



Contacts + Drawing List

Owner One Pointe Property Team c/o Mike Geric Construction 4520 West Saanich Road Saanichton, BC V8Z 2G4 Nat Patel, nat@gericonstruction.com	Architectural A0.0 Cover A0.1 Context Views A0.2 Context Views A0.3 Context Views A0.4 Height & Massing Analysis A0.5 Height & View Analysis A0.6 Context Elevations A0.7 Skyline Analysis A0.8 Massing, Sun and Shade Study A0.9 Massing, Sun and Shade Study A0.10 Massing, Sun and Shade Study A0.11 Massing, Sun and Shade Study A0.12 Sun and Shade Study A1.0 Existing Site Survey A1.1 Site Plan A1.2 Average Grade Calculations A1.3 Level 1 Phasing Plan A1.4 P1 Phasing Plan A2.0 P2 Parking Plan A2.1 P1 Parking Plan A2.2 Level 1 Plan A2.3 Level 2 Plan A2.4 Level 3 Plan A2.5 Level 4 Plan A2.6 Level 5-16 Plan A2.7 Penthouse + Roof Plan A3.0 North Elevation A3.1 East Elevation A3.2 South Elevation A3.3 West Elevation A4.0 Building Sections A4.1 Building Sections A4.2 Building Section / Elevations	Landscape L0.00 Cover L0.01 General Information Sheet L1.01 Landscape Materials - Ground L1.02 Landscape Materials - Roof L1.03 Stormwater Management & Grading L1.04 Landscape Precedents L1.05 Landscape Materials - Sections L1.06 Landscape Materials - Sections L1.07 Soil Volumes L3.01 Planting Plan L3.02 Planting Plan L0.02 Tree Survey Plan L0.03 Tree Management Plan 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
Architect D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2 250.384.2400 x 103 Eric Sangster - esangster@daustudio.ca				
Landscape Architect Murdoch de Greeff Inc. 200 - 5245 Galtway Road Victoria, BC V8Z 1T1 250.412.2881 Scott Murdoch - scott@mdsdesign.ca				
Civil Consultant WSP 301 - 3600 Updown Blvd. Victoria, BC V8Z 0B9 250.383.5059 Jeff Sumner - jeff.sumner@wsp.com				
Electrical Consultant AES Engineering 500 - 3765 Casey Road, Victoria, BC V8Z 0T5 778-745-2003 Bil Klean - bil.klean@aessengr.com				
Transportation Consultant Watt Consulting Group 302 - 745 Hillside Avenue Victoria, BC V8T 1Z4 250.388.9877 x 423 Nadine King - nking@wattconsultinggroup.com				

D'AMBROSIO
architecture + urbanism

2960 Jutland Road
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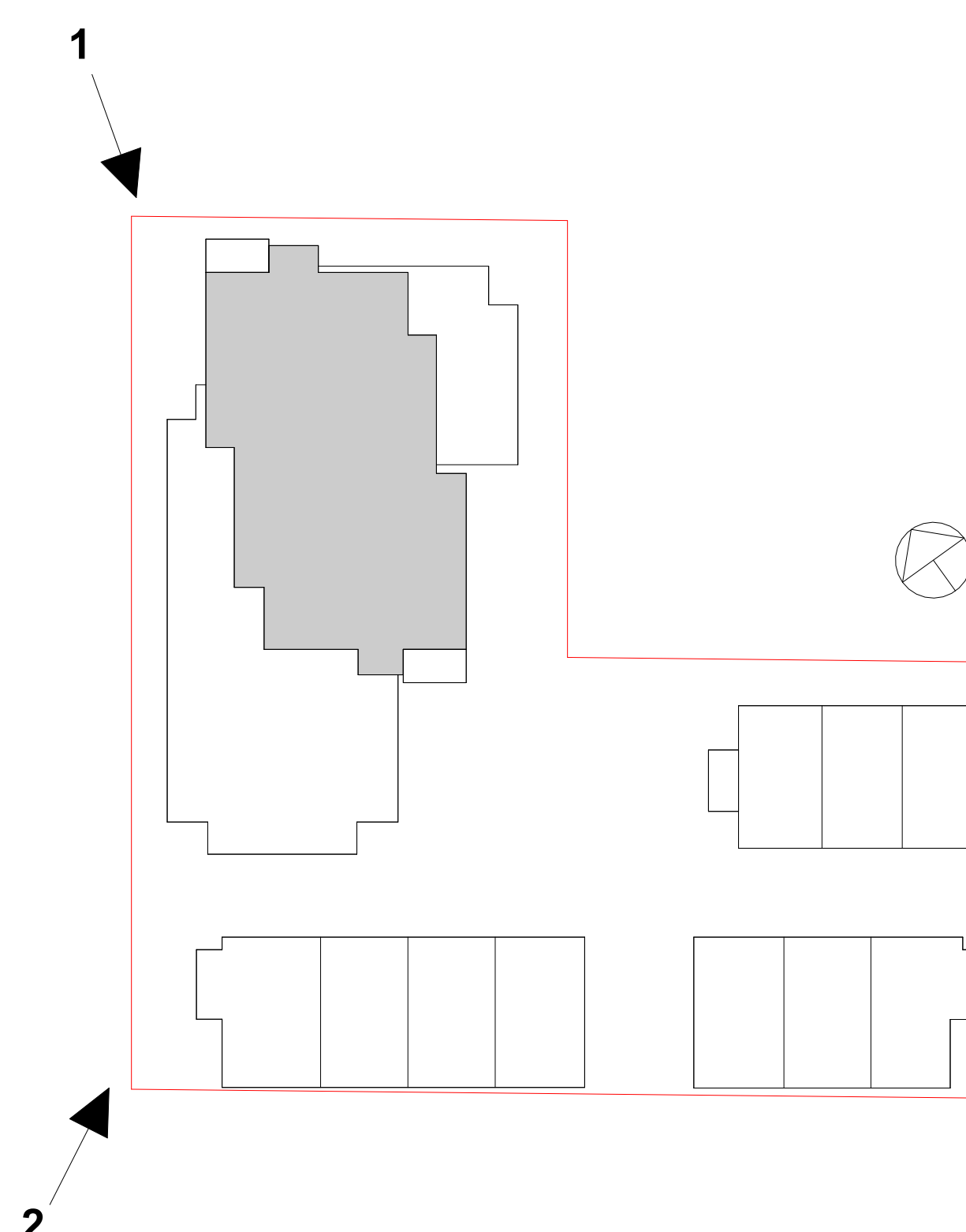
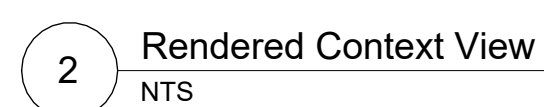
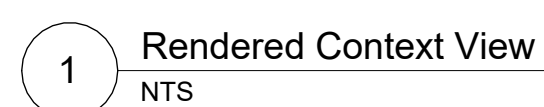
tel 250.384.2400
eml mail@daustudio.ca
web www.daustudio.ca

MIKE GERIC
CONSTRUCTION

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

Rezoning/DP Resubmission
22.12.06

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5	Rezoning/DP Resubmission	22.12.08
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
Victoria, BC

sheet title
Context Views

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



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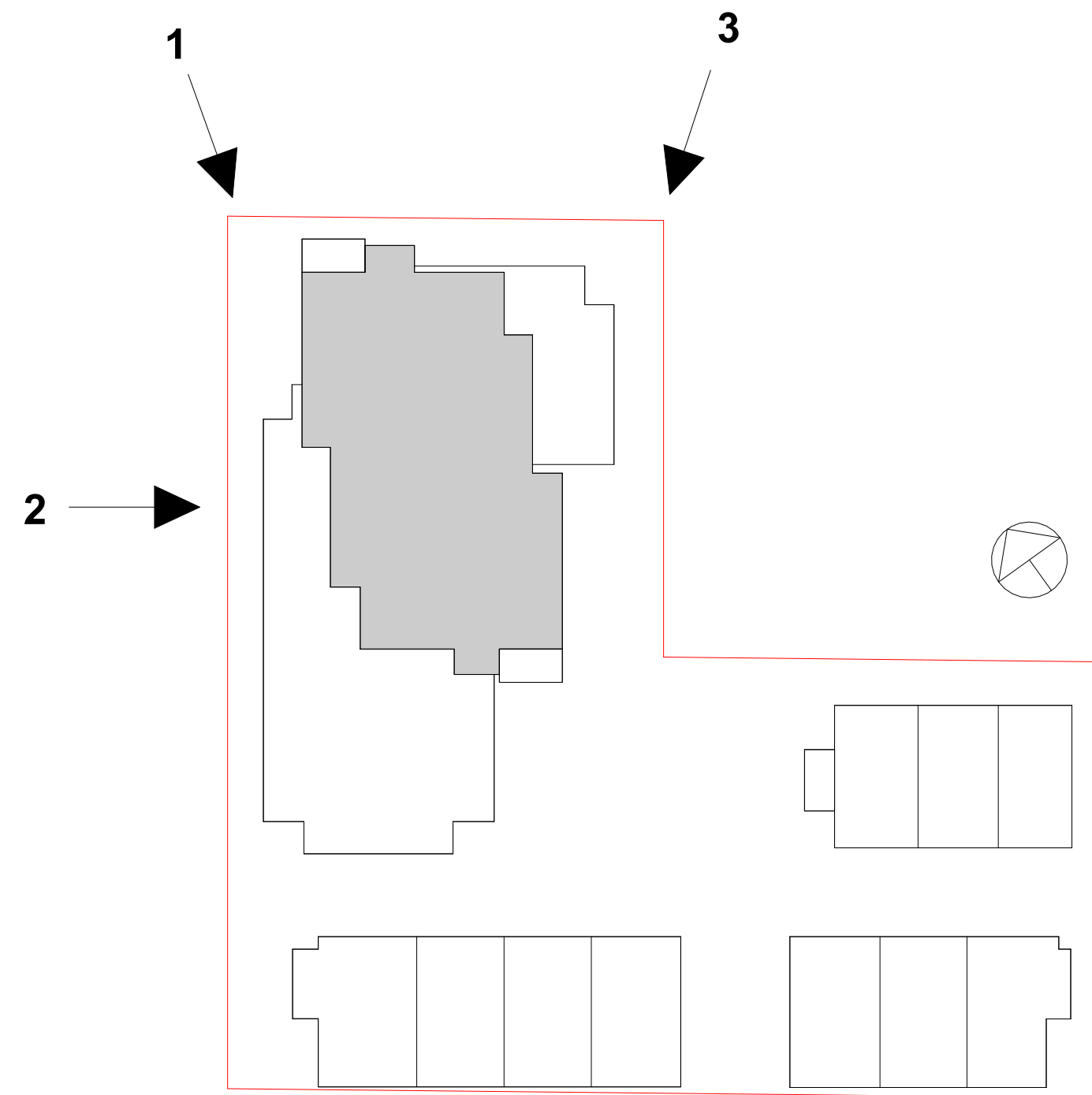
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NTS



2 Montreal Entry Render
NTS



3 Rendered Context View
1:1



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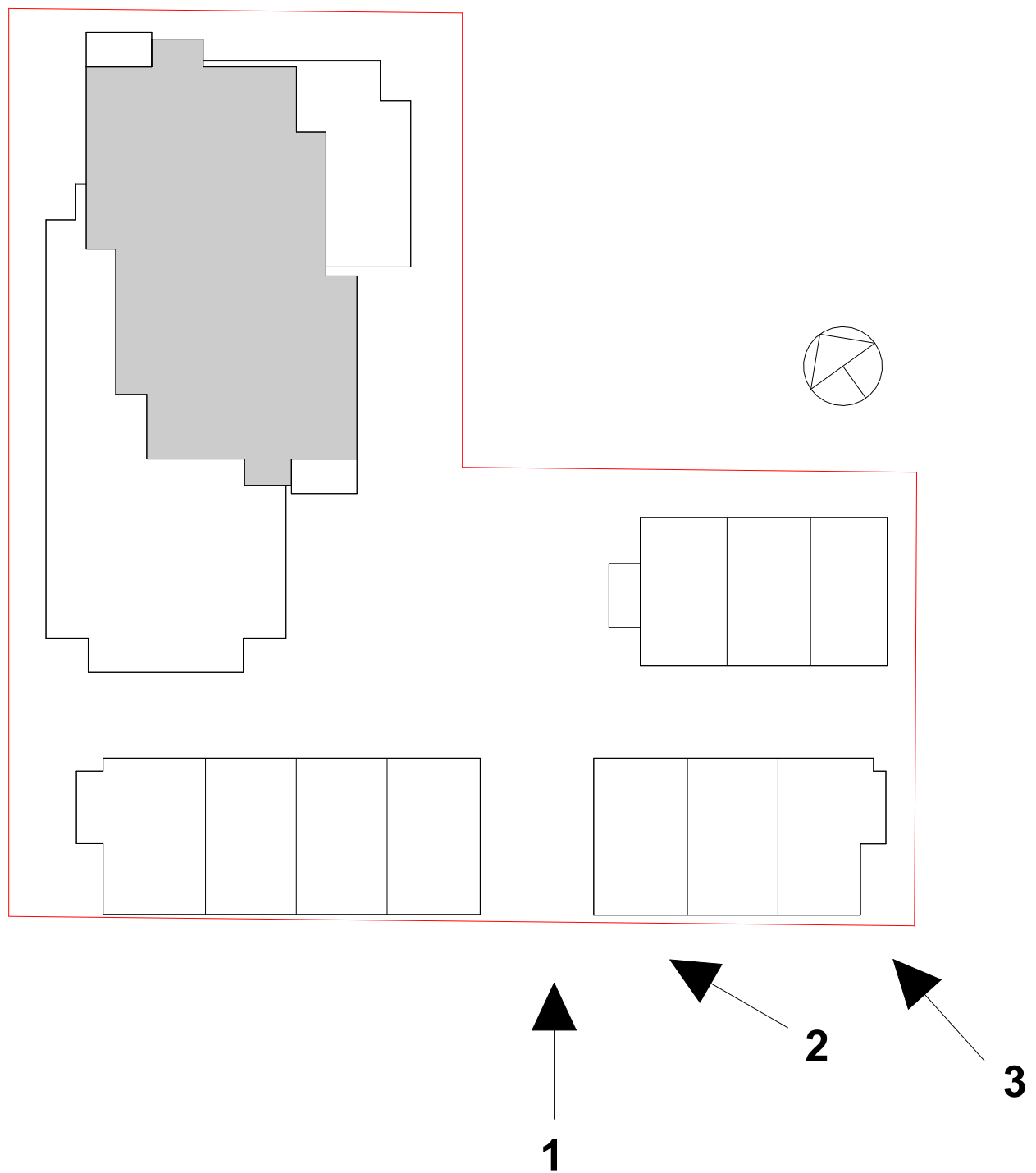
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sheet no.	A0.2

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1 Redered Context View
NTS



2 Rendered Context View
NTS



3 Rendered Context View
1:1

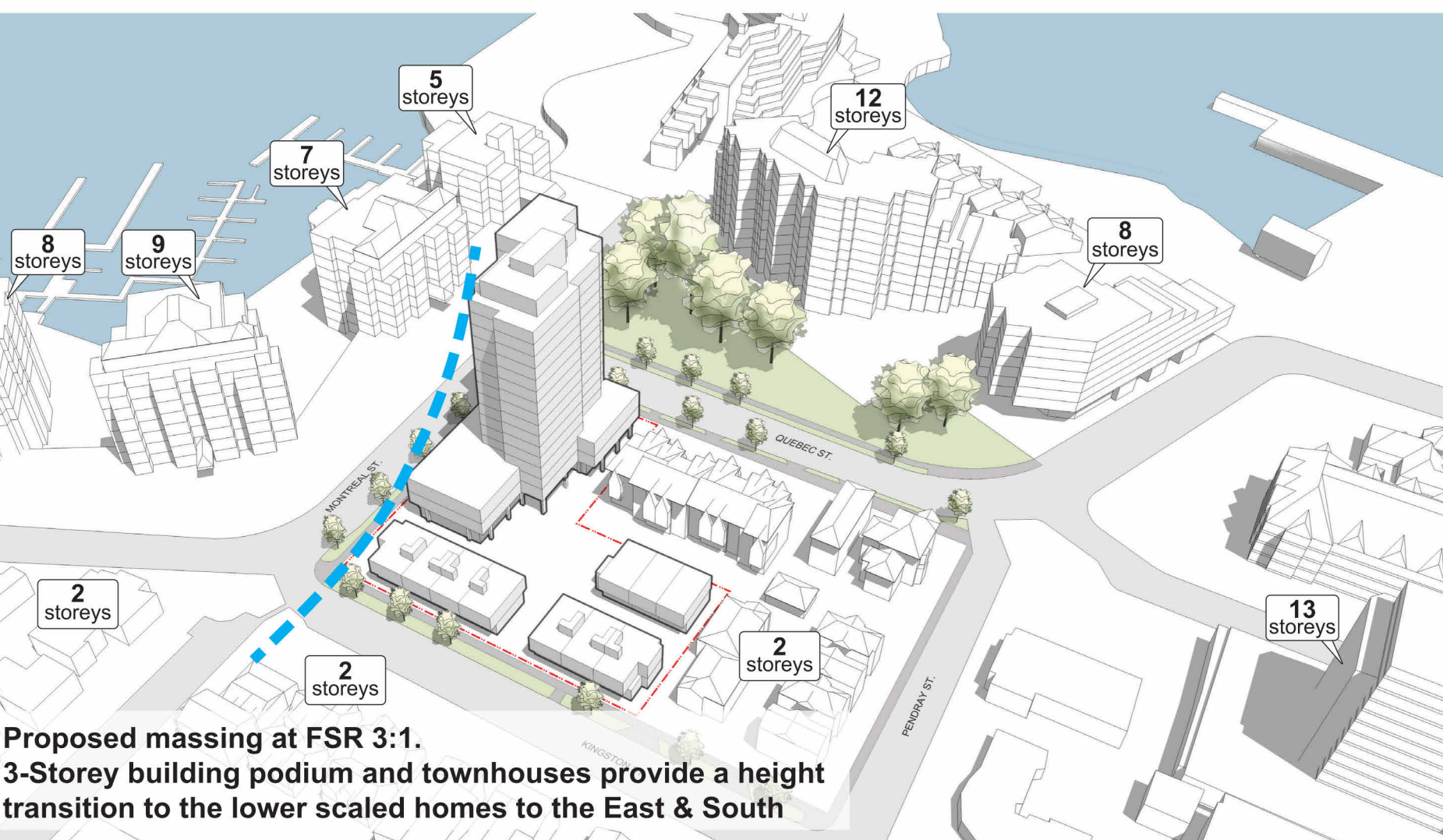
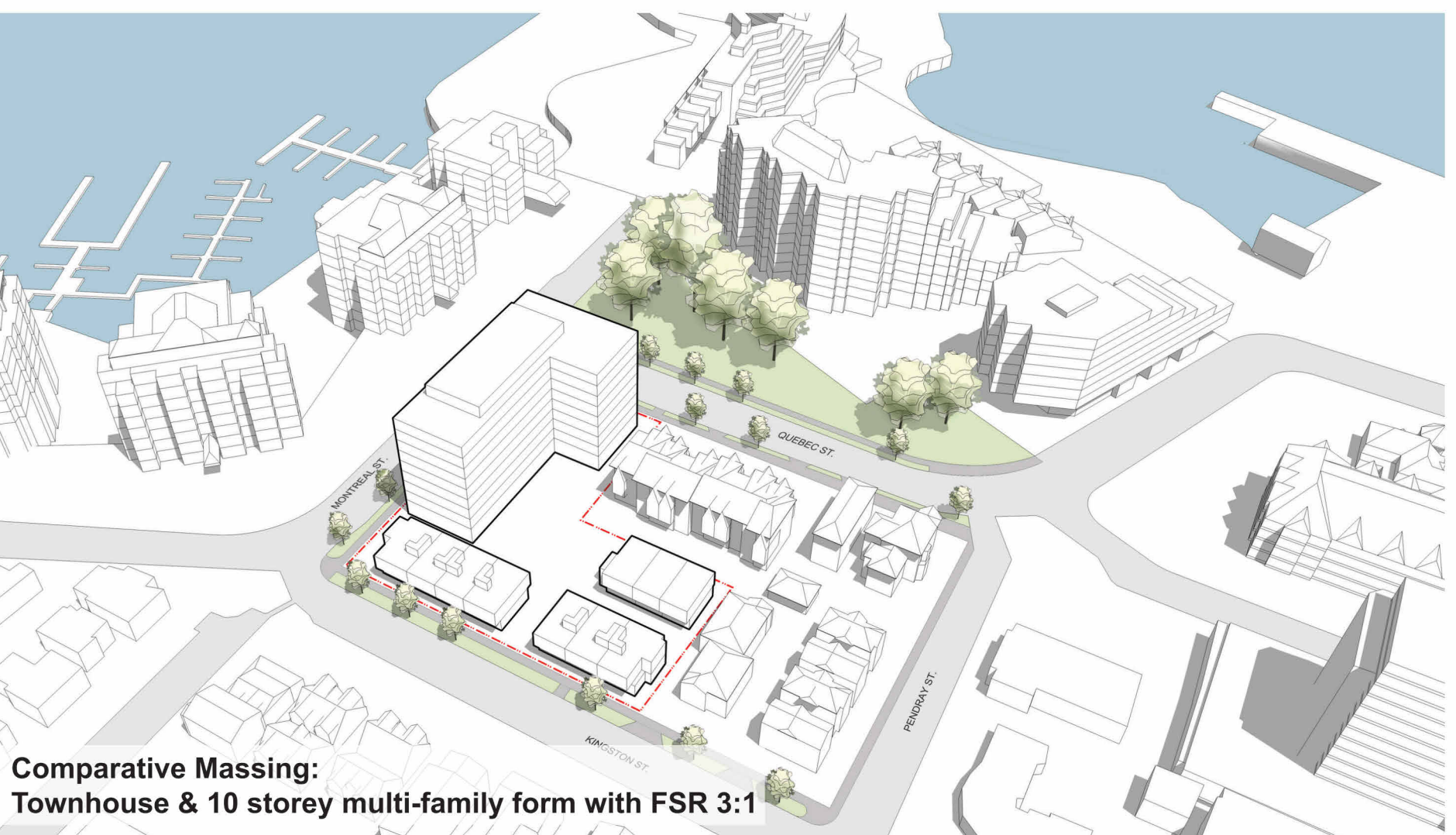
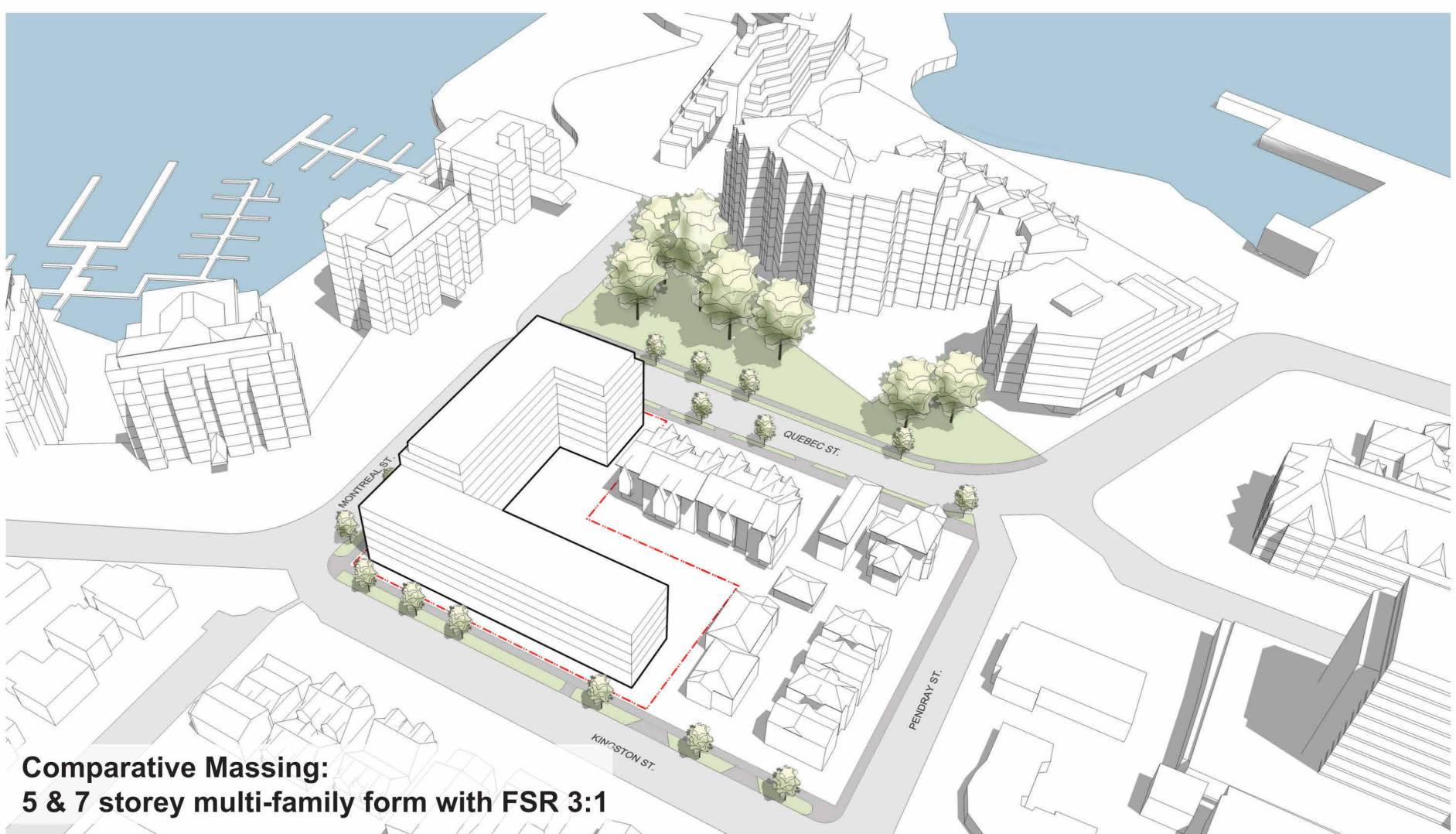
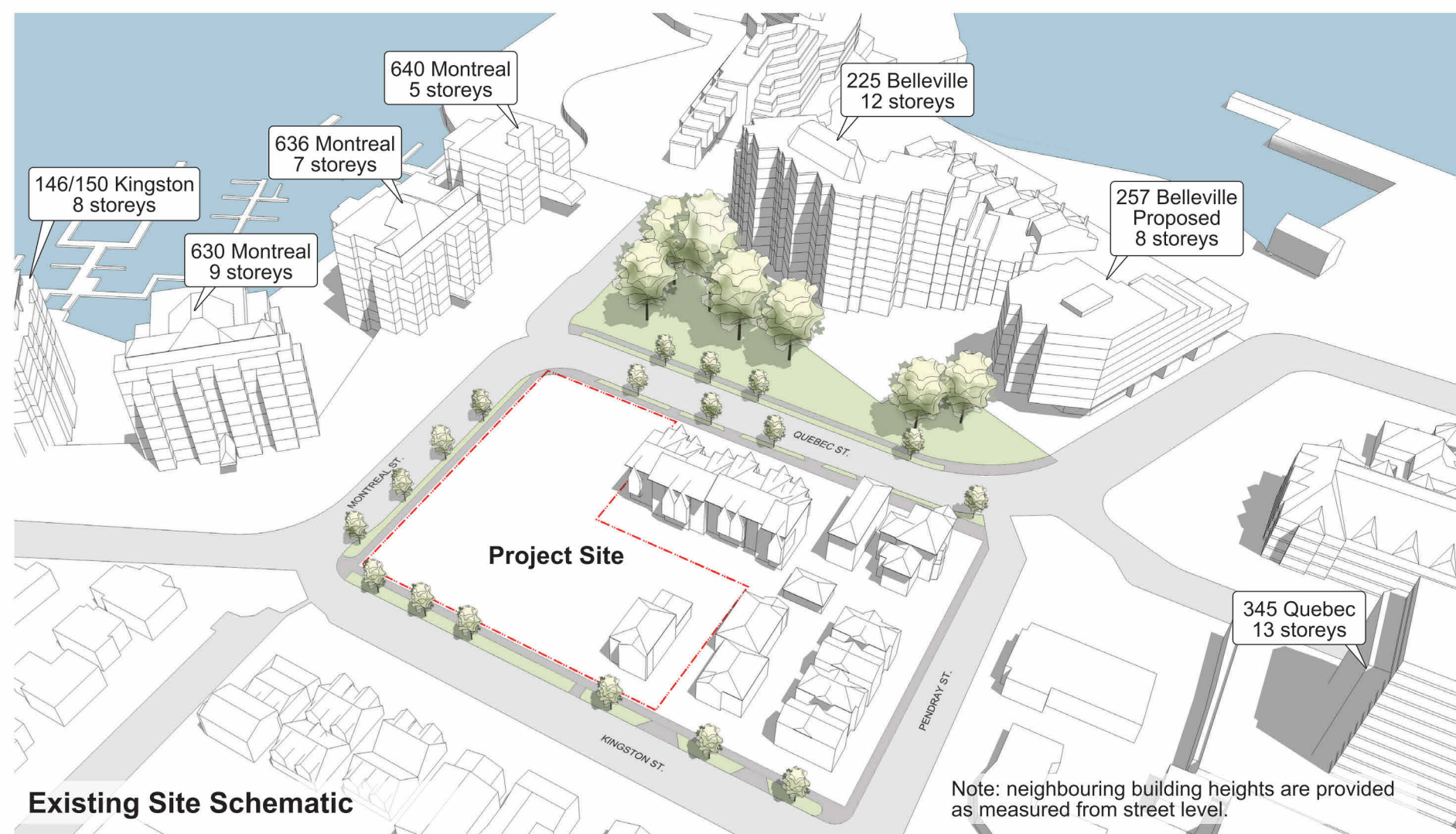


