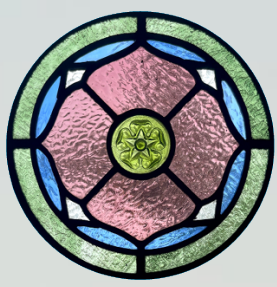




**FIRST  
MET**



**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	
A0.01	DEVELOPMENT DATA
A0.02	SURVEY
A0.03	SITE CONTEXT
A0.04	SITE COVERAGE + AVERAGE GRADE
A1.00	DECONSTRUCTION SITE PLAN
A1.01	DECONSTRUCTION PLAN LOWER FLOOR - FIRST MET HERITAGE BLDG
A1.02	DECONSTRUCTION PLAN FIRST FLOOR - FIRST MET HERITAGE BLDG
A1.03	DECONSTRUCTION PLAN MEZZANINE - FIRST MET HERITAGE BLDG
A1.04	DECONSTRUCTION PLAN ROOF - FIRST MET HERITAGE BLDG
A1.10	SITE PLAN AT LEVEL 1
A1.11	SITE PLAN AT ROOF
A2.04	LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG
A2.05	FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG
A2.06	MEZZANINE PLAN - FIRST MET HERITAGE BLDG
A2.07	ROOF PLAN - FIRST MET HERITAGE BLDG
A2.10	LEVEL P1 PLAN - RESIDENTIAL BLDG
A2.11	LEVEL 01 PLAN - RESIDENTIAL BLDG
A2.12	MEZZANINE PLAN - RESIDENTIAL BLDG
A2.13	LEVEL 02 PLAN - RESIDENTIAL BLDG
A2.14	LEVEL 03 PLAN - RESIDENTIAL BLDG
A2.15	LEVEL 04 PLAN - RESIDENTIAL BLDG
A2.16	LEVEL 05 PLAN - RESIDENTIAL BLDG
A2.17	LEVEL 06 PLAN - RESIDENTIAL BLDG
A2.18	ROOF PLAN - RESIDENTIAL BLDG
A2.20	ENLARGED UNIT PLANS
A2.21	ENLARGED UNIT PLANS
A3.00	BALMORAL ROAD ELEVATION
A3.01	QUADRA STREET ELEVATION
A3.02	NORTH SITE ELEVATION
A3.03	EAST SITE ELEVATION
A3.04	CENTRAL MEWS WEST SITE ELEVATION
A3.05	CENTRAL MEWS EAST SITE ELEVATION
A3.10	HERITAGE ELEVATION - BALMORAL ROAD
A3.11	HERITAGE ELEVATION - QUADRA STREET
A3.12	HERITAGE ELEVATION - NORTH SITE
A3.13	HERITAGE ELEVATION - CENTRAL MEWS EAST
A4.00	SITE SECTIONS
A4.01	SITE SECTIONS
A5.00	SHADOW STUDIES
FSR 1.00	FLOOR SPACE RATIO PLANS
FSR 1.01	FLOOR SPACE RATIO PLANS
FSR 1.02	FLOOR SPACE RATIO PLANS
FSR 1.03	FLOOR SPACE RATIO PLANS

PROJECT TEAM

<b>OWNER:</b> ARYZE DEVELOPMENTS 200-398 HARBOUR ROAD VICTORIA BC V8A 0B7 250-940-3568	<b>ENERGY COMPLIANCE ENGINEER:</b> INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288
<b>ARCHITECT:</b> MARIANNE AMODIO + HARLEY GRUSKO ARCHITECTS 201-877 EAST HASTINGS ST. VANCOUVER BC V6A 3Y1 778-379-9276	<b>LANDSCAPE ARCHITECT:</b> HAPA COLLABORATIVE 403-375 W 5th AVE. VANCOUVER BC V5Y 1J6 604.909.4150
<b>STRUCTURAL ENGINEER:</b> RJC ENGINEERS 303-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-386-7794	<b>ARBORIST:</b> D CLARK ARBORICULTURE 2741 THE RISE VICTORIA, BC V8T 3T4 250-208-1568
<b>CODE CONSULTANT:</b> GHL CONSULTANTS LTD. 700 PENDER ST. VANCOUVER, BC V6C 1X6 604-689-4449	<b>CIVIL ENGINEER:</b> MCELHANNEY 500-3960 QUADRA ST. VICTORIA, BC V8X 4A3 250-370-9221
<b>MECHANICAL ENGINEER:</b> INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	<b>GEOTECHNICAL ENGINEER:</b> RYZUK GEOTECHNICAL 100-771 VERNON AVE. VICTORIA, BC V8X 5A7
<b>ELECTRICAL ENGINEER:</b> INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	<b>SURVEYOR:</b> J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVE. VICTORIA, BC V8Z 4B7 250-727-2214
<b>BUILDING ENVELOPE:</b> EVOKE 102-814 BROUGHTON ST. VICTORIA, BC V8W 1E4 250-800-5655	<b>TRANSPORTATION ENGINEER:</b> 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:	4,439.8 m² / 47,790 ft²	
TOTAL FLOOR AREA:	<b>REQUIRED / PERMITTED</b> 11,100 m² / 119,479 ft²	<b>PROPOSED</b> 9,963 m² / 107,245 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 <sup>(A)</sup>	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 <sup>(C)</sup> 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
<b>BUILDING SETBACKS</b>		
FRONT YARD (WEST): (WEST QUADRA ST)	4m / 13.1' AVERAGE, 3m (9.8') MIN <sup>(B)</sup>	2.95m / 9'-8" 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 (24'7") FOR 4th STOREY, AND 10m (32'-9") FOR THE STOREYS ABOVE <sup>(B)</sup>	3.76m / 12'-4" 1.37m / 4'-6" AT RESIDENTIAL BLDG AT FIRST MET HERITAGE BUILDING
SIDE YARD (NORTH):	6m (19'-8") FOR FIRST 1-3 STOREYS, 7.5m (24'7") FOR 4th STOREY, AND 10m (32'-9") FOR THE STOREYS ABOVE <sup>(B)</sup>	5.16m / 16'-11" 5.65m / 18'-6" AT RESIDENTIAL BLDG AT CHURCH NORTH ADDITION
REAR YARD (EAST):	8m / 26.2' <sup>(B)</sup>	6.7m / 21'-11"
<b>RESIDENTIAL USE DETAILS</b>		
TOTAL NUMBER OF UNITS:		129
UNIT TYPES:		LOFTS: 12 (GROUND-ORIENTED) LIVE/WORKS: 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		

