



Contacts + Drawing List

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Revisions

Received Date:
September 6, 2022

D'AMBROSIO

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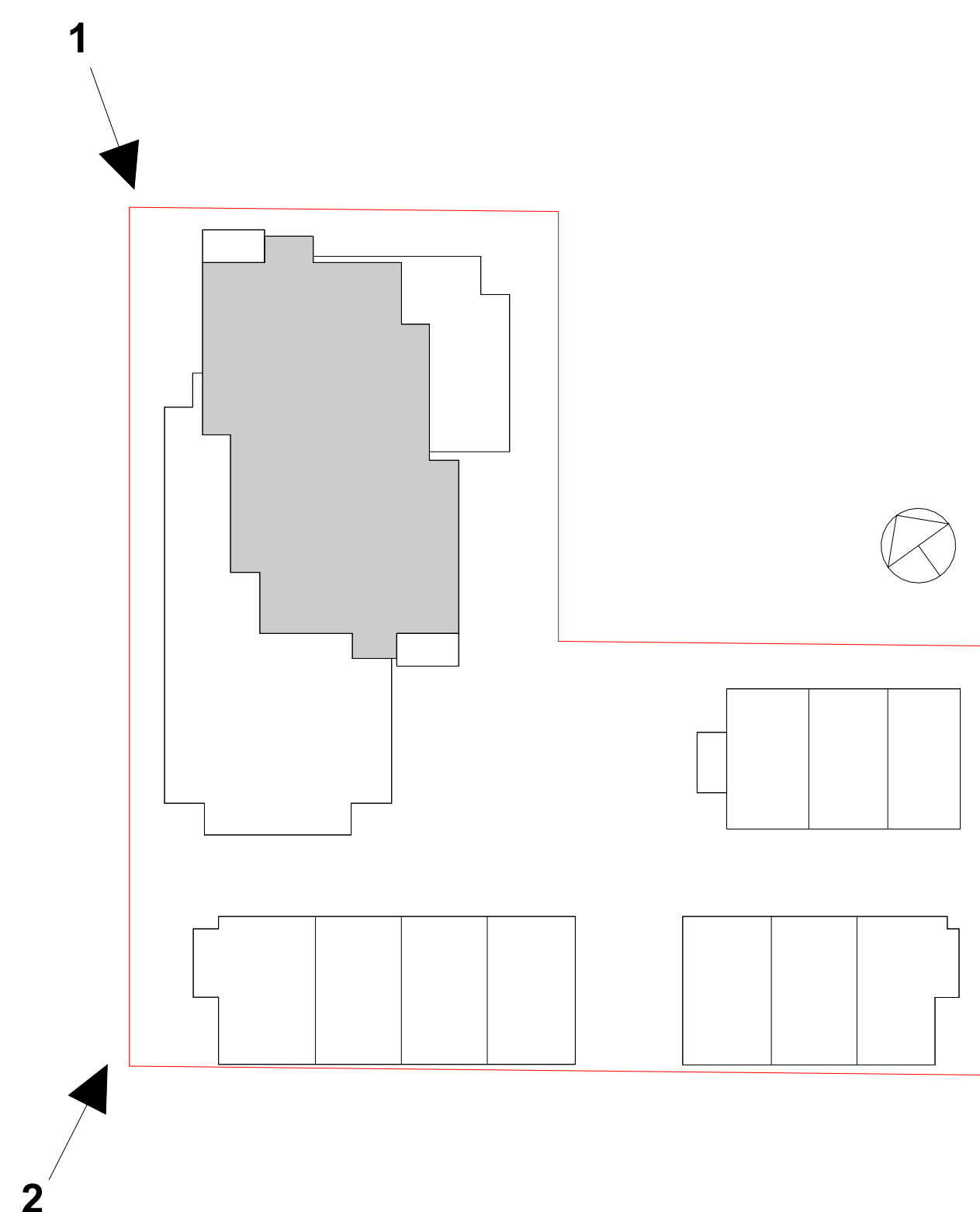
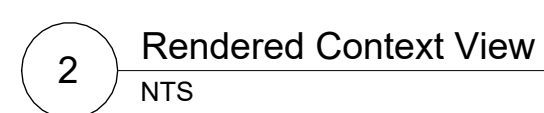
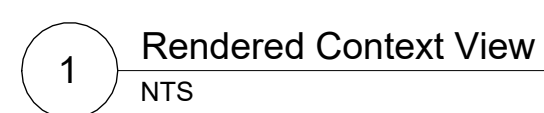
MIKE GERIC

CONSTRUCTION

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

Issued for ADP
22.09.02

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4	Issued for ADP	22.09.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title	Context Views
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project no.	#21-18
scale	As indicated
drawn by	CF
date issued 12/04/22	sheet no. A0.1



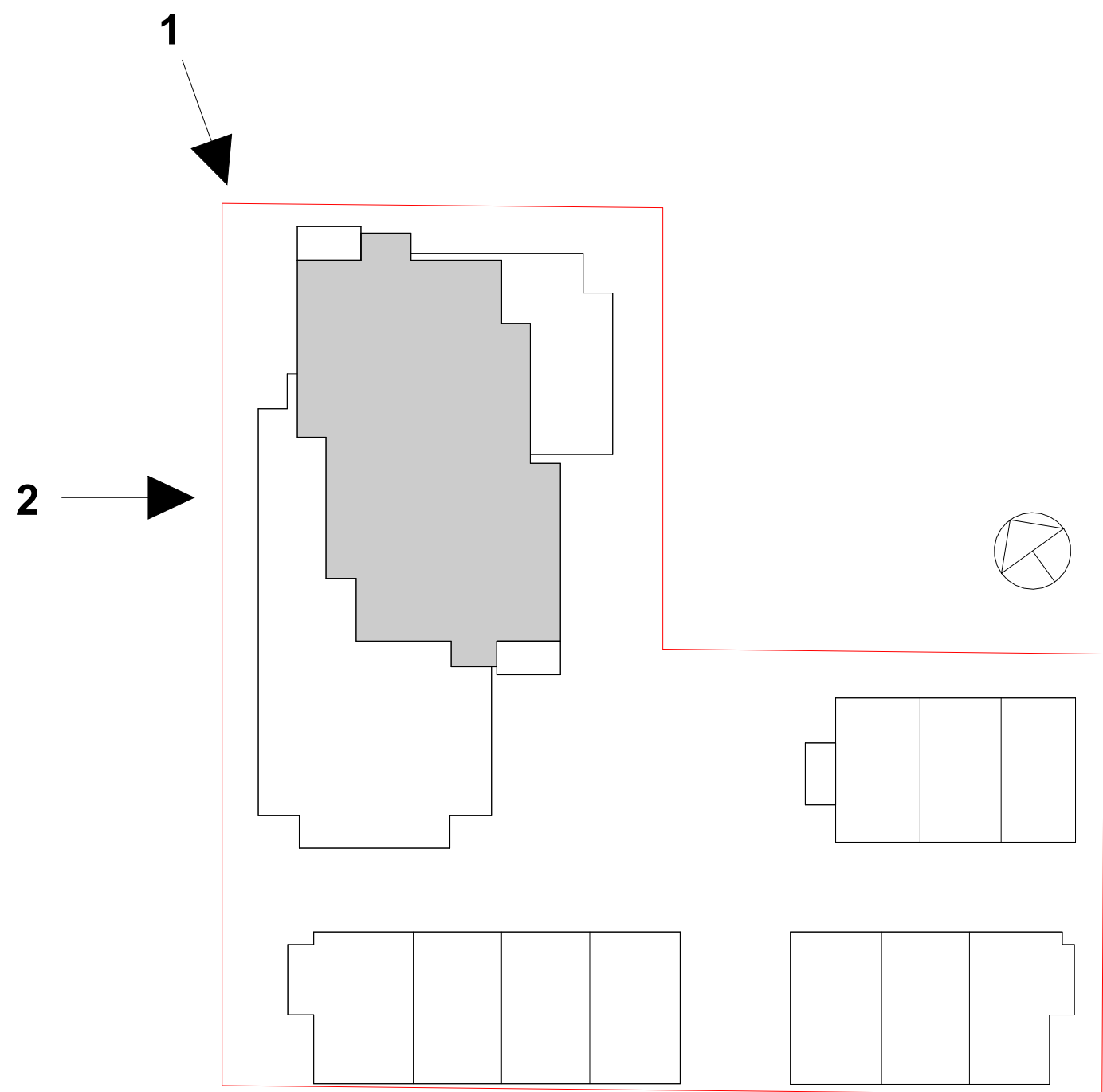
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1 Rendered Context View
NTS



2 Montreal Entry Render
NTS



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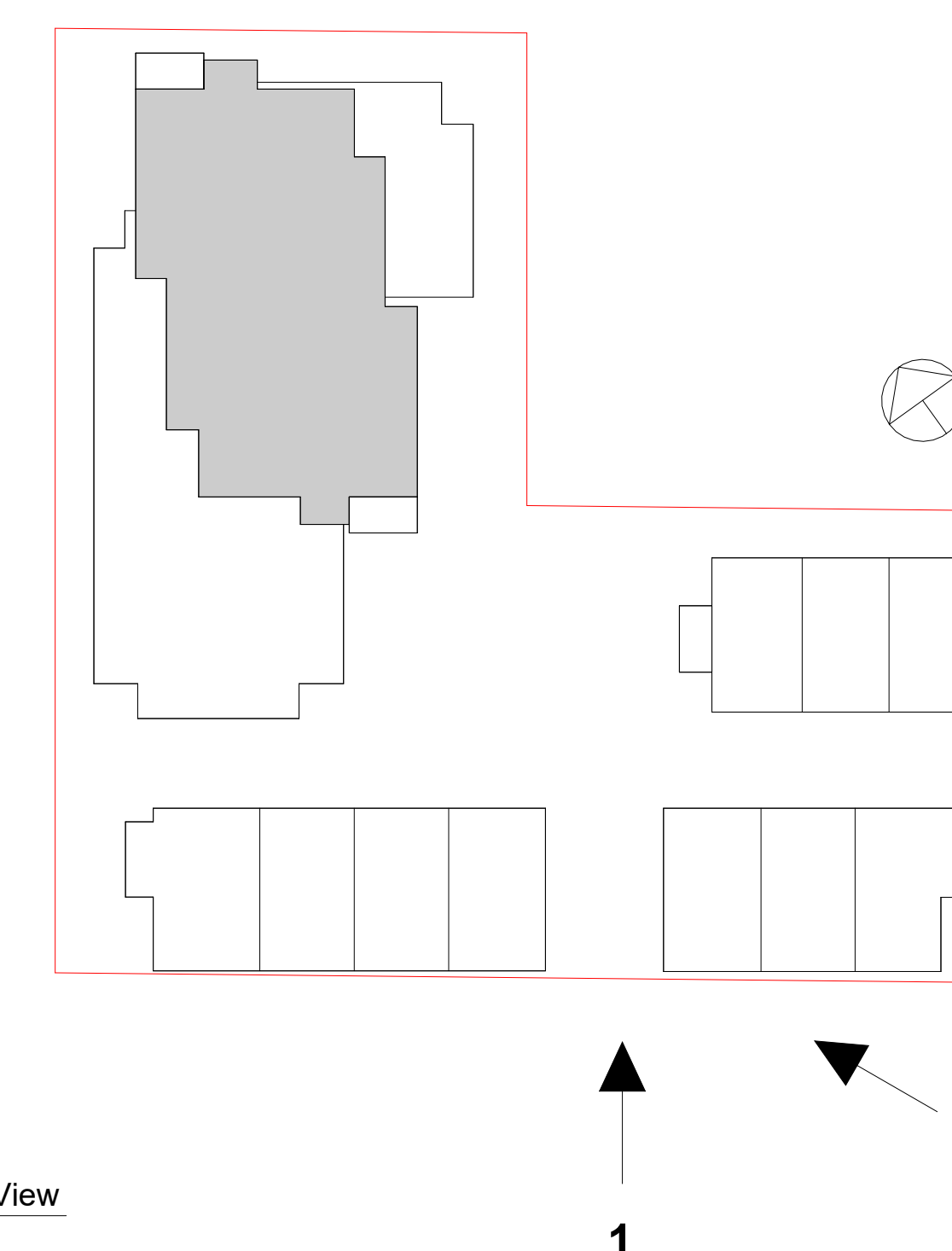
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sheet no.	A0.2

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1 Redered Context View
NTS



2 Redered Context View
NTS

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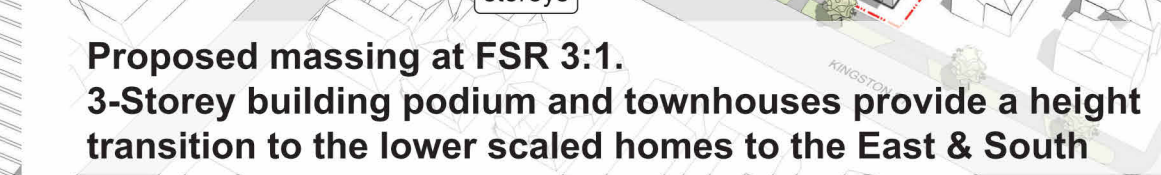
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 10–18+ storeys
 6–9 storeys

[illegible]

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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
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drawn by		DZ
date issued	sheet no.	

08/10/2022	A0.4
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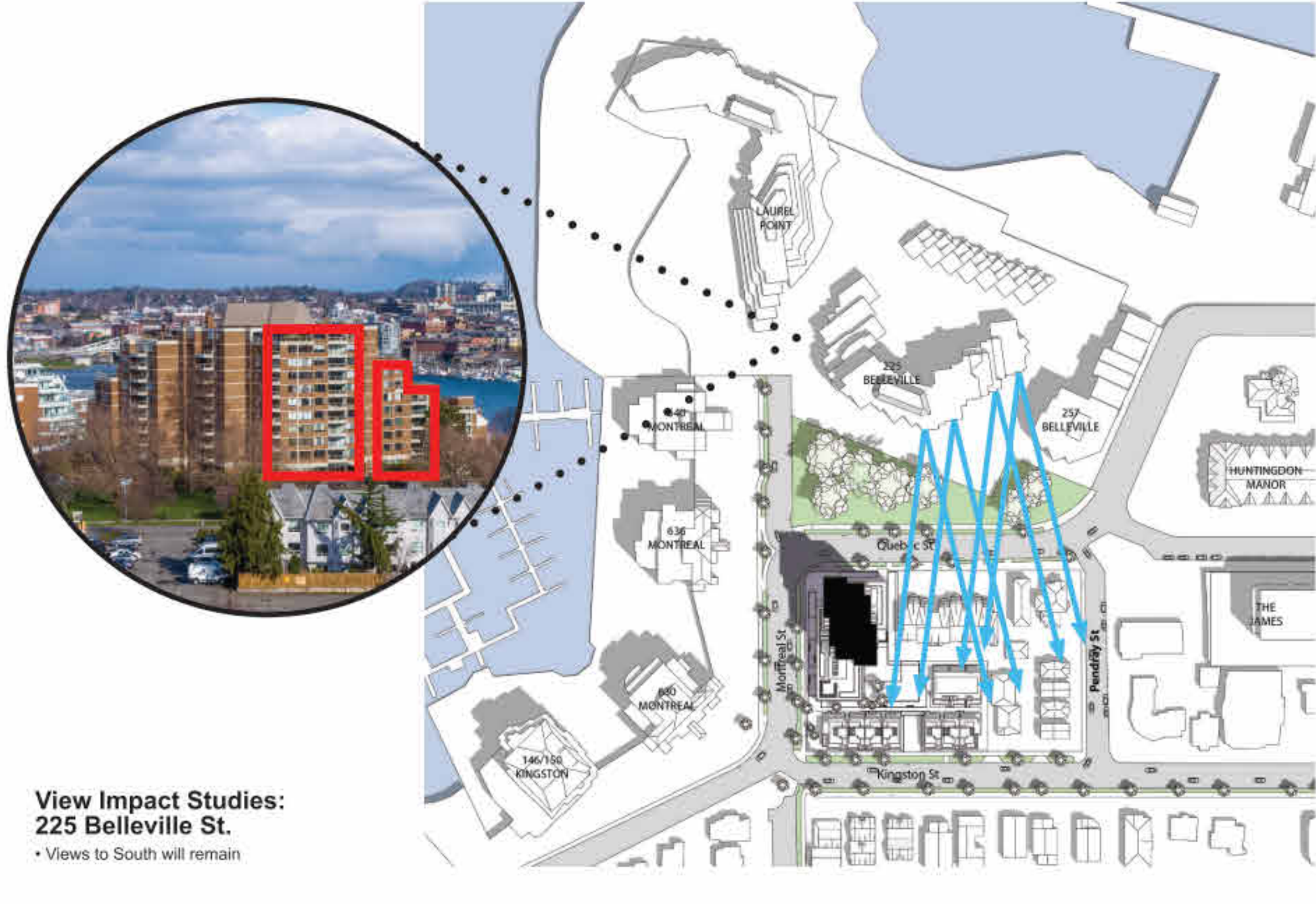
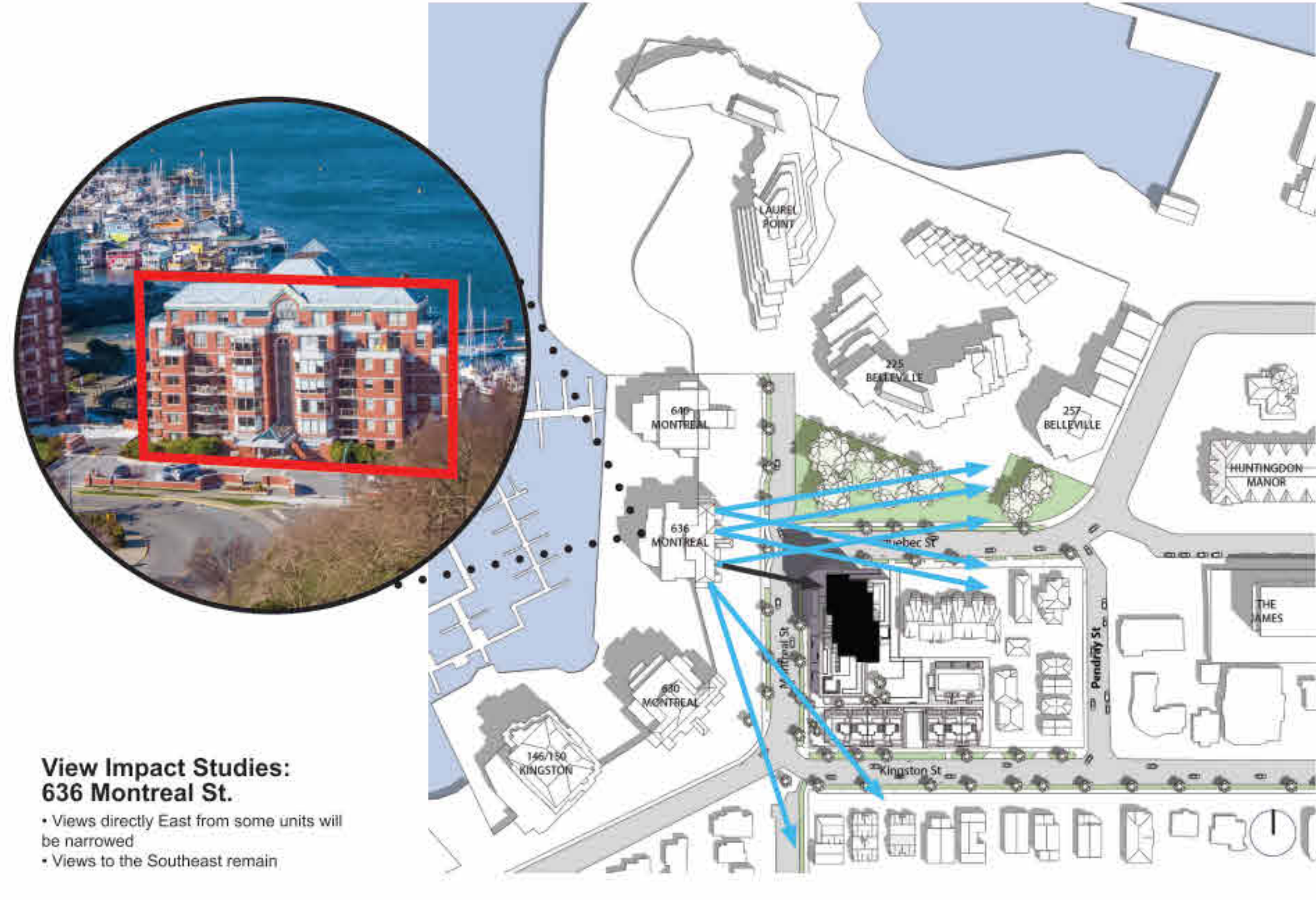
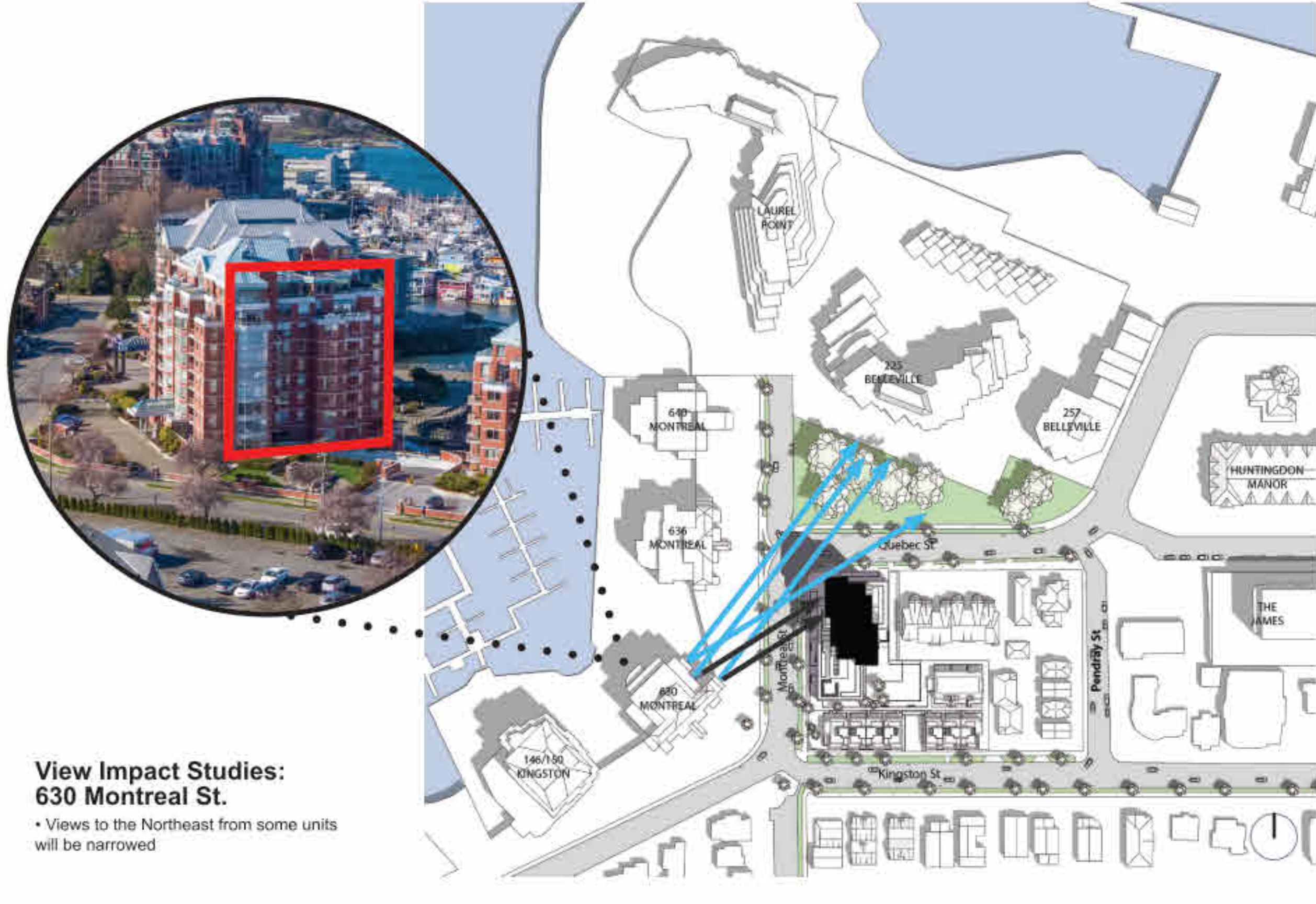


