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Architectural

- A0.0 Cover
- A0.1 Context Views
- A0.2 Context Views
- A0.3 Context Views
- A0.4 Height & Massing Analysis
- A0.6 Context Elevations
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- A1.3 Level 1 Phasing Plan
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- A4.0 Building Sections
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- A4.2 Building Section / Elevations

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- L0.00 Cover
- L0.01 General Information Sheet
- L0.02 Tree Survey Plan
- L0.03 Tree Management Plan
- L1.01 Landscape Materials - Ground
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- L1.03 Stormwater Management & Grading
- L1.04 Landscape Precedents
- L1.05 Landscape Materials - Sections
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- L4.01 Landscape Details

Civil

- C1.0 Conceptual Site Demolition
- C2.0 Conceptual Site Servicing Plant
- C3.0 Conceptual Site Surface Works

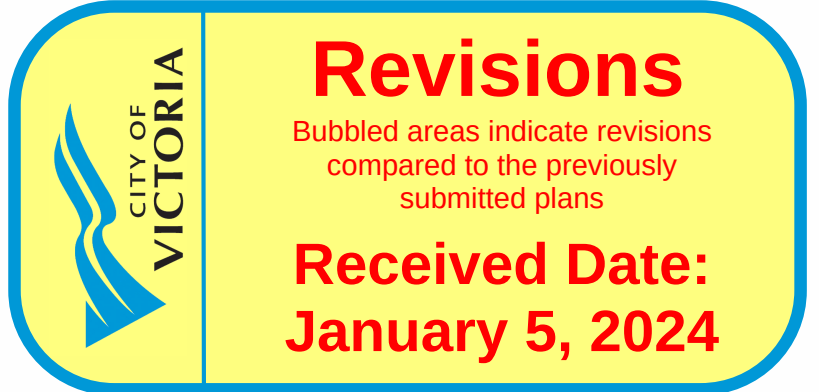
Electrical

- E100 Off-site Lighting Design & Details
- E101 Off-site Lighting Design & Details

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#21-18

Montreal and Quebec

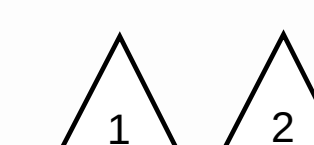
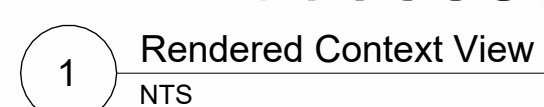
205 Quebec Street
Victoria, BC

Rezoning/DP Resubmission

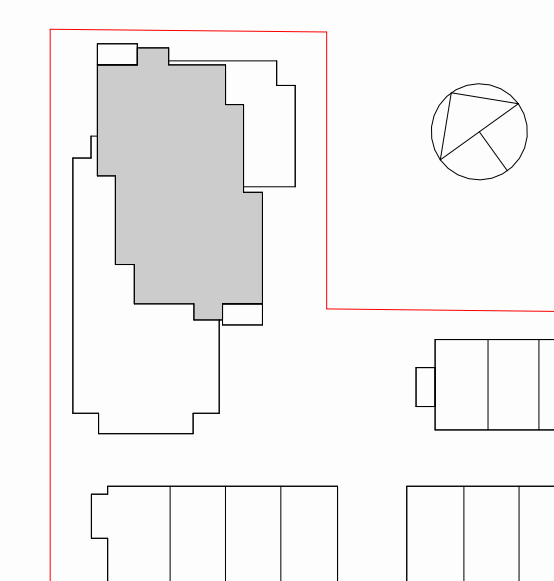
Revision Set

23.12.22

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Please refer to the accompanying resubmission memo for revision descriptions.



1

2

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

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project name
Montreal and Quebec
205 Quebec Street

sheet title	Context Views
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project no.	#21-18
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scale	As indicated
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drawn by	CF

date issued	sheet no.
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12/06/22	A0.1
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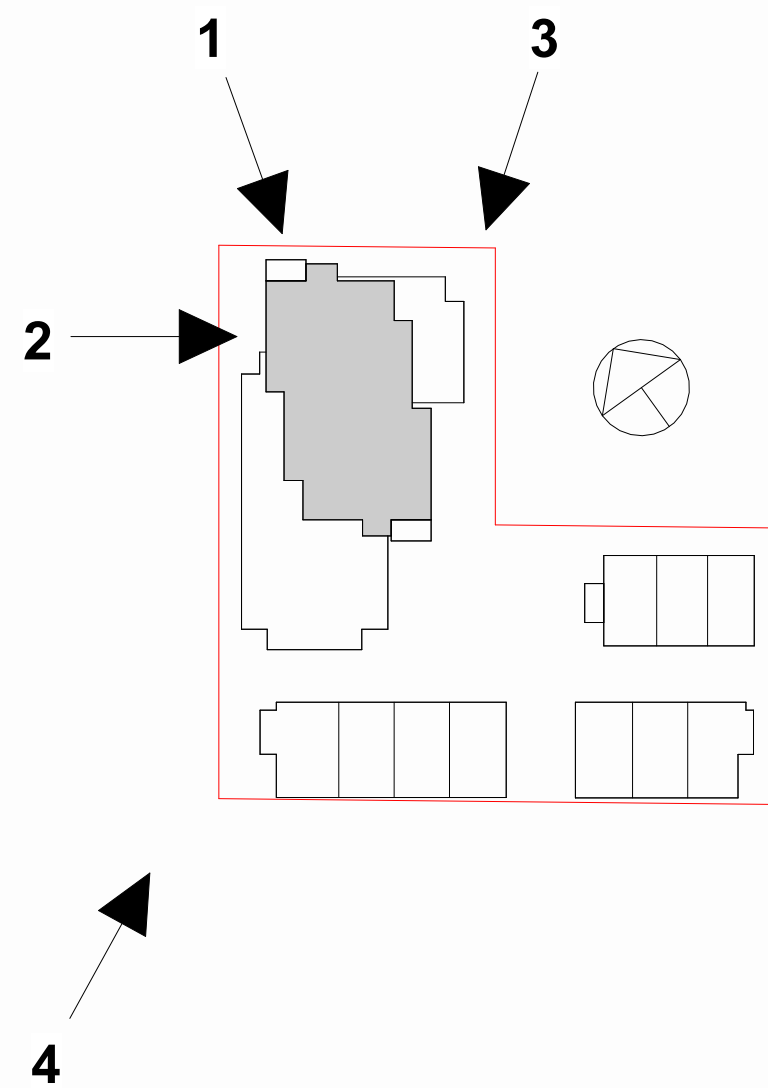
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1 Rendered Context View
NTS



2 Montreal Entry Render
NTS



3 Rendered Context View
1:1



4 Rendered Context View
1:1

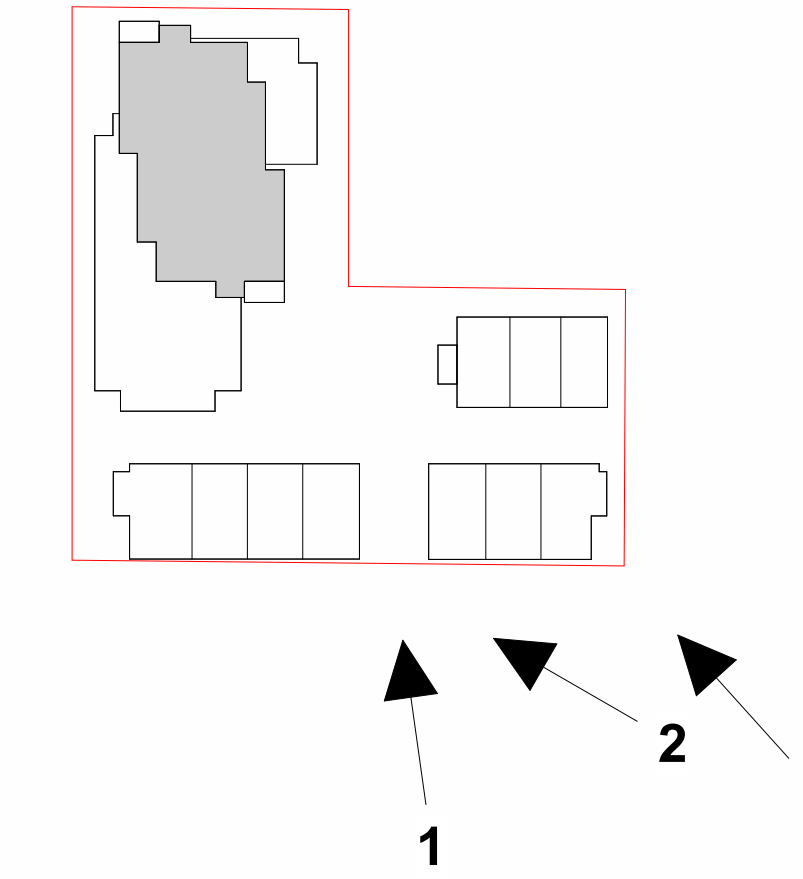
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6	Rezonning/DP Resubmission	23.12.22
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rev no	description	date

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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date issued	12/06/22
sheet no.	A0.2



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6	Rezoning/DP Resubmission	23.12.2
5	Rezoning/DP Resubmission	22.12.0
4	Issued for ADP	22.08.0

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project name
Montreal and Quebec

205 Quebec Street
Victoria, BC

sheet title
Context Views

Context views

project no.	#21-18
scale	As indicated

drawn by		CR
date issued	sheet no.	

12/06/22	A0.3
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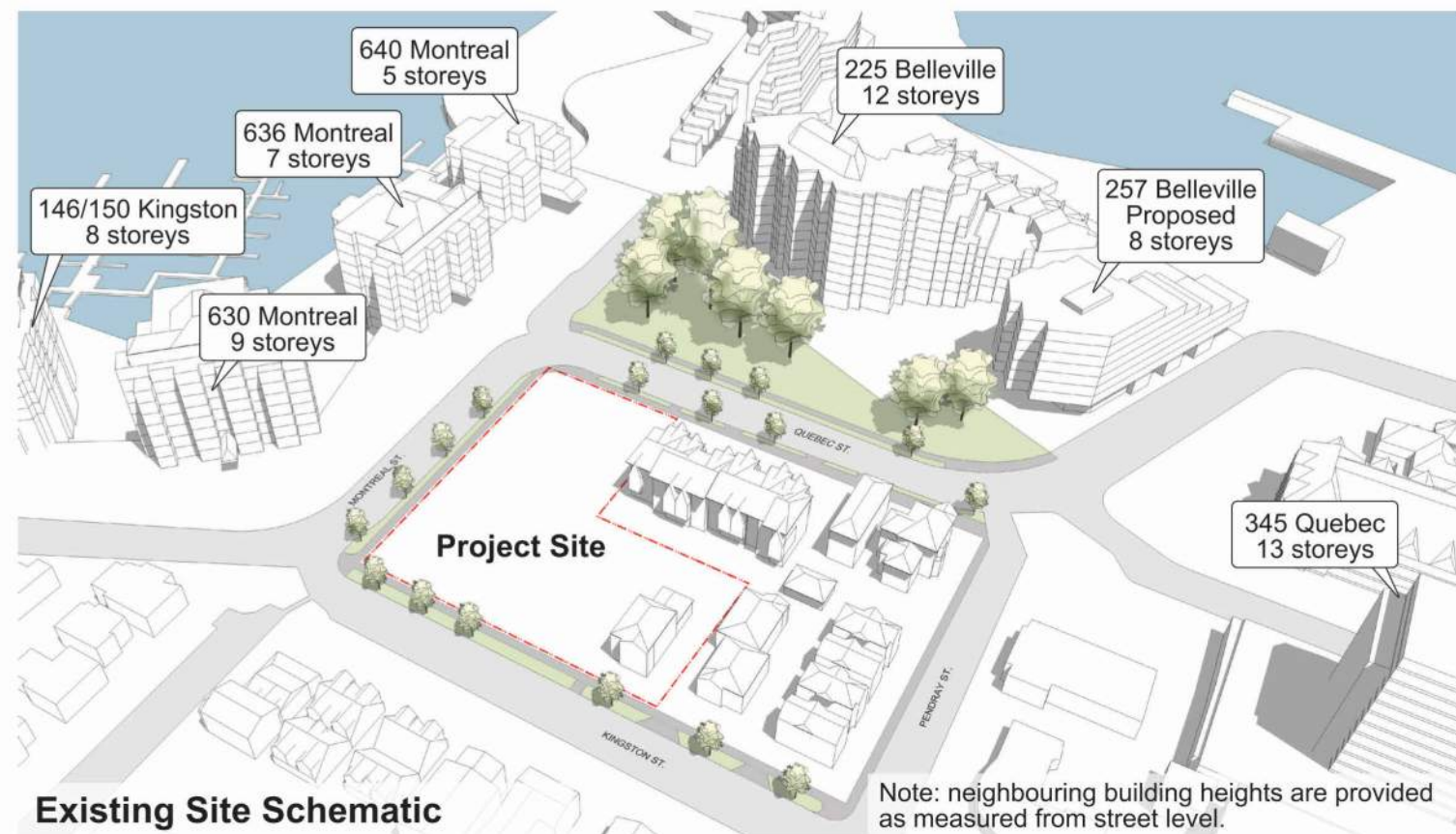


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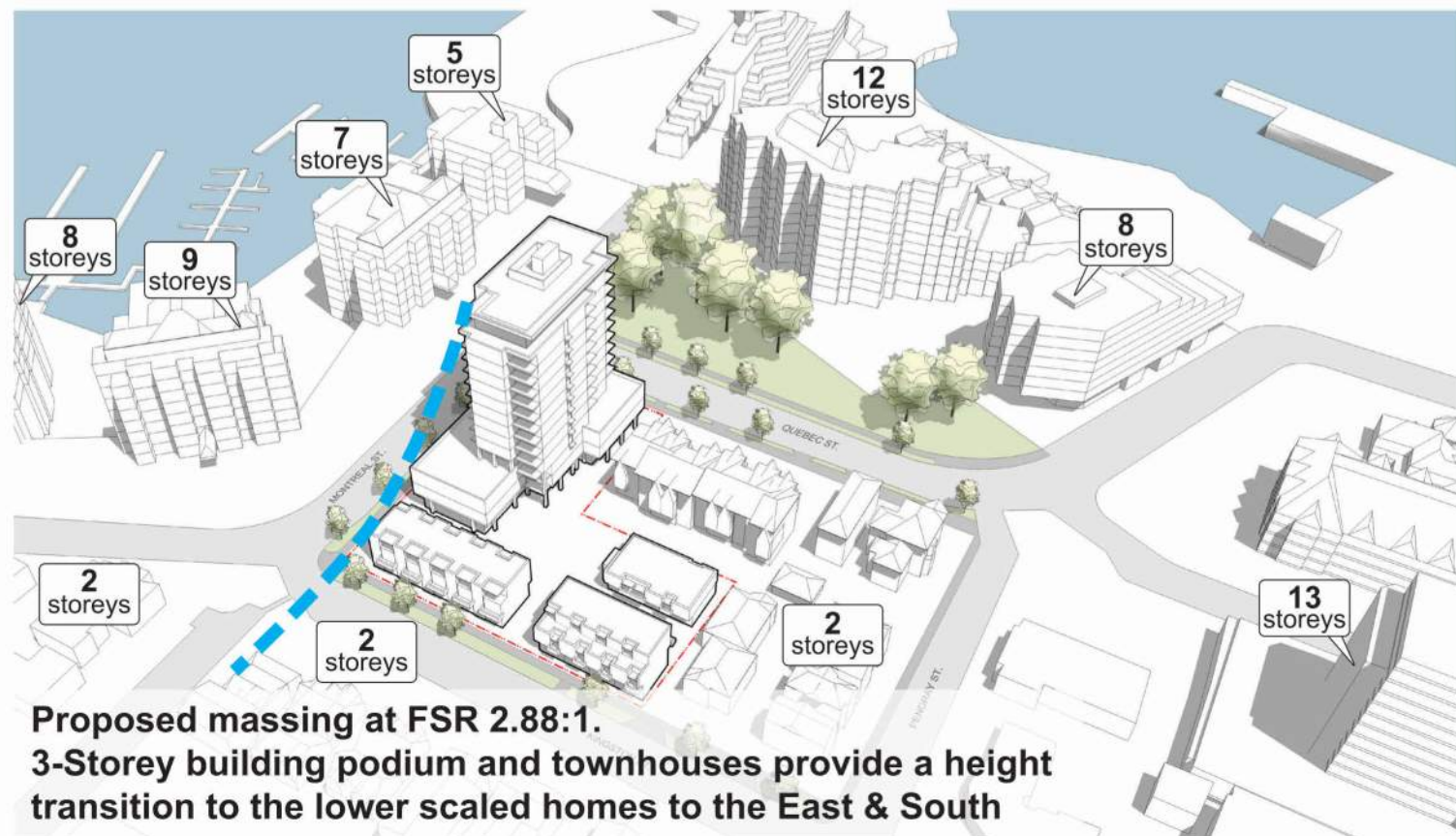
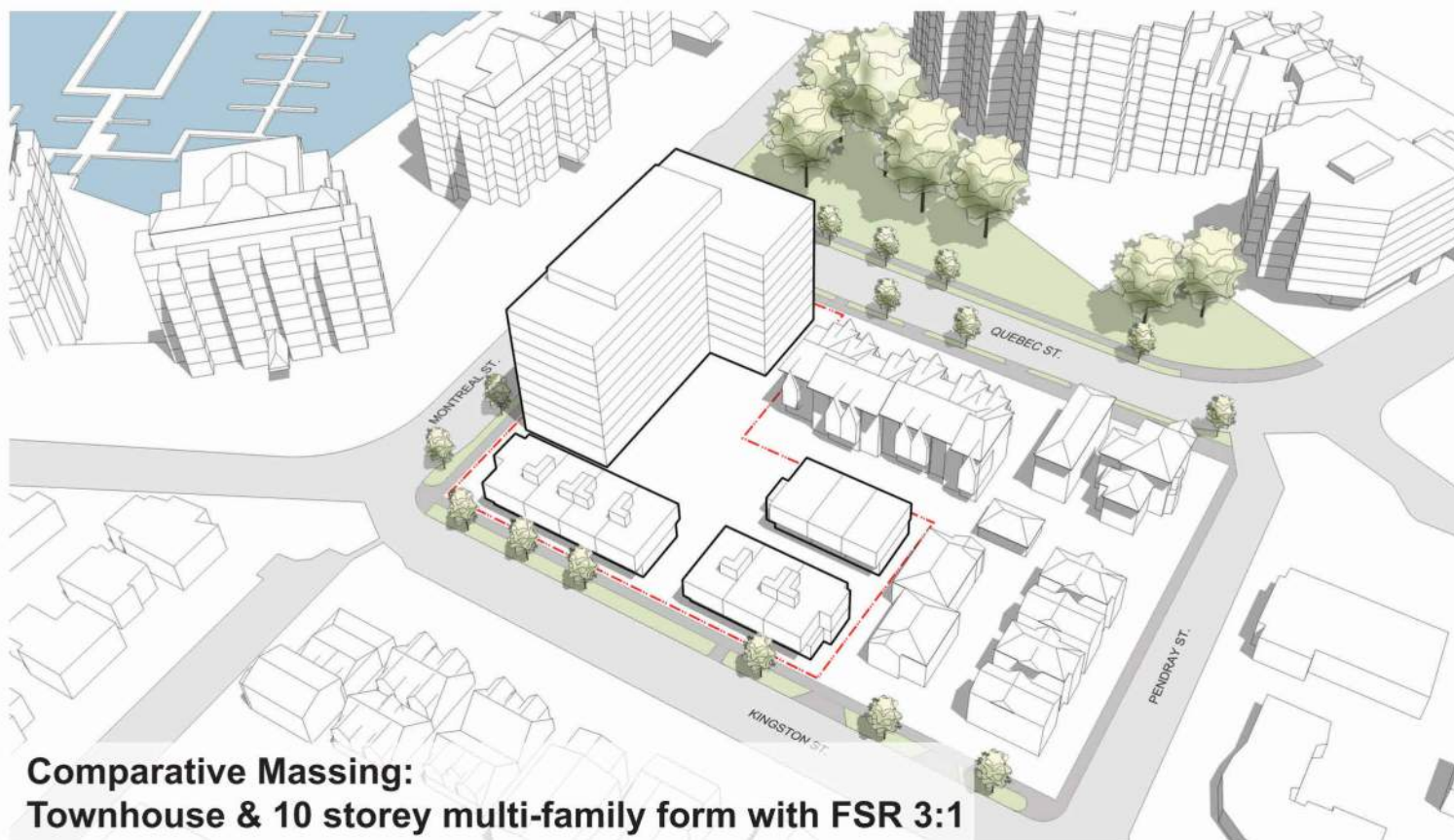
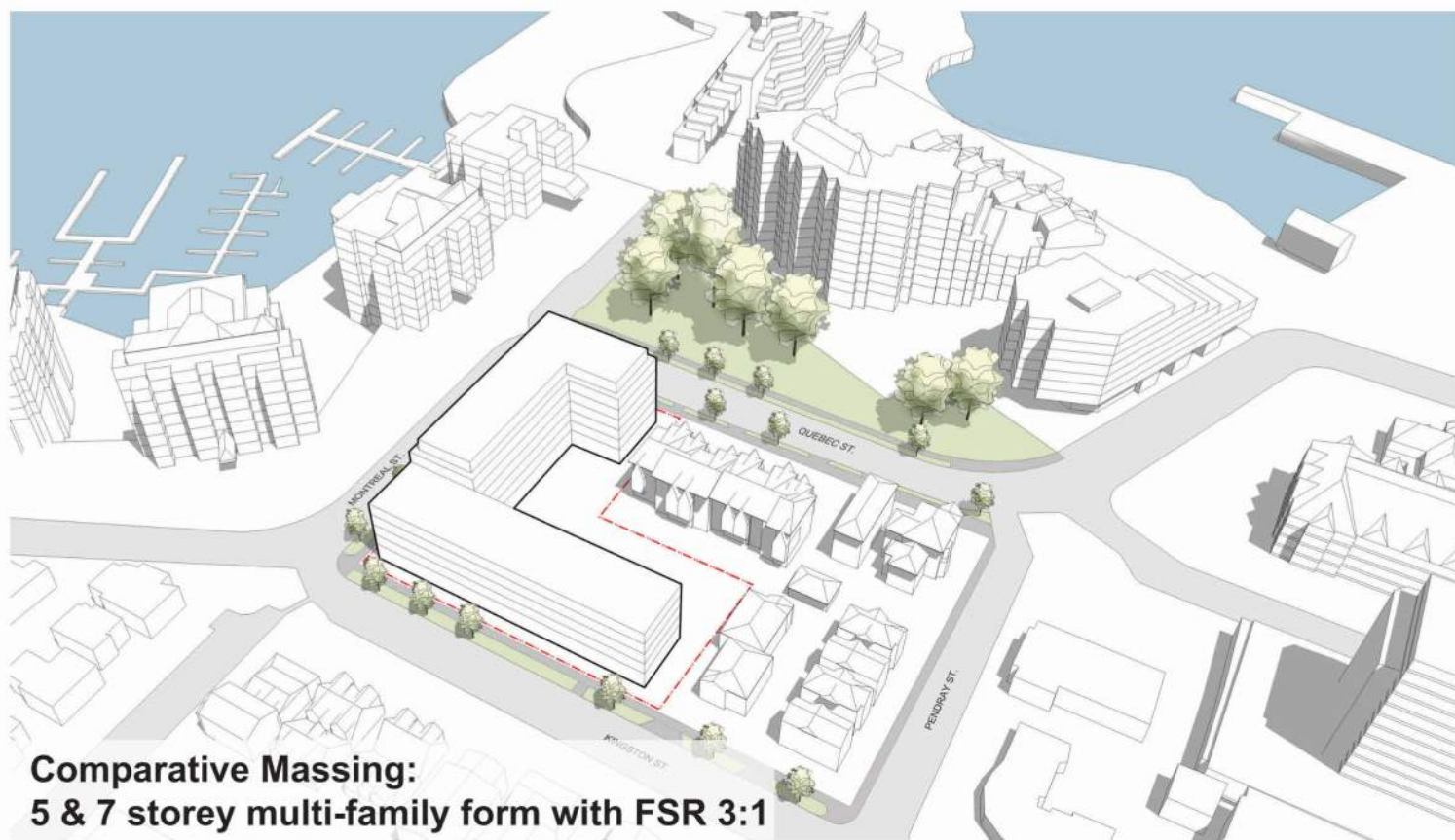


URBAN HEIGHT DIAGRAM: Taller building forms wrap around the Downtown Core Area and bracket the marine entrance to the Inner Harbour.

