

Ma
+
Wg

932 Balmoral & 1701 Quadra St
Architectural Rezoning & Development Permit TRG Response
Revisions List

December 19, 2025

<u>Sheet No.</u>	<u>Revisions</u>
A0.01	<p>Drawing List: Enlarge Unit Plans deleted, A4.10 and A4.11 added</p> <p>Development Data Summary:</p> <ul style="list-style-type: none">• Zoning requirements in summary are updated to reflect CBD-1 and recent Plan Check.• Total Floor Areas updated (see FSR notes for details).• Development data summary for future subdivision added.• Building heights updated based on updated average grades, and plan check comments <p>Residential Unit Summary added.</p> <p>Vehicular and Bike Parking requirements:</p> <ul style="list-style-type: none">• Updated per plan check comments.• Updated bylaw requirements increase the number of accessible stalls required, as such the proposed parking count decreases by 1 stall.• Provided bicycle parking decreased due to required cargo bike stall dimensions
A0.04	<p>Average Grade Keyplan</p> <ul style="list-style-type: none">• Additional elevation points added as requested in plan check comments.• Revisions to loading bay impact points BB-EE <p>Site Coverage Calculations updated to include subdivision data.</p> <p>Rooftop Structure Calculations added.</p>

Ma
+
Wg

A1.10 Proposed location of new property line indicated.
Building setbacks updated, and additional dimensions provided to reflect future subdivision.
Entry doors at North Addition are revised to be automatic sliding doors, so as to not encroach on the SRW.
Footprint of loading dock and size of loading stall at church addition revised based on internal transportation coordination.
Standpipe added at northeast corner of residential building, per Fire Department comments.
Location of door at Residential Entry Gate revised.
Location of Residential FDC revised per Fire Department comments.

A2.00 series Proposed location of new property line indicated.

A2.05 Entry doors at North Addition are revised to be automatic sliding doors, so as to not encroach on the SRW.
Footprint of loading dock and size of loading stall at church addition revised based on internal transportation coordination.
Narthex screen at Heritage Church vestibule revised to more accurately reflect original configuration.
Short-term bicycle parking relocated.

A2.10 Addition of 1 EV outlet at stall 14.
EV outlets noted as recessed.
Accessible stall signage noted.
Revisions to bicycle parking in order to accommodate requested cargo bike stall dimensions.
Door widths to bicycle parking dimensioned.
Foundation wall setback from Balmoral to ensure shoring does not encroach into SRW. See also A4.10.

A2.11 Standpipe added at northeast corner of residential building, per Fire Department comments.
Location of door at Residential Entry Gate revised.

Ma
+
Wg

Location of Residential FDC revised per Fire Department comments.

Location of short-term bicycle parking at central mews relocated to under canopy.

Hatched area added to indicate extent of 2'-0" slab step for planting.

- A2.18 Dimensions from building edge to roof structures added.
- A3.00series Building heights updated based on updated average grades, and plan check comments.
- A3.00 Height of Residential entry gate revised.
- A3.01 Entry doors at North Addition are revised to be automatic sliding doors, so as to not encroach on the SRW.
- A3.02 Swing door added to side elevation of North Addition.
East Addition window patterning and materiality revised to address Heritage comments.
- A3.05 East Addition window patterning and materiality revised to address Heritage comments.
- A3.10series Refer to comments for A3.00 through A3.05.
- A4.00series 2'-0" slab step provided at perimeter of residential building for planting.
Elevation of parkade slab revised.
- A4.10 New sheet for typical foundation wall detail.
- A4.11 New sheet for interior elevation of restored Narthex Screen.
- FSR Updated per new bylaw - elevators are no longer excluded.