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Policy Context



View Impact Analysis



rev no	description	date
4	Issued for ADP	22.09.02

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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Height & View Analysis

project no.	#21-18
scale	NTS
drawn by	DZ
date issued	08/10/22
sheet no.	A0.5

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PENDRAY ST

22 PENDRAY ST

221 QUEBEC ST

207-217 QUEBEC ST

MONTREAL ST



636 MONTREAL ST



146/150 KINGSTON ST.

630 MONTREAL ST.

MONTREAL ST.

232 KINGSTON ST.

506 PENDRAY ST.

PENDRAY ST



225 BELLEVILLE ST

REDFERN PARK

QUEBEC ST

201 KINGSTON ST / 443 MONTREAL ST

[illegible]

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1	Issued for Dev. Tracker	21.10
rev no	description	date

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project name
Montreal and Quebec
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sheet title
Context Elevations

project no.	#21-
scale	1:3
drawn by	
date issued	sheet no.
12/04/22	A0.0

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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]

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rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Skyline Analysis

project no.	#21-18
scale	NTS
drawn by	CF
date issued	sheet no.
12/04/22	A0.7



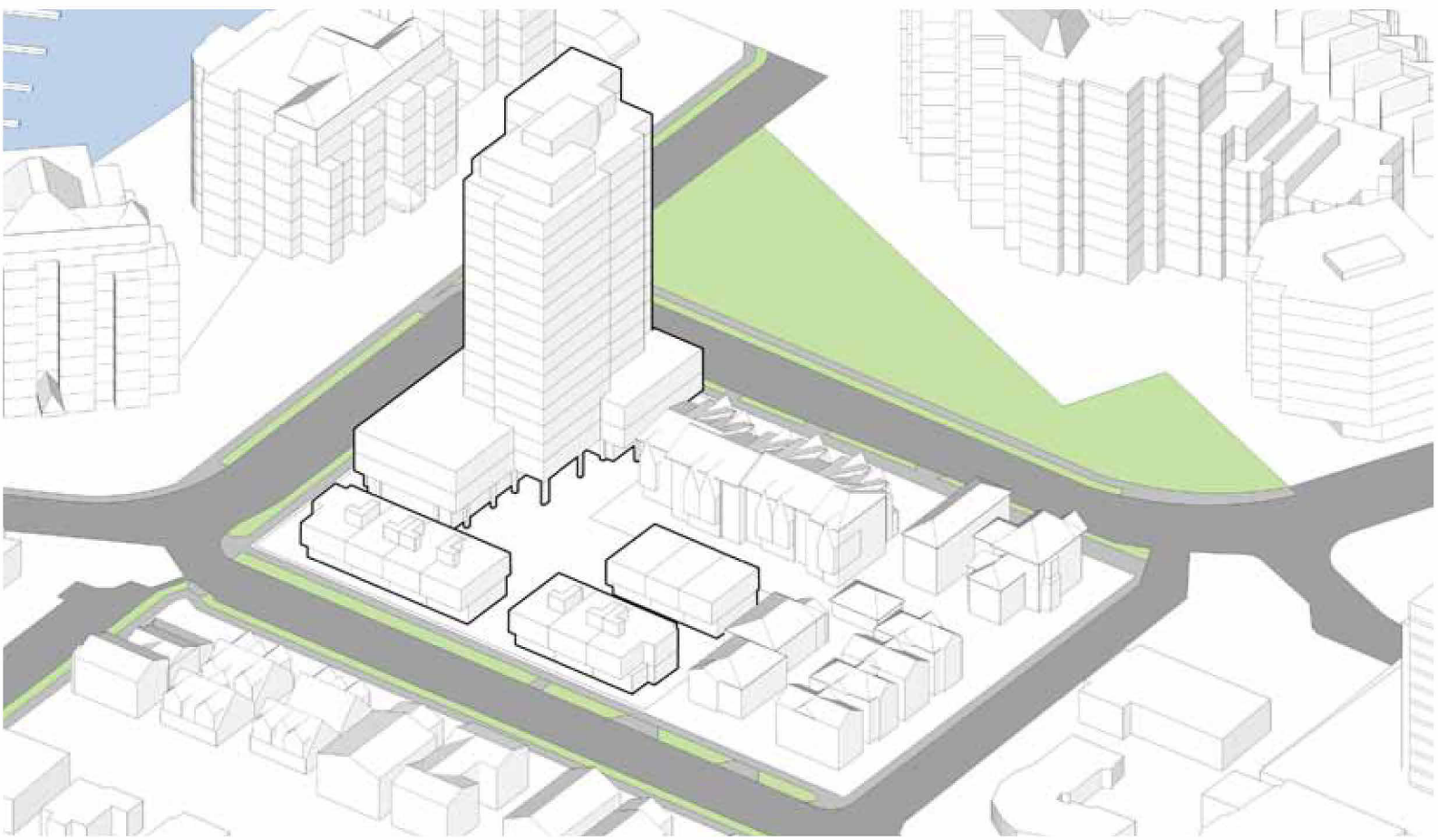
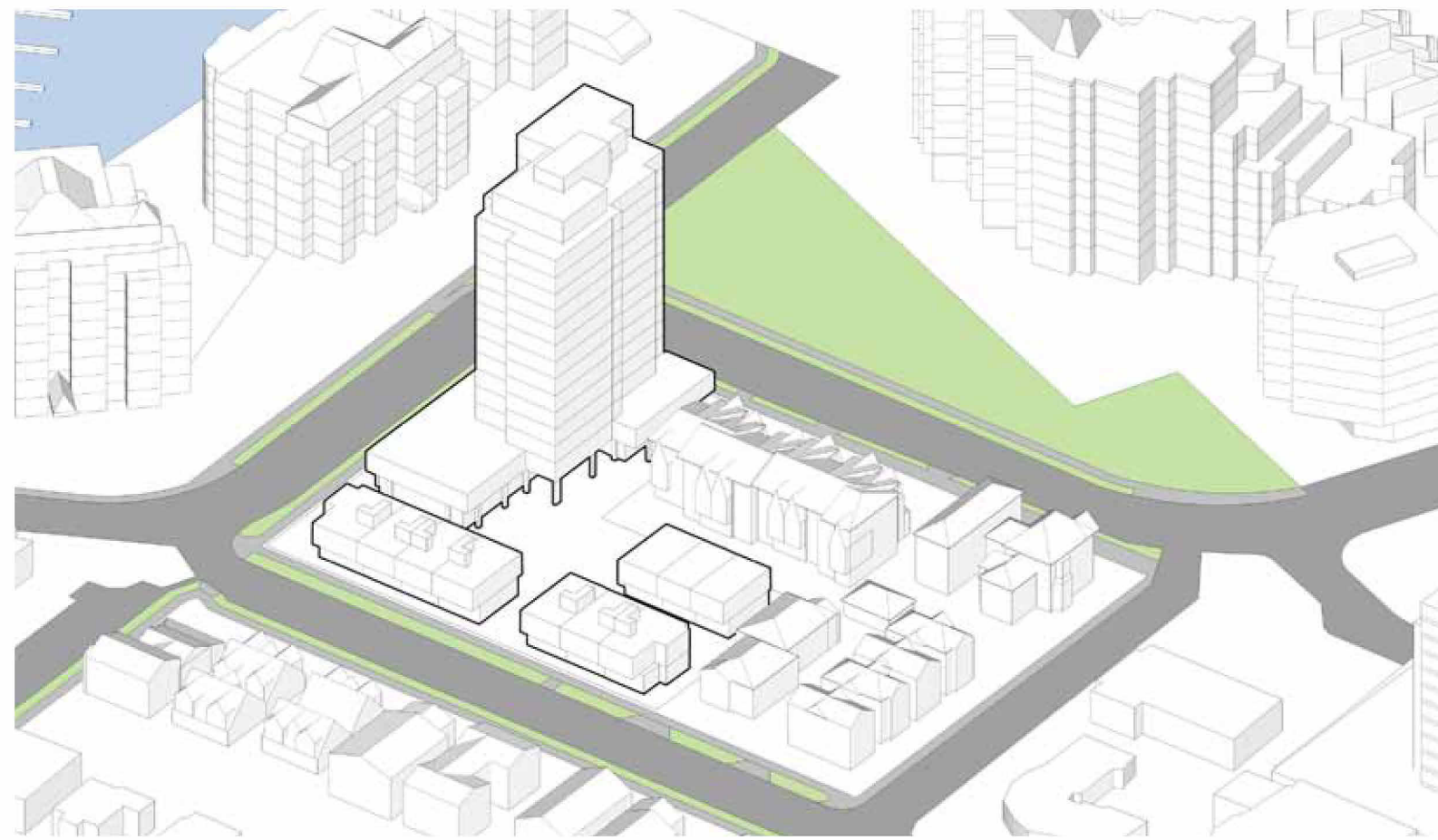
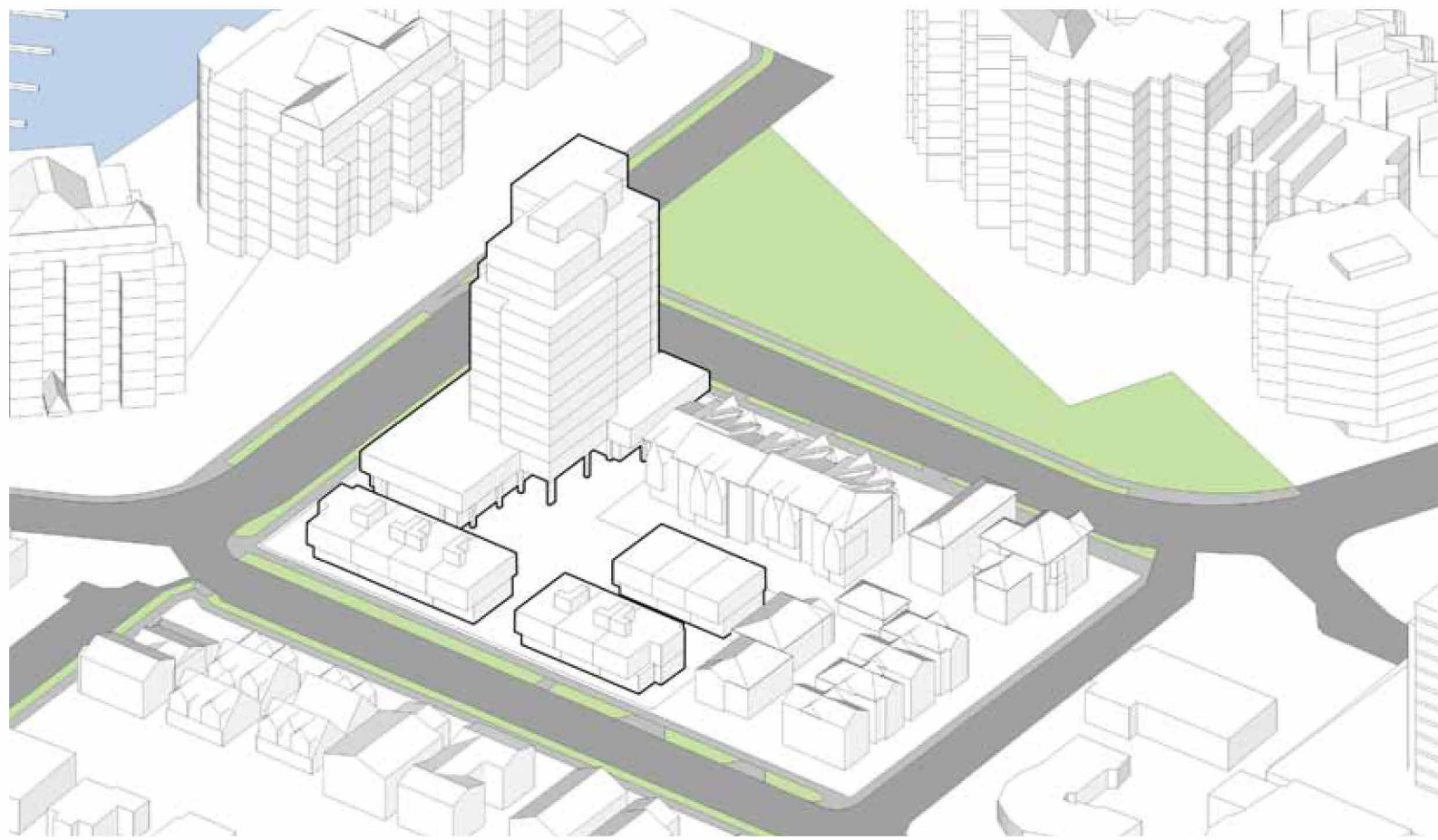
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COMPARATIVE MASSING ANALYSIS SPRING/FALL EQUINOX

