



Contacts + Drawing List

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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
December 13, 2022

D'AMBROSIO

architecture + urbanism

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MIKE GERIC

CONSTRUCTION

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

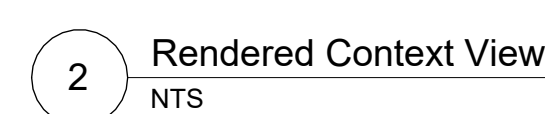
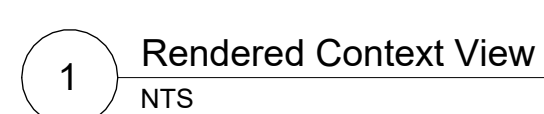
Rezoning/DP Resubmission

Revision Set

22.12.06

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5	Rezoning/DP Resubmission	22.12.0
4	Issued for ADP	22.08.0
2	Issued for Rezoning / DP	21.12.1
1	Issued for Dev. Tracker	21.10.1
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-18
scale	As indicated
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1 Rendered Context View
NTS

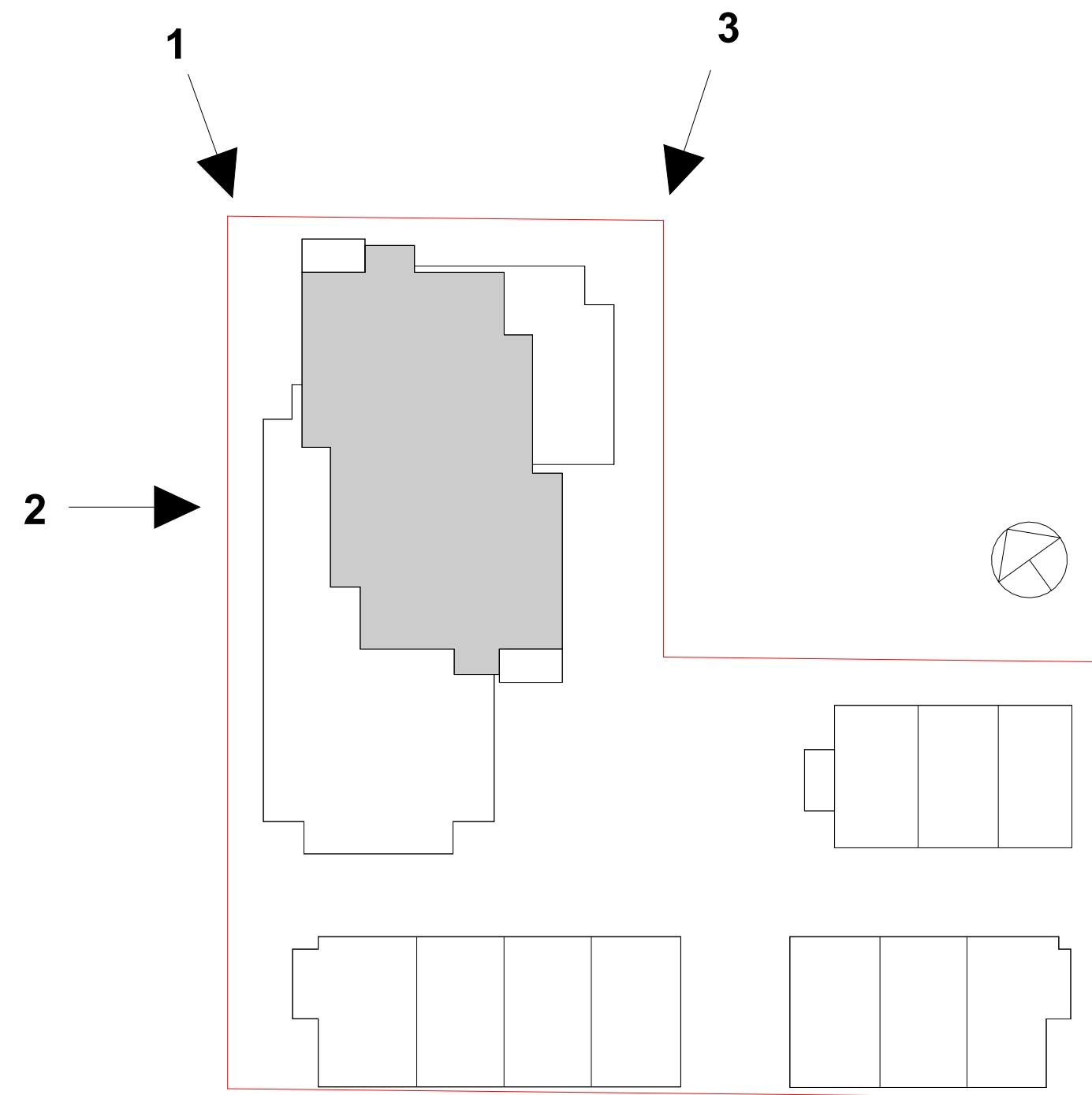


2 Montreal Entry Render
NTS



3 Rendered Context View
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5

5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
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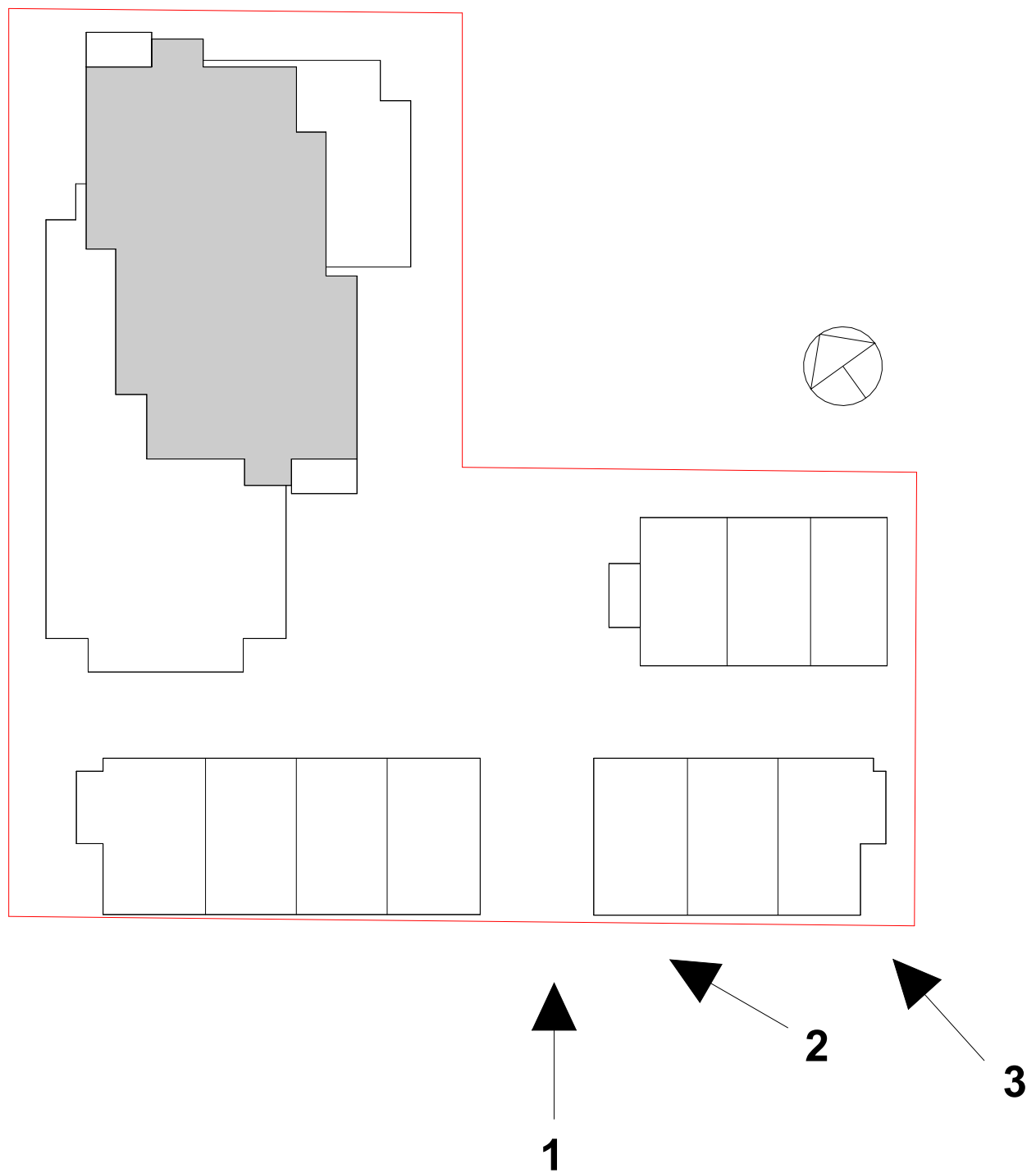
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1 Redered Context View
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2 Rendered Context View
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3 Rendered Context View
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5	Revising/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
rev no	description	date

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Montreal and Quebec
205 Quebec Street
Victoria, BC

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Context Views

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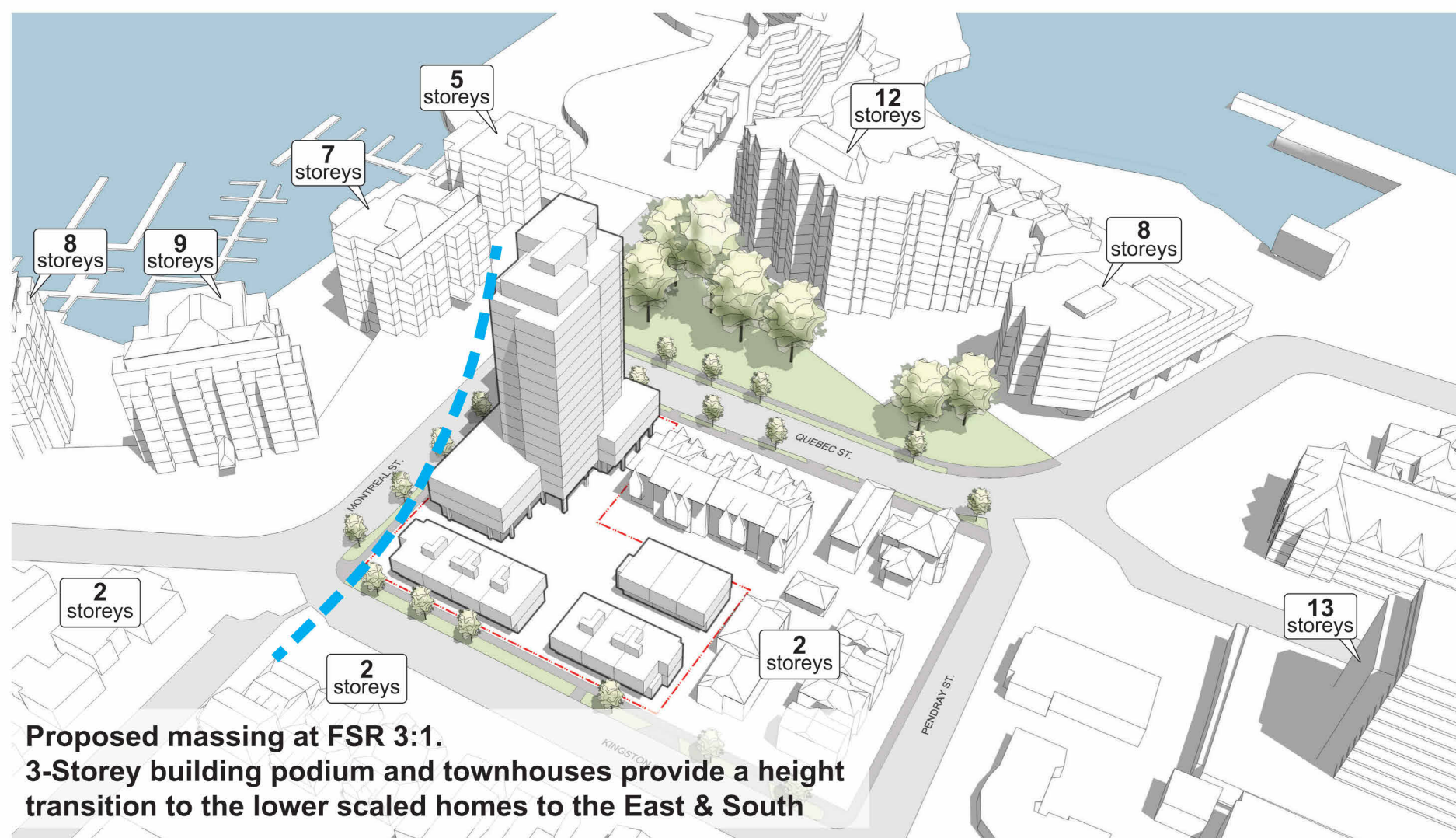
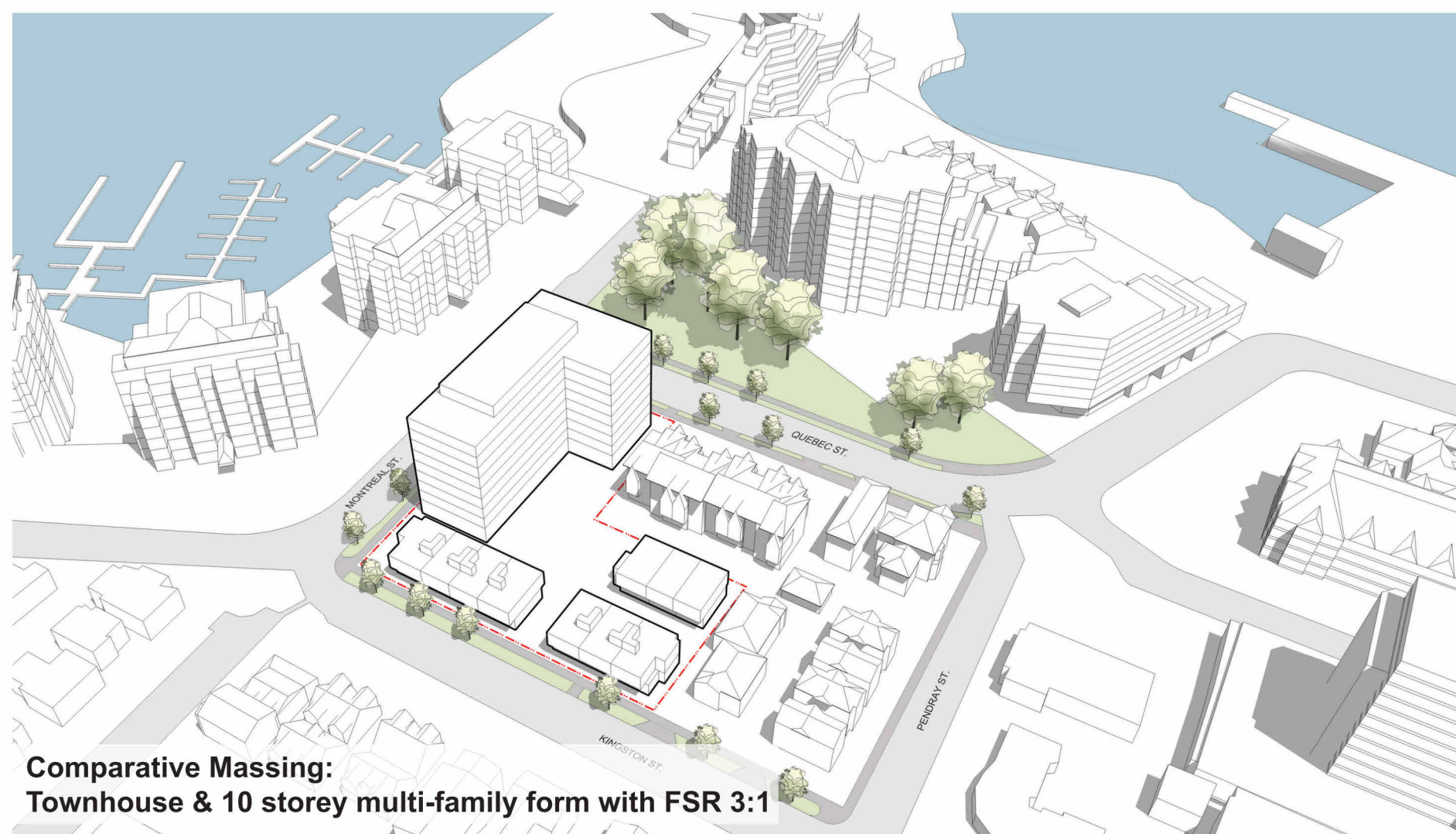
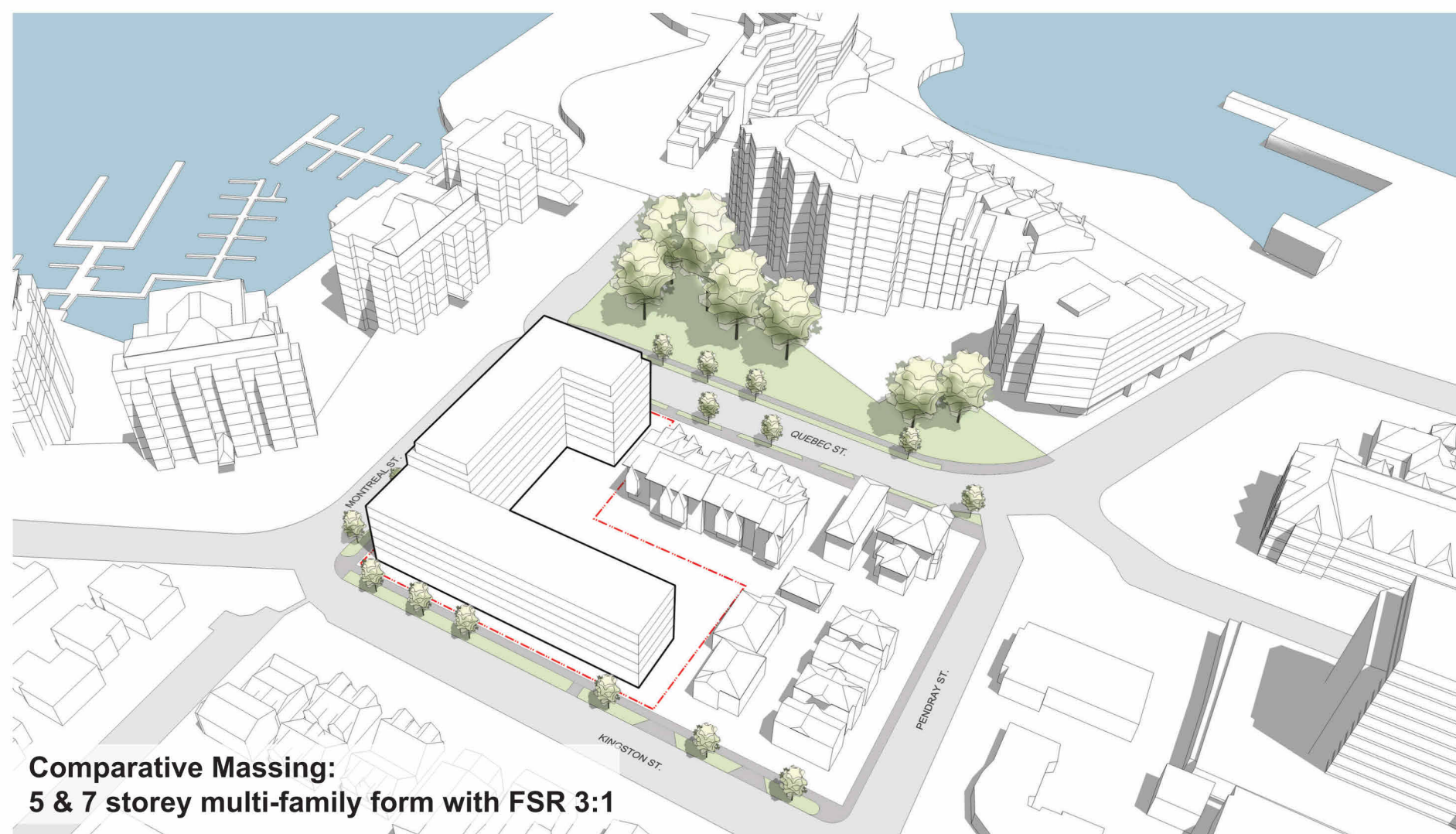
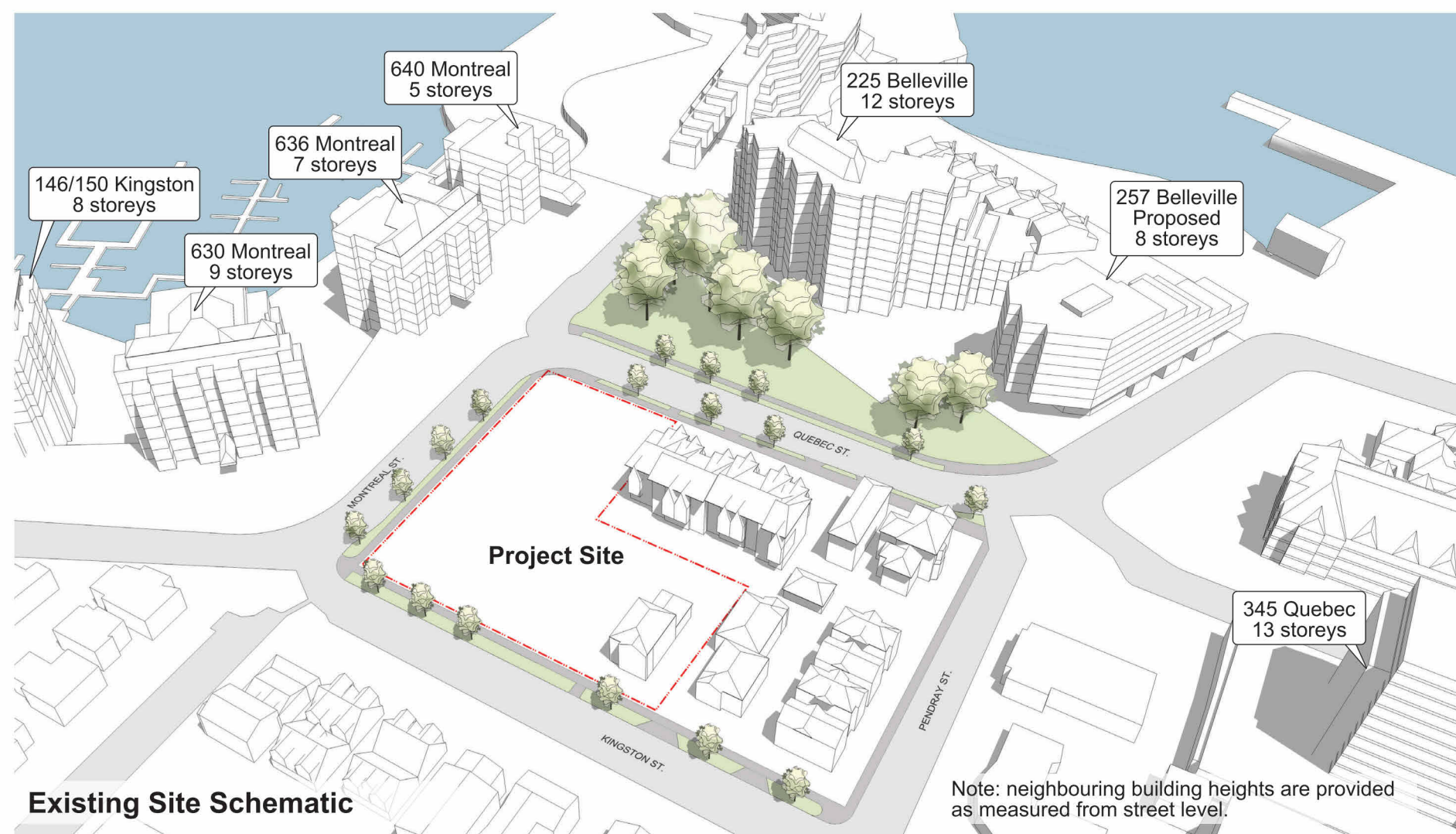


