



REZONING/DEVELOPMENT
PERMIT SUBMISSION

934 BALMORAL ROAD
1701 QUADRA STREET

MAY 5, 2025





We acknowledge the Ləkʷəŋəŋ peoples, known today as the Songhees and Esquimalt Nations, on whose traditional territory we live and work.

We are pleased to present our design proposal for 934 Balmoral Rd for the heritage revitalization of the First Metropolitan Church. Along side this proposal is a new housing development including amenities, commercial and live-work units at grade, with five storeys of Secure Rental Housing above.

934 Balmoral seeks to be a place of cultural gathering that embraces a more natural, softer connection with site and to the community. With the adaptive reuse of the church at the forefront, the new development seeks to strengthen the community through a new found expression. This project makes the statement that flexibility, access to nature and personal choice are key components to the success of living in urban spaces. With both public programming and private dwelling units designed to ensure that spaces can suit diverse needs, we hope that people feel supported to live in a way that reflects their values and priorities.

PILLAR 1

Community Beacon for Worship, Arts and Culture

The adaptive reuse of First Metropolitan Church presents a unique opportunity to preserve history, revitalize the community and create a vibrant and inclusive space for various arts and faith based organizations.

PILLAR 2

Restore and Renovate a Heritage Asset

Through thoughtful interventions, the cultural and architectural value of the existing building will be retained while adapting to the evolving needs of the people it serves.

PILLAR 3

Pedestrian Connections and New Urban Spaces

Introduction of new prominent commercial spaces along Balmoral and flexible housing typologies will enable diverse uses that activate the urban streetscape.

PILLAR 4

Thoughtful Design

Redevelopment plans for the church involves the preservation and retention of the core structure alongside careful consideration on the rehabilitation of key architectural elements. The new housing development serves as a playful backdrop for the church. It will be functional in form, integrating strategies to support urban living conditions and diverse uses on site that engage the local community.

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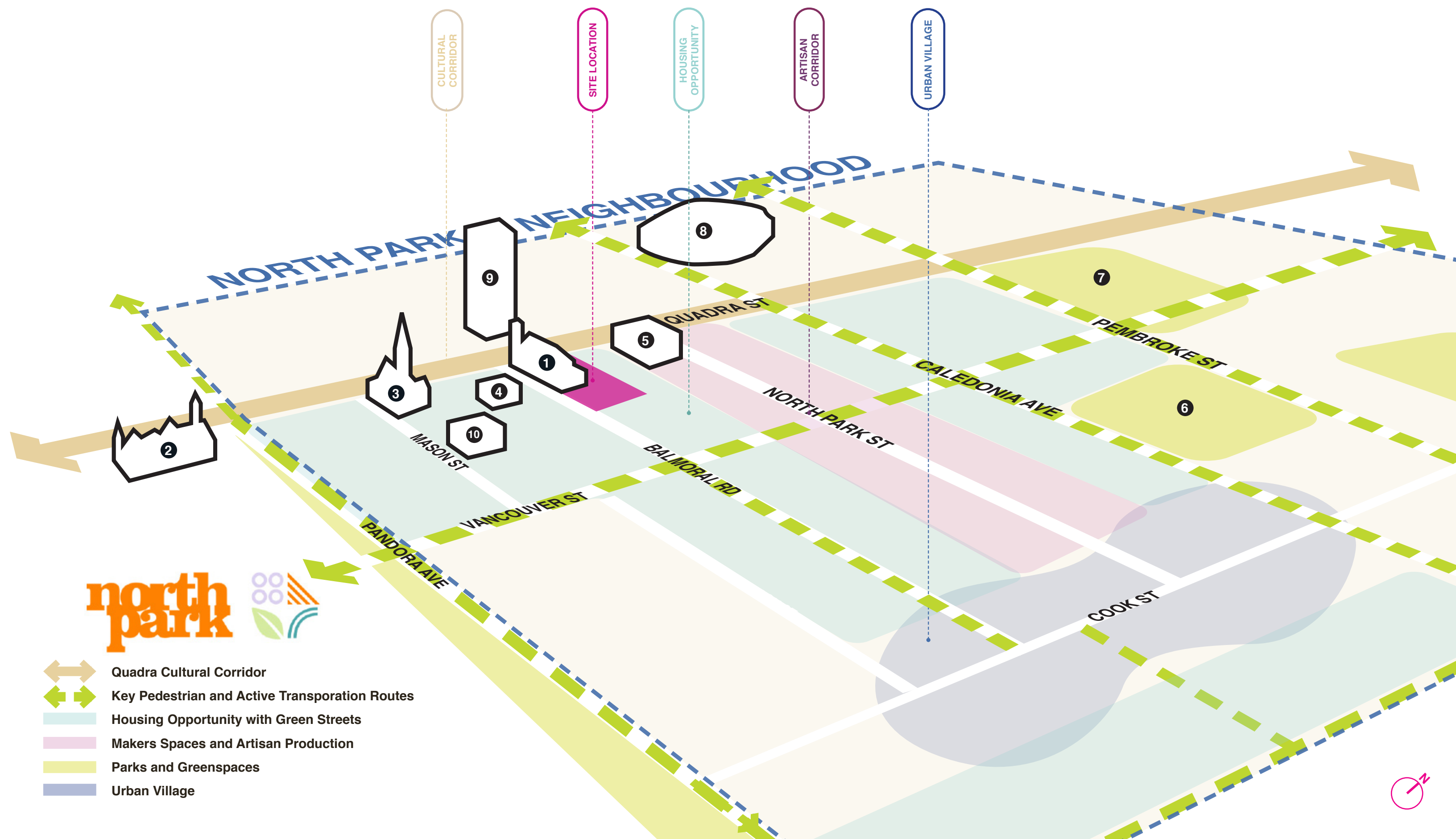
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Numerous heritage landmarks run along the Quadra Street, many supporting musical and cultural groups within the City.

Neighbourhood Objective:
Support existing cultural community groups and retain heritage building stock.



- 1 First Metropolitan Church
- 2 United Church x Victoria Conservatory
- 3 St. John's Divine x Victoria Baroque
- 4 Baumann Centre x Pacific Opera
- 5 Artist Studios and Small Businesses
- 6 Royal Athletic Park
- 7 Central Park
- 8 Save-on Foods Memorial Centre
- 9 Purpose-built Rental Housing
- 10 Supportive Housing



Arts and cultural businesses populate North Park Neighbourhood and are of vital importance to the local community.

Neighbourhood Objective:
Support the creative community by providing art-centric developments.



As part of the transit network, Quadra Street serves as an integral connection between Downtown Victoria to the District of Saanich.

Neighbourhood Objective:
Improve quality of public parks and residential boulevards to be greener and pedestrian-friendly.



As city continues to grow and develop, there strong demand for more affordable housing developments in the neighbourhood.

Neighbourhood Objective:
Develop affordable housing options to support diversified lifestyles.





First United Church fonds

The First Metropolitan Church at Quadra Street and Balmoral Road is recognized as a staple of the neighbourhood, serving the community for generations since it was opened in 1913. Heritage advocate and former Victoria councillor Pam Madoff said the First Metropolitan building has been “the character-defining element” of all the churches along Quadra Street for a long time.

“Whether you look at churches as places of religion and worship, or whether you look at them as just examples of excellent architecture, they certainly form an important part of the fabric of the city.”