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



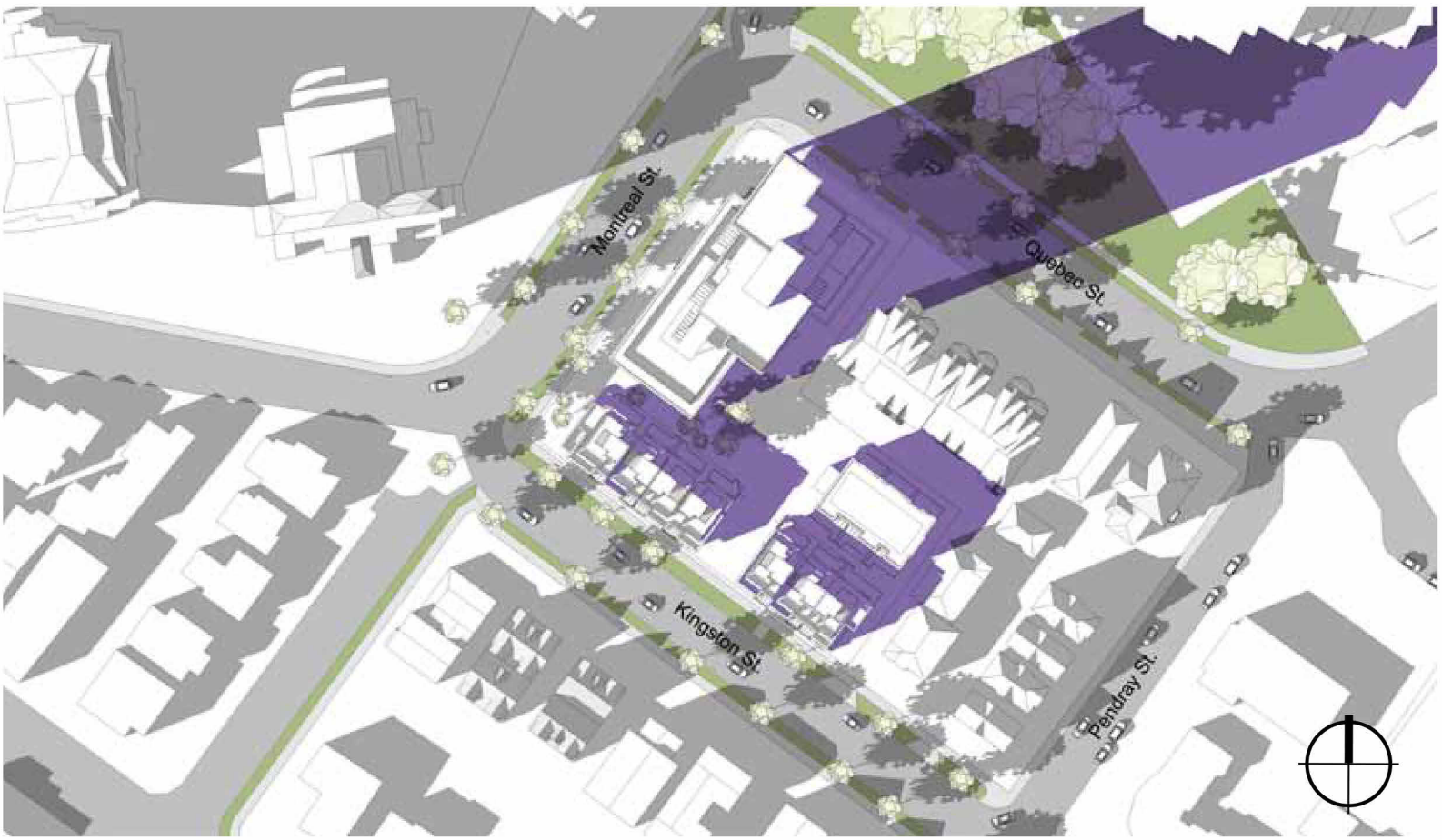
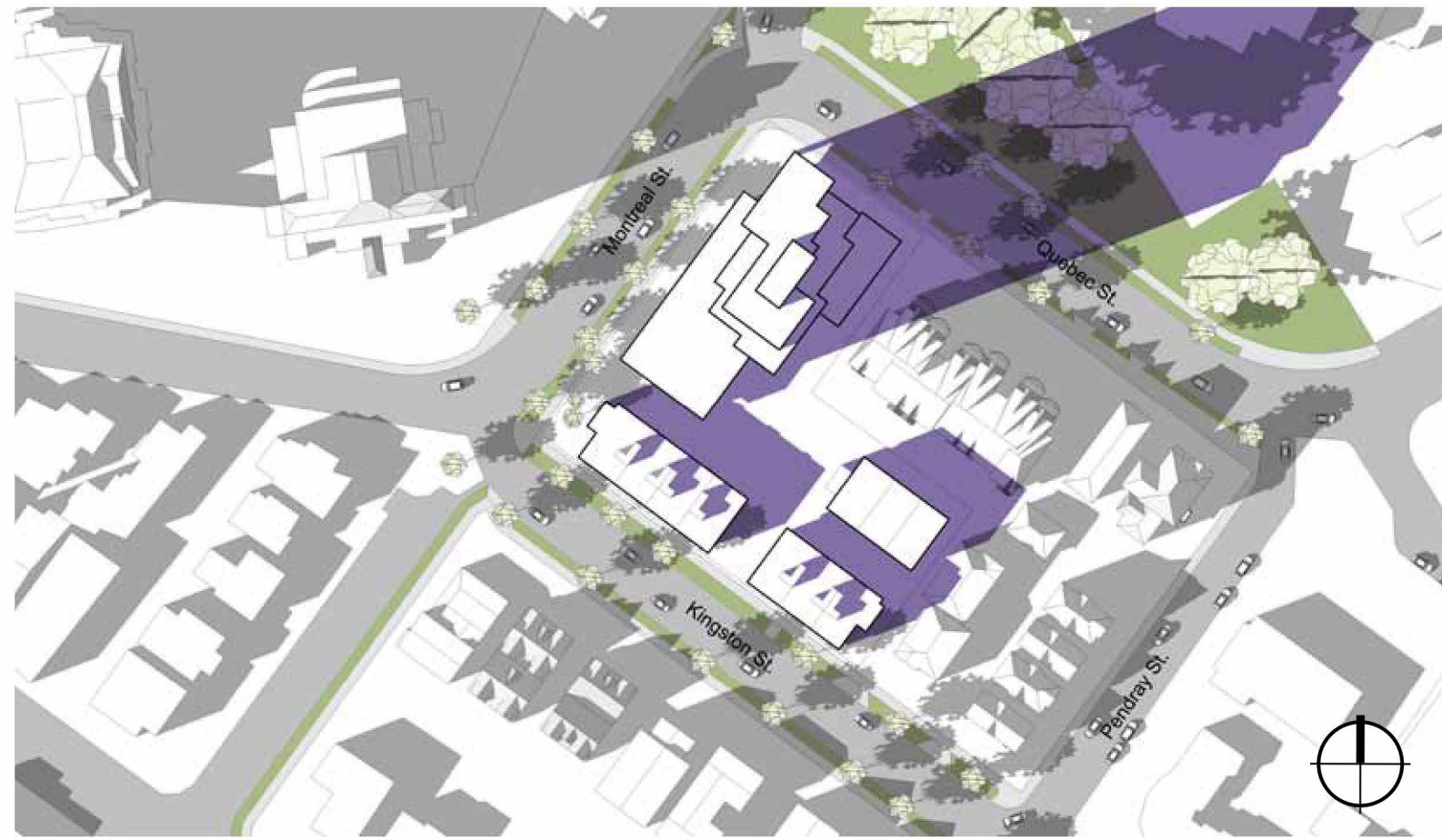
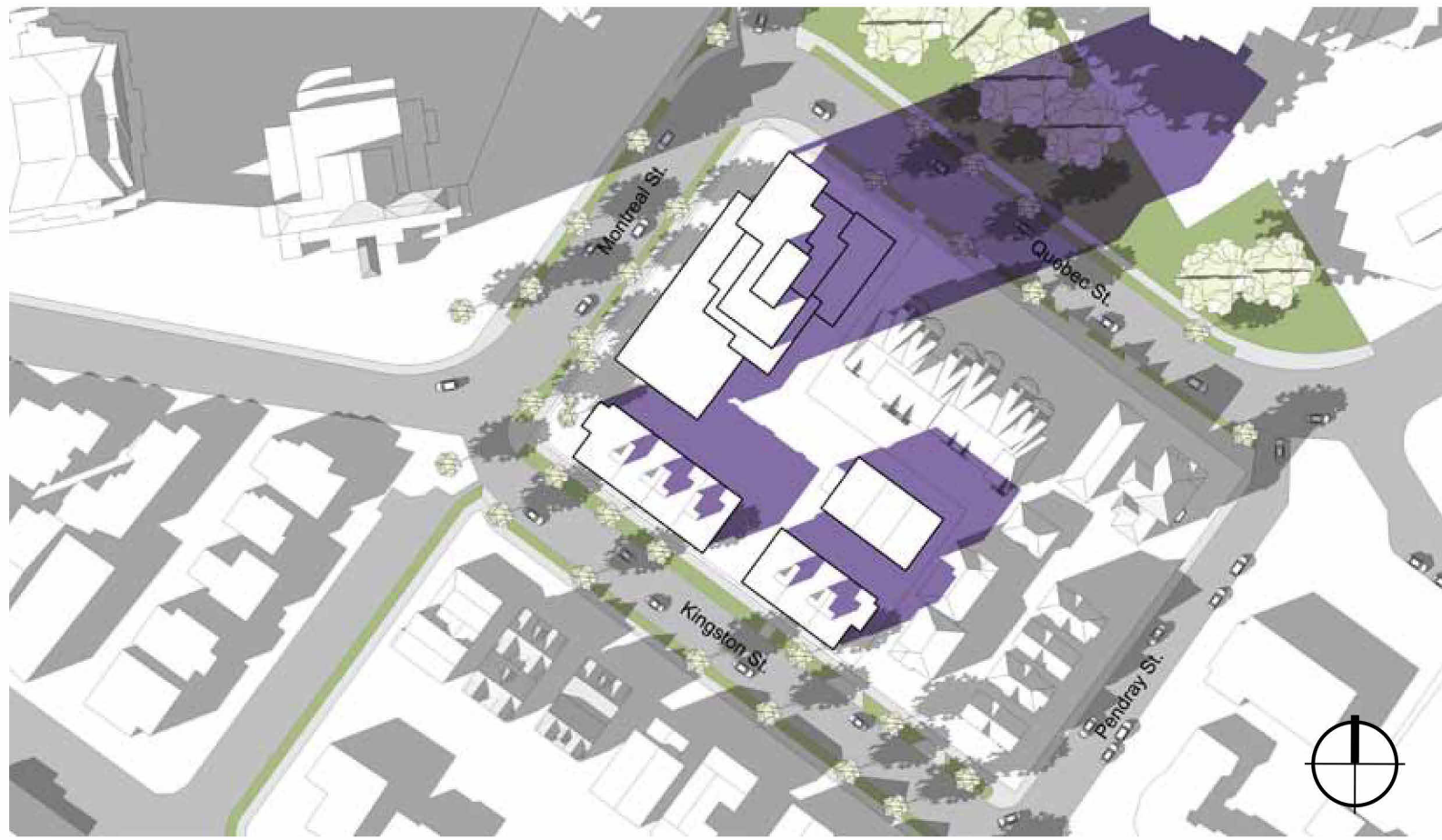
9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



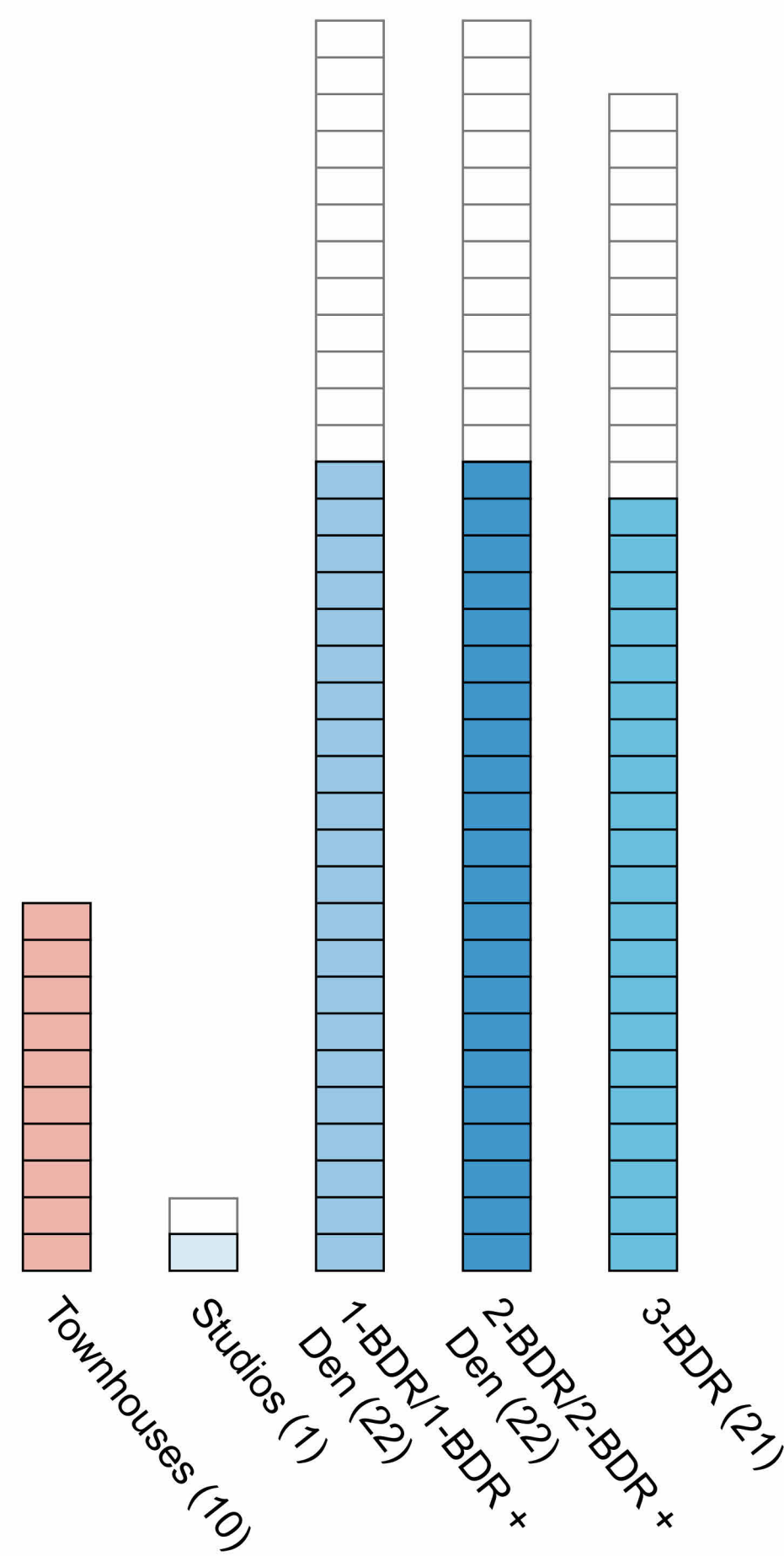
4:00 PM Spring/Fall Equinox



Unit Count Comparison

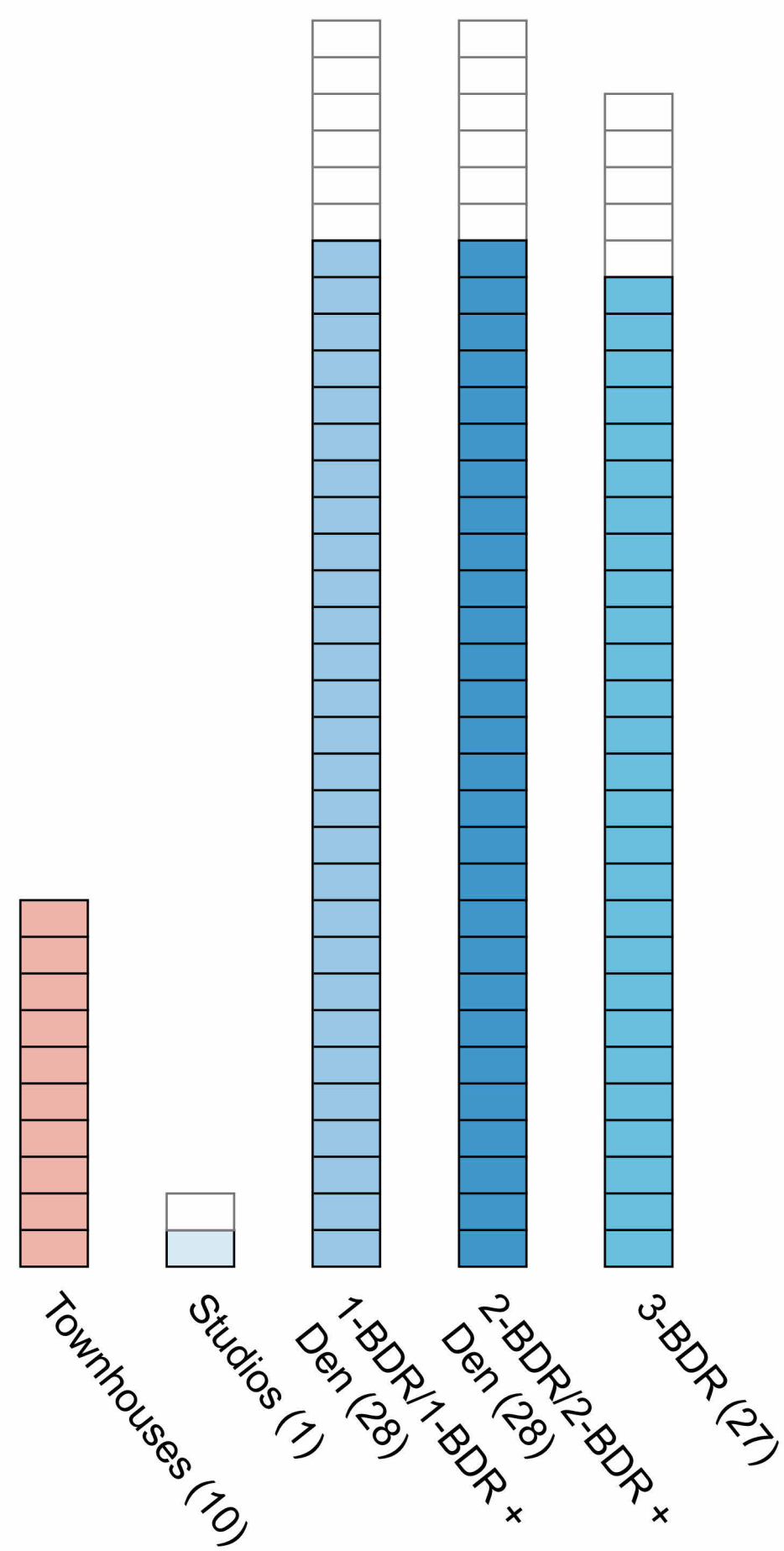
FSR 2:1 Comparative Massing

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



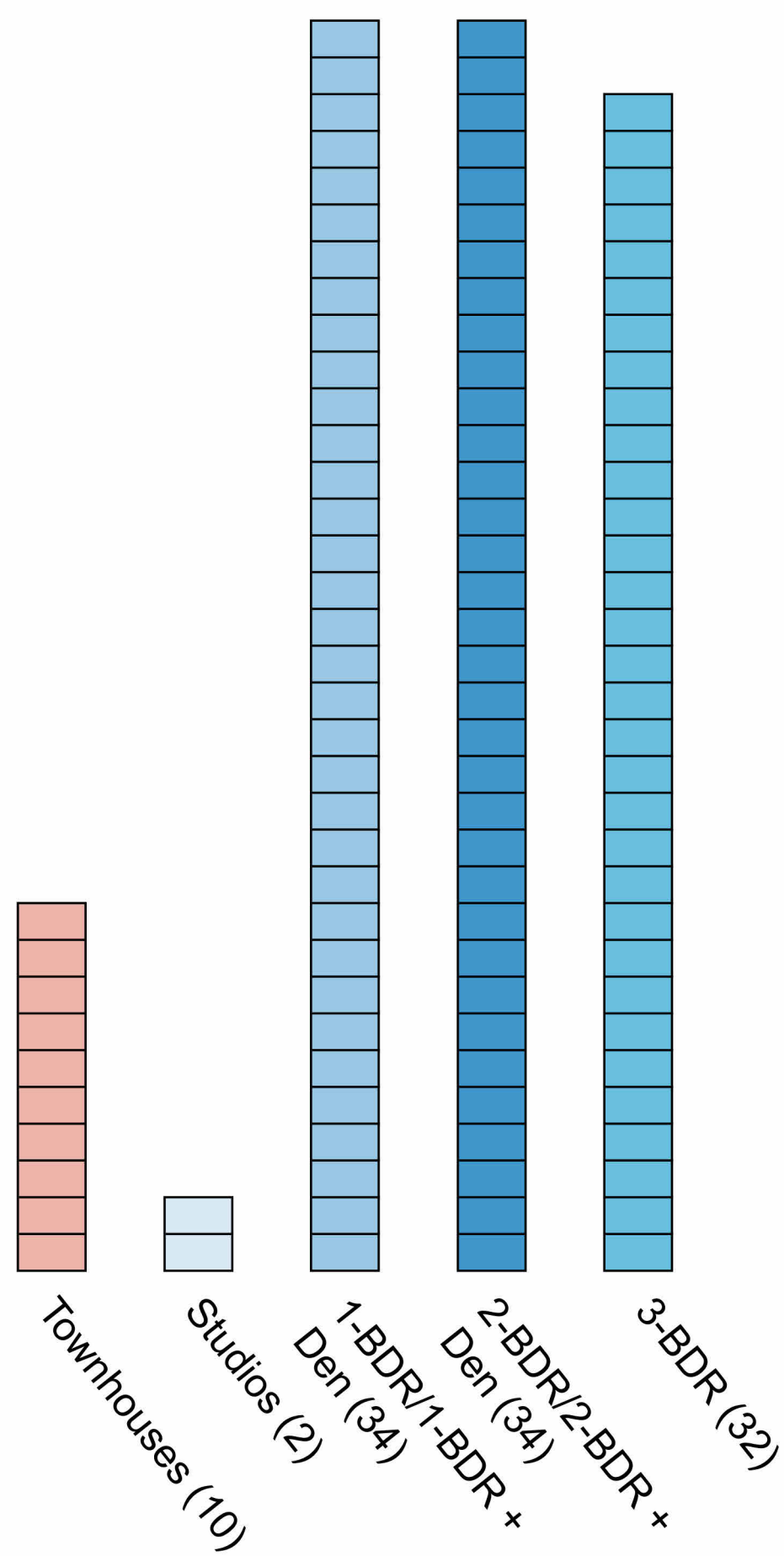
FSR 2.5:1 Comparative Massing

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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rev no	description	date

