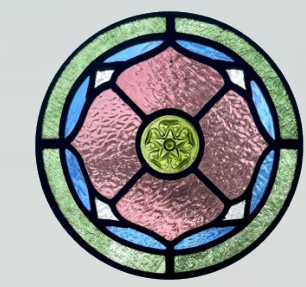




**FIRST
MET**



**CITY OF VICTORIA
COMMUNITY ASSOCIATION
LAND USE COMMITTEE**

934 BALMORAL ROAD
1701 QUADRA STREET

MARCH 21, 2025

ZONING SUMMARY

CIVIC ADDRESS:

934 BALMORAL ROAD & 1701 QUADRA STREET
VICTORIA, BRITISH COLUMBIA V8T 1A8

LEGAL DESCRIPTION:

LOT 8 BLOCK 98 PLAN VAP 5112
DISTRICT LOT 301 NEW WESTMINISTER

ZONING:

C-1 LIMITED COMMERCIAL AND R-2 TWO FAMILY DWELLING

DRAWING LIST

COVER SHEET	
A0.01	DEVELOPMENT DATA
A0.02	SURVEY
A0.03	SITE CONTEXT
A1.00	SITE PLAN AT LEVEL 1
A1.01	SITE PLAN AT ROOF
A2.10	LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG
A2.11	FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG
A2.12	MEZZANINE PLAN - FIRST MET HERITAGE BLDG
A2.13	ROOF PLAN - FIRST MET HERITAGE BLDG
A2.20	LEVEL P1 PLAN - RESIDENTIAL BLDG
A2.21	LEVEL 01 PLAN - RESIDENTIAL BLDG
A2.22	MEZZANINE PLAN - RESIDENTIAL BLDG
A2.23	LEVEL 02 PLAN - RESIDENTIAL BLDG
A2.24	LEVELS 03-06 PLAN - RESIDENTIAL BLDG
A2.25	LEVEL 06 PLAN - RESIDENTIAL BLDG
A2.26	ROOF PLAN - RESIDENTIAL BLDG
A3.00	BALMORAL ROAD ELEVATION
A3.01	QUADRA STREET ELEVATION
A3.02	NORTH SITE ELEVATION
A3.03	EAST SITE ELEVATION
A3.04	CENTRAL MEWS WEST SITE ELEVATION
A3.05	CENTRAL MEWS EAST SITE ELEVATION
A4.00	SITE SECTION BALMORAL RD
A4.01	SITE SECTIONS
A5.00	SHADOW STUDIES
FSR 1.00	FLOOR SPACE RATIO PLANS
FSR 1.01	FLOOR SPACE RATIO PLANS
FSR 1.02	FLOOR SPACE RATIO PLANS
FSR 1.03	FLOOR SPACE RATIO PLANS

PROJECT TEAM

OWNER: ARYZE DEVELOPMENTS 1839 FAIRFIELD ROAD VICTORIA BC V8S 1G9 250-940-3568	ENERGY COMPLIANCE ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288
ARCHITECT: MARIANNE AMODIO + HARLEY GRUSKO ARCHITECTS 201-877 EAST HASTINGS ST. VANCOUVER BC V6A 3Y1 778-379-9276	LANDSCAPE ARCHITECT: HAPA COLLABORATIVE 403-375 W 5th AVE. VANCOUVER BC V5Y 1J6 604.909.4150
STRUCTURAL ENGINEER: RJC ENGINEERS 303-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-386-7794	ARBORIST: D CLARK ARBORICULTURE 2741 THE RISE VICTORIA, BC V8T 3T4 250-208-1568
CODE CONSULTANT: GHL CONSULTANTS LTD. 700 PENDER ST. VANCOUVER, BC V6C 1X6 604-689-4449	CIVIL ENGINEER: MCELHANNEY 500-3960 QUADRA ST. VICTORIA, BC V8X 4A3 250-370-9221
MECHANICAL ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	GEOTECHNICAL ENGINEER: RYZUK GEOTECHNICAL 100-771 VERNON AVE. VICTORIA, BC V8X 5A7
ELECTRICAL ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	SURVEYOR: J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVE. VICTORIA, BC V8Z 4B7 250-727-2214
BUILDING ENVELOPE: EVOKE 102-814 BROUGHTON ST. VICTORIA, BC V8W 1E4 250-800-5655	TRANSPORTATION ENGINEER: BUNT & ASSOCIATES 530-645 FORT ST. VICTORIA, BC V8W 1G2 250-592-6122

DEVELOPMENT DATA SUMMARY

SITE DIMENSIONS:		42.76m x 104.80 x 40.35m x 104.73m / 140.29' x 343.83' x 132.38' x 343.60'
TOTAL SITE AREA:		4,439.8 m ² / 47,790 ft ²
TOTAL FLOOR AREA:	PERMITTED/REQUIRED 11,100 m ² / 119,475 ft ²	PROPOSED 9,943 m ² / 107,026 ft ²
COMMERCIAL FLOOR AREA:		269 m ² / 2,897 ft ²
FLOOR SPACE RATIO:	2.5 ^(A)	2.24
SITE COVERAGE:	N/A (PER 4.8) (<65%) ^(C)	66%
OPEN SITE SPACE (%):		34%
MAX. DISCRETIONARY HEIGHT:	10.7m / 35.1' ^(D)	21.3m / 70.0'
NUMBER OF STOREYS:	^(A)	6
VEHICLE PARKING STALLS:	133	54
BICYCLE PARKING:	159 CLASS 1 / 35 CLASS 2	161 CLASS 1 / 35 CLASS 2
BUILDING SETBACKS		
FRONT YARD (WEST):	4m (13.1') AVERAGE, 3m (9.8') MIN ^(E)	2.95m (9'-8")
FRONT YARD (SOUTH):	4m (13.1') AVERAGE, 3m (9.8') MIN ^(E)	2.17m (7'-2")
REAR YARD (NORTH):	8m (26.2') ^(E)	5.3m (17'-3")
SIDE YARD (EAST):	6m (19'-8") FOR FIRST 1-3 STOREYS, 7.5m (24'7") FOR 4th STOREY, AND 10m (32'-9") FOR THE STOREYS ABOVE ^(E)	6.7m (21'-11")
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	129	
UNIT TYPES:	LOFTS: 12 (GROUND-ORIENTED) LIVE/WORKS: 7 (GROUND-ORIENTED) STUDIO: 40 1 BED: 38 2 BED: 24 (19%) 3 BED: 8 (6%) = (25% FAMILY UNITS)	
MINIMUM UNIT FLOOR AREA:	37 m ² / 403 ft ²	
TOTAL RESIDENTIAL FLOOR AREA:	7,971 m ² / 85,800 ft ²	
(A) BASED ON SUBSTANTIAL PUBLIC BENEFITS PROVIDED. SEE OCP, NORTH PARK NEIGHBOURHOOD PLAN (B) SEE RM-4 DISTRICT SCHEDULE 4.2.1 (C) SEE RM-4 DISTRICT SCHEDULE 4.8.1 & 5.3.(C)(V) (D) SEE RM-R DISTRICT SCHEDULE 4.3.1 (E) DESIGN GUIDELINES, DCAP		



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BY-LAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

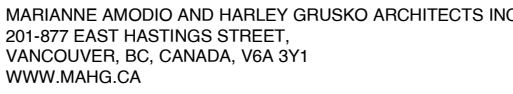
VEHICULAR PARKING REQUIREMENTS

BUILDING USE	REQUIRED PARKING	ACCESSIBLE USE + VAN ACCESSIBLE	REQUIRED PARKING	PROPOSED VEHICLE PARKING
TABLE 1: MINIMUM NUMBER OF REQUIRED VEHICLE PARKING SPACES				
APARTMENT (SECURED RENTAL) 0.50 SPACE PER UNIT < 45 m² (484 ft²) 0.60 SPACE PER UNIT > 45 m² but < 70 m² 1.00 SPACE PER UNIT > 70 m² (753 ft²)	43 x 0.5 = 22	APARTMENT (SECURED RENTAL) = 86 ACCESSIBLE 3 FOR 76 TO 100 SPACES VAN ACCESSIBLE 1 FOR 76 TO 100 SPACES	= 3	USE TYPE COUNT VALUE COMMERCIAL REG 1 1 COMMERCIAL VAN 1 1 2
	54 x 0.6 = 32			
	32 x 1.0 = 32			
	TOTAL = 86 (RESIDENTIAL)			
VISITOR SPACES 0.10 SPACE PER UNIT	129 x 0.10 = 13	VISITOR SPACES = 13 ACCESSIBLE 0 PER 6 TO 25 SPACES VAN ACCESSIBLE 1 PER 6 TO 25 SPACES	= 0	INSTITUTIONAL ACC 1 1 INSTITUTIONAL REG 5 5 INSTITUTIONAL VAN 1 1 7
	TOTAL = 13 (VISITOR)			
ARTS AND CULTURE (CHURCH + 1/2 NEW ADDITION) 1 SPACE PER 80 m²	2208 m² / 80 m² = 28	INSTITUTIONAL = 28 ACCESSIBLE 1 FOR 26 TO 50 PARKING SPACES VAN ACCESSIBLE 1 FOR 26 TO 50 SPACES	= 1	RESIDENTIAL ACC 3 3 RESIDENTIAL REG 34 34 RESIDENTIAL VAN 1 1 38
PLACE OF WORSHIP (1/2 NEW ADDITION) N/A	427 m² / N/A = 0	COMMERCIAL = 6 ACCESSIBLE 0 FOR 6 TO 25 SPACES VAN ACCESSIBLE 1 FOR 6 TO 25 SPACES	= 1	VISITOR REG 6 6 VISITOR VAN 1 1 7 54
	TOTAL = 28 (INSTITUTIONAL)			
RESTAURANT 1 SPACE PER 40 m²	68 m² + OUTDOOR SEATING /40 m² = 3	TOTAL REGULAR ACCESSIBLE = 4 TOTAL VAN ACCESSIBLE = 4 TOTAL VISITOR ACCESSIBLE = 1	= 0	
OFFICE 1 SPACE PER 70 m²	204 m² /70 m² = 3			
TOTAL = 6 (COMMERCIAL)				
TOTAL = 133				

BIKE PARKING REQUIREMENTS

CLASS 1 - LONG-TERM USE	REQUIRED PARKING	CLASS 2 - SHORT-TERM USE	REQUIRED PARKING	PROPOSED BIKE PARKING
TABLE 2: MINIMUM NUMBER OF REQUIRED BIKE PARKING SPACES				
MULTIPLE DWELLING 1.00 SPACE PER UNIT < 45 m² (484 ft²) 1.25 SPACE PER UNIT > 45 m² (484 ft²)	43 x 1.00 = 43 86 x 1.25 = 108	MULTIPLE DWELLING GREATER OF 6 SPACES OR 0.10 SPACES PER UNIT	129 X 0.10 = 13	CLASS 1 - LONG-TERM USE PROGRAM USE TYPE COUNT VALUE COMMERCIAL LONG-TERM H 3 3 INSTITUTIONAL LONG-TERM H 5 5 RESIDENTIAL LONG-TERM H 93 93 RESIDENTIAL LONG-TERM V 60 60 153 161
	TOTAL = 151 (RESIDENTIAL)		TOTAL = 13 (RESIDENTIAL)	
ARTS AND CULTURE 1.00 SPACE PER 450 m² (4844 ft²)	2208 m² / 450 m² = 5	ARTS AND CULTURE 1.00 SPACE PER 130 m²	2208 m² / 130 m² = 17	CLASS 2 - SHORT-TERM USE PROGRAM USE TYPE COUNT VALUE COMMERCIAL SHORT-TERM H 2 2 INSTITUTIONAL SHORT-TERM H 20 20 RESIDENTIAL SHORT-TERM H 13 13 13 35
PLACE OF WORSHIP N/A	427 m² / N/A = 0	PLACE OF WORSHIP 1.00 SPACE PER 200 m²	427 m² / 200 m² = 3	NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL
	TOTAL = 5 (INSTITUTIONAL)		TOTAL = 20 (INSTITUTIONAL)	
RESTAURANT 1.00 SPACE PER 400 m² (4306 ft²)	68 m² / 400 m² = 1	RESTAURANT 1.00 SPACE PER 100 m²	68 m² / 100 m² = 1	
OFFICE 1.00 SPACE PER 150 m² (1615 ft²)	204 m² / 150 m² = 2	OFFICE 1.00 SPACE PER 400 m² (4306 ft²)	204 m² / 400 m² = 1	
	TOTAL = 3 (COMMERCIAL)		TOTAL = 2 (COMMERCIAL)	
	TOTAL = 159		TOTAL = 35	

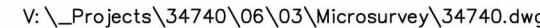
SCALE
12" = 1'-0"

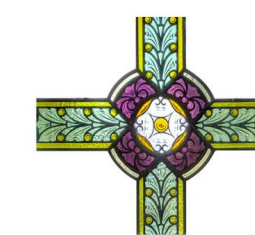


ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

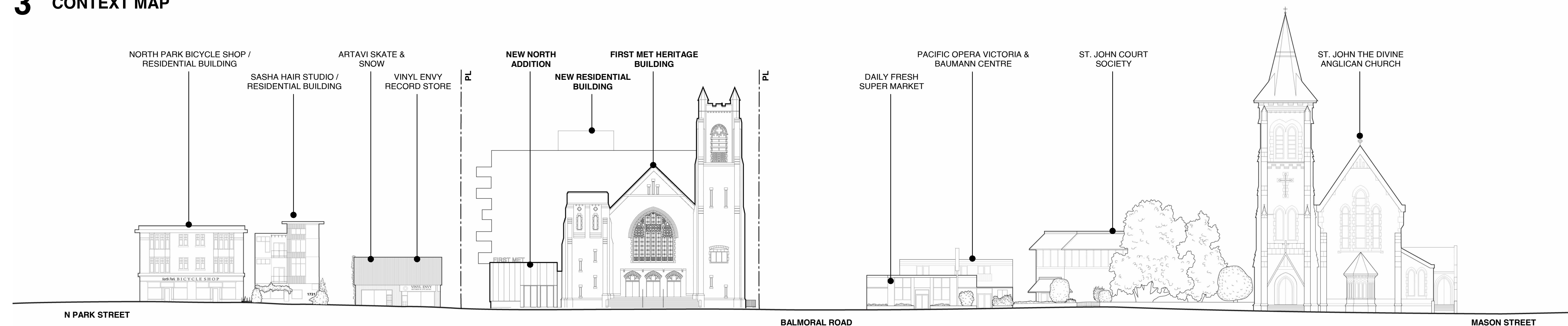
**ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE**

SCALE





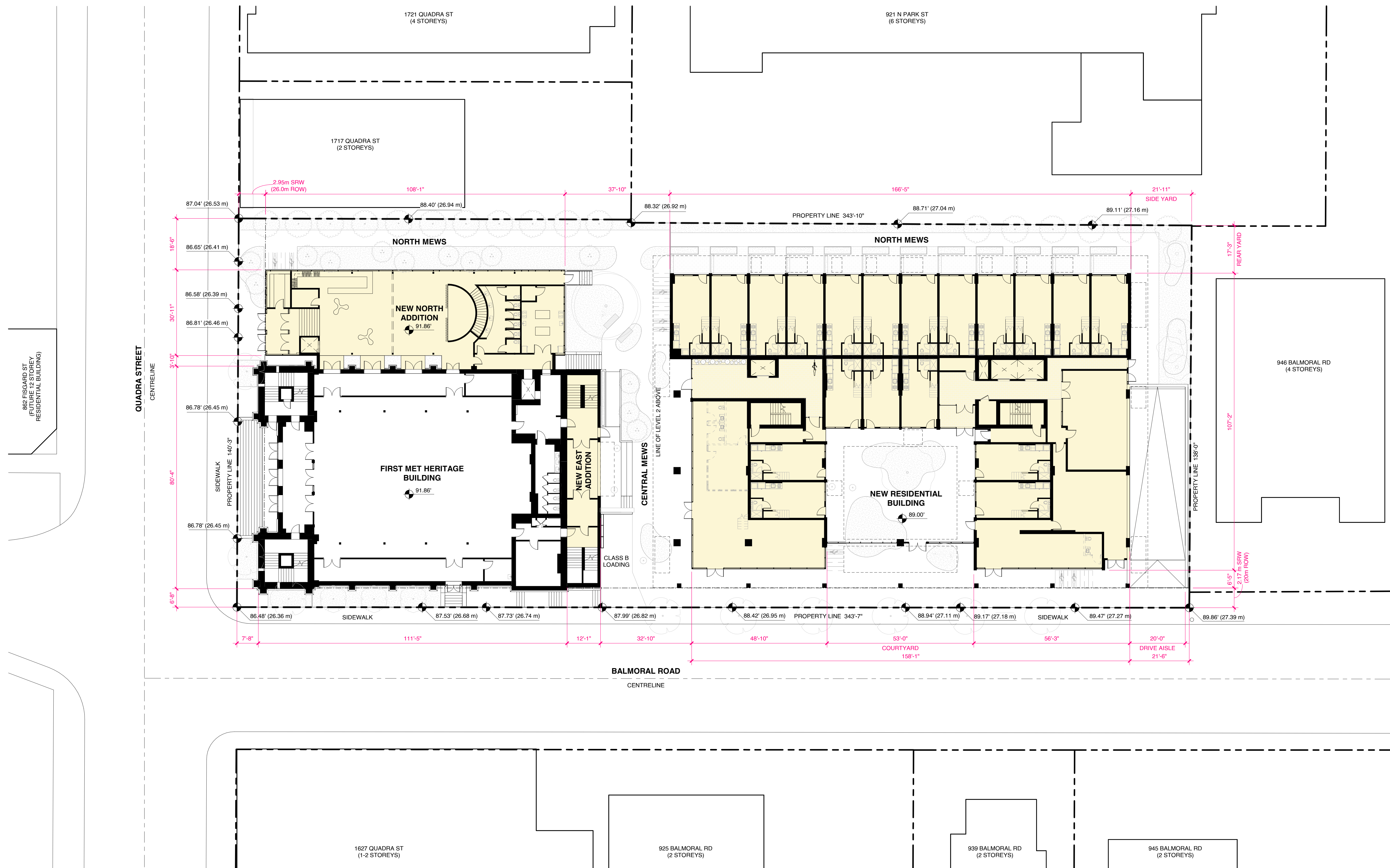
3 CONTEXT MAP



2 STREETScape: BALMORAL ROAD



1 STREETScape: QUADRA STREET



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BY-LAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



