

Contacts

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List of Drawings

Architectural

A0.00	Cover Sheet
A1.0	Project Data & Context Aerial Photo
A1.1	Rendered Views
A1.2	Context Elevations
A2.1	Site Plan and Project Data
A2.2	Level P3 Plan
A2.3	Level P2 Plan
A2.4	Level P1 Plan
A2.5	Level 1 Ground Floor Plan
A2.6	Level 2 Floor Plan
A2.7	Level 3 Floor Plan
A2.8	Level 4 Floor Plan
A2.9	Level 5 Floor Plan
A2.10	Levels 6-20 Floor Plans
A2.11	Penthouse Floor Plan
A2.12	Roof Plan
A3.1	West Building Elevation
A3.2	West Building Elevation
A3.3	West Building Elevation
A3.4	West Building Elevation
A3.5	East Building Elevations

Landscape

MDI Landscape Architecture Inc. 3388A Tennyson Ave. Victoria, BC V8Z 3P6	L101 Landscape Materials - L1
	L1.04 Landscape Materials - L4



architecture + urbanism

2960 Jutland Road
Victoria BC Canada V8T 5K2

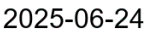
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owned and operated by FM D'AMBROSIO architect Inc.



1101 Yates Mixed-Use Development

1101 Yates Street, Victoria BC



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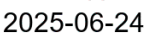
Bylaw Parking Requirements (Schedule C)							
	Vehicle Parking Rate (m2 per stall)	Vehicle Stalls Req'd	Vehicle Stalls Provided	Long Term Bikes Rate (m2 per stall)	Long Term Stalls	Short Term Rate (m2 per stall)	Short Term Bikes
CRU / restaurant area (L1)	40	6	6	400	1	100	2
CRU / restaurant patio (L1)	40	2	0	400	0	100	1
Daycare floor area (L1)	100	4	4	700	1	200	2
Office Lobby (L1)	70	2	2	150	1	400	0
Conference Centre (L1)	30	26	26	n/a	n/a	200	4
Office floor area (L2-3)	70	44	33	150	21	400	8
Total Commercial		84	71		23		17
West Residential (L4-20)	Studio+1br @ 0.6 2br @ 1.0 3br @ 1.0 Subtotal:	40.8 67.0 17.0 125		Units <45m2 @ 1.0 Units >45m2 @ 1.25 Subtotal:	17.0 168.8 186	All units @ 0.1 6 minimum Subtotal:	15.2 16
East Residential (L2-5)	1br @ 0.6 2br @ 1.0 3br @ 1.0 Subtotal:	12.0 4.0 1.0 17		All units @ 1.25 Subtotal:	31.3 32	All units @ 0.1 6 minimum Subtotal:	2.5 6
Residential Visitors	All units @ 0.1	18	14				
Total Residential		160	120		218		22
TOTAL STALLS:		244	191		241		39

[illegible]

Residential Units - WEST BUILDING						
One 1BR and one 2BR unit per floor are accessible (20%)						
	STUDIO	1BR	1BR+DEN	2BR	2BR+DEN	3BR
Level						
4	1	2	1	2	1	1
5	1	2	1	3	1	1
6	1	2	1	3	1	1
7	1	2	1	3	1	1
8	1	2	1	3	1	1
9	1	2	1	3	1	1
10	1	2	1	3	1	1
11	1	2	1	3	1	1
12	1	2	1	3	1	1
13	1	2	1	3	1	1
14	1	2	1	3	1	1
15	1	2	1	3	1	1
16	1	2	1	3	1	1
17	1	2	1	3	1	1
18	1	2	1	3	1	1
19	1	2	1	3	1	1
20	1	2	1	3	1	1
Subtotal	17	34	17	50	17	17
	11%	22%	11%	33%	11%	11%
Total Units						152

TOTAL UNITS:					177
STUDIO	1BR	1BR+DEN	2BR	2BR+DEN	3BR
17	54	17	54	17	18
10%	31%	10%	31%	10%	10%

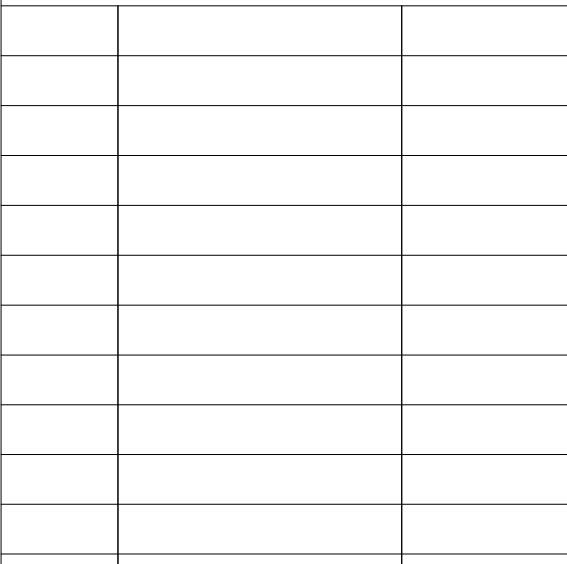




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project name

1101 Yates St.

Victoria, BC

sheet title

sheet title

Rend

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drawing file 2441 - 1101 Yates - 250624

