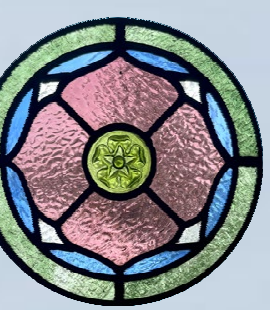




**932 BALMORAL
ROAD & 1701
QUADRA STREET**



**REZONING & DEVELOPMENT
PERMIT APPLICATION
TRG COMMENT RESPONSE 5**

AUGUST 17, 2026

ZONING SUMMARY

CIVIC ADDRESS:
932 BALMORAL ROAD & 1701 QUADRA STREET
VICTORIA, BRITISH COLUMBIA V8T 1A8

LEGAL DESCRIPTION:
REFER TO SURVEY

ZONING:
CBD-1

DRAWING LIST

	COVER SHEET
A0.01	DEVELOPMENT DATA
A0.02	SURVEY
A0.03	SITE CONTEXT
A0.04	SITE COVERAGE + AVERAGE GRADE
A1.00	DECONSTRUCTION SITE PLAN
A1.01	DECONSTRUCTION PLAN LOWER FLOOR - HERITAGE BLDG
A1.02	DECONSTRUCTION PLAN FIRST FLOOR - HERITAGE BLDG
A1.03	DECONSTRUCTION PLAN MEZZANINE - HERITAGE BLDG
A1.04	DECONSTRUCTION PLAN ROOF - HERITAGE BLDG
A1.10	SITE PLAN AT LEVEL 1
A1.11	SITE PLAN AT ROOF
A2.04	LOWER FLOOR PLAN - HERITAGE BLDG
A2.05	FIRST FLOOR PLAN - HERITAGE BLDG
A2.06	MEZZANINE PLAN - HERITAGE BLDG
A2.07	ROOF PLAN - HERITAGE BLDG
A2.10	LEVEL P1 PLAN - RESIDENTIAL BLDG
A2.11	LEVEL 01 PLAN - RESIDENTIAL BLDG
A2.12	MEZZANINE PLAN - RESIDENTIAL BLDG
A2.13	LEVEL 02 PLAN - RESIDENTIAL BLDG
A2.14	LEVEL 03 PLAN - RESIDENTIAL BLDG
A2.15	LEVEL 04 PLAN - RESIDENTIAL BLDG
A2.16	LEVEL 05 PLAN - RESIDENTIAL BLDG
A2.17	LEVEL 06 PLAN - RESIDENTIAL BLDG
A2.18	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
A3.10	HERITAGE ELEVATION - BALMORAL ROAD
A3.11	HERITAGE ELEVATION - QUADRA STREET
A3.12	HERITAGE ELEVATION - NORTH SITE
A3.13	HERITAGE ELEVATION - CENTRAL MEWS EAST
A4.00	SITE SECTIONS
A4.01	SITE SECTIONS
A4.10	TYP FOUNDATION WALL DETAILS
A4.11	INTERIOR HERITAGE ELEVATION
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 200-398 HARBOUR ROAD VICTORIA BC V9A 0B7 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:	4,442.3 m ² / 47,817 ft ²
TOTAL FLOOR AREA*:	REQUIRED / PERMITTED 13,326.9 m ² / 143,450 ft ² PROPOSED 10,076.7 m ² / 108,465 ft ²
RESIDENTIAL FLOOR AREA*:	8,079.6m ² / 86,968 ft ²
COMMERCIAL FLOOR AREA*:	270.7 m ² / 2,914 ft ²
HERITAGE FLOOR AREA* TO BE RETAINED:	1,242 m ² / 13,370 ft ²
NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA*:	484 m ² / 5,213 ft ²
FLOOR SPACE RATIO:	3.00
SITE COVERAGE:	69%
OPEN SITE SPACE (%):	28%
MAX. HEIGHT:	43.00m
NUMBER OF STOREYS:	RESIDENTIAL BUILDING: 6 HERITAGE BUILDING: 3 CHURCH NORTH ADDITION: 2 CHURCH EAST ADDITION: 3
21.56m / 70'-9"	
31.27m / 102'-7"	
6.82m / 22'-4"	
9.01m / 29'-7"	
RESIDENTIAL BUILDING: 6	
HERITAGE BUILDING: 3	
CHURCH NORTH ADDITION: 2	
CHURCH EAST ADDITION: 3	
6	
3	
2	
3	
20	
19	
6	
25	
37	
403	
NA	
6m	
0m	
10m	
NA	
6m	
0m	
10m	
74%	
2,595.2 m ² / 27,935 ft ²	
8,079.6m ² / 86,968 ft ²	
270.7 m ² / 2,914 ft ²	
8,350.3 m ² / 89,882 ft ²	
3.22	
NA	
0m	
0m	
8m	
66%	

DEVELOPMENT DATA SUMMARY FOR FUTURE SUBDIVISION

HERITAGE BUILDING			
SITE AREA:		1,847.1 m ² / 19,882 ft ²	
HERITAGE FLOOR AREA* TO BE RETAINED:		1,242.1 m ² / 13,370 ft ²	
NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA*:		484.3 m ² / 5,213 ft ²	
TOTAL FLOOR AREA*:		1,726.4 m ² / 18,583 ft ²	
FLOOR SPACE RATIO:		0.93	
FRONT YARD SETBACK (WEST): (QUADRA ST)	NA	2.95m / 9'-8" 1.7m / 5'-7"	AT CHURCH NORTH ADDITION AT HERITAGE BUILDING
SIDE YARD SETBACK (SOUTH): (BALMORAL RD)	6m	3.41m / 11'-2" 1.37m / 4'-6"	AT RESIDENTIAL BLDG AT HERITAGE BUILDING
SIDE YARD (SOUTH): (SOUTH BALMORAL RD)	6m	3.41m / 11'-2" 1.37m / 4'-6"	AT RESIDENTIAL BLDG AT HERITAGE BUILDING
SIDE YARD (NORTH):	0m	5.16m / 16'-11" 5.65m / 18'-7"	AT RESIDENTIAL BLDG AT CHURCH NORTH ADDITION
REAR YARD (EAST):	10m	6.39m / 21'-0"	
REAR YARD SETBACK (EAST):	10m	7.77m / 25'-6" 3.37m / 11'-1"	AT NORTH ADDITION AT HERITAGE BUILDING
SITE COVERAGE:		74%	
RESIDENTIAL BUILDING			
SITE AREA:		2,595.2 m ² / 27,935 ft ²	
RESIDENTIAL FLOOR AREA*:		8,079.6m ² / 86,968 ft ²	
COMMERCIAL FLOOR AREA*:		270.7 m ² / 2,914 ft ²	
TOTAL FLOOR AREA*:		8,350.3 m ² / 89,882 ft ²	
FLOOR SPACE RATIO:		3.22	
FRONT YARD SETBACK (SOUTH):	NA	3.49m / 11'-5" 3.41m / 11'-2"	AT SOUTHEAST CORNER AT SOUTHWEST CORNER
SIDE YARD SETBACK (EAST):	0m	6.65m / 21'-10" 6.39m / 21'-0"	AT NORTHEAST CORNER AT SOUTHEAST CORNER
SIDE YARD SETBACK (WEST):	0m	4.24m / 13'-11"	
REAR YARD SETBACK (NORTH):	8m	5.16m / 16'-11"	
SITE COVERAGE:		66%	

*NOTE: TOTAL FLOOR AREA AS DEFINED BY CITY OF VICTORIA ZONING BYLAW

BIKE PARKING REQUIREMENTS FOR ENTIRE SITE

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 m ² (484 ft ²) 1.25 SPACE PER UNIT > 45 m ² (484 ft ²)	43 x 1.00 = 43 88 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
	TOTAL = 151 (RESIDENTIAL)		TOTAL = 13 (RESIDENTIAL)	PROGRAM USE TYPE COUNT
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m ² x 4 = 1,121 m ² 1.00 SPACE PER 450 m ² (4844 ft ²)	1,121 m ² / 450 m ² = 3	ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m ² x 4 = 1,121 m ² 1.00 SPACE PER 130 m ²	1,121m ² / 130 m ² = 9	COMMERCIAL LONG-TERM H 2
ASSEMBLY (60% OF CHURCH + NEW ADDITION) = 2,802 m ² x 6 = 1,681 m ² N/A	1,681 m ² / N/A = 0	ASSEMBLY (60% OF CHURCH + NEW ADDITION) = 2,802 m ² x 6 = 1681 m ² 1.00 SPACE PER 200 m ²	1,681 m ² / 200 m ² = 9	COMMERCIAL LONG-TERM V 2
	TOTAL = 3 (INSTITUTIONAL)		TOTAL = 18 (INSTITUTIONAL)	INSTITUTIONAL LONG-TERM H 4
RESTAURANT 1.00 SPACE PER 400 m ² (4306 ft ²)	105 m ² / 400 m ² = 1	RESTAURANT 1.00 SPACE PER 100 m ²	105 m ² / 100 m ² = 2	RESIDENTIAL LONG-TERM C 13
OFFICE 1.00 SPACE PER 150 m ² (1615 ft ²)	155 m ² / 150 m ² = 3	OFFICE 1.00 SPACE PER 400 m ² (4306 ft ²)	155 m ² / 400 m ² = 1	RESIDENTIAL LONG-TERM H 90
	TOTAL = 4 (COMMERCIAL)		TOTAL = 3 (COMMERCIAL)	RESIDENTIAL LONG-TERM V 51
	TOTAL = 158		TOTAL = 34	154
				162
				CLASS 2 - SHORT-TERM USE
				PROGRAM USE TYPE COUNT
				COMMERCIAL SHORT-TERM H 3
				INSTITUTIONAL SHORT-TERM H 21
				RESIDENTIAL SHORT-TERM H 13
				37
				NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	COUNT	AREA (sf)	AREA (sm)
1 BED	33	527 ft ²	48.9 m ²
1 BED + DEN	5	557 ft ²	51.8 m ²
2 BED	24	722 ft ²	67.1 m ²
3 BED	8	940 ft ²	87.3 m ²
STUDIO	40	403 ft ²	37.4 m ²
LOFT A	10	530 ft ²	49.3 m ²
LOFT B	2	529 ft ²	49.2 m ²
LIVE/WORK A	3	498 ft ²	46.3 m ²
LIVE/WORK B	3	440 ft ²	40.9 m ²
LIVE/WORK C	1	678 ft ²	63.0 m ²
TOTAL:	129		
UNIT TYPE TOTALS:			
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		

MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 5

AUGUST 17, 2026

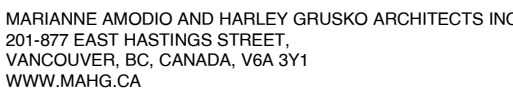


DEVELOPMENT DATA

SCALE

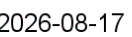
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A0.01

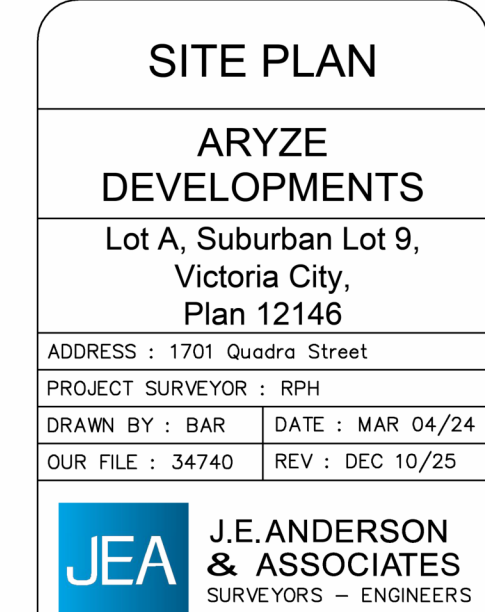


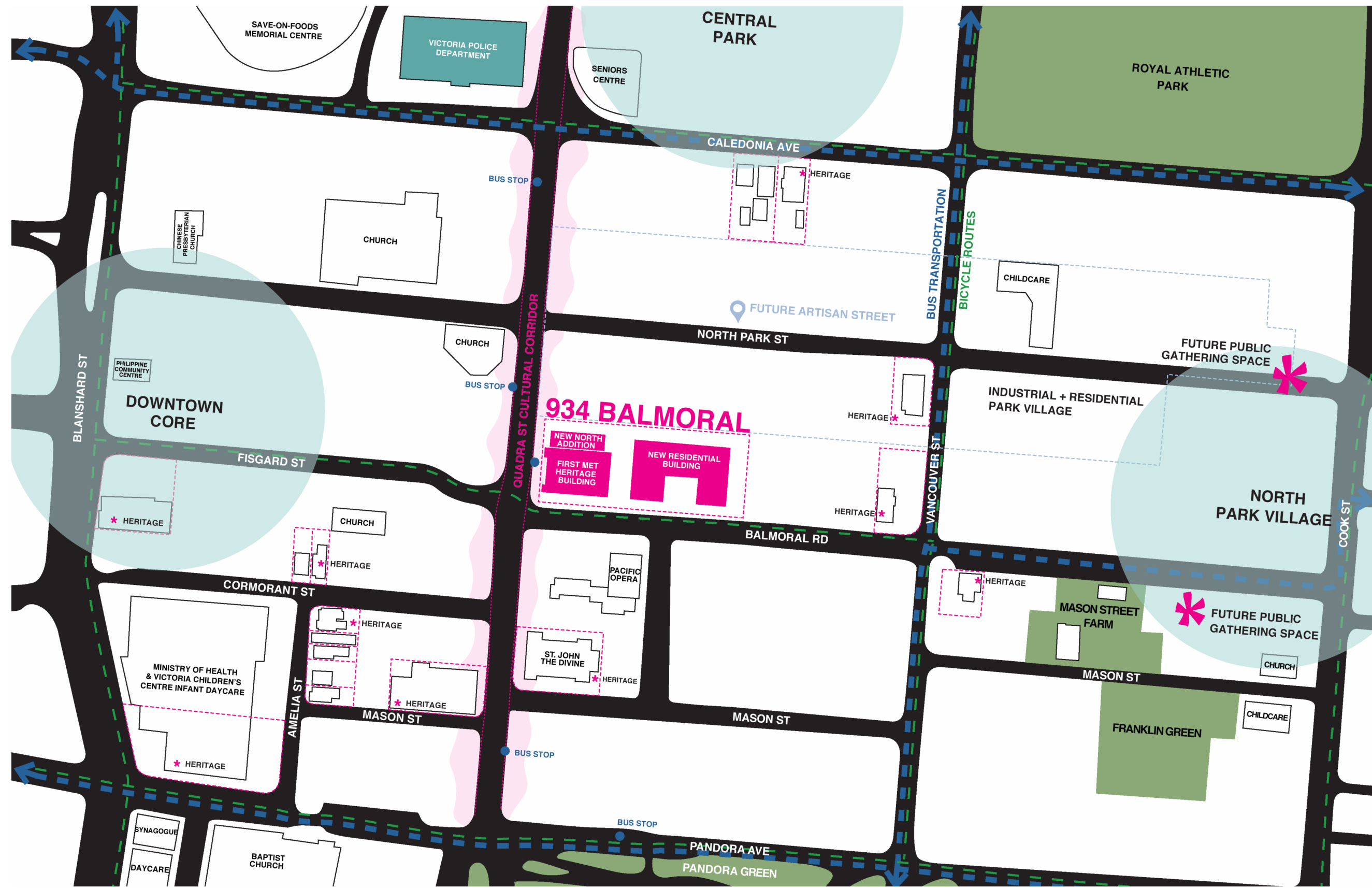
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AUGUST 17, 2026

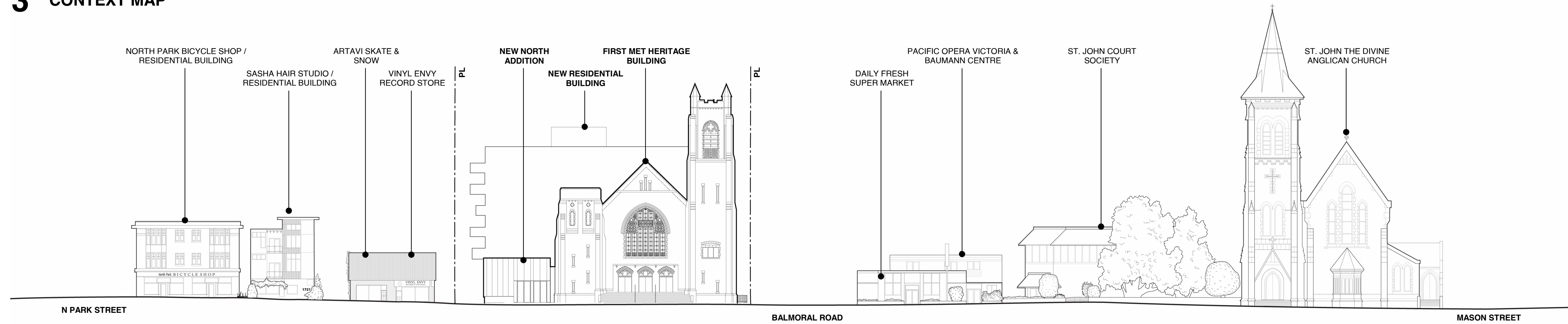


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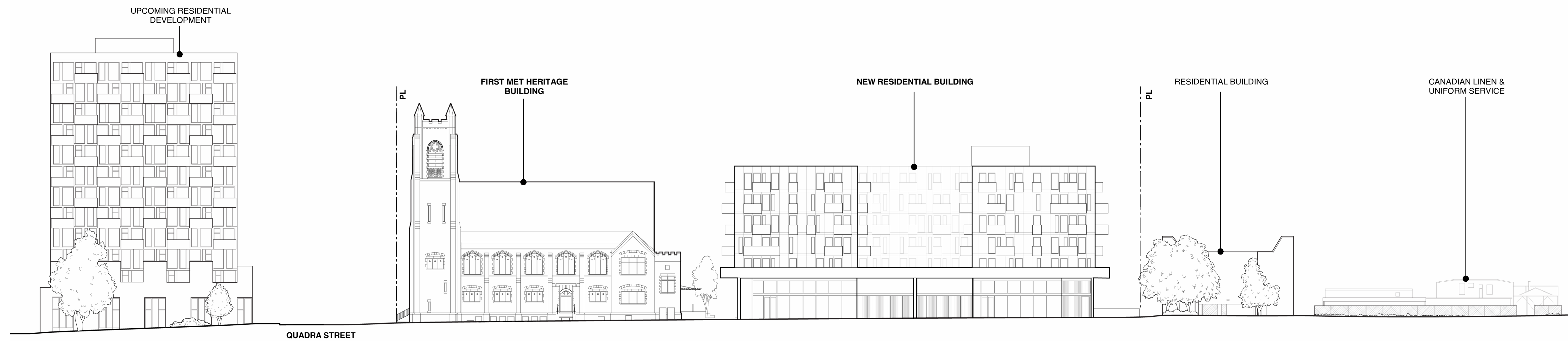




3 CONTEXT MAP



2 STREETSCAPE: BALMORAL ROAD



1 STREETSCAPE: QUADRA STREET



MARIANNE AMADIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
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932 BALMORAL RD & 1701 QUADRA ST

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RESPONSE 5

AUGUST 17, 2026



SITE CONTEXT

SCALE





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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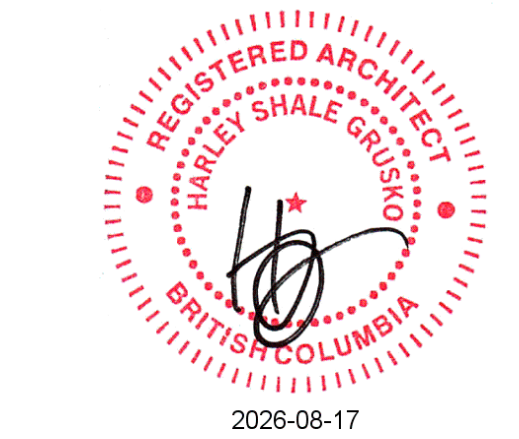
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932 BALMORAL RD
& 1701 QUADRA ST

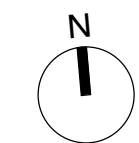
ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026



SITE COVERAGE +
AVERAGE GRADE

SCALE
As indicated

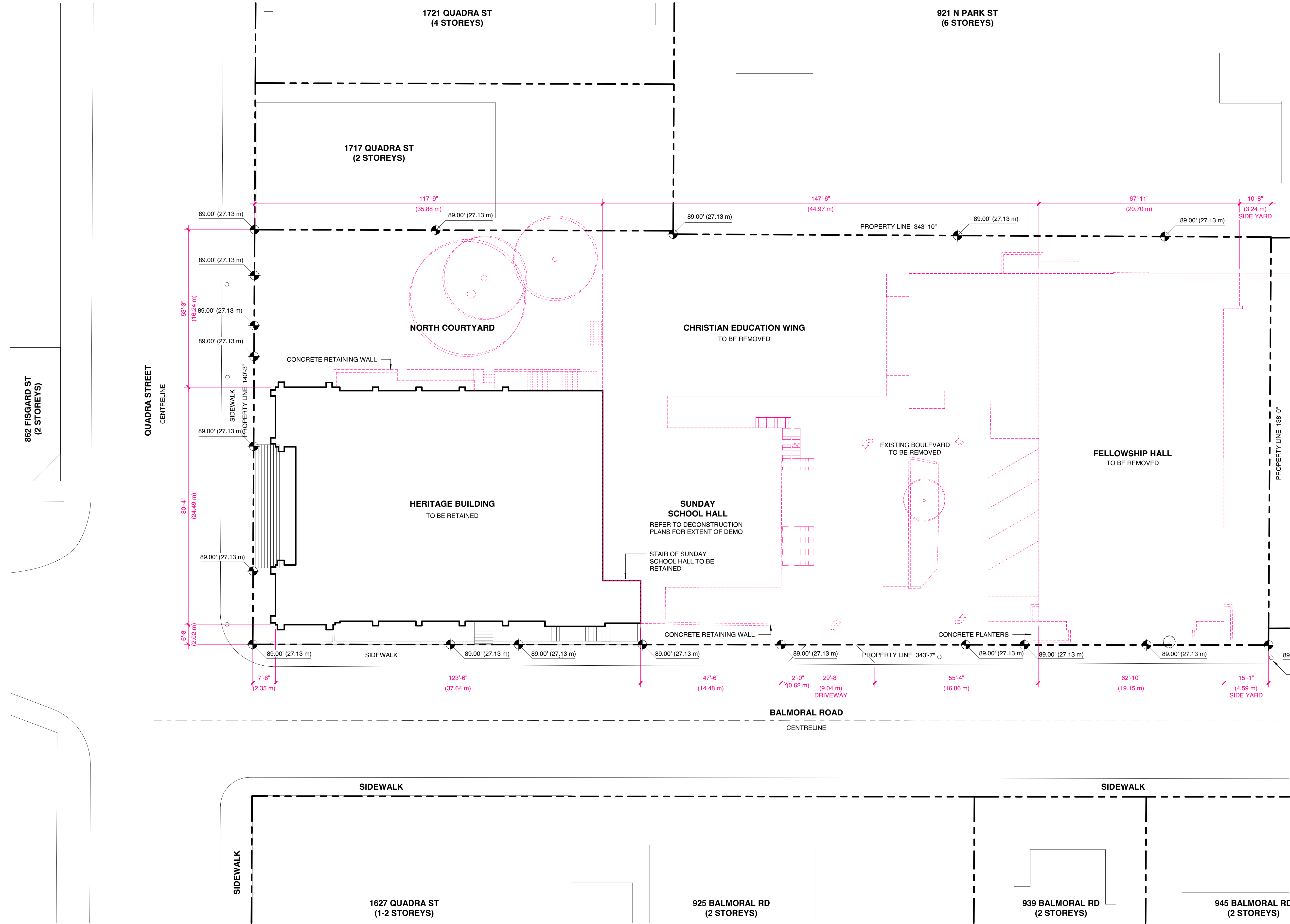


A0.04

AVERAGE GRADE CALCULATIONS

HERITAGE BUILDING			
	GRADE POINTS	AVERAGE OF POINTS (m)	TOTALS
SOUTH	A TO B	26.57	0.84
	B TO C	26.31	3.41
	C TO D	25.80	1.40
	D TO E	25.28	2.71
	E TO F	24.94	0.84
	F TO G	24.59	22.18
	G TO H2	24.59	1.55
	H TO I	26.58	6.46
WEST	I TO J	26.55	6.23
	J TO K	26.49	2.18
	K TO L	26.45	13.78
	L TO M	26.49	2.15
	M TO N	26.53	3.73
	N TO O	26.57	6.54
	O TO P	26.62	0.93
	P TO Q	26.58	5.64
NORTH	Q TO R	26.54	9.56
	R TO S	26.59	4.55
	S TO T	26.07	1.04
	T TO U	25.50	27.31
	U TO V	25.50	8.26
	V TO W	24.59	1.63
	W TO X	25.83	3.91
	X TO Y	27.07	1.62
EAST	Y TO Z	27.07	1.69
	Z TO AA	27.04	6.32
	AA TO BB	27.02	1.22
	BB TO CC	26.99	1.19
	CC TO DD	26.94	3.26
	DD TO EE	26.94	12.31
	EE TO A	SUM:	171.38
		AVERAGE GRADE:	26.06 m (85.50')

RESIDENTIAL BUILDING				
	GRADE POINTS	AVERAGE OF POINTS (m)	TOTALS	
SOUTH	FF TO GG	27.13	17.17	465.82
	GG TO HH	27.13	15.92	431.01
	HH TO II	27.12	16.25	440.82
	II TO JJ	27.08	15.92	431.11
	JJ TO KK	27.03	14.76	398.89
WEST	KK TO LL	26.97	2.40	64.72
	LL TO MM	26.97	23.56	635.41
	MM TO NN	27.00	9.39	253.53
	NN TO OO	27.07	50.71	1372.47
NORTH	OO TO PP	27.13	12.48	338.58
	PP TO QQ	25.71	20.61	529.89
EAST	QQ TO FF	SUM:	199.17	5362.94
		AVERAGE GRADE:	26.93	m (88.35)



- NOTES:
- REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
 - PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
 - MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
 - WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED WHERE FEASIBLE. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
 - ALL HERITAGE DOORS AND WINDOWS WITHIN RETAINED AREAS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
 - BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION AND LANDSCAPE FEATURES. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
 - STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION.
 - REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

- PORTION TO BE RETAINED
- PORTION TO BE DEMOLISHED.
- EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT FOR SCOPE OF REMOVAL AND RETENTION.

MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
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932 BALMORAL RD
& 1701 QUADRA ST

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RESPONSE 5

AUGUST 17, 2026



2026-08-17

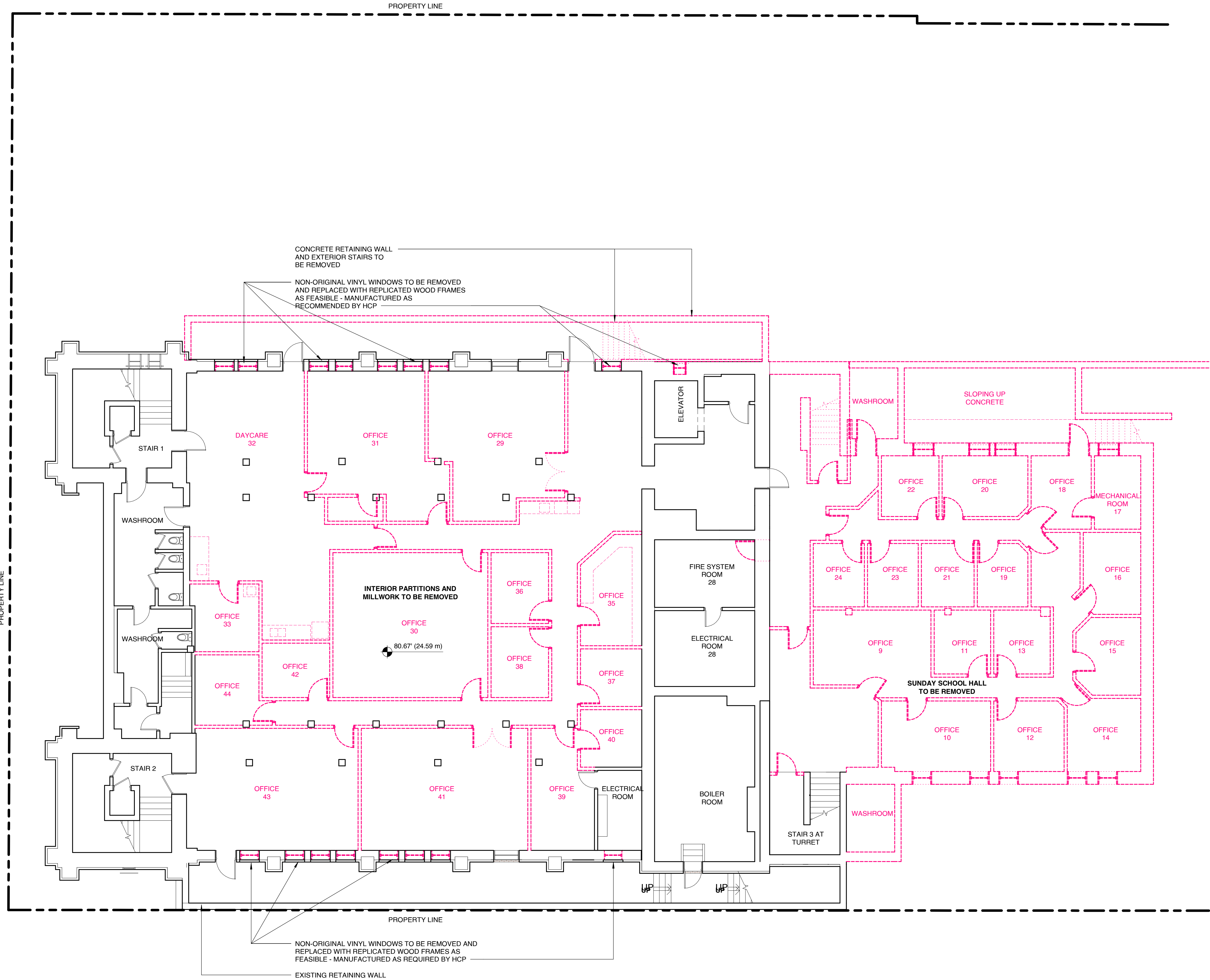
DECONSTRUCTION SITE
PLAN

SCALE

1/16" = 1'-0"



A1.00



NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED WHERE FEASIBLE. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITHIN RETAINED AREAS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION AND LANDSCAPE FEATURES. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
7. STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

————— PORTION TO BE RETAINED
- - - - - PORTION TO BE DEMOLISHED.

○ EXISTING TREES TO BE REMOVED.
REFER TO ARBORIST REPORT FOR SCOPE OF REMOVAL AND RETENTION.

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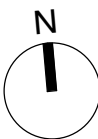
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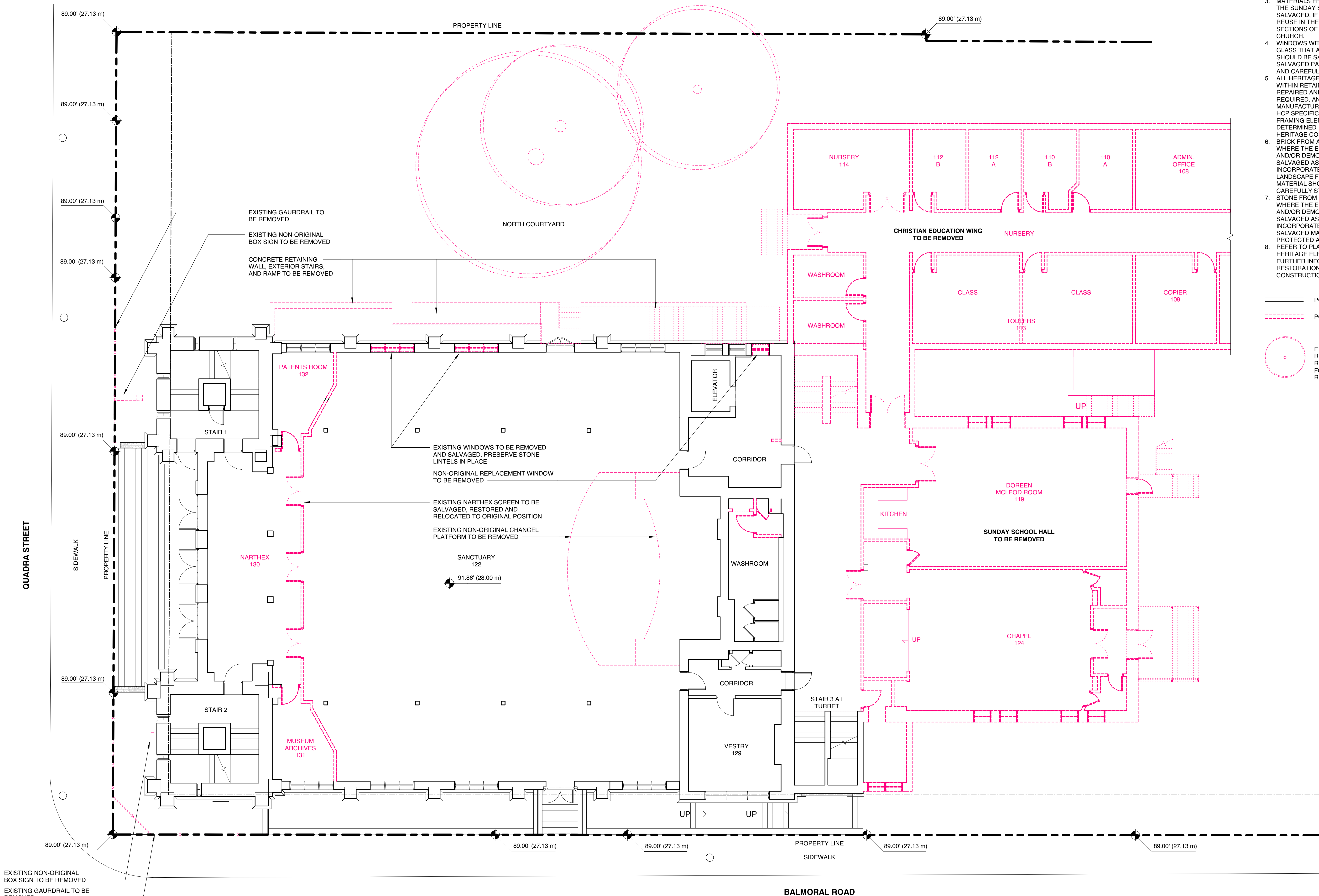
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DECONSTRUCTION PLAN LOWER FLOOR - HERITAGE BLDG

SCALE
1/8" = 1'-0"





- NOTES:
1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
 2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
 3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
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 8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

- PORTION TO BE RETAINED
- - - PORTION TO BE DEMOLISHED.
- EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT FOR SCOPE OF REMOVAL AND RETENTION.



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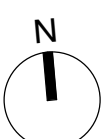
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**DECONSTRUCTION PLAN
FIRST FLOOR - HERITAGE
BLDG**

SCALE
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

STAIR 1

109.03' (33.23 m)

STAIR 2

GALLERY

OPEN TO BELOW

PORTION OF WALL TO
BE REMOVED
EXISTING ORGAN
PIPES TO BE
REMOVED

ANTEROOM

103.20' (31.45 m)

22'-11"
(6.99 m)

PROJECTION
ROOM

STORAGE

CLASSROOM
217

SUNDAY SCHOOL HALL
TO BE REMOVED

CLASSROOM
223

W/C

WASHROOM
ROOF

STAIR 3 AT
TURRET

EXISTING STAIR AND
TURRET TO REMAIN

ANTEROOM

103.20' (31.45 m)

107.86' (32.88 m)

107.86' (32.88 m)

PROPERTY LINE

BALMORAL ROAD

NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
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- - - - - PORTION TO BE DEMOLISHED.

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REFER TO ARBORIST REPORT FOR SCOPE OF REMOVAL AND RETENTION.

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AUGUST 17, 2026



DECONSTRUCTION PLAN
MEZZANINE - HERITAGE
BLDG

SCALE
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

SUNDAY SCHOOL HALL TO
BE REMOVED

PROPERTY LINE

BALMORAL ROAD

NOTES:

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- - - - - PORTION TO BE DEMOLISHED.

EXISTING TREES TO BE REMOVED.
REFER TO ARBORIST REPORT FOR SCOPE OF REMOVAL AND RETENTION.

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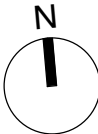
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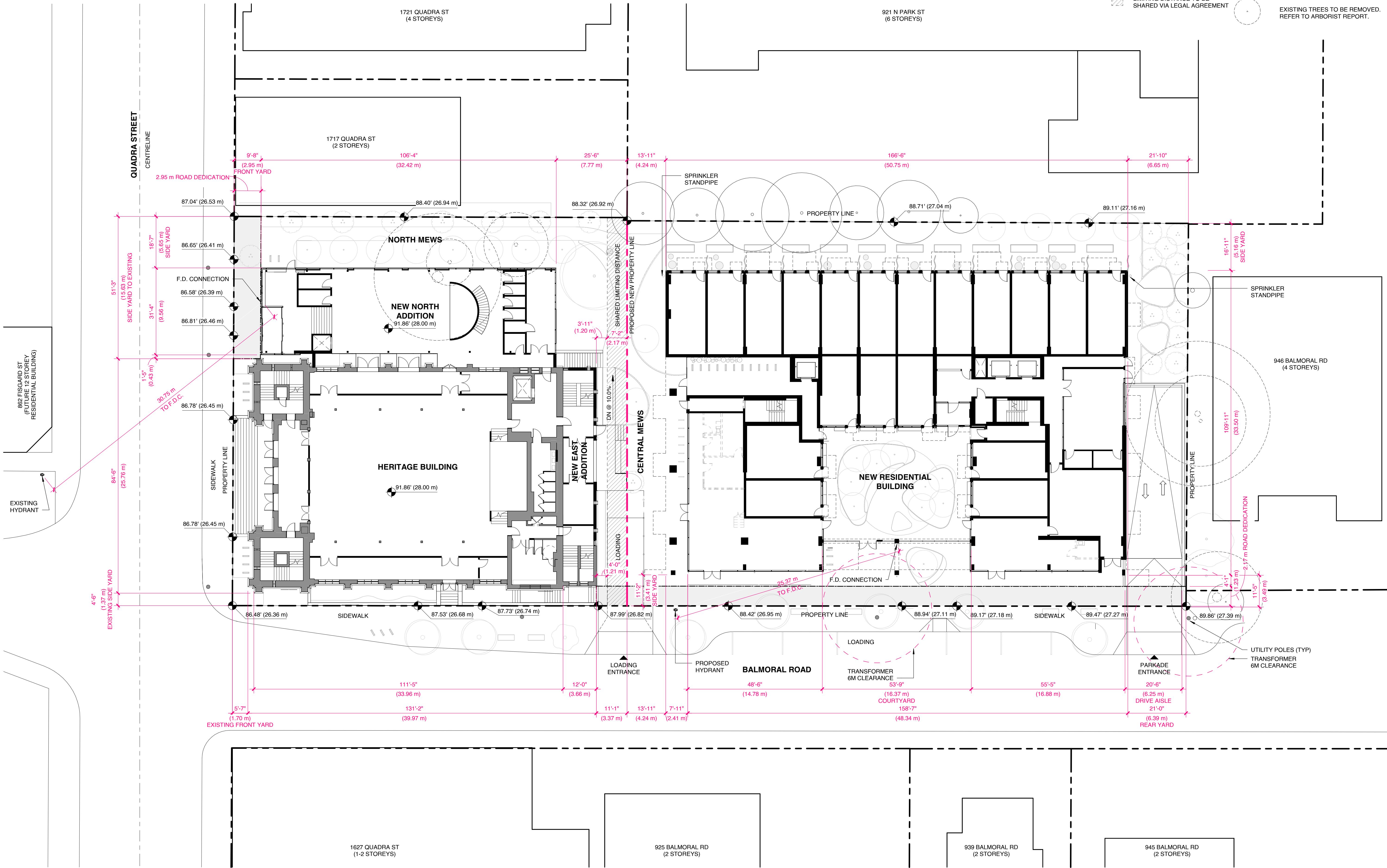
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DECONSTRUCTION PLAN
ROOF - HERITAGE BLDG

SCALE
1/8" = 1'-0"





PLAN LEGEND:

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- ROAD DEDICATION
- LIMITING DISTANCE TO BE SHARED VIA LEGAL AGREEMENT

- NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.
- EXISTING OFF-SITE TREES TO BE RETAINED. REFER TO ARBORIST REPORT.
- EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT.



