



Contacts + Drawing List

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D'AMBROSIO
architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T5K2

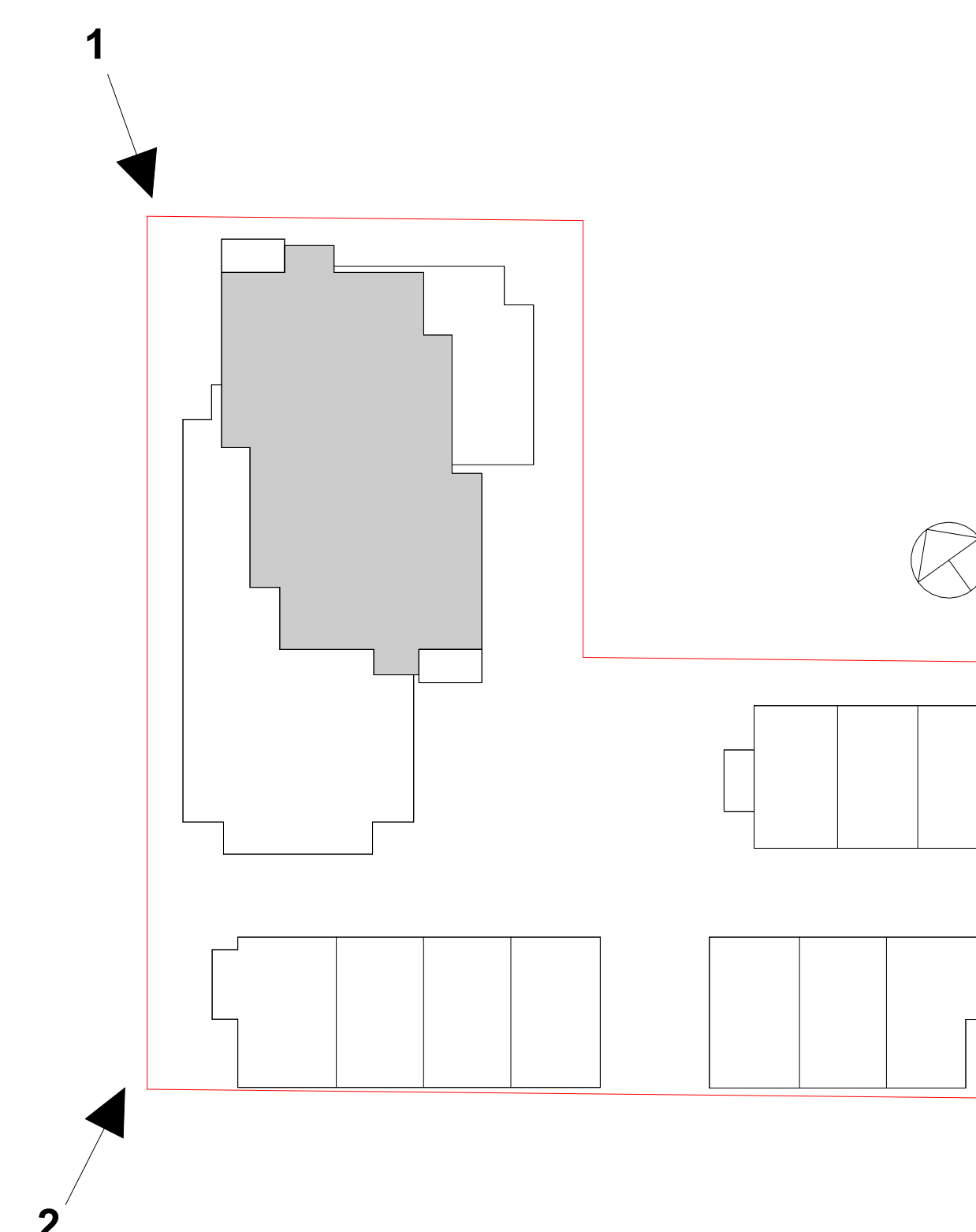
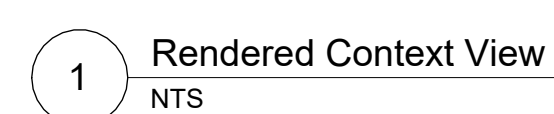
tel 250.384.2400
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MIKE GERIC
CONSTRUCTION

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

Issued for ADP
22.09.02

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

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



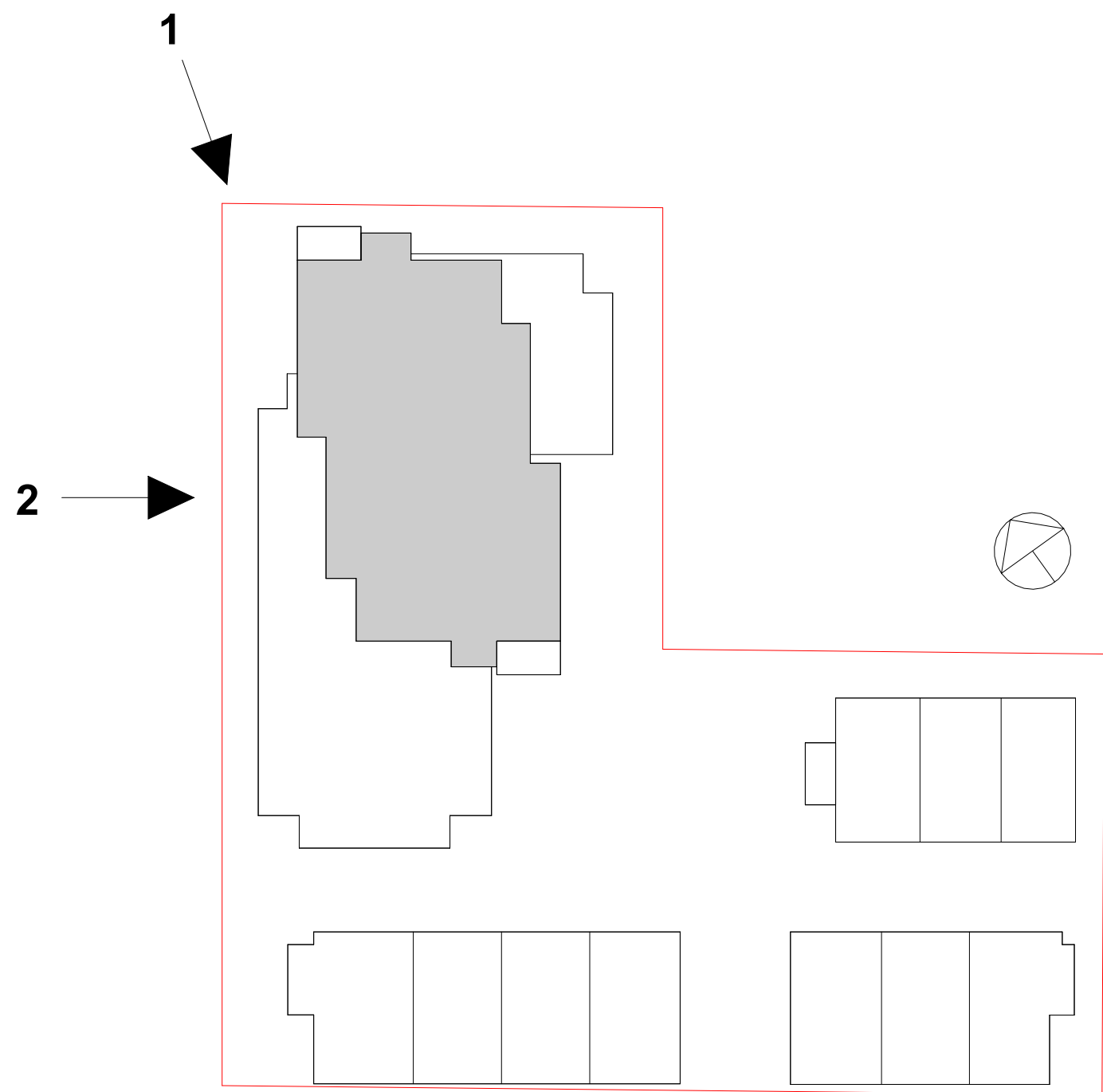
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1 Rendered Context View
NTS



2 Montreal Entry Render
NTS



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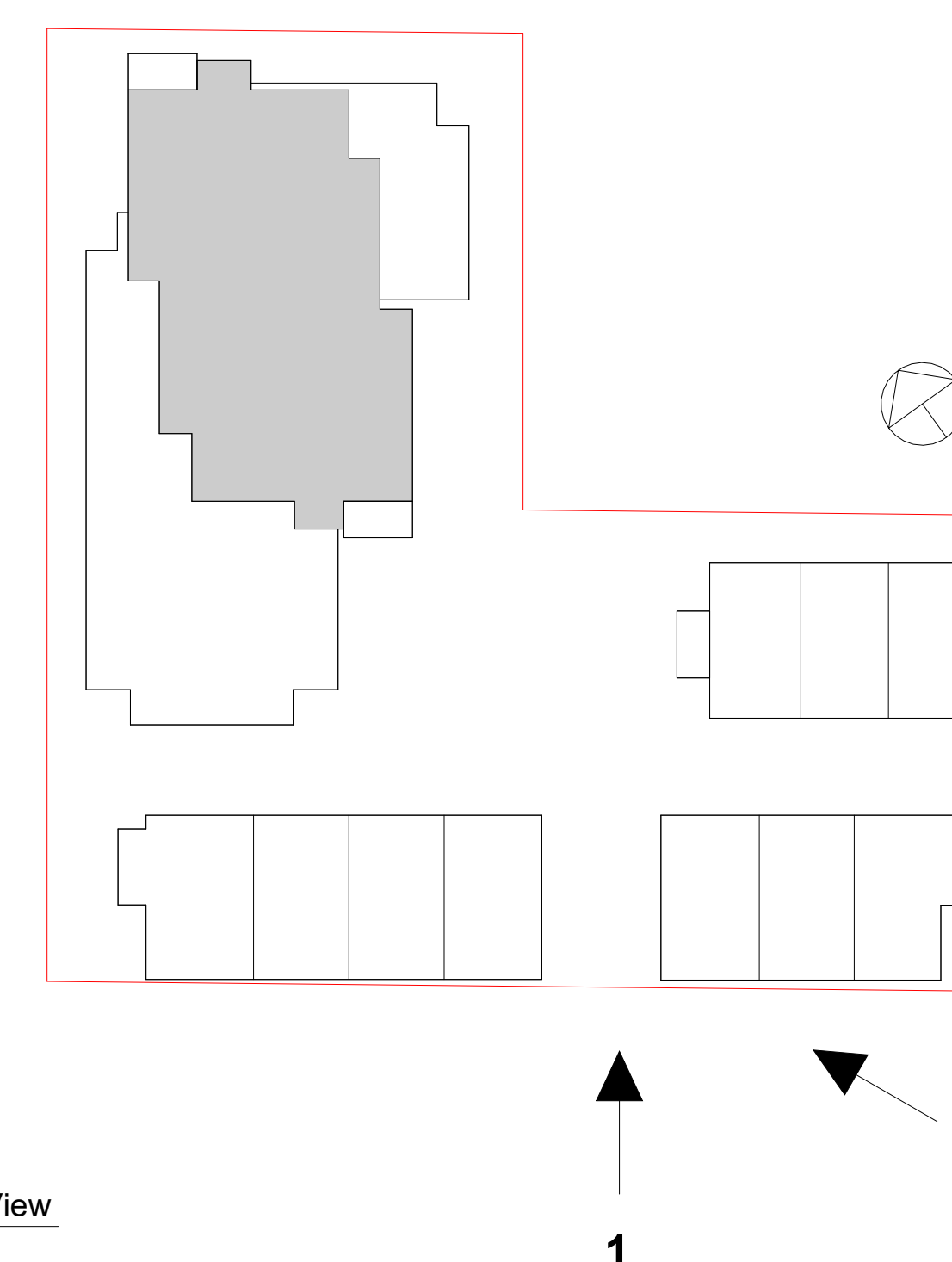
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1 Redered Context View
NTS



2 Redered Context View
NTS



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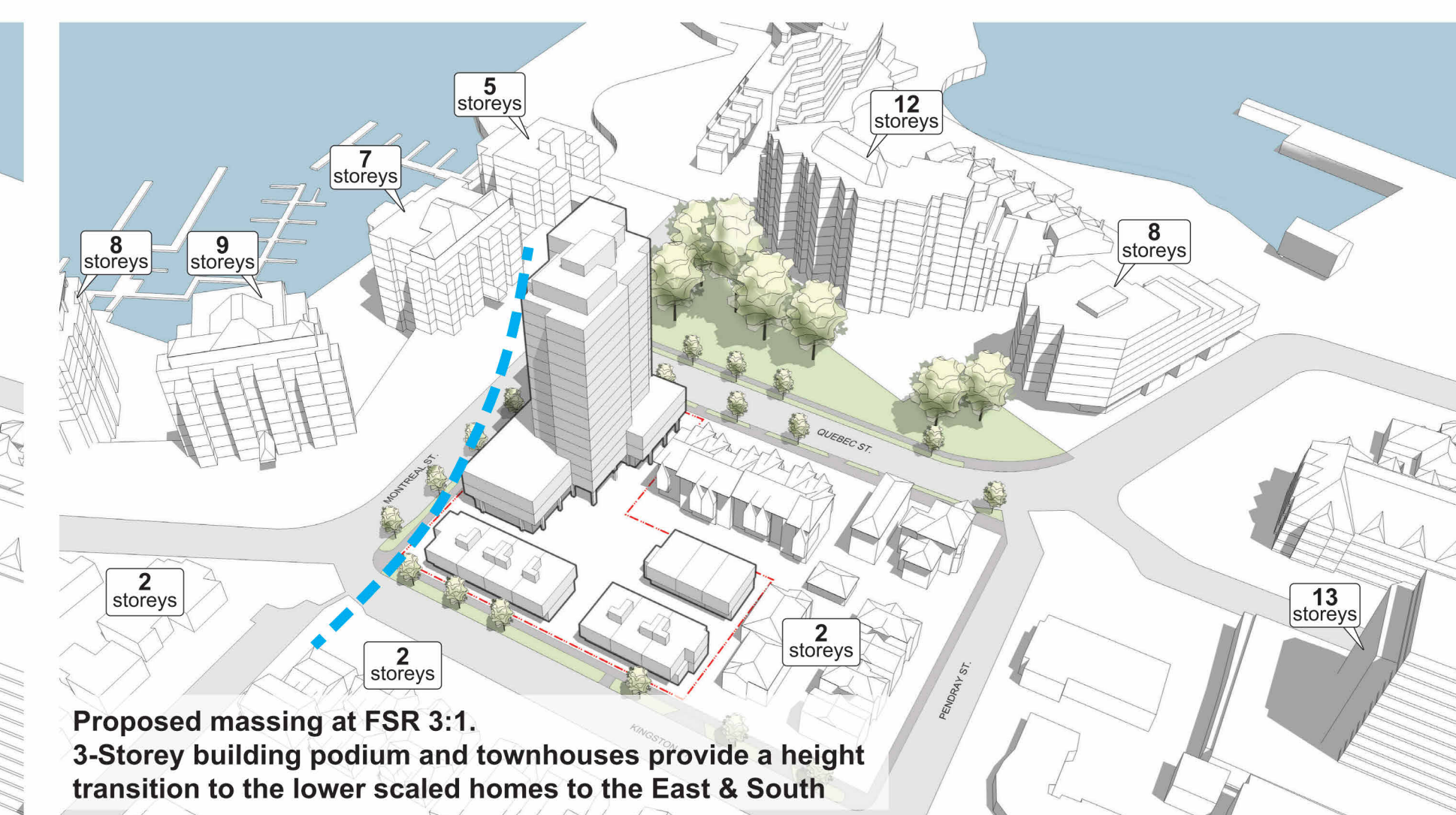
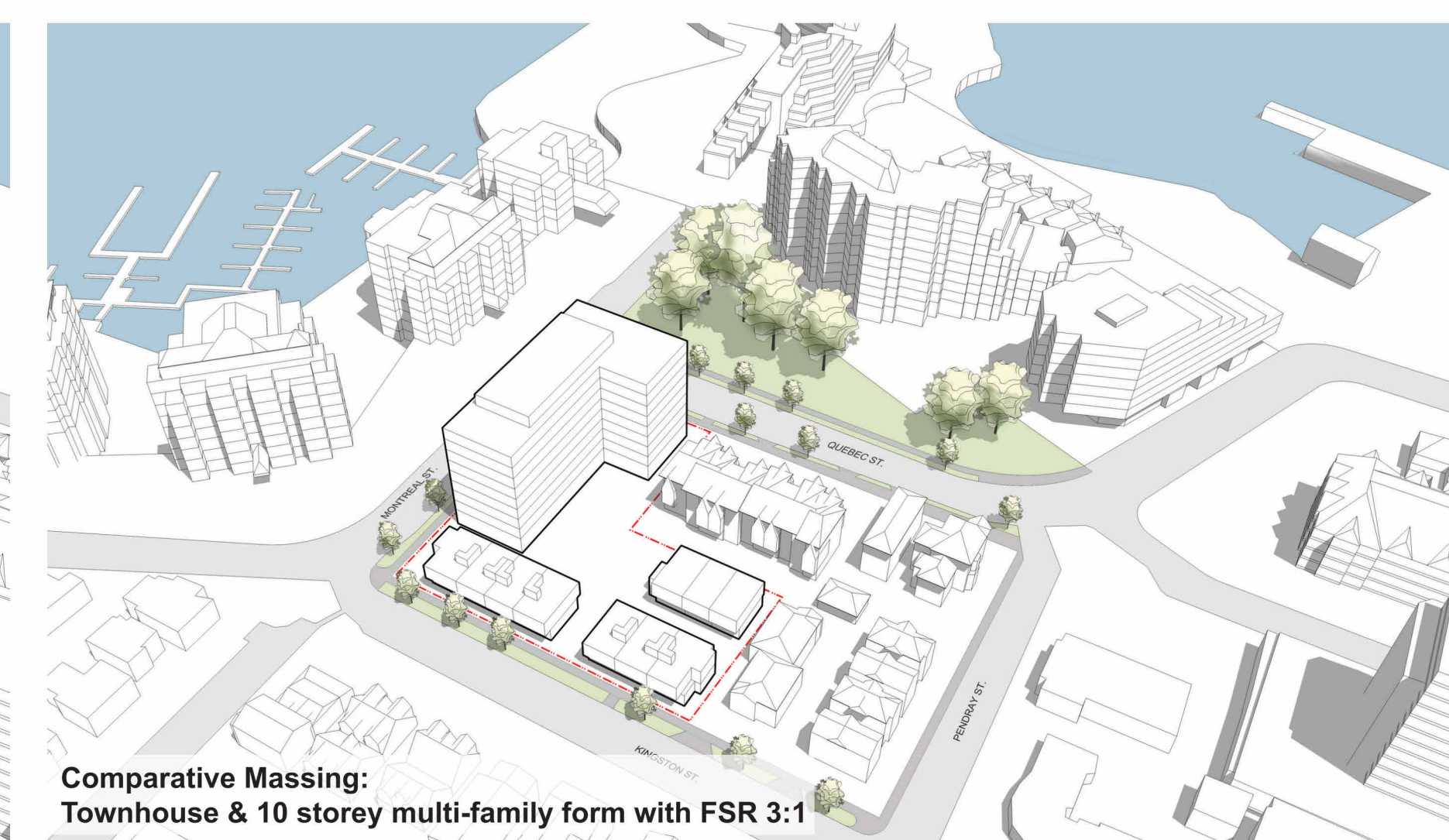
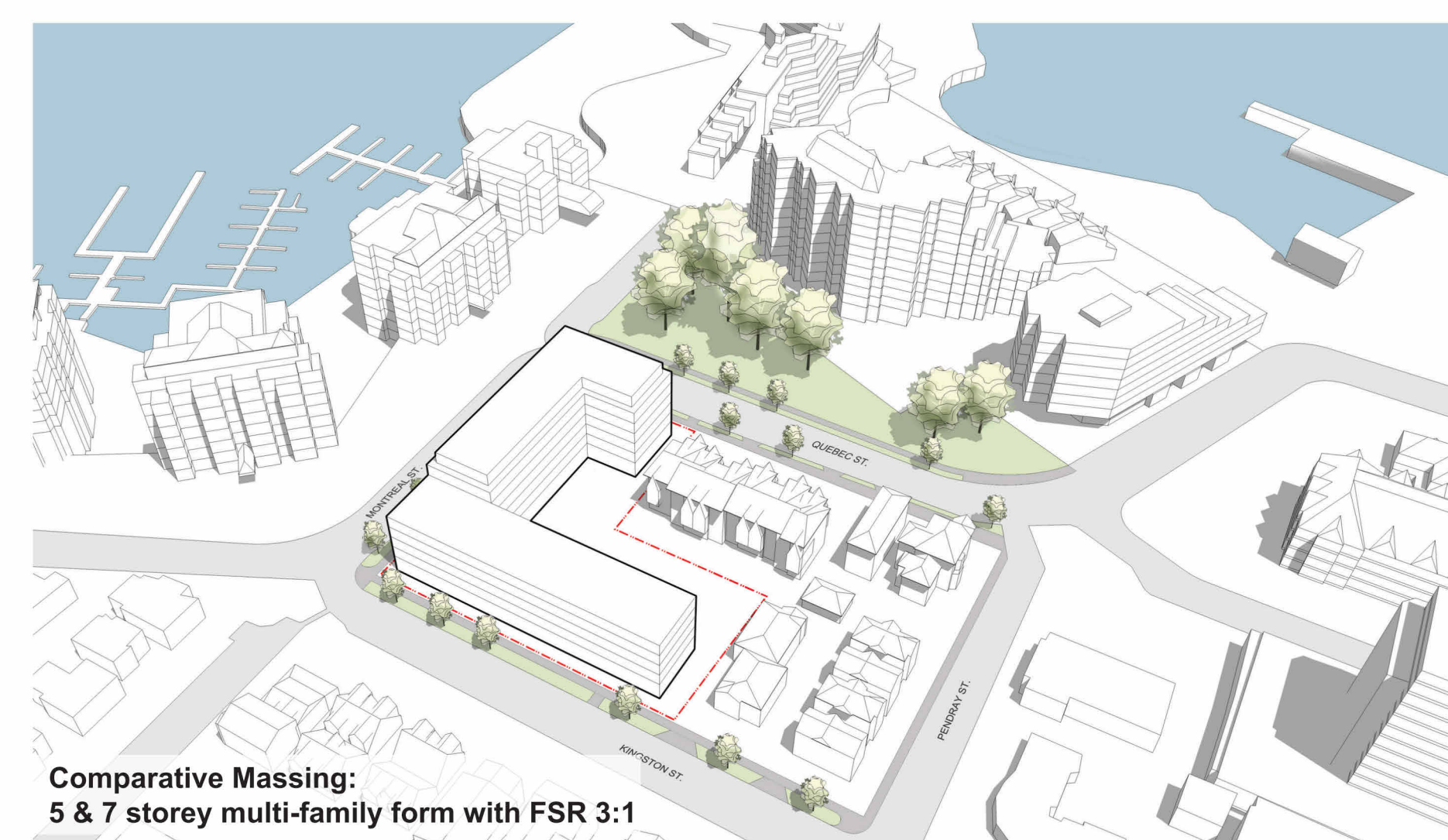
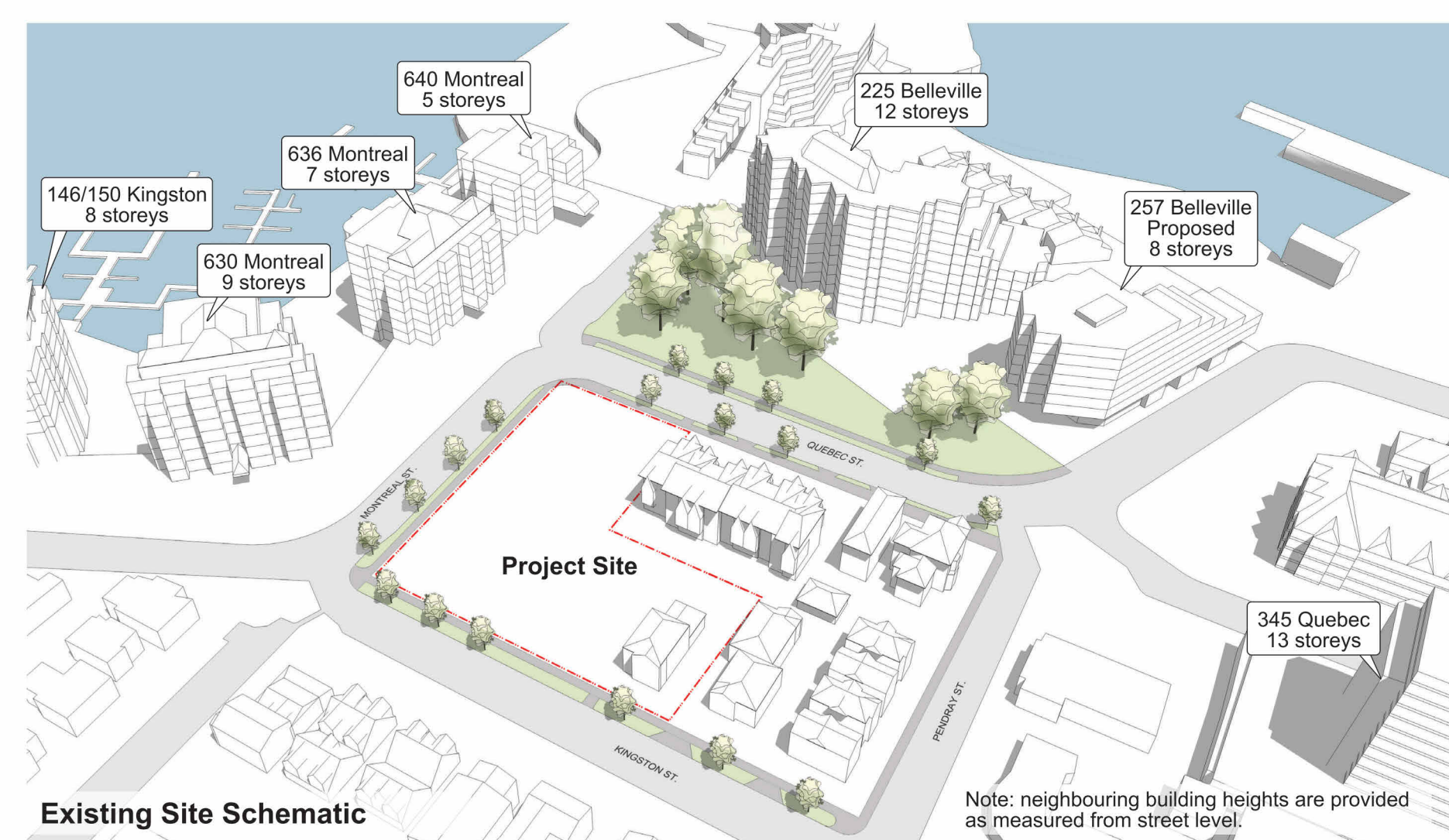
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205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.		#21-18
scale		As indicated
drawn by		CF
date issued	12/04/22	sheet no. A0.3

