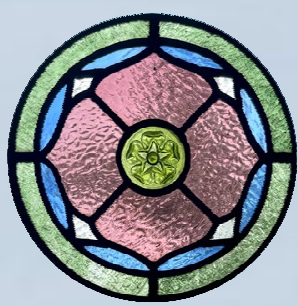




**932 BALMORAL
ROAD & 1701
QUADRA STREET**



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

AUGUST 17, 2026

ZONING SUMMARY

CIVIC ADDRESS:

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

LEGAL DESCRIPTION:

REFER TO SURVEY

ZONING:

CBD-1

DRAWING LIST

COVER SHEET

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A0.03	SITE CONTEXT
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A1.02	DECONSTRUCTION PLAN FIRST FLOOR - HERITAGE BLDG
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FSR 1.02	FLOOR SPACE RATIO PLANS
FSR 1.03	FLOOR SPACE RATIO PLANS

PROJECT TEAM

OWNER:

200-398 HARBOUR ROAD
VICTORIA BC V9A 0B7
250-940-3568

ARCHITECT:
MARIANNE AMODIO + HARLEY
GRUSKO ARCHITECTS
201-877 EAST HASTINGS ST.
VANCOUVER BC V6A 3Y1
778-379-9276

STRUCTURAL ENGINEER
RJC ENGINEERS
303-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-386-7794

CODE CONSULTANT:
GHL CONSULTANTS LTD.
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VANCOUVER, BC V6C 1X6
604-689-4449

MECHANICAL ENGINEER:
INTROBA
210-1515 DOUGLAS ST.
VICTORIA, BC V8W 0E4
250-418-1288

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BUILDING ENVELOPE:
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250-800-5655

ENERGY COMPLIANCE ENGINEER:

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VICTORIA, BC V8W 0E4
250-418-1288

LANDSCAPE ARCHITECT:
HAPA COLLABORATIVE
403-375 W 5th AVE.
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ARBORIST:
D CLARK ARBORICULTURE
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VICTORIA, BC V8T 3T4
250-208-1568

CIVIL ENGINEER:
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VICTORIA, BC V8X 4A3
250-370-9221

GEOTECHNICAL ENGINEER:
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100-771 VERNON AVE.
VICTORIA, BC V8X 5A7

SURVEYOR:
J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVE.
VICTORIA, BC V8Z 4B7
250-727-2214

TRANSPORTATION ENGINEER:
BUNT & ASSOCIATES
530-645 FORT ST.
VICTORIA, BC V8W 1G2
250-592-6122

DEVELOPMENT DATA SUMMARY

SITE DIMENSIONS:		42.76m x 104.80 x 40.35m x 104.73m / 140.29' x 343.83' x 132.38' x 343.60'	
TOTAL SITE AREA:		4,442.3 m ² / 47,817 ft ²	
TOTAL FLOOR AREA*:		REQUIRED / PERMITTED 13,326.9 m ² / 143,450 ft ²	PROPOSED 10,076.7 m ² / 108,465 ft ²
RESIDENTIAL FLOOR AREA*:			8,079.6m ² / 86,968 ft ²
COMMERCIAL FLOOR AREA*:			270.7 m ² / 2,914 ft ²
HERITAGE FLOOR AREA* TO BE RETAINED:			1,242 m ² / 13,370 ft ²
NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA*:			484 m ² / 5,213 ft ²
FLOOR SPACE RATIO:		3.00	2.27
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"
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" AT CHURCH NORTH ADDITION AT HERITAGE BUILDING
SIDE YARD (SOUTH): (SOUTH BALMORAL RD)		6m	3.41m / 11'-2" 1.37m / 4'-6" AT RESIDENTIAL BLDG AT HERITAGE BUILDING
SIDE YARD (NORTH):		0m	5.16m / 16'-11" 5.65m / 18'-7" AT RESIDENTIAL BLDG AT CHURCH NORTH ADDITION
REAR YARD (EAST):		10m	6.39m / 21'-0"

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

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

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)			TOTAL PARKING SPACES REQUIRED: 139		
0.50 SPACE PER UNIT < 45 m ² (484 ft ²)	43 x 0.5 = 22		<u>ACCESSIBLE:</u>		USE TYPE COUNT
0.50 SPACE PER UNIT > 45 m ² but < 70 m ²	54 x 0.6 = 32		101 SPACES OR MORE = 1 PER 25 PARKING SPACES = 6		CAR SHARE 1
1.00 SPACE PER UNIT > 70 m ² (753 ft ²)	32 x 1.0 = 32		<u>VAN ACCESSIBLE:</u>		1
			WHERE 2-6 ACCESSIBLE PARKING SPACES ARE REQUIRED, MIN 1 OF THESE SPACES MUST BE A VAN ACCESSIBLE SPACE	ACCESSIBLE = 5 VAN ACCESSIBLE = 1	COMMERCIAL ACC 1 COMMERCIAL REG 1 2
VISITOR SPACES	TOTAL = 86 (RESIDENTIAL)				
0.10 SPACE PER UNIT	129 x 0.10 = 13				
	TOTAL = 13 (VISITOR)		VISITOR SPACES = 13		INSTITUTIONAL ACC 2 INSTITUTIONAL REG 2 4
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x .4 = 1,121 m²	1,121 m ² / 80 m ² = 14		<u>ACCESSIBLE:</u> 0 PER 6-25 SPACES <u>VAN ACCESSIBLE:</u> 1 PER 6-25 PAGES	VAN ACCESSIBLE = 1	RESIDENTIAL ACC 2 RESIDENTIAL REG 37 RESIDENTIAL VAN 1 40
ASSEMBLY (60% OF CHURCH + NEW ADDITION) = 2,802 m² x .6 = 1,681 m²	1,681 m ² / 30 m ² = 56			TOTAL REGULAR ACCESSIBLE = 5 TOTAL VAN ACCESSIBLE = 2	VISITOR REG 7 VISITOR VAN 1 8
RESTAURANT	TOTAL = 70 (INSTITUTIONAL)				TOTAL VEHICLE PARKING: 55
1 SPACE PER 40 m ² (70 m ² + 35 m ² OUTDOOR SEATING) /40 m ² = 3					
OFFICE					LOADING SPACES:
1 SPACE PER 70 m ²	155 m ² / 70 m ² = 2				INSTITUTIONAL 1 RESIDENTIAL 1 (AT STREET)
	TOTAL = 5 (COMMERCIAL)				
	TOTAL = 139				

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)		MULTIPLE DWELLING GREATER OF 6 SPACES OR 0.10 SPACES PER UNIT		CLASS 1 - LONG-TERM USE																																								
43 x 1.00 = 43 86 x 1.25 = 108 TOTAL = 151 (RESIDENTIAL)		129 X 0.10 = 13 TOTAL = 13 (RESIDENTIAL)		<table><tr><th>PROGRAM</th><th>USE</th><th>TYPE</th><th>COUNT</th></tr><tr><td>COMMERCIAL</td><td>LONG-TERM</td><td>H</td><td>2</td></tr><tr><td>COMMERCIAL</td><td>LONG-TERM</td><td>V</td><td>2</td></tr><tr><td>INSTITUTIONAL</td><td>LONG-TERM</td><td>H</td><td>4</td></tr><tr><td></td><td></td><td></td><td>4</td></tr><tr><td>RESIDENTIAL</td><td>LONG-TERM</td><td>C</td><td>13</td></tr><tr><td>RESIDENTIAL</td><td>LONG-TERM</td><td>H</td><td>90</td></tr><tr><td>RESIDENTIAL</td><td>LONG-TERM</td><td>V</td><td>51</td></tr><tr><td></td><td></td><td></td><td>154</td></tr><tr><td></td><td></td><td></td><td>162</td></tr></table>	PROGRAM	USE	TYPE	COUNT	COMMERCIAL	LONG-TERM	H	2	COMMERCIAL	LONG-TERM	V	2	INSTITUTIONAL	LONG-TERM	H	4				4	RESIDENTIAL	LONG-TERM	C	13	RESIDENTIAL	LONG-TERM	H	90	RESIDENTIAL	LONG-TERM	V	51				154				162
PROGRAM	USE	TYPE	COUNT																																									
COMMERCIAL	LONG-TERM	H	2																																									
COMMERCIAL	LONG-TERM	V	2																																									
INSTITUTIONAL	LONG-TERM	H	4																																									
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RESIDENTIAL	LONG-TERM	C	13																																									
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RESIDENTIAL	LONG-TERM	V	51																																									
			154																																									
			162																																									
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m ² x 4 = 1,121 m ² 1.00 SPACE PER 450 m ² (4844 ft ²)		ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m ² x 4 = 1,121 m ² 1.00 SPACE PER 130 m ²																																										
1,121 m ² / 450 m ² = 3		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		ASSEMBLY (60% OF CHURCH + NEW ADDITION) = 2,802 m ² x 6 = 1681 m ² 1.00 SPACE PER 200 m ²		CLASS 2 - SHORT-TERM USE																																								
1,681 m² / N/A = 0 TOTAL = 3 (INSTITUTIONAL)		1,681 m² / 200 m² = 9 TOTAL = 18 (INSTITUTIONAL)		<table><tr><th>PROGRAM</th><th>USE</th><th>TYPE</th><th>COUNT</th></tr><tr><td>COMMERCIAL</td><td>SHORT-TERM</td><td>H</td><td>3</td></tr><tr><td></td><td></td><td></td><td>3</td></tr><tr><td>INSTITUTIONAL</td><td>SHORT-TERM</td><td>H</td><td>21</td></tr><tr><td></td><td></td><td></td><td>21</td></tr><tr><td>RESIDENTIAL</td><td>SHORT-TERM</td><td>H</td><td>13</td></tr><tr><td></td><td></td><td></td><td>13</td></tr><tr><td></td><td></td><td></td><td>37</td></tr></table>	PROGRAM	USE	TYPE	COUNT	COMMERCIAL	SHORT-TERM	H	3				3	INSTITUTIONAL	SHORT-TERM	H	21				21	RESIDENTIAL	SHORT-TERM	H	13				13				37								
PROGRAM	USE	TYPE	COUNT																																									
COMMERCIAL	SHORT-TERM	H	3																																									
			3																																									
INSTITUTIONAL	SHORT-TERM	H	21																																									
			21																																									
RESIDENTIAL	SHORT-TERM	H	13																																									
			13																																									
			37																																									
RESTAURANT 1.00 SPACE PER 400 m ² (4306 ft ²)		RESTAURANT 1.00 SPACE PER 100 m ²																																										
105 m ² / 400 m ² = 1		105 m ² / 100 m ² = 2																																										
OFFICE 1.00 SPACE PER 150 m ² (1615 ft ²)		OFFICE 1.00 SPACE PER 400 m ² (4306 ft ²)																																										
155 m ² / 150 m ² = 3		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																																								

NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	COUNT	AREA (sf)	AREA (sm²)
1 BED	33	527 ft²	48.9 m²
1 BED + DEN	5	557 ft²	51.8 m²
2 BED	24	722 ft²	67.1 m²
3 BED	8	940 ft²	87.3 m²
STUDIO	40	403 ft²	37.4 m²
LOFT A	10	530 ft²	49.3 m²
LOFT B	2	529 ft²	49.2 m²
LIVE/WORK A	3	498 ft²	46.3 m²
LIVE/WORK B	3	440 ft²	40.9 m²
LIVE/WORK C	1	678 ft²	63.0 m²
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 m² / 403 ft²			

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 5**

AUGUST 17, 2026



DEVELOPMENT DATA

SCALE

$$12'' = 1'-0''$$

A0.01

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**

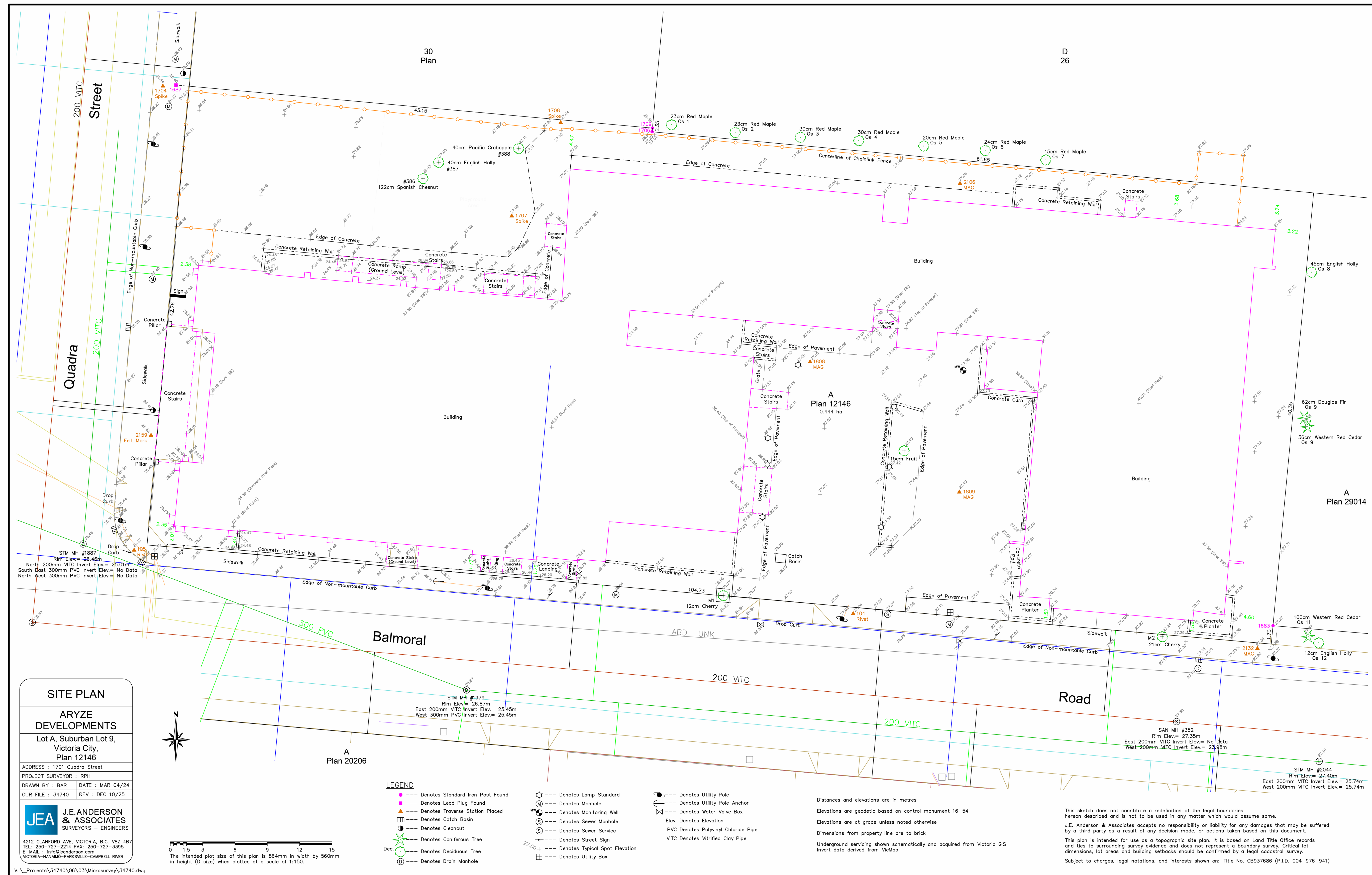
**ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5**

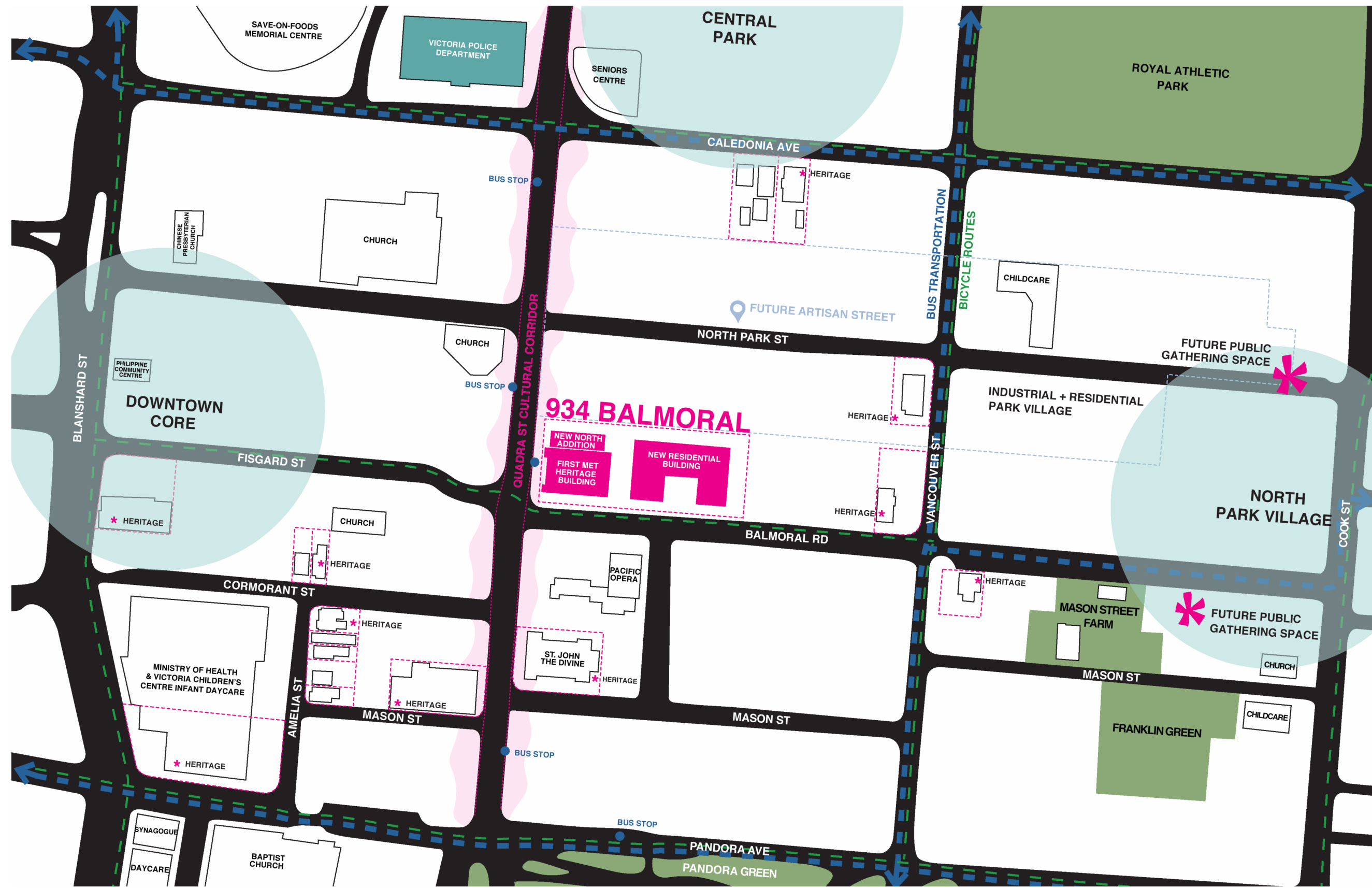
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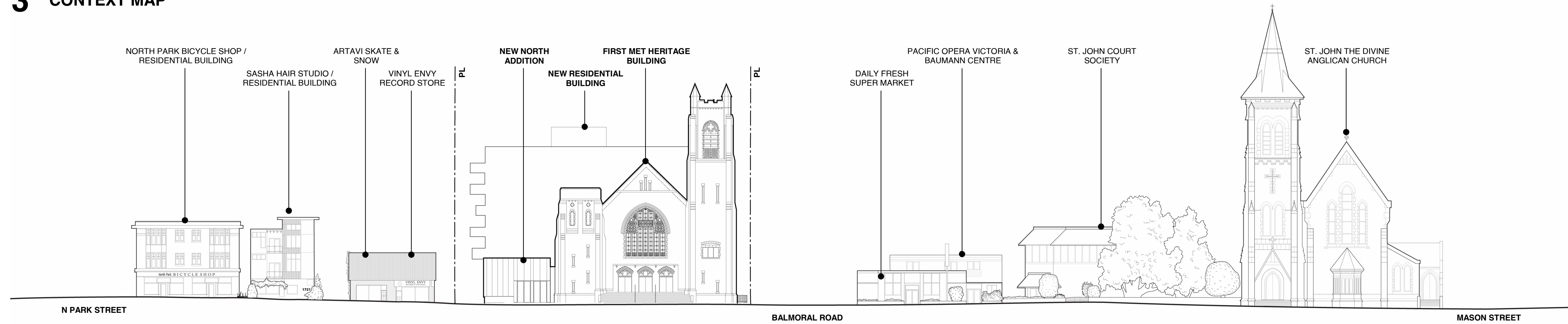
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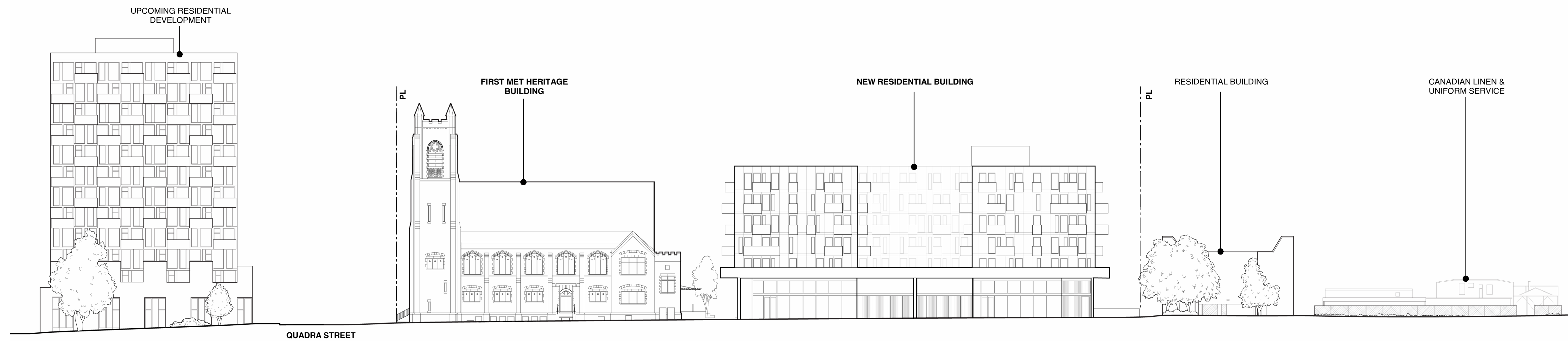
SCALE



3 CONTEXT MAP



2 STREETScape: BALMORAL ROAD



1 STREETScape: QUADRA STREET



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932 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 5

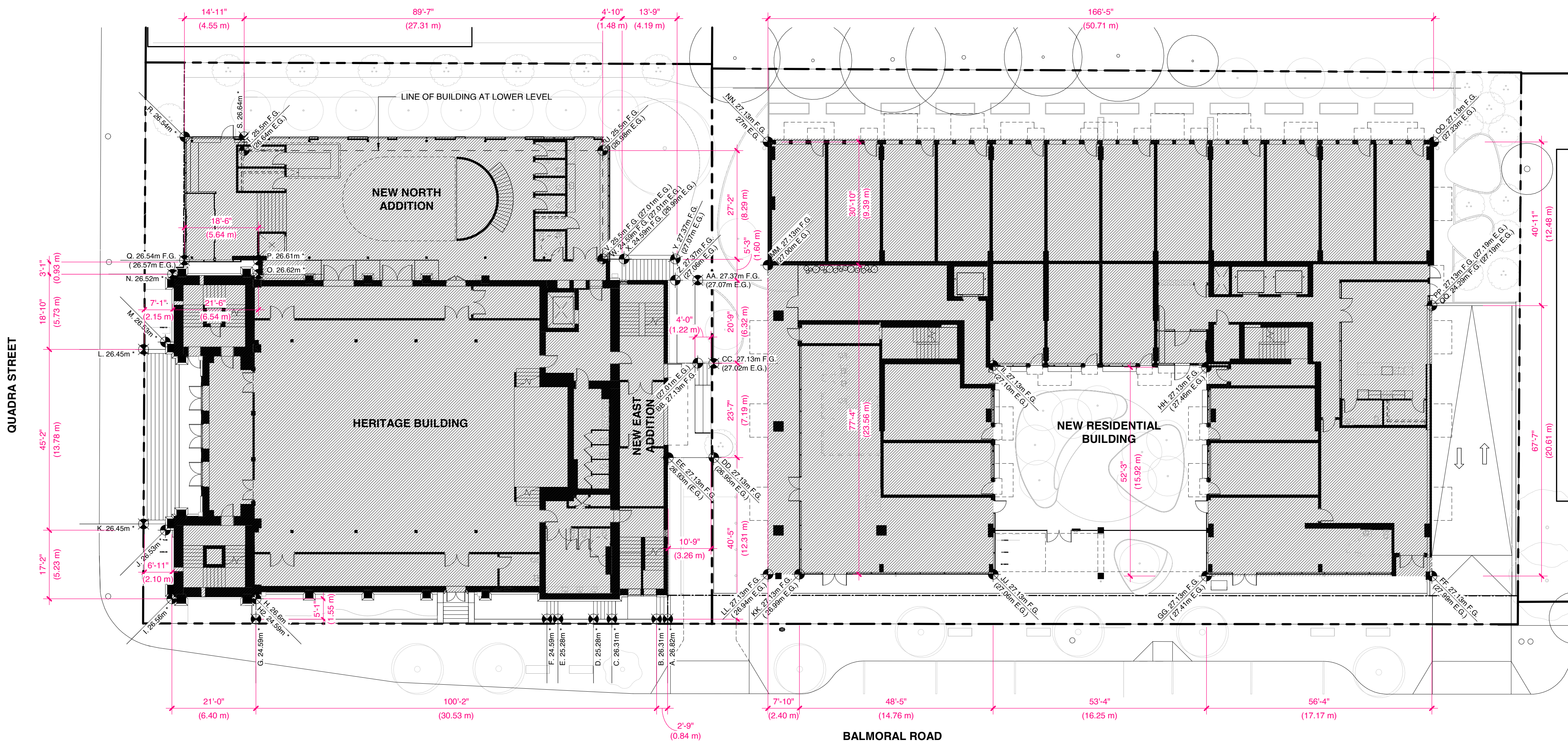
AUGUST 17, 2026



SITE CONTEXT

SCALE





AVERAGE GRADE CALCULATIONS

HERITAGE BUILDING			
	GRADE POINTS	AVERAGE OF POINTS (m)	TOTALS
SOUTH	A TO B	26.57	0.84
	B TO C	26.31	3.41
	C TO D	25.80	1.40
	D TO E	25.28	2.71
	E TO F	24.94	0.84
	F TO G	24.59	22.18
	G TO H2	24.59	1.55
	H TO I	26.58	6.40
WEST	I TO J	26.55	6.23
	J TO K	26.49	2.18
	K TO L	26.45	13.78
	L TO M	26.49	2.15
	M TO N	26.53	3.73
	N TO O	26.57	6.54
	O TO P	26.62	0.93
	P TO Q	26.58	5.64
NORTH	Q TO R	26.54	9.56
	R TO S	26.59	4.55
	S TO T	26.07	1.04
	T TO U	25.50	27.31
	U TO V	25.50	8.26
	V TO W	24.59	1.63
	W TO X	24.59	1.63
	X TO Y	25.83	3.91
EAST	Y TO Z	27.07	1.62
	Z TO AA	27.07	1.69
	AA TO BB	27.04	6.32
	BB TO CC	27.02	1.22
	CC TO DD	26.99	1.19
	DD TO EE	26.94	3.26
	EE TO A	26.88	12.31
	SUM:	171.38	4465.68
AVERAGE GRADE:		26.06 m (85.50')	

RESIDENTIAL BUILDING			
	GRADE POINTS	AVERAGE OF POINTS (m)	TOTALS
SOUTH	FF TO GG	27.13	17.17
	GG TO HH	27.13	15.92
	HH TO II	27.12	16.25
	I TO JJ	27.08	15.92
	JJ TO KK	27.03	14.76
	KK TO LL	26.97	2.40
	LL TO MM	26.97	23.56
	MM TO NN	27.00	9.39
NORTH	NN TO OO	27.07	50.71
	OO TO PP	27.13	12.48
EAST	PP TO QQ	27.13	20.61
	QQ TO FF	25.71	5362.84
SUM:		199.17	5362.84
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

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE 5

AUGUST 17, 2026



SITE COVERAGE + AVERAGE GRADE

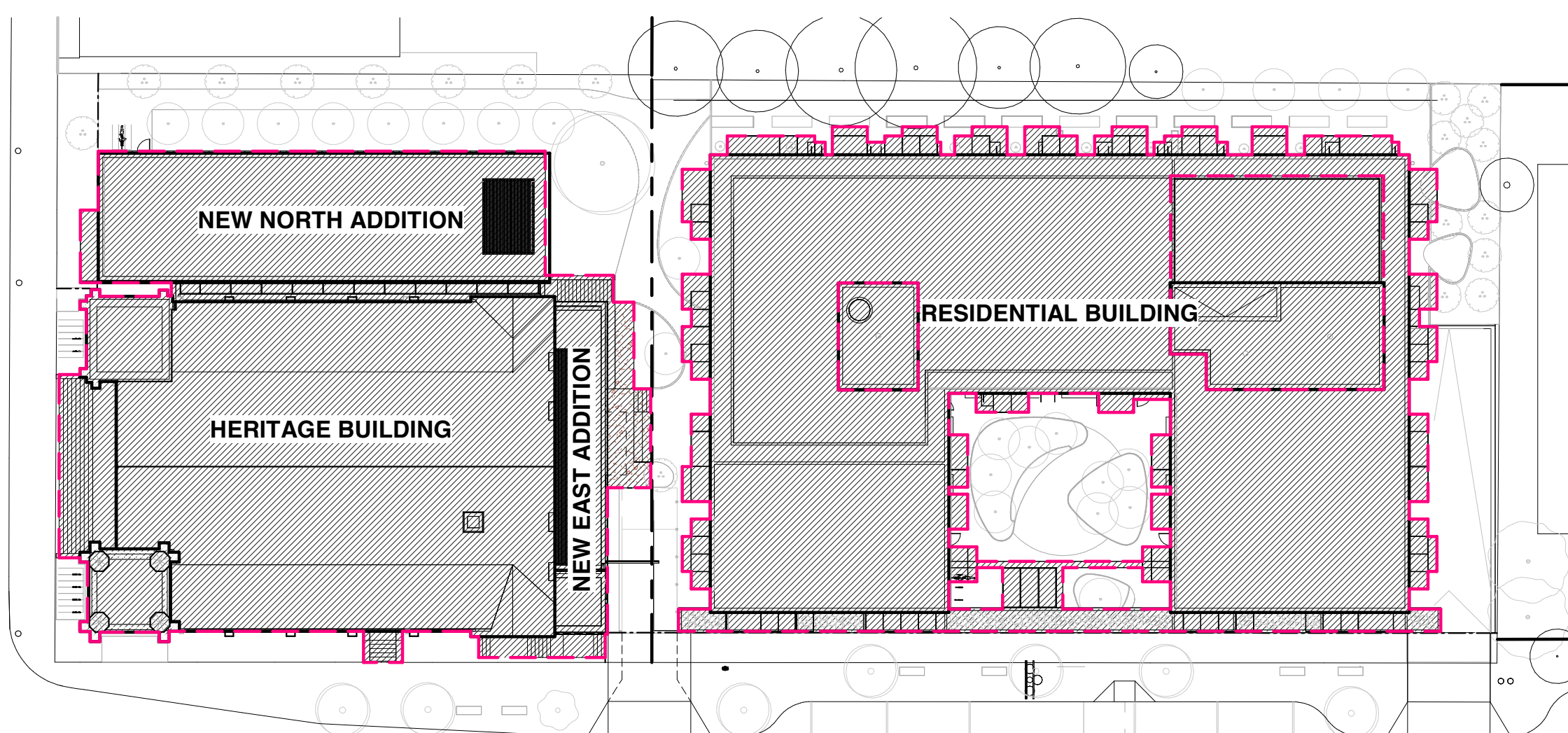
SCALE

As indicated



2 A0.04 AVERAGE GRADE KEYPLAN

SCALE: 1/16" = 1'-0"



1 A0.04 SITE COVERAGE DIAGRAM

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: 18,461 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%

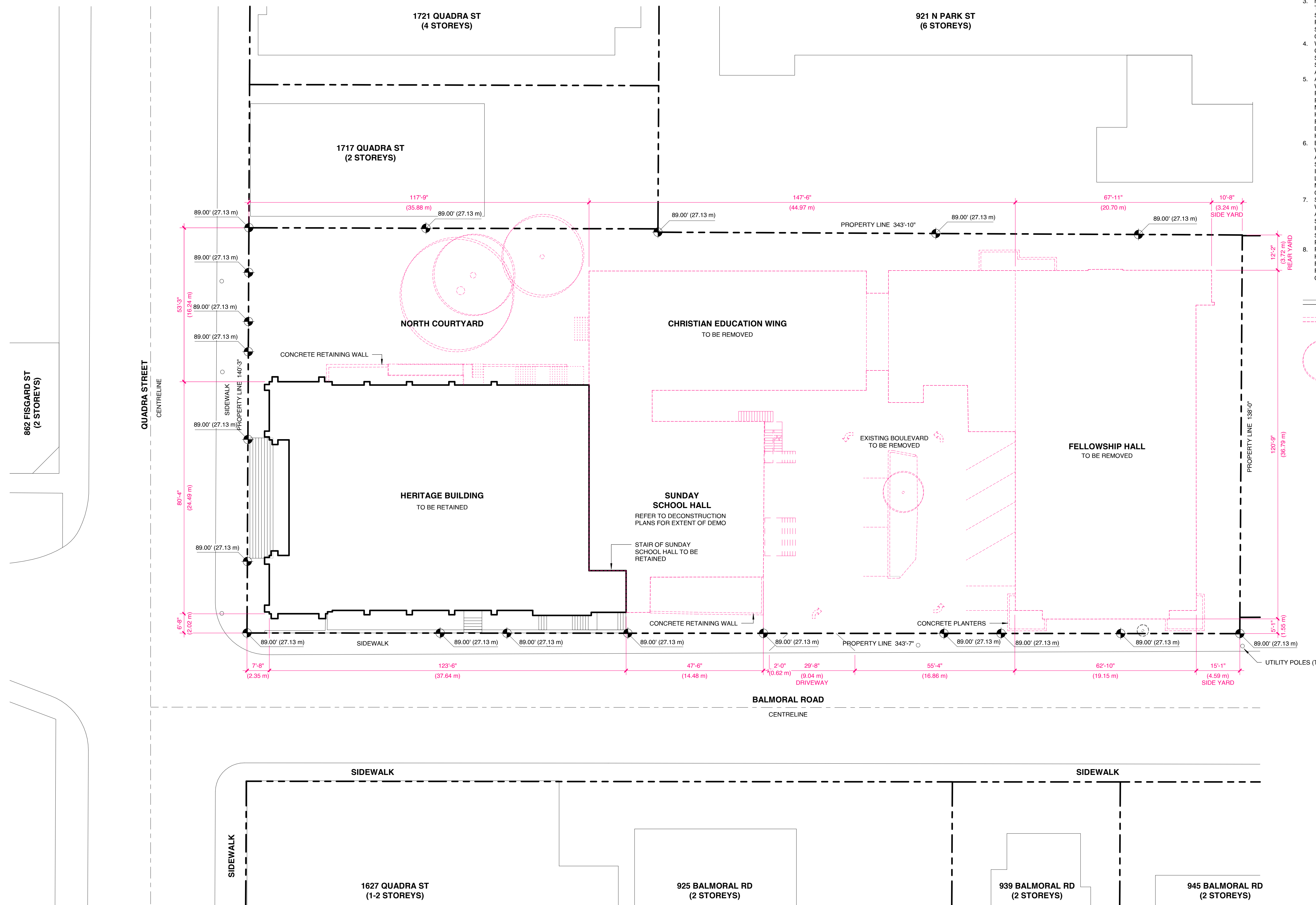
RESIDENTIAL BUILDING

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: 2,997 SF (278 m²)

ROOF COVERAGE: 19.5%



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.
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8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

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



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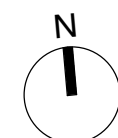
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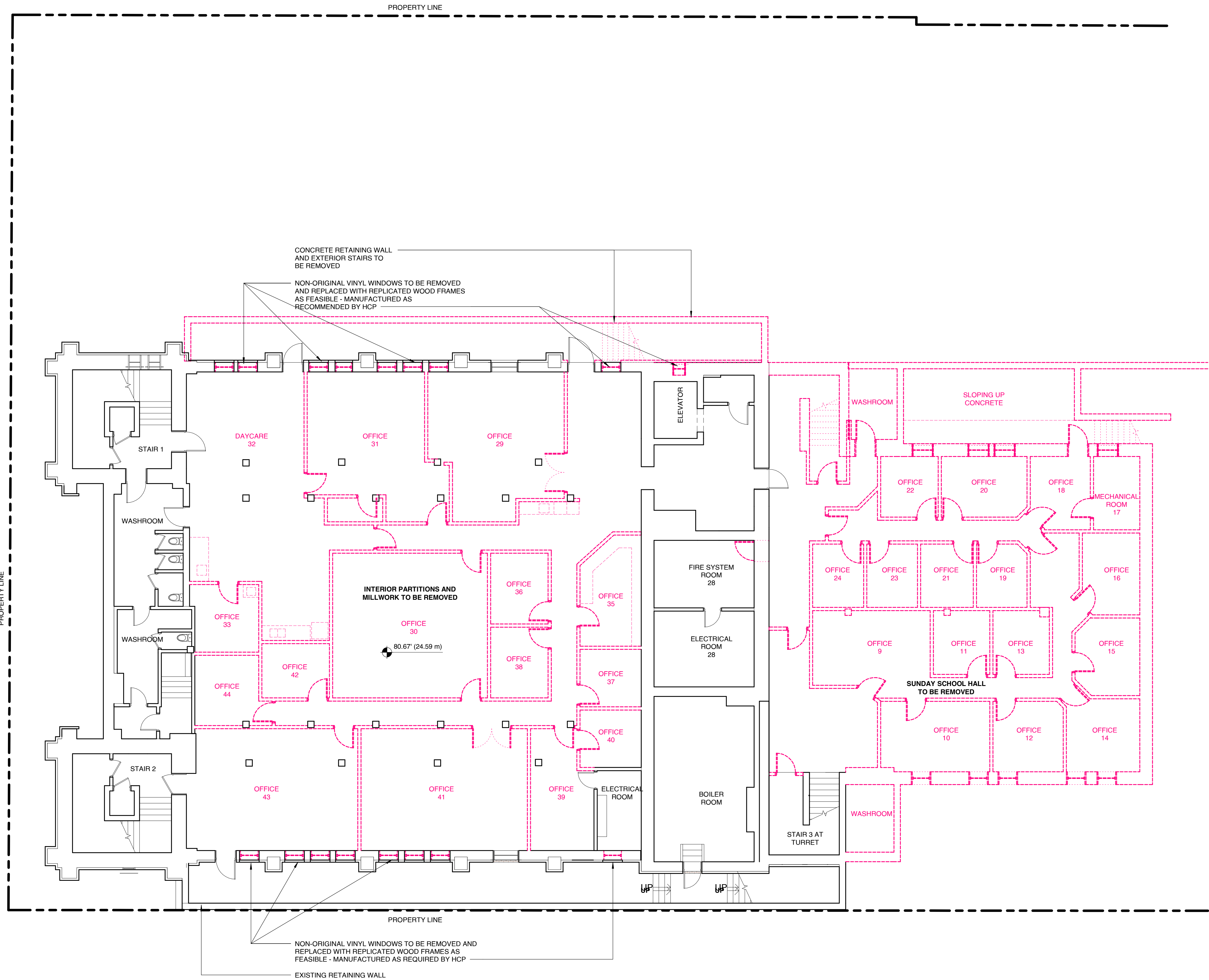
AUGUST 17, 2026