10–18+ storeys
6–9 storeys



MASSING/HEIGHT RATIONALE



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rev no	description	date
project name		
Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
sheet title		
Height & Massing Analysis		
project no.		
#21-18		
scale		
NTS		
drawn by		
DZ		
date issued		
12/06/22		
sheet no.		
A0.4		



Section A - Quebec St. 1 : 300

PENDRAY ST. 22 PENDRAY ST. 221 QUEBEC ST. 207-217 QUEBEC ST. MONTREAL ST.



Section B - Kingston St. 1 : 300

148/150 KINGSTON ST. 630 MONTREAL ST. MONTREAL ST. 232 KINGSTON ST. 506 PENDRAY ST. PENDRAY ST.



Section C - Montreal St. 1 : 300

225 BELLEVILLE ST. REDFERN PARK QUEBEC ST. 201 KINGSTON ST. / 443 MONTREAL ST.



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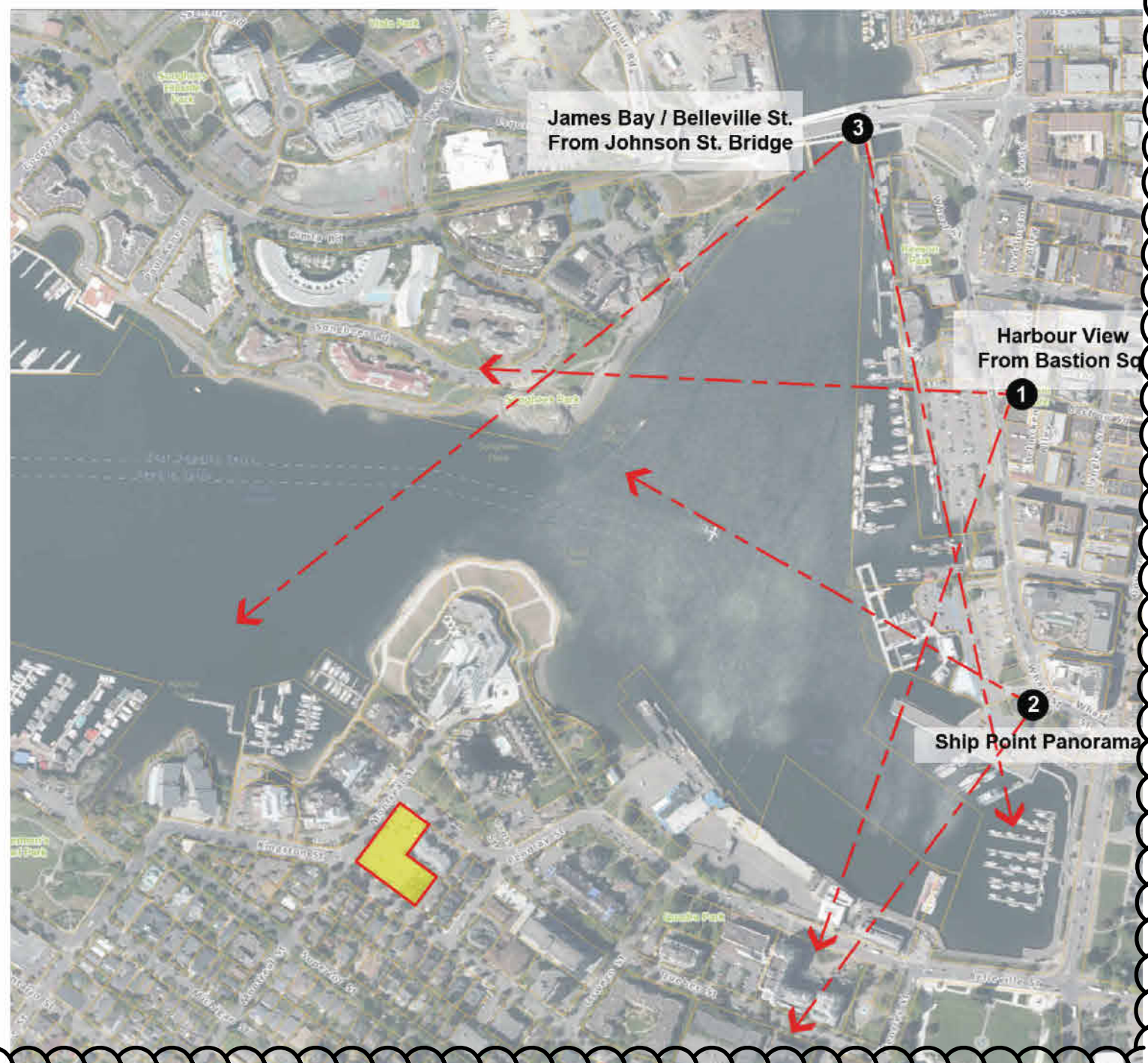
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

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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1. Harbour View from Bastion Square



2. Ship Point Panorama



3. James Bay / Belleville Street from Johnson Street Bridge

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rev no	description	date

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205 Quebec Street
Victoria, BC

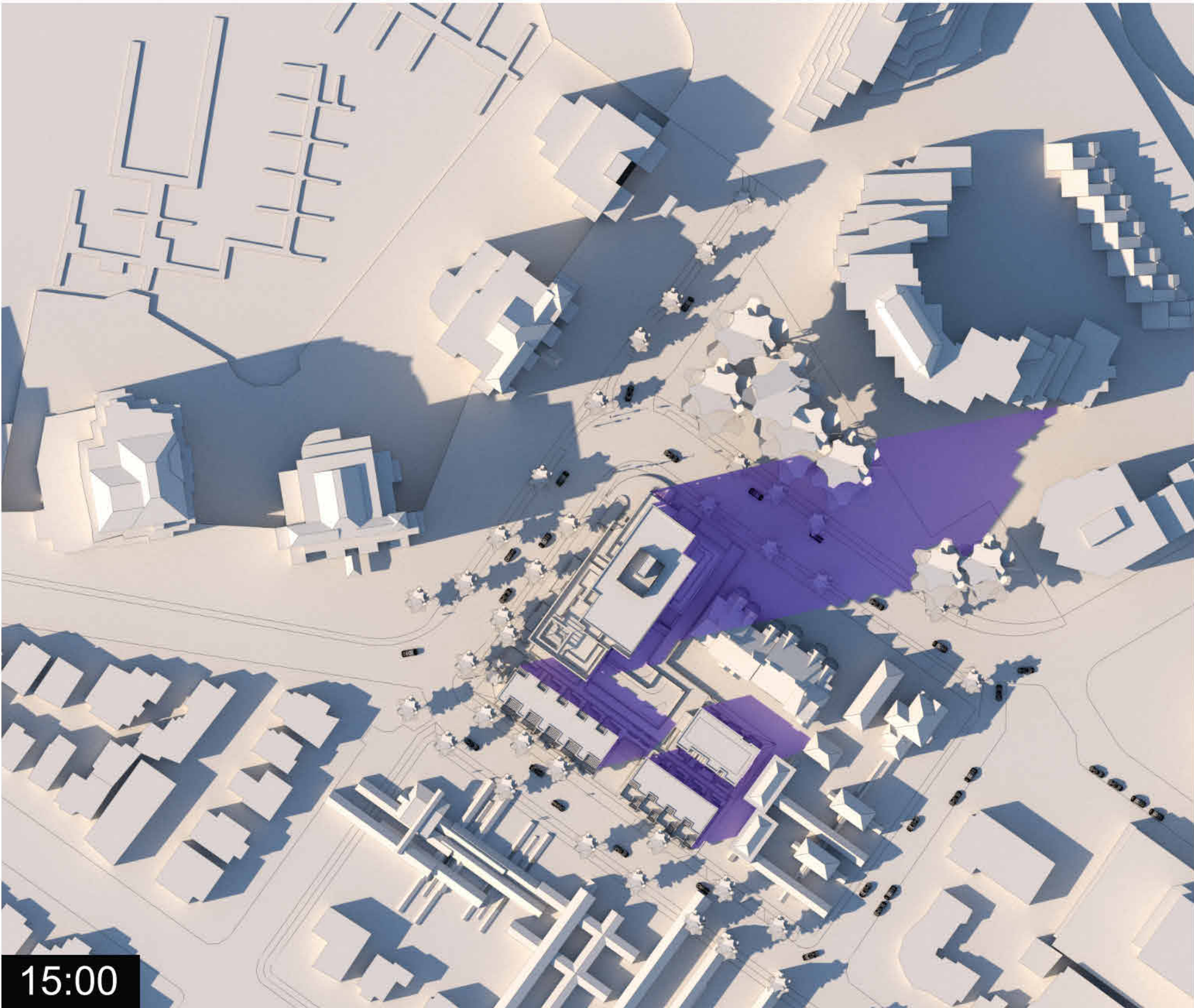
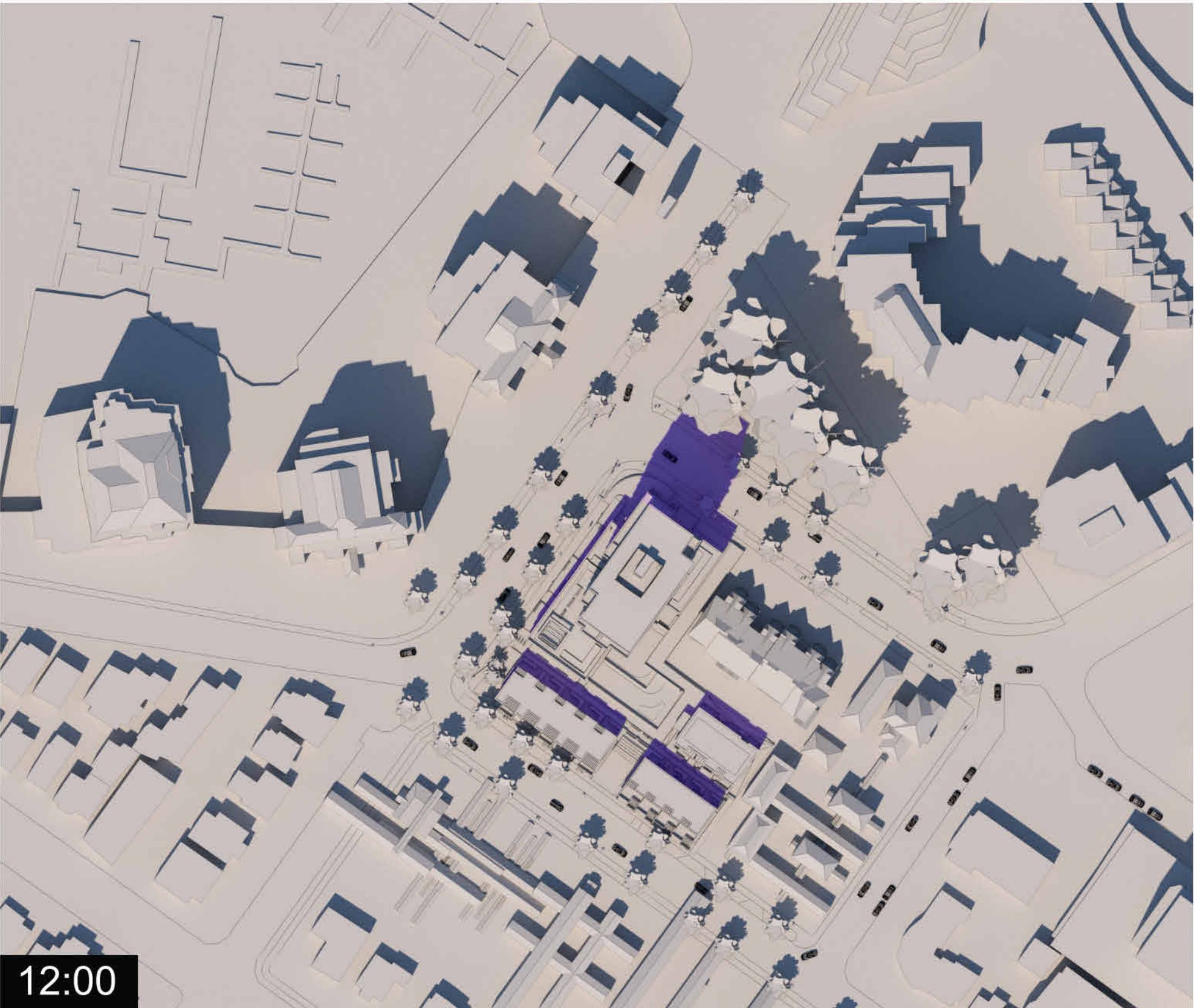
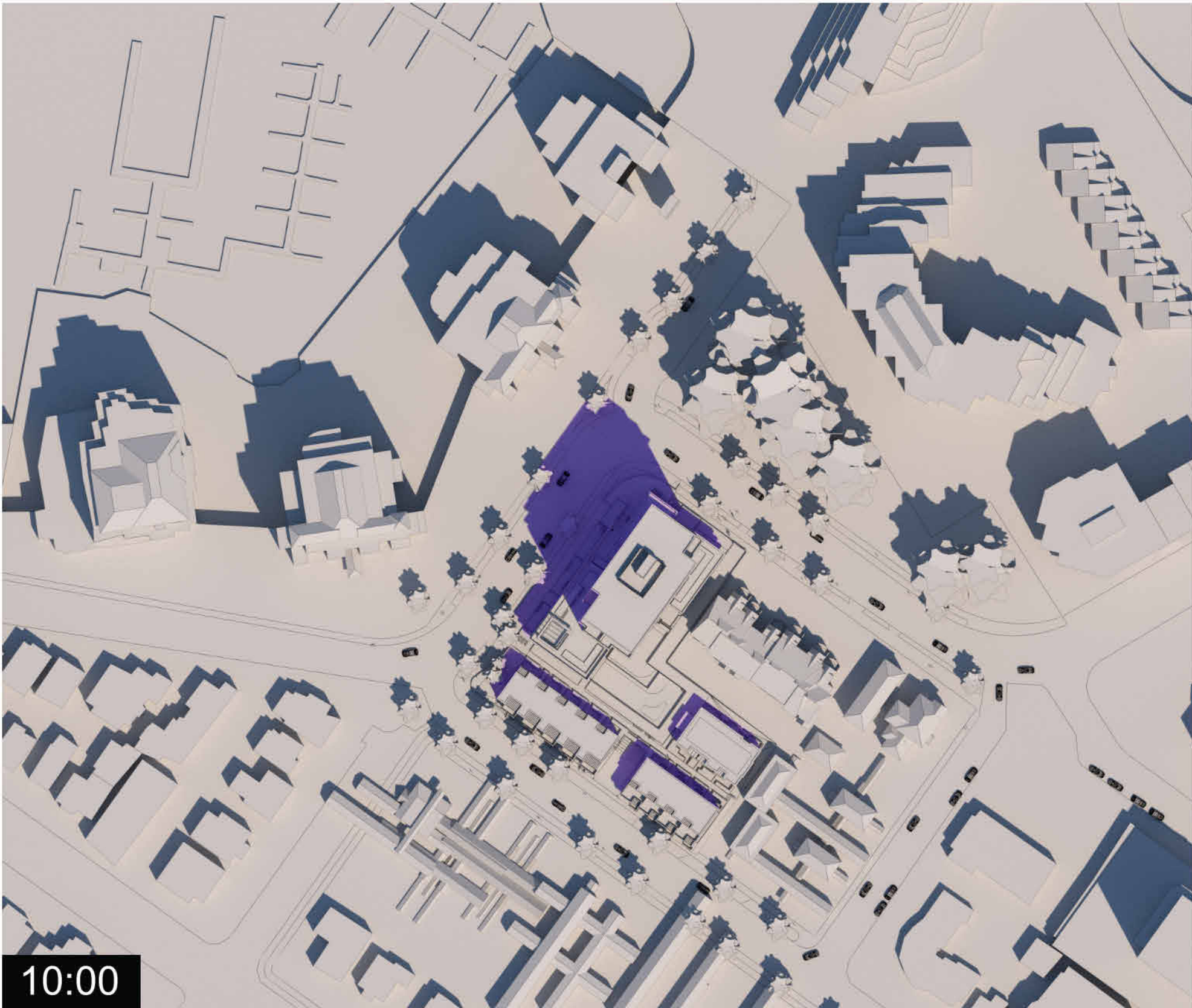
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Skyline Analysis

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

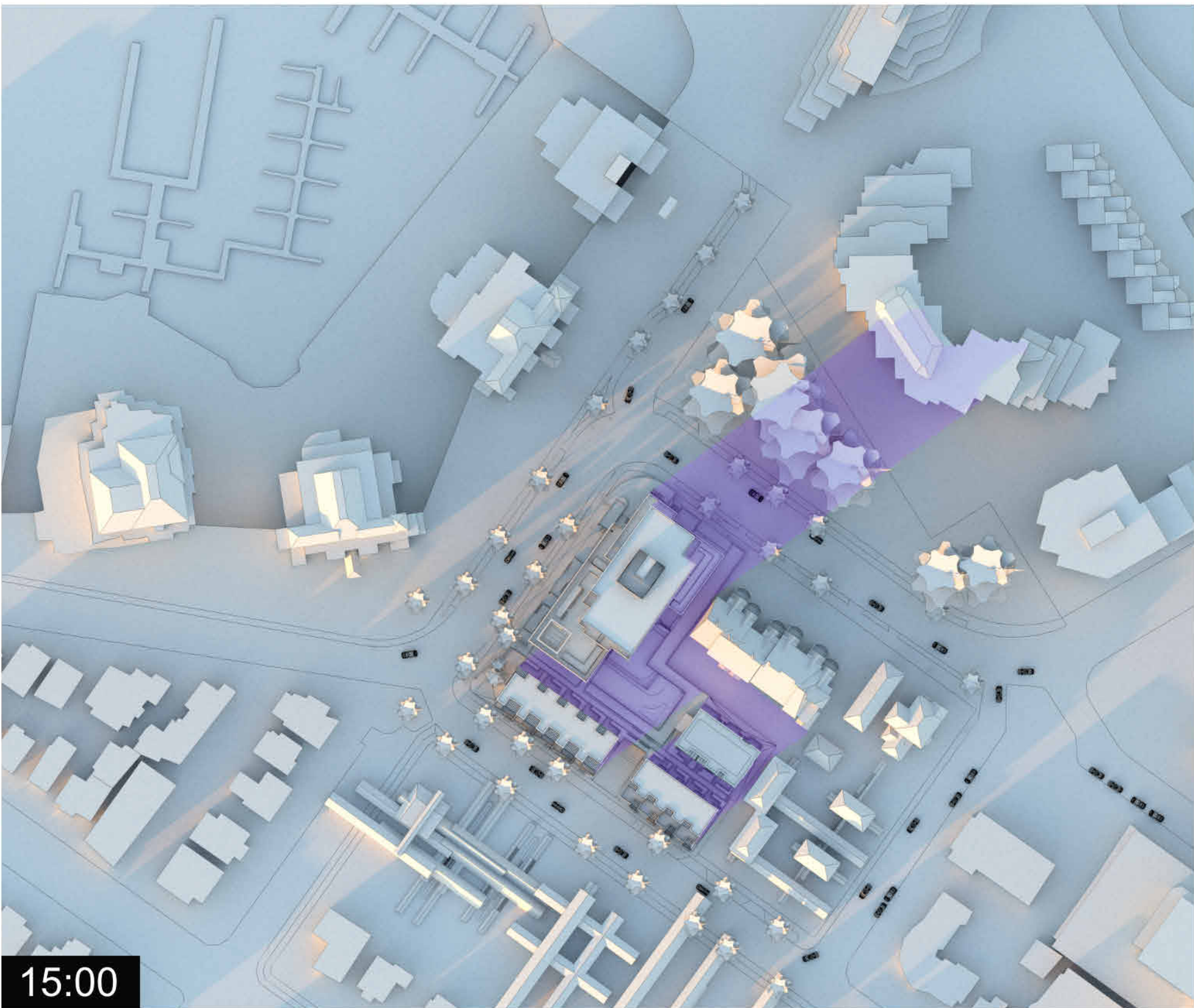
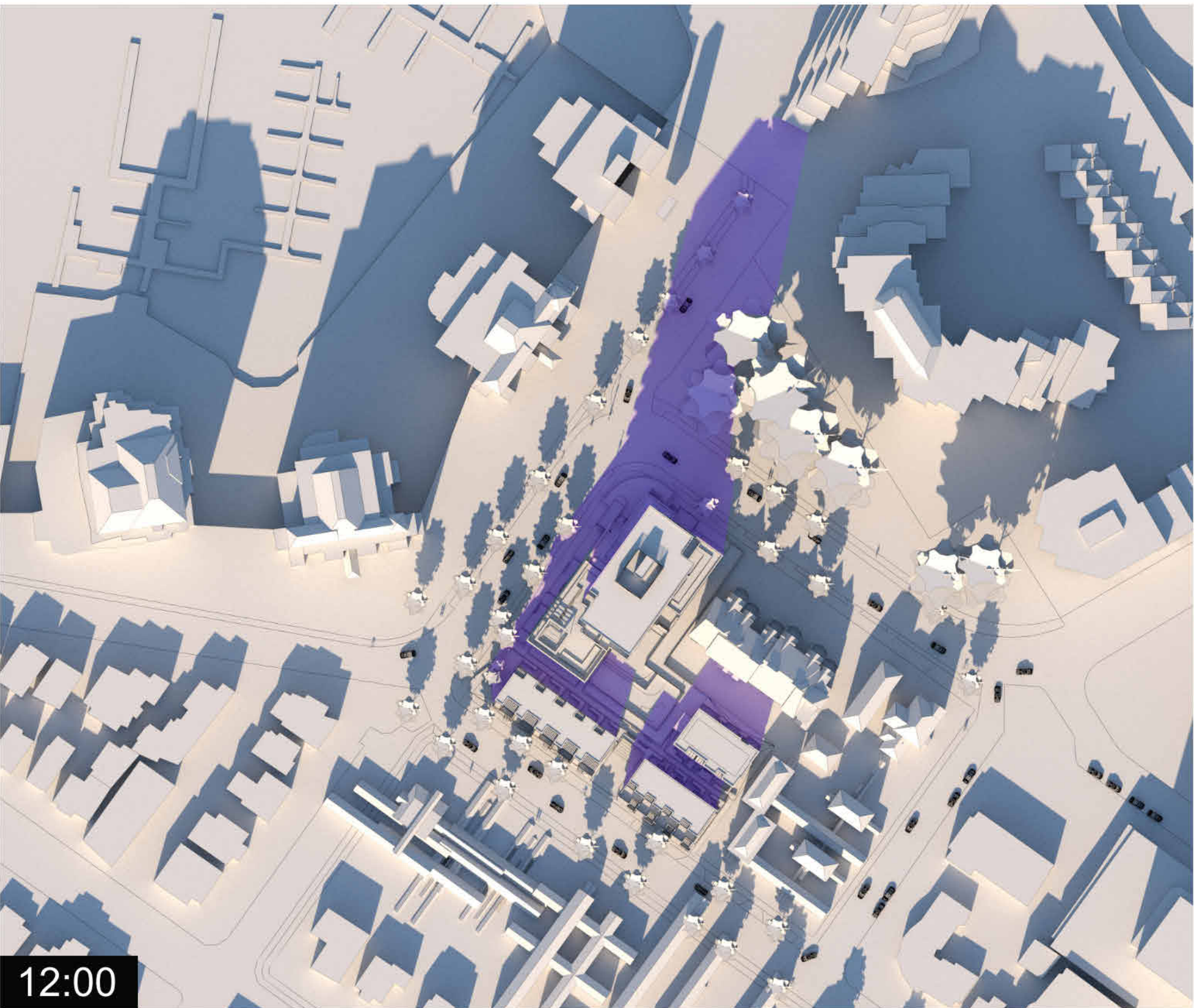
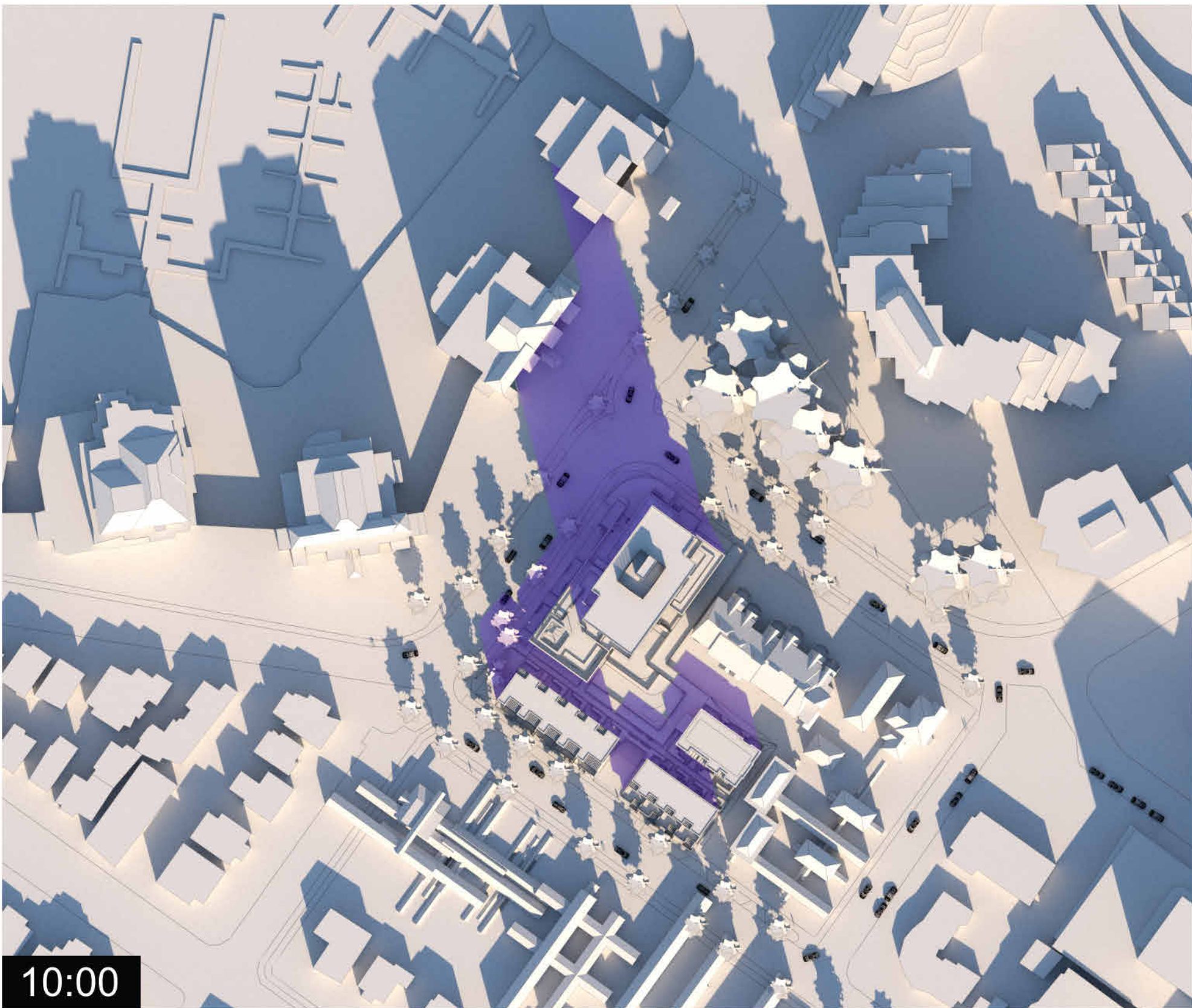


