

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

April 15th., 2026



VIEW LOOKING NORTH-EAST



600 DALLAS ROAD
Project Location

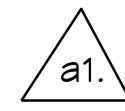
LOCATION PLAN

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 Mdo membership for each unit and a BC Transit Express Fund of \$15,500 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:

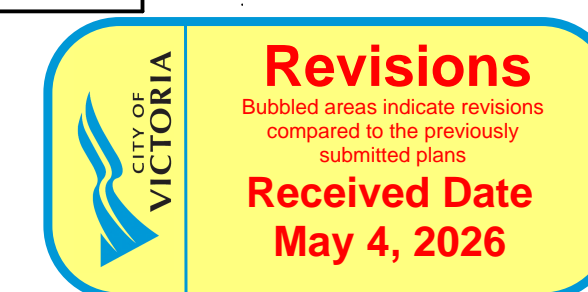
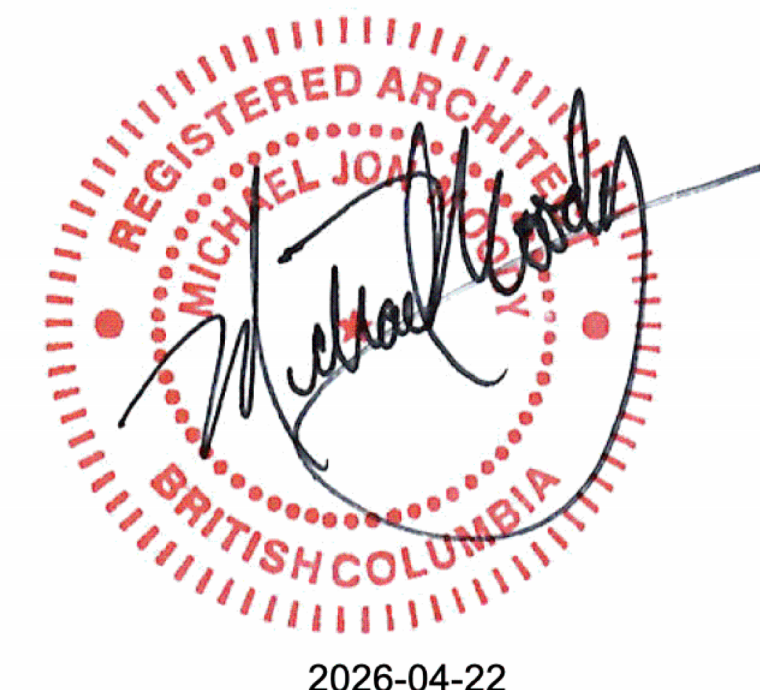
Parking Required:
Based on Part 5 of Zoning Bylaw 2018
All Other Multiple Dwellings and Commercial under LVP-1 Zone.

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	0 x 1 = 0.0	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				

