9 Unit Multi-Family Development
Rezoning & Development Permit Application

600 Dallas Rd.

Jan 27th., 2026

VIEW LOOKING NORTH-EAST

600 DALLAS ROAD
Project Location

N

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 = 7.00 m2 Total = 455.00 m2 Lot Area = 651.40m2 Structures ÷ Lot Area = .698 or 69.84%	
Number of storeys	4 Storeys
Parking stalls (number) on site	11 Spaces Req.'d, 7 Spaces Provided including 1 Van Accessible (See Calculations at Left)
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

22

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**

7 Stalls Provided over 1 Level Of At-grade Covered Parking including 1 Van Accessible and 1 Visitor

(4 Space Deficit)

All Stalls To Have Electric Charging Station

Bicycle Parking Required:

Long Term:

1 per dwelling unit < 45m2 = 1

1.25 per dwelling unit > 45m2 (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 9m

Unix 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 (881.88s.f.)
Second	2 Bedroom	201	95.31m2 (1,025.9s.f.)
	2 Bedroom	202	103.13 (1,110.08s.f.)
	1 Bedroom	203	76.39m2 (822.25s.f.)
Third	2 Bedroom	301	95.31m2 (1,025.9s.f.)
	2 Bedroom	302	103.13 (1,110.08s.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 2 Bedroom 3 Bedroom	3 5 1	33.33% 55.56% 11.11% 66.67%
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 (7,287.94s.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**

CITY OF VICTORIA

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
January 28, 2026

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.®

MJM Architect Inc.

#301, 531 Yates Street,
Victoria, BC V8W 1K7

ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC

PROJECT NO.: 2340

DRAWING TITLE: Cover Sheet/Site Data

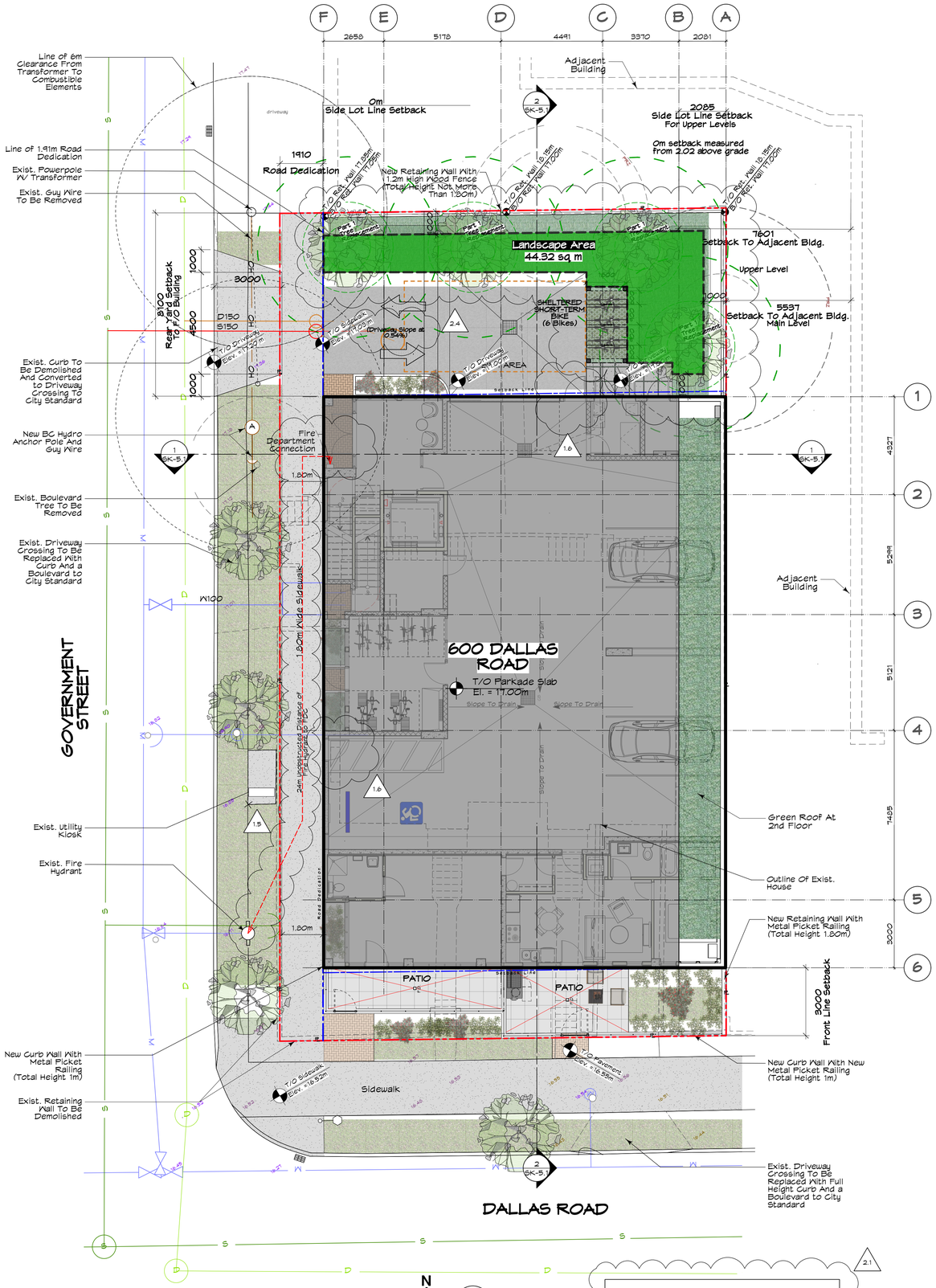
DRAWN BY: MJM

CHECKED BY:

SCALE: AS NOTED

DATE: 2026-01-27 (YYYY-MM-DD)

DRAWING NO.: SK-0

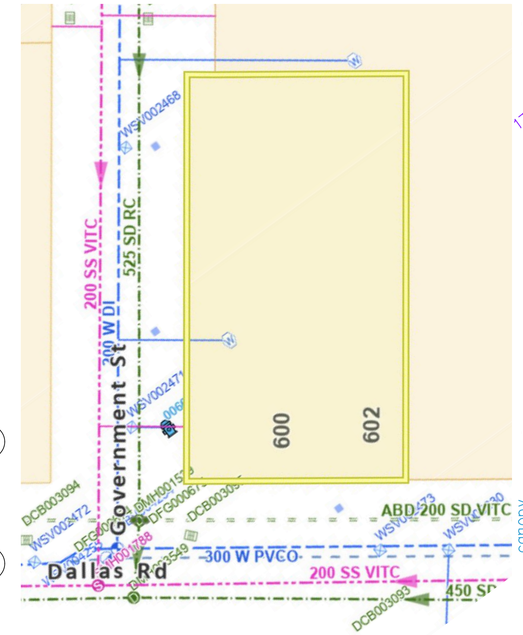


3 SITE PLAN
Scale: 1:100

Landscape Area Calculation

Landscape Area = 44.32 sqm. (6.14%)

Total Site Area = 721.0 sqm.