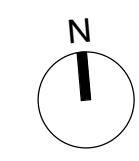
934 BALMORAL RD & 1701 QUADRA ST

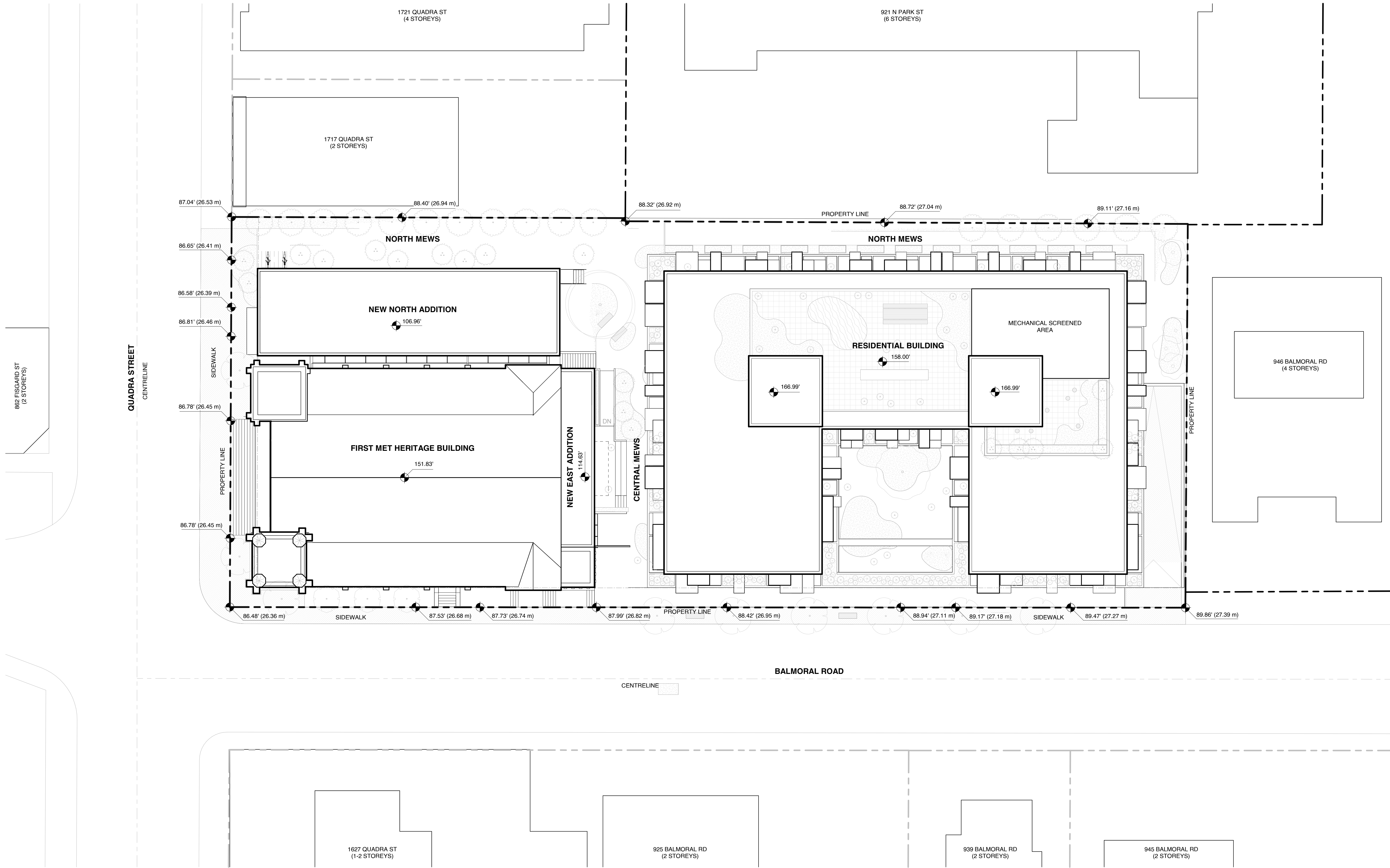
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

SITE PLAN AT LEVEL 1

SCALE
1/16" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+HG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. IF PLAN AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



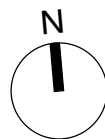
934 BALMORAL RD & 1701 QUADRA ST

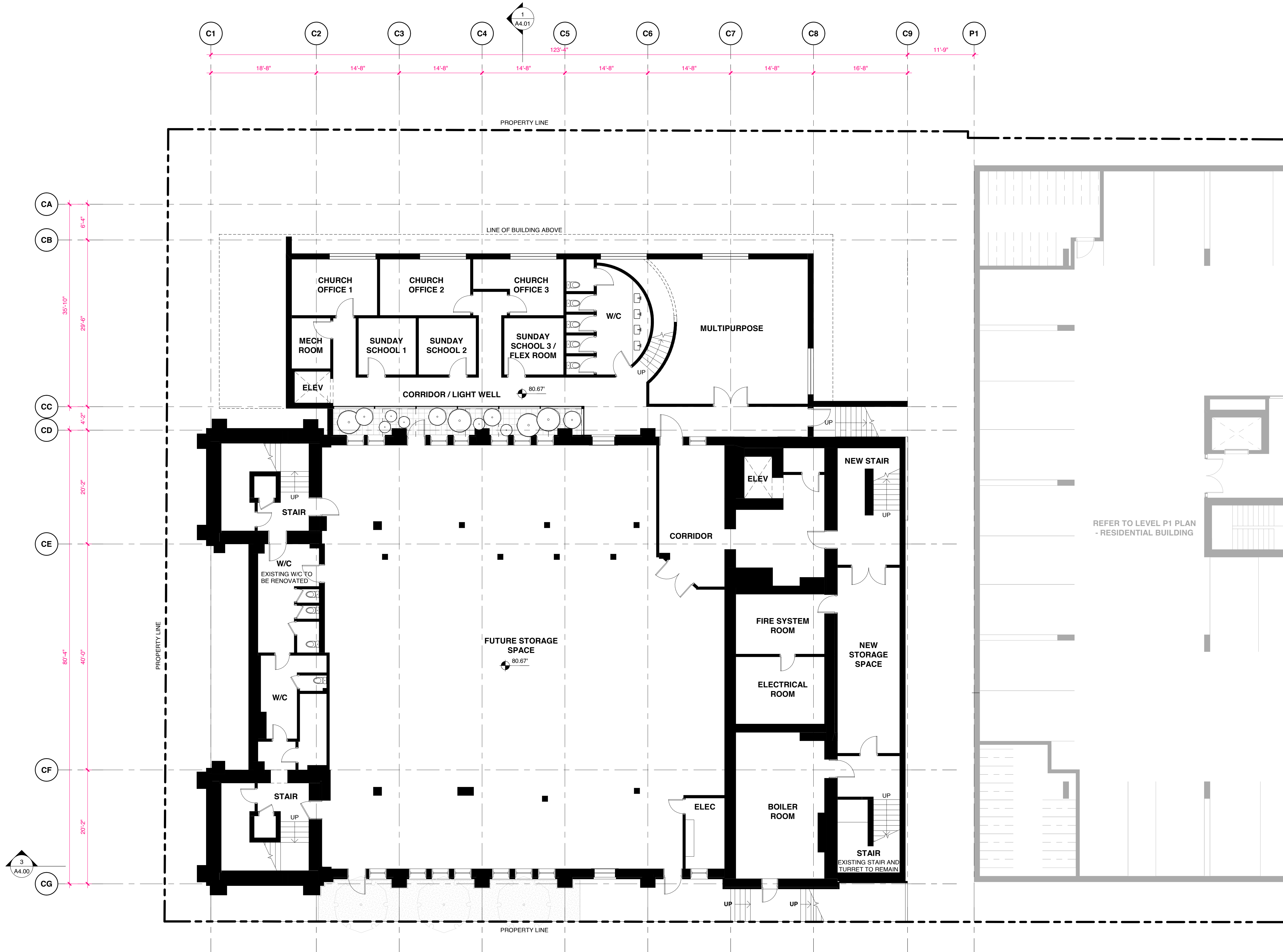
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

SITE PLAN AT ROOF

SCALE
1/16" = 1'-0"





MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHGI.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BY-LAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



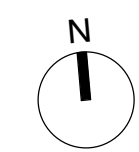
934 BALMORAL RD & 1701 QUADRA ST

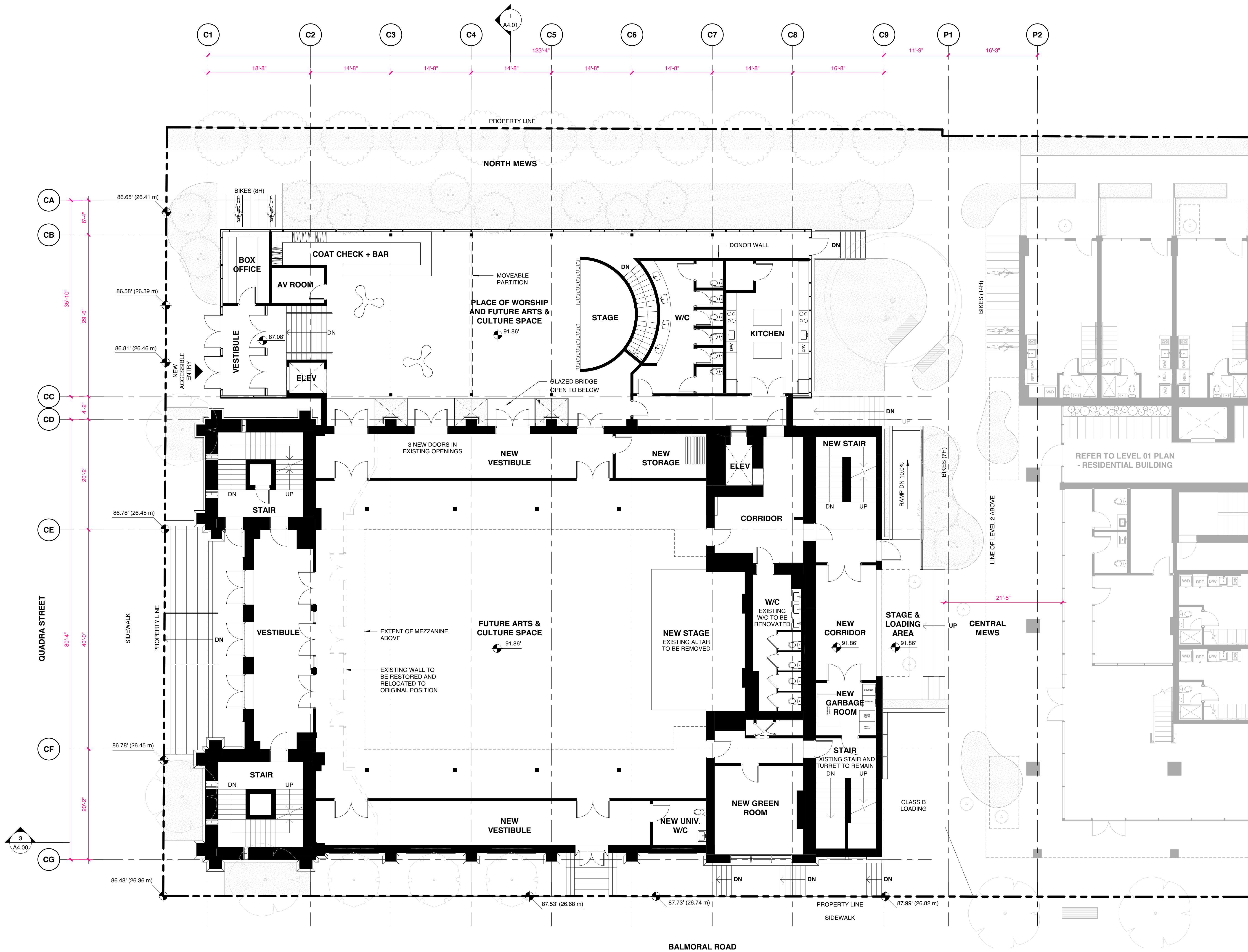
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. IF PLAN AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

FIRST MET



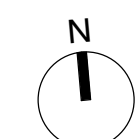
934 BALMORAL RD & 1701 QUADRA ST

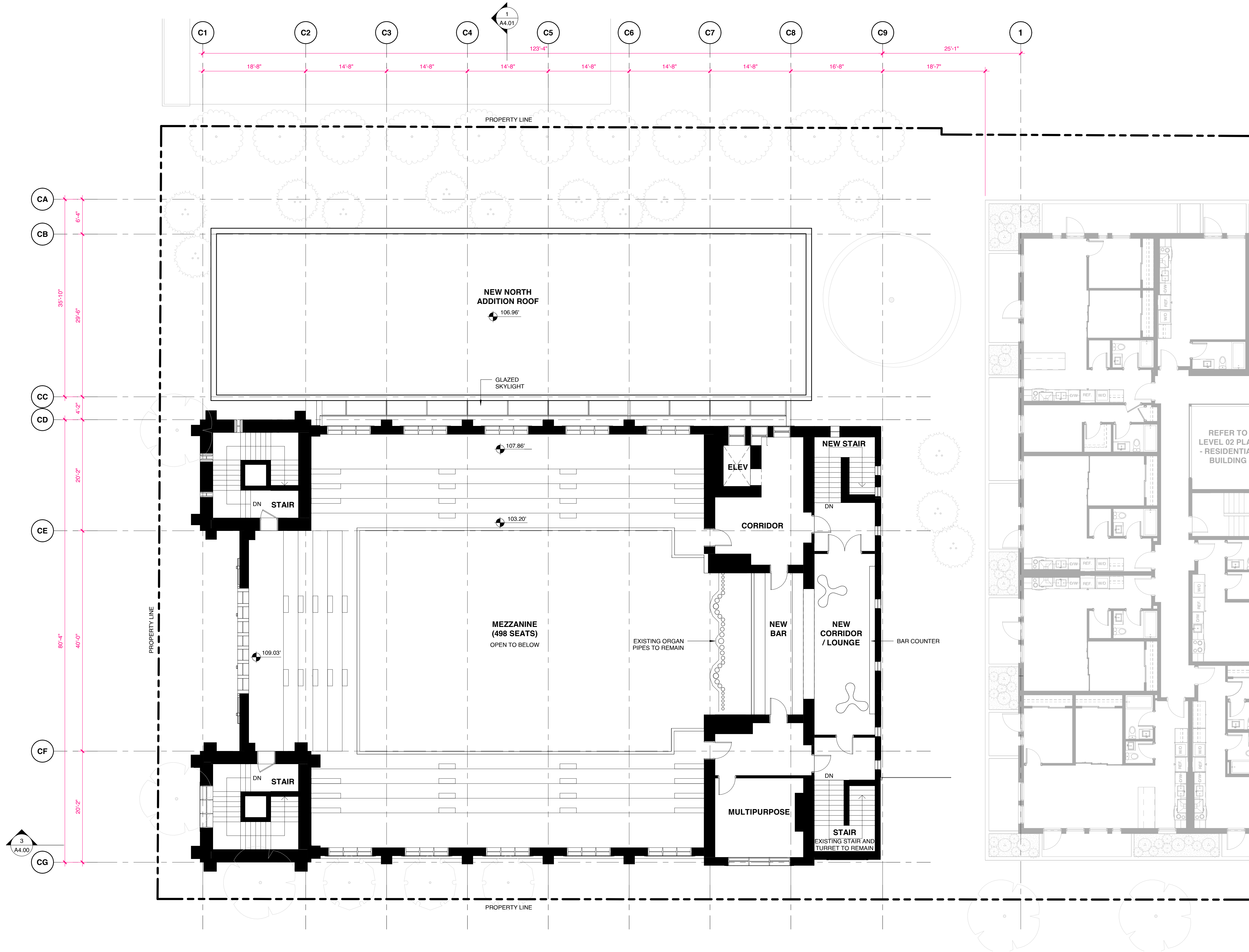
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+G) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B1 PLAN AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



