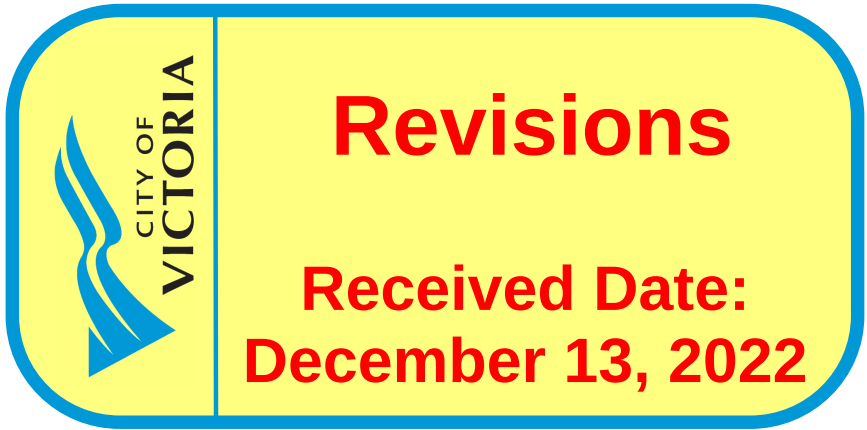




Contacts + Drawing List

Owner One Pointe Property Team c/o Mike Geric Construction 4520 West Saanich Road Saanichton, BC V8Z 2G4 Nat Patiel, nat@gericonstruction.com 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 & Grief Inc. 200 - 5245 Galtway Road Victoria, BC V8Z 1T1 250.412.2881 Scott Murdoch - scott@mdesign.ca Civil Consultant WSP 301 - 3600 Updown Blvd. Victoria, BC V8Z 0B9 250.383.5059 Jeff Sumerville - Jeff.Sumerville@wsp.com Electrical Consultant AES Engineering 500 - 3705 Casey Road, Victoria, BC V8Z 0T5 778-746-2003 Bil Klean - bil.klean@aesengr.com Transportation Consultant Watt Consulting Group 302 - 745 Hillside Avenue Victoria, BC V8T 1Z4 250.388.9877 x 423 Nadine King - nking@wattconsultinggroup.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
---	--	--	--	---



2960 Jutland Road
Victoria BC Canada V8T5K2

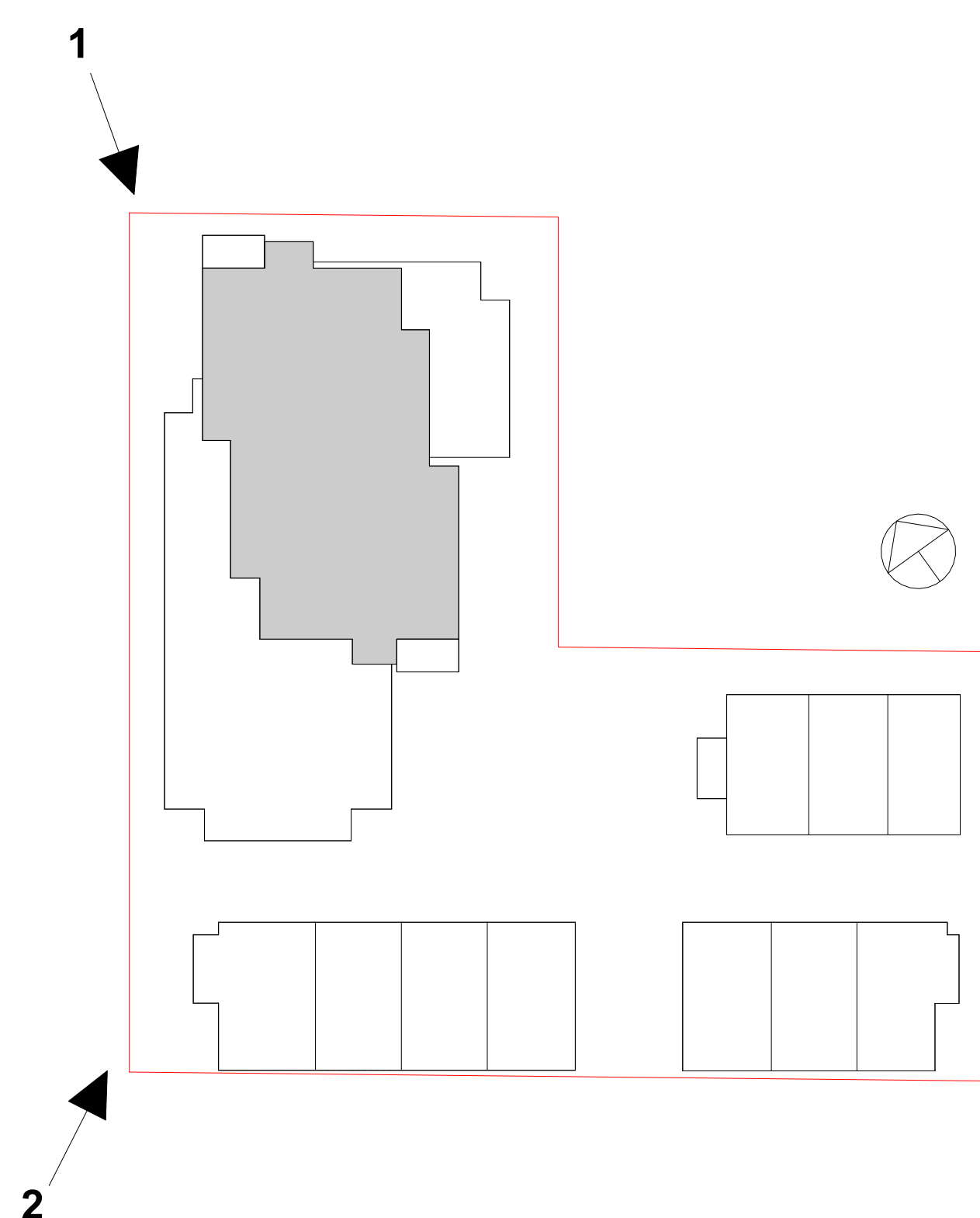
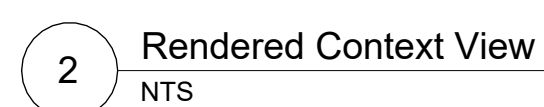
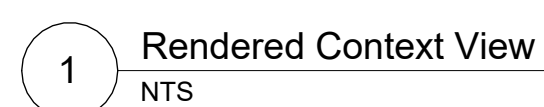
tel 250.384.2400
eml mail@daustudio.ca
web www.daustudio.ca



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

Rezoning/DP Resubmission
22.12.06

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

[illegible]

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

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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 12/06/22	sheet no. A0.1



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



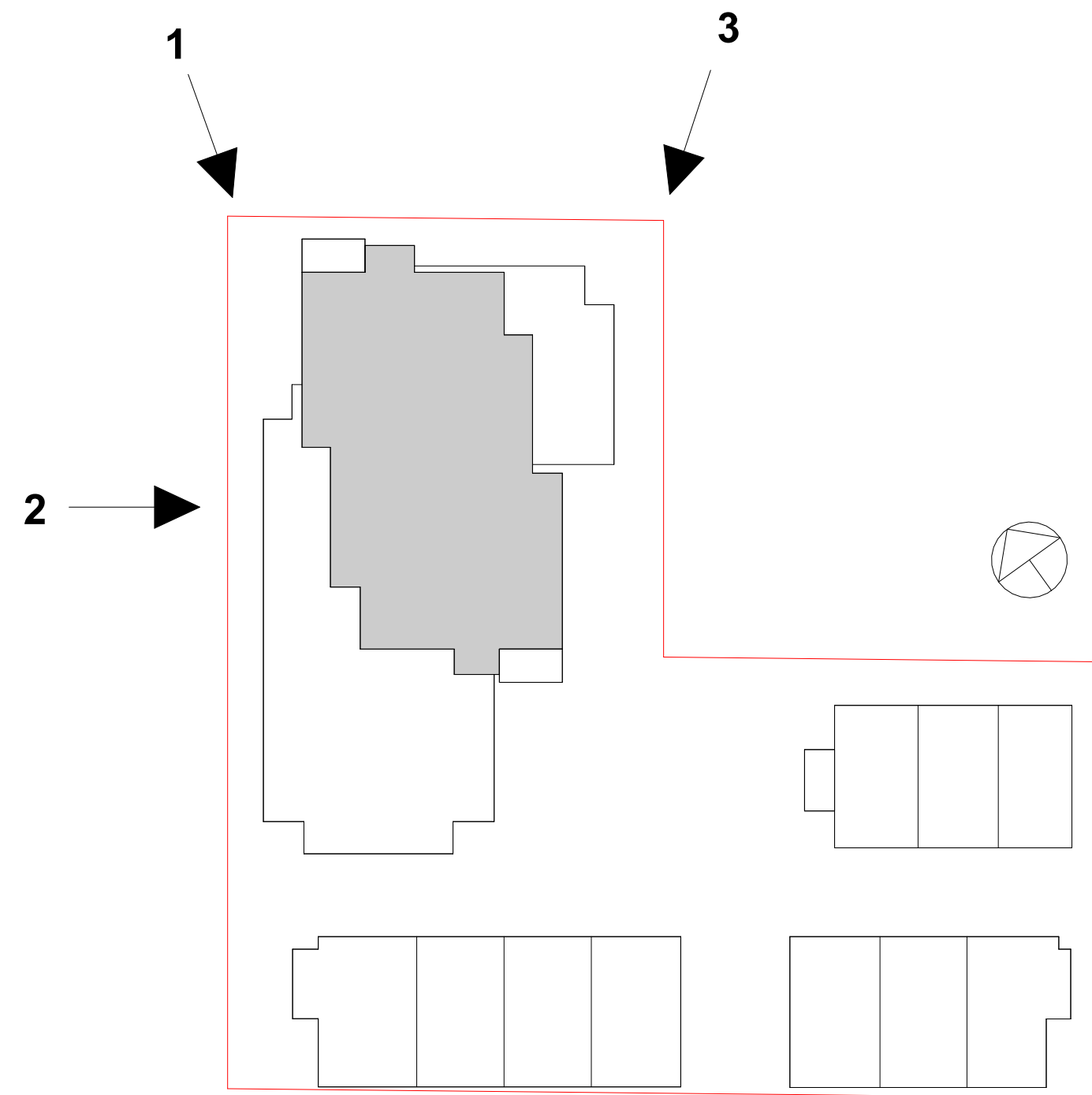
1 Rendered Context View
NTS



2 Montreal Entry Render
NTS



3 Rendered Context View
1:1



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

copyright reserved. These drawings and designs are and all
their remain the property of d'ambrosio architecture to be
used for the project shown and may not be reproduced without
written consent.

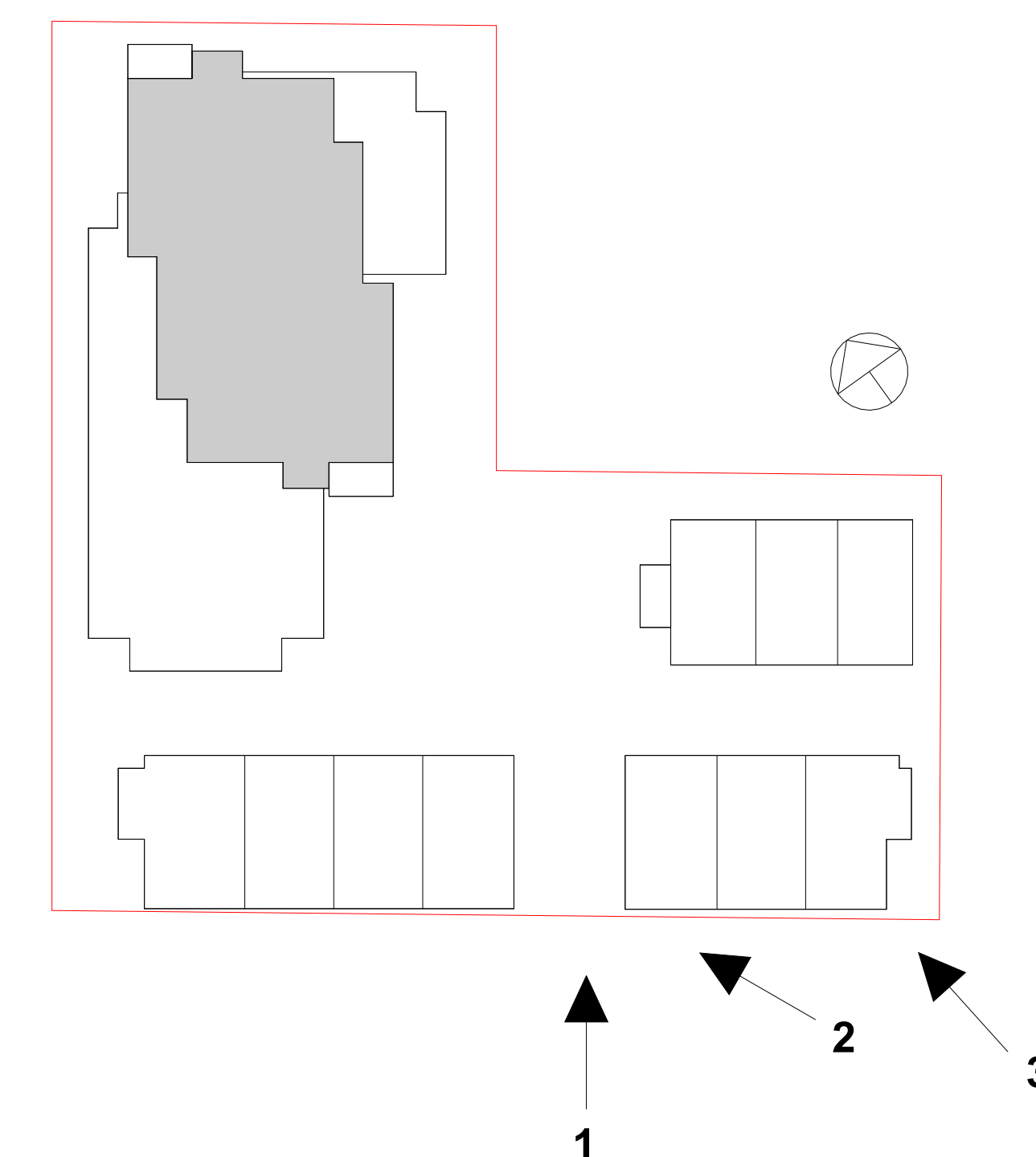
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-18
scale	As indicated
drawn by	CF
date issued	12/06/22
sheet no.	A0.2

2022-12-07 10:20:28 AM

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC. THE AUTHENTICATIVE ORIGINAL IN ELECTRONIC FORM, ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



An architectural rendering of a modern multi-story residential building. The building features a mix of materials, including light-colored concrete or stone on the lower levels and darker, possibly metallic or wood-clad sections on the upper floors. Large windows are prominent. A large, mature tree with dense green foliage stands in the foreground, partially obscuring the building. Several people are depicted in the scene: a woman riding a bicycle in the lower left, a person pushing a stroller, and others walking. A silver car is parked on the street. To the right, a yellow residential building is visible, and a dark car is partially shown in the bottom right corner. The sky is clear and blue.

3 Rendered Context View

[illegible]

5	Rezoning/DP Resubmission	22.12.0
4	Issued for ADP	22.08.0
rev no	description	date

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Context Views

project no.	#21-1
-------------	-------

scale	As indicated
-------	--------------

drawn by		C
date issued	sheet no.	

12/06/22

	70.9
--	------

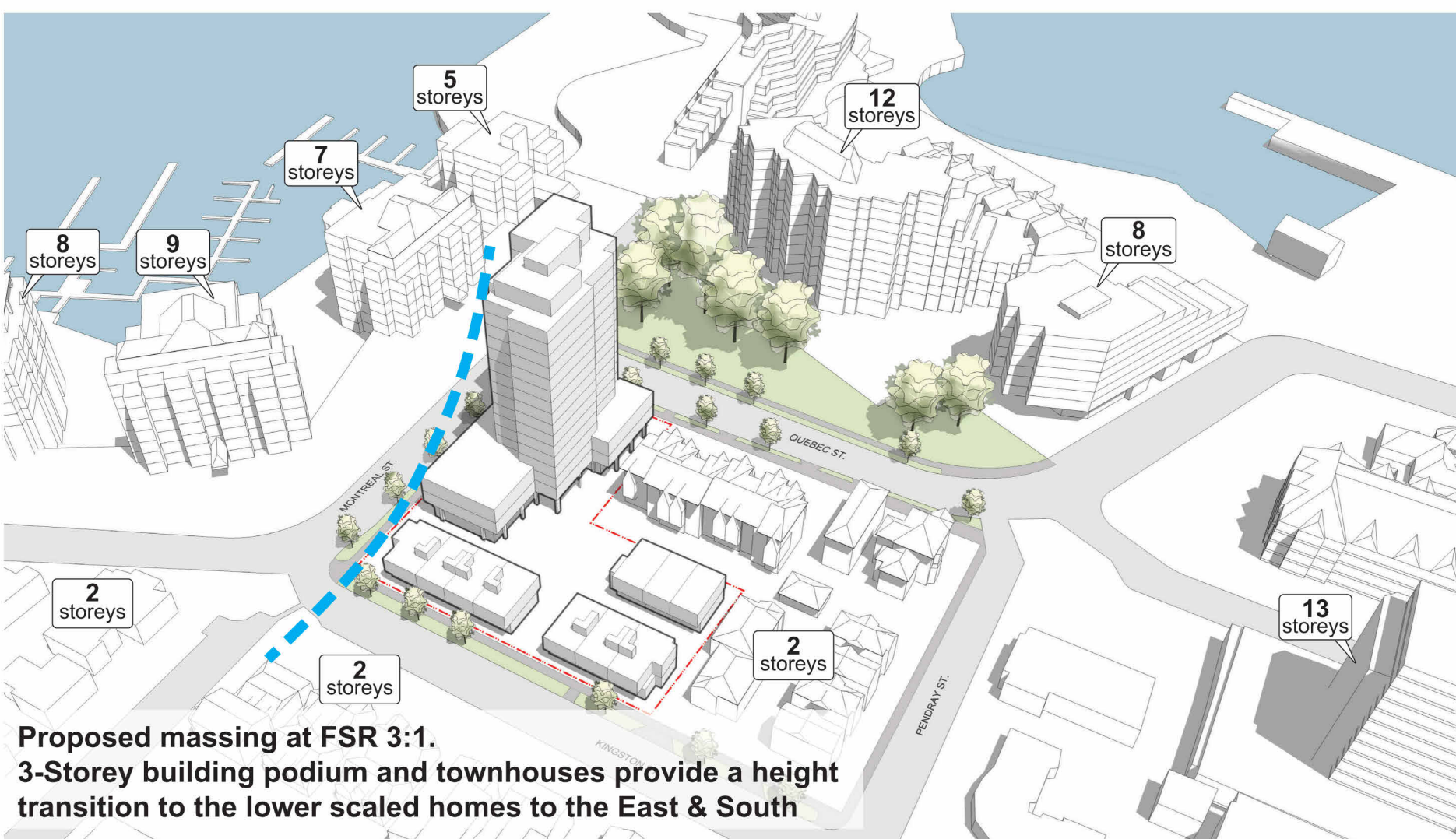
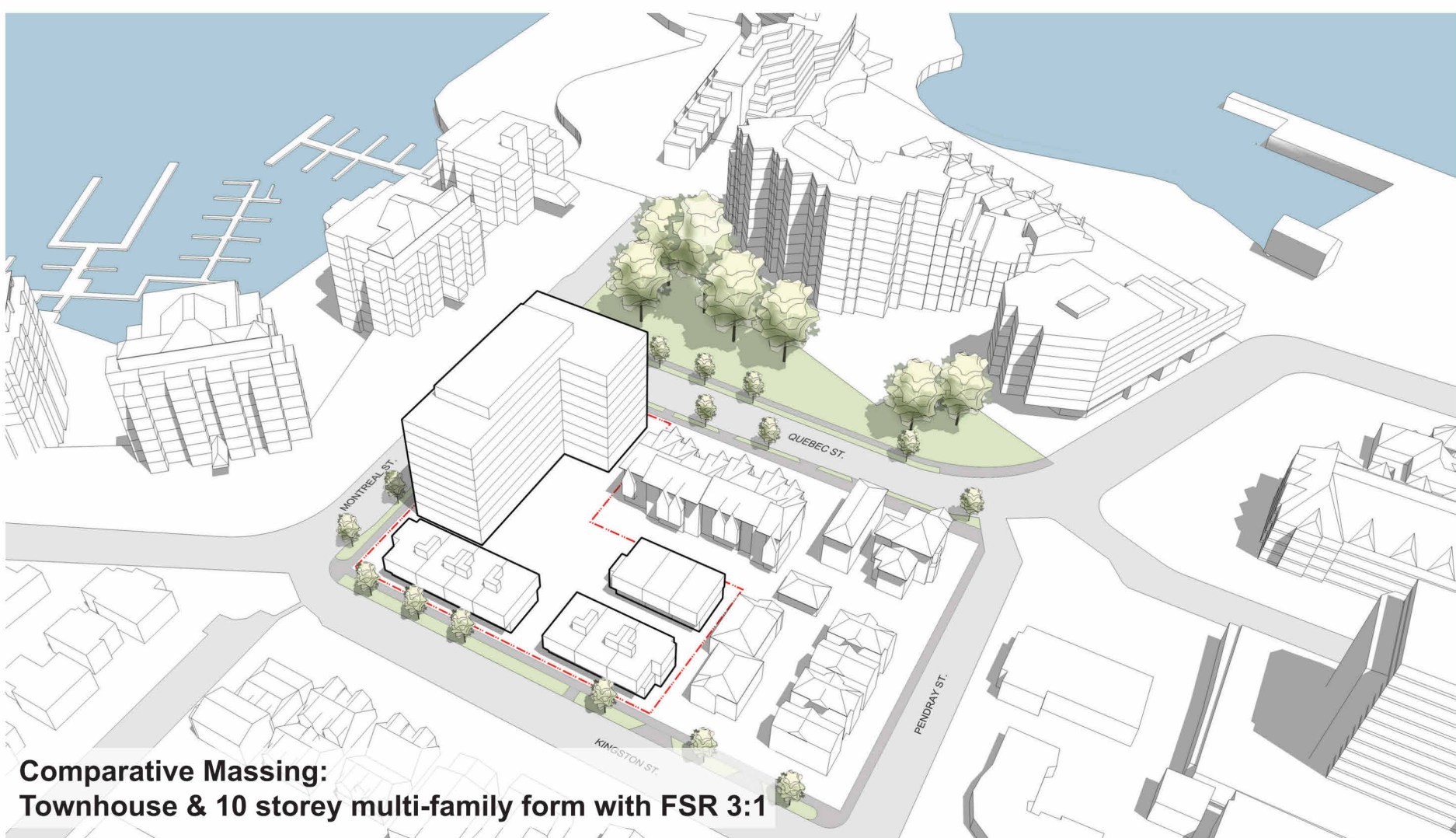
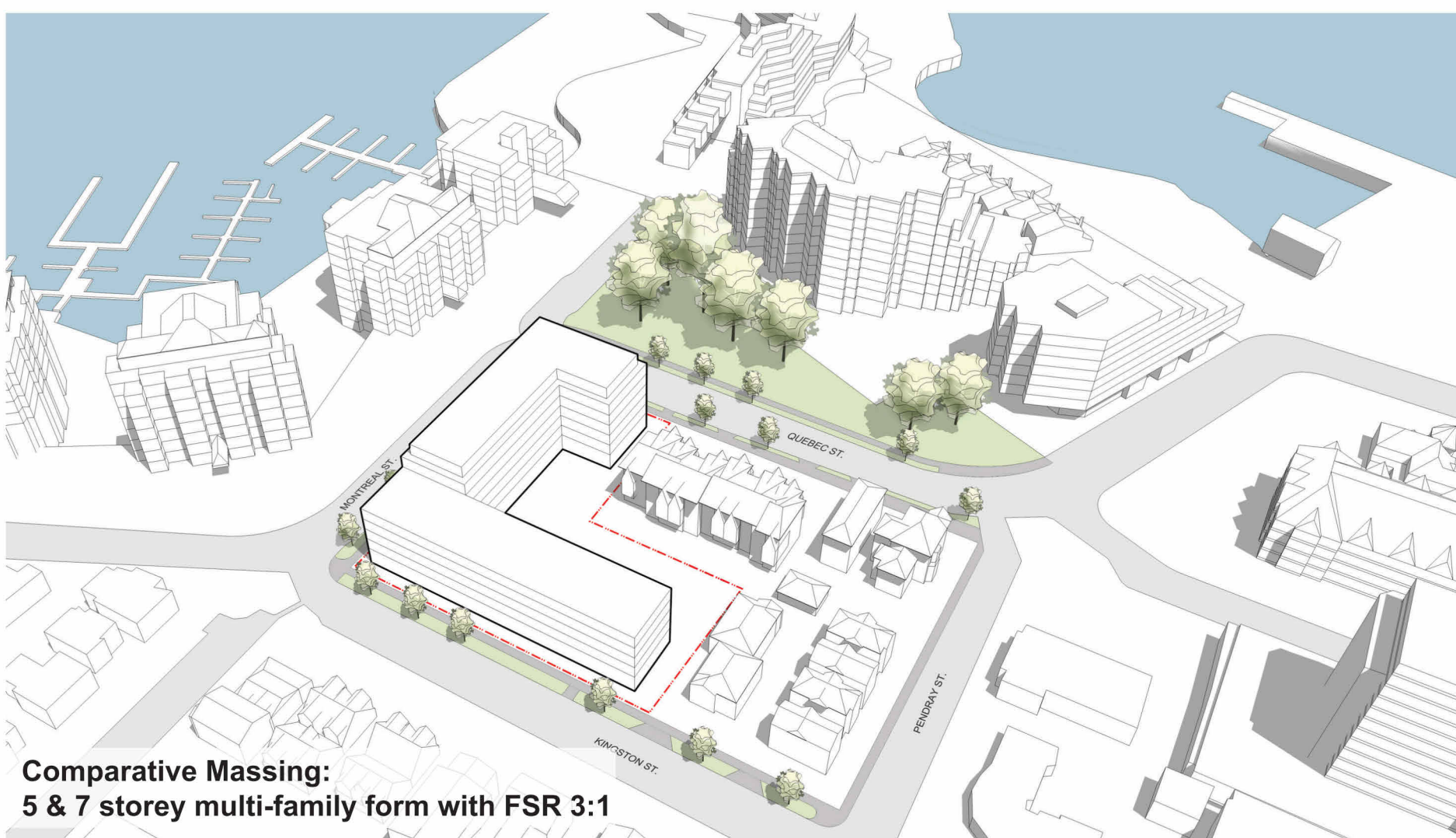
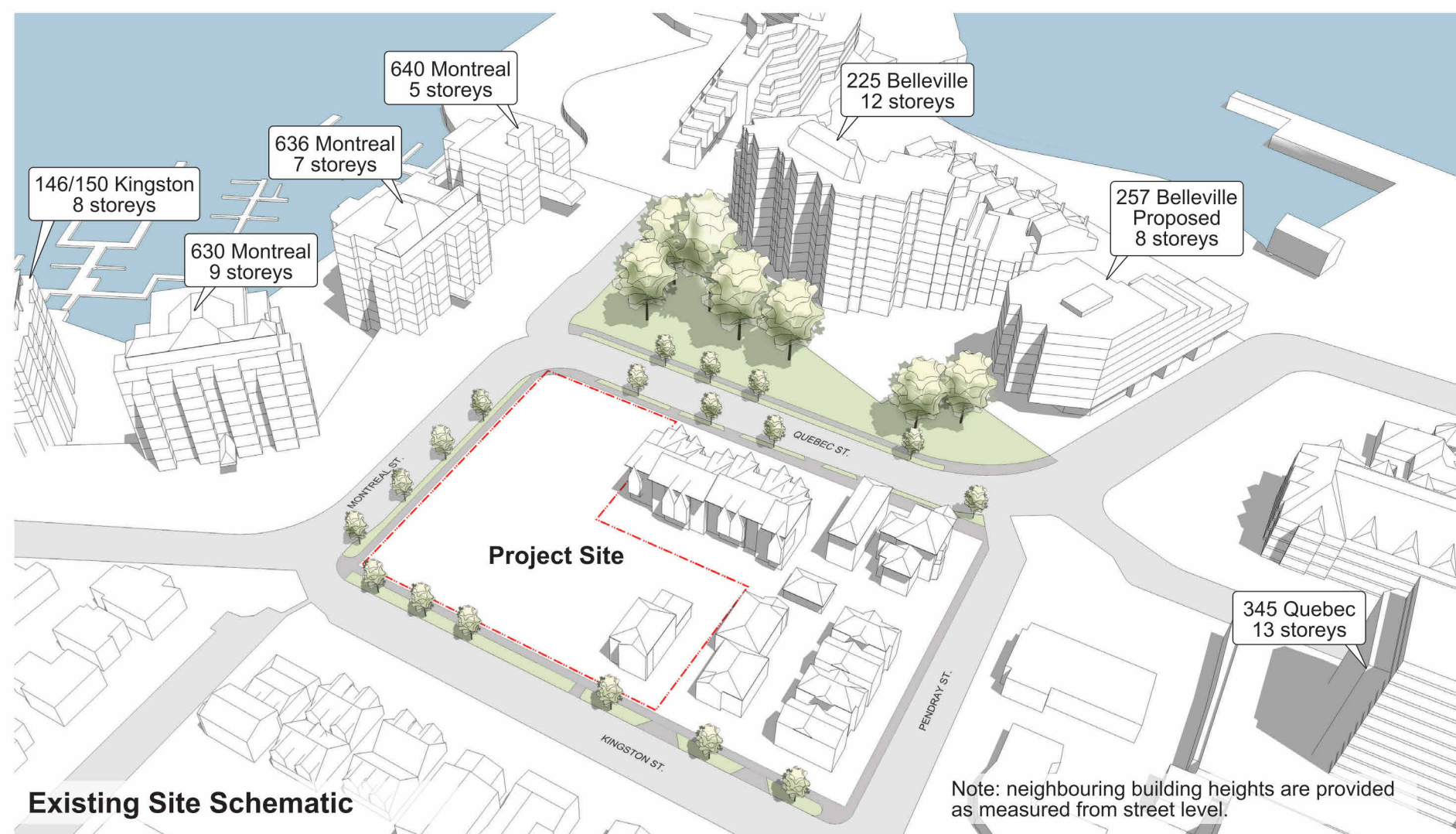


THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC. THE AUTHENTICATIVE ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE HELD UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



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

5	Reasoning/DP Resubmission	22.12.08
2	Issued for Reasoning / DP	21.12.15
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		

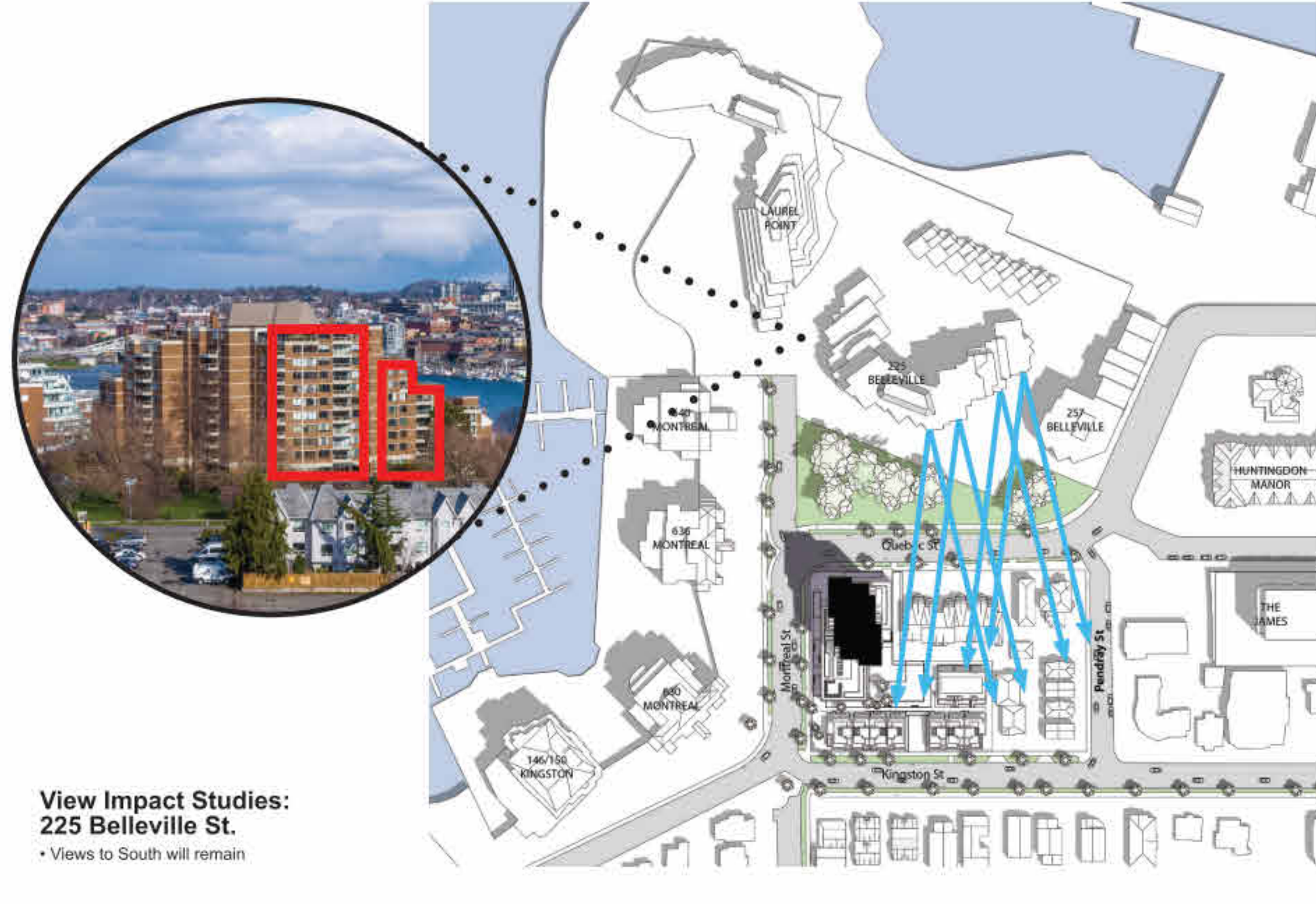
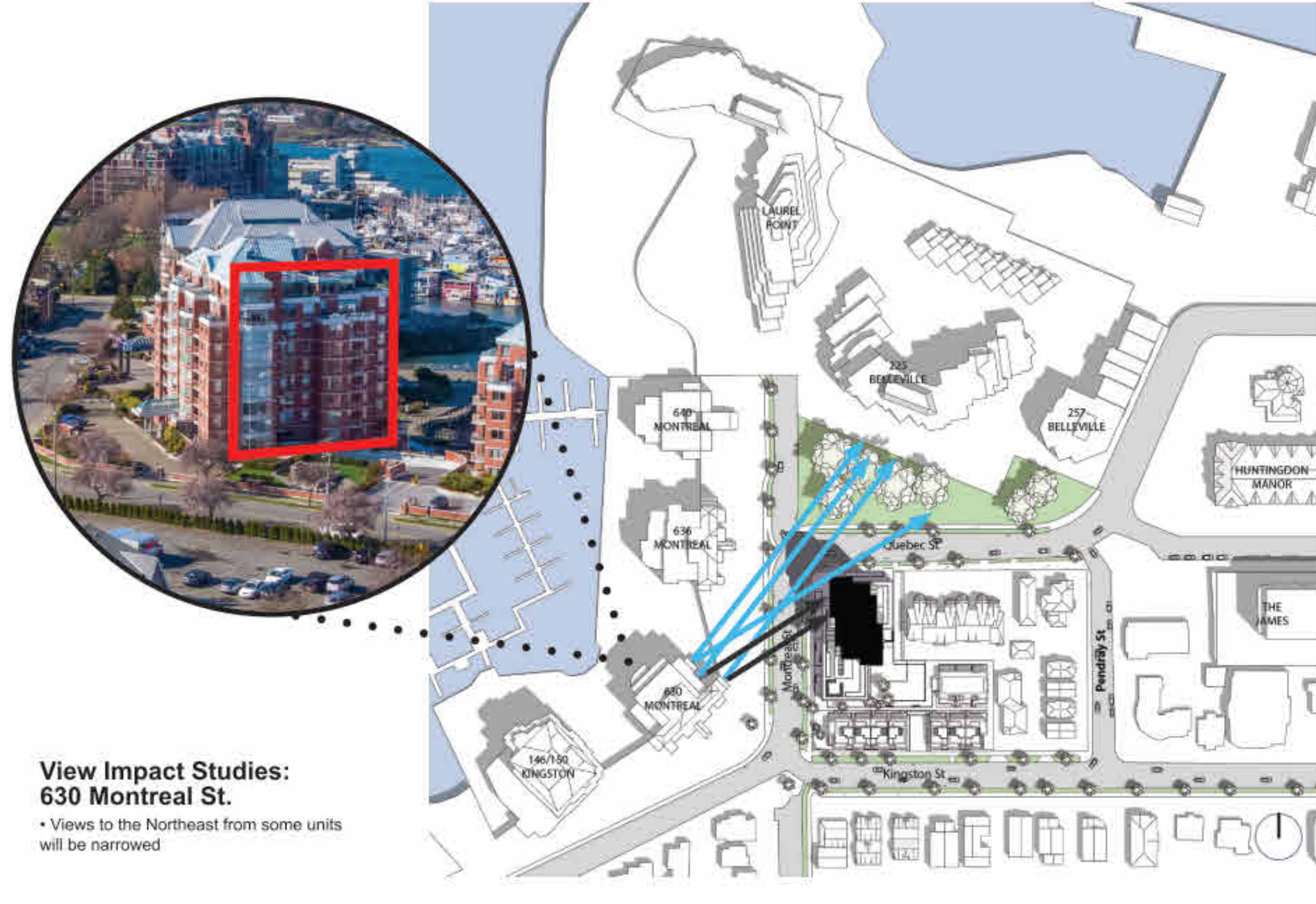


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC. THE AUTHENTICATING ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. SIGNATURE IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

Policy Context



View Impact Analysis



5	Rezoning/DP Resubmission	22.12.06
rev no	description	date

copyright reserved. these drawings and designs are and all their contents the property of D'Ambrosio Architecture + Urbanism. No part of this project shall be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Height & View Analysis

project no.	#21-18
scale	NTS
drawn by	DZ
date issued	12/06/22
sheet no.	A0.5



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



Section A - Quebec St. 1 : 300



Section B - Kingston St. 1 : 300



Section C - Montreal St. 1 : 300

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

copyright reserved. These drawings and designs are and all
their remain the property of d'ambrosio architecture to be
used for the project shown and may not be reproduced without
written consent.

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

2022-12-07 10:20:50 AM

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AISC. THE AUTHORTATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY DMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



A wide panoramic view of the Victoria Harbour Ferry Terminal and surrounding cityscape. The foreground shows a parking lot with several cars and a white van. The middle ground features the ferry terminal with a large white ferry docked at the pier. The background is filled with various city buildings, including a prominent tall apartment building, and distant mountains under a blue sky with scattered clouds.

A wide panoramic view of a harbor in Victoria, British Columbia. In the foreground, a wooden pier with several small boats and a concrete structure with graffiti are visible. The middle ground shows a large body of water with a city skyline in the background, including various residential and commercial buildings. The sky is blue with scattered clouds.

5	Rezonning/DP Resubmission	22 12 06	
4	Issued for ADP	22 08 02	
2	issued for Rezonning / DP	21 12 15	
rev no	description	date	
copyright reserved. These drawings and designs are and all times remain the property of d'aromatix architectes to be used for the project shown and may not be reproduced without written consent.			
project name			
Montreal and Quebec			
285 Quebec Street			
Victoria, BC			
sheet title			
Skyline Analysis			
project no.	#21-18		
scale	NTS		
drawn by	CF		
date issued	sheet no.		
12/06/22	A0.7		



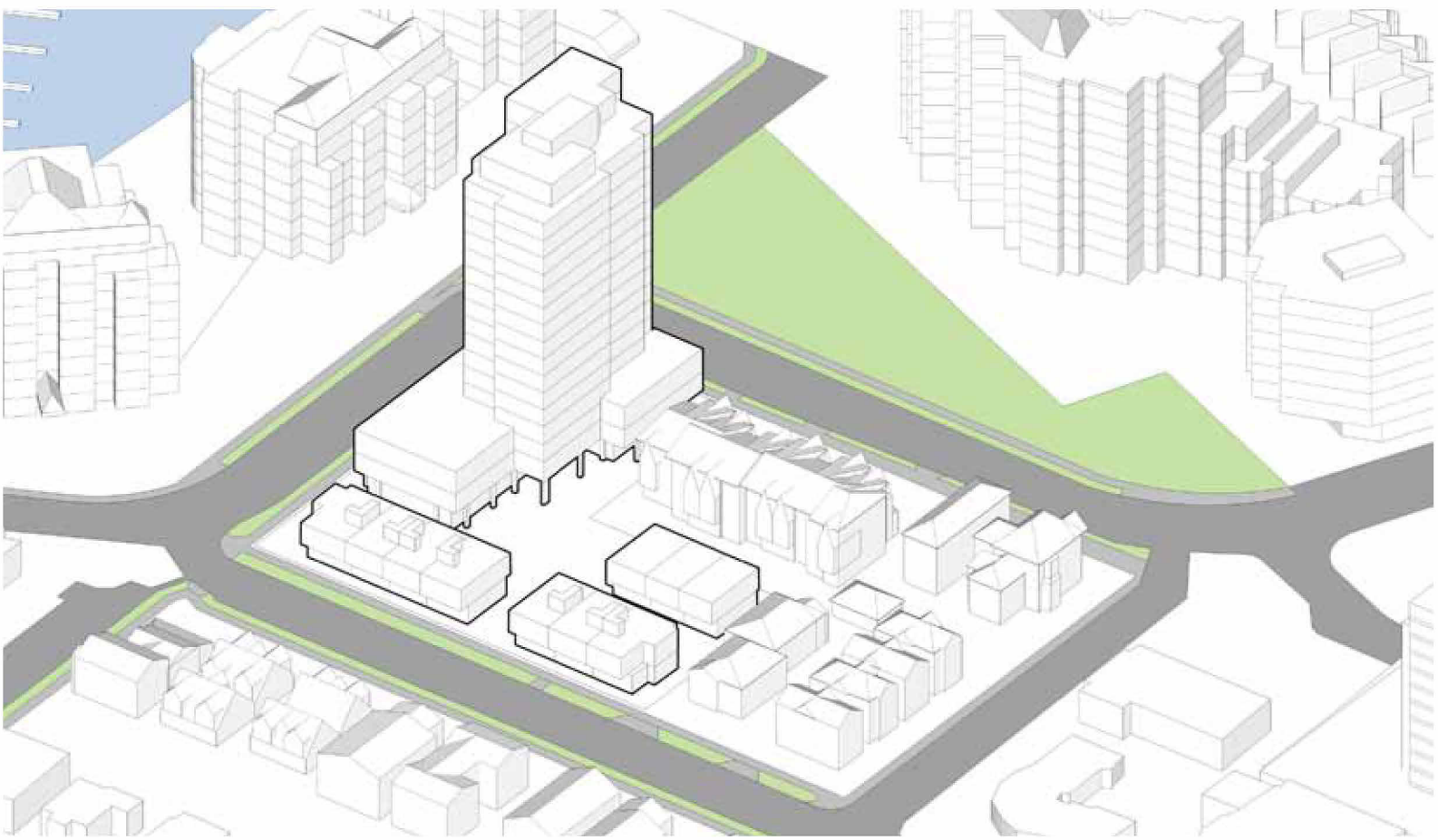
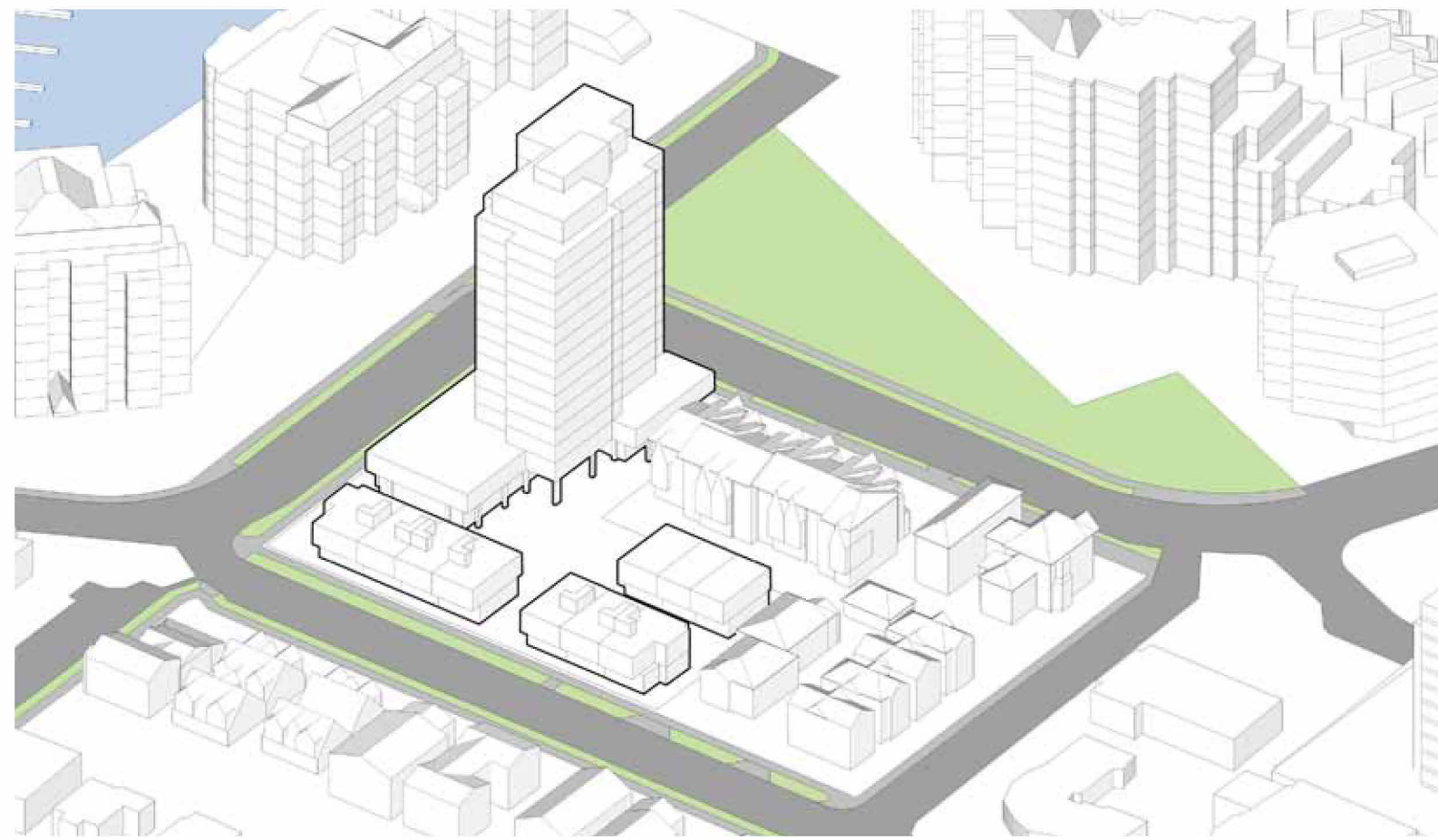
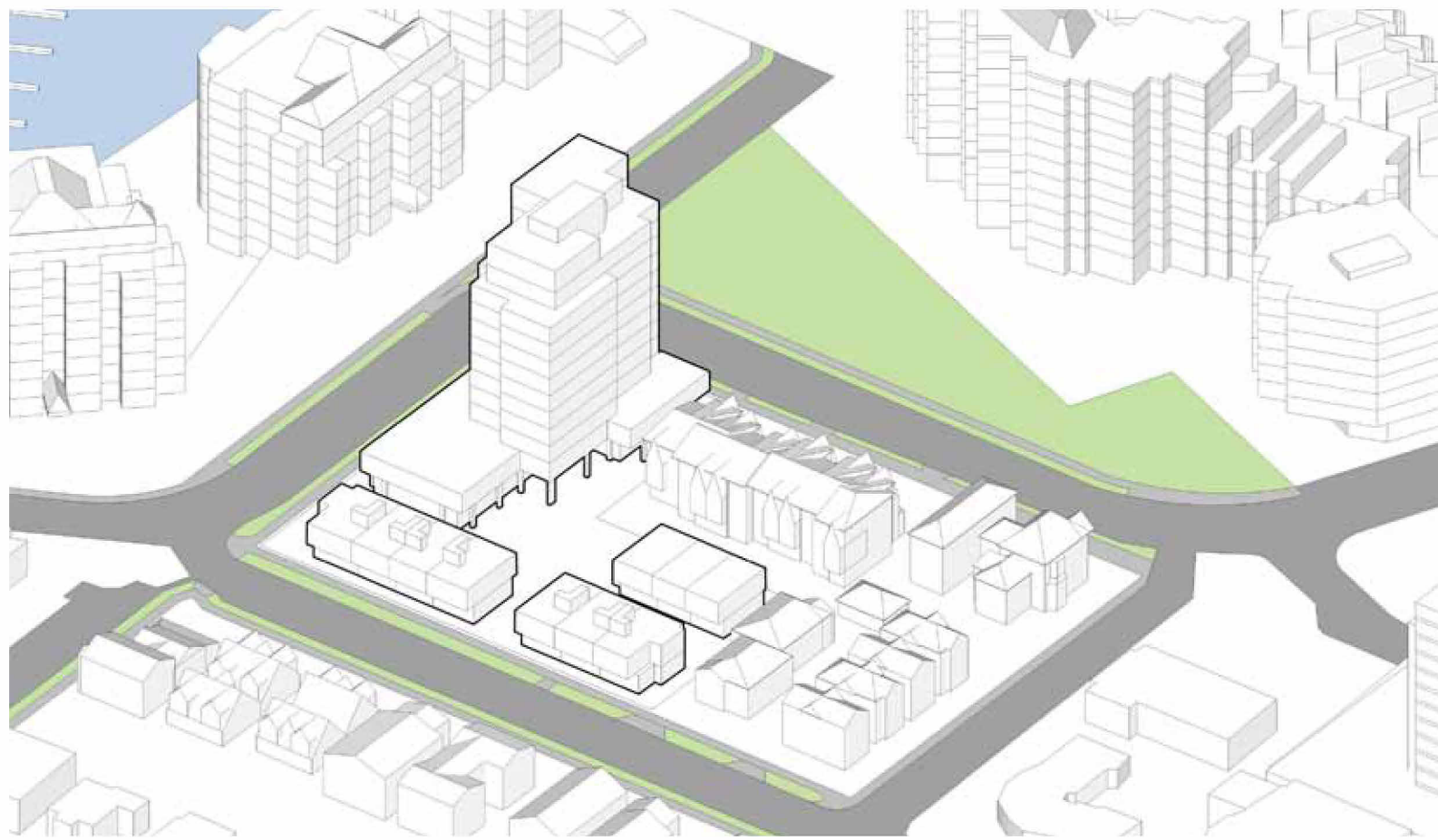
THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