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project name
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 12/04/22

sheet no. A0.8

2022-09-07 5:51:54 PM



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COMPARATIVE MASSING ANALYSIS SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



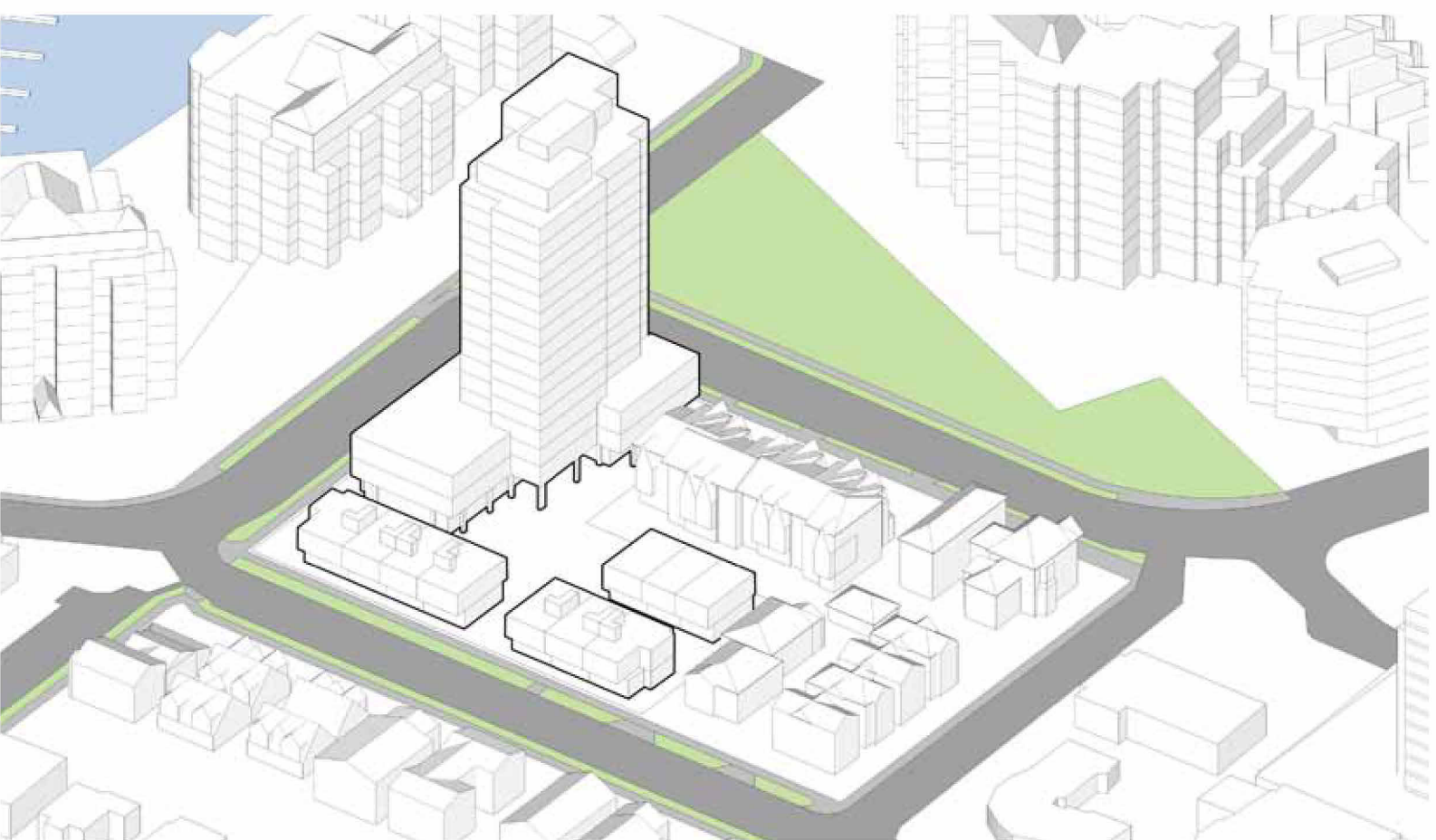
9:00 AM Summer Solstice



12:00 PM Summer Solstice

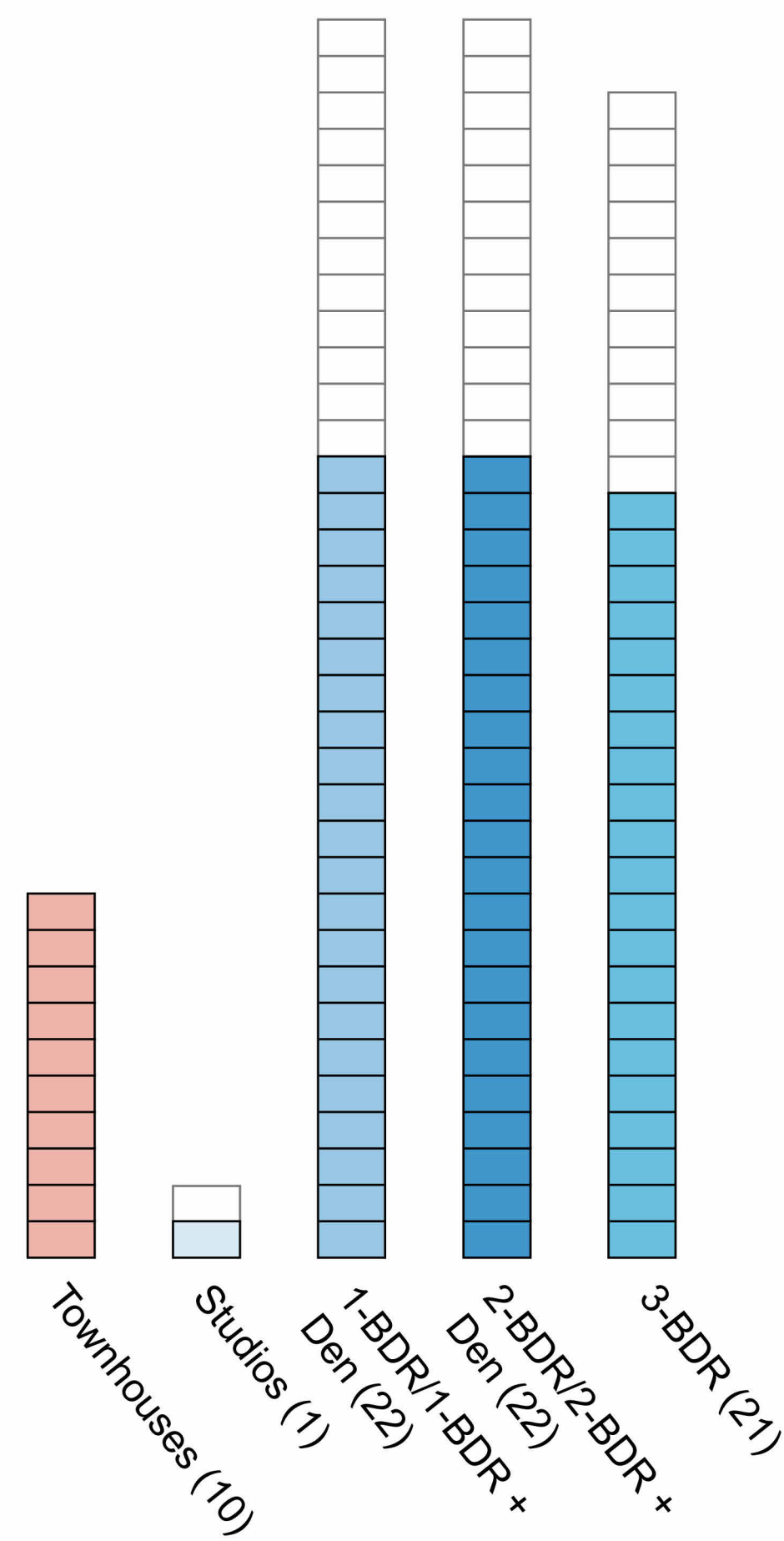


5:00 PM Summer Solstice

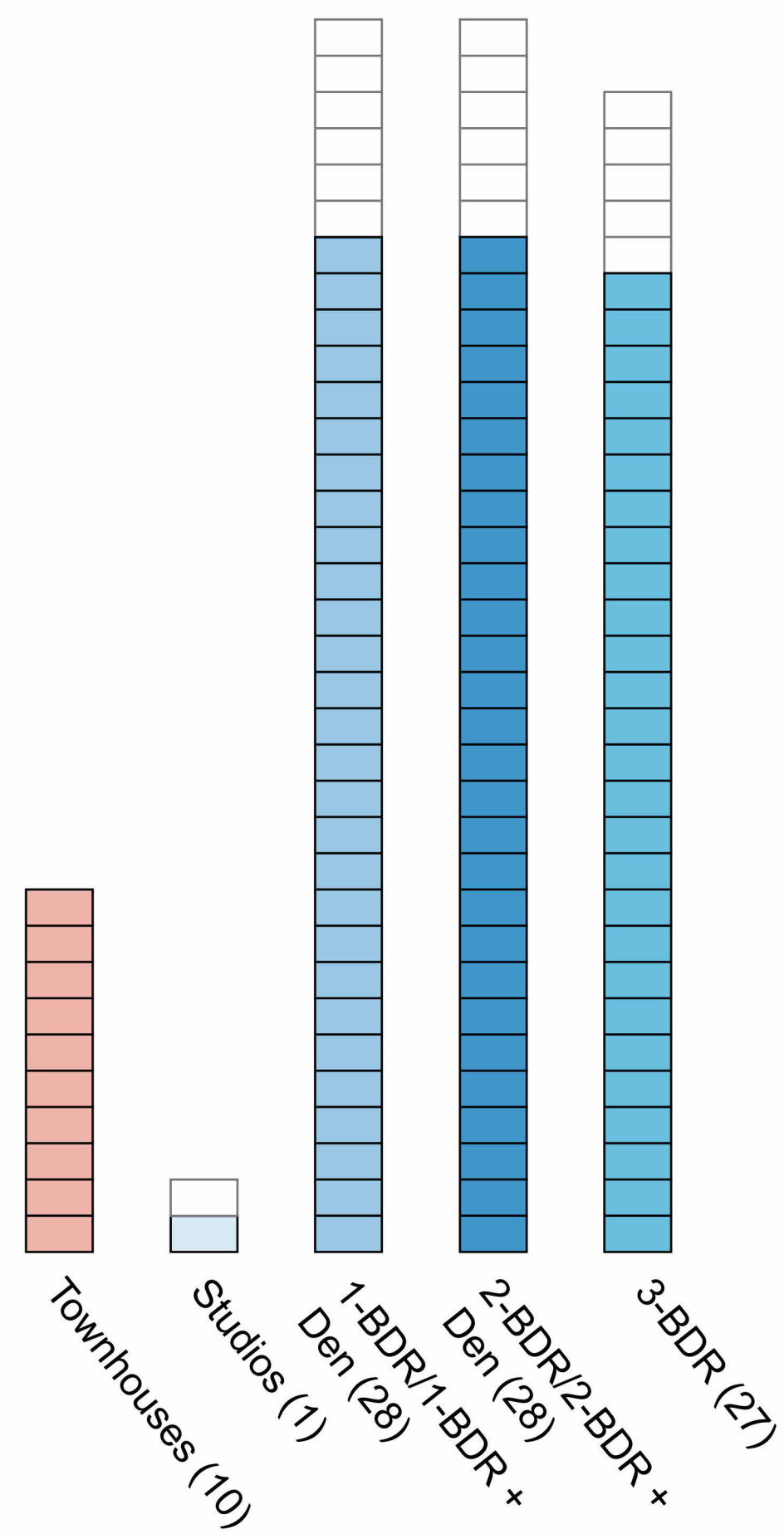


Unit Count Comparison

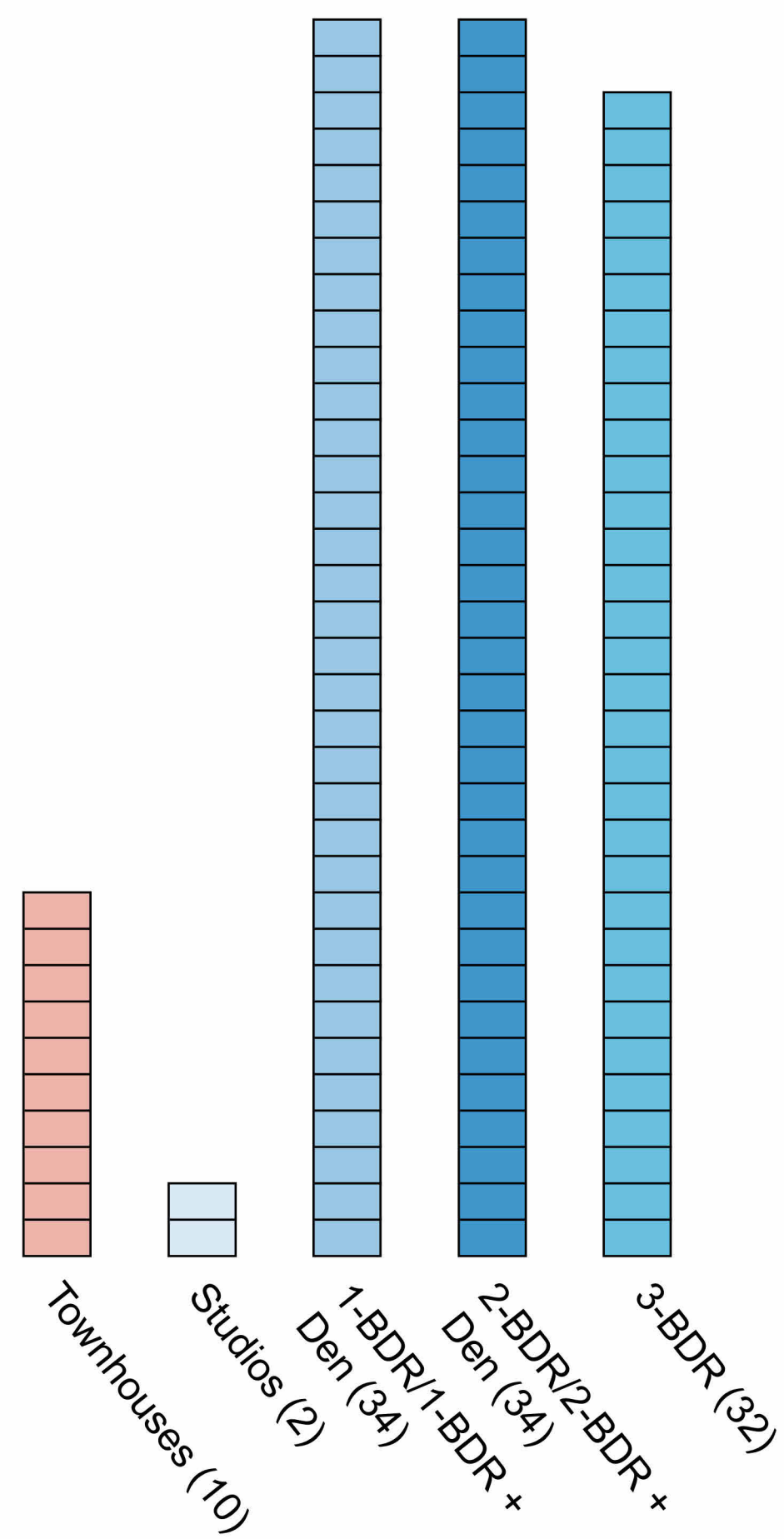
FSR 2:1 Comparative Massing
Storeys: 12 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 76



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

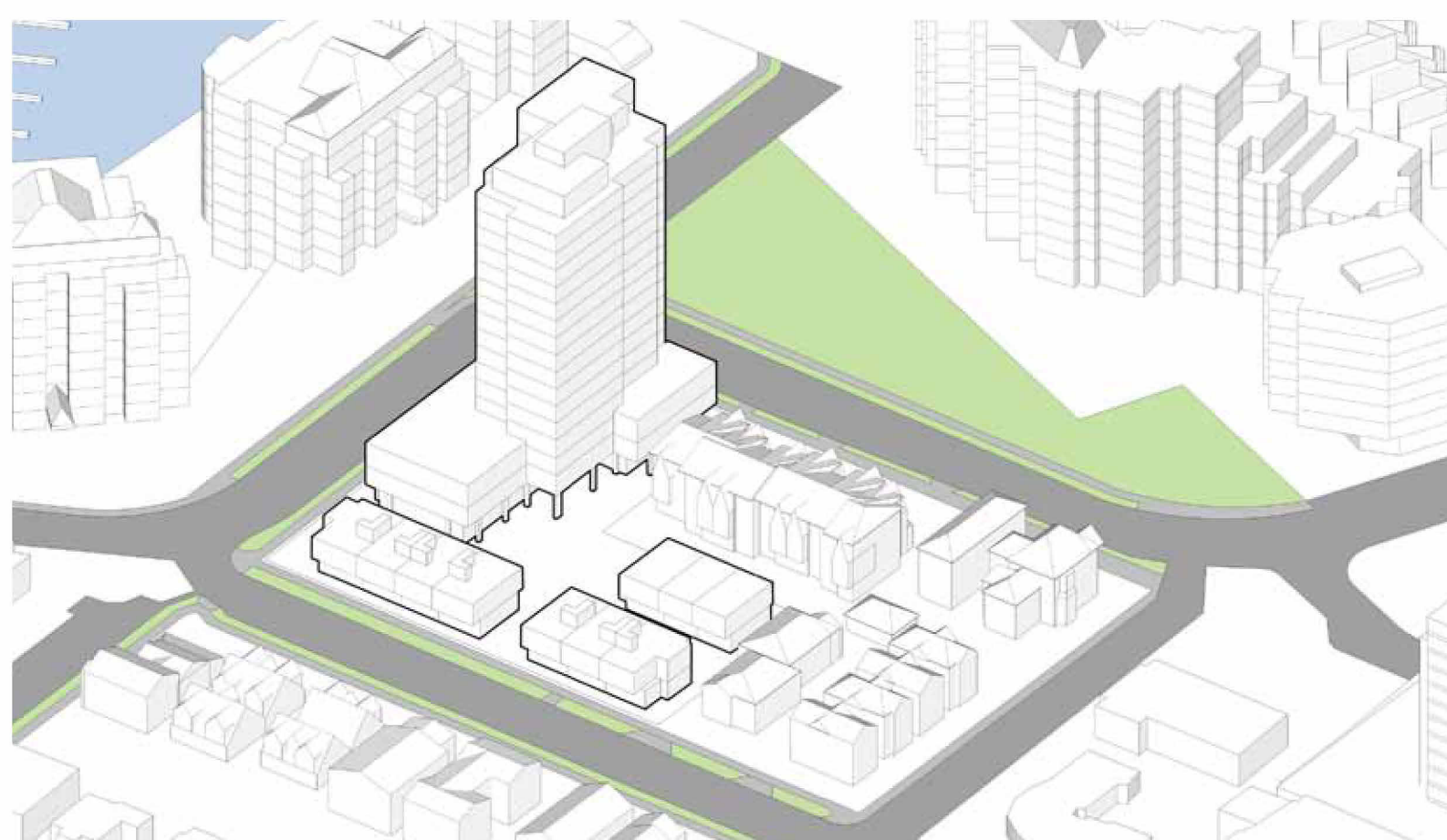


FSR 3:1 Proposed Massing
Storeys: 17 total including 3 storey base;
2 storey townhouses + roof decks
Total Units: 112