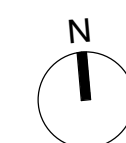
934 BALMORAL RD & 1701 QUADRA ST

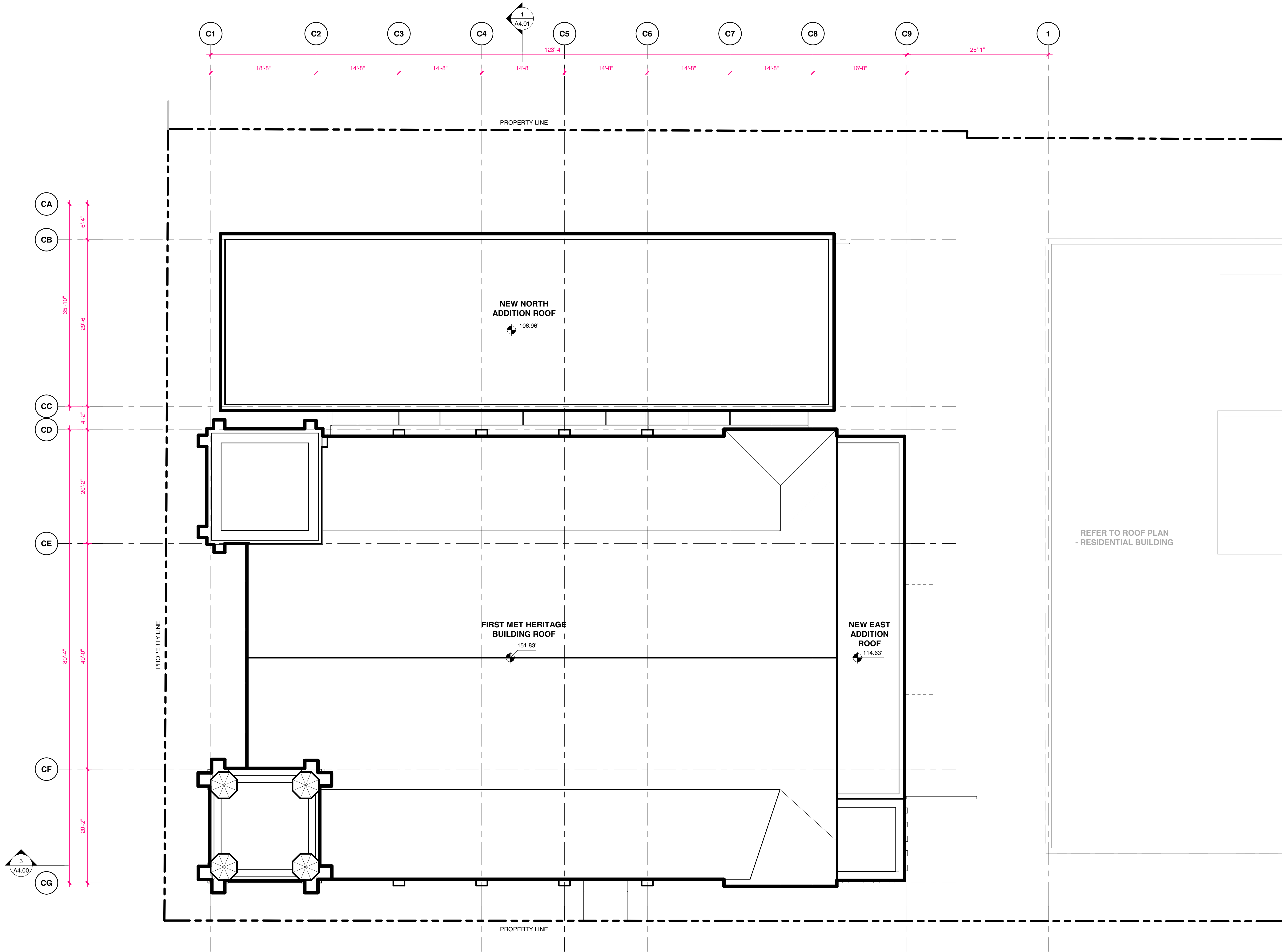
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

MEZZANINE PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B1-PLAN AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



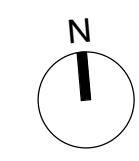
934 BALMORAL RD & 1701 QUADRA ST

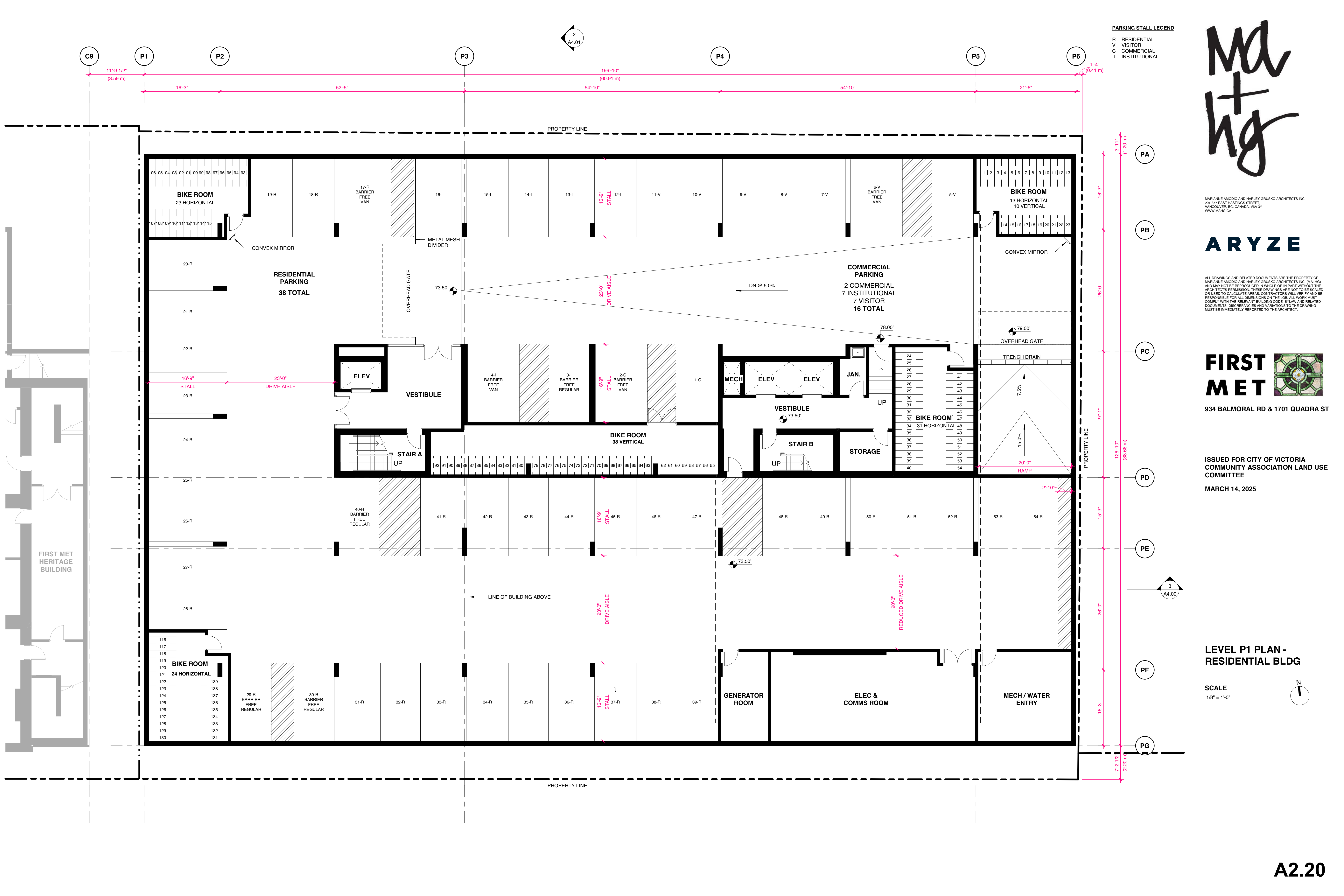
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

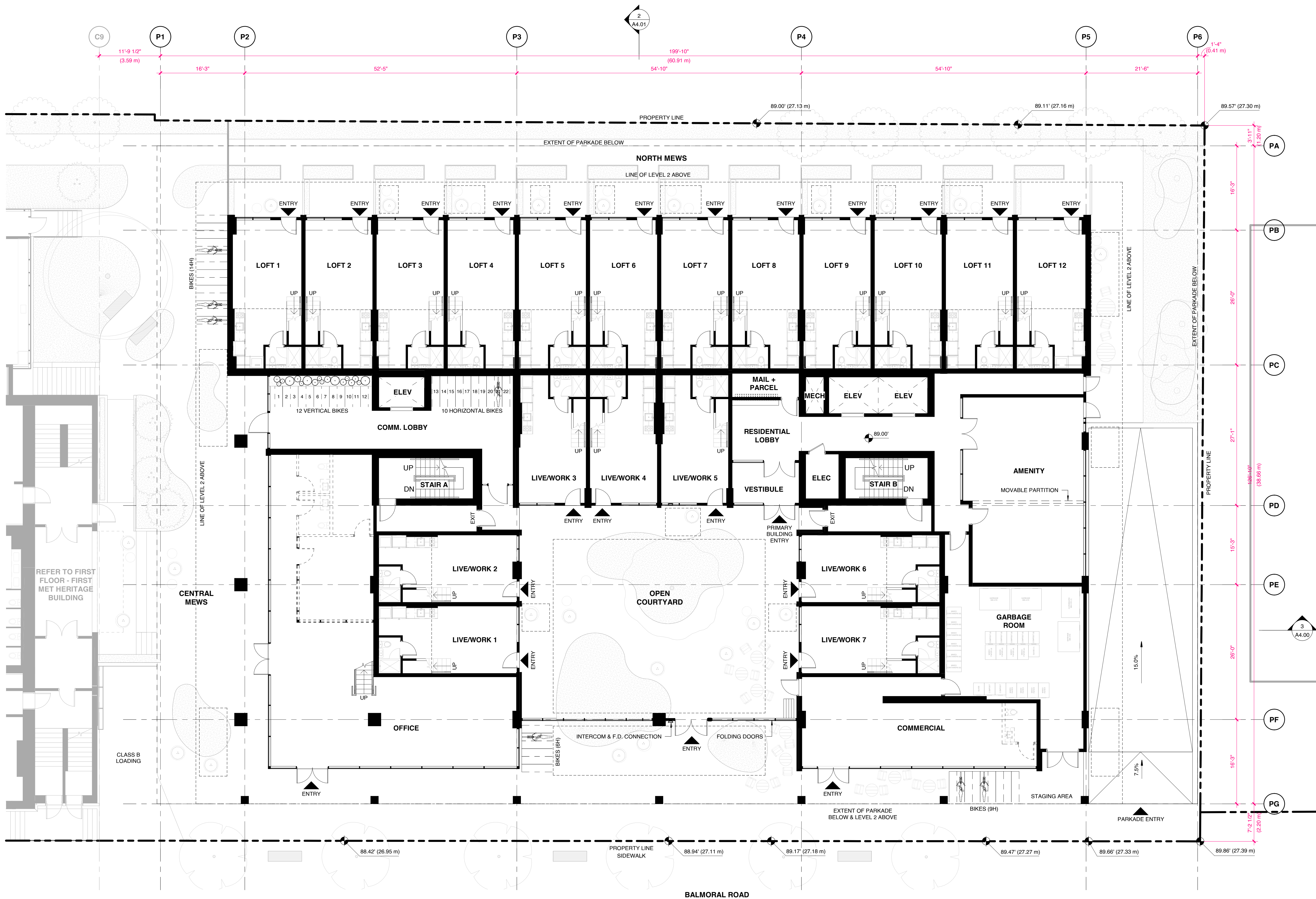
MARCH 14, 2025

ROOF PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"







MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. IF PLAN AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



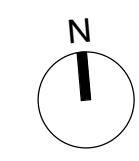
934 BALMORAL RD & 1701 QUADRA ST

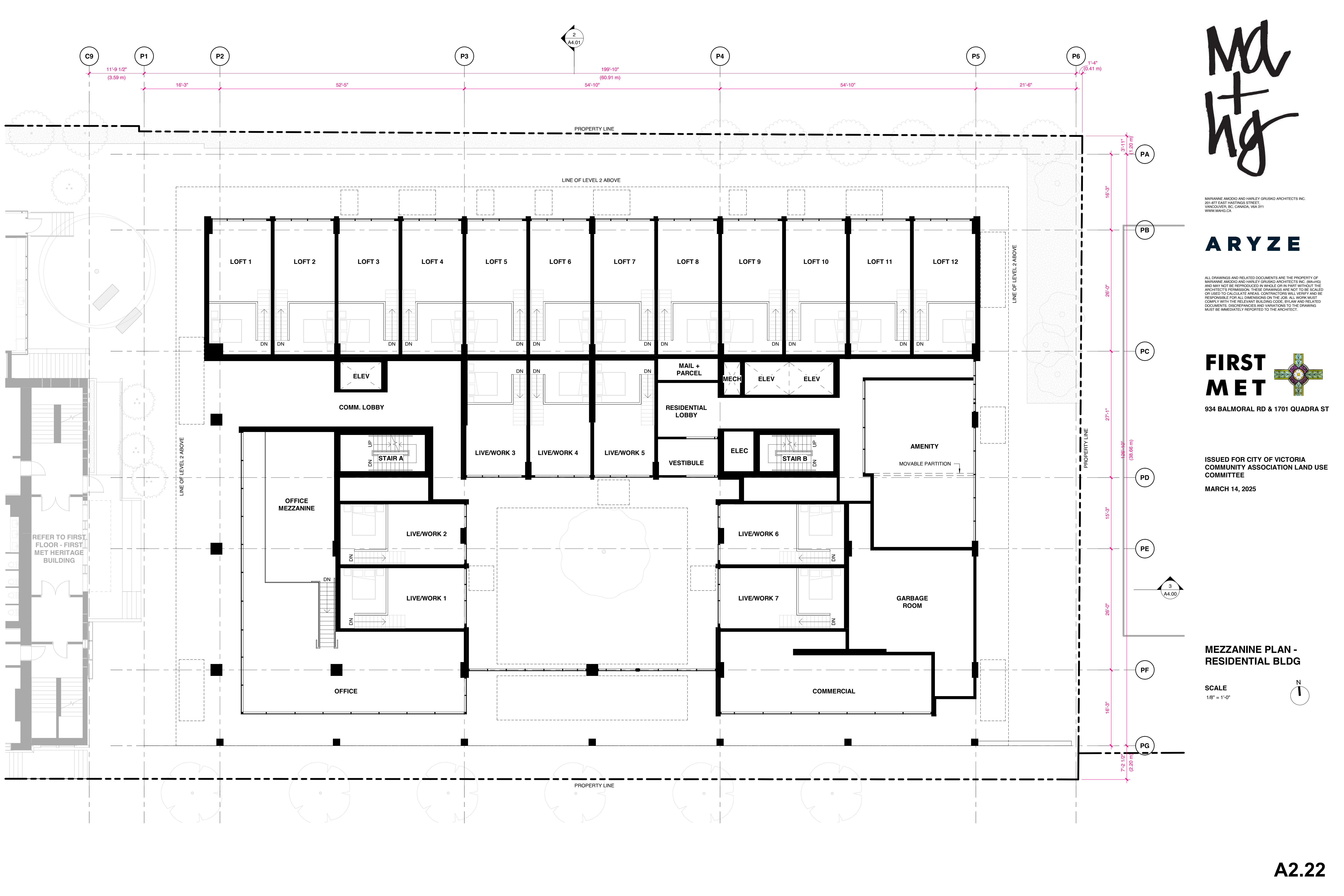
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. IF ANY AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



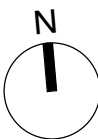
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

