

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

Jan 27th., 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)	1,099.12m2 (See Area Calculations Table)
Floor Space Ratio	1,099.12 ÷ 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)	3.10m (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

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	

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 (881.88sq.ft.)
	2 Bedroom	201	95.31m2 (1,025.9sq.ft.)
	2 Bedroom	202	103.13 (1,110.08sq.ft.)
Second	1 Bedroom	203	76.39m2 (822.25sq.ft.)
	2 Bedroom	301	95.31m2 (1,025.9sq.ft.)
	2 Bedroom	302	103.13 (1,110.08sq.ft.)
Third	1 Bedroom	303	76.39m2 (822.25sq.ft.)
	2 Bedroom	401	108.66m2 (1,169.60sq.ft.)
	2 Bedroom	402	66.69m2 (717.84sq.ft.)
Fourth (Penthouse)	1 Bedroom	3	33.33%
	2 Bedroom	5	55.56%
	3 Bedroom	1	11.11%
SUBTOTAL UNITS			66.67%
TOTAL # OF SUITES		9	
TOTAL SUITE AREA			806.94m2 (8,685.88sq.ft.)

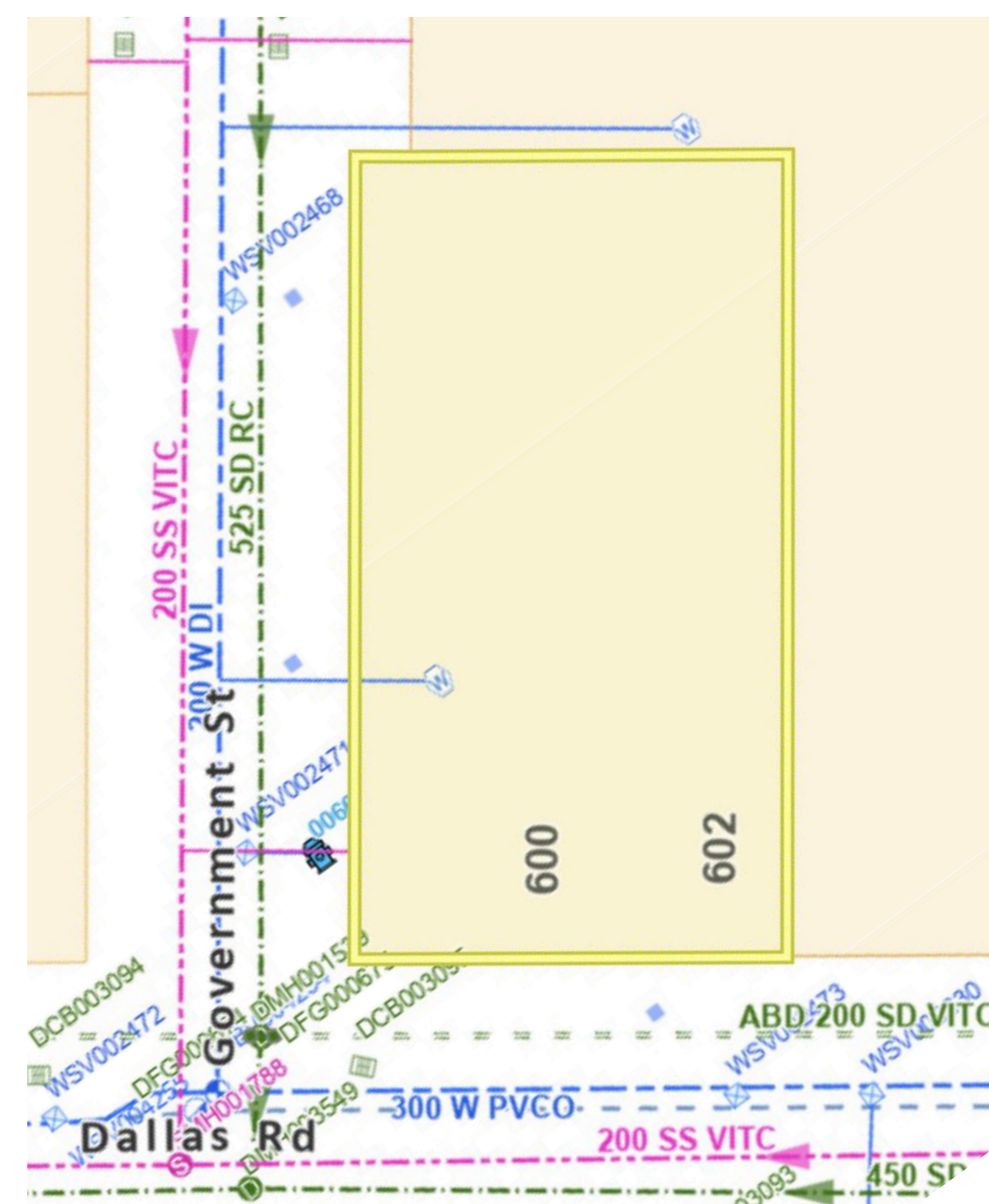
Area Calculations:	
Site Area = 721 m2	
Parkade Level (Excludes Parking & Bicycle)	= 160.05m2 (1,722.76sq.ft.)
Floor Levels 2 & 3 (2 x 338.52m2 Ea.) (Excludes Balconies)	= 677.04m2 (7,287.59sq.ft.)
Penthouse Level 4 (Excludes Balconies)	= 237.44m2 (2,555.78sq.ft.)
Roof	= 25.19m2 (271.14sq.ft.)
Total Floor Area =	= 1,099.12m2 (11,837.24sq.ft.)
FSR : 1,099.12 ÷ 721 = 1.52 : 1	

### Revisions

Received Date:  
January 28, 2026

MJM Architect Inc. #801, 585 Yates Street, Victoria BC V8W 1G7 ph: 778.966.8018 email: office@mjmarchitect.ca	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 Cover Sheet/Site Data	DRAWN BY MJM	SCALE AS NOTED	DATE 2026-01-27	DRAWING NO. SK-0	





2 City Infrastructure Plan  
Scale: 1:250

### Average Grade Calculation

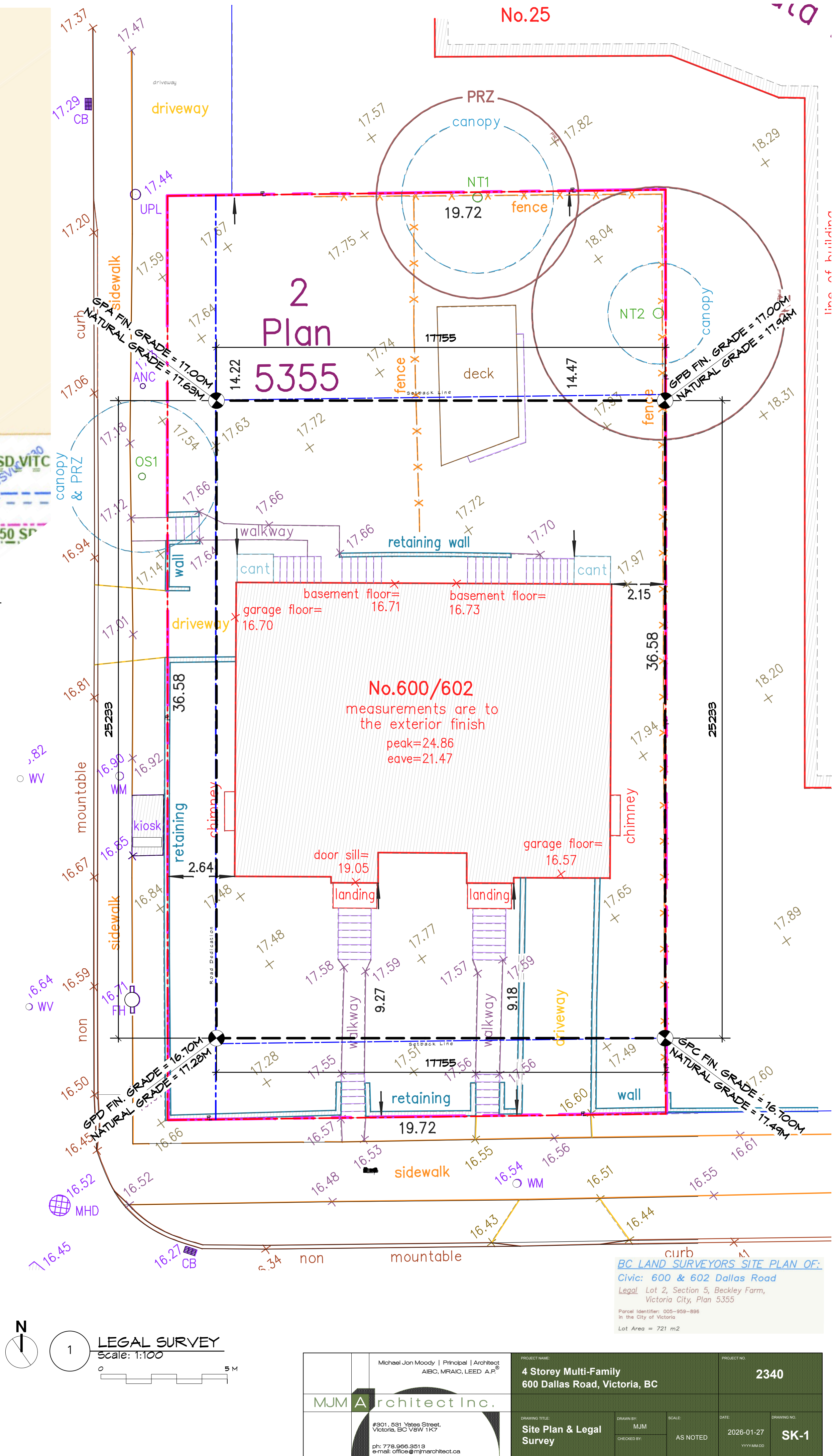
Grade Point	Distance (metres)		
GPA	17.00		
GPB	17.00		
GPC	16.70		
GPD	16.70		