 10–18+ storeys
 6–9 storeys



MASSING / HEIGHT RATIONALE

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project name
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Victoria, BC

sheet title
Height & Massing
Analysis

project no.	#21-18
scale	NTS

drawn by	DZ
date issued	sheet no.
08/10/2022	A0 4

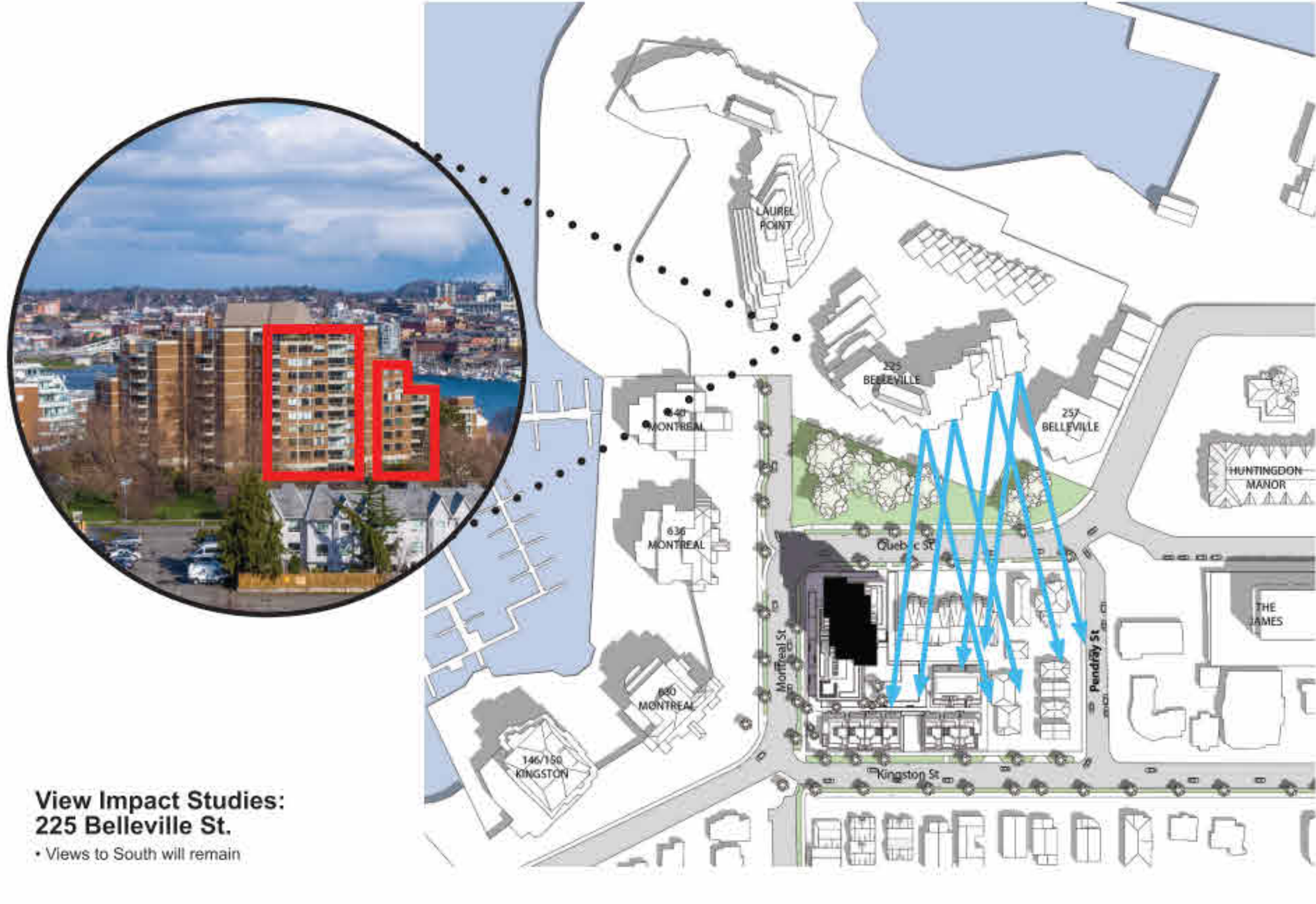
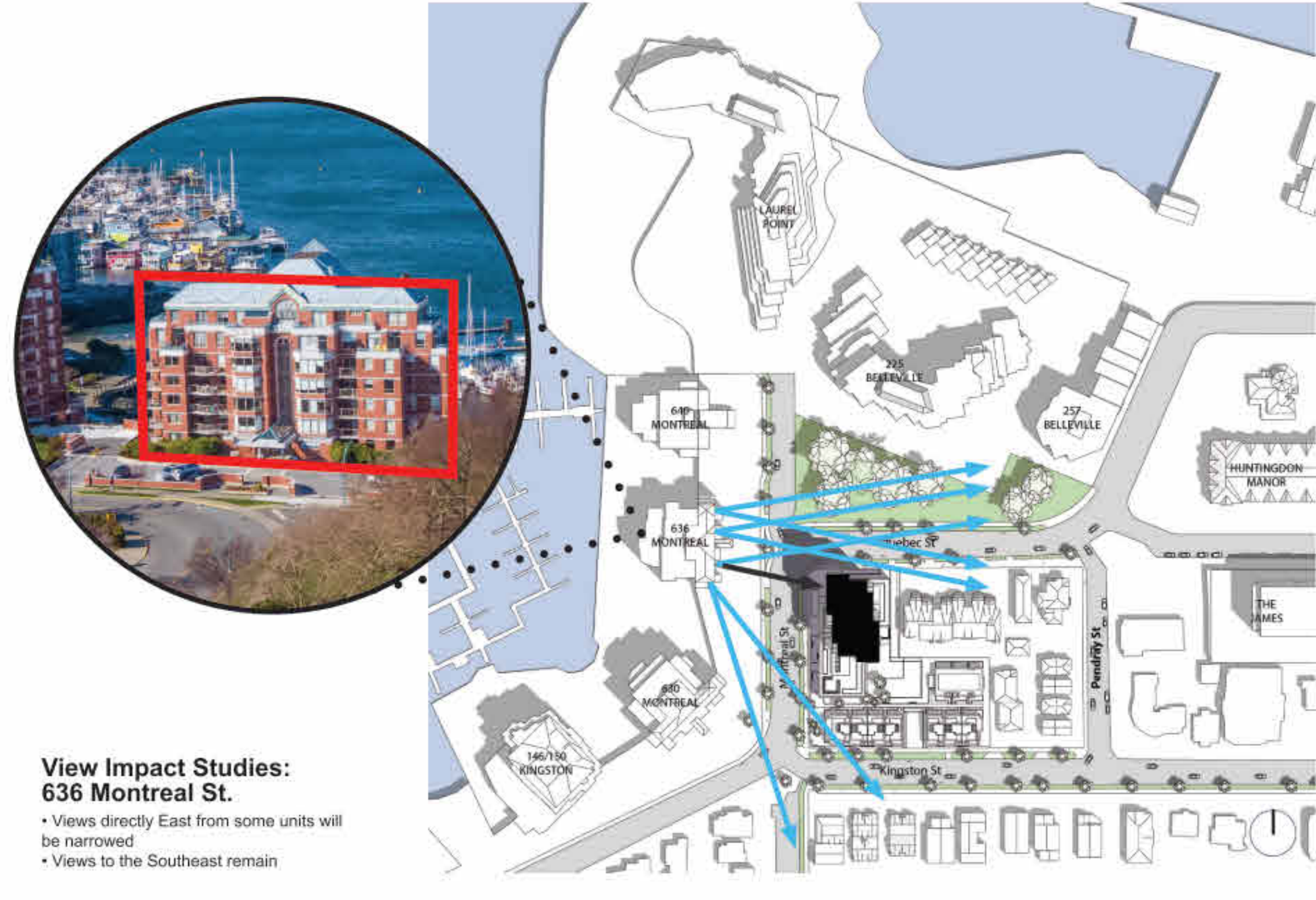
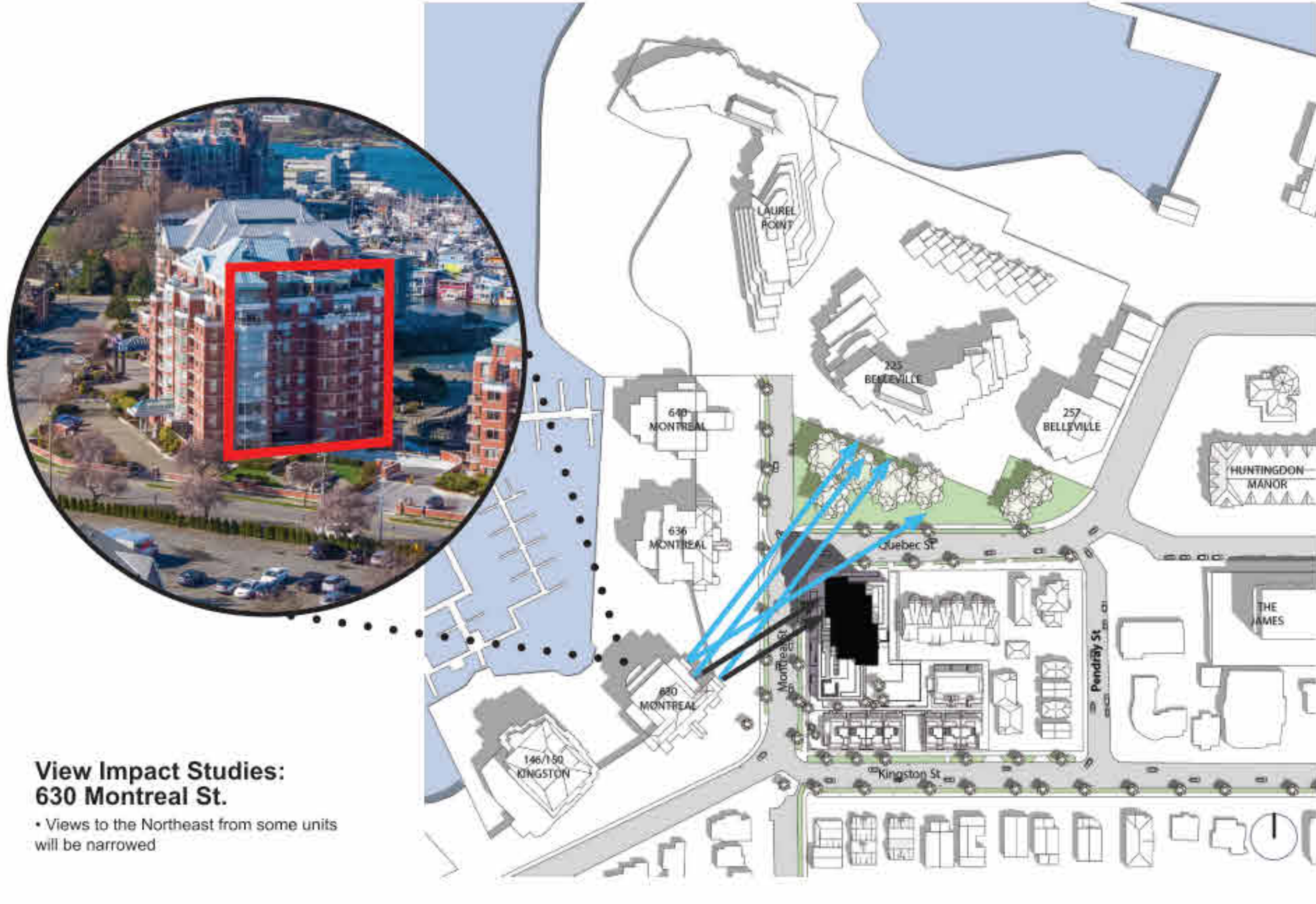


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Policy Context



View Impact Analysis



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project name
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205 Quebec Street
Victoria, BC

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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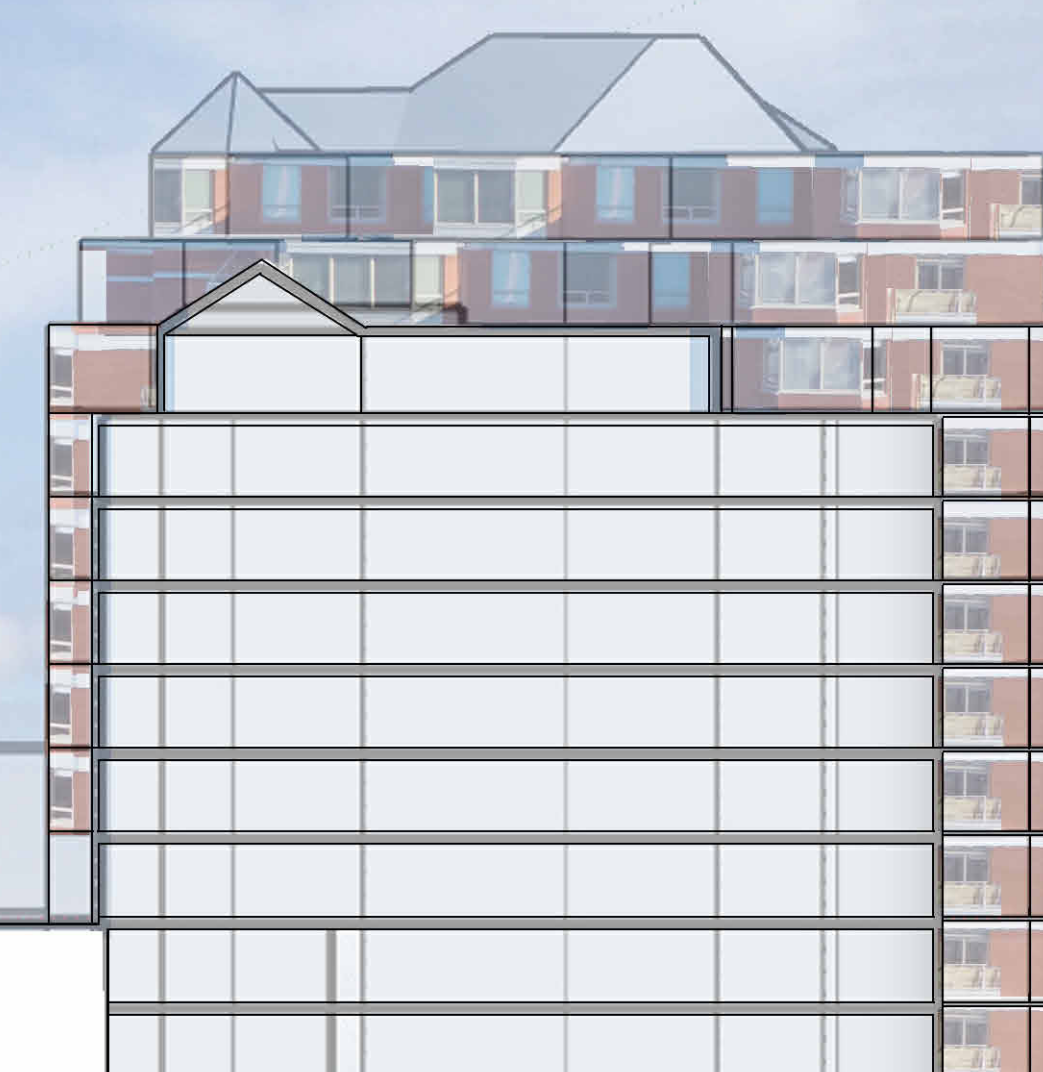
PENDRAY ST

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

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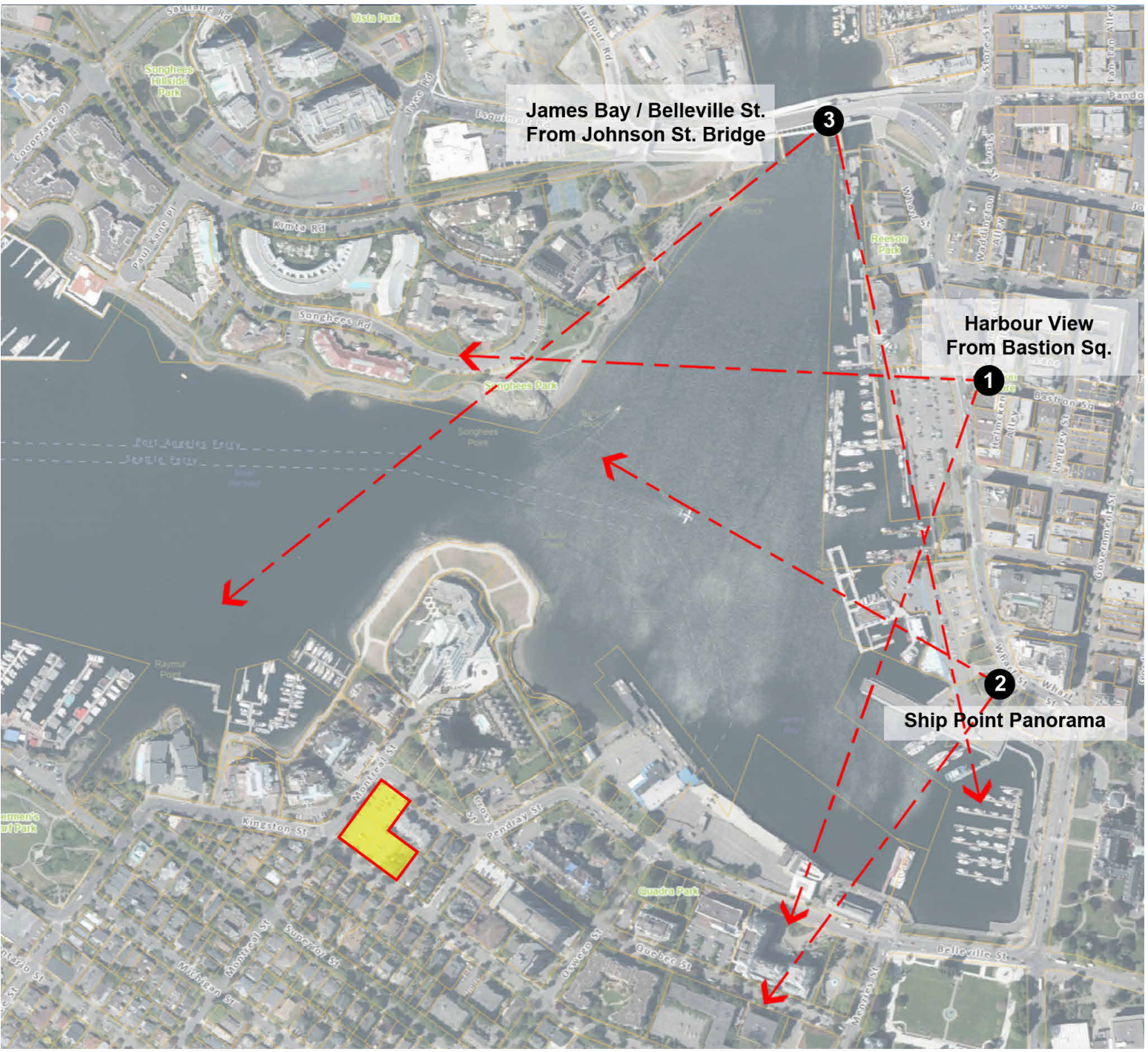
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Montreal and Quebec
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sheet title
Context Elevations

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scale		1:3
drawn by		
date issued		sheet no.
12/04/22		A0.



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1. Harbour View from Bastion Square



