

9 Unit Multi-Family Development Rezoning & Development Permit Application

600 Dallas Rd.

Jan 27th., 2026



VIEW LOOKING NORTH-EAST



600 DALLAS ROAD
Project Location

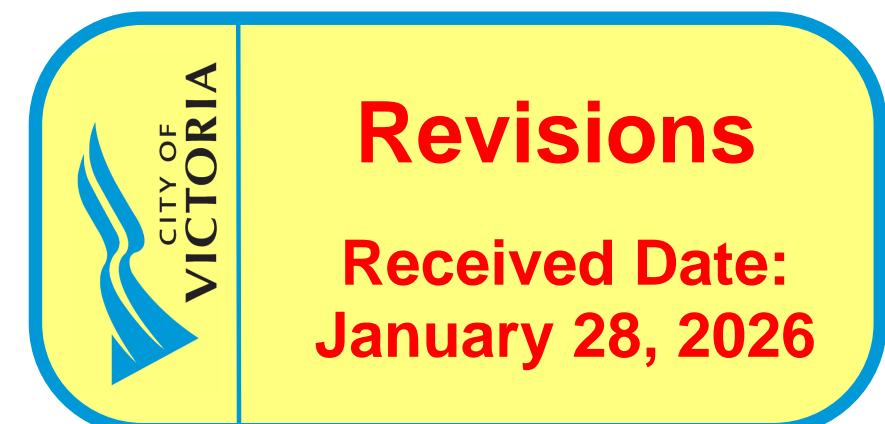
N
LOCATION PLAN

SITE STATISTICS	
Zone R-2 Two family Dwelling District (Existing)	(Proposed) Site Specific
Total Site area (m ²)	721m ² (7,760.8 sq.ft.)
- Site Area Post Road Dedication (m ²)	651.40m ² (7,011.6 sq.ft.)
- Area of Road Dedication (m ²)	69.60m ² (749.2 sq.ft.)
Total Floor area (m ²)	1,099.72m ² (See Area Calculations Table)
Floor Space Ratio	1,099.72 : 721 = 1.52 : 1
Lot Coverage (%)	455.00 m ² / 69.84%
Main Structure	= 448.00m ²
Short-Term Bicycle Shed	= 7.00 m ²
Total	= 455.00 m ²
Lot Area Structures + Lot Area	= 651.40m ²
	69.60 m ² 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")
<u>Building Setbacks (m)</u>	
Front Lot Line (South)	3.0m (9'-10")
Rear Lot Line (North)	8.10m (26'-7")
Side Lot Line (East)	2.05m (6'-10") / 0m to Property Line at Parkade Level
Side Lot Line (West)	0m to Road Dedication

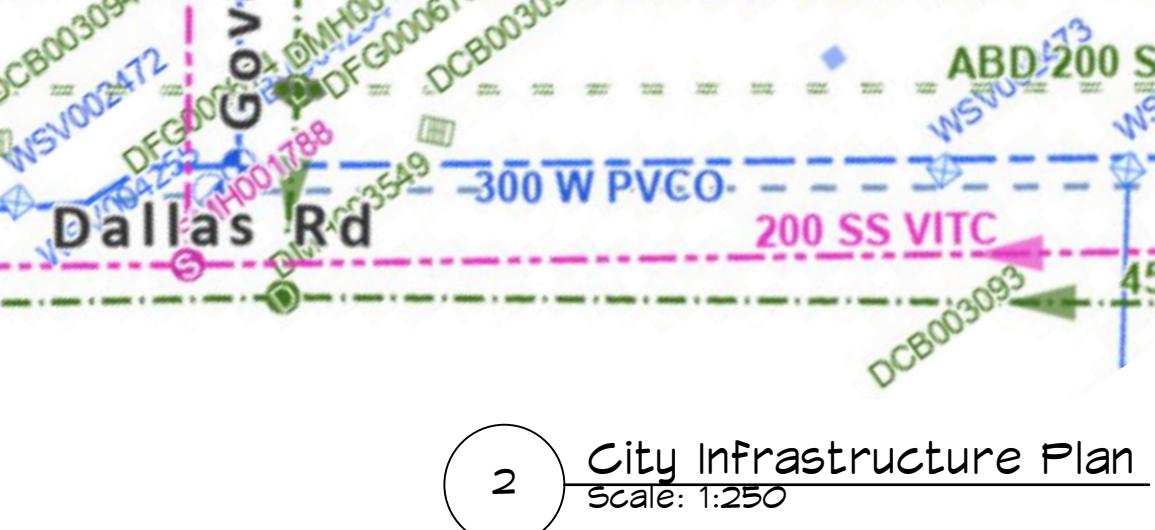
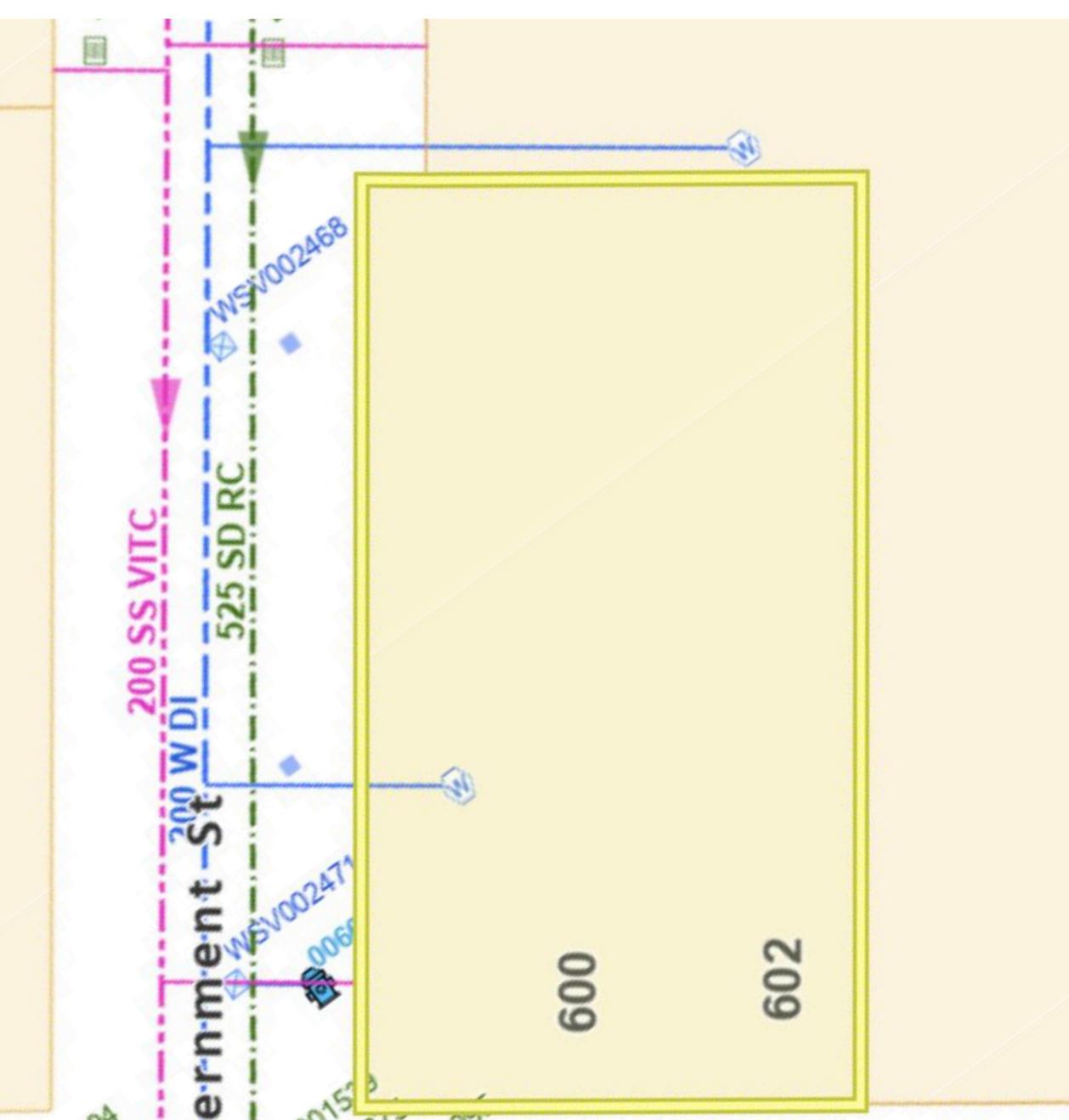
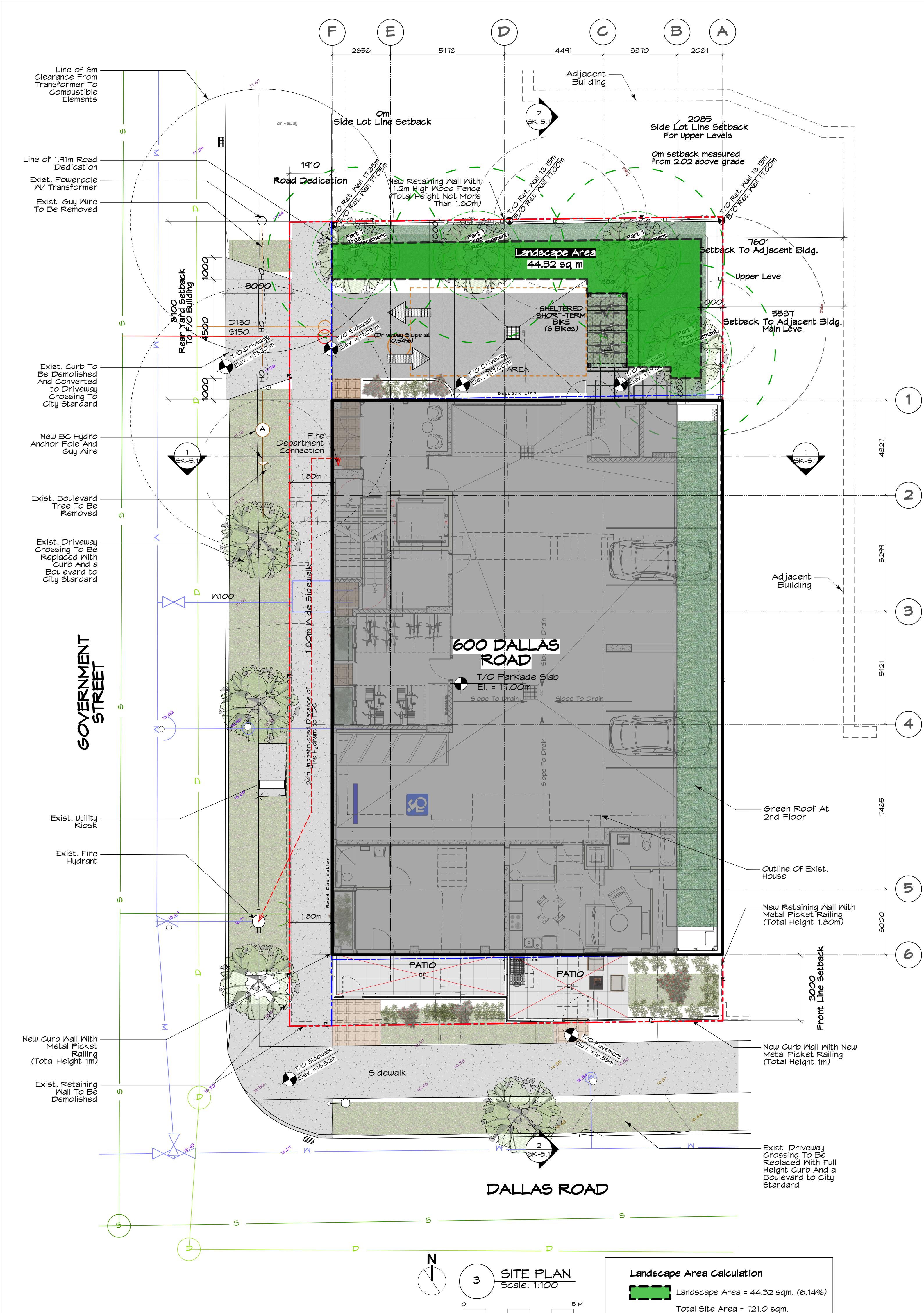
Parking Calculations:	
Apartment (Rental Dwelling Units Secured in Perpetuity) in "Other" Area	
1 - Unit	@ .75 Per Unit = .75 or 1
8 - Units	@ 1.30 Per Unit = 10.4 or 10
Sub-Total Spaces	11
(1 Space Required To Be Accessible)	
Visitor Parking Req'd	11 X .1 = 1.1 OR 1
Total Parking Required	12 Spaces
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 < 45m ²	= 1
1.25 per dwelling unit > 45m ² (3 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	81.93m ² (881.88s.f.)
Second	2 Bedroom	201	95.31m ² (1,025.46.f.)
	2 Bedroom	202	103.13 (1,110.08s.f.)
	1 Bedroom	203	76.39m ² (822.25s.f.)
Third	2 Bedroom	301	95.31m ² (1,025.46.f.)
	2 Bedroom	302	103.13 (1,110.08s.f.)
	1 Bedroom	303	76.39m ² (822.25s.f.)
Fourth (Penthouse)	3 Bedroom	401	108.66m ² (1,169.60s.f.)
	2 Bedroom	402	66.69m ² (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			806.94m ² (8,685.88s.f.)