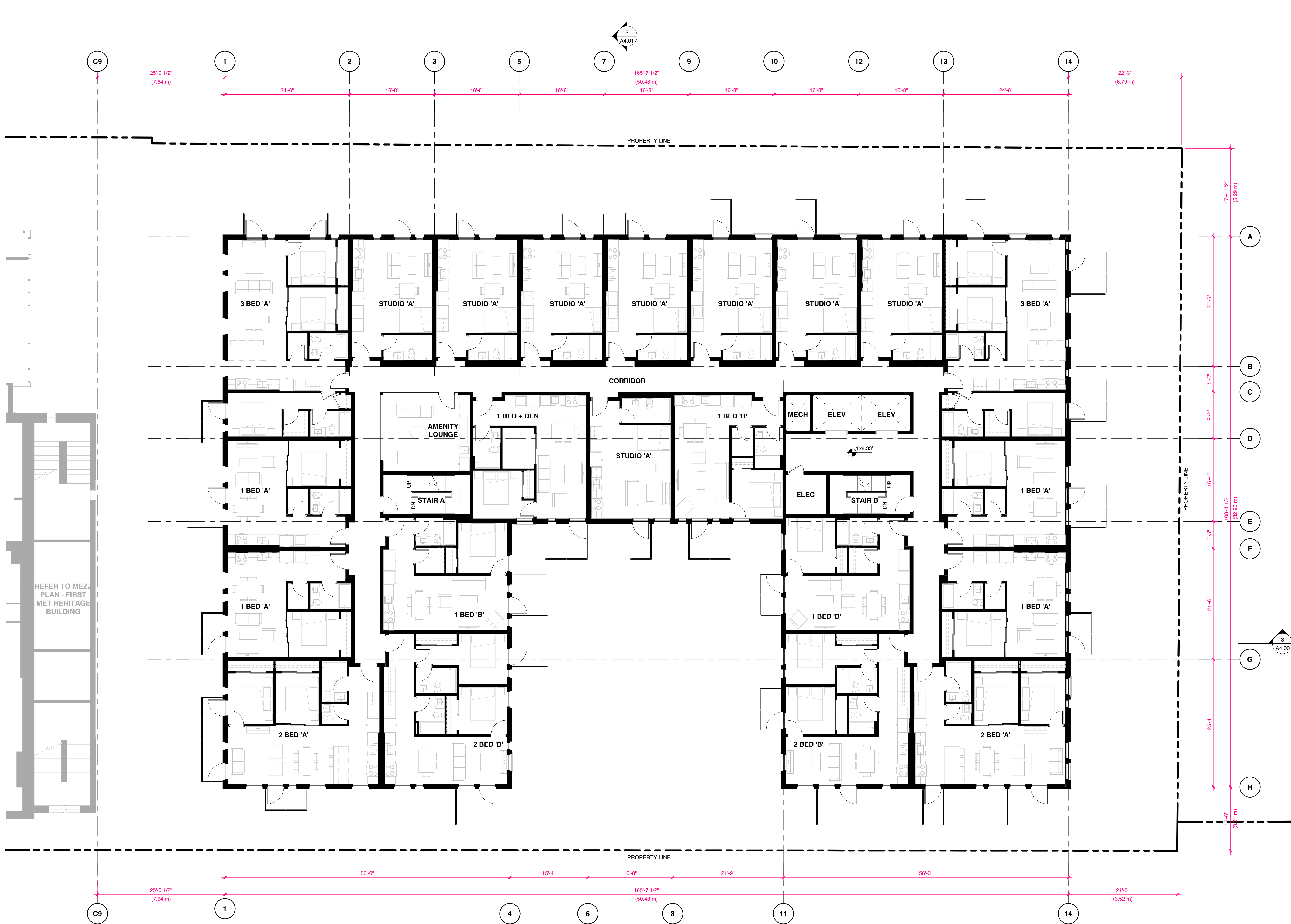
MARCH 14, 2025

MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"







MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B1/AM AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

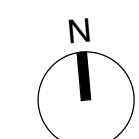


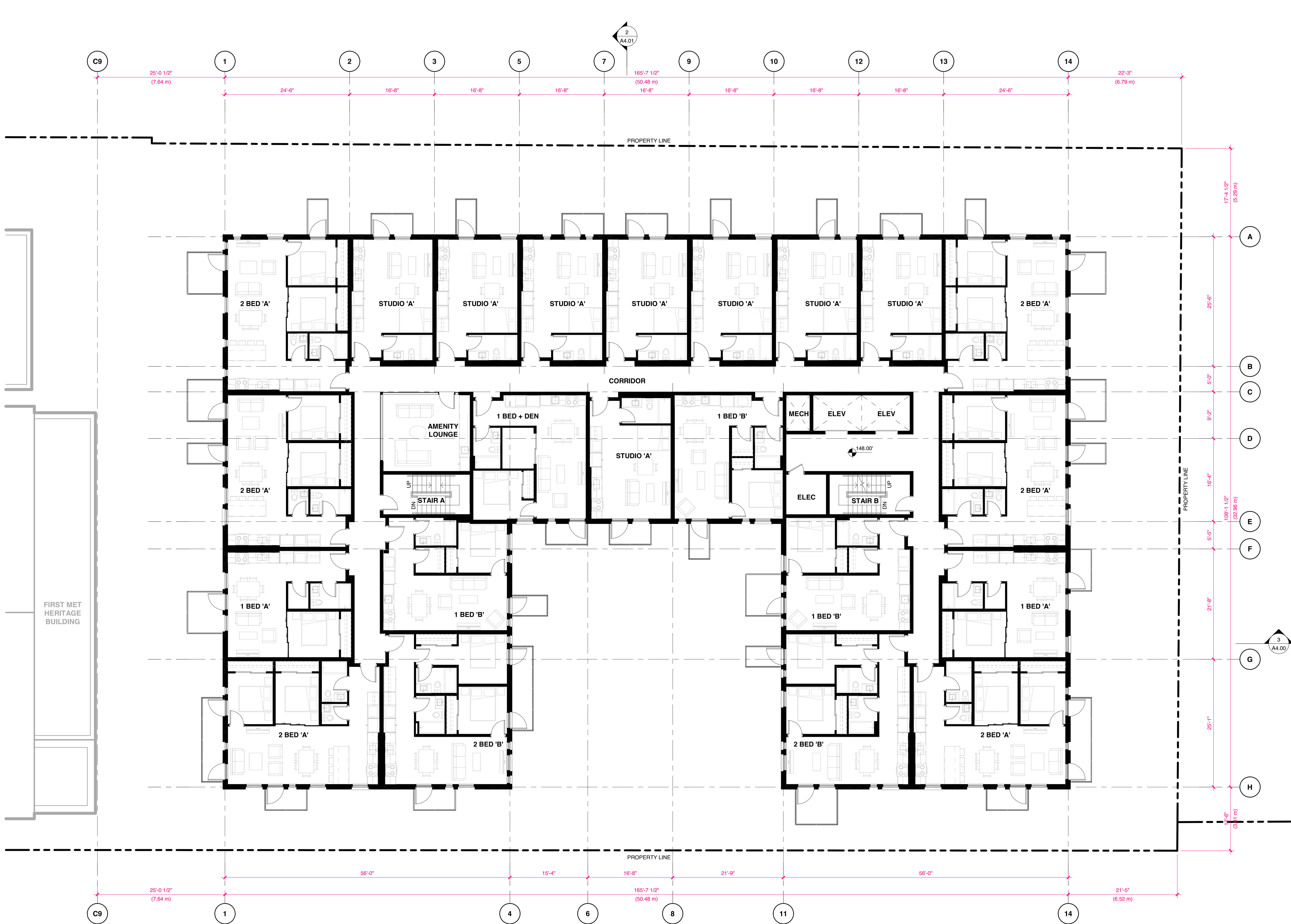
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE
MARCH 14, 2025

LEVELS 03-05 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B1/AM AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



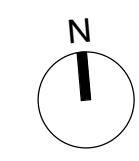
934 BALMORAL RD & 1701 QUADRA ST

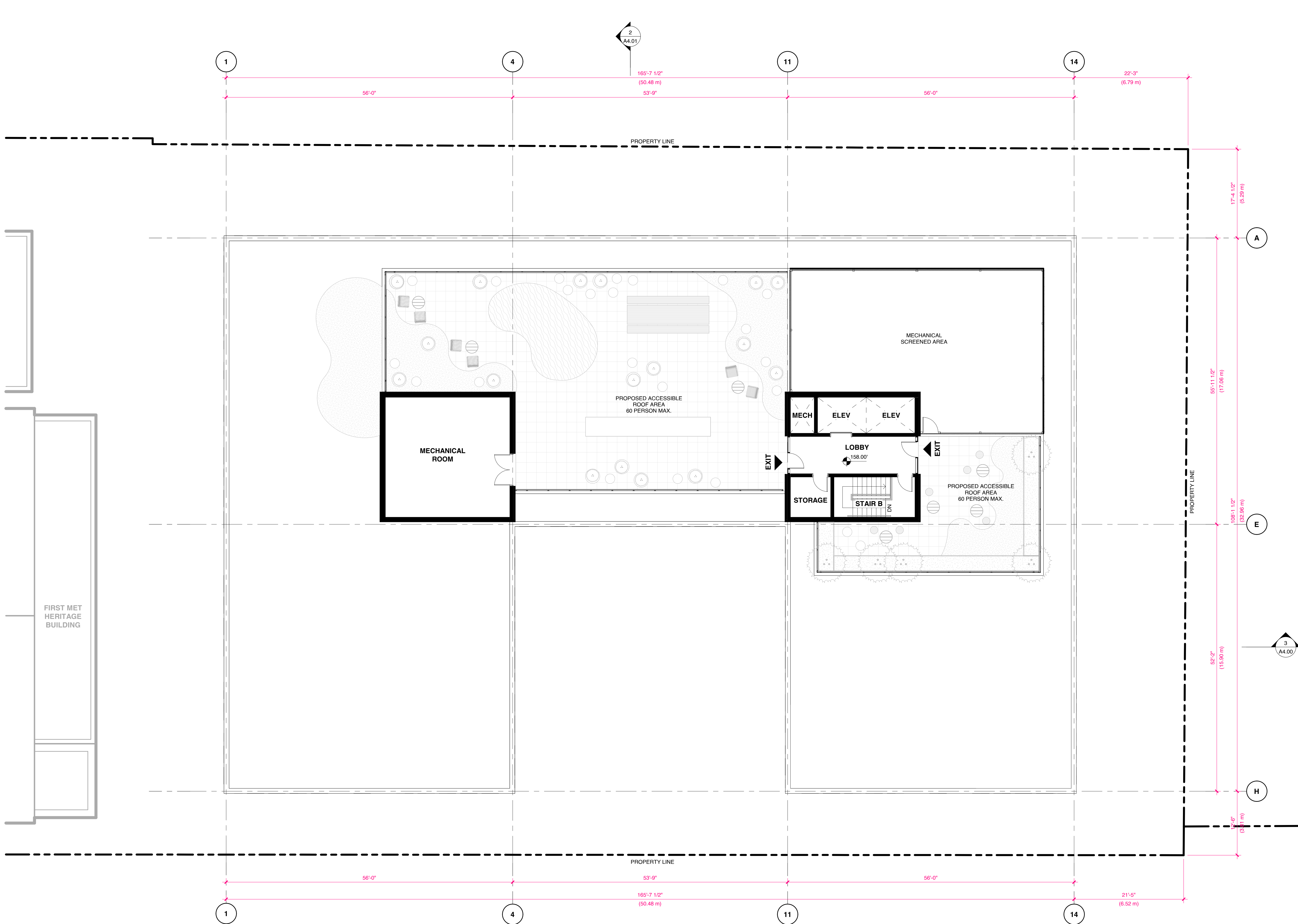
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

LEVEL 06 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+HG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B/LAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

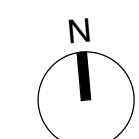


934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE
MARCH 14, 2025

ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BY-LAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

BALMORAL ROAD ELEVATION

SCALE

1/16" = 1'-0"



QUADRA ST FIRST MET HERITAGE BUILDING "THE LOADING BAY" AT CENTRAL MEWS NEW RESIDENTIAL BUILDING ADJACENT BUILDING

FIRST MET HERITAGE MATERIAL LEGEND

- ① WINDOW FRAMES TO BE RESTORED AS REQUIRED
- ② ENTRY DOORS TO BE RETURNED TO ORIGINAL MATERIALITY
- ③ ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED
- ⑤ SANDSTONE TO BE RESTORED AS REQUIRED
- ⑦ STAINED GLASS PANELS TO BE RESTORED AS REQUIRED

NEW RESIDENTIAL MATERIAL LEGEND

- ⑪ NEW LIT SIGNAGE
- ⑮ ARCHITECTURAL CONCRETE
- ⑰ METAL PANEL, WHITE
- ⑱ GLASS GUARDRAIL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- ⑳ THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- ㉑ FOLDING METAL MESH GATE, PAINTED YELLOW
- ㉒ THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS
- ㉔ RESIDENTIAL SIGNAGE



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

QUADRA STREET ELEVATION

SCALE
1/16" = 1'-0"

NORTH ADDITION ROOF
107.864'

FIRST FLOOR
91.864'

ACCESSIBLE ENTRY
87.083'

20'-9"
16'-0"
4'-9"



NORTH MEWS NEW NORTH ADDITION FIRST MET HERITAGE BUILDING BALMORAL RD

FIRST MET HERITAGE MATERIAL LEGEND

- 2 ENTRY DOORS TO BE RETURNED TO ORIGINAL MATERIALITY
- 4 BRICK TO BE RESTORED AS REQUIRED
- 5 SANDSTONE TO BE RESTORED AS REQUIRED
- 6 CAST STONE TRACERY TO BE RESTORED AS REQUIRED
- 7 STAINED GLASS PANELS TO BE RESTORED AS REQUIRED

NEW NORTH ADDITION MATERIAL LEGEND

- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 11 NEW LIT SIGNAGE
- 12 POWDER COATED METAL CANOPY
- 15 ARCHITECTURAL CONCRETE



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

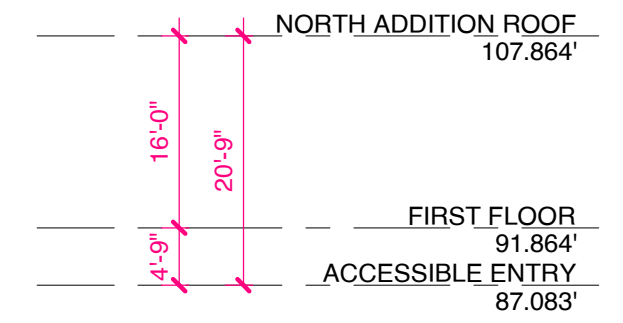
ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025



NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 17 METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 22 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS
- 25 MECHANICAL METAL SCREEN ENCLOSURE

NEW NORTH ADDITION MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT

NORTH SITE ELEVATION

SCALE

1/16" = 1'-0"



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



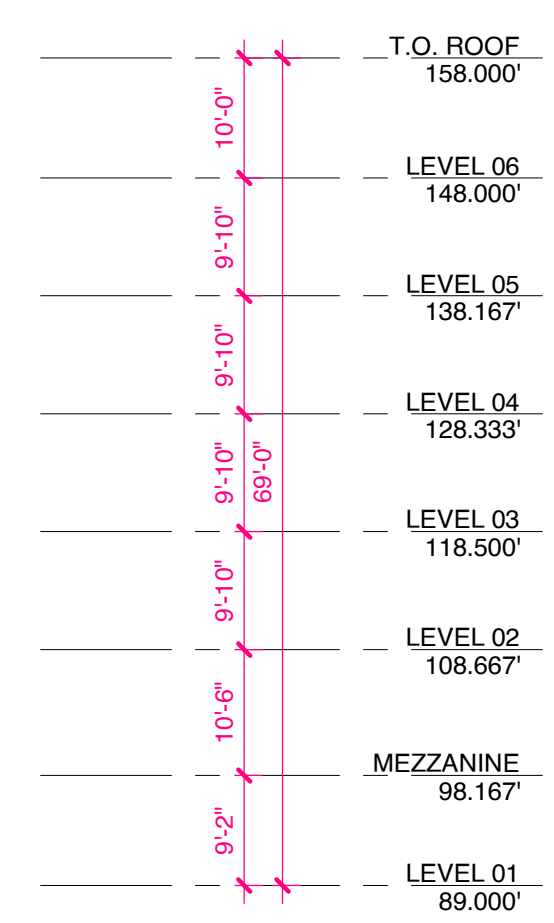
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

EAST SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 17 METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 22 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS
- 25 MECHANICAL METAL SCREEN ENCLOSURE



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. BY LAW AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

CENTRAL MEWS WEST SITE ELEVATION

SCALE

1/16" = 1'-0"



NORTH MEWS

NEW RESIDENTIAL BUILDING

BALMORAL RD

NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 17 METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 21 FOLDING METAL MESH GATE, PAINTED YELLOW
- 22 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
204-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025



BALMORAL RD

"THE LOADING BAY"
AT THE EAST ADDITION

NORTH ADDITION

NORTH MEWS

FIRST MET HERITAGE MATERIAL LEGEND

- 3 ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED
- 4 BRICK TO BE RESTORED AS REQUIRED
- 5 SANDSTONE TO BE RESTORED AS REQUIRED
- 8 ORIGINAL GABLE ROOF FORM OF SUNDAY SCHOOL HALL TO REMAIN

NEW EAST ADDITION MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 13 BIFOLD GARAGE DOOR, FINISH TBD
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT
- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED STEEL

CENTRAL MEWS EAST SITE ELEVATION

SCALE

1/16" = 1'-0"



