March 3rd., 2026

Development Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

RE: 600 Dallas Road - Application Review Summary Response IV [REZ00890]

To whom it may concern,
This letter is written in conjunction with the set of drawings dated March 3rd., 2026 being resubmitted for a Development Permit at 600 Dallas Road. The TRG comments are attached in Appendix 1 and Zoning Plan check for ease of reference, we have numbered each item in those documents. Note that the revisions below are specific to the DDP Process and items independent of the Building Permit process.

From the Technical Requirements and Regulations Application Review Summary (TRG) (see Appendix 1):
(**Note:** Only conditions to be met prior to DDP issuance are listed and referenced here-in.)

TRG Letter (See Appendix 1) **List of Revisions**	**Sheet Number** **Of Response**
1.0 Land Development Review	
1.1 Encroachment removed	SK-0, SK-4.1,SK-4.2, SK-5.1
1.2. Parking calculations have been revised The Owner has committed to a legal agreement for the TDM measures	SK-0
2.0 Transportation Review	
2.1 Refer to comments in 1.2 above	

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TRG Letter (See Appendix 1)
List of Revisions

Sheet Number_
Of Response

3.0 Engineering Structures Review

No conditions to be met prior to DDP issuance.

4.0 Underground Utilities Review

No conditions to be met prior to DDP issuance.

5.0 Stormwater Management Review

5.1 Refer to Landscape and Civil drawings attached

5.2 To 5.7 Refer to Civil drawings attached

6.0 Parks Division Comments

No conditions to be met prior to DDP issuance

7.0 Building and Inspection Services Comments

7.1 Building confirmed 5 storeys. Materials revised in Material Legend

7.2 Windows comply with 3.3.4.7 of the BCBC — SK-4.1, SK-4.2, & SK-4.3

7.3 Fire hydrant shown on site service plan — SK-4.1, SK-4.2, & SK-4.3

8.0 Fire Department Comments

SK-1

No conditions to be met prior to DDP issuance

End of TRG Application Review Comments Response
See following response to to Zoning Plan Check Comments

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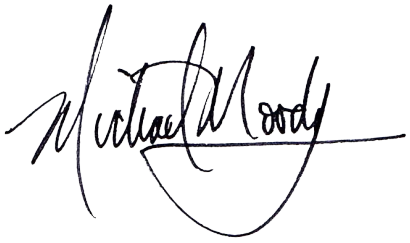
Zoning Plan Check Comments (See Appendix 1)

List of Revisions		Sheet Number Of Response
ZPC-0	Variance requested for first storey residential on flanking street	SK-0
ZPC-1	Variance requested for rear setback above first storey	SK-0
ZPC-2	Variance requested for residential parking	SK-0

In Conclusion:

We trust the brief letter of itemized responses is satisfactory for its intended purpose but, should you require any further information or explanations, we are always eager and happy to respond.
Sincerely,



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APPENDIX 1

1.0 Land Development Review

Contact:

- Primary – Raoul Jain, Senior Land Development Technologist, at 250.361.0507, or email at rjain@victoria.ca
- Secondary - Kevin Smitten, Supervisor of Land Development, at 250.361.0300, or email at ksmitten@victoria.ca or
- General Engineering – 250.361.0300 Central email at eng@victoria.ca

Conditions to be met prior to DDP issuance:

1.1 • Drawing SK-2.5 has a roof plan that indicates encroachment of the roof structure to the west into the proposed road dedication. No encroachment is permitted within the road dedication. A plan revision is required.

1.2 • The plan check dated January 2026 indicates 6 parking stalls are proposed while 11 stalls are required. A variance of 5 parking spaces is required. To help justify this requested variance and provide future residents with affordable and sustainable transportation options while meeting Council-approved emissions and mode share targets, Transportation Demand Management (TDM) measures are required. The required TDM will include a Modo membership for each unit and a BC Transit EcoPass fund of $13,500 that will enable residents to use public transit for free until depleted. Please note this information on the plans. A legal agreement will be required to secure these items prior to issuance of the Development Permit. Approval-In-Principal can be issued prior to the DDP.

All outstanding Engineering comments to be addressed, prior to Land Development approval.