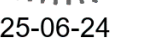
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drawn by JH

date issued	sheet no.
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June 24, 2025

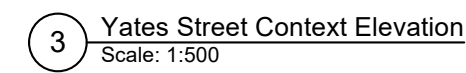
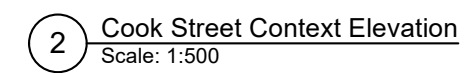
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project name

1101 Yates St.

Victoria, BC

sheet title

Context Street Elevations

project no.	2441
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drawing file 2441 - 1101 Yates - 250624

scale	1:500
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drawn by	JH
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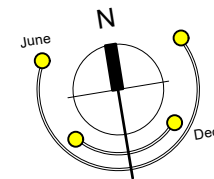
A1.2



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1	Development Tracker	25.06.24

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project name
1101 Yates St.
Victoria, BC
sheet title
Site Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250624
scale	1:200
drawn by	JH
date issued	June 24, 2025
sheet no.	A2.1

PROJECT INFORMATION TABLE	
Zone (existing)	S-1 Limited Service District
Site area (m ²)	4,152m ²
Total floor area (m ²)	19,737.9m ²
Commercial floor area (m ²)	4,751m ²
Floor space ratio	5 : 1
Site coverage %	70.2% (2,913.9m ² / 4,152m ²)
Open site space %	39.4% (4,152m ² - 2,517.6m ² = 1,634.4 / 4,152)
Height of building (m)	West Bldg: 65.8m East Bldg: 16.9m
Number of storeys	West Bldg: 21 East Bldg: 5
Parking stalls (number) on site	191
Bicycle parking number (Class 1 and Class 2)	Long Term Res: 218 Long Term Comm: 23
Building Setbacks (m)	Short Term Res: 22 Short Term Comm: 16
Cook Street - West	0m
Yates Street - North	0m
View Street - South	4.9m
Internal - East (West Bldg.)	0.4m
Internal - East (East Bldg.)	5.0m
Internal - North (East Bldg.)	3.6m
Residential Use Details	
Total number of units	177
Unit type, e.g., 1-bedroom	Studio: 17 1BR: 71 2BR: 71 3BR: 18
Ground-orientated units	0
Minimum unit floor area (m ²)	35sqm (Studio)
Total residential floor area (m ²)	11,634.6m ²

Average Grade - WEST BUILDING

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
1	21.450	1-2	21.450	57.229
2	21.450	2-3	21.450	85.392
3	21.450	3-4	21.450	182.904
4	21.450	4-5	21.700	508.908
5	21.950	5-6	22.000	34.424
6	22.050	6-7	21.935	6.967
7	21.820	7-8	21.760	32.269
8	21.700	8-9	21.470	0.757
9	21.240	9-10	21.080	7.341
10	20.920	10-11	21.185	0.000
11	21.450	11-12	21.275	18.751
12	21.100	12-13	21.265	45.774
13	21.430	13-14	21.440	2.330
14	21.450	1-14	21.450	11.298
TOTAL:		198.539	4,282.366	
AVERAGE GRADE:		21.57		

Average Grade - EAST BUILDING

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
A	22.030	A-B	22.115	27.519
B	22.200	B-C	22.200	9.214
C	22.200	C-D	22.200	1.515
D	22.200	A-B	22.250	3.200
E	22.300	B-C	22.425	1.515
F	22.550	C-D	22.550	9.250
G	22.550	A-B	22.600	28.983
H	22.650	B-C	22.560	6.980
I	22.470	C-D	22.470	1.464
J	22.470	A-B	22.250	14.684
TOTAL:		104.324	2,332.628	
AVERAGE GRADE:		22.36		

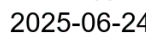
COOK STREET

YATES STREET

WEST BUILDING
(21 Storeys)

EAST BUILDING
(5 Storeys)

