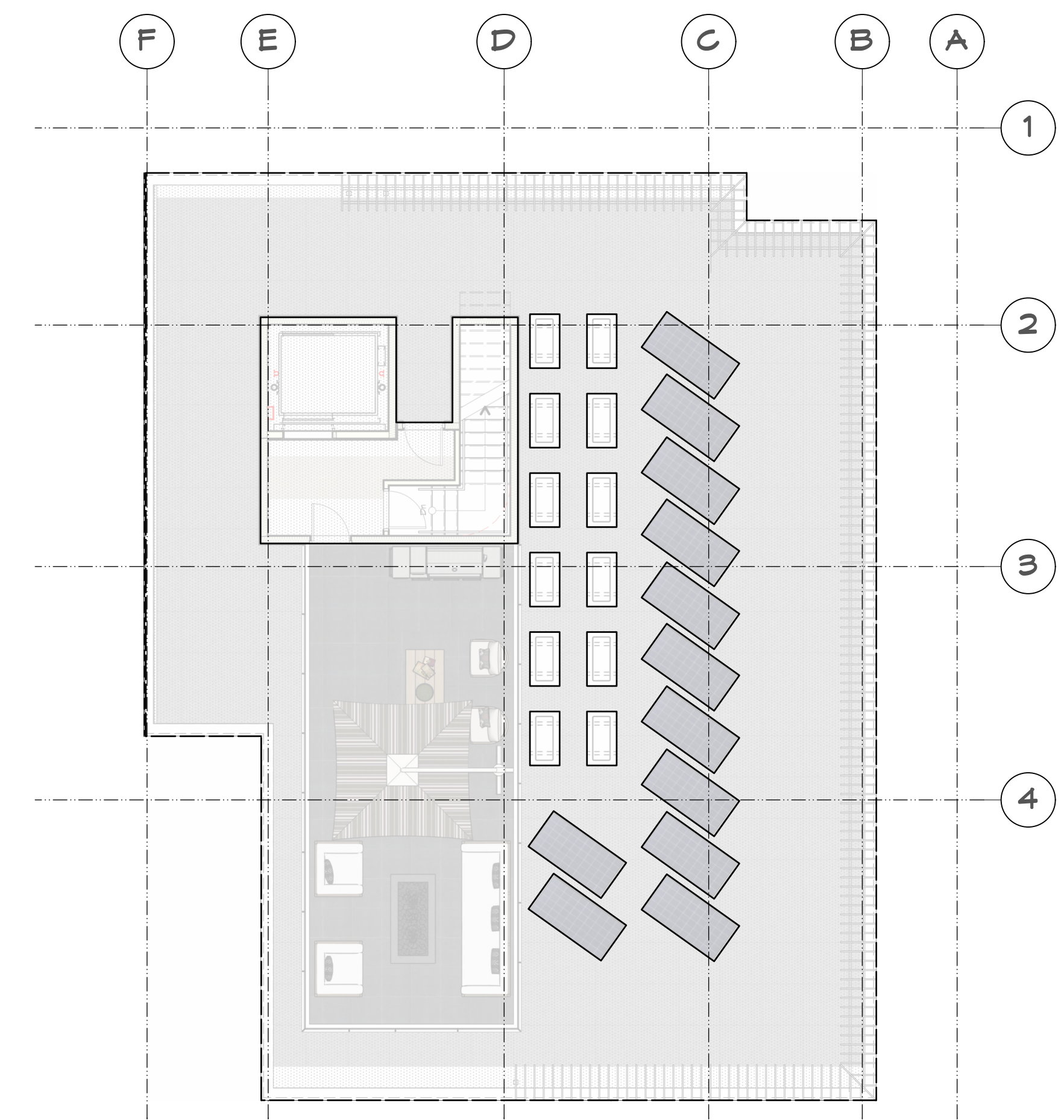
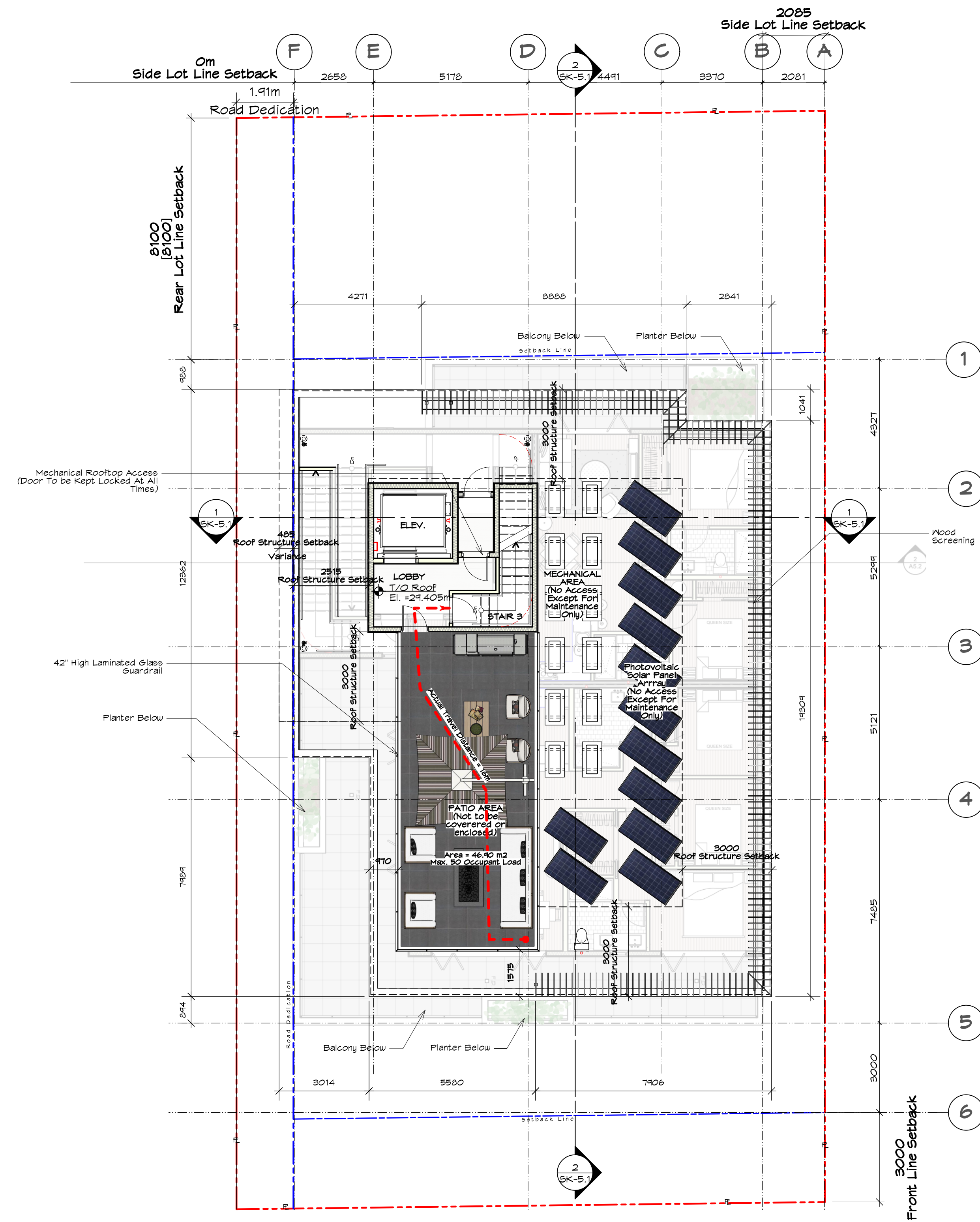
1 Fourth Floor Plan
Scale: 1:100