COMPARATIVE MASSING ANALYSIS SPRING/FALL EQUINOX

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



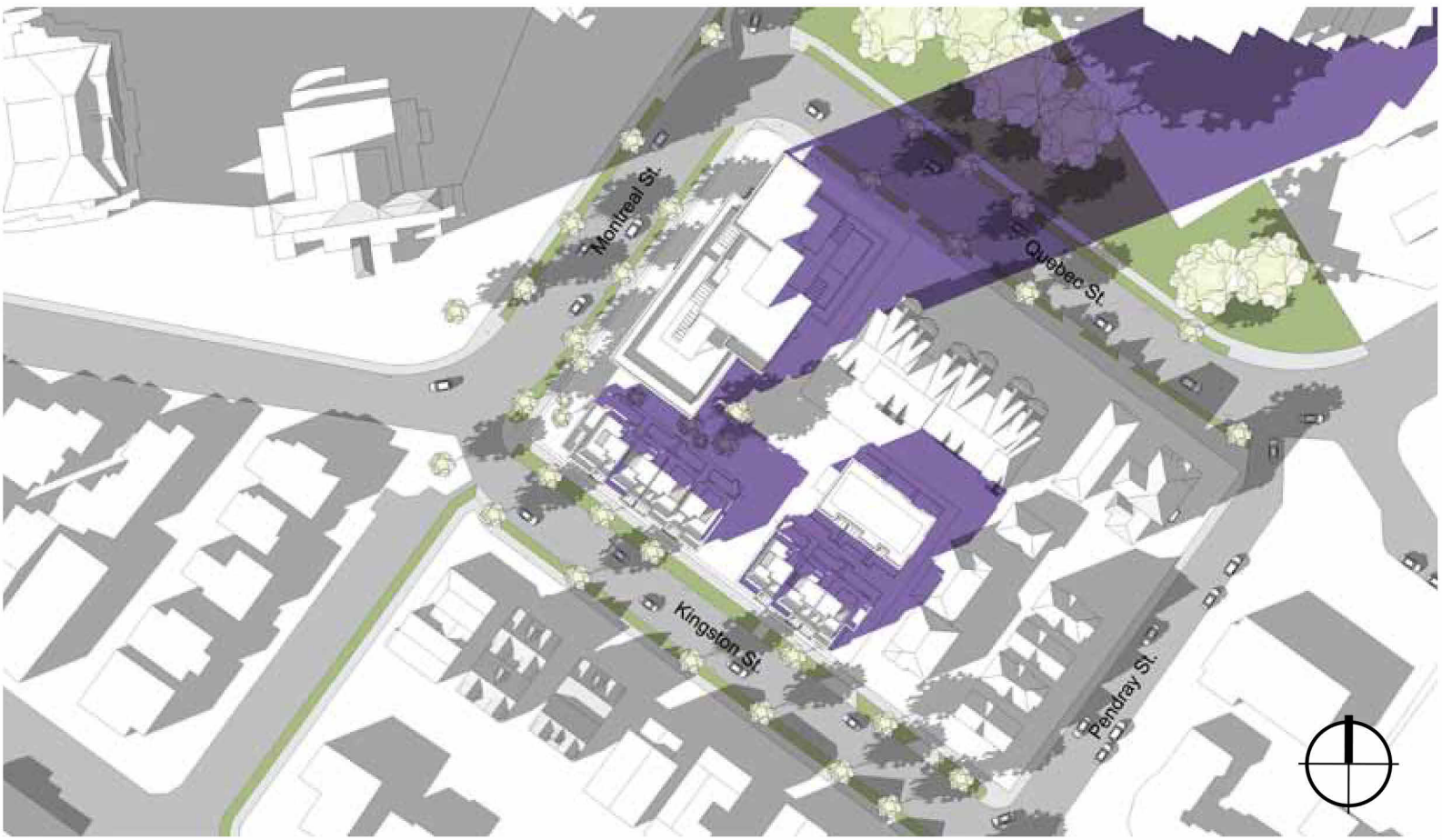
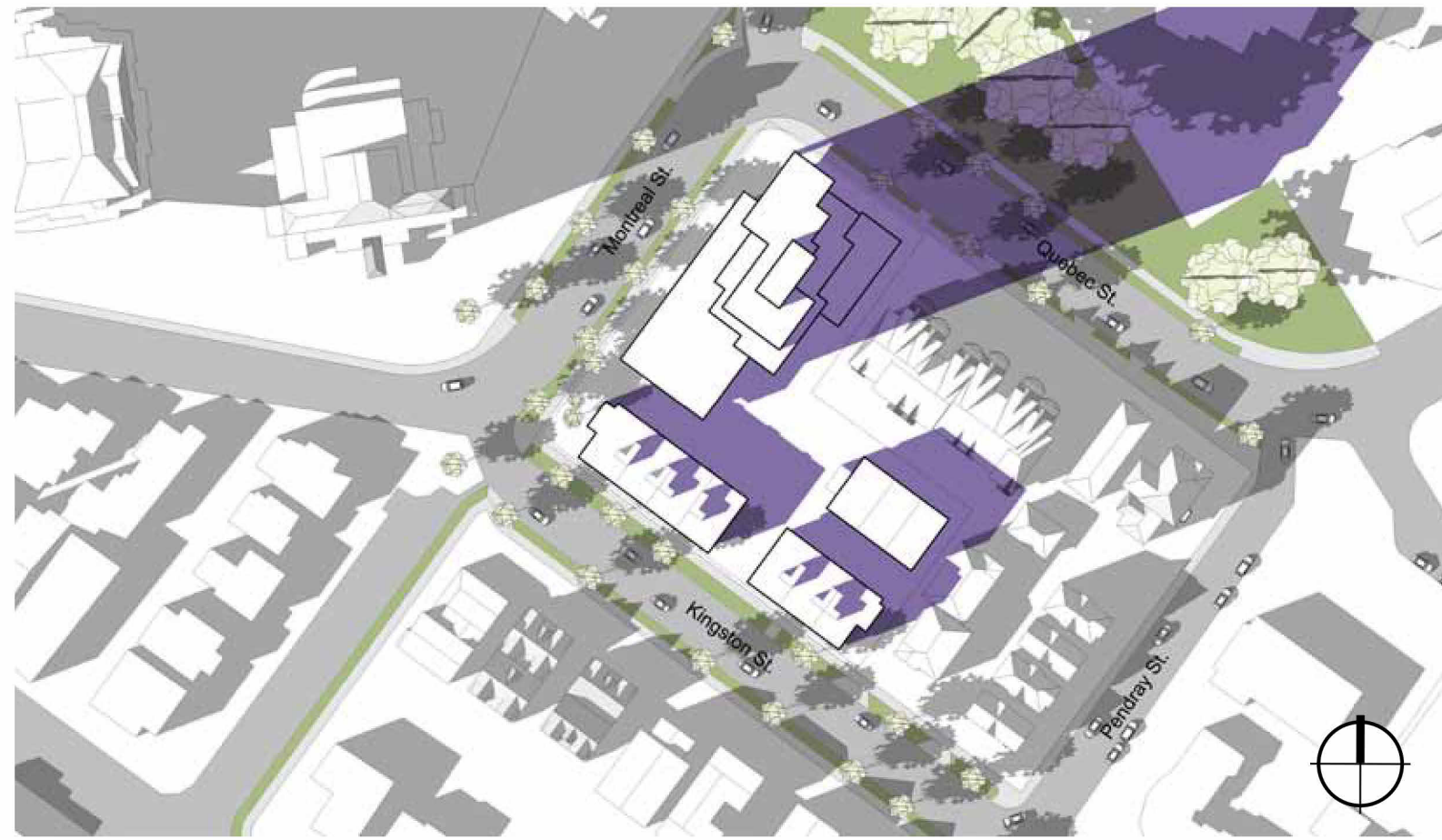
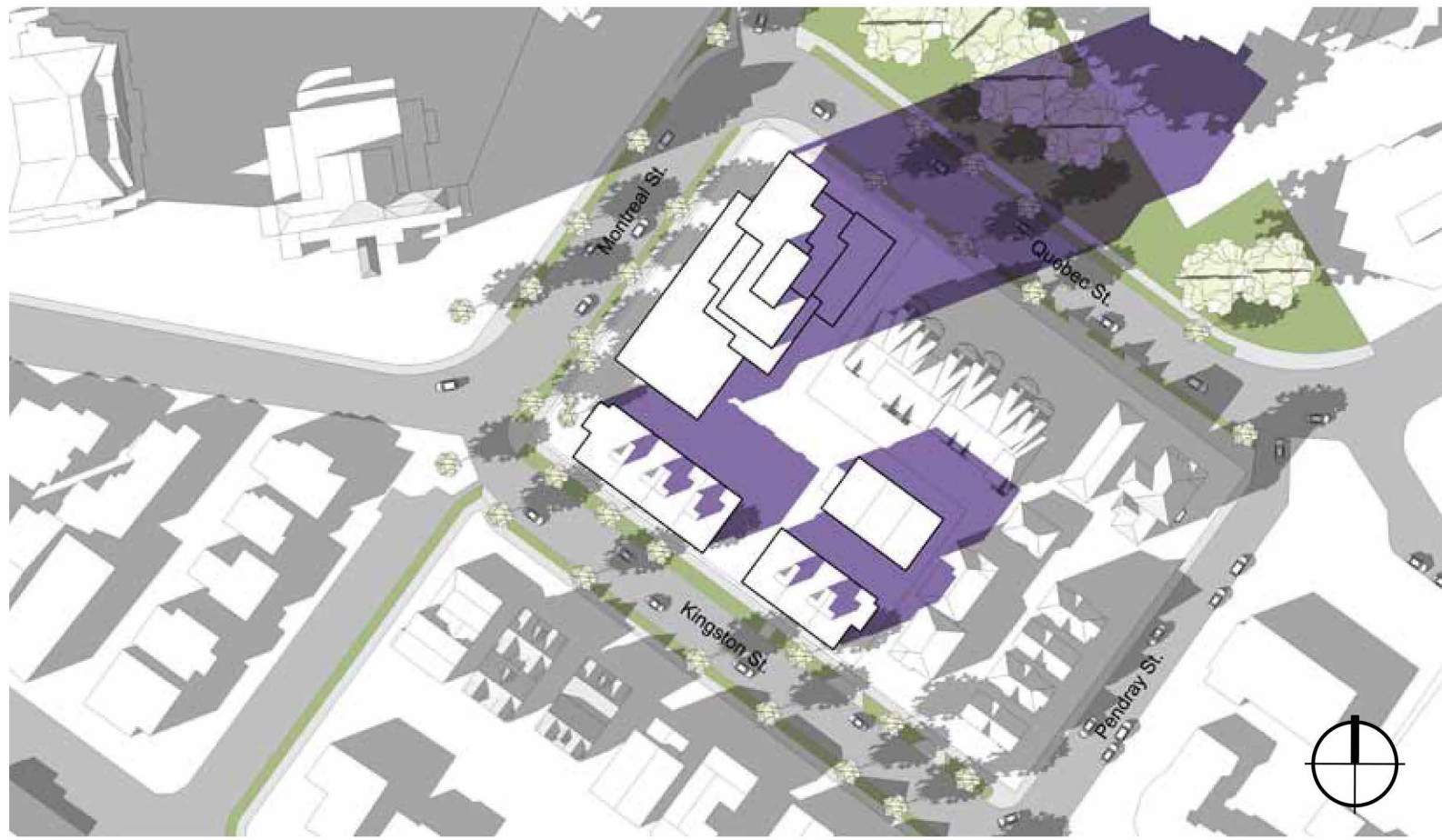
9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



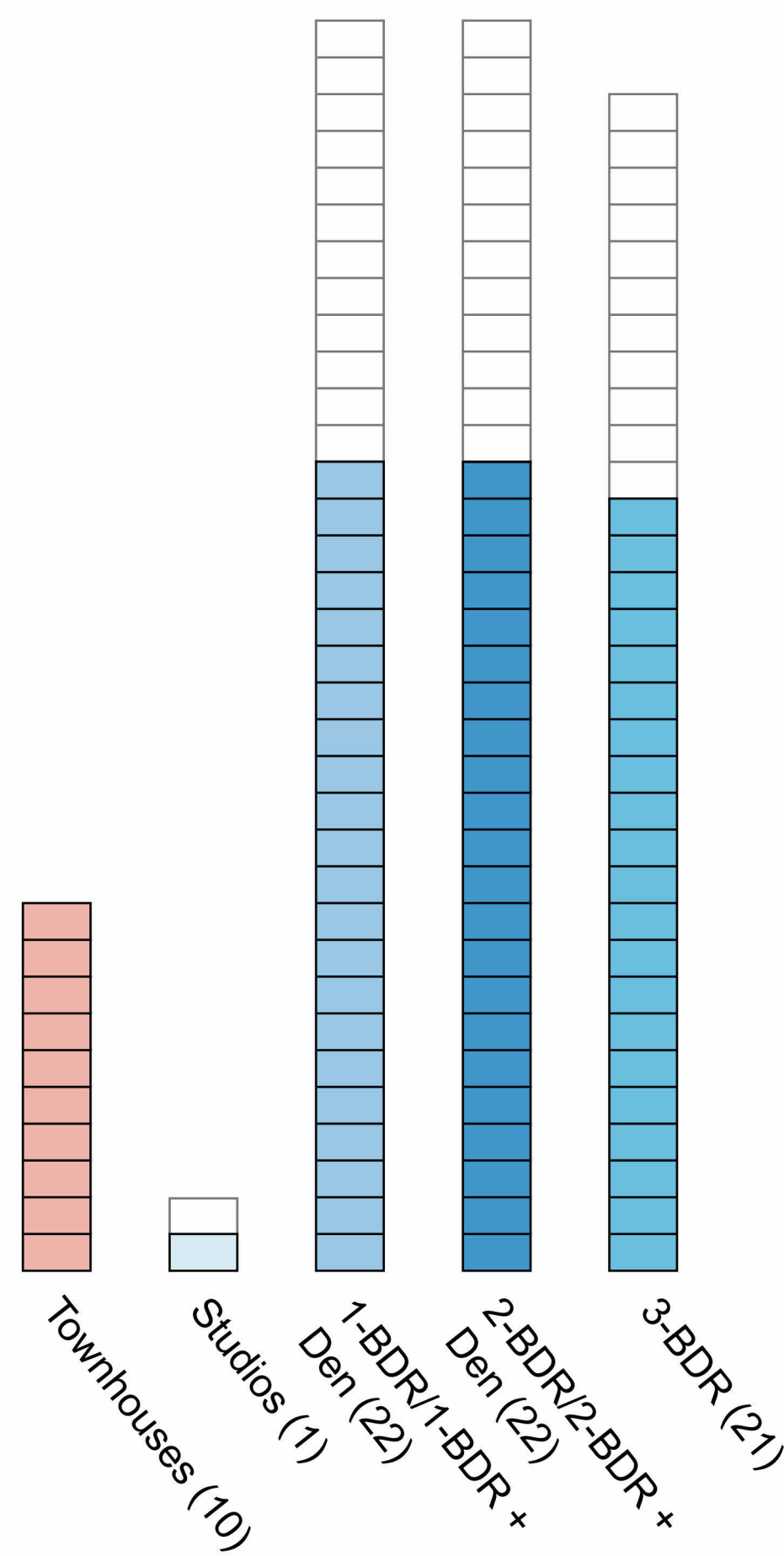
4:00 PM Spring/Fall Equinox



Unit Count Comparison

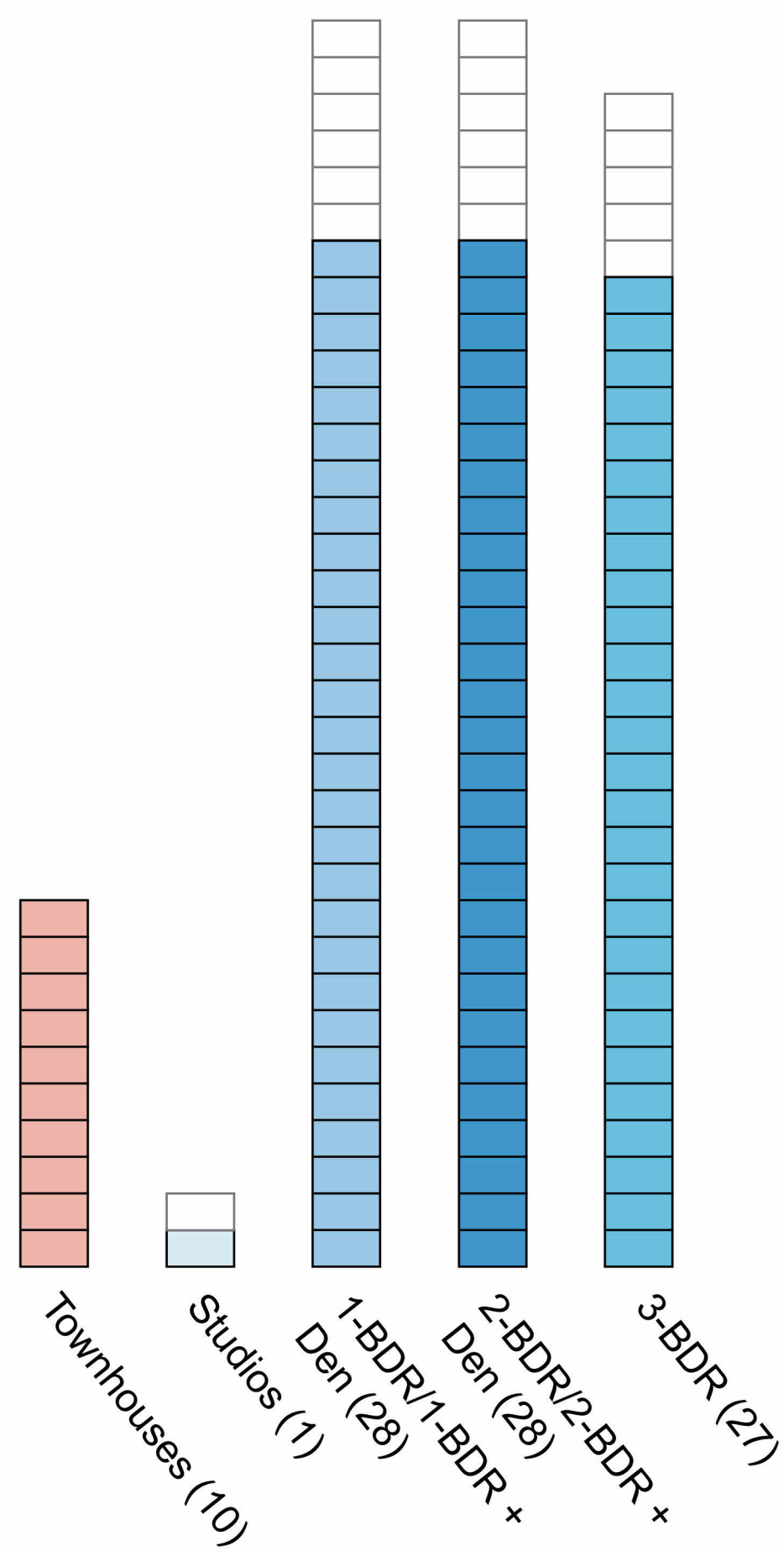
FSR 2:1 Comparative Massing

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



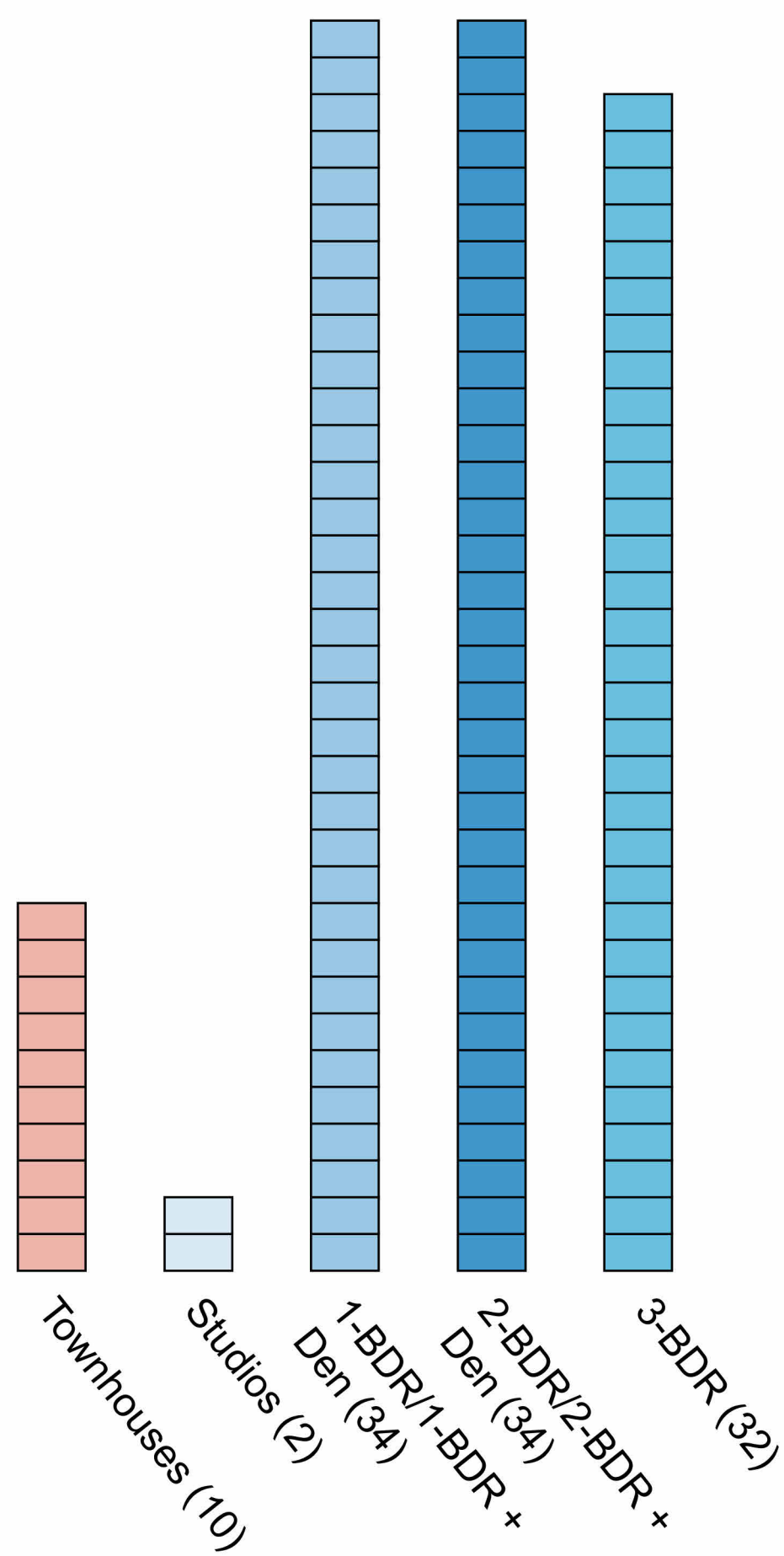
FSR 2.5:1 Comparative Massing

Storeys: 15 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 94



FSR 3:1 Proposed Massing

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



5	Rezoning/DP Resubmission	22.12.06
2	Issued for Rezoning / DP	21.12.15
rev no	description	date

copyright reserved. These drawings and designs are not to be used for the project shown and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Massing, Sun and
Shade Study