URBAN HEIGHT DIAGRAM: Taller building forms wrap around the Downtown Core Area and bracket the marine entrance to the Inner Harbour.

10–18+ storeys
6–9 storeys

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1



MASSING / HEIGHT RATIONALE

5	Reasoning/DP Resubmission	22.12.08
2	Issued for Rezoning / DP	21.12.15
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project name		
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205 Quebec Street		
Victoria, BC		
sheet title		
Height & Massing Analysis		
project no.		
#21-18		
scale		
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DZ		
date issued		
12/06/22		
sheet no.		
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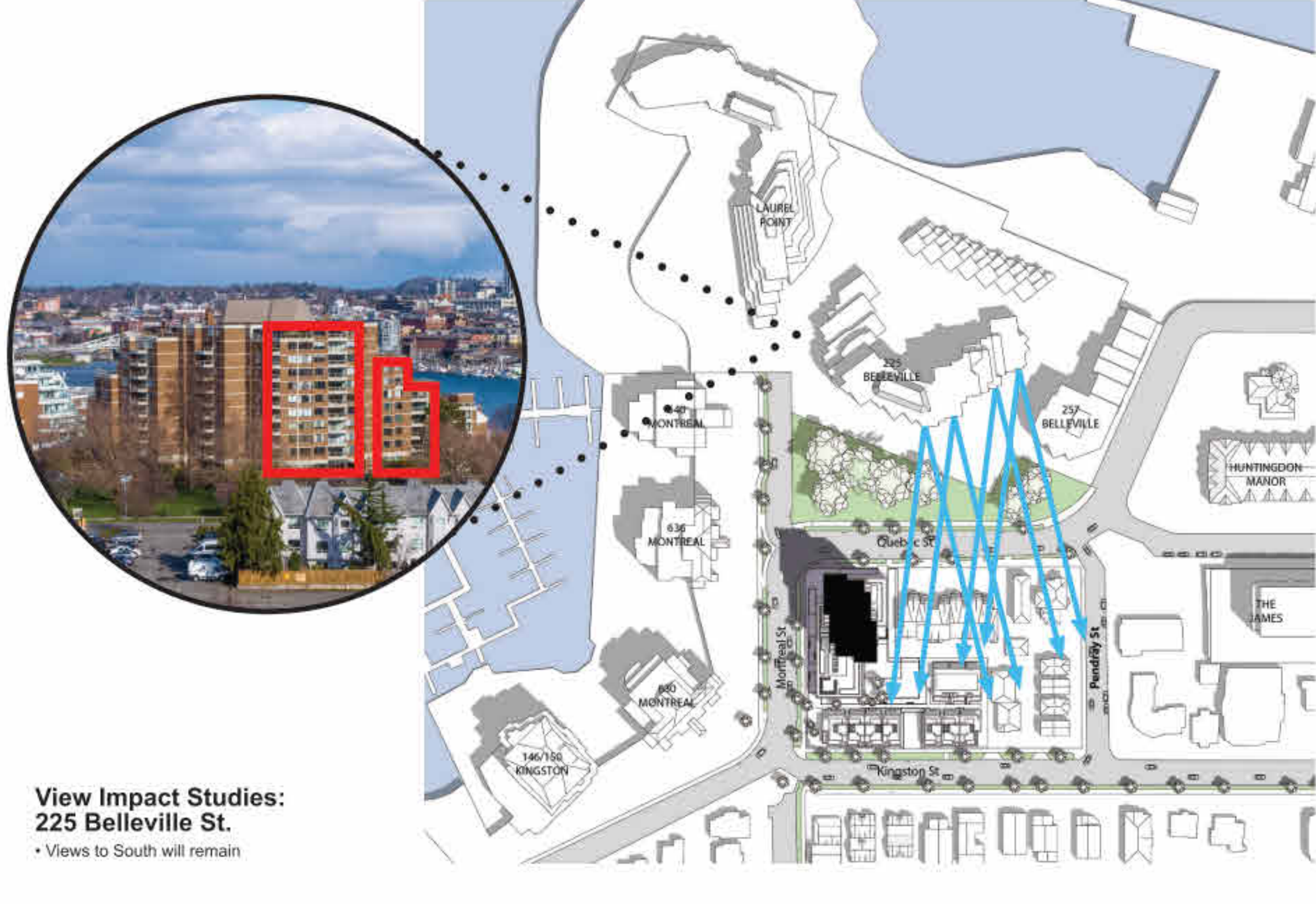
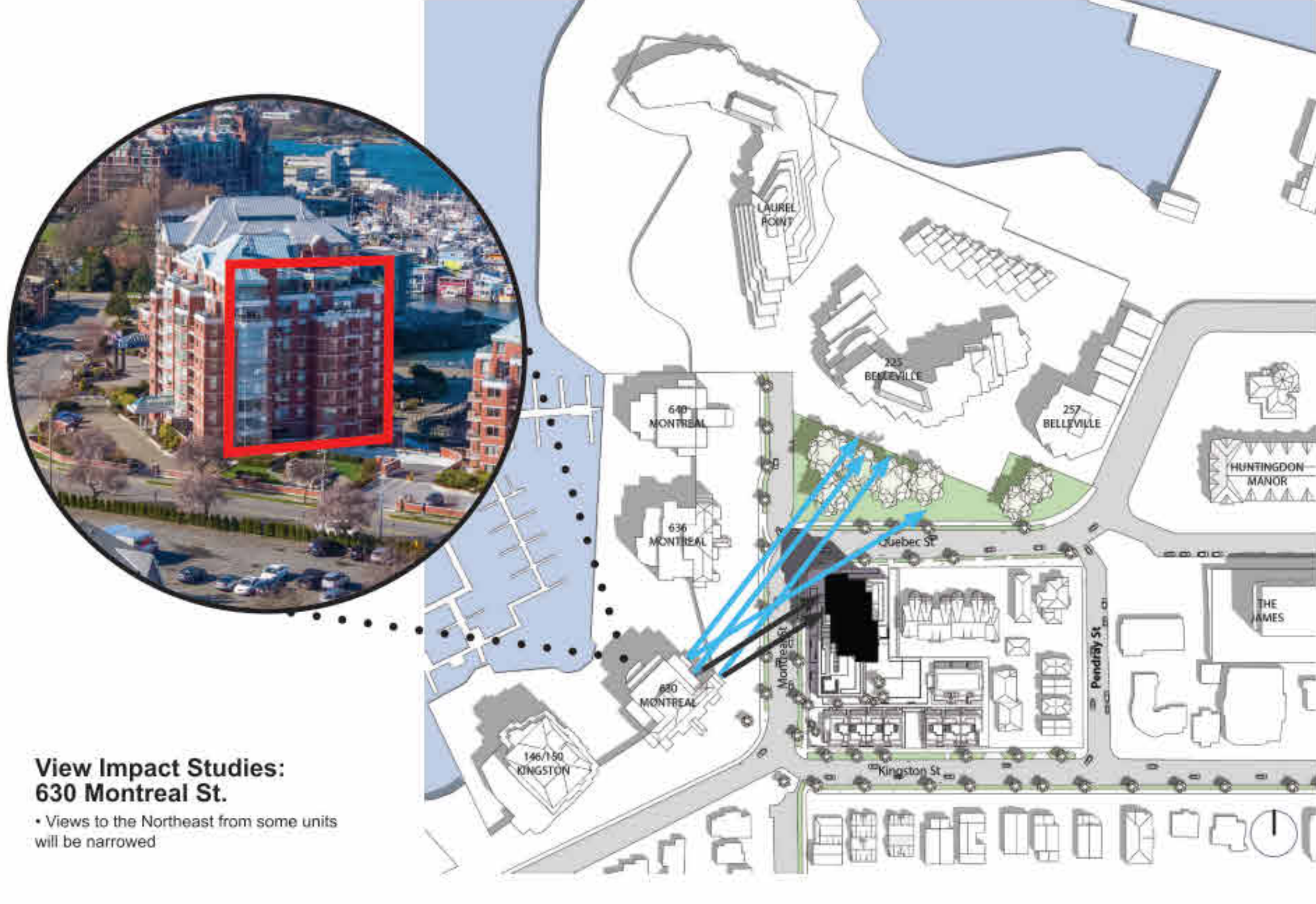


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Policy Context



View Impact Analysis



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Height & View Analysis		
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Section A - Quebec St. 1 : 300

PENDRAY ST.

22 PENDRAY ST.

221 QUEBEC ST.

207-217 QUEBEC ST.

MONTREAL ST.

636 MONTREAL ST.



Section B - Kingston St. 1 : 300

146/150 KINGSTON ST.

630 MONTREAL ST.

MONTREAL ST.

232 KINGSTON ST.

506 PENDRAY ST.

PENDRAY ST.



Section C - Montreal St. 1 : 300

225 BELLEVILLE ST.

RED FERN PARK

QUEBEC ST.

201 KINGSTON ST. / 443 MONTREAL ST.

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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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Context Elevations

project no.	#21-18
scale	1:300
drawn by	CF
date issued	12/06/22
sheet no.	A0.6

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A panoramic view of a harbor. In the foreground, a wooden pier with several small boats and a white cabin is visible. The water is calm and blue. In the background, a city skyline with various buildings, including a prominent red one, is visible across the water. Mountains are in the far distance under a blue sky with scattered clouds. A concrete wall with graffiti is in the lower right foreground.

3. James Bay / Belleville Street from Johnson Street Bridge

[illegible]

5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
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Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Skyline Analysis

project no.	#21-18
scale	NTS
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date issued	sheet no.
12/06/22	A0.7

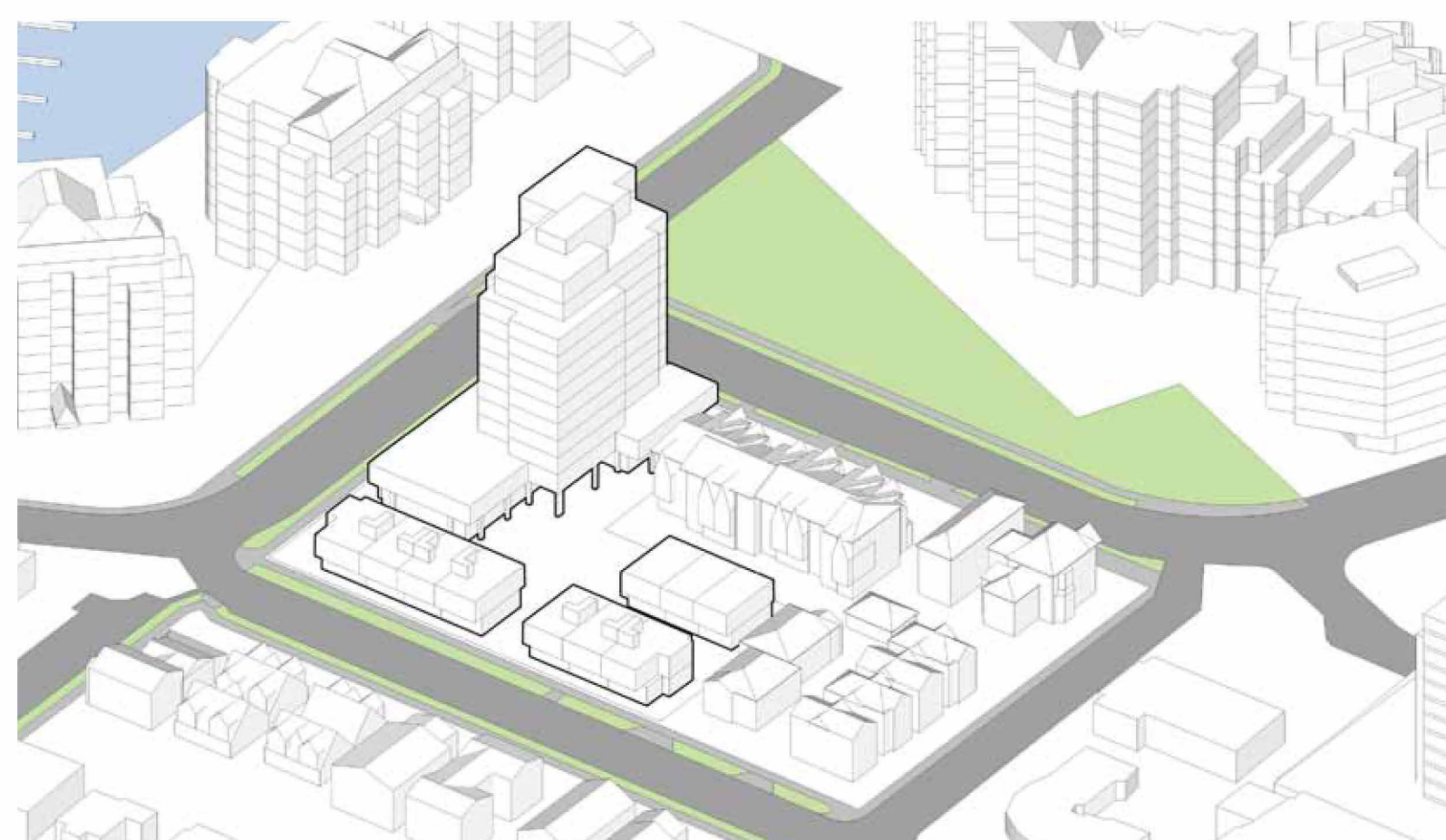
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Legend