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Massing



Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

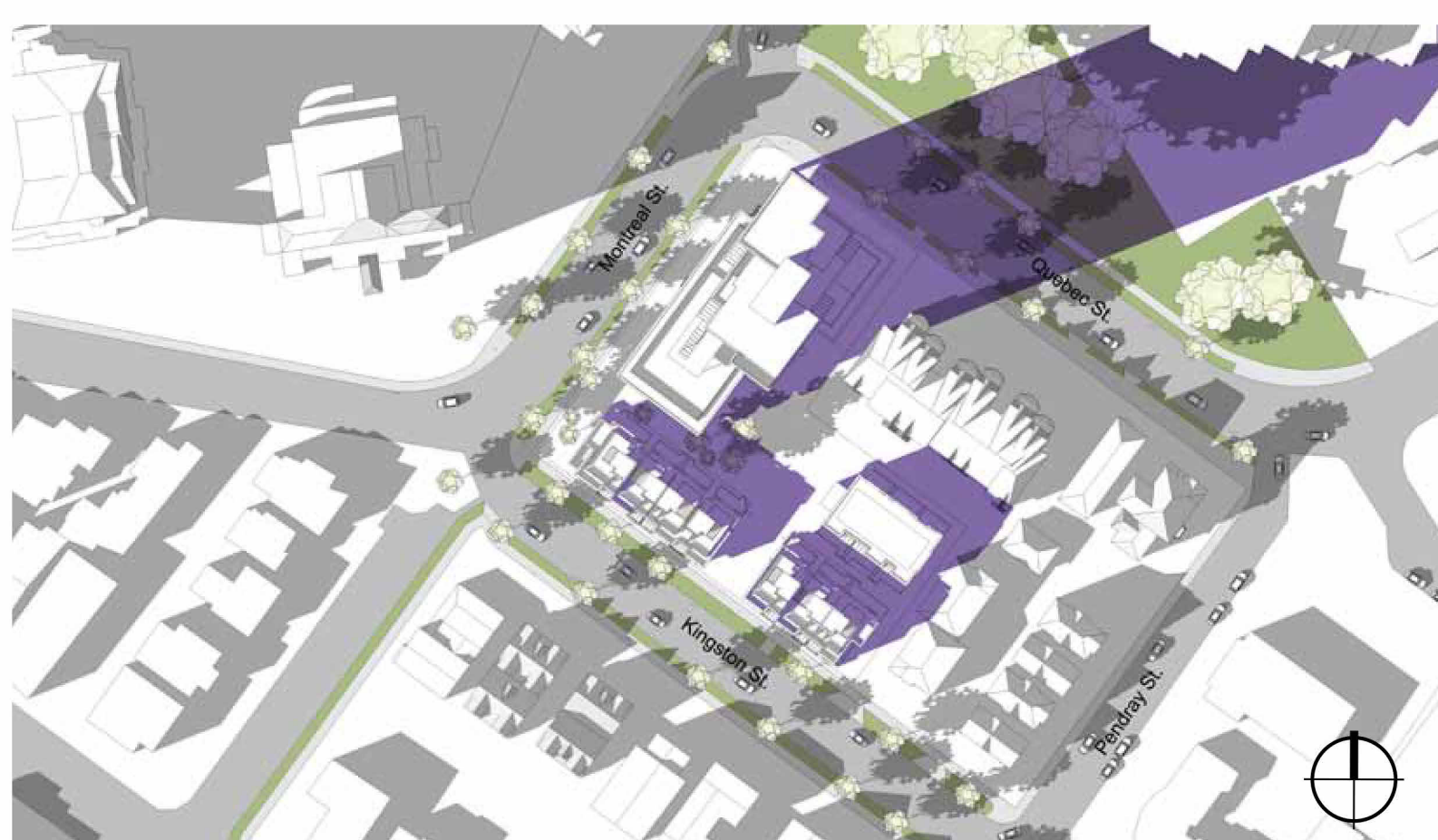
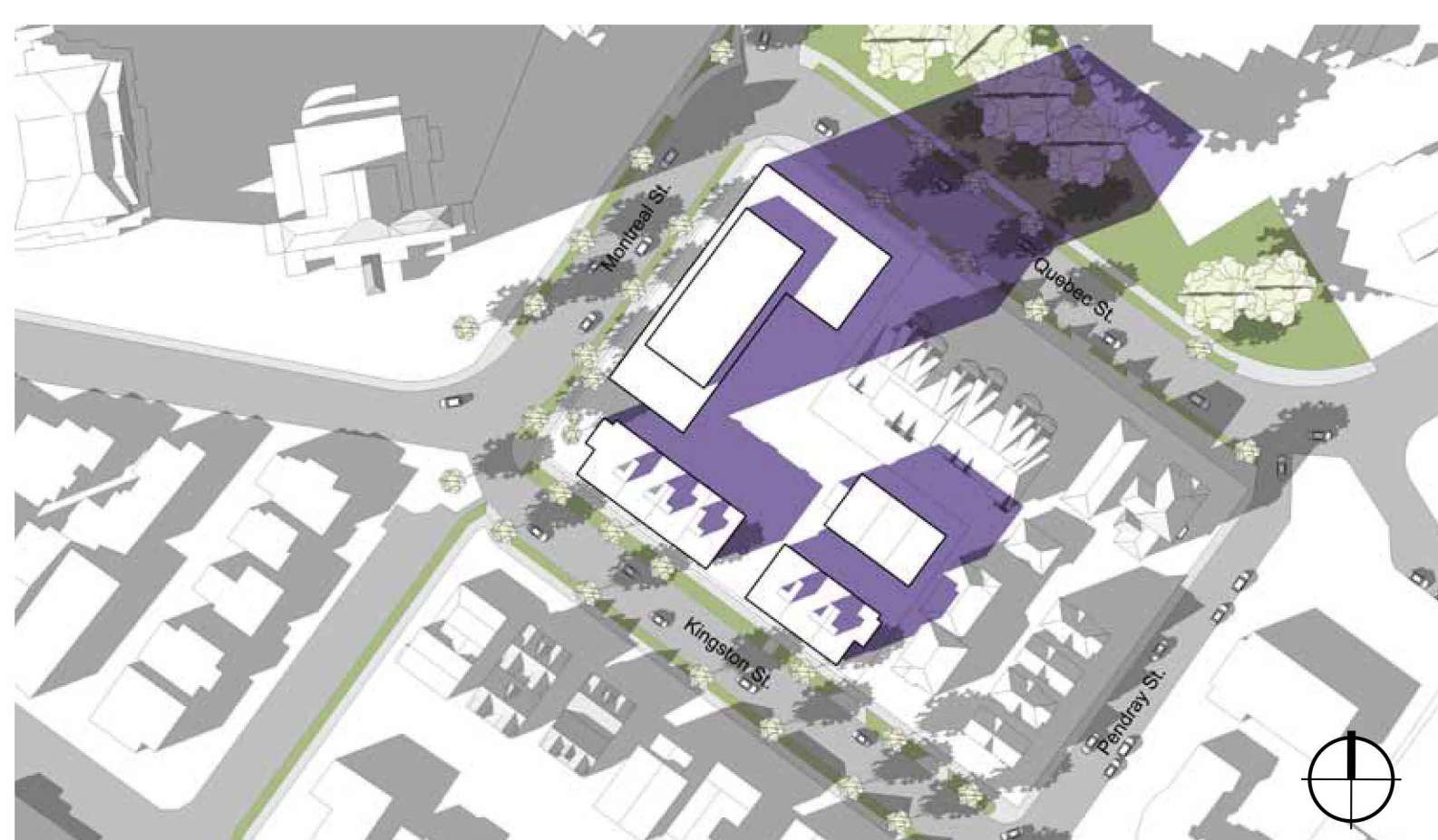
9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



4:00 PM Spring/Fall Equinox

[illegible]

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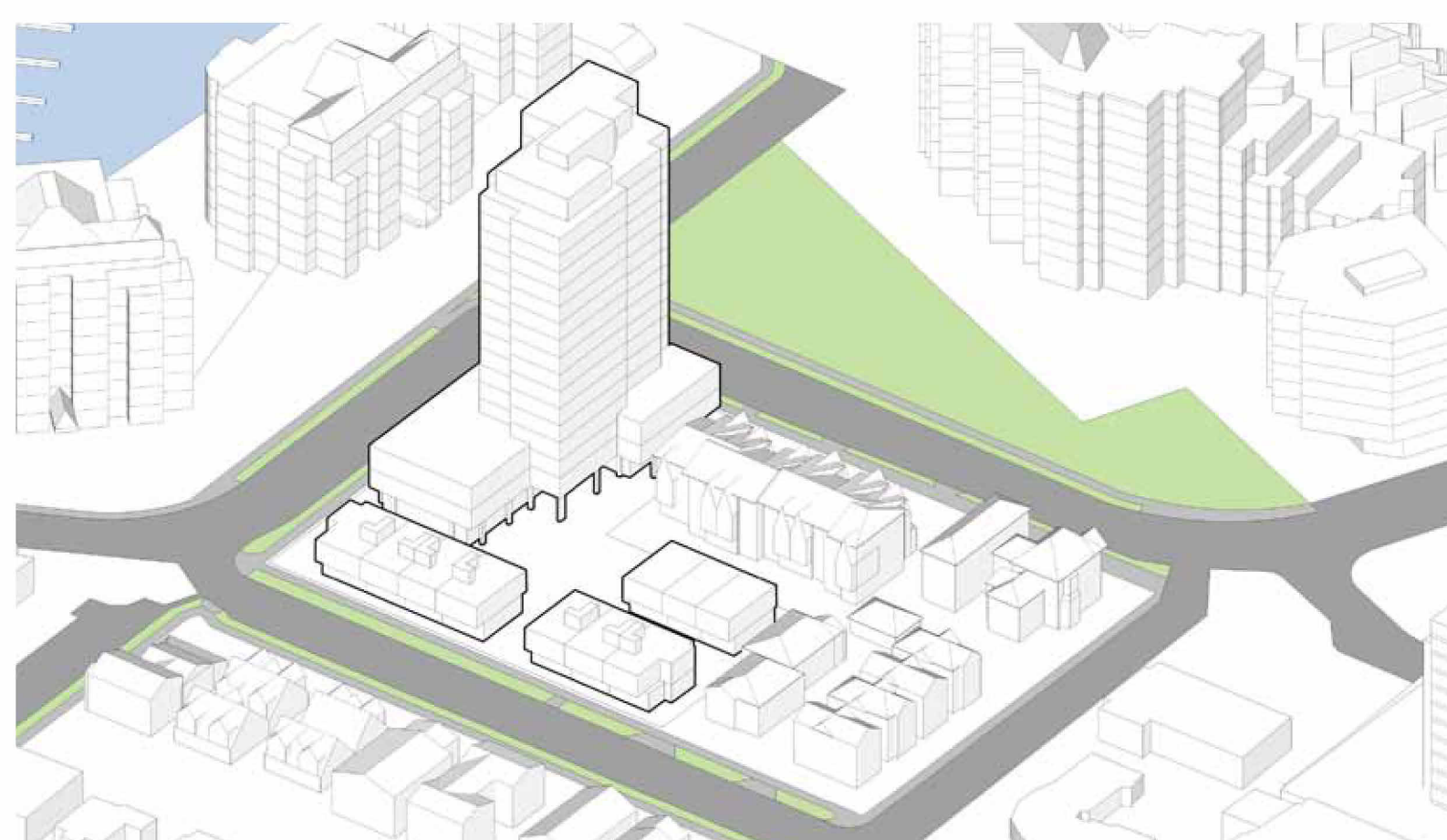
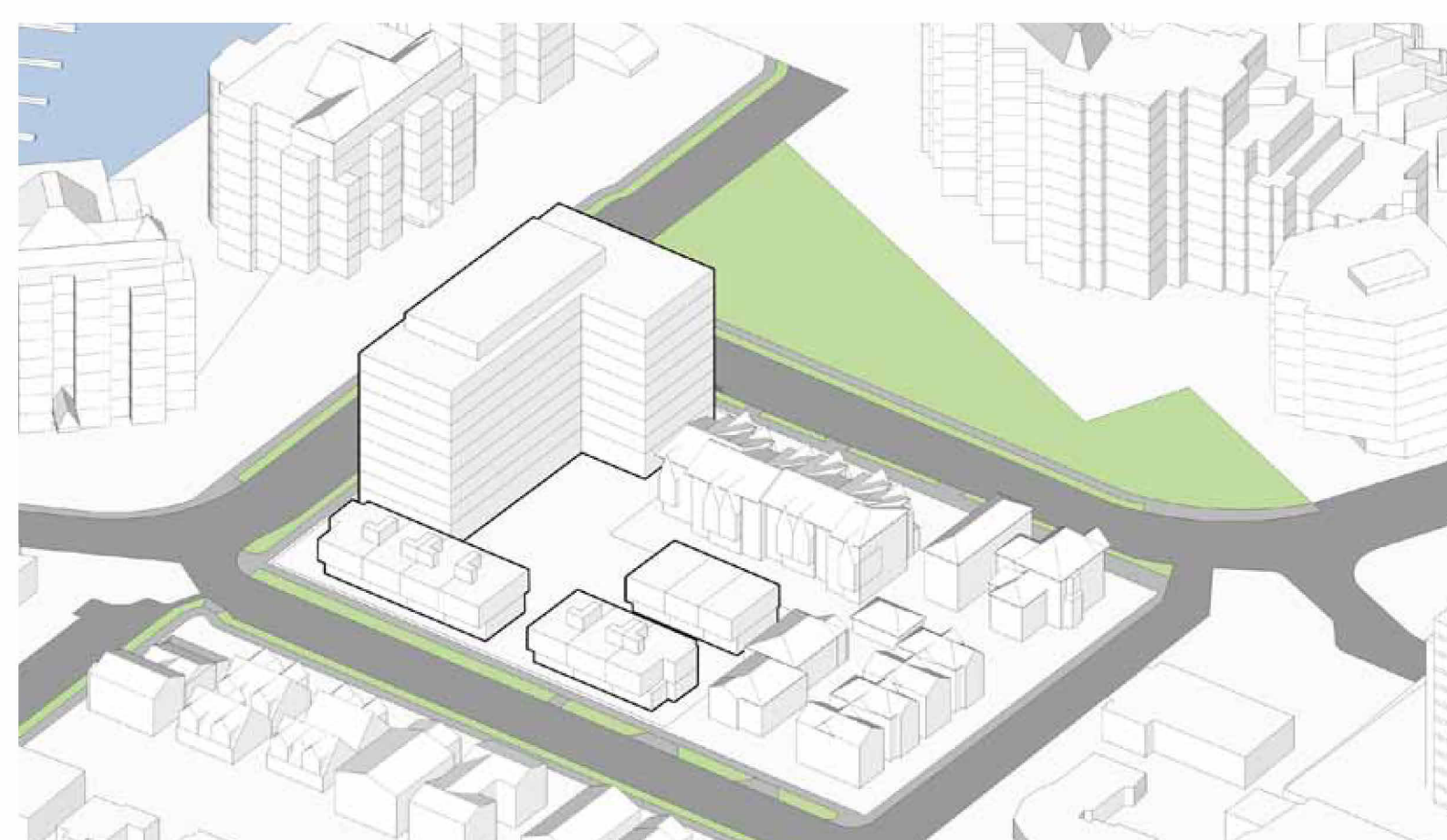
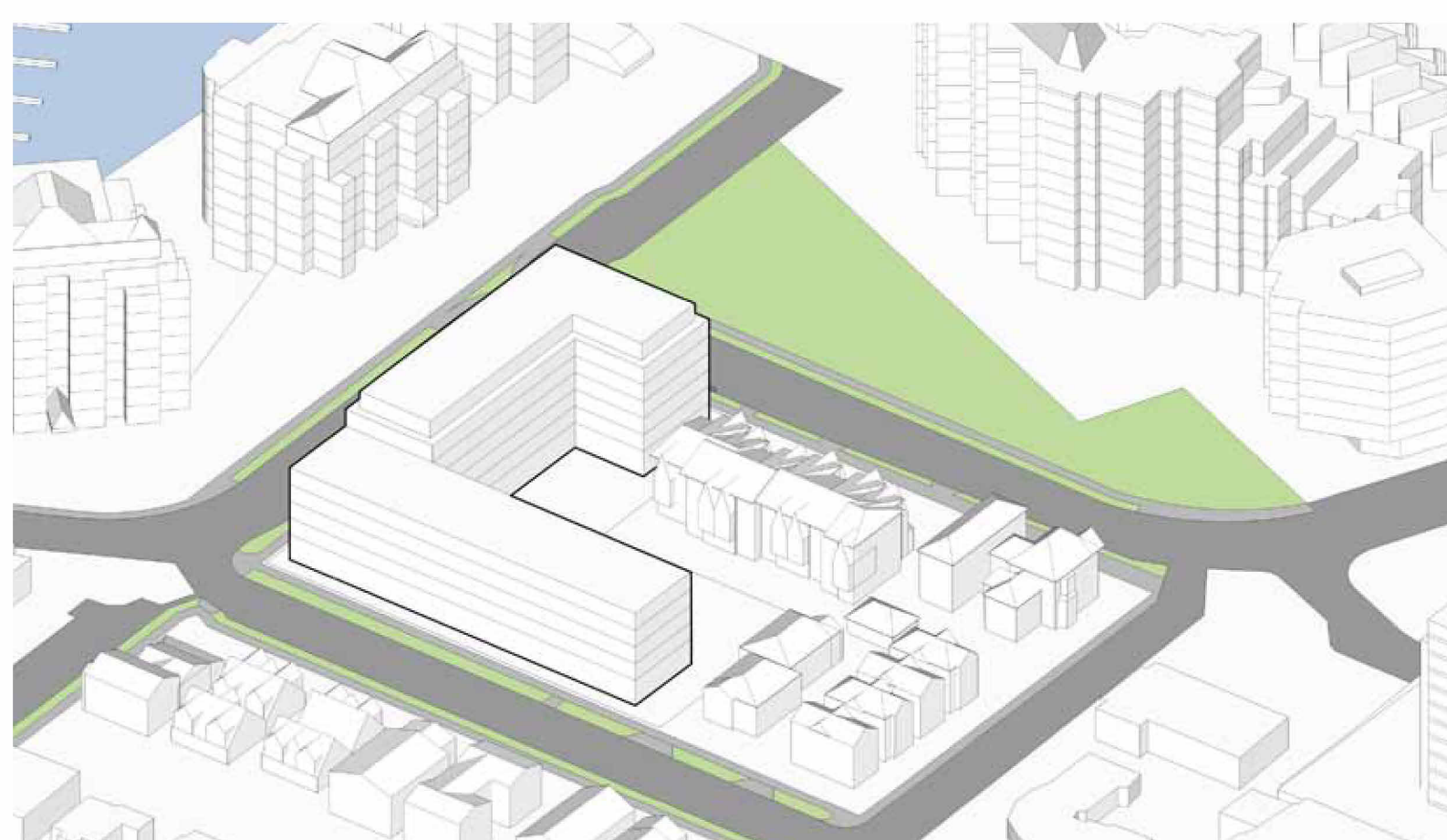
sheet title
**Massing, Sun and
Shade Study**