DECONSTRUCTION SITE PLAN

SCALE
1/16" = 1'-0"





NOTES:

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

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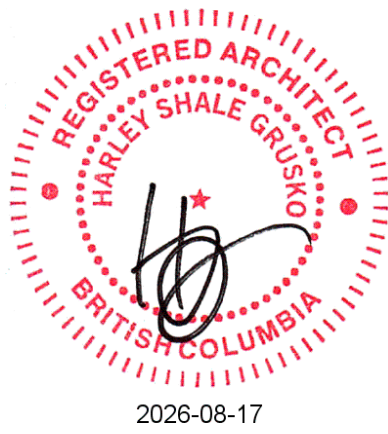
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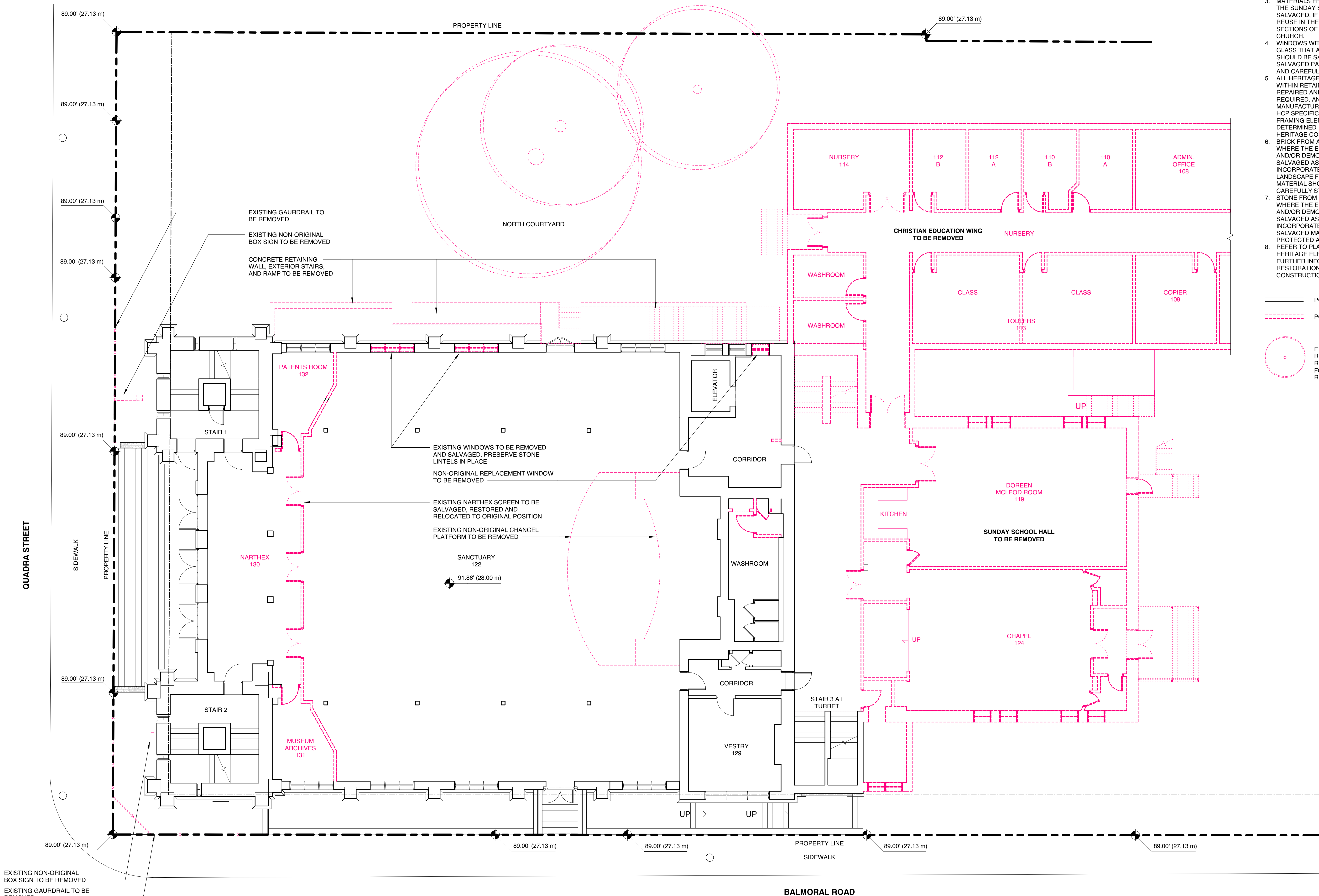
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DECONSTRUCTION PLAN
LOWER FLOOR -
HERITAGE BLDG

SCALE
1/8" = 1'-0"





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



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& 1701 QUADRA ST**

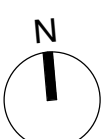
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DEVELOPMENT PERMIT TRG
RESPONSE 5**

AUGUST 17, 2026



**DECONSTRUCTION PLAN
FIRST FLOOR - HERITAGE
BLDG**

SCALE
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

STAIR 1

109.03' (33.23 m)

STAIR 2

GALLERY

OPEN TO BELOW

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

ANTEROOM

103.20' (31.45 m)

ANTEROOM

103.20' (31.45 m)

STAIR 3 AT
TURRET

EXISTING STAIR AND
TURRET TO REMAIN

PROJECTION
ROOM

STORAGE

W/C

WASHROOM
ROOF

CLASSROOM
217

SUNDAY SCHOOL HALL
TO BE REMOVED

CLASSROOM
223

107.86' (32.88 m)

107.86' (32.88 m)

PROPERTY LINE

BALMORAL ROAD

NOTES:

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AUGUST 17, 2026



DECONSTRUCTION PLAN
MEZZANINE - HERITAGE
BLDG

SCALE
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

SUNDAY SCHOOL HALL TO
BE REMOVED

PROPERTY LINE

BALMORAL ROAD

NOTES:

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- - - - - PORTION TO BE DEMOLISHED.

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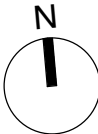
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RESPONSE 5

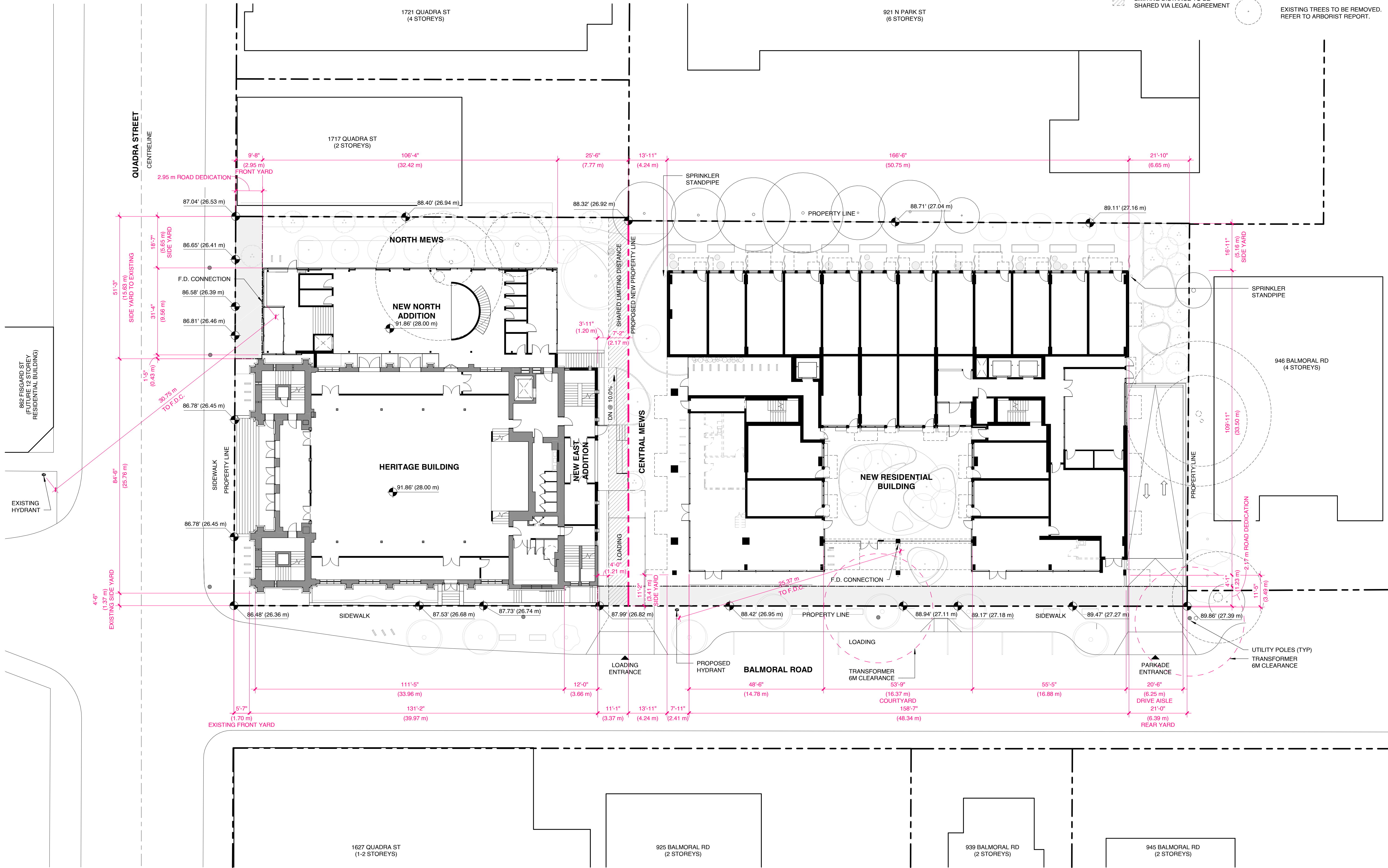
AUGUST 17, 2026



DECONSTRUCTION PLAN
ROOF - HERITAGE BLDG

SCALE
1/8" = 1'-0"





PLAN LEGEND:

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- ROAD DEDICATION
- LIMITING DISTANCE TO BE SHARED VIA LEGAL AGREEMENT
- NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.
- EXISTING OFF-SITE TREES TO BE RETAINED. REFER TO ARBORIST REPORT.
- EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT.



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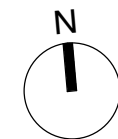
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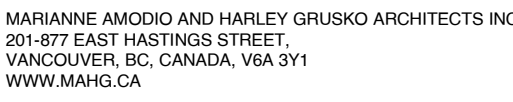
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SITE PLAN AT LEVEL 1

SCALE
As indicated



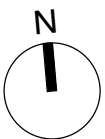


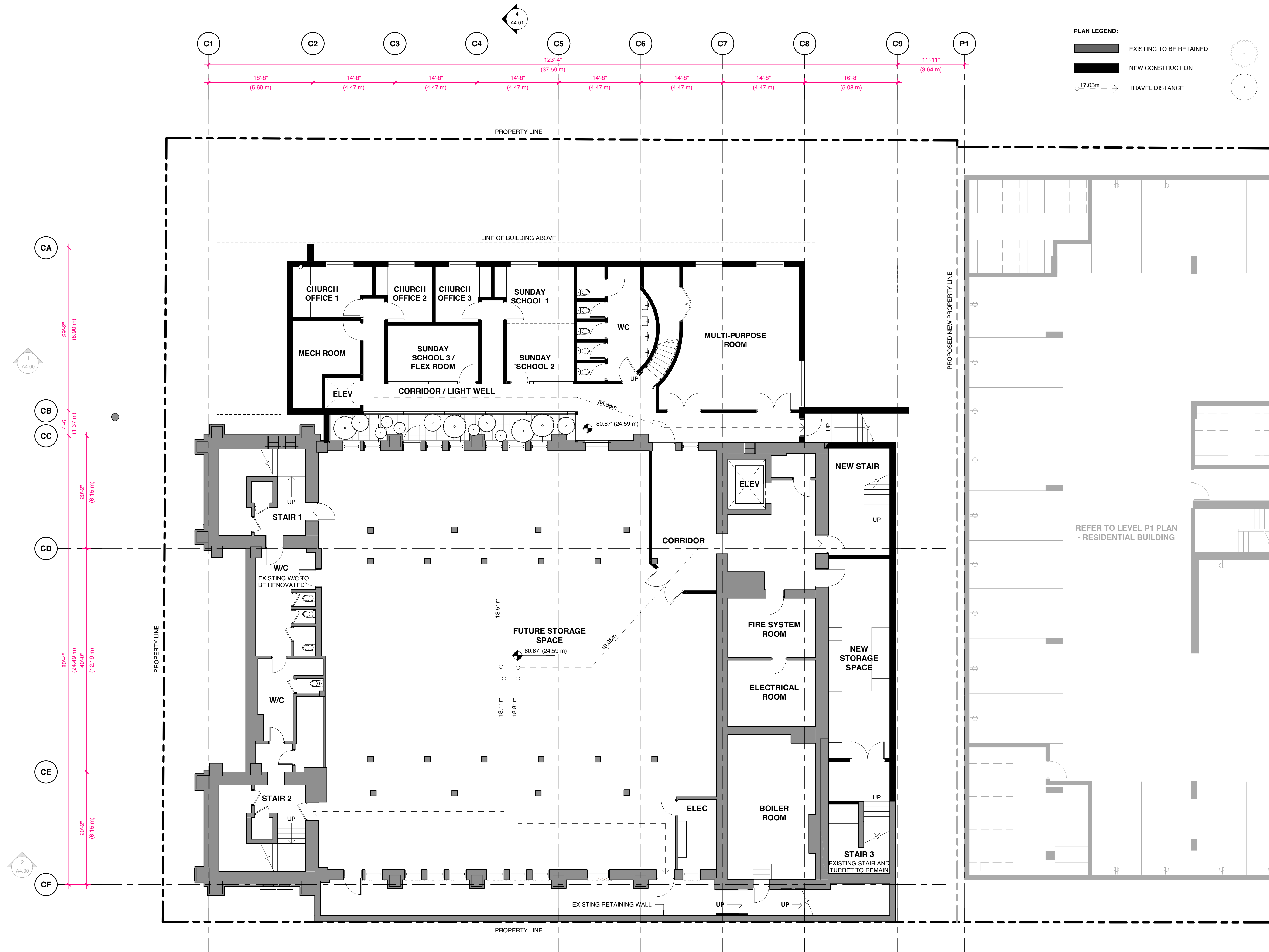
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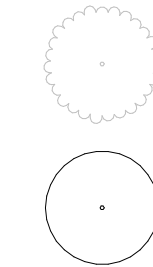
2026-08-17

$$1/16'' = 1'-0'$$




PLAN LEGEND:

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- 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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AUGUST 17, 2026



LOWER FLOOR PLAN -
HERITAGE BLDG

SCALE
1/8" = 1'-0"





ARYZE

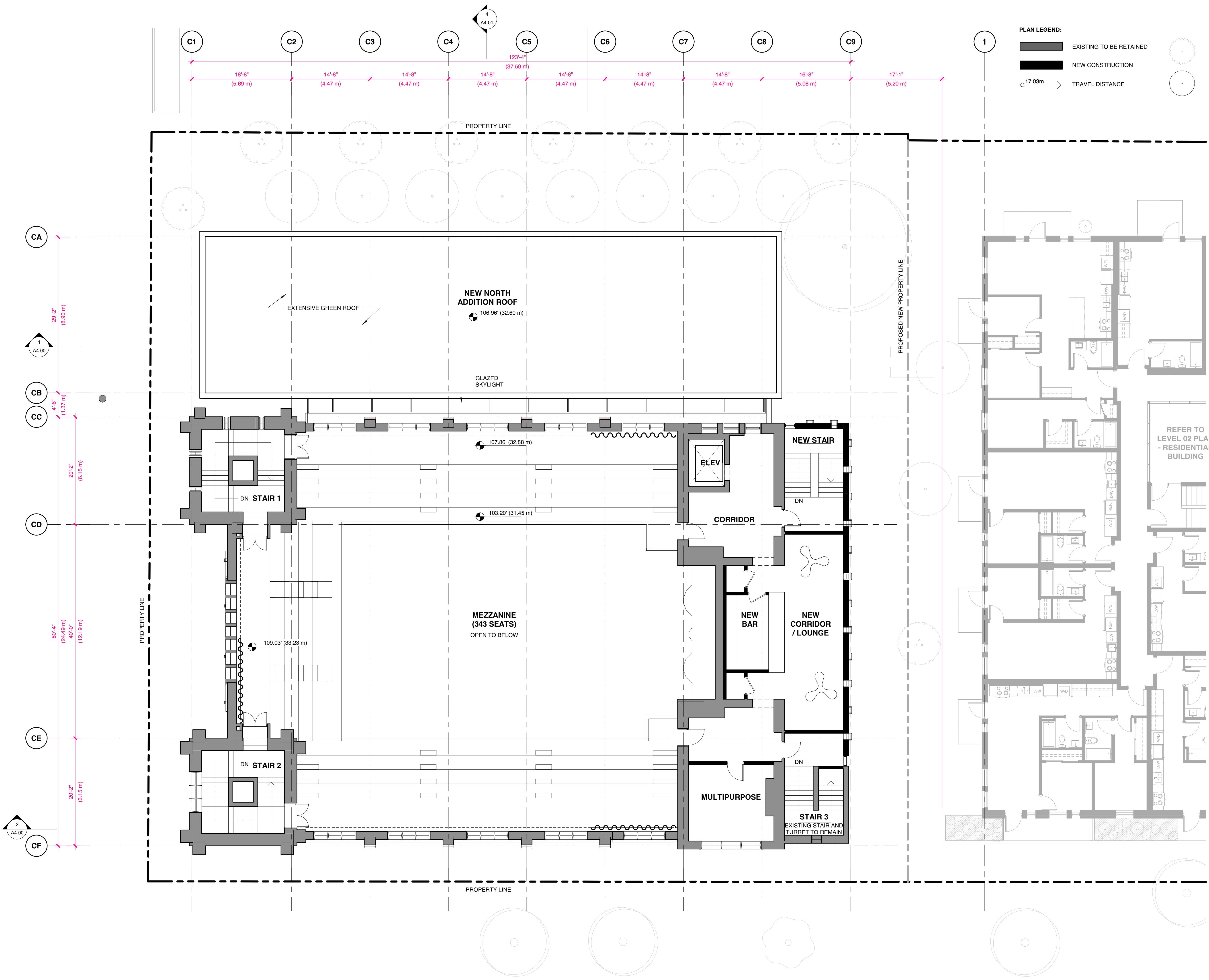
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**ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5**

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.
- EXISTING OFF-SITE TREES TO BE RETAINED. REFER TO ARBORIST REPORT.



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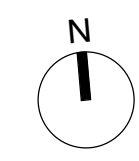
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& 1701 QUADRA ST

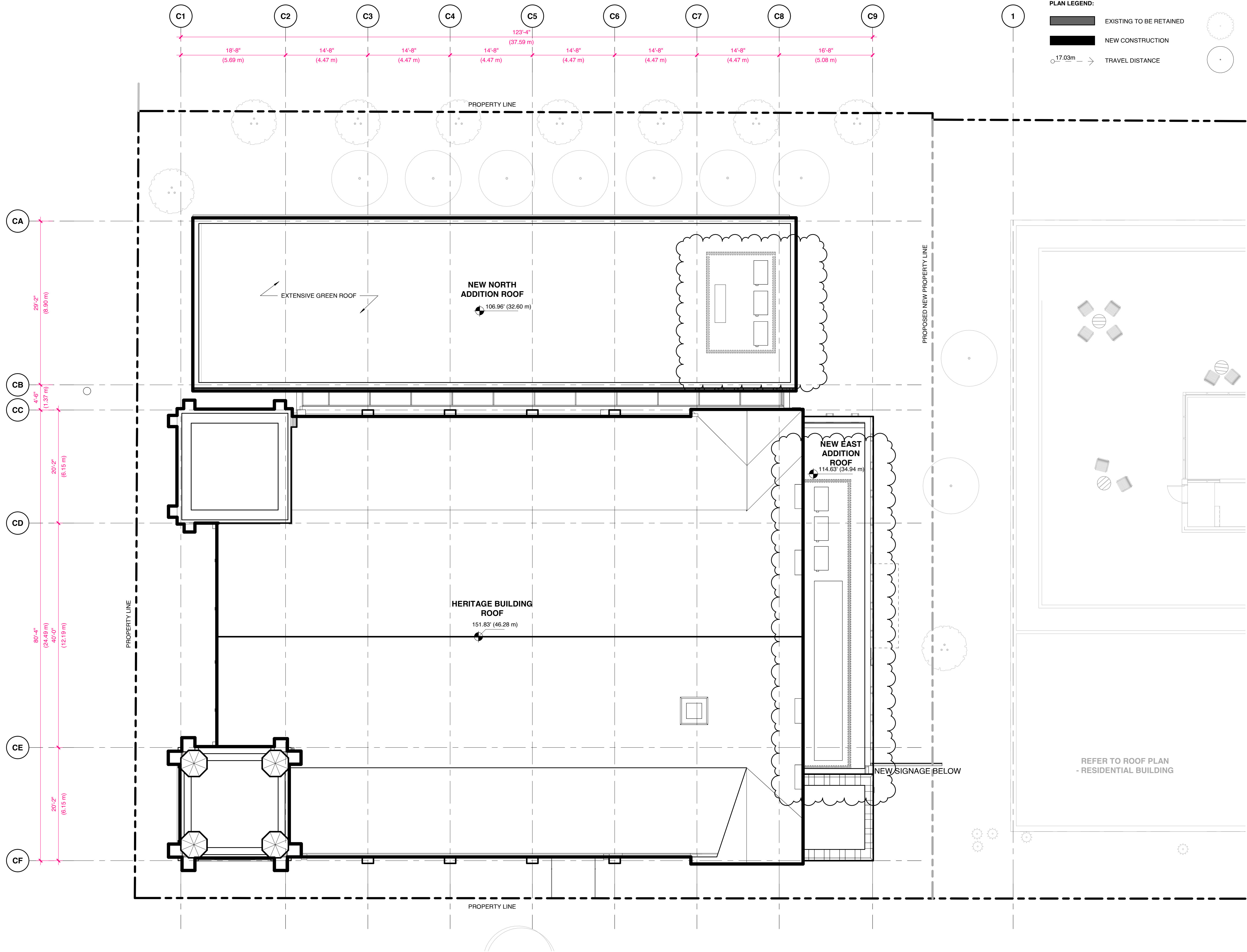
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MEZZANINE PLAN - HERITAGE BLDG

SCALE
1/8" = 1'-0"





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& 1701 QUADRA ST

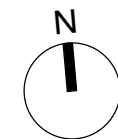
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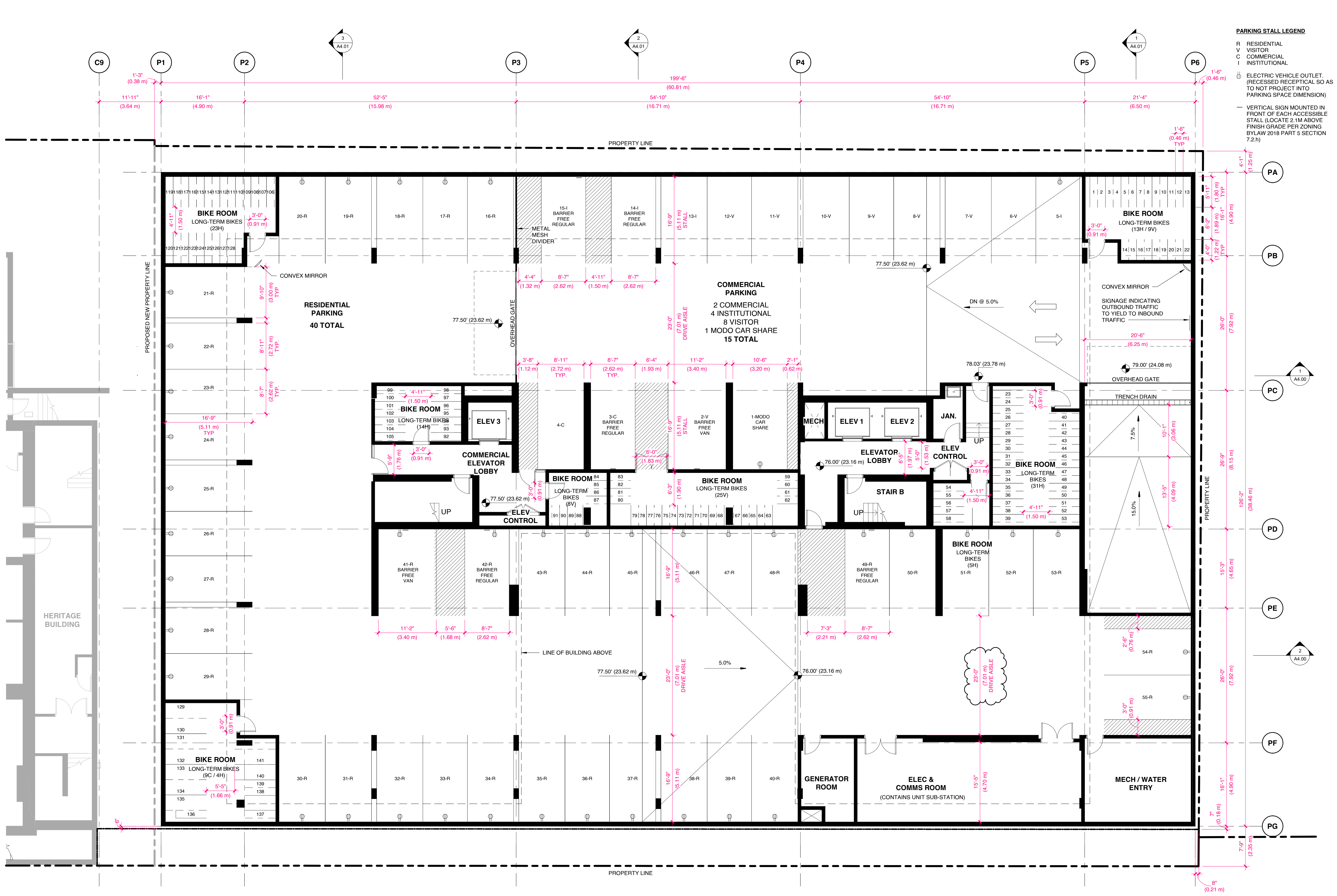
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ROOF PLAN - HERITAGE
BLDG

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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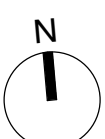
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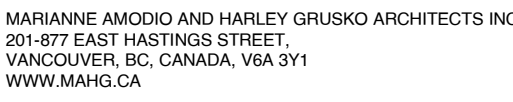
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**LEVEL P1 PLAN -
RESIDENTIAL BLDG**

SCALE
1/8" = 1'-0"





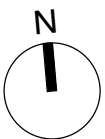
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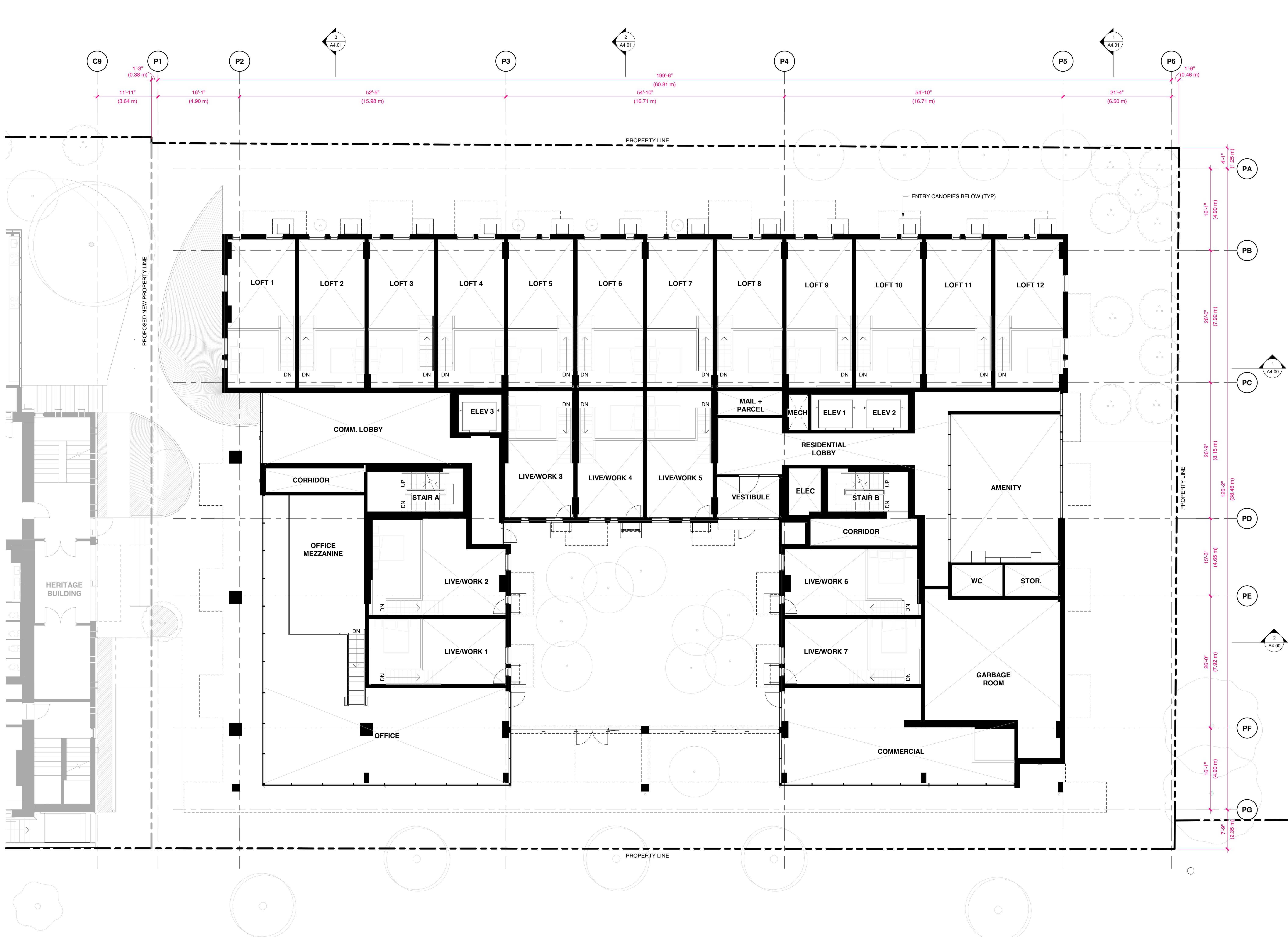
AUGUST 17, 2026



2026-08-17

SCALE
1/8" = 1'-0"





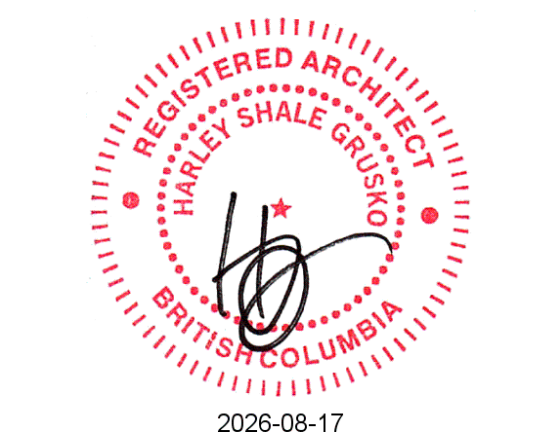
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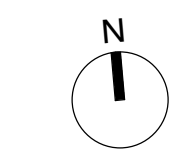
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& 1701 QUADRA ST

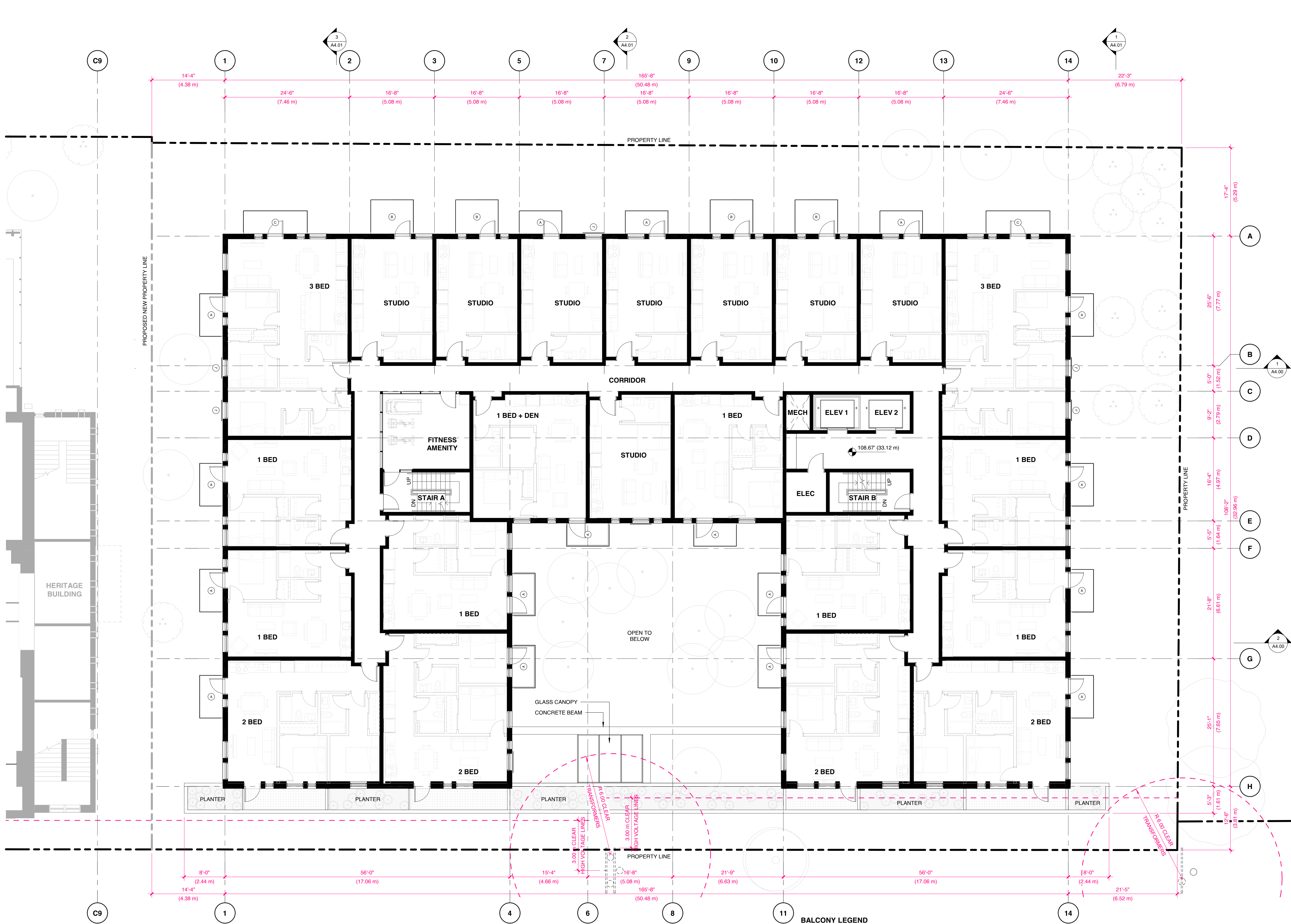
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AUGUST 17, 2026



MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





BALCONY LEGEND

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



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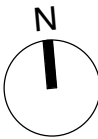
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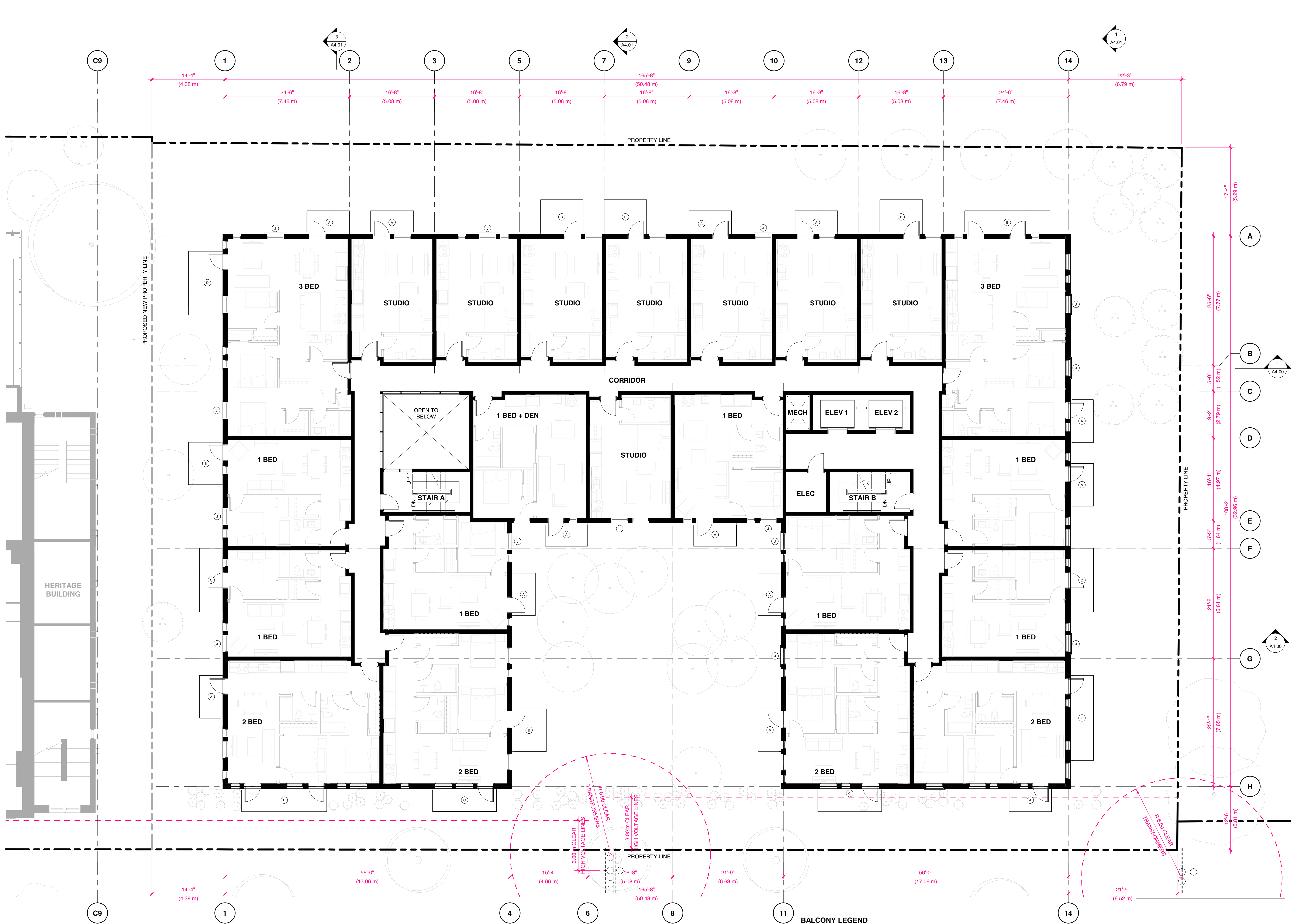
AUGUST 17, 2026