Shadows from Existing Buildings

Massing



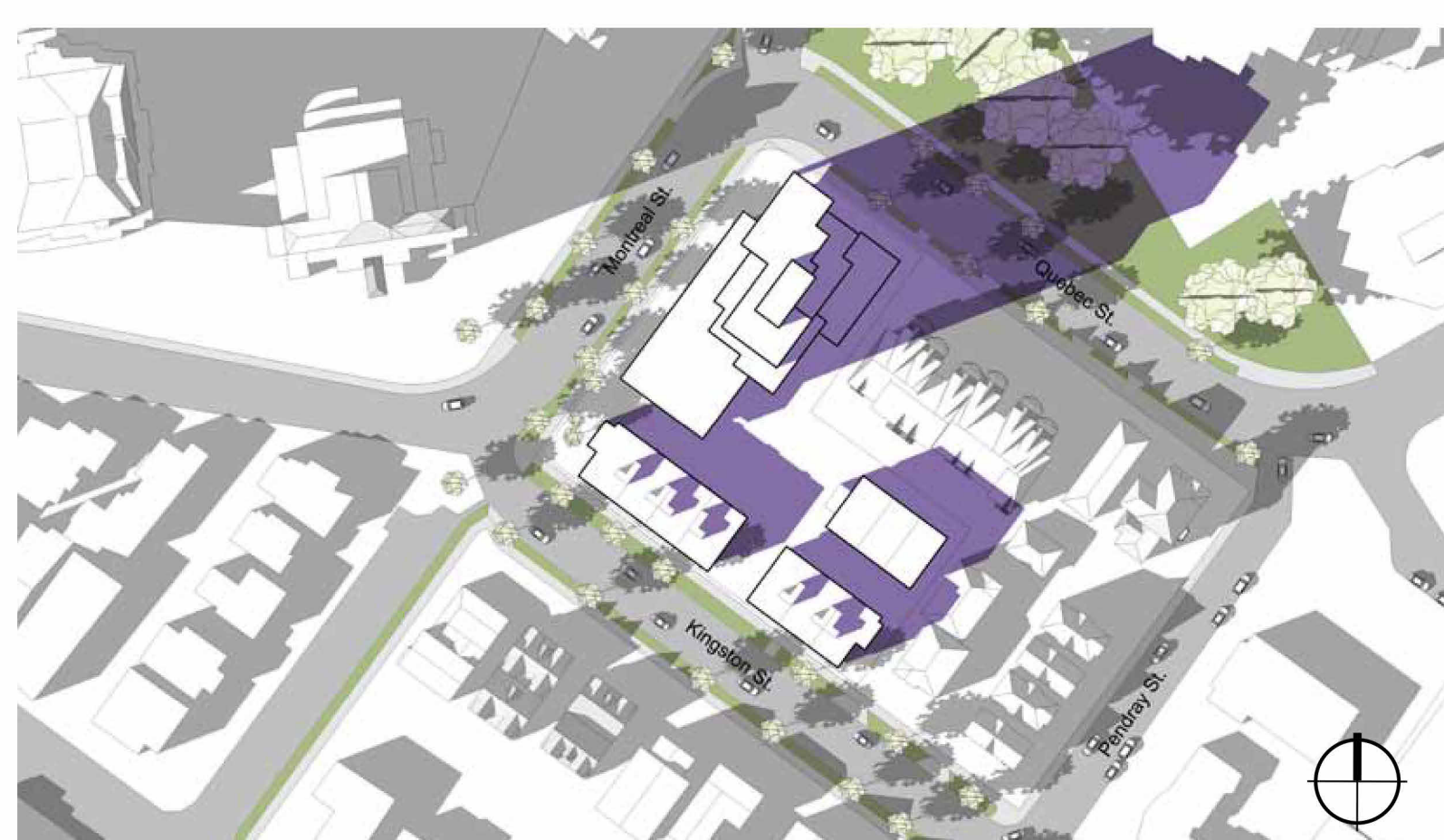
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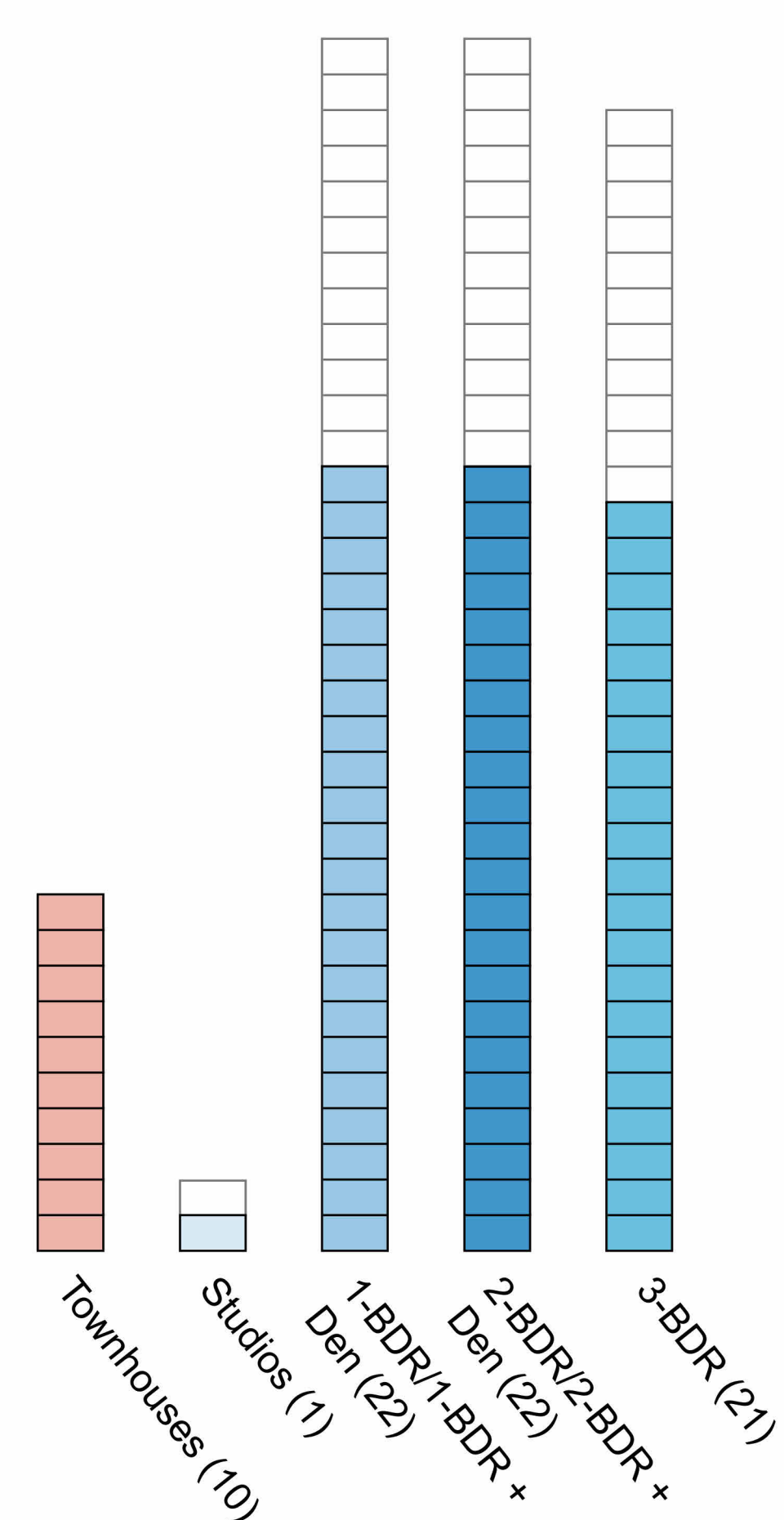
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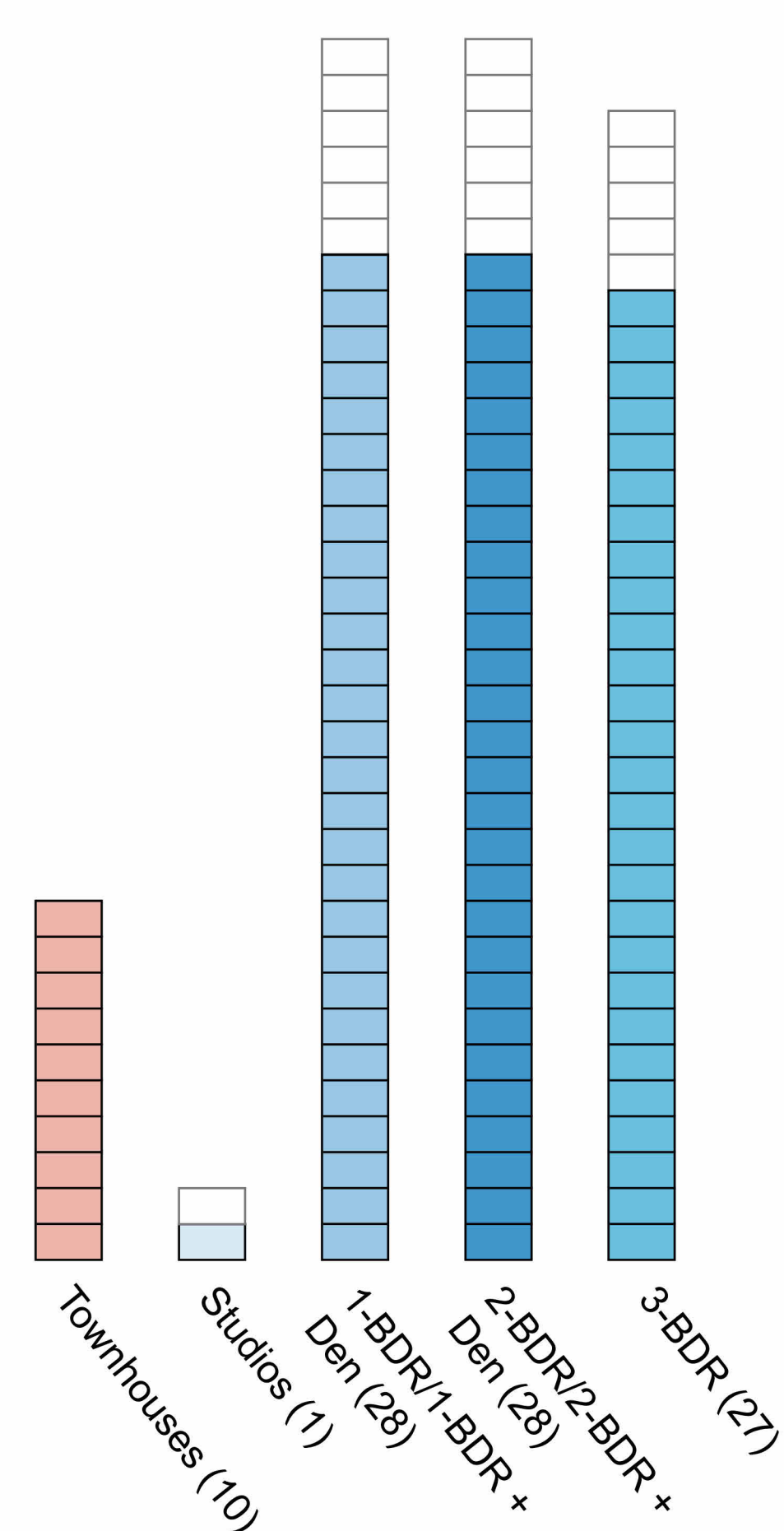
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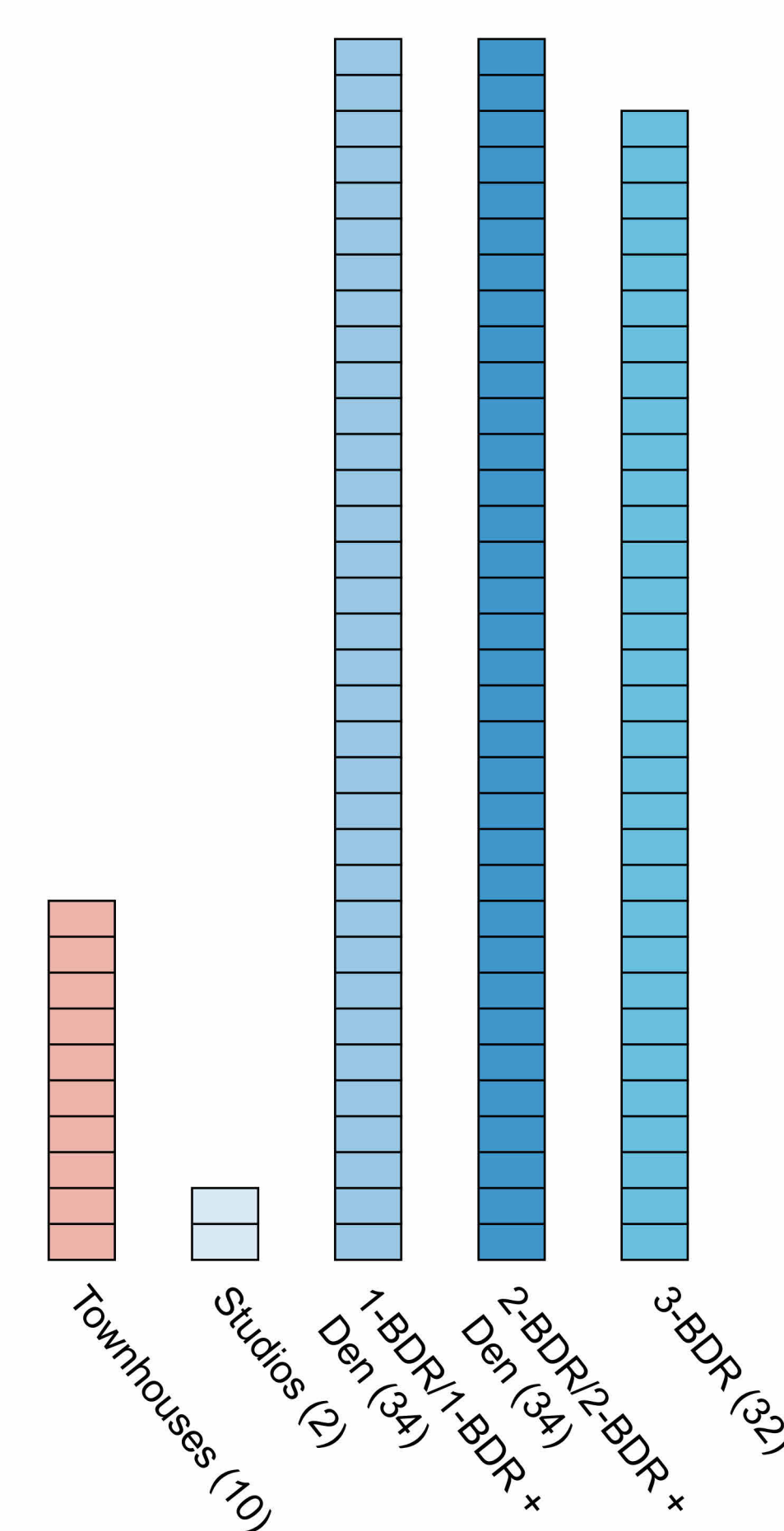
Storeys: 12 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 76



Storeys: 15 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 94



Storeys: 17 total including 3 storey base;
2 storey townhouses + roof decks
Total Units: 112



Unit Count Comparison

[illegible]

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Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
**Massing, Sun and
Shade Study**

project no.		#21-18
scale		
drawn by		DZ
date issued	sheet no.	
12/06/22	A0.8	



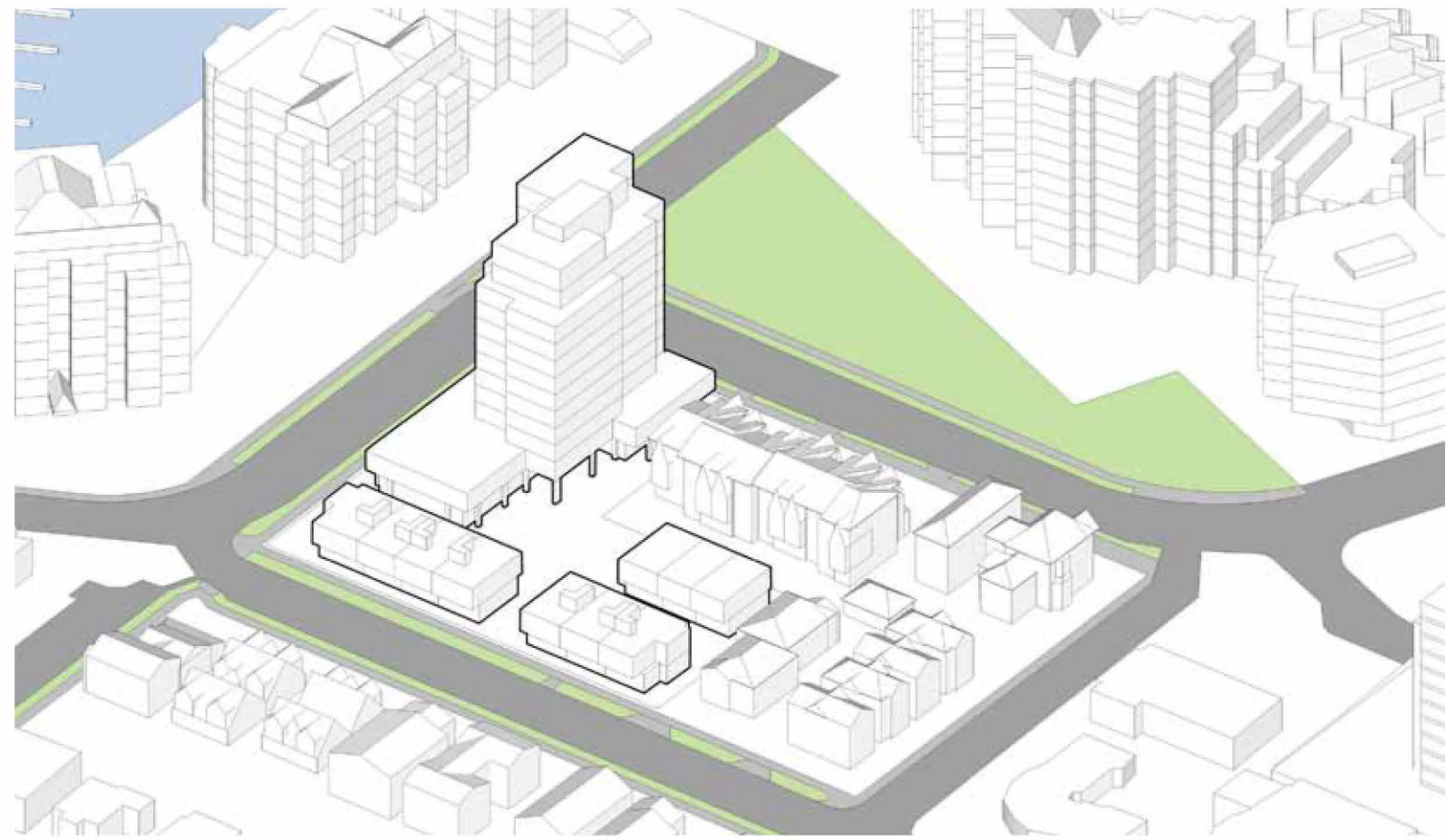
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COMPARATIVE MASSING ANALYSIS SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