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

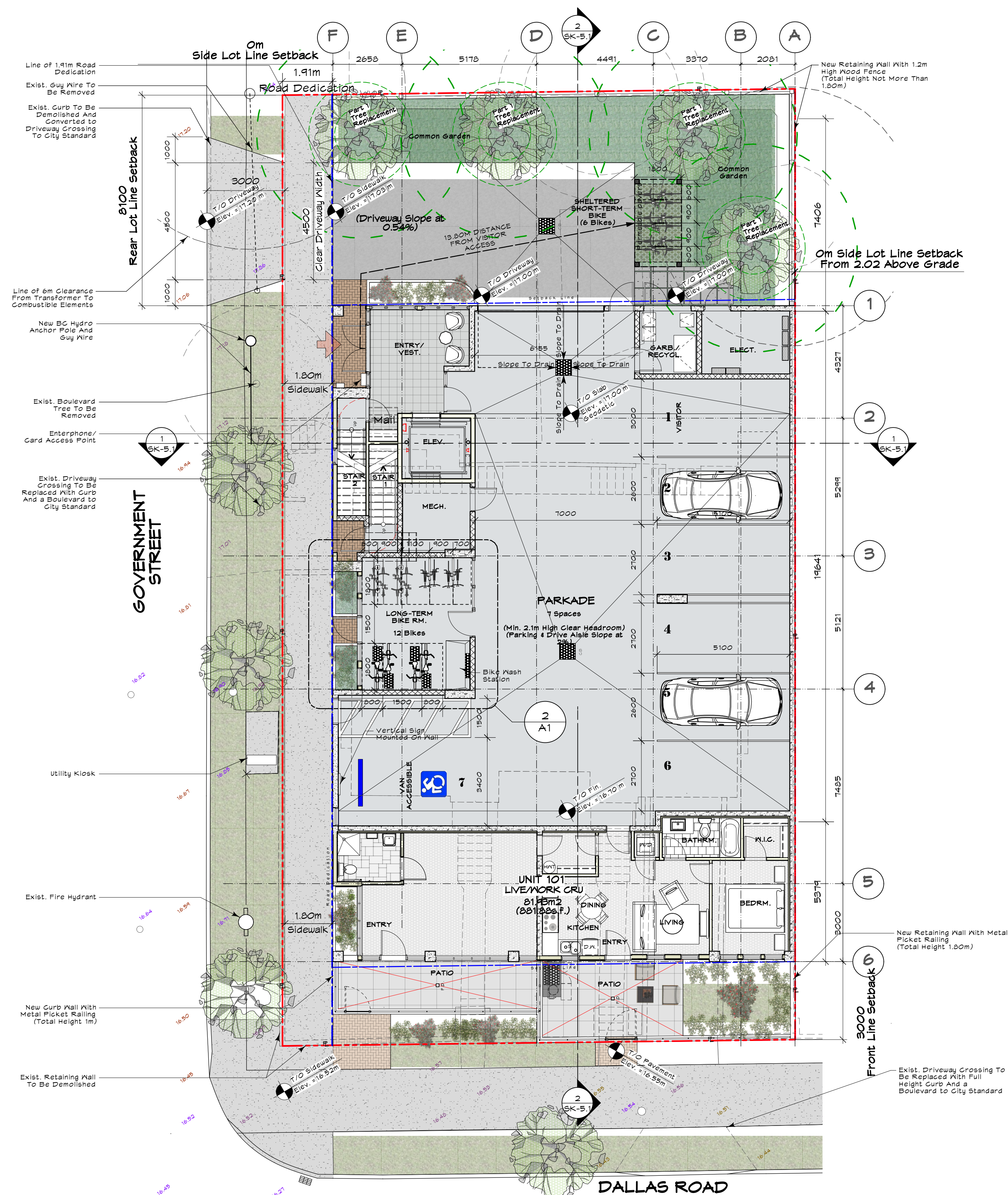


BC LAND SURVEYORS SITE PLAN OF:  
Civic: 600 & 602 Dallas Road  
Legal Lot 2, Section 5, Beckley Farm,  
Victoria City, Plan 5355

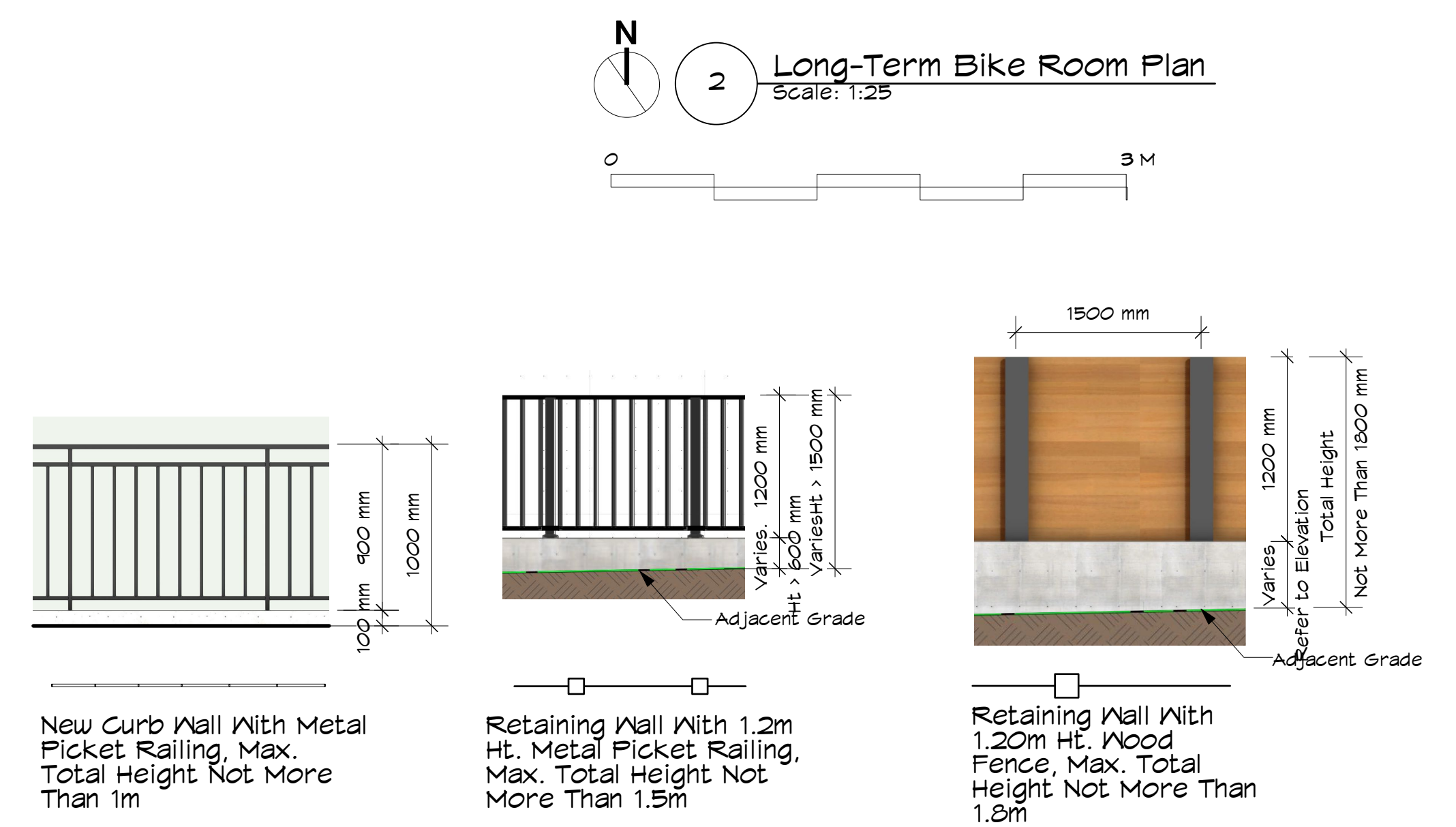
Parcel Identifier: 005-959-896  
in the City of Victoria

