



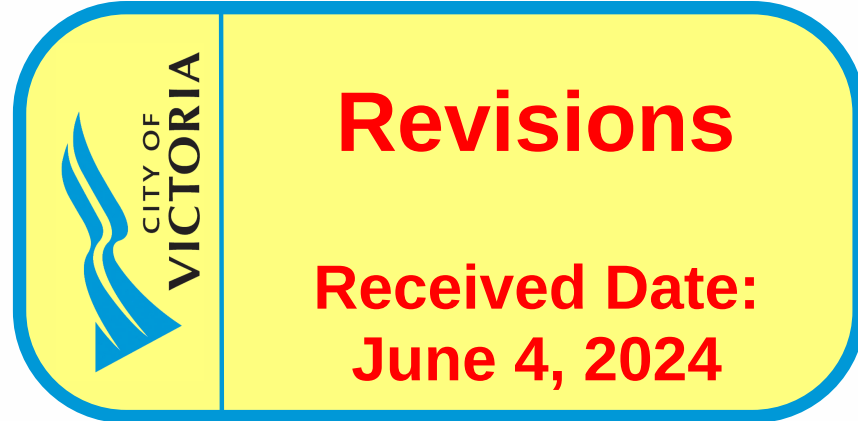
Contacts + Drawing List

Owner	Architectural	Landscape	Civil	Electrical
One Pointe Property Team c/o MWA Genic Construction 4520 West Saanich Road Saanich, BC V8Z 3J4 Neil Patten - npat@genicconstruction.com	A0.0 Cover A0.1 Context Views A0.2 Context Views A0.3 Context Views A0.4 Height & Massing Analysis A0.6 Context Elevations A0.7 Skyline Analysis A0.8 Sun and Shade Study A1.0 Existing Site Survey A1.1 Site Plan A1.2 Average Grade Calculations A1.3 Level 1 Phasing Plan A1.4 P1 Phasing Plan A2.0 P2 Parking Plan A2.1 P1 Parking Plan A2.2 Level 1 Plan A2.3 Level 2 Plan A2.4 Level 3 Plan A2.5 Level 4 Plan A2.6 Level 5-13 Plan A2.7 Penthouse + Roof Plan A3.0 North Elevation A3.1 East Elevation A3.2 South Elevation A3.3 West Elevation A4.0 Building Sections A4.1 Building Sections A4.2 Building Section / Elevations	L0.00 Cover L0.01 General Information Sheet L0.02 Tree Survey Plan L0.03 Tree Management Plan L1.01 Landscape Materials - Ground L1.02 Landscape Materials - Roof L1.03 Stormwater Management & Grading L1.04 Landscape Precedents L1.05 Landscape Materials - Sections L1.06 Landscape Materials - Sections L1.07 Soil Volumes L3.01 Planting Plan L3.02 Planting Plan L4.01 Landscape Details	C1.0 Conceptual Site Demolition C2.0 Conceptual Site Servicing Plant C3.0 Conceptual Site Surface Works	E100 Off-site Lighting Design & Details E101 Off-site Lighting Design & Details
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Electrical Consultant	AES Engineering 930 - 3750 Conroy Road Victoria, BC V8Z 4T1 779-740-2003 Ben Kiser - ben.kiser@aesengr.com			
Transportation Consultant	Watt Consulting Group 302 - 740 Hilde Avenue Victoria, BC V8T 1Z4 250.385.9877 x 423 Nadine King - nking@wattconsultinggroup.com			



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#21-18
Montreal and Quebec
205 Quebec Street
Victoria, BC

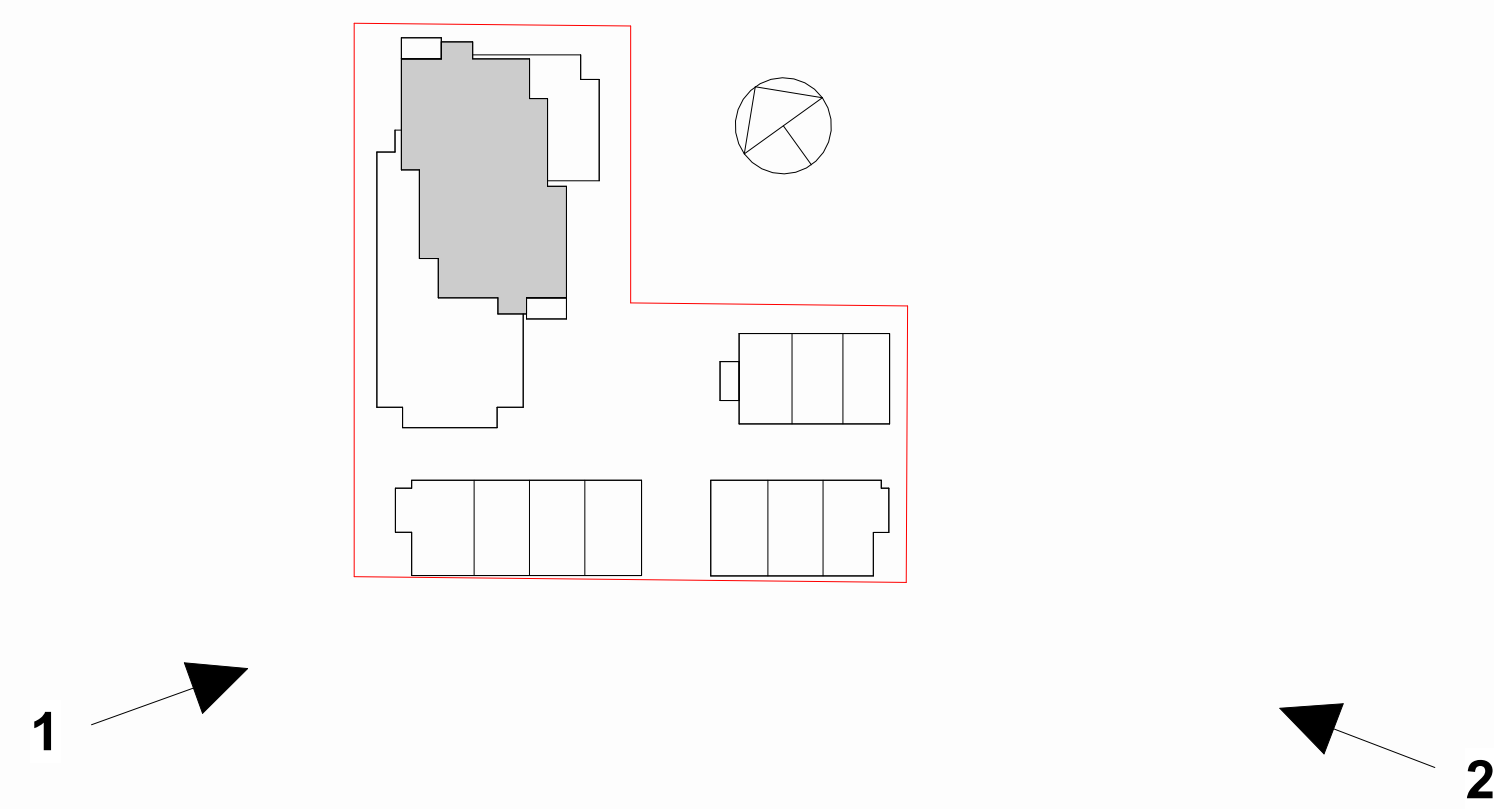
Rezoning/DP Resubmission
Revision Set 24.05.23



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NTS



2 Rendered Context View
NTS





1 Rendered Context View
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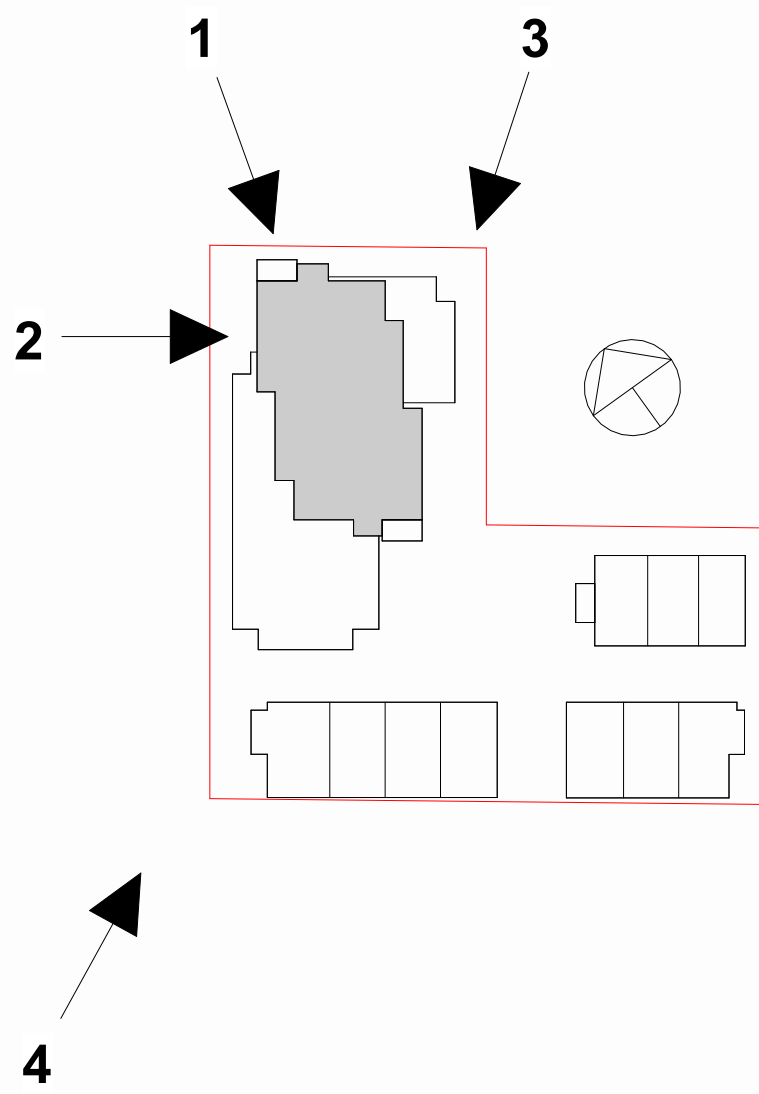
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3 Rendered Context View
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4 Rendered Context View
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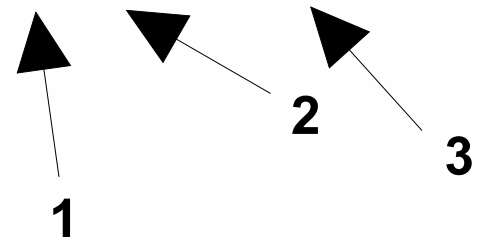
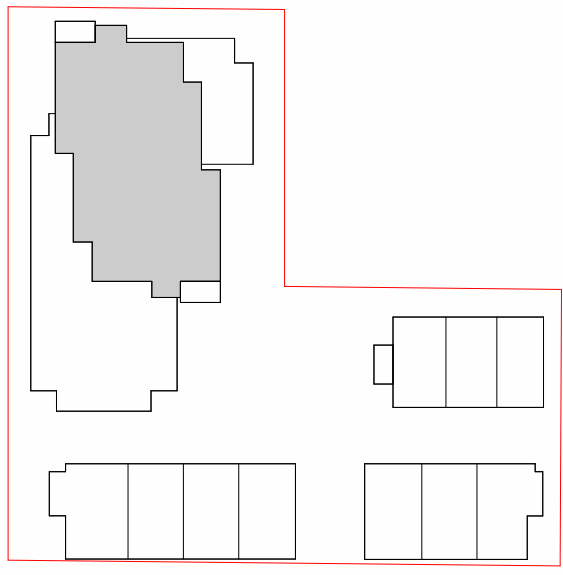
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3 Rendered Context View
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5	Rezoning/DP Resubmission	22.12.06
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Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
sheet title		
Context Views		
project no.		
#21-18		
scale		
As indicated		
drawn by		
CF		
date issued		
05/23/24		
sheet no.		
A0.3		

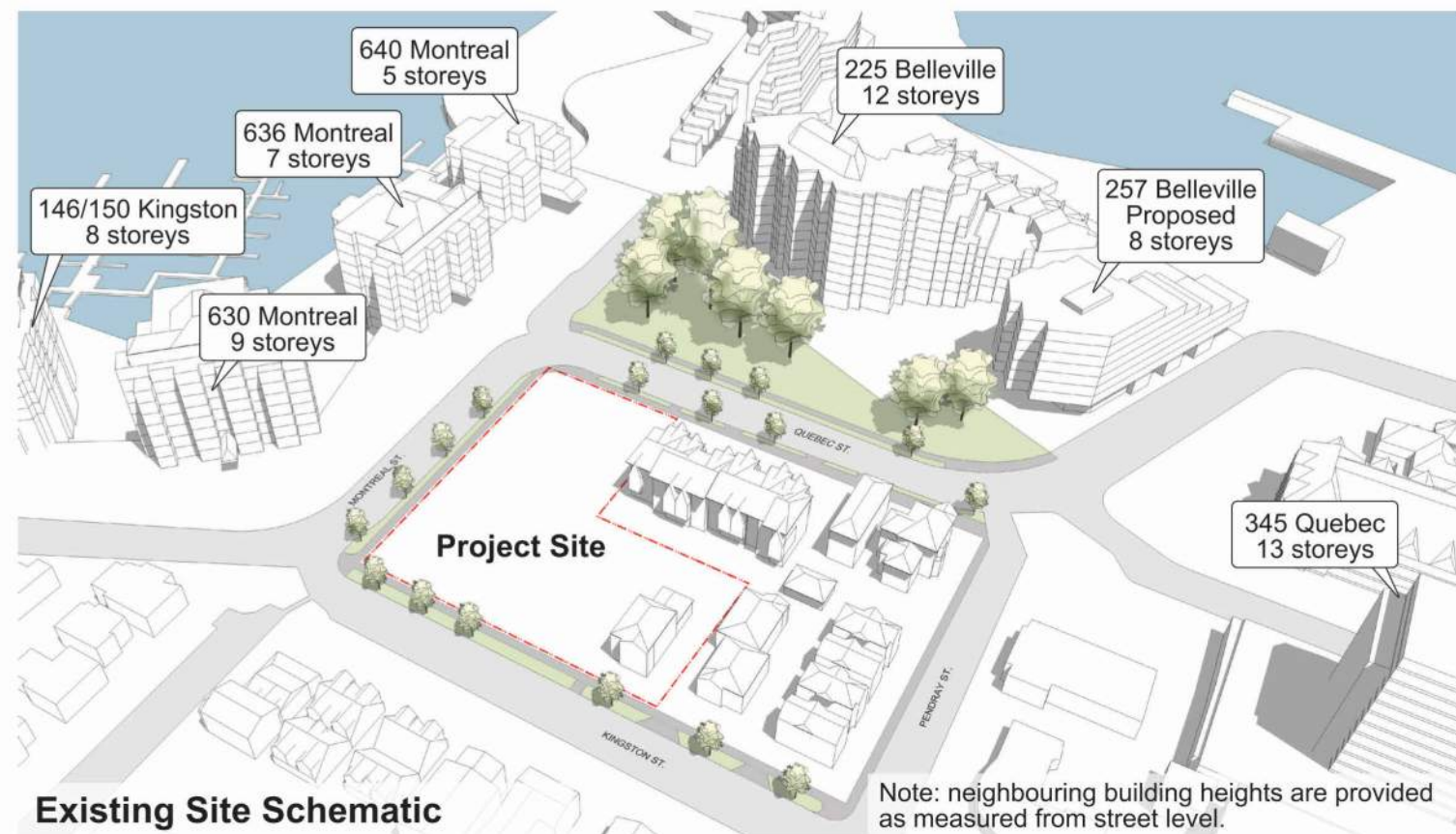


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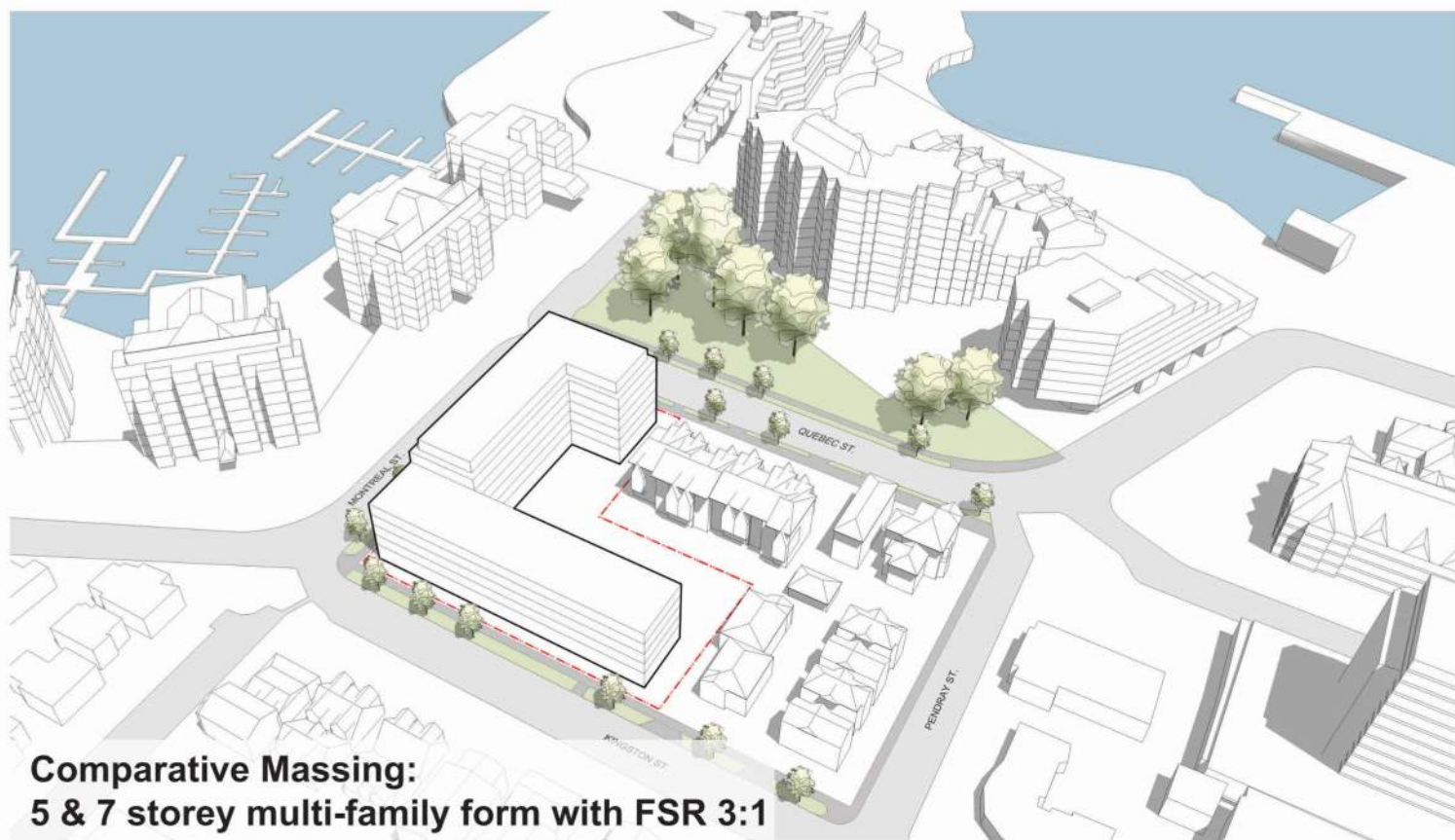
URBAN HEIGHT DIAGRAM: Taller building forms wrap around the Downtown Core Area and bracket the marine entrance to the Inner Harbour.

10–18+ storeys
6–9 storeys

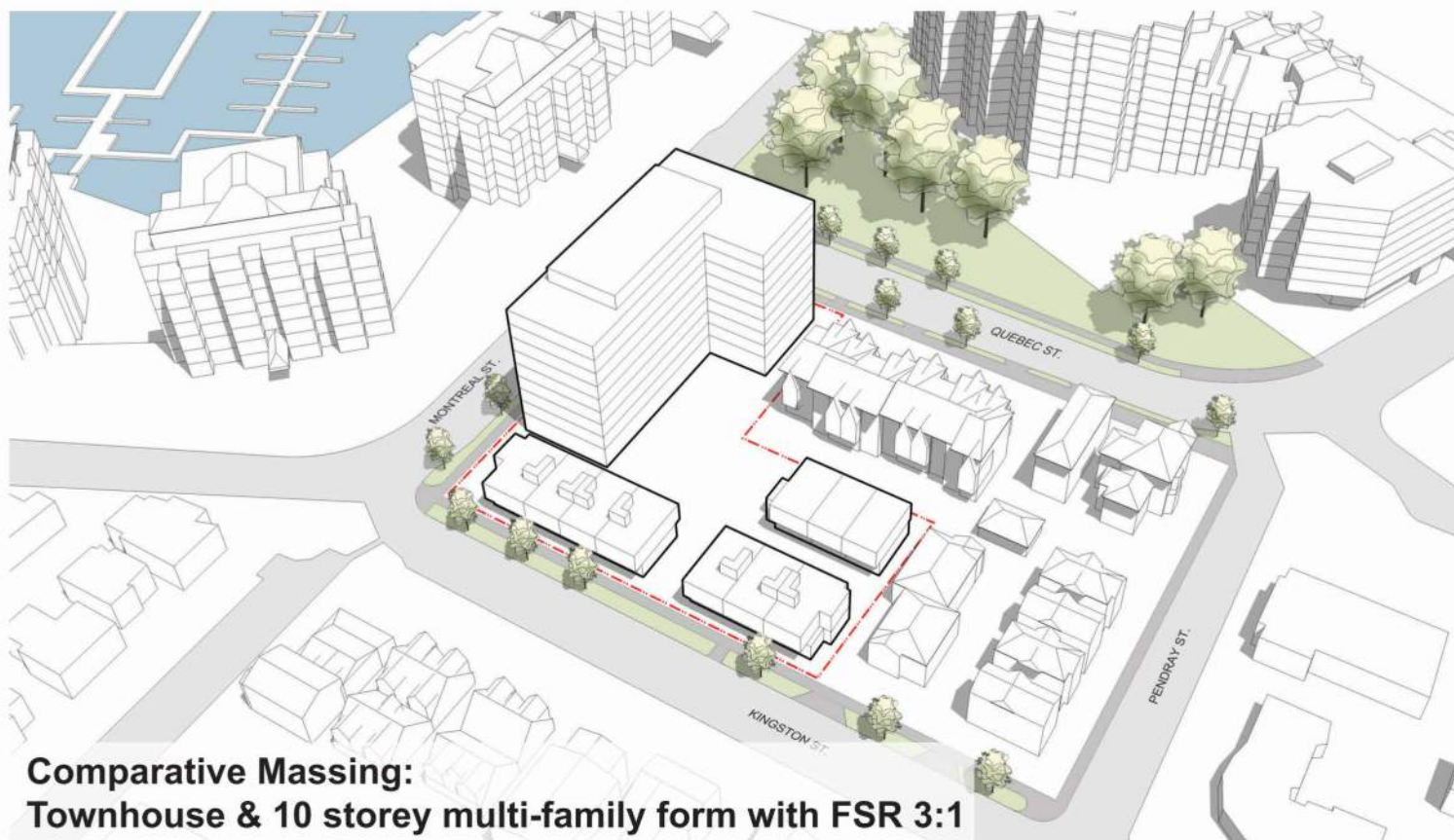


Existing Site Schematic

Note: neighbouring building heights are provided as measured from street level.



