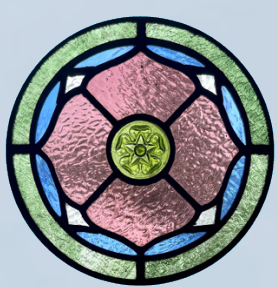




**932 BALMORAL
ROAD & 1701
QUADRA STREET**



**REZONING & DEVELOPMENT
PERMIT APPLICATION
TRG COMMENT RESPONSE 4**

JUNE 2, 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 250-940-3588	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: MCELHANNY 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 10,076.7 m ² / 108,465 ft ²
RESIDENTIAL FLOOR AREA*:	8,077.9m ² / 86,950 ft ²
COMMERCIAL FLOOR AREA*:	272.4 m ² / 2,933 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
RESIDENTIAL BUILDING:	21.56m / 70'-9"
HERITAGE BUILDING:	31.27m / 102'-7"
CHURCH NORTH ADDITION:	6.82m / 22'-4"
CHURCH EAST ADDITION:	9.01m / 29'-7"
RESIDENTIAL BUILDING:	6
HERITAGE BUILDING:	3
CHURCH NORTH ADDITION:	2
CHURCH EAST ADDITION:	3
NUMBER OF STOREYS:	
BUILDING SETBACKS	
FRONT YARD (WEST): (WEST QUADRA ST)	NA
SIDE YARD (SOUTH): (SOUTH BALMORAL RD)	6m
SIDE YARD (NORTH):	0m
REAR YARD (EAST):	10m
FRONT YARD SETBACK (WEST): (QUADRA ST)	NA
SIDE YARD SETBACK (SOUTH): (BALMORAL RD)	6m
SIDE YARD SETBACK (NORTH):	0m
REAR YARD SETBACK (EAST):	10m
SITE COVERAGE:	74%

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
SIDE YARD SETBACK (SOUTH): (BALMORAL RD)	6m
SIDE YARD SETBACK (NORTH):	0m
REAR YARD SETBACK (EAST):	10m
SITE COVERAGE:	74%
RESIDENTIAL BUILDING	
SITE AREA:	2,595.2 m ² / 27,935 ft ²
RESIDENTIAL FLOOR AREA*:	8,077.9m ² / 86,950 ft ²
COMMERCIAL FLOOR AREA*:	272.4 m ² / 2,933 ft ²
TOTAL FLOOR AREA*:	8,350.3 m ² / 89,882 ft ²
FLOOR SPACE RATIO:	3.22
FRONT YARD SETBACK (SOUTH):	NA
SIDE YARD SETBACK (EAST):	0m
SIDE YARD SETBACK (WEST):	0m
REAR YARD SETBACK (NORTH):	8m
SITE COVERAGE:	66%

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

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
TOTAL:	129		
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
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
VANCOUVER, BC, CANADA, V6A 3Y1
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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4

JUNE 2, 2026



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)	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		
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 (70 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		
INSTITUTIONAL	ACC	2		
INSTITUTIONAL	REG	2		
RESIDENTIAL	ACC	2		
RESIDENTIAL	REG	37		
RESIDENTIAL	VAN	1		
VISITOR	REG	7		
VISITOR	VAN	1		
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	
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	
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	
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 = 3 (INSTITUTIONAL)		TOTAL = 3 (COMMERCIAL)		
TOTAL = 158		TOTAL = 34		
CLASS 1 - LONG-TERM USE		CLASS 2 - SHORT-TERM USE		
PROGRAM	USE	TYPE	COUNT	
COMMERCIAL	LONG-TERM	H	2	
COMMERCIAL	LONG-TERM	V	2	
INSTITUTIONAL	LONG-TERM	H	4	
RESIDENTIAL	LONG-TERM	C	13	
RESIDENTIAL	LONG-TERM	H	90	
RESIDENTIAL	LONG-TERM	V	51	
			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	
			13	
			37	
NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL				

DEVELOPMENT DATA

SCALE
12" = 1'-0"

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932 BALMORAL RD & 1701 QUADRA ST

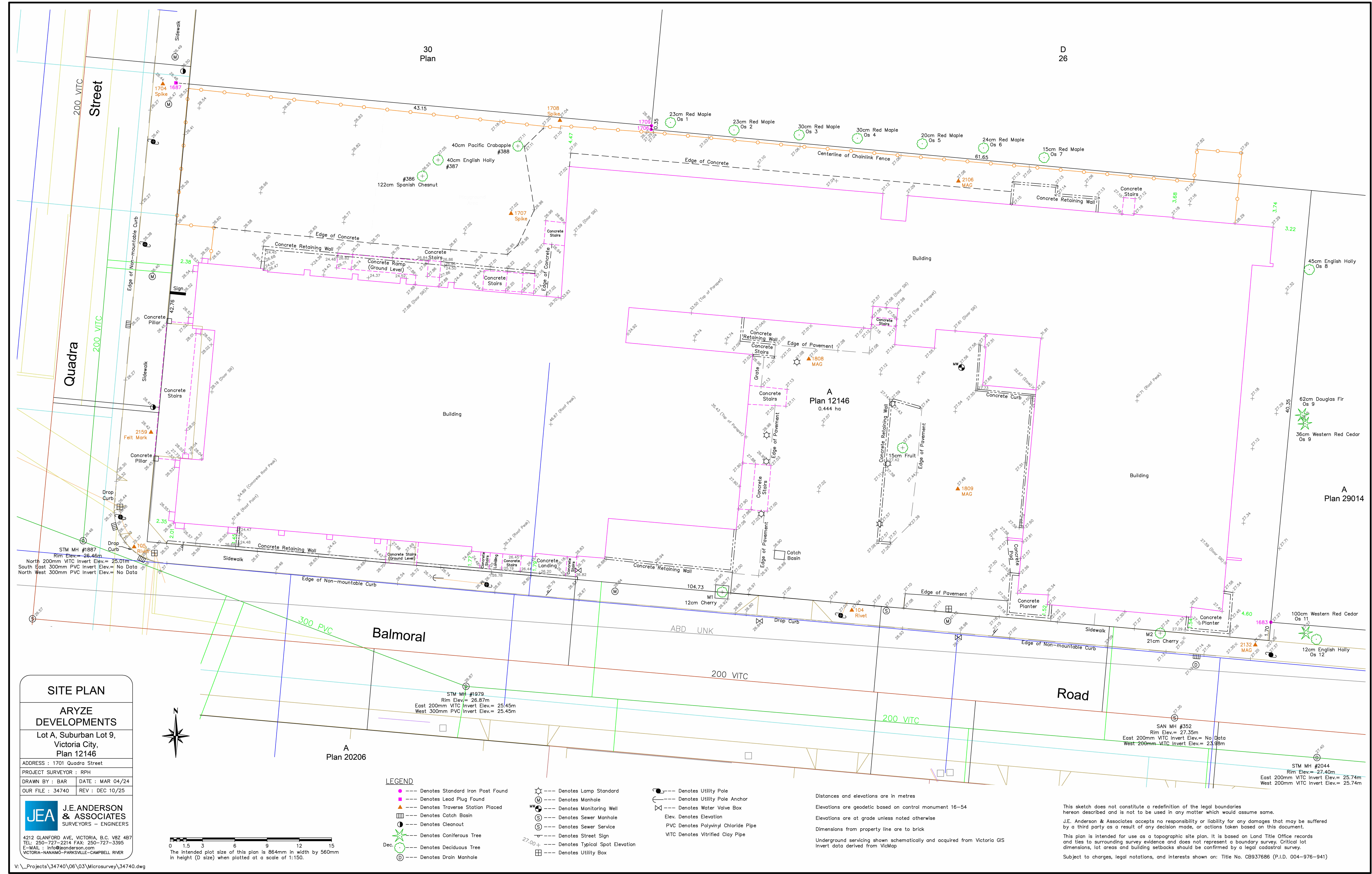
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JUNE 2, 2026



SURVEY

SCALE



SITE PLAN

ARYZE DEVELOPMENTS

Lot A, Suburban Lot 9,
Victoria City,
Plan 12146

ADDRESS : 1701 Quadra Street

PROJECT SURVEYOR : RPH

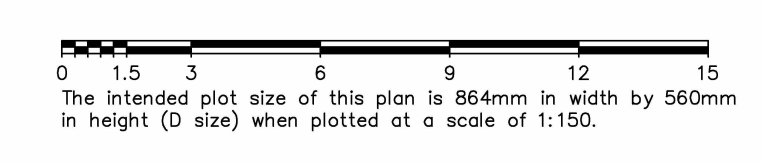
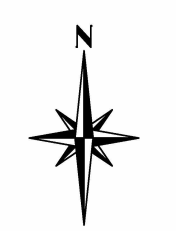
DRAWN BY : BAR DATE : MAR 04/24

OUR FILE : 34740 REV : DEC 10/25

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4212 CLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeadesign.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

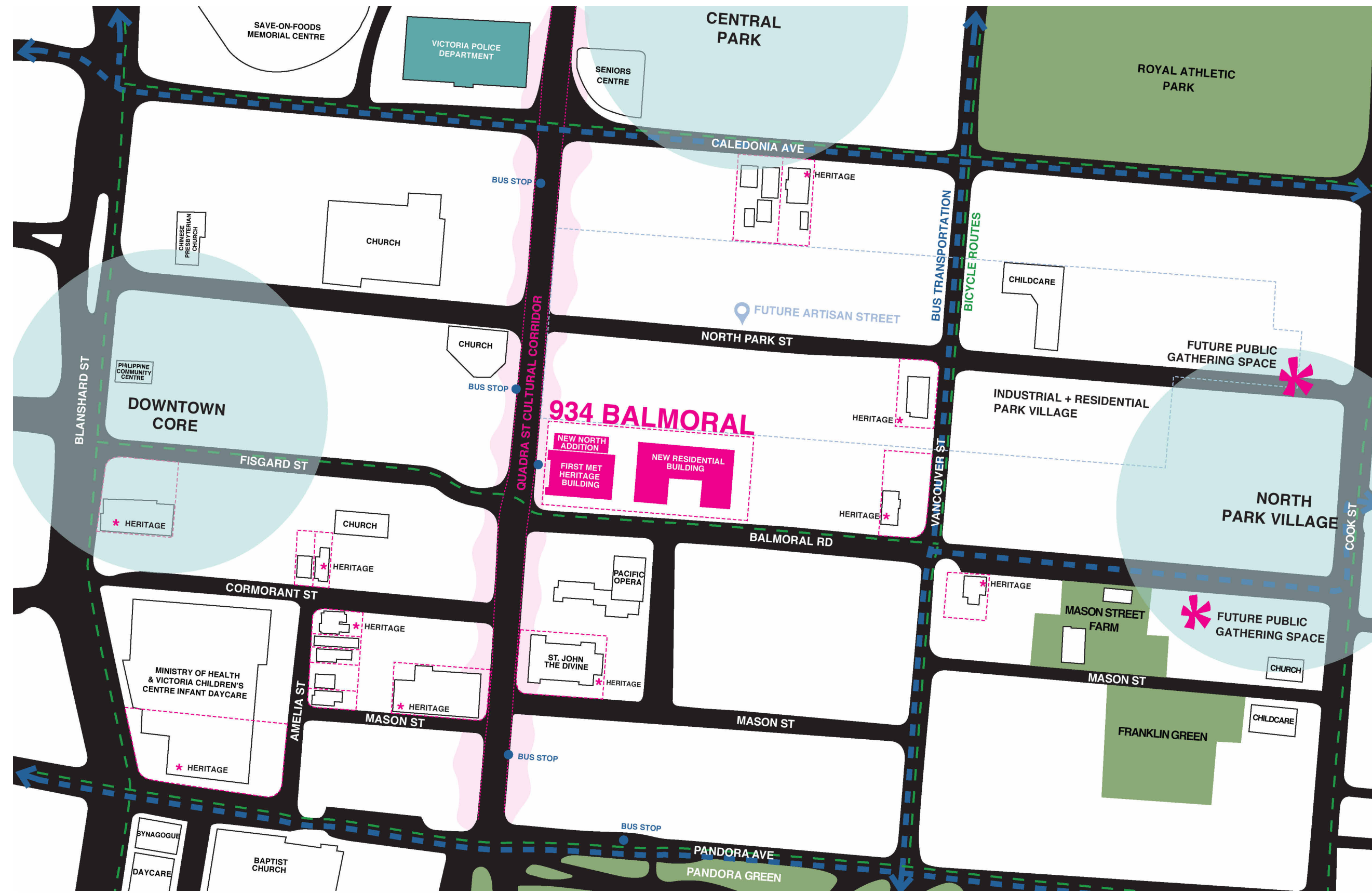
V:_Projects\34740\06\03\Microsurvey\34740.dwg



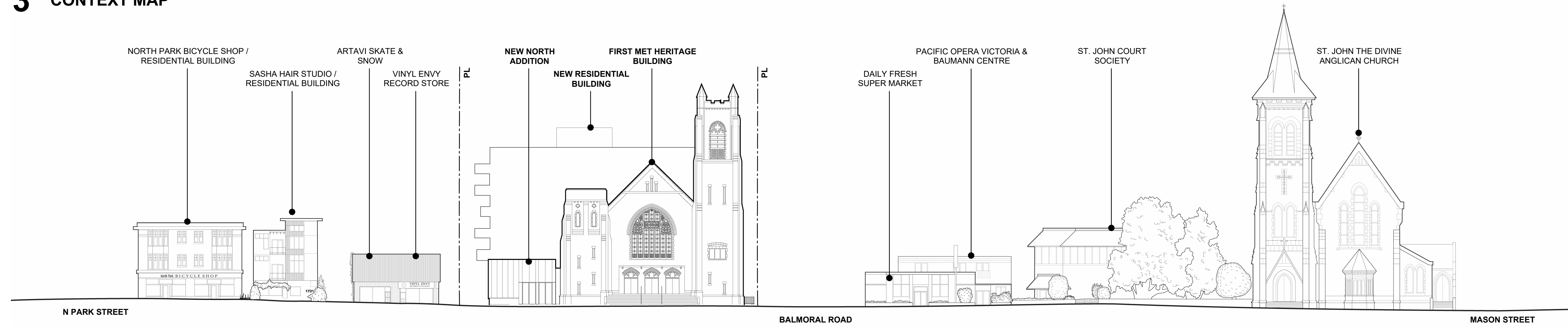
- LEGEND**
- Denotes Standard Iron Post Found
 - Denotes Lead Plug Found
 - Denotes Traverse Station Placed
 - Denotes Catch Basin
 - ▨ Denotes Cleanout
 - Dec Denotes Coniferous Tree
 - Dec Denotes Deciduous Tree
 - Denotes Drain Manhole
 - ⊙ Denotes Lamp Standard
 - ⊙ Denotes Manhole
 - ⊙ Denotes Monitoring 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
 - Elev. Denotes Elevation
 - PVC Denotes Polyvinyl Chloride Pipe
 - VTC Denotes Vitriified 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 hereon 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. C8937686 (P.I.D. 004-976-941)



3 CONTEXT MAP



2 STREETScape: BALMORAL ROAD



1 STREETScape: QUADRA STREET

932 BALMORAL RD & 1701 QUADRA ST

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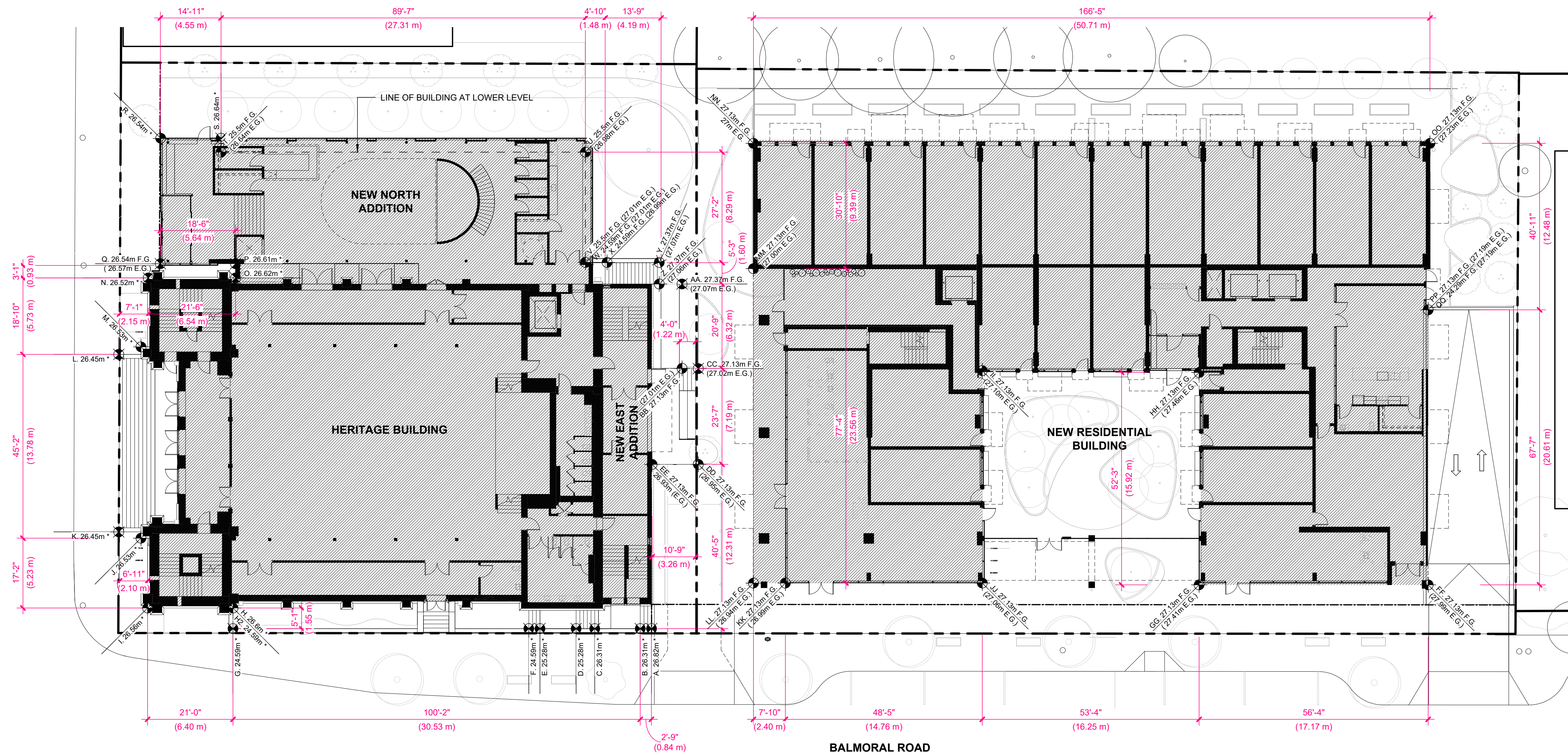
JUNE 2, 2026



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	25.80	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	6.64	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
W 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	27.05	1.22	32.90
CC TO DD	26.99	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	440.62
II 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	27.15	12.48	338.55
PP TO FF	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

932 BALMORAL RD & 1701 QUADRA ST

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JUNE 2, 2026

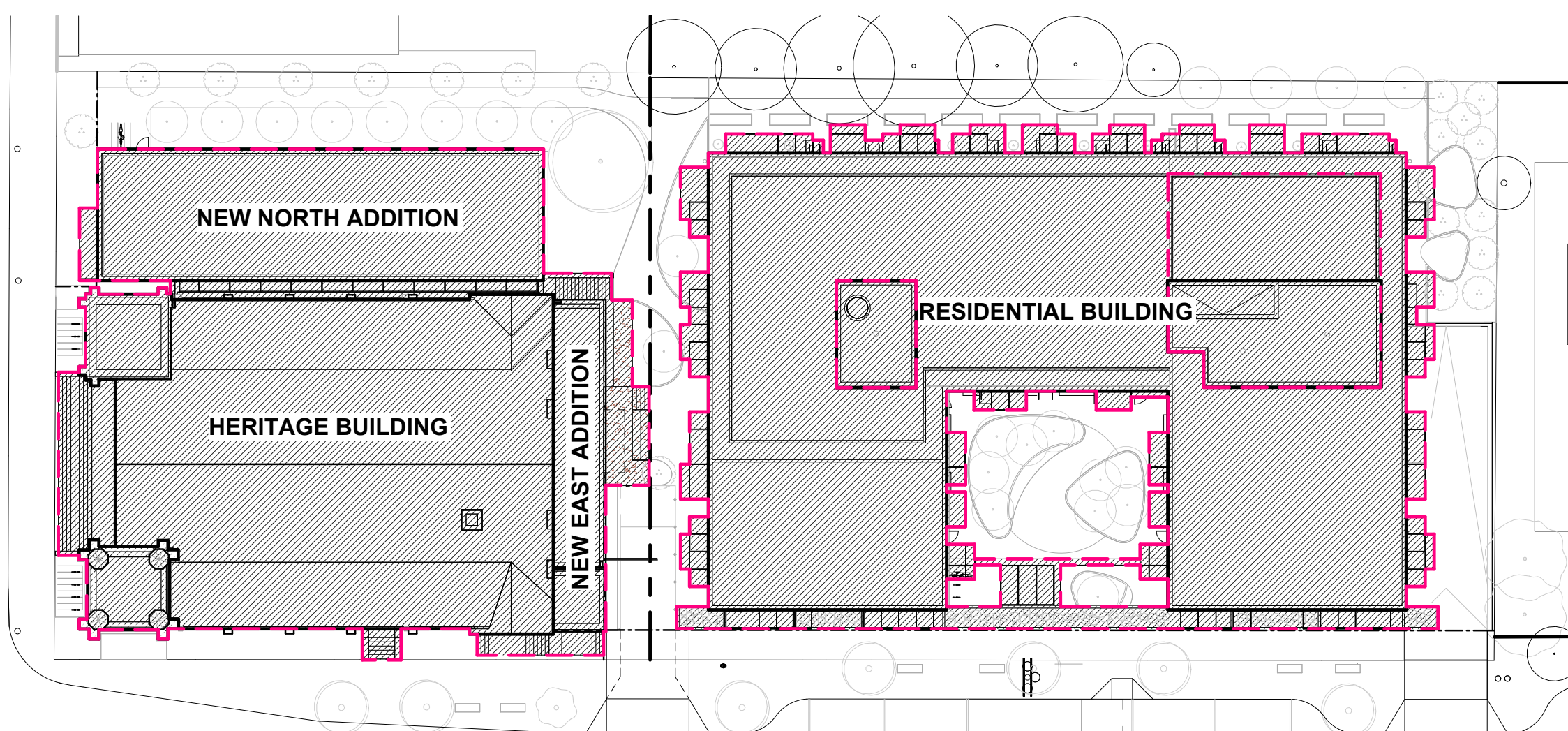


SITE COVERAGE + AVERAGE GRADE

SCALE
As indicated



2 AVERAGE GRADE KEYPLAN
A0.04 SCALE: 1/16" = 1'-0"



1 SITE COVERAGE DIAGRAM
A0.04 SCALE: 1/32" = 1'-0"

SITE COVERAGE CALCULATIONS:

SITE AREA: 47,790 ft² / 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 (278 m²)
ROOF COVERAGE: 19.5%



MARRIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
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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.
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- PORTION TO BE RETAINED
- - - PORTION TO BE DEMOLISHED.

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

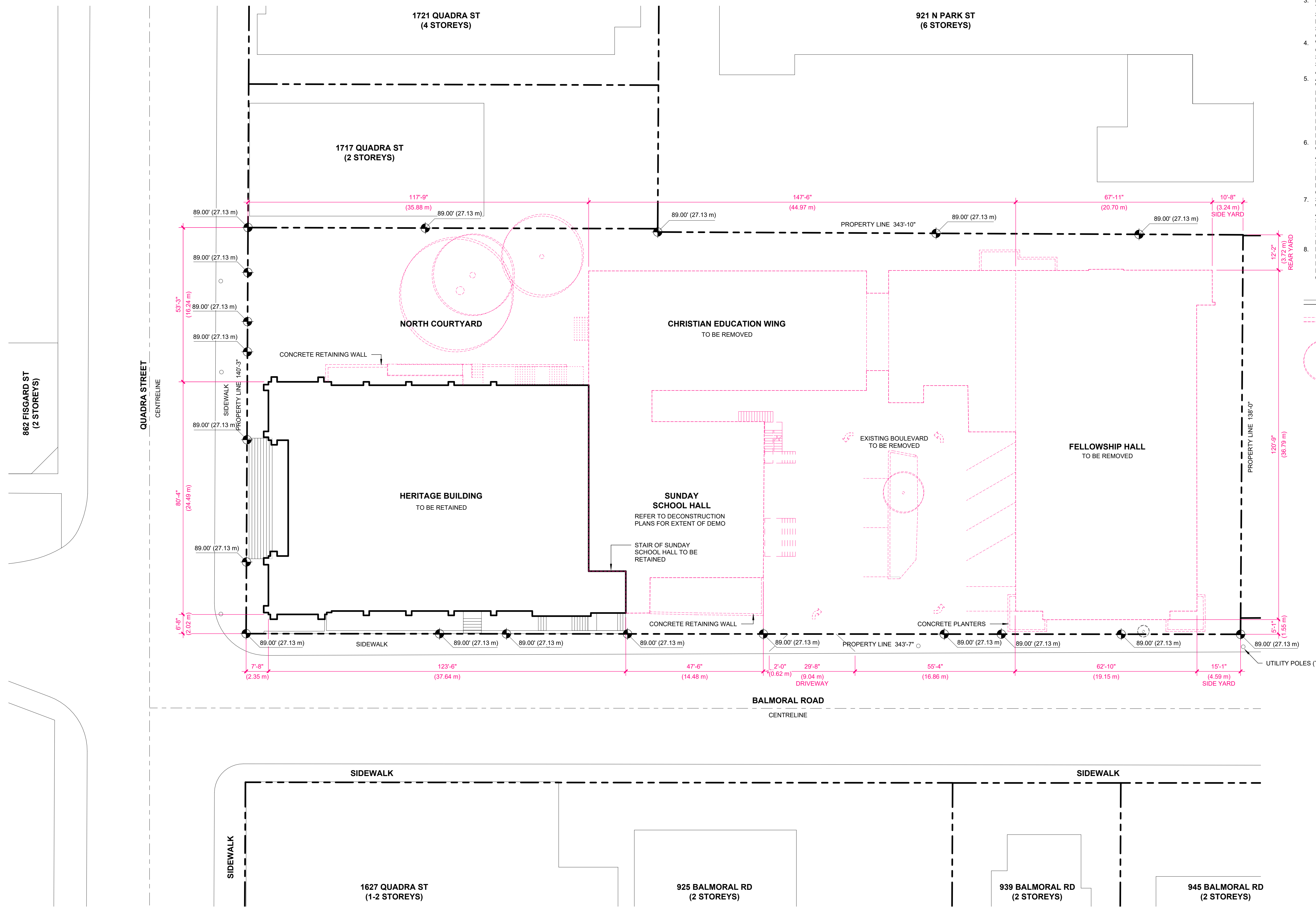
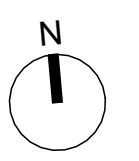
932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4
JUNE 2, 2026



DECONSTRUCTION SITE PLAN

SCALE
1/16" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-871 EAST HASTINGS STREET
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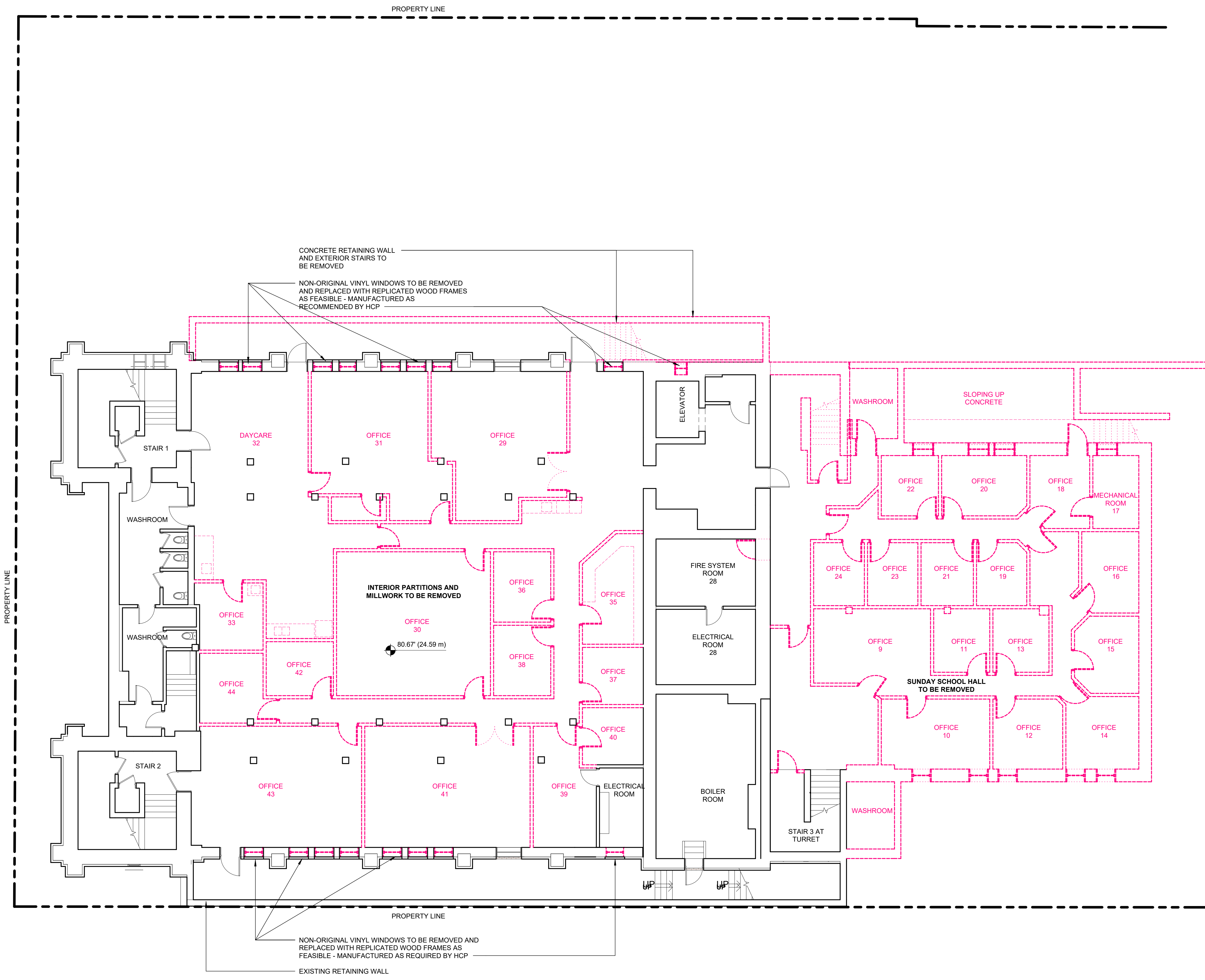
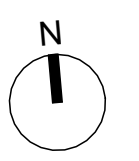
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JUNE 2, 2026



DECONSTRUCTION PLAN LOWER FLOOR - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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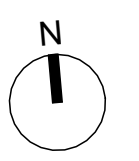
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DEVELOPMENT PERMIT TRG
RESPONSE 4

JUNE 2, 2026



DECONSTRUCTION PLAN FIRST FLOOR - HERITAGE BLDG

SCALE
1/8" = 1'-0"

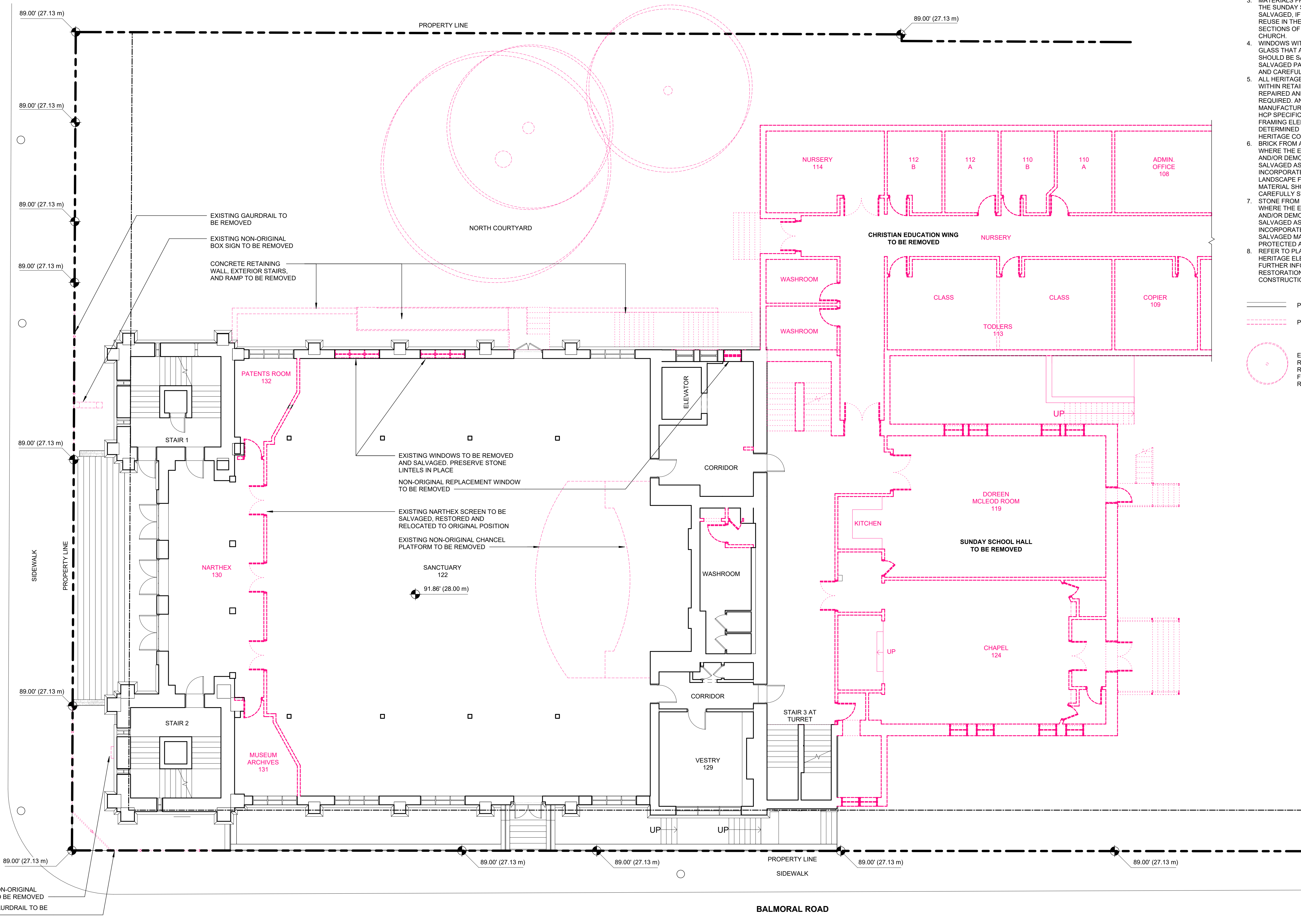


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932 BALMORAL RD & 1701 QUADRA ST

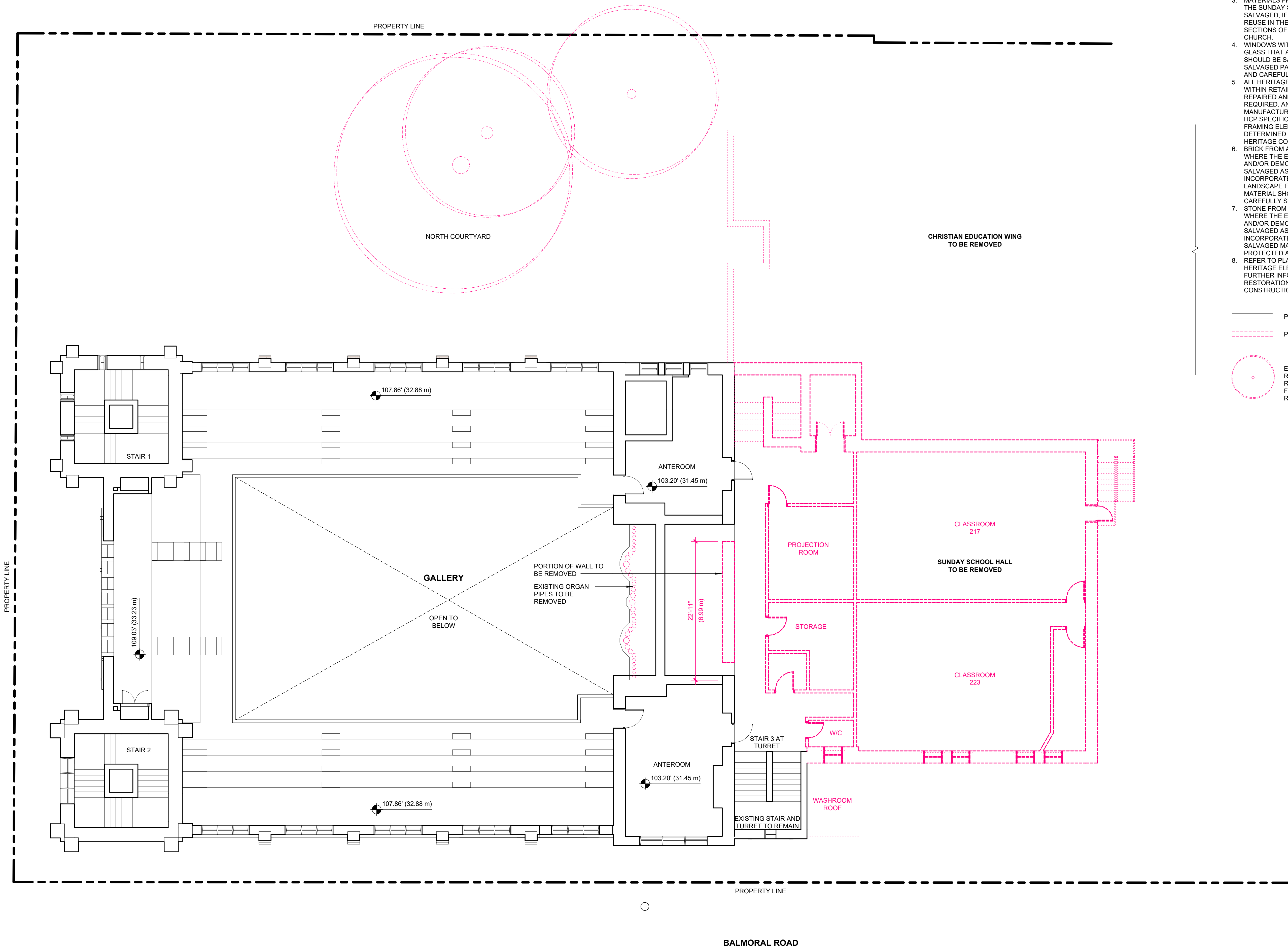
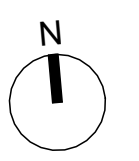
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JUNE 2, 2026



DECONSTRUCTION PLAN MEZZANINE - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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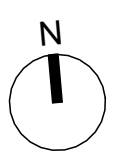
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DECONSTRUCTION PLAN ROOF - HERITAGE BLDG