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: 124 ACCESSIBLE: 101 SPACES OR MORE = 1 PER 25 PARKING SPACES = 5 VAN ACCESSIBLE: WHERE 2-6 ACCESSIBLE PARKING SPACES ARE REQUIRED, MIN 1 OF THESE SPACES MUST BE A VAN ACCESSIBLE SPACE		USE	TYPE	COUNT
0.50 SPACE PER UNIT < 45 m² (484 ft²)		43 x 0.5 = 22			CAR SHARE	REG	1
0.60 SPACE PER UNIT > 45 m² but < 70 m²		54 x 0.6 = 32					1
1.00 SPACE PER UNIT > 70 m² (753 ft²)		32 x 1.0 = 32			COMMERCIAL	REG	1
					COMMERCIAL	VAN	1
VISITOR SPACES		TOTAL = 86 (RESIDENTIAL)		VAN ACCESSIBLE = 4 VAN ACCESSIBLE = 1			2
0.10 SPACE PER UNIT		129 x 0.10 = 13					
		TOTAL = 13 (VISITOR)					
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x.4 = 1,121 m²		1,121 m² / 80 m² = 14			INSTITUTIONAL	ACC	1
1 SPACE PER 80 m²					INSTITUTIONAL	REG	4
					INSTITUTIONAL	VAN	1
							6
PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m² x.4 = 1,121 m²					RESIDENTIAL	ACC	3
N/A		1,121 m² / N/A = 0		TOTAL REGULAR ACCESSIBLE = 4 TOTAL VAN ACCESSIBLE = 2	RESIDENTIAL	REG	37
							40
ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m²							
1 SPACE PER 30 m²		560 m² / 30 m² = 19			VISITOR	REG	7
							7
		TOTAL = 33 (INSTITUTIONAL)			TOTAL VEHICLE PARKING: 56		
RESTAURANT					LOADING SPACES:		
1 SPACE PER 40 m² (72 m² + 35 m² OUTDOOR SEATING) /40 m² = 3					INSTITUTIONAL		
					RESIDENTIAL		
OFFICE					1 (AT STREET)		
1 SPACE PER 70 m²		155 m² /70 m² = 2					
		TOTAL = 5 (COMMERCIAL)					
		TOTAL = 137					

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				MULTIPLE DWELLING				CLASS 1 - LONG-TERM USE				
1.00 SPACE PER UNIT < 45 m² (484 ft²)		43 x 1.00 = 43		GREATER OF 6 SPACES OR				PROGRAM		USE	TYPE	COUNT
1.25 SPACE PER UNIT > 45 m² (484 ft²)		86 x 1.25 = 108		0.10 SPACES PER UNIT		129 X 0.10 = 13		COMMERCIAL		LONG-TERM	H	3
TOTAL = 151 (RESIDENTIAL)				TOTAL = 13 (RESIDENTIAL)				INSTITUTIONAL		LONG-TERM	H	3
												5
ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x.4 = 1,121 m²				ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x.4 = 1,121 m²				RESIDENTIAL		LONG-TERM	H	97
1.00 SPACE PER 450 m² (4844 ft²)		1,121 m² / 450 m² = 2		1.00 SPACE PER 130 m²		1,121m² / 130 m² = 9		RESIDENTIAL		LONG-TERM	V	60
												157
PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m² x.4 = 1,121 m²				PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m² x.4 = 1,121 m²								165
N/A		1,121 m² / N/A = 0		1.00 SPACE PER 200 m²		1,121 m² / 200 m² = 6		CLASS 2 - SHORT-TERM USE				
								PROGRAM		USE	TYPE	COUNT
ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m²				ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m²				COMMERCIAL		SHORT-TERM	H	2
N/A		560 m² / N/A = 0		1.00 SPACE PER 200 m²		560 m² / 200 m² = 3						2
				TOTAL = 2 (INSTITUTIONAL)		TOTAL = 18 (INSTITUTIONAL)		INSTITUTIONAL		SHORT-TERM	H	22
												22
RESTAURANT				RESTAURANT				RESIDENTIAL		SHORT-TERM	H	13
1.00 SPACE PER 400 m² (4306 ft²)		72 m² / 400 m² = 1		1.00 SPACE PER 100 m²		107 m² / 100 m² = 1						13
												37
OFFICE				OFFICE				NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL				
1.00 SPACE PER 150 m² (1615 ft²)		155 m² / 150 m² = 2		1.00 SPACE PER 400 m² (4306 ft²)		155 m² / 400 m² = 1						
		TOTAL = 3 (COMMERCIAL)				TOTAL = 2 (COMMERCIAL)						
		TOTAL = 156				TOTAL = 33						



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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025



DEVELOPMENT DATA

SCALE  
12" = 1'-0"



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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING &  
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RESPONSE