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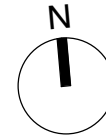
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2026-08-17

SITE PLAN AT LEVEL 1

SCALE
As indicated





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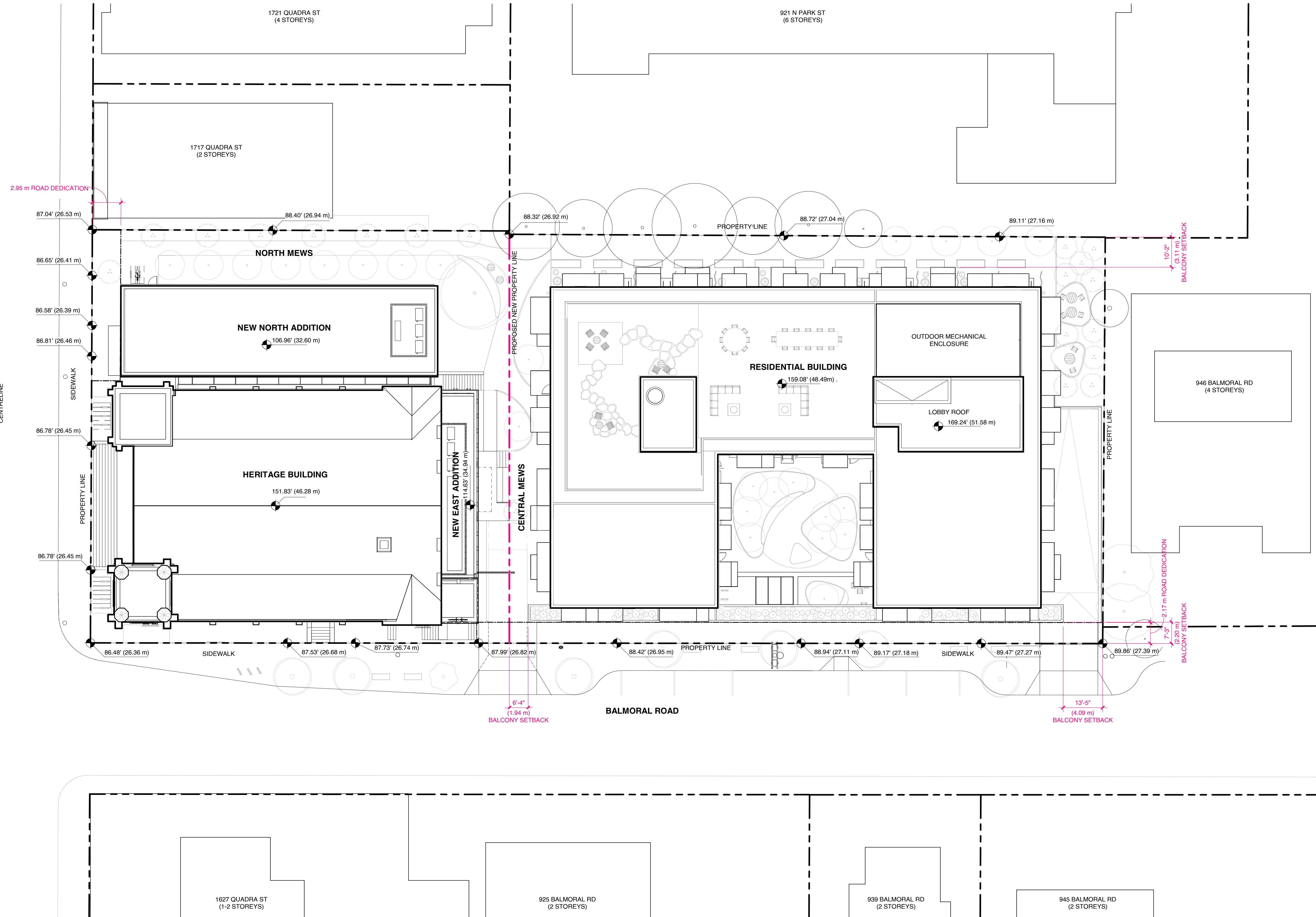
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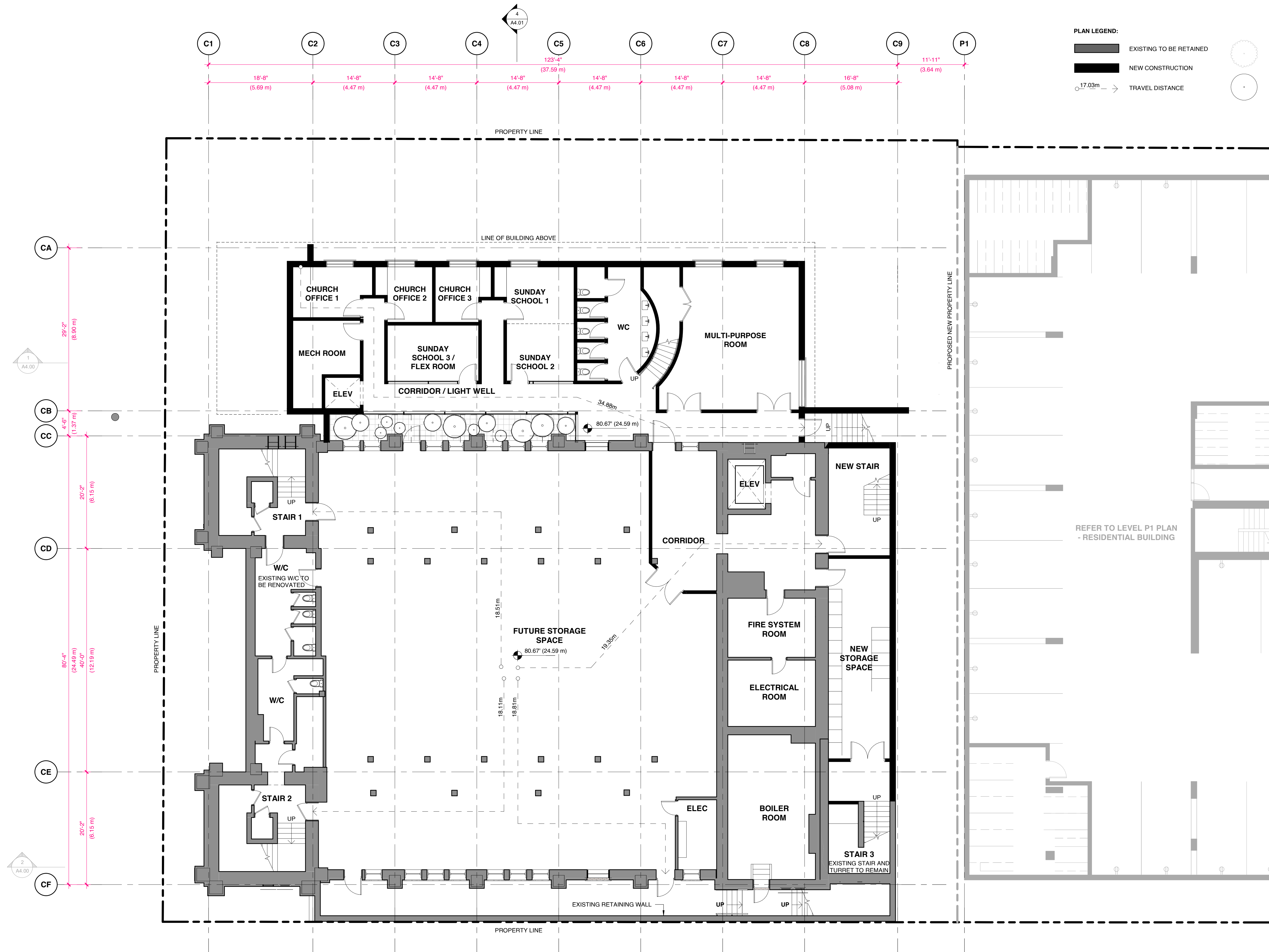
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SITE PLAN AT ROOF

SCALE
1/16" = 1'-0"





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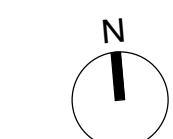
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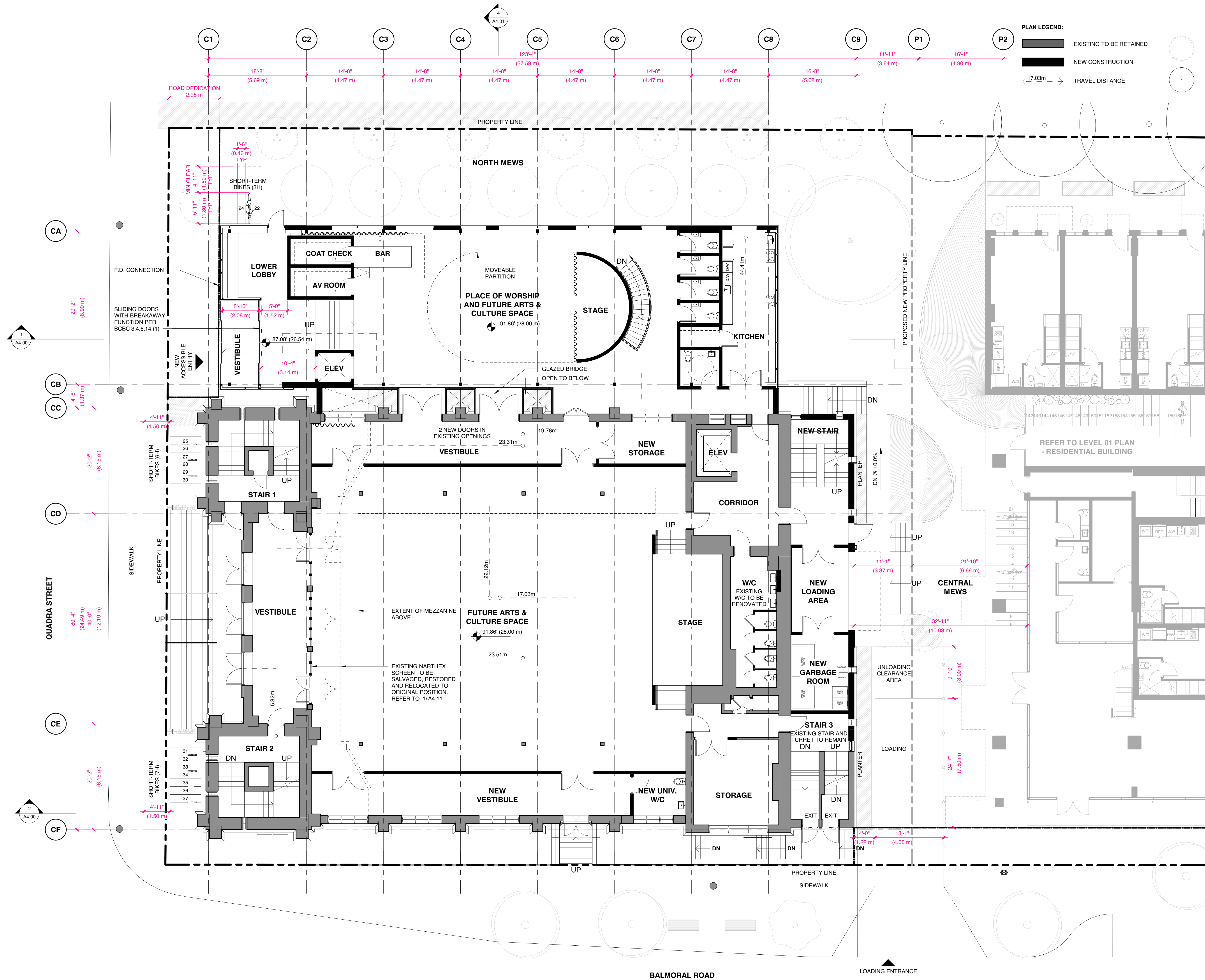
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LOWER FLOOR PLAN - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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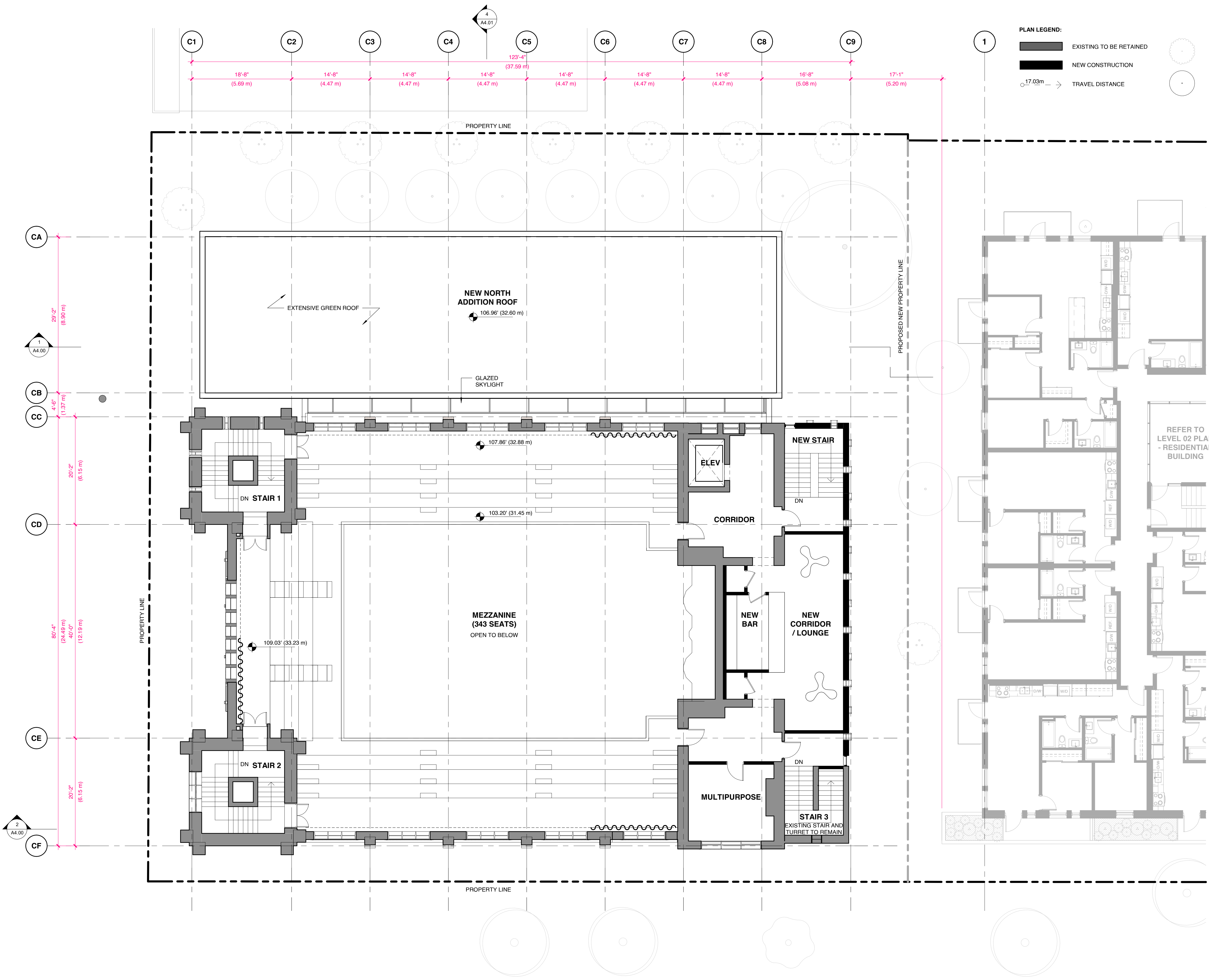
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FIRST FLOOR PLAN -
HERITAGE BLDG

SCALE
1/8" = 1'-0"



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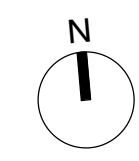
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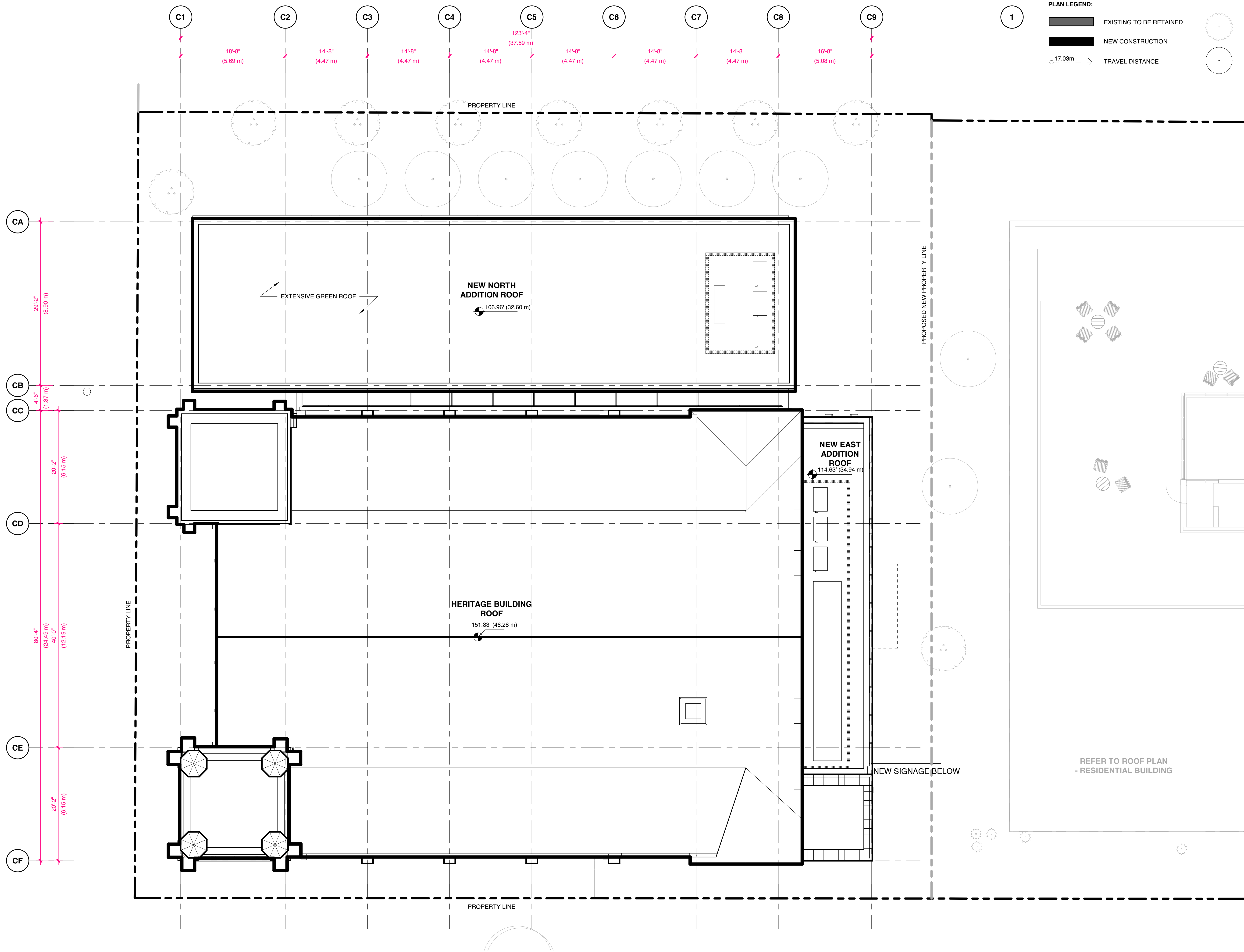
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MEZZANINE PLAN -
HERITAGE BLDG

SCALE
1/8" = 1'-0"





PLAN LEGEND:

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- 17.03m → TRAVEL DISTANCE
- NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.
- EXISTING OFF-SITE TREES TO BE RETAINED. REFER TO ARBORIST REPORT.



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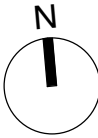
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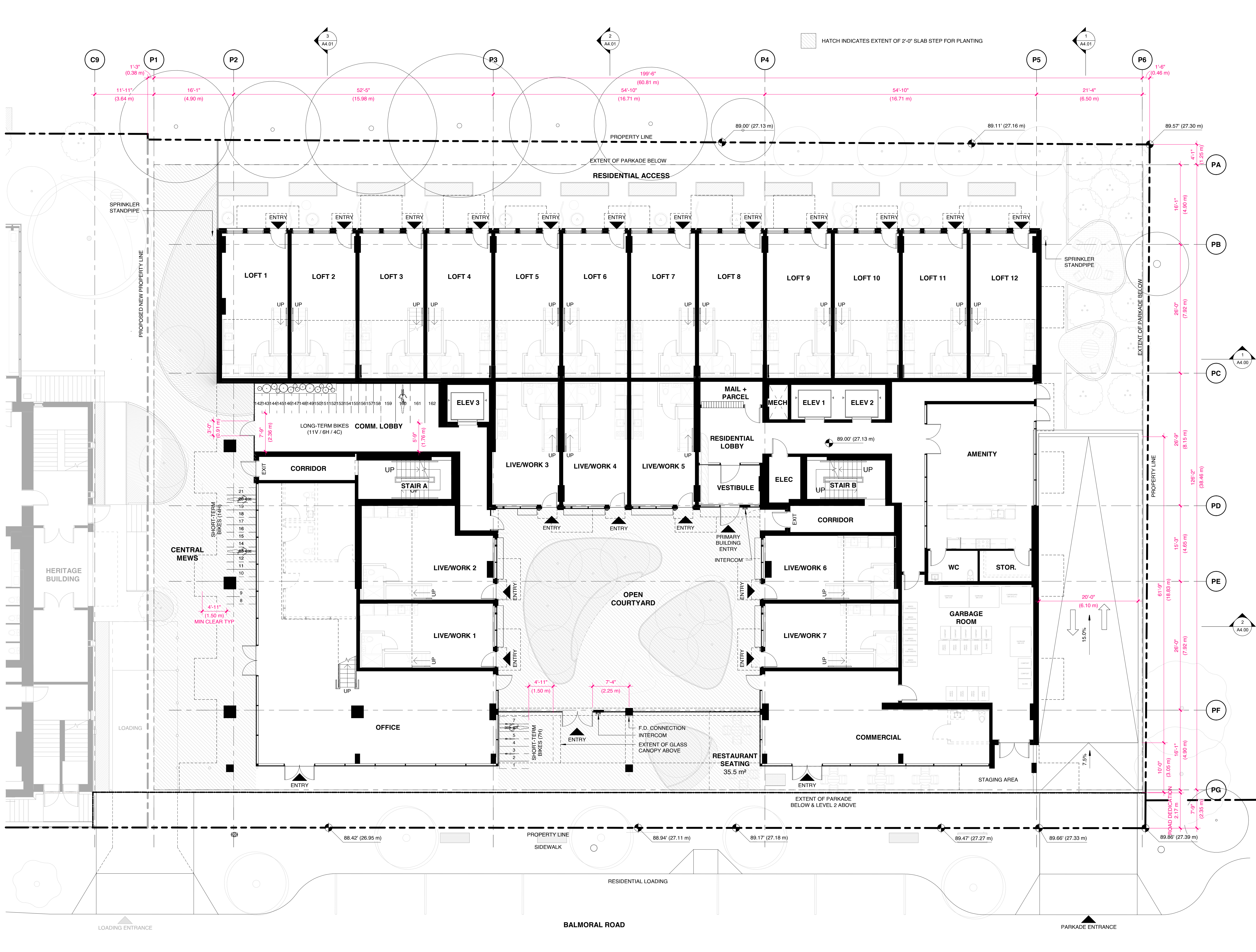
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ROOF PLAN - HERITAGE
BLDG

SCALE
1/8" = 1'-0"





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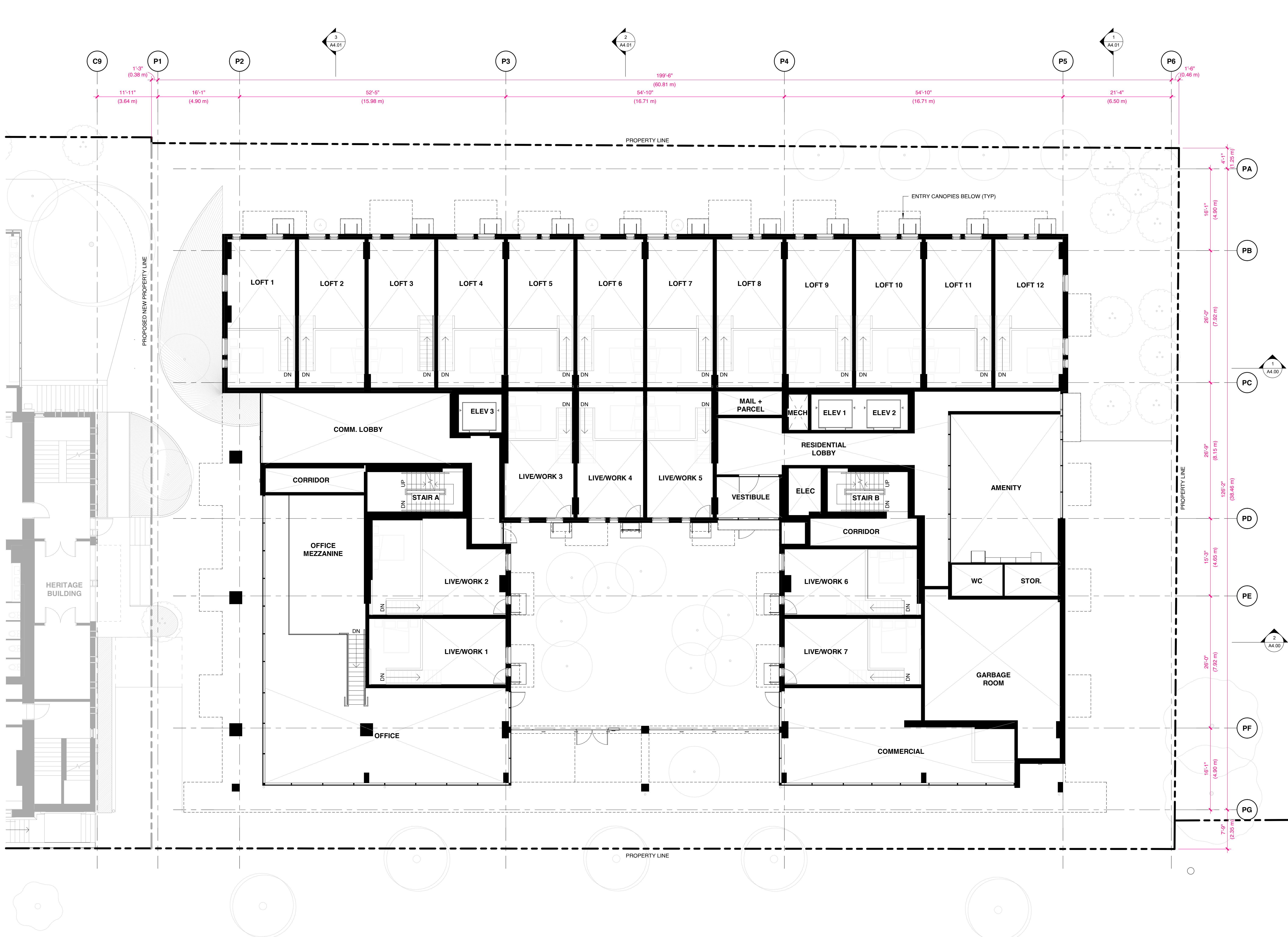
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LEVEL 01 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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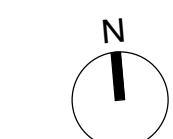
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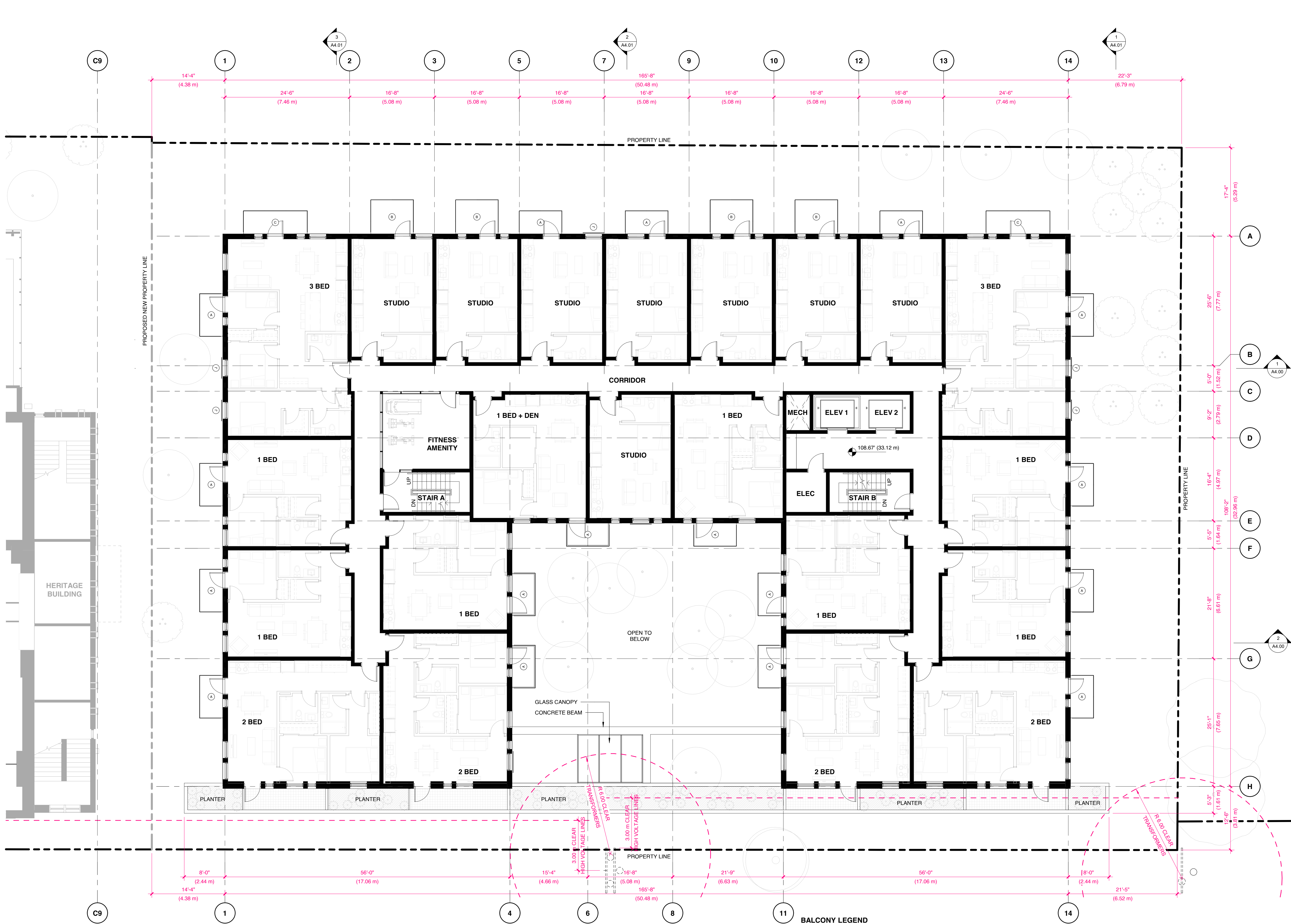
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AUGUST 17, 2026



MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





- BALCONY LEGEND**
- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
 - B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
 - C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
 - D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
 - E BALCONY TYPE E - 16'-8" x 4'-6" (5.1m x 1.4m)
 - J JULIETTE BALCONY: 4'-2" (1.3m)



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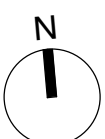
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RESPONSE 5

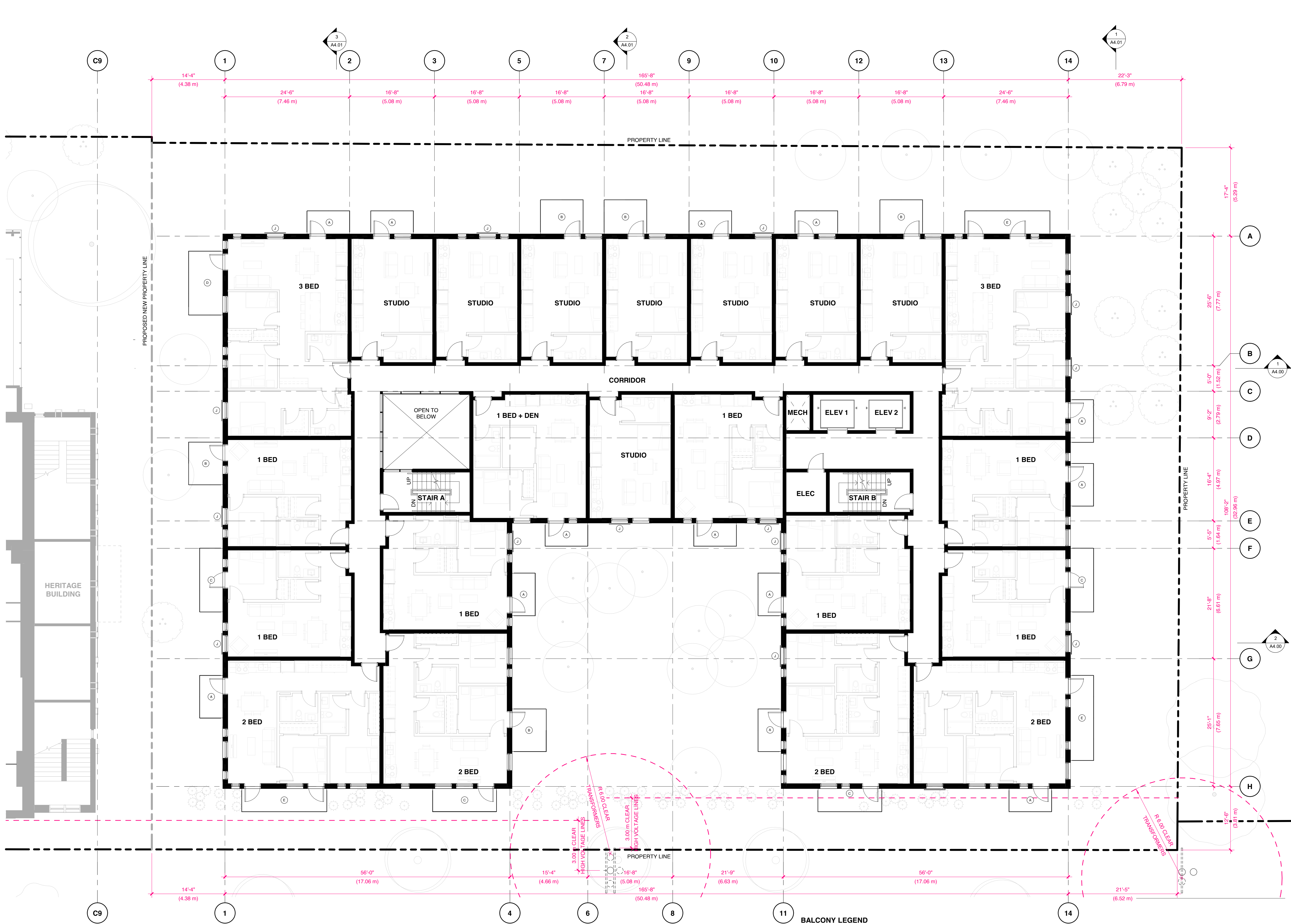
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LEVEL 02 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





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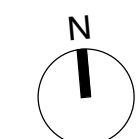
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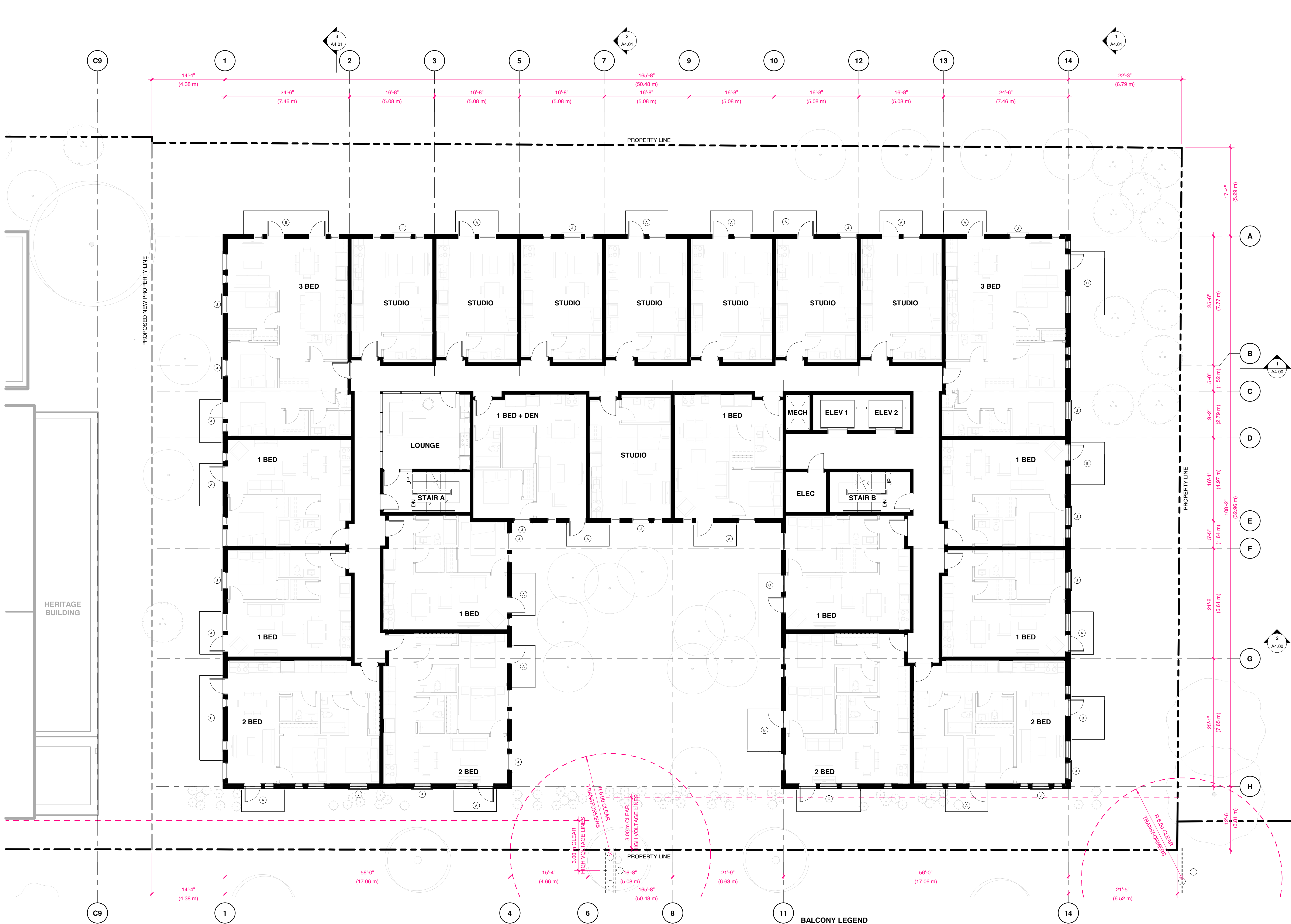


LEVEL 03 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



- BALCONY LEGEND**
- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
 - B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
 - C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
 - D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
 - E BALCONY TYPE E - 16'-8" x 4'-6" (5.1m x 1.4m)
 - J JULIETTE BALCONY: 4'-2" (1.3m)



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& 1701 QUADRA ST

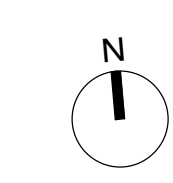
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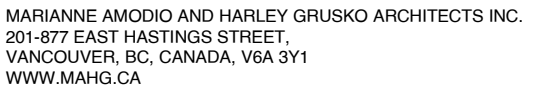


LEVEL 04 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"

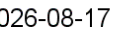


- BALCONY LEGEND**
- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
 - B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
 - C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
 - D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
 - E BALCONY TYPE E - 16'-8" x 4'-6" (5.1m x 1.4m)
 - J JULIETTE BALCONY: 4'-2" (1.3m)