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



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& 1701 QUADRA ST

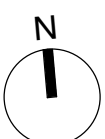
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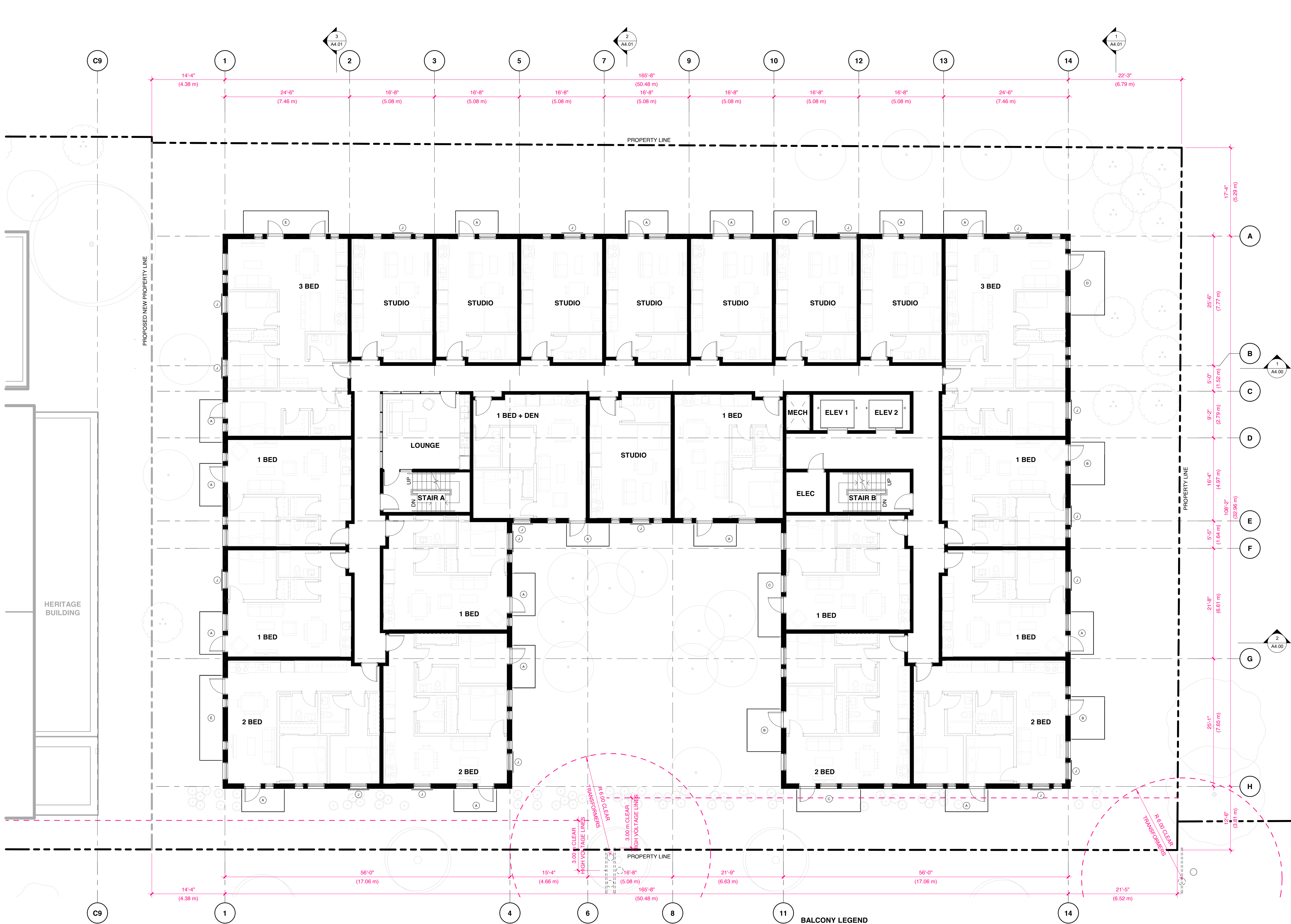
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LEVEL 03 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





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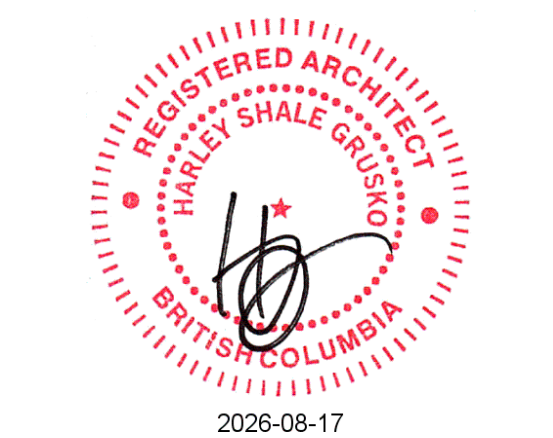
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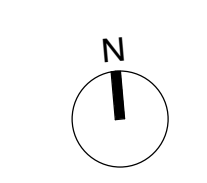
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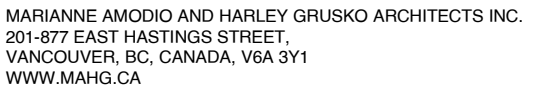


LEVEL 04 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"

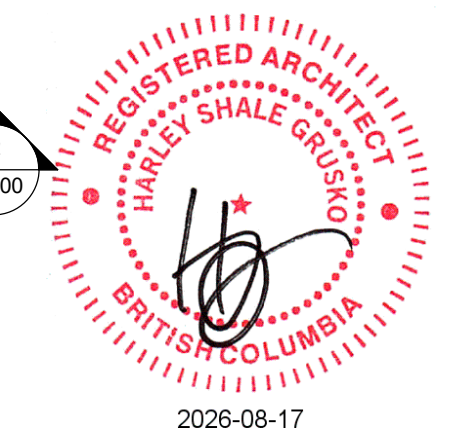


- BALCONY LEGEND**
- A BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
 - B BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
 - C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
 - D BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
 - E BALCONY TYPE E - 16'-8" x 4'-6" (5.1m x 1.4m)
 - J JULIETTE BALCONY: 4'-2" (1.3m)



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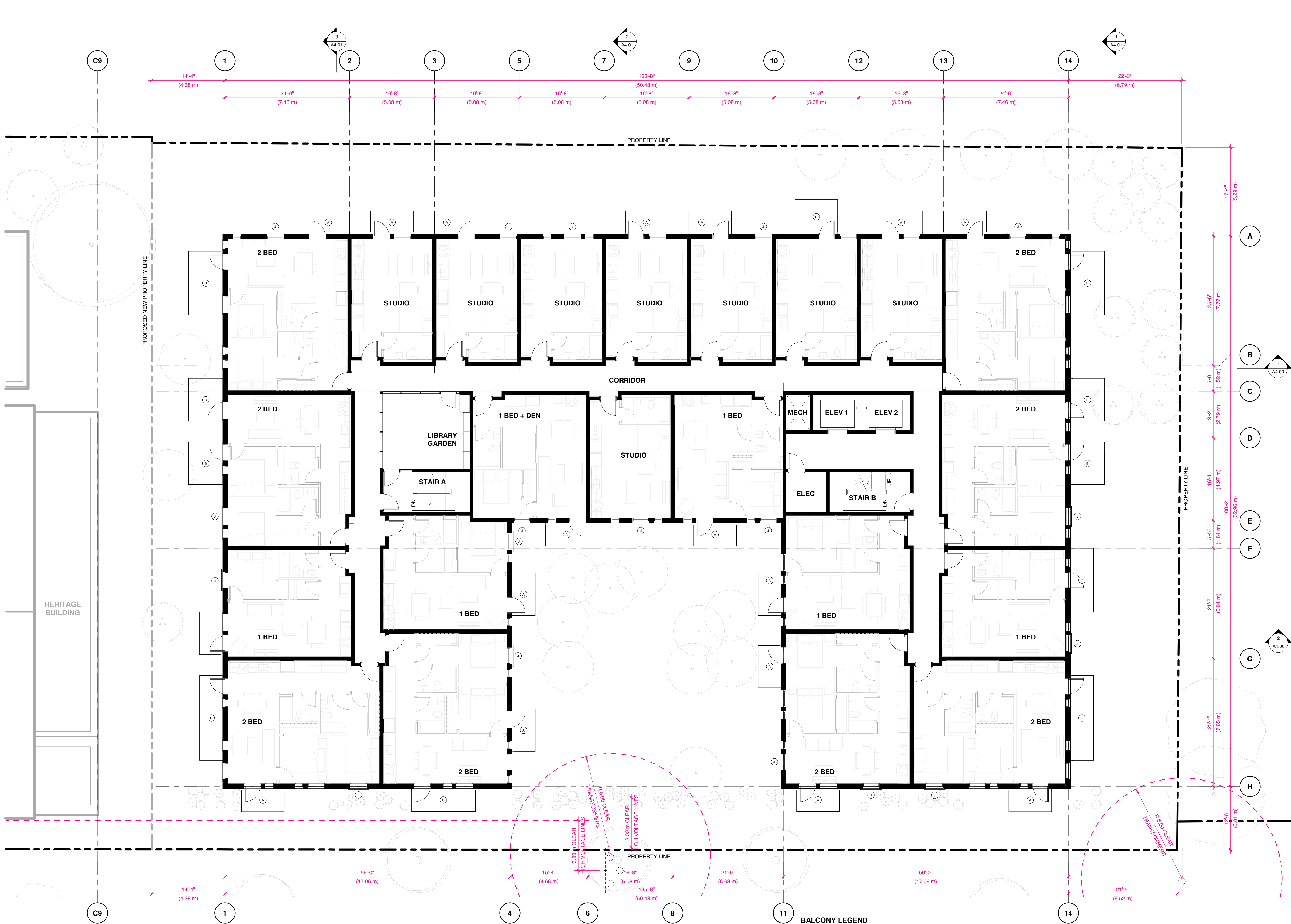


SCALE
1/8" = 1'-0"



BALCONY LEGEND

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



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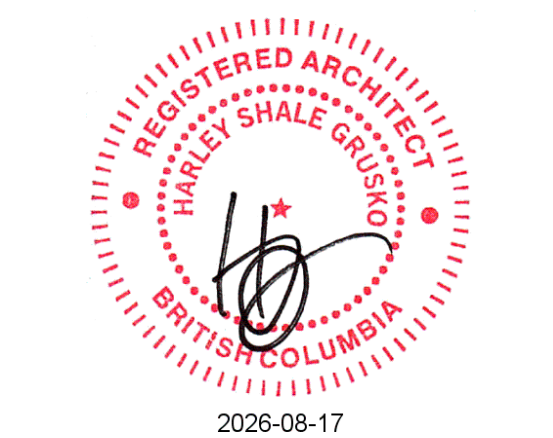
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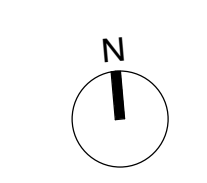
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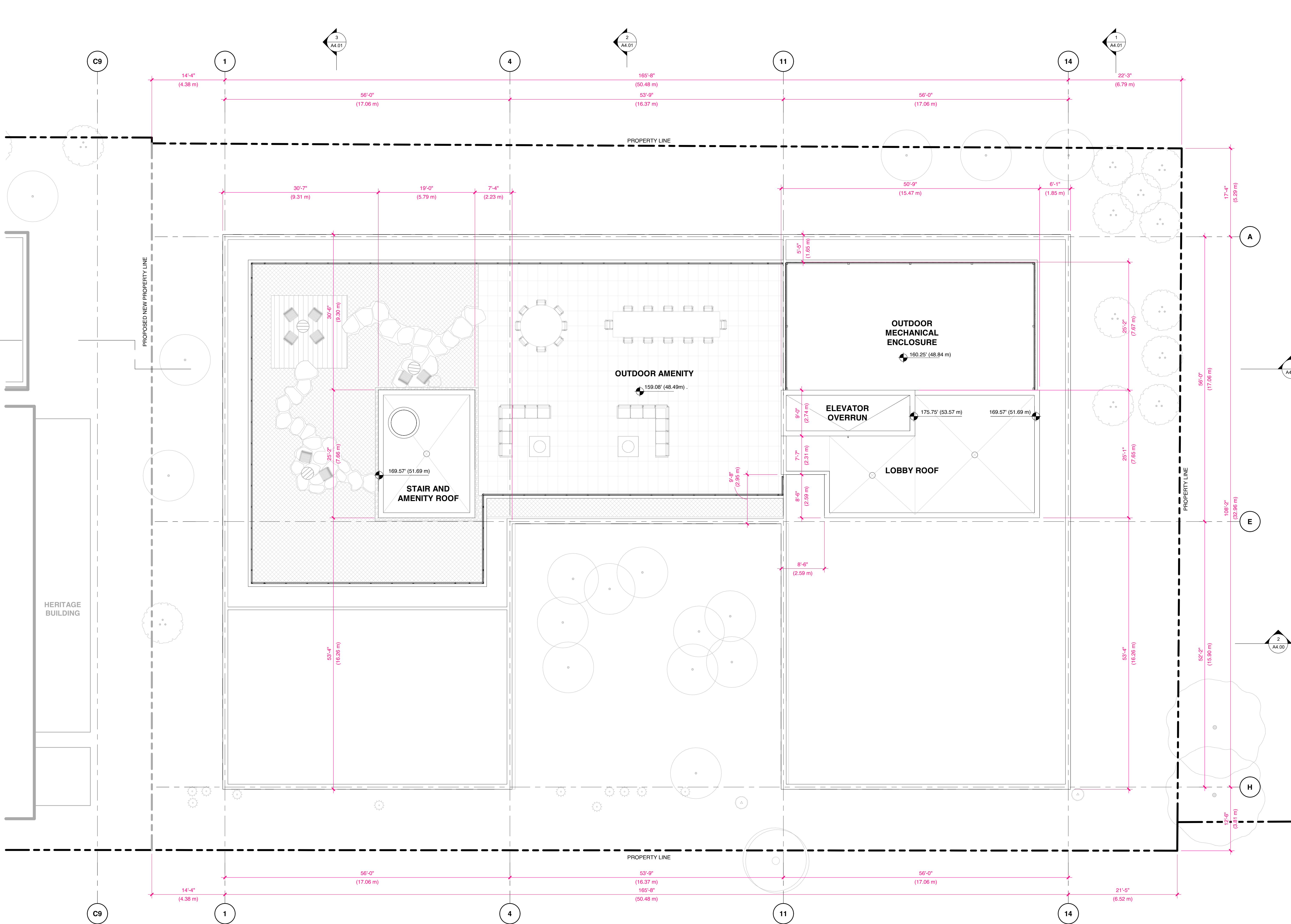


LEVEL 06 PLAN -
RESIDENTIAL BLDG

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)



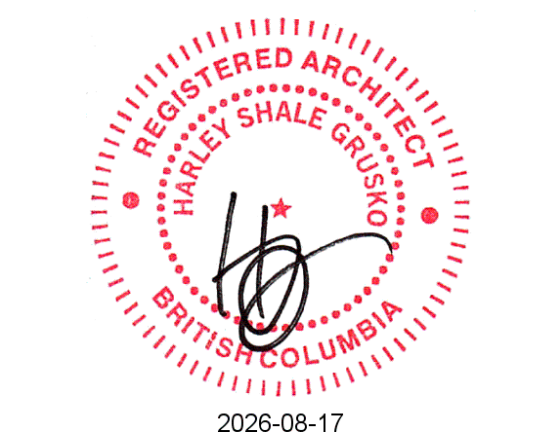
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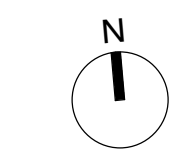
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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AUGUST 17, 2026



BALMORAL ROAD
ELEVATION

SCALE

1/16" = 1'-0"

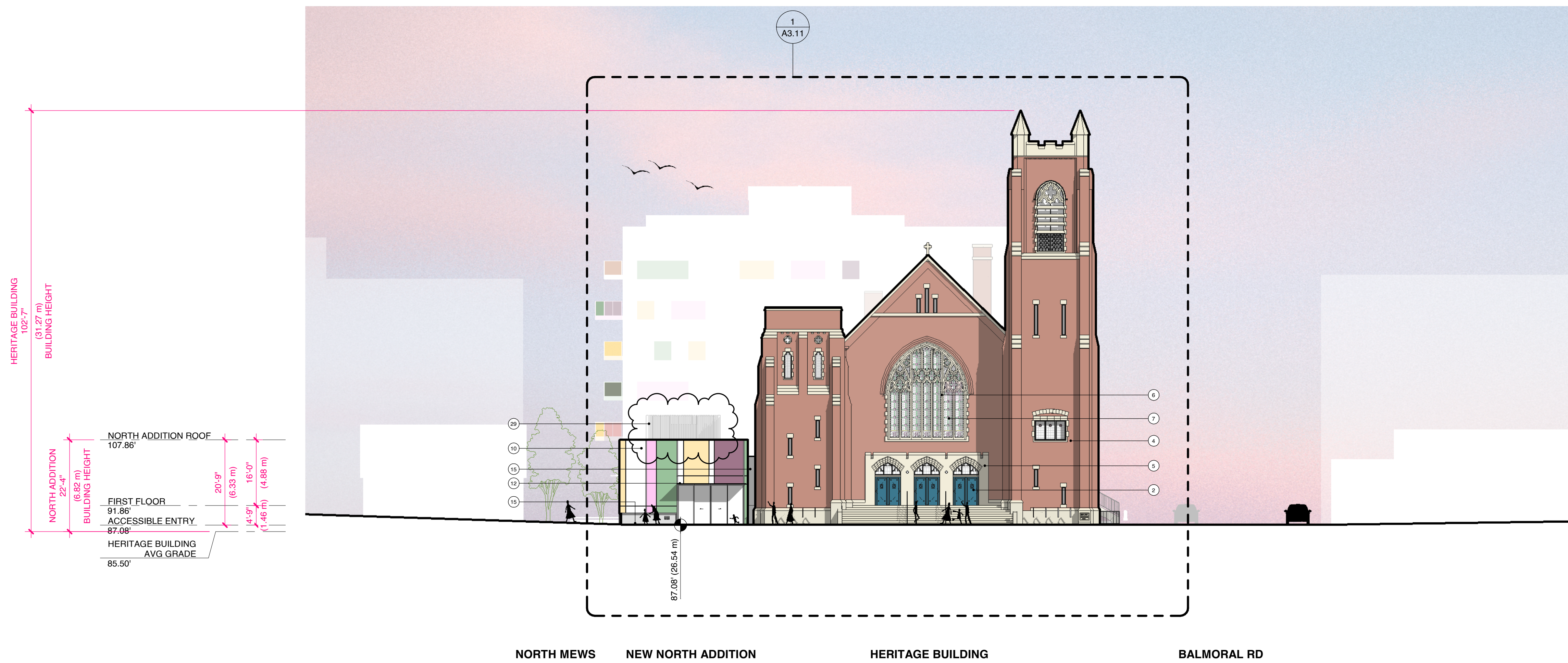


HERITAGE MATERIAL LEGEND

- 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)
- 21 WOVEN WIRE MESH, 1 1/2" x 1 1/2" OPENINGS, PAINTED RAL 090 90 50
- 24 THERMALLY BROKEN CURTAIN WALL, CLEAR GLASS, 2 SSG
- 31 RESIDENTIAL SIGNAGE

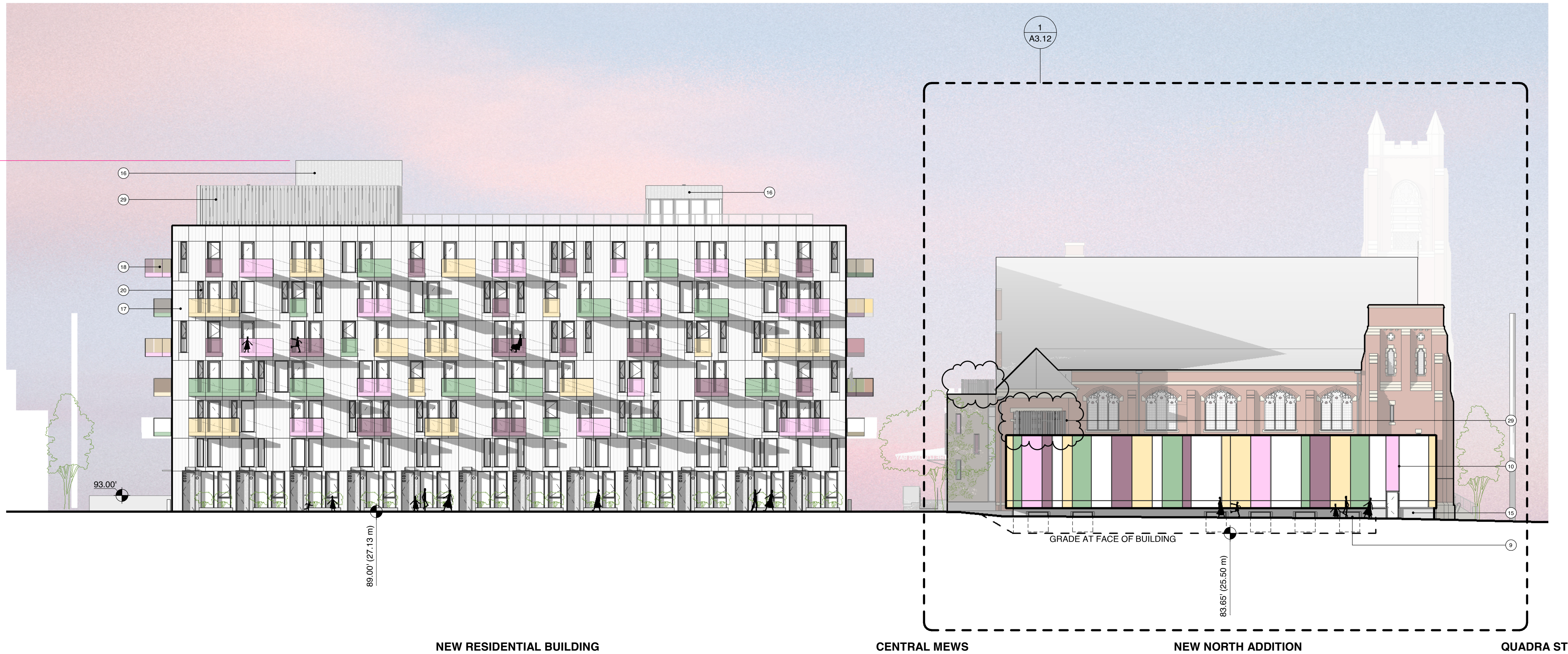


HERITAGE MATERIAL LEGEND

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

NEW NORTH ADDITION MATERIAL LEGEND

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



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NORTH SITE ELEVATION

SCALE

1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

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

NEW NORTH ADDITION MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 15 ARCHITECTURAL CONCRETE



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EAST SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

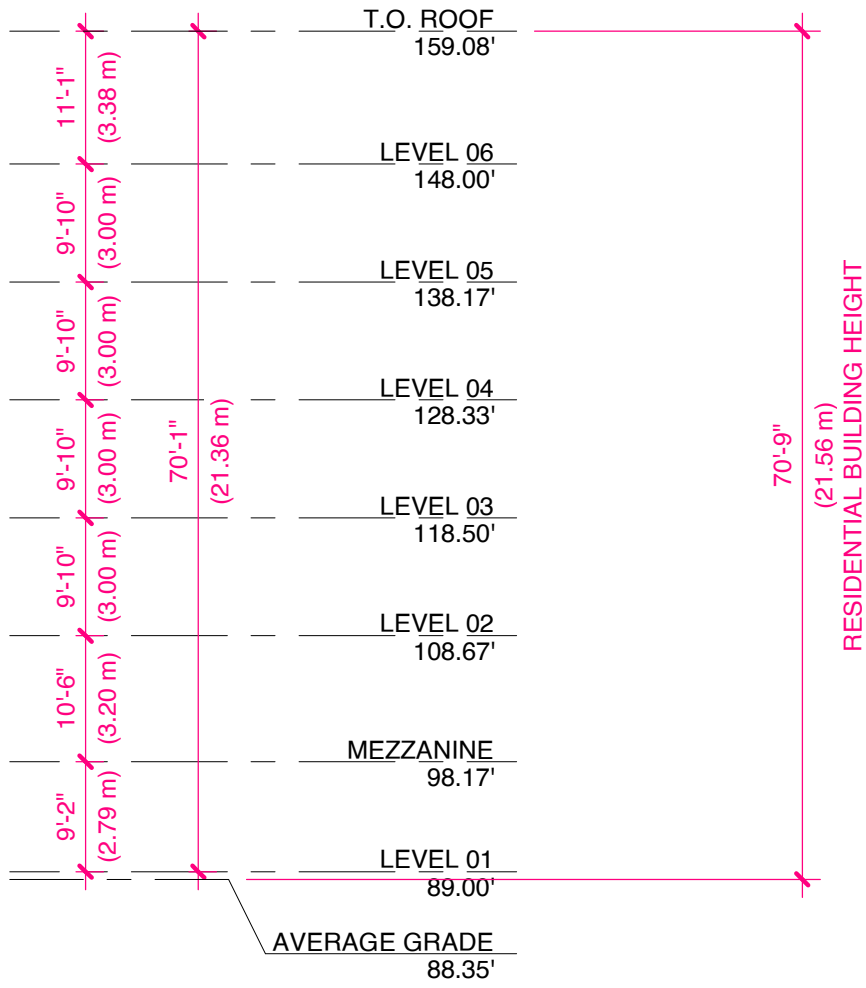
- 15 ARCHITECTURAL CONCRETE
- 16 CUSTOM BREAK SHAPE METAL PANEL, GALVANIZED
- 17 CUSTOM BREAK SHAPE METAL PANEL, WHITE
- 18 GLASS GUARDRAIL, COLOURED GLASS VANCEVA VCV 01HI, VCV 08CD, VCV 0146, VCV 0818 (OR SIM)
- 20 THERMALLY BROKEN WINDOWS, BLACK FRAMES WITH CLEAR GLASS
- 24 THERMALLY BROKEN CURTAIN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



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NEW RESIDENTIAL BUILDING

BALMORAL RD

NEW RESIDENTIAL MATERIAL LEGEND

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

932 BALMORAL RD
& 1701 QUADRA ST

ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026



CENTRAL MEWS WEST
SITE ELEVATION

SCALE

1/16" = 1'-0"

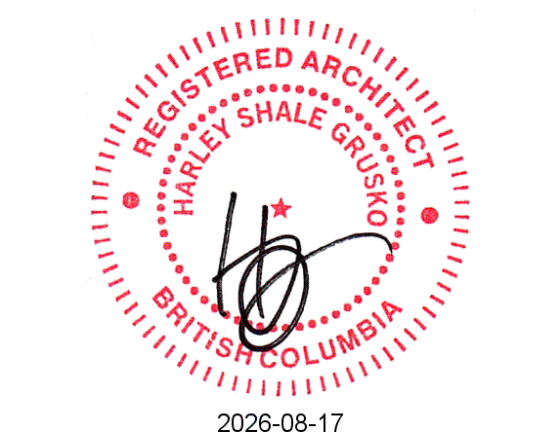
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932 BALMORAL RD
& 1701 QUADRA ST

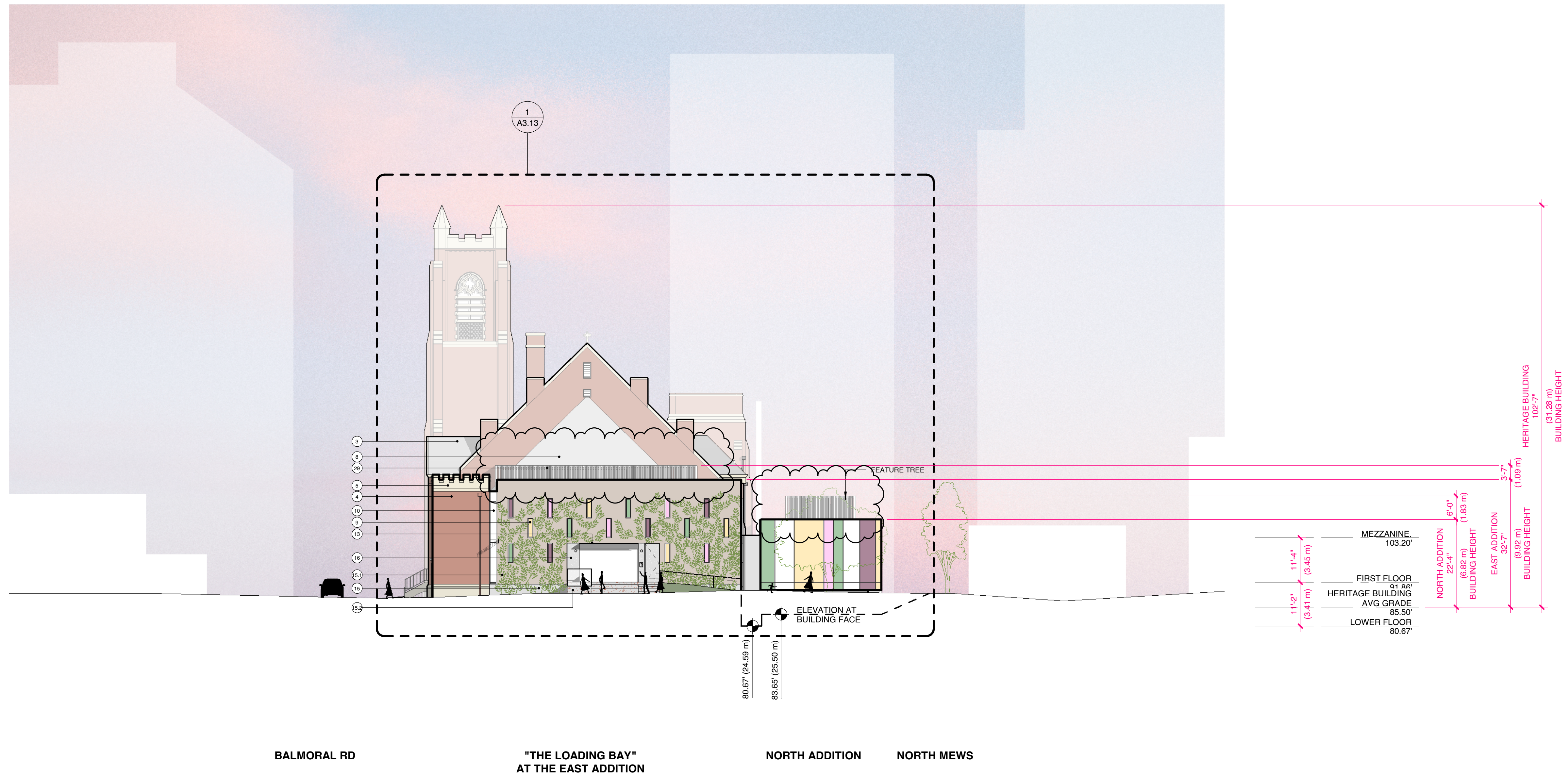
ISSUED FOR REZONING &
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RESPONSE 5

AUGUST 17, 2026



CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"

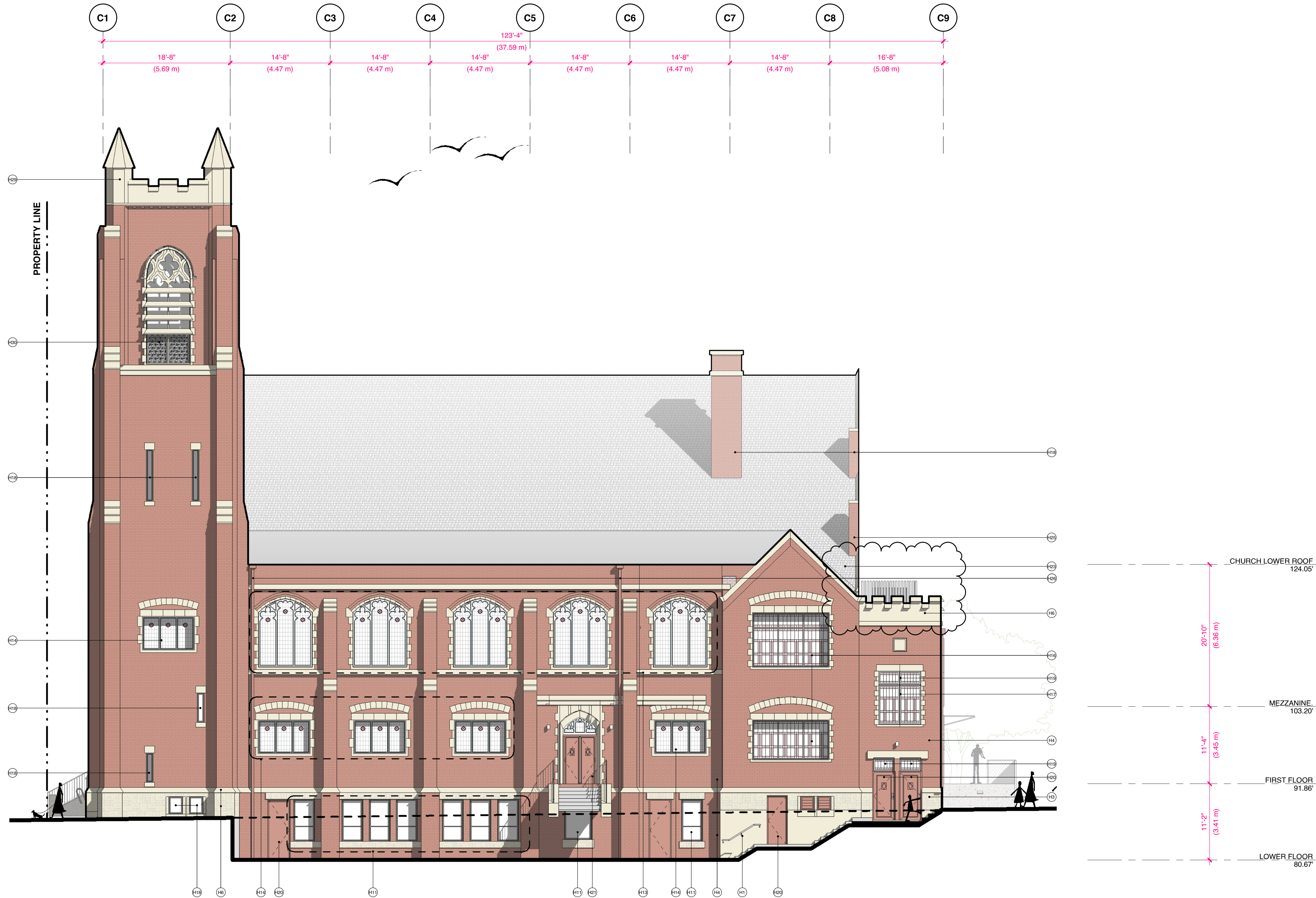


HERITAGE MATERIAL LEGEND

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

NEW EAST ADDITION MATERIAL LEGEND

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



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

NOTES:

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

PORTION TO BE DEMOLISHED.