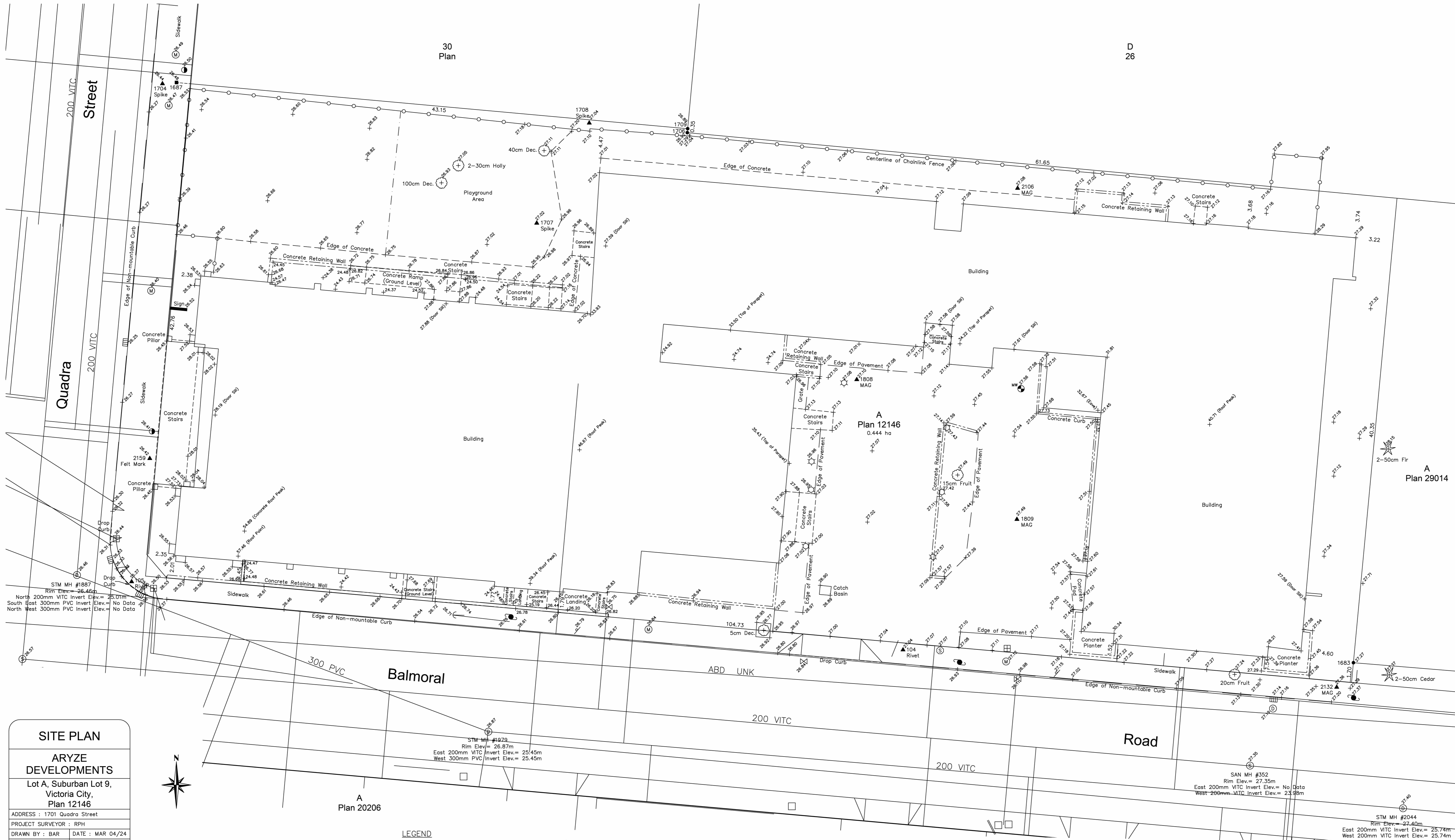
SEPTEMBER 08, 2025



2025-09-08

SURVEY

SCALE



SITE PLAN

ARYZE DEVELOPMENTS

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

ADDRESS : 1701 Quadra Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR      DATE : MAR 04/24

OUR FILE : 34740      REVISION :

JEA

J.E. ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

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

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

0 1.5 3 6 9 12 15

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:150.

LEGEND

Denotes Standard Iron Post Found

Denotes Lead Plug Found

Denotes Traverse Station Placed

Denotes Catch Basin

Denotes Cleanout

Denotes Coniferous Tree

Denotes Deciduous Tree

Denotes Drain Manhole

Denotes Lamp Standard

Denotes Manhole

Denotes Monitoring Well

Denotes Sewer Manhole

Denotes Sewer Service

Denotes Street Sign

Denotes Typical Spot Elevation

Denotes Utility Box

Denotes Utility Pole

Denotes Utility Pole Anchor

Denotes Water Valve Box

Elev. Denotes Elevation

PVC Denotes Polyvinyl Chloride Pipe

VITC Denotes Vitrified Clay Pipe

Distances and elevations are in metres

Elevations are geodetic based on control monument 16-54

Elevations are at grade unless noted otherwise

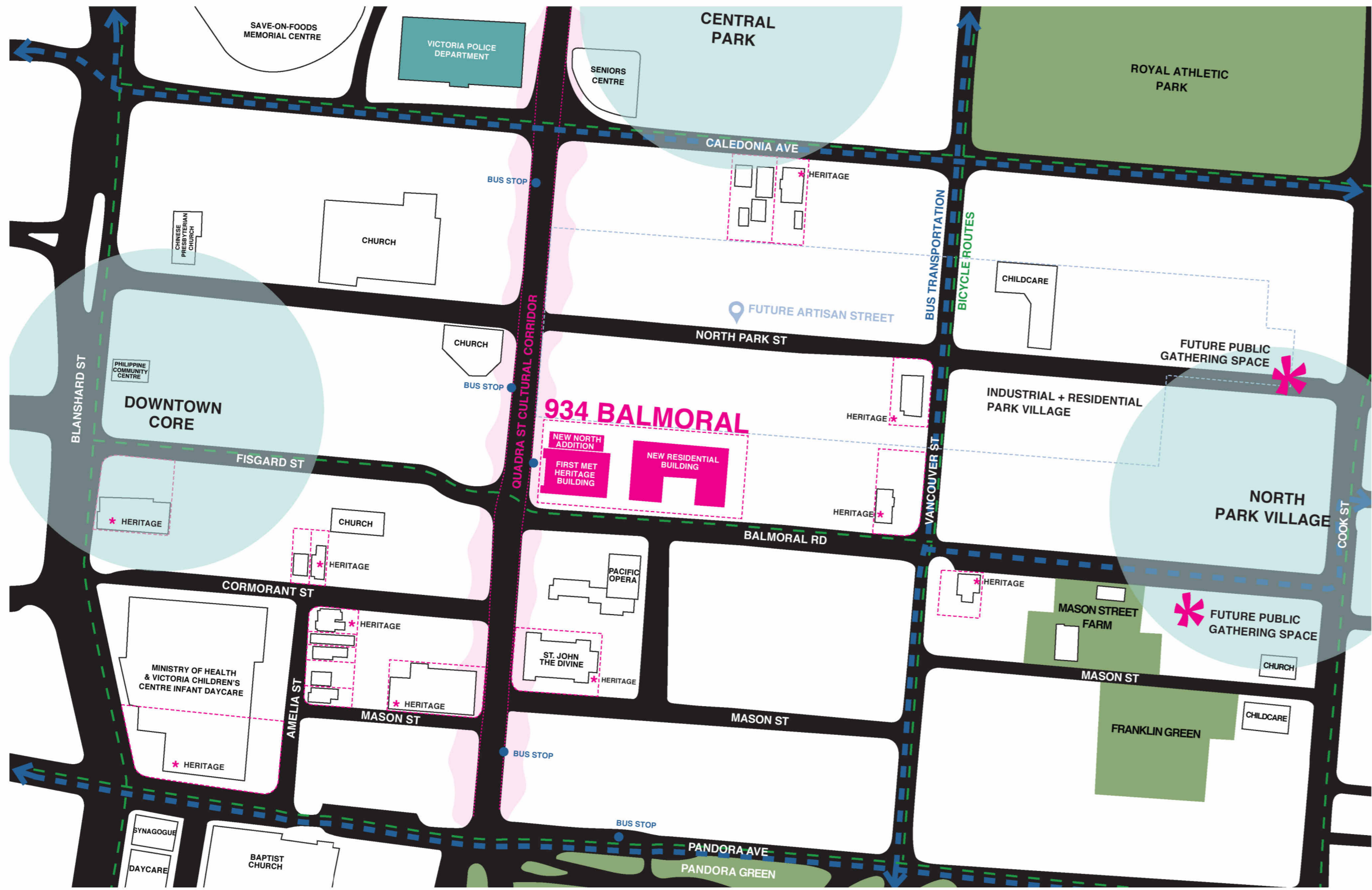
Dimensions from property line are to brick