Lot Area = 721 m<sup>2</sup>

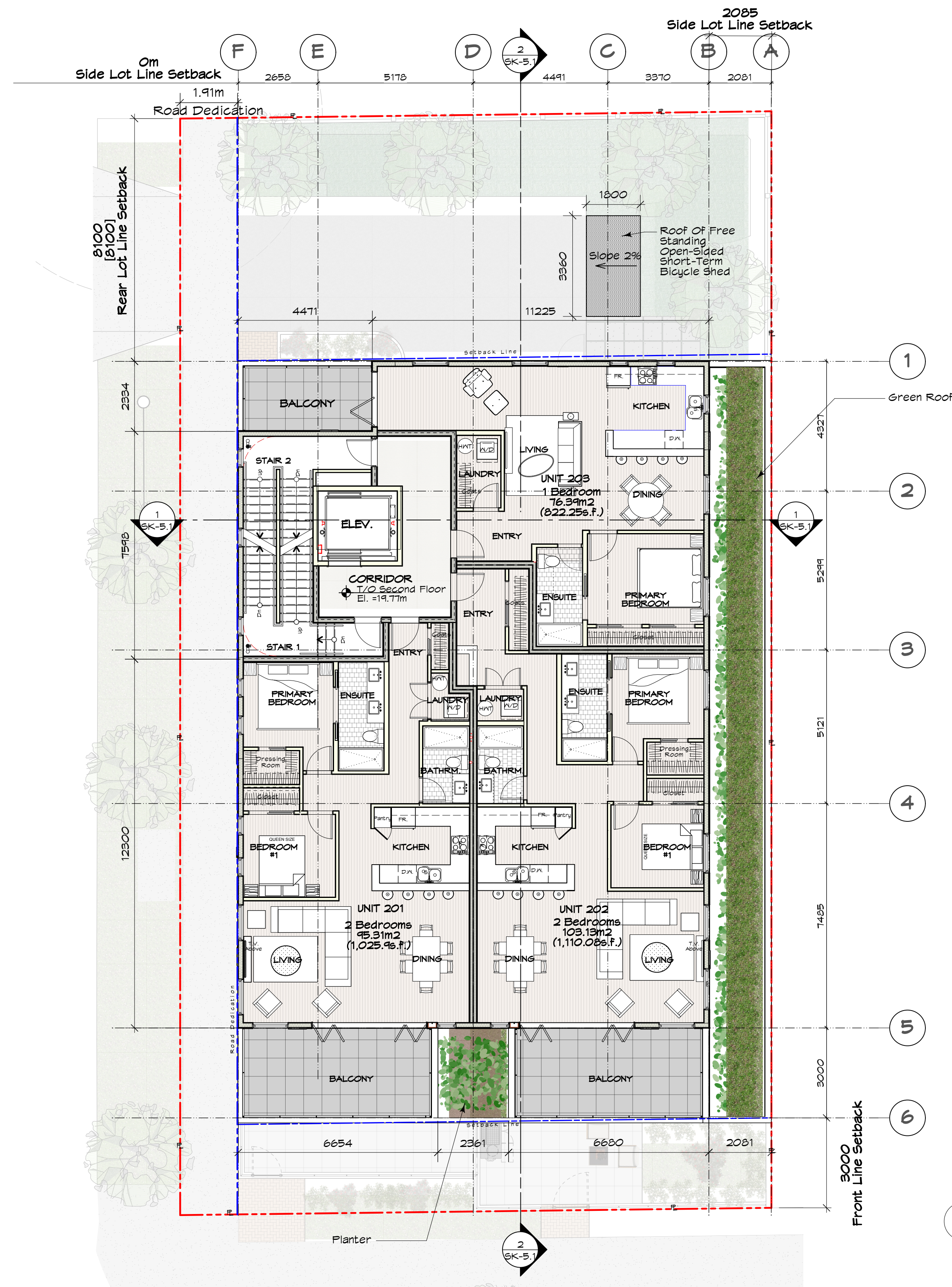




Note:  
- All Bedrooms Will Be Provided  
With At Least One Egress Window As  
Per BCBC 2024