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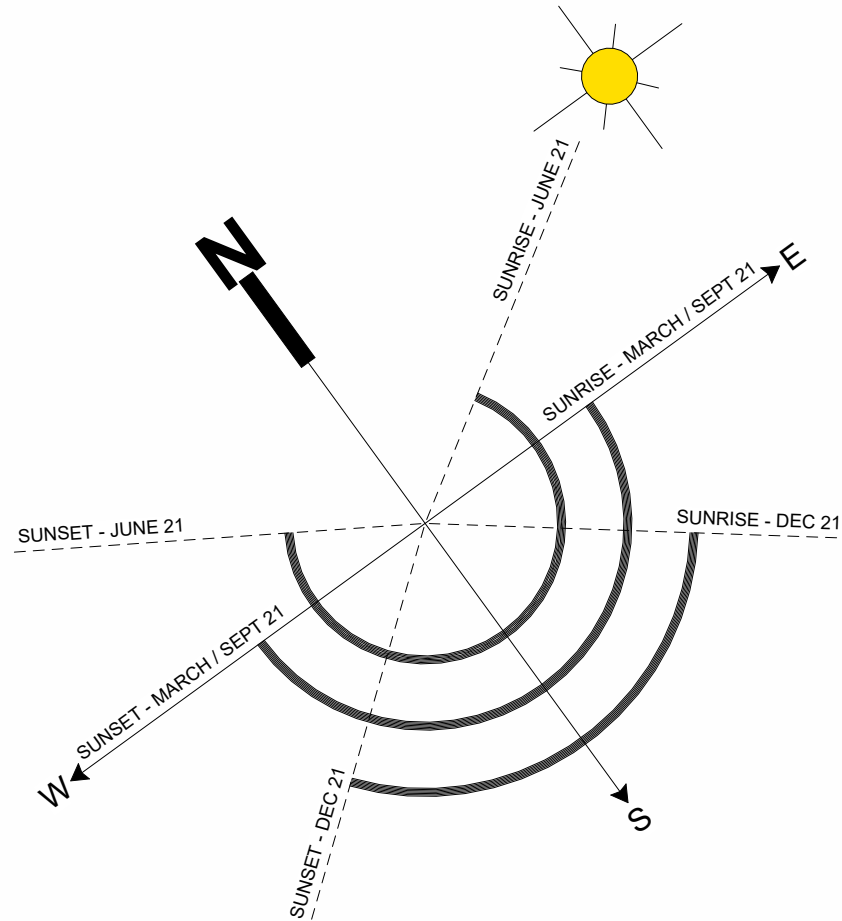
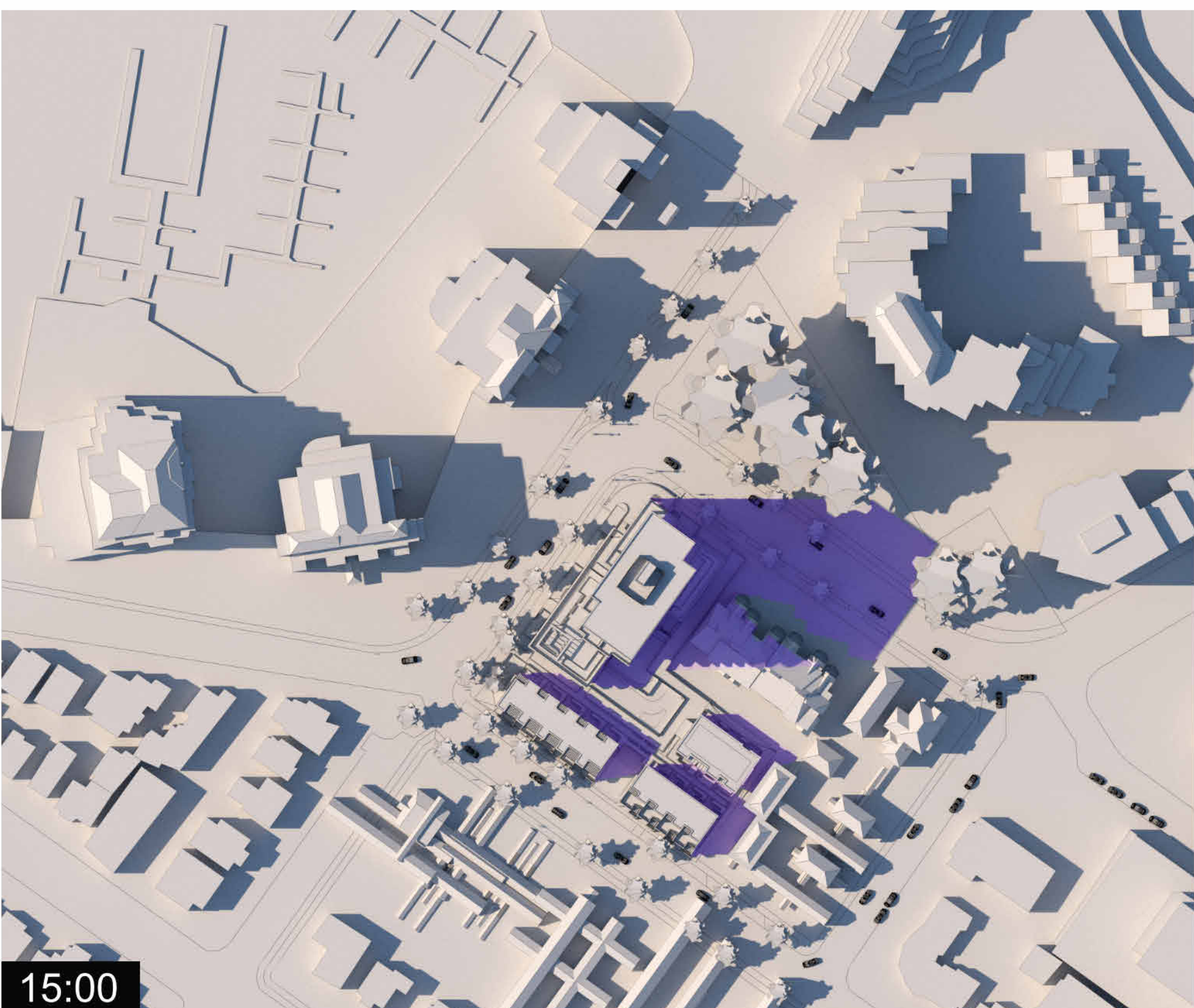
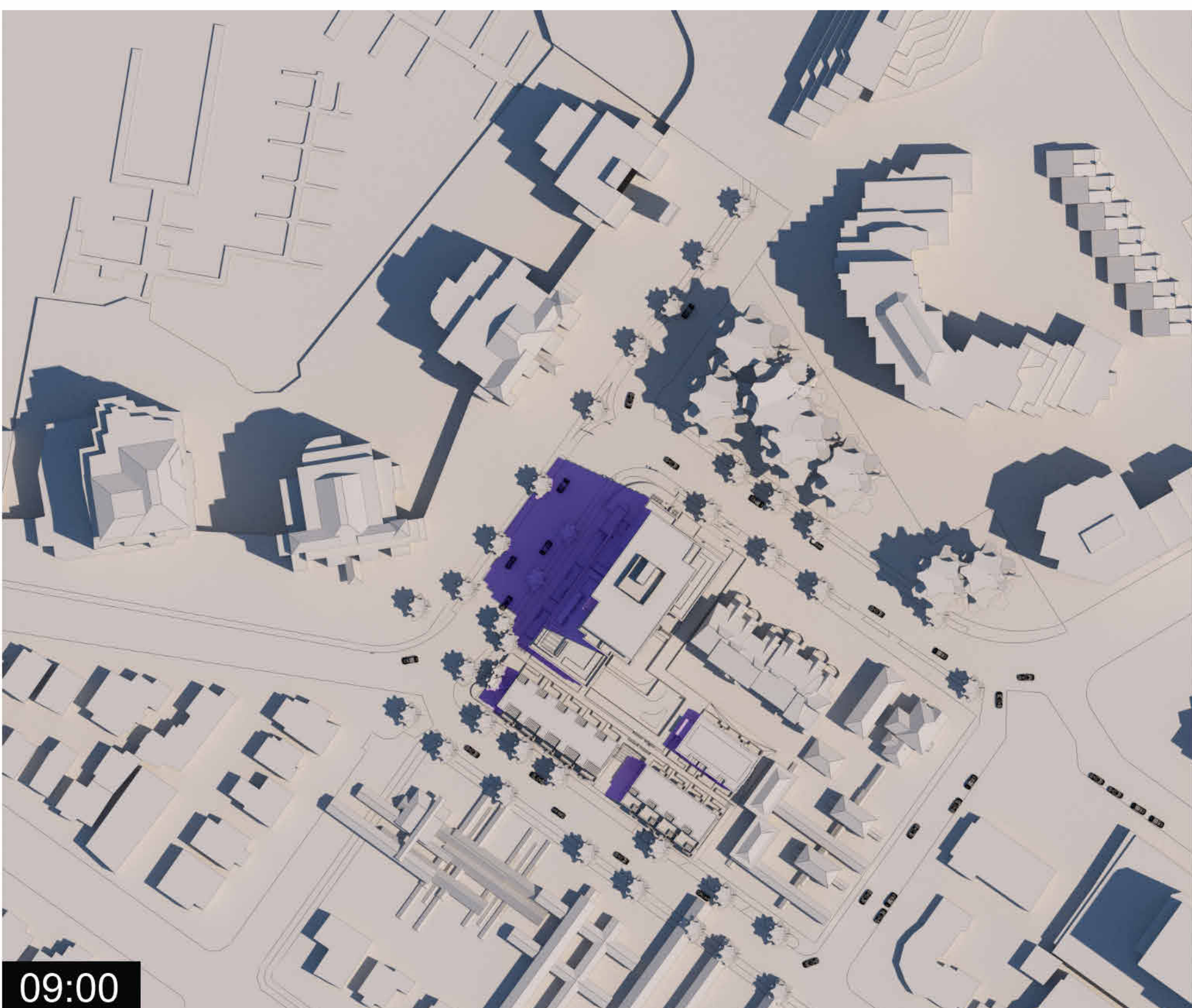
Spring / Fall Equinox



Winter Solstice



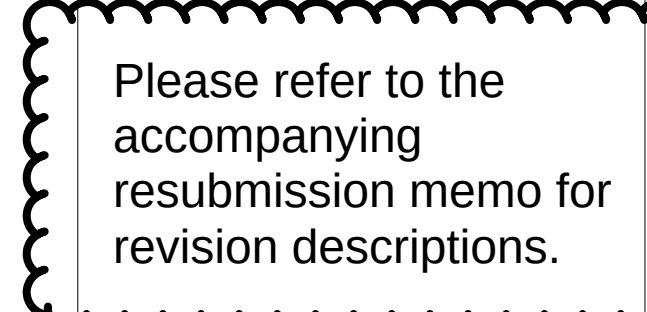
Summer Solstice



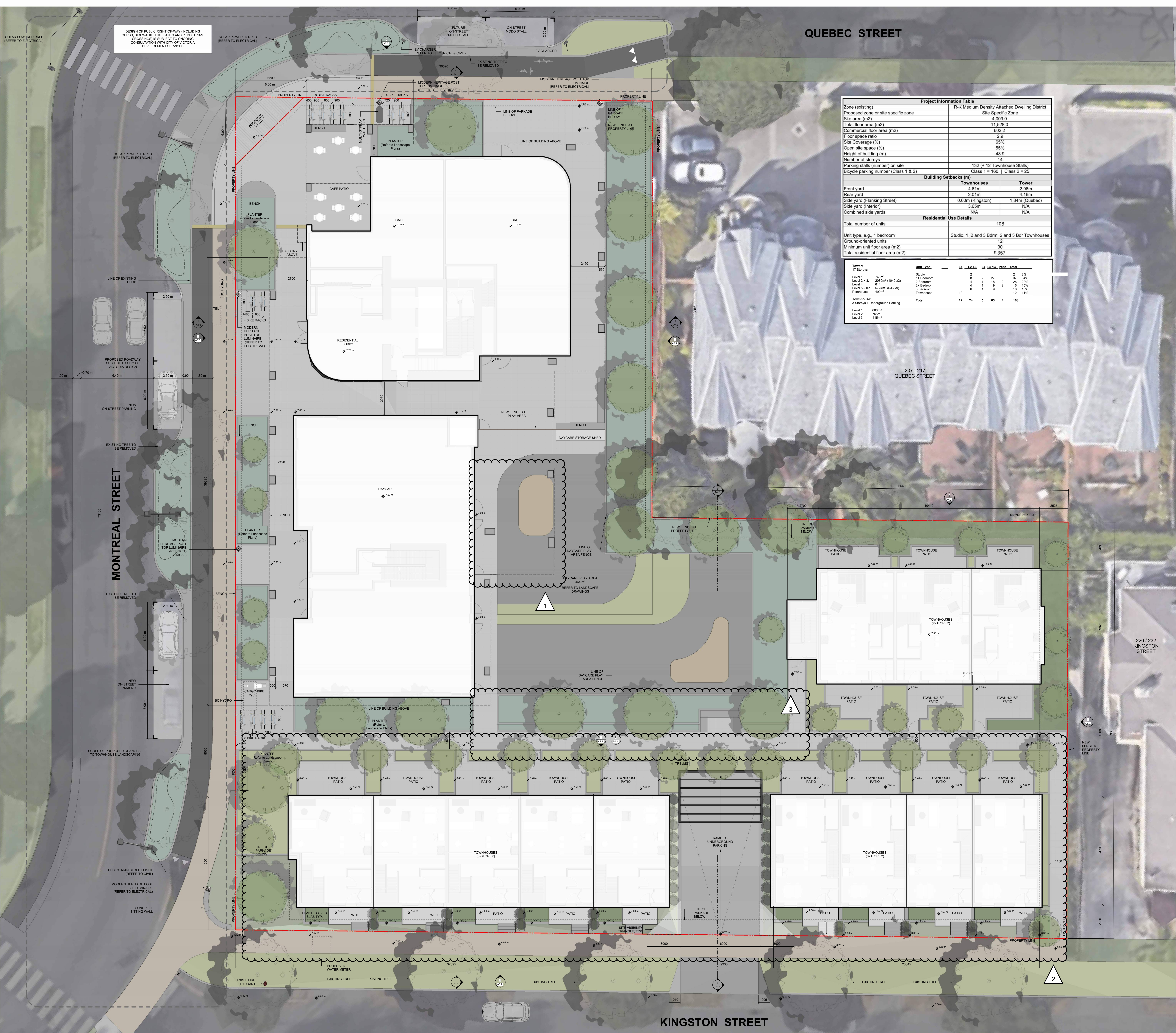
- Legend
- Shadows from Proposed Building
 - Shadows from Existing Buildings

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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		12/06/22
sheet no.		A0.8



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Project Information Table	
Zone (existing)	R-K Medium Density Attached Dwelling District
Proposed zone or site specific zone	Site Specific Zone
Site area (m2)	4,009.0
Total floor area (m2)	11,528.0
Commercial floor area (m2)	602.2
Floor space ratio	2.9
Site Coverage (%)	65%
Open site space (%)	55%
Height of building (m)	48.9
Number of storeys	14
Parking stalls (number) on site	132 (+ 12 Townhouse Stalls)
Bicycle parking number (Class 1 & 2)	Class 1 = 160 Class 2 = 25
Building Setbacks (m)	
	Townhouses
	Tower
Front yard	4.61m
Rear yard	2.96m
Side yard (Flanking Street)	2.01m
Side yard (Interior)	0.00m (Kingston)
Combined side yards	3.65m
	N/A
	N/A
Residential Use Details	
Total number of units	108
Unit type, e.g., 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses
Ground-oriented units	12
Minimum unit floor area (m2)	30
Total residential floor area (m2)	9,357
Tower:	Unit Types
17 Storeys	L1 L2-L3 L4 L5-L13 Pent. Total
Level 1: 746m ²	2 2 2 2%
Level 2 + 3: 208m ² (1040 x2)	8 2 2 34%
Level 4: 1 Bedroom	4 1 18 2 25 25%
Level 5 - 16: 372m ² (836 x9)	2 2 16 15%
Level 17: 499m ²	6 1 9 18 15%
Penthouse: 499m ²	12 6 1 9 12 11%
Townhouses:	Total
3 Storeys + Underground Parking	12 24 5 63 4 108
Level 1: 686m ²	
Level 2: 765m ²	
Level 3: 415m ²	



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

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rev no	description	date
6	Rezoning/DP Resubmission	23.12.22
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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, GB
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	23.50	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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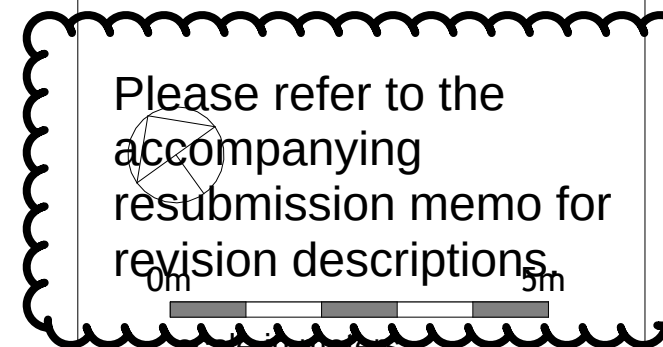
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205 Quebec Street
Victoria, BC

sheet title
Average Grade
Calculations

project no.	#21-18
scale	1 : 100
drawn by	RP, GK, GB
date issued	12/06/22
sheet no.	A1.2