Underground servicing shown schematically and acquired from Victoria GIS

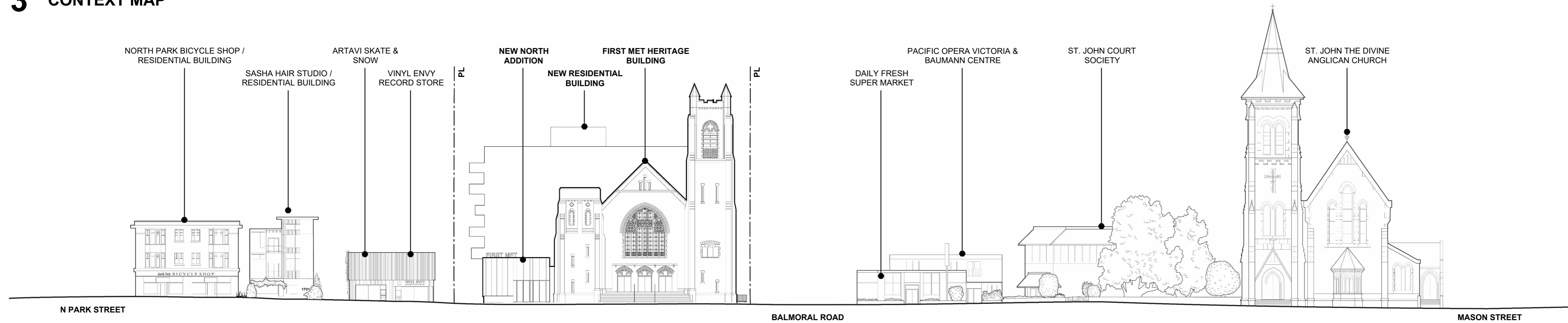
Invert data derived from VicMap

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

A0.02



### 3 CONTEXT MAP



### 2 STREETSCAPE: BALMORAL ROAD



### 1 STREETSCAPE: QUADRA STREET



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RESPONSE

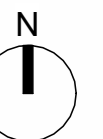
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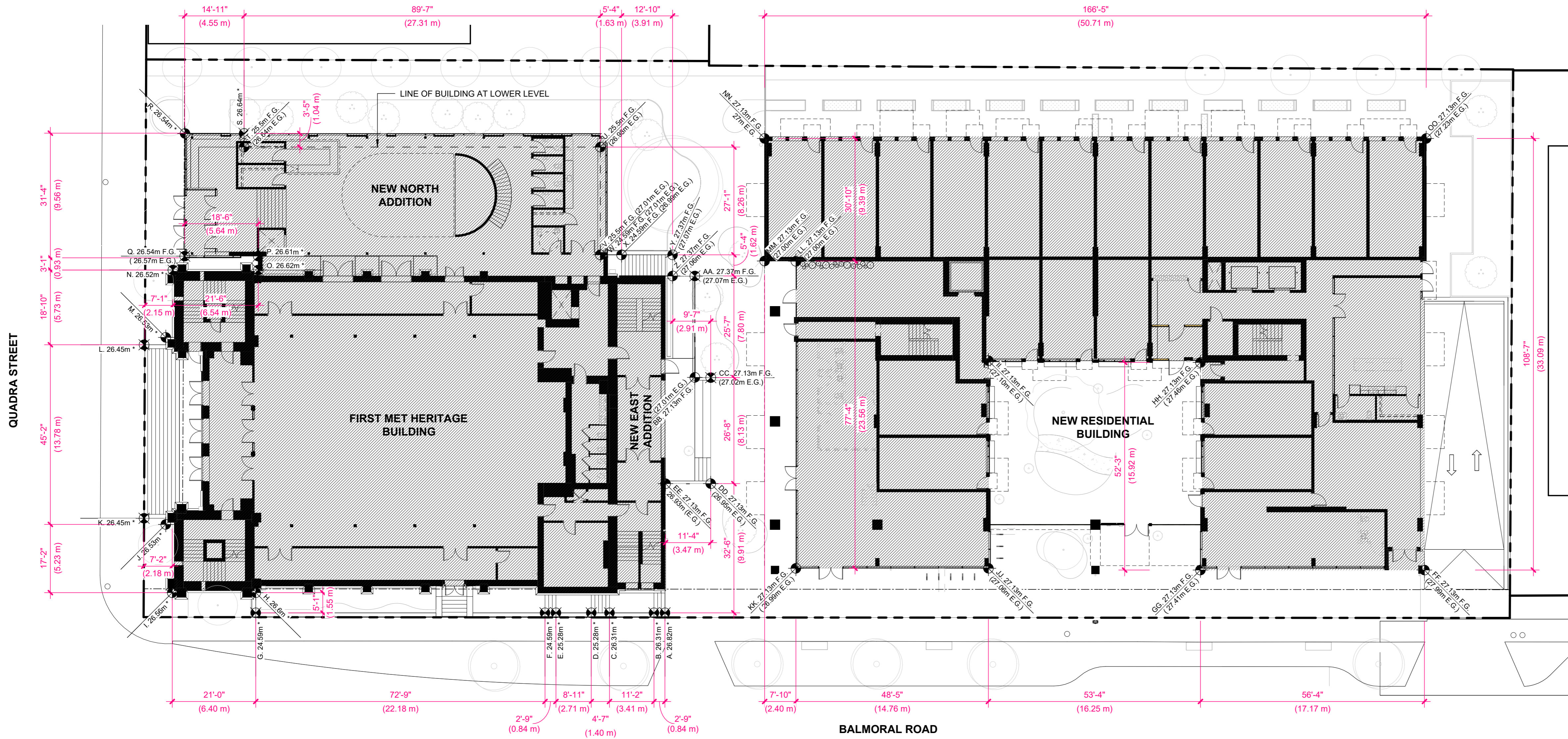