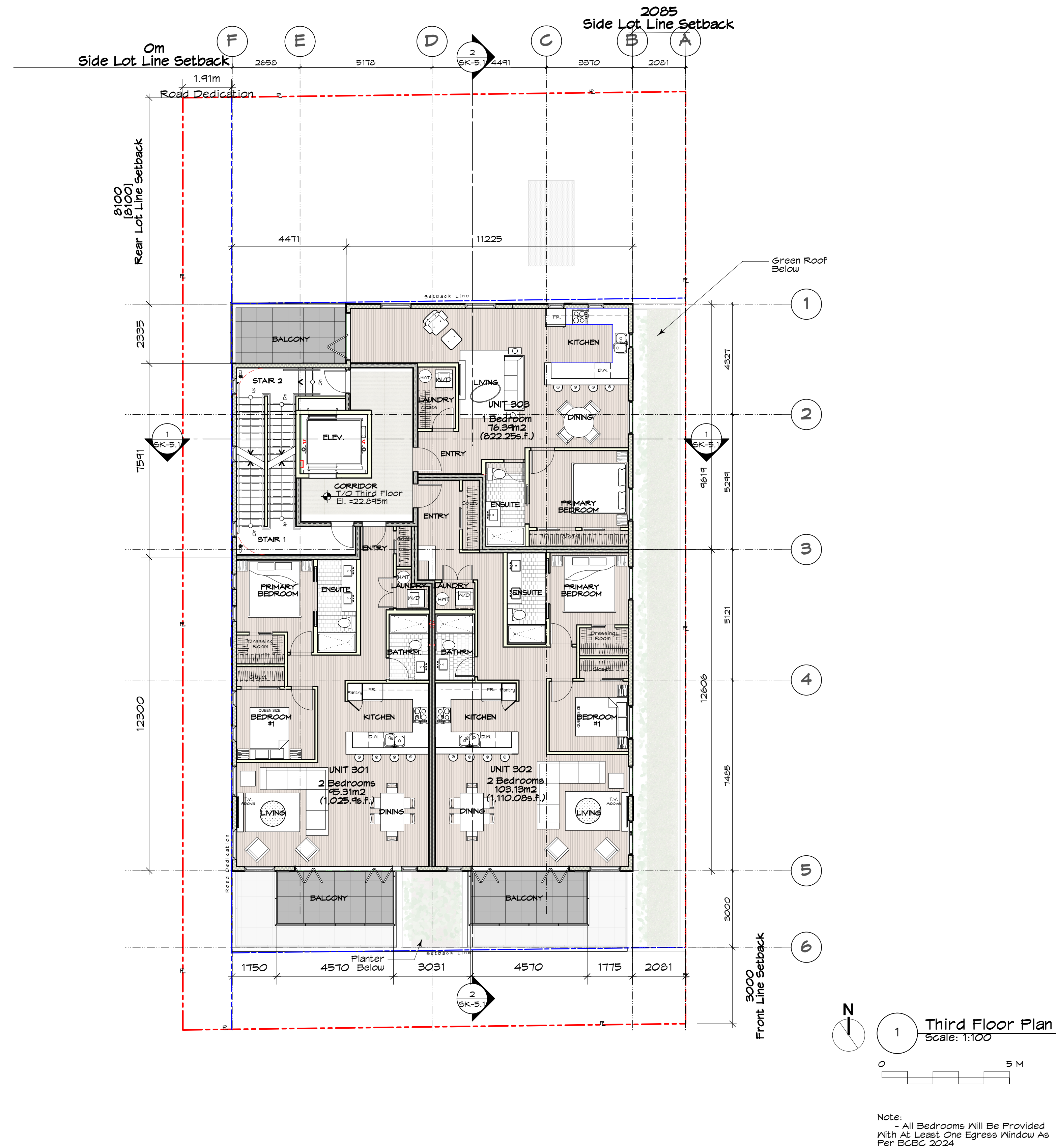
1 Second Floor Plan  
Scale: 1:100

0 5 M

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

	Michael Jon Moody   Principal   Architect AIBC, MRAC, LEED A.P. <sup>®</sup>	PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO. 2340
MJM	Architect Inc.	DRAWING TITLE Second Floor Plan	DRAWING NO. SK-2.2
	#801, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.266.2013 email: office@mjmarchitect.ca	DRAWN BY MJM CHECKED BY AS NOTED	DATE 2026-01-27 YYYYMMDD



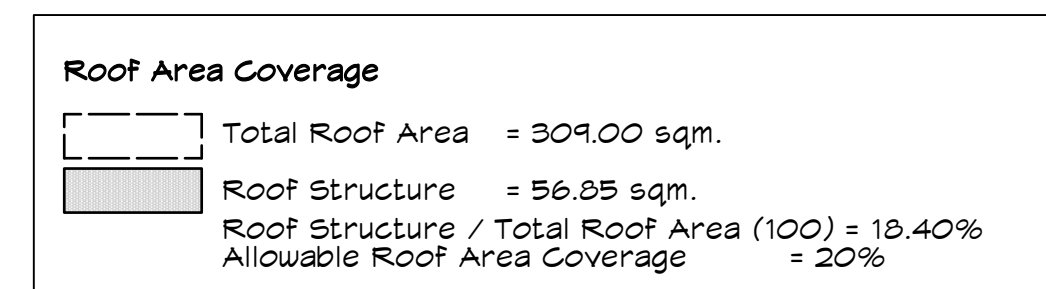
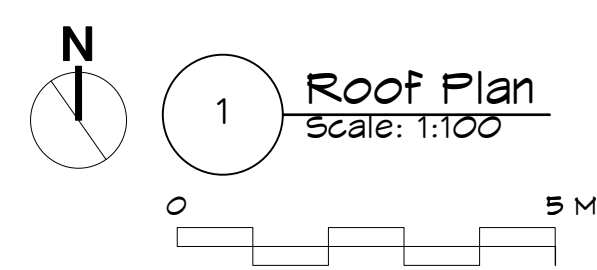


Michael Jon Moody   Principal   Architect AIBC, MRAG, LEED A.P. <sup>®</sup>		PROJECT NAME <b>4 Storey Multi-Family</b> 600 Dallas Road, Victoria, BC		PROJECT NO. <b>2340</b>	
MJM Architect Inc. #801, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.266.2013 email: office@mjmarchitect.ca		DRAWING TITLE <b>Third Floor Plan</b>		DRAWN BY MJM CHECKED BY	SCALE AS NOTED
		DATE 2026-01-27		DRAWING NO. <b>SK-2.3</b>	














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	
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
North (Driveway)								
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	45.46	4.27	45.46	4.27	51.45	4.78
percentage	9.04%		13.81%		13.81%		15.45%	
max allowed	-	ok	-	ok	-	ok	-	ok
West (Government Street)								
limit distance	N/A		N/A		N/A		N/A	
building face area								
glazing area								
percentage								
max allowed								

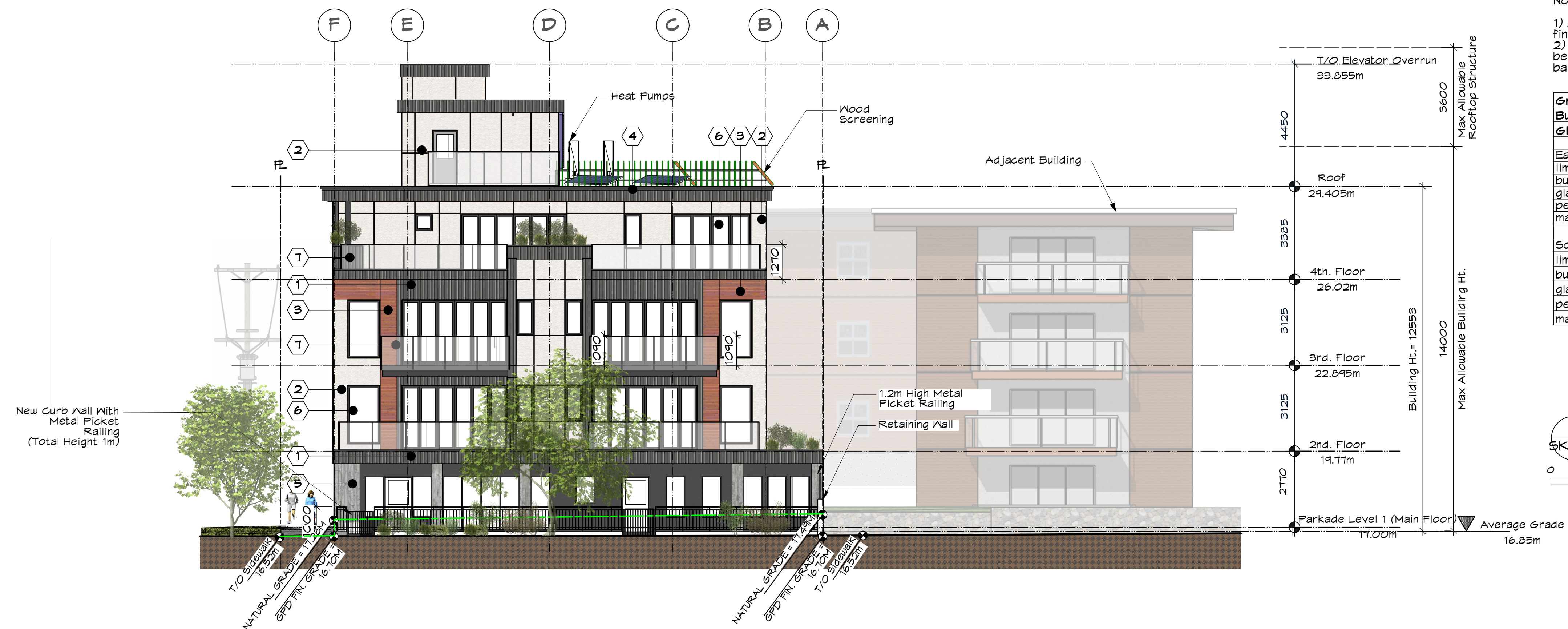


 <b>MJM Architect Inc.</b> #301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 779.955.3513 <a href="http://www.mjmarchitect.com">www.mjmarchitect.com</a>	Michael Jon Moody   Principal   Architect AIBC, MRAC, LEED A, R <sup>2</sup>	PROJECT NAME: <b>4 Storey Multi-Family          600 Dallas Road, Victoria, BC</b>	PROJECT NO.: <b>2340</b>							
		DRAWING TITLE: <b>Elevations</b>	<table border="1"> <tr> <td>DRAWN BY: <b>MJM</b></td> <td>SCALE:</td> <td>DATE: <b>2025-01-27</b></td> <td>DRAWING NO.:</td> </tr> <tr> <td>CHECKED BY:</td> <td>AS NOTED</td> <td></td> <td><b>SK-4.1</b></td> </tr> </table>	DRAWN BY: <b>MJM</b>	SCALE:	DATE: <b>2025-01-27</b>	DRAWING NO.:	CHECKED BY:	AS NOTED	
DRAWN BY: <b>MJM</b>	SCALE:	DATE: <b>2025-01-27</b>	DRAWING NO.:							
CHECKED BY:	AS NOTED		<b>SK-4.1</b>							





MATERIAL LEGEND	
1	Vert. Metal Siding Finish
2	Hardie Panels (Ftd. 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 (Ftd.)