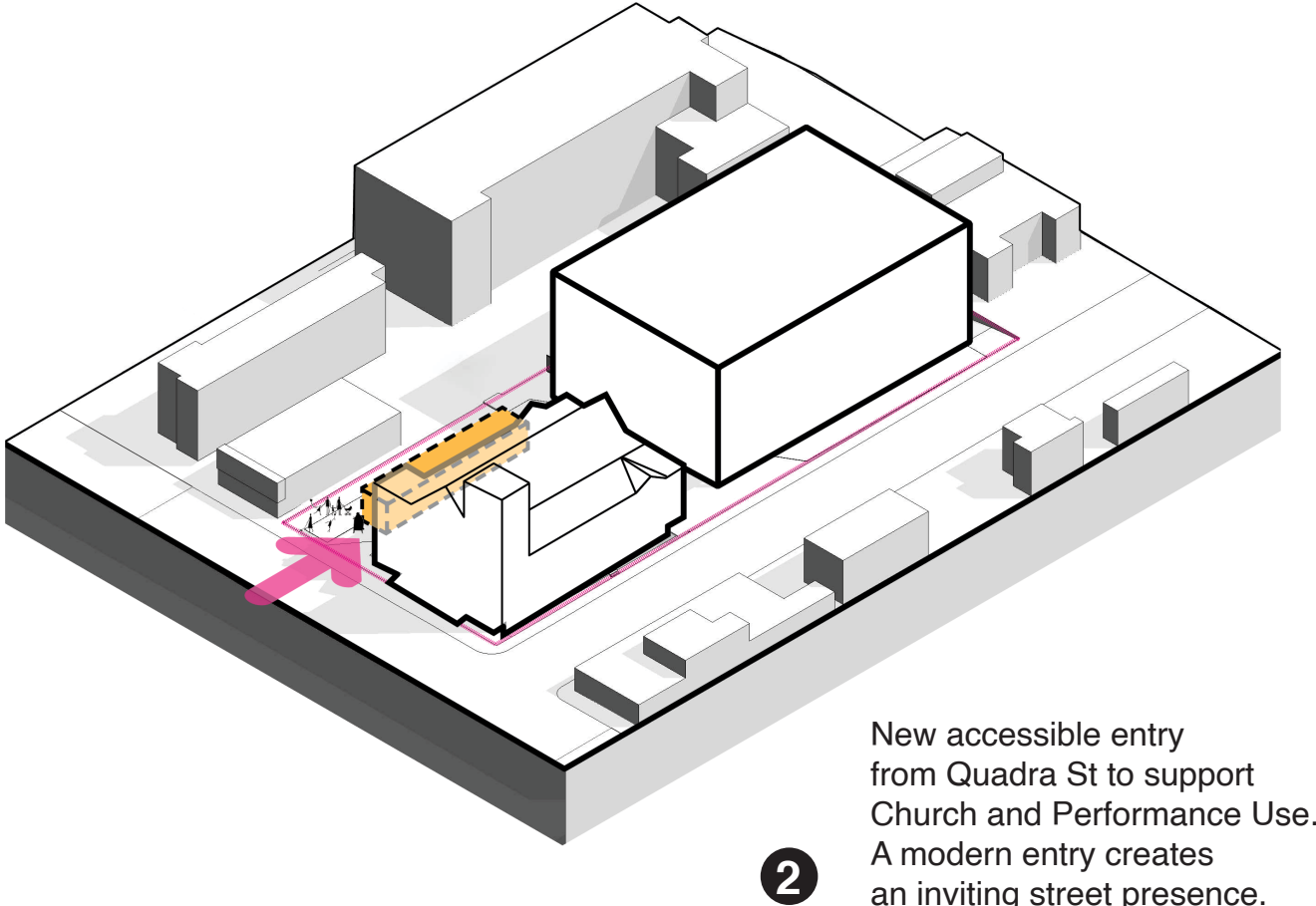
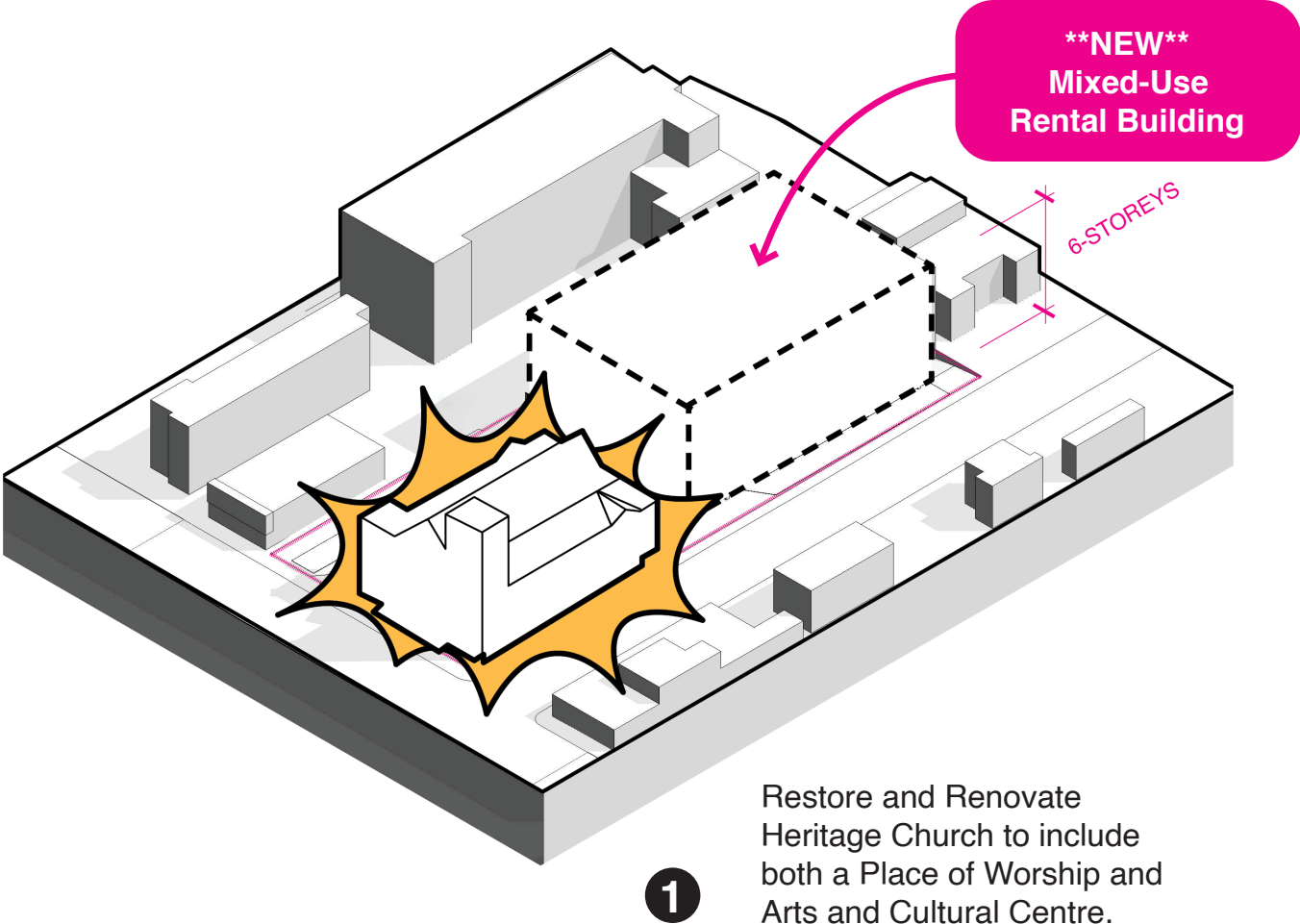


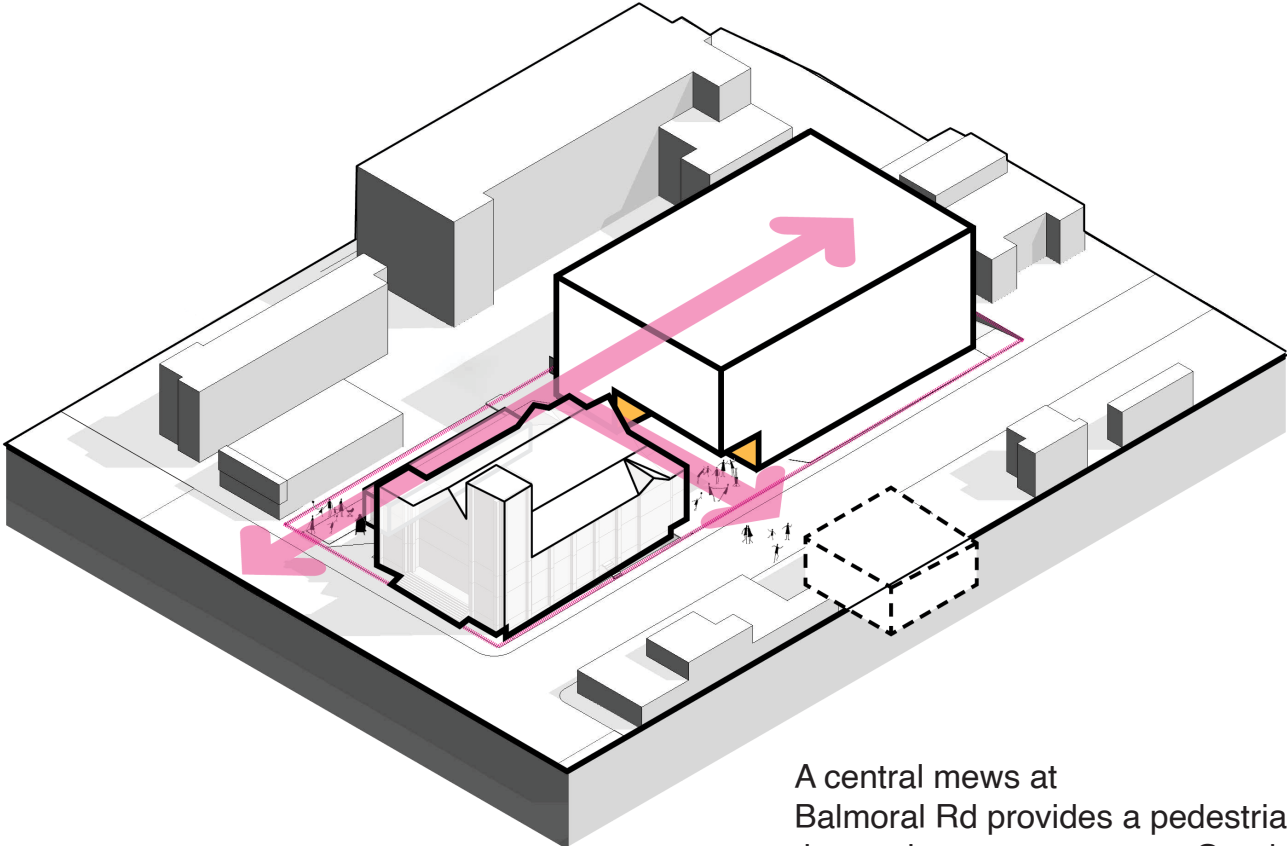
The First Metropolitan Church has served the surrounding neighbourhood since 1913, and is recognized as a great community resource.

The primary objective of this work is to create a new holistic urban realm that integrates art, culture, worship, home, work and commerce.

