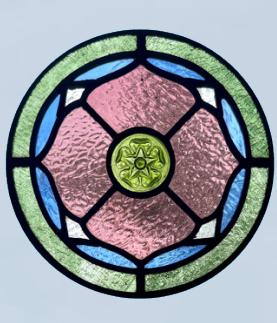




**932 BALMORAL
ROAD & 1701
QUADRA STREET**



**REZONING & DEVELOPMENT
PERMIT APPLICATION
TRG COMMENT RESPONSE 3**

MARCH 03, 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: BJUNT & 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 10,076.7 m ² / 108,465 ft ²
RESIDENTIAL FLOOR AREA:	8,074.7m ² / 86,916 ft ²
COMMERCIAL FLOOR AREA:	275.6 m ² / 2,966 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
BUILDING SETBACKS	
FRONT YARD (WEST): (WEST QUADRA ST)	NA 2.95m / 9'-8" 1.7m / 5'-7"
SIDE YARD (SOUTH): (SOUTH BALMORAL RD)	6m 3.41m / 11'-2" 1.37m / 4'-6"
SIDE YARD (NORTH):	0m 5.16m / 16'-11" 5.65m / 18'-7"
REAR YARD (EAST):	10m 6.39m / 21'-0"

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"
SIDE YARD SETBACK (SOUTH): (BALMORAL RD)	6m 1.37m / 4'-6"
SIDE YARD SETBACK (NORTH):	0m 5.65m / 18'-7"
REAR YARD SETBACK (EAST):	10m 7.77m / 25'-6" 3.37m / 11'-1"
SITE COVERAGE:	74%
RESIDENTIAL BUILDING	
SITE AREA:	2,595.2 m ² / 27,935 ft ²
RESIDENTIAL FLOOR AREA:	8,074.7m ² / 86,916 ft ²
COMMERCIAL FLOOR AREA:	275.6 m ² / 2,966 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"
SIDE YARD SETBACK (EAST):	0m 6.65m / 21'-10" 6.39m / 21'-0"
SIDE YARD SETBACK (WEST):	0m 4.24m / 13'-11"
REAR YARD SETBACK (NORTH):	8m 5.16m / 16'-11"
SITE COVERAGE:	66%

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		

MA
+
HG

MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3

MARCH 03, 2026



2026-03-03

DEVELOPMENT DATA

VEHICULAR PARKING REQUIREMENTS FOR ENTIRE SITE

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 m ² (484 ft ²) 0.60 SPACE PER UNIT > 45 m ² but < 70 m ² 1.00 SPACE PER UNIT > 70 m ² (753 ft ²)	43 x 0.5 = 22 54 x 0.6 = 32 32 x 1.0 = 32	TOTAL PARKING SPACES REQUIRED: 139 ACCESSIBLE: 101 SPACES OR MORE = 1 PER 25 PARKING SPACES = 6 VAN ACCESSIBLE: WHERE 2-6 ACCESSIBLE PARKING SPACES ARE REQUIRED, MIN 1 OF THESE SPACES MUST BE A VAN ACCESSIBLE SPACE		
VISITOR SPACES 0.10 SPACE PER UNIT	TOTAL = 86 (RESIDENTIAL) 129 x 0.10 = 13	ACCESSIBLE = 5 VAN ACCESSIBLE = 1		
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x 4 = 1,121 m² 1 SPACE PER 80 m ²	1,121 m ² / 80 m ² = 14	VISITOR SPACES = 13 ACCESSIBLE: 0 PER 6-25 SPACES VAN ACCESSIBLE: 1 PER 6-25 PACES VAN ACCESSIBLE = 1		
ASSEMBLY (60% OF CHURCH + NEW ADDITION) = 2,802 m ² x 6 = 1,681 m ² 1 SPACE PER 80 m ²	1,681 m ² / 80 m ² = 21	TOTAL REGULAR ACCESSIBLE = 5 TOTAL VAN ACCESSIBLE = 2		
RESTAURANT 1 SPACE PER 40 m ² (72 m ² + 35 m ² OUTDOOR SEATING) / 40 m ² = 3				
OFFICE 1 SPACE PER 70 m ²	155 m ² / 70 m ² = 2			
TOTAL = 5 (COMMERCIAL)				
TOTAL = 139				
USE	TYPE	COUNT		
CAR SHARE		1		
COMMERCIAL	ACC	1		
COMMERCIAL	REG	1		
		2		
INSTITUTIONAL	ACC	2		
INSTITUTIONAL	REG	2		
		4		
RESIDENTIAL	ACC	2		
RESIDENTIAL	REG	37		
RESIDENTIAL	VAN	1		
		40		
VISITOR	REG	7		
VISITOR	VAN	1		
		8		
TOTAL VEHICLE PARKING:		55		
LOADING SPACES:				
INSTITUTIONAL		1		
RESIDENTIAL		1 (AT STREET)		

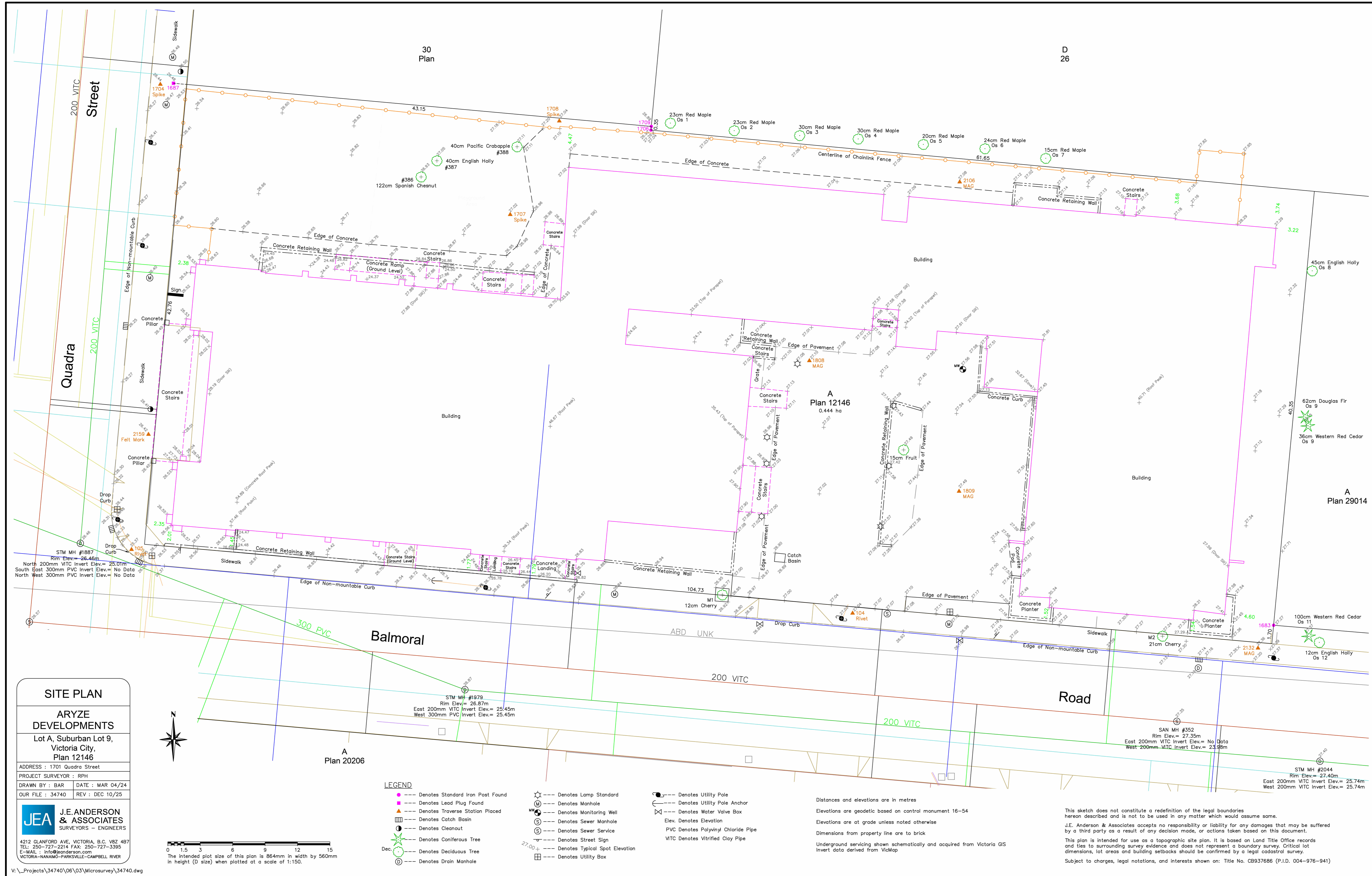
BIKE PARKING REQUIREMENTS FOR ENTIRE SITE

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	
	TOTAL = 151 (RESIDENTIAL)		TOTAL = 13 (RESIDENTIAL)	
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x 4 = 1,121 m² 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 m² x 4 = 1,121 m² 1.00 SPACE PER 130 m ²	1,121m ² / 130 m ² = 9	
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 = 1,681 m ² 1.00 SPACE PER 200 m ²	1,681 m ² / 200 m ² = 9	
	TOTAL = 3 (INSTITUTIONAL)		TOTAL = 18 (INSTITUTIONAL)	
RESTAURANT 1.00 SPACE PER 400 m ² (4306 ft ²)	72 m ² / 400 m ² = 1	RESTAURANT 1.00 SPACE PER 100 m ²	107 m ² / 100 m ² = 2	
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	
	TOTAL = 4 (COMMERCIAL)		TOTAL = 3 (COMMERCIAL)	
	TOTAL = 158		TOTAL = 34	
				NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL

SCALE

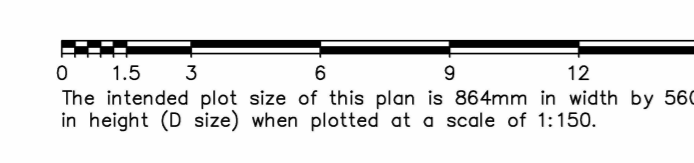
12" = 1'-0"

A0.01



SITE PLAN
ARYZE DEVELOPMENTS
Lot A, Suburban Lot 9,
Victoria City,
Plan 12146
ADDRESS : 1701 Quadra Street
PROJECT SURVEYOR : RPH
DRAWN BY : BAR DATE : MAR 04/24
OUR FILE : 34740 REV : DEC 10/25

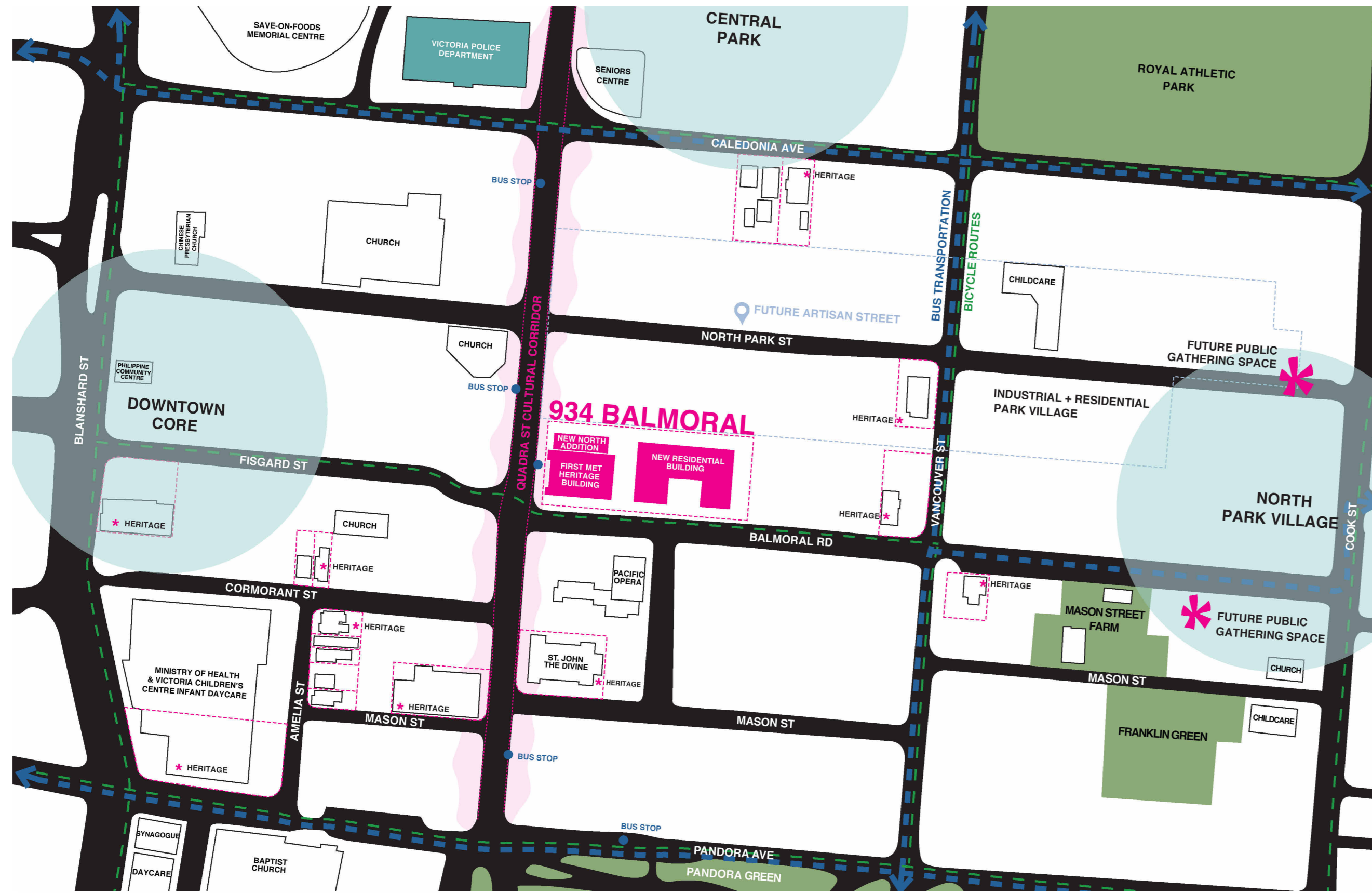
JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jea.ca
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER
V:\Projects\34740\06\03\Microsurvey\34740.dwg



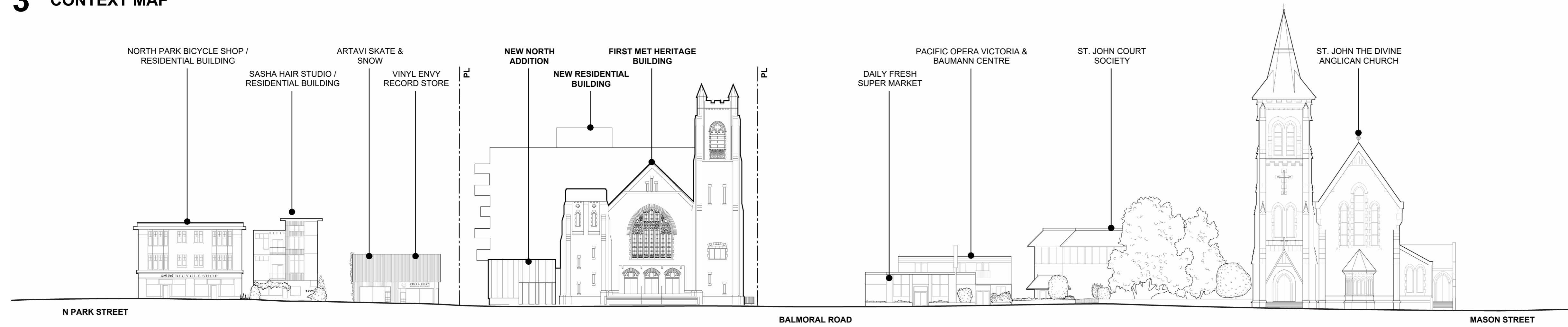
- LEGEND**
- Denotes Standard Iron Post Found
 - Denotes Lead Plug Found
 - Denotes Traverse Station Placed
 - Denotes Catch Basin
 - ▨ Denotes Cleanout
 - Denotes Coniferous Tree
 - Denotes Deciduous Tree
 - Denotes Drain Manhole
 - ⊙ Denotes Lamp Standard
 - ⊙ Denotes Manhole
 - ⊙ Denotes Monitoring Well
 - ⊙ Denotes Sewer Manhole
 - ⊙ Denotes Sewer Service
 - ⊙ Denotes Street Sign
 - ⊙ Denotes Typical Spot Elevation
 - ⊙ Denotes Utility Box
 - ⊙ Denotes Utility Pole
 - ⊙ Denotes Utility Pole Anchor
 - ⊙ Denotes Water Valve Box
 - ⊙ Denotes Elevation
 - ⊙ Denotes Polyvinyl Chloride Pipe
 - ⊙ Denotes Vitrified Clay Pipe

Distances and elevations are in metres
Elevations are geodetic based on control monument 16-54
Elevations are at grade unless noted otherwise
Dimensions from property line are to brick
Underground servicing shown schematically and acquired from Victoria GIS
Invert data derived from VicMap

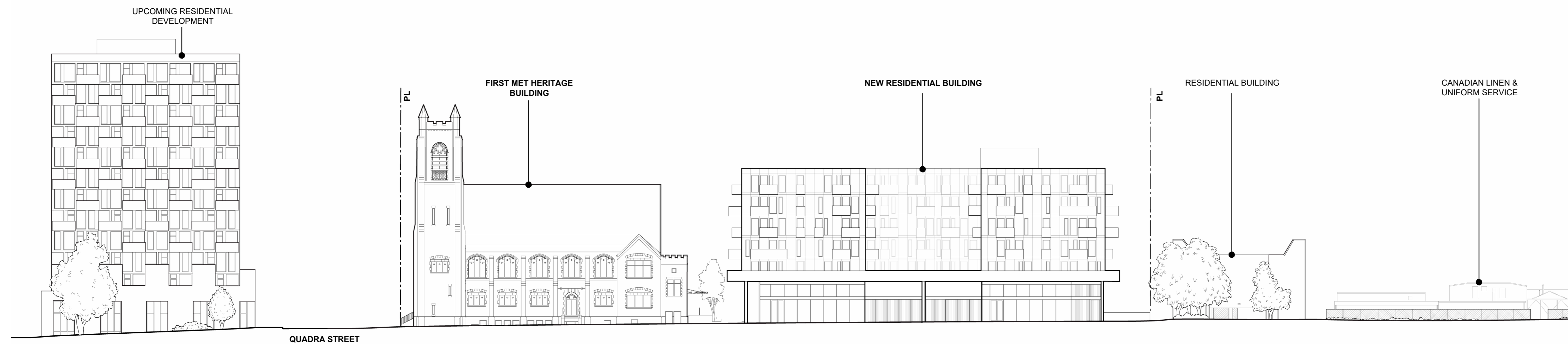
This sketch does not constitute a redefinition of the legal boundaries herein described and is not to be used in any matter which would assume same.
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.
Subject to charges, legal notations, and interests shown on: Title No. CB937686 (P.I.D. 004-976-941)



3 CONTEXT MAP



2 STREETScape: BALMORAL ROAD



1 STREETScape: QUADRA STREET

932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3

MARCH 03, 2026



2026-03-03

SITE CONTEXT

SCALE



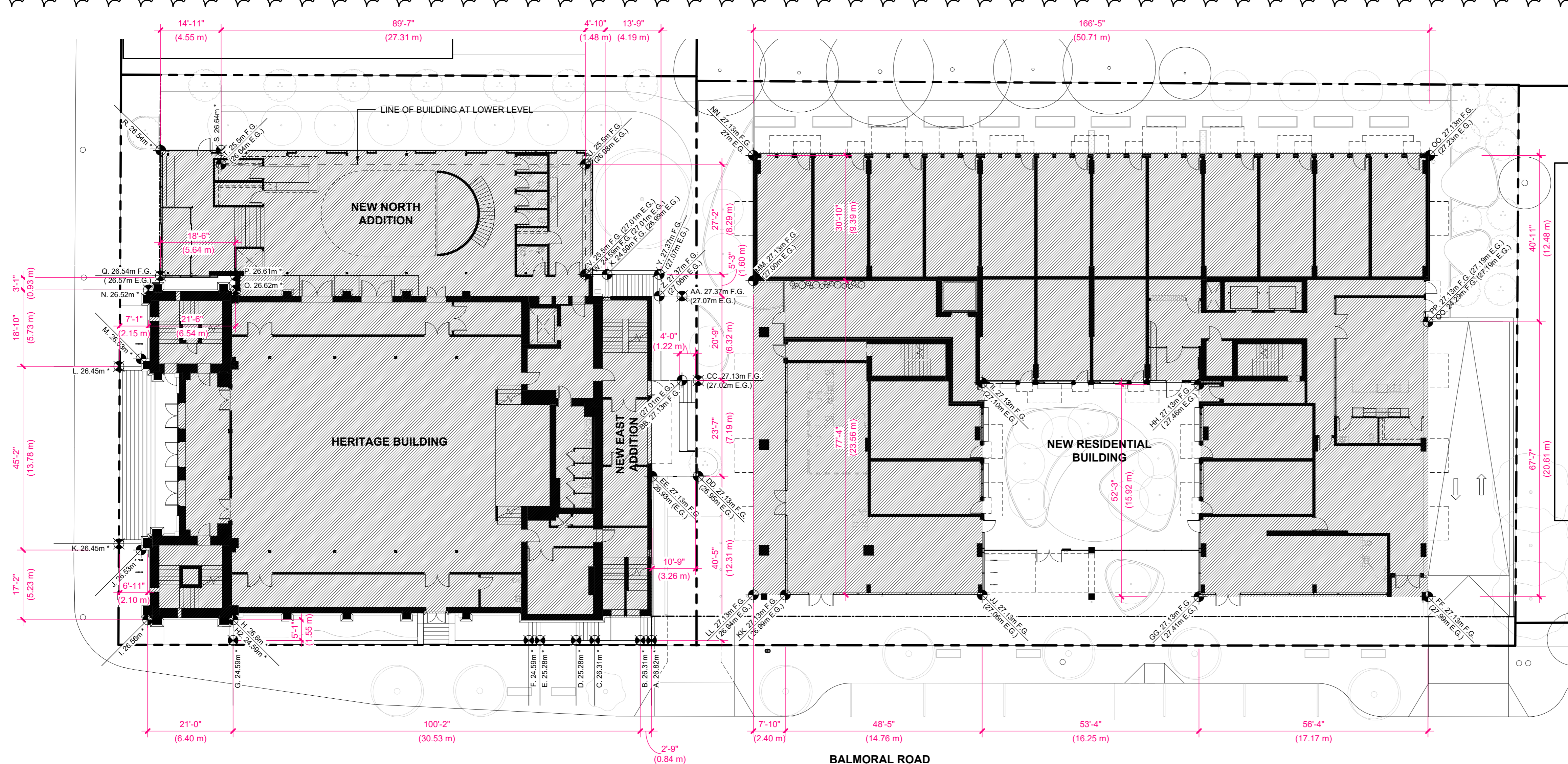


AVERAGE GRADE CALCULATIONS

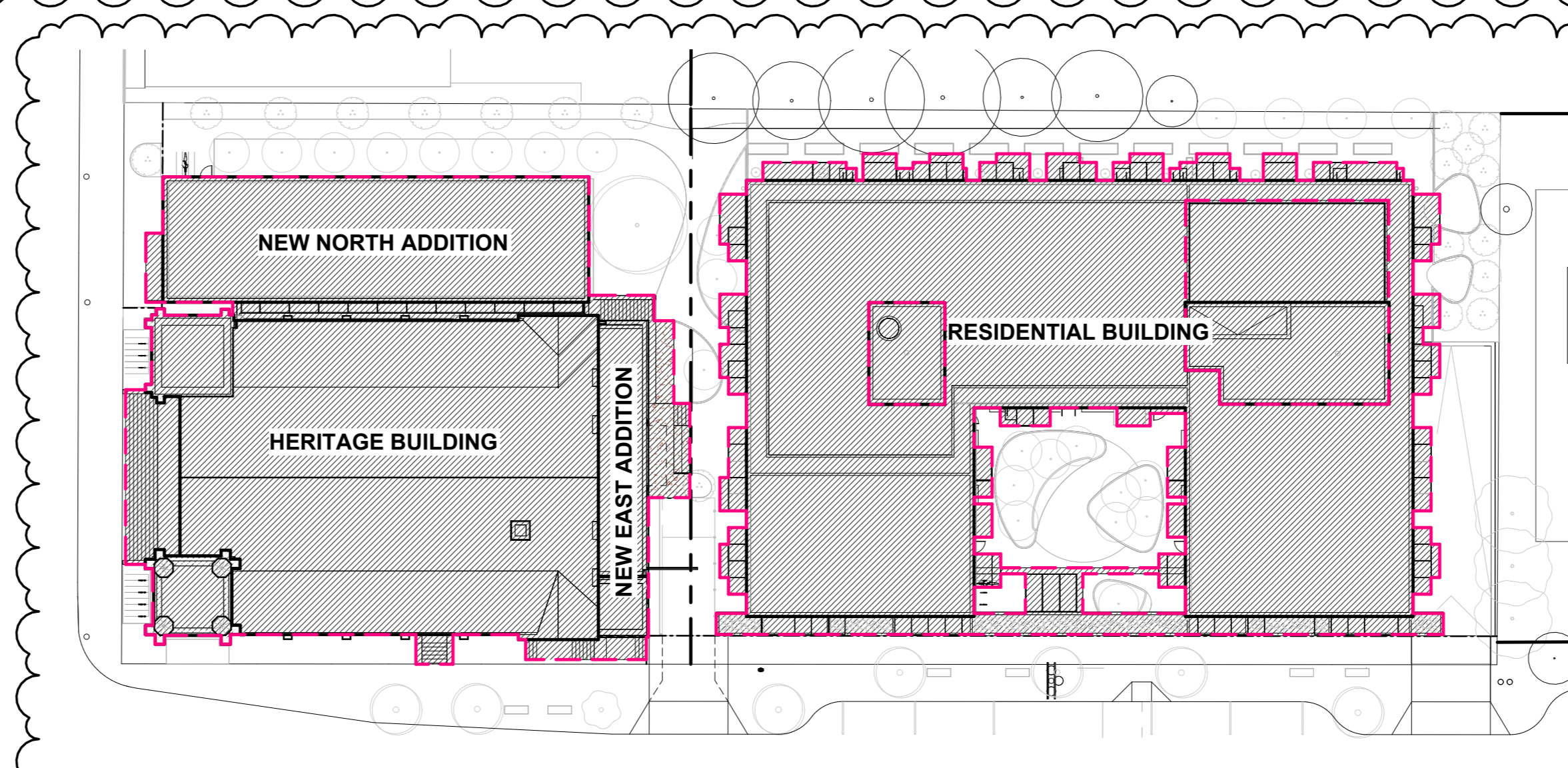
HERITAGE BUILDING			
GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	TOTALS
A TO B	26.57	0.84	22.31
B TO C	26.31	3.41	89.72
C TO D	25.95	1.40	36.11
D TO E	25.28	2.71	69.51
E TO F	24.94	0.84	20.95
F TO G	24.59	22.18	545.41
G TO H2	24.59	1.55	38.11
H TO I	26.58	6.40	170.11
I TO J	26.55	5.23	138.83
J TO K	26.49	2.18	57.75
K TO L	26.45	13.78	364.48
L TO M	26.49	2.15	56.95
M TO N	26.53	5.73	151.59
N TO O	26.57	6.54	173.77
O TO P	26.62	0.93	24.75
P TO Q	26.58	5.64	149.88
Q TO R	26.54	9.56	253.72
R TO S	26.59	4.55	120.98
S TO T	26.07	1.04	27.11
T TO U	25.50	27.31	696.41
U TO V	25.50	8.26	210.63
V TO X	24.59	1.63	40.06
X TO Y	25.83	3.91	101.00
Y TO Z	27.07	1.62	43.85
Z TO AA	27.07	1.69	45.74
AA TO BB	27.04	6.32	170.89
BB TO CC	27.02	1.22	32.96
CC TO DD	26.98	7.19	194.02
DD TO EE	26.94	3.26	87.82
EE TO A	26.88	12.31	330.83
SUM:		171.38	4465.68
AVERAGE GRADE:		26.06 m (85.97')	

RESIDENTIAL BUILDING			
GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	TOTALS
FF TO GG	27.13	17.17	465.82
GG TO HH	27.13	15.92	431.91
HH TO II	27.12	16.25	440.82
I TO JJ	27.08	15.92	431.11
JJ TO KK	27.03	14.78	398.89
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
OO TO PP	27.13	12.48	338.58
PP TO QQ	26.71	20.61	552.88
SUM:		199.17	5362.94
AVERAGE GRADE:		26.93 m (88.35')	

AVERAGE GRADE NOTES:
F.G.: FINISH GRADE
E.G.: EXISTING GRADE
* INDICATES WHERE FINISH GRADE AND EXISTING GRADE ARE EQUAL



2 AVERAGE GRADE KEYPLAN
SCALE: 1/16" = 1'-0"



1 SITE COVERAGE DIAGRAM
SCALE: 1/32" = 1'-0"

SITE COVERAGE CALCULATIONS:

SITE AREA: 47,790 SF / 4,439.8 m²
HERITAGE BUILDING + ADDITIONS: 14,635 SF (1,360 m²)
RESIDENTIAL BUILDING: 16,461 SF (1,715 m²)
TOTAL: 33,096 SF (3,075 m²)
SITE COVERAGE: 69%

HERITAGE BUILDING
BUILDING FOOTPRINT: 1,360 m²
SITE AREA: 1,847.1 m²
SITE COVERAGE: 74%

RESIDENTIAL BUILDING
BUILDING FOOTPRINT: 1,715 m²
SITE AREA: 2,595.2 m²
SITE COVERAGE: 66%

ROOFTOP STRUCTURE CALCULATIONS

RESIDENTIAL BUILDING
TOTAL ROOF AREA: 15,392 SF (1,430 m²)
ROOFTOP STRUCTURE AREA: 2,937 SF (276 m²)
ROOF COVERAGE: 19.5%



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- 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.

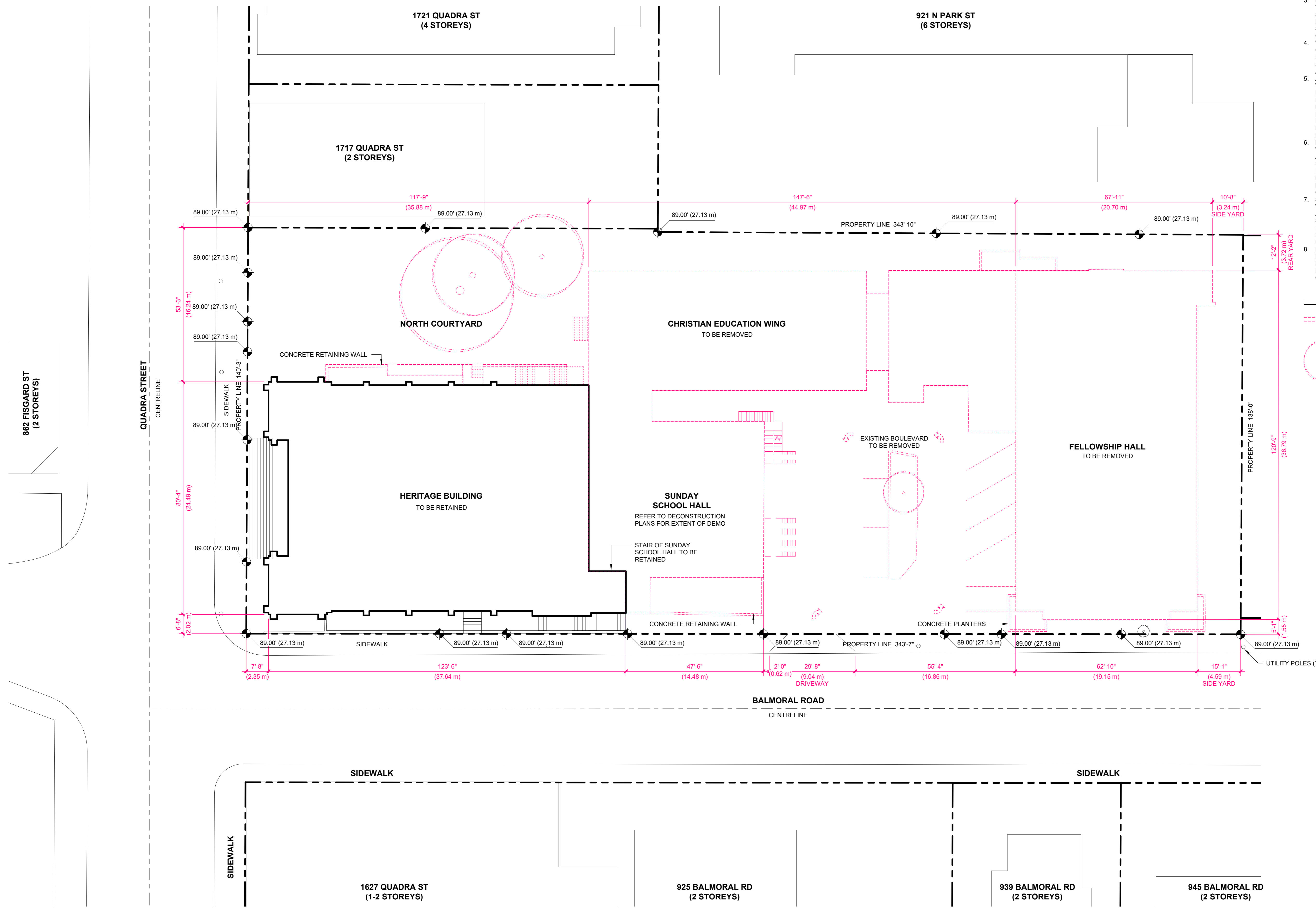
932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3
MARCH 03, 2026



DECONSTRUCTION SITE PLAN

SCALE 1/16" = 1'-0"





MARRIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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- NOTES:**
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 - 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.
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 - 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.
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 - 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.

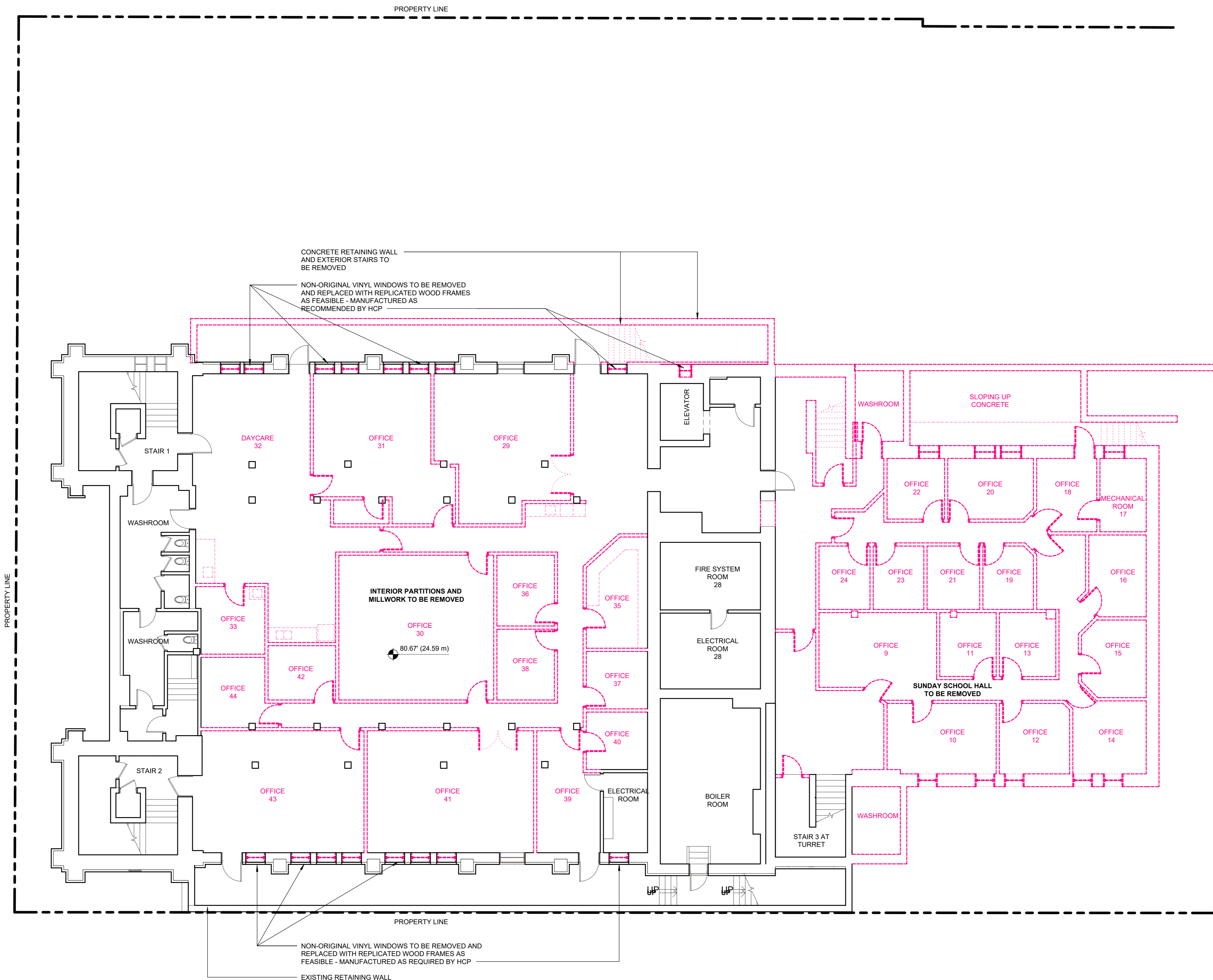
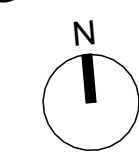
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MARCH 03, 2026



DECONSTRUCTION PLAN LOWER FLOOR - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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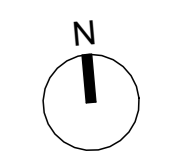
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DEVELOPMENT PERMIT TRG
RESPONSE 3
MARCH 03, 2026



DECONSTRUCTION PLAN FIRST FLOOR - HERITAGE BLDG

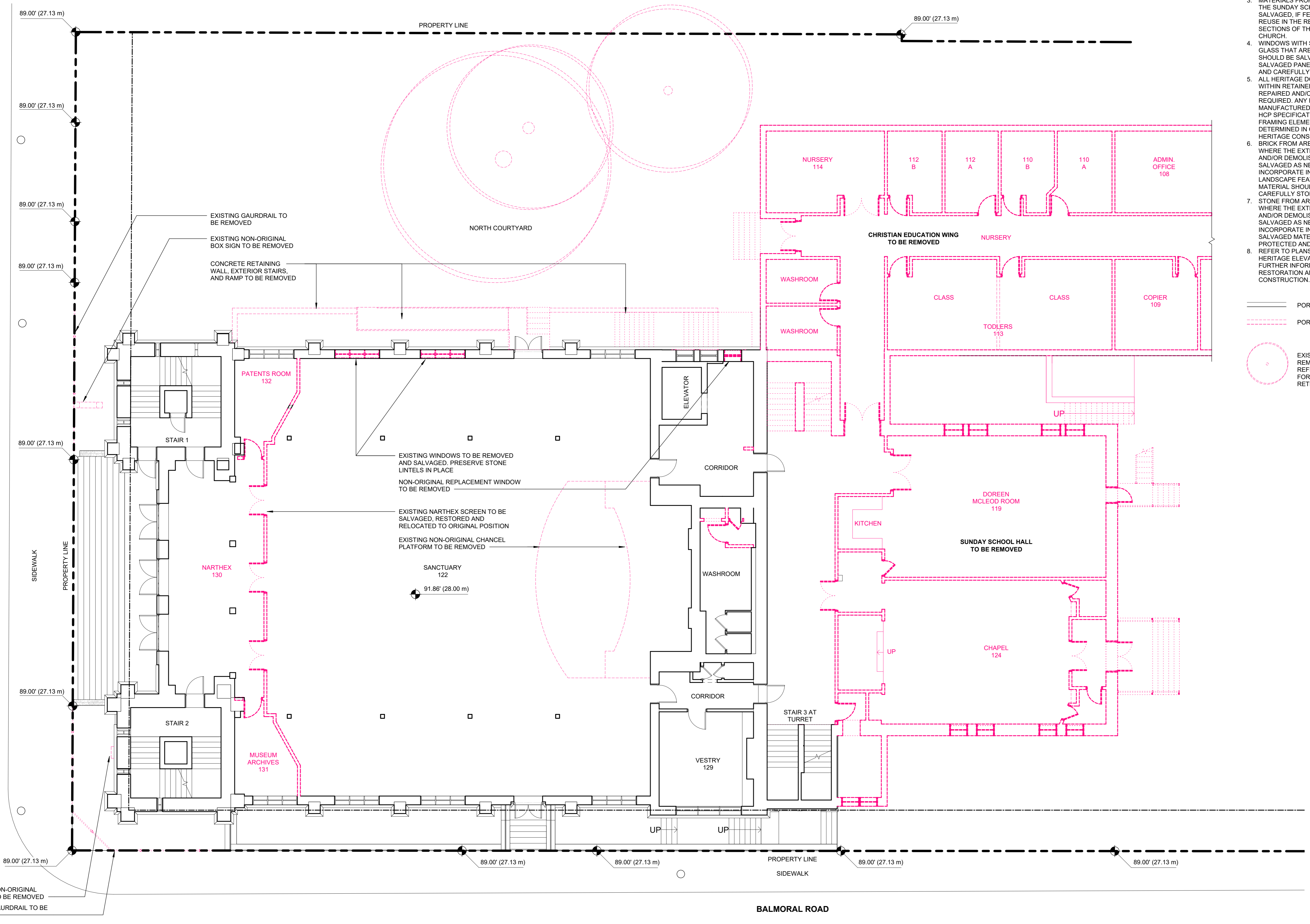
SCALE
1/8" = 1'-0"