project no.	#21-18
scale	

drawn by		DZ
date issued	sheet no.	
04/08/22	A0 10	

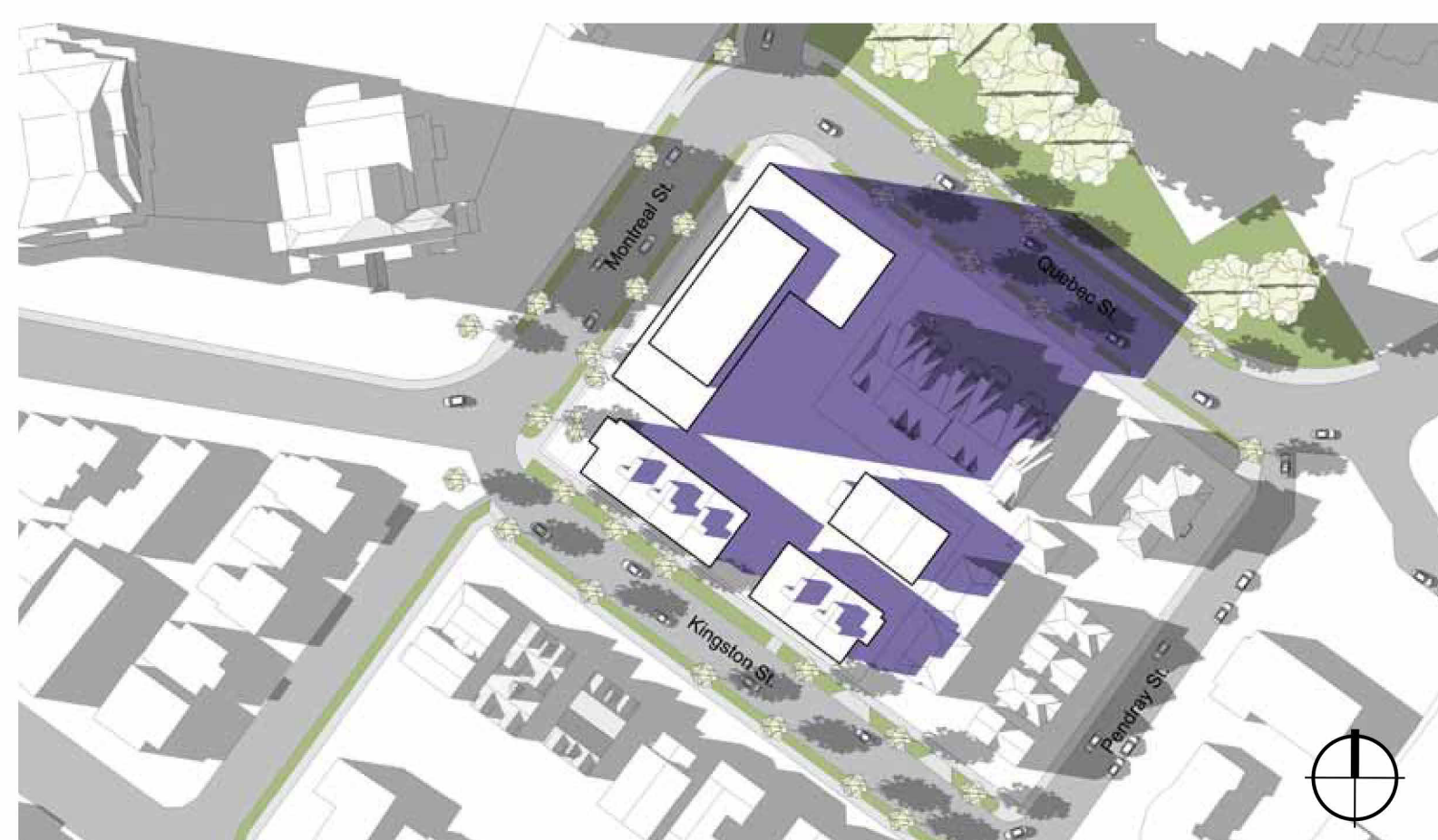
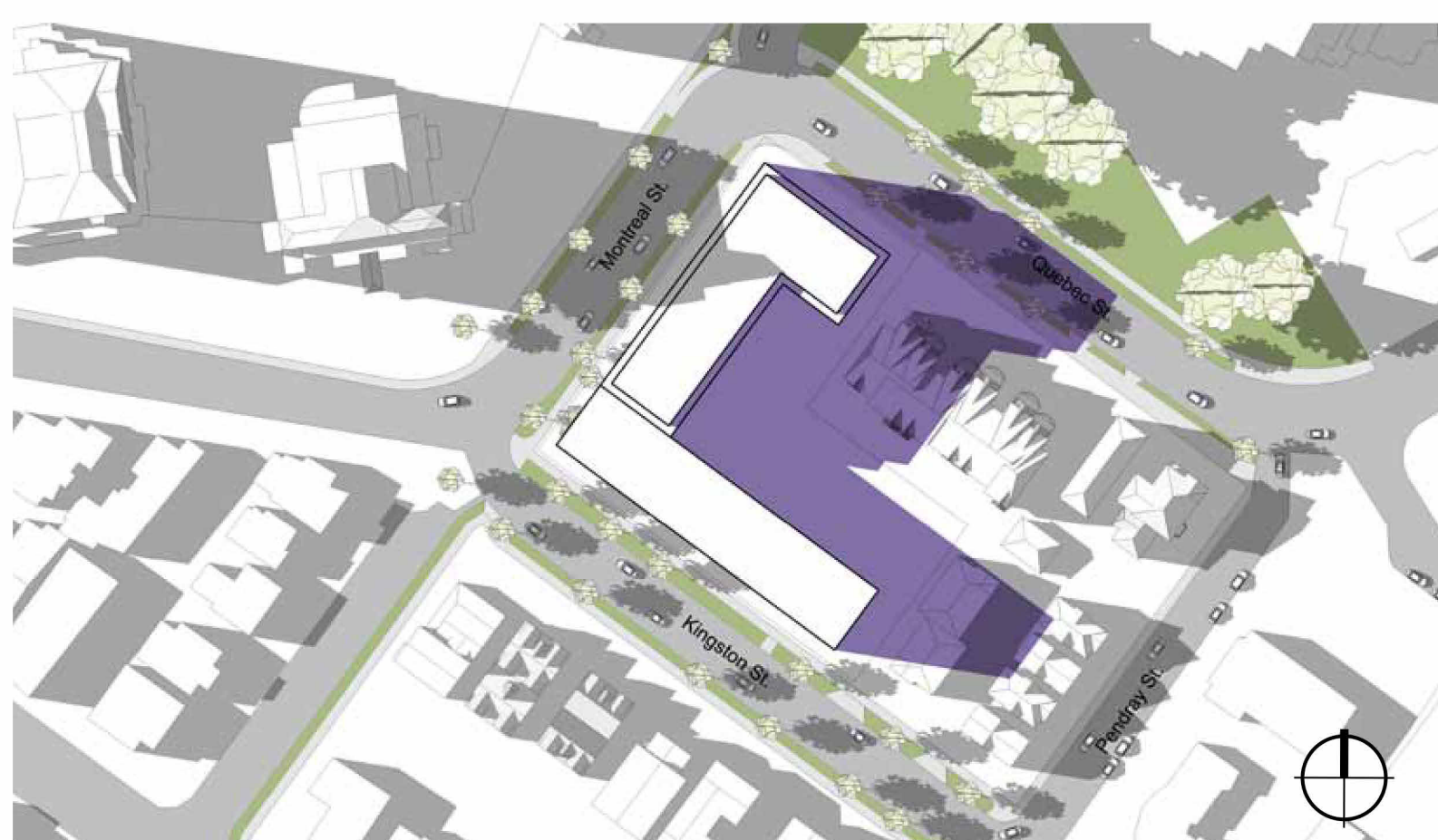
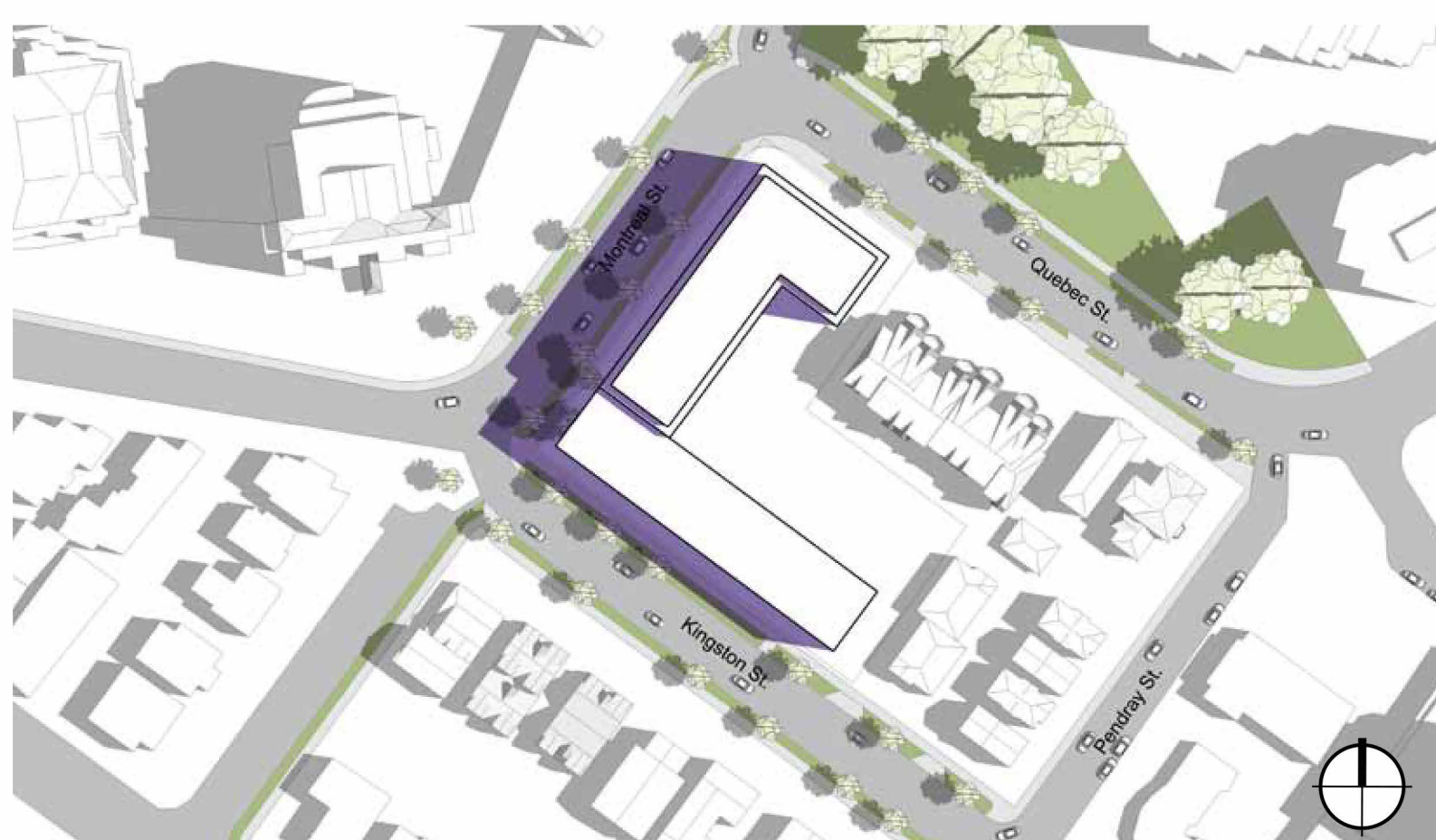
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Massing



Legend

Shadows from Existing Buildings

[illegible]

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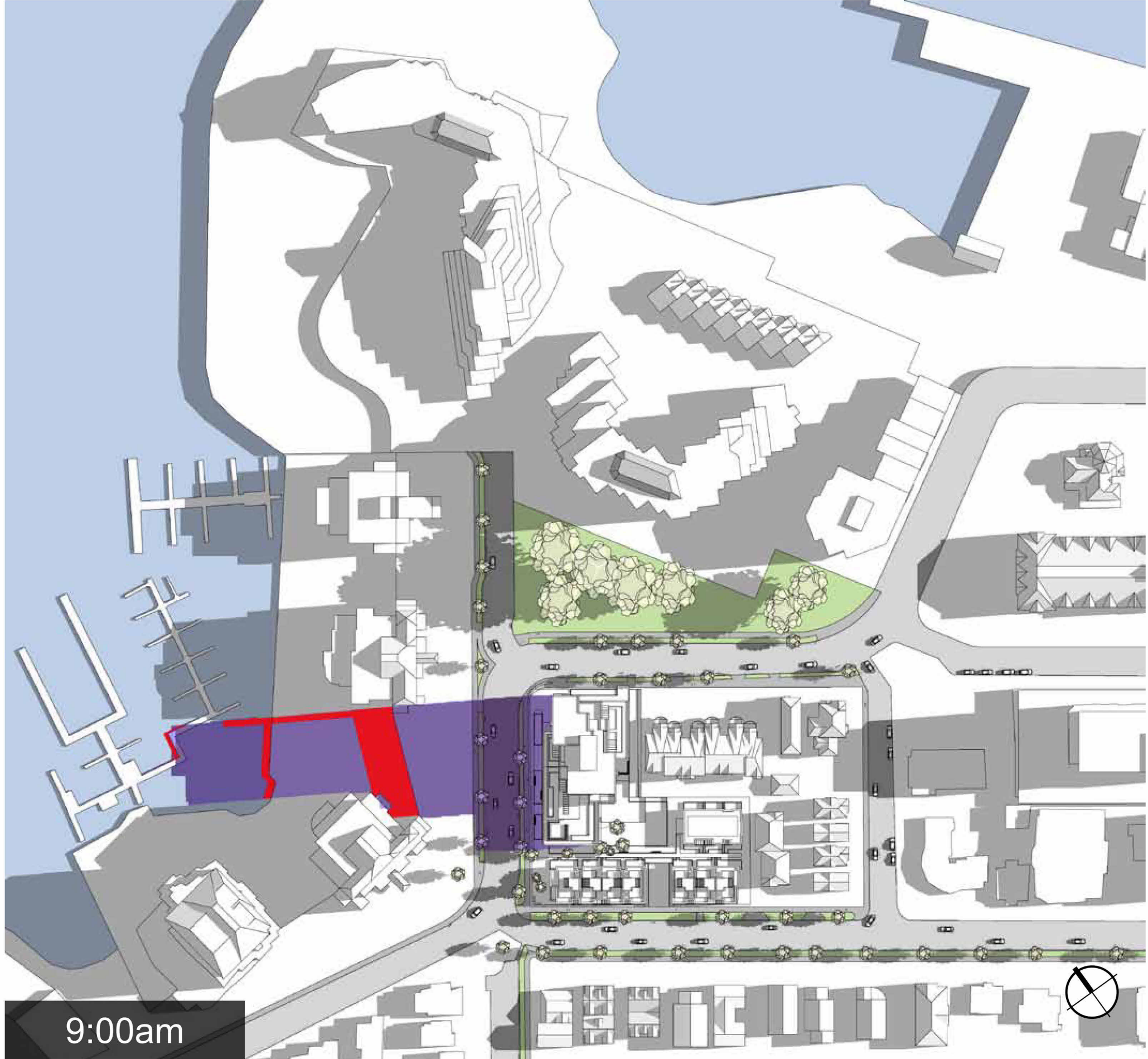
sheet title
**Massing, Sun and
Shade Study**

