



Revisions
 Received Date:
 August 16, 2017

de Hoog & Kienull architects

71/5 MONTREAL STREET
 ISSUED FOR DP REVISIONS

Urban Quest Ventures
 Victoria, BC
 10 August 2017

AUG 16 2017
 Planning & Development Department
 Development Services Division

BC LAND SURVEYORS SITE PLAN OF:

Civic: 71 & 75 Montreal Street

Legal: Lots 1 & 2, Beedley Farm,
Victoria City, Plan 5273

Paul Smith & Associates (S) & Associates (A)
1000 14th St, Victoria

Scale: 1:200 Distances are in metres

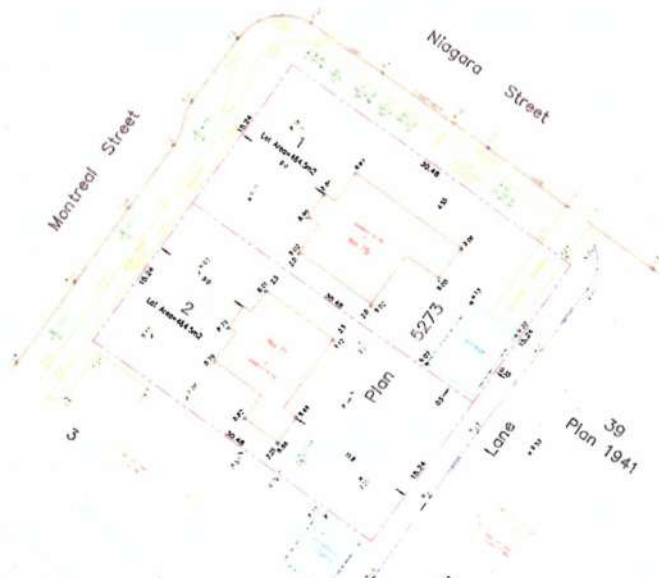
The intended print size is 24" by 36"

LEGEND

Features are to garden centre

1 = existing or existing structure

True distances are in centimetres



May 17, 2016

File: 12338

POMILL & ASSOCIATES

1000 14th Street, Suite 100

Victoria, BC V8T 4R4

phone: (250) 363-8885

Distances are in metres from 1999 survey.

Future dimensions shown, bearing and

bearing may vary from time to time.

The proposed survey is for the purpose of

to design property boundaries.



2 Context Plan
Scale: NTS

PROJECT DESCRIPTION

CIVIC ADDRESS:
71 & 75 Montreal Street
Victoria, BC

LEGAL DESCRIPTION:
Lots 1 & 2, Beedley Farm Section B,
Victoria, Plan 5273

REGISTERED OWNER
Urban Core Ventures
12-147 Pinnace Ave
Victoria BC
V8T 1K5
len@urbancoreventures.com

ARCHITECT
de Hoog & Kienoff architects
877 Fort Street
Victoria, BC
V8V 3K3
Peter de Hoog
tel: 658-3367
fax: 658-3367
pdk@dhv.ca

LANDSCAPE ARCHITECT
LAOR Landscape Architects
28-485 Dupin Road
Victoria, BC
V8Z 1B3
Bev Windjack
tel: 595-0105
fax: 416-0596



NO.	DATE	DESCRIPTION
1	10.04.17	Issue for recording of conditions
2	08.05.17	Issue for Recording of Conditions
3	08.05.17	Issue for Recording of Conditions
4	08.05.17	Issue for Recording of Conditions
5	08.05.17	Issue for Recording of Conditions
6	08.05.17	Issue for Recording of Conditions
7	08.05.17	Issue for Recording of Conditions
8	08.05.17	Issue for Recording of Conditions
9	08.05.17	Issue for Recording of Conditions
10	08.05.17	Issue for Recording of Conditions

1 Site Survey
A101 1:200

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 Planning & Development Department