NOTES:

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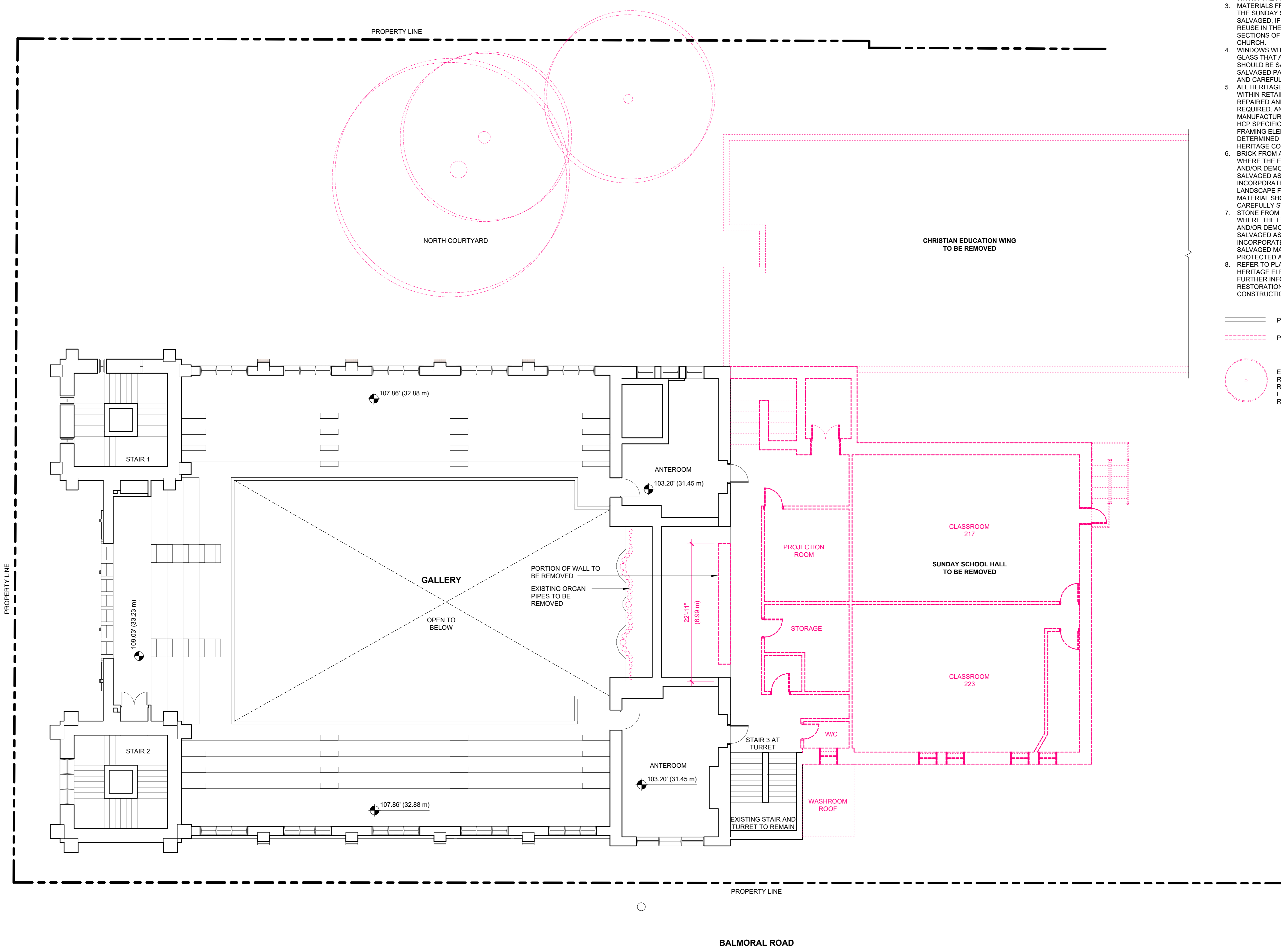
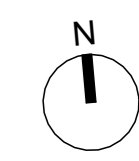
932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3
MARCH 03, 2026



DECONSTRUCTION PLAN MEZZANINE - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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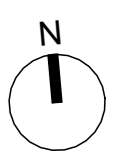
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DEVELOPMENT PERMIT TRG
RESPONSE 3

MARCH 03, 2026



DECONSTRUCTION PLAN ROOF - HERITAGE BLDG

SCALE
1/8" = 1'-0"

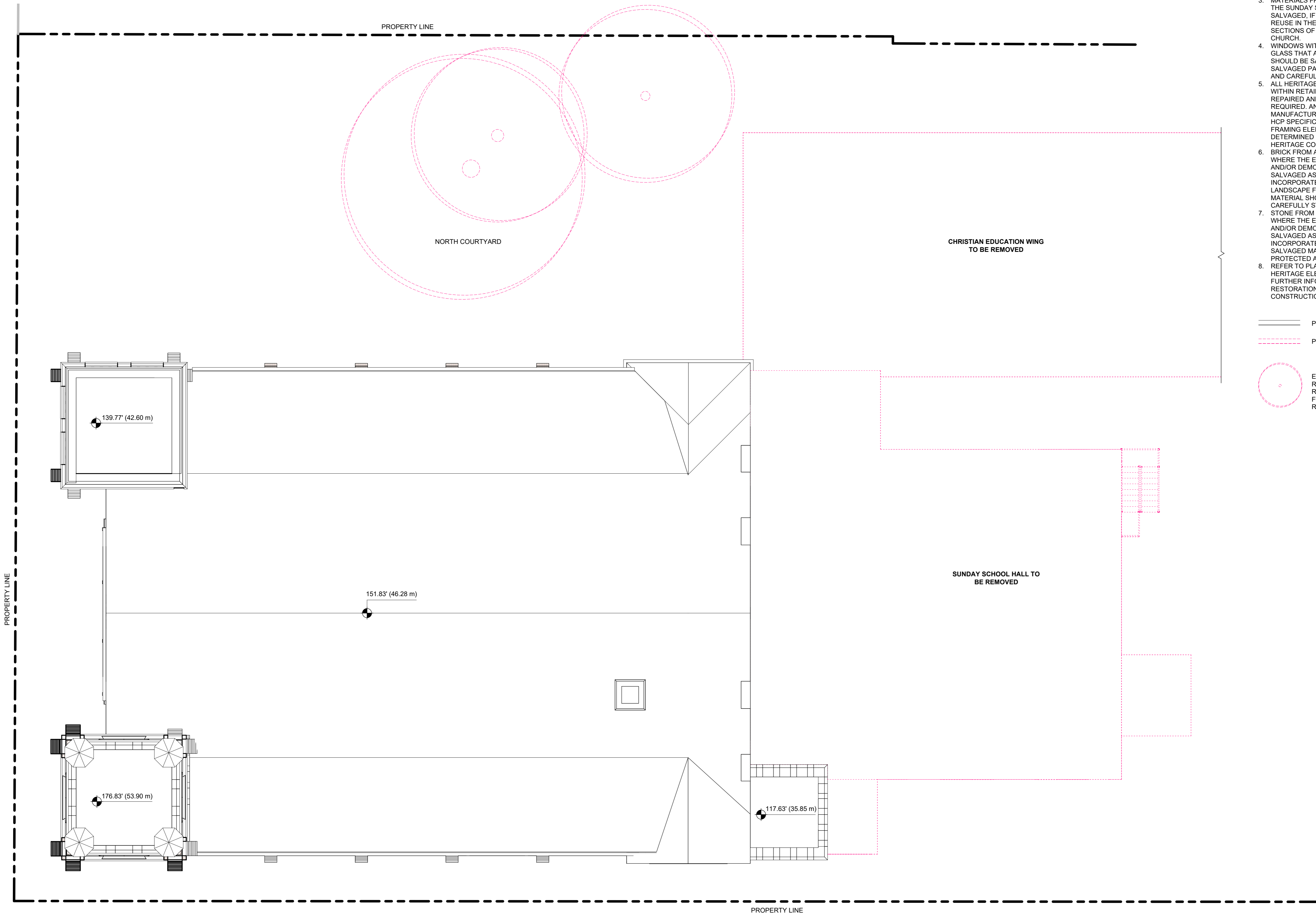


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QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

SUNDAY SCHOOL HALL
TO BE REMOVED

PROPERTY LINE

BALMORAL ROAD

ARYZE

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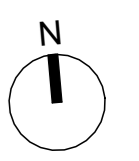
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MARCH 03, 2026



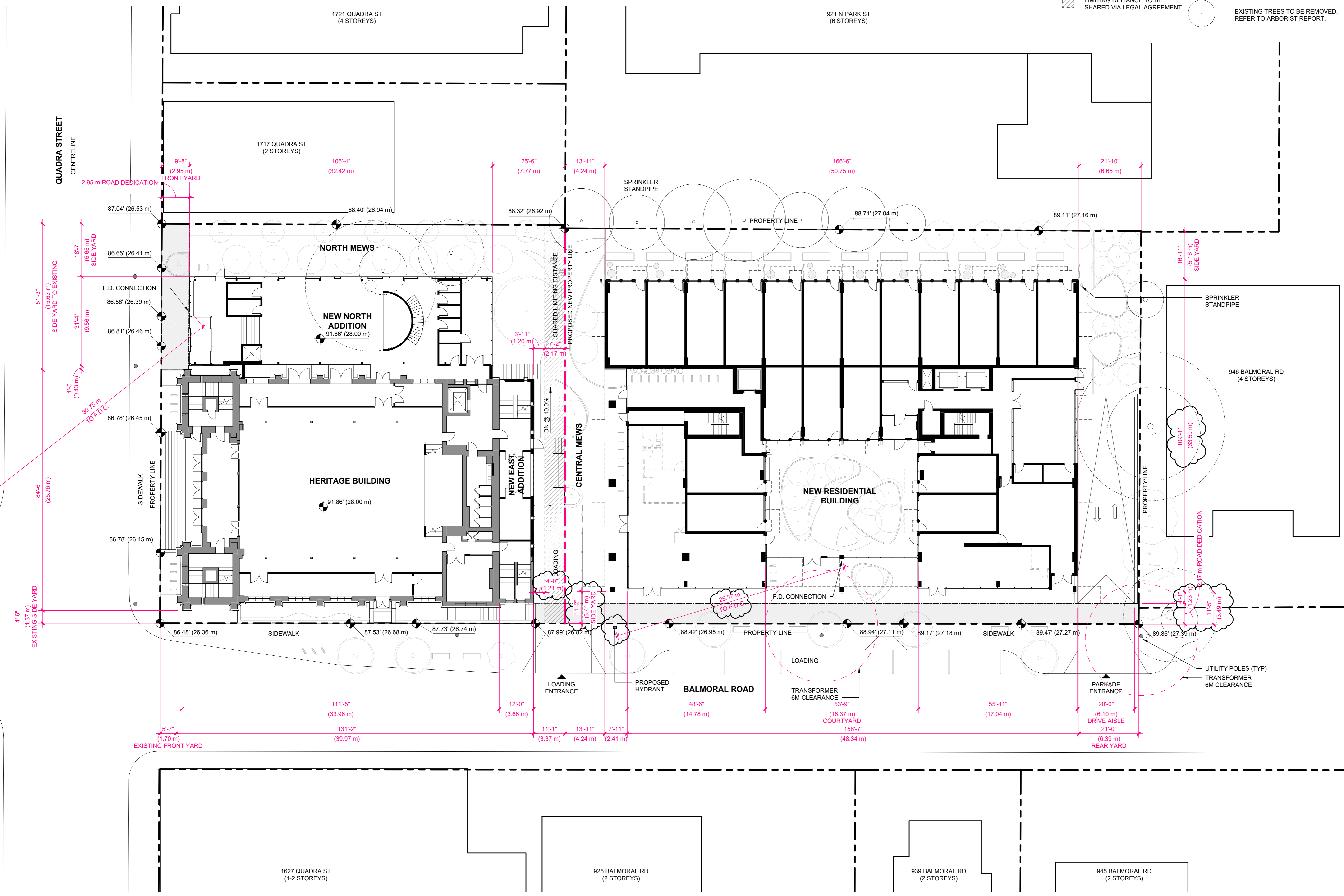
SITE PLAN AT LEVEL 1

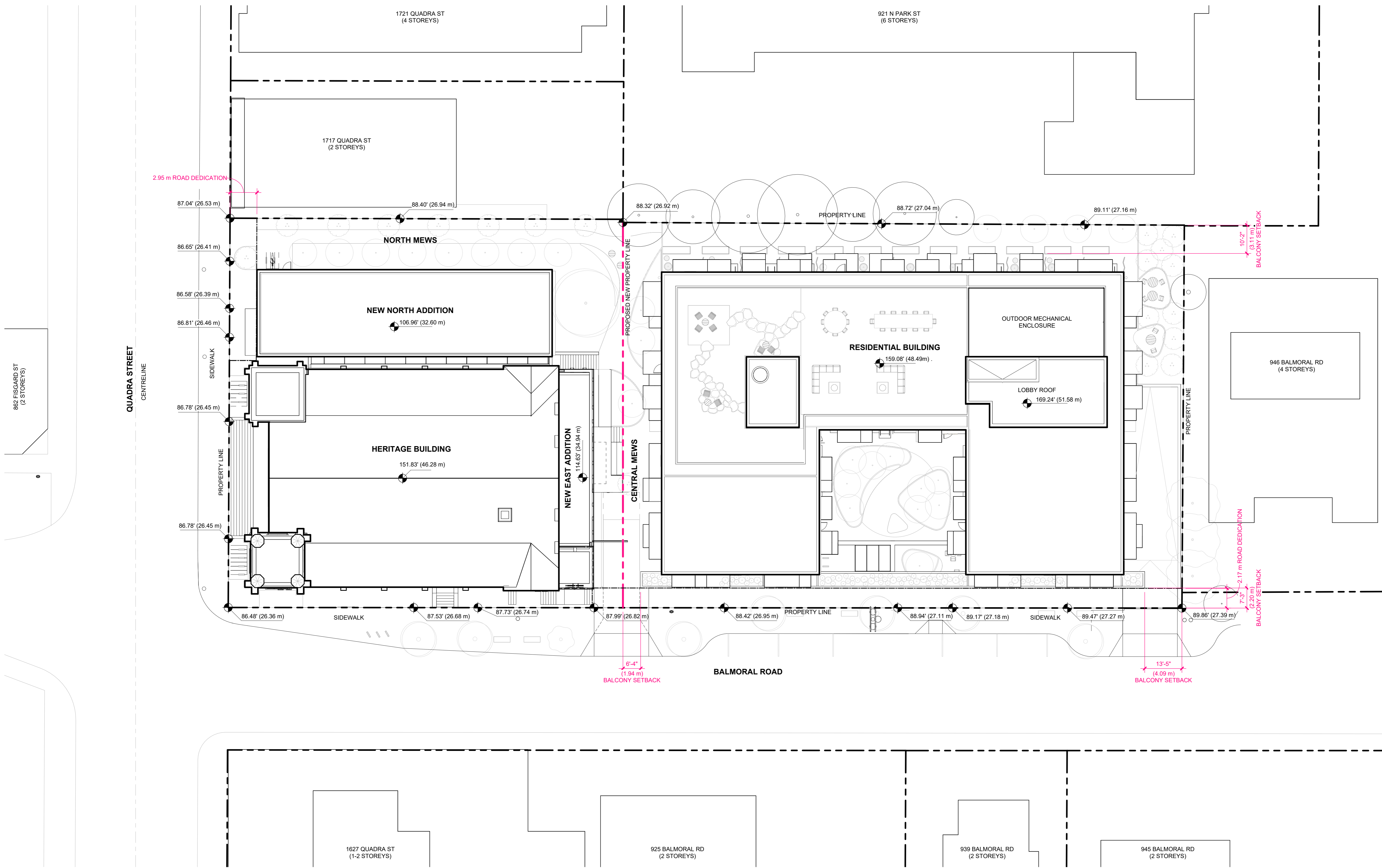
SCALE
As indicated



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.





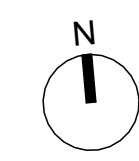
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SITE PLAN AT ROOF

SCALE
1/16" = 1'-0"





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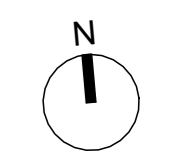
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RESPONSE 3
MARCH 03, 2026



LOWER FLOOR PLAN -
HERITAGE BLDG

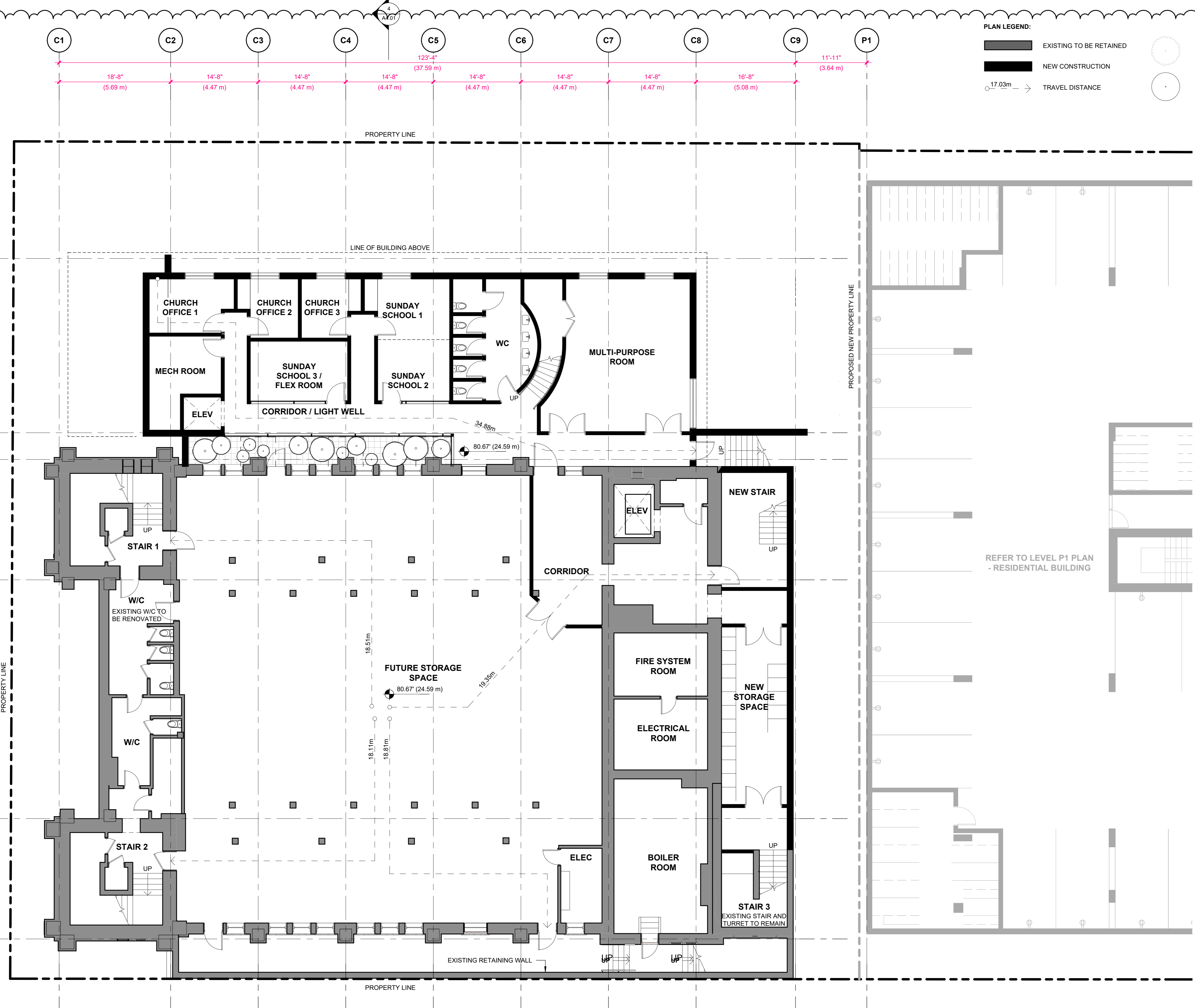
SCALE
1/8" = 1'-0"



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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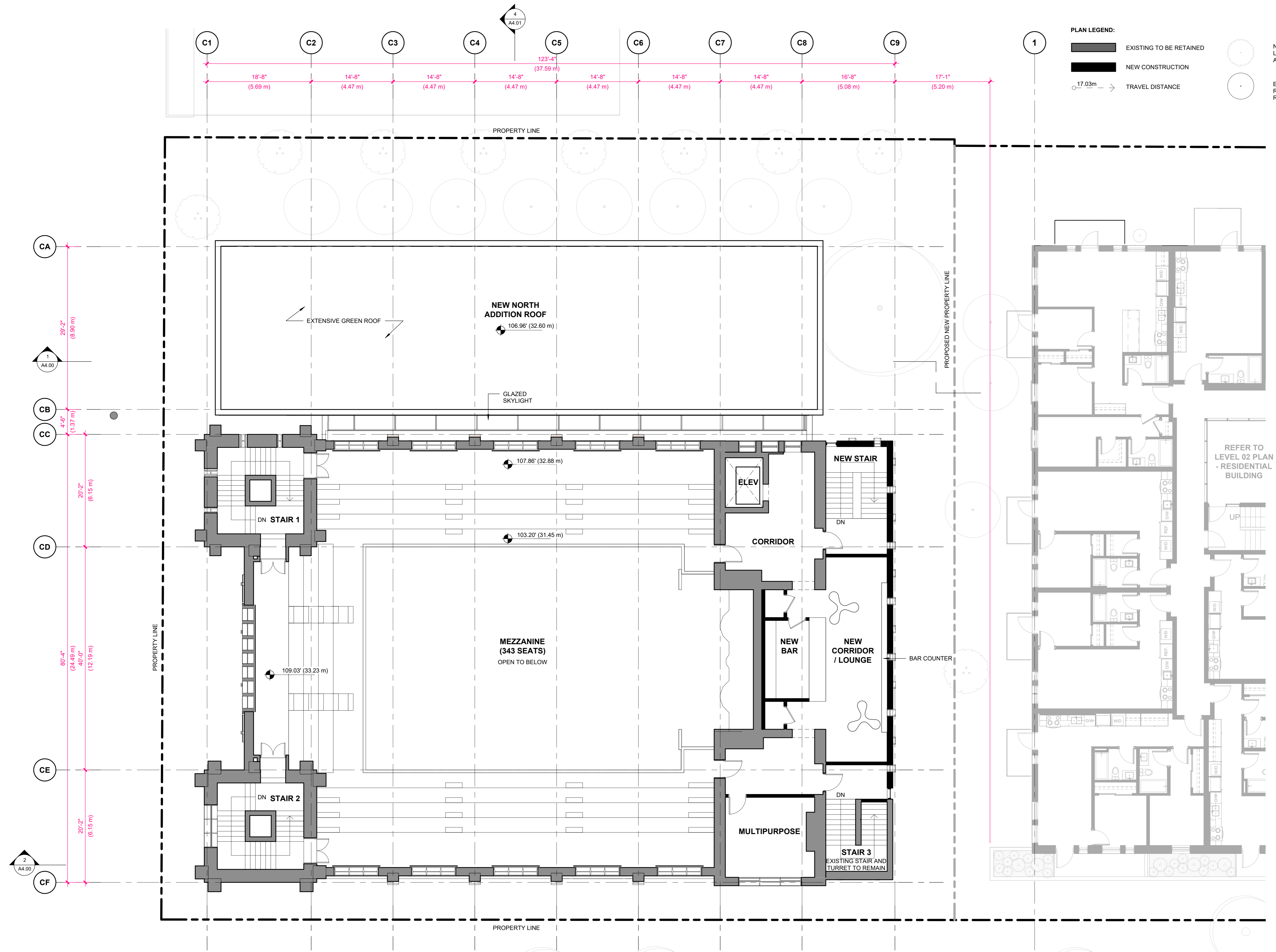
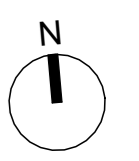
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MEZZANINE PLAN - HERITAGE BLDG

SCALE
 1/8" = 1'-0"





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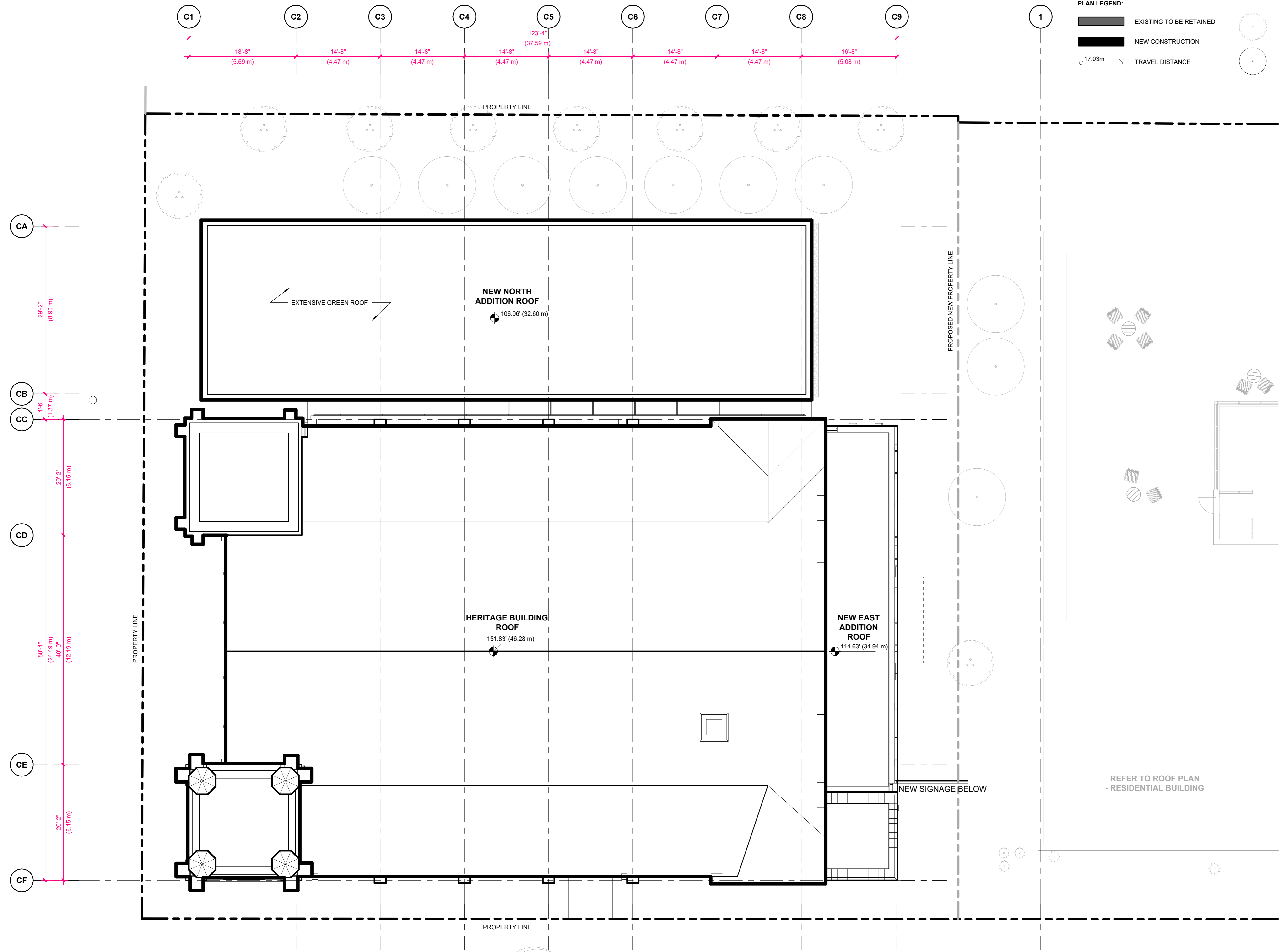
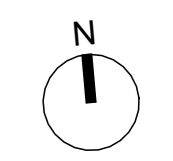
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ROOF PLAN - HERITAGE BLDG

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.

1

PROPOSED NEW PROPERTY LINE

NEW SIGNAGE BELOW

REFER TO ROOF PLAN - RESIDENTIAL BUILDING



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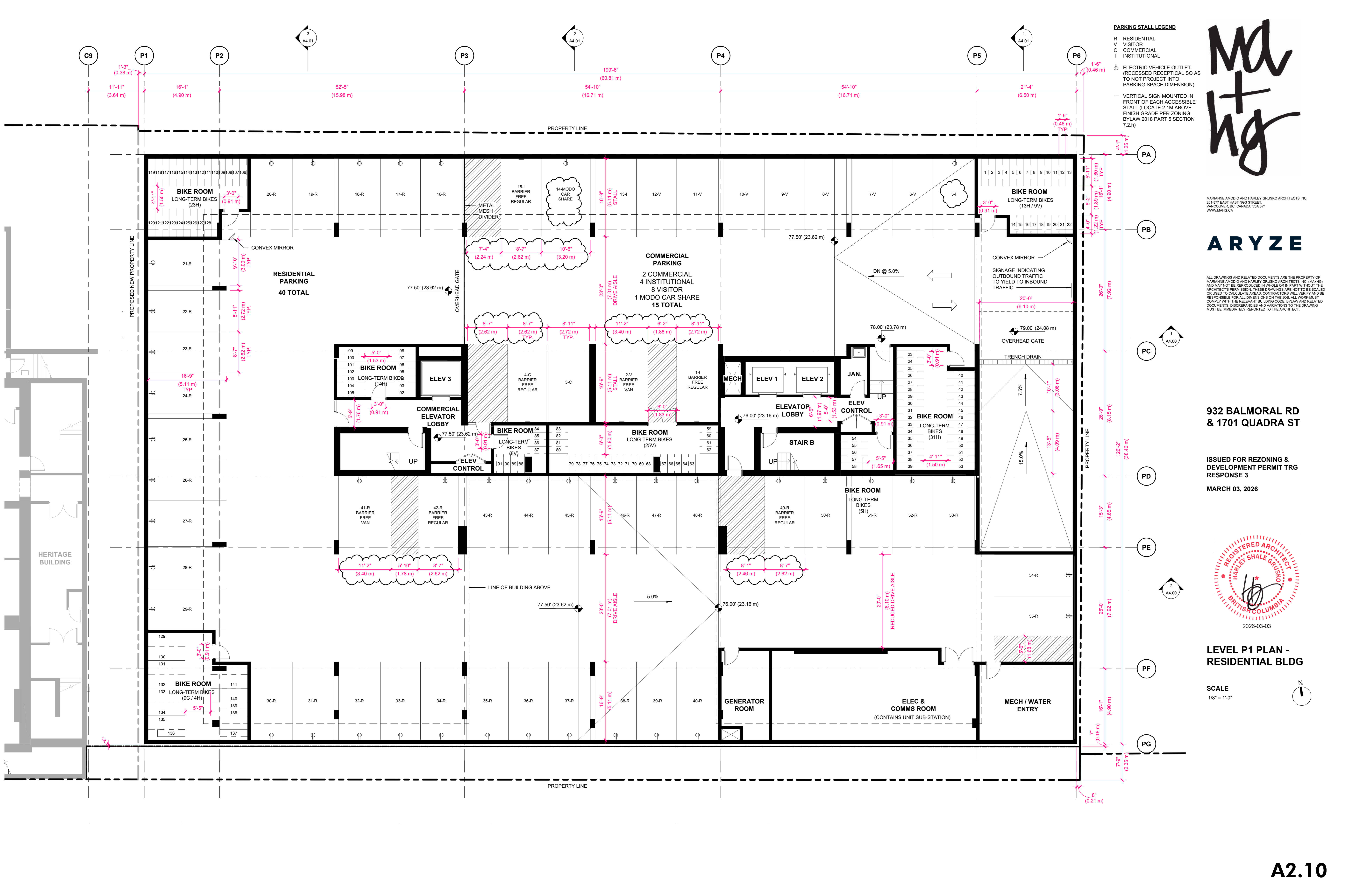
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LEVEL P1 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



PARKING STALL LEGEND
R RESIDENTIAL
V VISITOR
C COMMERCIAL
I INSTITUTIONAL
⊕ ELECTRIC VEHICLE OUTLET.
(RECESSED RECEPTICAL SO AS
TO NOT PROJECT INTO
PARKING SPACE DIMENSION)
— VERTICAL SIGN MOUNTED IN
FRONT OF EACH ACCESSIBLE
STALL (LOCATE 2.1M ABOVE
FINISH GRADE PER ZONING
BYLAW 2018 PART 5 SECTION
7.2.1)

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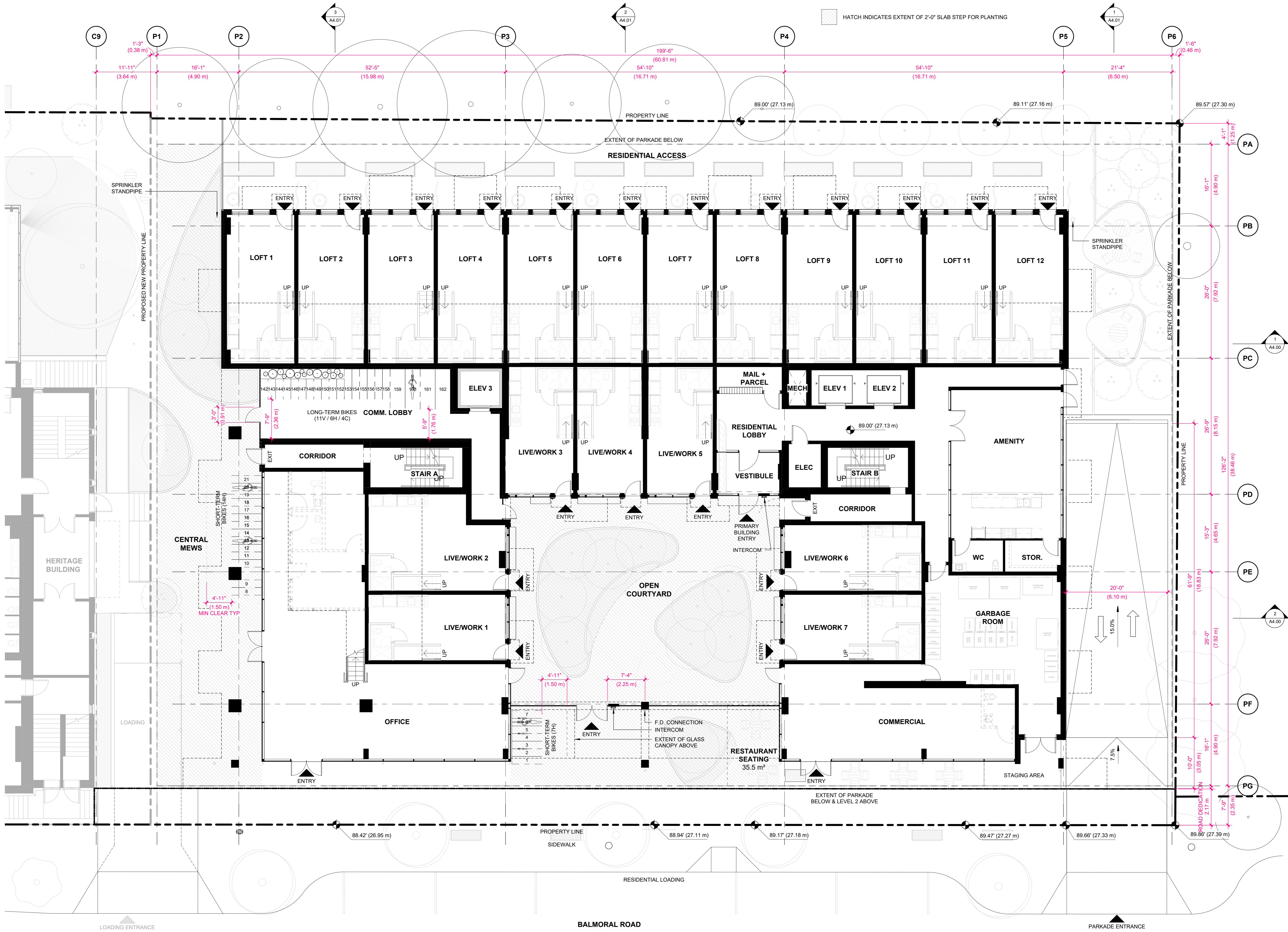
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 MARCH 03, 2026



LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE
 1/8" = 1'-0"



HATCH INDICATES EXTENT OF 2'-0" SLAB STEP FOR PLANTING

PROPERTY LINE

EXTENT OF PARKADE BELOW

RESIDENTIAL ACCESS

PROPERTY LINE

EXTENT OF PARKADE BELOW

PROPERTY LINE

EXTENT OF PARKADE BELOW

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MARRIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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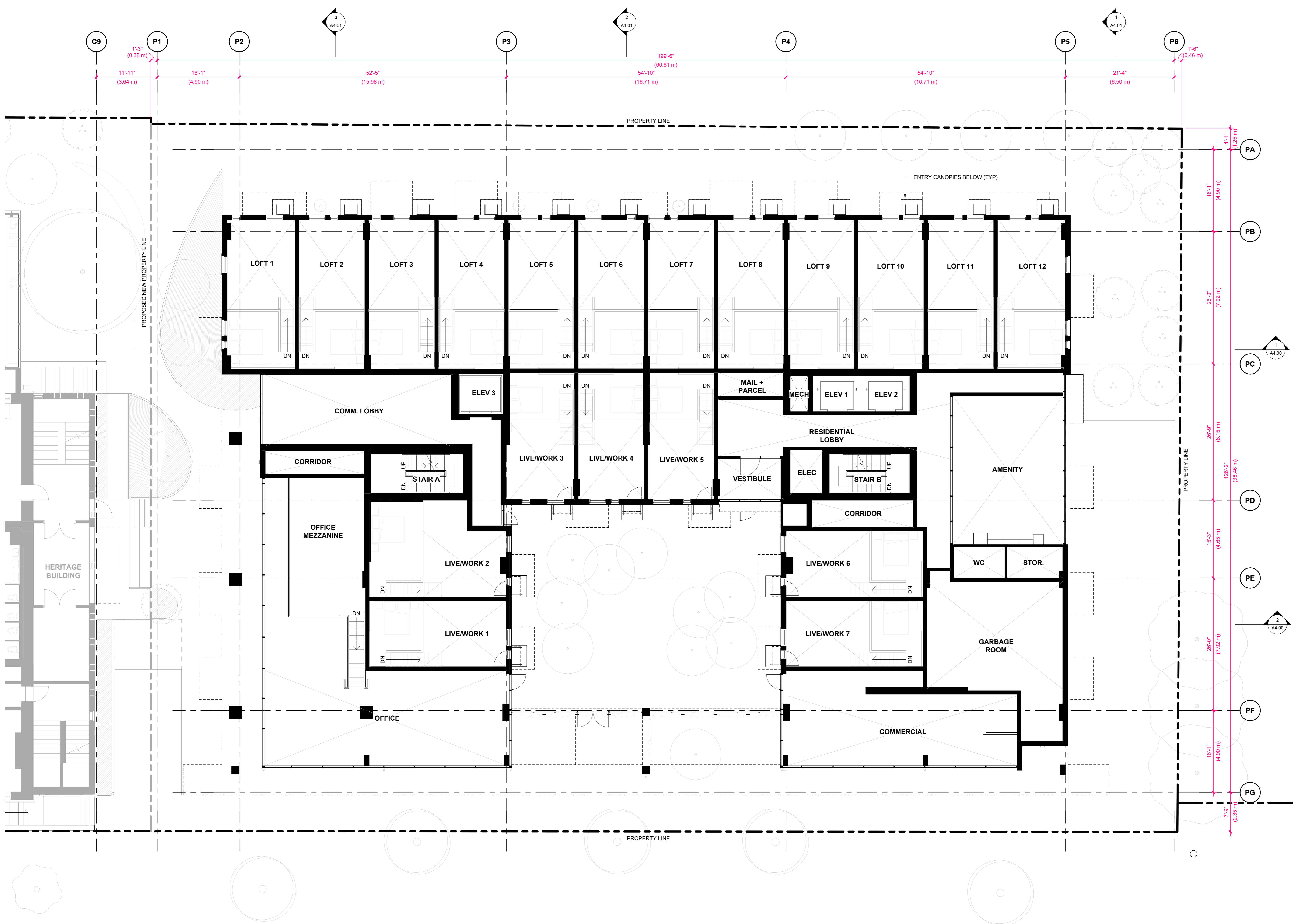
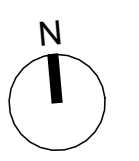
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& 1701 QUADRA ST