project no.		#21-18
scale		
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date issued	sheet no.	
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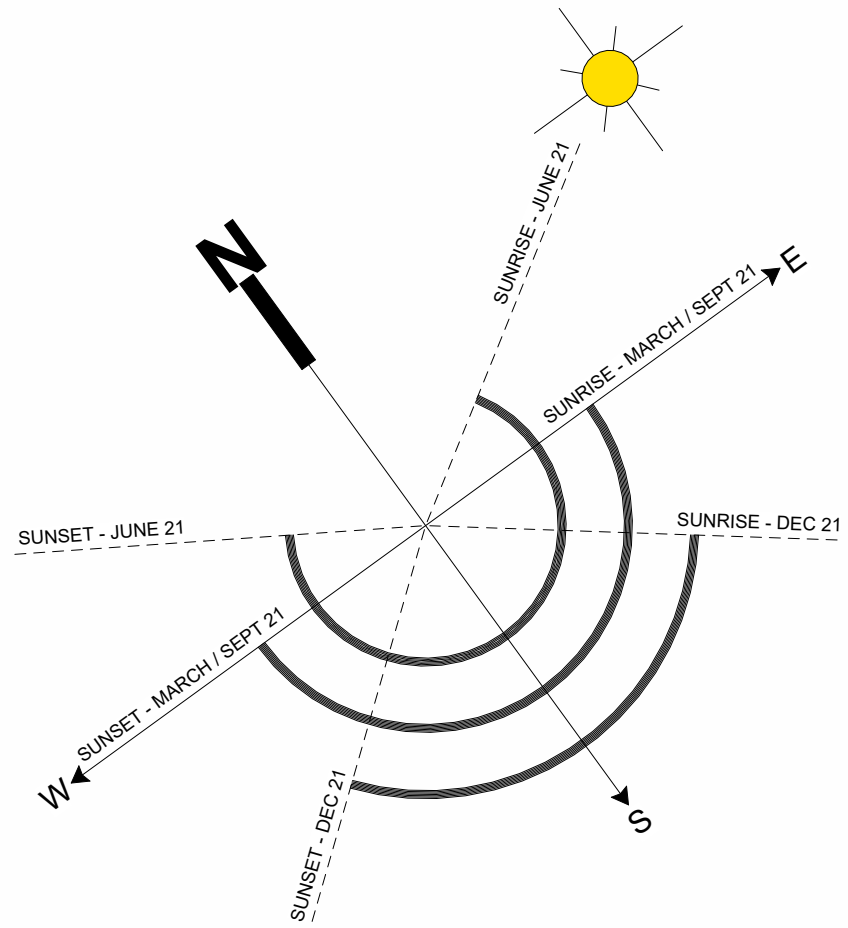
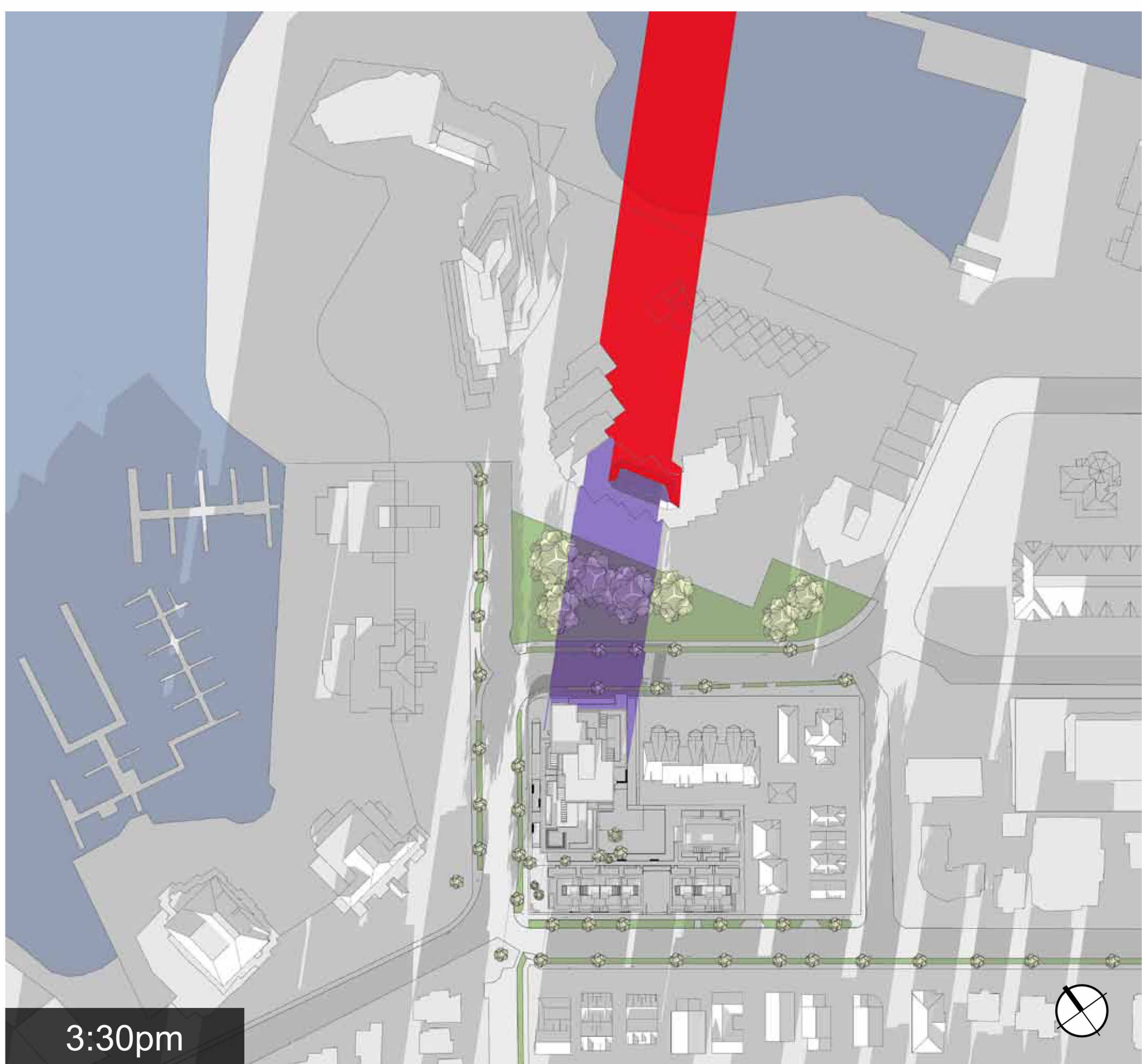
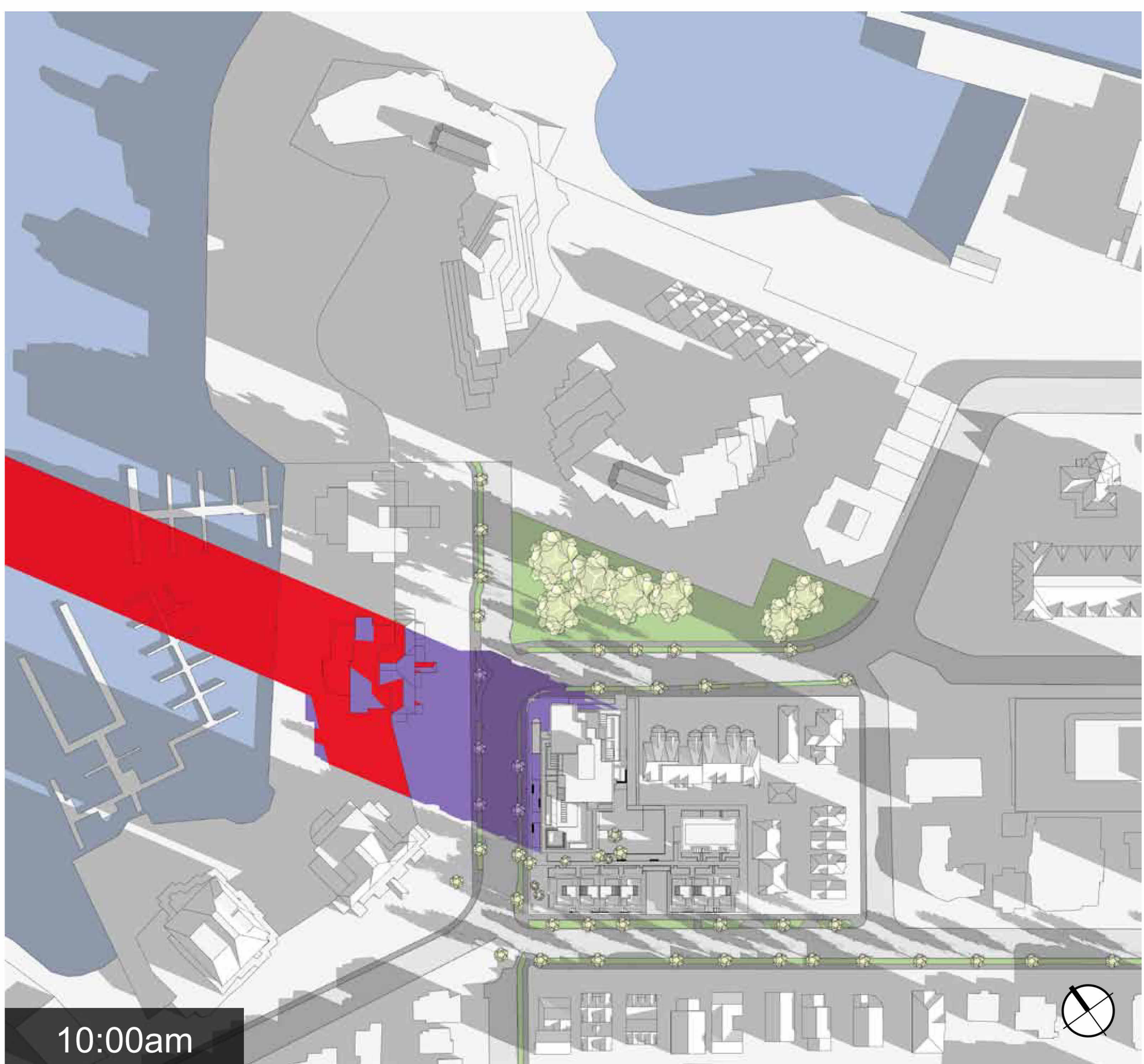
Spring/Fall Equinox



Summer Solstice



Winter Solstice



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

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205 Quebec Street		
Victoria, BC		
sheet title		
Sun and Shade Study		
project no.		#21-18
scale		
drawn by		DZ, GK
date issued		12/04/22
sheet no.		A0.12



project name
Montreal and Quebec
205 Quebec Street
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NOTES:
REFER TO LANDSCAPE PLANS FOR
INFORMATION ON PAVING ON PAVING,
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QUEBEC STREET

Project Information Table							
Zone (existing)	R-K Medium Density Attached Dwelling District						
Proposed zone or site specific zone	Site Specific Zone						
Site area (m ²)	4,009.0						
Total floor area (m ²)	11,776.0						
Commercial floor area (m ²)	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						
Front yard	5.44m						
Rear yard	2.01m						
Side yard (Flanking Street)	0.18m (Kingston)						
Side yard (Interior)	3.65m						
Combined side yards	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 (m ²)	30						
Total residential floor area (m ²)	9,624						
Tower:							
17 Storeys							
Unit Type	L1	L2-L3	L4	L5-L6	Pent.	Total	
Level 1: 723m ²	Studio	2	2	2	24	2%	
Level 2 + 3: 2,099m ² (1028 x2)	1 Bedroom	8	2	34	30%		
Level 4:	2 Bedroom	4	1	5	4%		
Level 5 + 16: 66,839m ² (500 x12)	2 Bedroom	4	1	24	1	29	
Penthouse: 337m ²	3 Bedroom	10	6	1	24	32	
	Townhouse	10	6	1	24	29%	
Townhouse:	Total	10	24	4	72	2	112
2 Storeys + Underground Parking							
Level 1: 678m ²							
Level 2: 791m ²							
Roofing: 39m ²							

KINGSTON STREET

0m 5m
scale in meters

rev no	description	date
4	Issued for ADP	22.09.02
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

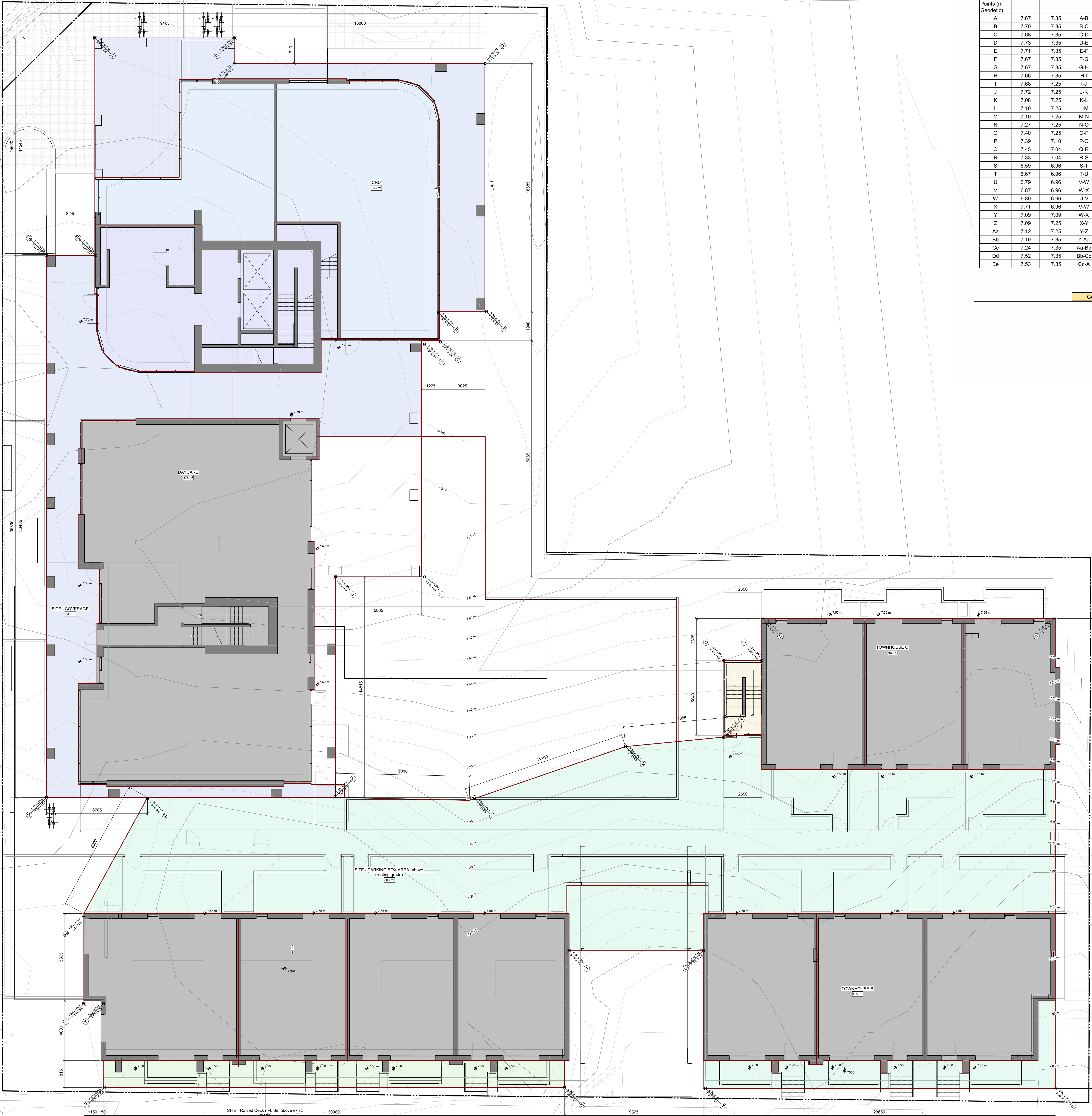
sheet title
Site Plan

project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	12/04/22
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	23.50	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	30.98	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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rev no	description	date

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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
date issued	12/04/22
sheet no.	A1.2

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0m 5m
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

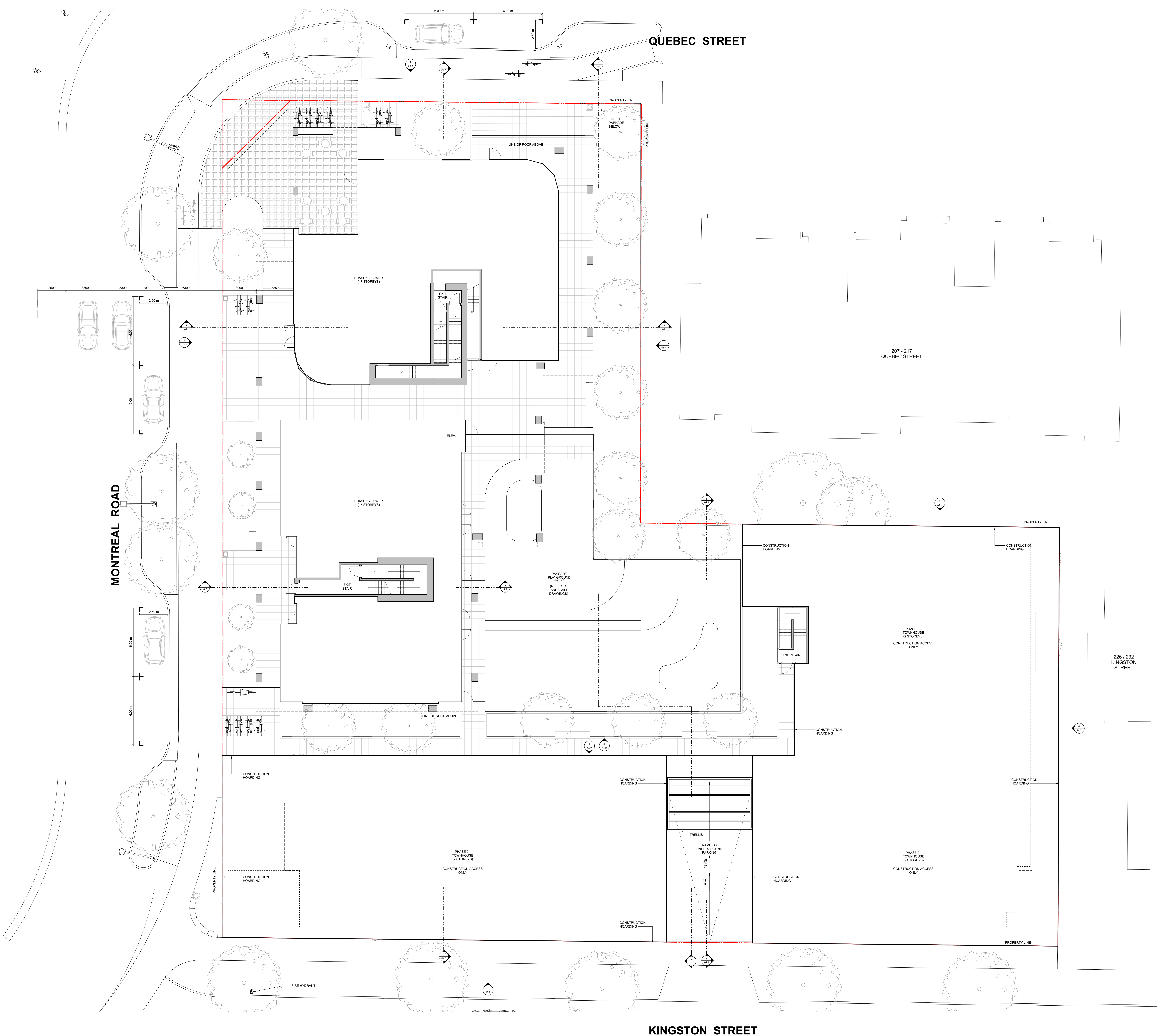
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drawn by Author

date issued 12/04/22

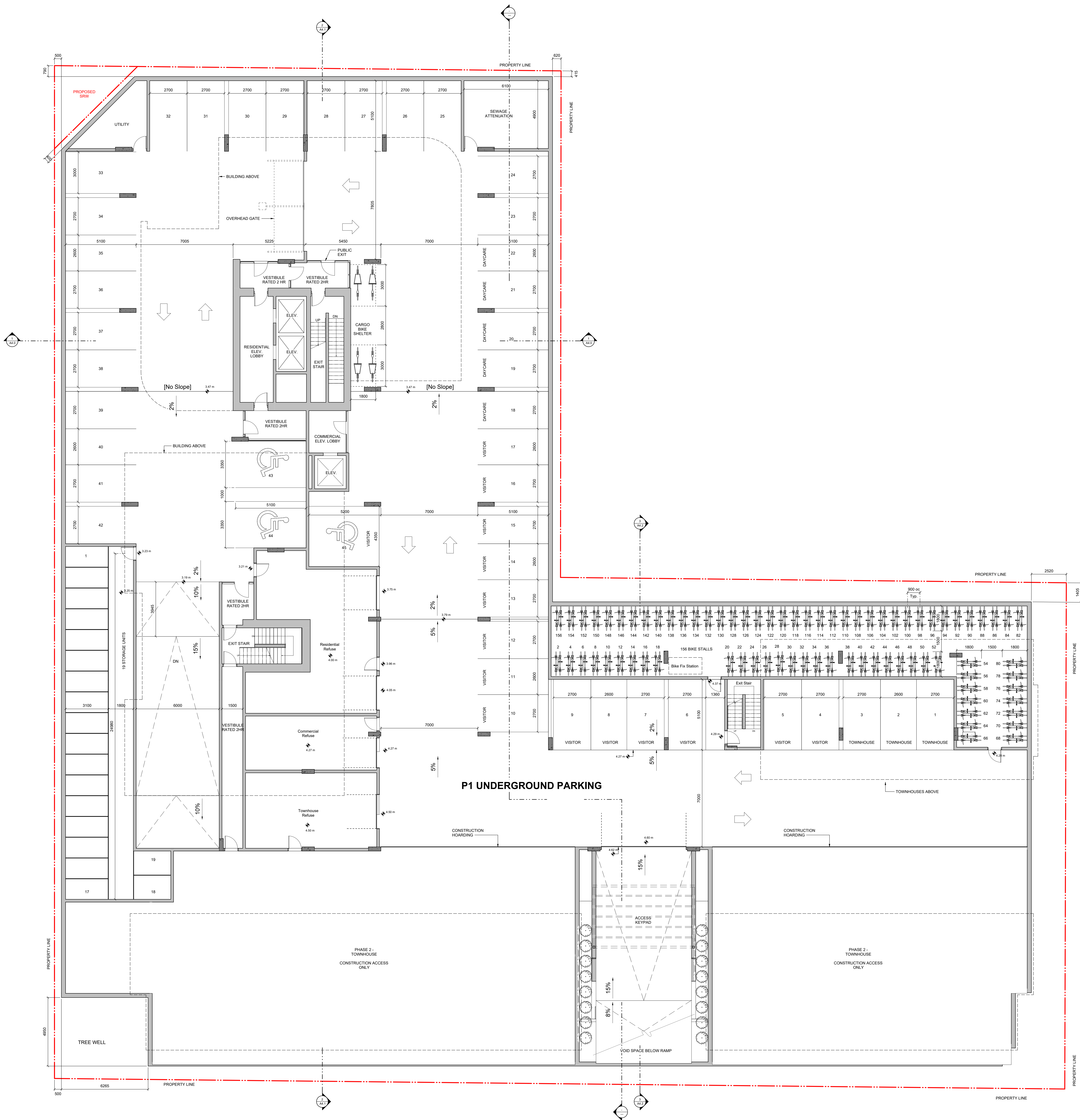
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scale in meters