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URBAN HEIGHT DIAGRAM: Taller building forms wrap around the Downtown Core Area and bracket the marine entrance to the Inner Harbour.

- 10–18+ storeys
- 6–9 storeys



MASSING / HEIGHT RATIONALE

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2	Issued for Reasoning / DP	21.12.15
rev no	description	date
project name		
Montreal and Quebec		
205 Quebec Street		
Victoria, BC		
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Height & Massing Analysis		
project no.		
#21-18		
scale		
NTS		
drawn by		
DZ		
date issued		
12/06/22		
sheet no.		
A0.4		

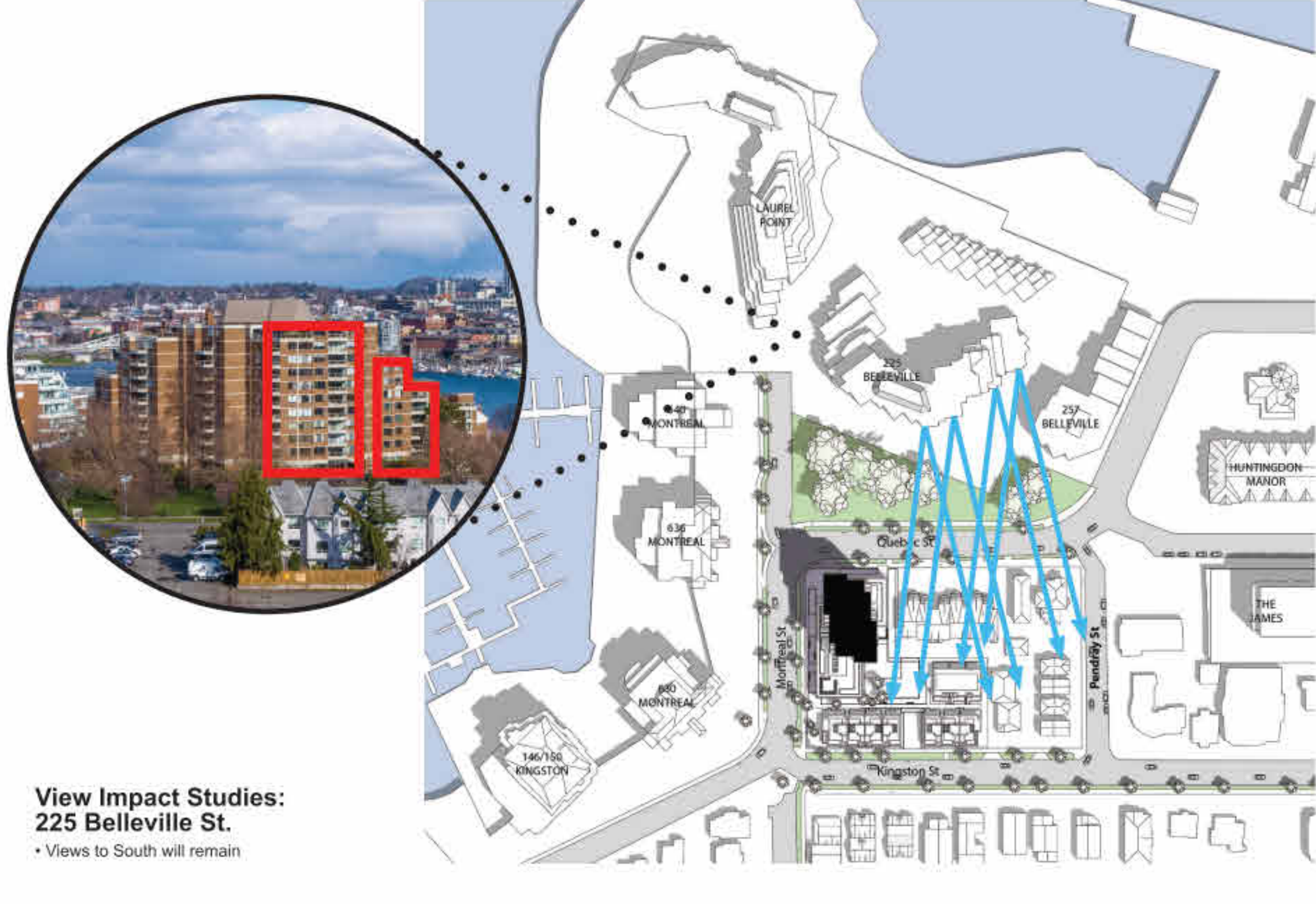
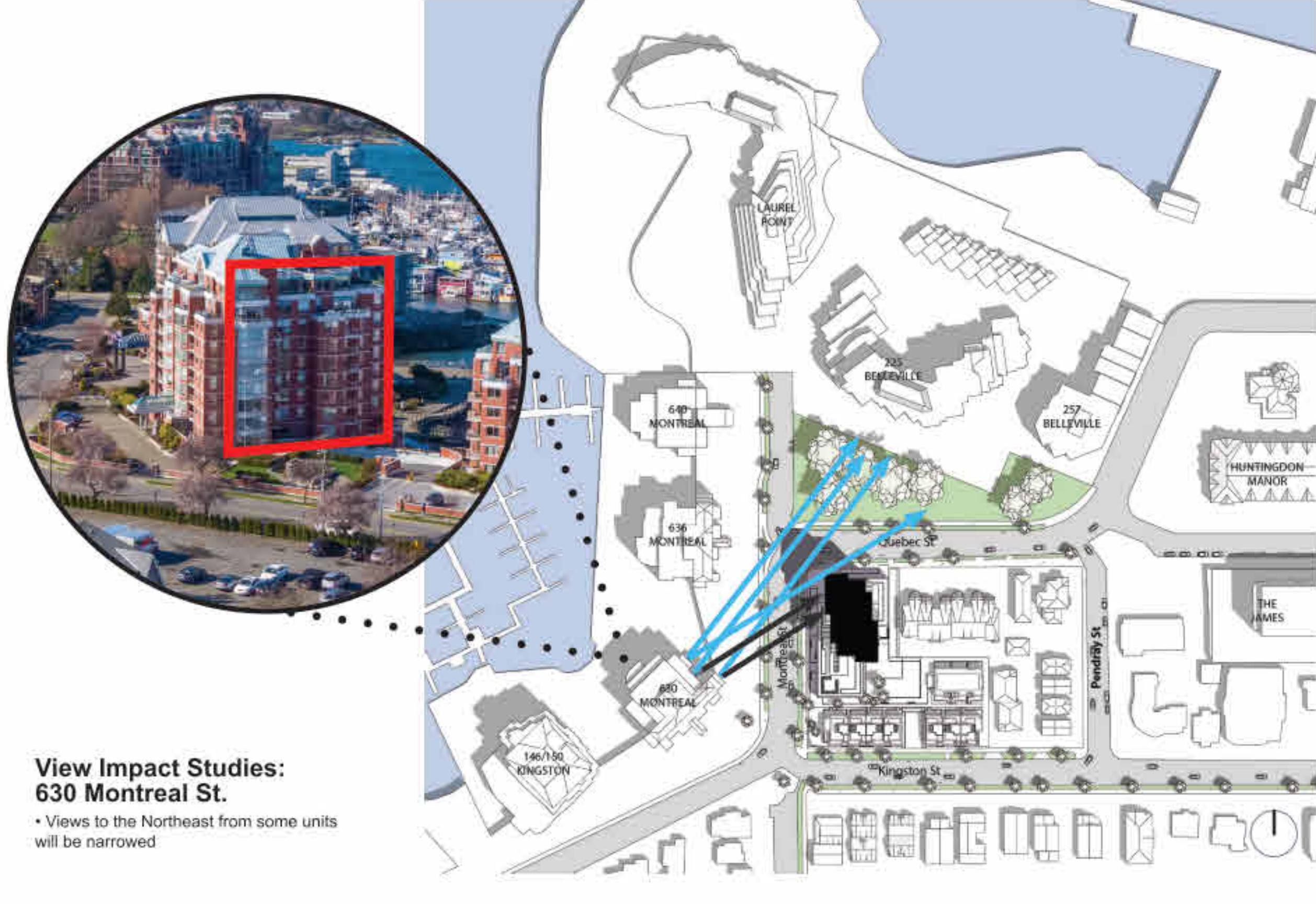


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Policy Context



View Impact Analysis



5	Rezonig/DP Resubmission	22.12.06
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Height & View Analysis

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date issued	12/06/22
sheet no.	A0.5

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Section A - Quebec St. 1 : 300



Section B - Kingston St. 1 : 300



Section C - Montreal St. 1 : 300

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sheet title
Context Elevations

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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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sheet title
Skyline Analysis

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

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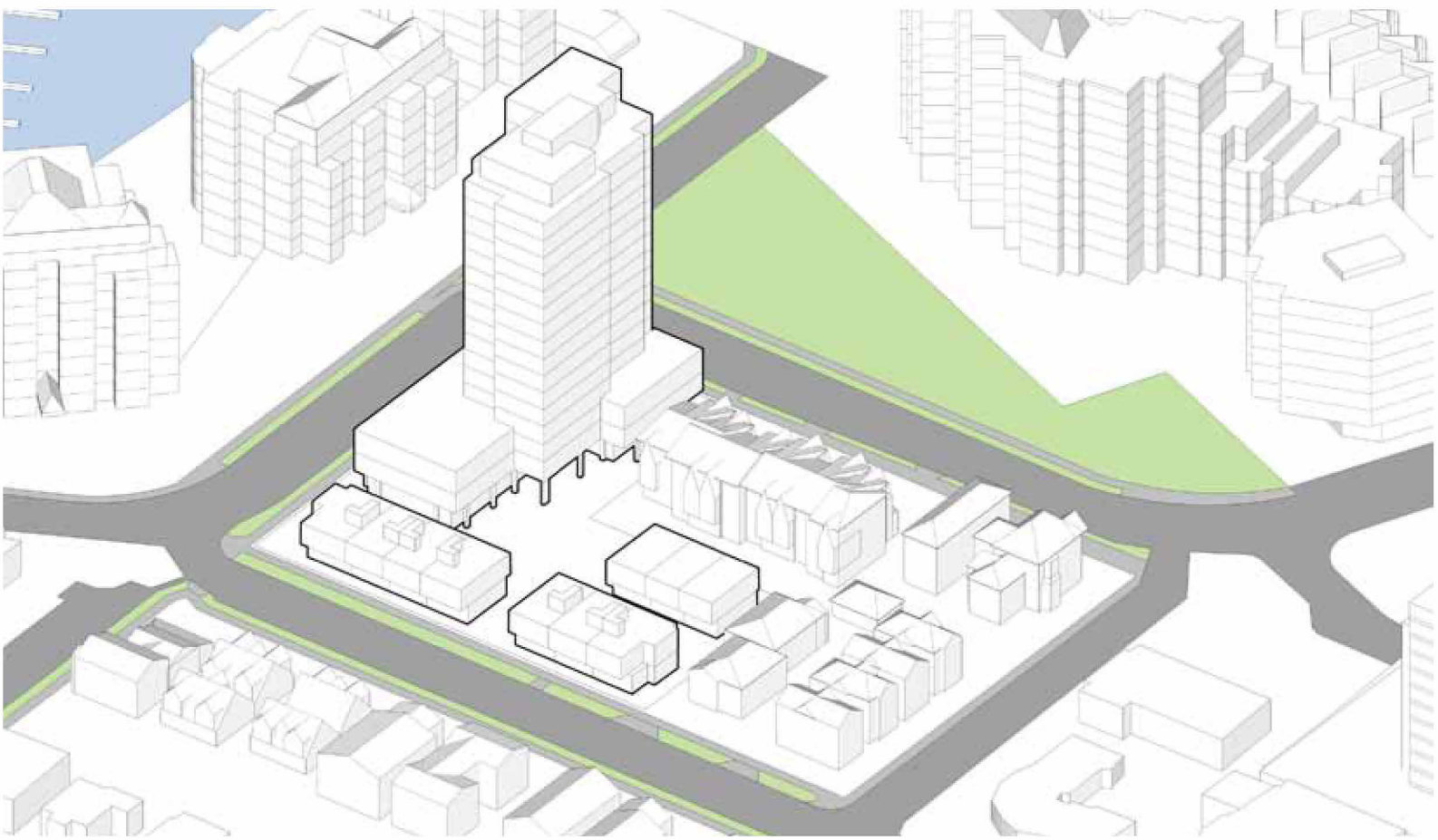
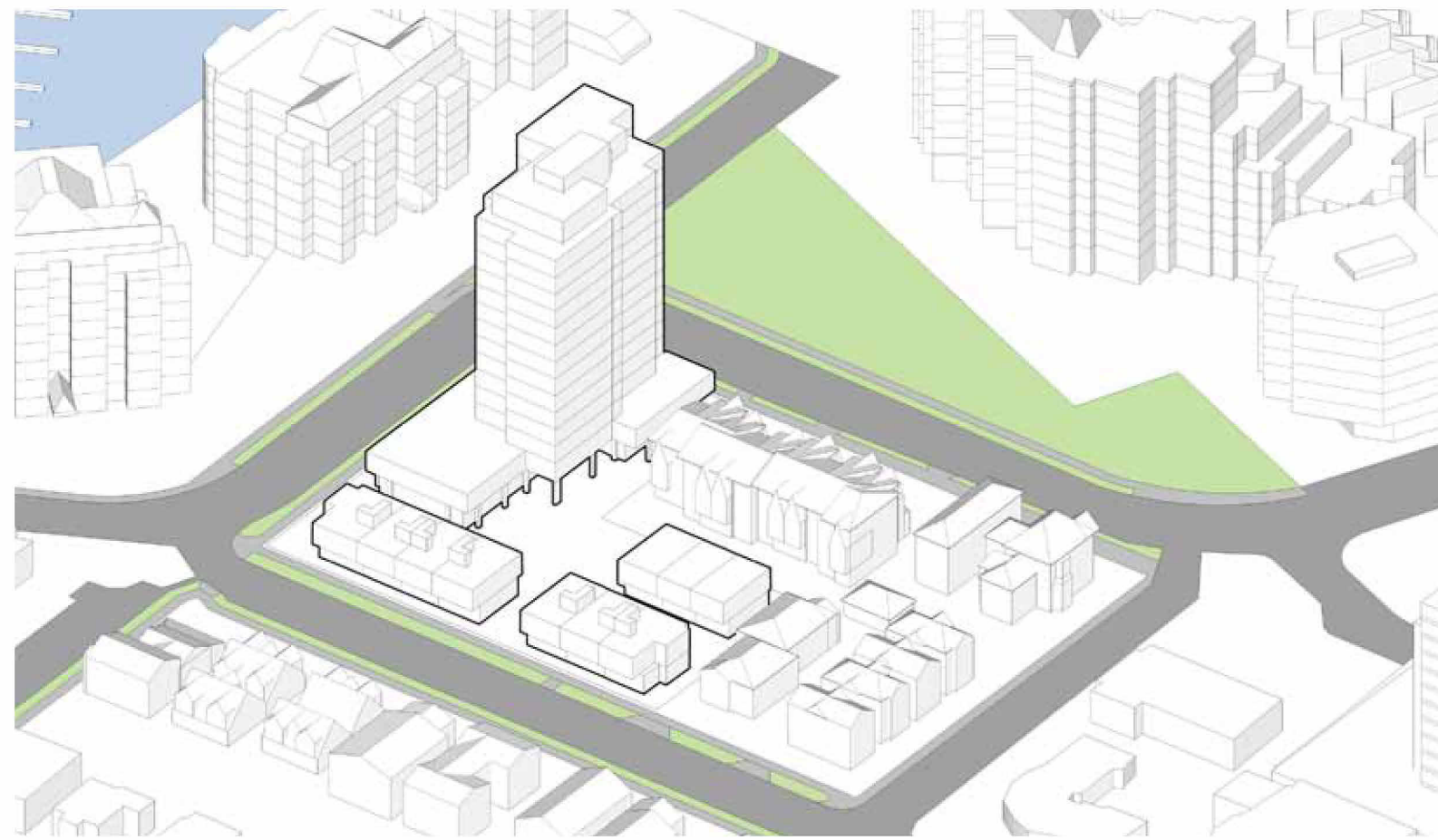
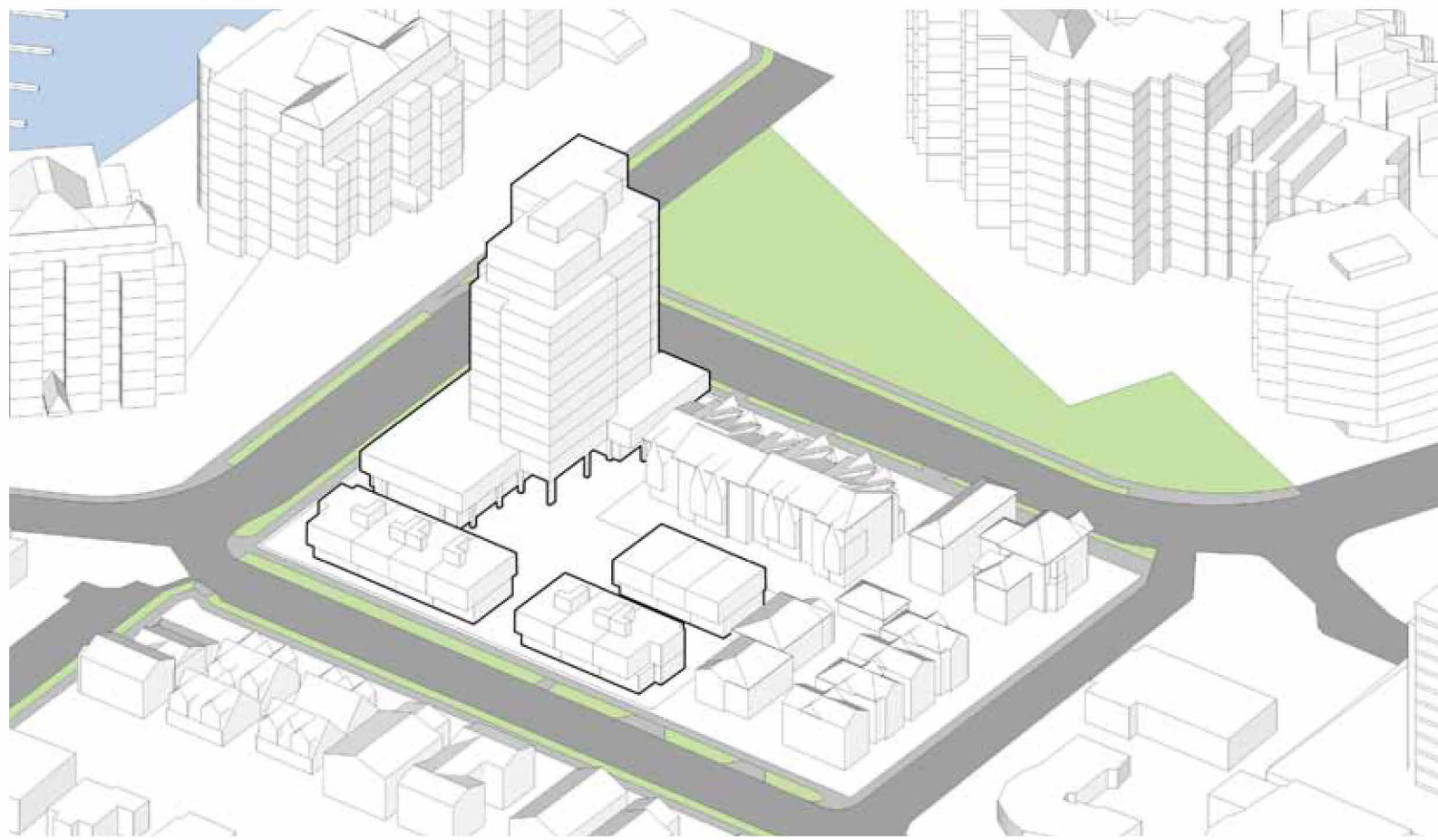
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COMPARATIVE MASSING ANALYSIS SPRING/FALL EQUINOX