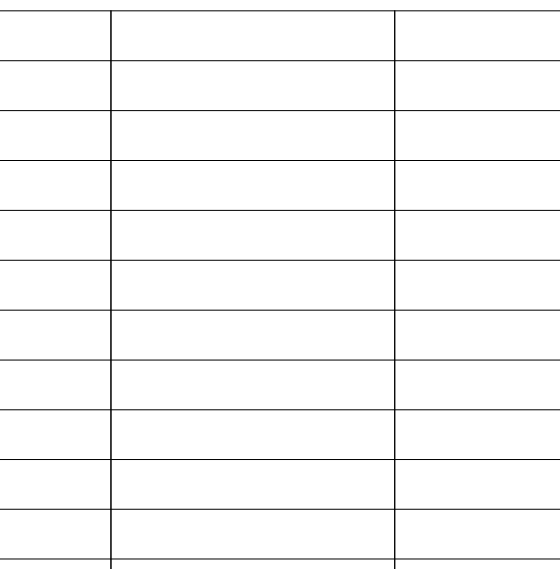
VIEW STREET



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project name

1101 Yates St.

Victoria, BC

sheet title

Level P3 Plan

project no. 244

drawing file 2441 - 1101 Yates - 25062

scale 1:200

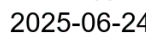
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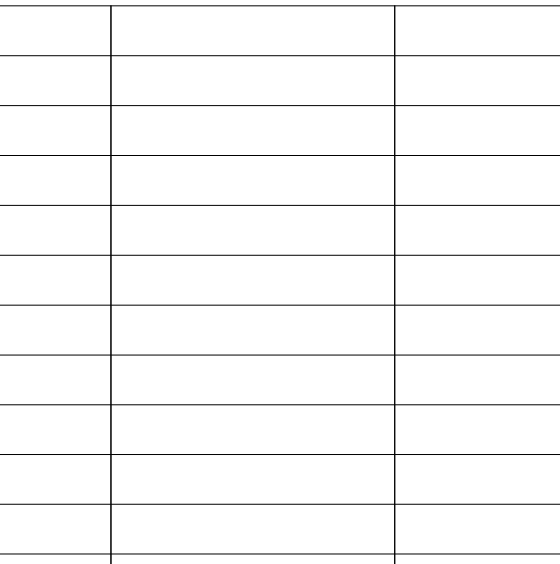




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project name

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Victoria, BC

sheet title

Level P2 Plan

project no. 244

drawing file 2441 - 1101 Yates - 25062

scale 1:200

drawn by JH

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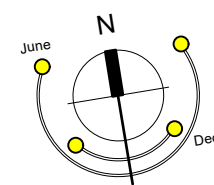


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project name

1101 Yates St.

Victoria, BC

sheet title

Level P1 Plan

project no. 2441

drawing file 2441 - 1101 Yates - 250624

scale 1:200

drawn by JH

date issued sheet no.

June 24, 2025 A2.4



Parking Breakdown by Level						
	Office/Conf.	Daycare	CRU	Res. Visitor	Res.	Subtotal
Level P1	28	4	6	14	0	52
Level P2	33	0	0	0	35	68
Level P3	0	0	0	0	71	71
Subtotal by use	61	4	6	14	106	191
Total number of stalls						

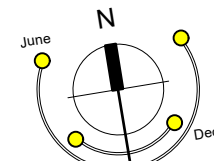


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0m 5m 10m

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project name
1101 Yates St.
Victoria, BC

sheet title
Level 1 Plan

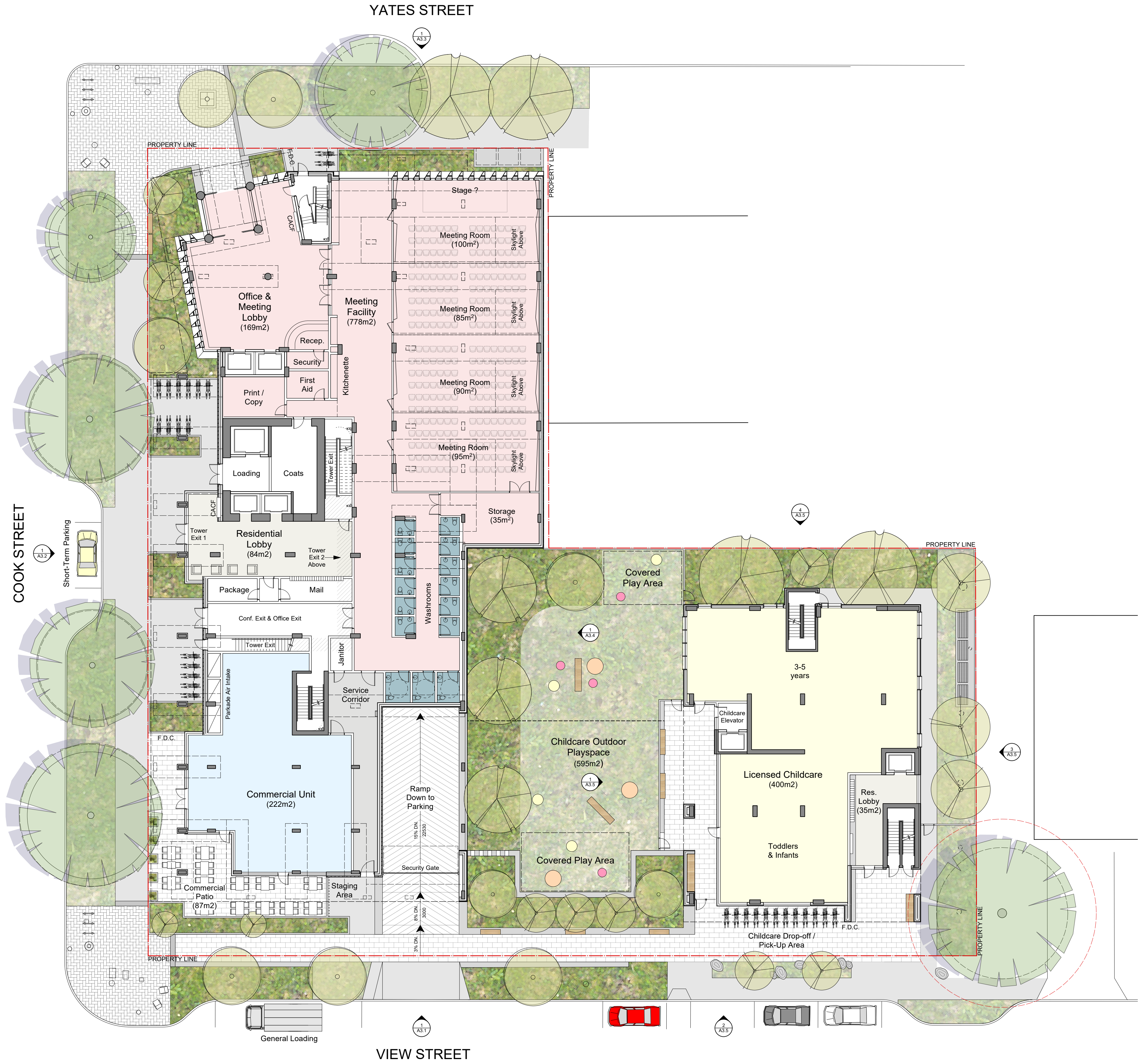
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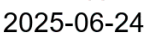
drawing file 2441 - 1101 Yates - 250624