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1	Issued for Dev. Tracker	21.10.19
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Phasing Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	12/04/22
sheet no.	A1.4

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0m 5m
scale in meters

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

project no.	#21-18
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scale	1 : 100
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drawn by RP / GK

date issued	sheet no.
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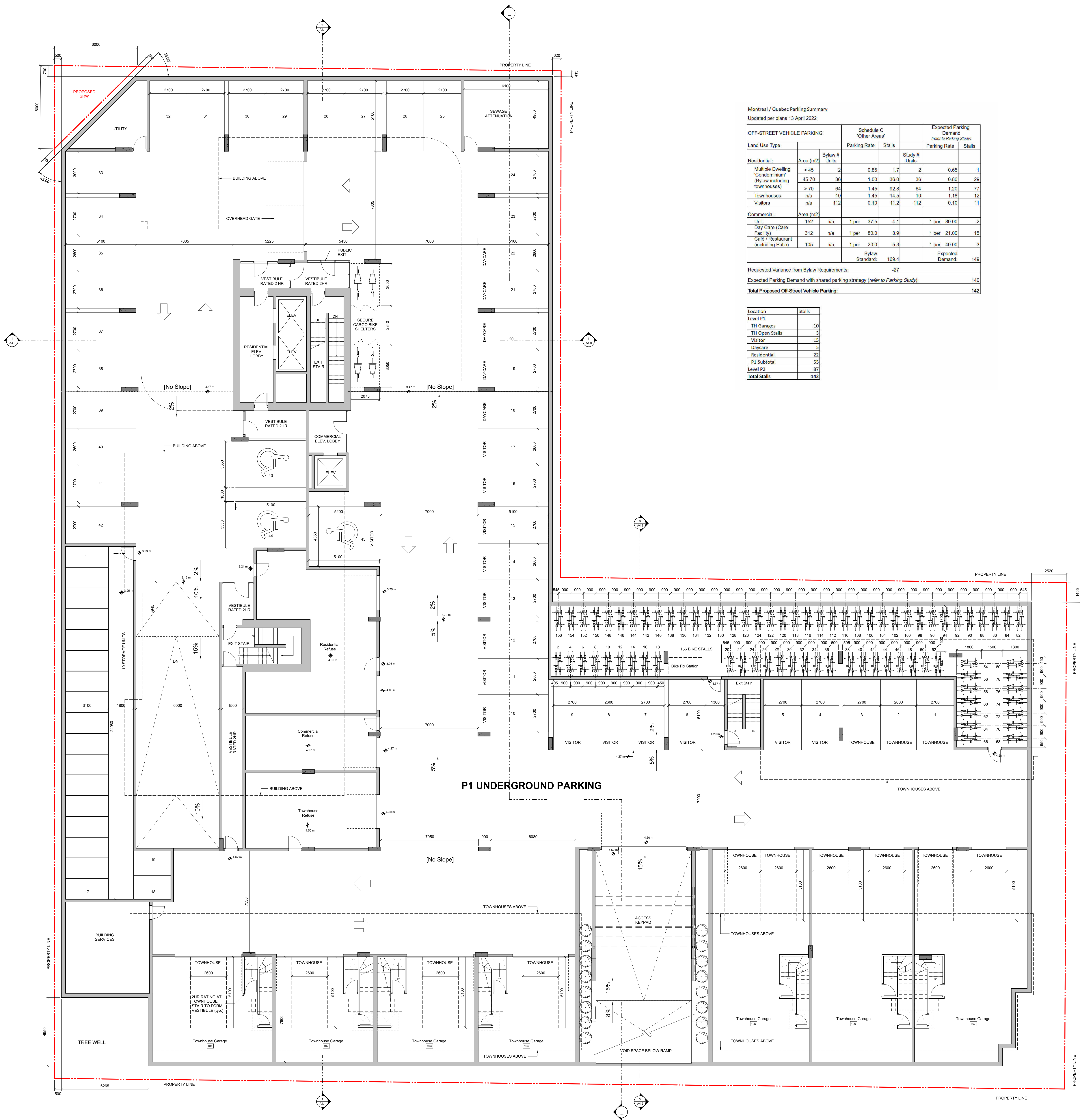


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Montreal / Quebec Parking Summary
Updated per plans 13 April 2022

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	Study # Units	Parking Rate	Stalls
Residential:	Multiple Dwelling 'Condominium' (Bylaw including townhouses)	< 45	2	0.85	1.7	2	0.65
		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	12
Visitors	n/a	112	0.10	11.2	112	0.10	11
Commercial:				Area (m ²)		Expected Demand:	
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		
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



0m 5m
scale in meters

rev no	description	date
4	Issued for ADP	22.09.02
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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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MONTREAL ROAD

207 - 217
QUEBEC STREET

226 / 232
KINGSTON STREET

KINGSTON STREET

0m 5m
scale in meters

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2	Issued for Reasoning / DP	21.12.15
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rev no	description	date

project name
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205 Quebec Street
Victoria, BC

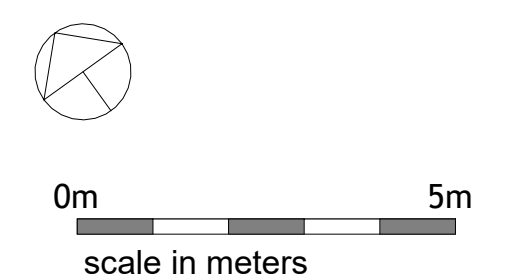
sheet title
Level 1 Plan

project no.	#21-18
scale	1 : 100
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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
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date issued	12/04/22
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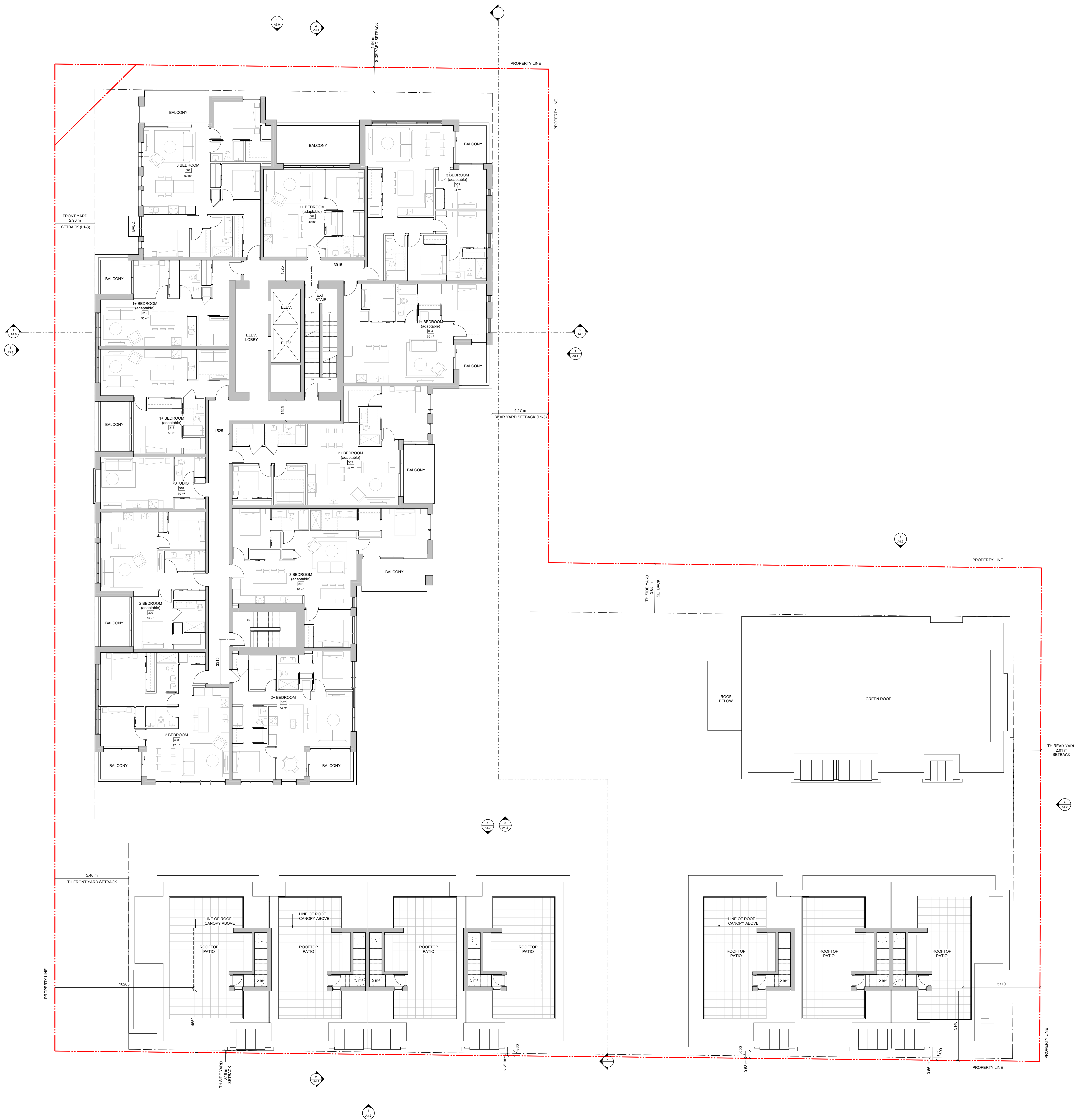
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scale in meters

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

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scale	1 : 100
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date issued	12/04/22
sheet no.	A2.4



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scale in meters

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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Level 4 Plan

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0m 5m
scale in meters

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-16 Plan

project no.	#21-18
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scale	1 : 100
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date issued	sheet no.
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scale in meters

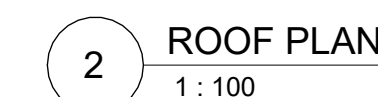
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sheet title
Penthouse + Roof Plan

date issued	sheet no.
12/04/22	A27

12/04/22 A2.1





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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 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 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



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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:

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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
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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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1	Issued for Dev. Tracker	21.10.19
rev no	description	date

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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 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
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



4	Issued for ADP	22.09.02
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	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



rev no	description	date
4	Issued for ADP	22.09.02
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

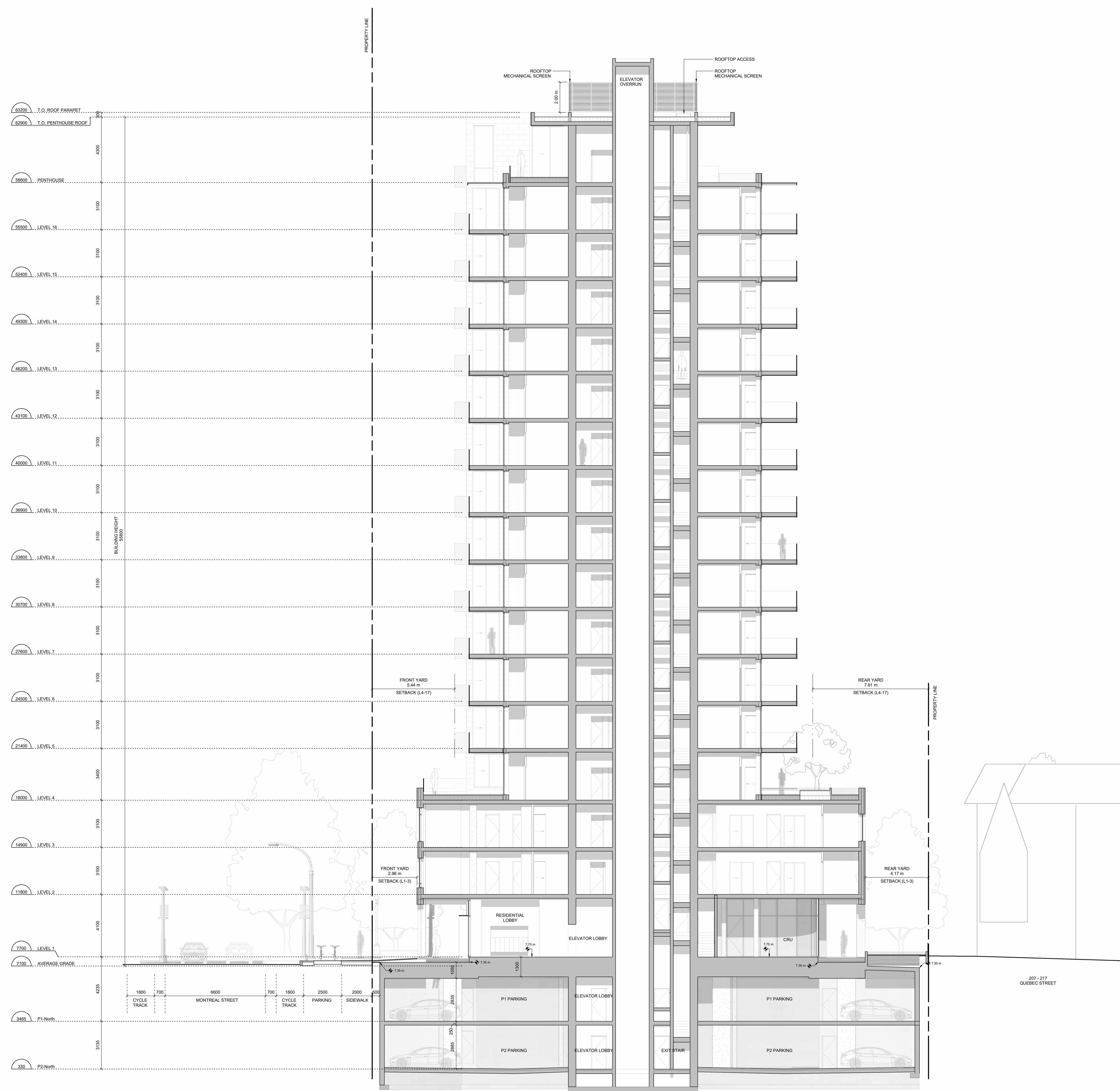
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A3.3.

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[illegible]

4	Issued for ADP	22.09.02
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	sheet no.
12/04/22	A4.0



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4	Issued for ADP	22.09.02
3	Rezonning/DP Resubmission 22.04.14	
2	Issued for Rezonning / DP	21.12.15
rev no	description	date

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	12/04/22
sheet no.	A4.1



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ELEVATION MATERIALS KEY:

- Cement Panel System
Colour: Sandstone
- Running Board Brick
Colour: Wheat
- Fibre Cement Panel
Colour: Dark Grey
- Pre-finished Vertical Wood Siding
- Subtle: T&G Wood
- Glass Guards in Pre-finished Aluminum Frames
- Glazed Canopies, Laminated Glazing on Painted Steel Structure
Colour: Iron / Ore
- Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
- Pre-finished Metal Fascia
Colour: Iron / Ore
- Perforated Metal Balcony Guard
Colour: Iron / Ore
- Painted Metal Pergolas and Gates
Colour: Iron / Ore
- Window and Doors: Clear Glazing in Dark Anodized Aluminum Frames
Colour: Iron / Ore
- Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- Exposed Architectural Concrete
- Pre-finished Metal Louvers
Colour: Iron / Ore
- Pre-finished Metal Panel
Colour: Iron / Ore



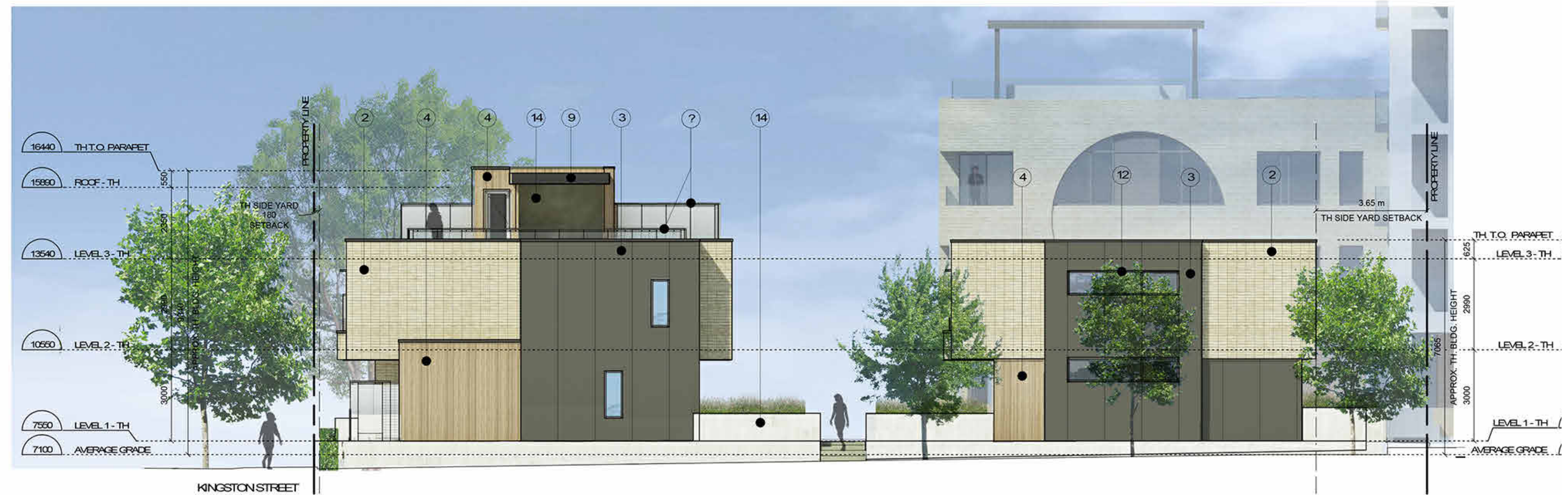
1 North Elevation - Townhouse
1:100



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
4	Issued for ADP	22.09.02
2	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 Author

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