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RESPONSE 3
MARCH 03, 2026



MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



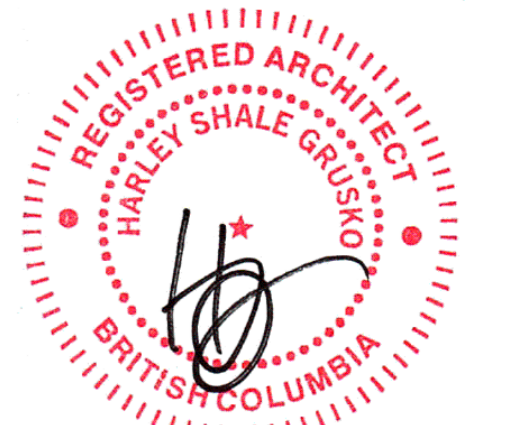
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932 BALMORAL RD
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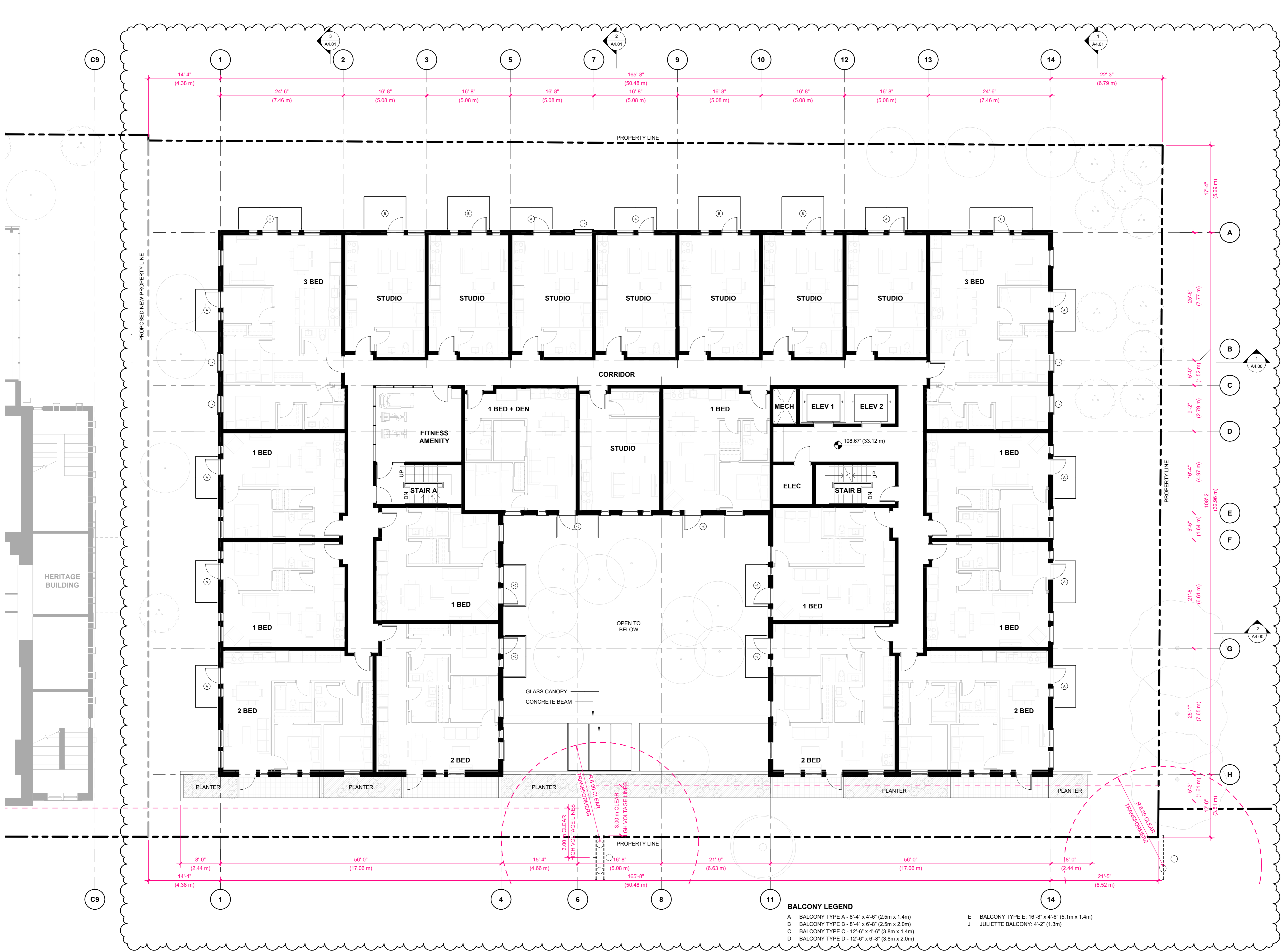
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 DEVELOPMENT PERMIT TRG
 RESPONSE 3

MARCH 03, 2026



LEVEL 02 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'-8" (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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 RESPONSE 3

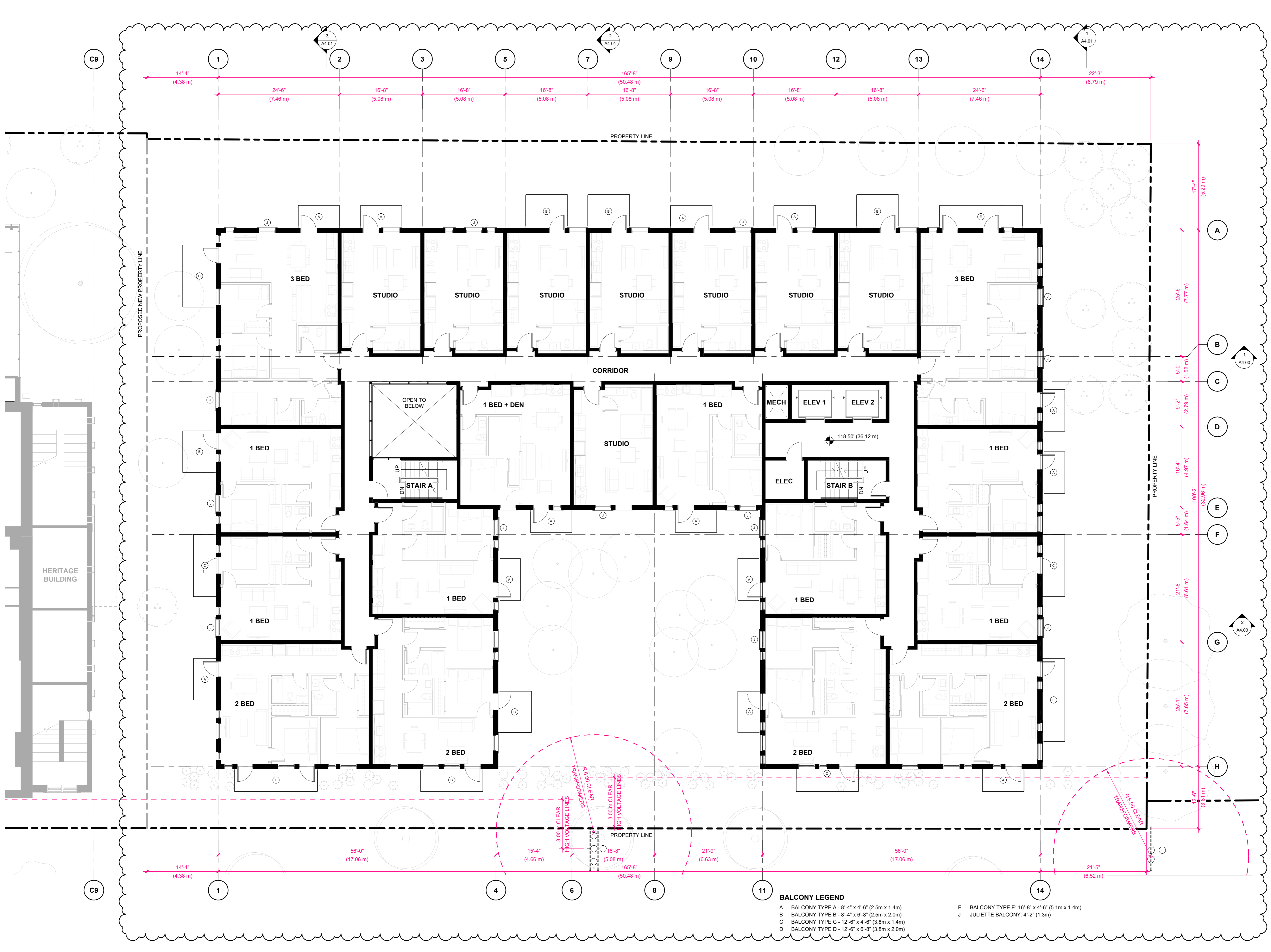
MARCH 03, 2026



2026-03-03

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'-8" (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

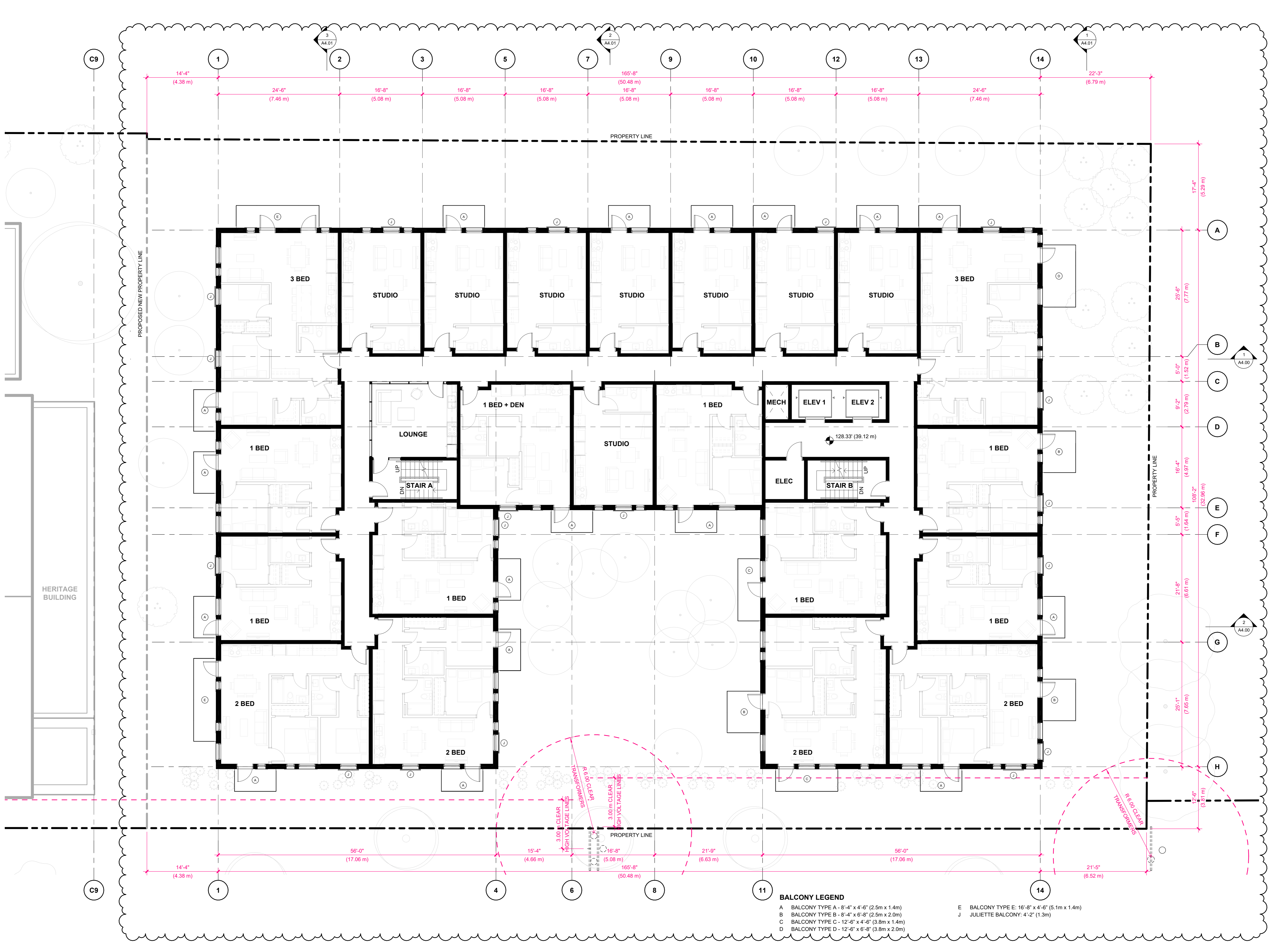
ISSUED FOR REZONING &
 DEVELOPMENT PERMIT TRG
 RESPONSE 3

MARCH 03, 2026



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'-8" (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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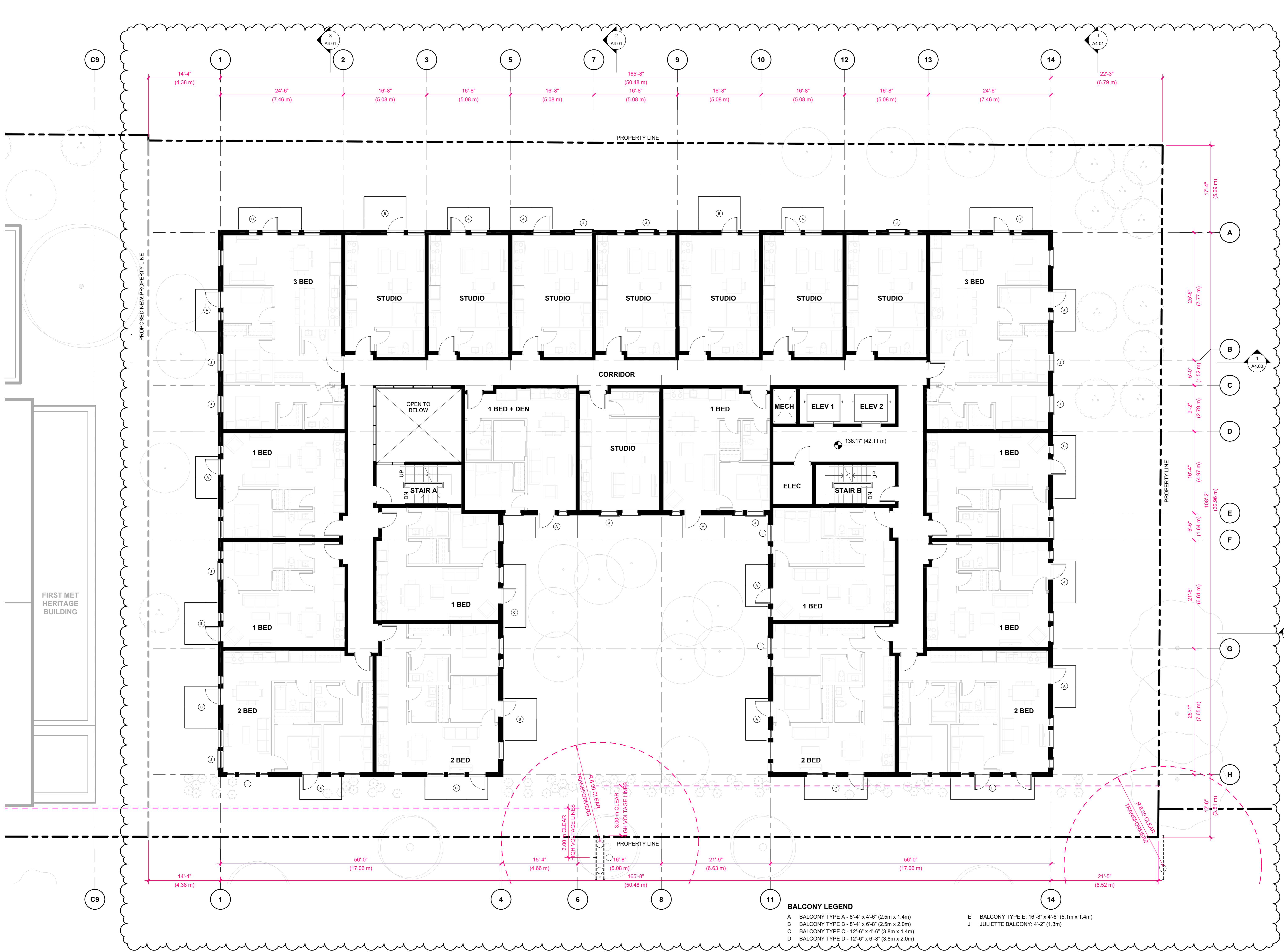
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 RESPONSE 3

MARCH 03, 2026



LEVEL 05 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'-8" (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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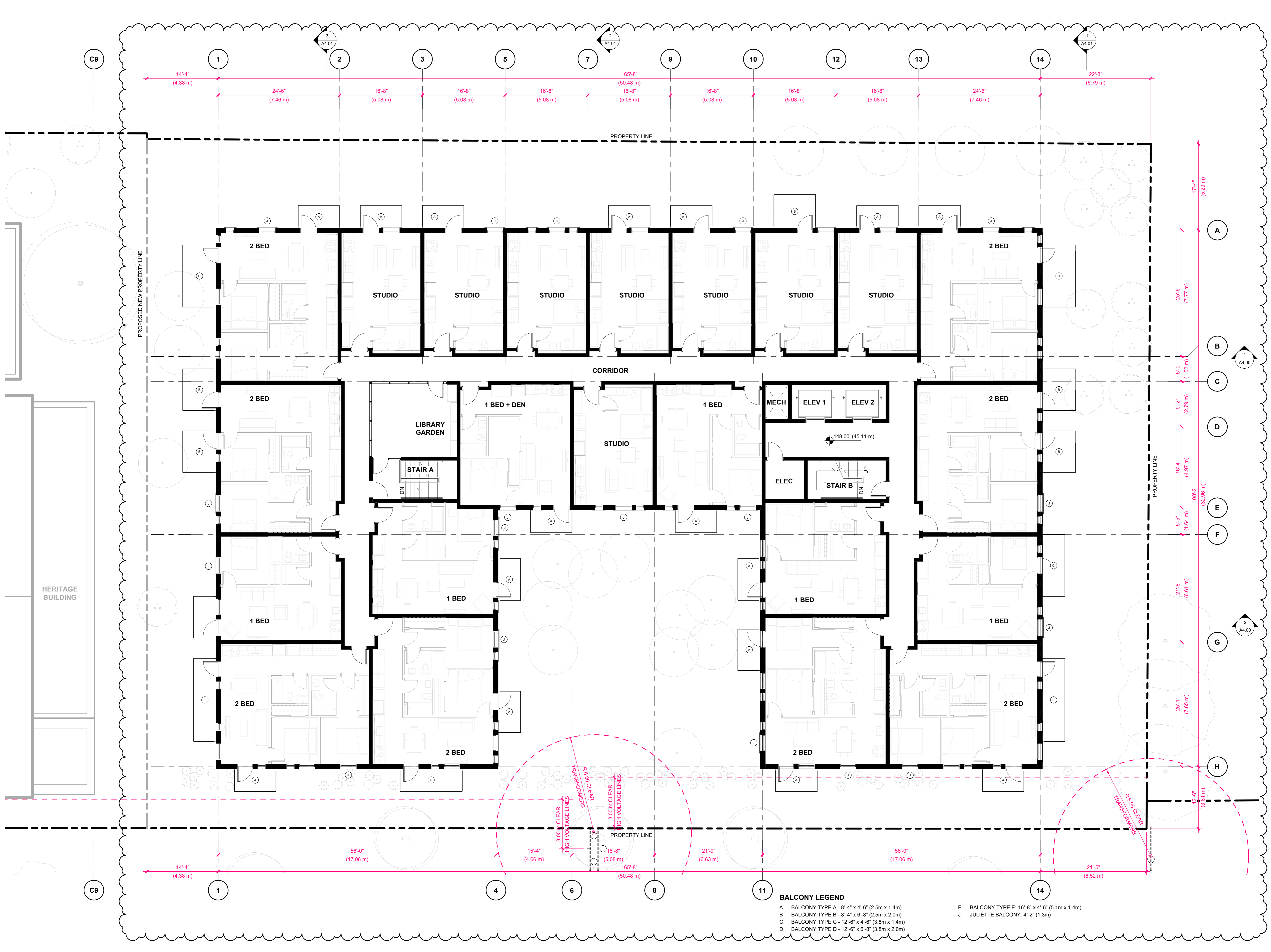
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 RESPONSE 3

MARCH 03, 2026



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'-8" (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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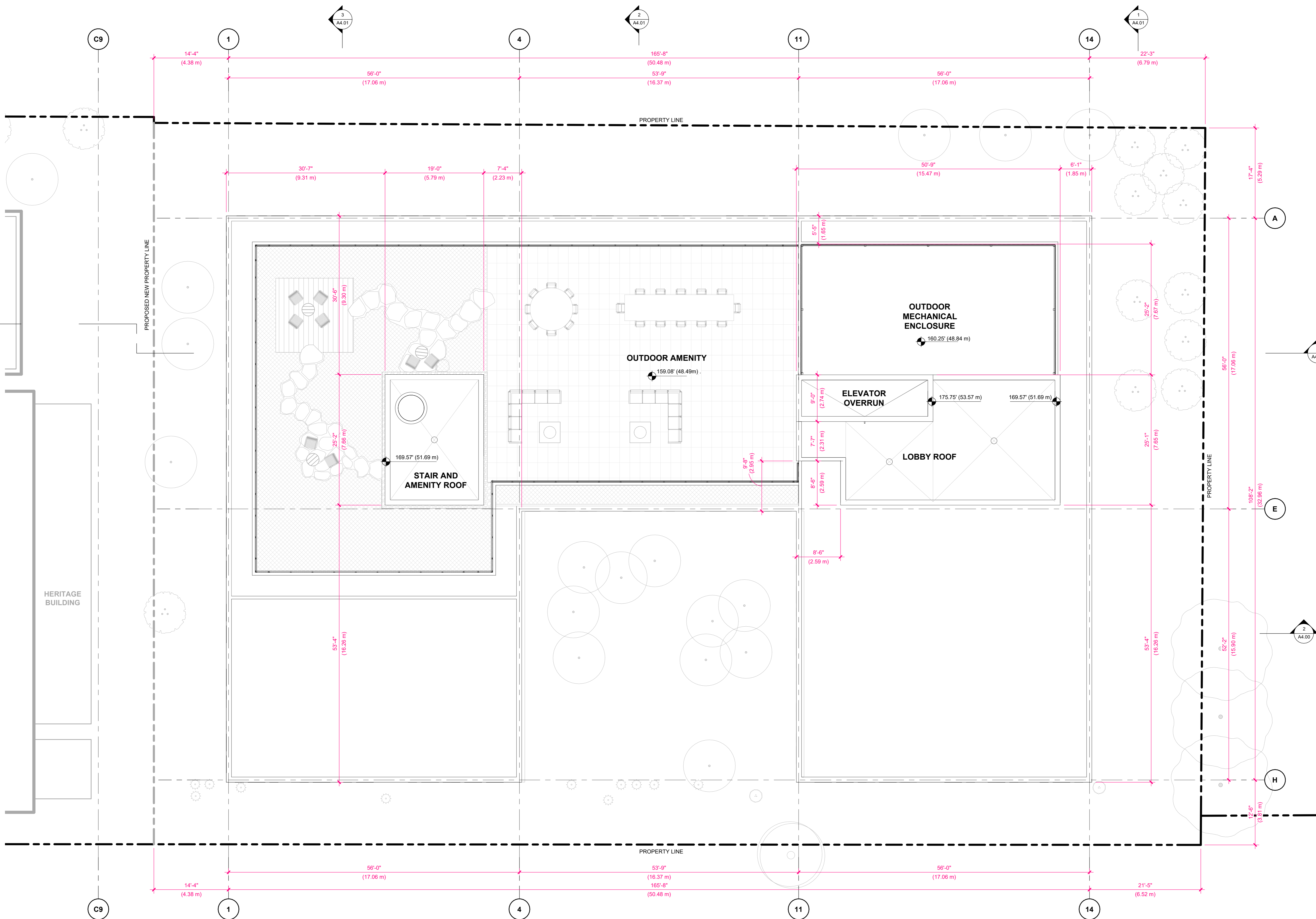
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
 1/8" = 1'-0"



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2026-03-03

BALMORAL ROAD ELEVATION

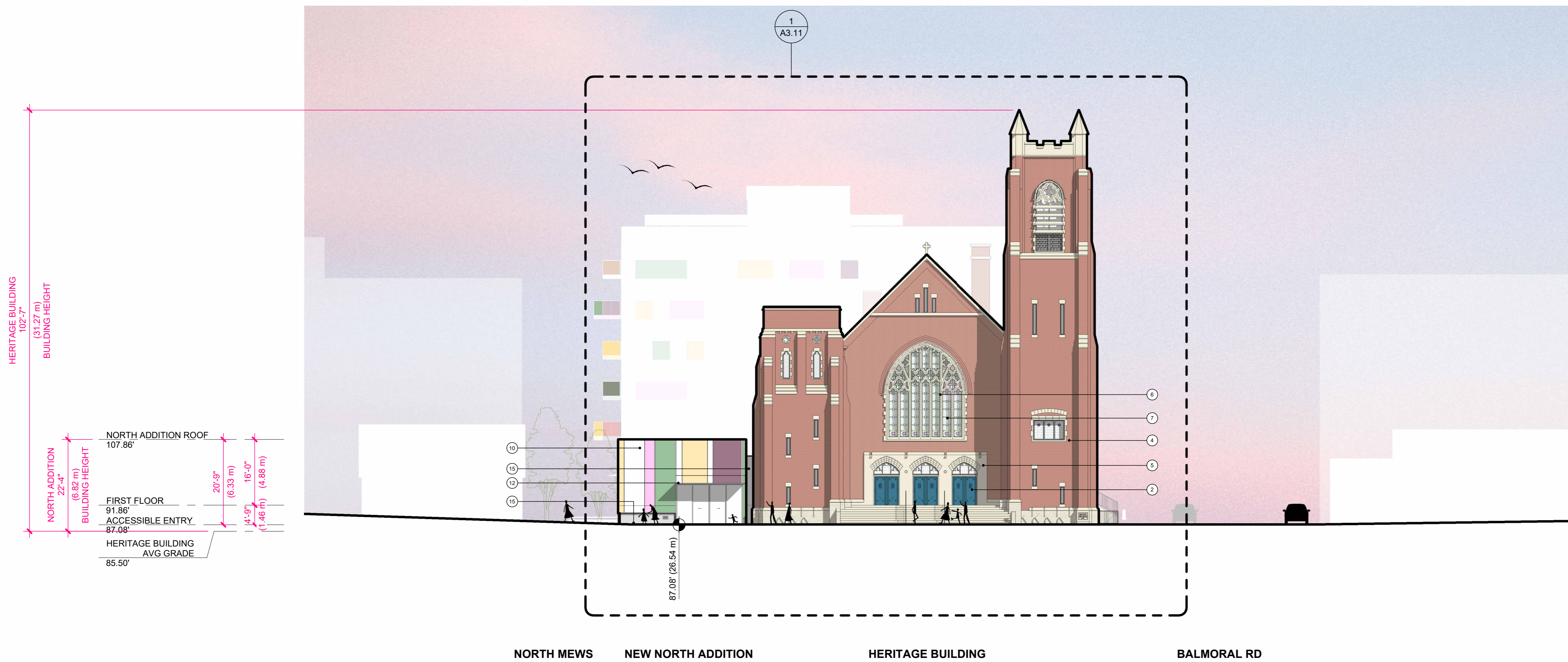
SCALE
1/16" = 1'-0"

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 METAL PANEL, GALVANIZED
- ⑰ METAL PANEL, WHITE
- ⑱ GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- ⑲ WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- ⑳ THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- ㉑ RESIDENTIAL SIGNAGE



HERITAGE MATERIAL LEGEND

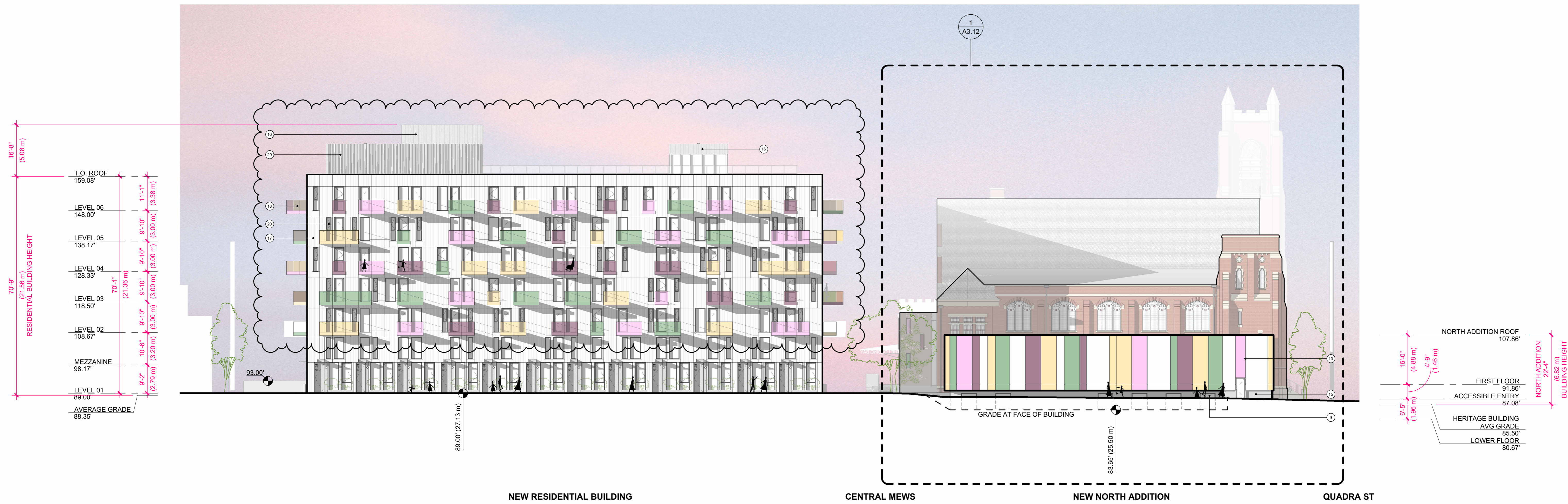
- ② ENTRY DOORS TO BE RESTORED AS REQUIRED
- ④ BRICK TO BE RESTORED AS REQUIRED
- ⑤ SANDSTONE TO BE RESTORED AS REQUIRED
- ⑥ CAST STONE TRACERY TO BE RESTORED AS REQUIRED
- ⑦ STAINED GLASS PANELS TO BE RESTORED AS REQUIRED

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

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MARCH 03, 2026



NORTH SITE ELEVATION

SCALE
1/16" = 1'-0"

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MARCH 03, 2026



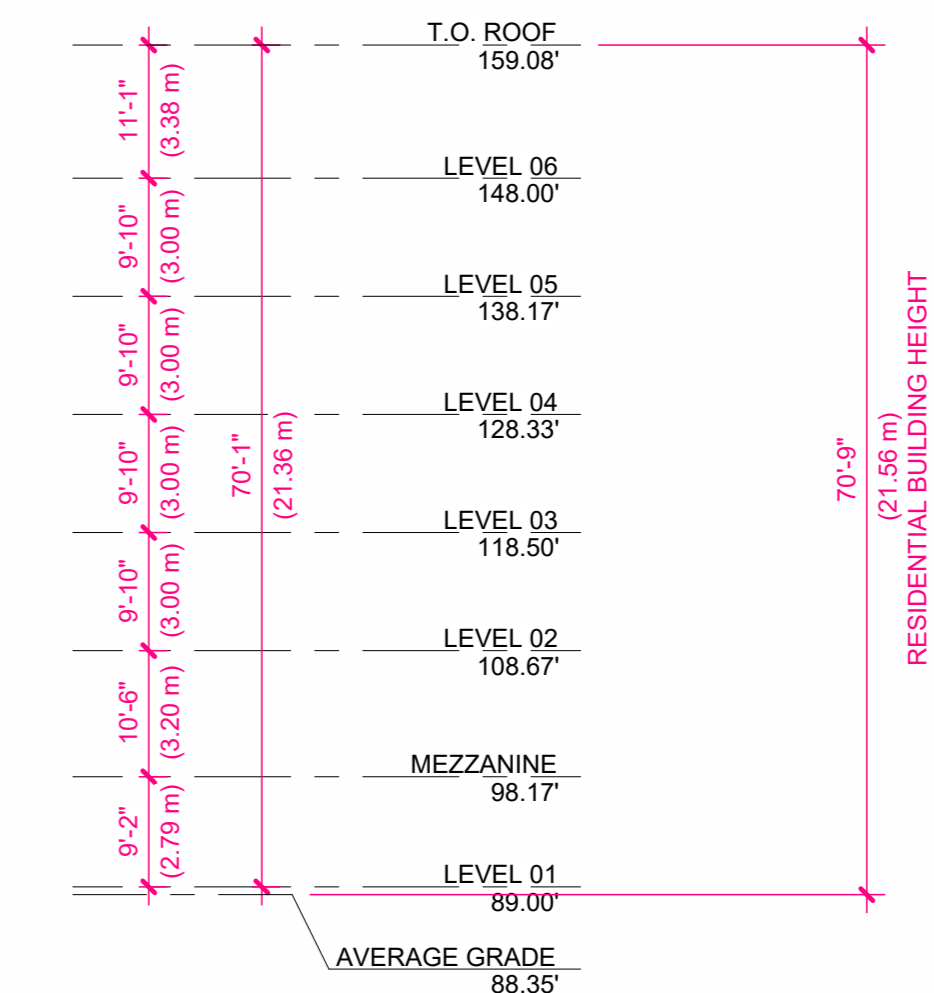
EAST SITE ELEVATION

SCALE
1/16" = 1'-0"

- NEW RESIDENTIAL MATERIAL LEGEND**
- 15 ARCHITECTURAL CONCRETE
 - 16 METAL PANEL, GALVANIZED
 - 17 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

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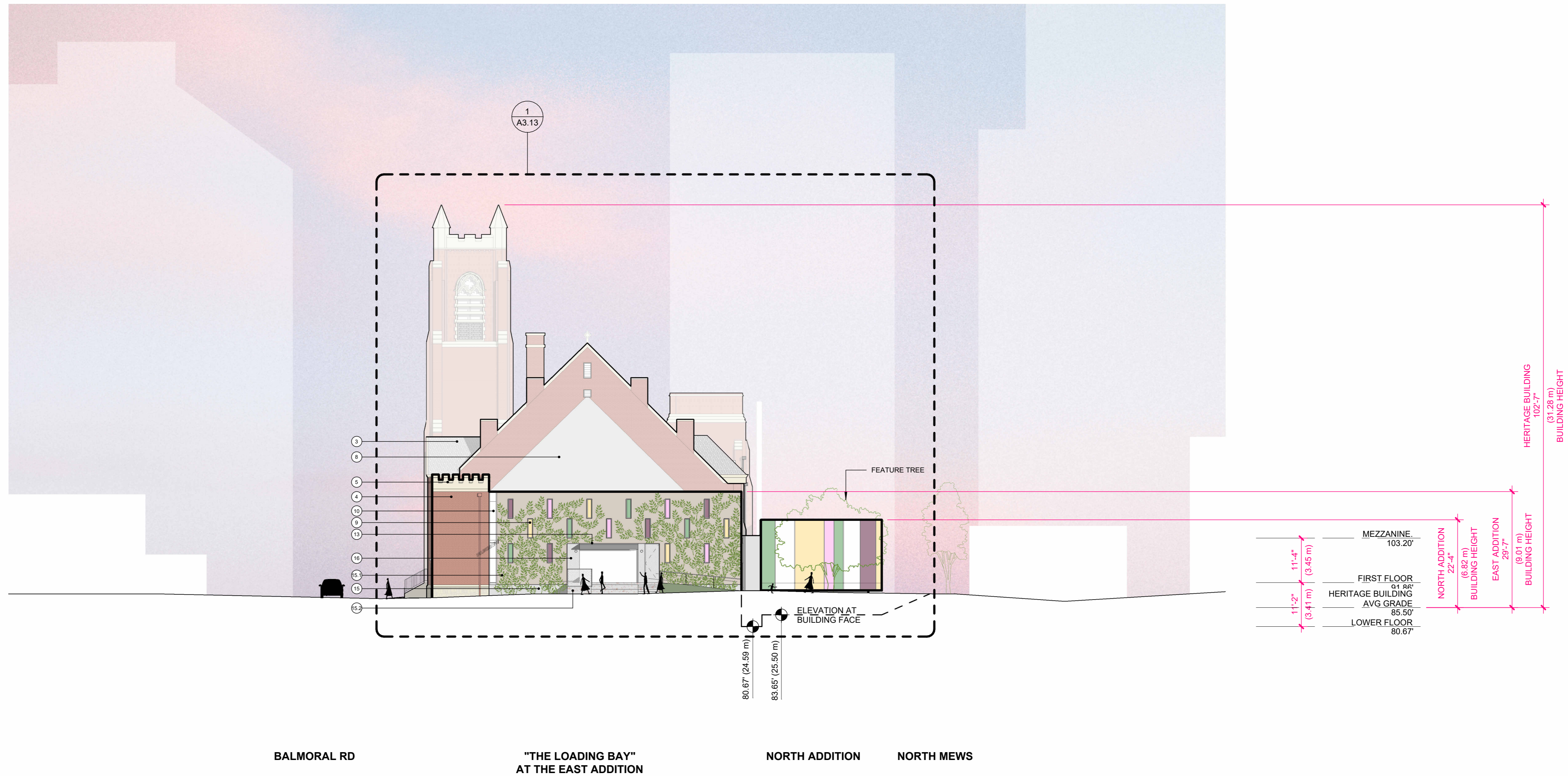
2026-03-03

CENTRAL MEWS WEST SITE ELEVATION

SCALE
 1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED
- 17 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



932 BALMORAL RD & 1701 QUADRA ST

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MARCH 03, 2026



CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"



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201-871 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
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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. 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.
- SALVAGE BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
- 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 PARGING 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

932 BALMORAL RD & 1701 QUADRA ST

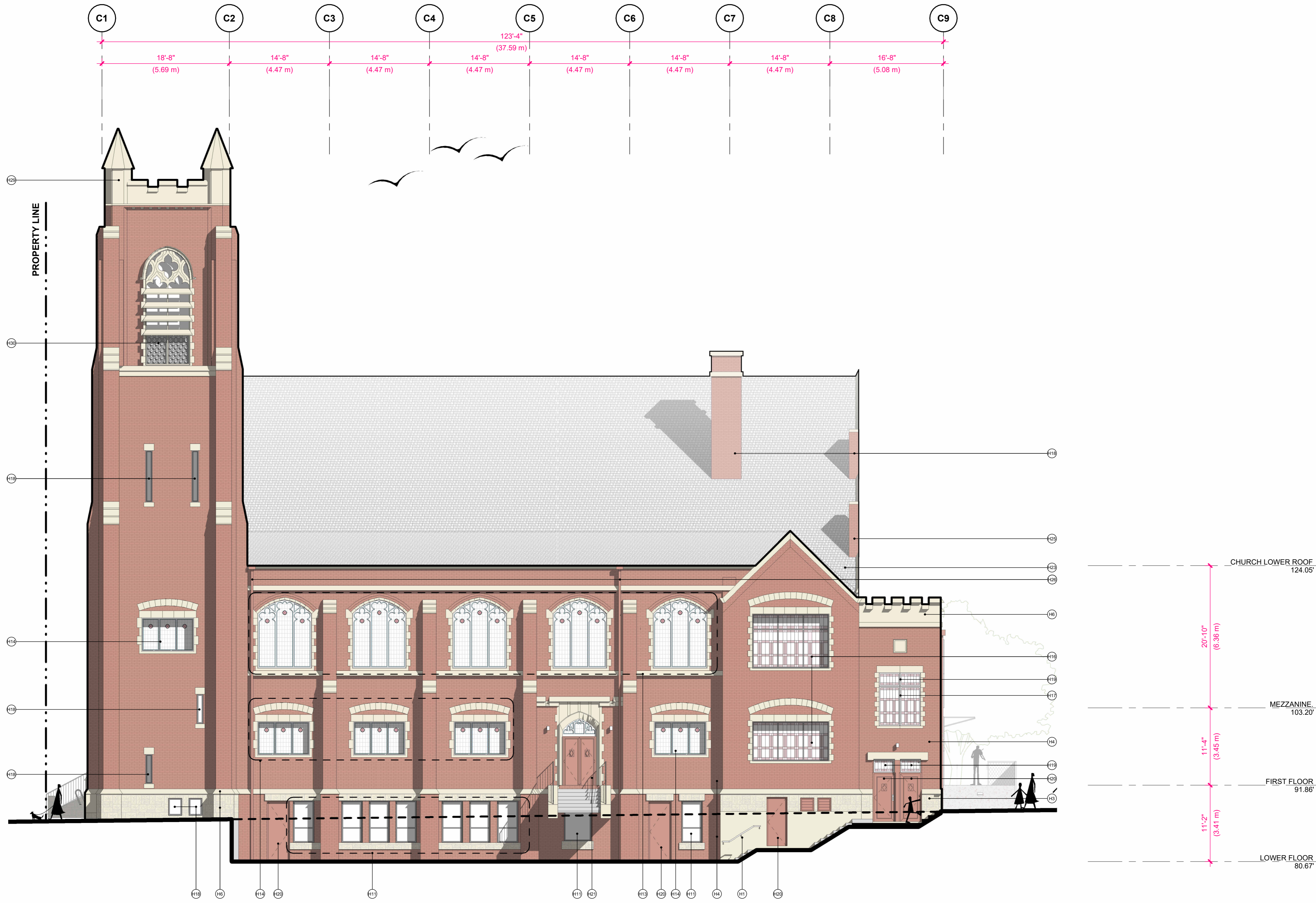
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MARCH 03, 2026

