

City of Victoria Planning and Development Department

1 Centennial Square
Victoria, BC V8W 1P6

21 August 2026

Re: REZoo894, DPVoo293, HAPoo271 930-934 Balmoral Rd and 1701 Quadra St

Dear Mayor Alto, Council and Staff,

We are pleased to present this letter outlining the core components of this important proposal, and summarizing actions taken towards resolving City Staff TRG comments received on July 8th and the conditions established before Mayor and Council during Committee of the Whole on May 7th, 2026.

Proposal Summary

This proposal stems from an exciting partnership between Aryze and the United Church of Canada—an opportunity to reimagine and reinvigorate this historic site in the North Park neighbourhood. Working in close collaboration with a value-aligned architecture team and expert heritage consultant, we are deeply committed to creating a thoughtful, inclusive and inspiring project that honours the legacy of the First Metropolitan Church while breathing new life into the area.

This proposal includes a 6-storey mixed-use purpose-built rental building combined with the adaptive reuse of the existing United Commons building (formerly First Metropolitan Church). The project delivers housing, arts, culture, and community within a cohesive, mixed-use campus environment, activating the Quadra Cultural Corridor.

Housing

This application delivers 129 new rental homes, providing a wide spectrum of options from studios to three-bedroom apartments. To further support a diverse resident profile and street-level vibrancy, the

project includes ground-oriented lofts and live-work residences that frame the south-facing central courtyard. Small public facing commercial spaces will support the ground oriented homes as an onsite amenity and will further support in driving activation and foot traffic throughout the day. These homes are secured as purpose-built rentals, providing long-term housing choice at the edge of the downtown core.

Adaptive Reuse

The revitalized United Commons building will provide rehearsal, performance, and gathering spaces for community groups, congregations, and the arts & culture sector, supporting North Park as a creative district and ensuring the building remains a functional community serving asset. The adaptive reuse strategy unlocks the necessary user-base to fund the necessary building improvements that will extend the life and utility of a cherished heritage asset - such improvements include a new accessible entry, modernized building systems, added washrooms, all deployed across a series of multifunctional spaces. Integral to the success of this adaptive reuse, the conservation strategy preserves the historic sanctuary space and character defining elements, while introducing a contrasting and contemporary, single-story north addition and new secondary entrance to the east elevation. By providing flexible, purpose-built rehearsal and performance spaces within the Quadra Cultural Corridor, this proposal stands to deliver a long-term, stable solution to the ongoing loss of arts and cultural space in the City.

Engagement

The site's programming and physical layout have been informed by a consistent engagement process. Following our meeting with the Community Association Land Use Committee (CALUC), we have maintained a direct dialogue with the North Park Neighborhood Association to better understand local priorities. Community feedback has been instrumental in refining the project's permeability and public realm, specifically the development of the mews-like connection between Balmoral and Quadra.

To ensure the site remains active and serves a clear regional need, we conducted targeted outreach with existing congregations and over a dozen organizations within the arts and culture sector. This process validated the functional design of the United Commons and resulted in a tremendously positive reception from the creative community. In an environment where accessible cultural space is in steady decline across Victoria, this project serves as a critical intervention.

Design Evolution and Policy Alignment

This proposal has strengthened through the City's formal review process, earning a unanimous recommendation for approval from the Advisory Design Panel (ADP). In response to the panel's review, we have since focused on enhancing the "mews-like" connection and utility of the space between the

buildings, and creating a more porous and inviting pedestrian experience. We also further refined the architectural expression of the concrete plinth and the building frontage along Balmoral Rd, ensuring the residential building contributes to the public realm and a positive user experience.

The Heritage Advisory Panel (HAPL) provided positive feedback and a recommendation for approval on the adaptive re-use proposal, and guided our approach towards materiality and sensitively resolving transitions between old and new. The final design utilizes colored glass elements that intentionally mirror the stained-glass tones of the historic sanctuary while conveying them through contrasting and contemporary expression. This approach ensures that the new development does not mimic the historic fabric, but rather acts as a modern backdrop that highlights the prominence of the church building, creating a visually cohesive building program that honors its architectural legacy.

Following these panel successes, we have worked extensively with City Planning and Heritage staff to resolve the technical recommendations provided through four rounds of technical review group comments. This collaborative effort extended to Parks, Transportation, Engineering, Stormwater, and the Fire Department, ensuring the design scheme aligns with all current municipal policy and safety directions.

Sustainability and Energy Performance

We are committed to the City's climate goals, targeting high energy efficiency standards through a Step Code 4 design for the new mixed-use residential building. To support the City's vision for a walkable, transit-oriented community, the project incorporates a robust mobility strategy. This includes significant investments in bicycle infrastructure, car-share integration, and transit support programs for both residents and commercial employees. These measures, combined with a "rewilding" landscape framework, ensure the project contributes to a healthy, low-carbon urban environment.

Submission Updates

In this submission, we have adjusted our design drawings in response to the following areas identified by City Staff in their latest technical review group comments (dated July 8th), and as outlined before Mayor and Council when the project was presented at Committee of the Whole. Key updates are as follows:

Planning:

In this submission we have increased the width of the parkade drive aisle in a discrete section that was not conforming to bylaw requirements for a 7.0m width. The drive aisle was previously 6.71m wide and has now been increased to 7.0m, and is now in conformance with current bylaws.

Stormwater:

In response to feedback from City Engineering, we have updated our rainwater management strategy to fully align with current municipal standards and specifications. These revisions clarify our methodology for site-wide rainwater targets, ensuring that all green infrastructure—including the proposed flow-through rain garden planters—is sized correctly to meet environmental performance requirements. This refined approach ensures robust, compliant stormwater management for the development site.

Parks:

In response to the City's tree preservation requirements, we have adjusted our landscape plans to ensure all replacement trees maintain the mandatory two-meter setback from building projections. To address the minor remaining planting deficit, we will provide cash-in-lieu as agreed with City staff.

Conclusion

We believe this project stands as a catalyst for community connection and urban vibrancy. Having diligently addressed the feedback of staff and expert panels, we are confident this proposal represents a balanced, transformative outcome that honors the site's past while building a sustainable future. We look forward to your consideration.

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