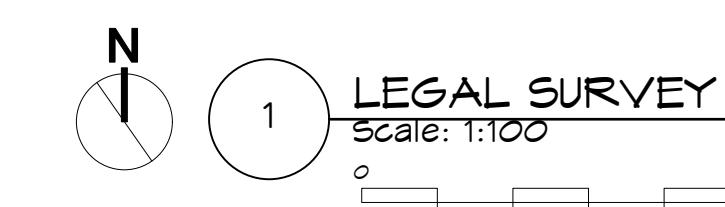
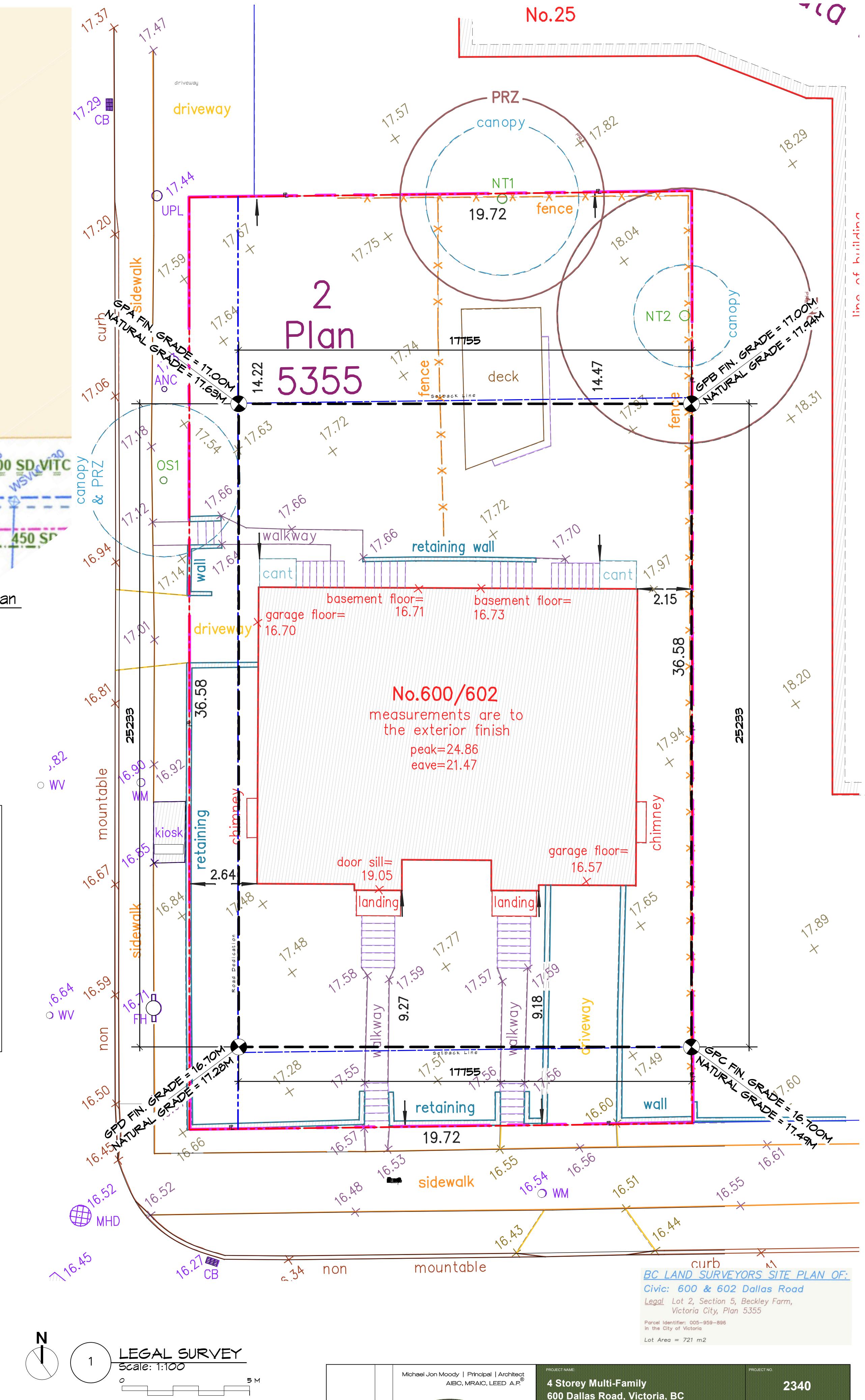
Area Calculations:	
Site Area = 721 m ²	
Parkade Level (Excludes Parking & Bicycle)	= 160.05m ² (1,722.76s.f.)
Floor Levels 2 & 3 (2 x 338.52m ² Ea.)	= 677.04m ² (7,287.54s.f.)
Penthouse Level 4 (Excludes Balconies)	= 237.44m ² (2,555.78s.f.)
Roof	= 25.19m ² (271.14s.f.)
Total Floor Area =	= 1,099.72m ² (11,887.28s.f.)
FSR :	1,099.72 : 721 = 1.52 : 1