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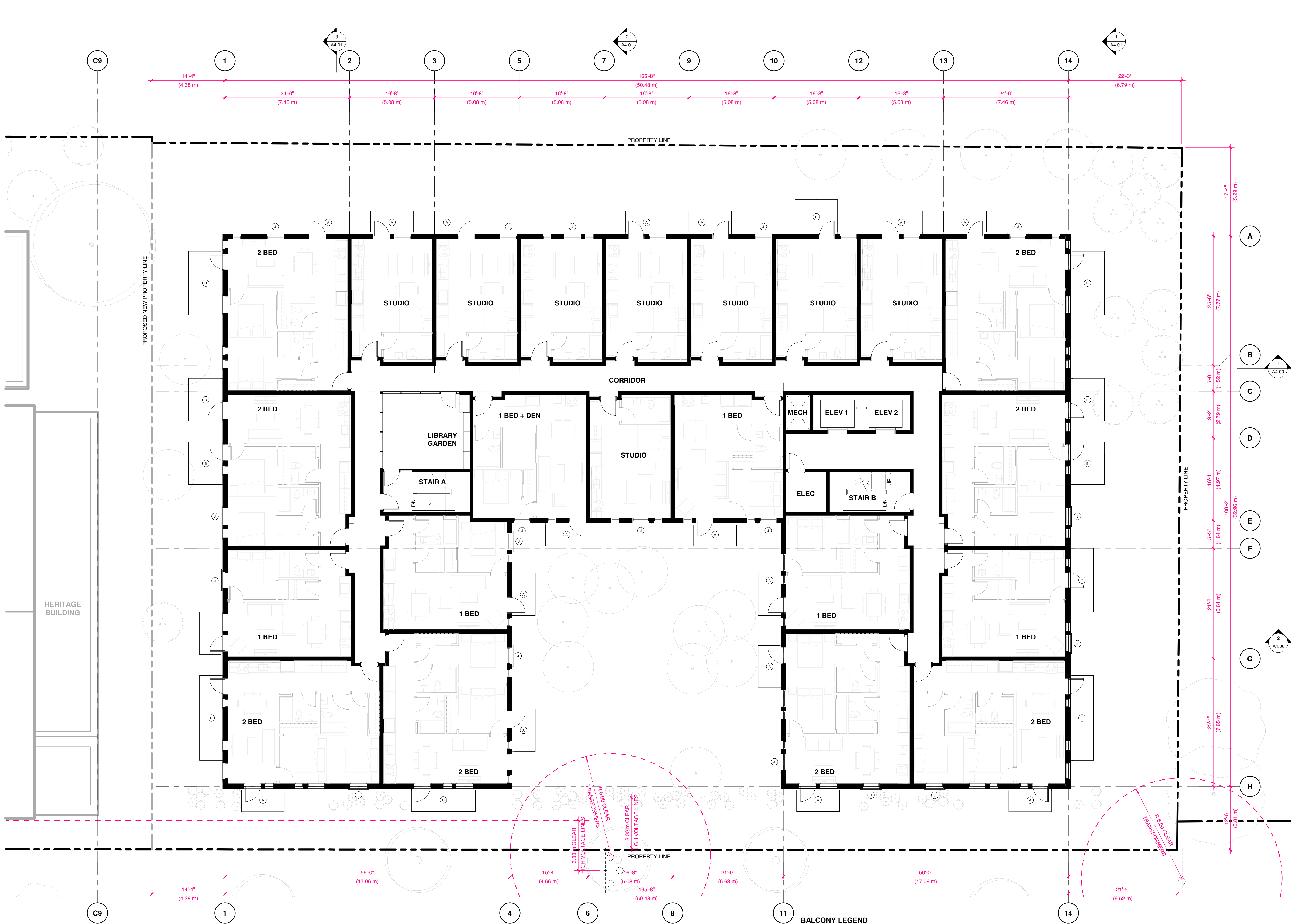


SCALE
1/8" = 1'-0"



BALCONY LEGEND

- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
- D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- E BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- J JULIETTE BALCONY: 4'-2" (1.3m)



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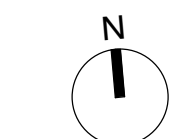
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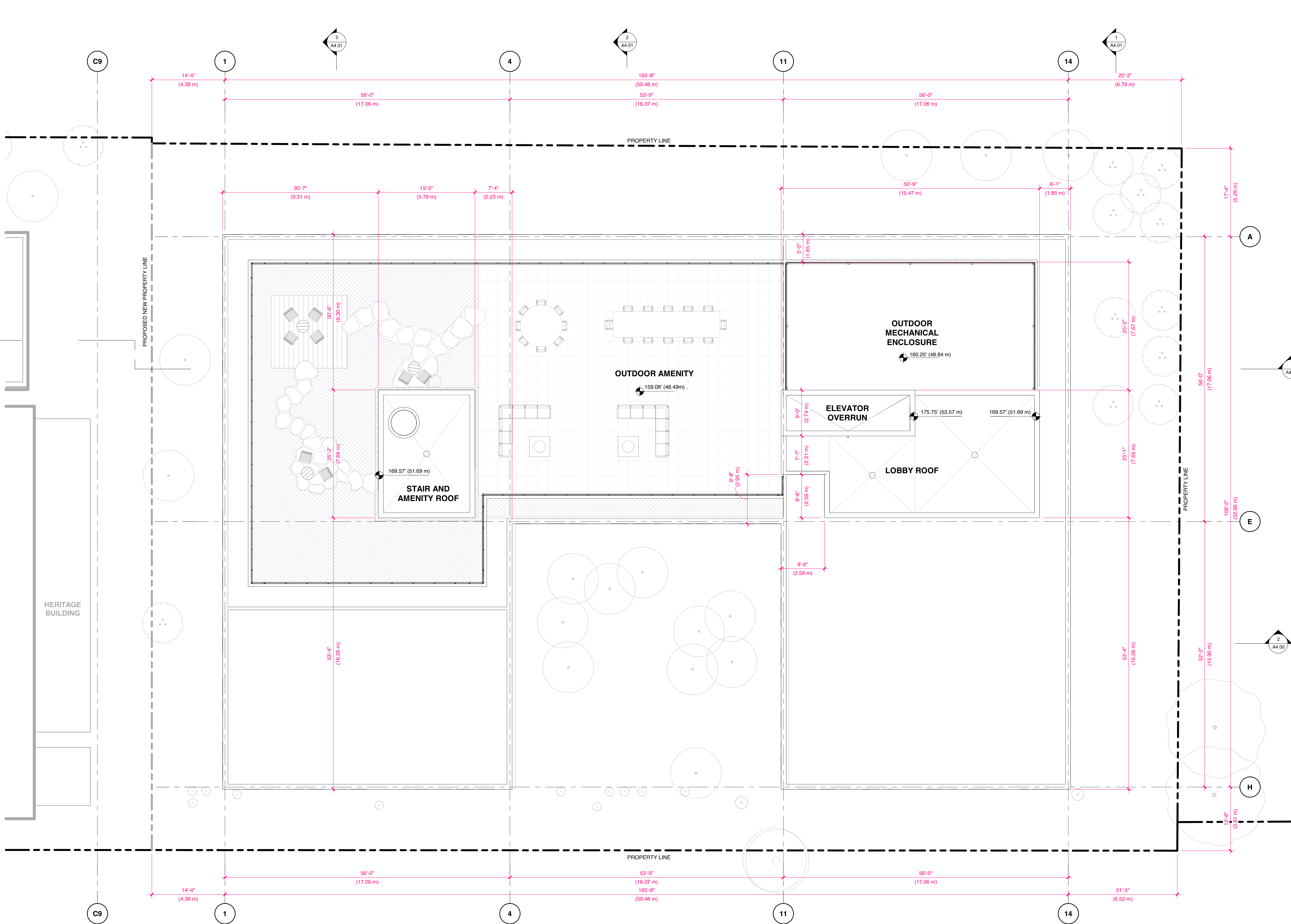


LEVEL 06 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



- BALCONY LEGEND**
- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
 - B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
 - C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
 - D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
 - E BALCONY TYPE E - 16'-8" x 4'-6" (5.1m x 1.4m)
 - J JULIETTE BALCONY: 4'-2" (1.3m)



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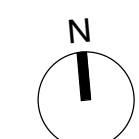
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



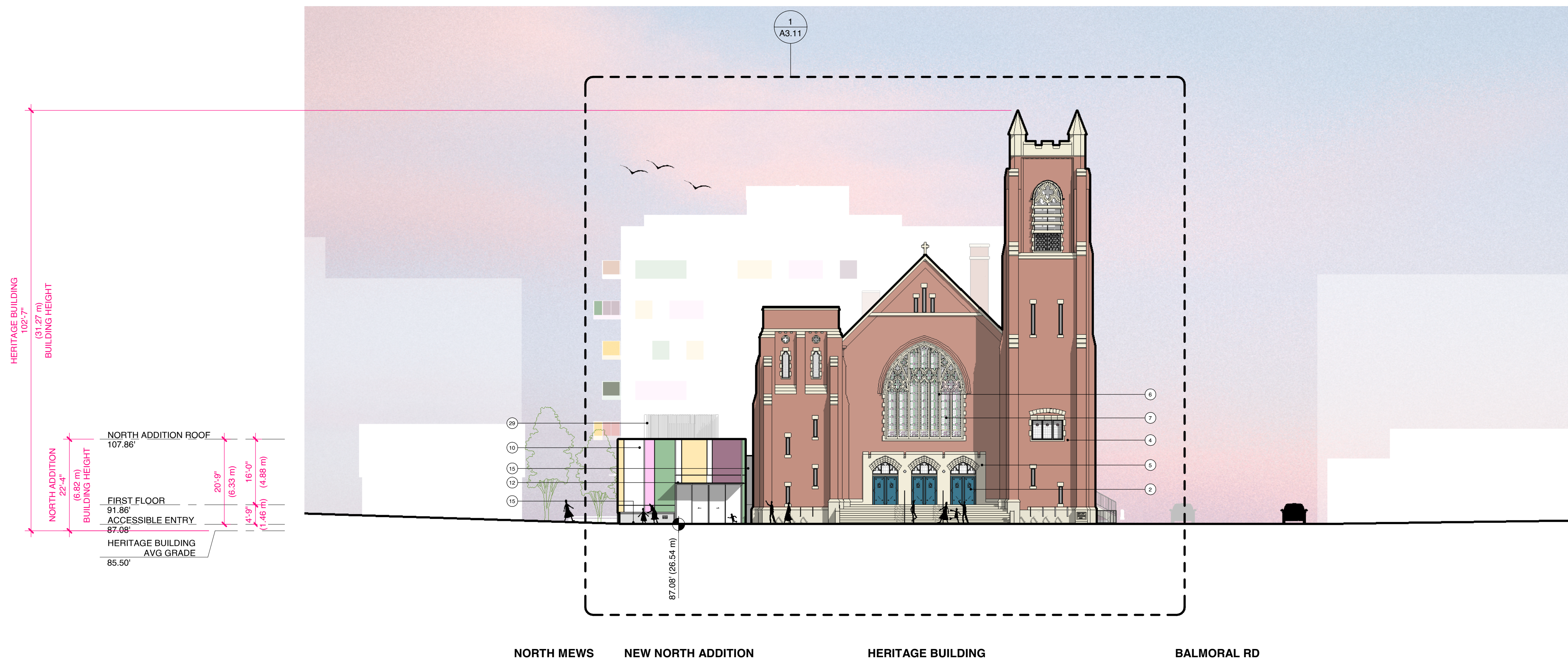


HERITAGE MATERIAL LEGEND

- 1 WINDOW FRAMES TO BE RESTORED AS REQUIRED
- 2 ENTRY DOORS TO BE RESTORED AS REQUIRED
- 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
- 11 NEW SIGNAGE

NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 17 CUSTOM BREAK SHAPE METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 21 WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- 24 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- 31 RESIDENTIAL SIGNAGE



HERITAGE MATERIAL LEGEND

- 2 ENTRY DOORS TO BE RESTORED AS REQUIRED
- 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
- 12 POWDER COATED METAL CANOPY
- 15 ARCHITECTURAL CONCRETE
- 29 MECHANICAL METAL SCREEN ENCLOSURE



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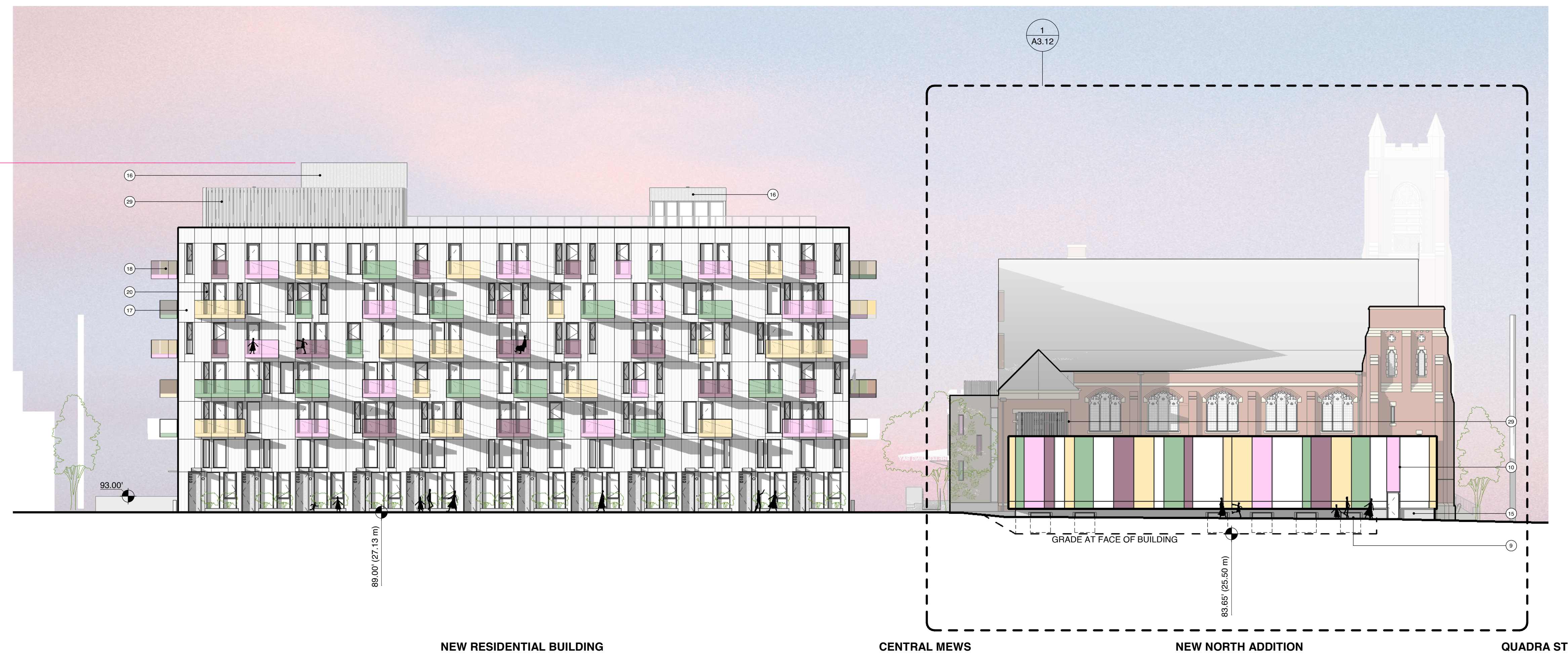
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NORTH SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 17 CUSTOM BREAK SHAPE METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 29 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
- 15 ARCHITECTURAL CONCRETE



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EAST SITE ELEVATION

SCALE

1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

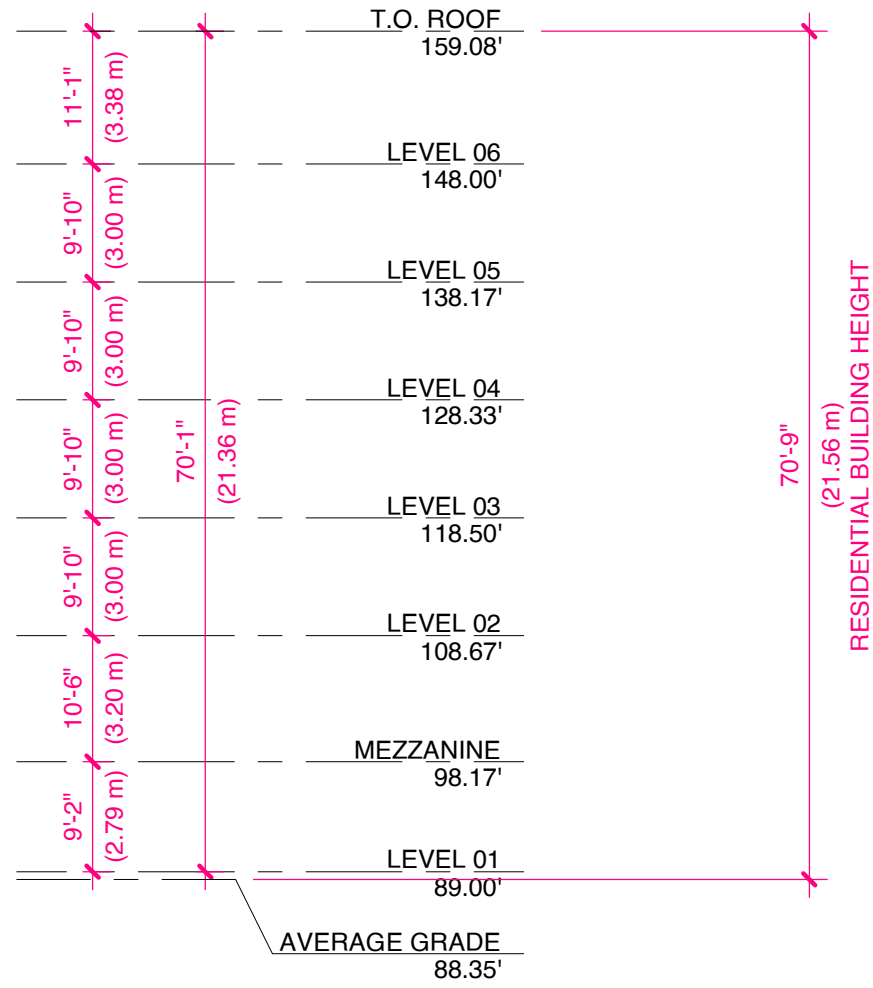
- 15 ARCHITECTURAL CONCRETE
- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 17 CUSTOM BREAK SHAPE METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 24 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- 29 MECHANICAL METAL SCREEN ENCLOSURE



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NEW RESIDENTIAL BUILDING

BALMORAL RD

NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 17 CUSTOM BREAK SHAPE METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 21 WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- 24 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG

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CENTRAL MEWS WEST
SITE ELEVATION

SCALE

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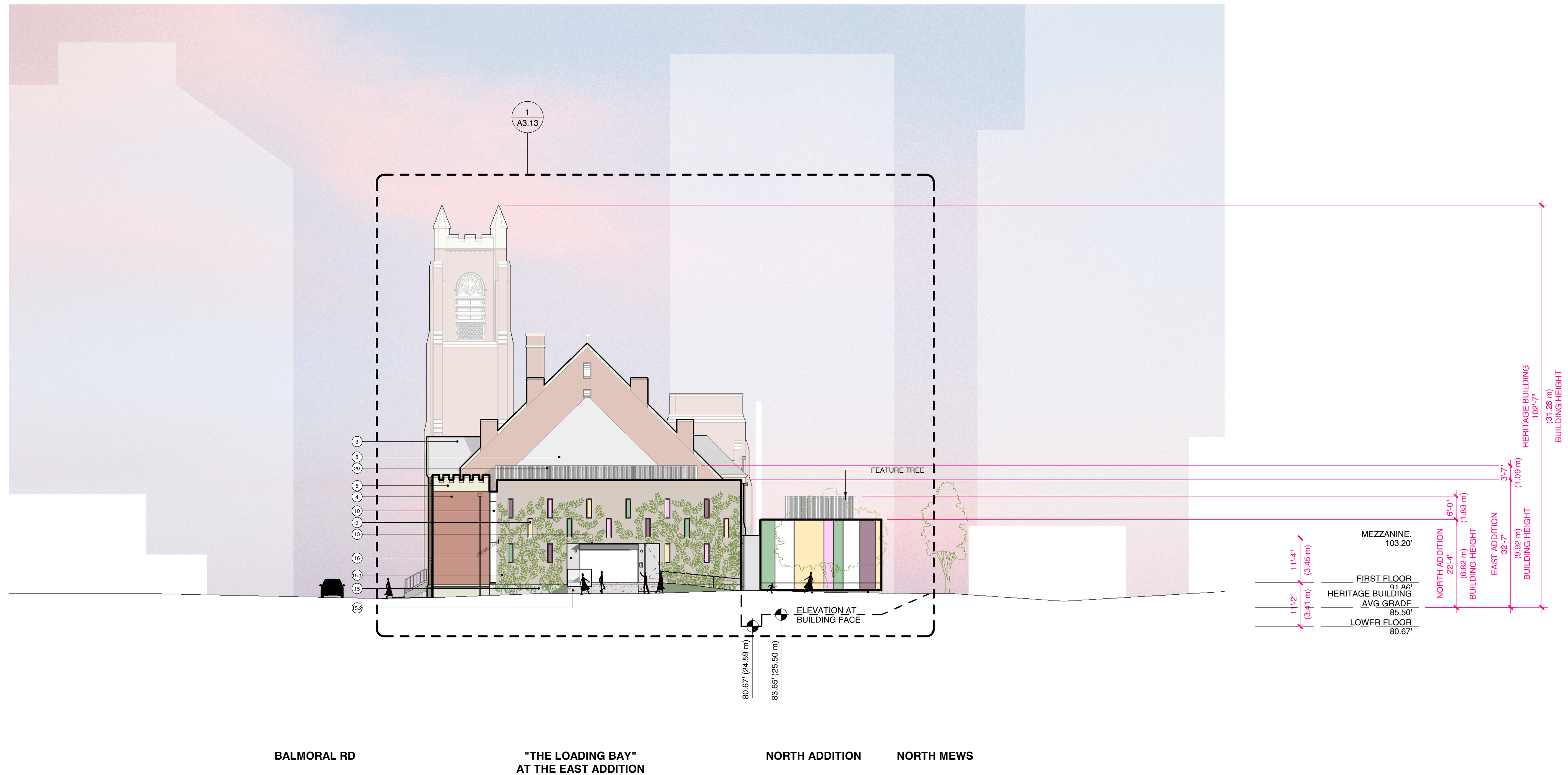
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CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"

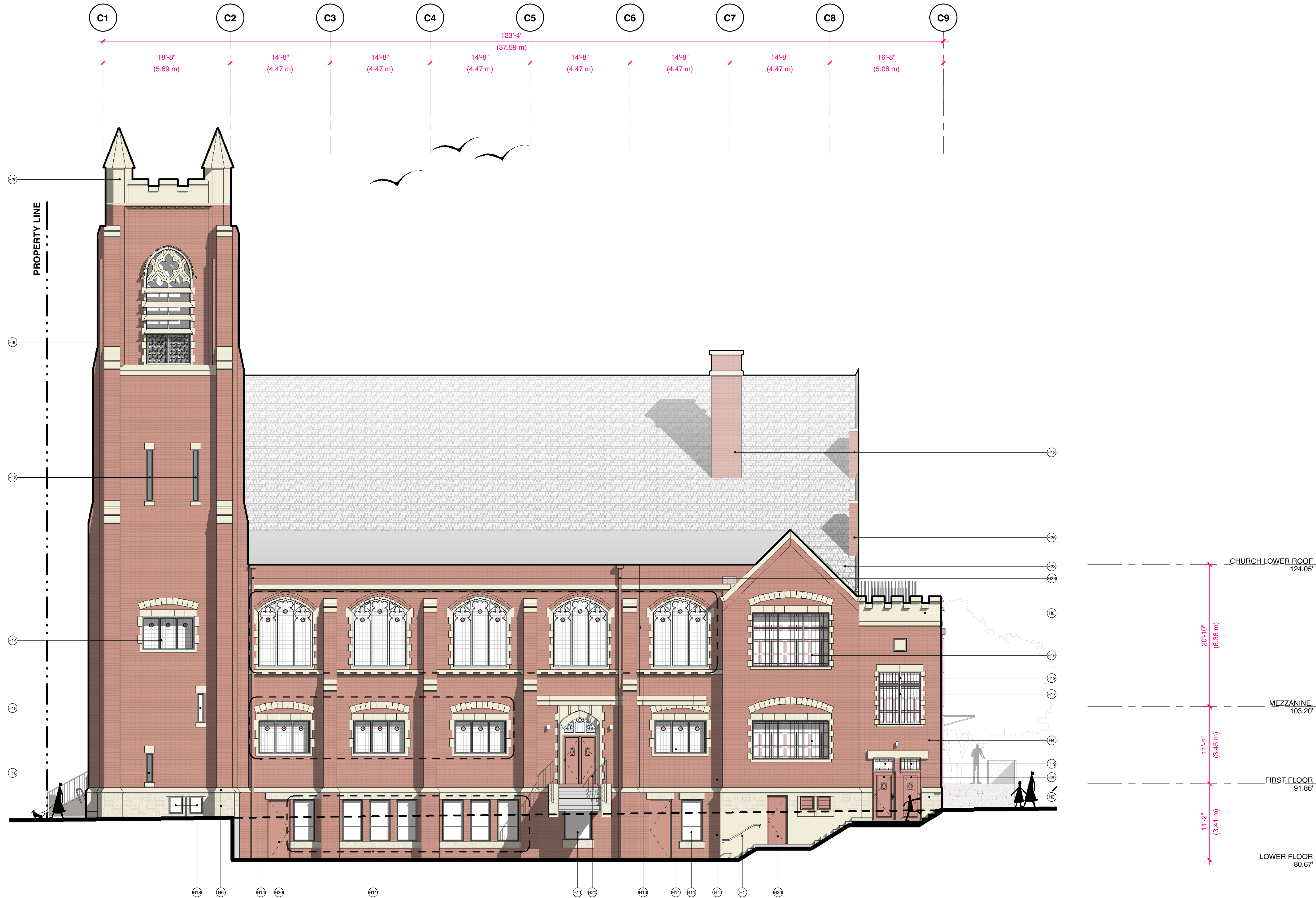


HERITAGE MATERIAL LEGEND

- 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
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 13 BIFOLD GARAGE DOOR, FINISH TBD
- 15 ARCHITECTURAL CONCRETE
- 15.1 ARCHITECTURAL CONCRETE WITH CLIMBING VINES, REFER TO LANDSCAPE, CONCRETE COLOUR TBD
- 15.2 ARCHITECTURAL CONCRETE WITH HERITAGE BRICK AGGREGATE
- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 29 MECHANICAL METAL SCREEN ENCLOSURE



1 SOUTH ELEVATION
1/8" = 1'-0" |

NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITHIN RETAINED AREAS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS, PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. SALVAGE BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
7. SALVAGE STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.

PORTION TO BE DEMOLISHED.

HERITAGE MATERIAL LEGEND

- (H1) PRESERVED RUSTICATED STONE FOUNDATION - REPAIR ANY MISSING MORTAR AND PARING IF DAMAGED
- (H3) REHABILITATED STONE FOUNDATION
- (H4) PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- (H6) PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- (H11) REPLACE NON-ORIGINAL WINDOWS WITH REPLICATED WOOD FRAME WINDOW AS FEASIBLE - MANUFACTURED AS RECOMMENDED BY HCP
- (H13) PRESERVED TRI-DIVIDED LANCET WINDOWS WITH CUSPED STONE ARCHES AND STAINED GLASS - REPAIR AS REQUIRED
- (H14) PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- (H16) PRESERVED TRIPLE-LITE WOOD SASH WINDOW WITH STAINED GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H17) PRESERVED DOUBLE-LITE WOOD SASH WINDOW WITH STAINED GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H18) PRESERVED SINGLE-LITE WOOD SASH WINDOW WITH CLEAR GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H19) PRESERVED WOOD SASH TRANSOM WINDOW, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H20) PRESERVED WOOD DOOR, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H21) PRESERVED DOUBLE-DOOR ENTRY WITH POINTED-ARCH TRACERY TRANSOMS - REPAIR AS REQUIRED
- (H23) PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- (H25) PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- (H26) PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- (H29) PRESERVED CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

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**932 BALMORAL RD
& 1701 QUADRA ST**

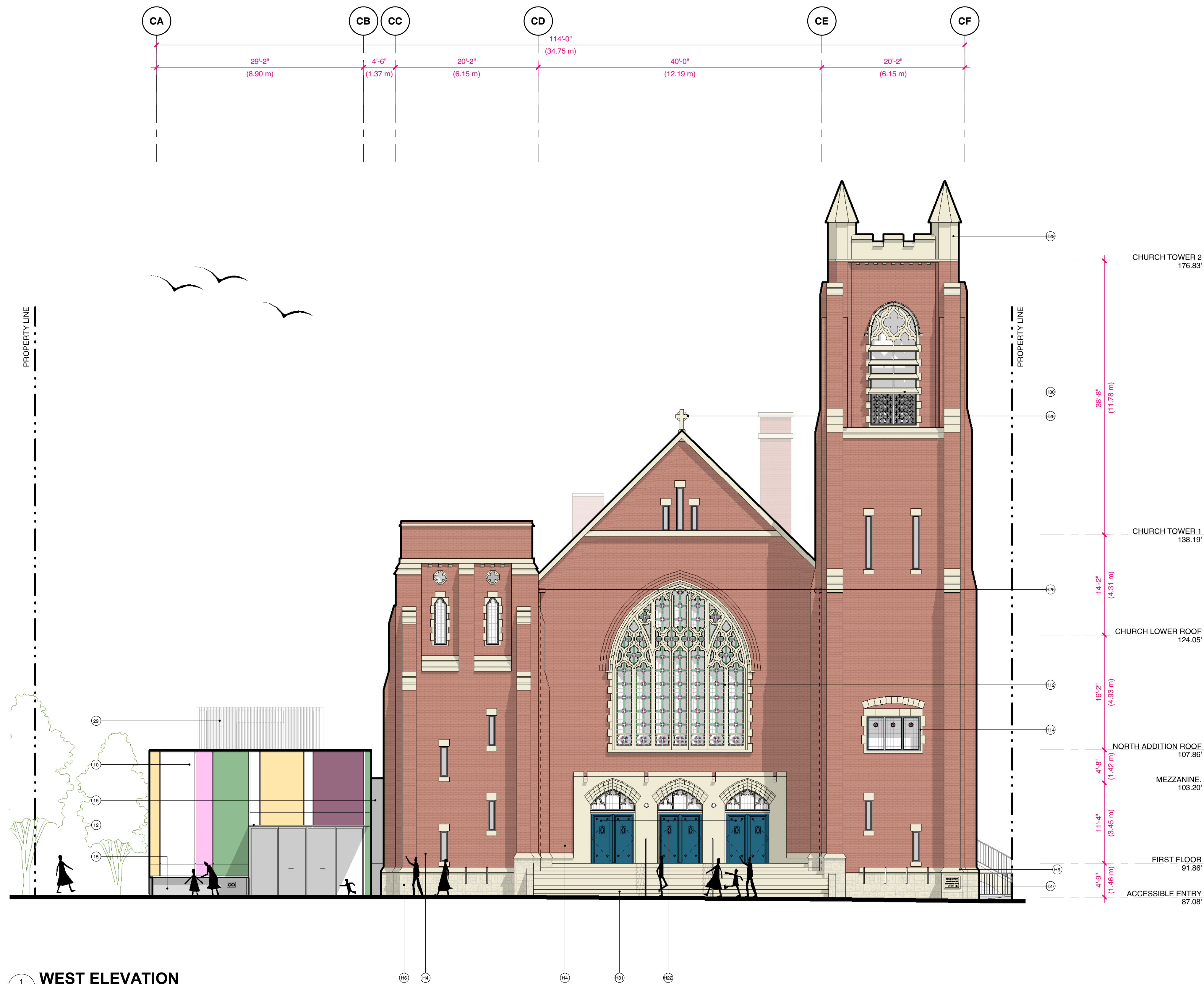
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DEVELOPMENT PERMIT TRG
RESPONSE 5**

AUGUST 17, 2026



**HERITAGE ELEVATION -
BALMORAL ROAD**

SCALE
1/8" = 1'-0"



1 WEST ELEVATION
A3.11 SCALE: 1/8" = 1'-0"

NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
3. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITHIN RETAINED AREAS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HCP SPECIFICATIONS, PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. SALVAGE BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
7. SALVAGE STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.

PORTION TO BE DEMOLISHED.

HERITAGE MATERIAL LEGEND

- H4 PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- H6 PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- H12 PRESERVED ARCHED MULTI-LANCET WINDOW WITH CAST STONE TRACERY AND STAINED GLASS - REPAIR AS REQUIRED
- H14 PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- H22 MAIN ENTRY DOOR - RESTORE TO ORIGINAL AND REPAIR AS REQUIRED
- H26 PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- H27 PRESERVED CORNERSTONE - REPAIR AS REQUIRED
- H28 PRESERVED CELTIC CROSS FINIAL - REPAIR AS REQUIRED
- H29 PRESERVED CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- H30 PRESERVED BELFRY WITH LOUVRES IN POINTED ARCH TRACERY WINDOWS - REPAIR AS REQUIRED
- H31 PRESERVED STONE ENTRY STAIRCASE - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 12 POWDER COATED METAL CANOPY
- 15 ARCHITECTURAL CONCRETE
- 29 MECHANICAL METAL SCREEN ENCLOSURE

MAH+HG

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201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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932 BALMORAL RD
& 1701 QUADRA ST

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RESPONSE 5

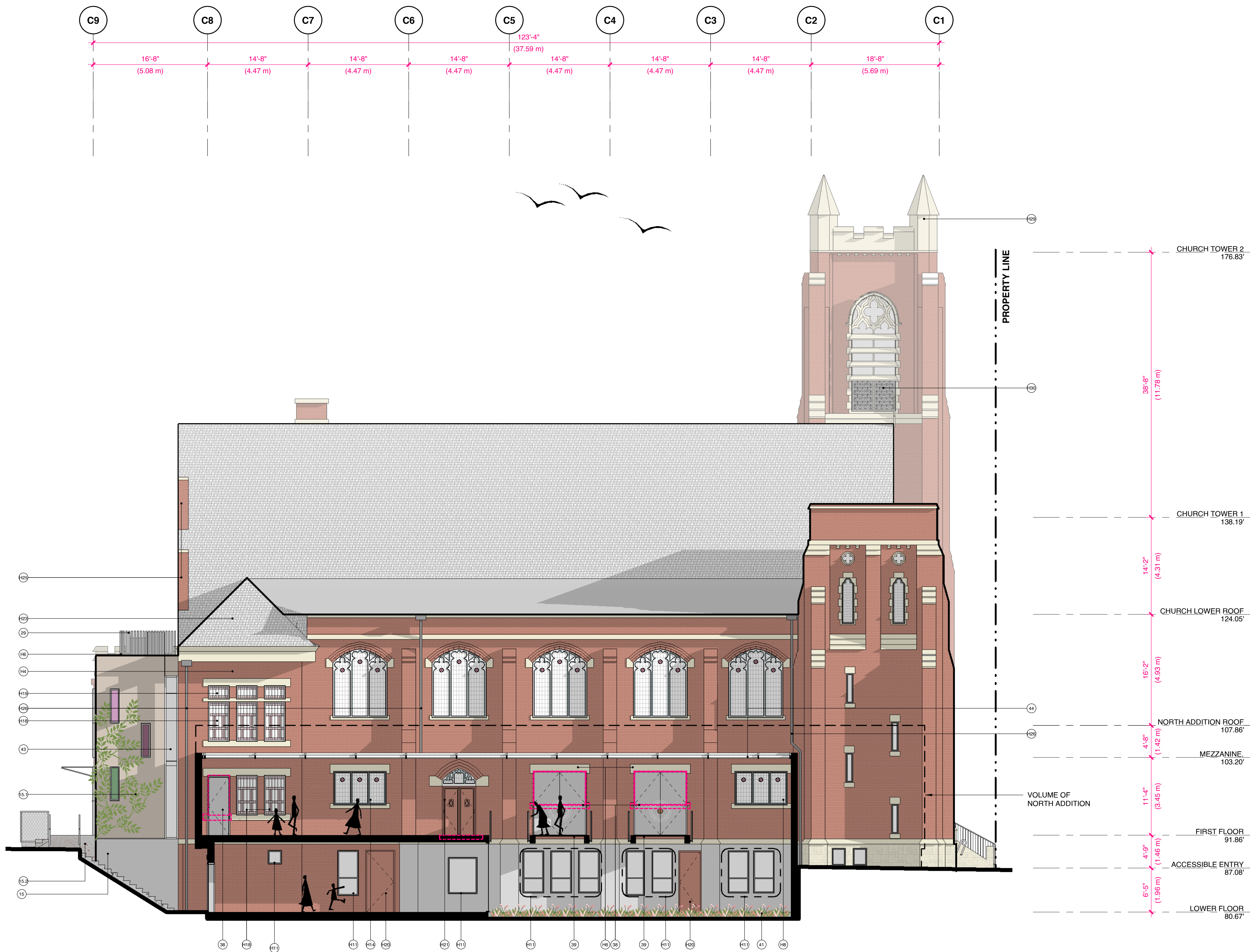
AUGUST 17, 2026



HERITAGE ELEVATION -
QUADRA STREET

SCALE

1/8" = 1'-0"



1 NORTH ELEVATION AT CHURCH
1/8" = 1'-0"

2 NORTH ELEVATION AT ADDITION
1/8" = 1'-0"

NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
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PORTION TO BE DEMOLISHED.