2 City Infrastructure Plan
Scale: 1:250

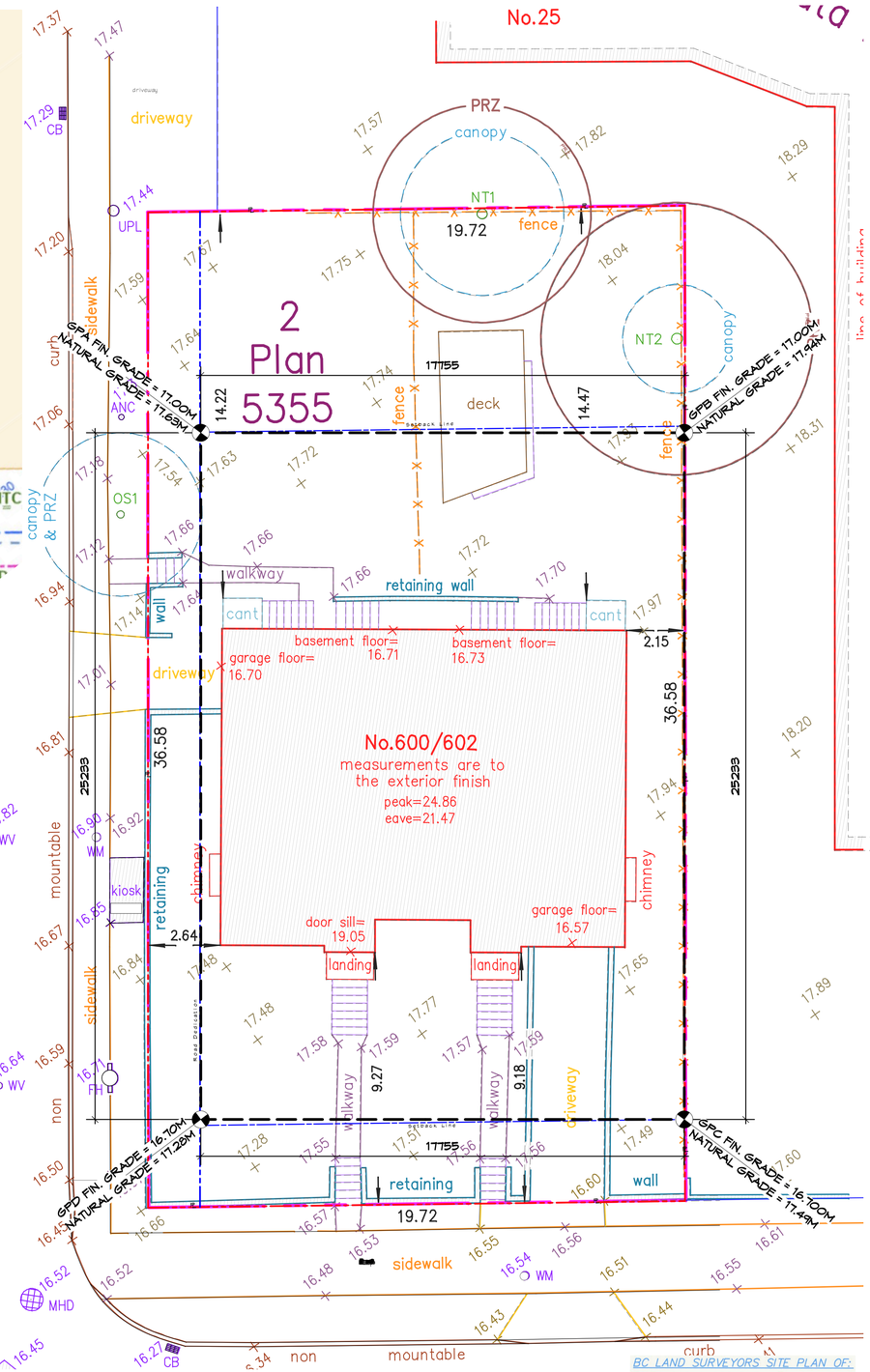
Average Grade Calculation

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

Grade Point Average			Distance Between Grade Points(m)	Totals
GPA + 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 + GPA/2	16.85	x	25.23	= 425.12
			85.96	= 1448.41

Grade Calculation

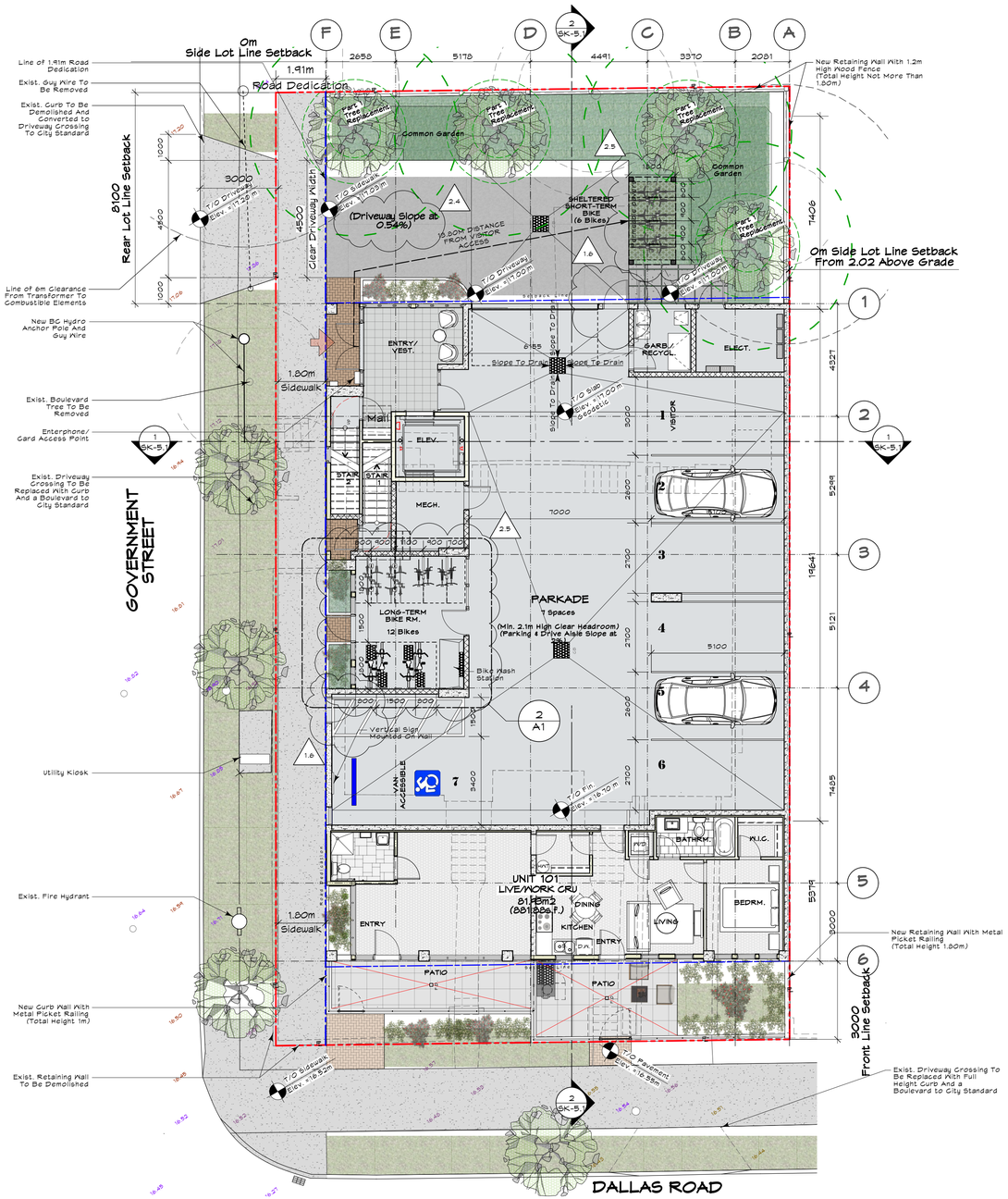
1448.41 / 85.96 (perimeter of building) = 16.85



1 LEGAL SURVEY
Scale: 1:100

Michael Jon Moody | Principal | Architect AIBC, MRAIC, LEED A.P.
MJM Architect Inc.
#301, 531 Yates Street, Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

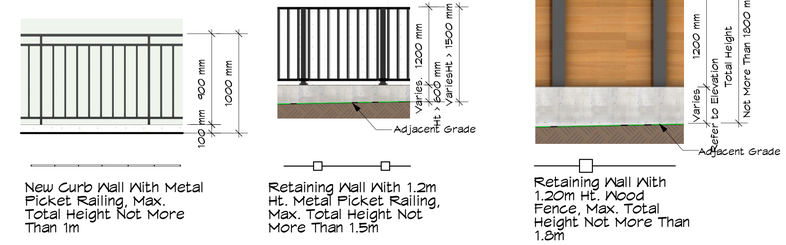
PROJECT NAME:	4 Storey Multi-Family, 600 Dallas Road, Victoria, BC
PROJECT NO.	2340
DRAWING TITLE:	Site Plan & Legal Survey
DRAWN BY:	MJM
CHECKED BY:	
SCALE:	AS NOTED
DATE:	2026-01-27 (YYYY-MM-DD)
DRAWING NO.	SK-1



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



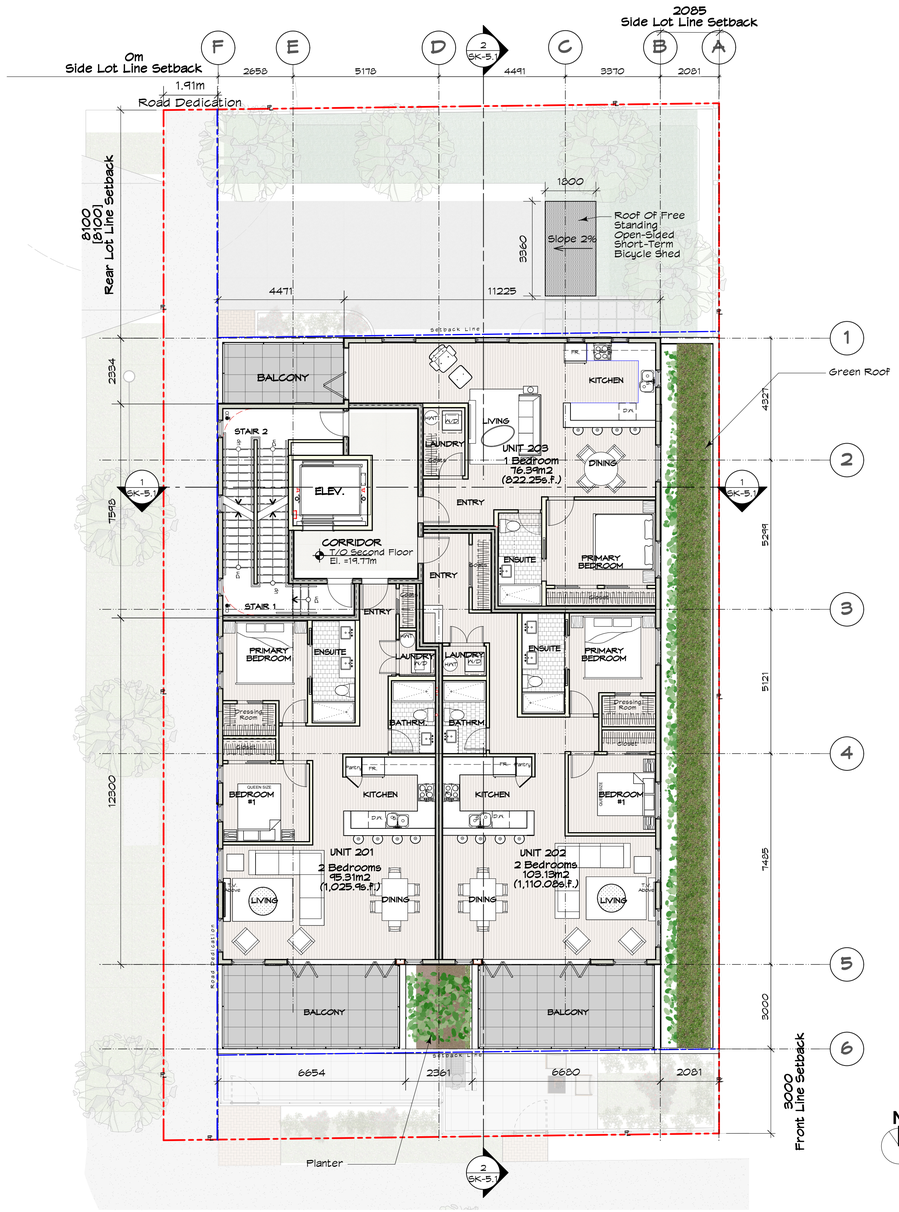
New Curb Wall With Metal Picket Railing, Max. Total Height Not More Than 1m

