



**FIRST
MET**



REZONING & DEVELOPMENT
PERMIT APPLICATION
TRG COMMENT RESPONSE

934 BALMORAL ROAD
1701 QUADRA STREET

SEPTEMBER 08, 2025

ZONING SUMMARY

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

LEGAL DESCRIPTION:

REFER TO SURVEY
ZONING:
C-1 LIMITED COMMERCIAL AND R-2 TWO FAMILY DWELLING

DRAWING LIST

COVER SHEET

A.01 DEVELOPMENT DATA
A.02 SURVEY
A.03 SITE CONTEXT
A.04 SITE COVERAGE + AVERAGE GRADE

A.1.00 DECONSTRUCTION SITE PLAN
A.1.01 DECONSTRUCTION PLAN LOWER FLOOR - FIRST MET HERITAGE BLDG
A.1.02 DECONSTRUCTION PLAN FIRST FLOOR - FIRST MET HERITAGE BLDG
A.1.03 DECONSTRUCTION PLAN MEZZANINE - FIRST MET HERITAGE BLDG
A.1.04 DECONSTRUCTION PLAN ROOF - FIRST MET HERITAGE BLDG

A.1.10 SITE PLAN AT LEVEL 1

A.1.11 SITE PLAN AT ROOF

A.2.04 LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

A.2.05 FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG

A.2.06 MEZZANINE PLAN - FIRST MET HERITAGE BLDG

A.2.07 ROOF PLAN - FIRST MET HERITAGE BLDG

A.2.10 LEVEL P1 PLAN - RESIDENTIAL BLDG

A.2.11 LEVEL 01 PLAN - RESIDENTIAL BLDG

A.2.12 MEZZANINE PLAN - RESIDENTIAL BLDG

A.2.13 LEVEL 02 PLAN - RESIDENTIAL BLDG

A.2.14 LEVEL 03 PLAN - RESIDENTIAL BLDG

A.2.15 LEVEL 04 PLAN - RESIDENTIAL BLDG

A.2.16 LEVEL 05 PLAN - RESIDENTIAL BLDG

A.2.17 LEVEL 06 PLAN - RESIDENTIAL BLDG

A.2.18 ROOF PLAN - RESIDENTIAL BLDG

A.2.20 ENLARGED UNIT PLANS

A.2.21 ENLARGED UNIT PLANS

A.3.00 BALMORAL ROAD ELEVATION

A.3.01 QUADRA STREET ELEVATION

A.3.02 NORTH SITE ELEVATION

A.3.03 EAST SITE ELEVATION

A.3.04 CENTRAL MEWS WEST SITE ELEVATION

A.3.05 CENTRAL MEWS EAST SITE ELEVATION

A.3.10 HERITAGE ELEVATION - BALMORAL ROAD

A.3.11 HERITAGE ELEVATION - QUADRA STREET

A.3.12 HERITAGE ELEVATION - NORTH SITE

A.3.13 HERITAGE ELEVATION CENTRAL MEWS EAST

A.4.00 SITE SECTIONS

A.4.01 SITE SECTIONS

A.5.00 SHADOW STUDIES

FSR 1.00 FLOOR SPACE RATIO PLANS
FSR 1.01 FLOOR SPACE RATIO PLANS
FSR 1.02 FLOOR SPACE RATIO PLANS
FSR 1.03 FLOOR SPACE RATIO PLANS

PROJECT TEAM

OWNER:
ARYZE DEVELOPMENTS
200-398 HARBOUR ROAD
VICTORIA BC V9A 0B7
250-940-3568

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

ARCHITECT:
MARIANNE AMODIO + HARLEY
GRUSKO ARCHITECTS
201-877 EAST HASTINGS ST.
VANCOUVER BC V6A 3Y6
604.909.4150

LANDSCAPE ARCHITECT:
HAPA COLLABORATIVE
403-375 W 5th AVE.
VANCOUVER BC V5Y 1J6

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

ARBORIST:
D CLARK ARBOCULTURE
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:
MCELHANNEN
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
250-727-2214

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
250-800-5665

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

BUILDING SETBACKS

FRONT YARD (WEST):
(WEST QUADRA ST)

4m / 13.1' AVERAGE, 3m (9.8') MIN^(B)

1.7m / 5.7"

AT CHURCH NORTH ADDITION
AT FIRST MET HERITAGE BUILDING

SIDE YARD (SOUTH):
(SOUTH BALMORAL RD)

6m (19'-8") FOR FIRST 1-3 STOREYS,

7.5m (24') FOR 4th STOREY, AND

10m (32'-9") FOR THE STOREYS ABOVE^(B)

SIDE YARD (NORTH):

6m (19'-8") FOR FIRST 1-3 STOREYS,

7.5m (24') FOR 4th STOREY, AND

10m (32'-9") FOR THE STOREYS ABOVE^(B)

REAR YARD (EAST):

8m / 26.2^(B)

6.7m / 21'-11"

AT RESIDENTIAL BLDG

AT CHURCH NORTH ADDITION

LOFTS: 12 (GROUND-ORIENTED)

LIVEMARKS: 7 (GROUND-ORIENTED)

STUDIO: 40

1 BED: 38

2 BED: 24

3 BED: 8

(19%)

(6%)

= (25% FAMILY UNITS)

MINIMUM UNIT FLOOR AREA:

37 m² / 403 ft²

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: 4,439.8 m² / 47,790 ft²

TOTAL FLOOR AREA: 11,100 m² / 119,479 ft²

RESIDENTIAL FLOOR AREA: 7,989 m² / 85,988 ft²

COMMERCIAL FLOOR AREA: 266 m² / 2,868 ft²

HERITAGE FLOOR AREA TO BE RETAINED: 1,228 m² / 13,218 ft²

NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA: 480 m² / 5,172 ft²

FLOOR SPACE RATIO: 2.5^(A)

2.24

SITE COVERAGE: 69%

OPEN SITE SPACE (%): 28%

MAX. HEIGHT:

RESIDENTIAL BUILDING: 26.44m / 86'-11"

FIRST MET HERITAGE BUILDING: 31.26m / 102'-7"

CHURCH NORTH ADDITION: 6.81m / 22'-4"

CHURCH EAST ADDITION: 9.00m / 29'-6"

NUMBER OF STOREYS: (A)

RESIDENTIAL BUILDING: 7^(C)

FIRST MET HERITAGE BUILDING: 3

CHURCH NORTH ADDITION: 2

CHURCH EAST ADDITION: 3

VEHICLE PARKING STALLS: 133

56

BICYCLE PARKING: 159 CLASS 1 / 35 CLASS 2

165 CLASS 1 / 37 CLASS 2

BUILDING SETBACKS

FRONT YARD (WEST):

(WEST QUADRA ST)

4m / 13.1' AVERAGE, 3m (9.8') MIN^(B)

1.7m / 5.7"

AT CHURCH NORTH ADDITION

AT FIRST MET HERITAGE BUILDING

SIDE YARD (SOUTH):

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AT CHURCH NORTH ADDITION

LOFTS: 12 (GROUND-ORIENTED)

LIVEMARKS: 7 (GROUND-ORIENTED)

STUDIO: 40

1 BED: 38

2 BED: 24

3 BED: 8

(19%)

(6%)

= (25% FAMILY UNITS)

MINIMUM UNIT FLOOR AREA:

37 m² / 403 ft²

(A) BASED ON SUBSTANTIAL PUBLIC BENEFITS PROVIDED, SEE OCP, NORTH PARK NEIGHBOURHOOD PLAN

(B) DESIGN GUIDELINES, DCAP

(C) PROJECT IS 7 STOREYS FOR DEVELOPMENT PERMIT PURPOSES ONLY, AND 6 STOREYS PER BCBC

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<img alt="Circular logo for Registered Architect Harley Shale Grusko, BC 2025-0

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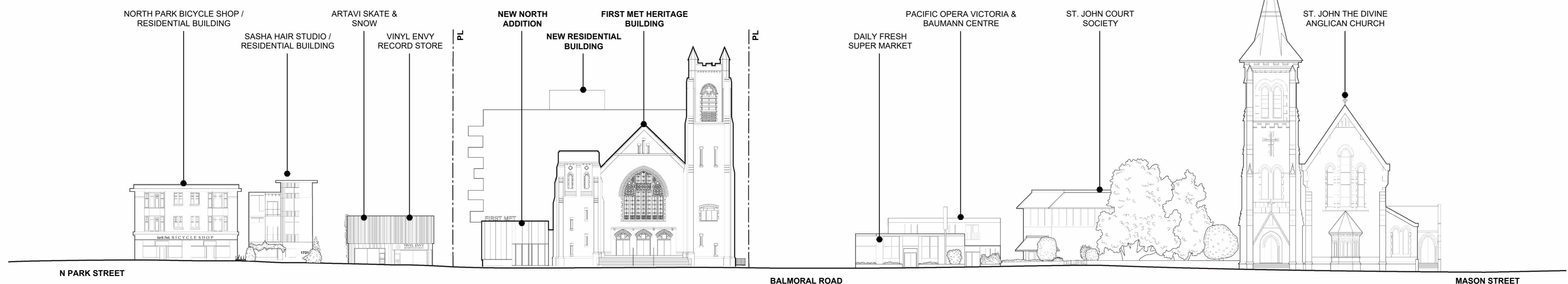
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934 BALMORAL RD & 1701 QUADRA ST



3 CONTEXT MAP



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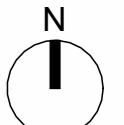


2 STREETSCAPE: BALMORAL ROAD



SITE CONTEXT

SCALE



1 STREETSCAPE: QUADRA STREET

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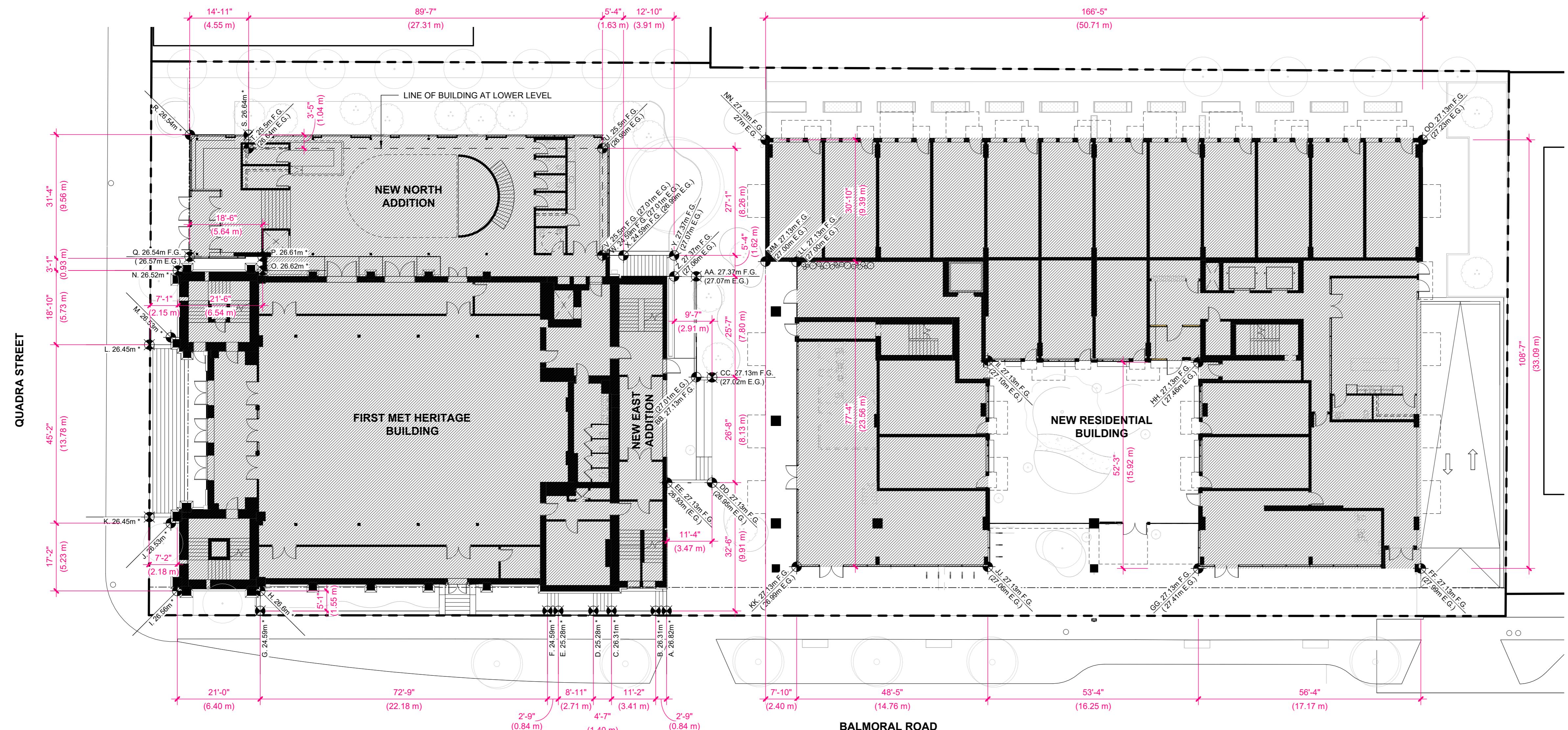
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934 BALMORAL RD & 1701 QUADRA ST



AVERAGE GRADE CALCULATIONS

FIRST MET HERITAGE BUILDING		TOTALS	
GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	
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	68.51
E TO F	24.94	0.84	20.95
F TO G	24.59	22.18	545.41
G TO H	25.60	1.55	36.67
H TO I	26.58	0.42	17.01
I TO J	26.35	2.23	53.73
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	151.99
N TO O	26.57	6.54	173.77
O TO P	26.62	0.93	24.75
P TO Q	26.58	5.64	149.88
Q TO R	26.54	9.56	253.72
R TO S	26.59	4.55	120.98
S TO T	26.07	1.04	27.11
T TO U	26.20	2.71	60.41
U TO V	25.50	2.26	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	7.80	210.91
BB TO CC	27.02	1.22	32.96
CC TO DD	26.99	8.13	219.39
DD TO EE	26.94	3.47	93.48
EE TO A	26.88	9.91	266.33
SUM:		171.61	4473.78
AVERAGE GRADE:		26.07 m (85.53)	

RESIDENTIAL BUILDING		TOTALS	
GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	
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	14.76	388.89
KK TO LL	27.00	23.56	636.00
LL TO MM	27.00	2.00	44.44
MM TO NN	27.00	8.39	253.53
NN TO OO	27.07	50.71	1372.47
OO TO FF	27.13	33.09	897.73
SUM:		199.17	5392.88
AVERAGE GRADE:		27.08 m (88.85)	

AVERAGE GRADE NOTES:

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

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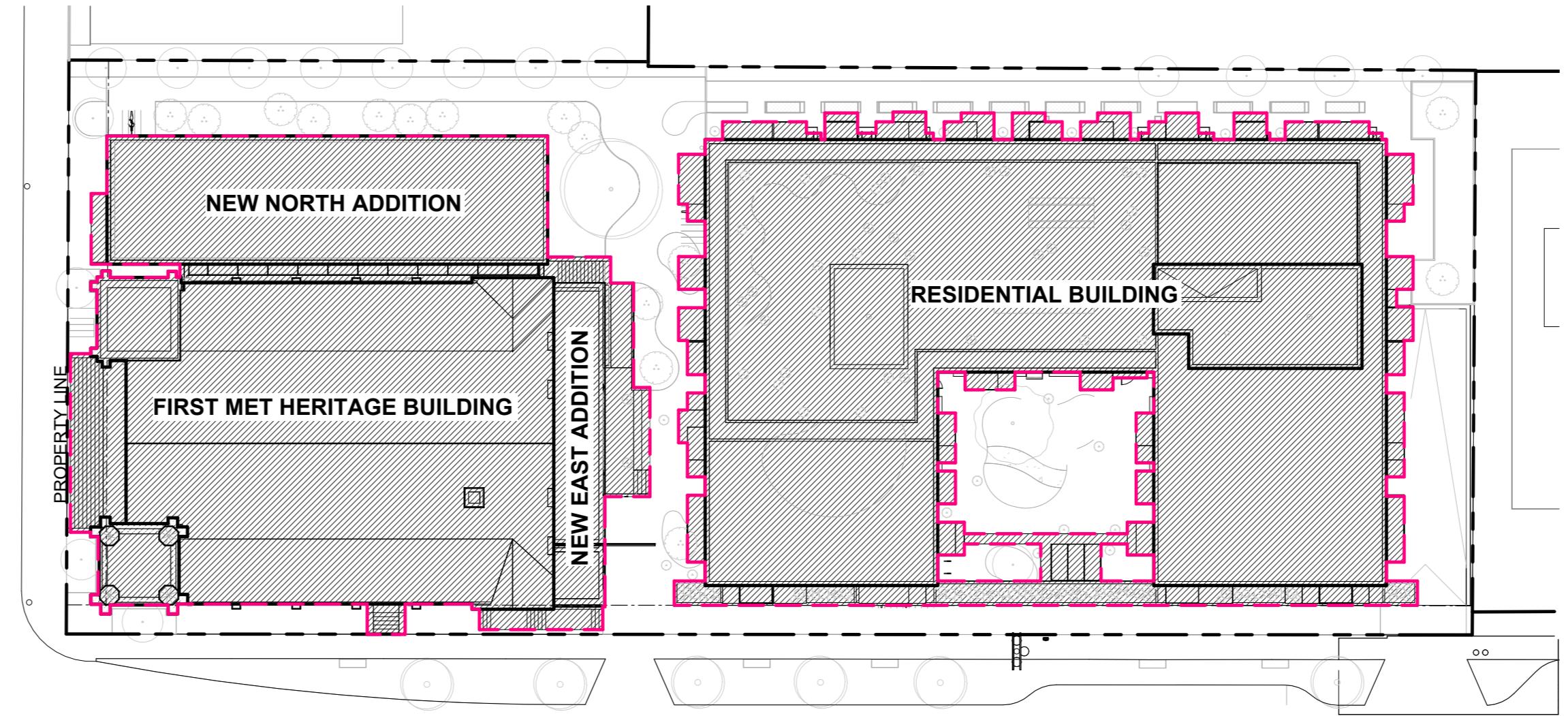


2025-09-08

SITE COVERAGE CALCULATIONS

SITE AREA : 47,790 ft² / 4,439.8 m²
HERITAGE BUILDING + ADDITIONS: 14,763 SF (1,372 m²)
RESIDENTIAL BUILDING: 18,444 SF (1,714 m²)
TOTAL: 33,207 SF (3,085 m²)

SITE COVERAGE: 69%



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FIRST MET

934 BALMORAL RD & 1701 QUADRA ST

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SEPTEMBER 08 2025

BRITISH COLUMN

DECONSTRUCTION SITE PLAN

SCALE

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The site plan illustrates the property boundaries and building footprints. The property is bounded by a dashed line on the right and a solid line on the left. The building footprints are shown as solid lines. The building at 1627 Quadra Street is a one-story structure. The building at 925 Balmoral Road is a two-story structure. The building at 939 Balmoral Road is a two-story structure. The building at 945 Balmoral Road is a two-story structure. Sidewalk areas are indicated by the text 'SIDEWALK' and are shown as dashed lines along the property line on the right side of the plan.

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NOTES:

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

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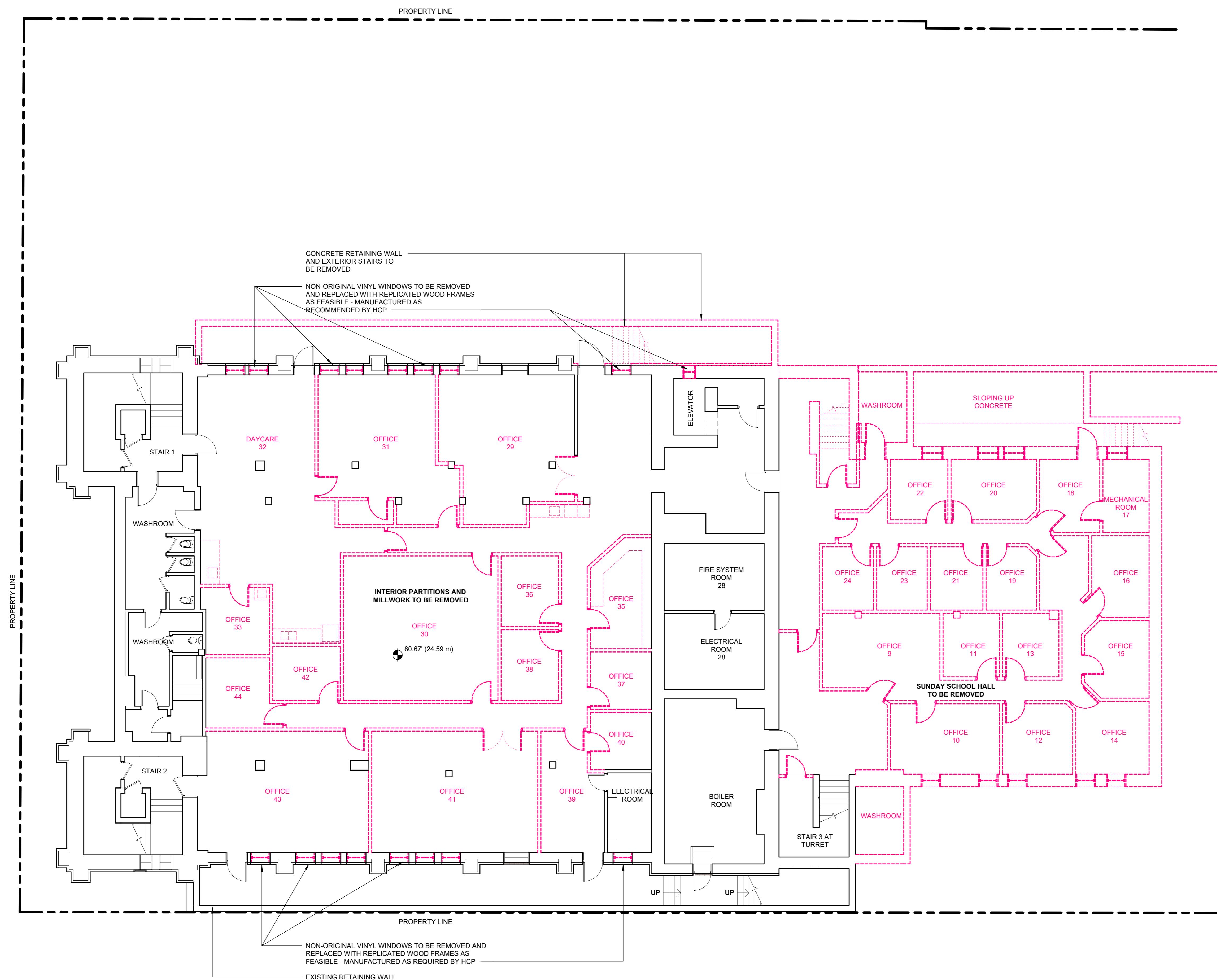
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DECONSTRUCTION PLAN
LOWER FLOOR - FIRST
MET HERITAGE BLDG

SCALE
1/8" = 1'-0"



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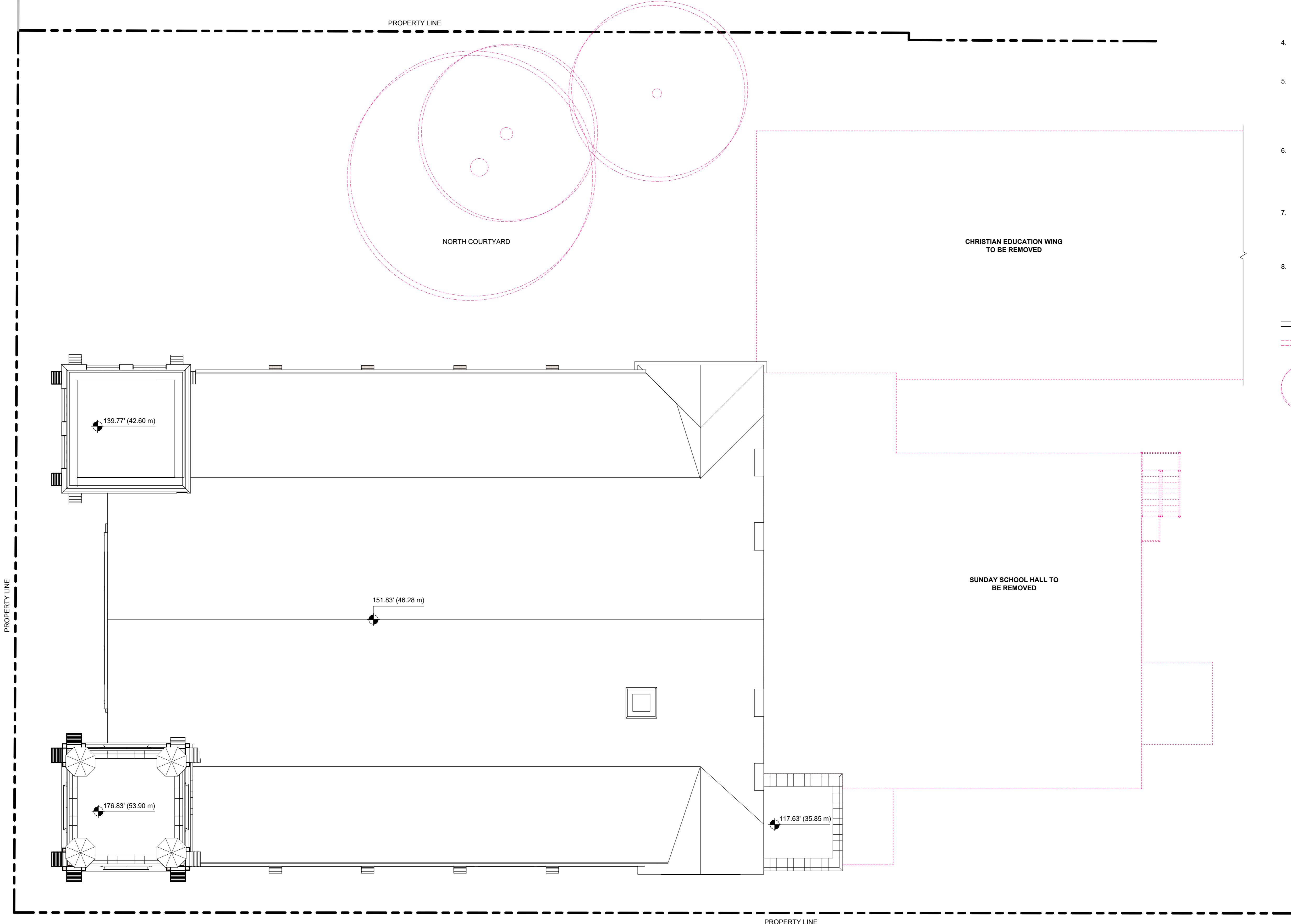
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DECONSTRUCTION PLAN
ROOF - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



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

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

PLAN LEGEND:

 EXISTING TO BE RETAINED

 NEW CONSTRUCTION

 NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.

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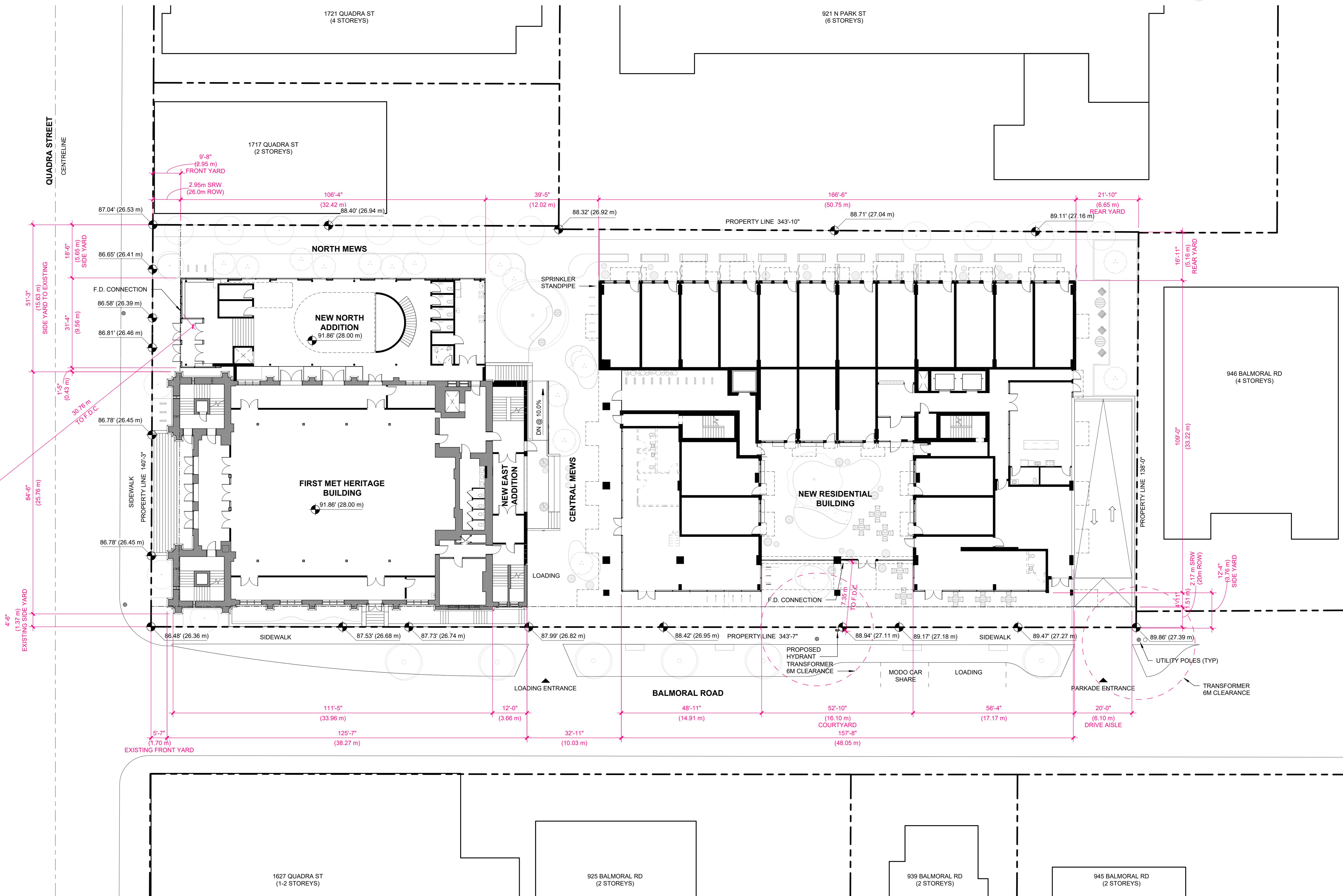
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SITE PLAN AT LEVEL 1

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SITE PLAN AT ROOF

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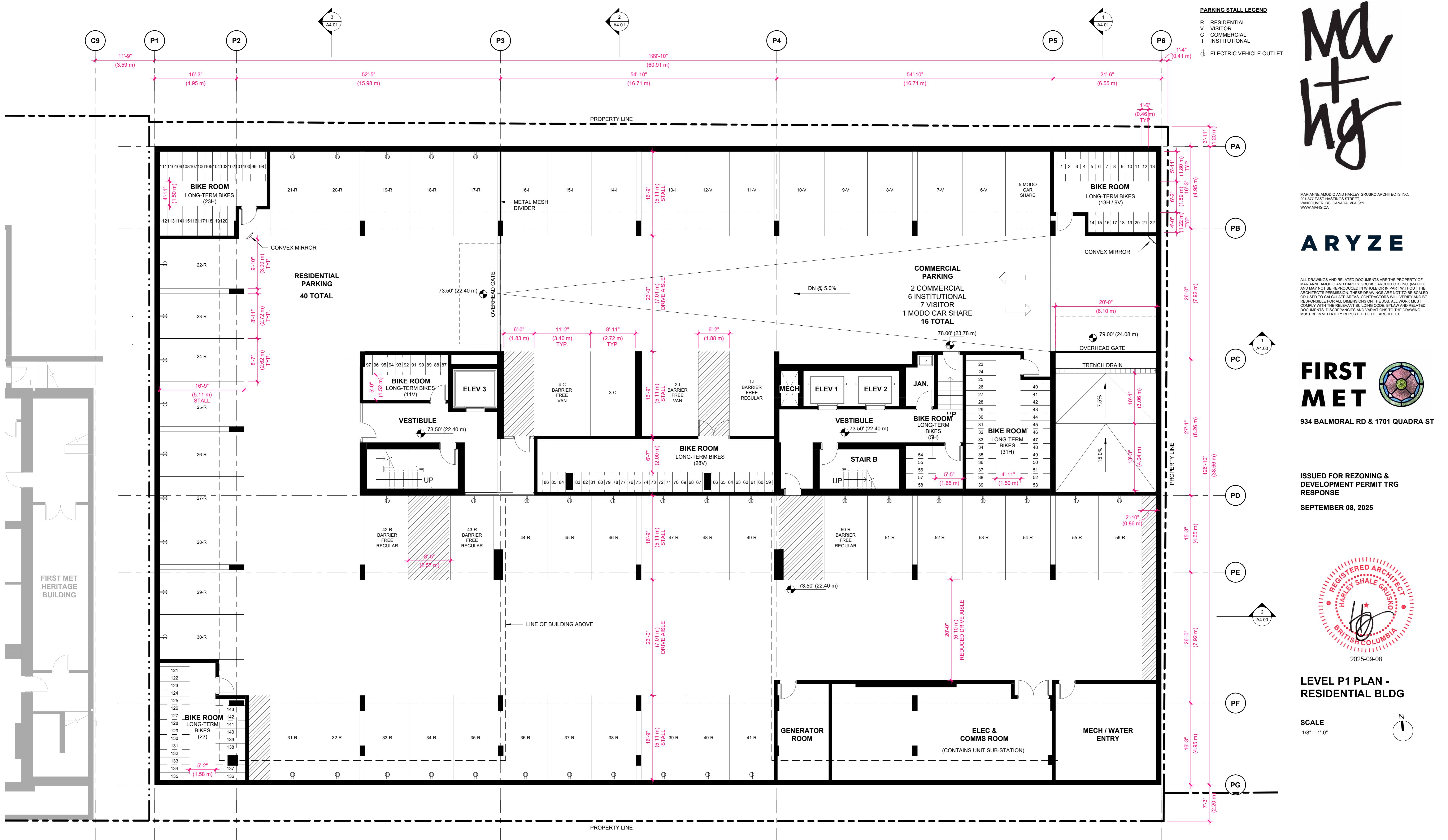
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Architectural site plan showing the layout of a building complex on Quadra Street and Balmoral Road. The plan includes the First Met Heritage Building, New North Addition, New East Addition, Residential Building, and Outdoor Mechanical Enclosure. It shows property lines, sidewalks, and landscaping. Dimensions are provided for various sections and setbacks.