 Development Services Division

de Hoog & Kienoff architects

 877 Fort Street

 Victoria BC V8V 3K3

 Tel: 658-3367

 Fax: 658-3367

 Email: pdk@dhv.ca

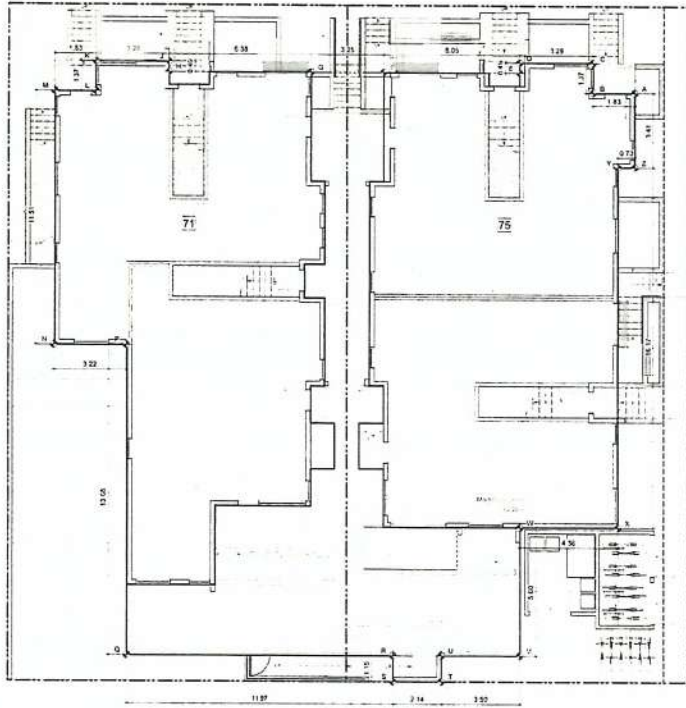
Montreal Street Residences

 71 & 75 Montreal St.

 Victoria BC

Existing Site Plan

 A101



1 Average Grade Calculations
Scale: 1:100

Existing Point Grade (m)	Proposed Grade (m)	Line	Average of Points (m)	Distance between Points (m)	Totals
A 8.78	8.10	AB	8.78	1.83	16.07
B 8.78	10.06	BC	8.78	1.37	12.03
C 8.78	10.06	CD	8.77	3.29	28.85
D 8.78	10.06	DE	8.76	0.45	3.94
E 8.76	10.06	EF	8.72	8.05	52.76
F 8.68	7.68	FG	8.67	3.25	28.18
G 8.66	8.55	GH	8.54	6.38	54.45
H 8.52	10.06	IJL	8.52	0.46	3.92
J 8.52	10.06	JK	8.48	3.22	27.81
K 8.43	10.06	KL	8.43	1.37	11.55
L 8.43	10.06	LM	8.43	1.83	15.43
M 8.43	8.19	NI	8.12	11.51	93.46
N 7.90	7.85	NP	7.85	3.22	25.15
O 7.90	7.85	OP	8.46	13.68	115.66
P 9.10	9.17	QR	9.18	11.87	108.82
Q 9.25	9.35	RS	9.28	1.15	10.67
R 9.30	9.37	ST	9.33	2.14	19.96
S 9.35	9.37	TU	9.30	1.15	10.70
T 9.35	9.37	UV	9.23	3.50	32.59
U 9.25	9.37	VW	9.17	5.60	51.35
V 9.20	9.57	WX	9.12	4.36	39.75
W 9.13	9.57	XY	8.97	16.17	145.04
X 9.10	9.57	YZ	8.85	0.73	6.48
Y 8.85	8.85	ZA	8.82	3.41	30.09
Z 8.85	8.85	Totals		108.15	848.16

AVERAGE GRADE: 845.84/108.15 = 8.75m

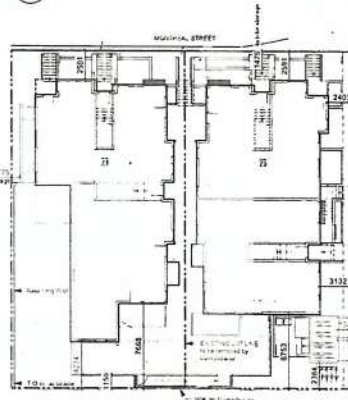


MAIN FLOOR

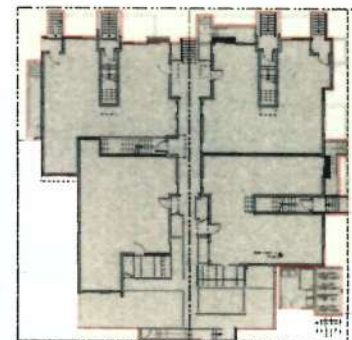


UPPER FLOOR

2 Floor Area Calculations
Scale: 1:200



3 Setback Key Plan
Scale: 1:200



MAIN FLOOR

4 Site Area Calculations
Scale: 1:200

Area used in Calculations
Main Floor: 415m²
Upper Floor: 420m²
Accessory Building: 20m²
TOTAL AREA: 855m²