Note:
- All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBG 2024



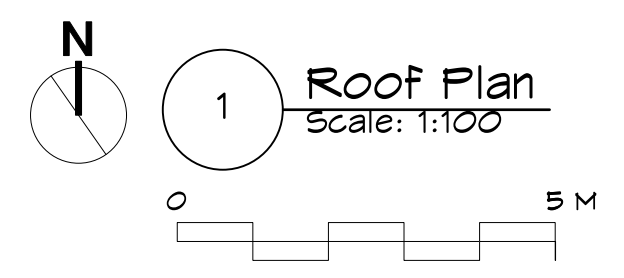
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Roof Area Coverage

Total Roof Area	= 303.00 sqm.
Roof Structure	= 56.85 sqm.
Roof Structure / Total Roof Area (100)	= 18.76%
Allowable Roof Area Coverage	= 20%



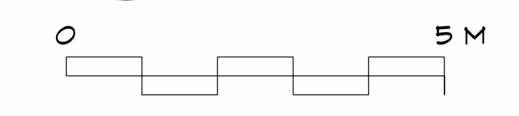
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MATERIAL LEGEND	
①	Vert. Metal Sliding Finish
②	Hardie Panels (Fld. White) w/ 3/8" Reveal Panel Gaps
③	Horizontal Metal Cladding w/ Faux Wood Finish
④	Pre-Fin. Metal Flashing
⑤	Boardformed (Vert.) Concrete
⑥	Thermally Broken Dbl. Glazed Vinyl Windows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

2 West Elevation
SK-4.1 Scale: 1:100



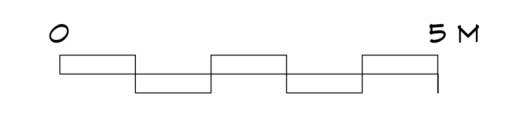
Note:

- 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.

Group C Building is Sprinklered Throughout									
Glazing Area Calc.		Level 1		Level 2		Level 3		Level 4	
North (Driveway)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	26.57	8.10	26.57	8.10	26.57	8.10	34.12	10.40	
building face area	412.04	38.28	332.93	30.93	332.93	30.93	332.93	30.93	
glazing area	37.24	3.46	45.96	4.27	45.96	4.27	51.45	4.78	
percentage	9.04%		13.81%		13.81%		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									



1 North Elevation
SK-4.1 Scale: 1:100



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



2026-04-22

	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
	DRAWING TITLE: Elevations	DRAWN BY: MJM	SCALE: AS NOTED
#801, 253, Yates Street, Victoria, BC V8W 1K7 Tel: 779.206.8018 Email: office@mjmarchitect.ca		DRAWING NO: SK-4.1	