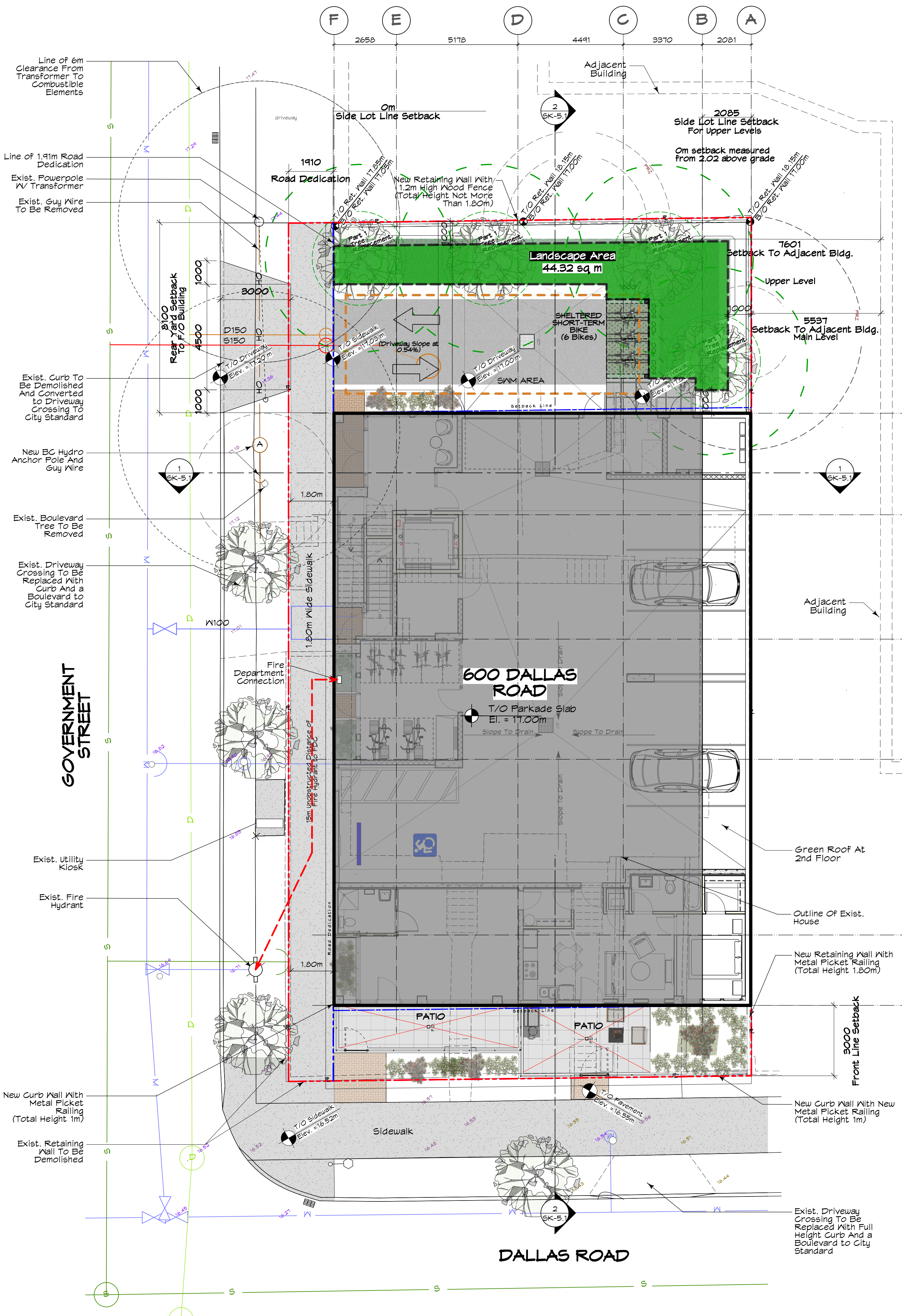


Unit Mix & Areas (Note: Area for units below measured to inside of finished walls)			
Main (Parkade)	Live/Work CRU	101	81.93m2 (881.80sq.f.)
Second	2 Bedroom	201	95.31m2 (1,025.9sq.f.)
	2 Bedroom	202	103.13 (1,110.00sq.f.)
Third	1 Bedroom	203	76.39m2 (822.25sq.f.)
	2 Bedroom	301	95.31m2 (1,025.9sq.f.)
Fourth (Penthouse)	2 Bedroom	302	103.13 (1,110.00sq.f.)
	1 Bedroom	303	76.39m2 (822.25sq.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 (8,685.88sq.f.)		

Area Calculations:	
Site Area = 721 m2	
Parkade Level (Excludes Parking & Bicycle)	= 160.05m2 (1,722.76sq.f.)
Floor Levels 2 & 3 (Excludes Balconies)	= 677.04m2 (7,287.59sq.f.)
Penthouse Level 4 (Excludes Balconies)	= 237.44m2 (2,555.78sq.f.)
Roof	= 25.19m2 (271.14sq.f.)
Total Floor Area =	= 1,099.72m2 (11,837.24sq.f.)
FSR : 1,099.72 ÷ 721 =	1.52 : 1