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1	Issued for Dev. Tracker	21.10.19
rev no	description	date
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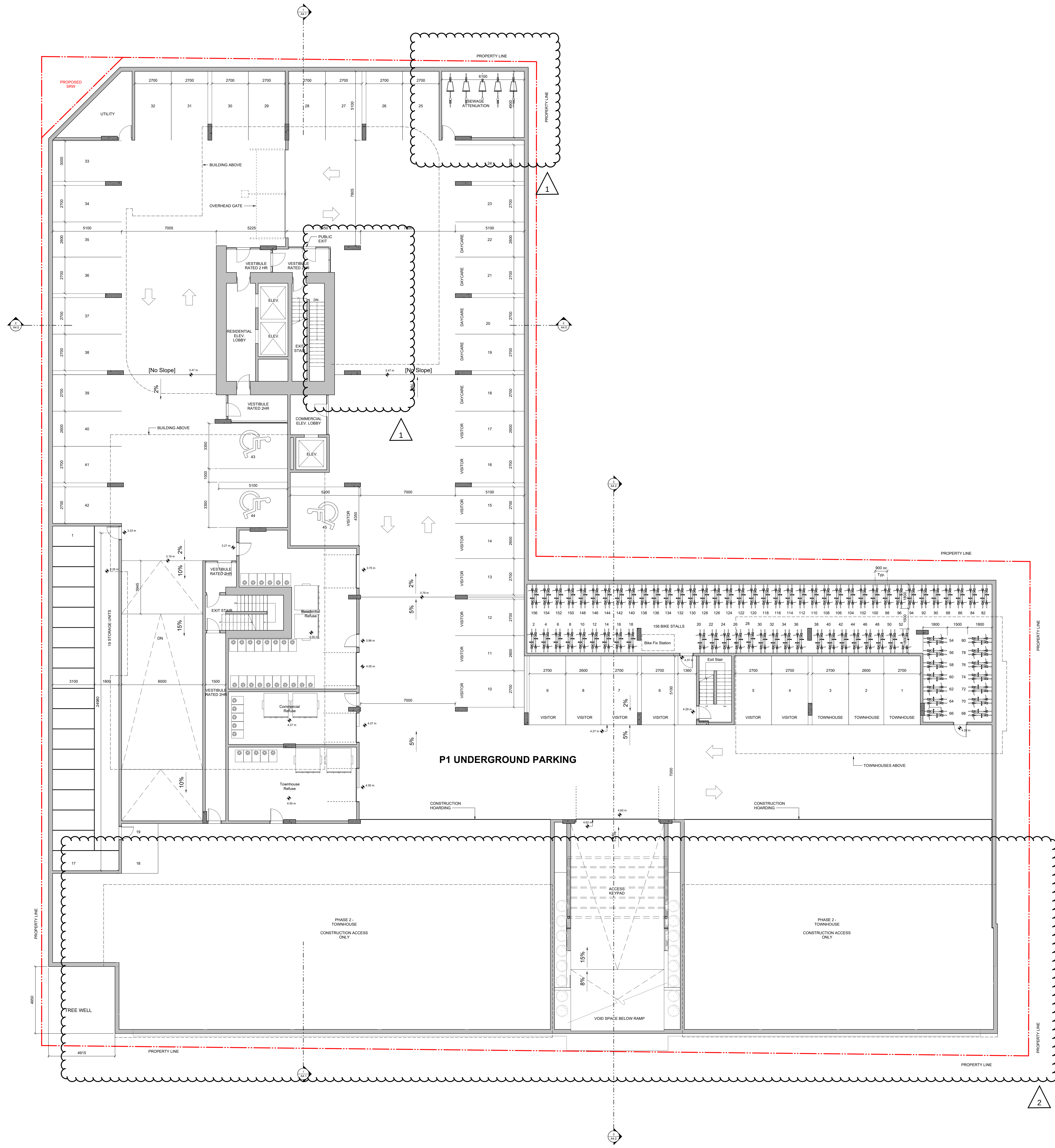
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Phasing Plan

project no.		#21-18
scale		1 : 100
drawn by		Author
date issued	sheet no.	
12/06/22	A13	



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6	Rezonig/DP Resubmission	23.12.22
5	Rezonig/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezonig / 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
P1 Phasing Plan

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	12/06/22
sheet no.	A1.4

2023-12-22 10:48:34 AM

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[illegible]

6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.08
4	Issued for ADP	22.08.03
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.15
rev no	description	date

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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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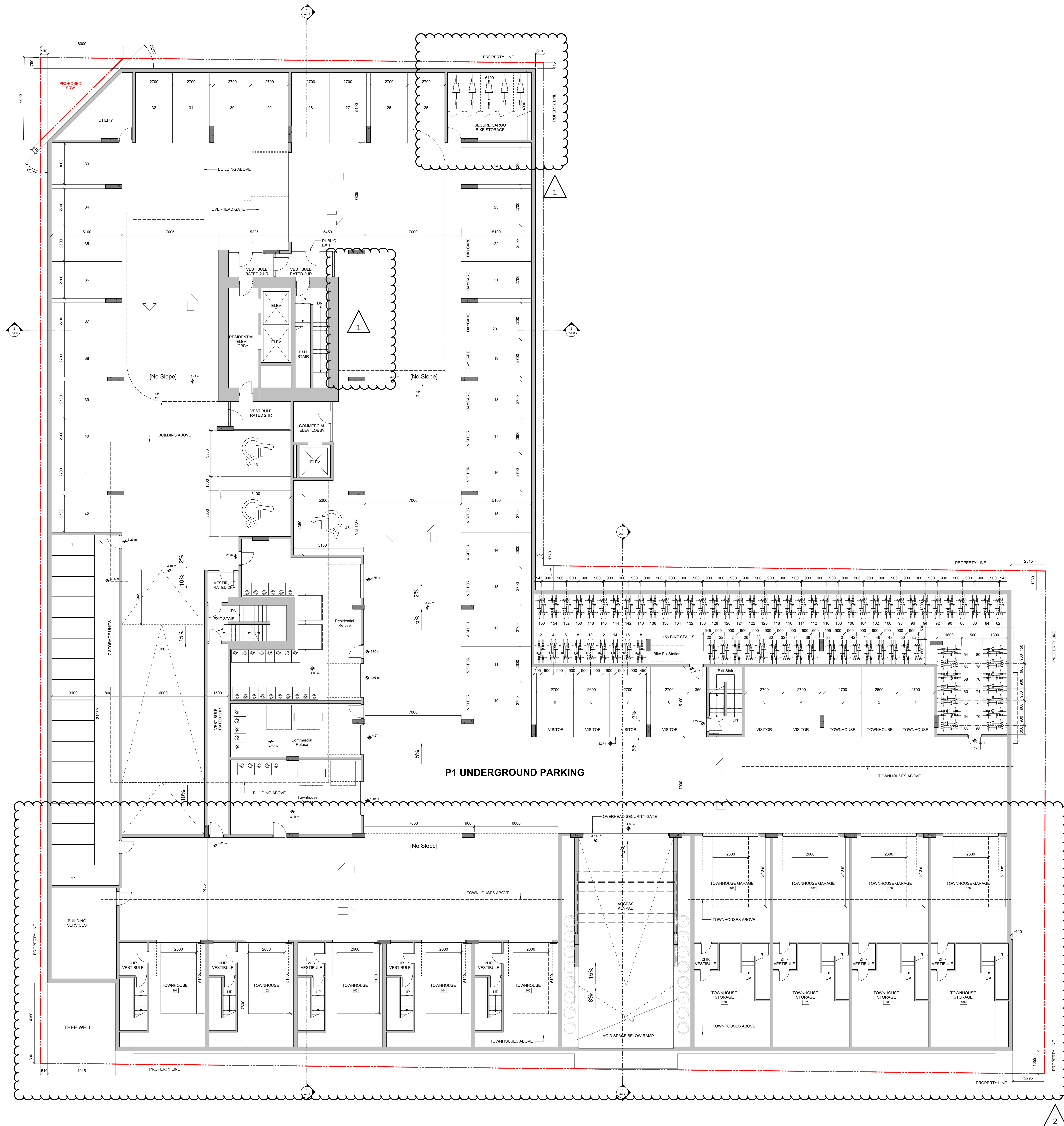
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12/06/22	A2.0
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NOTES:

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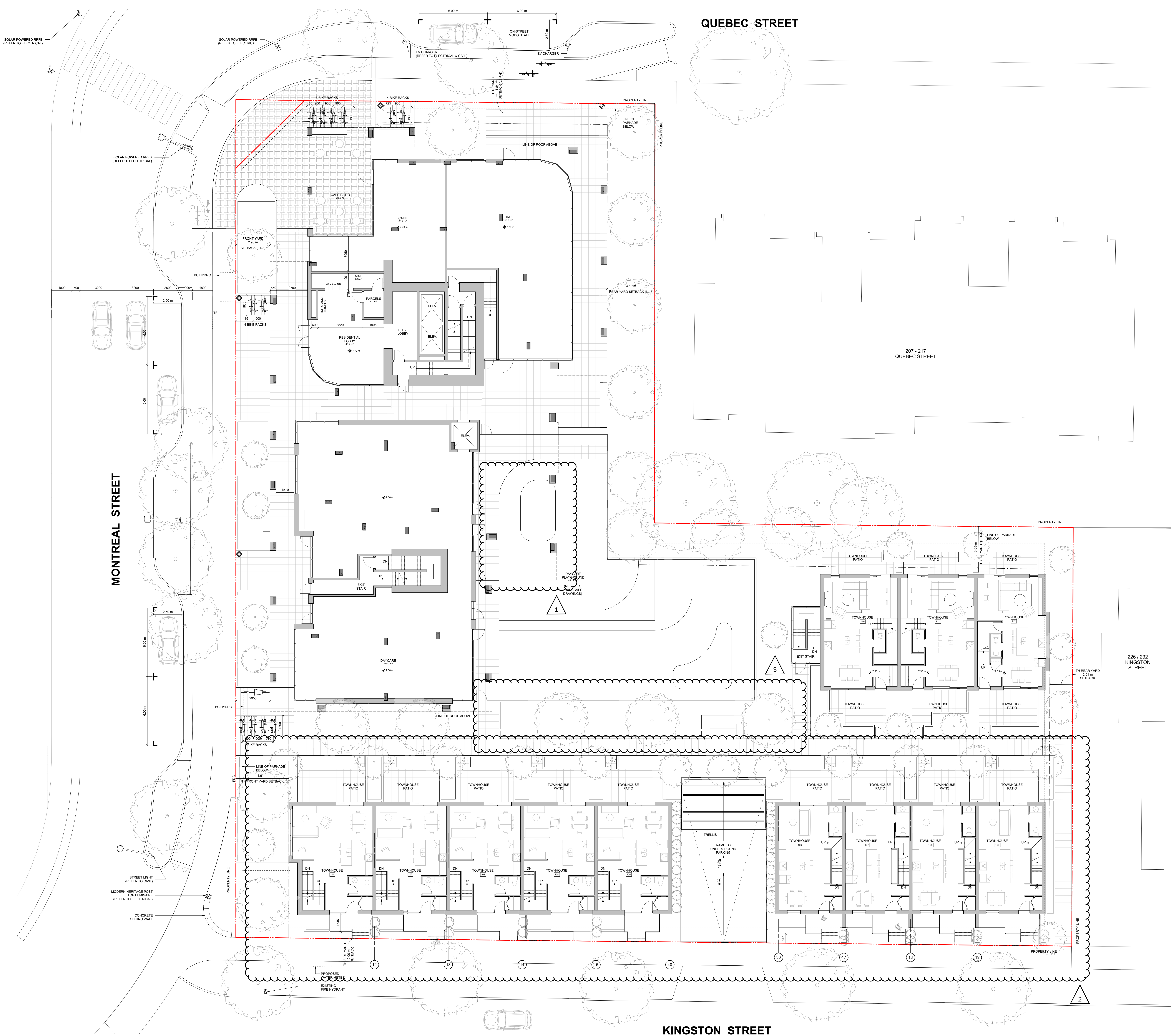
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5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 1 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK / GB
date issued	12/06/22
sheet no.	A2.2

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KINGSTON STREET

MONTREAL STREET

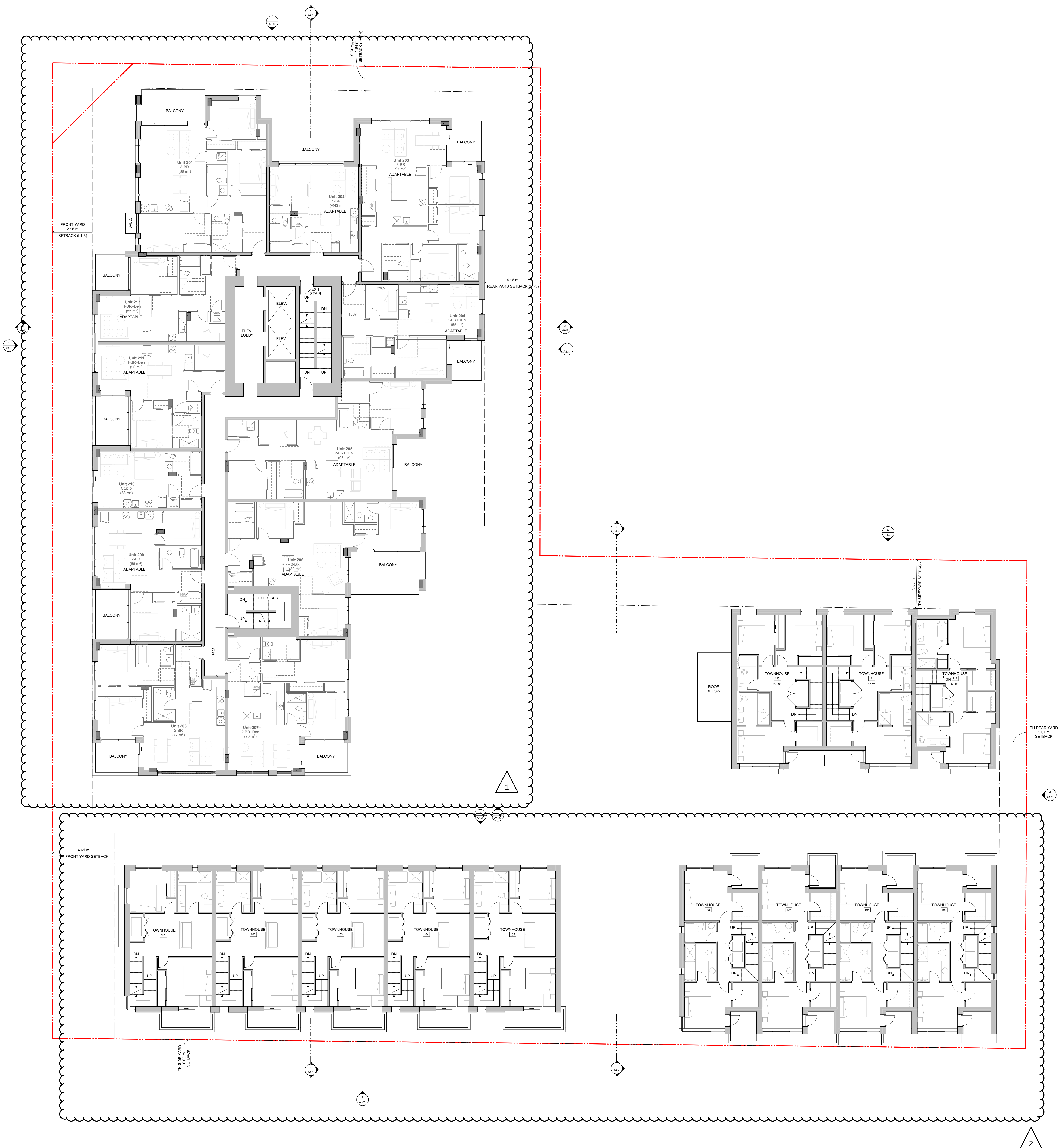
QUEBEC STREET

207 - 217
QUEBEC STREET

226 / 232
KINGSTON STREET



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2023-12-22

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 2 Plan

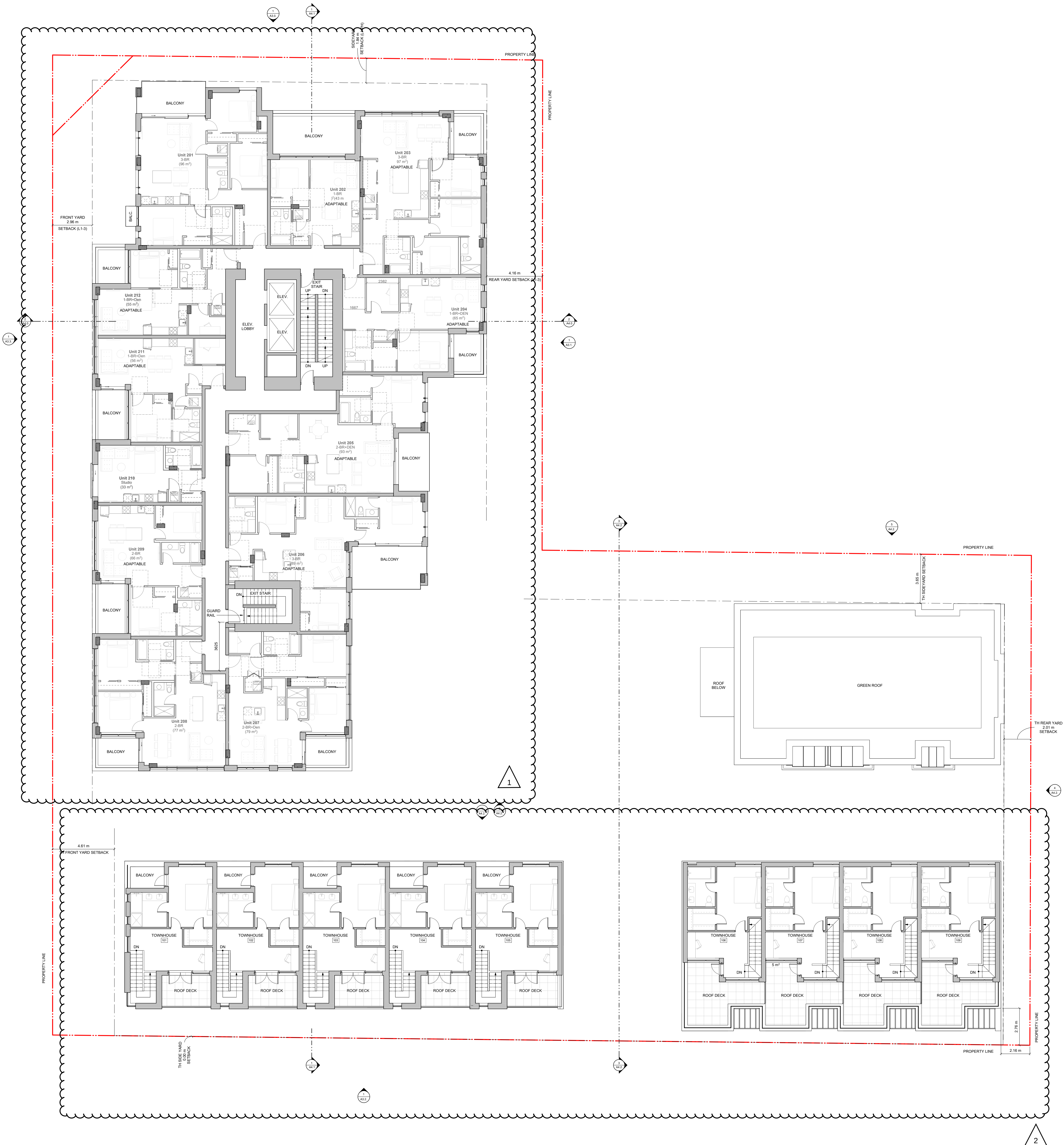
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scale	1 : 100
drawn by	RP / GK / GB
date issued	12/06/22
sheet no.	A2.3

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

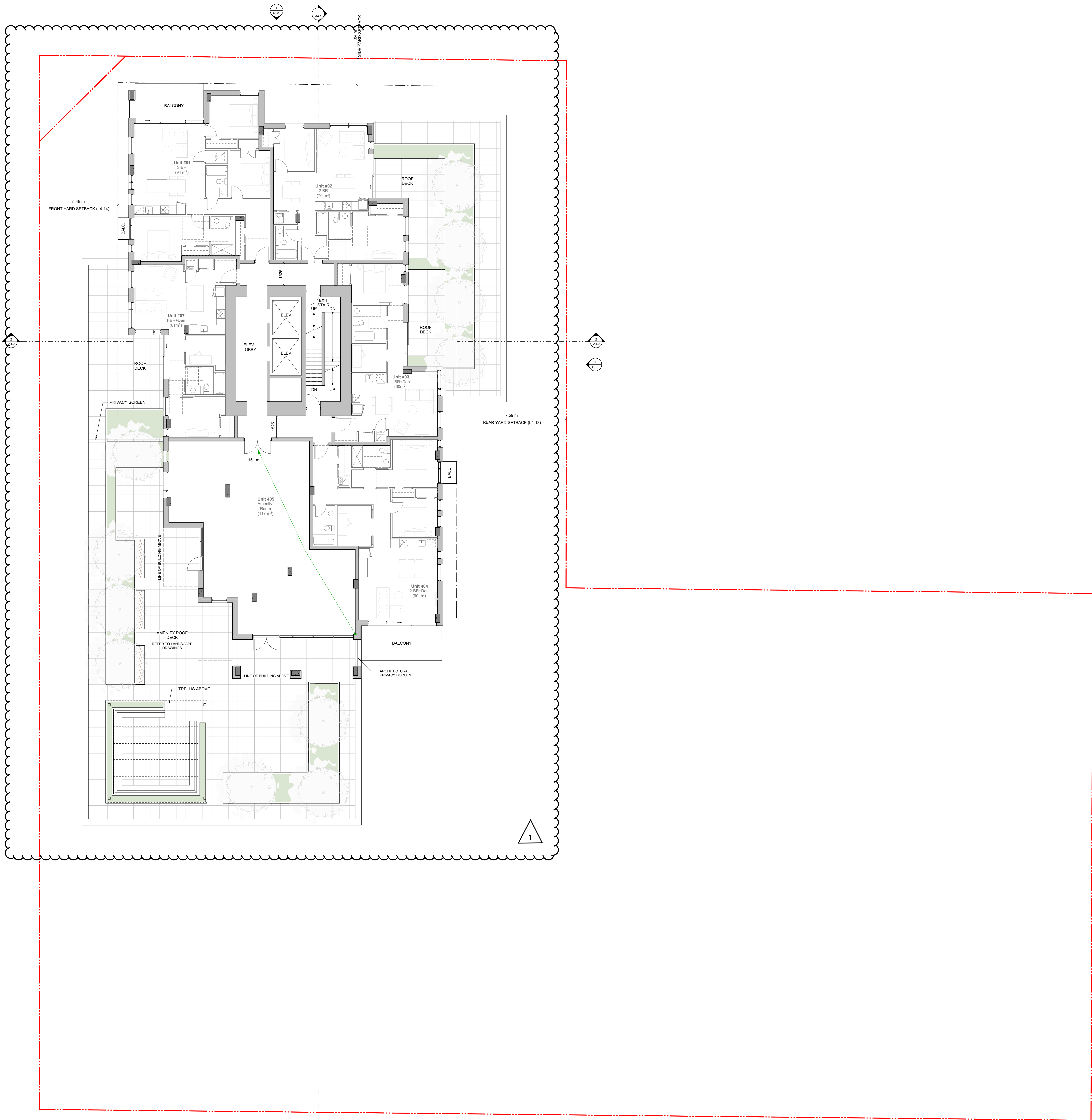
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scale	1 : 100
drawn by	RP / GK / GB
date issued	12/06/22
sheet no.	A2.4

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[illegible]

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Project name
Montreal and Quebec
15 Quebec Street
Victoria, BC

Level 4 Plan

Project no.	#21-10
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1 : 10

drawn by	RP / GK / G
date issued	sheet no.