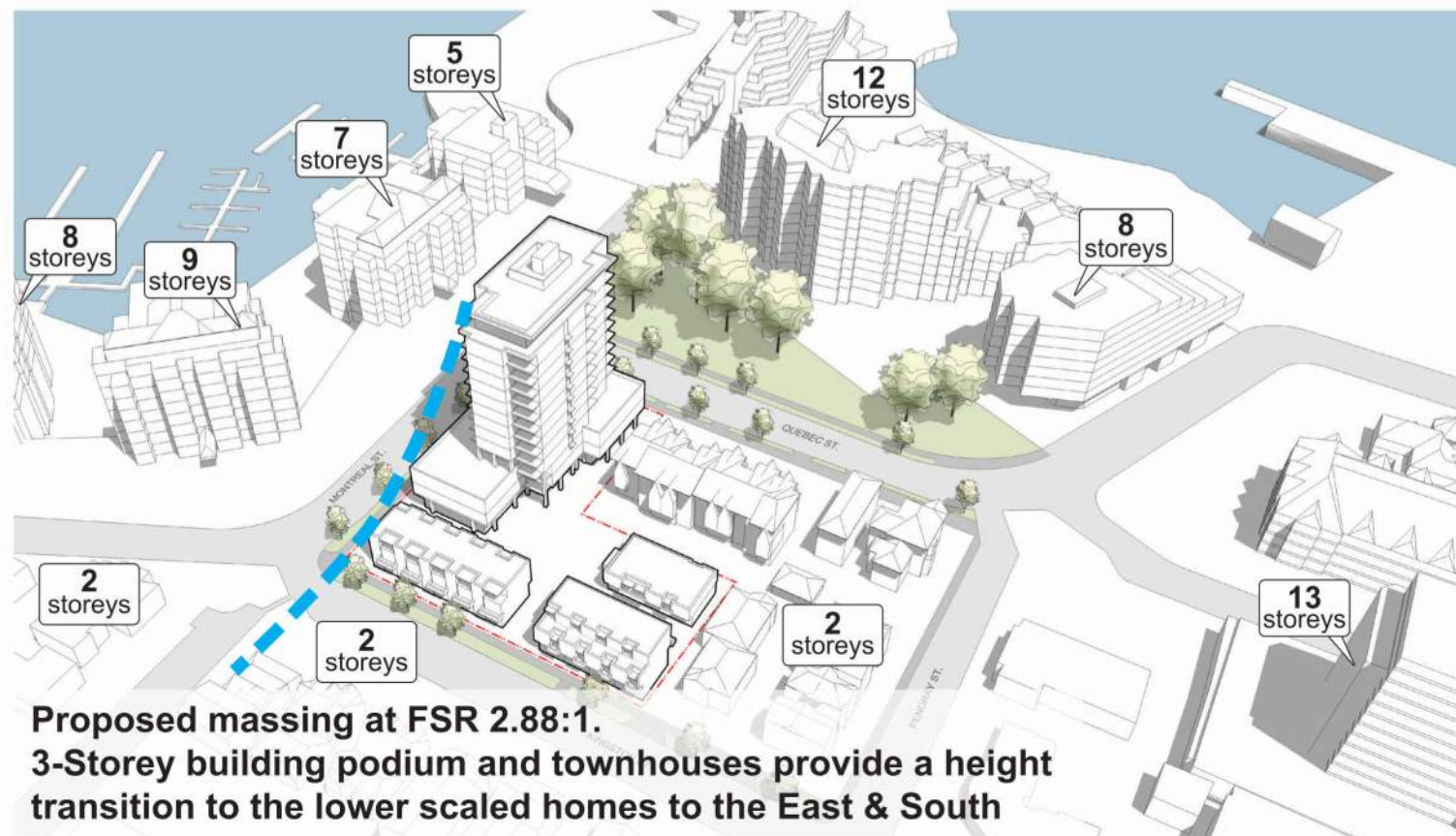
Comparative Massing:
5 & 7 storey multi-family form with FSR 3:1



Comparative Massing:
Townhouse & 10 storey multi-family form with FSR 3:1



Previous Scheme:
17 storeys at FSR 3:1



Proposed massing at FSR 2.88:1.
3-Storey building podium and townhouses provide a height
transition to the lower scaled homes to the East & South

MASSING/HEIGHT RATIONALE

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2	Issued for Rezoning/DP	21.12.15
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
**Height & Massing
Analysis**

project no.	#21-18
scale	NTS
drawn by	DZ
date issued	05/23/24
sheet no.	A0.4

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Section A - Quebec St. 1 : 300



Section B - Kingston St. 1 : 300



Section C - Montreal St. 1 : 300



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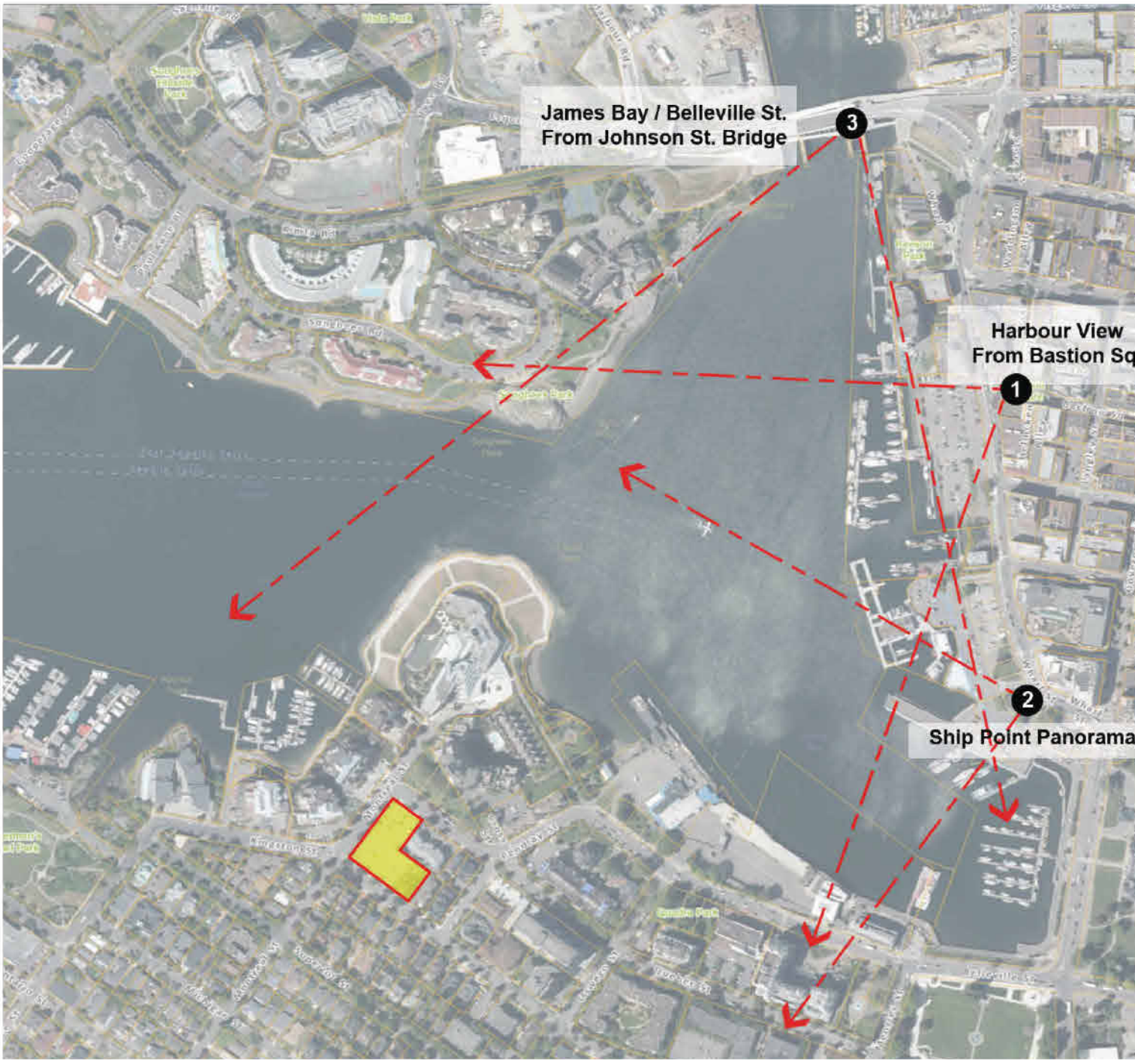
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205 Quebec Street
Victoria, BC

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Context Elevations

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1. Harbour View from Bastion Square

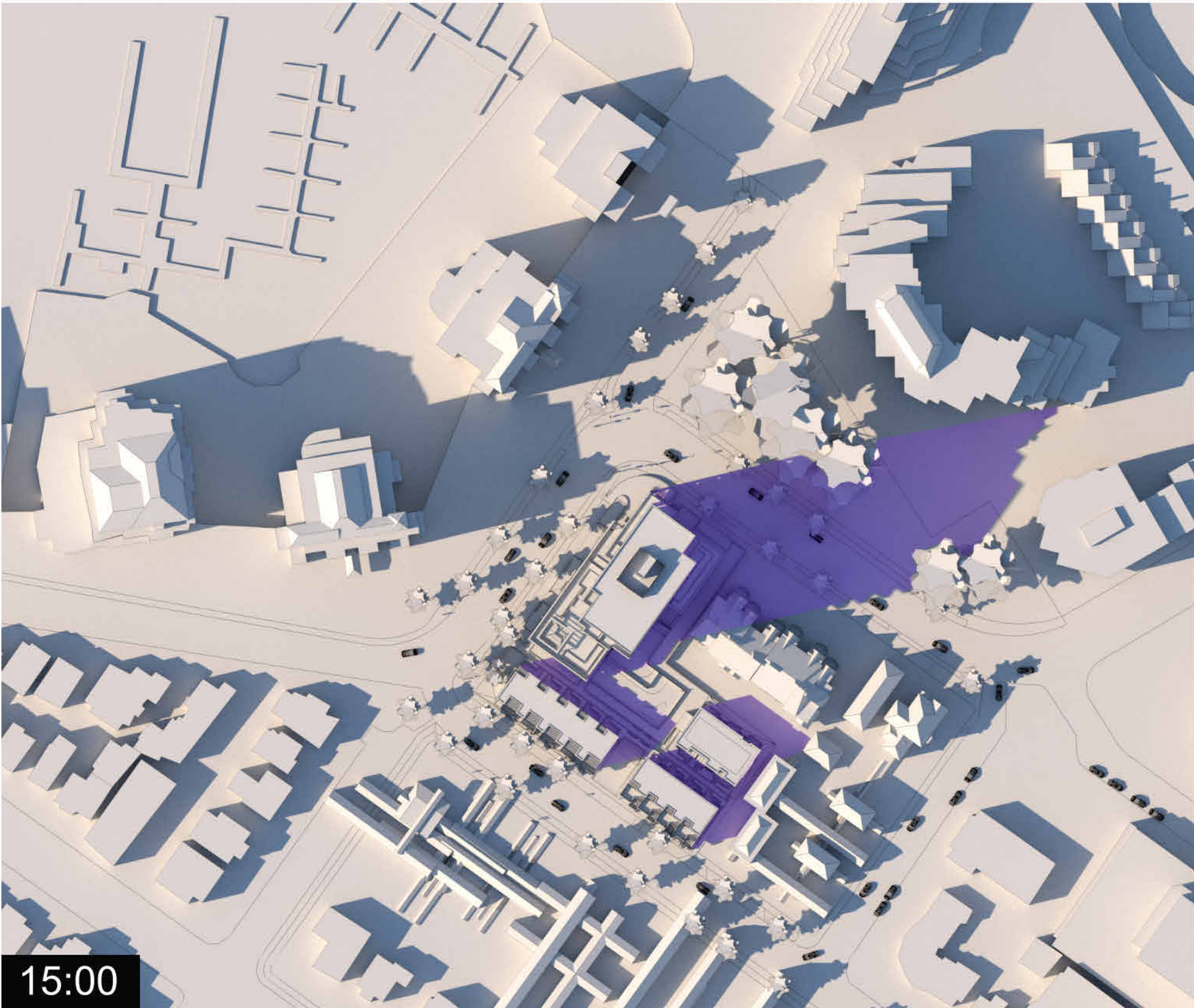
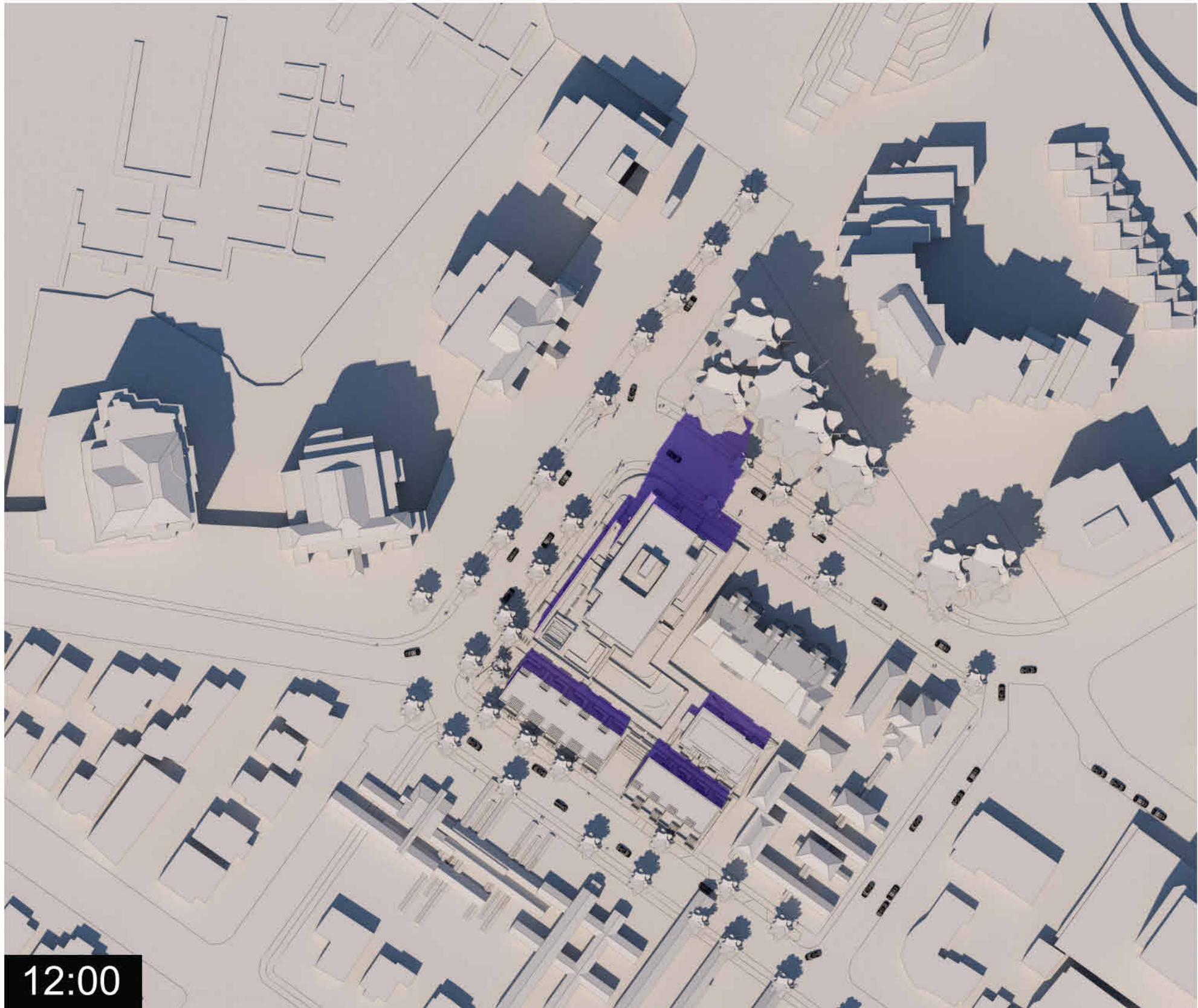
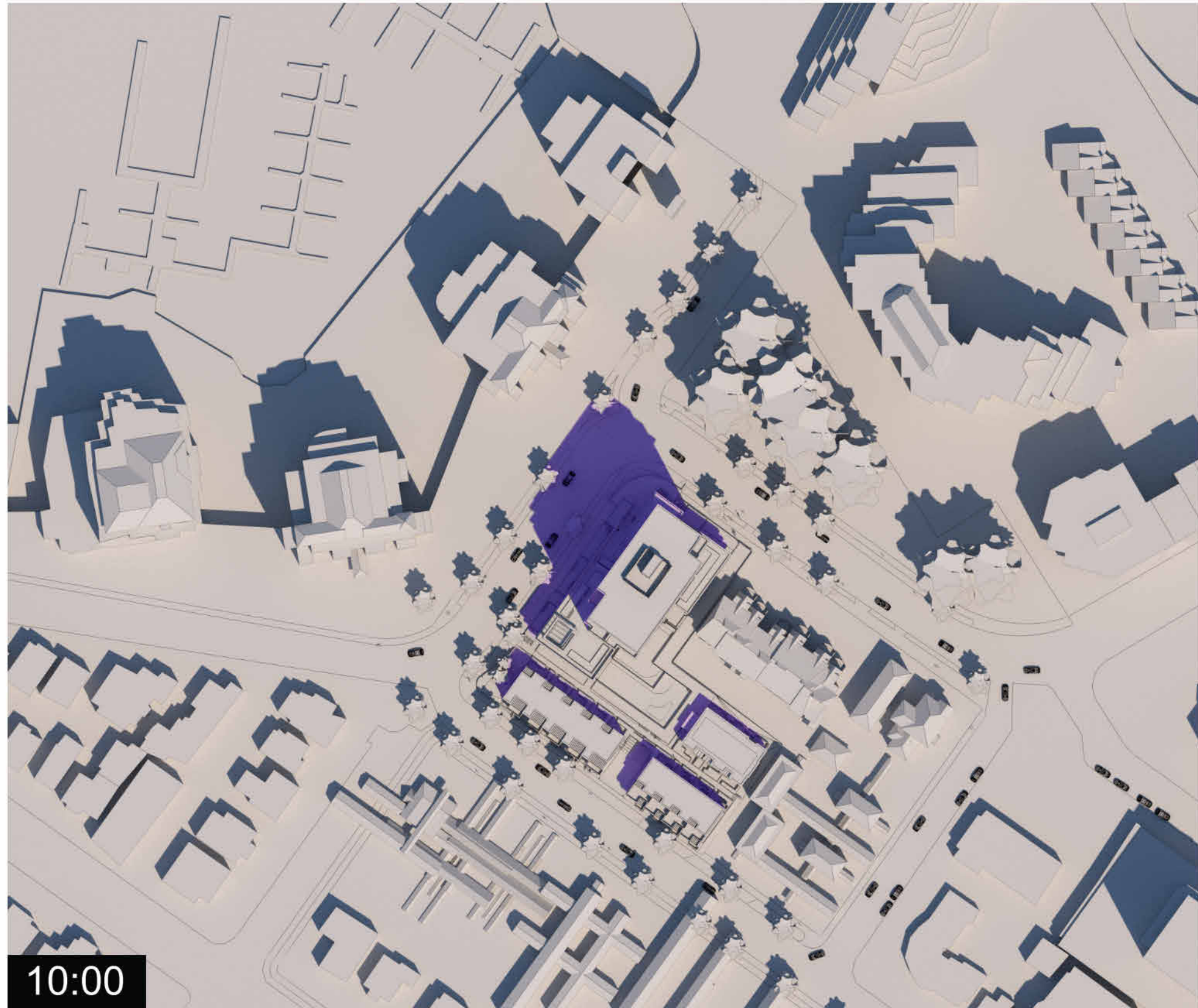


2. Ship Point Panoroma

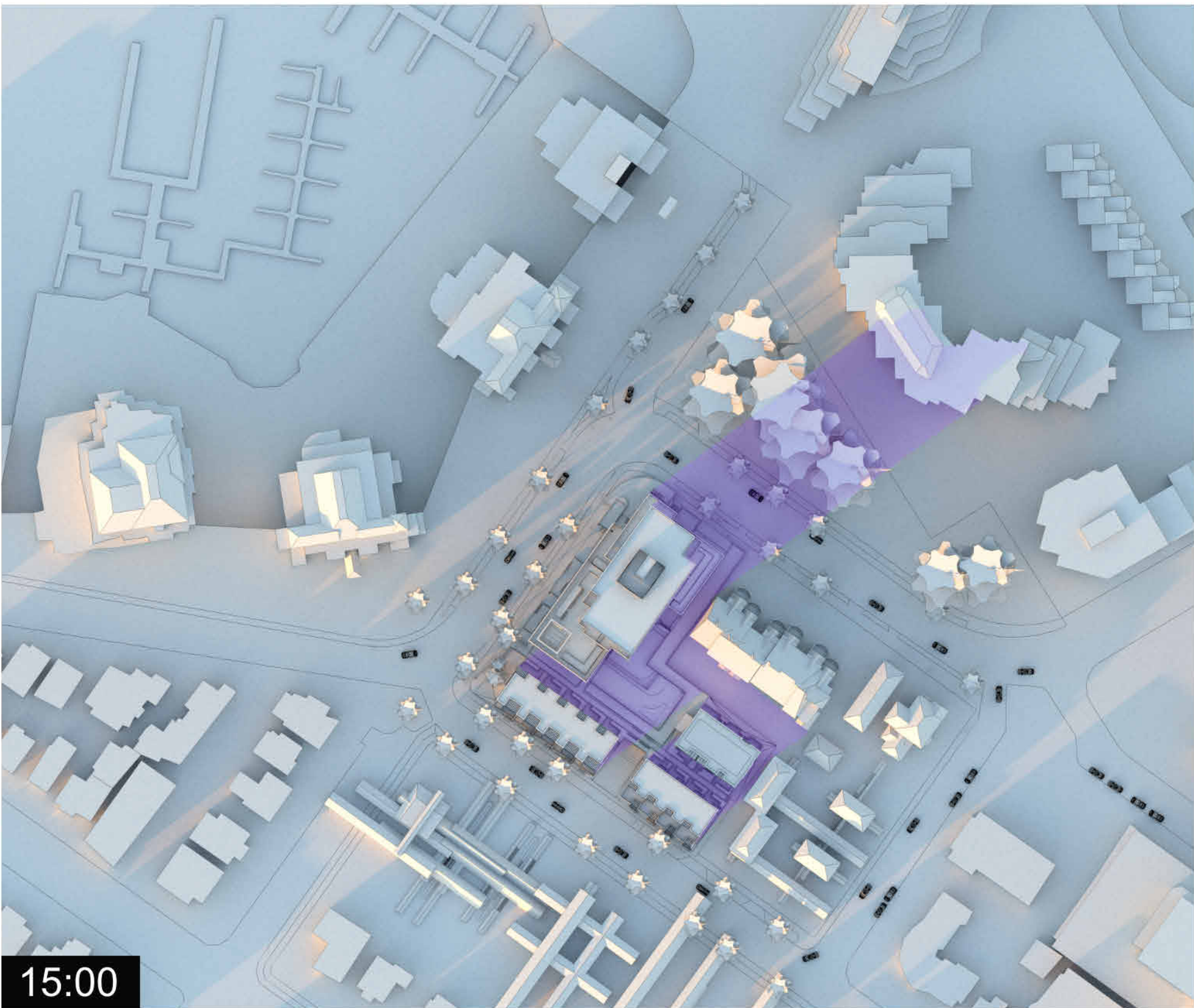
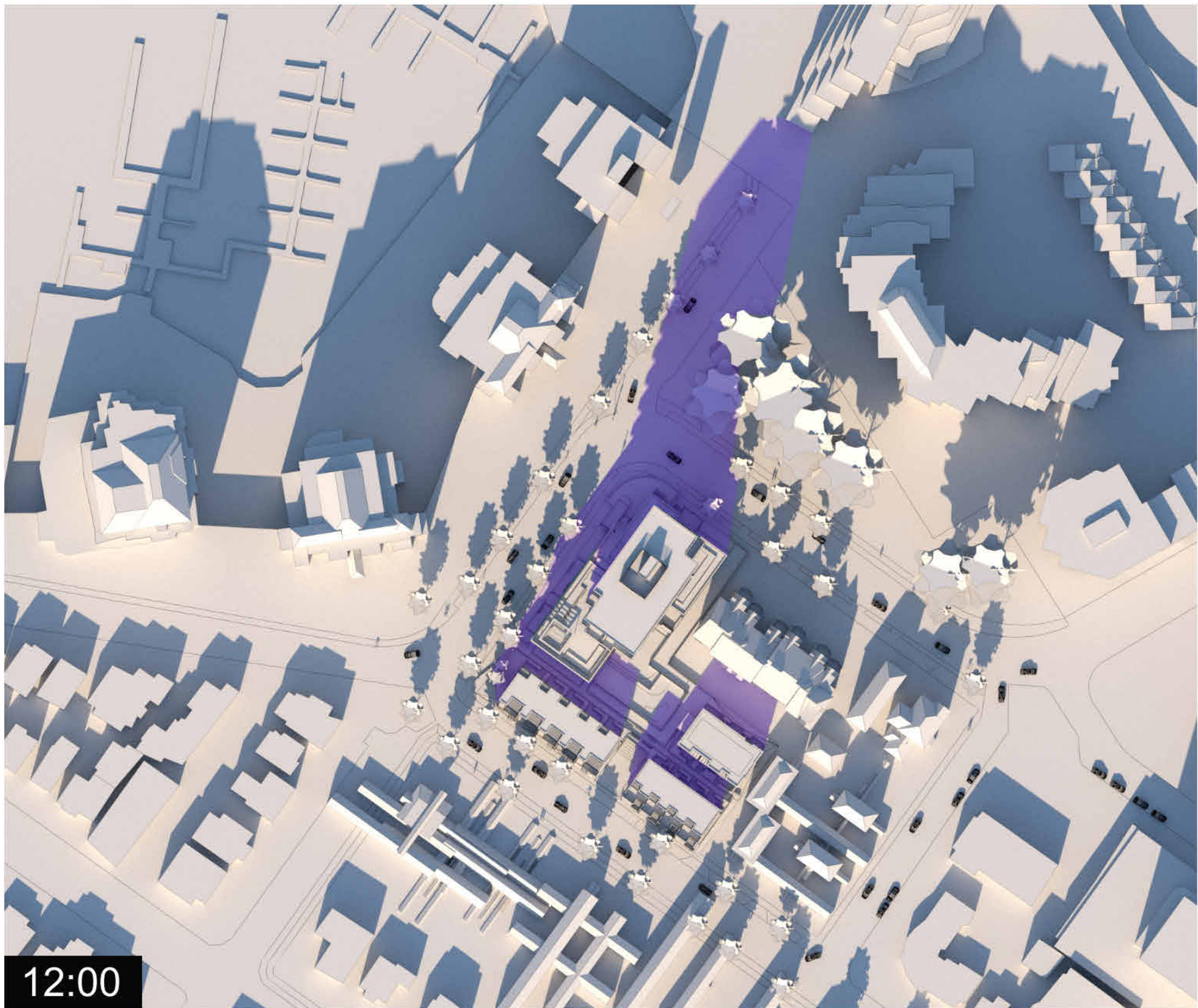
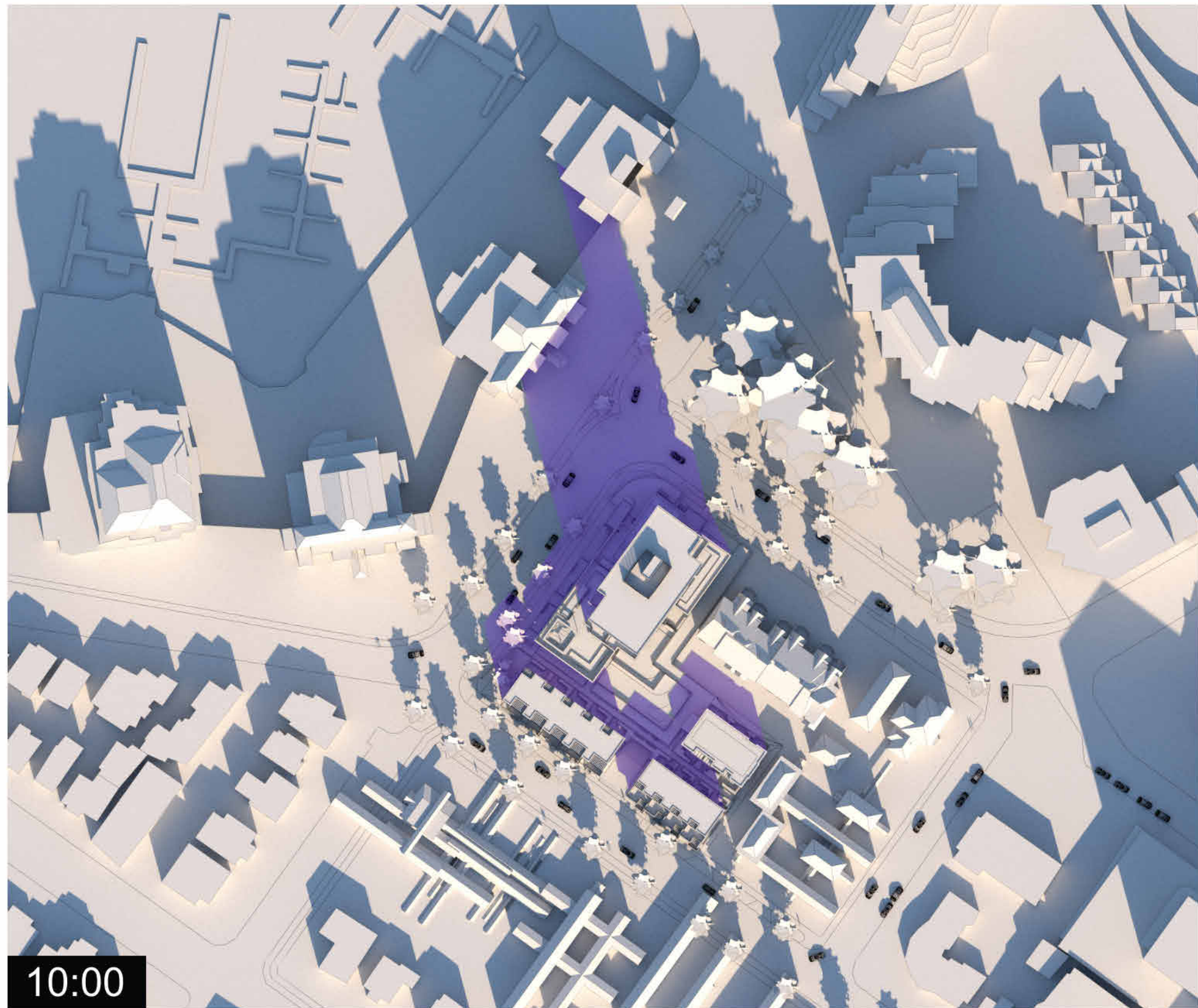