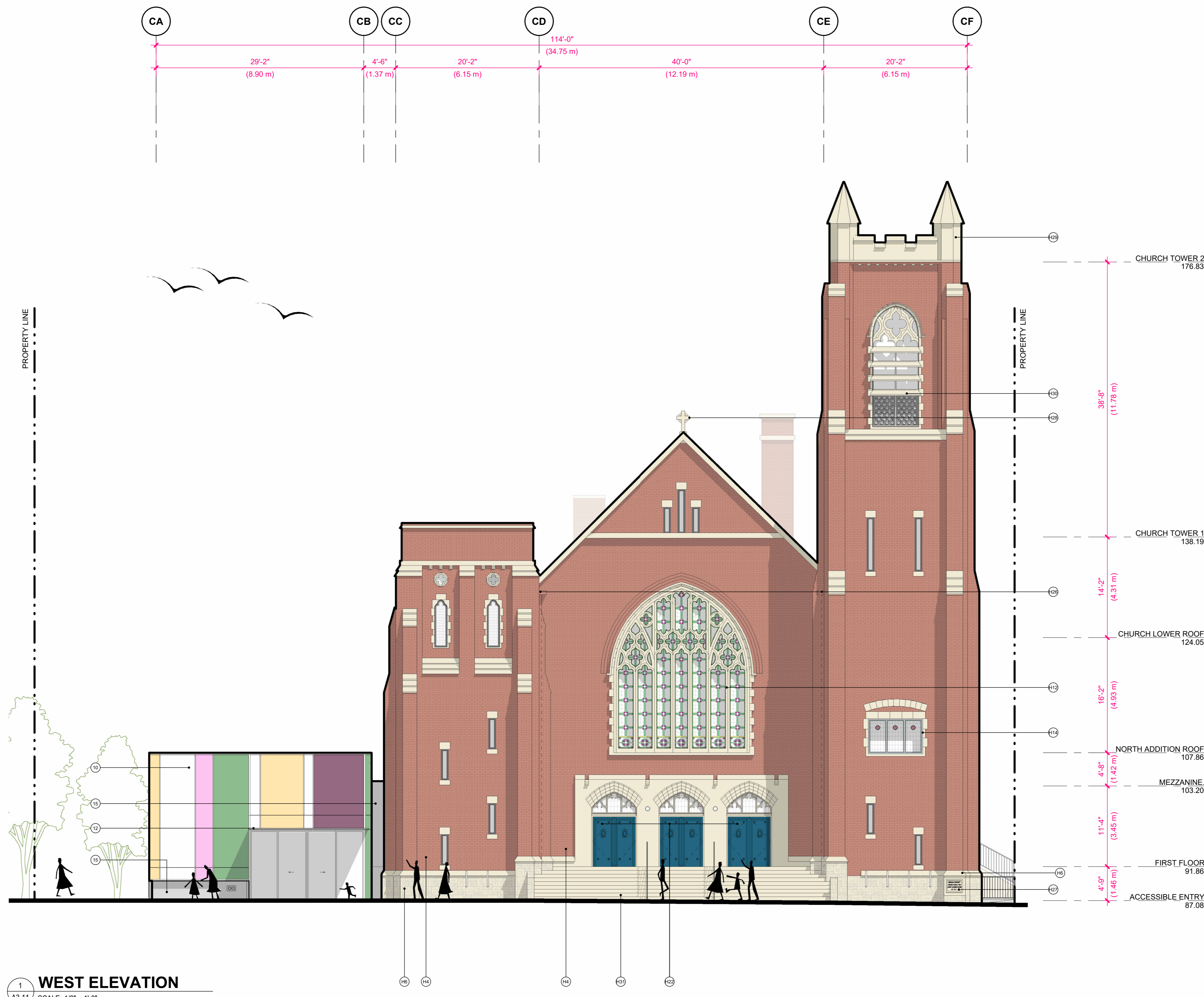


HERITAGE ELEVATION - BALMORAL ROAD

SCALE
1/8" = 1'-0"



1 SOUTH ELEVATION
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. 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.
3. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
4. 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.
5. SALVAGE BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
6. SALVAGE STONE 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 CRENELLATED 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



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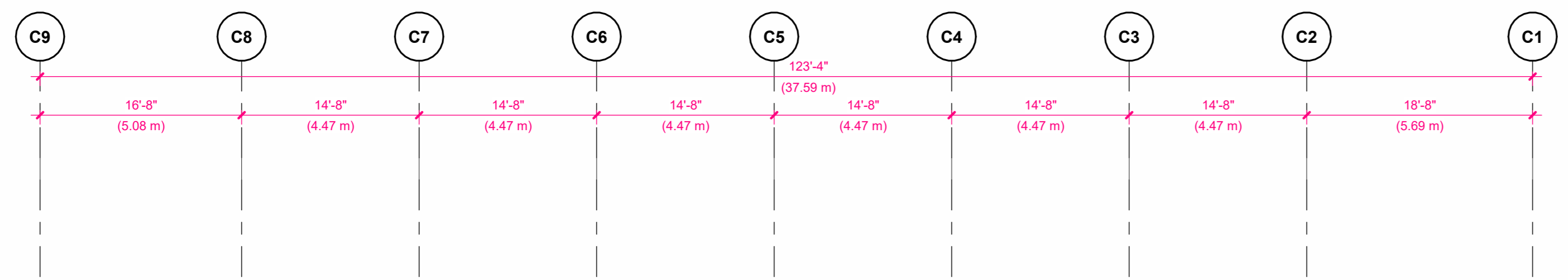
932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3
MARCH 03, 2026

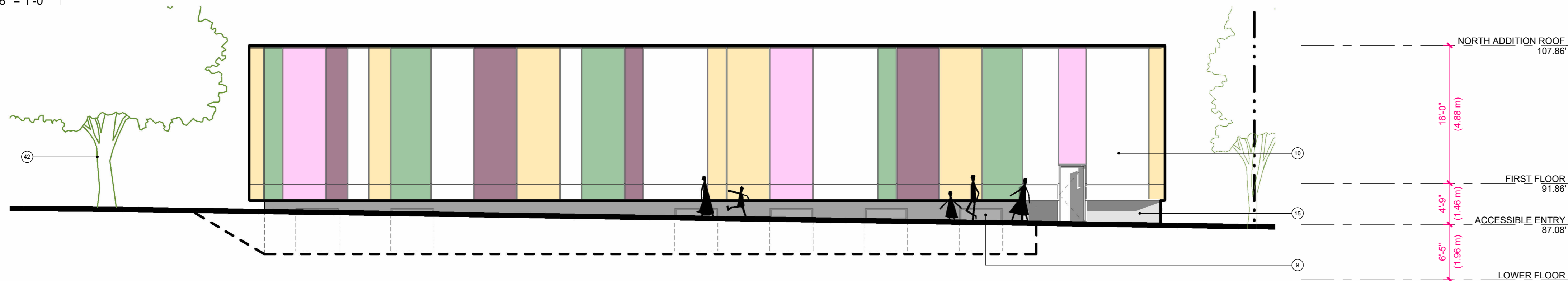


HERITAGE ELEVATION - QUADRA STREET

SCALE
1/8" = 1'-0"



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



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

- NOTES:**
- 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. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
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 - 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
- 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
- H29 PRESERVED CRENELLATED 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
- 38 NEW CUSTOM DOOR, C/W 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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HERITAGE ELEVATION - NORTH SITE

SCALE
1/8" = 1'-0"



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HERITAGE ELEVATION CENTRAL MEWS EAST

SCALE
1/8" = 1'-0"

NOTES:

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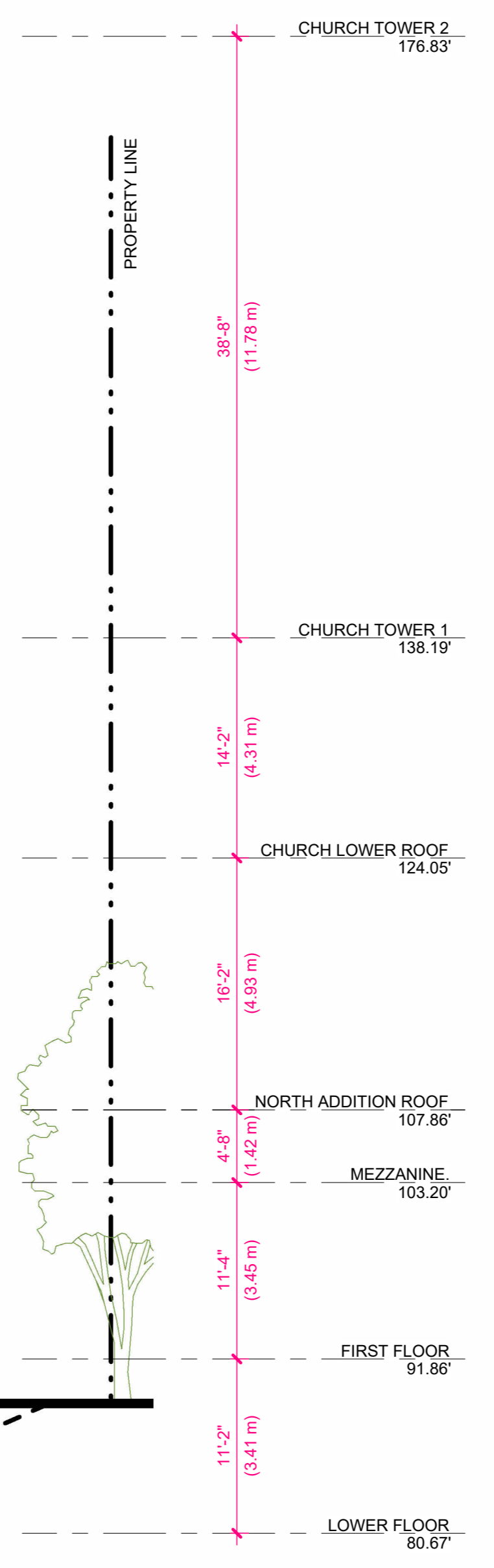
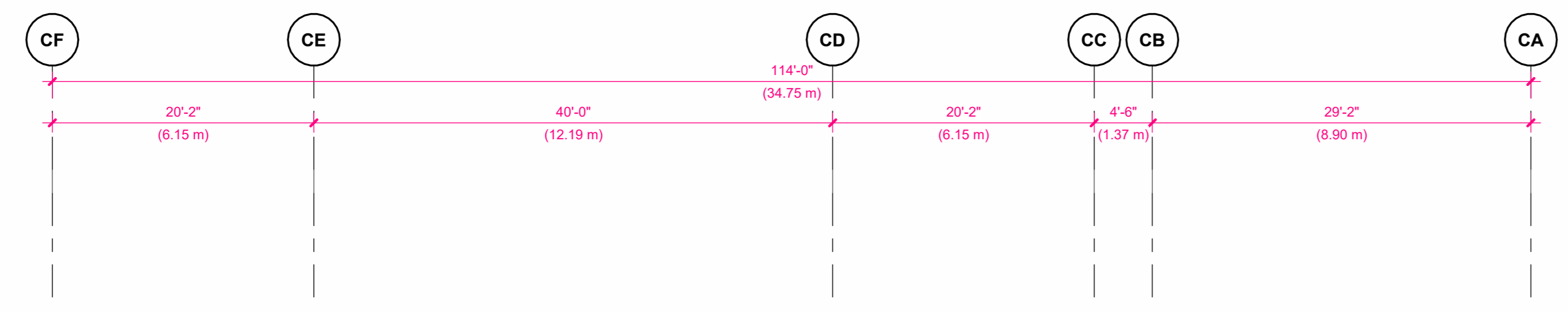
PORTION TO BE DEMOLISHED.

HERITAGE MATERIAL LEGEND

- (H3) REHABILITATED STONE FOUNDATION
- (H5) PRESERVED BRICK, INFILL WITH ORIGINAL SALVAGED BRICK AS REQUIRED
- (H6) PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- (H23) PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- (H25) PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- (H29) 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

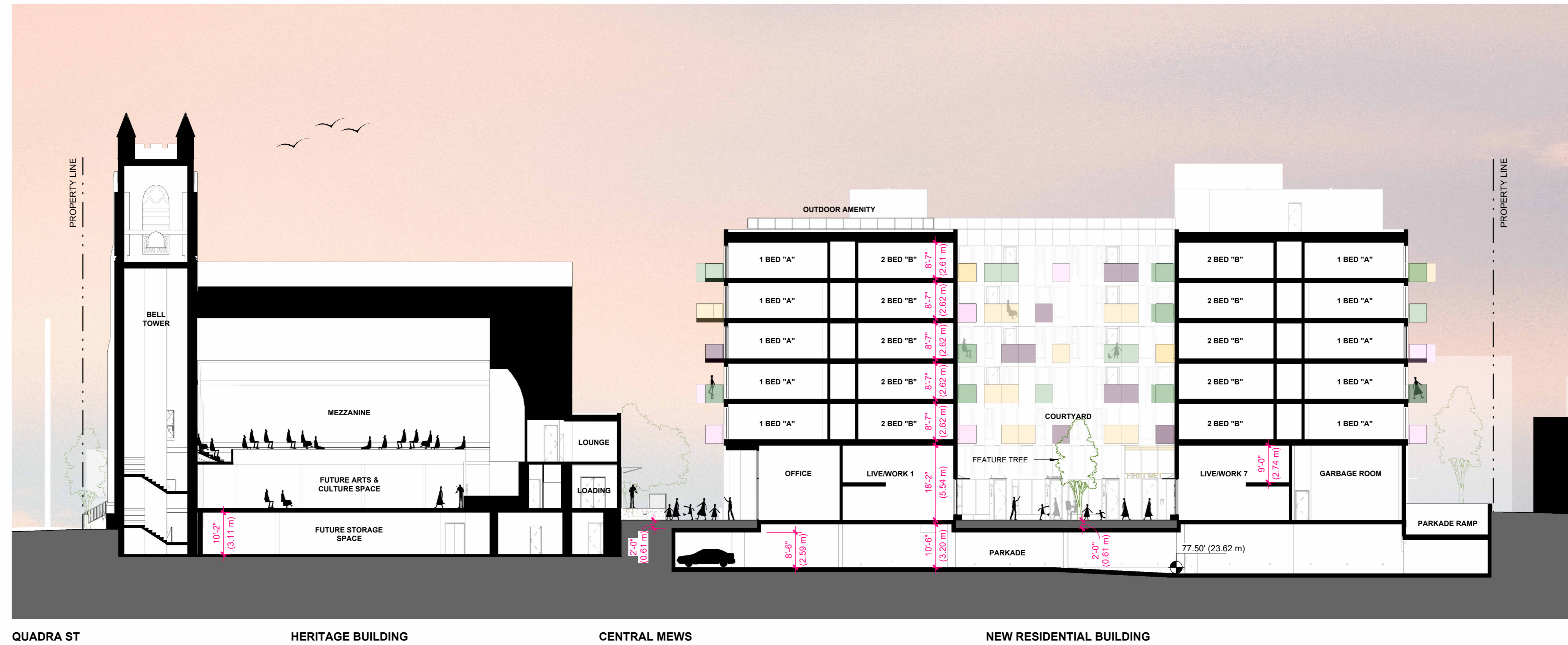
NEW ADDITIONS MATERIAL LEGEND

- (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
- (16) METAL PANEL, GALVANIZED
- (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

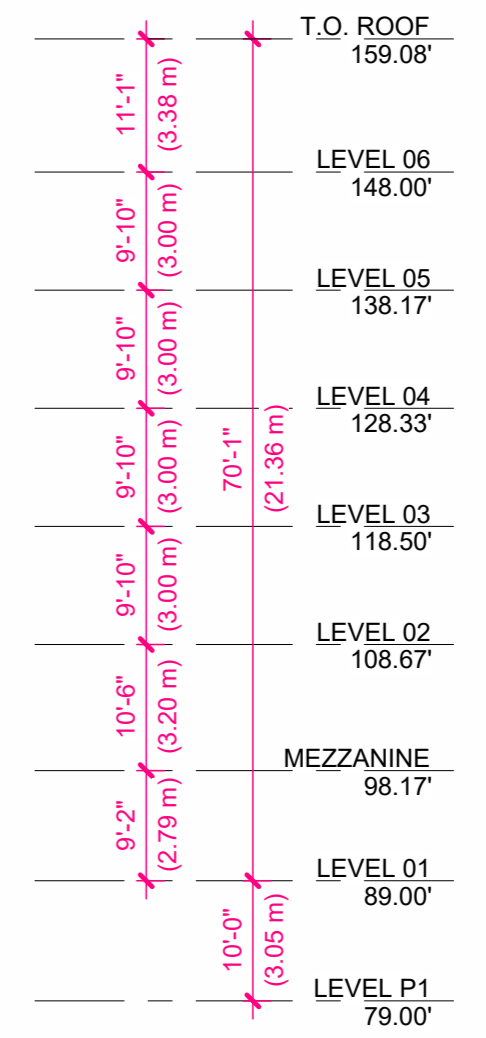


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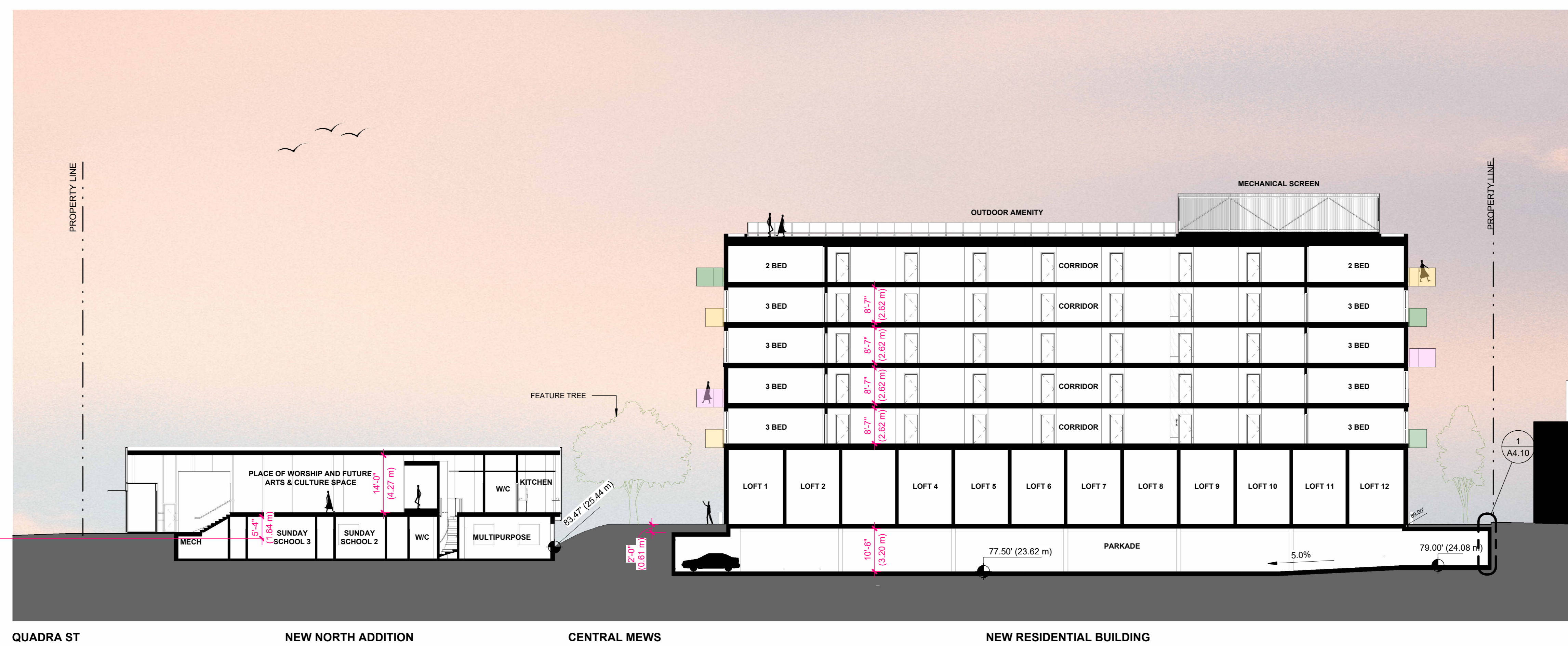
QUADRA ST HERITAGE BUILDING CENTRAL MEWS NEW RESIDENTIAL BUILDING



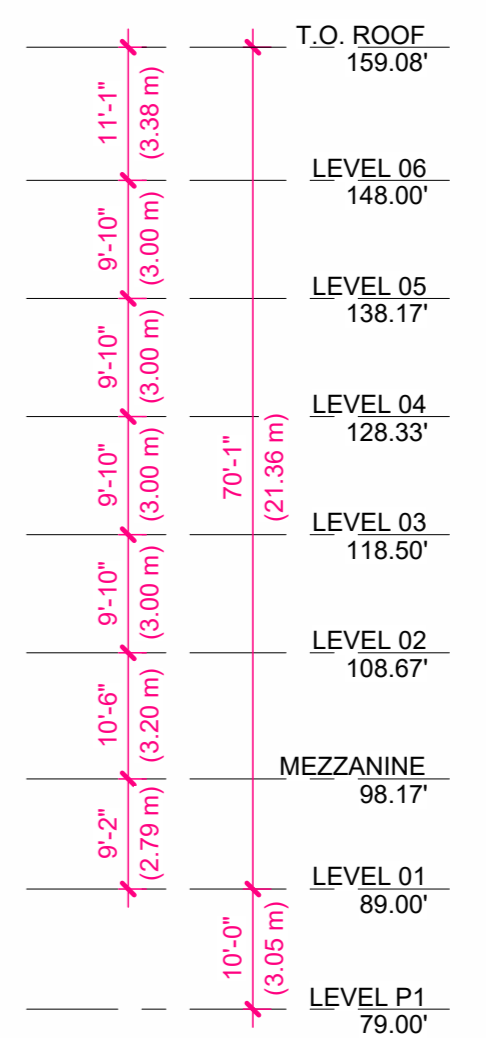
2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH

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QUADRA ST NEW NORTH ADDITION CENTRAL MEWS NEW RESIDENTIAL BUILDING

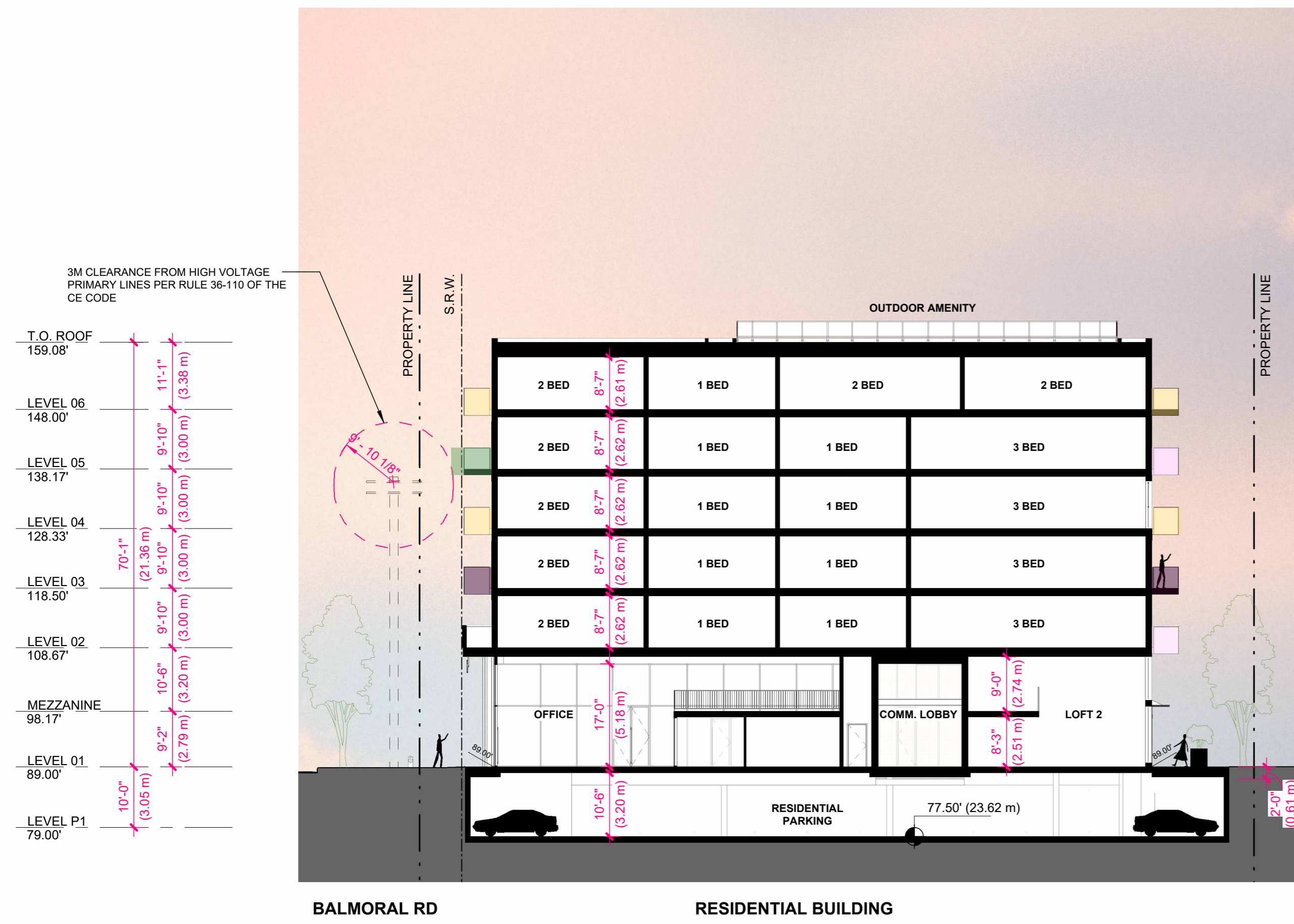


1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH



SITE SECTIONS

SCALE
1/16" = 1'-0"



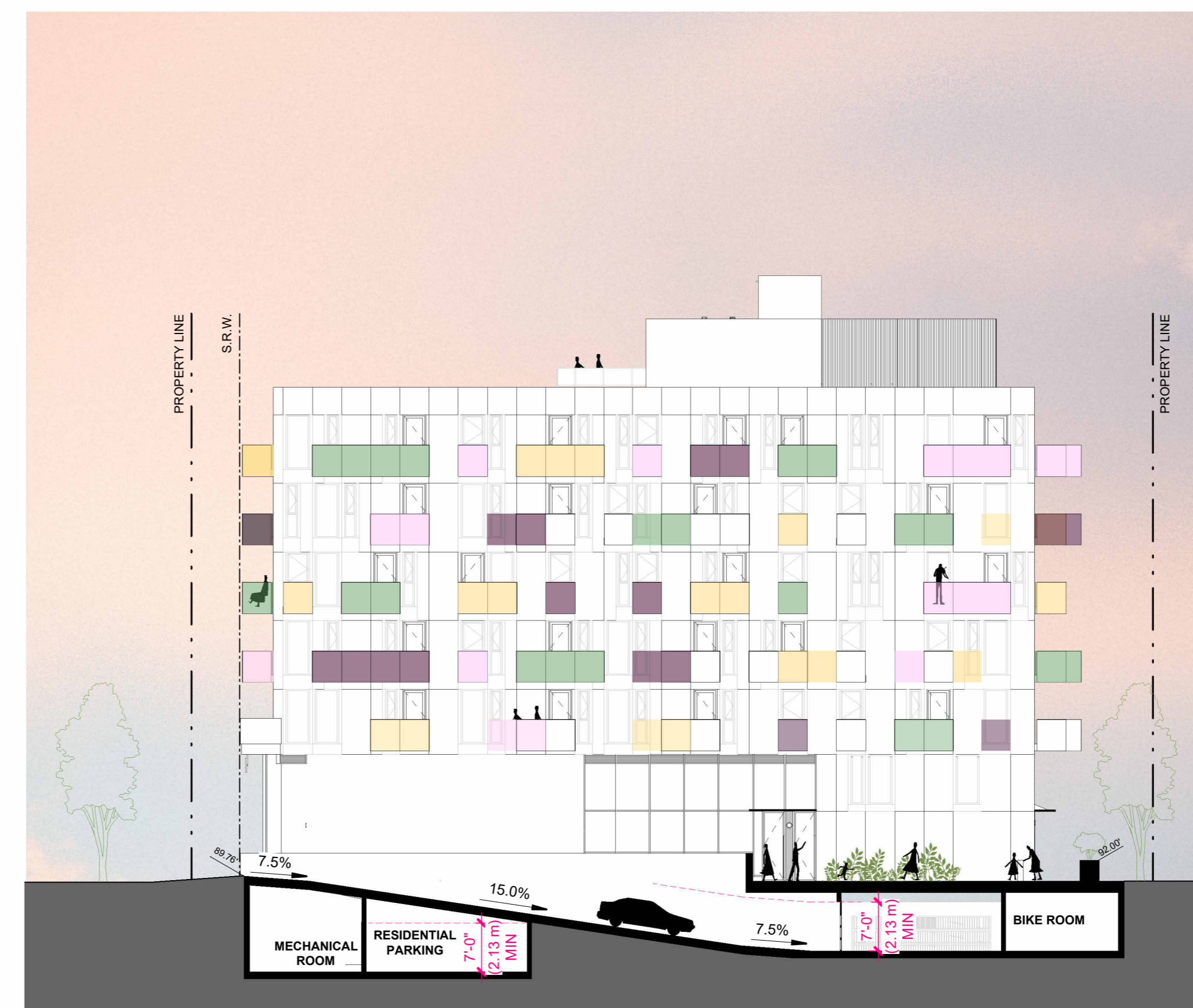
3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



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

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2026-03-03

SITE SECTIONS

SCALE
1/16" = 1'-0"

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 DEVELOPMENT PERMIT TRG
 RESPONSE 3

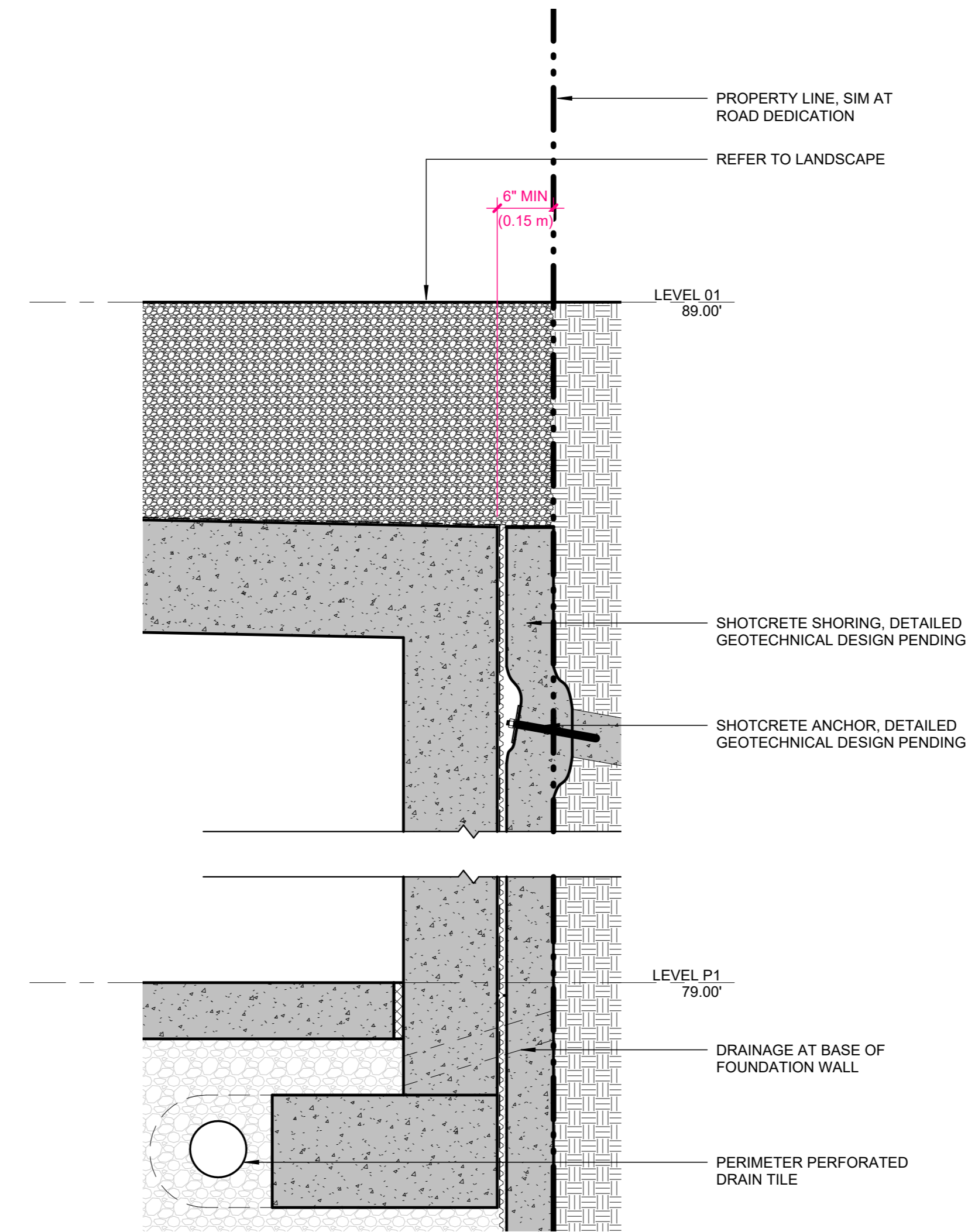
MARCH 03, 2026



2026-03-03

**TYP FOUNDATION WALL
 DETAILS**

SCALE
 1" = 1'-0"

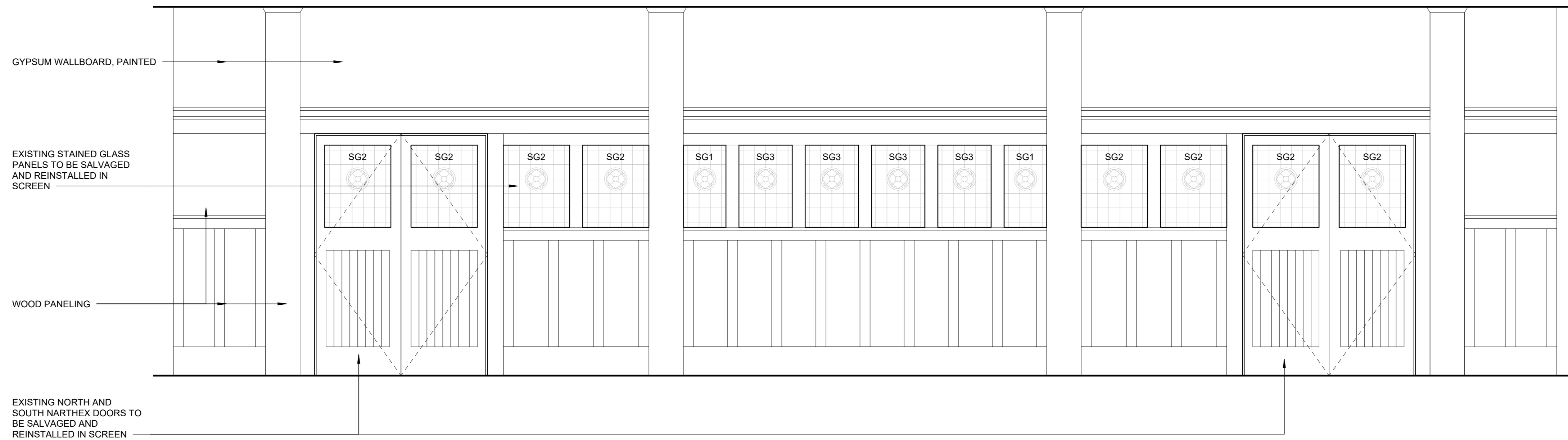


FOUNDATION WALL AT EAST PROPERTY LINE AND SOUTH SRW
 SCALE: 1" = 1'-0"

NARTHEX SCREEN STAINED GLASS SIZES

TYPE	DESCRIPTION	SIZE	EXISTING COUNT	PROPOSED COUNT
SG1	3 LITE X 5 LITE	375mm x 724mm	6*	2
SG2	5 LITE X 5 LITE	581mm x 724mm	10*	8
SG3	4 LITE X 5 LITE	470mm x 724mm	4	4
SG4	7 LITE X 5 LITE	683mm x 660mm	2*	0

*NOTE: WHERE THE EXISTING COUNT OF STAINED GLASS PANELS EXCEEDS THOSE USED IN THE RESTORED SCREEN, THE REMAINDER ARE TO BE SALVAGED AND STORED FOR FUTURE USE



1 RESTORED NARTHEX SCREEN ELEVATION
 A4.11 SCALE: 1/2" = 1'-0"

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 RESPONSE 3**

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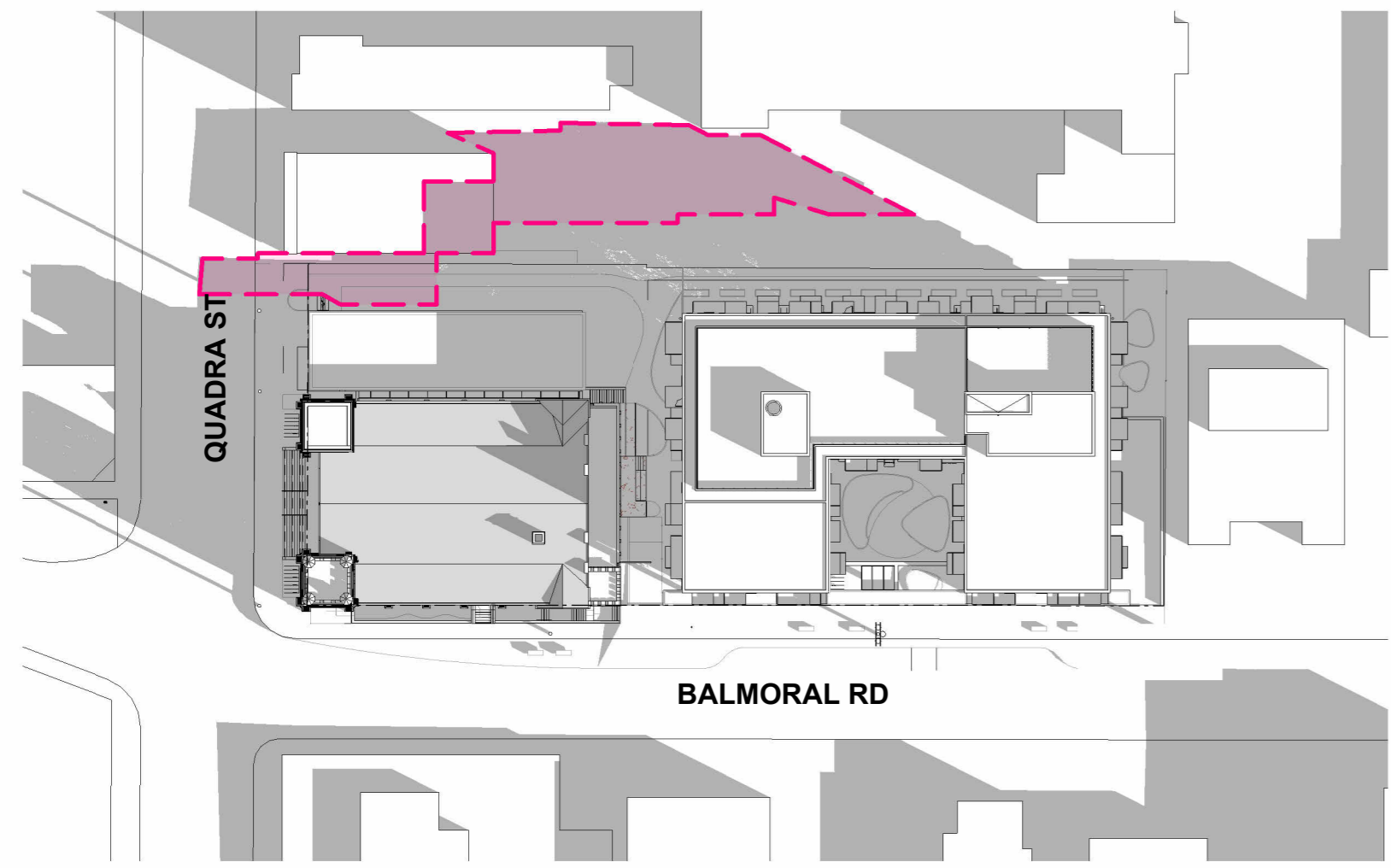


2026-03-03

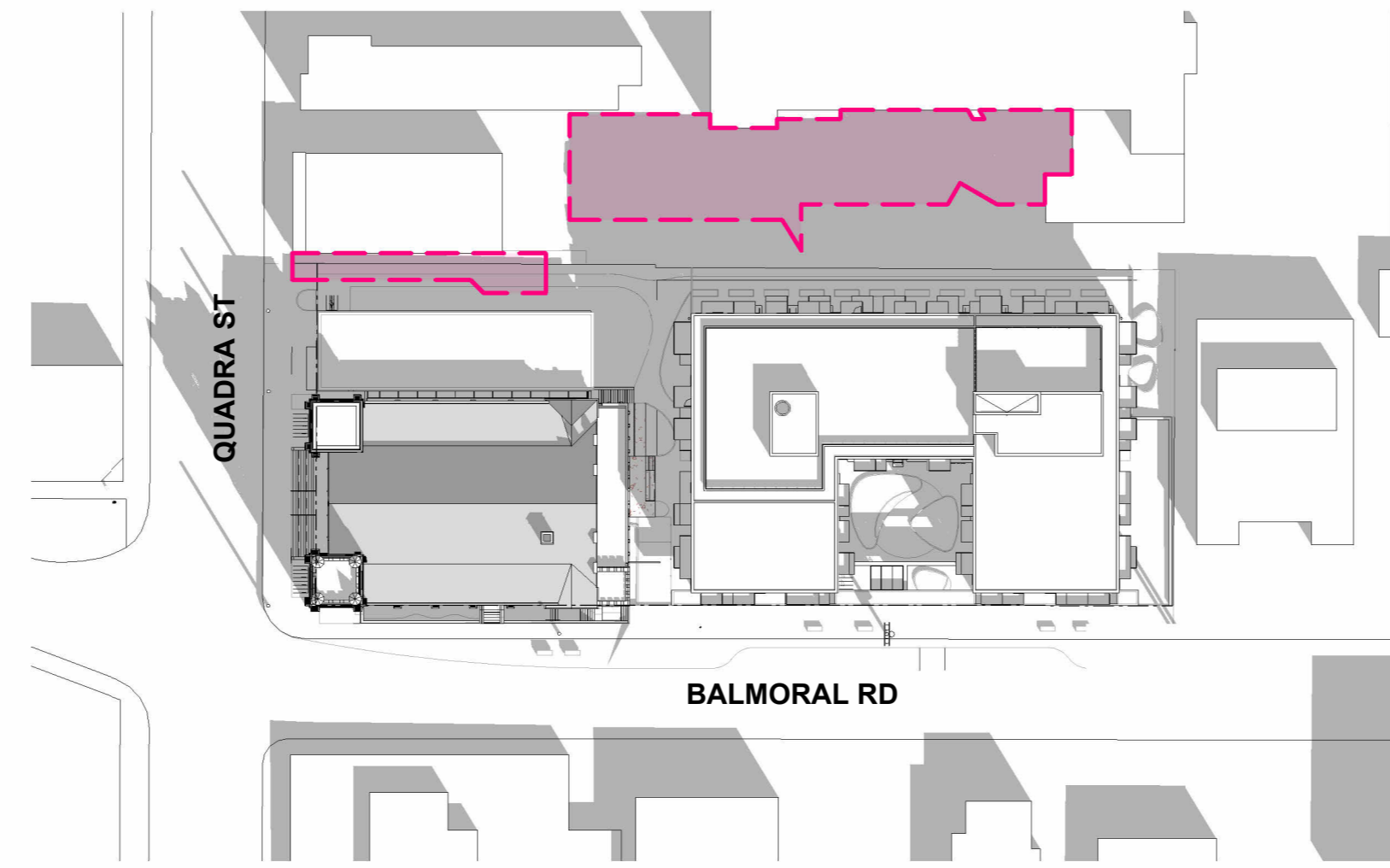
**INTERIOR HERITAGE
 ELEVATION**

SCALE
 1/2" = 1'-0"