12/06/22

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[illegible]

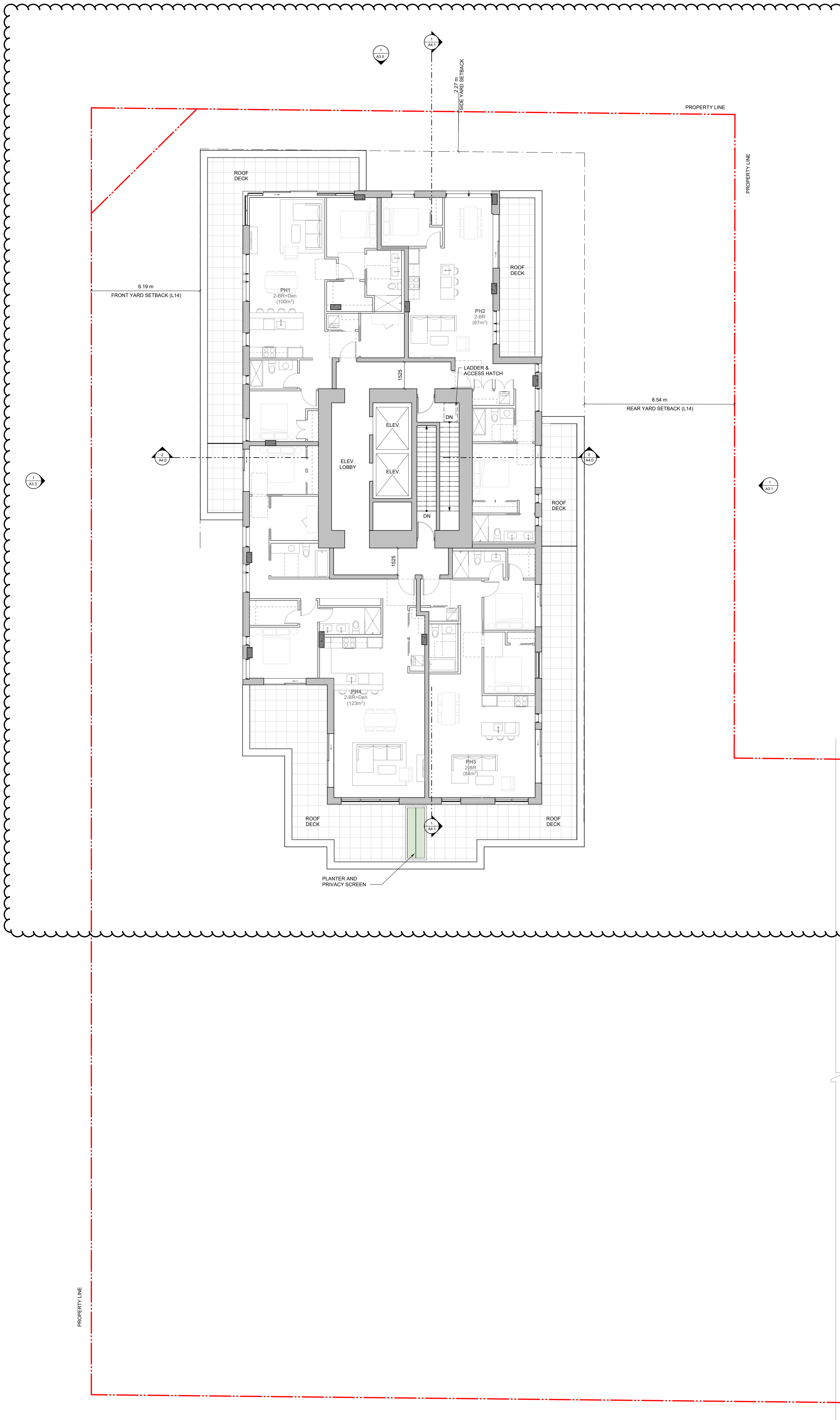
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-13 Plan

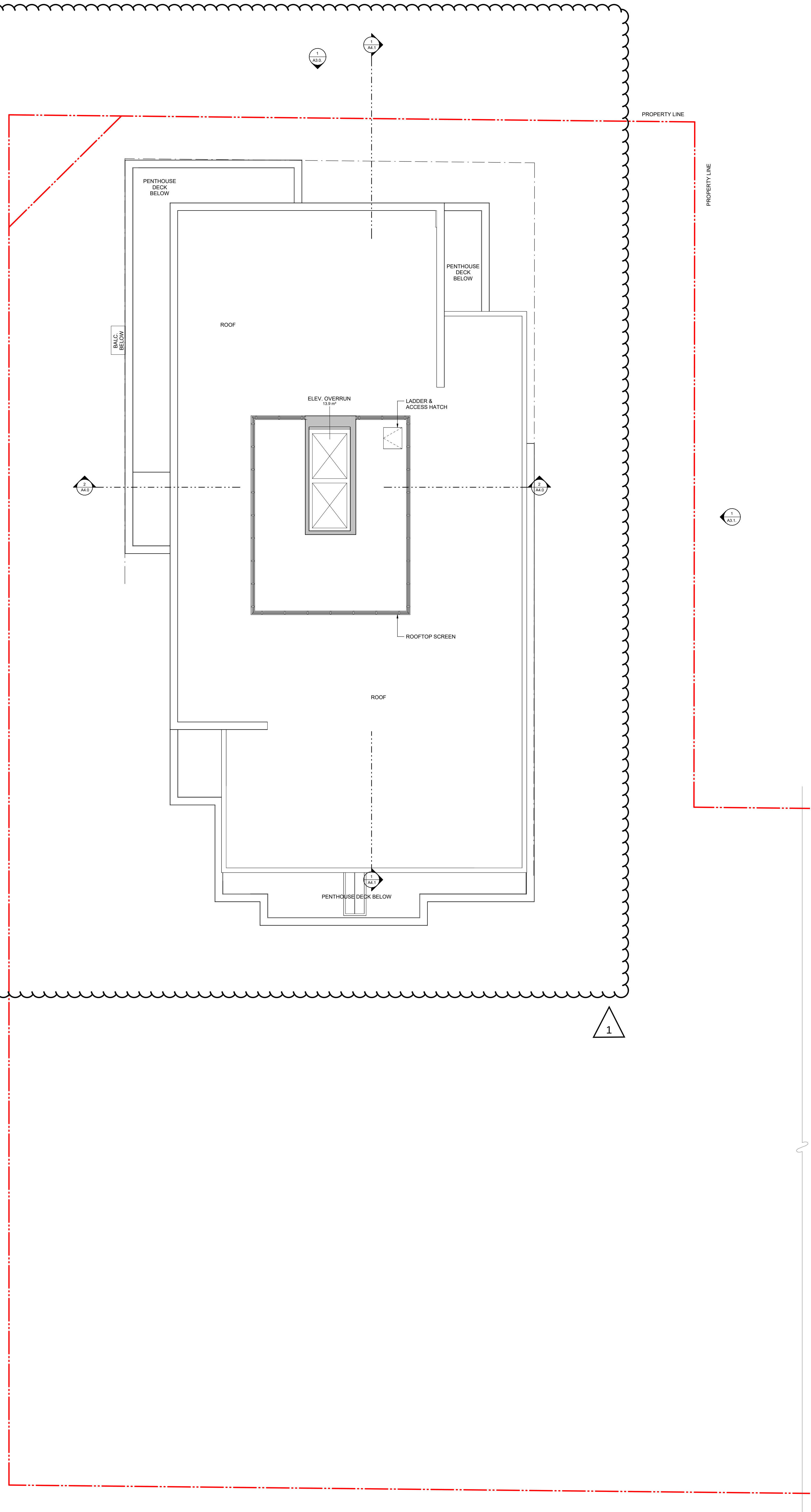
project no.	#21-18
scale	1 : 100
drawn by	RP / GK / GB
date issued	sheet no.
12/06/22	A2 6



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1 PENTHOUSE PLAN
1:100



2 ROOF PLAN
1:100

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revision descriptions.

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

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

2023-12-22 10:35:24 AM

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ELEVATION MATERIALS KEY

- 7 Cement Panel System
Colour: Sandstone
- 8 Running Bond Brick
Colour: Chalkwall
- 9 Fibre Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Sliding
- 5 Softix™ T&G Wood
- 6 Glass Glazes in Pre-finished Aluminum Frames
- 7 Glazed Gables: Laminated Glazing on Steel Structure
Colour: Iron / One
- 8 Prefinished Metal Parapet Flashing
Colour: Iron / One
- 9 Prefinished Metal Fascia
Colour: Iron / One
- 10 Perforated 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

Please refer to the accompanying resubmission memo for revision descriptions.

6	Rezoning/DP Resubmission	23.12.20
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.13
1	Issued for Dev. Tracker	21.10.13
rev no	description	date

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
North Elevation

project no	#21-18
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scale	1 : 100
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drawn by CE / BR / GR

drawn by	CP / RF / GB
date issued	sheet no.

date issued: _____

12/06/22	A3.0
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ELEVATION MATERIALS KEY:

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



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resubmission memo for
revision descriptions.

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
East Elevation

project no. #21-18
scale 1 : 100
drawn by CF / RP / GB
date issued 12/06/22
sheet no. **A3.1**

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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Flaming Bond Brick
Colour: Disthail
- 3 Fibre Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Suffle: T&O Wood
- 6 Glass Guards in Pre-finished Aluminum Frames
- 7 Glazed Concrete, 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 Performed Metal Balcony Guard
Colour: Iron / Ore
- 11 Painted Metal Pergolas and Gates
Colour: Iron / Ore
- 12 Anodized Aluminum Frames
Colour: Iron / Ore
- 13 Glass Walls and Guards w/ Aluminum Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Pre-finished Metal Louvers
Colour: Iron / Ore
- 16 Pre-finished Metal Panel
Colour: Iron / Ore



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6	Rezonning/DP Resubmission	23.12.22
5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezonning / 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. #Z1-18
scale 1 : 100
drawn by CF / RP / GB
date issued 12/06/22
sheet no. **A3.2**



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ELEVATION MATERIALS KEY:

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



Please refer to the
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revision descriptions.

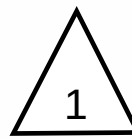
rev no	description	date
6	Rezonning/DP Resubmission	23.12.22
5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no.	#21-18
scale	1 : 100
drawn by	CF / RP / GB
date issued	12/06/22
sheet no.	A3.3

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6	Rezoning/DP Resubmission	23.12.22	
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4	Issued for ADP	22.08.02	
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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.
12/06/22	A4 0



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revision descriptions.

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

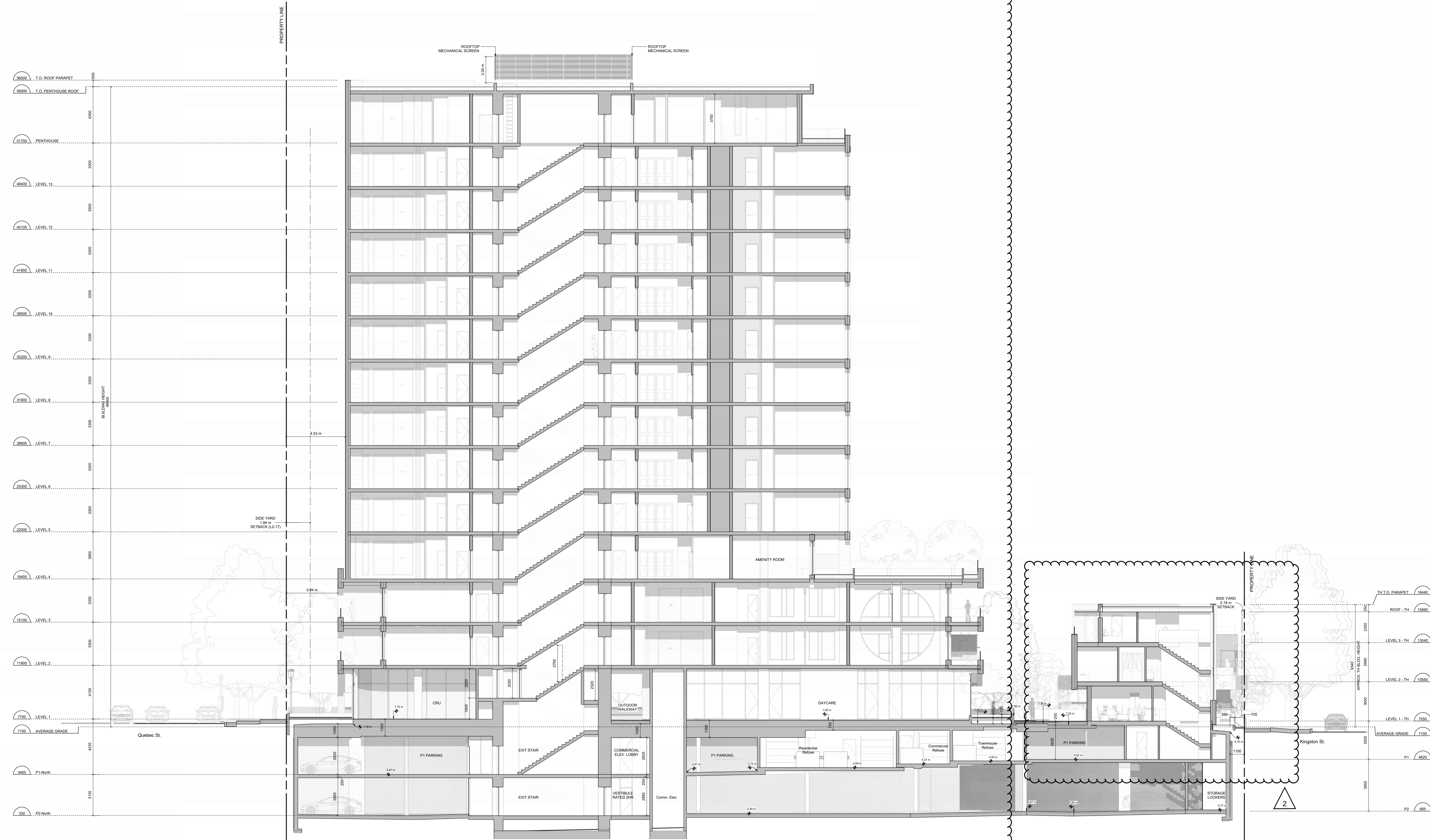
sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	RP
date issued	12/06/22
sheet no.	A4.1

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2





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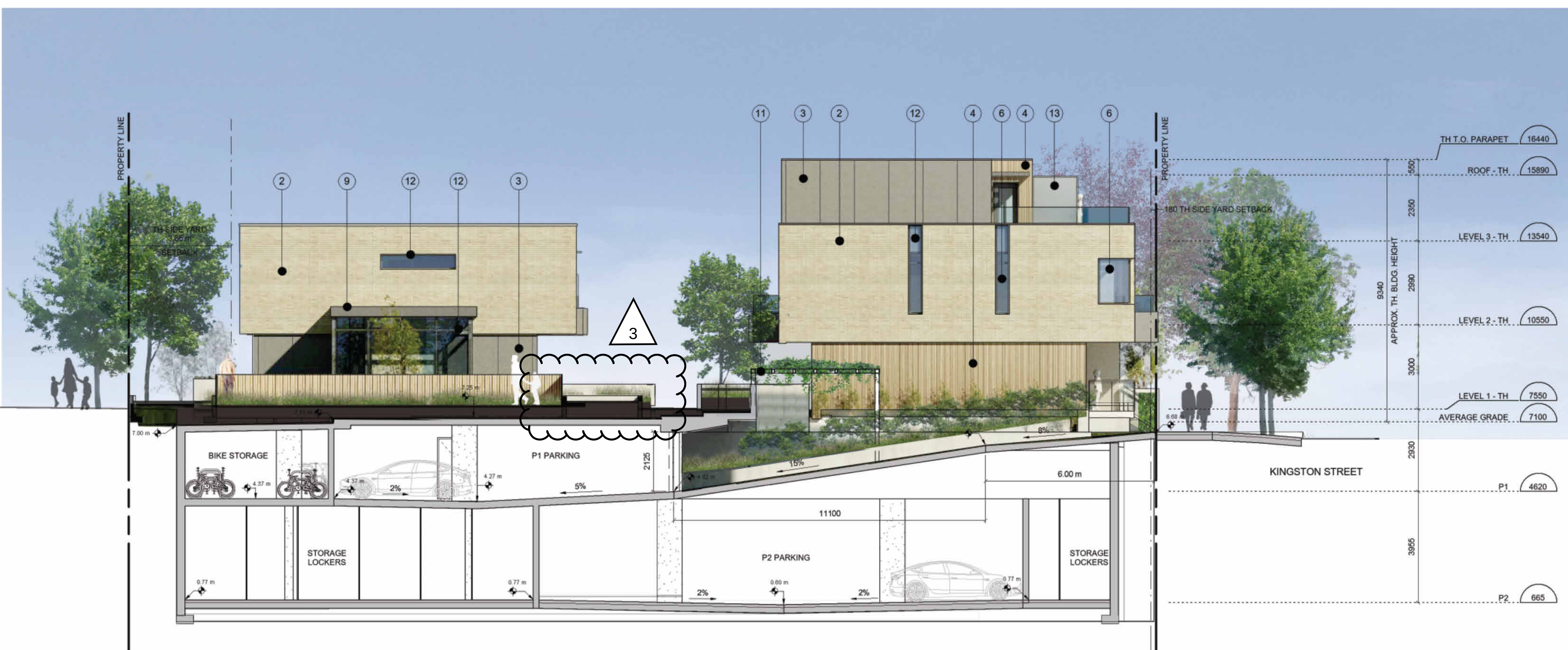
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- 1) Cement Panel System
Colour: Sandstone
 - 2) Running Bond Brick
Colour: Oatmeal
 - 3) Fire Cement Panel
Colour: Dark Grey
 - 4) Pre-finished Vertical Wood Siding
 - 5) Soffits: T&G Wood
 - 6) Glass Guards in Pre-finished Aluminum Frames
Colour: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



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

Please refer to the accompanying resubmission memo for revision descriptions.

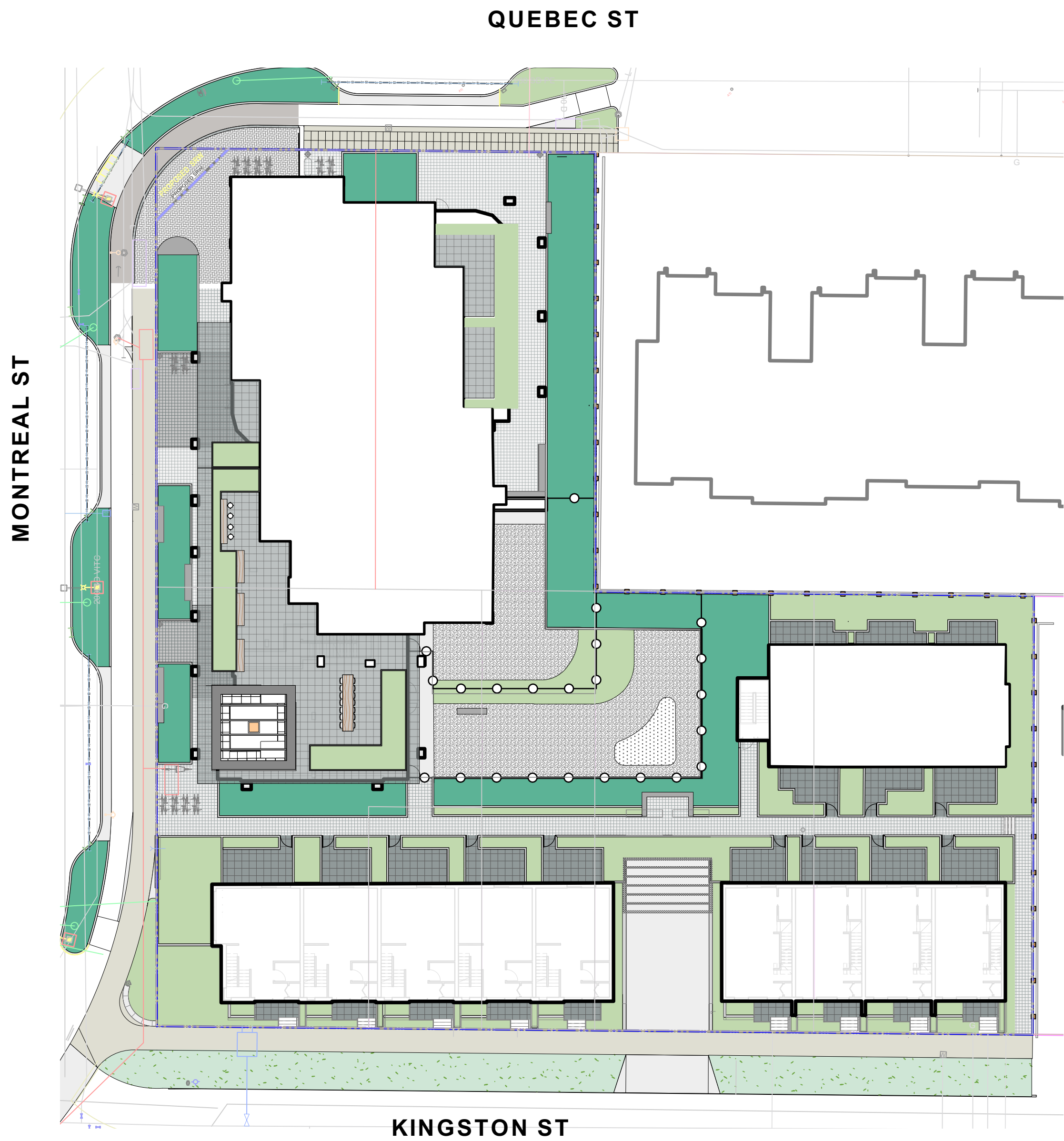
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4	Issued for ADP	22.08.02
3	Issued for Rezoning / DP	21.12.15
2	Issued for Rezoning / DP	21.12.15
1	Issued for Rezoning / DP	21.12.15
Rev no	description	date
6	Rezoning/DP Resubmission	23.12.22
5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
3	Issued for Rezoning / DP	21.12.15
2	Issued for Rezoning / DP	21.12.15
1	Issued for Rezoning / DP	21.12.15
project name		
Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
sheet title		
Building Section / Elevations		
project no. #21-18		
scale 1:100		
drawn by CF / RP / GK		
date issued 12/06/22		
sheet no. A4.2		

Mike Geric Construction

Quebec & Montreal

Victoria, BC

KEY PLAN



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

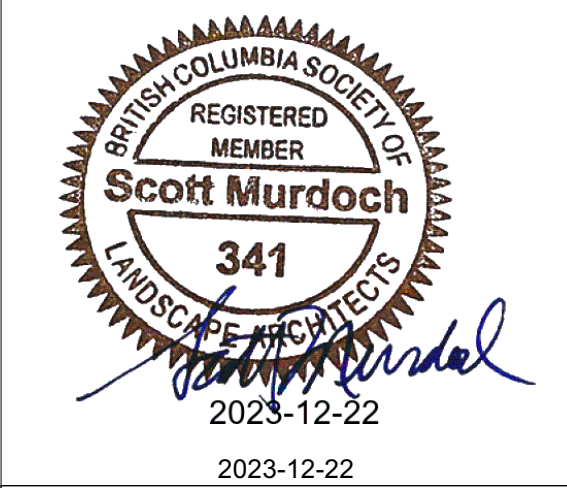
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7	REV RZ/DP	2023-03-02
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4	For Information	2022-06-27
3	REV RZ/DP	2022-04-14
2	DP	2021-12-16
1	Issued for Dev. Tracker	2021-10-19