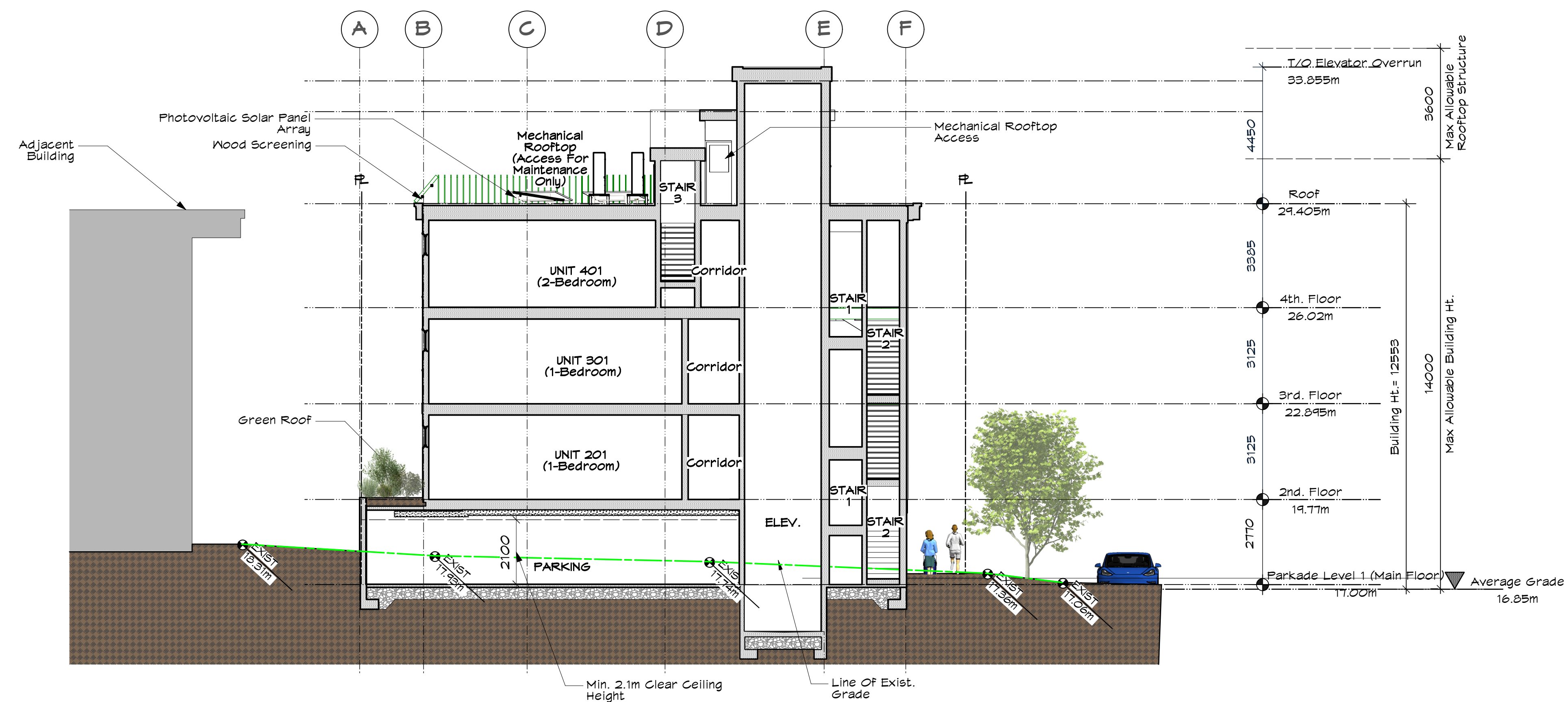
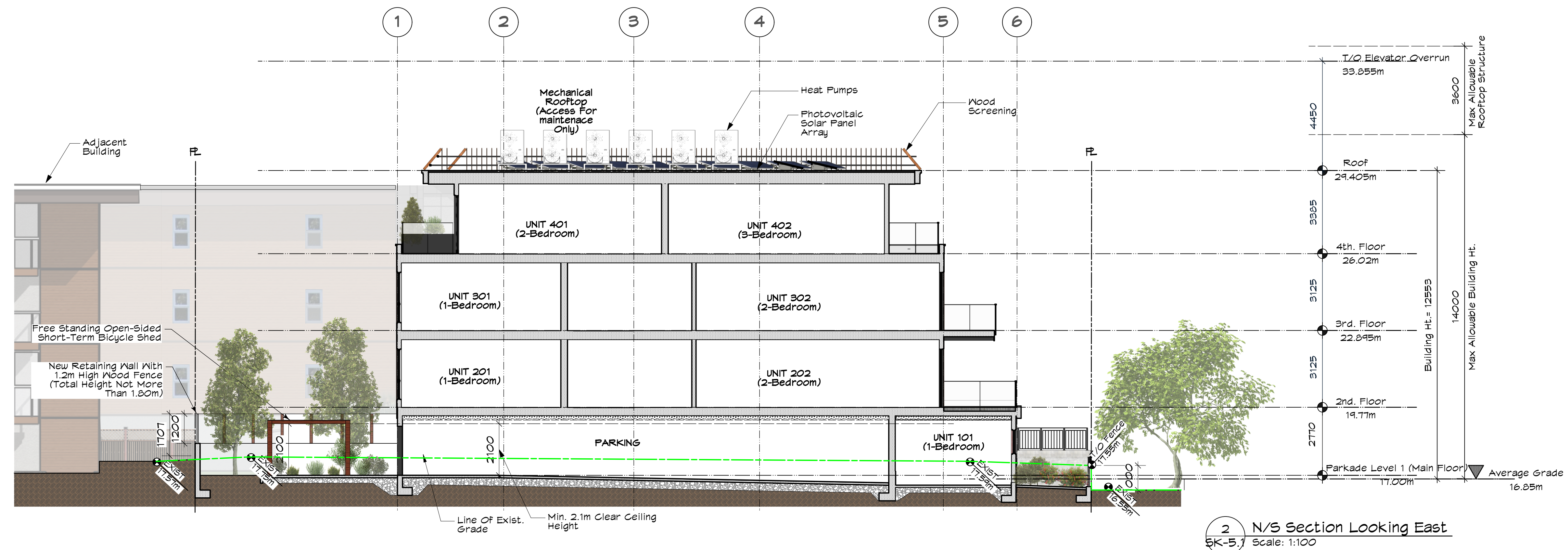
Note:

- 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	159.55	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)							
limit distance	N/A	N/A	N/A	N/A			
building face area							
glazing area							
percentage							
max allowed							

<b>MJM Architect Inc.</b> #801, 585 Yates Street Victoria, BC V8W 1G7 ph: 778.966.8013 email: office@mjmarchitect.ca	PROJECT NAME <b>4 Storey Multi-Family</b> 600 Dallas Road, Victoria, BC		PROJECT NO. <b>2340</b>	
	DRAWING TITLE <b>Elevations</b>	DRAWN BY MJM	SCALE AS NOTED	DATE 2026-01-27









VIEW OF PROJECT  
FROM DALLAS ROAD



VIEW OF PROJECT  
FROM GOVERNMENT STREET

Conceptual Illustrations Only.  
Please refer to Elevations.