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



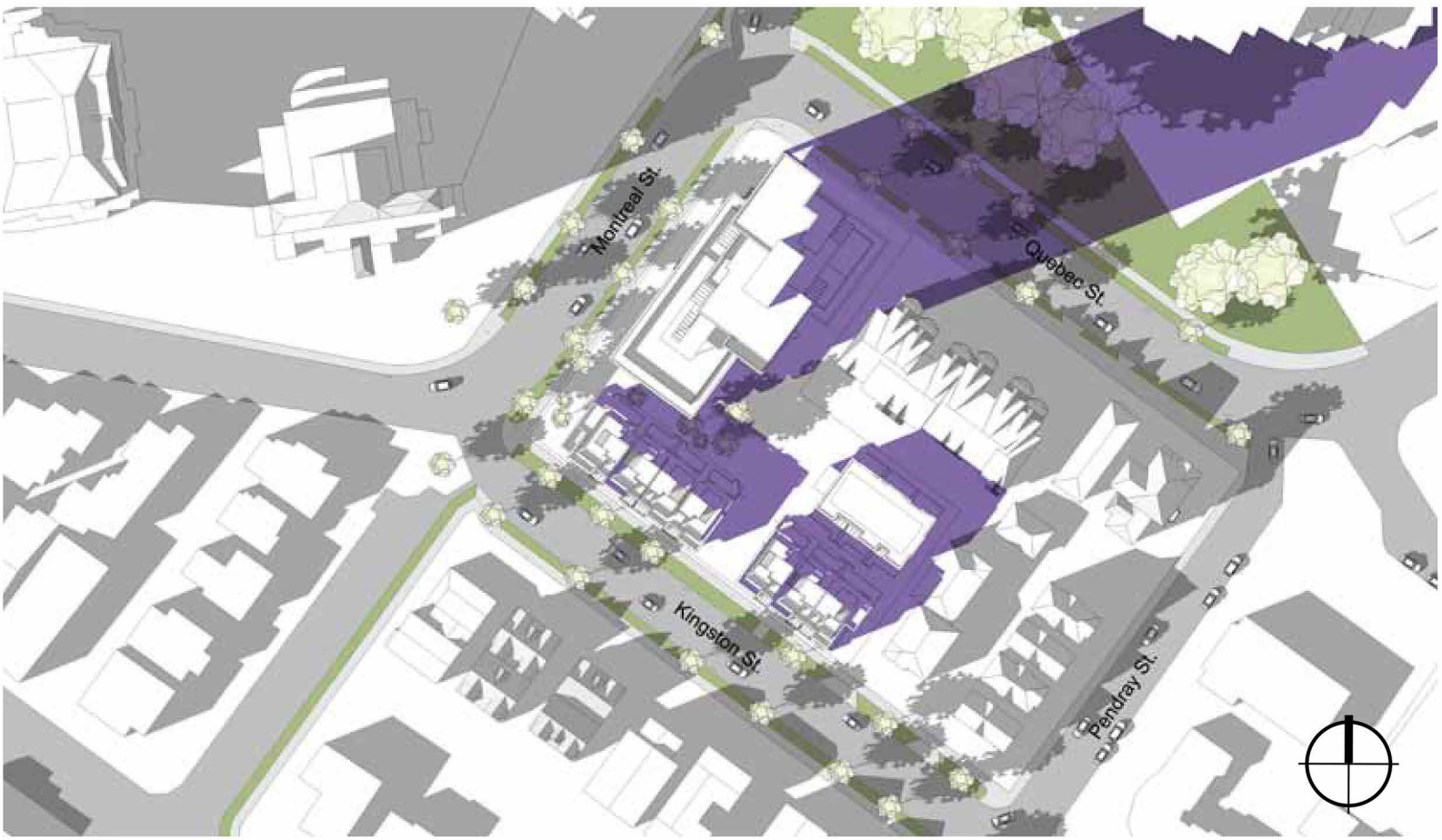
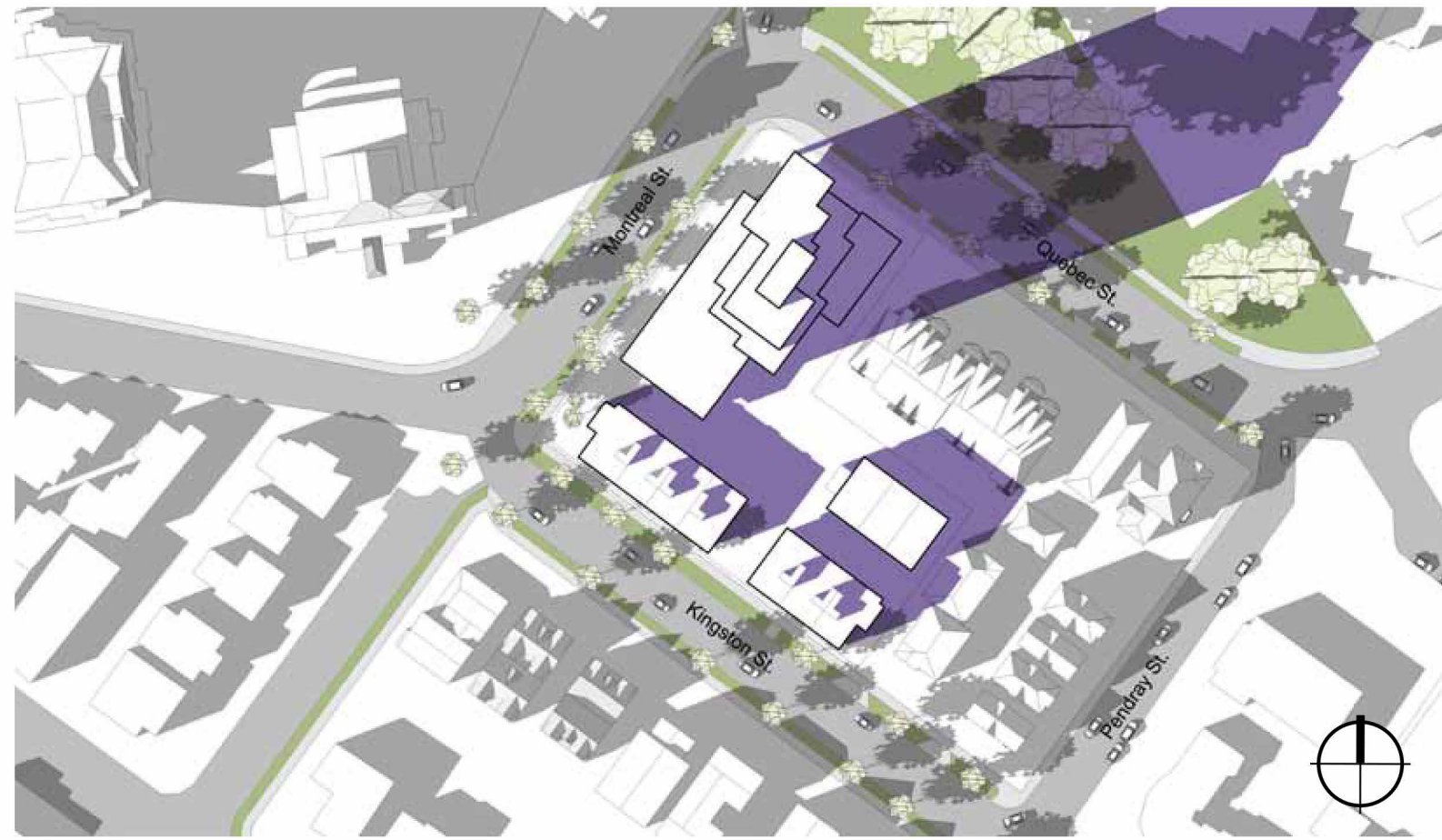
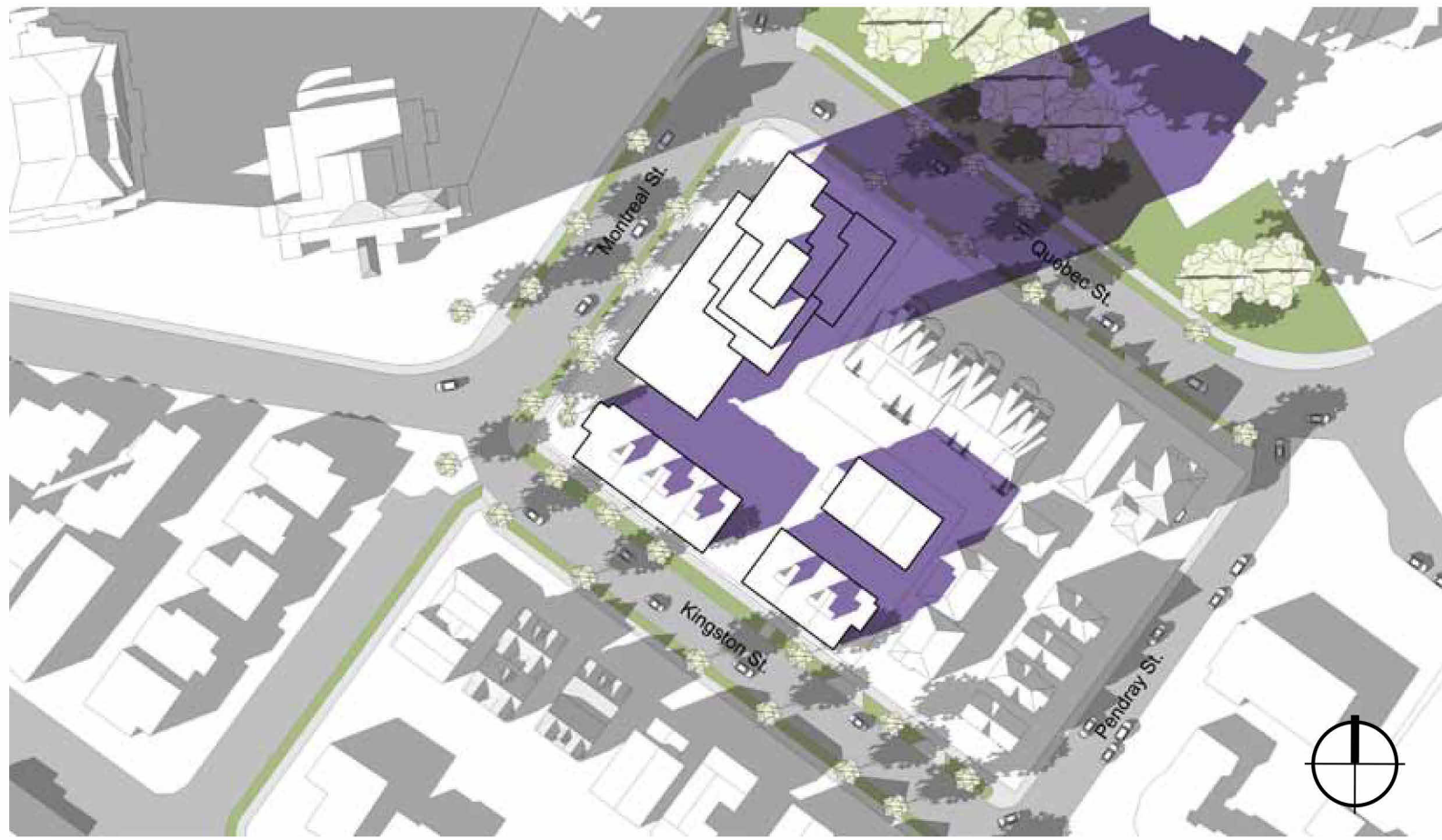
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12:00 PM Spring/Fall Equinox



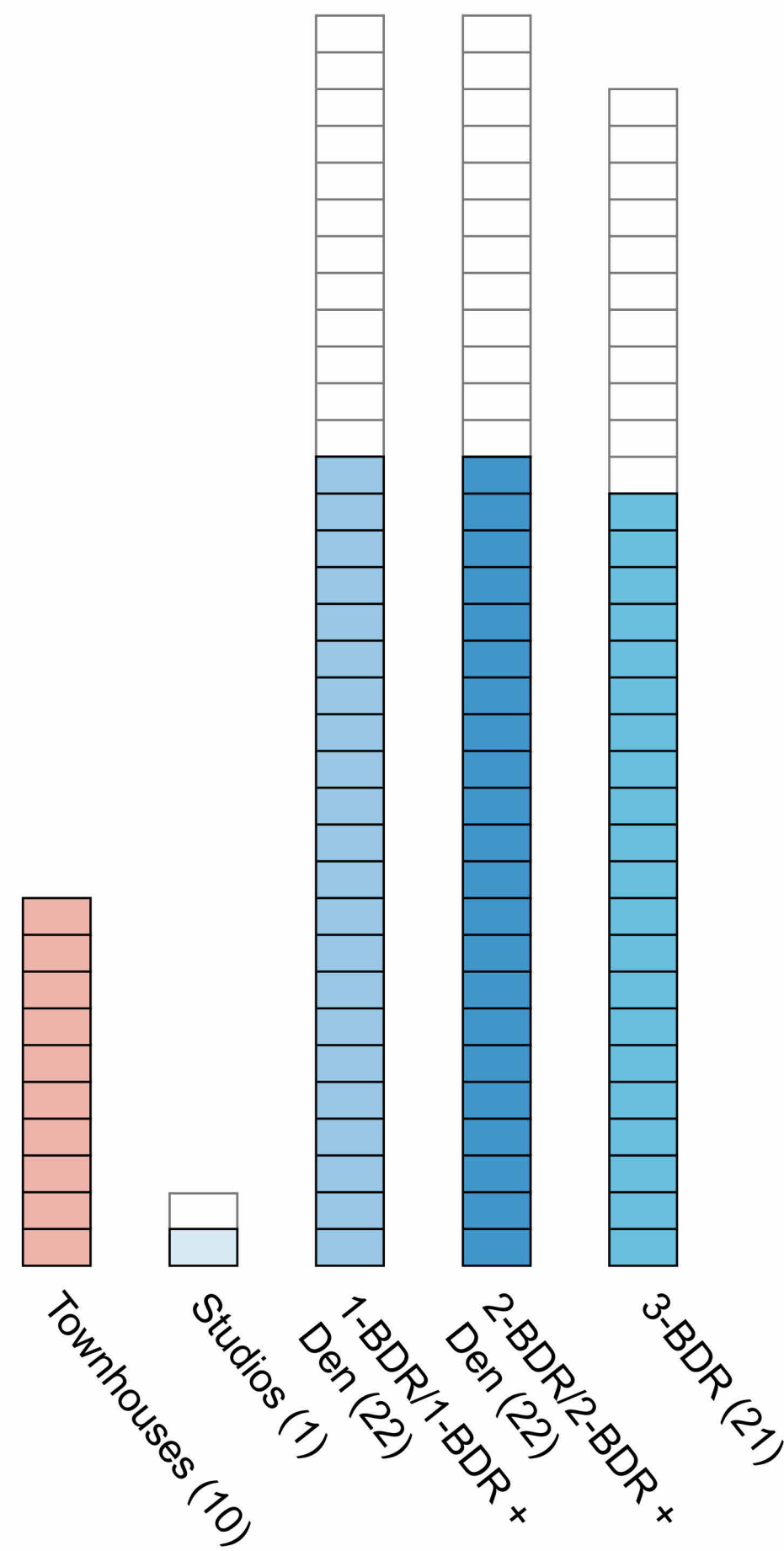
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Unit Count Comparison

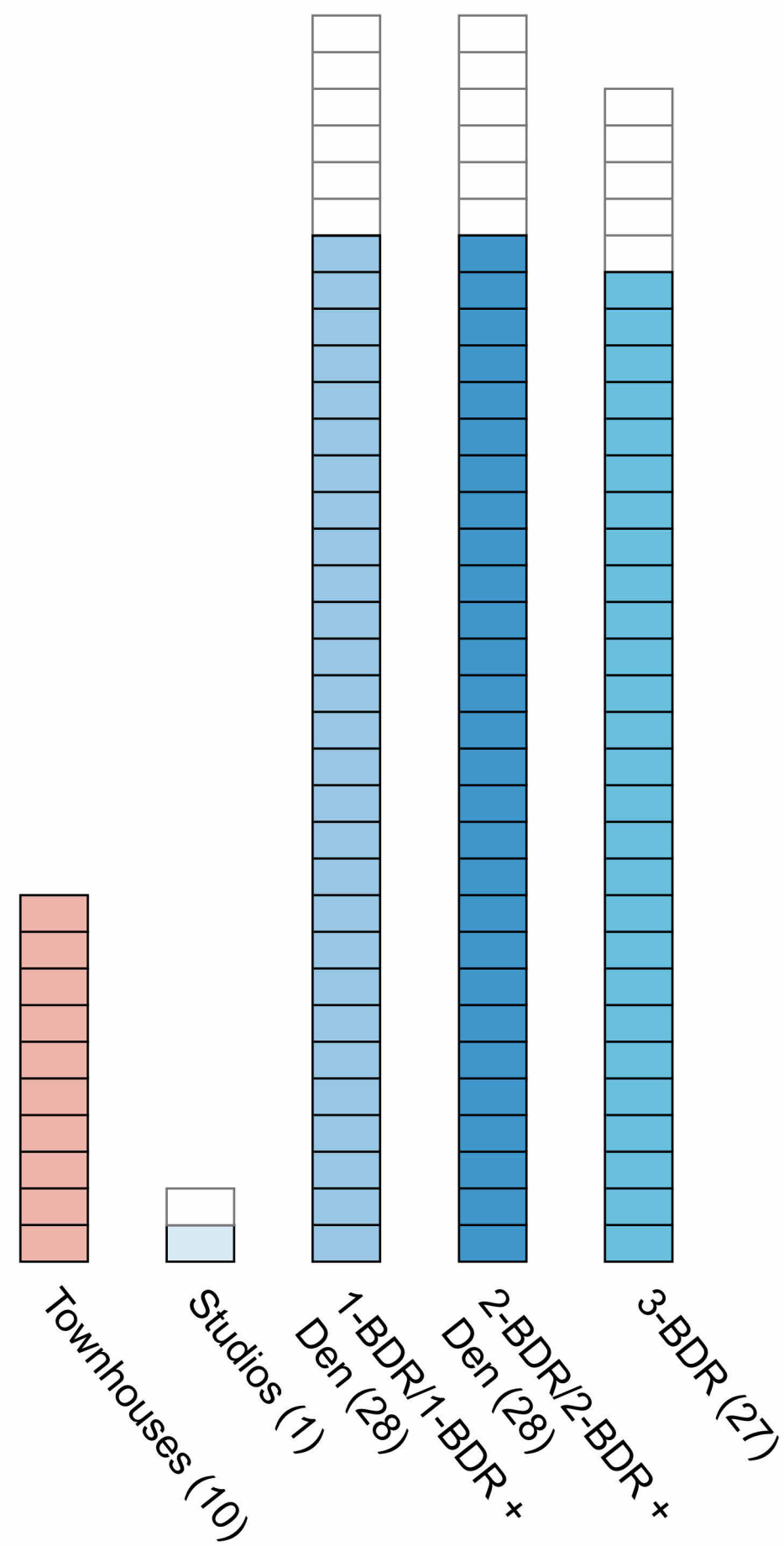
FSR 2:1 Comparative Massing

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



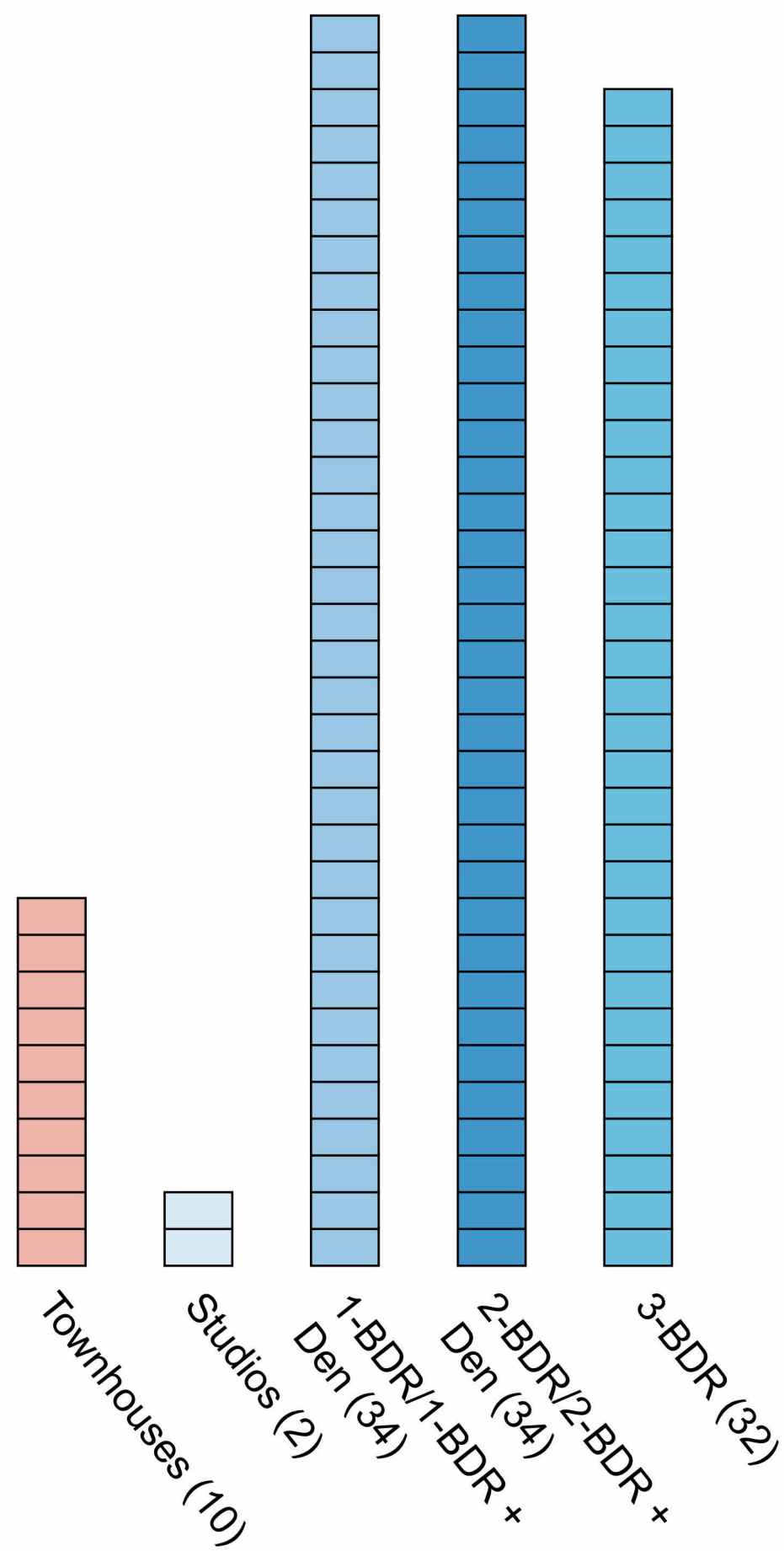
FSR 2.5:1 Comparative Massing

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



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205 Quebec Street		
Victoria, BC		
sheet title		
Massing, Sun and Shade Study		
project no.	#21-18	
scale		
drawn by	DZ	
date issued	12/06/22	sheet no.
		A0.8