MDI
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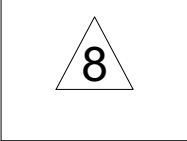


client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

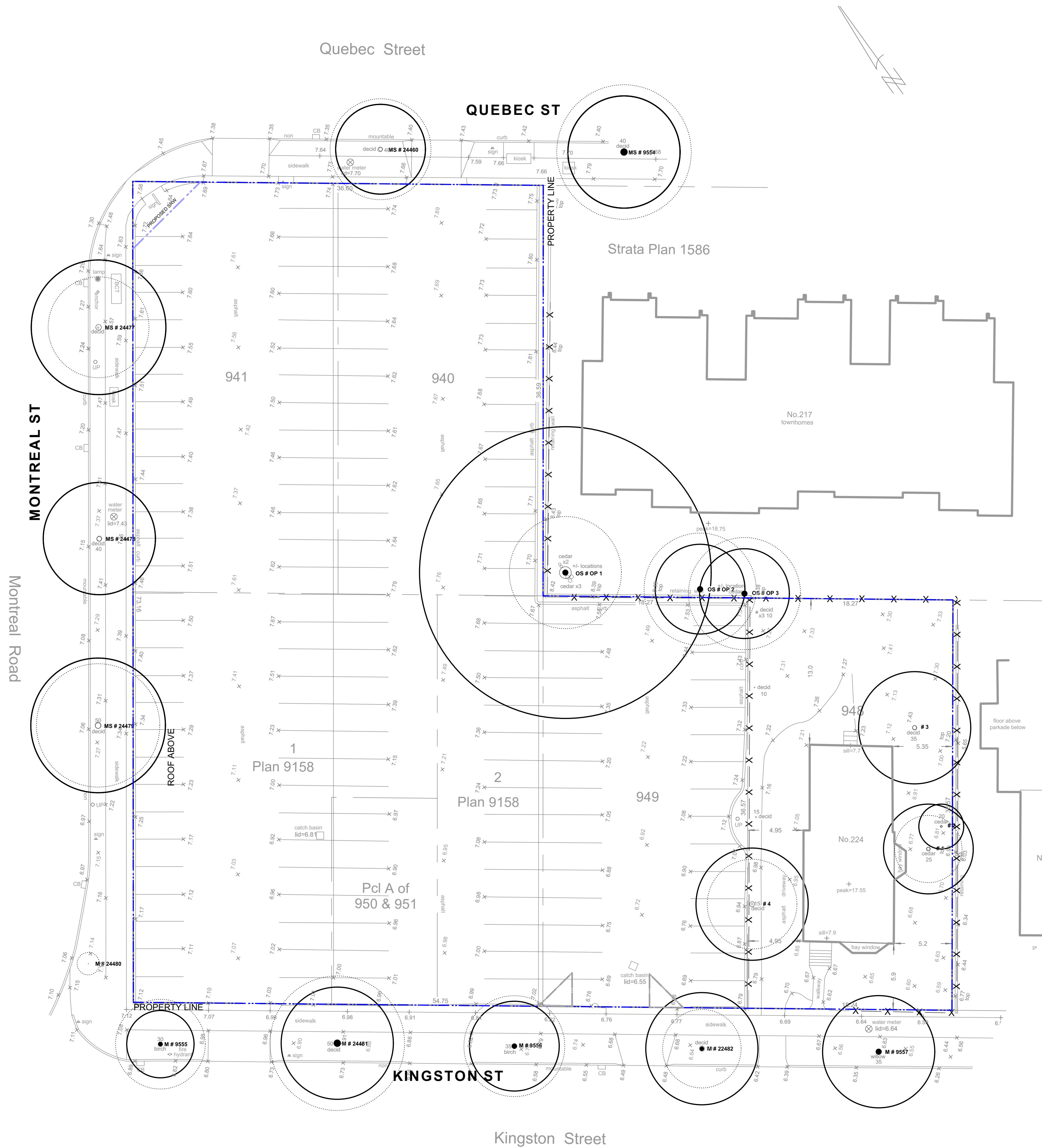
sheet title
Cover

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



8

L0.00



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

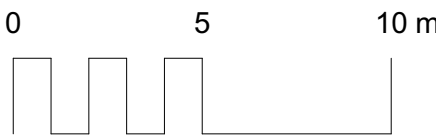
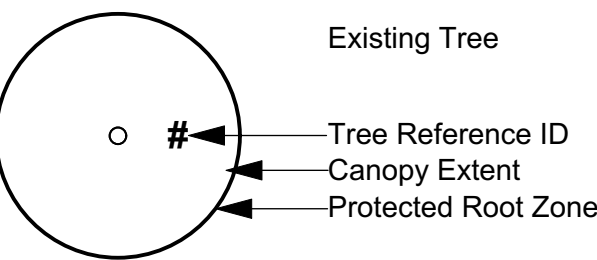
GRADING LEGEND

Existing Landscape Grade

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

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

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



EXISTING TREE INVENTORY*

RETAINED TREES

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

TOTAL TREES TO BE RETAINED: 9

REMOVED TREES

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

TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

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(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A

rev no	description	date
8	REV RZ/DP	2023-12-22
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Fax: 250.412.2892

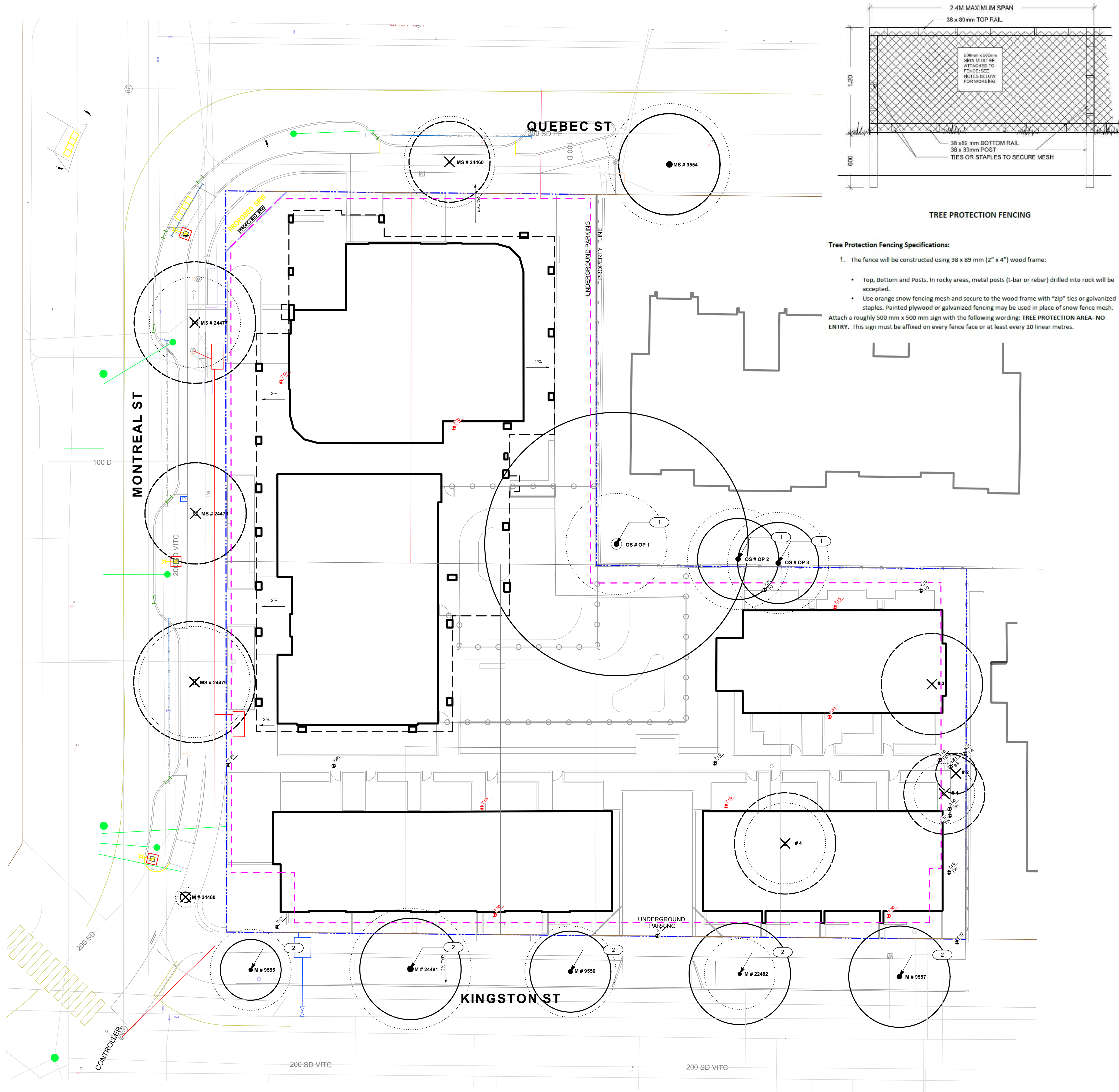


client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
Tree Survey Plan

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



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

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

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

EXISTING TREE INVENTORY*

RETAINED TREES				Crown Spread (m)	Height (m)
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TOTAL TREES TO BE REMOVED: 9

* Based on Arborist's Report recieved from Arborist, 09/28/2021. Refer to Arborist report for details on tree conditions and Arborist recommendations.

- REFERENCE NOTES**
- 1 Requires onsite supervision of trees during excavation
 - 2 Potentially impacted by site serving and grading

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REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2023-12-22

client

Mike Geric Construction
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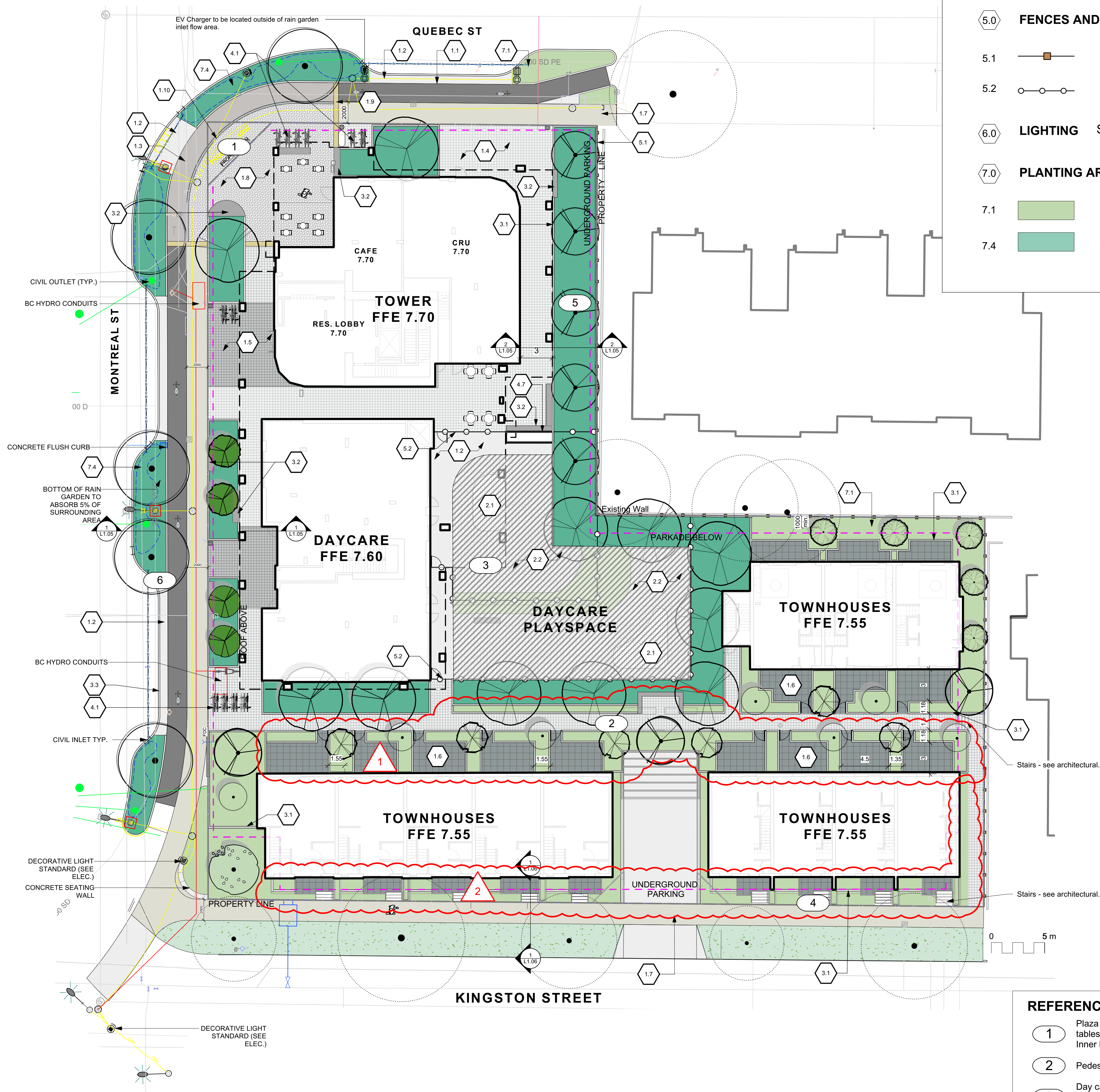
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QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title

Tree Management Plan

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



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

MATERIALS LEGEND

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

1.0 HARDSCAPE: CITY STANDARDS

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

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

4.0 FURNISHINGS

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

REFERENCE NOTES

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



rev no	description	date
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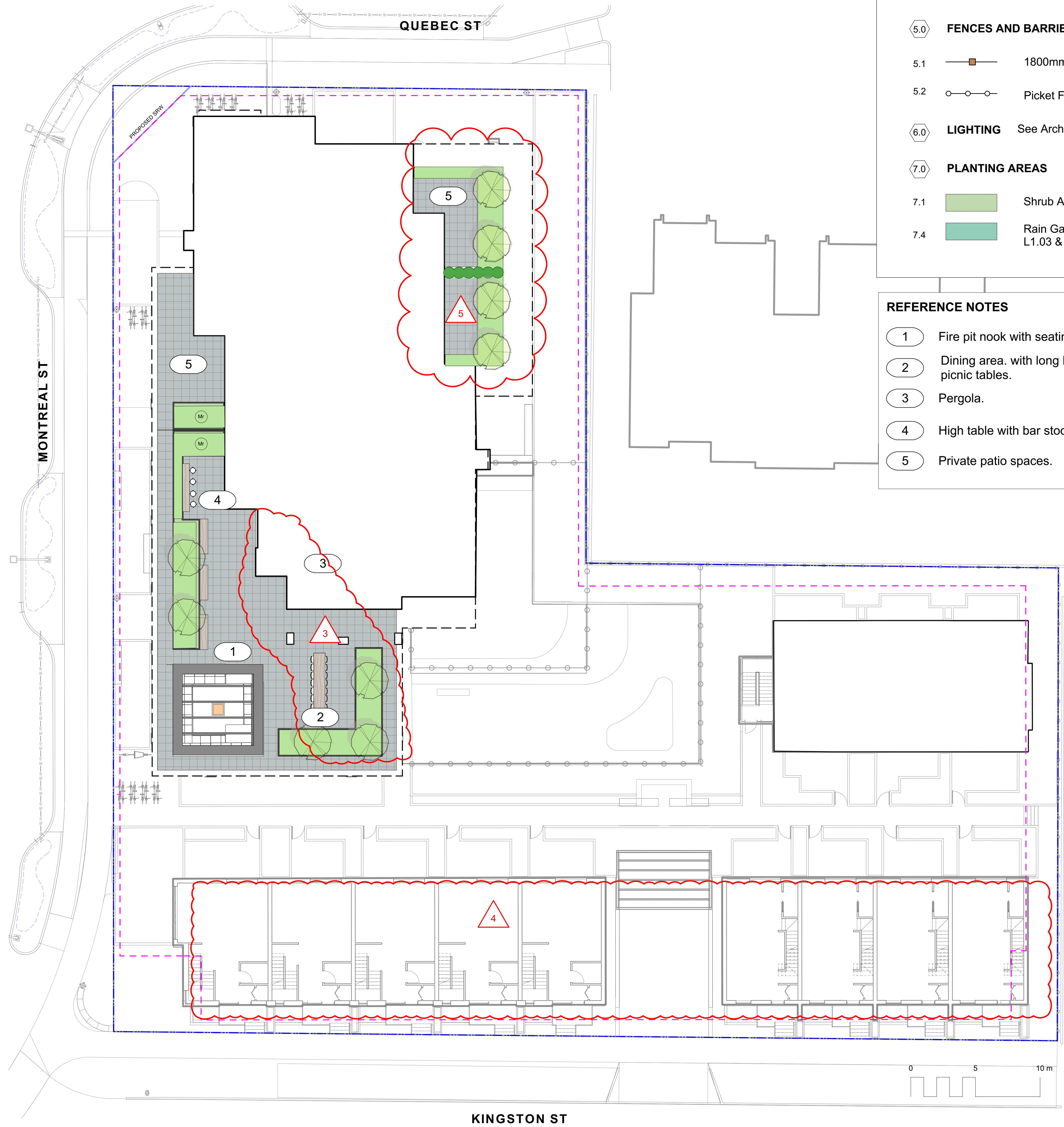
client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
**Landscape
Materials - Ground
Level**

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

8 **L1.01**



5.0

FENCES AND BARRIERS

5.1

1800mm Wood Fence

5.2

Picket Fence

6.0

LIGHTING

See Arch and Electrical

7.0

PLANTING AREAS

7.1

Shrub Area

7.4

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

REFERENCE NOTES

1

Fire pit nook with seating.

2

Dining area. with long harvest-style picnic tables.

3

Pergola.

4

High table with bar stools

5

Private patio spaces.

MATERIALS LEGEND

1.0

HARDSCAPE

1.1

Asphalt. See Civil

1.2

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

1.3

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

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Standard Paver
8x8 tile pattern, colour Natural

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8x8 tile pattern, colour Charcoal

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

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HARDSCAPE: CITY STANDARDS

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

1.9

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

1.10

Granite Pavers
Solider Course Border 200mm Granite Pavers

2.0

DAYCARE

2.1

Sand

2.2

Safety Surfacing

3.0

WALLS

3.1

Concrete Retaining Wall

3.2

Concrete Bench

3.3

Concrete Curb - See Civil.

4.0

FURNISHINGS

4.1

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

4.2

Fire pit

4.3

Trash Bin

4.4

Trellis

4.5

Benches

4.6

Tables

4.7

Shed. See Architecture.

8	REV RZ/DP	2023-12-22
7	REV RZ/DP	2023-03-02
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rev no	description	date

3388A Terryson Ave. Victoria, BC V8Z 3P6

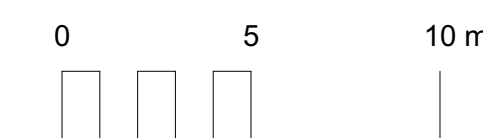
Phone: 250.412.3891 Fax: 250.412.2892

client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
Landscape Materials - Level 4

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
8	L1.02



		
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rev no	description	date



MDI

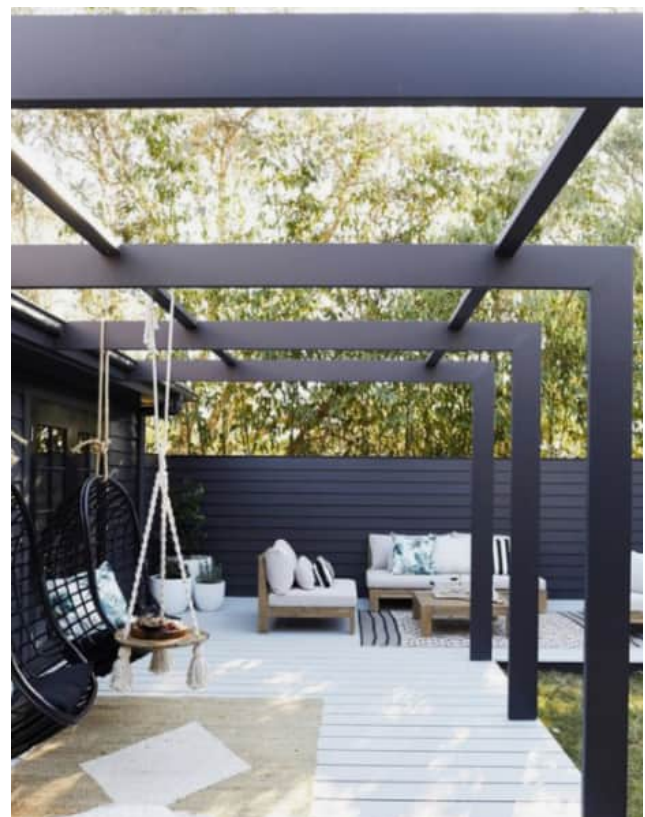
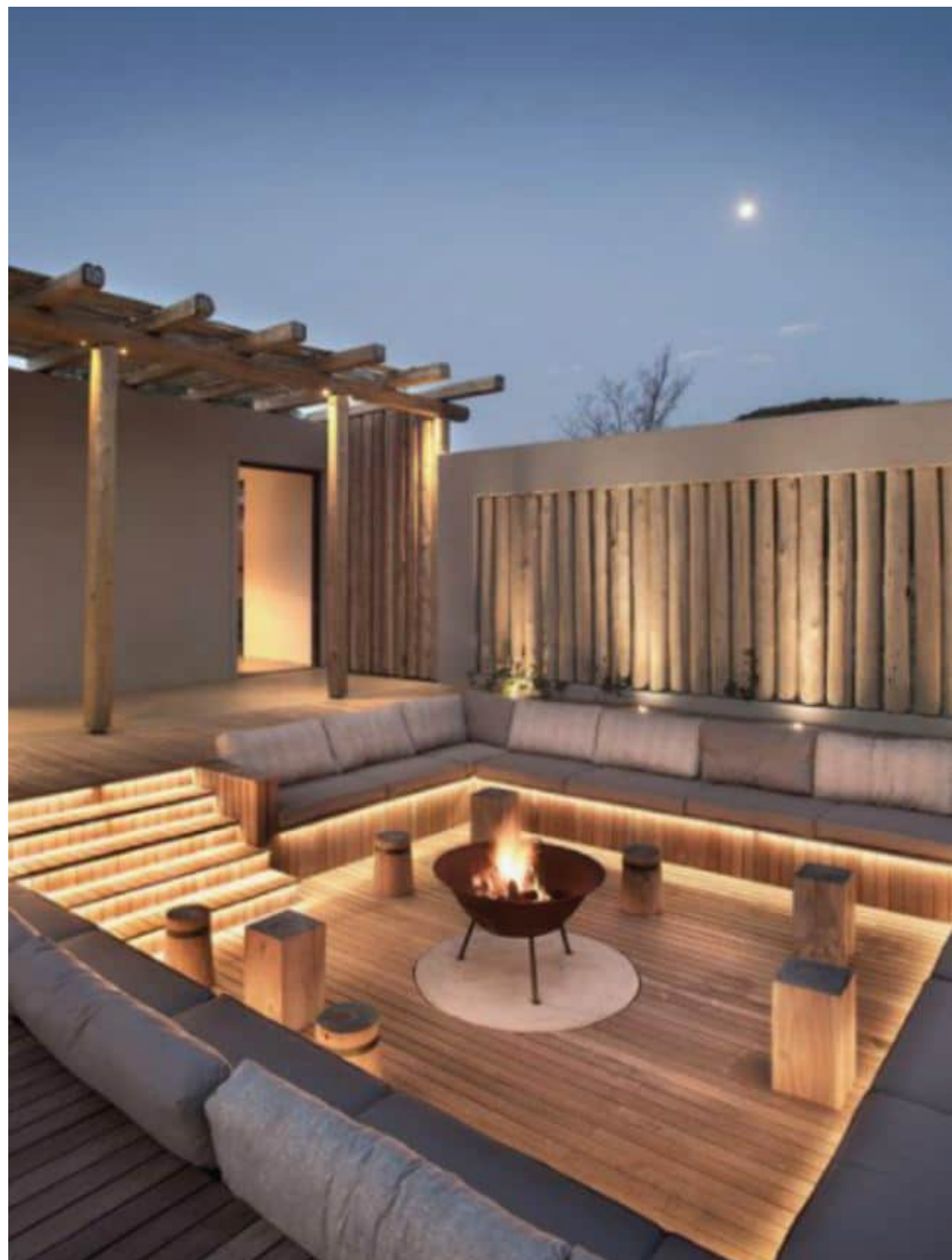
Landscape Architects