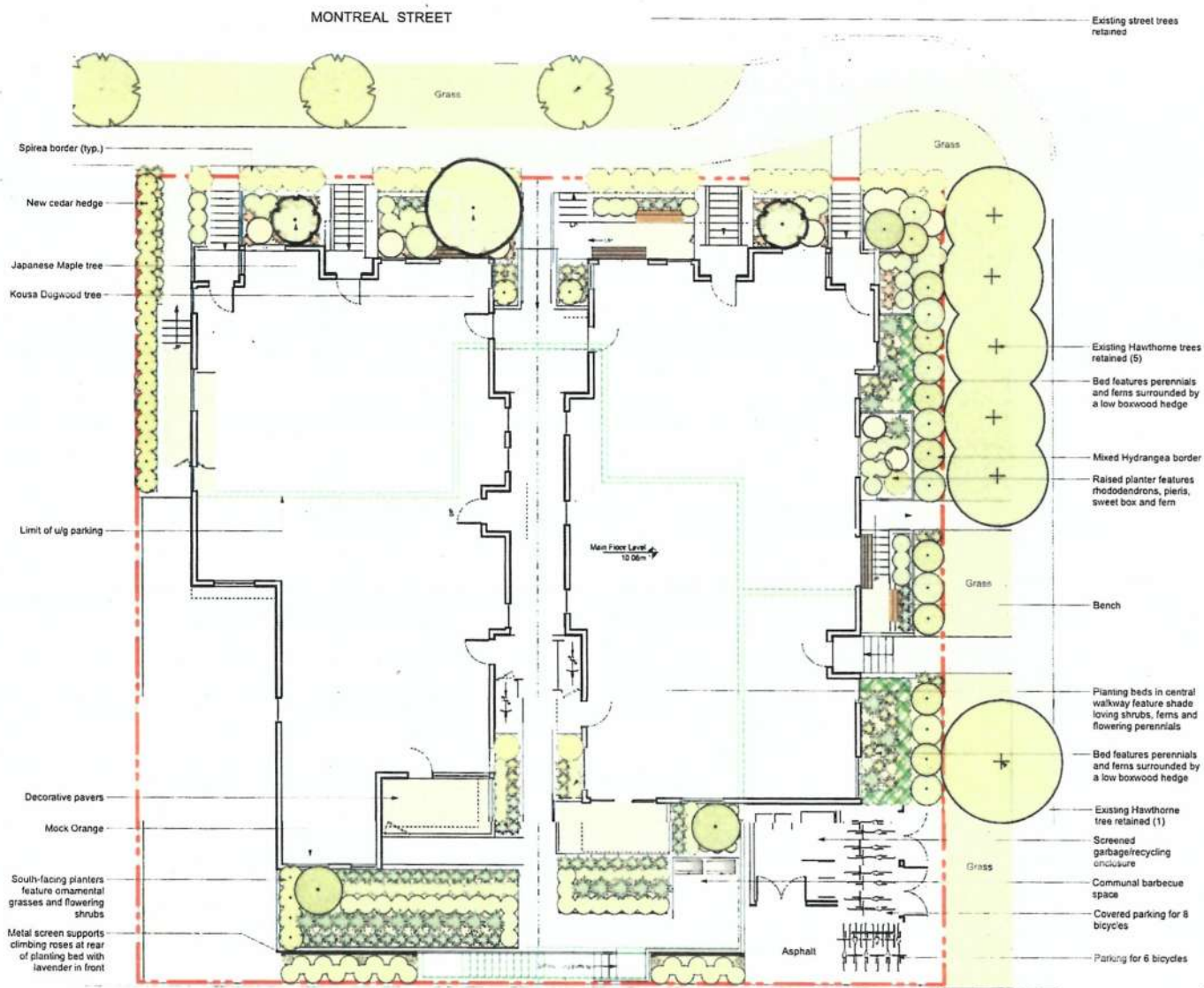
Area used in Site
Coverage Calculations
Area used in Open Site
Space Calculations



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16	11.37	7.14	3.52	22.03
17	11.37	7.14	3.52	22.03
18	11.37	7.14	3.52	22.03
19	11.37	7.14	3.52	22.03
20	11.37	7.14	3.52	22.03

City of Victoria
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Montreal Street Residences
71 - 75 Montreal St
Victoria BC
Zoning Bylaw Calculations
A103