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date issued	sheet no.
June 24, 2025	A2.5

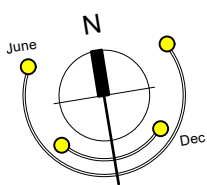




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Victoria, BC

project no.	2441
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drawing file 2441 - 1101 Yates - 250624

scale	1:200
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June 24, 2025

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COOK STREET

1
A3.2

PROPERTY LINE

SUB-LEASE
(450m2)

ELEVATOR
LOBBY

OFFICE
(1,058m²)

NEW STREET



4
A3.5

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

1BR 51m²

1BR 55m²

1BR 52m²

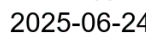
2BR 69m²

1BR-ACC. 59m²

1BR 51m²

1BR-ACC. 63m²

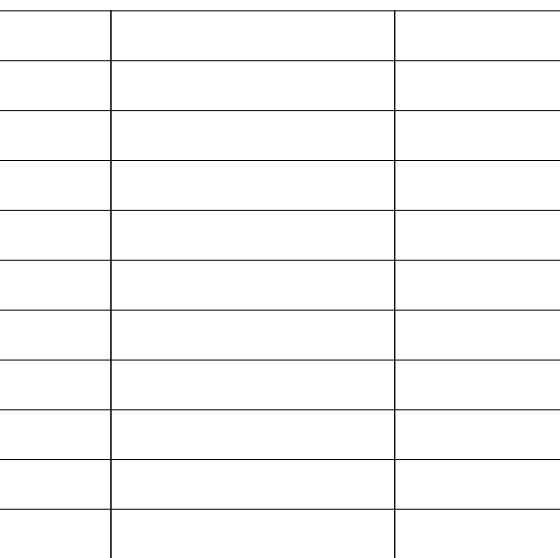
ELEV. LOBBY



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sheet title

Level 3 Plan - Option 1

project no.	2441
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scale 1:200

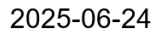
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A2.7

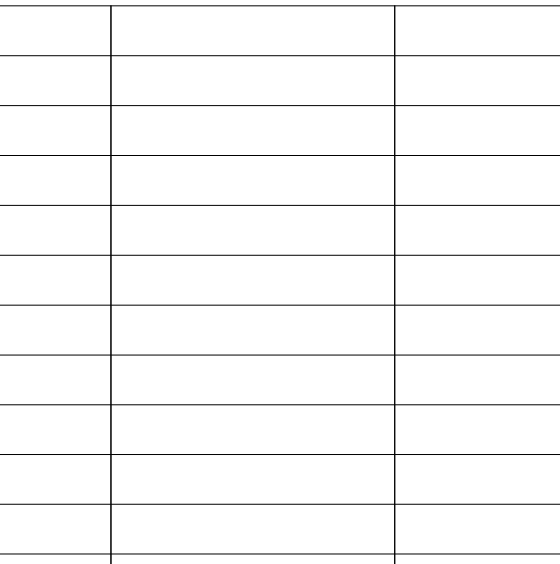




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	Development Tracker	25.06.24
rev no	description	date

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project name

1101 Yates St.

Victoria, BC

sheet title

Level 4 Plan

project no. 2441

drawing file 2441 - 1101 Yates - 250624

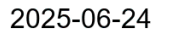
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drawn by JH

date issued	sheet no.
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June 24, 2025 | A2.8

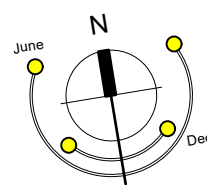




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[illegible]