project no. #21-18
scale
drawn by DZ

date issued 12/06/22
sheet no. A0.8

2022-12-07 10:21:04 AM



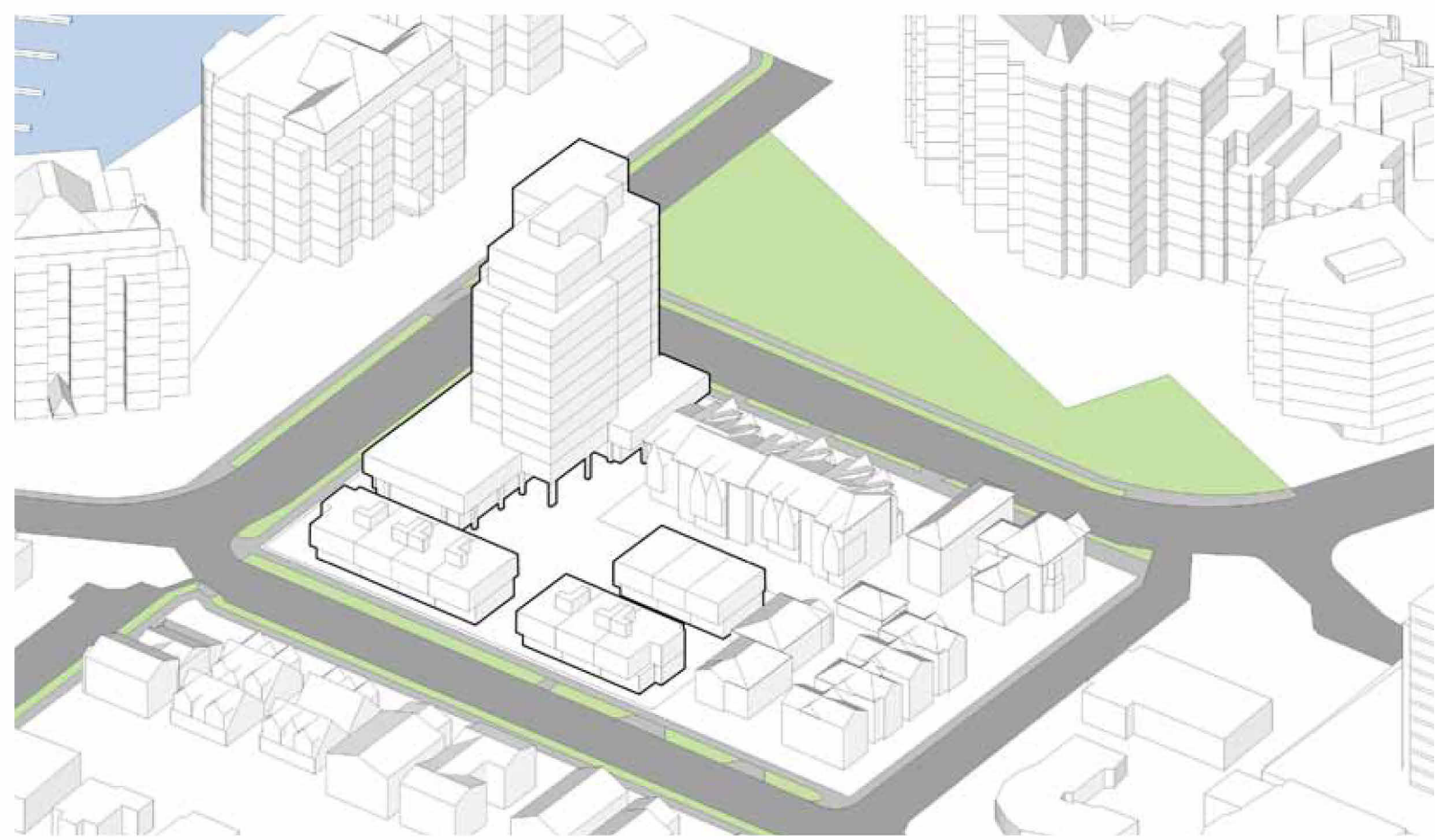
THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

COMPARATIVE MASSING ANALYSIS SUMMER SOLSTICE

Legend

- Shadows from Proposed Building
- Shadows from Existing Buildings

Massing



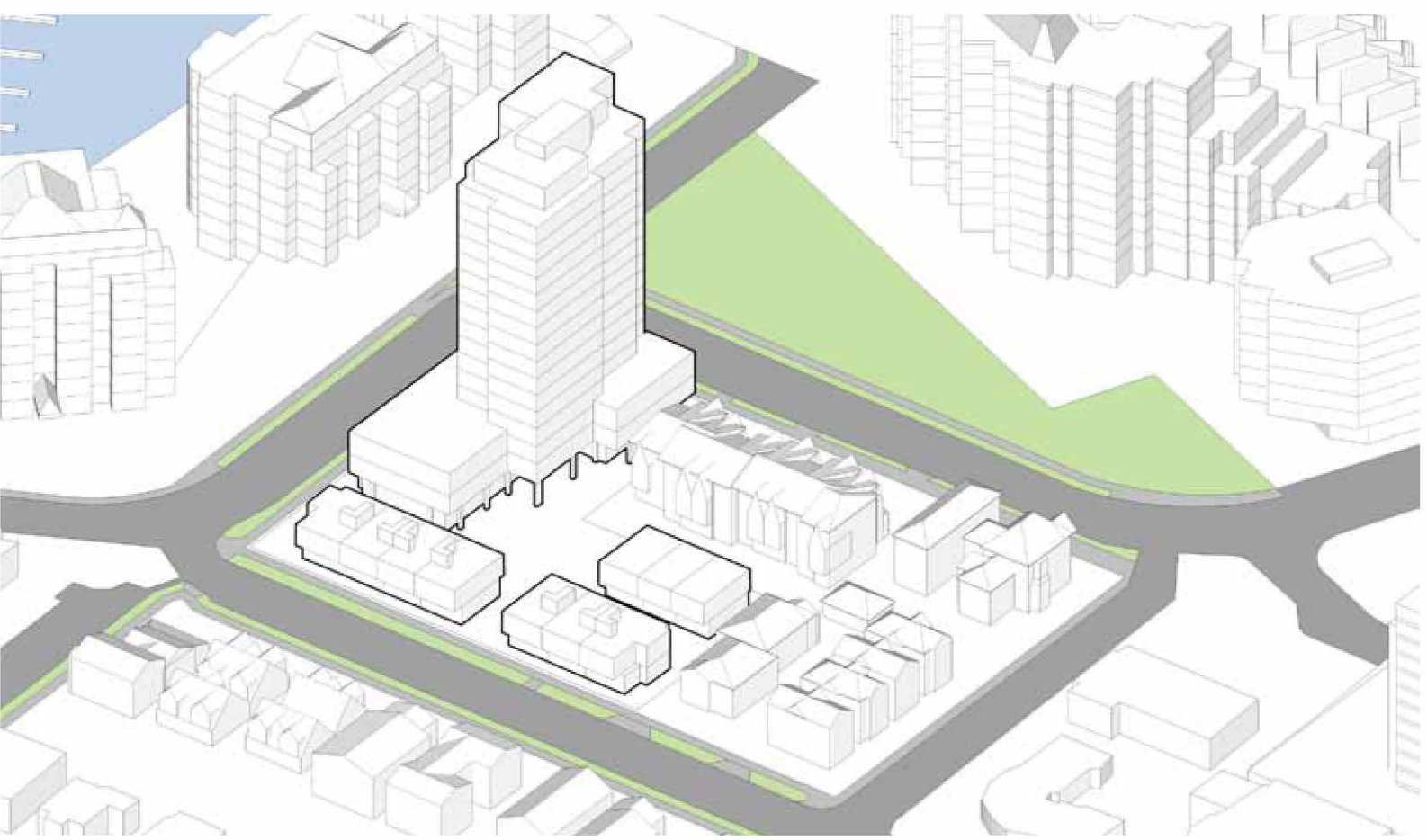
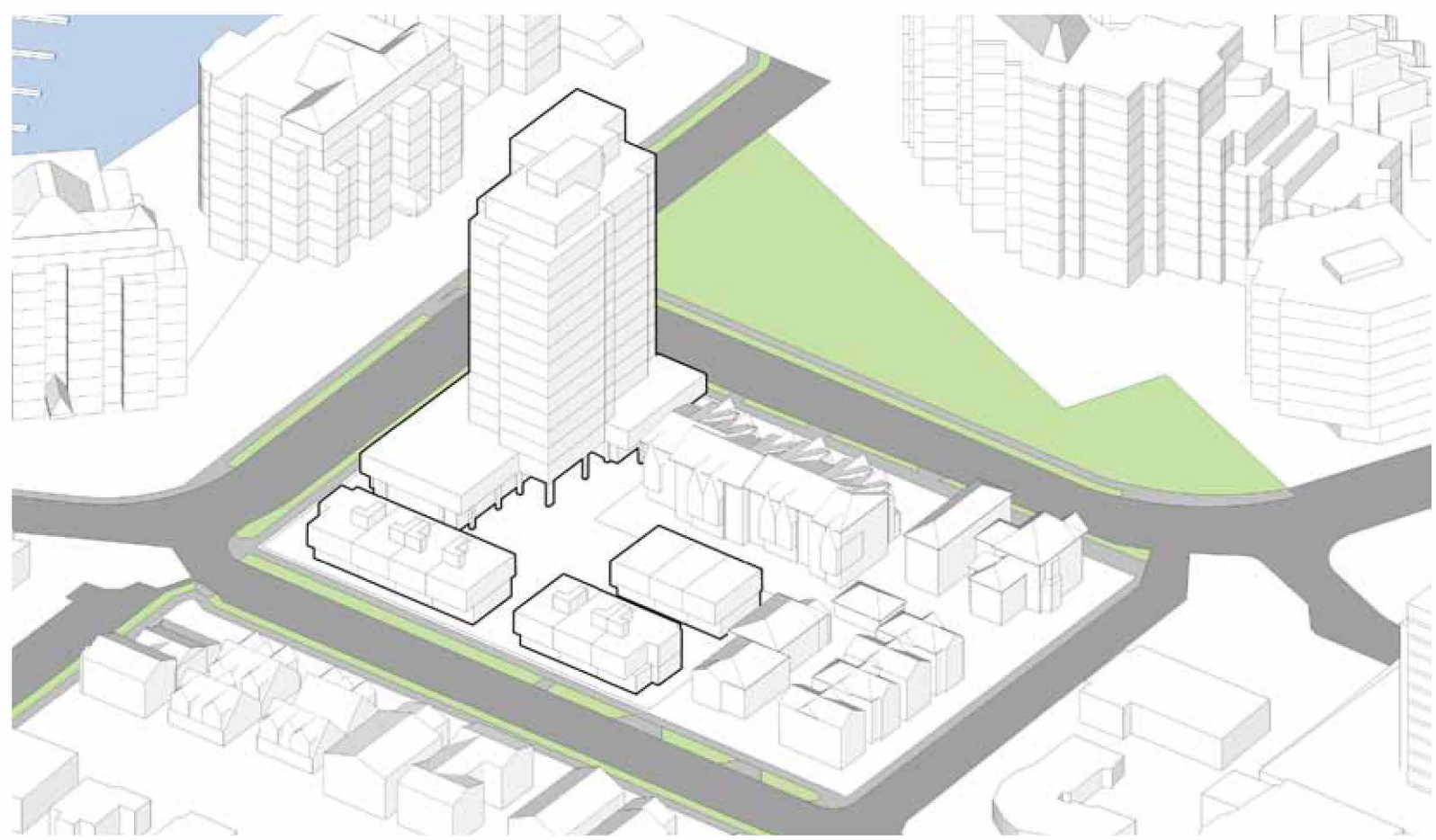
9:00 AM Summer Solstice



12:00 PM Summer Solstice



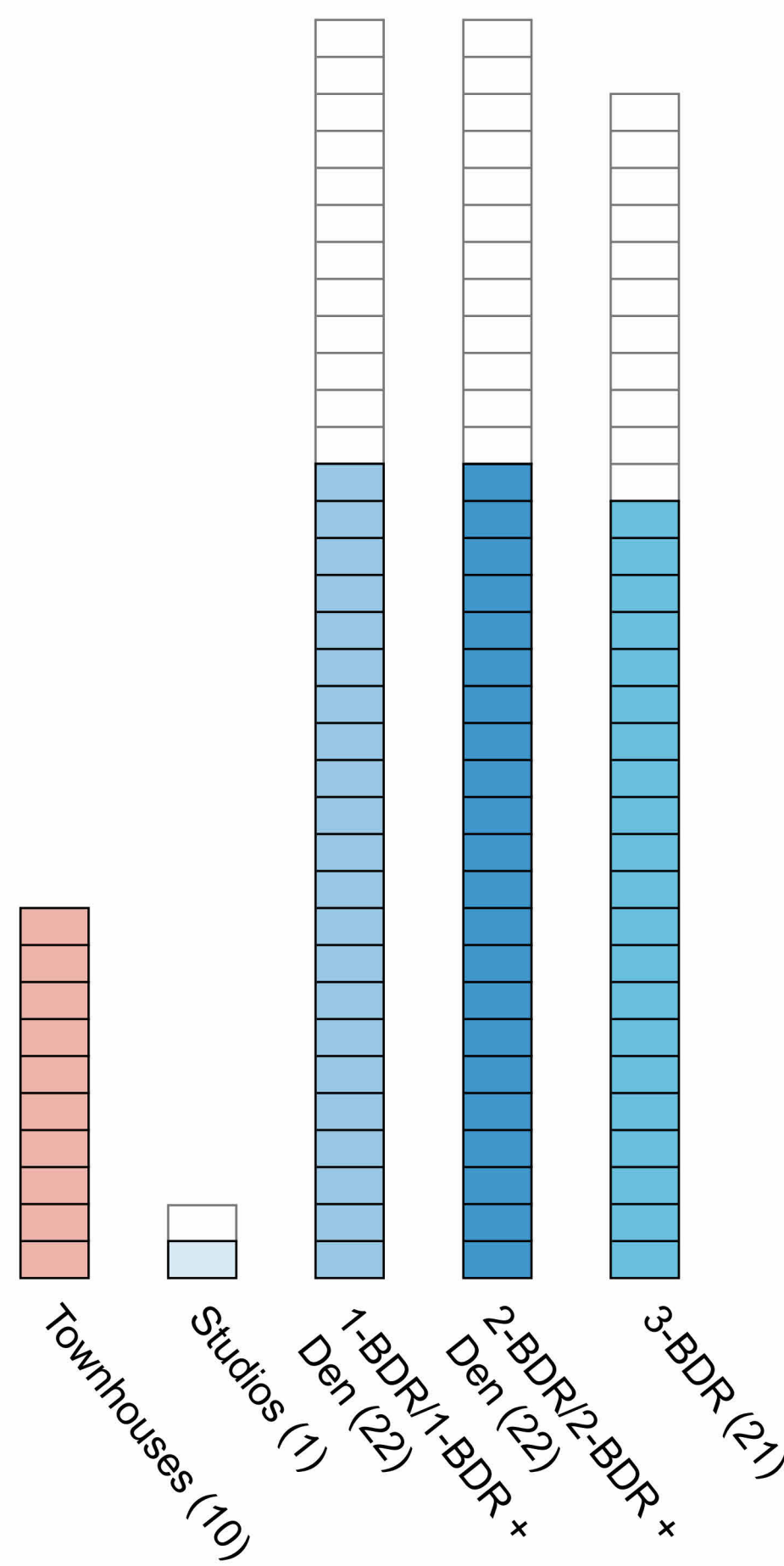
5:00 PM Summer Solstice



Unit Count Comparison

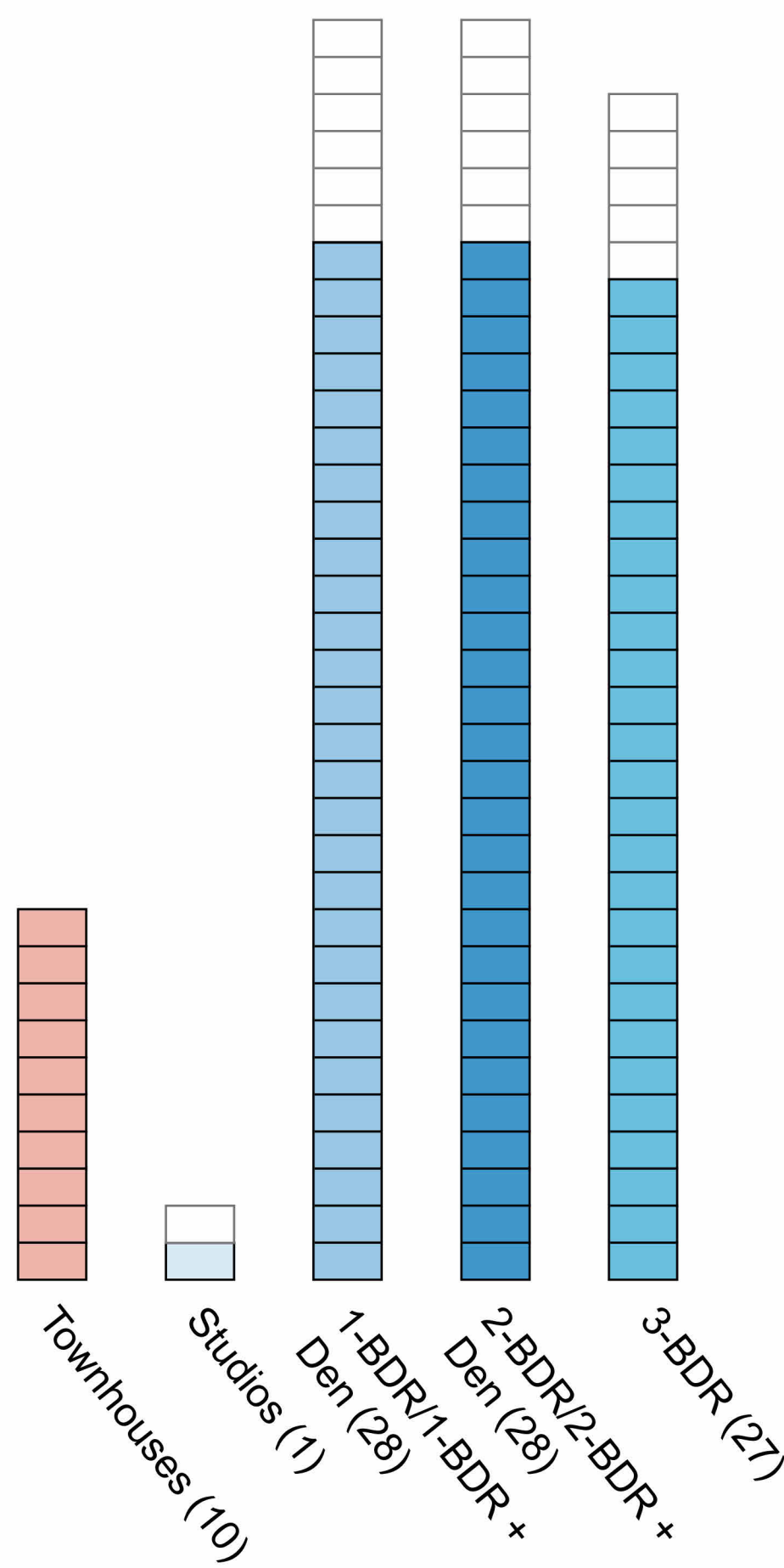
FSR 2:1 Comparative Massing

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



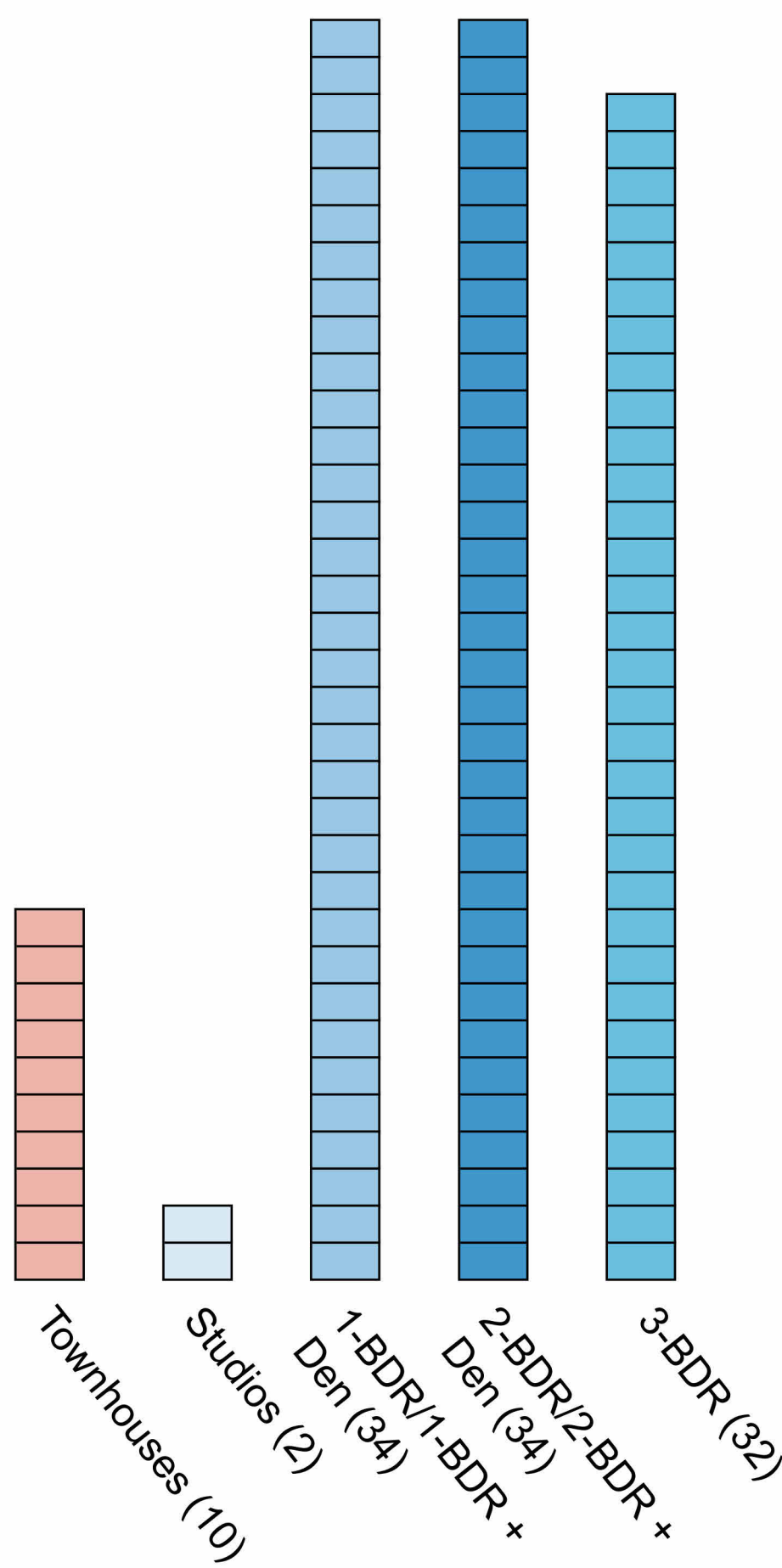
FSR 2.5:1 Comparative Massing

Storeys: 15 total including 2 storey base;
2 storey townhouses + roof decks.
Total Units: 94