HERITAGE MATERIAL LEGEND

- (H4) PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- (H6) PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- (H8) ORIGINAL SALVAGED STONE SET WINDOW
- (H11) REPLACE NON-ORIGINAL WINDOWS WITH REPLICATED WOOD FRAME WINDOW AS FEASIBLE - MANUFACTURED AS RECOMMENDED BY HCP
- (H14) PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- (H18) PRESERVED SINGLE-LITE WOOD SASH WINDOW WITH CLEAR GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H19) PRESERVED WOOD SASH TRANSOM WINDOW, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H20) PRESERVED WOOD DOOR, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- (H21) PRESERVED DOUBLE-DOOR ENTRY WITH POINTED-ARCH TRACERY TRANSOMS - REPAIR AS REQUIRED
- (H23) PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- (H25) PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- (H26) PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- (H28) PRESERVED CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

NEW ADDITIONS 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
- (15) ARCHITECTURAL CONCRETE
- (15.1) ARCHITECTURAL CONCRETE WITH CLIMBING VINES, REFER TO LANDSCAPE, CONCRETE COLOUR TBD
- (15.2) ARCHITECTURAL CONCRETE WITH HERITAGE BRICK AGGREGATE
- (29) MECHANICAL METAL SCREEN ENCLOSURE
- (38) NEW CUSTOM DOOR, CW HERITAGE MOTIF - MATCH EXISTING WINDOW WIDTH, REHABILITATE EXISTING OPENING
- (39) NEW GLAZED BRIDGE - BETWEEN EXISTING HERITAGE CHURCH AND NEW NORTH ADDITION OVER EXISTING FLOOR OPENING
- (41) NEW PLANTING, REFER TO LANDSCAPE
- (42) REPLACEMENT HERITAGE FEATURE TREE, REFER TO LANDSCAPE
- (43) THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, BETWEEN EXISTING BRICK WALL AND NEW CONSTRUCTION - REPAIR AND REPLACE ADJACENT EXISTING BRICK WITH SALVAGED BRICK AS REQUIRED
- (44) NEW SKYLIGHT BETWEEN EXISTING HERITAGE CHURCH AND NEW CONSTRUCTION

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**932 BALMORAL RD
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RESPONSE 5**

AUGUST 17, 2026



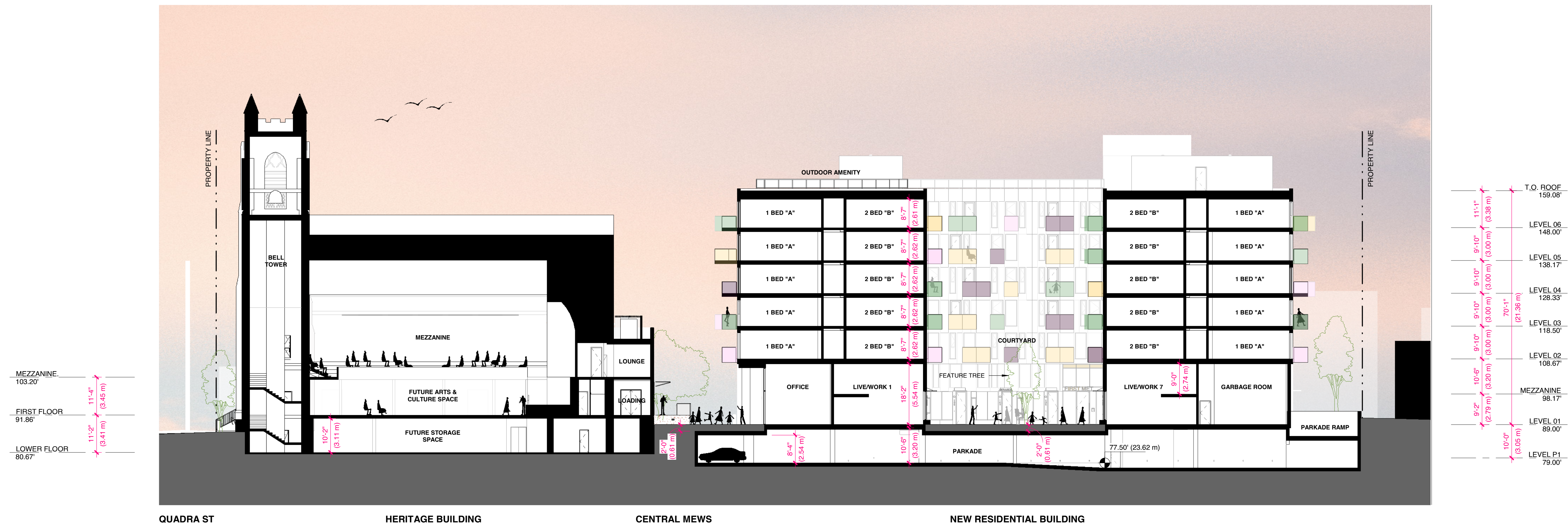
**HERITAGE ELEVATION -
NORTH SITE**

SCALE
1/8" = 1'-0"

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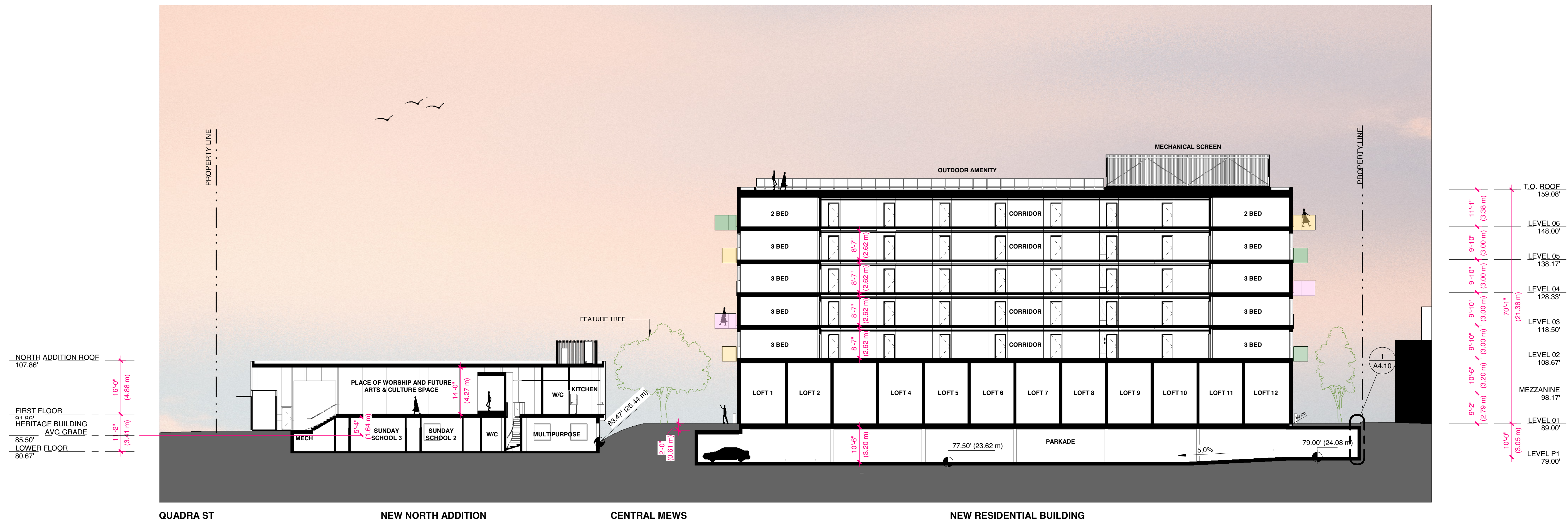


2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH

**932 BALMORAL RD
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RESPONSE 5**

AUGUST 17, 2026

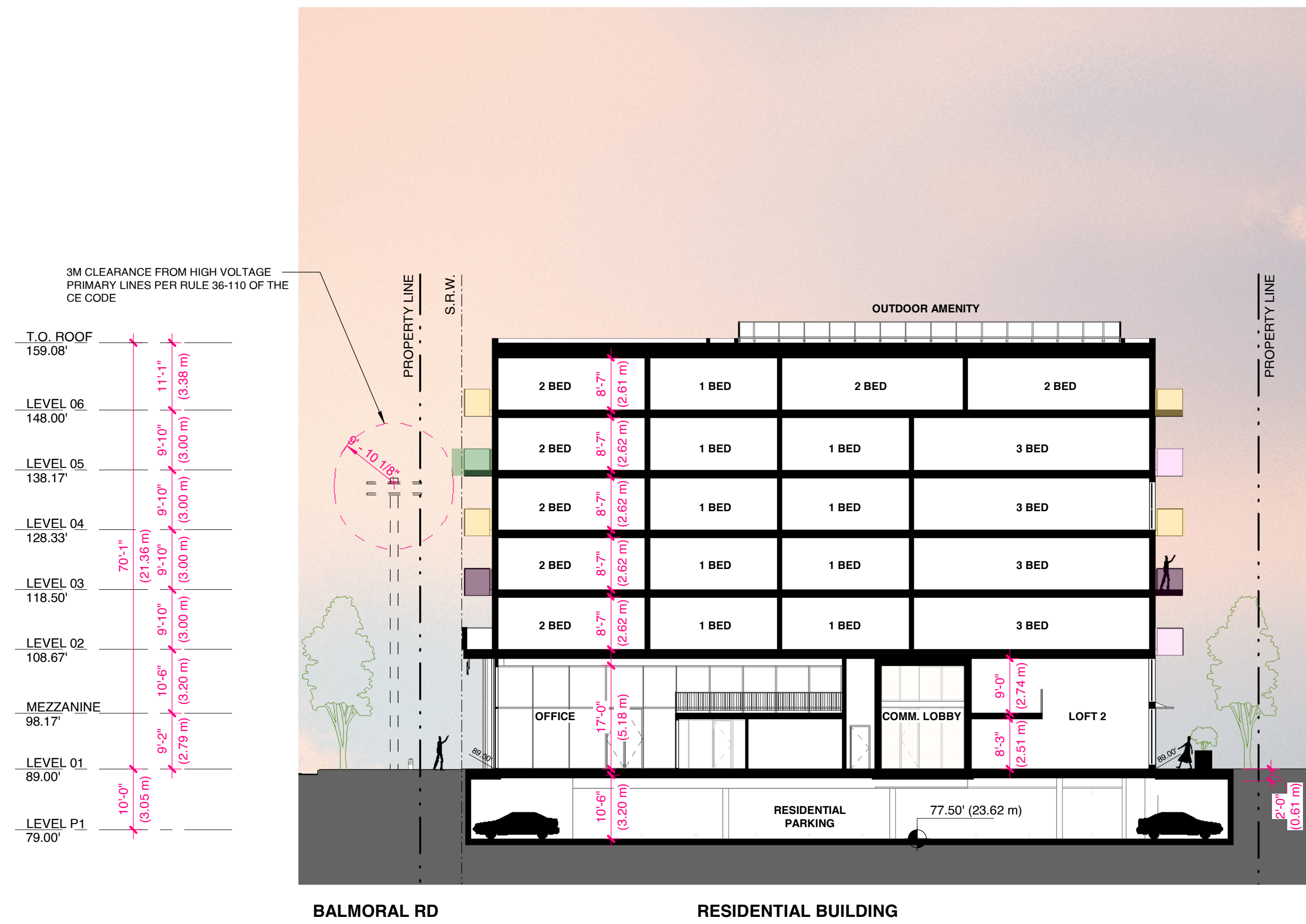


1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH

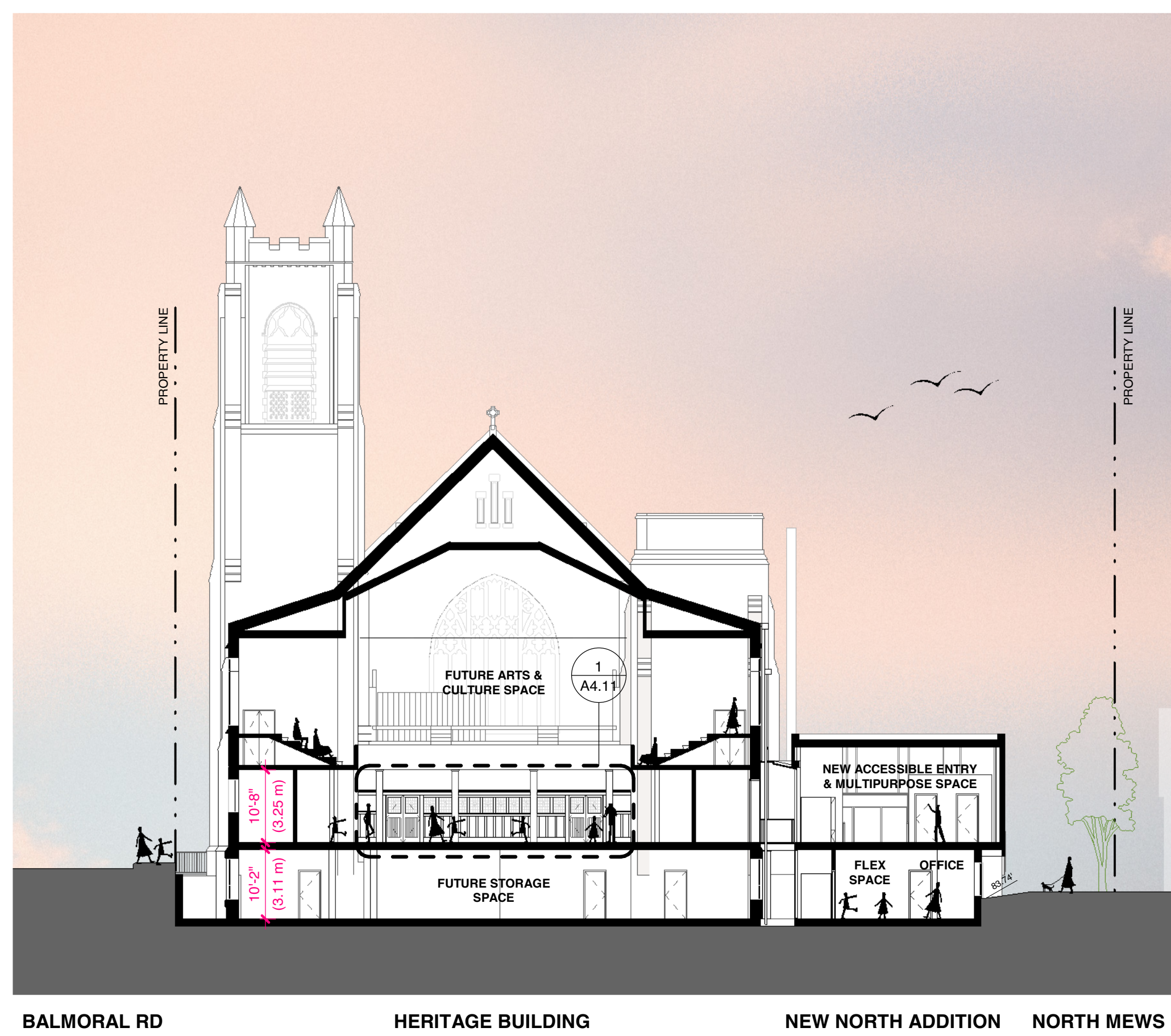
026-08-17

SITE SECTIONS

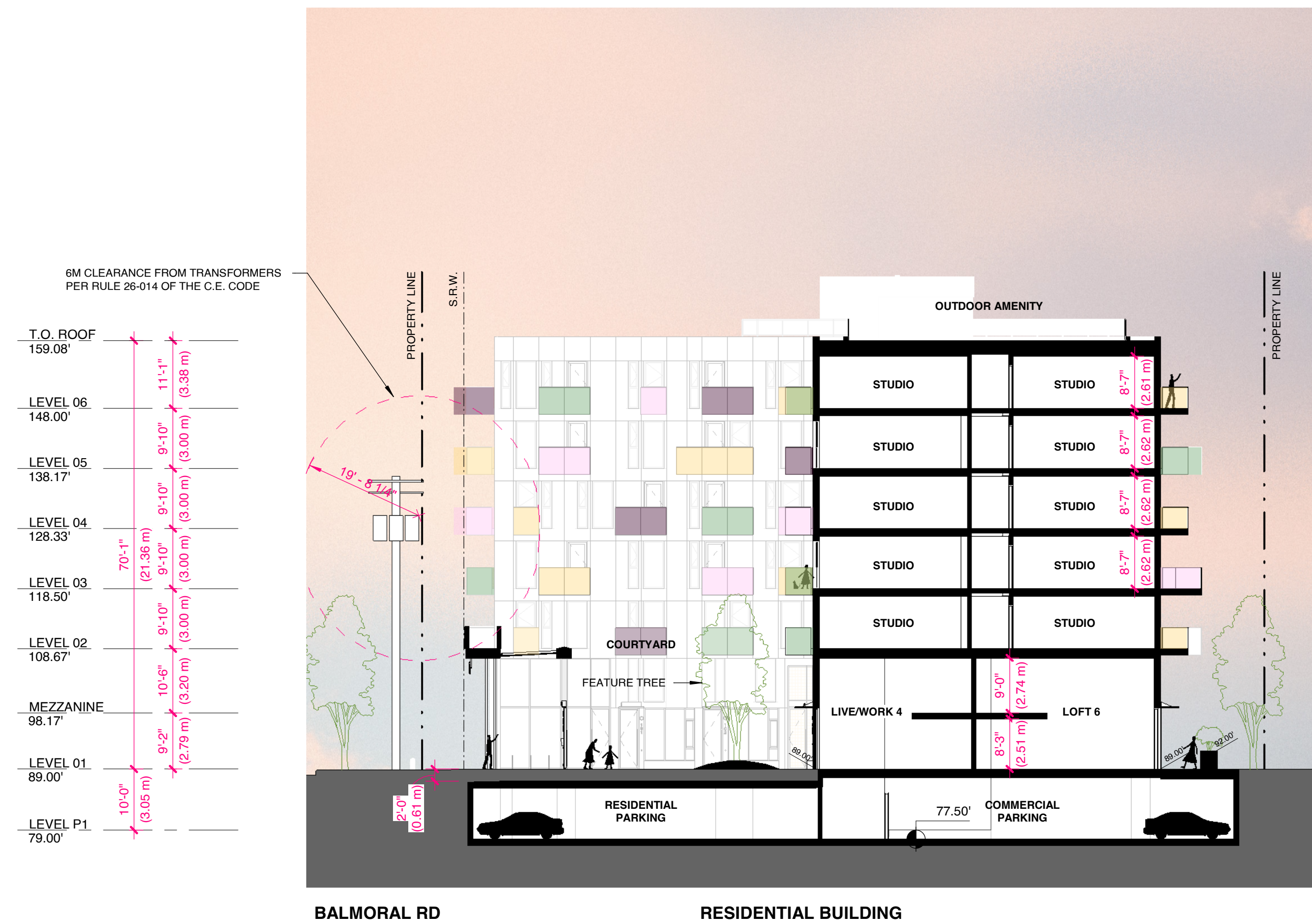
SCALE
1/16" = 1'-0"



3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



2 SITE SECTION THROUGH RESIDENTIAL COURTYARD LOOKING WEST



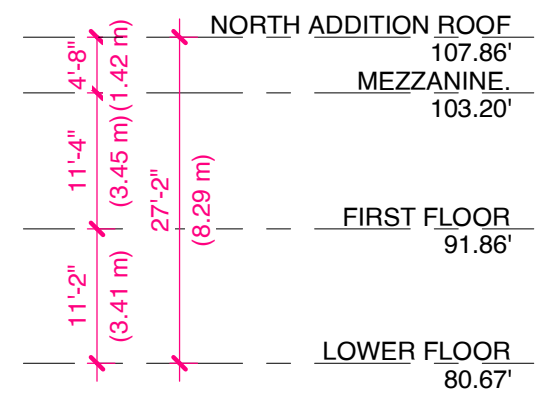
1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST

MAH+HG

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2026-08-17

SITE SECTIONS

SCALE

1/16" = 1'-0"



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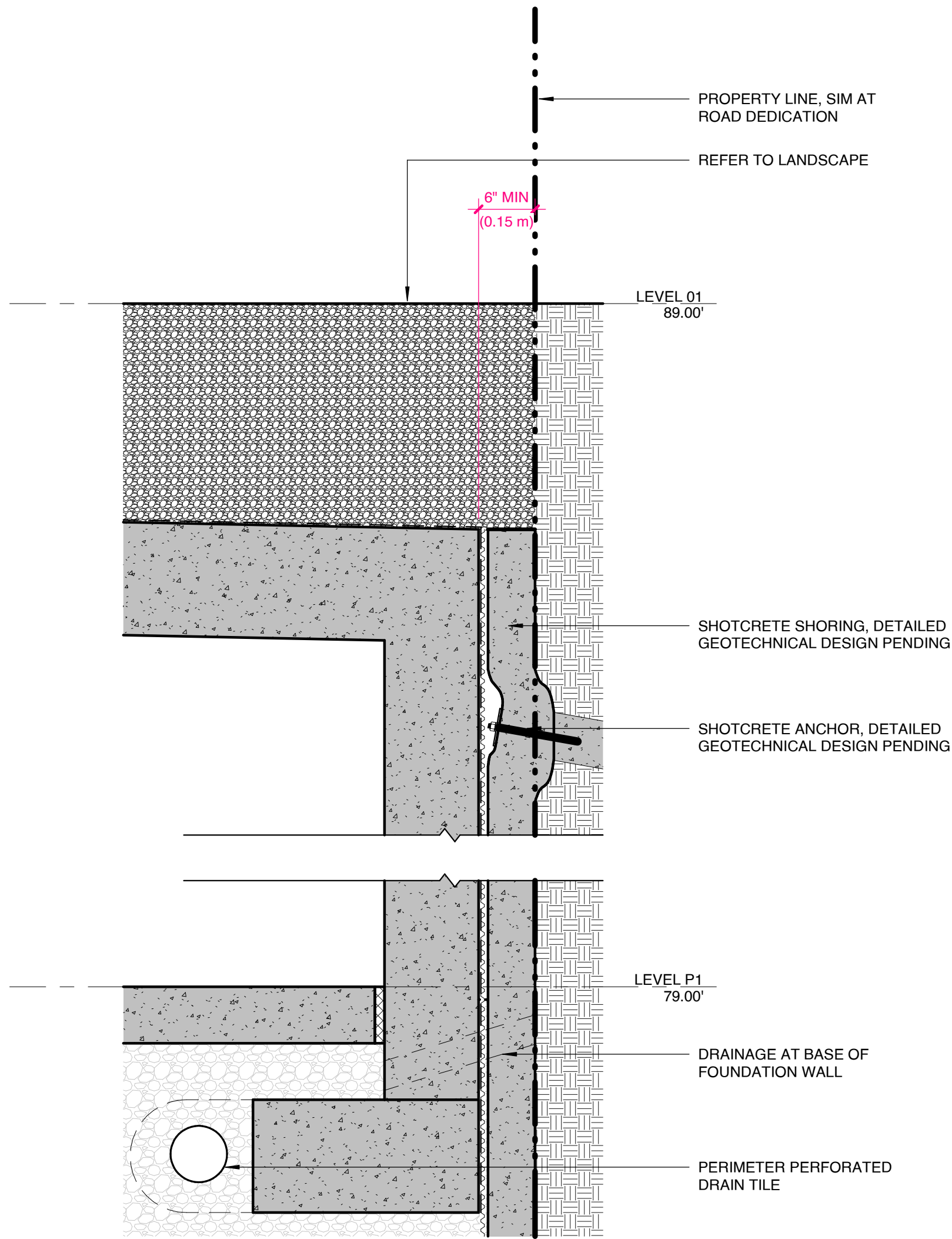
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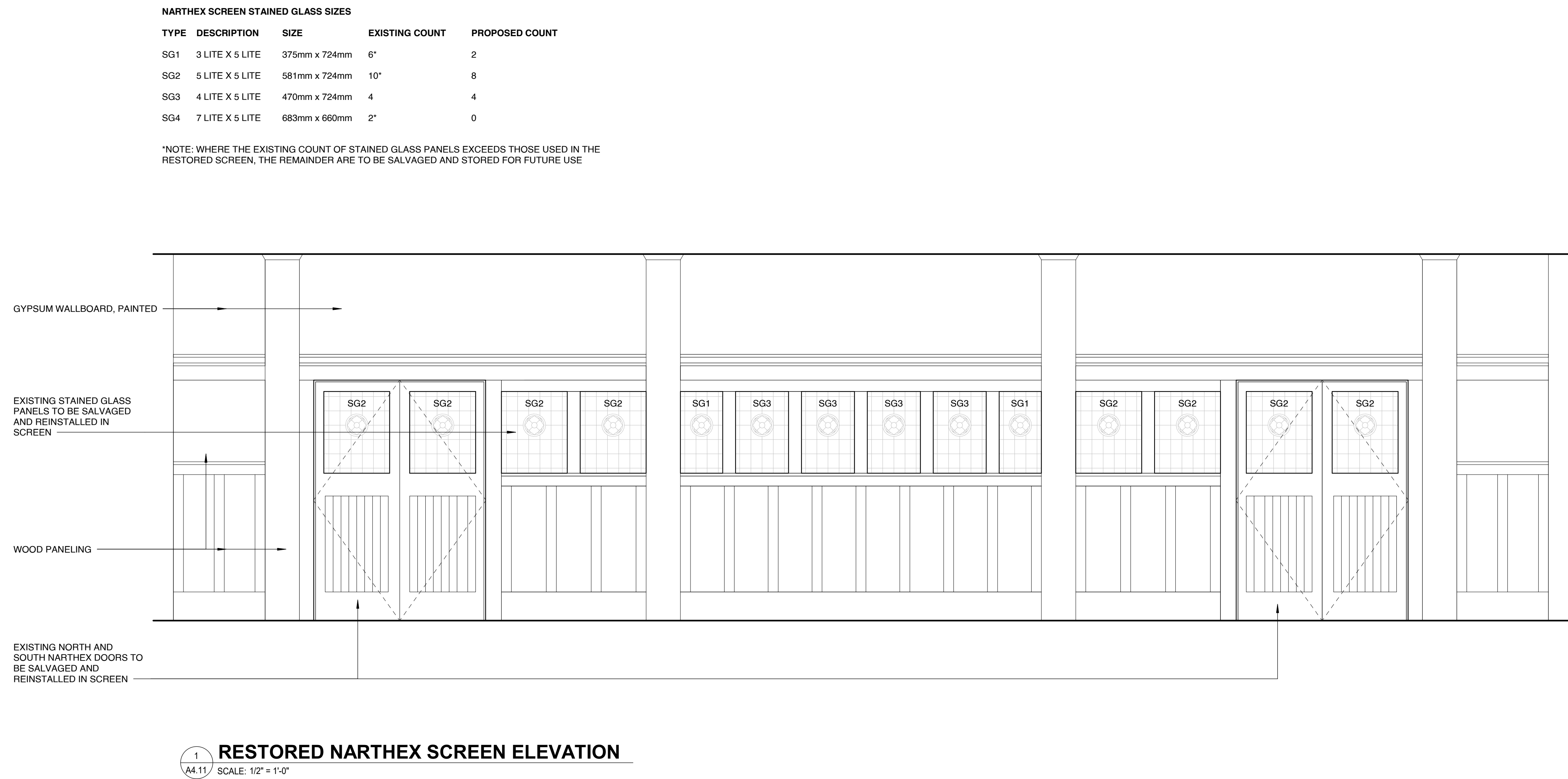


TYP FOUNDATION WALL DETAILS

SCALE
1" = 1'-0"



1 FOUNDATION WALL AT EAST PROPERTY LINE AND SOUTH SRW
A4.10 SCALE: 1" = 1'-0"



932 BALMORAL RD
& 1701 QUADRA ST

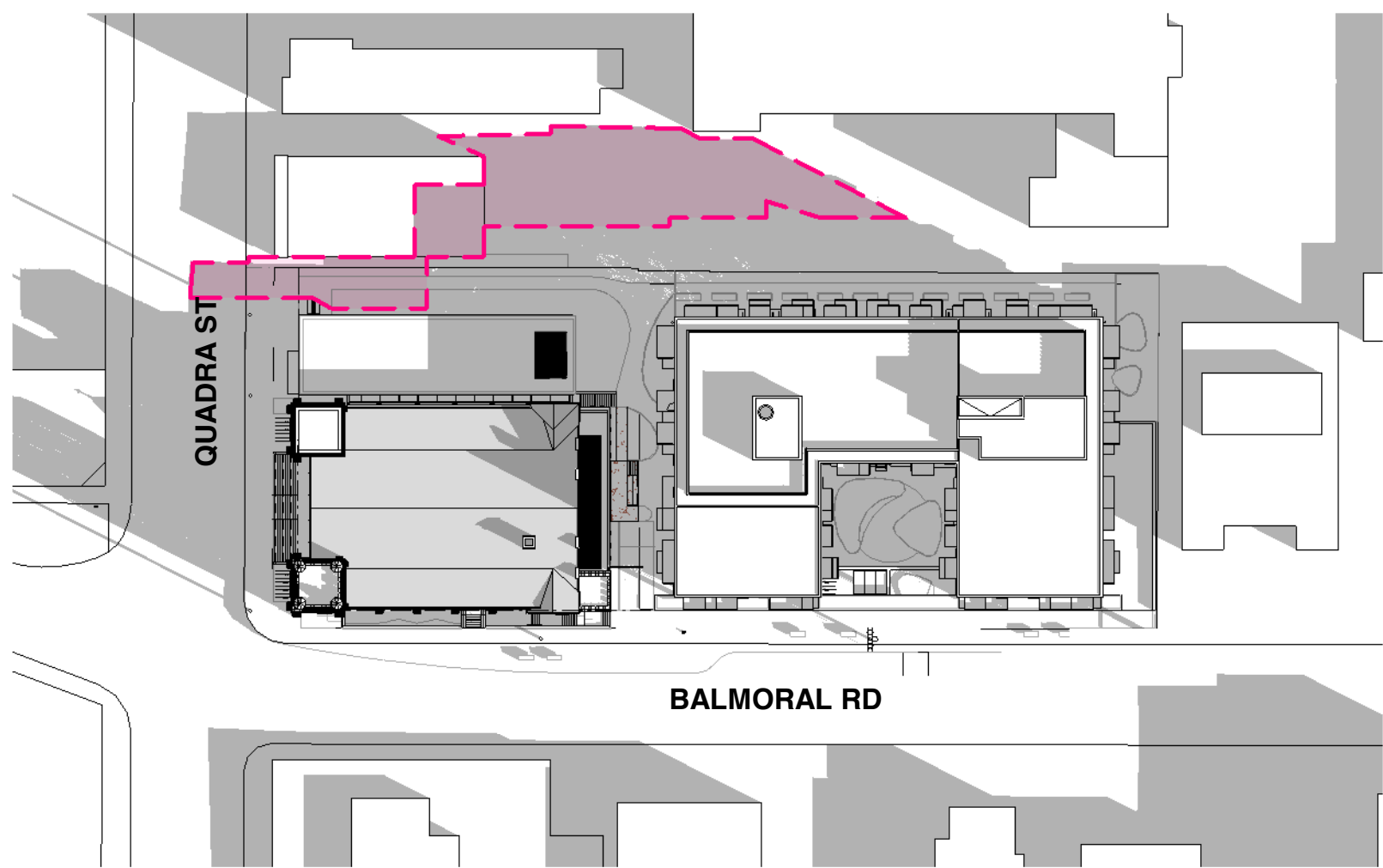
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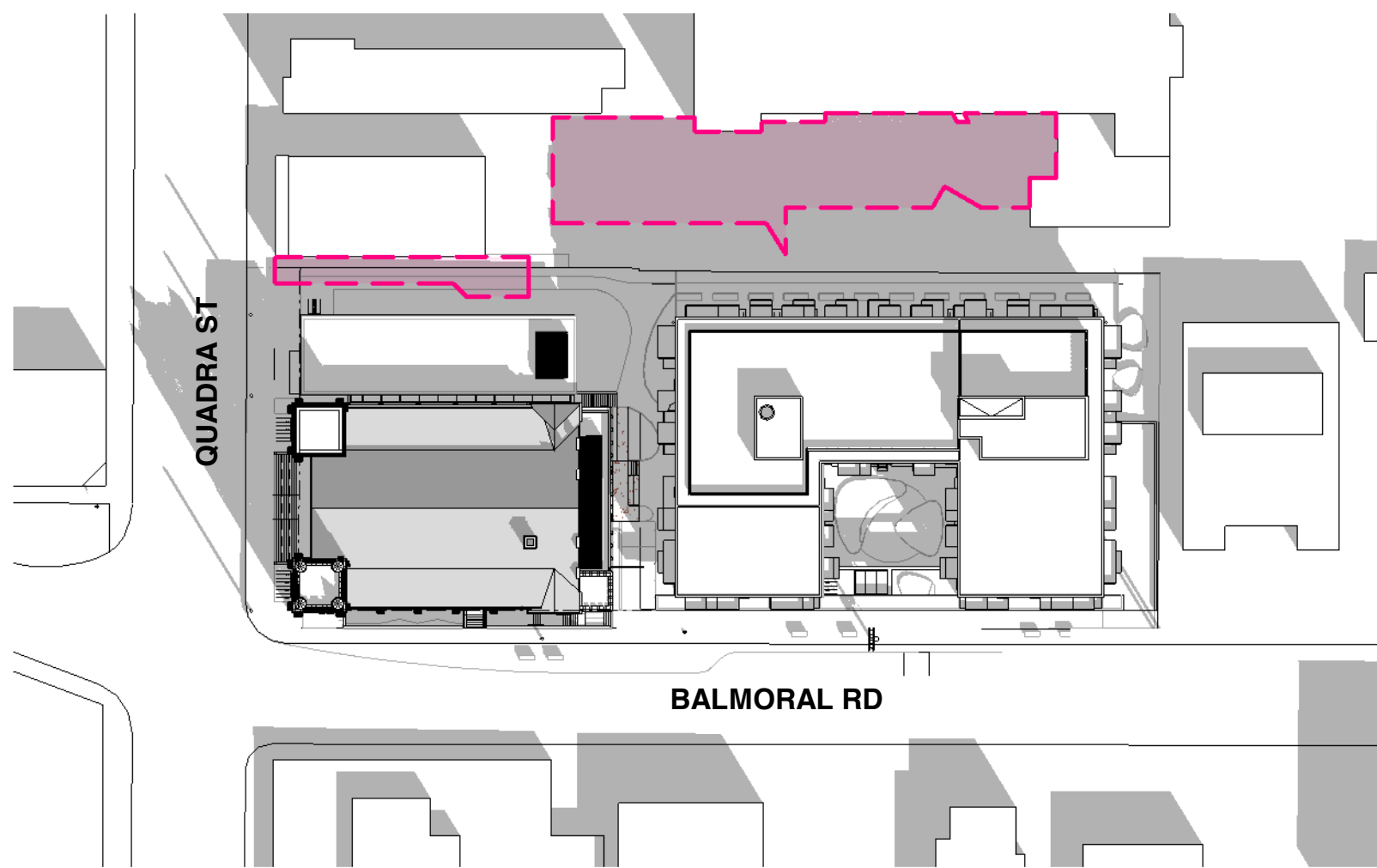


INTERIOR HERITAGE
ELEVATION

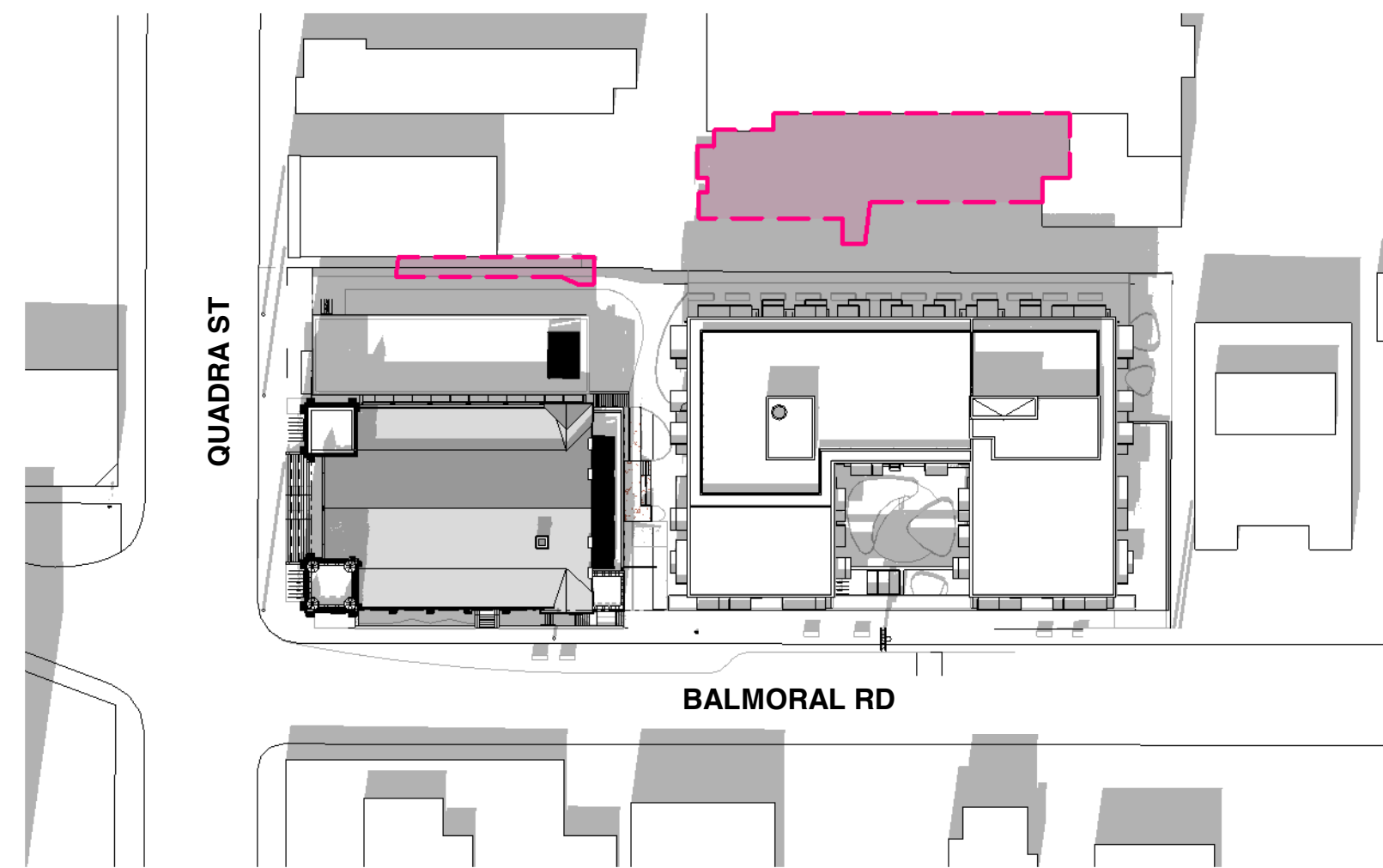
SCALE
1/2" = 1'-0"