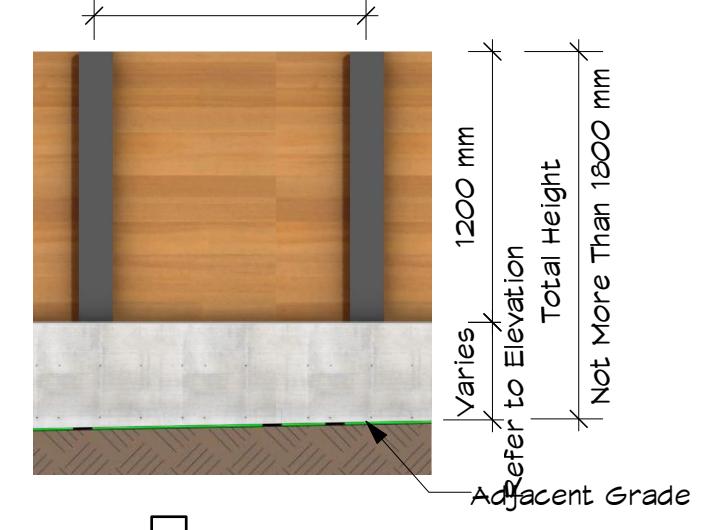
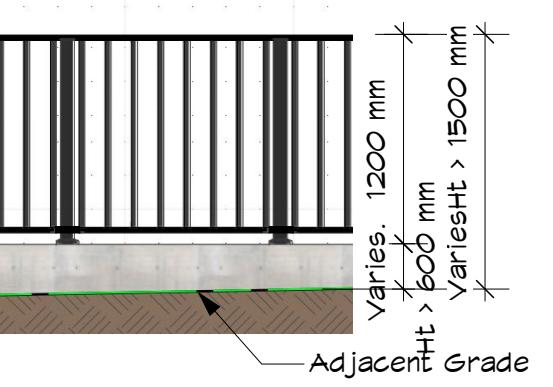
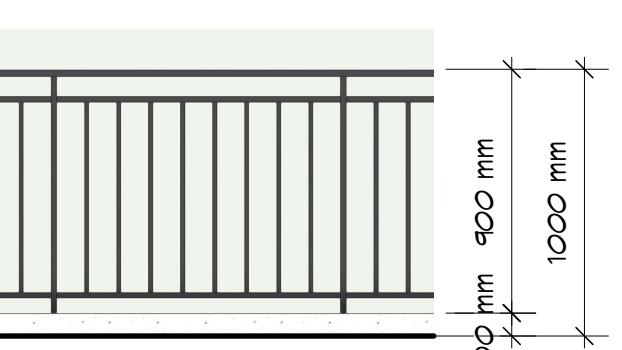
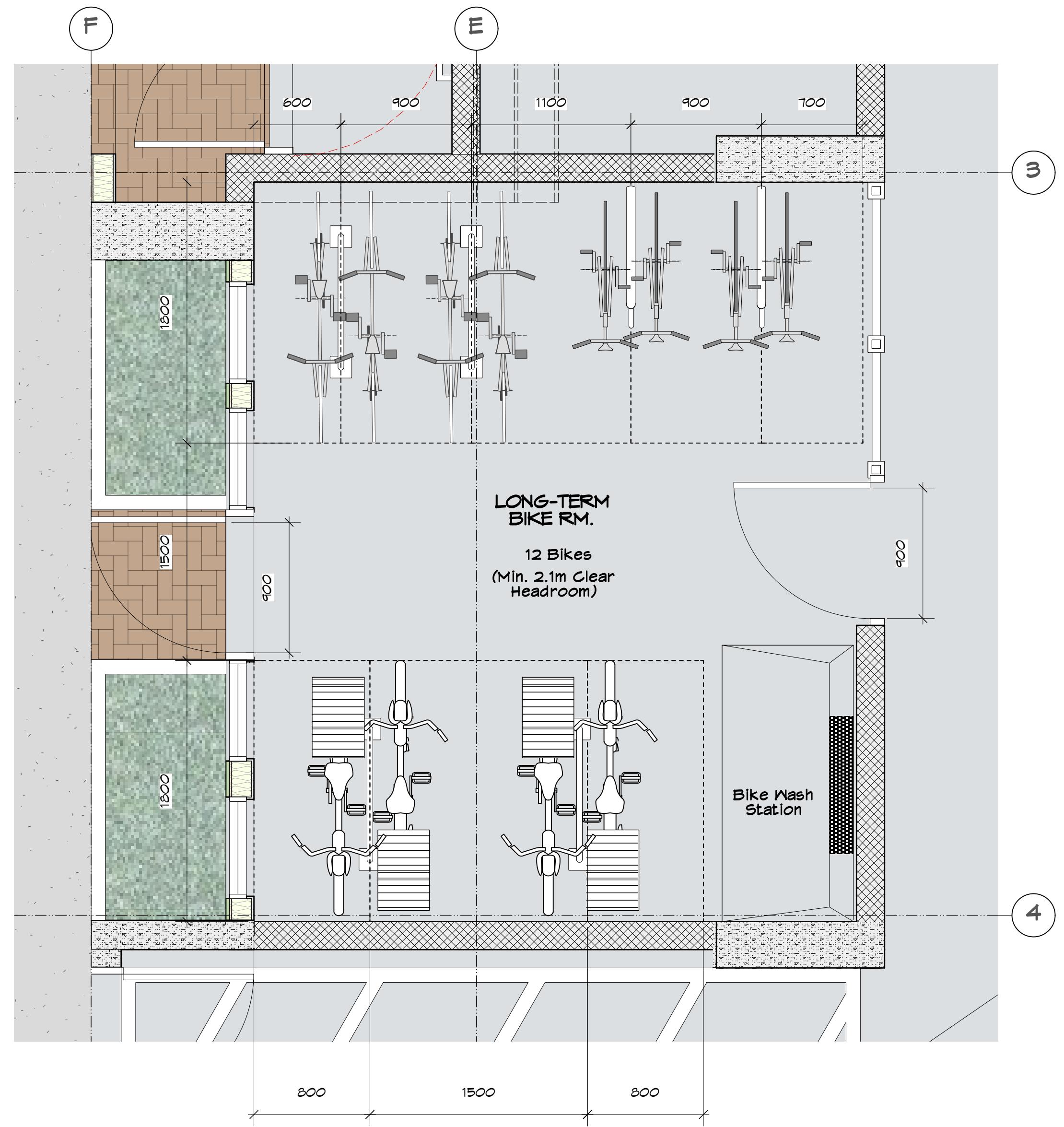
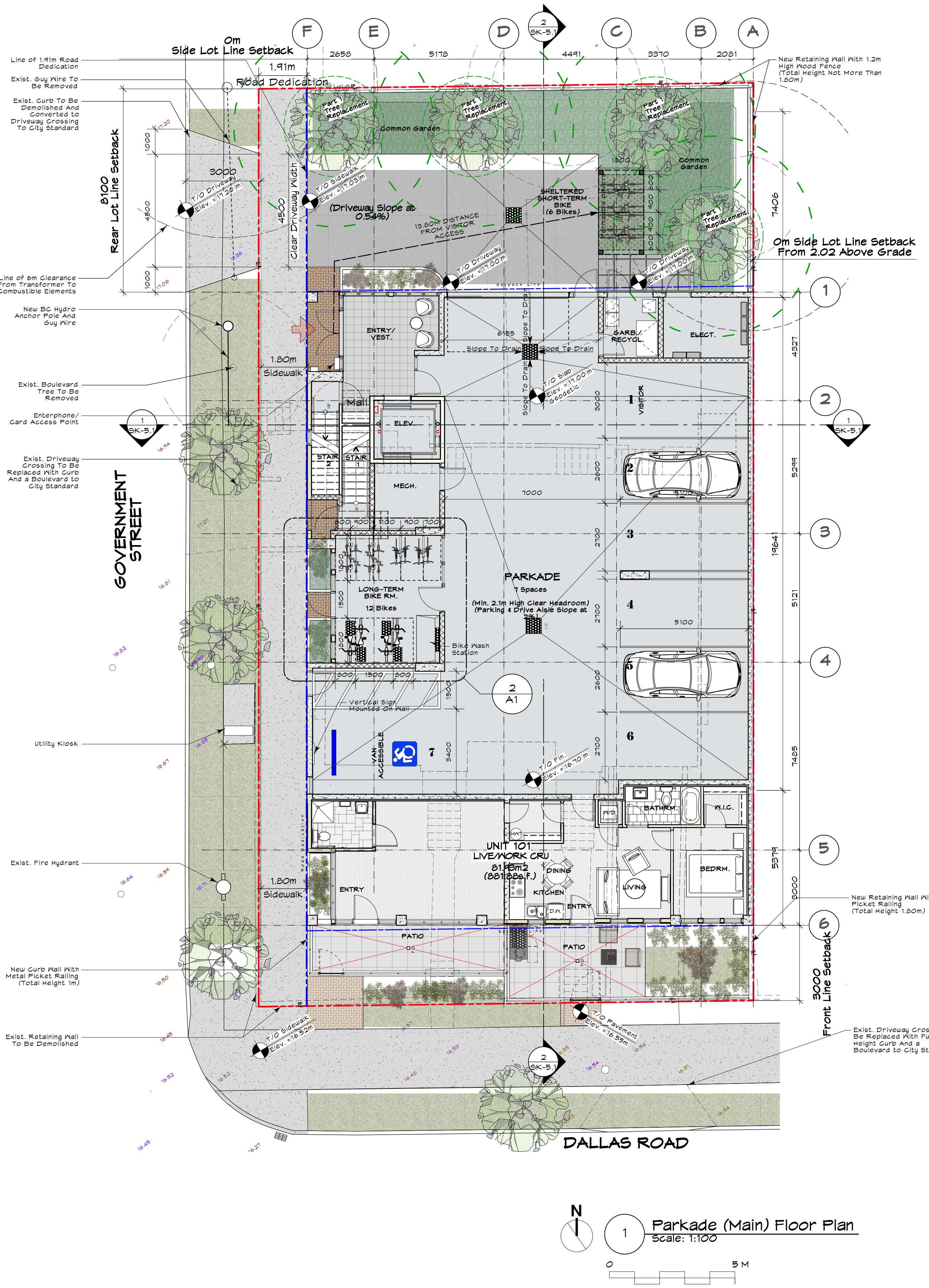
Michael Jon Moody Principal Architect AIBC, MRAIC, LEED AP [®] #901, 931 Yates Street, Victoria, BC V8W 1K7 ph: 778.666.3513 e-mail: office@marchitect.ca	PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO. 2340
MJM Architect Inc.	DRAWING TITLE Cover Sheet/Site Data	DRAWN BY MJM
	SCALE AS NOTED	DATE 2026-01-27
	DRAWING NO. SK-0	DRAWING NO. YYYY-MM-DD



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)		Total
GPA + GPB/2	17.00	x	17.75	= 301.75
GPB + GPC/2	16.85	x	25.23	= 425.13
GPC + GPD/2	16.70	x	17.75	= 296.43
GPD + GPA/2	16.85	x	<u>25.23</u>	= <u>425.13</u>
			85.96	= 1448.41
Grade Calculation				
1448.41 / 85.96 (perimeter of building) = 16.85				



	<p>Michael Jon Moody Principal Architect AIBC, MRAIC, LEED A.P.[®]</p> <p>MJM Architect Inc.</p>	<p>PROJECT NAME:</p> <p>4 Storey Multi-Family 600 Dallas Road, Victoria, BC</p>	<p>PROJECT NO.:</p> <p>2340</p>		
	<p>#301, 531 Yates Street, Victoria, BC V8W 1K7</p> <p>ph: 778.966.3513 e-mail: office@mjmarchitect.ca</p>	<p>DRAWING TITLE:</p> <p>Site Plan & Legal Survey</p>	<p>DRAWN BY:</p> <p>MJM</p> <p>CHECKED BY:</p> <p>AS NOTED</p>	<p>DATE:</p> <p>2026-01-27</p> <p>YYYY-MM-DD</p>	<p>DRAWING NO.:</p> <p>SK-1</p>