HERITAGE MATERIAL LEGEND

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



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**932 BALMORAL RD
& 1701 QUADRA ST**

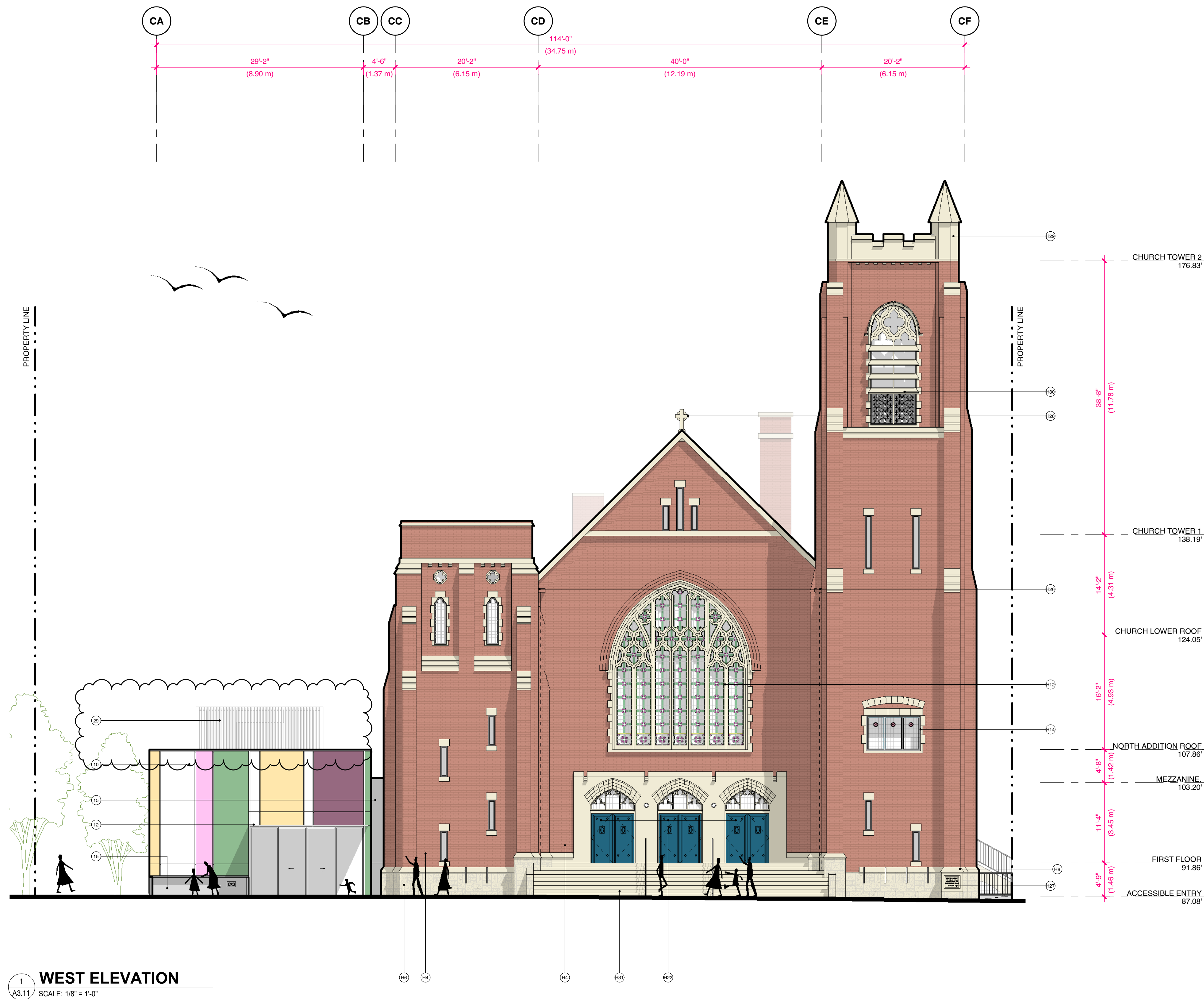
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DEVELOPMENT PERMIT TRG
RESPONSE 5**

AUGUST 17, 2026



**HERITAGE ELEVATION -
BALMORAL ROAD**

SCALE
1/8" = 1'-0"



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

NEW ADDITIONS MATERIAL LEGEND

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

MAH+HG

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932 BALMORAL RD
& 1701 QUADRA ST

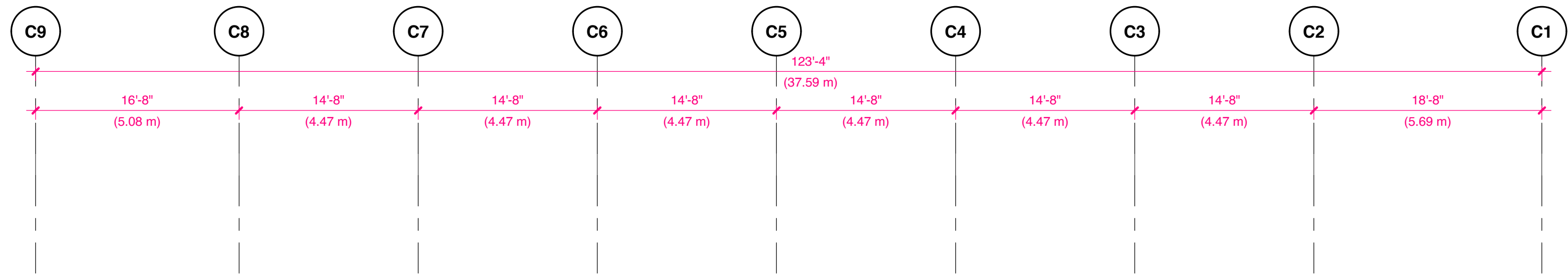
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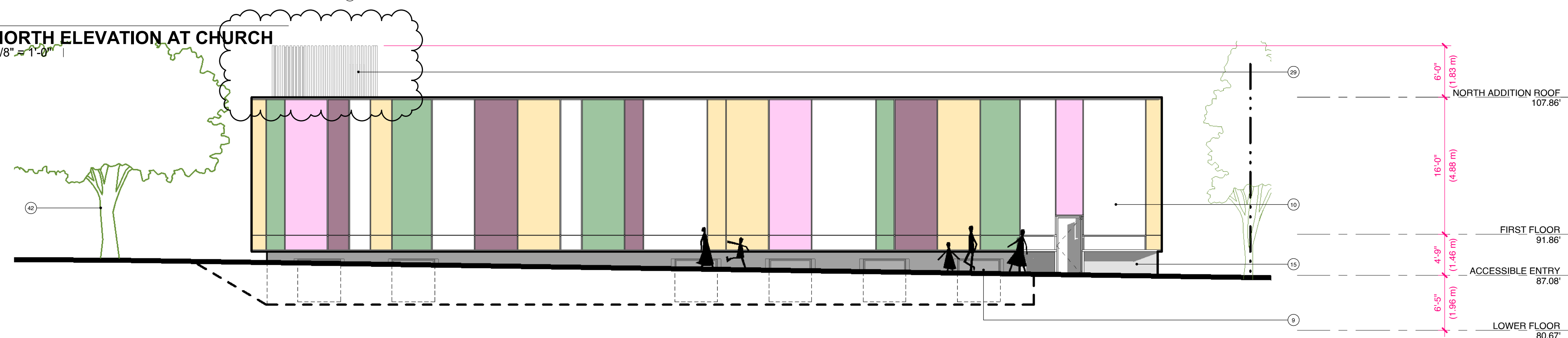


HERITAGE ELEVATION -
QUADRA STREET

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
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- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

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

MAH

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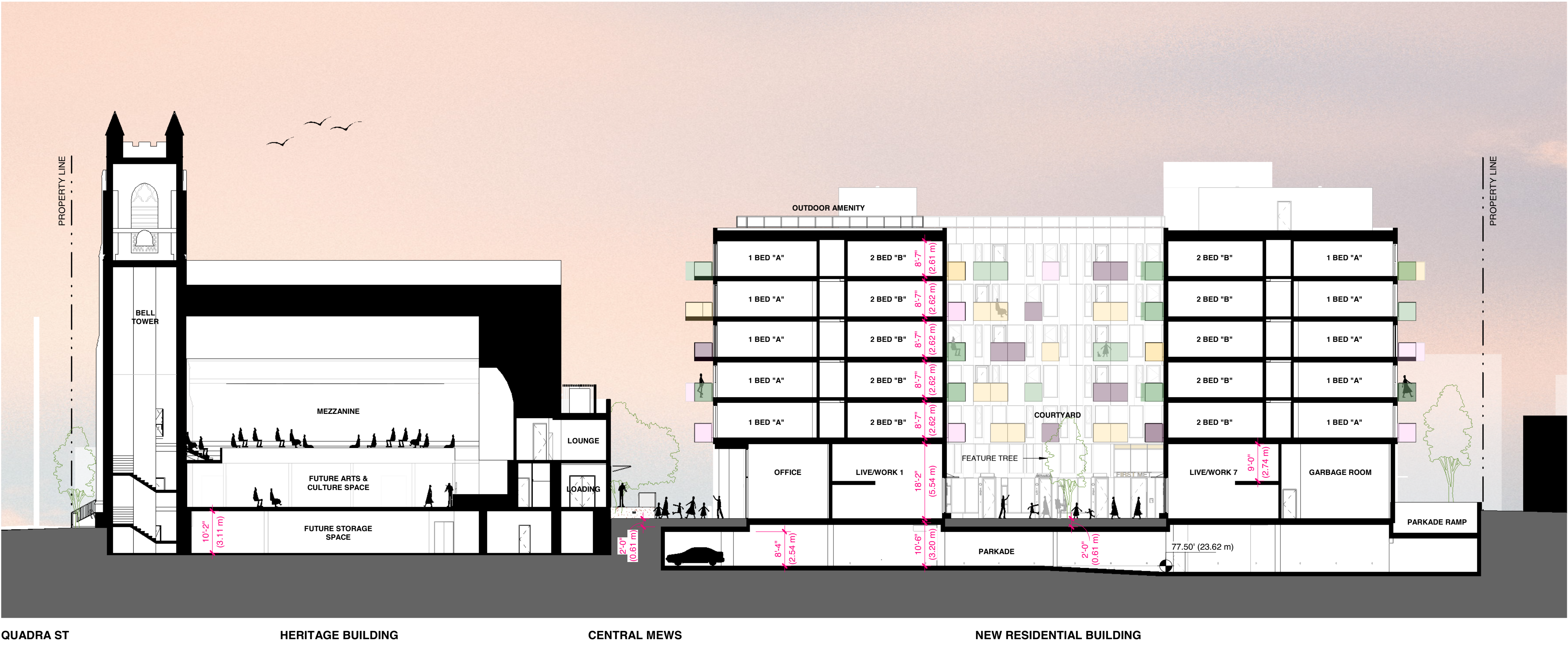
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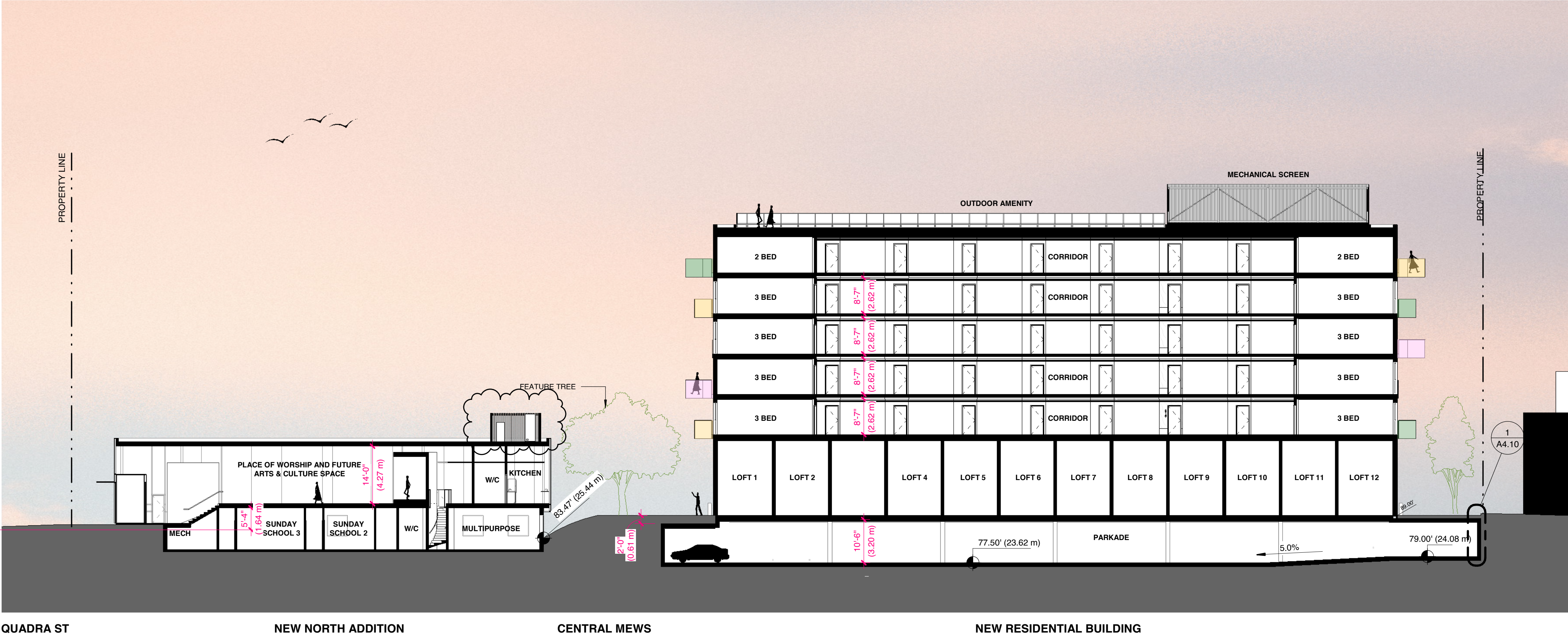
HERITAGE ELEVATION -
NORTH SITE

SCALE
1/8" = 1'-0"



QUADRA ST HERITAGE BUILDING CENTRAL MEWS NEW RESIDENTIAL BUILDING

2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH



QUADRA ST NEW NORTH ADDITION CENTRAL MEWS NEW RESIDENTIAL BUILDING

1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH



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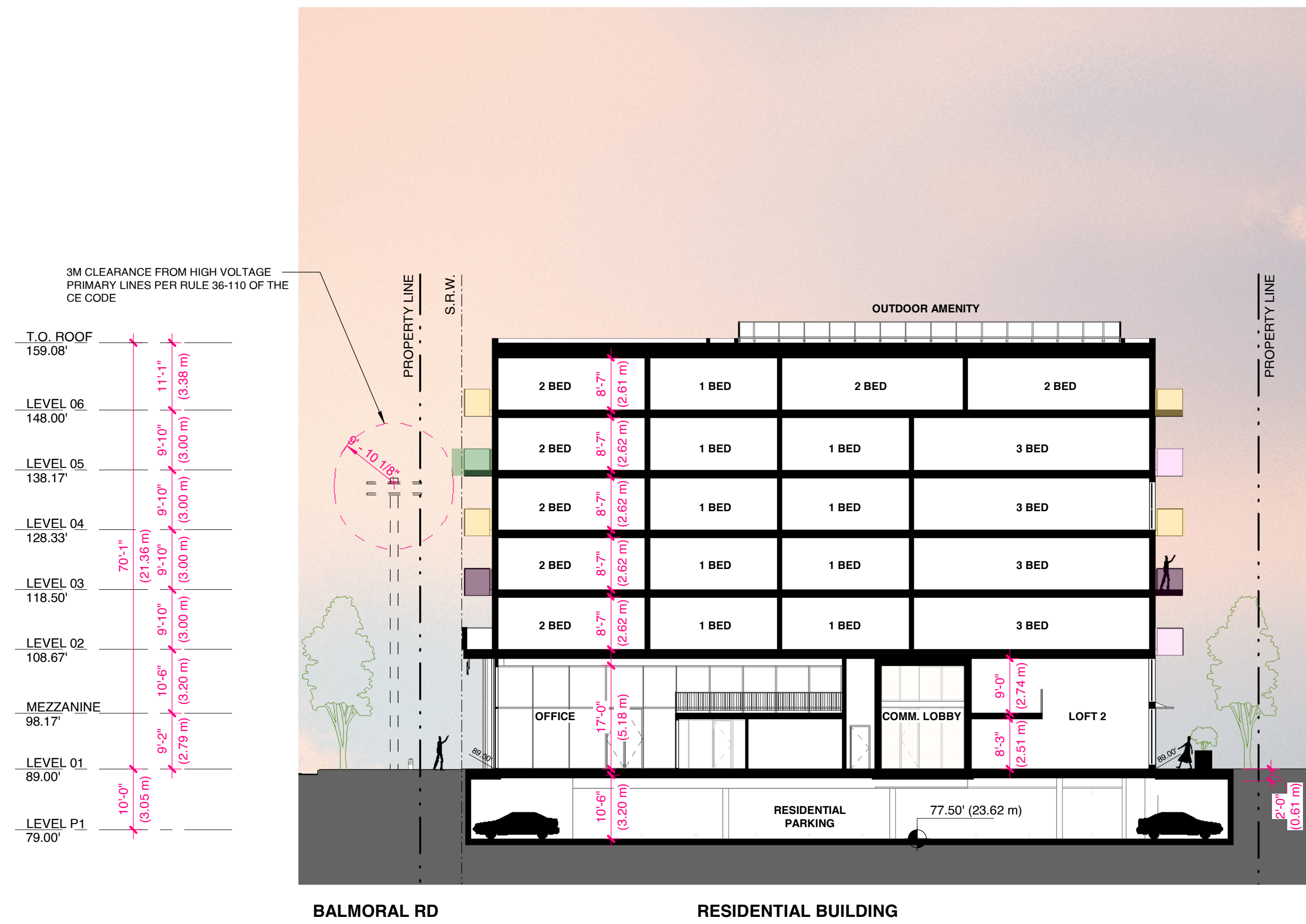
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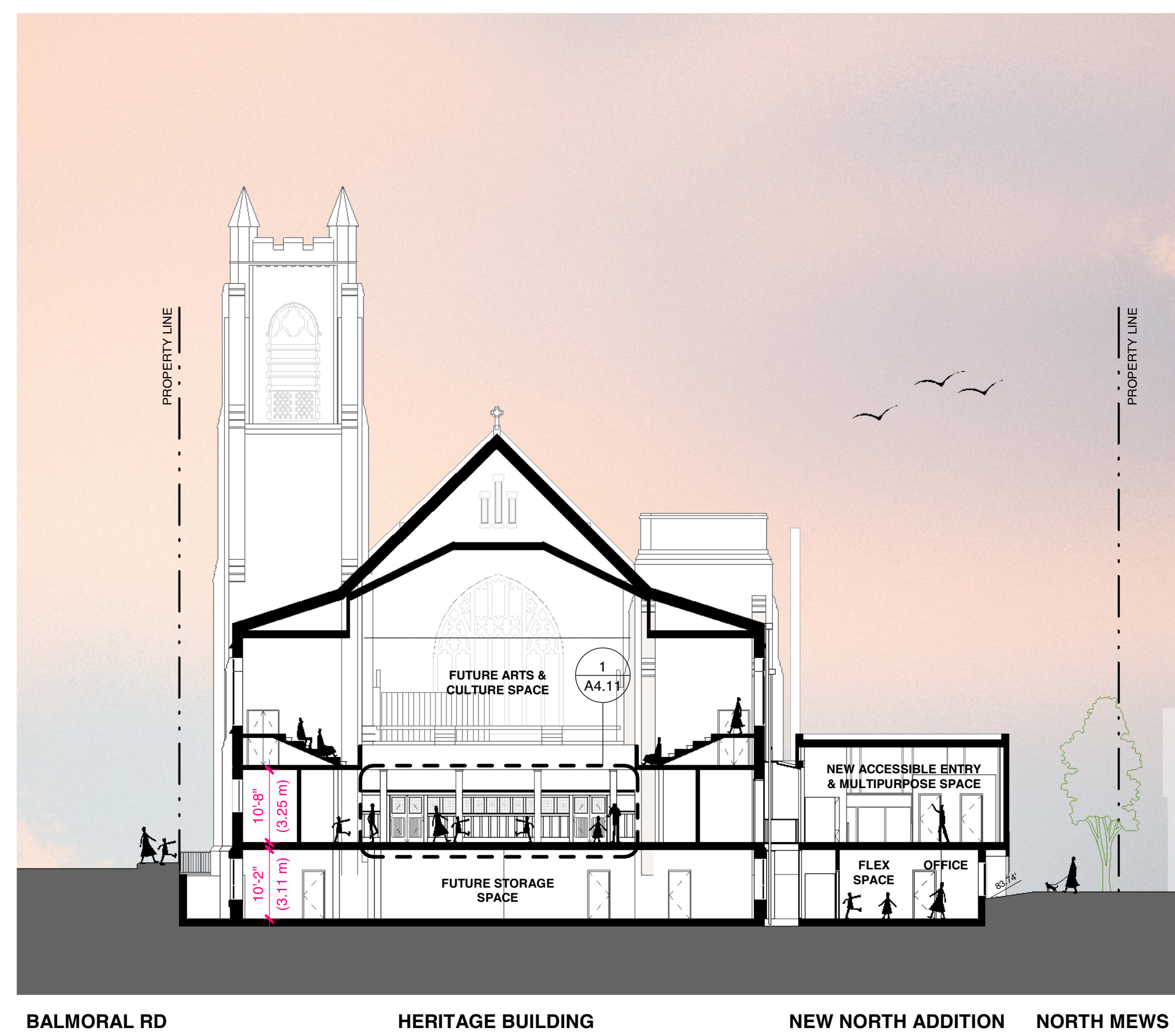


SITE SECTIONS

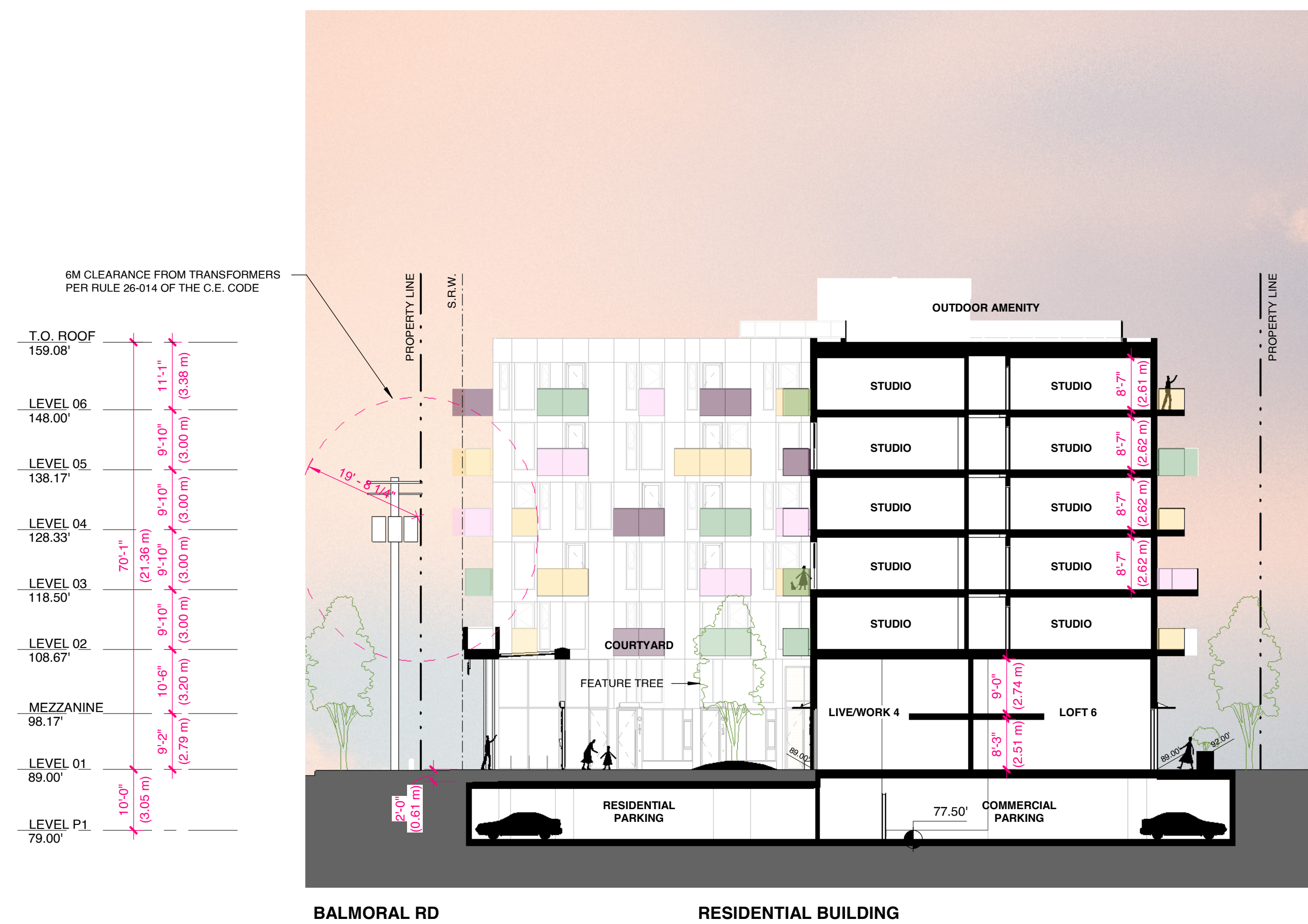
SCALE
1/16" = 1'-0"



3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



2 SITE SECTION THROUGH RESIDENTIAL COURTYARD LOOKING WEST



1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST

MAH+HG

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SITE SECTIONS

SCALE
1/16" = 1'-0"



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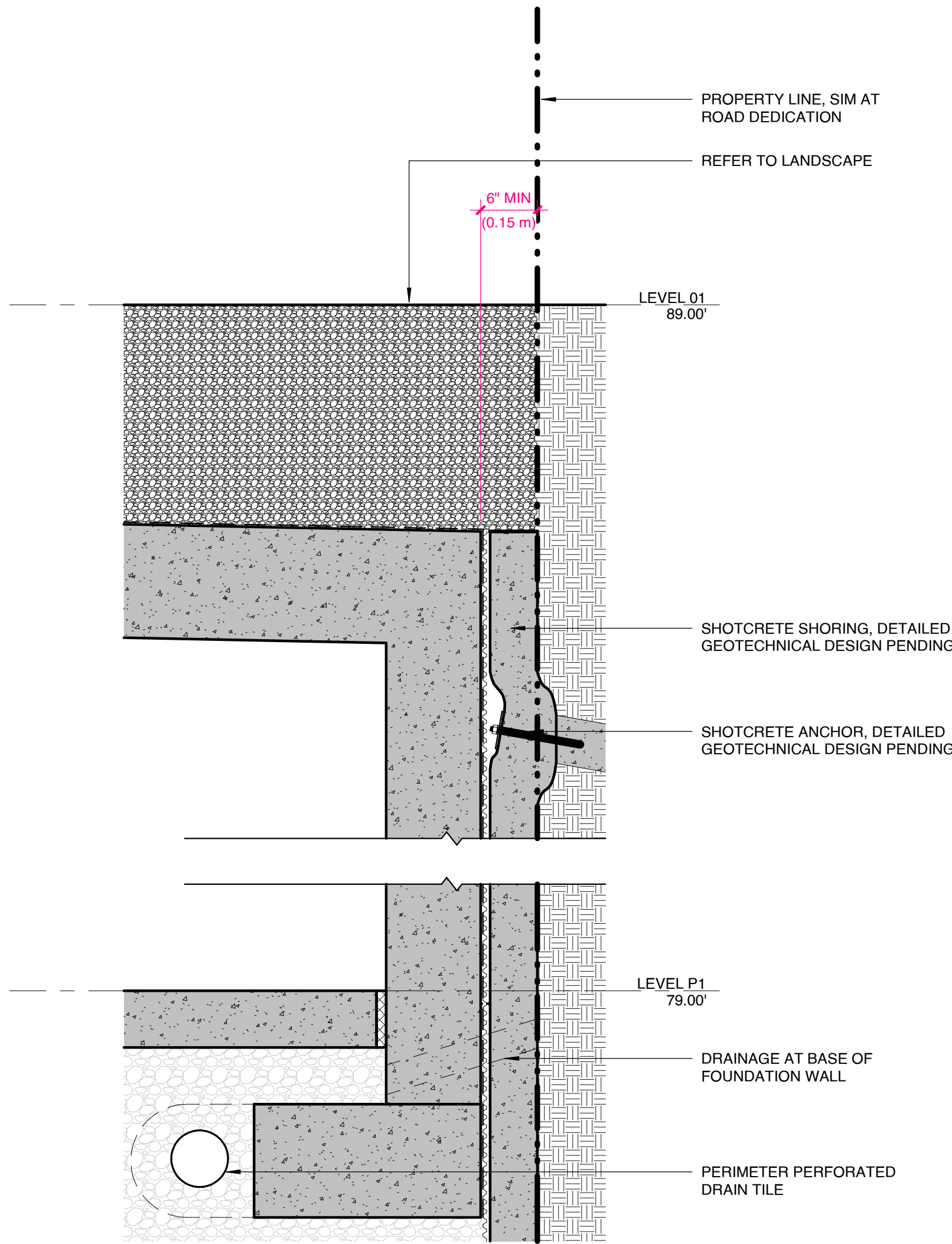
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AUGUST 17, 2026



TYP FOUNDATION WALL DETAILS

SCALE
1" = 1'-0"



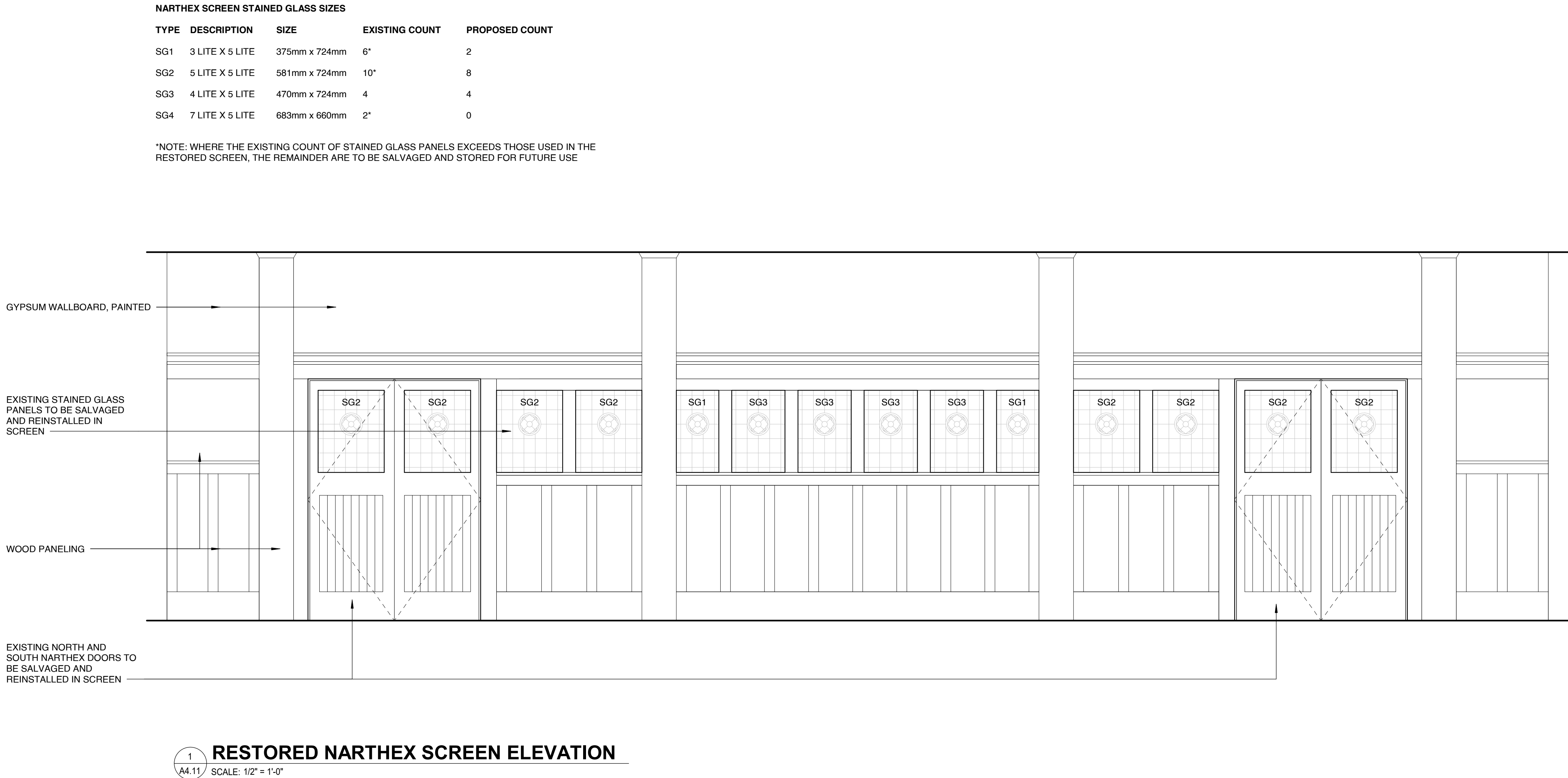
1 FOUNDATION WALL AT EAST PROPERTY LINE AND SOUTH SRW
A4.10 SCALE: 1" = 1'-0"



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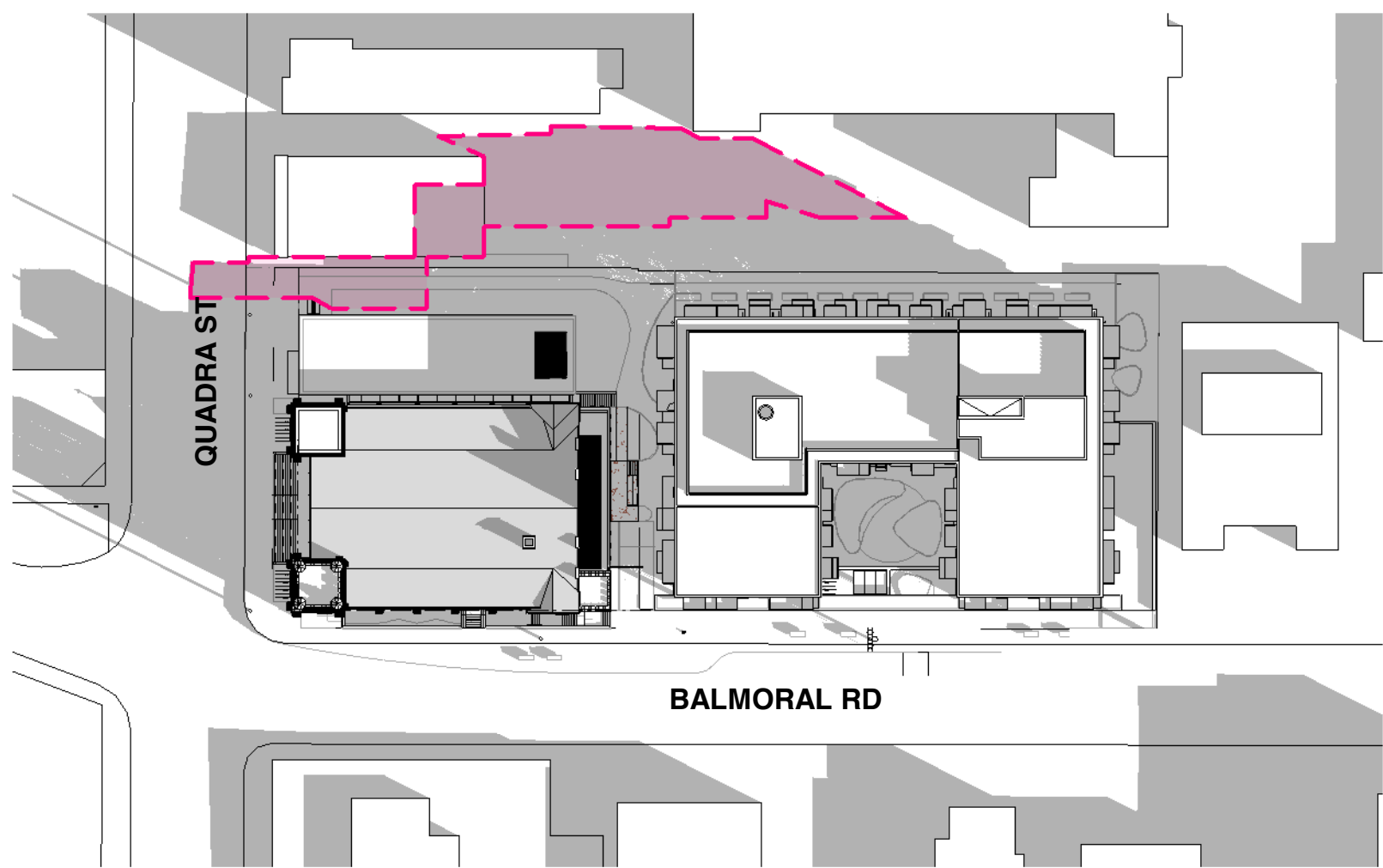
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RESPONSE 5