Key Labels and Dimensions:

- Buildings:** 1721 QUADRA ST (4 STOREYS), 1717 QUADRA ST (2 STOREYS), 921 N PARK ST (6 STOREYS), 946 BALMORAL RD (4 STOREYS).
- Sections:** NORTH MEWS, CENTRAL MEWS.
- Landscaping:** SIDEWALK, PROPERTY LINE.
- Dimensions:**
 - 87.04' (26.53 m) - 1717 Quadra St (2 Storeys)
 - 88.40' (26.94 m) - 1721 Quadra St (4 Storeys)
 - 88.32' (26.92 m) - 921 N Park St (6 Storeys)
 - 88.72' (27.04 m) - Residential Building
 - 89.11' (27.16 m) - Residential Building
 - 106.96' (32.60 m) - New North Addition
 - 114.63' (34.94 m) - New East Addition
 - 151.83' (46.28 m) - First Met Heritage Building
 - 159.08' (48.49 m) - Residential Building
 - 169.24' (51.58 m) - Lobby Roof
 - 86.48' (26.36 m), 87.53' (26.68 m), 87.73' (26.74 m), 87.99' (26.82 m), 88.42' (26.95 m), 88.94' (27.11 m), 89.17' (27.18 m), 89.47' (27.27 m), 89.86' (27.39 m) - Sidewalk dimensions
 - 86.65' (26.41 m), 86.58' (26.39 m), 86.81' (26.46 m), 86.78' (26.45 m), 86.78' (26.45 m) - Building heights
 - 13'-5" (4.09 m) - Rear Yard Balcony Setback
 - 10'-5" (3.18 m) - Side Yard Balcony Setback
 - 7'-3" (2.20 m) - Side Yard Balcony Setback

The diagram illustrates a site plan with four building footprints. From left to right: 1) A rectangular footprint for '1627 QUADRA ST (1-2 STOREYS)'. 2) A large rectangular footprint for '925 BALMORAL RD (2 STOREYS)'. 3) A smaller rectangular footprint for '939 BALMORAL RD (2 STOREYS)'. 4) A rectangular footprint for '945 BALMORAL RD (2 STOREYS)'. The buildings are separated by a dashed line representing a street or property boundary.



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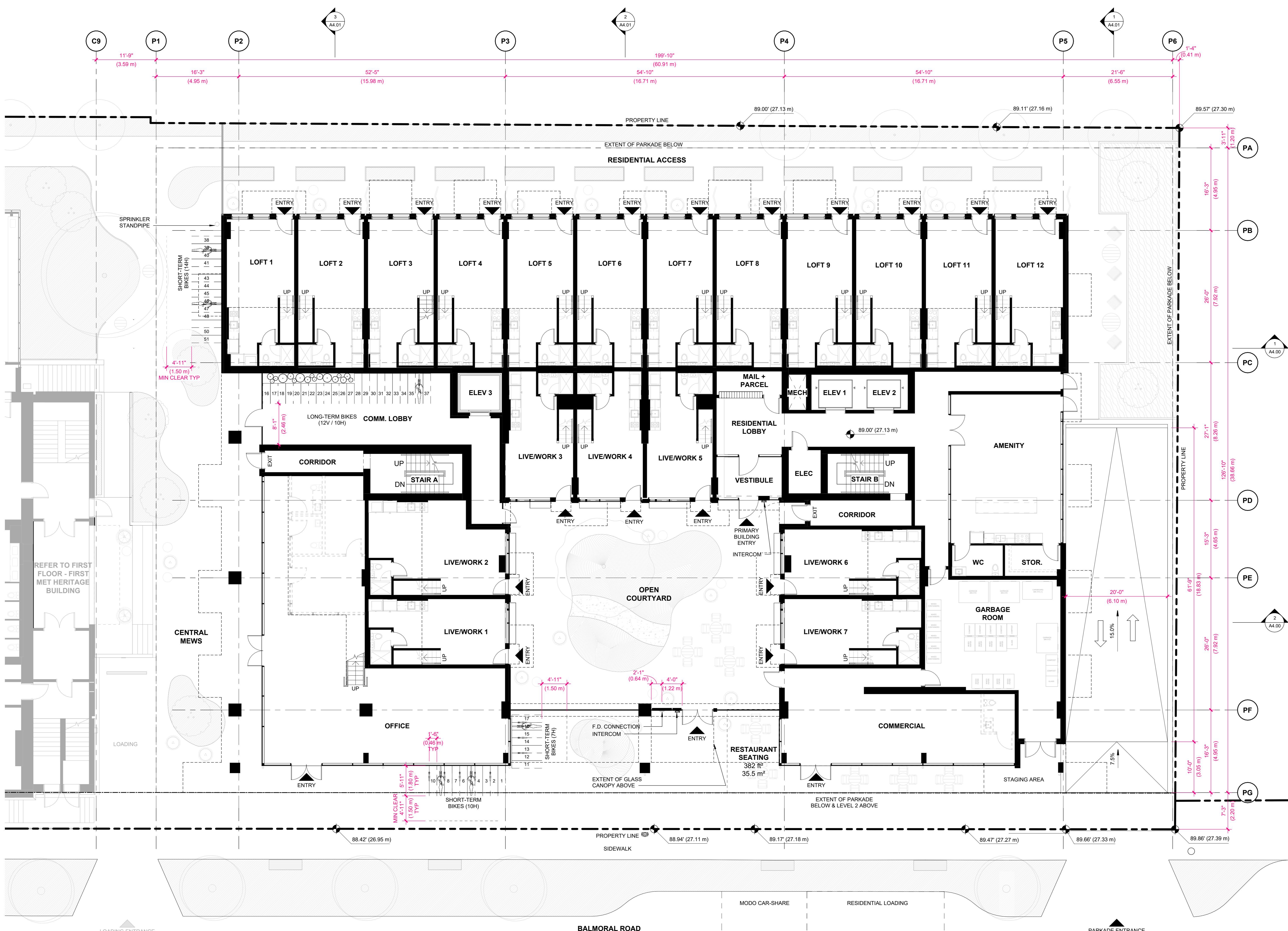
SEPTEMBER 08 2025



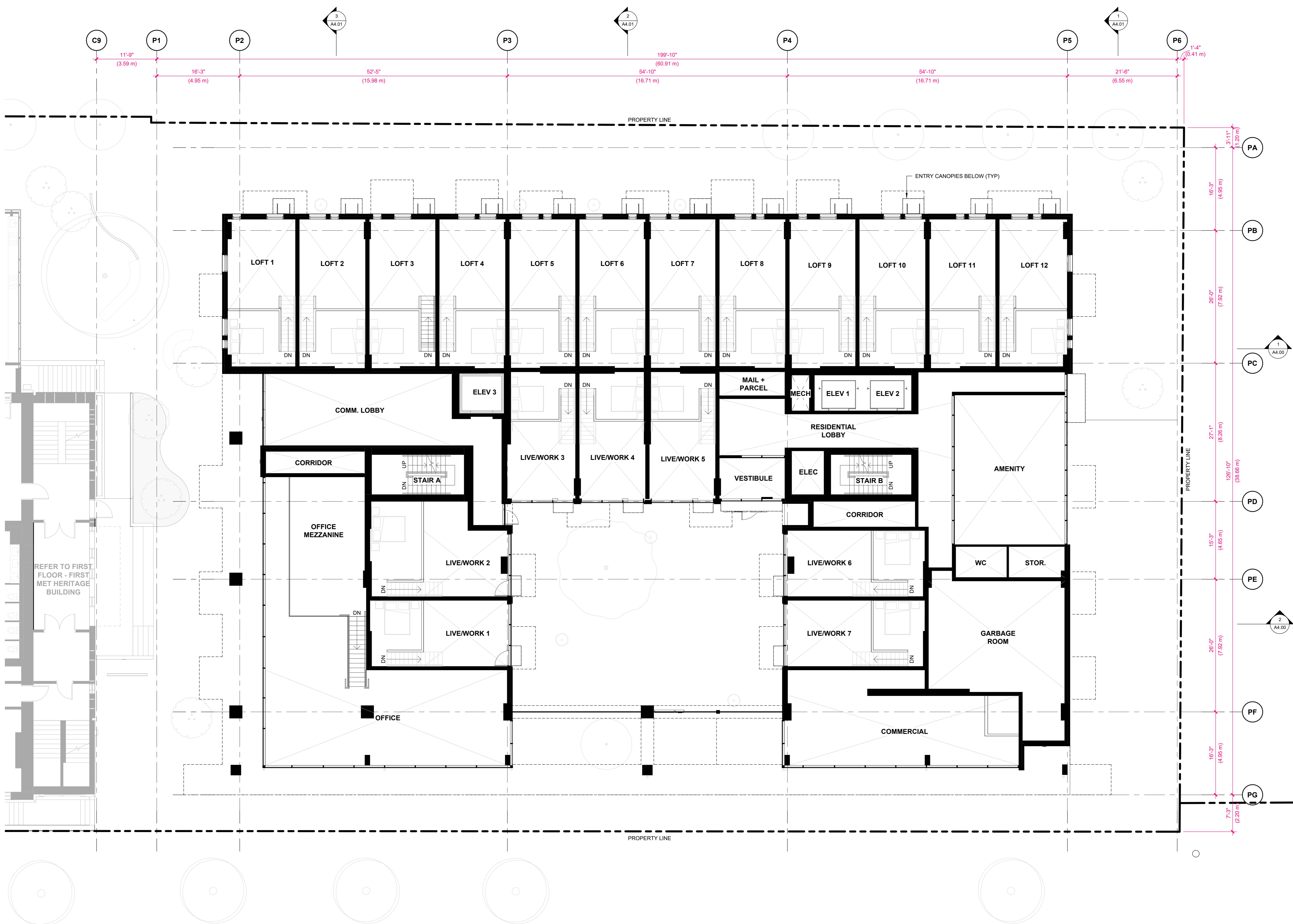
LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE

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LEVEL 02 PLAN - RESIDENTIAL BLDG

SCALE

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 **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)
- I JULIETTE BALCONY: 4' 2" (1.3m)

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LEVEL 04 PLAN - RESIDENTIAL BLDG

SCALE

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This architectural floor plan illustrates the layout of a multi-story residential building. The building features a variety of unit types, including 3 BED 'A', STUDIO 'A', 1 BED + DEN, 1 BED 'B', 2 BED 'A', and 2 BED 'B' units. Common areas include an AMENITY LOUNGE and multiple STAIRcases (A, B, C, D). Utility spaces such as MECH, ELEV 1, ELEV 2, and ELEC are also present. The plan includes property lines and dimensions in both feet and meters. A legend at the bottom right provides information on high-voltage lines and clearances for transformers.

PROPERTY LINE (solid black line)

TRANSFORMERS (indicated by dashed circles)

3.00 m CLEAR HIGH VOLTAGE LINES

3.00 m CLEAR LINE

TRANSFORMERS (indicated by dashed circles)

16'-4" (4.66 m)

15'-4" (4.66 m)

16'-8" (5.08 m)

165'-8" (50.48 m)

21'-9" (6.63 m)

16'-8" (5.08 m)

16'-8" (5.08 m)

16'-8" (5.08 m)

24'-6" (7.46 m)

25'-1" (7.64 m)

25'-1" (7.64 m)

22'-3" (6.79 m)

17'-4" (5.29 m)

25'-6" (7.77 m)

5'-0" (1.52 m)

9'-2" (2.79 m)

16'-4" (4.97 m)

108'-2" (32.96 m)

21'-8" (6.61 m)

25'-1" (7.65 m)

21'-5" (6.62 m)

56'-0" (17.06 m)

56'-0" (17.06 m)

16'-8" (5.08 m)

165'-8" (50.48 m)

21'-9" (6.63 m)

56'-0" (17.06 m)

21'-5" (6.62 m)

C9

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BALCONY LEGEND

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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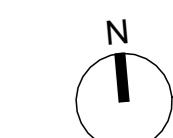
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LEVEL 05 PLAN -
RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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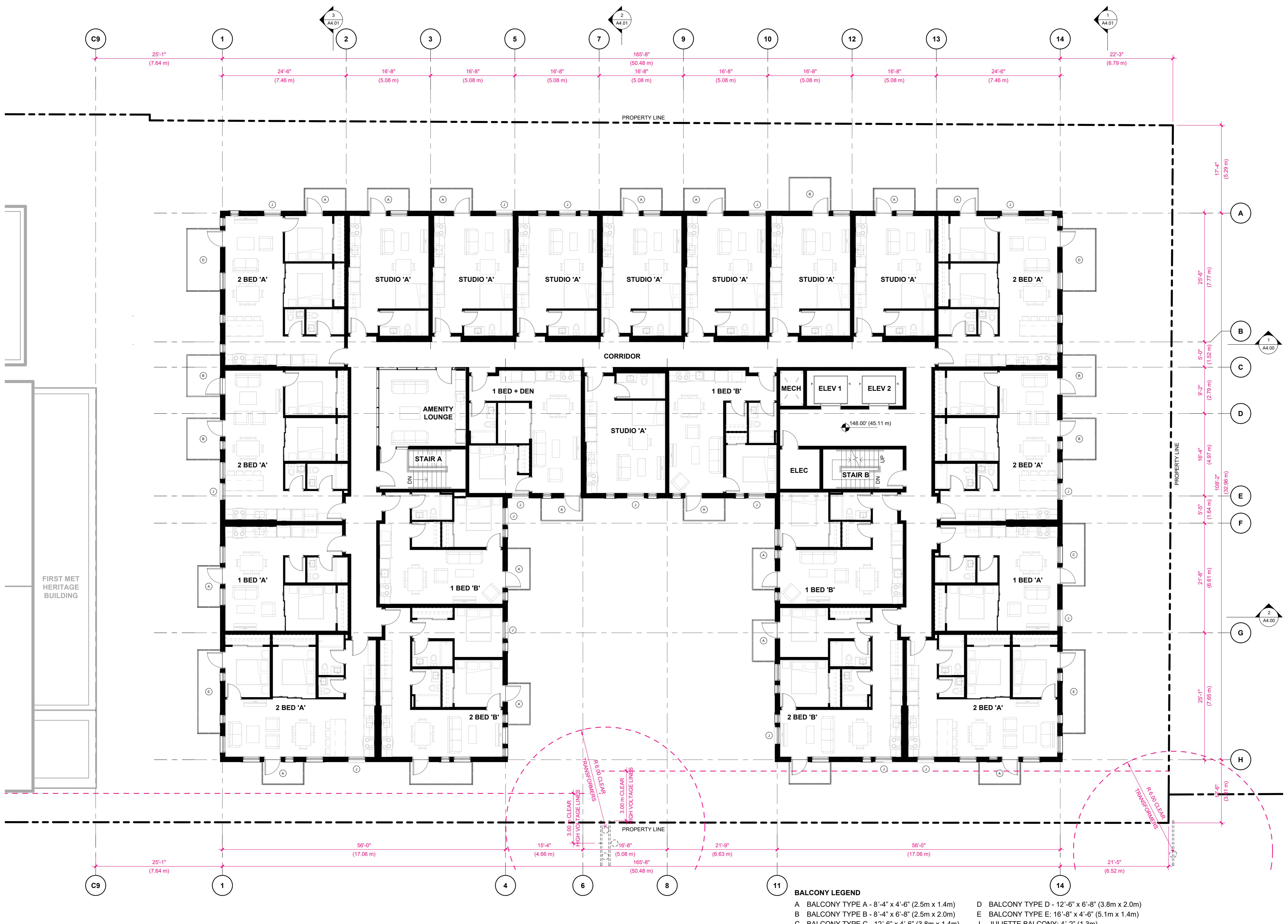


LEVEL 06 PLAN - RESIDENTIAL BLDG

SCALE

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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)

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

A2.17

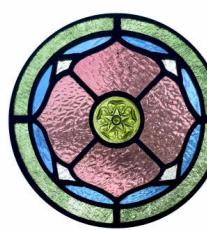
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934 BALMORAL RD & 1701 QUADRA ST

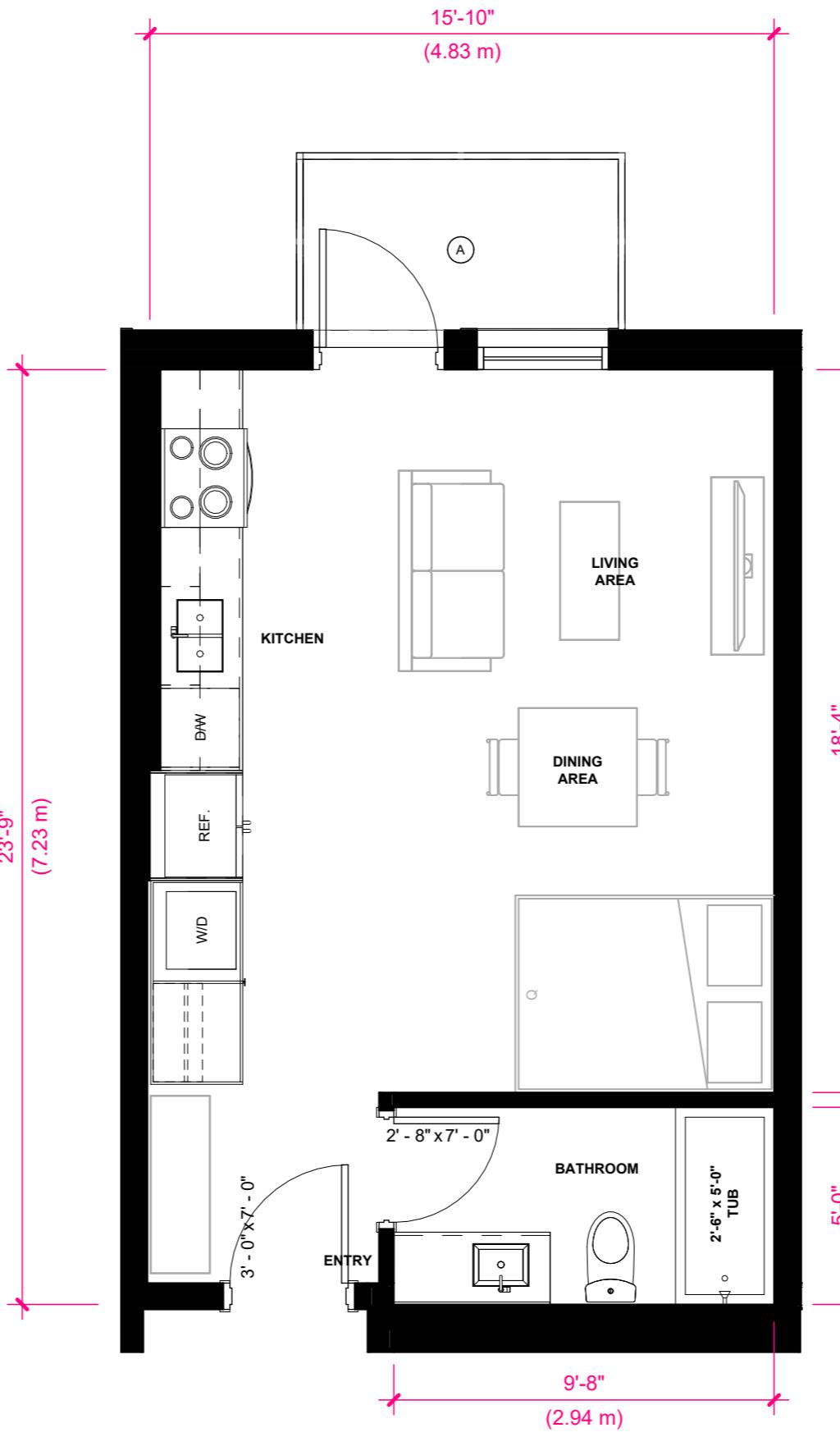
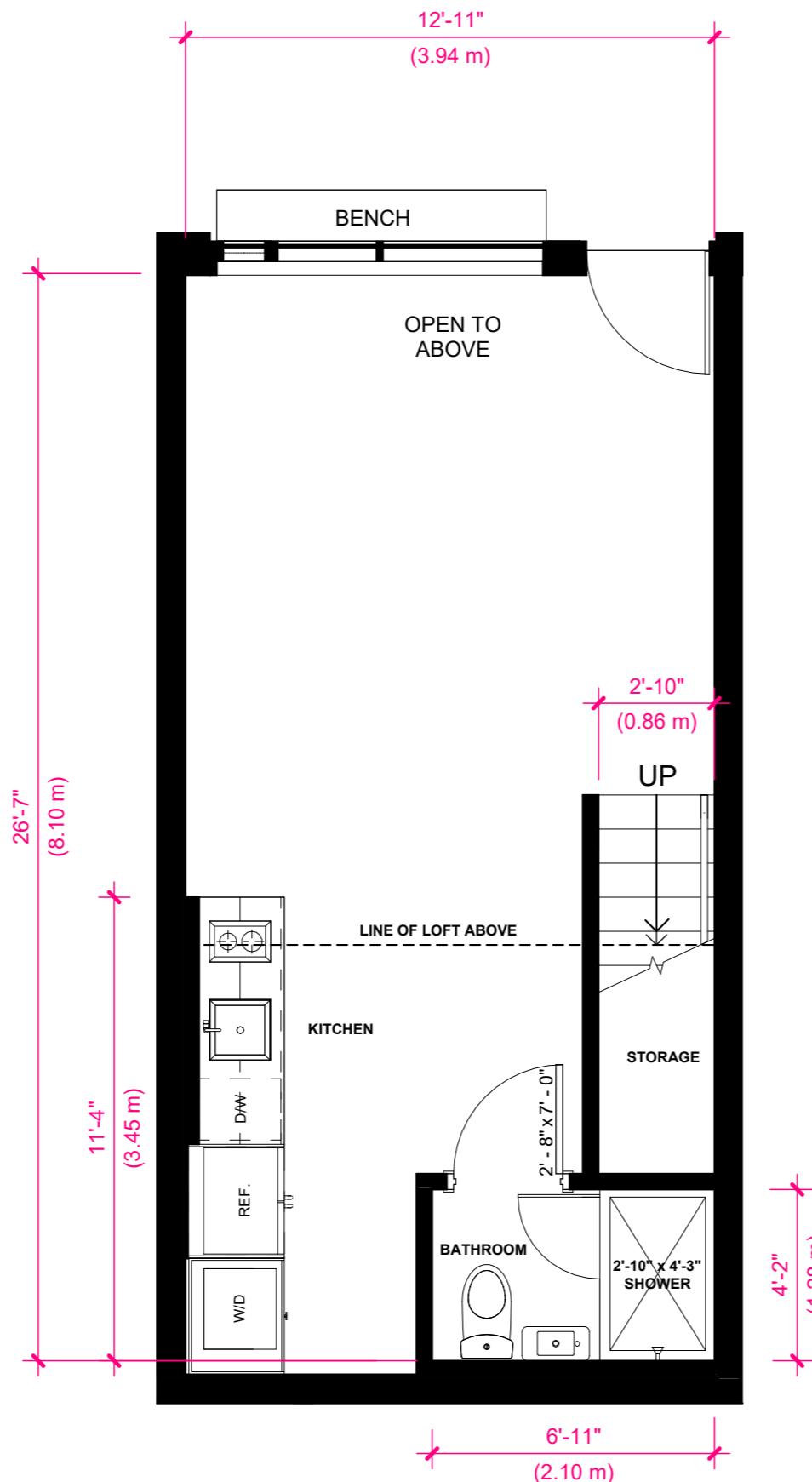
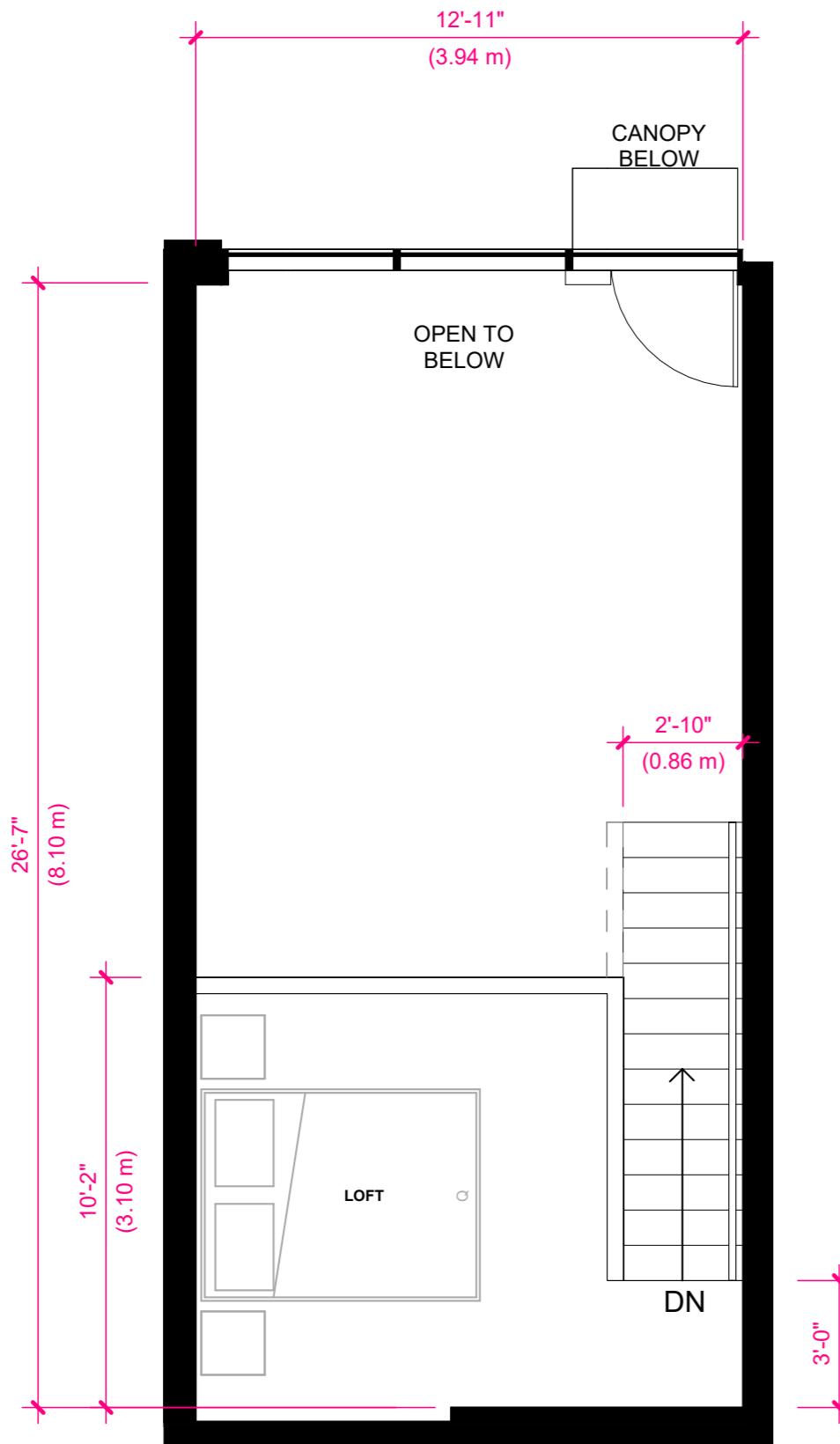
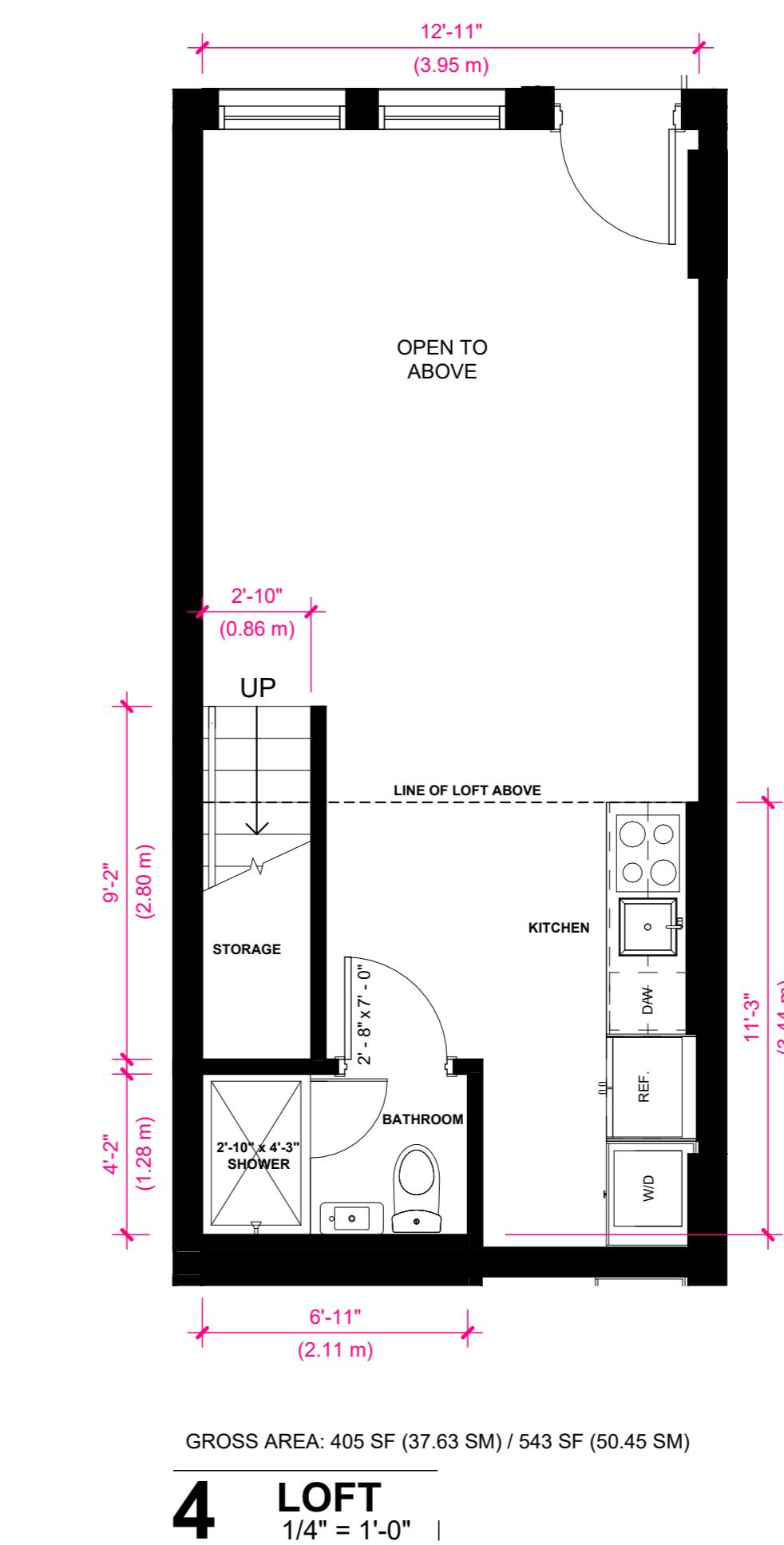
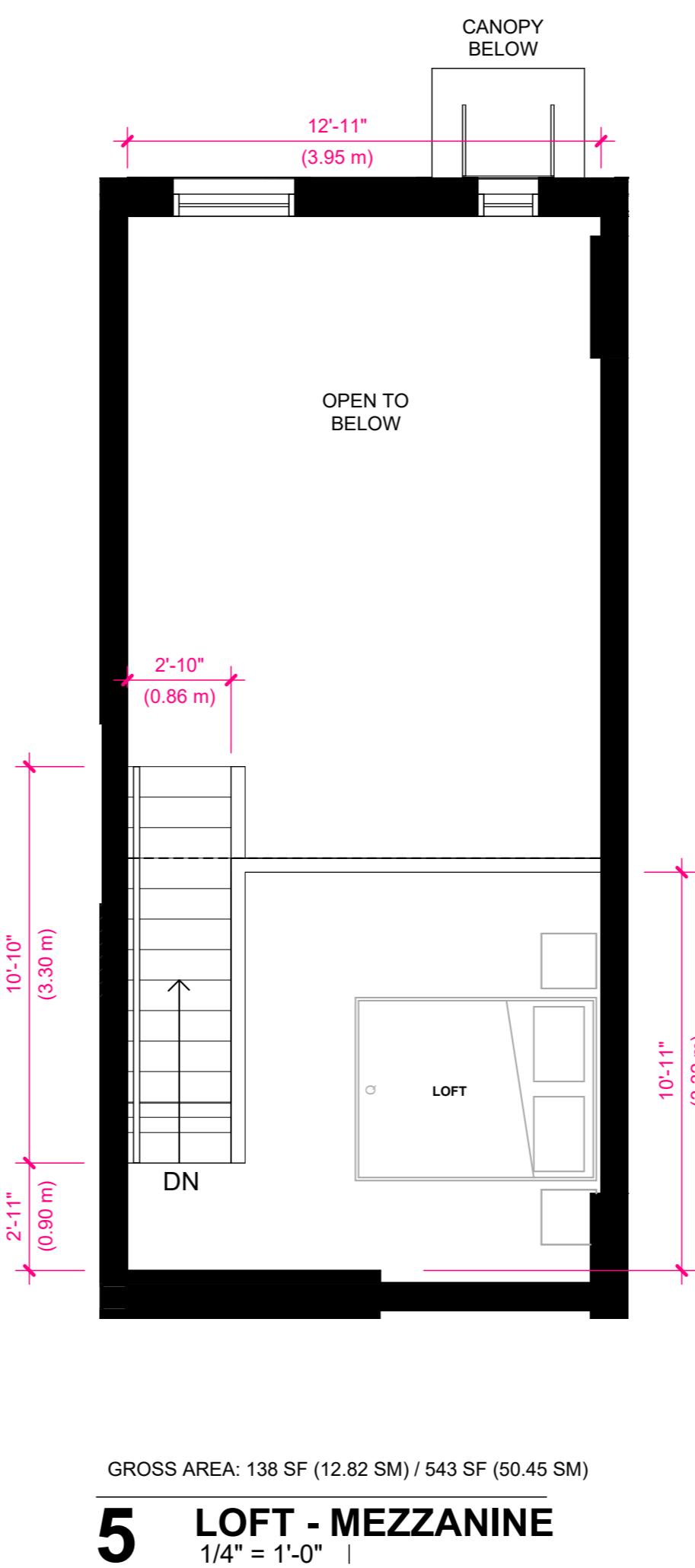
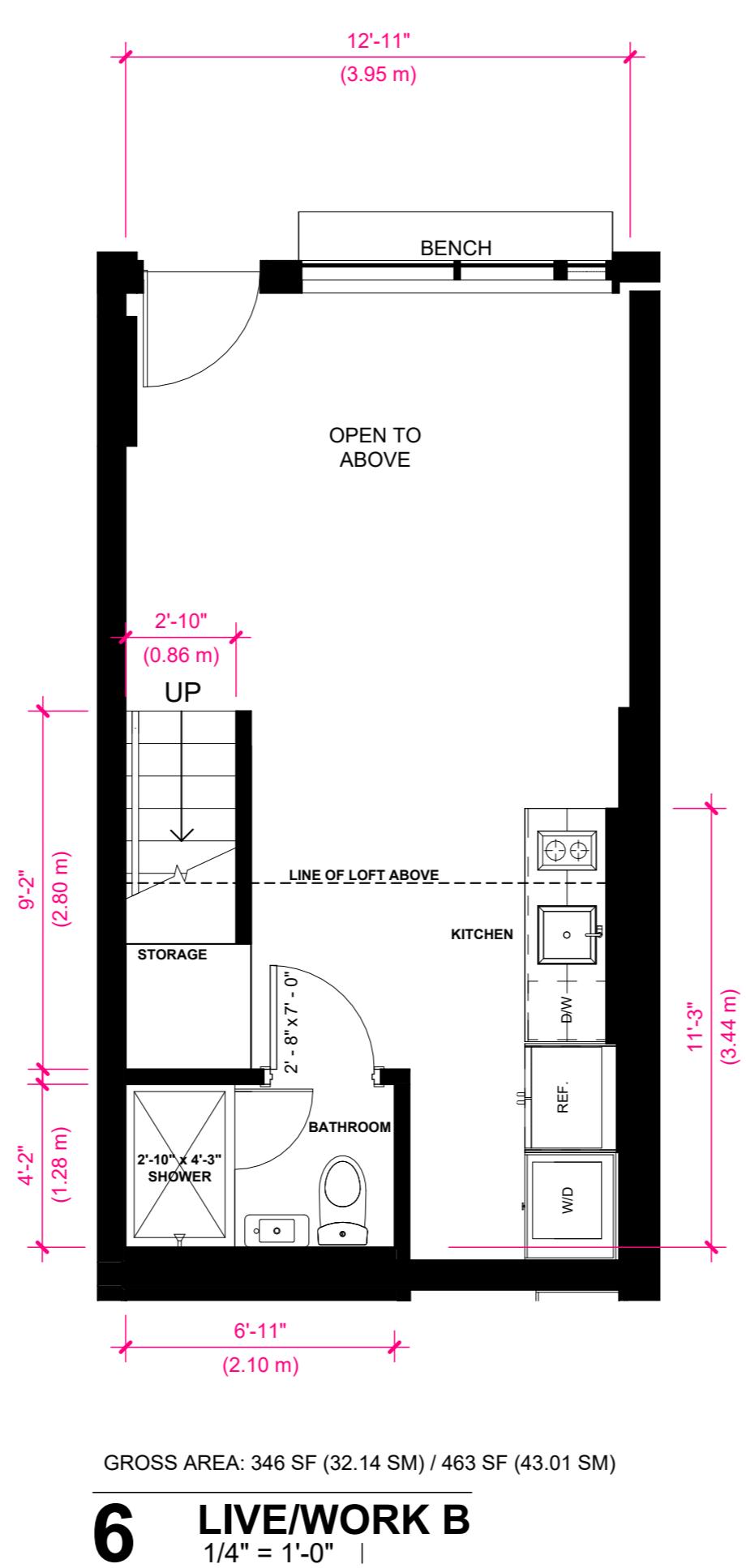
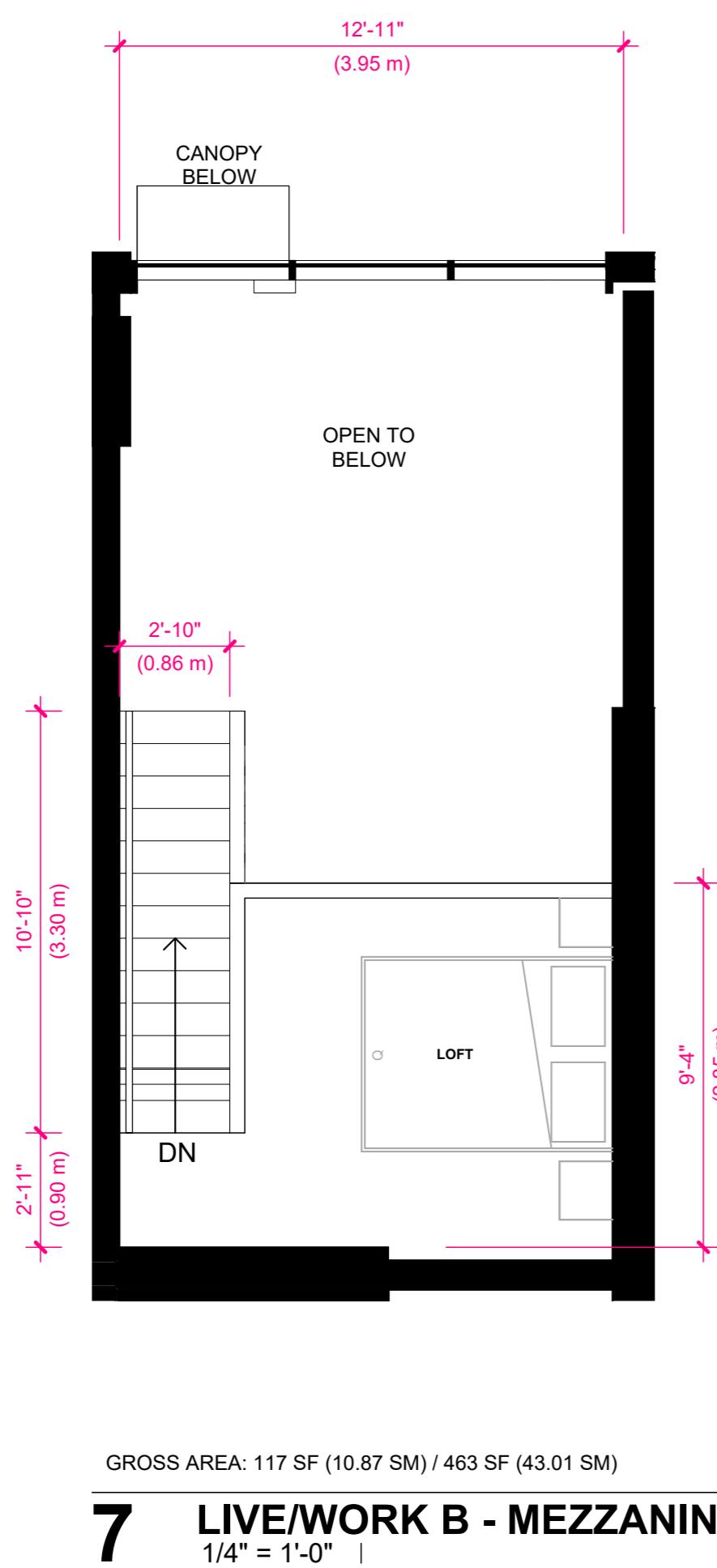
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ENLARGED UNIT PLANS