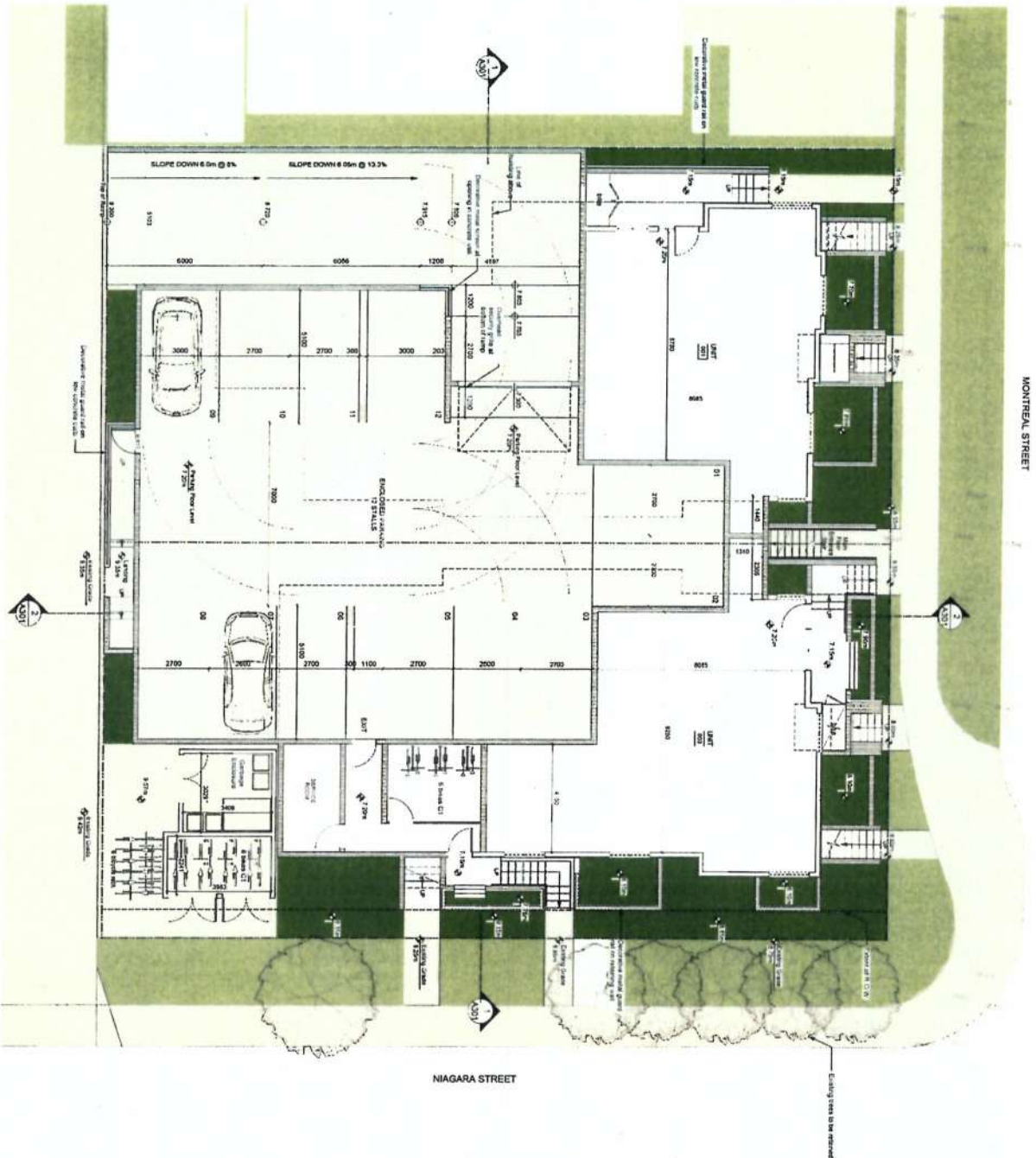
Recommended Nursery Stock

Trees			
Total: 3	Botanical Name	Common Name	Size
	Acer palmatum	Japanese Maple	5m cal
	Cornus kousa 'Misty May'	Misty May Dogwood	#20 pot
Large Shrubs			
Total: 25	Botanical Name	Common Name	Size
	Forsythia	Forsythia	#10 pot
	Proxycarpus 'Sella Elster'	Belle Elster Mock Orange	#10 pot
	Taxus x media 'Hedley'	Hicks Yew	1.8m HL
	Thalictrum 'Spectabilis'	Emerald Cedar	1.8m HL
Medium Shrubs			
Total: 50	Botanical Name	Common Name	Size
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot
	Hydrangea macrophylla 'Blue Bird'	Blue Bird Hydrangea	#5 pot
	Rhododendron 'Dora Amalia'	Dora Amalia Rhododendron	#5 pot
	Rhododendron 'Fascination'	Fascination Rhododendron	#5 pot
	Sorbus domestica 'Fendrak'	Sweet Box	#5 pot
	Sorbus x bairdii 'Anthony Waterer'	Anthony Waterer Sorbus	#5 pot
Small Shrubs			
Total: 144	Botanical Name	Common Name	Size
	Buxus sempervirens 'Suffruticosa'	Edging Boxwood	#1 pot
	Euonymus alatus	Sail	#1 pot
	Laubmoos 'Mosses' Otto Quast'	Low Dragon Grass	#1 pot
	Mahonia repens	Low Dragon Grass	#1 pot
	Mantaria repens	Dragon Grass	#1 pot
	Philadelphus 'Festa'	Phlox	#1 pot
	Spiraea x bairdii 'Maggie Quast'	Maggie Quast Spiraea	#1 pot
Perennials, Annuals and Ferns			
Total: 183	Botanical Name	Common Name	Size
	Stachys spicata	Deer Fern	#1 pot
	Campanula medium 'Karl Foerster'	Karl Foerster Bellflower	#1 pot
	Cypripedium 'Aureum'	Auricle Fern	#1 pot
	Heuchera 'Santitas'	Blue Oak Grass	#1 pot
	Polystichum 'Santitas'	Asteria Fern	#1 pot
	Stipa spicata	Mosses / Feather Grass	#1 pot
	Thalictrum 'Santitas'	Coastal Grass	#1 pot
Vines			
Total: 5	Botanical Name	Common Name	Size
	Rosa 'New Dawn'	Climbing Rose	#1 pot