AUGUST 17, 2026

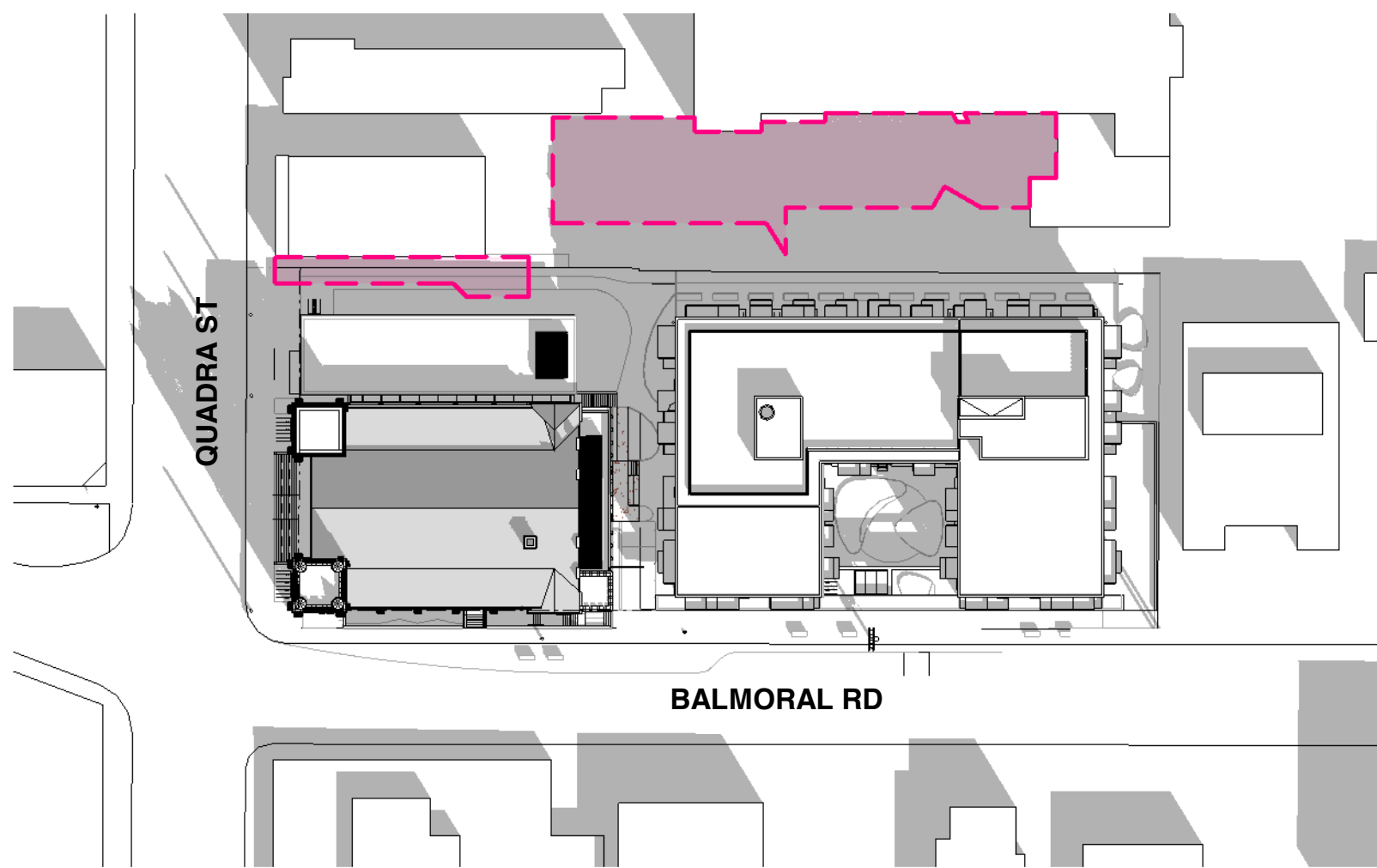


INTERIOR HERITAGE
ELEVATION

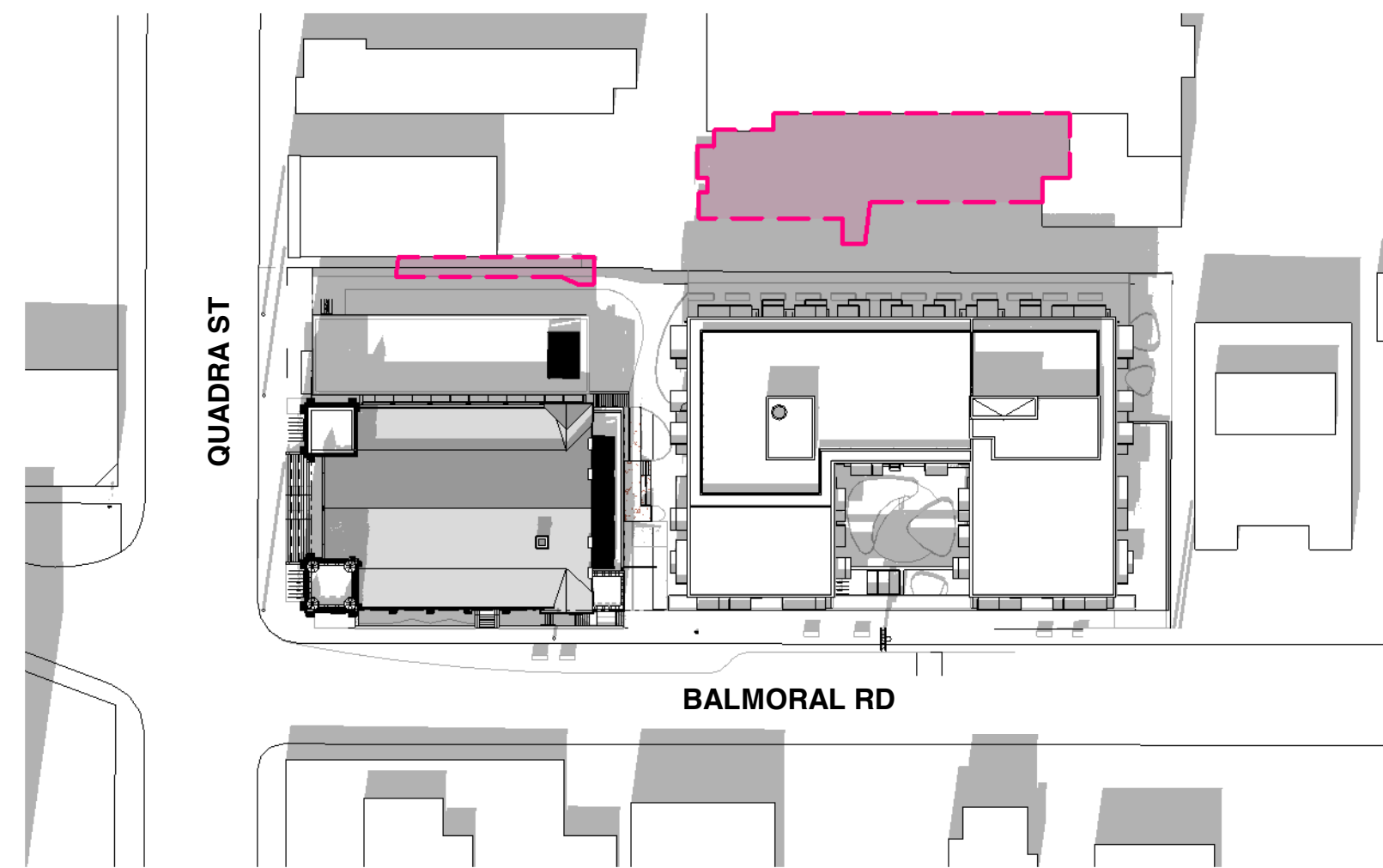
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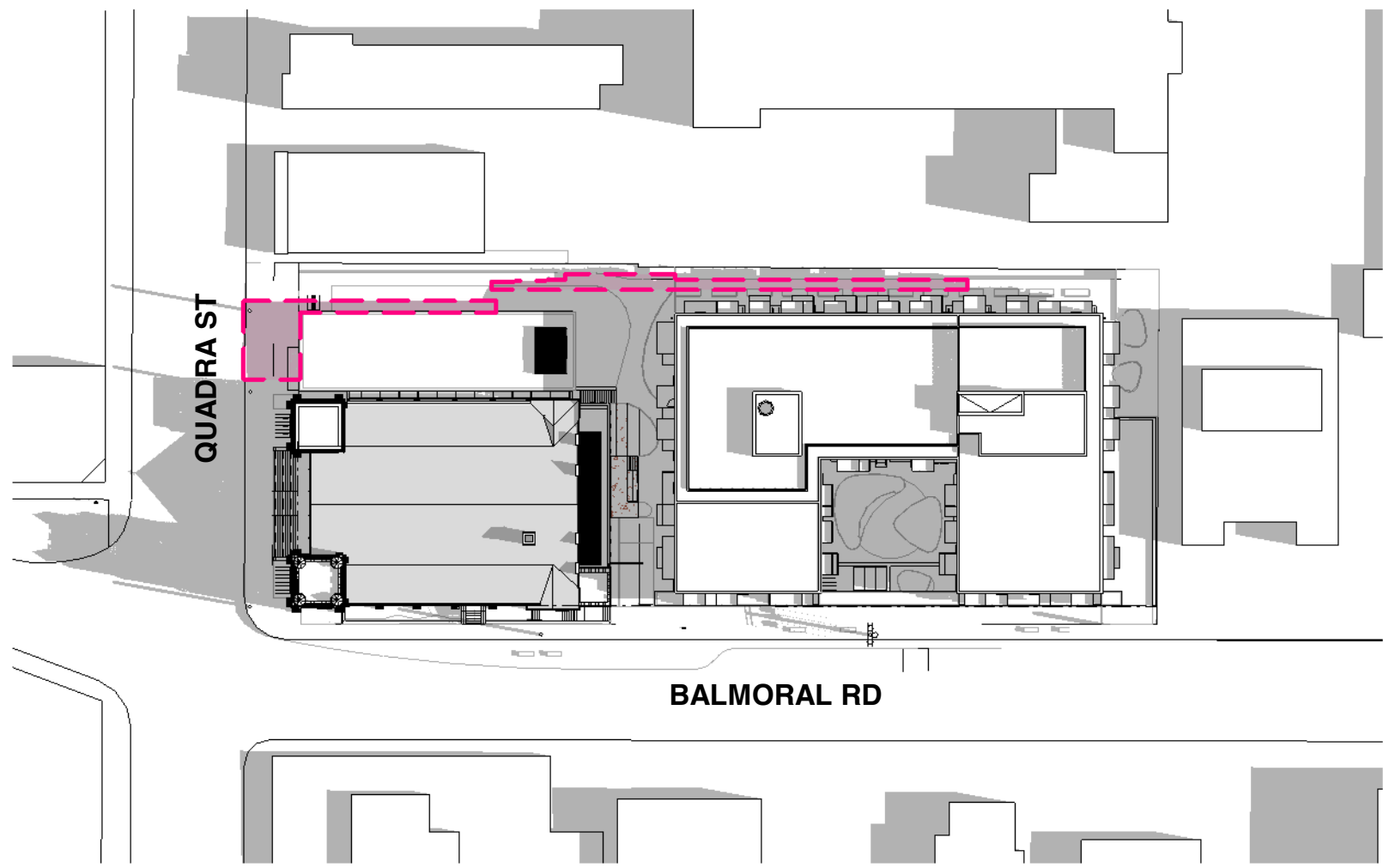


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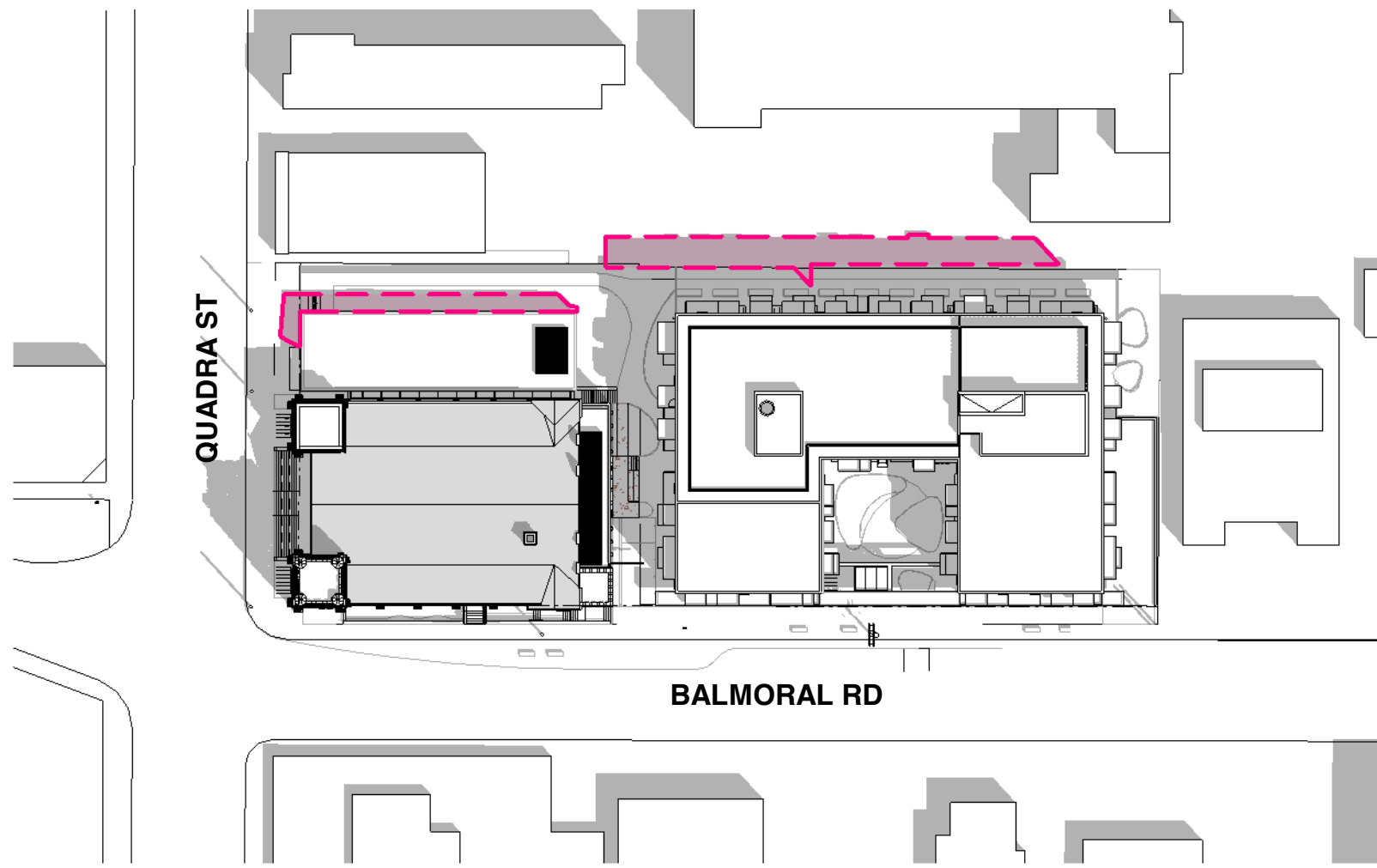


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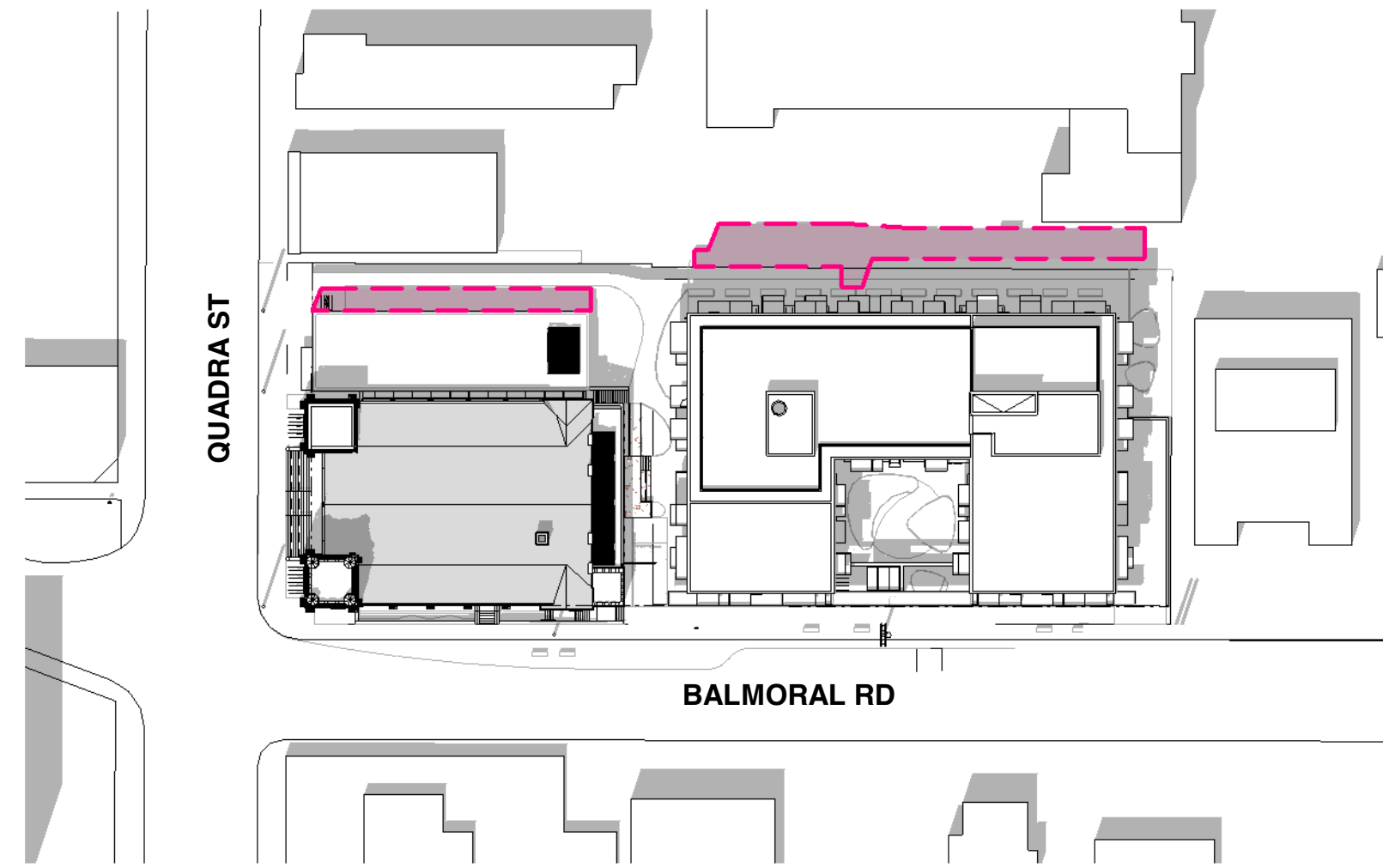
3 SPRING EQUINOX



10:00AM

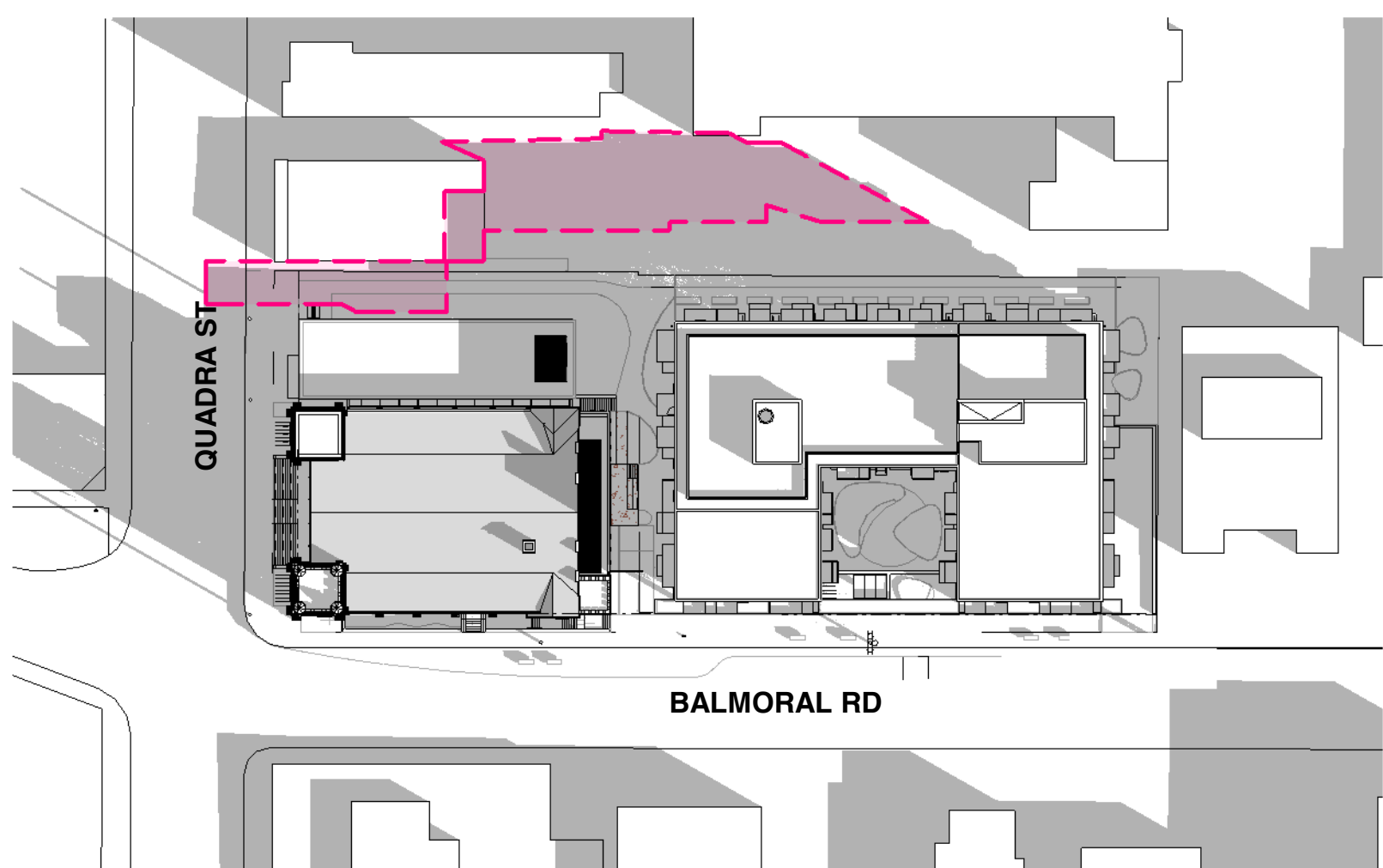


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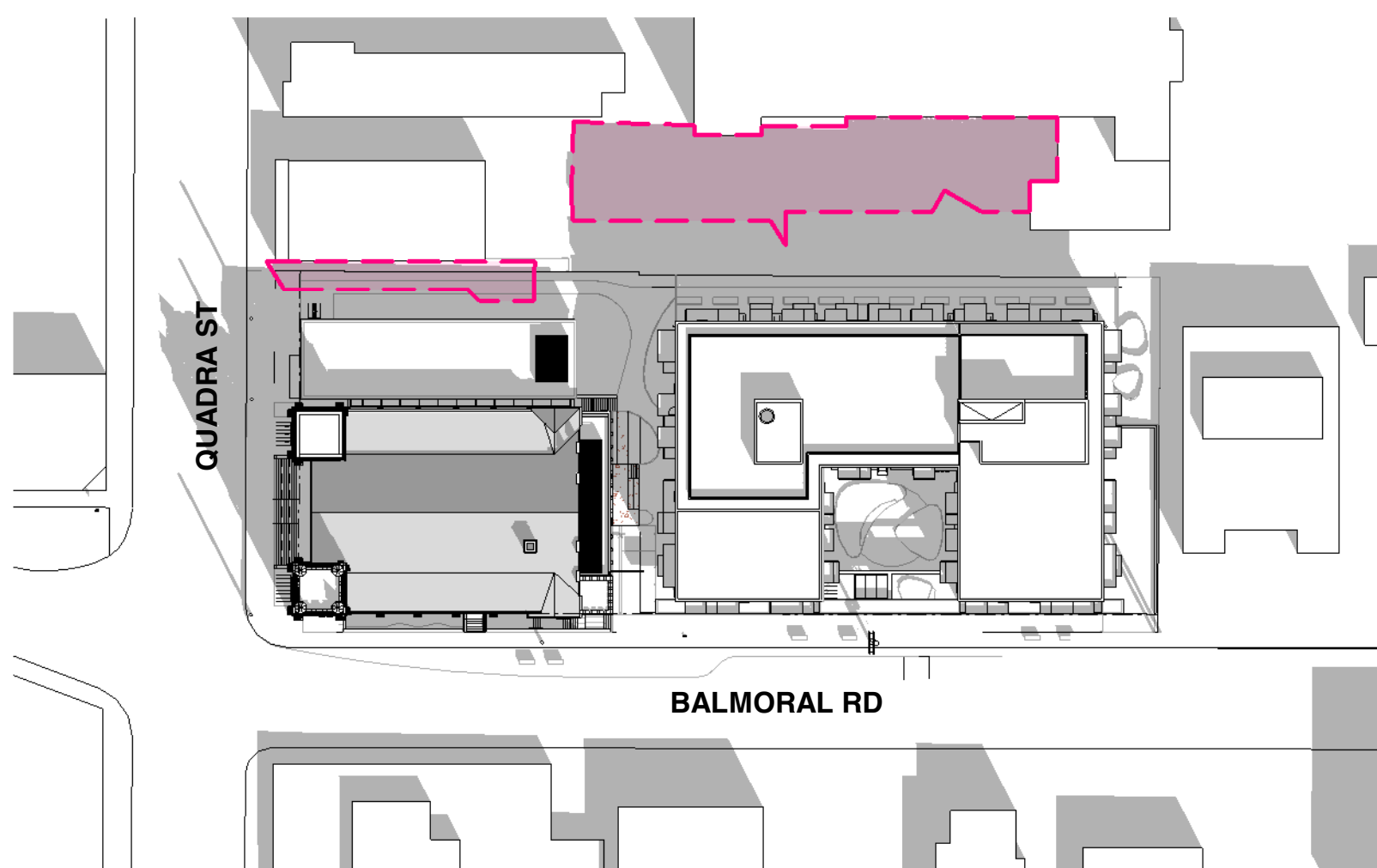


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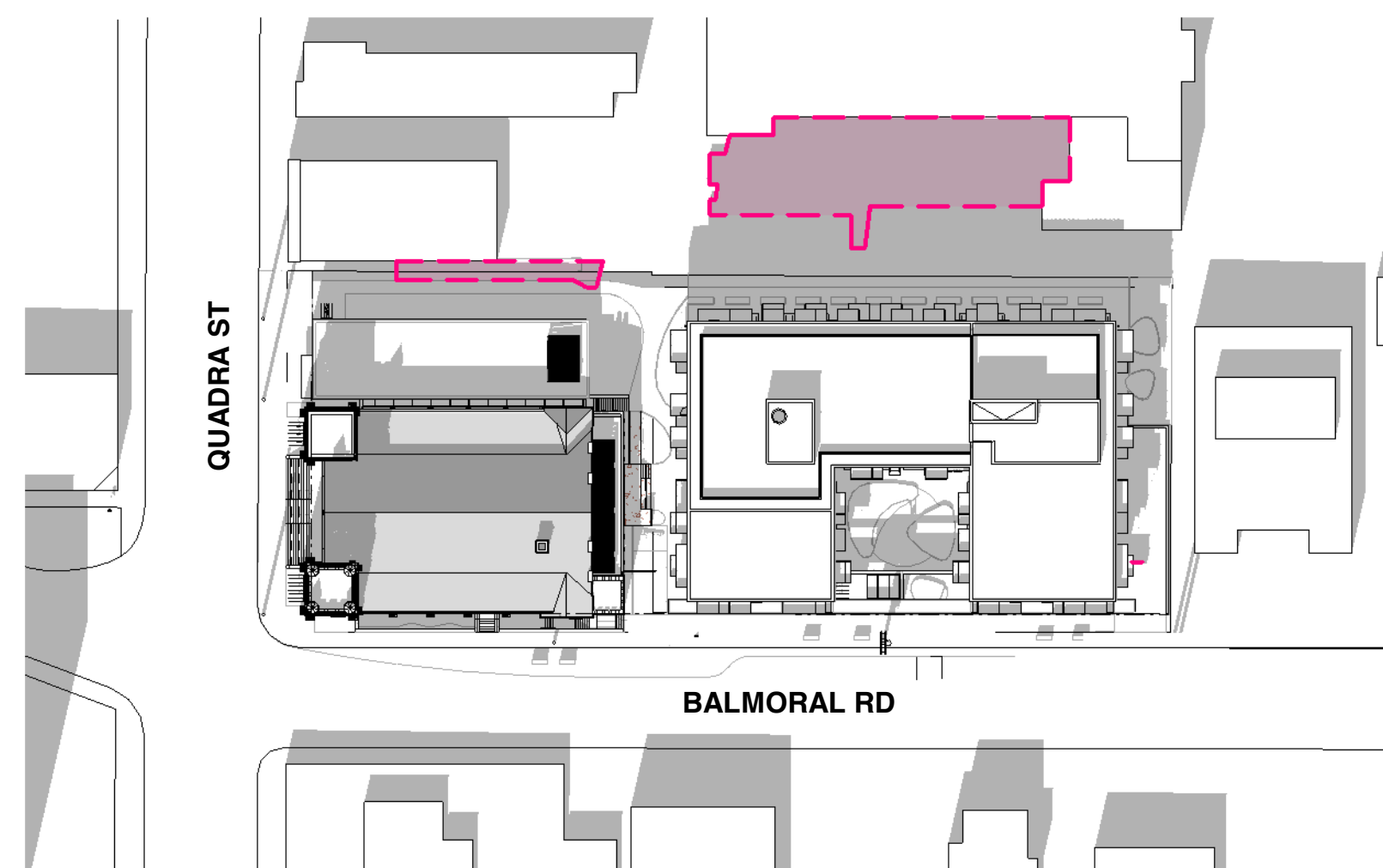
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

--- EXTENT OF NEW SHADOWS ONLY

MA
+
HG

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

ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026

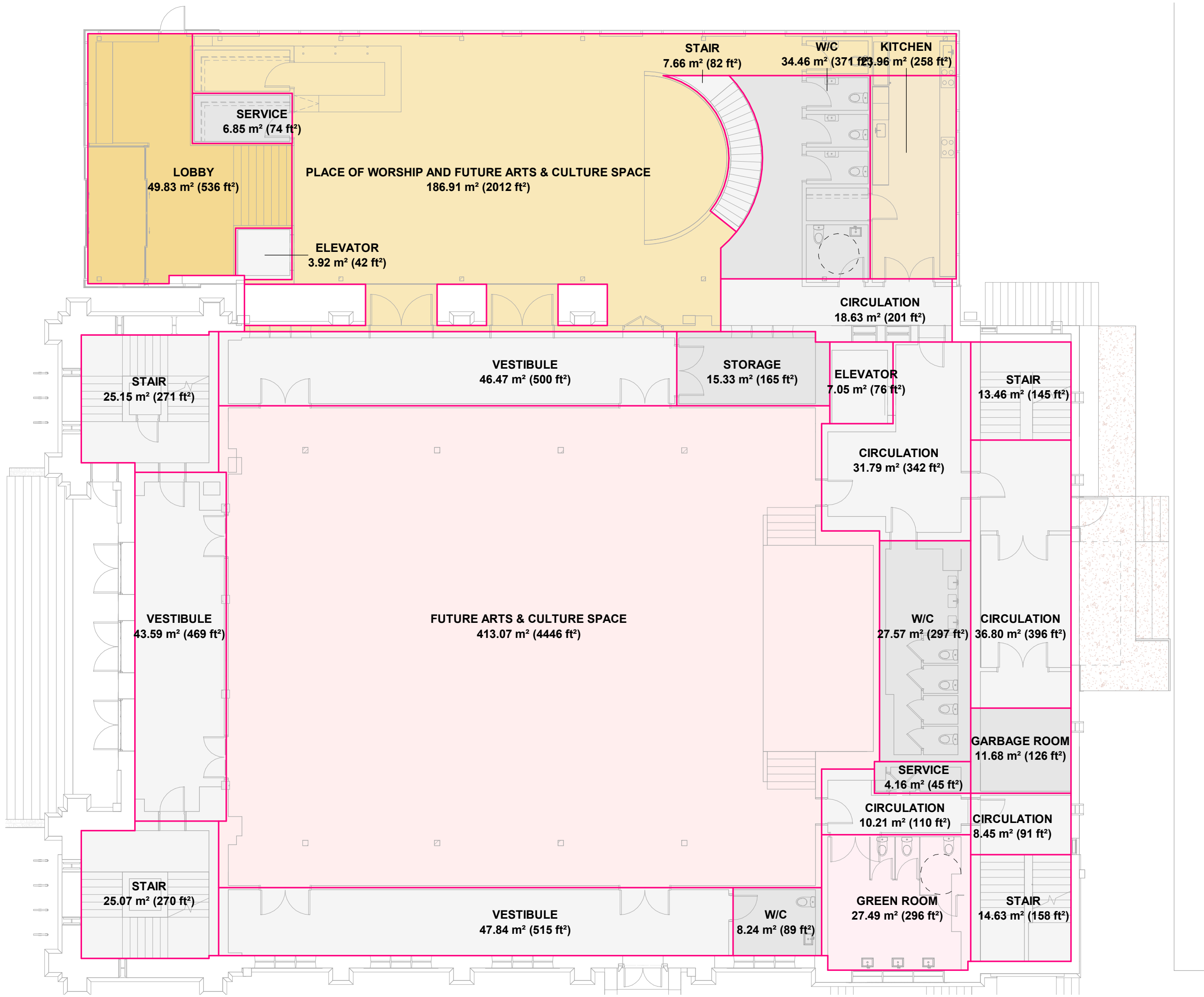


SHADOW STUDIES

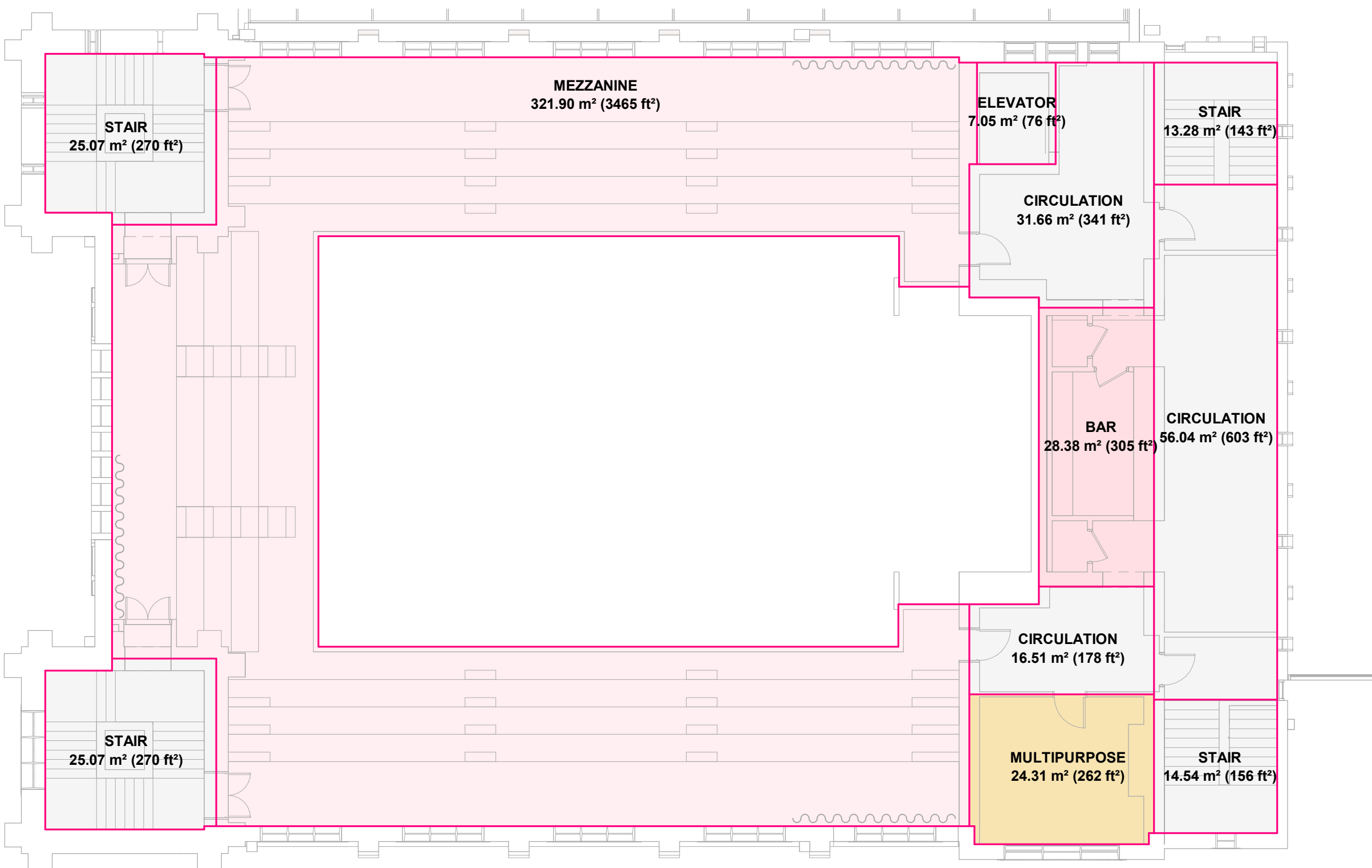
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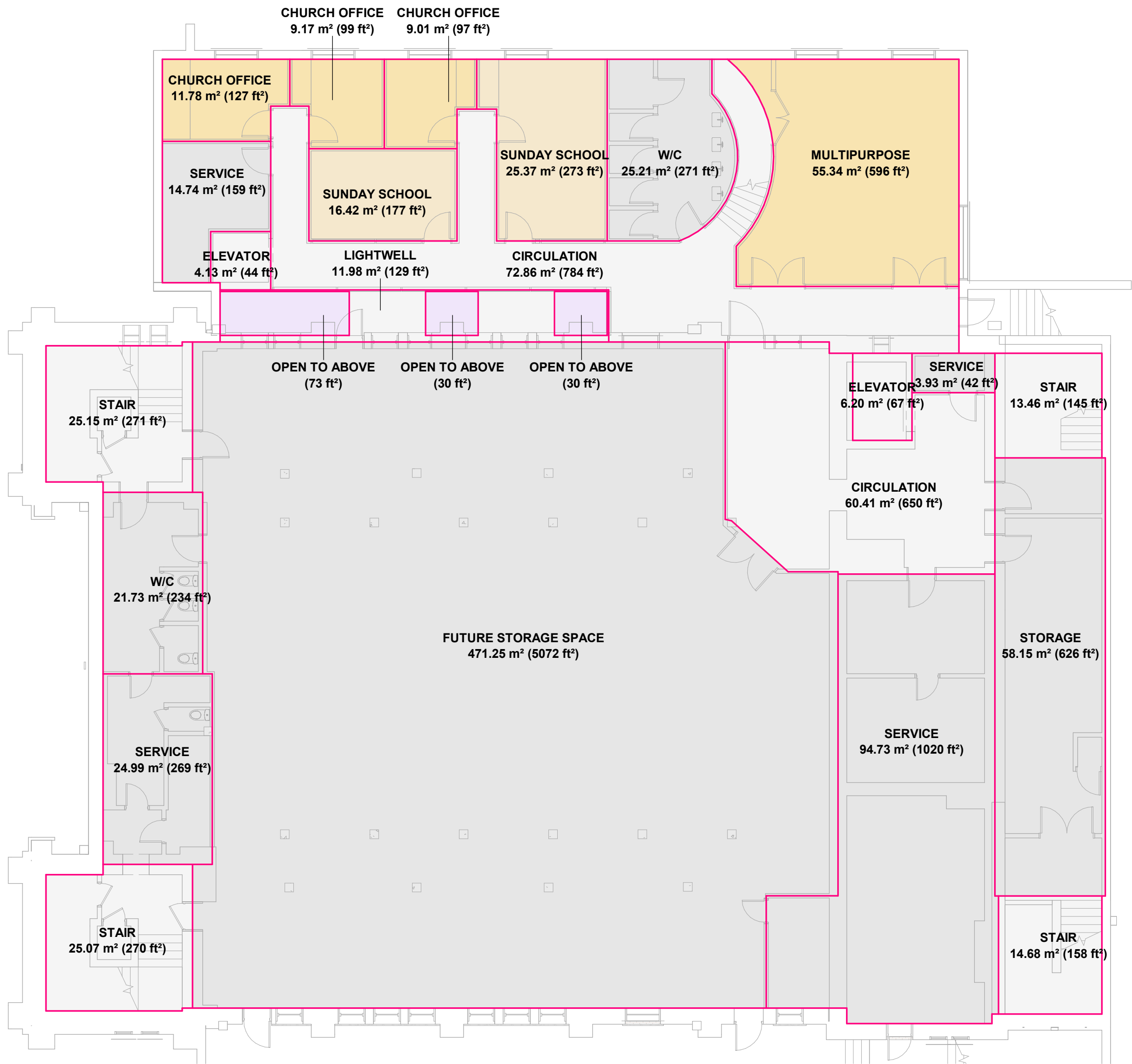
A5.00



3 FIRST FLOOR PLAN



2 MEZZANINE PLAN



1 LOWER FLOOR PLAN

FSR CALCULATIONS

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

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

FSR BREAKDOWN

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

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

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



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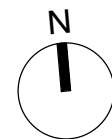
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AUGUST 17, 2026



FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.00



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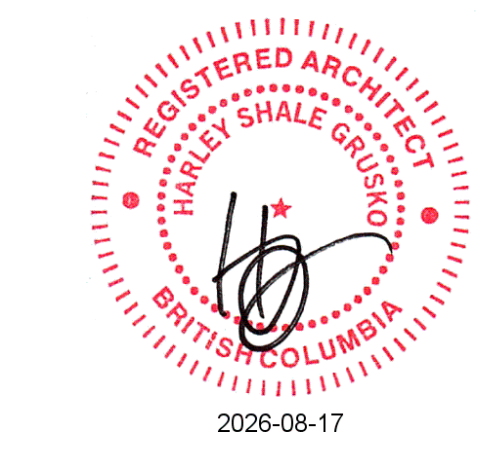
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932 BALMORAL RD
& 1701 QUADRA ST

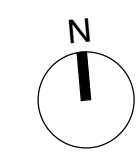
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DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"