SCALE
1/4" = 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)

REFER TO OVERALL PLANS FOR BALCONY LAYOUTS

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SEPTEMBER 08, 2025



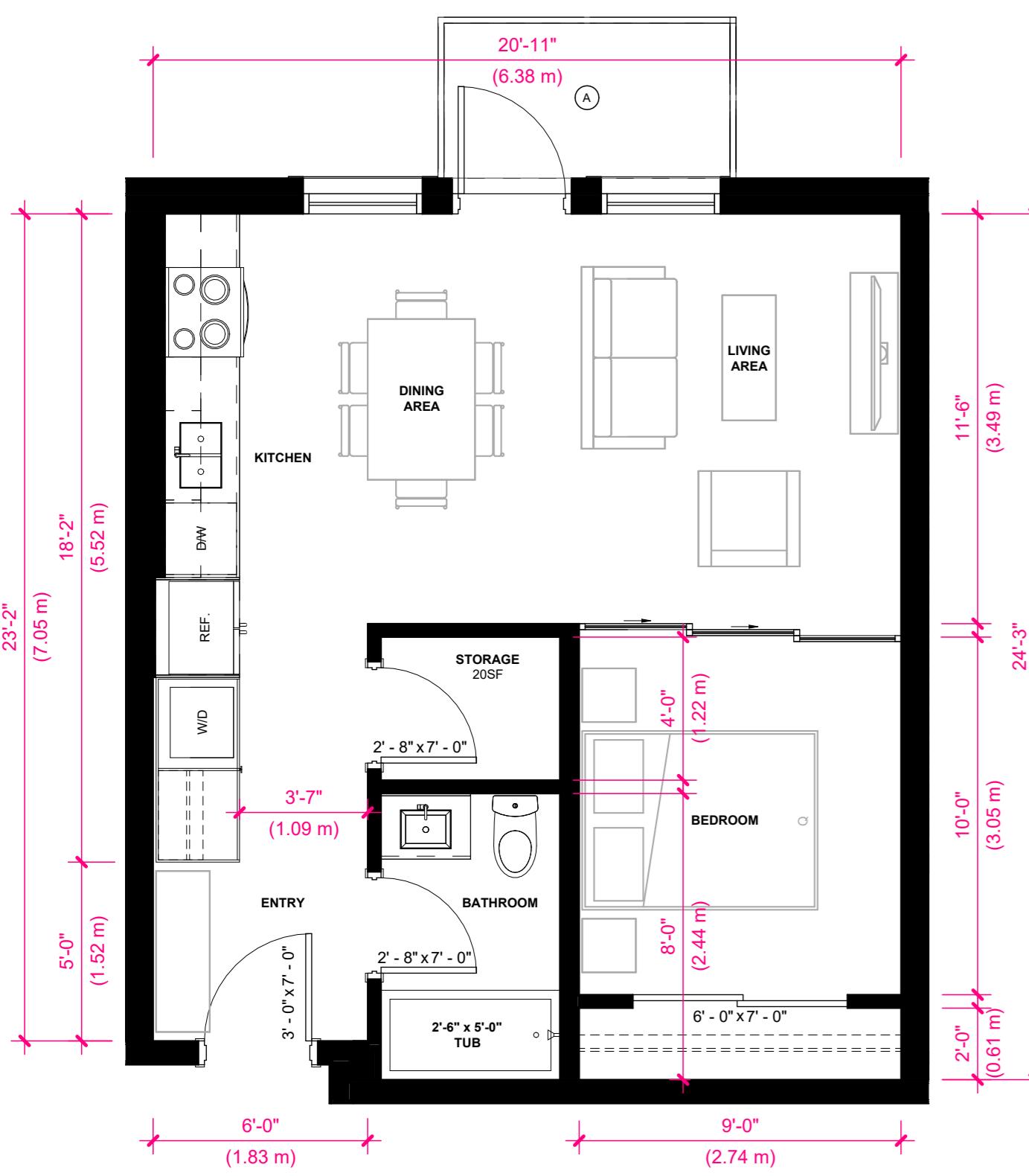
ENLARGED UNIT PLANS

SCALE

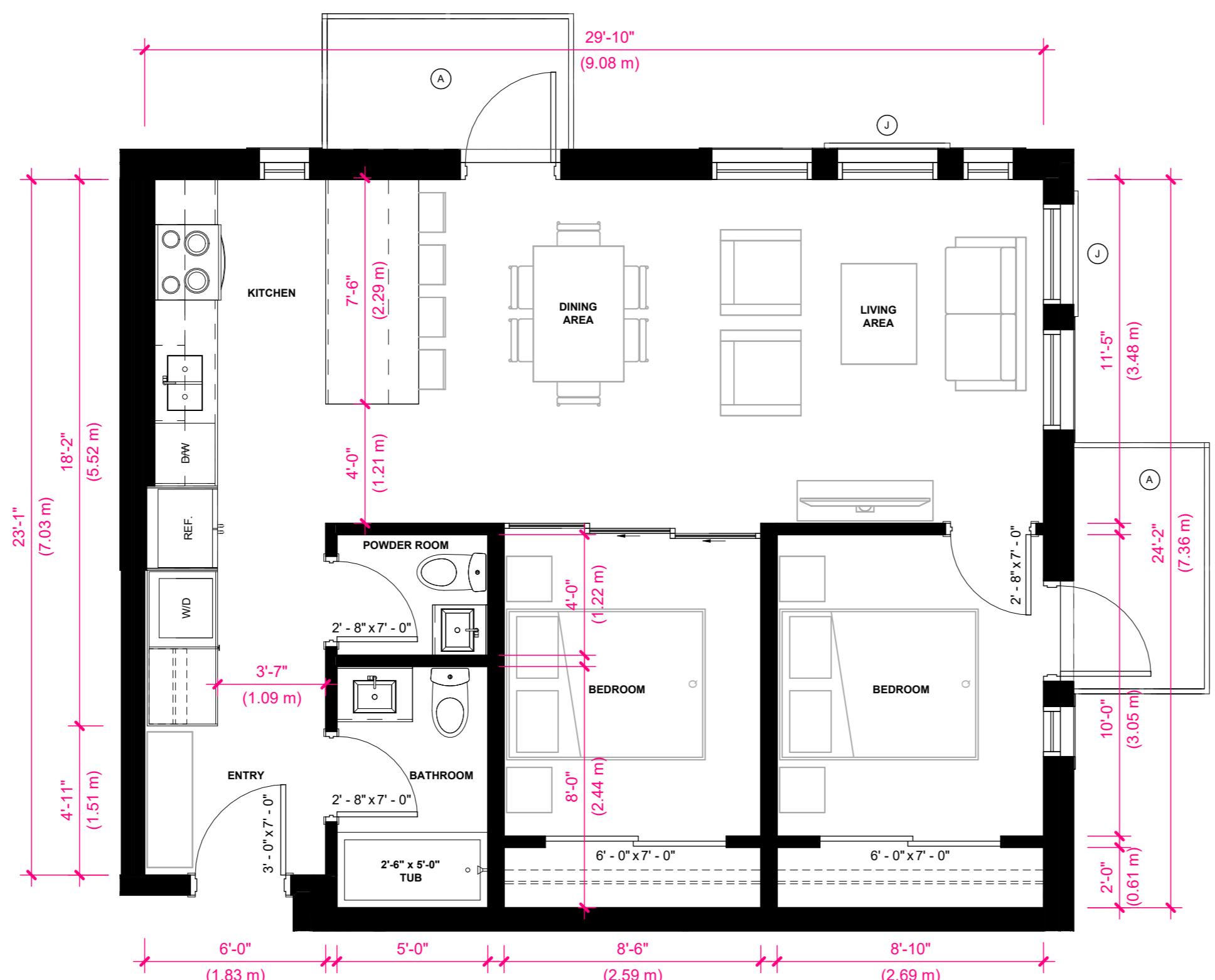
- BALCONY TYPE A - 8'-4" x 4'-6" (2.5m x 1.4m)
- BALCONY TYPE B - 8'-4" x 6'-8" (2.5m x 2.0m)
- BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)
- BALCONY TYPE D - 12'-6" x 6'-8" (3.8m x 2.0m)
- BALCONY TYPE E: 16'-8" x 4'-6" (5.1m x 1.4m)
- LIETTE BALCONY: 4'-2" (1.3m)

REFER TO OVERALL PLANS FOR BALCONY LAYOUTS

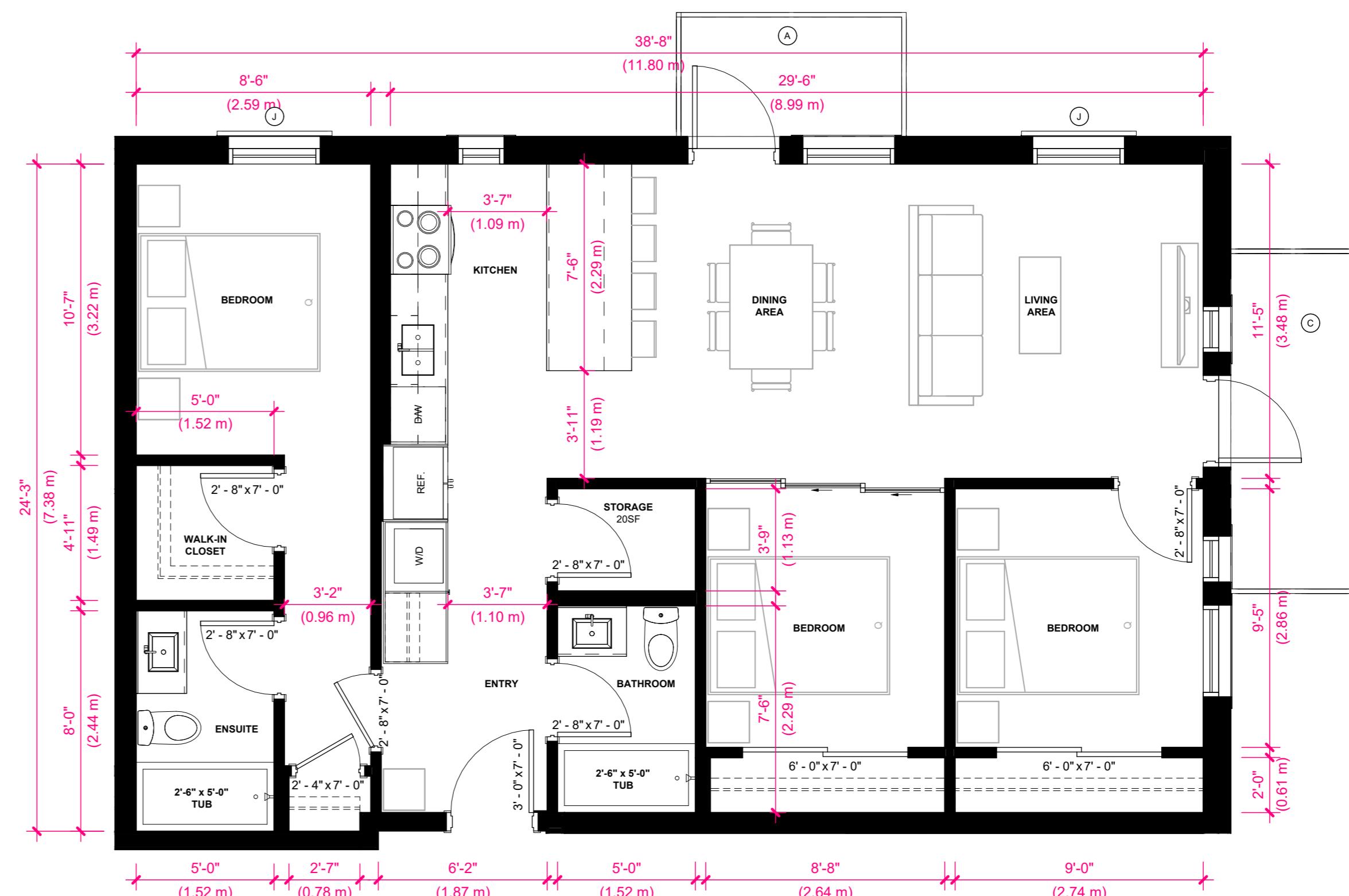
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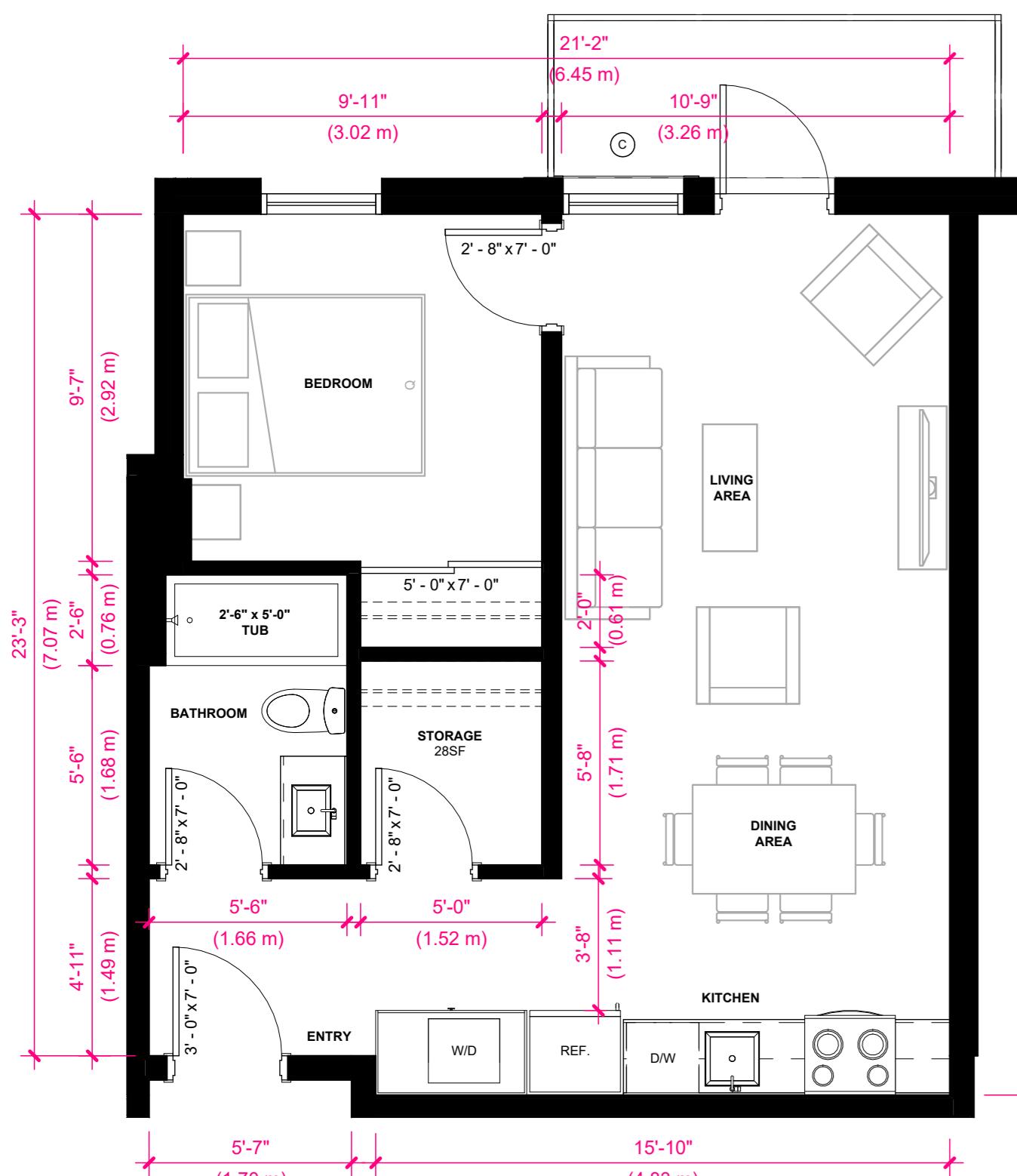
GROSS AREA: 526 SF (48.87 SM)



GROSS AREA: 735 SF (68.28 SM)

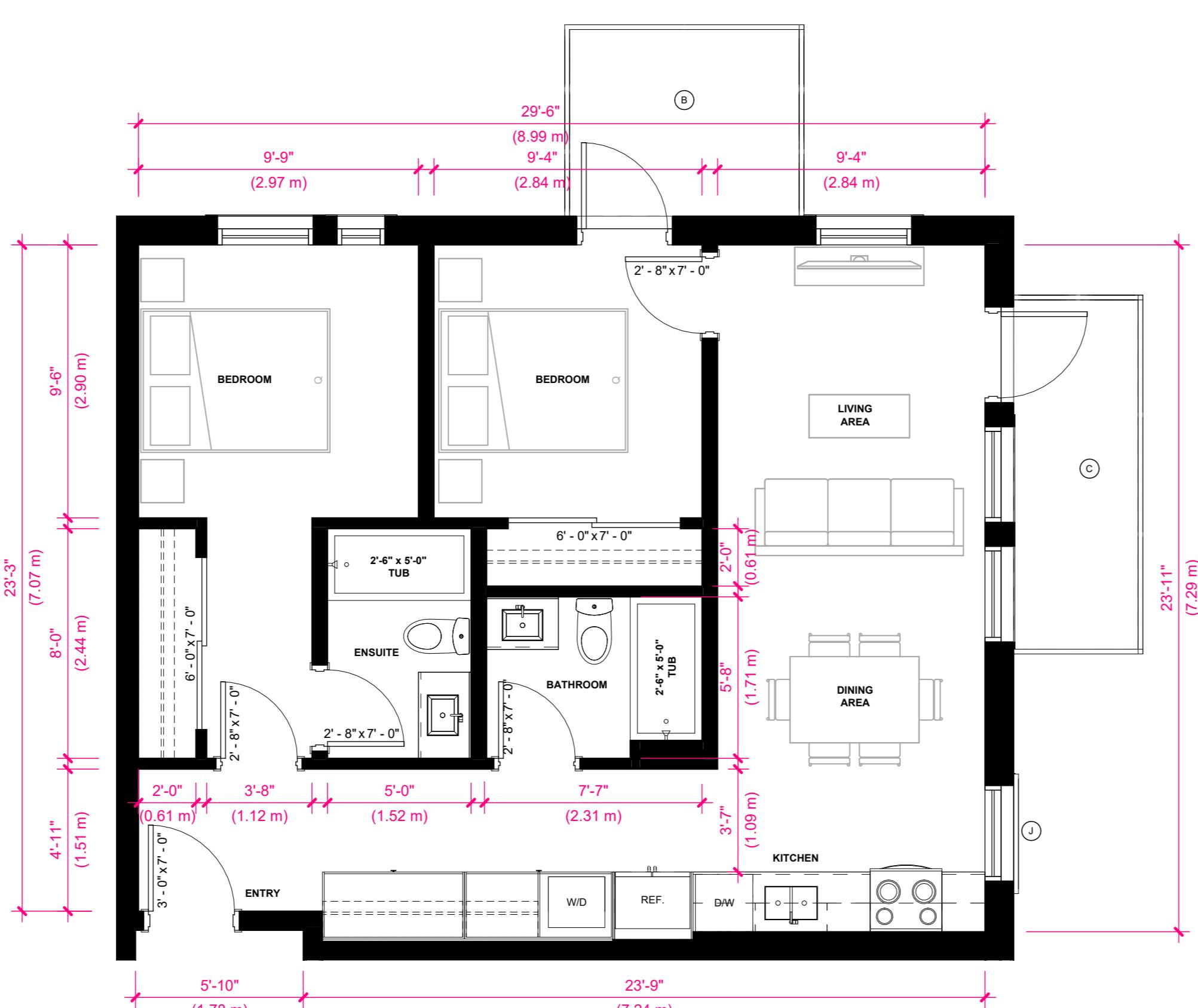


GROSS AREA: 940 SF (87.33 SM)

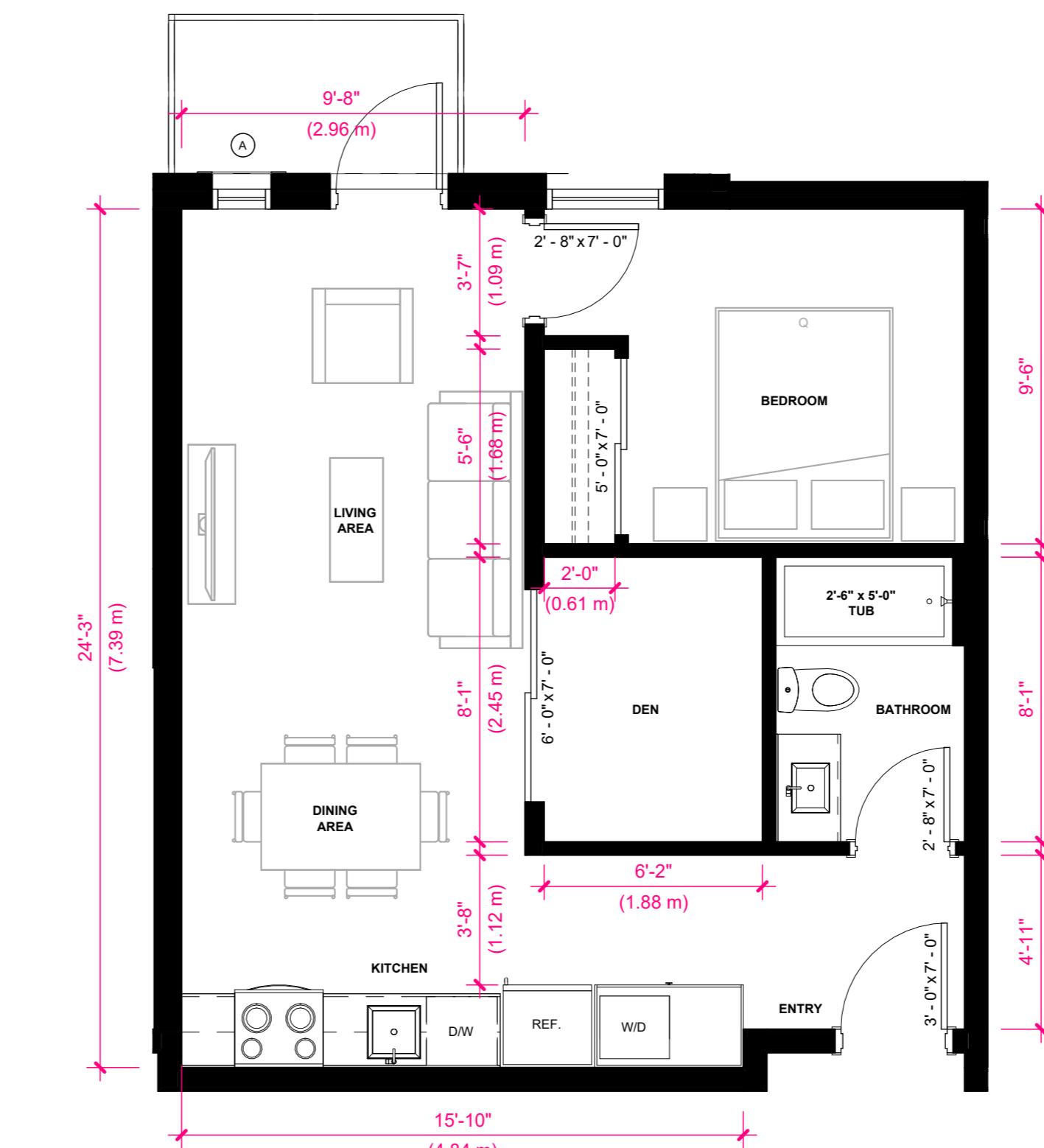


GROSS AREA: 550 SF (51.10 SM)