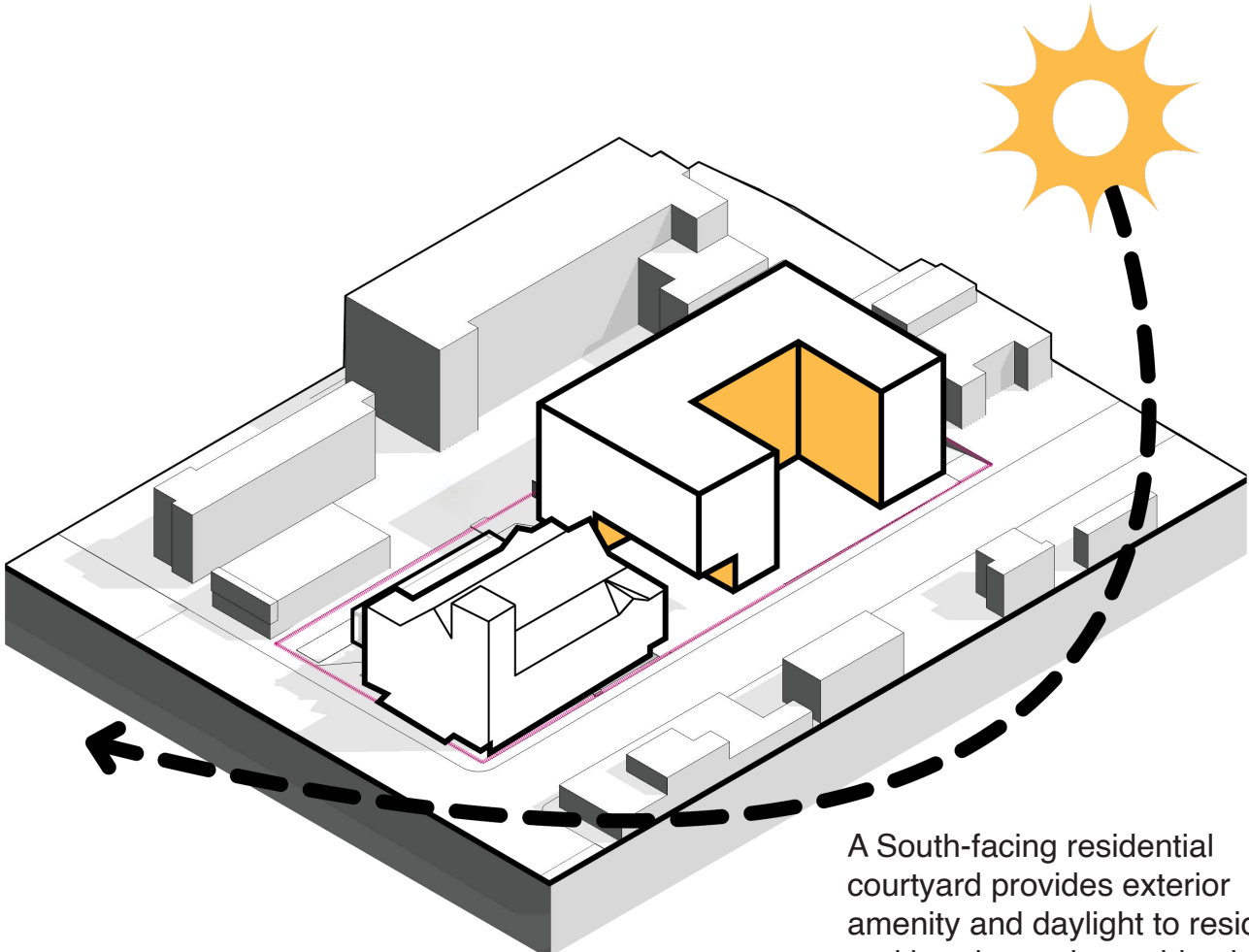
This includes a natural evolution of the existing church building and the creation of new homes, spaces and landscapes that invite and serve the immediate and surrounding community.

- 1 Celebrate the Old and New**
Celebrate the heritage church by retaining existing uses while expanding art and cultural groups to support a growing city. Introduce housing to bring density, activity and security onto the site.
- 2 Connect and Intertwine**
Create a more walkable, urban experience by inviting people onto the site through a series of greenscaped mews that meander and connect diverse programming.
- 3 Animate Middle Ground**
Support the community by providing areas that accommodate different gathering scales. Spaces are open and inviting to allow for dialogue and performance to take place.

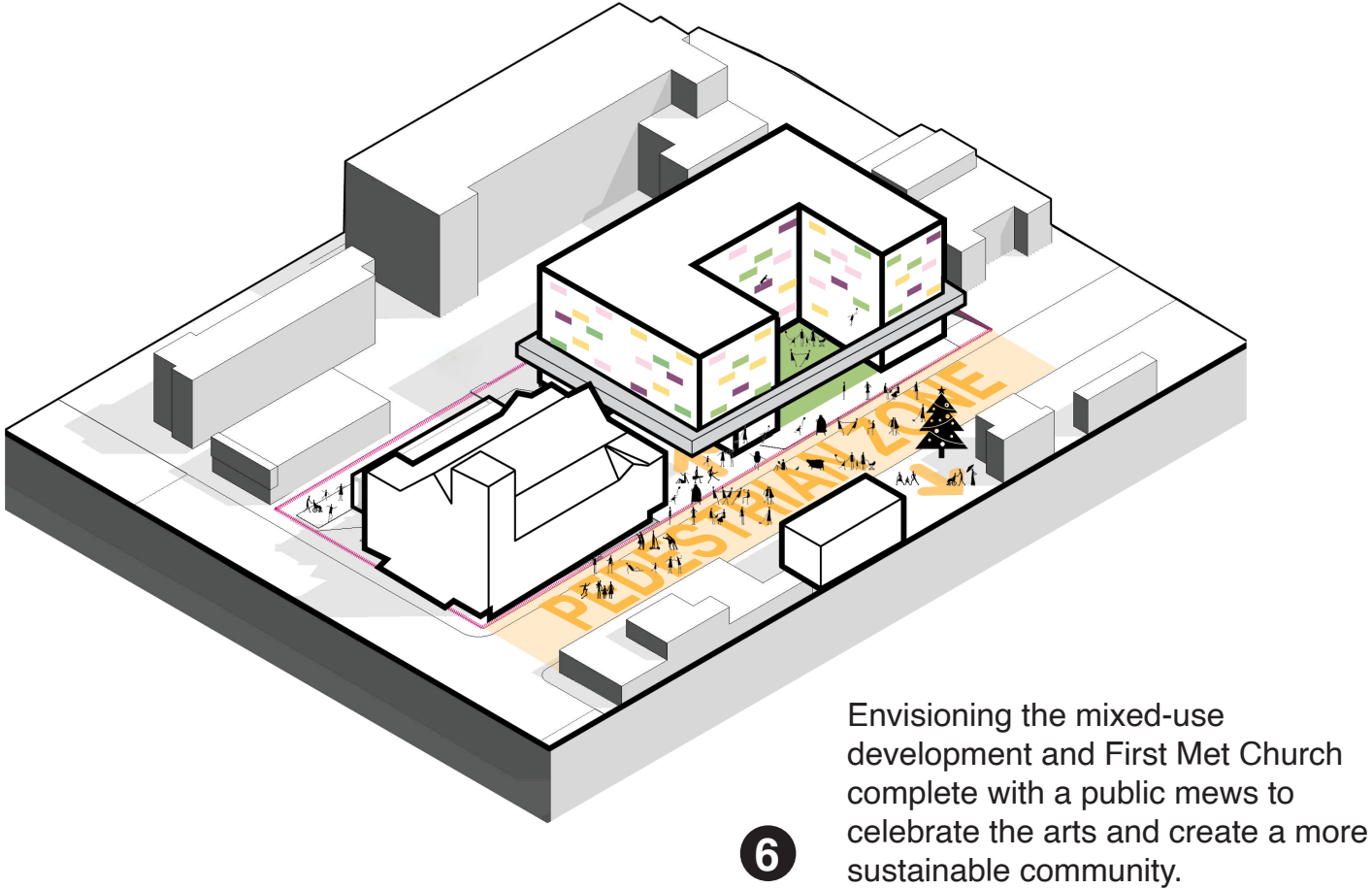
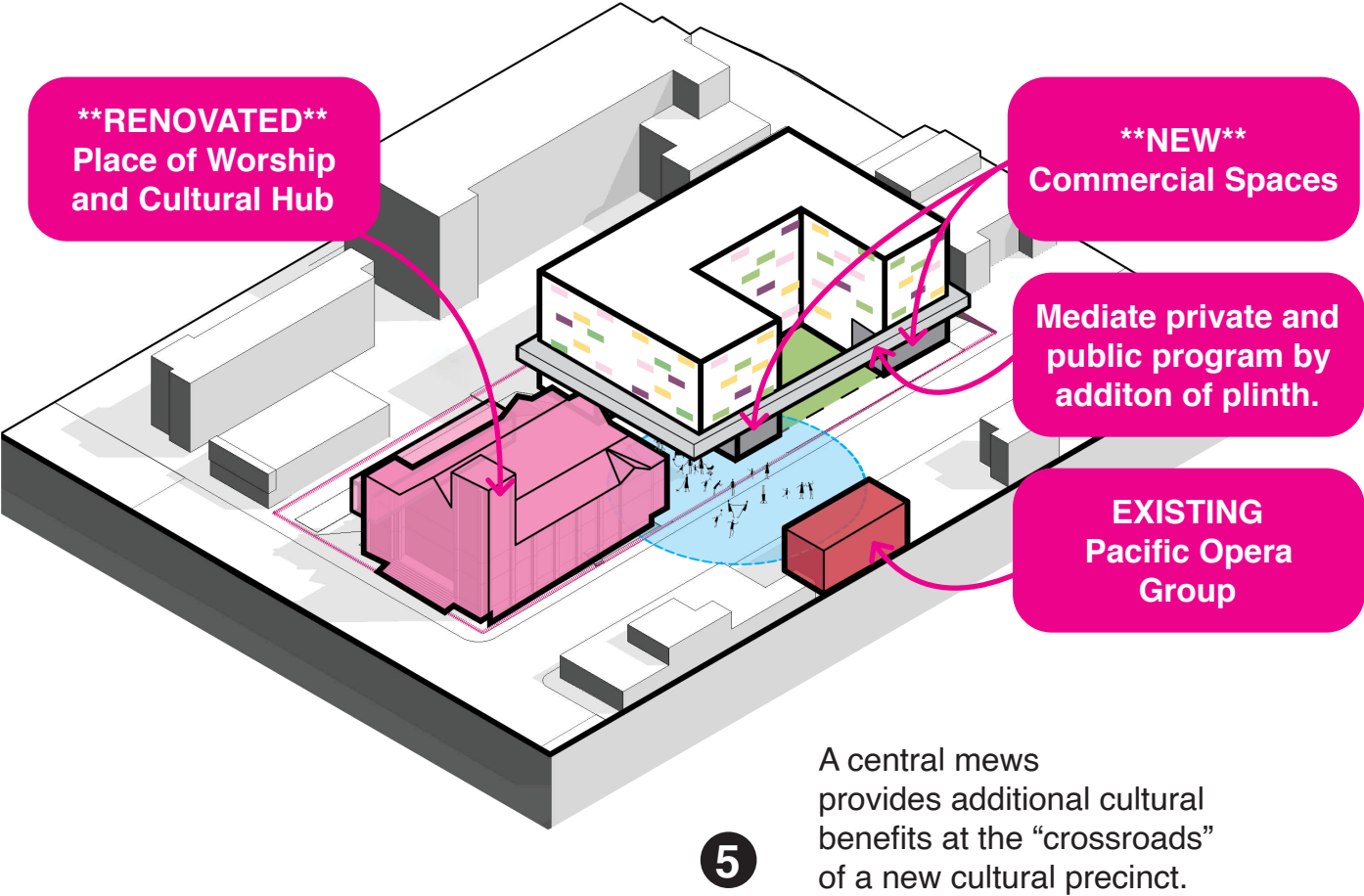




3 A central mews at Balmoral Rd provides a pedestrian thoroughway to connect to Quadra St and the rear of the site.



4 A South-facing residential courtyard provides exterior amenity and daylight to residents and breaks up the residential massing.