10:00AM

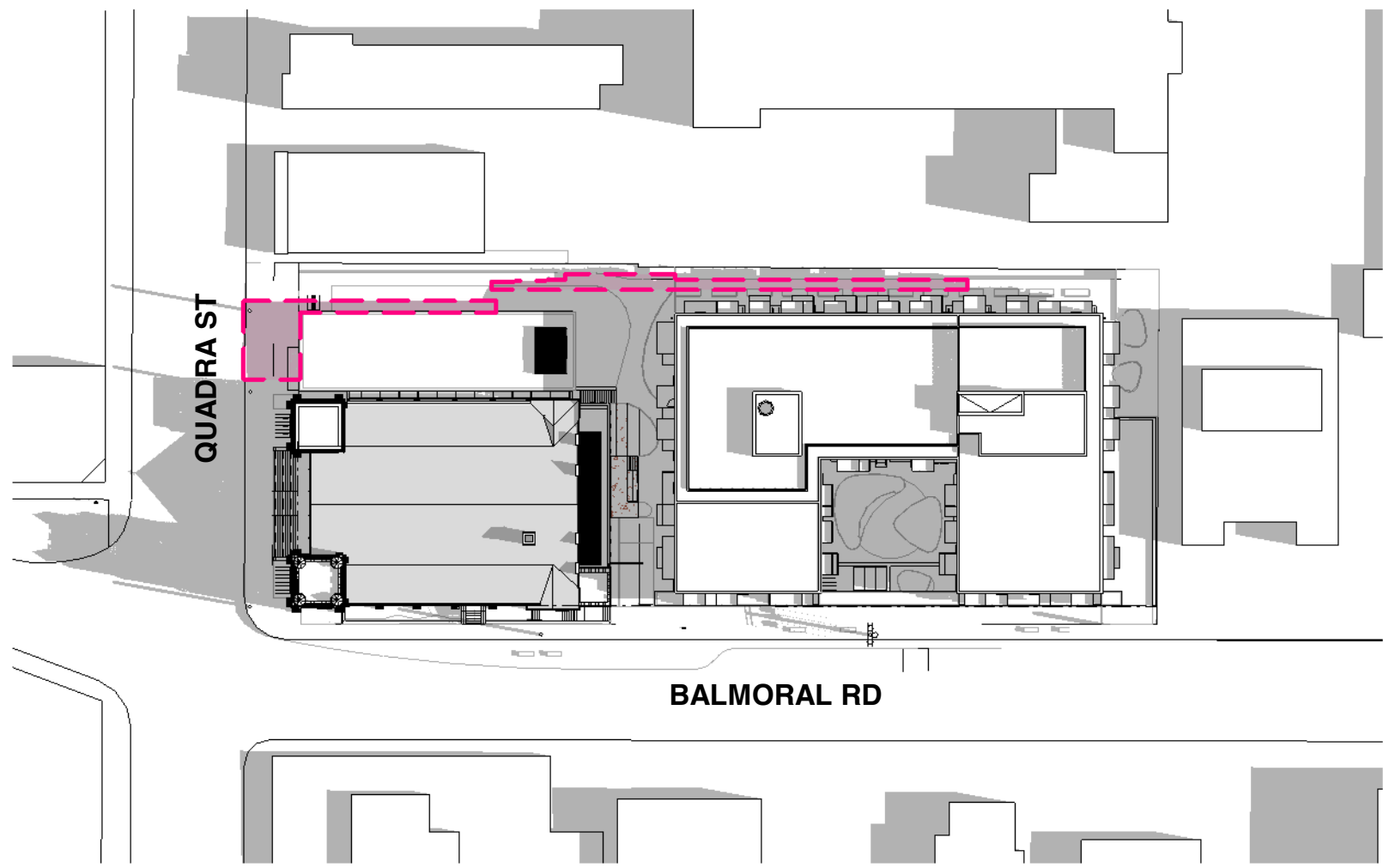


12:00PM

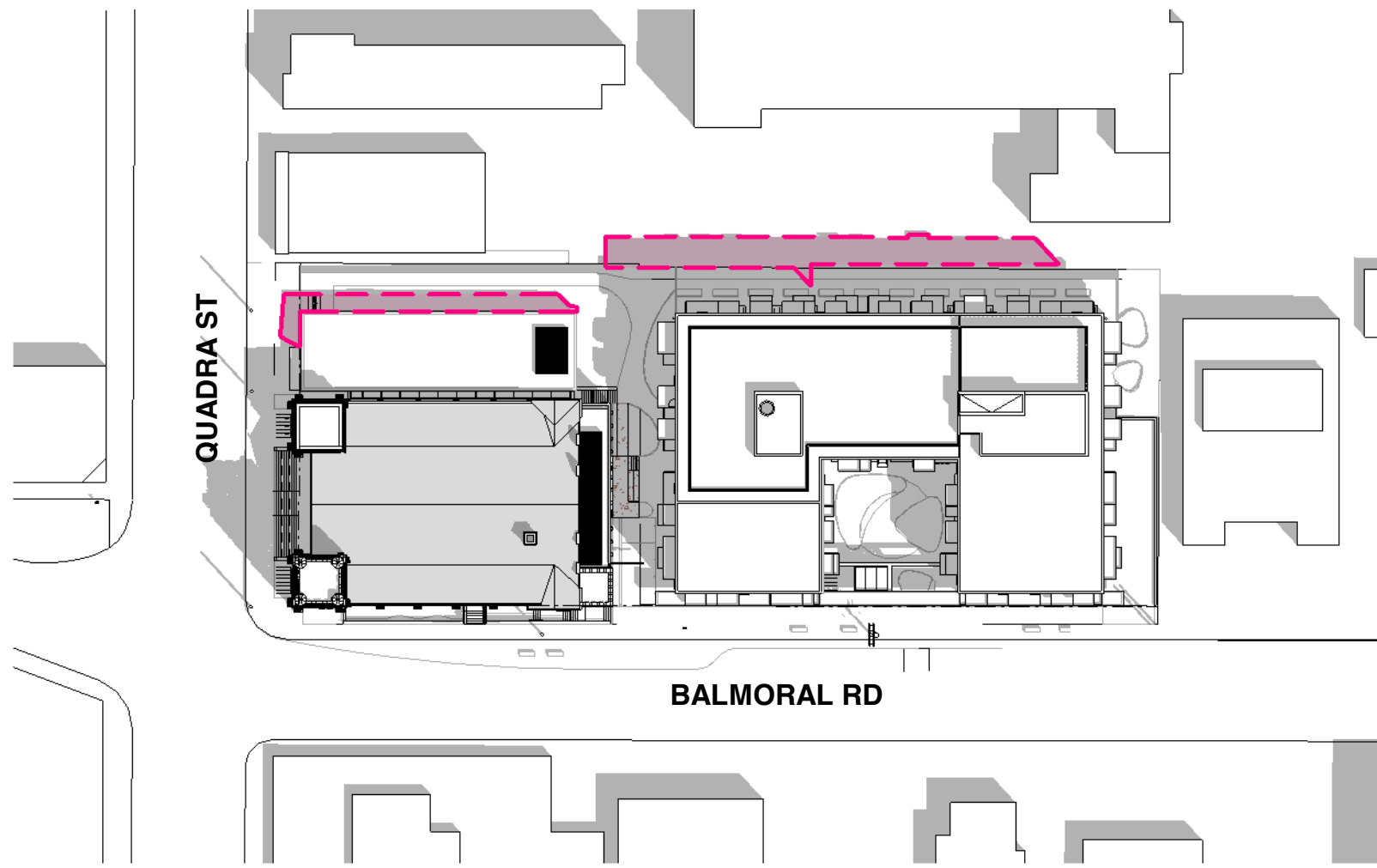


2:00PM

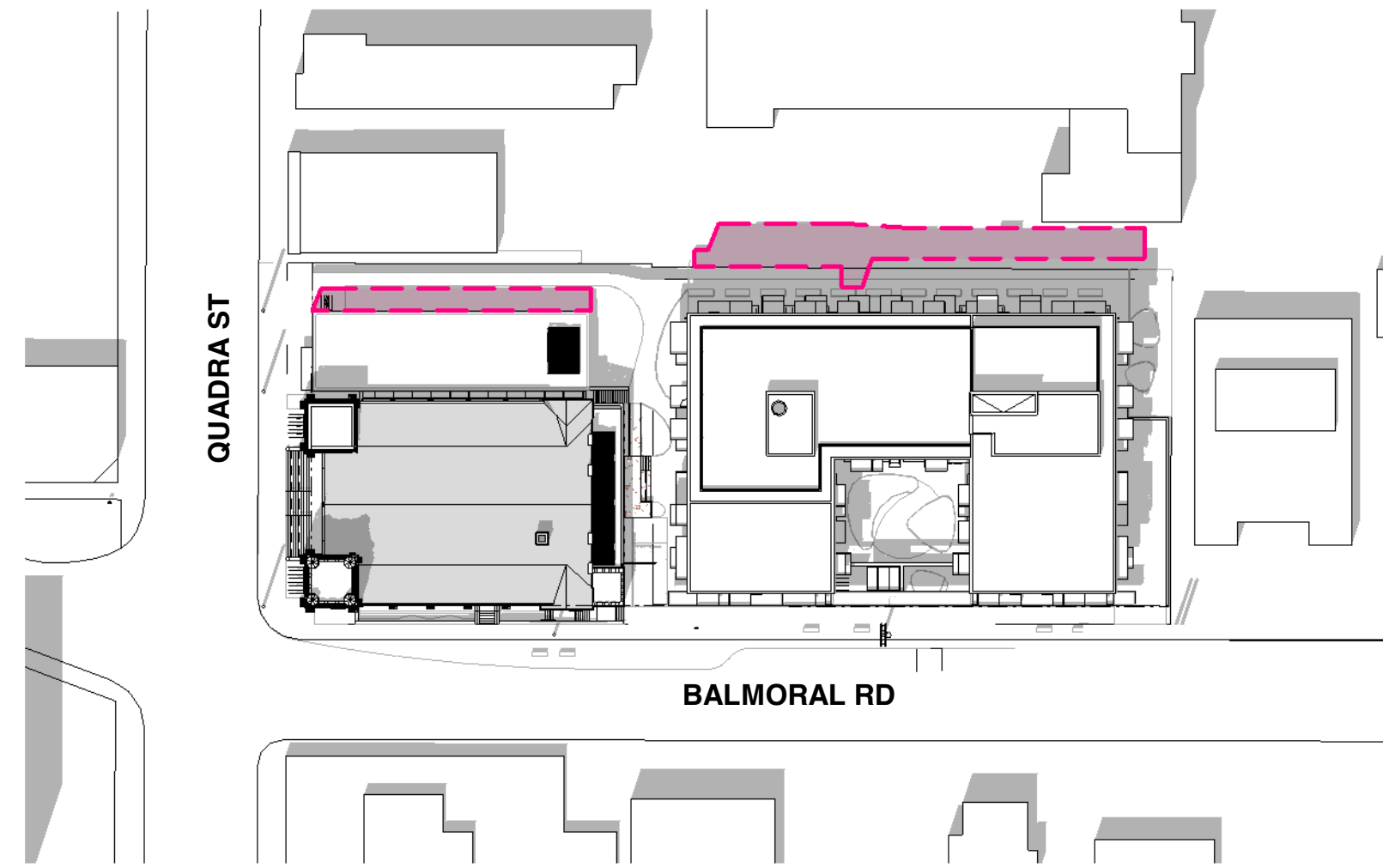
3 SPRING EQUINOX



10:00AM

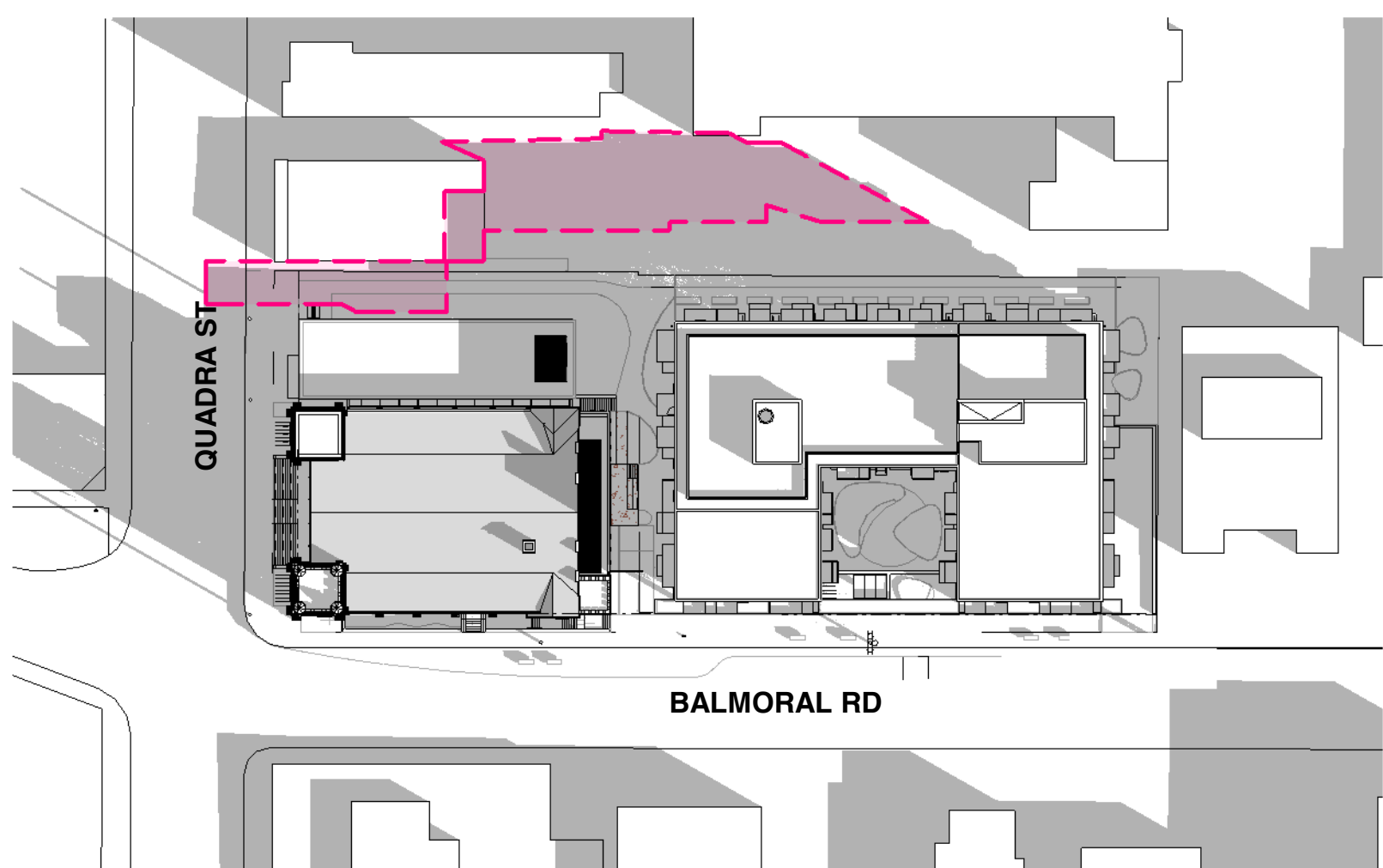


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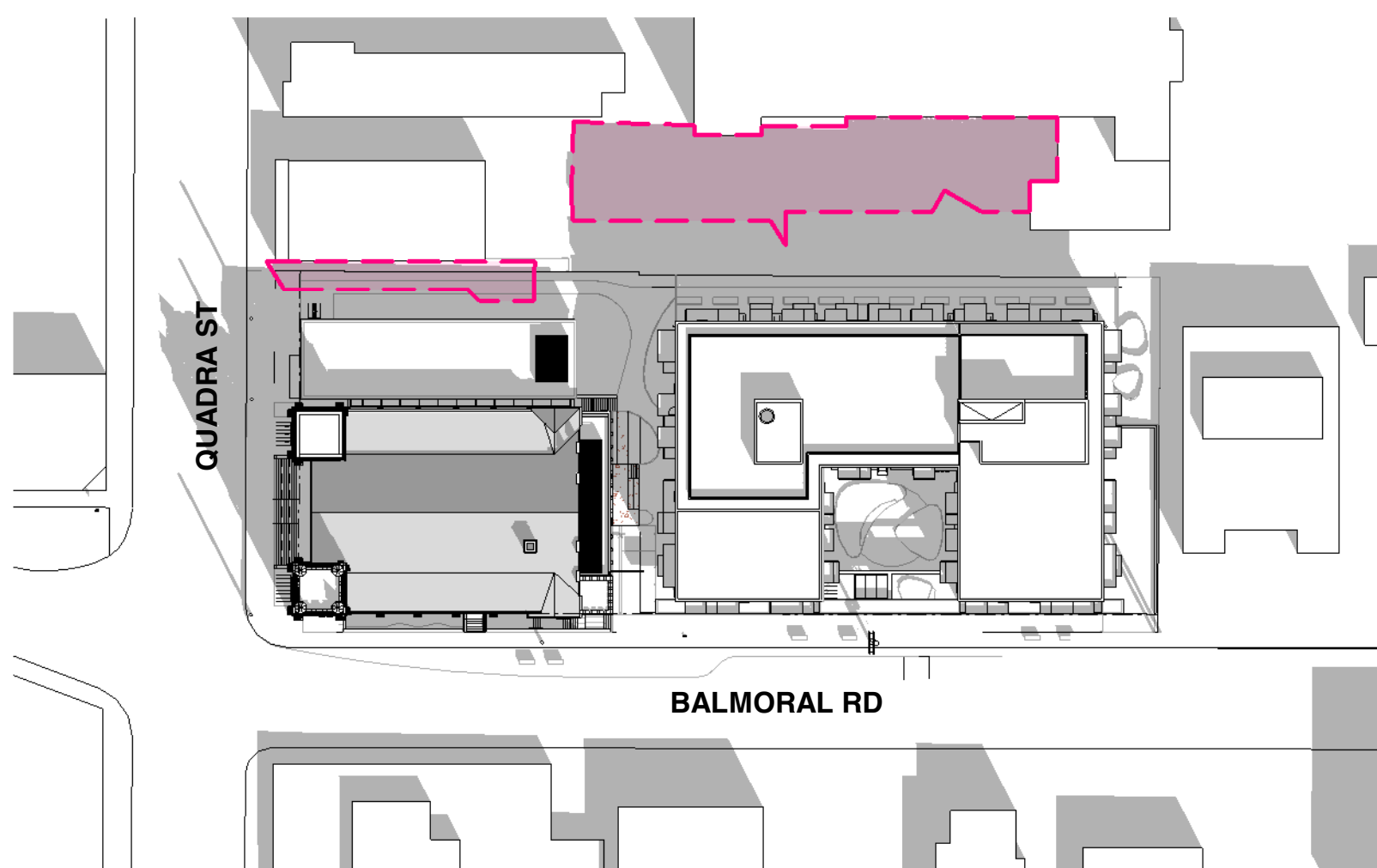


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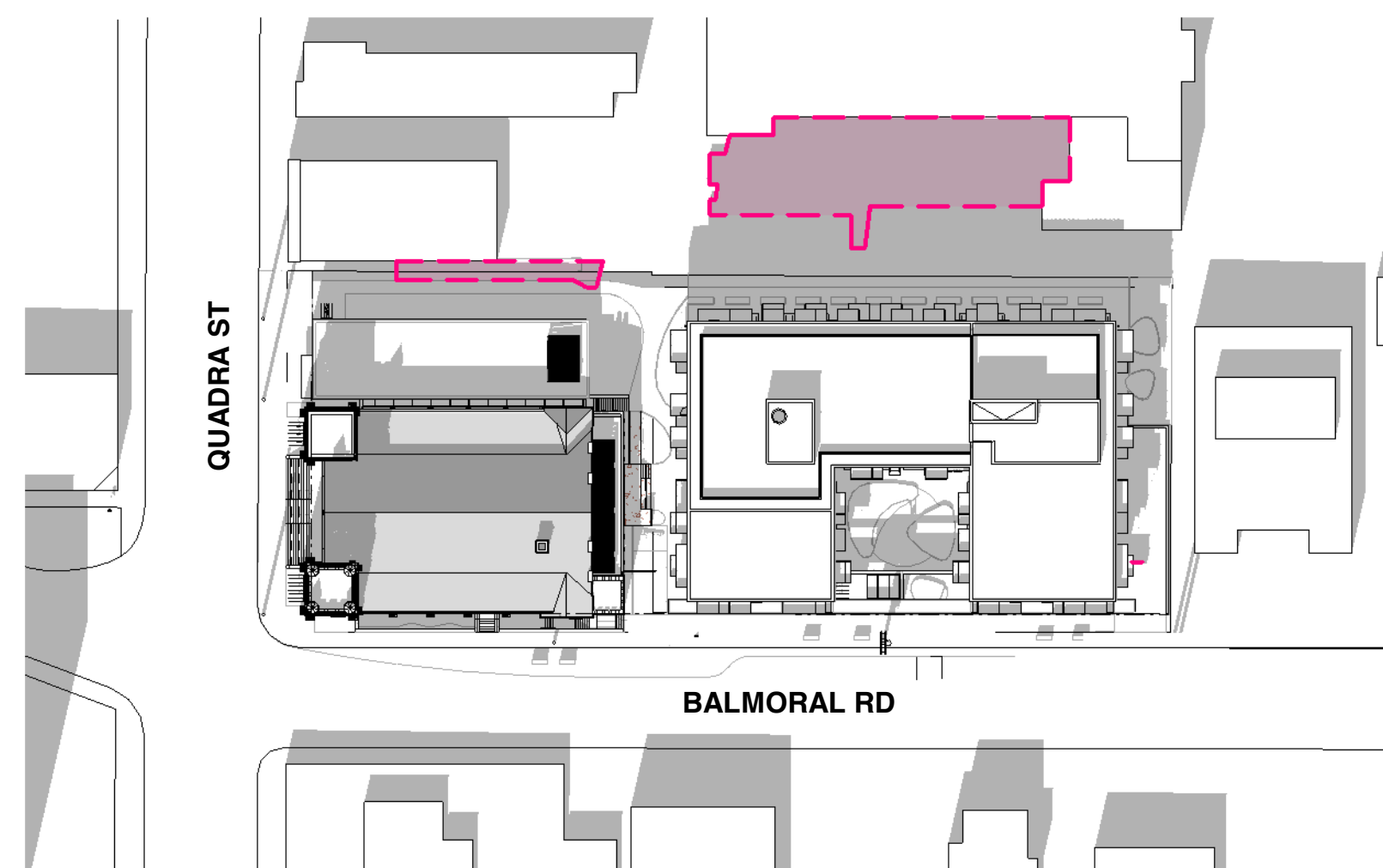
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

--- EXTENT OF NEW SHADOWS ONLY

MA
+
HG

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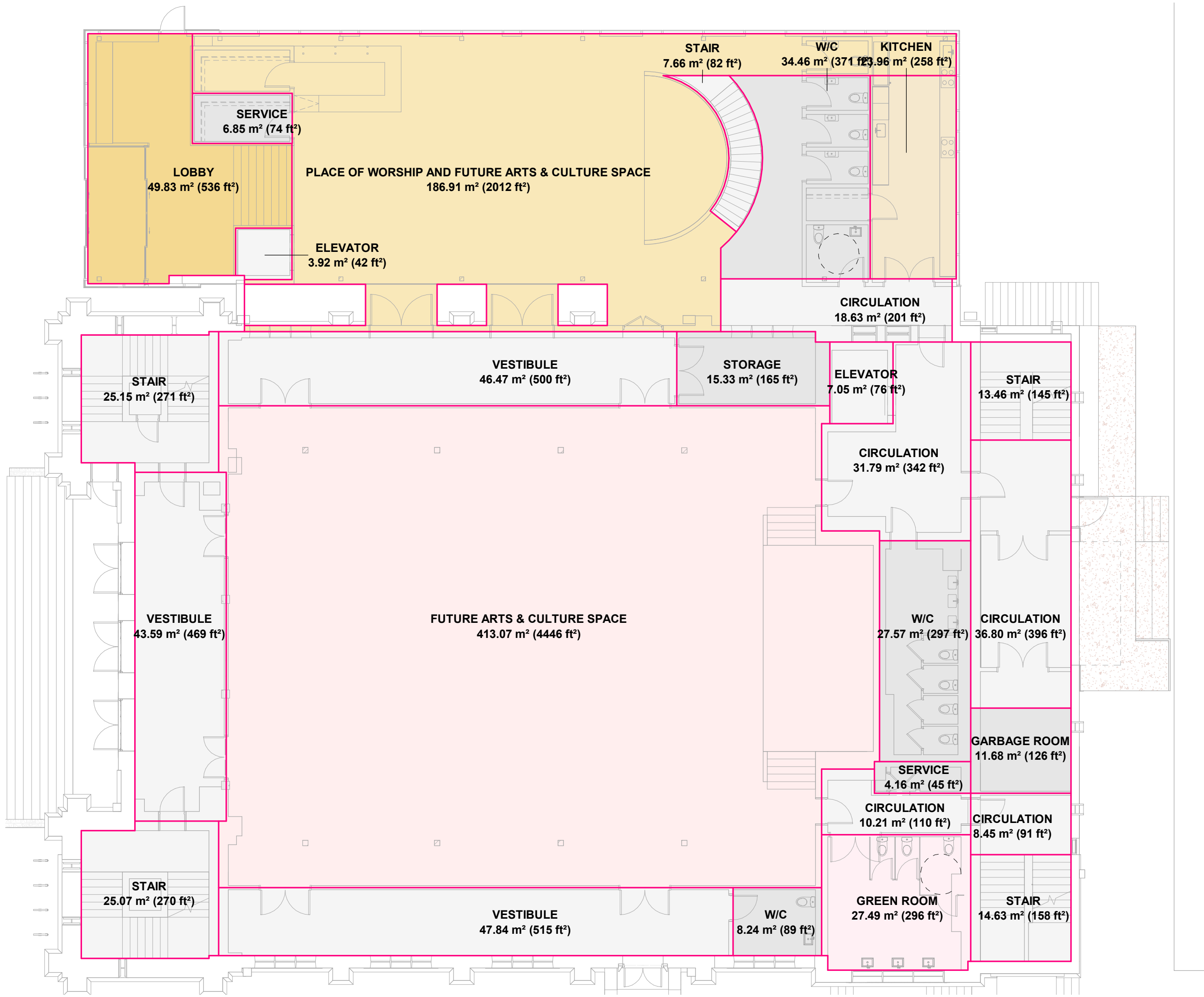


SHADOW STUDIES

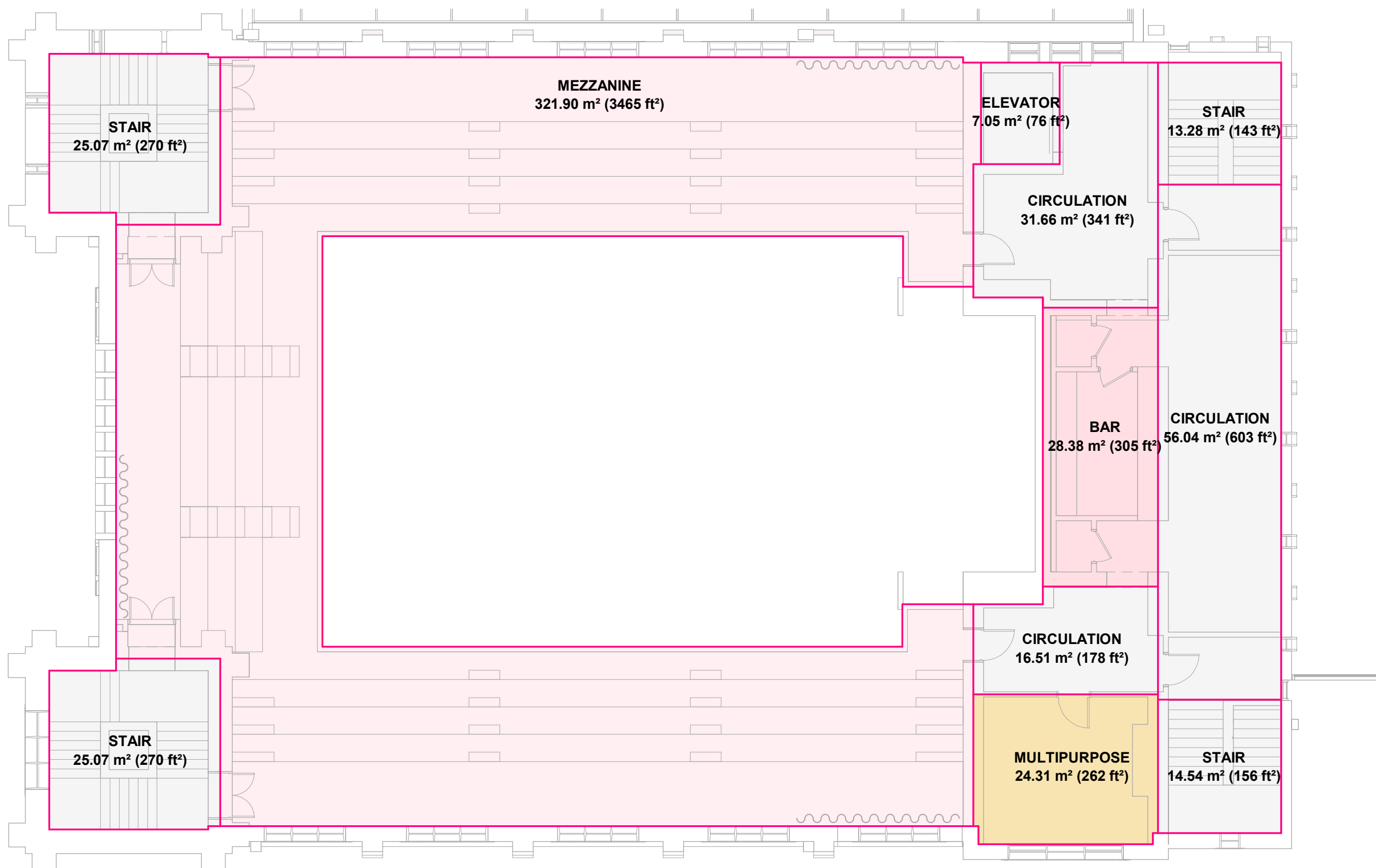
SCALE
1/64" = 1'-0"



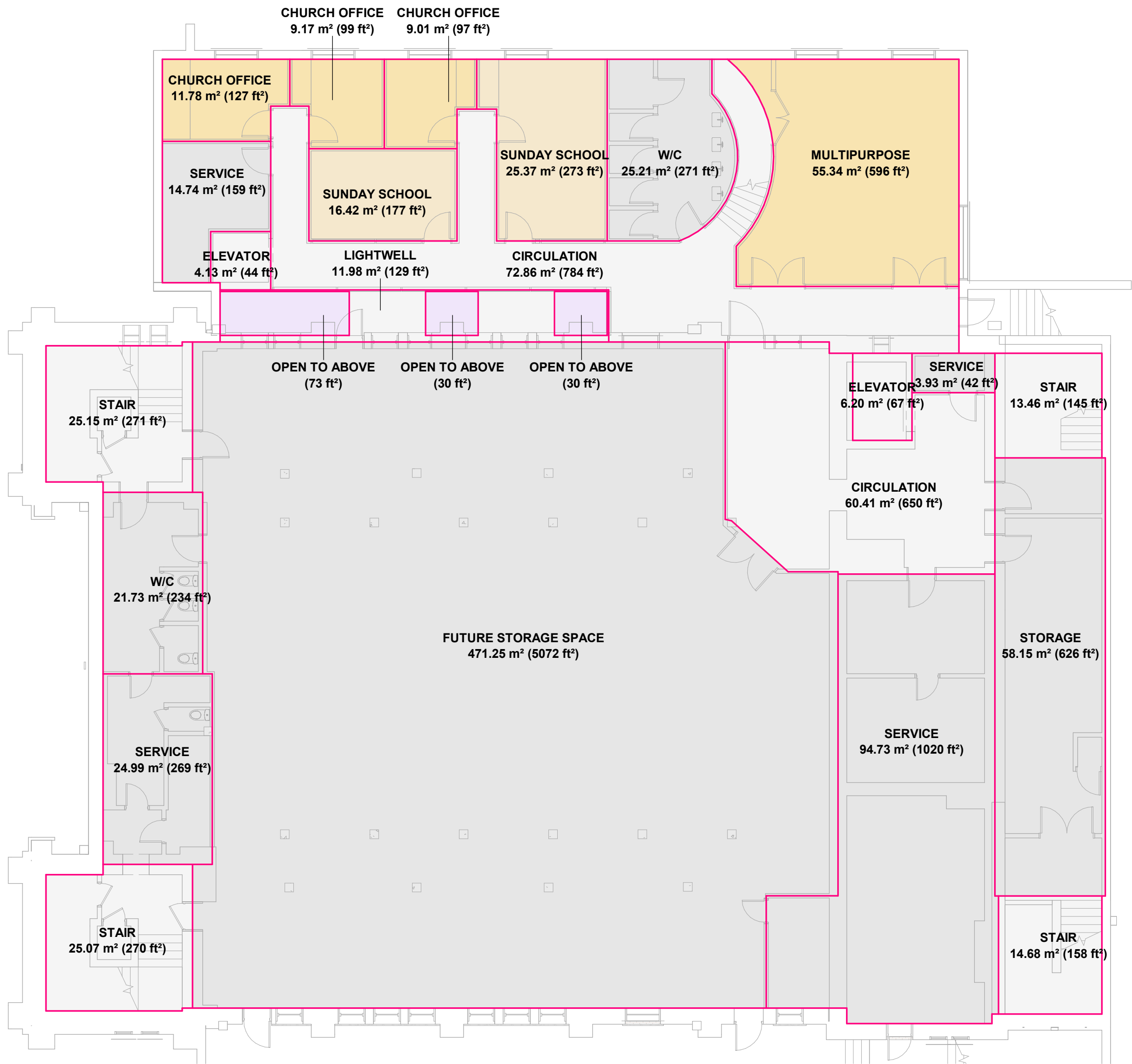
A5.00



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:	2.50	47,817 ft²	4,442.3 m²
MAX FSR:		119,475 ft²	
TOTAL PROPOSED GFA:		120,045 ft²	11,152.5 m²
TOTAL PROPOSED FSR:	2.27	108,465 ft²	10,076.8 m²

FSR BREAKDOWN

RESIDENTIAL BUILDING			
TOTAL GFA RESIDENTIAL BLDG:	89,882 ft²	8,350.3 m²	
EXCLUSIONS			
NONE			
RESULTING FSR AREAS	AREA (sf)	AREA (sm)	
COMMERCIAL	2,914 ft²	270.7 m²	
RESIDENTIAL	86,968 ft²	8,079.6 m²	
TOTAL FSR AREA:	89,882 ft²	8,350.3 m²	

HERITAGE BUILDING			
TOTAL GFA HERITAGE BLDG:	21,423 ft²	1,990 m²	
EXCLUSIONS	AREA (sf)	AREA (sm)	
HERITAGE BUILDING	8,053 ft²	748 m²	
BASEMENT	8,053 ft²	748 m²	
RESULTING FSR AREA	AREA (sf)	AREA (sm)	
HERITAGE BUILDING	13,370 ft²	1,242 m²	
TOTAL FSR AREA:	13,370 ft²	1,242 m²	

NEW ADDITIONS			
TOTAL GFA NEW ADDITIONS:	8,740 ft²	812 m²	
EXCLUSIONS	AREA (sf)	AREA (sm)	
NEW ADDITIONS	3,527 ft²	328 m²	
BASEMENT	3,527 ft²	328 m²	
RESULTING FSR AREA	AREA (sf)	AREA (sm)	
NEW ADDITIONS	5,213 ft²	484 m²	
TOTAL FSR AREA:	5,213 ft²	484 m²	



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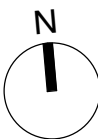
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AUGUST 17, 2026



FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.00



MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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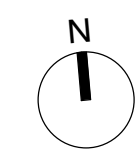
ISSUED FOR REZONING &
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RESPONSE 5

AUGUST 17, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"

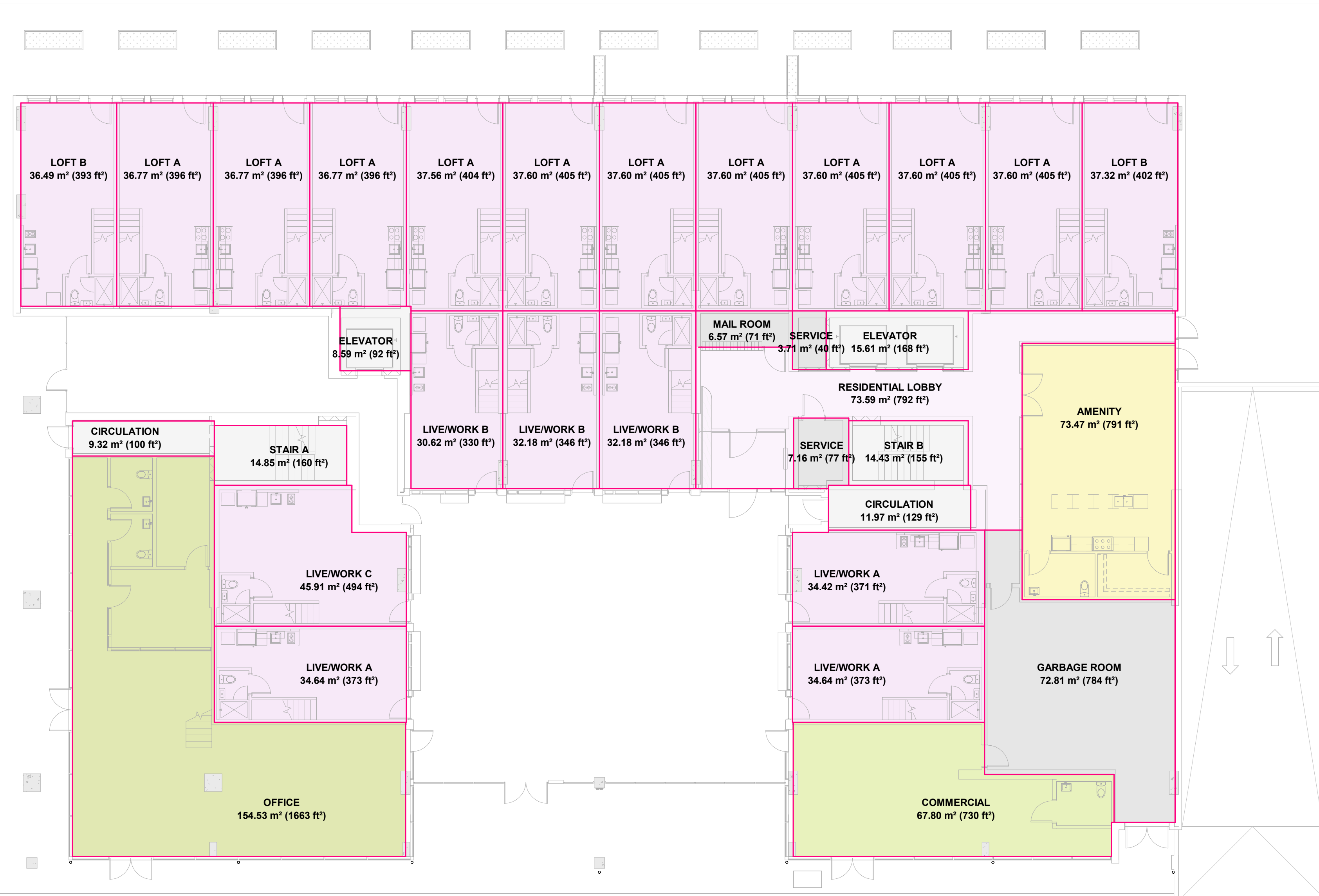


FSR 1.01

2 LEVEL 01 MEZZANINE



1 LEVEL 01



2 LEVELS 03 TO 05



1 LEVEL 02



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932 BALMORAL RD
& 1701 QUADRA ST

ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026

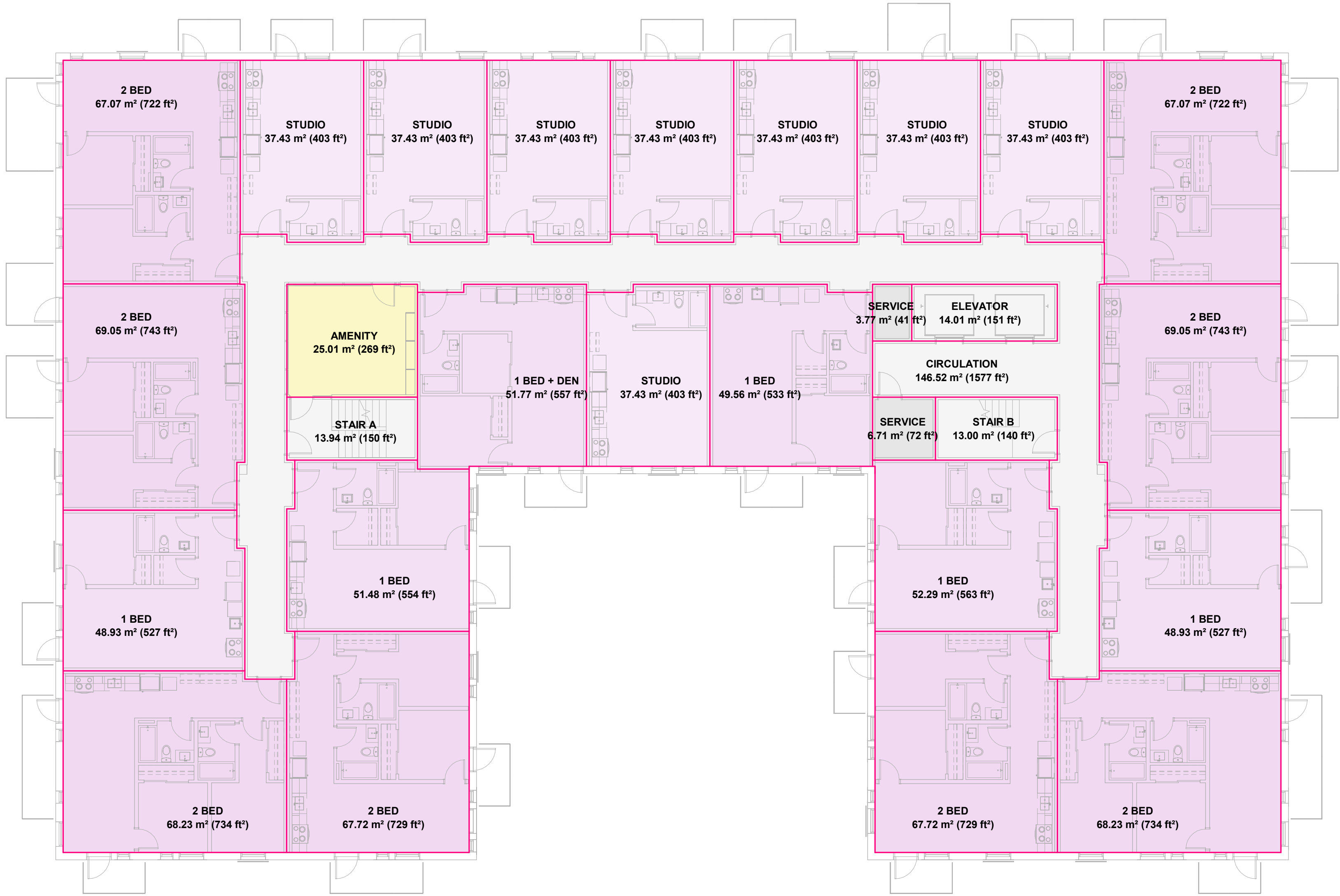


FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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**932 BALMORAL RD
& 1701 QUADRA ST**

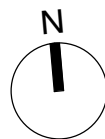
**ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5**

AUGUST 17, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.03

FIRST MET - 934 BALMORAL RD & 1701 QUADRA ST

Victoria, BC

Re-Issued for Rezoning / DP August 17, 2026

LANDSCAPE DRAWING LIST

- L0.00 - Cover Sheet
- L0.01 - General Notes

Landscape Plans

- L1.01 - Site Concept Plan
- L1.02 - Level 2 Concept Plan
- L1.03 - Roof Terrace Concept Plan
- L1.04 - Rainwater Management Plan
- L1.05 - Landscape Lighting Plan

Planting Plan

- L4.01 - Site Planting Plan
- L4.02 - Tree Replacement and Soil Volume Plan

Details

- L4.11 - Paving
- L4.22 - Site Furnishings
- L4.41 - Planting
- L4.42 - Planting

7	Re-Issued for Rezoning/DP	2026-08-17
6	Re-Issued for Rezoning/DP	2026-06-04
5	Re-Issued for Rezoning/DP	2026-03-03
4	Re-Issued for Rezoning/DP	2025-12-19
3	Re-Issued for Rezoning/DP	2025/08/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

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1701 Quadra St. Victoria, BC

Cover Sheet

Date	02/08/24	Drawing Number
Project No.	2429	
Scale		
Drawn/Checked	ZF CM	

L0.00

GENERAL NOTES

- 1.EXISTING SURVEY INFORMATION IS BASED ON THE FOLLOWING DRAWINGS:
- DWG: 20251210 - 34740 - Site Plan Tree Update
- FROM: MA+HG
- DATE: 2025-12-10
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE LANDSCAPE ARCHITECT OF ANY UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY.
- NO ALLOWANCES WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY.
3. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFO AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION, OR INCONSISTENCY.
4. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS DAMAGED OR AFFECTED BY WORKS OUTSIDE THE LIMIT OF WORK TO THE CONDITIONS THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMIT OF WORK LINE.
- 7.CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES AND TAKING THE NECESSARY PRECAUTIONS PRIOR TO AND DURING CONSTRUCTION. REFER TO CIVIL.
- 8.CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF EXCESS FILL OFF-SITE.
9. ARCHITECTURAL AND CIVIL DESIGN SHOWN FOR INFORMATION ONLY.
- 10.REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR DISCIPLINE SPECIFIC REMOVALS.