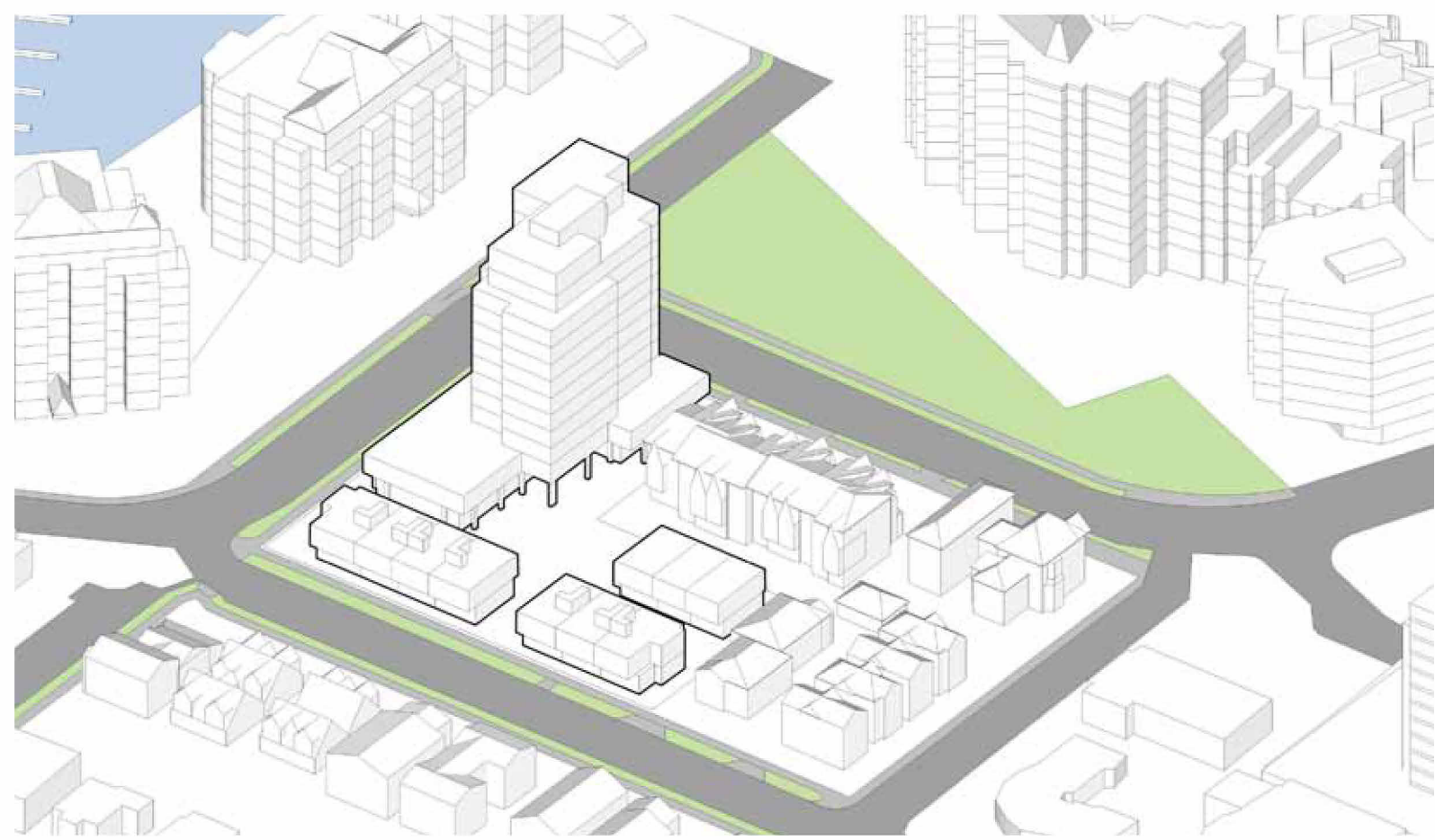
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COMPARATIVE MASSING ANALYSIS SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



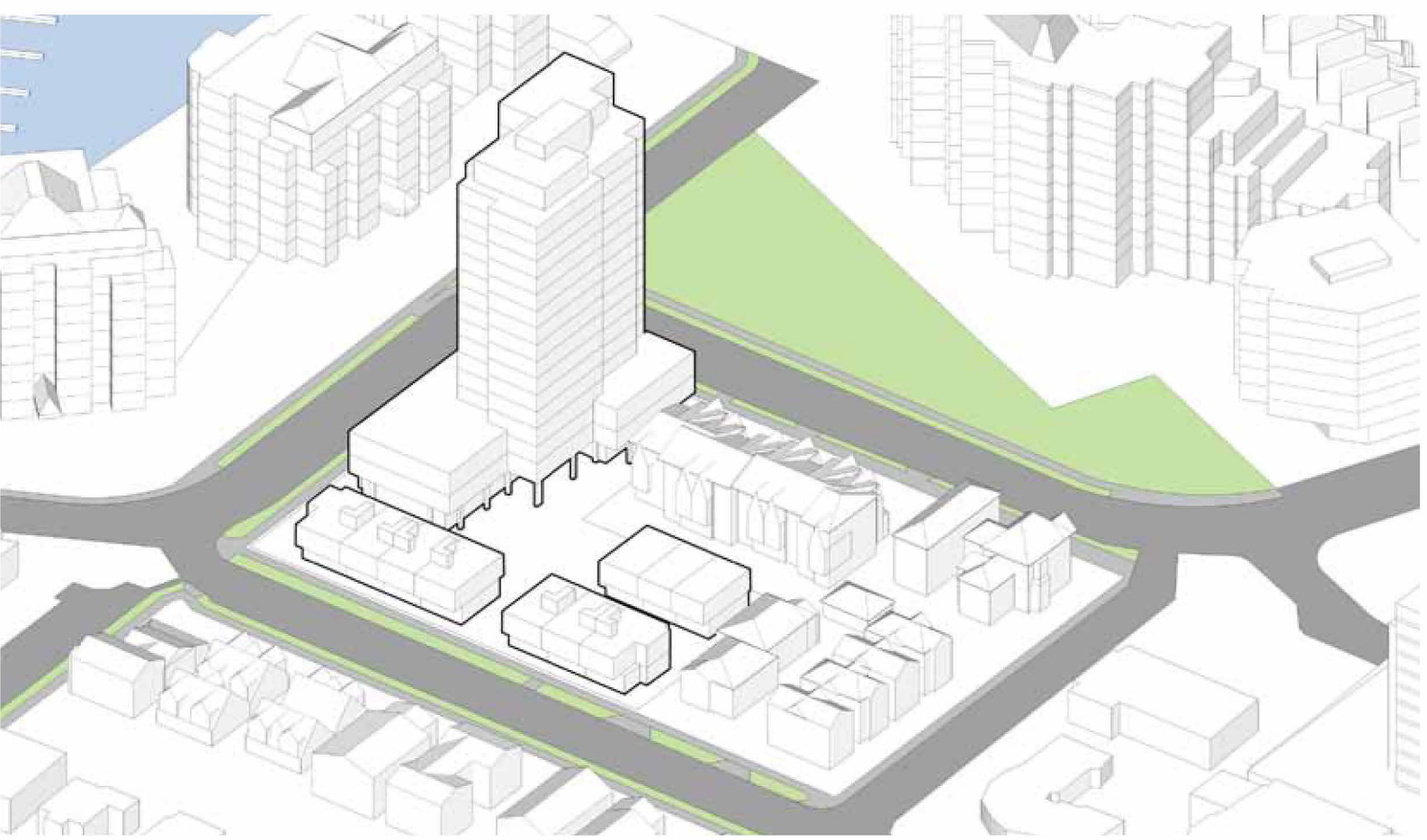
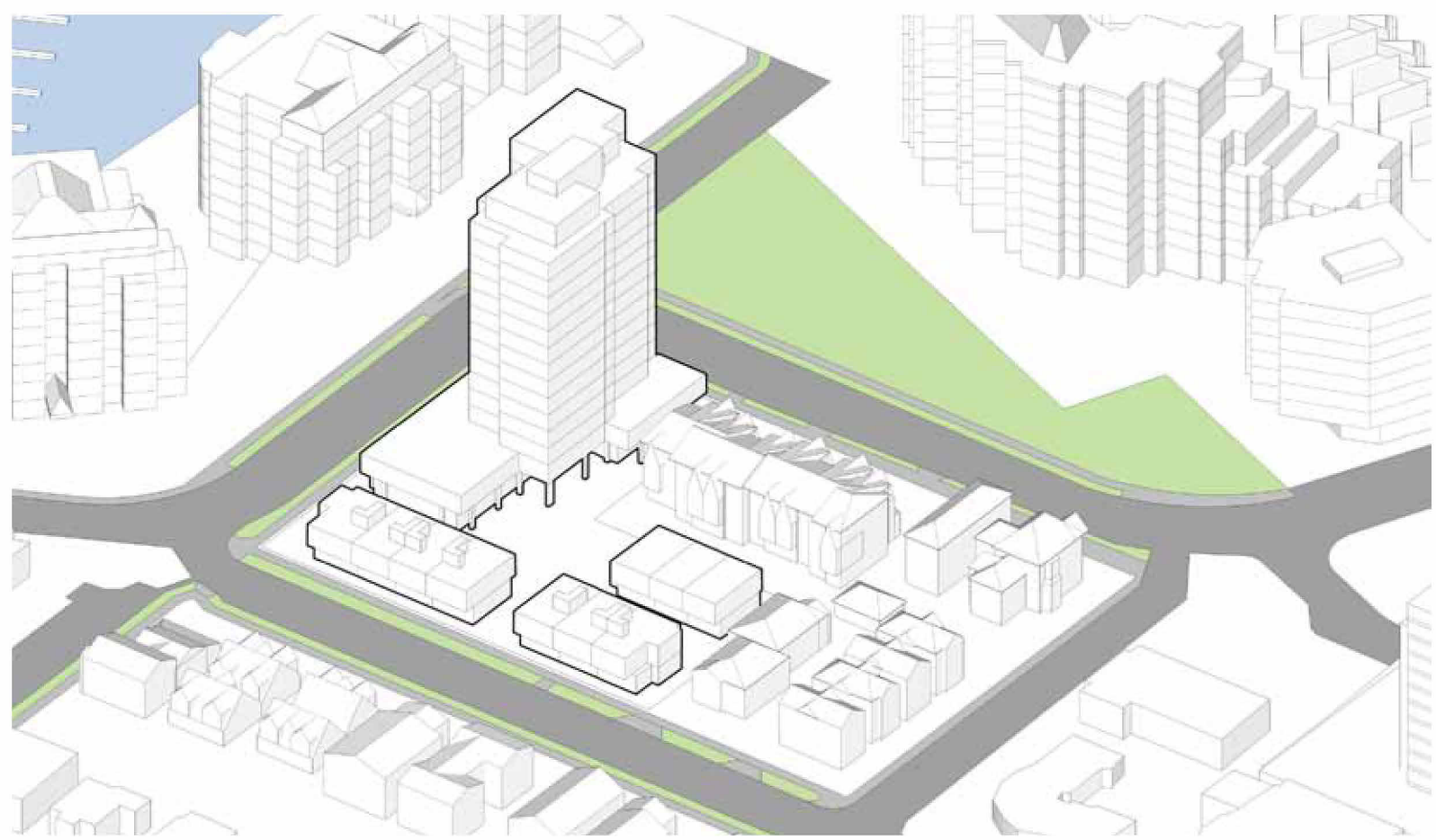
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12:00 PM Summer Solstice



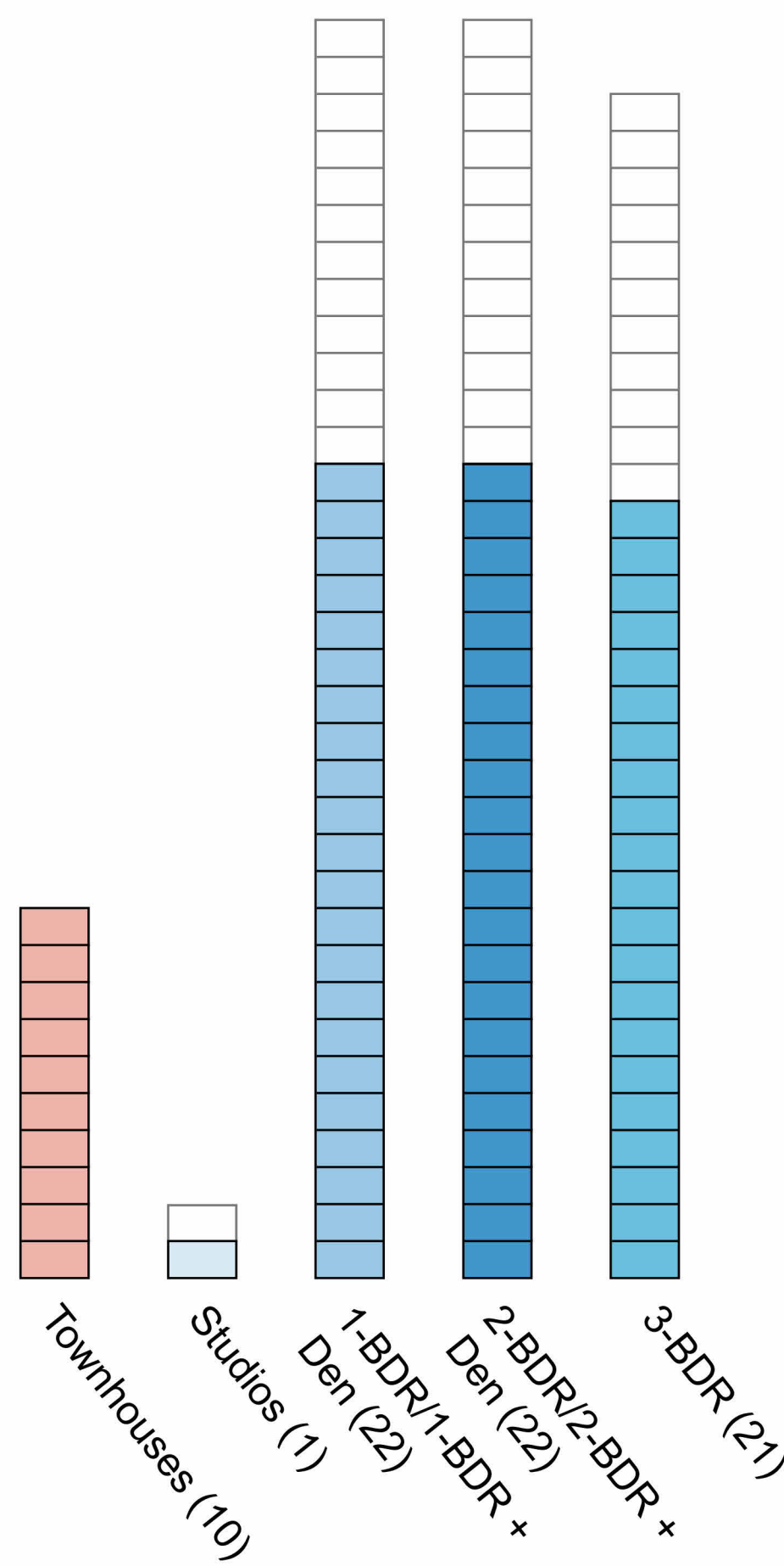
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Unit Count Comparison