- Notes:**
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



71/75 Montreal St. | Landscape Concept Plan



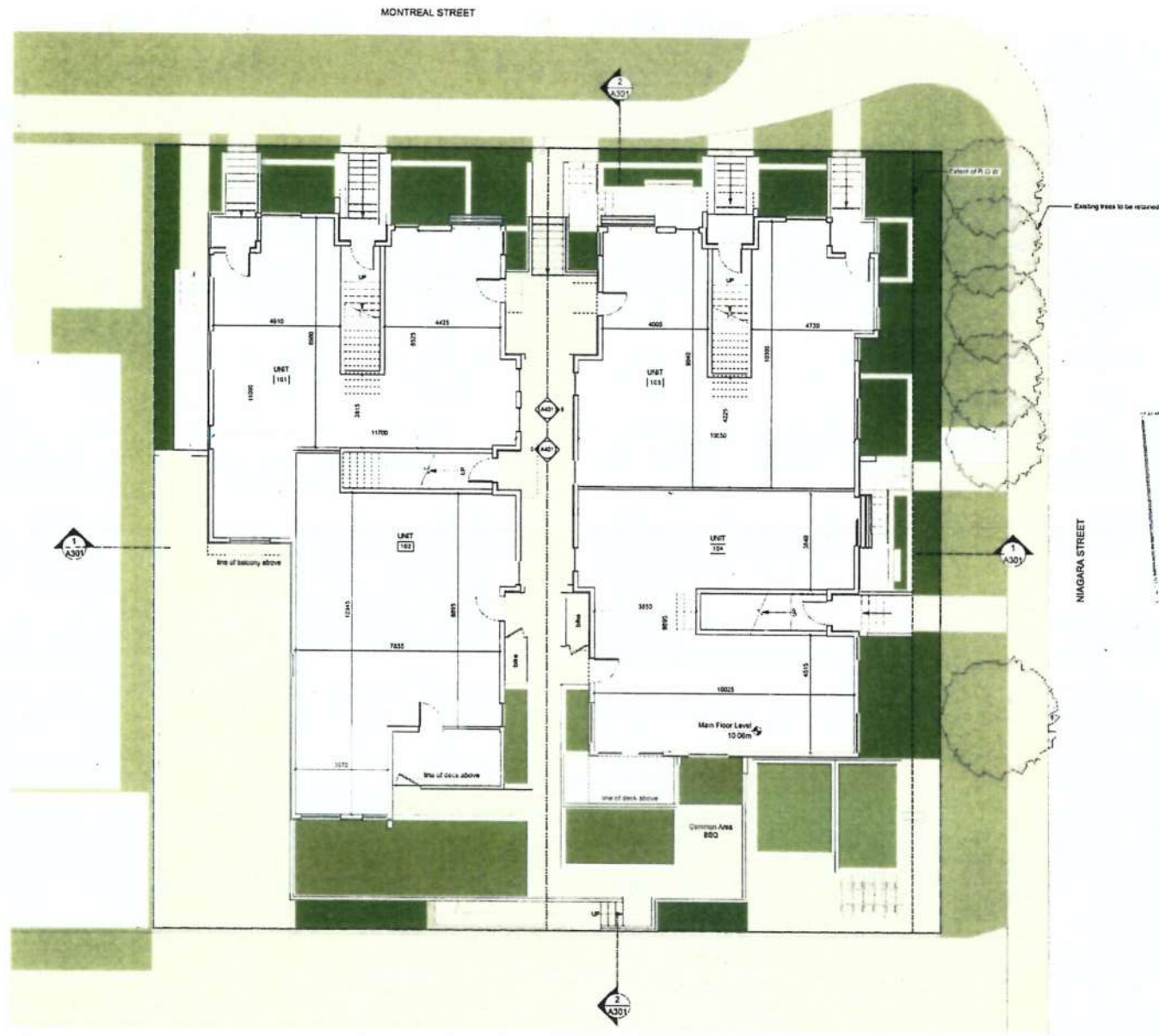
Macdonald
City of Victoria
AUG 16 2017
Planning & Development Department
Development Services Division