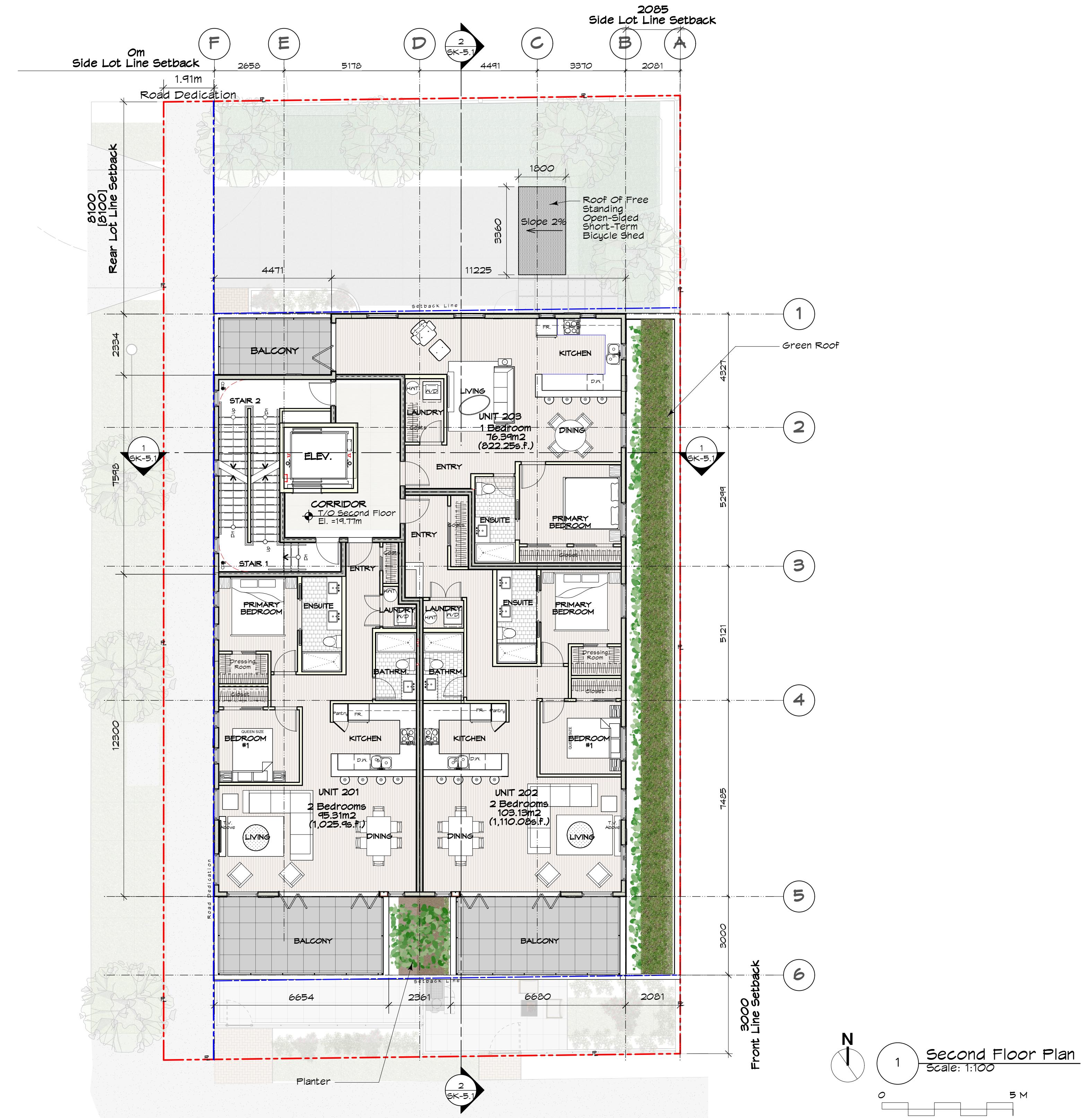
New Curb Wall With Metal
Picket Railing, Max.
Total Height Not More
Than 1m

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

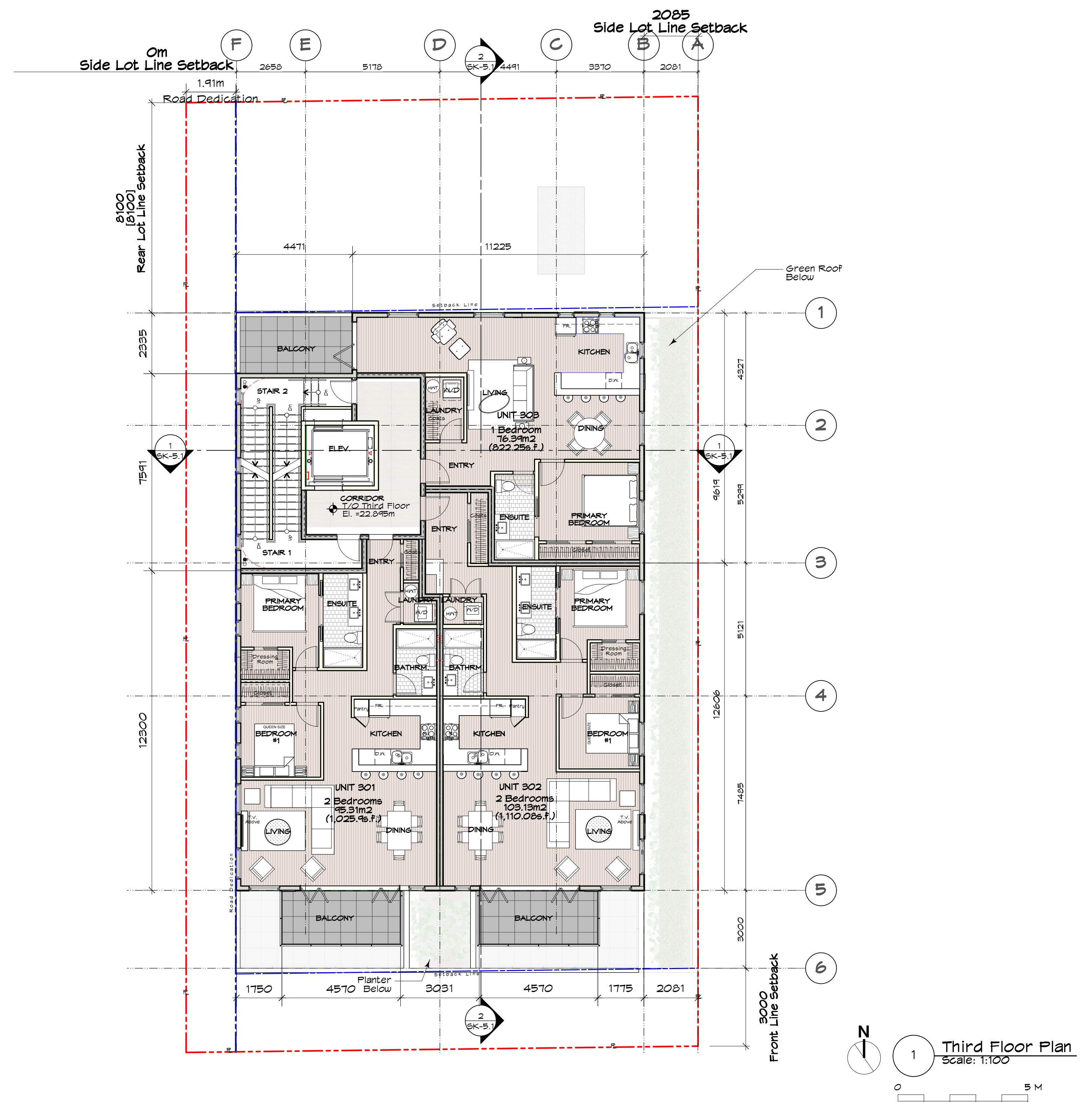
Retaining Wall With
1.20m Ht. Wood
Fence, Max. Total
Height Not More Than
1.8m

3 Fence Detail

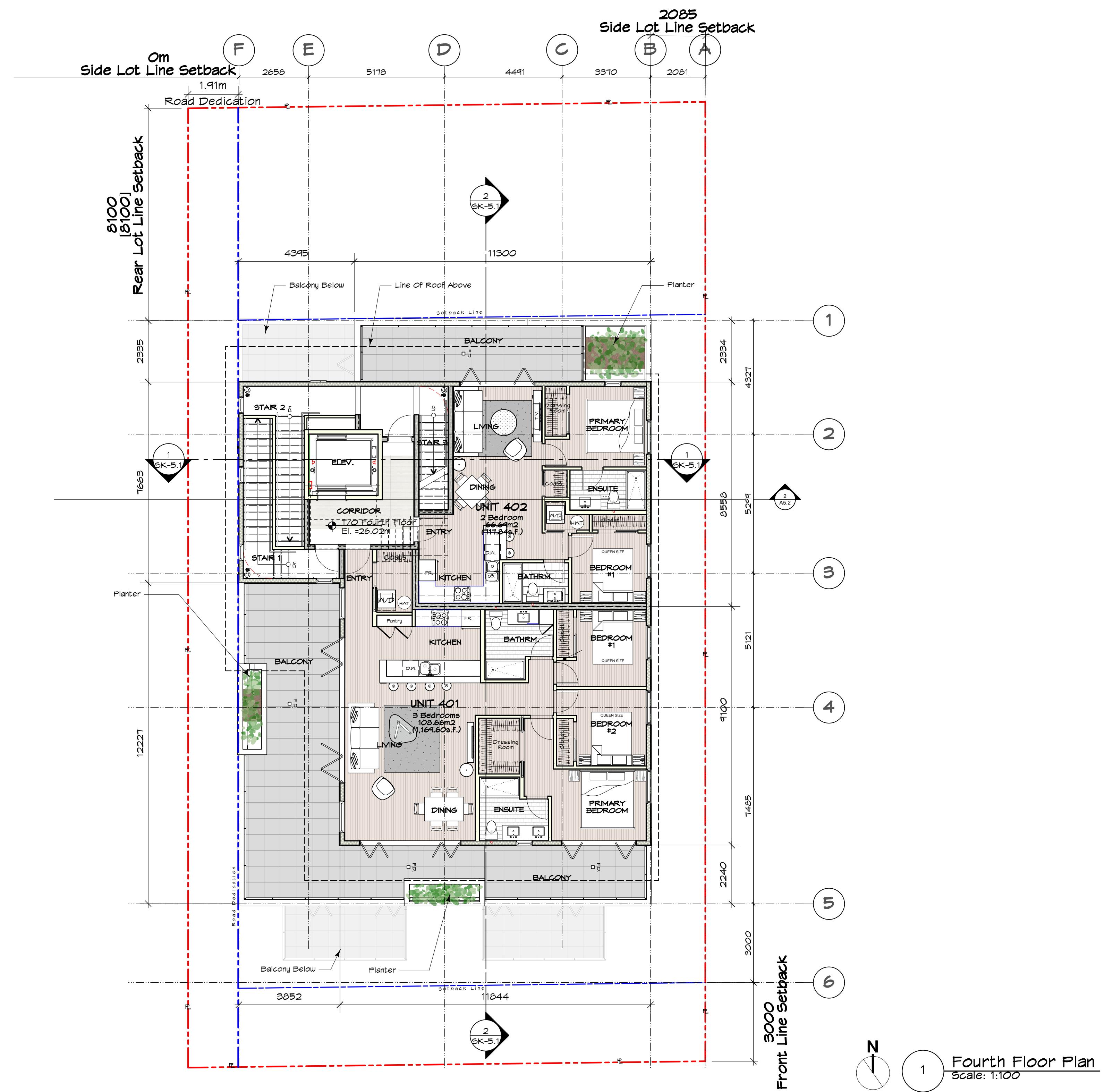
Note:
- All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBC 2024