3 1 BED B (OUTBOARD)
1/4" = 1'-0" |



GROSS AREA: 730 SF (67.82 SM)



GROSS AREA: 555 SF (51.56 SM)



FIRST MET 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

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

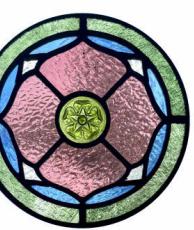
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934 BALMORAL RD & 1701 QUADRA ST

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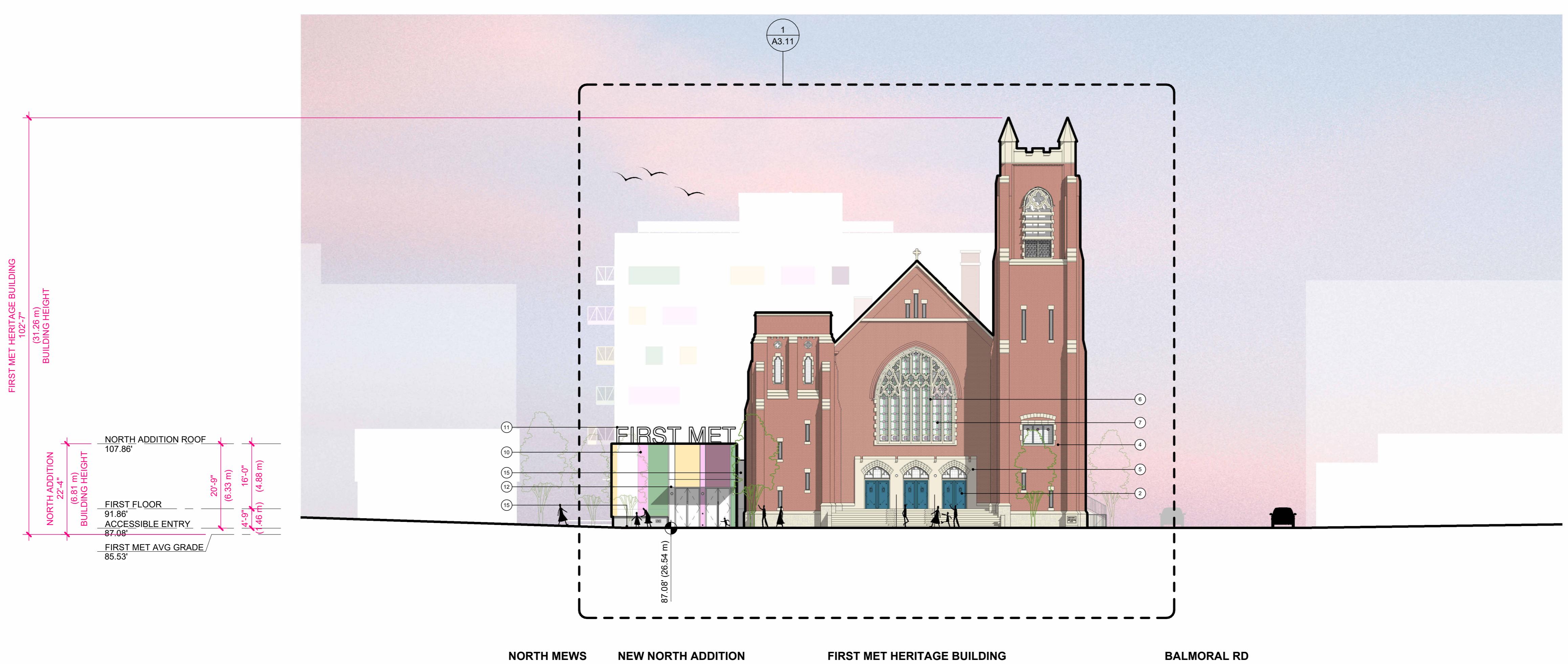
SEPTEMBER 08, 2025



2025-09-08

QUADRA STREET
ELEVATION

SCALE
1/16" = 1'-0"



FIRST MET 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

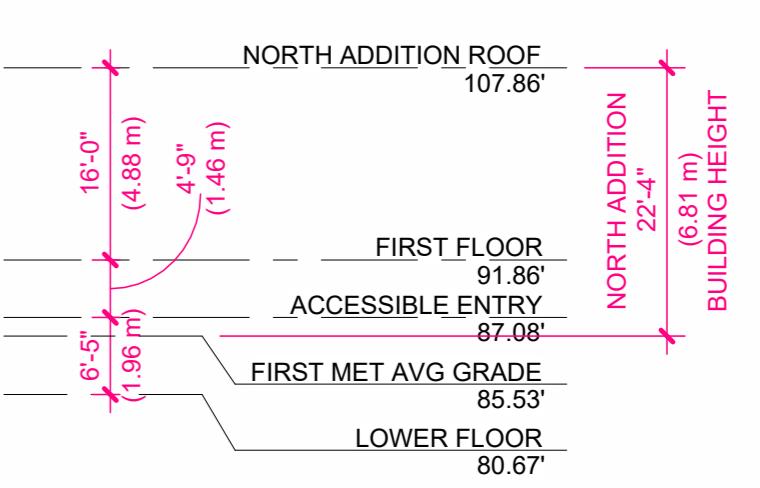
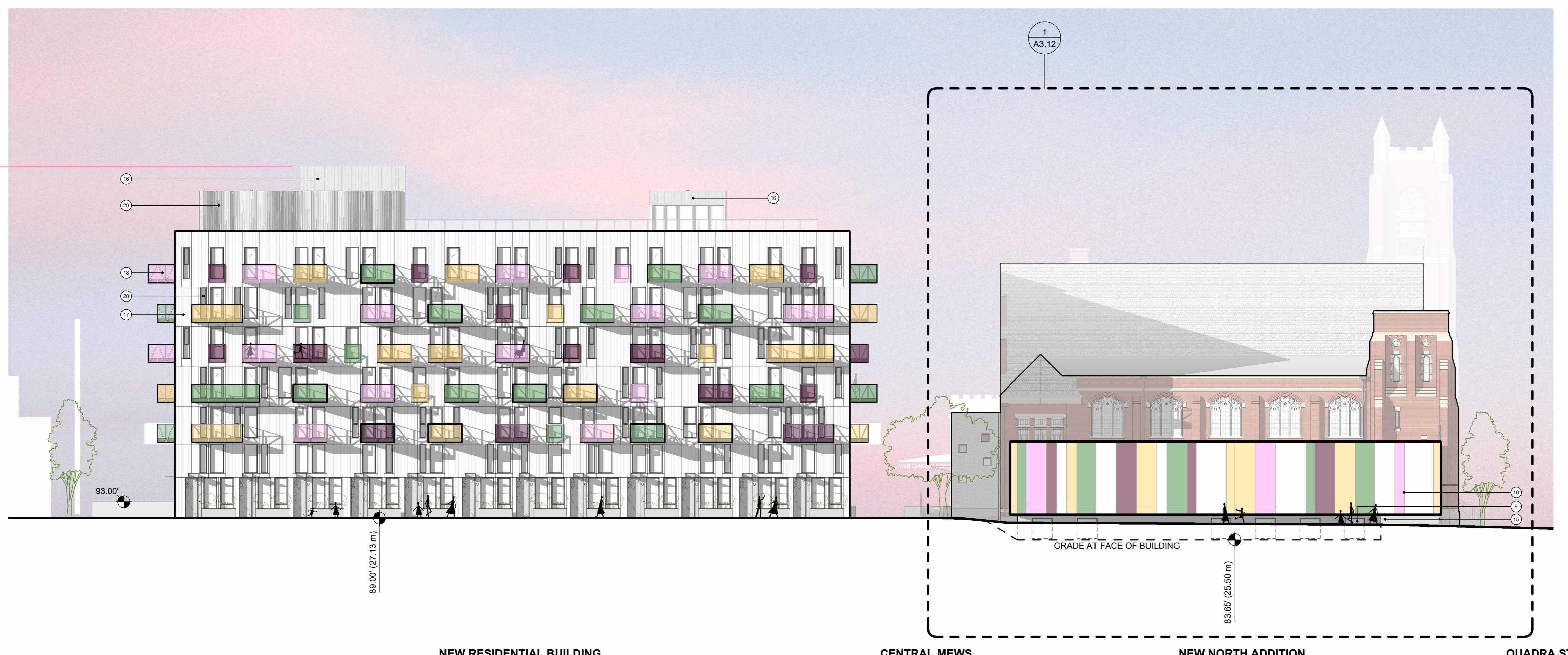
NEW NORTH ADDITION MATERIAL LEGEND

- ⑩ THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- ⑪ NEW SIGNAGE
- ⑫ POWDER COATED METAL CANOPY
- ⑯ ARCHITECTURAL CONCRETE



NORTH SITE ELEVATION

SCALE
1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

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

NEW NORTH ADDITION MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO 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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RESPONSE

SEPTEMBER 08, 2025

REGISTERED ARCHITECT
HARLEY SHALE GRUSKO

BRITISH COLUMBIA

2025-09-08

EAST SITE ELEVATION

SCALE

1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

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

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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE

SEPTEMBER 08, 2025



CENTRAL MEWS WEST
SITE ELEVATION

SCALE
1/16" = 1'-0"

NEW RESIDENTIAL MATERIAL LEGEND

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

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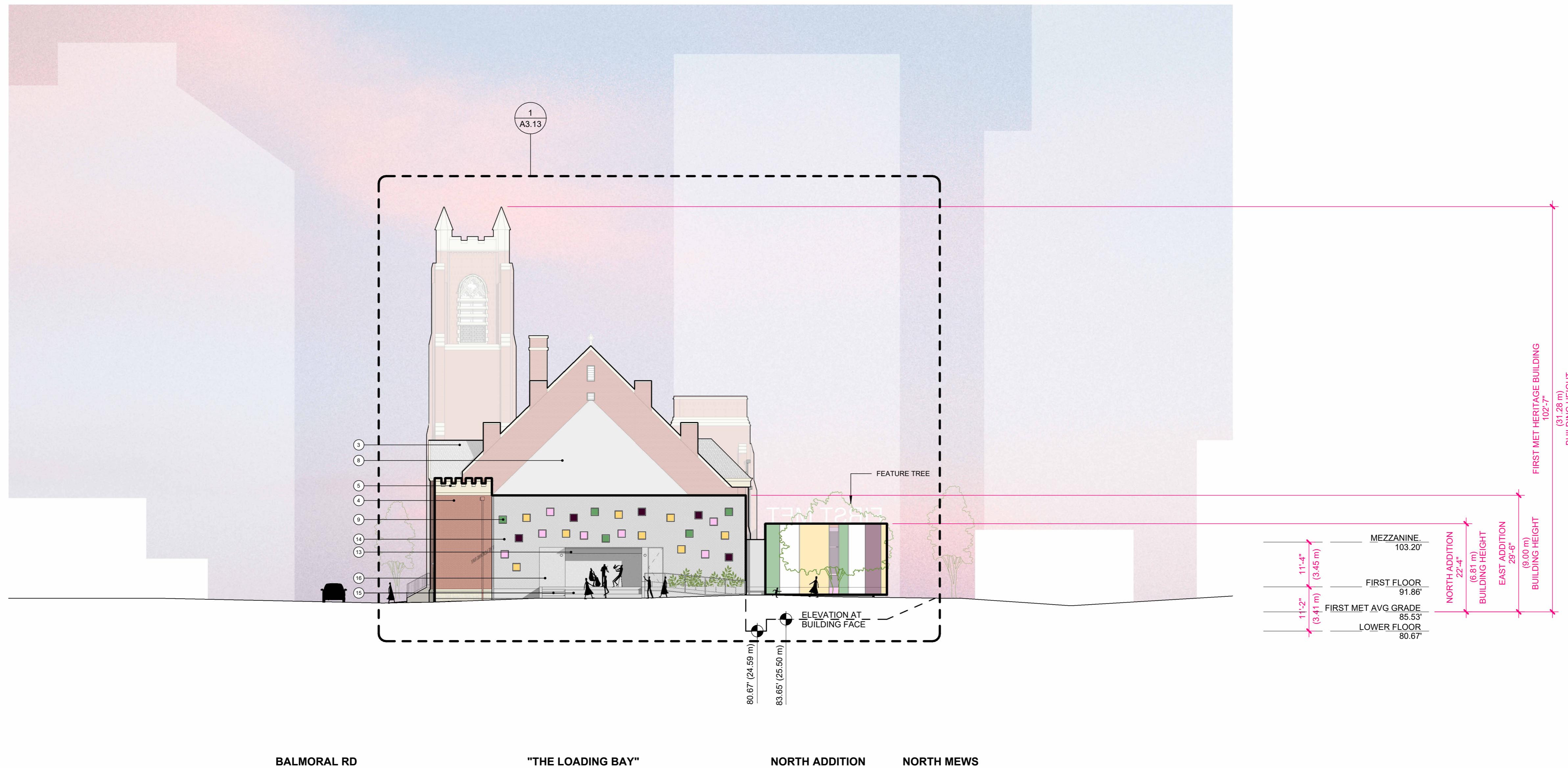
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RESPONSE

SEPTEMBER 08, 2025



CENTRAL MEWS EAST
SITE ELEVATION

SCALE
1/16" = 1'-0"



FIRST MET 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
- ⑥ 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 BIFOLD GARAGE DOOR, FINISH TBD
- ⑪ ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- ⑫ ARCHITECTURAL CONCRETE
- ⑬ METAL PANEL, GALVANIZED

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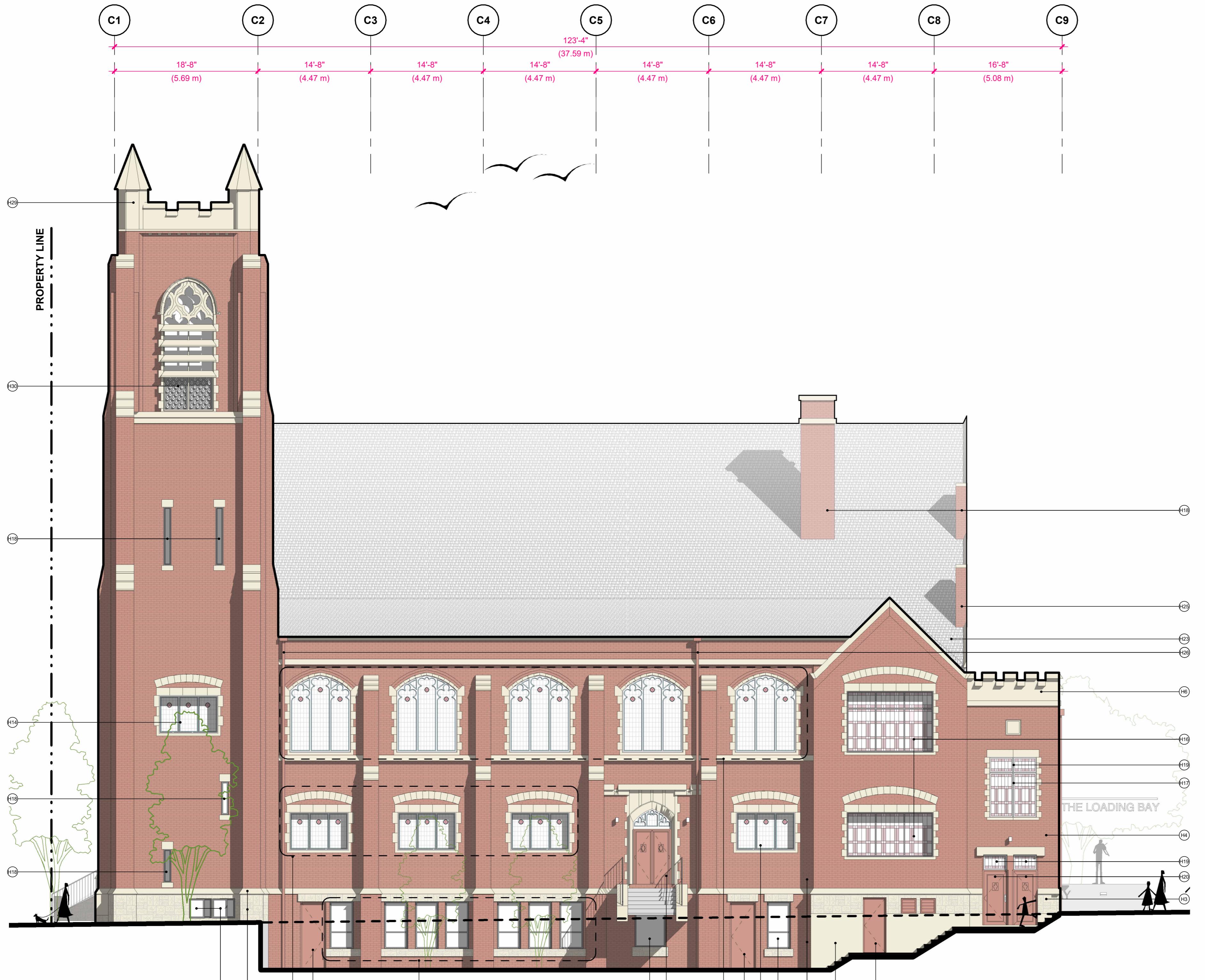
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RESPONSE

SEPTEMBER 08, 2025



HERITAGE ELEVATION -
BALMORAL ROAD

SCALE
1/8" = 1'-0"



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

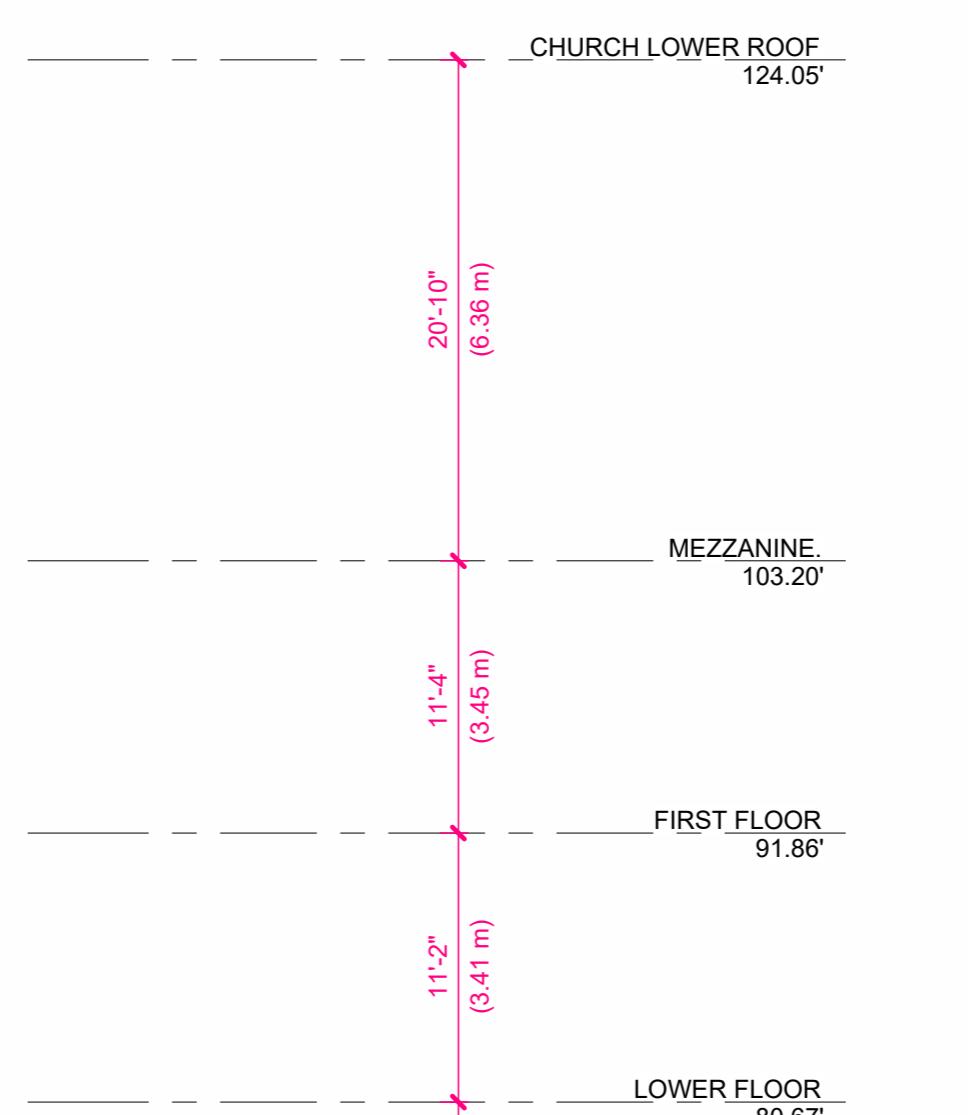
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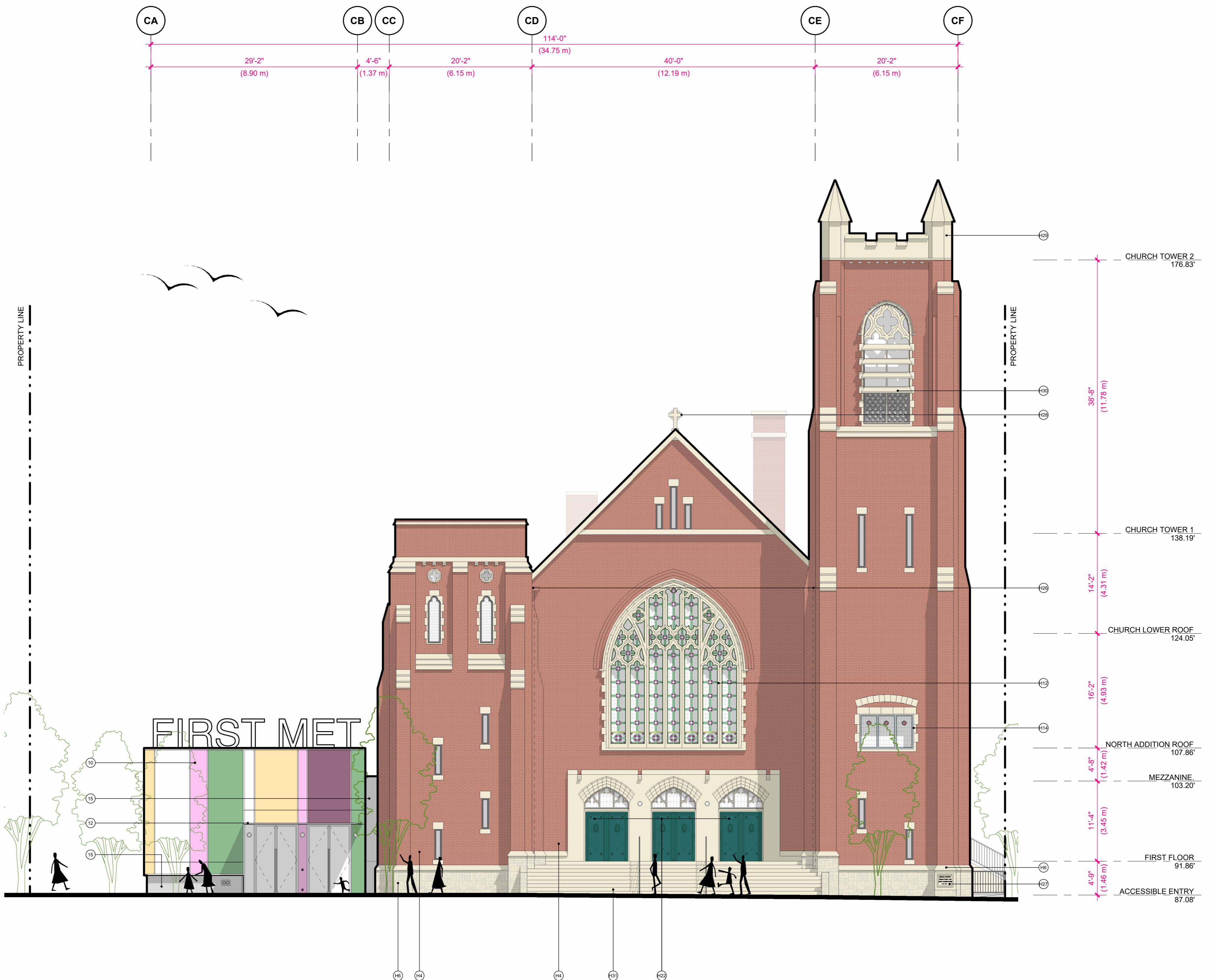
- REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
- PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
- MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
- WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
- ALL HERITAGE DOORS AND WINDOWS WITH RETAINED AREAS ARE TO BE REPAIRED AND REPAINTED 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.

FIRST MET 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 CRENELLATED 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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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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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.

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FIRST MET

934 BAI MORAI RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025



FIRST MET HERITAGE MATERIAL LEGEND

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

NEW ADDITIONS MATERIAL LEGEND

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

HERITAGE ELEVATION - QUADRA STREET

SCALE

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RESPONSE

SEPTEMBER 08, 2025



HERITAGE ELEVATION -
NORTH SITE

SCALE
1/8" = 1'-0"

A3.12





NOTES

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FIRST MET

34 BAI MORAIS RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025

MET 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 CRENELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- (H30) PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED
- 22 METAL GUARD WITH STAINLESS STEEL CABLE MESH GUARD PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 43 NEW REVEAL BETWEEN EXISTING BRICK WALL AND NEW CONSTRUCTION - REPAIR AND REPLACE EXISTING BRICK WITH SALVAGED BRICK AS REQUIRED



2025-09-08

HERITAGE ELEVATION

SCALE

1/8" = 1' 0"

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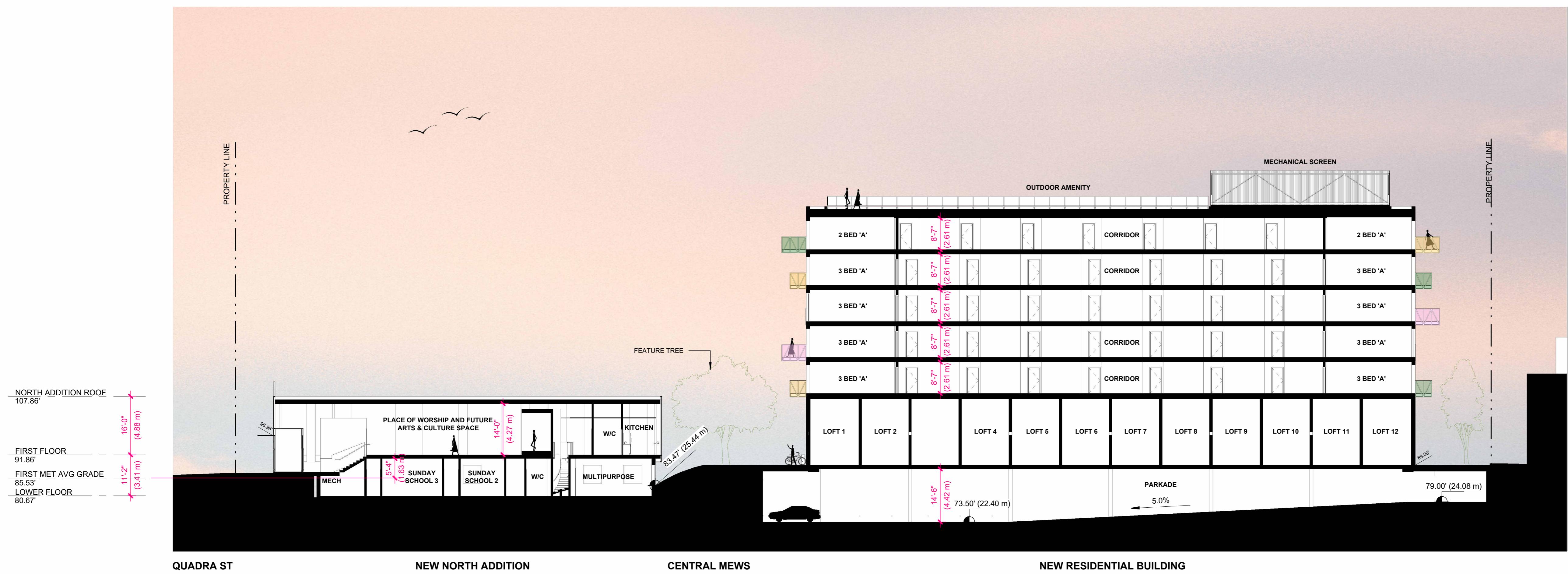
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2 SITE SECTION THROUGH HERITAGE BLDG & RESIDENTIAL BLDG LOOKING NORTH