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2.0 Transportation Review

Contact: Steve Hutchison, Transportation Planner at 250.361.0338 or at shutchison@victoria.ca

Conditions to be met prior to DDP issuance:

2.1 • The plan check dated January 2026 indicates 6 parking stalls are proposed while 11 stalls are required. A variance of 5 parking spaces is required. To help justify this requested variance and provide future residents with affordable and sustainable transportation options while meeting Council-approved emissions and mode share targets, Transportation Demand Management (TDM) measures are required. The required TDM will include a Modo membership for each unit and a BC Transit EcoPass fund of $13,500 that will enable residents to use public transit for free until depleted. Please note this information on the plans. A legal agreement will be required to secure these items prior to issuance of the Development Permit. Approval-In-Principal can be issued prior to the DDP.

3.0 Engineering Structures Review

Contact:

- Primary - Deb Becelaere, Bridges and Structures Specialist, at 250.361.0355 or email at dbecelaere@victoria.ca

For Information prior to Building Permit Submission/Approval:

3.1 ○ Previous comment regarding naming the existing kiosk, "Utility Kiosk" has not been addressed on the Civil plans, please ensure this has been updated when the plans are submitted for Building Permit.

3.2 ○ The drawings indicate that the new retaining wall on private property along the Government Street frontage will be 1.2 metres in height in certain sections. Note that for walls over 1.2 metres in height, the City requires a signed and sealed design by a Professional Engineer specializing in structural wall design. If applicable, the wall footing must be installed entirely on private property.

4.0 Underground Utilities Review

See next page

4.0 Underground Utilities Review

Contact: Marcin Jedynak, Supervisor - Infrastructure Planning & Underground Utilities, at 250.361.0550 or mjedynak@victoria.ca

Conditions to be met prior to DDP issuance:

- No further comments

For Information prior to Building Permit Submission/Approval:

- Due to proximity to archeological areas, the Applicant will need to contact BC Archeological branch and retain services of an archeologist for the purpose of any excavation on the property, as well as for the new services by the City. A report will be required at BP prior to City installation of the proposed services.
- The applicant is required to retain the services of a Qualified Professional for any project requiring excavation and disposal of any volume of soil for the purpose of characterizing the soil and determining a suitable disposal facility. The soil assessment must include samples from proposed service trench locations, **with a report to be provided to the City**. This is required to allow the City to provide the most accurate estimate and to install the new services most efficiently. Additionally, soil from a property with a current or former BC CSR Schedule 2 Activity must comply with provincial soil relocation requirements, including the one-week notification period prior to soil relocation.
    - A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway.
- Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, *Schedule G: Code of Practice for Construction and Development Activities*. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or asteele@victoria.ca to register.
- A Borehole Permit from Land Development will be required for soil characterization work on City property as per the above requirement.

    - Please see Borehole Memo for more information.
    - An application can be made here: Borehole Permit
- A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway.
    - An application can be made here: Street Occupancy Permit

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5.0 Stormwater Management Review

Contact: Taryn Fournie, Stormwater Management Analyst, at 250.361.0642 or tfournie@victoria.ca

Landscape Plan:

5.1 • The outline of the stormwater infiltration system in the driveway shown on the Landscape Layout plan does not match what is shown on the Preliminary Site Servicing plan. Please ensure these are aligned.

5.2 • The patios to the south of the proposed building are labelled PP2 (i.e., permeable pavers) on the Landscape Layout plan. However, the hatching on the plan is the same as PP3 (i.e., concrete unit pavers). Please revise the hatching to align with PP2 for these patio areas.

Infiltration Chamber Sizing:

5.3 • The preliminary infiltration sizing provided specifies that an open chamber system is to be used. However, the total chamber depth used to determine the sizing factor was based on an infiltration system with a rock reservoir (i.e., a depth of 550 mm). According to the Rainwater Management Standards, when using the assumed saturated hydraulic conductivity of 2 mm/hr, the maximum allowable depth of an infiltration system is 550 mm for a rock reservoir system and 200 mm for an open chamber system. These maximum depths are based on providing a maximum drain time of 4 days. This ensures there is capacity in the system for subsequent rainfall events. Using these maximum system depths and assumed saturated hydraulic conductivity, the sizing factor for infiltration systems is 13%.

5.4 • If you want to increase the maximum allowable depth, you can do onsite soil testing. Since the maximum allowable system depth is based on the saturated hydraulic conductivity, if soil testing demonstrates that the saturated hydraulic conductivity is greater than the assumed 2 mm/hr (for clay), this should increase the maximum allowable depth.