3. James Bay / Belleville Street from Johnson Street Bridge

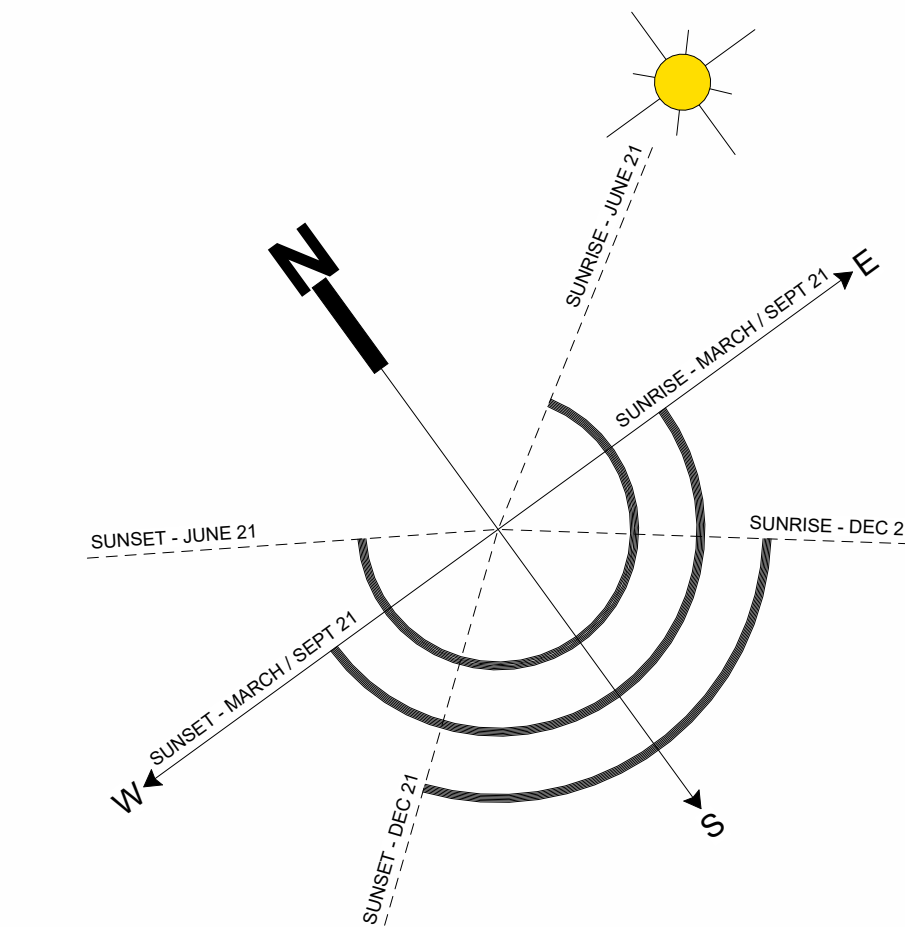
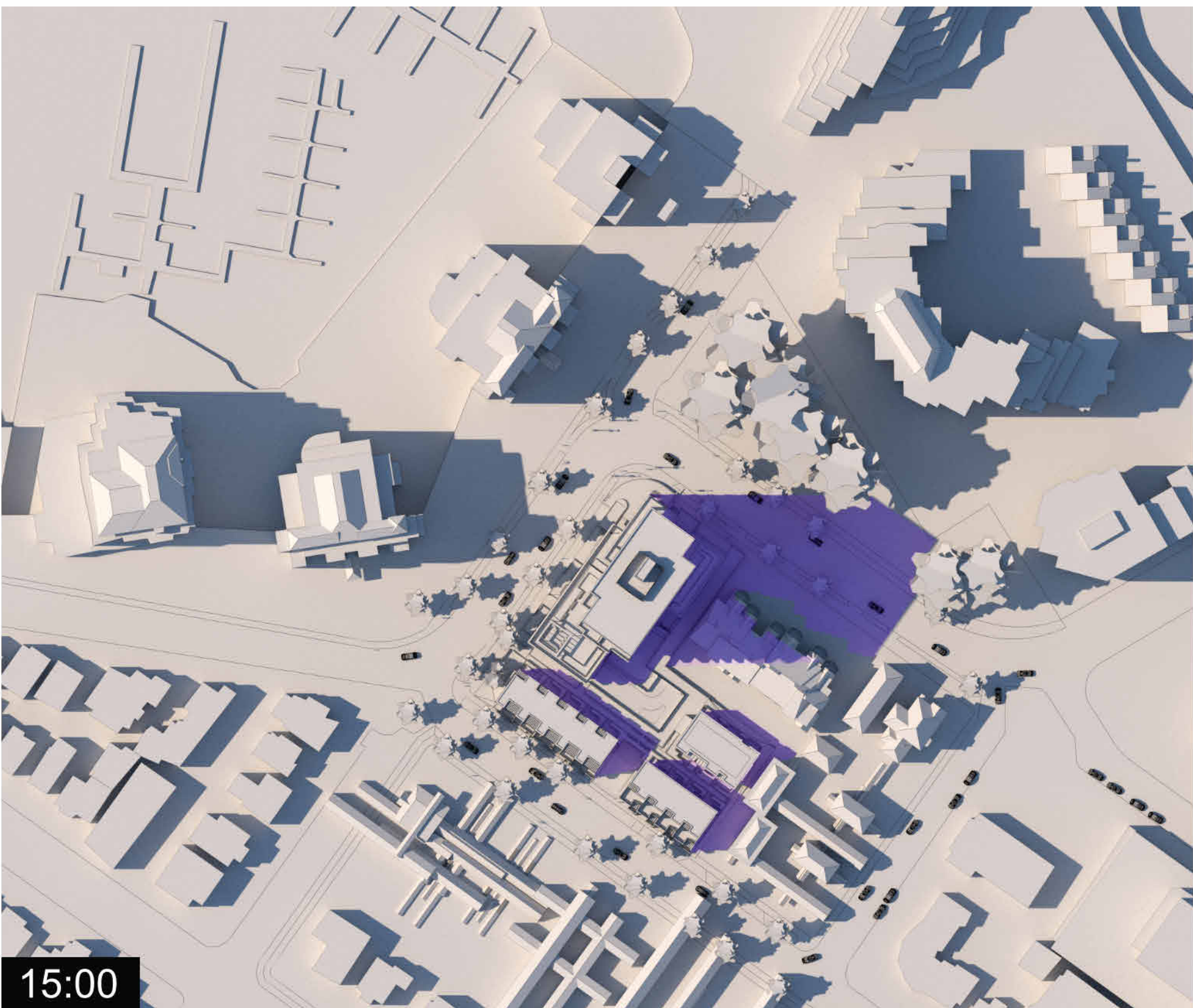
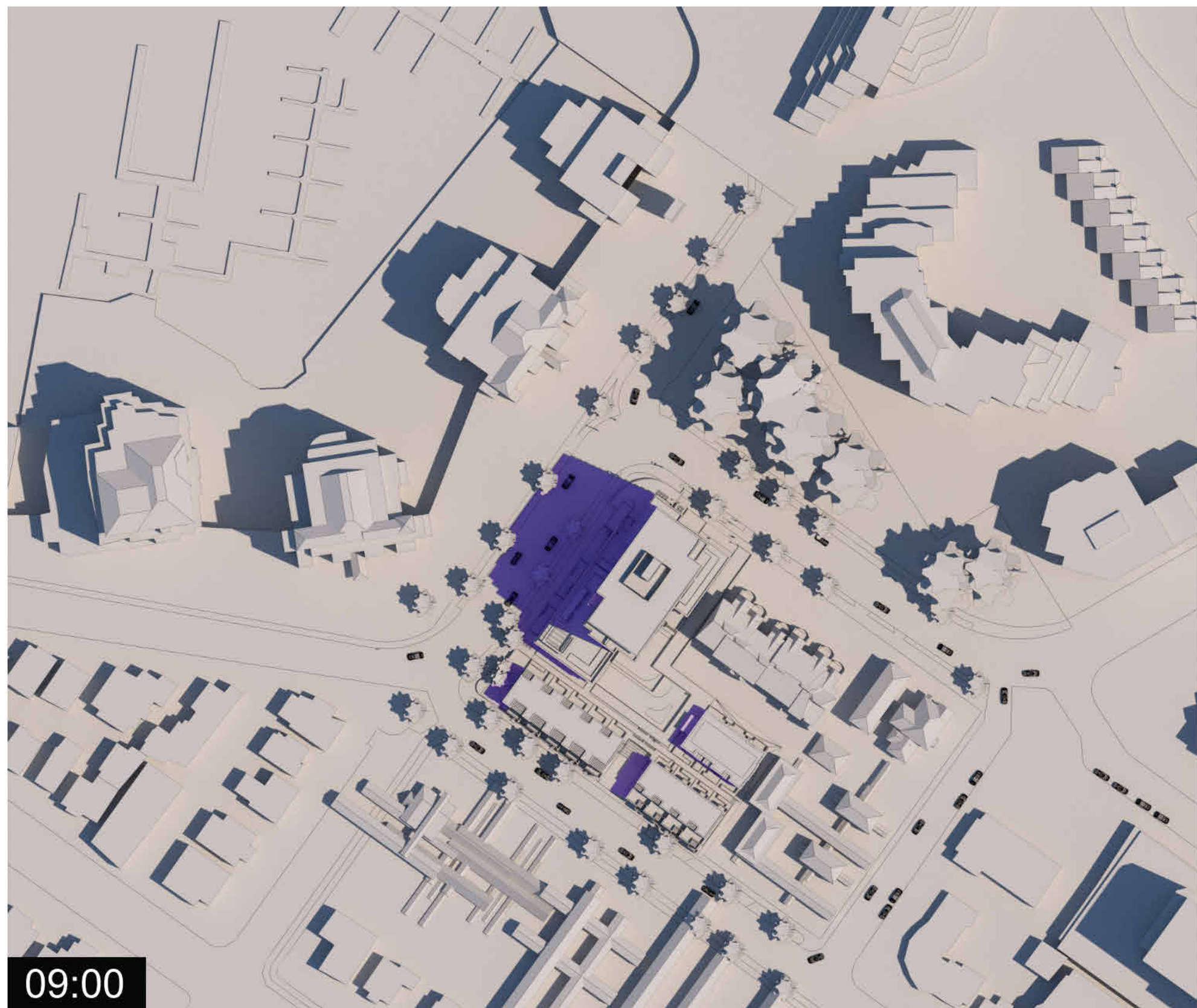
Spring / Fall Equinox



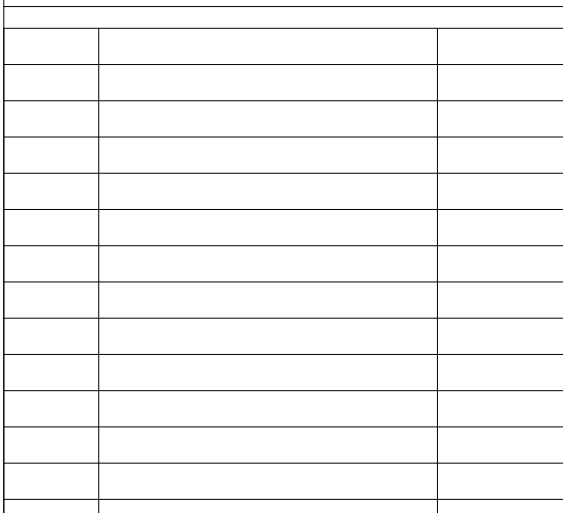
Winter Solstice



Summer Solstice



- Legend
- Shadows from Proposed Building
 - Shadows from Existing Buildings



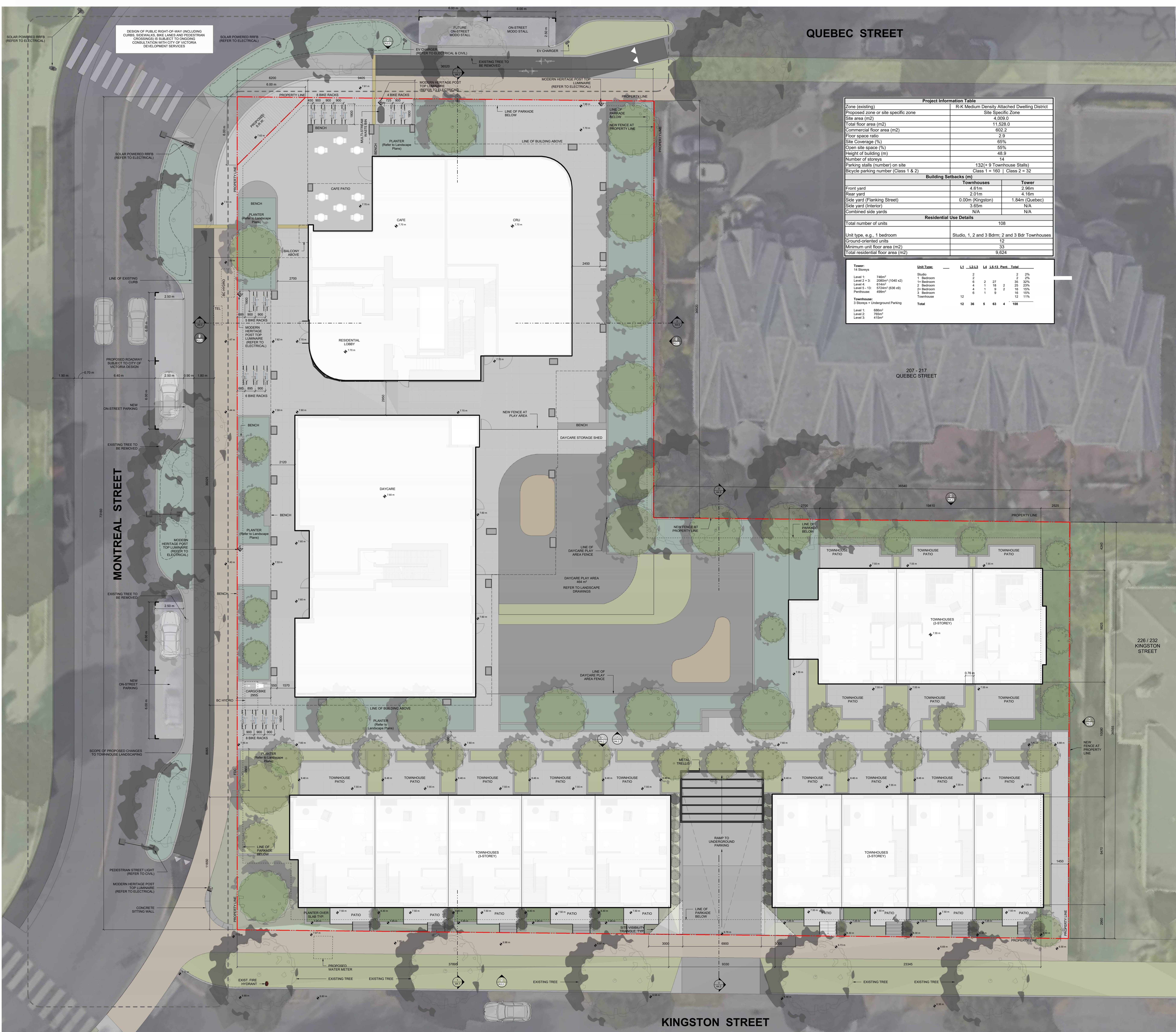
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Montreal and Quebec
205 Quebec Street
Victoria, BC

Percentage of respondents who believe that the use of force is justified in the circumstances	Percentage of respondents who believe that the use of force is justified in the circumstances
0%	0%
25%	25%
50%	50%
75%	75%
100%	100%

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scale	

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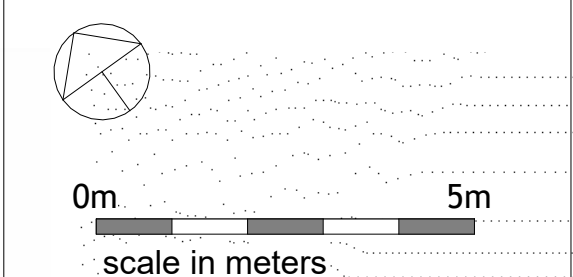


Project Information Table	
Zone (existing)	R-K Medium Density Attached Dwelling District
Proposed zone or site specific zone	Site Specific Zone
Site area (m2)	4,009.0
Total floor area (m2)	11,528.0
Commercial floor area (m2)	602.2
Floor space ratio	2.9
Site Coverage (%)	65%
Open site space (%)	55%
Height of building (m)	48.9
Number of storeys	14
Parking stalls (number) on site	132 (+ 9 Townhouse Stalls)
Bicycle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 32
Building Setbacks (m)	
	Townhouses Tower
Front yard	4.61m 2.96m
Rear yard	2.01m 4.16m
Side yard (Flanking Street)	0.00m (Kingston) 1.84m (Quebec)
Side yard (Interior)	3.65m N/A
Combined side yards	N/A N/A
Residential Use Details	
Total number of units	108
Unit type, e.g. 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses
Ground-oriented units	12
Minimum unit floor area (m2)	33
Total residential floor area (m2)	9,624
Tower:	
14 Storeys	Unit Types: L1 L2-L3 L4-L5 L6-L13 Pent. Total
Level 1: 746m²	1 Bedroom 2 2 2%
Level 2 + 3: 2089m² (1040 x2)	1+ Bedroom 6 2 27 35 32%
Level 4: 614m²	2 Bedroom 4 1 16 21 23%
Level 5: 3724m² (836 x9)	2+ Bedroom 4 1 6 2 16 15%
Penthouse: 499m²	3 Bedroom 6 1 6 16 15%
	Townhouse 12 12 11%
Townhouses: 3 Storeys + Underground Parking	Total 12 36 5 63 4 108
Level 1: 686m²	
Level 2: 765m²	
Level 3: 415m²	



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NOTES:
REFER TO LANDSCAPE PLANS FOR INFORMATION ON PAVING, FENCING, PLANTING AND TREES.



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7	Rezonning/DP Resubmission	24.05.23
6	Rezonning/DP Resubmission	23.12.22
5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
3	Issued for Rezonning / DP	21.12.15
2	Issued for Dev. Tracker	21.10.19

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205 Quebec Street
Victoria, BC

sheet title
Site Plan

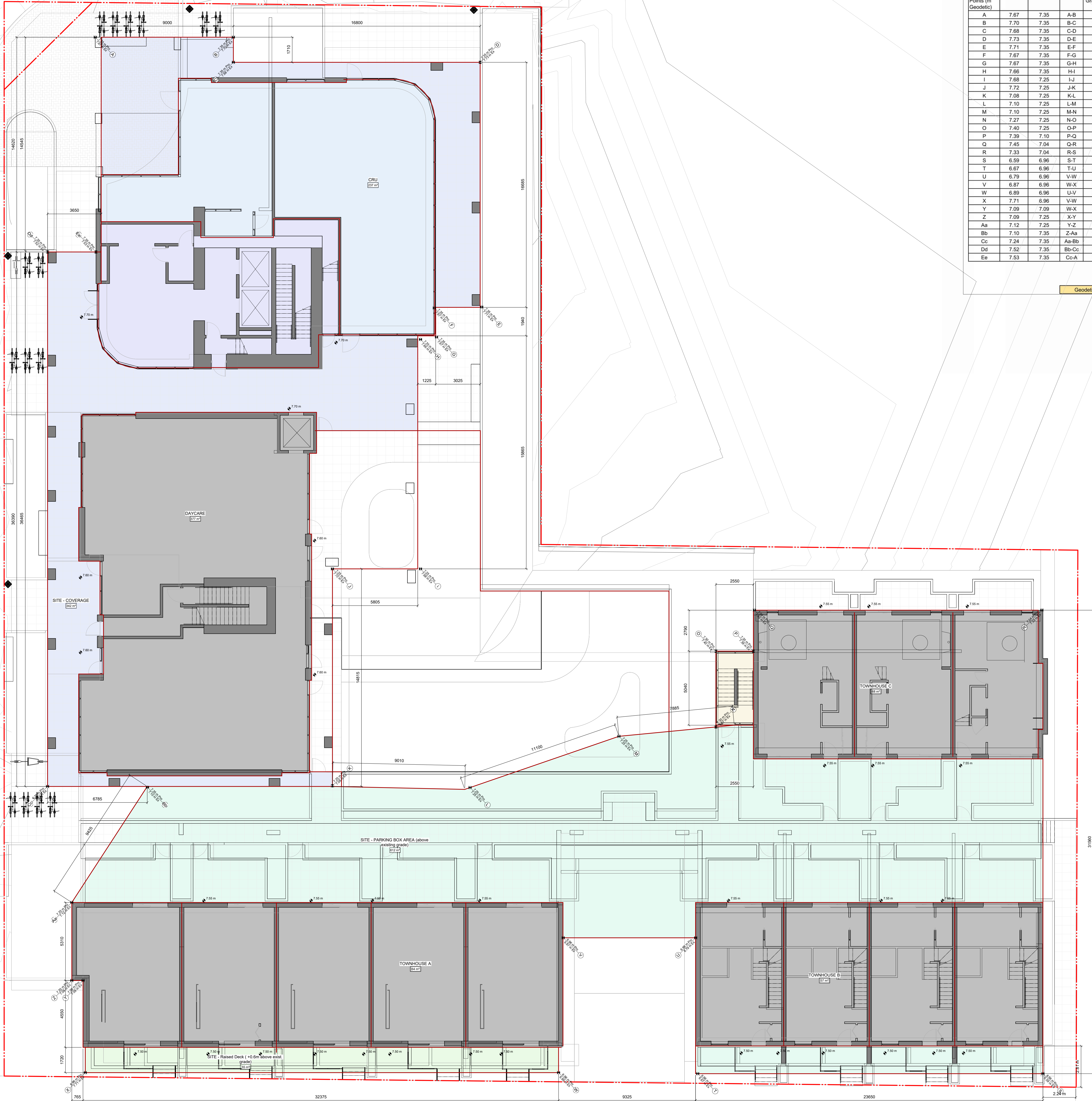
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date issued	05/23/24
sheet no.	A1.1

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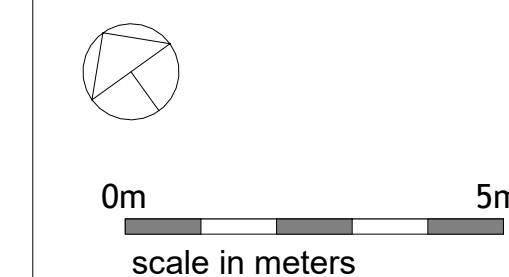
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Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	1.71	12.57
C	7.68	7.35	C-D	7.35	16.80	123.48
D	7.73	7.35	D-E	7.35	16.89	122.83
E	7.71	7.35	E-F	7.35	3.08	22.60
F	7.67	7.35	F-G	7.35	2.34	17.16
G	7.67	7.35	G-H	7.35	1.33	9.74
H	7.66	7.35	H-I	7.30	15.47	112.93
I	7.68	7.25	I-J	7.25	5.66	41.00
J	7.72	7.25	J-K	7.17	14.82	106.15
K	7.08	7.25	K-L	7.09	9.01	63.88
L	7.10	7.25	L-M	7.10	11.10	78.81
M	7.10	7.25	M-N	7.18	6.64	47.61
N	7.27	7.25	N-O	7.25	5.16	37.41
O	7.40	7.25	O-P	7.18	2.72	19.52
P	7.39	7.10	P-Q	7.07	3.34	23.61
Q	7.45	7.04	Q-R	7.04	19.71	138.76
R	7.33	7.04	R-S	6.82	31.57	215.15
S	6.99	6.96	S-T	6.63	23.50	155.81
T	6.67	6.96	T-U	6.78	9.48	64.34
U	6.79	6.96	V-W	6.83	1.62	11.03
V	6.87	6.96	W-X	6.88	1.30	8.94
W	6.89	6.96	U-V	6.93	30.38	214.54
X	7.71	6.96	V-W	7.03	7.62	11.35
Y	7.09	7.09	W-X	7.09	1.30	9.22
Z	7.09	7.25	X-Y	7.11	5.87	41.67
Aa	7.12	7.25	Y-Z	7.11	9.08	64.52
Bb	7.10	7.35	Z-Aa	7.17	6.79	48.65
Cc	7.24	7.35	Aa-Bb	7.30	36.39	265.47
Dd	7.52	7.35	Bb-Cc	7.35	3.25	23.85
Ee	7.53	7.35	Cc-A	7.35	14.62	107.46
Total					322.29	2288.87
Geodetic Average Grade (m)					7.10	



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sheet title		
Average Grade Calculations		
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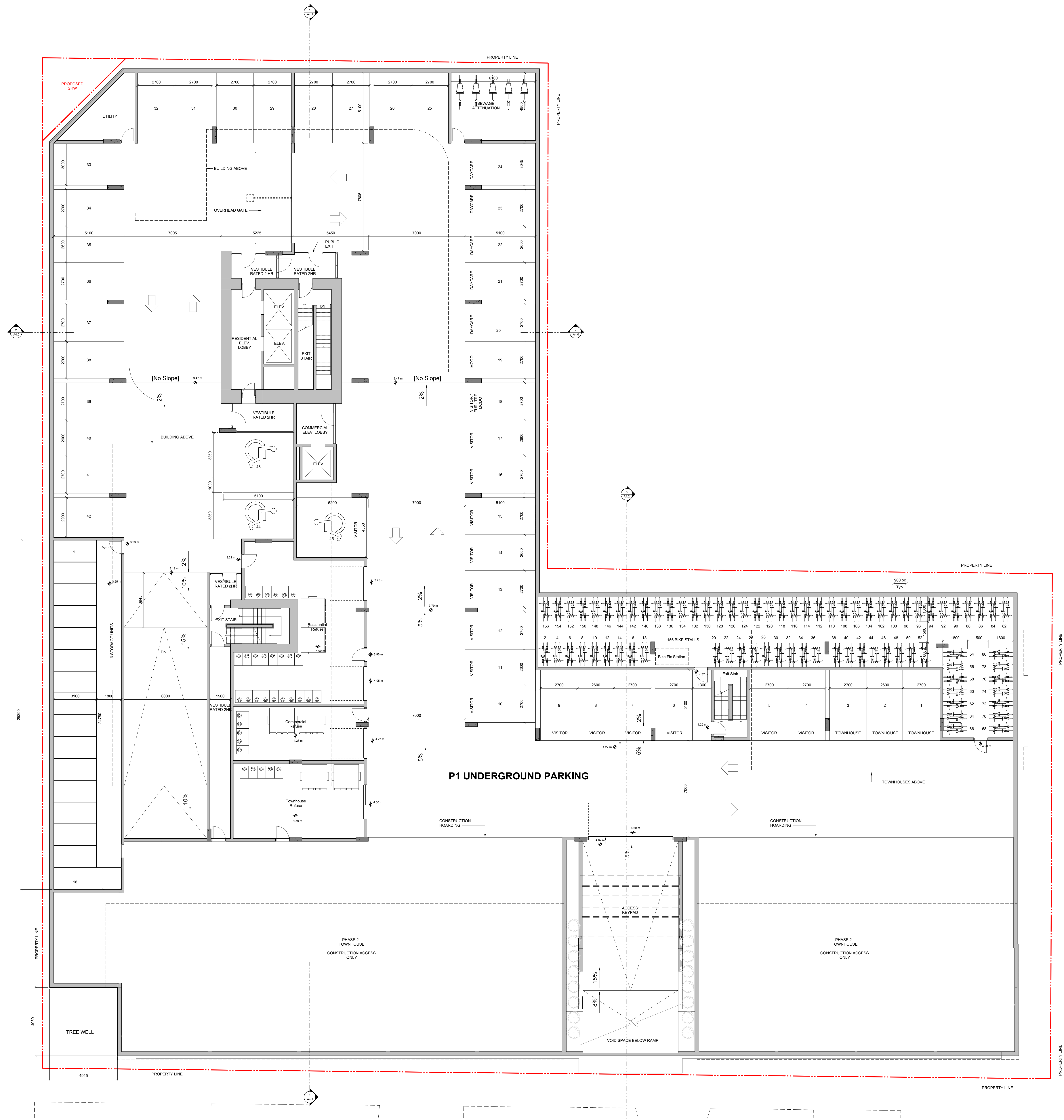
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sheet title
Level 1 Phasing Plan

project no.	#21-18
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P1 Phasing Plan