3388A Tenneyson Ave.
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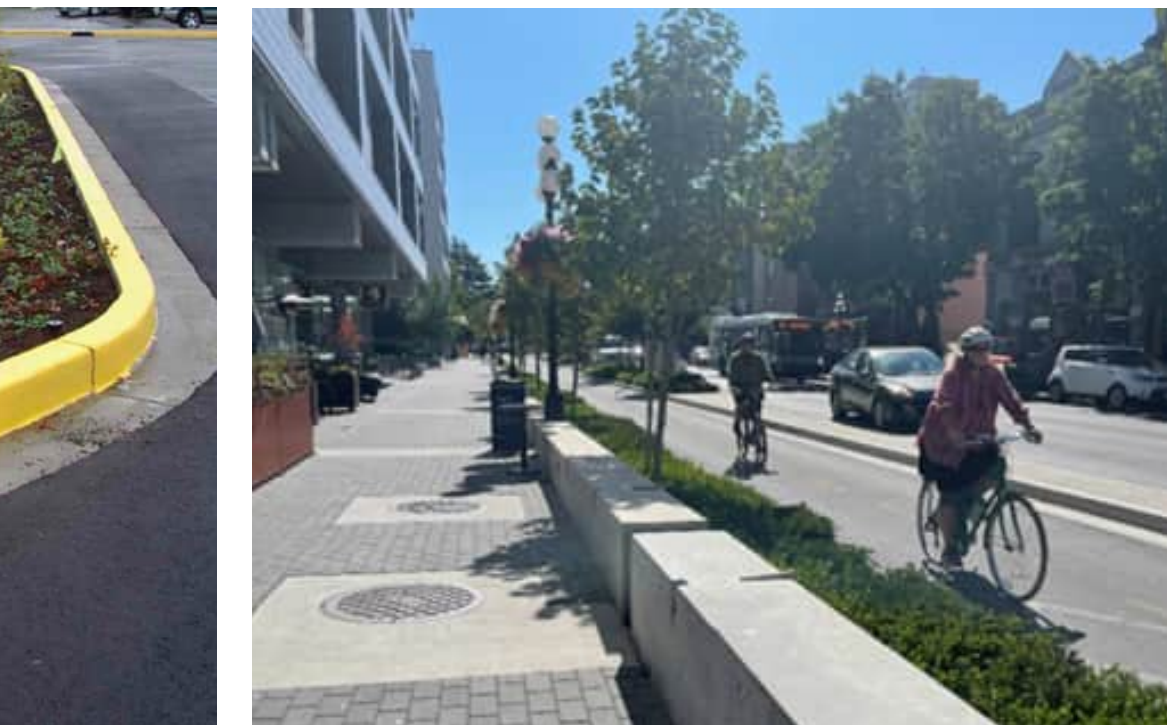


client Mike Geric Construction 4520 West Saanich Rd Saanich, BC		
project QUEBEC & MONTREAL DEV. 501-502 MONTREAL ST. VICTORIA, BC		
sheet title Stormwater Management & Grading		
project no.	121.23	
scale	1: ### @ 24"x36"	
drawn by	MDI	
checked by	SM	
revision no.	sheet no.	
	L1.03	



ROOFTOP COMMON SPACE

DAYCARE - PLAY



STREETSCAPE MONTREAL & QUEBEC

STREETSCAPE KINGSTON



rev no	description	date
8	REV RZ/DP	2023-12-22
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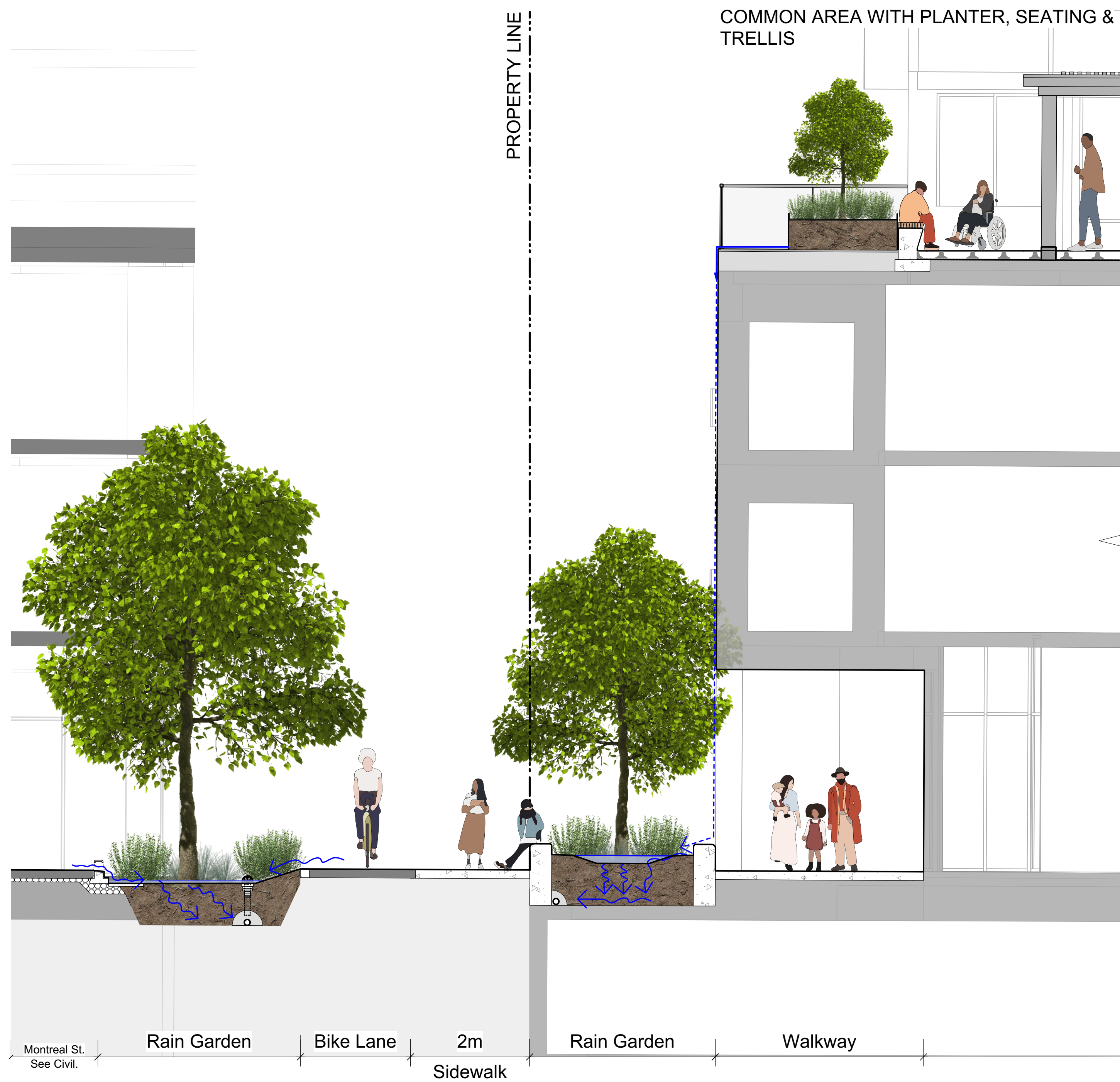
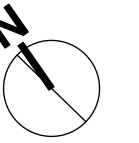
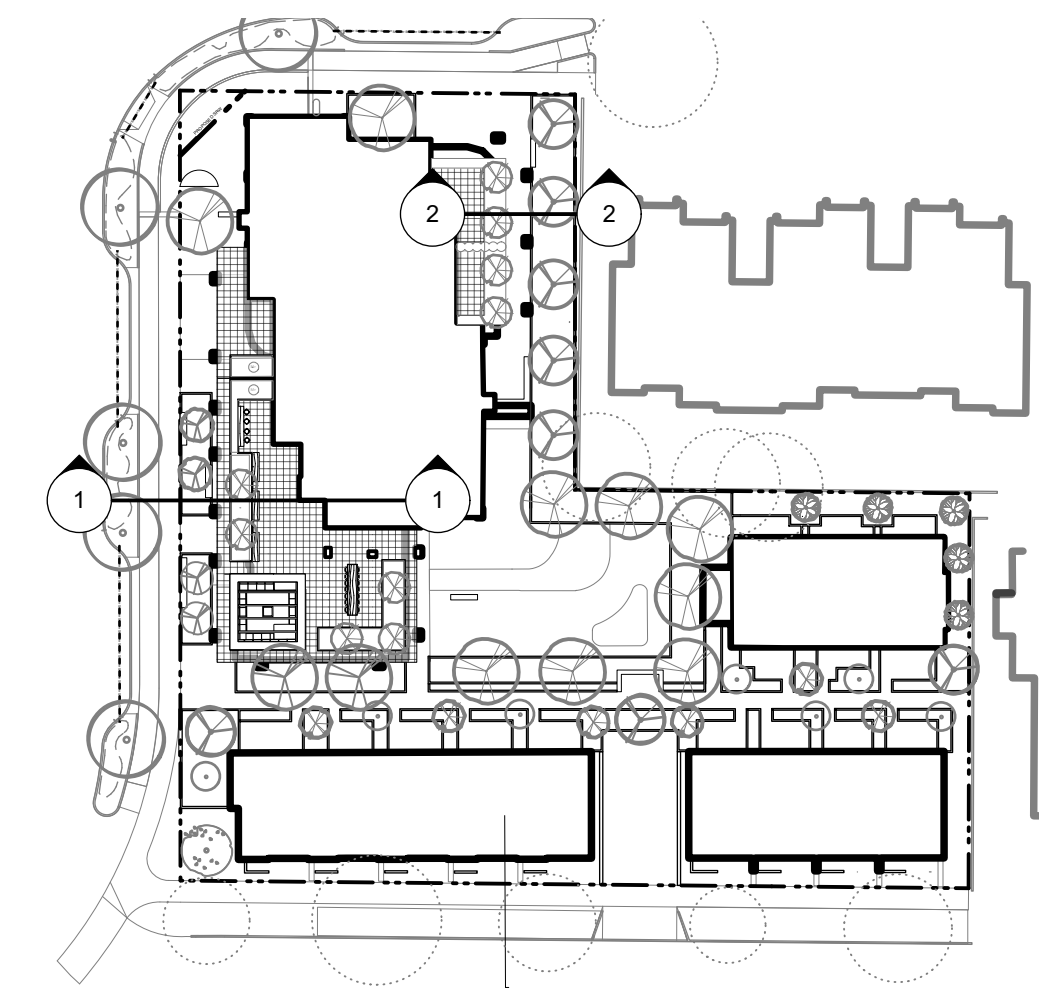


client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

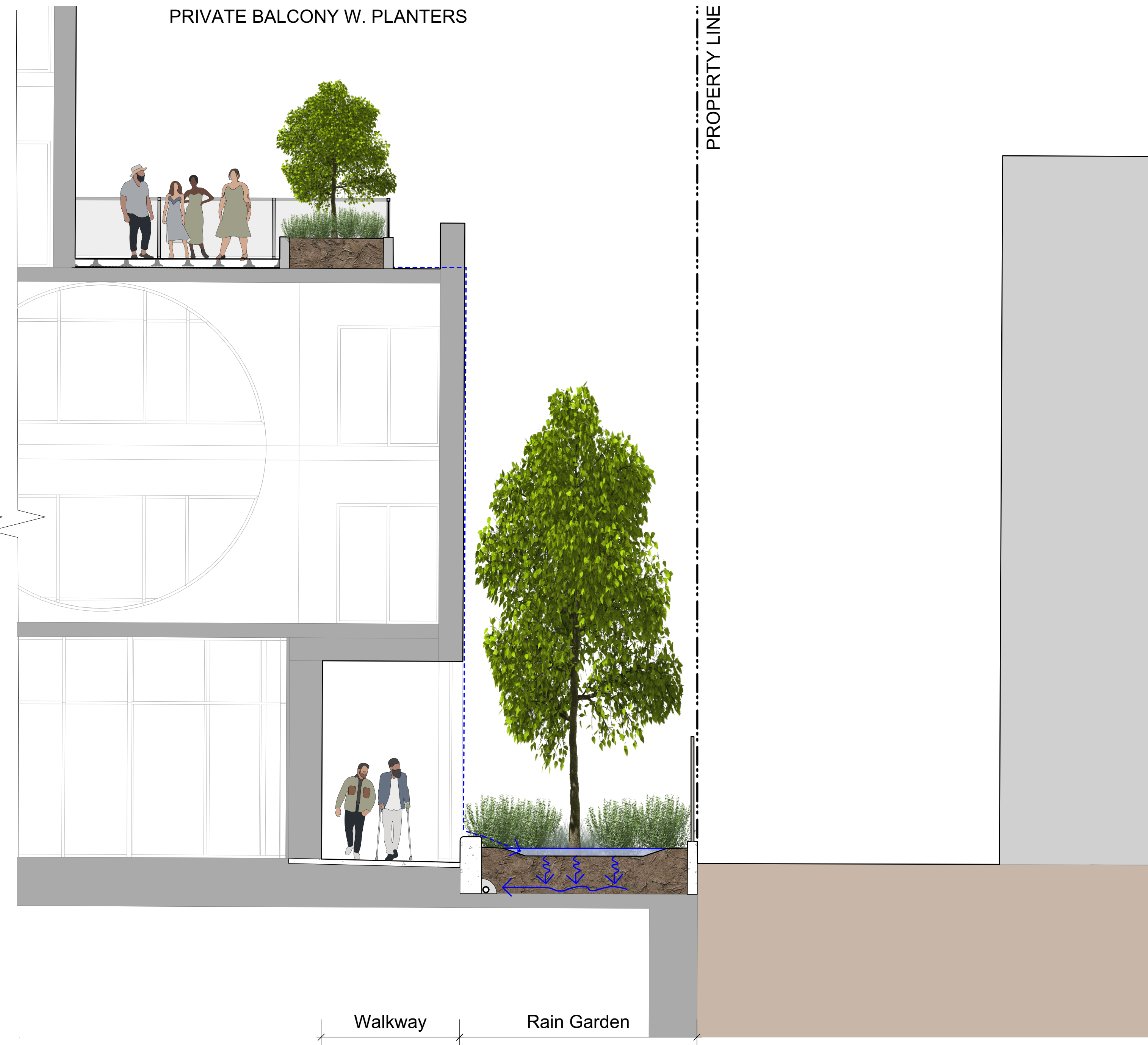
project
QUEBEC & MONTREAL DEV.
501-502 MONTREAL ST.
VICTORIA, BC

sheet title
**Landscape
Precedents**

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drawn by	MDI
checked by	SM
revision no.	sheet no.

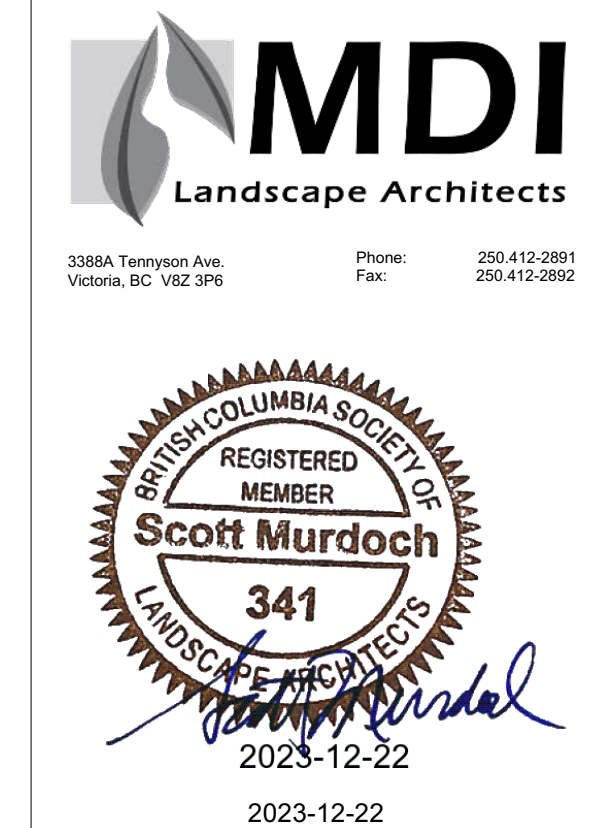


1 Montreal Street Section



2 Section w. Neighbouring Townhomes

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rev no	description	date



client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

project

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501-502 MONTREAL ST.
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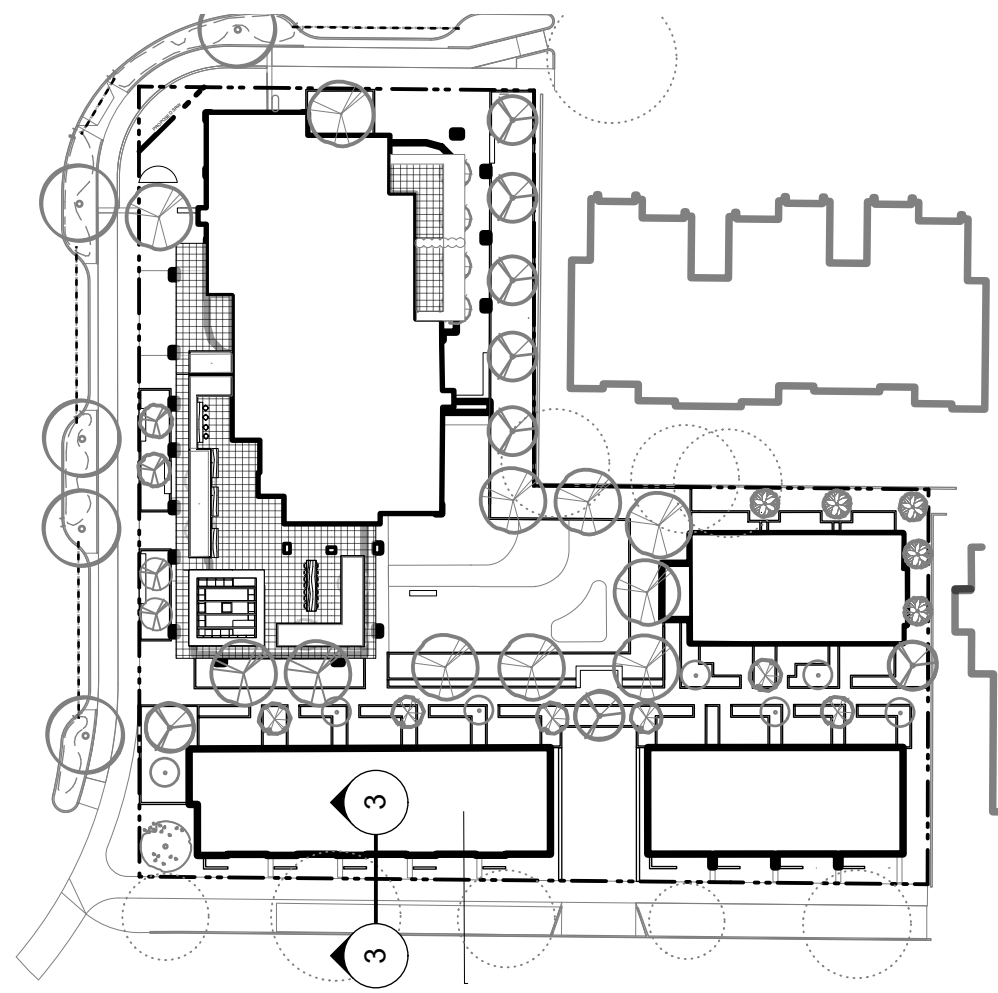
sheet title

**Landscape
Materials - Sections**

project no.	121.23
scale	1:50 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	L1.05



1 Typical Kingston Street Section



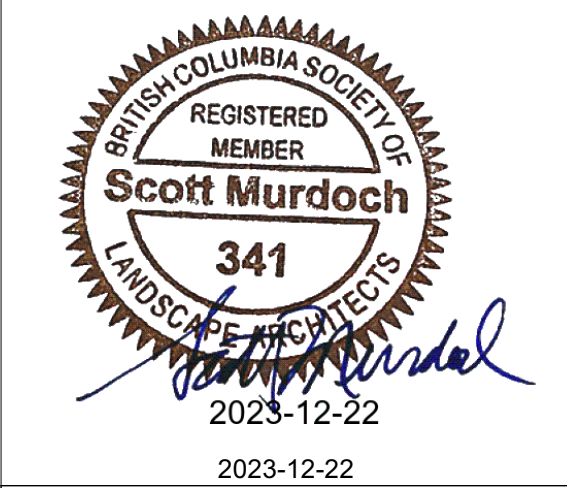
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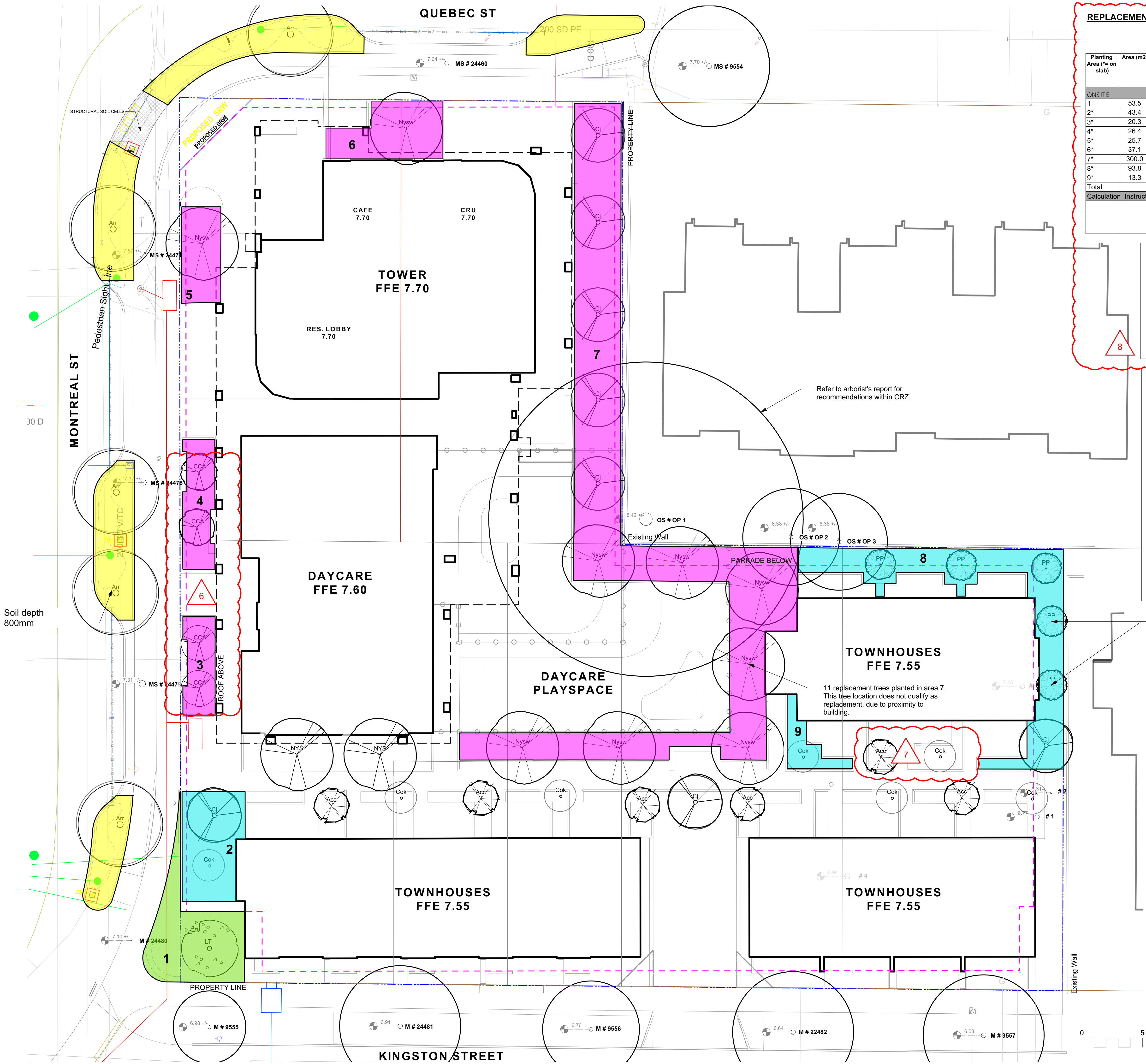


client
Mike Geric Construction
4520 West Saanich Rd
Saanich, BC

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

sheet title
**Landscape
Materials - Sections**

project no.	121.23
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revision no.	sheet no.