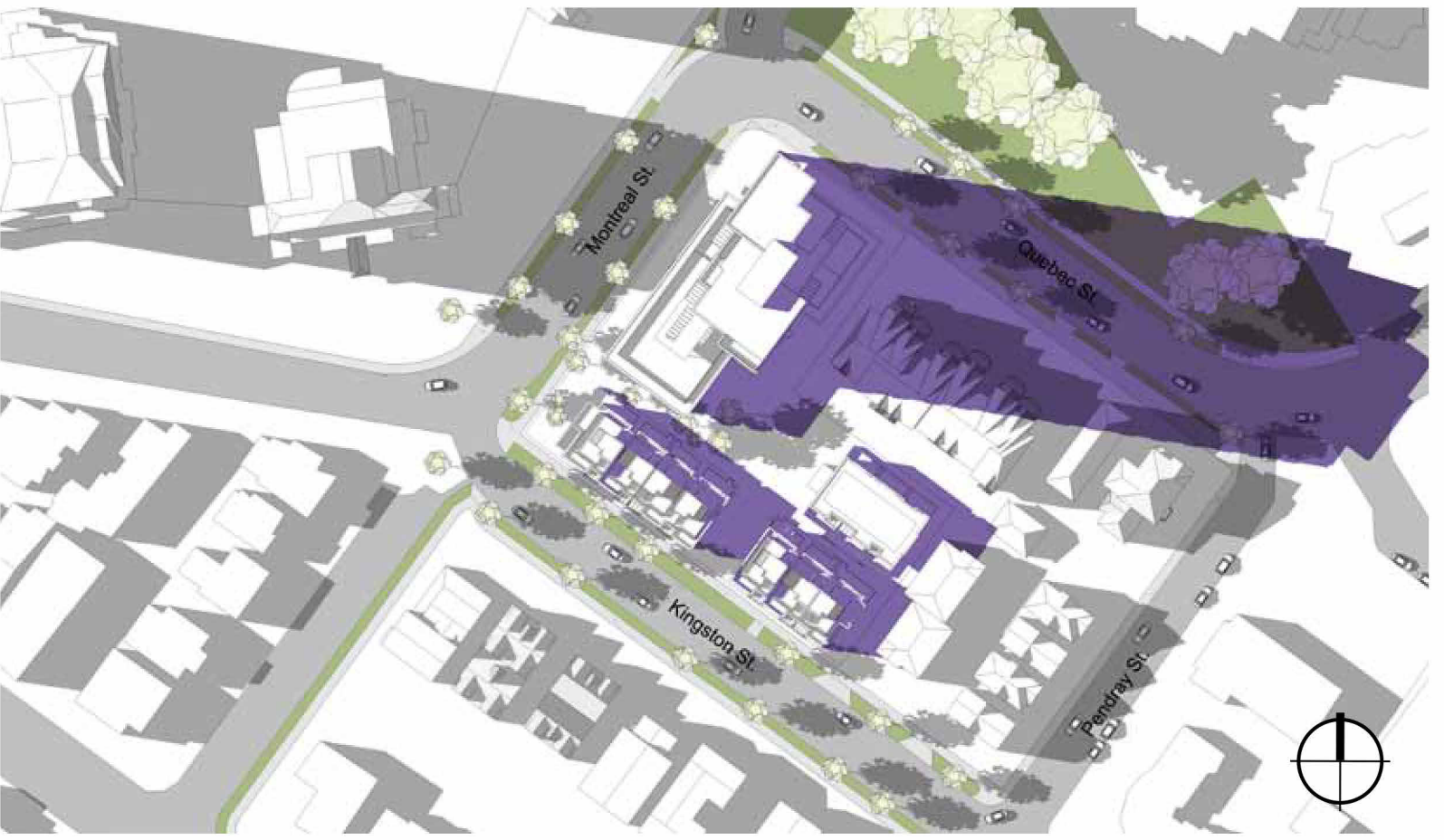
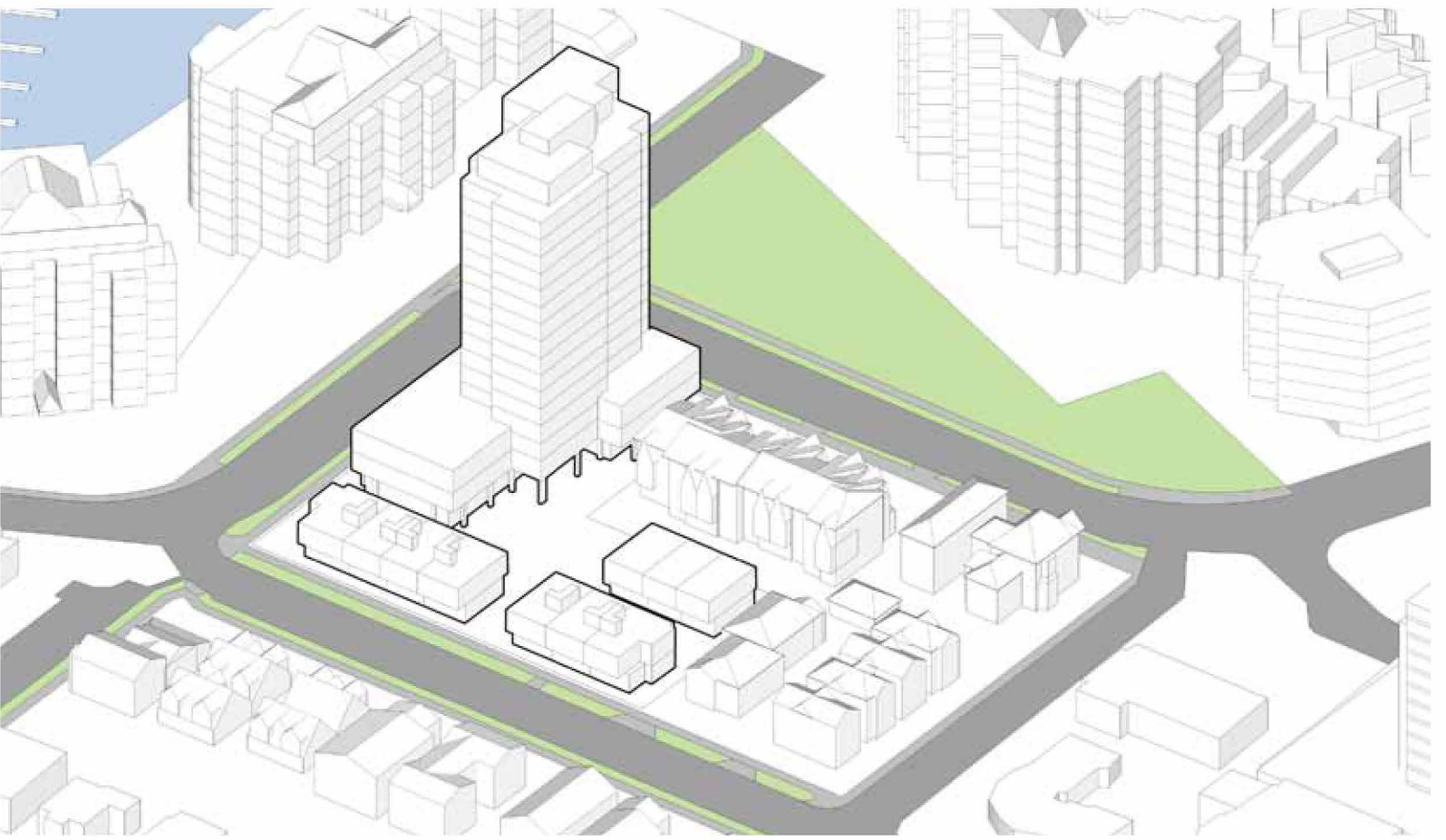
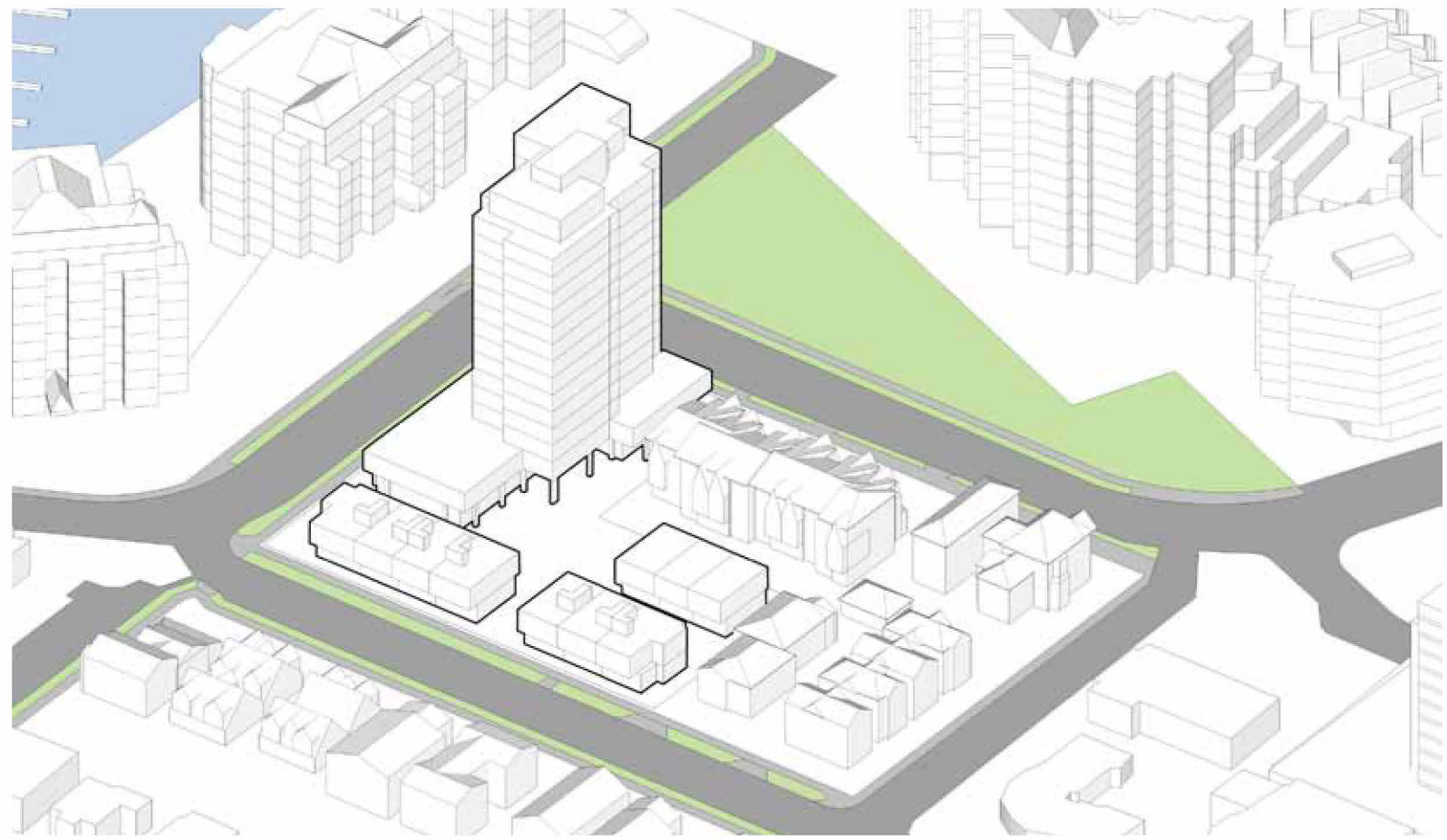
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12:00 PM Summer Solstice

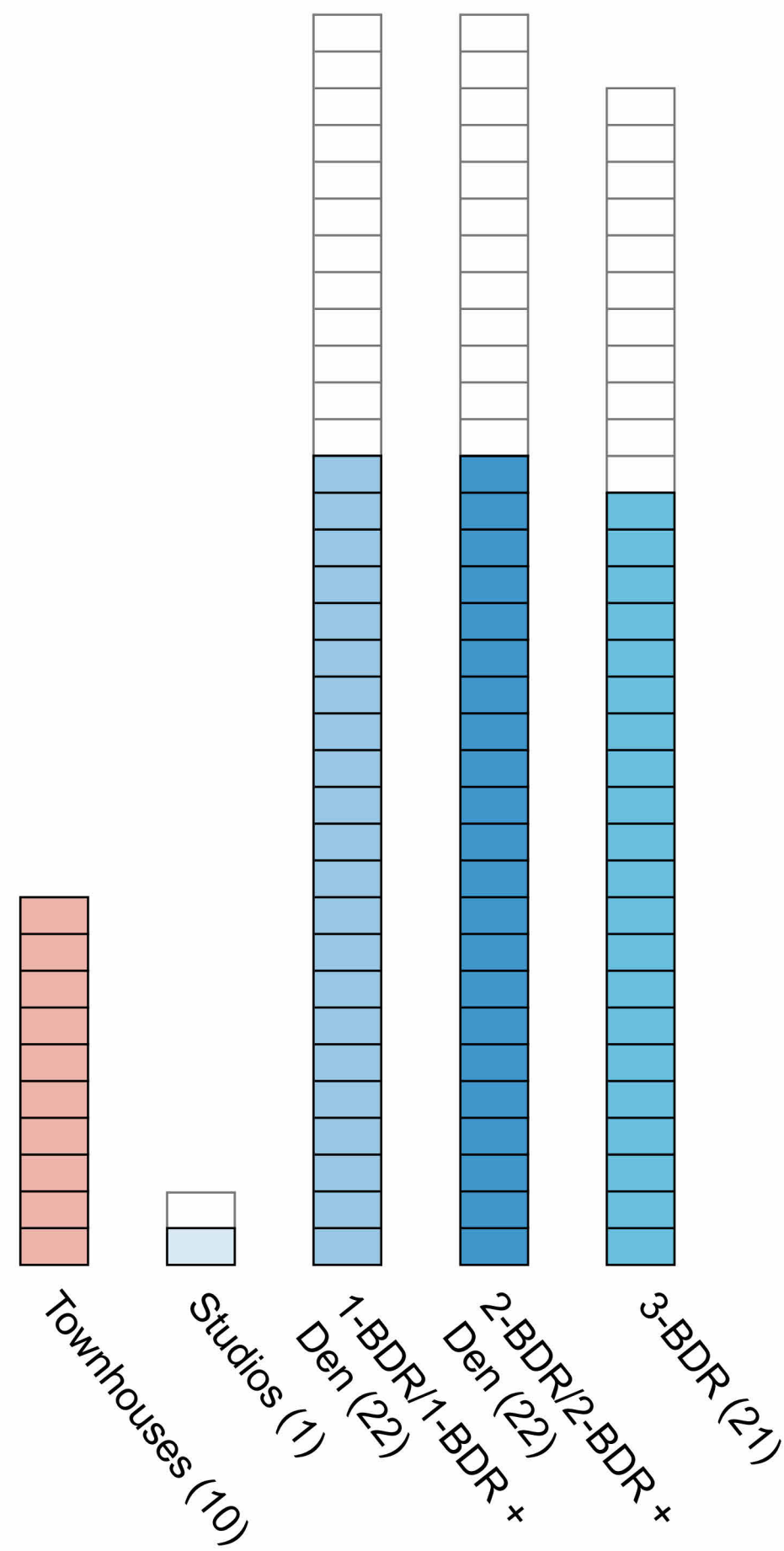


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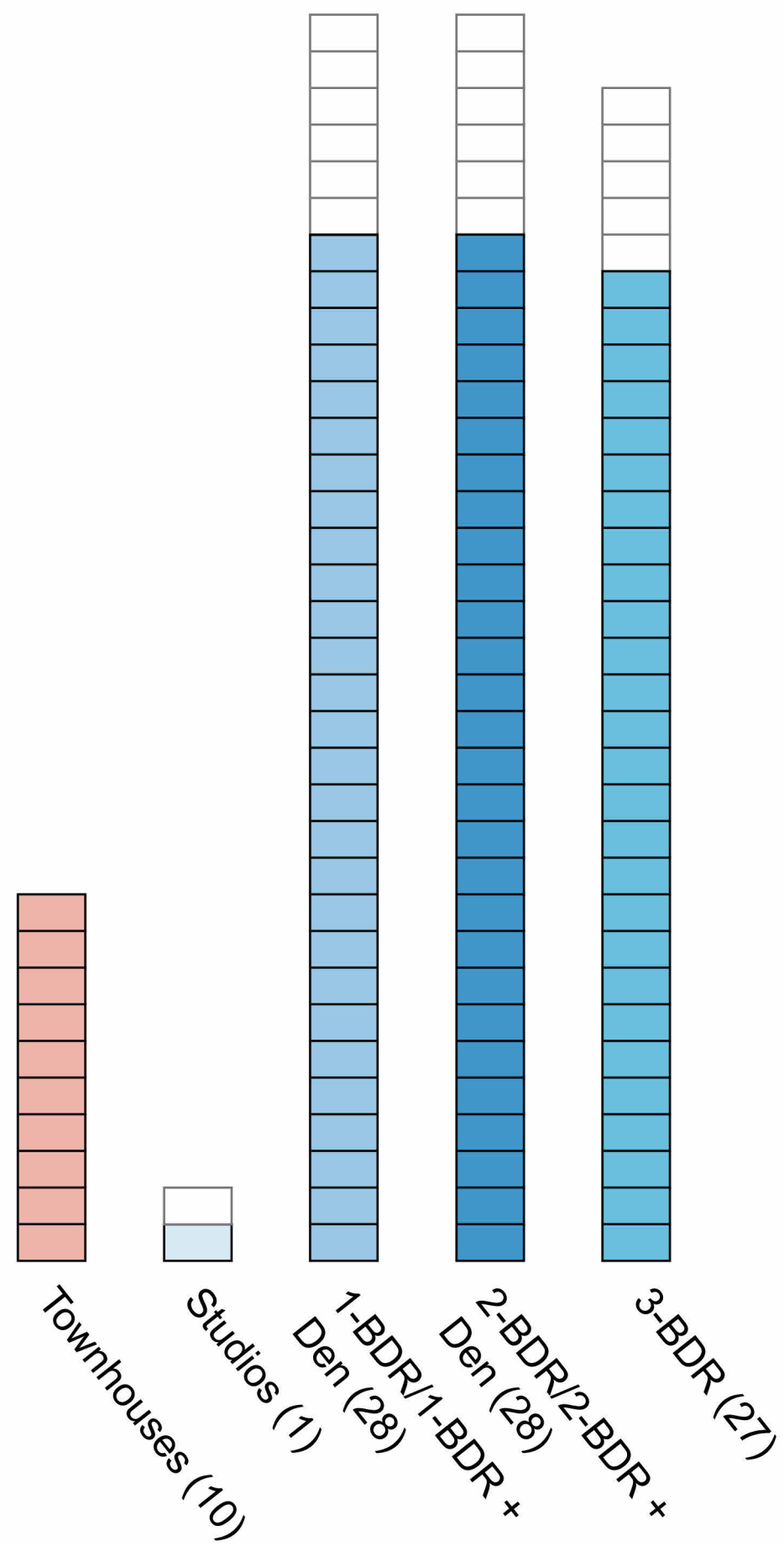


Unit Count Comparison

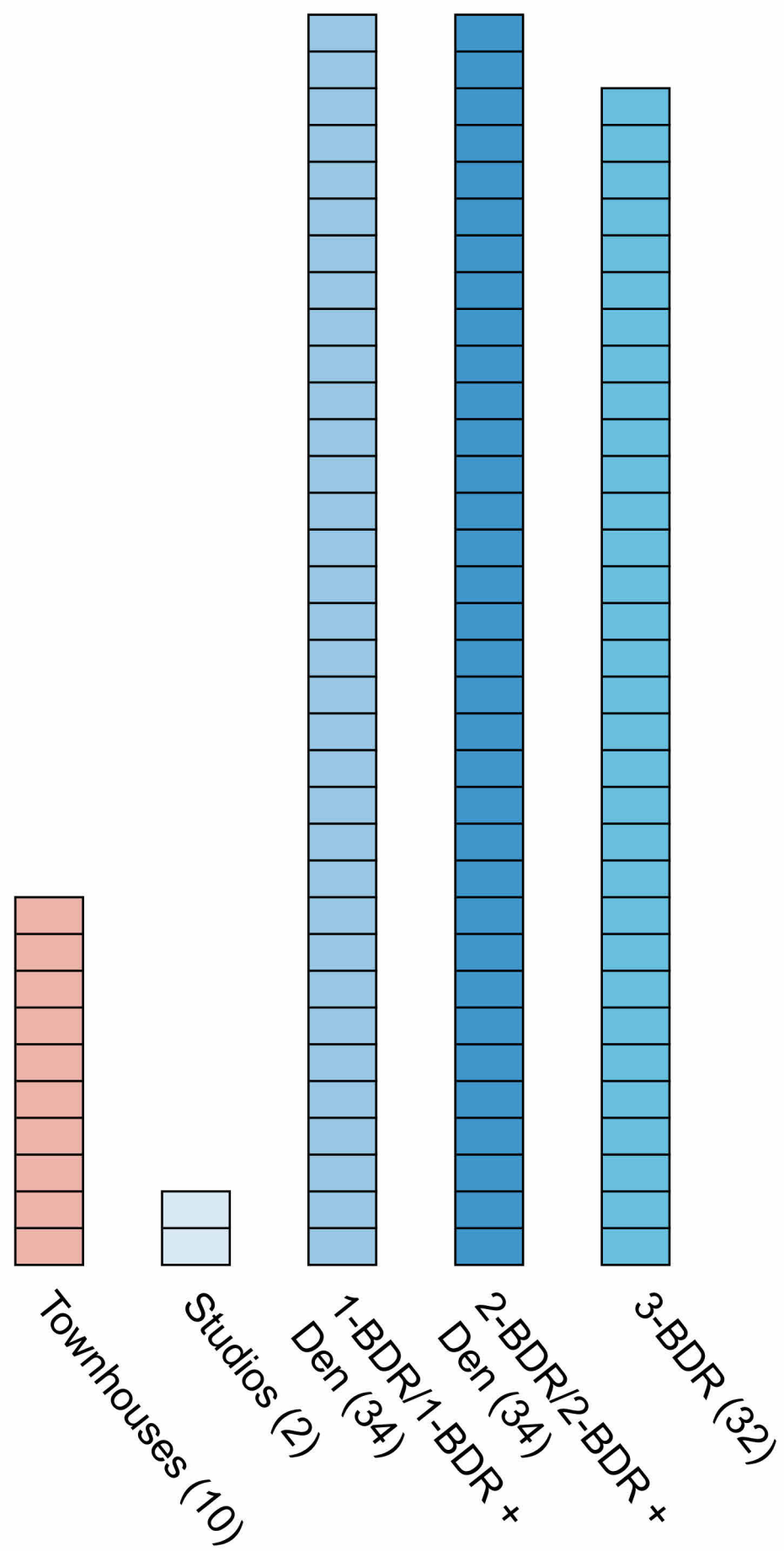
FSR 2:1 Comparative Massing
Storeys: 12 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 76



FSR 2.5:1 Comparative Massing
Storeys: 15 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 94