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P2 Parking Plan

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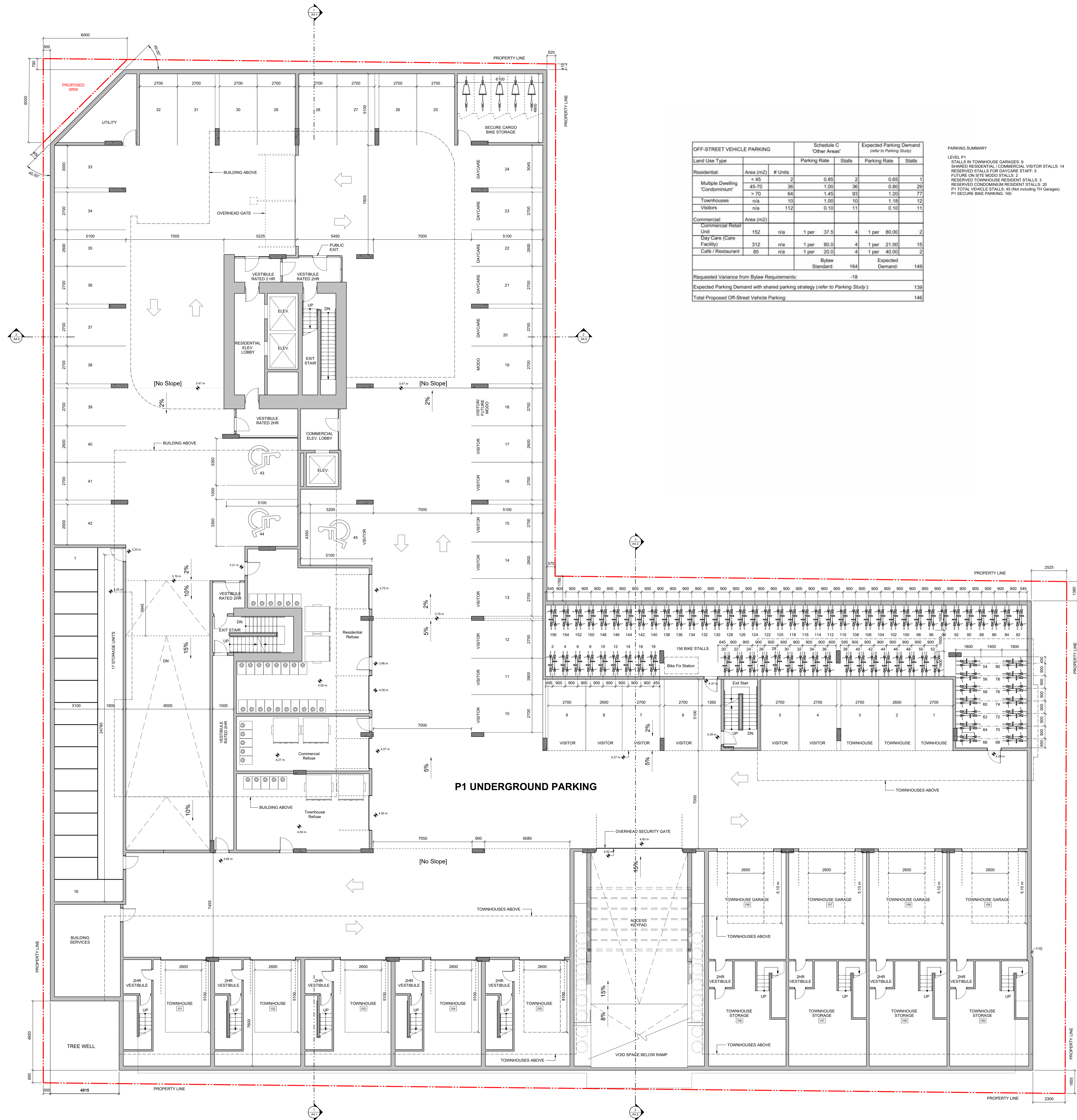
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OFF-STREET VEHICLE PARKING				Schedule C 'Other Areas'		Expected Parking Demand (refer to Parking Study)	
Land Use Type	Area (m ²)	# Units	Parking Rate	Stalls	Parking Rate	Stalls	
Residential:							
Multiple Dwelling	< 45	2	0.85	2	0.65	1	
'Condominium'	45-70	36	1.00	36	0.80	29	
Townhouses	> 70	64	1.45	93	1.20	77	
Visitors	n/a	10	1.00	10	1.18	12	
		112	0.10	11	0.10	11	
Commercial:							
Commercial Retail	Unit	152	n/a	1 per 37.5	4	1 per 80.00	2
Day Care (Care Facility)	312	n/a	1 per 80.0	4	1 per 21.00	15	
Cafe / Restaurant	85	n/a	1 per 20.0	4	1 per 40.00	2	
			Bylaw Standard:	164	Expected Demand:	149	
Requested Variance from Bylaw Requirements:				-18			
Expected Parking Demand with shared parking strategy (refer to Parking Study):				139			
Total Proposed Off-Street Vehicle Parking:				146			

PARKING SUMMARY
LEVEL P1
STALLS IN TOWNHOUSE GARAGES: 9
SHARED RESIDENTIAL / COMMERCIAL VISITOR STALLS: 14
RESERVED STALLS FOR DAYCARE STAFF: 5
FUTURE ON SITE 9000 STALLS: 3
RESERVED TOWNHOUSE RESIDENT STALLS: 3
RESERVED CONDOMINIUM RESIDENT STALLS: 30
P1 TOTAL VEHICLE STALLS: 45 (Not including TH Garages)
P1 SECURE BIKE PARKING: 160

0m 5m
scale in meters

rev no	description	date
7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Parking Plan

project no. #21-18
scale 1 : 100
drawn by RP / GK
date issued 05/23/24
sheet no. A2.1

2024-05-23 7:22:53 PM



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NOTES:

1. REFER TO LANDSCAPE PLANS FOR INFORMATION ON PAVING, FENCING, PLANTINGS, AND TREES.



0m 5m
scale in meters

7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK / GB
date issued	05/23/24
sheet no.	A2.2

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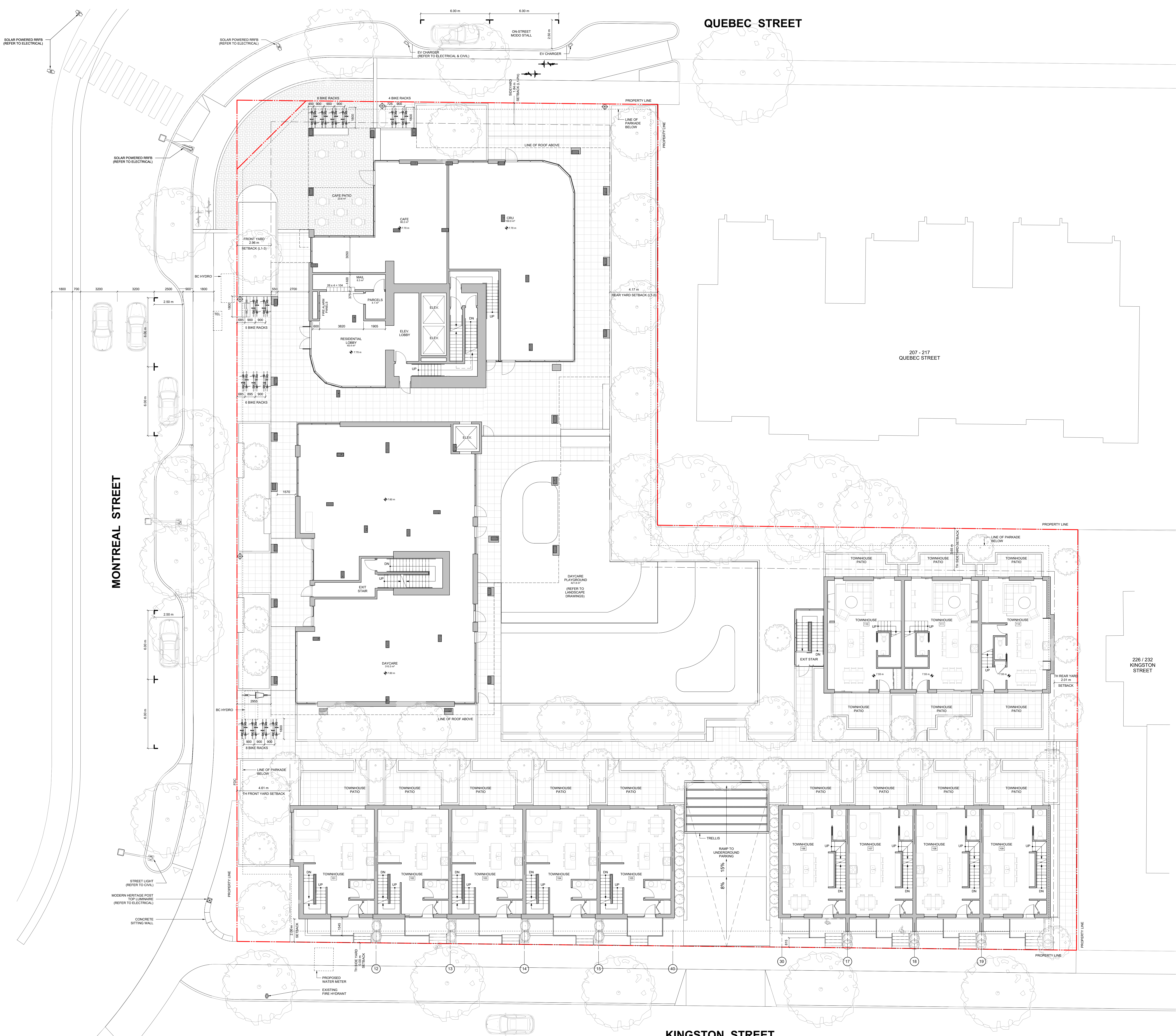
QUEBEC STREET

MONTREAL STREET

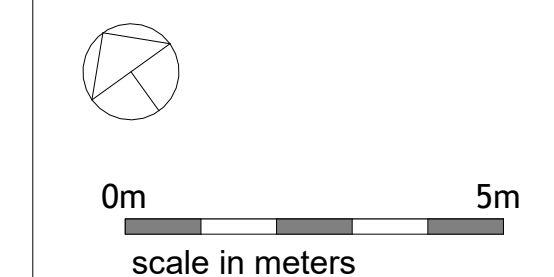
KINGSTON STREET

226 / 232
KINGSTON STREET

207 - 217
QUEBEC STREET



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7	Rezoning/DP Resubmission	24.05.20
6	Rezoning/DP Resubmission	23.12.19
5	Rezoning/DP Resubmission	22.12.19
4	Issued for ADP	22.08.19
2	Issued for Rezoning / DP	21.12.18
1	Issued for Dev. Tracker	21.10.18
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

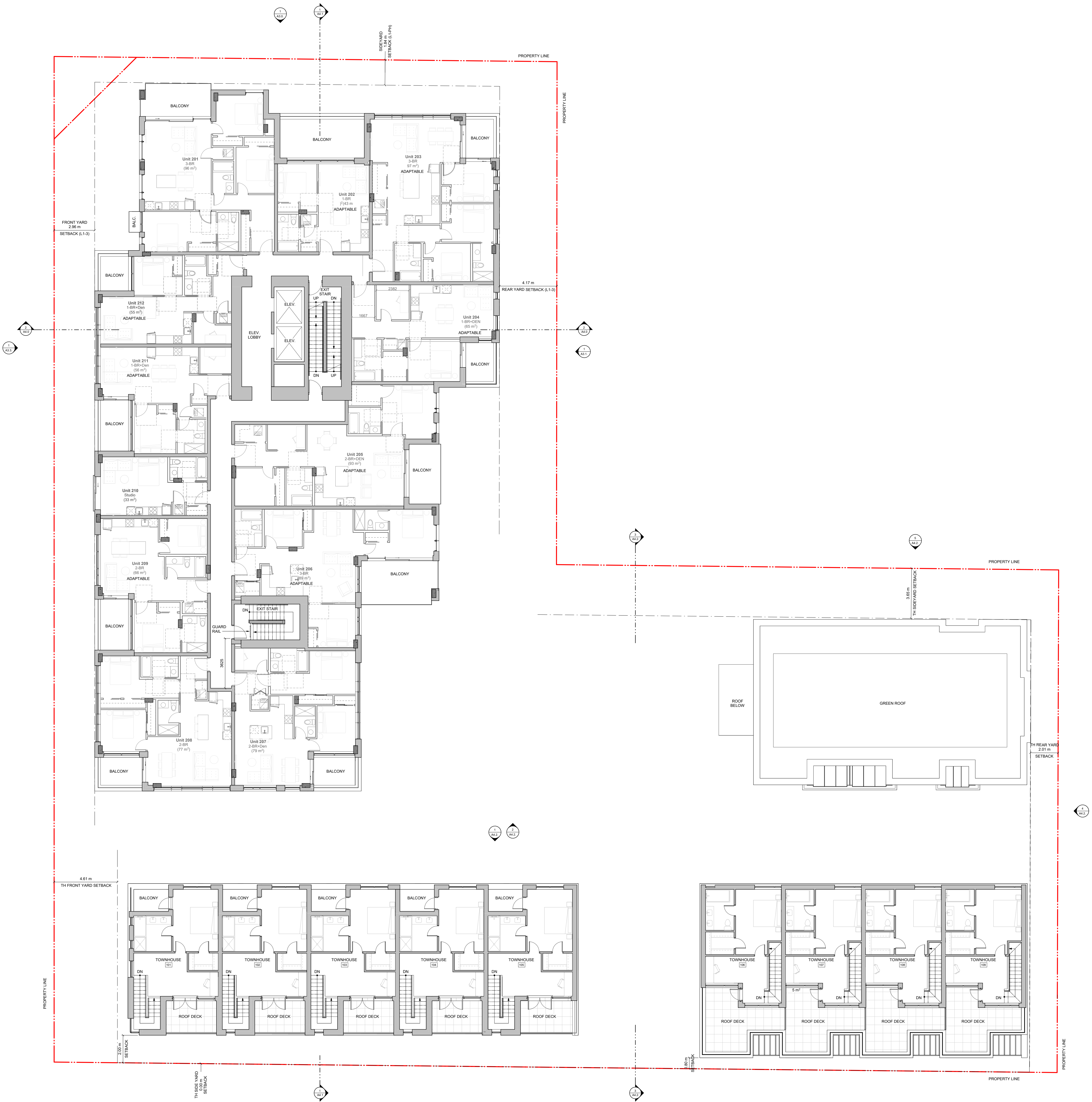
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Level 2 Plan

project no.	#21-1
scale	1 : 10
drawn by	RP / GK / GL
date issued	sheet no.
05/23/24	A2 3



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NOTES:
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0m 5m
scale in meters

7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK / GB
date issued	05/23/24
sheet no.	A2.4



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NOTES:
1. REFER TO LANDSCAPE PLANS FOR INFORMATION ON PAVING, FENCING, PLANTINGS, AND TREES.



0m 5m
scale in meters

7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 4 Plan

project no. #21-18

scale 1 : 100

drawn by RP / GK / GB

date issued 05/23/24

sheet no. A2.5

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0m 5m
scale in meters

7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

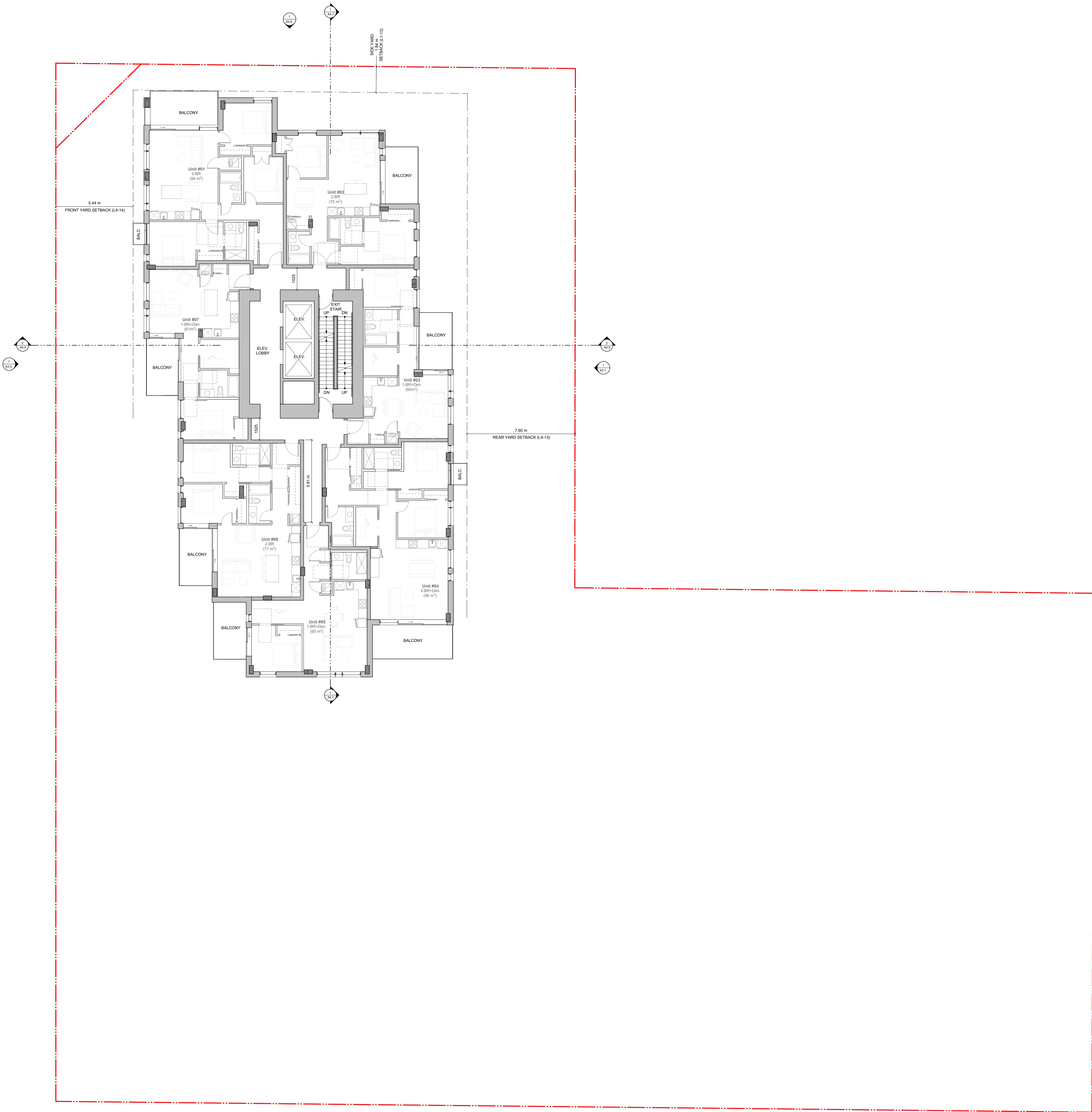
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7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-13 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK / GB
date issued	05/23/24
sheet no.	A2.6

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0m 5m
scale in meters

7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no description date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

project no. #21-18

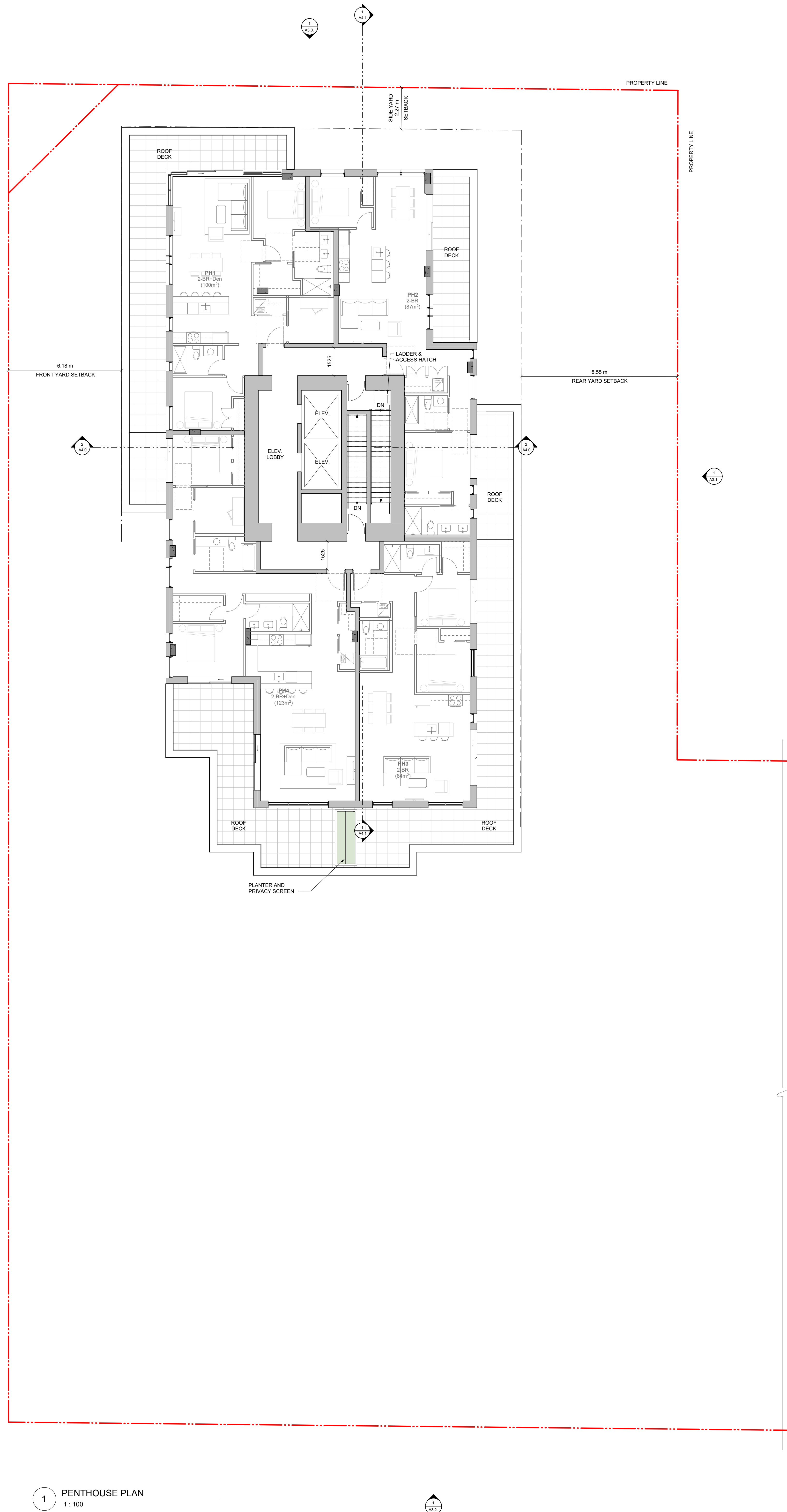
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drawn by RP / GK / GB

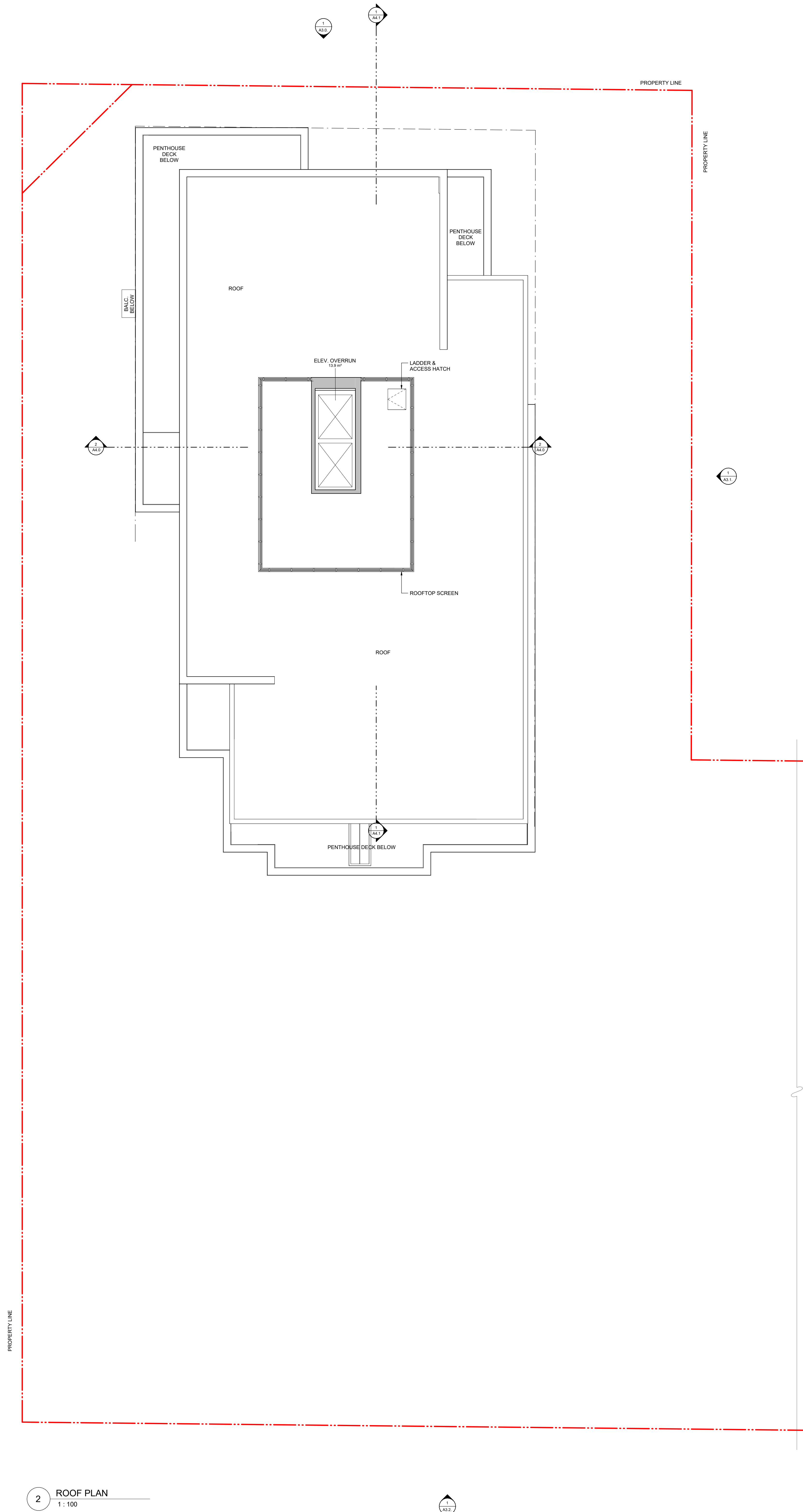
date issued 05/23/24

sheet no. A2.7

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1 PENTHOUSE PLAN
1 : 100



2 ROOF PLAN
1 : 100



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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Charcoal
- 3 Five Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Soffits: T&G Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
- 7 Glazed Canopies: Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
- 8 Prefinished Metal Parapet Flashing
Colour: Iron / Ore
- 9 Prefinished Metal Fascia
Colour: Iron / Ore
- 10 Prefinished Metal Gallery Guard
Colour: Iron / Ore
- 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12 Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Prefinished Metal Louvers
Colour: Iron / Ore
- 16 Prefinished Metal Panel
Colour: Iron / Ore



rev	no	description	date
6	Rezoncing/DP Resubmission	23.12.22	
5	Rezoncing/DP Resubmission	22.12.06	
4	Issued for ADP	22.08.02	
2	Issued for Rezoncing / DP	21.12.15	
1	Issued for Dev. Tracker	21.10.19	