FSR 3:1 Proposed Massing

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



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
CRYPTOGRAPHY TECHNOLOGY AUTHORIZED BY
THE AIBC. THE AUTHENTICATIVE ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
architecture + urbanism. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

COMPARATIVE MASSING ANALYSIS

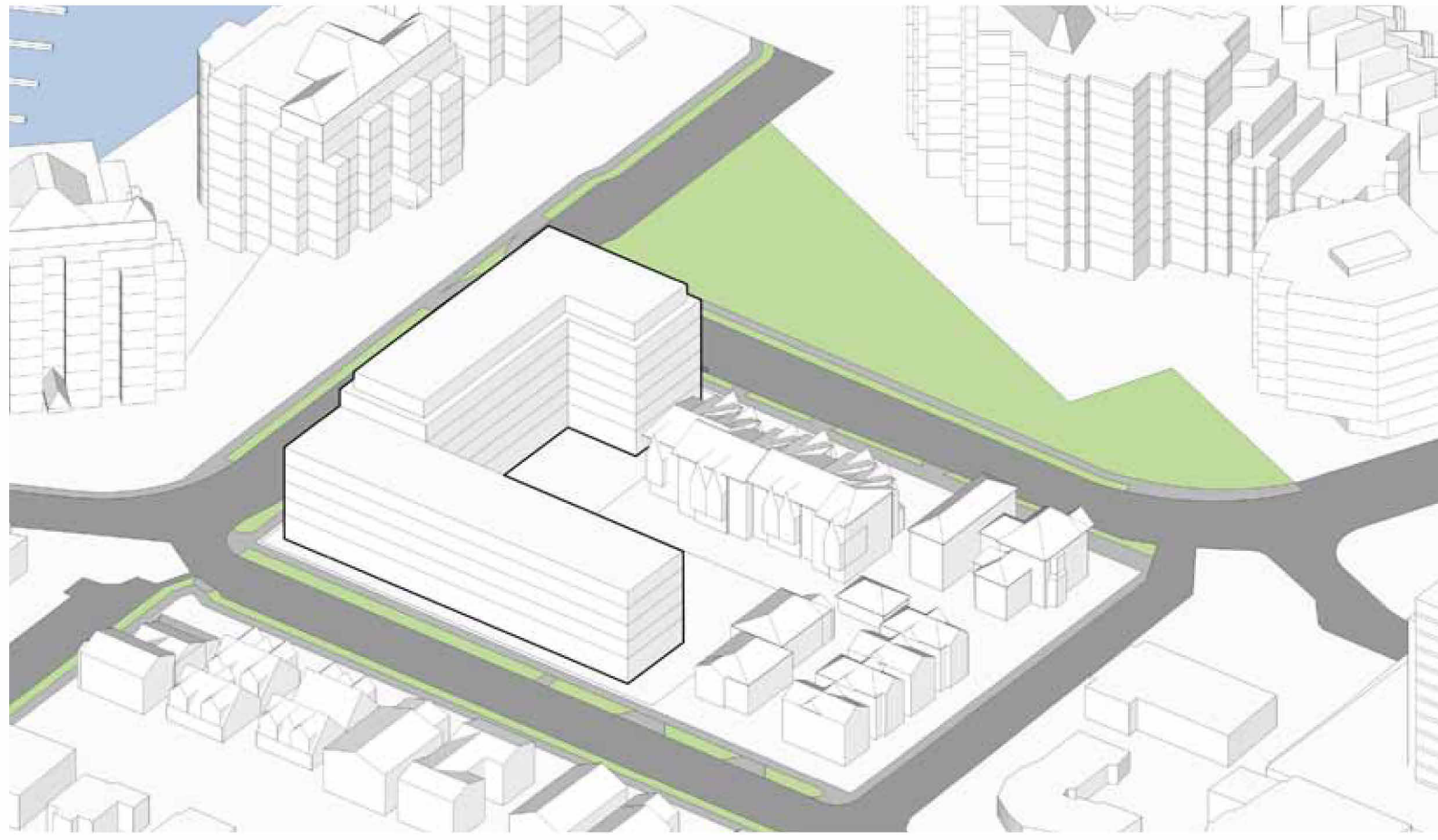
SPRING/FALL EQUINOX

Legend

 Shadows from Proposed Building

Shadows from Existing Buildings

Massing



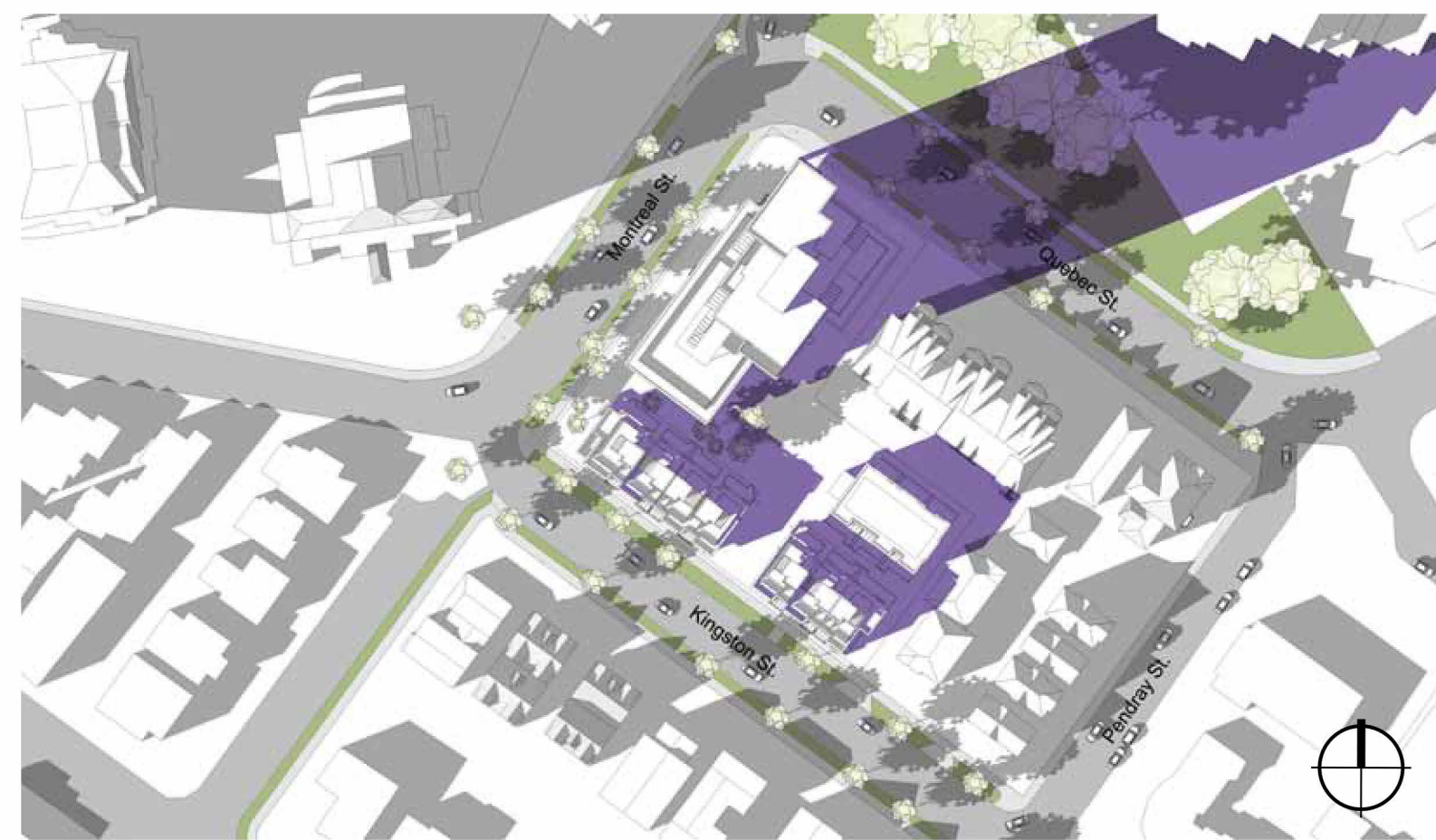
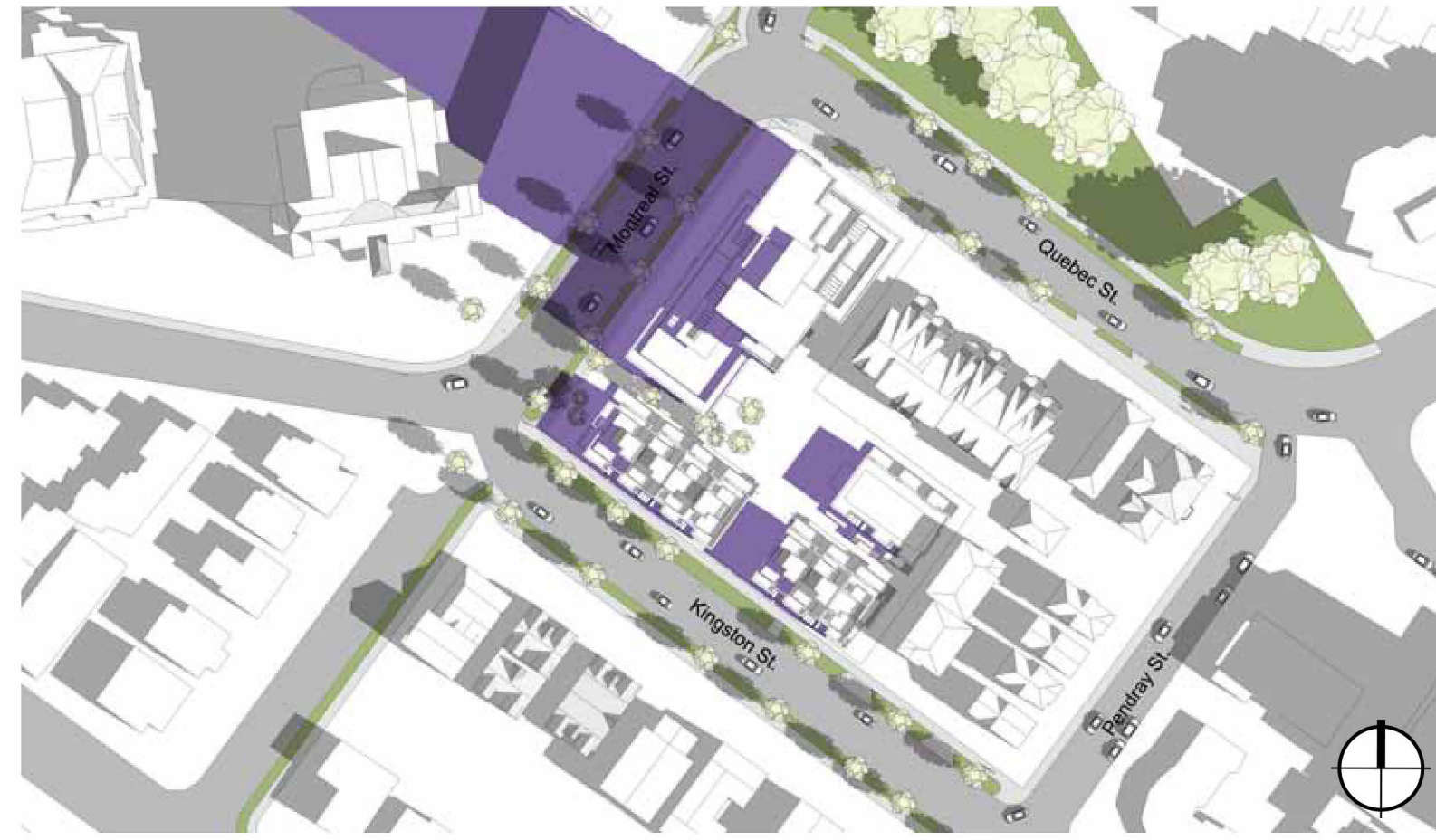
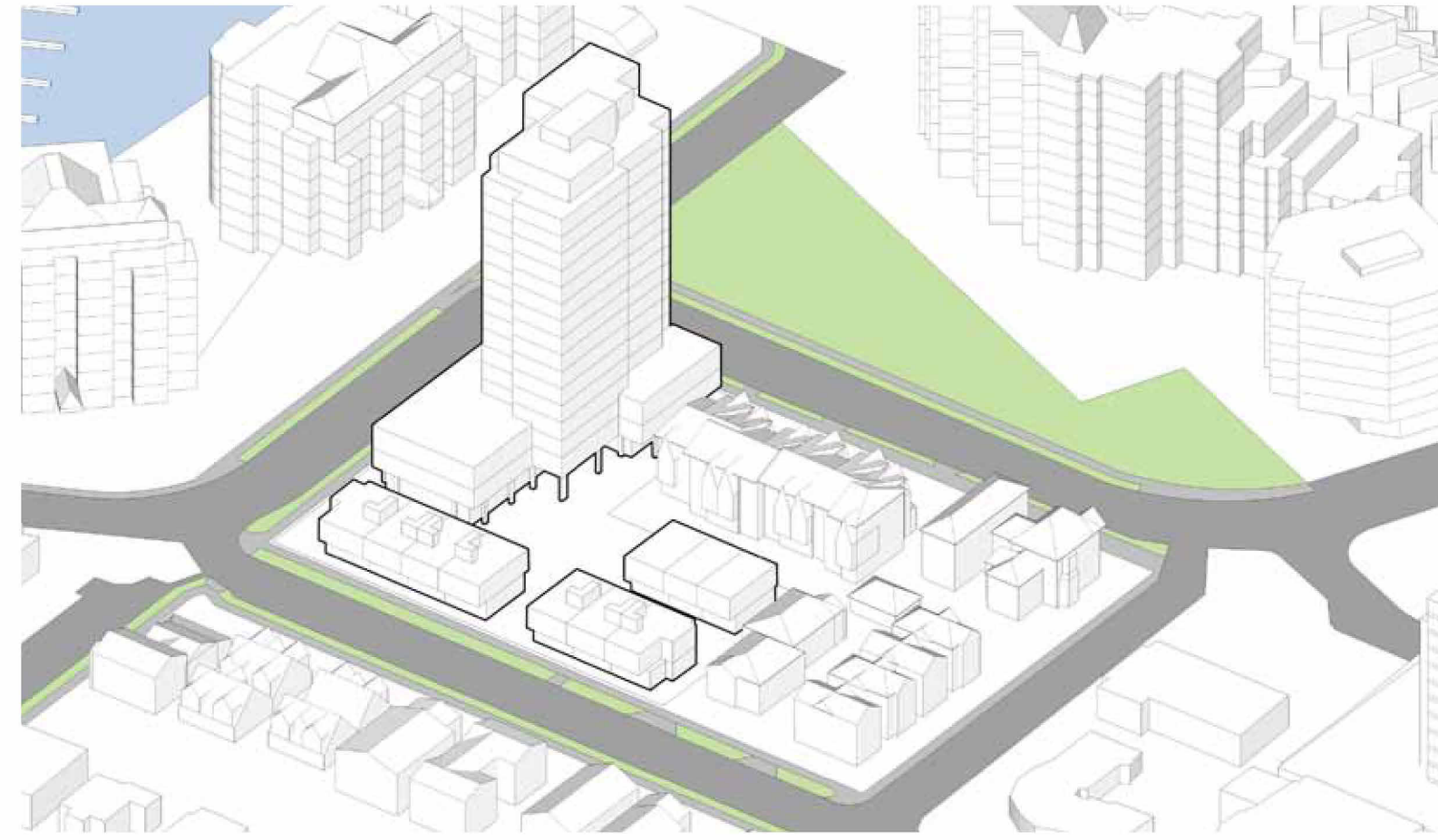
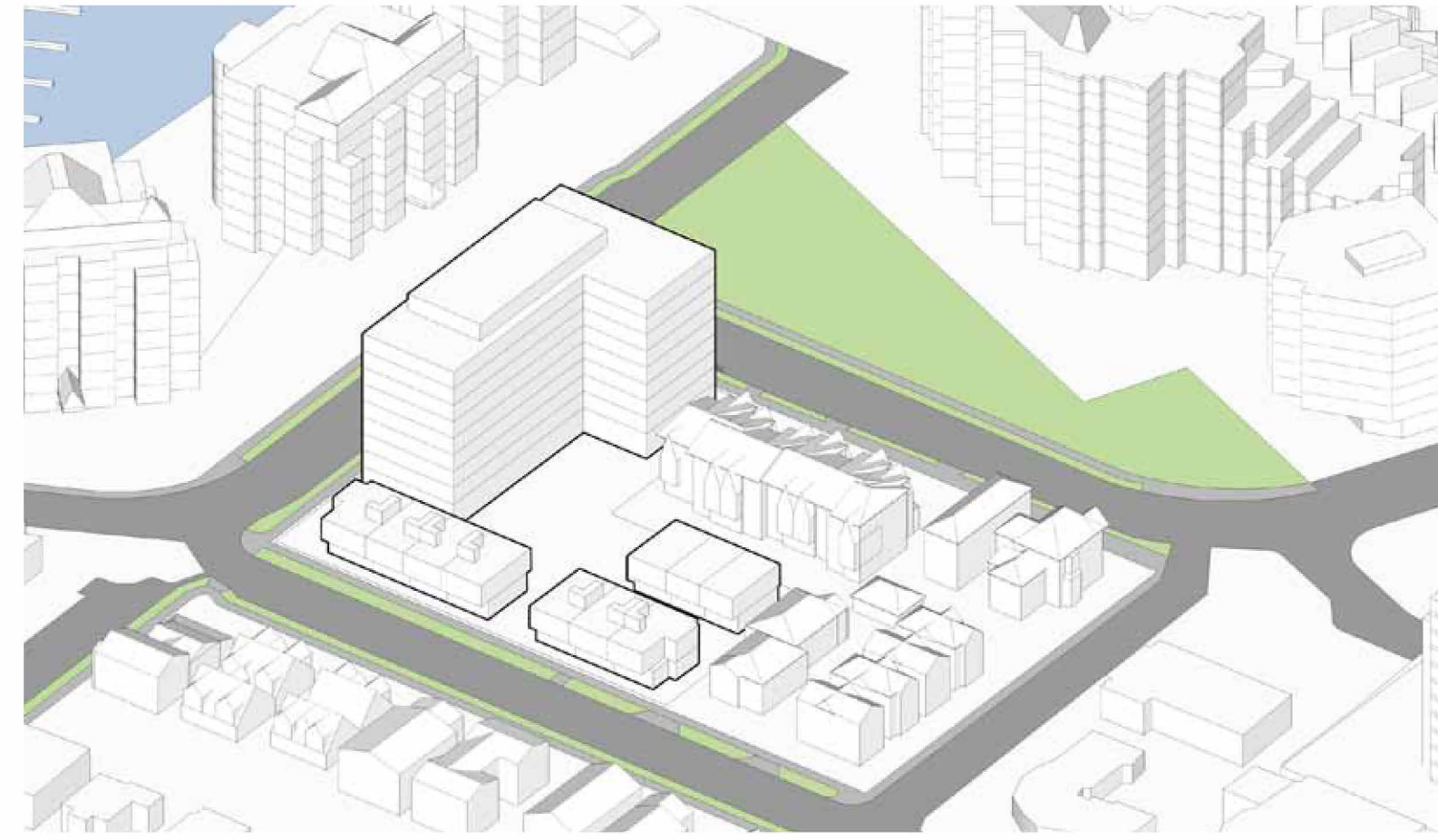
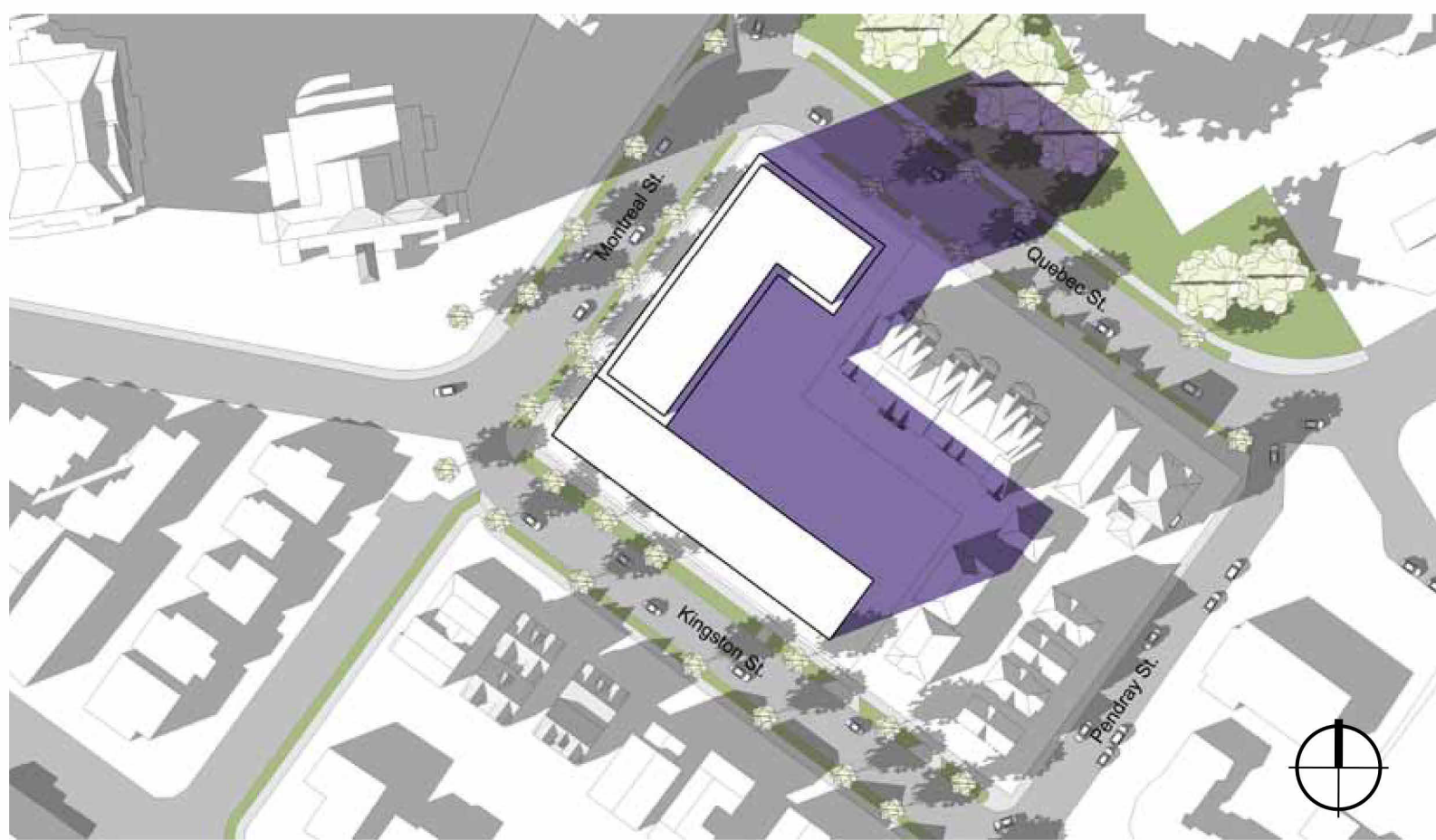
9:00 AM Spring/Fall Equinox