SCALE
1/8" = 1'-0"

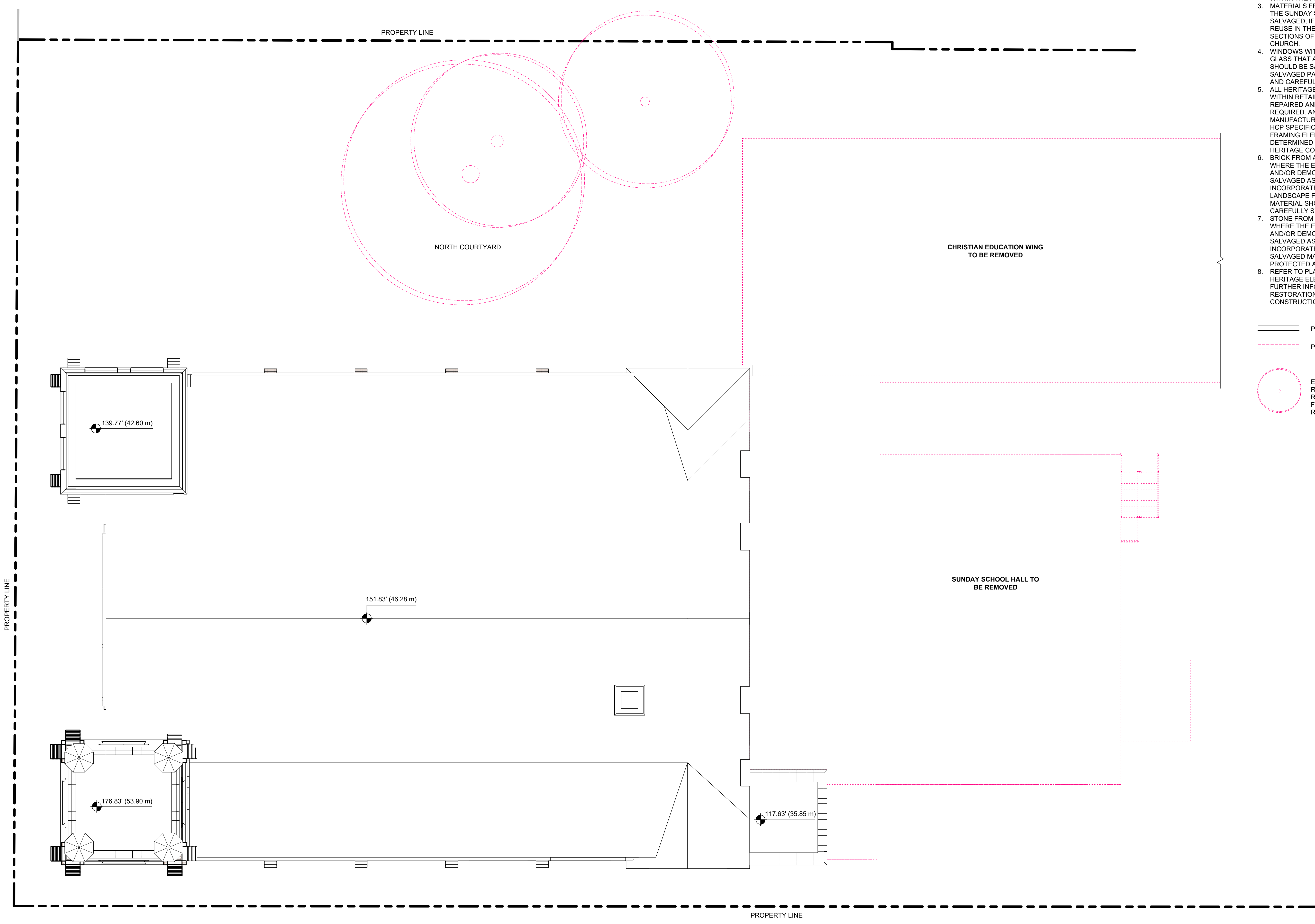


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QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

SUNDAY SCHOOL HALL
TO BE REMOVED

PROPERTY LINE

BALMORAL ROAD



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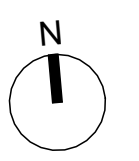
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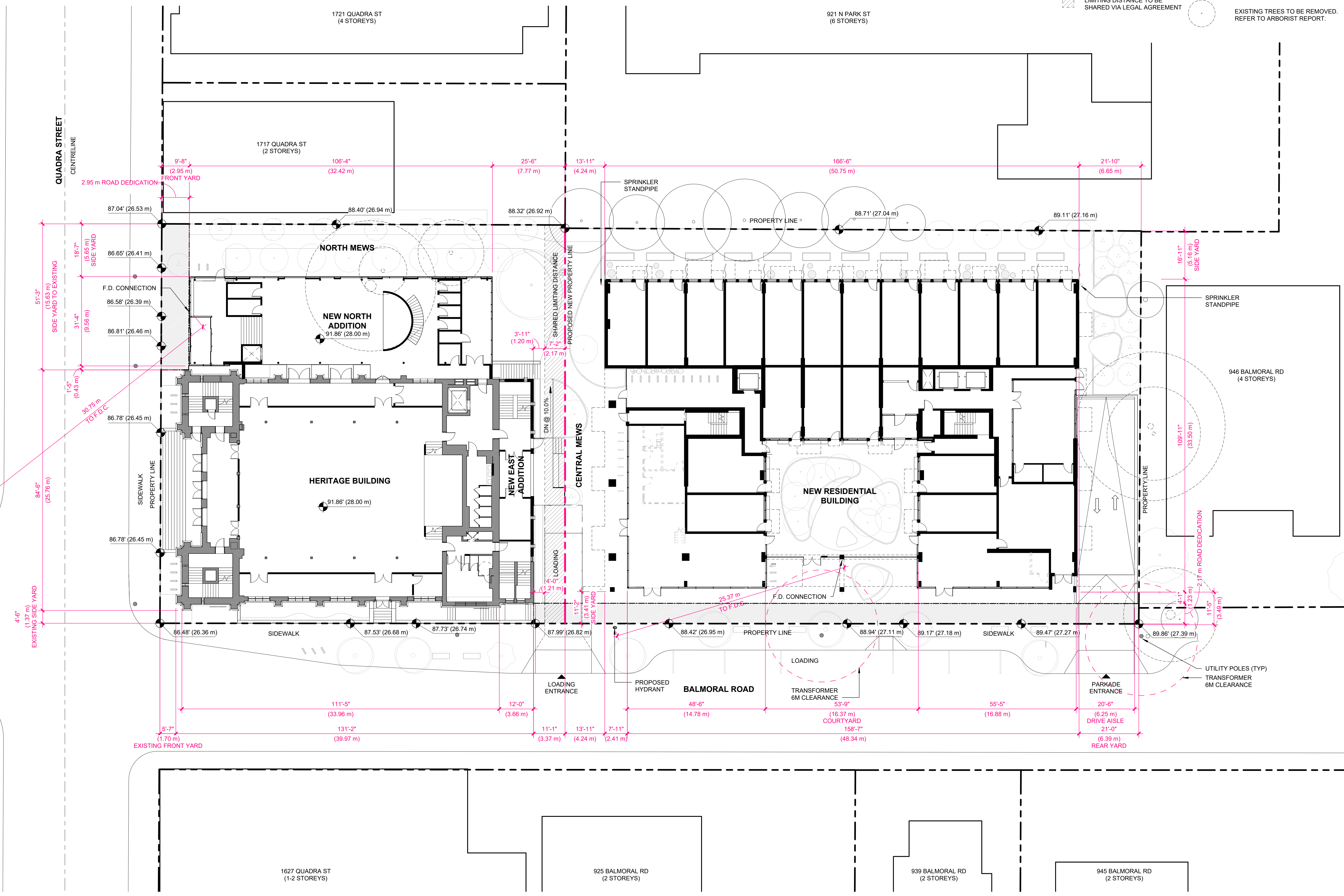
SITE PLAN AT LEVEL 1

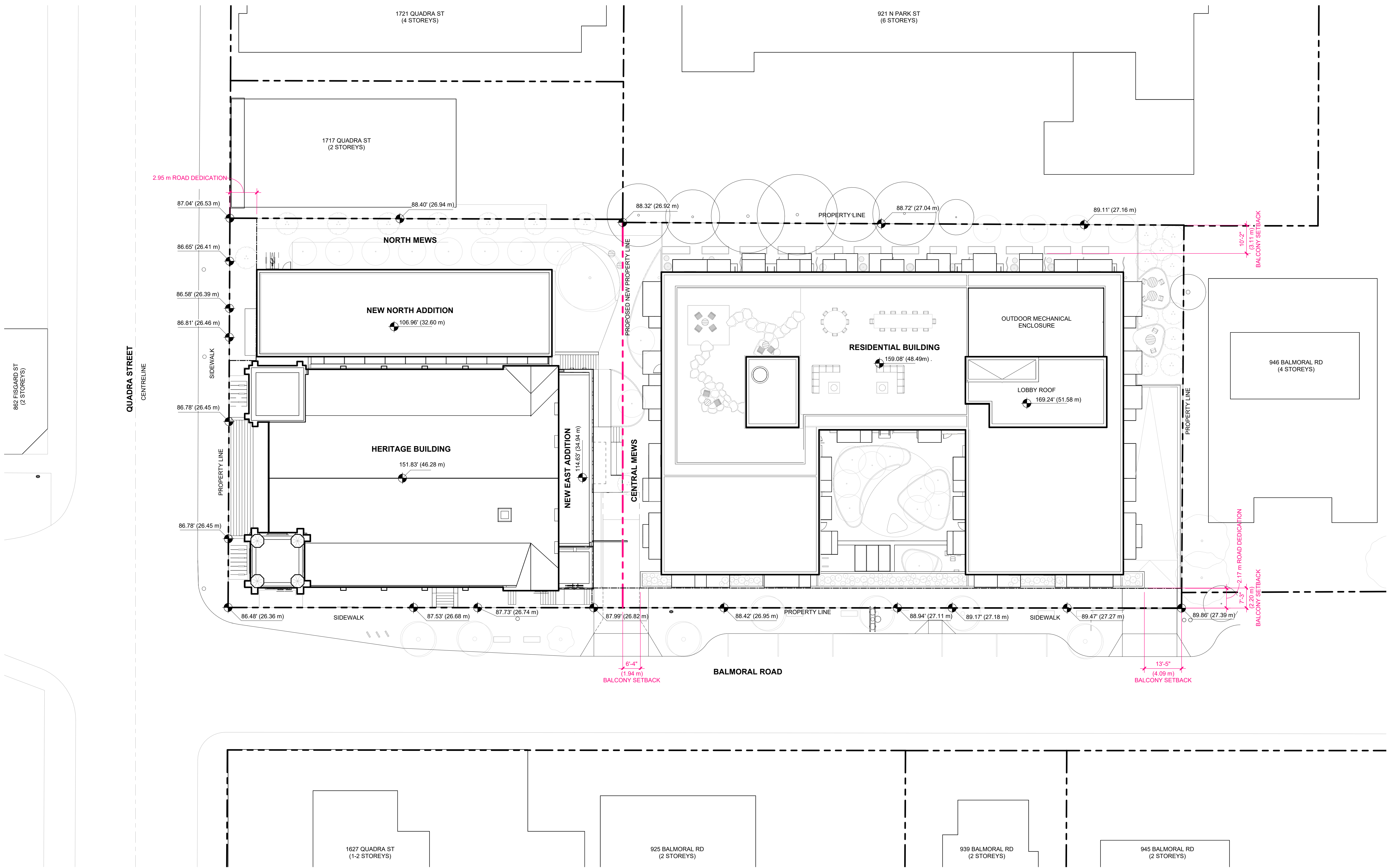
SCALE
As indicated



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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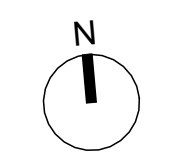
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LOWER FLOOR PLAN -
HERITAGE BLDG

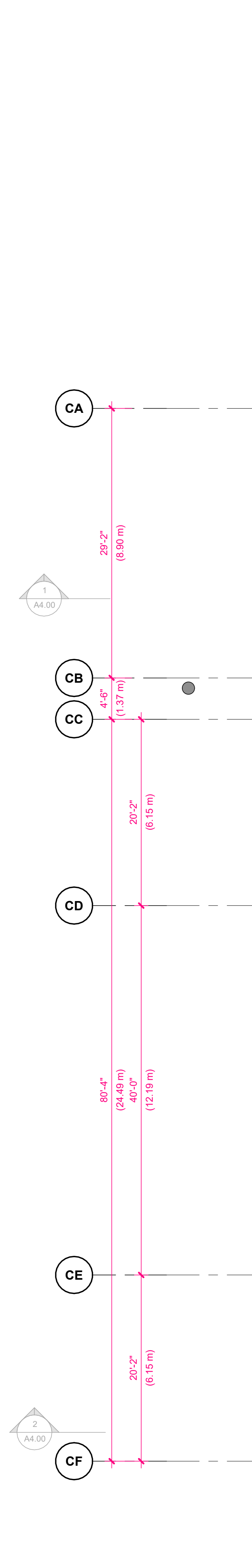
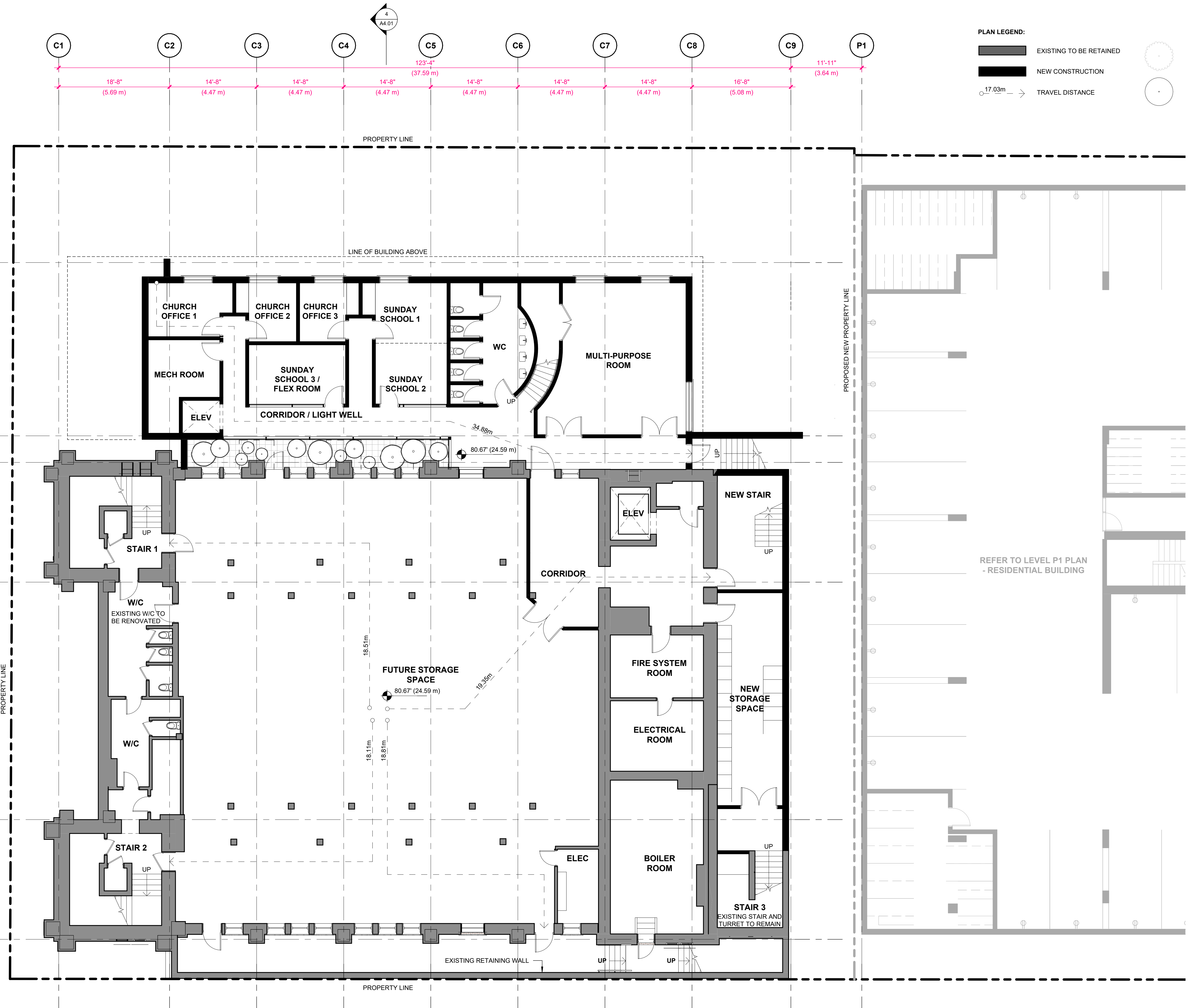
SCALE
1/8" = 1'-0"



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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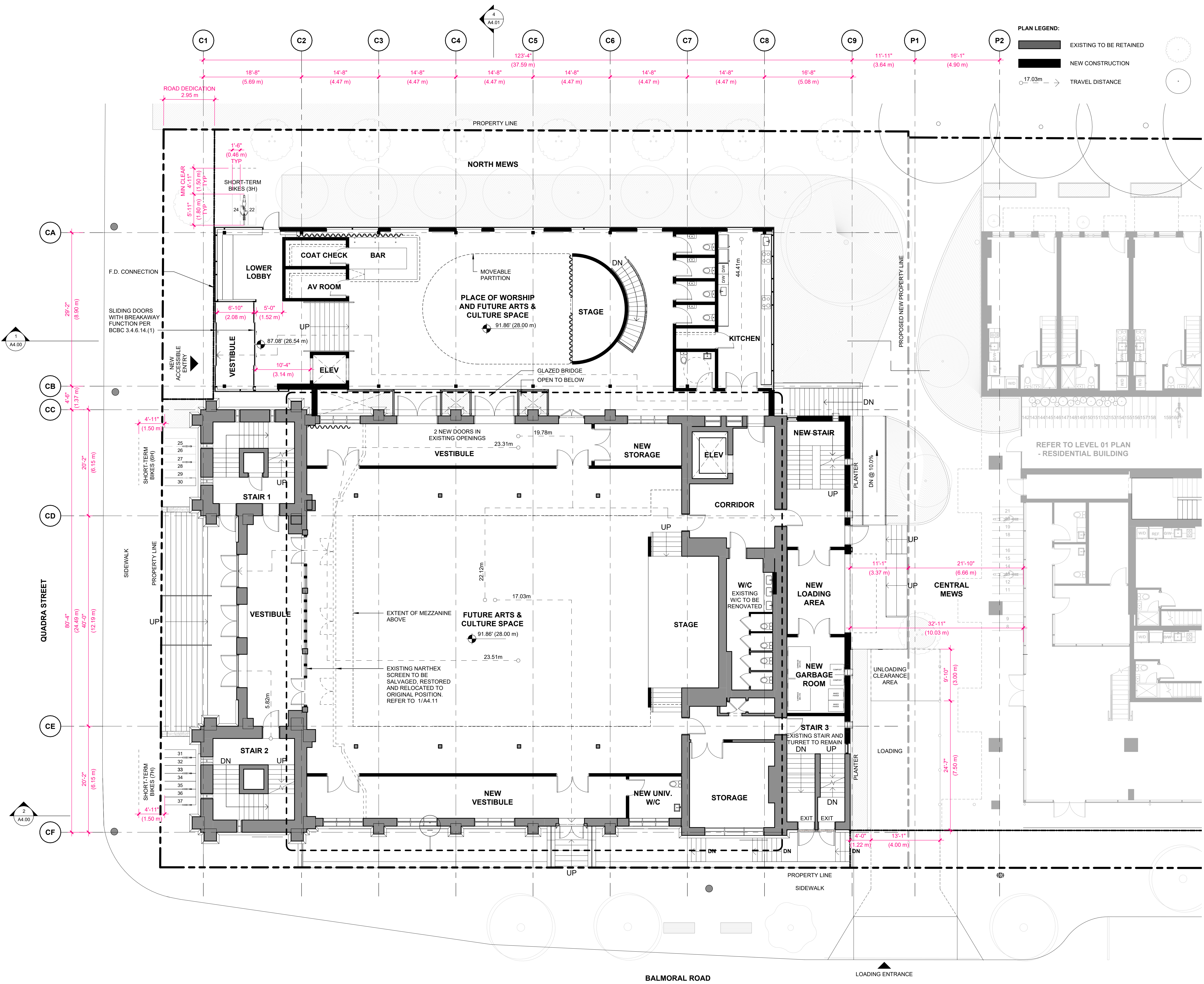
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JUNE 2, 2026



FIRST 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.
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REFER TO LEVEL 01 PLAN - RESIDENTIAL BUILDING

BALMORAL ROAD LOADING ENTRANCE



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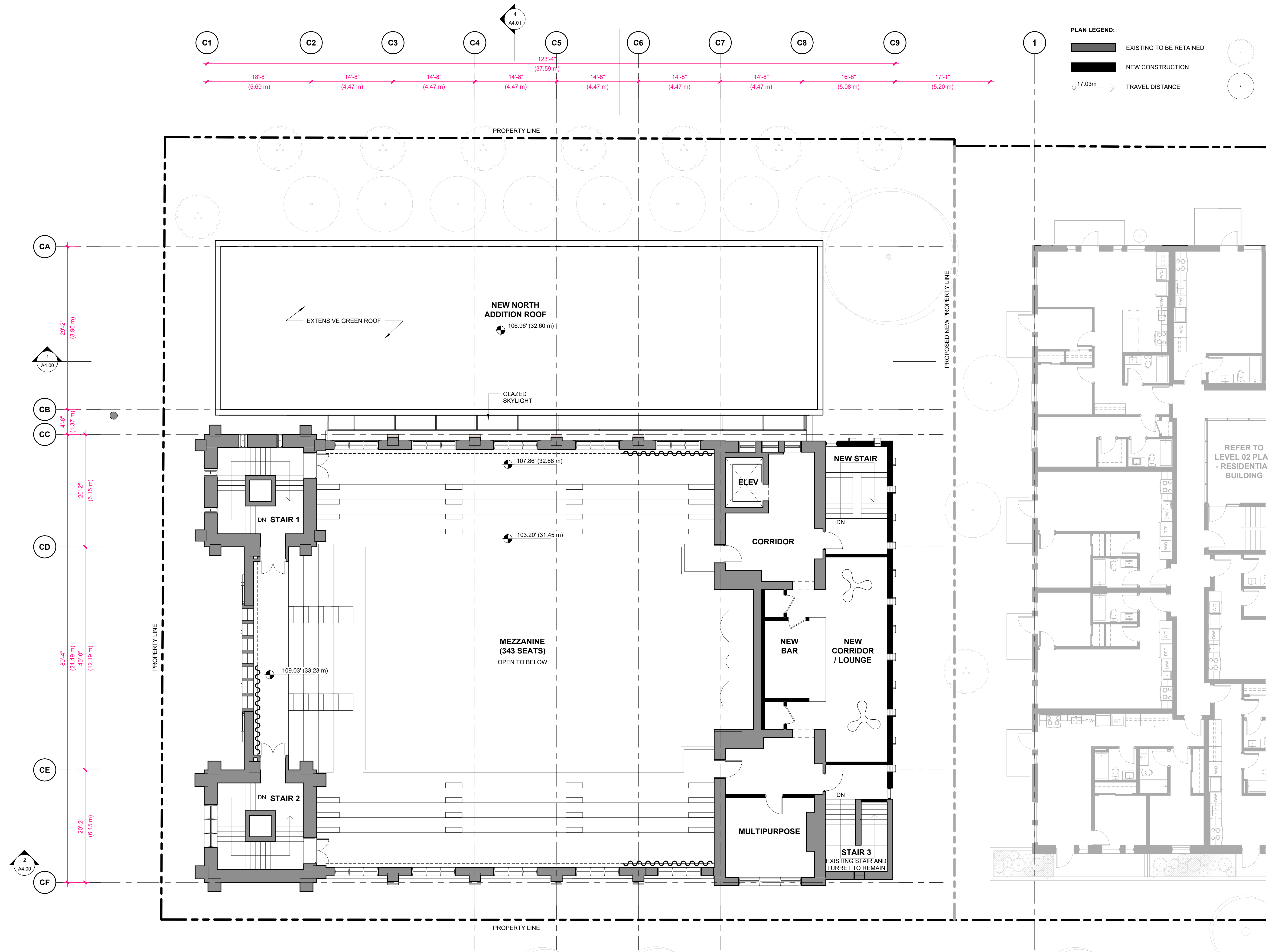
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MEZZANINE PLAN - HERITAGE BLDG

SCALE
1/8" = 1'-0"



PLAN LEGEND:
EXISTING TO BE RETAINED
NEW CONSTRUCTION
17.03m → TRAVEL DISTANCE

NEW TREES. REFER TO
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REFER TO
LEVEL 02 PLAN
- RESIDENTIAL
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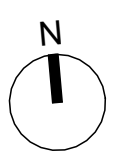
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& 1701 QUADRA ST

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RESPONSE 4
JUNE 2, 2026



ROOF PLAN - HERITAGE BLDG

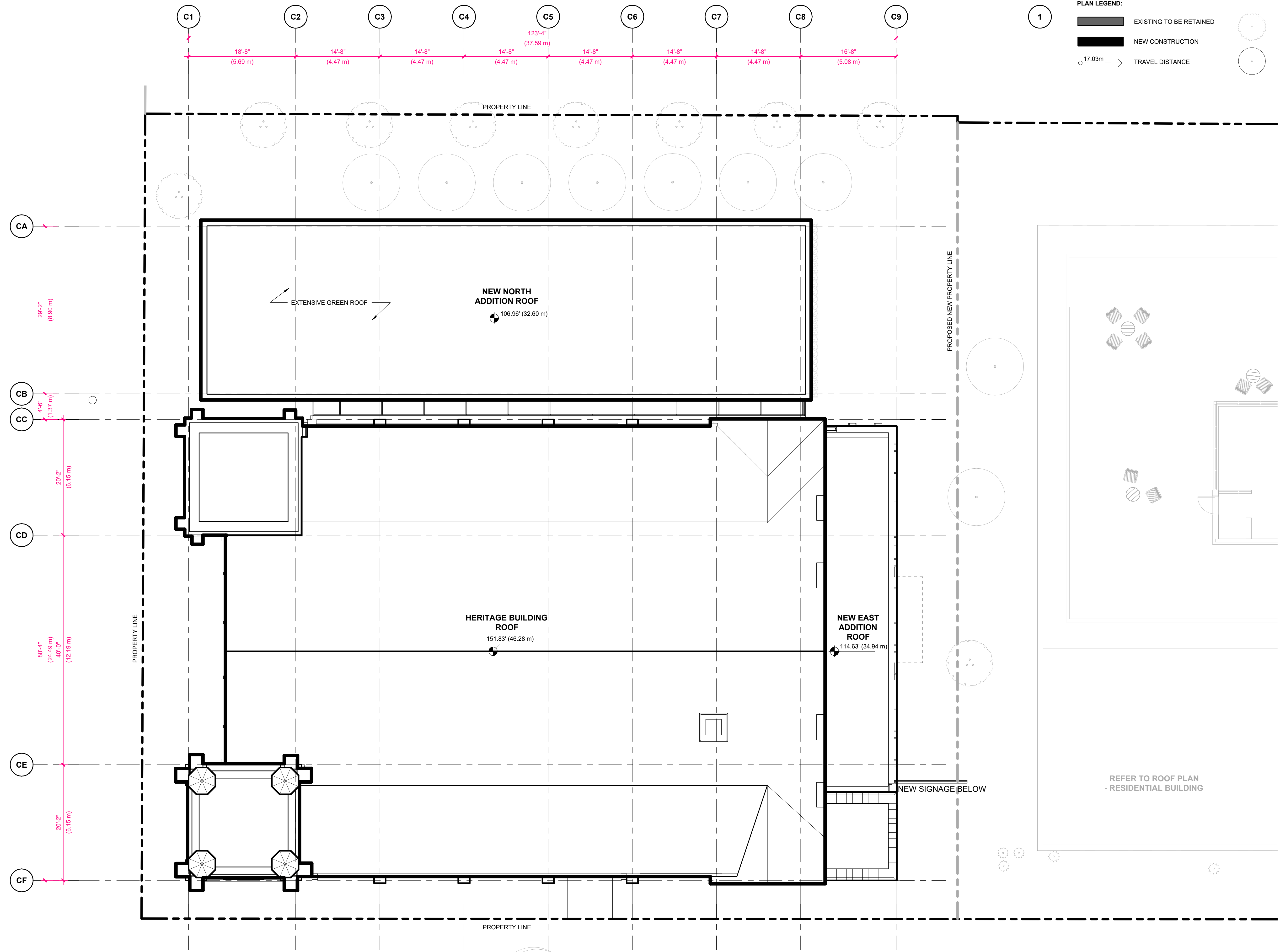
SCALE
1/8" = 1'-0"



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.





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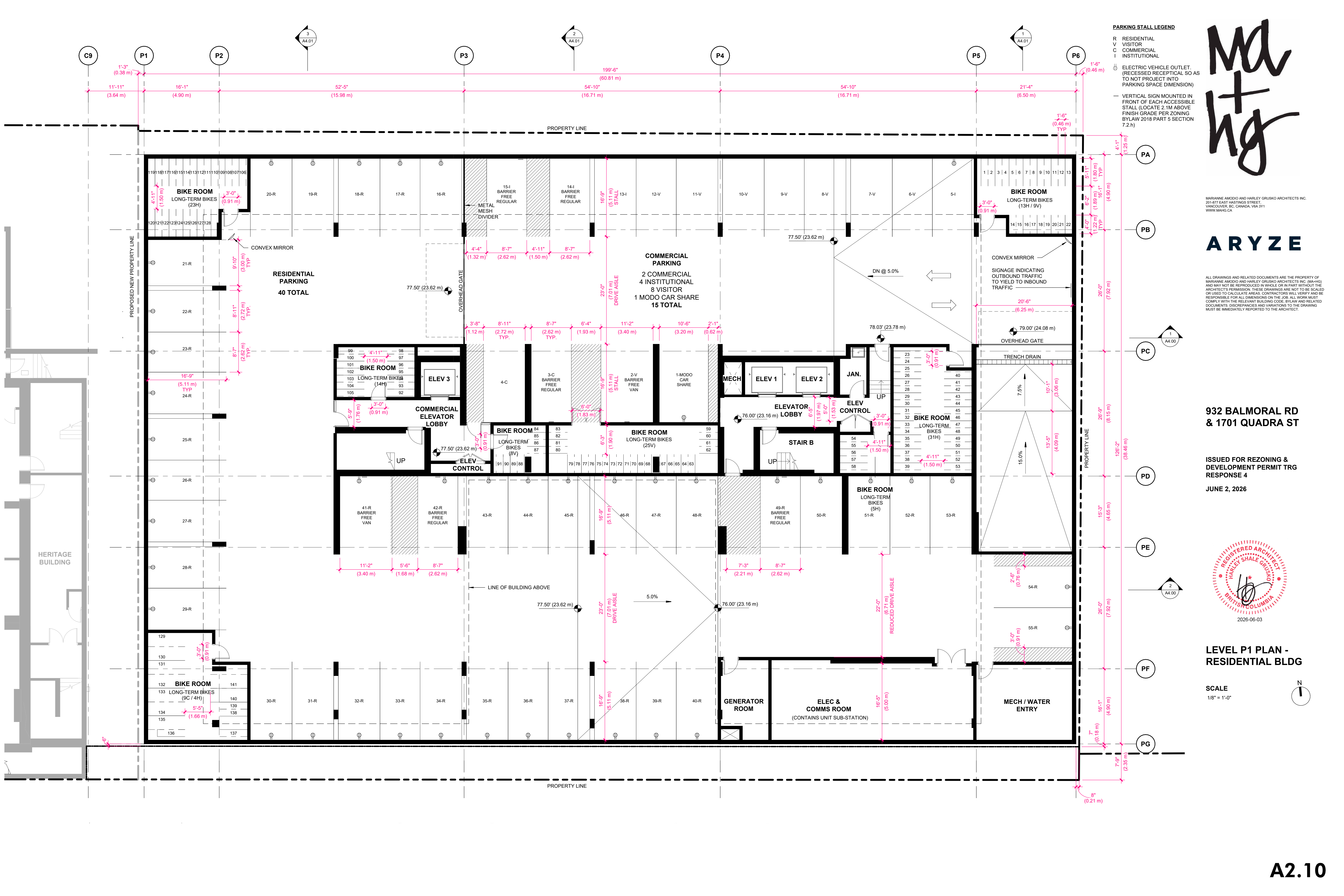
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LEVEL P1 PLAN - RESIDENTIAL BLDG

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)

- PA
- PB
- PC
- PD
- PE
- PF
- PG



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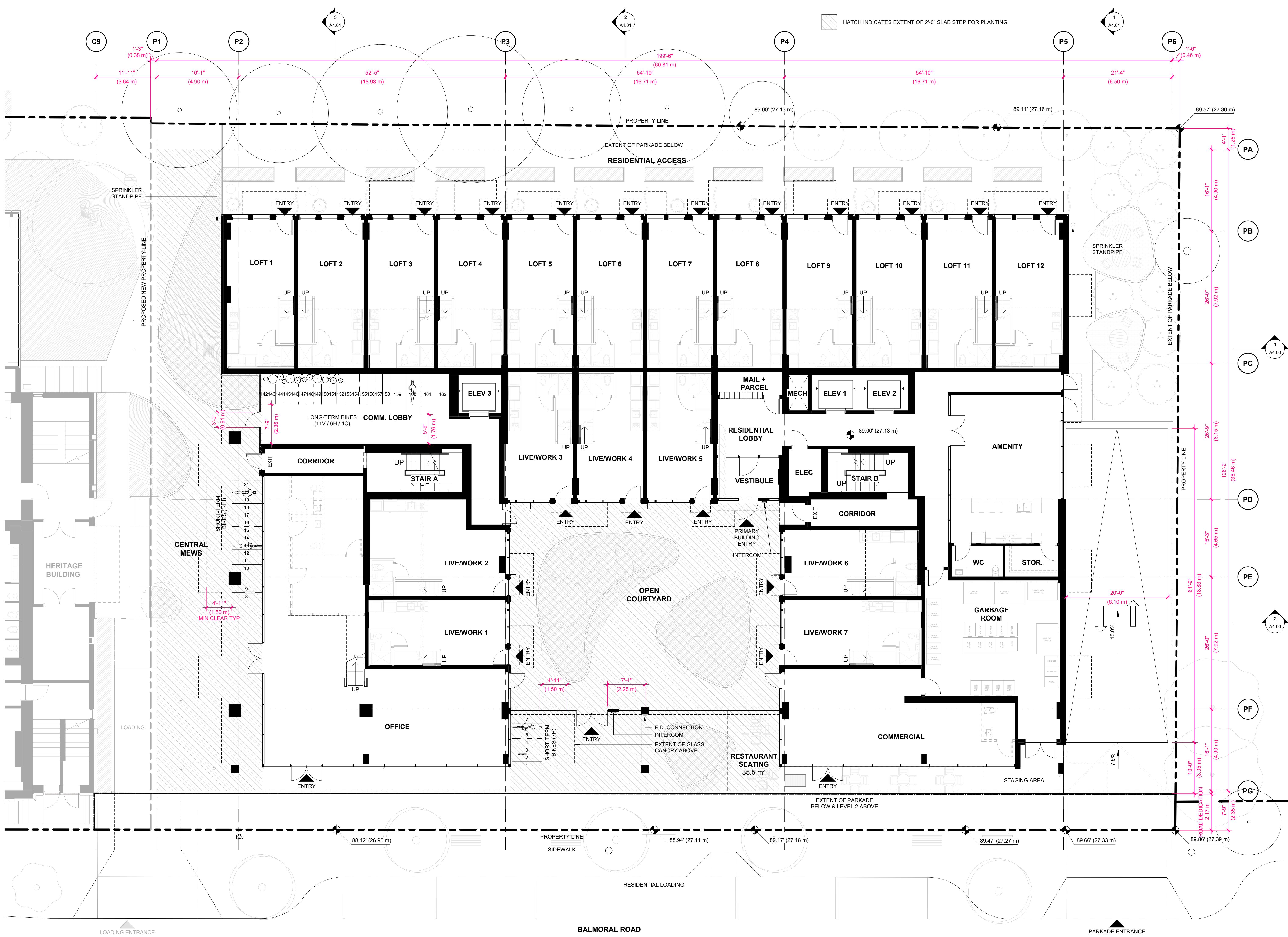
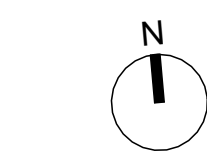
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JUNE 2, 2026



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

EXTENT OF PARKADE BELOW

PROPERTY LINE

EXTENT OF PARKADE BELOW & LEVEL 2 ABOVE

PROPERTY LINE

SIDEWALK

RESIDENTIAL LOADING

BALMORAL ROAD

PARKADE ENTRANCE

SPRINKLER STANDPIPE

SPRINKLER STANDPIPE

CENTRAL MEWS

HERITAGE BUILDING

LOADING

LOADING ENTRANCE

F.D. CONNECTION INTERCOM

EXTENT OF GLASS CANOPY ABOVE

RESTAURANT SEATING 35.5 m²

STAGING AREA

GARBAGE ROOM

WC

STOR.