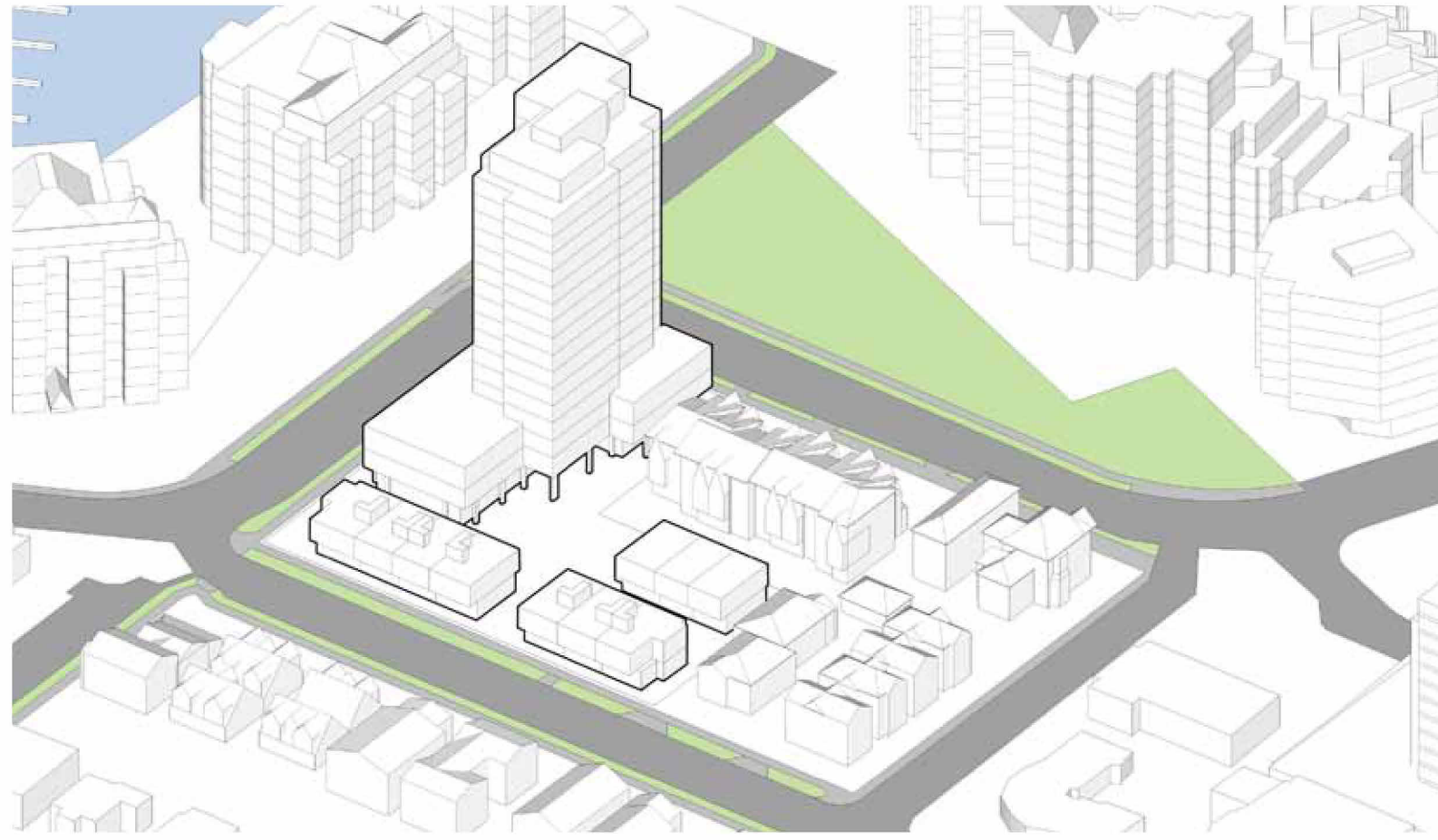
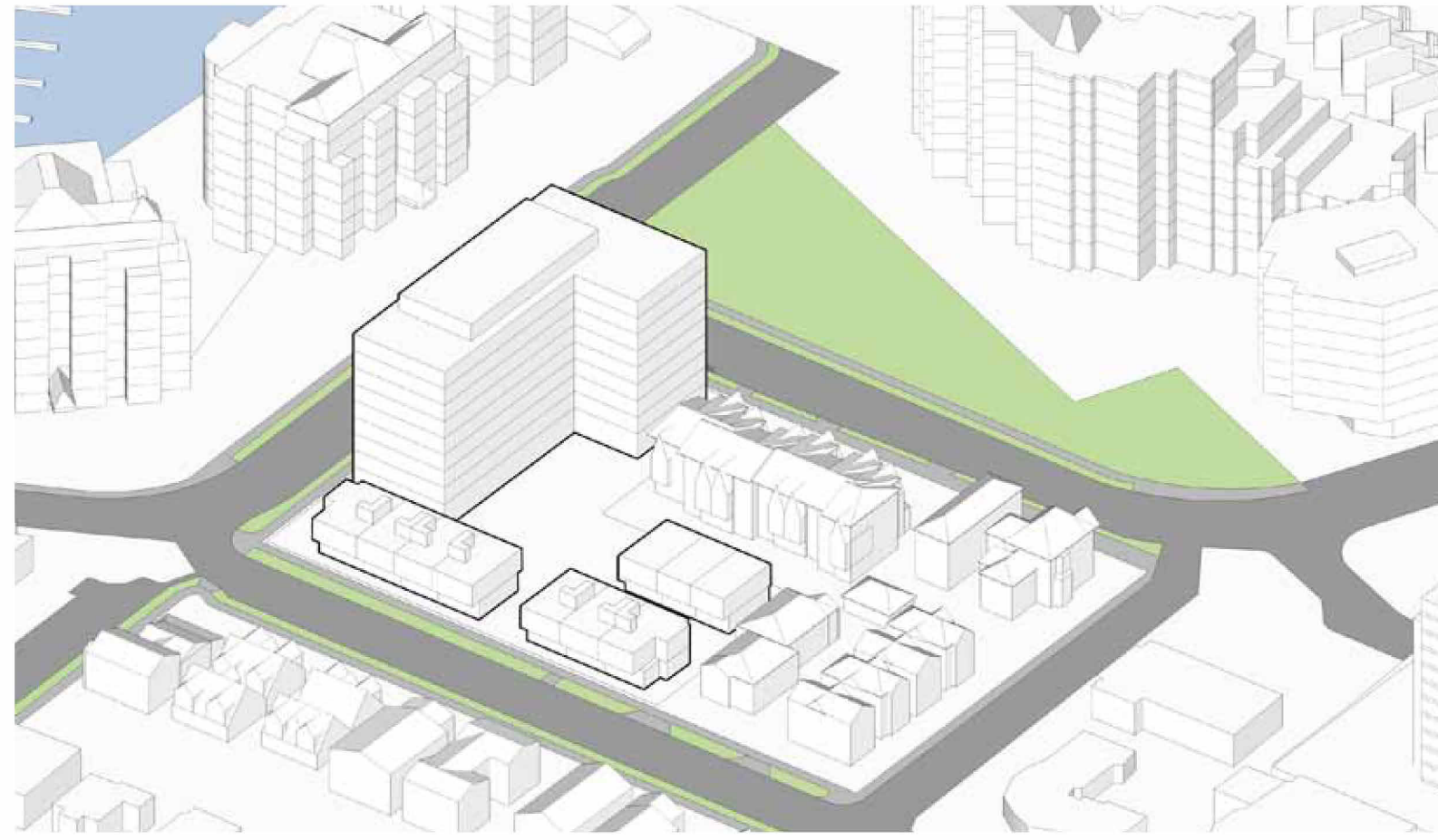
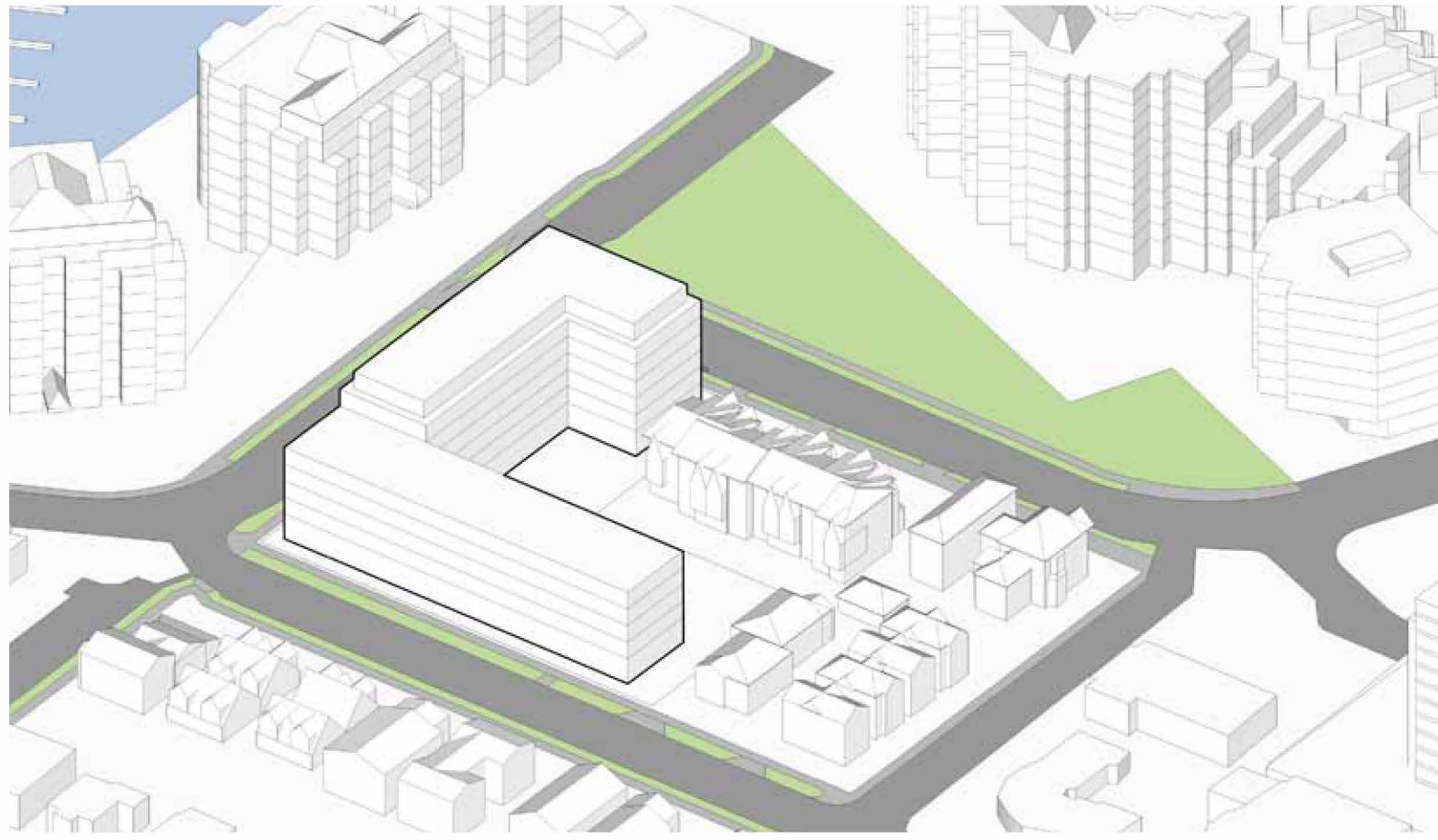


FSR 3:1 Proposed Massing
Storeys: 17 total including 3 storey base;
2 storey townhouses + roof decks
Total Units: 112



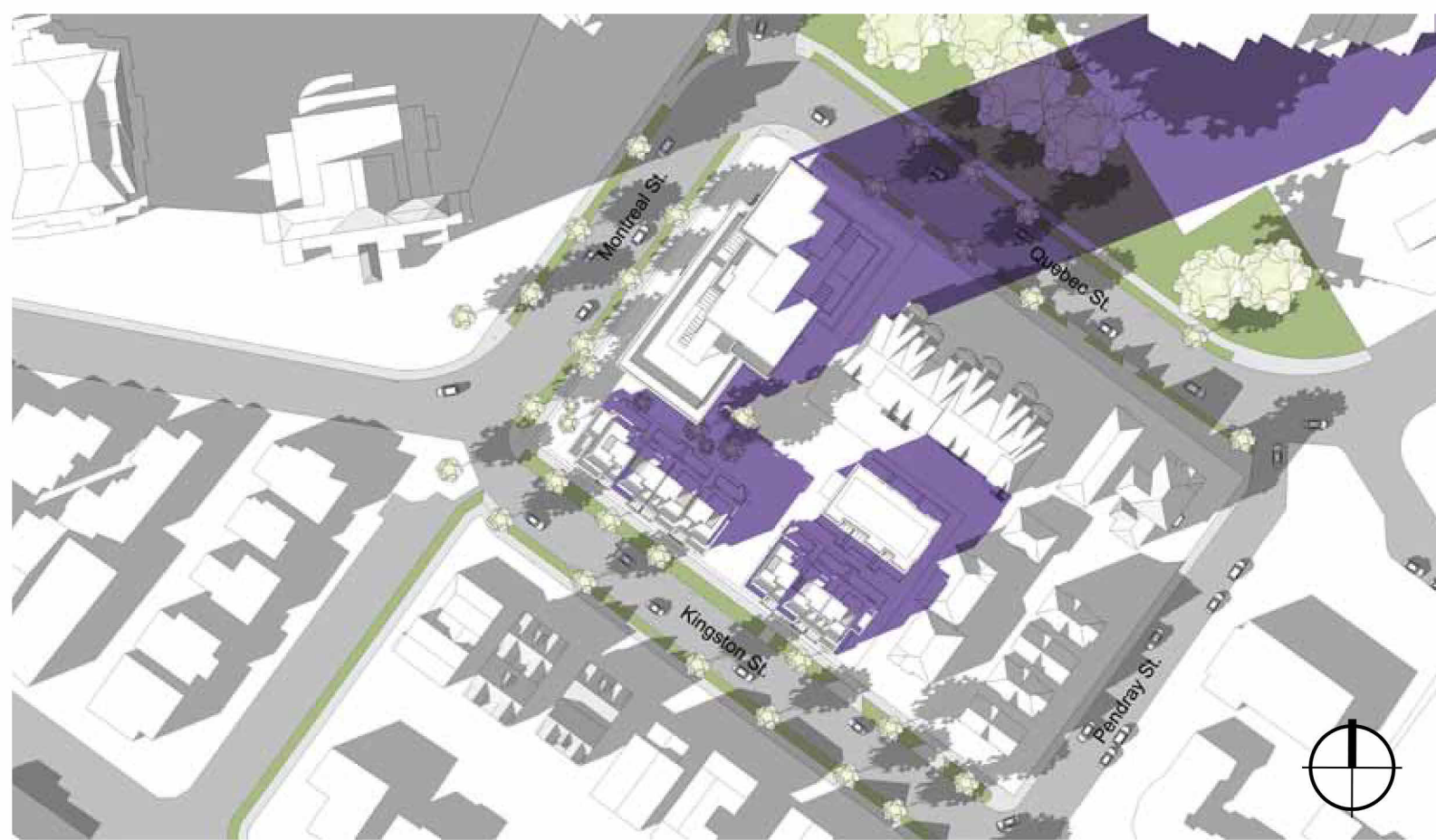
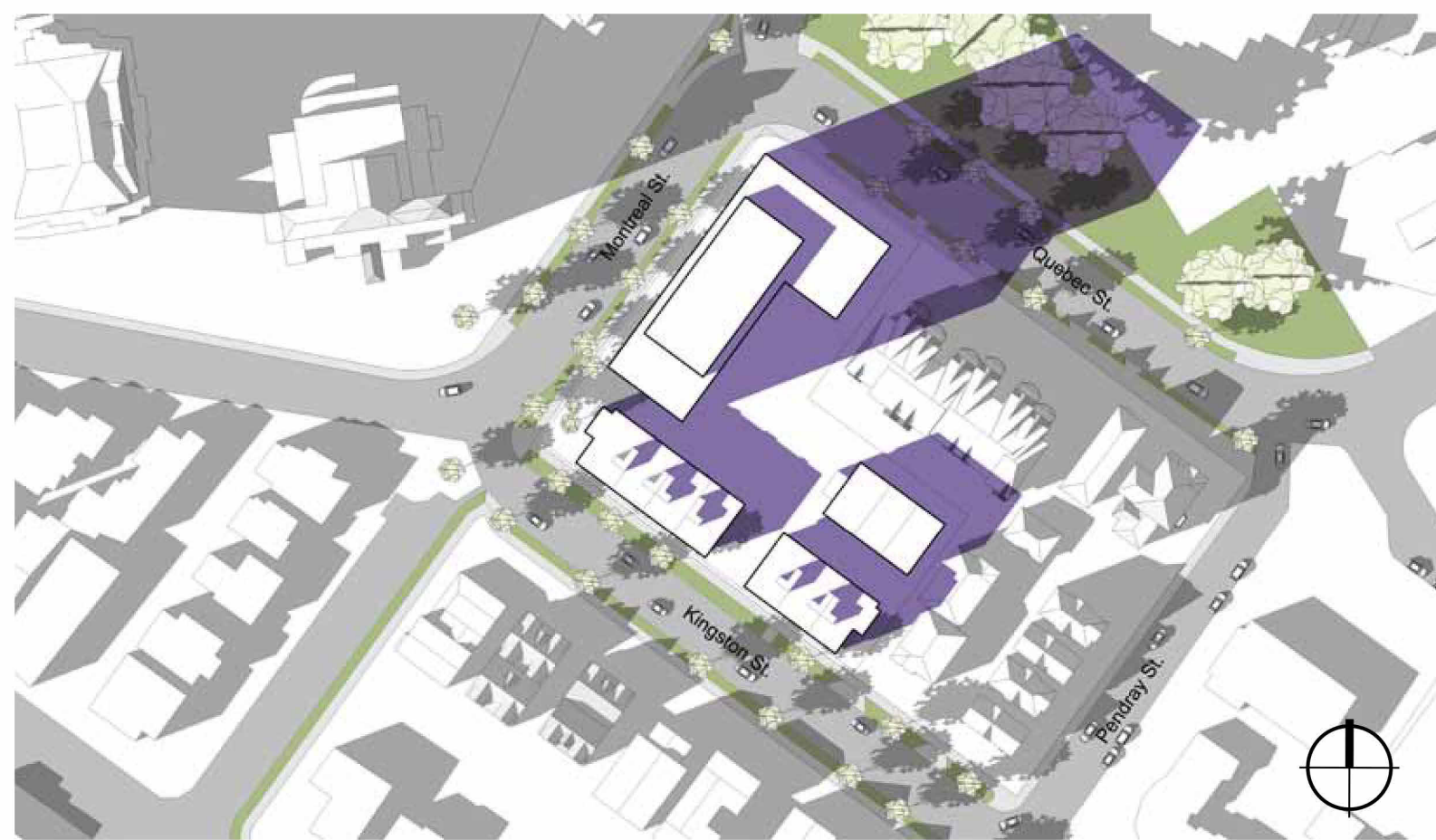
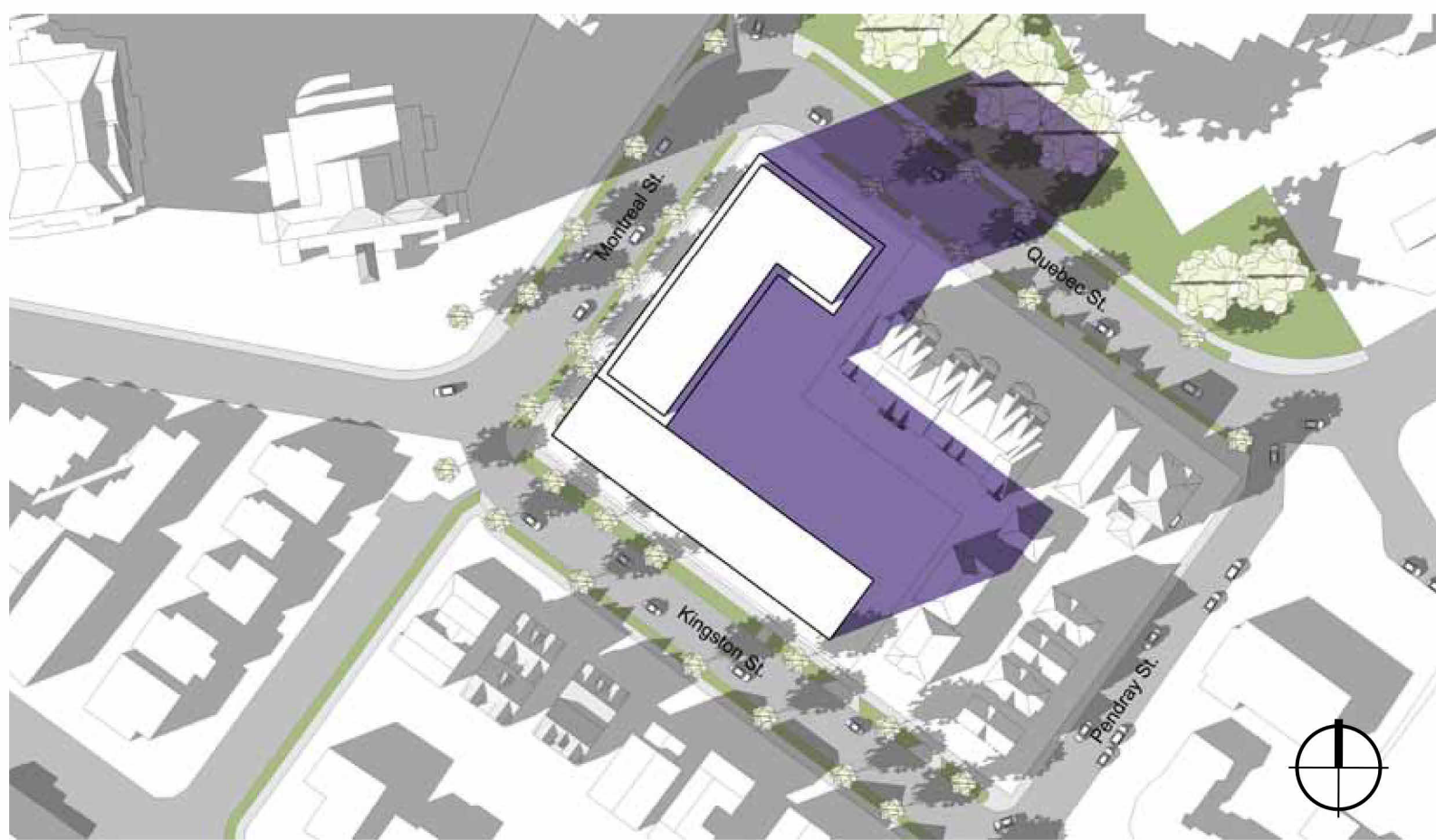
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Massing



Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

[illegible]

Rev no	description	date
	Rezoning/DP Resubmission	22.12.06

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sheet title
**Massing, Sun and
Shade Study**

project no	#21-18
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scale	
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drawn by	DZ
date issued	sheet no.