2. Ship Point Panorama



3. James Bay / Belleville Street from Johnson Street Bridge

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

sheet title
Skyline Analysis

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

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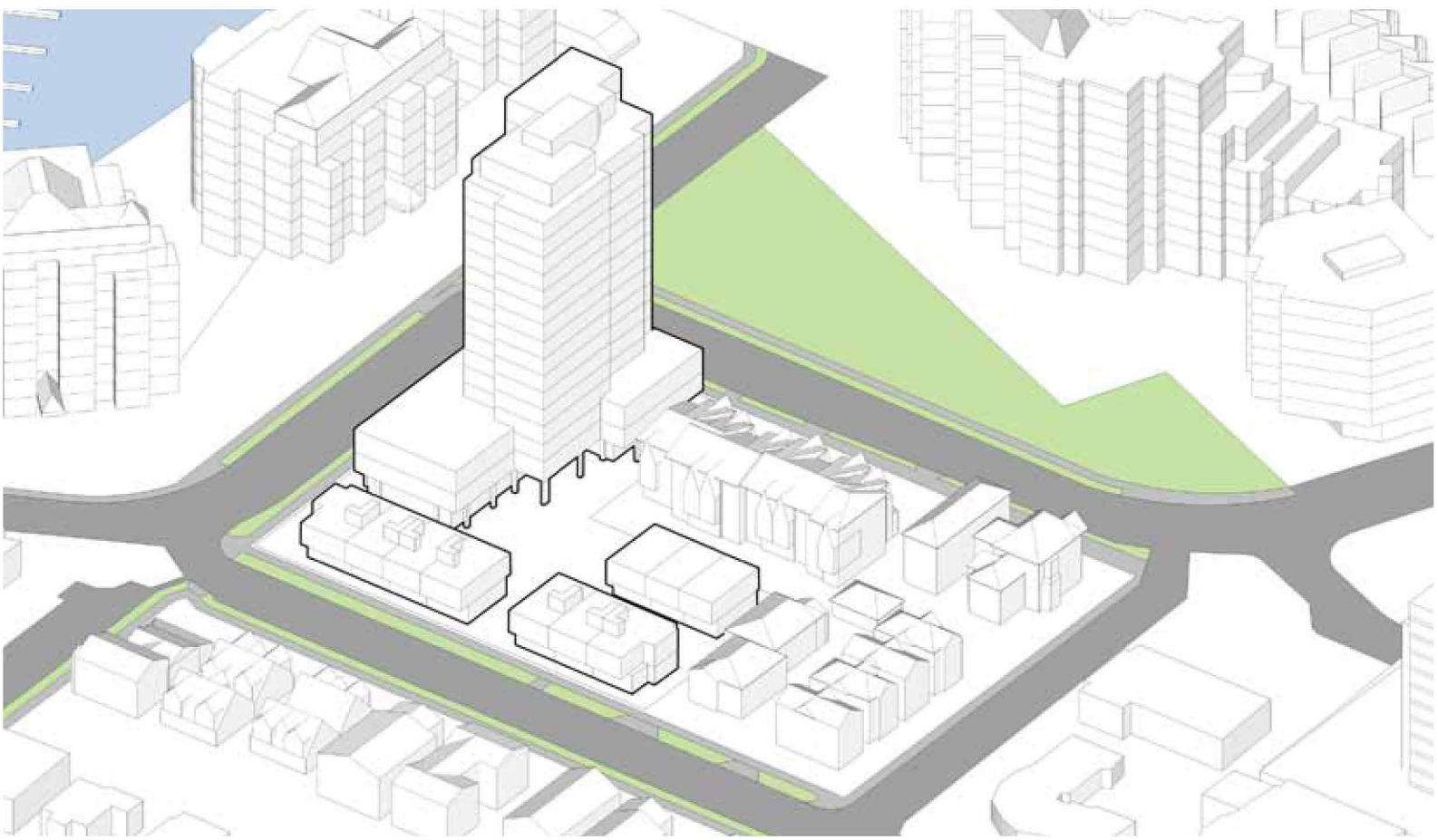
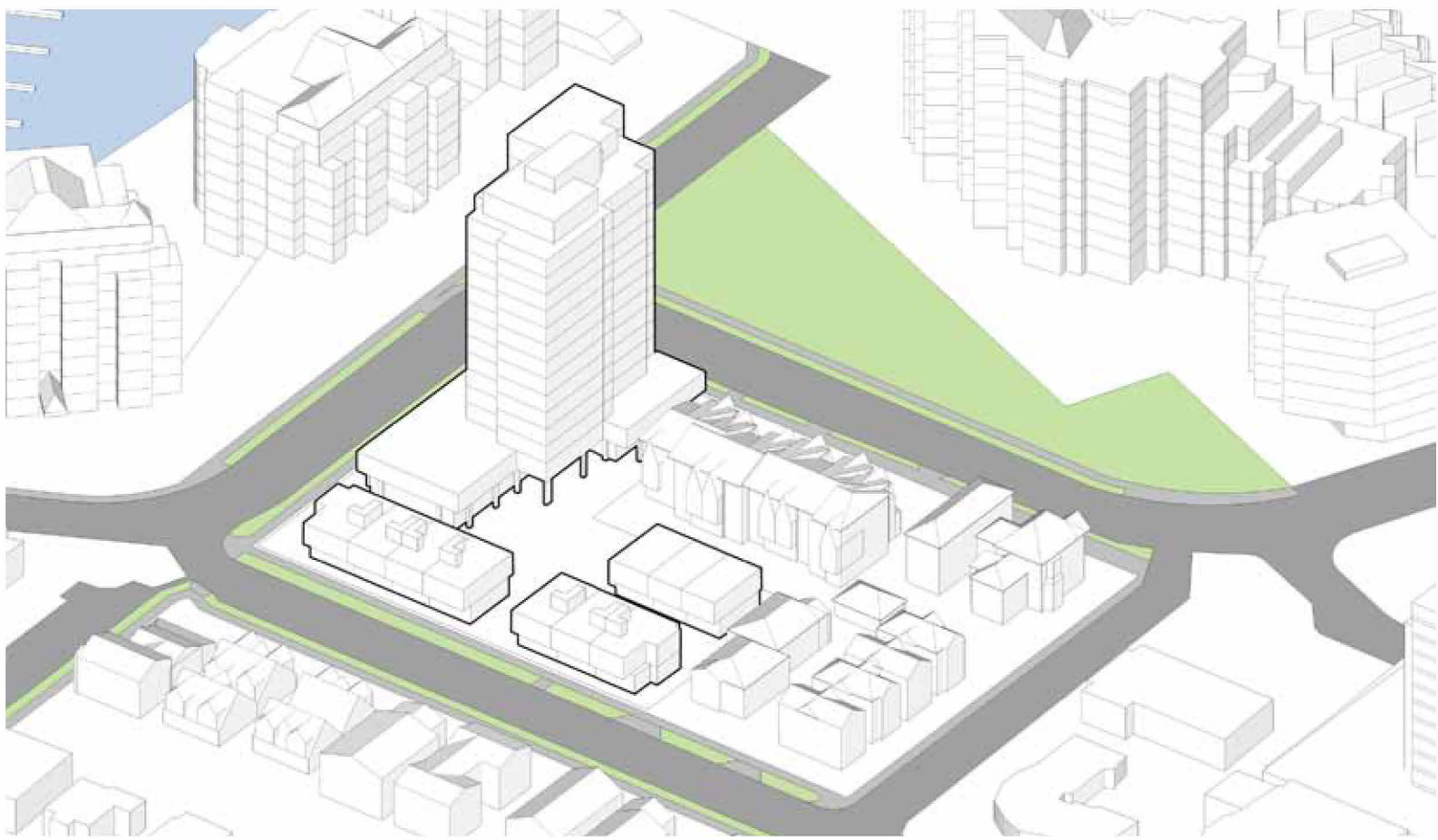
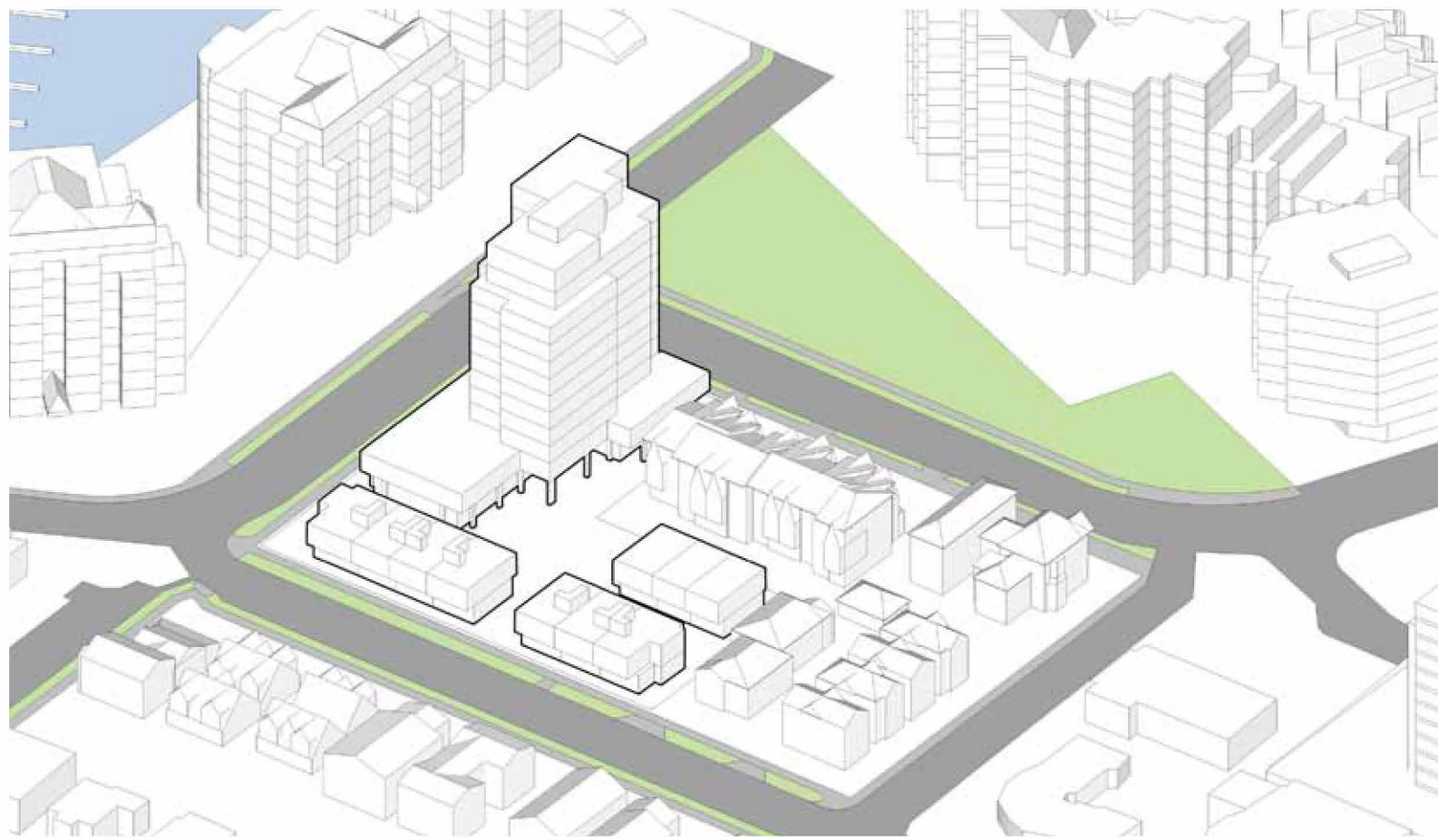
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COMPARATIVE MASSING ANALYSIS SPRING/FALL EQUINOX

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



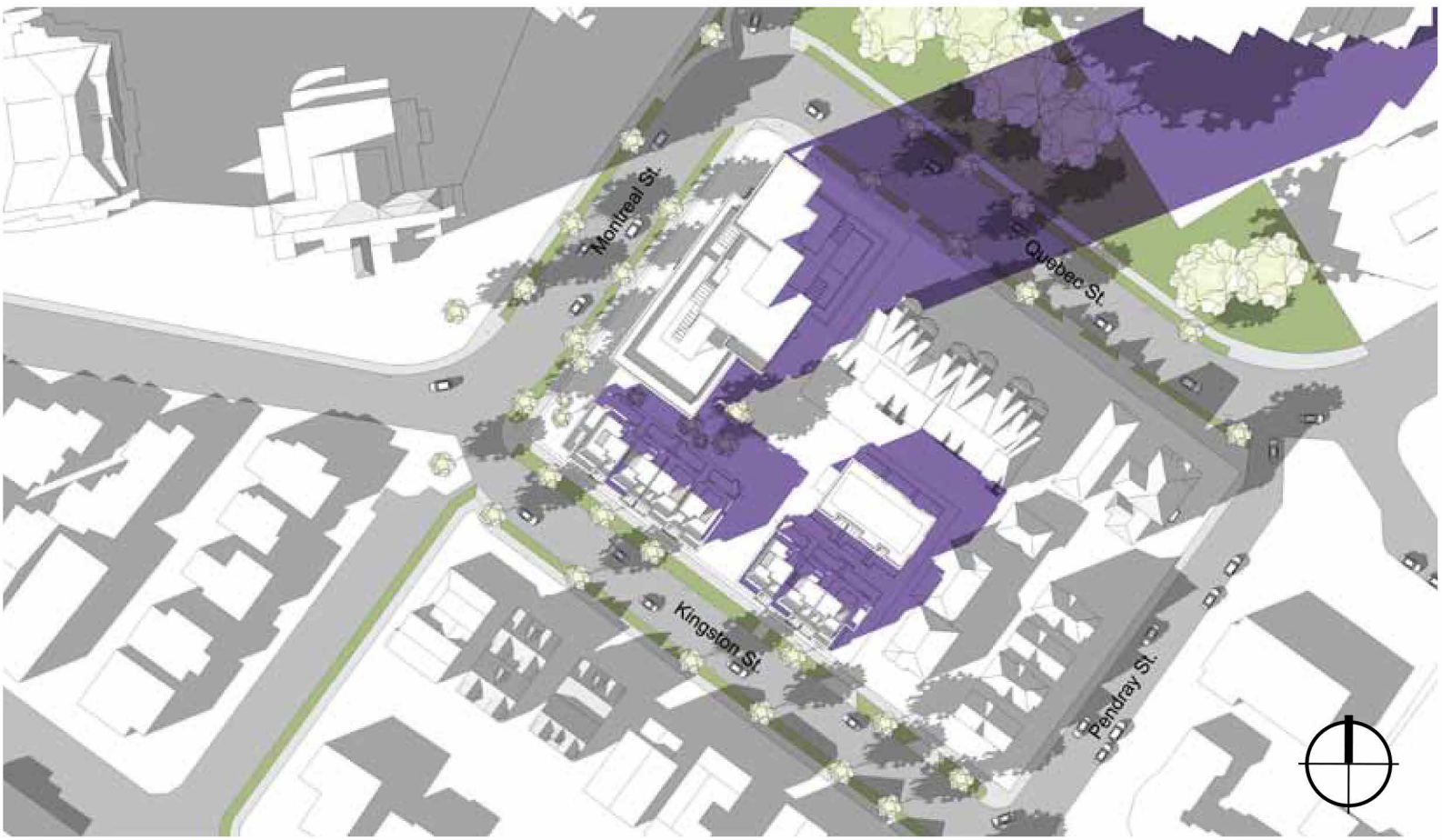
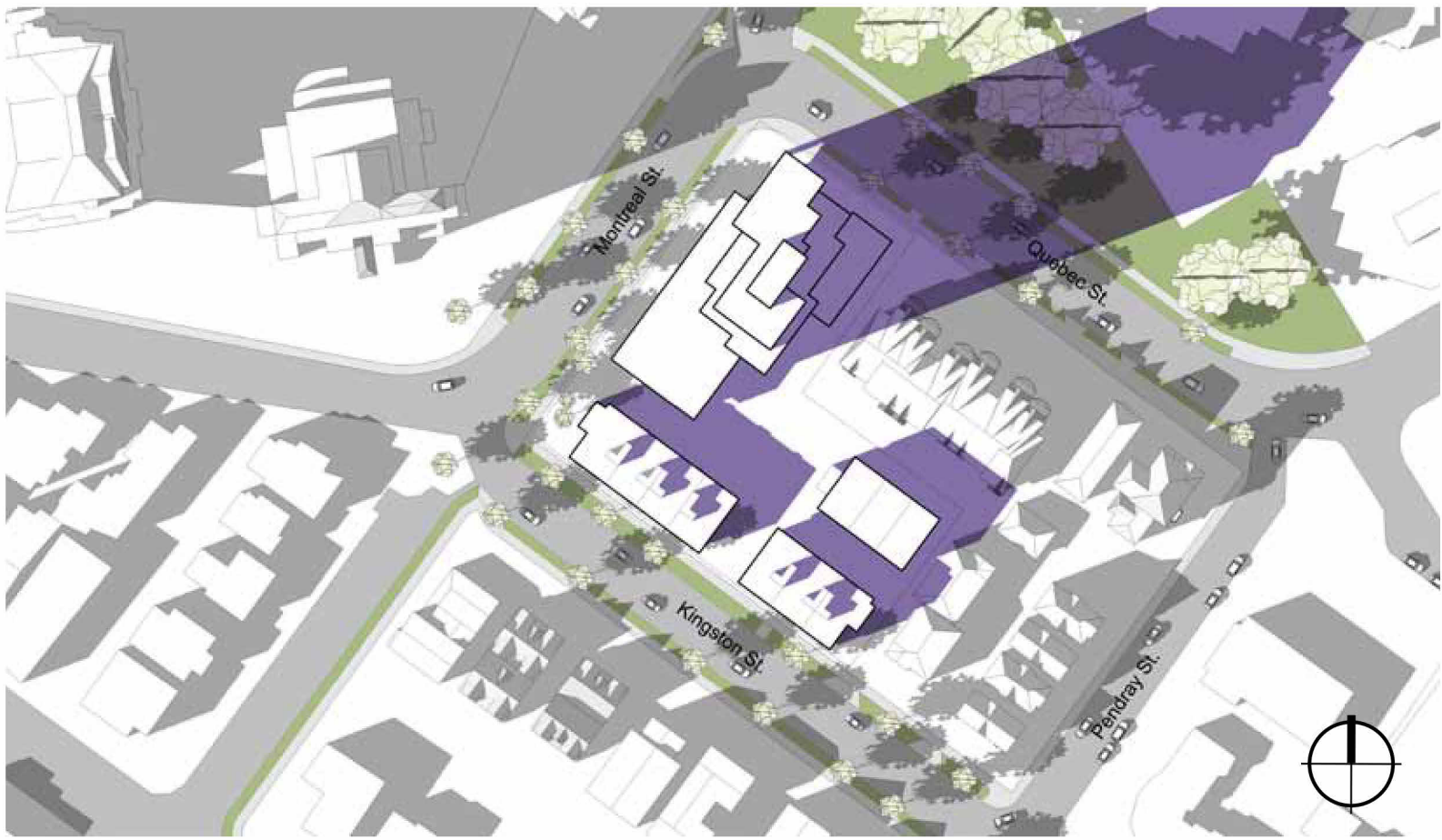
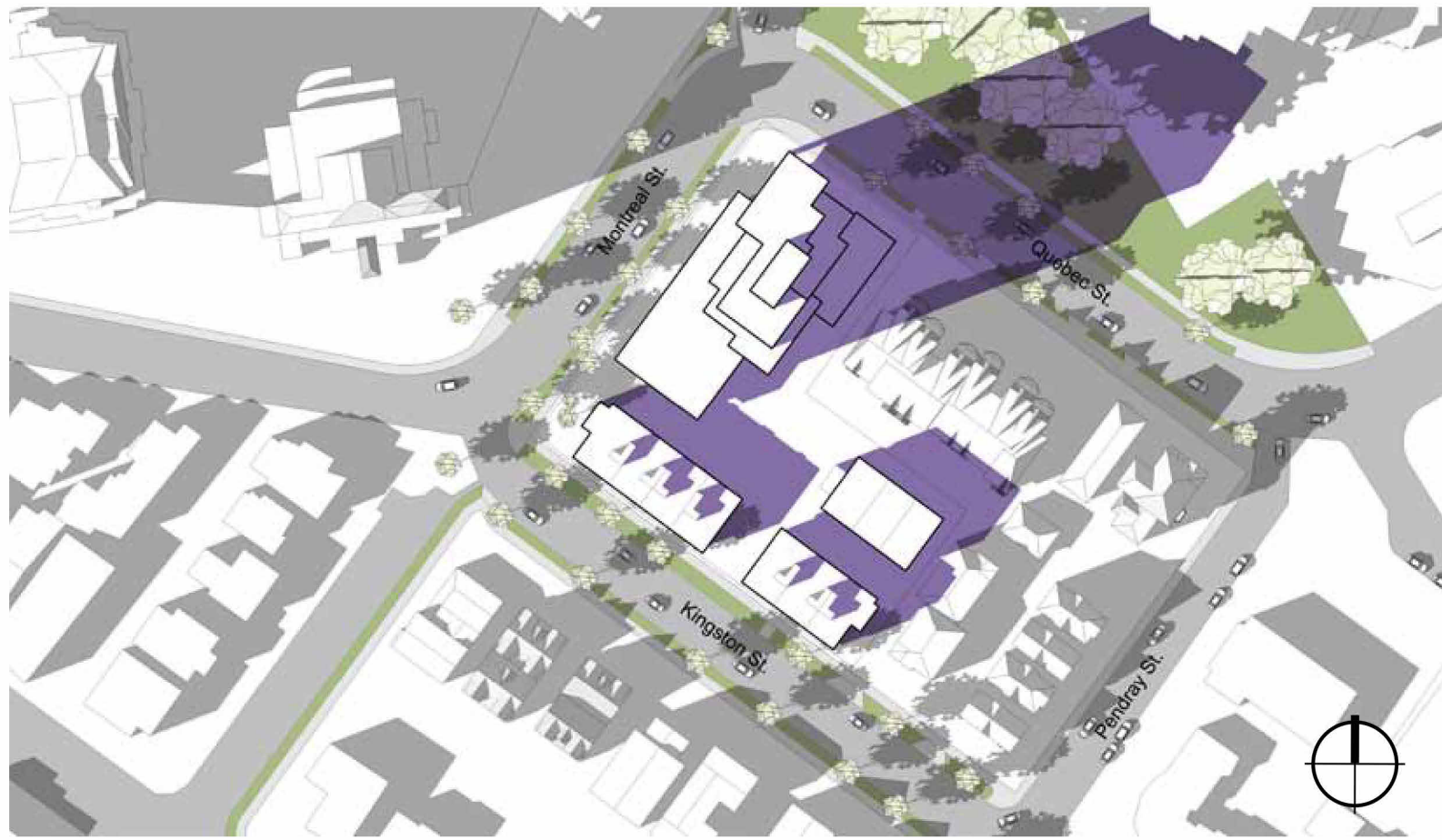
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12:00 PM Spring/Fall Equinox



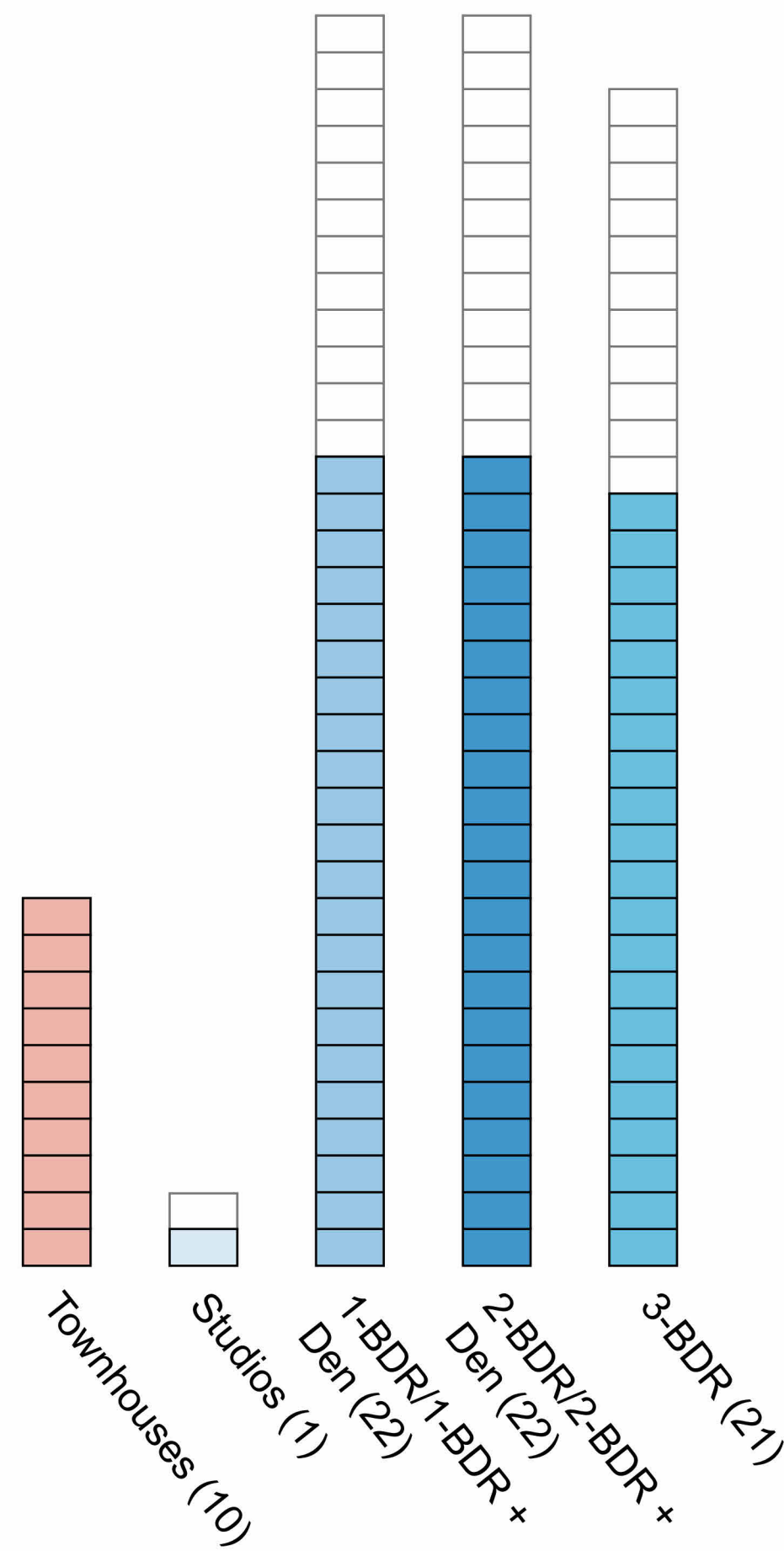
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Unit Count Comparison