ELEC

MECH

ELEV 1

ELEV 2

ELEV 3

LONG-TERM BIKES (11V / 6H / 4C)

SHORT-TERM BIKES (14H)

MIN CLEAR TYP

SHORT-TERM BIKES (7H)

OFFICE

STAIR A

CORRIDOR

EXIT

UP

DOWN

UP

DOWN

UP

DOWN

LOFT 1

LOFT 2

LOFT 3

LOFT 4

LOFT 5

LOFT 6

LOFT 7

LOFT 8

LOFT 9

LOFT 10

LOFT 11

LOFT 12

COMM. LOBBY

RESIDENTIAL LOBBY

VESTIBULE

ENTRY

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CORRIDOR

STAIR B

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LIVE/WORK 5

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COMM. LOBBY

RESIDENTIAL LOBBY

VESTIBULE

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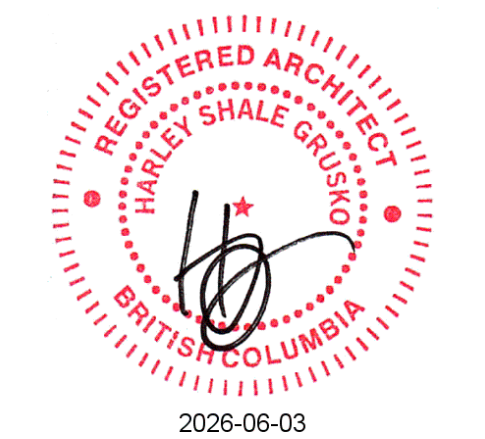
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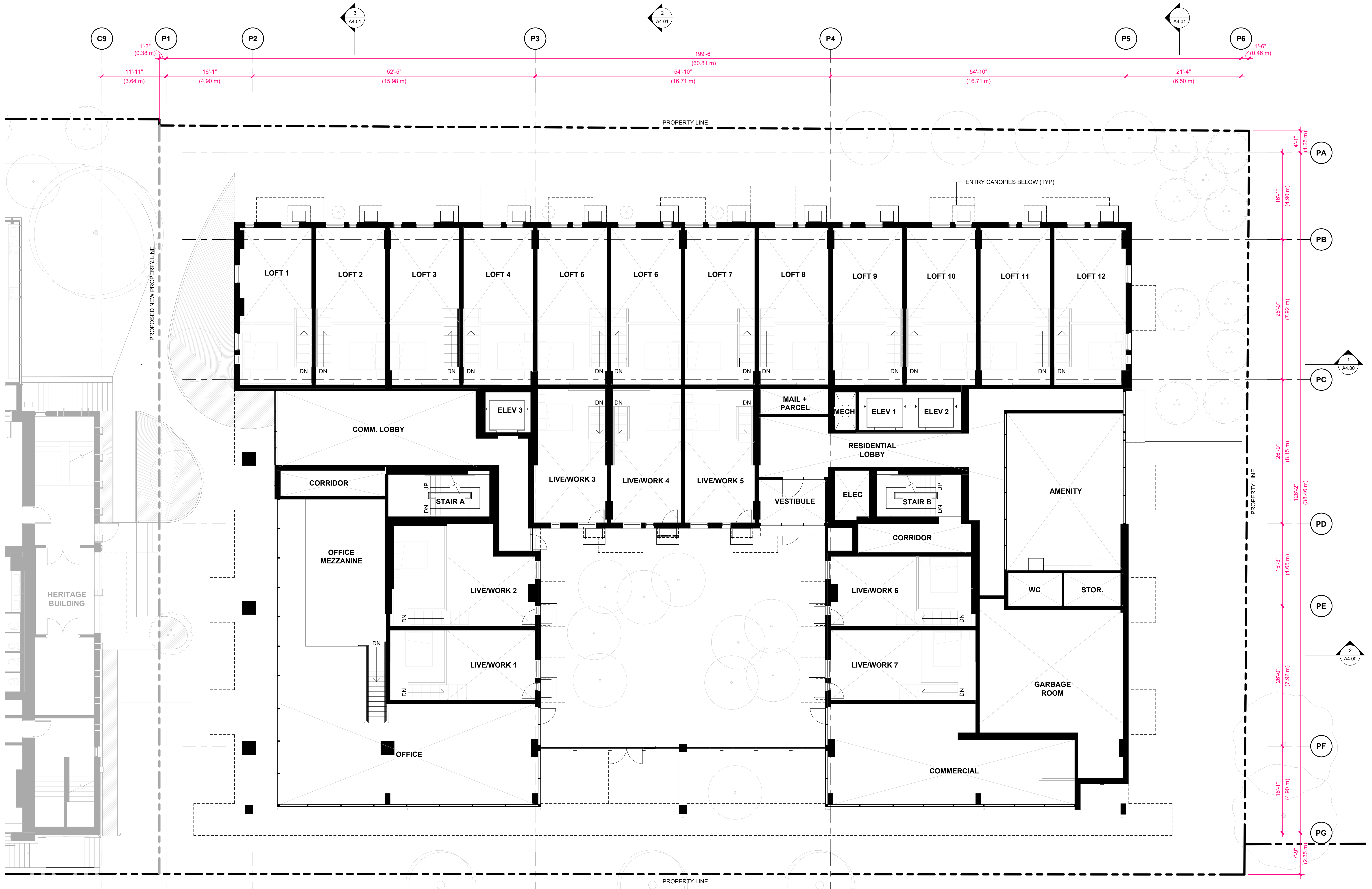
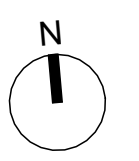
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MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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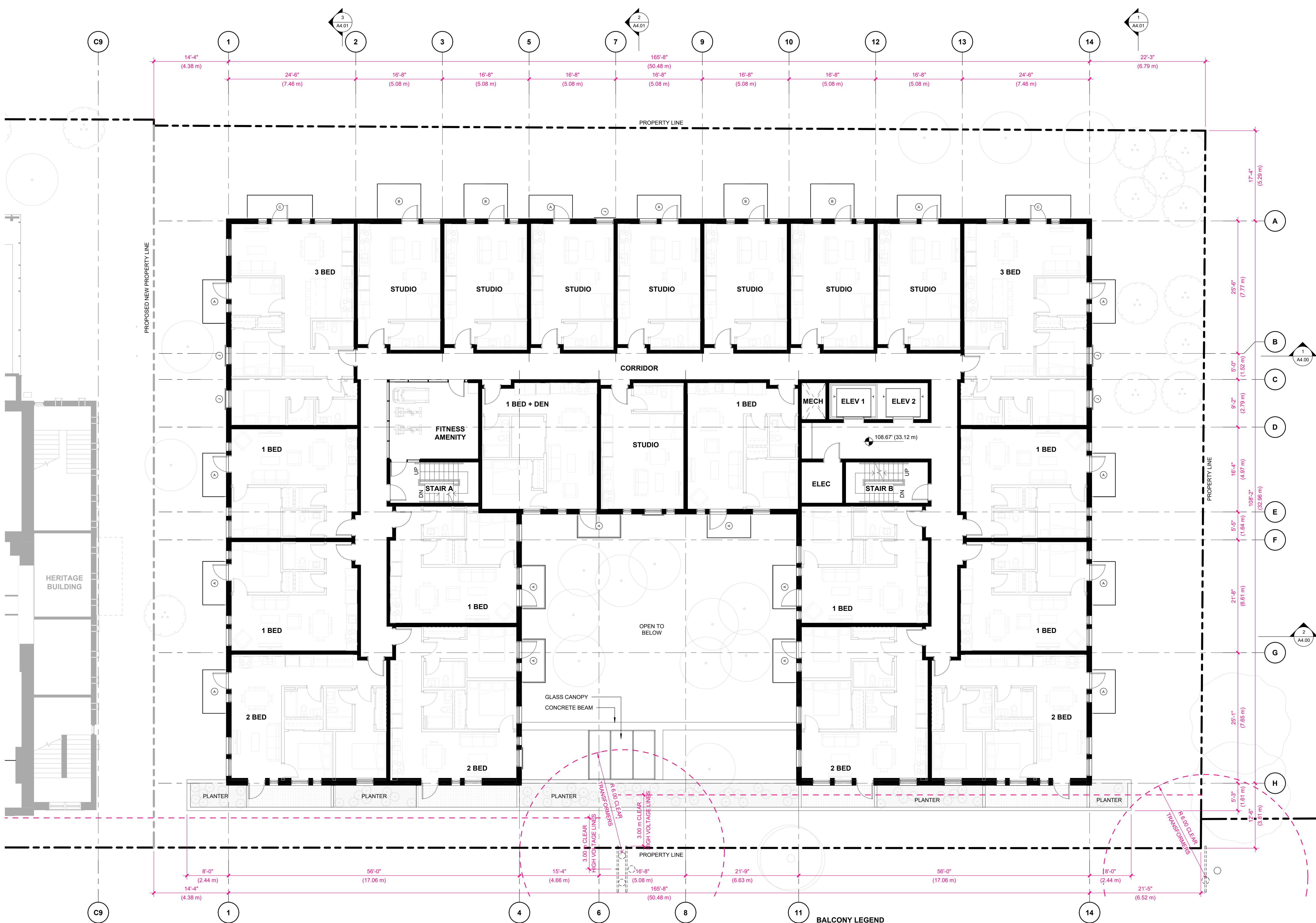
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LEVEL 02 PLAN -
RESIDENTIAL BLDG

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'-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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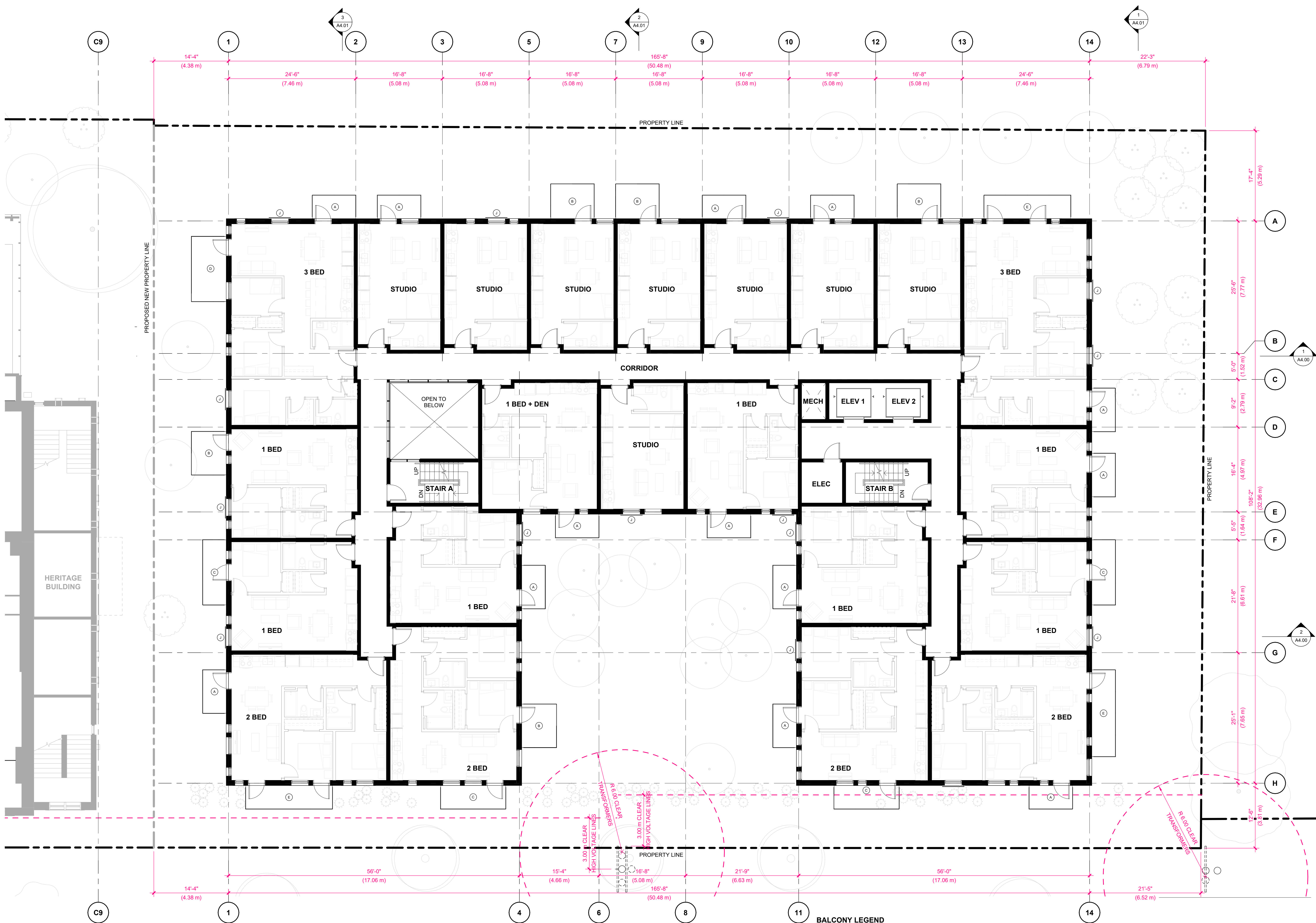
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LEVEL 03 PLAN -
RESIDENTIAL BLDG

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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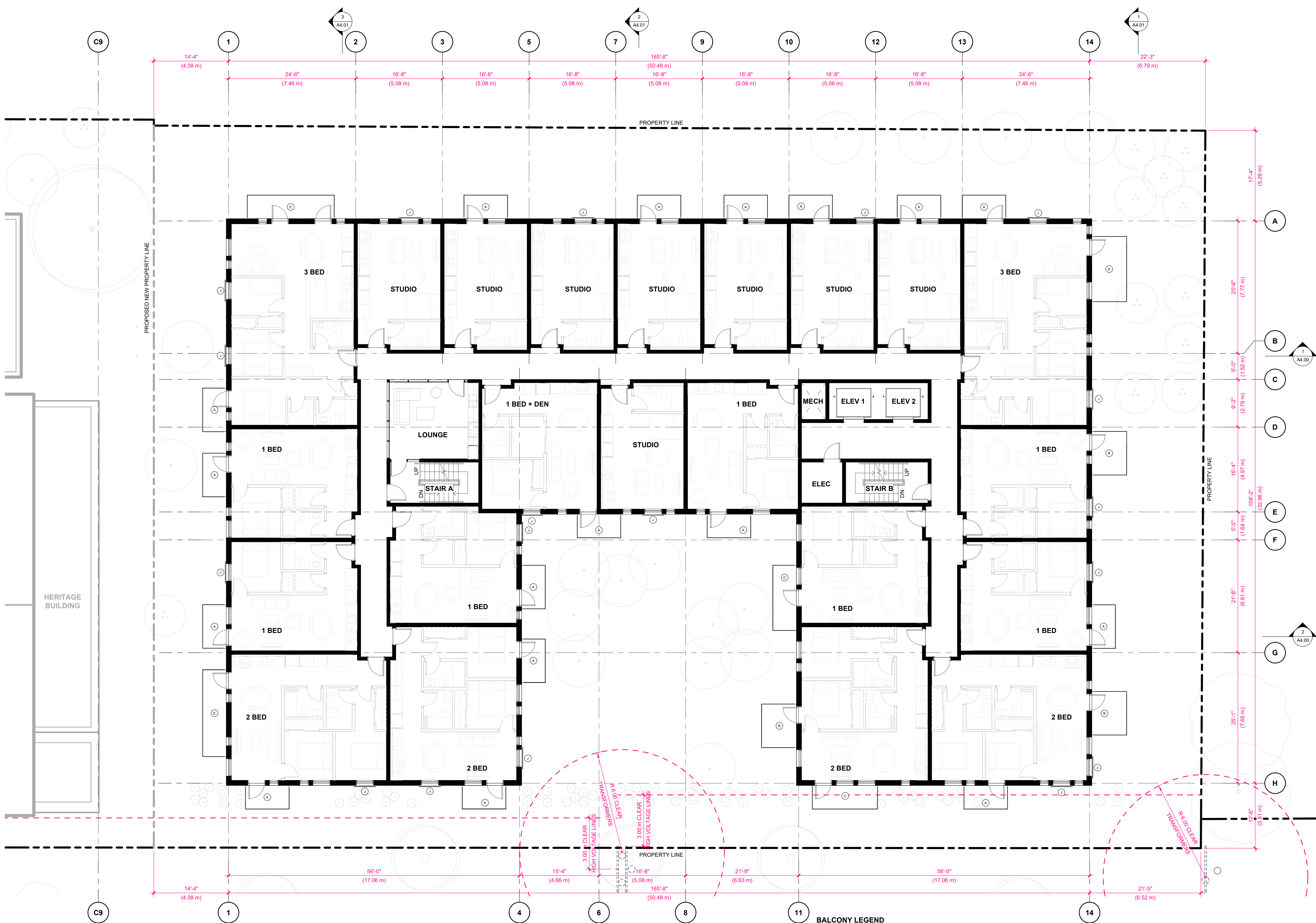
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JUNE 2, 2026



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'-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)

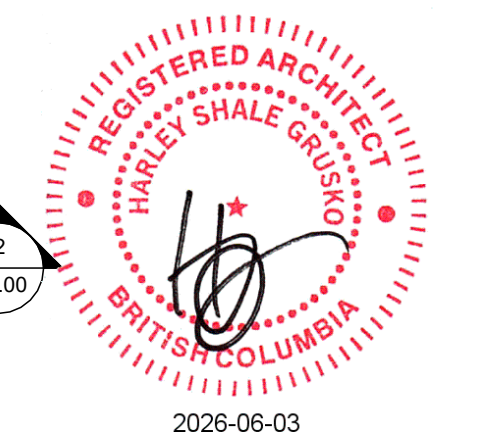
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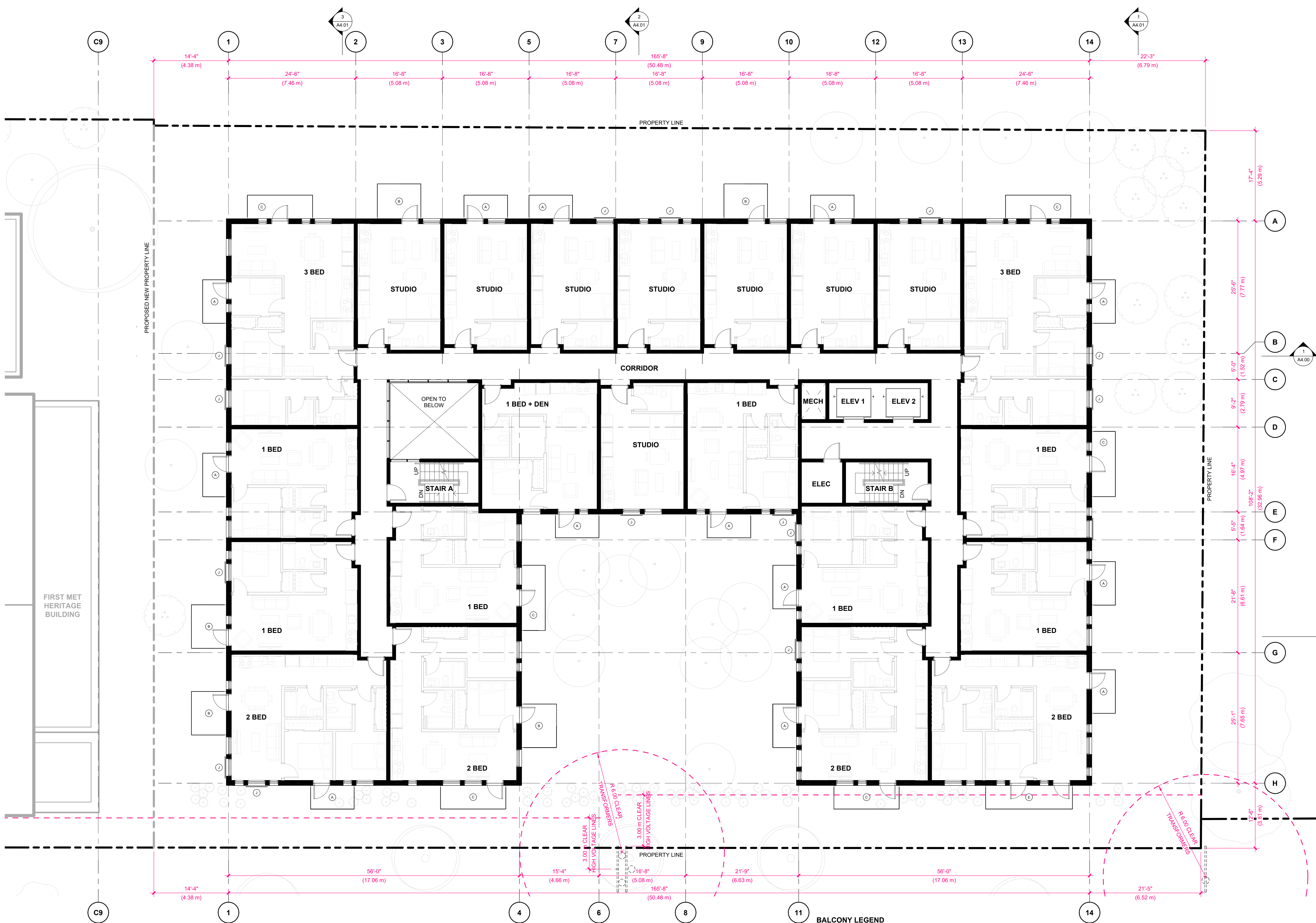
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LEVEL 05 PLAN -
RESIDENTIAL BLDG

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'-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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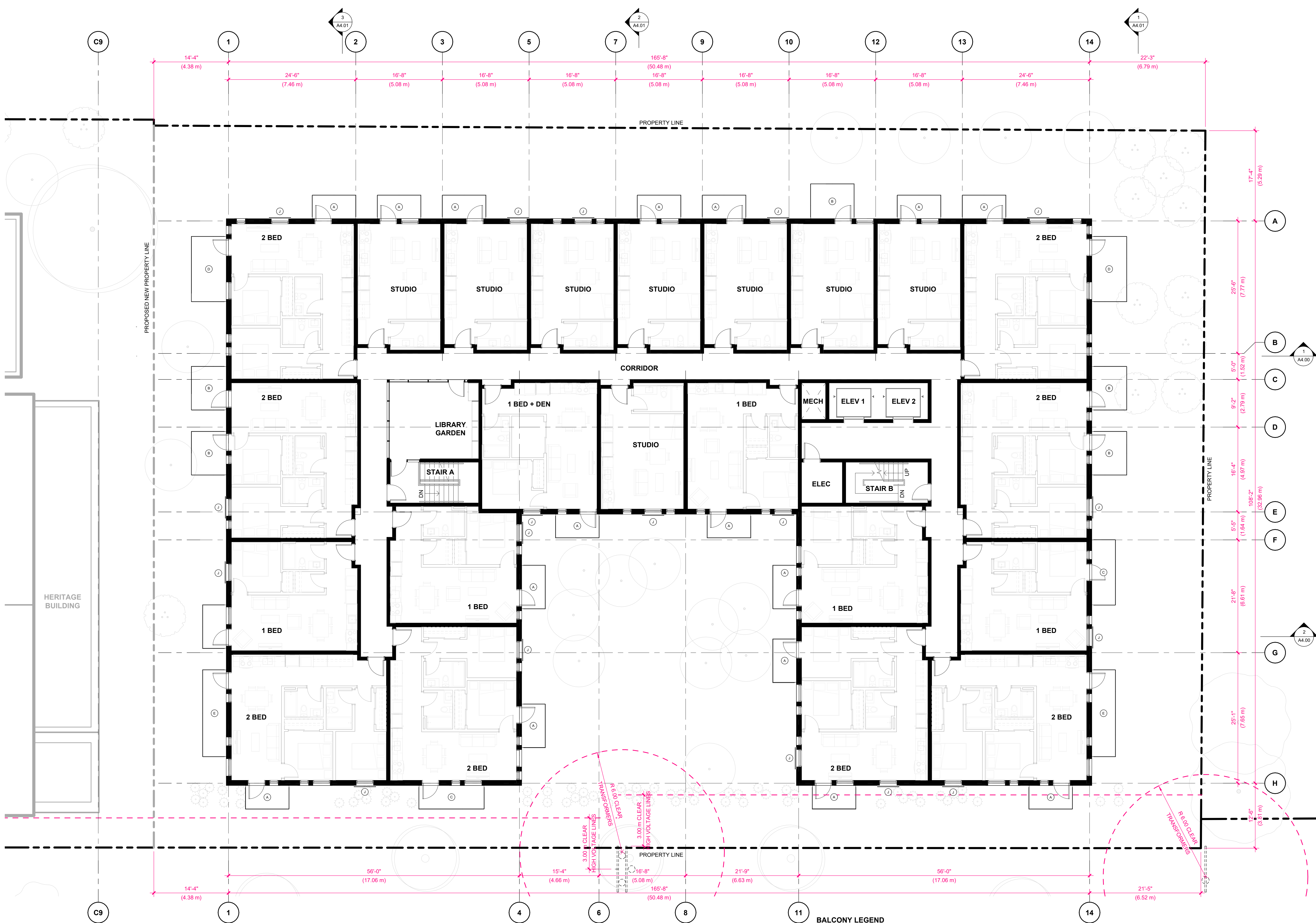
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LEVEL 06 PLAN -
RESIDENTIAL BLDG

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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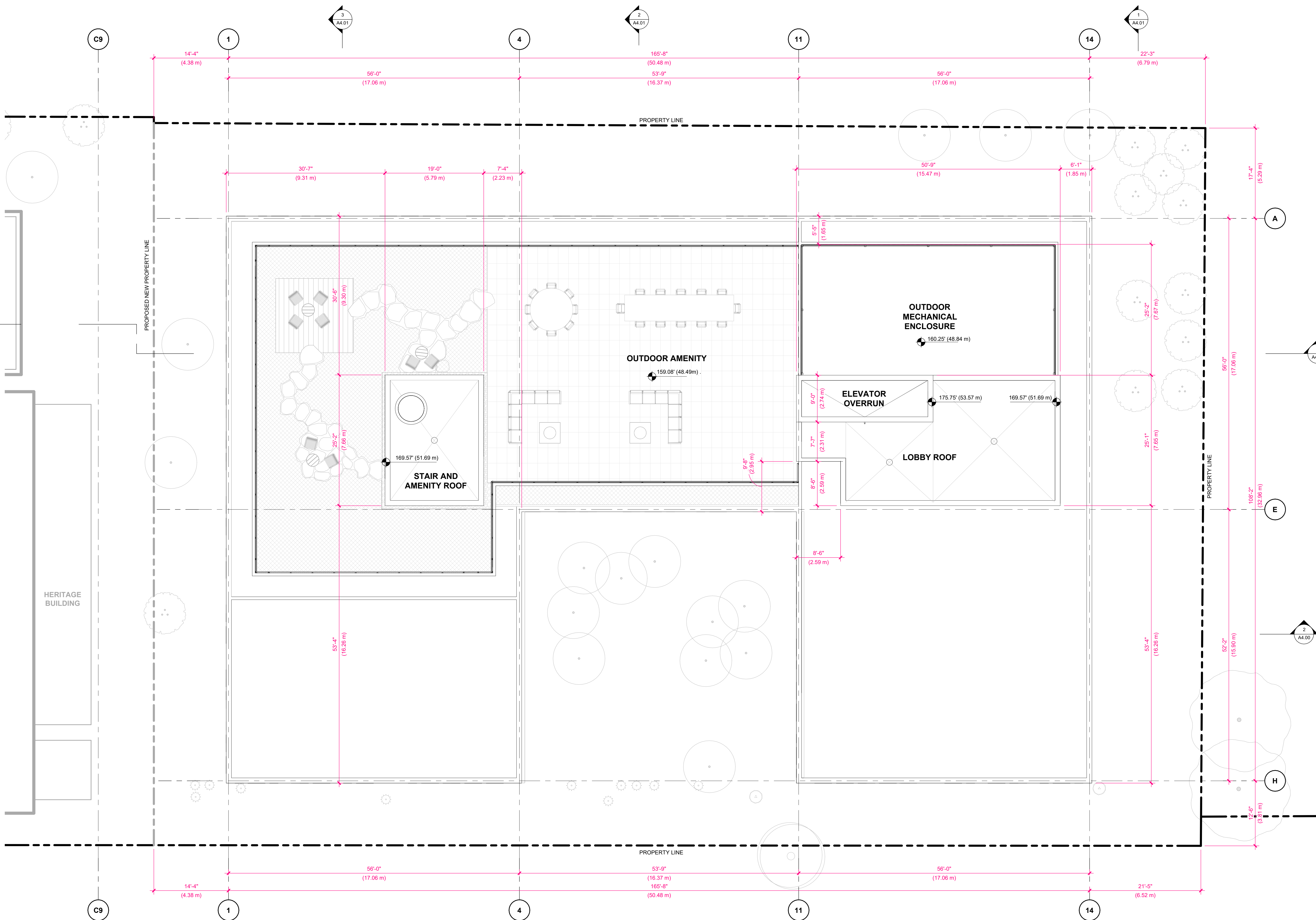
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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BALMORAL ROAD ELEVATION

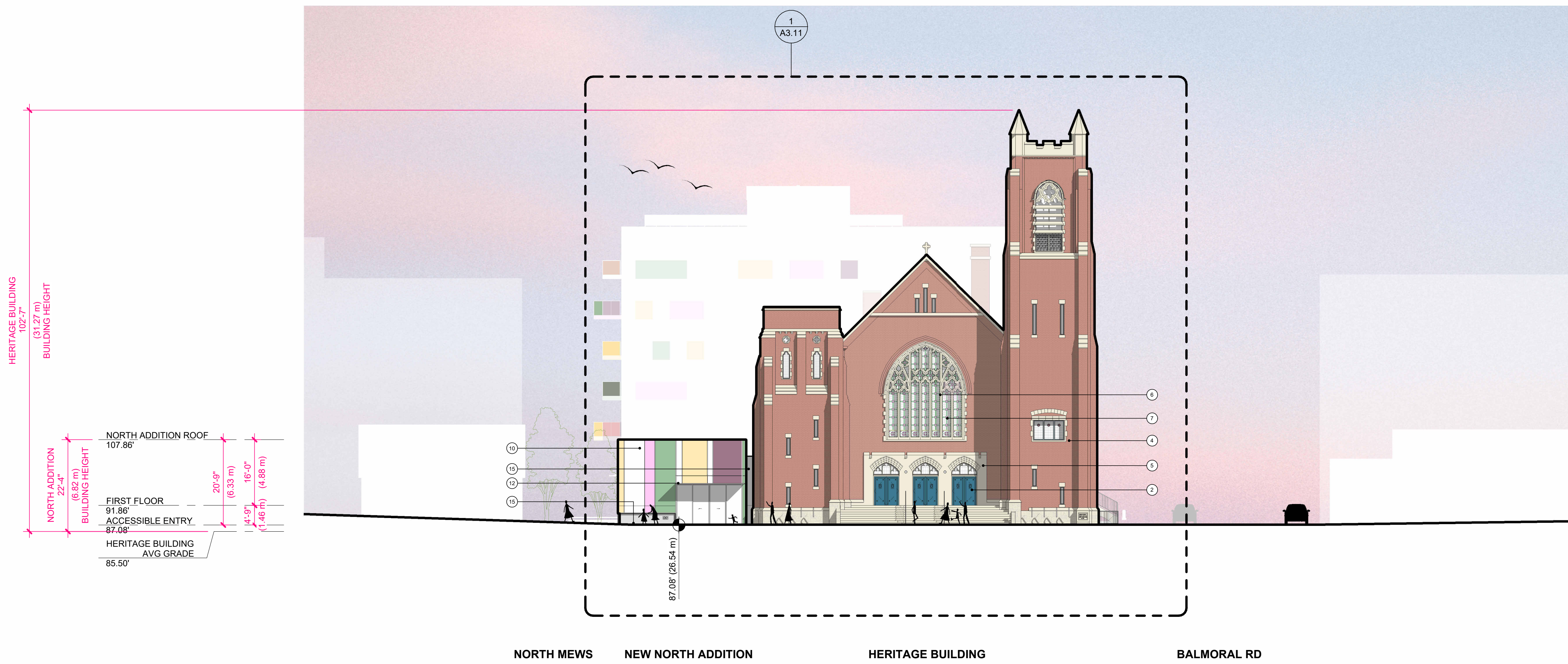
SCALE
1/16" = 1'-0"

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 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)
- 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

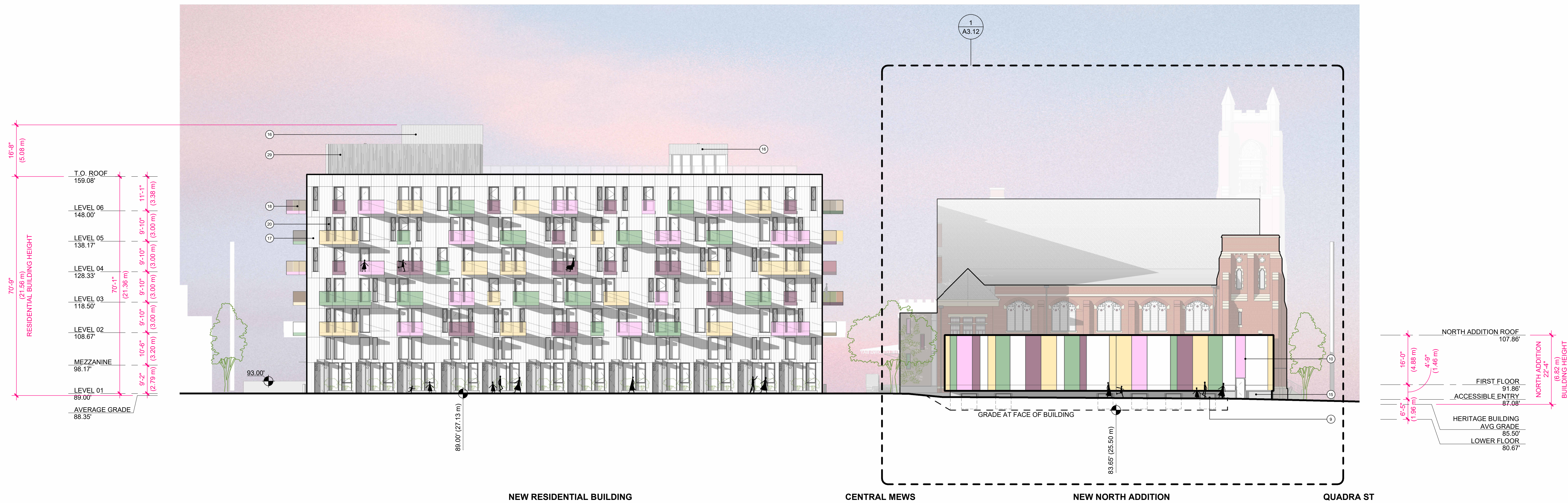
- ② ENTRY DOORS TO BE RESTORED AS REQUIRED
- ④ BRICK TO BE RESTORED AS REQUIRED
- ⑤ SANDSTONE TO BE RESTORED AS REQUIRED
- ⑥ CAST STONE TRACERY TO BE RESTORED AS REQUIRED
- ⑦ STAINED GLASS PANELS TO BE RESTORED AS REQUIRED

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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NORTH SITE ELEVATION

SCALE
1/16" = 1'-0"

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BALMORAL RD

NEW RESIDENTIAL BUILDING

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JUNE 2, 2026



EAST SITE ELEVATION

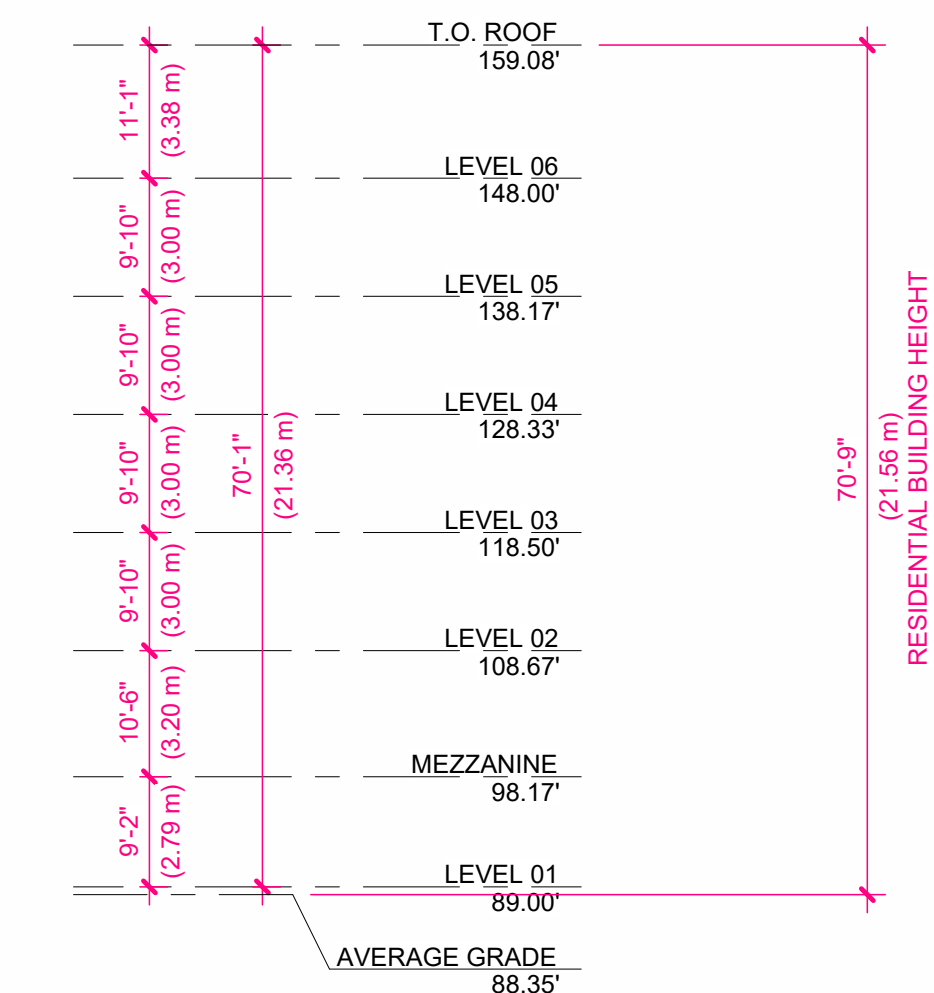
SCALE
1/16" = 1'-0"

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

932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4

JUNE 2, 2026

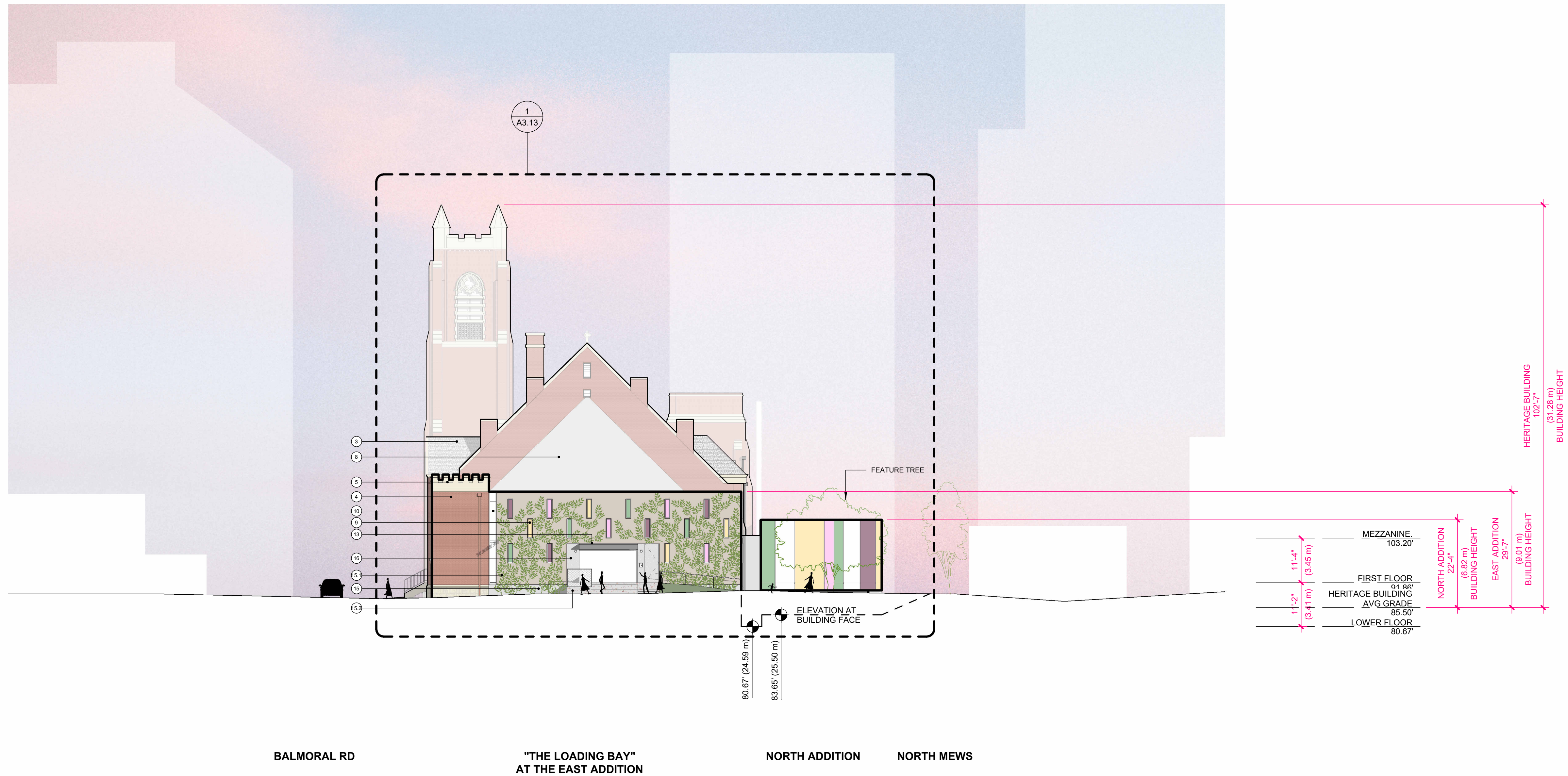


CENTRAL MEWS WEST
SITE ELEVATION

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
- 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

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4
JUNE 2, 2026



CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"

- | | |
|--|--|
| HERITAGE MATERIAL LEGEND | NEW EAST ADDITION MATERIAL LEGEND |
| ③ ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED | ⑨ THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS |
| ④ BRICK TO BE RESTORED AS REQUIRED | ⑩ THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS |
| ⑤ SANDSTONE TO BE RESTORED AS REQUIRED | ⑬ BIFOLD GARAGE DOOR, FINISH TBD |
| ⑧ ORIGINAL GABLE ROOF FORM OF SUNDAY SCHOOL HALL TO REMAIN | 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 |



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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.
- 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.