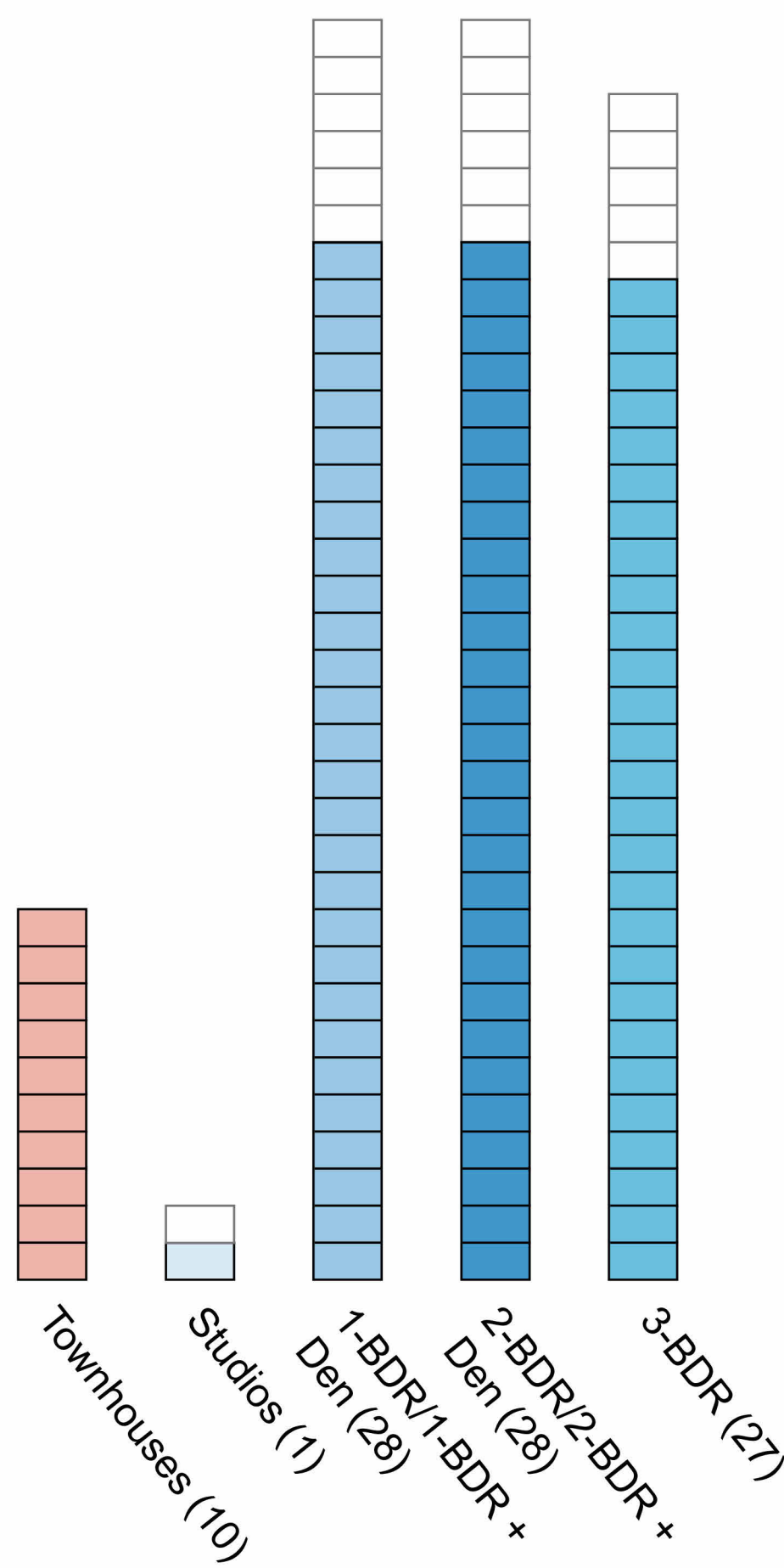
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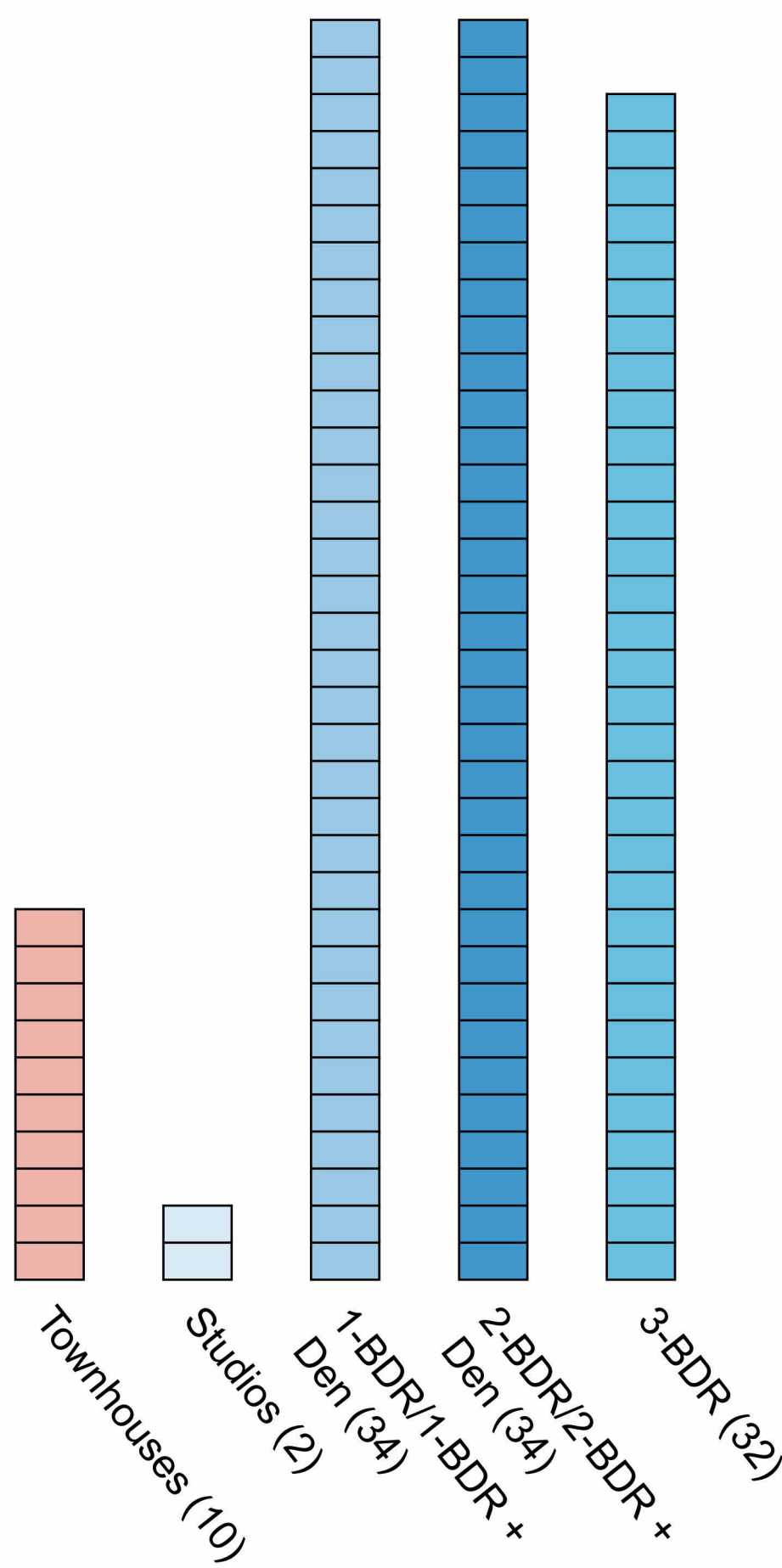
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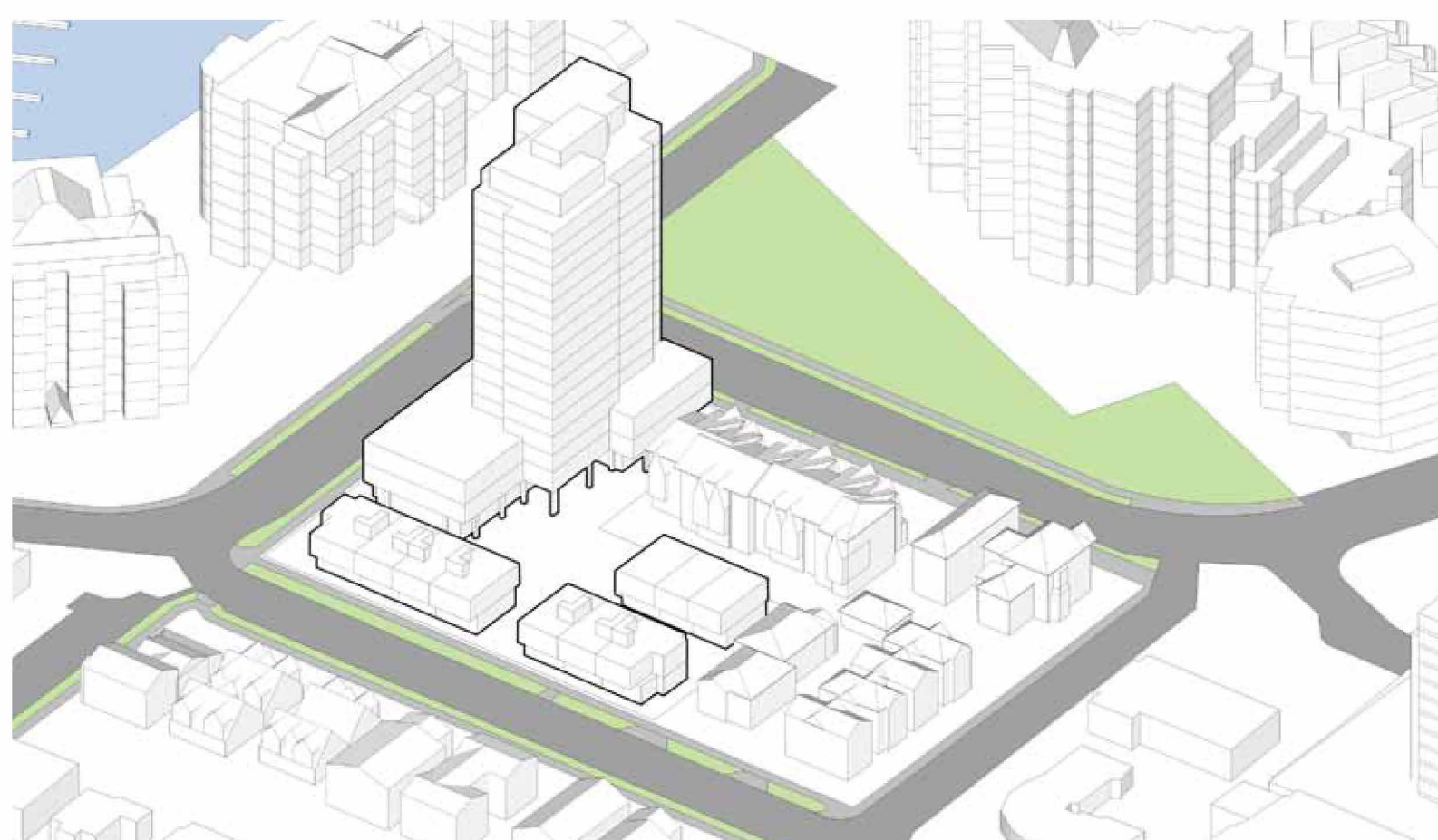
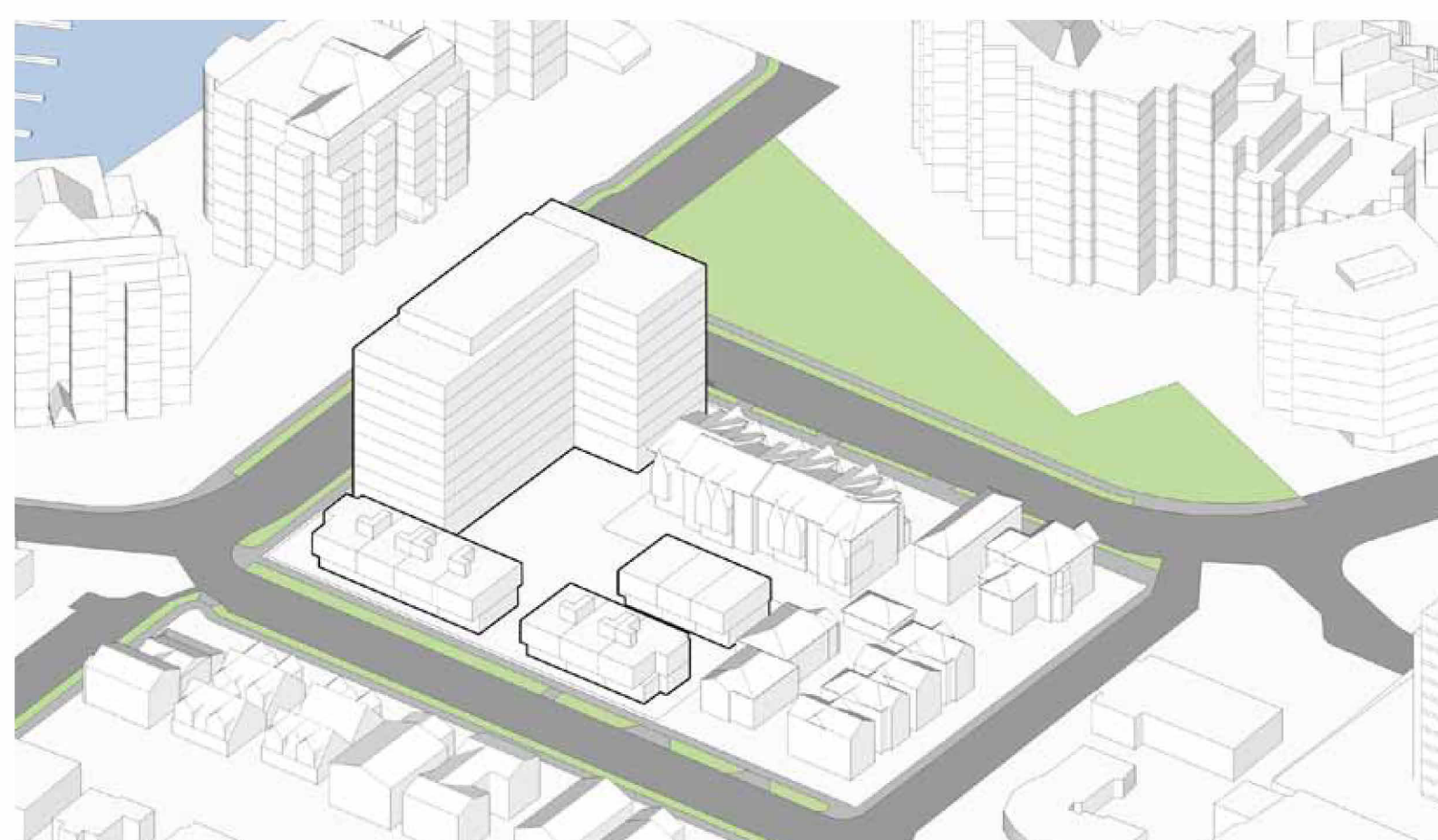
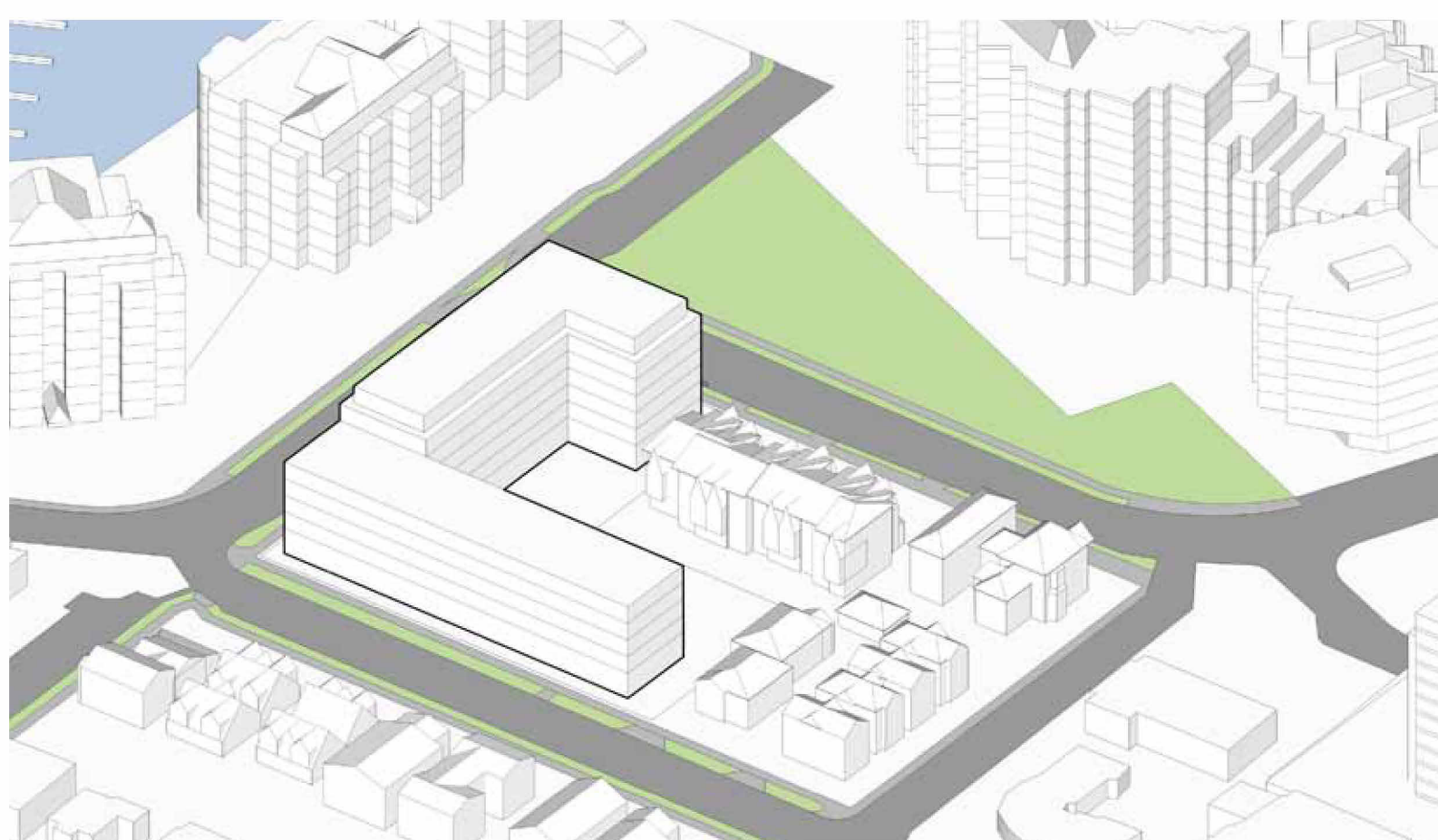
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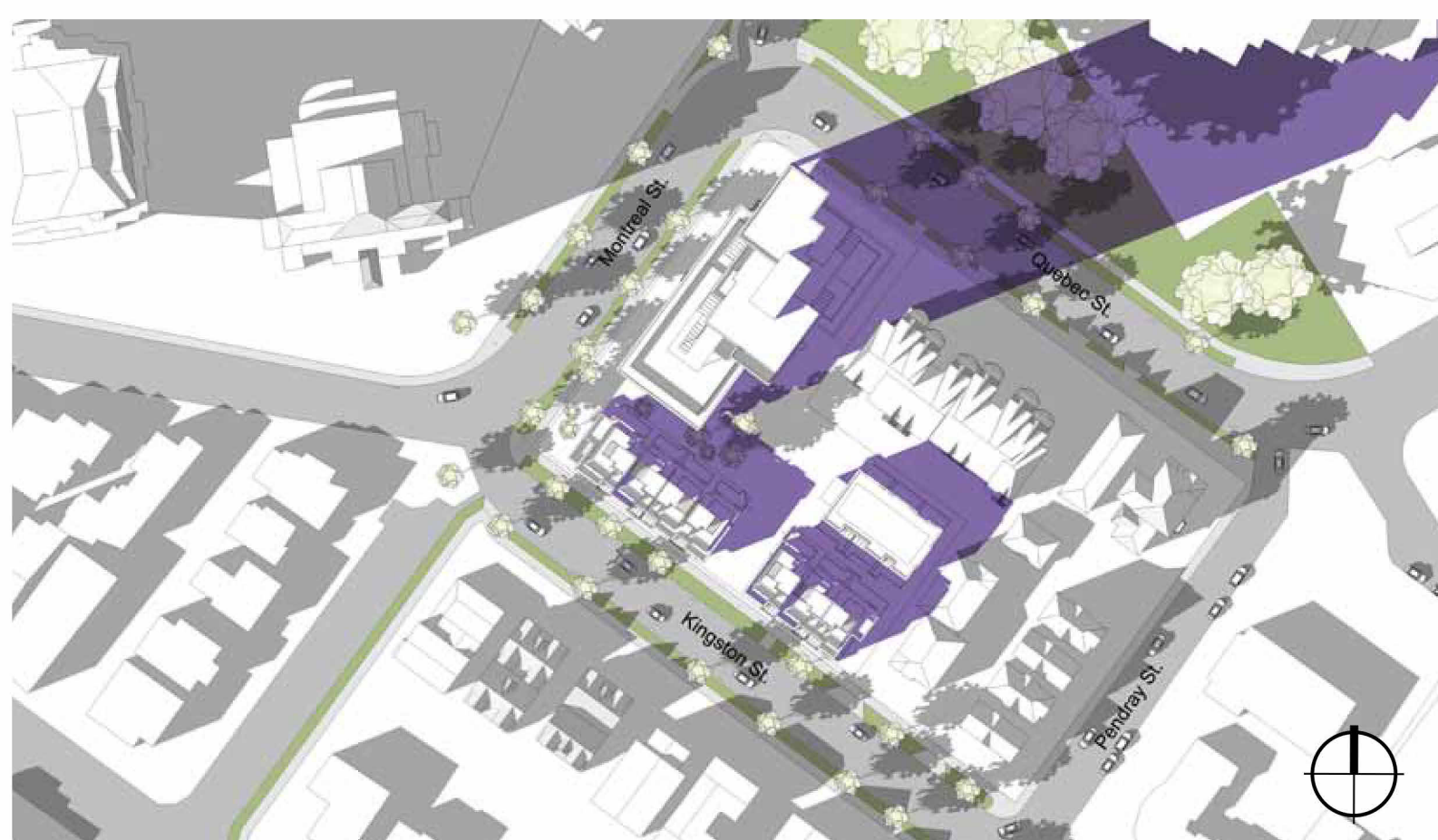
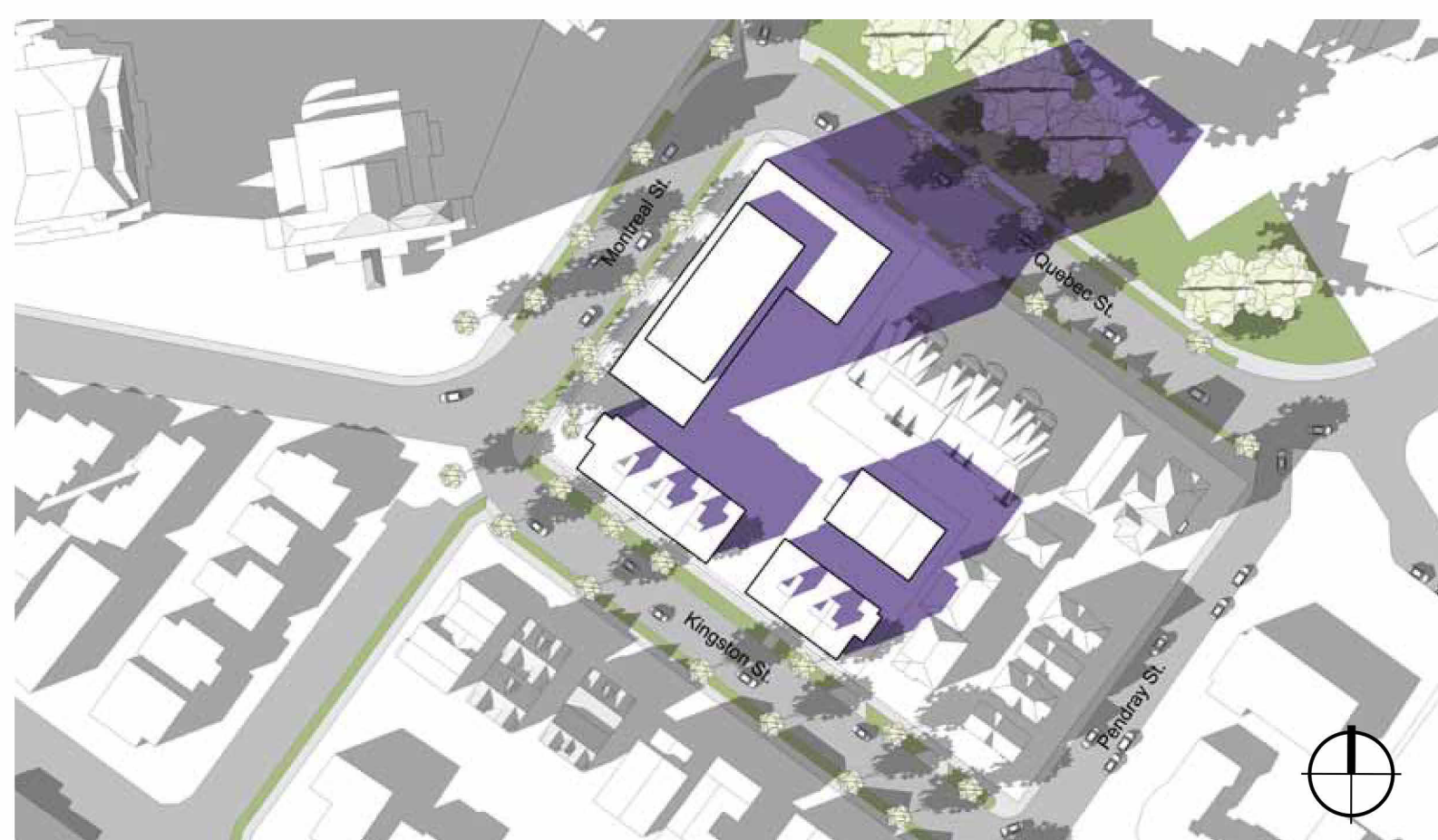
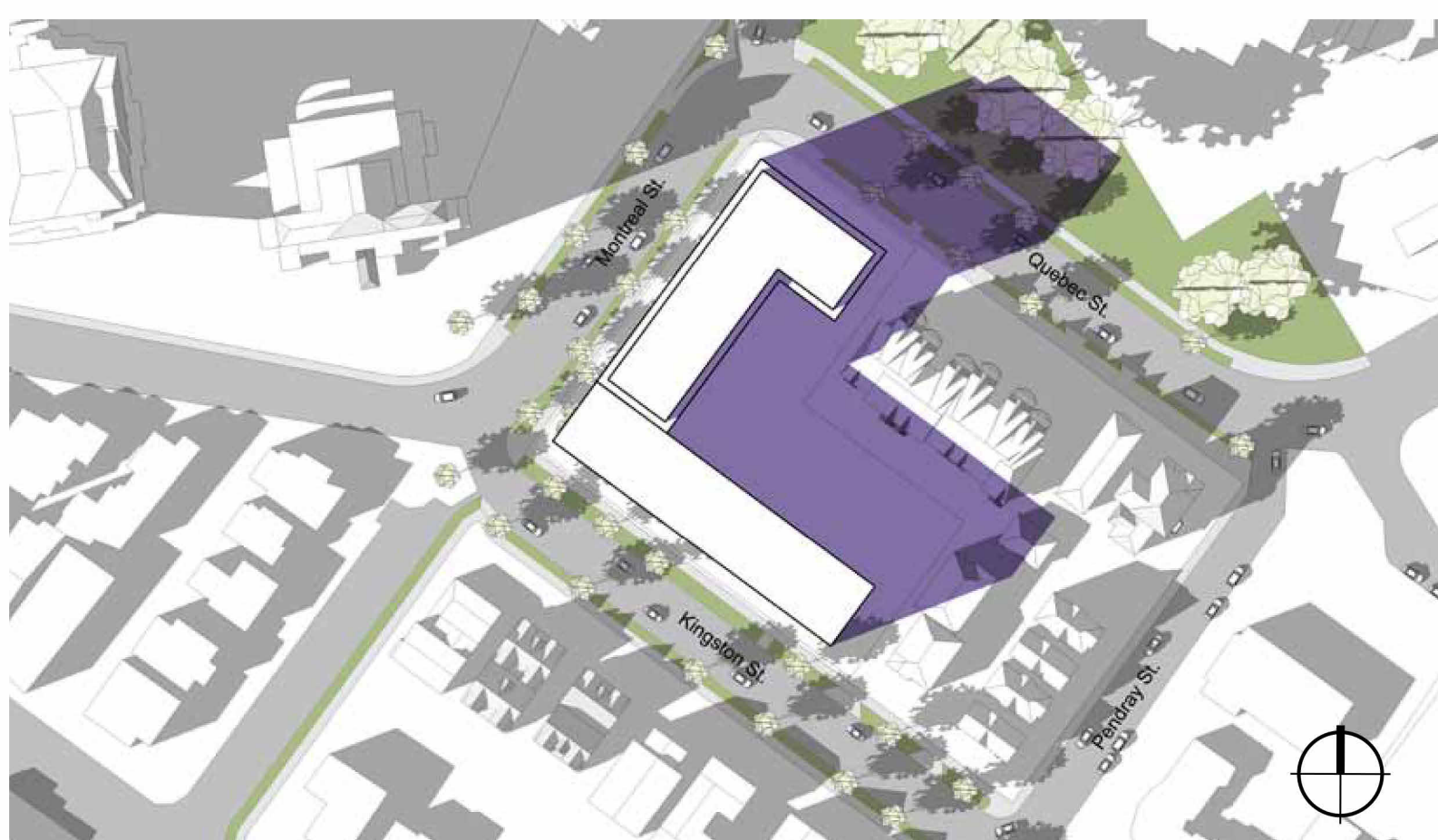
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Massing



Legend

-  Shadows from Proposed Building
 Shadows from Existing Buildings

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

project no.	#21-18
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scale

drawn by	DZ
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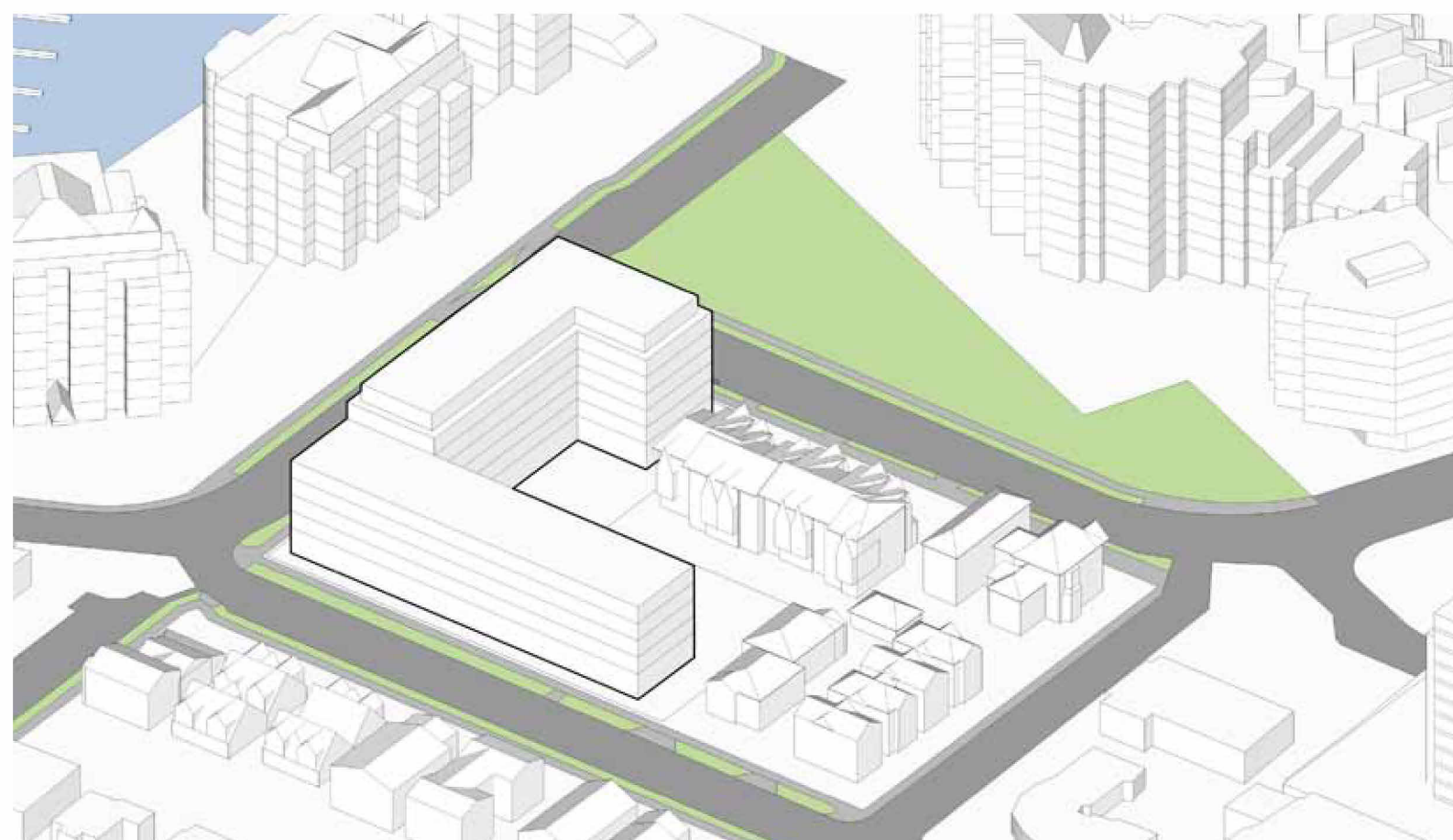
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Massing