5.5 • It is understood that this is a constrained site with limited area available for the infiltration system. Another option for reducing the size of the infiltration chamber system is to reduce the overall site impervious area that needs to be managed. The preliminary sizing uses an impervious area of 580 m^2. Considering the green roof, planter between the two balconies on the south side of the building, and permeable paver patios at ground level, the building area that needs to be managed is approximately 390 m^2. If the driveway is converted to a permeable surface treatment (e.g., permeable pavers or porous asphalt) then this would not need to be managed by the infiltration chamber system. Additionally, if the green roof area is expanded, this could further reduce the impervious area needing to be managed. Assuming a total impervious area of 390 m^2 and a sizing factor of 13%, the resulting infiltration chamber would be approximately 50 m^2. This chamber may still be able to fit within the driveway area.

5.6 • Please revise the sizing calculations based on the considerations above.

Preliminary Site Servicing Plan:

5.7 • Note G under 'Preliminary Servicing Notes' specifies that "onsite stormwater management area complete with cistern and flow control manhole as per CoV Rainwater Management Standards – Professional Addition. […]". However, the proposed onsite stormwater management is an infiltration chamber system rather than a cistern with a controlled outlet. As such, please revise this note.

For Information prior to Building Permit Submission/Approval:

- Please include a rainwater management plan with design details, sections, and product specifications for site rainwater management, demonstrating how the design meets the

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6.0 Parks Division Comments

Contact: Mitch Ginter, Telephone: 778.746.6063 or at mginter@victoria.ca

Conditions to be met prior to DDP issuance:

- No further comments.

7.0 Building and Inspection Services Comments

Conditions to be met prior to DDP issuance:

7.1 • Designer to confirm this is a 4 or 5 storey building as the proposed Cedar Cladding does not appear to meet the requirements of 3.1.4.8. of the BCBC as this is a 5 storey building. This is regarding the roof top lobby noted on sheet SK-2.5.

As previously noted:

7.2 • Designer to review 3.3.4.7. of the BCBC for height of windows. The windows appear not to comply with 9.8. of the BCBC.

7.3 • Please show the fire hydrant on the site service plan as per 3.2.5.15. of the BCBC within 45m and is unobstructed.

8.0 Fire Department Comments

Contact: Megan Sabell, Telephone: 250.920.3362 or at msabell@victoria.ca

Conditions to be met prior to the Committee of the Whole:

- No further comments

For Information prior to Building Permit Submission/Approval:

- Current location/ configuration of the fire department connection (FDC) is unsatisfactory as it will have the hose line crossing the access and egress door of the building. The FDC will need to be relocated or re-configured so the hose lines will not be a tripping hazard during access or egress.
- Buildings greater than 12 meters in height may require bi-directional amplifiers for the emergency communications system (CREST). This site will be required to conduct frequency testing at time of construction. This testing cannot occur until after doors and windows are installed, so you many want to plan for the signal boosters during the design process. Refer to the Fire Prevention and Regulation Bylaw 21-010 Sentence 30 and Schedule D. This report must be provided to the Fire Department Inspector (fireprevention@victoria.ca) in a timely manner as this will be required prior to occupancy.

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APPENDIX 2

ZONING PLAN CHECK			
Address		Application number	Plan checker
600 Dallas Road		**REZ00890**	**Nicole**
Legal description		DP Area	Date of Plans
LOT 2, SECTION 5, BECKLEY FARM, VICTORIA, VIP5355		**DPA 1: General Urban Design**	**January 28, 2026**
Current use	Zoning	Heritage	* Variance
Duplex	**Local Village District-1 (LVD-1)**	**None**	** Existing n/c
Proposed use	Proposed zone	Proposed scope of work	
Rental housing	**N/A**	**Four-storey rental housing development**	