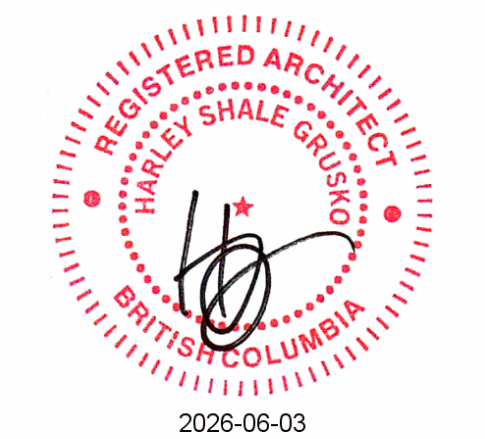
HERITAGE MATERIAL LEGEND

- (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

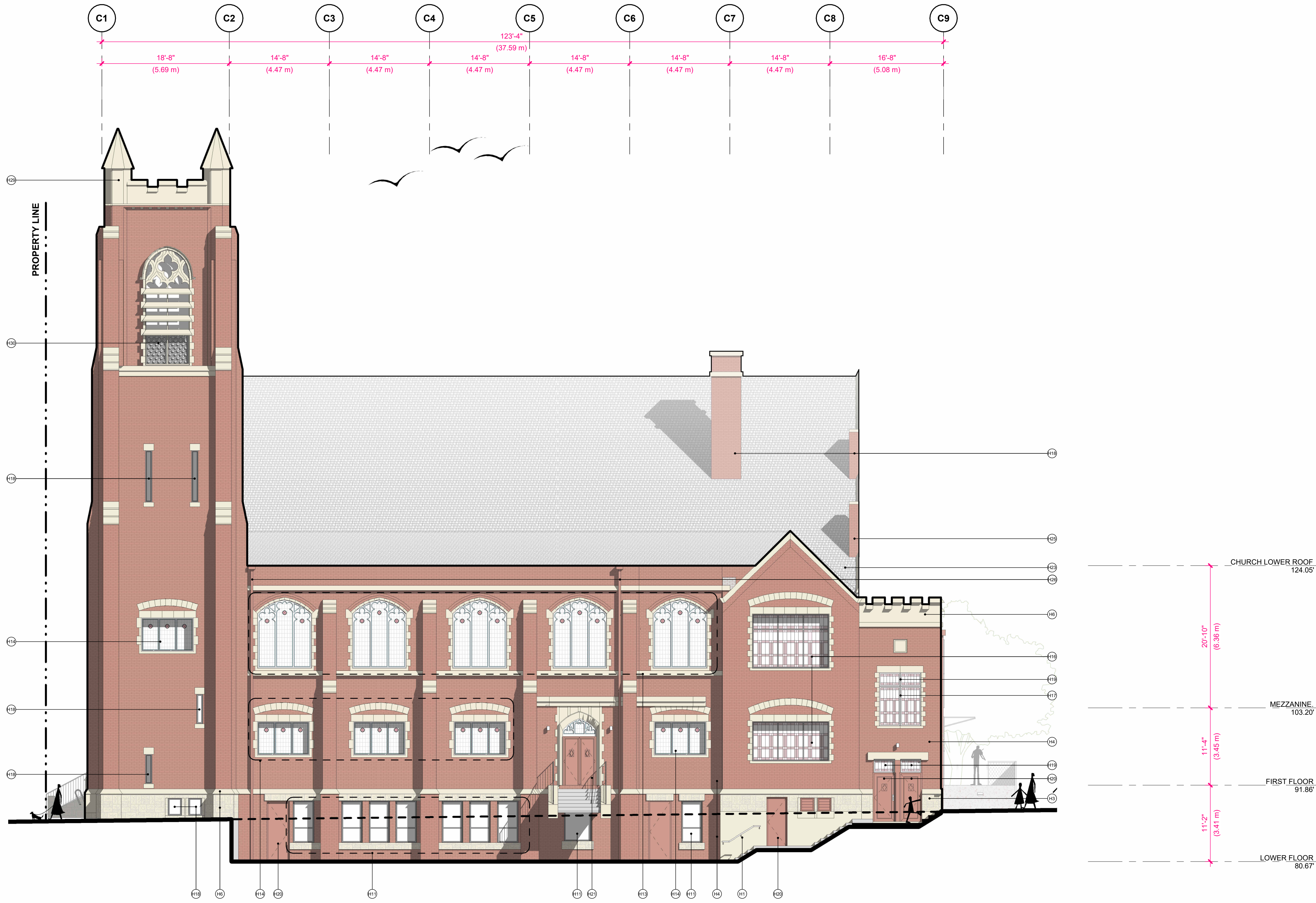
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JUNE 2, 2026

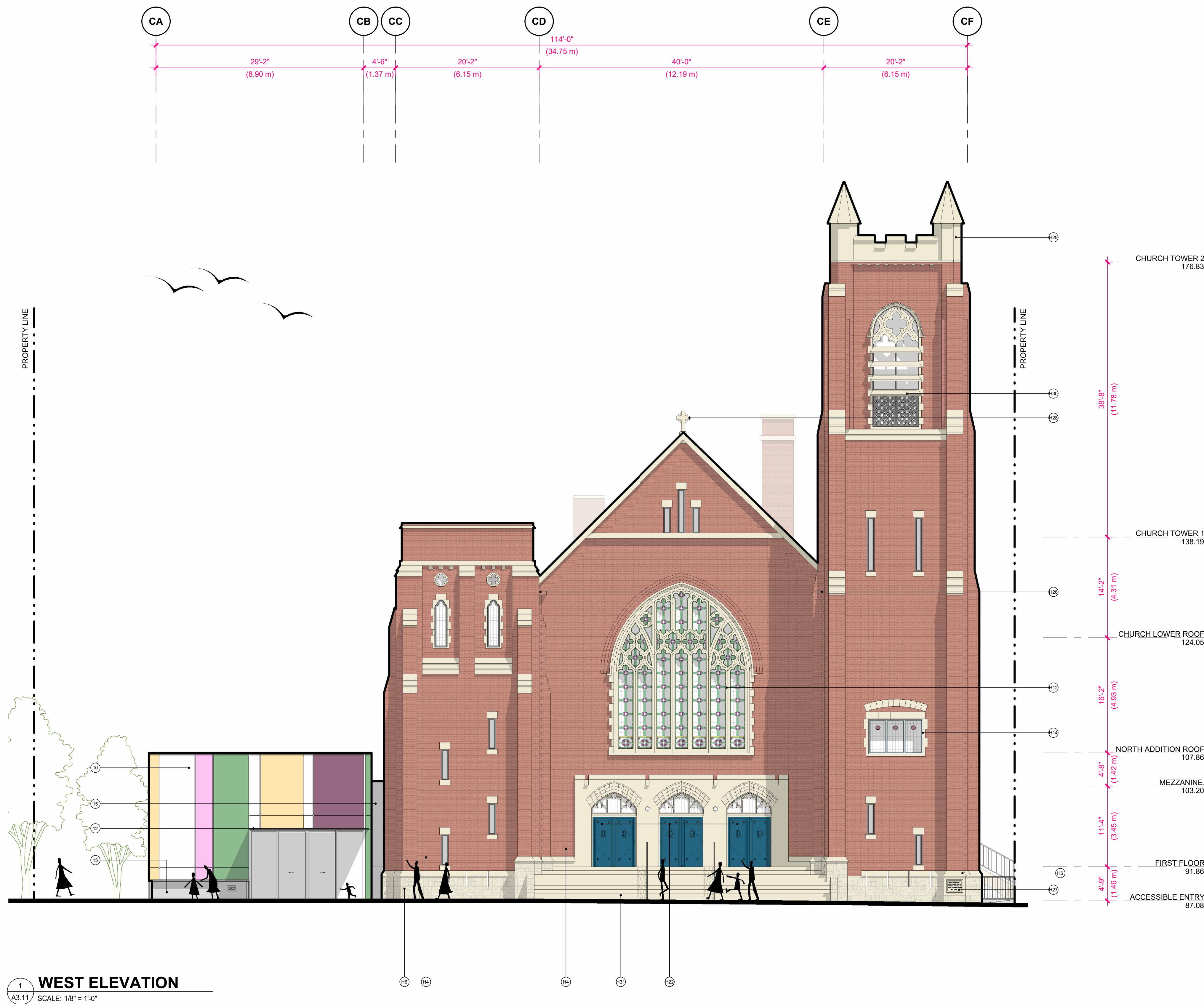


HERITAGE ELEVATION - BALMORAL ROAD

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.
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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.

 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



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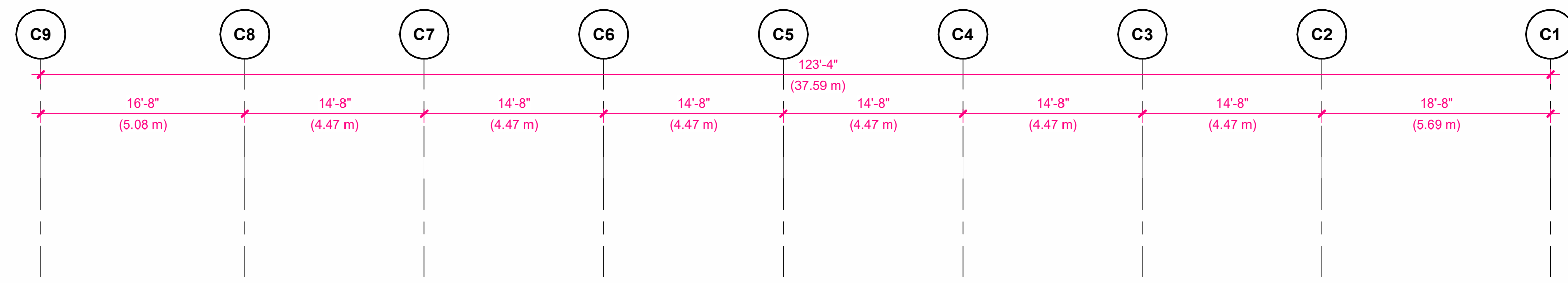
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ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4
JUNE 2, 2026

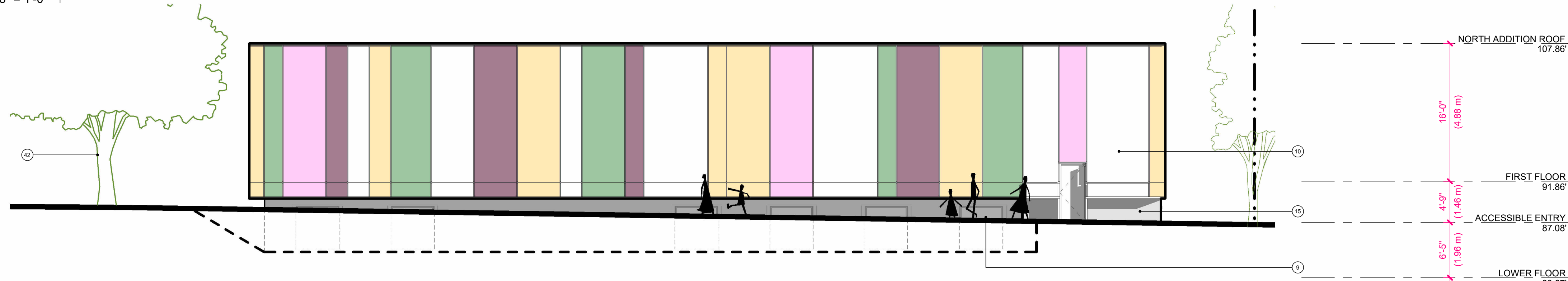


HERITAGE ELEVATION - QUADRA STREET

SCALE
1/8" = 1'-0"



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



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

NOTES:

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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
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- (H29) 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

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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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4
JUNE 2, 2026



HERITAGE ELEVATION - NORTH SITE

SCALE
1/8" = 1'-0"



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JUNE 2, 2026



HERITAGE ELEVATION CENTRAL MEWS EAST

SCALE
1/8" = 1'-0"

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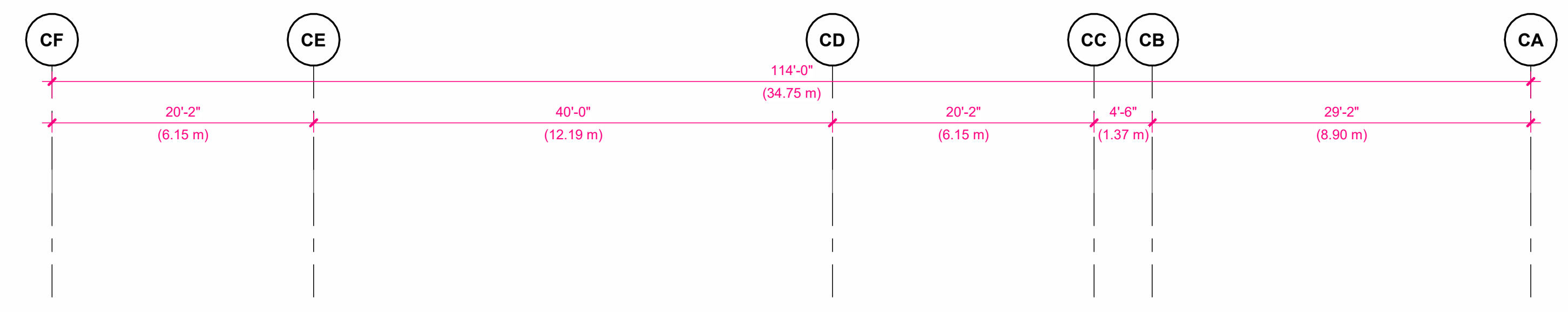
 PORTION TO BE DEMOLISHED.

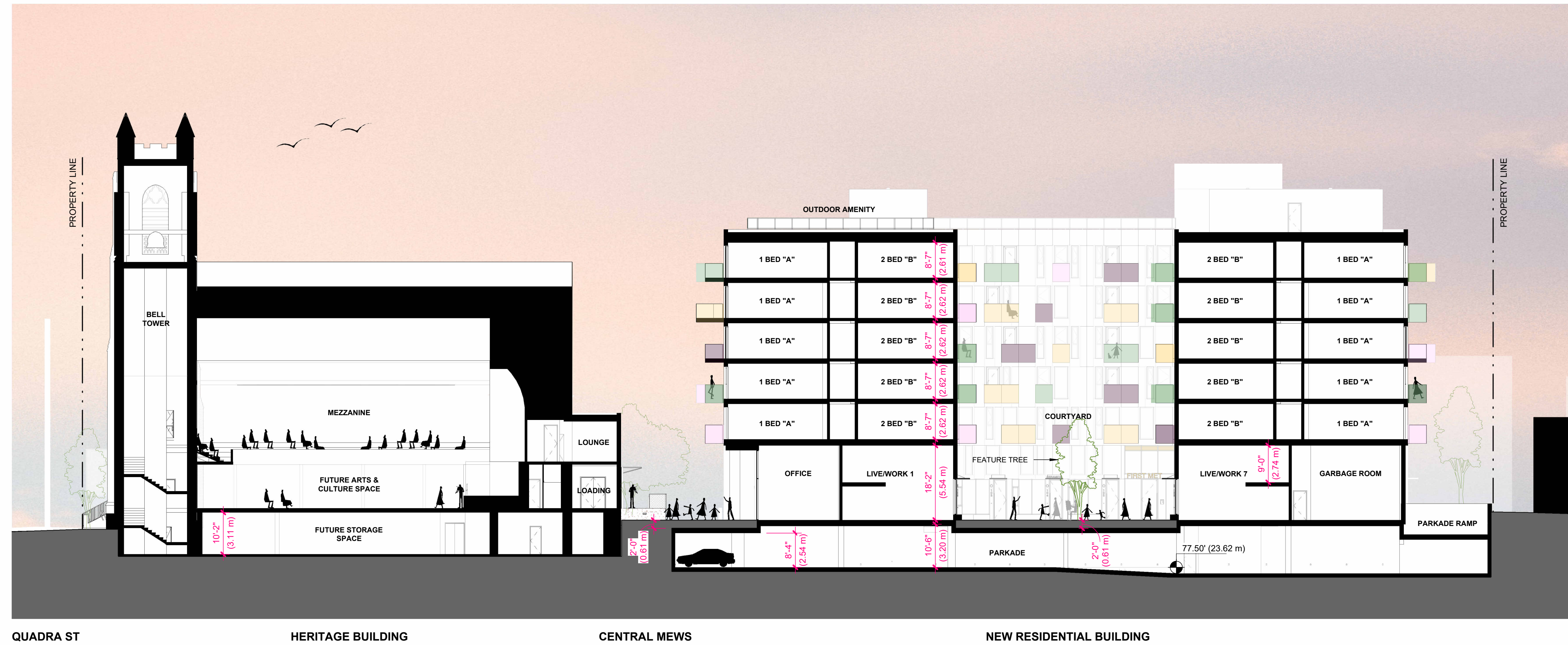
HERITAGE MATERIAL LEGEND

- (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
- (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

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) CUSTOM BREAK SHAPE 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





2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH

932 BALMORAL RD & 1701 QUADRA ST

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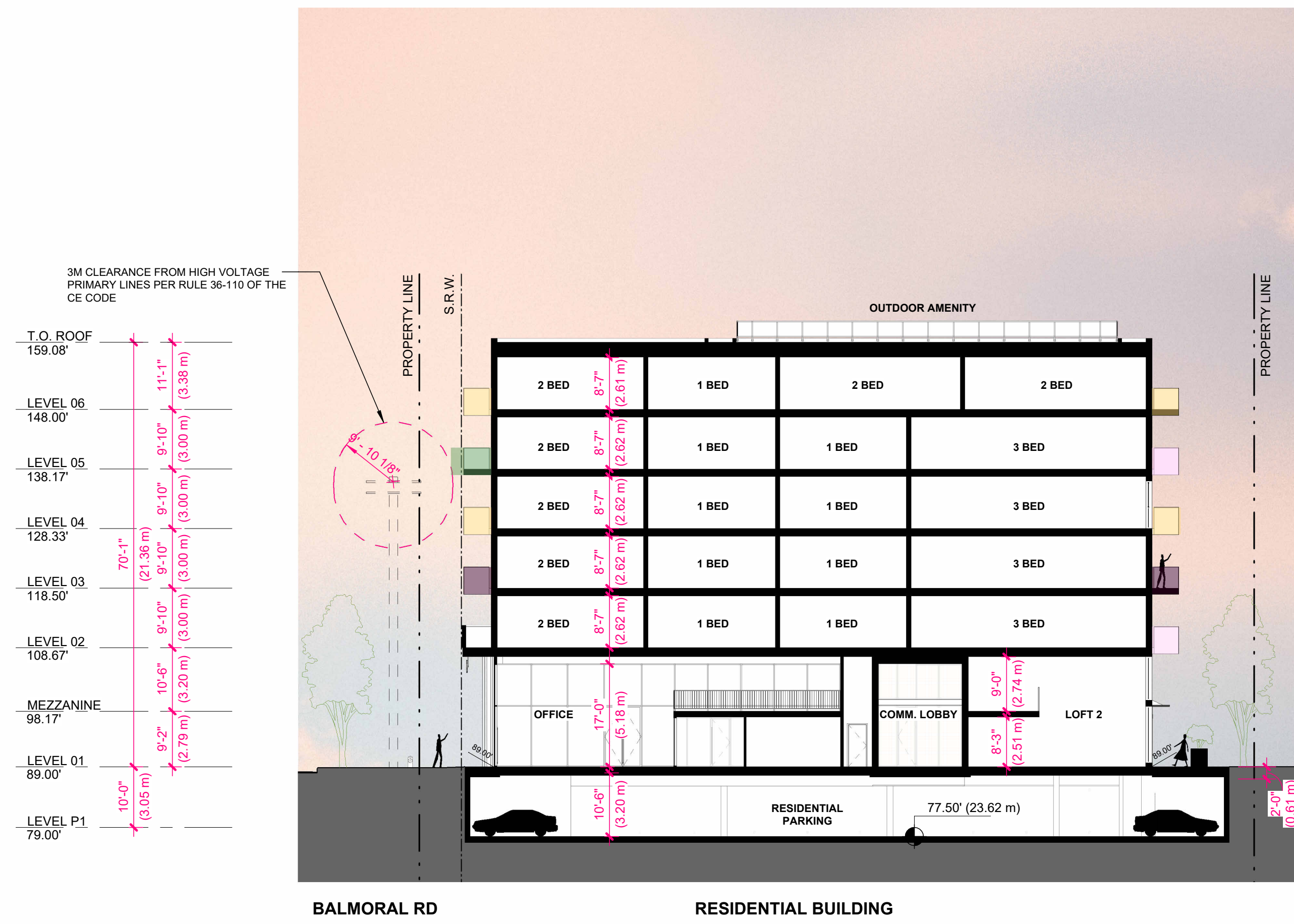


1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH

REGISTERED ARCHITECT
 HARLEY SHALE GRUSKO
 BRITISH COLUMBIA
 2026-06-03

SITE SECTIONS

SCALE
 1/16" = 1'-0"



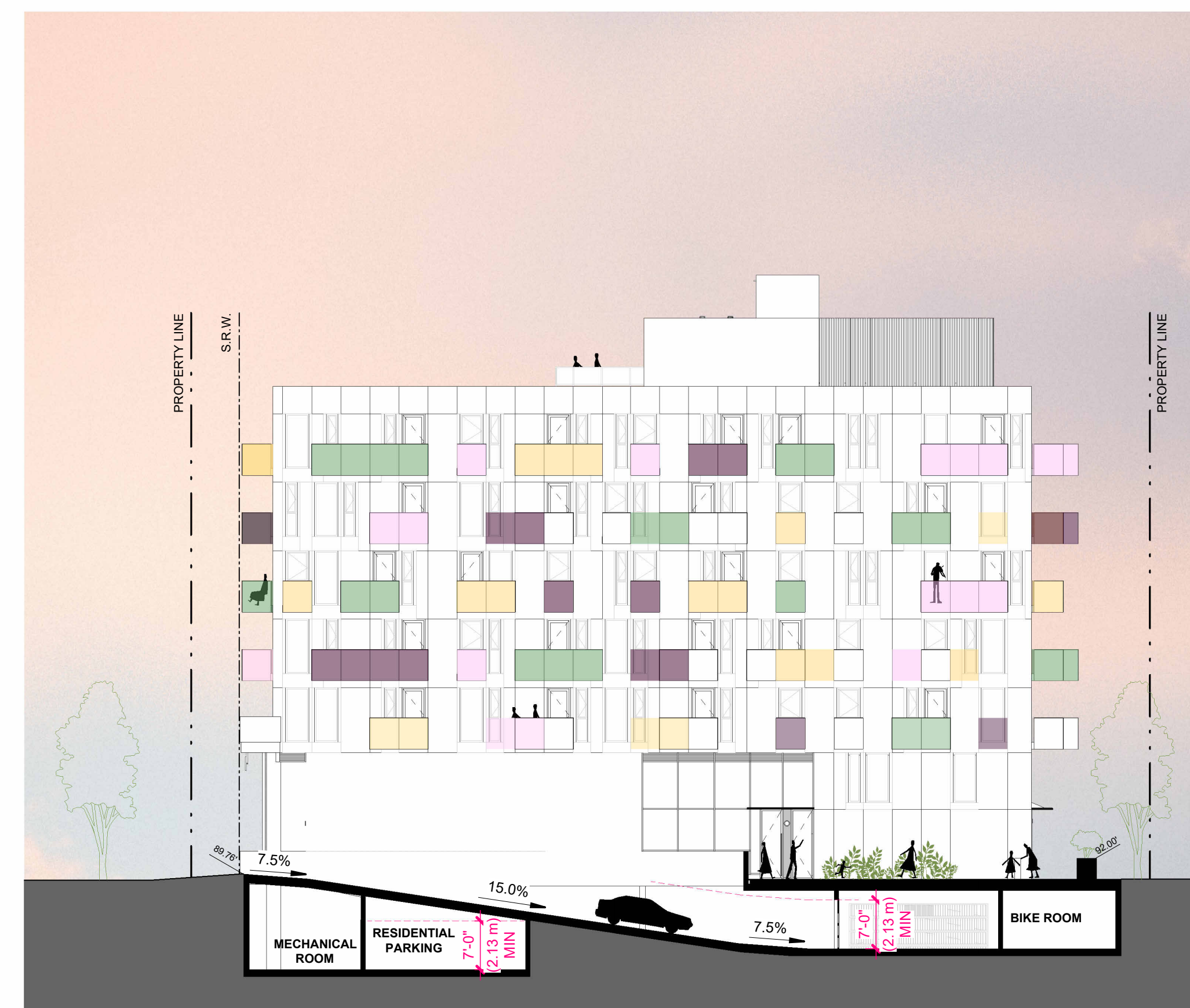
3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



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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JUNE 2, 2026



SITE SECTIONS

SCALE
1/16" = 1'-0"

ARYZE

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**932 BALMORAL RD
& 1701 QUADRA ST**

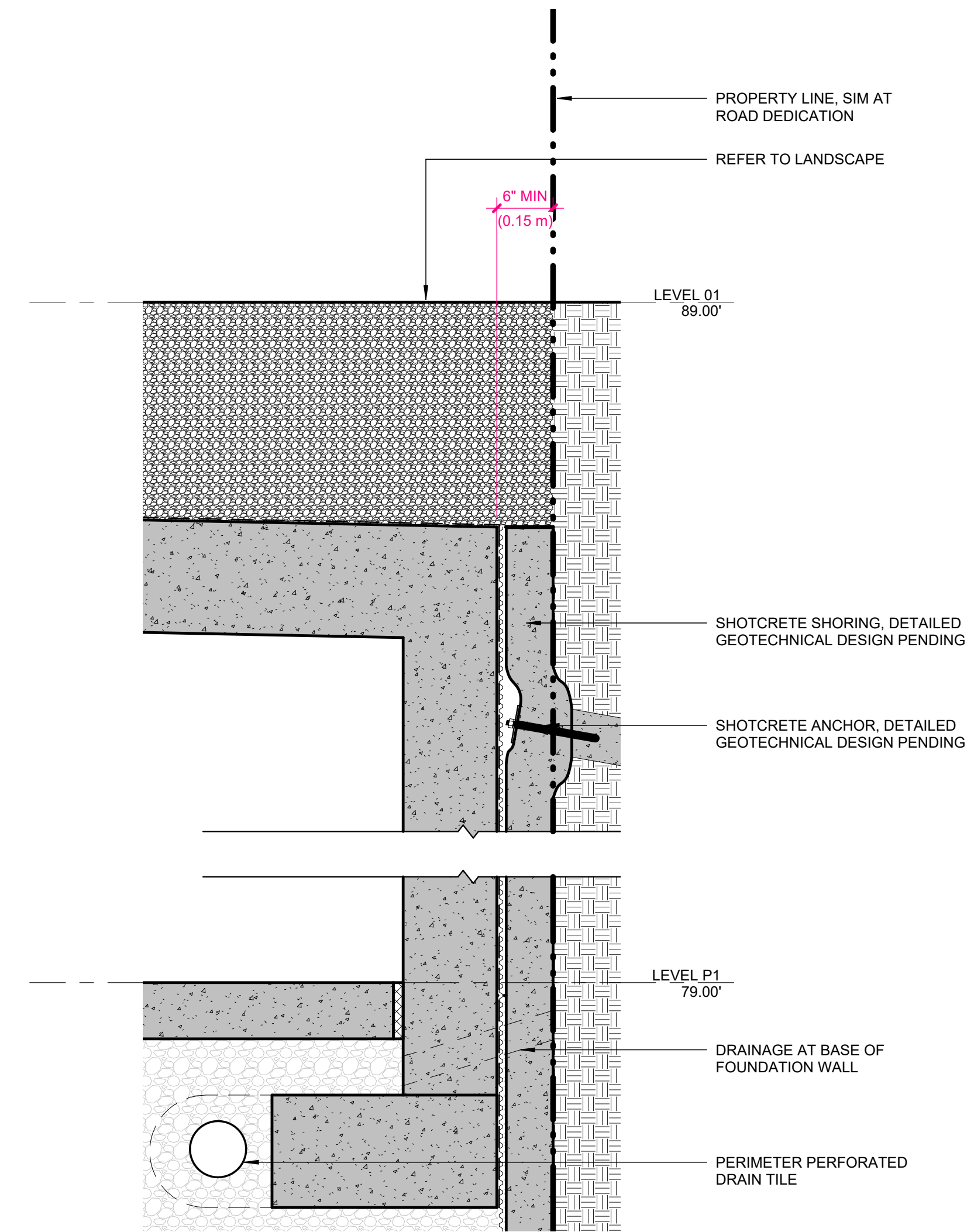
**ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 4**

JUNE 2, 2026



**TYP FOUNDATION WALL
DETAILS**

SCALE
1" = 1'-0"

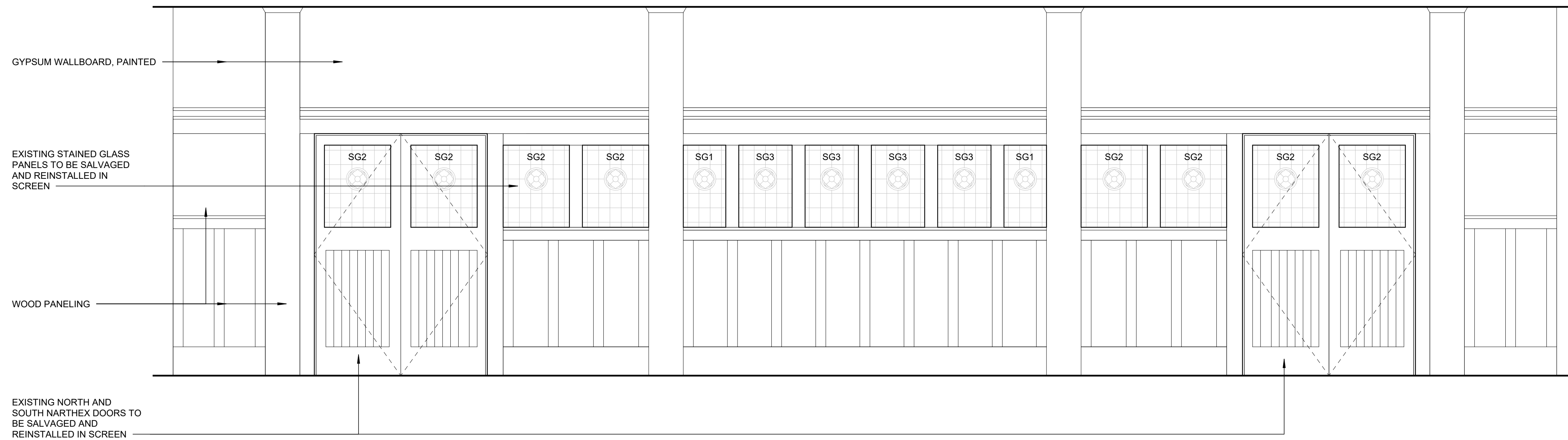


1 FOUNDATION WALL AT EAST PROPERTY LINE AND SOUTH SRW
A4.10 SCALE: 1" = 1'-0"

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"

**932 BALMORAL RD
 & 1701 QUADRA ST**

**ISSUED FOR REZONING &
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 RESPONSE 4**

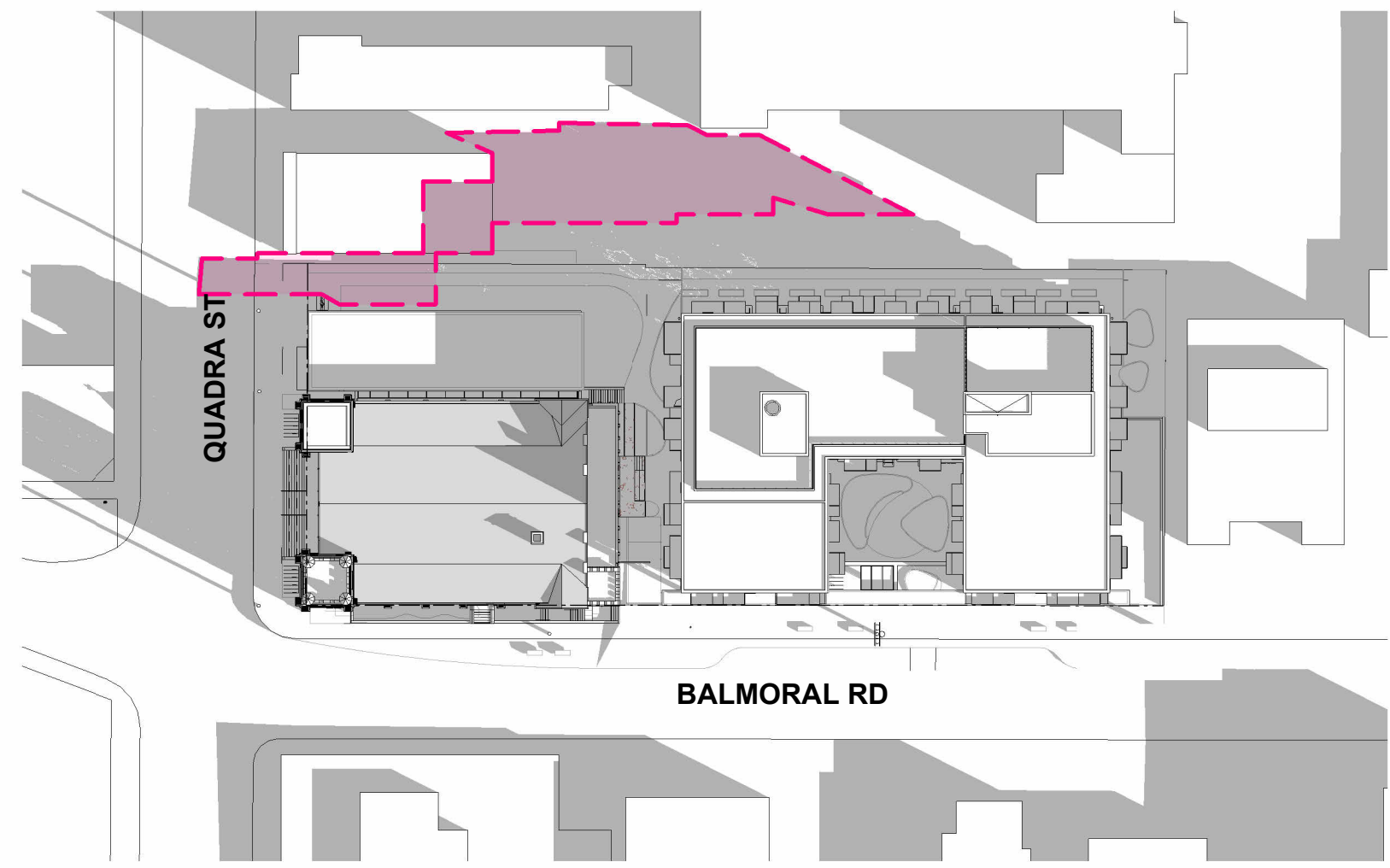
JUNE 2, 2026



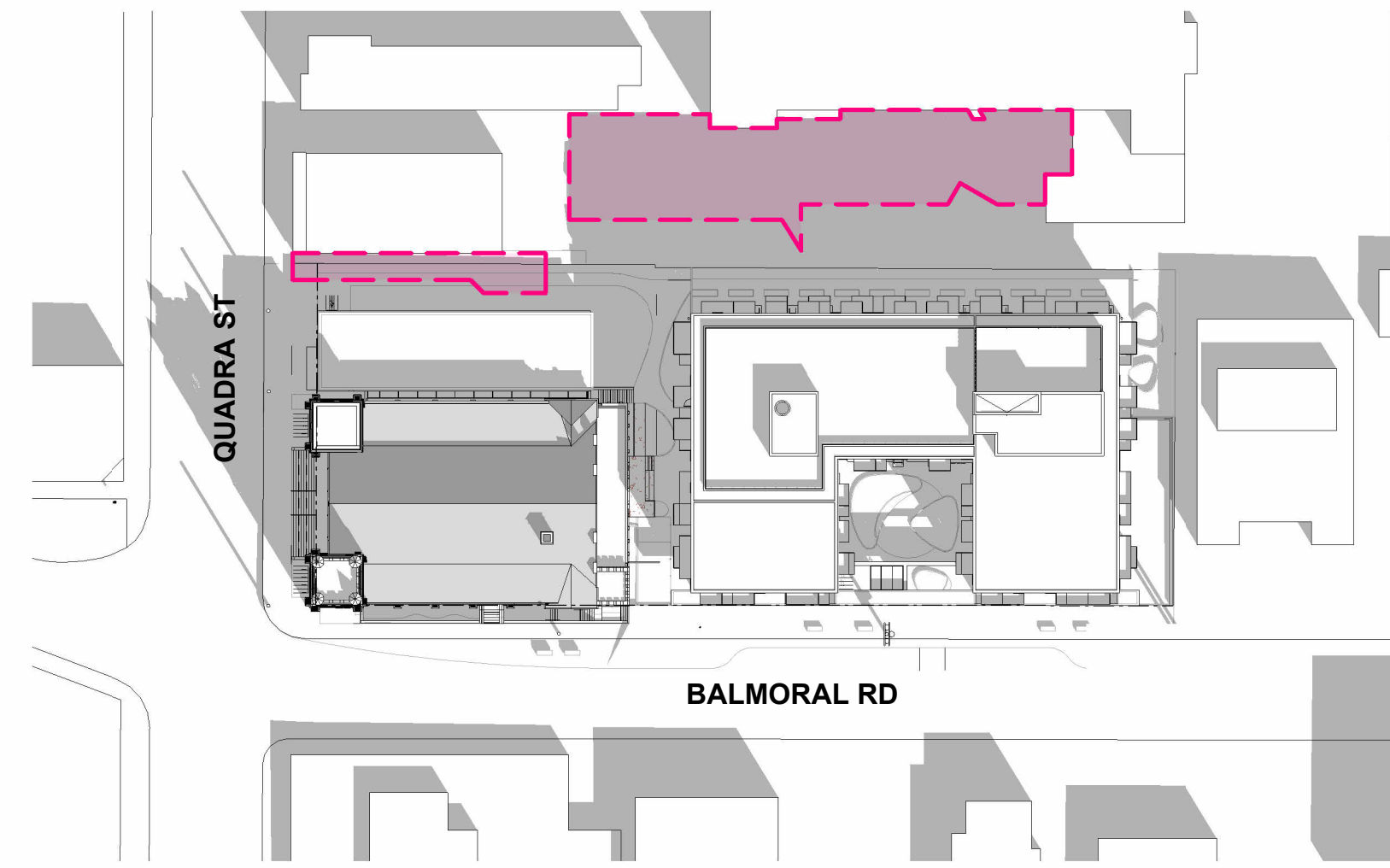
**INTERIOR HERITAGE
 ELEVATION**

SCALE
 1/2" = 1'-0"