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

3 Fence Detail
Scale: Not To Scale

MJM Architect Inc.	Michael Jon Moody | Principal | Architect AIBC, MRAIC, LEED AP	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.3513 e-mail: office@mjmarchitect.ca		DRAWING TITLE: Parkade Plan	DRAWN BY: MJM; CHECKED BY:
		SCALE: AS NOTED	DATE: 2026-01-27 (YYYY-MM-DD)
		DRAWING NO: SK-2.1	



N

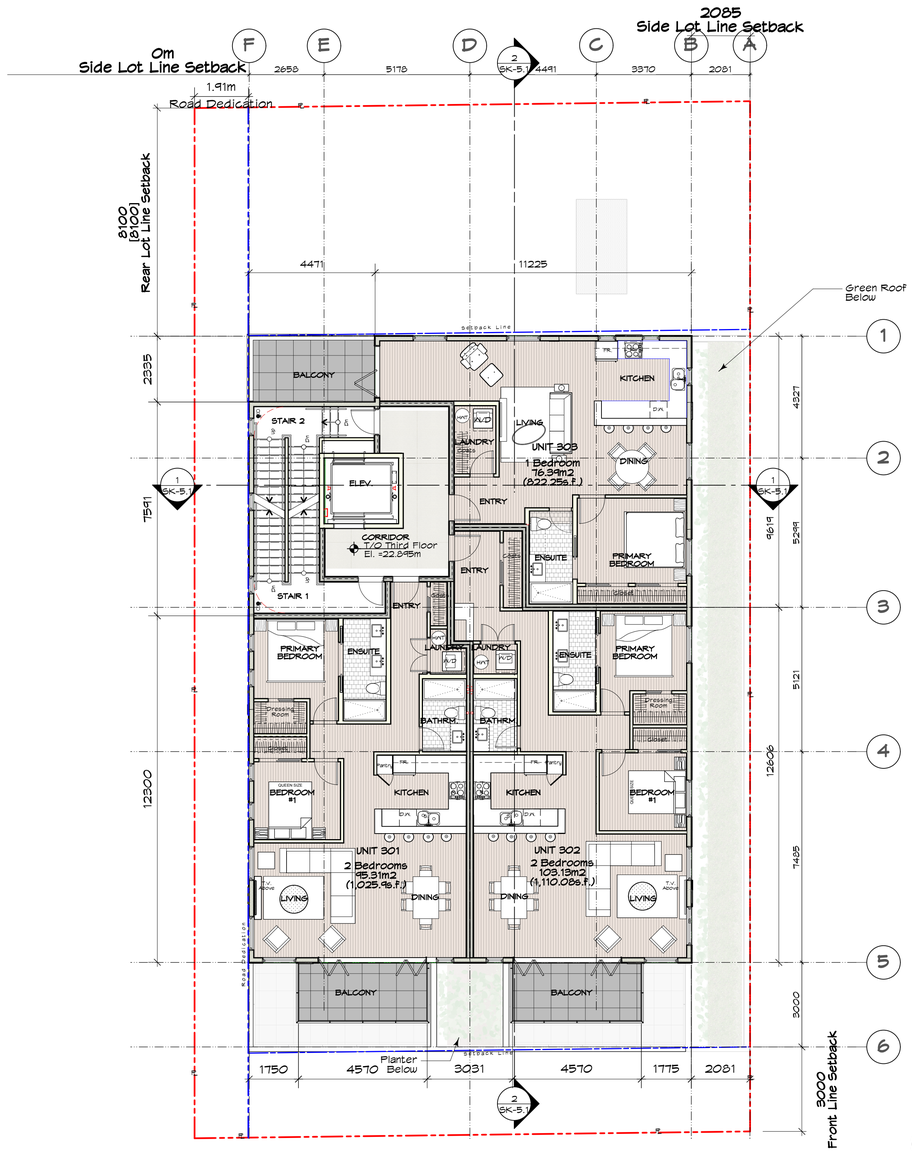
1 Second Floor Plan
Scale: 1:100

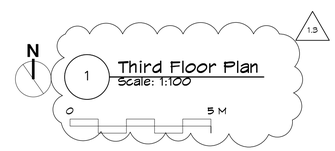
0 5 M

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

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME:	4 Storey Multi-Family 600 Dallas Road, Victoria, BC
PROJECT NO.	2340
DRAWING TITLE:	Second Floor Plan
DRAWN BY:	MJM
CHECKED BY:	
SCALE:	AS NOTED
DATE: (YYYY-MM-DD)	2026-01-27
DRAWING NO.	SK-2.2





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

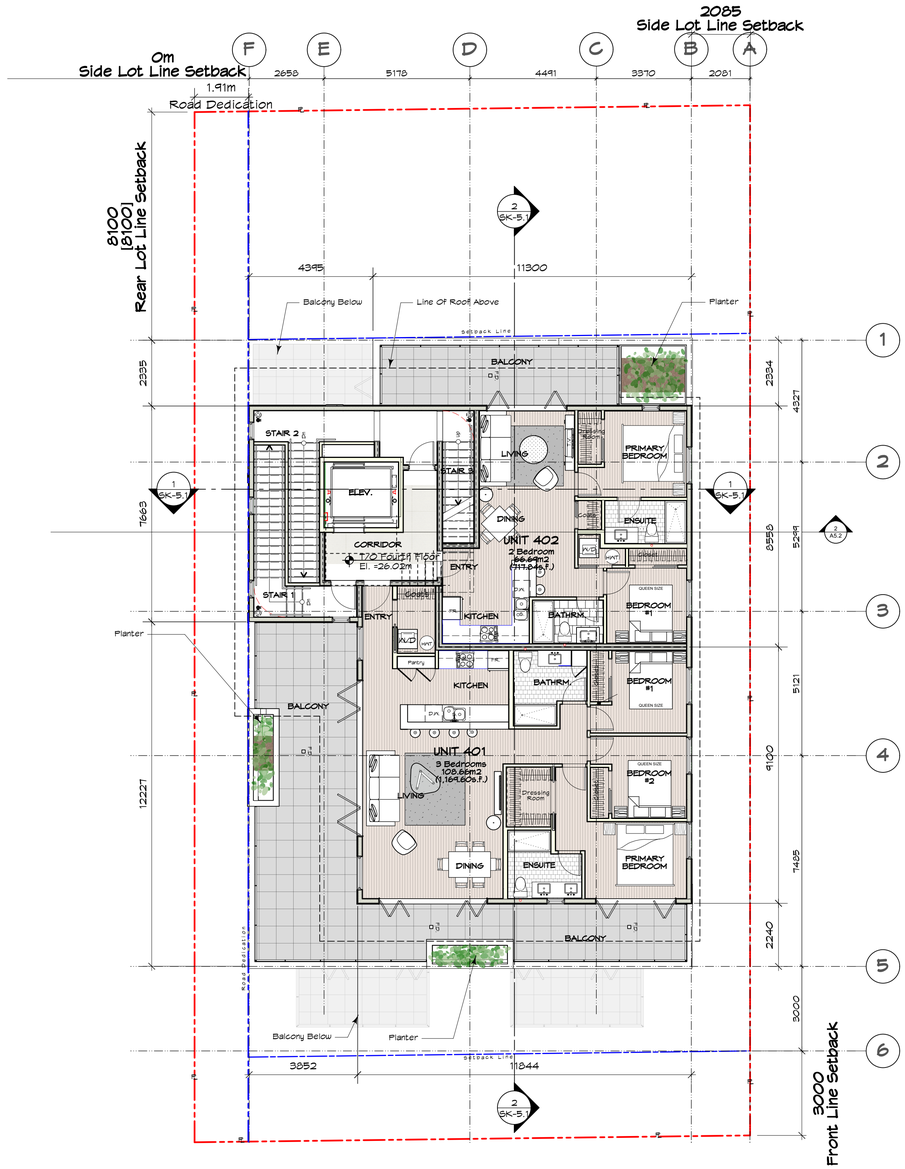
Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.®

MJM Architect Inc.