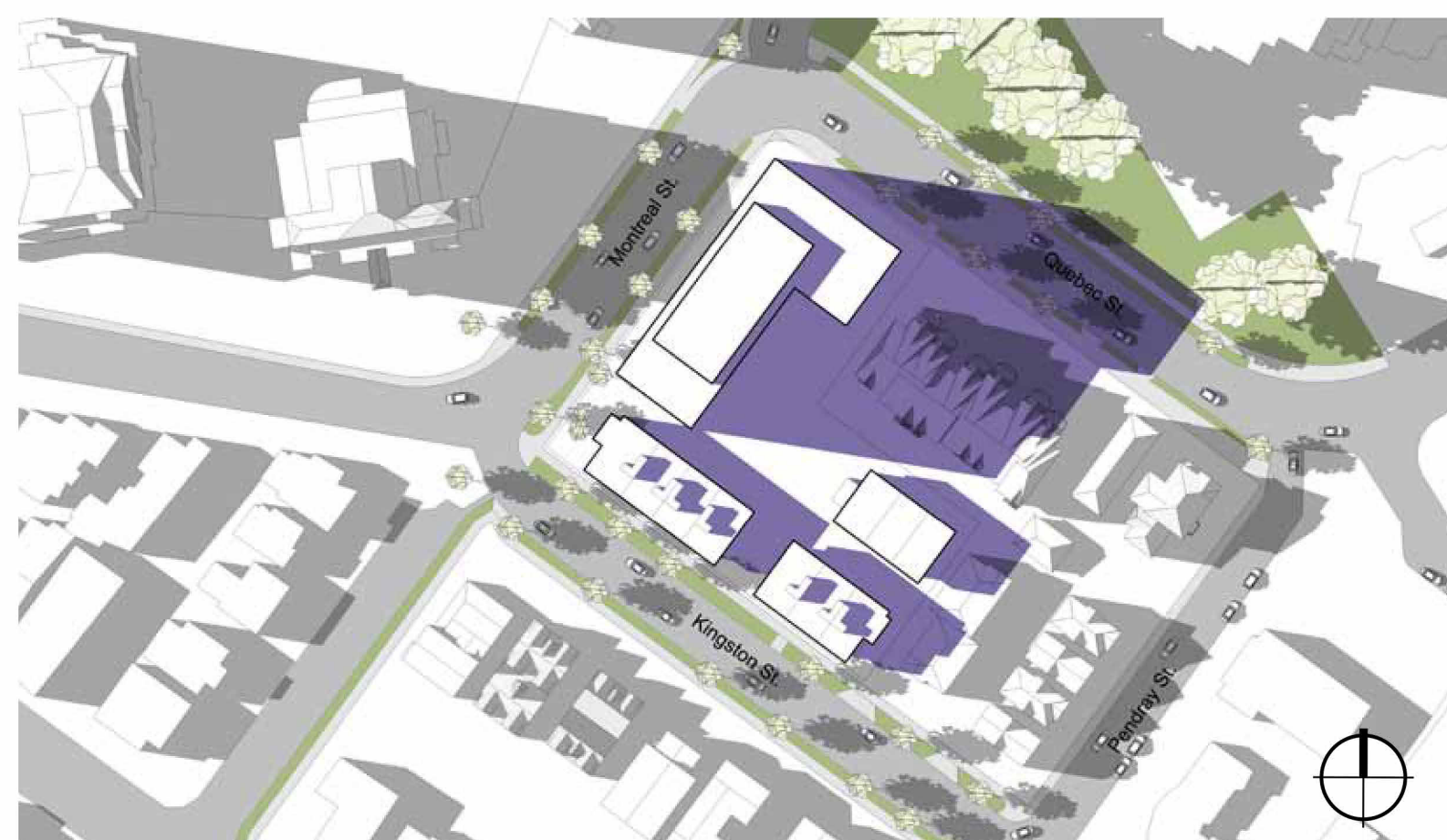
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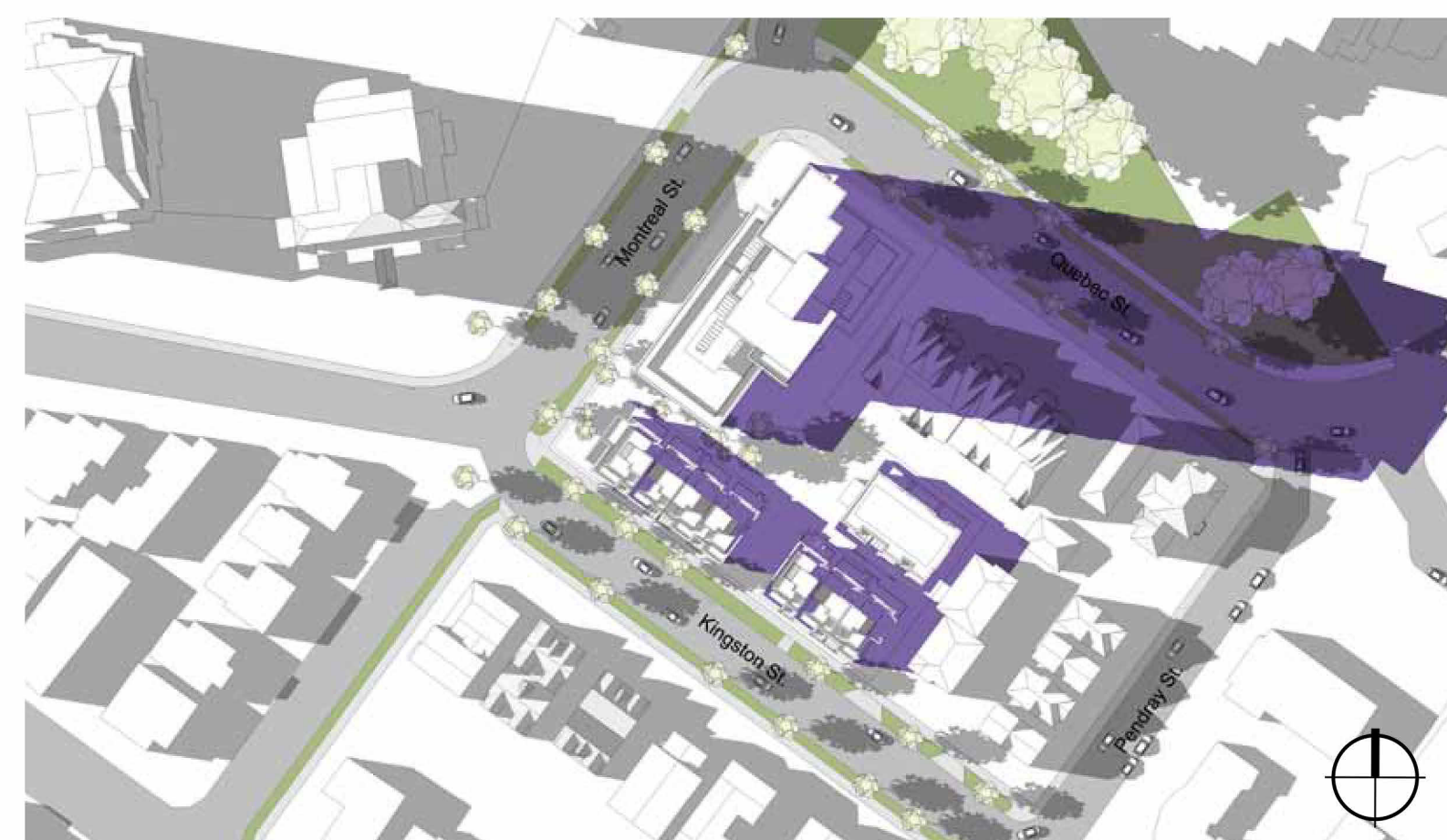
12:00 PM Summer Solstice



5:00 PM Summer Solstice



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



Legend

Shadows from Existing Buildings

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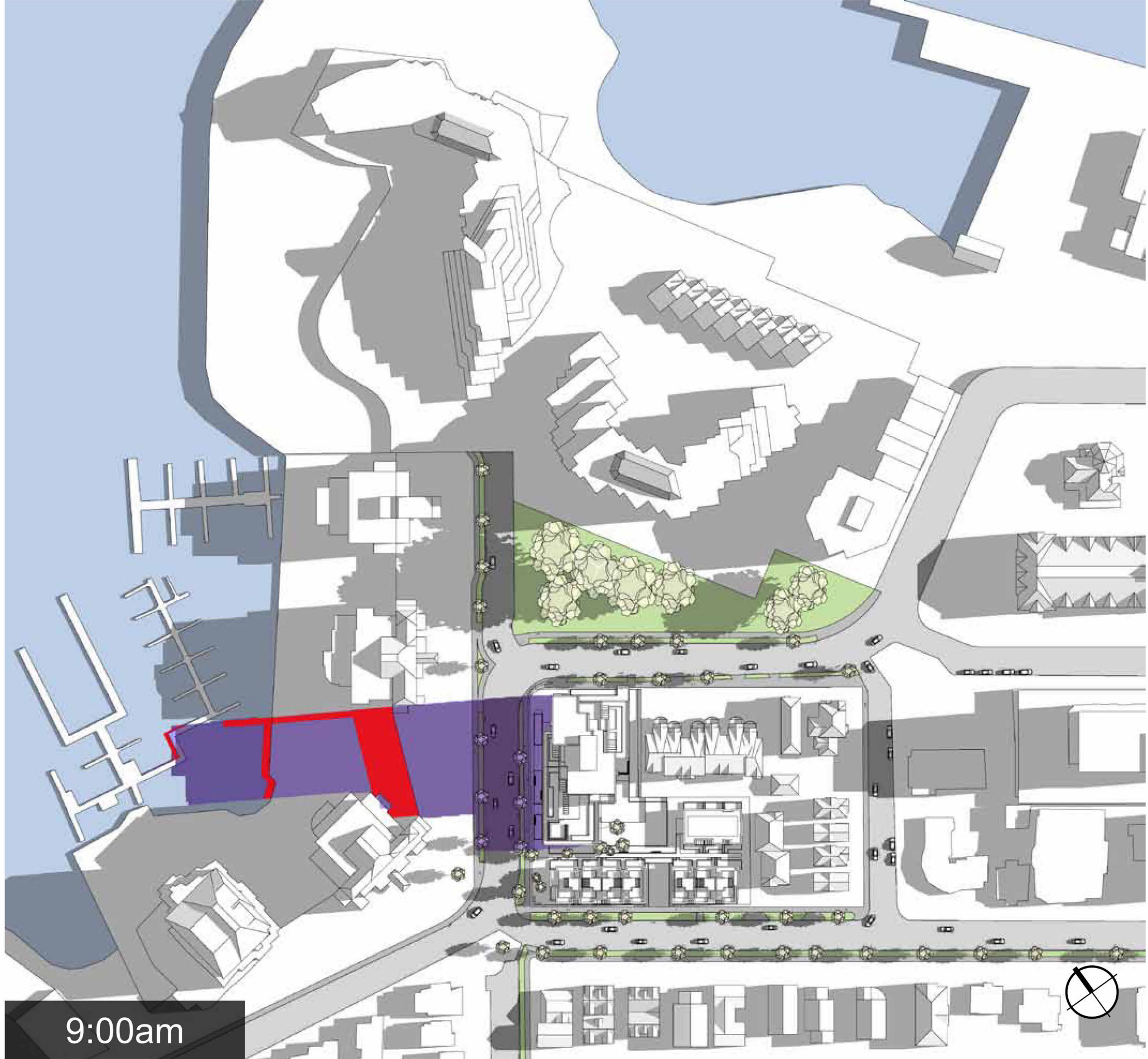
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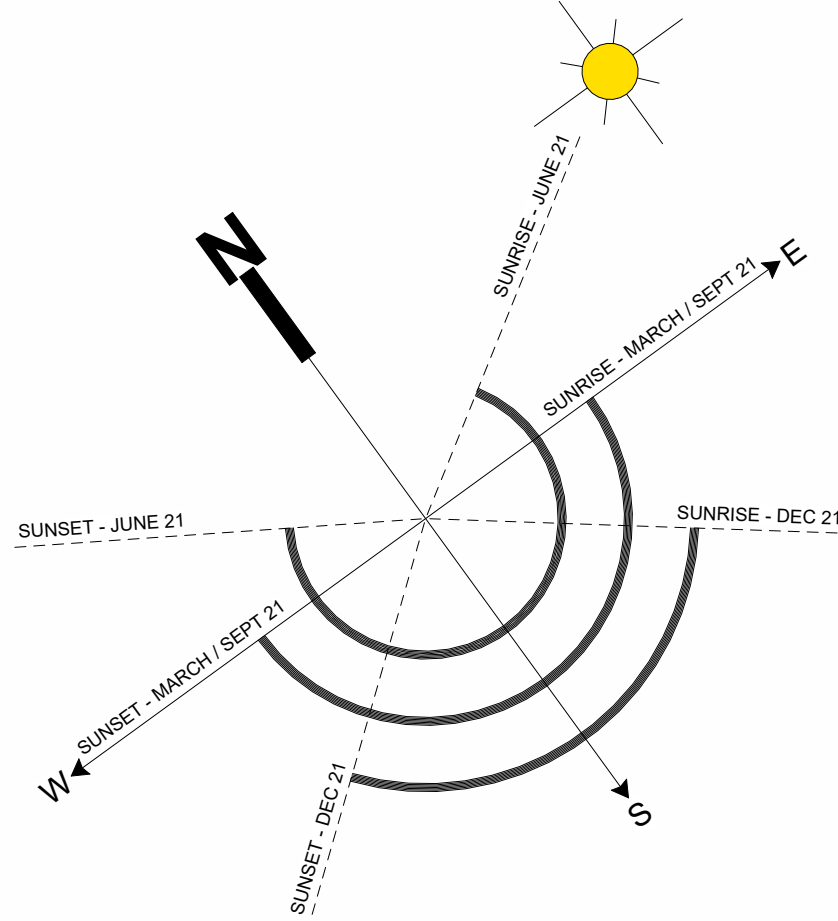
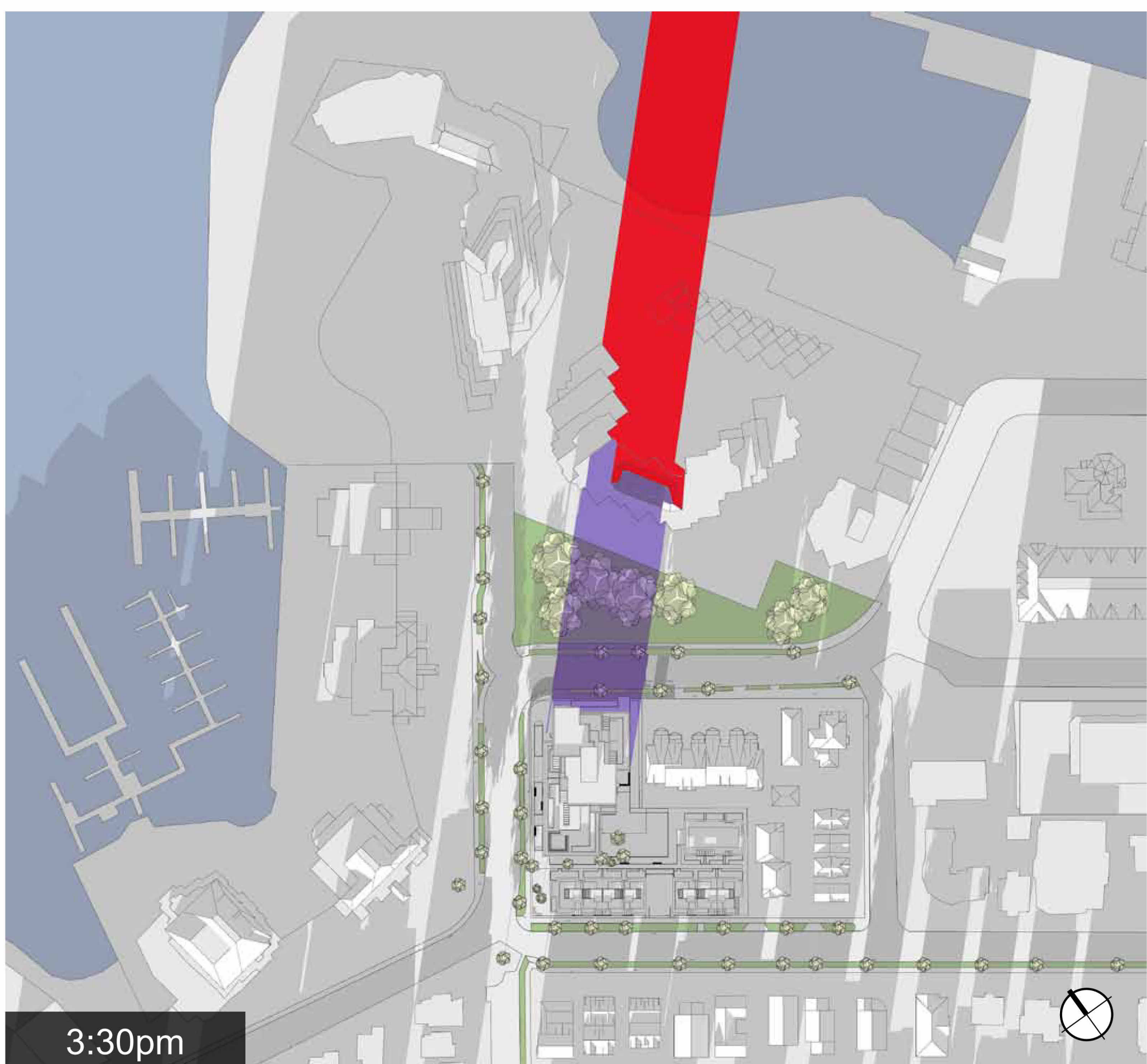
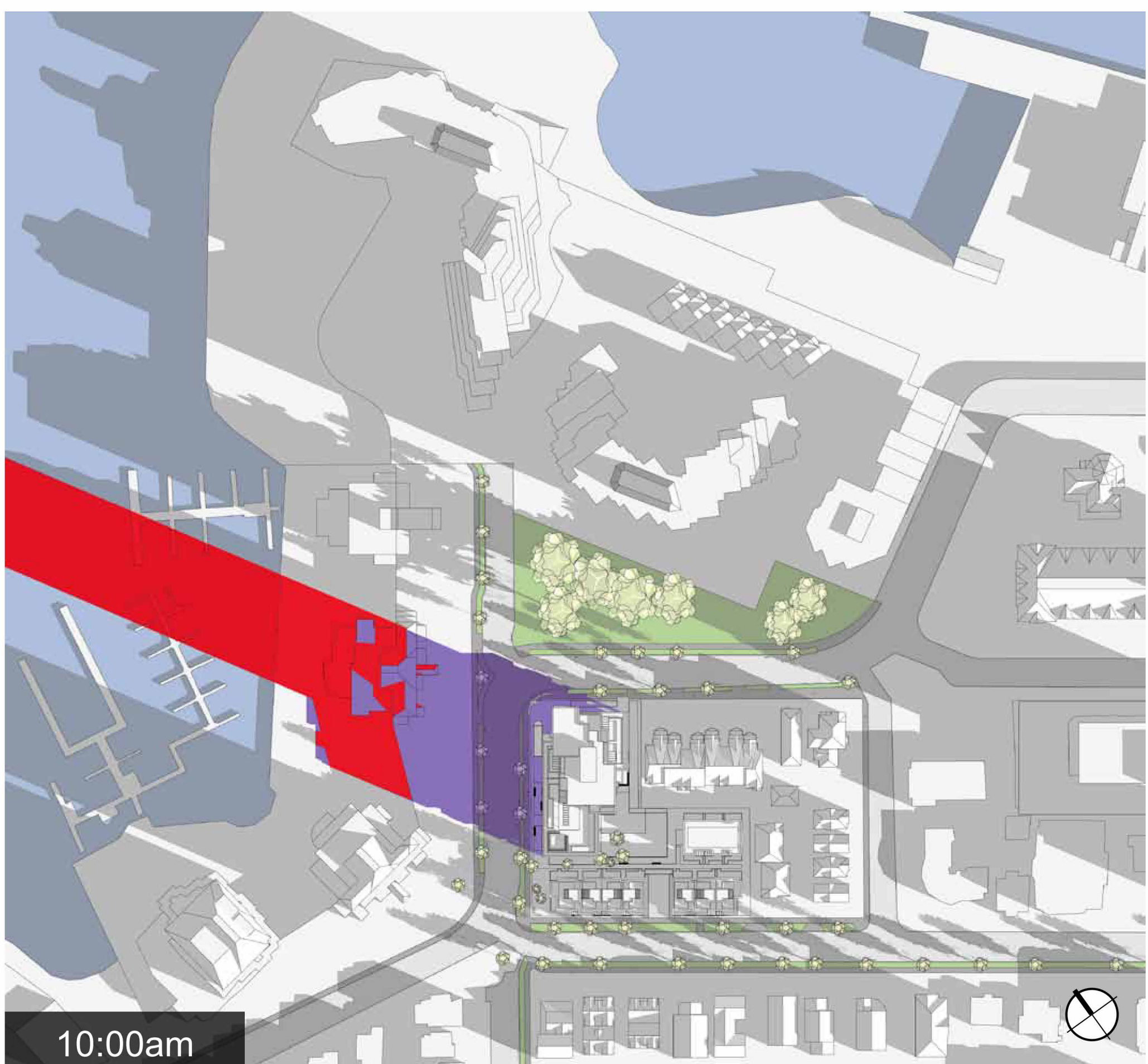
Spring/Fall Equinox



Summer Solstice

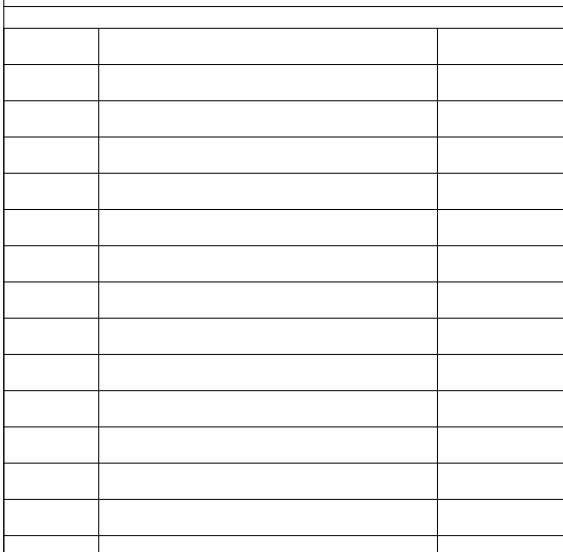


Winter Solstice



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

5	Rezoning/DP Resubmission 22.12.06	
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		
Sun and Shade Study		
project no.		#21-18
scale		
drawn by		DZ, GK
date issued		12/06/22
sheet no.		A0.12