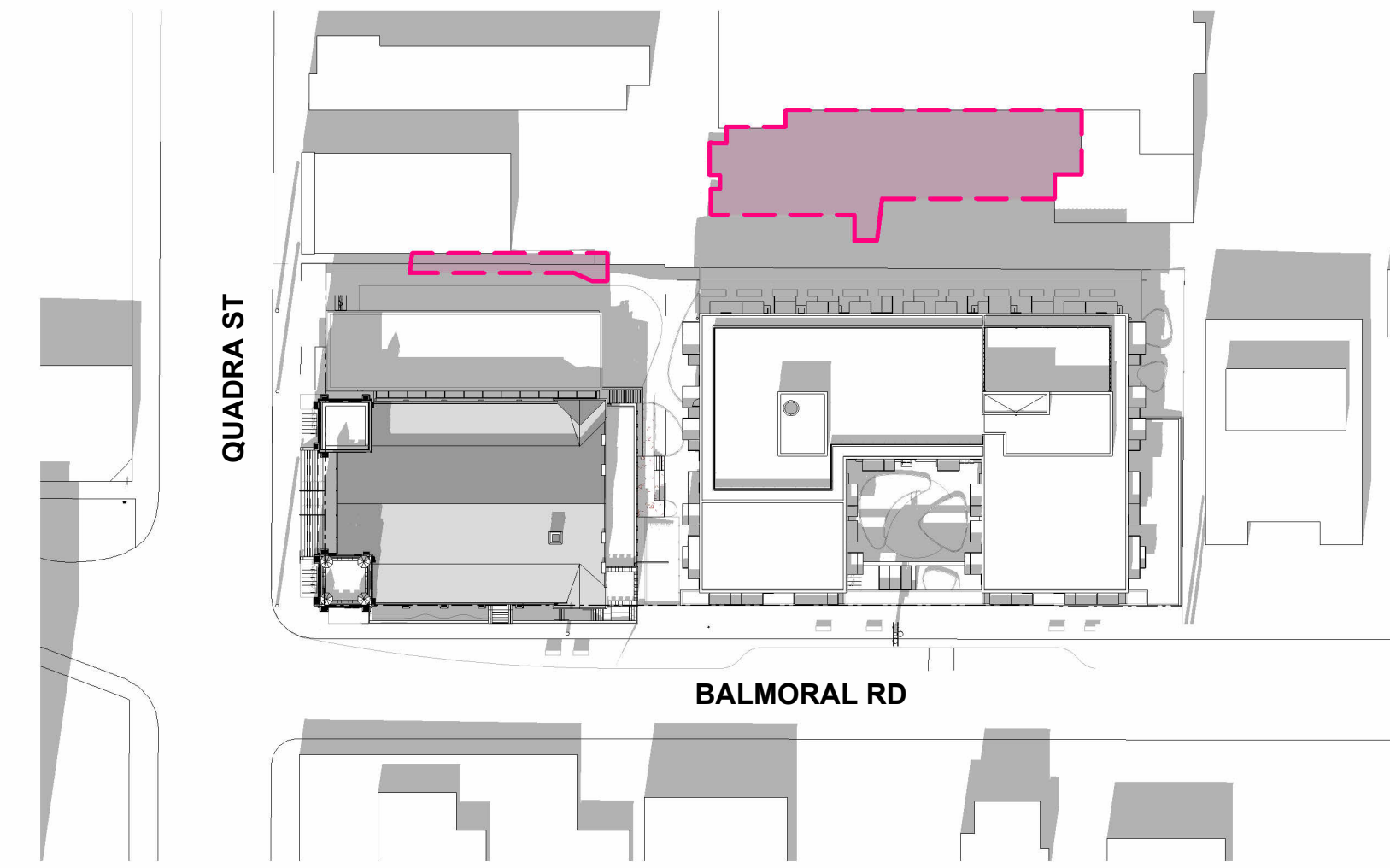
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10:00AM

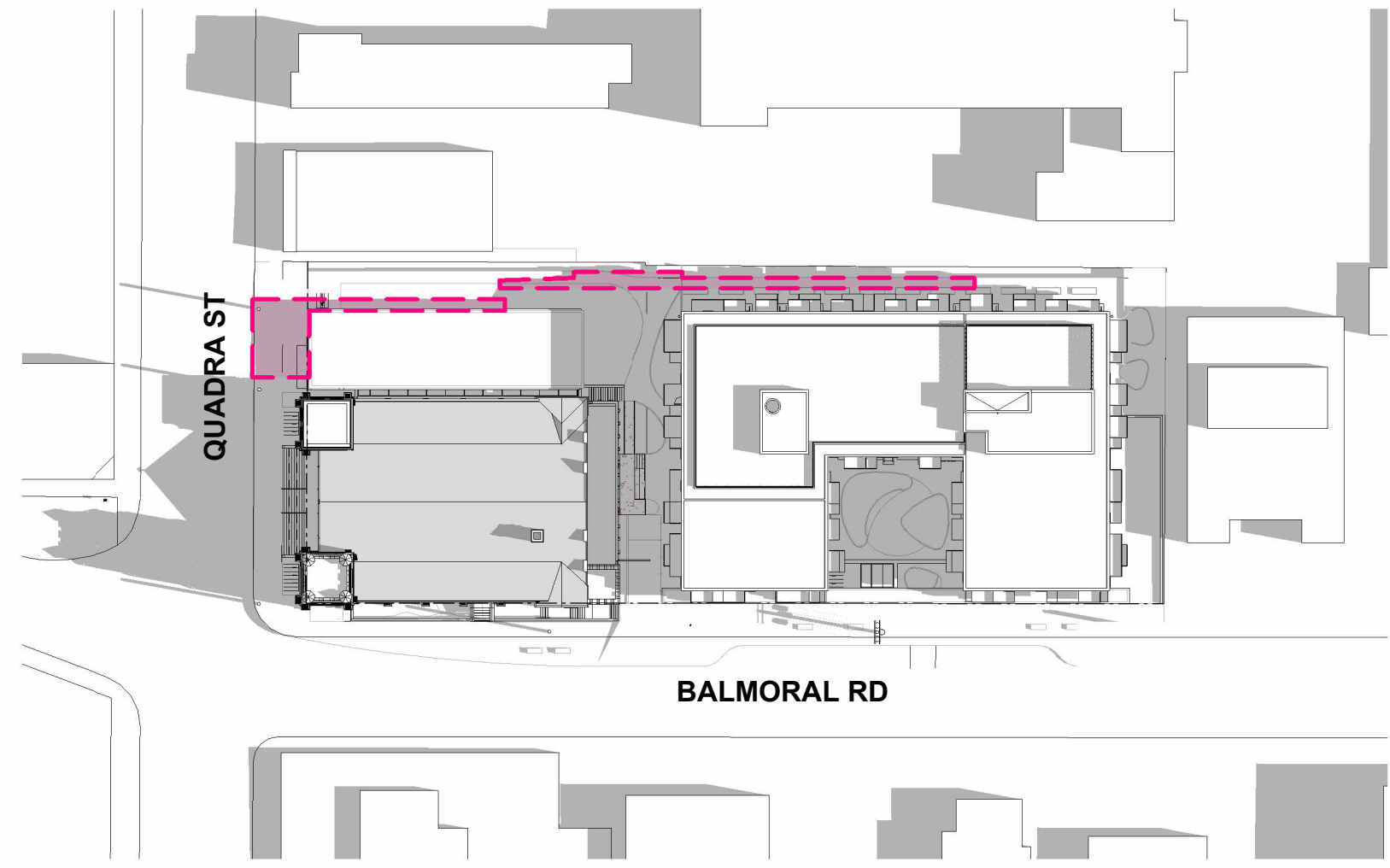


12:00PM

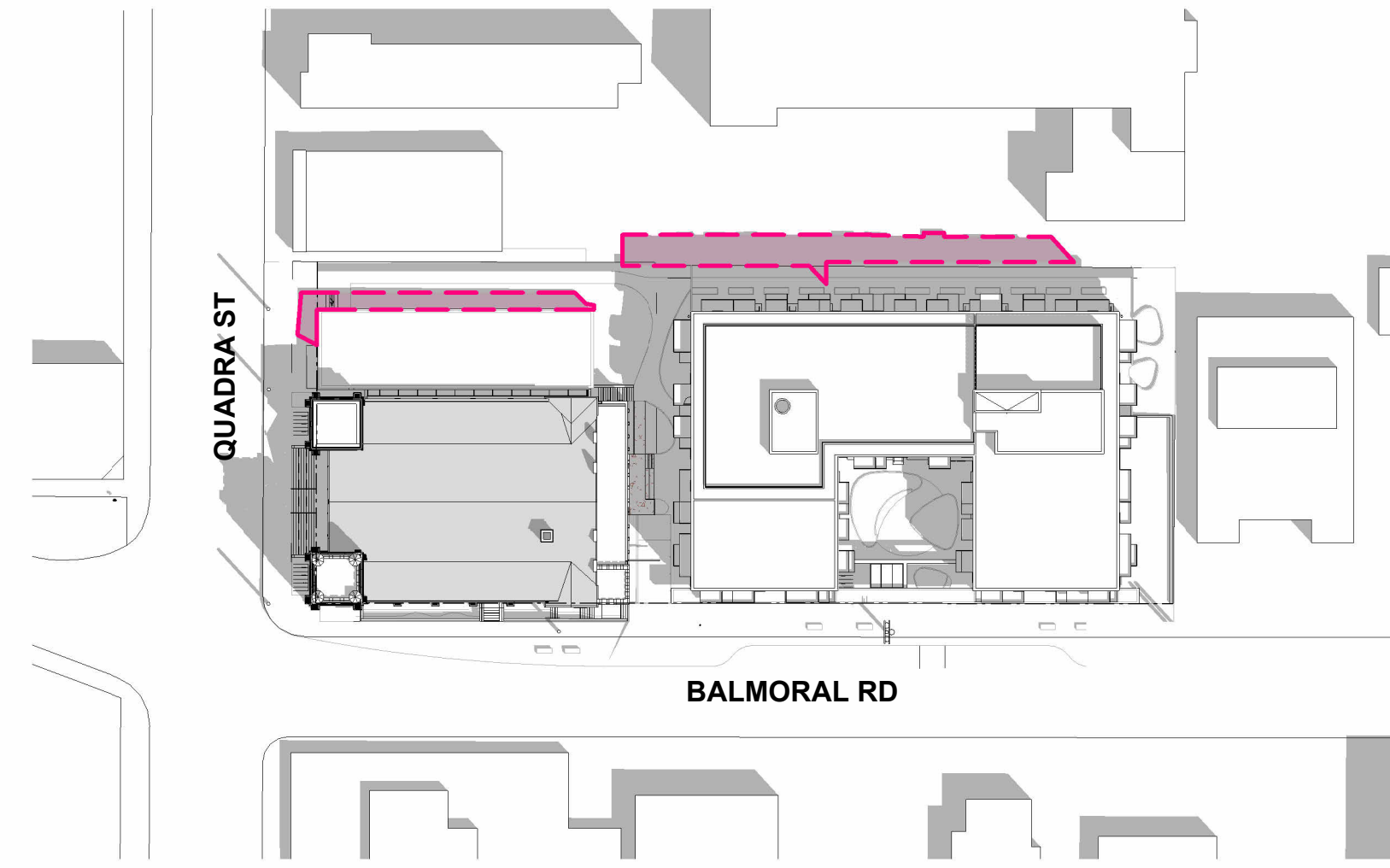


2:00PM

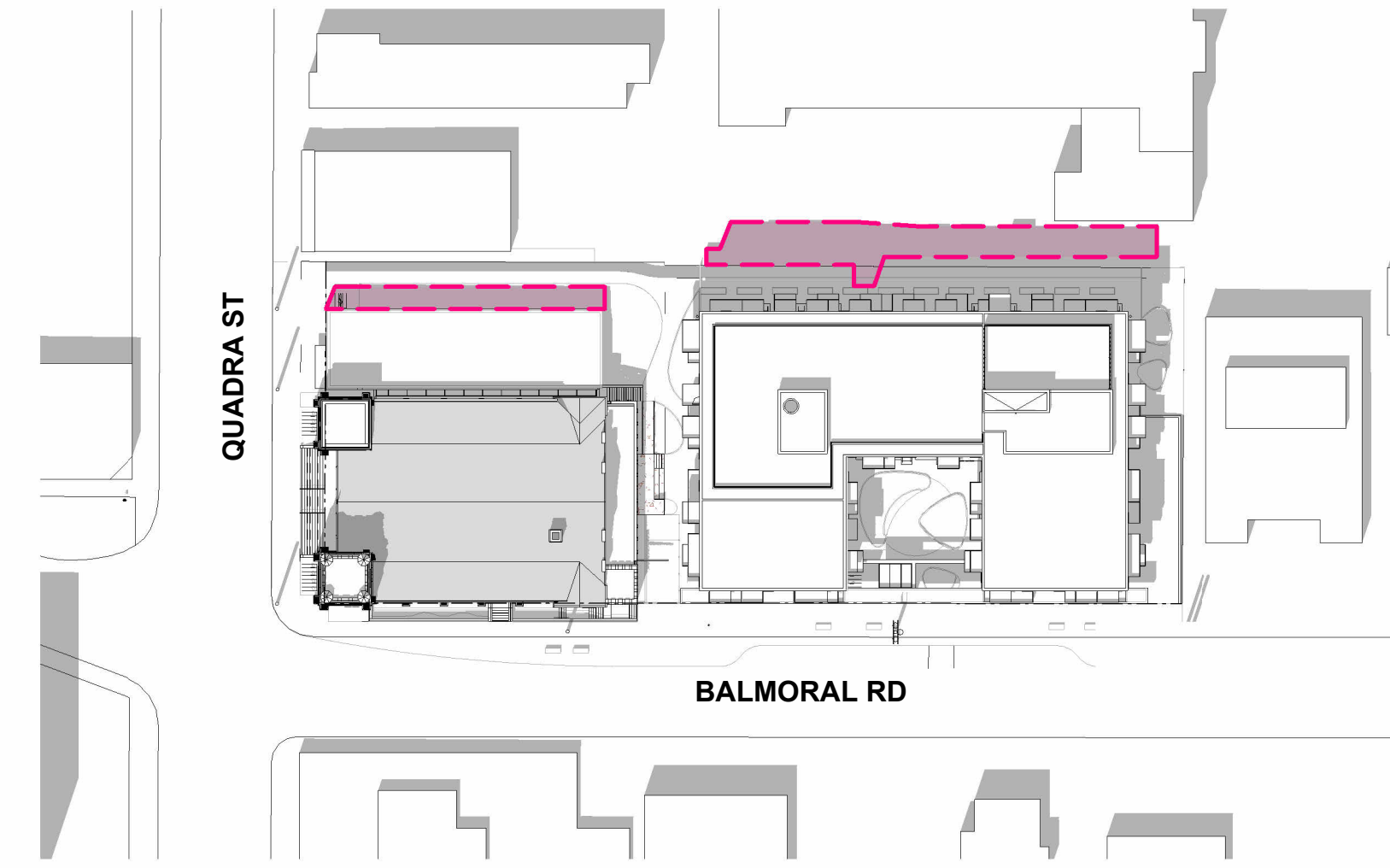
3 SPRING EQUINOX



10:00AM

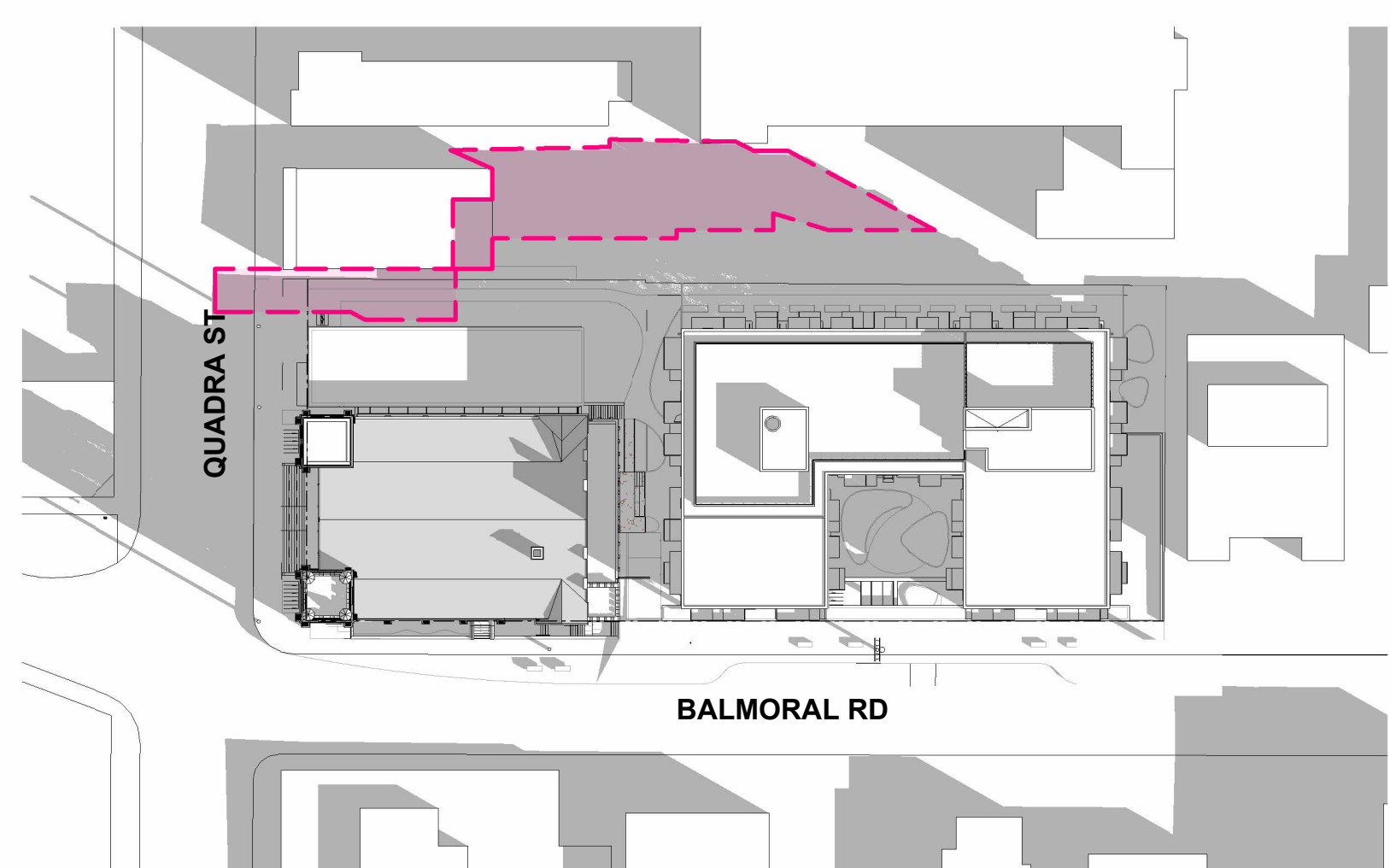


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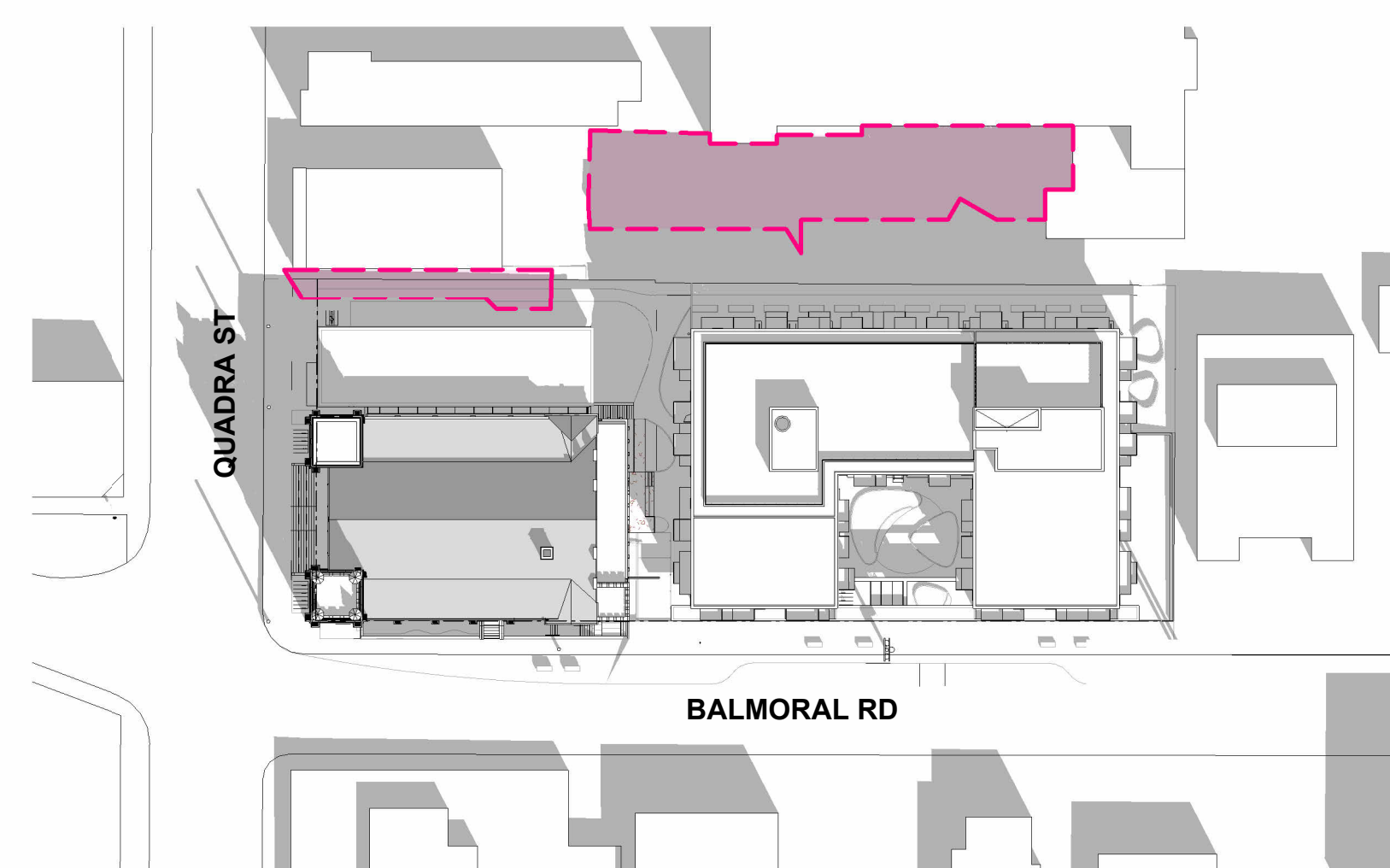


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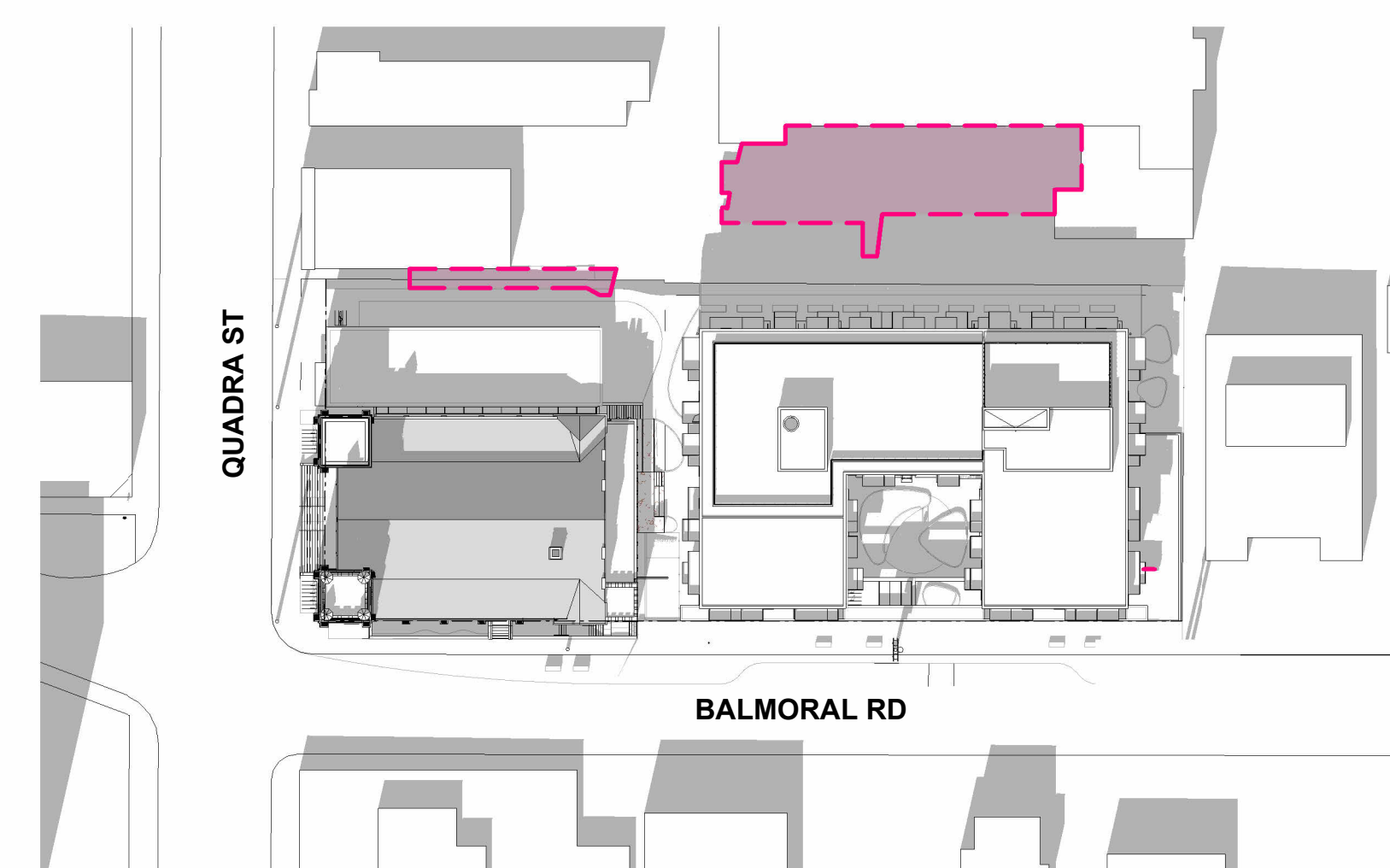
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

932 BALMORAL RD & 1701 QUADRA ST

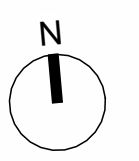
ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4

JUNE 2, 2026



SHADOW STUDIES

SCALE
 1/64" = 1'-0"



--- EXTENT OF NEW SHADOWS ONLY



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201-877 EAST HASTINGS STREET
VANCOUVER, BC, CANADA, V6A 3Y1
WWW.MAH+HG.CA

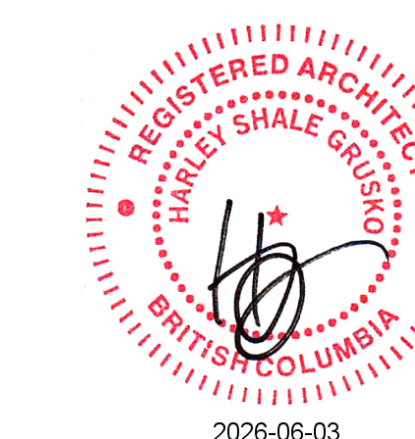
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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 4

JUNE 2, 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

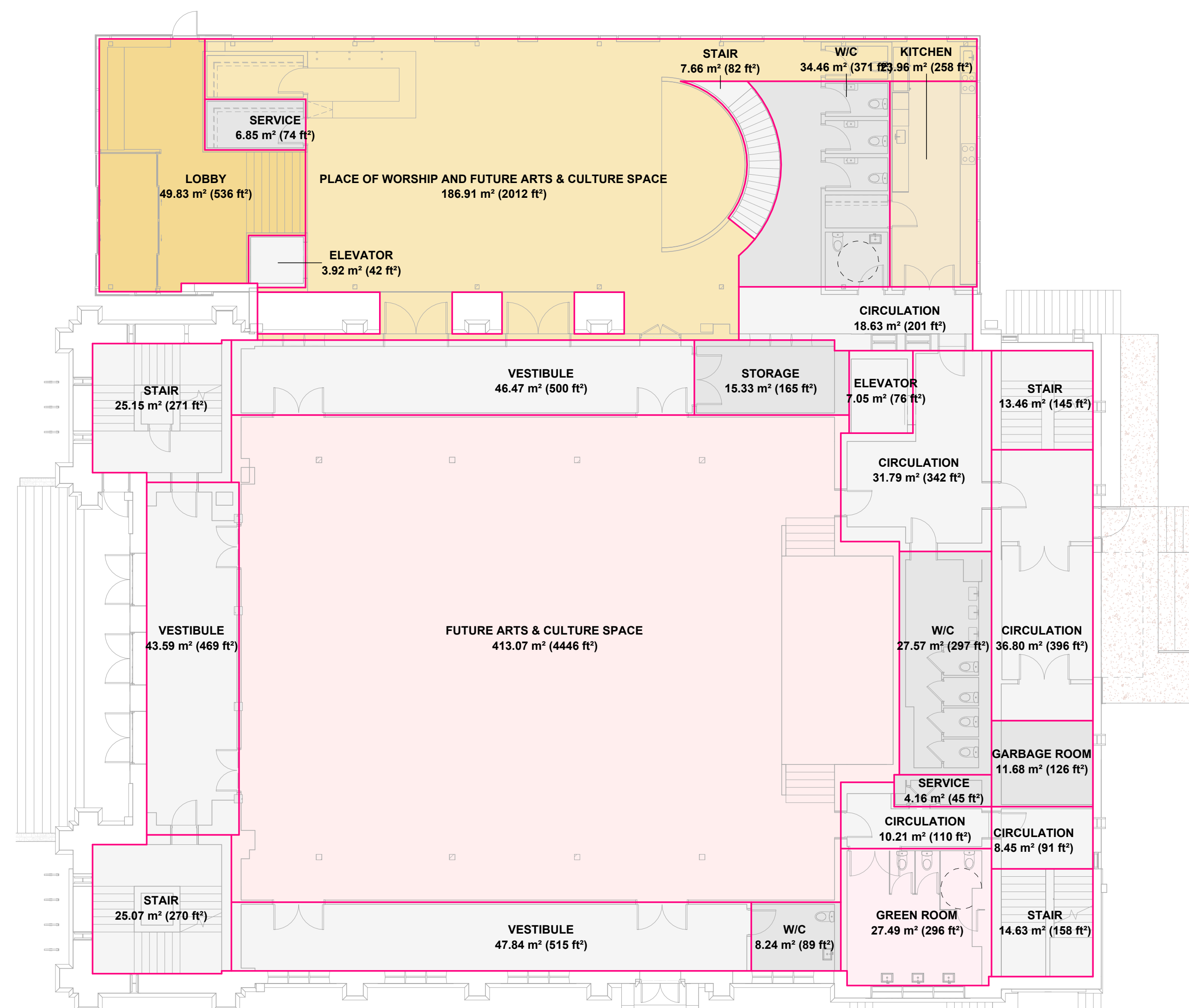
RESIDENTIAL BUILDING			
TOTAL GFA RESIDENTIAL BLDG:	89,882 ft ²		8,350.3 m ²
EXCLUSIONS			
NONE			
RESULTING FSR AREAS	AREA (sf)		AREA (sm)
COMMERCIAL	2,933 ft ²		272.4 m ²
RESIDENTIAL	86,950 ft ²		8,077.9 m ²
TOTAL FSR AREA:	89,882 ft²		8,350.3 m²

HERITAGE BUILDING

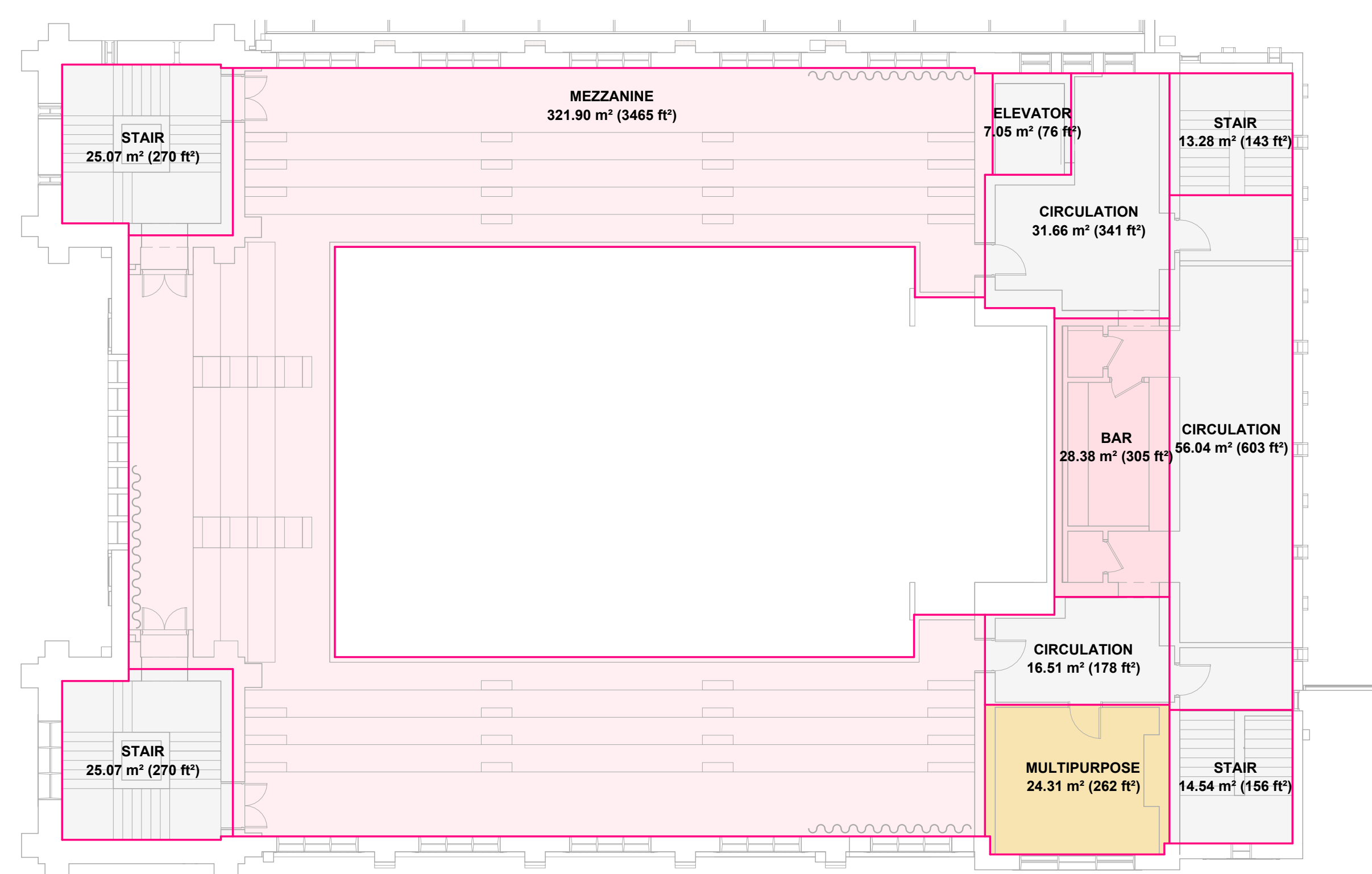
TOTAL GFA HERITAGE BLDG:	21,423 ft ²		1,990 m ²
EXCLUSIONS			
HERITAGE BUILDING	BASEMENT	8,053 ft ²	748 m ²
RESULTING FSR AREA	AREA (sf)		AREA (sm)
HERITAGE BUILDING	13,370 ft ²		1,242 m ²
TOTAL FSR AREA:	13,370 ft²		1,242 m²

NEW ADDITIONS

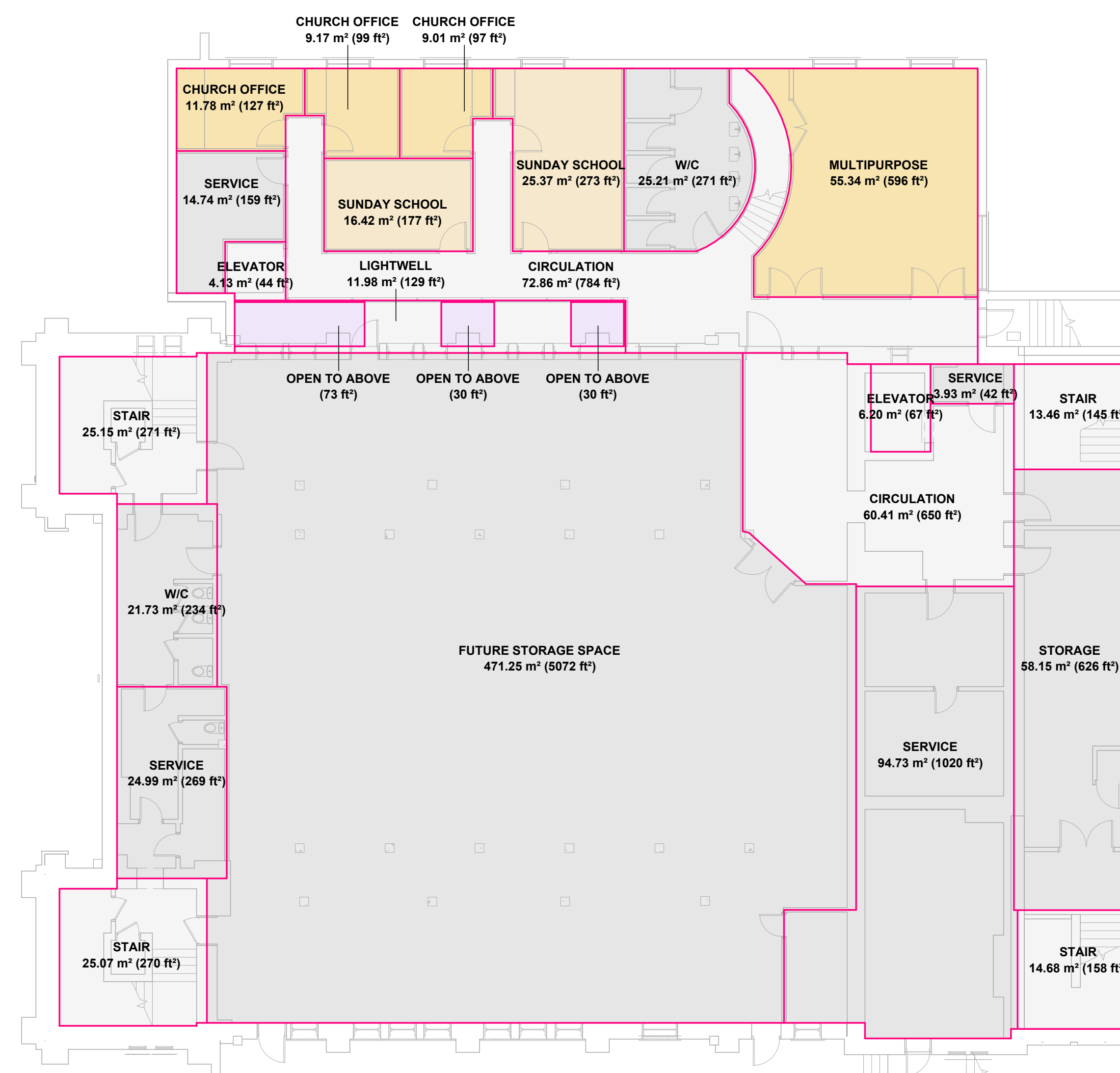
TOTAL GFA NEW ADDITIONS:	8,740 ft ²		812 m ²
EXCLUSIONS			
NEW ADDITIONS	BASEMENT	3,527 ft ²	328 m ²
RESULTING FSR AREA	AREA (sf)		AREA (sm)
NEW ADDITIONS	5,213 ft ²		484 m ²
TOTAL FSR AREA:	5,213 ft²		484 m²