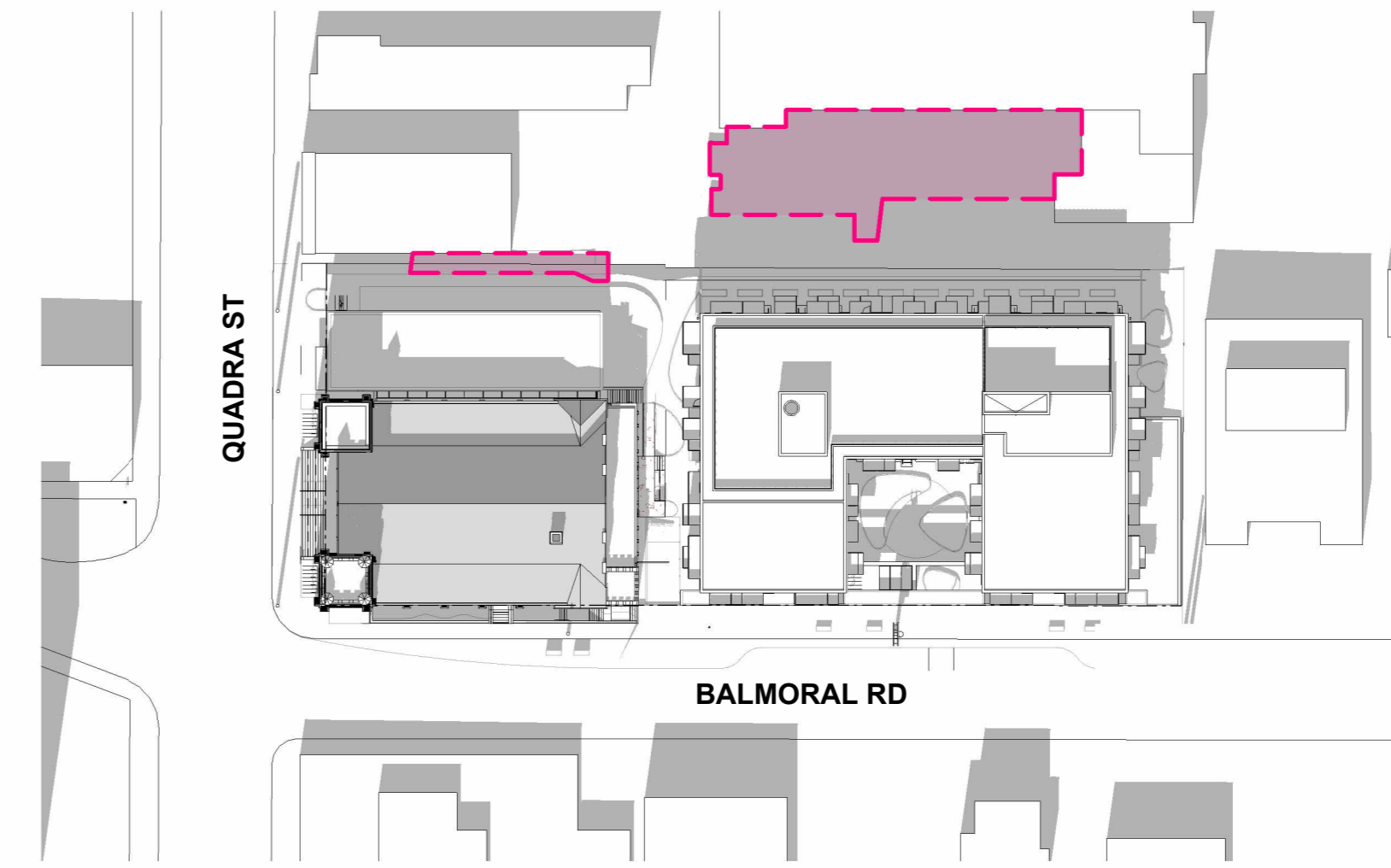
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10:00AM

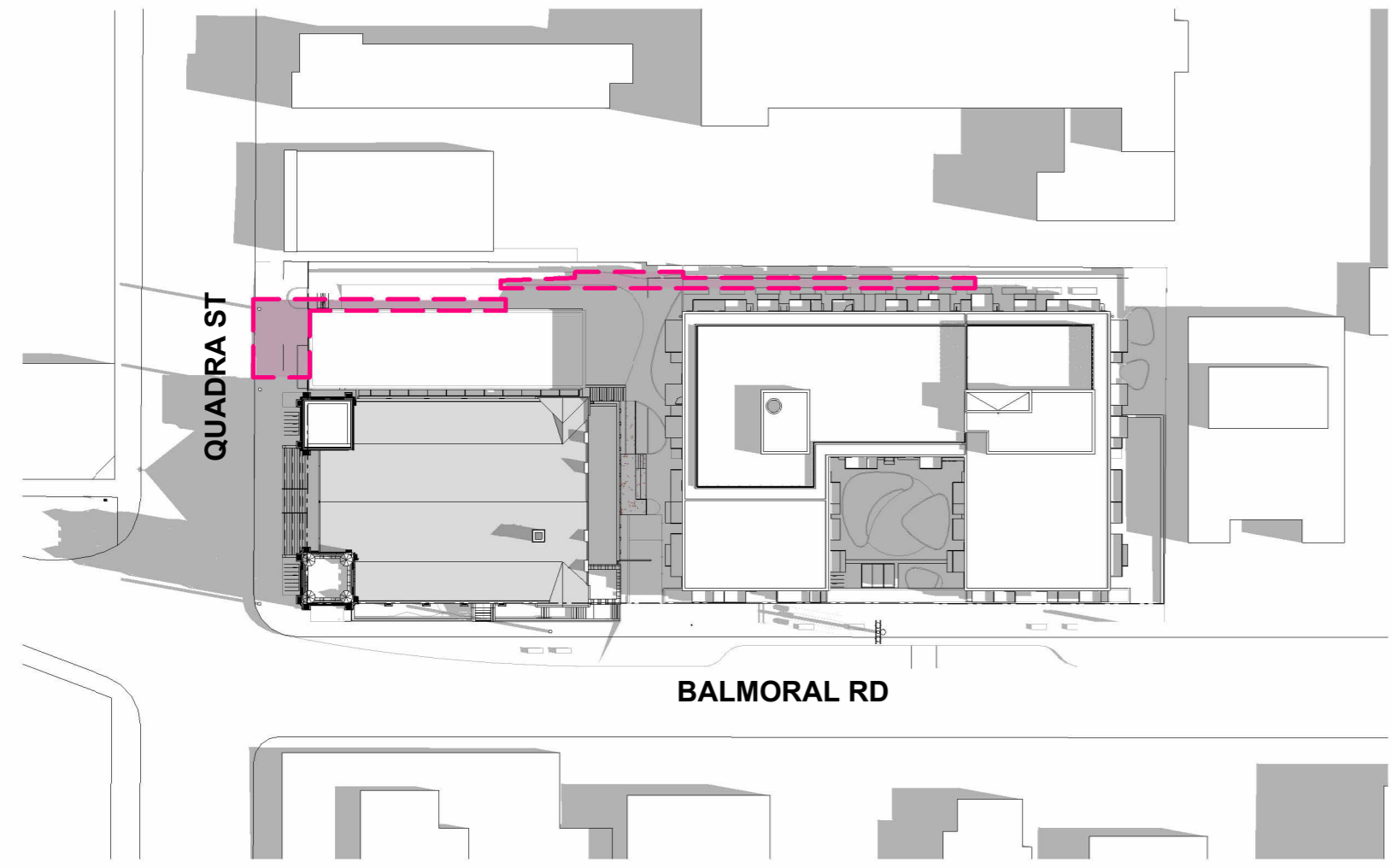


12:00PM

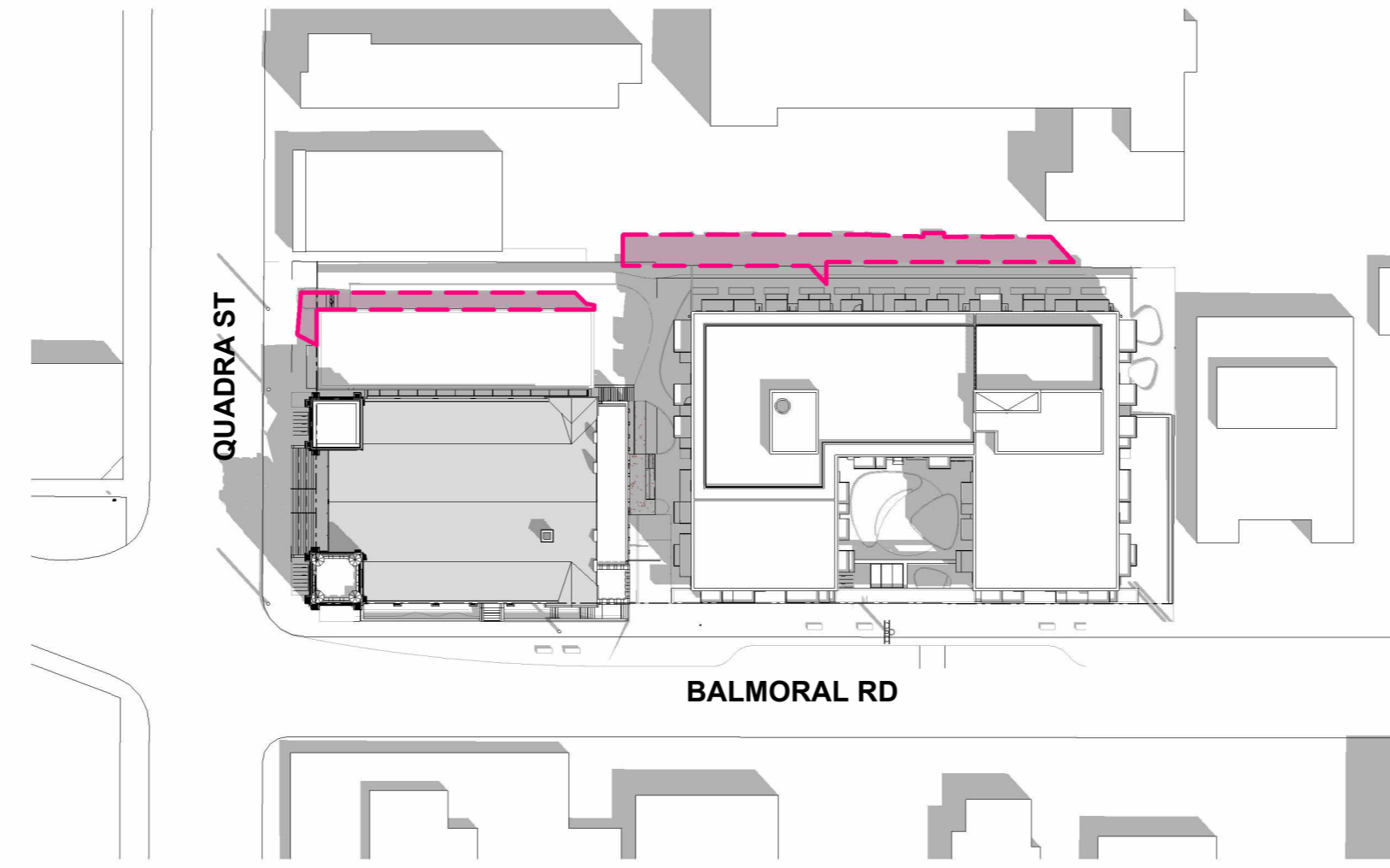


2:00PM

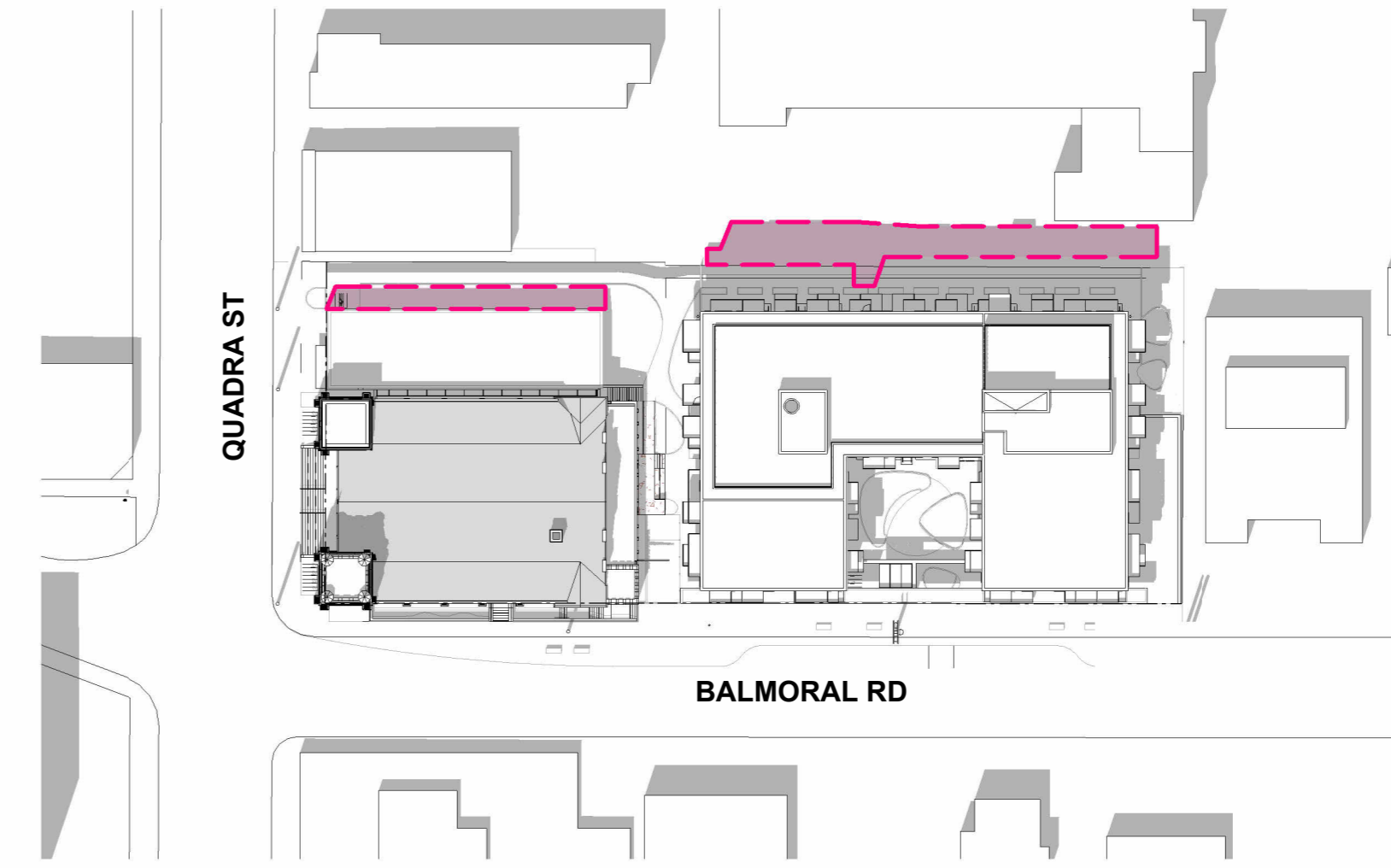
3 SPRING EQUINOX



10:00AM

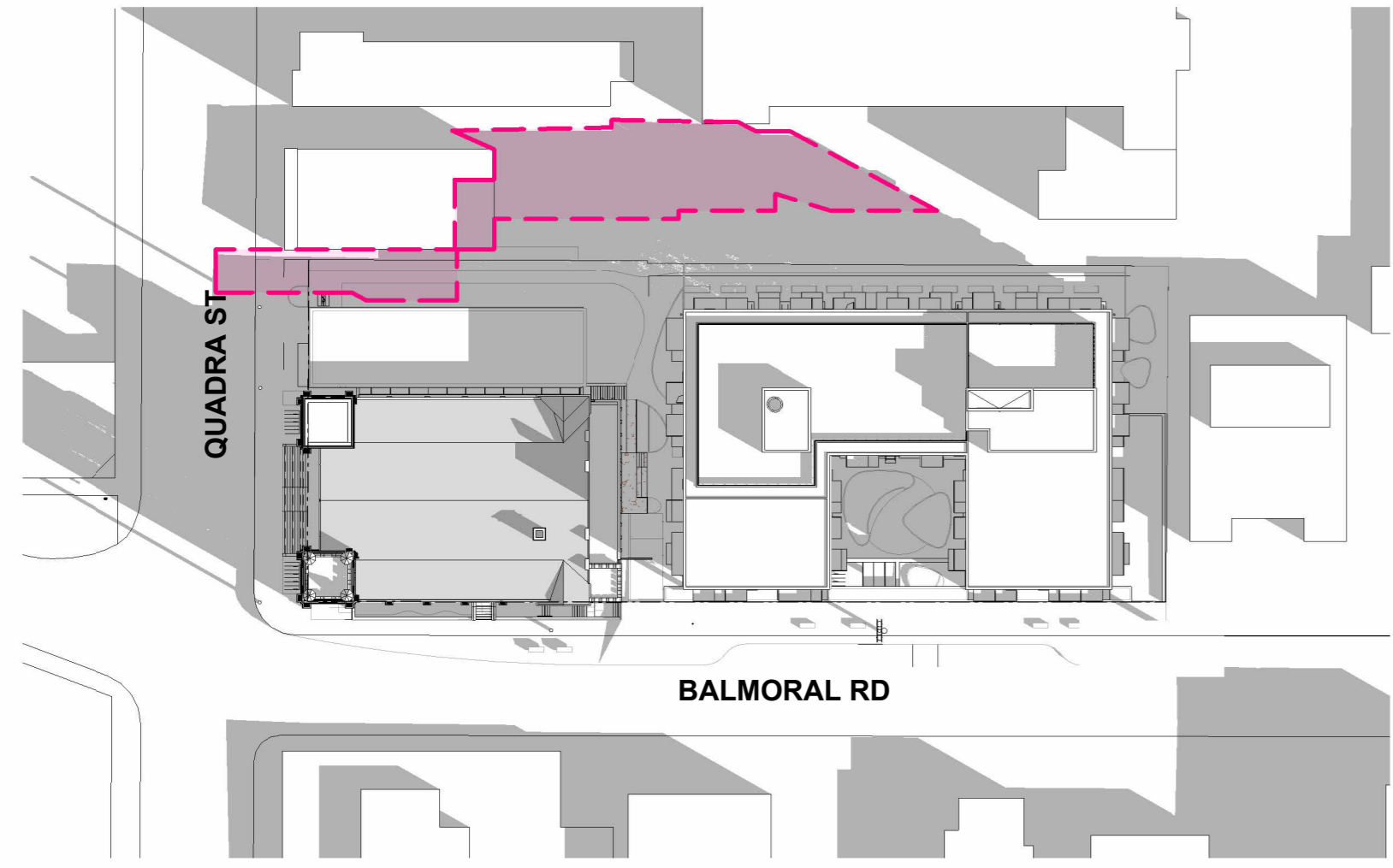


12:00PM



2:00PM

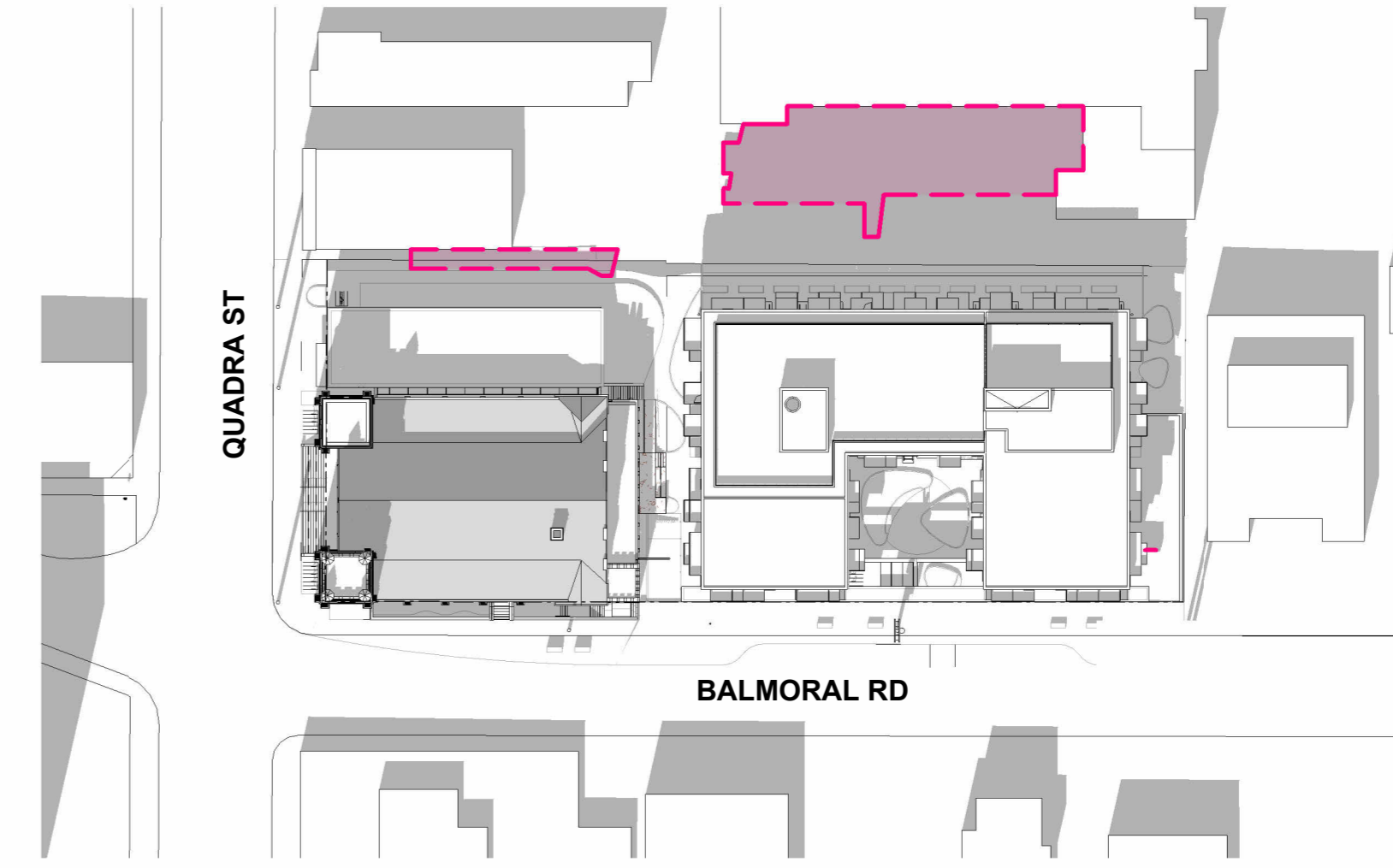
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

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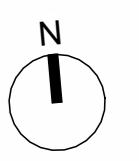
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SHADOW STUDIES

SCALE
 1/64" = 1'-0"



--- EXTENT OF NEW SHADOWS ONLY



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MARCH 03, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.00

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 ft ²	4,442.3 m ²
MAX FSR:		119,475 ft ²	
TOTAL PROPOSED GFA:		120,045 ft ²	11,152.5 m ²
TOTAL PROPOSED FSR:	2.27	108,465 ft ²	10,076.8 m ²

FSR BREAKDOWN

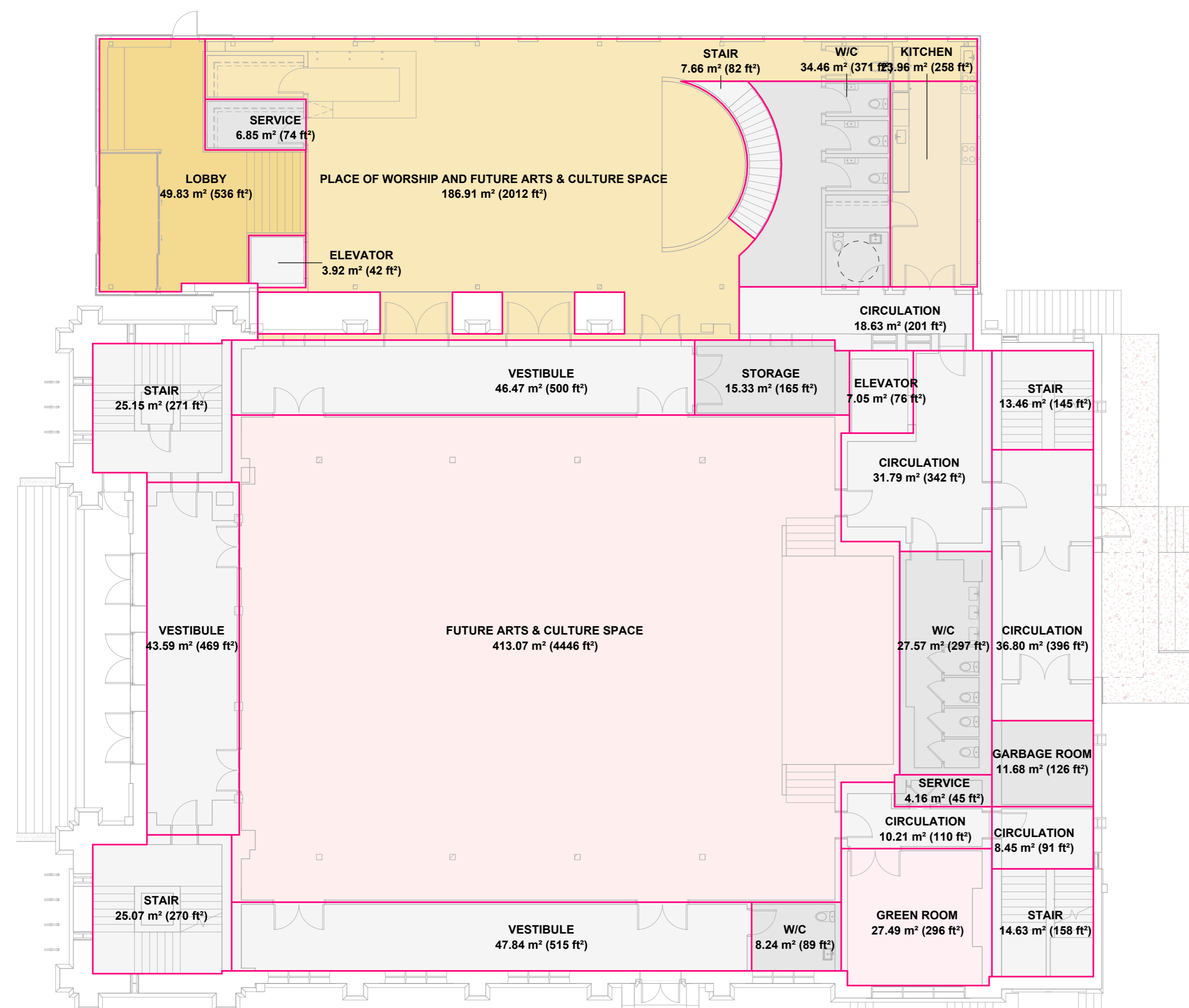
RESIDENTIAL BUILDING			
TOTAL GFA RESIDENTIAL BLDG:	89,882 ft ²	8,350.3 m ²	
EXCLUSIONS			
NONE			
RESULTING FSR AREAS	AREA (sf)	AREA (sm)	
COMMERCIAL	2,966 ft ²	275.6 m ²	
RESIDENTIAL	86,916 ft ²	8,074.8 m ²	
TOTAL FSR AREA:	89,882 ft²	8,350.3 m²	

HERITAGE BUILDING

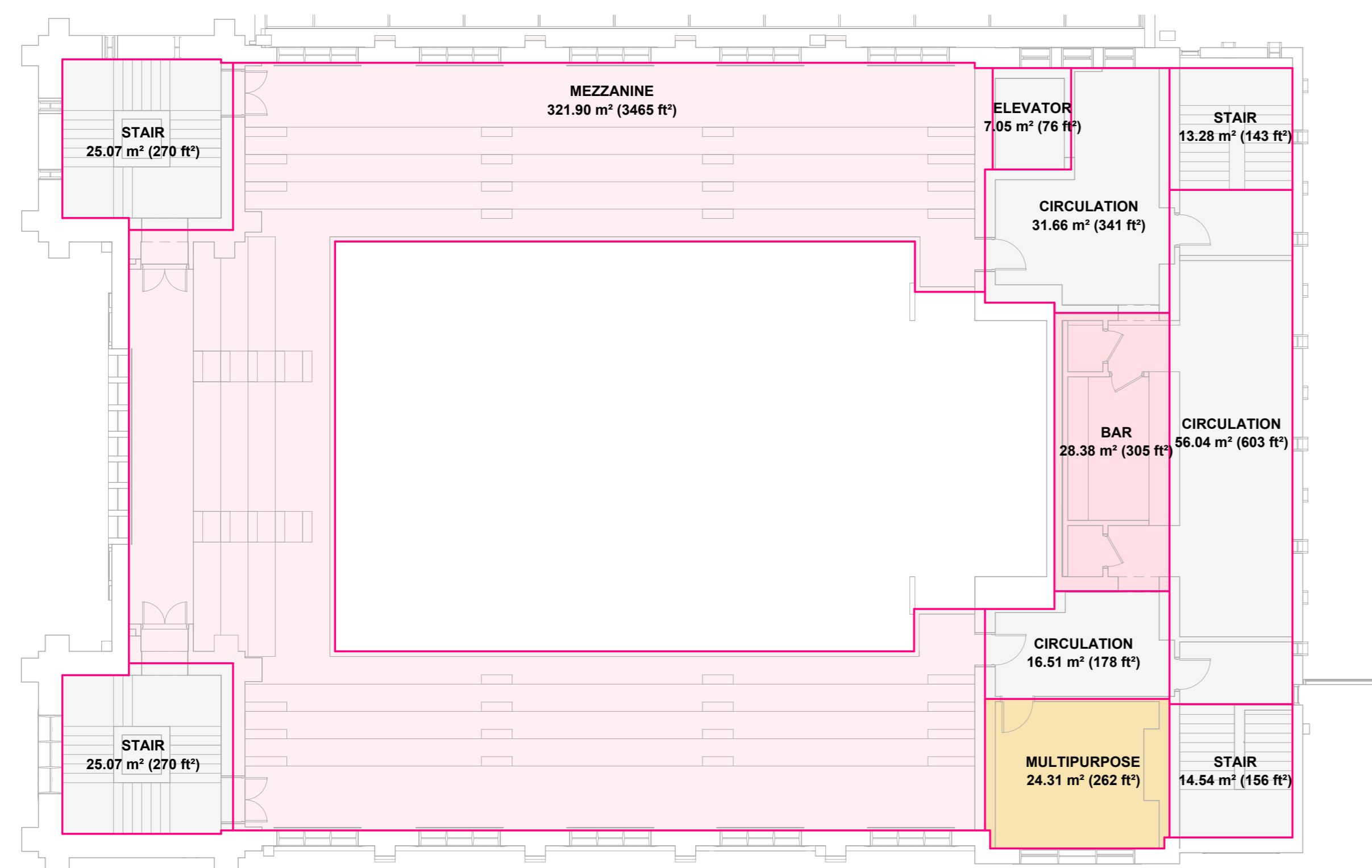
TOTAL GFA HERITAGE BLDG:			
	21,423 ft ²	1,990 m ²	
EXCLUSIONS			
HERITAGE BUILDING	BASEMENT	8,053 ft ²	748 m ²
RESULTING FSR AREA	AREA (sf)	AREA (sm)	
HERITAGE BUILDING	13,370 ft ²	1,242 m ²	
TOTAL FSR AREA:	13,370 ft²	1,242 m²	

NEW ADDITIONS

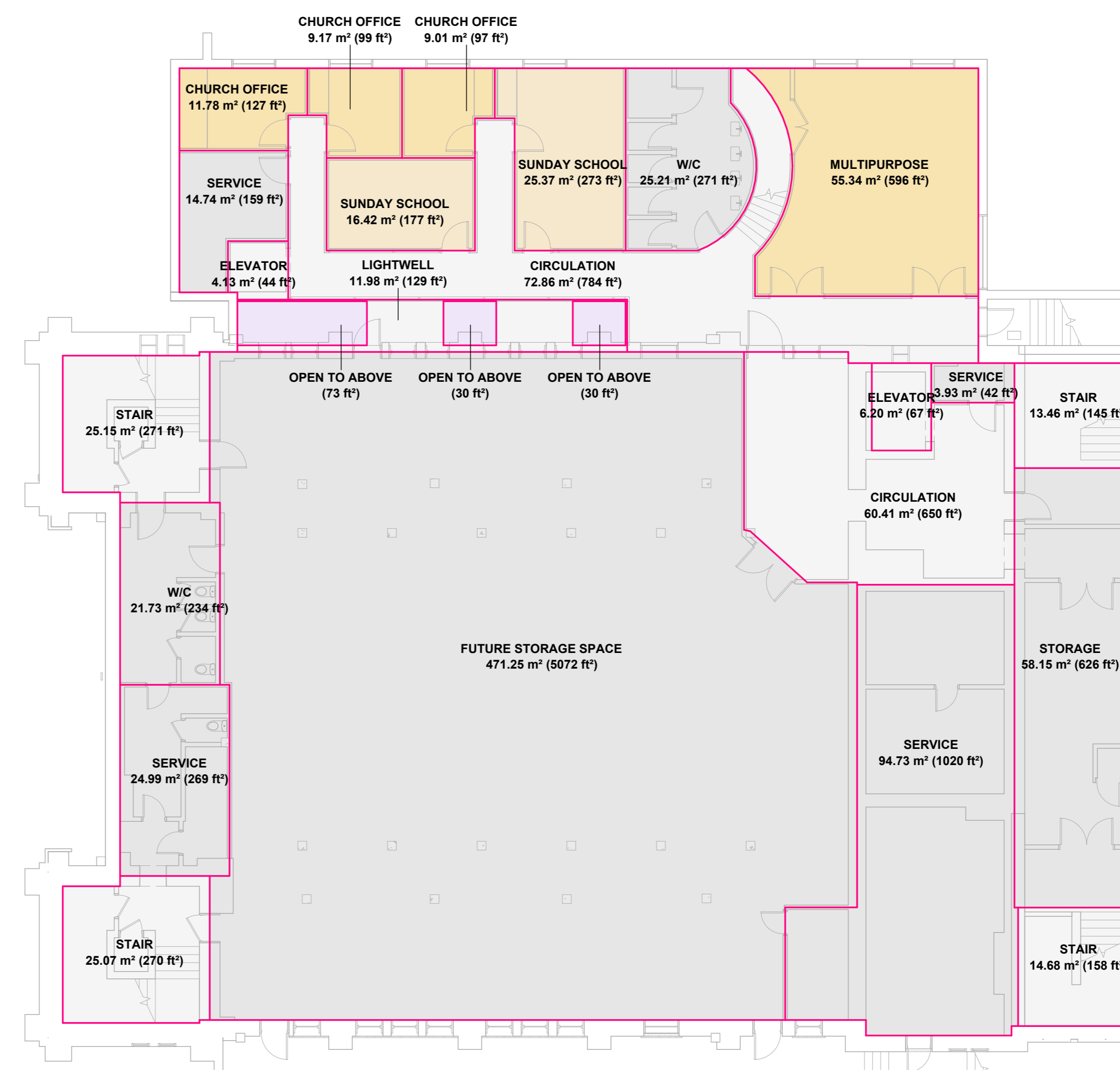
TOTAL GFA NEW ADDITIONS:			
	8,740 ft ²	812 m ²	
EXCLUSIONS			
NEW ADDITIONS	BASEMENT	3,527 ft ²	328 m ²
RESULTING FSR AREA	AREA (sf)	AREA (sm)	
NEW ADDITIONS	5,213 ft ²	484 m ²	
TOTAL FSR AREA:	5,213 ft²	484 m²	



3 FIRST FLOOR PLAN



2 MEZZANINE PLAN



1 LOWER FLOOR PLAN

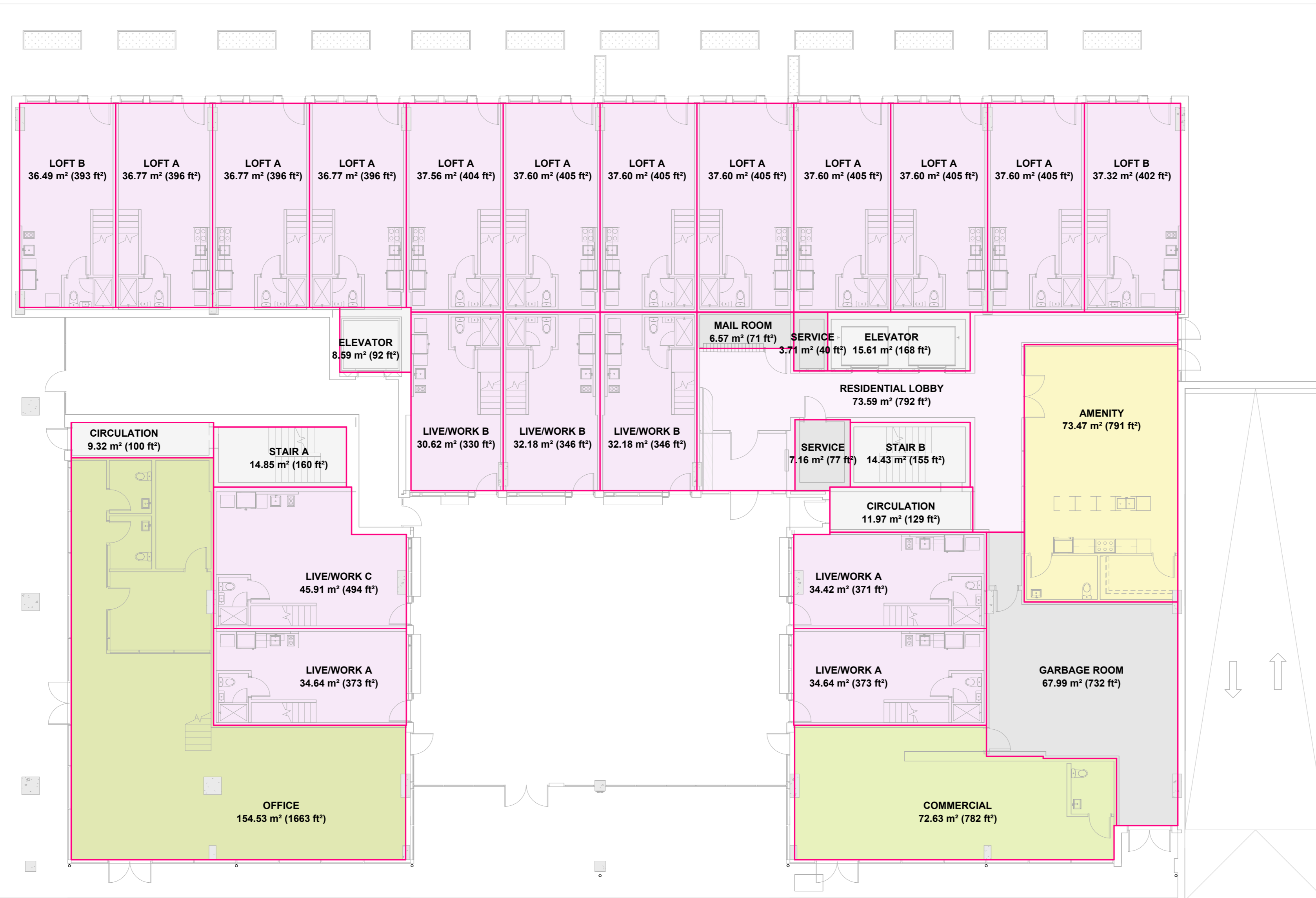
ARYZE

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2 LEVEL 01 MEZZANINE



1 LEVEL 01



932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3

MARCH 03, 2026



FLOOR SPACE RATIO PLANS

SCALE
 3/32" = 1'-0"