1 SITE SECTION THROUGH NORTH ADDITION & RESIDENTIAL BLDG LOOKING NORTH

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FIRST MET

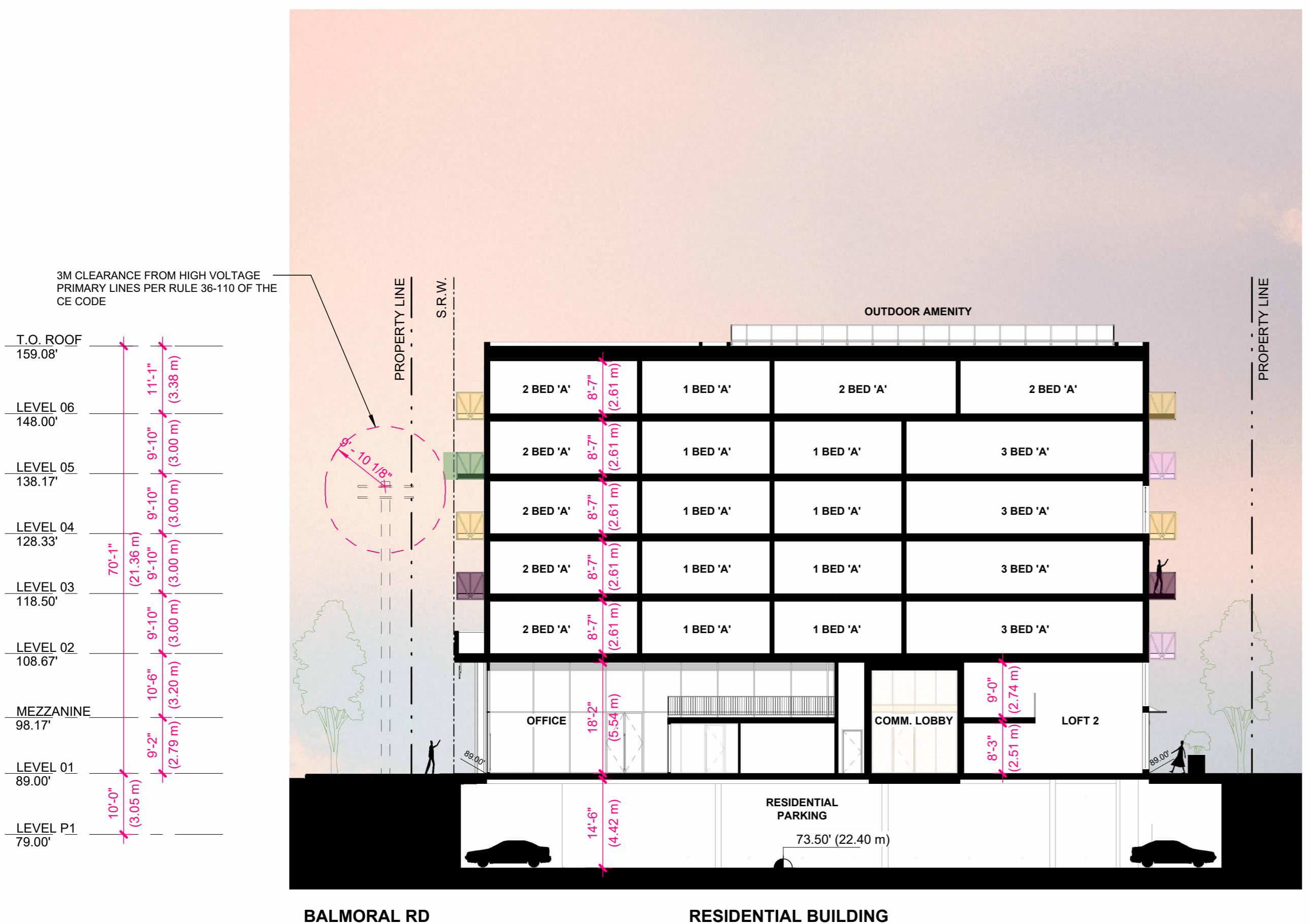
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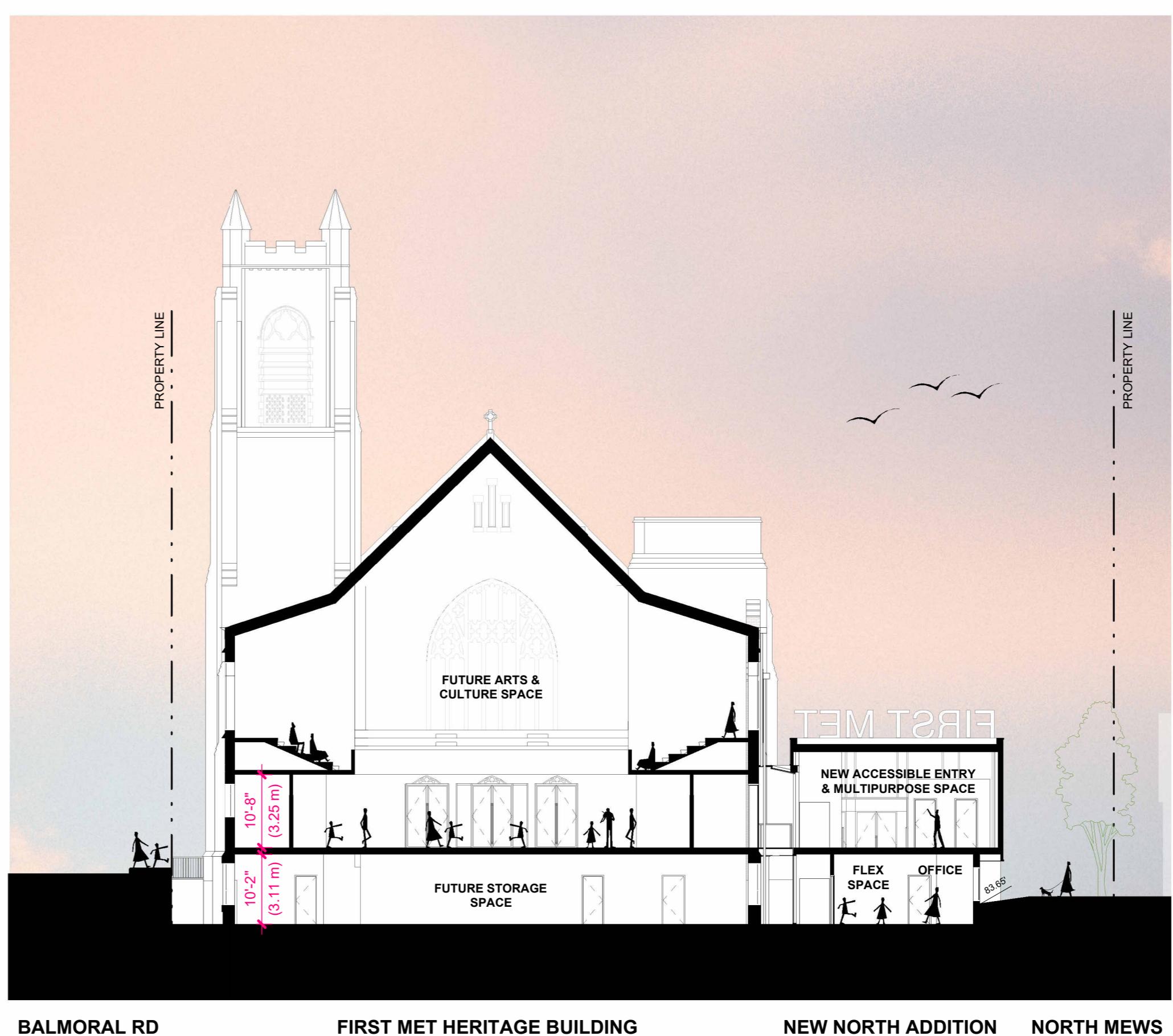
SEPTEMBER 08, 2025



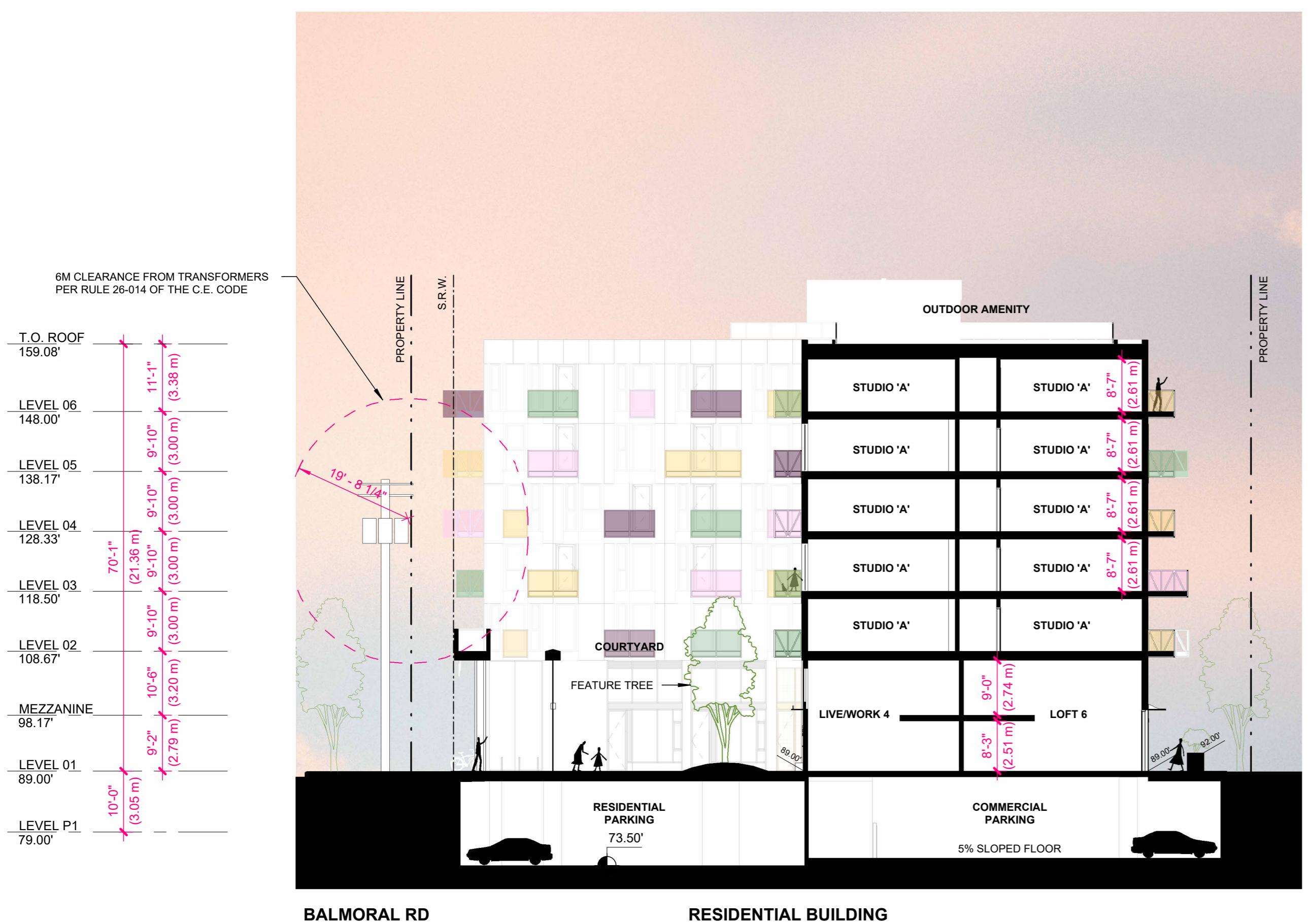
3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



BALMORAL RD **RESIDENTIAL BUILDING**



1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST

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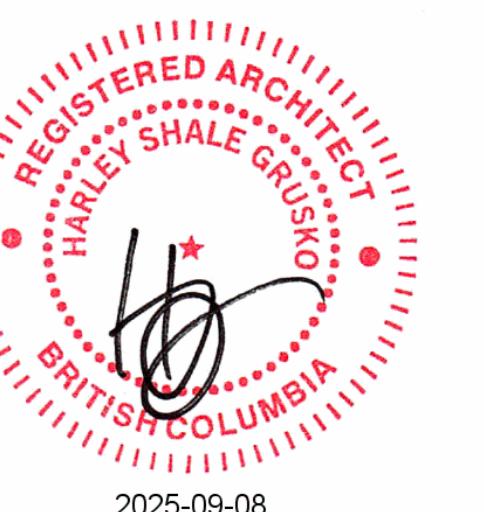
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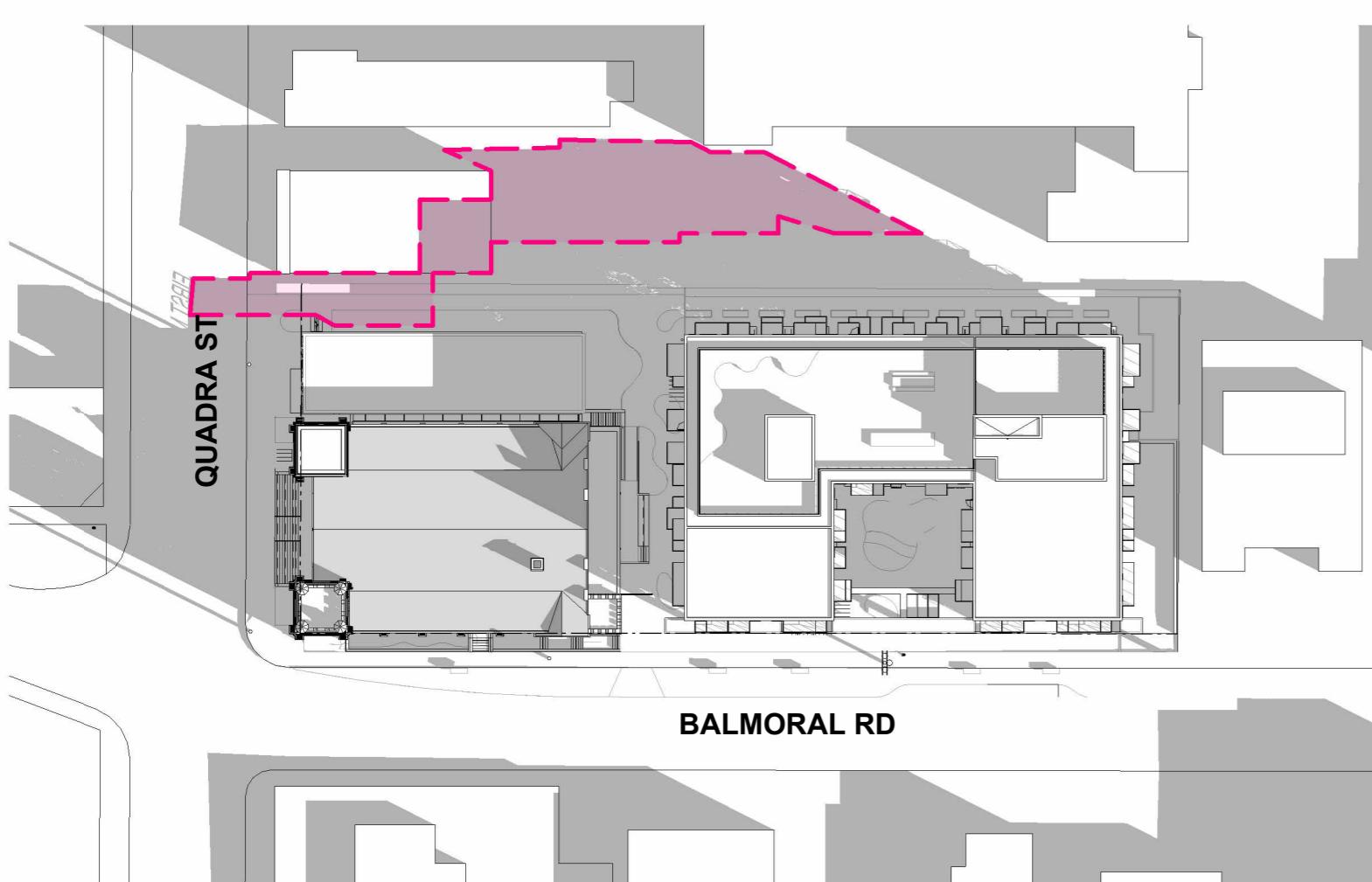
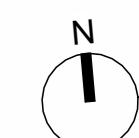
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SEPTEMBER 08, 2025

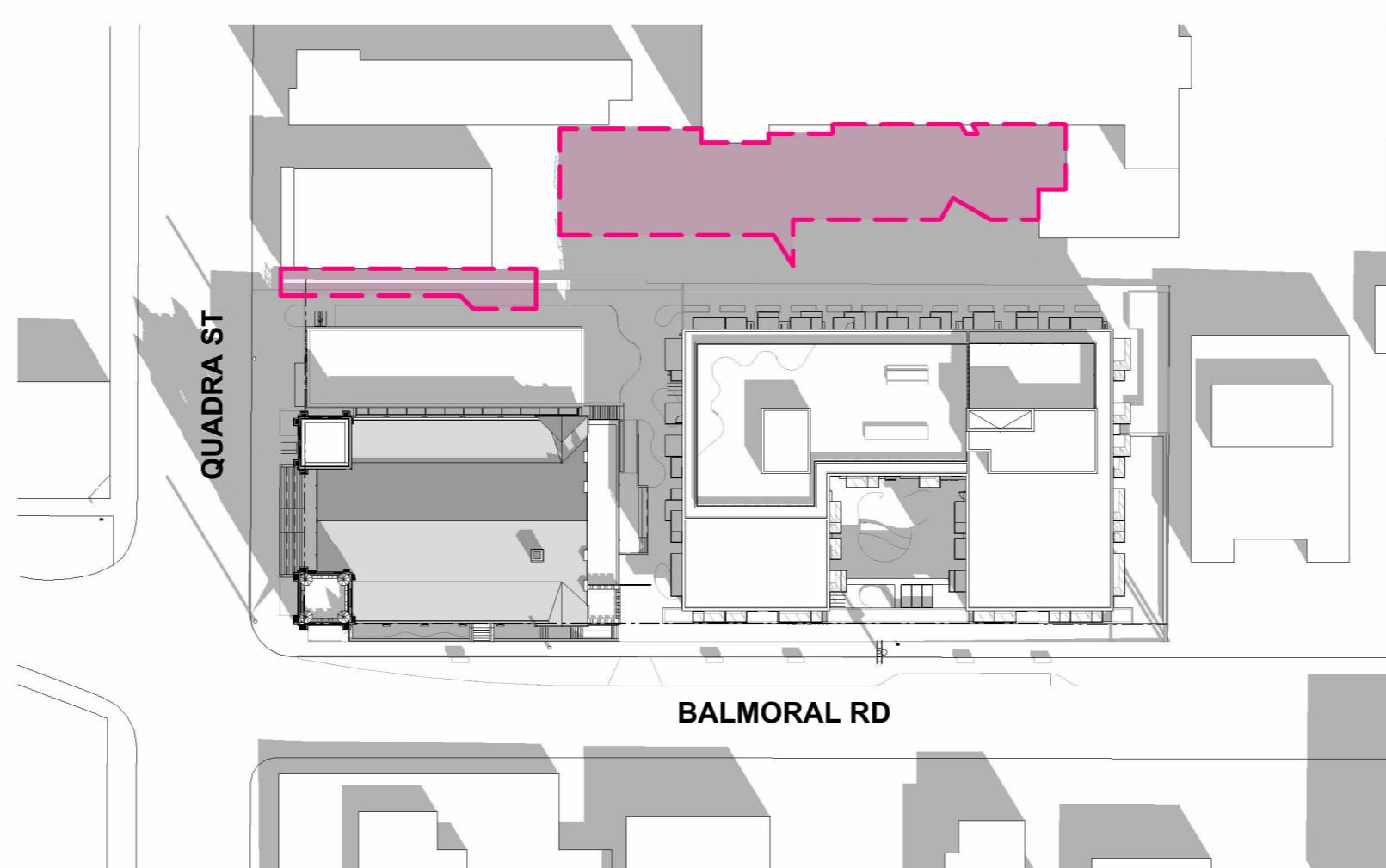


SHADOW STUDIES

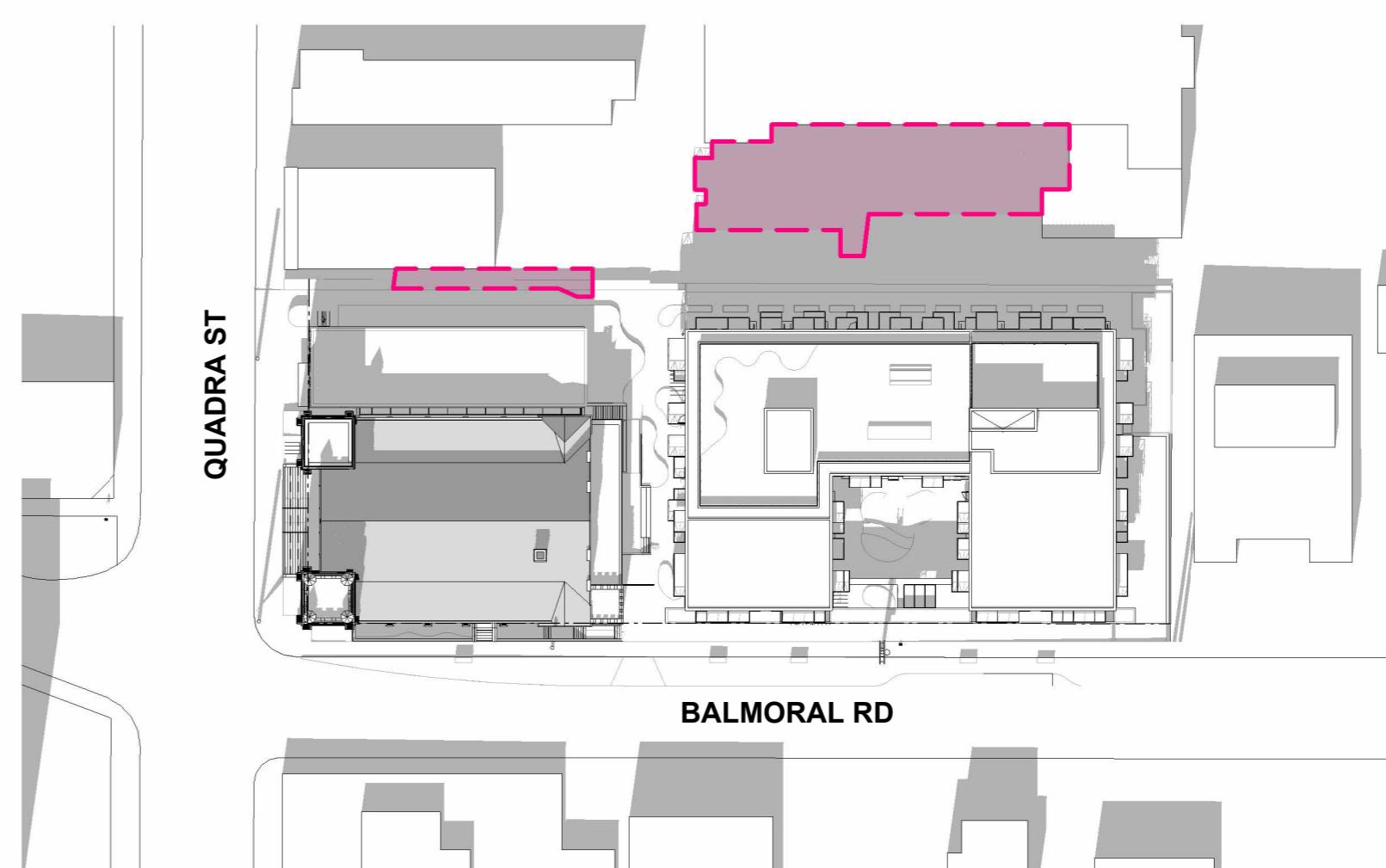
SCALE
1/64" = 1'-0"