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
North Elevation

project no.	#21-18
scale	1 : 100
drawn by	CF / RP / GB
date issued	05/23/24
sheet no.	A3.0

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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Oatmeal
- 3 Flare Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Suffix: T&G Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
- 7 Glazed Concrete, Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
- 8 Prefinished Metal Parapet Flashing
Colour: Iron / Ore
- 9 Prefinished Metal Fascia
Colour: Iron / Ore
- 10 Perforated Metal Balcony Guard
Colour: Iron / Ore
- 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12 Anodized Aluminum Frames
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Prefinished Metal Louvers
Colour: Iron / Ore
- 16 Prefinished Metal Panel
Colour: Iron / Ore



rev no	description	date
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
East Elevation

project no. #21-18
scale 1 : 100
drawn by CF / RP / GB
date issued 05/23/24
sheet no. A3.1



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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Disthail
- 3 Fibre Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Soffits: T&G Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
- 7 Glazed Complex: Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
- 8 Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
- 9 Pre-finished Metal Fascia
Colour: Iron / Ore
- 10 Perforated Metal Balcony Guard
Colour: Iron / Ore
- 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12 Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Pre-finished Metal Louvers
Colour: Iron / Ore
- 16 Pre-finished Metal Panel
Colour: Iron / Ore



6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
South Elevation

project no.	#21-18
scale	1 : 100
drawn by	CF / RP / GB
date issued	05/23/24
sheet no.	A3.2



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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Flaming Stone Brick
Colour: Disthail
- 3 Fibre Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Soffits: T&G Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / Ore
- 7 Glazed Canopies, Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
- 8 Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
- 9 Pre-finished Metal Fascia
Colour: Iron / Ore
- 10 Perforated Metal Balcony Guard
Colour: Iron / Ore
- 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12 Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Pre-finished Metal Louvers
Colour: Iron / Ore
- 16 Pre-finished Metal Panel
Colour: Iron / Ore



rev no	description	date
6	Rezonning/DP Resubmission	23.12.22
5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no. #21-18
scale 1 : 100
drawn by CF / RP / GB
date issued 05/23/24
sheet no. **A3.3**



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rev no	description	date
7	Rezonning/DP Resubmission 24.05.23	
6	Rezonning/DP Resubmission 23.12.22	
5	Rezonning/DP Resubmission 22.12.06	
4	Issued for ADP	22.08.02
3	Rezonning/DP Resubmission 22.04.14	
2	Issued for Rezonning / DP	21.12.15

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

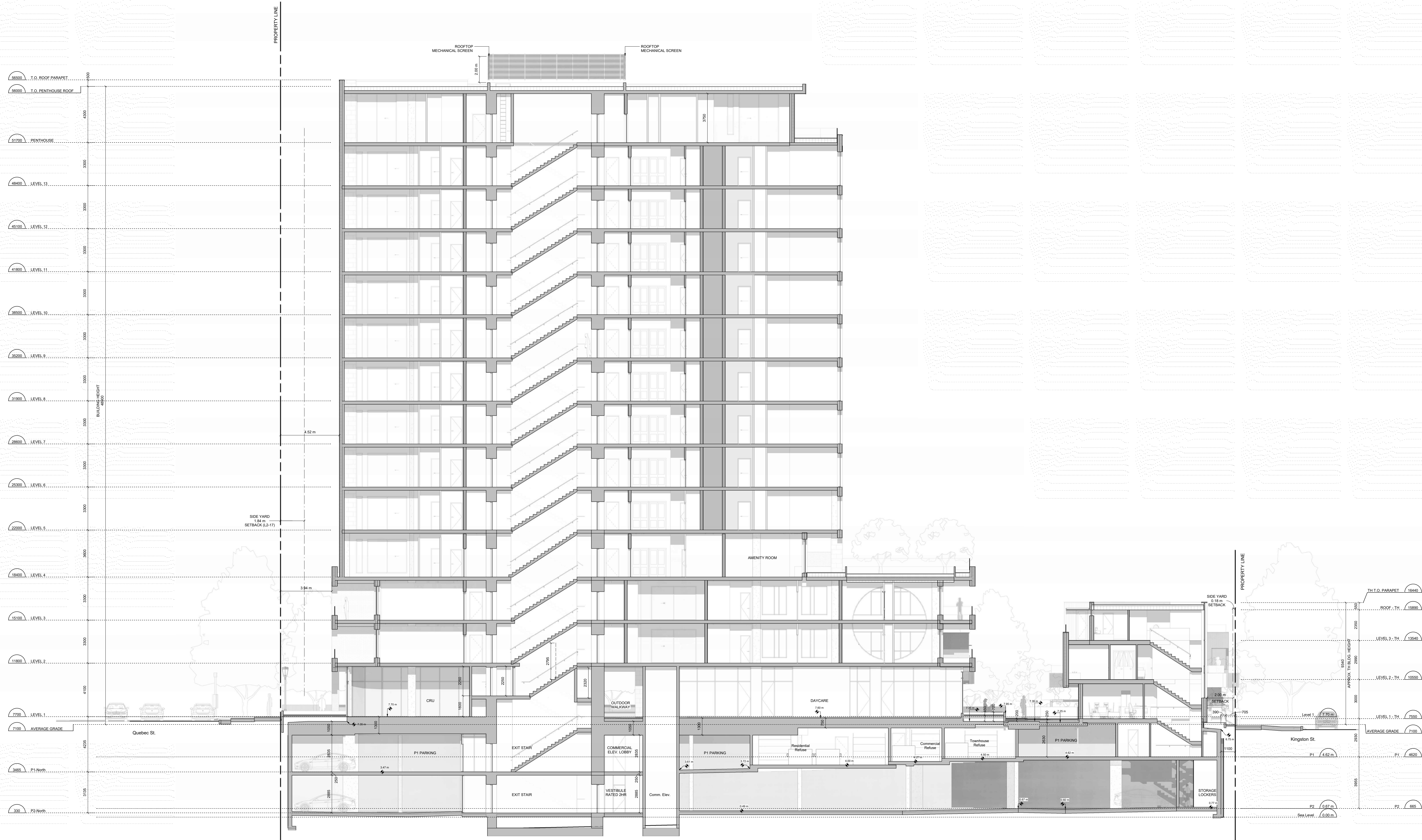
sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	RP
date issued	05/23/24
sheet no.	A4.0



2024-05-04

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rev no	description	date
7	Rezoning/DP Resubmission	24.05.23
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
3	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	RP
date issued	05/23/24
sheet no.	A4.1

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ELEVATION MATERIALS KEY:

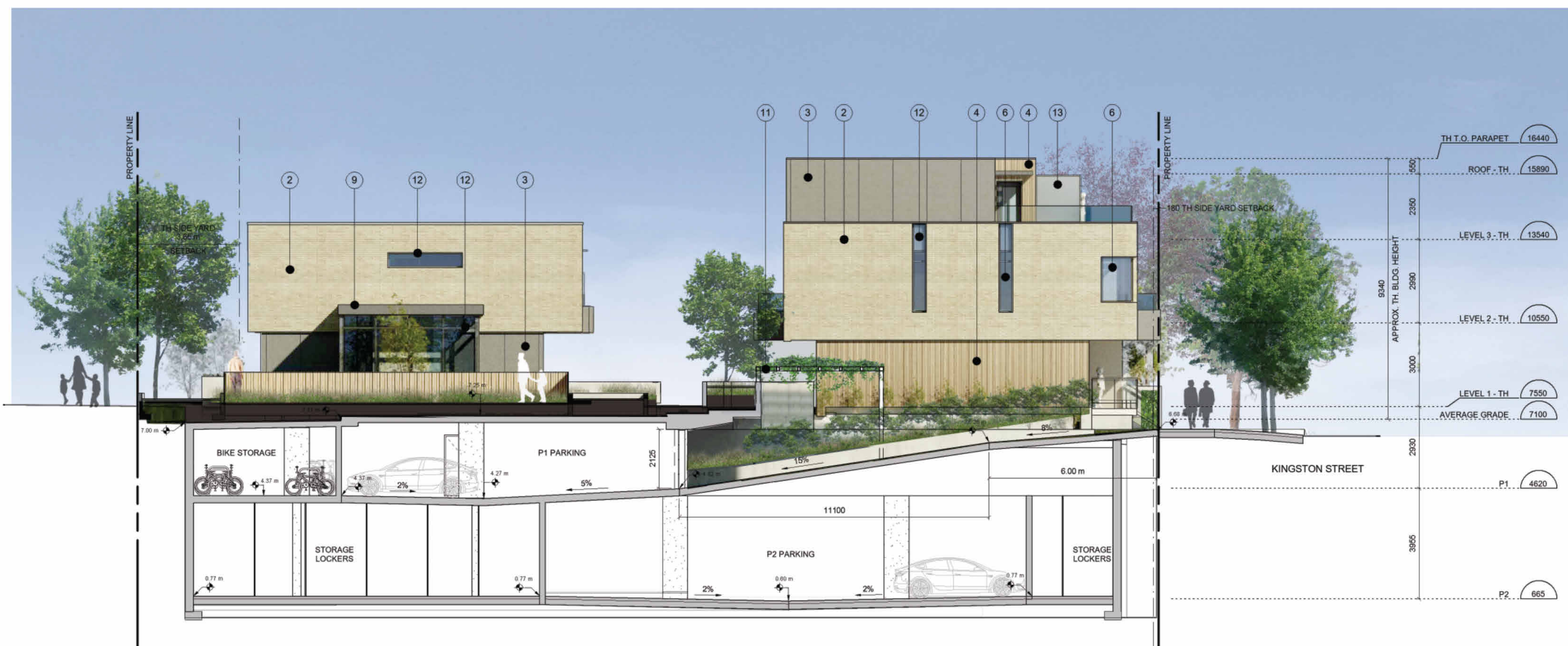
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Colour: Sandstone
- 2) Running Bond Brick
Colour: Oatmeal
- 3) Fire Cement Panel
Colour: Dark Grey
- 4) Pre-finished Vertical Wood Siding
- 5) Soffits: T&G Wood
- 6) Glass Guards in Pre-finished Aluminum Frames
Colour: Iron / Ore
- 7) Glazed Canopies: Laminated Glazing on Powdered Steel Structure
Colour: Iron / Ore
- 8) Prefinished Metal Periscope Flashing
Colour: Iron / Ore
- 9) Prefinished Metal Fascia
Colour: Iron / Ore
- 10) Prefinished Metal Balcony Guard
Colour: Iron / Ore
- 11) Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12) Anodized Aluminum Frames
Colour: Iron / Ore
- 13) Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14) Exposed Architectural Concrete
- 15) Prefinished Metal Louvers
Colour: Iron / Ore
- 16) Prefinished Metal Panel
Colour: Iron / Ore



1 North Elevation - Townhouse
1:100



2 South Elevation - Townhouse
1:100



3 P1 Ramp @ Kingston St
1:100



4 East Elevation - Townhouse
1:100



5 North Elevation - Townhouse
1:100

rev no	description	date
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
3	Issued for Rezoning / DP	21.12.15

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Section /
Elevations

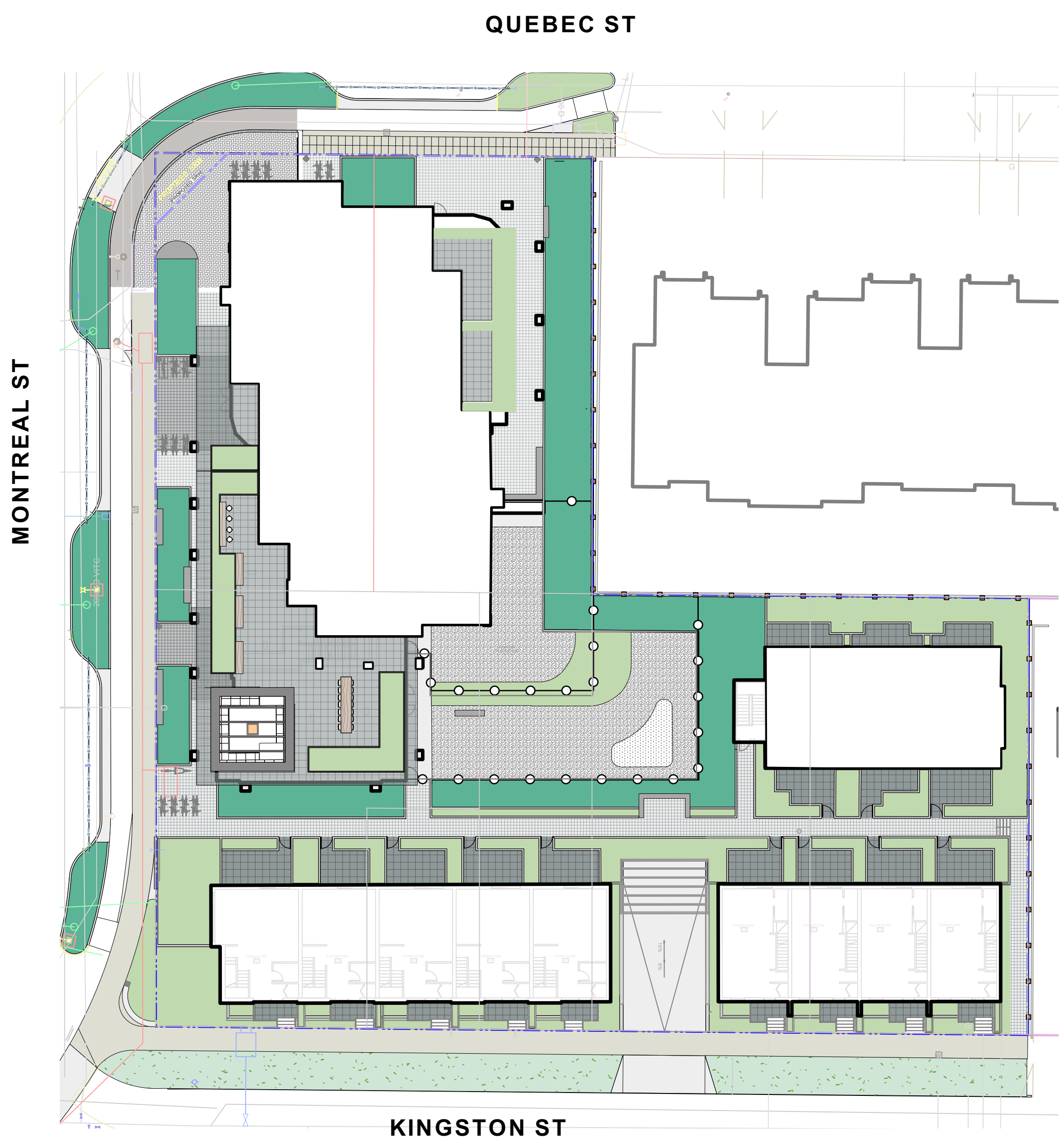
project no. #21-18
scale 1:100
drawn by CF / RP / GK
date issued 05/23/24
sheet no. A4.2

Mike Geric Construction

Quebec & Montreal

Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Survey Plan
L0.03	Tree Management Plan
L1.01	Landscape Materials - Ground Level
L1.02	Landscape Materials - Level 4
L1.03	Stormwater Management & Grading
L1.04	Landscape Precedents
L1.05	Landscape Materials - Sections
L1.06	Landscape Materials - Sections
L1.07	Replacement Tree Plan
L3.01	Planting Plan - Ground Level
L3.02	Planting Plan - Level 4
L4.01	Landscape Details

9	Rezoning/DP Resub.	2024-05-23
8	REV RZ/DP	2023-01-10
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date



MDI
Landscape Architects

3388A Terryson Ave.
Victoria, BC V8C 3P6

Phone: 250.412.2891
Fax: 250.412.2892



client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Cover

project no.	121.23
scale	1: ### @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
9	L0.00

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing condition prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeve shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to install drip irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray on landscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system
14. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
15. Irrigation Inspections: required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review are required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
5. Landscape installation to carry a 1 year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance. The Contractor will not be responsible for plant loss due to extreme climatic conditions such as abnormal freezing temperatures or hail which occur after Acceptance. The Contractor shall be responsible for plant loss due to inadequate acclimatization of plants for their planted location.

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root intrusion into the drain, where the following conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root barrier and the existing infrastructure.
2. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to final drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

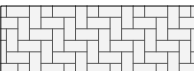
1. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work.
2. Irrigation Systems on City Property shall comply to City of Victoria Supplementary Specifications for Street Tree and Irrigation Schedule C, Bylaw 12-042, Subdivisions Bylaw.
3. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepreemits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
 - (2) Open trench main line and pressure test
 - (3) Open trench lateral line
 - (4) Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

1. The following inspections are required for all off-site horticulture areas:
 - (1) Excavated and scarified subgrade prior to placement of growing media.
 - (2) Installed and prepared growing media prior to planting.
 - (3) Plant material on-site prior to planting.
 - (4) Planted landscape prior to mulch installation.
 - (5) At time that planted and mulched landscape meets the conditions for Total Performance as required by MMCD.

MATERIALS LEGEND

1.1		Asphalt. See Civil
1.2		CIP Concrete <i>Light Broom Finish with Tooled Control Joints. Colour: Natural.</i>
1.3		CIP Concrete <i>Light Broom Finish with Radial Control Joints. Colour: Natural</i>
1.4		Standard Paver <i>8x8 tile pattern, colour Natural</i>
1.5		Standard Paver <i>8x8 tile pattern, colour Charcoal</i>
1.6		Patio <i>'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.</i>

See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

1.7		Trowel Joint Concrete. See L4.01 For Pattern Details
1.8		Granite Pavers @ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
1.9		Grey Basalt Entry Band Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
1.10		Granite Pavers Solider Course Border 200mm Granite Pavers
	DAYCARE <i>Design TBD by input from Daycare provider</i>	
2.1		Sand
2.2		Safety Surfacing
	WALLS	
3.1		Concrete Retaining Wall
3.2		Concrete Bench
3.3		Concrete Curb - See Civil.

4.1 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard
No offsite Bike Racks.

4.2		Fire pit
4.3		Trash Bin
4.4		Trellis
4.5		Benches
4.6		Tables
4.7		Shed. See Architecture.

5.1 1800mm Wood Fence

5.2 Picket Fence

7.0 PLANTING AREAS

7.1  Shrub Area

7.4  Rain Garden (See Dwg 1 L1.03 & 4.01)

- · — · — · — · — Property line
- - - - - Extent of Parkade, below
- - - - - Pedestrian Sightline

(Shown for reference only - refer to Civil Engineer's drawings).

— Civil Typical Inlet Drain

17.70 Existing Landscape Grade

17.70 Civil

16.90 Arch

17.70 Proposed Landscape Grade

TOW	Top of Wall	BS	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point

 Irrigation Point of Connection
Proposed Irrigation Point of Connection.
Provide water service and electrical service from irrigation controller to valves.

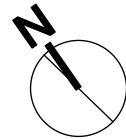
— Irr SI — Irr SI —

Irrigation Sleeve
Schedule 40 PVC, dia. shall be min 3x main line diameter, or 2x lateral line diameter. Install irrigation wiring in separate 2" electrical conduit. Extend sleeve 300 mm past edge of hard surface or walls.

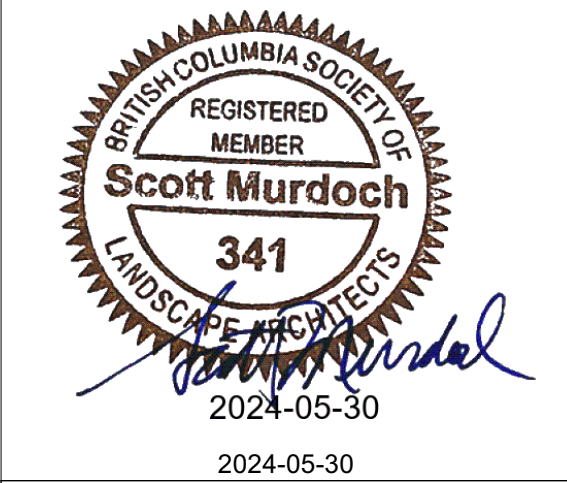
	Perforated Underdrain
	Sched 40 PVC
	Clean out
	Rain Garden Overflow Drain
	8" Square drain with ductile iron grate.
	Trench Drain Aco K100 Trench Drain, Load Class 'A'

DRAINS BY OTHERS

	Mechanical Drains (For reference only)
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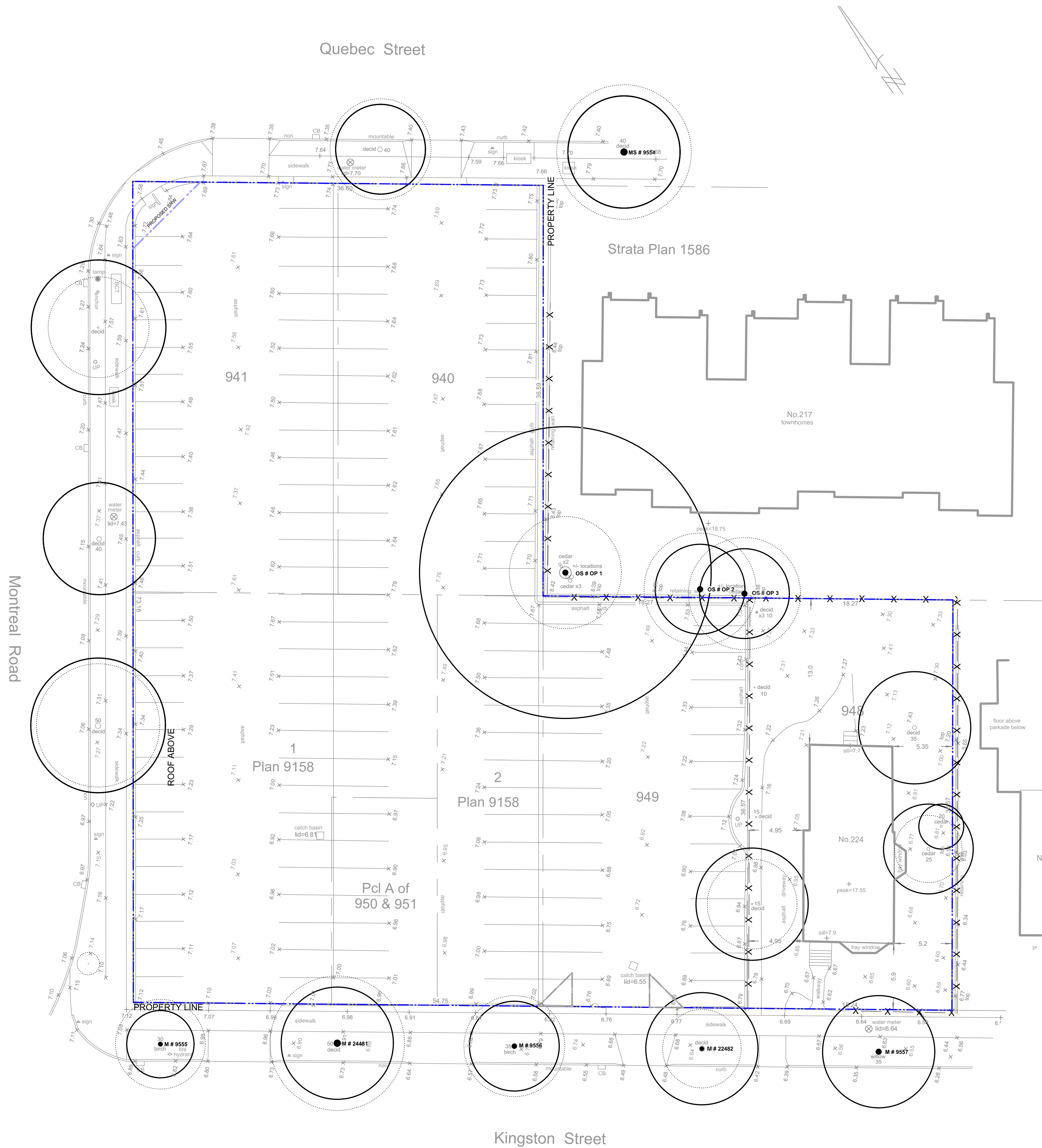
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2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date



client	Mike Geric Construction 4520 West Saanich Rd Saanich, BC
project	QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC

sheet title	
General Information Sheet	
project no.	121.23
scale	NA @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS



- LINE TYPE LEGEND**
- Property line
 - Right of Way
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL

GRADING LEGEND

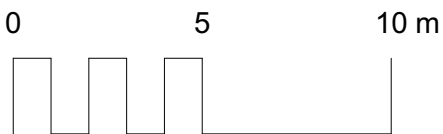
Existing Landscape Grade

UNDERGROUND UTILITIES
(Shown for reference only - refer to Civil Engineer's drawings).

- EXISTING**
- Storm drain
 - Sewer
 - Water
 - Electrical
 - Gas
 - Hydro Tel

EXISTING PLANT LEGEND
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).