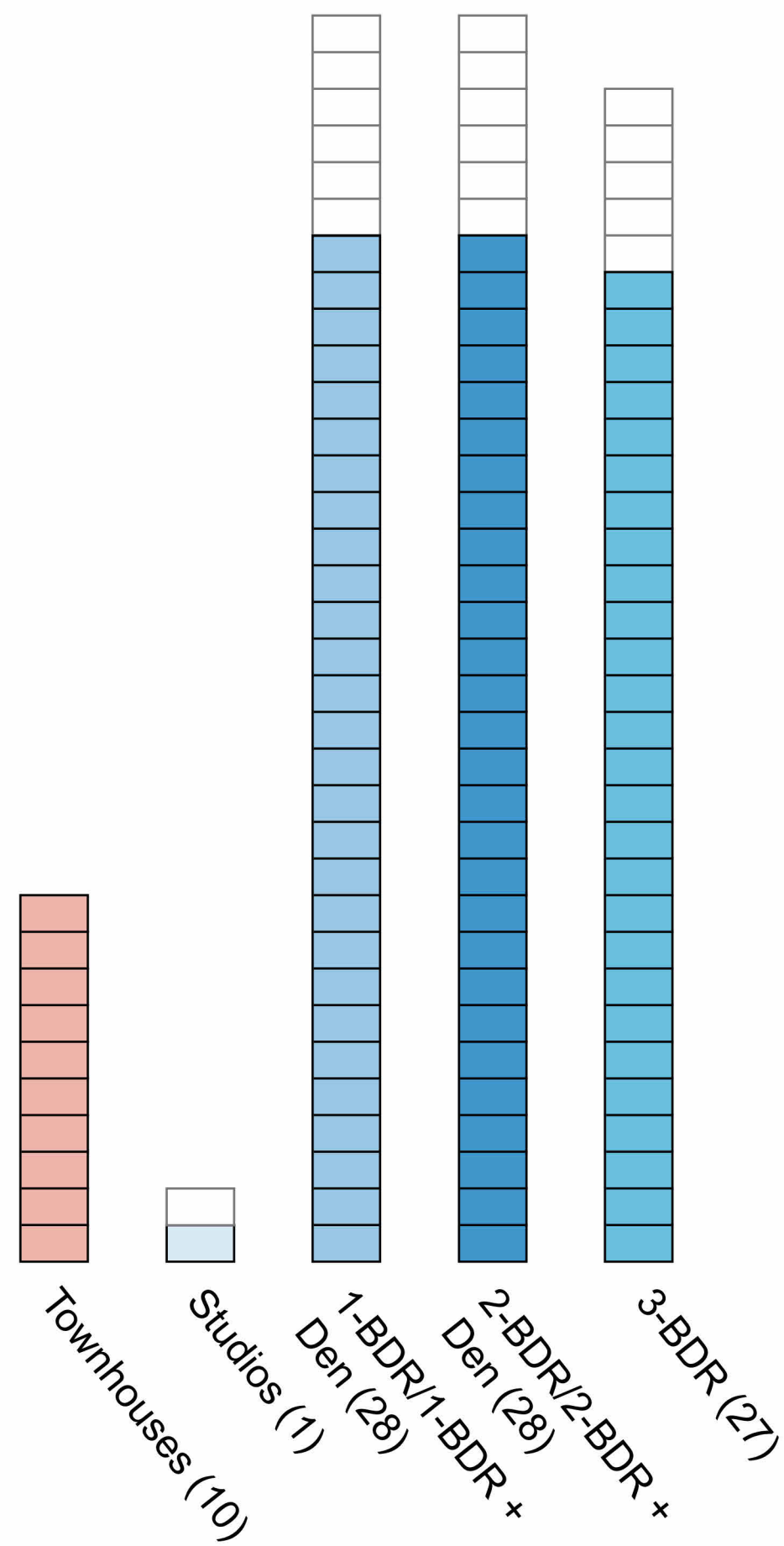
FSR 2:1 Comparative Massing

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



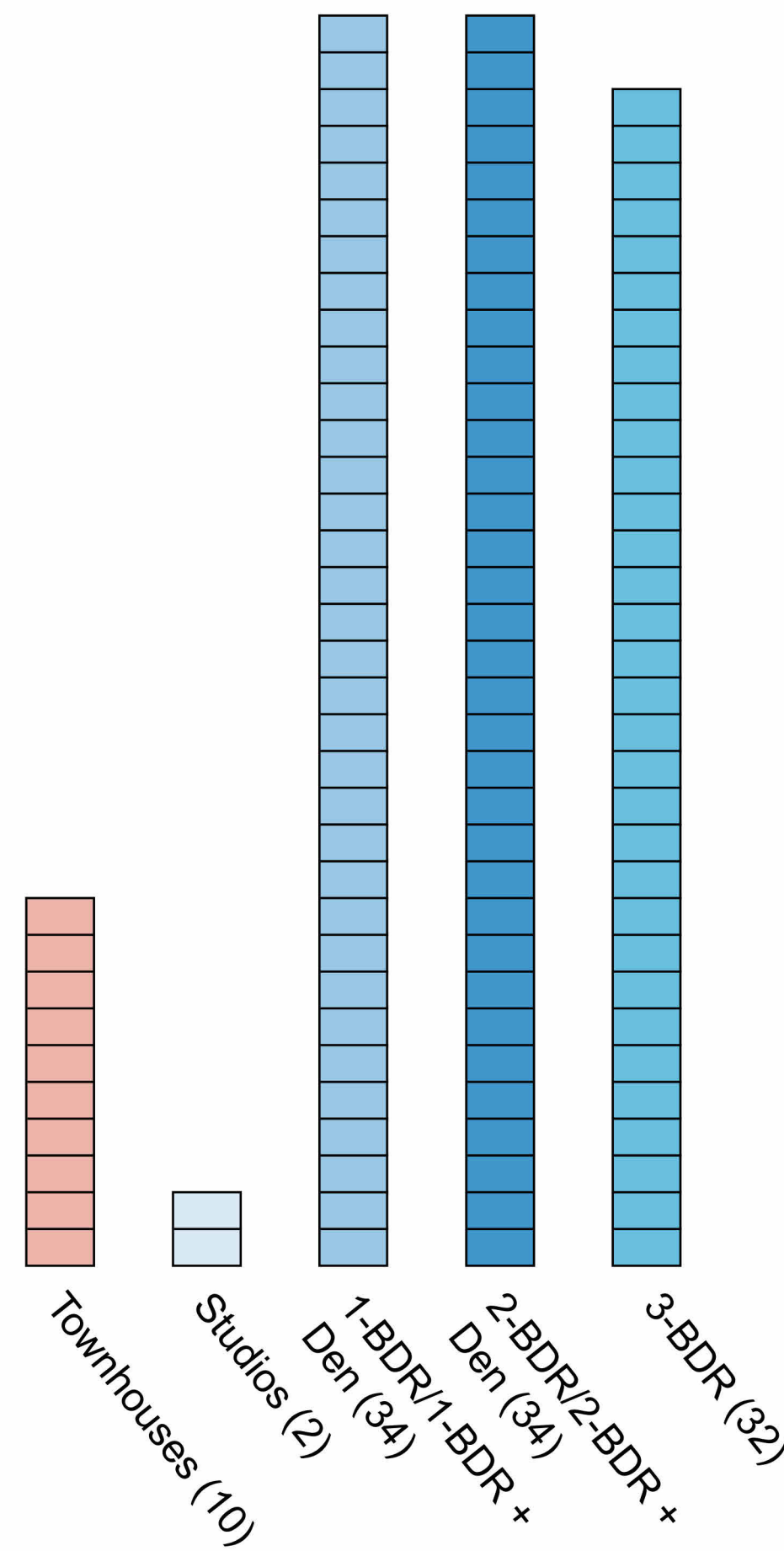
FSR 2.5:1 Comparative Massing

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



4	Issued for ADP	22.09.02
2	Issued for Rezoning / DP	21.12.15
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Massing, Sun and
Shade Study

project no. #21-18

scale

drawn by DZ

date issued 12/04/22

sheet no. A0.8



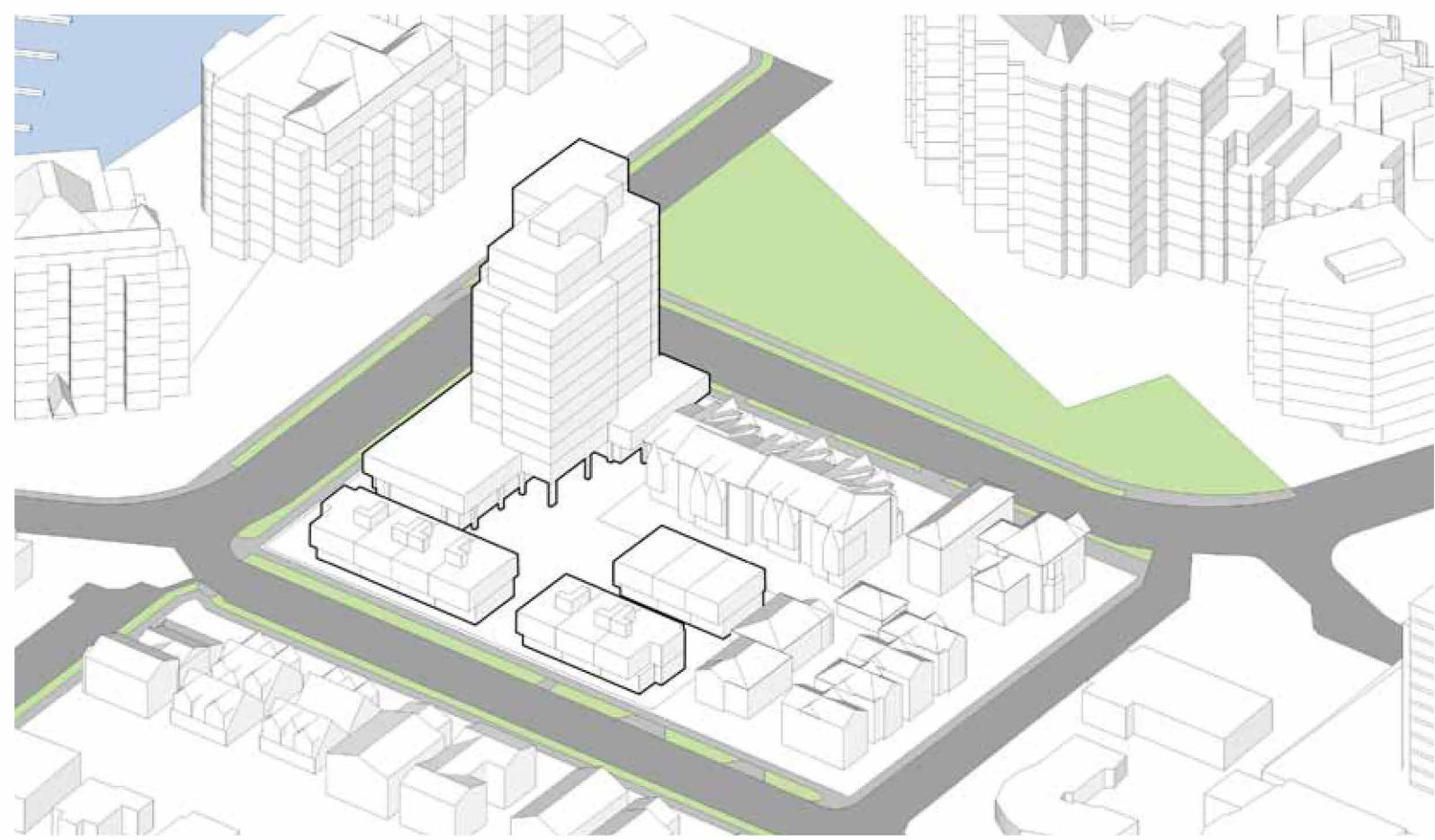
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COMPARATIVE MASSING ANALYSIS SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



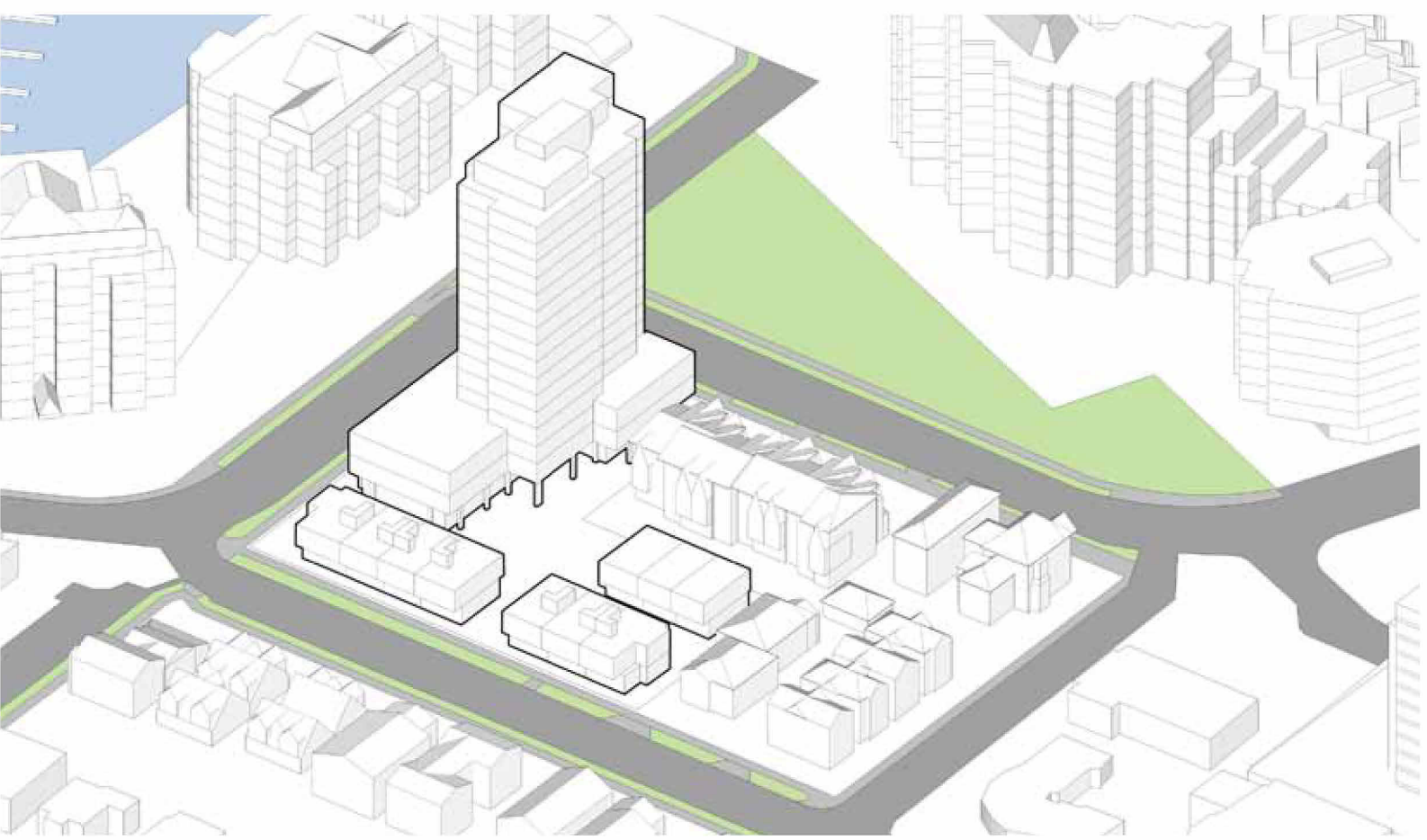
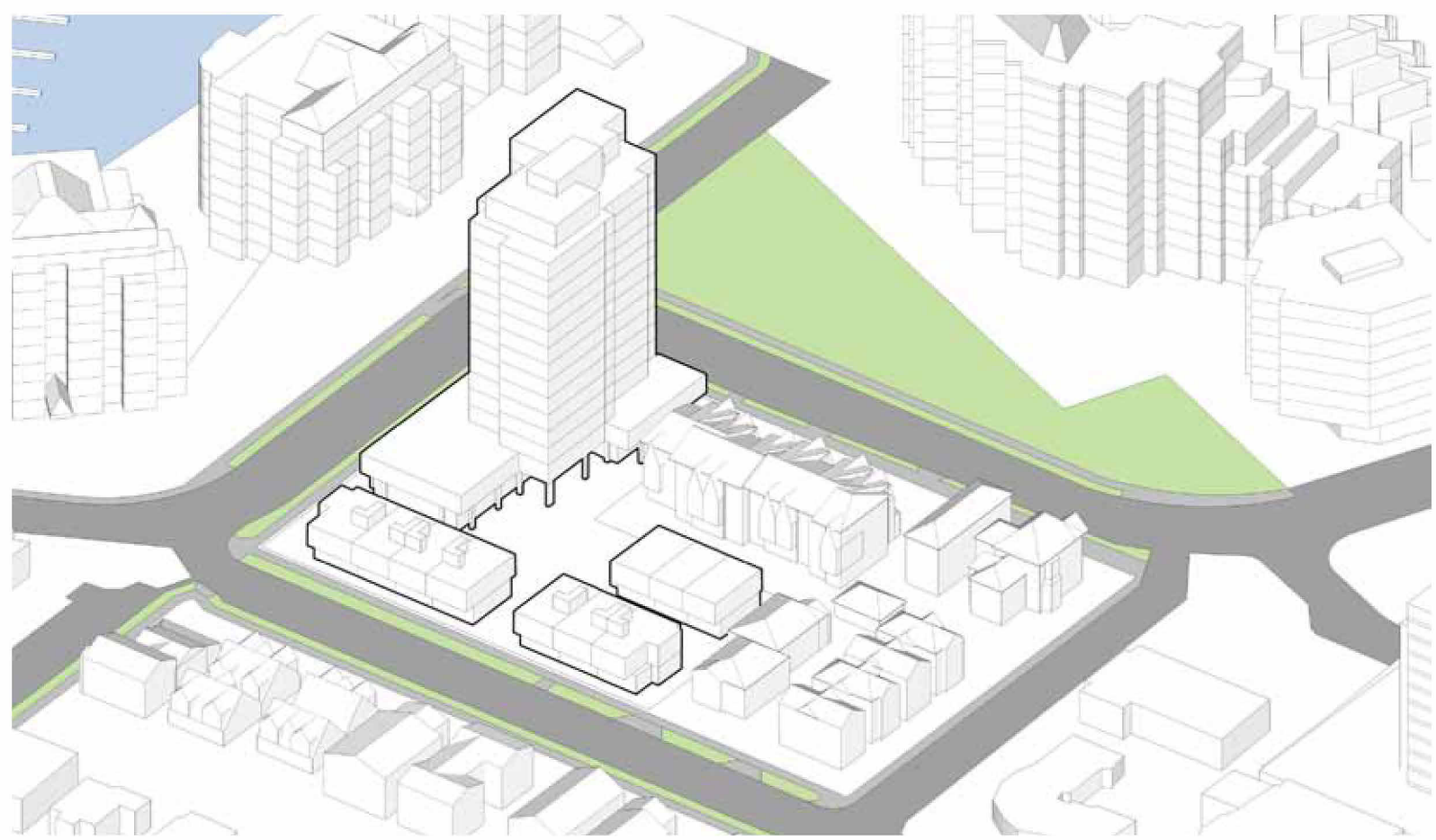
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12:00 PM Summer Solstice

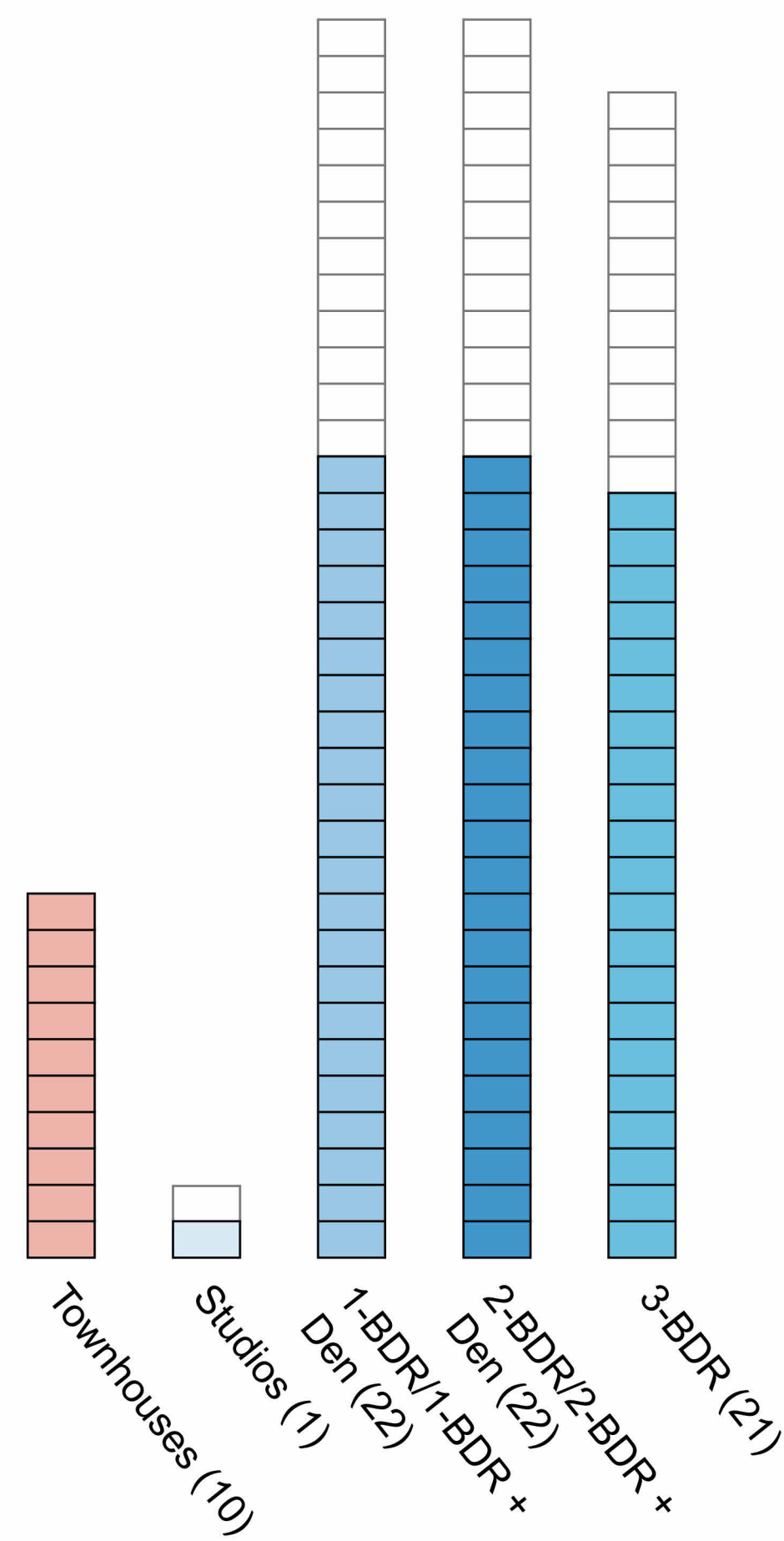


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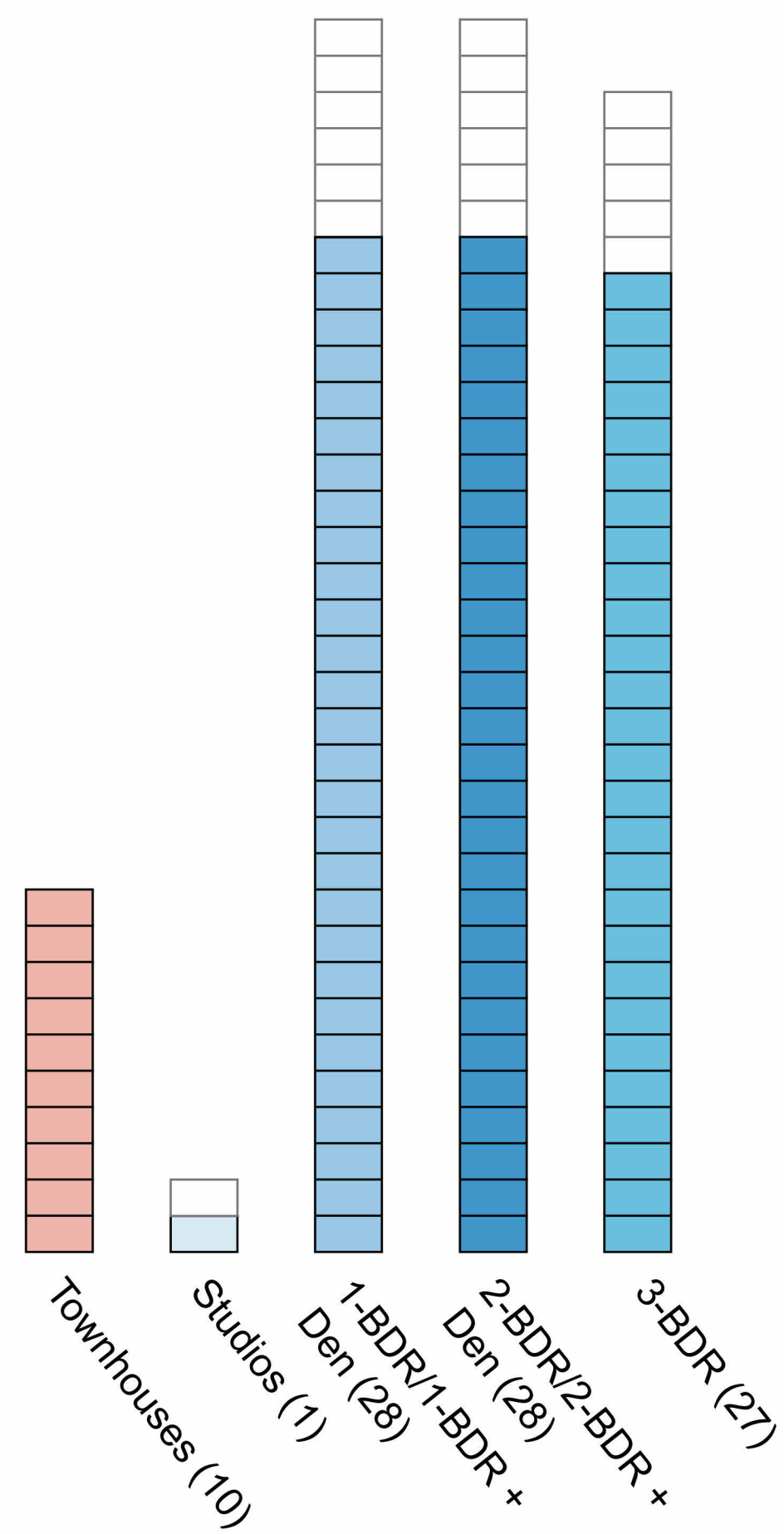
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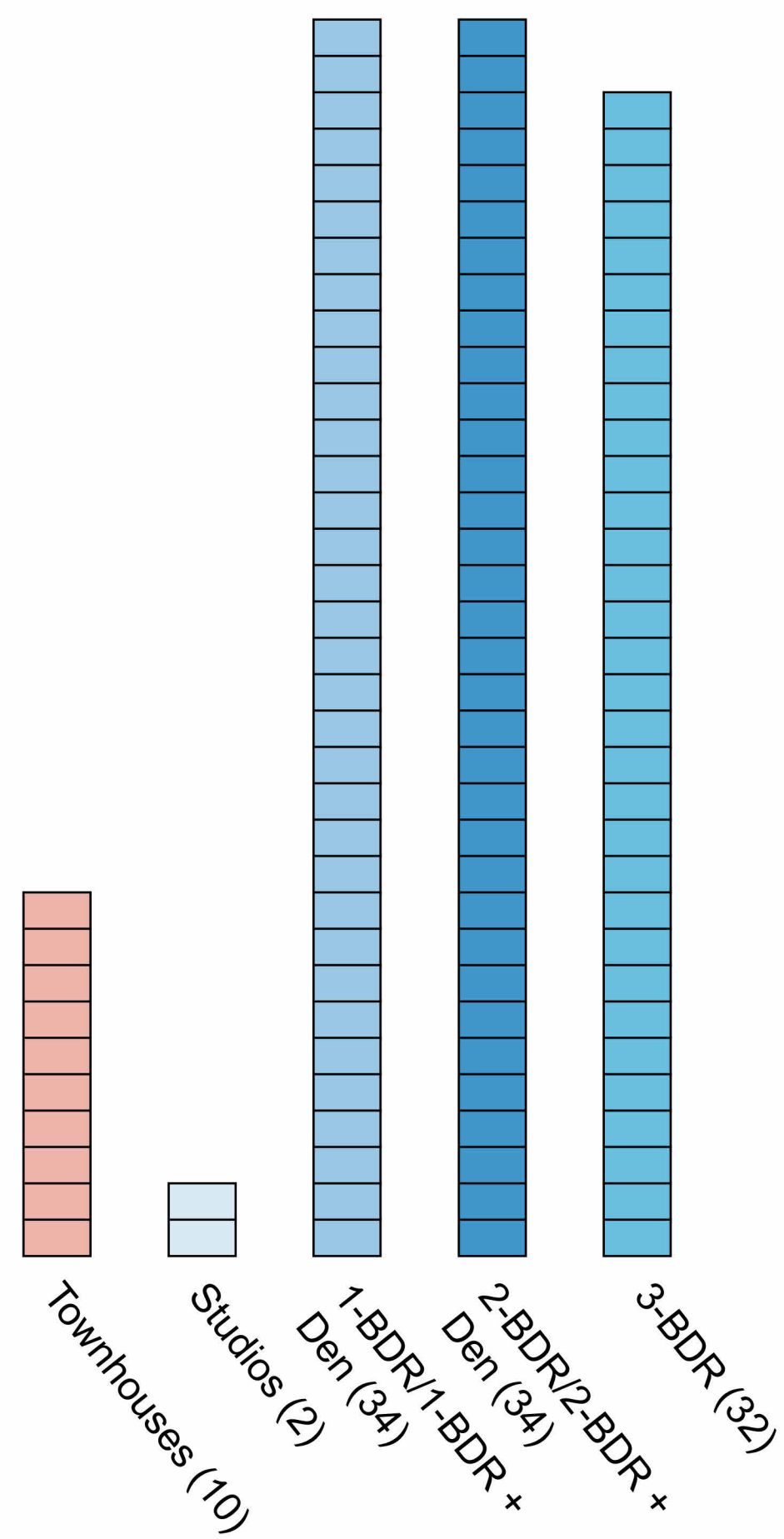
FSR 2.5:1 Comparative Massing