TREE PROTECTION PLAN NOTES

- 1.TREE PROTECTION FENCE TO MEET CITY OF VICTORIA STANDARDS.
2. REFER TO TREE PROTECTION DETAIL TO DETERMINE LOCATION OF TREE PROTECTION FENCING.
- 3.REFER TO ARBORIST’S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS.

MATERIALS PLAN NOTES

- 1.REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
2. REFER TO LIGHTING DRAWINGS FOR LIGHTING INFORMATION.
- 3.REFER TO CITY STANDARDS FOR WORK ON TYPICAL SIDEWALKS.
- 4.TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH CITY OF VICTORIA ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARKS DEPARTMENT.

LAYOUT PLAN NOTES

- 1.ALL DIMENSIONS ARE NOMINAL.
2. REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS.
- 3.ALL SITE FURNISHING LOCATIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT ON SITE PRIOR IN INSTALLATION.
- 4.CONFIRM SAWCUT PATTERN ONSITE WITH LANDSCAPE ARCHITECT.
5. REFER TO CIVIL DRAWINGS FOR ROADWAY AND CURB ALIGNMENTS AND DETAILS.

GRADING PLAN NOTES

2. ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON SURVEY AND ELEVATIONS PROVIDED BY ARCH. AND CIVIL. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
- 3.ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.
- 4.REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.
5. PAVING IS GRADED TO A TYPICAL DIMENSION ABOVE STRUCTURAL SLABS, REFER TO ARCHITECT FOR TYPICAL ELEVATION OF SLAB.
6. ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE.
7. CONDUCT GRADING START UP MEETING WITH LANDSCAPE ARCHITECT IN FIELD TO CONFIRM GRADING DESIGN.

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL TO CNLA AND CSLA STANDARDS. REFER TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION ISA BEST MANAGEMENT PRACTICES FOR TREE PLANTING.
2. ALL STREET TREES TO MEET CITY OF VICTORIA STREET TREE GUIDELINES, LATEST VERSION, AND APPROVED BY PARK BOARD.
3. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON. FURTHER SEARCH TO BE TAKEN IF NECESSARY;
4. CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE.
5. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE CLIENT/LANDSCAPE ARCHITECT.
6. CONFIRM WITH LANDSCAPE ARCHITECT THE PRE-PURCHASE OF ANY PLANT MATERIALS.
7. ALL TREE SOIL VOLUMES TO MEET CITY OF VICTORIA PARKS BOARD STANDARDS.
8. REFER TO MECHANICAL/CIVIL FOR DRAINS.

IRRIGATION PLAN NOTES

- 1.FLOW THROUGH ALL PIPING NOT TO EXCEED *5FT./SEC OR 1500mm/SEC*.
2. CONNECTION TO BE INSTALLED IN MECHANICAL ROOM.
- 3.CONTROLLER TO BE CONNECTED TO INTERNET OR OTHER COMMUNICATIONS CONNECTION FOR REMOTE ACCESS.

LANDSCAPE ARCHITECTURE ABBREVIATIONS

- AD AREA DRAIN
B BOLLARD
BC BOTTOM OF CURB ELEVATION
BCH BOTTOM OF CHANNEL
BG BUILDING GRADE
BS BOTTOM OF STEP/ STAIR ELEVATION
BW BOTTOM OF WALL ELEVATION
CB CATCH BASIN
CIP CAST IN PLACE
CIV CIVIL
CJ CONTROL JOINT
CL CENTRE LINE
CONC CONCRETE
CoV CITY OF VICTORIA
DEG (°) DEGREE
DET DETAIL
DIA (Ø) DIAMETER
DIM DIMENSION
DoXX DISTRICT OF PROJECT MUNICIPALITY
DWG DRAWING
EJ EXPANSION JOINT
ELEC ELECTRICAL
ELEV ELEVATION
ENG ENGINEER/ ENGINEERING
EQ EQUAL
EX EXISTING
FFE FINISH FLOOR ELEVATION
FG FINISH GRADE
FIN FINISH
GAV GALVANIZED
HP HIGH POINT
HPS HIGH POINT SWALE
HT HEIGHT
INT INTERPOLATED
JT JOINT
LPS LOW POINT SWALE
LOW LIMIT OF WORK
MAX MAXIMUM
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OAE OR APPROVED EQUAL
OC ON CENTRE
OD OUTSIDE DIAMETER
PA PLANTING AREA
PD PLANTER DRAIN
PSI POUNDS PER SQUARE INCH
PA PASCAL
QTY QUANTITY
R RISER
RAD RADIUS
REQ REQUIRED
ROW RIGHT OF WAY
SB SETBACK
SIM SIMILAR
SPEC SPECIFICATIONS
SQ SQUARES
SS STAINLESS STEEL
STA PT STATION POINT
STD STANDARD
TC TOP OF CURB ELEVATION
TEMP TEMPORARY
THK THICK
TMP TREE MANAGEMENT PLAN
TOS TOP OF SLAB
TS TOP OF STEP/ STAIR ELEVATION
TW TOP OF WALL ELEVATION
TYP TYPICAL
W/ WITH
W/O WITHOUT
WP WATERPROOFING

7	Re-Issued for Rezoning/DP	2026-08-17
6	Re-Issued for Rezoning/DP	2026-06-04
5	Re-Issued for Rezoning/DP	2026-03-03
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3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

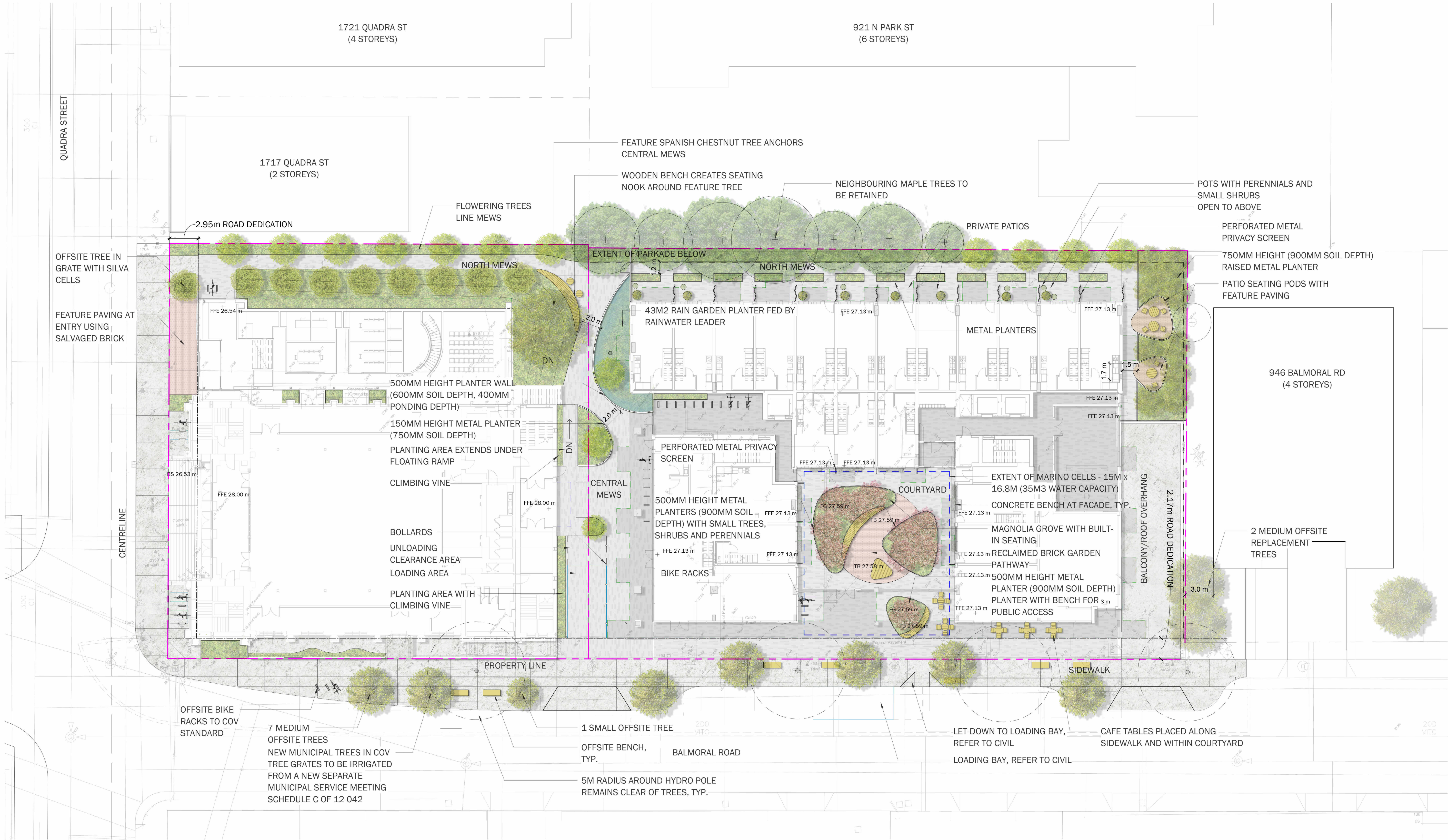
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First Met

1701 Quadra St. Victoria, BC

General Notes



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6	Re-Issued for Rezoning/DP	2026-06-04
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1701 Quadra St. Victoria, BC

Concept Plan
Ground Floor

Date	03/21/25	Drawing Number
Project No.	2429	
Scale	1/16" = 1' 0"	L1.01
Drawn/Checked	ZF SS	

MATERIAL LEGEND

- CONCRETE UNIT PAVERS
- CIP CONCRETE
- MOVEABLE TABLE AND CHAIRS
- BIKE RACKS (46 PUBLIC SPACES)

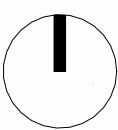
- EXISTING TREE TO BE RETAINED
- PLANTING AREA
- PLANTER WITH METAL EDGE
- RAIN GARDEN

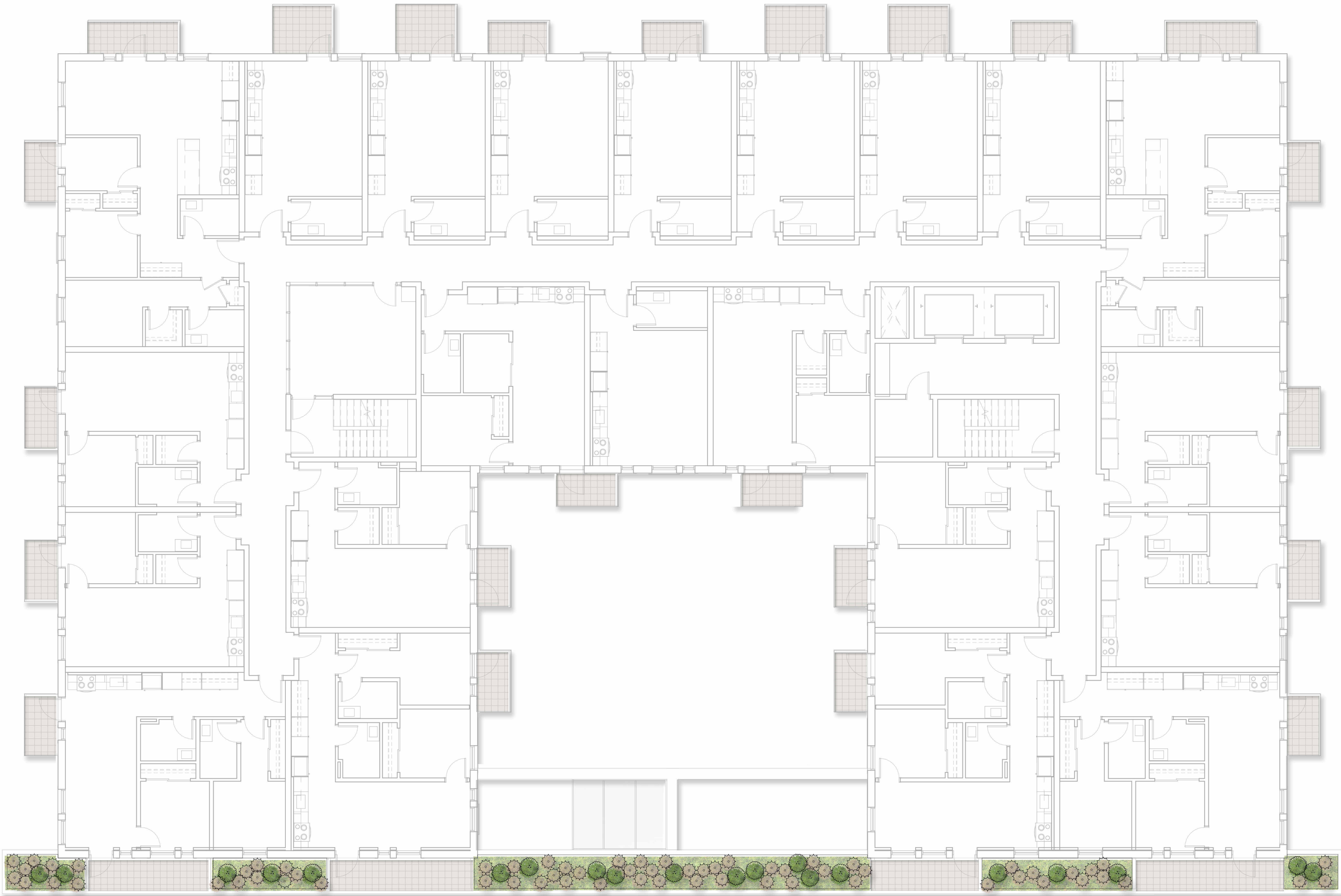
- METAL POTS - 36" OR 24" DIAMETER PLANTED WITH SMALL TREES, SHRUBS AND PERENNIALS
- PROPOSED OFFSITE BENCH

GENERAL LEGEND

- DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN
- REVISION
- SECTION
- ELEVATION
- PROPERTY LINE
- BUILDING OVERHANG

0 2.0 m 4.0 m 10.0 m
SCALE: 1:200





MATERIAL LEGEND

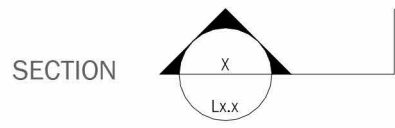
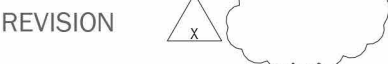
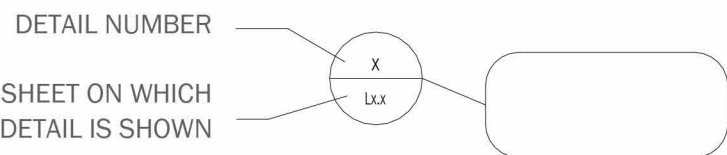


PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

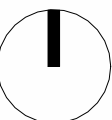
GENERAL LEGEND



PLANT CONCEPT SCHEDULE

LEVEL 2 PART SUN	478 sf
Ceanothus thyrsiflorus repens / Creeping Blueblossom	6
Cotoneaster adpressus / Creeping Cotoneaster	6
Jasminum nudiflorum / Winter Jasmine	6
Rosa nutkana / Nootka Rose	6
Rubus parviflorus / Thimbleberry	6

0 1.0 m 2.0 m 5.0 m
SCALE: 1:100



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1701 Quadra St. Victoria, BC

Concept Plan
Level 2

Date **03/21/25** Drawing Number
Project No. **2429**
Scale **1/8" = 1' 0"**
Drawn/Checked **ZF | SS**

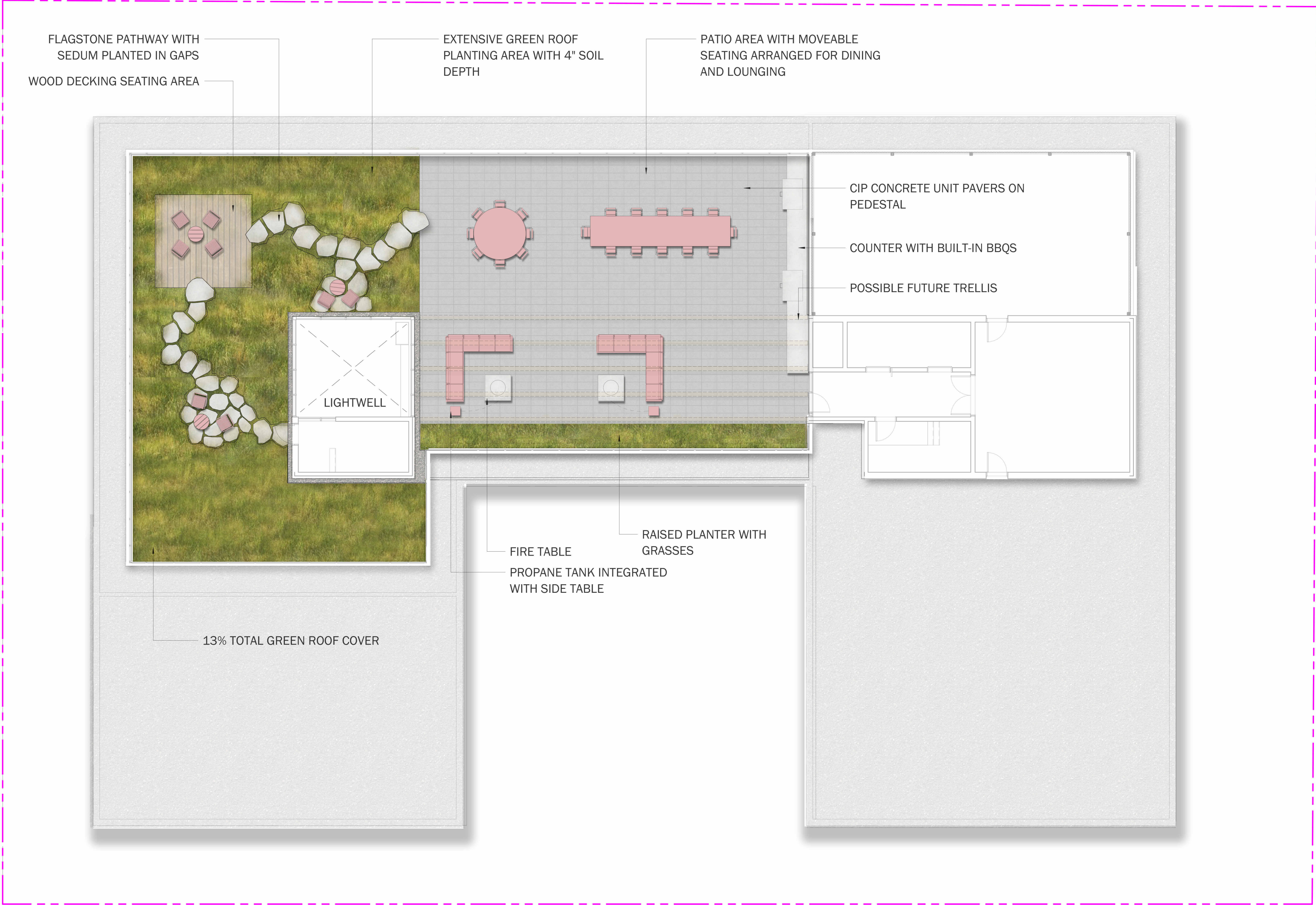
L1.02

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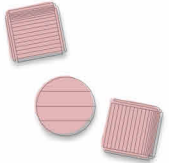
PLANTING SCHEDULE

ROOF GRASSES	157.4 m²
Bouteloua gracilis / Blue Grama Grass	182
Deschampsia cespitosa / Tufted Hair Grass	363
Festuca ovina glauca / Blue Sheep Fescue	182
Fragaria chiloensis / Beach Strawberry	363
Sedum x 'Autumn Joy' / Autumn Joy Sedum	182
Sedum x 'Matrona' / Matrona Sedum	182
Stipa tenuissima / Mexican Feather Grass	363

MATERIAL LEGEND

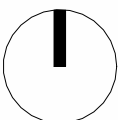
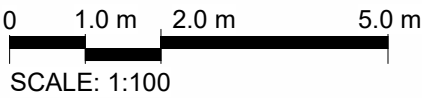
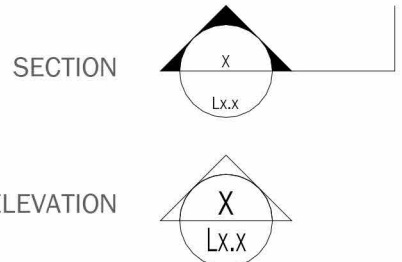
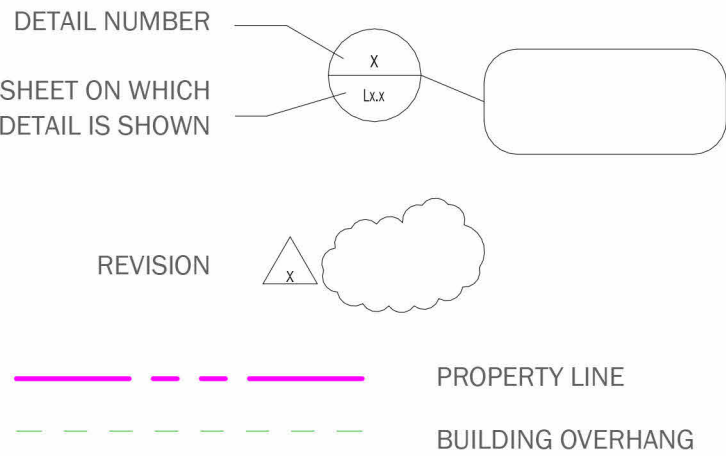


CONCRETE UNIT
PAVERS ON PEDESTALS



MOVEABLE FURNITURE

GENERAL LEGEND



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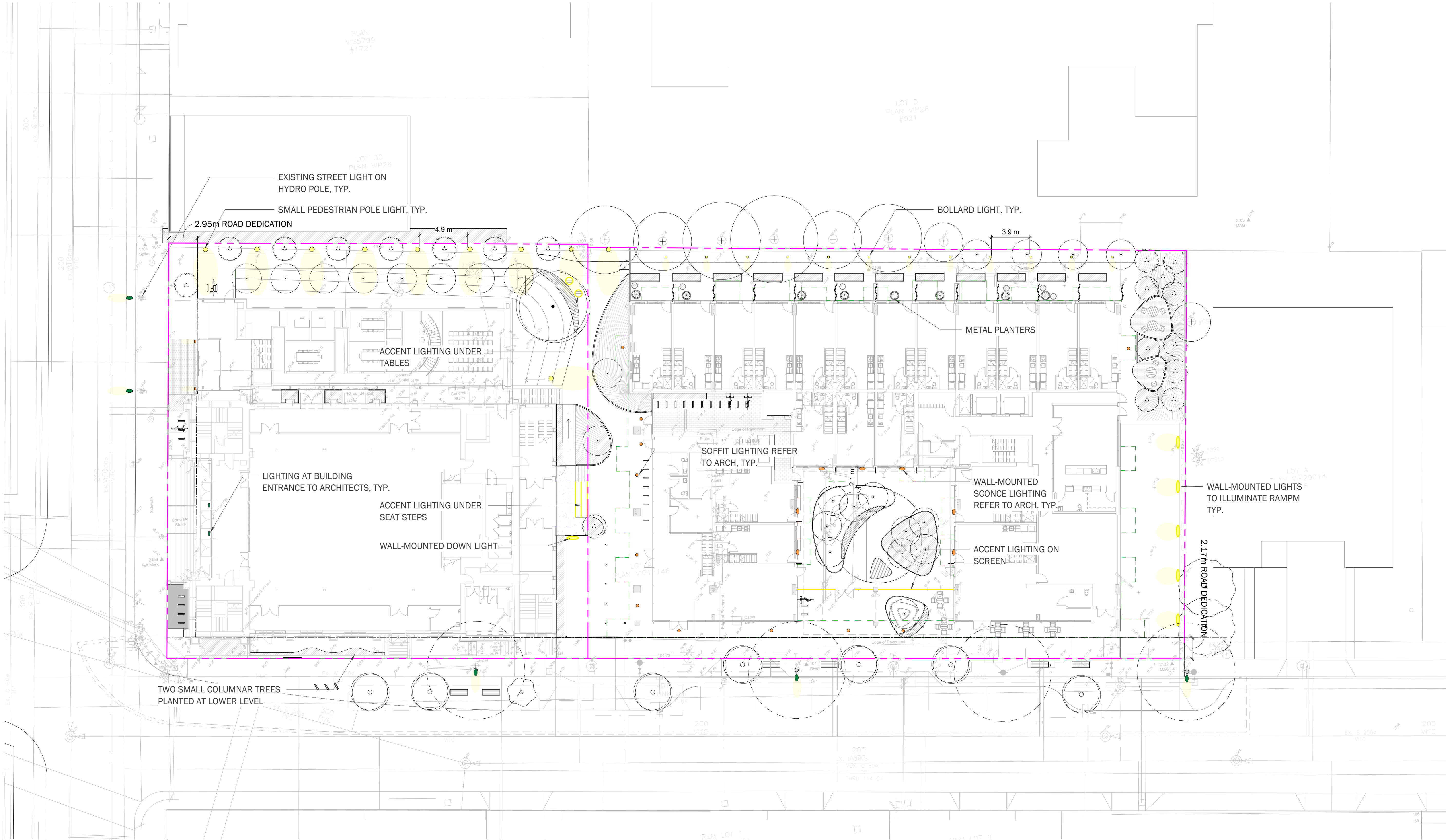
First Met

1701 Quadra St. Victoria, BC

Concept Plan
Roof

Date	03/21/25	Drawing Number
Project No.	2429	
Scale	1/8" = 1' 0"	
Drawn/Checked	ZF SS	

L1.03



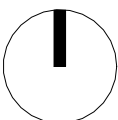
LIGHTING LEGEND

- SMALL PEDESTRIAN POLE LIGHT
- BOLLARD LIGHT
- WALL-MOUNTED DOWN LIGHT
- ACCENT LIGHT

GENERAL LEGEND

- DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN
- REVISION
- SECTION
- ELEVATION
- PROPERTY LINE
- BUILDING OVERHANG

0 2.0 m 4.0 m 10.0 m
SCALE: 1:200



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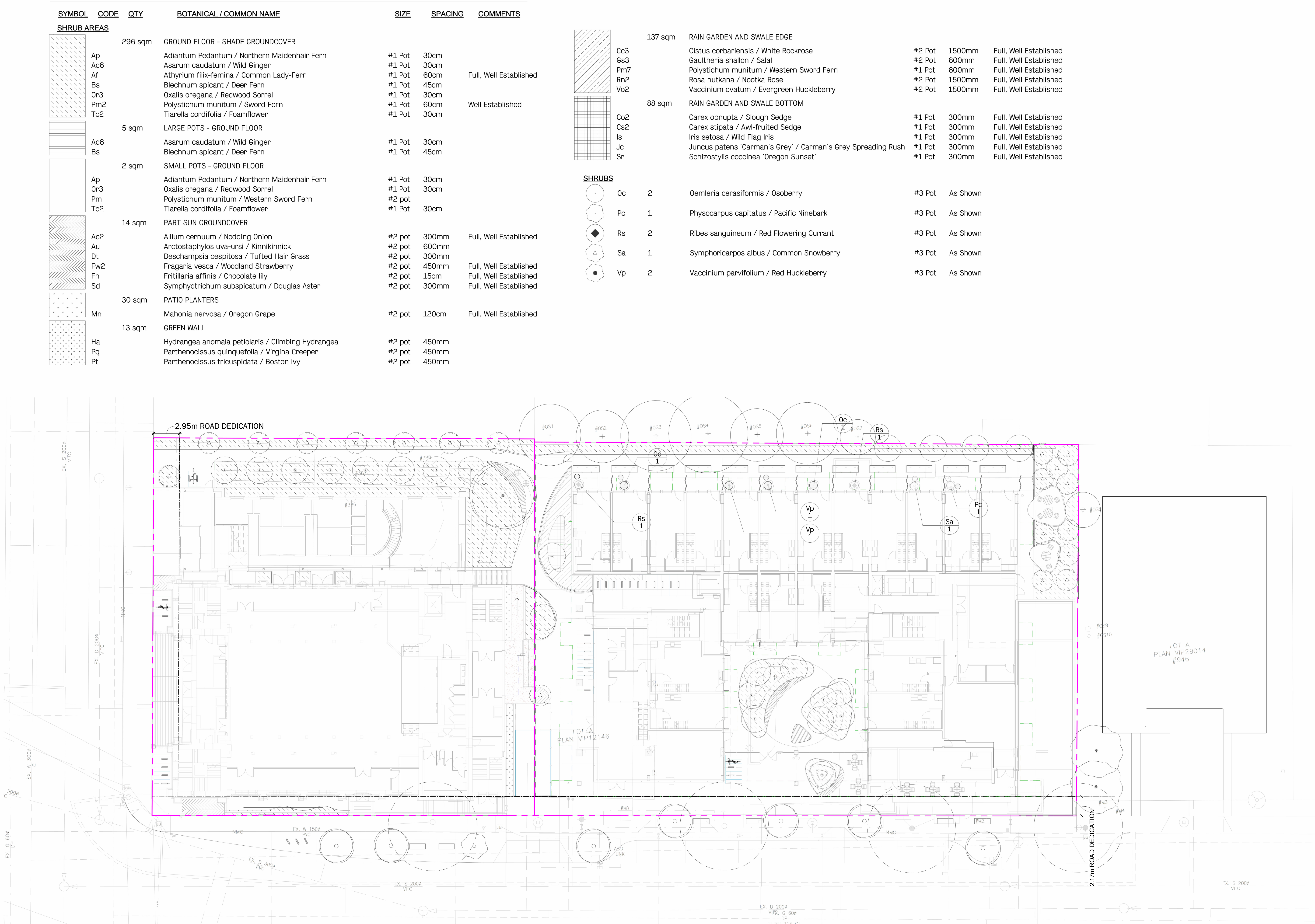
First Met

1701 Quadra St. Victoria, BC

Lighting Plan - Ground Floor

Date: 03/06/25 Drawing Number: L1.05
Project No.: 2429
Scale: As indicated
Drawn/Checked: zf/ss

7	Re-Issued for Rezoning/DP	2026-08-17
6	Re-Issued for Rezoning/DP	2026-06-04
5	Re-Issued for Rezoning/DP	2026-03-03
4	Re-Issued for Rezoning/DP	2025-12-19
3	Re-Issued for Rezoning/DP	2025-09-09
No.	Description	Date



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2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date
1	Rezoning/DP	2025/05/05

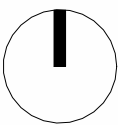
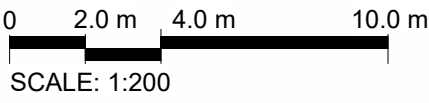
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First Met

1701 Quadra St. Victoria, BC

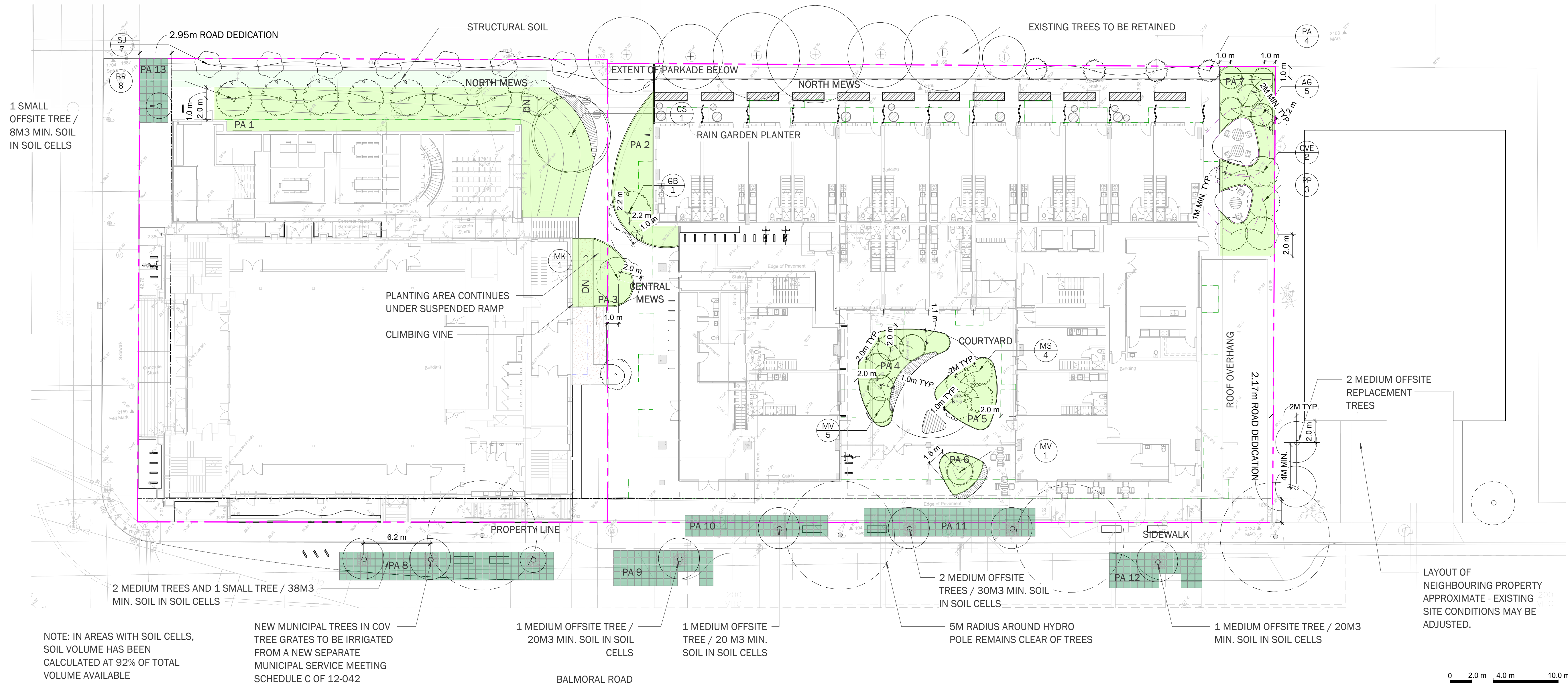
Planting Plan - Ground Floor



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>COMMENTS</u>
1:1 REPLACEMENT TREES - 9 TOTAL						
	BR	8	Betula nigra / River Birch	6cm cal.	As Shown	B&B, Single Stem Specimens.
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	SJ	7	Styx japonicus / Japanese Snowbell	6cm cal.	As Shown	B&B

REPLACEMENT TREE CHART										
			Replacement Trees proposed			Soil volume required (m3)				
Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total
Onsite Replacement Trees – Western Parcel										
1	180.7	0.9	162.6		9			135m3		135m3
Onsite Replacement Trees – Eastern Parcel										
2	43	0.6	25.8m3		1			20m3		20m3
3	30.5	0.75	22.9m3		1			20m3		20m3
4	37.4	0.9	33.66m3	5			30m3			30m3
5	26.9	0.9	24.21m3				24m3			24m3
7	68.5	0.9	61.65m3	9			54m3			54m3
Calculation Instructions							E	F	G	E+F+G
							If B=1, Bx8 If B>1, Bx6	If C=1, Cx20 If C>1, Cx15	If D=1, Dcx35 If D>1, Dcx30	

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>COMMENTS</u>
1:1 REPLACEMENT TREES - 2 TOTAL						
	GB	1	Ginkgo biloba / Maidenhair Tree	6cm cal.	As Shown	B&B
	MK	1	Magnolia kobus / Kobus Magnolia	3.0m ht.	As Shown	B&B
2:1 REPLACEMENT TREES - 18 TOTAL = 9 REPLACEMENT TREES						
	AG	5	Acer griseum / Paperbark Maple	6cm cal.	As Shown	B&B
	CVE	1	Cornus x "KN30-8" / Venus® Dogwood	1.8m ht.	As Shown	B&B
	MV	5	Magnolia grandiflora 'Victoria' / Victoria Southern Magnolia	2.0m ht.	As Shown	B&B
	MS	4	Magnolia stellata / Star Magnolia	2.0m ht.	As Shown	B&B
	PP	3	Parrotia persica / Persian Parrotia	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	CVE	1	Cornus x "KN30-8" / Venus® Dogwood	1.8m ht.	As Shown	B&B
	PA	4	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	2.0m ht.	As Shown	B&B
	MV	1	Magnolia grandiflora 'Victoria' / Victoria Southern Magnolia	2.0m ht.	As Shown	B&B



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Avenue
Vancouver BC, V5Y 1J6
hapacb.com

Urban Design

7	Re-Issued for Rezoning/DP	2026-08-17
6	Re-Issued for Rezoning/DP	2026-06-04
5	Re-Issued for Rezoning/DP	2026-03-03
4	Re-Issued for Rezoning/DP	2025-12-19
3	Re-Issued for Rezoning/DP	2025/09/09
No.	Description	Date