3 FIRST FLOOR PLAN



2 MEZZANINE PLAN

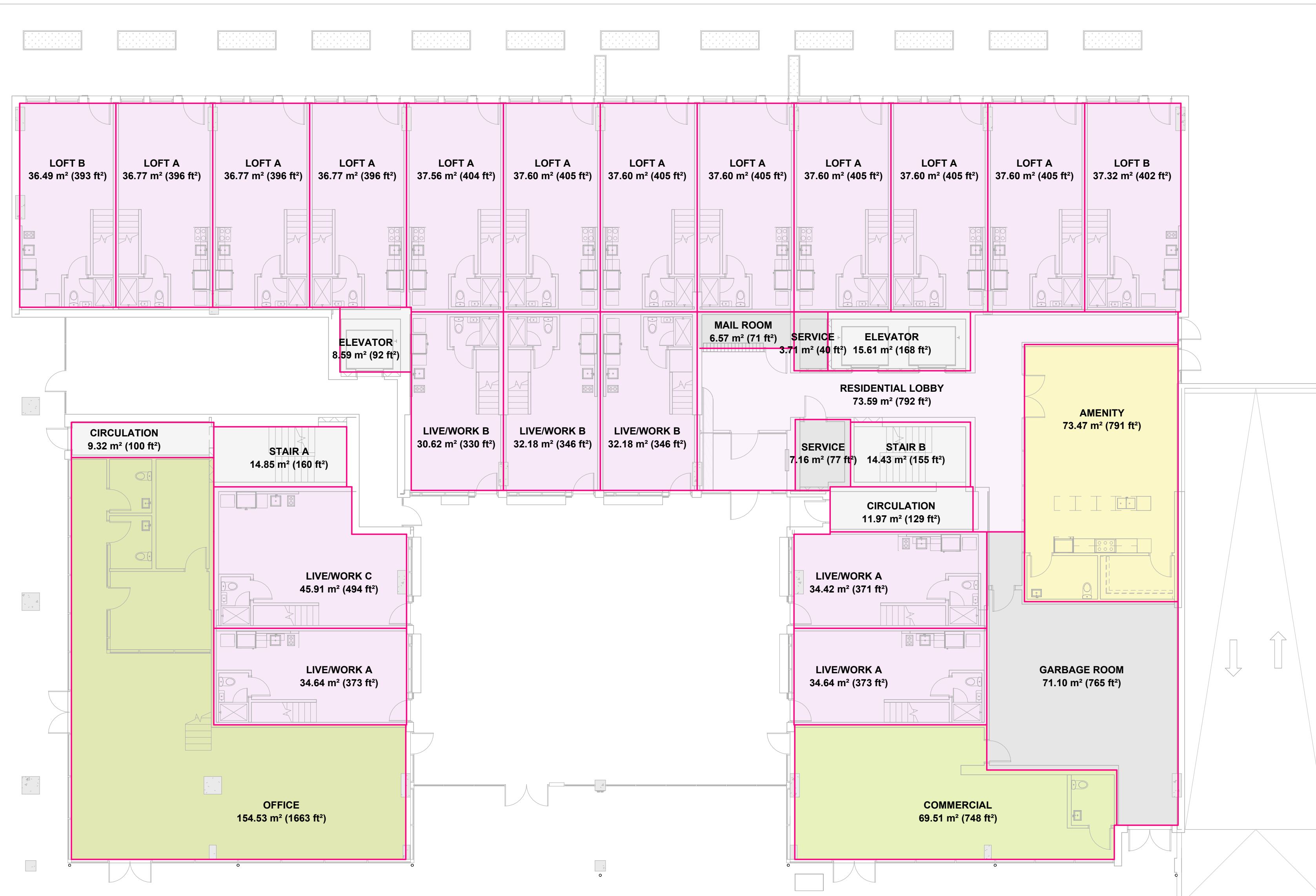


1 LOWER FLOOR PLAN

2 LEVEL 01 MEZZANINE



1 LEVEL 01



932 BALMORAL RD & 1701 QUADRA ST

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JUNE 2, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



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2 LEVELS 03 TO 05

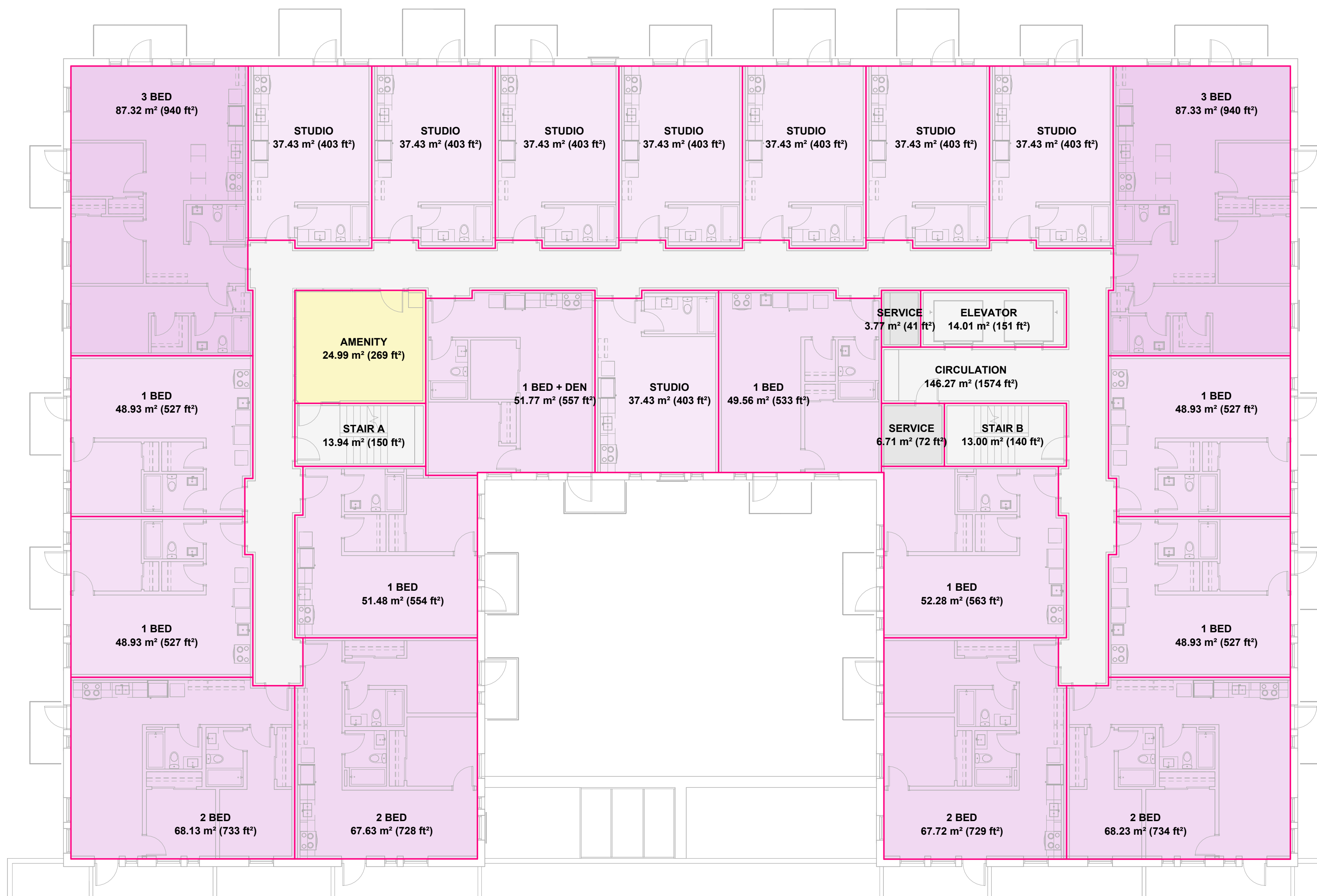


**932 BALMORAL RD
 & 1701 QUADRA ST**

ISSUED FOR REZONING &
 DEVELOPMENT PERMIT TRG
 RESPONSE 4

JUNE 2, 2026

1 LEVEL 02



FLOOR SPACE RATIO PLANS

SCALE
 3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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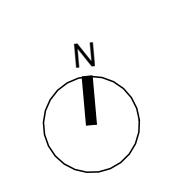
**932 BALMORAL RD
 & 1701 QUADRA ST**

ISSUED FOR REZONING &
 DEVELOPMENT PERMIT TRG
 RESPONSE 4
 JUNE 2, 2026



FLOOR SPACE RATIO PLANS

SCALE
 3/32" = 1'-0"



FIRST MET - 934 BALMORAL RD & 1701 QUADRA ST

Victoria, BC

Re-Issued for Rezoning / DP June 04 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
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
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**

Cover Sheet

Date **02/08/24** Drawing Number
Project No. **2429**
Scale **L0.00**
Drawn/Checked **ZF | CM**

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

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

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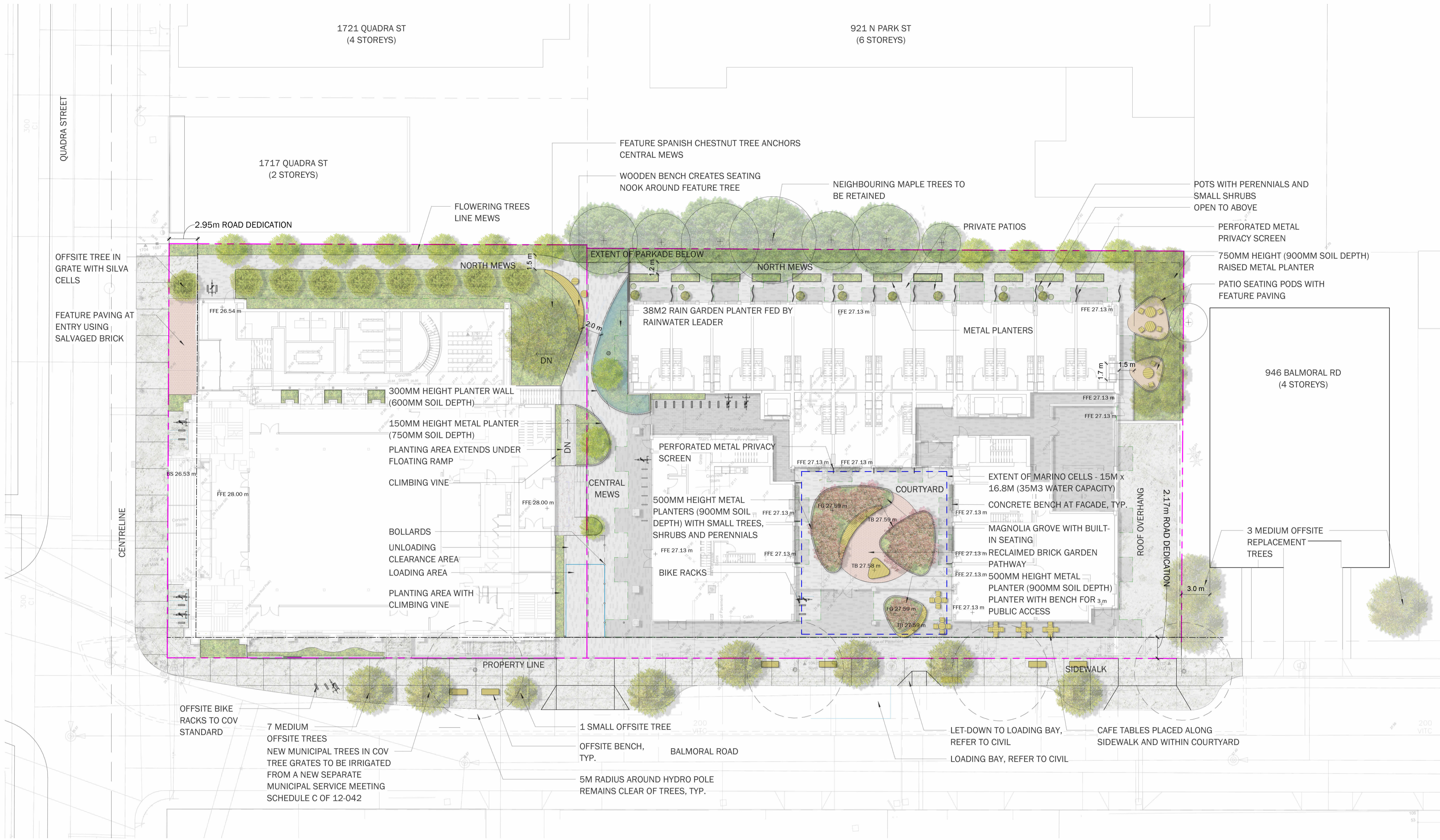
First Met

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



6	Re-Issued for Rezoning/DP	2026-06-04
5	Re-Issued for Rezoning/DP	2026-03-03
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First Met

1701 Quadra St. Victoria, BC

Concept Plan Ground Floor

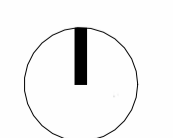
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Project No.	2429		
Scale	1/16" = 1' 0"		L1.01
Drawn/Checked	ZF/SS		

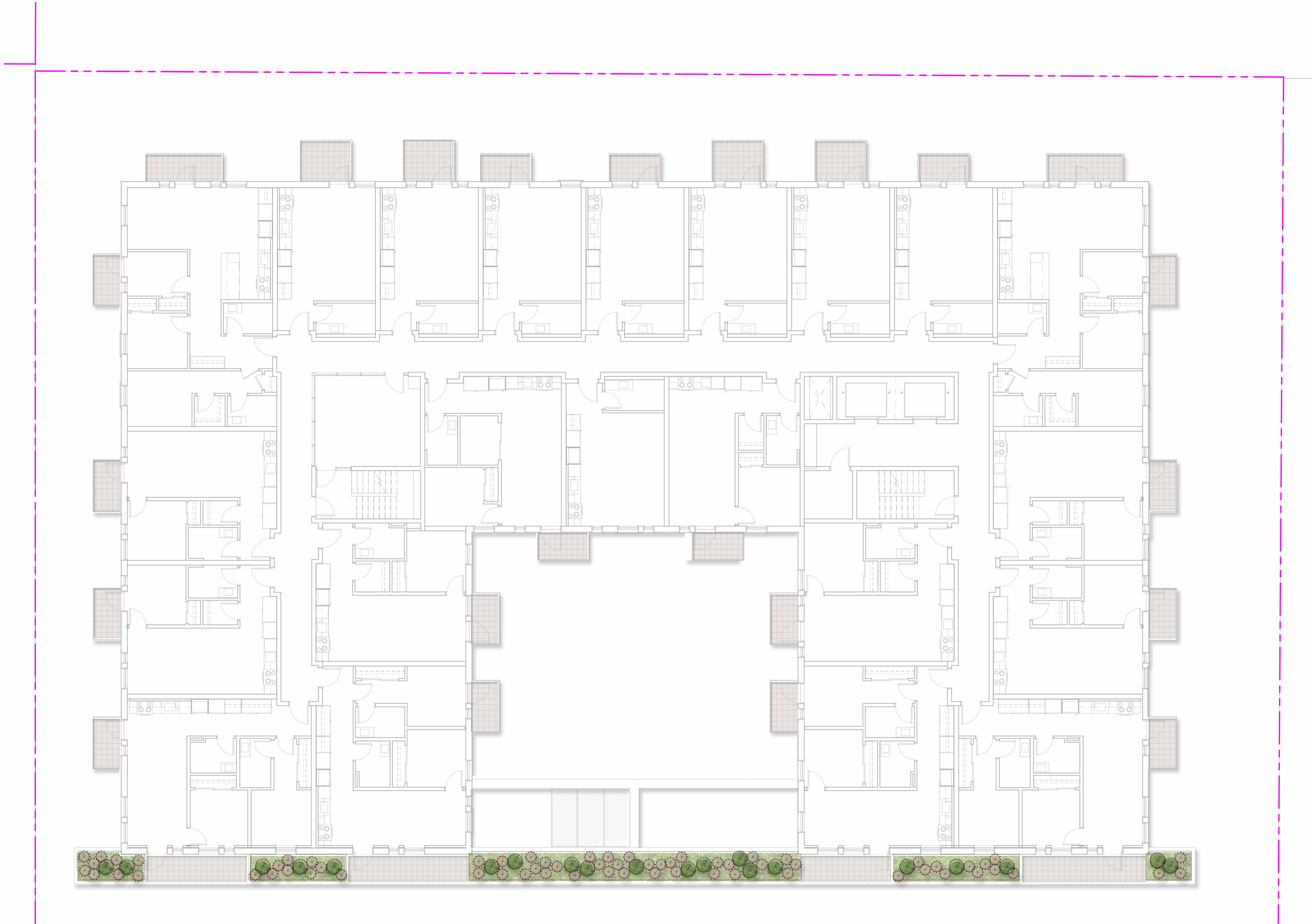
MATERIAL LEGEND

- 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



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

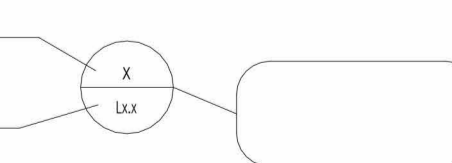
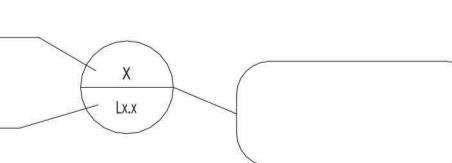



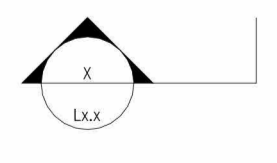
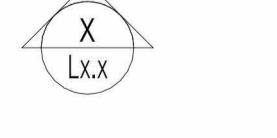




MATERIAL LEGEND

-  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
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
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21

NOT FOR CONSTRUCTION

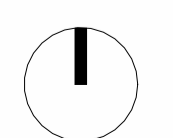
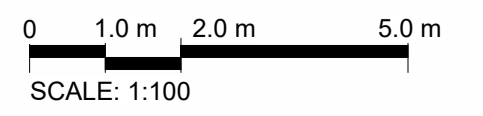
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First Met

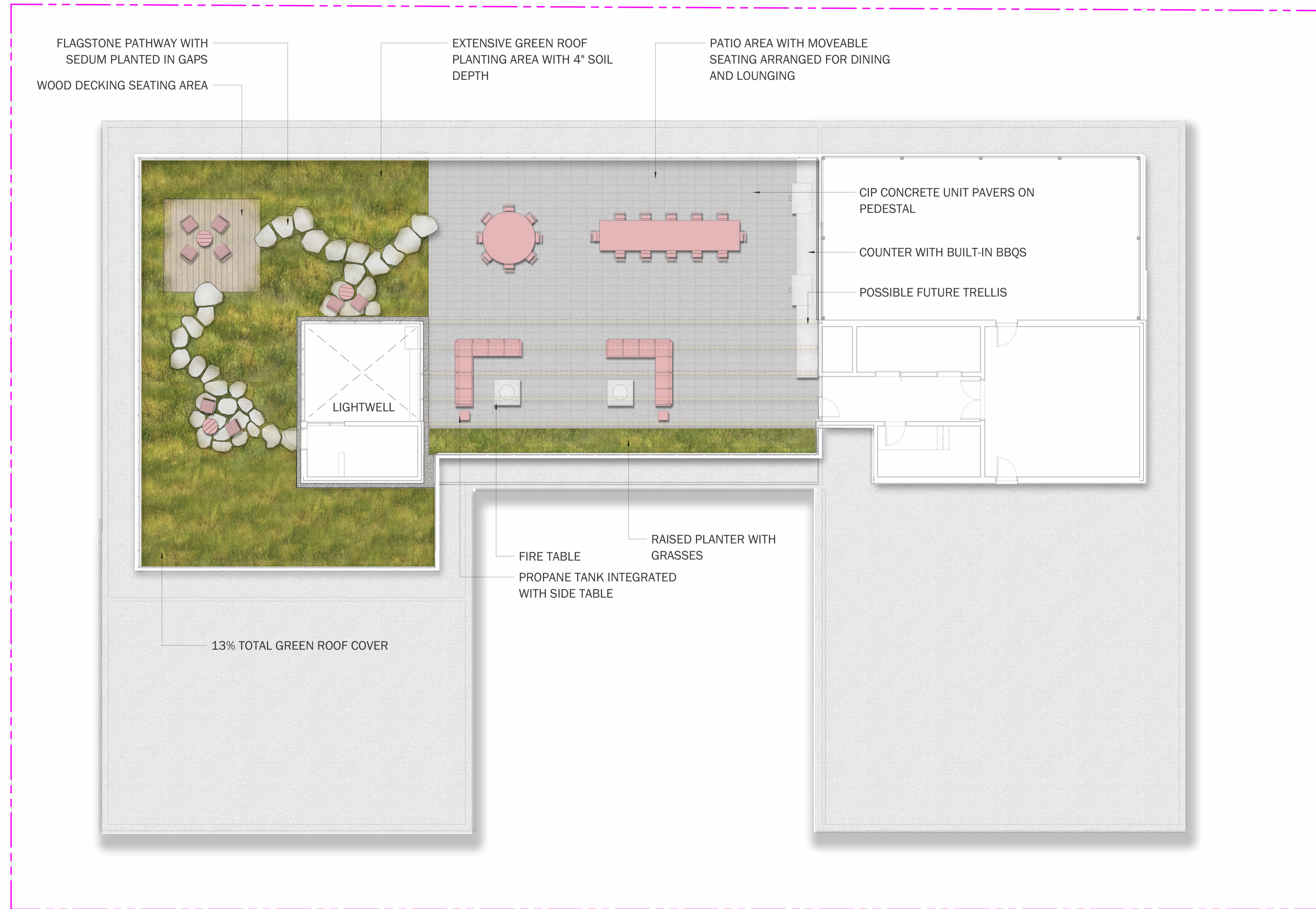
1701 Quadra St. Victoria, BC

Concept Plan Level 2

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



L1.02



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

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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"		L1.03
Drawn/Checked	ZF SS		

PLANTING SCHEDULE

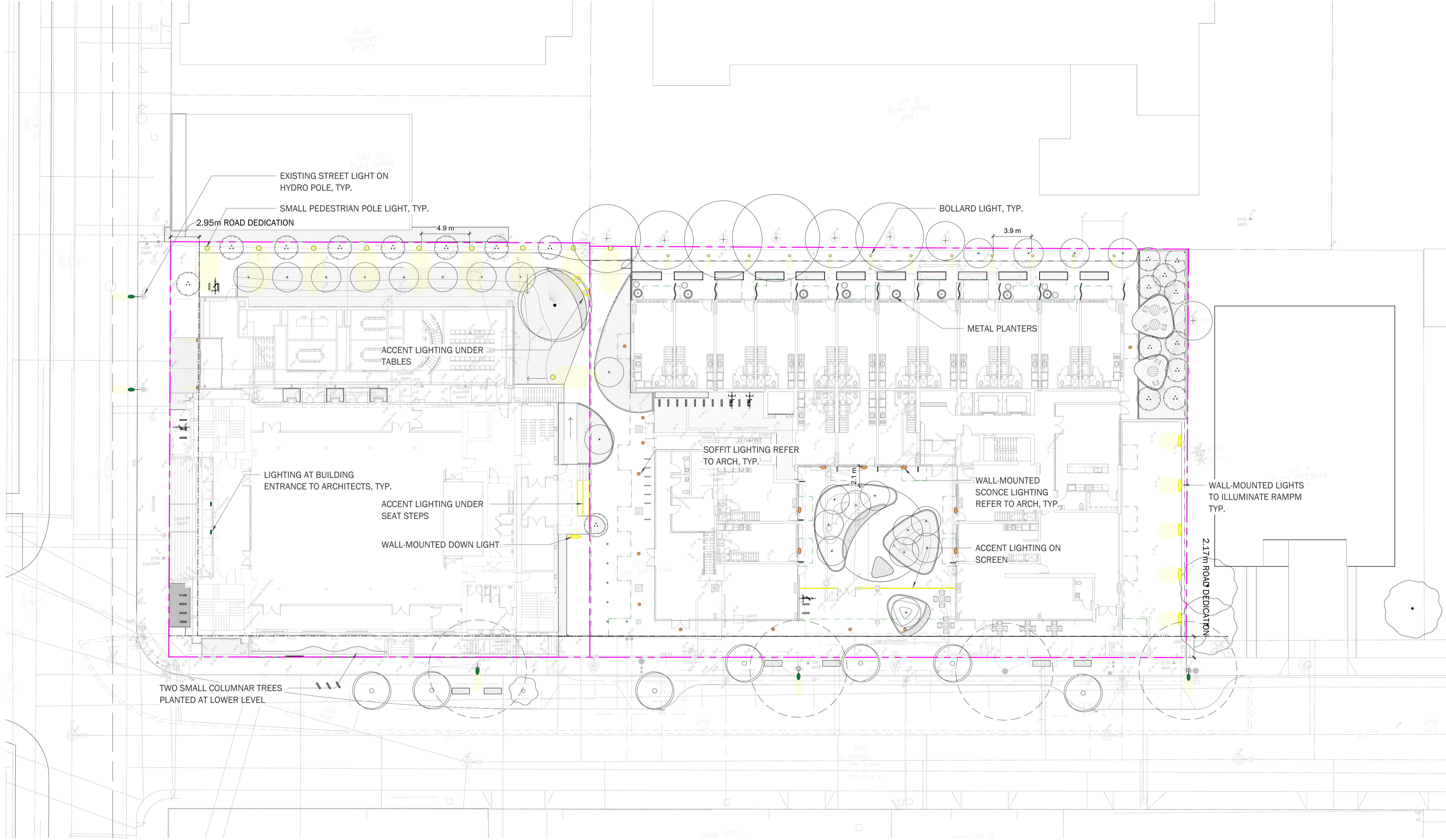
ROOF GRASSES	157.4 m ²
Bouteloua gracilis / Blue Grama Grass	182
Deschampsia cespitosa / Tufted Hair Grass	363
Festuca ovina glauca / Blue Sheep Fescue	182
Fragaria chiloensis / Beach Strawberry	363
Sedum x 'Autumn Joy' / Autumn Joy Sedum	182
Sedum x 'Matrona' / Matrona Sedum	182
Stipa tenuissima / Mexican Feather Grass	363

MATERIAL LEGEND



GENERAL LEGEND



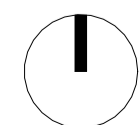
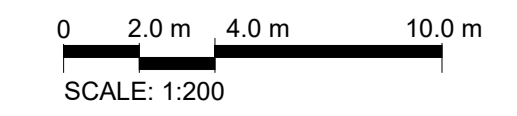


LIGHTING LEGEND

- 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



No.	Description	Date
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

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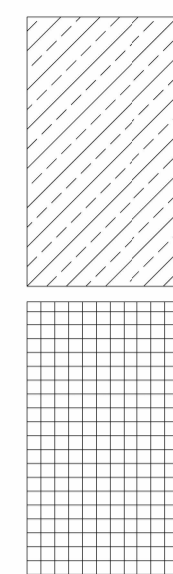
First Met

1701 Quadra St. Victoria, BC

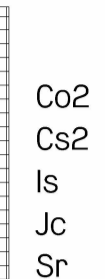
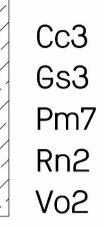
Lighting Plan - Ground Floor

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
SHRUB AREAS						
296 sqm GROUND FLOOR - SHADE GROUNDCOVER						
Ap			Adiantum Pedantum / Northern Maidenhair Fern	#1 Pot	30cm	
Ac6			Asarum caudatum / Wild Ginger	#1 Pot	30cm	
Af			Athyrium filix-femina / Common Lady-Fern	#1 Pot	60cm	Full, Well Established
Bs			Blechnum spicant / Deer Fern	#1 Pot	45cm	
Or3			Oxalis oregana / Redwood Sorrel	#1 Pot	30cm	
Pm2			Polystichum munitum / Sword Fern	#1 Pot	60cm	Well Established
Tc2			Tiarella cordifolia / Foamflower	#1 Pot	30cm	
5 sqm LARGE POTS - GROUND FLOOR						
Ac6			Asarum caudatum / Wild Ginger	#1 Pot	30cm	
Bs			Blechnum spicant / Deer Fern	#1 Pot	45cm	
2 sqm SMALL POTS - GROUND FLOOR						
Ap			Adiantum Pedantum / Northern Maidenhair Fern	#1 Pot	30cm	
Or3			Oxalis oregana / Redwood Sorrel	#1 Pot	30cm	
Pm			Polystichum munitum / Western Sword Fern	#2 pot	30cm	
Tc2			Tiarella cordifolia / Foamflower	#1 Pot	30cm	
14 sqm PART SUN GROUNDCOVER						
Ac2			Allium cernuum / Nodding Onion	#2 pot	300mm	Full, Well Established
Au			Arctostaphylos uva-ursi / Kinnikinnick	#2 pot	600mm	
Dt			Deschampsia cespitosa / Tufted Hair Grass	#2 pot	300mm	
Fw2			Fragaria vesca / Woodland Strawberry	#2 pot	450mm	Full, Well Established
Fh			Fritillaria affinis / Chocolate lily	#2 pot	15cm	Full, Well Established
Sd			Symphotrichum subspicatum / Douglas Aster	#2 pot	300mm	Full, Well Established
30 sqm PATIO PLANTERS						
Mn			Mahonia nervosa / Oregon Grape	#2 pot	120cm	Full, Well Established
13 sqm GREEN WALL						
Ha			Hydrangea anomala petiolaris / Climbing Hydrangea	#2 pot	450mm	
Pq			Parthenocissus quinquefolia / Virginia Creeper	#2 pot	450mm	
Pt			Parthenocissus tricuspidata / Boston Ivy	#2 pot	450mm	

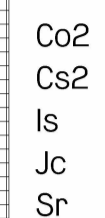


137 sqm RAIN GARDEN AND SWALE EDGE



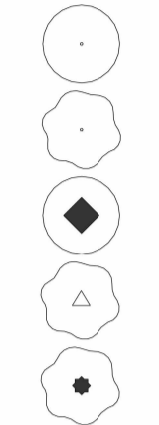
Cc3			Cistus corbariensis / White Rockrose	#2 Pot	1500mm	Full, Well Established
Gs3			Gaultheria shallon / Salal	#2 Pot	600mm	Full, Well Established
Pm7			Polystichum munitum / Western Sword Fern	#1 Pot	600mm	Full, Well Established
Rn2			Rosa nutkana / Nootka Rose	#2 Pot	1500mm	Full, Well Established
Vo2			Vaccinium ovatum / Evergreen Huckleberry	#2 Pot	1500mm	Full, Well Established

88 sqm RAIN GARDEN AND SWALE BOTTOM

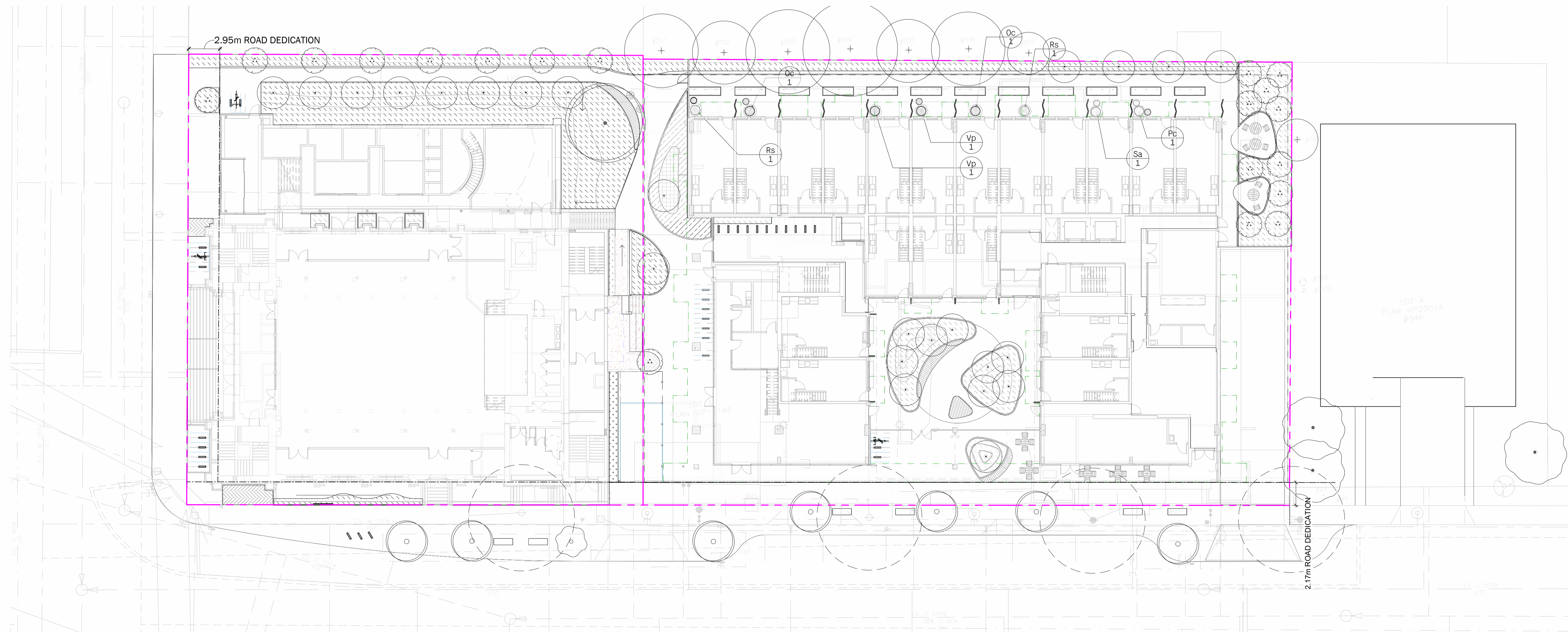


Co2			Carex obnupta / Slough Sedge	#1 Pot	300mm	Full, Well Established
Cs2			Carex stipata / Awi-fruited Sedge	#1 Pot	300mm	Full, Well Established
Is			Iris setosa / Wild Flag Iris	#1 Pot	300mm	Full, Well Established
Jc			Juncus patens 'Carman's Grey' / Carman's Grey Spreading Rush	#1 Pot	300mm	Full, Well Established
Sr			Schizostylis coccinea 'Oregon Sunset'	#1 Pot	300mm	Full, Well Established

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



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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

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	
Scale	1 : 200	L4.01
Drawn/Checked	ZF SS	

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



PLANT SCHEDULE - WESTERN LOT - 9 TREES TOTAL

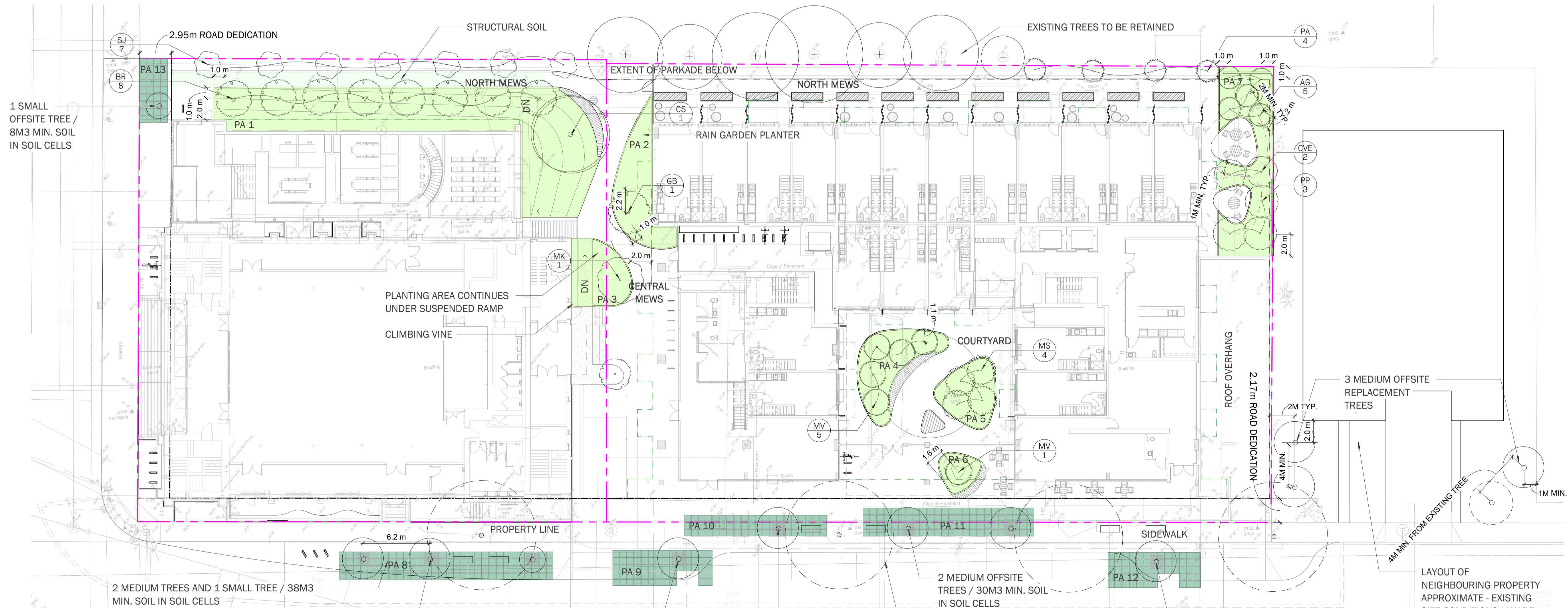
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
1:1 REPLACEMENT TREES - 9 TOTAL						
	BR	8	Betula nigra / River Birch	6cm cal.	As Shown	B&B, Single Stem Specimens.
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	SJ	7	Styrax japonicus / Japanese Snowbell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