- Existing Tree
- Tree Reference ID
 - Canopy Extent
 - Protected Root Zone



EXISTING TREE INVENTORY*

RETAINED TREES

TREE TAG #	DBH (cm)	CRZ	Species	Crown Spread (m)	Height (m)
9555	27	3	Betula papyrifera	8	9
24481	39	5	Prunus cerasifera	12	9
24482	38	5	Prunus cerasifera	7	9
9557	39	4	Betula pendula	10	11
9554	42	5	Aesculus carnea	12	9
Op1	105	12	Thuja plicata	10	14
Op2	35	4	Cedrus dreadar	9	18
Op3	35	4	Sequoiadendron giganteum	9	10
2556	34	4	Betula papyrifera	9	10

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

TREE TAG #	DBH (cm)	Species	Crown Spread (m)	Height (m)
24460	35	Sorbus intermedia	9	0
24480	3	Prunus sargentii	1	3
24479	53	Prunus cerasifera	11	8
24478	44	Prunus cerasifera	10	8
24477	50	Prunus cerasifera	9	8
1	35	Thuja plicata smaragd	3	6
2	14	Thuja plicata smaragd	2	6
3	39	Pyrus sp.	5	4
4	44	Ilex aquifolium	4	6

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, Dec 20, 2023. Refer to Arborist report and memo for details on tree conditions and Arborist recommendations.

D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A

rev no	description	date
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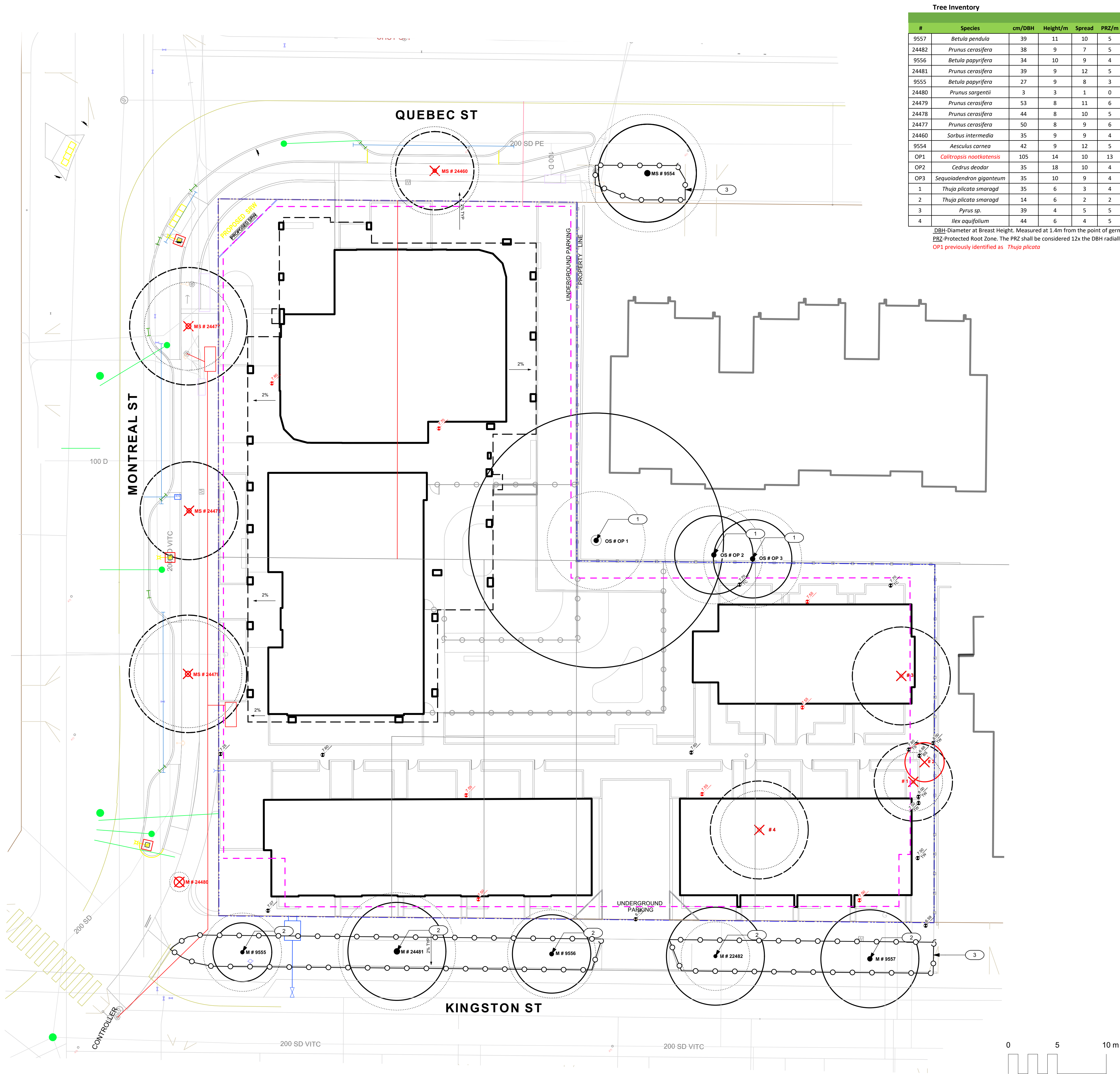


client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Tree Survey Plan

project no.	121.23
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



Kingston Residential Inventory of Trees												
#	Species	cm/DBH	Height/m	Spread	PRZ/m	Structure	Health	Bylaw protected	Retain/Remove	Reason for Removal	Additional Comments	Impact
9557	Betula pendula	39	11	10	5	Fair	Fair	Blvd	Retain		potentially impacted, requires supervision during excavations etc.	Unknown
24482	Prunus cerasifera	38	9	7	5	Fair	Fair	Blvd	Retain		potentially impacted by sidewalk upgrades and site servicing	Severe
9556	Betula papyrifera	34	10	9	4	Good	Fair	Blvd	Retain		potentially impacted by sidewalk upgrades and site servicing	Severe
24481	Prunus cerasifera	39	9	12	5	Fair	Fair	Blvd	Retain		potentially impacted by sidewalk upgrades and site servicing	Severe
9555	Betula papyrifera	27	9	8	3	Good	Fair	Blvd	Retain		potentially impacted by sidewalk upgrades and site servicing	Severe
24480	Prunus sargentii	3	3	1	0	Good	Good	Blvd	Remove	SW expansion and rehab	potentially impacted by sidewalk upgrades and site servicing	Severe
24479	Prunus cerasifera	53	8	11	6	Fair	Fair	Blvd	Remove	SW expansion and rehab	potentially impacted by sidewalk upgrades and site servicing	Severe
24478	Prunus cerasifera	44	8	10	5	Fair	Poor	Blvd	Remove	SW expansion and rehab	potentially impacted by sidewalk upgrades and site servicing	Severe
24477	Prunus cerasifera	50	8	9	6	Fair	Fair	Blvd	Remove	SW expansion and rehab	potentially impacted by sidewalk upgrades and site servicing	Severe
24460	Sorbus intermedia	35	9	9	4	Good	Good	Blvd	Remove	SW expansion and rehab	potentially impacted by sidewalk upgrades and site servicing	Severe
9554	Aesculus carnea	42	9	12	5	Good	Good	Blvd	Retain		potentially impacted by sidewalk upgrades and site servicing	Unknown
OP1	Callitropsis nootkatensis	105	14	10	13	Fair	Fair	yes	Retain		requires supervision during preconstruction exploratory excavation	Moderate
OP2	Cedrus deodar	35	18	10	4	Fair	Good	yes	Retain		requires supervision during excavations	Moderate
OP3	Sequoiadendron giganteum	35	10	9	4	Good	Fair	yes	Retain		requires supervision during excavations	Moderate
1	Thuja plicata smaragd	35	6	3	4	Fair	Fair	yes	Remove	within bldg footprint		Severe
2	Thuja plicata smaragd	14	6	2	2	Fair	Fair	yes	Remove	within bldg footprint		Severe
3	Pyrus sp.	39	4	5	5	Poor	Fair	yes	Remove	within bldg footprint		Severe
4	Ilex aquifolium	44	6	4	5	Poor	Good	yes	Remove	within bldg footprint		Severe

DBH: Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the stems rounded to the nearest cm.
PRZ: Protected Root Zone. The PRZ shall be considered 12x the DBH radially, rounded to the nearest whole meter. TBD: To Be Determined. There is insufficient information to determine the suitability of retention.
OP1 previously identified as Thuja plicata

- LINE TYPE LEGEND**
- Property line
 - Right of Way
 - Extent of Roof, above
 - Extent of Parkade, below
 - Rain garden - TOP OF POOL
 - Rain garden - BOTTOM OF POOL

- GRADING LEGEND**
- Existing Landscape Grade

- UNDERGROUND UTILITIES**
(Shown for reference only - refer to Civil Engineer's drawings).
- | EXISTING | | PROPOSED |
|----------|-------------|----------|
| | Storm drain | |
| | Sewer | |
| | Water | |
| | Electrical | |
| | Gas | |
| | Hydro Tel | |

- EXISTING PLANT LEGEND**
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).
- Retaining
 - Tree Reference ID
 - Canopy Extent
 - Protected Root Zone
 - Removal
 - Tree Reference ID
 - Canopy Extent

- REFERENCE NOTES**
- Requires onsite supervision of trees during excavation
 - Potentially impacted by site serving and grading
 - Tree Protection Fencing, refer to Arborist's report for further information.

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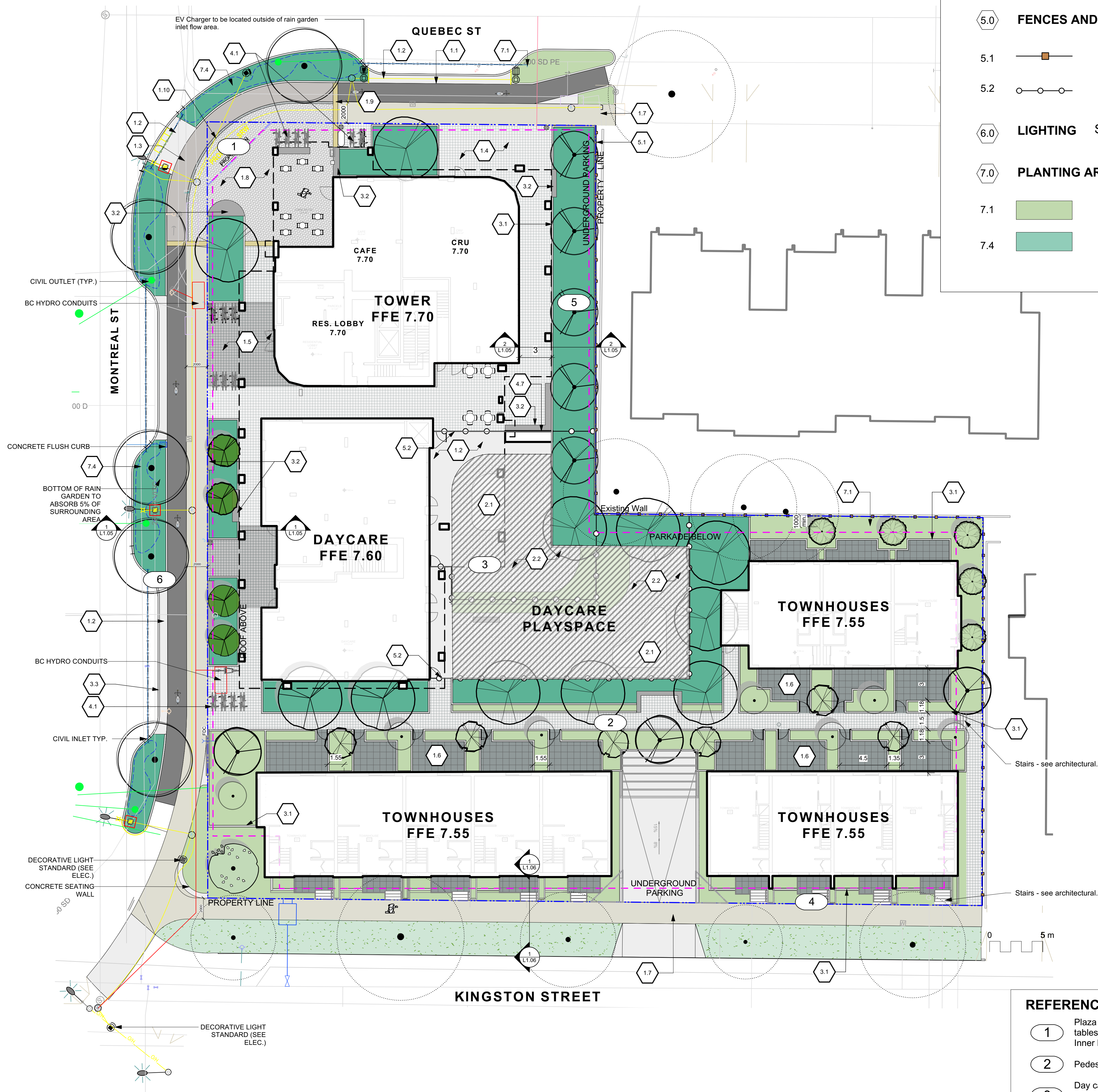
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2024-05-30

client
Mike Geric Construction
4520 West Saanich Rd
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project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
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sheet title
Tree Management Plan

project no. 121.23
scale 1: 200 @ 24"x36"
drawn by MDI
checked by SM
revision no. sheet no.
9
L0.03



- 5.0 FENCES AND BARRIERS**
- 5.1 1800mm Wood Fence
- 5.2 Picket Fence
- 6.0 LIGHTING** See Arch and Electrical
- 7.0 PLANTING AREAS**
- 7.1 Shrub Area
- 7.4 Rain Garden (See Dwg 1 L1.03 & 4.01)

MATERIALS LEGEND

- 1.0 HARDSCAPE**
- 1.1 Asphalt. See Civil
- 1.2 CIP Concrete
Light Broom Finish with Tooled Control Joints. Colour: Natural.
- 1.3 CIP Concrete
Light Broom Finish with Radial Control Joints. Colour: Natural
- 1.4 Standard Paver
8x8 tile pattern, colour Natural
- 1.5 Standard Paver
8x8 tile pattern, colour Charcoal
- 1.6 Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

- 1.0 HARDSCAPE: CITY STANDARDS**
- See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

- 1.7 Trowel Joint Concrete.
See L4.01 For Pattern Details
- 1.8 Granite Pavers
@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.
- 1.9 Grey Basalt Entry Band
Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed
- 1.10 Granite Pavers
Solider Course Border 200mm Granite Pavers
- 2.0 DAYCARE**
Design TBD by input from Daycare provider

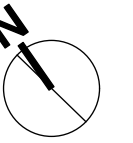
- 2.1 Sand
- 2.2 Safety Surfacing

- 3.0 WALLS**
- 3.1 Concrete Retaining Wall
- 3.2 Concrete Bench
- 3.3 Concrete Curb - See Civil.

- 4.0 FURNISHINGS**
- 4.1 'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.
- 4.2 Fire pit
- 4.3 Trash Bin
- 4.4 Trellis
- 4.5 Benches
- 4.6 Tables
- 4.7 Shed. See Architecture.

REFERENCE NOTES

- 1 Plaza with built-in concrete benches with built in tables, covered patio seating and bike parking. Inner harbour paving materials.
- 2 Pedestrian walkway through site.
- 3 Day care spaces. Design to be confirmed / modified to meeting Island Health ECE Standards and input from daycare provider.
- 4 Residential streetscape with walk-up patios. Retained street trees.
- 5 Runoff from the condo and day care rooftops managed in rain gardens.
- 6 Rain gardens integrated into streetscape to manage street runoff.



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Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Materials - Ground
Level**

project no. 121.23
scale 1:200 @ 24"x36"
drawn by MDI
checked by SM
revision no. sheet no.

9 **L1.01**

QUEBEC ST

MONTREAL ST

KINGSTON ST

5.0

FENCES AND BARRIERS

5.1

1800mm Wood Fence

5.2

Picket Fence

6.0

LIGHTING See Arch and Electrical

7.0

PLANTING AREAS

7.1

Shrub Area

7.4

Rain Garden (See Dwg 1 L1.03 & 4.01)

REFERENCE NOTES

1

Fire pit nook with seating.

2

Dining area. with long harvest-style picnic tables.

3

Pergola.

4

High table with bar stools

5

Private patio spaces.

MATERIALS LEGEND

1.0

HARDSCAPE

1.1

Asphalt. See Civil

1.2

CIP Concrete
Light Broom Finish with Tooled Control Joints. Colour: Natural.

1.3

CIP Concrete
Light Broom Finish with Radial Control Joints. Colour: Natural

1.4

Standard Paver
8x8 tile pattern, colour Natural

1.5

Standard Paver
8x8 tile pattern, colour Charcoal

1.6

Patio
'Texada' Hydrapressed Slabs. 457 mm x 457 mm x40 mm. Charcoal colour. Square Grid. Supplier: Abbotsford Concrete. Nonpermeable.

1.0

HARDSCAPE: CITY STANDARDS

See 'Downtown Public Realm Plan & StreetScape Standards', Section 5.1.1 Inner Harbour, for details.

1.7

Trowel Joint Concrete.
See L4.01 For Pattern Details

1.8

Granite Pavers
@ 300mm x 100mm x 80mm. Mortar set. Paving field. Grey granite. Flamed Finish. Nonpermeable.

1.9

Grey Basalt Entry Band
Sandblasted Street name insert, 450mm width, Font Tisa Bro Bold - All caps, Finish Flamed

1.10

Granite Pavers
Solider Course Border 200mm Granite Pavers

2.0

DAYCARE

Design TBD by input from Daycare provider

2.1

Sand

2.2

Safety Surfacing

3.0

WALLS

3.1

Concrete Retaining Wall

3.2

Concrete Bench

3.3

Concrete Curb - See Civil.

4.0

FURNISHINGS

4.1

'Downtown Bicycle Rack' As specified in Victoria Downtown Public Plan & Streetscape Standard. No offsite Bike Racks.

4.2

Fire pit

4.3

Trash Bin

4.4

Trellis

4.5

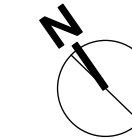
Benches

4.6

Tables

4.7

Shed. See Architecture.



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LEGEND

--- PROPERTY LINE

- - - - - EXTENT OF UNDERGROUND PARKING (INDICATIVE)

— EXTENT OF ROOF / CANOPY LINE (INDICATIVE)

- - - - - RAIN GARDEN - TOP OF POOL

- - - - - RAIN GARDEN - BOTTOM OF POOL

16.50 EXISTING GRADE (APPROXIMATE)

16.45 PROPOSED ARCH GRADE

16.35 PROPOSED LANDSCAPE GRADE

TP TOP OF POOL

BP BOTTOM OF POOL

- - - - - DIRECTION OF FLOW

RAIN GARDEN ON GRADE

IMPERVIOUS AREAS

ROOF DRAINS TO RAIN GARDEN

ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

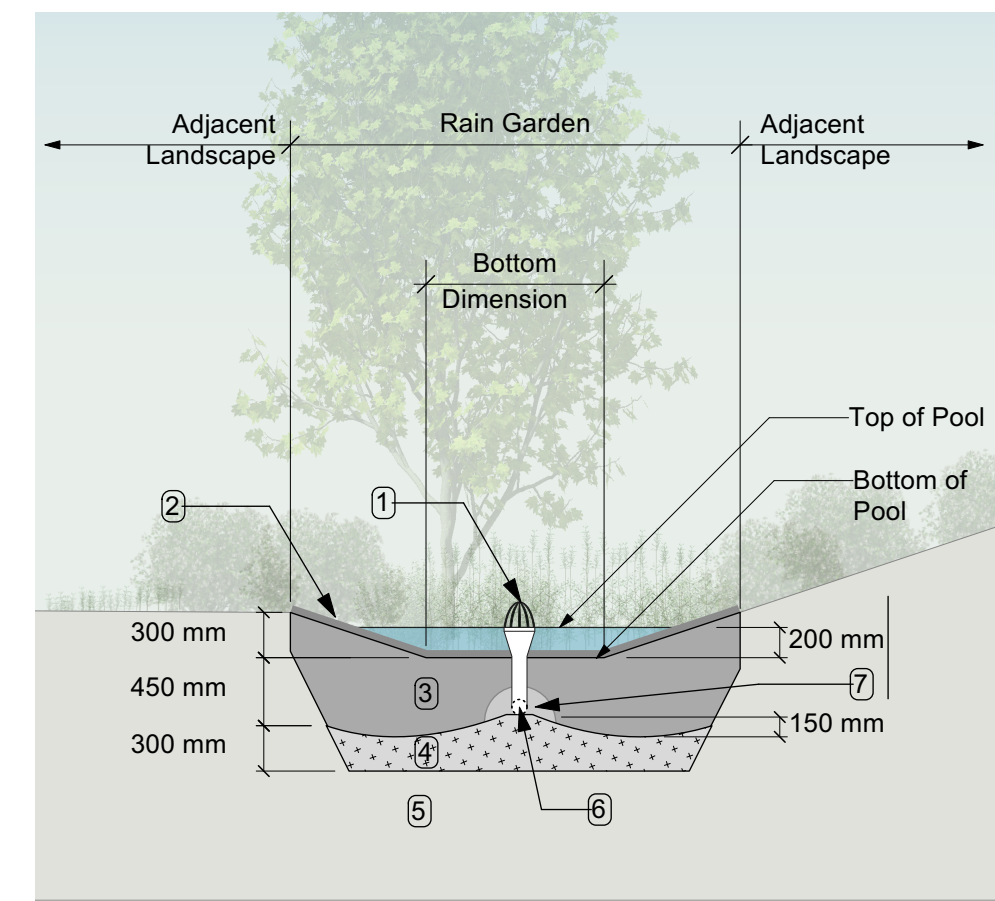
Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.

Boulevard rain gardens to be designed to City of Victoria Standards

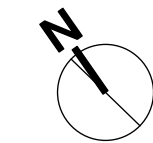
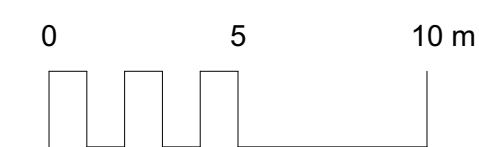


- RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

GRADING NOTES

1. All grades slope 2% from the building to back of curb.
2. Slab grade varies
3. All landscape walls are an average of 500mm height.
4. Kingston St Townhouses require 3-4 risers to meet grade.
5. Proposed curb grades to be determined by Civil (proposed grades will be similar to existing grades. See Civil for details)
6. All sidewalk slope 2% to back of curb.



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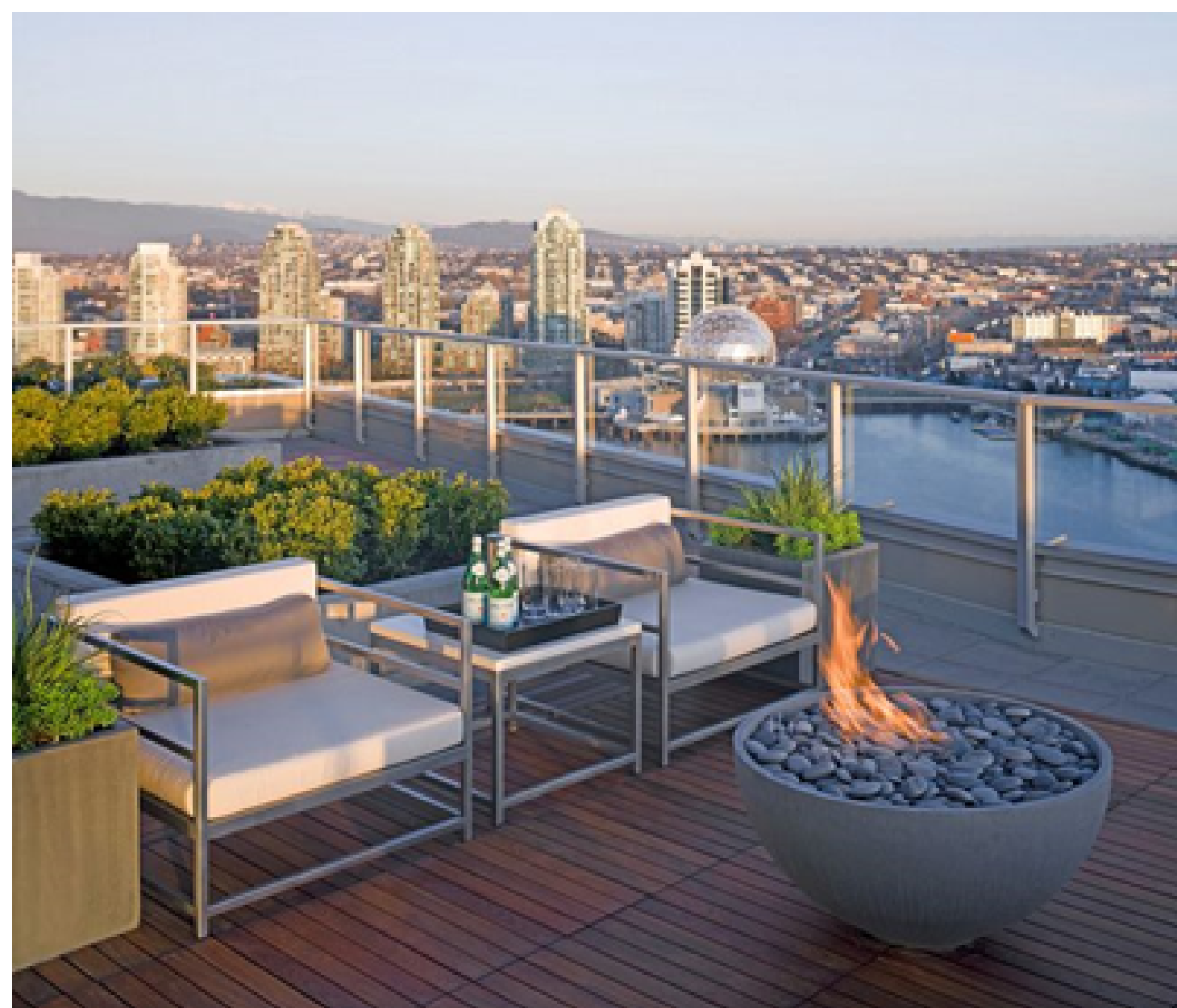
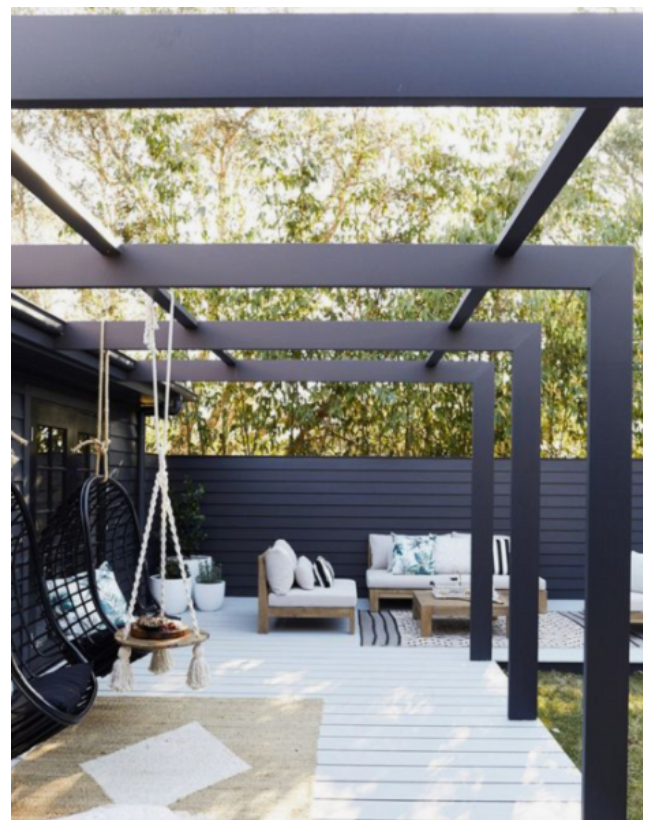