12:00 PM Spring/Fall Equinox



4:00 PM Spring/Fall Equinox

[illegible]

	Rezoning/DP Resubmission	22.12.06
av no	description	date

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

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

project no.	#21-18
-------------	--------

scale

drawn by DZ

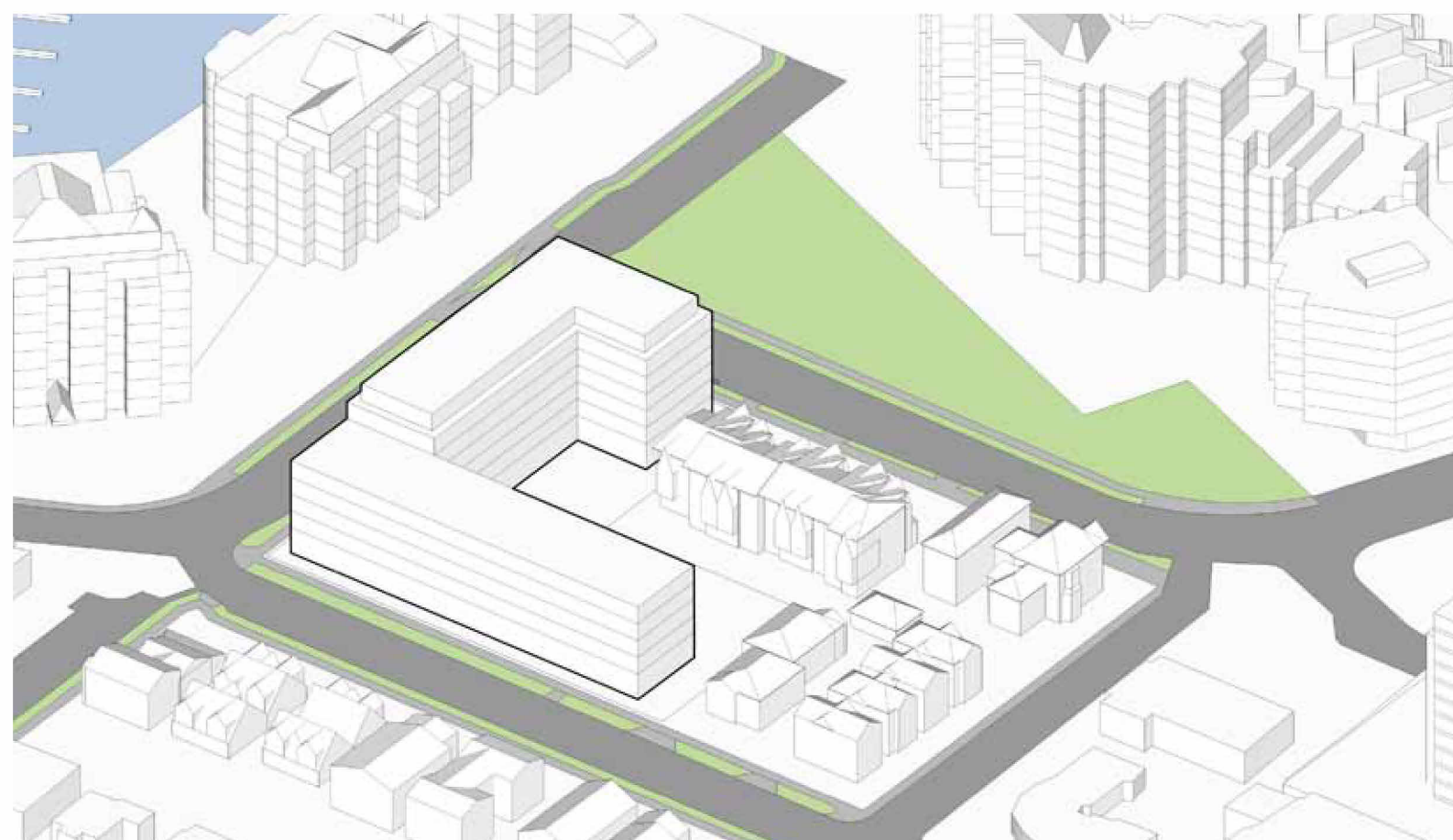
date issued	sheet no.
10/06/20	A0 10

12/06/22	A0.10
----------	-------

2022-12-07 10:21:26 AM

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

Massing



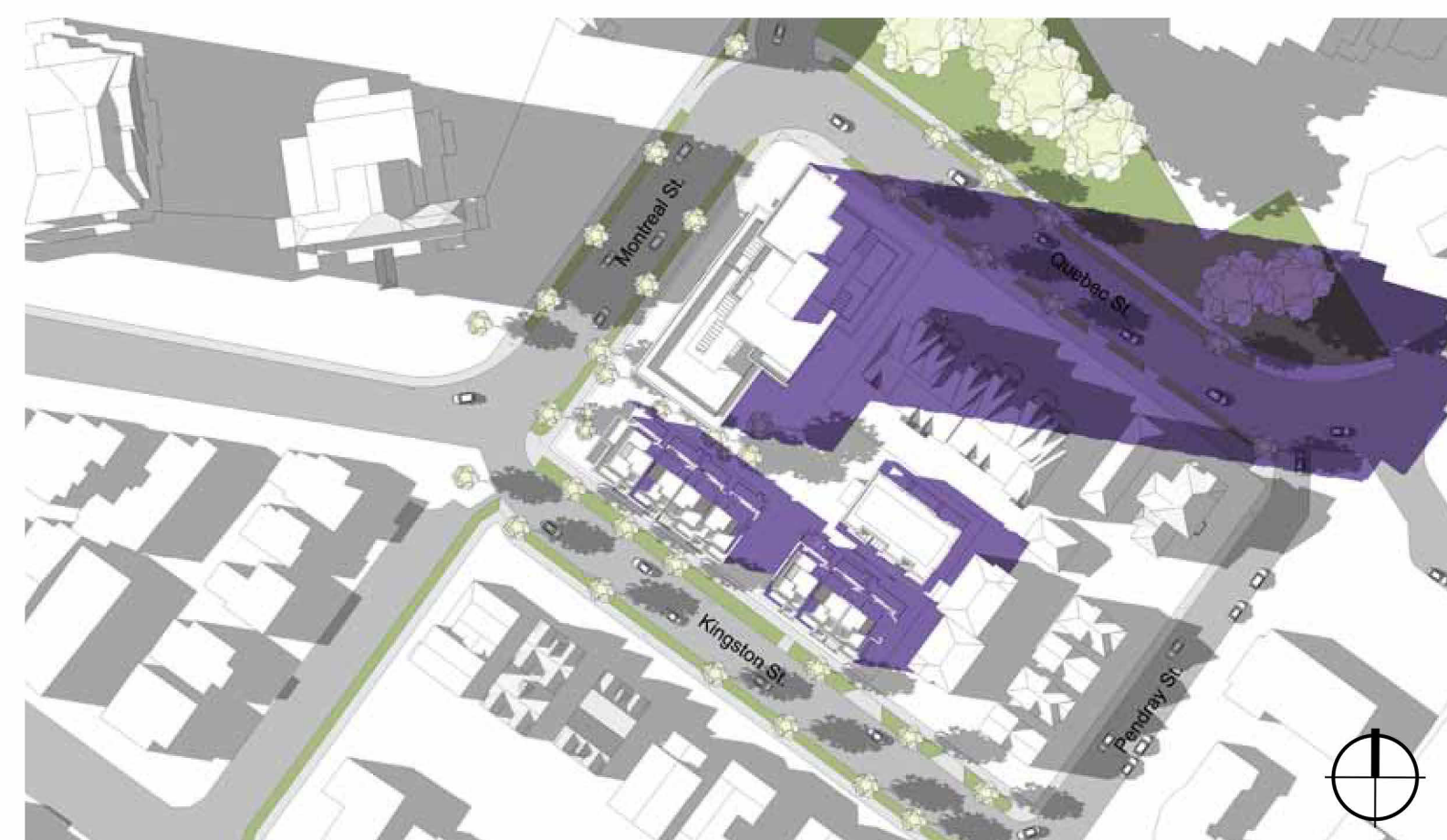
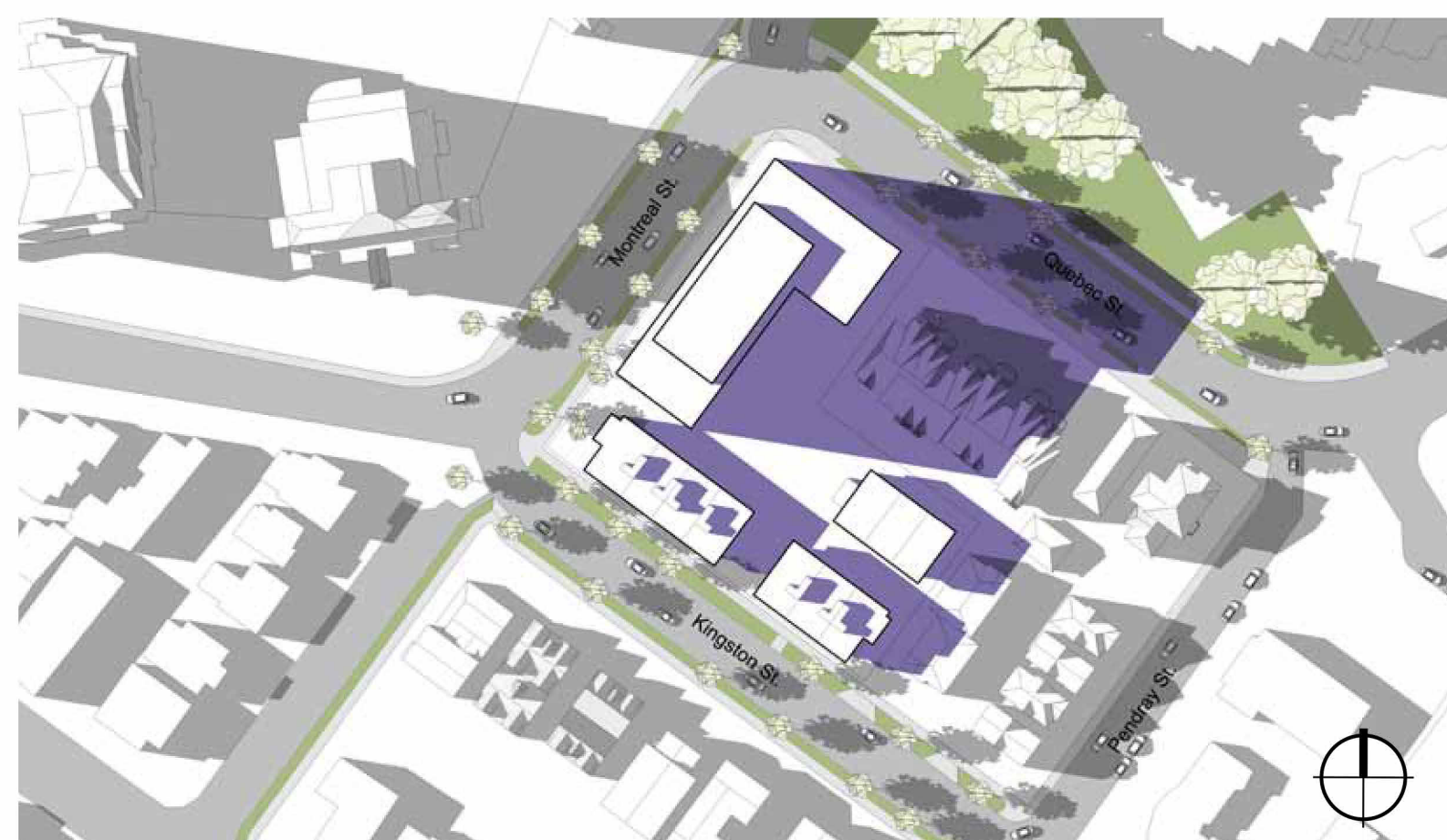
9:00 AM Summer Solstice



12:00 PM Summer Solstice



5:00 PM Summer Solstice



Legend

Shadows from Existing Buildings

[illegible]

5	Rezoning/DP Resubmission	22.12.06
rev no	description	date

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

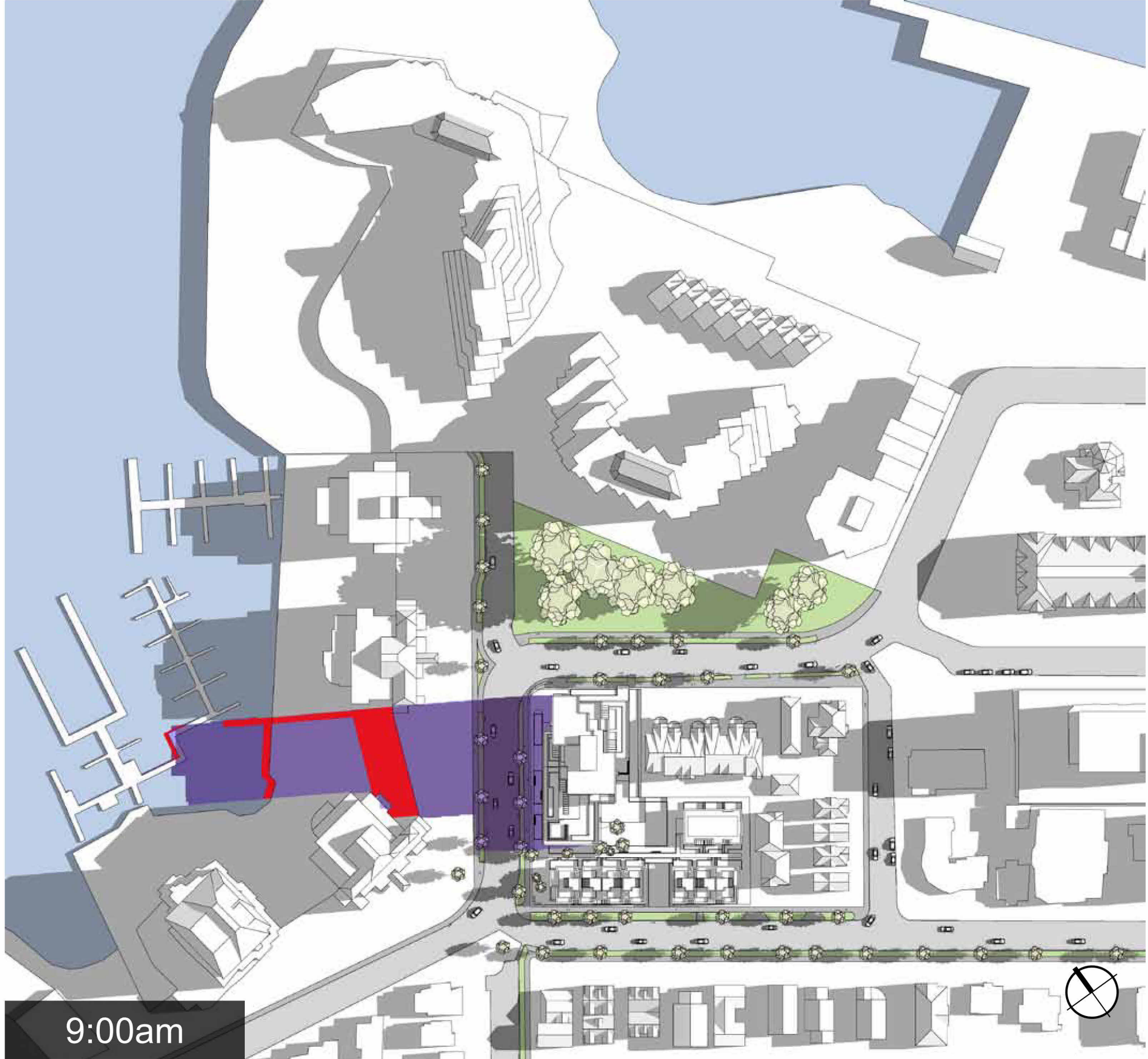
sheet title
**Massing, Sun and
Shade Study**

project no.		#21-18
scale		
drawn by		DZ
date issued	sheet no.	
12/06/22	A0.11	



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

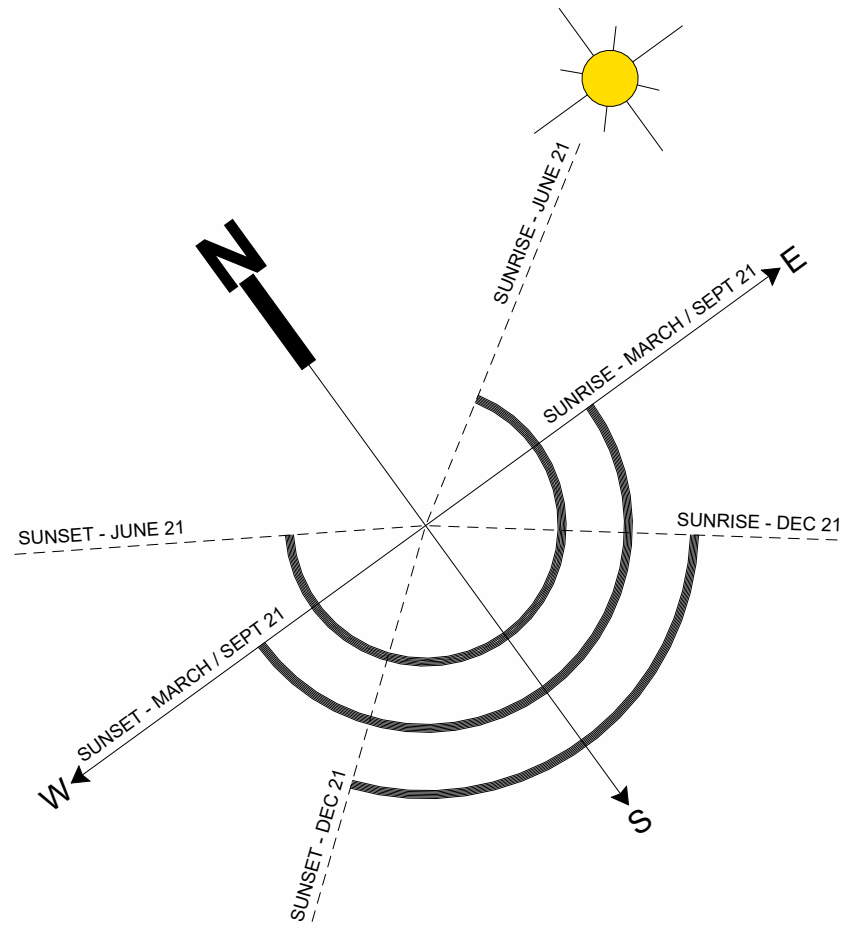
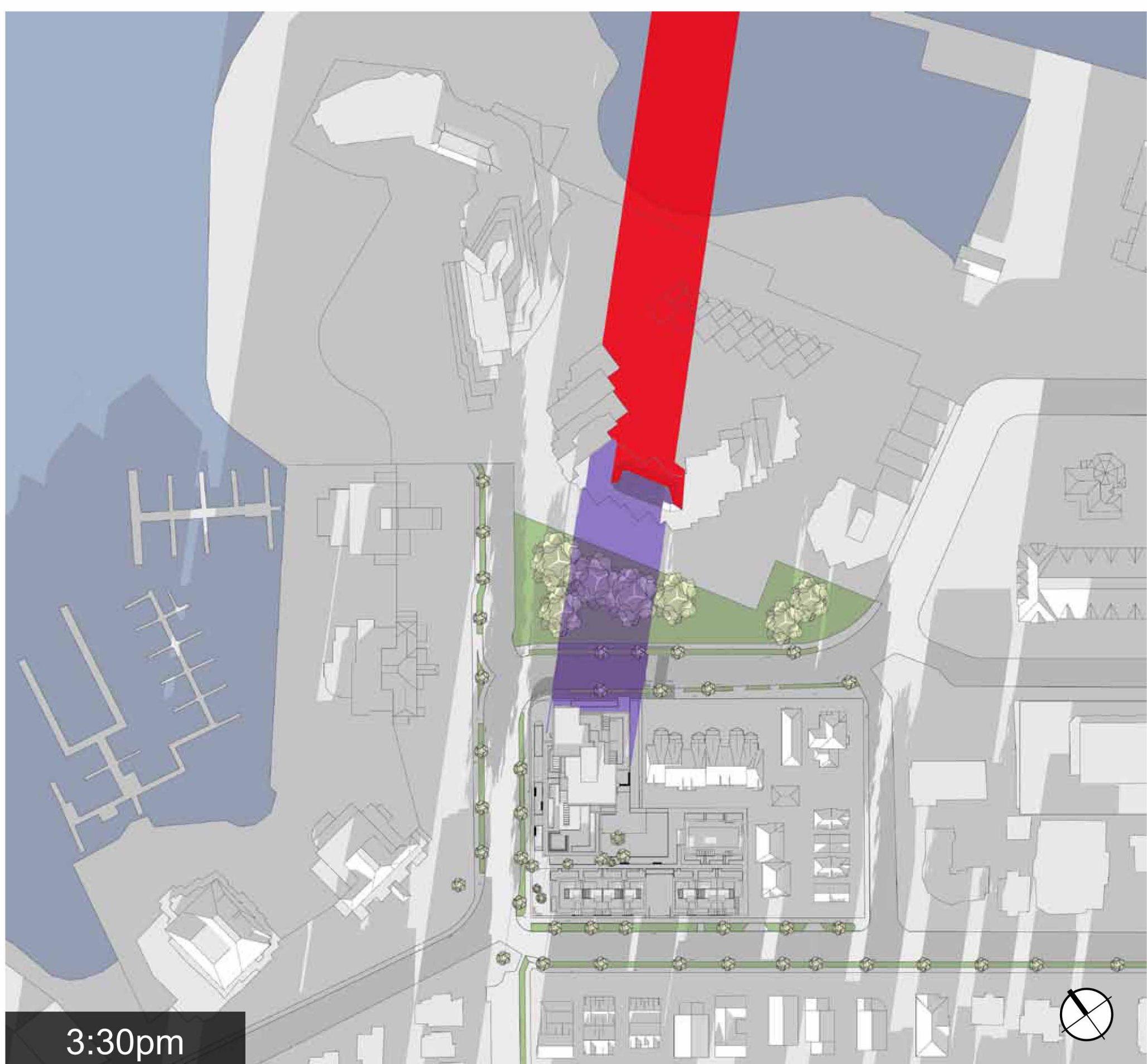
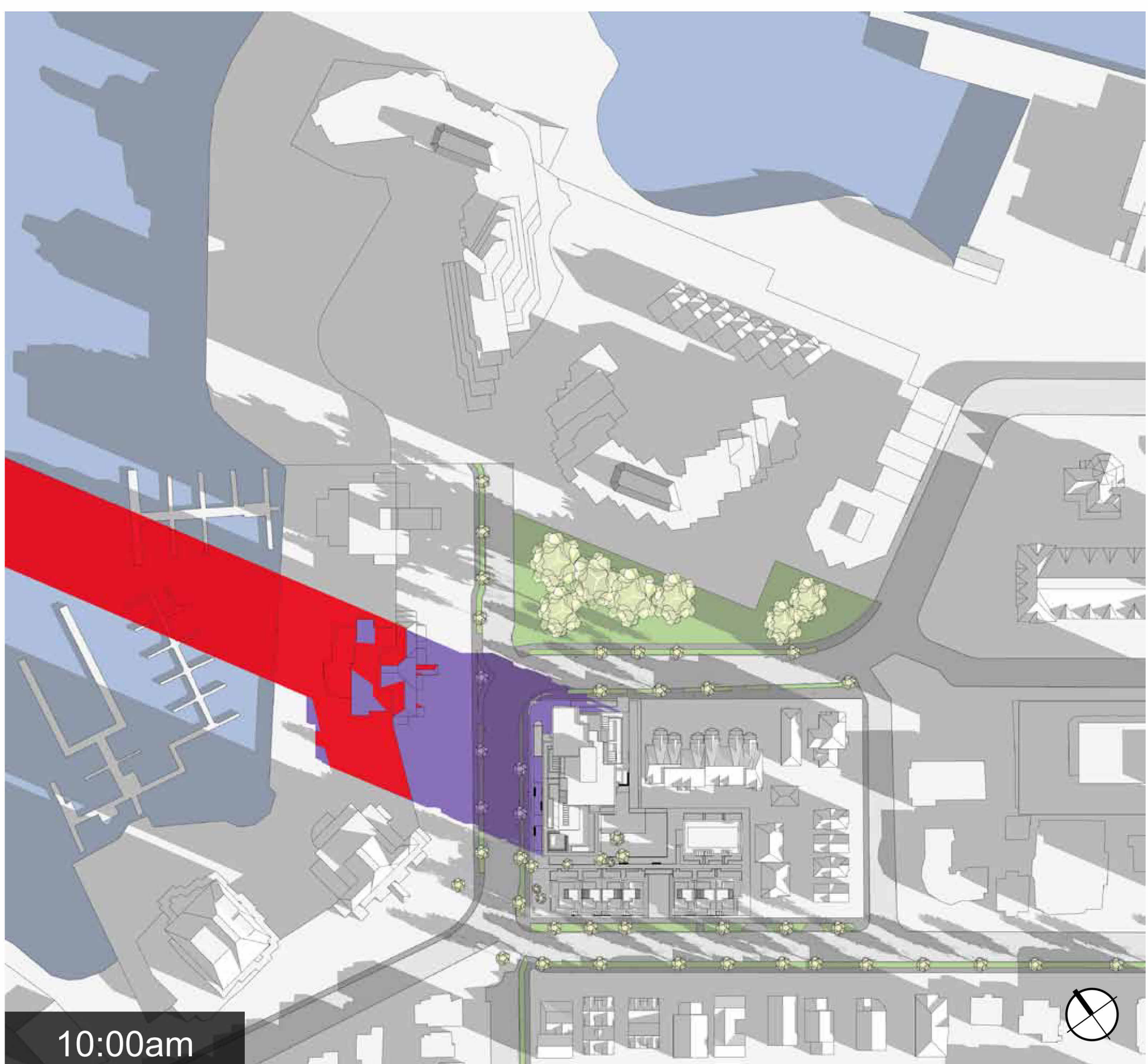
Spring/Fall Equinox