Storeys: 15 total including 2 storey base;
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Total Units: 94



FSR 3:1 Proposed Massing

Storeys: 17 total including 3 storey base;
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Total Units: 112

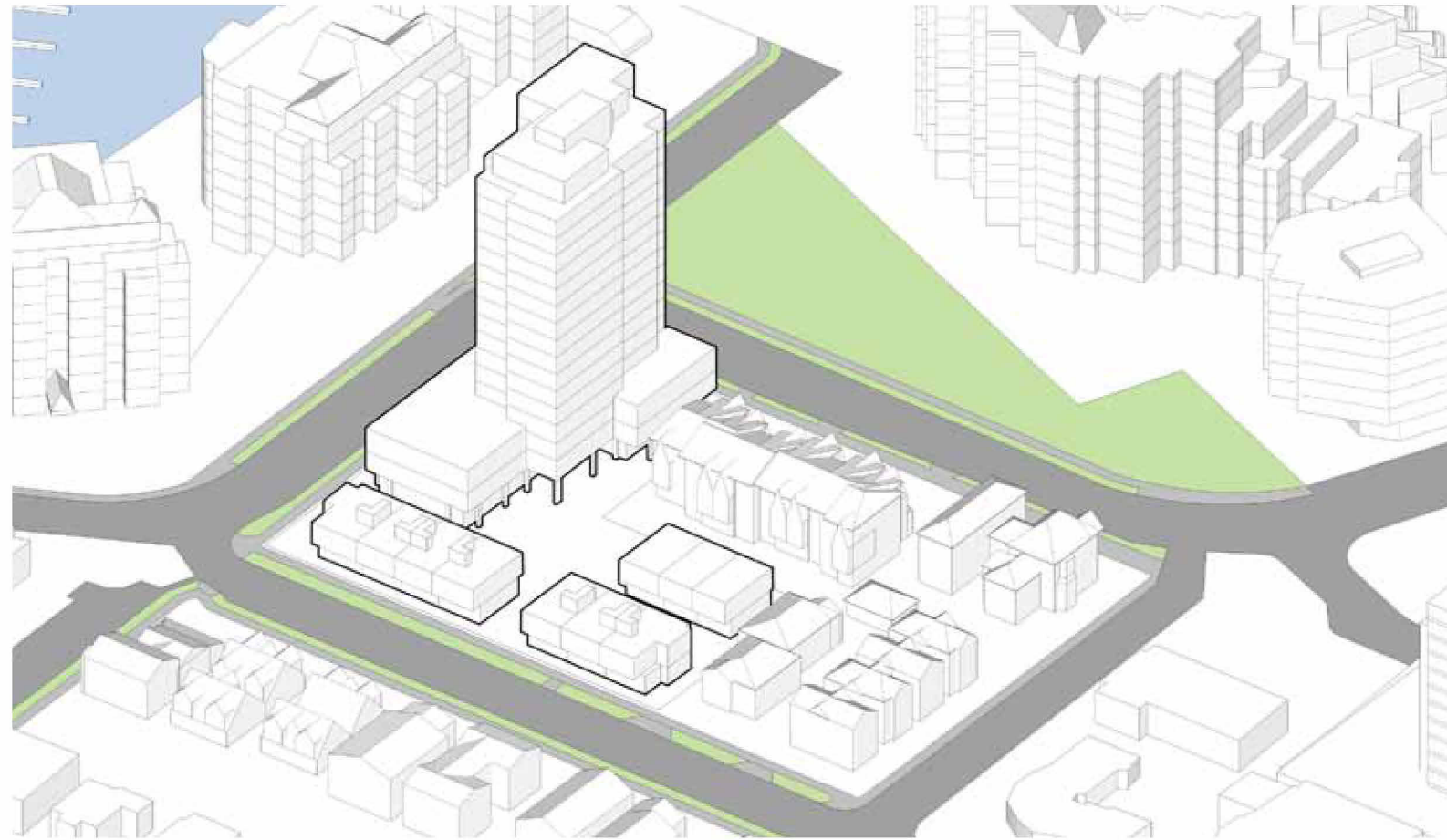
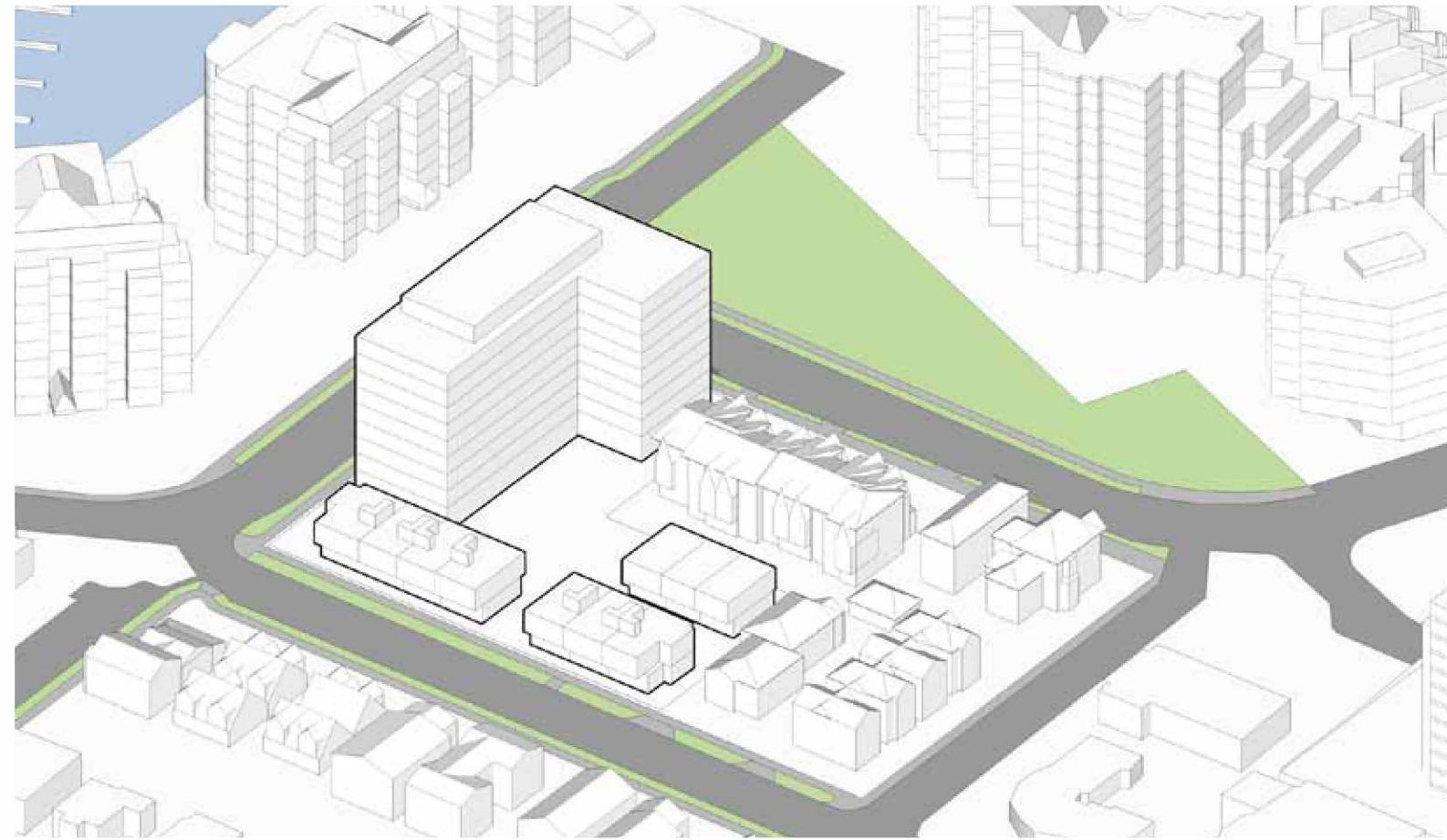
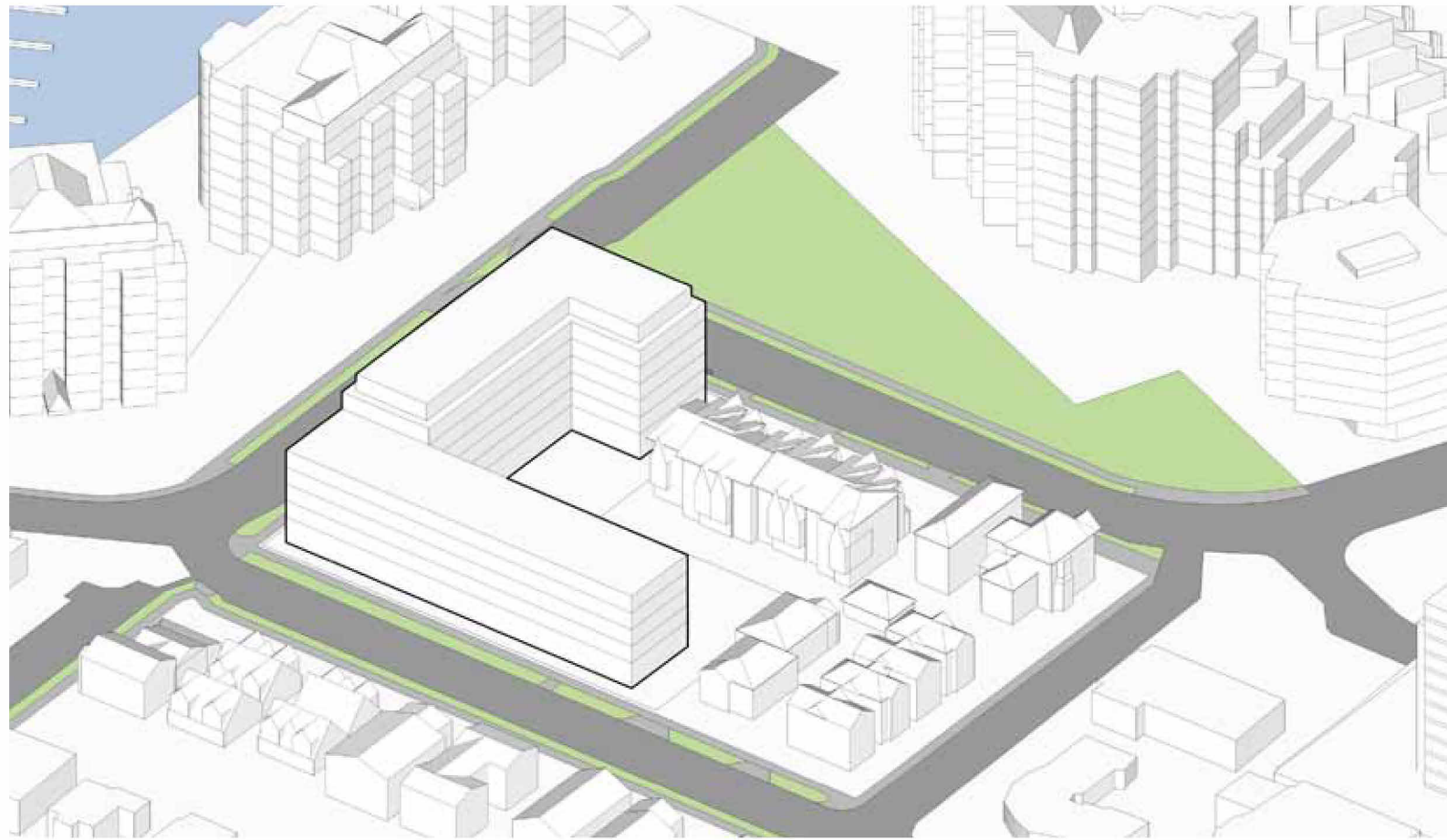


Unit Count Comparison



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project name		
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project no.		#21-18
scale		
drawn by		DZ
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Massing



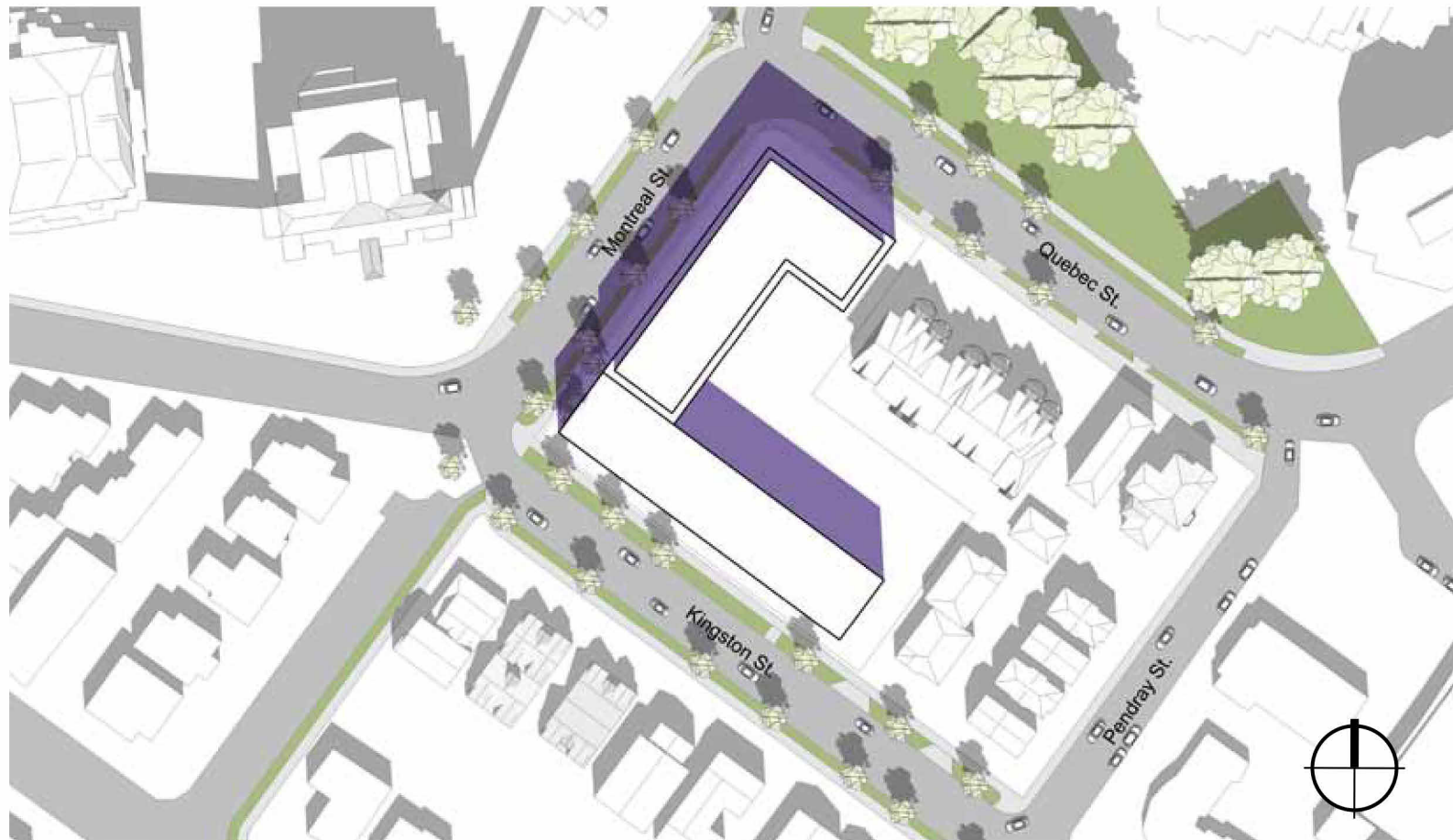
Legend

-  Shadows from Proposed Building
 Shadows from Existing Buildings

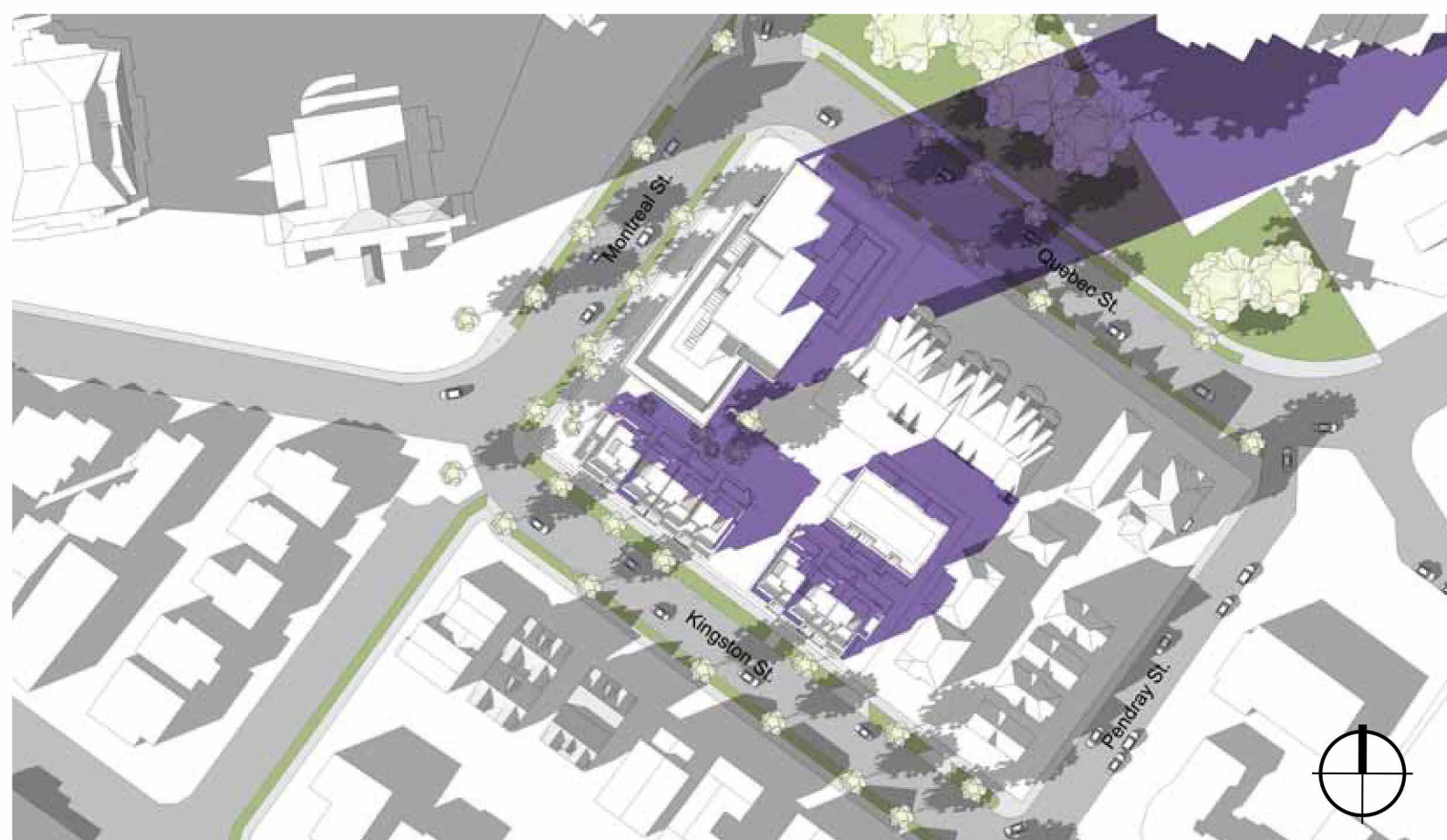
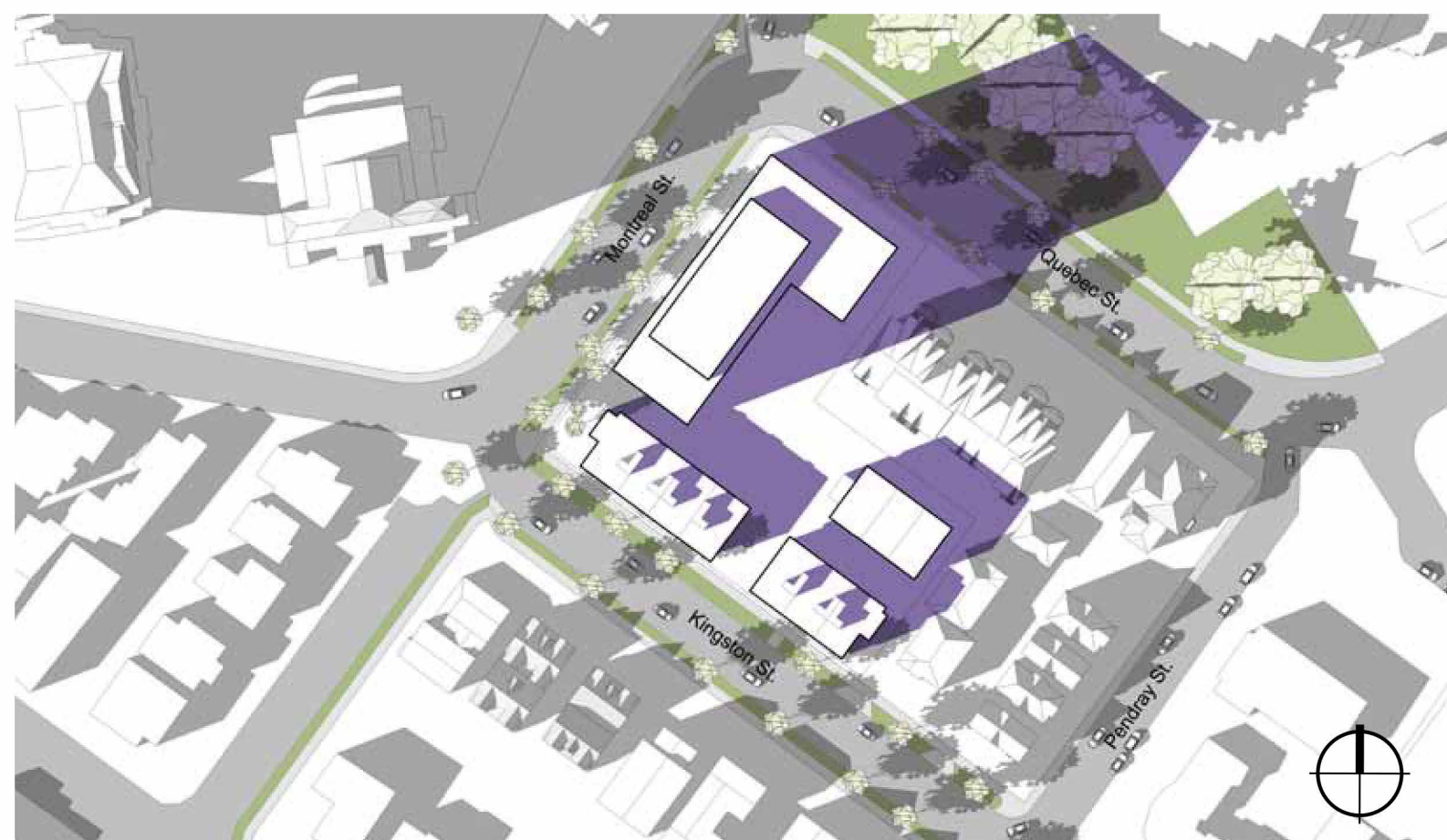
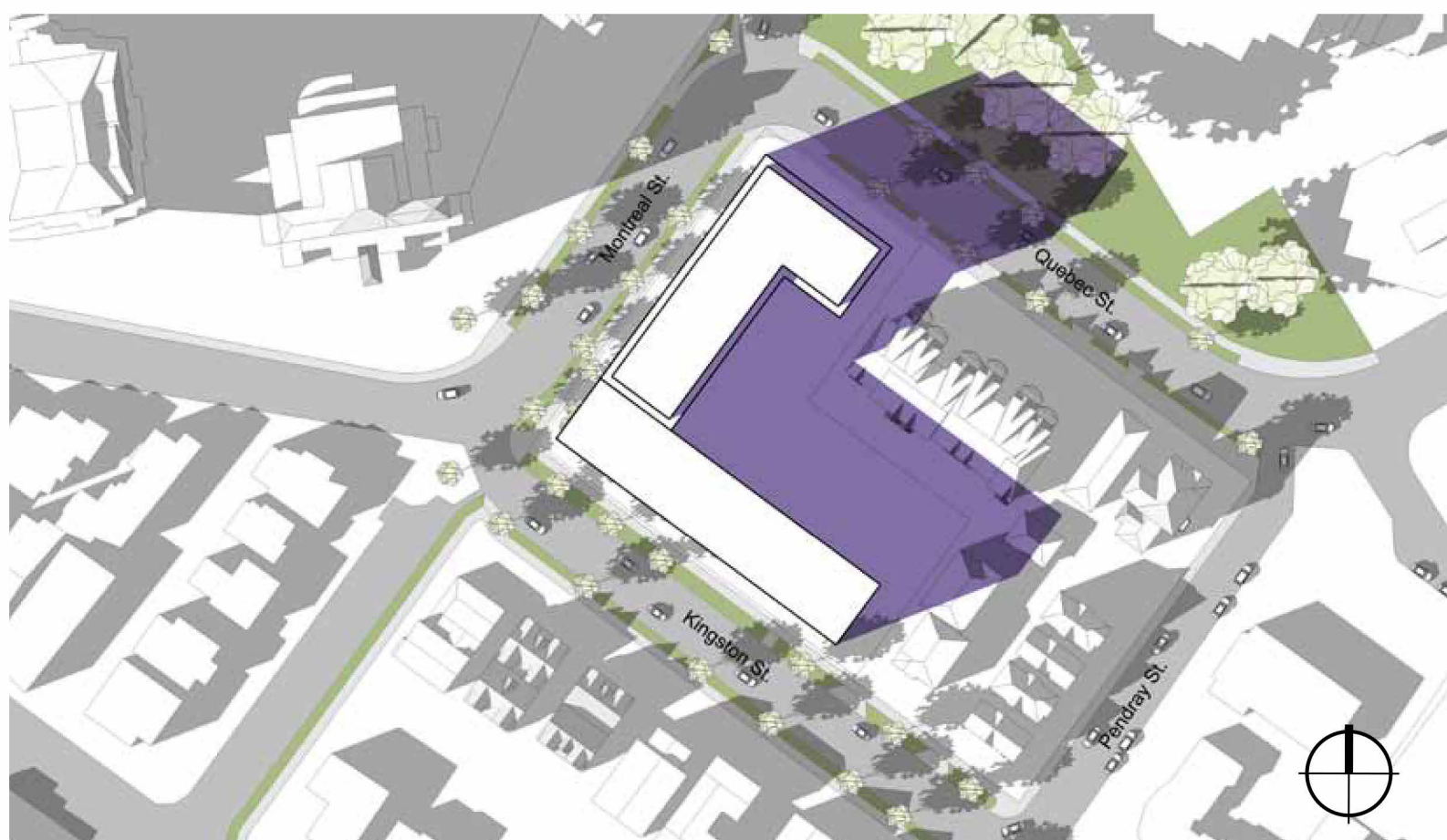
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12:00 PM Spring/Fall Equinox