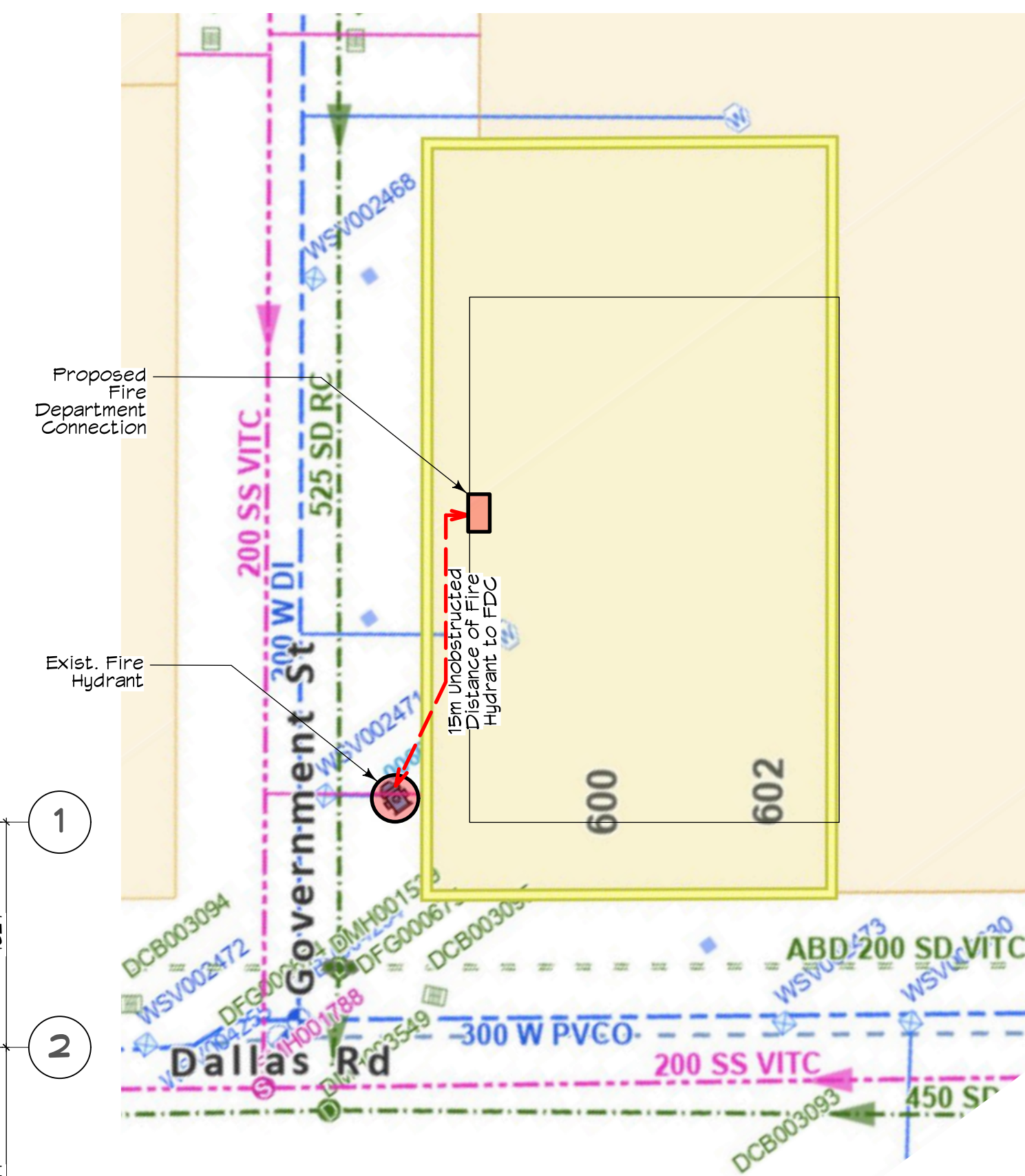


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3 SITE PLAN
Scale: 1:100

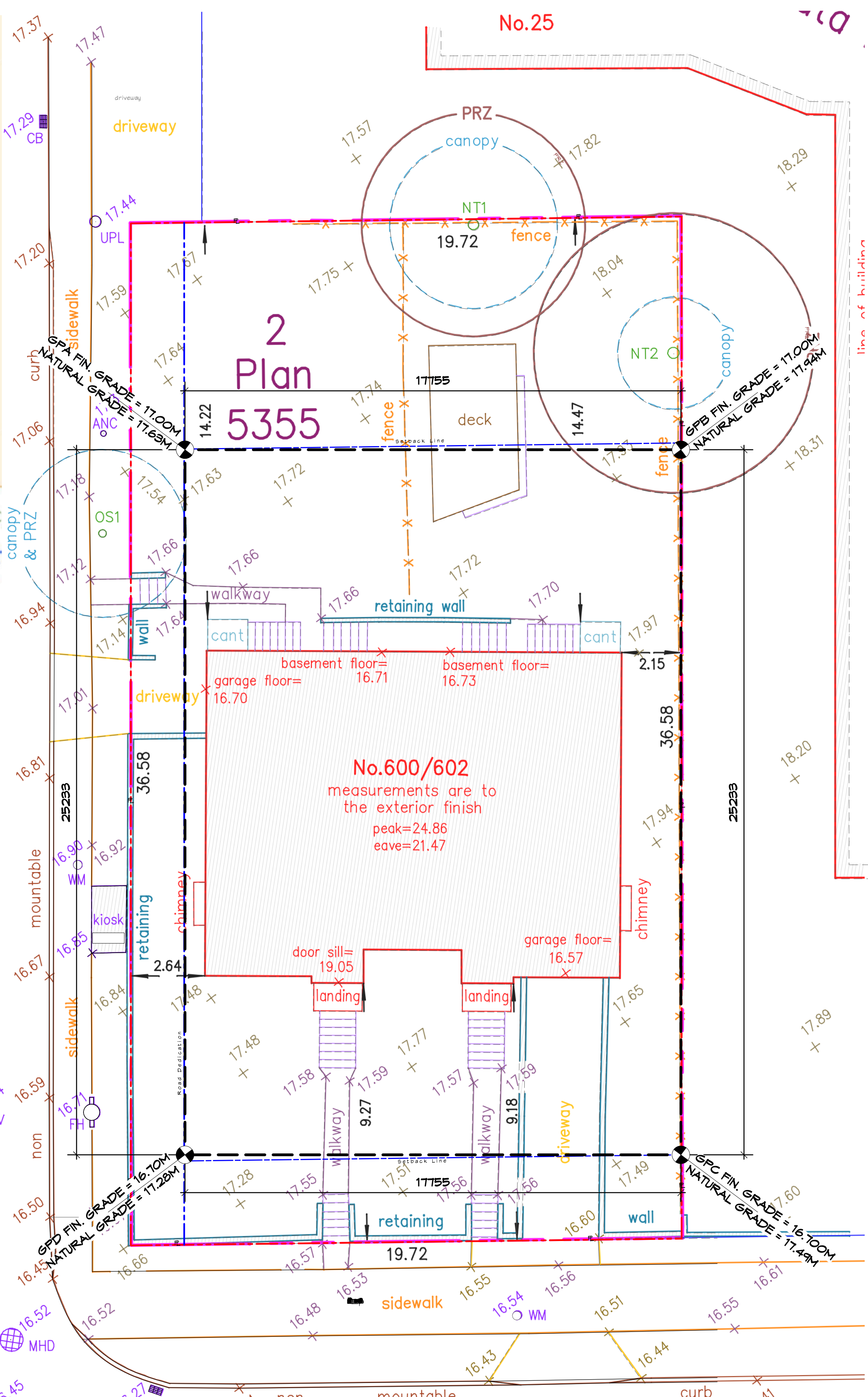
Landscape Area Calculation
 Landscape Area = 44.32 sqm. (6.14%)
 Total Site Area = 721.0 sqm.



2 City Infrastructure Plan
Scale: 1:250

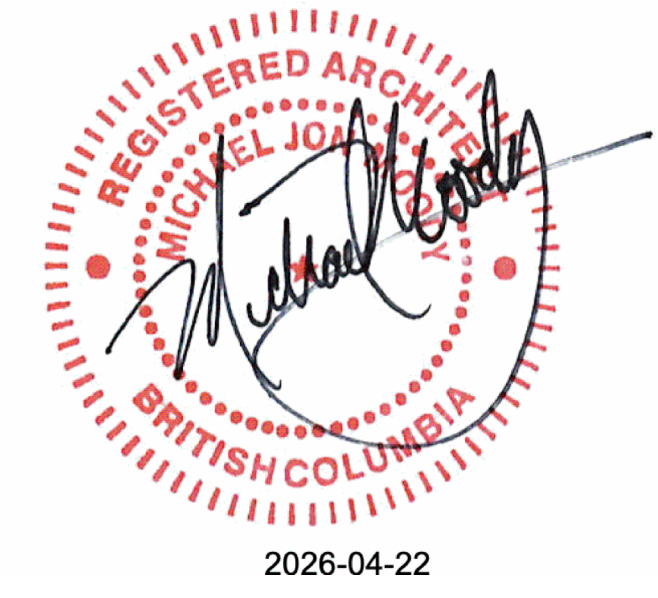
Average Grade Calculation

Grade Point	Elevation (metres)	Grade Point Average	Distance Between Grade Points(m)	Totals
GFA	17.00	16.85	25.23	= 425.12
GPB	17.00			
GPC	16.70			
GPD	16.70			
Grade Point Average		16.85	25.23	= 425.12
Grade Calculation			25.96	= 1448.41
1448.41 / 25.96 (perimeter of building) = 16.85				