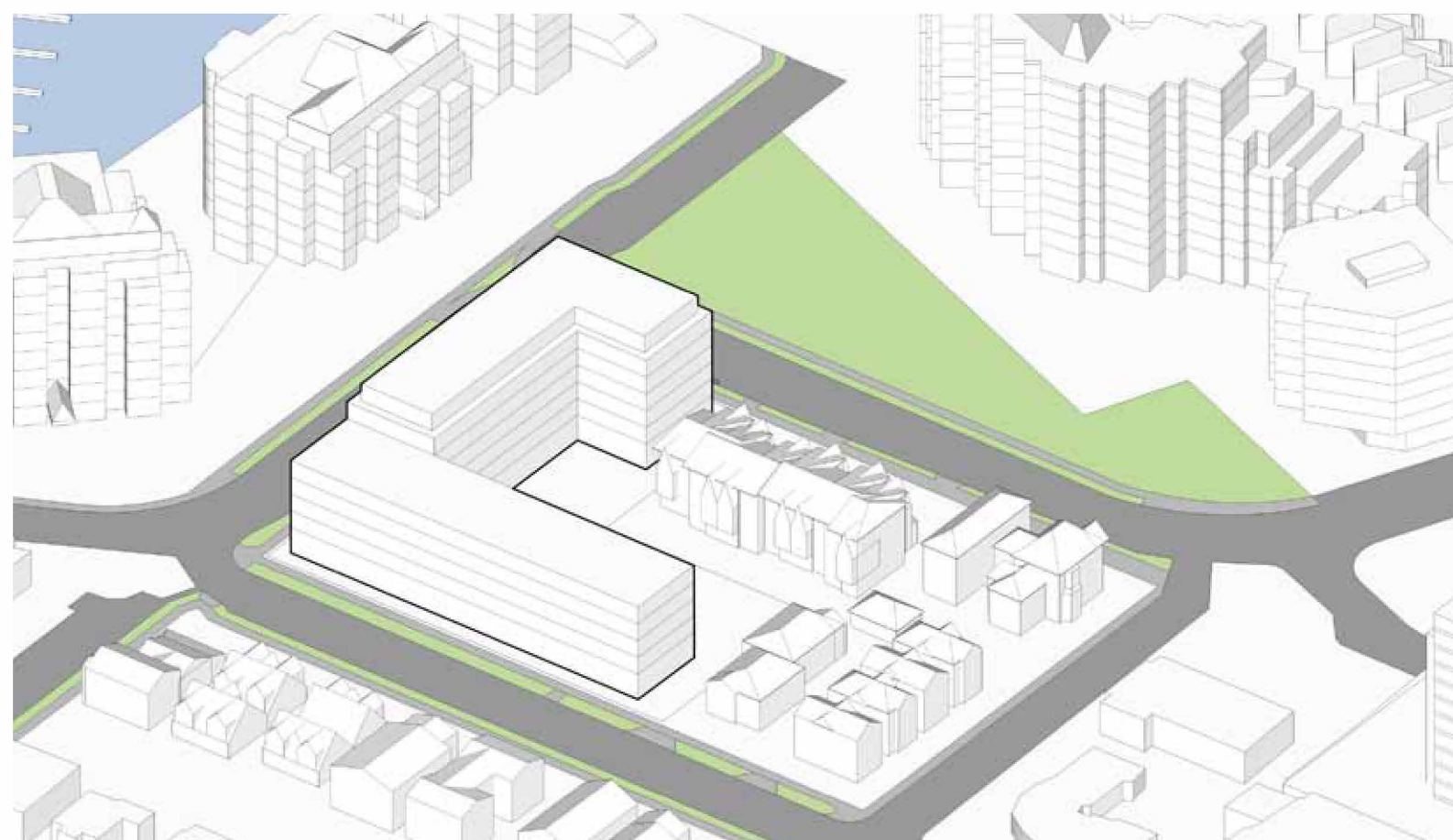
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Massing

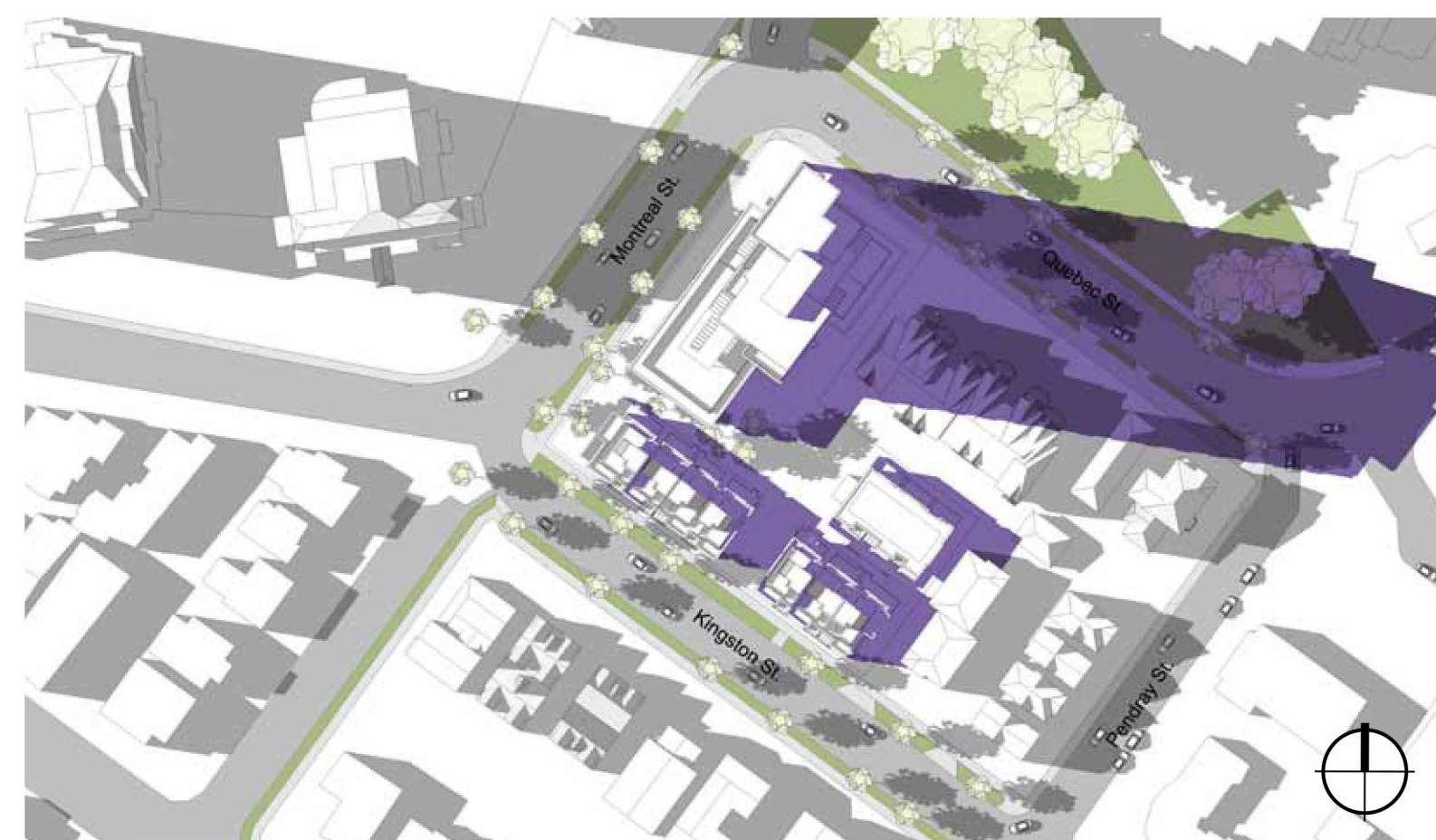


A 3D perspective view of a cross-section of a composite material. It shows a dark grey upper layer, a thin green layer in the middle, and a light grey lower layer. The layers are separated by a thin white line.



Legend

Shadows from Existing Buildings

[illegible]

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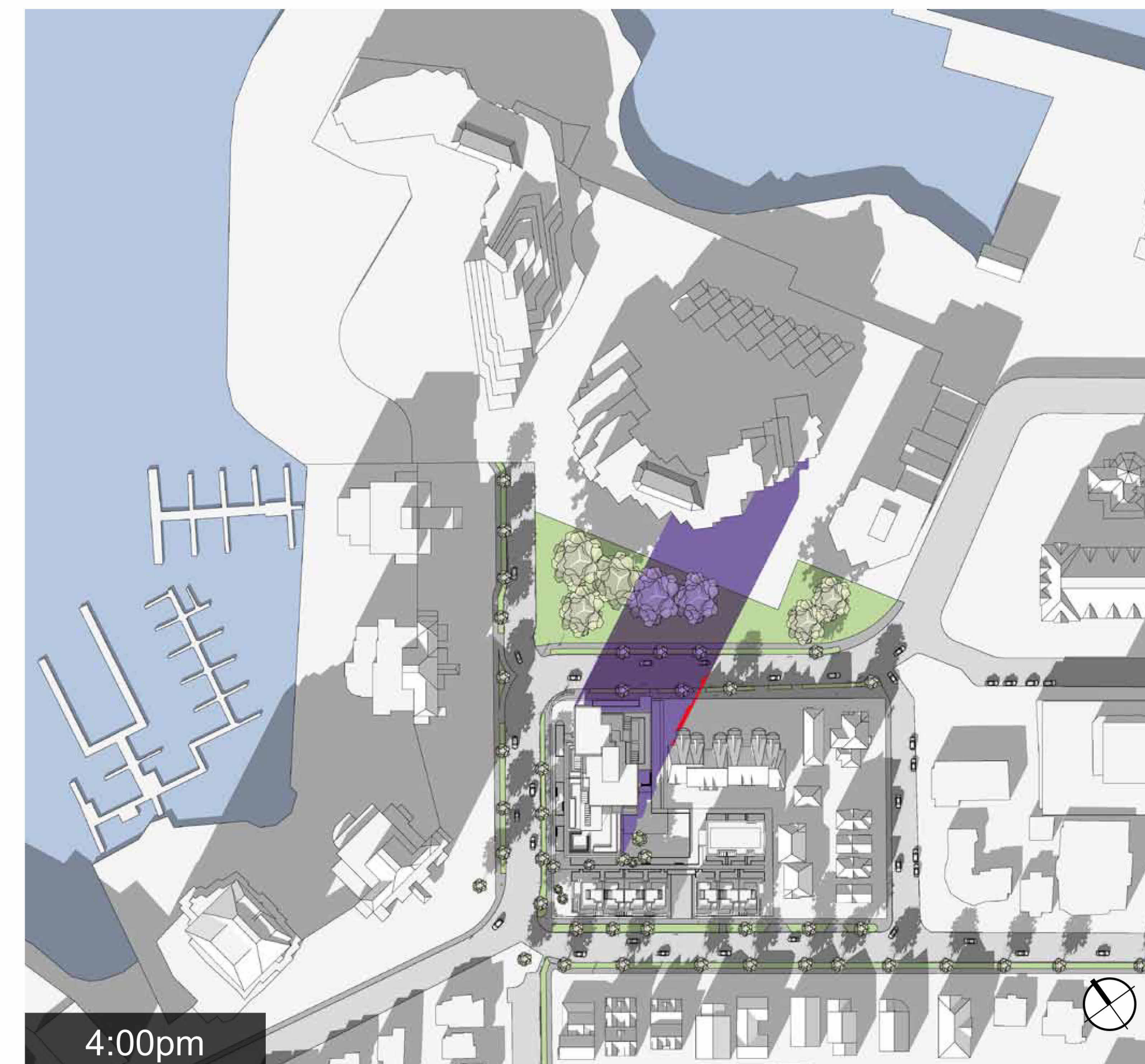
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9:00am

9:00am



12:00pm



4:00pm

9:00am

9:00am



12:00pm

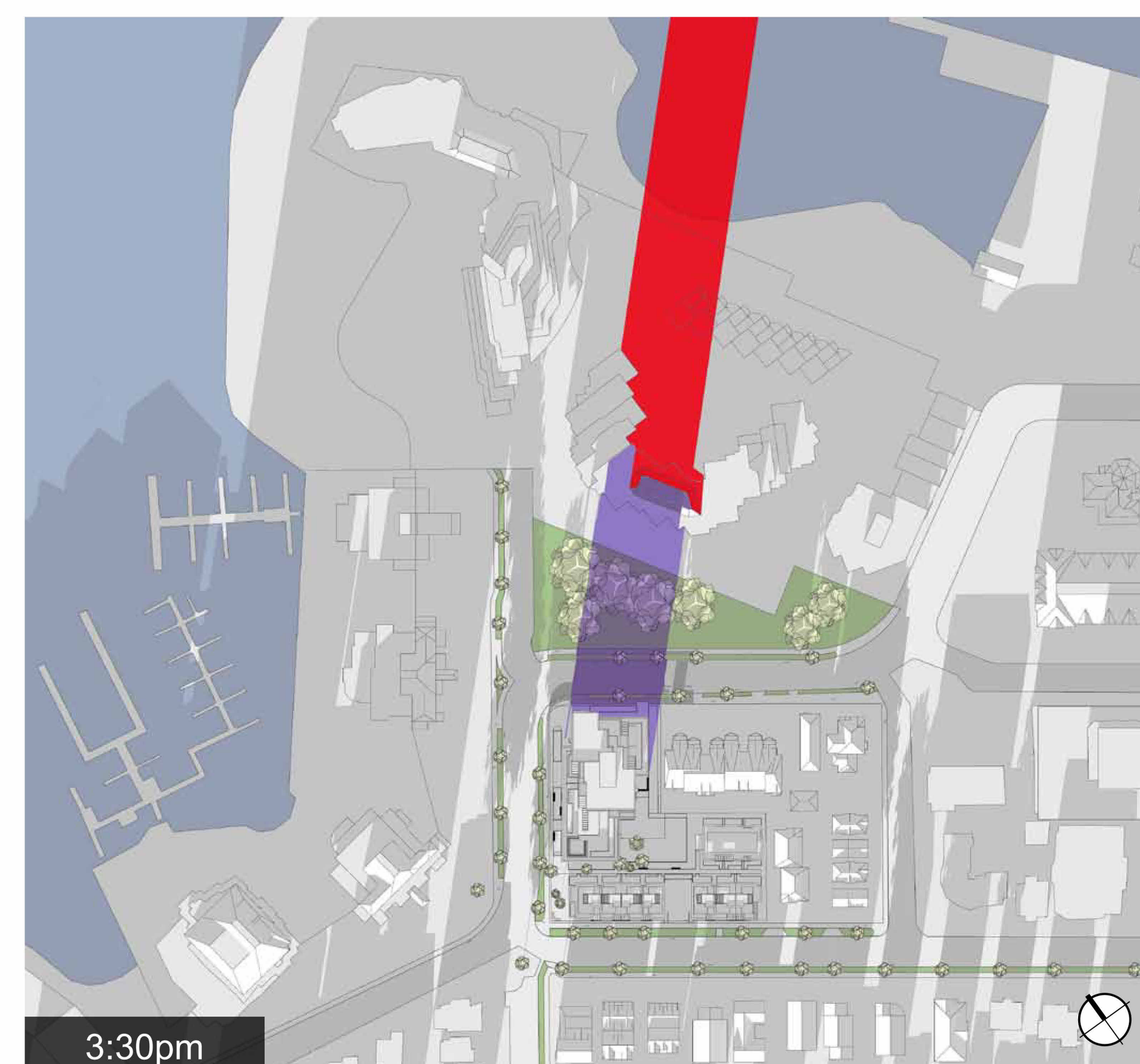


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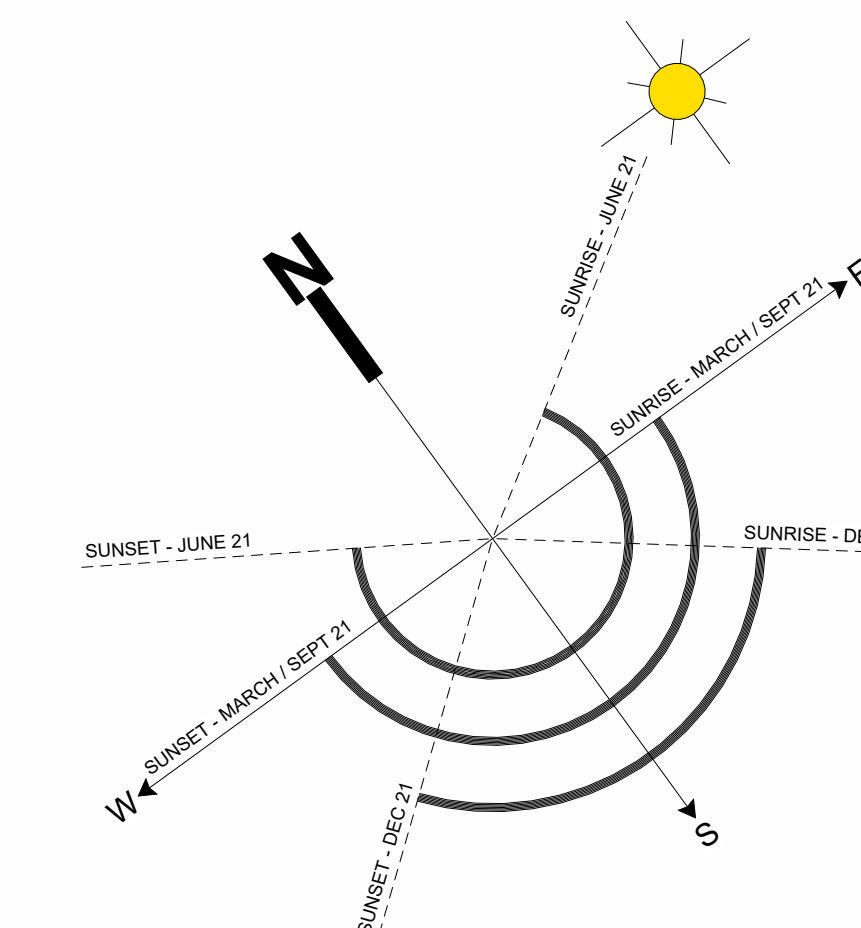
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12:00pm



3:30pm



- Shadows from Proposed Building
- Shadow overlay of Proposed & Existing Buildings
- Shadows from Existing Buildings

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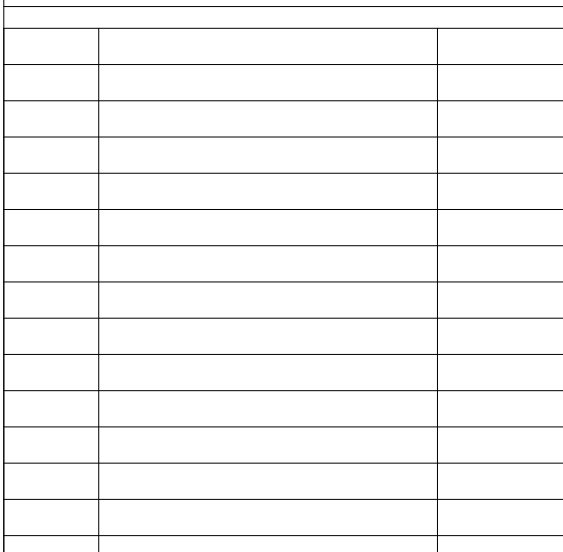
5	Rezoning/DP Resubmission	22.12.0
2	Issued for Rezoning / DP	21.12.1
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Sun and Shade Study

project no.		#21-18
scale		
drawn by		DZ, GK
date issued	sheet no.	
12/06/22	A0.12	