NO.	REVISION	DATE
1	Initial Design	2017.08.16
2	Revised Design	2017.08.16
3	Final Design	2017.08.16

de Bree & Stewart Architects 1111 West 10th Avenue Victoria BC V8W 2E1 Tel: 250-383-1111 Fax: 250-383-1112 www.debreeandstewart.com	Macdonald Street Residences 11-13 Macdonald St. Victoria BC V8W 2E1
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Lower Floor Plan
A201



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Development Services Division



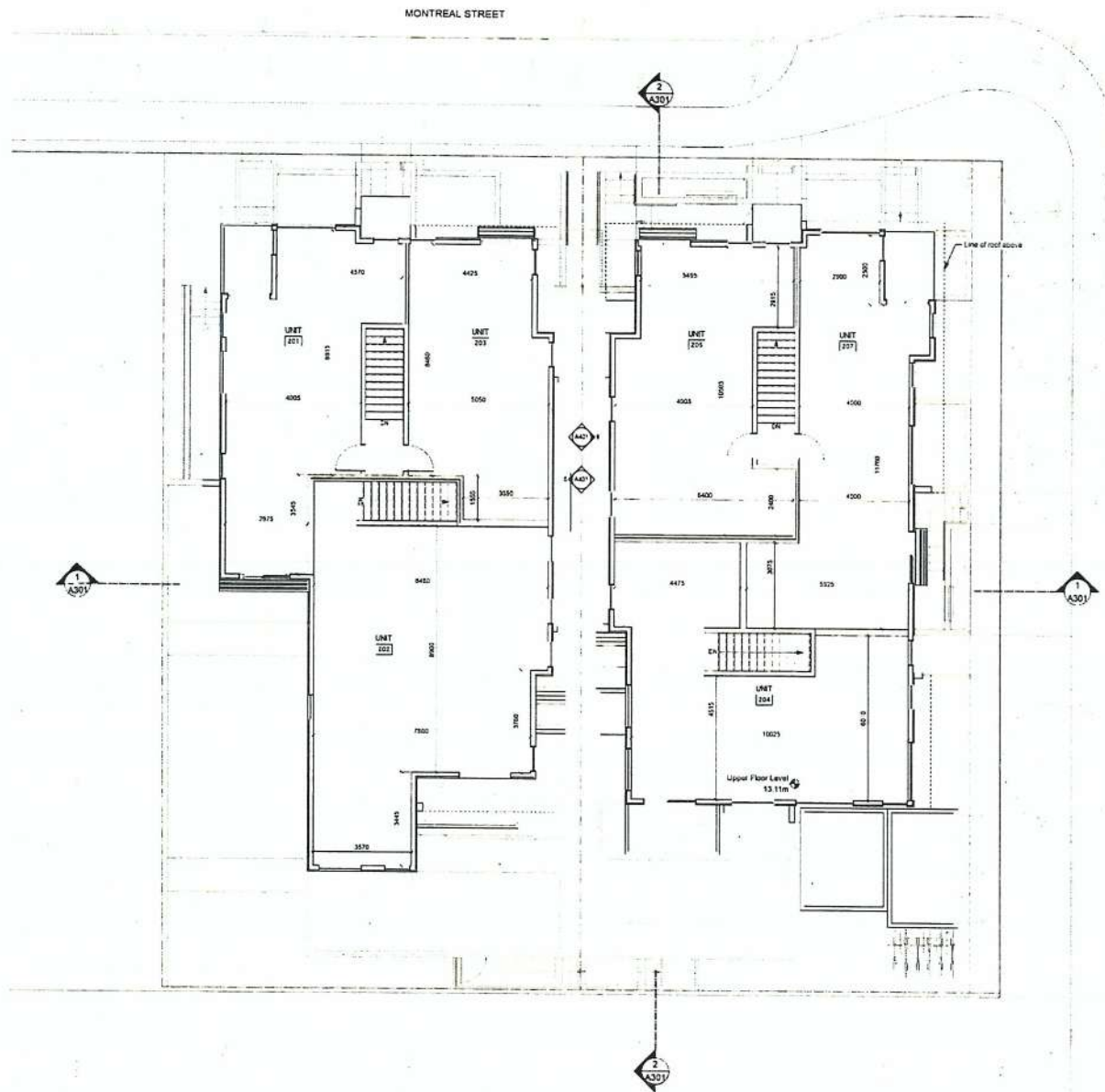
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1/125

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9	12.01.17	Issue for Planning & Development
10	12.01.17	Issue for Planning & Development