2025-09-08

### SITE CONTEXT

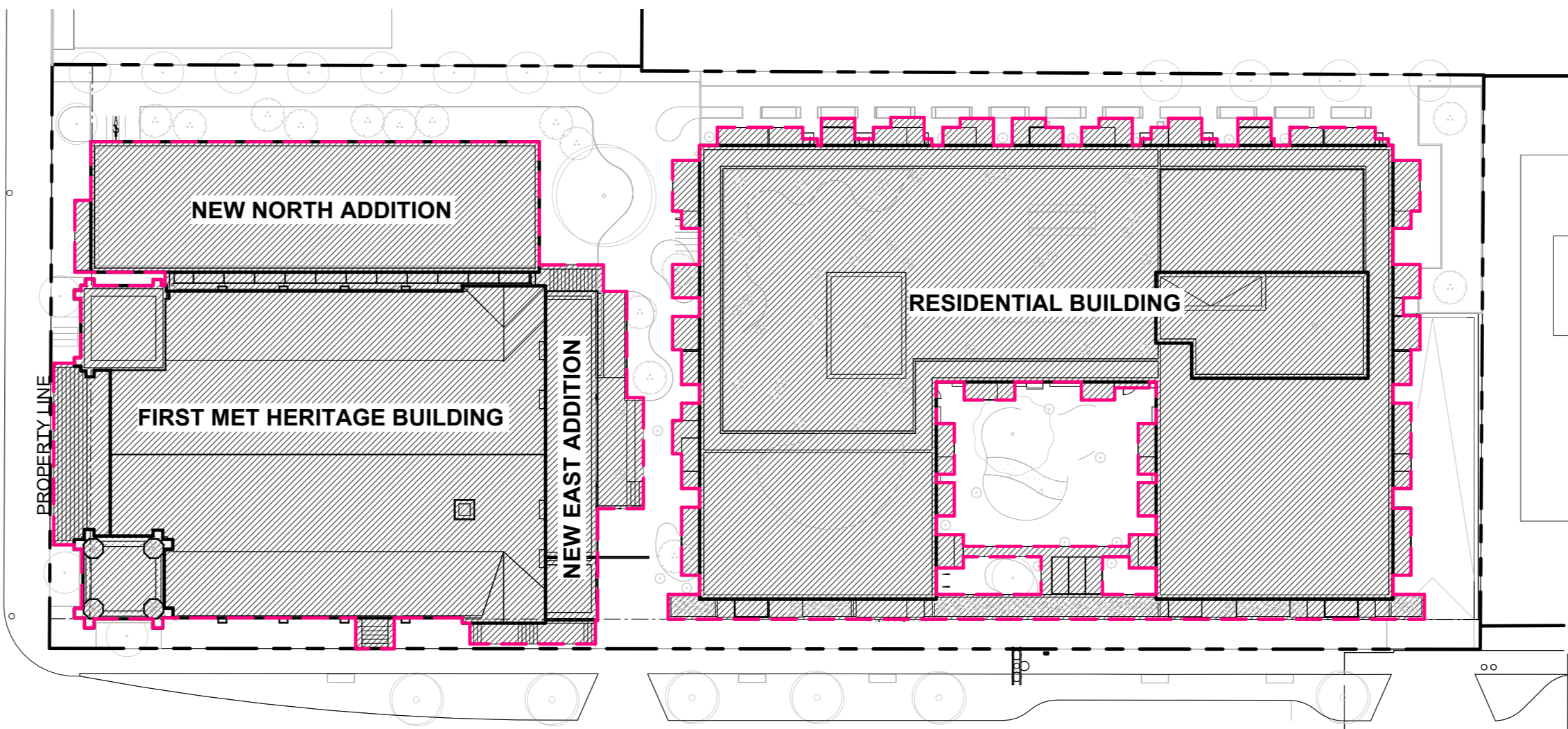
SCALE





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

BALMORAL ROAD



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

**AVERAGE GRADE CALCULATIONS**

FIRST MET 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 H	25.60	1.55
	H TO I	26.38	6.40
WEST	I TO J	26.55	5.25
	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	5.73
	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	4.35
	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	3.91
	X TO Y	25.83	1.62
EAST	Y TO Z	27.03	1.62
	Z TO AA	27.07	1.69
	AA TO BB	27.04	7.80
	BB TO CC	27.02	1.22
	CC TO DD	26.99	6.13
	DD TO EE	26.94	3.47
	EE TO A	26.88	9.91
	SUM:	171.61	4473.78
AVERAGE GRADE:		26.07 m (85.53')	

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
	II TO JJ	27.08	15.92
	JJ TO KK	27.03	14.76
	KK TO LL	27.00	23.56
	LL TO MM	27.00	2.40
	MM TO NN	27.00	9.39
NORTH	NN TO OO	27.07	50.71
	OO TO FF	27.13	33.09
SUM:		199.17	5392.88
AVERAGE GRADE:		27.06 m (88.85')	

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

**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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934 BALMORAL RD & 1701 QUADRA ST

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

SEPTEMBER 08, 2025

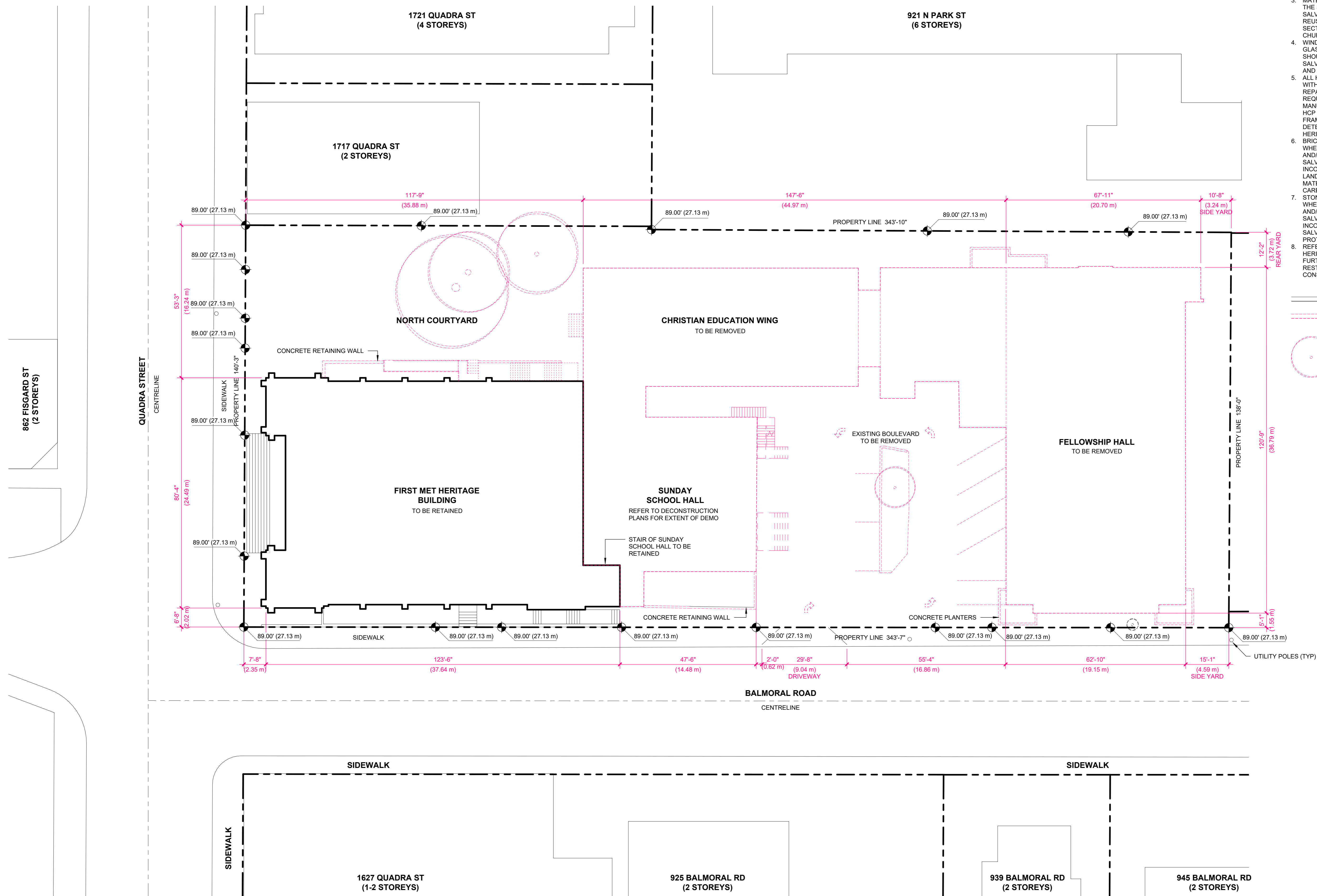


2025-09-08

**SITE COVERAGE + AVERAGE GRADE**

**SCALE**  
As indicated





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.
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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.
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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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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING &  
DEVELOPMENT PERMIT TRG  
RESPONSE