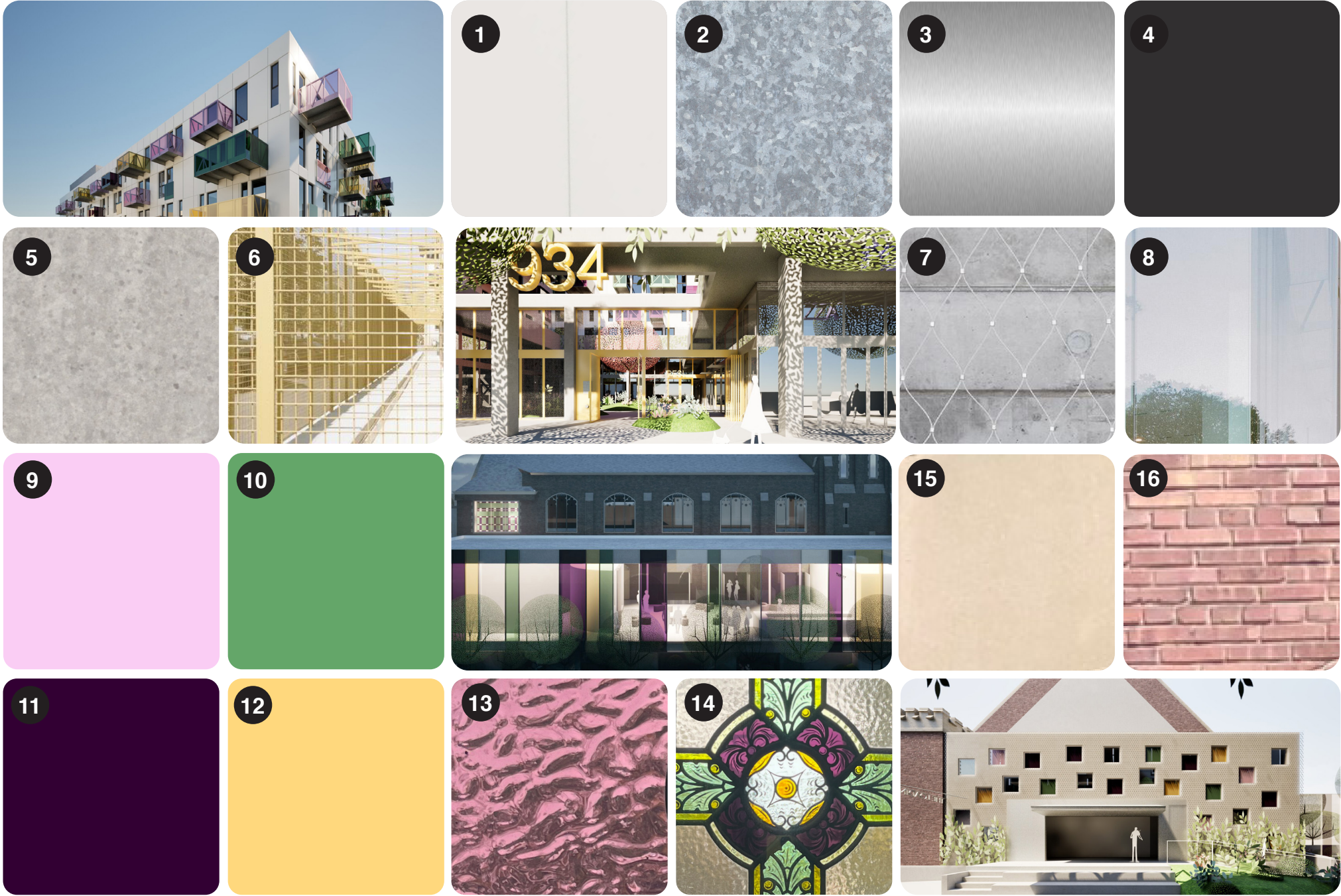


Quadra Street

Balmoral Road

- 1 The First Metropolitan United Church
- 2 The North Addition
- 3 The East Addition
- 4 Courtyard Residences
- 5 The Landscape



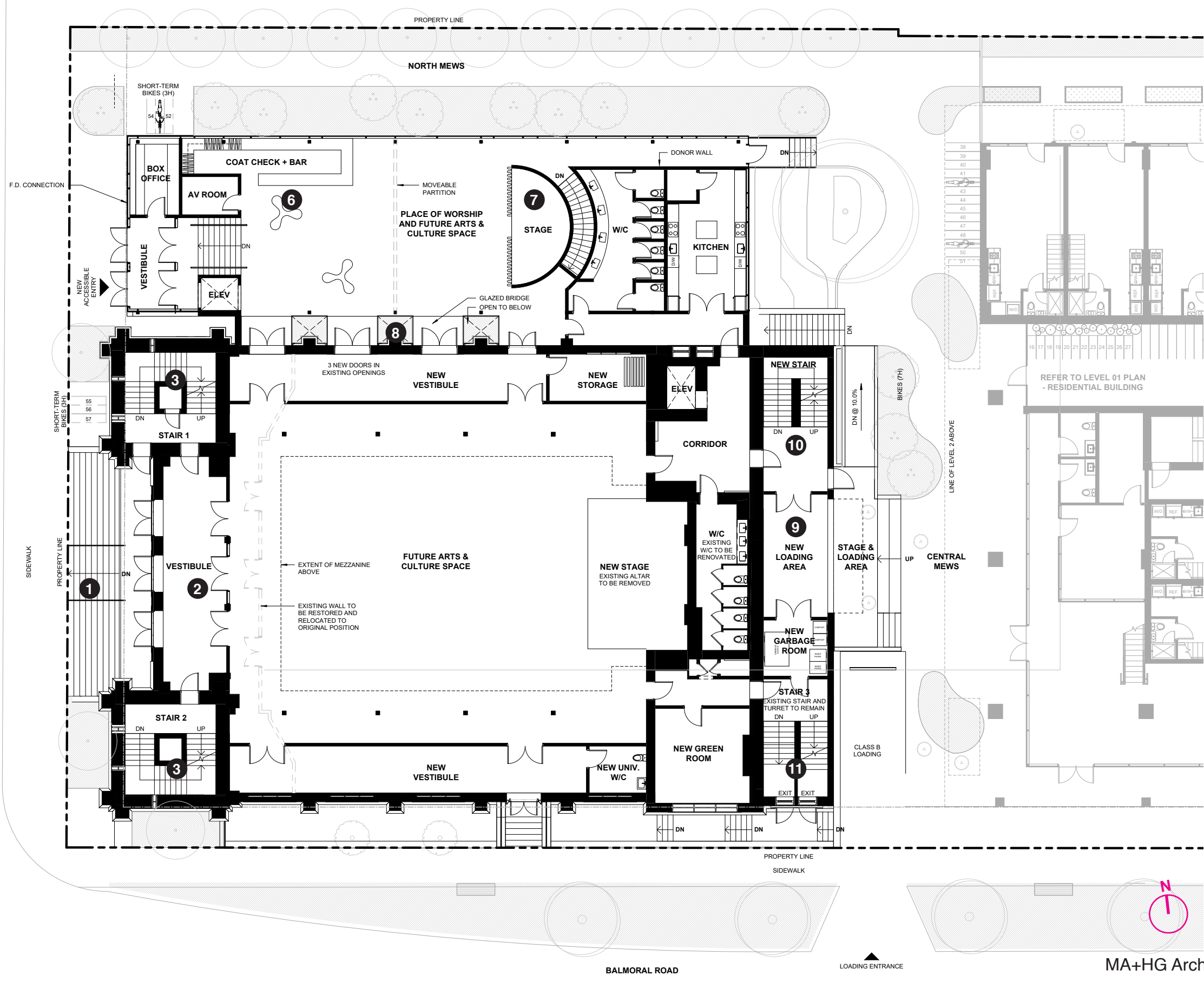


- 1 Metal Wall Panel - White
- 2 Metal Panel - Galvanized
- 3 Curtain Wall Frame - Brushed Aluminum
- 4 PVC Frame - Black
- 5 Architectural Concrete
- 6 Square Metal Mesh and Frame - Yellow
- 7 Tensile Wire Mesh (Planting Support) - Stainless
- 8 Clear Glass
- 9 Coloured Glass - Pink (Matched to 13)
- 10 Coloured Glass - Green (Matched to 14)
- 11 Coloured Glass - Purple (Matched to 14)
- 12 Coloured Glass - Yellow (Matched to 14)
- 13 Stained Glass 1 (Existing)
- 14 Stained Glass 2 (Existing)
- 15 Sandstone (Existing)
- 16 Brick (Existing)