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Montreal Street Residences
 71 - 73 Montreal St.
 Victoria BC

Main Floor Plan
 A202



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Development Services Division



0 100 200
1/125 Scale

NO.	DATE	DESCRIPTION
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2	16.06.17	Issued for Planning/DP Review
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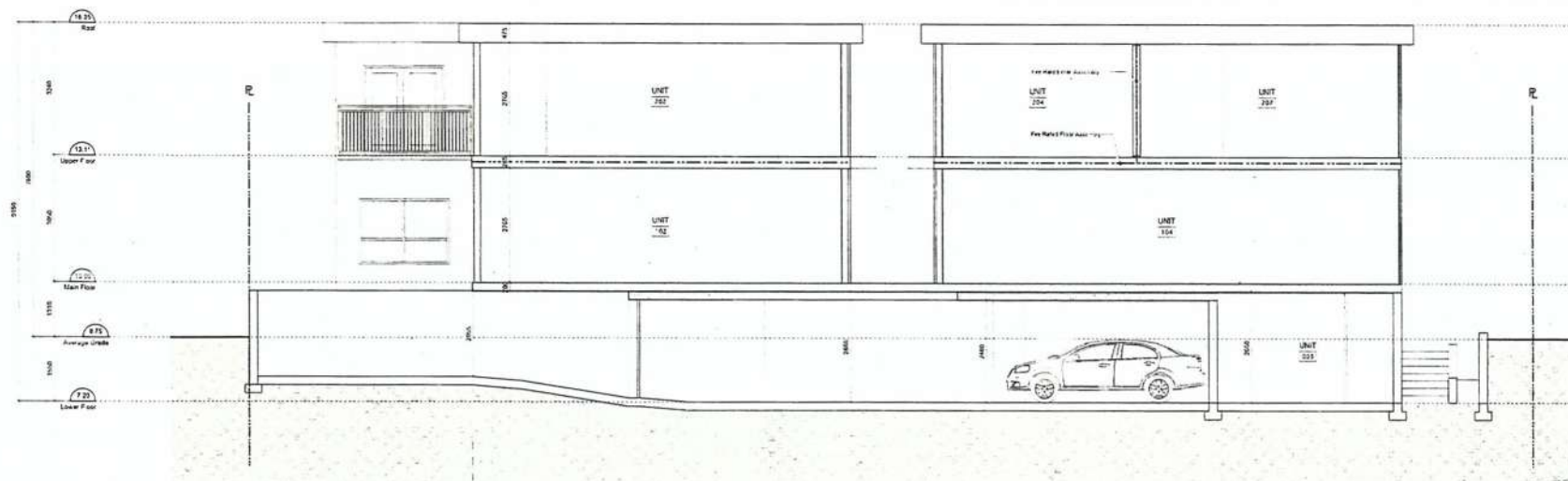
de Hoog & Klenoff architects

1000 BROADVIEW AVE. SUITE 100
VICTORIA, BC V8W 2Y1
TEL: 250-383-1111
WWW.DHAKENOFF.COM

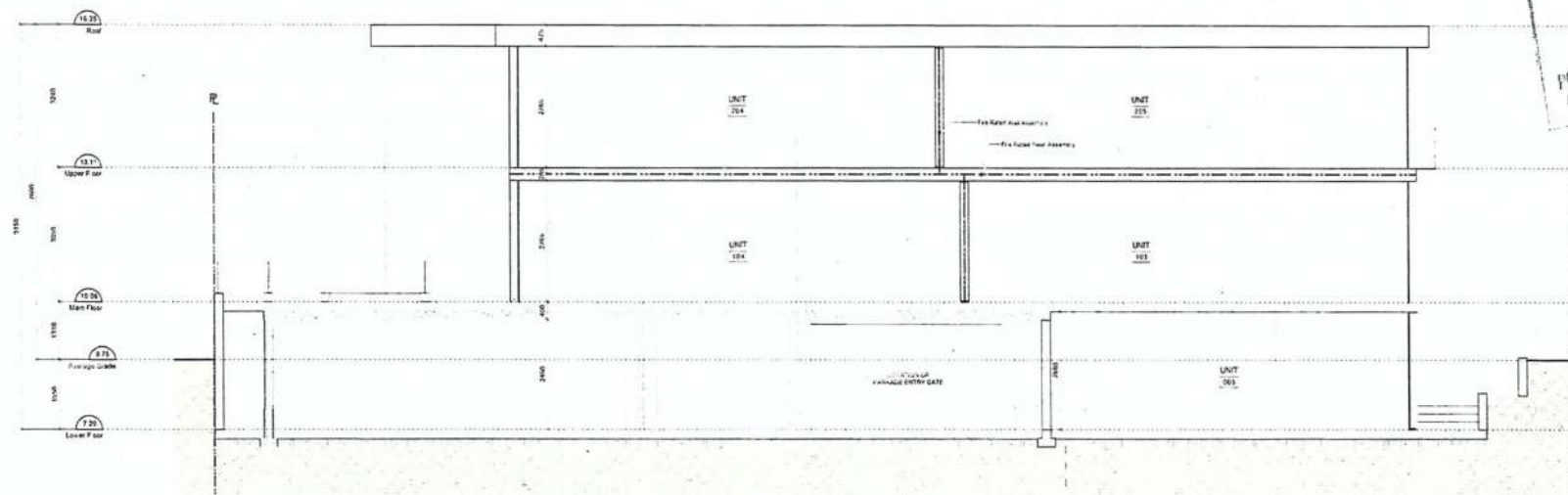
Montreal Street Residences
71 - 73 Montreal St.
Victoria BC