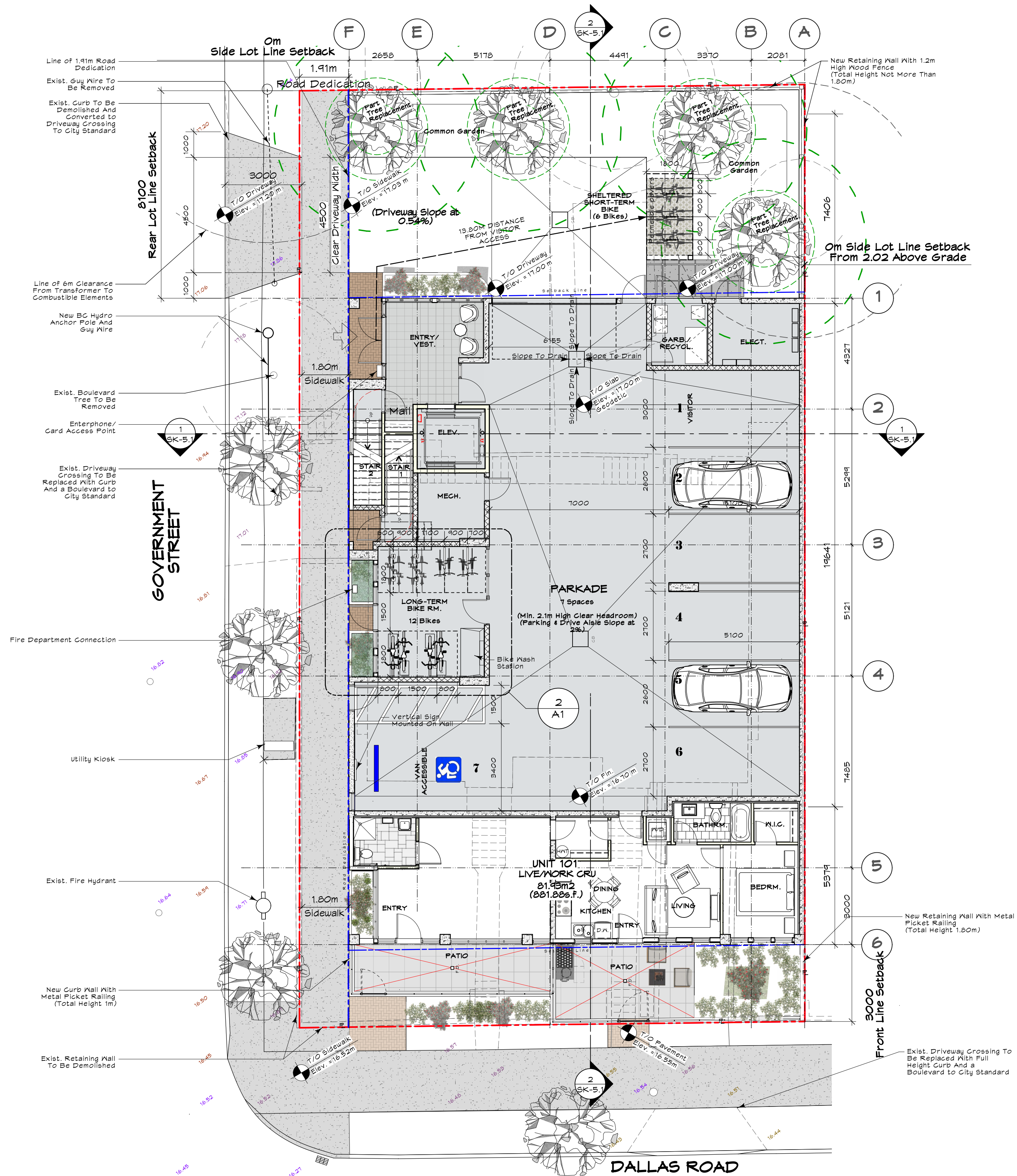
LEGAL SURVEY
Scale: 1:100

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



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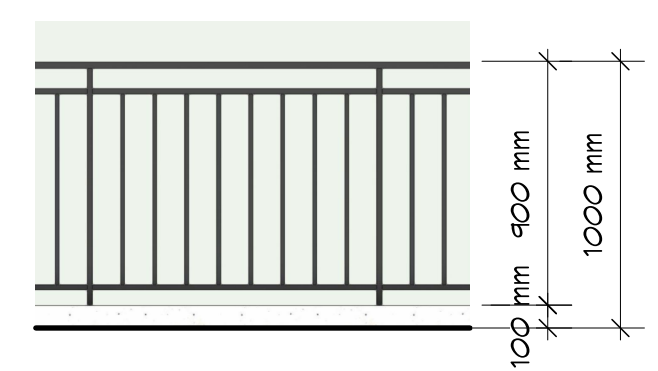


1 Parkade (Main) Floor Plan
Scale: 1:100

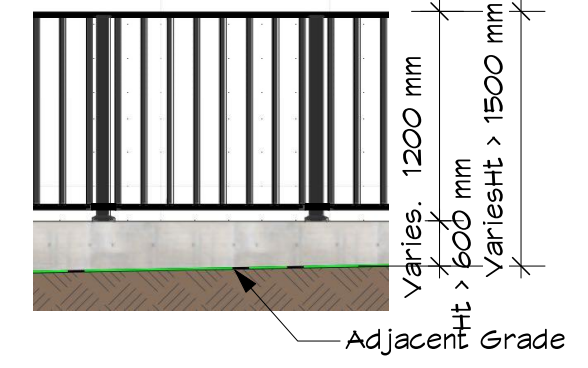
Note: All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBC 2024