10:00AM

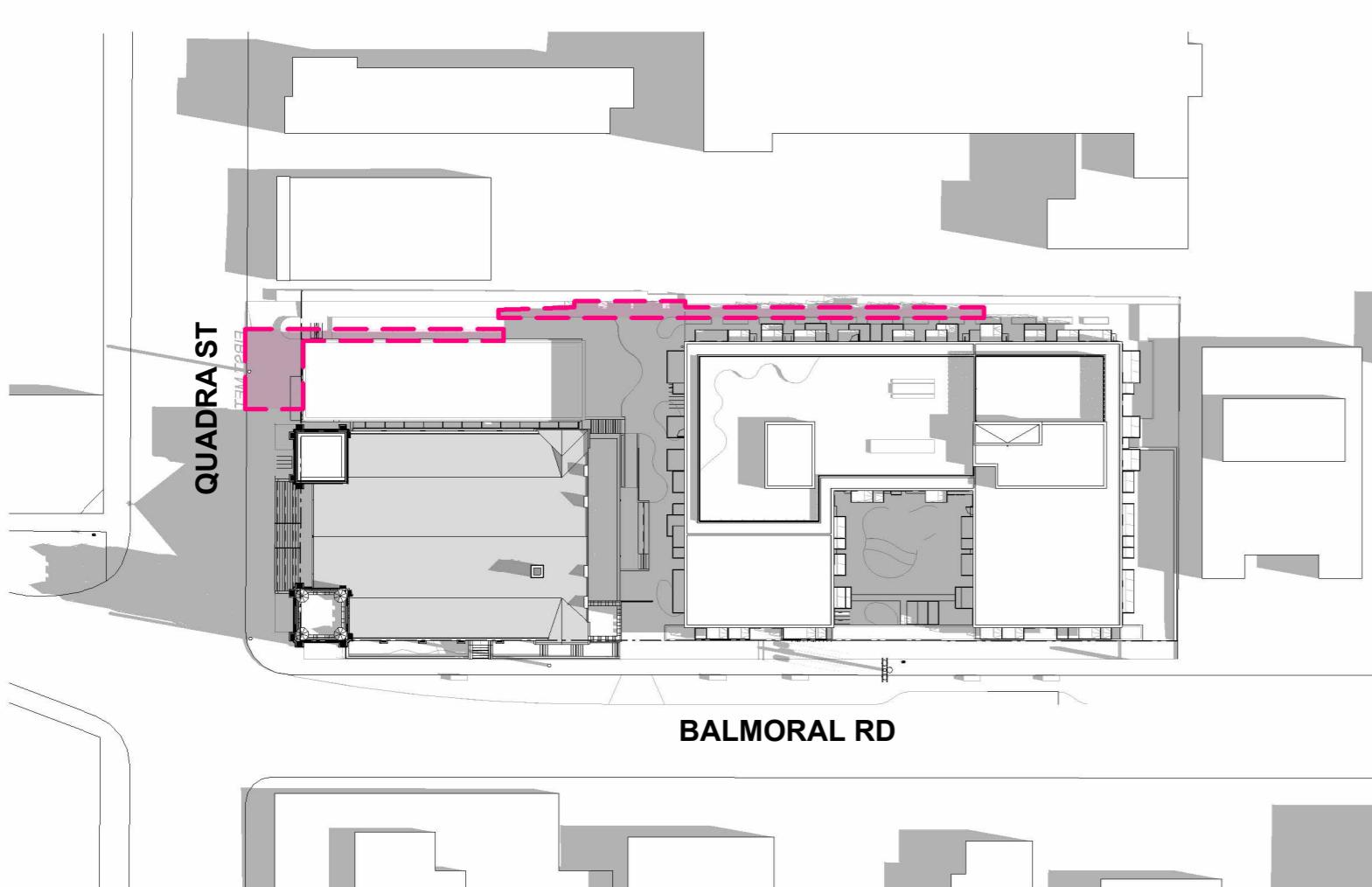


12:00PM

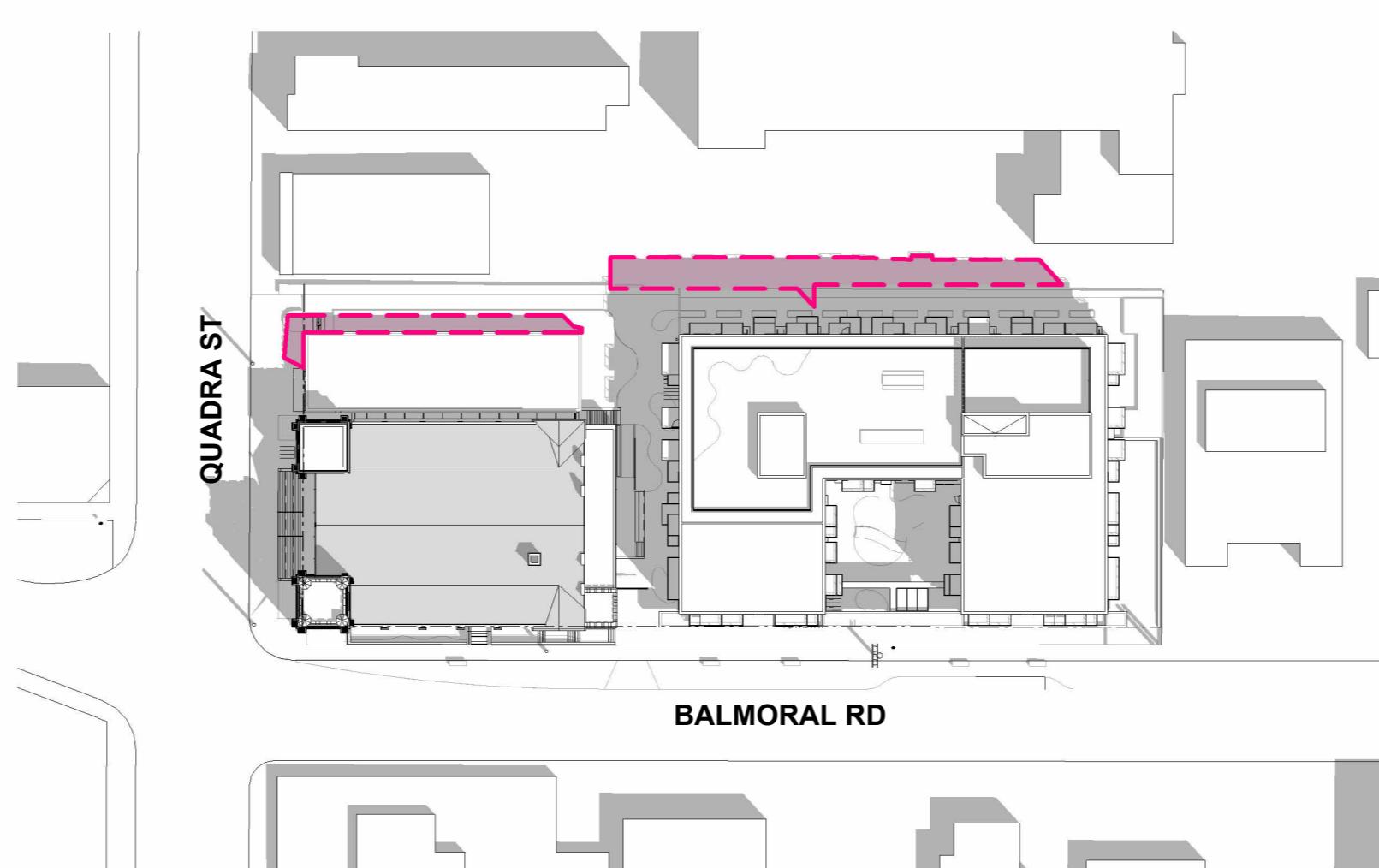


2:00PM

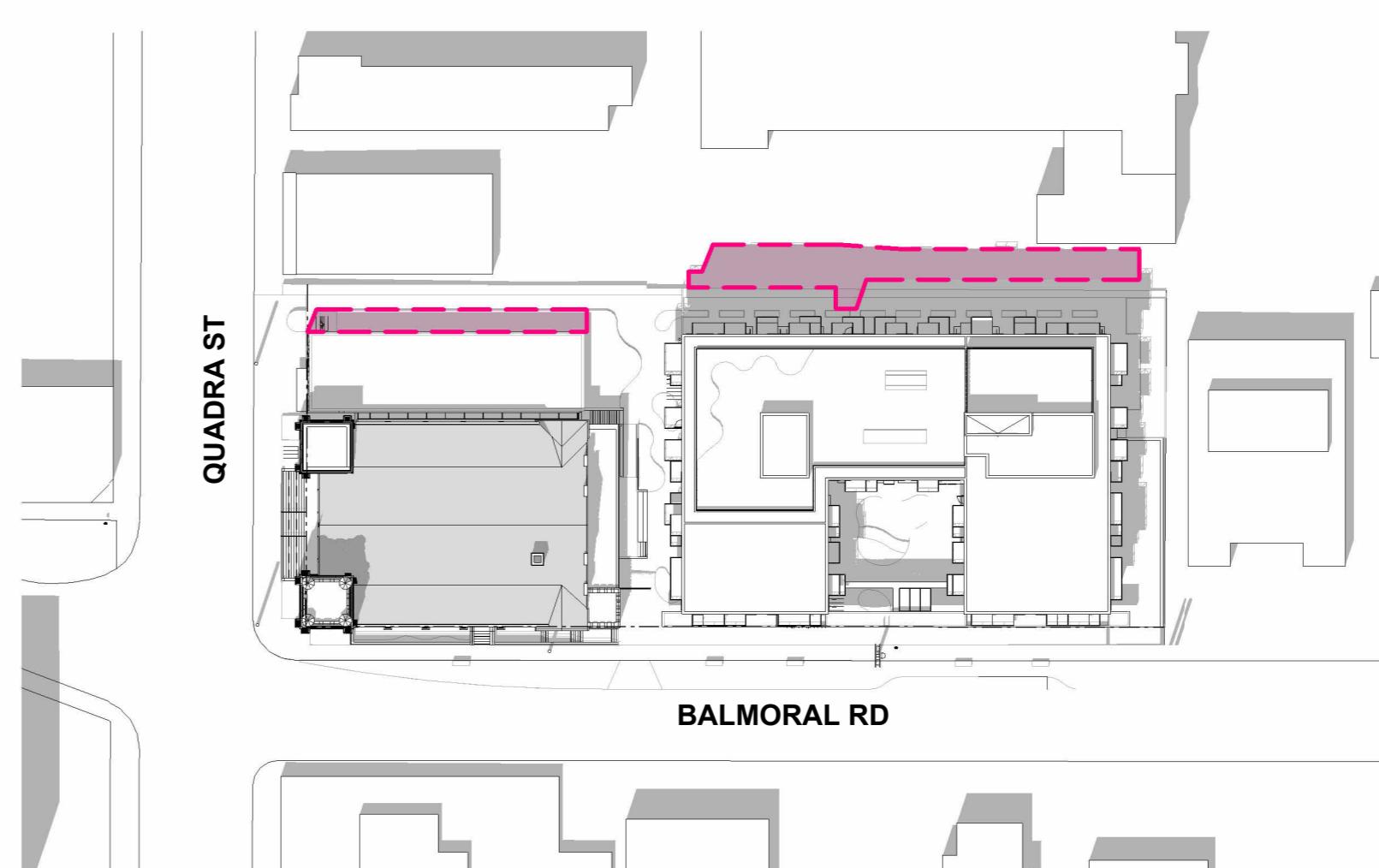
3 SPRING EQUINOX



10:00AM

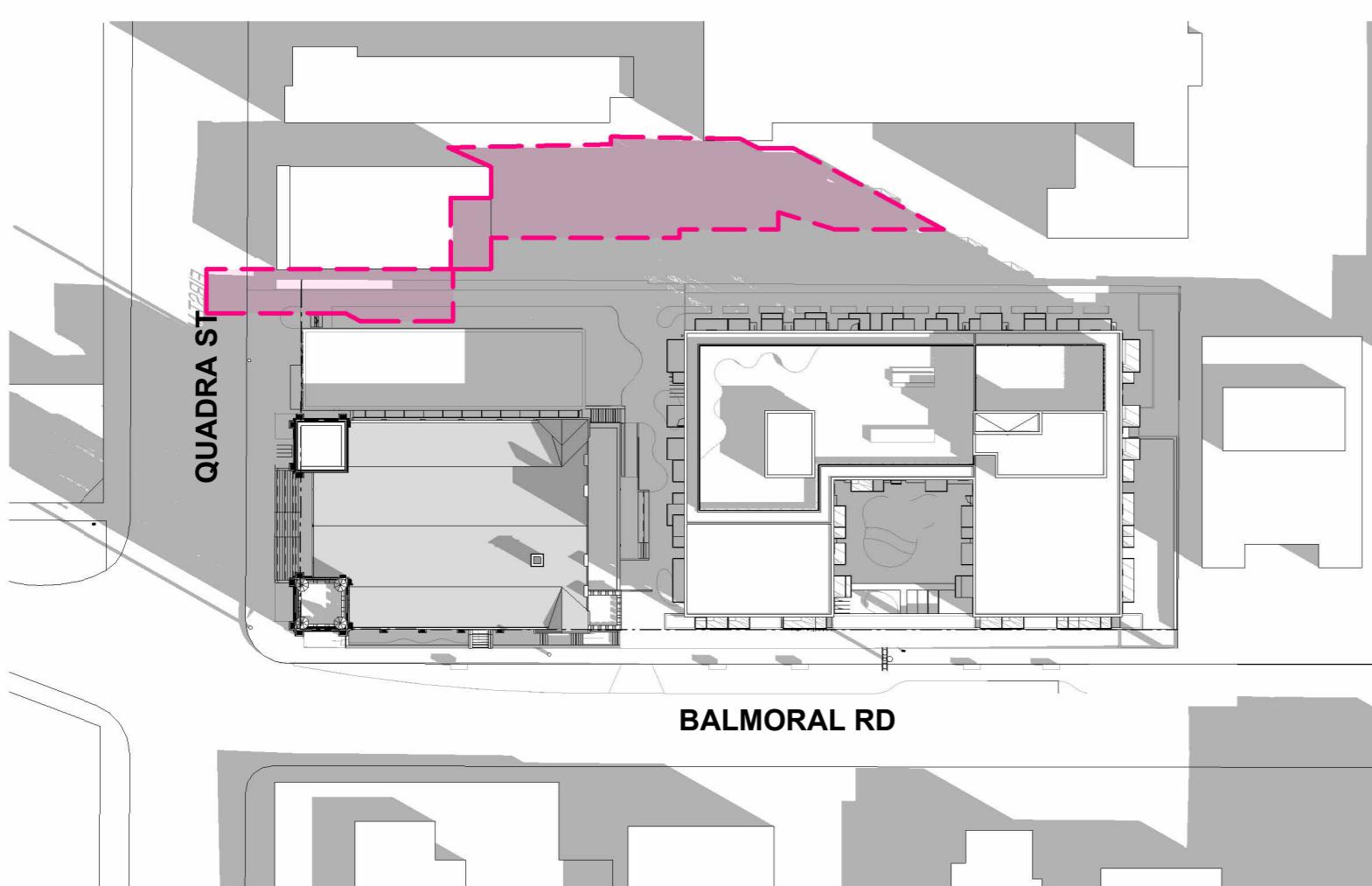


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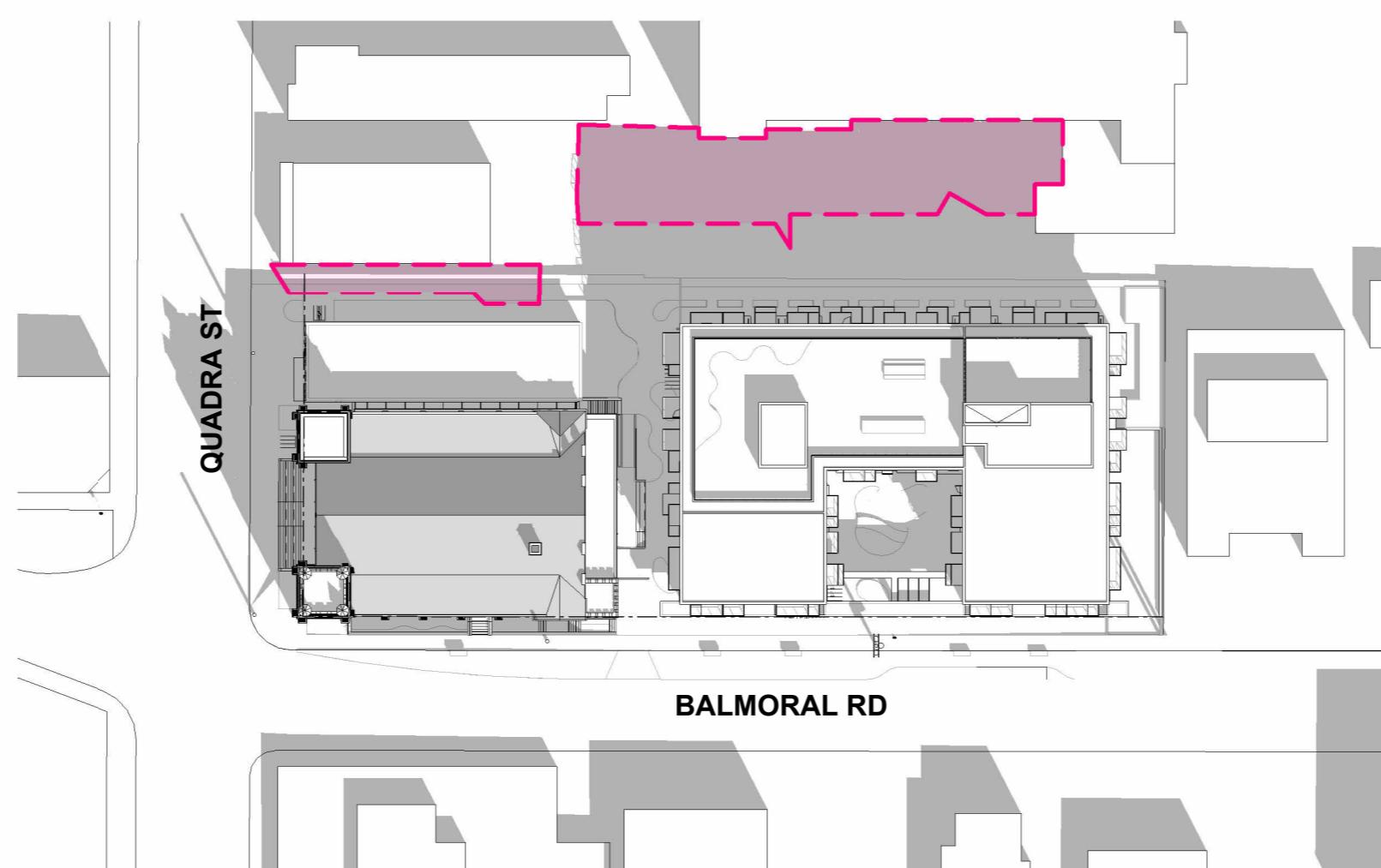


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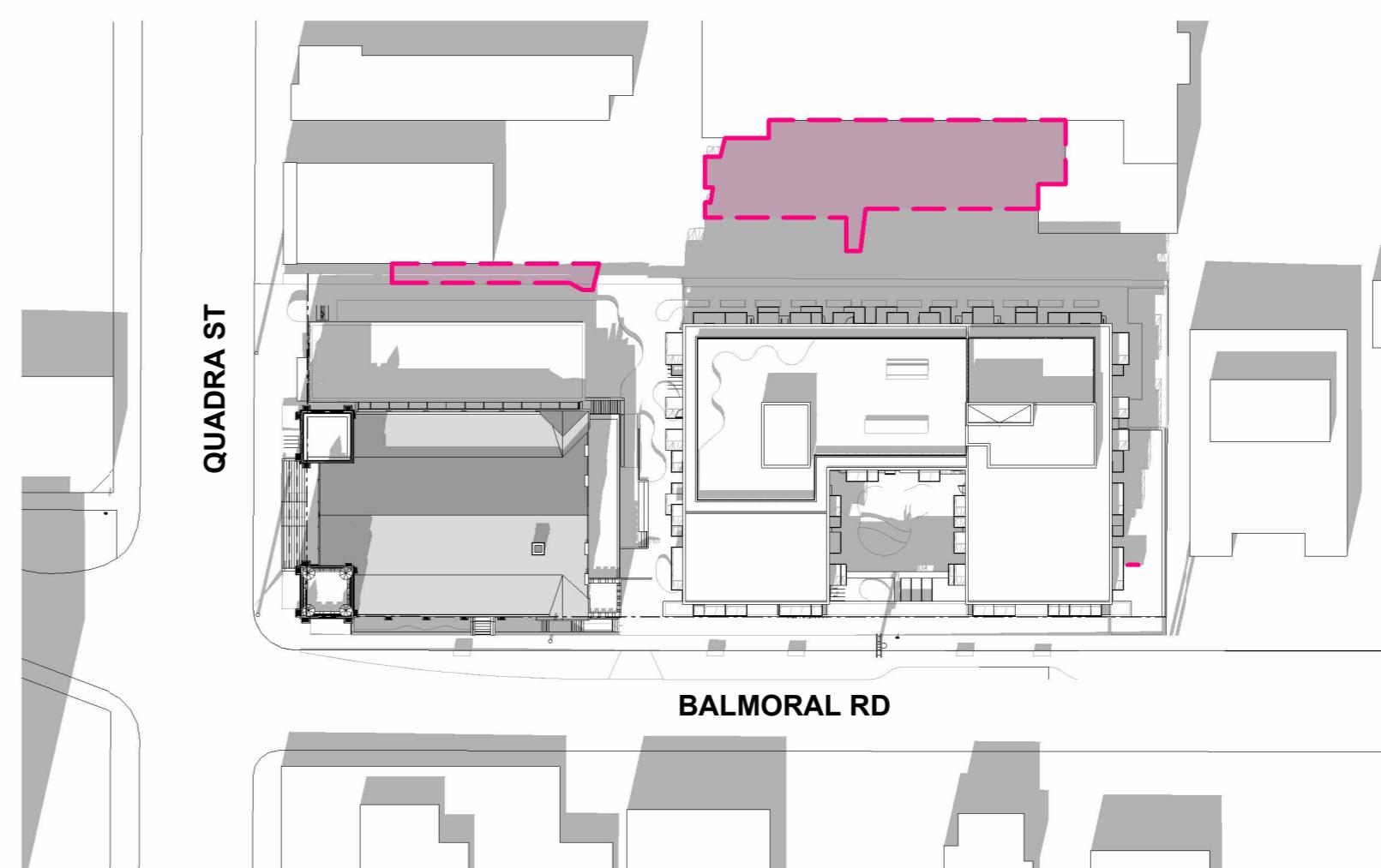
2 SUMMER SOLSTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

 EXTENT OF NEW SHADOWS ONLY

A5.00

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934 BALMORAL RD & 1701 QUADRA ST

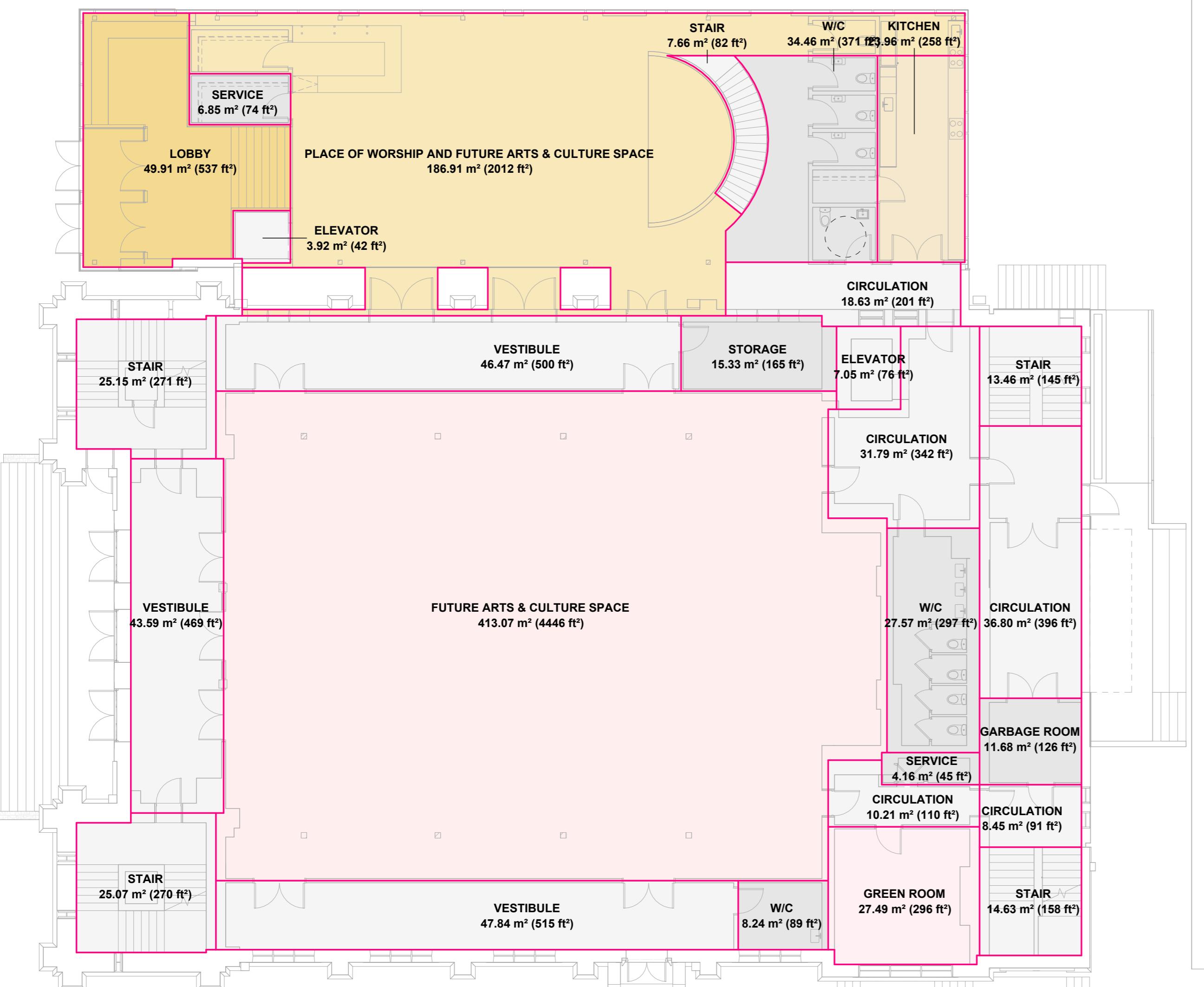
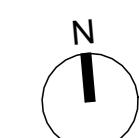
ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE

SEPTEMBER 08, 2025

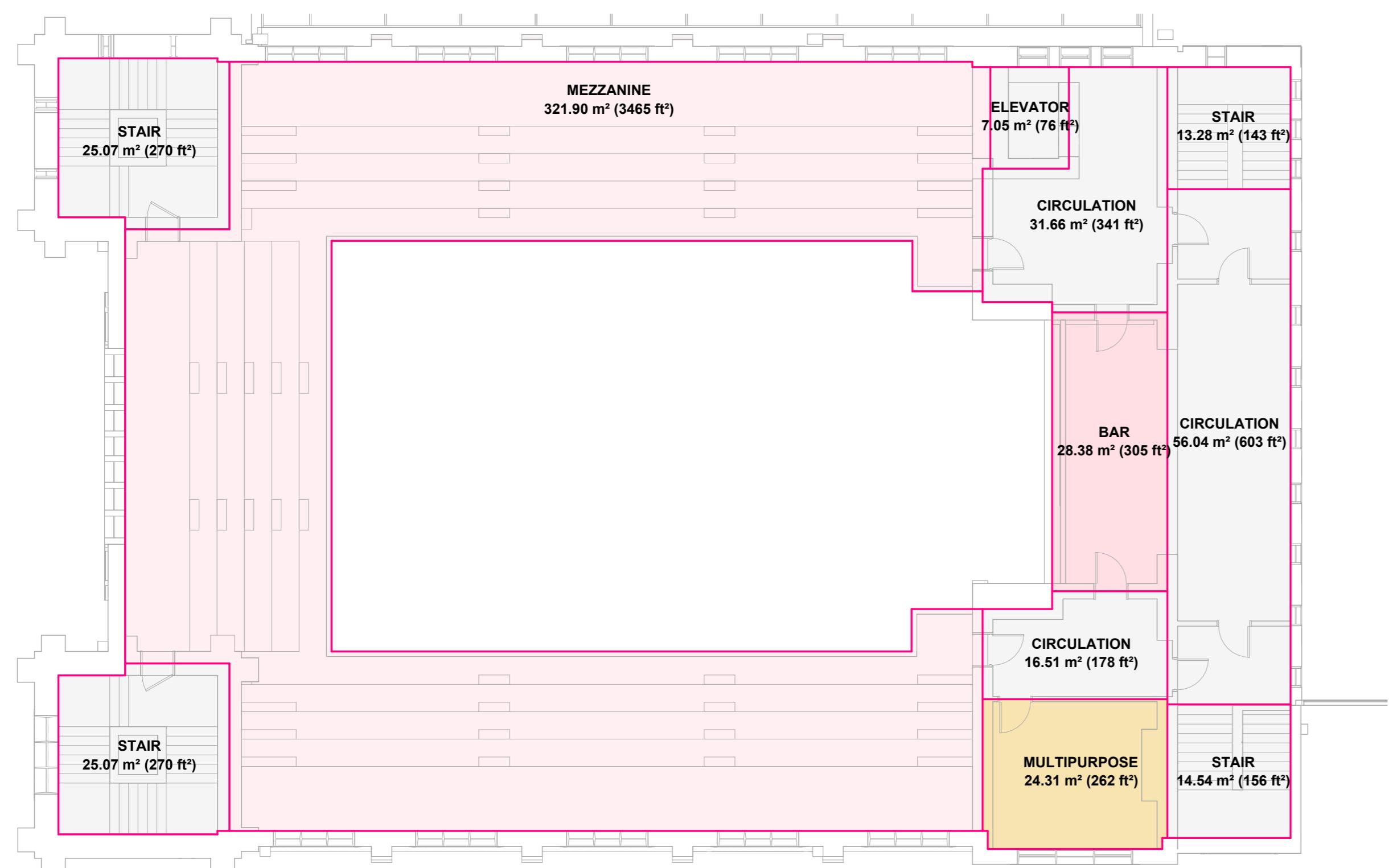


FLOOR SPACE RATIO
PLANS

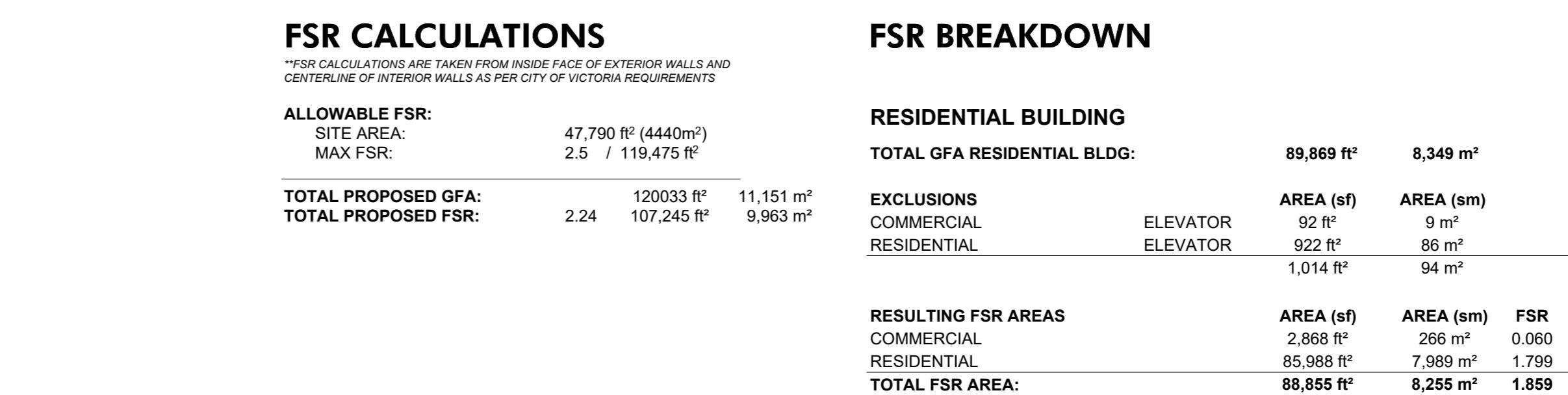
SCALE
3/32" = 1'-0"



3 FIRST FLOOR PLAN



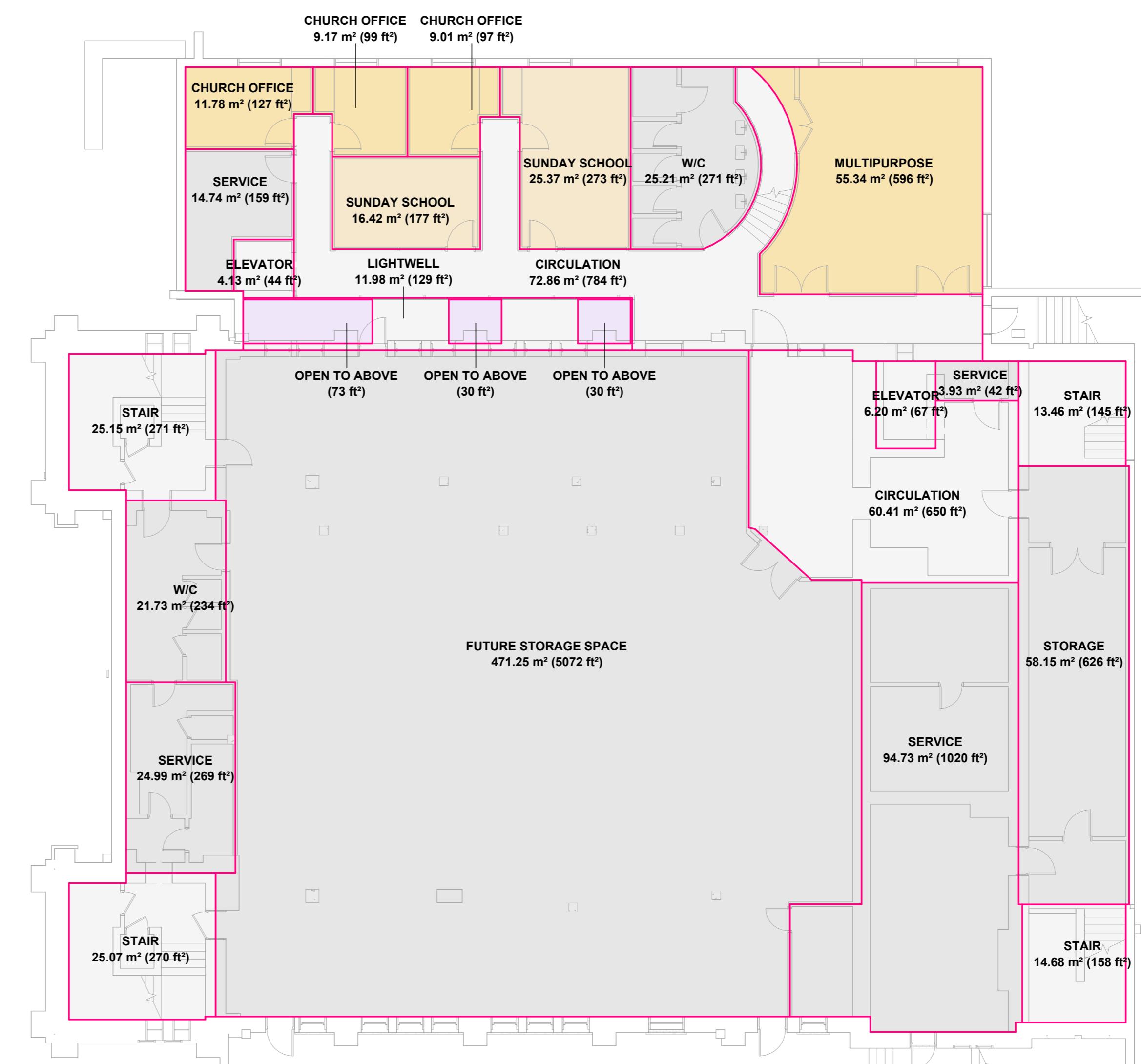
2 MEZZANINE PLAN



FIRST MET HERITAGE BUILDING

NEW ADDITIONS

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1 LOWER FLOOR PLAN

FSR 1.00

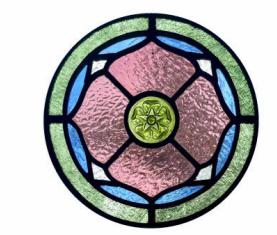
Ma
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FIRST
MET



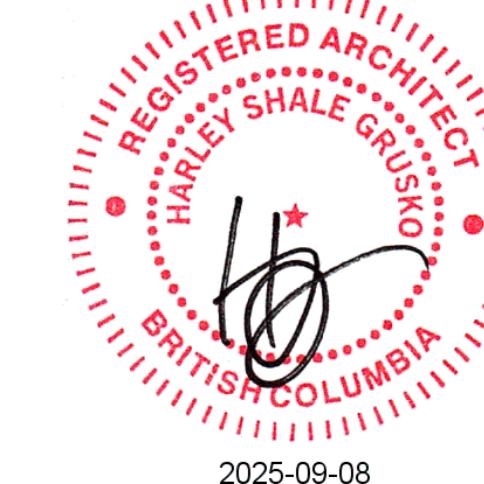
934 BALMORAL RD & 1701 QUADRA ST

2 LEVEL 01 MEZZANINE



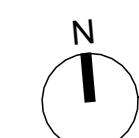
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SEPTEMBER 08, 2025

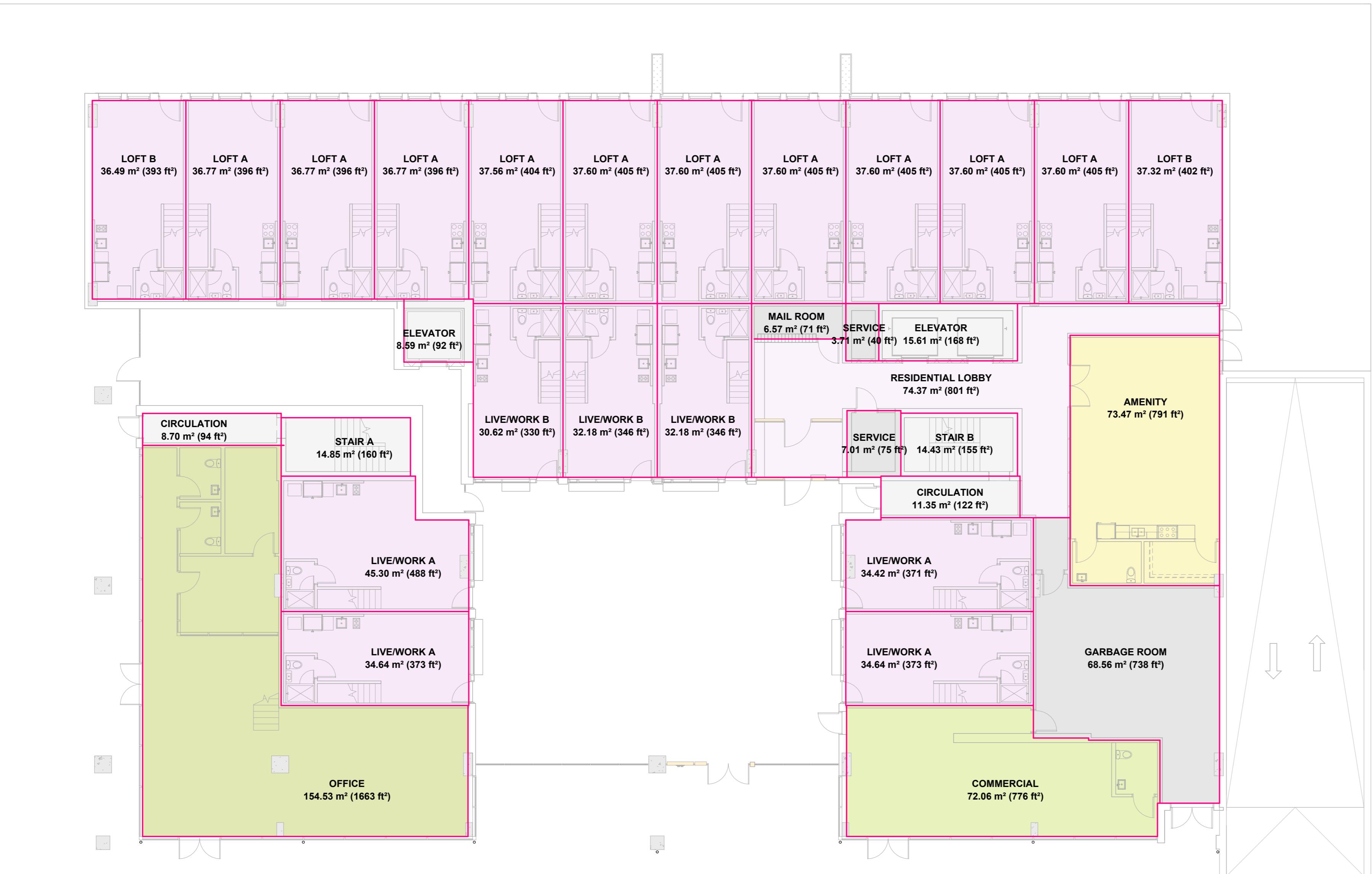


FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



1 LEVEL 01



FSR 1.01

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FIRST
MET

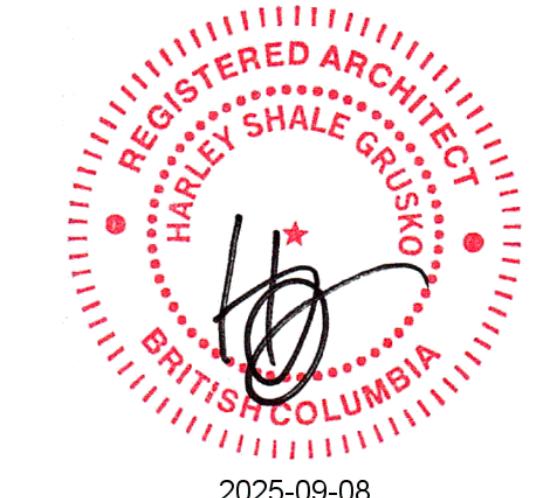
934 BALMORAL RD & 1701 QUADRA ST

2 LEVELS 03 TO 05



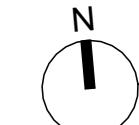
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RESPONSE