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2 LEVELS 03 TO 05

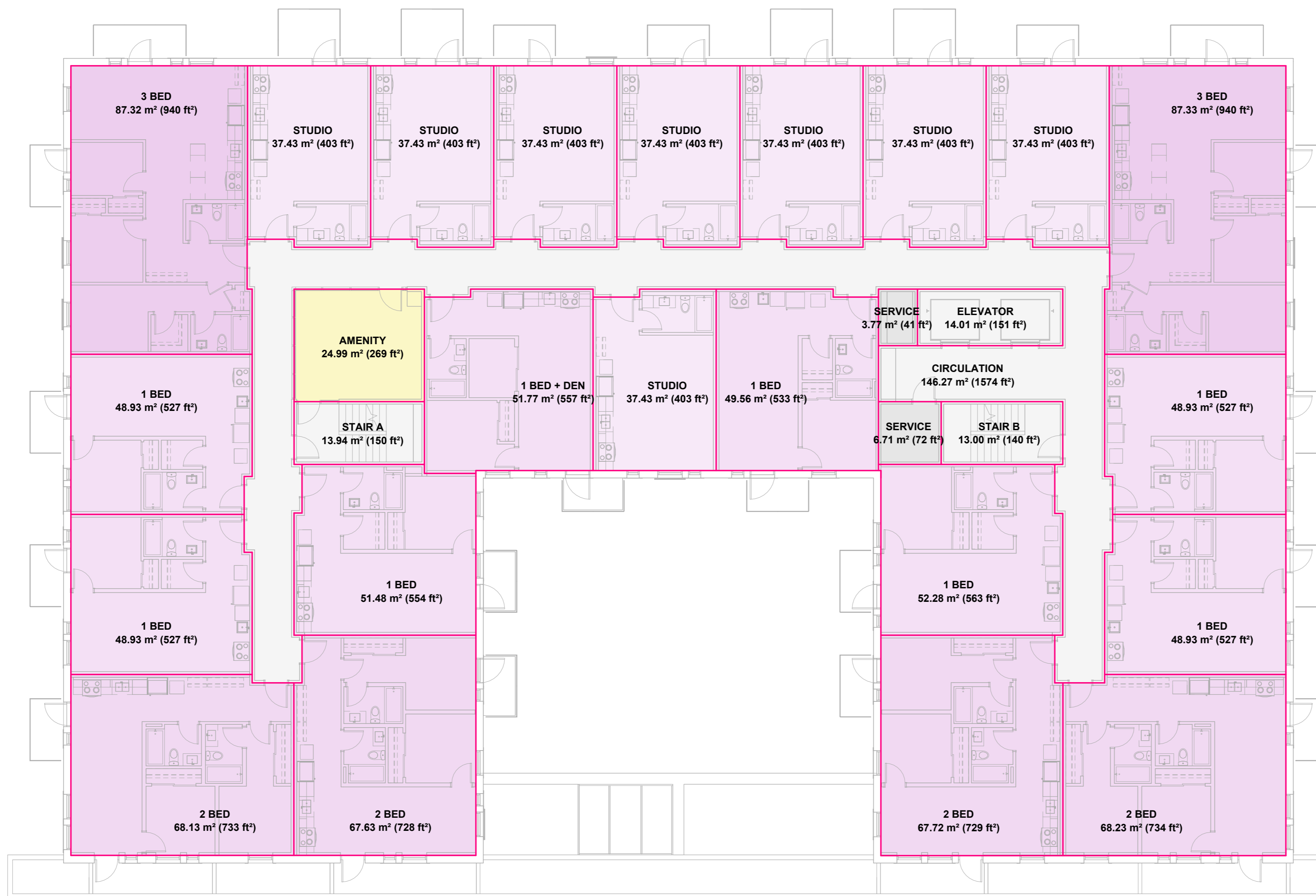


932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 3

MARCH 03, 2026

1 LEVEL 02

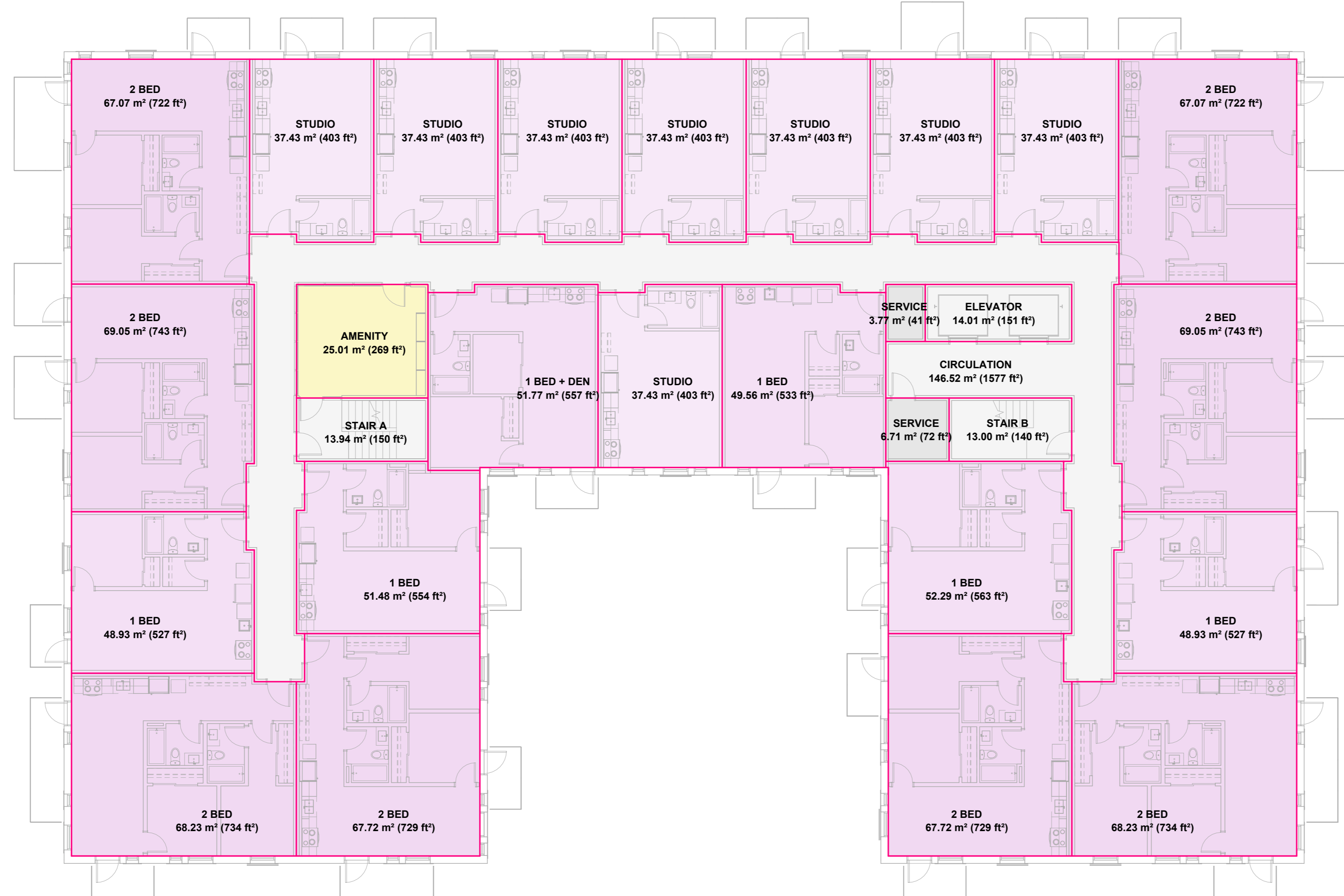


FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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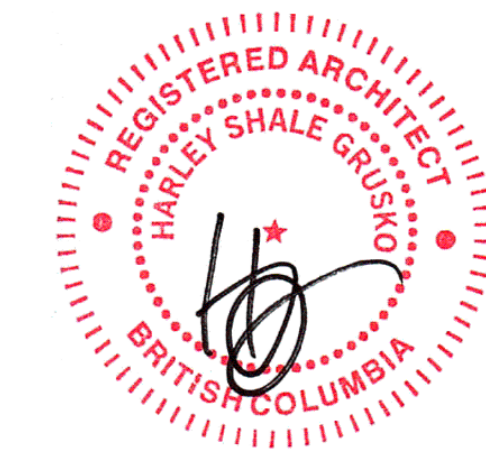
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**932 BALMORAL RD
 & 1701 QUADRA ST**

ISSUED FOR REZONING &
 DEVELOPMENT PERMIT TRG
 RESPONSE 3

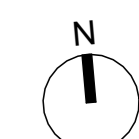
MARCH 03, 2026



2026-03-03

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 Draft - March 3, 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

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

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First Met

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 PARK BOARD.

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 BCNTA AND BCSLA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION.

2. ALL STREET TREES TO MEET CITY OF VANCOUVER 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 VANCOUVER PARKS BOARD STANDARDS.

8.FOR STREET TREES: FINAL SPACING, QUANTITY, AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6cm CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.

9. ROOT BARRIERS SHALL BE *8' LONG AND 18" DEEP OR 2400mm LONG AND 450mm DEEP*. PLANTING DEPTH OF ROOTBALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD STREET TREES DIVISION, FOR INSPECTION AFTER TREE PLANTING COMPLETION.

10.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.

DETAIL NOTES

PAVING TYP.

1.

CONCRETE TYP.

1.REFER TO STRUCTURAL FOR CONCRETE FORMWORK AND REINFORCING;

2. REINFORCE ALL CONCRETE ELEMENTS AS REQUIRED PER STRUCTURAL ENGINEER.

METAL TYP.

1.PROVIDE ENGINEERED SHOP DRAWINGS FOR CUSTOM METAL DETAILS INCLUDING HANDRAILS, FENCES, AND GUARDRAILS, AND ALL REQUIRED CONNECTIONS. SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN *JURISDICTIONAL REGULATORY BODY OF PROJECT - USUALLY PROVINCE OF BRITISH COLUMBIA*.

2. PROVIDE ENGINEERED SHOP DRAWINGS FOR METAL CLADDING WALLS, AND ALL REQUIRED CONNECTIONS. SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN *JURISDICTIONAL REGULATORY BODY OF PROJECT - USUALLY PROVINCE OF BRITISH COLUMBIA*;

3.ALL STEEL HOT-DIPPED GALVANIZED HARDWARE, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS.

WOOD TYP.

1.WOOD TIMBERS: TIGHT-KNOT RED OR YELLOW CEDAR OR EQUIVALENT PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. FINISH WITH 'ECO-WOOD' WOOD TREATMENT OR EQUIVALENT; PROVIDE CLOSED WOOD PLUGS AT ALL ROD ASSEMBLY CONNECTIONS.

LANDSCAPE DRAWING LIST (TYPICAL)

LO COVER

- L0.01 COVER PAGE
- L0.02 DESIGN RATIONALE
- L0.03 GENERAL NOTES
- L0.04 TREE MANAGEMENT PLAN

L1 MATERIAL PLAN

L2 LAYOUT PLAN(S)

L3 GRADING PLAN(S)

L4 PLANTING PLAN(S)

L5 IRRIGATION PLAN(S)

L6 LIGHTING PLAN(S)

L7 SITE SECTION(S)

L8 DETAILS

- L8.01 PAVING
- L8.02 WALLS AND STAIRS
- L8.03 SITE FURNISHINGS
- L8.04 WATER FEATURES
- L8.05 PLANTING
- L8.06 IRRIGATION

L9 3D Views

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

HAPA COLLABORATIVE

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hapa.ctb.com

403 - 375 West Fifth Avenue
Vancouver BC, V5V 1J6

Landscape Architecture
Urban Design

4	Re-issued for Rezoning/DP	2025-12-19
3	Re-issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALLUC Issue	2025/03/21
No.	Description	Date

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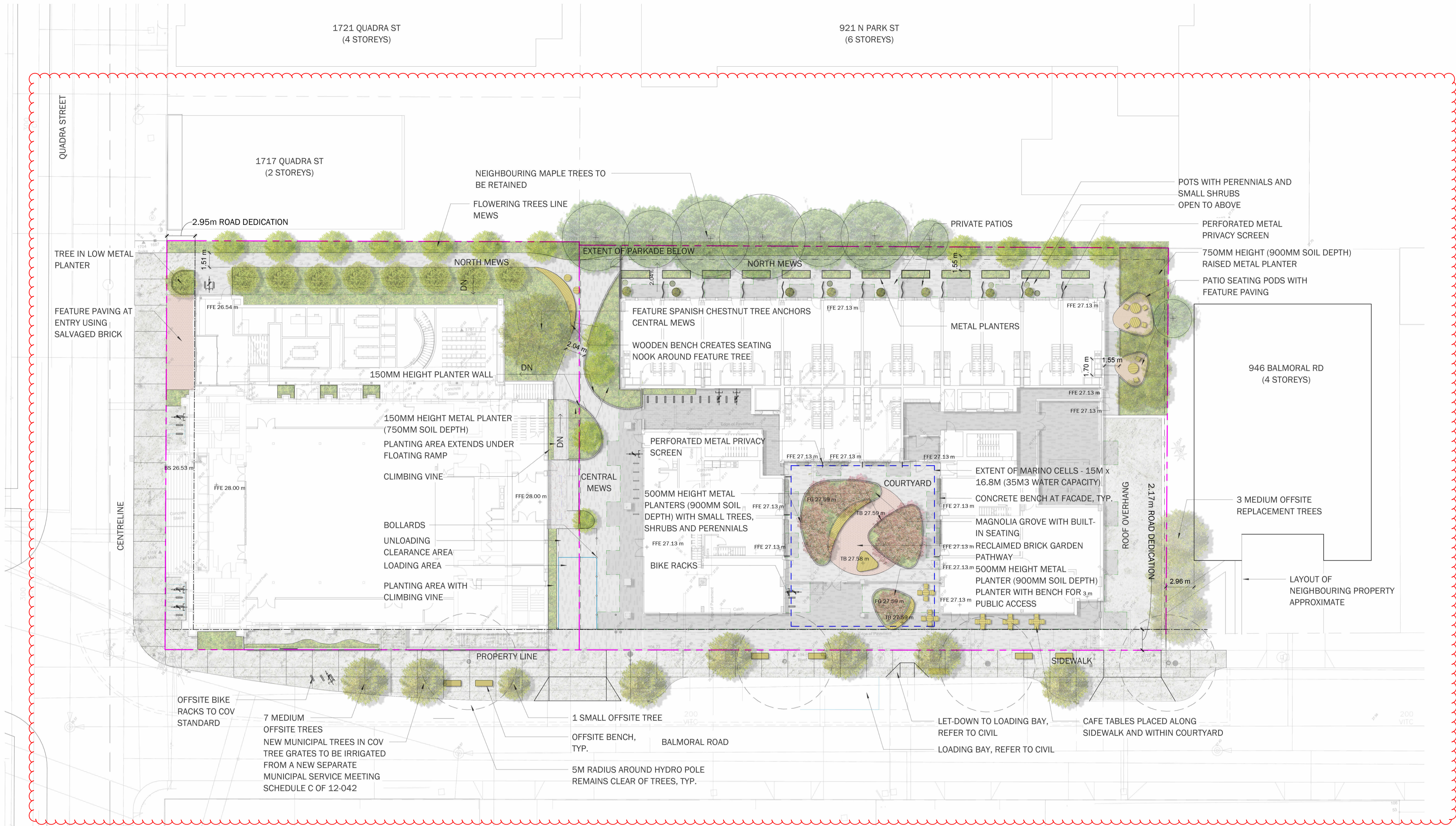
First Met

1701 Quadra St. Victoria, BC

General Notes

Date	02/08/24	Drawing Number
Project No.	2429	
Scale	1 : 1	
Drawn/Checked/Author	Checker	

L0.01



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Landscape Architecture
Urban Design

5	Re-issued for Rezoning/DP	2026-03-03
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**Concept Plan
Ground Floor**

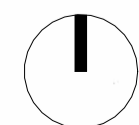
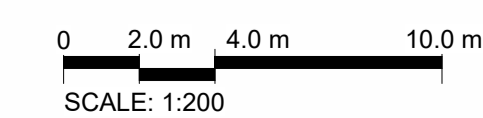
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Drawn/Checked	ZF/SS	

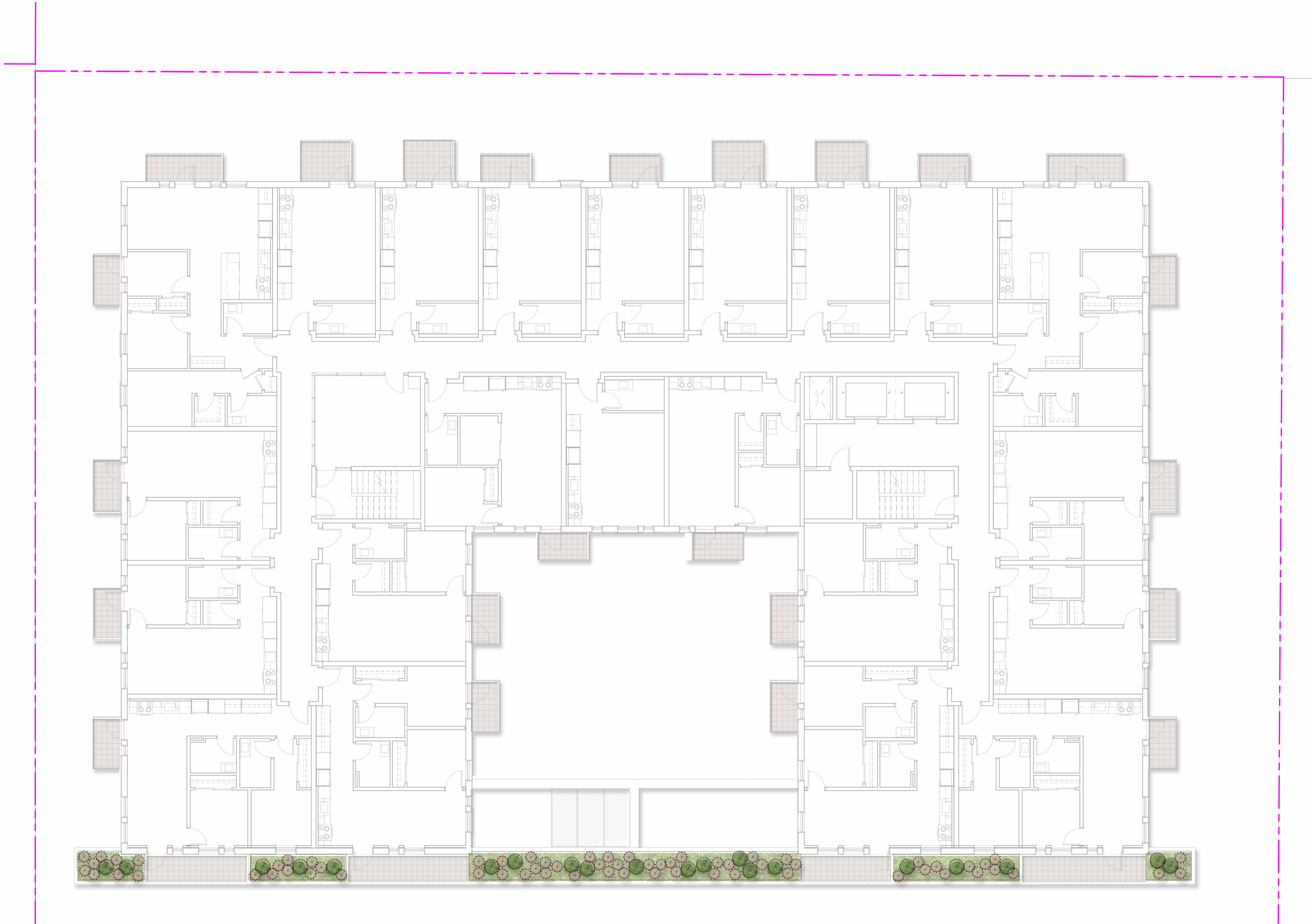
MATERIAL LEGEND

- 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



GENERAL LEGEND

- DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN
- REVISION
- SECTION
- ELEVATION
- PROPERTY LINE
- BUILDING OVERHANG
- METAL POTS - 36" OR 24" DIAMETER PLANTED WITH SMALL TREES, SHRUBS AND PERENNIALS
- PROPOSED OFFSITE BENCH

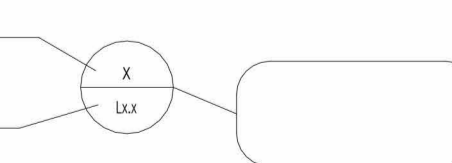
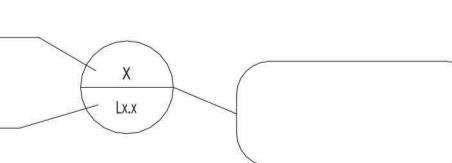





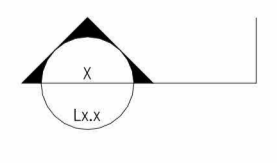
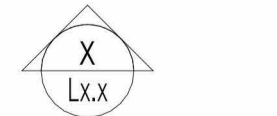


MATERIAL LEGEND

-  PRIVATE PATIOS
-  INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

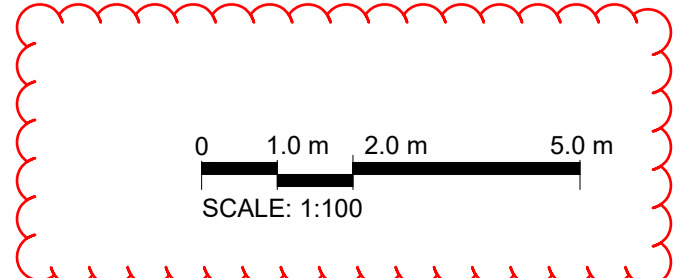
GENERAL LEGEND

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

- SECTION 
- ELEVATION 

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



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

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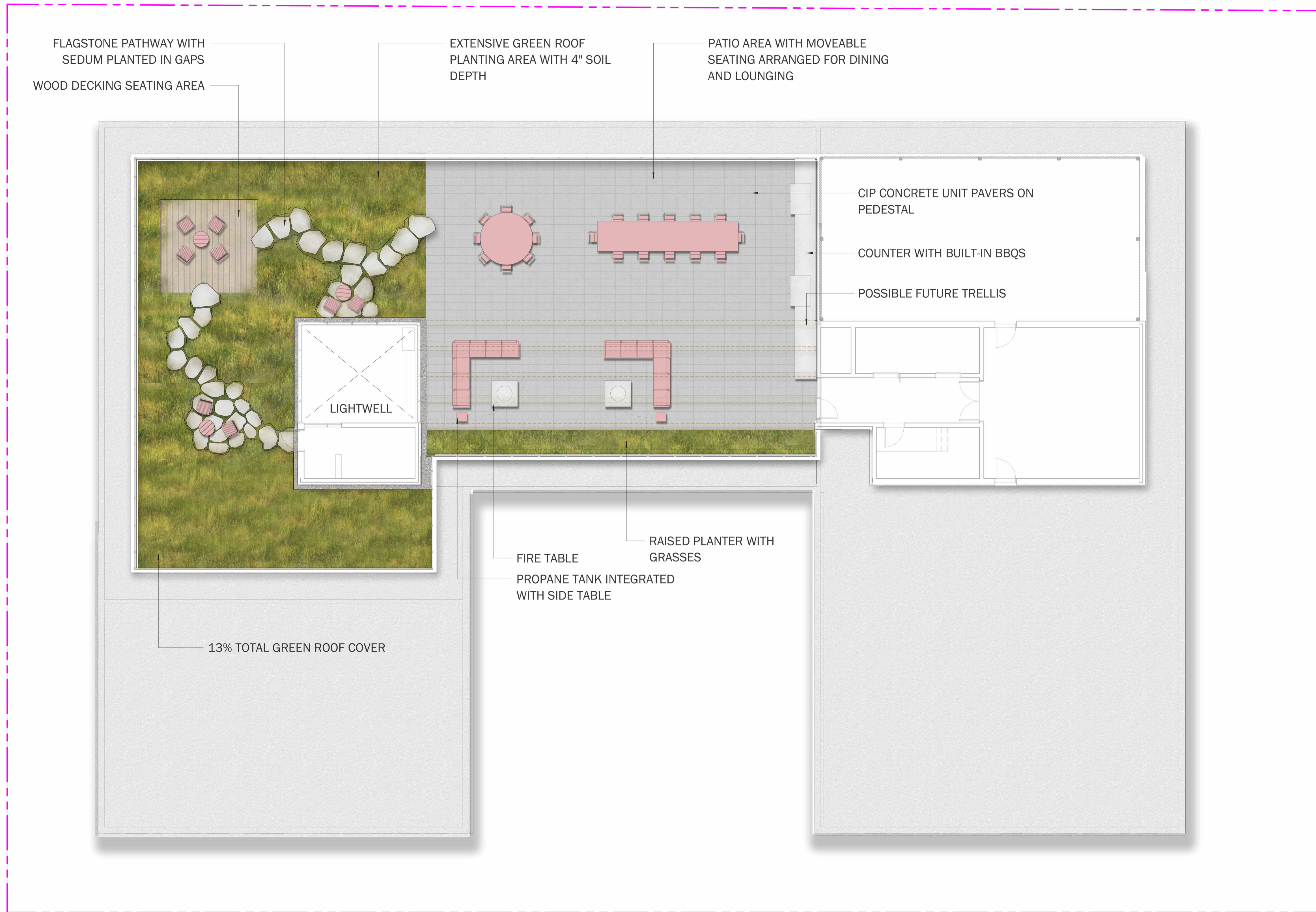
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First Met

1701 Quadra St. Victoria, BC

Concept Plan Level 2

Date	03/21/25	Drawing Number	
Project No.	2429		
Scale	1/8" = 1' 0"		L1.02
Drawn/Checked	ZF SS		



4	Re-issued for Rezoning/DP	2025-12-19
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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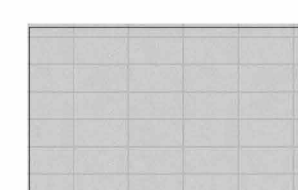
Concept Plan Roof

Date	03/21/25	Drawing Number
Project No.	2429	L1.03
Scale	1/8" = 1' 0"	
Drawn/Checked	ZF SS	

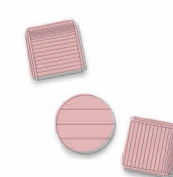
PLANTING SCHEDULE

ROOF GRASSES	157.4 m ²
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

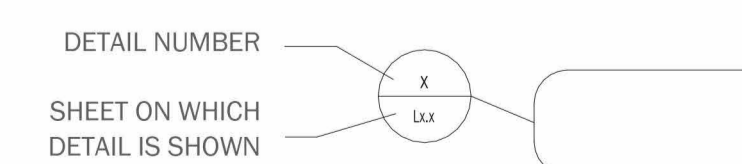


CONCRETE UNIT PAVERS ON PEDESTALS

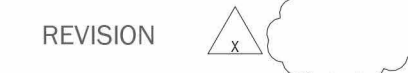


MOVEABLE FURNITURE

GENERAL LEGEND



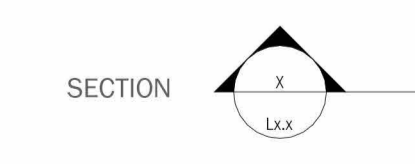
DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN



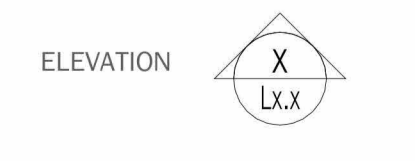
REVISION



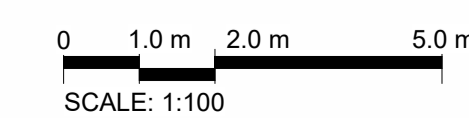
PROPERTY LINE BUILDING OVERHANG



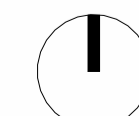
SECTION

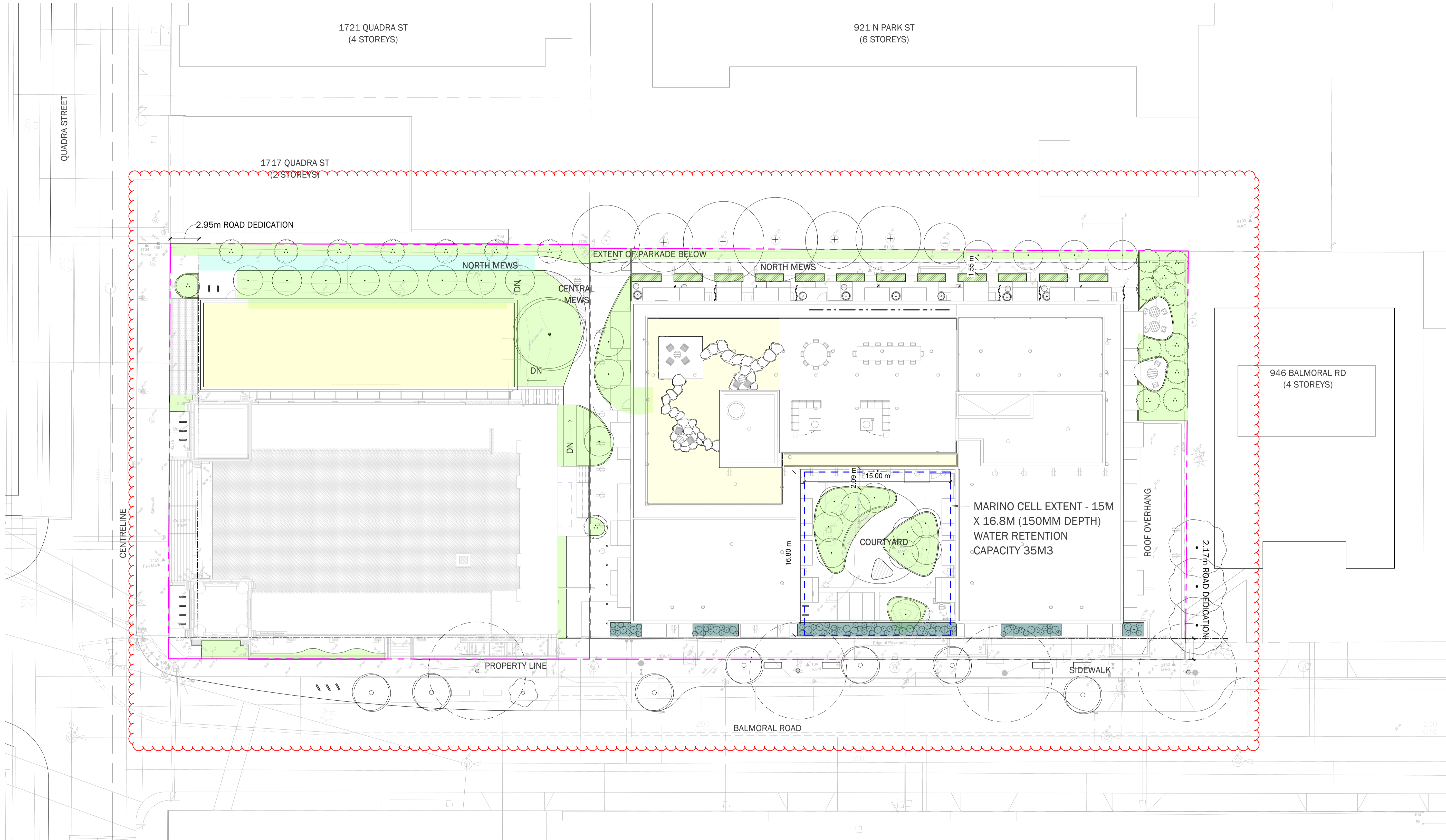


ELEVATION



SCALE: 1:100





SURFACE TREATMENT LEGEND

- PLANTING AREA - 577.8 SQM
- PERMEABLE PAVERS - 52 SQM
- EXTENSIVE GREEN ROOF - 459 SQM
- INTENSIVE GREEN ROOF - 44 SQM
- MARINO CELL EXTENTS - WATER RETENTION CAPACITY 35M3 TO MEET PREVIOUSLY SUBMITTED PLAN

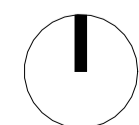
TOTAL PERVIOUS: 1132.8 SQM
 TOTAL IMPERVIOUS: 3315 SQM
 TOTAL REQUIRED RAINWATER STORAGE:

TOTALS NOT INCLUDING EXISTING CHURCH FOOTPRINT:
 TOTAL PERVIOUS: - 1132.8 SQM
 TOTAL IMPERVIOUS: 2298 SQM
 TOTAL REQUIRED RAINWATER STORAGE:

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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3	Re-issued for Rezoning/DP	2025/09/09
No.	Description	Date

NOT FOR CONSTRUCTION

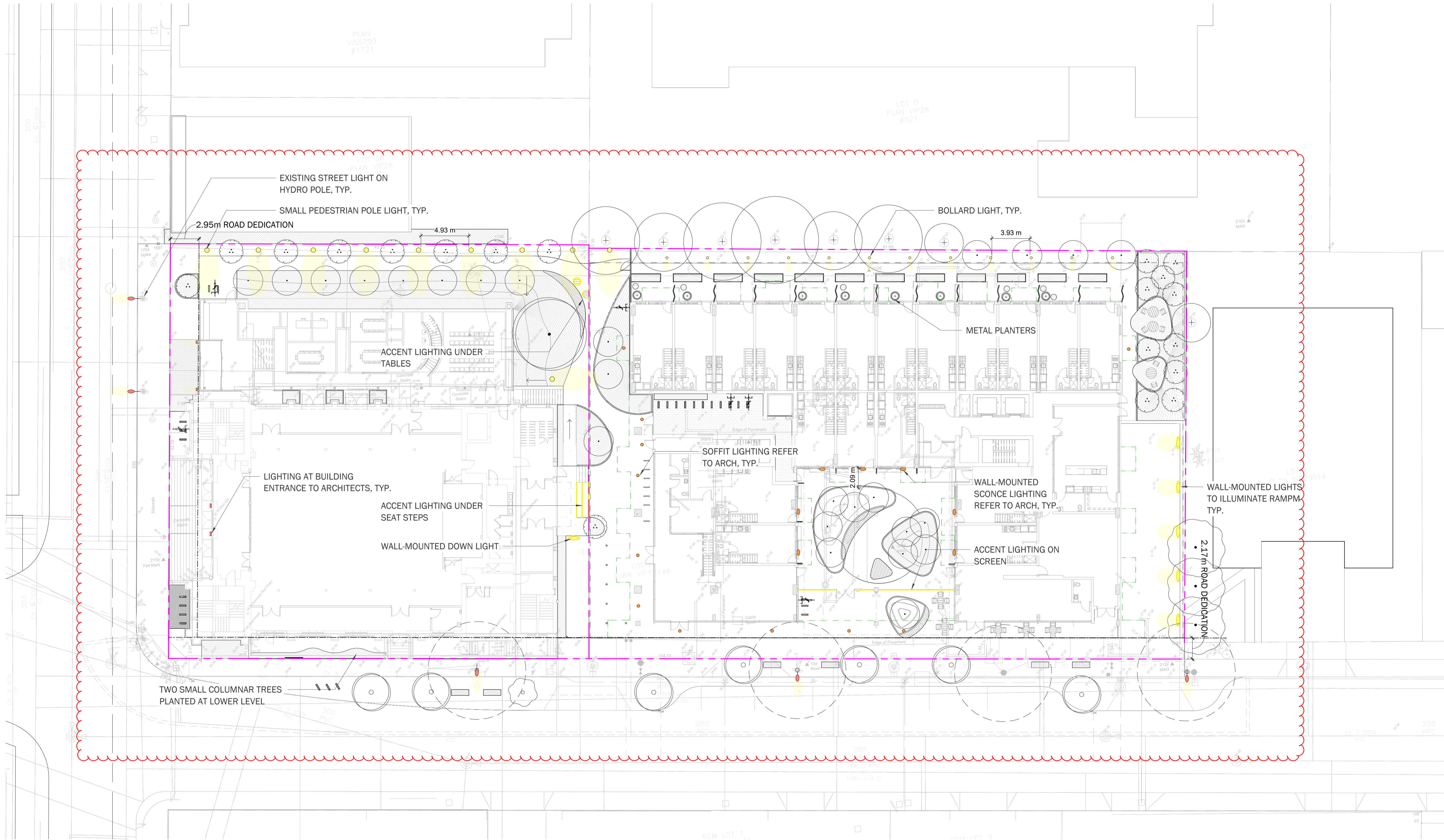
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First Met

1701 Quadra St. Victoria, BC

Rainwater Management Plan

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	As indicated	L1.04
Drawn/Checked	ZF SS	



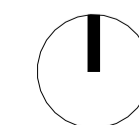
LIGHTING LEGEND

- 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



3	Re-issued for Rezoning/DP	2025/09/09
No.	Description	Date

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First Met

1701 Quadra St. Victoria, BC

Lighting Plan - Ground Floor

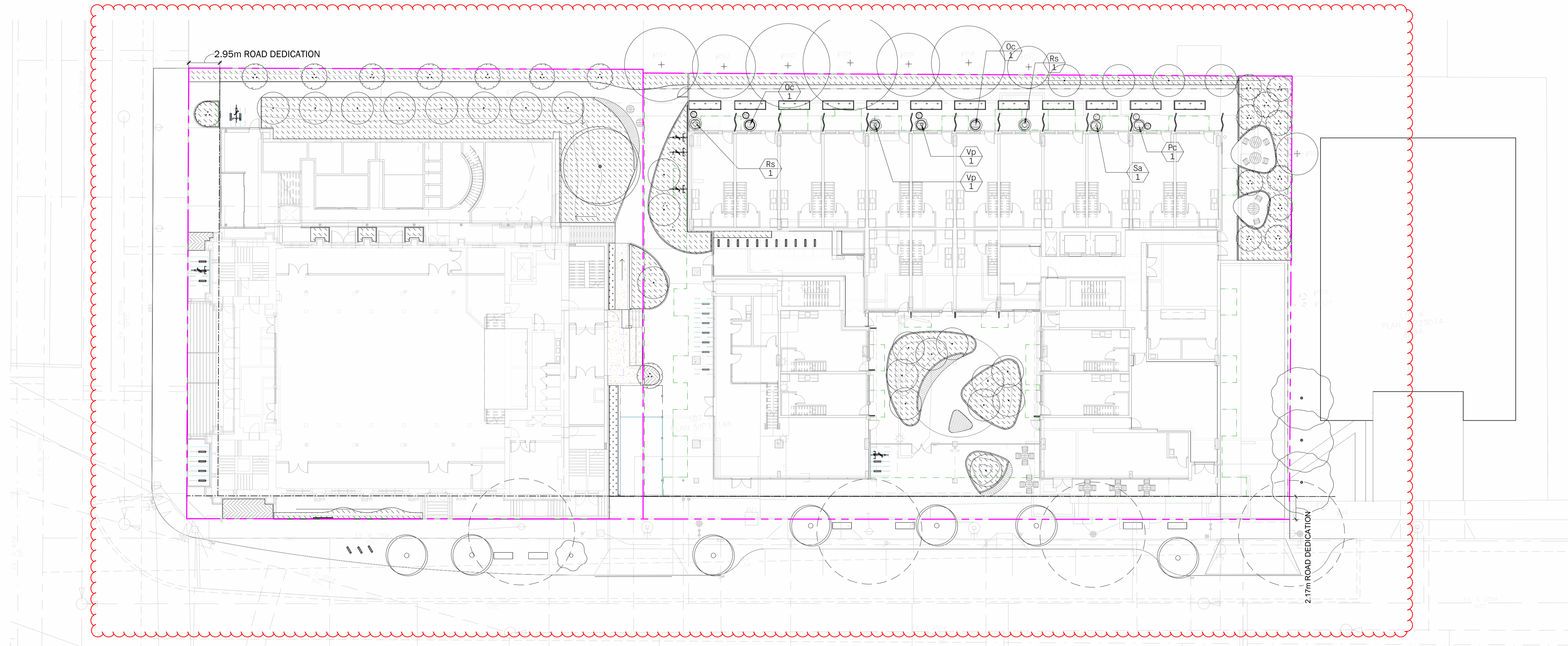
Date	03/06/25	Drawing Number
Project No.	2429	L1.05
Scale	As indicated	
Drawn/Checked	ZF SS	

CONCEPT PLANT SCHEDULE

GROUND FLOOR - SHADE GROUNDCOVER	519.3 m²
Adiantum Pedantum / Northern Maidenhair Fern	302
Asarum caudatum / Wild Ginger	598
Athyrium filix-femina / Common Lady-Fern	152
Blechnum spicant / Deer Fern	267
Oxalis oregana / Redwood Sorrel	903
Polystichum munitum / Sword Fern	600
Tiarella cordifolia / Foamflower	600
LARGE POTS - GROUND FLOOR	5.6 m²
Asarum caudatum / Wild Ginger	8
Blechnum spicant / Deer Fern	
SMALL POTS - GROUND FLOOR	1.8 m²
Adiantum Pedantum / Northern Maidenhair Fern	
Oxalis oregana / Redwood Sorrel	
Polystichum munitum / Western Sword Fern	
Tiarella cordifolia / Foamflower	
PART SUN GROUNDCOVER	14.4 m²
Allium cernuum / Nodding Onion	
Arctostaphylos uva-ursi / Kinnikinnick	
Deschampsia cespitosa / Tufted Hair Grass	
Fragaria vesca / Woodland Strawberry	
Fritillaria affinis / Chocolate Lily	
Symphyotrichum subspicatum / Douglas Aster	
PATIO PLANTERS	30.1 m²
Mahonia nervosa / Oregon Grape	
GREEN WALL	12.6 m²
Hydrangea anomala petiolaris / Climbing Hydrangea	
Parthenocissus quinquefolia / Virginia Creeper	
Parthenocissus tricuspidata / Boston Ivy	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	Oc	2	Oemleria cerasiformis / Osoberry	#3 Pot	As Shown
	Pc	1	Physocarpus capitatus / Pacific Ninebark	#3 Pot	As Shown
	Rs	2	Ribes sanguineum / Red Flowering Currant	#3 Pot	As Shown
	Sa	1	Symphoricarpos albus / Common Snowberry	#3 Pot	As Shown
	Vp	2	Vaccinium parvifolium / Red Huckleberry	#3 Pot	As Shown



3	Re-Issued for Rezoning/DP	2025/09/09
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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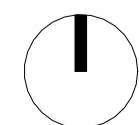
First Met

1701 Quadra St. Victoria, BC

Planting Plan - Ground Floor

Date	03/06/25	Drawing Number
Project No.	2429	L4.01
Scale	1 : 200	
Drawn/Checked	ZF SS	