NOT FOR CONSTRUCTION

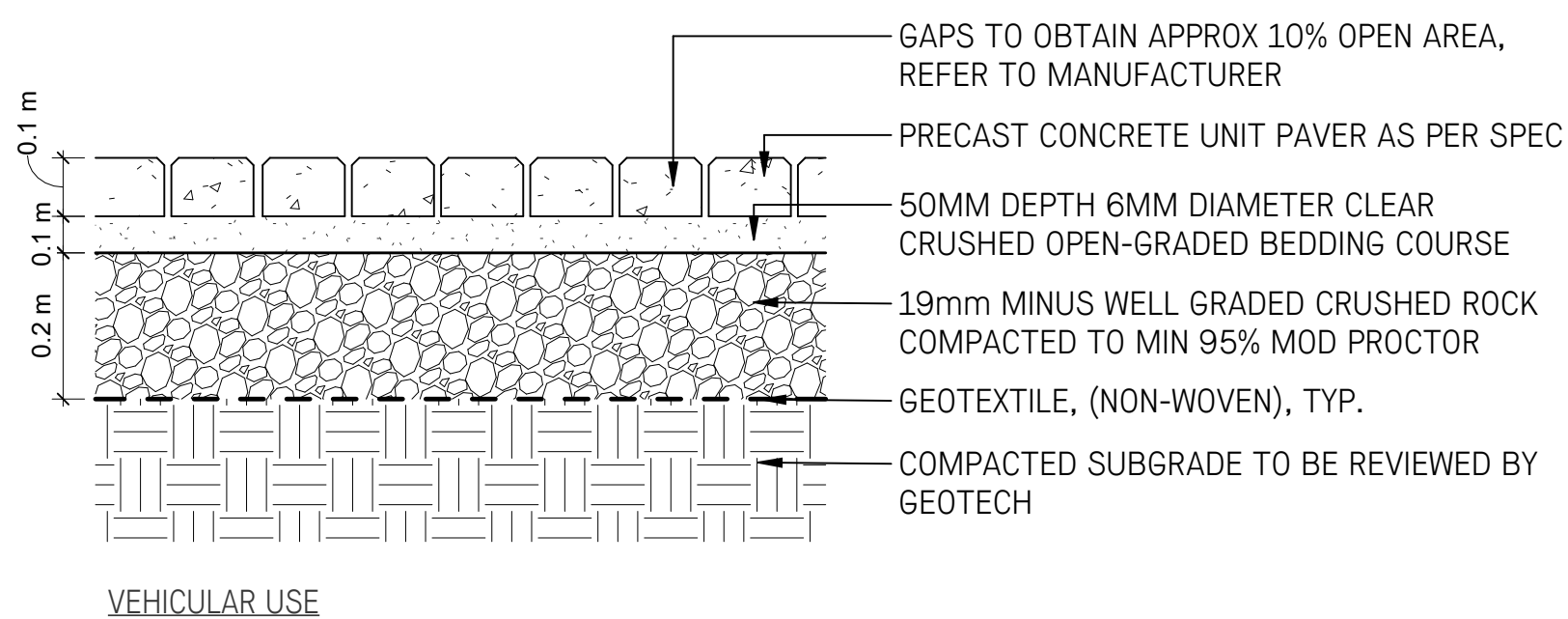
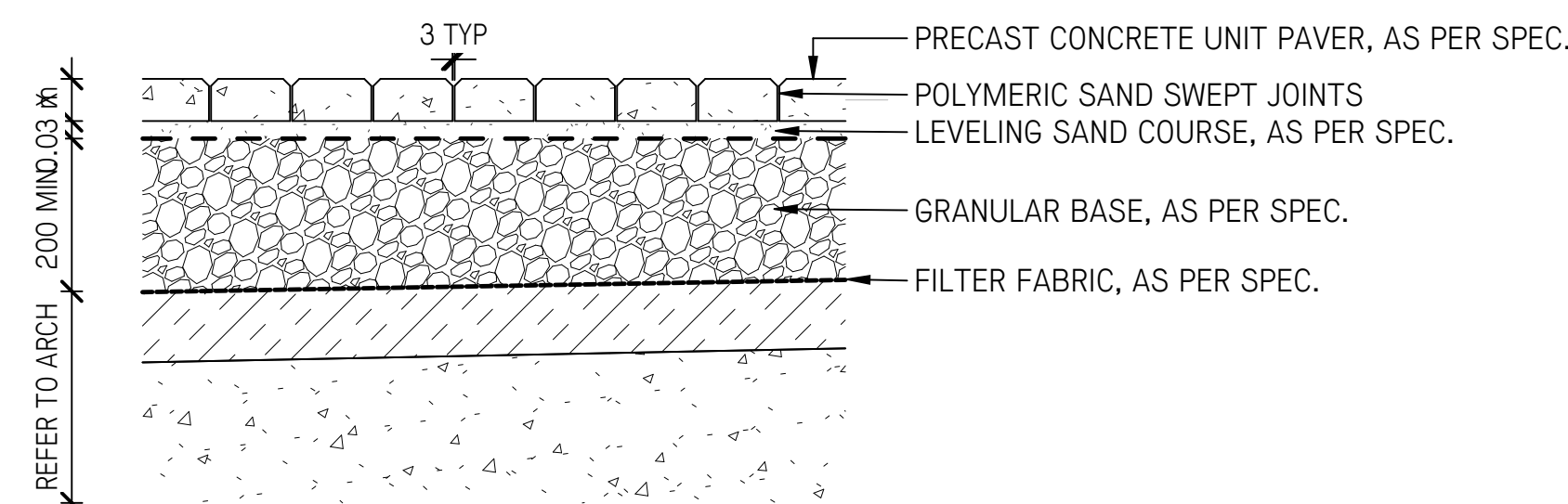
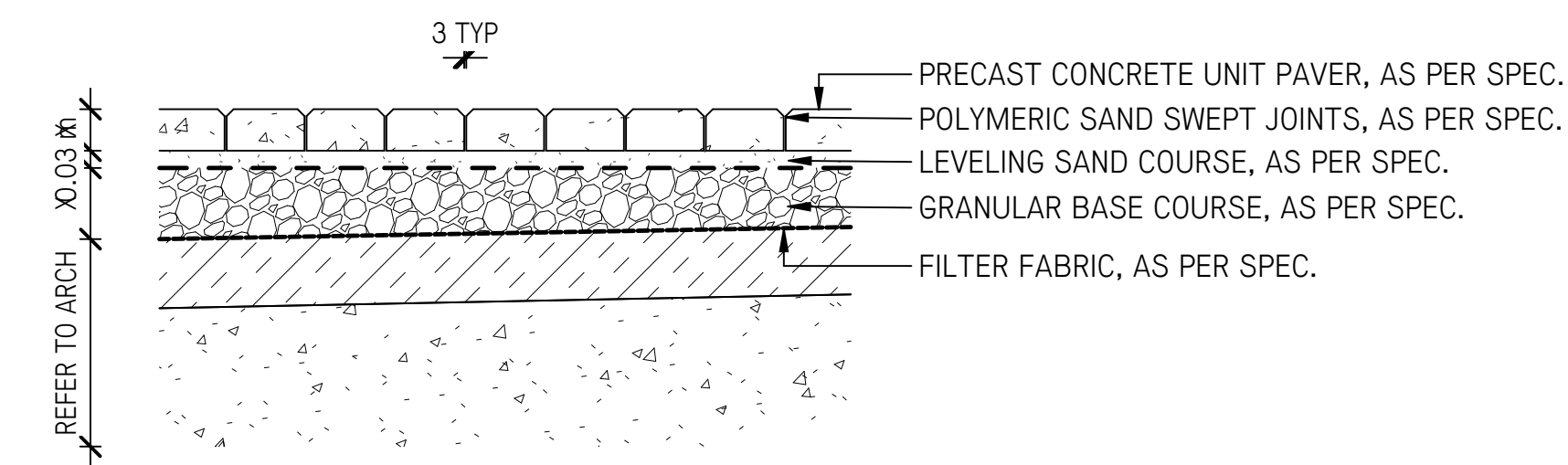
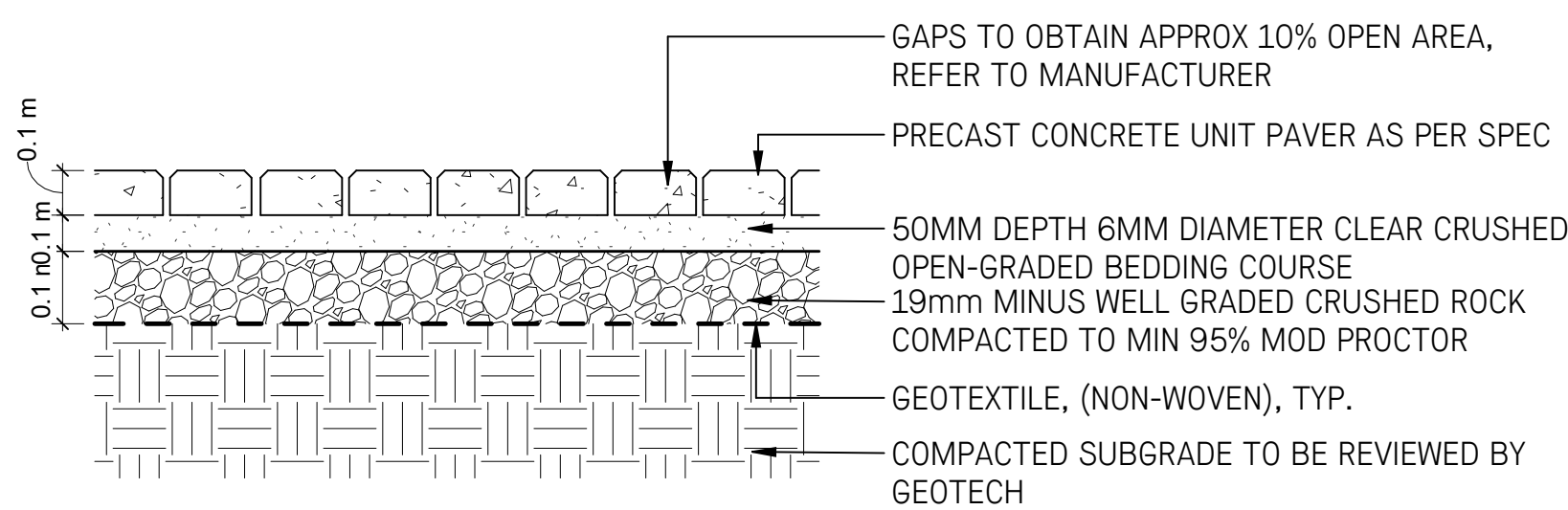
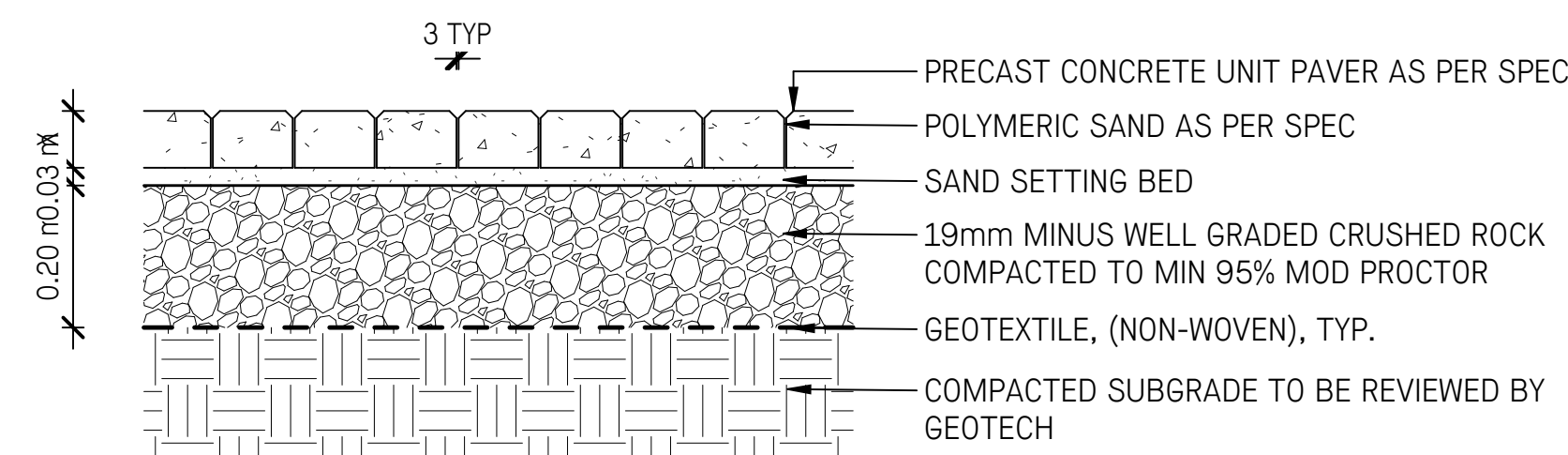
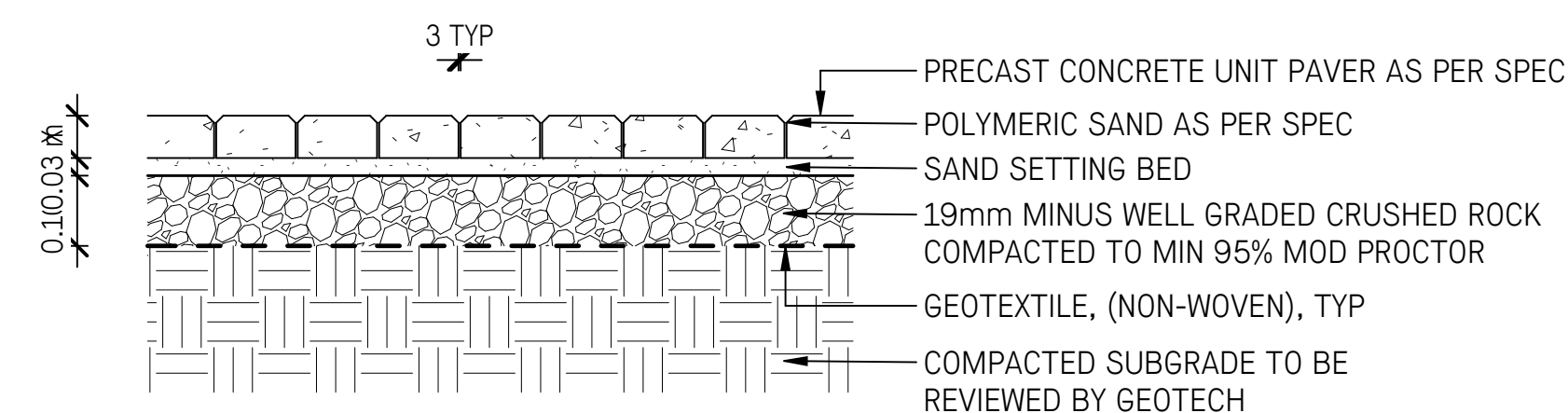
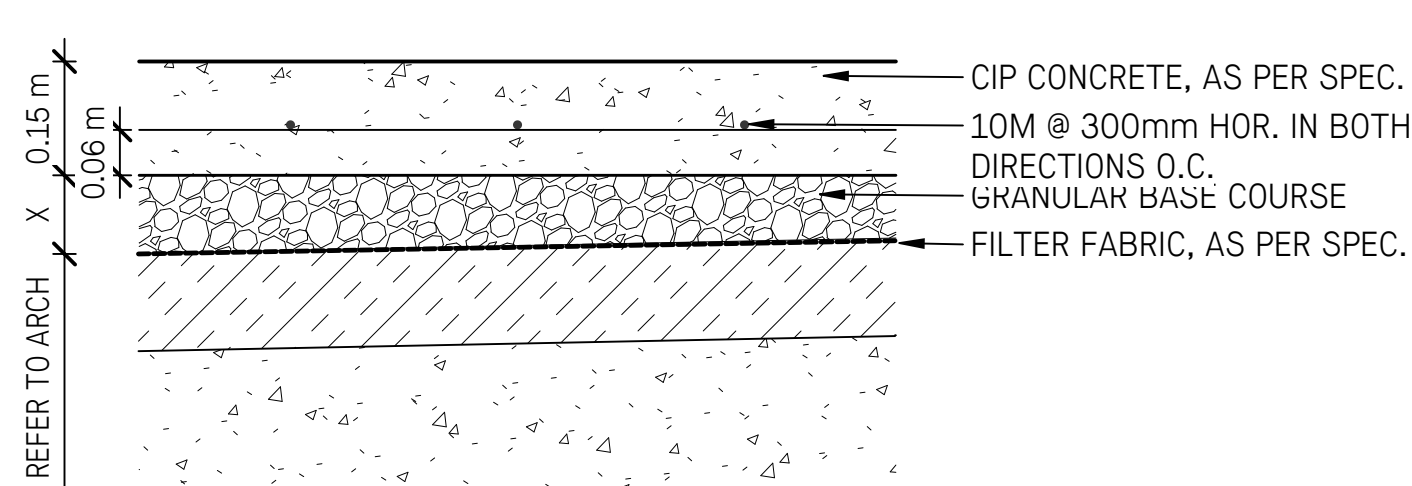
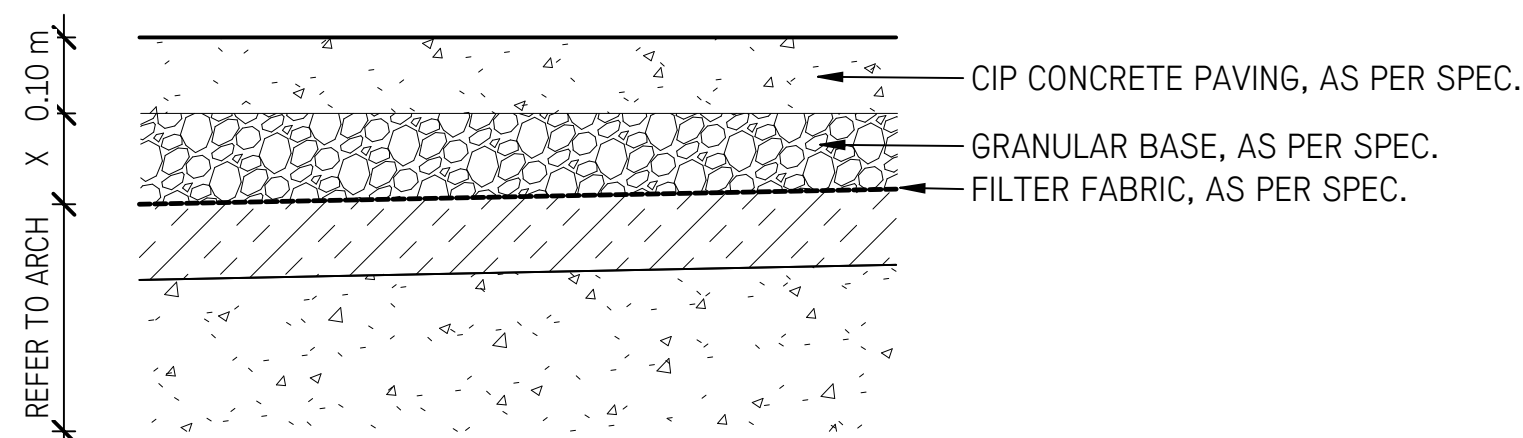
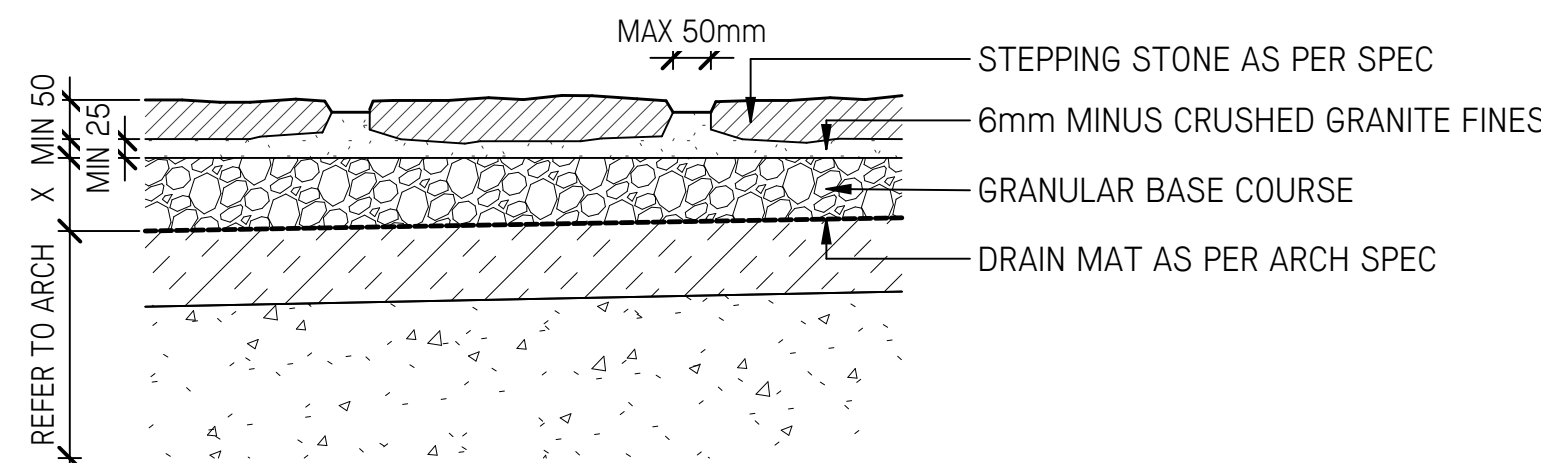
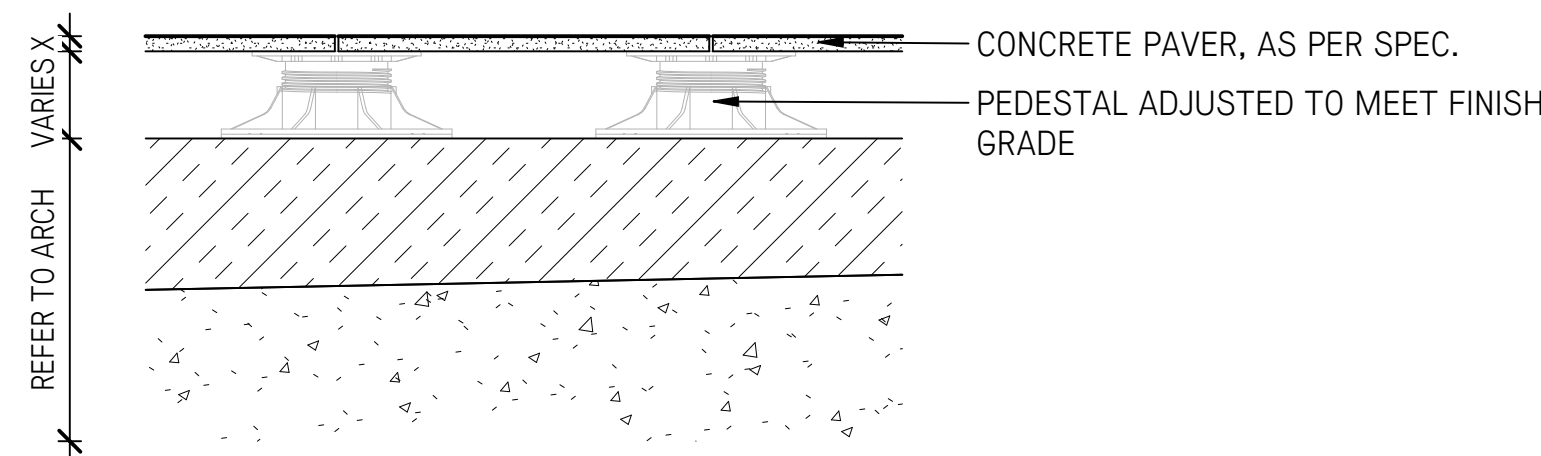
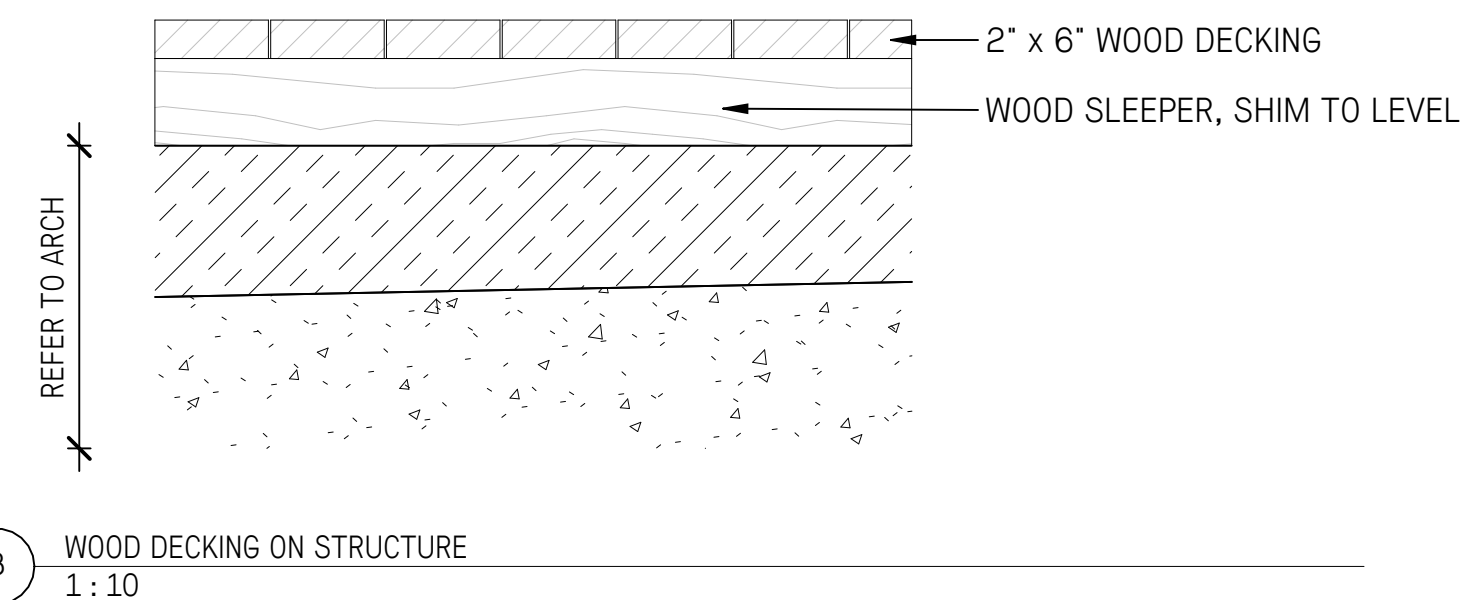
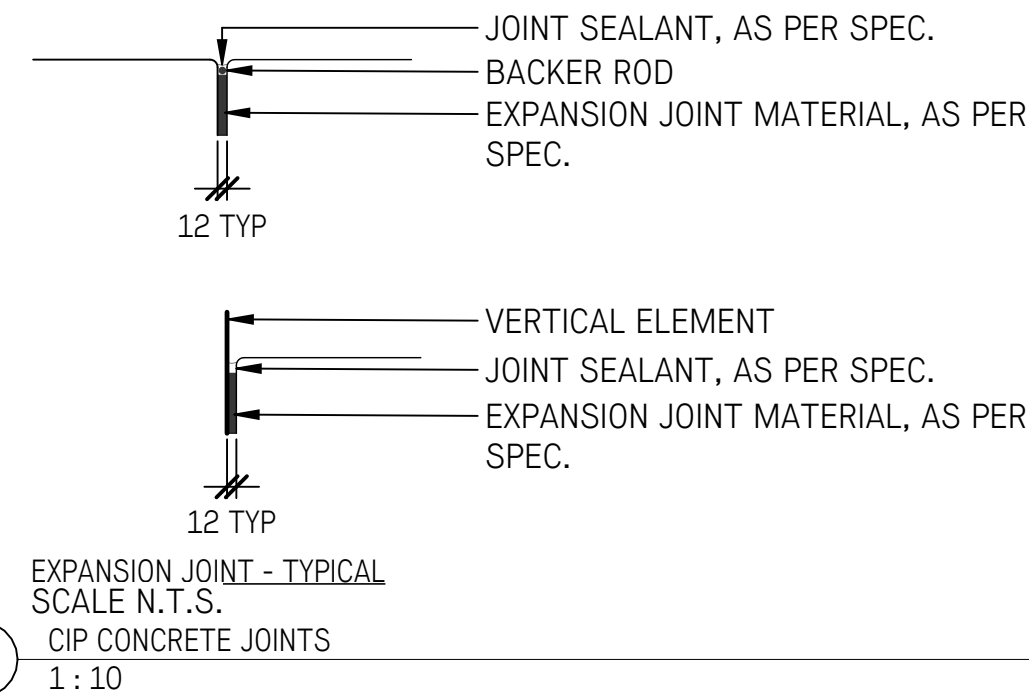
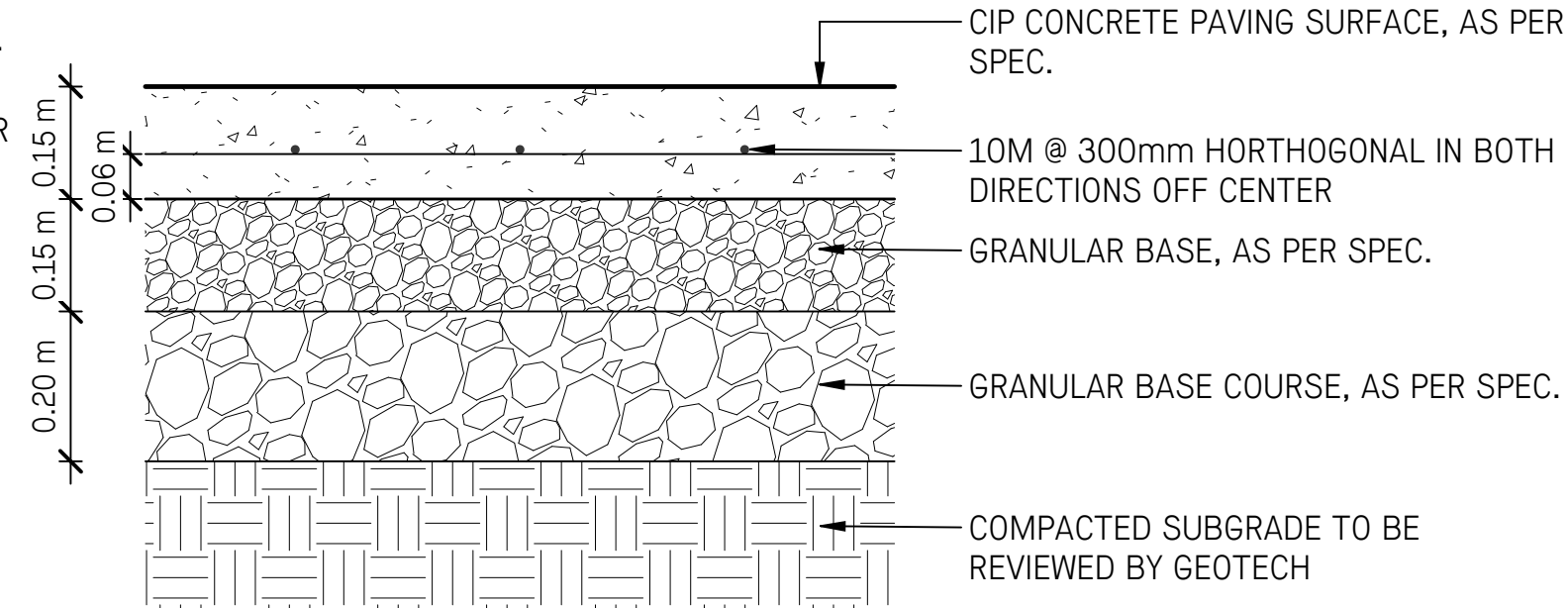
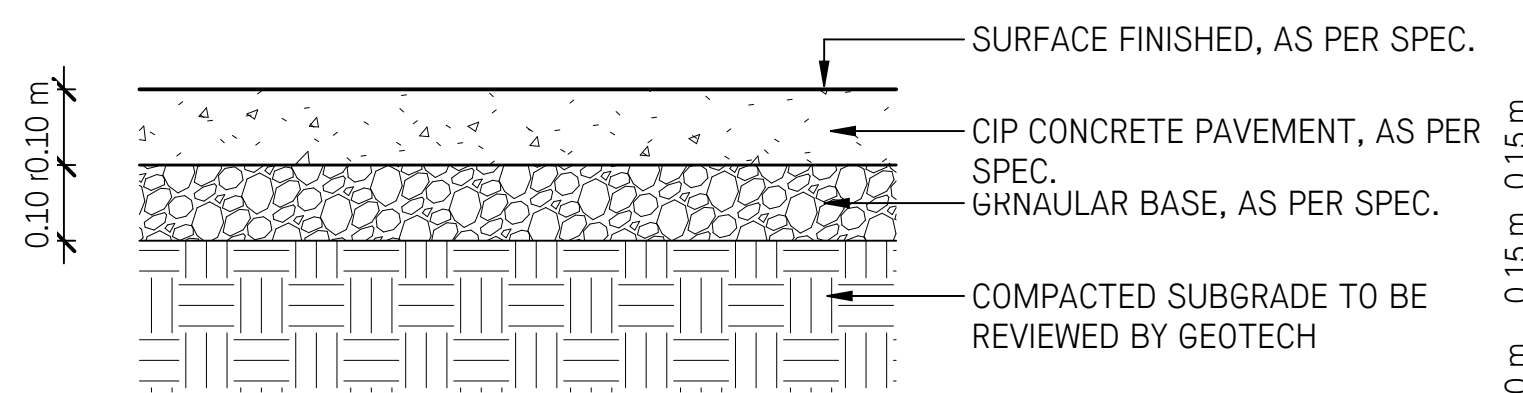
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First Met

1701 Quadra St. Victoria,
BC

Tree Replacement and Soil Volume Plan

Date **03/06/25** Drawing Number
 Project No. **2429**
 Scale **As indicated** **L4.02**
 Drawn|Checked **ZF | SS**



7	Re-Issued for Rezonning/DP	2026-08-17
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4	Re-Issued for Rezonning/DP	2025-12-19
3	Re-Issued for Rezonning/DP	2025/09/09
2	Rezonning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date
1	Rezonning/DP	2025/05/05

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First Met

1701 Quadra St. Victoria,
BC

Paving Details

Date **03/06/25** Drawing Number

Project No. **2429**

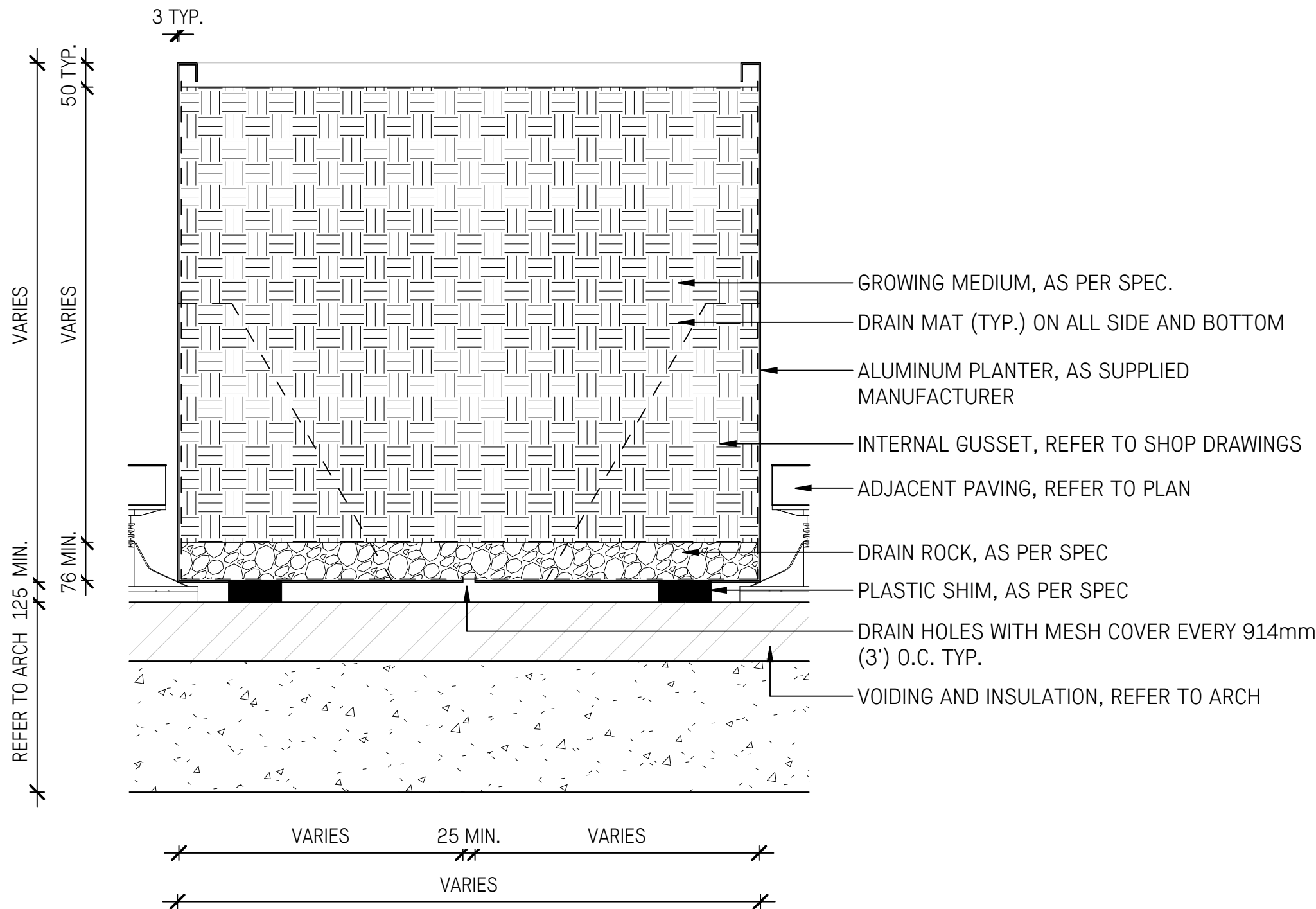
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Drawn|Checked **ZF | SS**

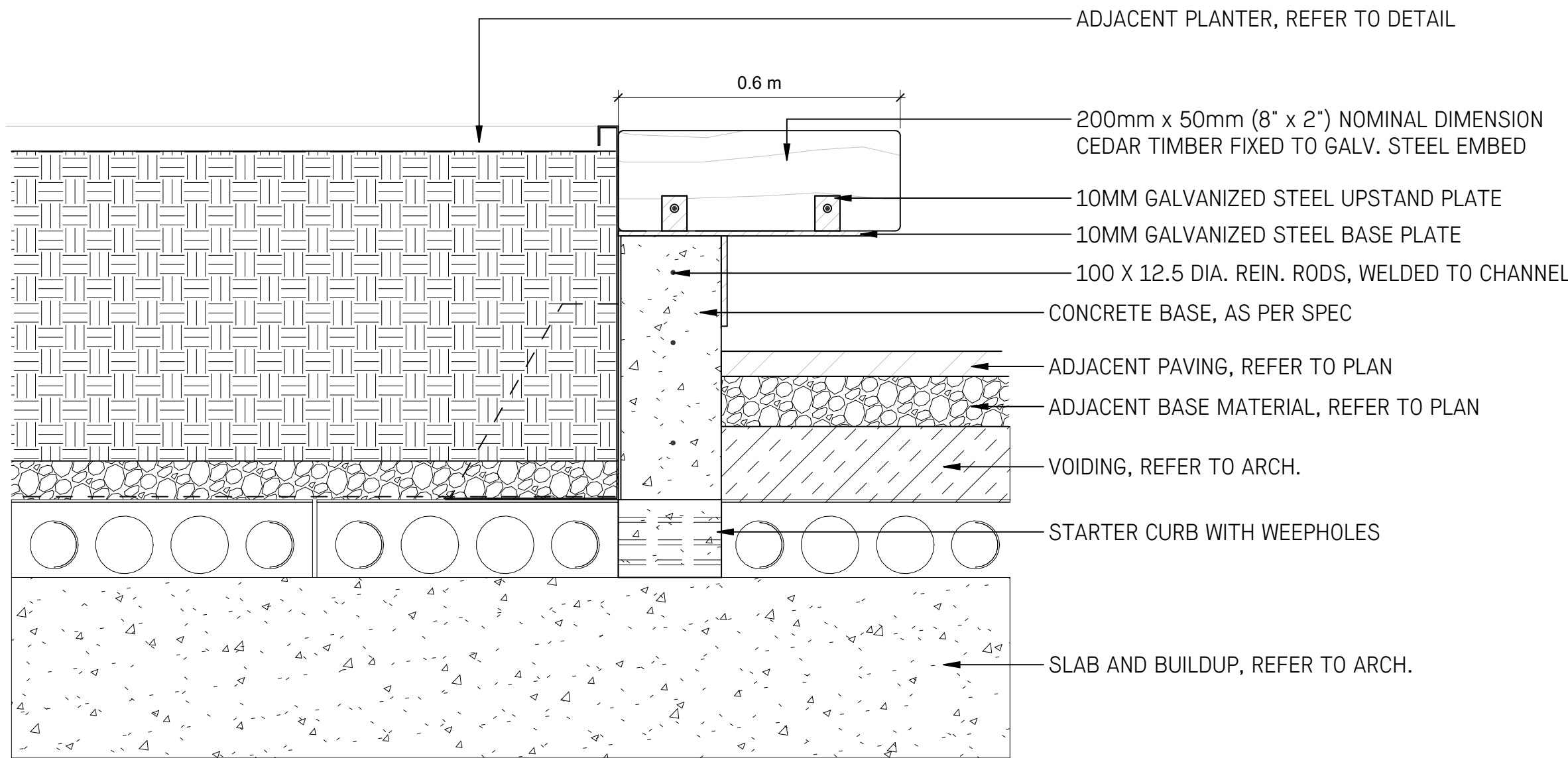
L4.11

L4.11

- METAL PLANTER NOTES:
1. CONTRACTOR TO CONFIRM ALL CUSTOM ELEMENTS AND CONNCTIONS HAVE A SIGNED AND SEALED DRAWING BY STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA, OR FORM MANUFACTURER
 2. CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO FABRICATION
 3. ALL PLANTERS TO BE 3mm (1/8") THICK PLATE SHELL, POWDER COATED COLOURS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL. REFER TO SPECIFICATIONS FOR MATERIALS & SUGGESTED SUPPLIERS
 4. ALL PREFAB PLANTERS TO BE DRILLED FOR DRAINAGE AND IRRIGATION



1 TYPICAL METAL PLANTER
1 : 10



2 TYPICAL BENCH INTEGRATED WITH PLANTER
1 : 10

7	Re-Issued for Rezoning/DP	2026-06-17
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2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