#301, 531 Yates Street,
Victoria, BC V8W 1K7

ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME:	4 Storey Multi-Family 600 Dallas Road, Victoria, BC
PROJECT NO.	2340
DRAWING TITLE:	Third Floor Plan
DRAWN BY:	MJM
CHECKED BY:	
SCALE:	AS NOTED
DATE:	2026-01-27 YYYY-MM-DD
DRAWING NO.	SK-2.3



N

1 Fourth Floor Plan
Scale: 1:100

0 5 M

1.3

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

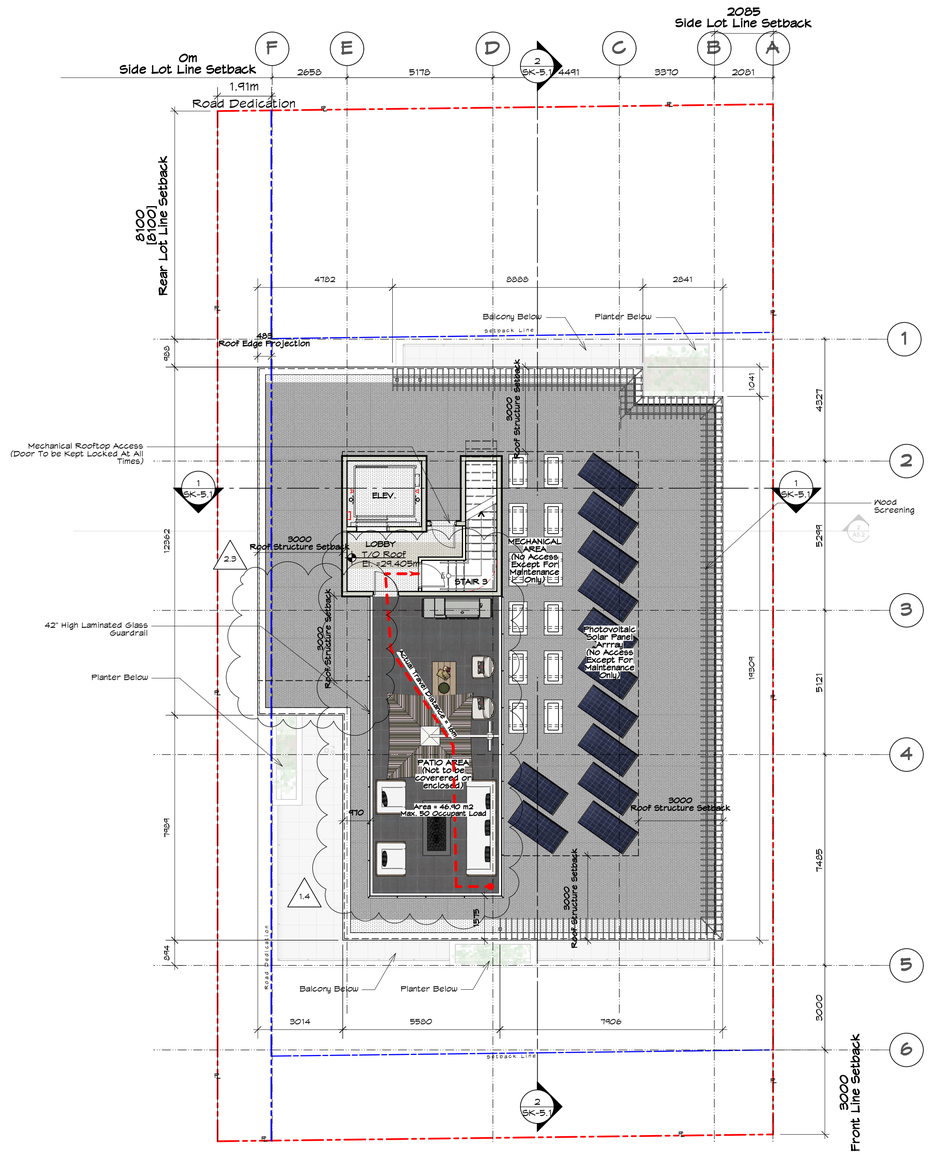
Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.®

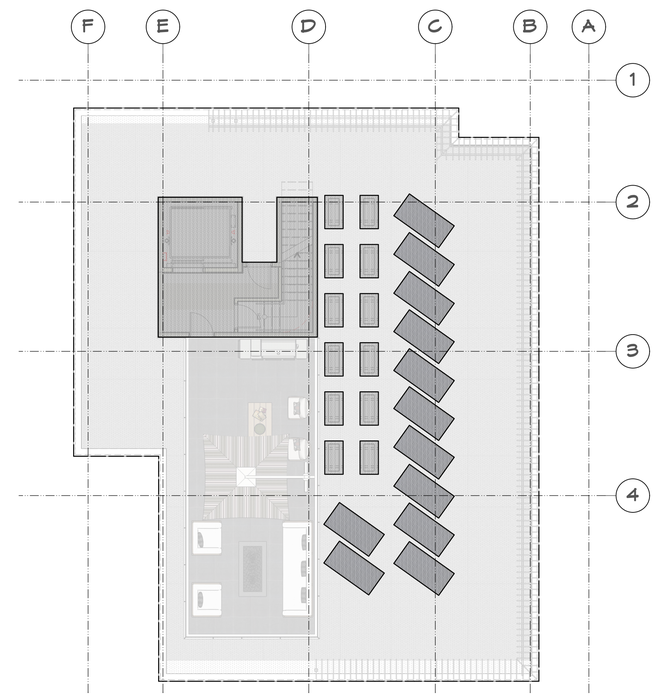
MJM Architect Inc.

#301, 531 Yates Street,
Victoria, BC V8W 1K7

ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC			PROJECT NO. 2340
DRAWING TITLE: Fourth Floor Plan	DRAWN BY: MJM / CHECKED BY:	SCALE: AS NOTED	DATE: 2026-01-27 (YYYY-MM-DD)	DRAWING NO. SK-2.4





Roof Area Coverage

Total Roof Area = 309.00 sqm.

Roof Structure = 56.85 sqm.

Roof Structure / Total Roof Area (100) = 18.40%

Allowable Roof Area Coverage = 20%

N

1 Roof Plan
Scale: 1:100

0 5 M

Michael Jon Moody | Principal | Architect AIBC, MRAIC, LEED A.P.

MJM Architect Inc.

#301 - 531 Yates Street,
Victoria, BC V8W 1K7

ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME	4 Storey Multi-Family 600 Dallas Road, Victoria, BC
PROJECT NO	2340
DRAWING TITLE	Roof Plan
DRAWN BY	MJM
CHECKED BY:	
SCALE:	AS NOTED
DATE: (YYYY-MM-DD)	2026-01-27
DRAWING NO	SK-2.5

2 West Elevation
SK-4.1 Scale: 1:100

MATERIAL LEGEND

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

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

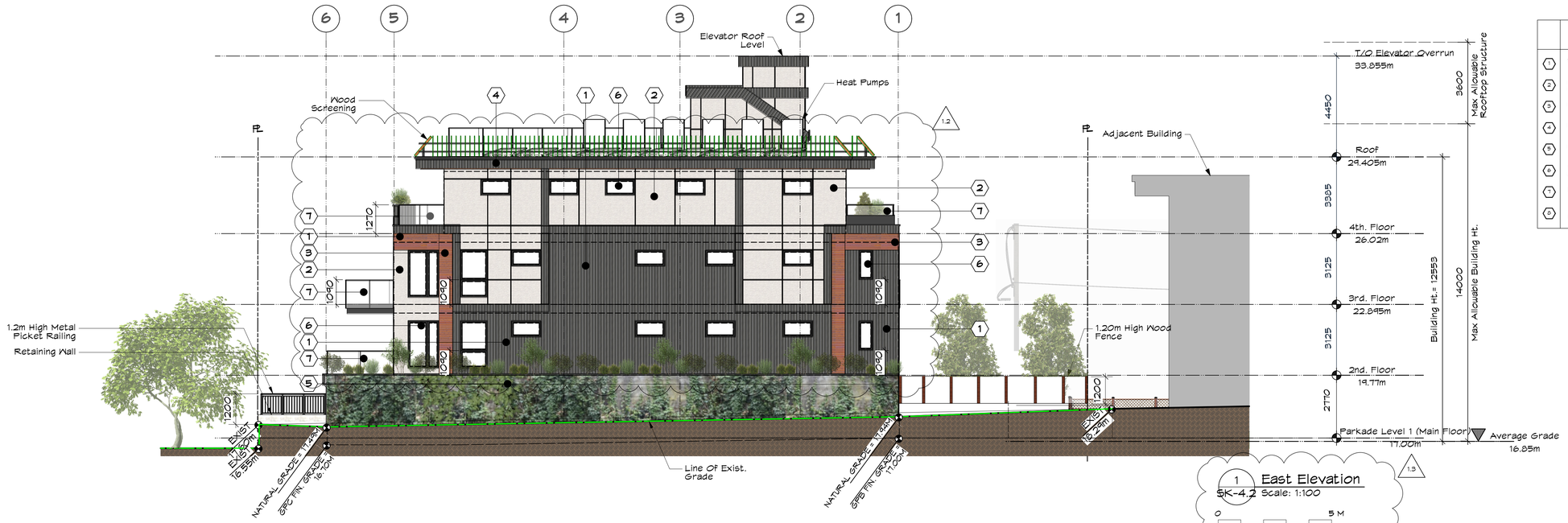
Note:

1) All openable 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-openable 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								

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

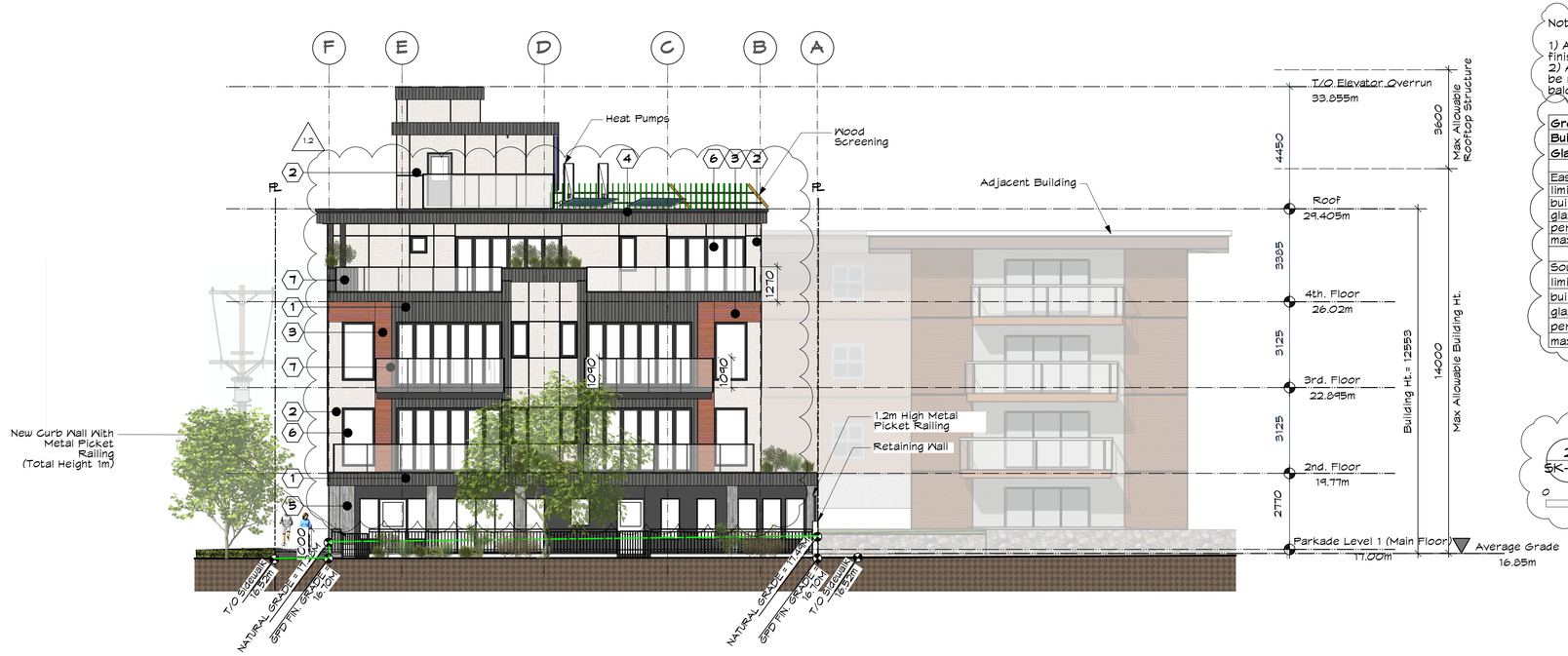
PROJECT NAME: 4 Storey Multi-Family, 600 Dallas Road, Victoria, BC
PROJECT NO.: 2340
DRAWING TITLE: Elevations
DRAWN BY: MJM
CHECKED BY:
SCALE: AS NOTED
DATE: 2026-01-27 (YYYY-MM-DD)
DRAWING NO.: SK-4.1



1 East Elevation
SK-4.2 Scale: 1:100
0 5 M

MATERIAL LEGEND

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



2 South Elevation
SK-4.2 Scale: 1:100
0 5 M

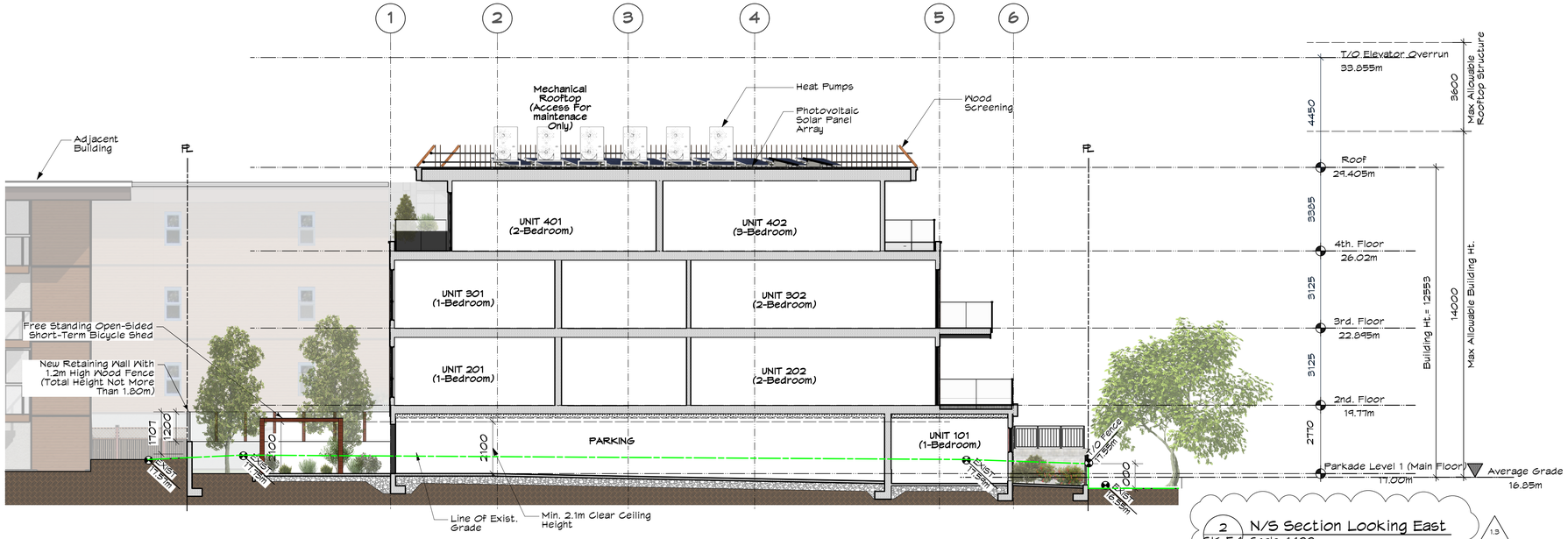
Note:

1) All openable 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-openable and designed to withstand the specified lateral loads for balcony guards.