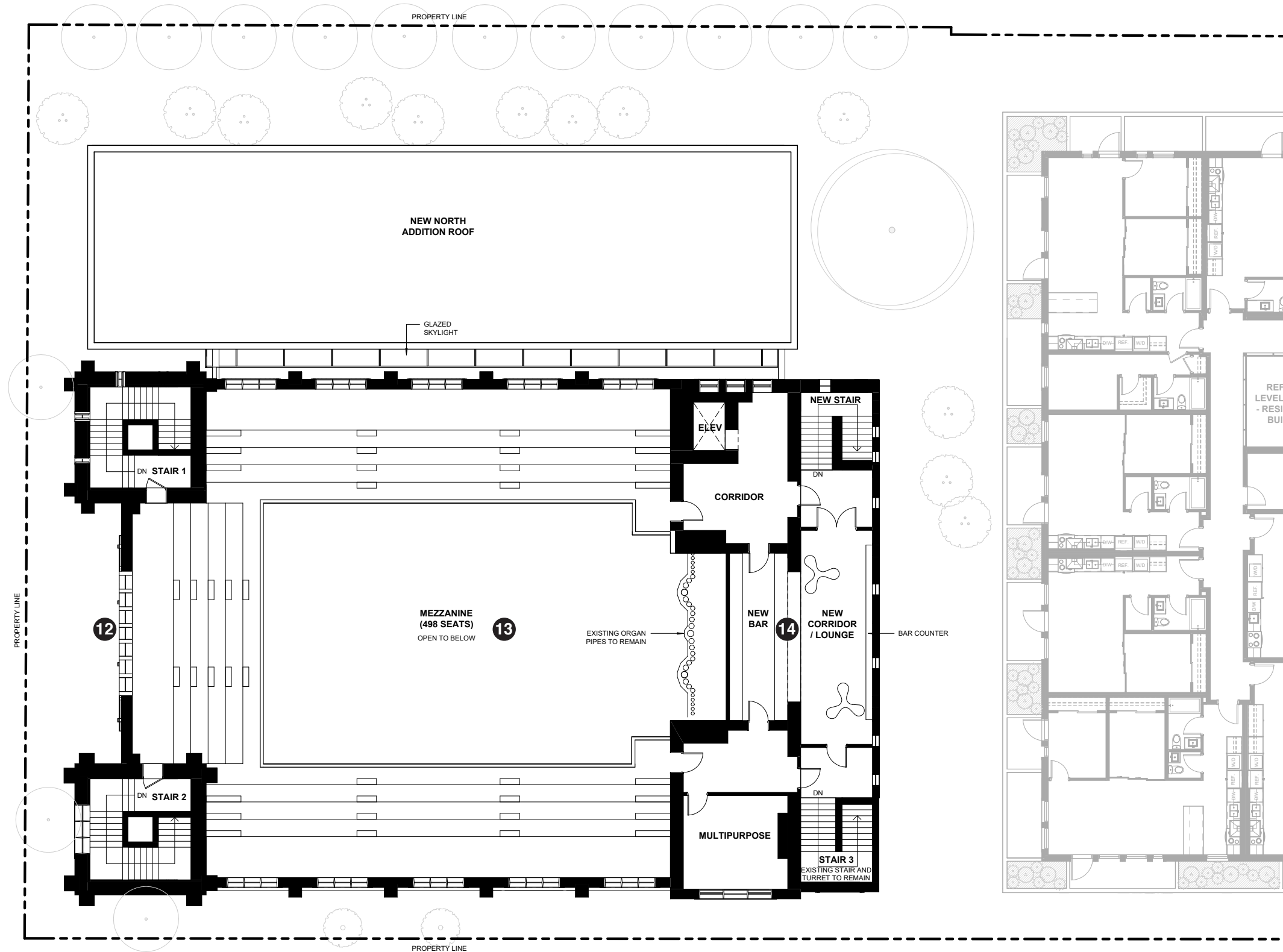
The primary objective of the work is the restoration and rehabilitation of the heritage church to bring it into alignment with the needs of the Pacific Mountain Church, the cultural community and the community at large.

This is done both programmatically, and physically and its that interaction through, amongst and between that create a dialogue between buildings, between uses and between people.

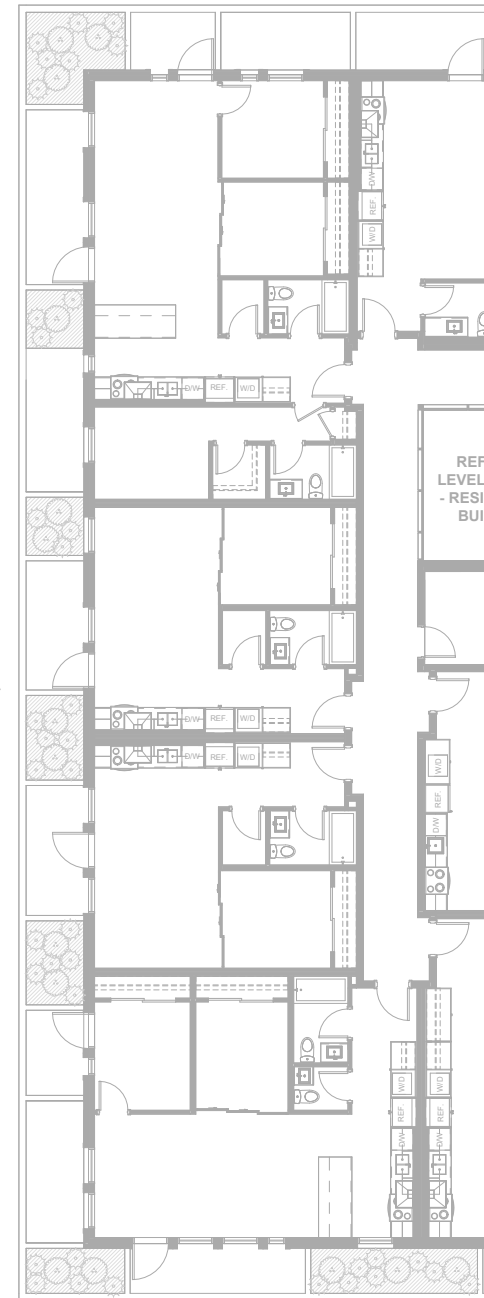


Following the Conservation Plan developed by Luxton & Associates, the following restoration measures will take place:

- 1 Repair and Restoration of stone entry doors and stair sequence.
- 2 Restoration of stained glass vestibule at original entry.
- 3 Repair and restoration of church turrets.
- 4 Preservation and retention of the main sanctuary adapted for a future arts and culture space.
- 5 New mediating vestibules and north and south side of sanctuary.
- 6 New North Addition and accessible entry to church and gathering space.
- 7 New stage, community kitchen and accessible washrooms.
- 8 Rehabilitation of North wall of church. Existing opening adapted to be bridged entry access over existing lightwell.
- 9 New East Addition at rear to serve as staging and loading area for the site.
- 10 New northeast stair access.
- 11 Preservation and retention of southeast interior stair section along Balmoral.



- 12 Repair and Restoration of stained glass windows and arches.
- 13 Preservation and retention of the main sanctuary adapted for a future arts and culture space.
- 14 New lounge and bar for the arts and culture space.





The North Addition is the new contemporary entry into the heritage building, providing universal access to the church level. It is complete with multipurpose spaces, lobby, study spaces, kitchen and various support spaces for the community.

With respect to Parks Canada’s Standards and Guidelines for the Conservation of Historic Places, the new addition draws a clear distinction between what is historic and what is new.

- 1 Celebrate the heritage church by contrasting with a timeless, transparent, contemporary addition that is mindful of scale and material.
- 2 Provide a defined separation at connection points of the church that mediates between old and new spaces.
- 3 Reference the structural cadence of the heritage church in the vertical patterning of the facade.
- 4 Reflect the colours and patterns of the heritage church stained glass to create connection between old and new.
- 5 Define a new accessible entry in support of existing and new programming
- 6 Create modern signage that signals the new cultural landmark.



The East Addition provides both functional and delightful uses. At grade, it serves a dual function: as a loading bay for the new arts and culture space and as a stage for performance that will activate the central mews and street. At the second level, additional lounge space is provided.

- 1 Respect datums of existing heritage church through facade alignment
- 2 Introduce a robust and minimal concrete facade with mesh screening that allows landscape to grow onto the facade.
- 3 “The Loading Bay” stage activates the Central Mews, the public street and the commercial podium by providing a space for performance at the loading dock.
- 4 Introduce “The Loading Bay Lounge” at the upper level to support the new arts and culture hub.
- 5 Animate the lounge, stage through and central mews with scattered coloured windows that reflect the shape and colours of the existing heritage church.



The new residential building provides 129-unit mix of rental homes with a good diversity mix including live/work and loft units, studios, one-bedrooms and family-oriented housing consisting of two and three bedrooms.

At the heart of the building is the ground-level courtyard, creating a semi-private interior gathering space, activated by a series of live-work units that transition on the public commercial street.

- 1 Provide a mix of homes, from live/work to studios to three-bedrooms; from lofts to traditional to inboard bedroom scheme to allow for a diversity of community.
- 2 Reduce massing along the street through a front facing courtyard that mediates between public and private.
- 3 Provide glazed commercial and retail units to animate the street.
- 4 Utilize a minimal panel facade treatment to provide backdrop for the heritage brick and stone.



Moving up from the lobby through the courtyard, the plinth acts as an extension of the ground serving as a vessel for landscape along the perimeter.

The plinth mediates the residences from the busy street, while creating a protected walkway for dwellers below, enhancing the street boulevard for public use.

- 1 Soften the building edges through a planted plinth that creates public covered arcade below.
- 2 Introduce openings throughout the plinth to allow for daylighting onto the landscaping at grade.