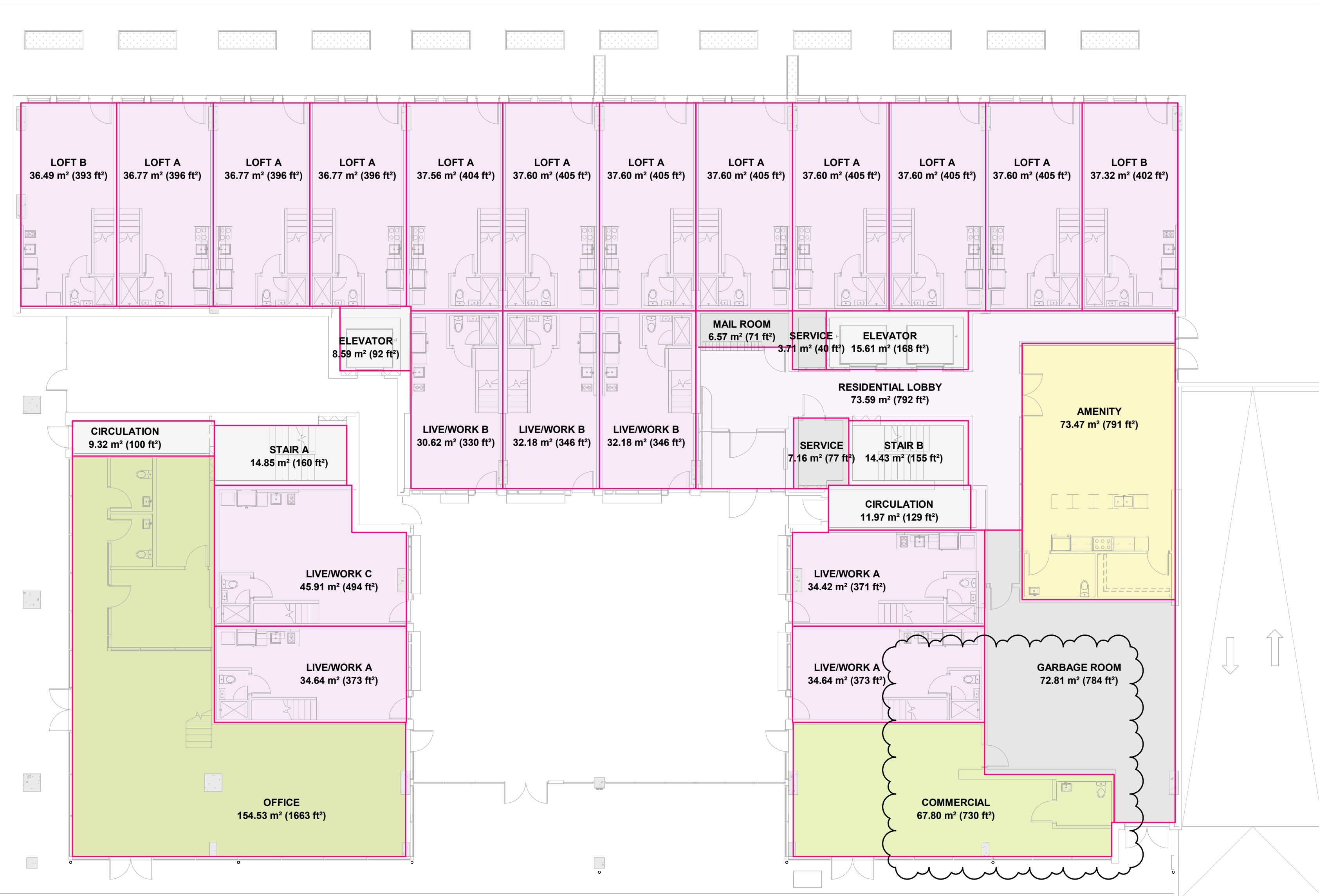


FSR 1.01

2 LEVEL 01 MEZZANINE



1 LEVEL 01



2 LEVELS 03 TO 05



1 LEVEL 02



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& 1701 QUADRA ST

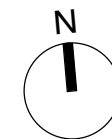
ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE 5

AUGUST 17, 2026

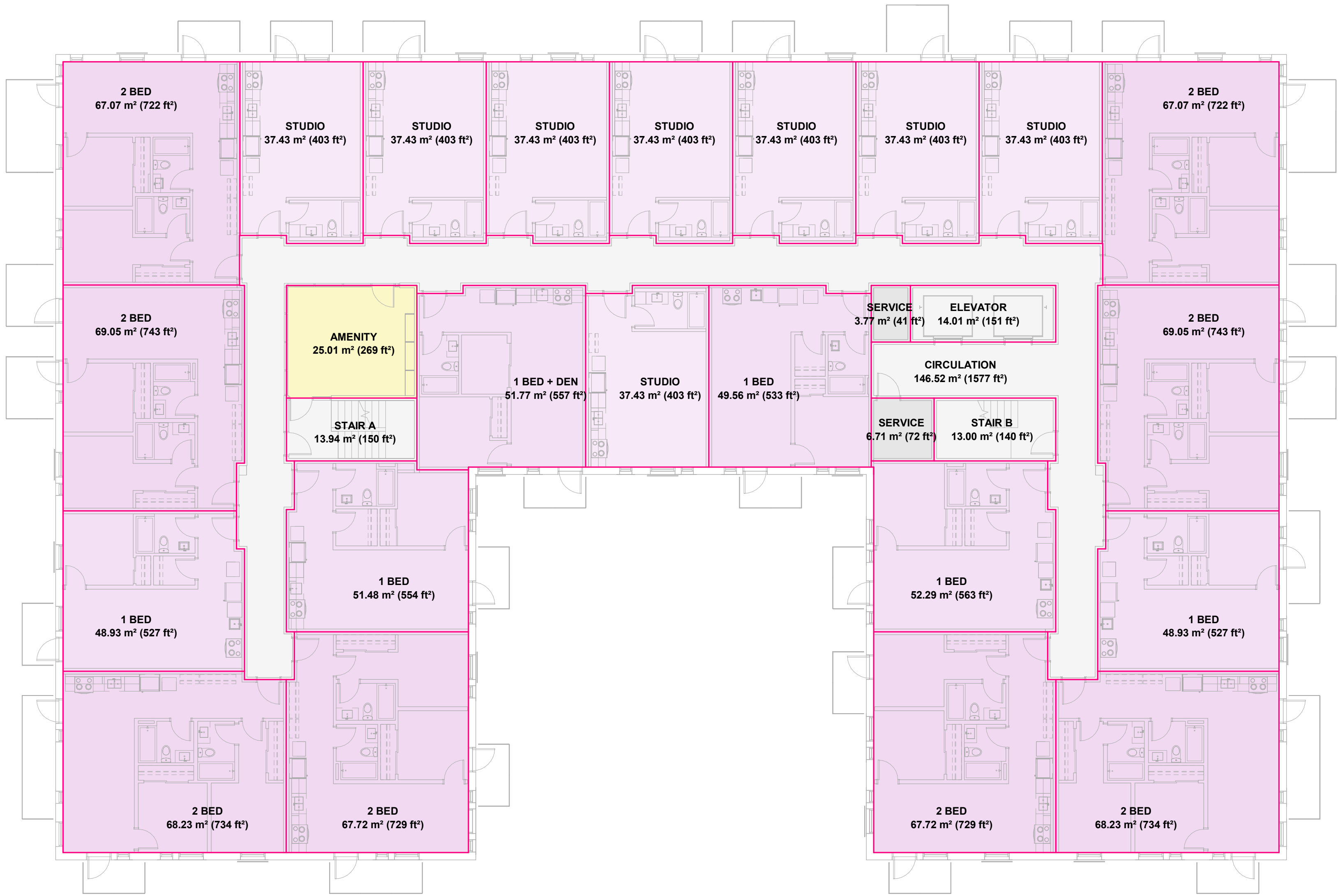


FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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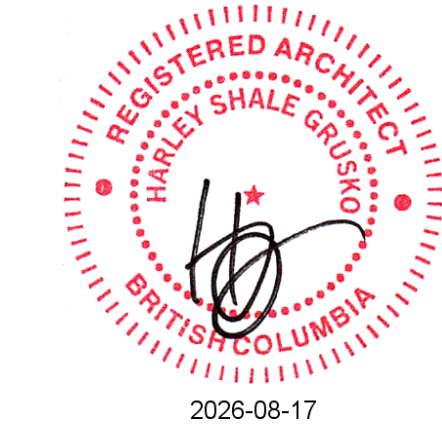
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932 BALMORAL RD
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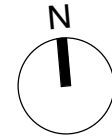
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AUGUST 17, 2026



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"



FIRST MET - 934 BALMORAL RD & 1701 QUADRA ST

Victoria, BC

Re-Issued for Rezoning / DP August 17, 2026

LANDSCAPE DRAWING LIST

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

Landscape Plans

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

Planting Plan

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

Details

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

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

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First Met

1701 Quadra St. Victoria, BC

Cover Sheet

GENERAL NOTES

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

TREE PROTECTION PLAN NOTES

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

MATERIALS PLAN NOTES

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

LAYOUT PLAN NOTES

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

GRADING PLAN NOTES

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

PLANTING PLAN NOTES

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

IRRIGATION PLAN NOTES

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

LANDSCAPE ARCHITECTURE ABBREVIATIONS

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

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

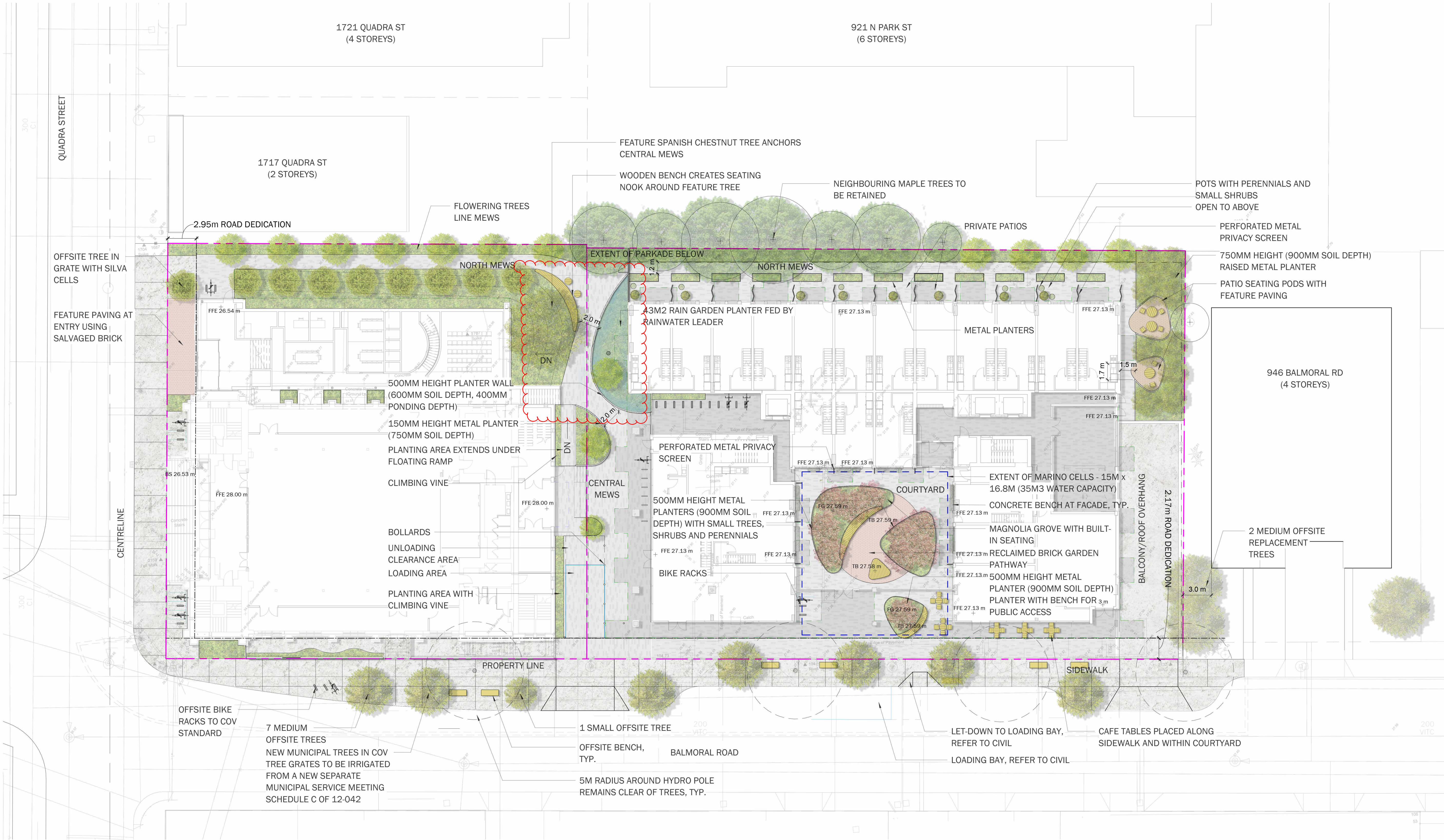
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First Met

1701 Quadra St. Victoria, BC

General Notes



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First Met

1701 Quadra St. Victoria, BC

Concept Plan
Ground Floor

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

MATERIAL LEGEND

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

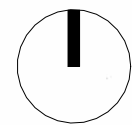
- EXISTING TREE TO BE RETAINED
- PLANTING AREA
- PLANTER WITH METAL EDGE
- RAIN GARDEN

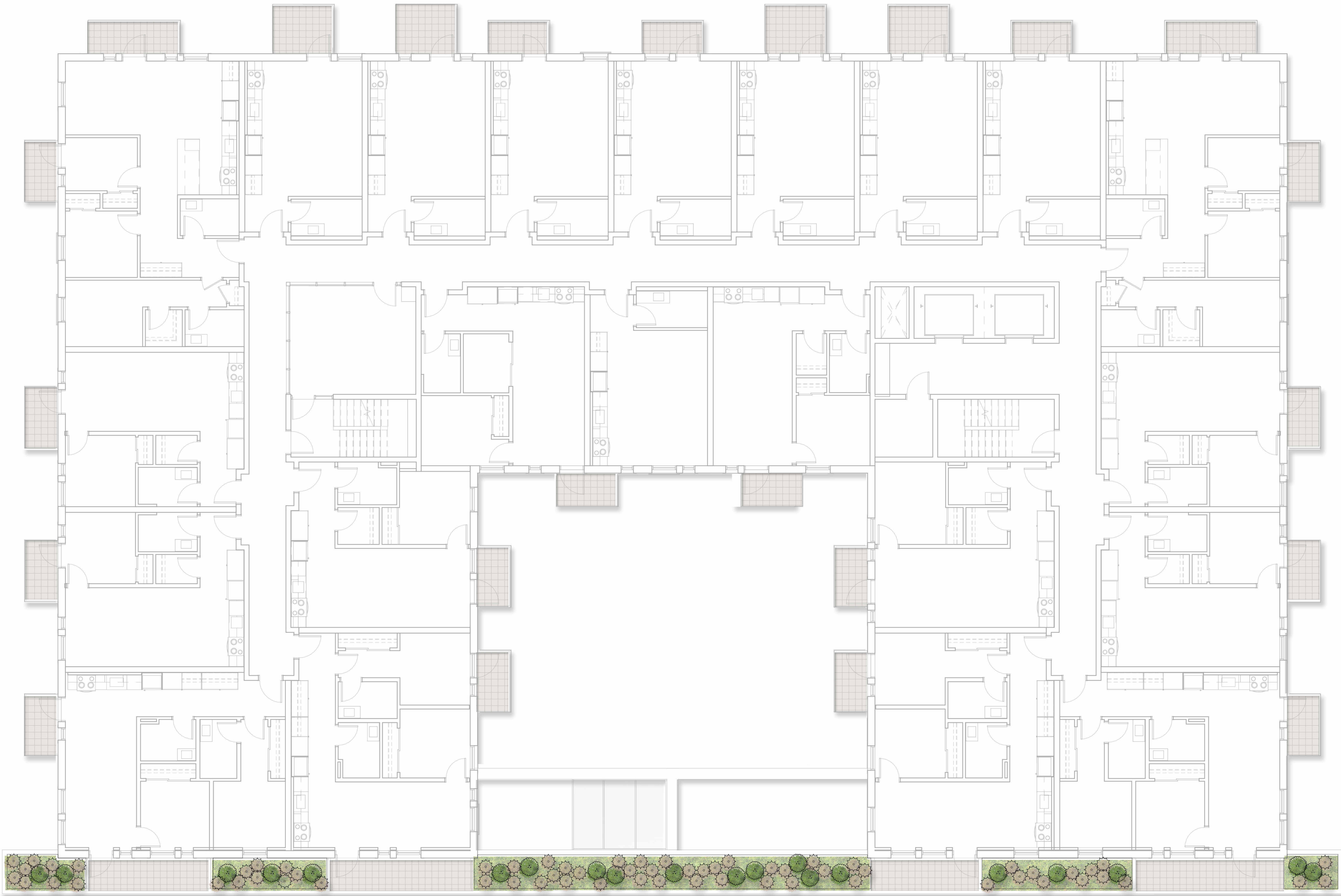
- METAL POTS - 36" OR 24" DIAMETER PLANTED WITH SMALL TREES, SHRUBS AND PERENNIALS
- PROPOSED OFFSITE BENCH

GENERAL LEGEND

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

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

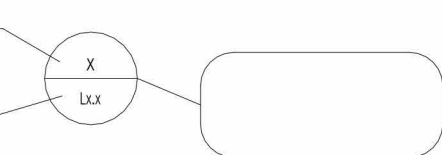




MATERIAL LEGEND

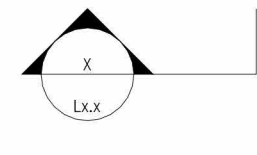
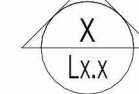
-  PRIVATE PATIOS
-  INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

GENERAL LEGEND

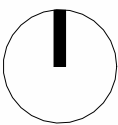
- DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN
- 
- REVISION
- 
- PROPERTY LINE
- 
- BUILDING OVERHANG
- 

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

- SECTION
- 
- ELEVATION
- 

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



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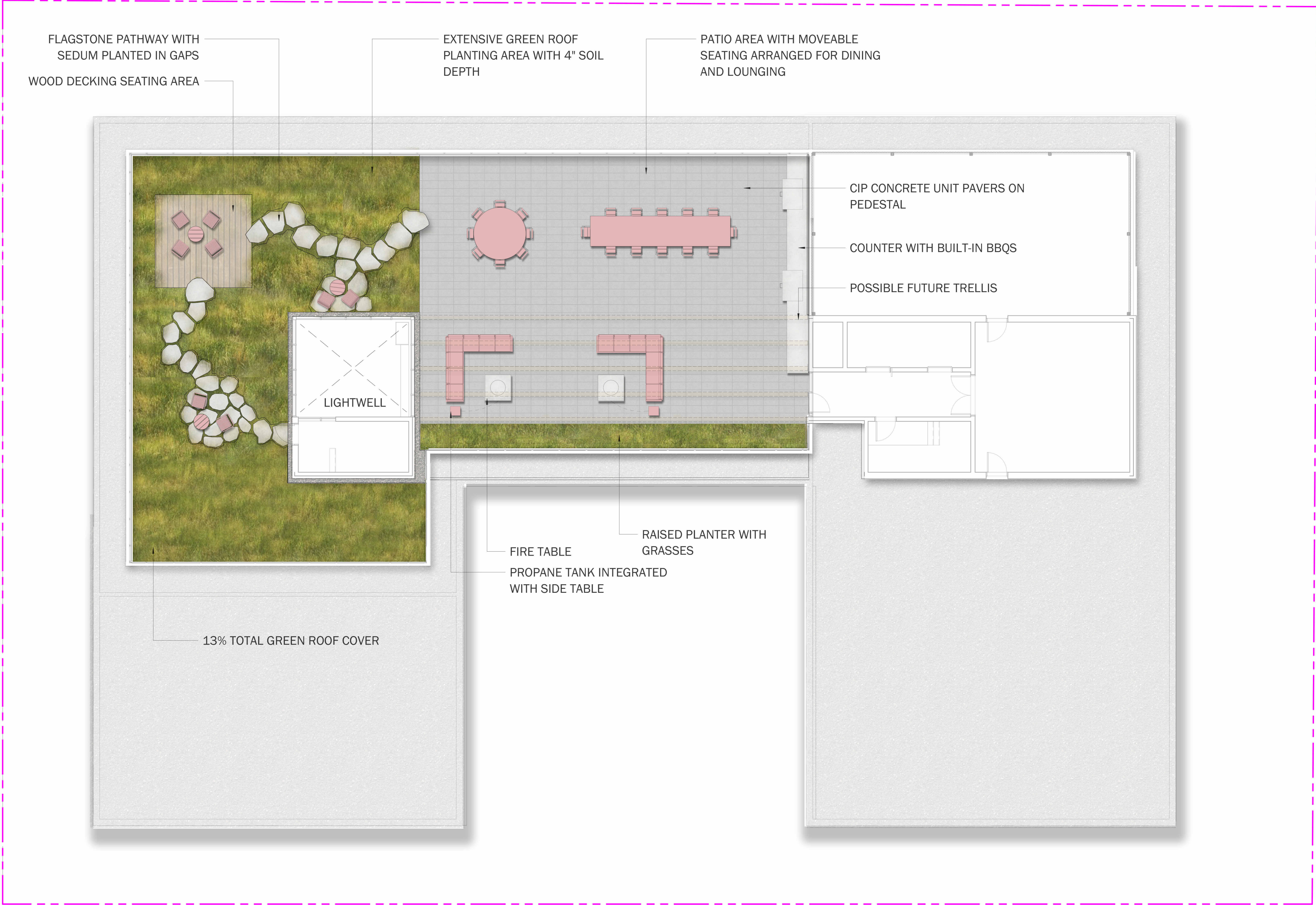
First Met

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	

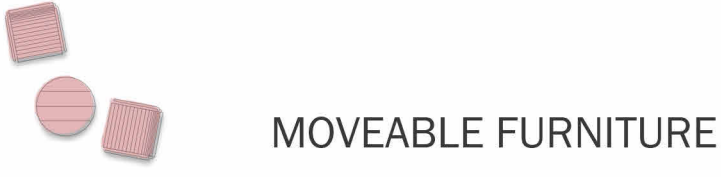
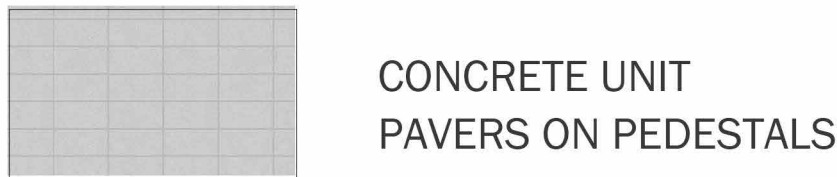
L1.02



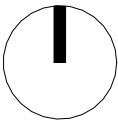
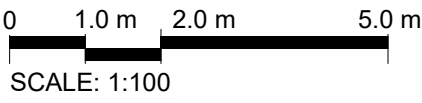
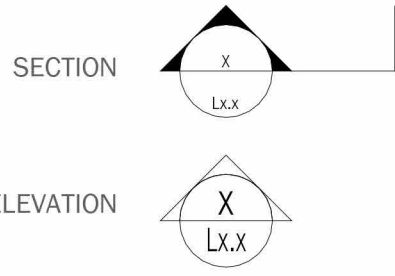
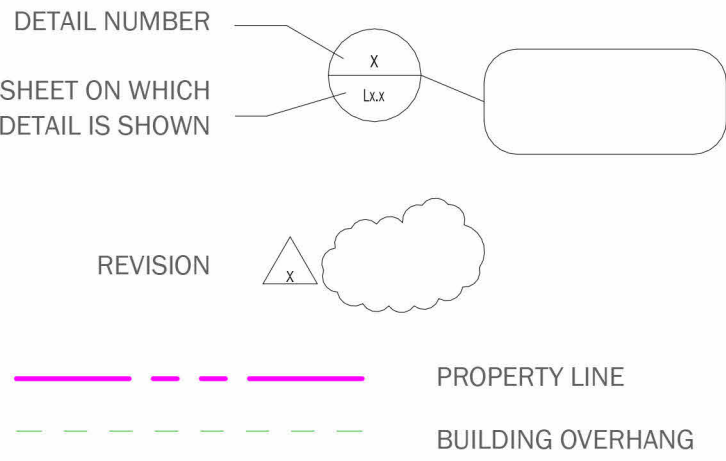
PLANTING SCHEDULE

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

MATERIAL LEGEND



GENERAL LEGEND



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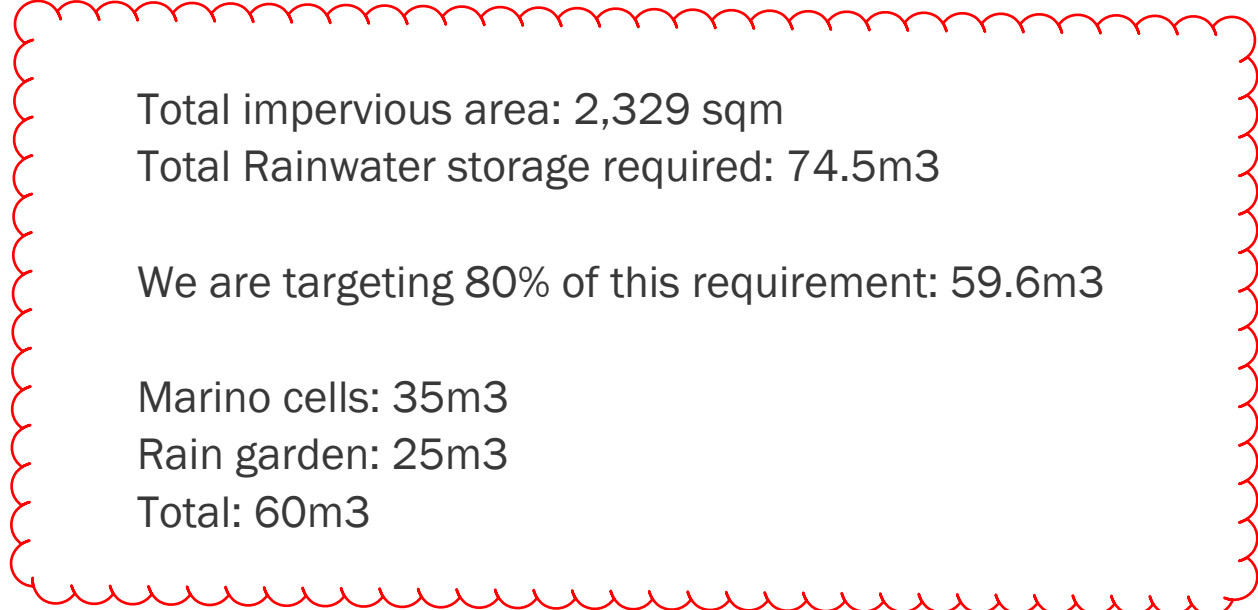
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First Met

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	



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

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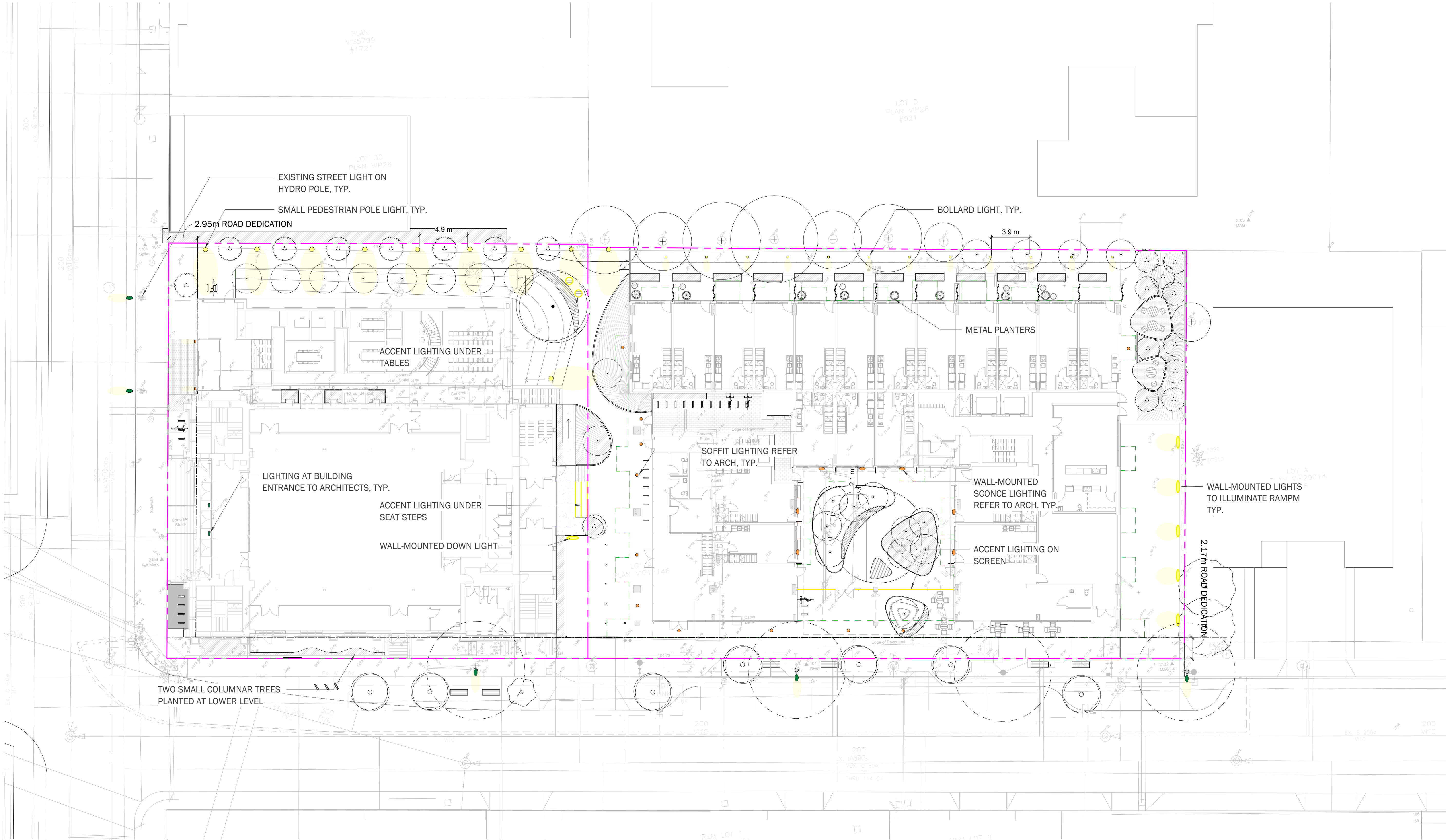
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First Met

1701 Quadra St. Victoria,
BC

Rainwater Management Plan

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

HAPA COLLABORATIVE

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Vancouver BC, V5Y 1J6

Landscape Architecture
Urban Design

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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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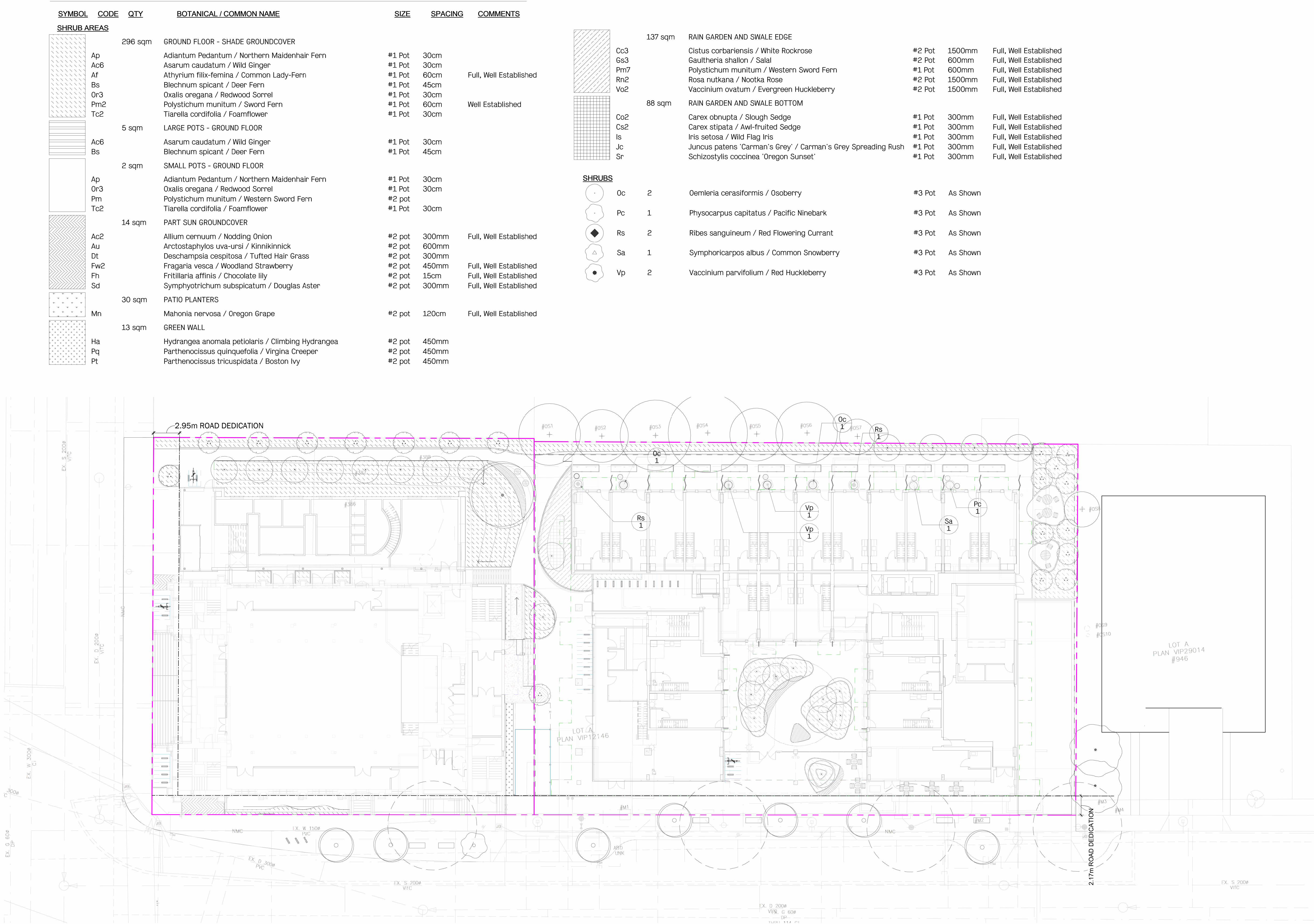
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First Met

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	



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

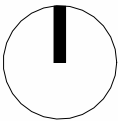
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First Met

1701 Quadra St. Victoria, BC

Planting Plan - Ground Floor



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5	Re-issued for Rezoning/DP	2026-03-03
4	Re-issued for Rezoning/DP	2025-12-19
3	Re-issued for Rezoning/DP	2025/09/09
No.	Description	Date

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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