<div><div><div></div><div>Michael Jon Moody   Principal   Architect AIBC, MRAC, LEED A.P.<sup>®</sup></div></div></div>		<div>PROJECT NAME</div> <div>4 Storey Multi-Family 600 Dallas Road, Victoria, BC</div>		<div>PROJECT NO.</div> <div>2340</div>	
<div><div><div>MJM</div><div>Architect Inc.</div></div></div>		<div>DRAWING TITLE</div> <div>Exterior Views</div>		<div>DRAWN BY</div> <div>MJM</div>	<div>DATE</div> <div>2026-01-27</div>
<div>#301, 531 Yates Street, Victoria, BC V8W 1K7  ph: 779.956.2519 email: office@mjmachitect.ca</div>		<div>DRAWN BY</div> <div>MJM</div>	<div>SCALE</div> <div>AS NOTED</div>	<div>DATE</div> <div>2026-01-27</div>	<div>DRAWING NO.</div> <div>SK-6.1</div>
		<div>DRAWING NO.</div>	<div>SCALE</div>	<div>DATE</div>	<div>DRAWING NO.</div>





Bicycle Room  
Entry Door

Planters

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

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

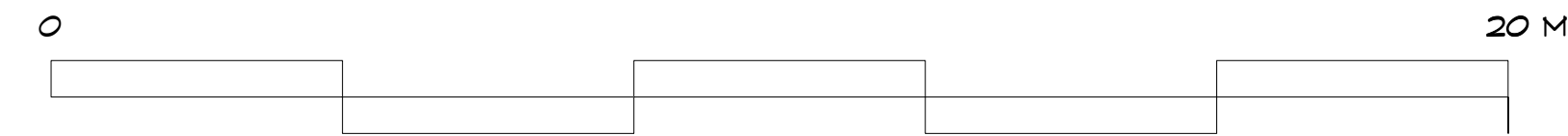
Conceptual Illustrations Only.  
Please refer to Elevations.

	Michael Jon Moody   Principal   Architect AIBC, MRAC, LEED A.P. <sup>®</sup>		PROJECT NAME <b>4 Storey Multi-Family 600 Dalias Road, Victoria, BC</b>		PROJECT NO. <b>2340</b>		
	 #301, 581 Yates Street, Victoria, BC V8W 1K7 ph: 778.266.2013 email: office@mjmarchitect.ca		DRAWING TITLE <b>Exterior Views</b>		DRAWN BY MJM	SCALE AS NOTED	DATE 2026-01-27
			CHECKED BY:		VTT/BAE		

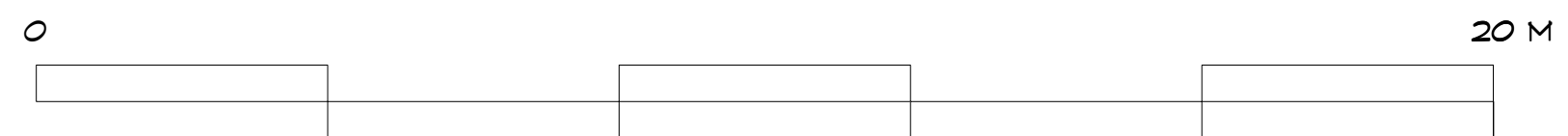




2 Streetscape Looking North on Dallas Road  
 5K-6.3 Scale: 1:100



1 Streetscape Looking East on Government Street  
 5K-6.3 Scale: 1:100



<div> <div>Michael Jon Moody   Principal   Architect</div> <div>AIBC, MRAC, LEED A.P.</div> </div>	<div>PROJECT NAME</div> <div>4 Storey Multi-Family</div> <div>600 Dallas Road, Victoria, BC</div>		<div>PROJECT NO.</div> <div>2340</div>	
	<div>DRAWING TITLE</div> <div>Streetscapes</div>		<div>DRAWING NO.</div> <div>SK-6.3</div>	
<div> <div>MJM Architect Inc.</div> <div>4801, 585 Yates Street</div> <div>Victoria, BC V8W 1G7</div> <div>ph: 778.266.2013</div> <div>email: office@mjmarchitect.ca</div> </div>	<div>DRAWN BY</div> <div>MJM</div>		<div>DATE</div> <div>2026-01-27</div>	
	<div>CHECKED BY</div> <div>AS NOTED</div>		<div>DATE</div> <div>2026-01-27</div>	





9:00 am



12:00 pm



3:00 pm



6:00 pm

WINTER SOLSTICE

DECEMBER 21st



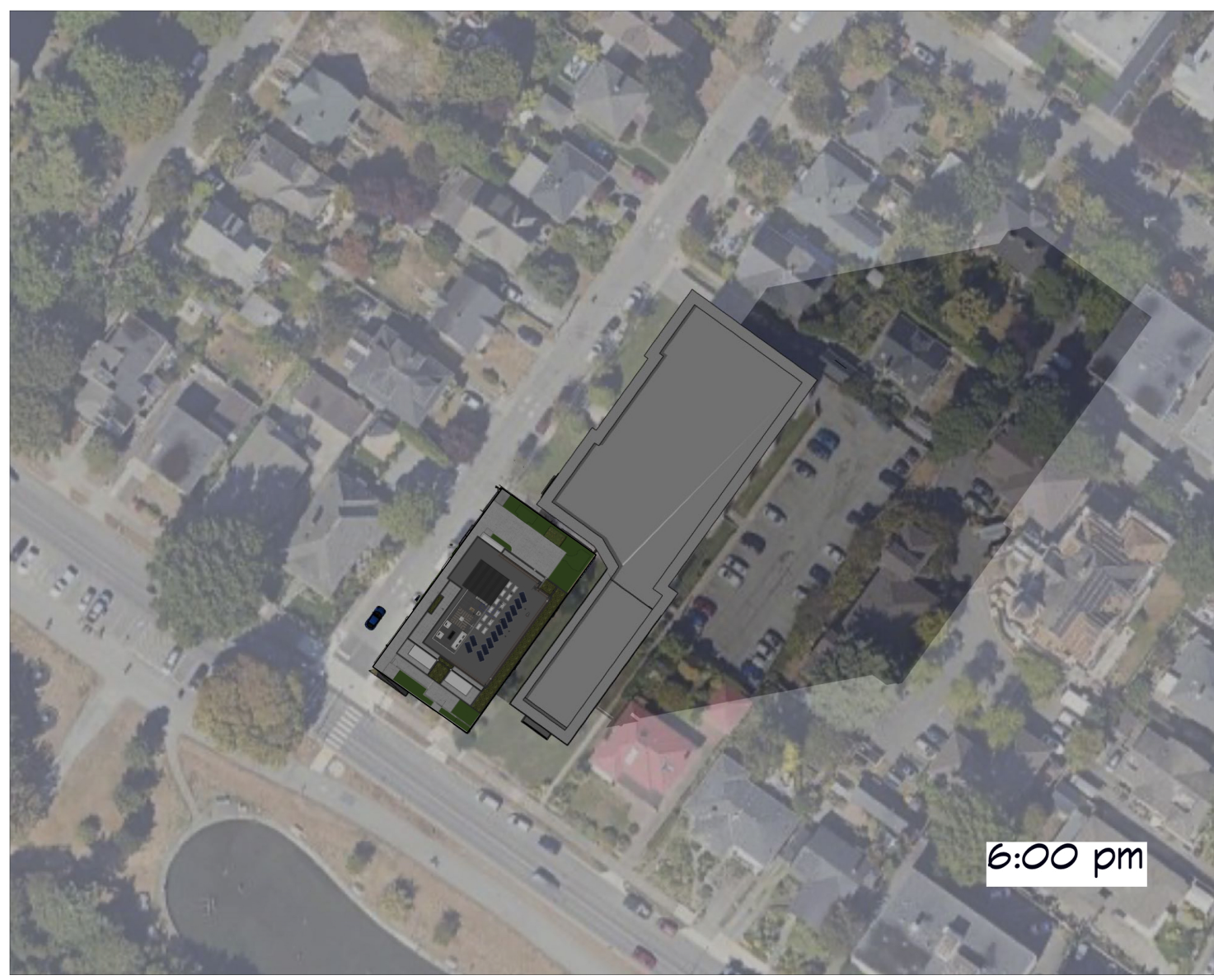
9:00 am



12:00 pm



3:00 pm



6:00 pm

SPRING & FALL EQUINOX

MARCH 21st & SEPTEMBER 21st



9:00 am



12:00 pm



3:00 pm



6:00 pm

SUMMER SOLSTICE

JUNE 21st

MJM Architect Inc. #801, 603 Yates Street, Victoria, BC V8W 1Y7 ph: 778.266.8013 email: office@mjmarchitect.ca	Michael Jon Moody   Principal   Architect AIBC, MRAG, LEED A.P. <sup>®</sup>		PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC		PROJECT NO. 2340	
	DRAWING TITLE Shadow Study	DRAWN BY MJM	SCALE AS NOTED	DATE 2026-01-27	DRAWING NO. SK-7.0	DATE 2026-01-27



RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES		
1 <i>Gleditsia triacanthos inermis</i> Shademaster	Shademaster Honey Locust	6m. cal. / B&B
3 <i>Quercus robur fastigiata</i>	Columnar English Oak	6m. cal. / B&B

SHRUBS & PERENNIALS		
<i>Alchemilla mollis robusta</i>	Lady's Mantle	#1 Pot
<i>Buxus Microphylla Winter Gem</i>	Littlleaf Boxwood	#5 Pot
<i>Calamagrostis x acutiflora</i>	Karl Foerster Grass	#1 Pot
<i>Eumonymus Alatus Compacta</i>	Dwarf Burning Bush	#5 Pot
<i>Euphorbia characias Wulfenii</i>	Wolf's Euphorbia	#5 Pot
<i>Hamamelis Int. Jellena</i>	Orange Witch Hazel	1.5M. Ht.
<i>Hakonechloa macra aureola</i>	Hakone Grass	#1 Pot
<i>Hosta Hadspen Blue</i>	Hosta Hadspen Blue	#1 Pot
<i>Lavandula Munstead</i>	English Lavender	#1 Pot
<i>Liriope Muscarii</i>	Big Blue Lily Turf	#1 Pot
<i>Mahonia aquifolium</i> *	Oregon Grape	#5 Pot
<i>Ophiopogon planiscapus nigra</i>	Black Mondo Grass	#1 Pot
<i>Polystichum munitum</i> *	Western Sword Fern	#3 Pot
<i>Ribes Song. King Edward</i> *	Ornamental Currant	#3 Pot
<i>Rosemary Officialis</i>	Rosemary	#3 Pot
<i>Rudbeckia Fulgida</i>	Orange Coneflower	#3 Pot
<i>Spiraea japonica Goldflame</i>	Goldflame Spirea	#3 Pot

VINES & GROUND COVER		
<i>Arctostaphylos uva ursi</i> *	Kinnikinnick	SP3
<i>Gaultheria procumbens</i> *	Wintergreen	SP3
<i>Thymus pseudolanuginosus</i>	Wooly Thyme	SP3

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.

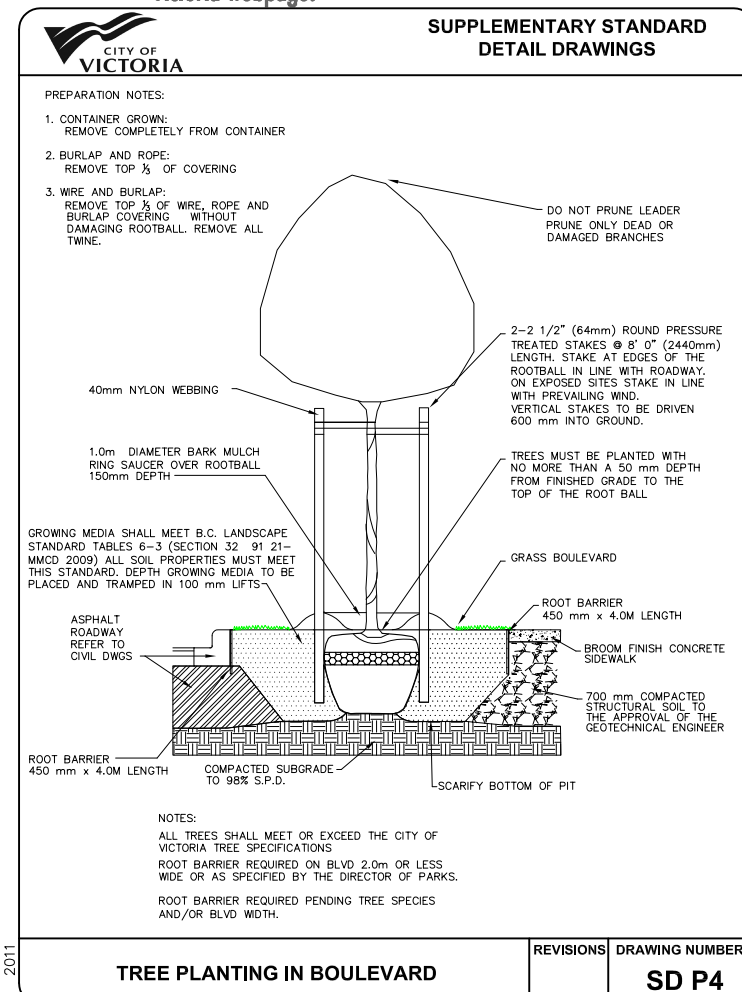
NOTES:

- 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 designer's name.

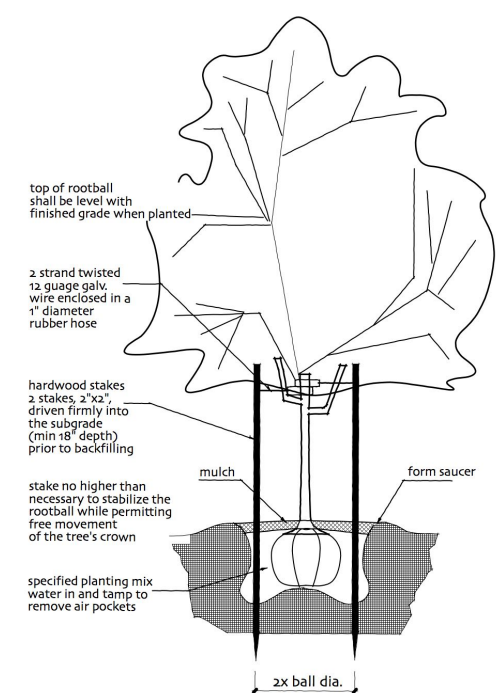
NOTES:

THIS PLAN IS NOT FOR CONSTRUCTION.