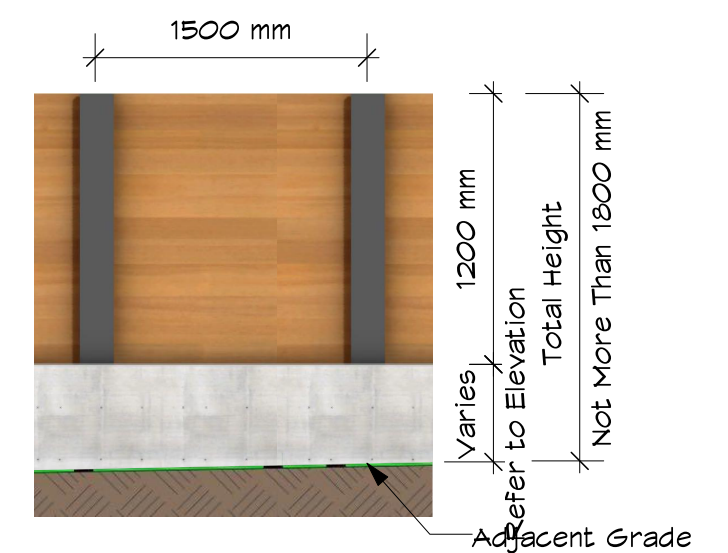
2 Long-Term Bike Room Plan
Scale: 1:25



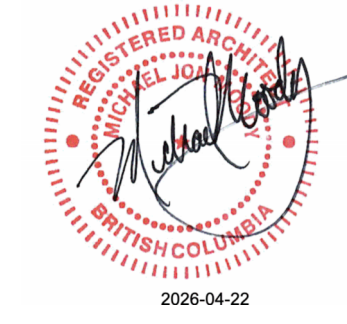
3 Fence Detail
Scale: Not To Scale

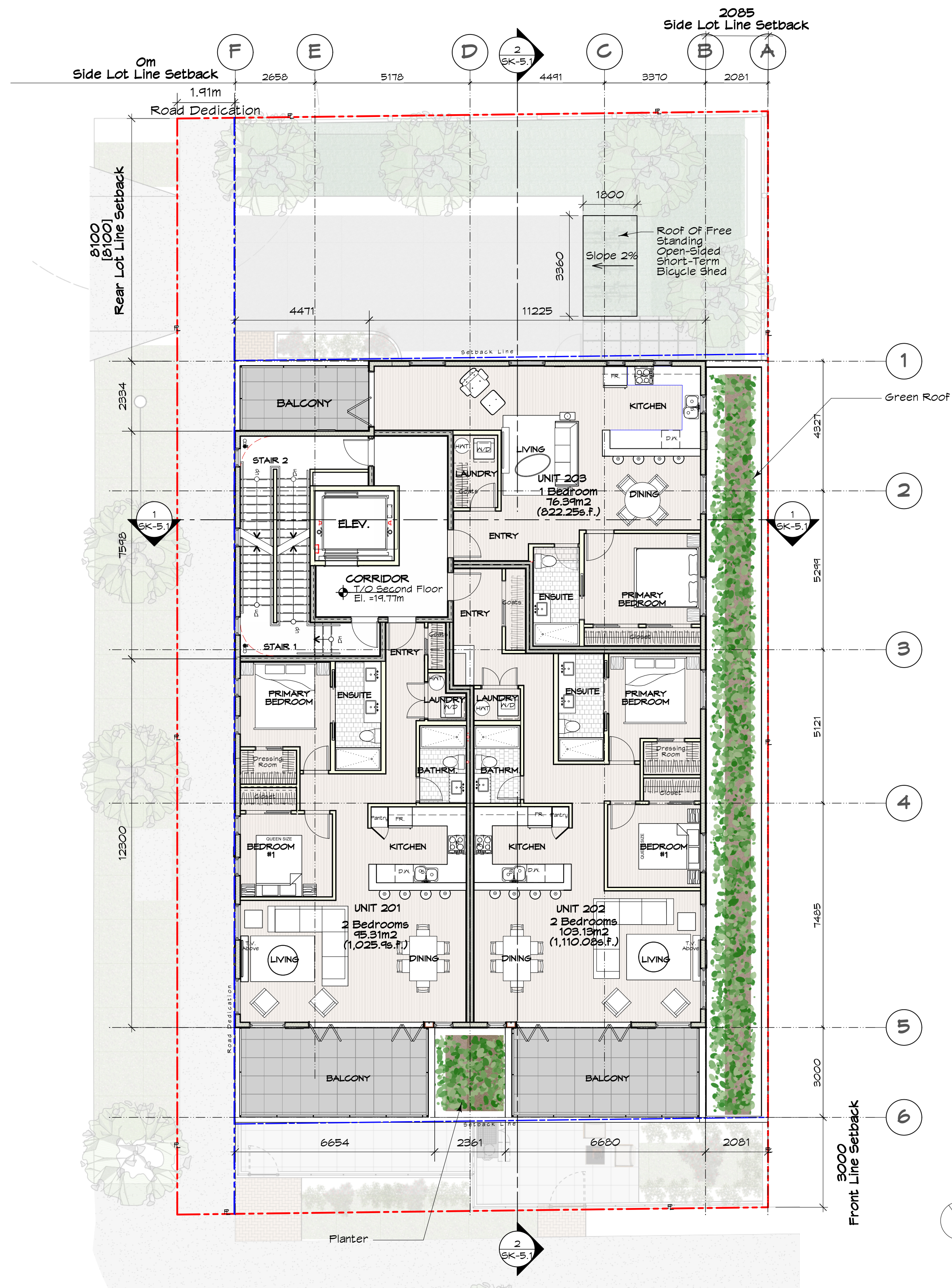


Retaining Wall With 1.2m Ht. Metal Picket Railing, Max. Total Height Not More Than 1.5m