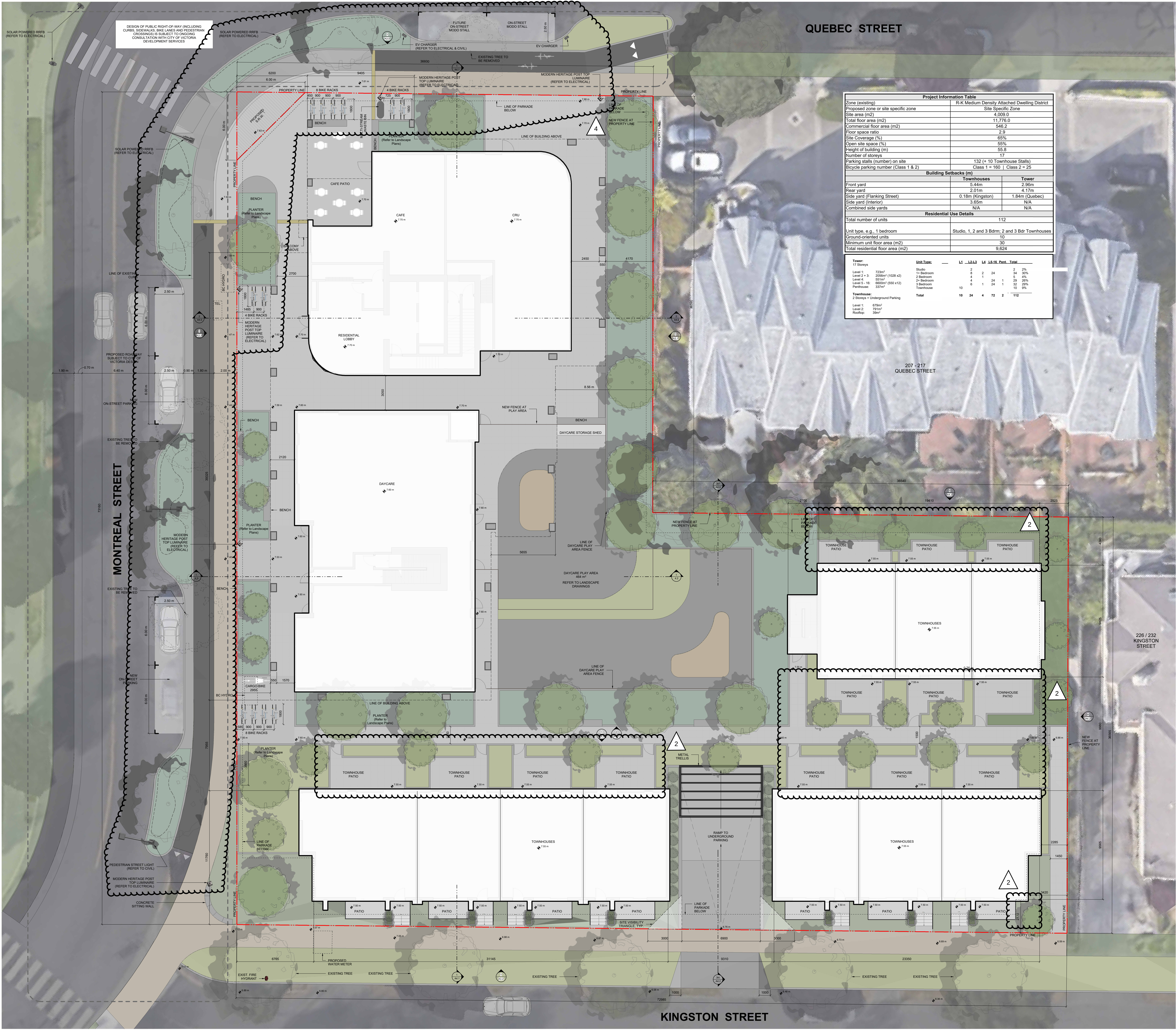


project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

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drawn by	Author
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12/06/22	A1.0
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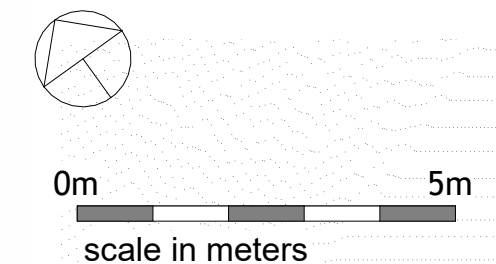
Project Information Table			
Zone (existing)	R-X Medium Density Attached Dwelling District		
Proposed zone or site specific zone	Site Specific Zone		
Site area (m2)	4,009.0		
Total floor area (m2)	11,776.0		
Commercial floor area (m2)	546.2		
Floor space ratio	2.9		
Site Coverage (%)	65%		
Open site space (%)	55%		
Height of building (m)	55.8		
Number of storeys	17		
Parking stalls (number) on site	132 (+ 10 Townhouse Stalls)		
Bicycle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 25		
Building Setbacks (m)			
	Townhouses	Tower	
Front yard	5.44m	2.95m	
Rear yard	2.01m	4.17m	
Side yard (Flanking Street)	0.18m (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	112		
Unit type, e.g., 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses		
Ground-oriented units	10		
Minimum unit floor area (m2)	30		
Total residential floor area (m2)	9,624		
Tower:			
17 Storeys	Unit Types		
	L1	L2-L3	L4 L5-L6 Pent. Total
Level 1	723m²	2	2 2 2%
Level 2 + 3	2099m² (1028 x2)	1 Bedroom	34 30%
Level 4	551m²	2 Bedroom	5 4%
Level 5 - 16	6638m² (550 x12)	3 Bedroom	29 26%
Penthouse:	337m²	Townhouse	10 9%
	Total	10 24 4 72	2 112
Townhouses:			
2 Storeys + Underground Parking	Total		
Level 1	678m²		
Level 2	791m²		
Roofing	59m²		



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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

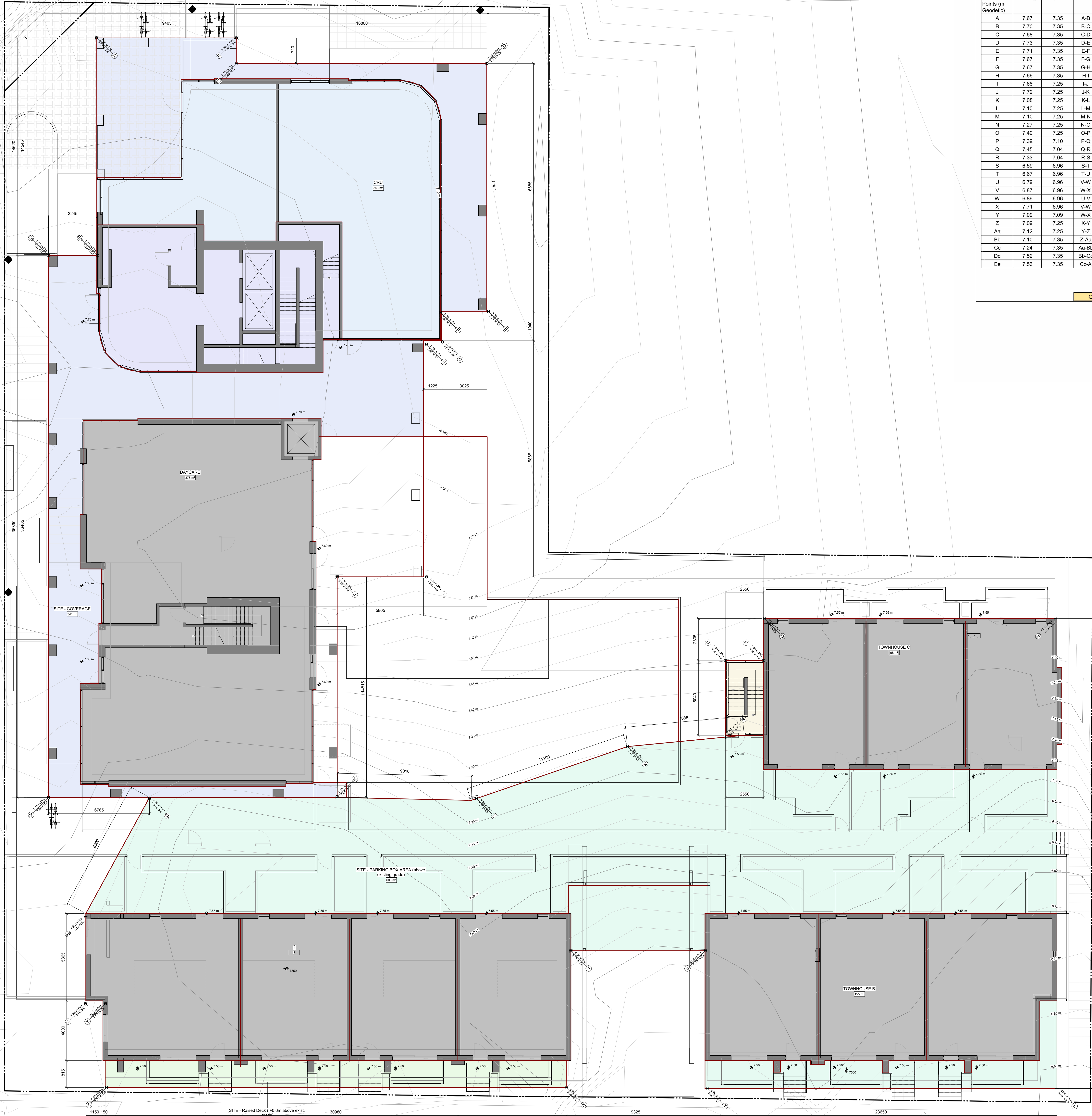
sheet title
Site Plan

project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	12/06/22
sheet no.	A1.1



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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	16.69	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	6.59	6.96	S-T	6.63	23.20	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	30.98	214.54
X	7.71	6.96	V-W	7.03	1.62	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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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
**Average Grade
Calculations**

project no.	#21-18
scale	1 : 100
drawn by	RP, GK
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sheet no.	A1.2

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scale in meters

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Phasing Plan

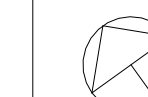
project no.	#21-18
scale	1 : 100

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date issued 12/06/22	sheet no. A13

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scale in meters

5	Rezoning/DP Resubmission	22
4	Issued for ADP	22
2	Issued for Rezoning / DP	21
1	Issued for Dev. Tracker	21
rev no	description	

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project name
Montreal and Queb
205 Quebec Street
Victoria, BC

sheet title
P1 Phasing Plan

project no.	#2
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scale	1 :
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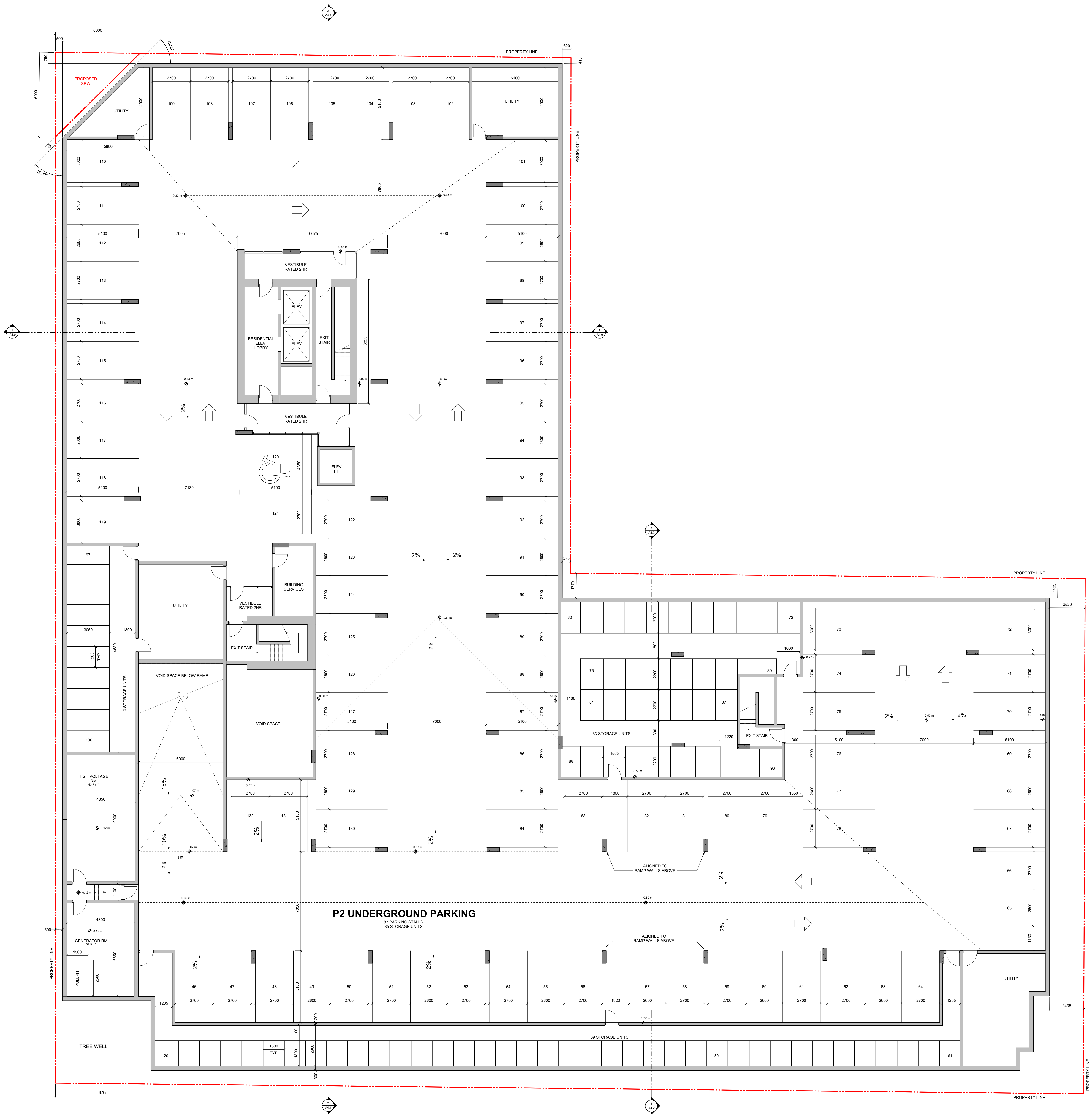
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK
date issued	12/06/22
sheet no.	A2.0

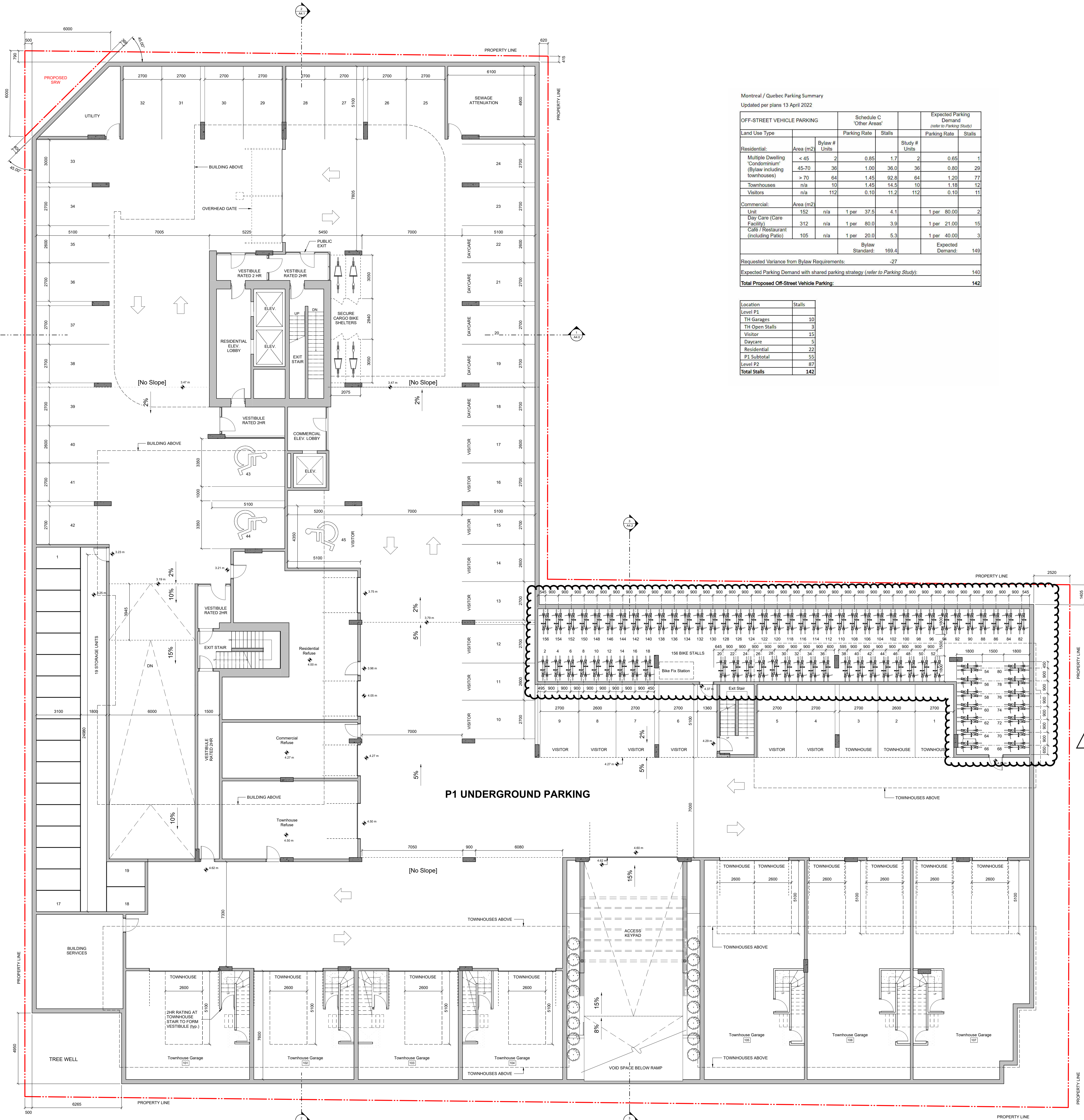


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Montreal / Quebec Parking Summary
Updated per plans 13 April 2022

OFF-STREET VEHICLE PARKING				Schedule C 'Other Areas'		Expected Parking Demand (refer to Parking Study)	
Land Use Type	Area (m ²)	Bylaw #	Units	Parking Rate	Stalls	Parking Rate	Stalls
Residential:							
Multiple Dwelling 'Condominium'	< 45	2		0.85	1.7	2	0.65
(Bylaw including townhouses)	45-70	36		1.00	36.0	36	0.80
	> 70	64		1.45	92.8	64	1.20
Townhouses	n/a	10		1.45	14.5	10	1.18
Visitors	n/a	112		0.10	11.2	112	0.10
Commercial:							
Unit	152	n/a	1 per	37.5	4.1	1 per	80.00
Day Care (Care Facility)	312	n/a	1 per	80.0	3.9	1 per	21.00
Cafe / Restaurant (including Patio)	105	n/a	1 per	20.0	5.3	1 per	40.00
				Bylaw Standard:	168.4		Expected Demand:
Requested Variance from Bylaw Requirements:				-27			
Expected Parking Demand with shared parking strategy (refer to Parking Study):				140			
Total Proposed Off-Street Vehicle Parking:				142			

Location	Stalls
Level P1	
TH Garages	10
TH Open Stalls	3
Visitor	15
Daycare	5
Residential	22
P1 Subtotal	55
Level P2	87
Total Stalls	142



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0m 5m
scale in meters

rev no	description	date
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Parking Plan

project no.	#21-18
scale	1 : 100
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date issued	12/06/22
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scale in meters

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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
date issued 12/06/22

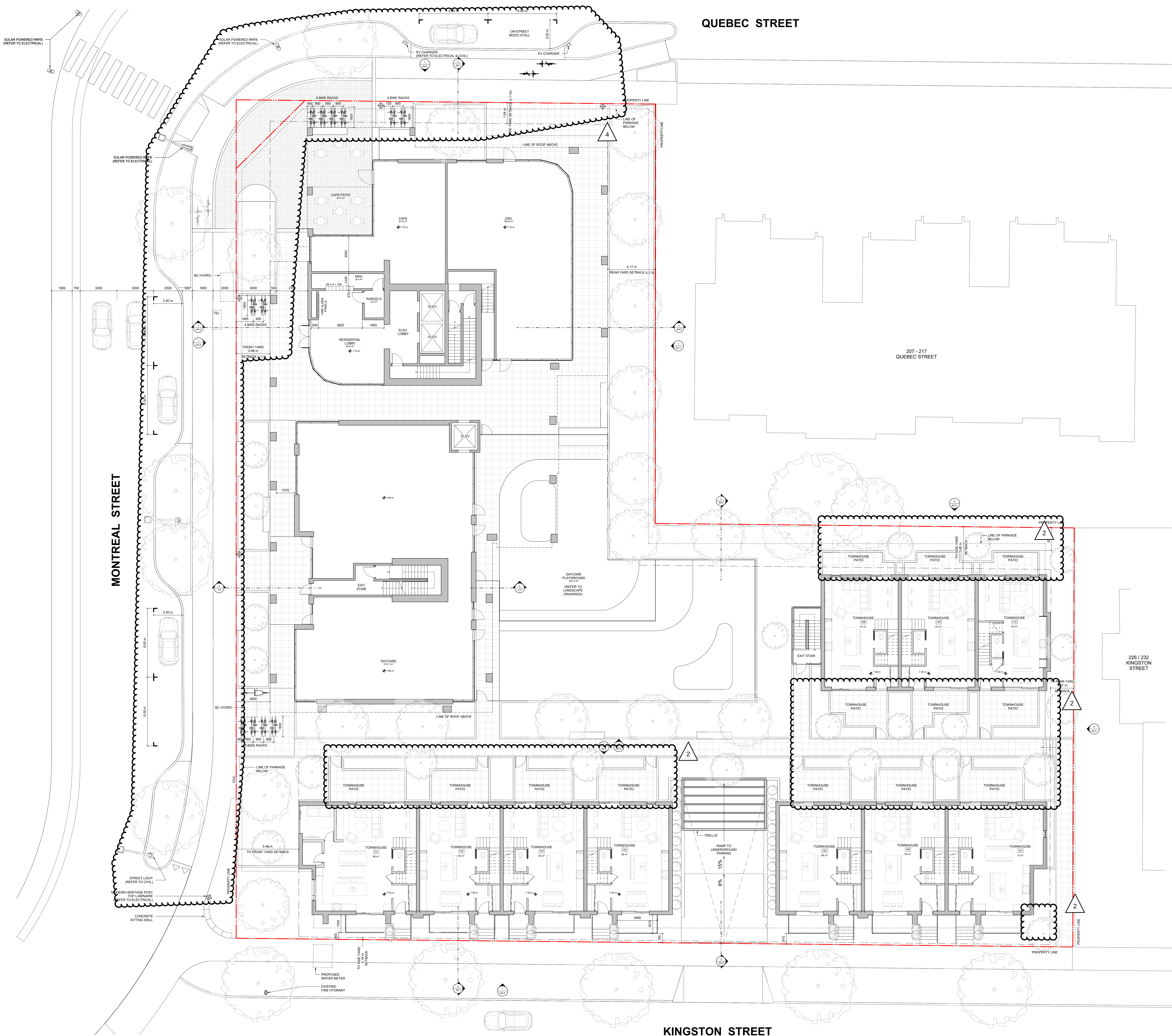
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QUEBEC STREET