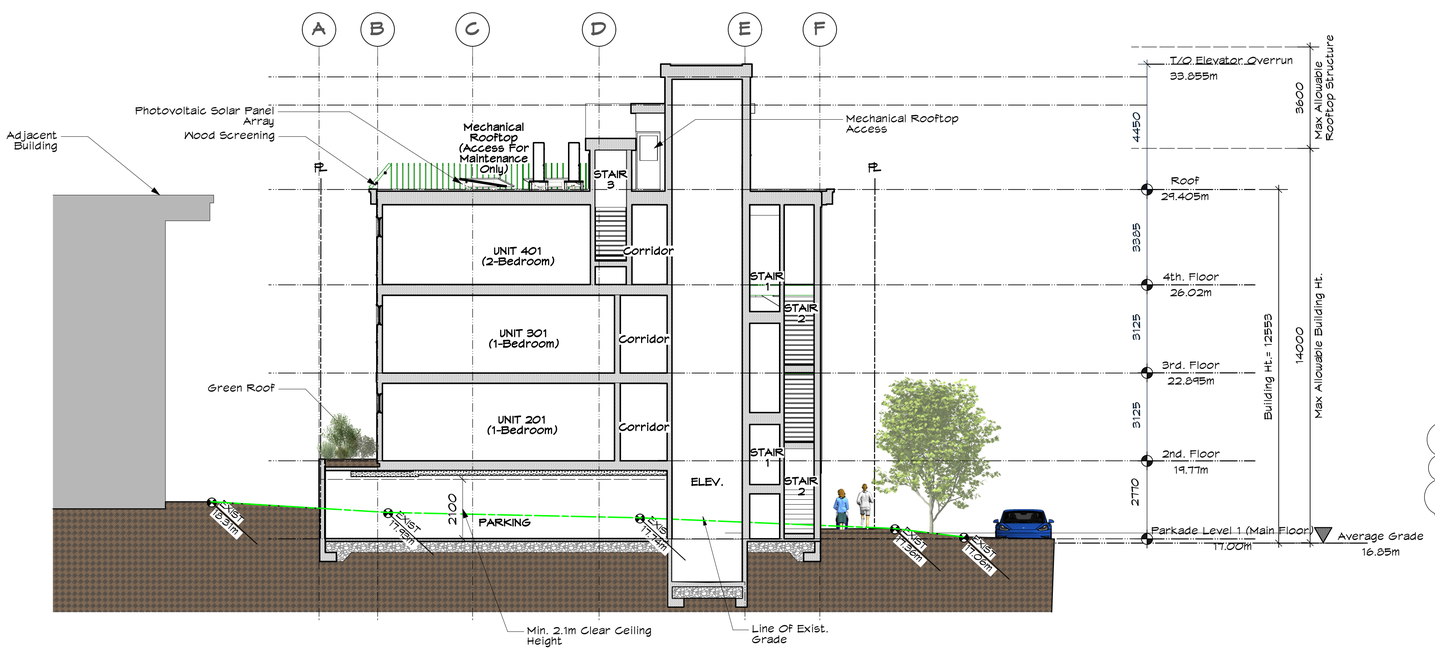
Group C								
Building is Sprinklered Throughout								
Glazing Area Calc.	Level 1		Level 2		Level 3		Level 4	
East								
limit distance	N/A		6.73	2.05	6.73	2.05	6.73	2.05
building face area			200.33	61.06	200.33	61.06	154.55	48.63
glazing area			73.30	6.81	73.30	6.81	33.15	3.08
percentage			11.15%		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 Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family, 600 Dallas Road, Victoria, BC
PROJECT NO. 2340
DRAWING TITLE: Elevations
DRAWN BY: MJM
CHECKED BY:
SCALE: AS NOTED
DATE: 2026-01-27 (YYYY-MM-DD)
DRAWING NO. SK-4.2



2 SK-5.1 N/S Section Looking East
Scale: 1:100
0 5 M
1.3



1 SK-5.1 E/W Section Looking South
Scale: 1:100
0 5 M
1.3

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.®
MJM Architect Inc.
#301 - 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME:	PROJECT NO.
4 Storey Multi-Family 600 Dallas Road, Victoria, BC	2340

DRAWING TITLE:	DRAWN BY:	SCALE:	DATE:	DRAWING NO.
Sections	MJM CHECKED BY:	AS NOTED	2026-01-27 YYYY-MM-DD	SK-5.1

VIEW OF PROJECT
FROM DALLAS ROAD

VIEW OF PROJECT
FROM GOVERNMENT STREET

Conceptual Illustrations Only,
Please refer to Elevations.

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED AP

MJM Architect Inc.

#301 - 531 Yates Street,
Victoria, BC V8W 1K7

ph: 778.966.351.9
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC				PROJECT NO: 2340
DRAWING TITLE: Exterior Views	DRAWN BY: MJM / CHECKED BY:	SCALE: AS NOTED	DATE: 2026-01-27 YYYY-MM-DD	DRAWING NO: SK-6.1

Bicycle Room Entry Door

Planters

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

VIEW OF ENTRY
FROM GOVERNMENT STREET

Glass Balcony Guards

Light Tan STucco Claddding W/ Control Joints

Office & One Bedroom Suite

Concrete Column & Walls

New Sidewalk

New Grassed Boulevard

VIEW OF FRONT YARD
FROM DALLAS ROAD

Conceptual Illustrations Only,
Please refer to Elevations.

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED AP
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family
600 Dallas Road, Victoria, BC

PROJECT NO. 2340

DRAWING TITLE: Exterior Views

DRAWN BY: MJM

CHECKED BY:

SCALE: AS NOTED

DATE: 2026-01-27 (YYYY-MM-DD)

DRAWING NO. SK-6.2

2 Streetscape Looking North on Dallas Road
SK-6.3 Scale: 1:100
0 20 M

1 Streetscape Looking East on Government Street
SK-6.3 Scale: 1:100
0 20 M

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED A.P.®
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family
600 Dallas Road, Victoria, BC

PROJECT NO.: 2340

DRAWING TITLE: Streetscapes

DRAWN BY: MJM
CHECKED BY:

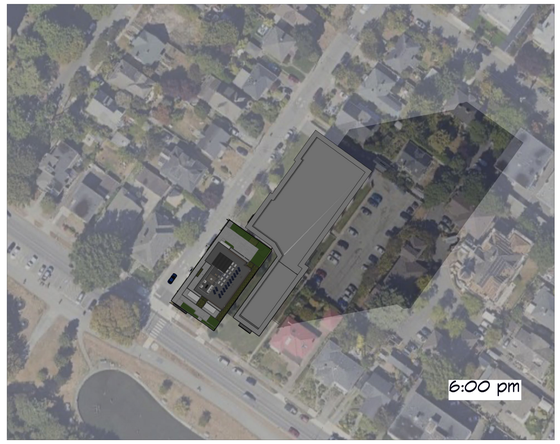
SCALE: AS NOTED

DATE: 2026-01-27 (YYYY-MM-DD)

DRAWING NO.: SK-6.3

WINTER SOLSTICE

DECEMBER 21st



SPRING & FALL EQUINOX

MARCH 21st & SEPTEMBER 21st

SUMMER SOLSTICE

JUNE 21st

Michael Jon Moody | Principal | Architect
AIBC, MRAIC, LEED AP
MJM Architect Inc.
#301, 531 Yates Street,
Victoria, BC V8W 1K7
ph: 778.966.3513
e-mail: office@mjmarchitect.ca

PROJECT NAME: 4 Storey Multi-Family
600 Dallas Road, Victoria, BC

PROJECT NO: 2340

DRAWING TITLE: Shadow Study

DRAWN BY: MJM

CHECKED BY:

SCALE: AS NOTED

DATE: 2026-01-27 (YYYY-MM-DD)

DRAWING NO: SK-7.0

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
1 Gleditsia tricanthos inermis Shademaster	Shademaster HoneyLocust	6m. cal. /B&B
3 Quercus robur fastigiata	Columnar English Oak	6m. cal. /B&B
SHRUBS & PERENNIALS		
Alchemilla mollis robusta	Lady's Mantle	#1 Pot
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Calamagrostis x acutiflora	Karl Foerster Grass	#1 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Euphorbia characias Wulfenii	Wolf's Euphorbia	#5 Pot
Hamamellis Int. Jelena	Orange Witch Hazel	1.5M. Ht.
Hakonechloa macra aureola	Hakone Grass	#1 Pot
Hosta Hadspen Blue	Hadspen Blue Hosta	#1 Pot
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Mahonia aquifolium *	Oregon Grape	#5 Pot
Ophiopogon planiscapus nigra	Black Mondo Grass	#1 Pot
Polystichum munitum*	Western Sword Fern	#3 Pot
Ribes Sang. King Edward*	Ornamental Currant	#5 Pot
Rosemary Officinalis	Rosemary	#3 Pot
Rudbeckia Fulgida	Orange Coneflower	#1 Pot
Spiraea japonica Goldflame	Goldflame Spirea	#3 Pot
VINES & GROUNDCOVER		
Arctostaphylos uva ursi *	Kinnickinnick	SP3
Gaultheria procumbens*	Wintergreen	SP3
Thymus pseudolanuginosus	Wooly Thyme	SP3

NOTES:

THIS PLAN IS NOT FOR CONSTRUCTION.

1. Plant material, installation and maintenance to conform to Canadian Landscape Standards (CLS) (current edition).

2. All growing medium to conform to Canadian Landscape Standards (CLS) (current edition) designation "1P - Level-1 Well Groomed Areas". Greenroof soil depth to comply with required Greenroof soil requirements. Greenroof to include a temporary irrigation system approved by project Landscape Architect.

3. Automatic underground irrigation system to be installed. Irrigation materials and installation to conform to Canadian Landscape Standards (CLS) (current edition) and IIABC Standards. Irrigation to include a timer and rain sensor. Drip irrigation for groundcover and shrub beds, emitter loops for trees, and sprays for lawn areas. All irrigation piping under hardsurfaces to be sleeved. Boulevard lawn or plantings must be compliant with City of Victoria Specifications and Standards.
oIrrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Tom Sherbo, choss@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
-Irrigation Inspection Requirements
-The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
-Irrigation Sleeving prior to backfilling*
-Open trench Main Line and Pressure Test
-Open trench Lateral Line
-Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required, Backflow Assembly is to have an inspection tag completed and attached.
*Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree bend is required should be installed using 100mm SDR 28 GSX (22.5 degree) long sweeps. Please install at 400mm depth.