SEPTEMBER 08, 2025



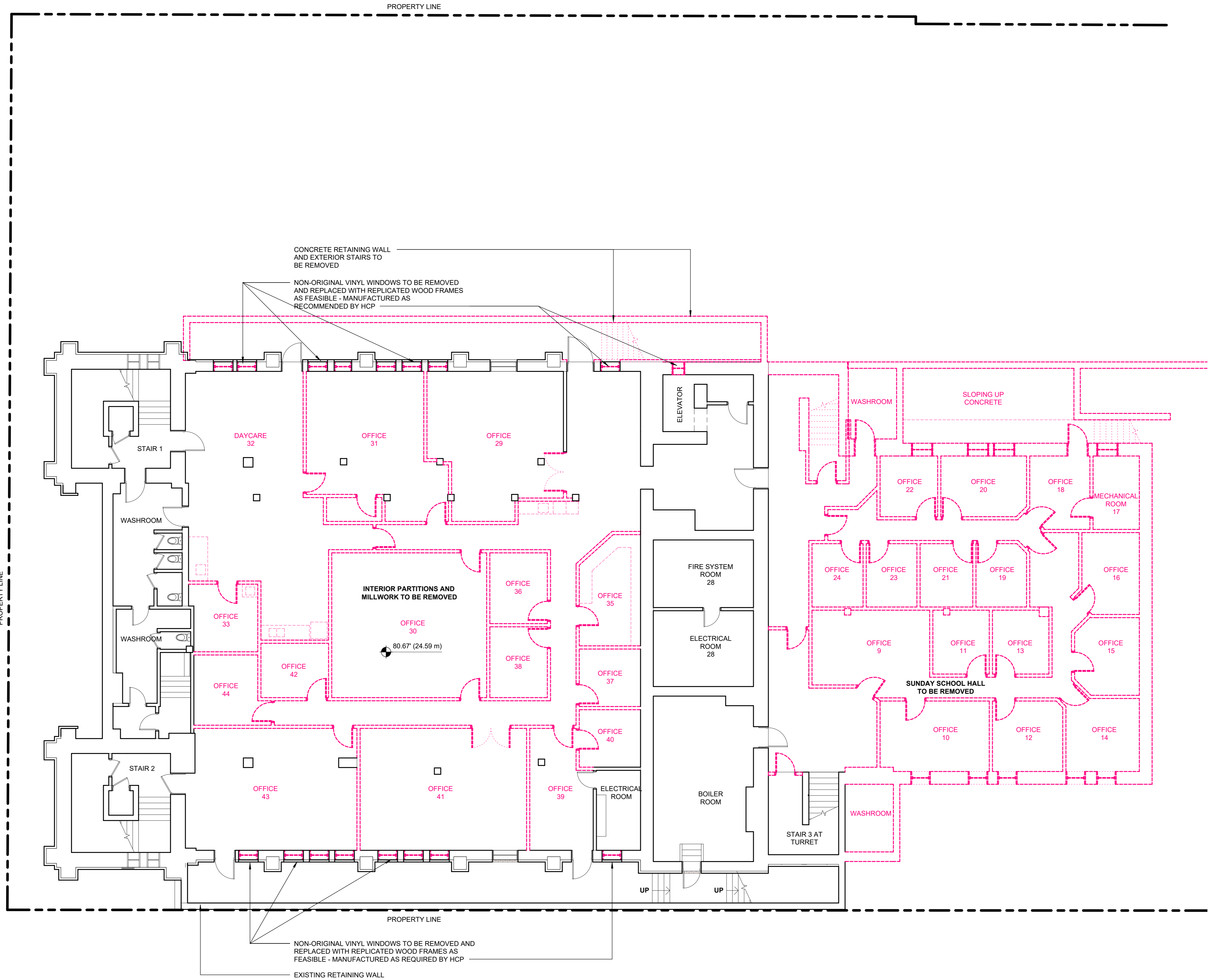
2025-09-08

DECONSTRUCTION SITE  
PLAN

SCALE

1/16" = 1'-0"





NOTES:

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FIRST MET

934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025

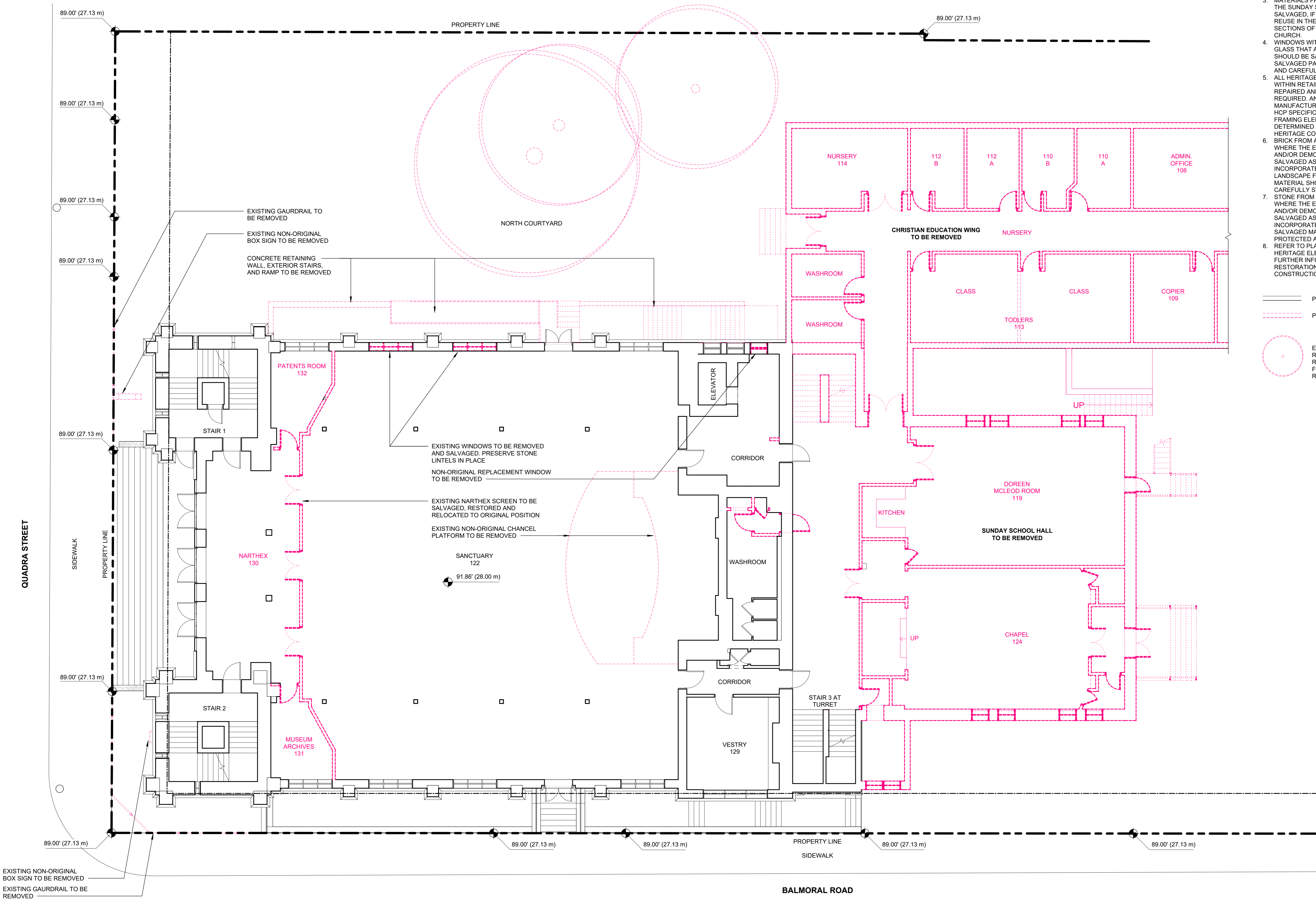


2025-09-08

DECONSTRUCTION PLAN  
LOWER FLOOR - FIRST  
MET HERITAGE BLDG

SCALE  
1/8" = 1'-0"