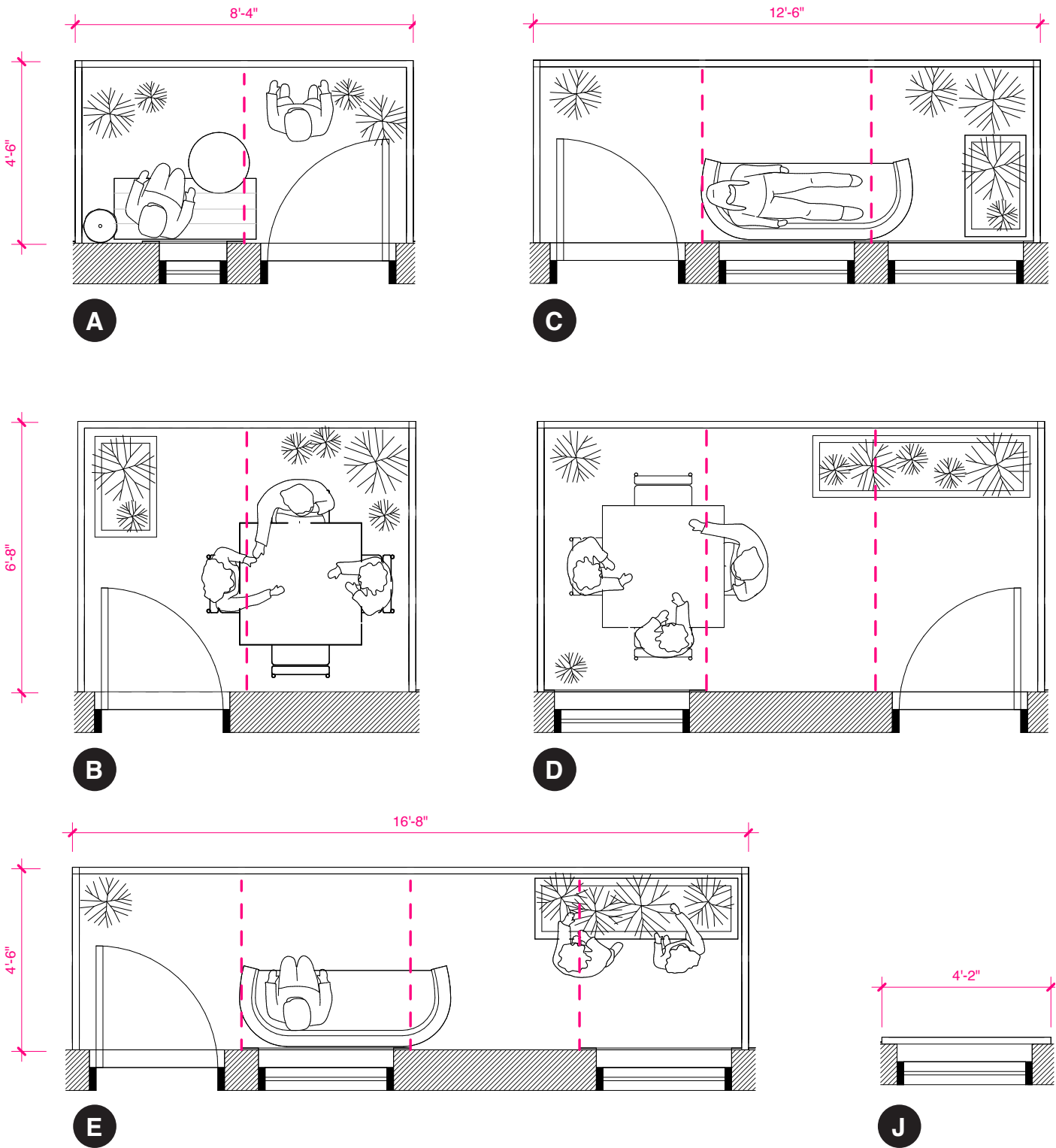


The project proposes to include multiple balconies for Family Units and for most one bedrooms suites. All studio units are afforded either balcony or Juliette balcony. This allows for each unit to have access to outdoors, with the Family Units having more than one point of access to outdoors. The multiplicity of balcony depths and widths act as an architectural device to animate the facade, harkening in expression and colour to the Heritage church adjacent.

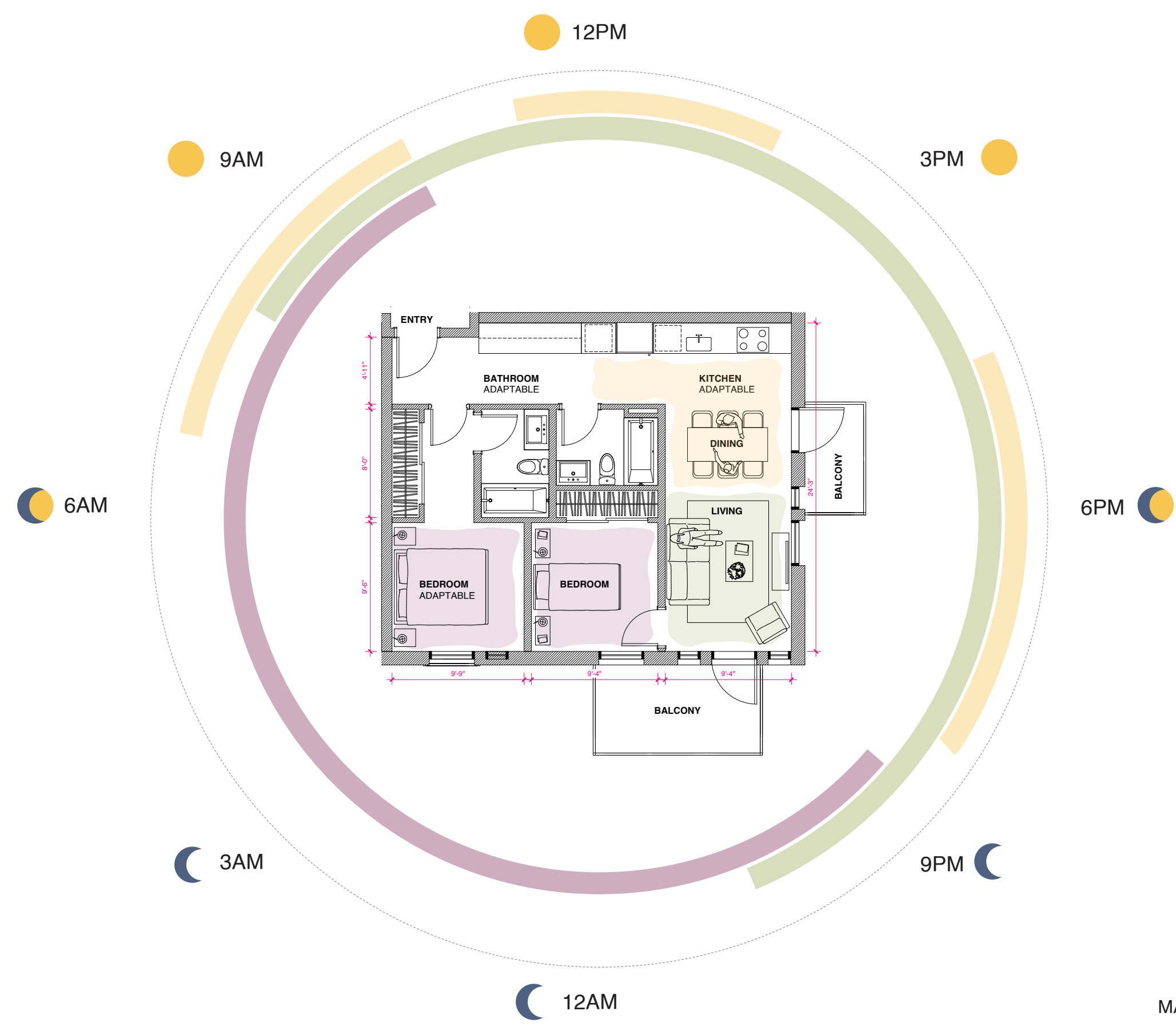
- 1 Generate a playful series of balconies that cater to the diverse array of units.
- 2 Unify the site and animate the facade by employing balconies that replicate the colour of the heritage church stained glass.

The modularization of the balconies seamlessly allows for play by following a 4'-2" grid duplicated to generate a series scattered pixels across the residential facade.

Each balcony, and/or a combination of balconies presents different opportunity for use bespoke to each individual unit further celebrating the ideas of diversity.



- A** Balcony A - 8'-4" x 4'-6" (36 SF)
- B** Balcony B - 8'-4" x 6'-8" (56 SF)
- C** Balcony C - 12'-6" x 4'-6" (56 SF)
- D** Balcony D - 12'-6" x 6'-8" (83 SF)
- E** Balcony E - 16'-8" x 4'-6" (75 SF)
- J** Juliette - 4'-2" x 0'-0" (0 SF)



The project proposes a choice in unit planning for the future residents: a traditional plan that places bedrooms at the exterior walls that prioritizes daylight, floor area and direct access to outdoor air at the bedrooms and an inboard bedroom plan, within the same unit square footage, that allows for a more expansive living areas, with greater exposure to daylight and outdoor air at the public areas.

Conservative concerns about air quality, access to daylight and acoustic performance, are resolved through the implementation of high performance HRVs, glass partition walls that exceed the STC rating of standard interior walls and unit design that achieves a sDA score of 60% (9% higher than LEED minimum). With inboard bedrooms, the more public, shared spaces (kitchen, dining and living) are prioritized during daylight hours, while the private spaces used primarily for sleeping require less daylight.