SEPTEMBER 08, 2025

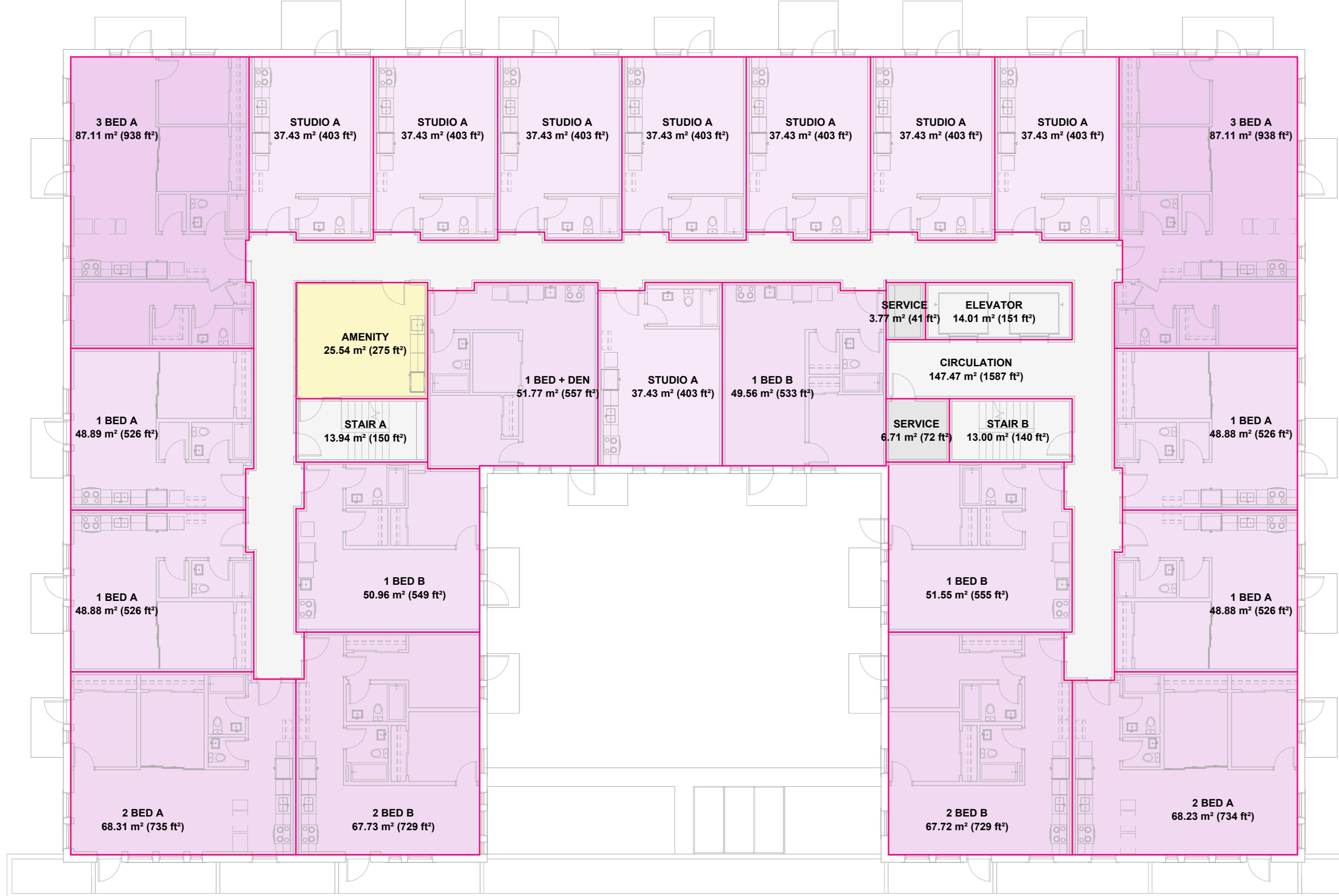


FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



1 LEVEL 02



FSR 1.02

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FIRST
MET



934 BALMORAL RD & 1701 QUADRA ST

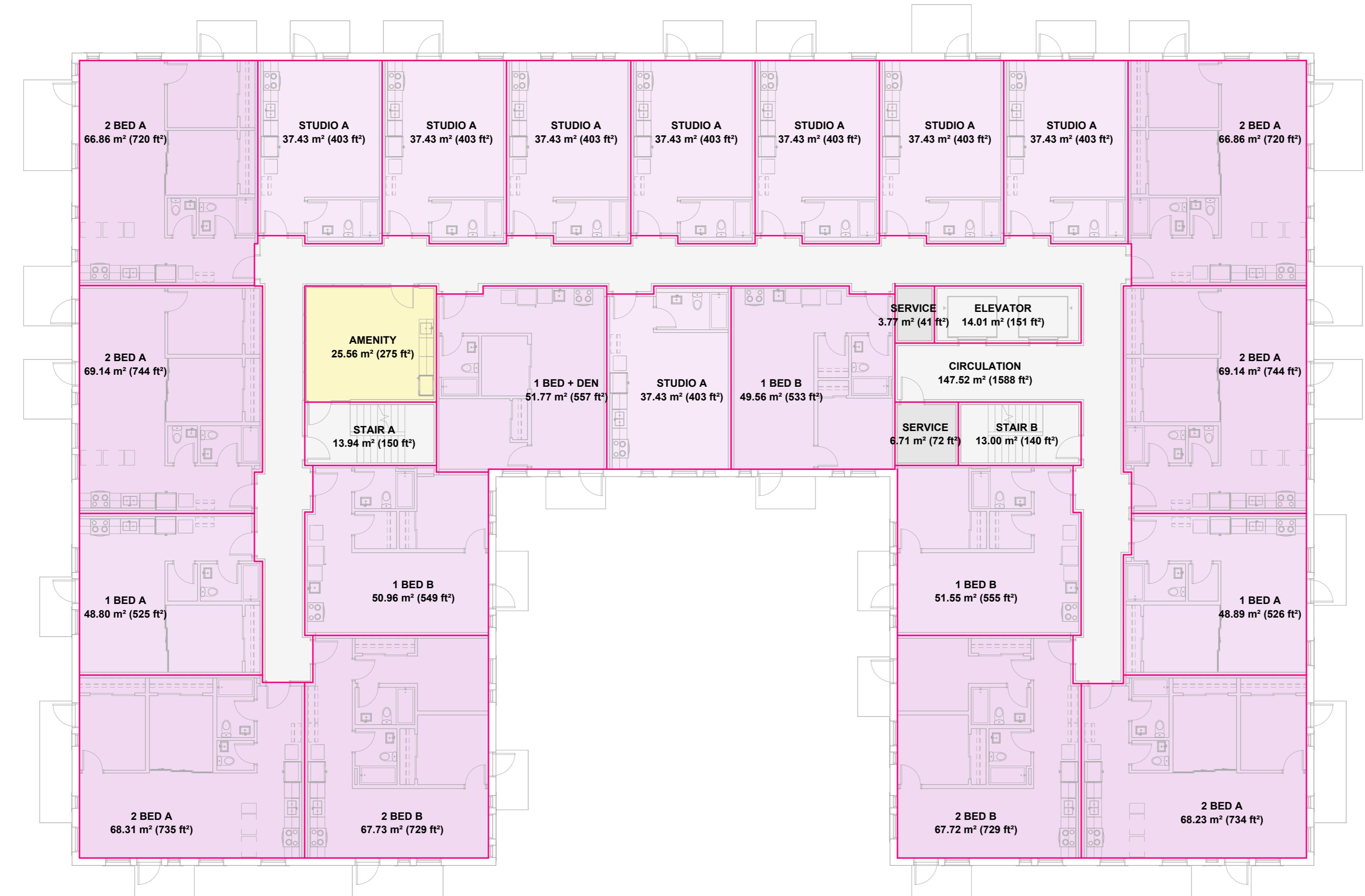
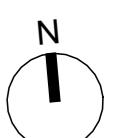
ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE

SEPTEMBER 08, 2025



FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



1 LEVEL 06

FSR 1.03

FIRST MET - 934 BALMORAL RD & 1701 QUADRA ST

Victoria, BC

Re-Issued for Rezoning / DP

Landscape Drawing List

L0.00 - Cover Sheet

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

L4.41 - Planting

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		
Drawn/Checked	Author	Checker

L0.00



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date

2025/09/09
2025/05/05
2025/03/21
Date

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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"
Drawn/Checked ZF | SS

L1.01

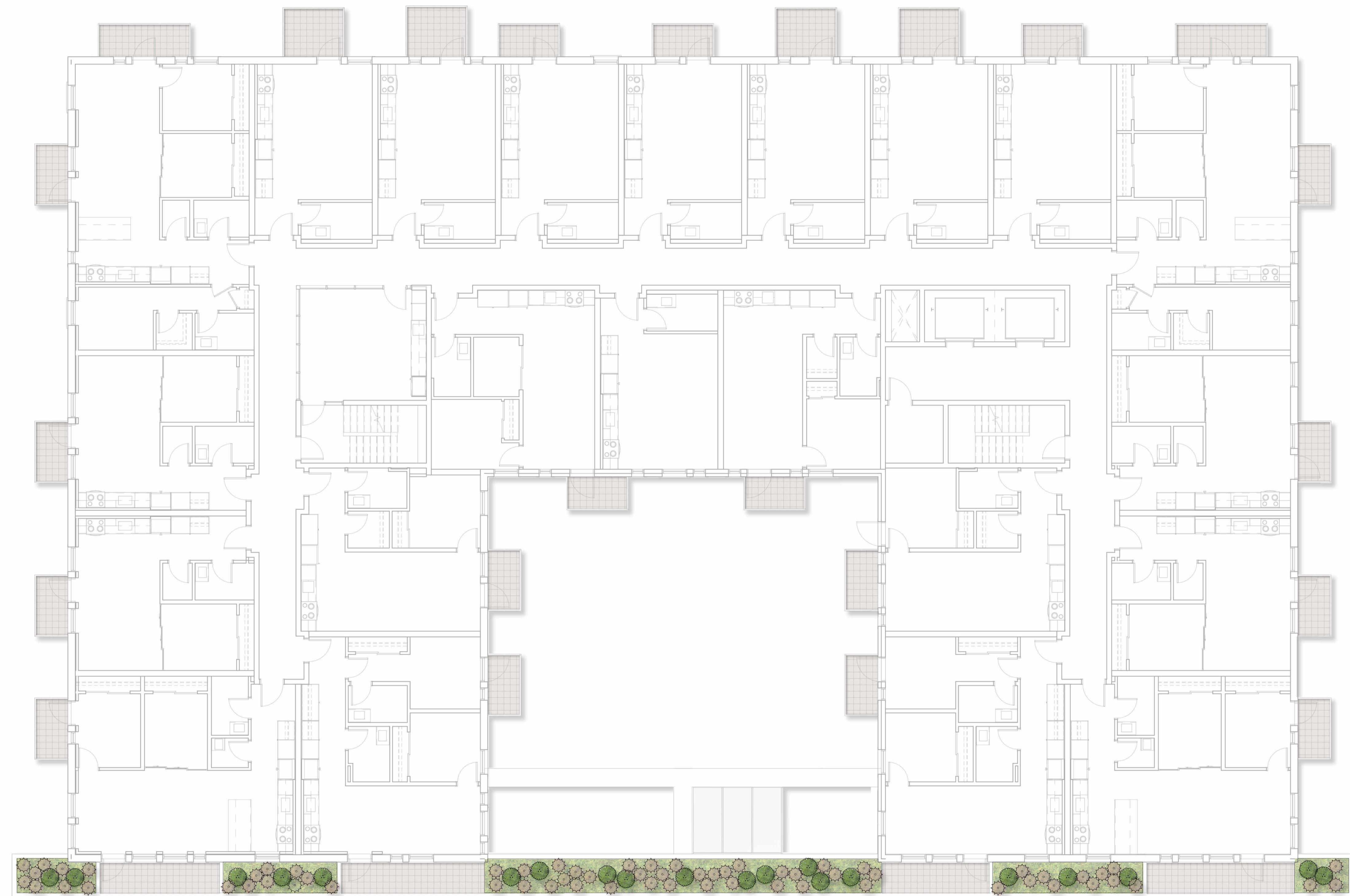
MATERIAL LEGEND

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



GENERAL LEGEND

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



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date 2025/09/09
2025/05/05
2025/03/21
Date

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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

MATERIAL LEGEND



PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

GENERAL LEGEND

DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN

SECTION
ELEVATION

REVISION

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

PLANTING CONCEPT SCHEDULE

SMALL POTS - ROOF TERRACE	
Artemisia frigida / Fringed Wormwood	114 sf
18 962	
Aster laevis / Smooth Aster	18 962
Camassia leichtlinii / Great Camas	9 462
Polystichum munitum / Western Sword Fern	38

LARGE POTS - ROOF TERRACE	
Armeria maritima / Sea Thrift	248 sf
41 239	
Fragaria vesca / Woodland Strawberry	41 239

ROOF TERRACE EXTENSIVE ROOF	
Sedum mats with mixed species	1 892 sf

LAWN	
	255 sf

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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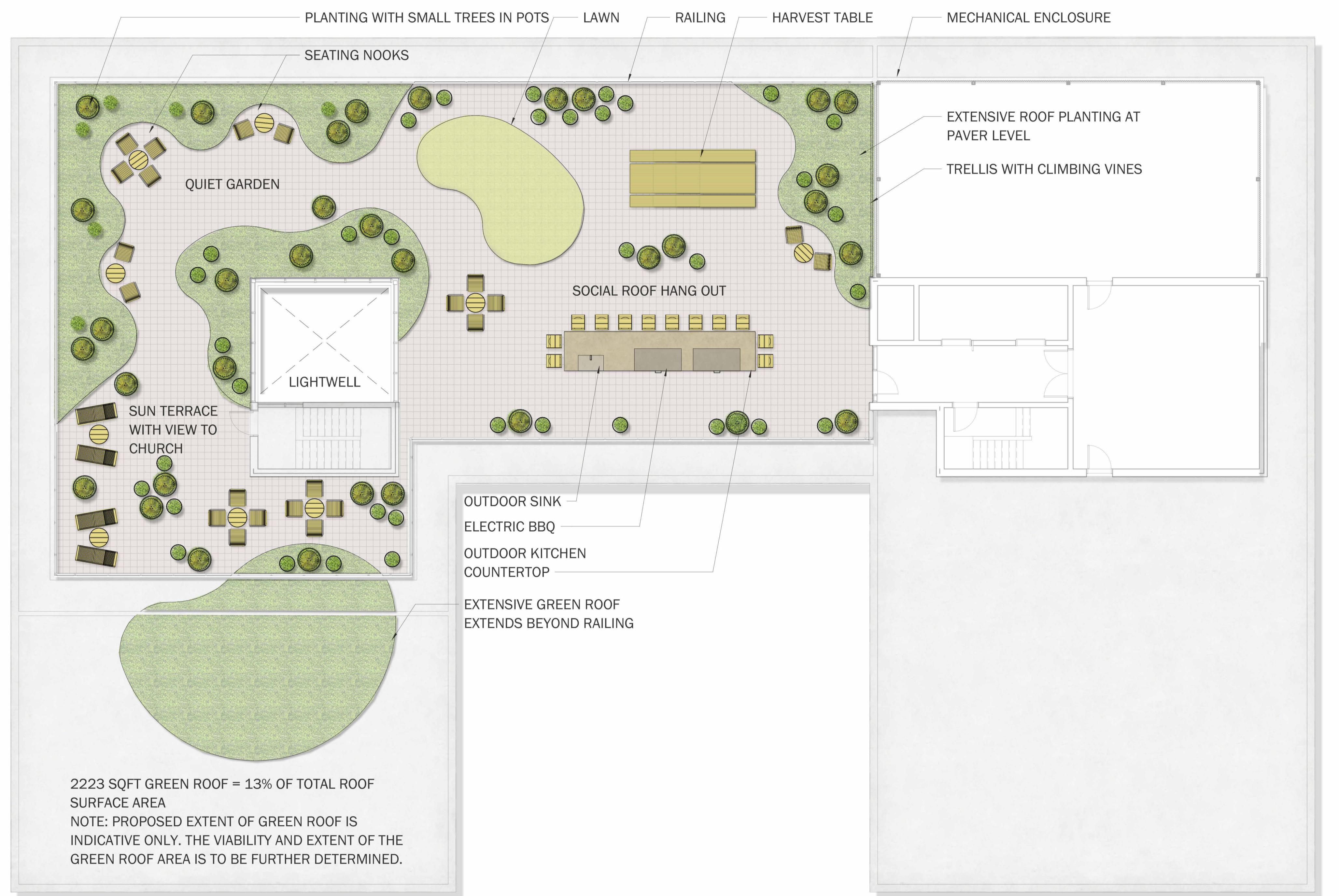
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First Met

1701 Quadra St. Victoria,
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Concept Plan
Roof

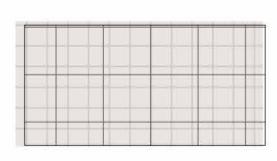
Date 03/21/25 Drawing Number
Project No. 2429
Scale 1/8" = 1' 0"
Drawn/Checked ZF | SS
L1.03



PLANTING SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
SHRUBS	AI2	9	Amelanchier laevis / Allegheny Serviceberry	#3 Pot	As Shown	Full, Well Established, Specimen Quality
Cc2	11	Ceanothus x 'Concha' / Concha Wild Lilac	#3 Pot	As Shown	Full, Well Established, Specimen Quality	...
Ps	8	Pinus contorta 'Spaan's Dwarf' / Spaan's Dwarf Shore Pine	#3 Pot	As Shown	Full, Well Established, Specimen Quality	
Rt2	7	Rhus typhina / Staghorn Sumac	#3 Pot	As Shown	Full, Well Established, Specimen Quality	

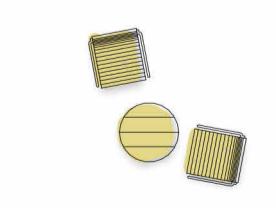
MATERIAL LEGEND



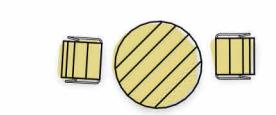
CONCRETE UNIT
PAVERS ON PEDESTALS



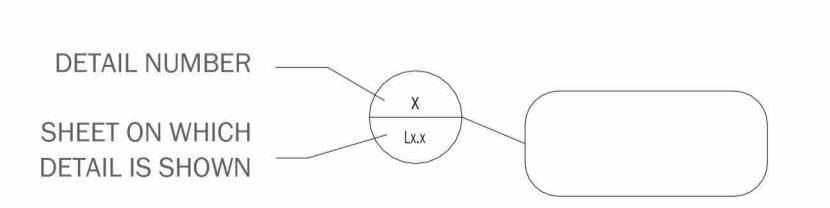
METAL POTS - 36" OR 24"
DIAMETER
PLANTED WITH SMALL TREES,
SHRUBS AND PERENNIALS



MOVEABLE FURNITURE



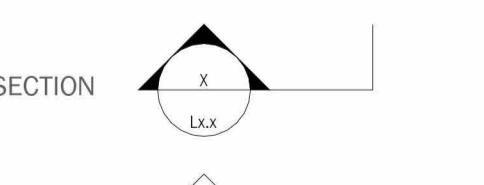
MOVEABLE TABLE AND CHAIRS



DETAIL NUMBER
SHEET ON WHICH
DETAIL IS SHOWN

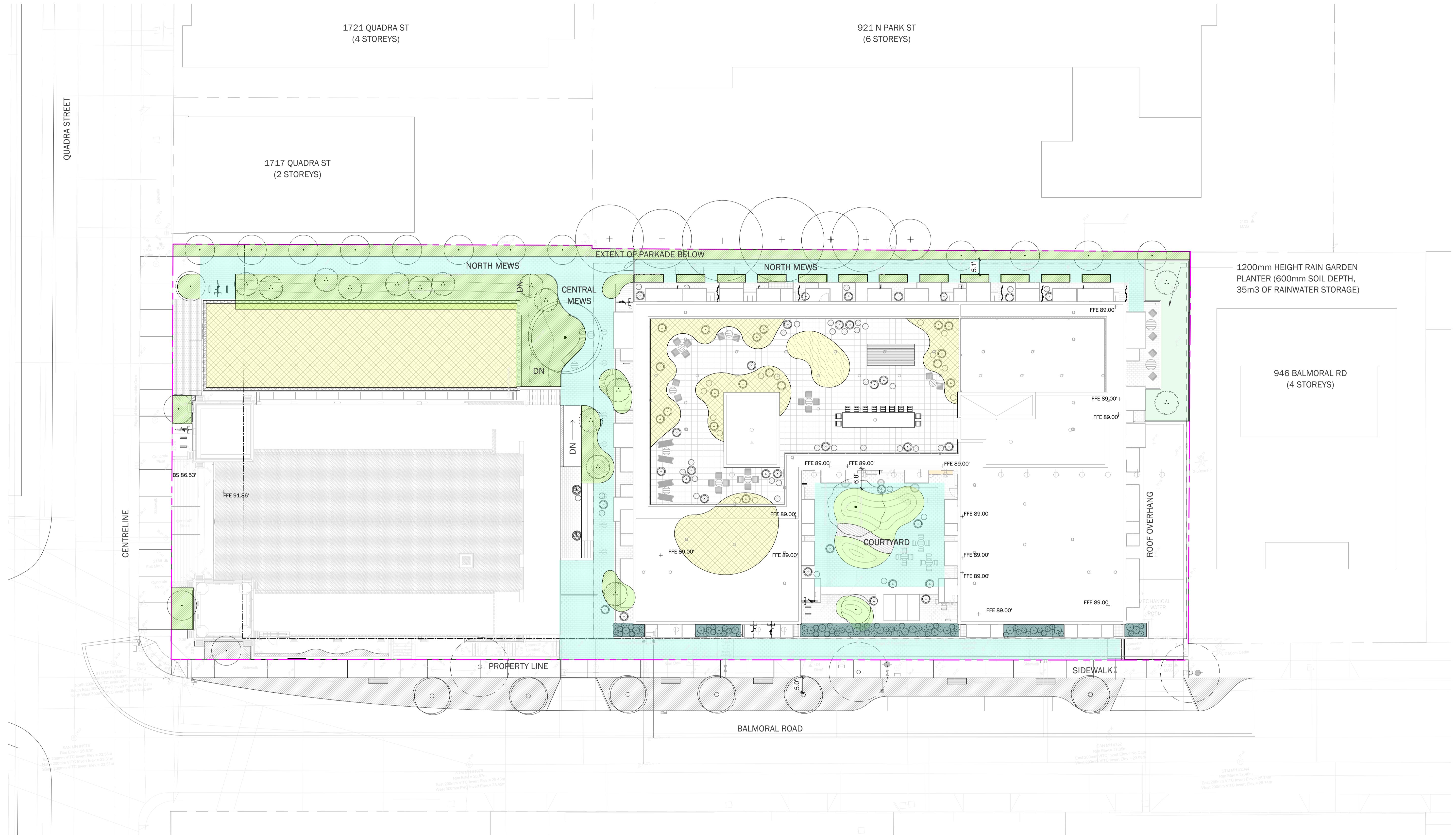
REVISION
X

PROPERTY LINE
BUILDING OVERHANG



SECTION

ELEVATION



3 Re-Issued for Rezoning/DP
No. Description Date

2025/09/09

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First Met

1701 Quadra St. Victoria,
BC

Rainwater
Management Plan

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L1.04

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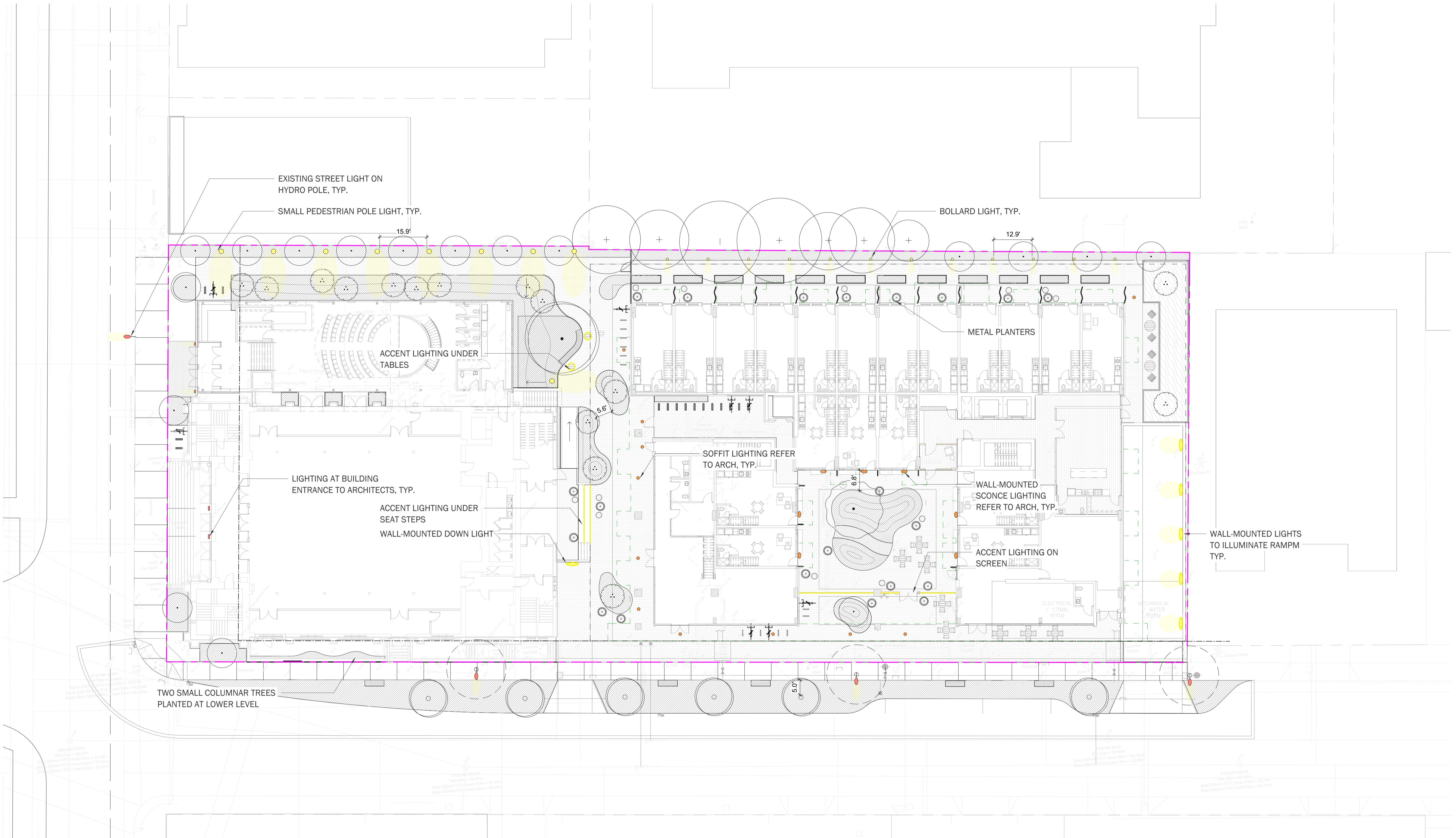
First Met

1701 Quadra St. Victoria,
BC

Lighting Plan - Ground Floor

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L1.05



LIGHTING LEGEND

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

GENERAL LEGEND

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

CONCEPT PLANT SCHEDULE

GROUND FLOOR - SHADE GROUNDCOVER		3 496 sf
Adiantum pedatum / Northern Maidenhair Fern		290 651
Asarum caudatum / Wild Ginger		581 305
Athyrium filix-femina / Common Lady-Fern		145 328
Blechnum spicant / Deer Fern		258 358
Oxalis oregana / Redwood Sorrel		871 956
Polystichum munitum / Sword Fern		581 305
Tiarella cordifolia / Foamflower		581 305

LARGE POTS - GROUND FLOOR		154 sf
Asarum caudatum / Wild Ginger		25 608
Blechnum spicant / Deer Fern		11 374

SMALL POTS - GROUND FLOOR		39 sf
Adiantum pedatum / Northern Maidenhair Fern		3 237
Oxalis oregana / Redwood Sorrel		9 724
Polystichum munitum / Western Sword Fern		
Tiarella cordifolia / Foamflower		6 487

BOULEVARD LAWN		2 665 sf
Ceratistum arvense / Field Chickweed		
Festuca roemeri / Roemer's Fescue		
Trifolium tridentatum / Tomcat Clover		

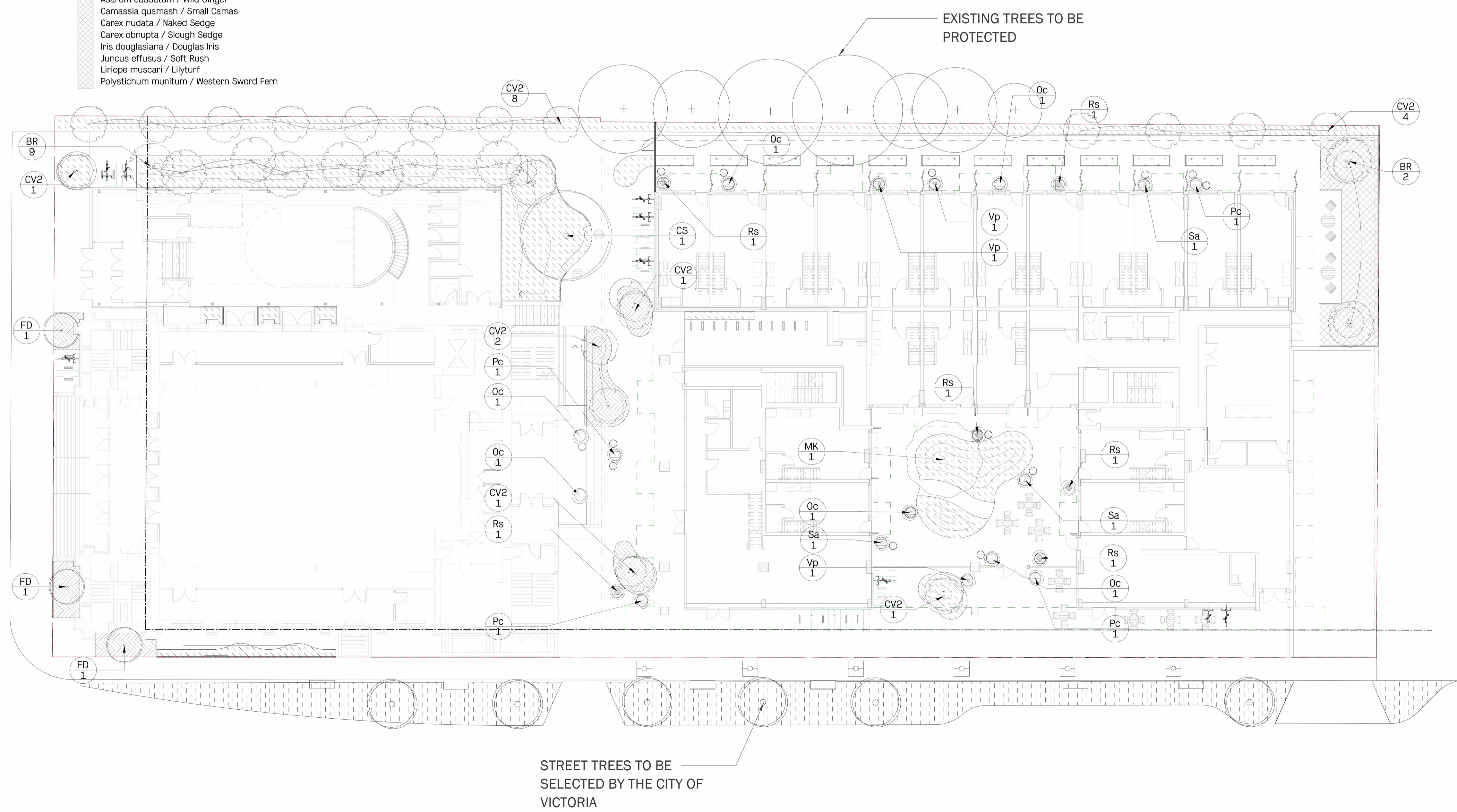
PART SUN GROUNDCOVER		651 sf
Allium cernuum / Nodding Onion		101
Arctostaphylos uva-ursi / Kinnikinnick		26
Deschampsia cespitosa / Tufted Hair Grass		135
Fragaria vesca / Woodland Strawberry		61
Fritillaria affinis / Chocolate Lily		408
Sympotrichum subspicatum / Douglas Aster		680

PATIO PLANTERS		325 sf
Mahonia nervosa / Oregon Grape		36

RAIN GARDEN		634 sf
Asarum caudatum / Wild Ginger		
Camassia esculenta / Small Camas		
Carex nudata / Naked Sedge		
Carex obnupta / Slough Sedge		
Iris douglasiana / Douglas Iris		
Juncus effusus / Soft Rush		
Liriope muscari / Lilyturf		
Polystichum munitum / Western Sword Fern		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
	BR	11	Betula nigra / River Birch	1.8m ht.	As Shown
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown
	CV2	18	Cornus x 'KN30-8' / Venus® Dogwood	1.8m ht.	As Shown
	FD	3	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	6cm cal.	As Shown
	MK	1	Magnolia kobus / Kobus Magnolia	6cm cal.	As Shown
SHRUBS					
	Oc	6	Oemleria cerasiformis / Osoberry	#3 Pot	As Shown
	Pc	4	Physocarpus capitatus / Pacific Ninebark	#3 Pot	As Shown
	Rs	6	Ribes sanguineum / Red Flowering Currant	#3 Pot	As Shown
	Sa	3	Symporicarpos albus / Common Snowberry	#3 Pot	As Shown
	Vp	3	Vaccinium parvifolium / Red Huckleberry	#3 Pot	As Shown