Summer Solstice

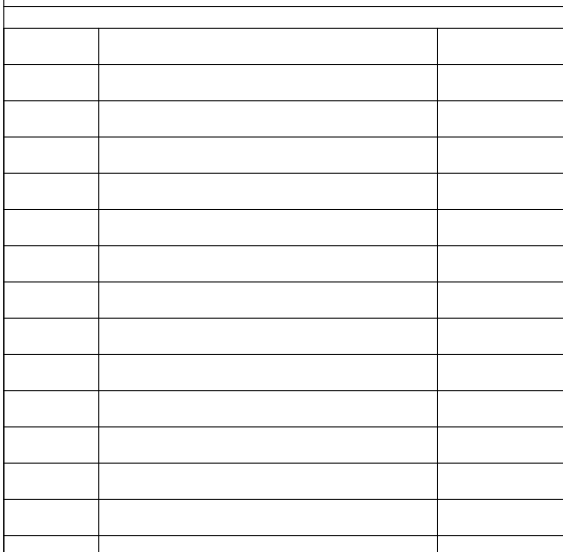


Winter Solstice



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

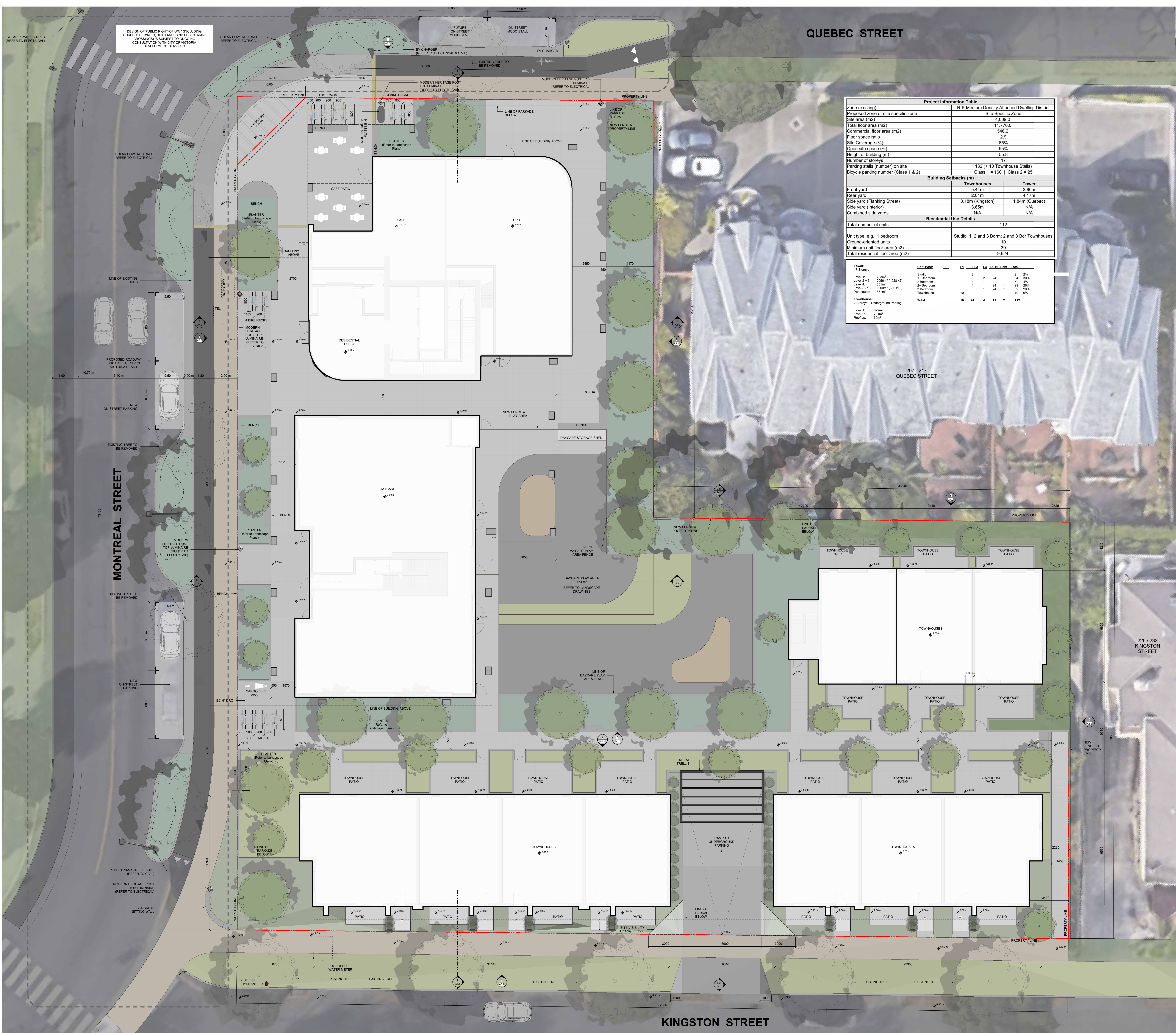
5	Rezoning/DP Resubmission 22.12.06	
2	Issued for Rezoning / DP	21.12.15
rev no	description	date
copyright reserved. These drawings and designs are the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.		
project name		
Montreal and Quebec		
205 Quebec Street		
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

project no.	#21-18
scale	

7.110



QUEBEC STREET

MONTREAL STREET

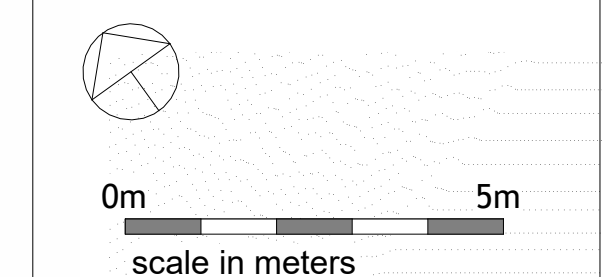
KINGSTON STREET

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: 1005m ² (1028 x12)	1 Bedroom	8	2	24	34	50%
Level 4-6: 2005m ² (2058 x12)	2 Bedroom	4	1	5	5	4%
Level 7-16: 6000m ² (550 x12)	3 Bedroom	6	1	24	1	32%
Penthouse: 1700m ²	Townhouse	10	10	10	10	6%
Townhouse: 2 Storeys + Underground Parking	Total	10	24	4	72	2 112
Level 1: 679m ²						
Level 2: 791m ²						
Roofing: 39m ²						



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS AN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE REPRODUCED AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

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



rev no	description	date
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
Site Plan

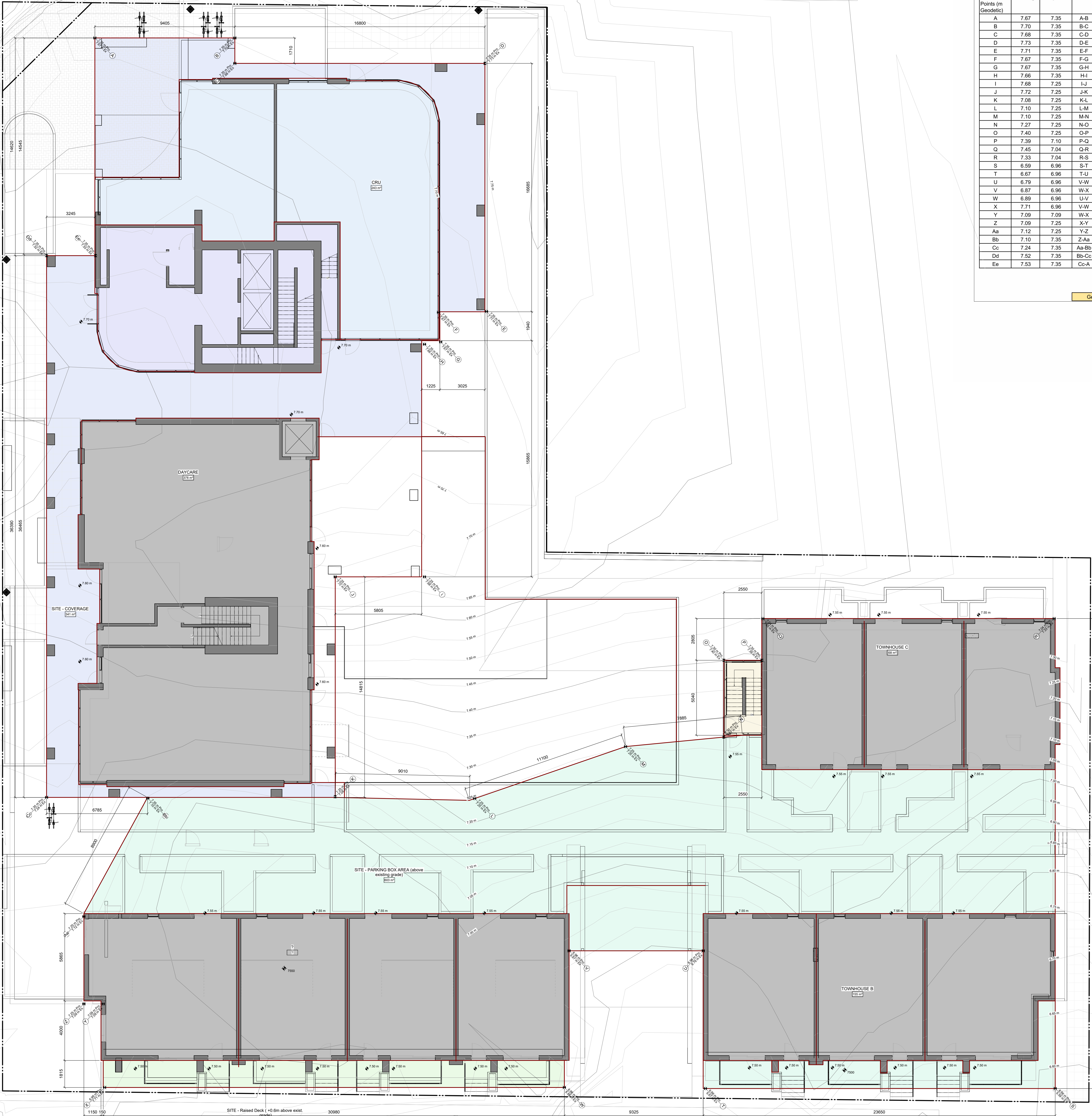
project no.	#21-18
scale	1 : 100
drawn by	RP, GK
date issued	12/06/22
sheet no.	A1.1

2022-12-07 10:22:24 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

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	6.99	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	



5	Rezonning/DP Resubmission	22.12.06
4	Issued for ADP	22.08.02
2	Issued for Rezonning / DP	21.12.15
rev no	description	date

copyright reserved. these drawings and designs are and all
their remain the property of d'ambrosio architecture to be
used for the project shown and may not be reproduced without
written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Average Grade
Calculations

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

2022-12-07 10:22:29 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



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

copyright reserved. These drawings and designs are and all
their remain the property of d'ambrosio architecture to be
used for the project shown and may not be reproduced without
written consent.

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	12/06/22
sheet no.	A1.3

2022-12-07 10:23:12 AM

QUEBEC STREET

MONTREAL STREET

KINGSTON STREET

207 - 217
QUEBEC STREET

226 / 232
KINGSTON STREET

PHASE 1 - TOWER
(17 STOREYS)

PHASE 1 - TOWER
(17 STOREYS)

DAYCARE
PLAYGROUND
467.0 m²
(REFER TO
LANDSCAPE
DRAWINGS)

PHASE 2 -
TOWNHOUSE
(2 STOREYS)
CONSTRUCTION ACCESS
ONLY

PHASE 2 -
TOWNHOUSE
(2 STOREYS)
CONSTRUCTION ACCESS
ONLY

PHASE 2 -
TOWNHOUSE
(2 STOREYS)
CONSTRUCTION ACCESS
ONLY

FIRE HYDRANT

EXIT
STAIR

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

ELEV.

EXIT
STAIR

EXIT
STAIR

TRELLIS
RAMP TO
UNDERGROUND
PARKING

15%
8%

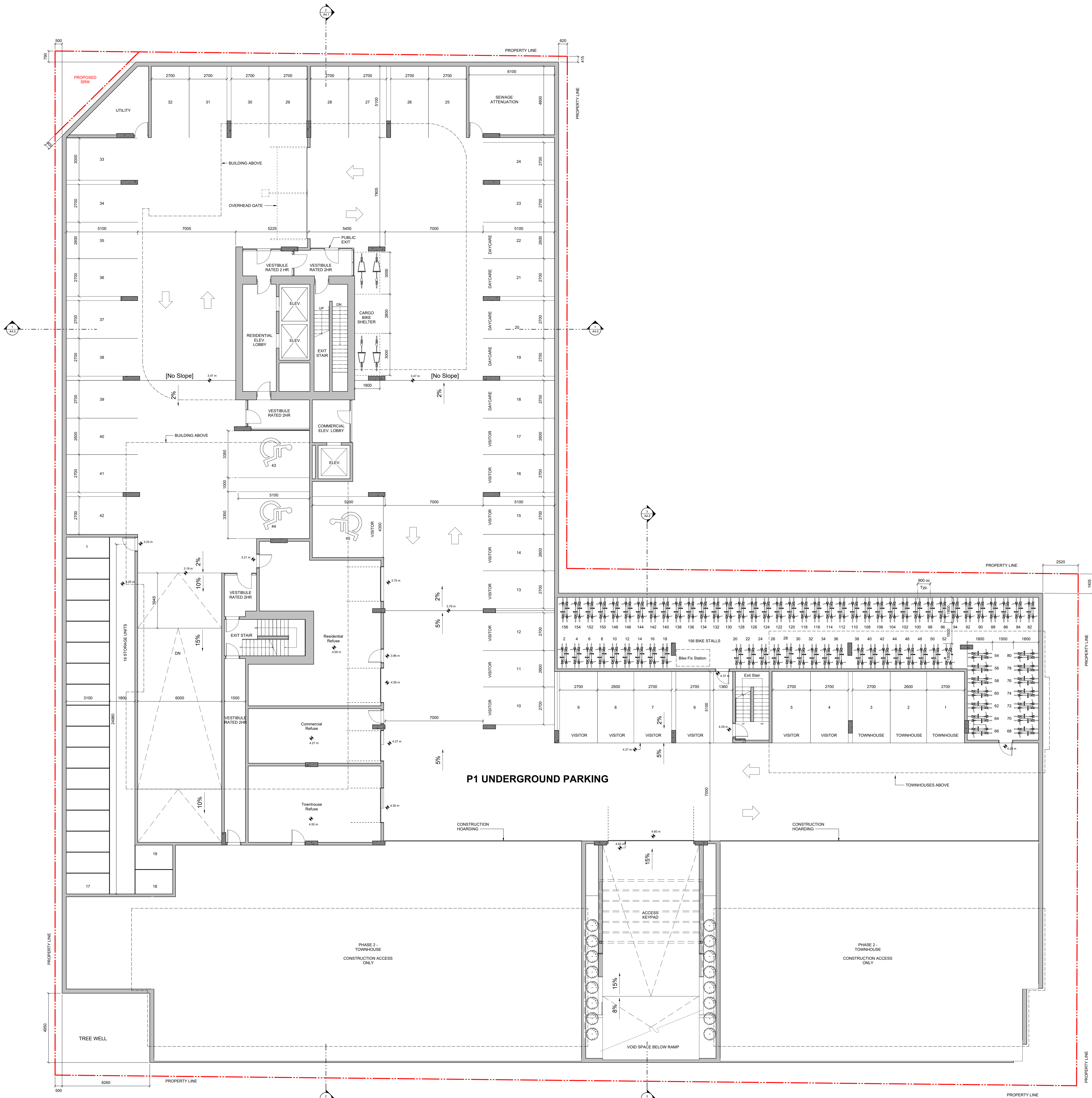
ELEV.

EXIT
STAIR

EXIT



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



0m 5m
scale in meters

rev no	description	date
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

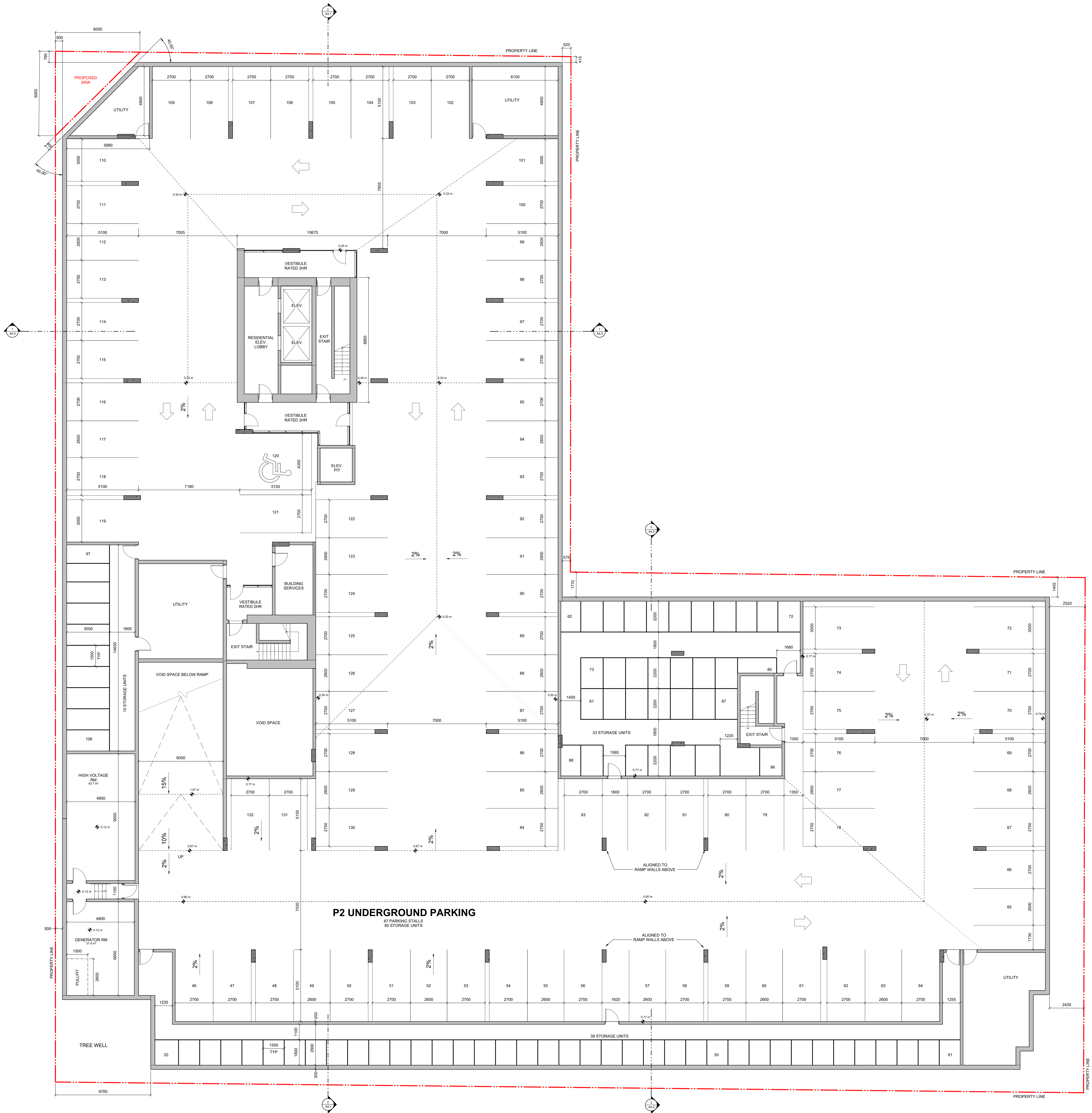
project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
P1 Phasing Plan