PLANT SCHEDULE - EASTERN LOT - 12 TREES TOTAL (1 TREE TO BE ADDED VIA CASH IN LIEU)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
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 - 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 '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

REPLACEMENT TREE CHART

Planting Area ID	Area (m2)	Soil volume multiplier	Replacement Trees proposed					Soil volume required (m3)			Total
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large		
Onsite Replacement Trees - Western Parcel											
1	182	0.9	163.8		9				135m3	135m3	
Onsite Replacement Trees - Eastern Parcel											
2	41	0.6	24.6m3		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	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				



NOTE: IN AREAS WITH SOIL CELLS, SOIL VOLUME HAS BEEN CALCULATED AT 92% OF TOTAL VOLUME AVAILABLE

NEW MUNICIPAL TREES IN COV TREE GRATES TO BE IRRIGATED FROM A NEW SEPARATE MUNICIPAL SERVICE MEETING SCHEDULE C OF 12-042

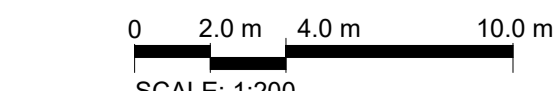
1 MEDIUM OFFSITE TREE / 20M3 MIN. SOIL IN SOIL CELLS

1 MEDIUM OFFSITE TREE / 20M3 MIN. SOIL IN SOIL CELLS

2 MEDIUM OFFSITE TREES / 30M3 MIN. SOIL IN SOIL CELLS

5M RADIUS AROUND HYDRO POLE REMAINS CLEAR OF TREES

1 MEDIUM OFFSITE TREE / 20M3 MIN. SOIL IN SOIL CELLS



No.	Description	Date
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

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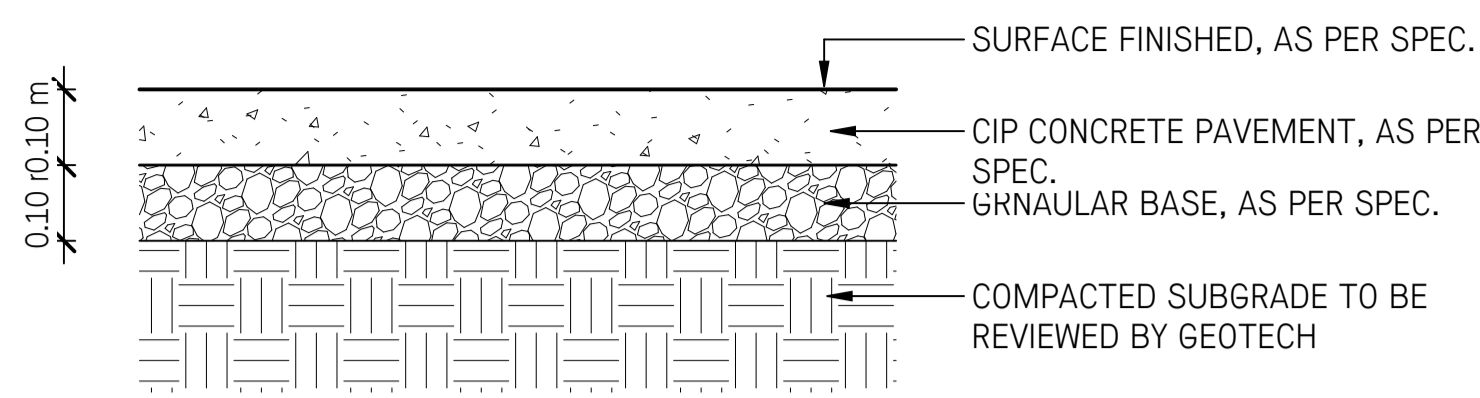
First Met

1701 Quadra St. Victoria, BC

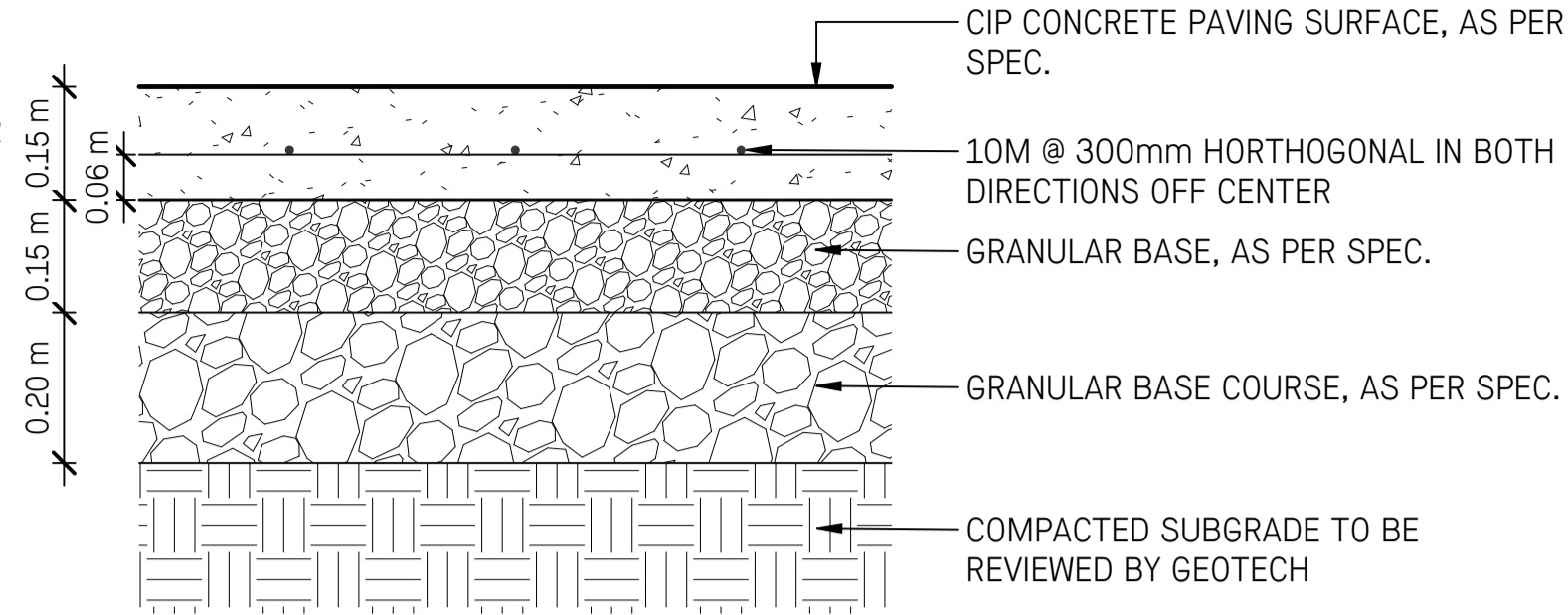
Tree Replacement and Soil Volume Plan

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

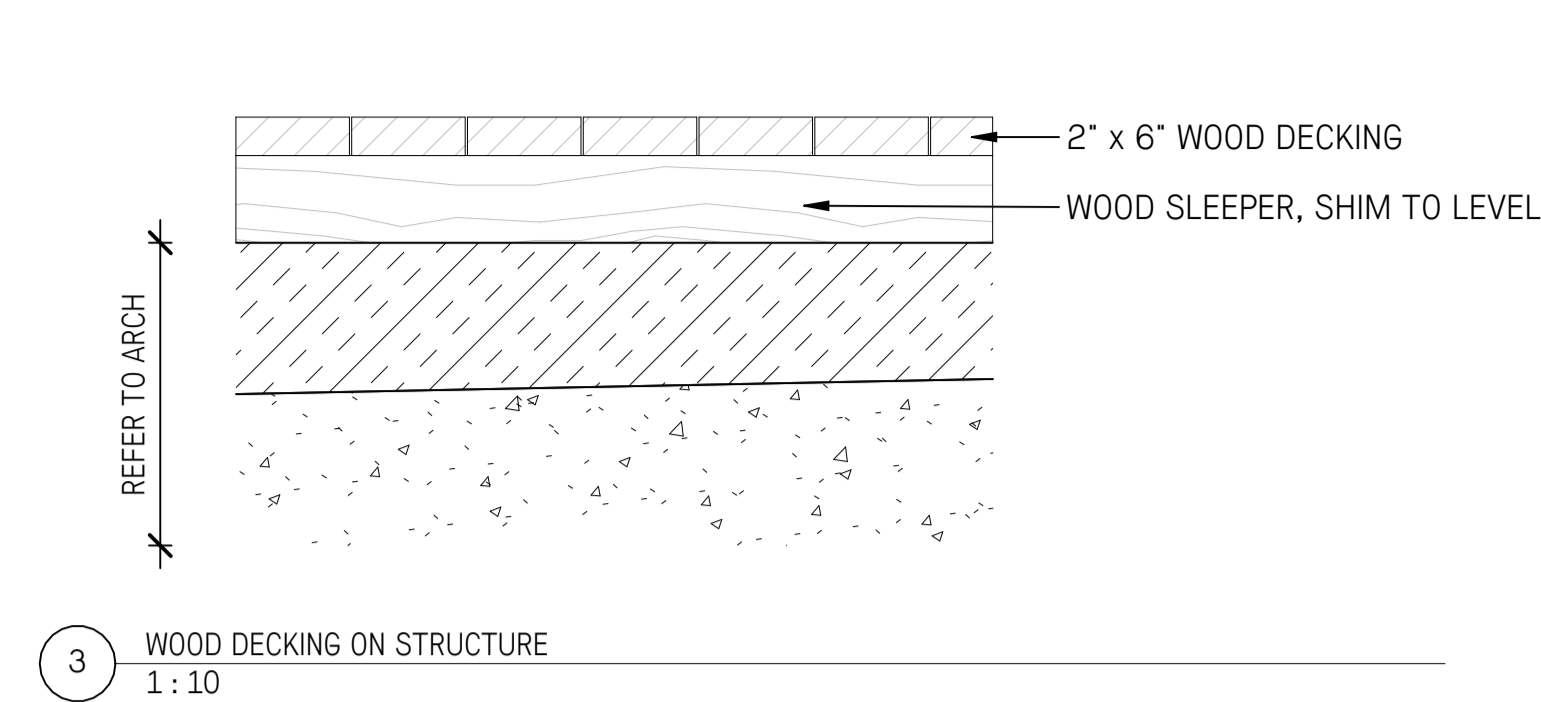
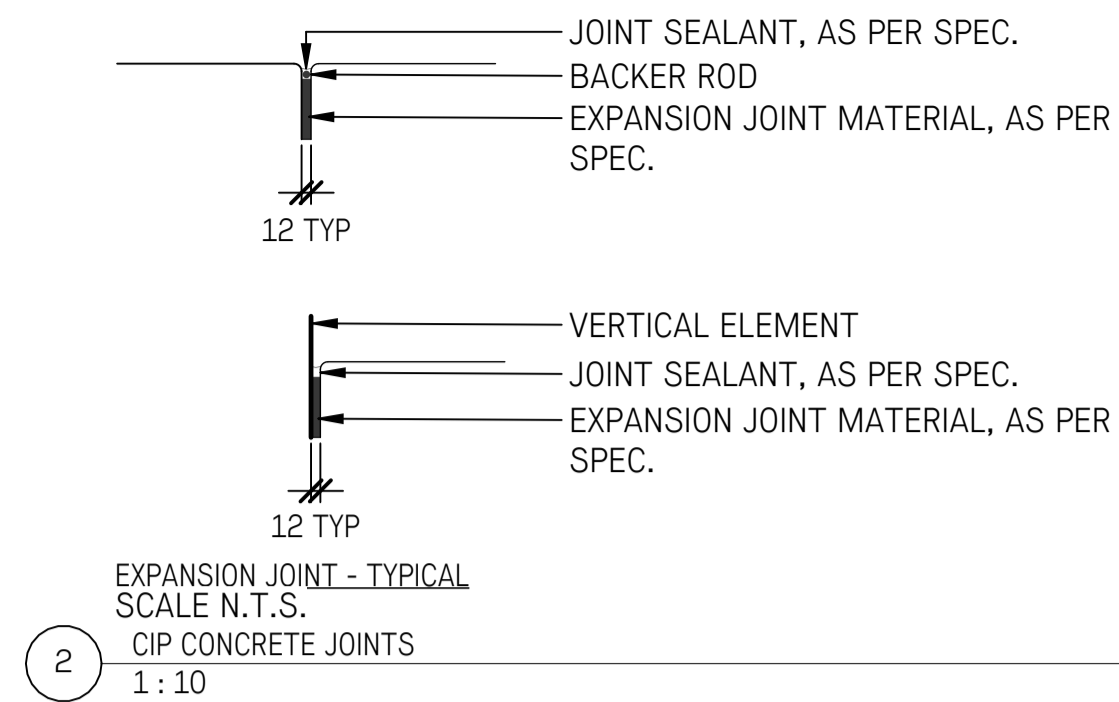
L4.02



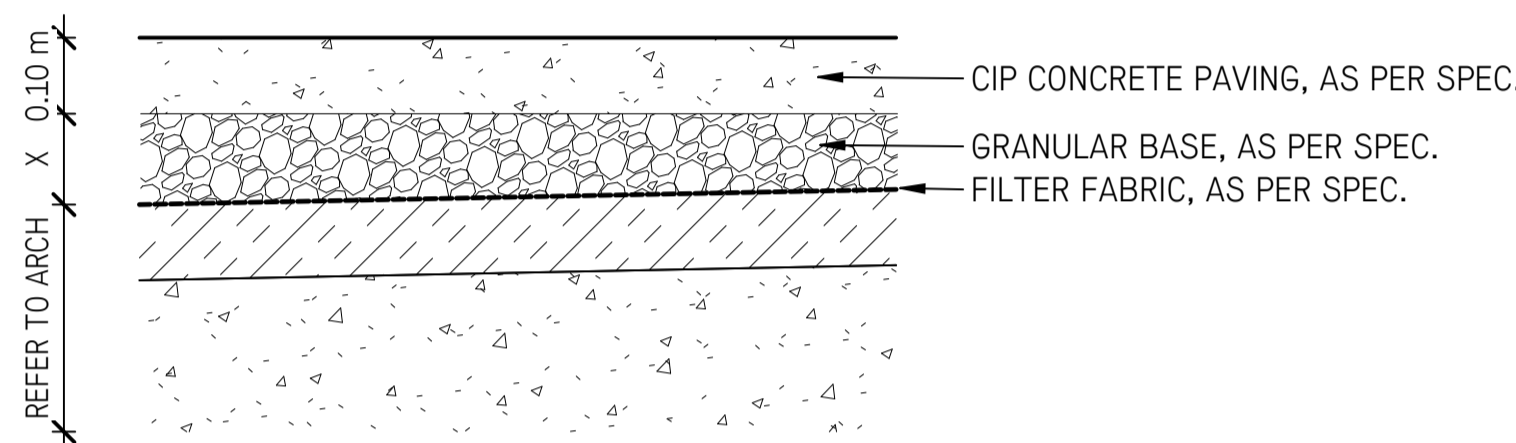
PEDESTRIAN USE



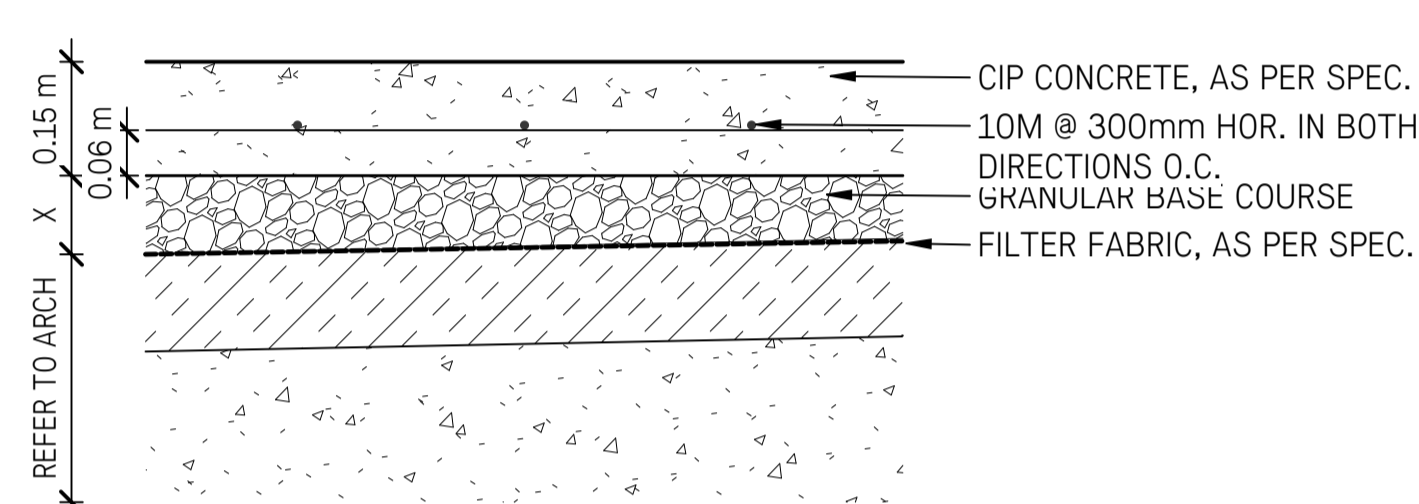
VEHICULAR USE



1 CIP CONCRETE ON GRADE
1:10

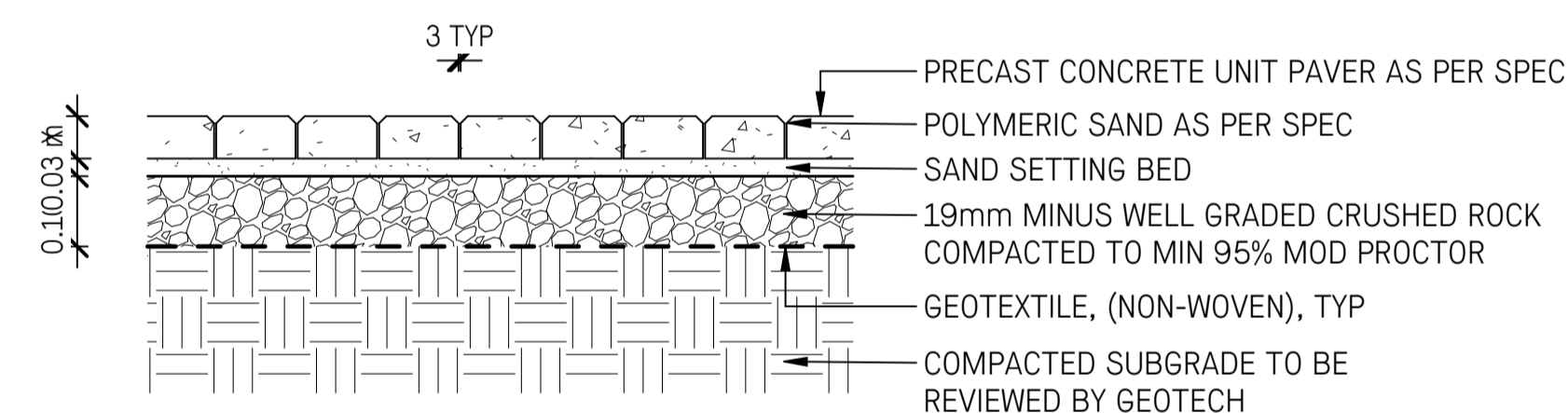


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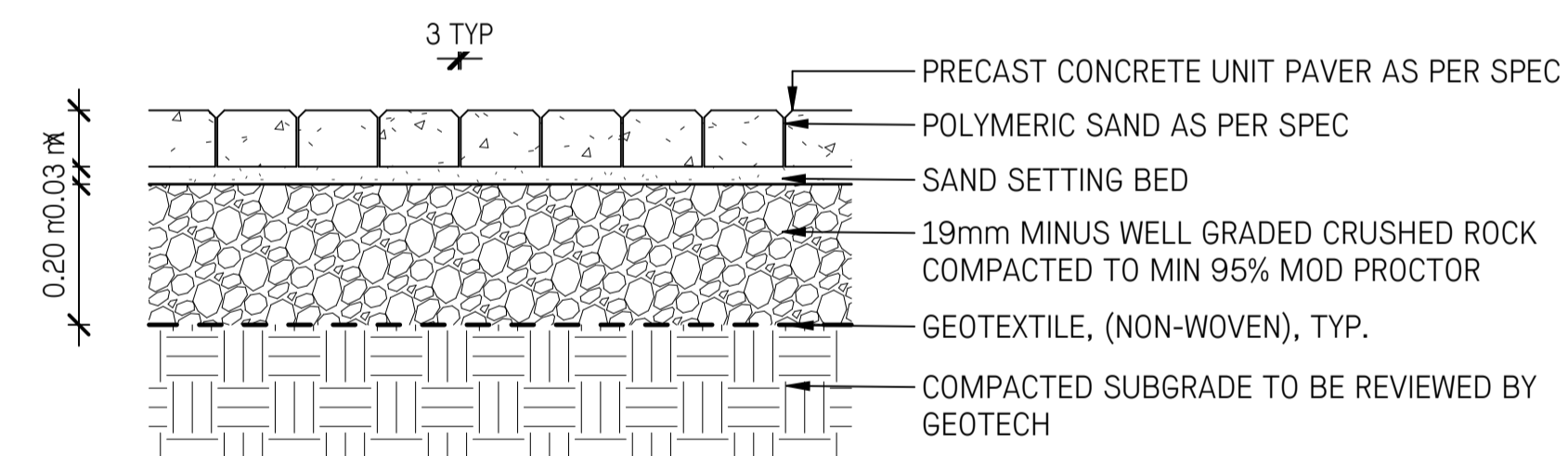


VEHICULAR USE

4 CIP CONCRETE ON SLAB
1:10

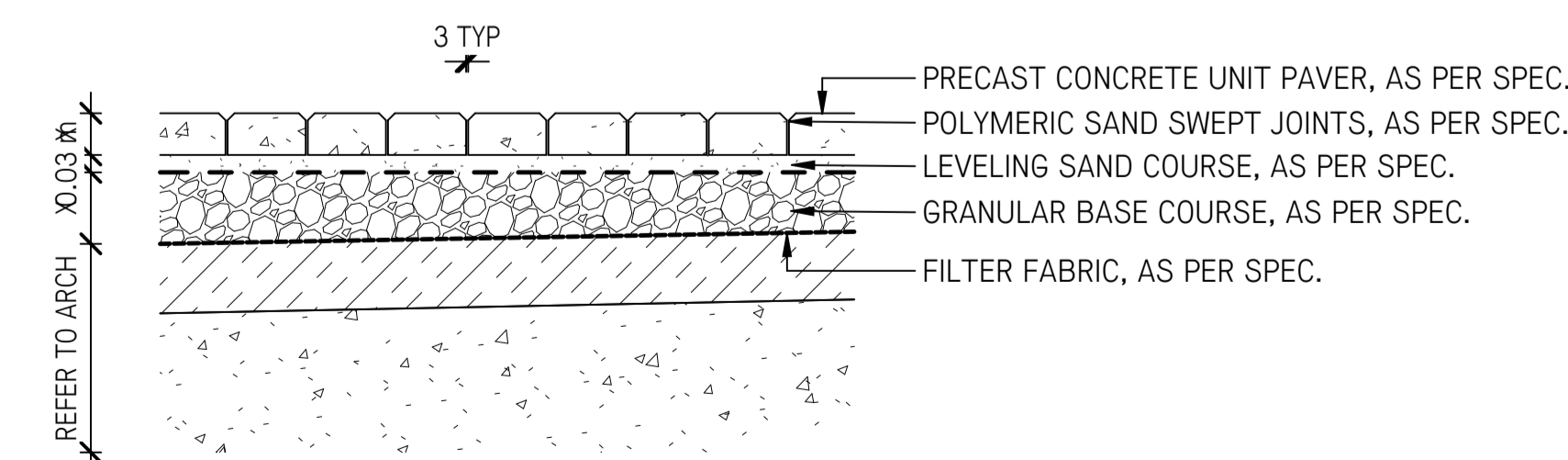


PEDESTRIAN USE

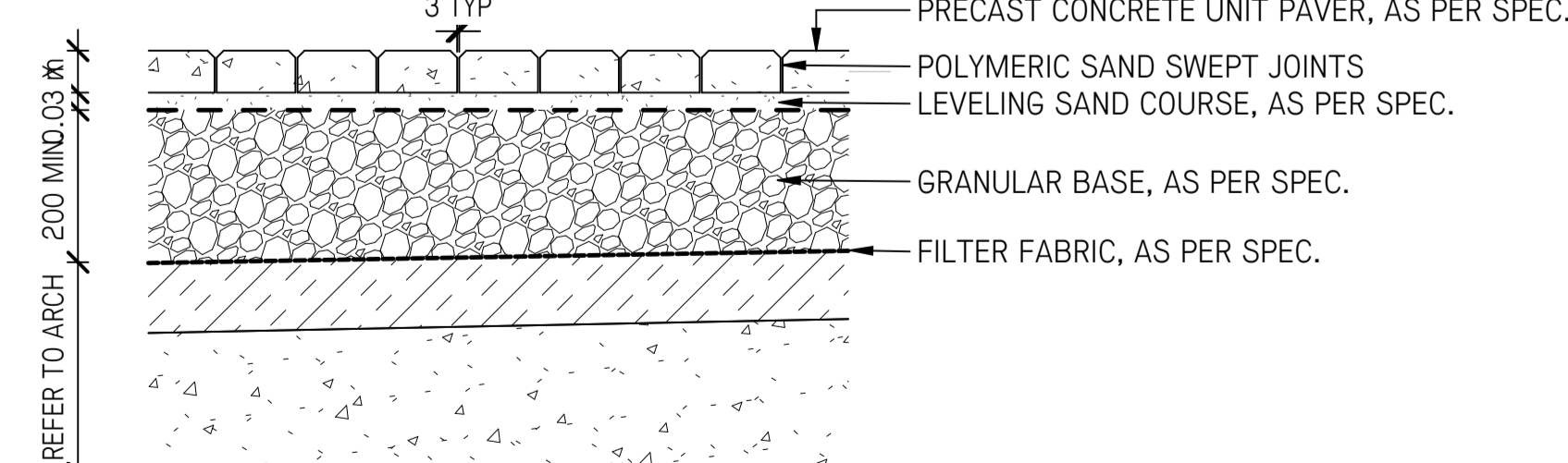


VEHICULAR USE

7 PRECAST CONCRETE UNIT PAVING ON GRADE
1:10

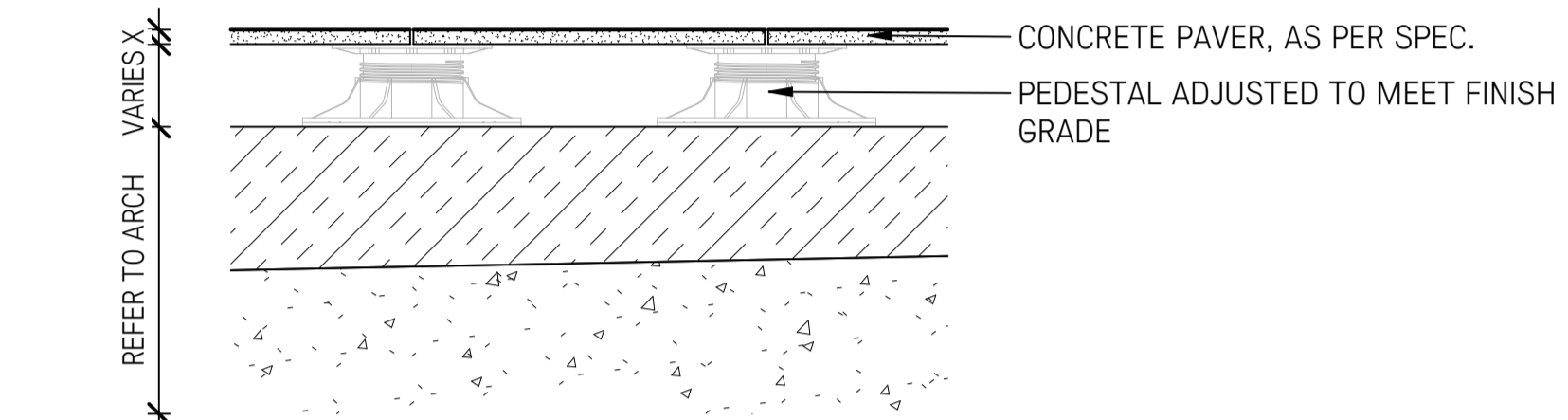


PEDESTRIAN USE

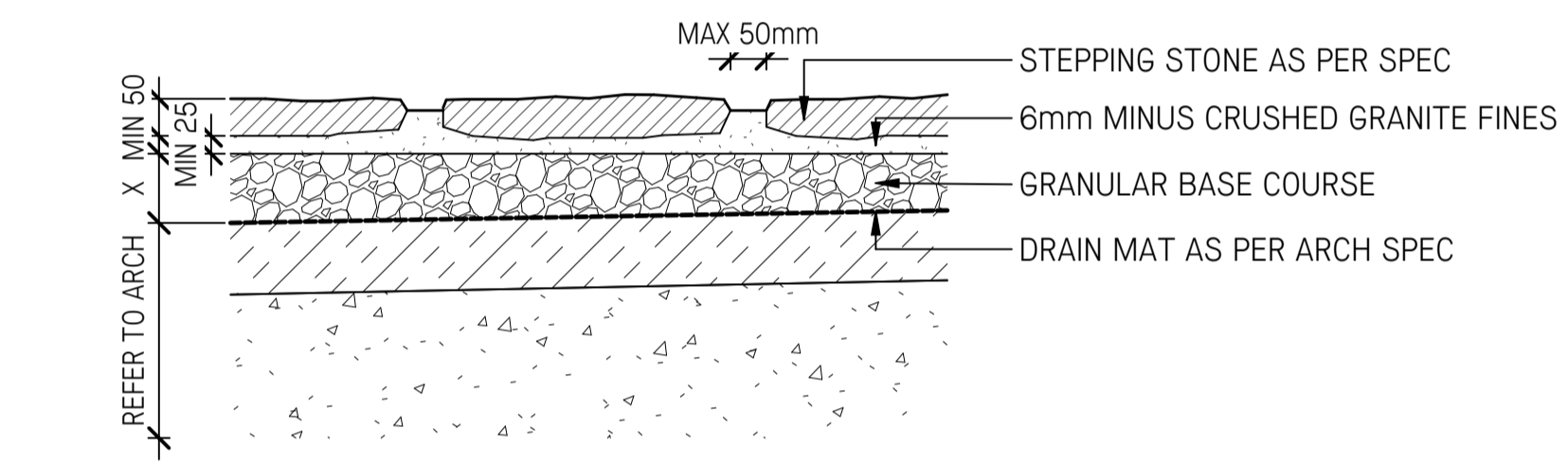


VEHICULAR USE

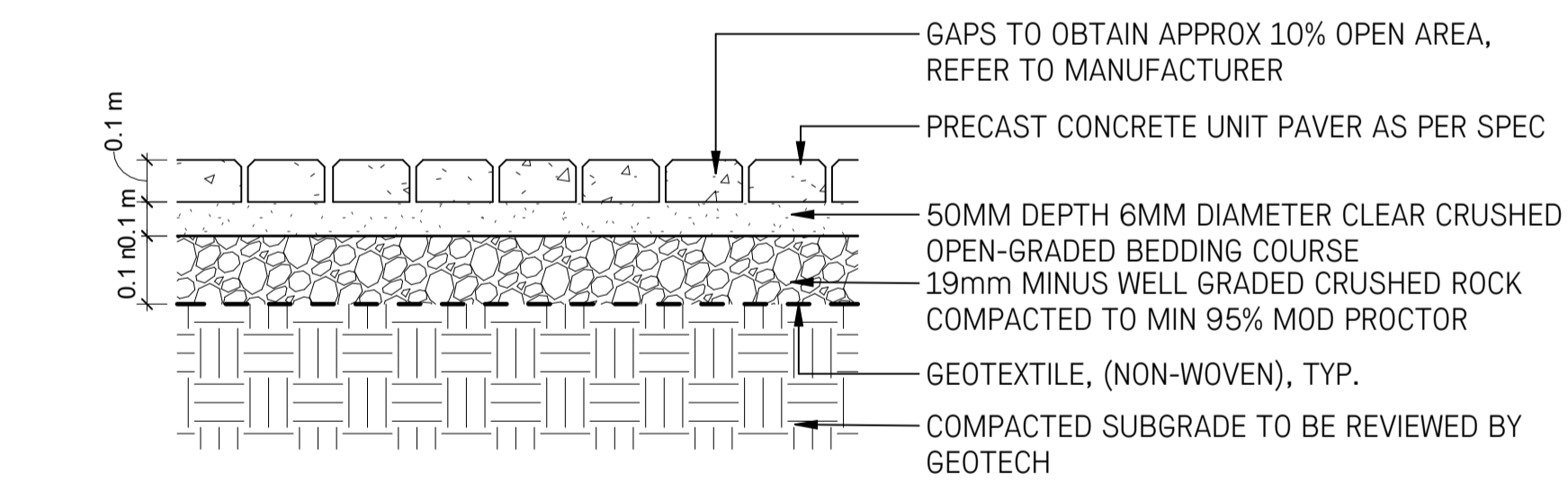
8 PRECAST CONCRETE UNIT PAVING ON SLAB
1:10



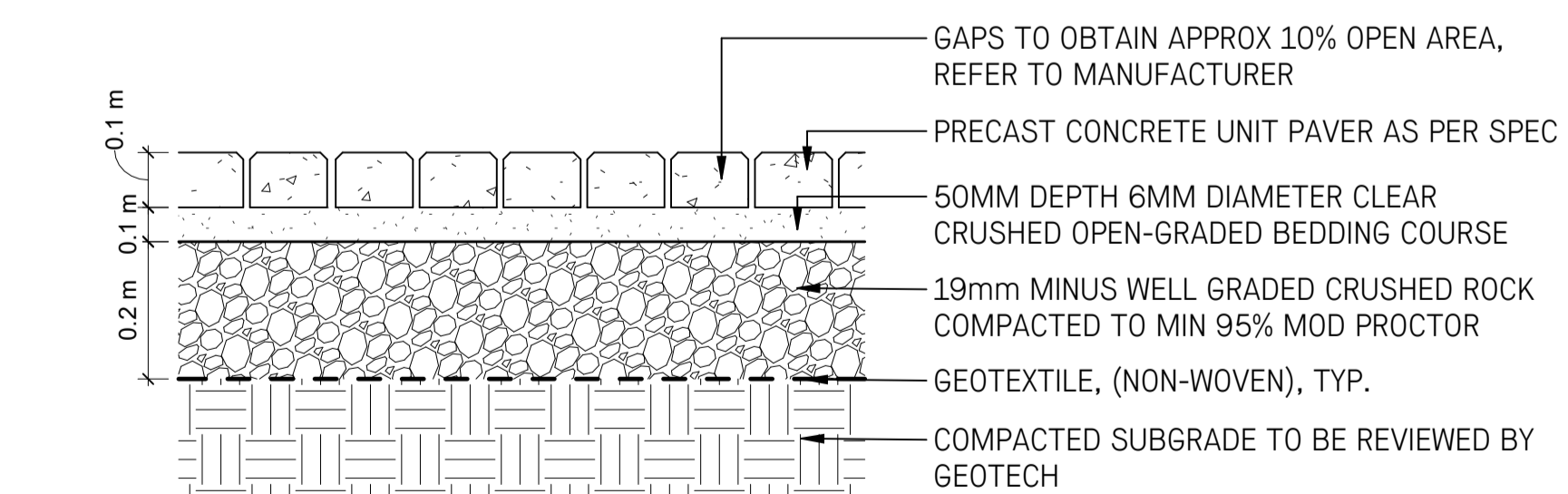
5 PRECAST CONCRETE UNIT PAVING ON PEDESTAL
1:10



6 FLAGSTONE PAVING ON STRUCTURE
1:10



PEDESTRIAN USE



VEHICULAR USE

9 PRECAST CONCRETE UNIT PAVING PERMEABLE
1:10

No.	Description	Date
6	Re-Issued for Rezoning/DP	2026-06-04
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2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21

1	Rezoning/DP	2025/05/05
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First Met

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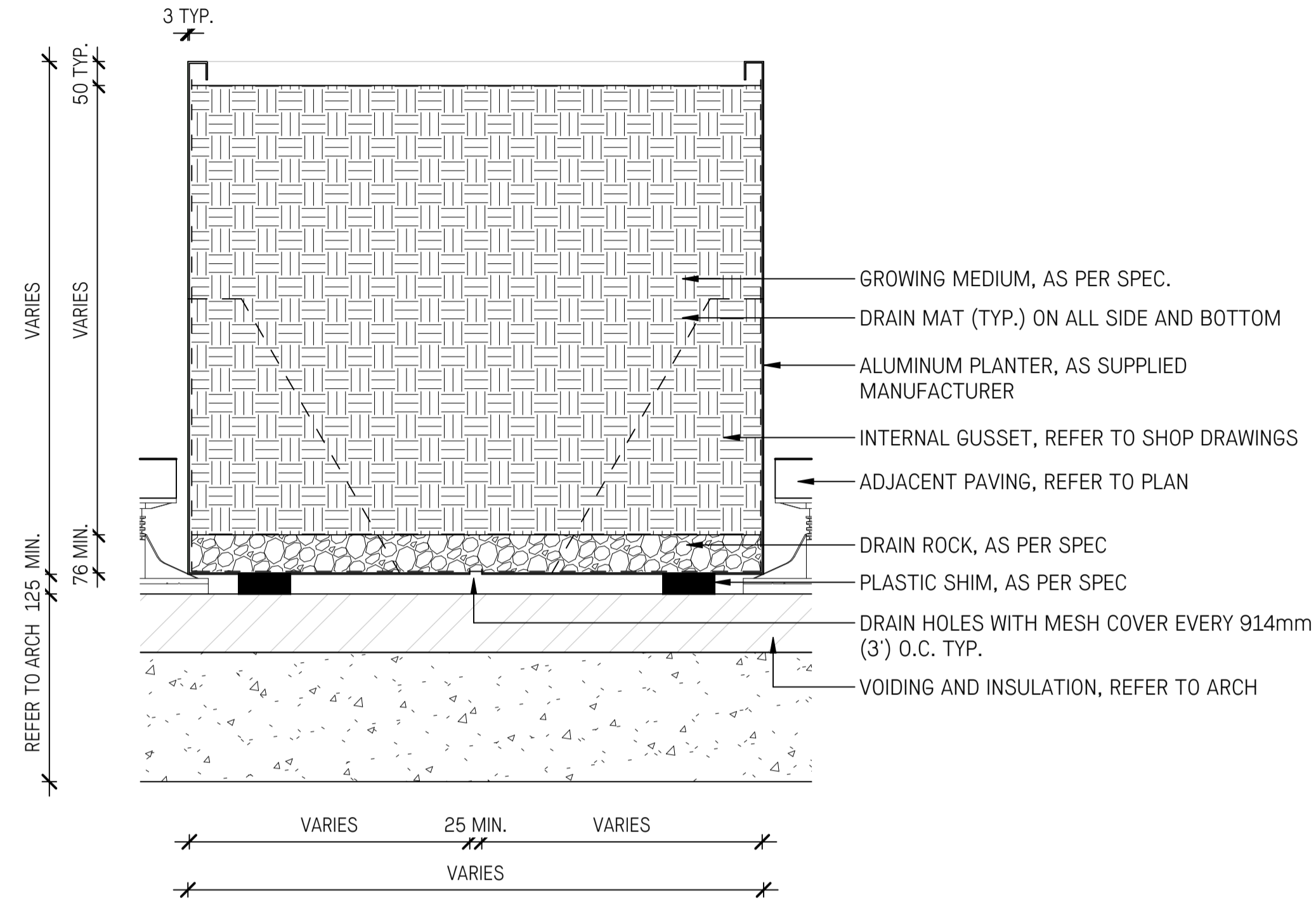
Paving Details