	Development Tracker	25.06.24
rev no	description	date

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project name
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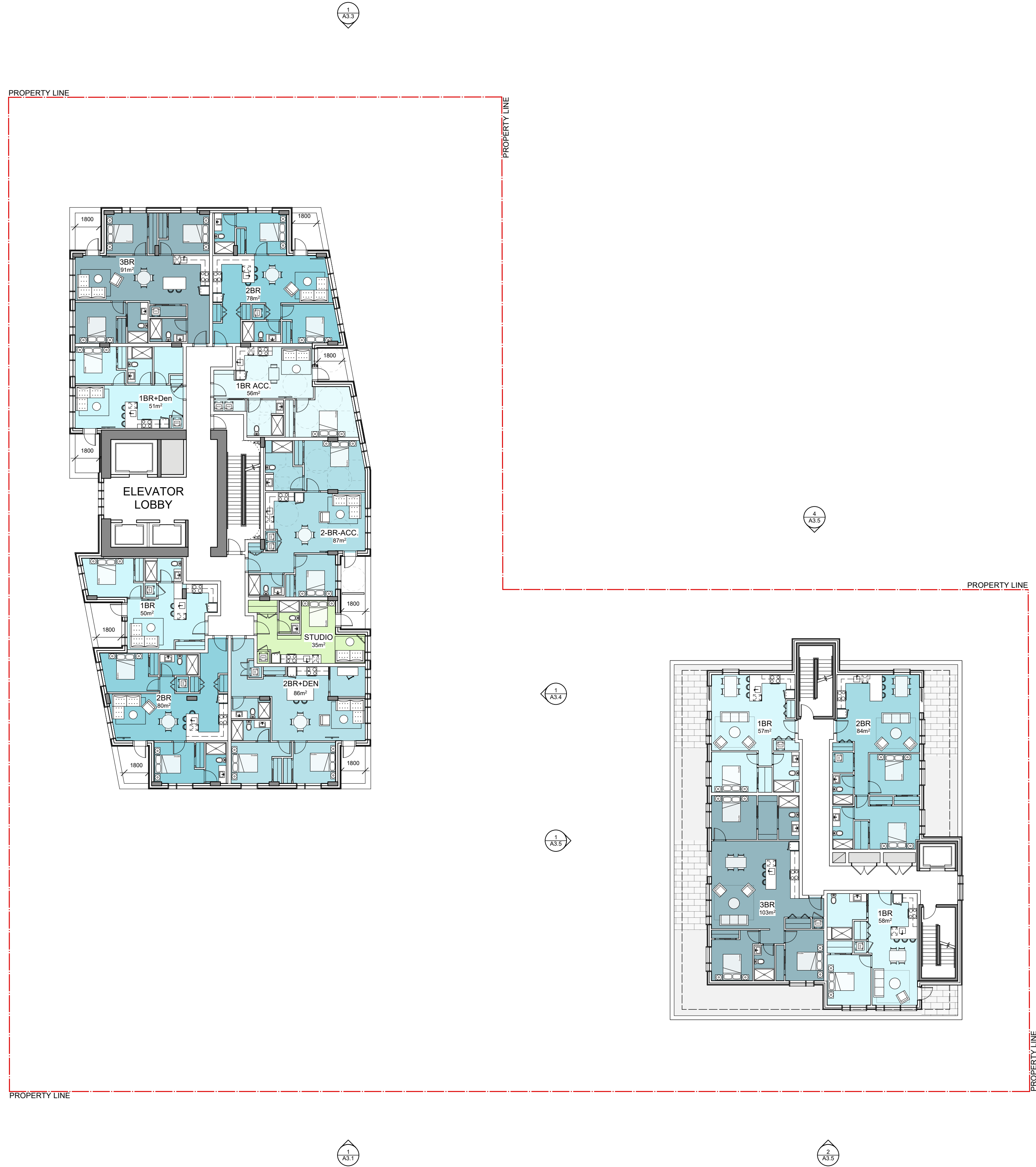
Victoria, BC