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
20-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. BY LAW AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



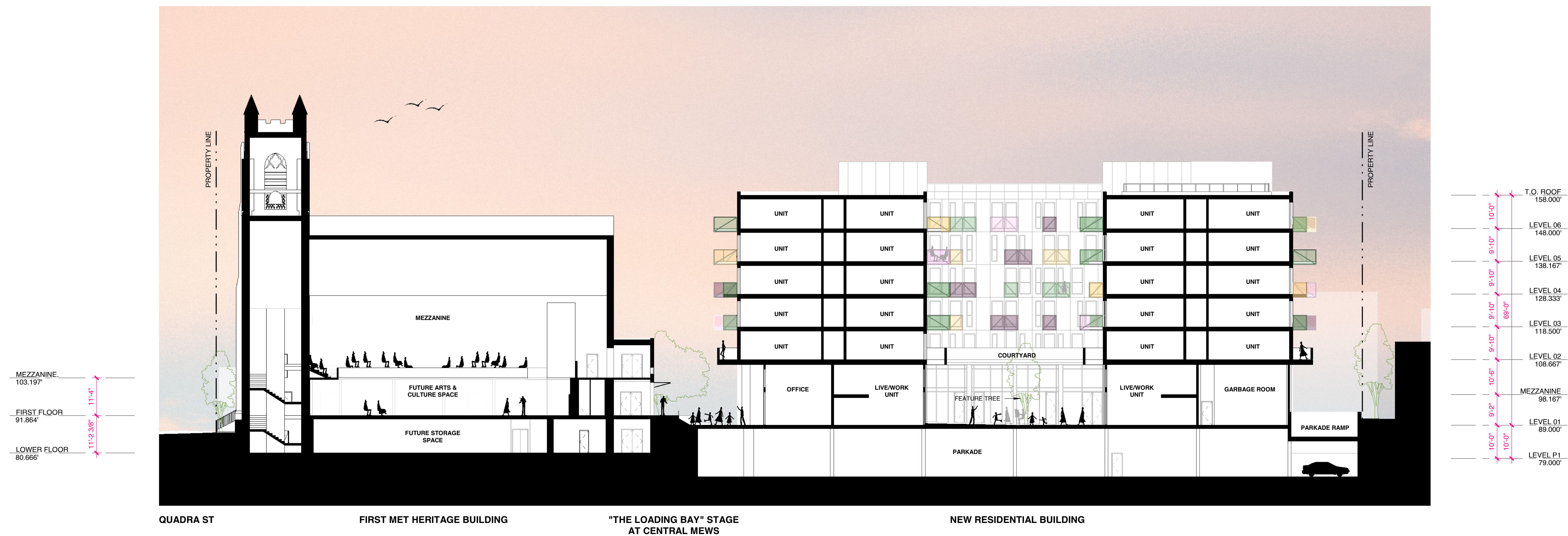
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

SITE SECTION BALMORAL RD

SCALE
1/16" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
20-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

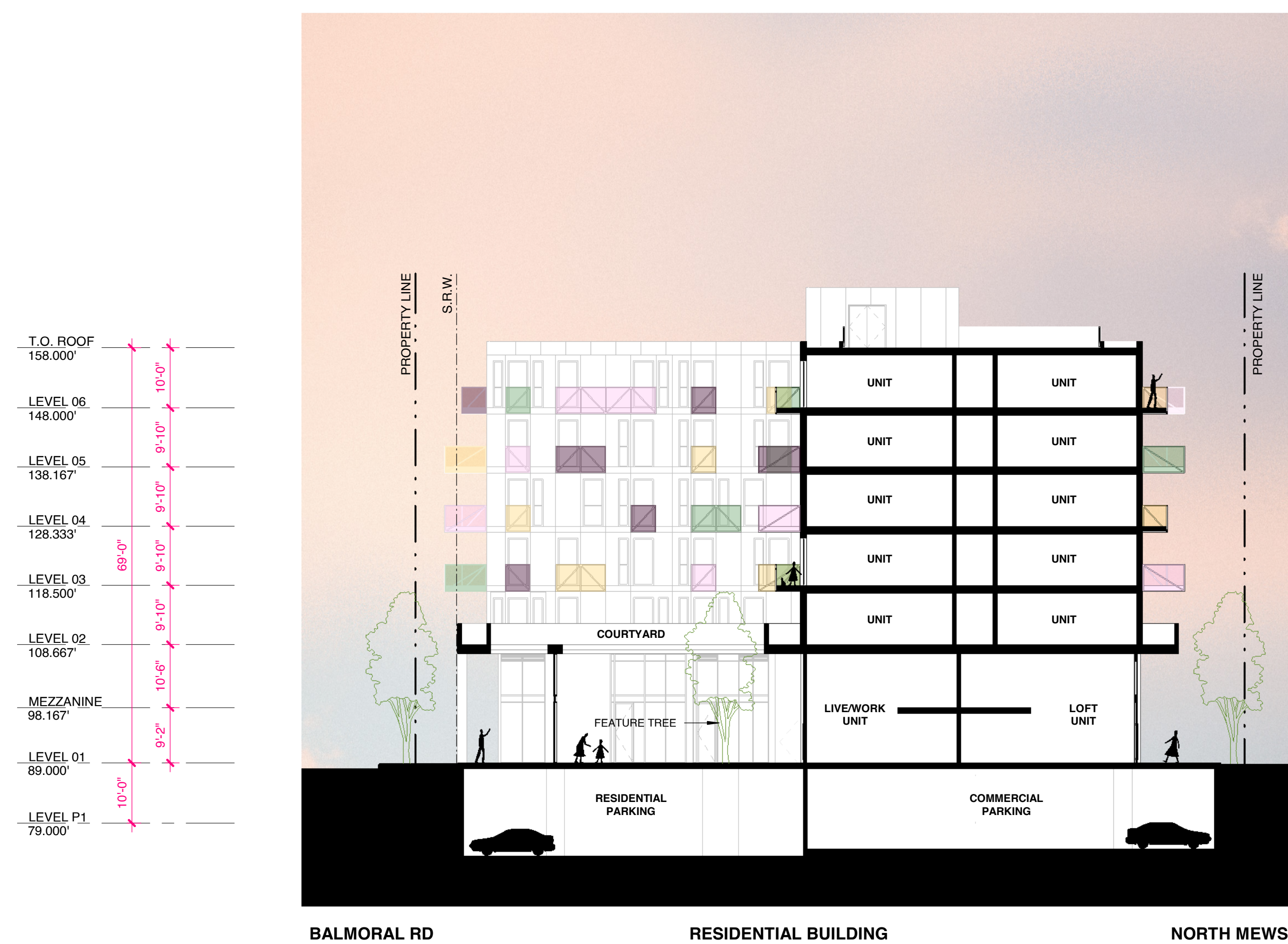
ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHGI) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. BY LAW AND RELATED DOCUMENTS, DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

FIRST MET

934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

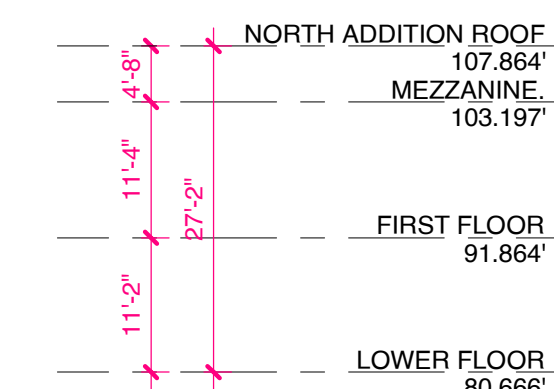
MARCH 14, 2025



2 SITE SECTION THROUGH COURTYARD LOOKING WEST



1 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



SITE SECTIONS

SCALE
1/16" = 1'-0"



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG)
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

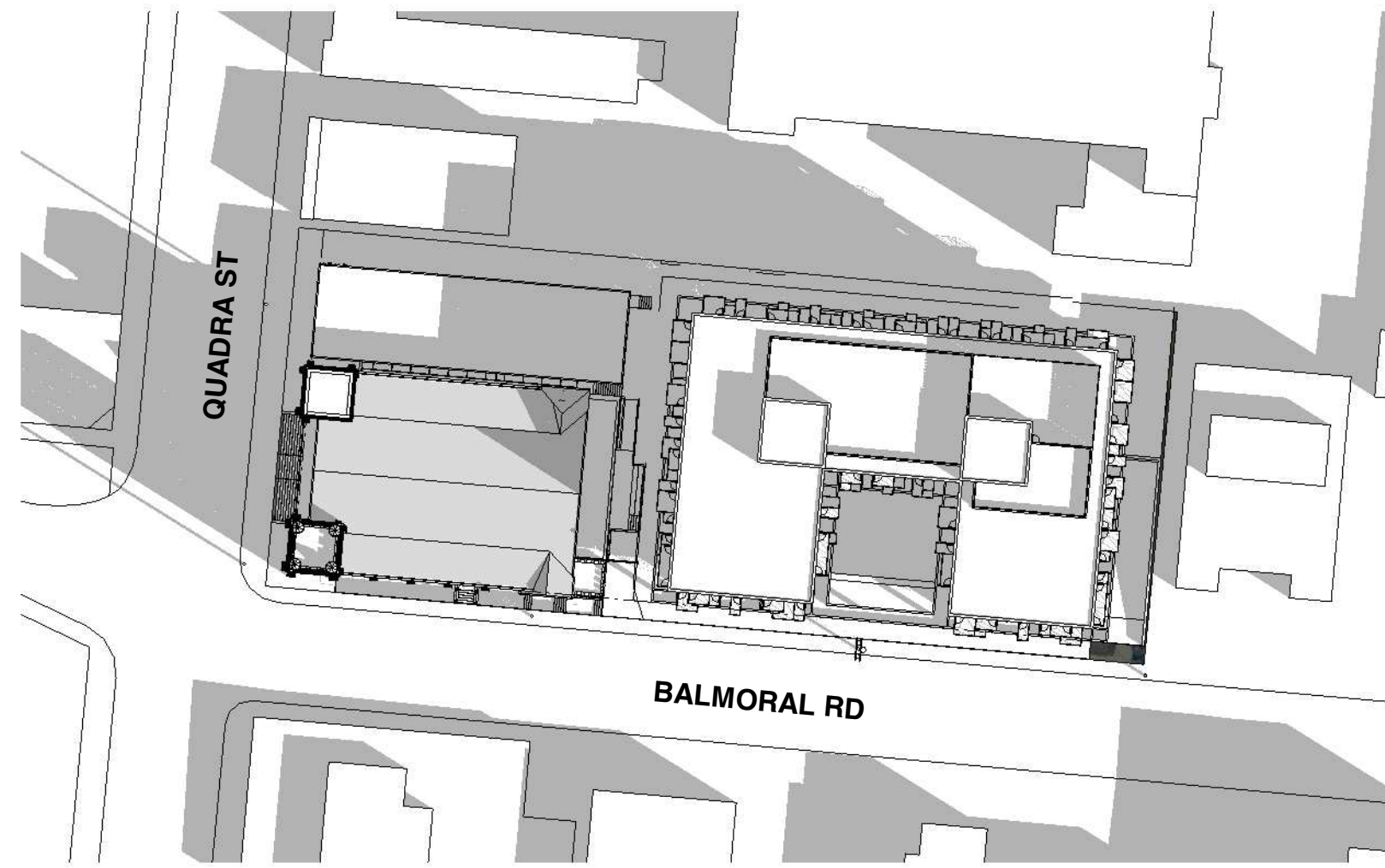
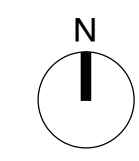
ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAHG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



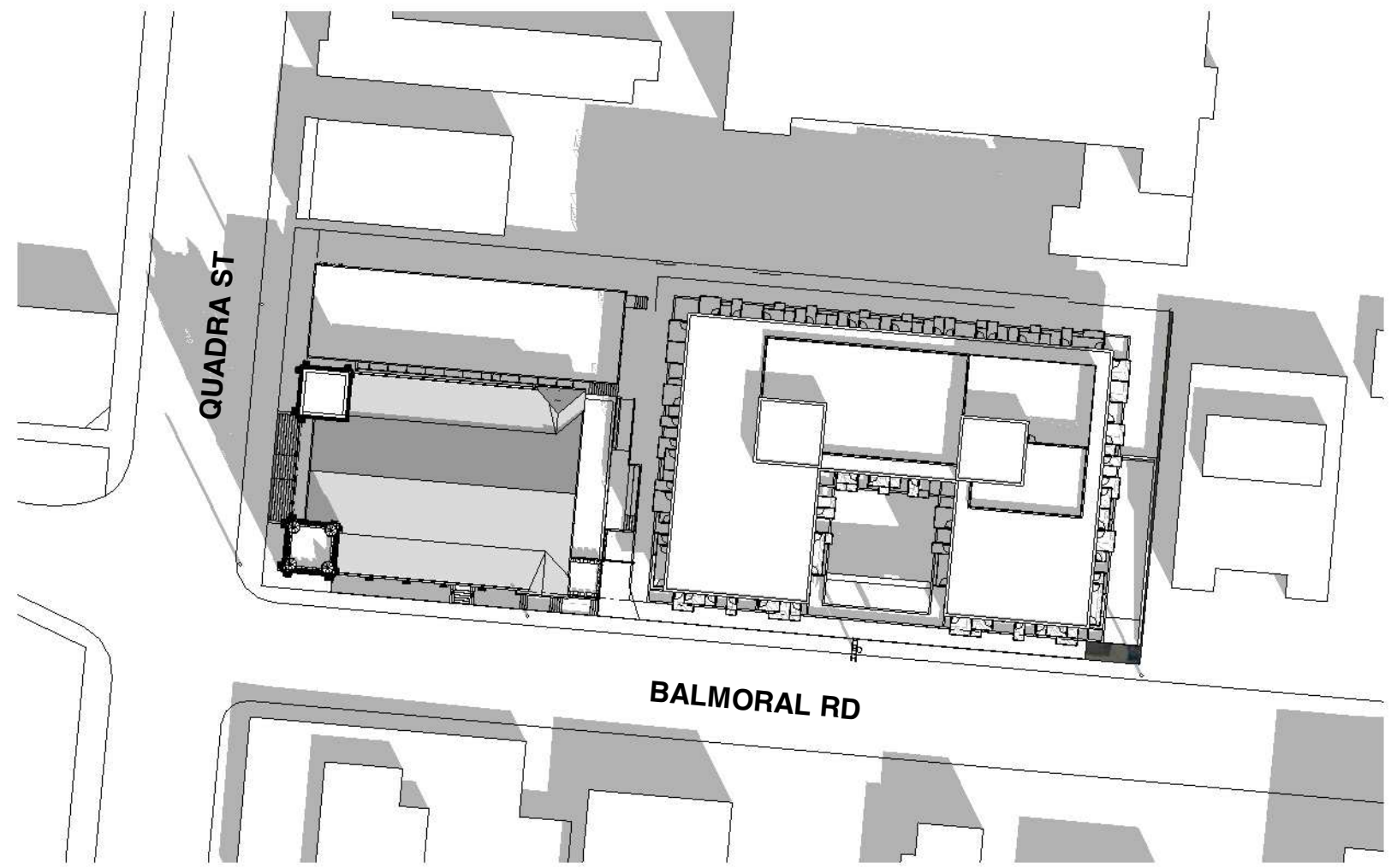
ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE
MARCH 14, 2025