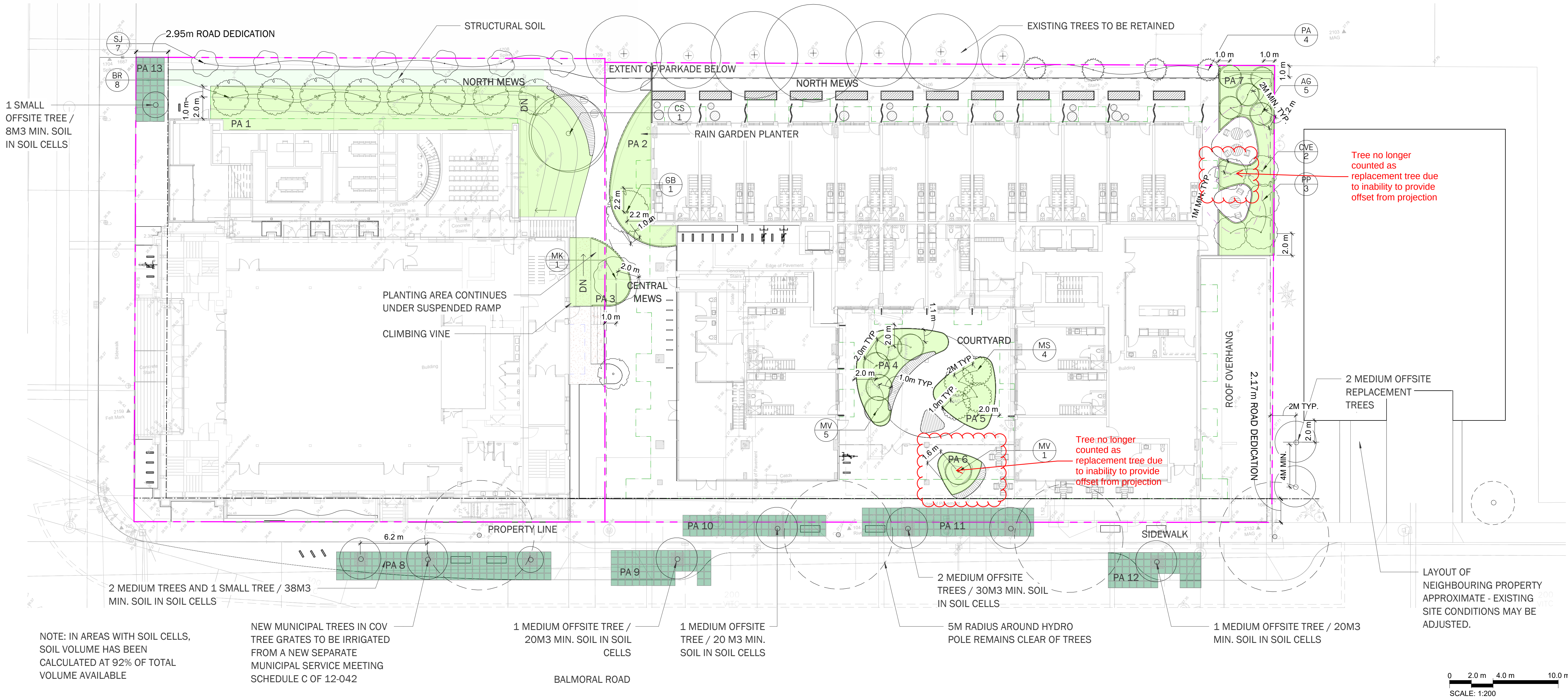
PLANT SCHEDULE - WESTERN LOT - 9 TREES TOTAL

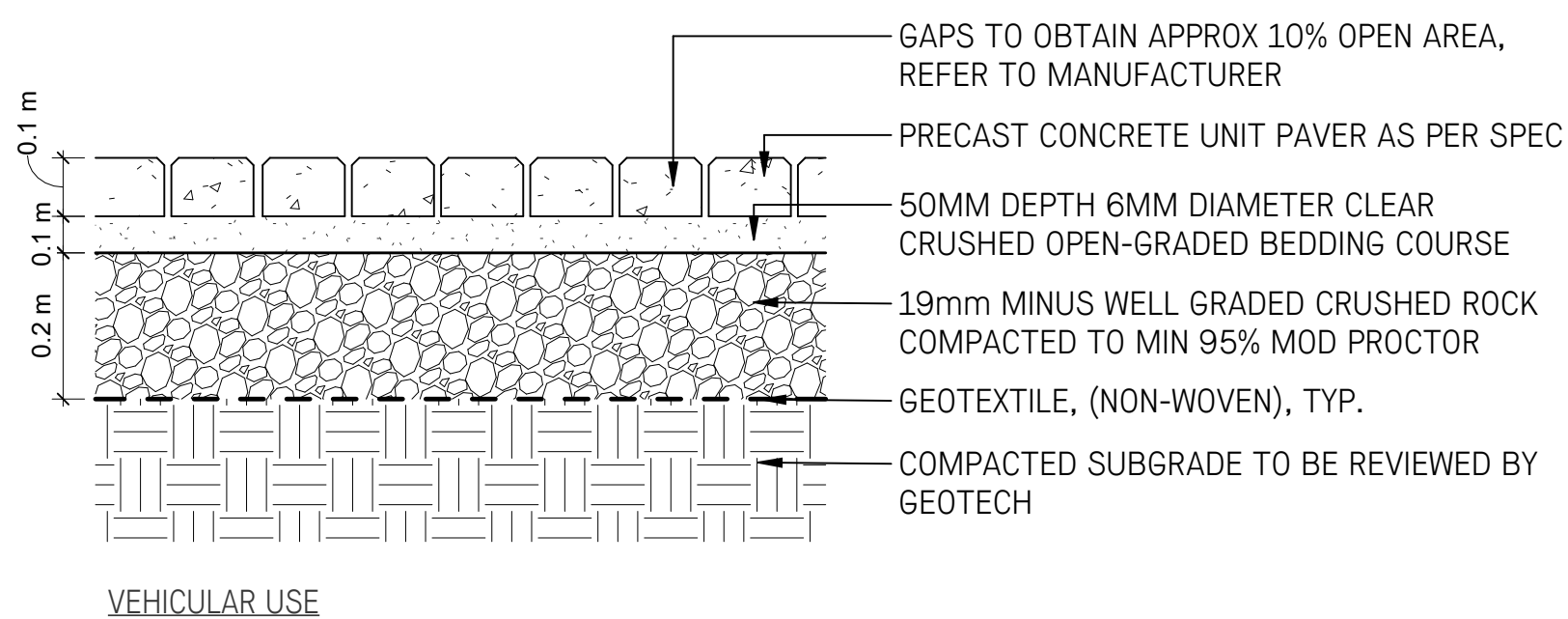
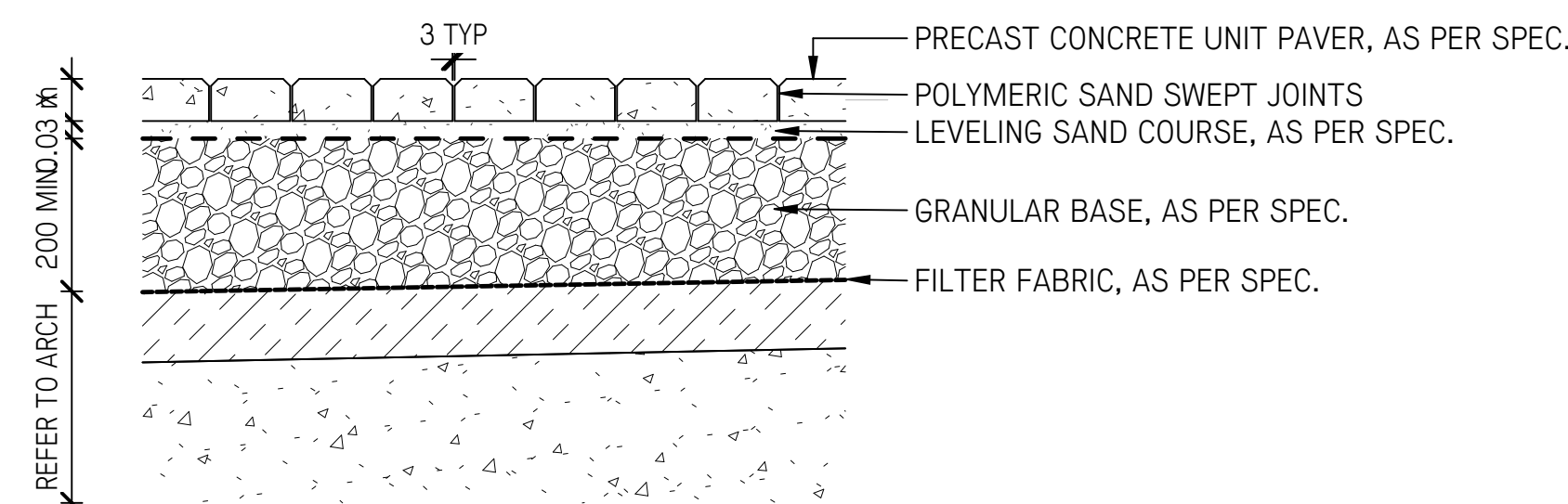
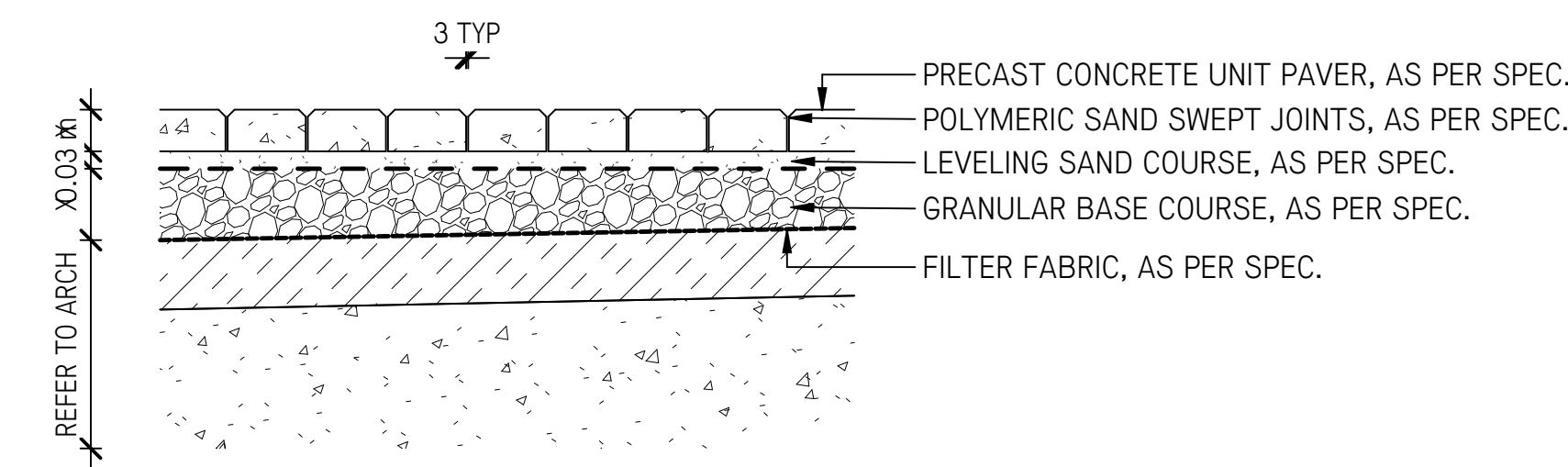
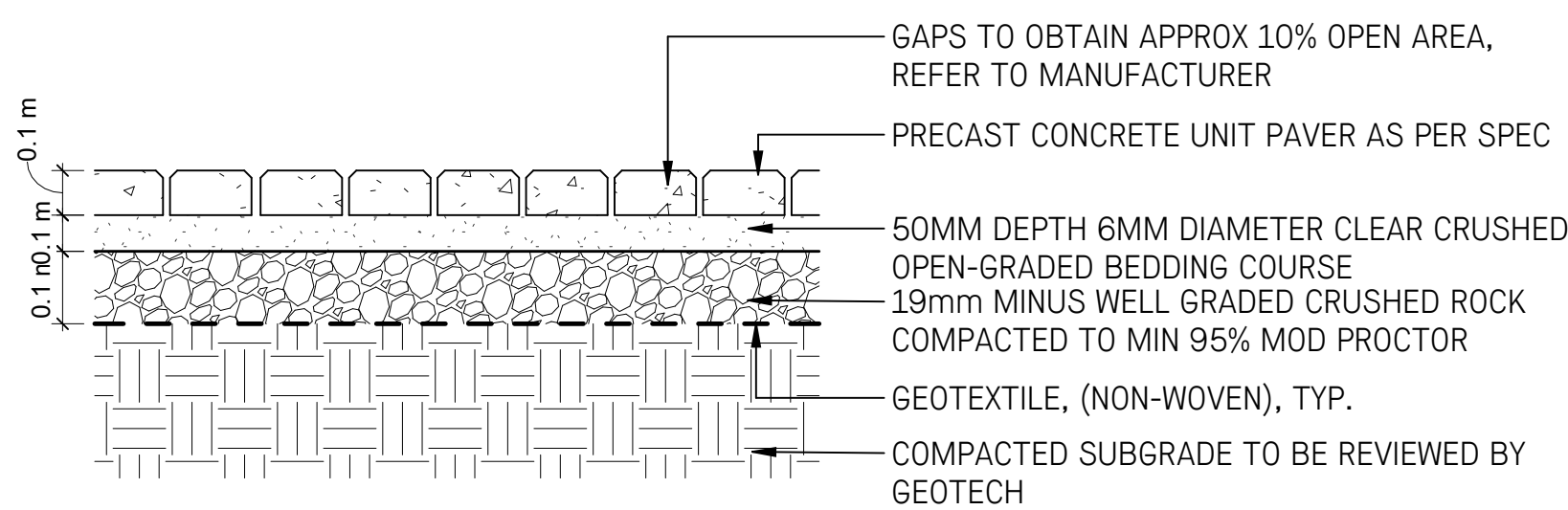
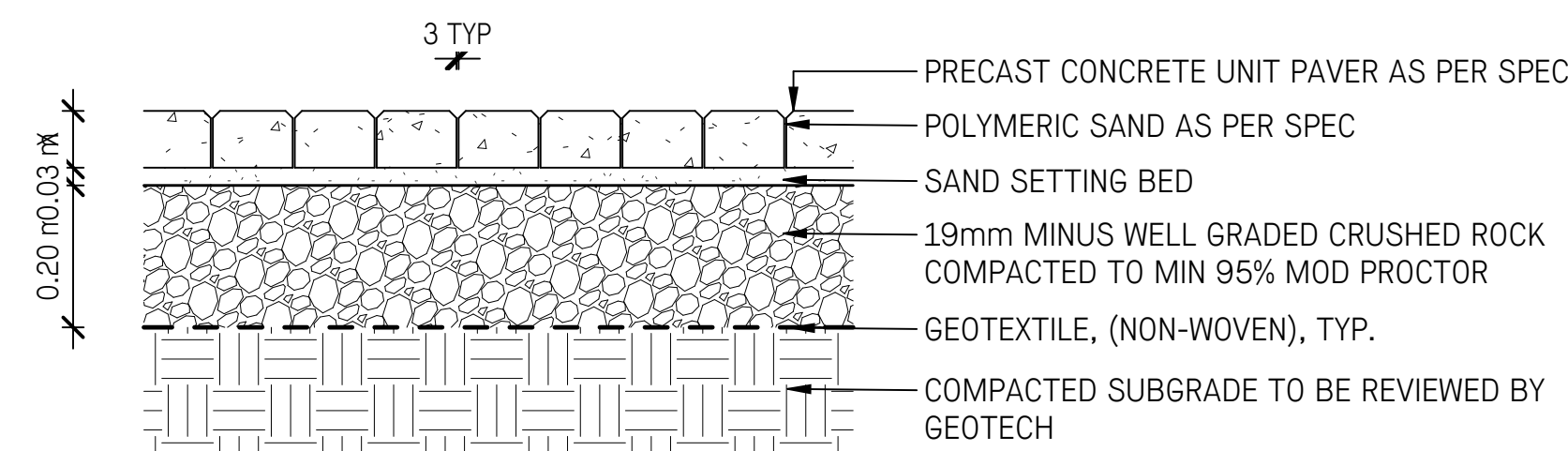
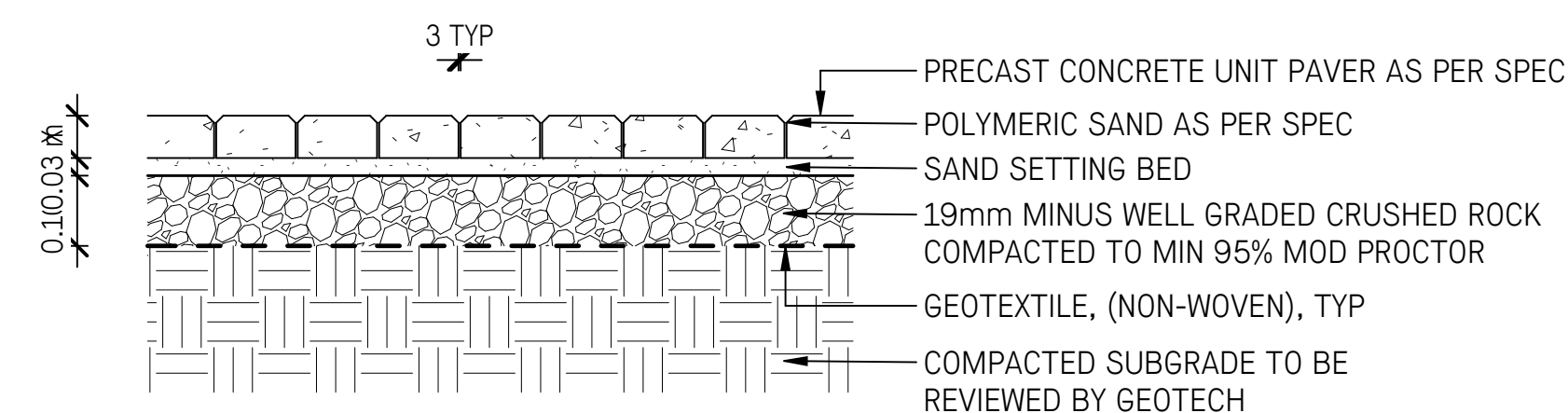
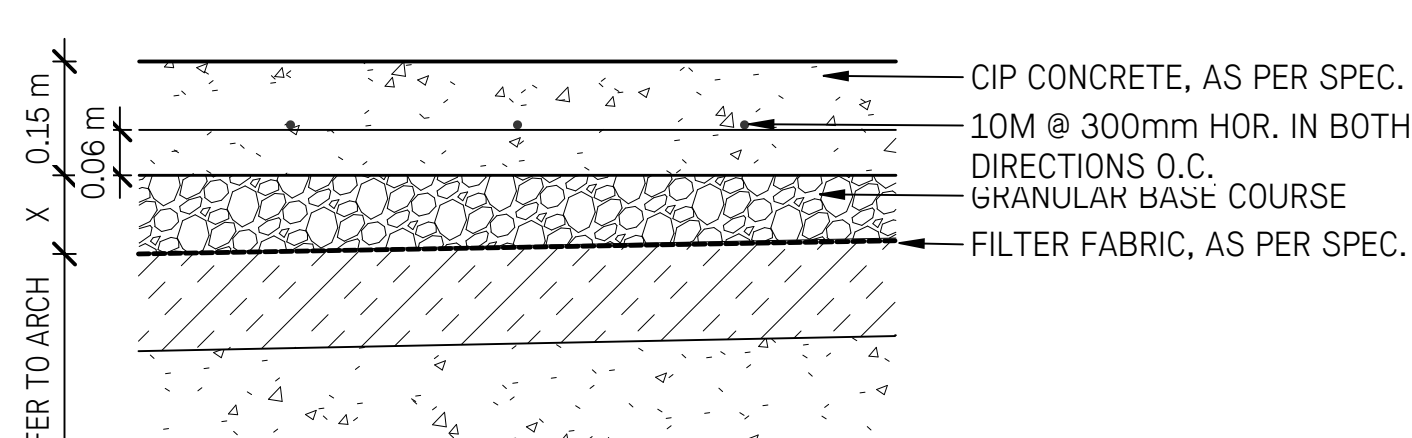
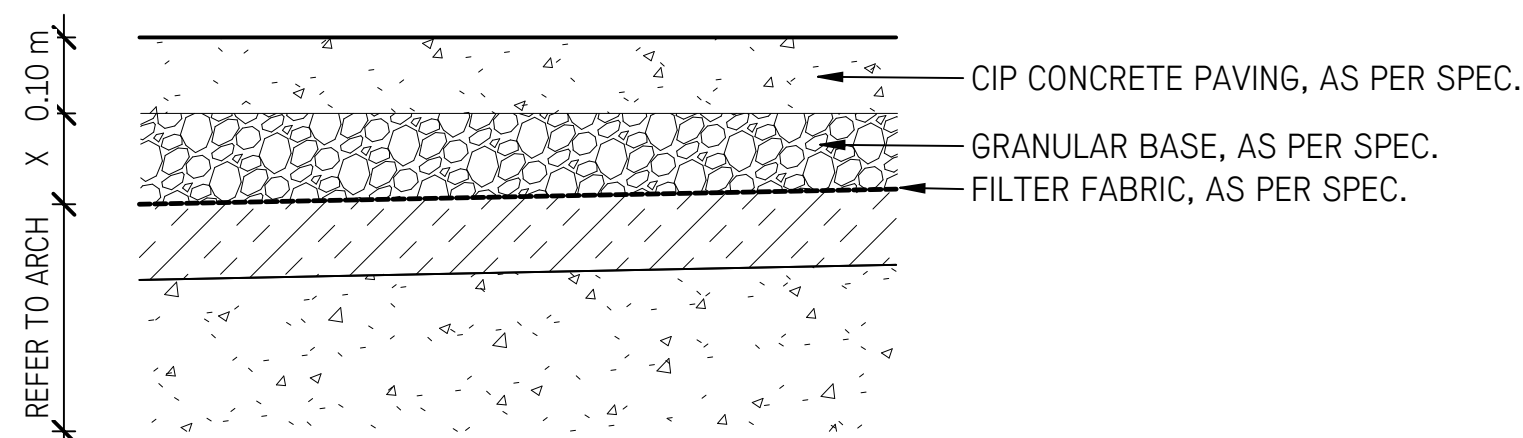
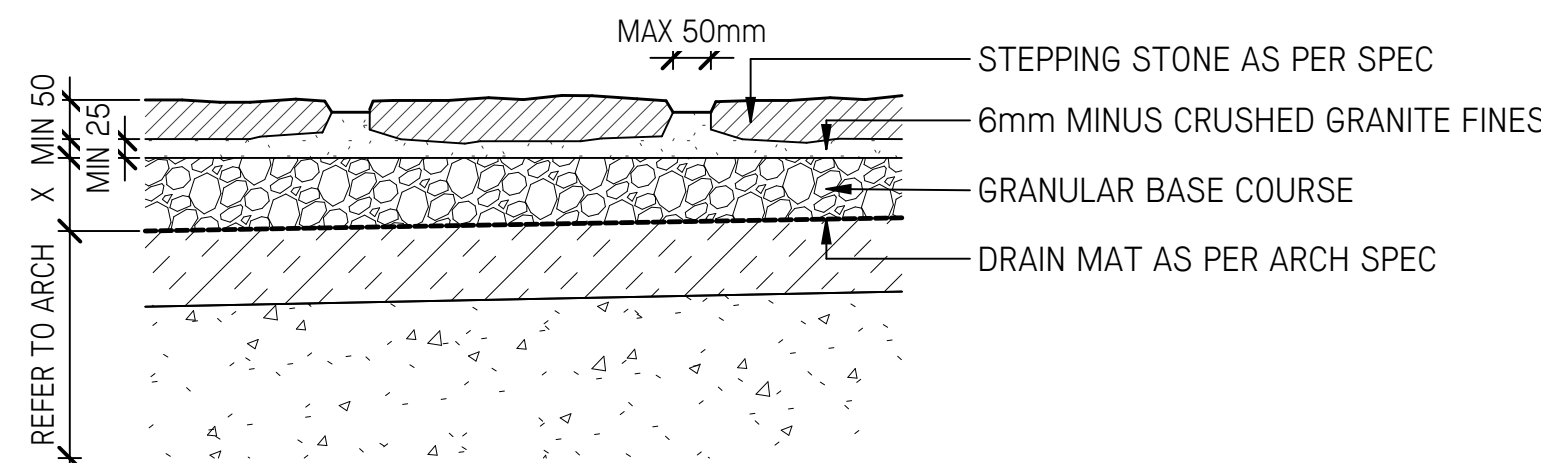
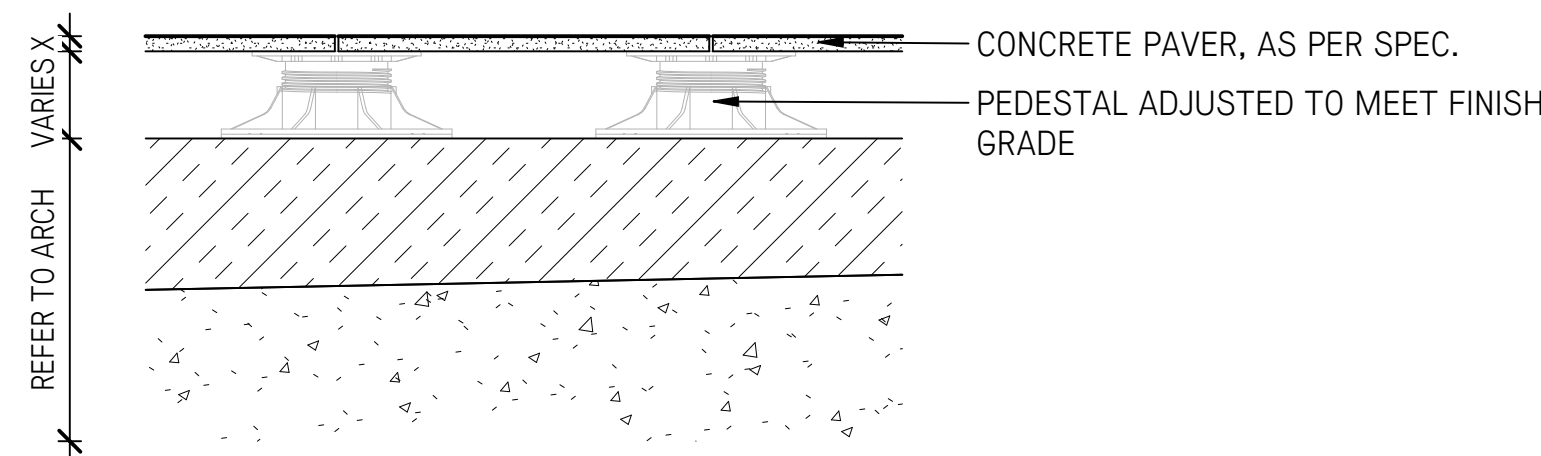
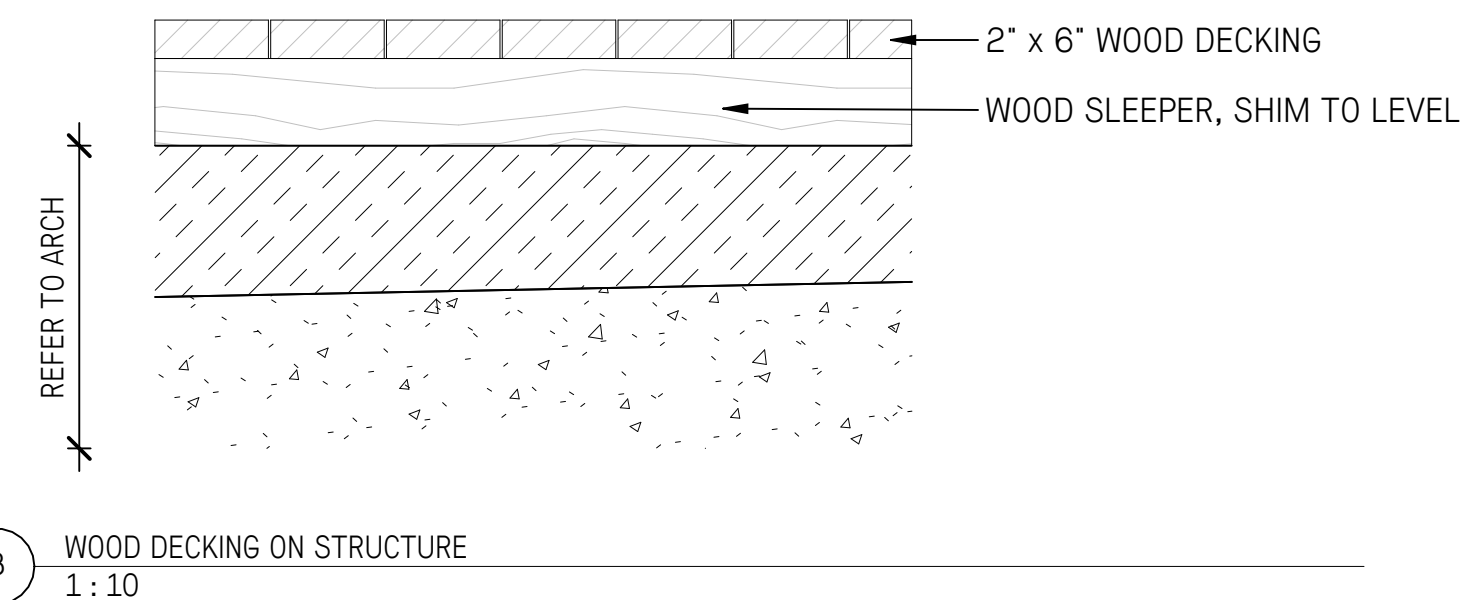
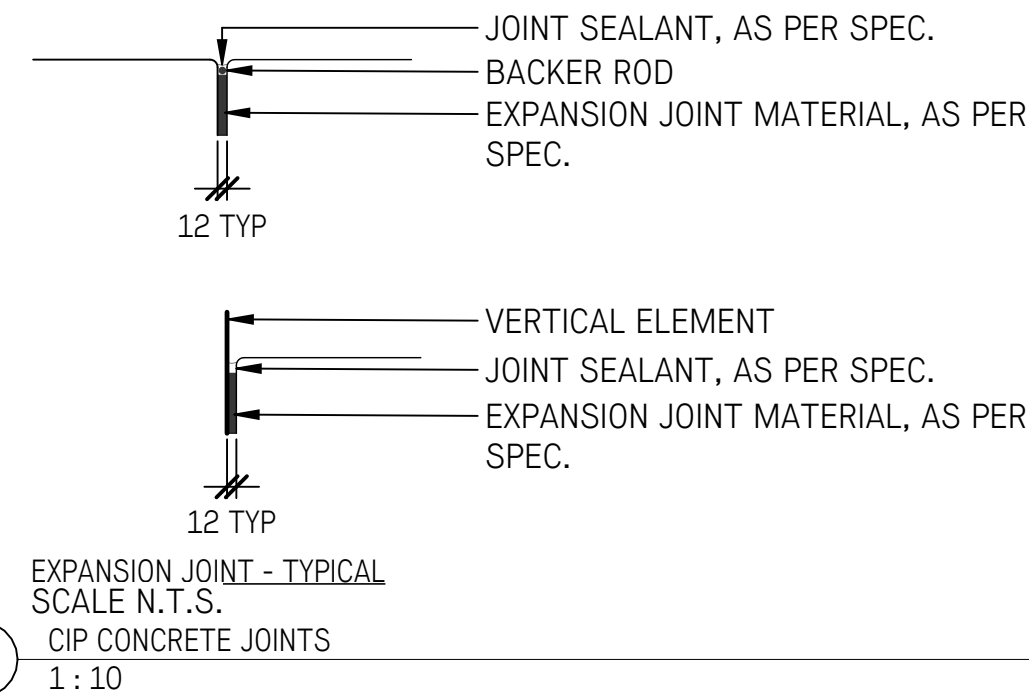
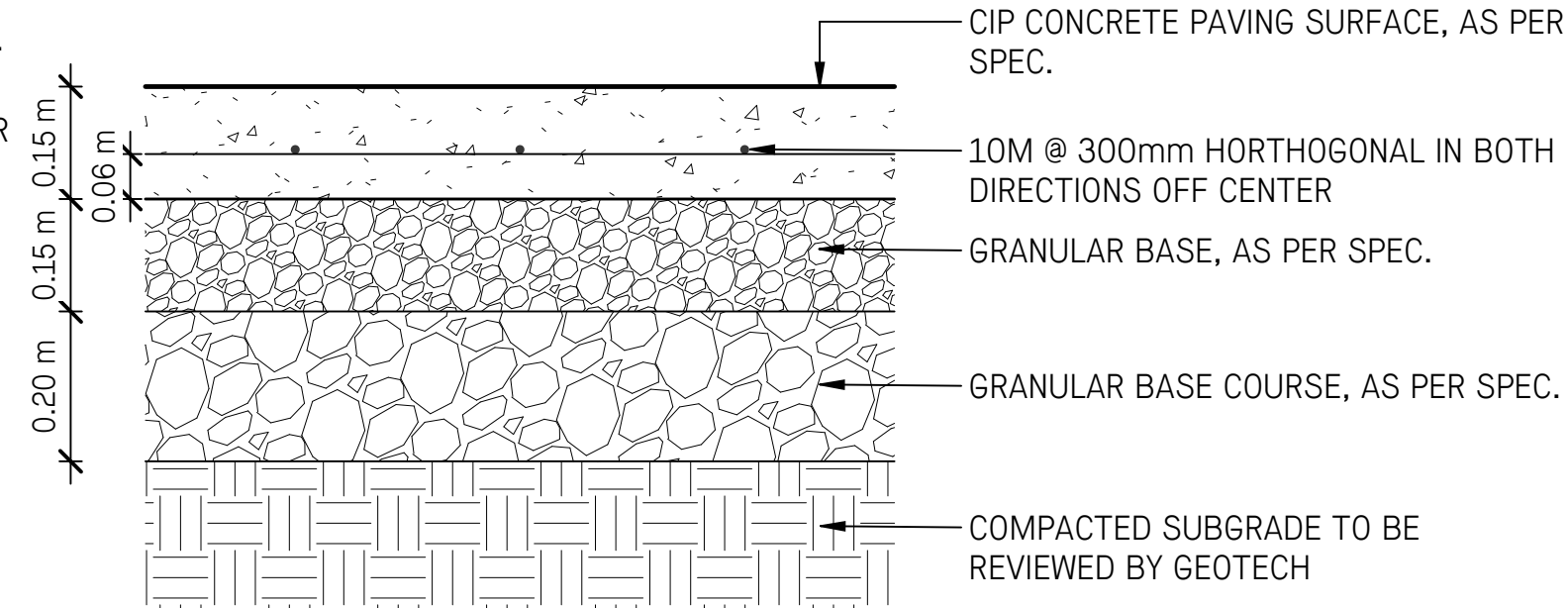
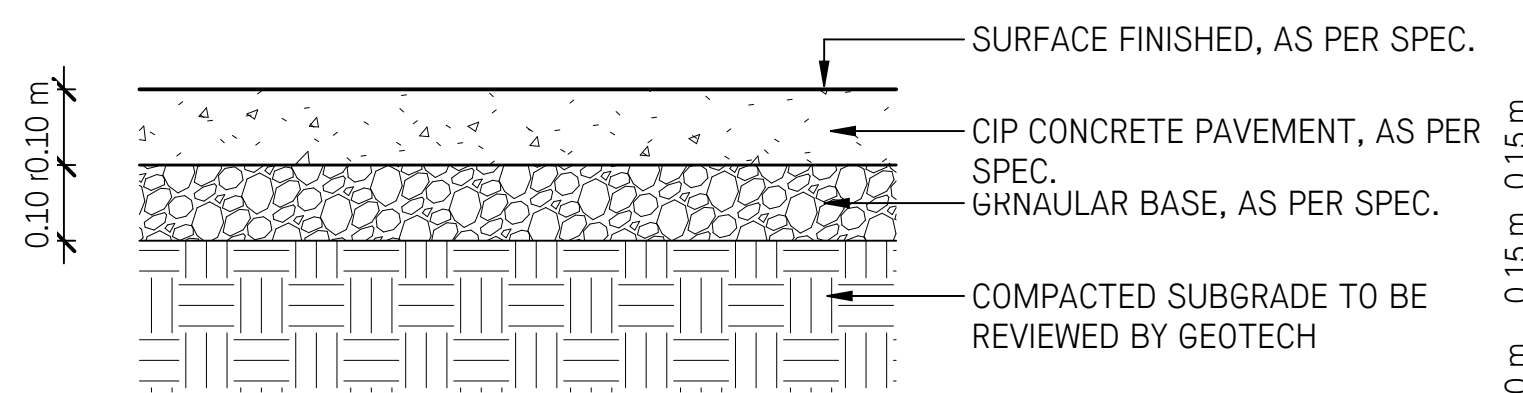
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
1:1 REPLACEMENT TREES - 9 TOTAL						
	BR	8	Betula nigra / River Birch	6cm cal.	As Shown	B&B, Single Stem Specimens.
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	SJ	7	Styrax japonicus / Japanese Snowbell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

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
1	180.7	0.9	162.6		9			135m3		135m3
2	43	0.6	25.8m3		1			20m3		20m3
3	30.5	0.7	21.3m3		1			20m3		20m3
4	37.4	0.9	33.66m3	5			30m3			30m3
5	26.9	0.9	24.21m3	4			24m3			24m3
7	68.5	0.9	61.65m3	9			54m3			54m3
Calculation Instructions							E	F	G	E+F+G
							If B=1, Bx8 If B>1, Bx6			
							If C=1, Cx20 If C>1, Cx15			
							If D=1, Dx35 If D>1, Dx30			

PLANT SCHEDULE - EASTERN LOT - 11 TREES TOTAL (2 TREES TO BE 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 - 18 TOTAL = 9 REPLACEMENT TREES						
	AG	5	Acer griseum / Paperbark Maple	6cm cal.	As Shown	B&B
	CVE	1	Cornus x 'KN30-8' / Venus® Dogwood	1.8m ht.	As Shown	B&B
	MV	5	Magnolia grandiflora 'Victoria' / Victoria Southern Magnolia	2.0m ht.	As Shown	B&B
	MS	4	Magnolia stellata / Star Magnolia	2.0m ht.	As Shown	B&B
	PP	3	Parrotia persica / Persian Parrotia	6cm cal.	As Shown	B&B
ADDITIONAL TREES						
	CVE	1	Cornus x 'KN30-8' / Venus® Dogwood	1.8m ht.	As Shown	B&B
	PA	4	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	2.0m ht.	As Shown	B&B
	MV	1	Magnolia grandiflora 'Victoria' / Victoria Southern Magnolia	2.0m ht.	As Shown	B&B





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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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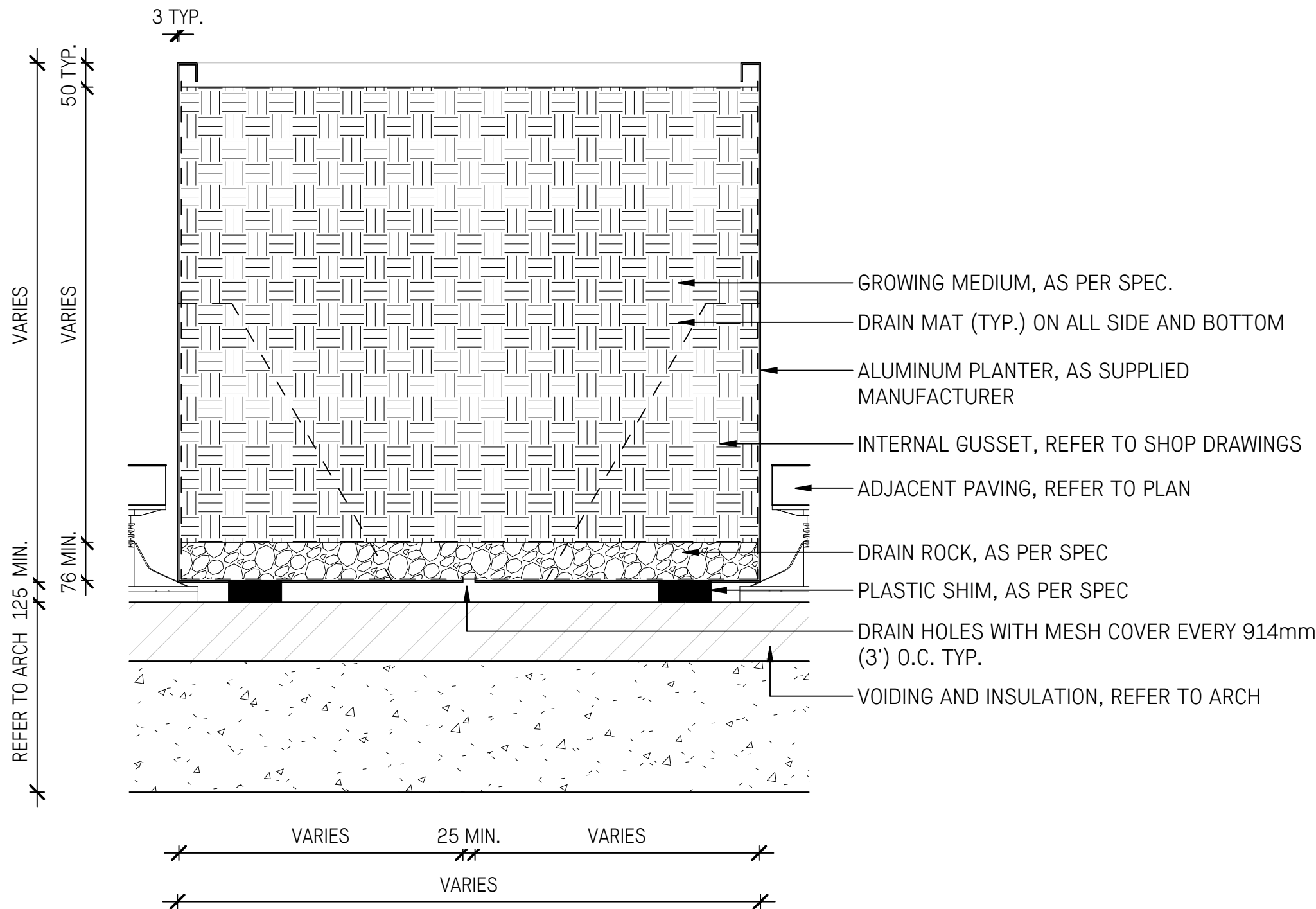
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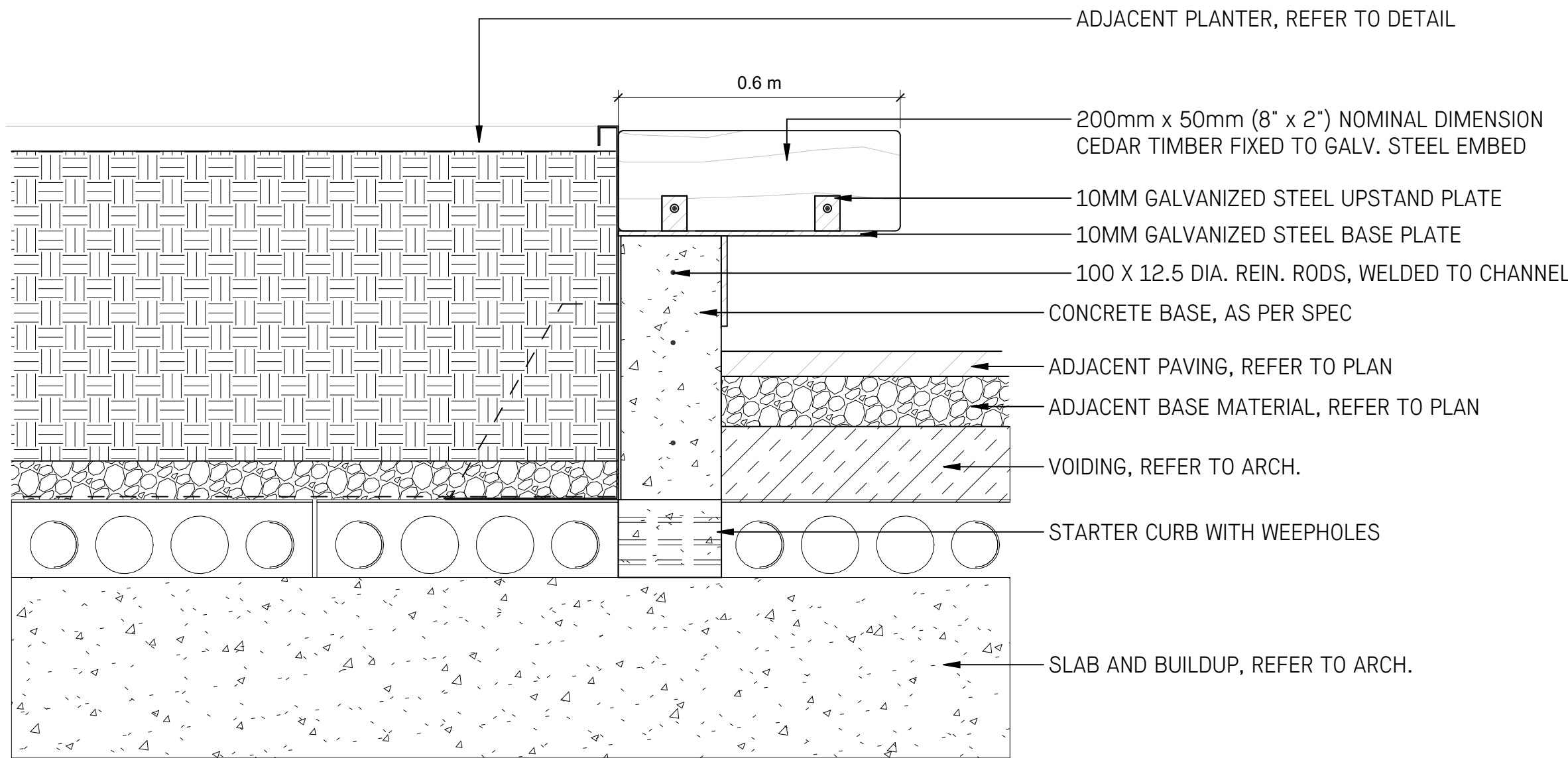
Paving Details