- NOTES:
1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
  2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE. MATERIALS FROM DEMOLISHED PORTION OF THE SUNDAY SCHOOL HALL TO BE SALVAGED, IF FEASIBLE, FOR POSSIBLE REUSE IN THE REPAIR OF THE RETAINED SECTIONS OF THE HALL AND/OR THE CHURCH.
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934 BALMORAL RD & 1701 QUADRA ST

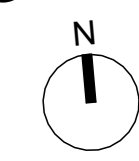
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SEPTEMBER 08, 2025



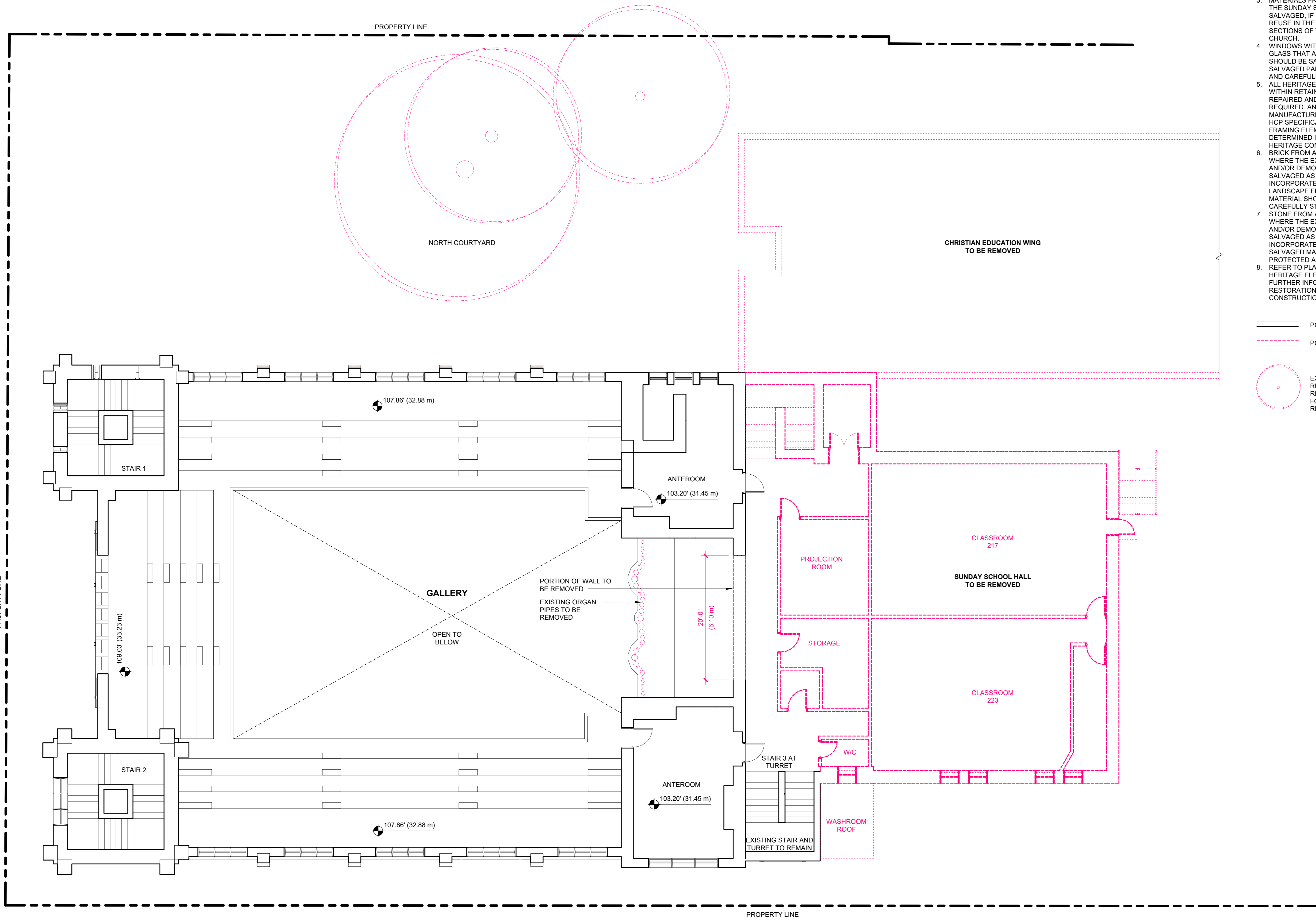
DECONSTRUCTION PLAN  
FIRST FLOOR - FIRST MET  
HERITAGE BLDG

SCALE  
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE



PROPERTY LINE

BALMORAL ROAD

NOTES:

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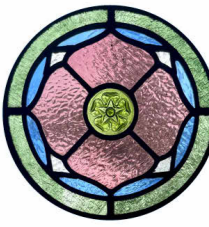
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FIRST  
MET



934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING &  
DEVELOPMENT PERMIT TRG  
RESPONSE

SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN  
MEZZANINE - FIRST MET  
HERITAGE BLDG