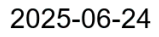
sheet title

Level 5 Plan

project no.	2441
drawing file	2441 - 1101 Yates - 250624
scale	1:200
drawn by	JH

date issued	sheet no.
June 24, 2025	A2.9

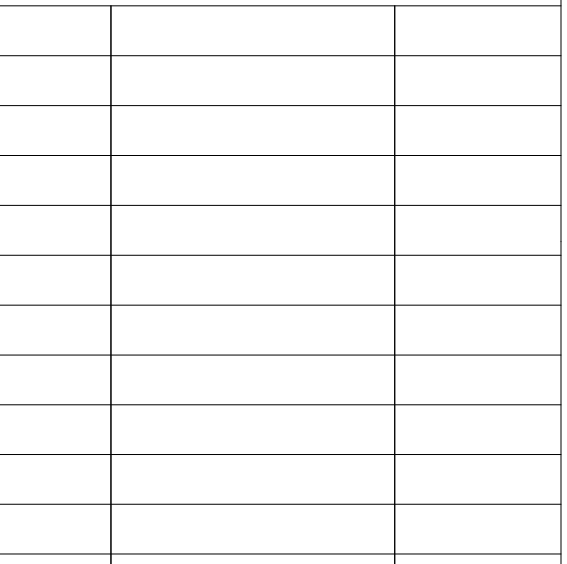




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Victoria, BC

project no.	2441
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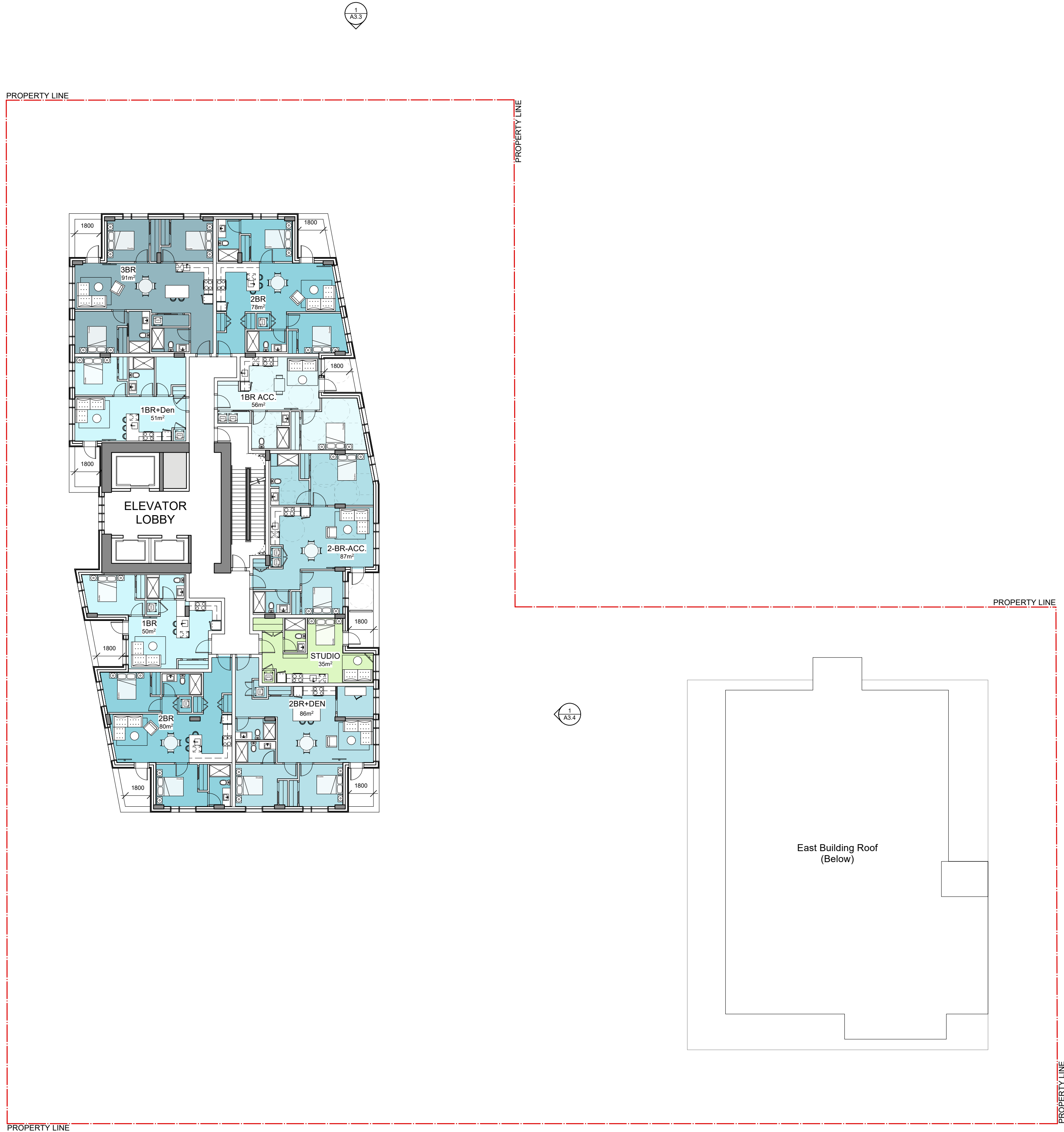
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scale 1:200

drawn by JH

date issued	sheet no.
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June 24, 2025