SHADOW STUDIES

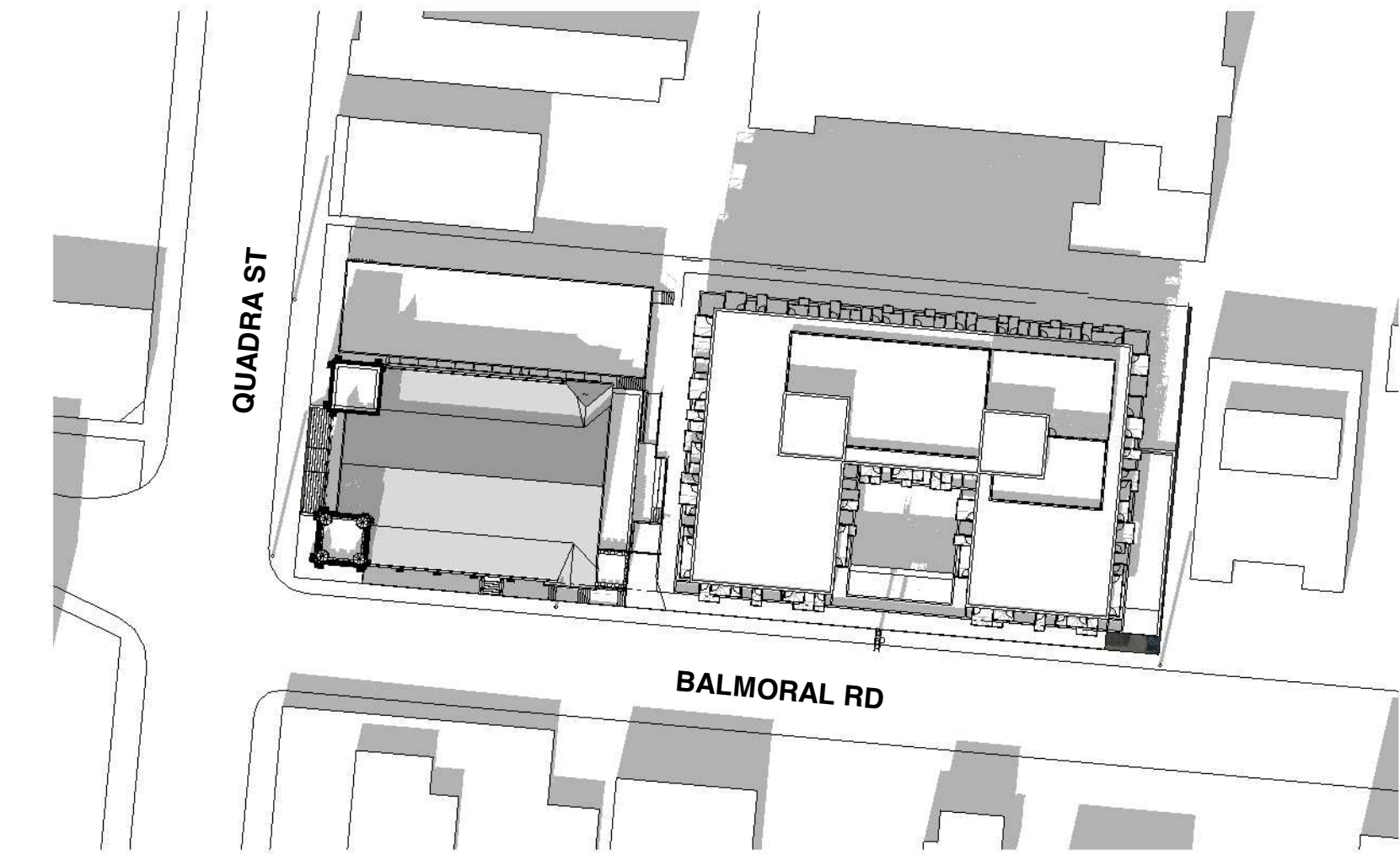
SCALE
1/64" = 1'-0"