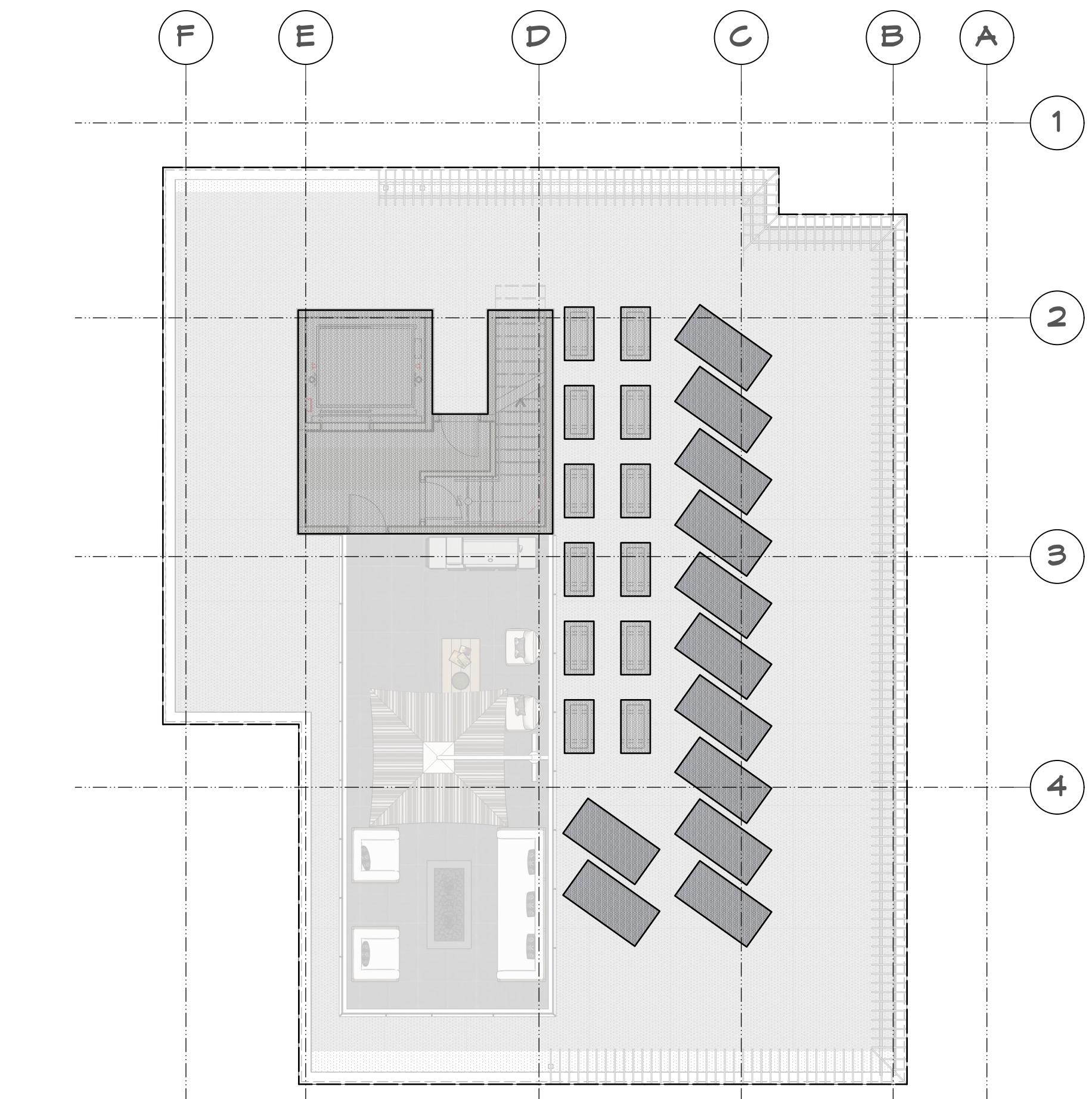
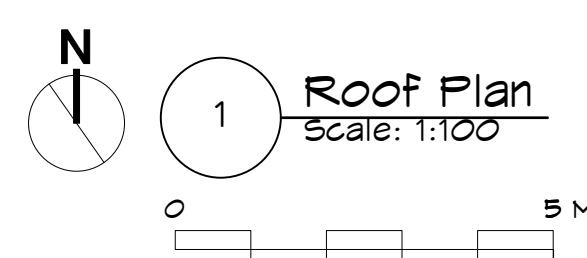
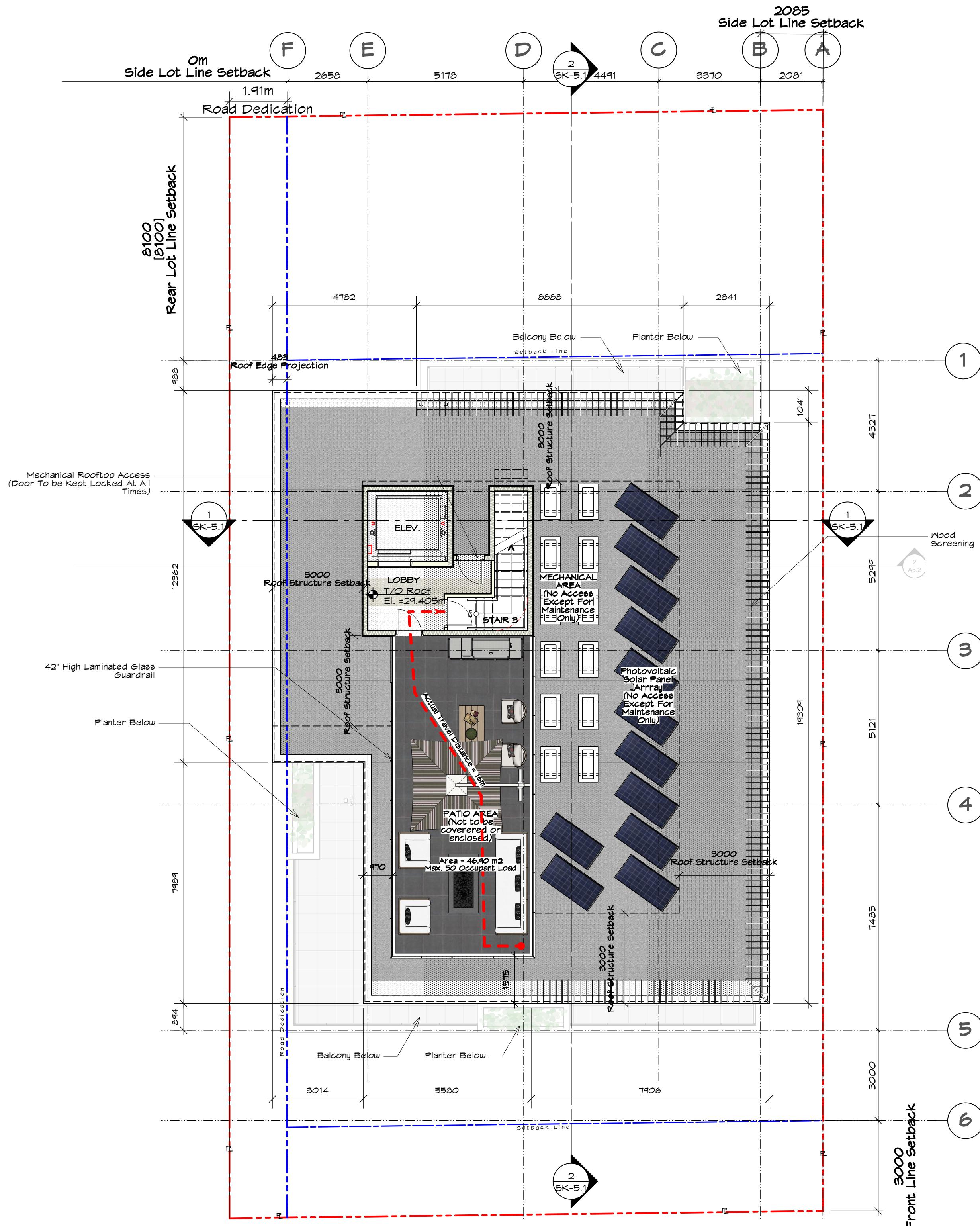
PROJECT NO.	Michael Jon Moody Principal Architect AIBC, MRAIC, LEED AP [®]	PROJECT NO.		
MJM Architect Inc.		2340		
DRAWING TITLE	DRAWN BY	SCALE	DATE	DRAWING NO.
Second Floor Plan	MJM	AS NOTED	2024-01-27	SK-2.2



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



PROJECT NO.	Michael Jon Moody Principal Architect AIBC, MRAIC, LEED AP [®]	PROJECT NO.
4 Storey Multi-Family 600 Dallas Road, Victoria, BC		2340
MJM Architect Inc.		
	#901, 601 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.3513 e-mail: office@mjamarchitect.ca	
DRAWING TITLE	MJM	DATE
Fourth Floor Plan	AS NOTED	2026-01-27
DRAWN BY	SK-2.4	SCALE
CHECKED BY		DATE
REVIEWED BY		2026-MM-DD