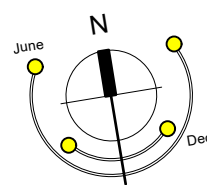


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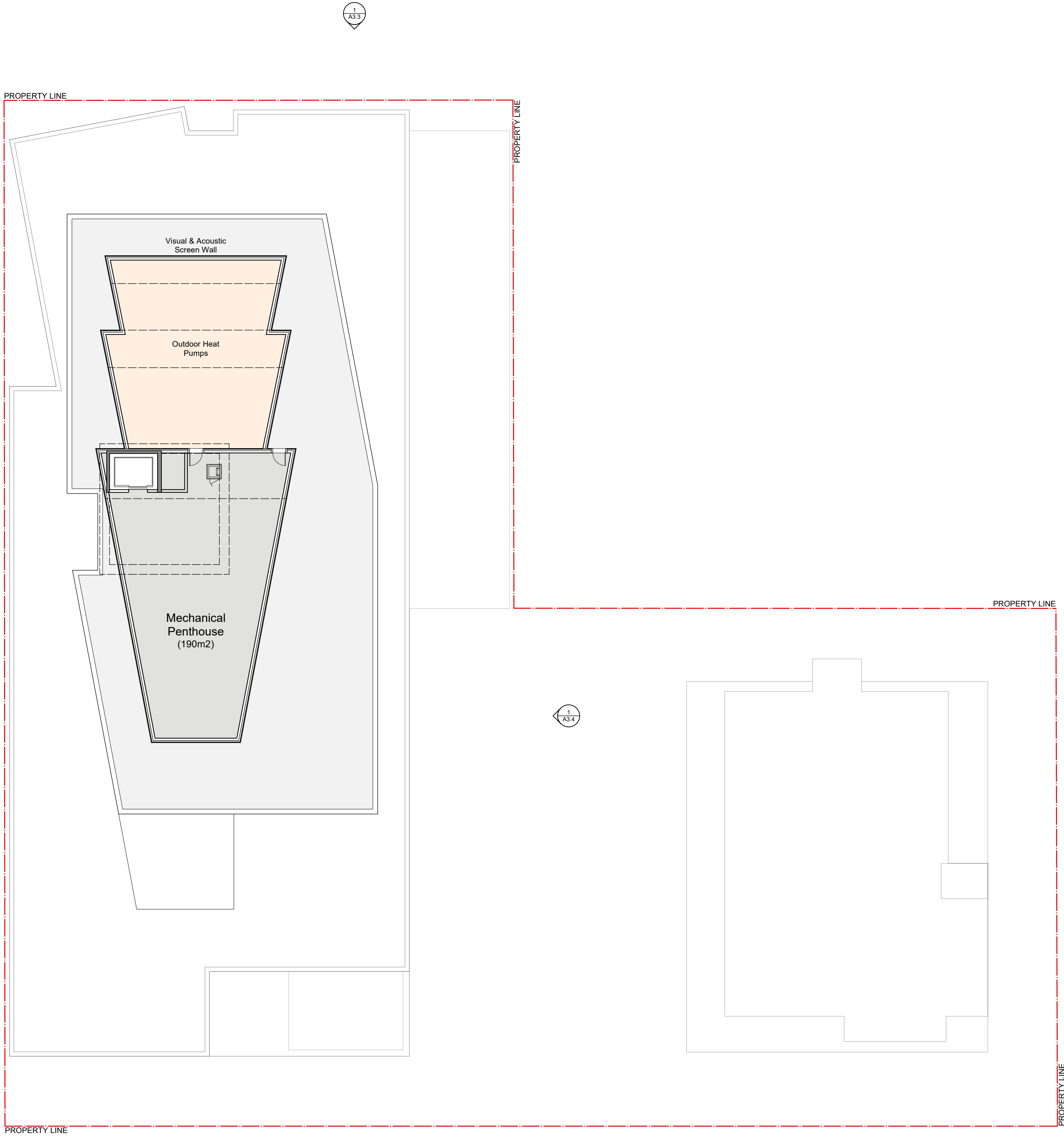
1. These preliminary plans are subject to refinement and confirmation of City policy and existing site conditions.
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rev no	description	date

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project name	
1101 Yates St.	
Victoria, BC	
sheet title	
Level 21 Plan	
project no.	2441
drawing file	2441 - 1101 Yates - 250624
scale	1:200
drawn by	JH
date issued	June 24, 2025
sheet no.	A2.11



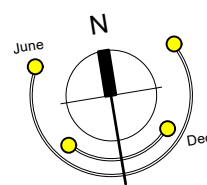


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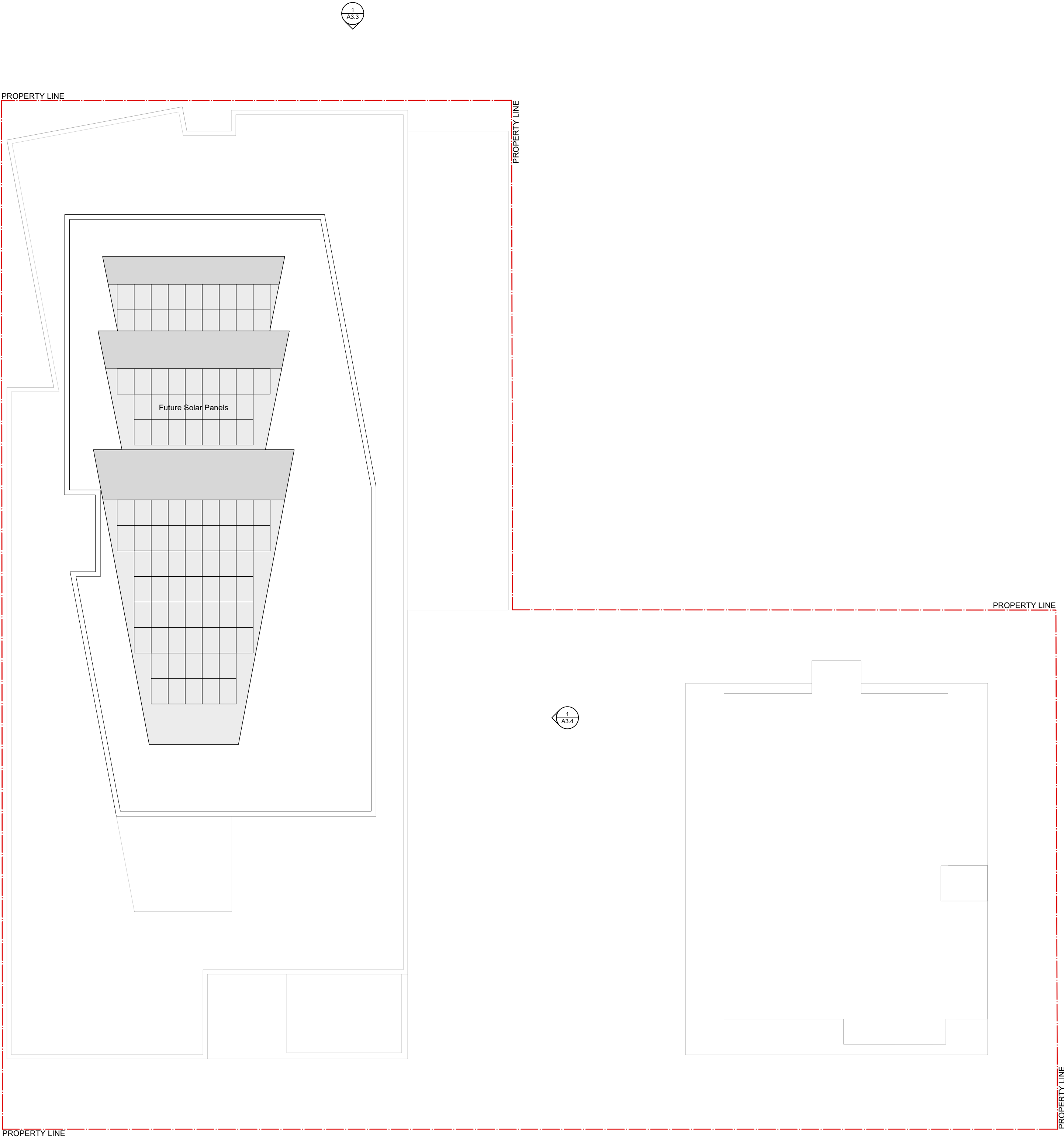
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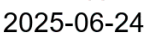