Benefits of Inboard Bedrooms | Daylight Hours

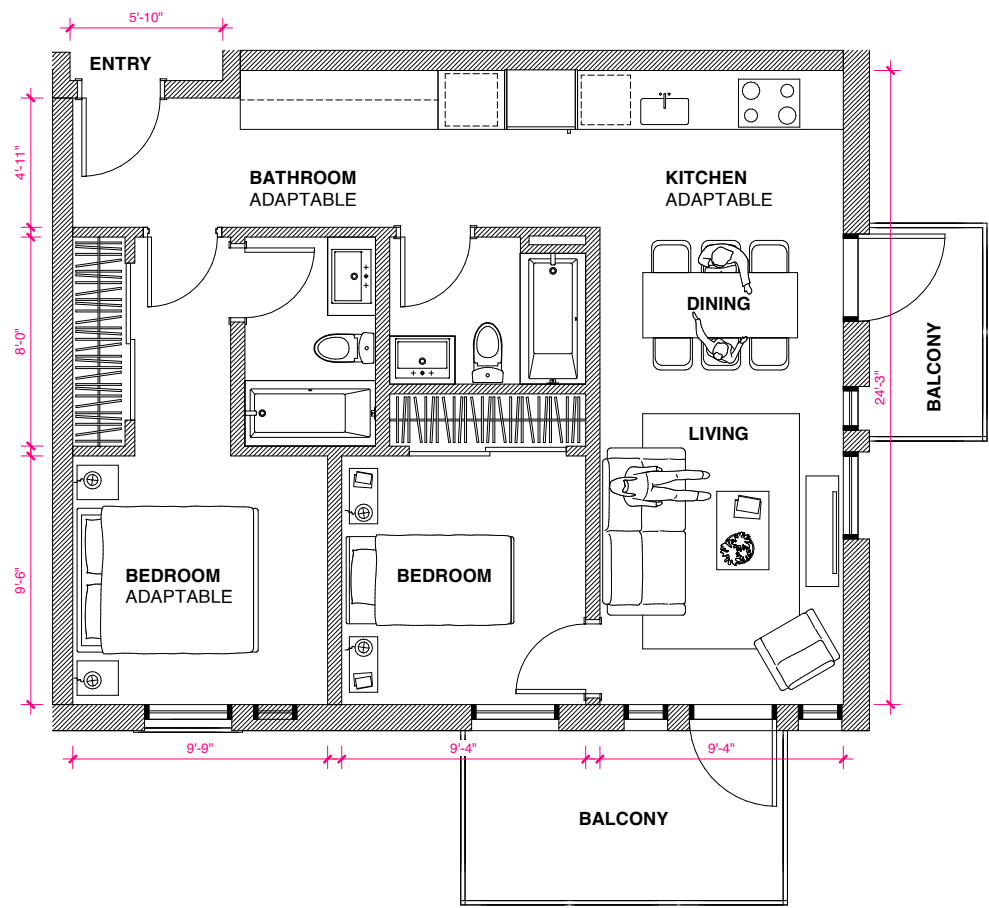
Shared spaces are prioritized during daylight hours:

- Kitchen and Dining Area
- Living Area

Private spaces used primarily at night require less daylight:

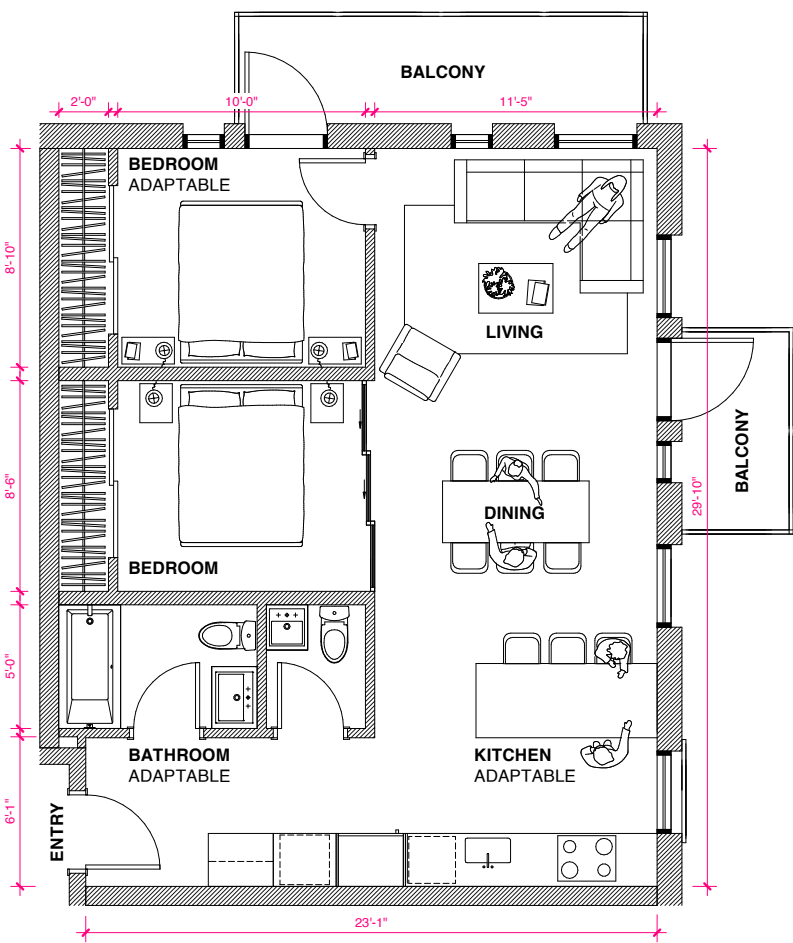
- Bedrooms

Additionally, the living areas in the inboard scheme are approximately 8% larger, and all bedrooms on average increase in size. Most importantly, however, the introduction of inboard bedrooms offers choice to a resident: the expansive living areas can be configured in a variety of ways to include kitchen islands, home offices or oversized dining tables. In a time where homes are becoming more and more standardized and homogeneous, offering the option between traditional and inboard bedrooms offers choice to the resident.



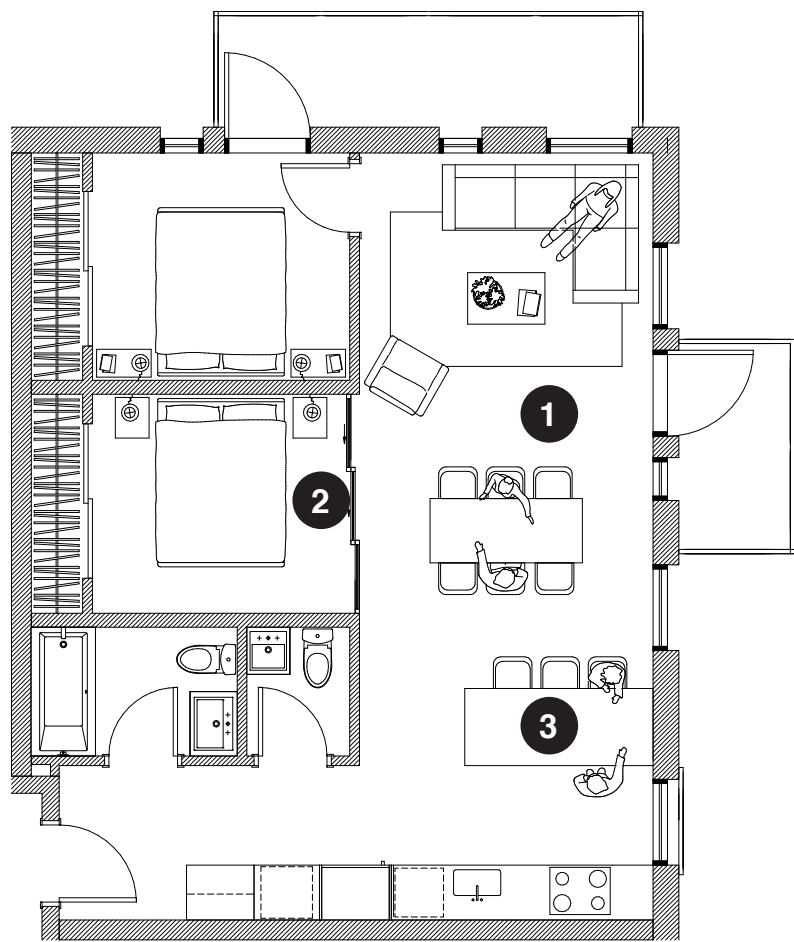
Typical Layout
Two-Bed Unit Plan: Outboard (Exterior) Bedroom

- 1 Living Room Dimension 9'-4"
- 2 Smaller Bedroom Sizes



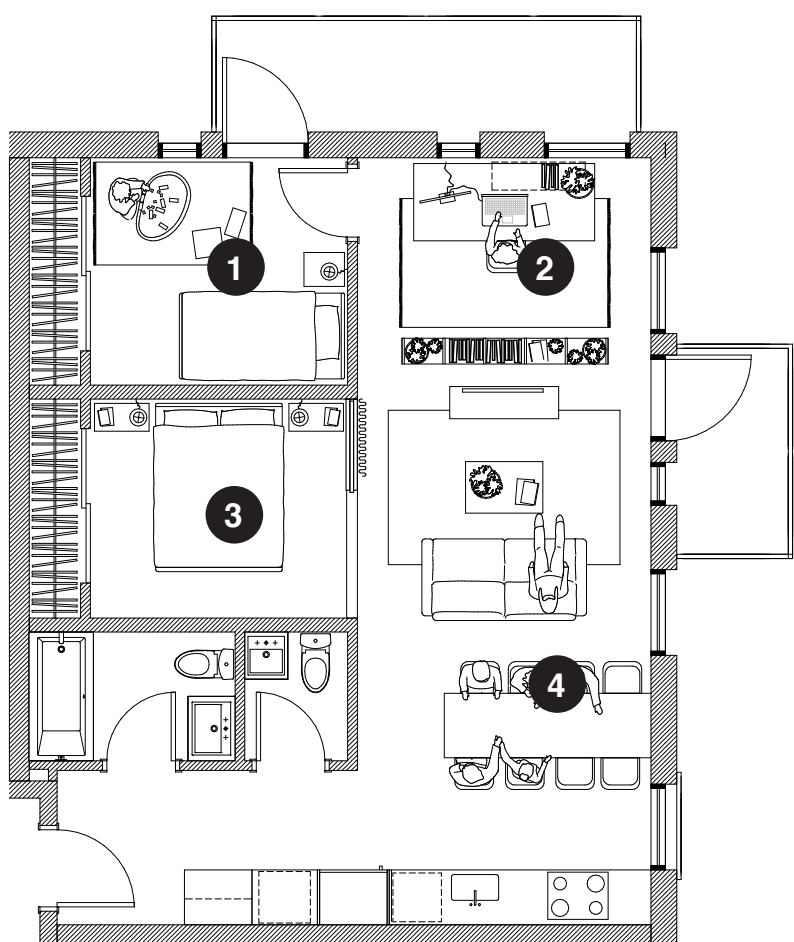
Proposed Layout - 28% Brighter Spaces
Two-Bed Unit Plan: Inboard Bedroom