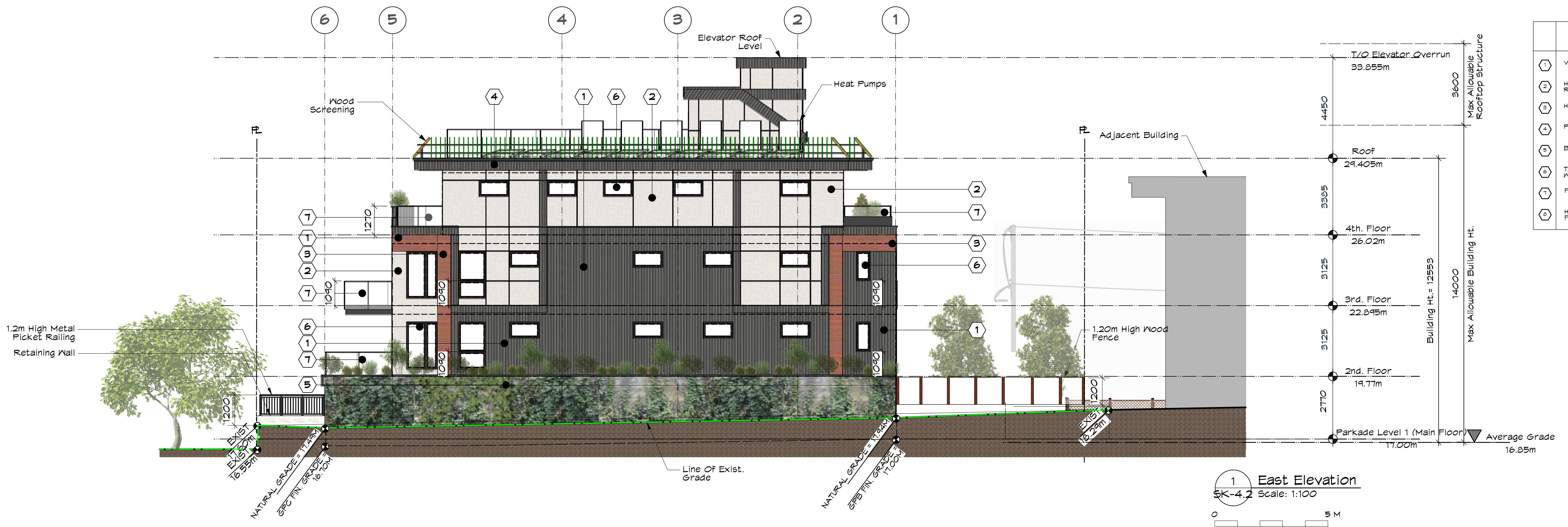
Roof Area Coverage	
_____	Total Roof Area = 309.00 sqm.
_____	Roof Structure = 56.85 sqm.
	Roof Structure / Total Roof Area (100) = 18.40%
	Allowable Roof Area Coverage = 20%

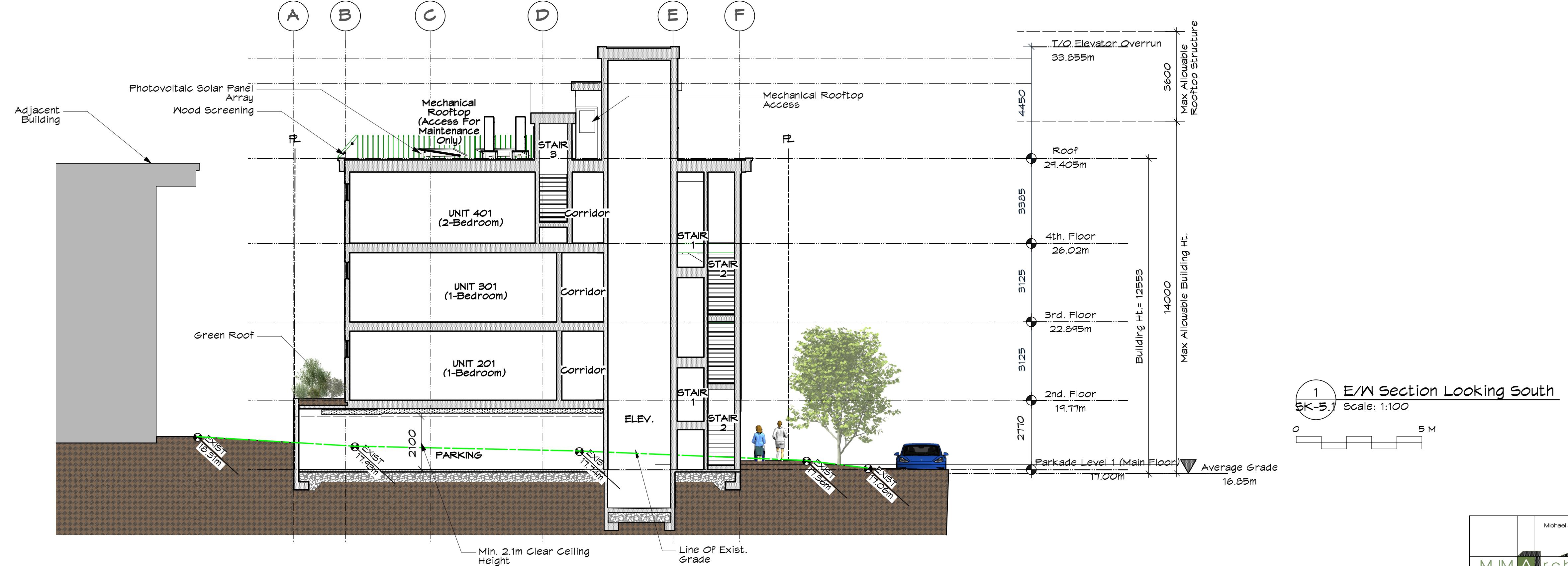
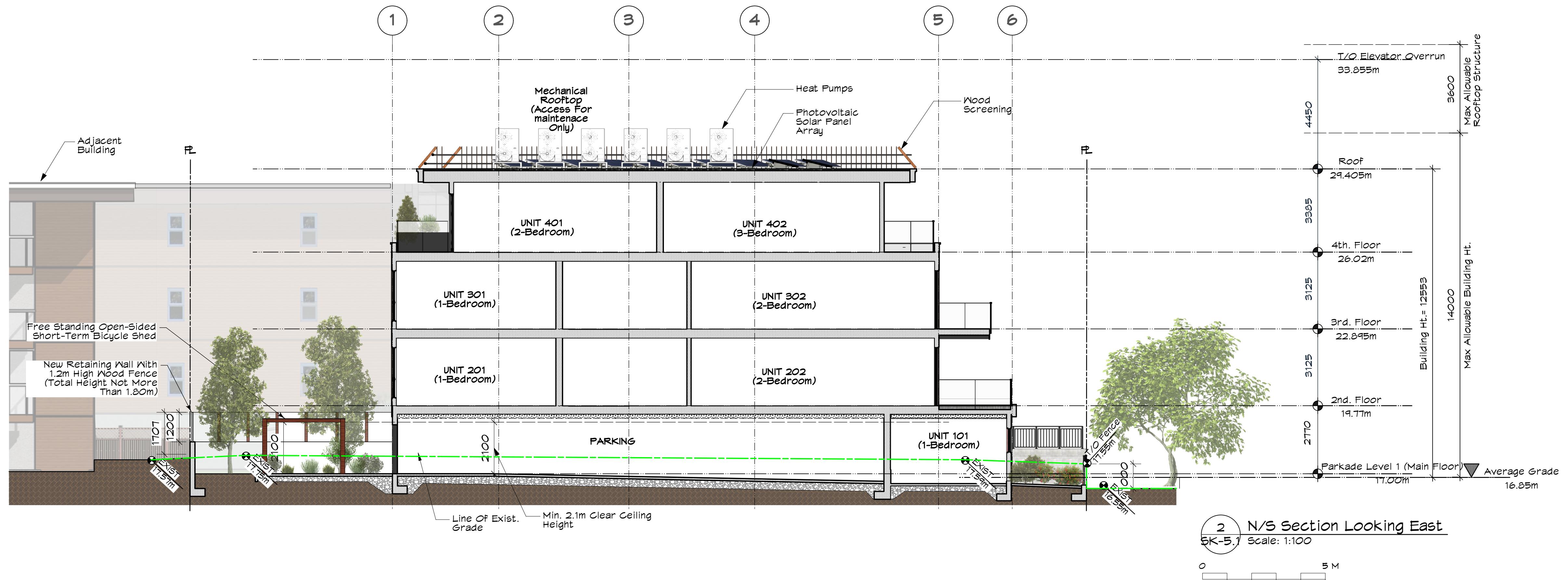


Note:

- All openable part of window shall not be less than 1070 mm above the finished floor.
- 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	45.46	4.21	45.46	4.21	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									







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 [®]	PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO. 2340
MJM Architect Inc.		
#901, 931 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.3513 e-mail: office@mjmarchitect.ca	DRAWING TITLE Exterior Views	DRAWN BY MJM CHECKED BY AS NOTED DATE 2026-01-27 DRAWING NO. SK-6.1