10:00AM

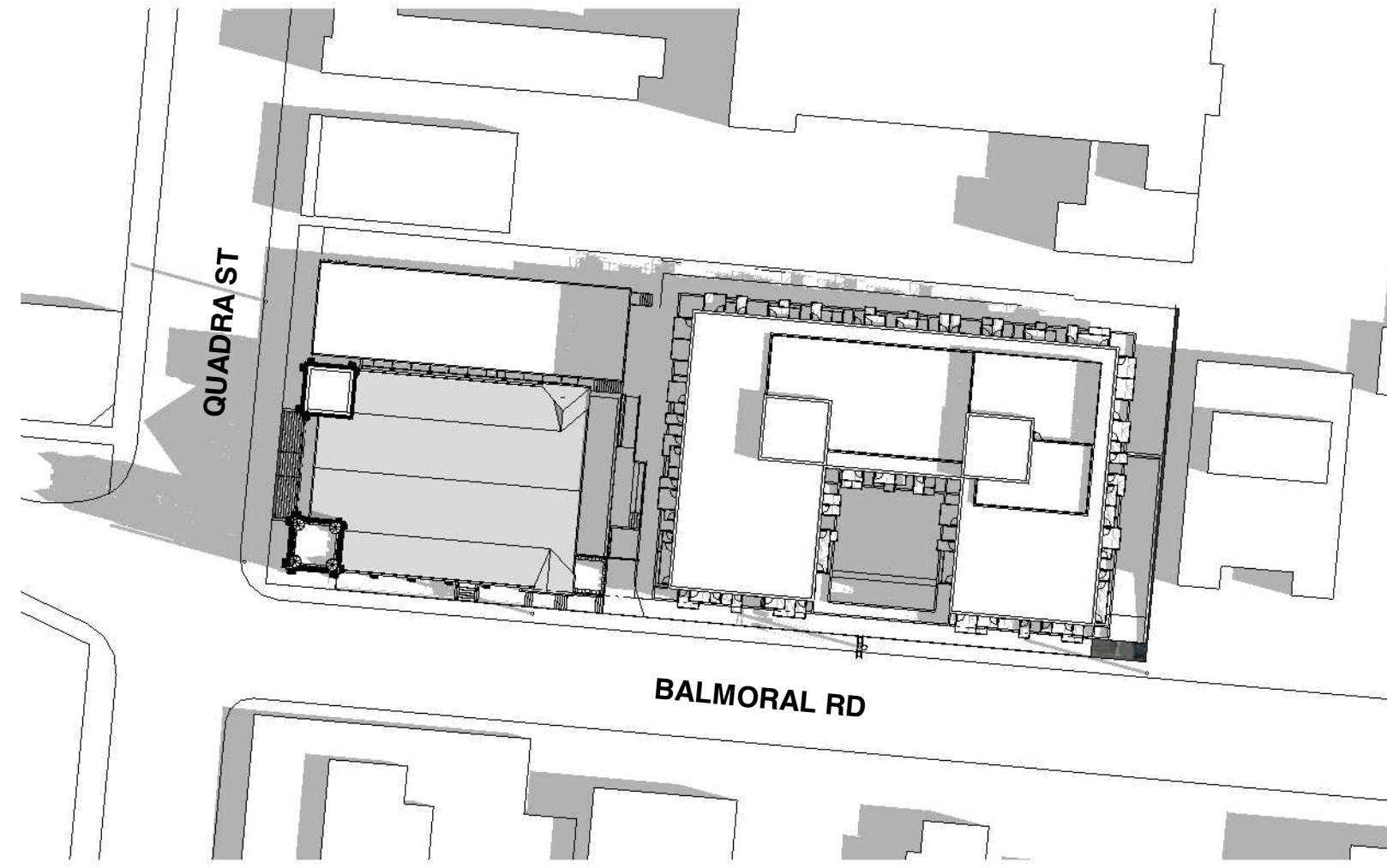


12:00PM

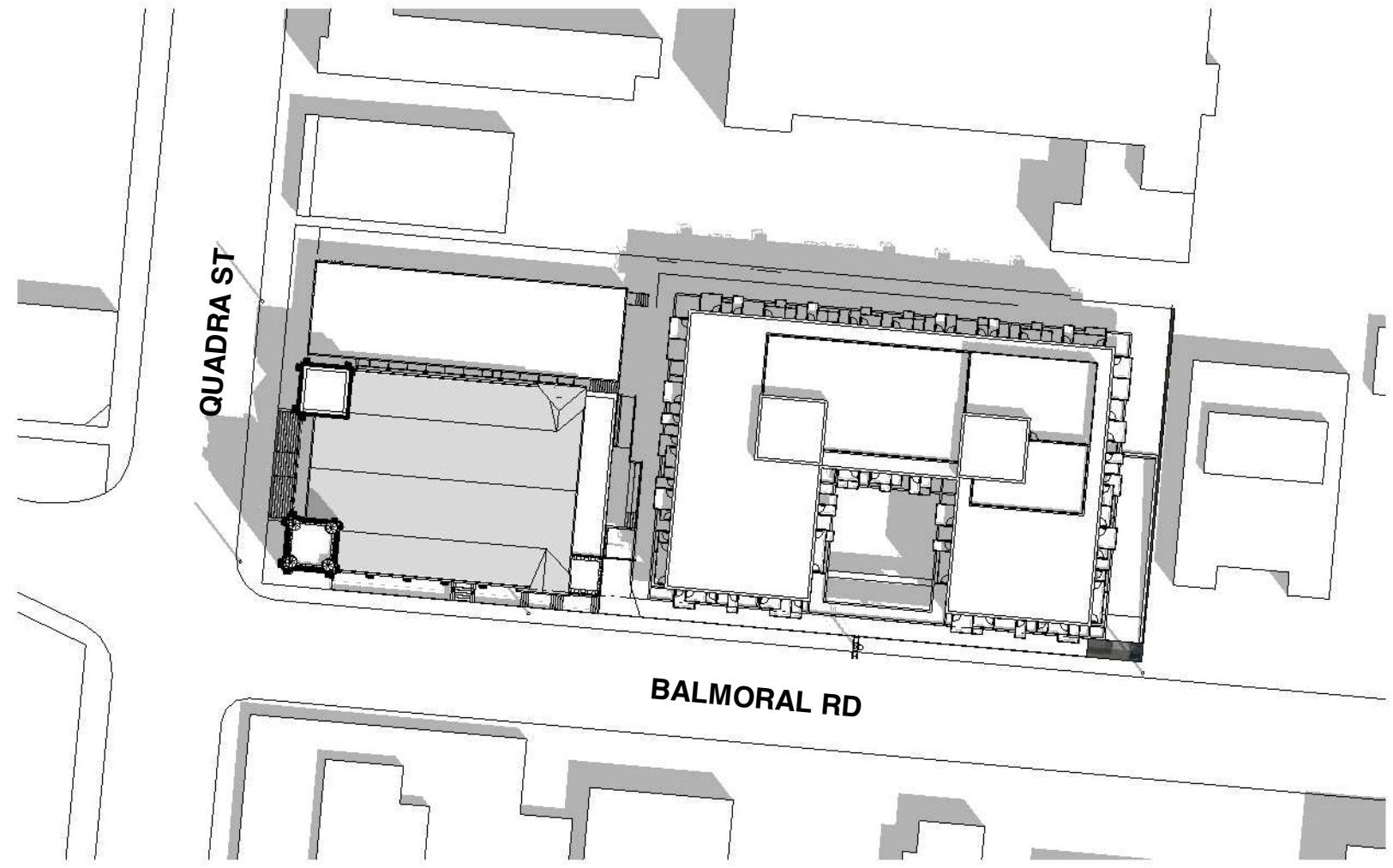


2:00PM

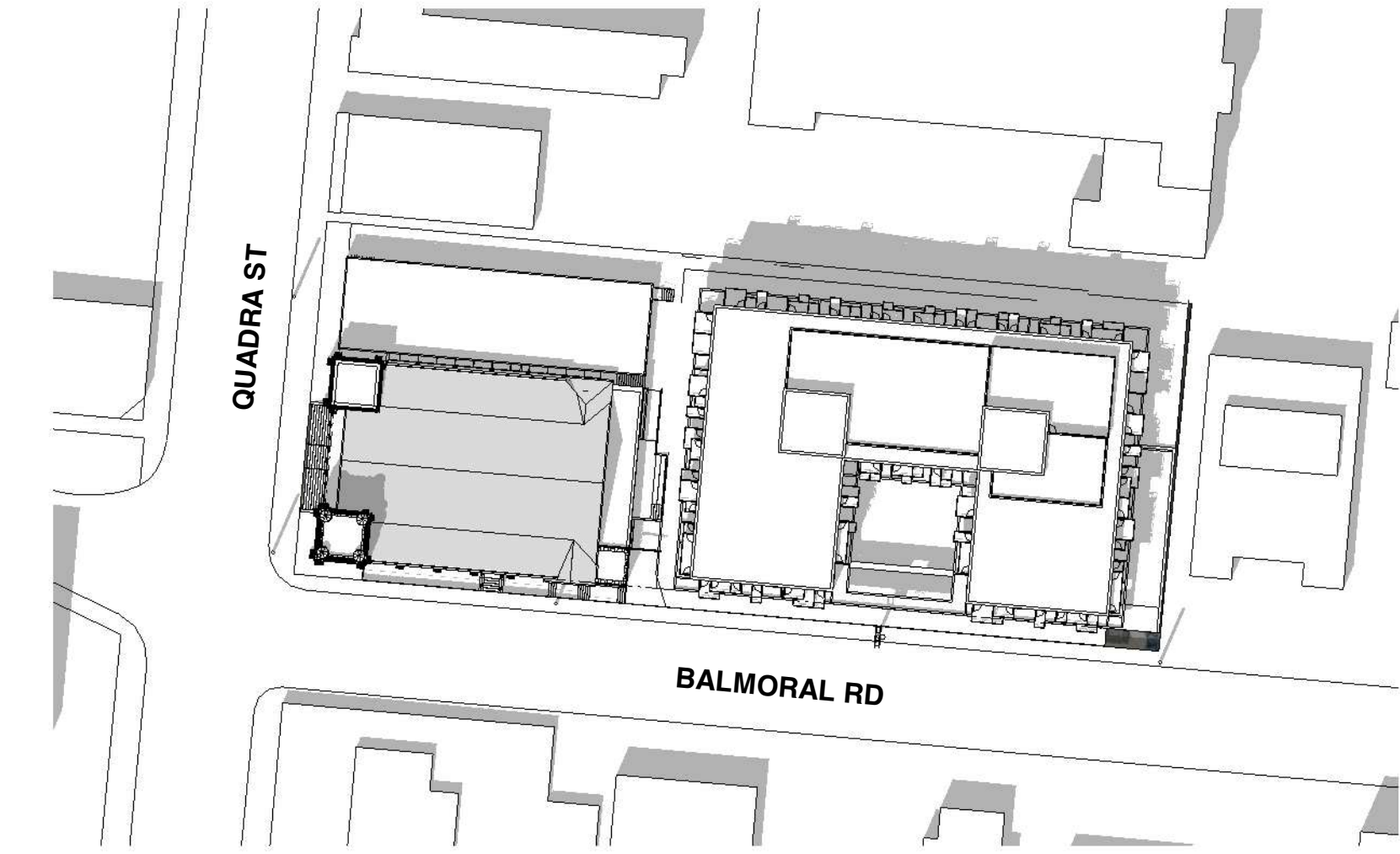
3 SPRING EQUINOX



10:00AM

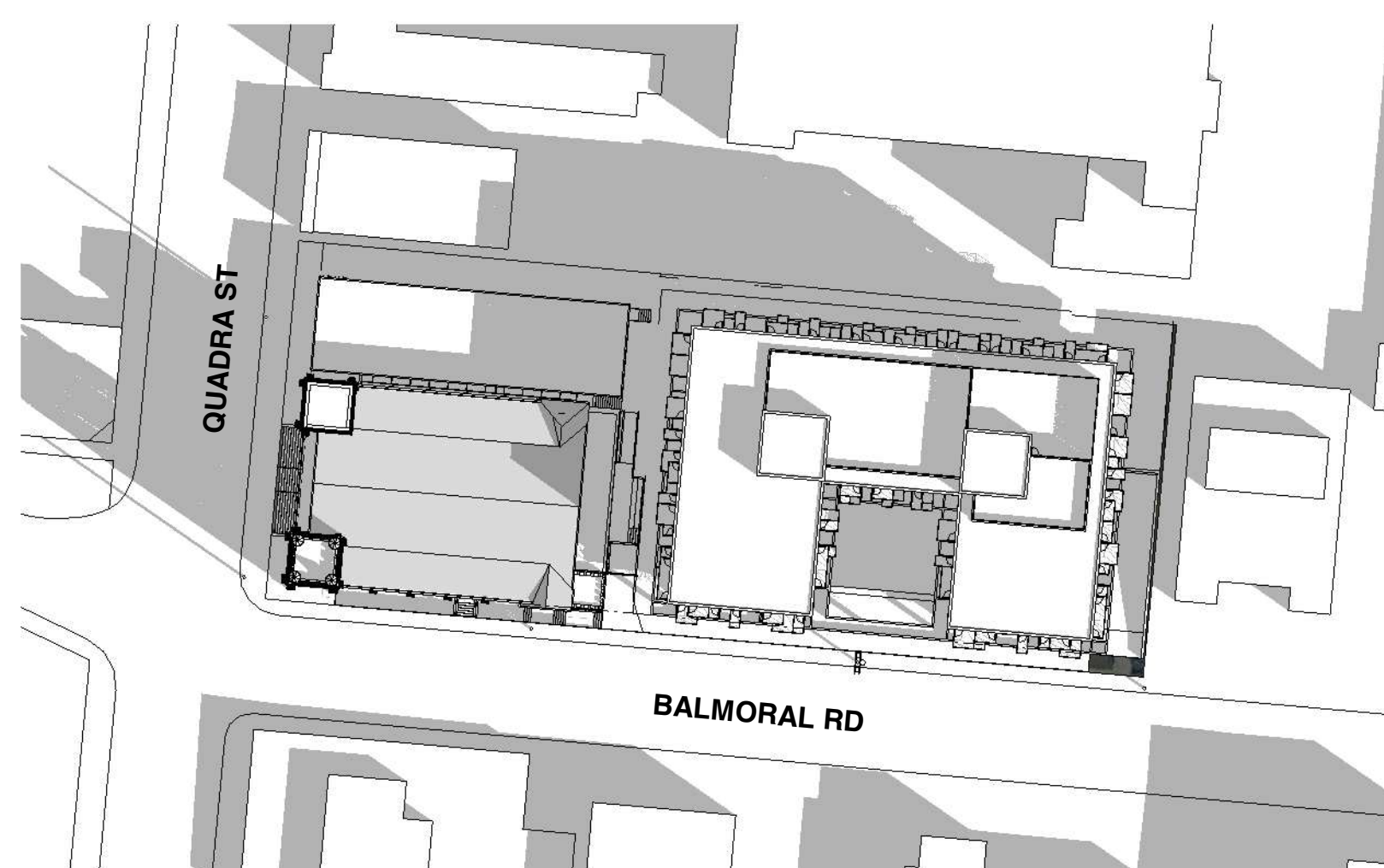


12:00PM

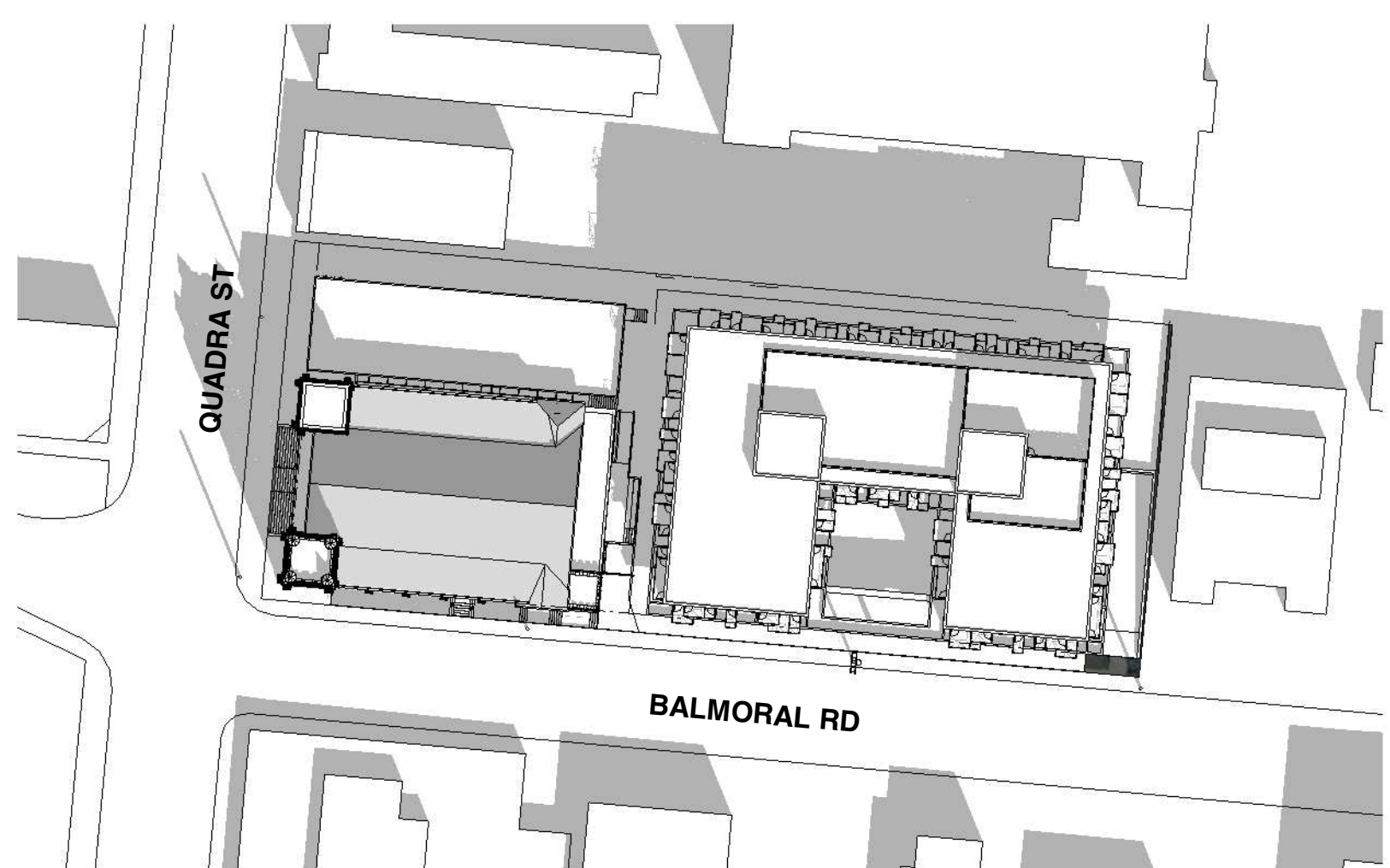


2:00PM

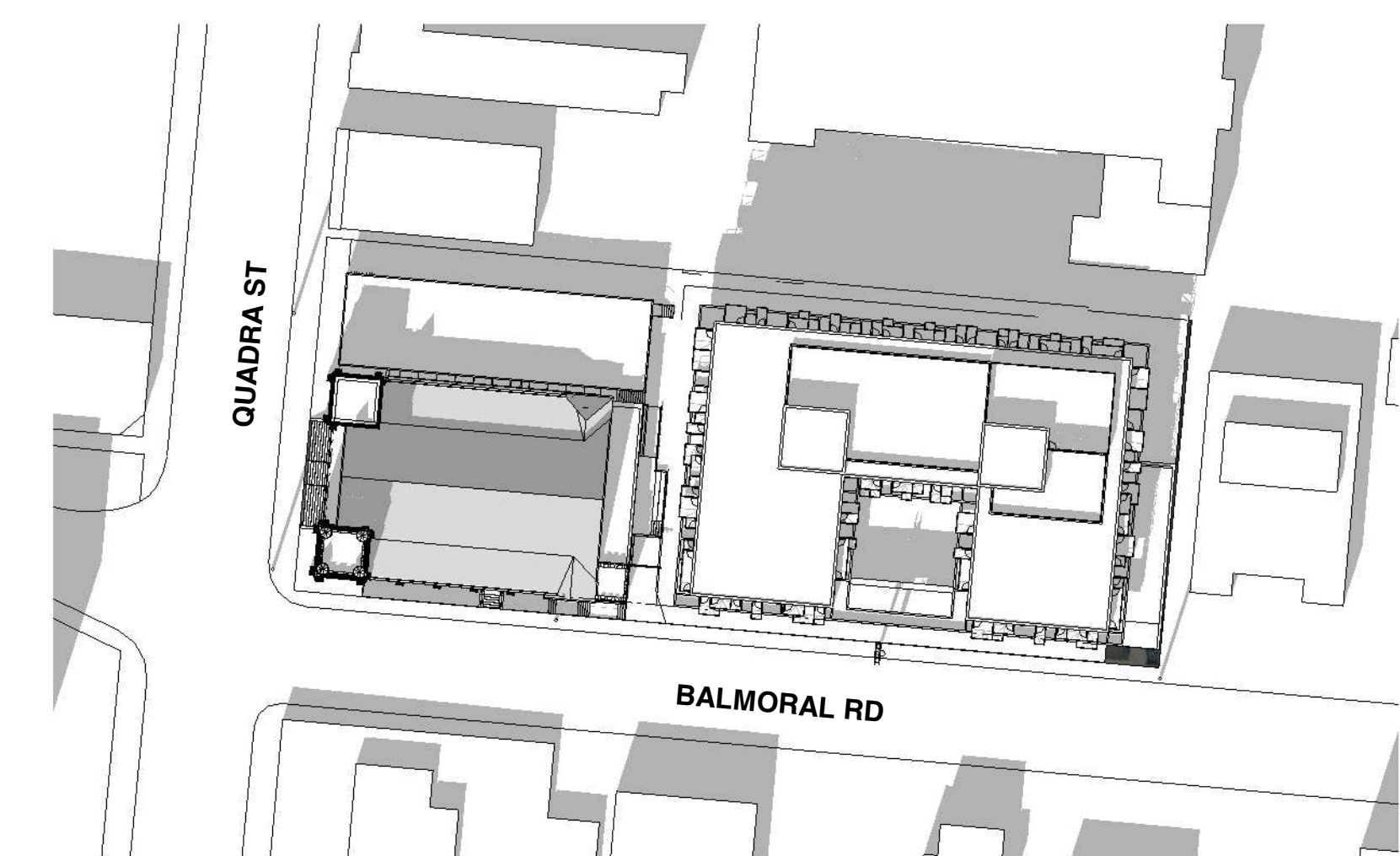
2 SUMMER SOLTICE



10:00AM

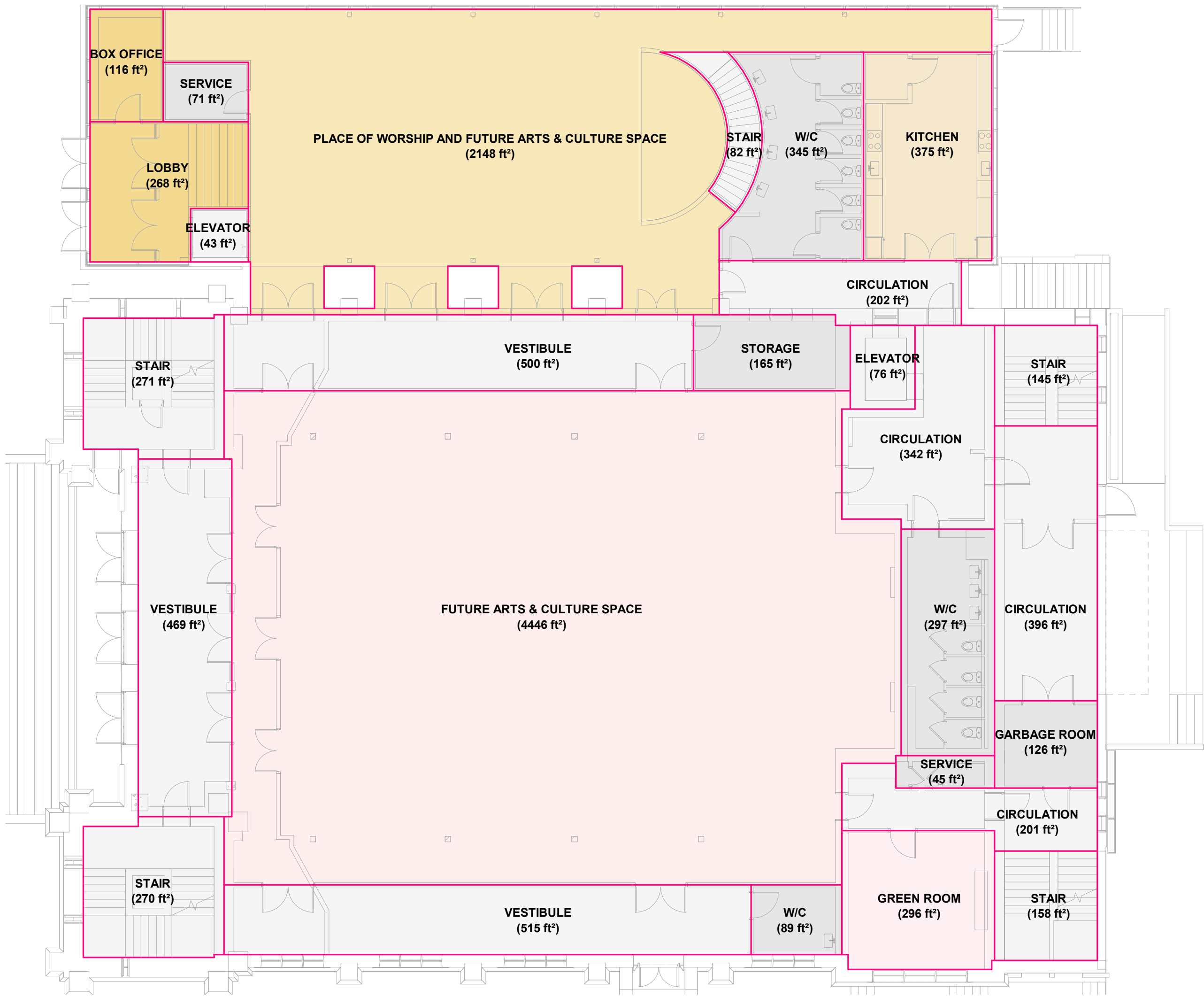


12:00PM

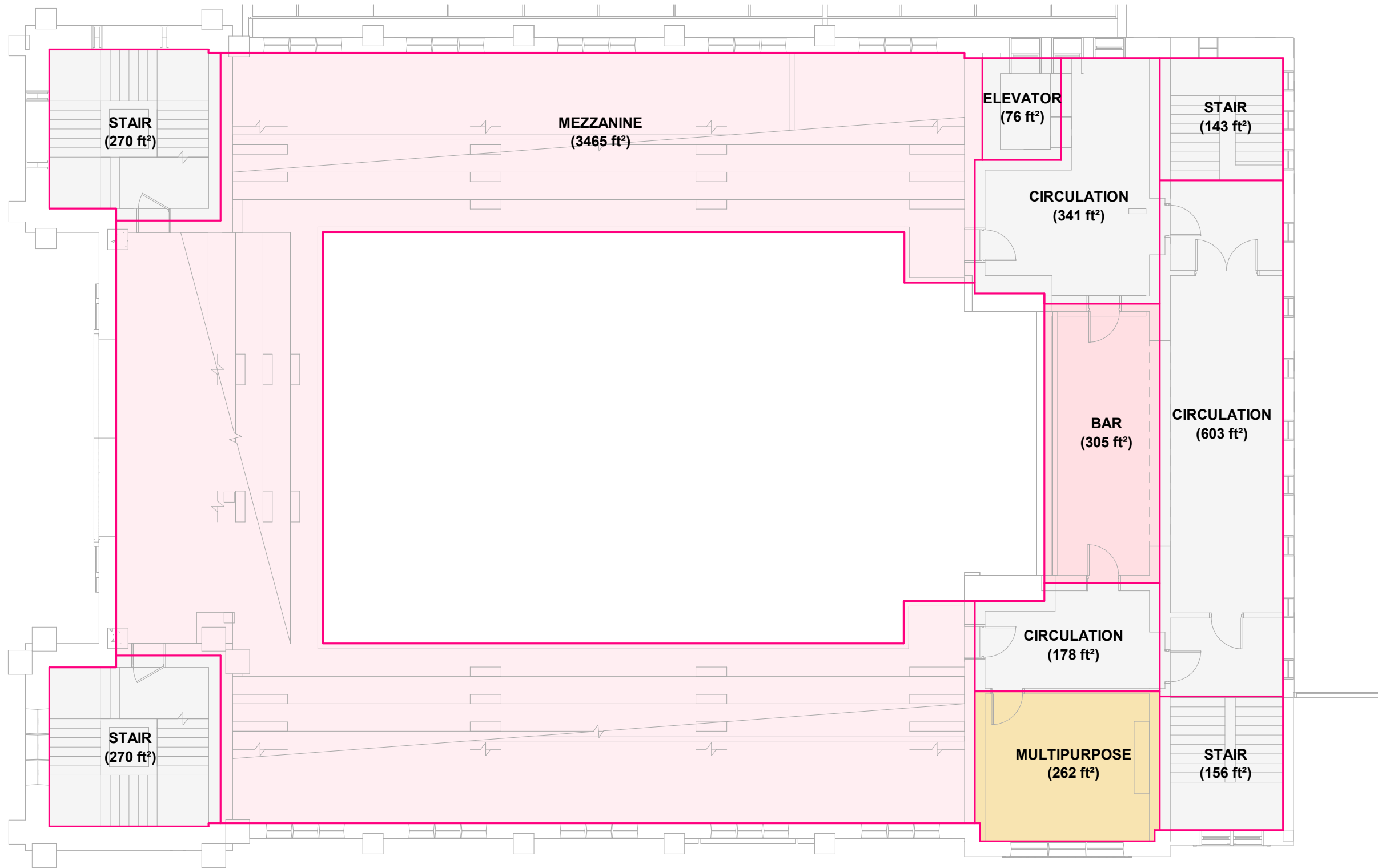


2:00PM

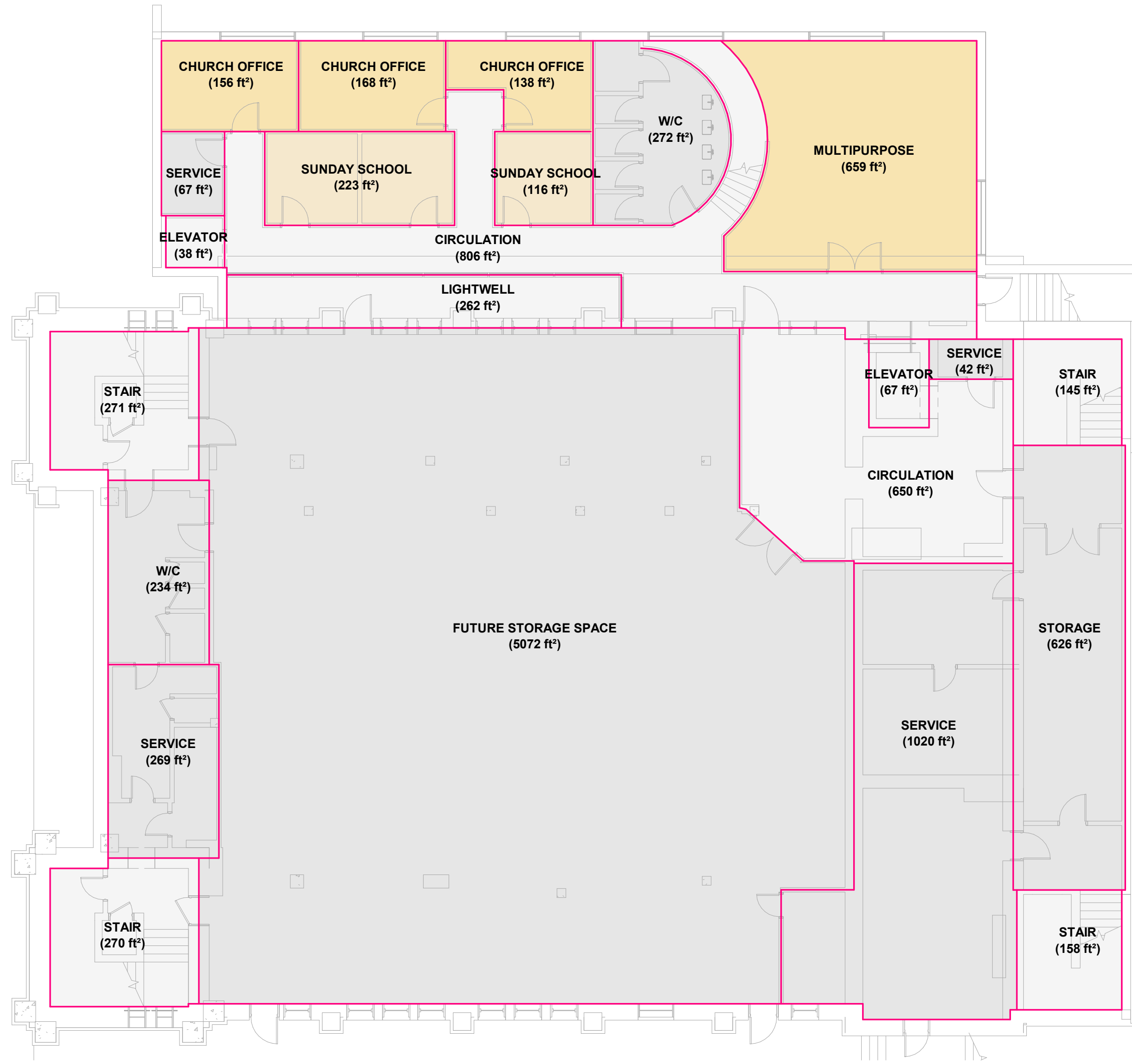
1 FALL EQUINOX



3 FIRST FLOOR PLAN



2 MEZZANINE PLAN



1 LOWER FLOOR PLAN

FSR CALCULATIONS

**FSR CALCULATIONS ARE TAKEN FROM INSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS AS PER CITY OF VICTORIA REQUIREMENTS

ALLOWABLE FSR:	
SITE AREA:	47790 ft² (4440m²)
MAX FSR:	2.5 / 119,475 ft²
<hr/>	
TOTAL PROPOSED GFA:	2.51 / 119932 ft²
TOTAL PROPOSED FSR:	2.24 / 107026 ft²

FSR BREAKDOWN

RESIDENTIAL BLDG FSR		
PROGRAM	AREA	FSR
COMMERCIAL	2897 ft²	0.061
RESIDENTIAL	85800 ft²	1.795
	88697 ft²	1.856

RESIDENTIAL BLDG EXCLUSIONS			
PROGRAM	EXCLUSION	AREA	FSR
		327 ft²	0.007
COMMERCIAL	ELEVATOR	60 ft²	0.001
RESIDENTIAL	ELEVATOR	922 ft²	0.019
		1309 ft²	0.027
TOTAL GFA RESIDENTIAL BLDG:		89679 ft²	1.88

FIRST MET HERITAGE BLDG FSR		
PROGRAM	AREA	FSR
HERITAGE BUILDING	14396 ft²	0.301
NEW ADDITION	3607 ft²	0.075
	18003 ft²	0.377

FIRST MET HERITAGE BLDG EXCLUSIONS			
PROGRAM	EXCLUSION	AREA	FSR
		327 ft²	0.007
HERITAGE BUILDING	BASEMENT	8757 ft²	0.183
HERITAGE BUILDING	ELEVATOR	219 ft²	0.005
NEW ADDITION	BASEMENT	2867 ft²	0.060
NEW ADDITION	ELEVATOR	81 ft²	0.002
		12250 ft²	0.256
TOTAL GFA FIRST MET HERITAGE BLDG:		30253 ft²	0.63