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Stormwater Management & Grading

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ROOFTOP COMMON SPACE

DAYCARE - PLAY



STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON

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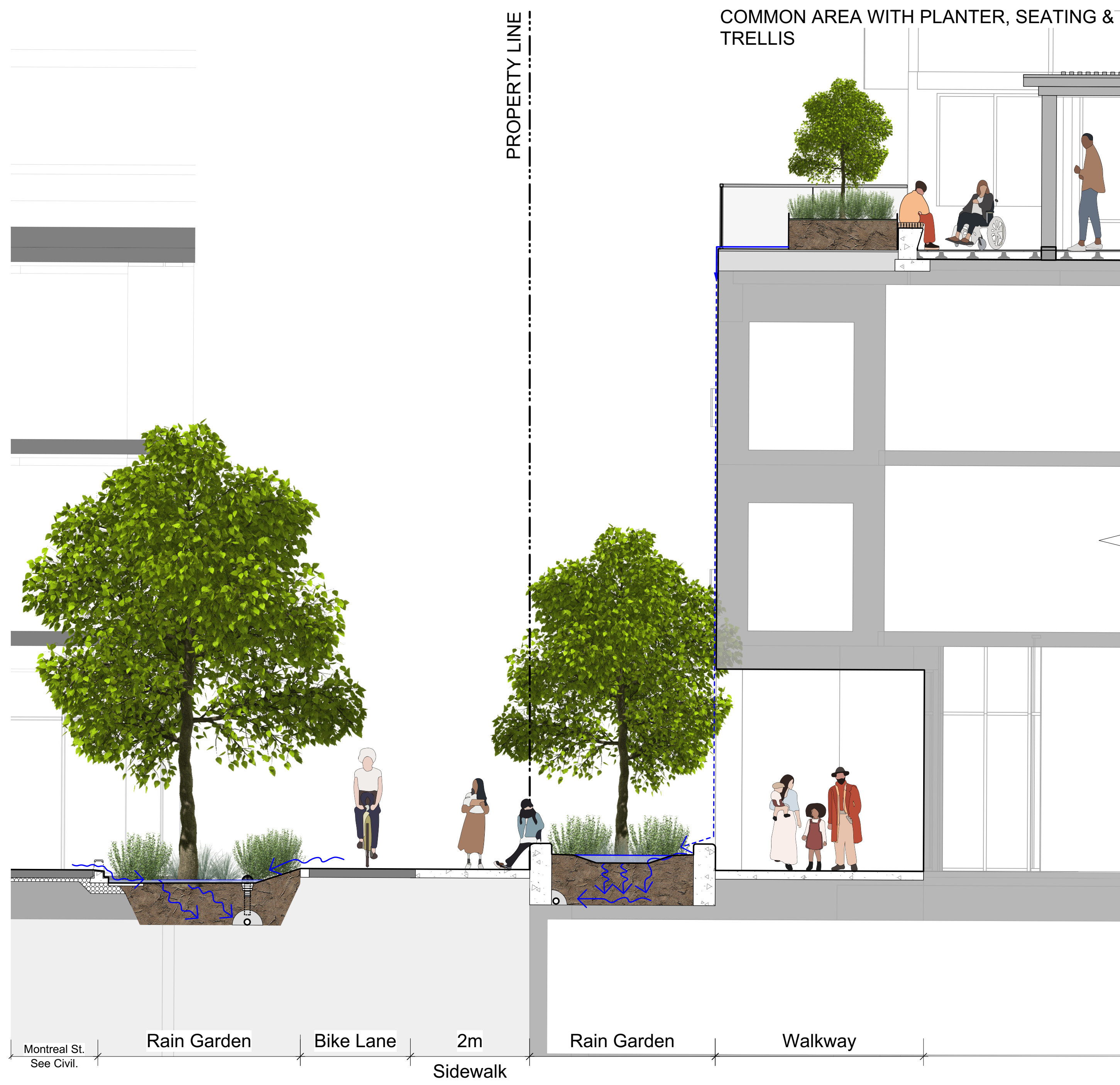
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sheet title
**Landscape
Precedents**

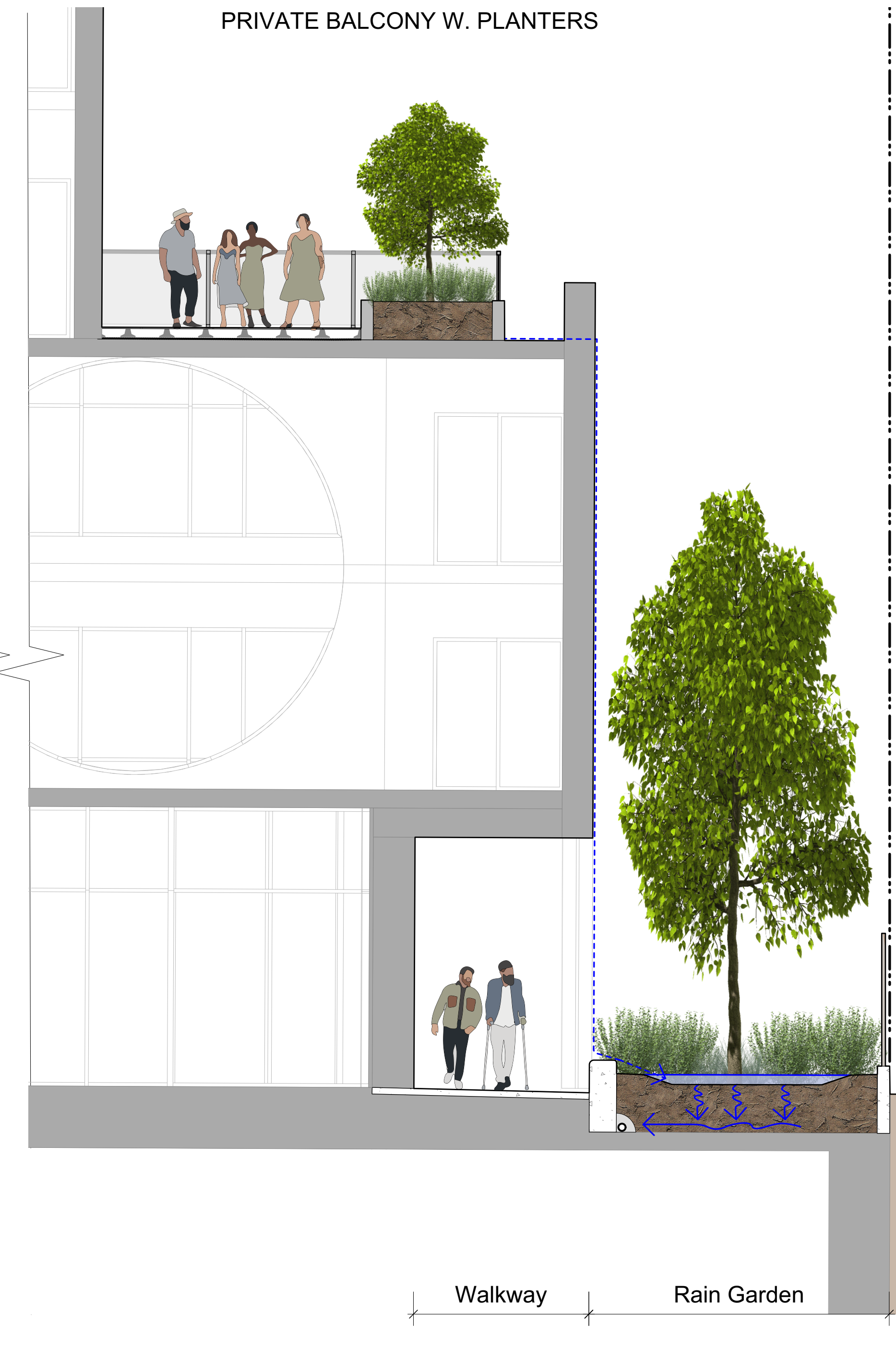
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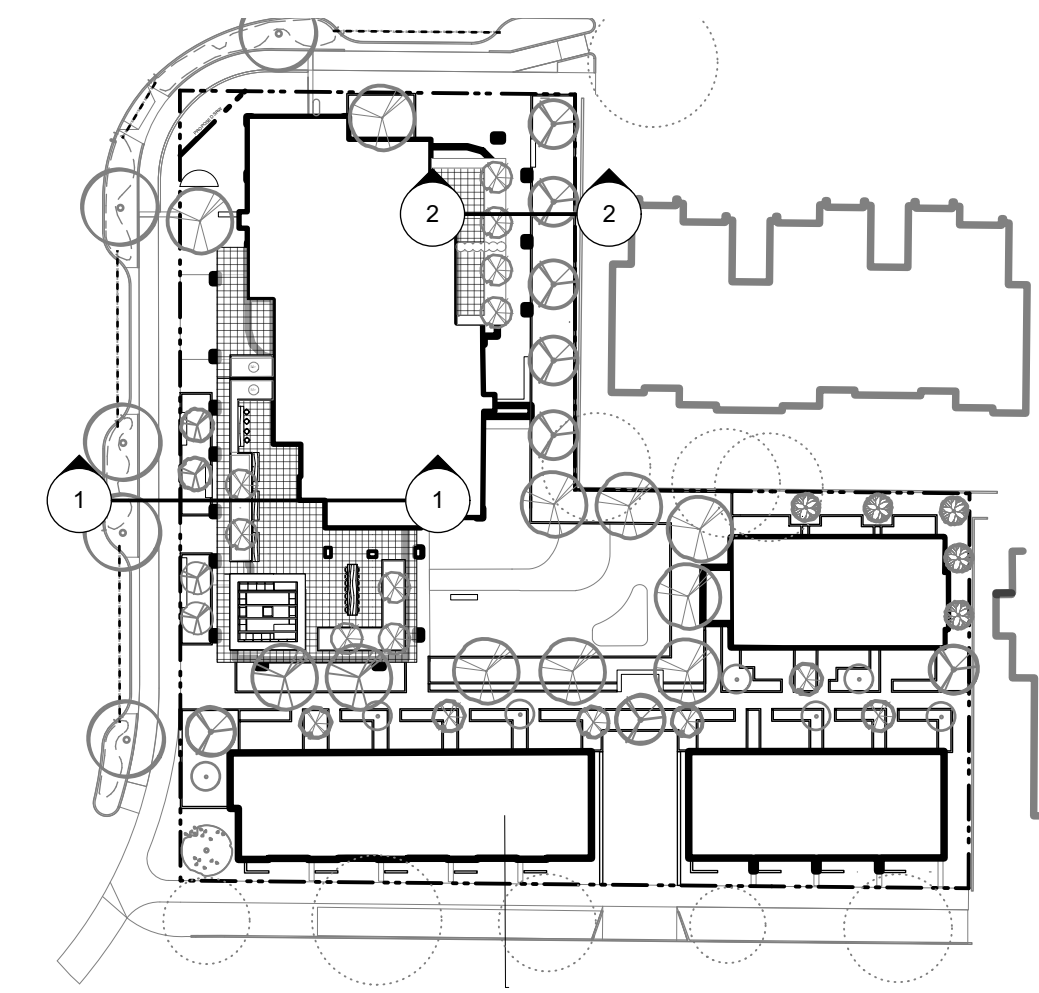
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1 Montreal Street Section



2 Section w. Neighbouring Townhomes



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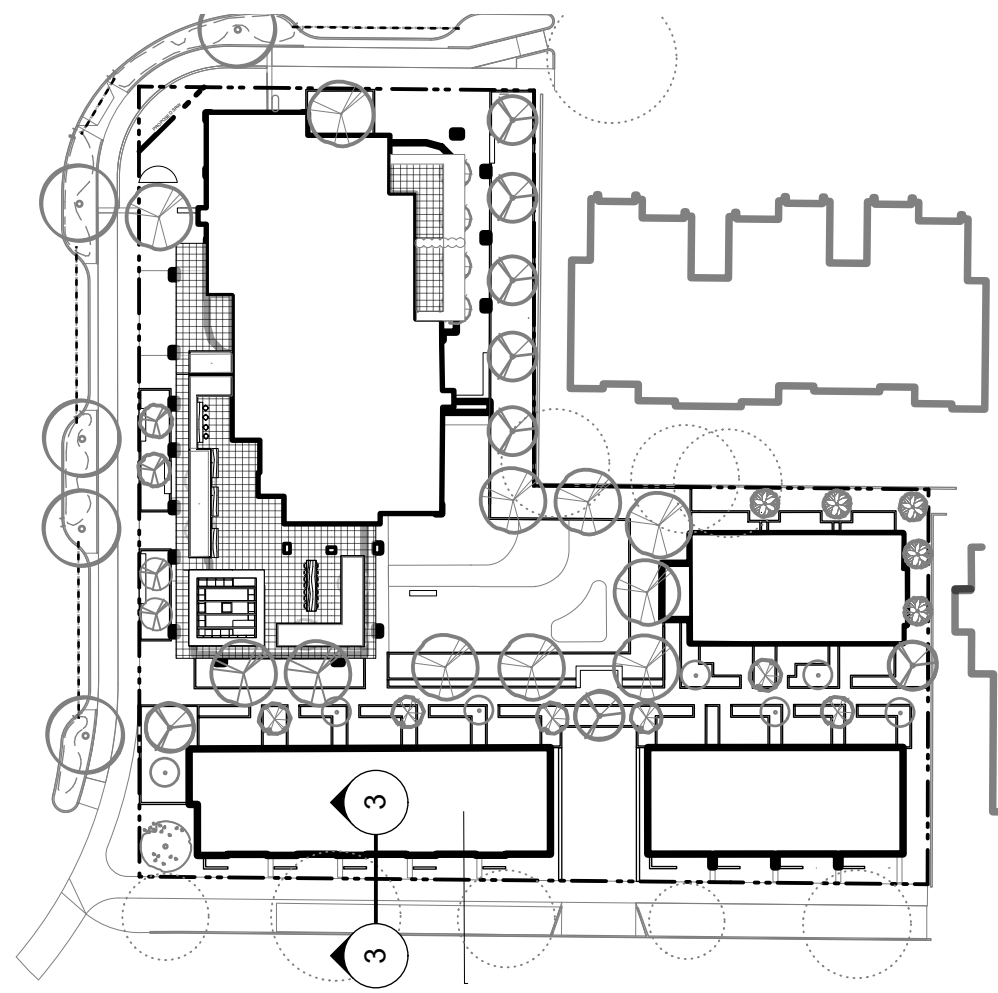
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501-502 MONTREAL ST.
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**Landscape
Materials - Sections**

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1 Typical Kingston Street Section



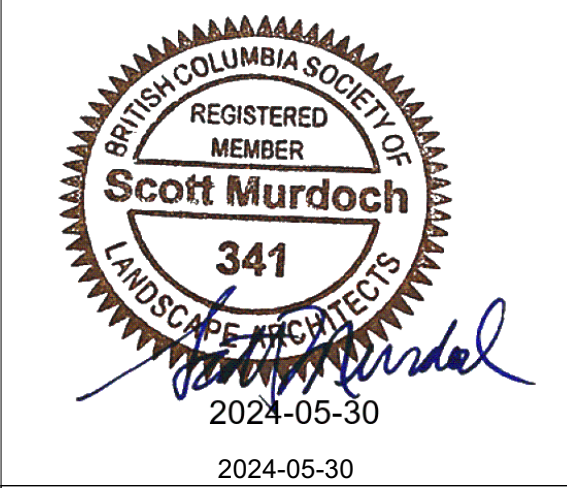
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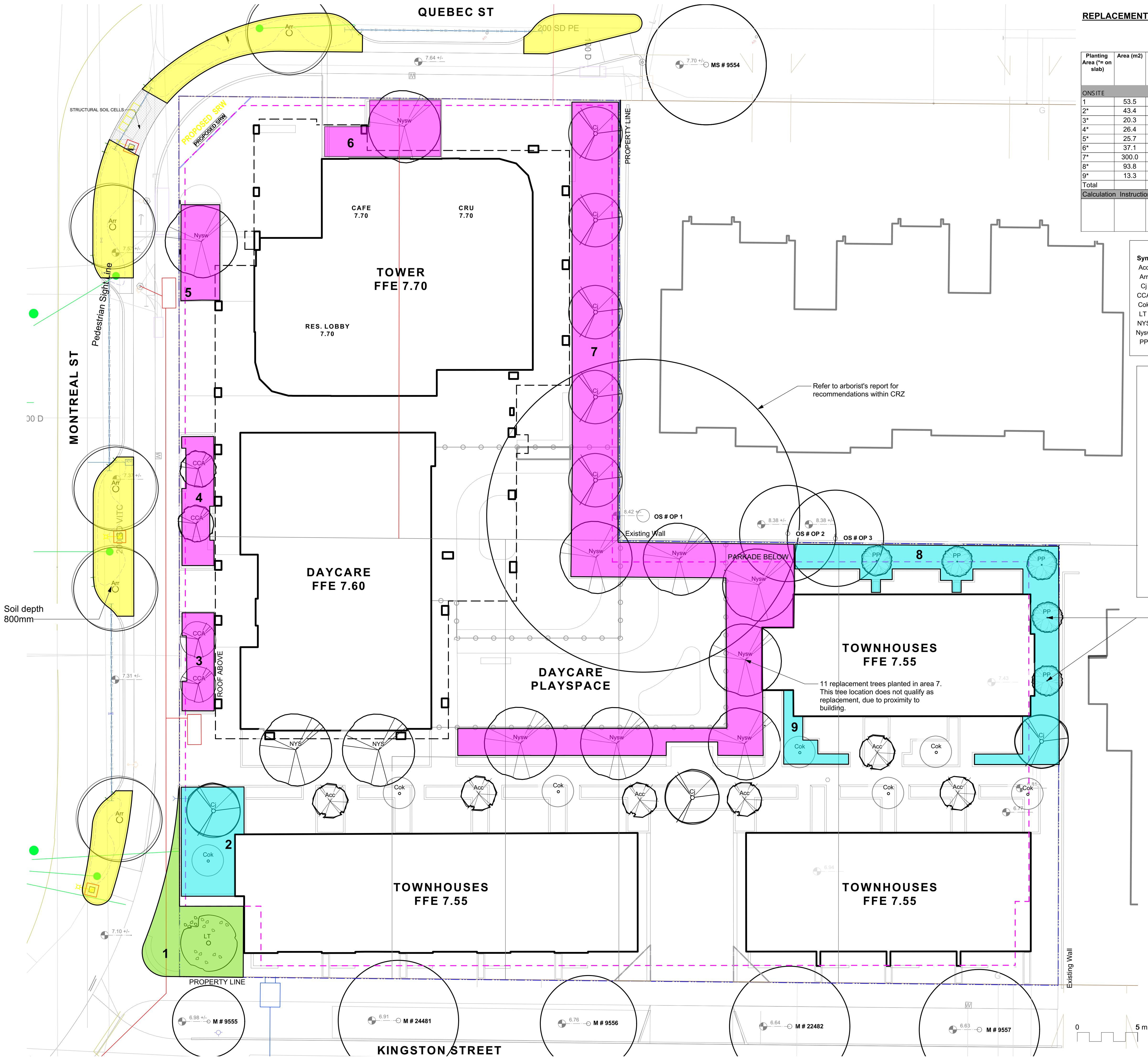


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REPLACEMENT TREE SOIL VOLUME TABLE

				TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	53.5	1	53.5			1	0	0	30	30
2*	43.4	0.6	26.0	1	1		6	15	0	21
3*	20.3	0.6	12.2	2			12	0	0	12
4*	26.4	0.6	15.8	2			12	0	0	12
5*	25.7	0.6	15.4		1		0	15	0	15
6*	37.1	0.6	22.3		1		0	15	0	15
7*	300.0	0.6	180.0		12		0	180	0	180
8*	93.8	0.6	56.3	5	1		30	15	0	45
9*	13.3	0.6	8.0	1			6	0	0	6
Total				11	16	1				
Calculation Instructions							E	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Bx30	E+F+G

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Schd. Size	Common Name
Acc	6	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
Arr	5	Acer rubrum 'Red Sunset'	6.0cm cal, b&b	Red Sunset Red Maple
Cj	8	Cercidiphyllum japonicum	6.0cm cal, b&b	Katsura Tree
CCA	4	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
Cok	7	Cornus kousa 'Milky Way'	5.0cm cal, b&b	Milky Way Kousa Dogwood
LT	1	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
NYS	2	Nyssa sylvatica 'Tupelo Tower'	6.0cm cal, b&b	Tupelo
Nysw	9	Nyssa sylvatica 'Wildfire'	6.0cm cal, b&b	Tupelo
PP	5	Parrotia persica	2.4 m ht, 1.5 width	Persian Ironwood

LEGEND

- Rain Garden over Slab 600mm
- Rain Garden on Grade w. Boulevard 600mm avg (or as specified on plan)
- Planter over Slab or Raised Planter - 600mm
- Tree soil on Grade - 600mm

NOTES

- Small Tree: min 6-8 cubic metres of soil
- Medium Tree: min 15-20 cubic metres of soil
- Large Tree: 30-35 cubic metres of soil

3 small and 1 medium replacement trees planted in area 8. These tree locations do not qualify as replacements, due to proximity to building.

11 replacement trees planted in area 7. This tree location does not qualify as replacement, due to proximity to building.

Refer to arborist's report for recommendations within CRZ

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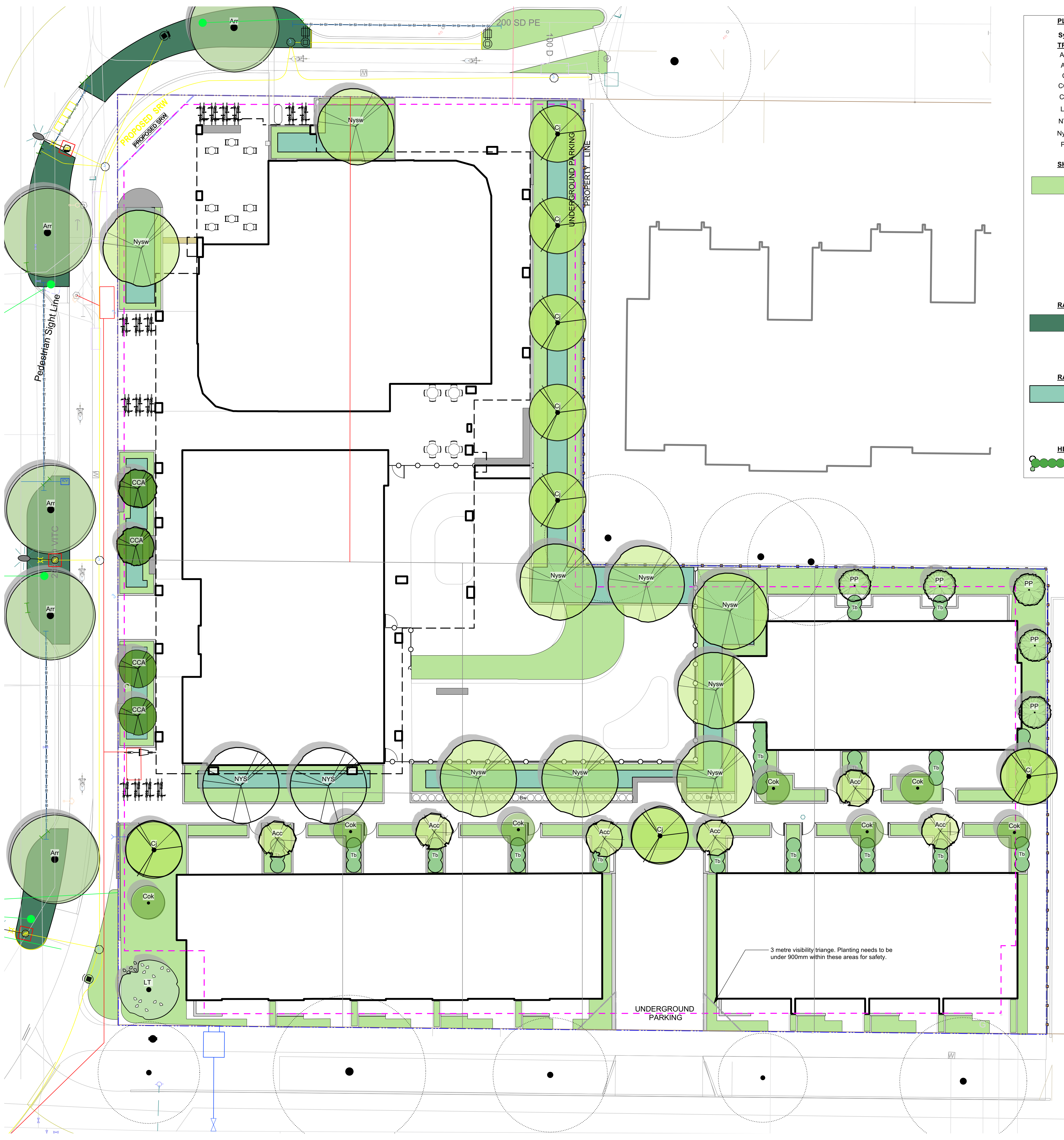
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Replacement Tree Plan

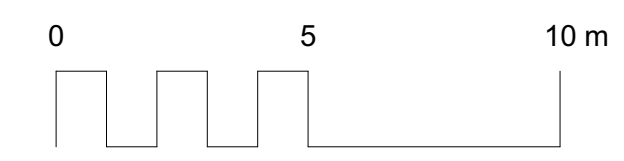
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PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	6	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Arr	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Cj	8	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CCA	4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
Cok	7	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
LT	1	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
NYS	2	Nyssa sylvatica 'Tupelo Tower'	Tupelo	6.0cm cal, b&b
Nysw	9	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
PP	5	Parrotia persica	Persian Ironwood	2.4 m ht, 1.5 width
SHRUBS:				
178		Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
85		Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
43		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
70		Eupatorium cannabinum	Hemp Agrimony	Sp3
419		Gaultheria shallon	Salal	#1 pot
503		Liriope muscari	Lily turf	#1 pot
262		Lonicera pileata	Privet Honeysuckle	#1 pot
70		Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
57		Polystichum munitum	Sword Fern	#1 pot
178		Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
130		Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
70		Verberna bonariensis	Purpletop Vervain	#1 pot
RAIN GARDEN PLANTERS STREET:				
356		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
356		Carex obnupta	Slough Sedge	#1 pot
71		Gaultheria shallon	Salal	Sp3
71		Mahonia nervosa	Oregon Grape Holly	#1 pot
43		Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	#1 pot
RAIN GARDEN SITE:				
431		Carex obnupta	Slough Sedge	Sp3
34		Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
453		Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
431		Liriope muscari	Lily turf	#1 pot
87		Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
HEDGING/SCREENING:				
35		Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	5 #1 pot
51		Taxus baccata	English Yew	#10 pot

REFERENCE NOTES

30%+ of planting scheme has been dedicated ecosystem services. Plants for pollinators are included, via the Pollinator and Allergy-Aware Gardening Guide. This site features native plants that are unique to the Southern Vancouver Island Bioregional zone. Food bearing plants are also added in addition to the guidelines. Additionally, rain garden plants provide stormwater management opportunities.