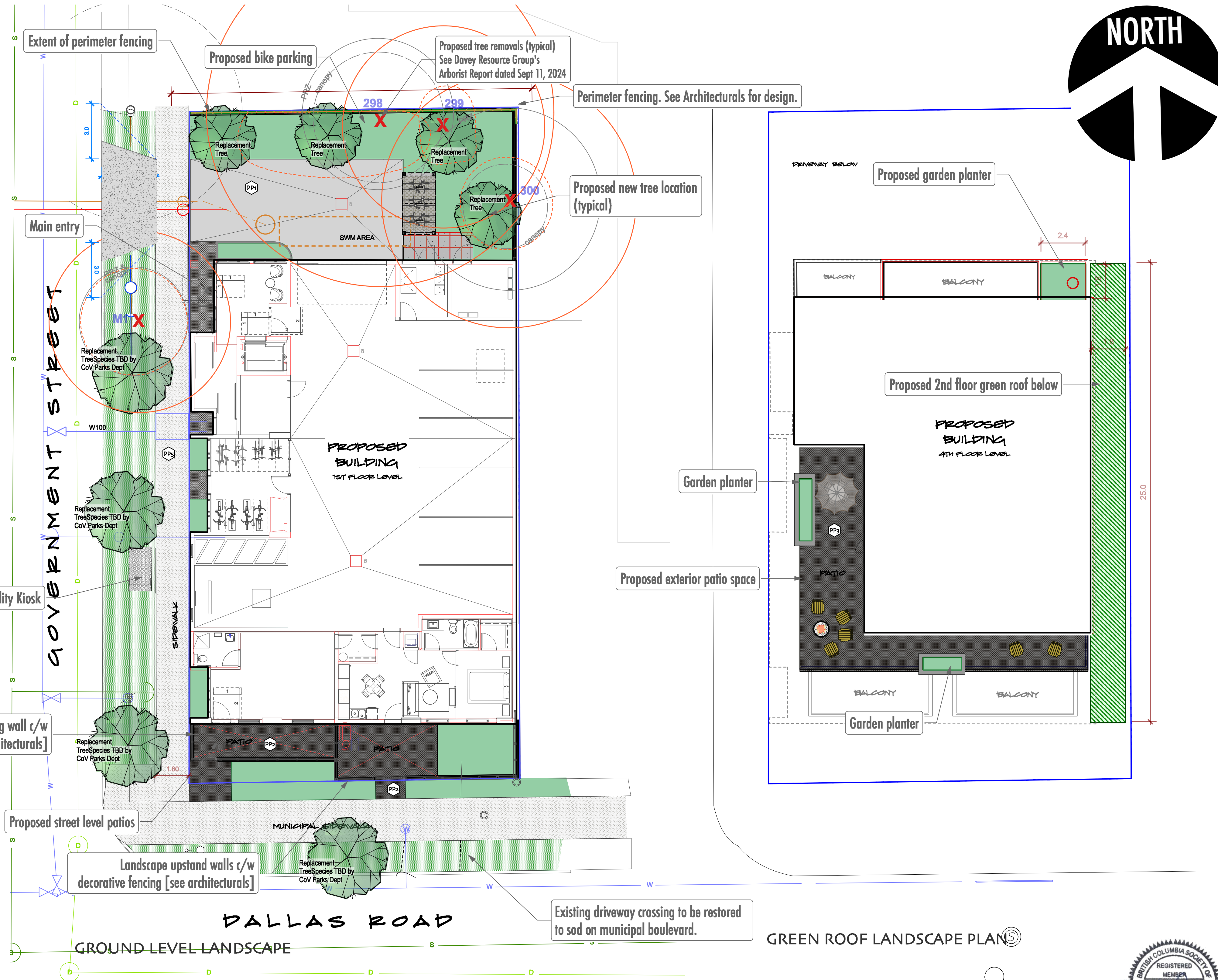
1. Plant material, installation and maintenance to conform to Canadian Landscape Standards (CLS) (current edition).
2. All growing medium to conform to Canadian Landscape Standards (CLS) (current edition) designation "IP - Level-1 Well Groomed Areas". Greenroof soil depth to comply with required Greenroof 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 IABC 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. Irrigation 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, [chass@victoria.ca](mailto:chass@victoria.ca) and also copy [treepermits@victoria.ca](mailto: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.  
-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 100mm 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](mailto:rwilkinson@victoria.ca) and also copy [treepermits@victoria.ca](mailto:treepermits@victoria.ca) 48 hours prior to the required inspection time. Tree Planting Inspections: a) Excavated tree pits, soil calls, 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 arborist where necessary. Arborist 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 performance 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.



BLVD TREE PLANTING DETAIL  
SCALE: NTS



ONSITE TREE PLANTING DETAIL  
SCALE: NTS



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

NOT FOR CONSTRUCTION.  
FOR DEVELOPMENT PERMIT ONLY.

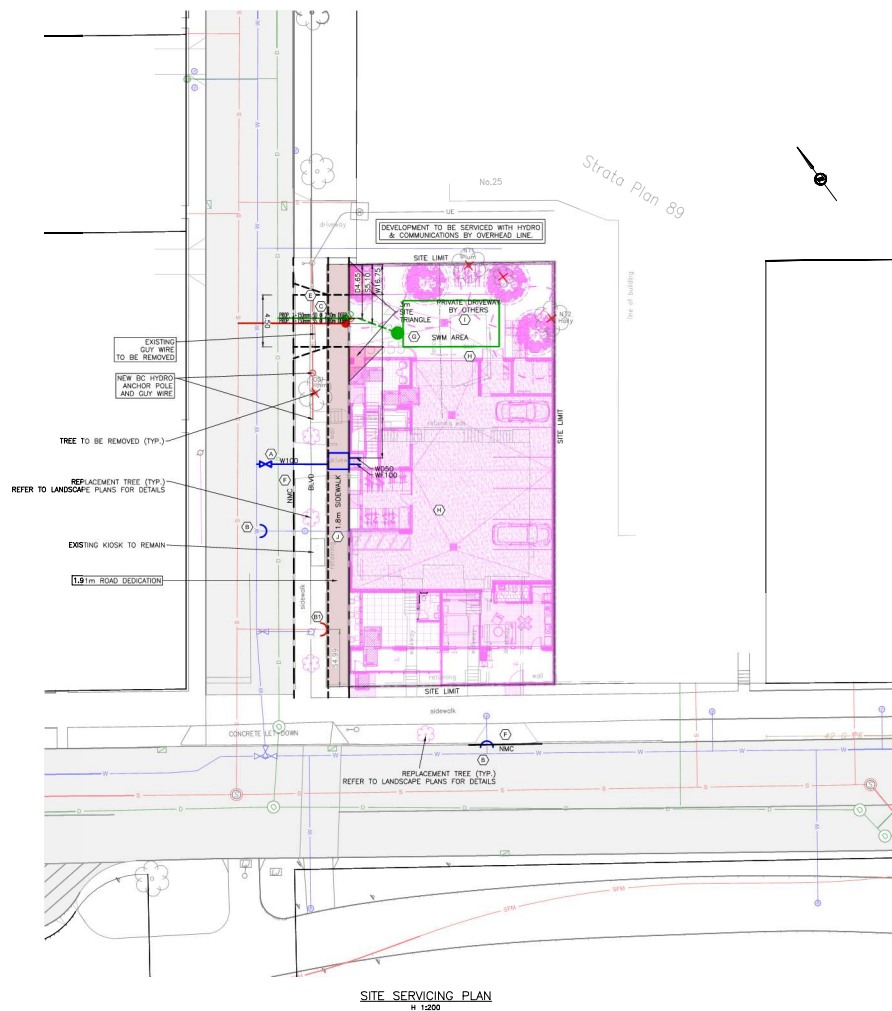
# 600 DALLAS ROAD LANDSCAPE LAYOUT

STUDIO ONE CREATIVE  
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CALID SERVICES LTD  
250.388.6919 - 2750 Quadra St, Victoria, BC

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





#### PRELIMINARY SERVICING NOTES:

- (A) NEW 100mm FREE 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.
- (C) STORM DRAIN (SD) SERVICE & SANITARY SEWER (SS) SERVICE TO BE CAPPED BY DEVELOPER.
- (D) CITY OF VICTORIA TO INSTALL NEW 150mm DRAIN SERVICE AND 150mm SEWER SERVICE IN COMMON TRENCH COMPLETE WITH CTS 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 CIVIL 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 CIVIL 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 S&T 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<sub>a</sub>) OF 2mm/hr AND DEPTH OF ROCK RESERVOIR (d<sub>a</sub>) 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.

$$\begin{aligned} \text{REQUIRED AREA} &= \text{MAXIMUM SIZING FACTOR} \times \text{IMPERVIOUS CONTRIBUTORY AREA} \\ \text{IMPERVIOUS CONTRIBUTORY AREA} &= 580\text{m}^2 \\ \text{SIZING FACTOR} &= 32 / (24 \times k_a \times d_a) \\ &= 32 / (24 \times 2\text{mm/hr} \times 0.55 \times 550\text{mm}) \\ &= 0.0561 \end{aligned}$$

$$\begin{aligned} \text{REQUIRED AREA OF OPEN INFILTRATION CHAMBER} &= 0.0561\text{m} \times 580\text{m}^2 \\ &= 32.5\text{m}^2 \end{aligned}$$

$$\begin{aligned} \text{PROPOSED OPEN INFILTRATION CHAMBER AREA} &= 4.0\text{m WIDE} \times 8.3\text{m LONG} = 33.2\text{m}^2 \\ \text{PROPOSED OPEN INFILTRATION CHAMBER VOLUME} &= 33.2\text{m}^2 \times 550\text{mm DEEP} = 18.2\text{m}^3 \end{aligned}$$

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.



#### KEY PLAN

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

#### 600 DALLAS PRELIMINARY SITE SERVICING

Scale  
Horizontal 1:200  
Vertical 1:10  
Sheet 1 of 1  
Eng. Project No. 34922  
Drafted by: KHG



**JEA** 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 10m