REPLACEMENT TREE SOIL VOLUME TABLE

				TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area (= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	53.5	1	53.5			1	0	0	30	30
2*	43.4	0.6	26.0	1	1		6	15	0	21
3*	20.3	0.6	12.2	2			12	0	0	12
4*	26.4	0.6	15.8	2			12	0	0	12
5*	25.7	0.6	15.4		1		0	15	0	15
6*	37.1	0.6	22.3		1		0	15	0	15
7*	300.0	0.6	180.0		12		0	180	0	180
8*	93.8	0.6	56.3	5	1		30	15	0	45
9*	13.3	0.6	8.0	1	1		6	15	0	21
Total				11	17	1				
Calculation	Instructions						E	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Bx30	E+F+G

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Schd. Size	Common Name
Acc	6	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
Arr	15	Acer rubrum 'Red Sunset'	6.0cm cal, b&b	Red Sunset Red Maple
Cj	9	Cercidiphyllum japonicum	6.0cm cal, b&b	Katsura Tree
CCA	4	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
Cok	7	Cornus kousa 'Milky Way'	5.0cm cal, b&b	Milky Way Kousa Dogwood
LT	2	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
NYS	2	Nyssa sylvatica 'Tupelo Tower'	6.0cm cal, b&b	Tupelo
Nysw	9	Nyssa sylvatica 'Wildfire'	6.0cm cal, b&b	Tupelo
PP	5	Parrotia persica	2.4 m ht, 1.5 width	Persian Ironwood

LEGEND

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

NOTES

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

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

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

Refer to arborist's report for recommendations within CRZ

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2	DP	2021-12-16
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VICTORIA, BC

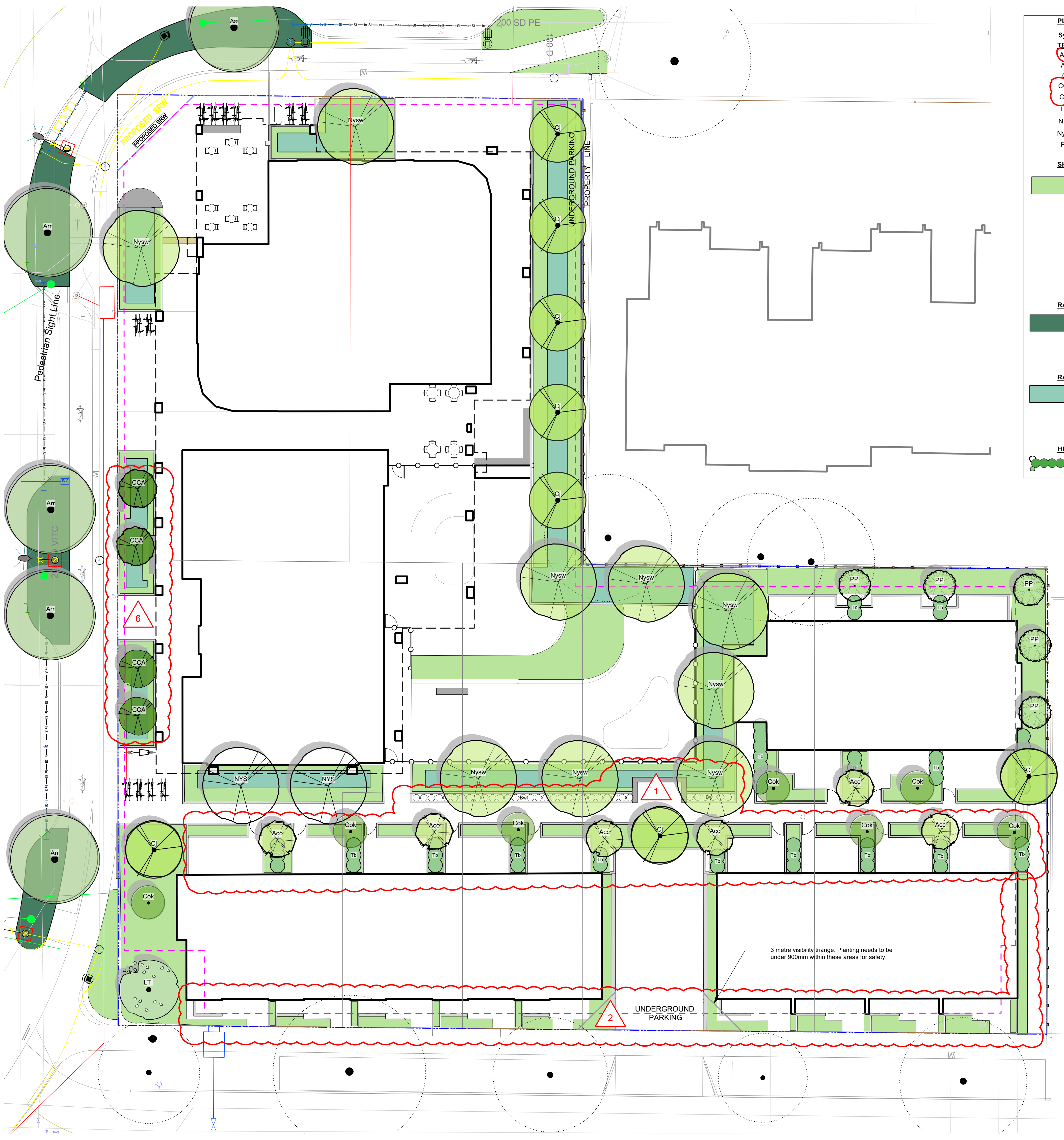
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Replacement Tree Plan

project no.	121.23
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

8

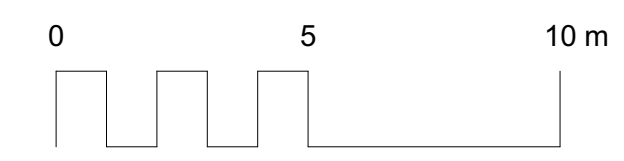
L1.07



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
Acc	6	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
Arr	15	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
Ci	9	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CCA	4	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
Cok	7	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	5.0cm cal, b&b
LT	2	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
NYS	2	Nyssa sylvatica 'Tupelo Tower'	Tupelo	6.0cm cal, b&b
Nysw	9	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
PP	5	Parrotia persica	Persian Ironwood	2.4 m ht, 1.5 width
SHRUBS:				
	178	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
	85	Chamaecyparis pisifera 'Sungold'	False Cypress 'Sungold'	#2 pot
	43	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	70	Eupatorium cannabinum	Hemp Agrimony	Sp3
	419	Gaultheria shallon	Salal	#1 pot
	503	Liriope muscari	Lily turf	#1 pot
	262	Lonicera pileata	Privet Honeysuckle	#1 pot
	70	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
	57	Polystichum munitum	Sword Fern	#1 pot
	178	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
	130	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
	70	Verberna bonariensis	Purpletop Vervain	#1 pot
RAIN GARDEN PLANTERS STREET:				
	356	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	356	Carex obnupta	Slough Sedge	#1 pot
	71	Gaultheria shallon	Salal	Sp3
	71	Mahonia nervosa	Oregon Grape Holly	#1 pot
	43	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	#1 pot
RAIN GARDEN SITE:				
	431	Carex obnupta	Slough Sedge	Sp3
	34	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
	453	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
	431	Liriope muscari	Lily turf	#1 pot
	87	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
HEDGING/SCREENING:				
	35	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	5
	51	Taxus baccata	English Yew	#10 pot

REFERENCE NOTES

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



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BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
Scott Murdoch
2023-12-22

client

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Saanich, BC

project

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501-502 MONTREAL ST.
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sheet title

**Planting Plan -
Ground Level**

project no. 121.23

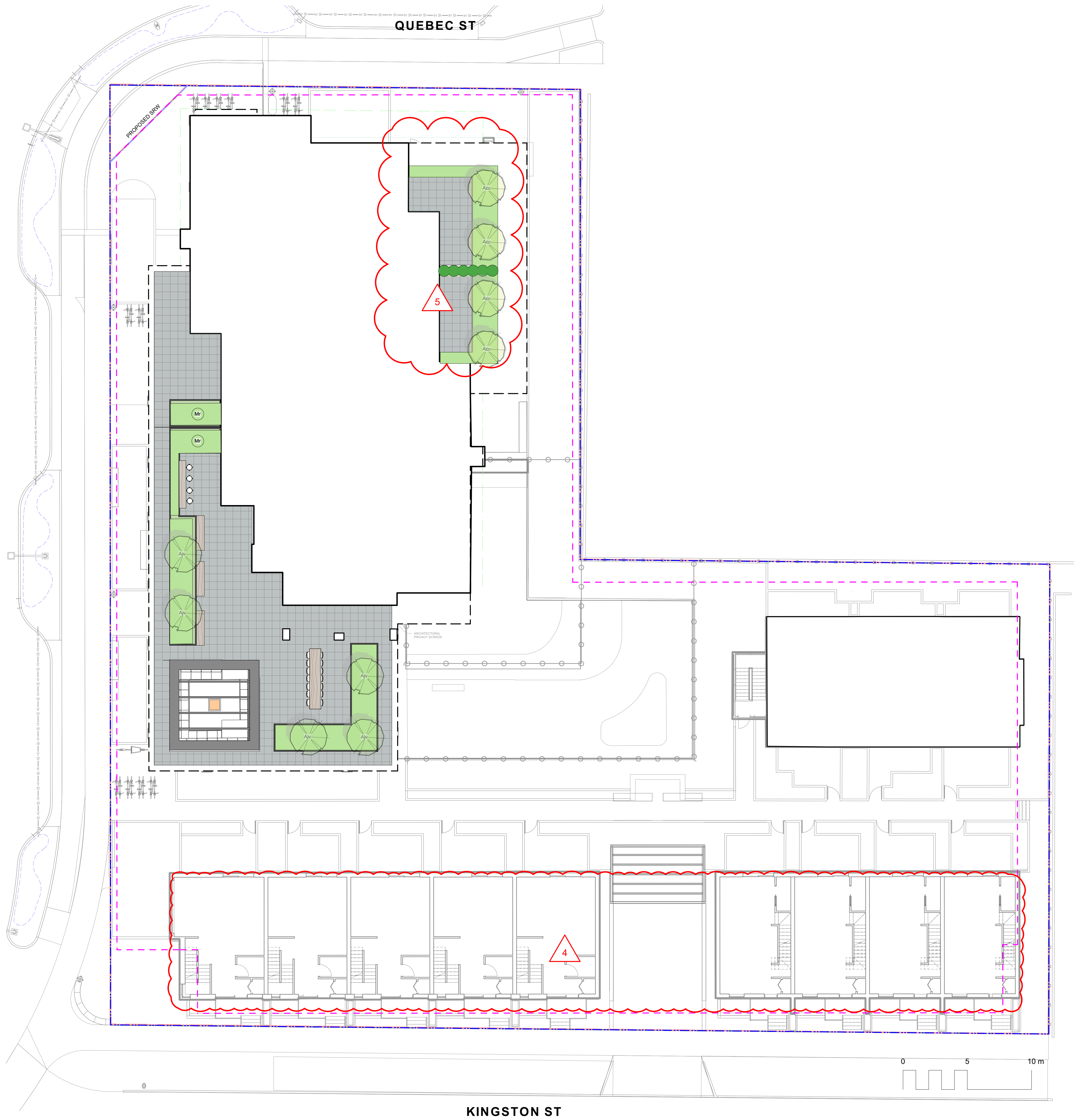
scale 1:### @ 24"x36"

drawn by MDI

checked by SM

revision no. sheet no.

8 **L3.01**



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

REFERENCE NOTES

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

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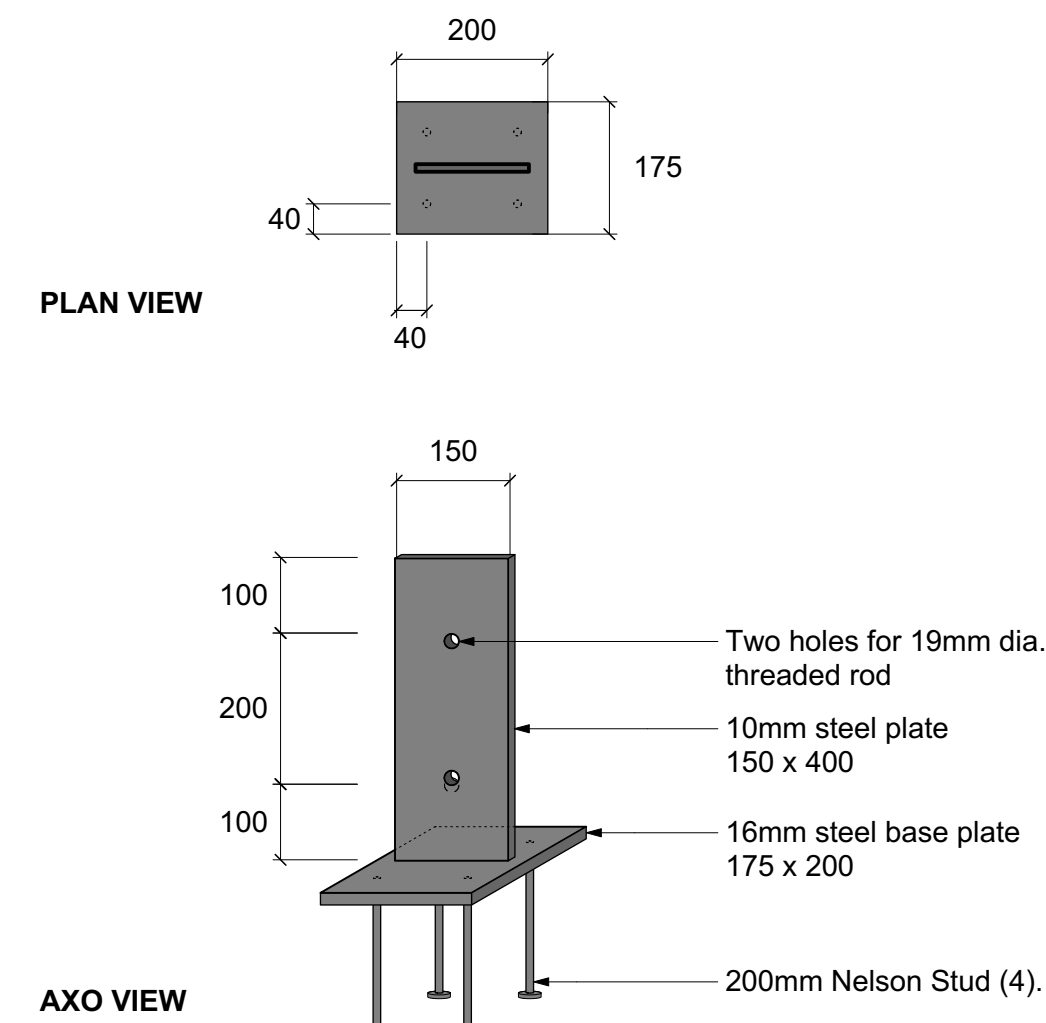


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Saanich, BC

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501-502 MONTREAL ST.
VICTORIA, BC

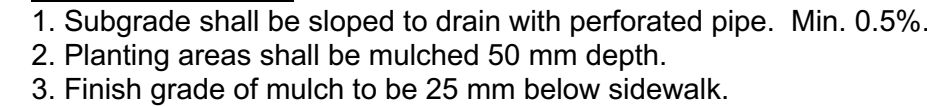
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Planting Plan - Level 4

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



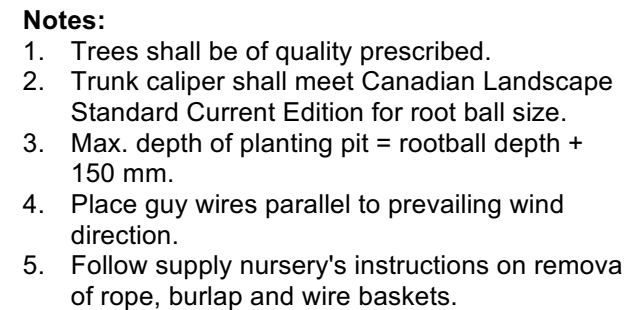
1. All fasteners to be galvanized only.
2. All lumber to be locally sourced Western Red Cedar (except Posts).
3. Coating system to be Sikkens - SRD. Colour to complement Architectural palette. Final selection to be confirmed by LA prior to application.

1. All steel to be galvanized only.

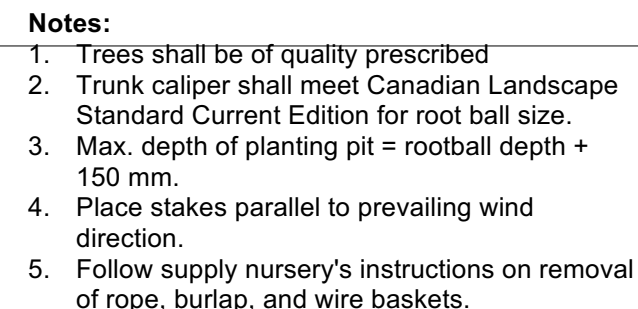


- 100 mm Perforated PVC pipe, see landscape plans for pipe location. Install at 0.5% slope in drain rock (20mm dia.) Depth of drain rock below pipe shall be 100 mm min. Cover pipe with min. 50 mm pea gravel

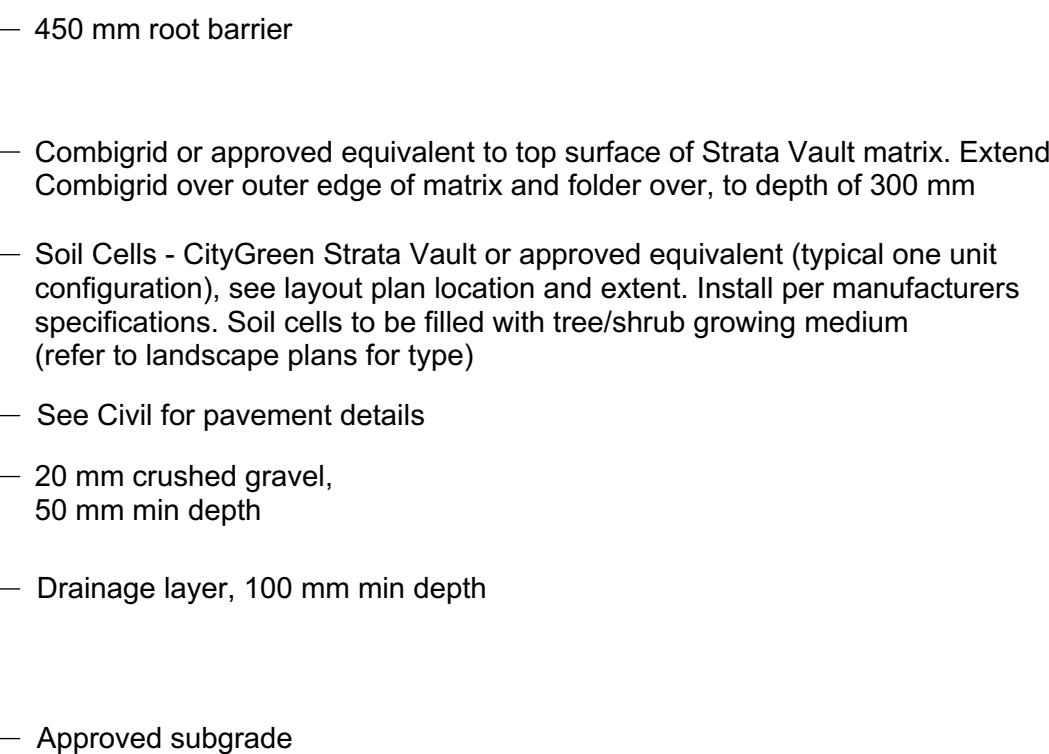
3 Boulevard Rain Garden - section
Scale: 1:25



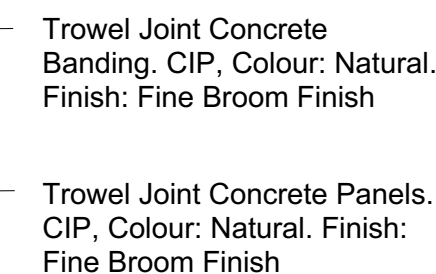
4 Tree Planting Detail on Slab
Scale: 1:25



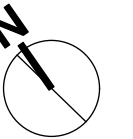
5 Tree Planting Detail on Grade
Scale: 1:25



6 Structural Soil Cells
Scale: 1:25



7 City of Victoria Paving Detail
Scale: 1:20



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rev no	description	date



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sheet title

Landscape Details

project no.		121.23
scale	AS SHOWN	@ 24"x36"
drawn by		MDI
checked by		SM
revision no.	sheet no.	

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L4.01