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



PLANT SCHEDULE - WESTERN LOT - 9 TREES TOTAL

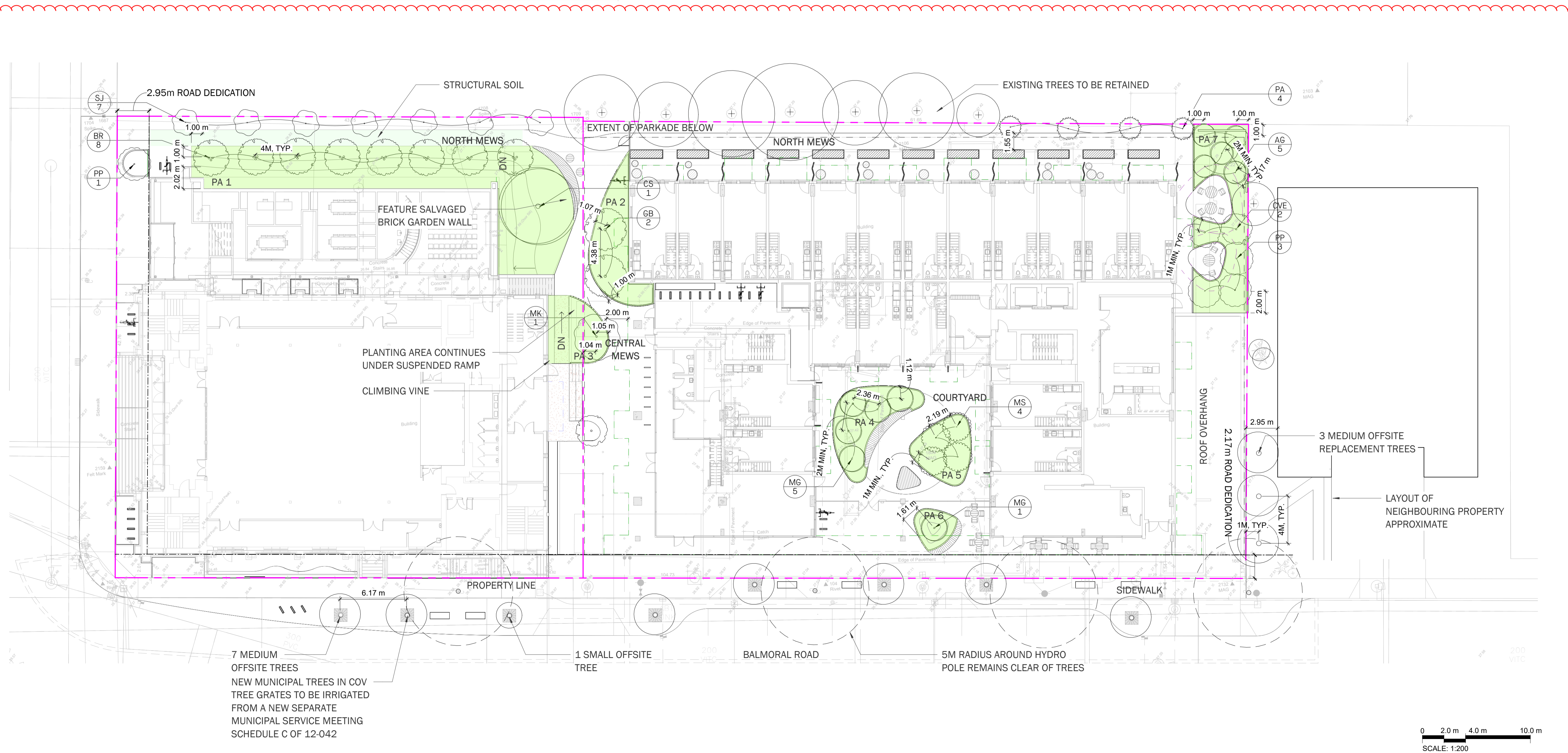
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
1:1 REPLACEMENT TREES - 9 TOTAL						
	BR	8	Betula nigra / River Birch	6cm cal.	As Shown	B&B
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	SJ	7	Styrax japonicus / Japanese Snowbell	6cm cal.	As Shown	B&B
	PP	1	Parrotia persica / Persian Parrotia	6cm cal.	As Shown	B&B

PLANT SCHEDULE - EASTERN LOT - 13 TREES TOTAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
1:1 REPLACEMENT TREES - 3 TOTAL						
	GB	2	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 - 20 TOTAL = 10 REPLACEMENT TREES						
	AG	5	Acer griseum / Paperbark Maple	6cm cal.	As Shown	B&B
	CVE	2	Cornus x 'KN30-8' / Venus® Dogwood	1.8m ht.	As Shown	B&B
	MG	6	Magnolia grandiflora / 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

REPLACEMENT TREE CHART

Planting Area ID	Area (m2)	Soil volume multiplier	Replacement Trees proposed					Soil volume required (m3)		
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total
Onsite Replacement Trees - Western Parcel										
1	182	0.9	163.8		9			135m3	135m3	
Onsite Replacement Trees - Eastern Parcel										
2	41	0.75	30.75m3		2			30m3	30m3	
3	30.5	0.75	22.9m3					20m3	20m3	
4	37.4	0.9	33.66m3	5	1			30m3	30m3	
5	26.9	0.9	24.21m3	4				24m3	24m3	
6	11.3	0.9	10.2m3	1				8m3	8m3	
7	68.5	0.9	61.65m3	10				60m3	60m3	
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, Dx35 If D>1, Dx30			



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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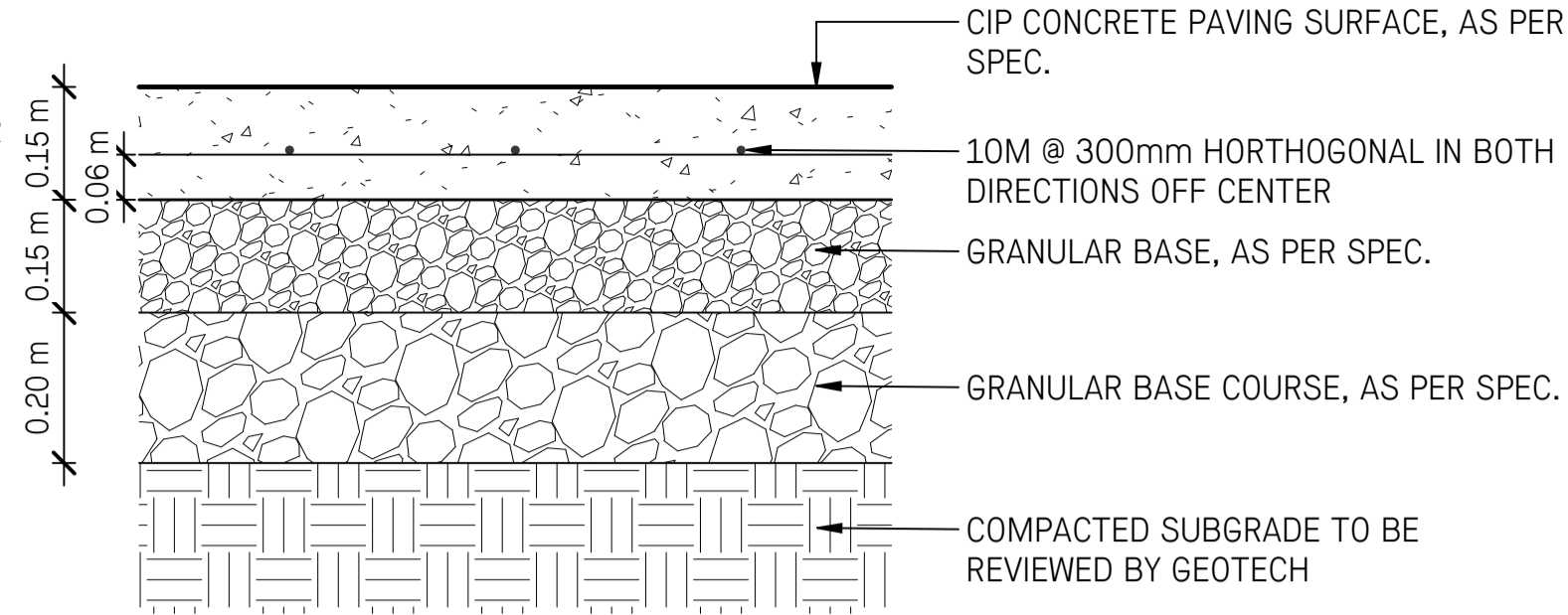
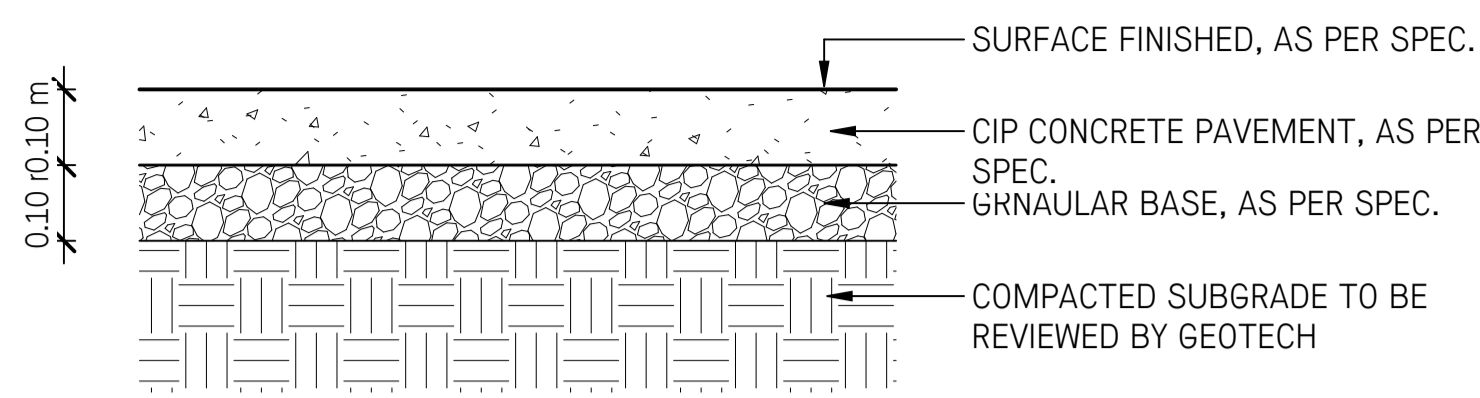
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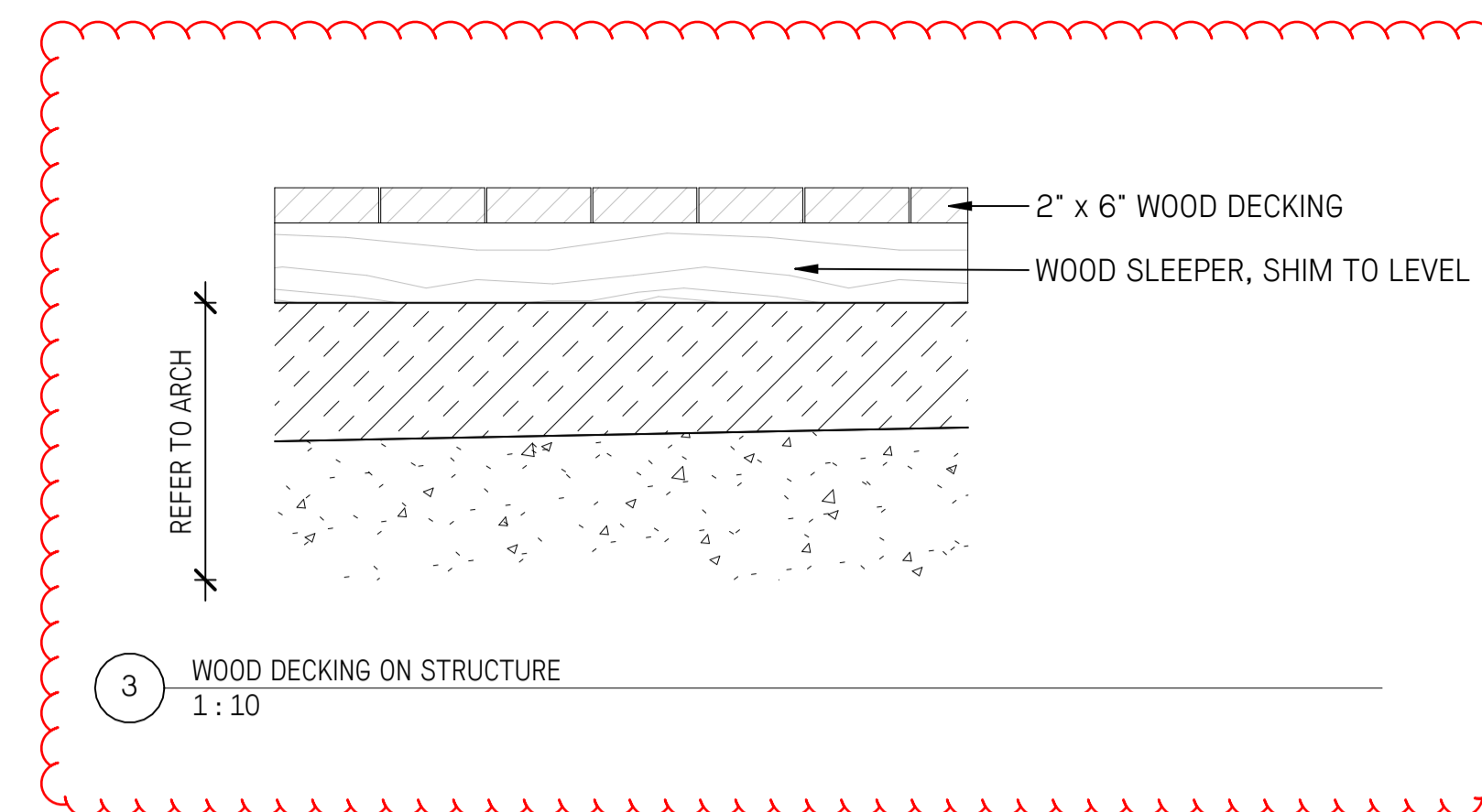
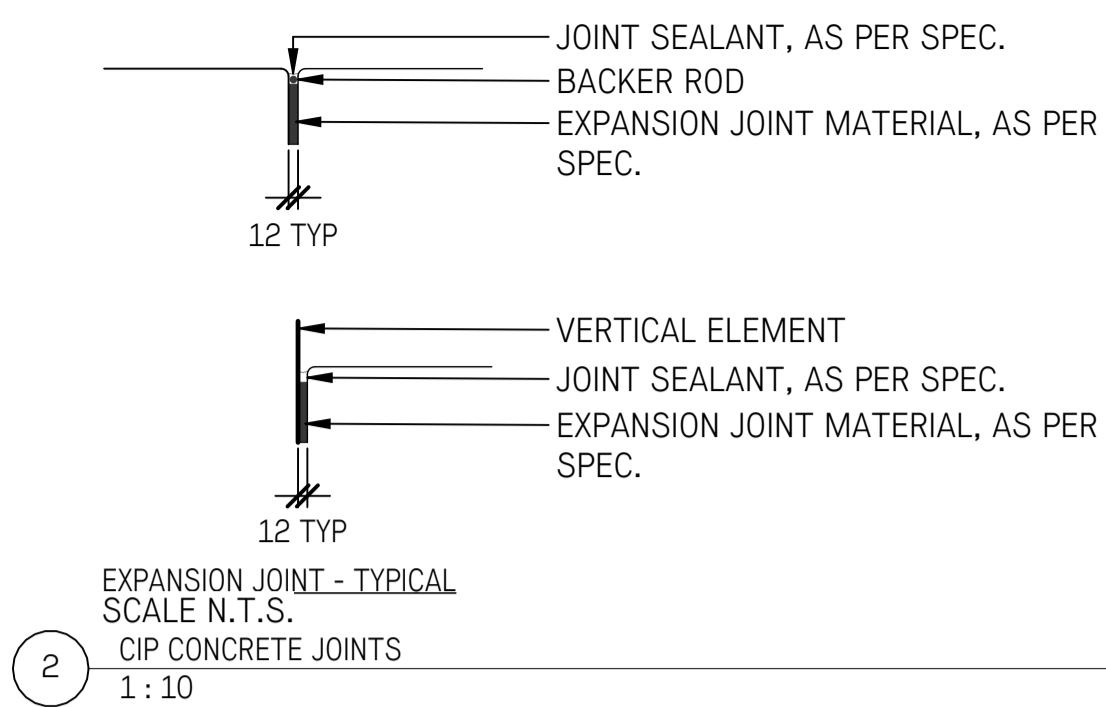
Tree Replacement and Soil Volume Plan

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

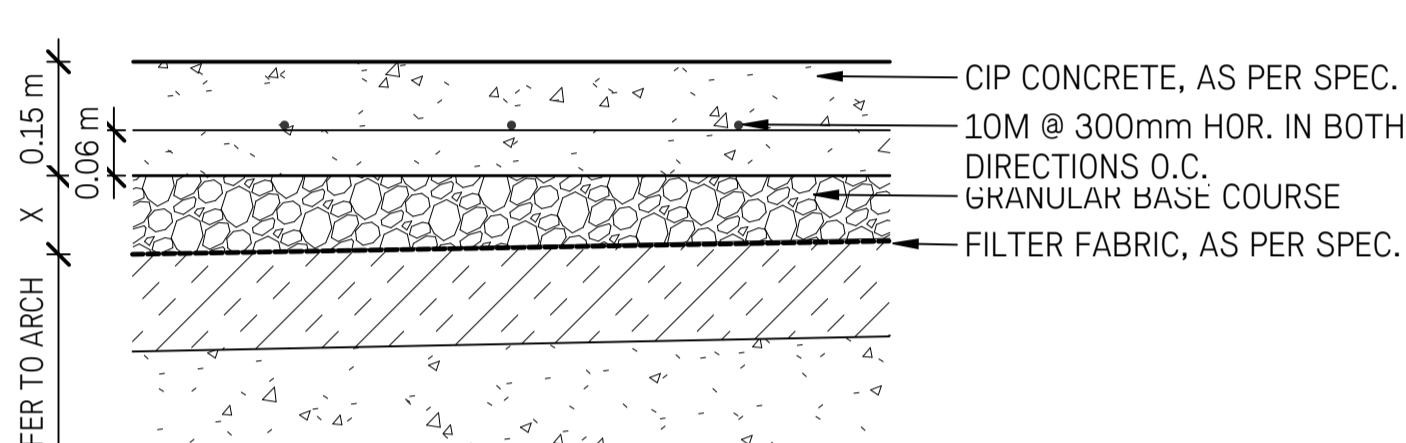
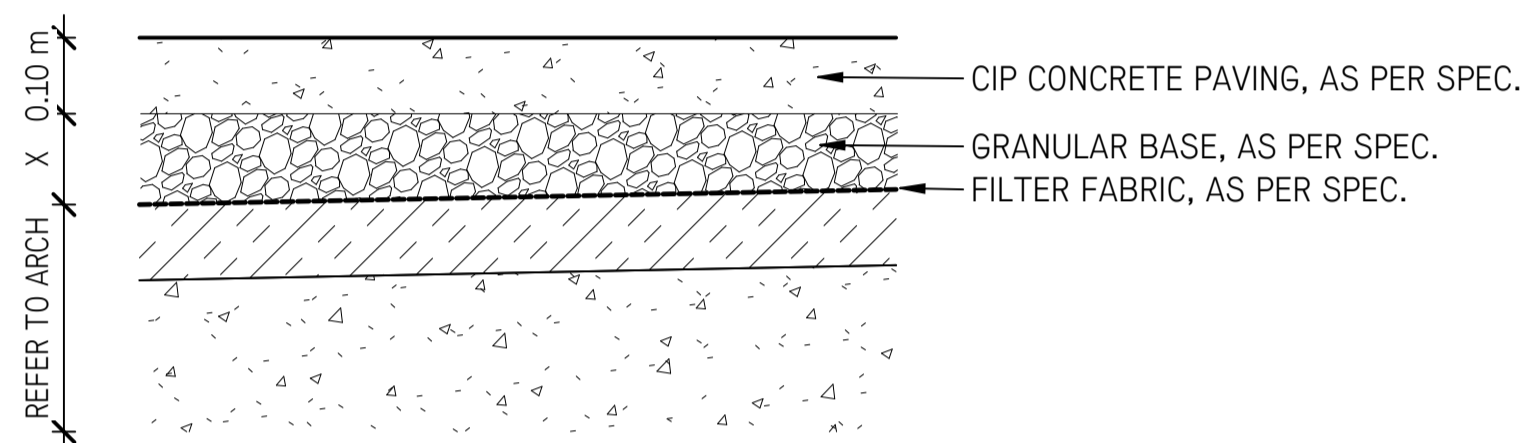


PEDESTRIAN USE

VEHICULAR USE



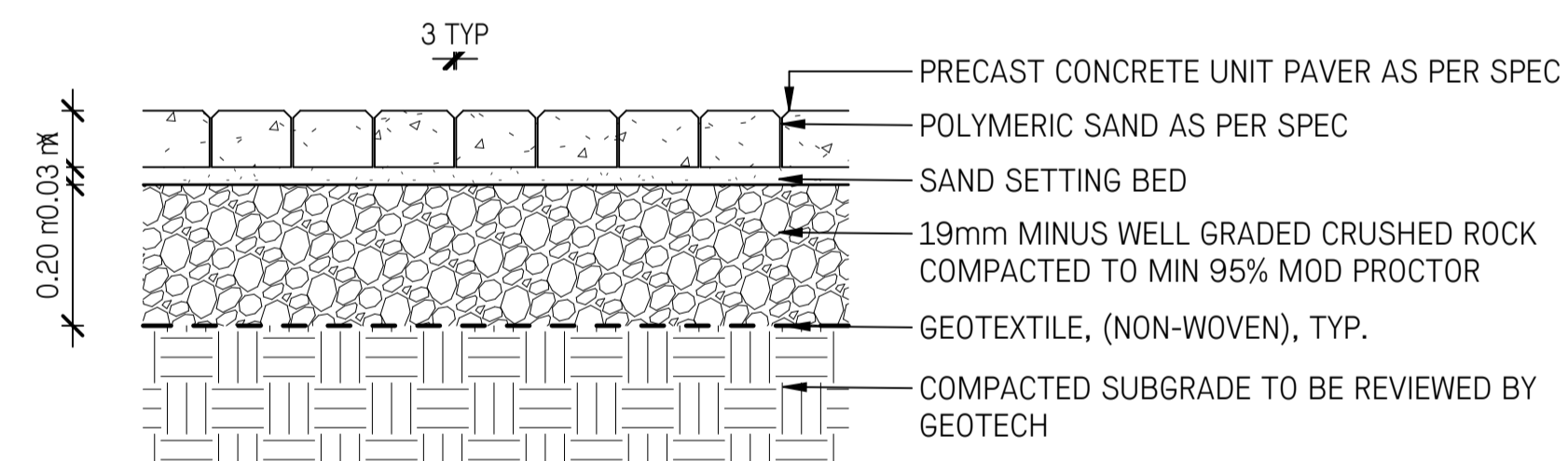
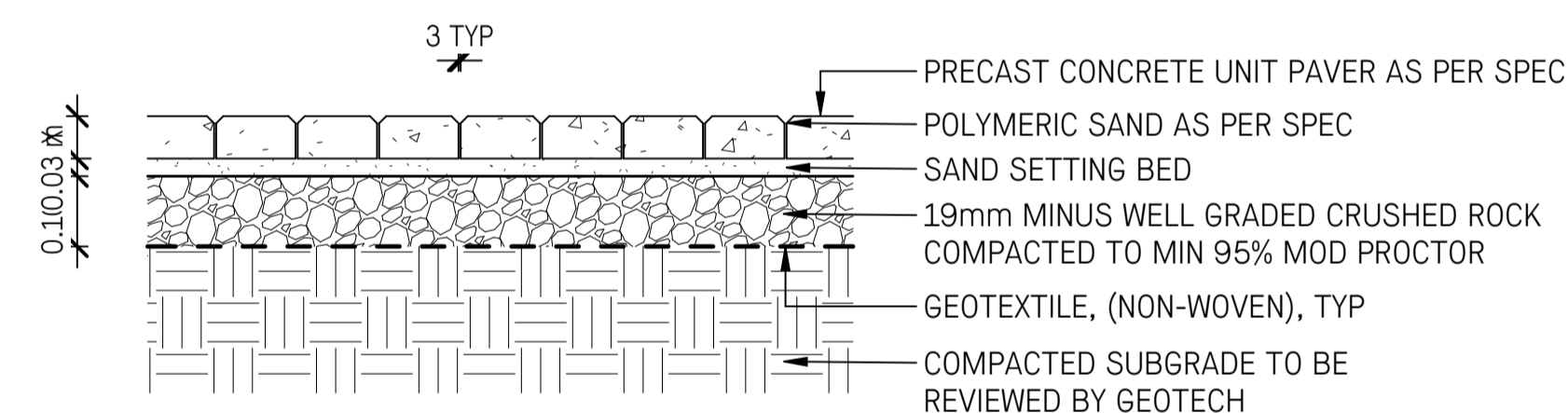
1 CIP CONCRETE ON GRADE
1:10



PEDESTRIAN USE

VEHICULAR USE

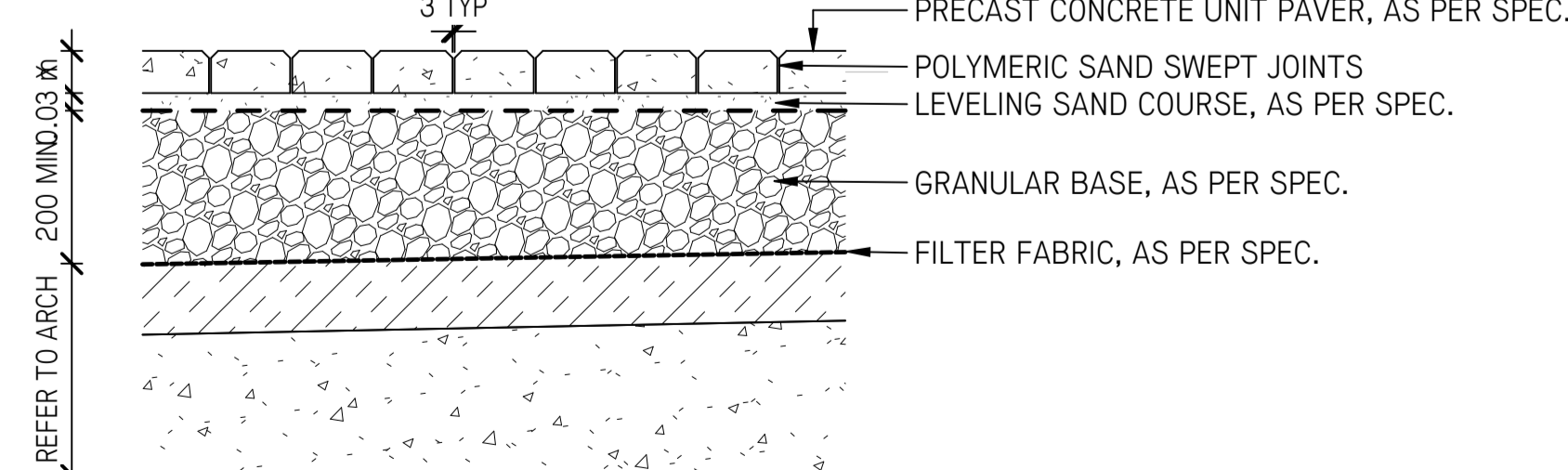
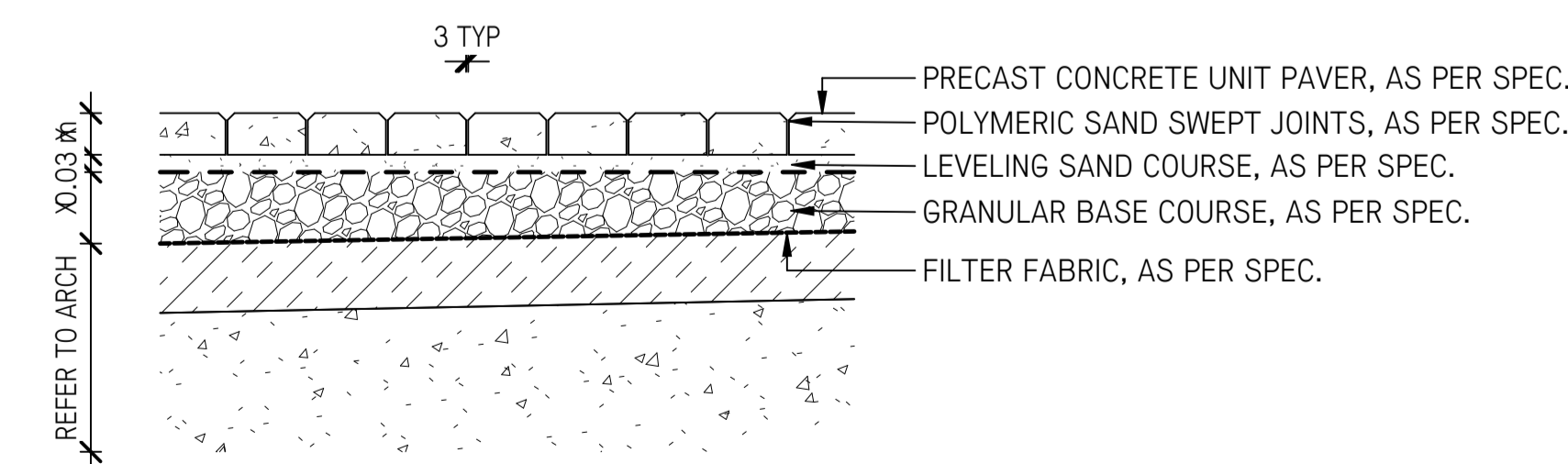
4 CIP CONCRETE ON SLAB
1:10



PEDESTRIAN USE

VEHICULAR USE

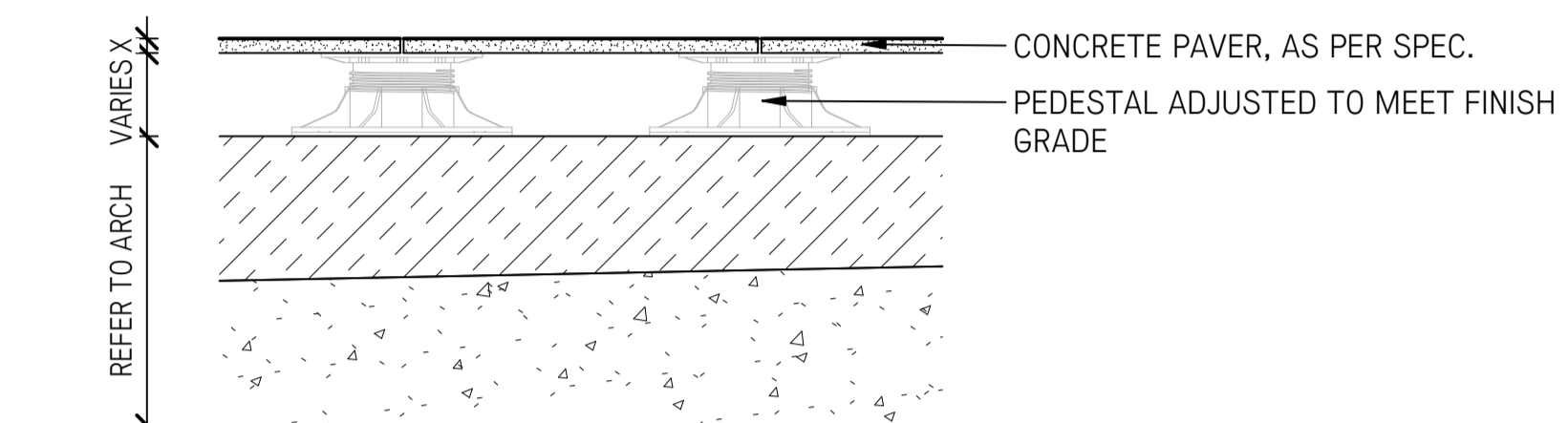
7 PRECAST CONCRETE UNIT PAVING ON GRADE
1:10



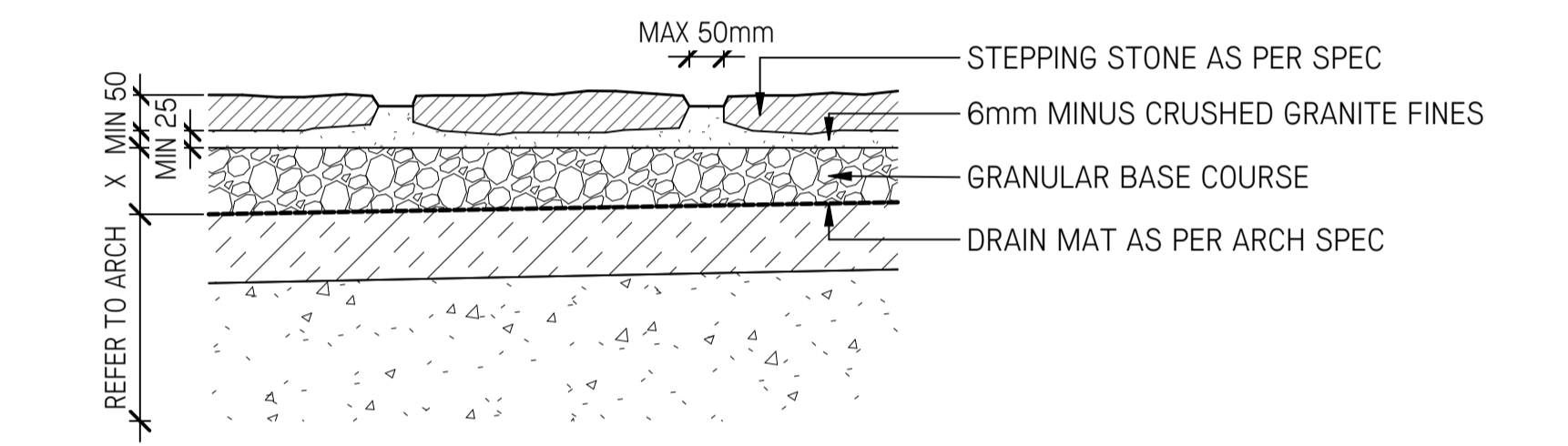
PEDESTRIAN USE

VEHICULAR USE

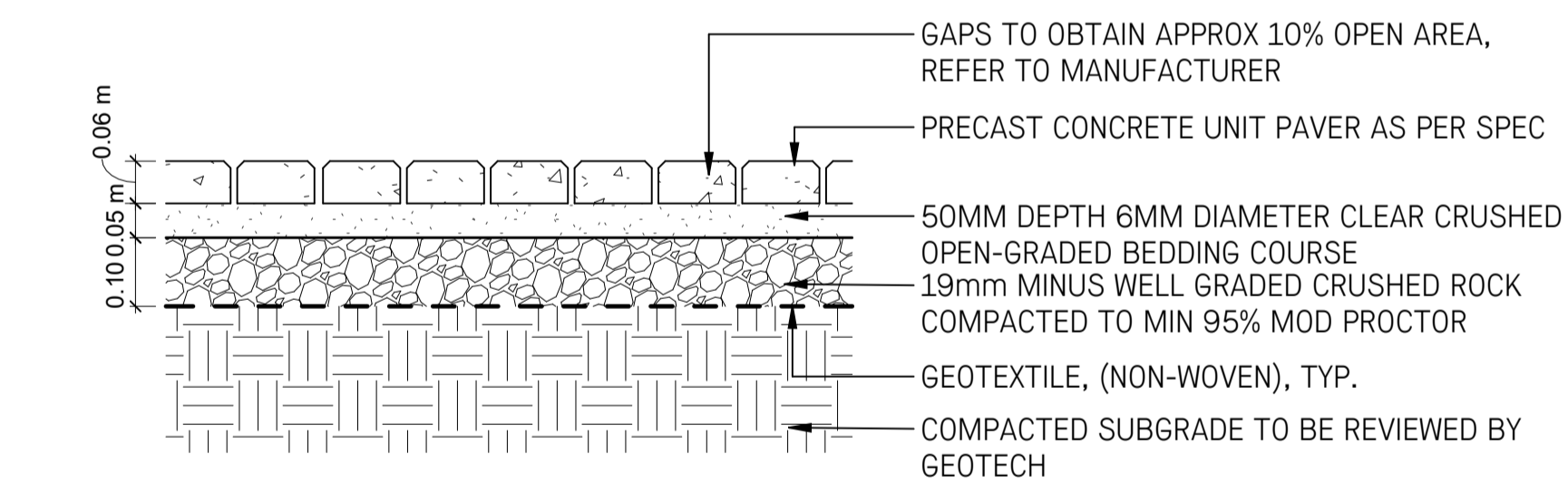
8 PRECAST CONCRETE UNIT PAVING ON SLAB
1:10



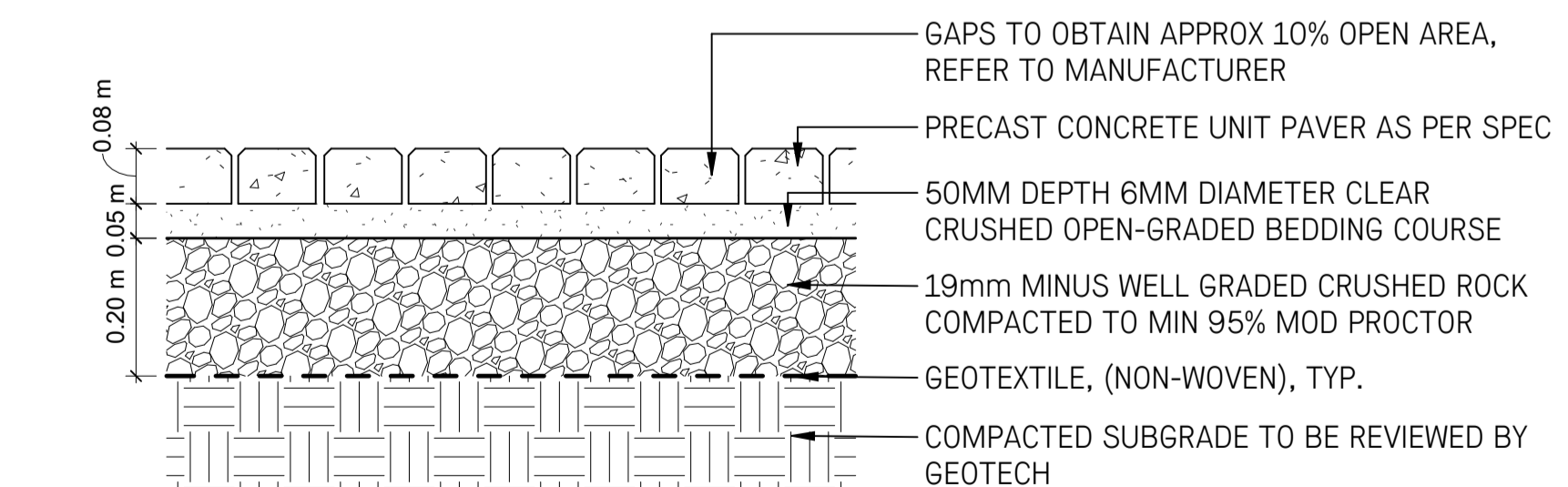
5 PRECAST CONCRETE UNIT PAVING ON PEDESTAL
1:10



6 FLAGSTONE PAVING ON STRUCTURE
1:10



PEDESTRIAN USE



VEHICULAR USE

9 PRECAST CONCRETE UNIT PAVING PERMEABLE
1:10

4	Re-issued for Rezoning/DP	2025-12-19
3	Re-issued for Rezoning/DP	2025/09/09
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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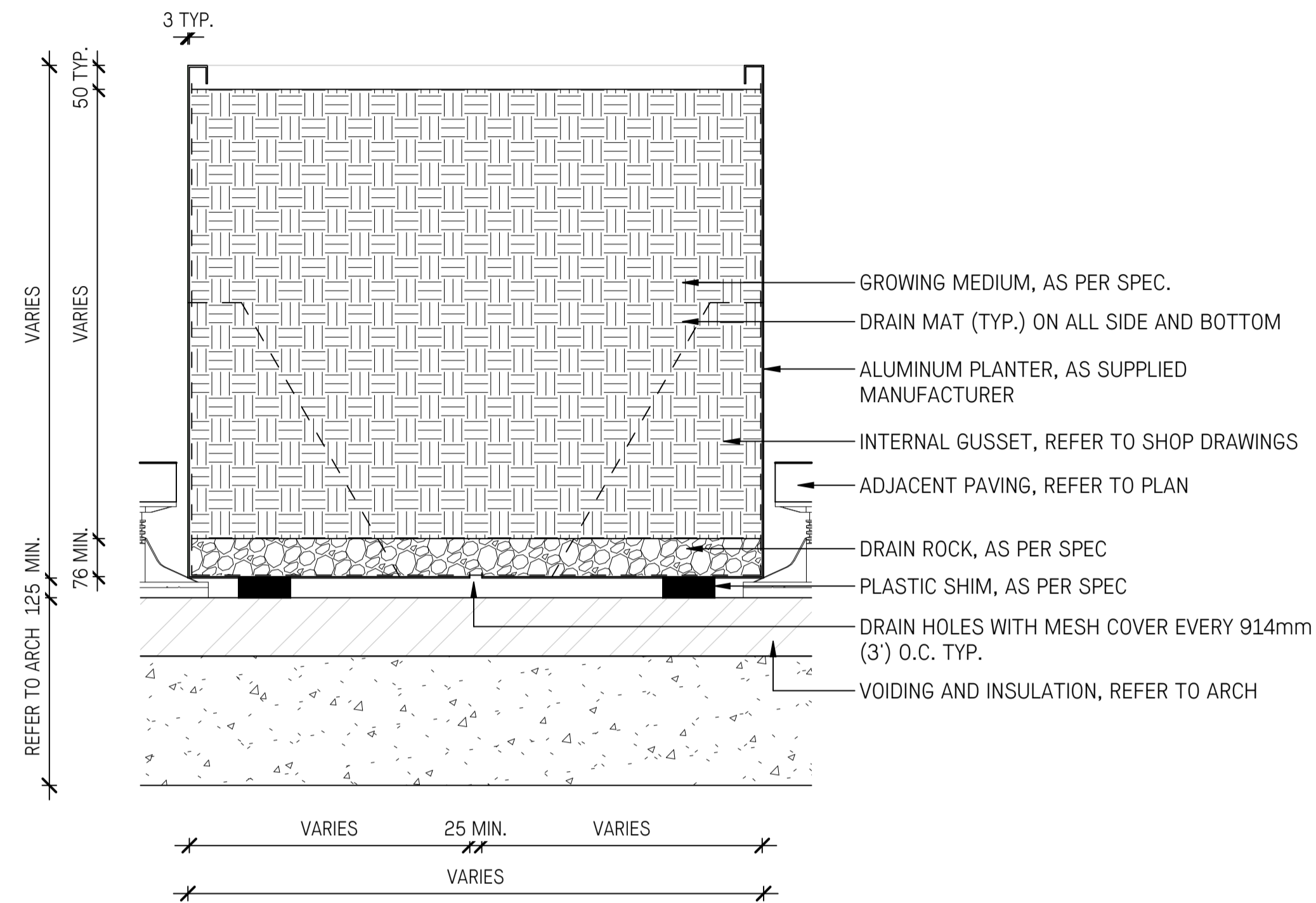
Paving Details