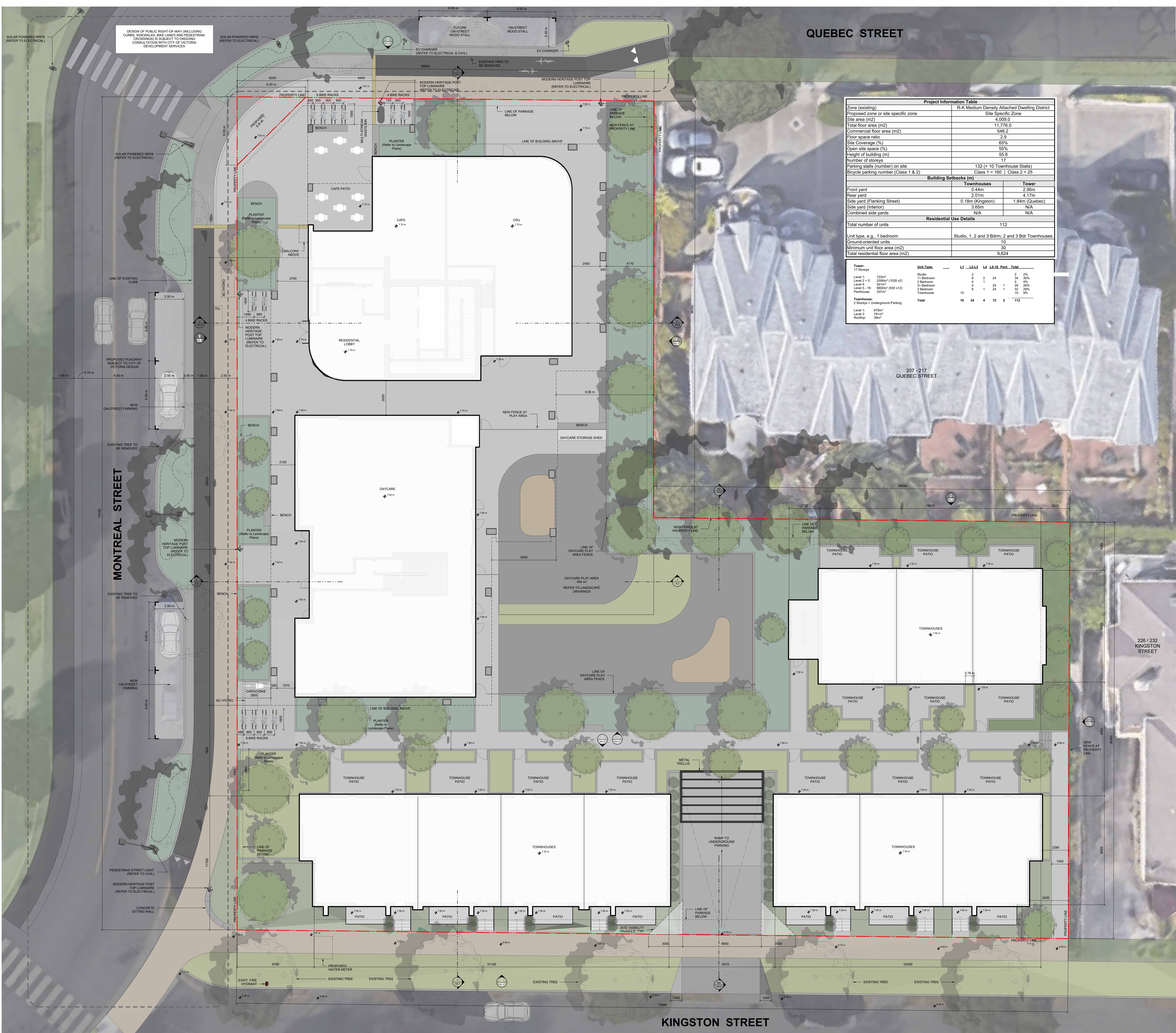


project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

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drawn by	Author

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QUEBEC STREET

MONTREAL STREET

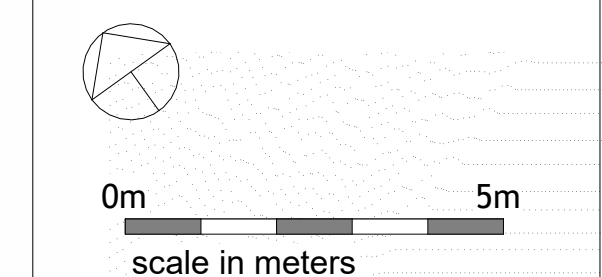
KINGSTON STREET

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 Tower						
Front yard	5.44m 2.96m						
Rear yard	2.01m 4.17m						
Side yard (Flanking Street)	0.18m (Kingston) 1.84m (Quebec)						
Side yard (Interior)	3.65m N/A						
Combined side yards	N/A N/A						
Residential Use Details							
Total number of units	112						
Unit type, e.g., 1 bedroom	Studio, 1, 2 and 3 Bdrm; 2 and 3 Bdr Townhouses						
Ground-oriented units	10						
Minimum unit floor area (m2)	30						
Total residential floor area (m2)	9,624						
Tower: 17 Storeys							
Unit Type	L1	L2-L3	L4	L5-L6	Pent.	Total	
Level 1: Studio	2	2	24	34	2	2%	
Level 2-3: 1205m ² (1028 x12)	1 Bedroom	8	2	24	34	50%	
Level 4: 2305m ² (2058 x12)	2 Bedroom	4	1	5	5	4%	
Level 5: 2305m ² (2058 x12)	3 Bedroom	4	1	5	5	4%	
Level 6-16: 6600m ² (550 x12)	3 Bedroom	6	1	24	1	32	29%
Penthouse: 375m ²	Townhouse	10				10	9%
Townhouse: 2 Storeys + Underground Parking	Total	10	24	4	72	2	112
Level 1: 679m ²							
Level 2: 791m ²							
Roofing: 59m ²							



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1	Issued for Dev. Tracker	21.10.19
2	Issued for Rezoning / DP	21.12.15
3	Issued for ADP	22.08.02
4	Rezoning/DP Resubmission	22.12.06

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Site Plan

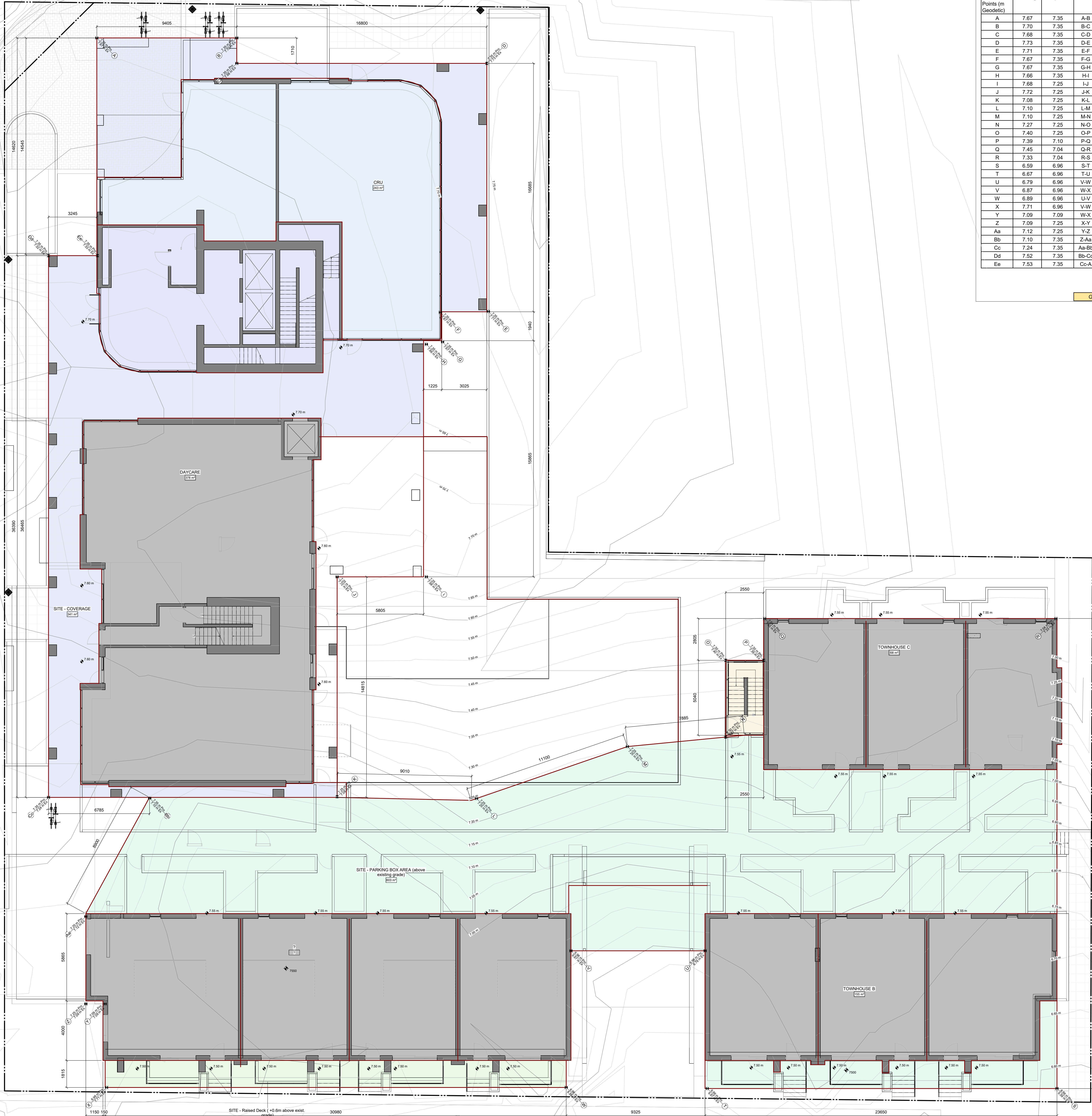
project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	12/06/22
sheet no.	A1.1

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Grade Points (m Geodetic)	Existing	Proposed	Interval	Average Grade (m)	Distance (m)	Subtotal
A	7.67	7.35	A-B	7.35	9.41	69.13
B	7.70	7.35	B-C	7.35	1.71	12.57
C	7.68	7.35	C-D	7.35	16.80	123.48
D	7.73	7.35	D-E	7.35	16.69	122.83
E	7.71	7.35	E-F	7.35	3.08	22.60
F	7.67	7.35	F-G	7.35	2.34	17.16
G	7.67	7.35	G-H	7.35	1.33	9.74
H	7.66	7.35	H-I	7.30	15.47	112.93
I	7.68	7.25	I-J	7.25	5.66	41.00
J	7.72	7.25	J-K	7.17	14.82	106.15
K	7.08	7.25	K-L	7.09	9.01	63.88
L	7.10	7.25	L-M	7.10	11.10	78.81
M	7.10	7.25	M-N	7.18	6.64	47.61
N	7.27	7.25	N-O	7.25	5.16	37.41
O	7.40	7.25	O-P	7.18	2.72	19.52
P	7.39	7.10	P-Q	7.07	3.34	23.61
Q	7.45	7.04	Q-R	7.04	19.71	138.76
R	7.33	7.04	R-S	6.82	31.57	215.15
S	6.59	6.96	S-T	6.63	23.20	155.81
T	6.67	6.96	T-U	6.78	9.48	64.34
U	6.79	6.96	V-W	6.83	1.62	11.03
V	6.87	6.96	W-X	6.88	1.30	8.94
W	6.89	6.96	U-V	6.93	30.98	214.54
X	7.71	6.96	V-W	7.03	1.62	11.35
Y	7.09	7.09	W-X	7.09	1.30	9.22
Z	7.09	7.25	X-Y	7.11	5.87	41.67
Aa	7.12	7.25	Y-Z	7.11	9.08	64.52
Bb	7.10	7.35	Z-Aa	7.17	6.79	48.65
Cc	7.24	7.35	Aa-Bb	7.30	36.39	265.47
Dd	7.52	7.35	Bb-Cc	7.35	3.25	23.85
Ee	7.53	7.35	Cc-A	7.35	14.62	107.46
Total					322.29	2288.87
Geodetic Average Grade (m)					7.10	



5	Rezonning/DP Resubmission	22.12.06
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2	Issued for Rezonning / DP	21.12.15
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205 Quebec Street
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sheet title
**Average Grade
Calculations**

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0m 5m
scale in meters

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2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
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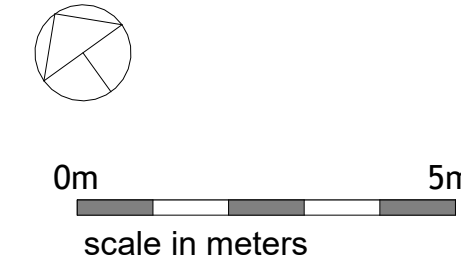
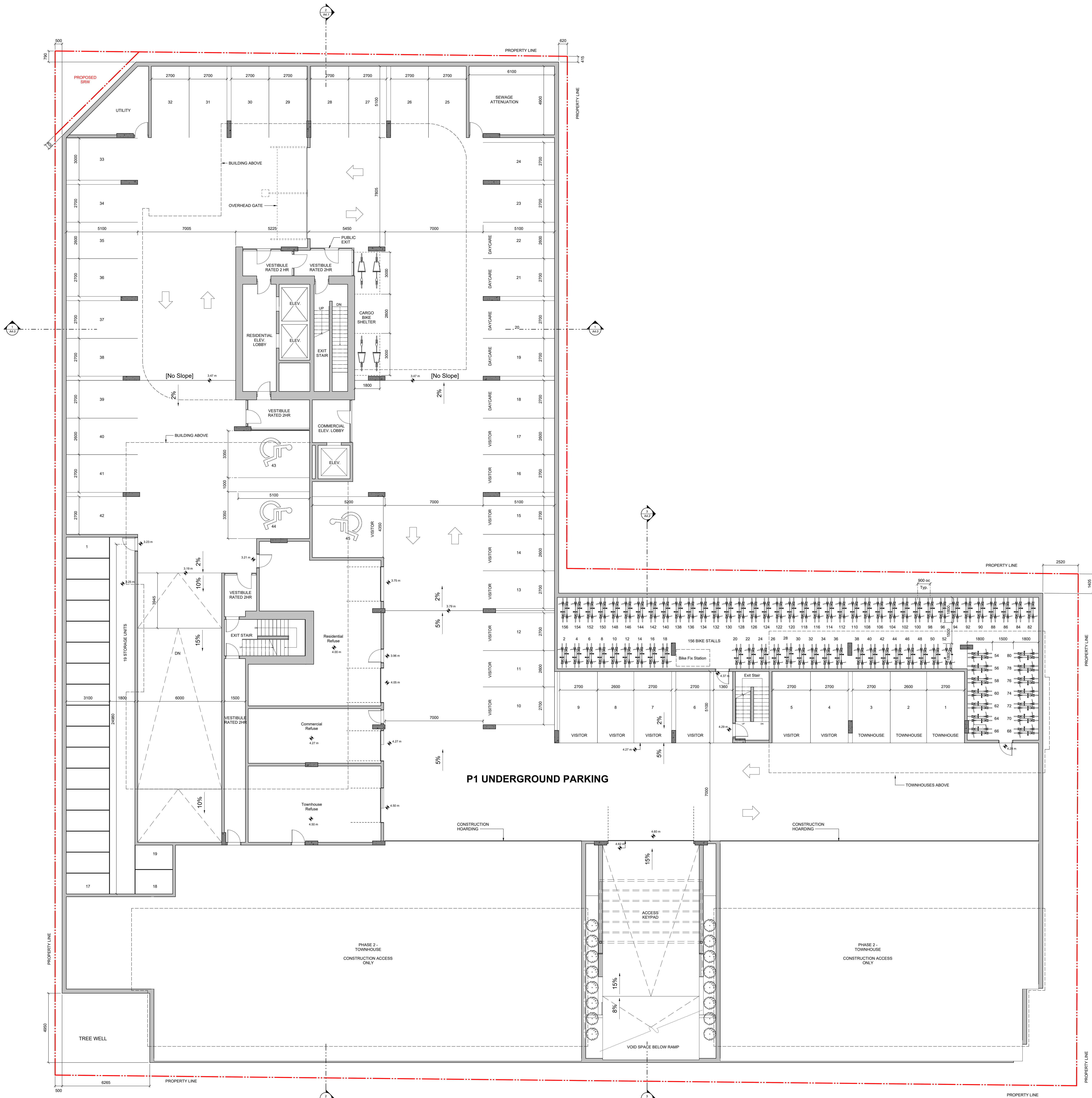
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

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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5	Rezoning/DP Resubmission	22.12.06
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2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

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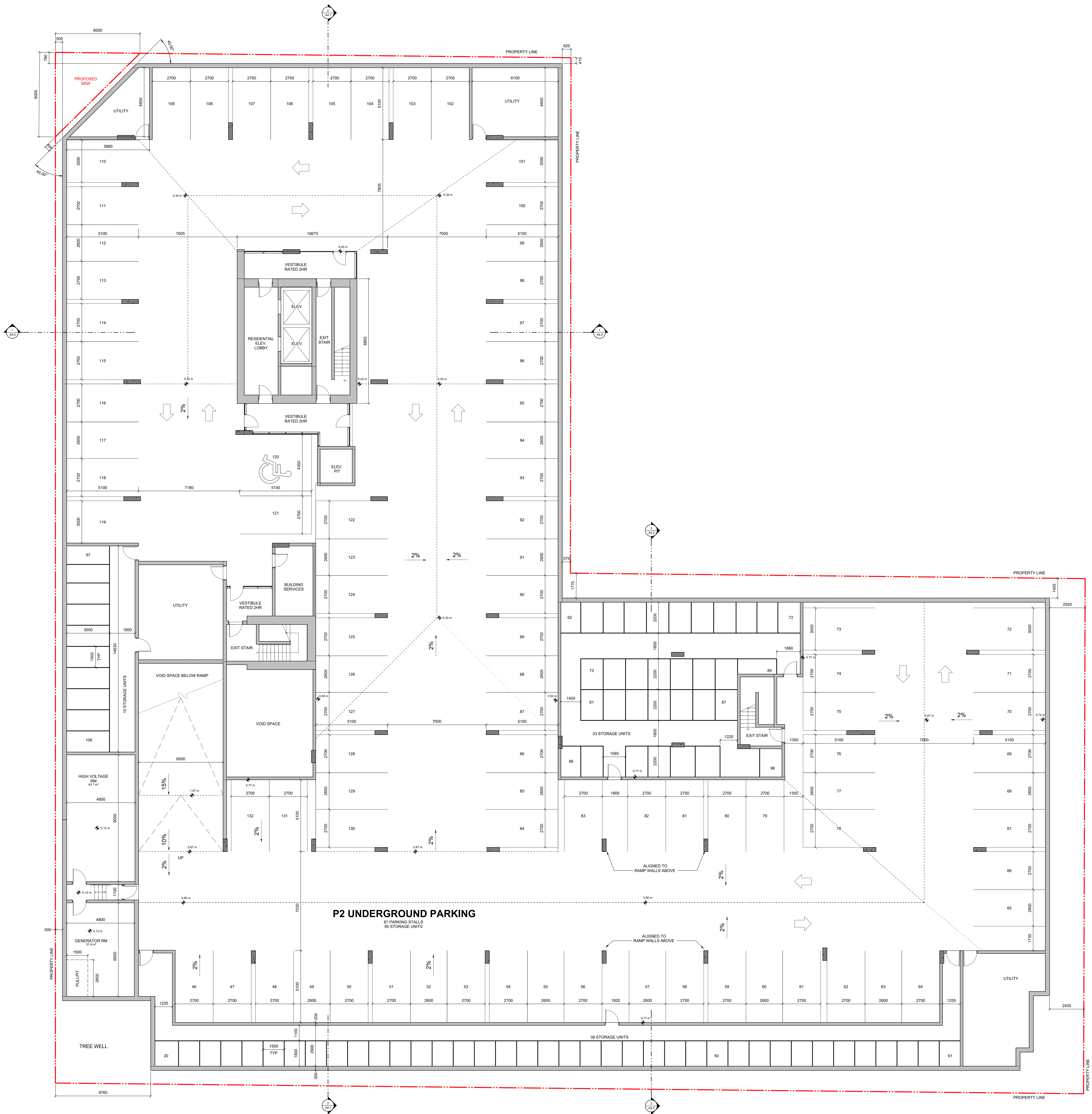
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Phasing Plan

project no.	#21-18
scale	1 : 100
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0m 5m
scale in meters

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P2 Parking Plan

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

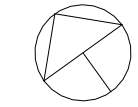
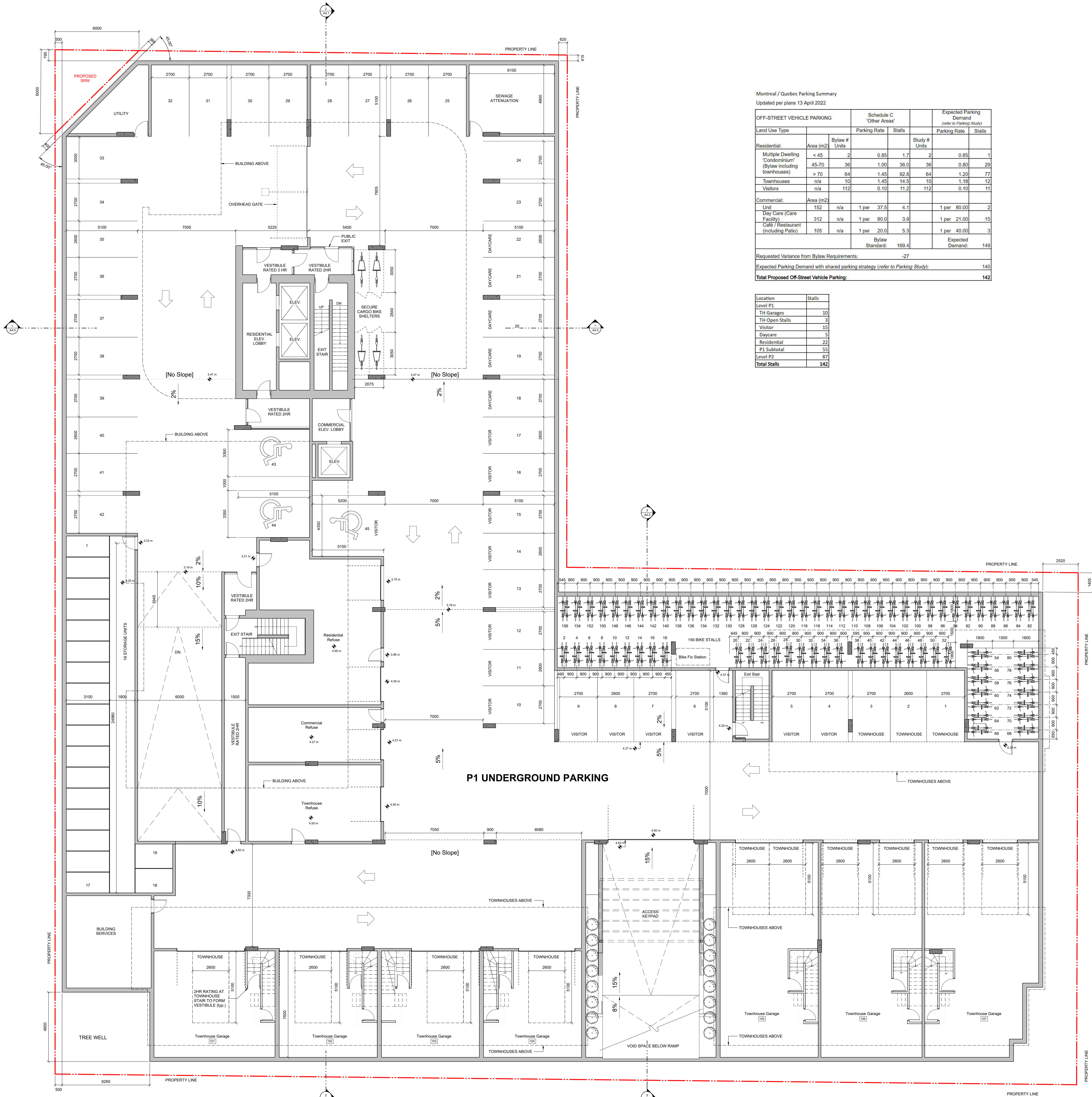


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Montreal / Quebec Parking Summary
Updated per plans 13 April 2022

OFF-STREET VEHICLE PARKING				Schedule C "Other Areas"		Expected Parking Demand (refer to Parking Study)	
Land Use Type	Area (m ²)	Bylaw # Units	Parking Rate	Stalls	Study # Units	Parking Rate	Stalls
Residential:	Multiple Dwelling 'Condominium' (Bylaw including townhouses)	< 45	2	0.85	1.7	2	0.65
		45-70	36	1.00	36.0	36	0.80
		> 70	64	1.45	92.8	64	1.20
Townhouses	n/a	10	1.45	14.5	10	1.18	12
Visitors	n/a	112	0.10	11.2	112	0.10	11
Commercial:				Area (m ²)		Expected Demand:	
Unit	152	n/a	1 per	37.5	4.1	1 per	80.00
Day Care (Care Facility)	312	n/a	1 per	80.0	3.9	1 per	21.00
Cafe / Restaurant (including Patio)	105	n/a	1 per	20.0	5.3	1 per	40.00
				Bylaw Standard:	168.4		
Requested Variance from Bylaw Requirements:				-27			
Expected Parking Demand with shared parking strategy (refer to Parking Study):						140	
Total Proposed Off-Street Vehicle Parking:						142	

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



0m 5m
scale in meters

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
P1 Parking Plan

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scale	1 : 100
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MONTREAL STREET