4. Fencing to be built as shown on Architectural plan; 5. Proposed Street tree locations and species selection to be approved by City of Victoria Parks Dept. Street trees must have one dominant central leader or single straight trunk, 6-8cm diameter caliper measured 15cm above ground, and a well balanced crown with the branching starting at 1.8m -2.5m above ground. trees must be planted per the City of Victoria Supplemental Drawing SD-P4 (Tree Planting in Boulevard) or the Canadian Landscape Standard.

5. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Ross Wilkinson, rwilkinson@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time. Tree Planting Inspections: a) Excavated tree pits, soil cells, root barriers
b) Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries.Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
c) Completed planting - tree planting, grate/guard, stakes etc.

6. Required Parks inspections for street tree planting: 1) Inspection of soil and planting area prior to planting. 2) Inspection of tree stock prior to planting. 3) Inspection of installed tree. Trees must be in good health and condition with no signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

7. All existing trees located on plan are approximate. Size and dripline of trees are not shown, and should be verified by a surveyor and /or arbourist where necessary. Arbourist to install tree protection fencing for boulevard trees where necessary. See also Davey Resource Group Arborist Report dated September 11, 2024. See also (specifically) Arborist Tree Management Plan (Appendix 4) and Replacement Tree Plan (Appendix 5) dated September 11, 2024.

8. Boulevard landscape as shown on this plan. The number and location of new boulevard trees along Government Street to be reviewed by project landscape designer and City of Victoria Parks once underground service/utility information is known. Driveway crossing to be removed and grassed boulevard to be reinstated to municipal standards and City of Victoria approval.

9. The details for the seed and sod boulevard can be found in schedule B3-4. Ensure that adequate soil volumes for the proposed street trees are installed in the grass boulevards. Required inspections for seed and sod boulevard: 1) Inspection of excavation and scarified subgrade prior to backfill. 2) Inspection of installed, rolled and prepared growing medium prior to sodding. 3) Inspection when the installed turfgrass meets the conditions for total performanced as required in the Current Edition of the Canadian Landscape Standard. A soil test for the growing media, for each landscape application on City Property must be submitted top City Parks for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

10. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria webpage.

LEGEND

HARDSCAPE FINISHES:

- PP1 — CIP natural finish concrete Driveway, Natural colour
- PP2 — Belgard Aqualine Series Interlocking Permeable Paving system; colour to be Midnight Grey
- PP3 — Concrete unit paving, Origins by Belgard, all sizes, Iron Bay colour
- PP4 — 1/2" crushed gravel base
- PP5 — CIP concrete sidewalk, Natural

SOFTSCAPE:

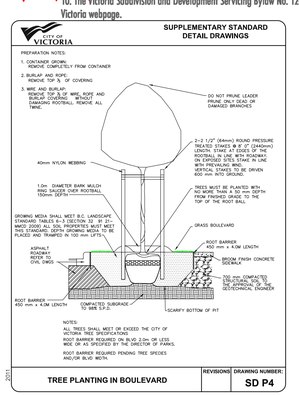
- Lawn
- Planting area c/w groundcover planted
- Green roof planting area

MISCELLANEOUS:

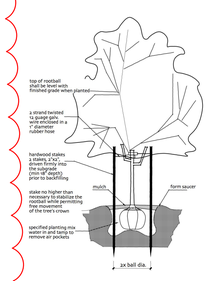
- New concrete or mortared rock retaining/upstand walls; Heights vary.
- Exist concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

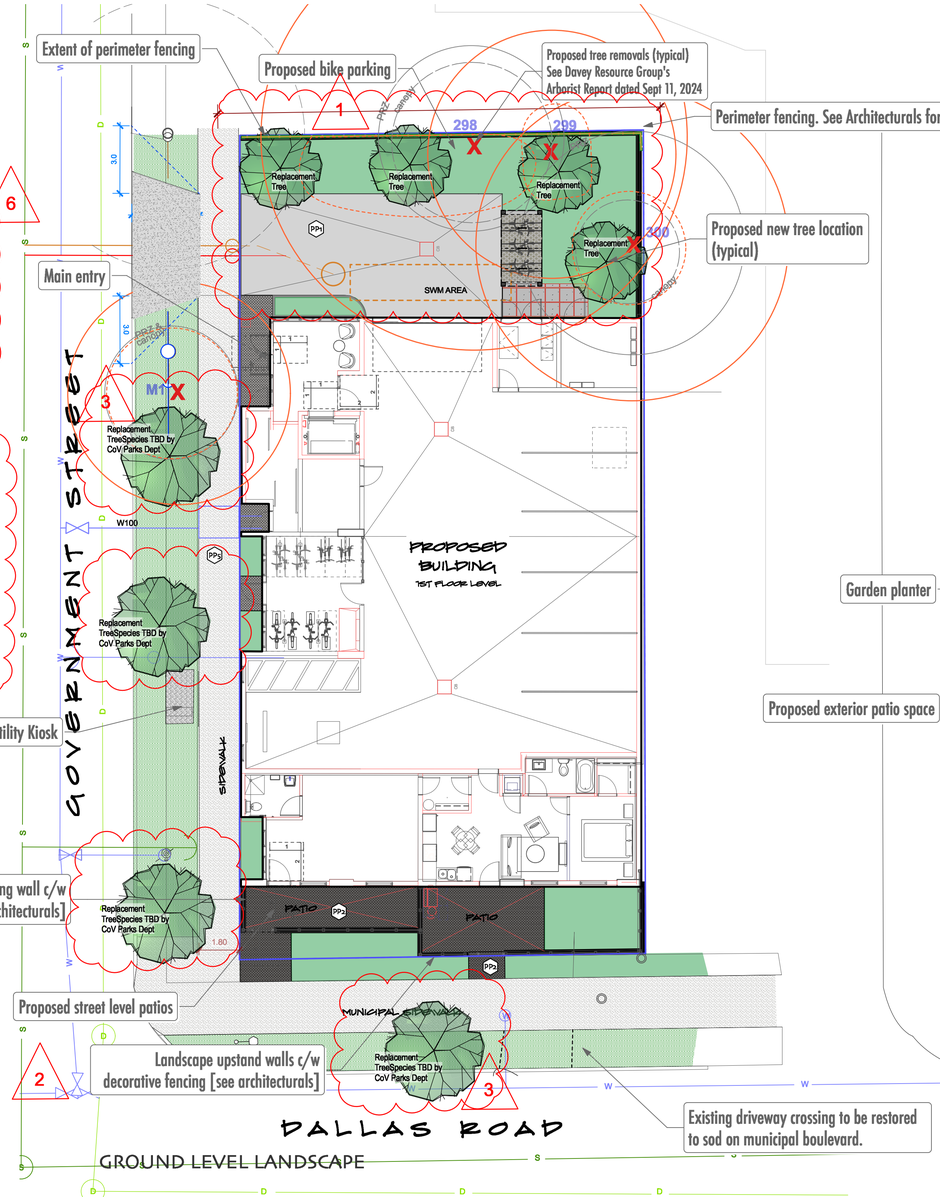
1) All building layout information and setback dimensions supplied by MJM Architect Inc.
2) All survey information supplied by MJM Architect Inc.
3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
4) All errors and omissions must be reported immediately to the Designer.
5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

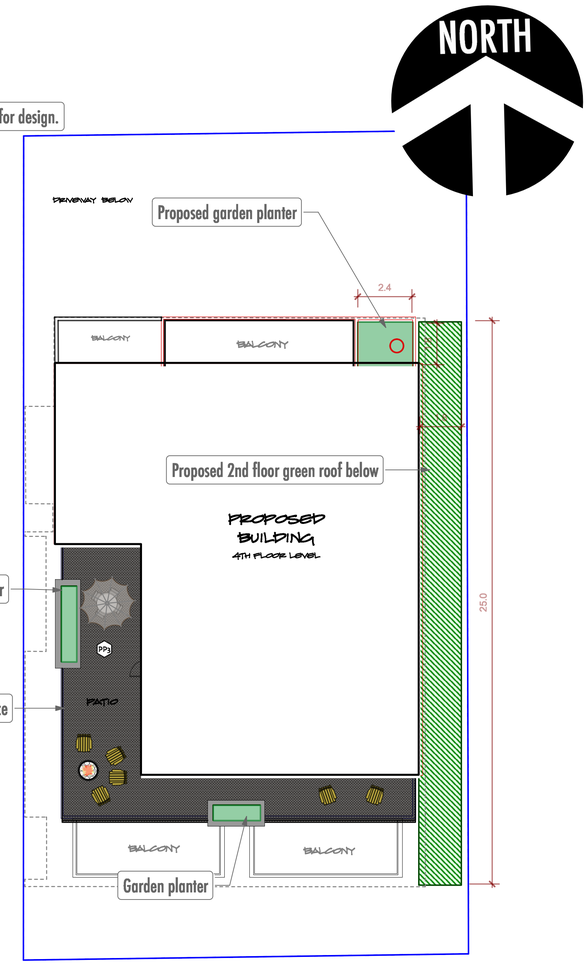


BLVD TREE PLANTING DETAIL
SCALE: NTS



ONSITE TREE PLANTING DETAIL
SCALE: NTS





January 6, 2026 Revision Notes:
1. Replacement Trees are indicated with individually with note.
2. Proposed civil services (water, drain, sanitary) and new power pole & anchor added to landscape plan.
3. New boulevard trees marked ass TBD. Parks to provide species type at B.P. stage.
4. Tree Planting in Blvd. Detail SD P4 added.
5. Street Tree and Tree Planting Inspection Notes requested by Parks added.