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

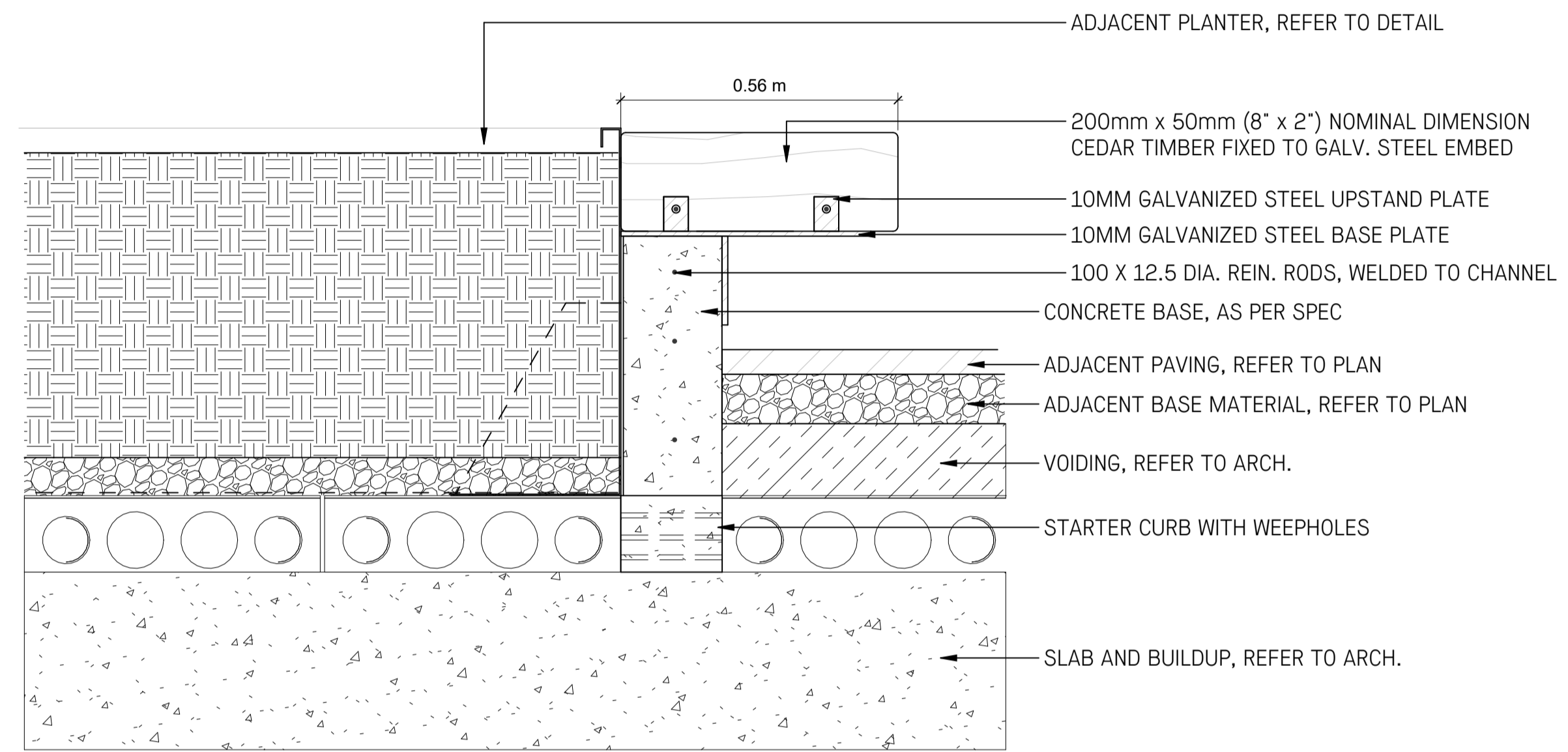
L4.11

METAL PLANTER NOTES:

1. CONTRACTOR TO CONFIRM ALL CUSTOM ELEMENTS AND CONNECTIONS 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

No.	Description	Date
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NOT FOR CONSTRUCTION

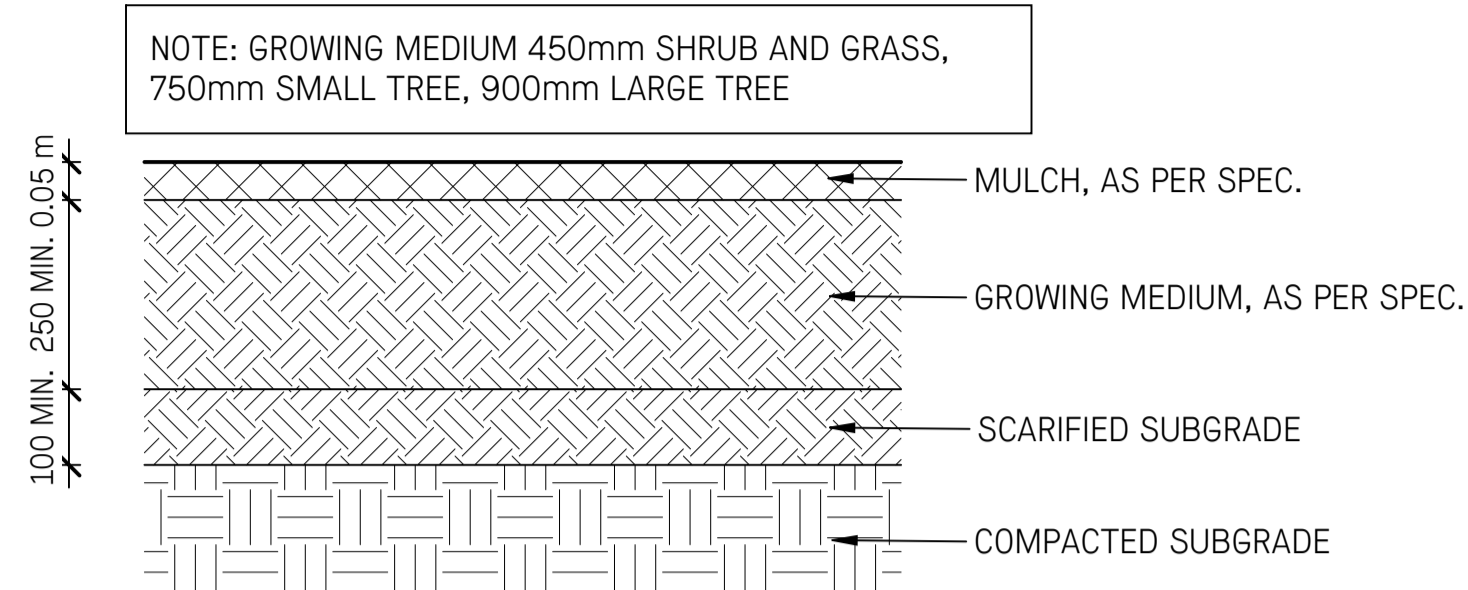
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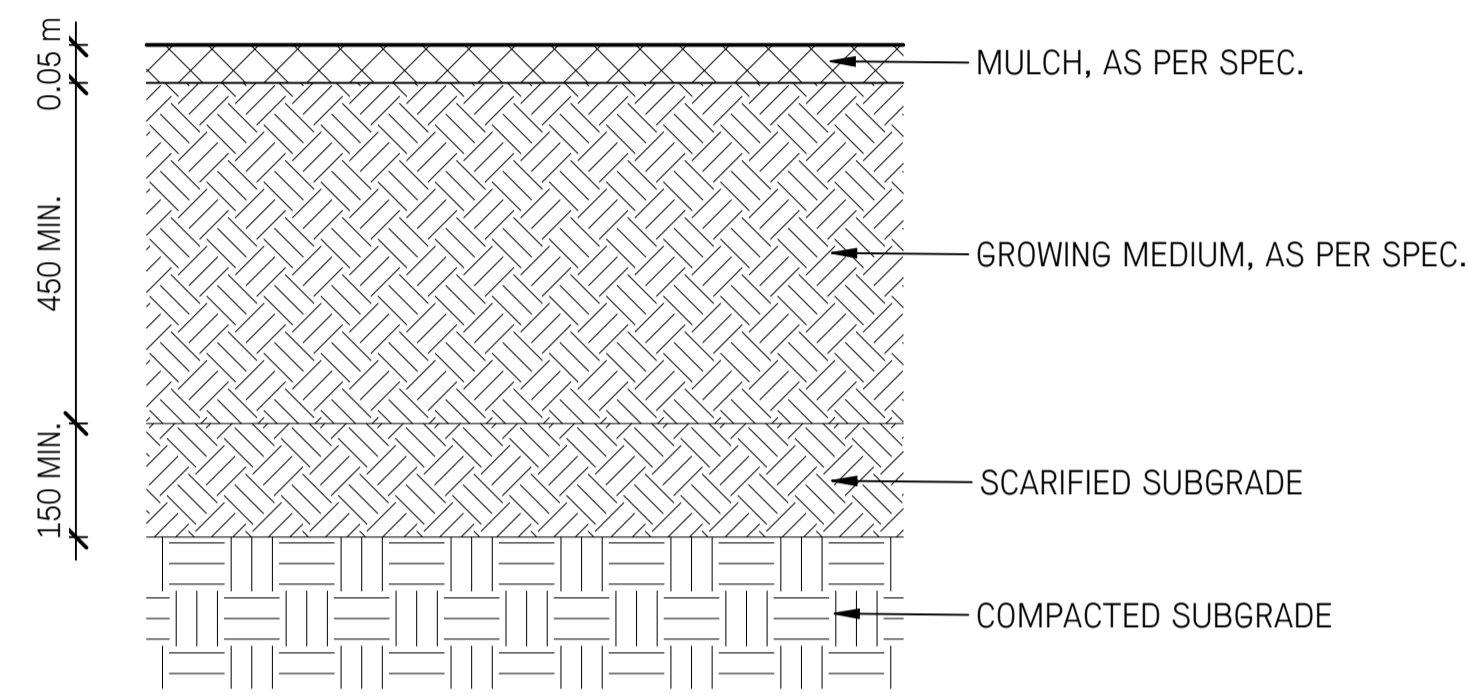
1701 Quadra St. Victoria, BC

Site Furnishings

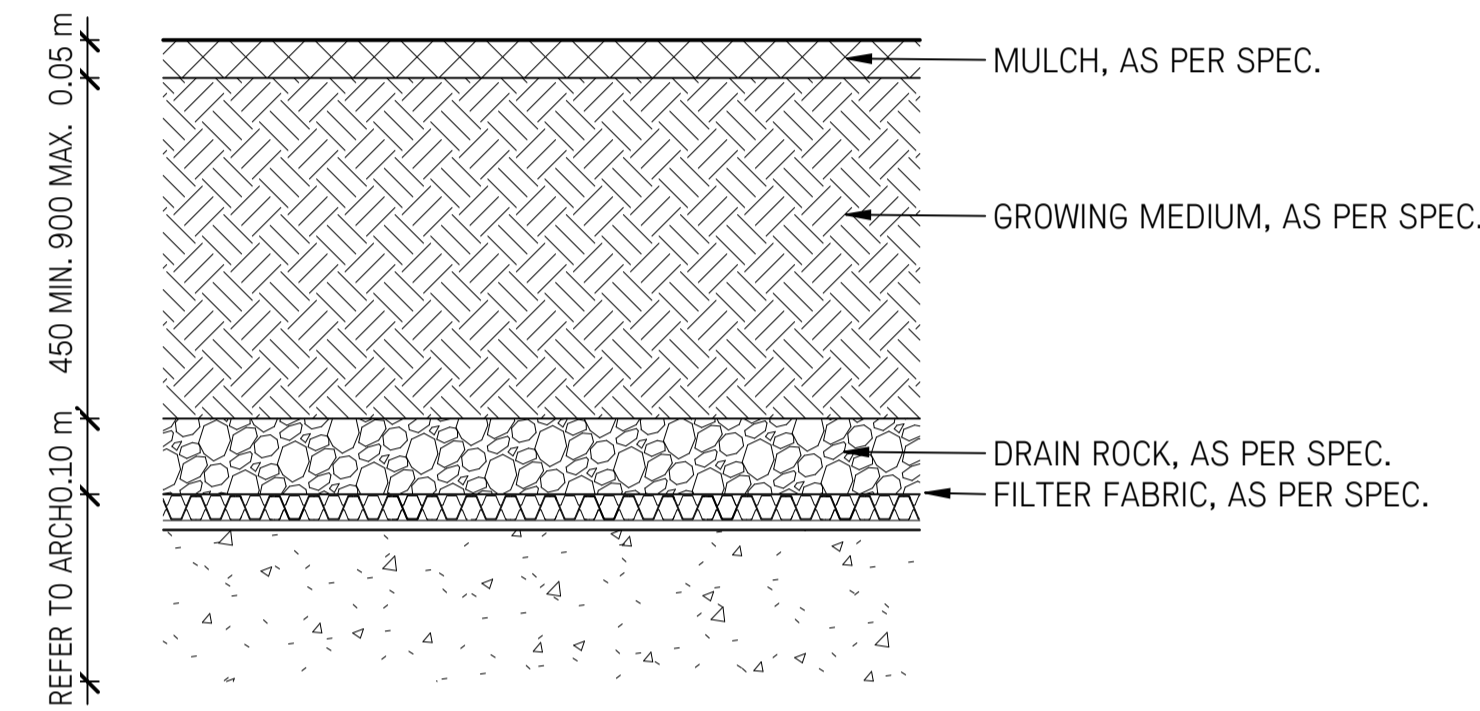
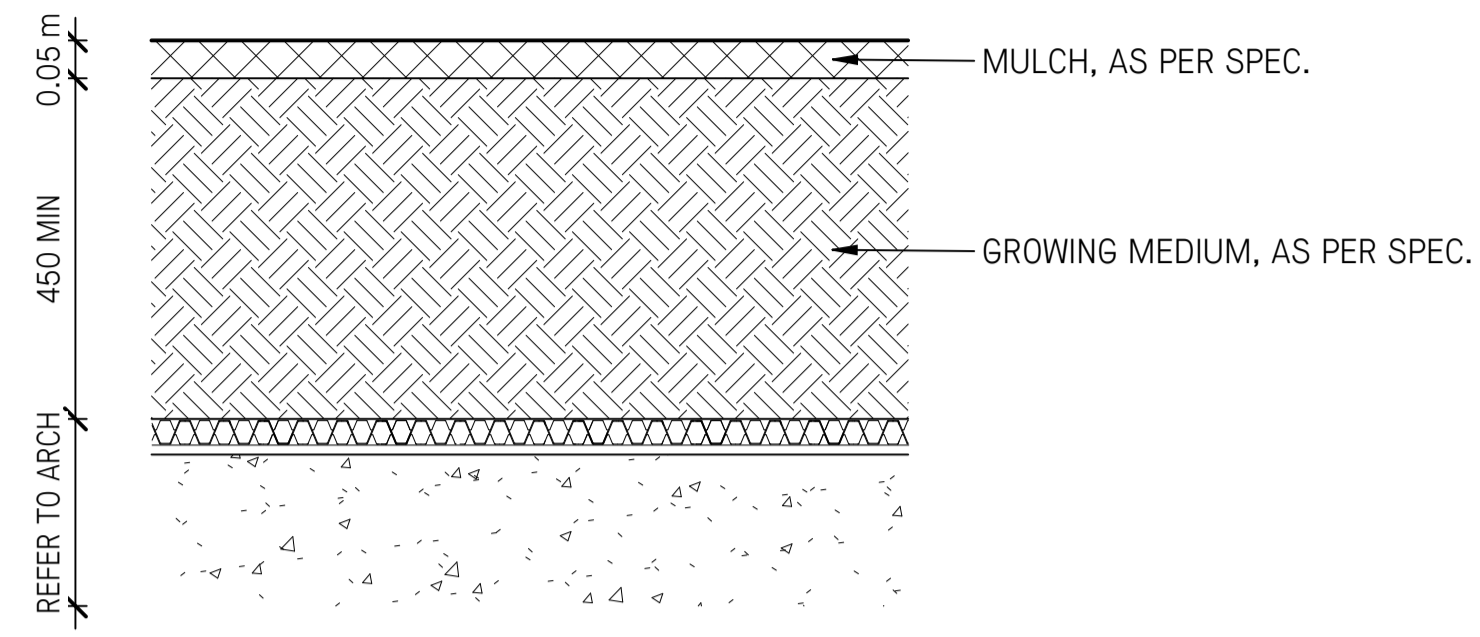
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Project No.	2429		
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Drawn/Checked	ZF		



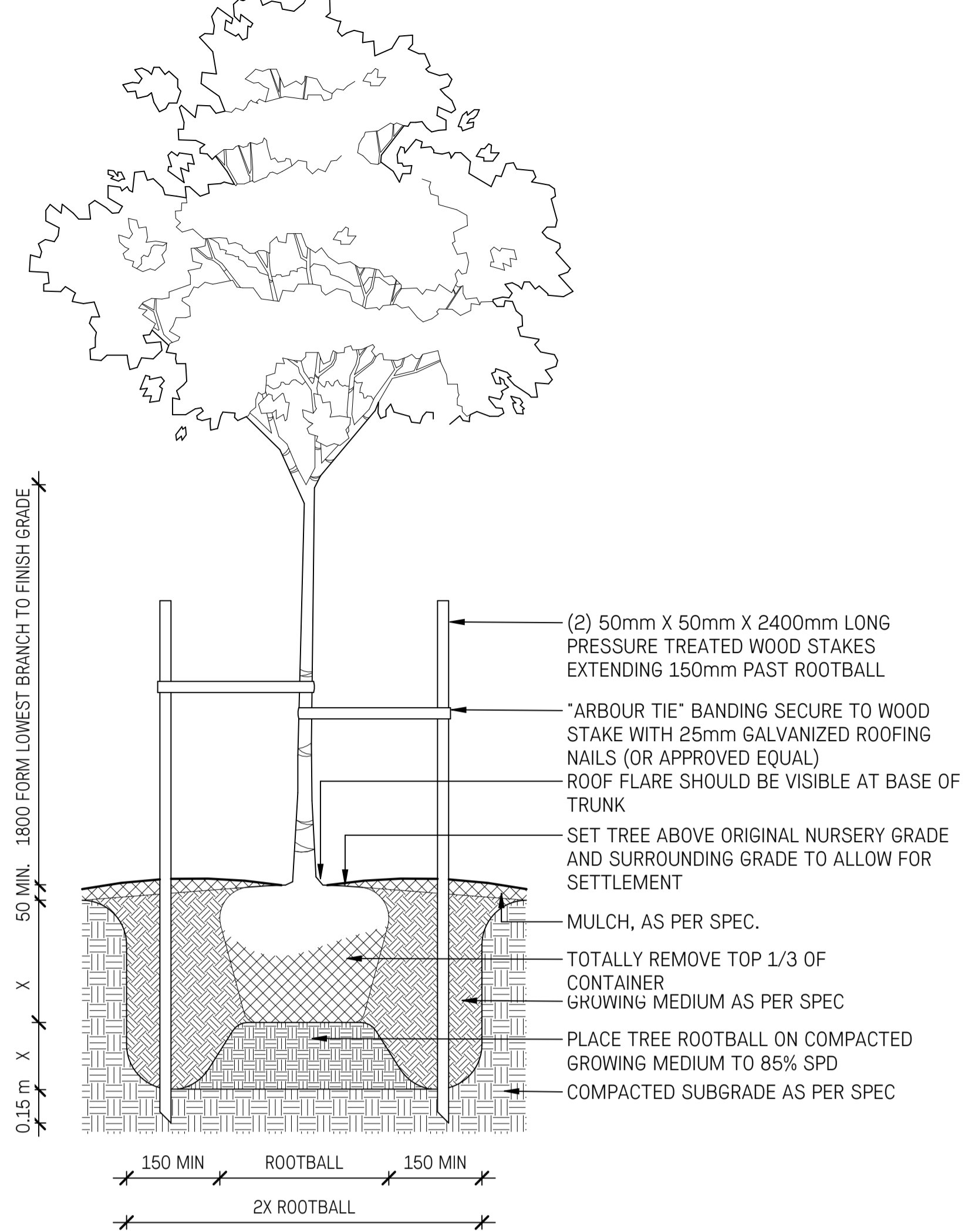
GROUNDCOVER PLANTING ON GRADE



SHRUB PLANTING ON GRADE

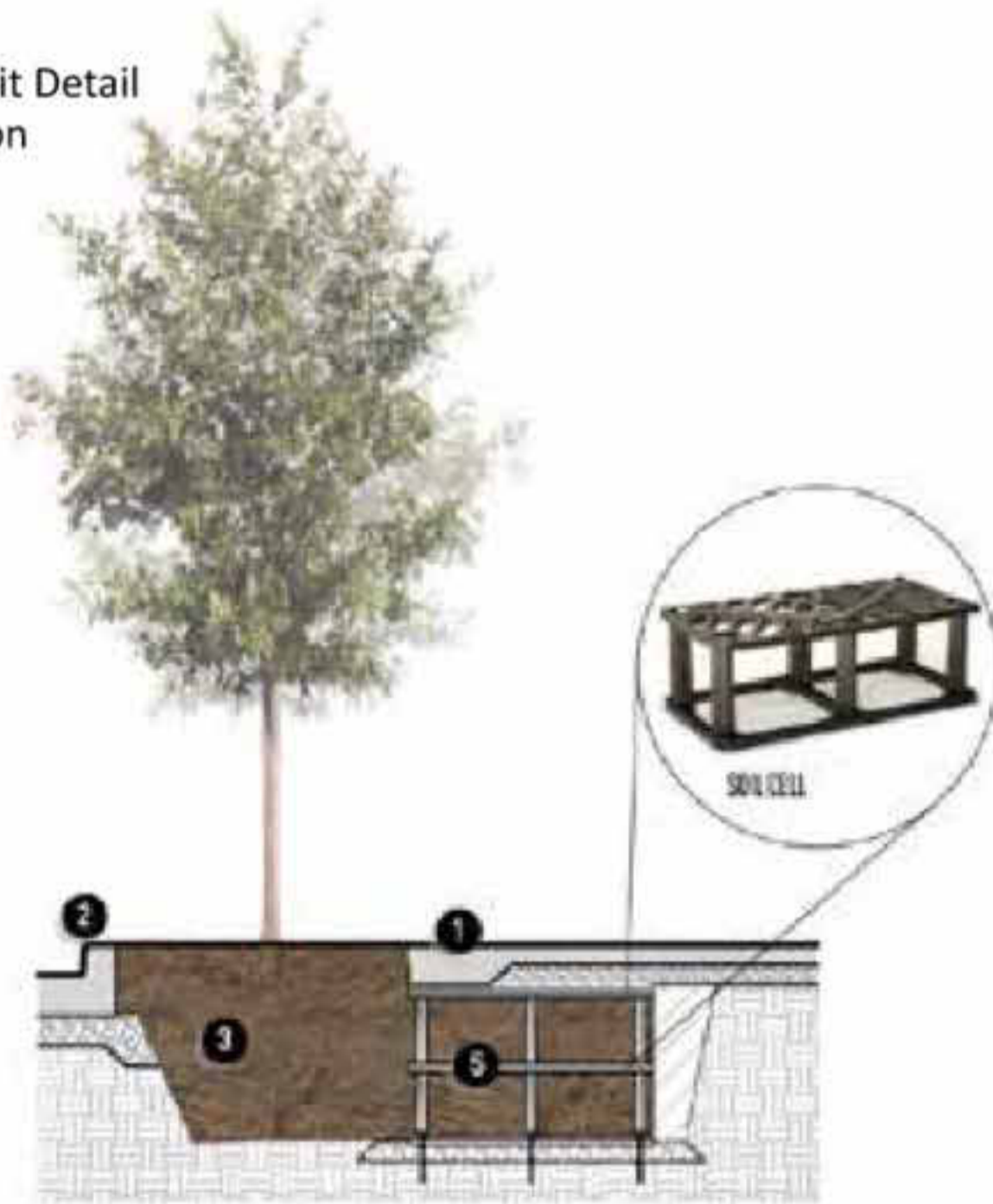


1 TYPICAL SOIL PROFILES
1:10



2 TYPICAL TREE PLANTING ON GRADE
1:20

Typical Tree Pit Detail
Soil Cell Option



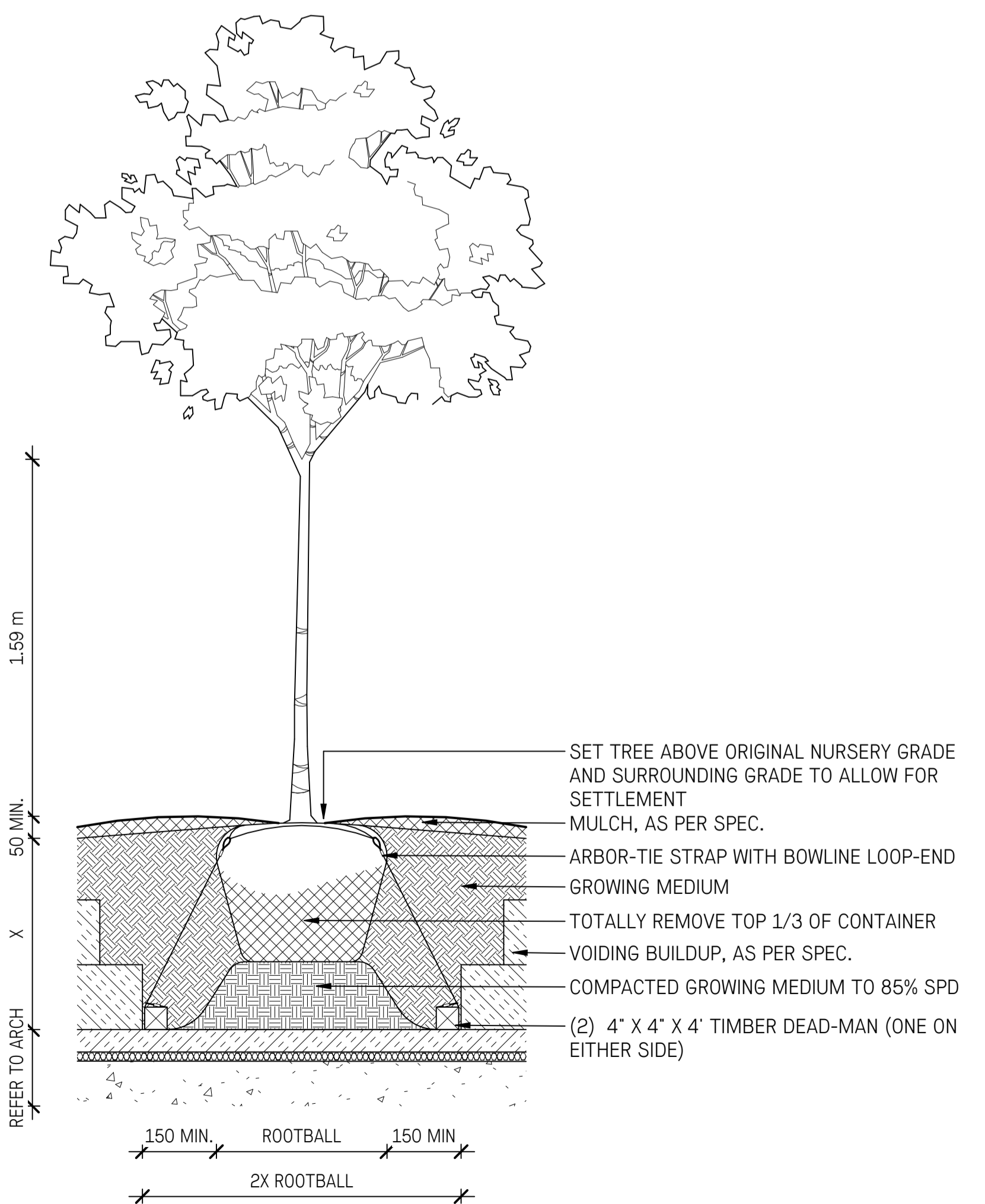
Typical Tree Pit Detail
Structural Soil Option



- 1 Concrete Sidewalk
- 2 Curb and Gutter
- 3 Growing Medium
- 4 Structural Growing Medium
- 5 Structural Soil Cell

Note: refer to the Urban Forest Master Plan for details

3 TYPICAL STREET TREE PLANTING WITH SOIL CELLS
NTS



4 TREE PLANTING ON SLAB
1:20

4	Re-issued for Rezoning/DP	2025-12-19
3	Re-issued for Rezoning/DP	2025/09/09
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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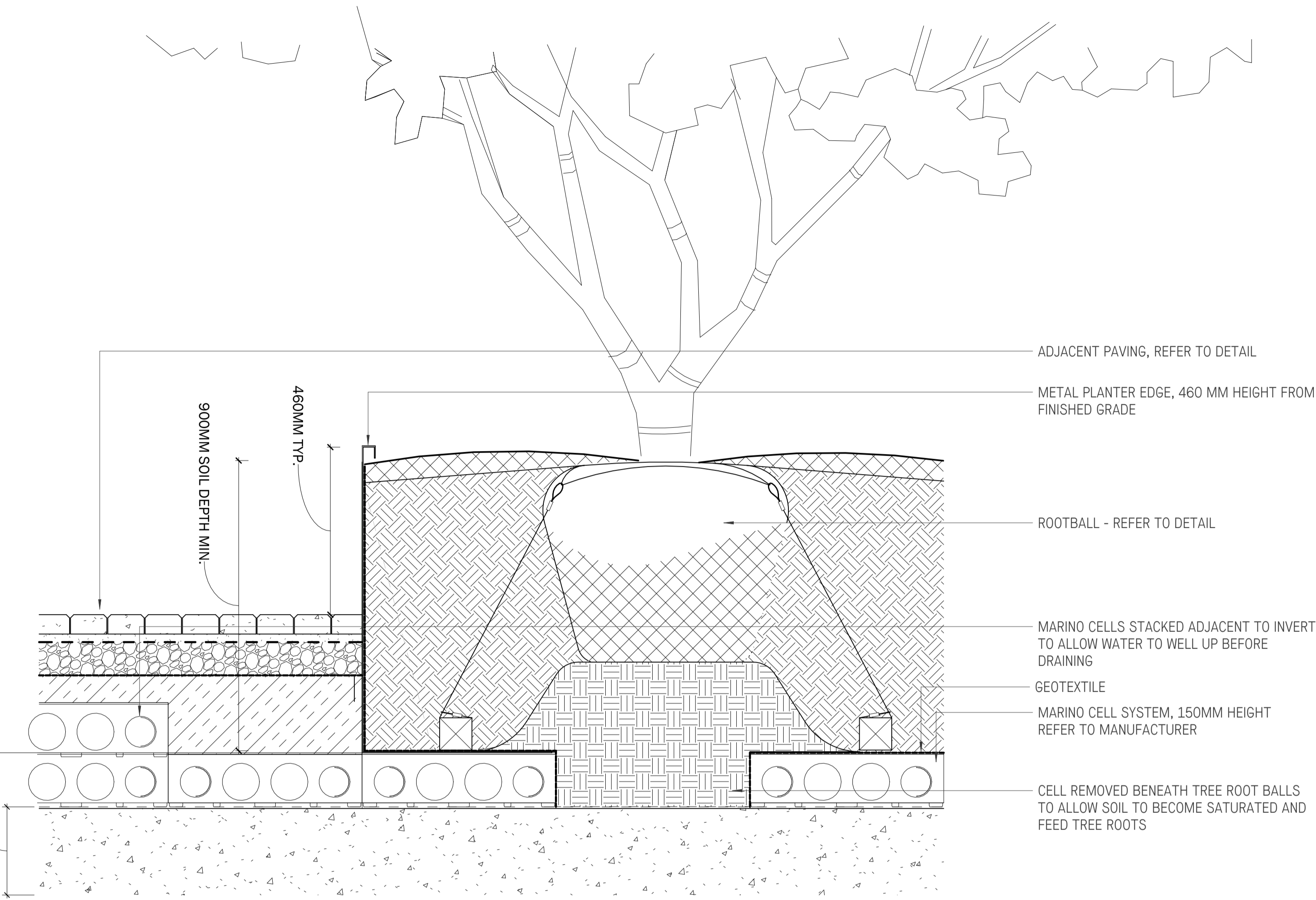
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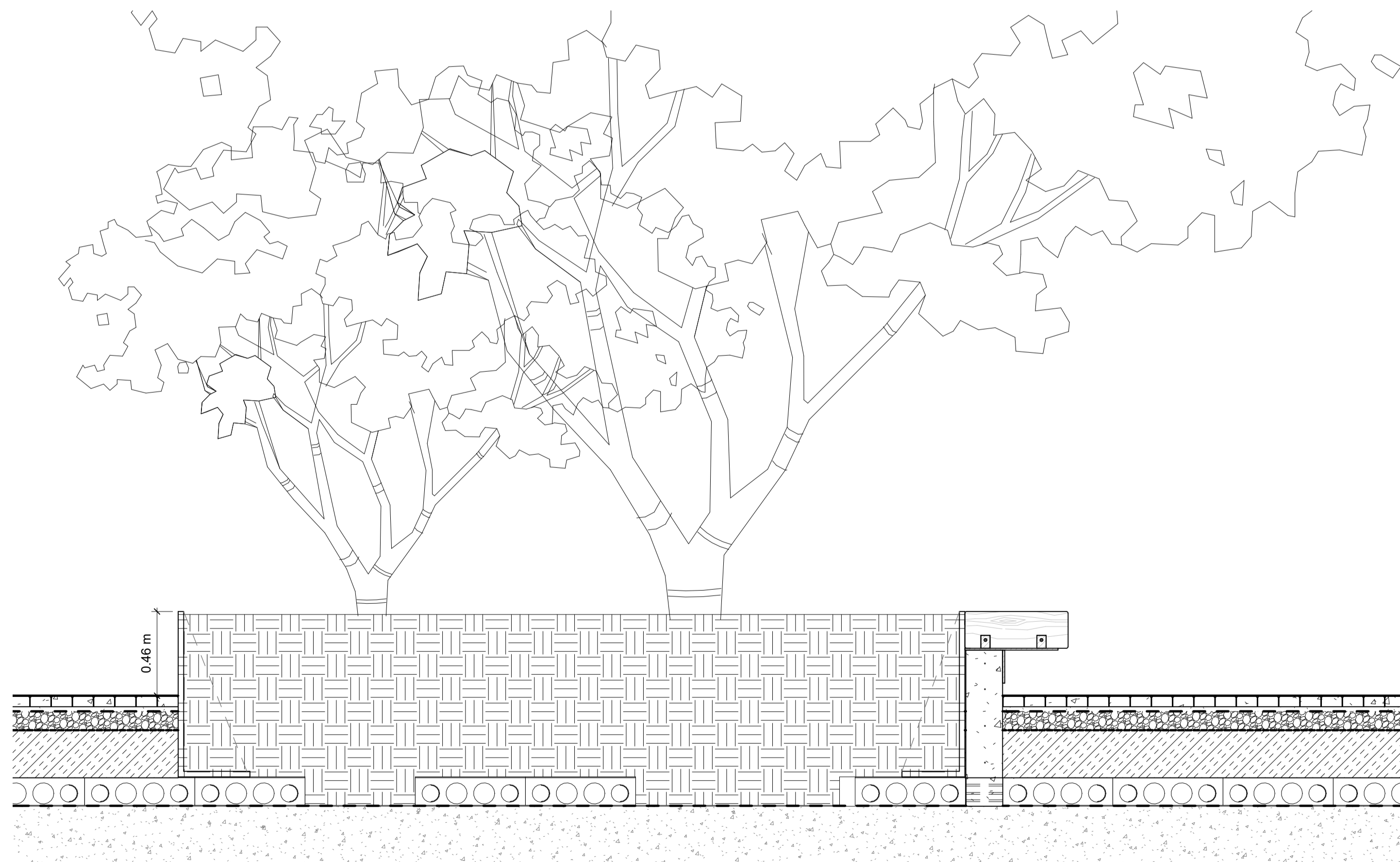
1701 Quadra St. Victoria, BC

Planting Details

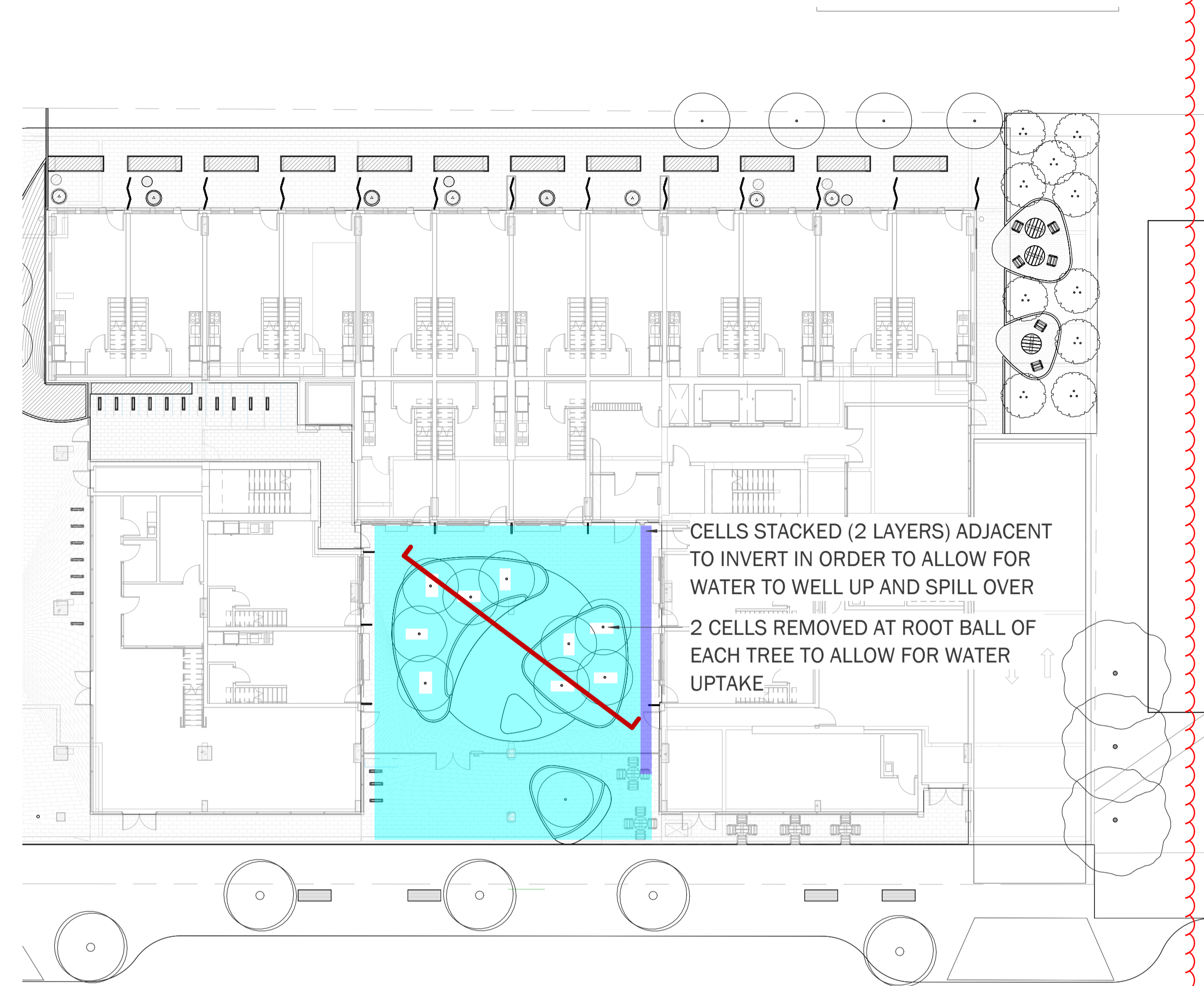
SLAB AND BUILDUP. REFER TO ARCH



1 TYPICAL MARINO CELLS
1:10



2 COURTYARD SECTION
1:20



- 1 LAYER (150MM DEPTH) MARINO CELLS
- 2 LAYERS (300MM DEPTH) MARINO CELLS

MARINO CELL LAYOUT PLAN
1:200

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Planting Details

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Project No.	2429	
Scale	As indicated	L4.42
Drawn/Checked	ZF SS	