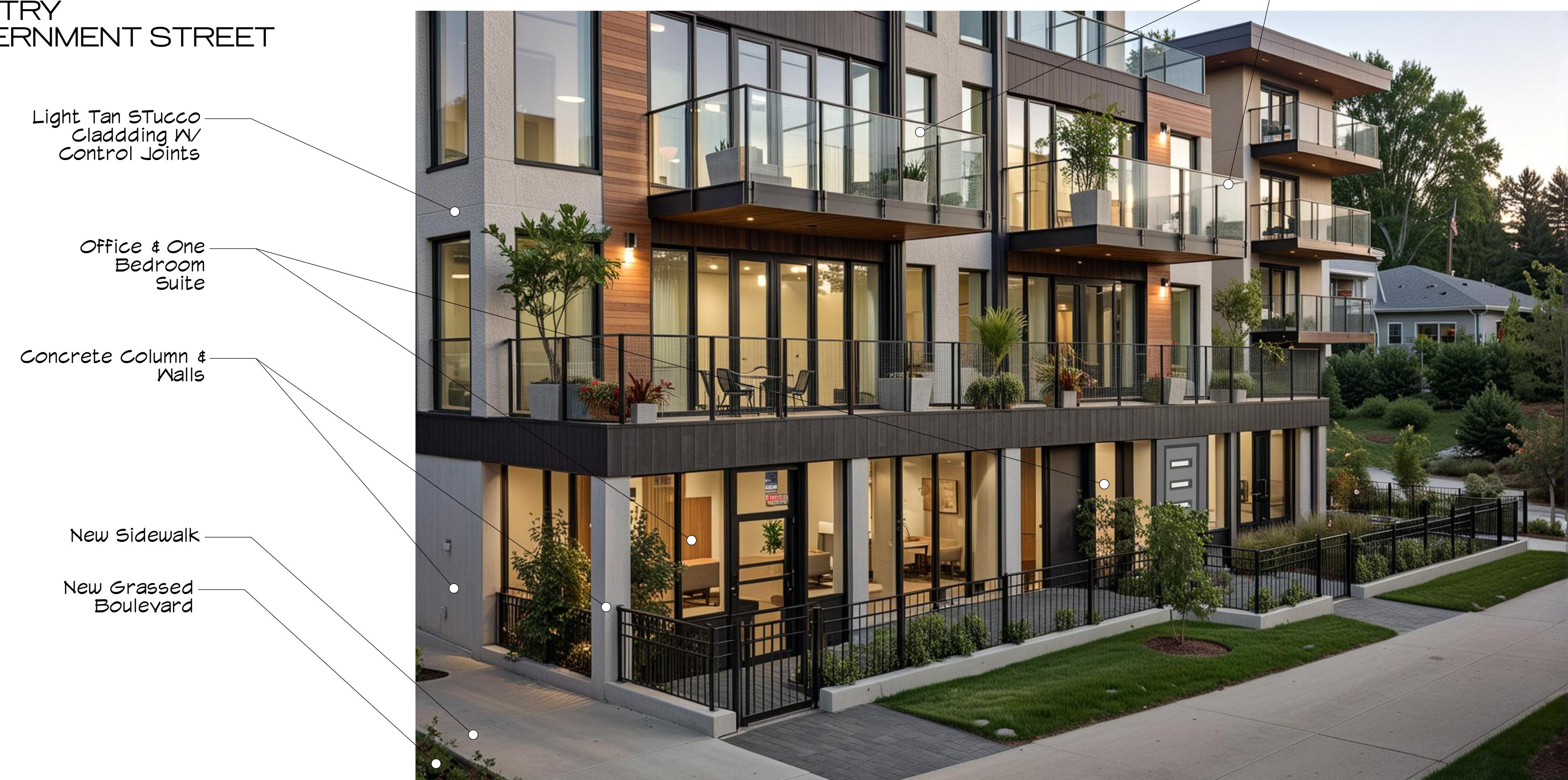
VIEW OF ENTRY
FROM GOVERNMENT STREET

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

Bicycle Room
Entry Door

Planters

Glass Balcony
Guards



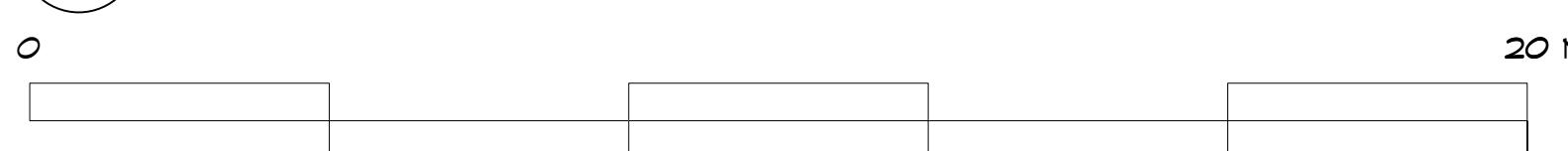
VIEW OF FRONT YARD
FROM DALLAS ROAD

Conceptual Illustrations Only,
Please refer to Elevations.

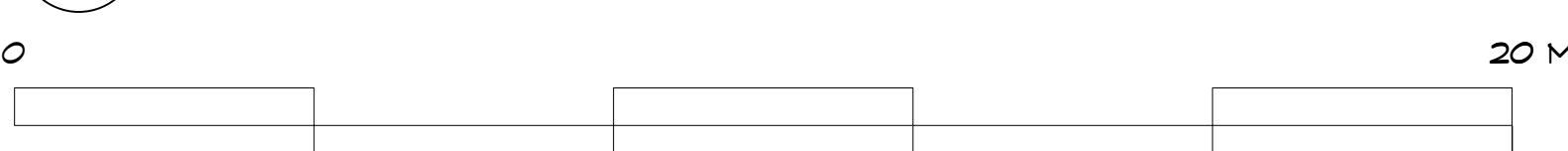
Michael Jon Moody Principal Architect AIBC, MRAIC, LEED AP [®]	PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO. 2340
MJM Architect Inc.		
#901, 931 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.3513 e-mail: office@mjamarchitect.ca	DRAWING TITLE Exterior Views	DRAWN BY MJM CHECKED BY AS NOTED DATE 2026-01-27 DRAWING NO. SK-6.2



2 Streetscape Looking North on Dallas Road
SK-6.3 scale: 1:100



1 Streetscape Looking East on Government Street
SK-6.3 scale: 1:100



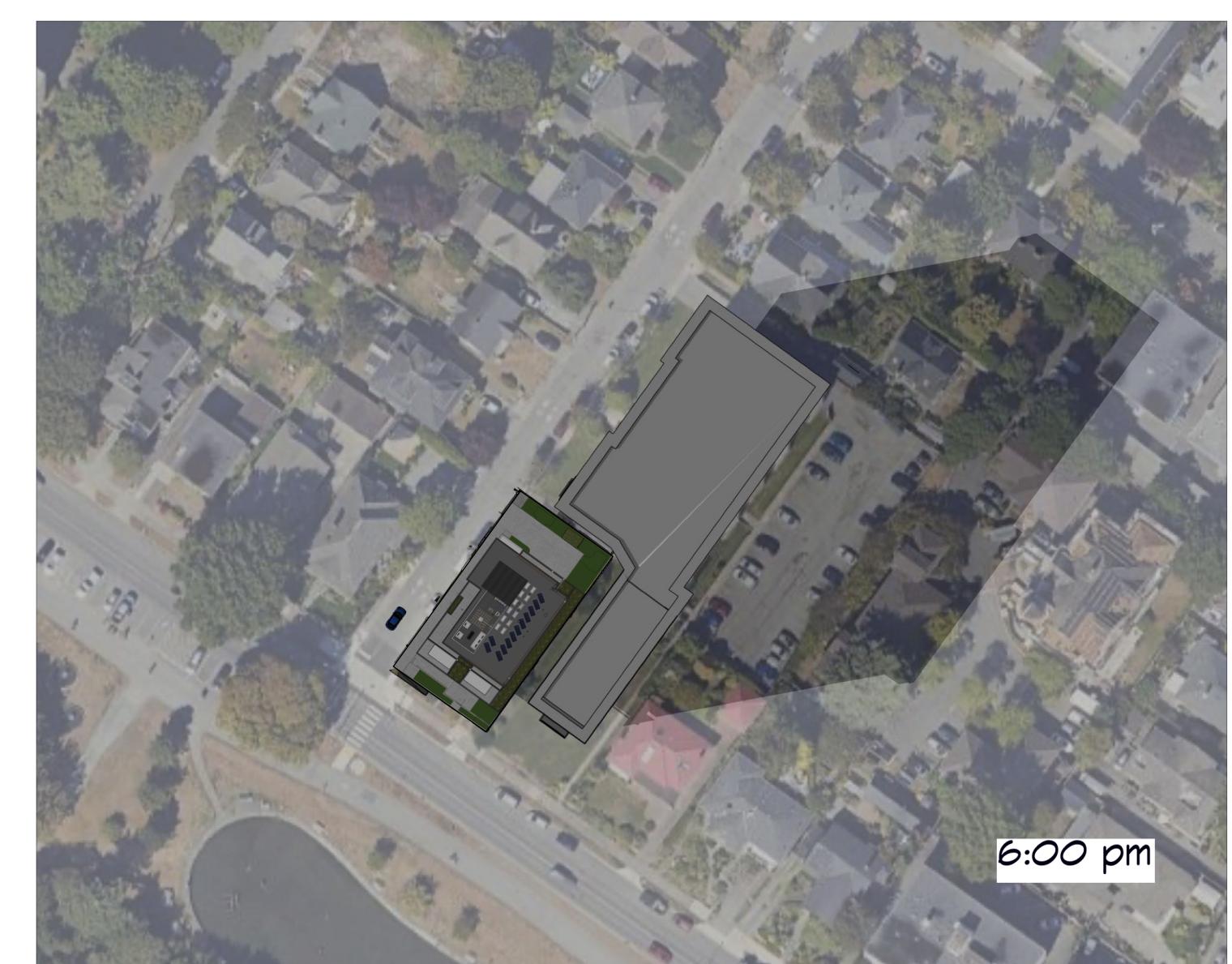
PROJECT NO.	4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO.
	Michael Jon Moody Principal Architect AIBC, MRAIC, LEED AP® #901, 931 Yates Street, Victoria, BC V8W 1K7 ph: 778.606.3513 e-mail: office@marchitect.ca	2340
MJM Architect Inc.	DRAWING TITLE Streetscapes	DRAWN BY MJM
	SCALE AS NOTED	DATE 2026-01-27

SK-6.3



WINTER SOLSTICE

DECEMBER 21st



SPRING & FALL EQUINOX

MARCH 21st & SEPTEMBER 21st



SUMMER SOLSTICE

JUNE 21st

PROJECT NO.	4 Storey Multi-Family			PROJECT NO.
	600 Dallas Road, Victoria, BC			2340
MJM	A	rchitect Inc.	Michael Jon Moody Principal Architect ABC, MRAIC, LEED AP [®]	
			#301, 631 Yates Street, Victoria, BC V8W 1K7 e-mail: office@mjmarchitect.ca ph: 778.606.3513	DRAWING TITLE: Shadow Study DRAWN BY: MJM DATE: 2026-01-27 DRAWING NO: SK-7.0

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

LEGEND

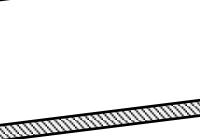
Hardscape Finishes:

- 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:

The diagram consists of three separate boxes, each with a green background and a white border. The top box contains a small green square pattern representing a lawn. The middle box is a solid green color representing a planting area with groundcover. The bottom box contains a pattern of green diagonal stripes representing a 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.

10

REMARKS THIS PLAN IS NOT FOR CONSTRUCTION.

REMARKS

n. cal. /B&B
n. cal. /B&B

Pot
Pot
Pot
Pot
Pot
5M. Ht.
Pot
3
3
3
3

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 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.
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, cbass@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 treerpermits@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.