	Zoning Criteria	Proposal	Zone Standard	Comment
	Location and Siting of Uses and Structures			
ZPC-0	First storey residential use	**Office/Residential***	Permitted ***ONLY*** on flanking street lot line	refer to drawing SK-0
	Number of buildings (max.)	**1**	1	
	Dwelling unit size (m^2)(min.)	**66.69**	33.00	
	More than 3-storeys	**Yes**	Yes	
	3-bedroom units (%)(min.)	**11.00**	10.00	
	2-bedroom units (%)(min.)	**56.00**	20.00 (15% if Schedule C section e. density benefit provided)	
	Operable bedroom window (min.)	**Ok**	1.00	
	Site planning			
	Lot area (m^2) (min.)	**721.00**	540.00 (for lot coverage)	
	Lot area post dedication (m2)	**651.40**	540.00 (for lot coverage)	
	Lot width (m) (min.)	**17.81**	15.00	
	Floor area (m^2)	**1099.72**	Required for FSR	
	Floor space ratio (ratio) (max.)	**1.52**	1.6 (pre-dedication area)	
	Lot Coverage (%) (max.)	**69.84**	80.00	
	Landscape area (%) (min.)	**6.00**	6.00	
	Setback - property lines and underground structures (m)(min.)	**ok**	1.00	
	Above ground structures (such as balconies)	**ok**	Not permitted	
	Building data			
	Average grade (m)(geo.)	**16.85**	Required for height	
	Height (m)(max.)	**12.55**	14.00	
	Parapet projection (m) (max.)	**n/a**	1.20	
	Storeys	**4**	n/a	
	Setbacks - Front (Dallas) (m)(min.)	**3.00**	0.00	
	Side (east)(m)(min.)	**0.00**	0.00	
	Flanking side (Gov't) (m)(min.)	**0.00**	0.00	
	Rear - first storey (m)(min.)	**8.10**	6.00	
	Non-residential storeys (m)(min.)	**n/a**	6.00	
ZPC-1	Residential above first storey (m)(min.)	**8.10***	9.15 - 25% lot depth	refer to drawing SK-0
	Projections - Balconies (m)(max.)	**n/a**	2.00	

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	cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens (m)(max.)	**n/a**	0.60	
	Steps and porch (m)(max.)	**n/a**	2.00	
	Rooftop structure			
	Projection (m) (max.)	**3.00**	3.60	
	Roof area coverage (%)(max.)	**19.02**	20.00	
	Setback from building edge (m)(min.)	**3.00**	3.00	
	Fencing			
	Height - Residential- Front (m)(max.)	**1.00**	1.22	
	Height - Residential - Rear and side (m)(max.)	**1.20**	1.83	
	Height - Non-Residential (m)(max.)	**n/a**	2.13	
	Height - Park/play field/industrial (m)(max.)	**n/a**	3.05	
	Post projection - above fence (m)(max.)	**n/a**	0.30	
	Front Yard Gate height (m)(max.)	**1.00**	2.60	
	Front Yard Gate width (m)(max.)	**n/a**	1.50	
	Sight line (Corner lot) (m)(min.)	**ok**	6.00 (arterial rd.) / 3.00 (other)	
	Vehicle parking			
	Commercial	**n/a**		
ZPC-2	Residential	**6***	>45m2 up to 70m2: 1 >70m2: 10 Total: 11	refer to drawing SK-0
	Accessible - standard - res & comm	**n/a**	n/a	
	Accessible - van - res & comm	**1**	1	
	Visitor parking	**1**	1	
	Accessible - standard visitor	**n/a**	0	
	Accessible - van visitor	**n/a**	0	
	Accessible signage	**Ok**	Required - Per Part 5	
	Parking location	**Grade-level parkade**	Per Part 5	
	Height clearance (m)(min.)	**2.1**	2.10	
	Drive aisle grade (%)(max.) - accessible stall	**2.00**	5.00	
	Drive aisle grade (%)(max.)	**2.00**	8.00	
	Driveway grade (%)(max.)	**0.54**	15.00	
	Driveway/parking materials	**Concrete**	Solid	
	Electric charging - Residential (%)(min.)	**100**	100.00	
	Bicycle parking			
	Long Term	**12**	11	
	Location - long term	**ground level**	within 1 floor level of finished grade	
	Ceiling Clearance (m)(min.)	**2.1**	2.10	
	Entry door width (m)(min.)	**0.9**	0.90	
	Aisle width (m)(min.)	**1.50**	1.50	
	Ground anchored (%)(min.)	**66.00**	50.00	
	Short Term	**6**	6	
	Location - short term	**13.80**	within 15.00m of public building entrance	

Comments:
Note: EV chargers must not project into minimum stall dimensions. Show on plans at BP stage.

End Of Document

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