NOT FOR CONSTRUCTION

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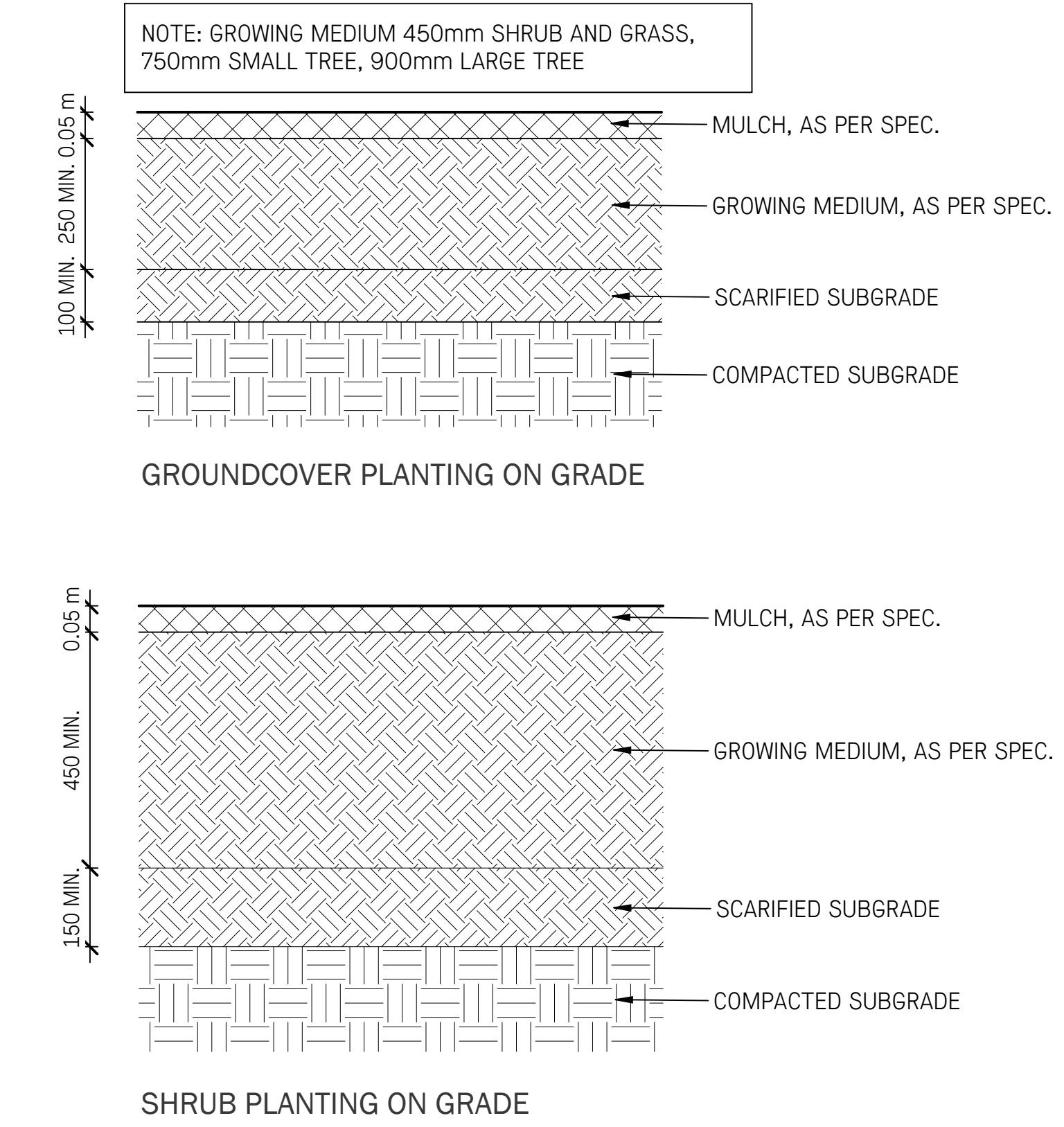
First Met

1701 Quadra St. Victoria,
BC

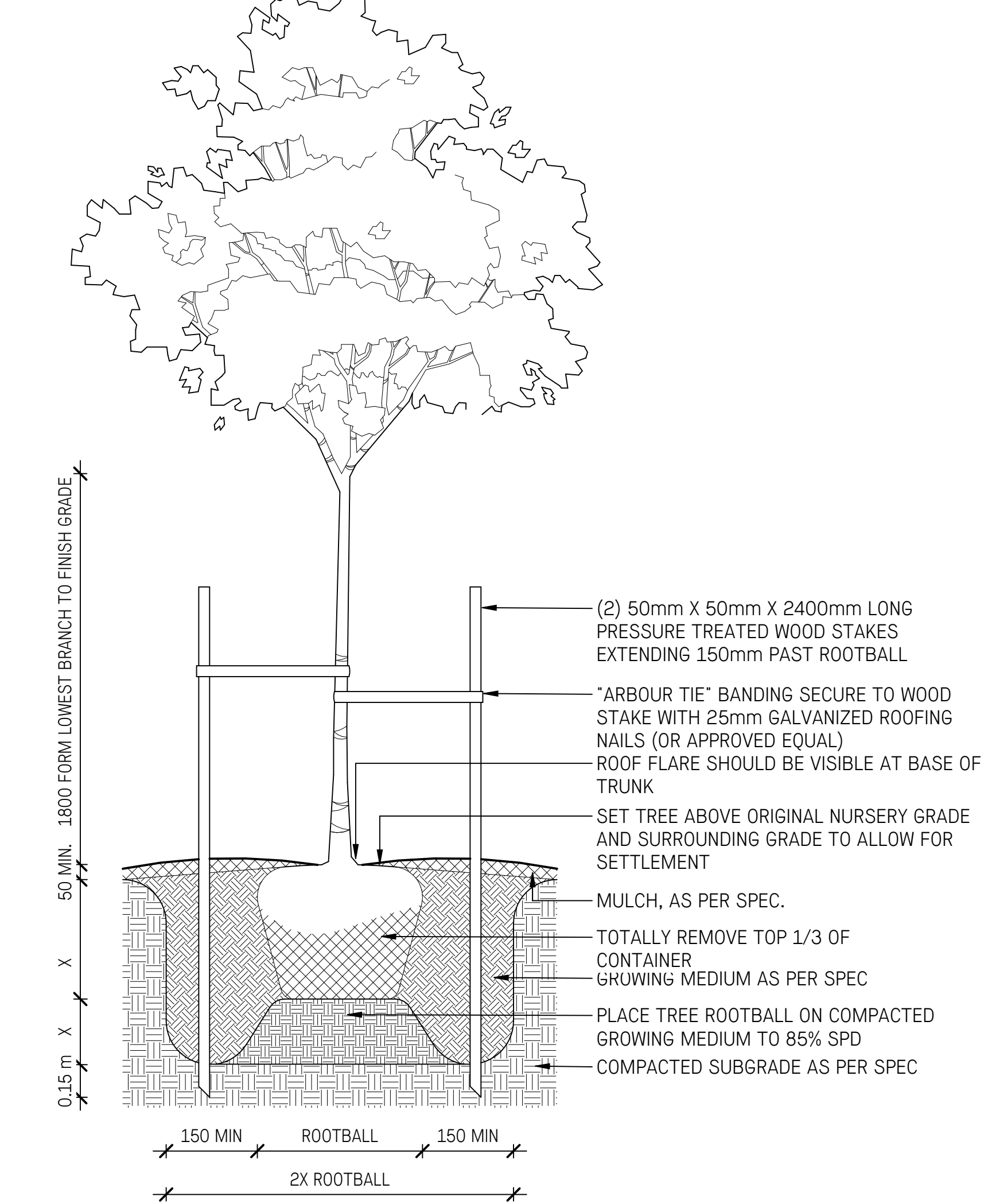
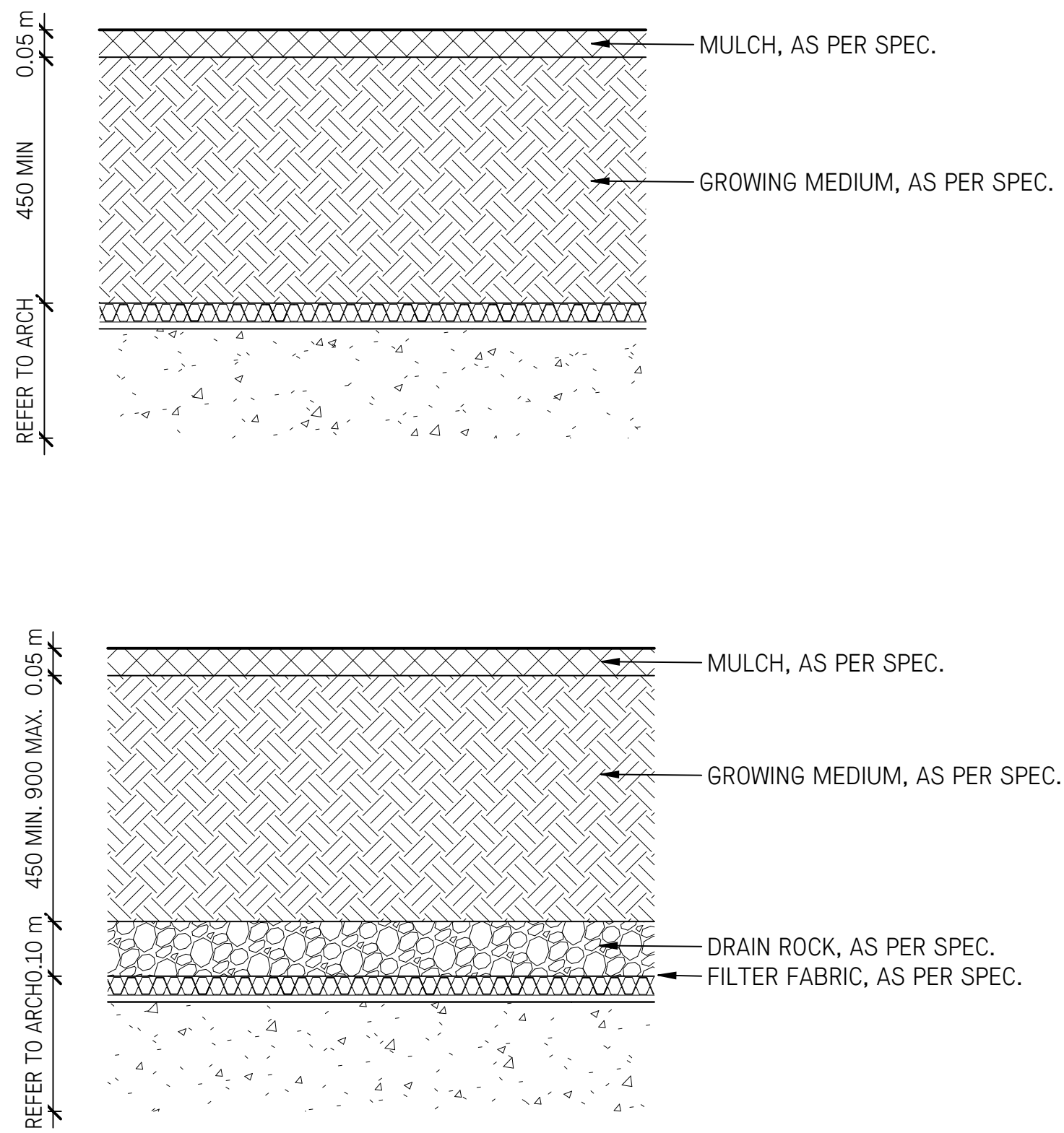
Site Furnishings

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1 : 10	
Drawn/Checked	ZF SS	

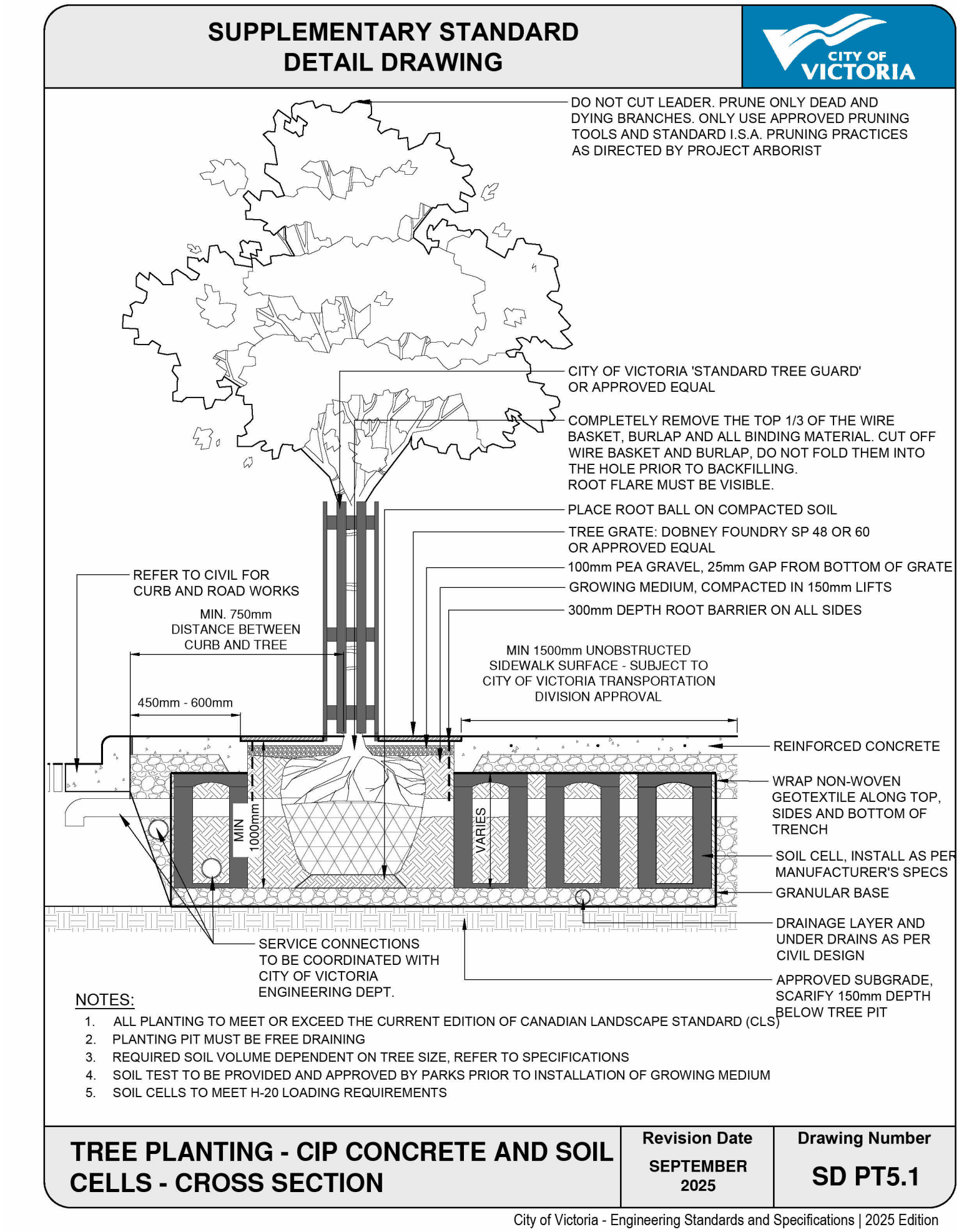
L4.22



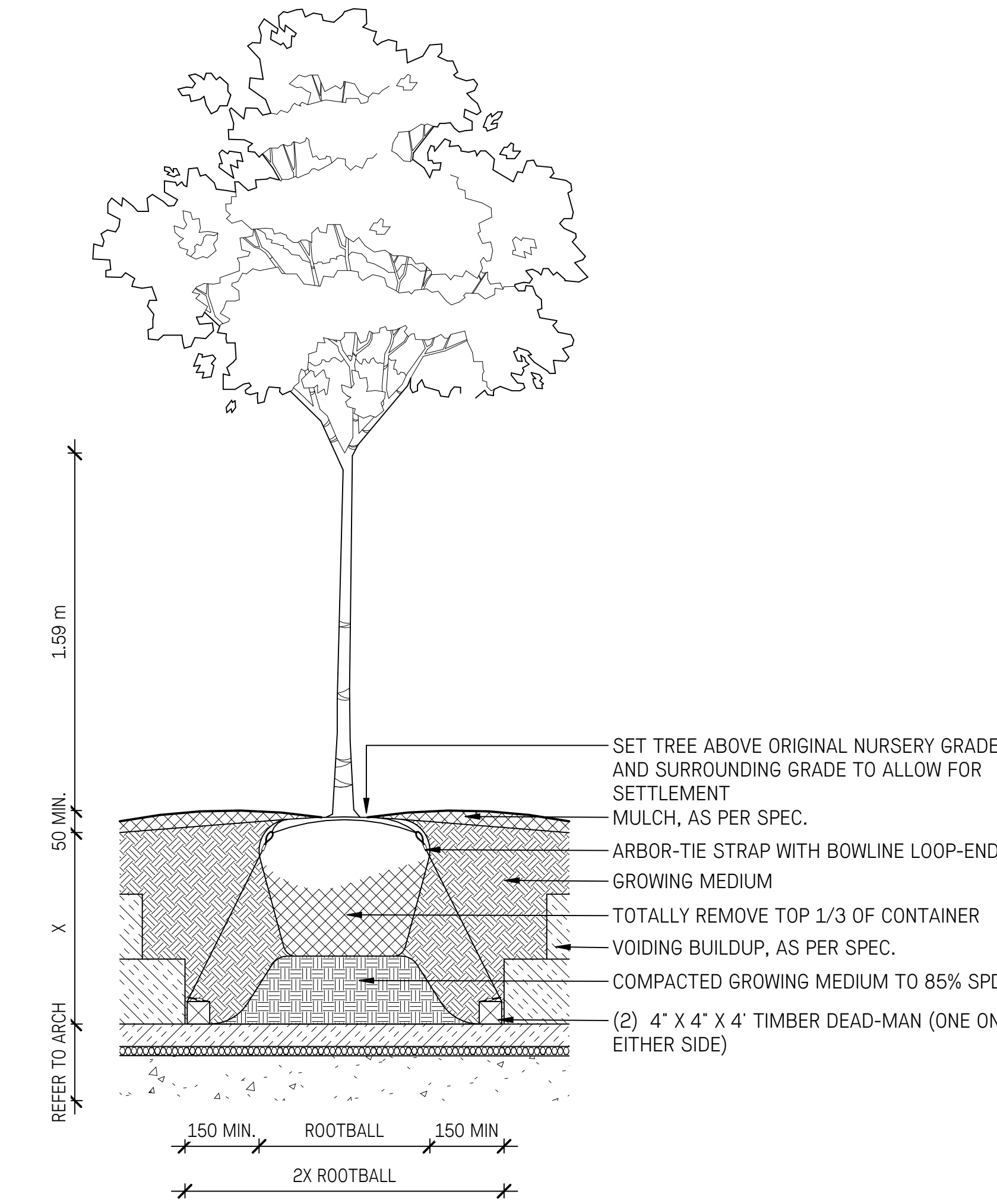
1 TYPICAL SOIL PROFILES
1 : 10



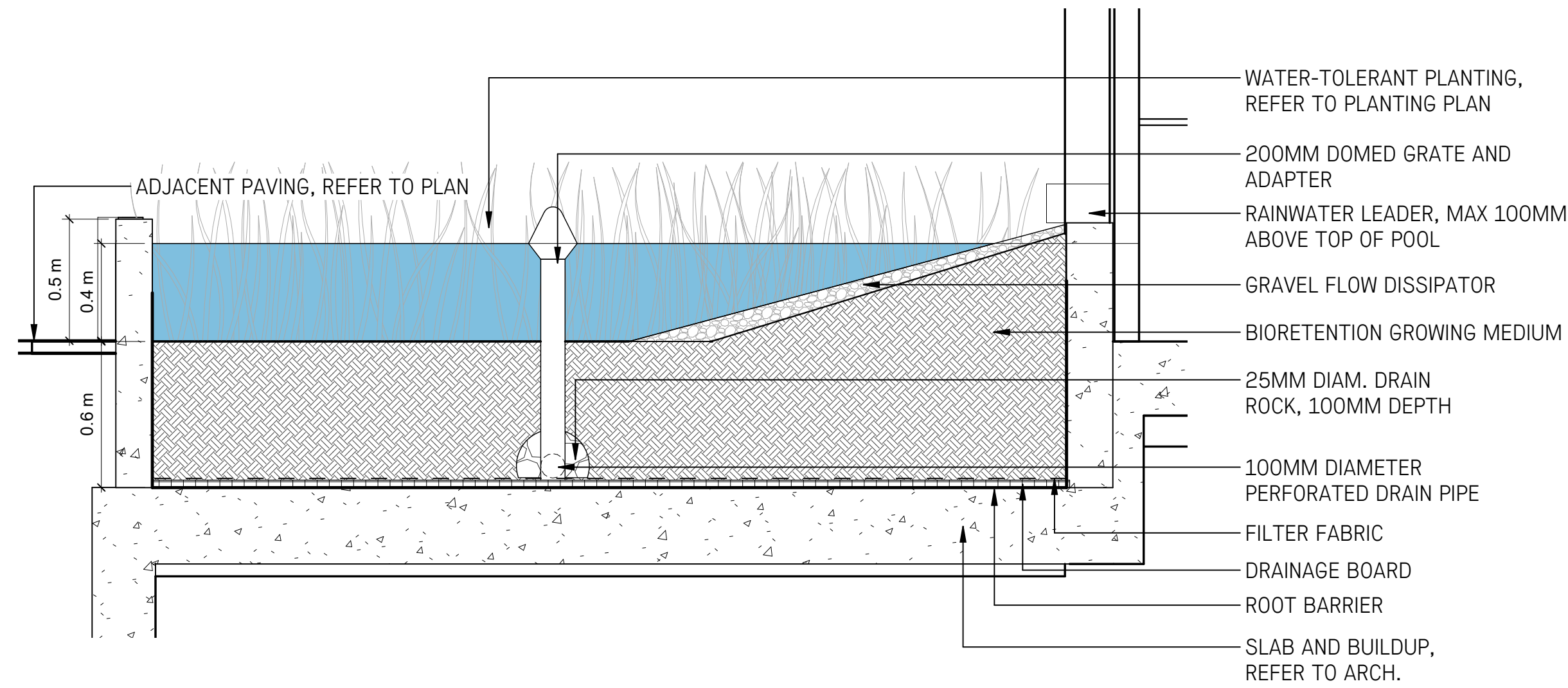
2 TYPICAL TREE PLANTING ON GRADE
1 : 20



3 TYPICAL STREET TREE PLANTING WITH SOIL CELLS
NTS



4 TREE PLANTING ON SLAB
1 : 20



5 Rain Garden Detail On Slab
1 : 20

7	Re-Issued for Rezoning/DP	2026-08-17
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2	Rezoning/DP	2025-05-05
1	CALUC Issue	2025/03/21
No.	Description	Date

1	Rezoning/DP	2025/05/05
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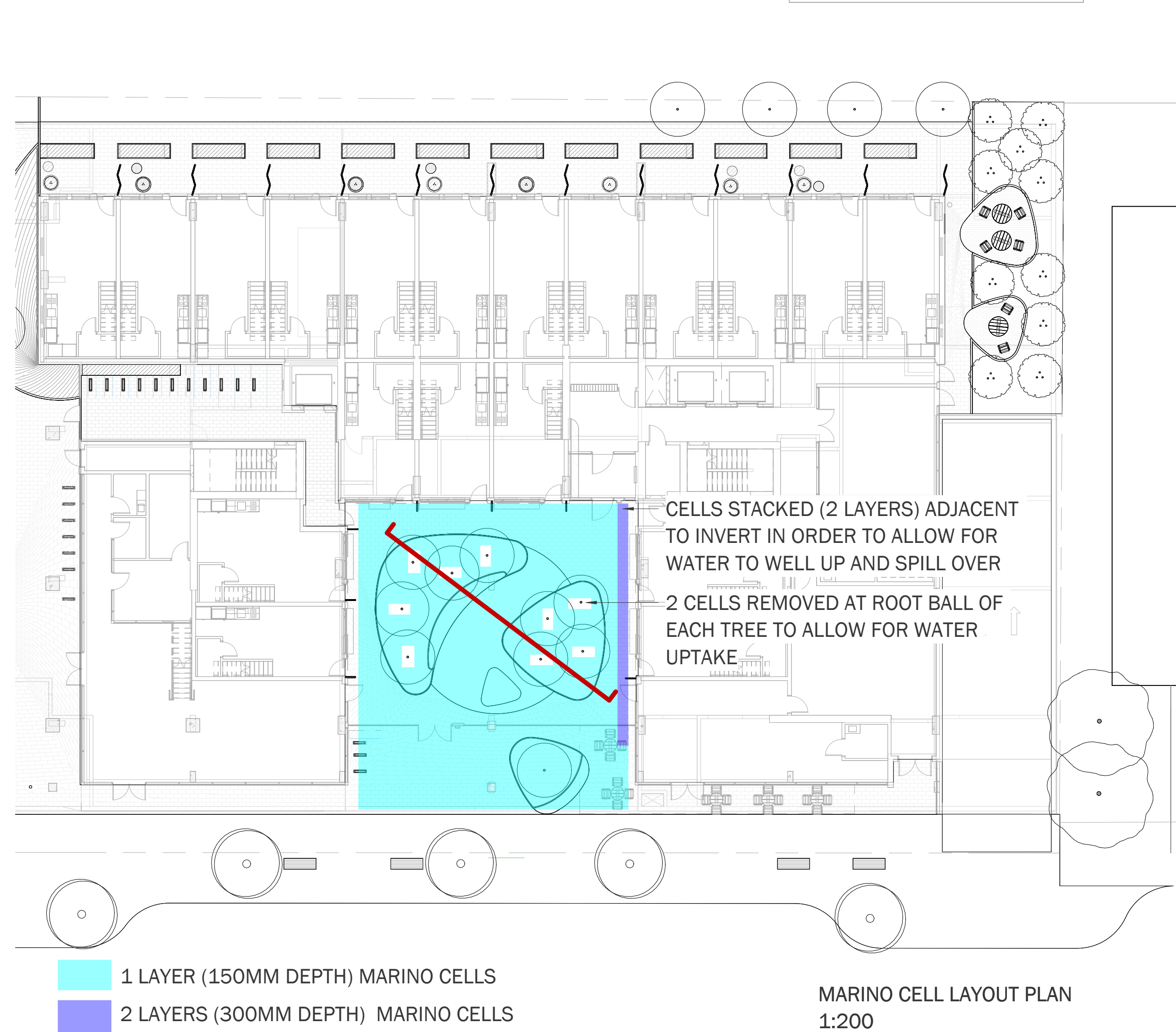
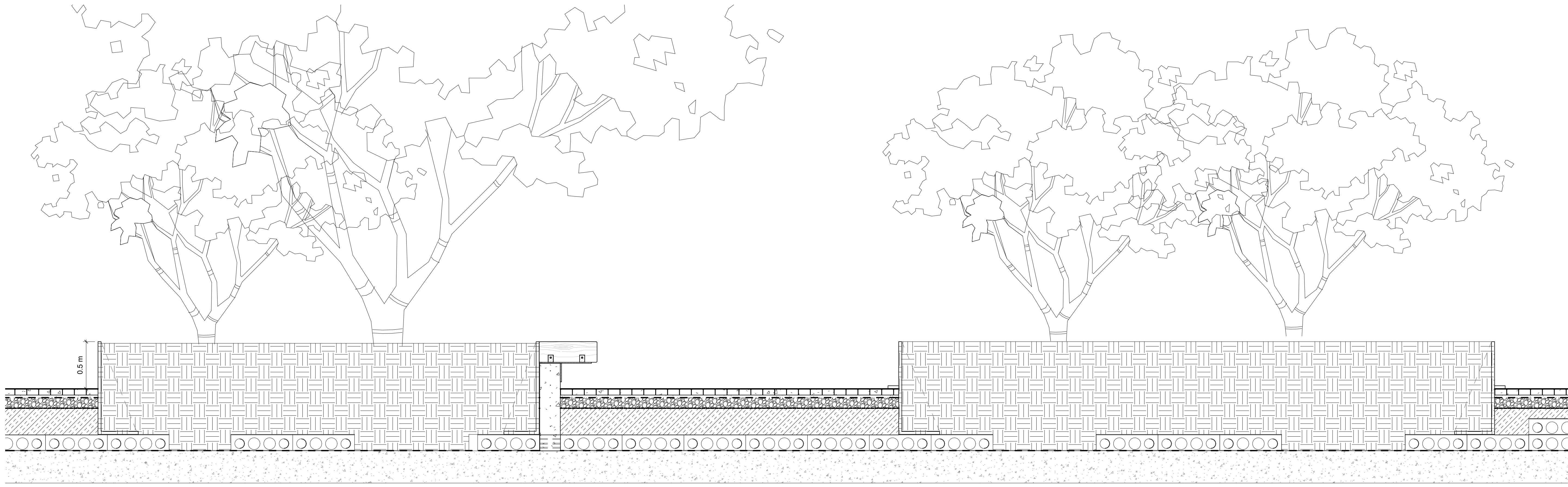
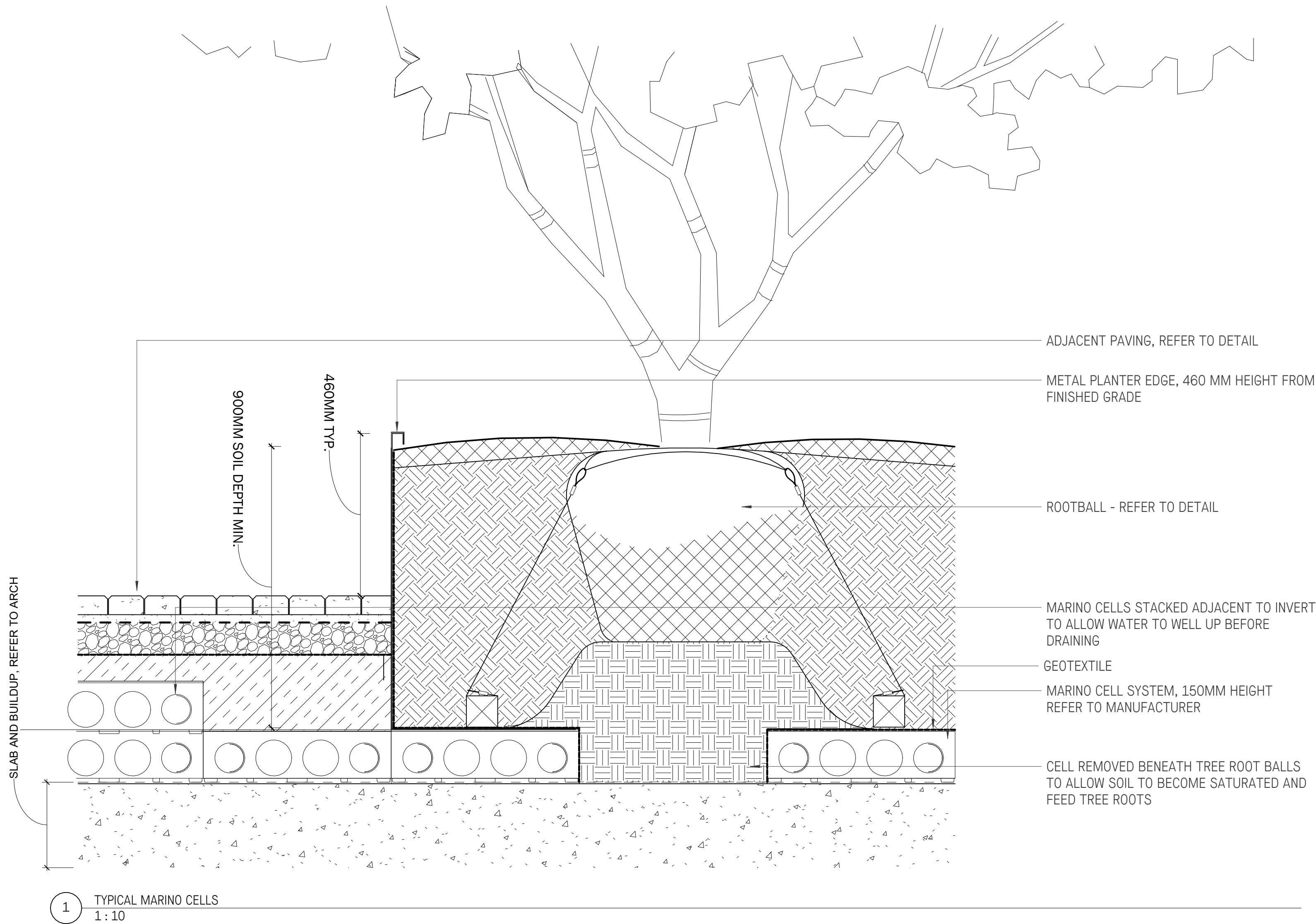
First Met

1701 Quadra St. Victoria, BC

Planting Details

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	As indicated	
Drawn/Checked	ZF ss	

L4.41



7	Re-Issued for Rezoning/DP	2026-08-17
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First Met

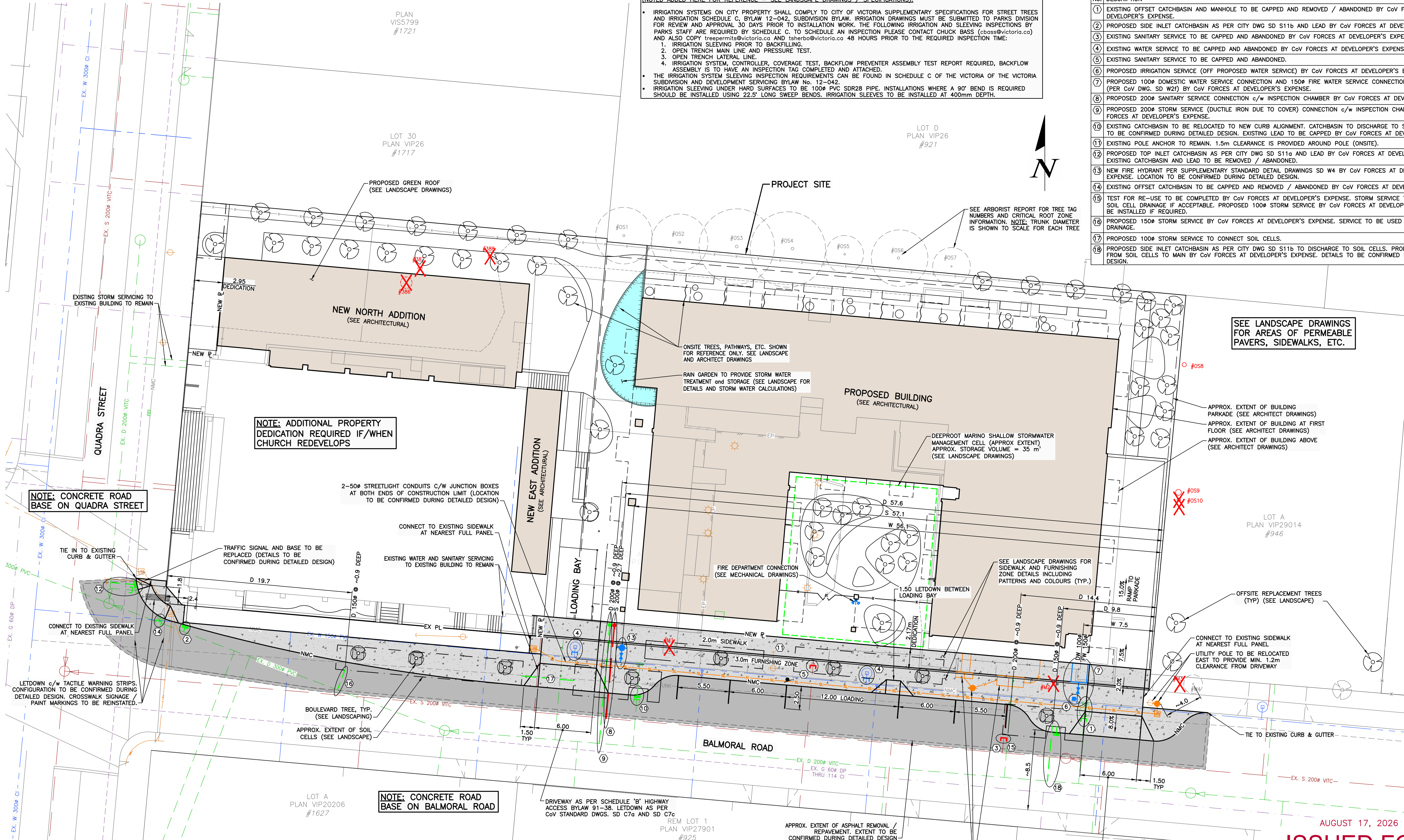
1701 Quadra St. Victoria, BC

Planting Details

IRRIGATION SPECIFIC NOTES
(NOTED ADDED HERE FOR REFERENCE - SEE LANDSCAPE DRAWINGS / SPECIFICATIONS):

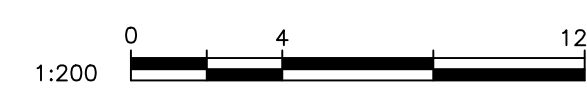
- IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C, TO SCHEDULE AN INSPECTION PLEASE CONTACT CHUCK BASS (cbass@victoria.ca) AND ALSO COPY treepermits@victoria.ca AND faterba@victoria.ca 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME:
 - IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAIN LINE AND PRESSURE TEST.
 - OPEN TRENCH LATERAL LINE.
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
- THE IRRIGATION SYSTEM SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW No. 12-042.
- IRRIGATION SLEEVING UNDER HARD SURFACES TO BE 100# PVC SDR28 PIPE. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 22.5' LONG SWEEP BENDS. IRRIGATION SLEEVES TO BE INSTALLED AT 400mm DEPTH.

No.	DESCRIPTION
①	EXISTING OFFSET CATCHBASIN AND MANHOLE TO BE CAPPED AND REMOVED / ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
②	PROPOSED SIDE INLET CATCHBASIN AS PER CITY DWG SD S11b AND LEAD BY CoV FORCES AT DEVELOPER'S EXPENSE.
③	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑤	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
⑥	PROPOSED IRRIGATION SERVICE (OFF PROPOSED WATER SERVICE) BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑦	PROPOSED 100# DOMESTIC WATER SERVICE CONNECTION AND 150# FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W2) BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑧	PROPOSED 200# SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑨	PROPOSED 200# STORM SERVICE (DUCTILE IRON DUE TO COVER) CONNECTION c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑩	EXISTING CATCHBASIN TO BE RELOCATED TO NEW CURB ALIGNMENT. CATCHBASIN TO DISCHARGE TO SOIL CELLS. DETAILS TO BE CONFIRMED DURING DETAILED DESIGN. EXISTING LEAD TO BE CAPPED BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑪	EXISTING POLE ANCHOR TO REMAIN. 1.5m CLEARANCE IS PROVIDED AROUND POLE (ONSITE).
⑫	PROPOSED TOP INLET CATCHBASIN AS PER CITY DWG SD S11a AND LEAD BY CoV FORCES AT DEVELOPER'S EXPENSE. EXISTING CATCHBASIN AND LEAD TO BE REMOVED / ABANDONED.
⑬	NEW FIRE HYDRANT PER SUPPLEMENTARY STANDARD DETAIL DRAWINGS SD W4 BY CoV FORCES AT DEVELOPER'S EXPENSE. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
⑭	EXISTING OFFSET CATCHBASIN TO BE CAPPED AND REMOVED / ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑮	TEST FOR RE-USE TO BE COMPLETED BY CoV FORCES AT DEVELOPER'S EXPENSE. STORM SERVICE TO BE RE-USED FOR SOIL CELL DRAINAGE IF ACCEPTABLE. PROPOSED 100# STORM SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE TO BE INSTALLED IF REQUIRED.
⑯	PROPOSED 150# STORM SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE. SERVICE TO BE USED FOR SOIL CELL DRAINAGE.
⑰	PROPOSED 100# STORM SERVICE TO CONNECT SOIL CELLS.
⑱	PROPOSED SIDE INLET CATCHBASIN AS PER CITY DWG SD S11b TO DISCHARGE TO SOIL CELLS. PROPOSED 150# LEAD FROM SOIL CELLS TO MAIN BY CoV FORCES AT DEVELOPER'S EXPENSE. DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.



AUGUST 17, 2026
**ISSUED FOR
REZONING/
DEVELOPMENT
PERMIT**

NOT FOR CONSTRUCTION



- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
 - FOR LANDSCAPING, SEE DRAWINGS BY HAPA COLLABORATIVE.
 - FOR TREE INFORMATION INCLUDING DIAPHRANES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY D. CLARK ARBORICULTURE.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - ALL EXISTING VALVE BOXES, UTILITY BOXES, MANHOLES, ETC. TO BE ADJUSTED AS REQUIRED TO MEET FINAL GRADES.
 - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
 - ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).
 - ANY DISTURBED SURVEY MONUMENT TO BE REPLACED BY REGISTERED PROFESSIONAL SURVEY AT DEVELOPER'S EXPENSE.

LEGEND	
	EXISTING TREE AND TAG # REFER TO ARBORIST REPORT BY D. CLARK ARBORICULTURE.
	EXISTING TREE AND TAG # TO BE REMOVED REFER TO ARBORIST REPORT BY D. CLARK ARBORICULTURE.

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY J.E. ANDERSON & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

SITE PLAN
1:200

NOTE: IRRIGATION SLEEVES TO BE INSTALLED FROM IRRIGATION SERVICE TO ALL BOULEVARD TREES (NOT SHOWN FOR CLARITY).

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221



PROJECT:	934 BALMORAL ROAD, VICTORIA, BC
TITLE:	PRELIMINARY CIVIL PLAN
SCALE	HORIZ: 1:200
VERT:	1:200
PROJECT NO.	24-054
ISSUED/REVISION	6
APPROVING AUTHORITY FILE NO.	
DRAWING NO.	24-054-CSP

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
6	AUG 17/26	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				
5	JUN 1/26	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				
4	MAR 3/26	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				
3	DEC 19/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				
2	SEPT 8/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				
1	APR 30/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT				

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