3 Re-Issued for Rezoning/DP
2 Rezoning/DP
1 CALUC Issue
No. Description
Date
2025/09/09
2025/05/05
2025/03/21
Date
2025/05/05

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1701 Quadra St. Victoria,
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Planting Plan -
Ground Floor

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS
L4.01

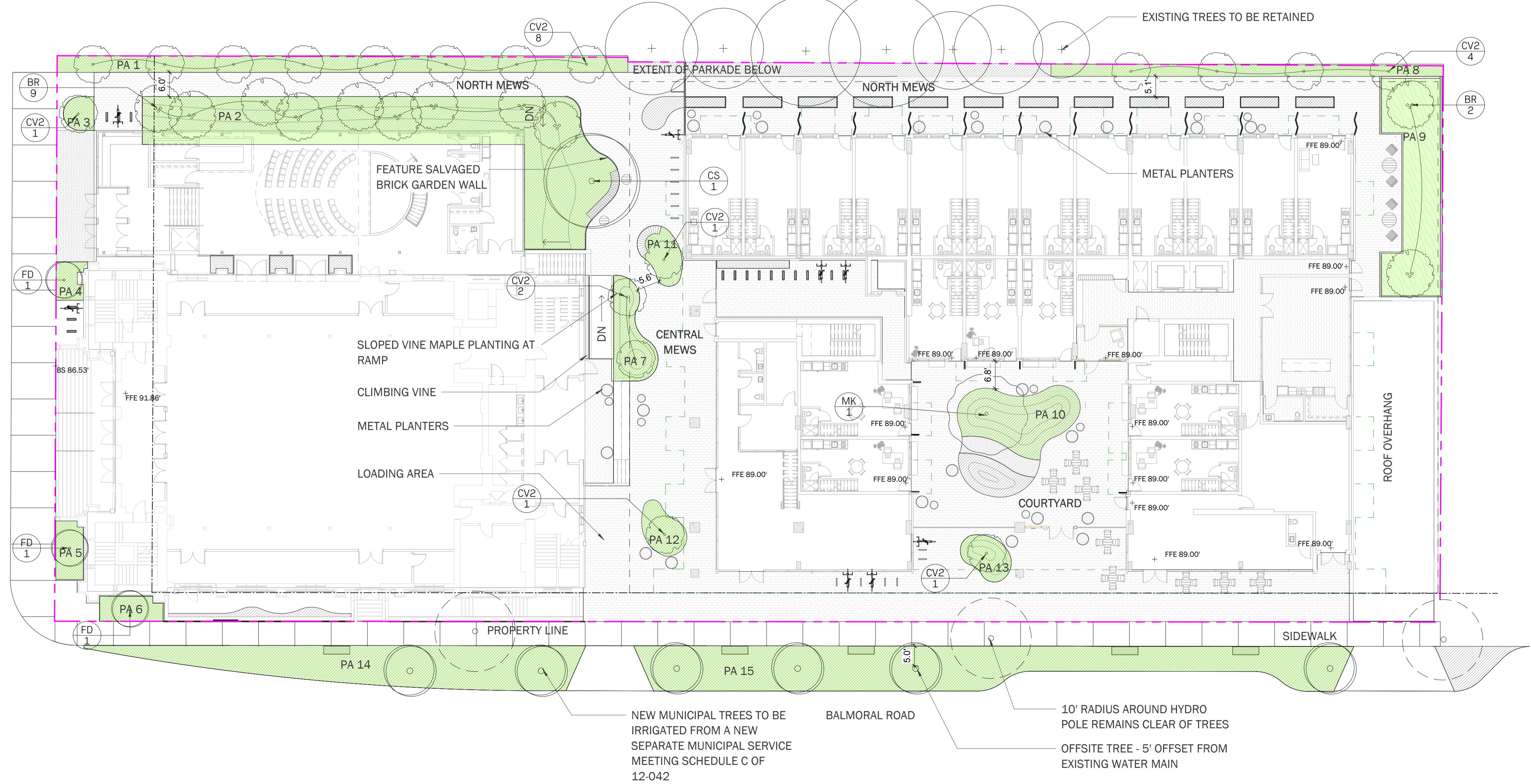
STREET TREES TO BE
SELECTED BY THE CITY OF
VICTORIA

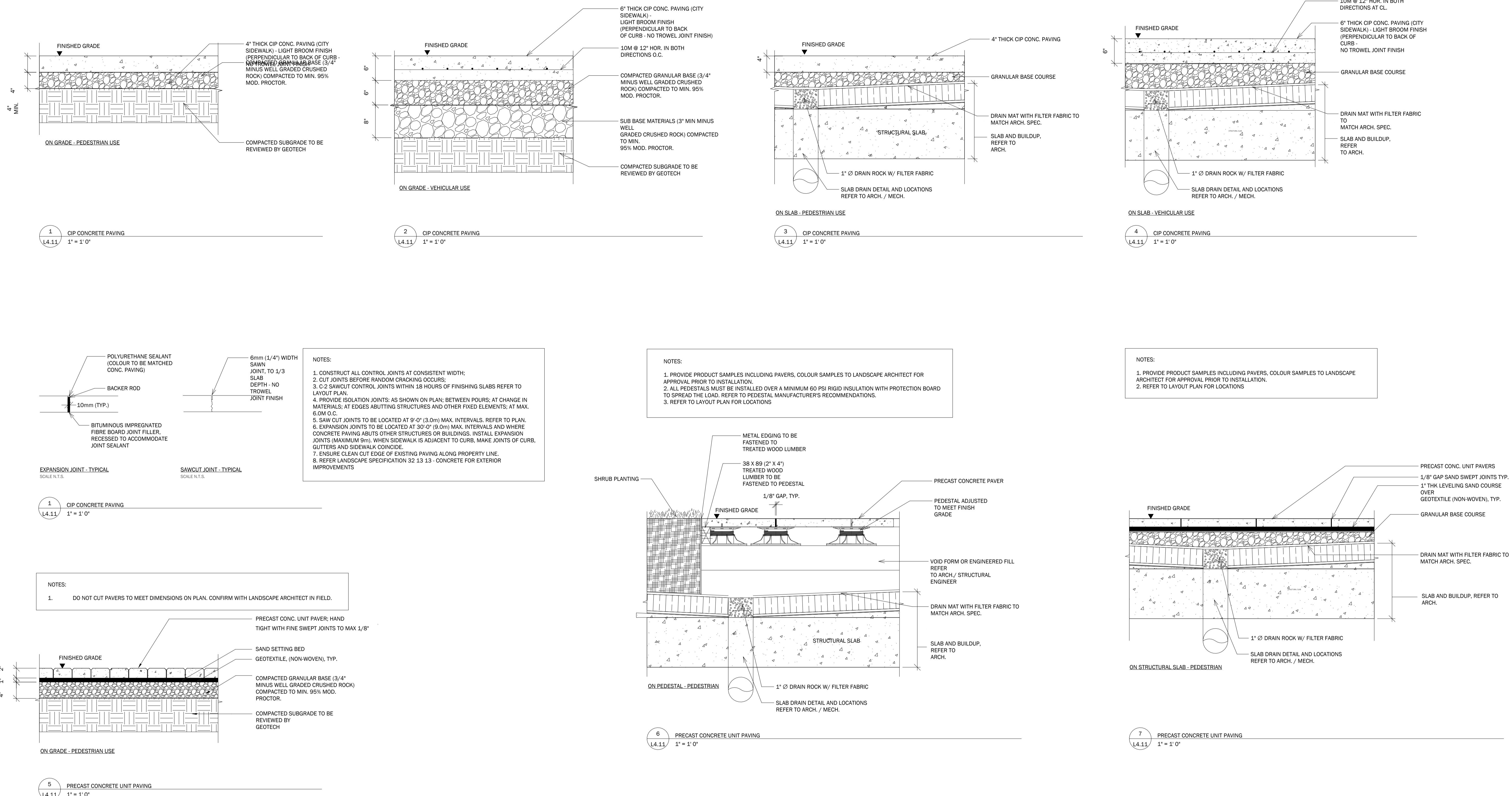
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
TREES					
	BR	11	Betula nigra / River Birch	1.8m ht.	As Shown
	CS	1	Castanea sativa / Spanish Chestnut	6cm cal.	As Shown
	CV2	18	Cornus x `KN30-8` / Venus® Dogwood	1.8m ht.	As Shown
	FD	3	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	6cm cal.	As Shown
	MK	1	Magnolia kobus / Kobus Magnolia	6cm cal.	As Shown

REPLACEMENT TREE CHART

Planting Area ID	Area (m ²)	Soil volume multiplier	Replacement Trees proposed			Soil volume required (m ³)				
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total
Onsite										
1	54.53	0.9	49.10m ³	8			48m ³			48m ³
2	167	0.9	150m ³		10			150m ³		150m ³
3	9.00	0.9	8.1m ³	1			8m ³			8m ³
4	5.75	0.9	5.2m ³	1			8m ³			8m ³
5	9.00	0.9	8.1m ³	1			8m ³			8m ³
6	9.00	0.9	8.1m ³	1			8m ³			8m ³
7	18.20	0.9	16.38m ³	2			12m ³			12m ³
8	27.6	0.9	24.94m ³	4			24m ³			24m ³
9	58.6	0.6	35.16m ³		2			30m ³		30m ³
10	34.6	0.9	31.14m ³		1			20m ³		20m ³
11	8.92	0.9	8.02m ³	1			8m ³			8m ³
12	9.75	0.9	8.78m ³	1			8m ³			8m ³
13	9.65	0.9	8.69m ³	1			8			8m ³
Offsite										
14	90.0	0.9	81m ³		2		30m ³			30m ³
15	148.64	0.9	133.78m ³		4		120m ³			120m ³
Calculation Instructions										
							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>4, Dx30	E+F+G





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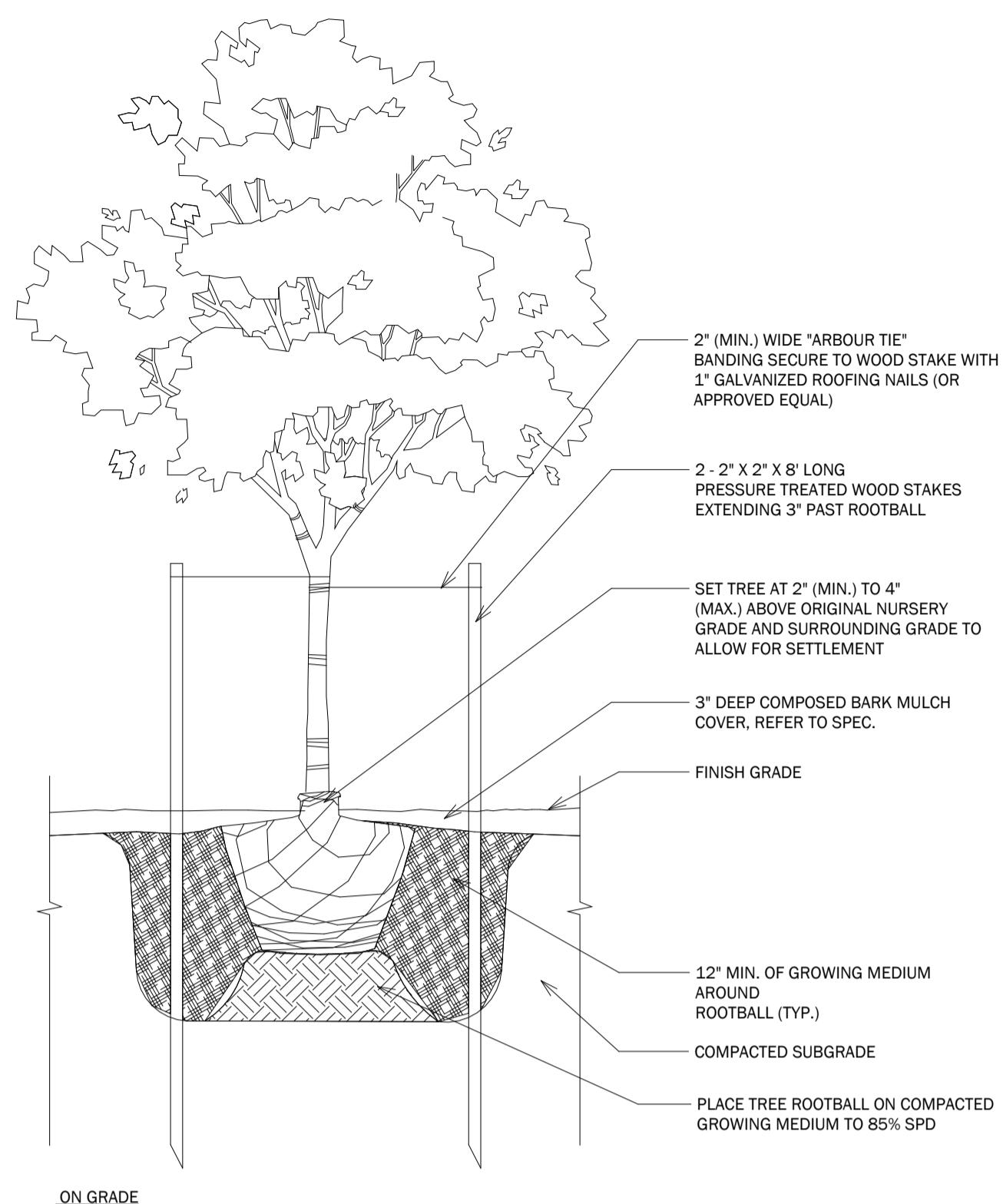
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1701 Quadra St. Victoria,
BC

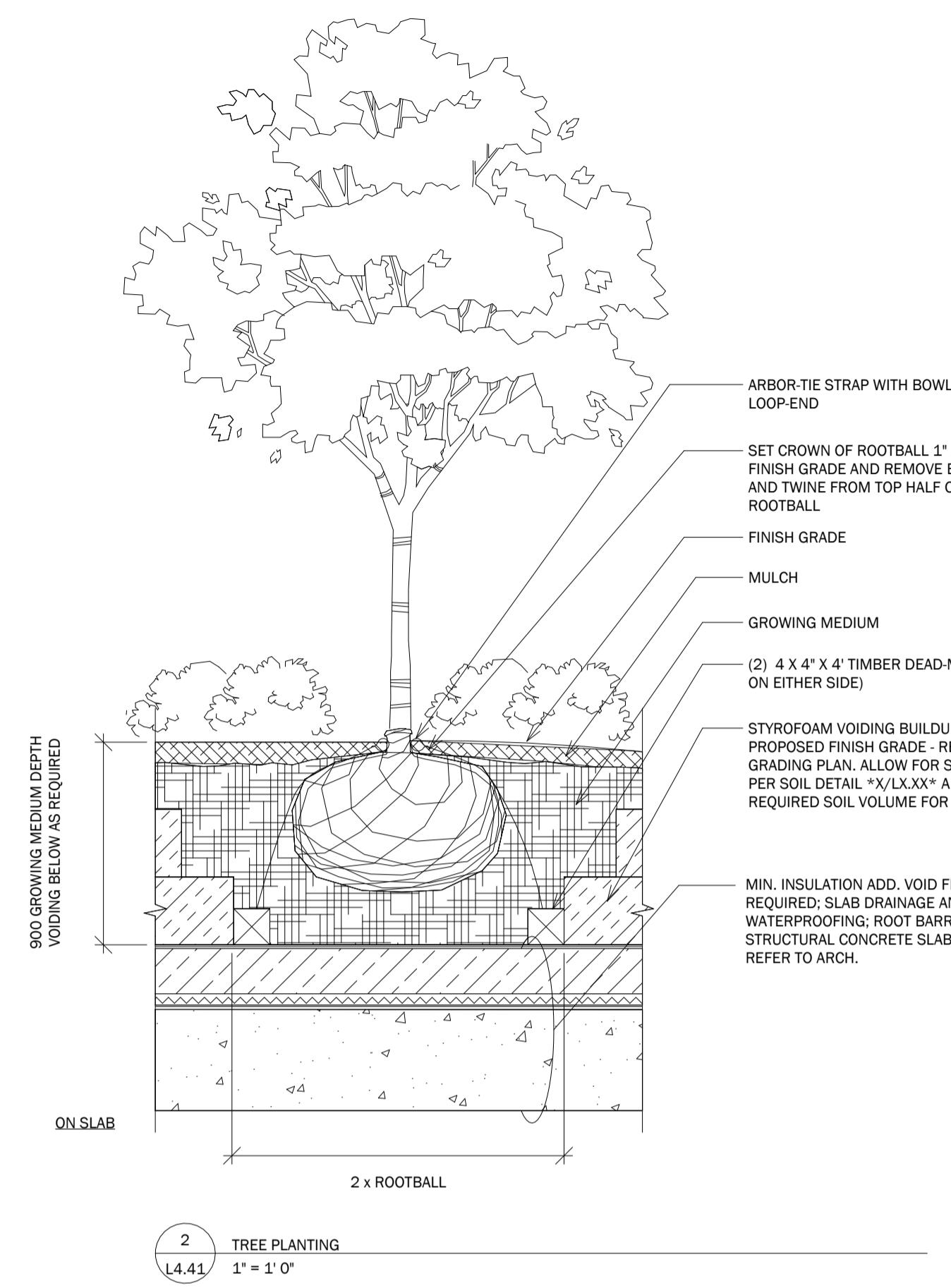
Paving Details

Date 03/06/25 Drawing Number
Project No. 2429
Scale 1' = 1'-0"
Drawn/Checked ZF | SS

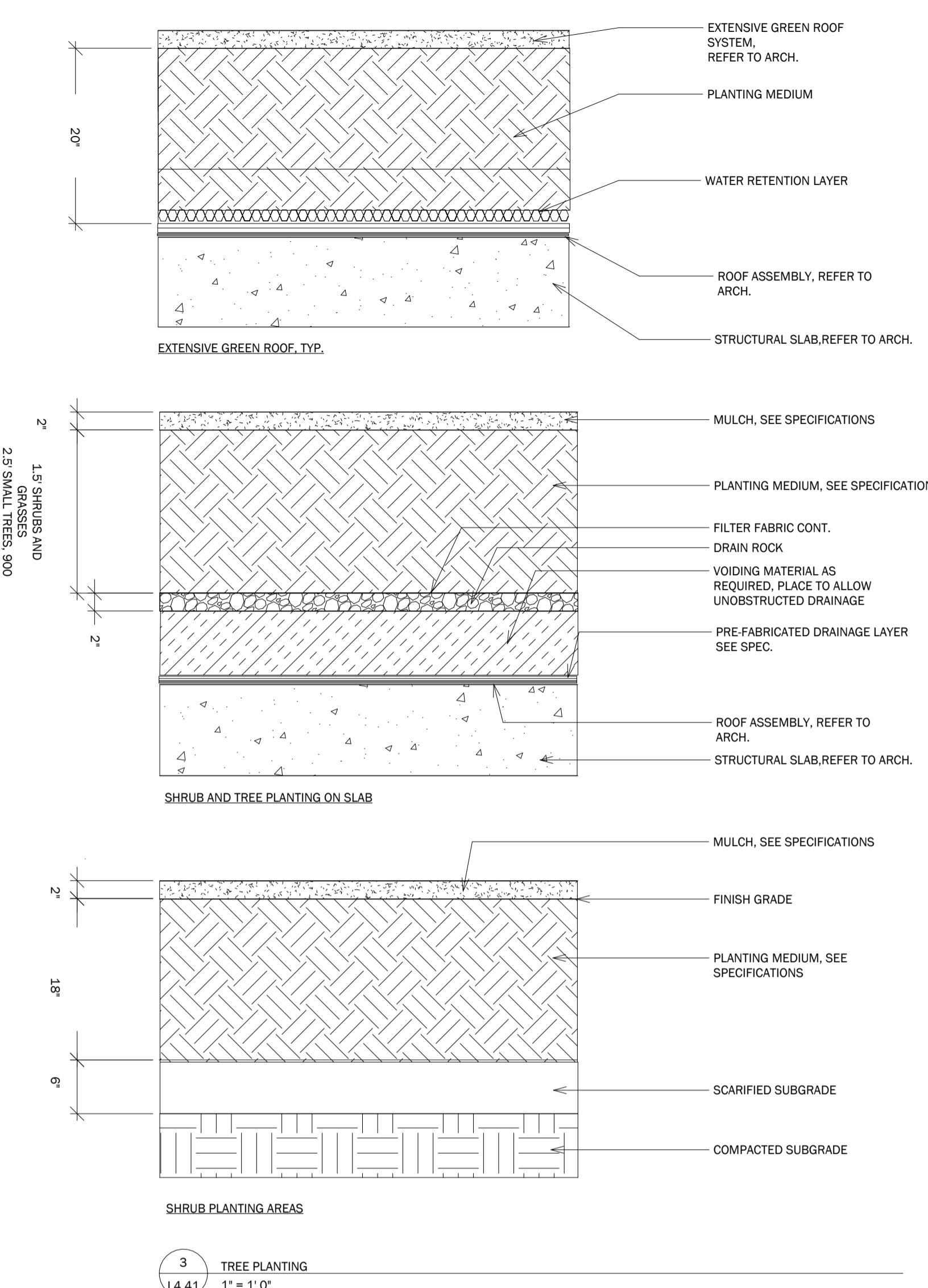
L4.11



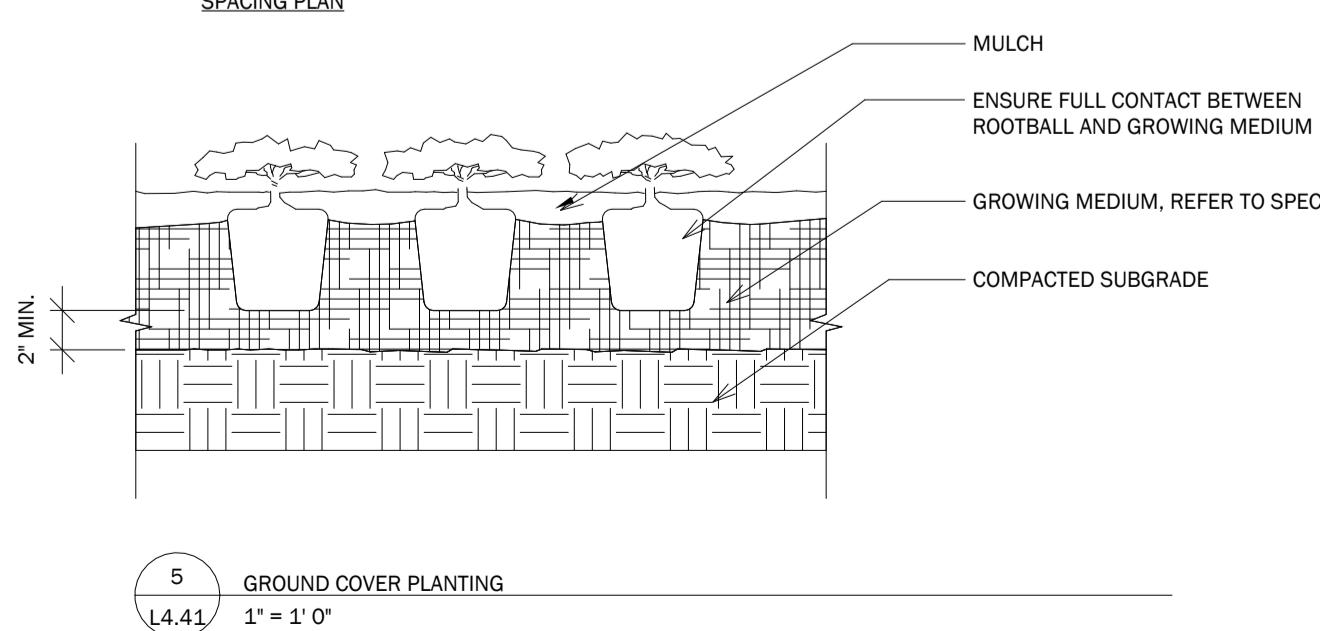
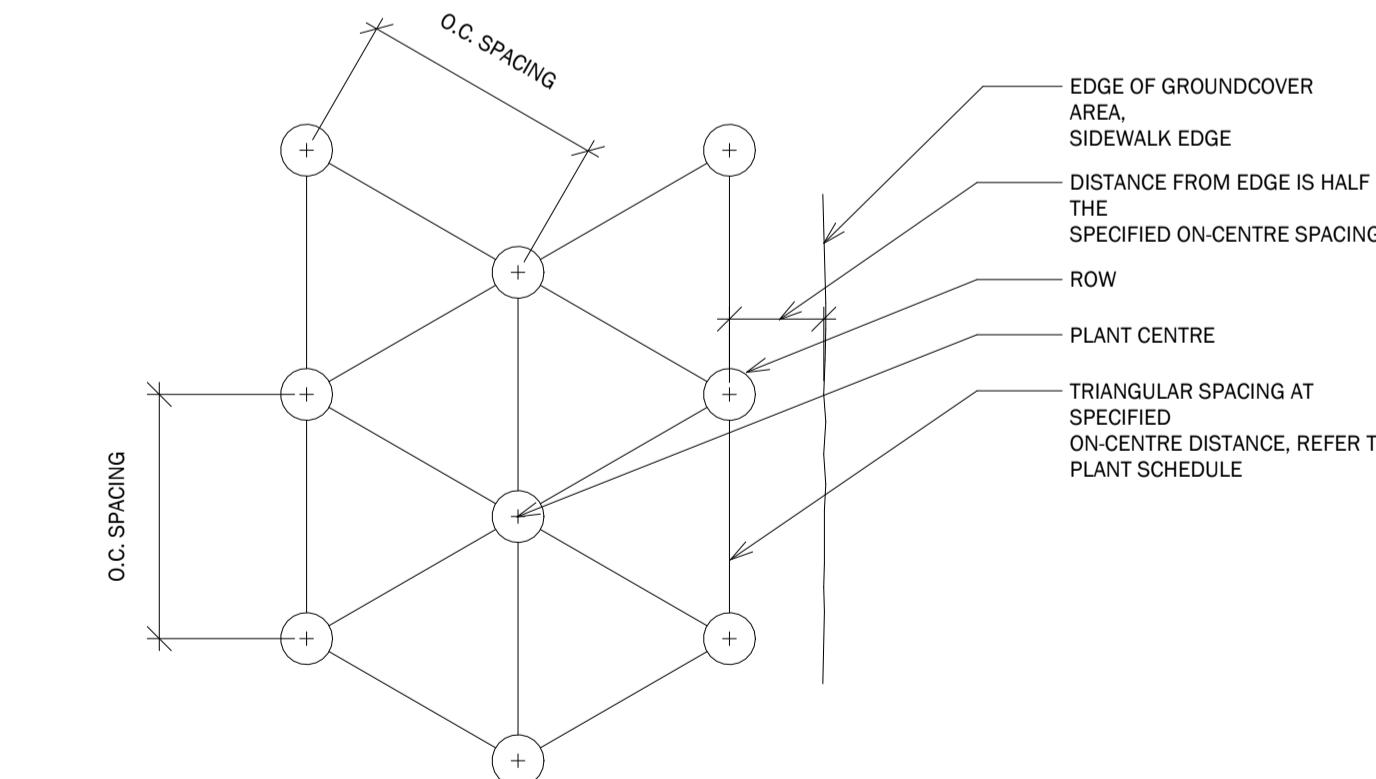
1 TREE PLANTING
L4.41 1" = 1' 0"



2 TREE PLANTING
L4.41 1" = 1' 0"



3 TREE PLANTING
L4.41 1" = 1' 0"



5 GROUND COVER PLANTING
L4.41 1" = 1' 0"

3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21

Date
2025/05/05
No.
Description
Date

NOT FOR CONSTRUCTION

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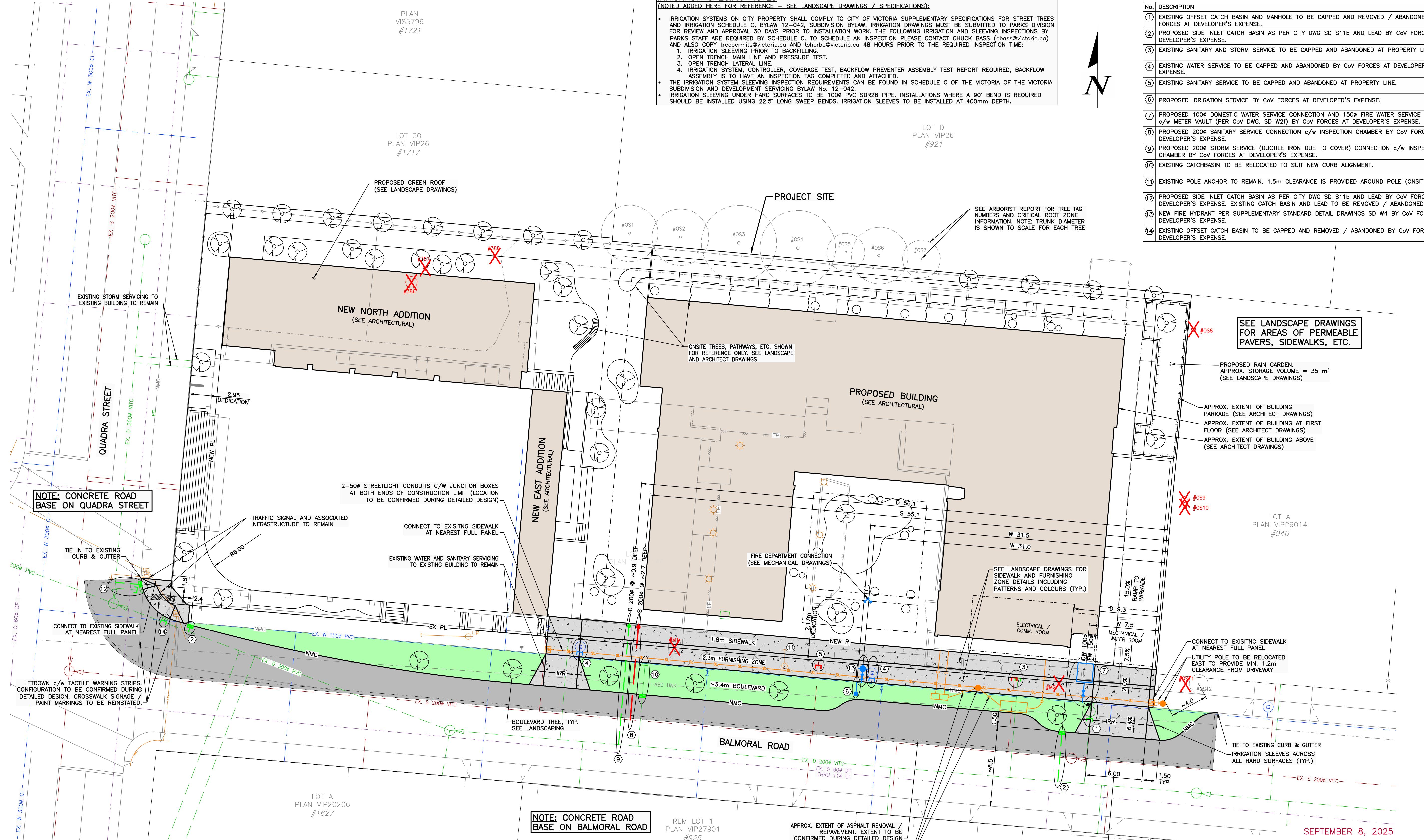
First Met

1701 Quadra St. Victoria,
BC

Planting Details

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1" = 1'-0"	
Drawn/Checked	ZF SS	

L4.41



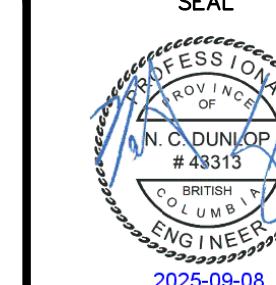
NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
2. FOR LANDSCAPING, SEE DRAWINGS BY HAPA COLLABORATIVE.
3. FOR TREE INFORMATION INCLUDING DRIP LINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY D. CLARK ARBORICULTURE.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. ALL EXISTING VALVE BOXES, UTILITY BOXES, MANHOLES, ETC. TO BE ADJUSTED AS REQUIRED TO MEET FINAL GRADES.
9. 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).
10. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).
11. ANY DISTURBED SURVEY MONUMENT TO BE REPLACED BY REGISTERED PROFESSIONAL SURVEY AT DEVELOPER'S EXPENSE.

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

E.
S
SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION

PERMIT TO PRACTICE
McElhanney Ltd.



PROJECT: 934 BALMORAL ROAD, VICTORIA, BC

TITLE: PRELIMINARY CIVIL PLAN

NOT FOR CONSTRUCTION

ISSUED FOR REZONING / DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

SCALE
HORIZ: 1: 200 VERT:

PROJECT NO.	ISSUED/REVISION
24-054	2

APPROVING AUTHORITY FILE NO. _____

DRAWING NO.