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**Planting Plan -
Ground Level**

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L3.01



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Ajv	5	Acer japonicum 'Vitifolium'	Japanese Maple	1.8 m height, specimen quality
Mr	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.2m b&b
SHRUBS & PERENNIALS				
	24	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
	32	Cistus x corbariensis	Rock Rose	#1 pot
	35	Eriophyllum lanatum	Wooly Sunflower	#1 pot
	107	Hebe topiaria	Topiartist's hebe	#1 pot
	63	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
	107	Mahonia repens	Prostrate Oregon Grape	#1 pot
	16	Nepeta x faassenii	Catmint	Sp3
	16	Rosmarinus officinalis	Rosemary	#2 pot
	16	Salvia officinalis	Culinary Sage	#1 pot
	24	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	0			
EVERGREEN HEDGE:				
	6	Taxus baccata 'Repandens'	English Weeping Yew	#3 pot

REFERENCE NOTES

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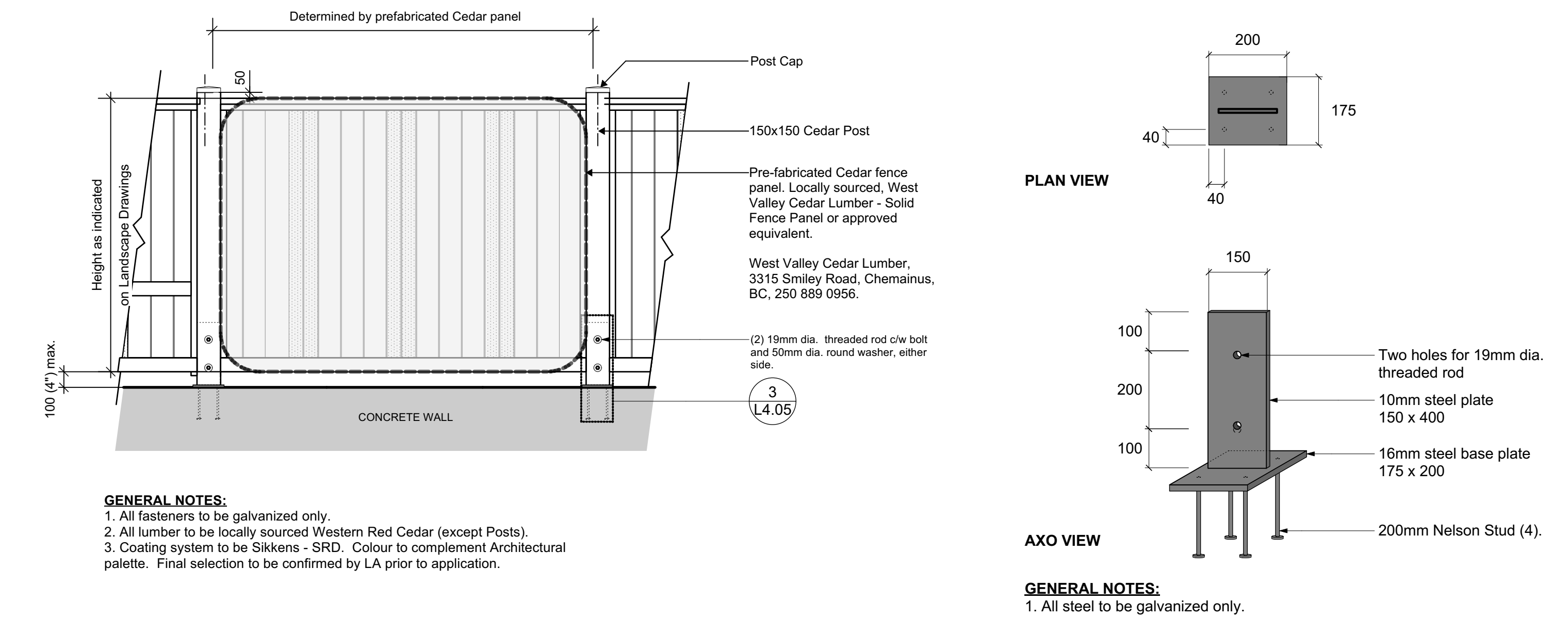


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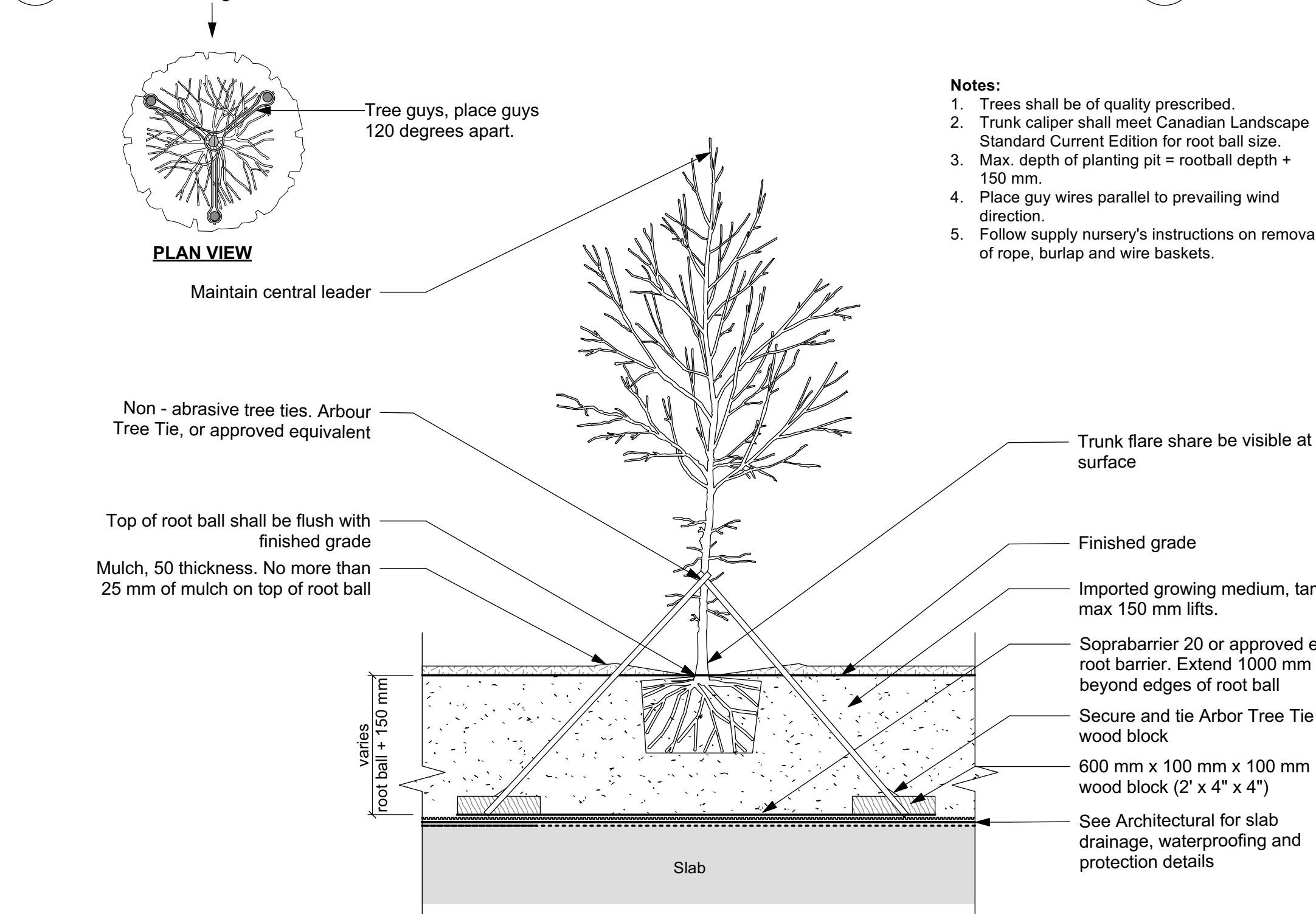
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Planting Plan - Level 4

project no.	121.23
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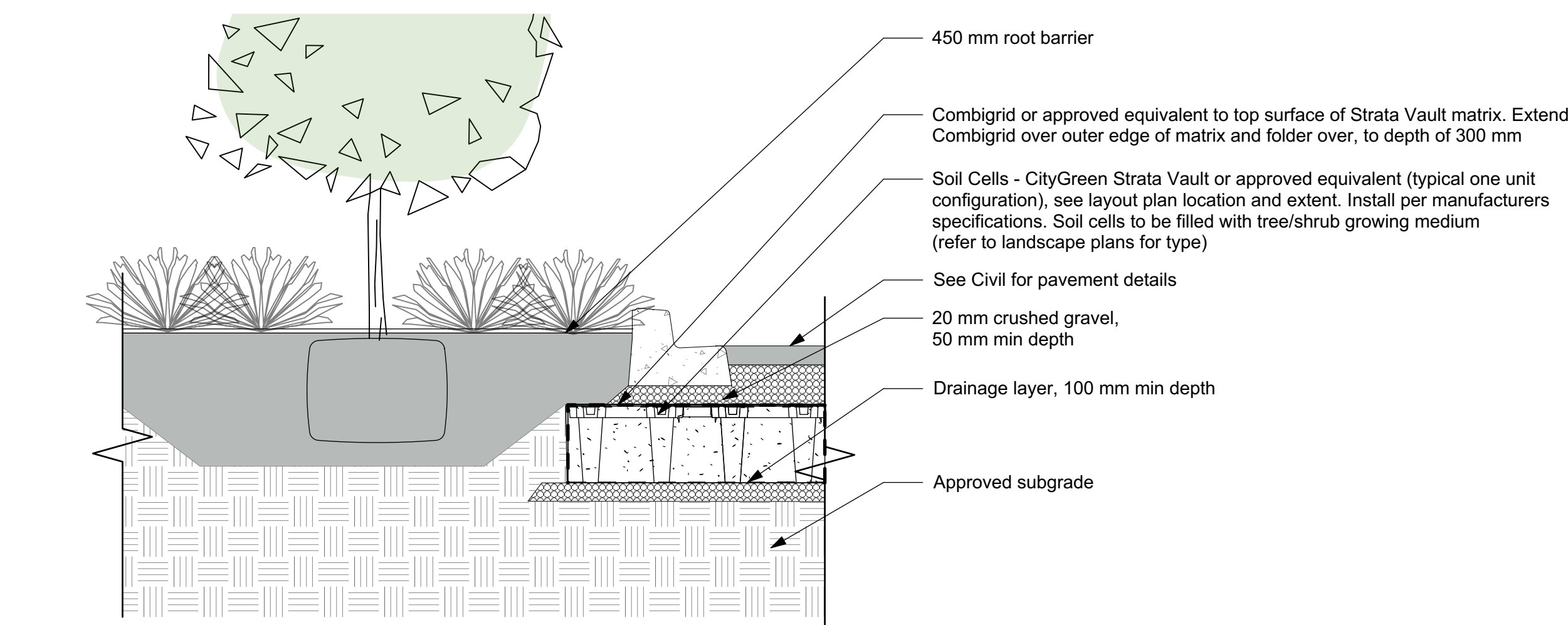


1 Typical 6' Wood Fence On Concrete Wall
Scale: 1:25

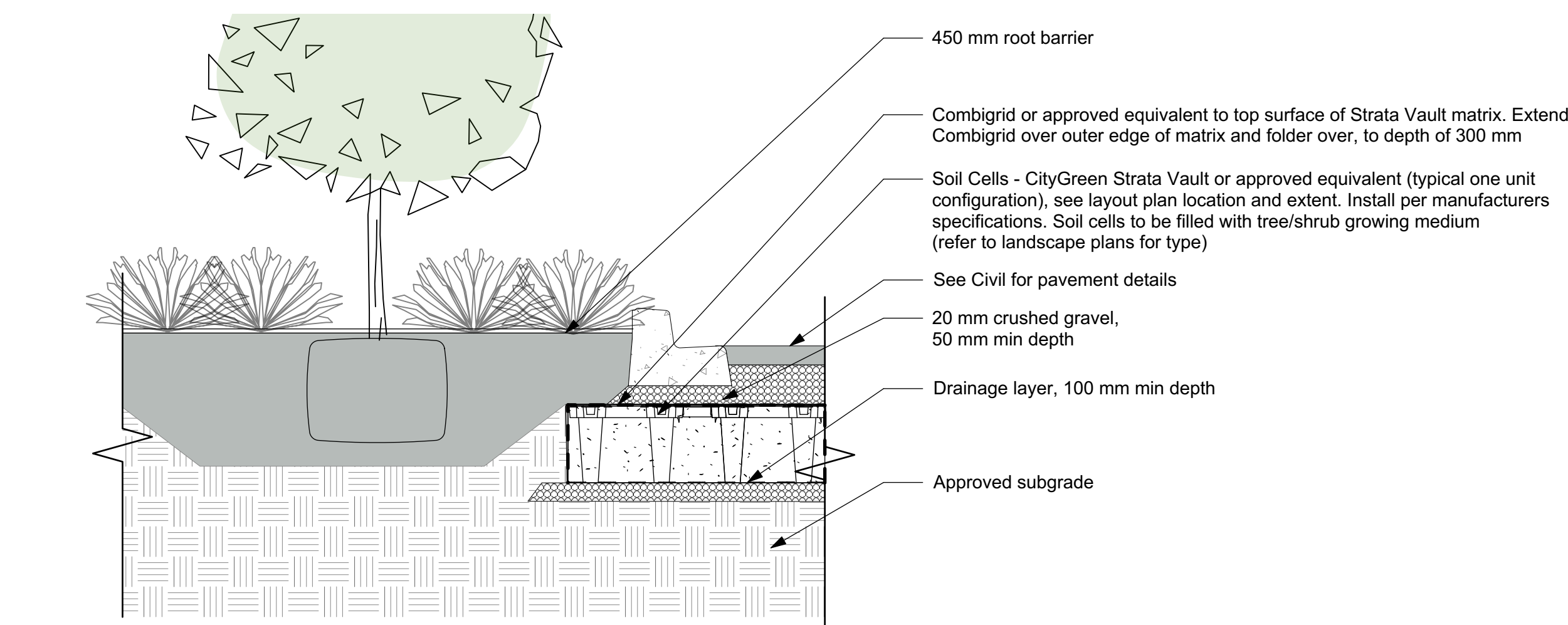


2 Fence Post Knife Plate
Scale: 1:10

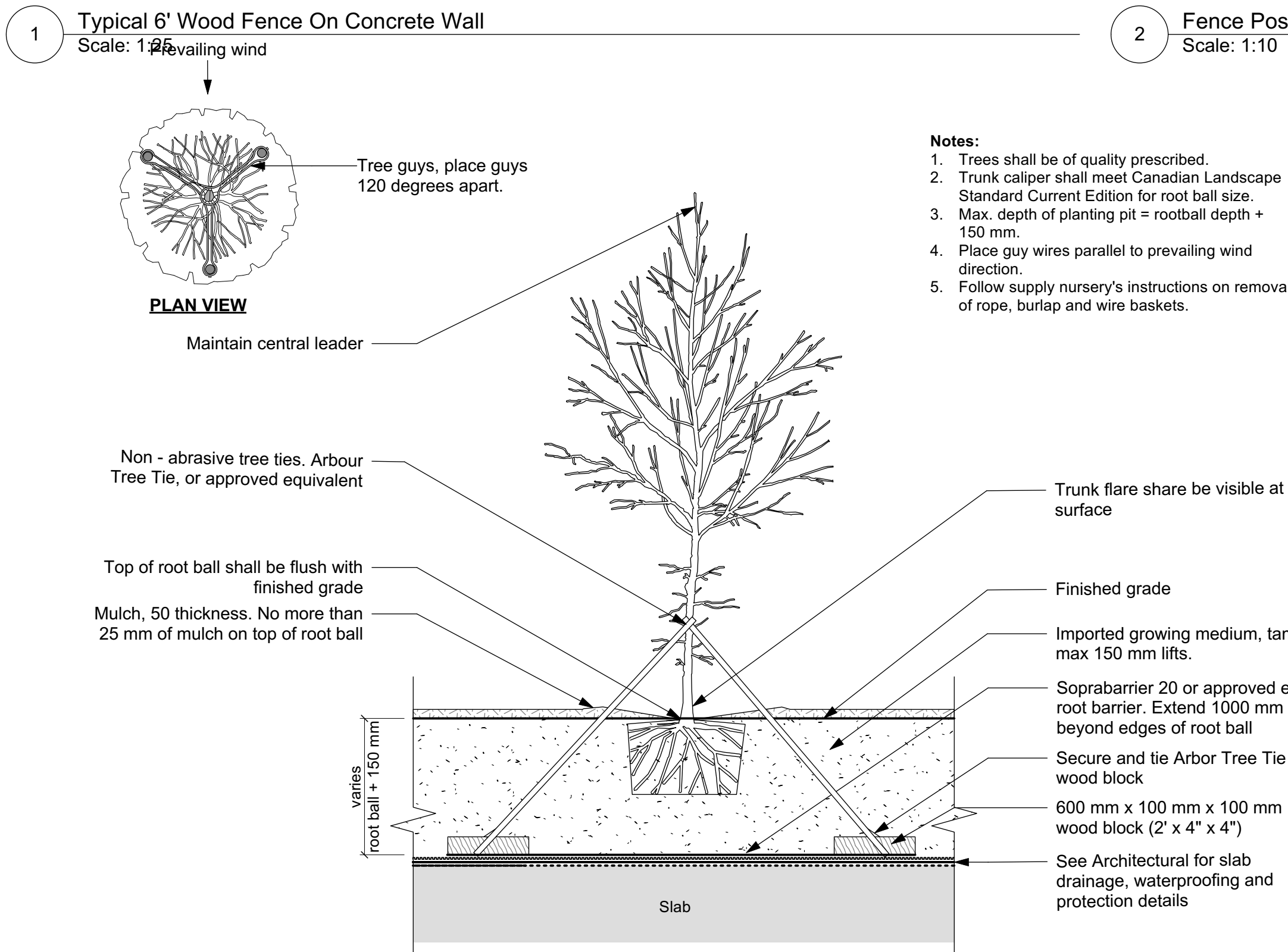
4 Tree Planting Detail on Slab
Scale: 1:25



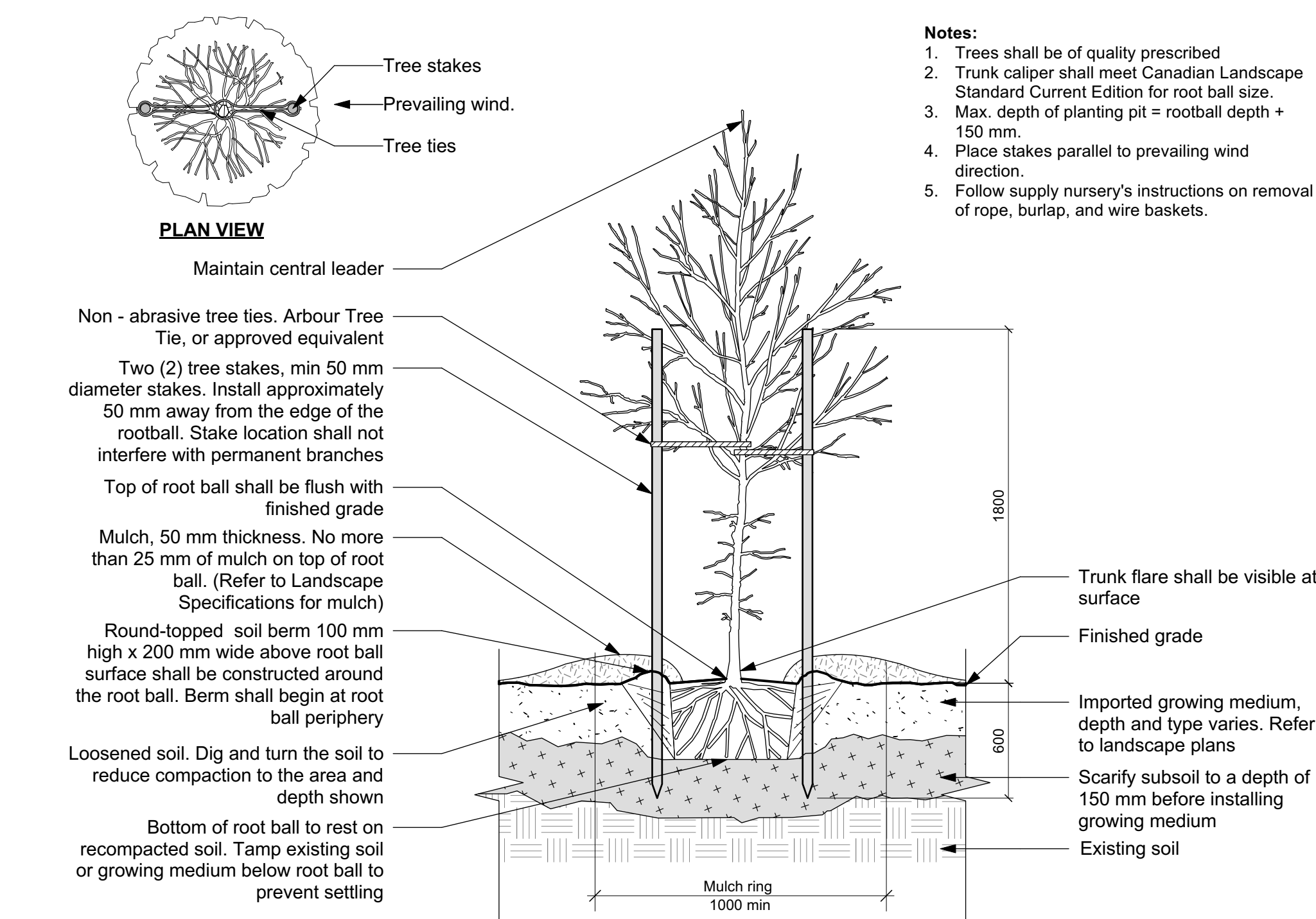
6 Structural Soil Cells
Scale: 1:25



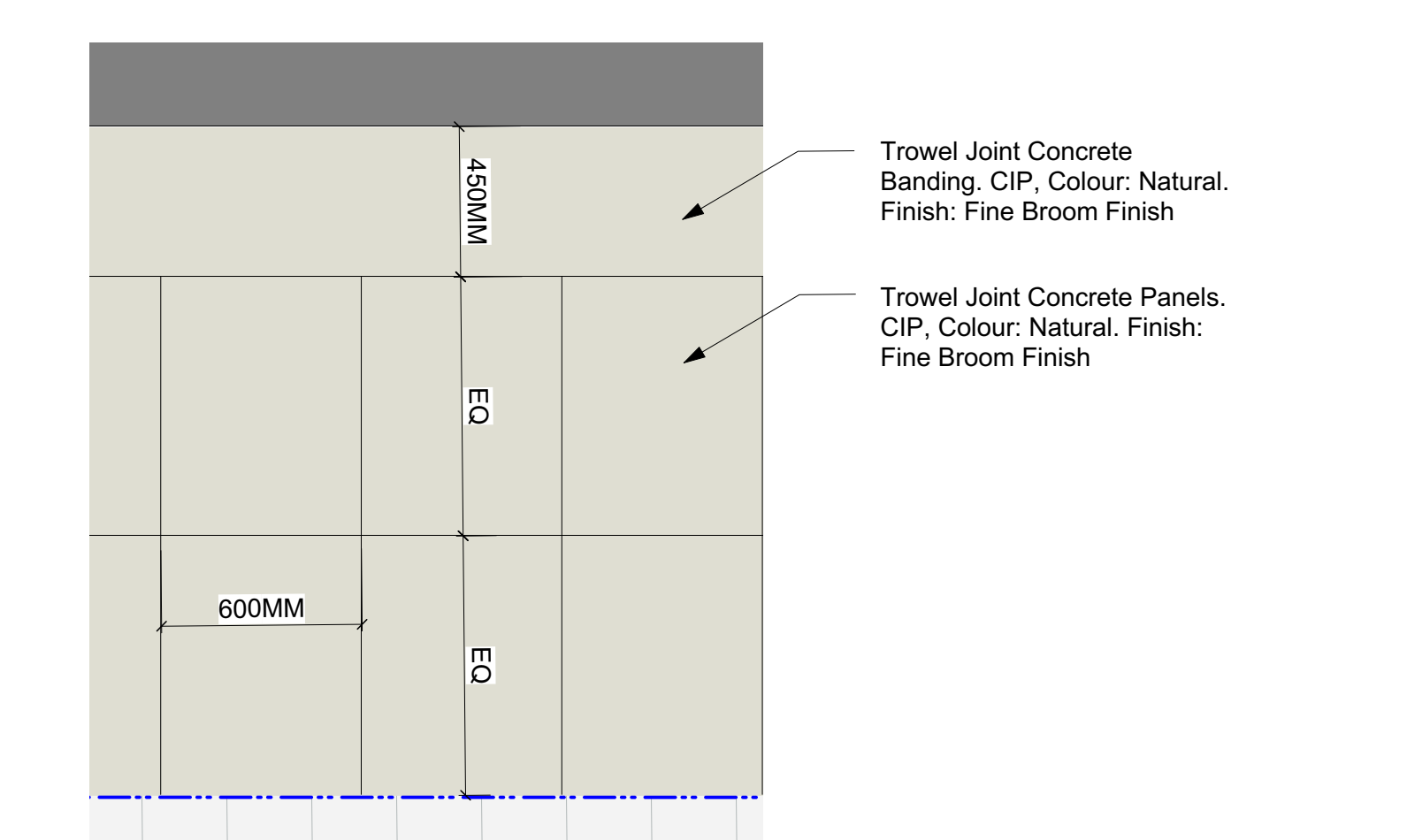
5 Tree Planting Detail on Grade
Scale: 1:25



3 Boulevard Rain Garden - section
Scale: 1:25



7 City of Victoria Paving Detail
Scale: 1:20



9	Rezoning/DP Resub.	2024-05-23
8	REV RZ/DP	2023-01-10
7	REV RZ/DP	2023-03-02
6	REV RZ/DP	2022-12-06
5	REV RZ/DP	2022-08-31
4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19
rev no	description	date

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MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2024-05-30

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
Landscape Details

project no.	121.23
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	SM
revison no.	sheet no.
9	L4.01