Retaining Wall With 1.20m Ht. Wood Fence, Max. Total Height Not More Than 1.8m





1 Second Floor Plan
Scale: 1:100

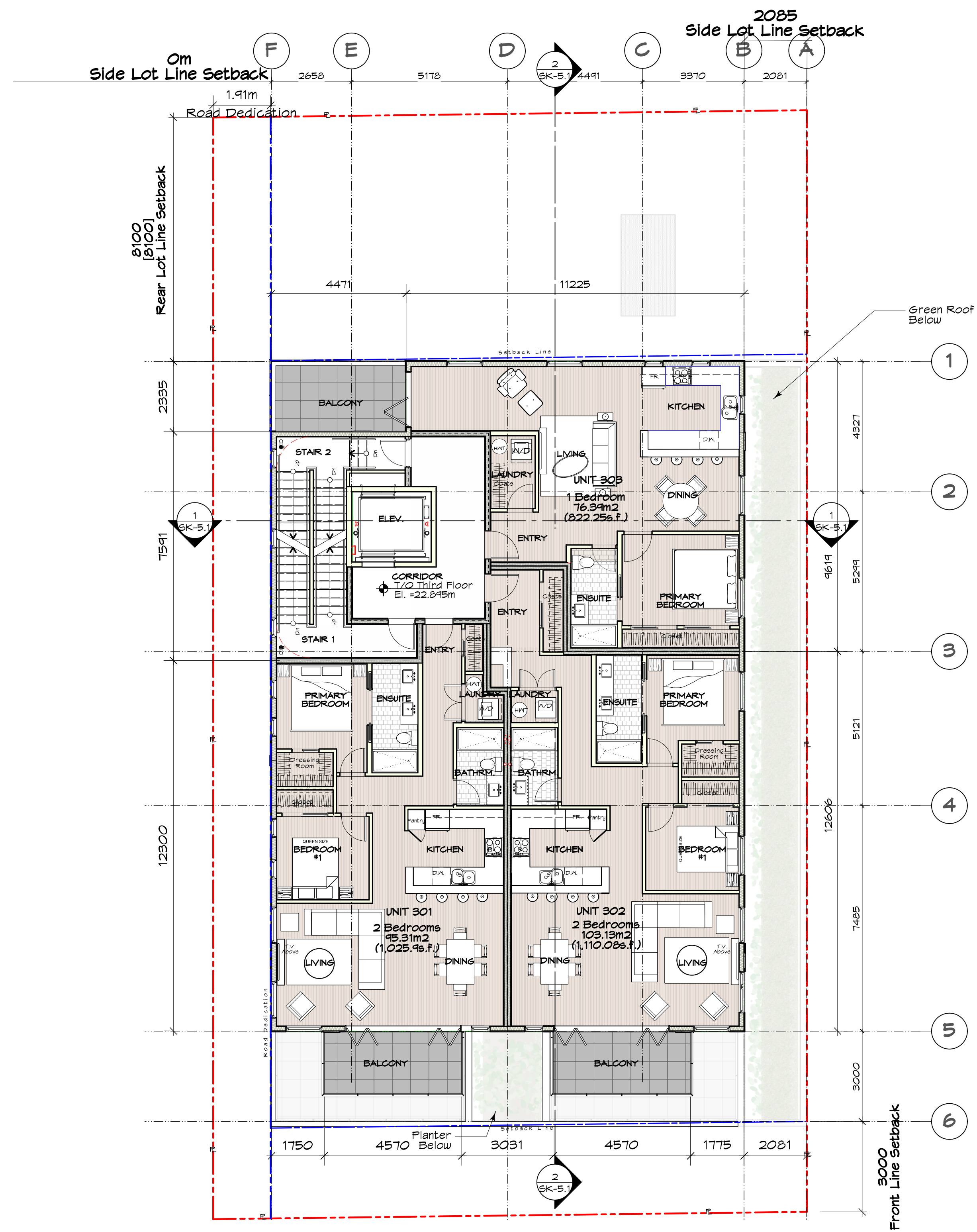
0 5 M

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



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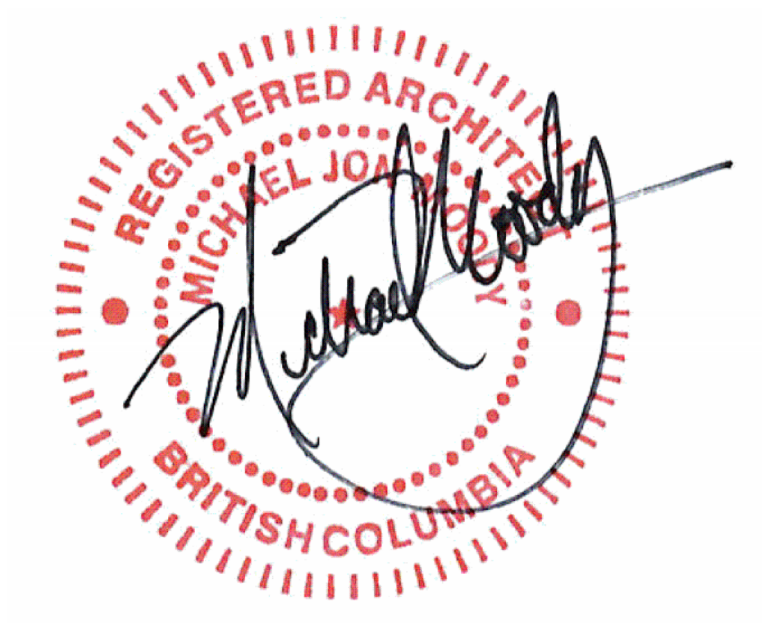
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1 Third Floor Plan
Scale: 1:100