MONTREAL STREET

KINGSTON STREET



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scale in meters

5	Rezoning/DP Resubmission	22.12.06
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rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 2 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK
date issued	sheet no.
12/06/22	A22

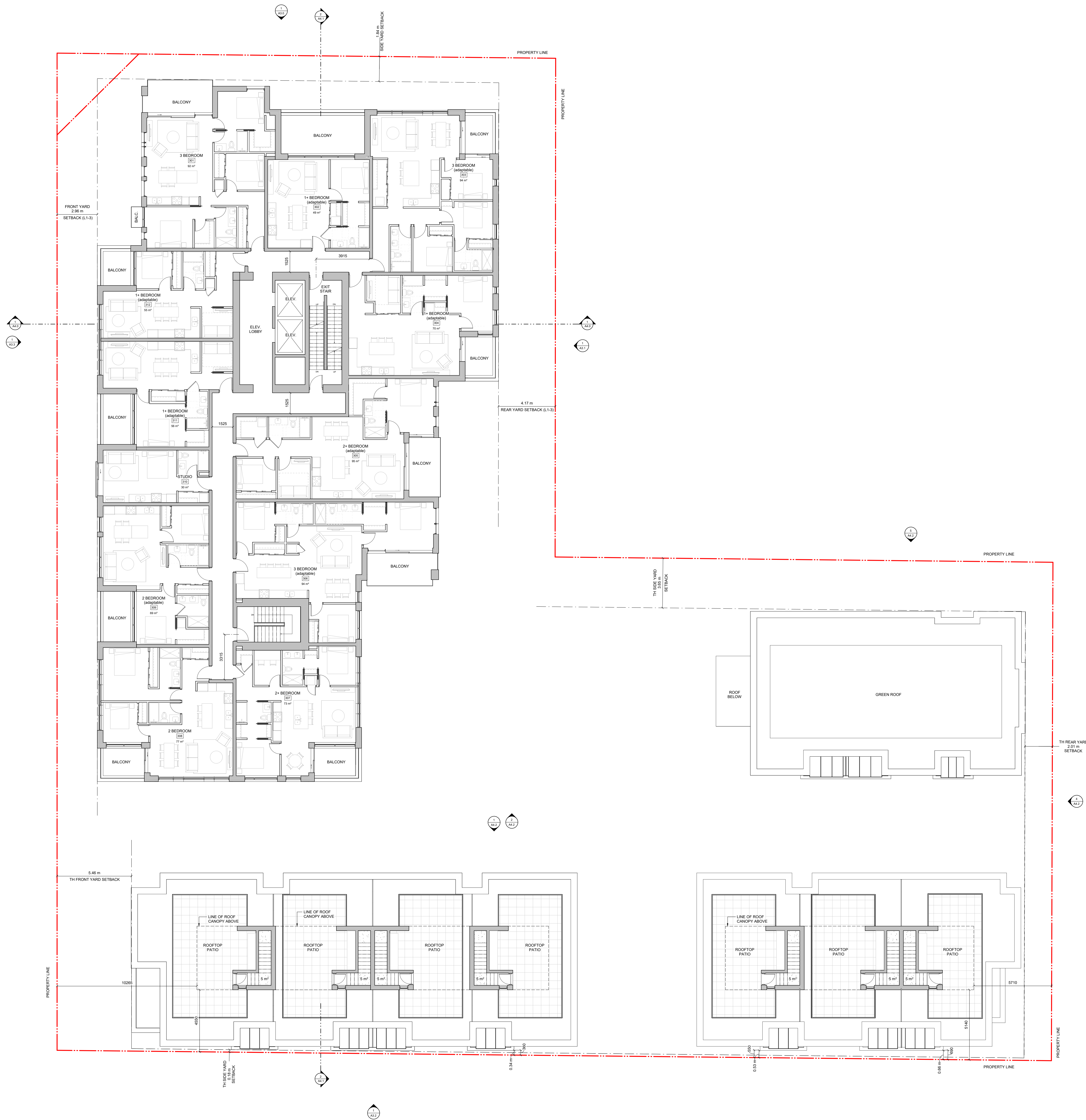
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scale in meters

5	Rezoning/DP Resubmission	22.12.06
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

project no.	#21-18
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0m 5m
scale in meters

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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

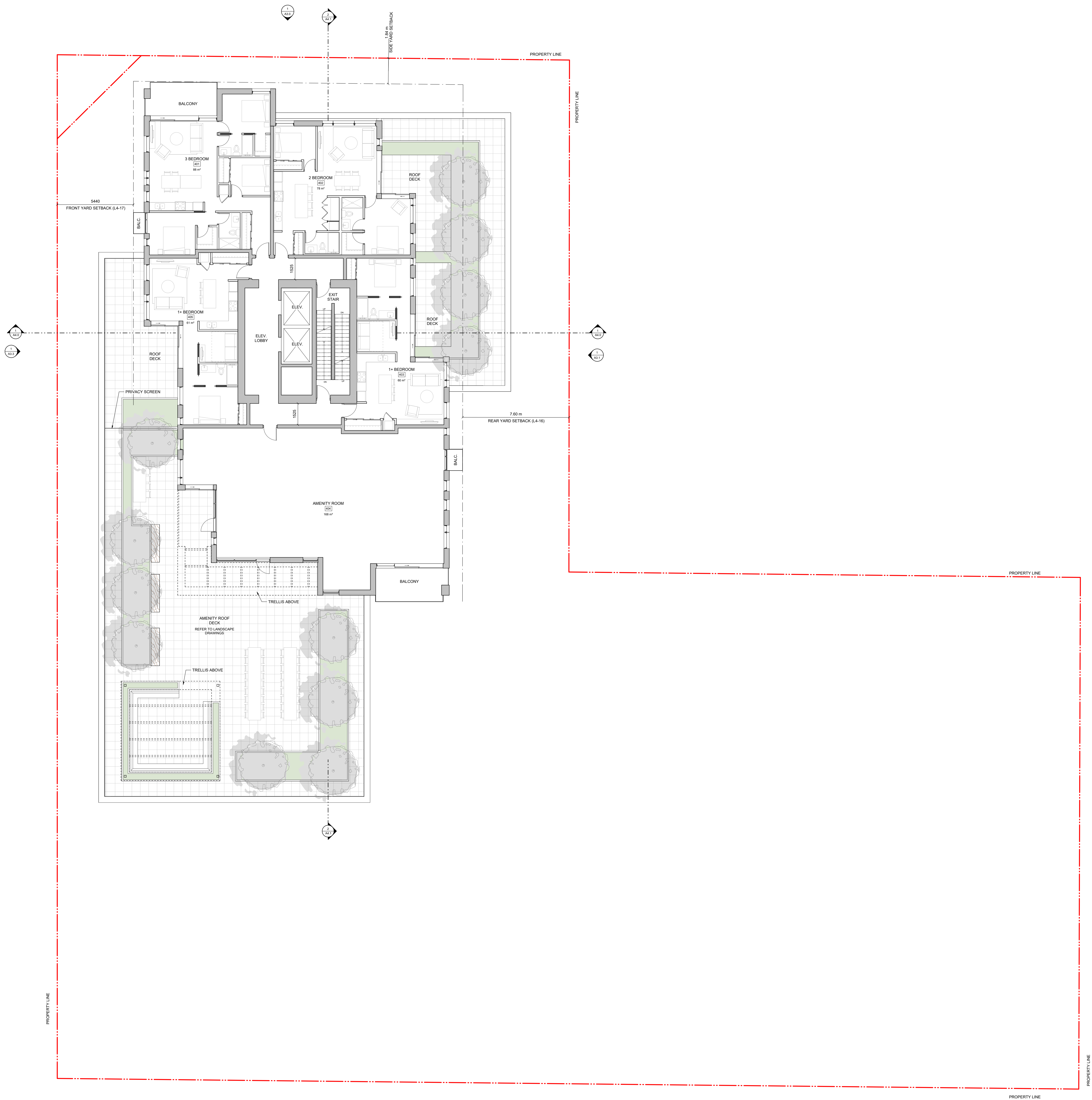
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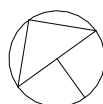
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scale in meters

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
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-16 Plan

project no. #21-18

scale 1 : 100

drawn by RP / GK

date issued 12/06/22

sheet no. A2.6

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scale in meters

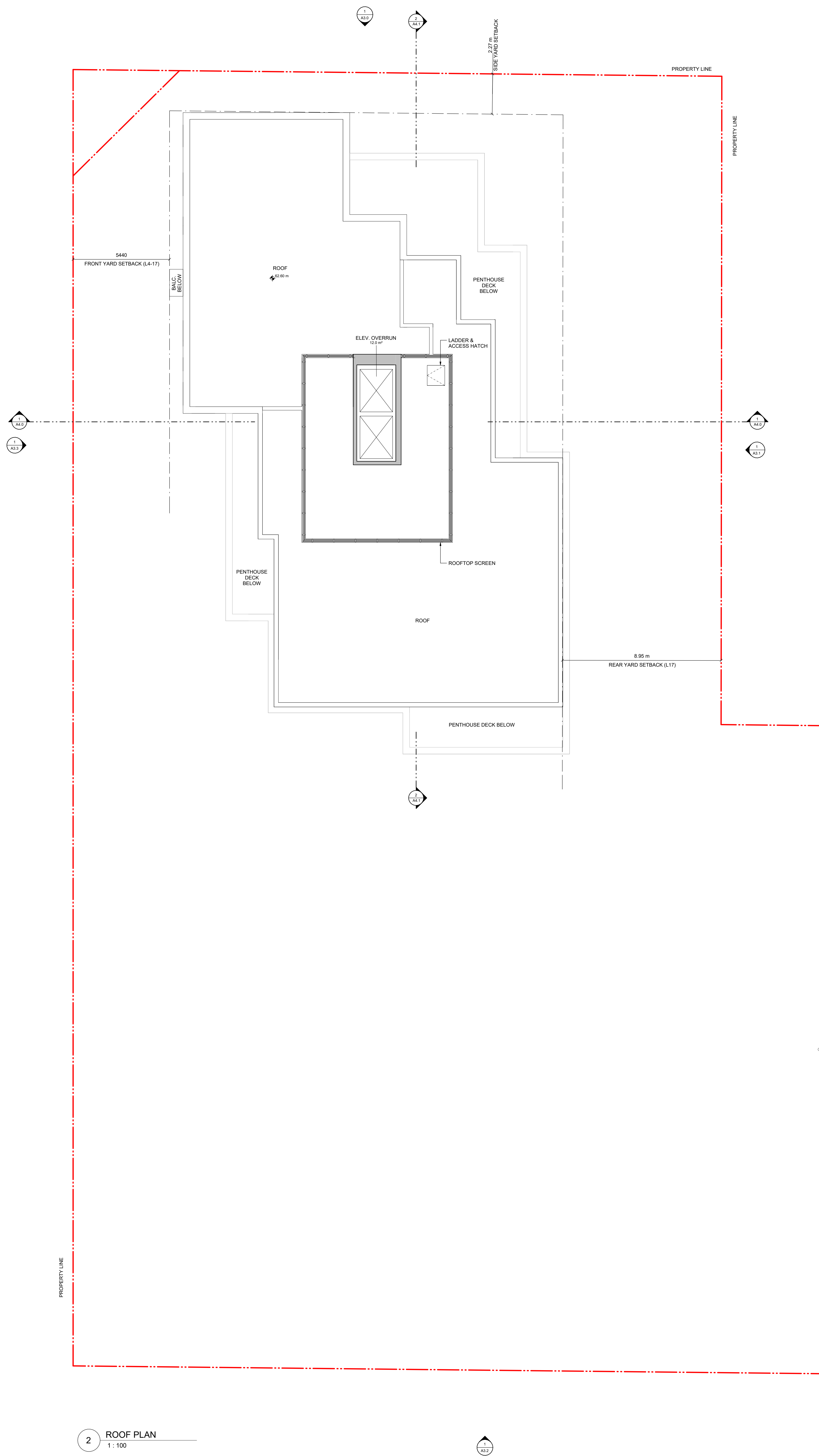
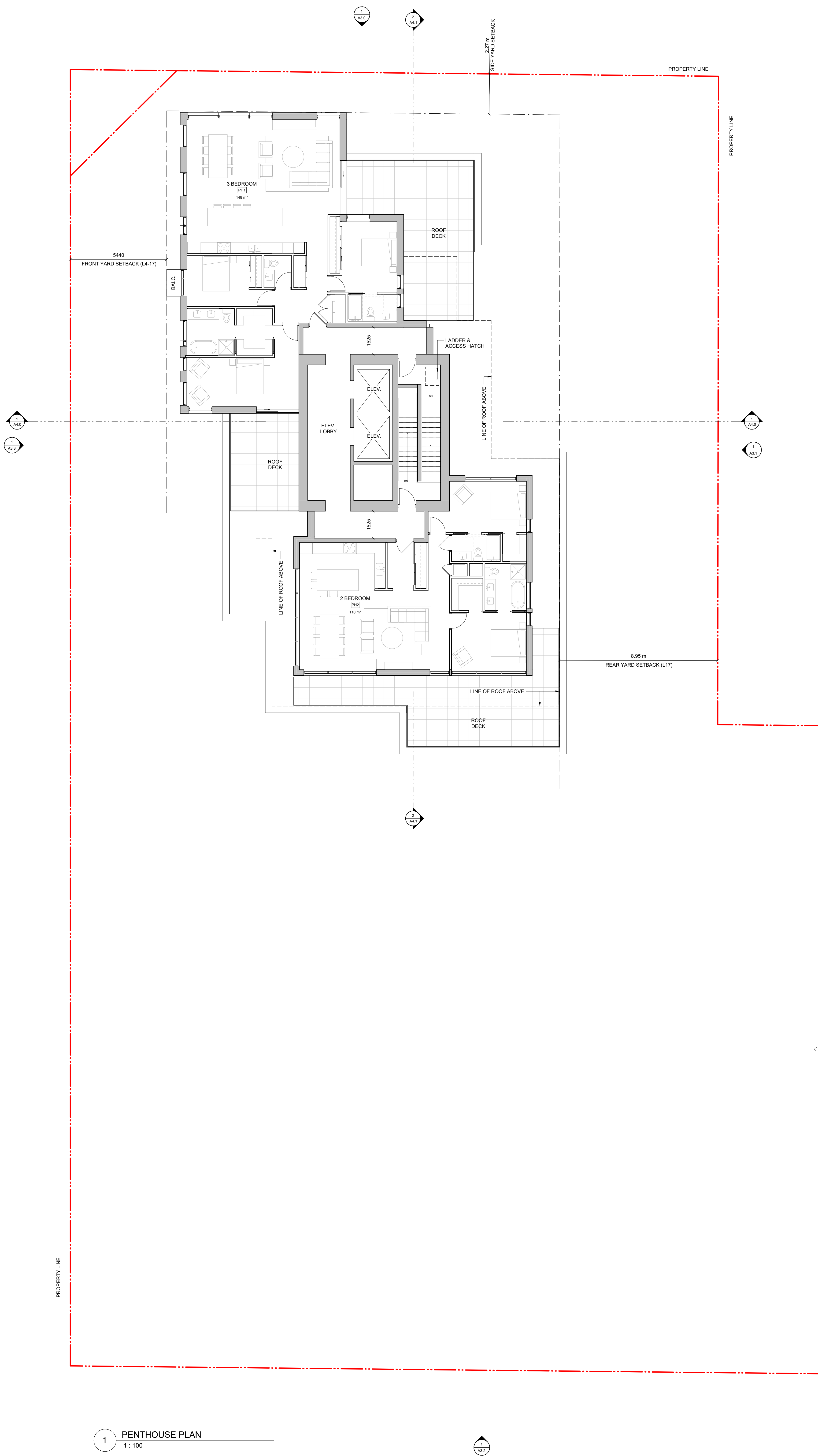
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK
date issued	12/06/22
sheet no.	A2.7





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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Wheat
- 3 Flare 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 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



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rev no	description	date
2	Issued for Receiving / 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 Author
date issued xx/11/21
sheet no. A3.0.



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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Wheat
- 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 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
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	Author
date issued	xx/11/21
sheet no.	A3.1.



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ELEVATION MATERIALS KEY:

- 1 Ceramic Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Wheat
- 3 Fine 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 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

NOTE: REFER TO THE ACCOMPANYING MEMO FOR DESCRIPTIONS OF DRAWING REVISIONS.

2	Issued for Review / 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	Author
date issued	xx/11/21
sheet no.	A3.2.

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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Wheat
- 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 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

NOTE: REFER TO THE ACCOMPANYING MEMO FOR DESCRIPTIONS OF DRAWING REVISIONS.

rev no	description	date

2 Issued for Reconciling / 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
West Elevation

project no. #21-18

scale 1 : 100

drawn by Author

date issued xx/11/21

sheet no. A3.3.

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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
rev no	description	date

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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	12/06/22
sheet no.	A4.0



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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
rev no	description	date

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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	12/06/22
sheet no.	A4.1

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ELEVATION MATERIALS KEY:

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



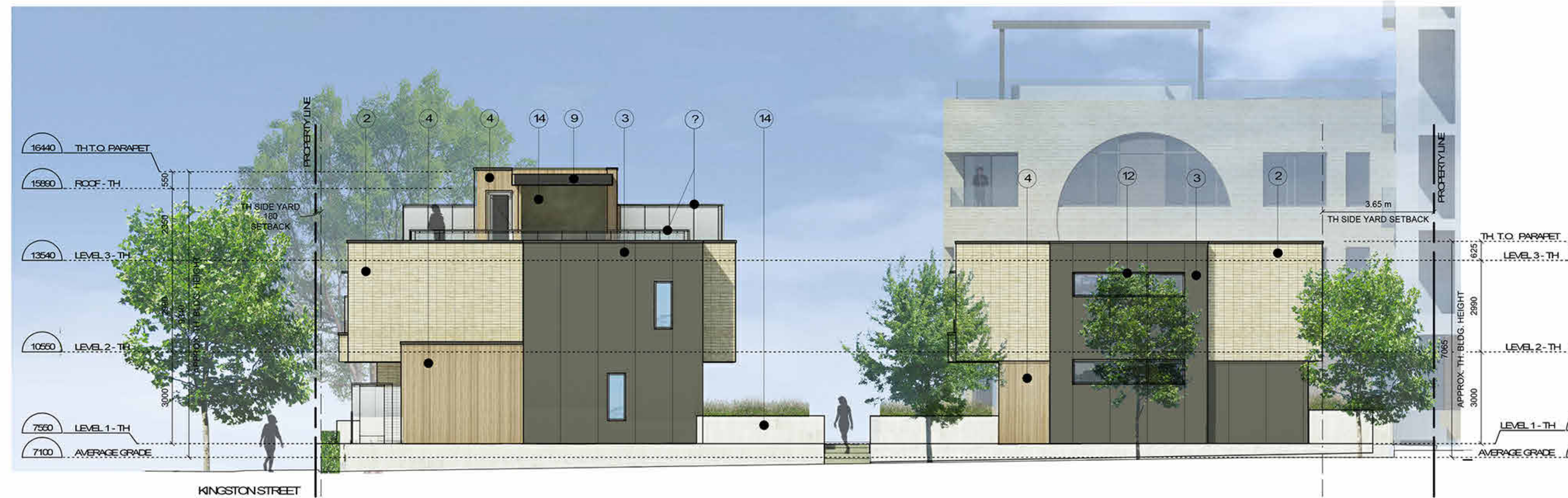
1 North Elevation - Townhouse
1:100



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

2	Issued for Rezoning / DP	21.12.15
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Section /
Elevations

project no.	#21-18
scale	1 : 100
drawn by	Author

date issued	xx/11/21
sheet no.	A4.2.