4:00 PM Spring/Fall Equinox

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

001-10

Project No.	#21-18
Scale	

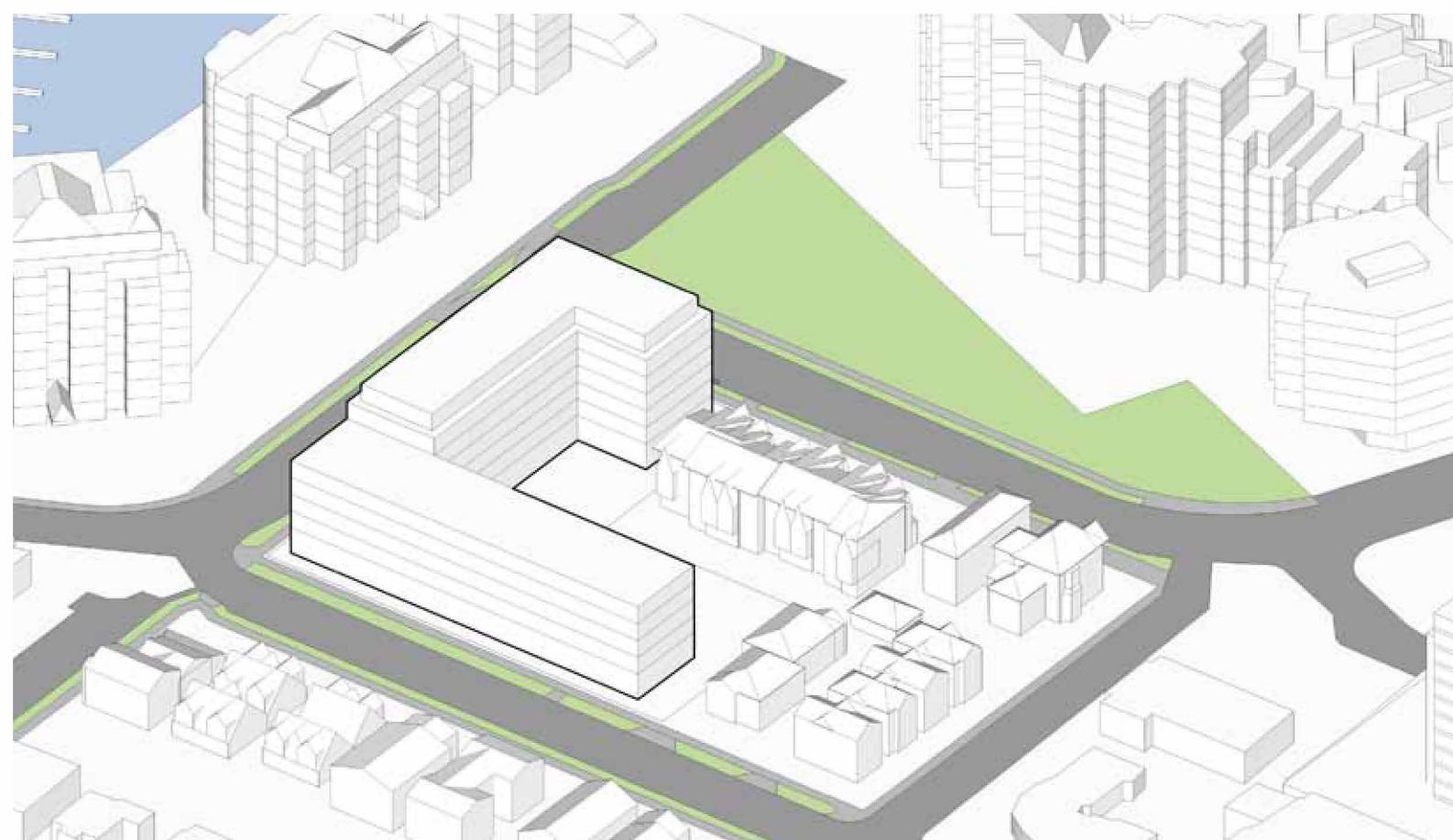
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Massing



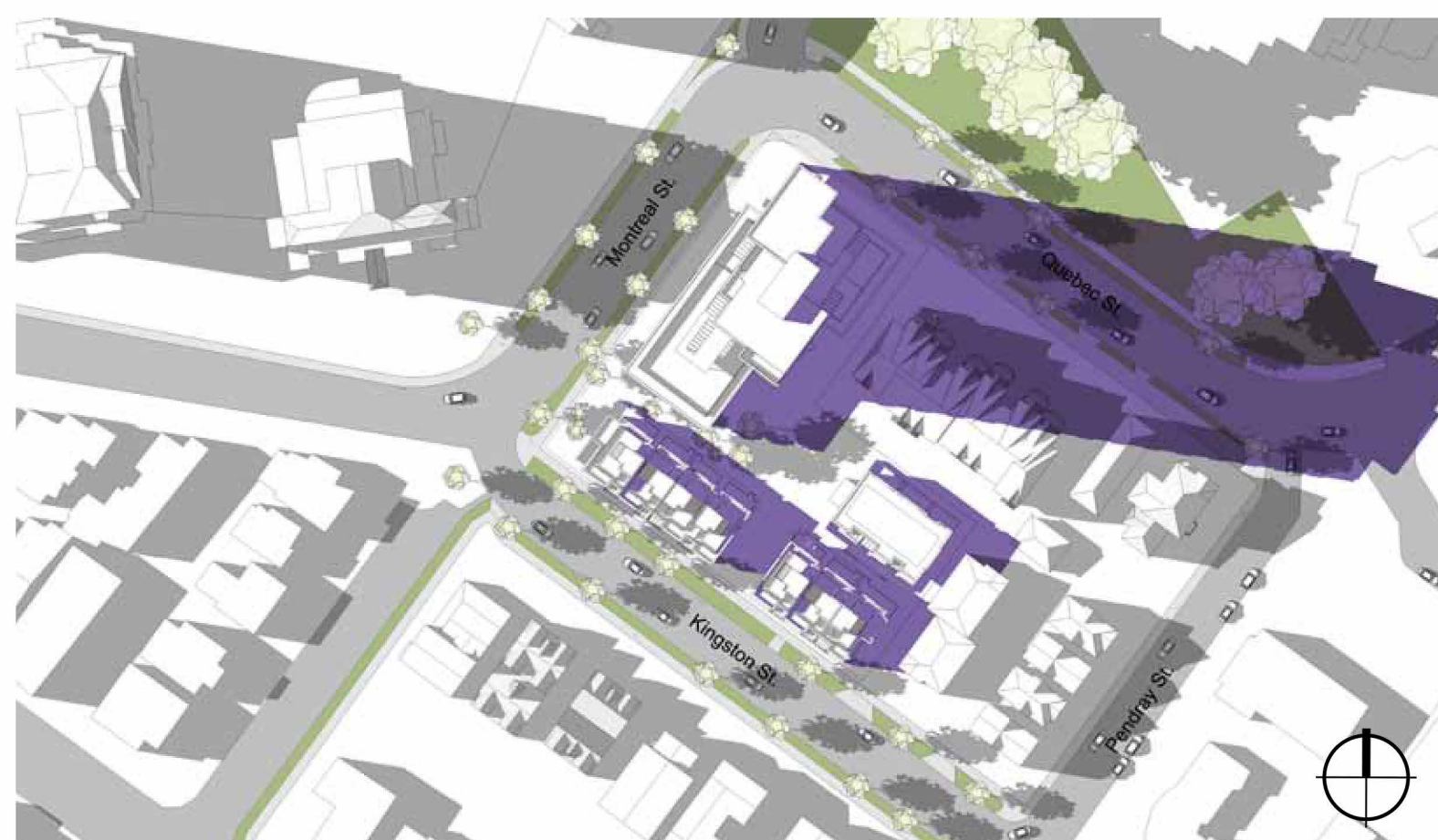
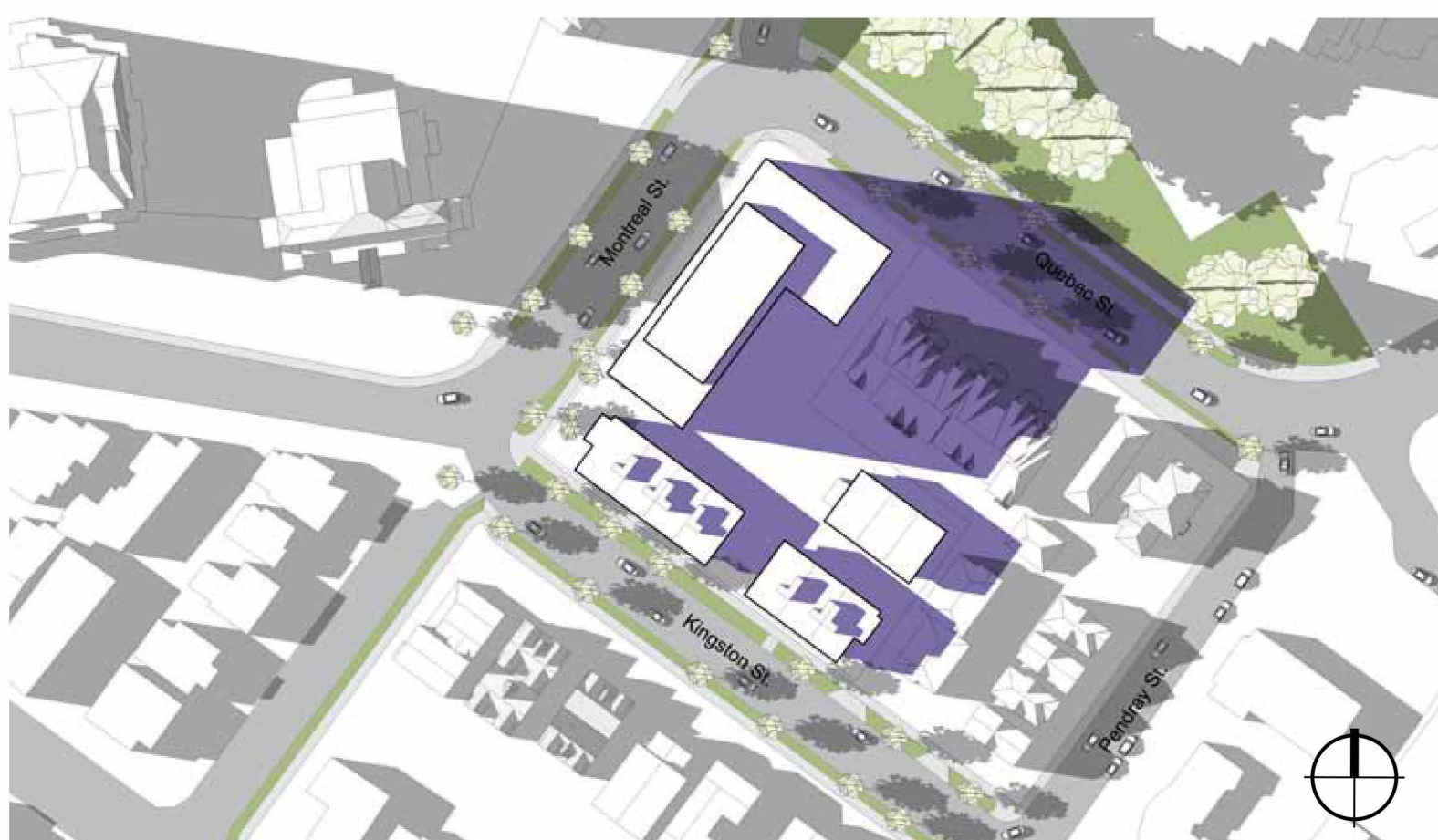
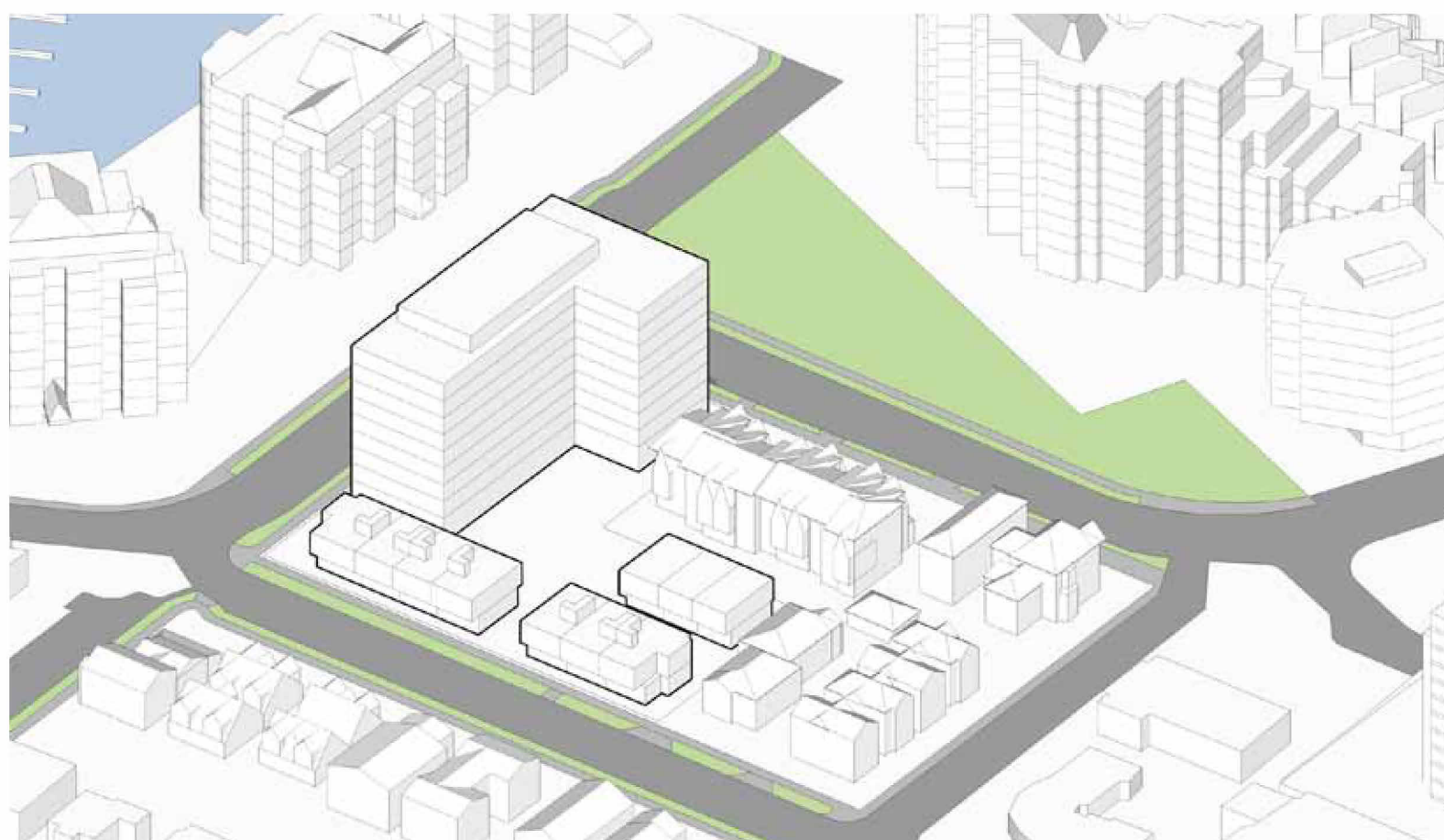
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12:00 PM Summer Solstice



5:00 PM Summer Solstice



Legend

Shadows from Existing Buildings

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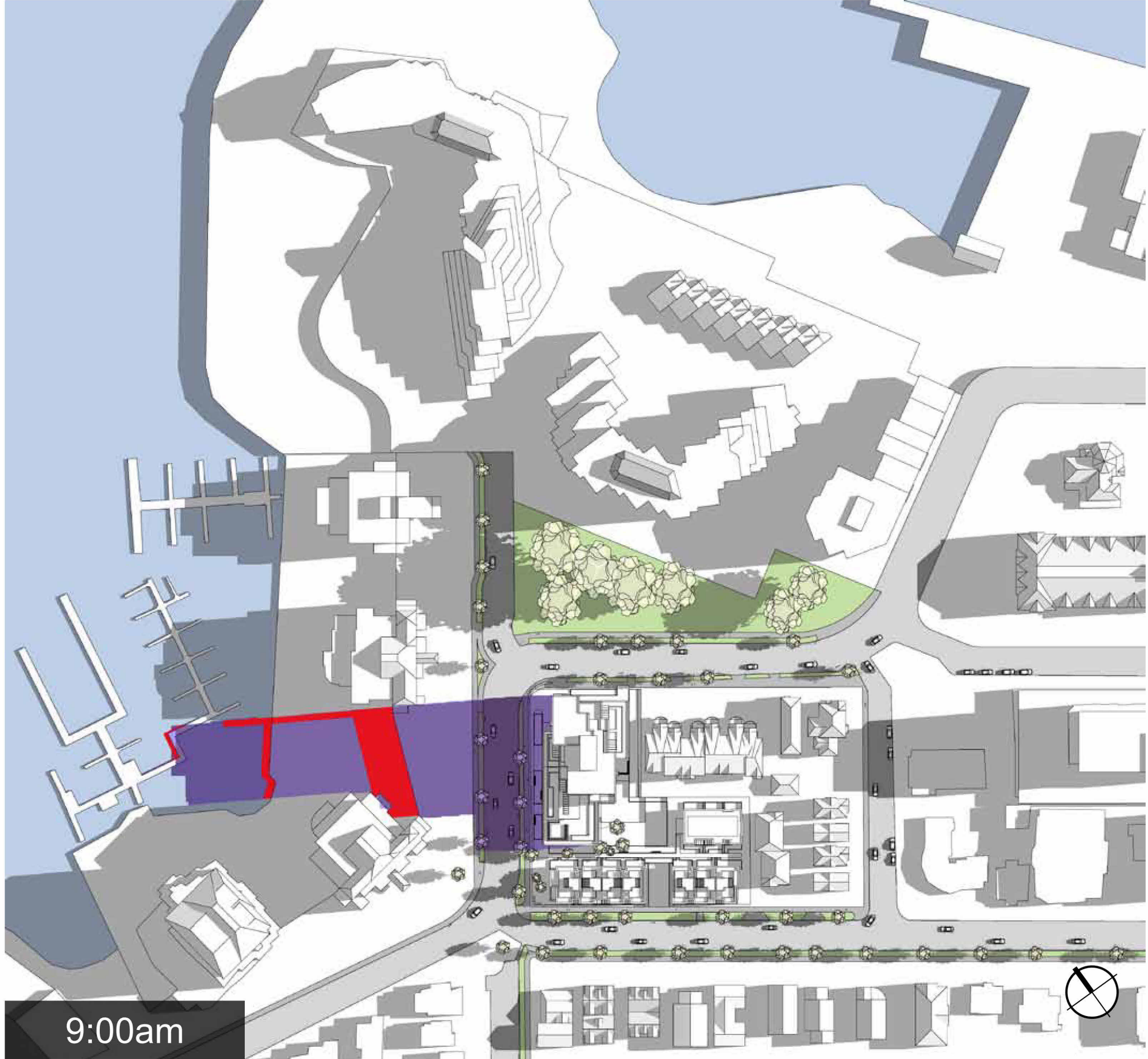
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**Massing, Sun and
Shade Study**