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — DANIKA HAZEL PROVEN — 522

SKL.01
10.JULY.2024
1:125
LATEST REVISION: 06.JANUARY.2026

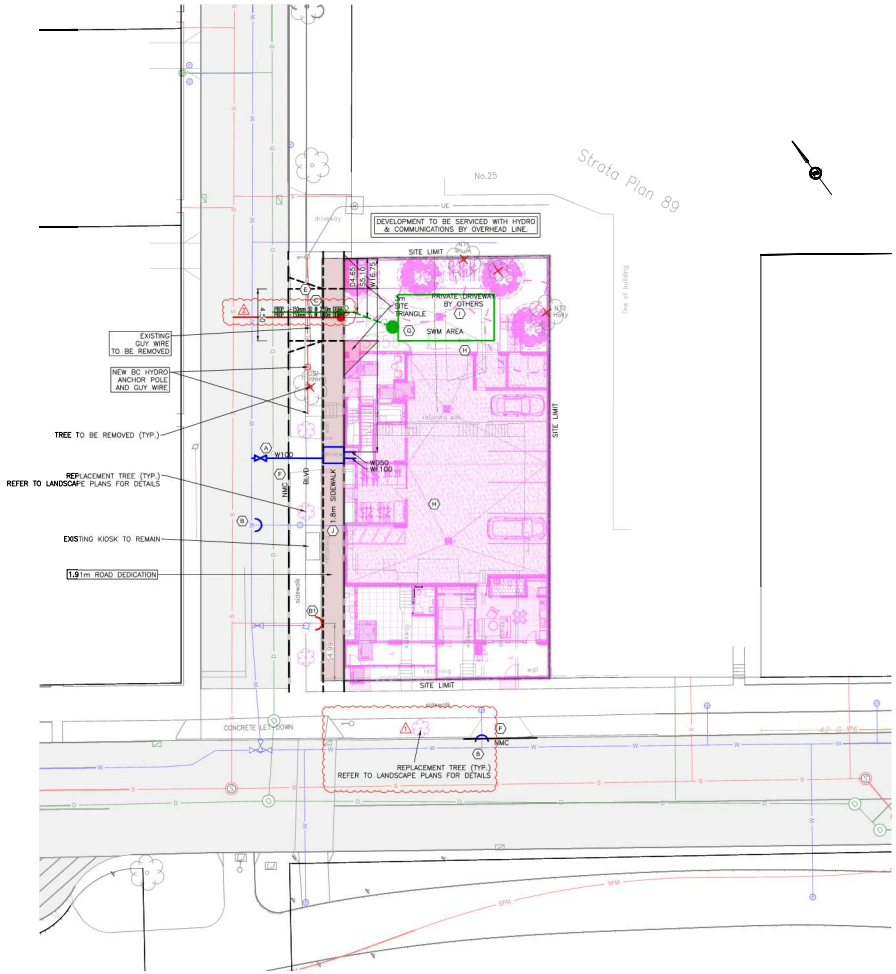
NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.

600 DALLAS ROAD LANDSCAPE LAYOUT

STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC

CALID SERVICES LTD
250.388.6919 - 2750 Quadra St, Victoria, BC

:: RESIDENTIAL DEVELOPMENT :: 600 DALLAS ROAD :: SKL.01 :: landscape layout ::



SITE SERVICING PLAN
H 1:200

PRELIMINARY SERVICING NOTES:

(A) NEW 100mm FIRE WATER SERVICE AND 50mm DOMESTIC WATER SERVICE C/W 50mm WATER METER AT DEVELOPERS EXPENSE. AS PER CITY OF VICTORIA DETAIL W21.

(B) WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

(B1) STORM DRAIN (SD) SERVICE & SANITARY SEWER (SS) SERVICE TO BE CAPPED BY DEVELOPER.

(C) CITY OF VICTORIA TO INSTALL NEW 150mm DRAIN SERVICE AND 150mm SEWER SERVICE IN COMMON TRENCH COMPLETE WITH IC'S AT DEVELOPERS EXPENSE.

(E) CONTRACTOR TO INSTALL NEW 4.5m WIDE CONCRETE DRIVEWAY APRON AS PER CITY OF VICTORIA SD C7a.

(F) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND SIDEWALK AND REINSTATE BOULEVARD AND INSTALL NEW NON-MOUNTABLE CURB. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(G) ONSITE STORMWATER MANAGEMENT AREA COMPLETE WITH CISTERN AND FLOW CONTROL MANHOLE AS PER CoV RAINWATER MANAGEMENT STANDARDS – PROFESSIONAL EDITION. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

(H) EXISTING STRUCTURES TO BE REMOVED. OWNER TO APPLY FOR SEPARATE DEMO PERMIT.

(I) ONSITE GRADING FOR 6m AS PER CoV HIGHWAY ACCESS BYLAW.

(J) CONTRACTOR TO INSTALL NEW 1.80m CONCRETE SIDEWALK PER CITY OF VICTORIA SD C15a.

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

- PROPOSED OPEN INFILTRATION CHAMBER AND SILT TRAP TO BE USED AS GREEN STORMWATER INFRASTRUCTURE. PRELIMINARY SIZING AS PER CITY OF VICTORIA RAINWATER MANAGEMENT STANDARDS SIZING APPROACH FOR INFILTRATION CHAMBERS.
- DESIGN MUST MEET CITY OF VICTORIA'S RAINWATER MANAGEMENT STANDARD OF MANAGING 32mm / 24hrs.
- A HYDRAULIC CONDUCTIVITY (K_s) OF 2mm/hr AND DEPTH OF ROCK RESEVOIR (D_a) OF 550 mm HAS BEEN ASSUMED. HYDRAULIC CONDUCTIVITY TO BE CONFIRMED AT DETAILED DESIGN. INFILTRATION CHAMBER DIMENSIONS MAY BE ADJUSTED ACCORDINGLY AT THAT TIME BY THE ENGINEER.

REQUIRED AREA = MINIMUM SIZING FACTOR x IMPERVIOUS CONTRIBUTORY AREA
IMPERVIOUS CONTRIBUTORY AREA = 580m²
SIZING FACTOR = 32 / (24 x K_s + n x D_a)
= 32 / (24 x 2mm/hr + 0.95 x 550mm)
= 0.0561

REQUIRED AREA OF OPEN INFILTRATION CHAMBER = 0.0561m x 580m²
= 32.5m²

PROPOSED OPEN INFILTRATION CHAMBER AREA = 4.0m WIDE x 8.3m LONG = 33.2m²
PROPOSED OPEN INFILTRATION CHAMBER VOLUME = 33.2m² x 550mm DEEP = 18.2m³

ALL PERIMETER DRAINS TO BYPASS ONSITE STORMWATER MANAGEMENT SYSTEM.

ALL ROOF LEADERS AND HARD SURFACE RUN-OFF TO BE DIRECTED TO ONSITE STORMWATER MANAGEMENT AREAS OR LANDSCAPED AREAS FOR TREATMENT.

DETAILED STORMWATER MANAGEMENT DESIGN AND CALCULATIONS TO BE PROVIDED AT BUILDING PERMIT.

JANUARY 12, 2026 REVISION NOTES:
1. ADDED BOULEVARD TREE & NOTATION AT DALLAS ROAD
2. SEWER & DRAIN DEPICTING SIZE & DEPTH.
3. WATER CAPPED BY CITY AT DEVELOPERS EXPENSE, DRAIN AND SEWER BY DEVELOPER: UPDATED NOTATION AND HEX NOTES.
4. UPDATED WATER NOTATION PER CITY OF VICTORIA COMMENTS
5. ADDITIONAL CONTRIBUTION AREA AND CHANGE GSI TO INFILTRATOR STYLE PER CoV SWM COMMENTS.

KEY PLAN
1:2500

LEGAL DESCRIPTION: LOT 2, SECTION 5, BECKLEY FARM, VICTORIA CITY, PLAN 5355
BENCHMARK: MONUMENT _____ ELEV. _____

600 DALLAS
PRELIMINARY
SITE SERVICING

R. TUCK #29172 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA 2026-01-12

Scale horiz.	1:200	Scale vert.	
Sheet	1	of	1
Eng. Project No.	34922		
Drafted by.	KHG		

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

20260113

ISSUED FOR DEVELOPMENT PERMIT

1:200 0 4 12m

V:_Projects\34956 – Paddle – 600 Dallas\05 – Engineering\03 – Drawings & Sketches (Eng)\34956 – DP PRODUCTION.dwg Plot Date: January 13, 2026