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rev no	description	date

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project name	
1101 Yates St.	
Victoria, BC	
sheet title	
Roof Plan	
project no.	2441
drawing file	2441 - 1101 Yates - 250624
scale	1:200
drawn by	JH
date issued	June 24, 2025
sheet no.	A2.12





General Notes:

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1 Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized

- 2 Pre-finished Metal Panels:
Champagne Finish,
Custom Corrugated Profile

- 3 Pre-finished Metal Panels:
Champagne Finish, Flat

- 4 Cement Panels:
Sandstone Finish

- 5 Clear Glazed, Metal Framed Guards:
Light Bronze Finish

- ## 6 Architectural Concrete

- 7 Ground-Face Concrete Block

- 8 Stucco Soffit: Warm White

- 9 Fiberglass or vinyl Windows. Charcoal

1 South Elevation (View Street) - West & East Buildings
Scale: 1:200

[illegible]

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rev no	description	date

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project name

1101 Yates St.

Victoria, BC

sheet title

Elevations

project no.	2441
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drawing file 2441 - 1101 Yates - 250624

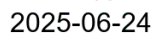
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drawn by JH

date issued	sheet no.
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June 24, 2025

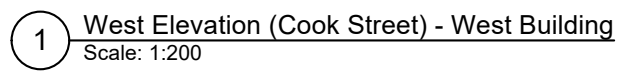
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[illegible]

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rev no	description	date

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project name

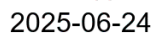
1101 Yates St.

Victoria, BC

sheet title

Elevations

project no.		2441
drawing file 2441 - 1101 Yates - 250624		
scale		1:200
drawn by		JH
date issued	sheet no.	
June 24, 2025	A3.2	



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- 1 Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
- 2 Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
- 3 Pre-finished Metal Panels: Champagne Finish, Flat
- 4 Cement Panels: Sandstone Finish
- 5 Clear Glazed, Metal Framed Guards: Light Bronze Finish
- 6 Architectural Concrete
- 7 Ground-Face Concrete Block
- 8 Stucco Soffit: Warm White
- 9 Fiberglass or vinyl Windows. Charcoal



16 North Elevation (Yates Street) - West Building
Scale: 1:200

[illegible]

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rev no	description	date

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project name

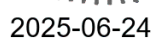
1101 Yates St.

Victoria, BC

sheet title

Elevations

project no.		2441
drawing file 2441 - 1101 Yates - 250624		
scale		1:200
drawn by		JH
date issued	sheet no.	
June 24, 2025	A3.3	



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1 East Elevation - West Building
Scale: 1:200

Materials Key

- ① Aluminum Curtain Wall with High-Performance Glazing: Light Bronze Anodized
- ② Pre-finished Metal Panels: Champagne Finish, Custom Corrugated Profile
- ③ Pre-finished Metal Panels: Champagne Finish, Flat
- ④ Cement Panels: Sandstone Finish
- ⑤ Clear Glazed, Metal Framed Guards: Light Bronze Finish
- ⑥ Architectural Concrete
- ⑦ Ground-Face Concrete Block
- ⑧ Stucco Soffit: Warm White
- ⑨ Fiberglass or vinyl Windows. Charcoal

[illegible]

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rev no	description	date

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project name

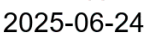
1101 Yates St.

Victoria, BC

sheet title

Elevations

project no.		2441
drawing file 2441 - 1101 Yates - 250624		
scale		1:200
drawn by		JH
date issued	sheet no.	
June 24, 2025	A3.4	



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rev no	description	date
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project name 1101 Yates St.		
Victoria, BC		
sheet title Elevations		
project no.	2441	
drawing file	2441 - 1101 Yates - 250624	
scale	1:200	
drawn by	JH	
date issued	sheet no. A3.5	
June 24, 2025		