207 - 217
QUEBEC STREET

226 / 232
KINGSTON STREET

KINGSTON STREET

0m 5m
scale in meters

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

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

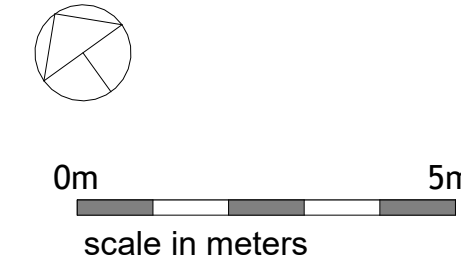
sheet title
Level 1 Plan

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

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

sheet title
Level 2 Plan

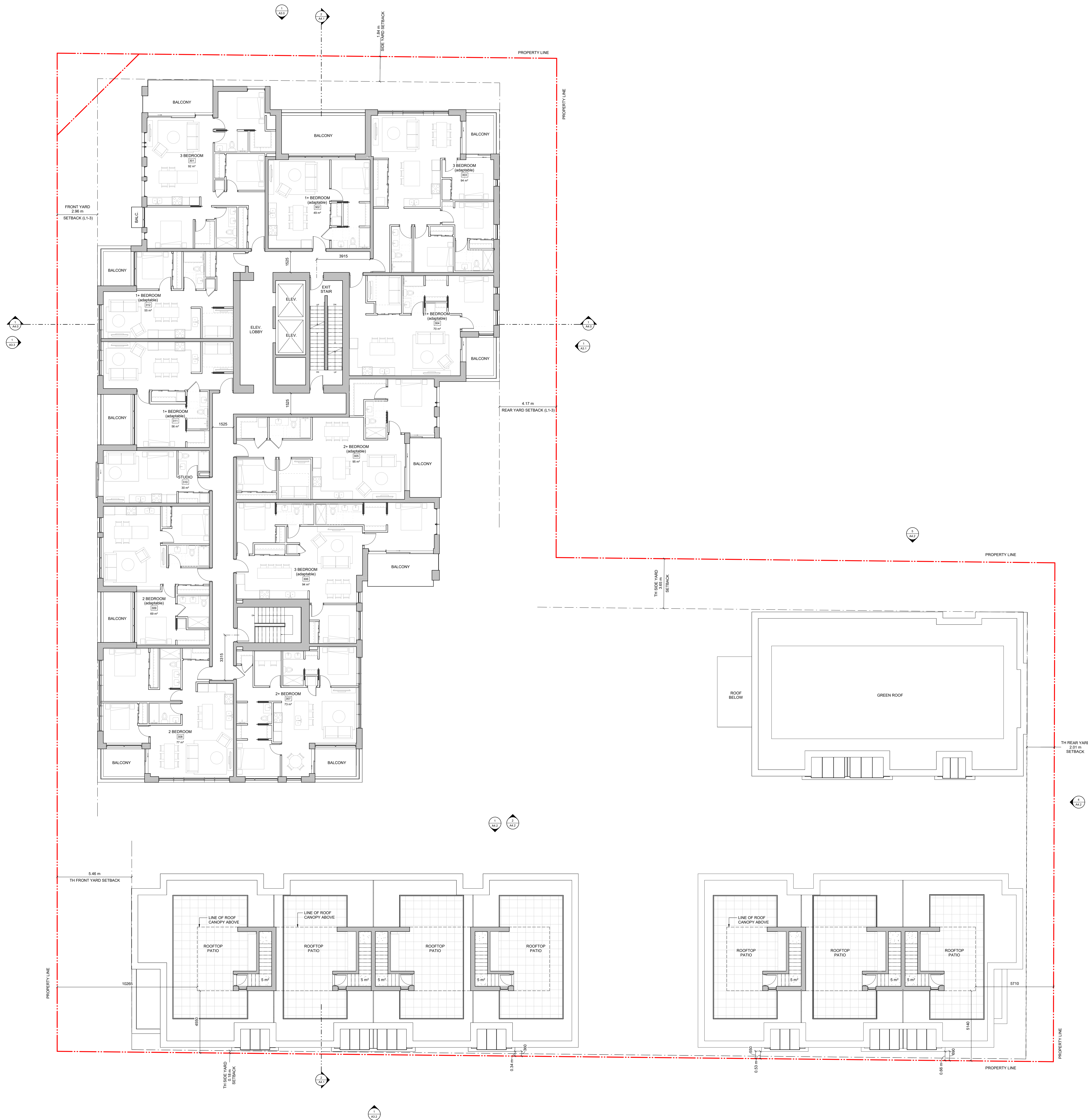
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0m 5m
scale in meters

5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
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project name
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205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

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0m 5m
scale in meters

5	Rezoning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

rev no	description	date
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Montreal and Quebec
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sheet title
Level 4 Plan

project no. #21-18

scale 1 : 100

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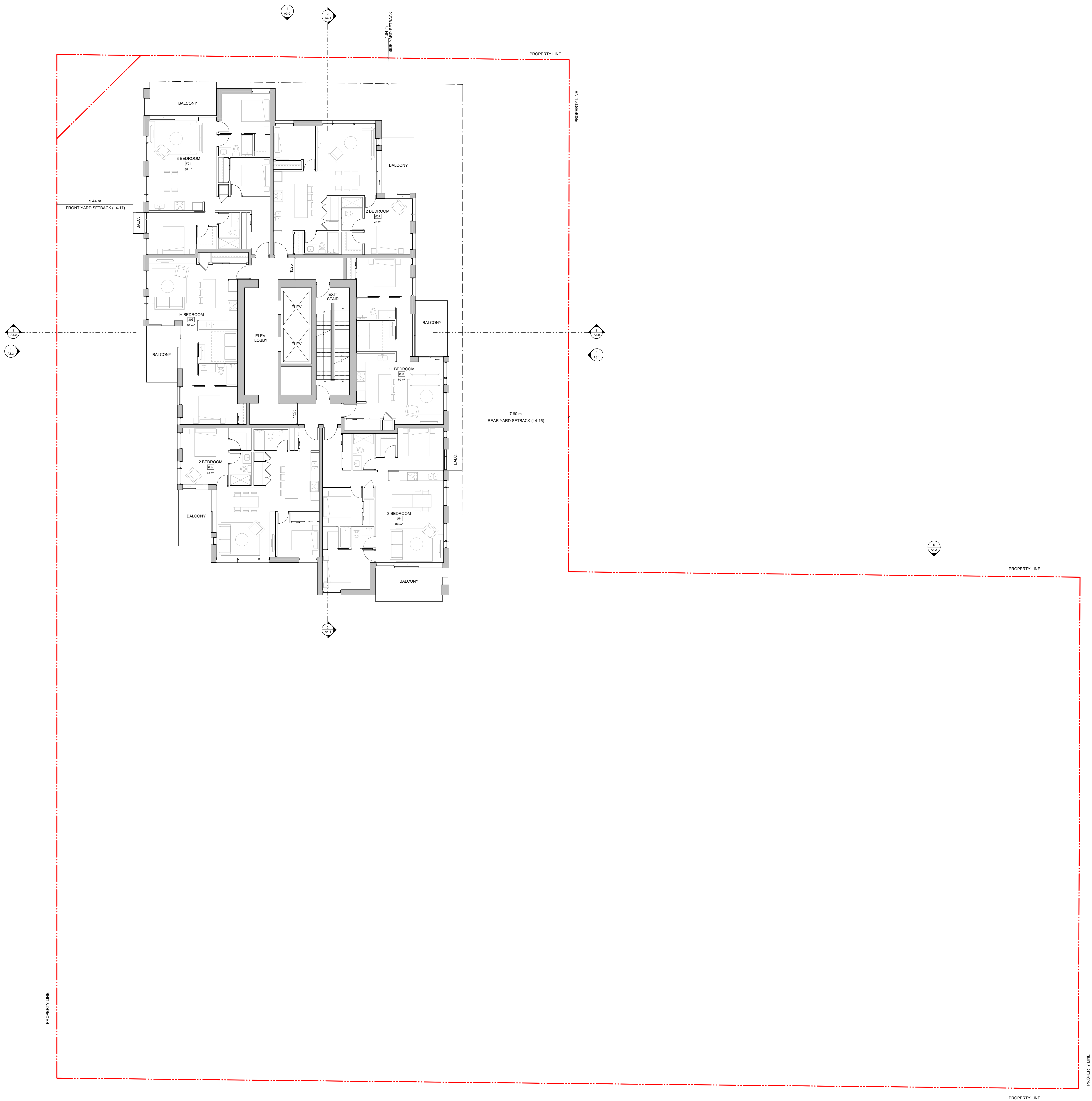
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0m 5m
scale in meters

5	Rezoning/DP Resubmission	22.12.06
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2	Issued for Rezoning / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-16 Plan

project no. #21-18

scale 1 : 100

drawn by RP / GK

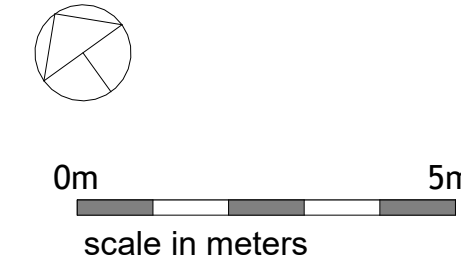
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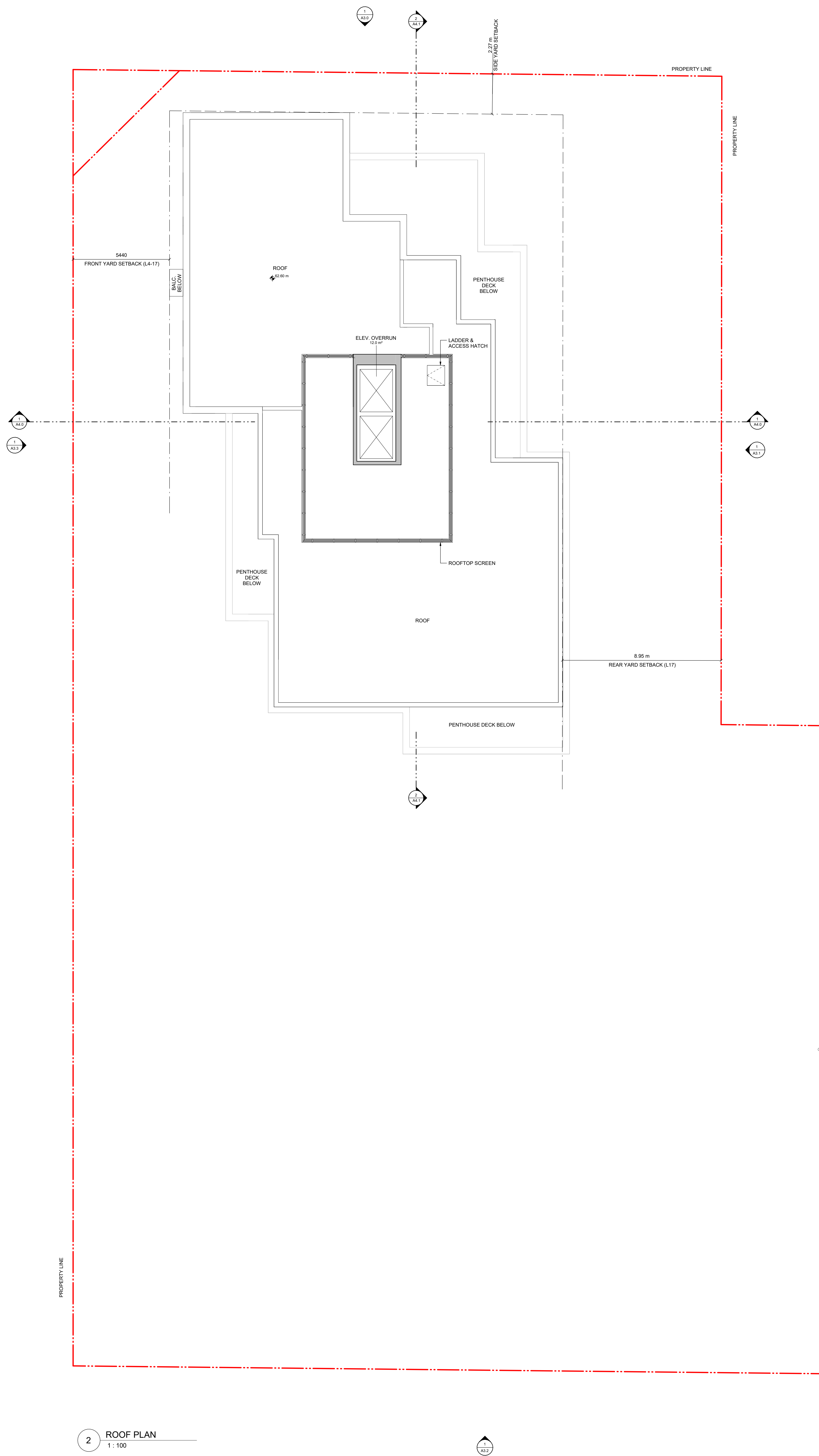
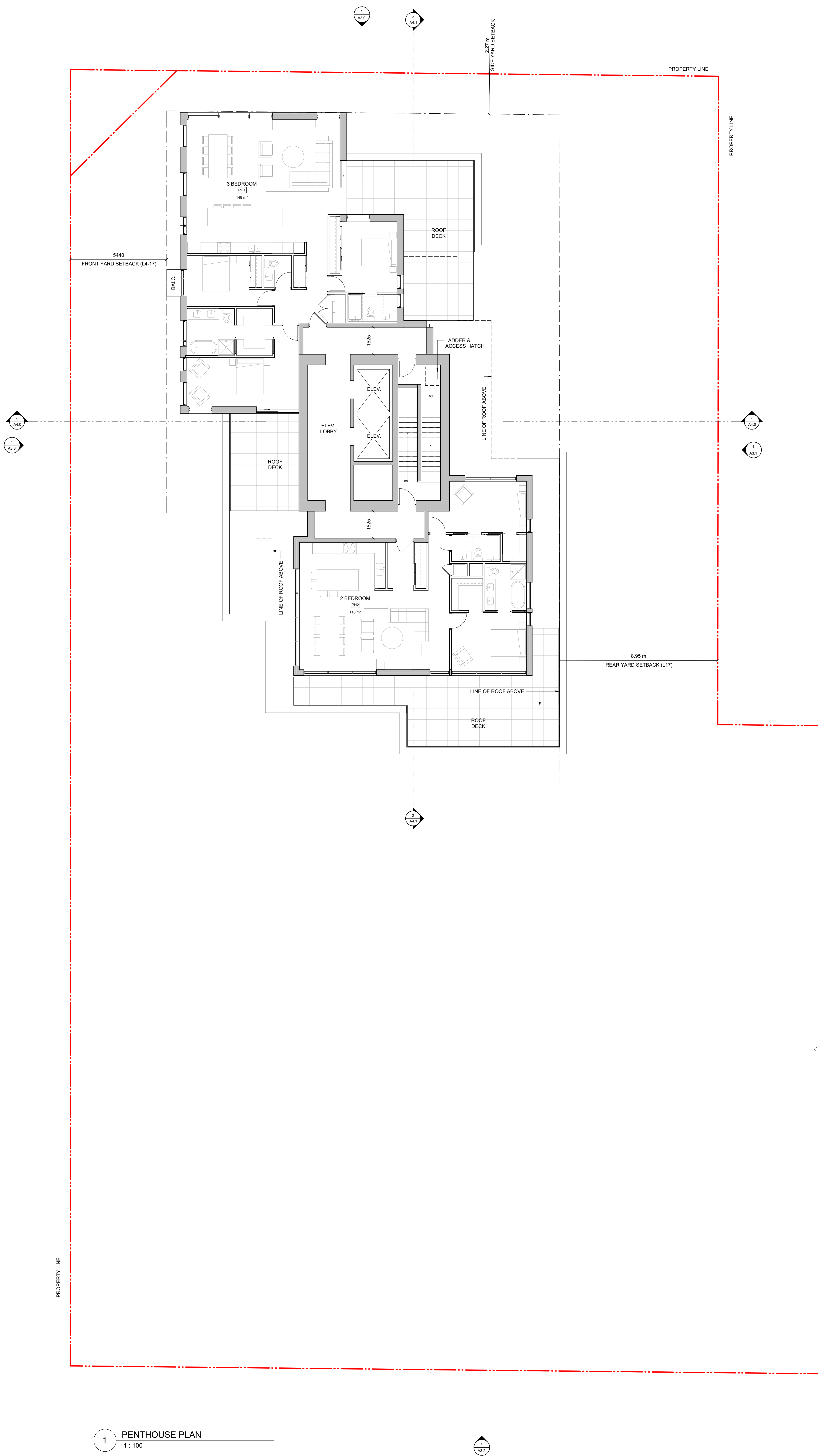
5	Rezoning/DP Resubmission	22.12.06
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

project no.	#21-18
scale	1 : 100
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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
2	Issued for Review / 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
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- 15 Pre-finished Metal Louvers
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- 16 Pre-finished Metal Panel
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1	Issued for Dev. Tracker	21.10.19
rev no	description	date
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
East Elevation

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



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ELEVATION MATERIALS KEY:

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Colour: Sandstone
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Colour: Dark Grey
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rev no	description	date
2	Issued for Review / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
South Elevation

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
sheet no.	A3.2.



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ELEVATION MATERIALS KEY:

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bond Brick
Colour: Wheat
- 3 Fibre Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
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rev no	description	date
2	Issued for Receiving / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
West Elevation

project no.	#21-18
scale	1 : 100
drawn by	Author
date issued	xx/11/21
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5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
3	Rezonning/DP Resubmission	22.04.14
2	Issued for Rezonning / DP	21.12.15
rev no	description	date

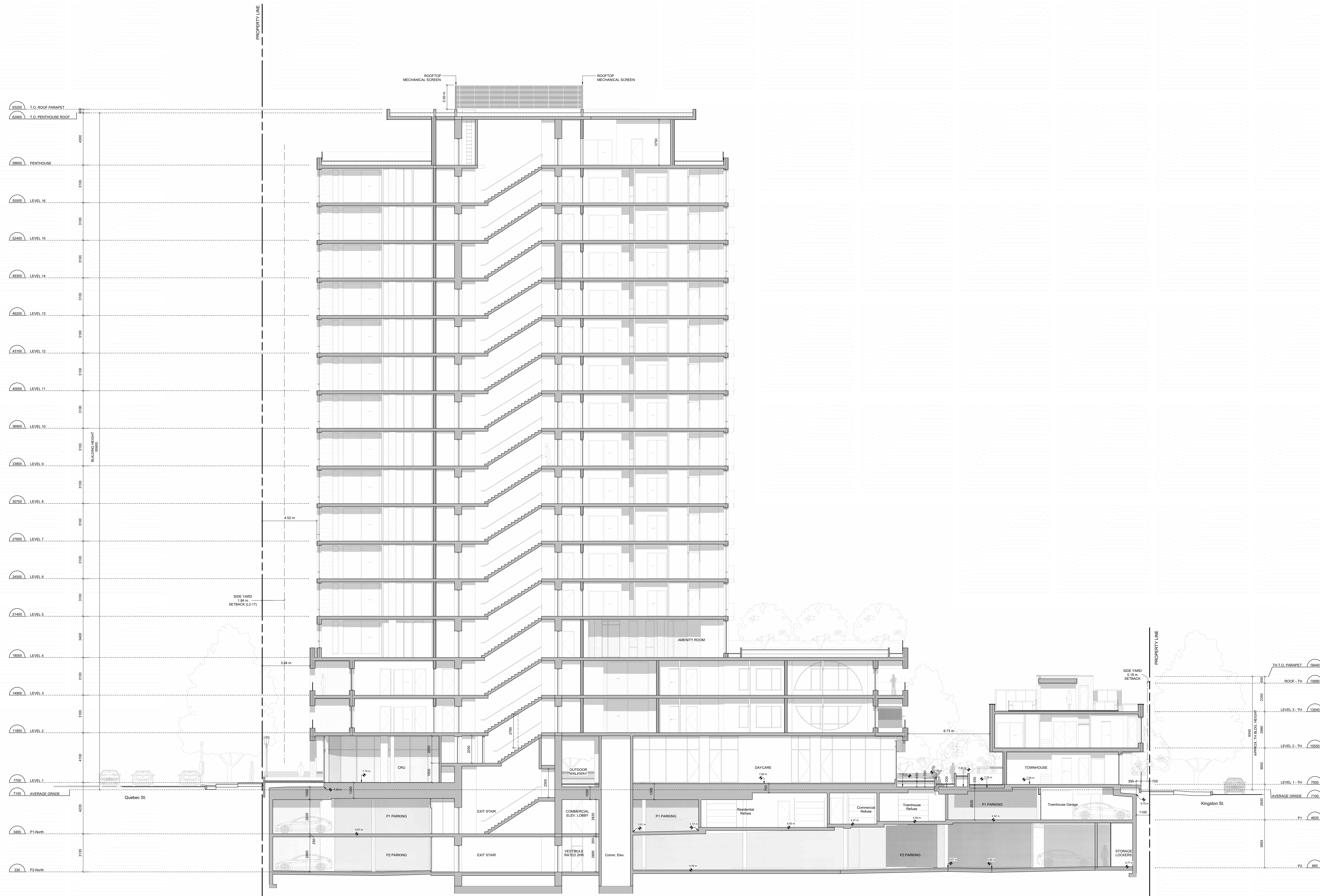
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project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Building Sections

project no.	#21-18
scale	1 : 100
drawn by	RP
date issued	12/06/22
sheet no.	A4.0

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5	Rezoning/DP Resubmission	22.12.08
4	Issued for ADP	22.08.02
3	Rezoning/DP Resubmission	22.04.14
2	Issued for Rezoning / DP	21.12.15
rev no	description	date

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 1



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Colour: Iron / Ore
16. Prefinished Metal Panel
Colour: Iron / Ore



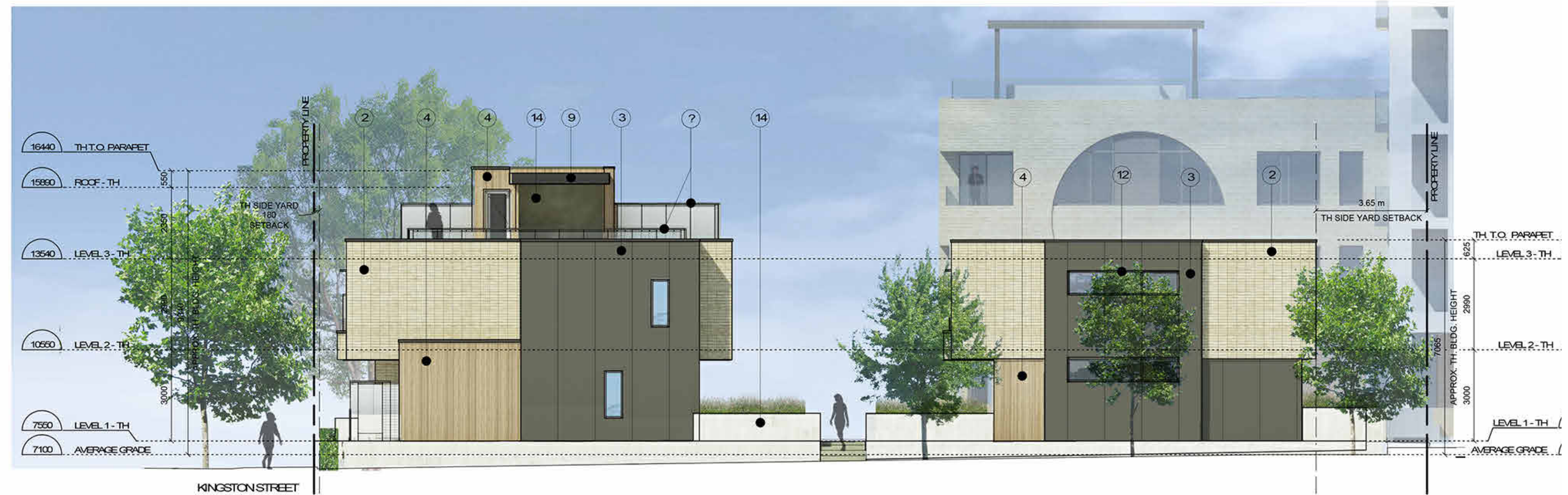
1 North Elevation - Townhouse
1:100



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

2	Issued for Rezoning / DP	21.12.15
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project name
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205 Quebec Street
Victoria, BC

sheet title
Building Section / Elevations

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

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

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