Upper Floor Plan

A203



1 Cross Section
A301 Scale: 1:100



2 Longitudinal Section
A301 Scale: 1:100

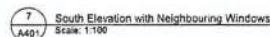
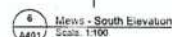
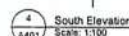
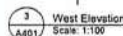
Received
City of Victoria
AUG 16 2017
Planning & Development Department
Development Services Division

NO.	DATE	DESCRIPTION	BY	CHECKED
1	15 JUL 17	Prepared Planning Section	de Hoog	Kierulff
2	20 JUL 17	Revised Planning Section	de Hoog	Kierulff
3	20 JUL 17	Revised Planning Section	de Hoog	Kierulff
4	20 JUL 17	Revised Planning Section	de Hoog	Kierulff
5	20 JUL 17	Revised Planning Section	de Hoog	Kierulff
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9	20 JUL 17	Revised Planning Section	de Hoog	Kierulff
10	20 JUL 17	Revised Planning Section	de Hoog	Kierulff

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www.dehoogkierulff.com

Montreal Street Residences
74 - 75 Montreal St
Victoria BC

Sections
A301



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Development Services Division



1 Montreal Street Elevation
A402 1:100



2 Niagara Street Elevation
A402 1:100

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1	20m x 10m	20m x 10m	20m x 10m
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8	20m x 10m	20m x 10m	20m x 10m
9	20m x 10m	20m x 10m	20m x 10m
10	20m x 10m	20m x 10m	20m x 10m

de Hoog & Klaruit architects
Montreal Street Residences
71-73 Montreal St
Victoria BC
Context Elevations
A402



1 Montreal Street Elevation
Scale: 1/16

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

NO.	DESCRIPTION	DATE
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19	15.00.00	15.00.00
20	15.00.00	15.00.00

de Hoog & Kierulff architects

Montreal Street Residences
11-13 Montreal St
Victoria BC

Montreal Street Elevation
A502



1 Front Streetscape
Scale: NTS



2 Montreal Street
Scale: NTS



3 Niagara Street
Scale: NTS



4 Rear Streetscape
Scale: NTS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY DESIGN	2017.07.10	de Hoog & Kierulff	
2	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
3	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
4	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
5	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
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7	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
8	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
9	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	
10	SCHEMATIC DESIGN	2017.07.10	de Hoog & Kierulff	

de Hoog & Kierulff architects	
71-75 Montreal St Victoria BC	71-75 Montreal St Victoria BC
250.661.1234	250.661.1234
250.661.1234	250.661.1234
Montreal Street Residences 71-75 Montreal St Victoria BC	
Schematic Model Views	
A503	

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EQUINOX | MAR 20/SEP 22



9:00 a.m.



1:30 p.m.



5:00 p.m.

SUMMER SOLSTICE | JUN 21



9:00 a.m.



1:30 p.m.



5:00 p.m.

WINTER SOLSTICE | DEC 21



9:00 a.m.



1:30 p.m.

*No significant shadow information
for Winter Solstice 5:00 p.m.*

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

DATE	TIME	LOCATION	STATUS
2017.08.16	10:00	City of Victoria	Received
2017.08.16	10:00	City of Victoria	Received
2017.08.16	10:00	City of Victoria	Received
2017.08.16	10:00	City of Victoria	Received
2017.08.16	10:00	City of Victoria	Received
2017.08.16	10:00	City of Victoria	Received
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2017.08.16	10:00	City of Victoria	Received
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de Hoog & Klarulf architects	Project No.	A504
Montreal Street Residences	Client	City of Victoria
71-75 Mount St	Address	Victoria BC
Shadow Study	Drawn by	de Hoog & Klarulf
	Scale	1:500
	Date	2017.08.16

*Note: shadows of neighbouring buildings estimates only.