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

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



1 TYPICAL METAL PLANTER
1 : 10



2 TYPICAL BENCH INTEGRATED WITH PLANTER
1 : 10

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

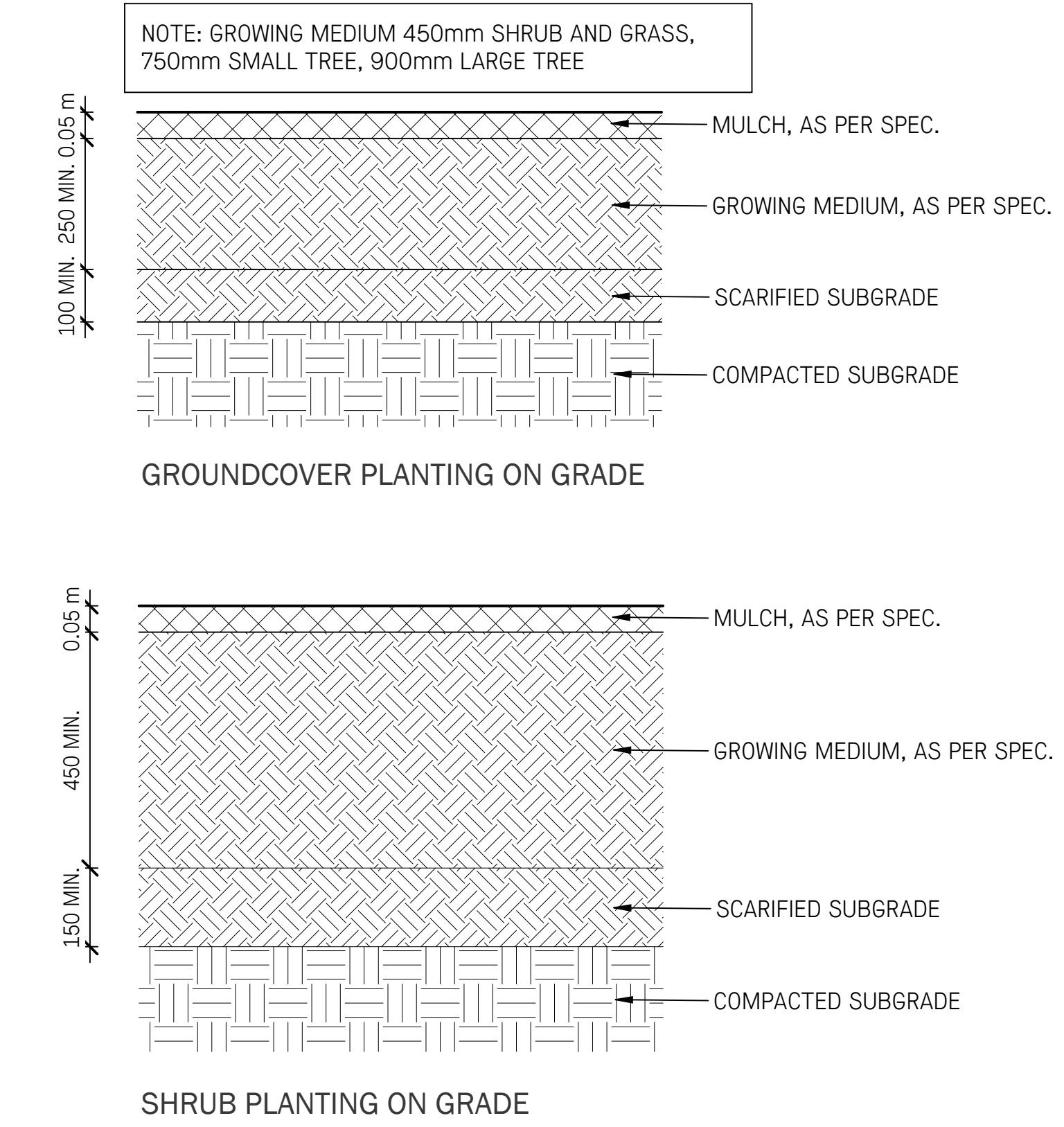
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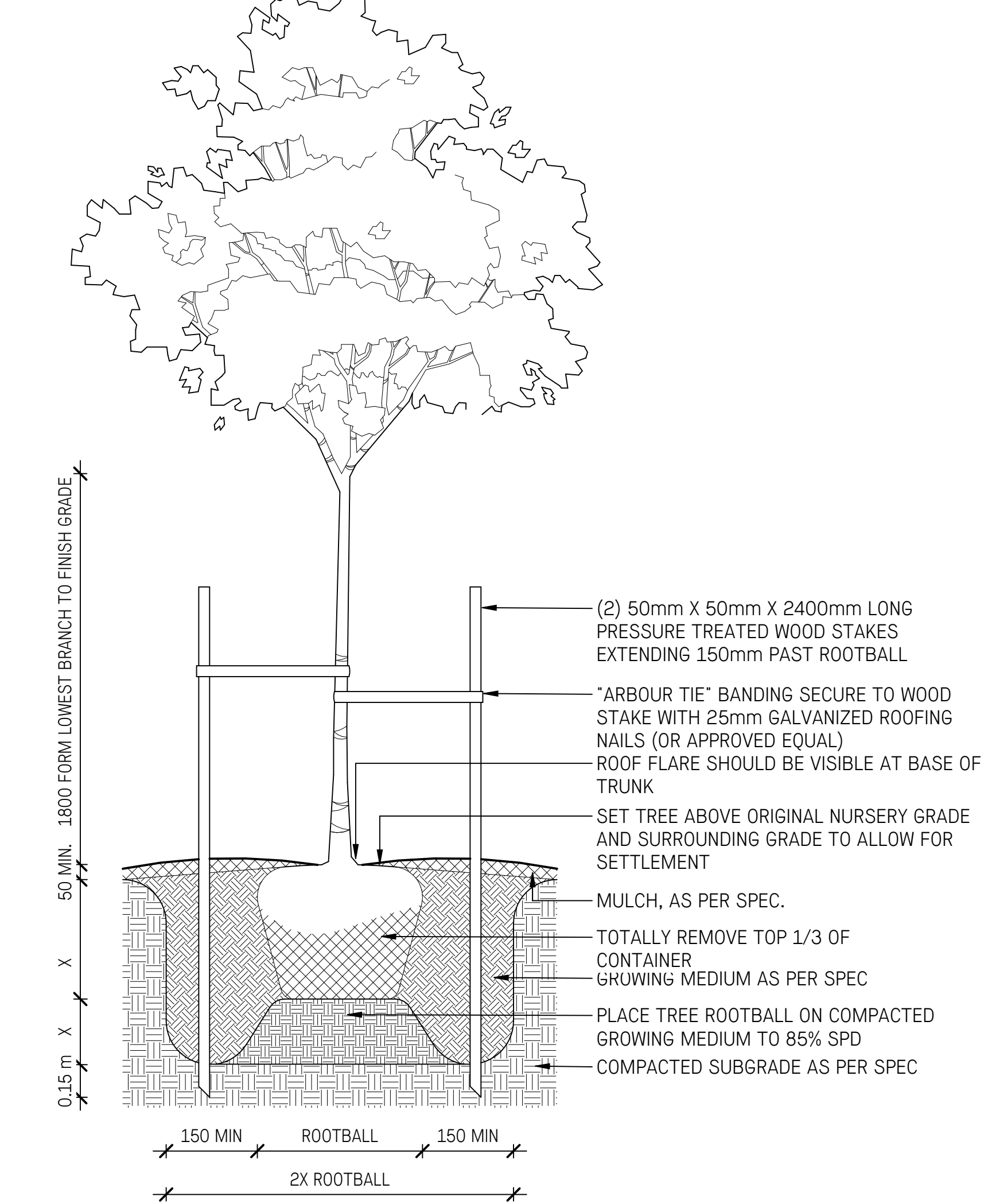
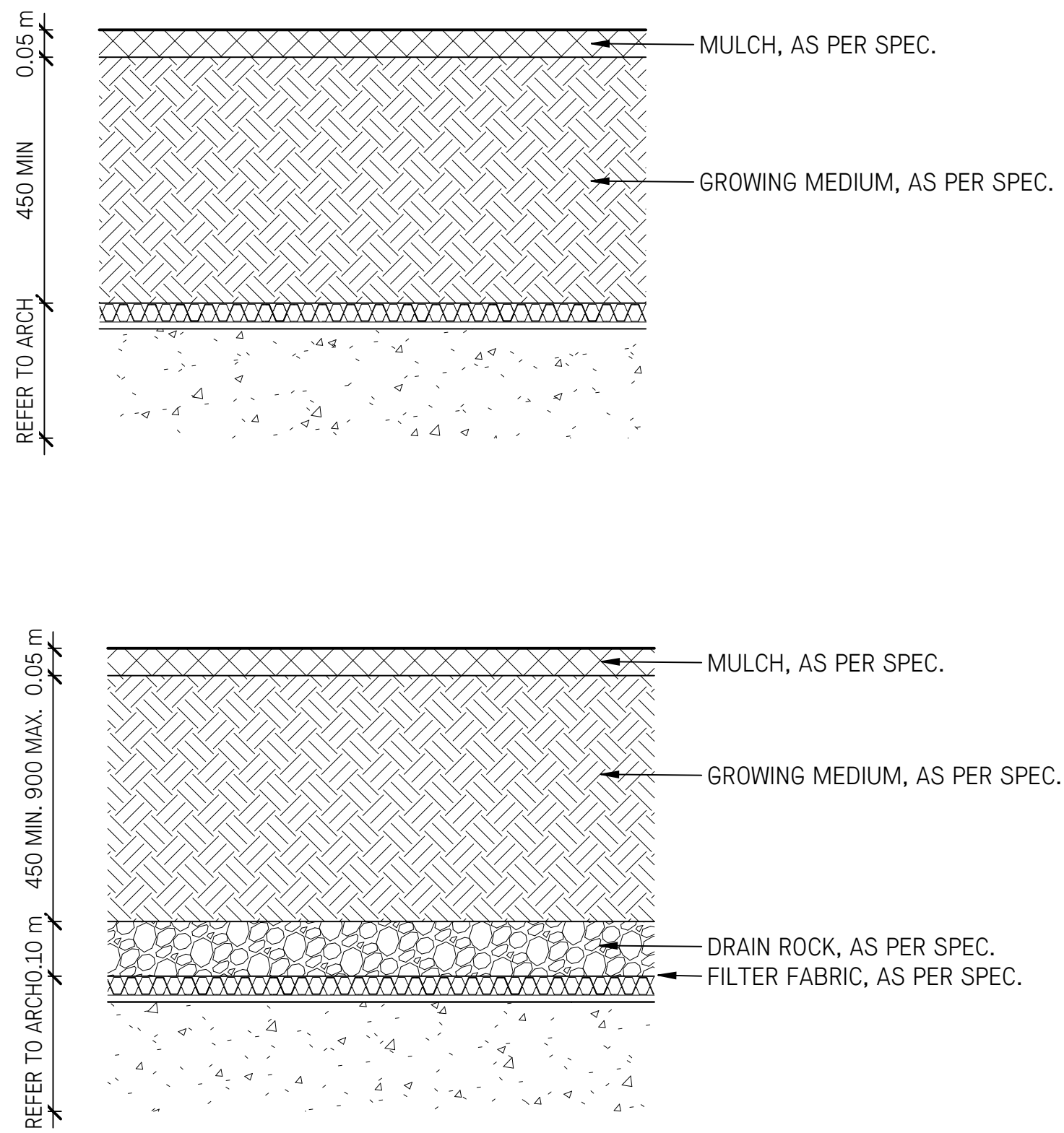
First Met

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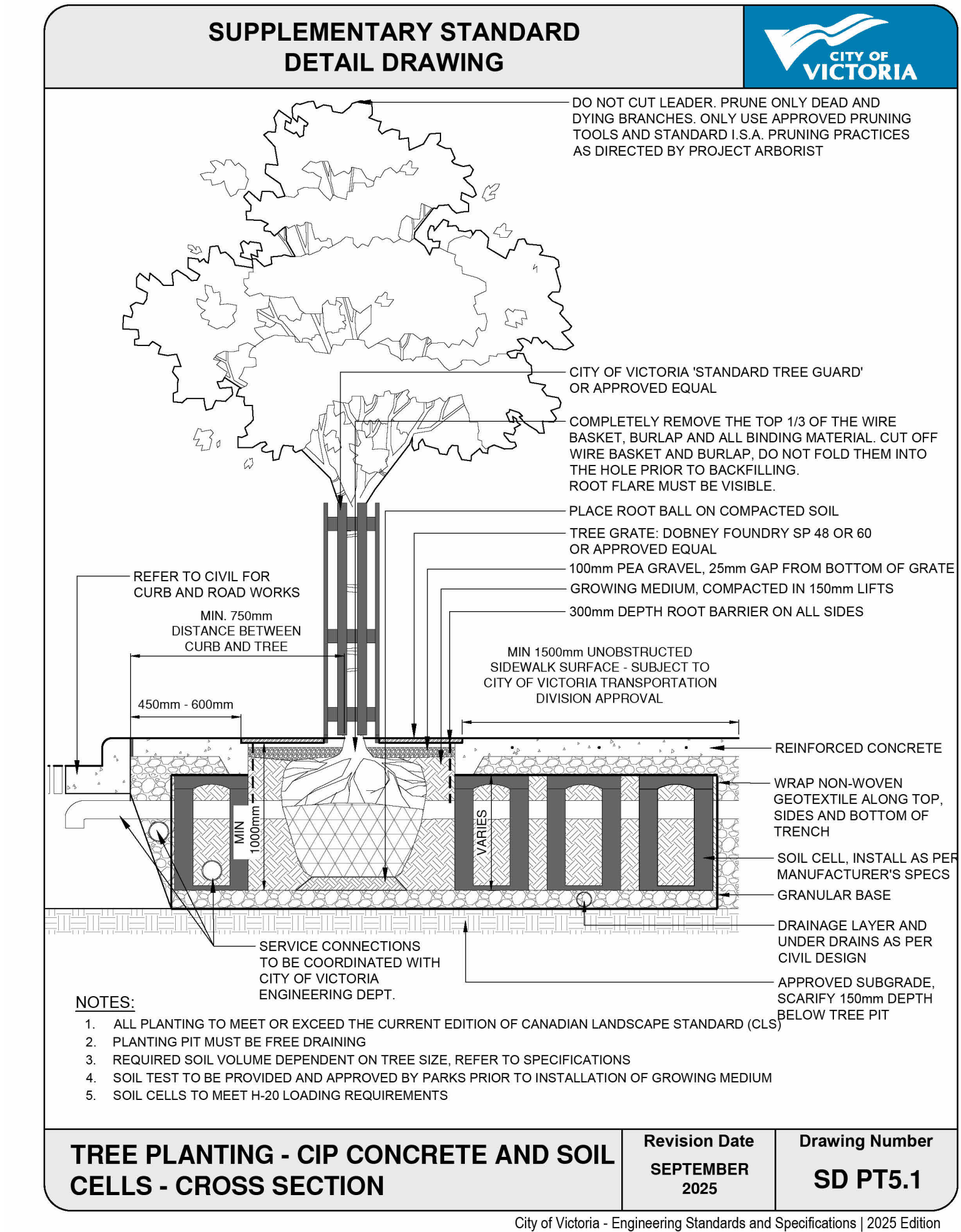
Site Furnishings



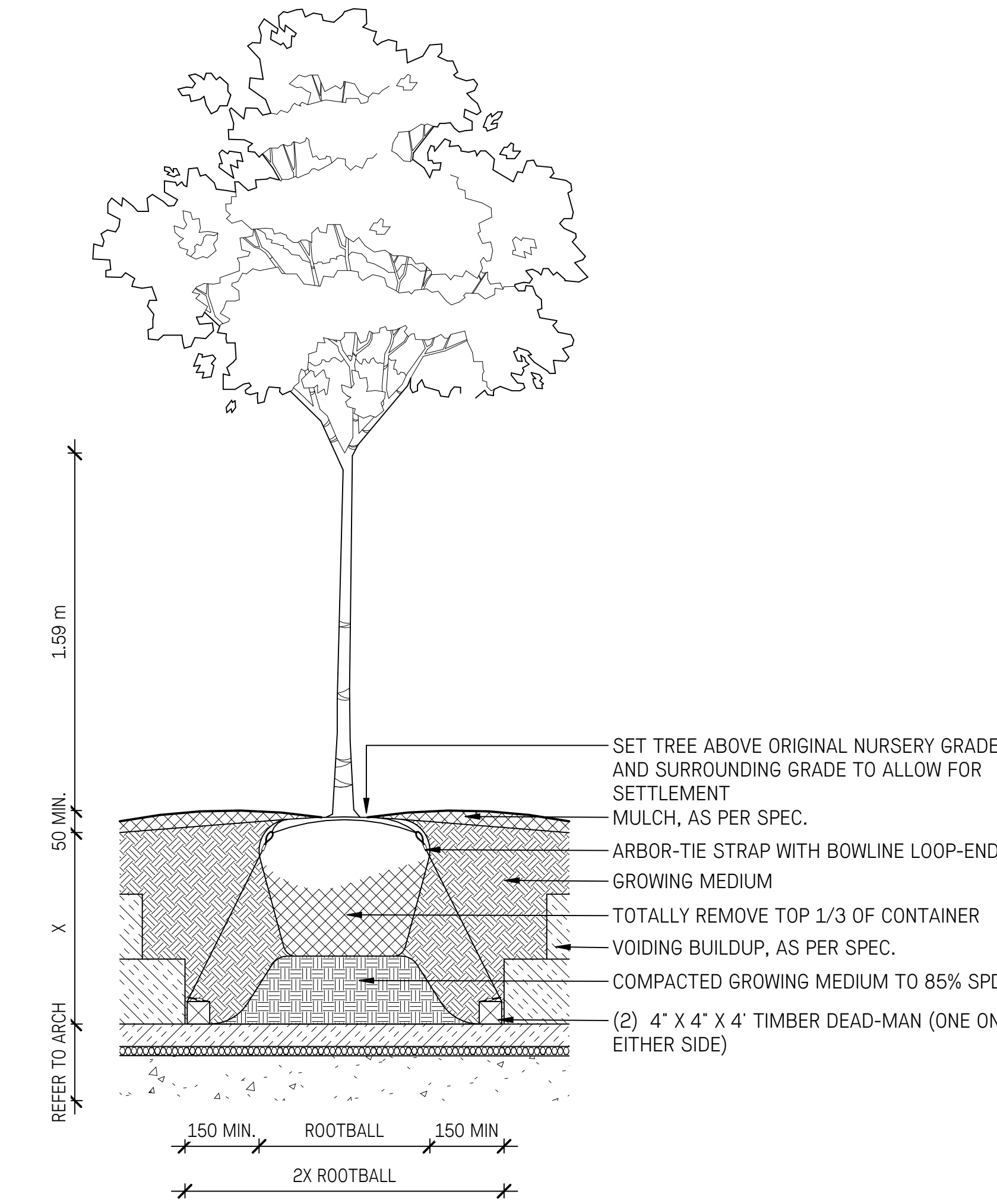
1 TYPICAL SOIL PROFILES
1 : 10



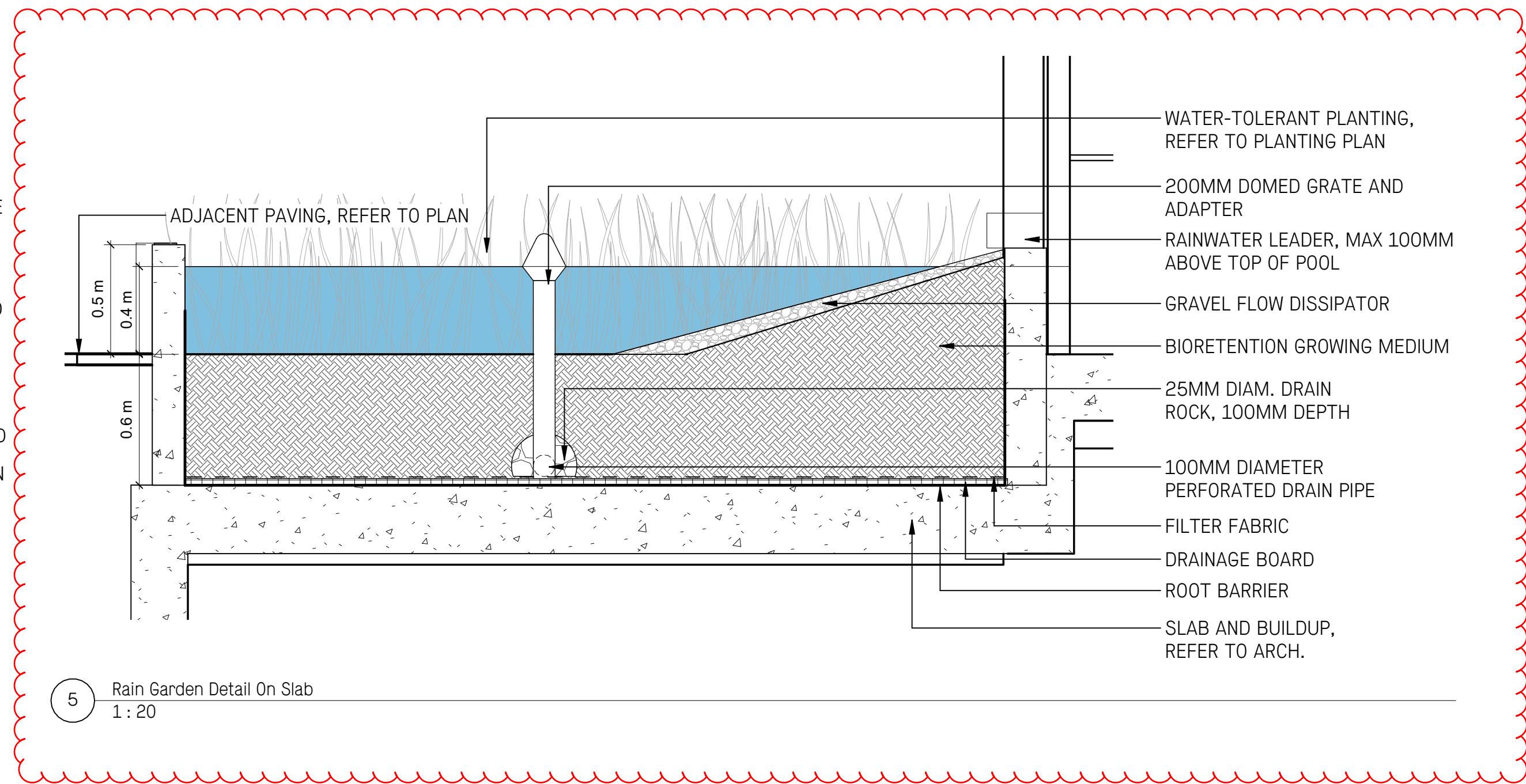
2 TYPICAL TREE PLANTING ON GRADE
1 : 20



3 TYPICAL STREET TREE PLANTING WITH SOIL CELLS
NTS



4 TREE PLANTING ON SLAB
1 : 20



5 Rain Garden Detail On Slab
1 : 20

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No.	Description	Date

1	Rezoning/DP	2025/05/05
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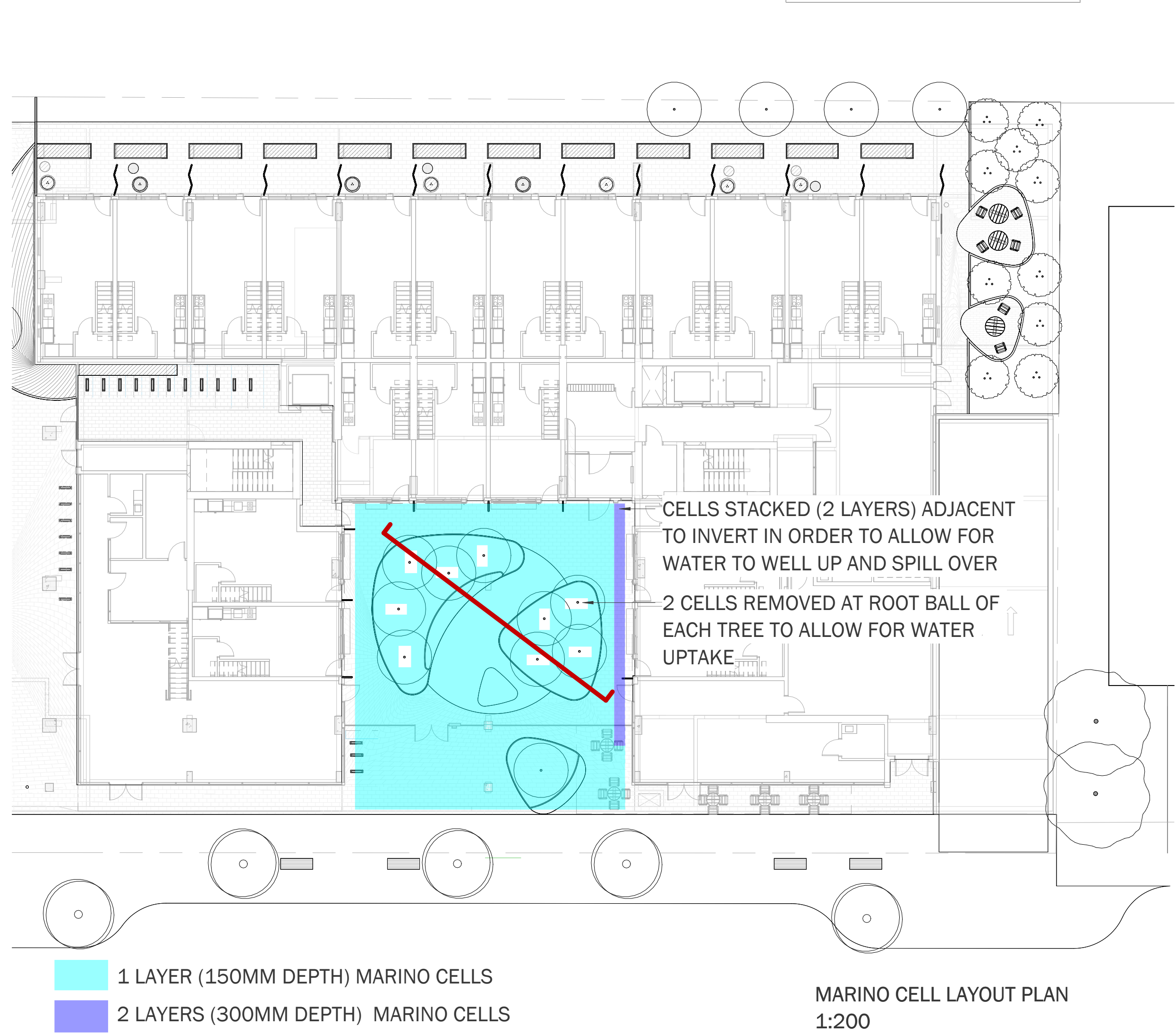
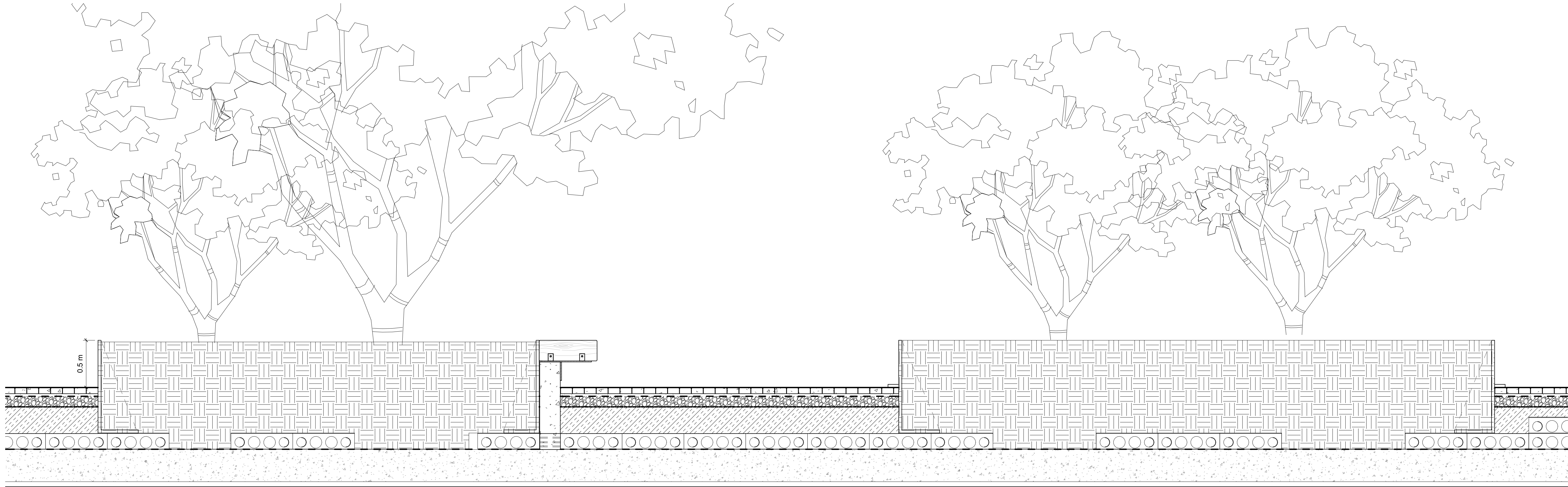
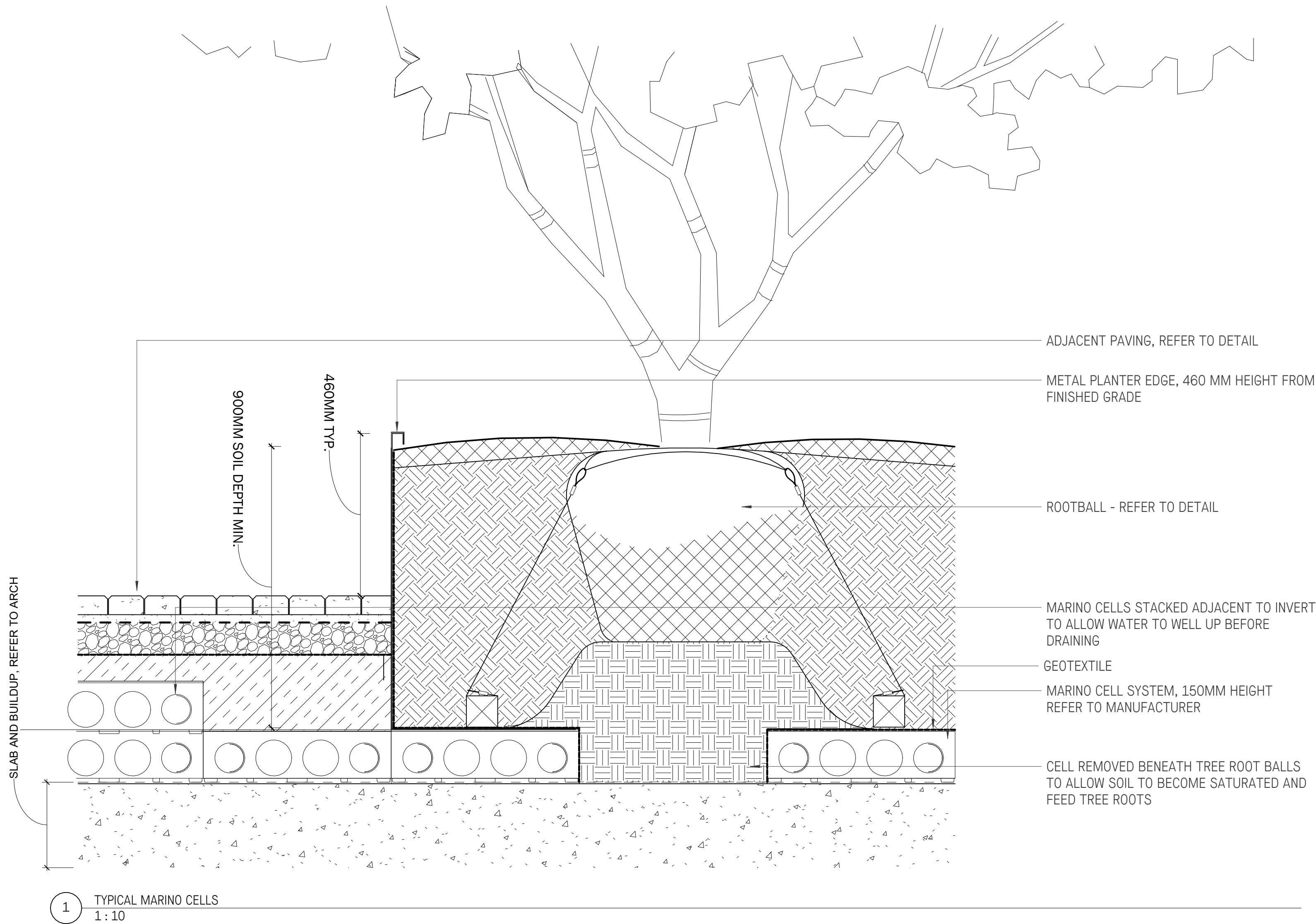
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1701 Quadra St. Victoria, BC

Planting Details

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	As indicated	L4.41
Drawn/Checked	ZF ss	



7	Re-Issued for Rezoning/DP	2026-06-17
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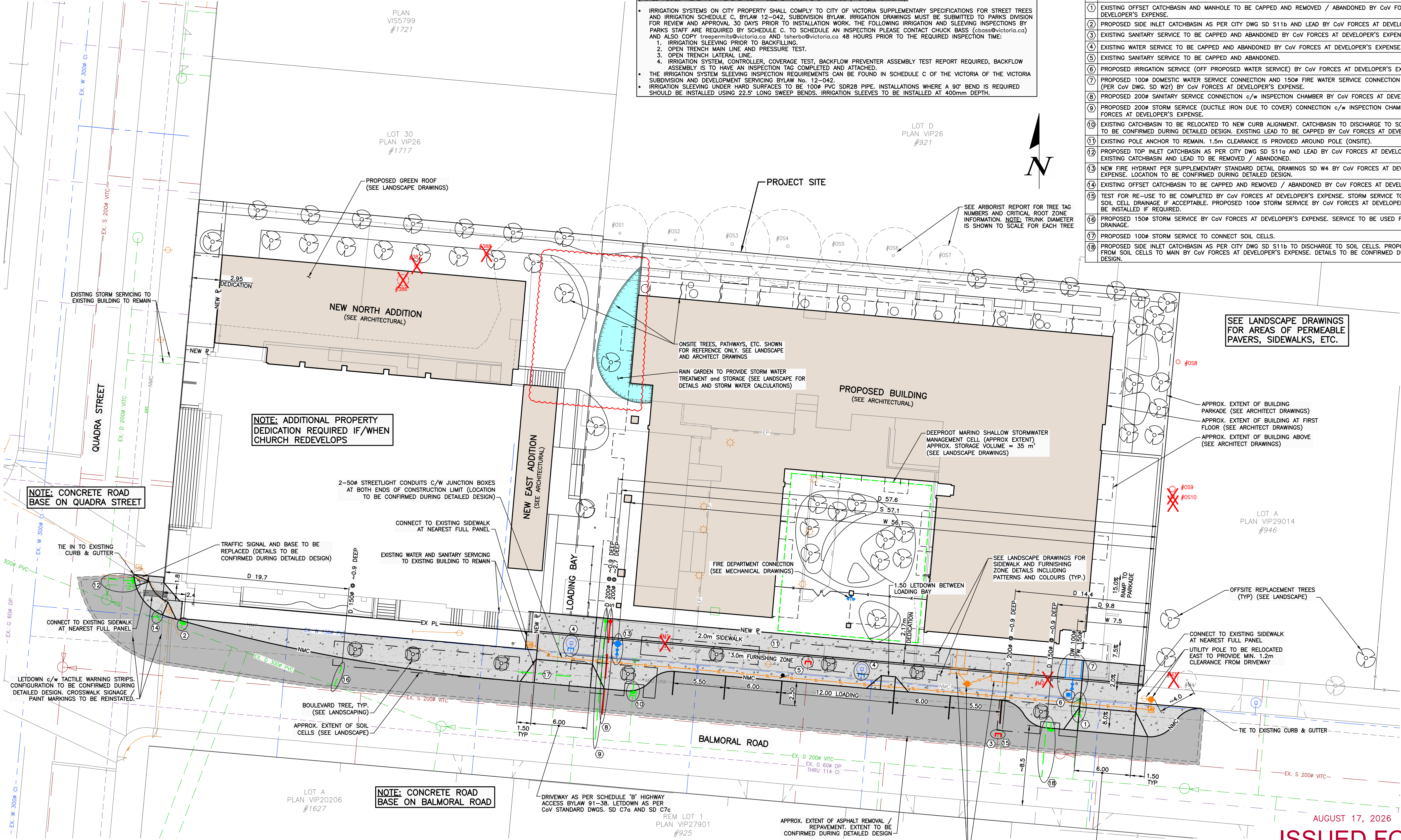
1701 Quadra St. Victoria, BC

Planting Details

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

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

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



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

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

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

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

SITE PLAN
1:200

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

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

ISSUED FOR REZONING / DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

1:200 0 4 12m

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CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER / SANITARY / STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

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



McElhanney

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VICTORIA, BC V8X 4A3
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PROJECT:
934 BALMORAL ROAD, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE
HORIZ: 1:200
VERT: 1:200

PROJECT NO.
24-054

ISSUED/REVISION
6

APPROVING AUTHORITY FILE NO.

DRAWING NO.
24-054-CSP