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

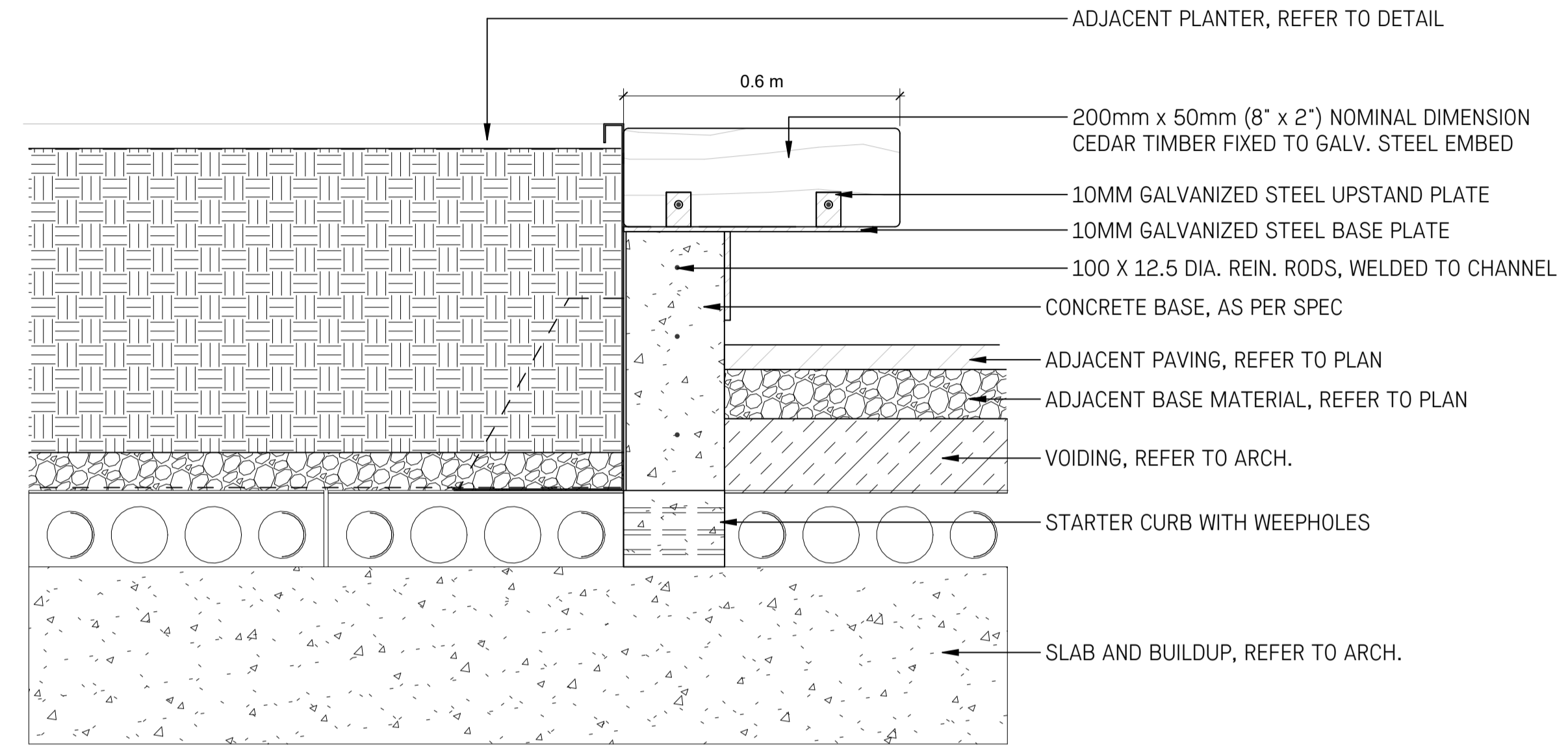
L4.11

METAL PLANTER NOTES:

1. CONTRACTOR TO CONFIRM ALL CUSTOM ELEMENTS AND 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

No.	Description	Date
6	Re-Issued for Rezoning/DP	2026-06-04
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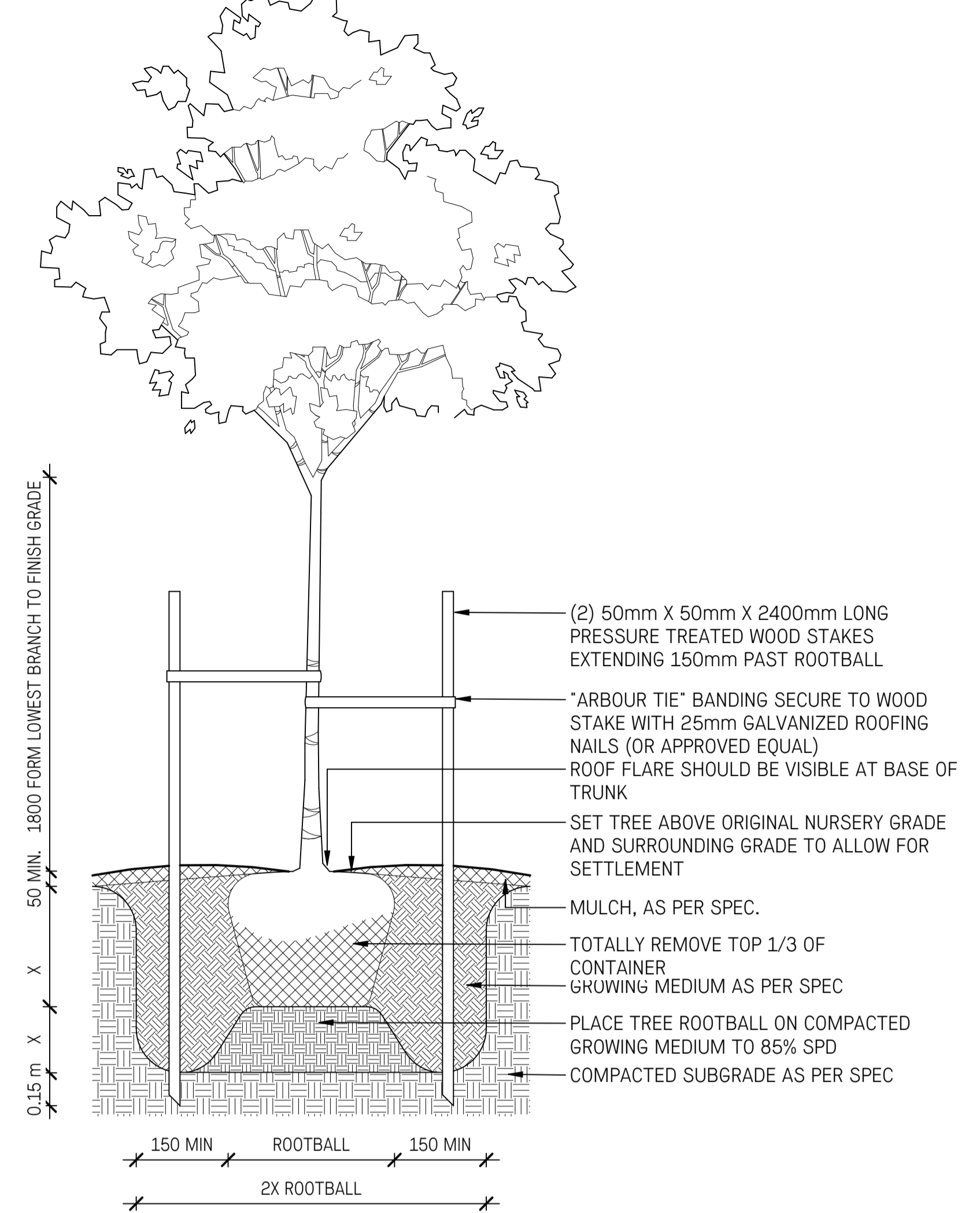
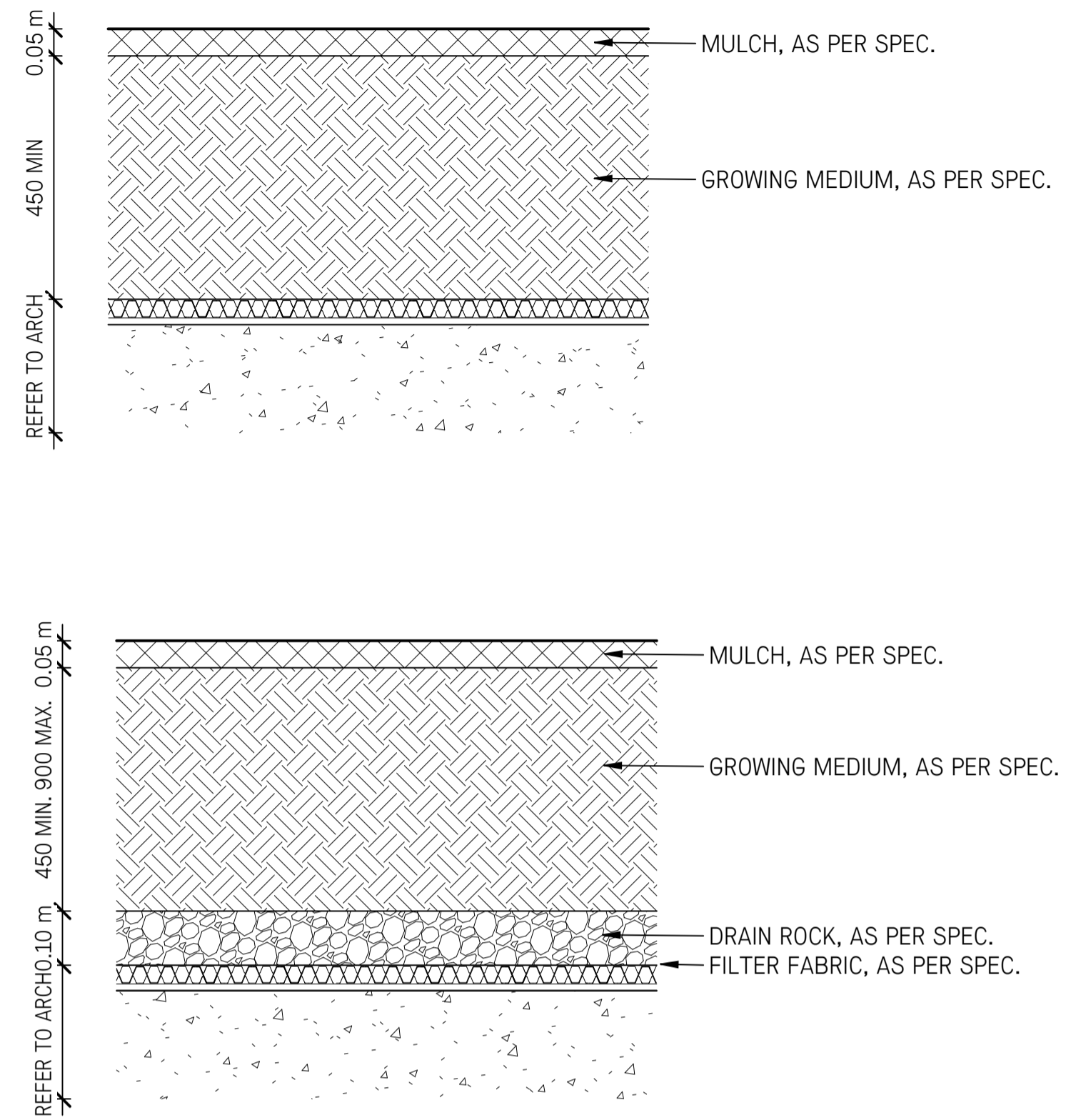
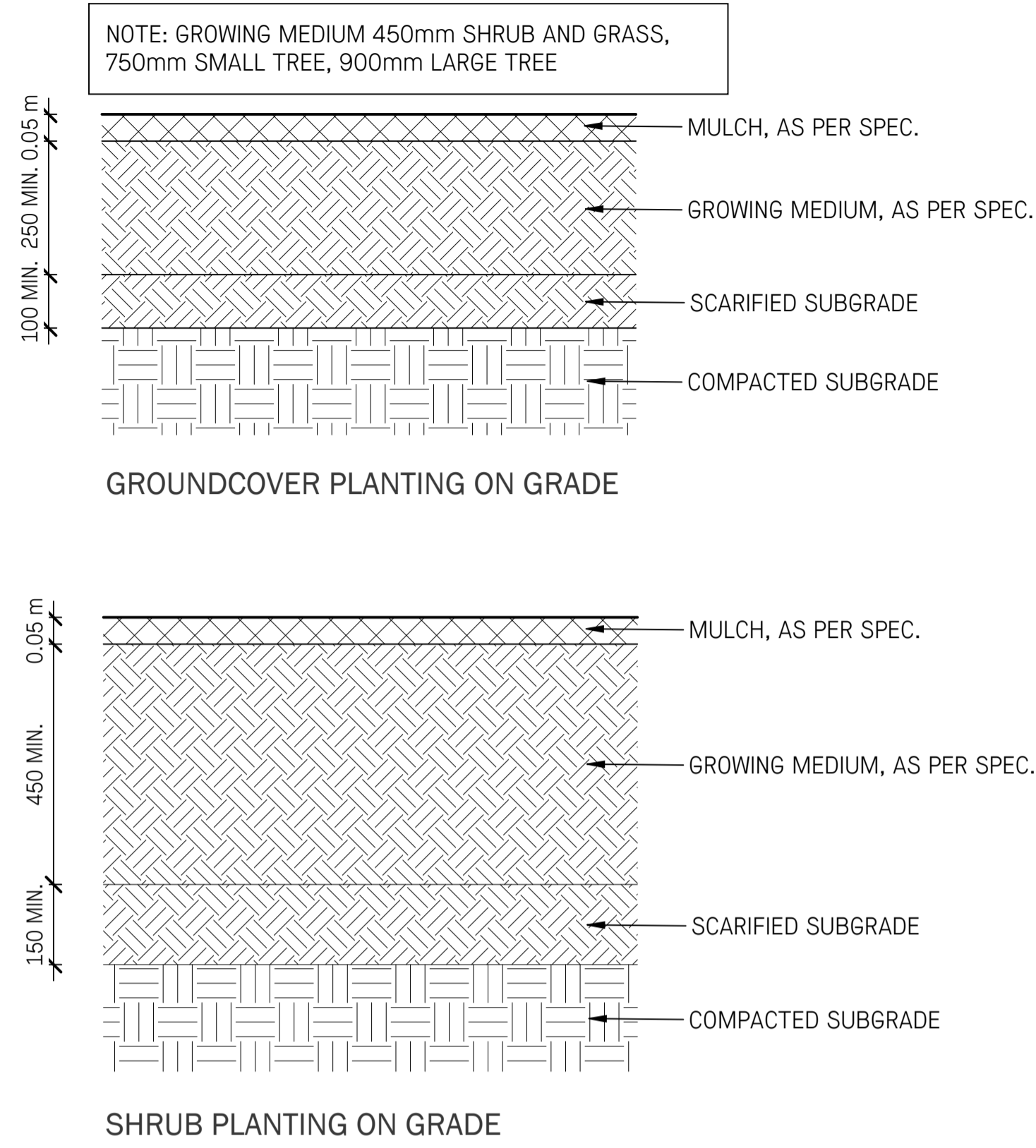
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First Met

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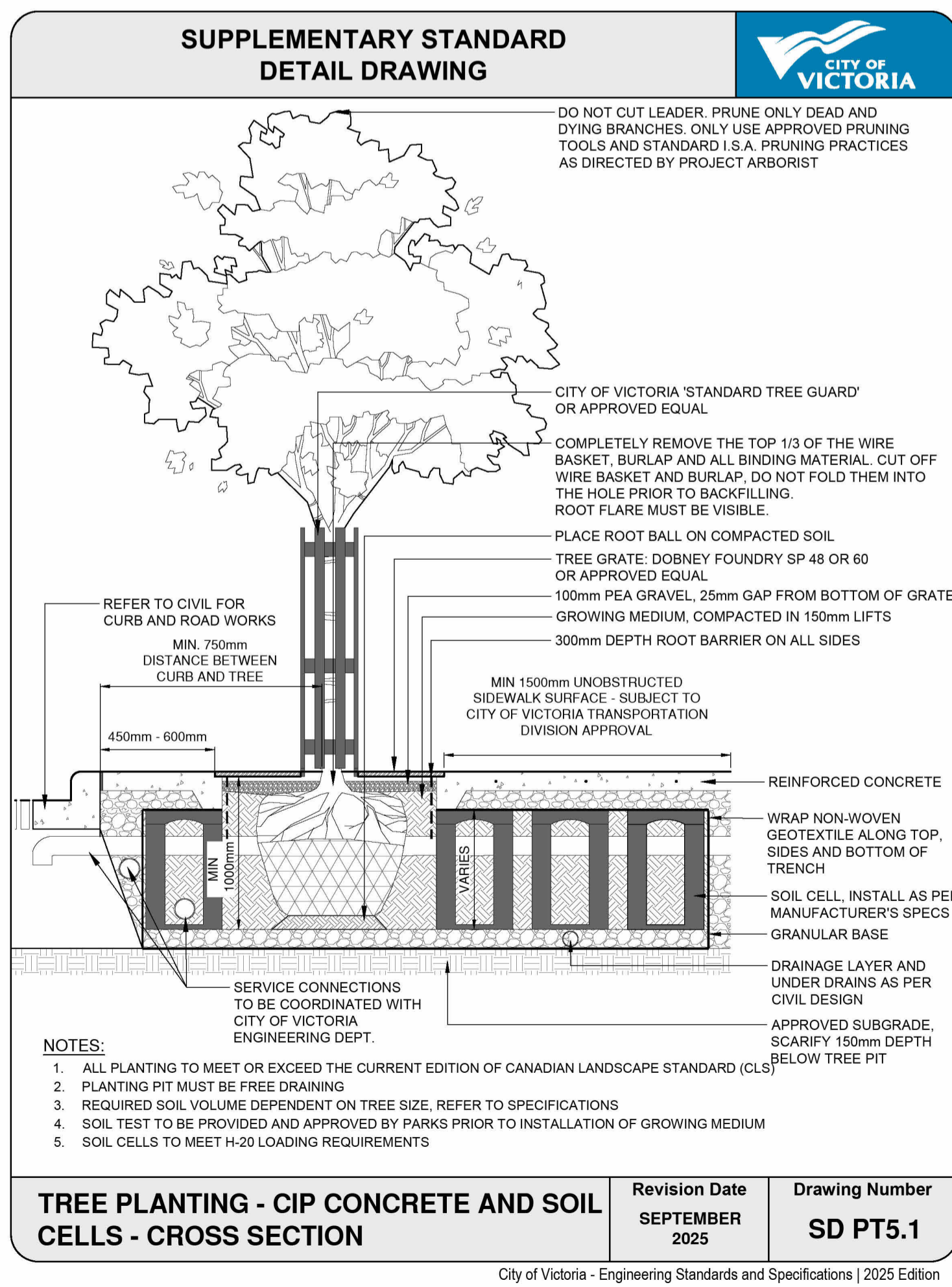
Site Furnishings

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1 : 10	L4.22
Drawn/Checked	ZF SS	

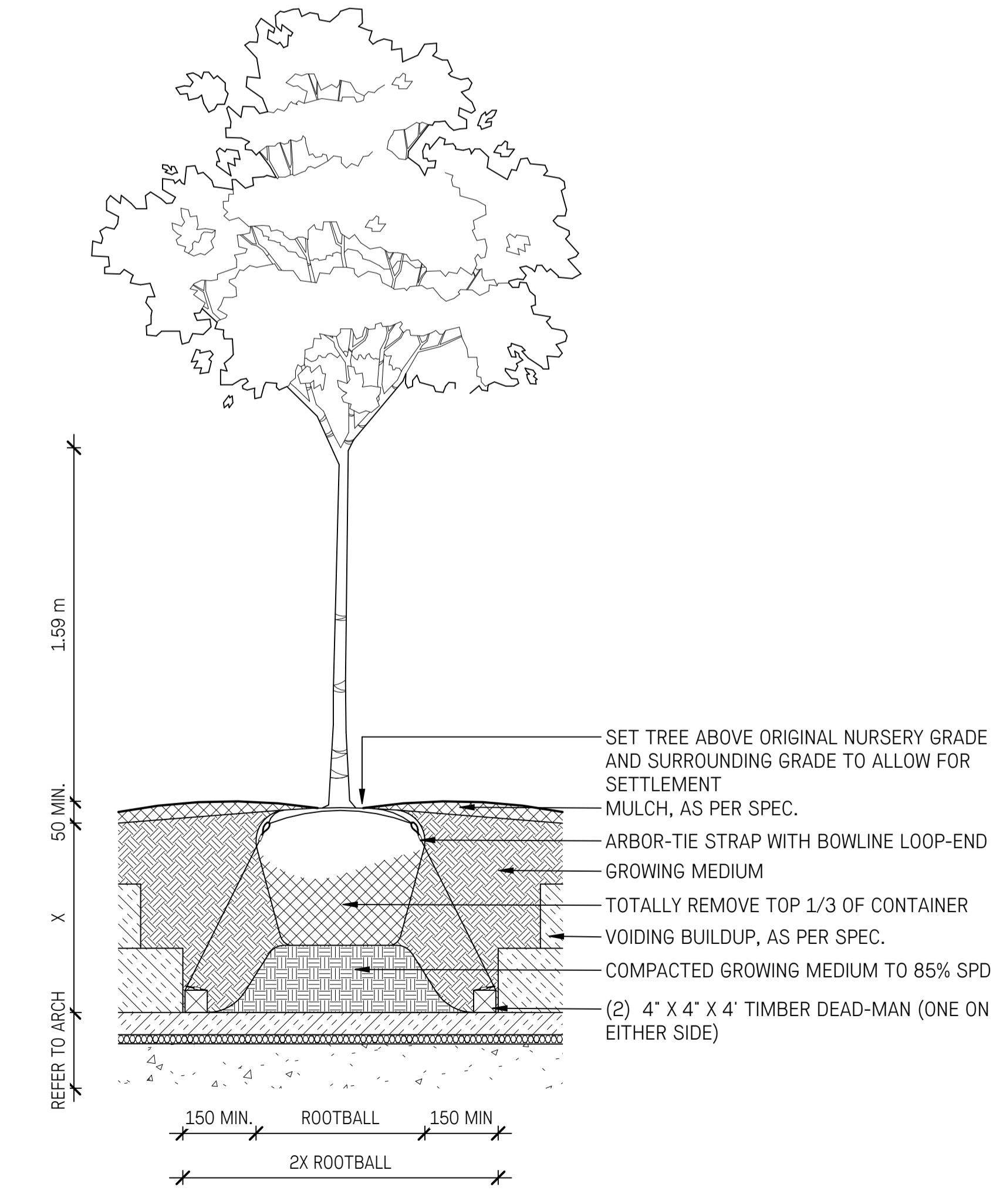


1 TYPICAL SOIL PROFILES
1 : 10

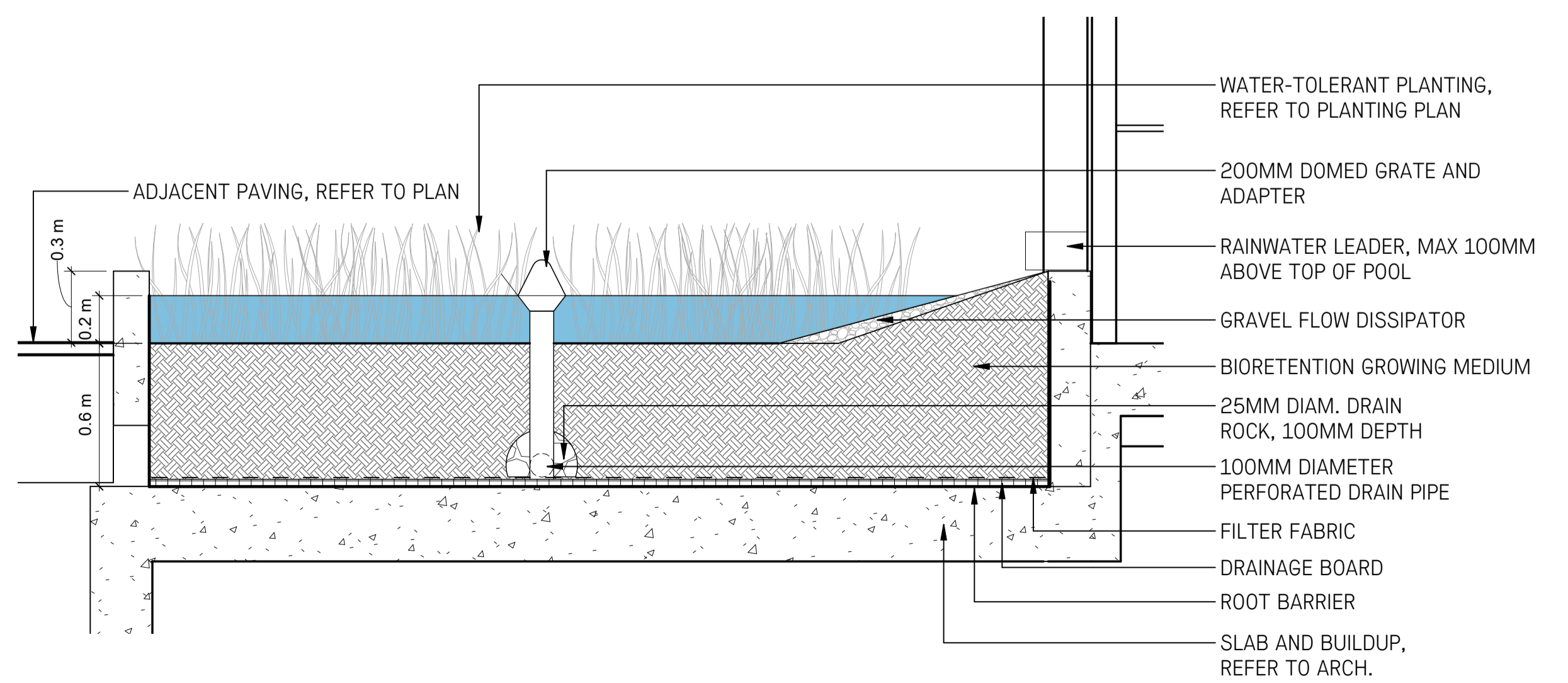
2 TYPICAL TREE PLANTING ON GRADE
1 : 20



3 TYPICAL STREET TREE PLANTING WITH SOIL CELLS
NTS



4 TREE PLANTING ON SLAB
1 : 20



5 Rain Garden Detail On Slab
1 : 20

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

NOT FOR CONSTRUCTION

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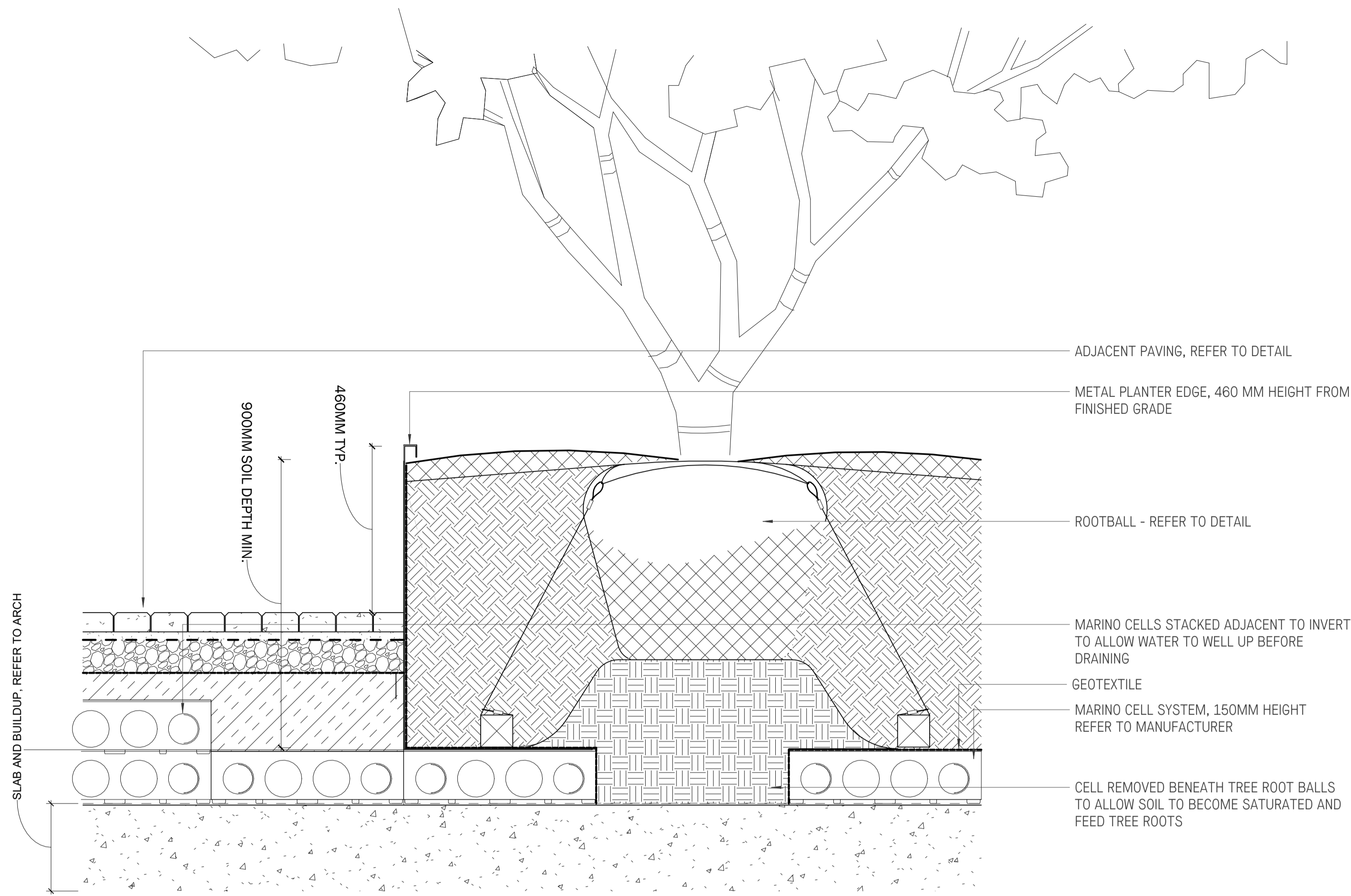
First Met

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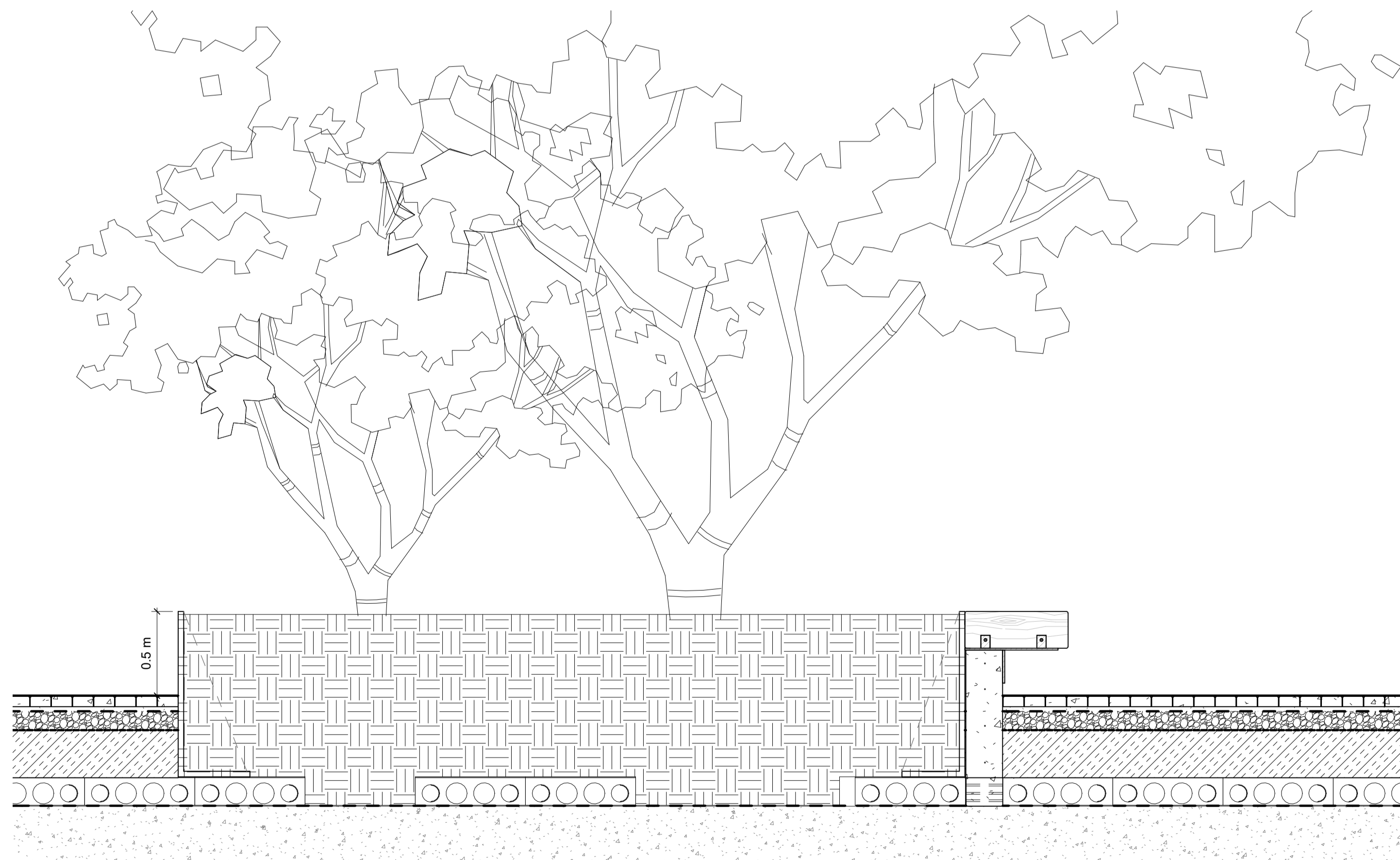
Planting Details

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

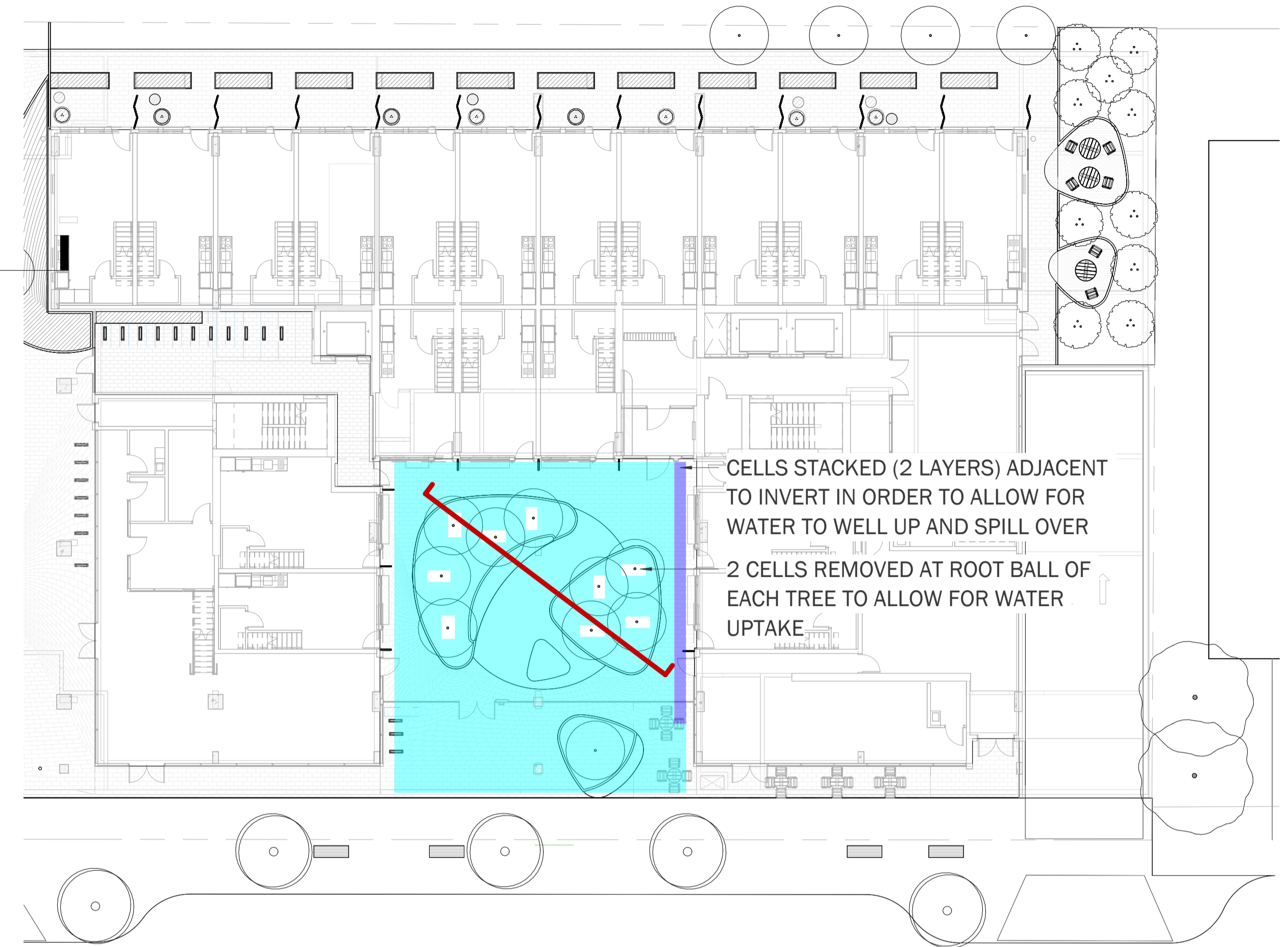
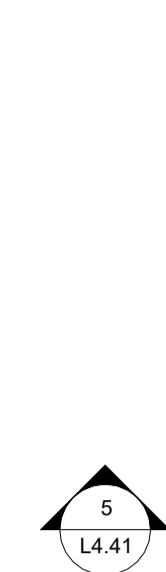
L4.41



1 TYPICAL MARINO CELLS
1:10



2 COURTYARD SECTION
1:20



MARINO CELL LAYOUT PLAN
1:200

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

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Planting Details