project no.		#21-18
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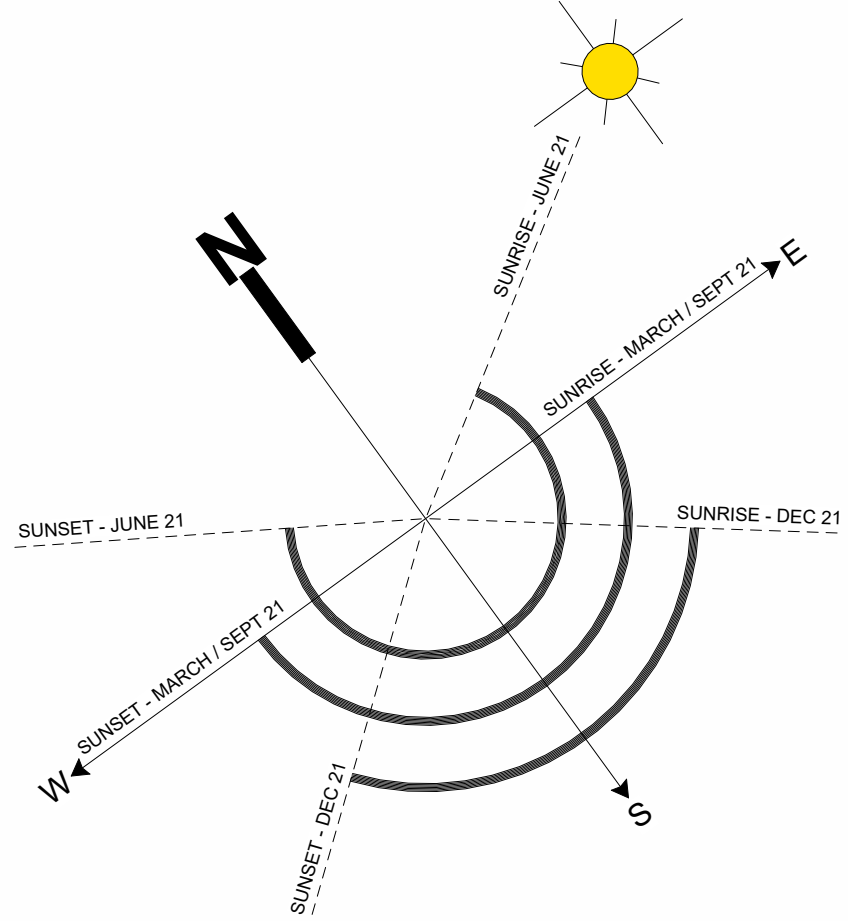
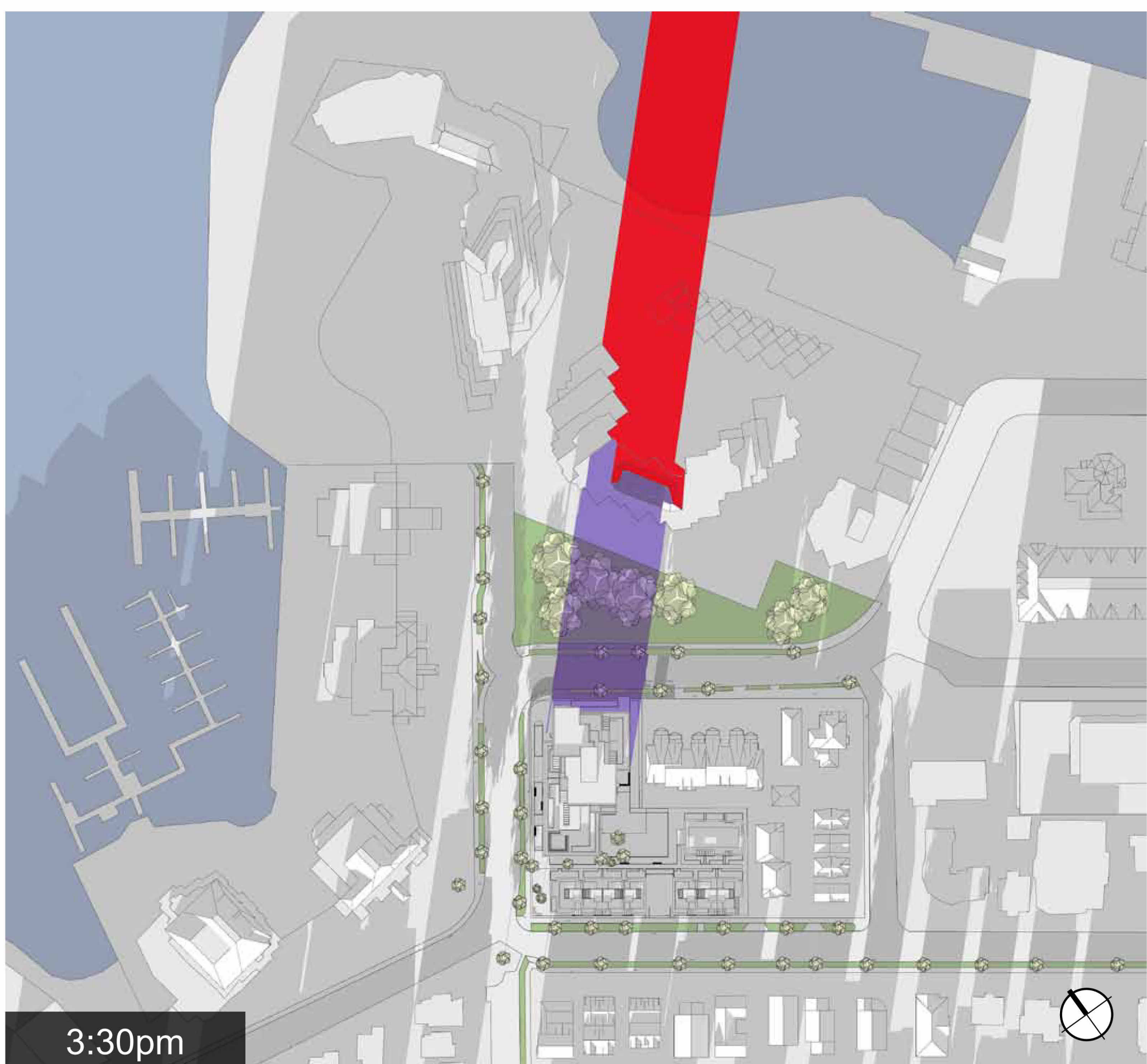
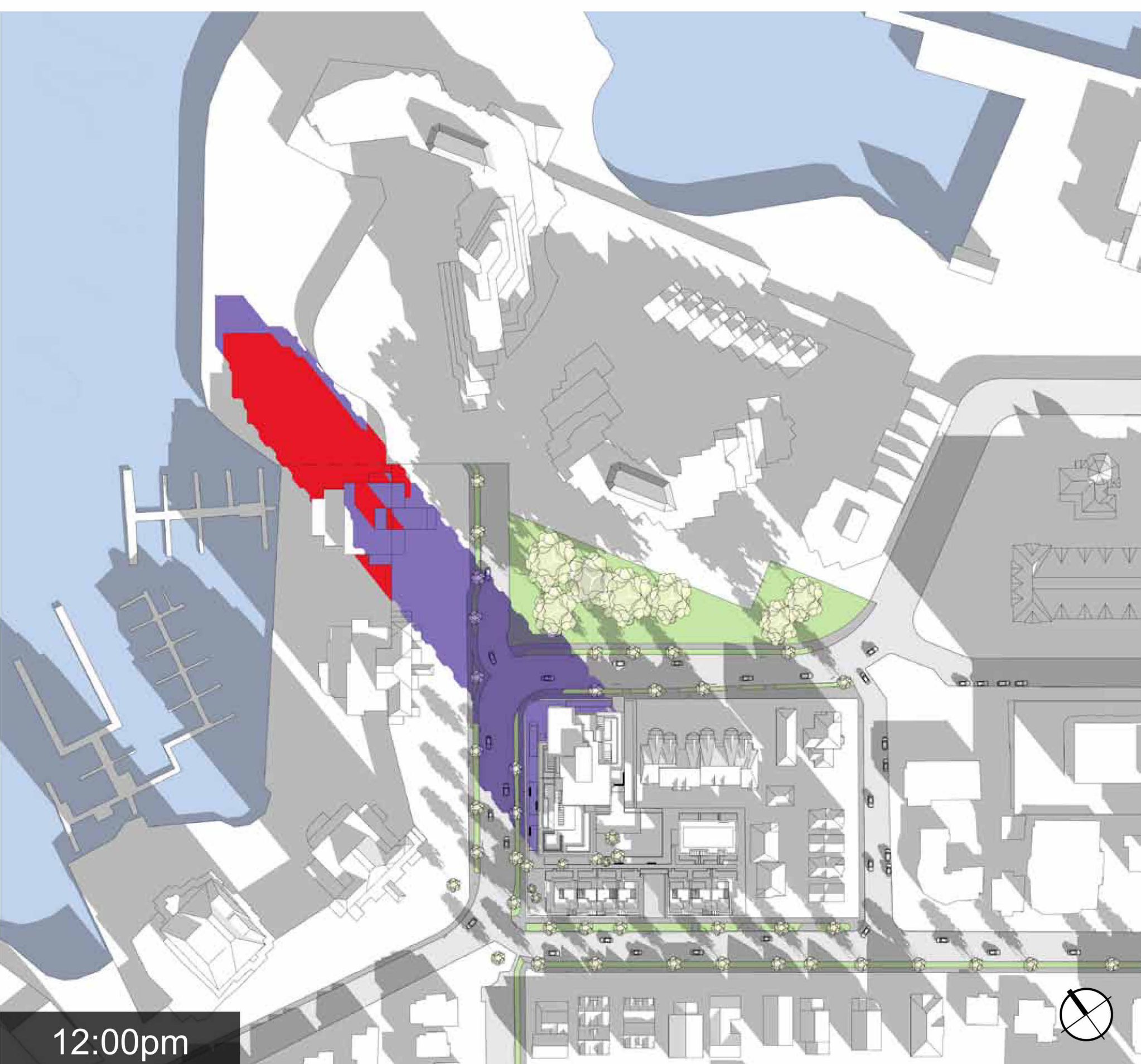
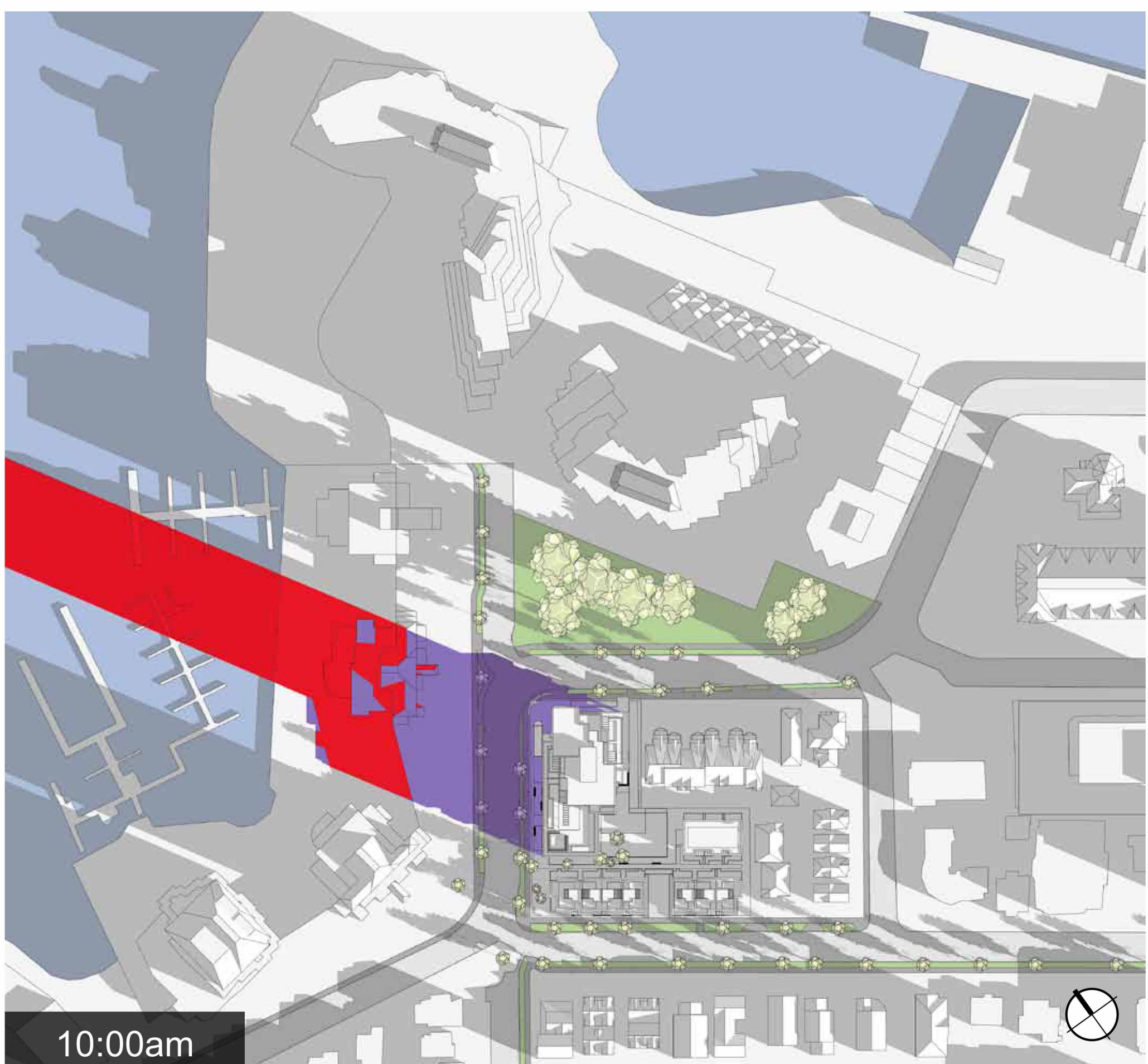
Spring/Fall Equinox



Summer Solstice



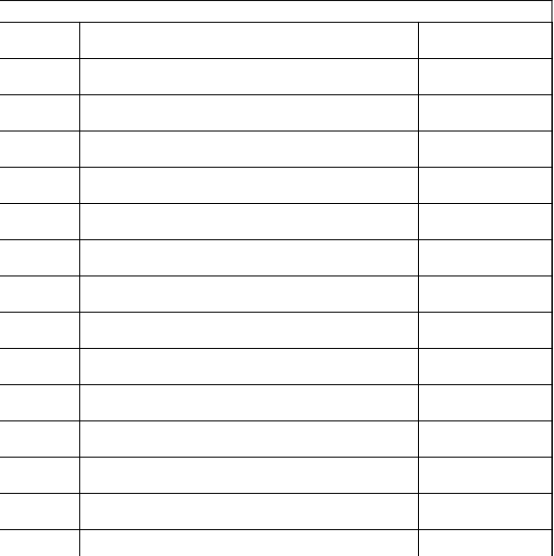
Winter Solstice



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

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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		12/04/22
sheet no.		A0.12

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title	Existing Site Survey
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project no.	#21-18
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scale

drawn by	Author

date issued	sheet no.
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12/04/22	A1.0
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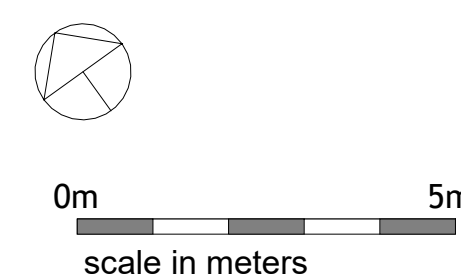
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NOTES:
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QUEBEC STREET

Project Information Table	
Zone (existing)	R-K Medium Density Attached Dwelling District
Proposed zone or site specific zone	Site Specific Zone
Site area (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
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
	Tower
Front yard	2.96m
Rear yard	4.17m
Side yard (Flanking Street)	1.84m (Quebec)
Side yard (Interior)	N/A
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 (m2)	30
Total residential floor area (m2)	9,624
Tower:	
17 Storeys	
Unit Type:	— L1 L2-4 L4 L5-16 Pent. Total
Level 1	Studio 2 2 24 2 2%
Level 2 + 3	1 Bedroom 4 1 24 1 4%
Level 4 + 16	2 Bedroom 4 1 24 1 25%
Level 5 + 16	3 Bedroom 6 1 24 1 32%
Penthouse	10 10 9%
Townhouse:	
2 Storeys + Underground Parking	Total 10 24 4 72 2 112
Level 1	679m²
Level 2	791m²
Roofing	39m²

KINGSTON STREET



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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Site Plan

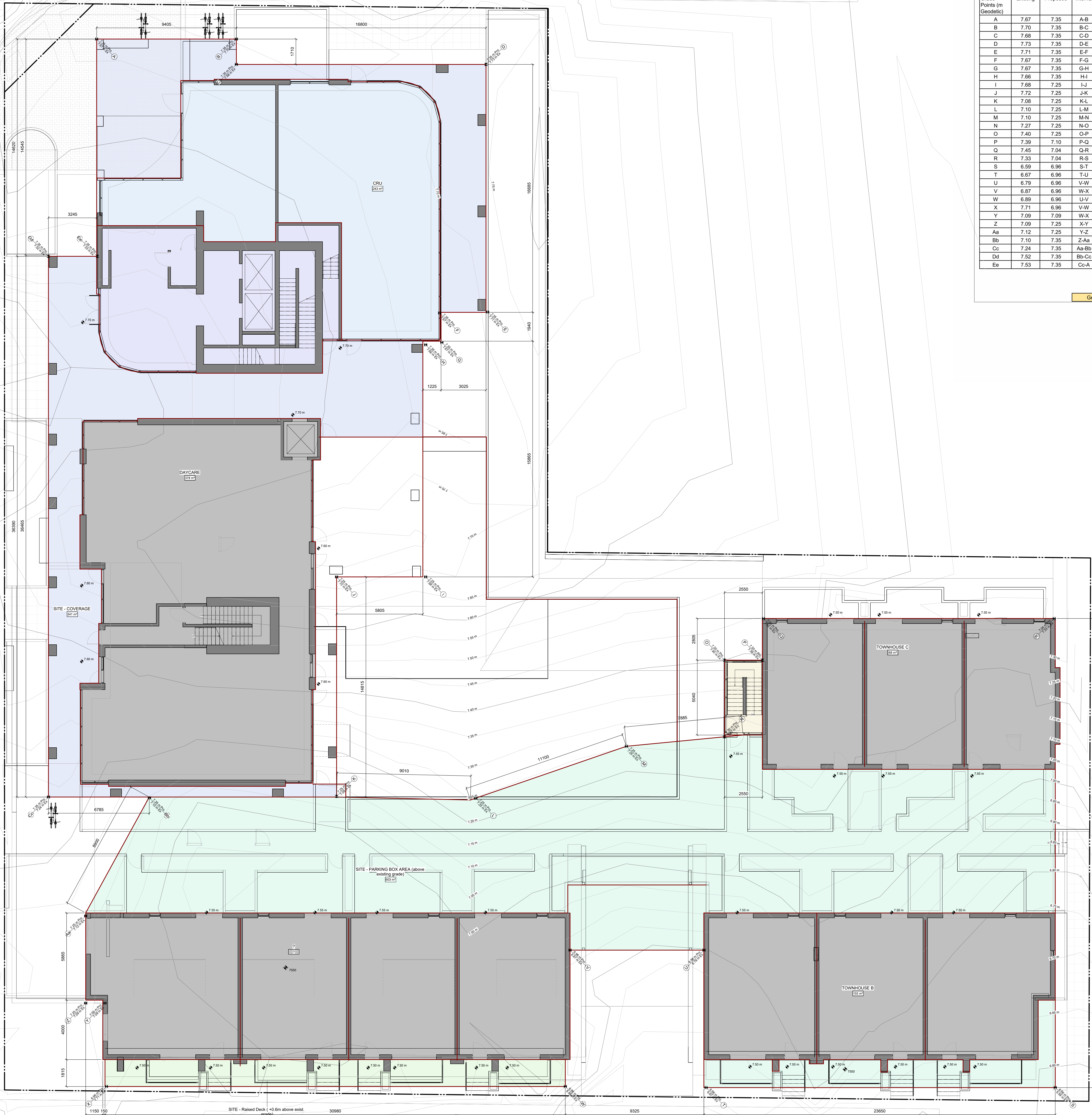
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scale	1 : 100
drawn by	RP, GK
date issued	12/04/22
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Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	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
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scale in meters

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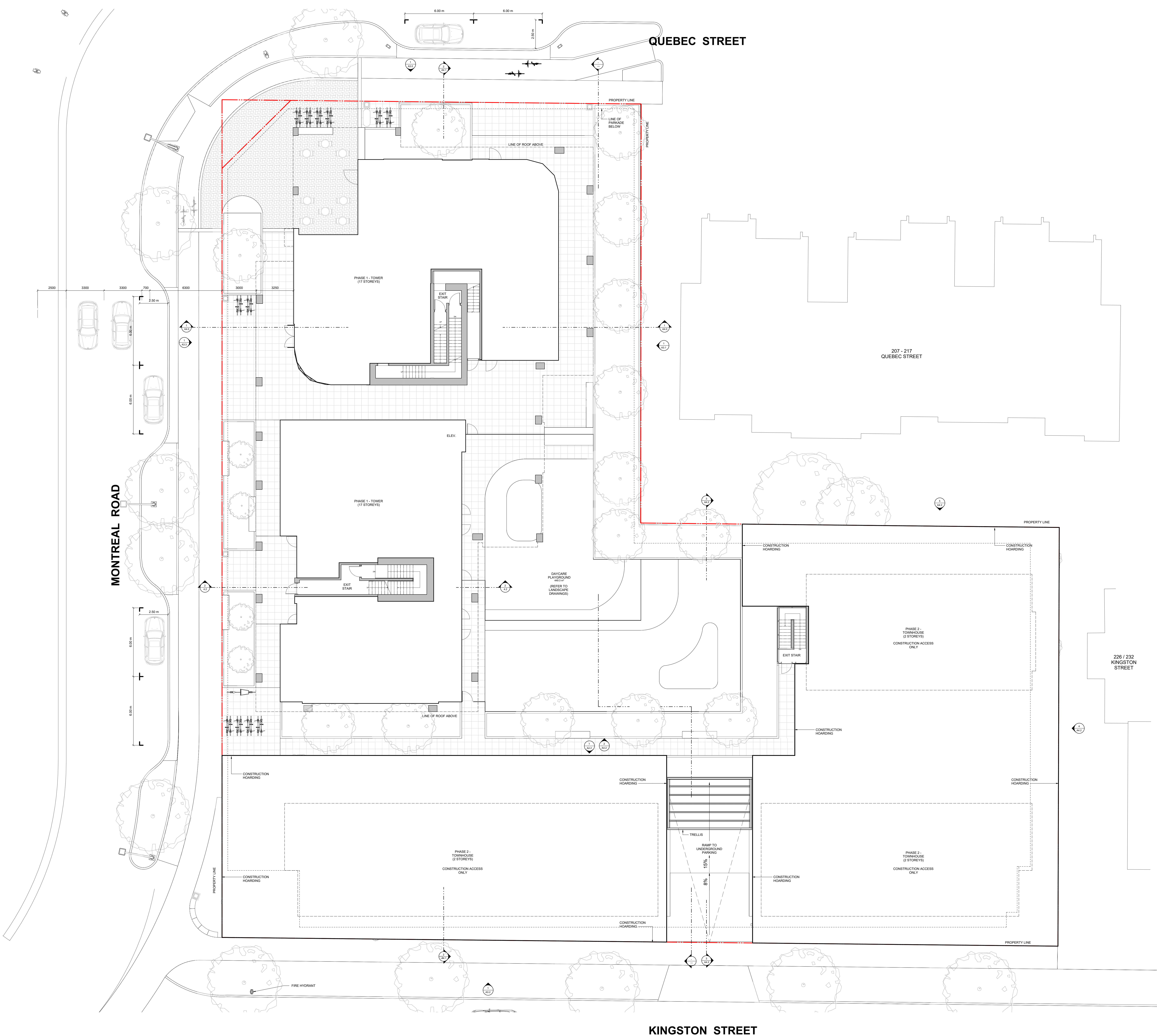
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Phasing Plan

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

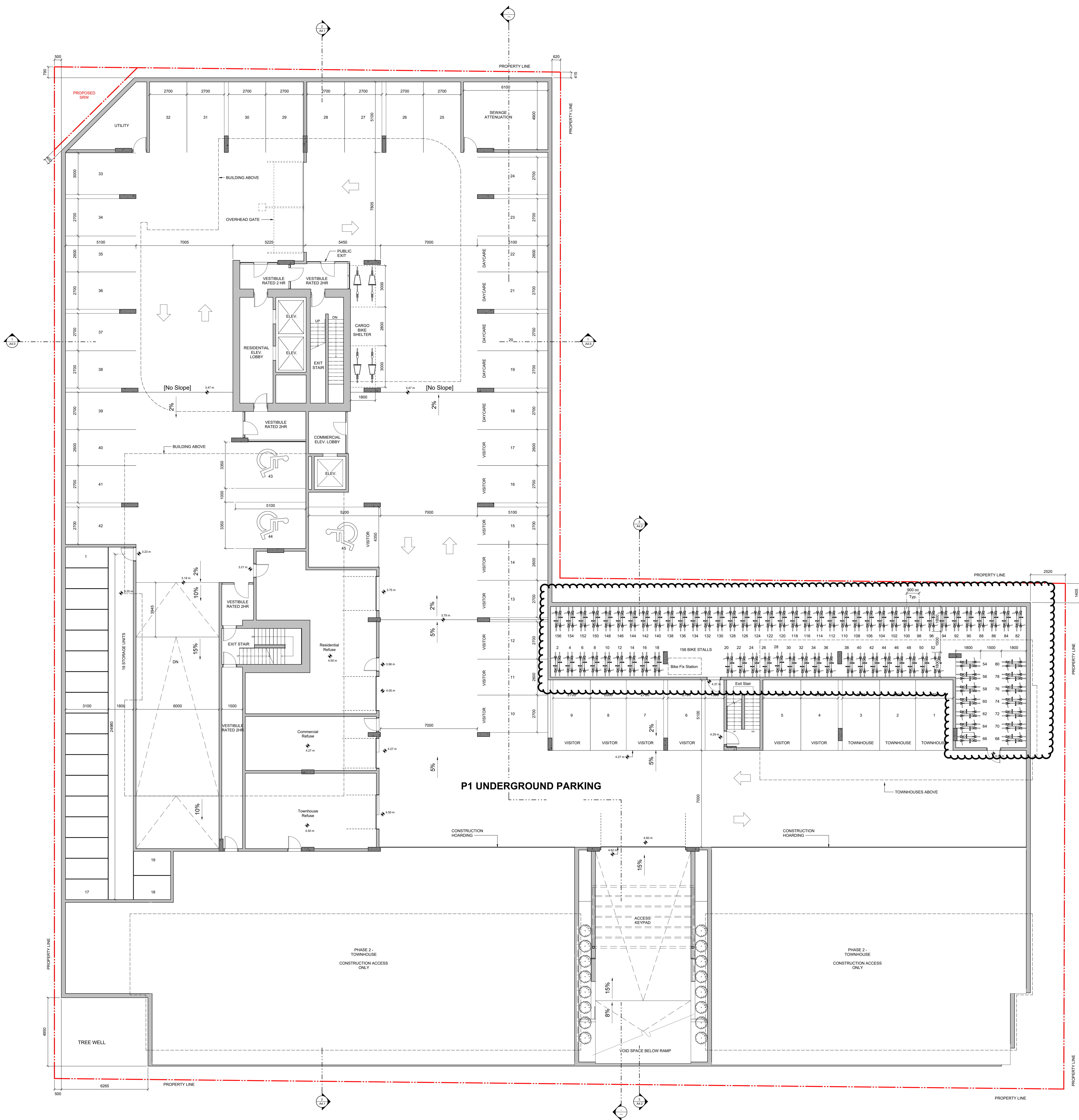
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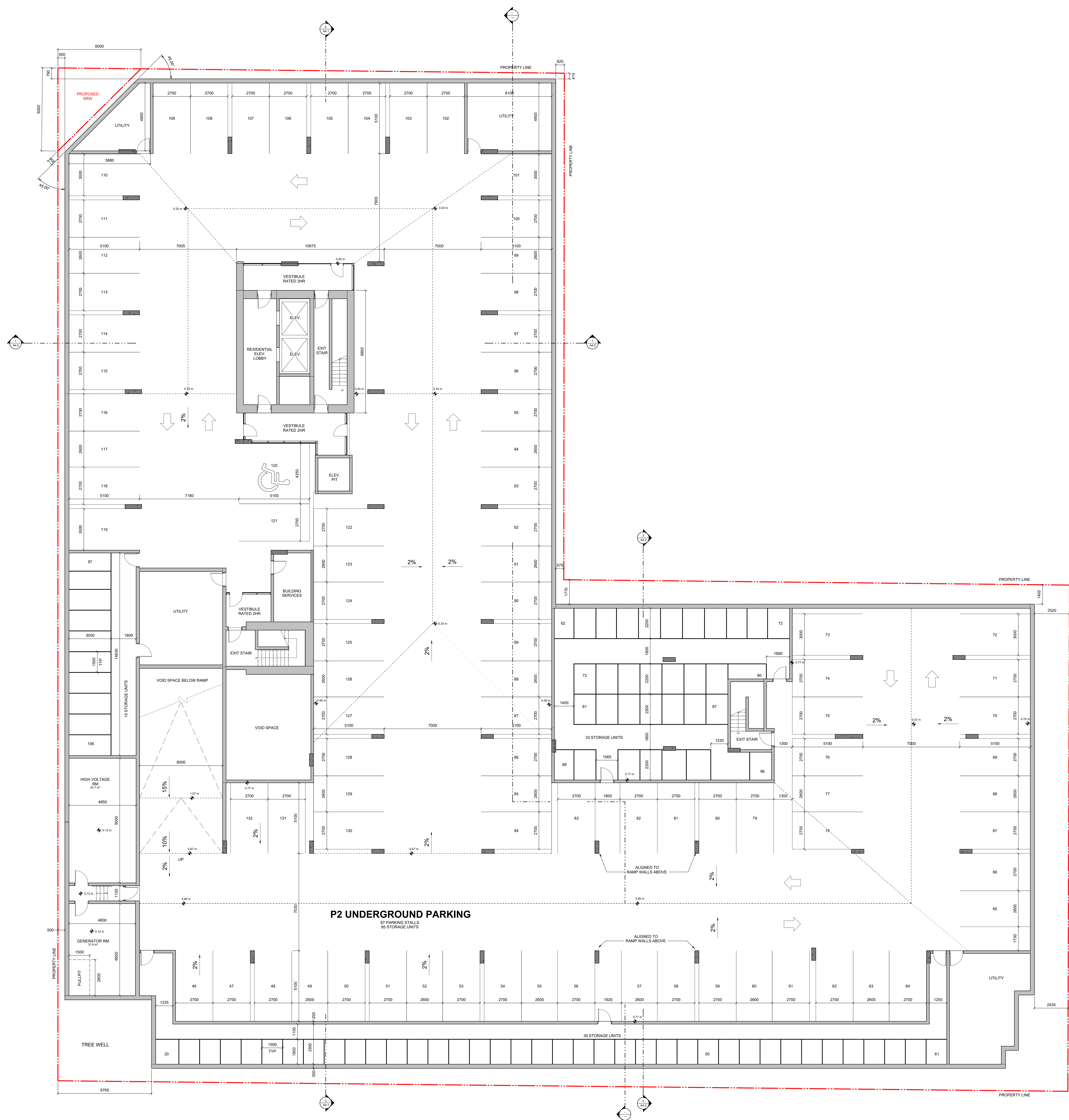
project name
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sheet title
P1 Phasing Plan