- 1 Living Dimension 11'-5"
- 2 On average, larger bedroom dimensions



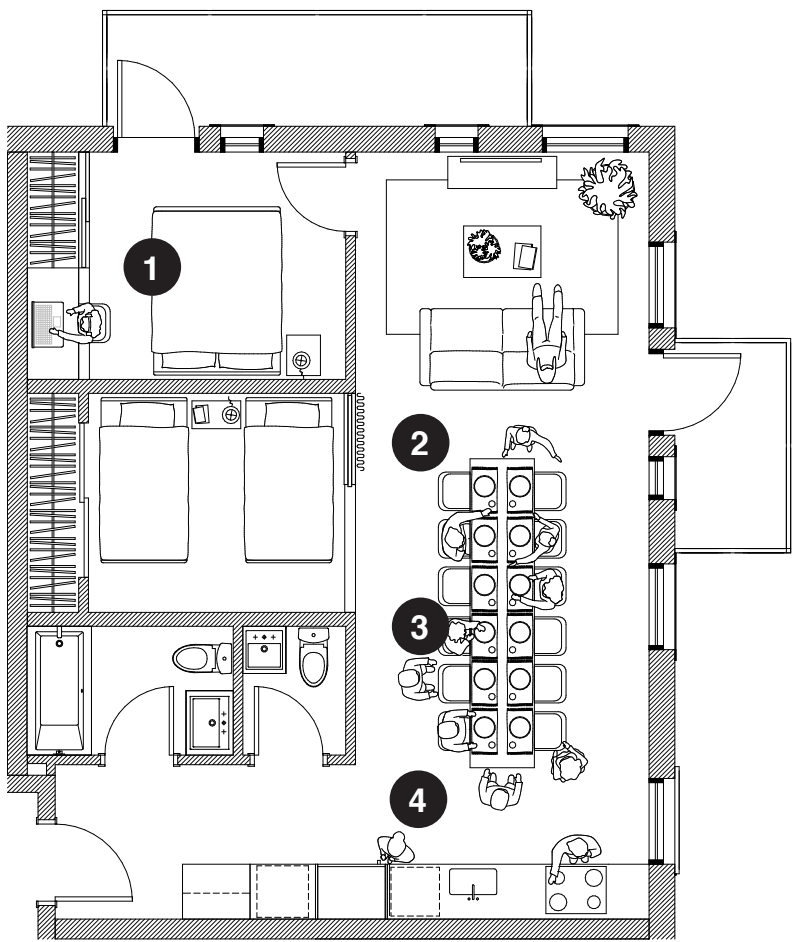
Spacious Living
Option 1: Large Living Room

- 1 Large living room with multiple options for layouts.
- 2 Flexible and adaptable room arrangement with sliding partition.
- 3 Optional kitchen island.



Personal Choice
Option 2: Home Office

- 1 Large bedrooms allow for activities within.
- 2 Divisible spaces to suit people's needs.
- 3 Bedroom can open up to make the living space feel even larger.
- 4 Dining area can accommodate a large family or gathering.



Flexible Spaces
Option 3: Dinner party

- 1 Closet adapted to fit desk.
- 2 Glass wall with equivalent STC rating and blackout curtain for privacy.
- 3 Large open kitchen.
- 4 Space for a 12+ person table.



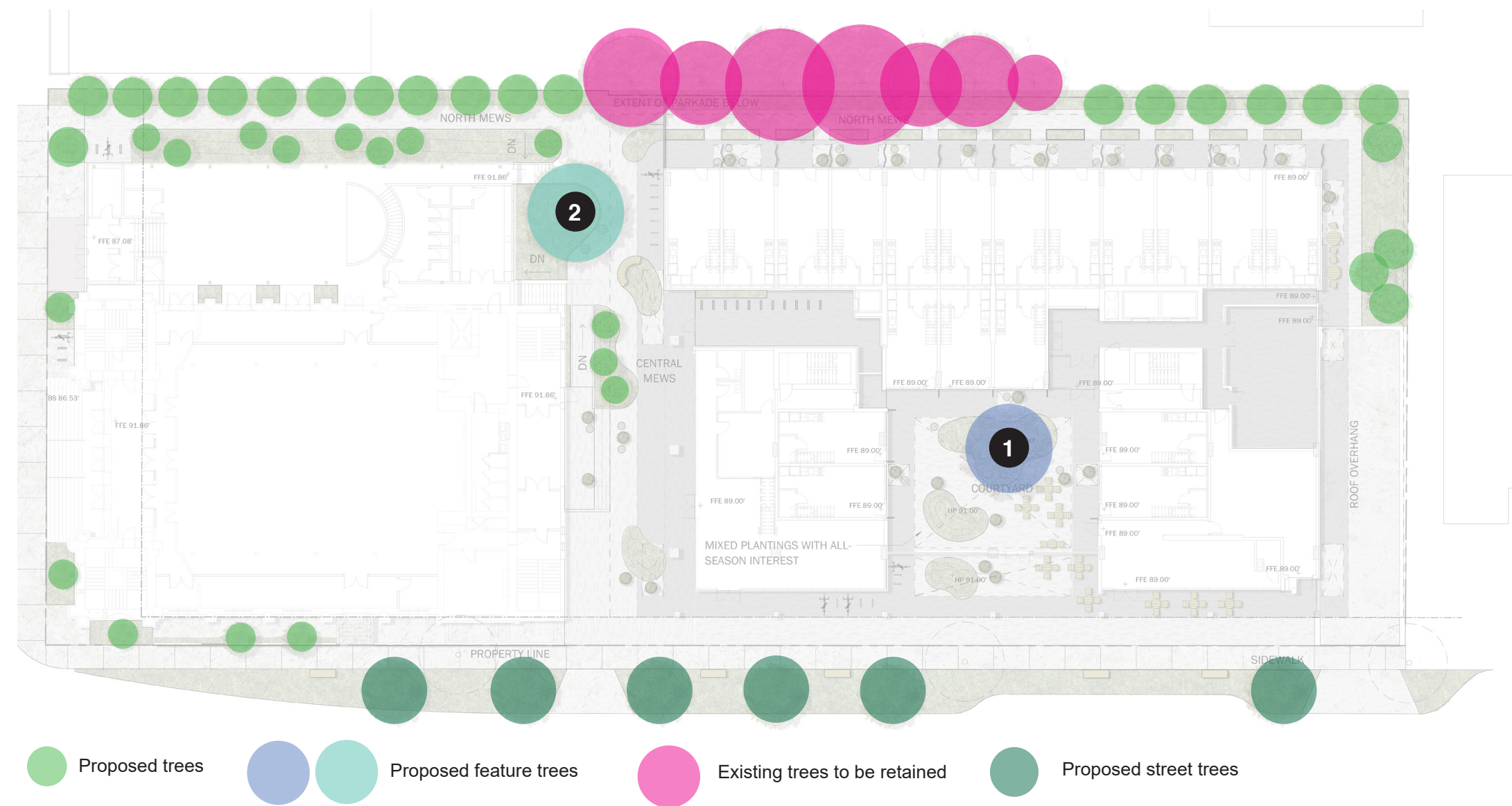
1 ‘Rewilding’ Framework: Landscape Seeps Through
Planting is incorporated wherever possible, popping up in domestic-scale pots, trailing down from second floor planters, and flowing across the ground plane in large green swaths. The many scales of planting allow for green space to seep through the site and connect with pedestrians, performers, concertgoers and apartment dwellers at every moment as they move across the landscape.

2 Opportunities to Meander
At the ground plane, planted areas curve across the landscape to carve out desire lines and create areas to sit or stroll. A native species-focused planting palette invites pedestrians and pollinators to meander through on their way to see a concert, go to work, return home, or simply pass through. 40 new trees are planted, exceeding the minimum requirement of 22 for the site.

3 Celebrate Feature Trees
A feature Garry Oak in the central mews and a Saucer Magnolia in the courtyard create a sense of place and facilitate dynamic seasonal experiences. The Garry Oak is a nod to the Sawtooth Oak that will be removed to create space for the church addition. The Garry Oak is the signature species of the ecologically and culturally significant Garry Oak ecosystem found in Victoria. The newly planted tree will help maintain site character and rich wildlife habitat associated with oak trees.

4 Connection to History
Throughout the site, paving size aligns with dimensions of conventional bricks, echoing the shapes on the church facade. Reclaimed brick from the church itself will be used as feature paving to highlight the entrance near the box office on the northwestern side of the building. This brick will also be used to create a feature wall around the Garry Oak in the central mews, bringing together the social and ecological history of the site.





Strengthening Victoria’s Urban Forest

40 trees are being planted on the site to replace the nine trees that will be removed. Based on the City’s replacement rate requirements the project would only be required to add 22 trees. The proposed tree palette will include native species to provide pollinator friendly habitat value, as well as ornamental species for seasonal interest.

Tree Types

- 1 Saucer Magnolia (Feature Tree)
- 2 Garry Oak (Feature Tree)
- 3 Comus x ‘Eddie’s White Wonder’
- 4 European Columnar Aspen
- 5 Serviceberry