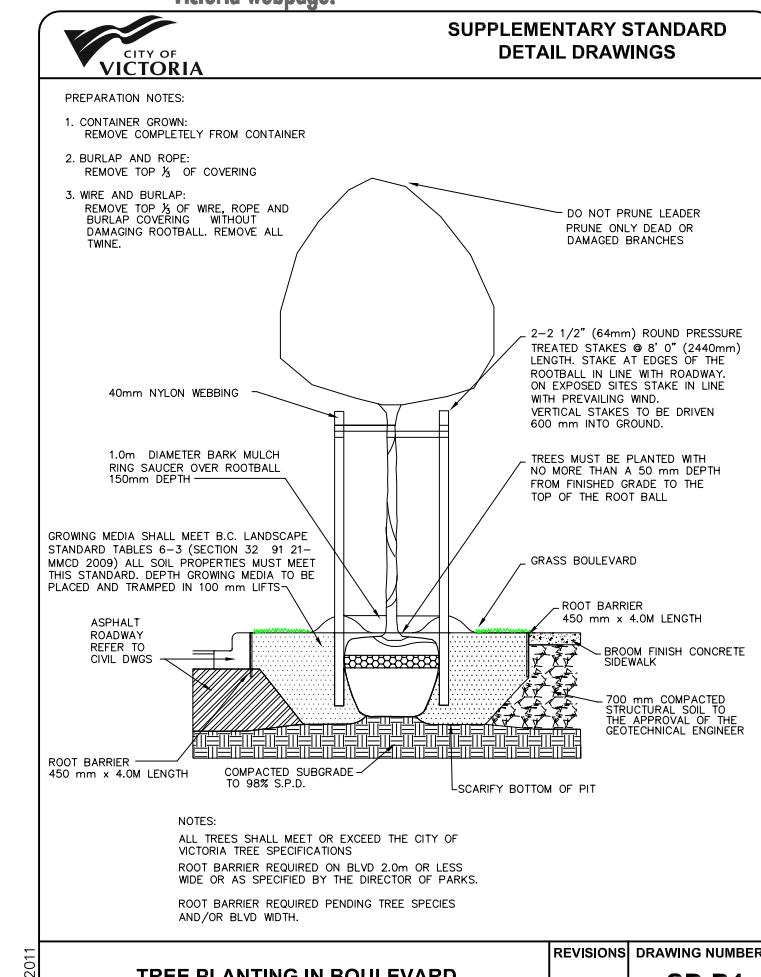
6. Required Parks inspections for street tree planting: 1) Inspection of soil and planting area prior to planting. 2) Inspection of tree stock prior to planting. 3) Inspection of installed tree. Trees must be in good health and condition with no signs of disease, insect pests, or damage, and comply with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

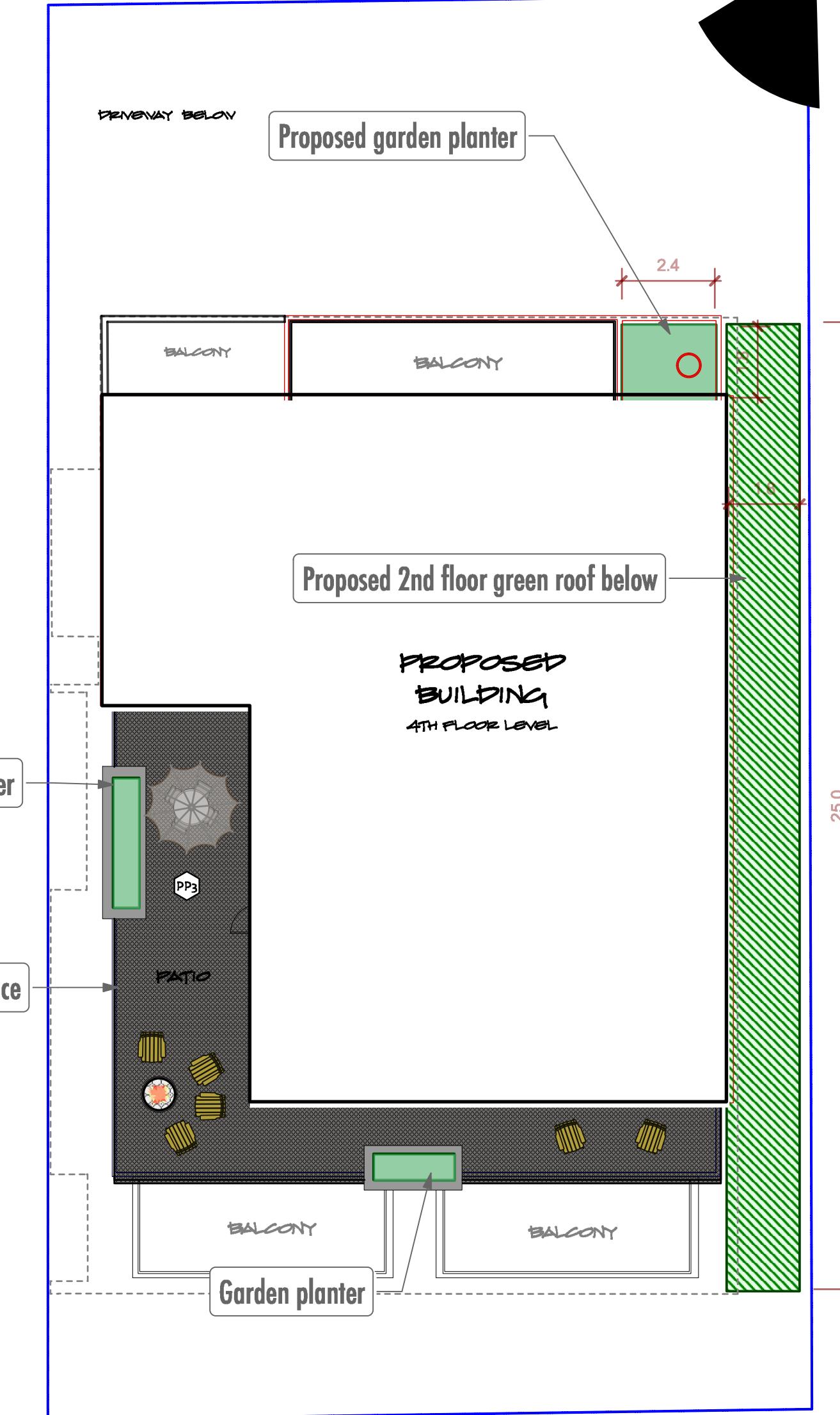
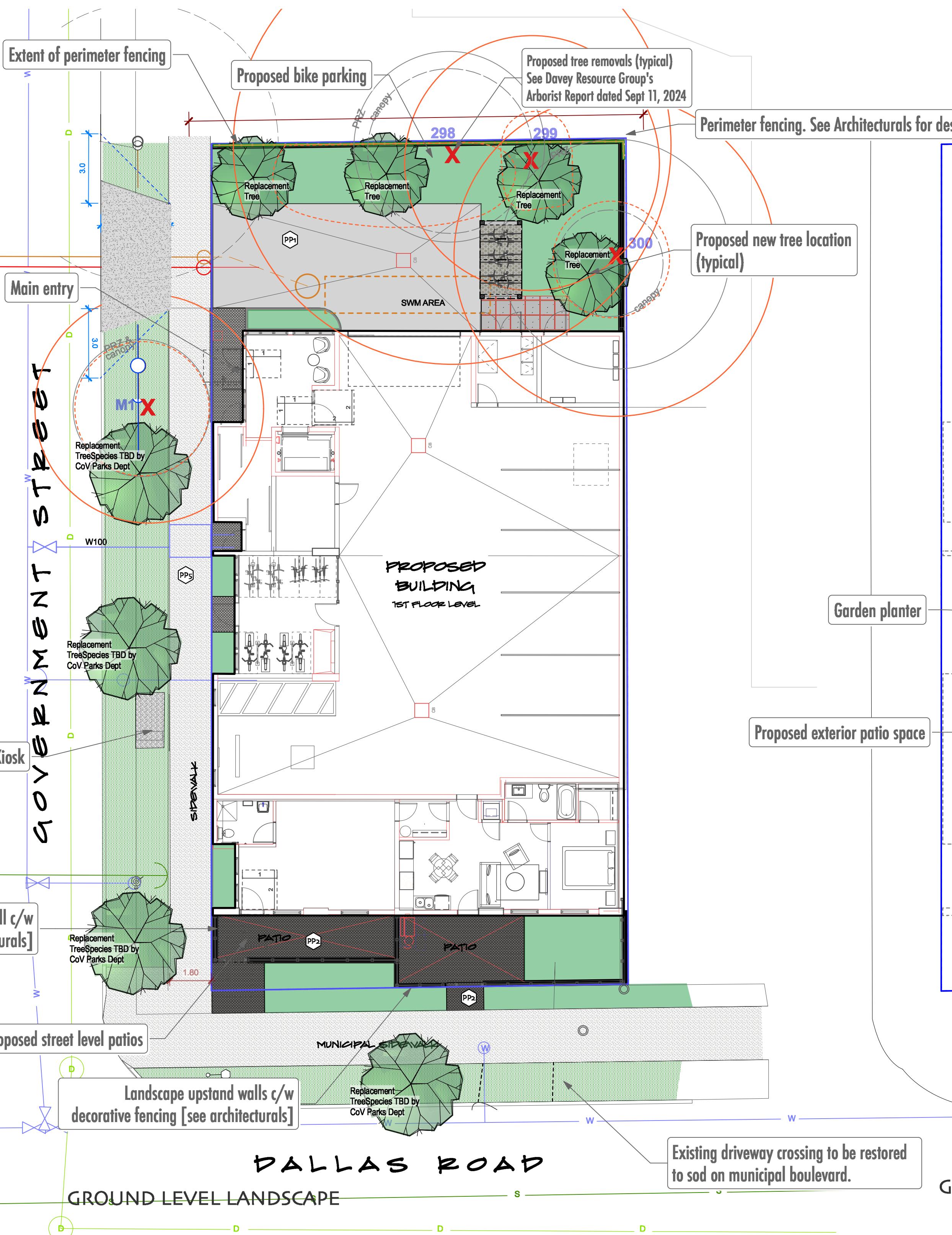
8. Boulevard landscape as shown on this plan. The number and location of new boulevard trees along Government Street to be reviewed by project landscape designer and City of Victoria Parks once underground service/utility information is known. Driveway crossing to be removed and grassed boulevard to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



GREEN ROOF | LANDSCAPE PLAN



A horizontal number line with tick marks at 0, 2, 4, and 10. The segment from 0 to 4 is divided into four equal parts by vertical dashed lines. The segment from 4 to 10 is divided into six equal parts by vertical dashed lines. The segment from 10 to 12 is divided into two equal parts by vertical dashed lines. The segments from 0 to 4, 4 to 10, and 10 to 12 are shaded in gray. The segments from 0 to 2 and 2 to 4 are unshaded.

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LANDSCAPE LAYOUT

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