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



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



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
P2 Parking Plan

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

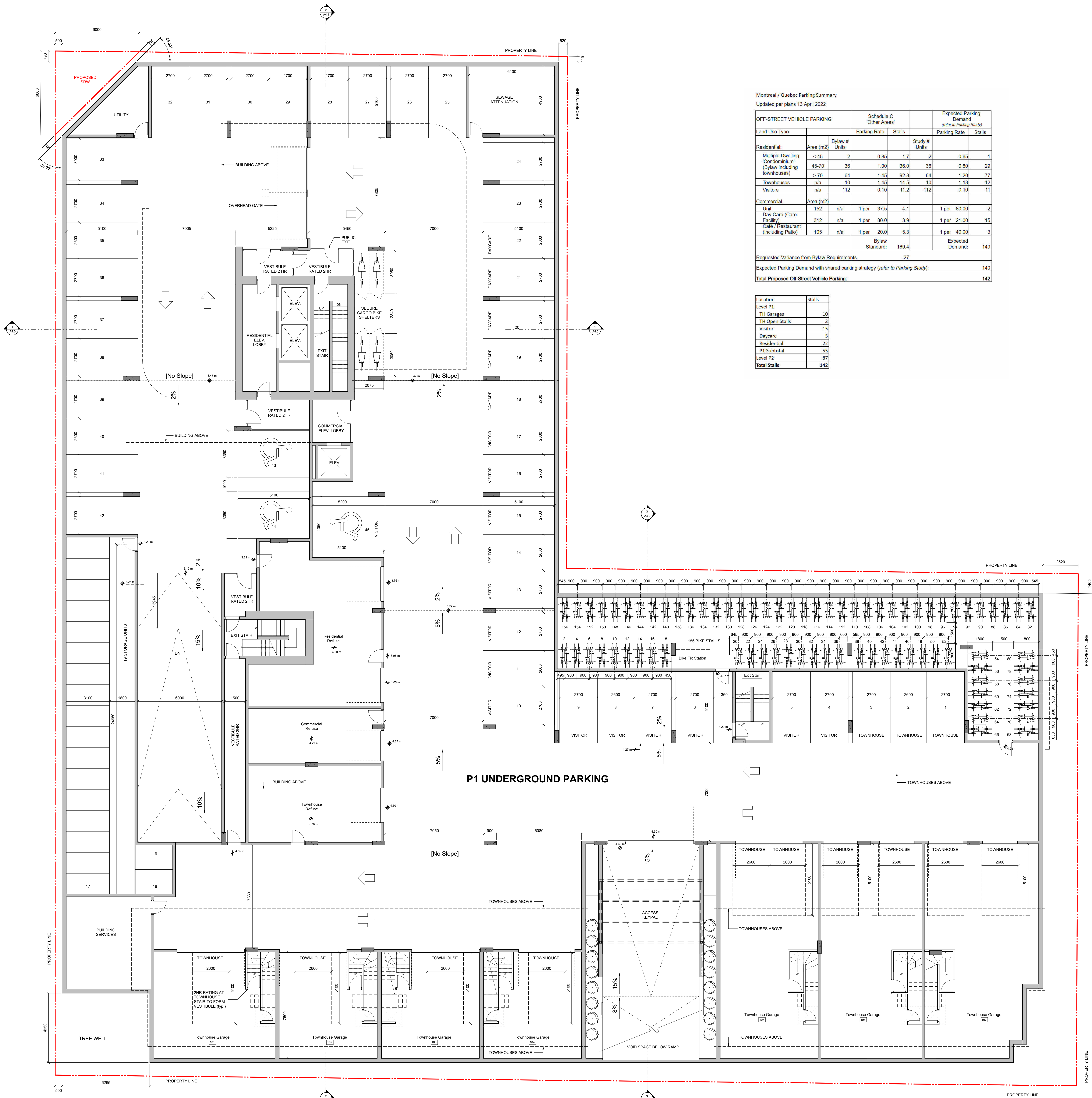


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

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	1
	45-70	36	1.00	36.0	36	0.80	29
	> 70	64	1.45	92.8	64	1.20	77
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)			
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	Expected Demand:	140
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

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

2022-12-07 10:24:25 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

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

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

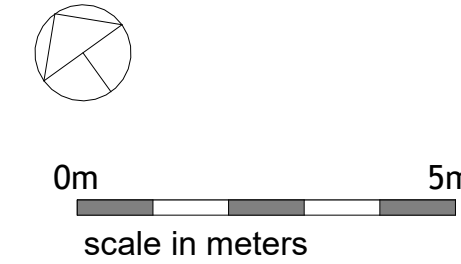
sheet title
Level 1 Plan

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

2022-12-07 10:25:15 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



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

copyright reserved. These drawings and designs are and all their remain the property of d'ambrosio architecture + urbanism and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 2 Plan

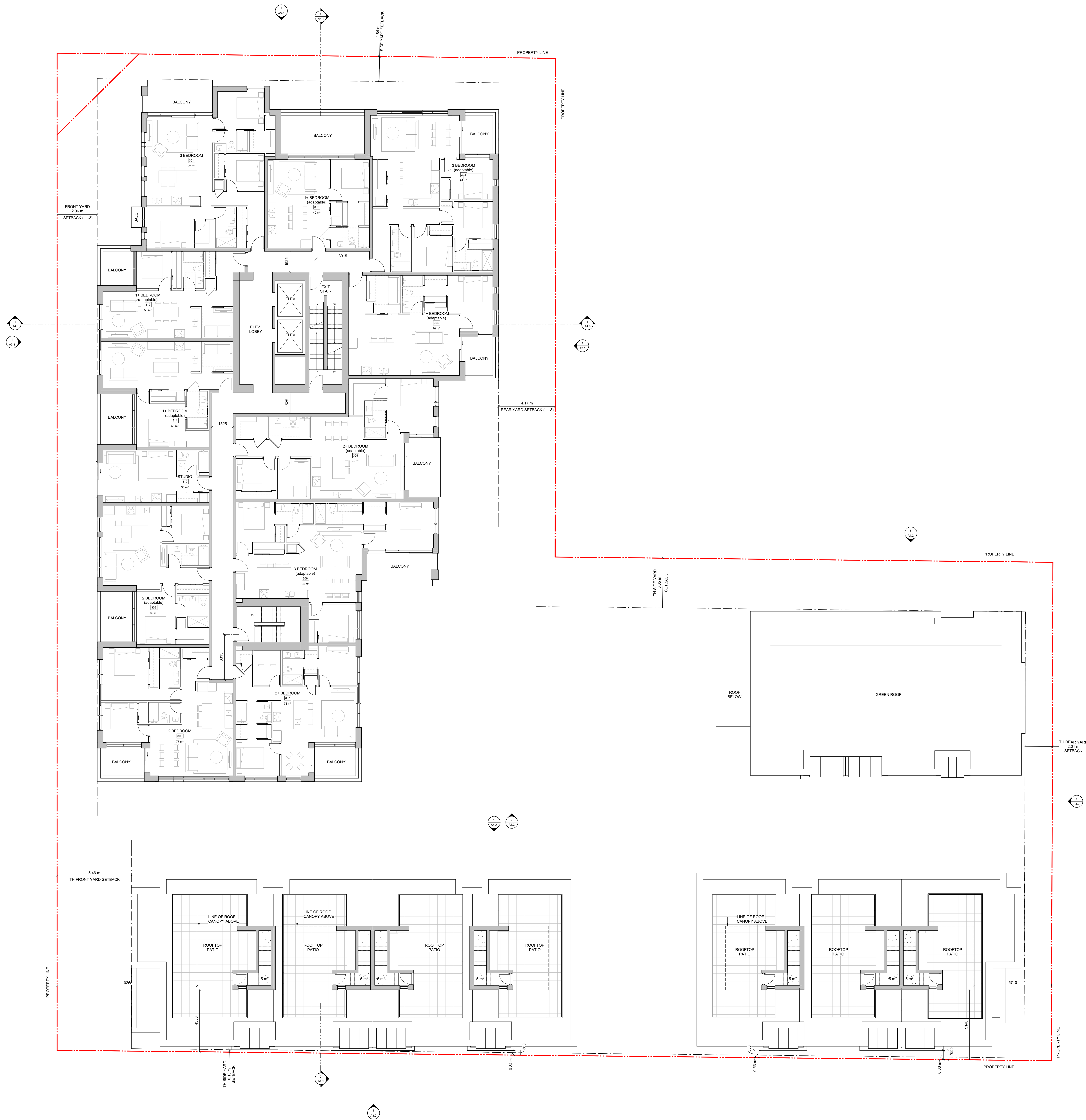
project no.	#21-18
scale	1 : 100
drawn by	RP / GK
date issued	12/06/22
sheet no.	A2.3



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:

1. REFER TO LANDSCAPE PLANS FOR
INFORMATION ON PAVING, FENCING,
PLANTINGS, AND TREES.



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

copyright reserved. These drawings and designs are not to be
used for the project shown and may not be reproduced without
written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 3 Plan

project no.	#21-18
scale	1 : 100
drawn by	RP / GK
date issued	12/06/22
sheet no.	A2.4



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

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



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

copyright reserved. These drawings and designs are and all their remain the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 4 Plan

project no. #21-18

scale 1 : 100

drawn by RP / GK

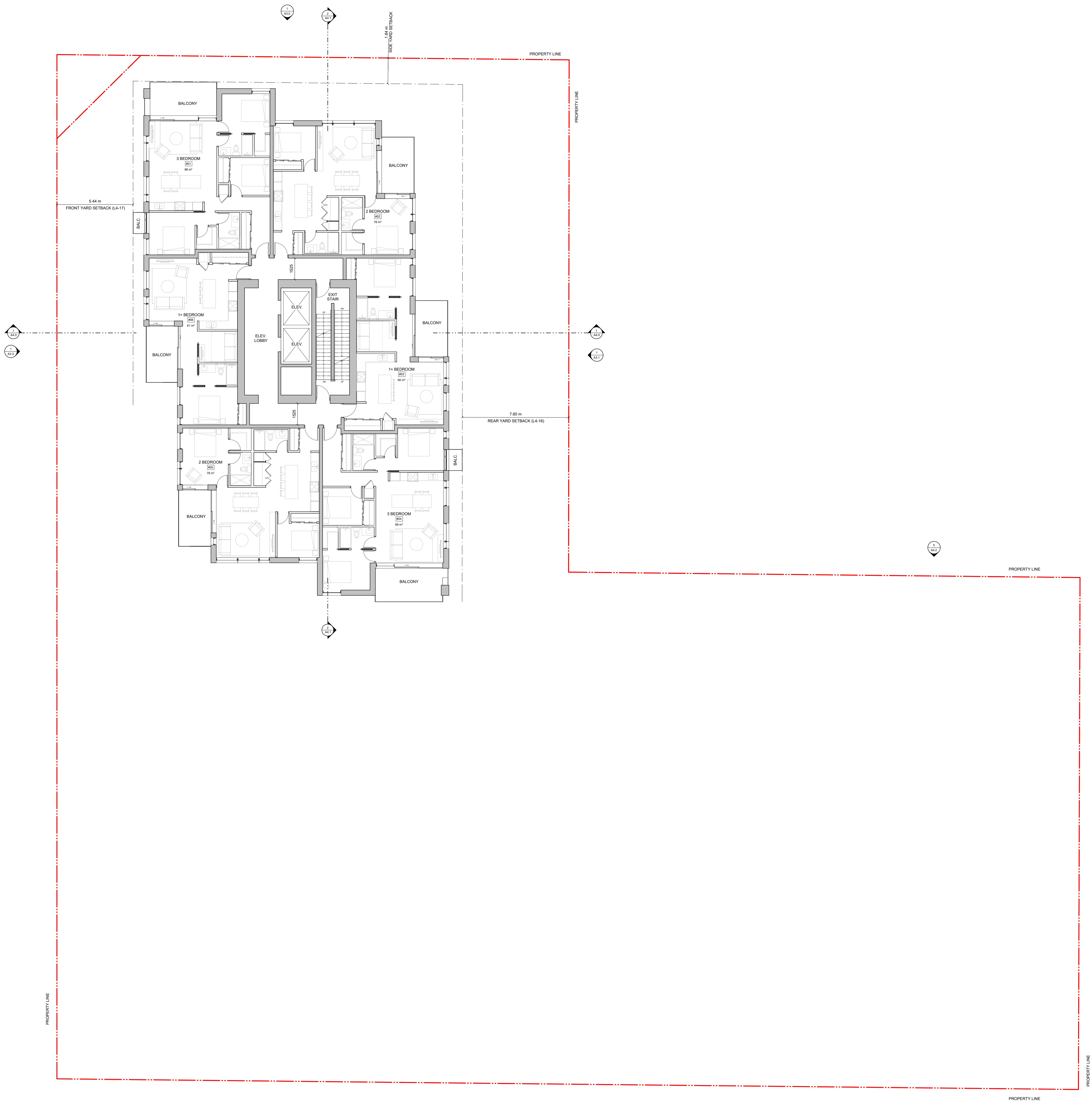
date issued 12/06/22

sheet no. A2.5

2022-12-07 10:25:33 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



0m 5m
scale in meters

rev no	description	date
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

copyright reserved. These drawings and designs are not to be used for the project shown and may not be reproduced without written consent.

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Level 5-16 Plan

project no. #21-18

scale 1 : 100

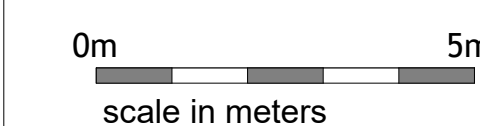
drawn by RP / GK

date issued 12/06/22

sheet no. A2.6

2022-12-07 10:26:35 AM

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS AN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



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

copyright reserved. these drawings and designs are and at all

project name
Montreal and Quebec
205 Quebec Street
Victoria, BC

sheet title
Penthouse + Roof Plan

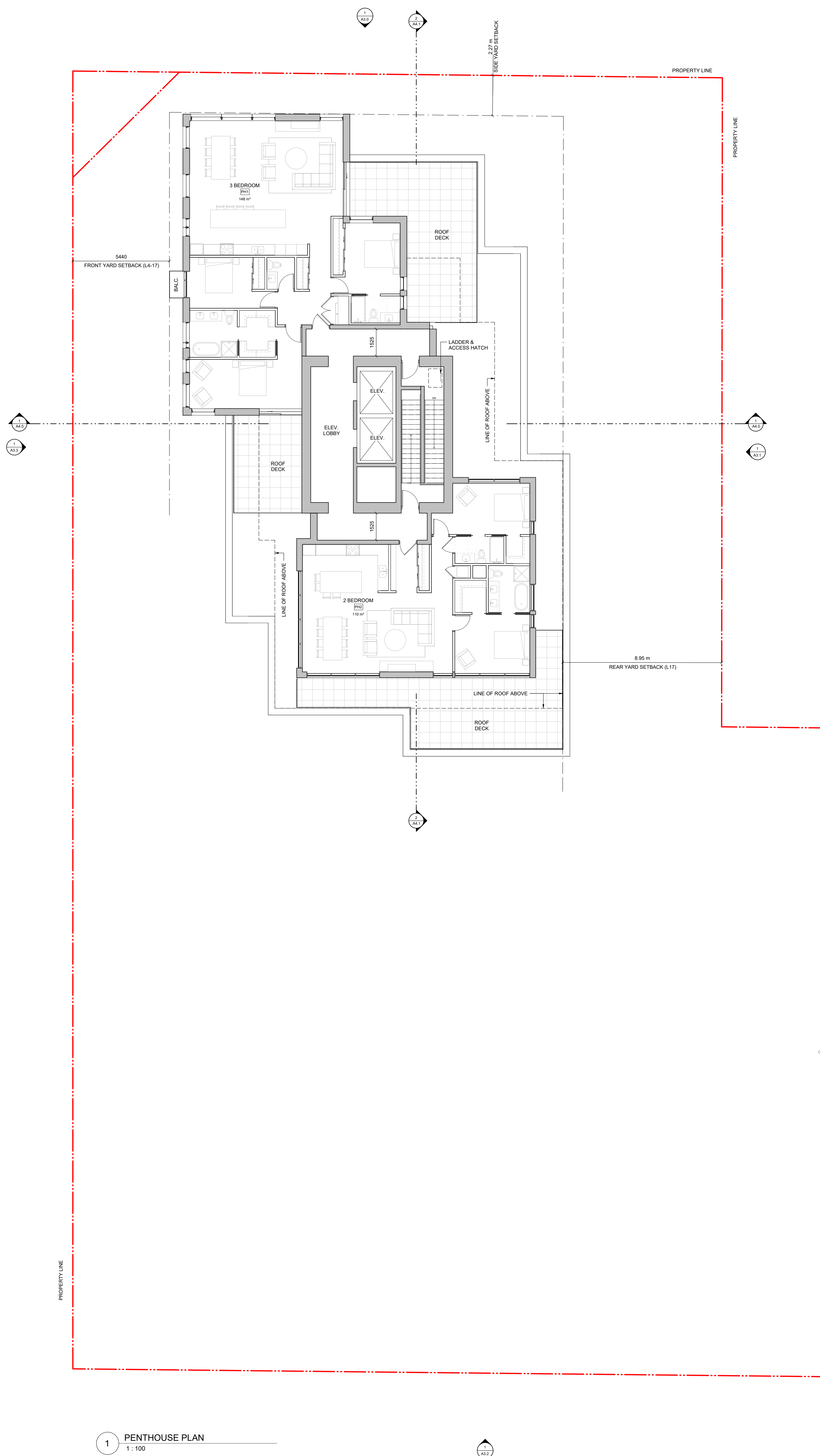
project no.	#21-18
-------------	--------

scale	1 : 100
-------	---------

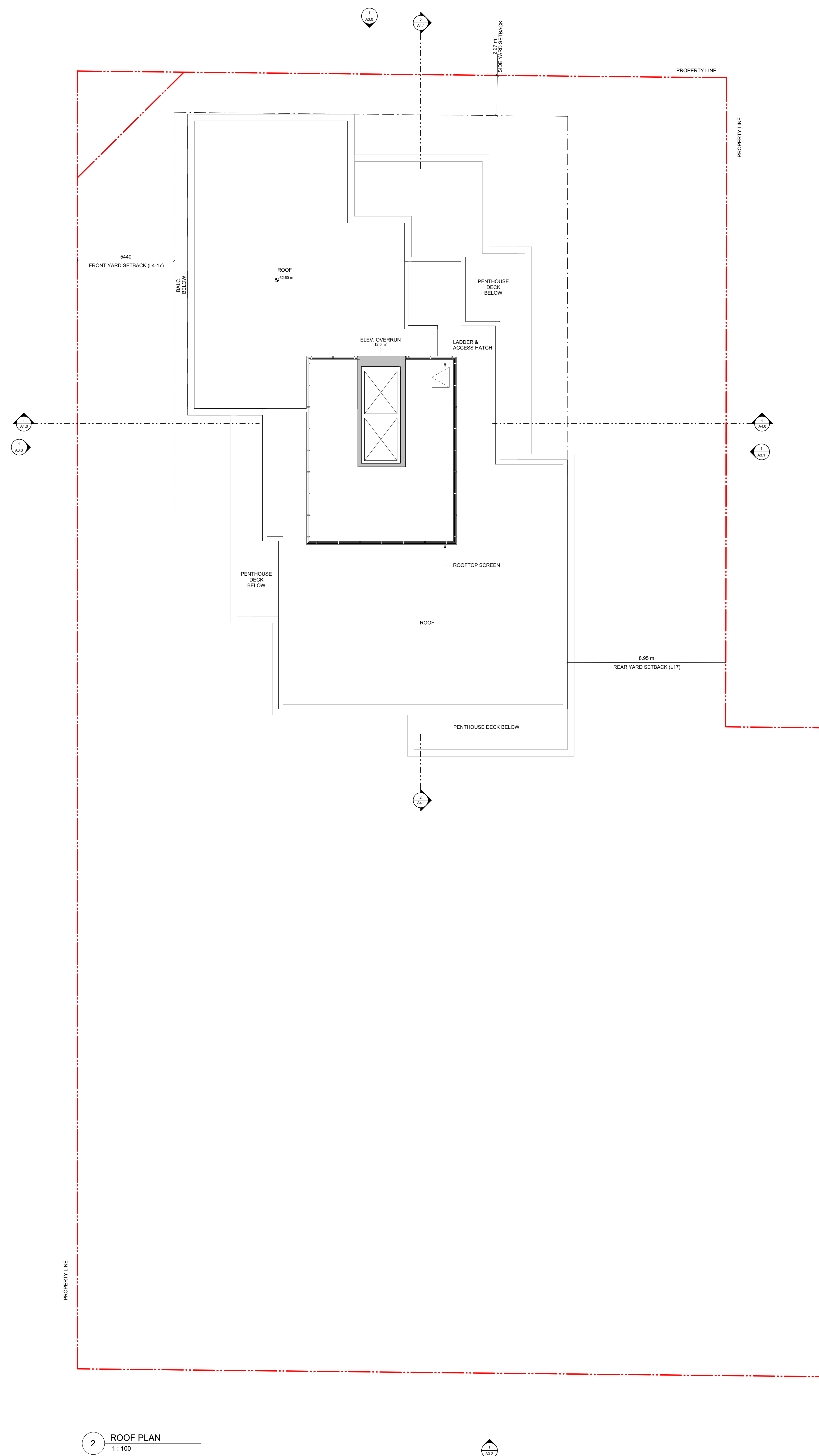
drawn by	RP / GK
date issued	sheet no

date issued	sheet no.
12/06/22	A27

12/06/22	A2.7
----------	------



1 PENTHOUSE PLAN
1:100



2 ROOF PLAN
1:100



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. READING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

ELEVATION MATERIALS KEY:

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



rev no	description	date
2	Issued for Reconciling / 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.



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

ELEVATION MATERIALS KEY:

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



2	Issued for Review / DP	21.12.15
1	Issued for Dev. Tracker	21.10.19
rev no	description	date

copyright reserved. These drawings and designs are the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.

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.



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

ELEVATION MATERIALS KEY:

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



rev no	description	date
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.



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. READING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

ELEVATION MATERIALS KEY:

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



rev no	description	date
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

sheet no.

A3.3.



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
ARCHITECTURE + URBANISM. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



5	Rezoning/DP Resubmission	22.12.06
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

copyright reserved. These drawings and designs are and all
other remain the property of d'ambrosio architecture to be
used for the project shown and may not be reproduced without
written consent.

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

2022-12-07 10:26:46 AM



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
architecture + urbanism. BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE.



5	Rezoning/DP Resubmission	22.12.06
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

copyright reserved. These drawings and designs are the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.

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

2022-12-07 10:28:39 AM

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIB. THE AUTHENTICATIVE ORIGINAL
ELECTRONIC FORM, ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
architecture + urbanism, BEARING IMAGES OF
THE PROFESSIONAL SEAL AND DIGITAL
CERTIFICATE OR WHEN PRINTED FROM THE
DIGITALLY CERTIFIED ELECTRONIC FILE

ELEVATION MATERIALS KEY

- 1 Cement Panel System
Colour: Sandstone
- 2 Running Bone Brick
Colour: Wheat
- 3 Fine Cement Panel
Colour: Dark Grey
- 4 Pre-finished Vertical Wood Siding
- 5 Soffit: T&G Wood
- 6 Glass Gables in Pre-finished Aluminium Frame
- 7 Glazed Casements: Laminated Glazing on
Plastic Sheet Structure
Colour: Iron / Ore
- 8 Pre-finished Metal Parapet Flashing
Colour: Iron / Ore
- 9 Pre-finished Metal Fascia
Colour: Iron / Ore
- 10 Perforated Metal Palisade Guard
Colour: Iron / Ore
- 11 Pre-finished Metal Registers and Gates
Colour: Iron / Ore
- 12 Window and Doors: Clear Glazing in Dark
Anodized Aluminium Frames
Colour: Iron / Ore
- 13 Glass Walls and Guards w/ Aluminium Frame
Colour: Iron / Ore
- 14 Exposed Architectural Concrete
- 15 Pre-finished Metal Louvers
Colour: Iron / Ore
- 16 Pre-finished Metal Panel
Colour: Iron / Ore

[illegible]