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

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project name
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205 Quebec Street
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sheet title
P2 Parking Plan

project no.	#21-18
scale	1 : 100
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A2.0

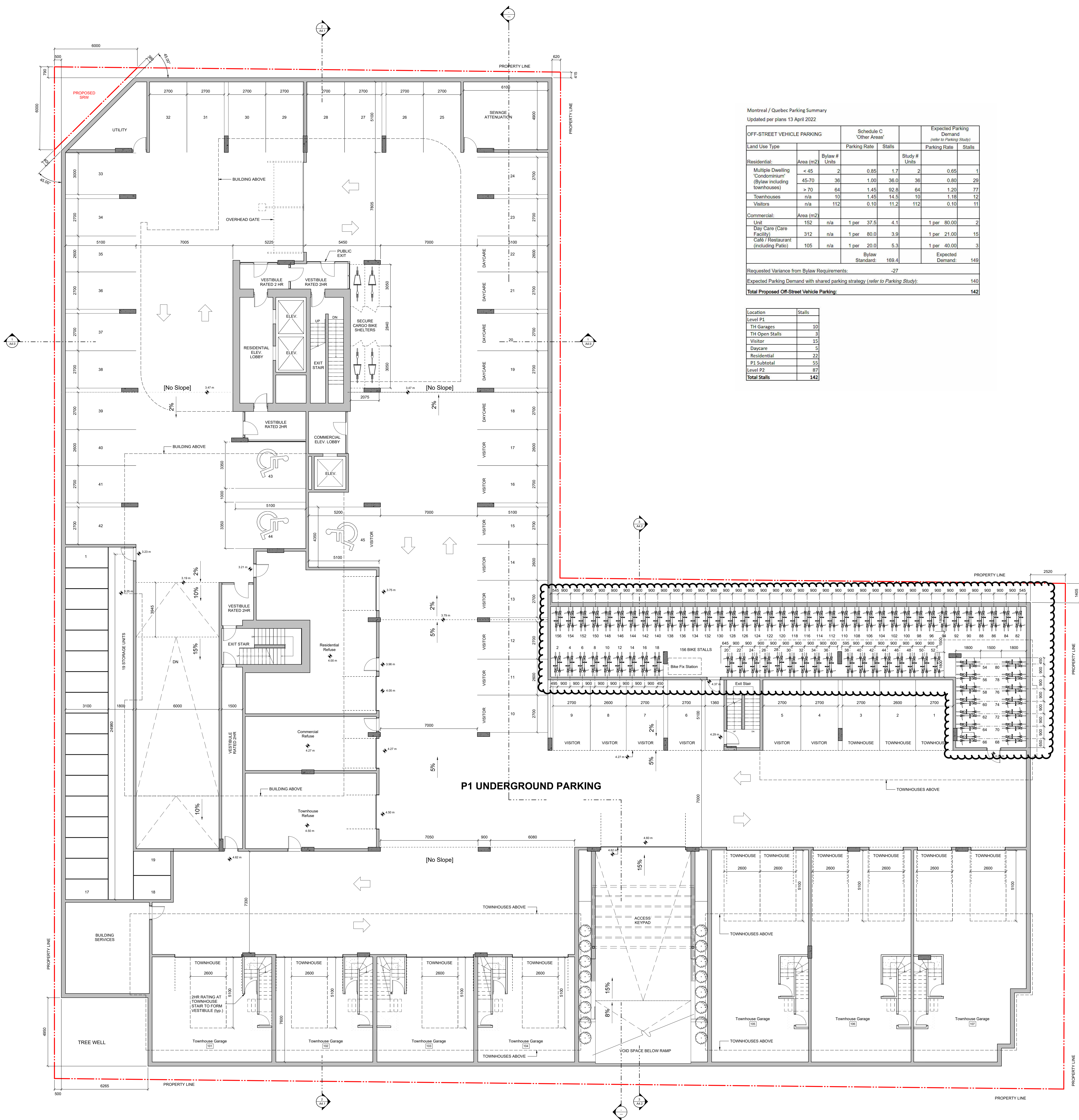


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Montreal / Quebec Parking Summary
Updated per plans 13 April 2022

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
Day Care (Care Facility)	312	n/a	1 per	80.0	3.9	1 per
Cafe / Restaurant (including Patio)	105	n/a	1 per	20.0	5.3	1 per
			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



0m 5m
scale in meters

rev no	description	date
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project name
Montreal and Quebec
205 Quebec Street
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sheet title
P1 Parking Plan

project no.	#21-18
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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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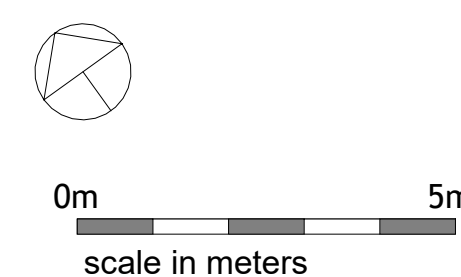
sheet title
Level 1 Plan

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

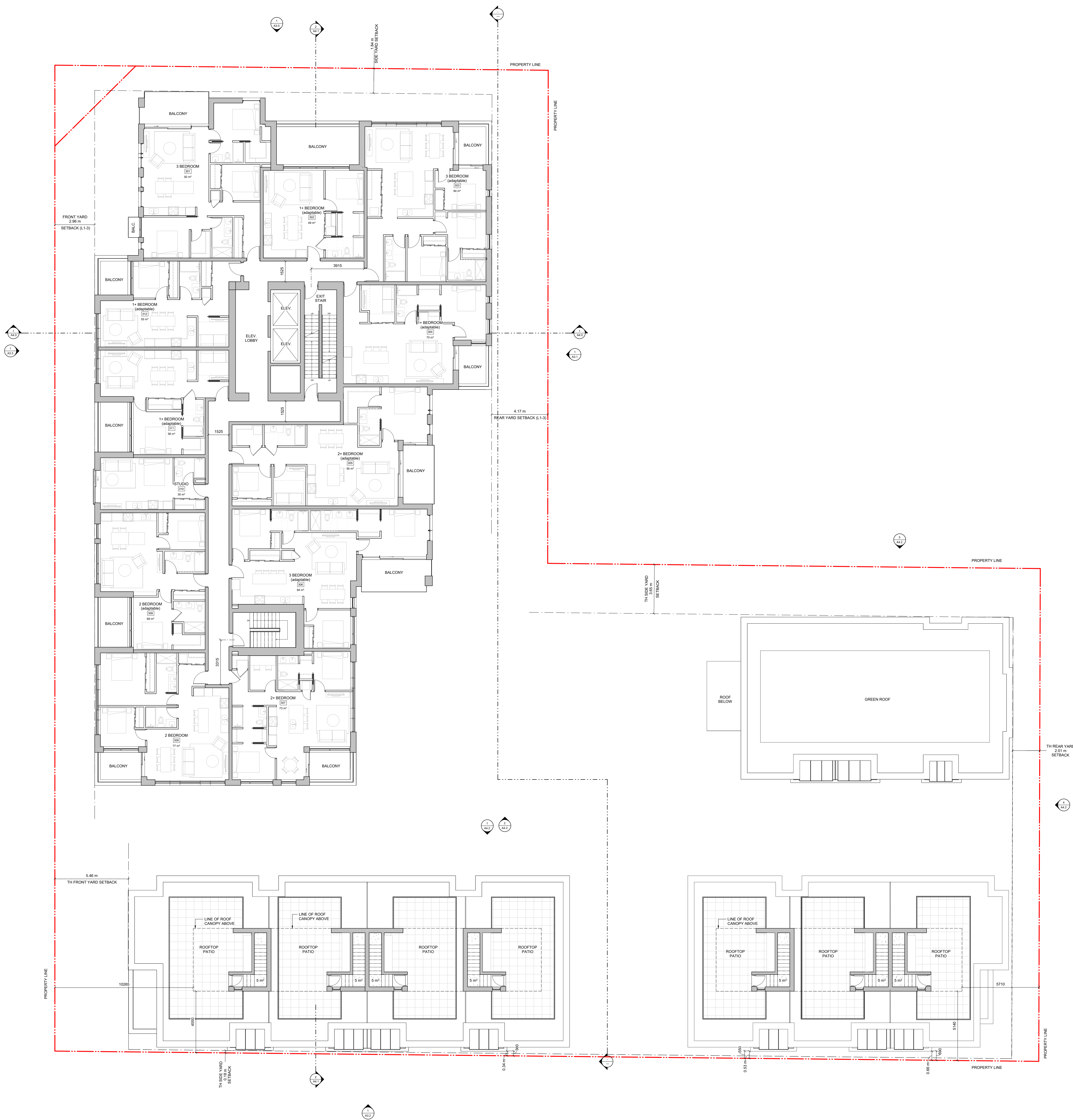
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scale	1 : 100
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scale in meters

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project name
Montreal and Quebec
205 Quebec Street
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sheet title
Level 3 Plan

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0m 5m
scale in meters

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project name
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205 Quebec Street
Victoria, BC

sheet title
Level 4 Plan

project no. #21-18

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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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0m 5m
scale in meters

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

project no. #21-18

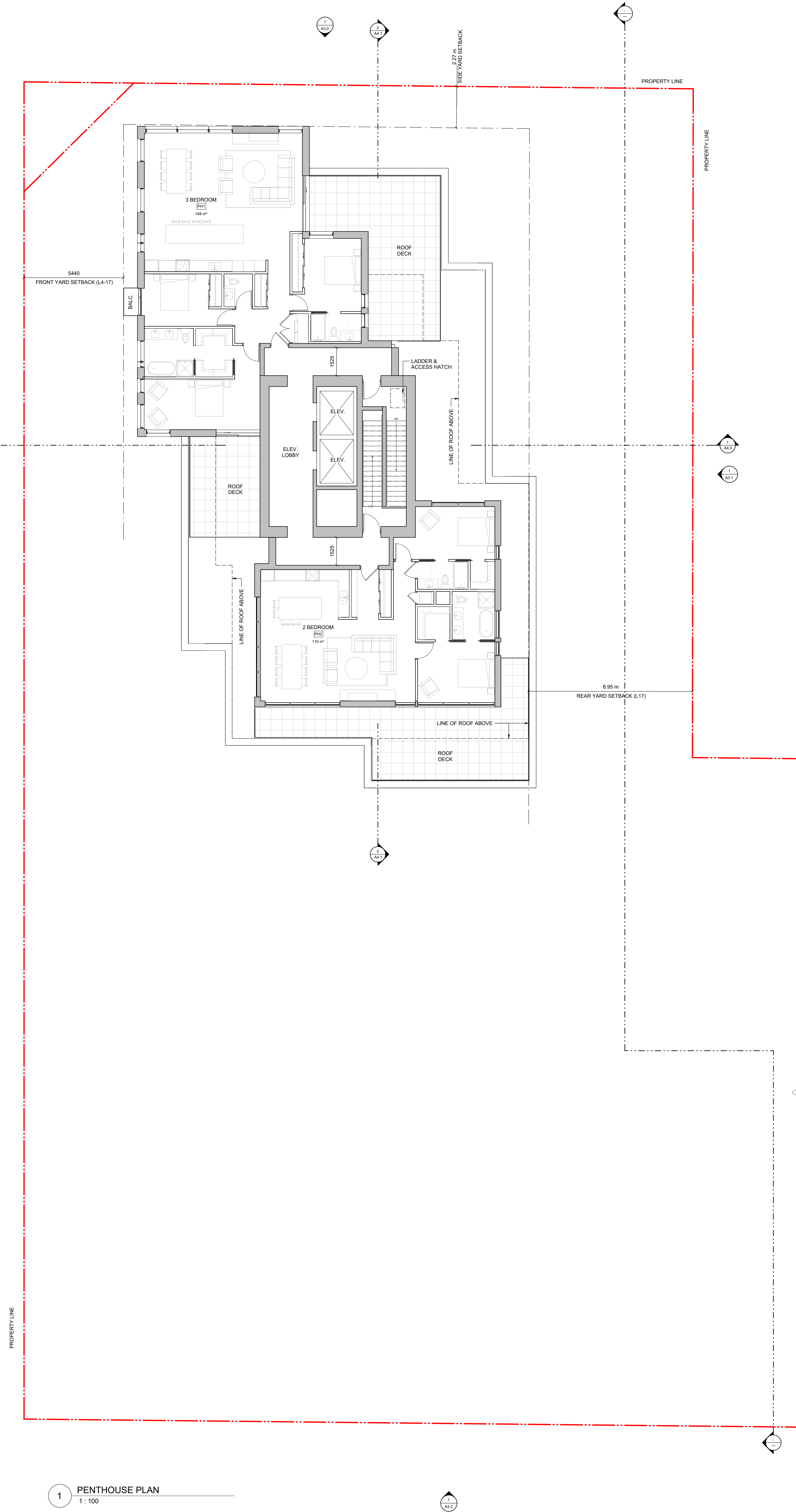
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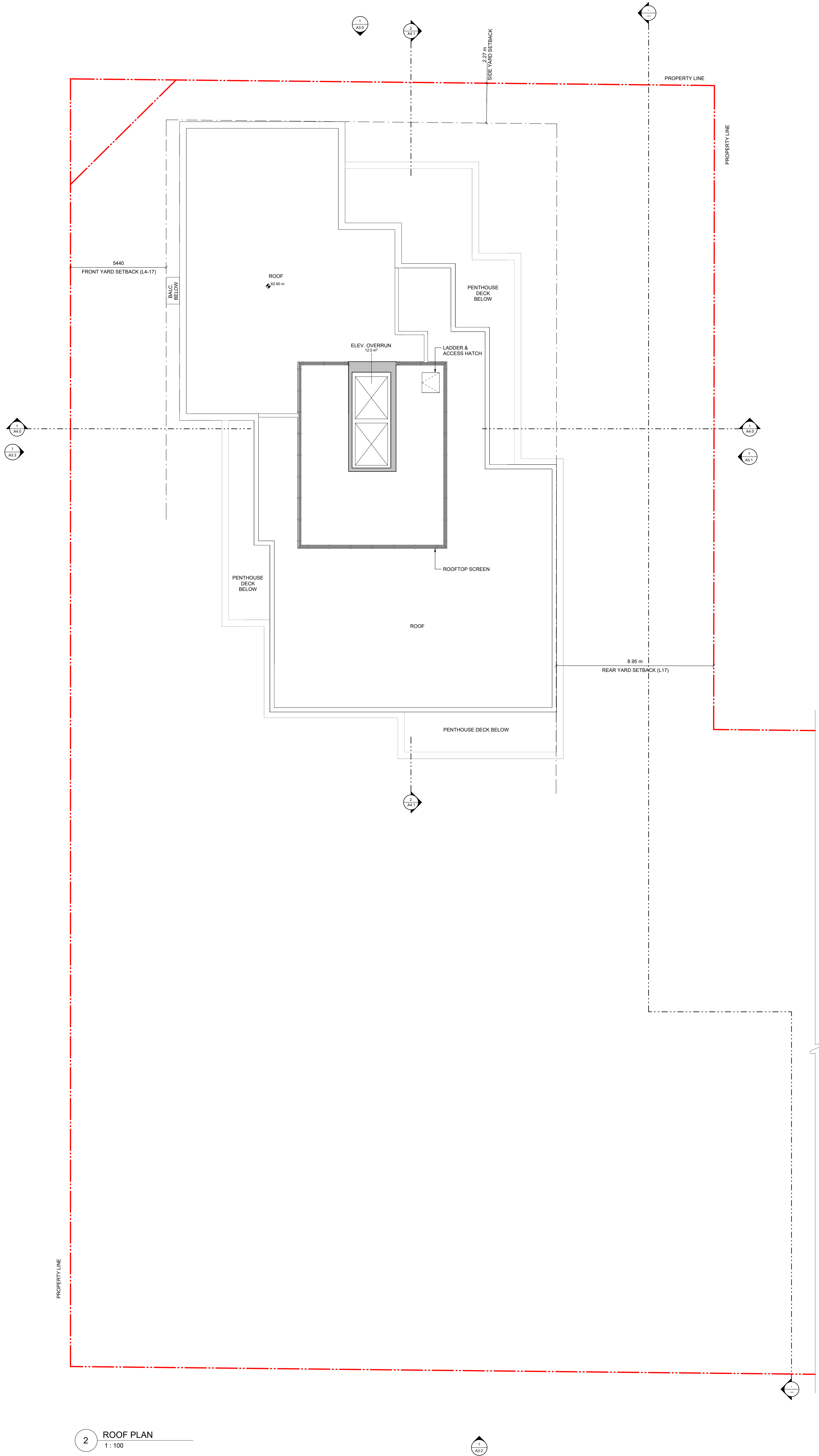
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1 PENTHOUSE PLAN
1 : 100



2 ROOF PLAN
1 : 100



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ELEVATION MATERIALS KEY:

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



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
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
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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 Cement Panel System
Colour: Sandstone
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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
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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
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Colour: Iron / Ore
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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



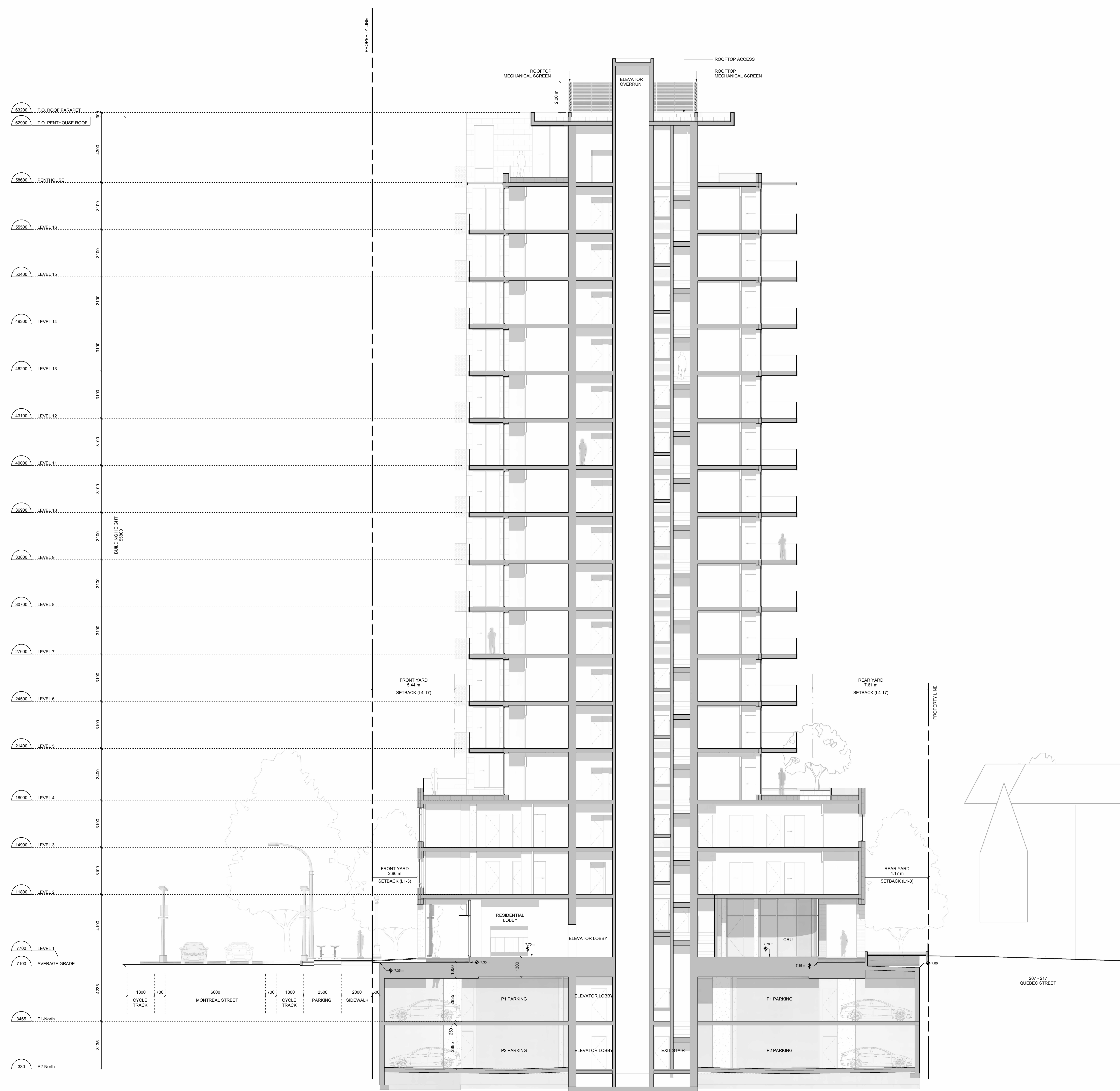
rev no	description	date
4	Issued for ADP	22.09.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A3.3.

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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 12/04/22	sheet no. 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:

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. Soffit: 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 Balcony Guard
Colour: Iron / Ore
11. Painted Metal Pergolas and Gates
Colour: Iron / Ore
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Colour: Iron / Ore
14. Exposed Architectural Concrete
15. Prefinished Metal Louvers
Colour: Iron / Ore
16. Prefinished Metal Panel
Colour: Iron / Ore



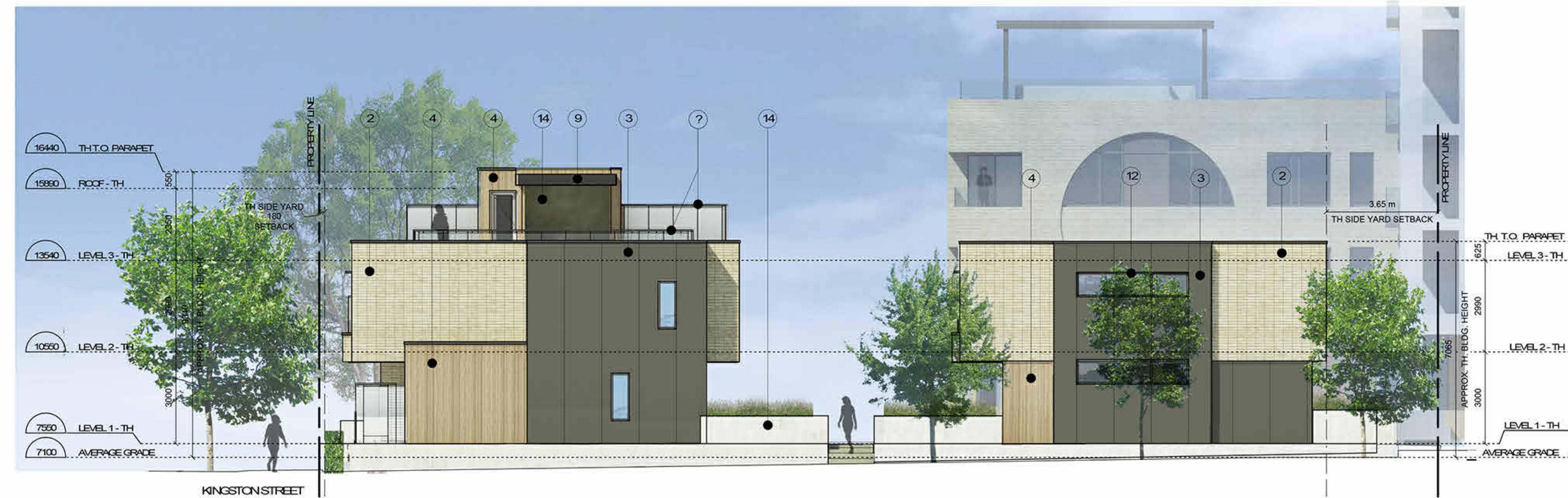
1 North Elevation - Townhouse
1:100



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
4	Issued for ADP	22.09.02
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project name
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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.