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH&G) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



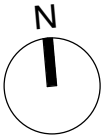
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.00



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
20+877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+HG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. B/LAM AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



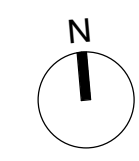
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

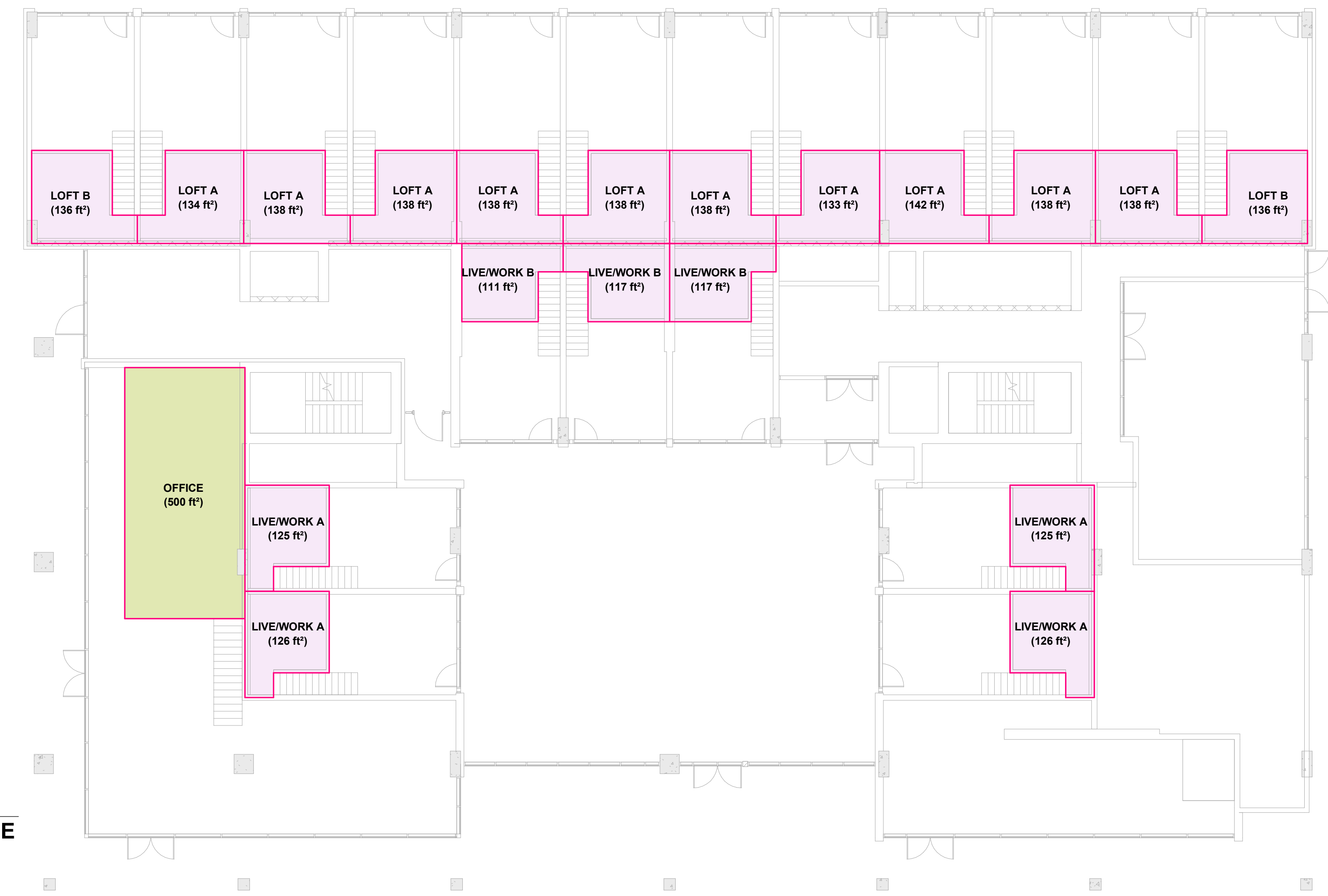
FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"

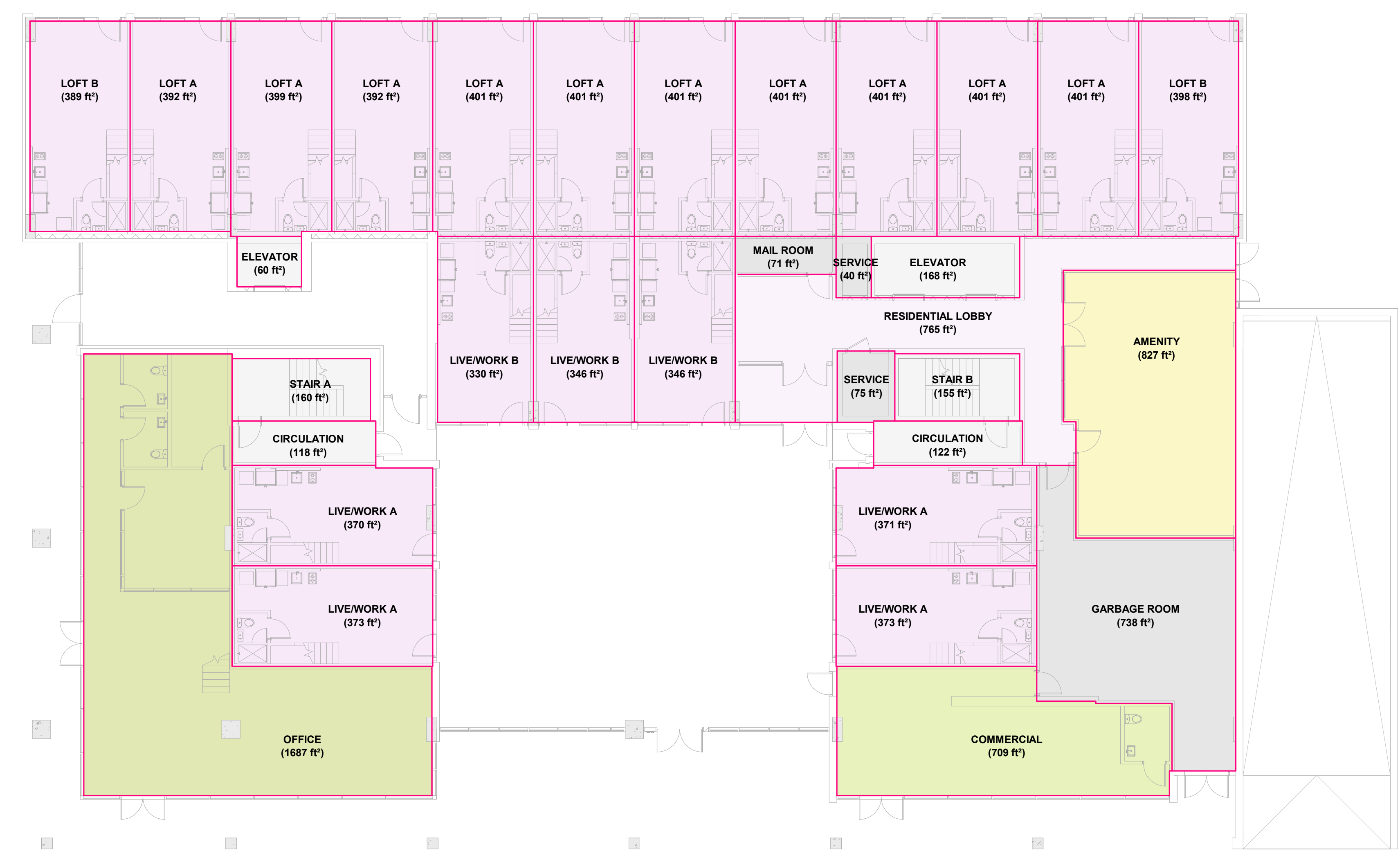


FSR 1.01

2 LEVEL 01 MEZZANINE



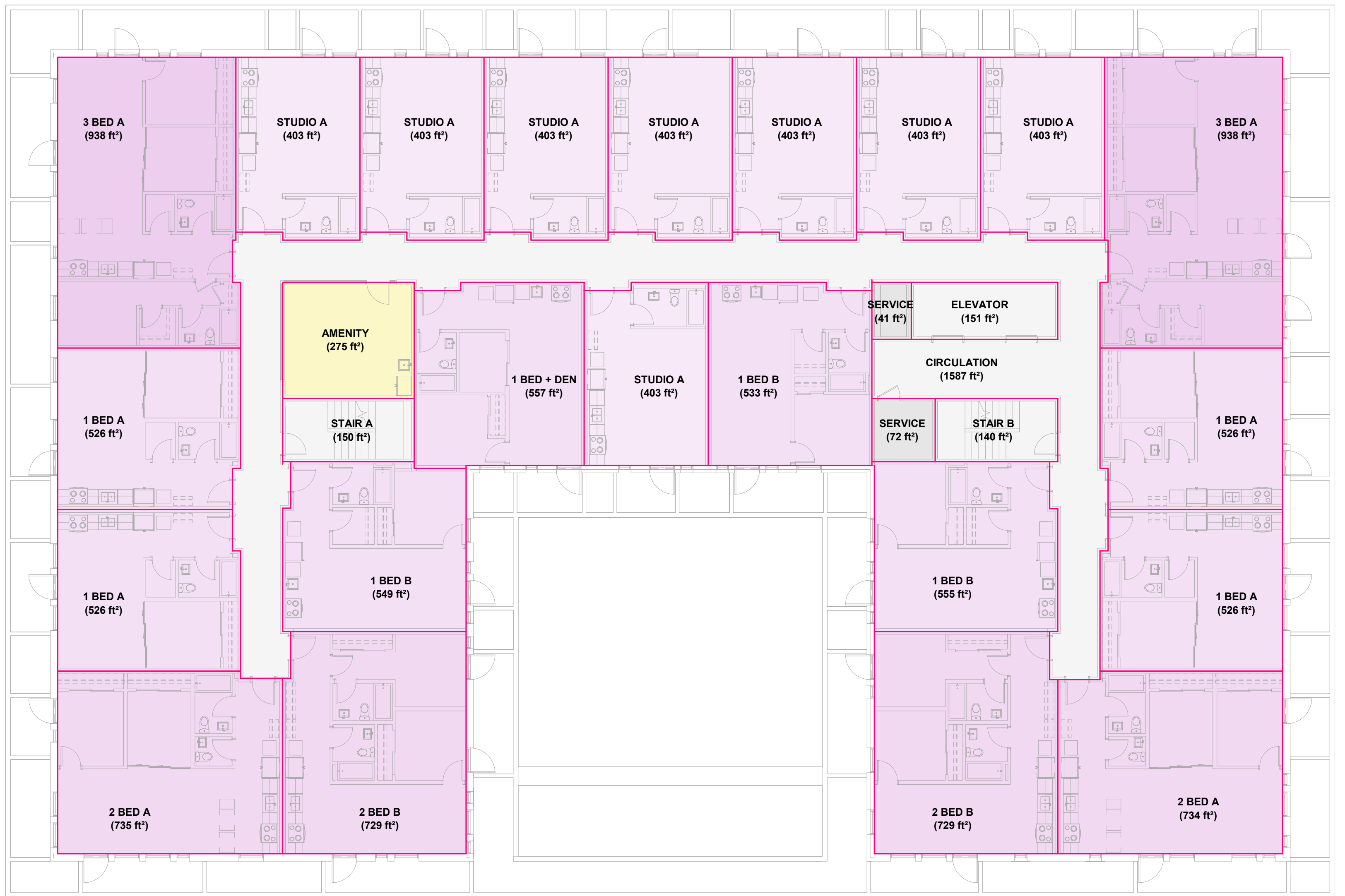
1 LEVEL 01



2 LEVELS 03 TO 05



1 LEVEL 02



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+HG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE, BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



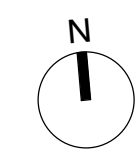
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAHG.CA

ARYZE

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC. (MAH+HG) AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S PERMISSION. THESE DRAWINGS ARE NOT TO BE SCALED OR USED TO CALCULATE AREAS. CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE. BYLAW AND RELATED DOCUMENTS. DISCREPANCIES AND VARIATIONS TO THE DRAWING MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR CITY OF VICTORIA
COMMUNITY ASSOCIATION LAND USE
COMMITTEE

MARCH 14, 2025

FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"