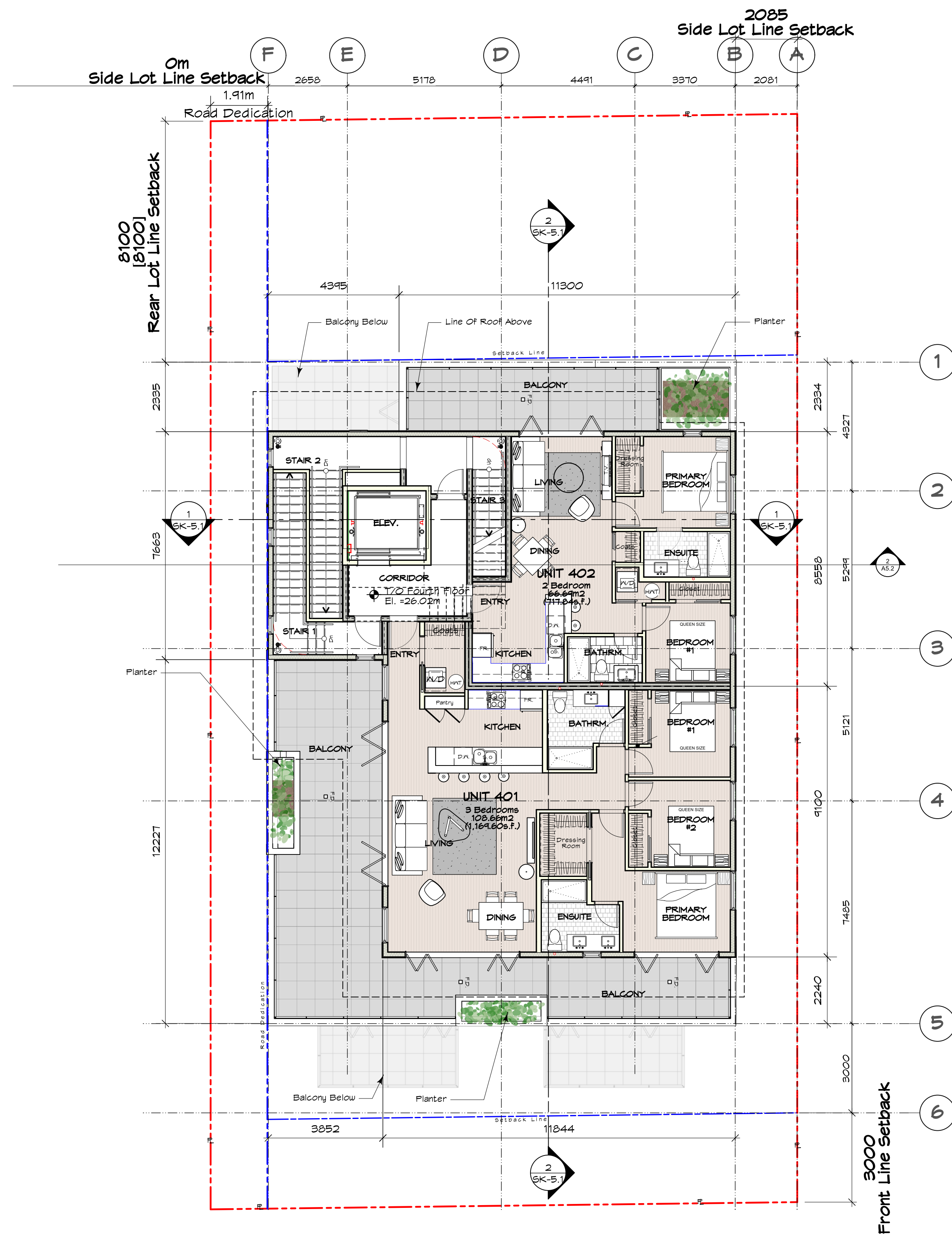
0 5 M

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



2026-04-22

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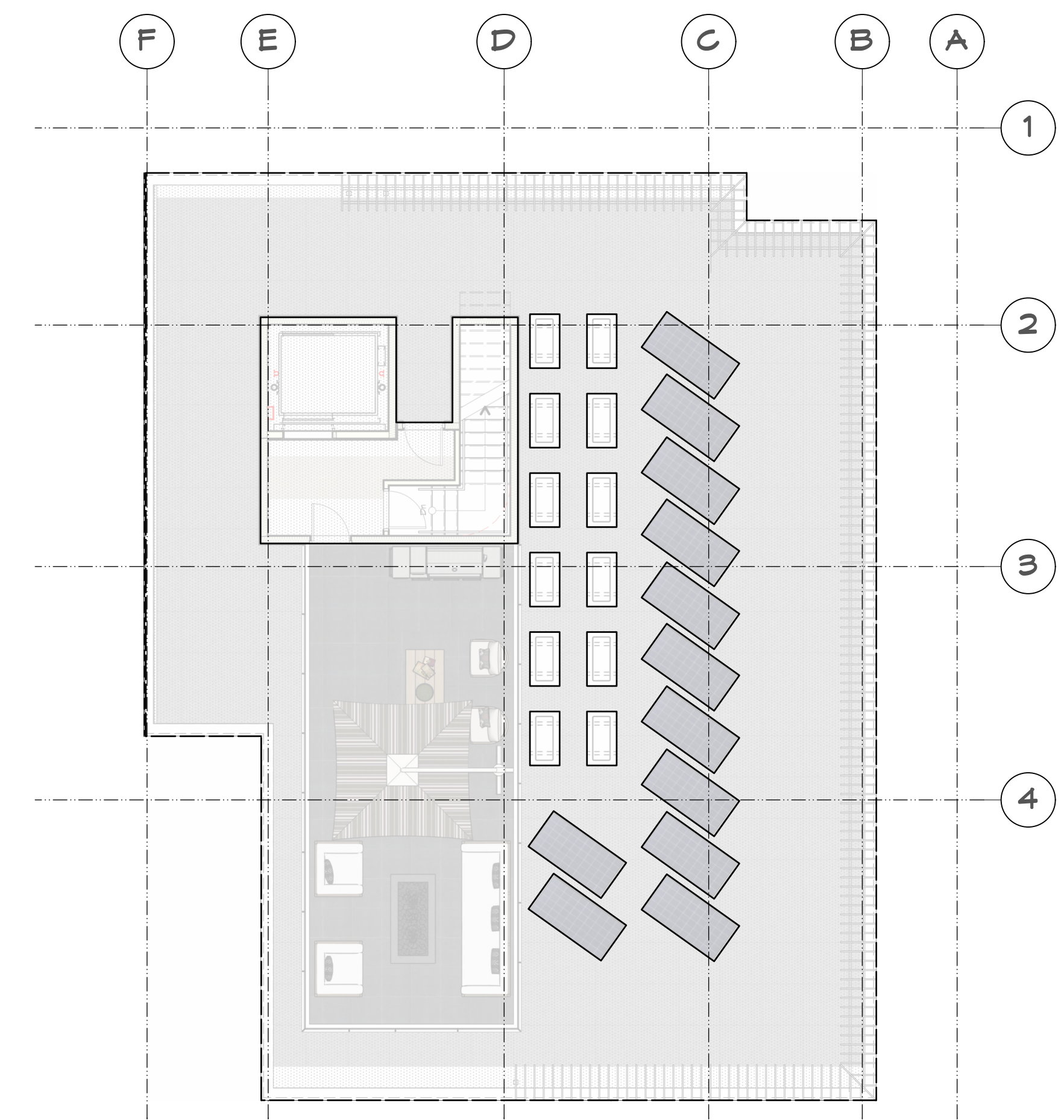
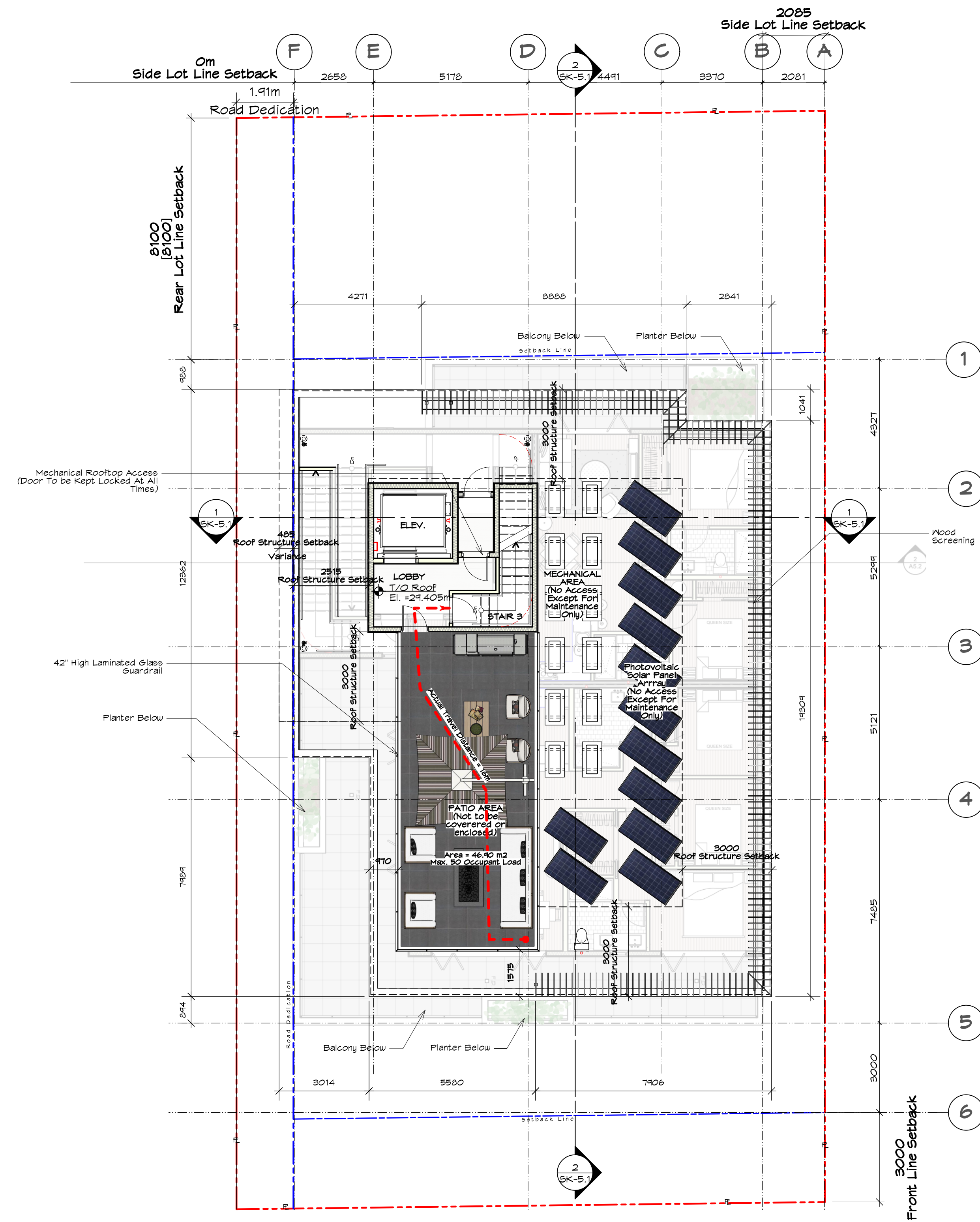
1 Fourth Floor Plan
Scale: 1:100

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



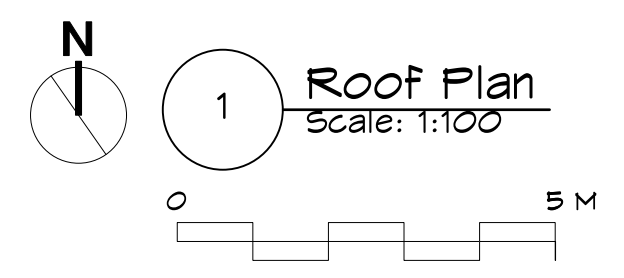
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Roof Area Coverage

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

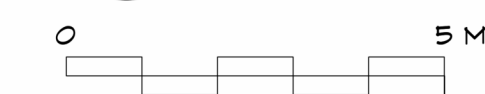


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2 West Elevation
SK-4.1 Scale: 1:100



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-4.1 Scale: 1:100



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	38.28	332.93	30.93	332.93	30.93	332.93	30.93
building face area	37.24	3.46	45.96	4.27	45.96	4.27	51.45	4.78
glazing area	9.04%		13.81%		13.81%		15.45%	
percentage	-	ok	-	ok	-	ok	-	ok
max allowed								
West (Government Street)	N/A		N/A		N/A		N/A	
limit distance								
building face area								
glazing area								
percentage								
max allowed								



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
MJM Architect Inc. #801, 253 Yates Street Victoria, BC V8W 1P7 Tel: 779.266.8018 Email: office@mjmachitect.ca	DRAWING TITLE Elevations	DRAWN BY MJM
	SCALE AS NOTED	DATE 2026-04-15
		DRAWING NO. SK-4.1