SCALE  
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

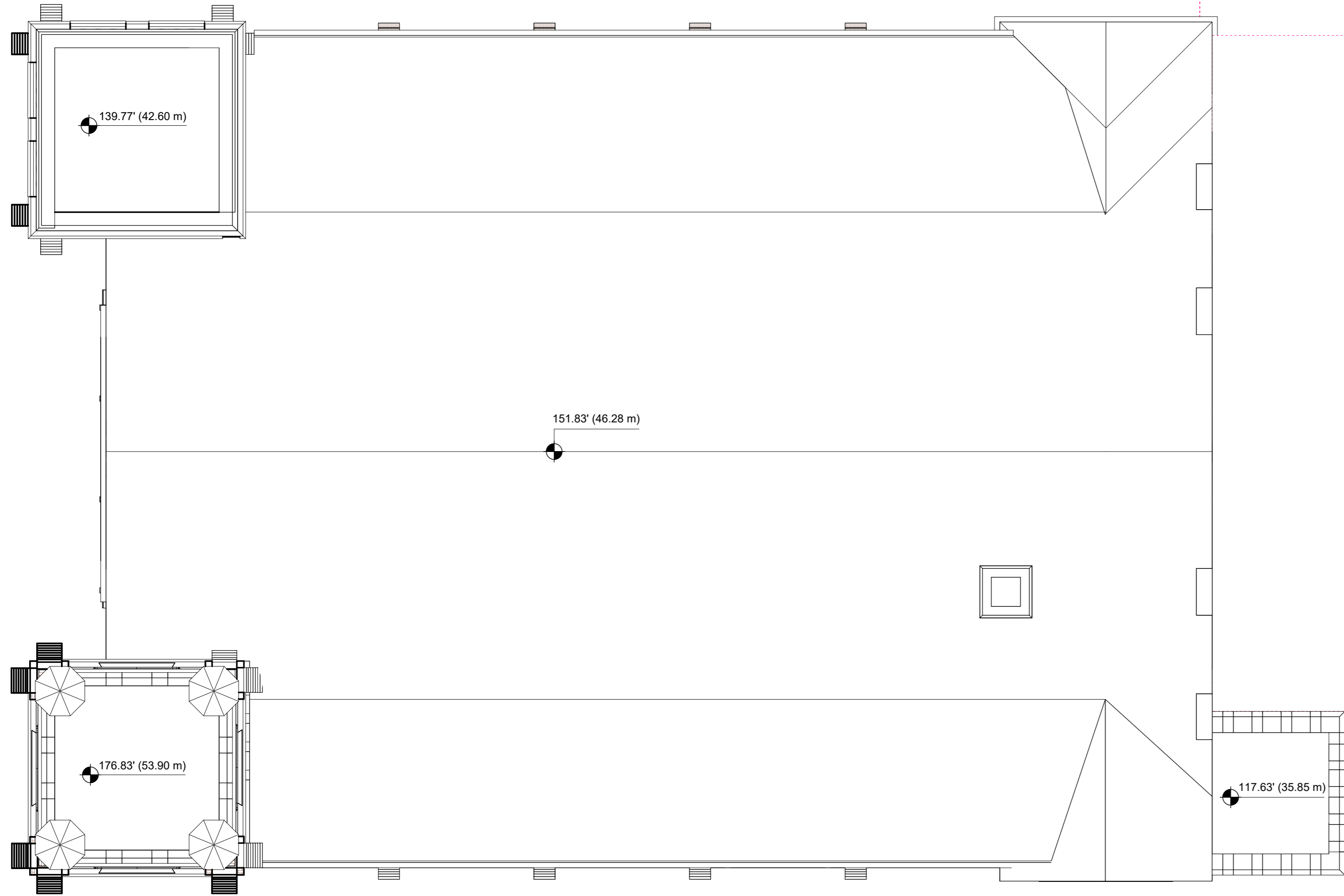
NORTH COURTYARD

CHRISTIAN EDUCATION WING  
TO BE REMOVED

SUNDAY SCHOOL HALL TO  
BE REMOVED

PROPERTY LINE

BALMORAL ROAD



NOTES:

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FIRST MET

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ISSUED FOR REZONING &  
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RESPONSE

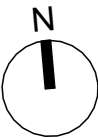
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2025-09-08

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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FIRST  
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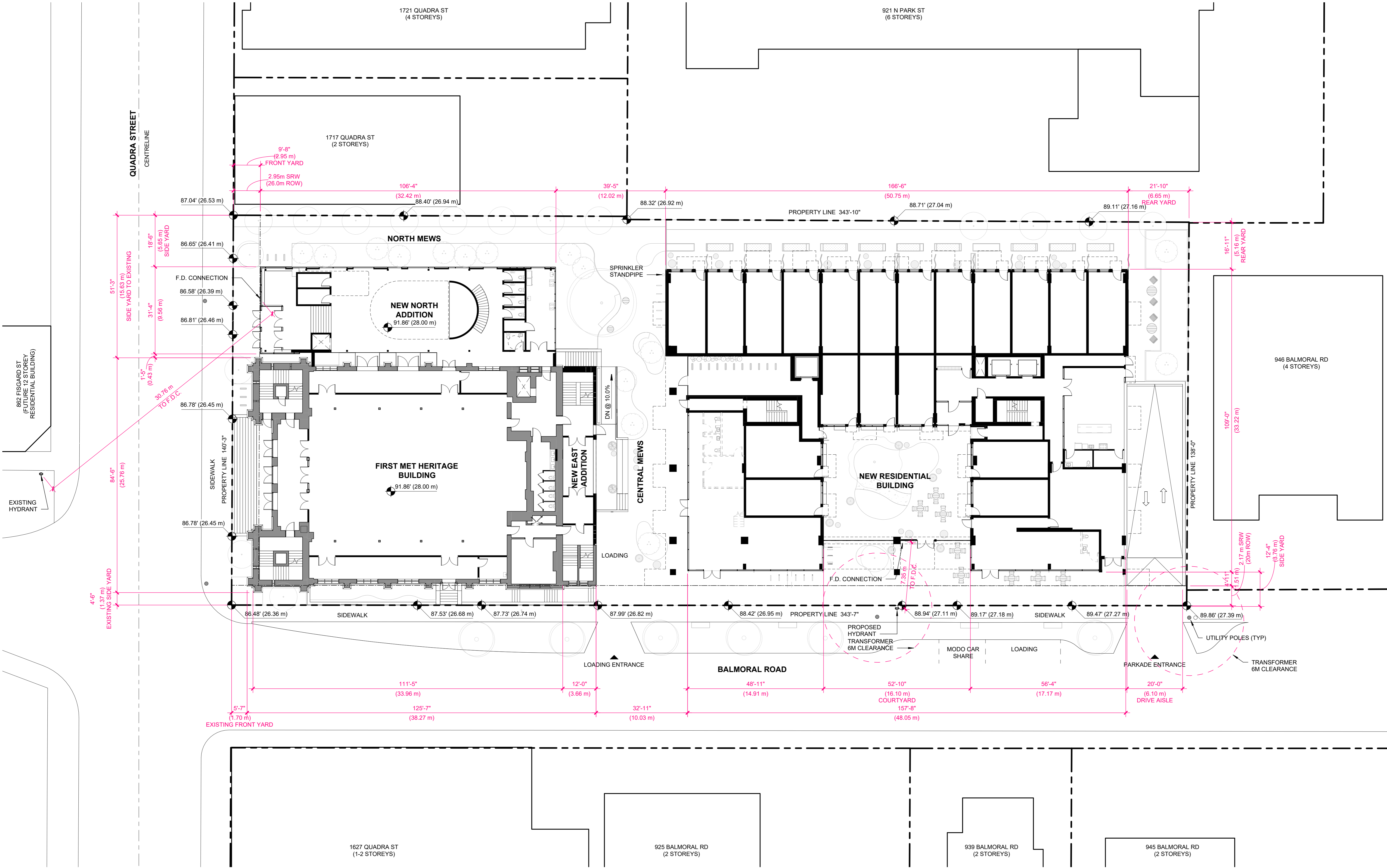


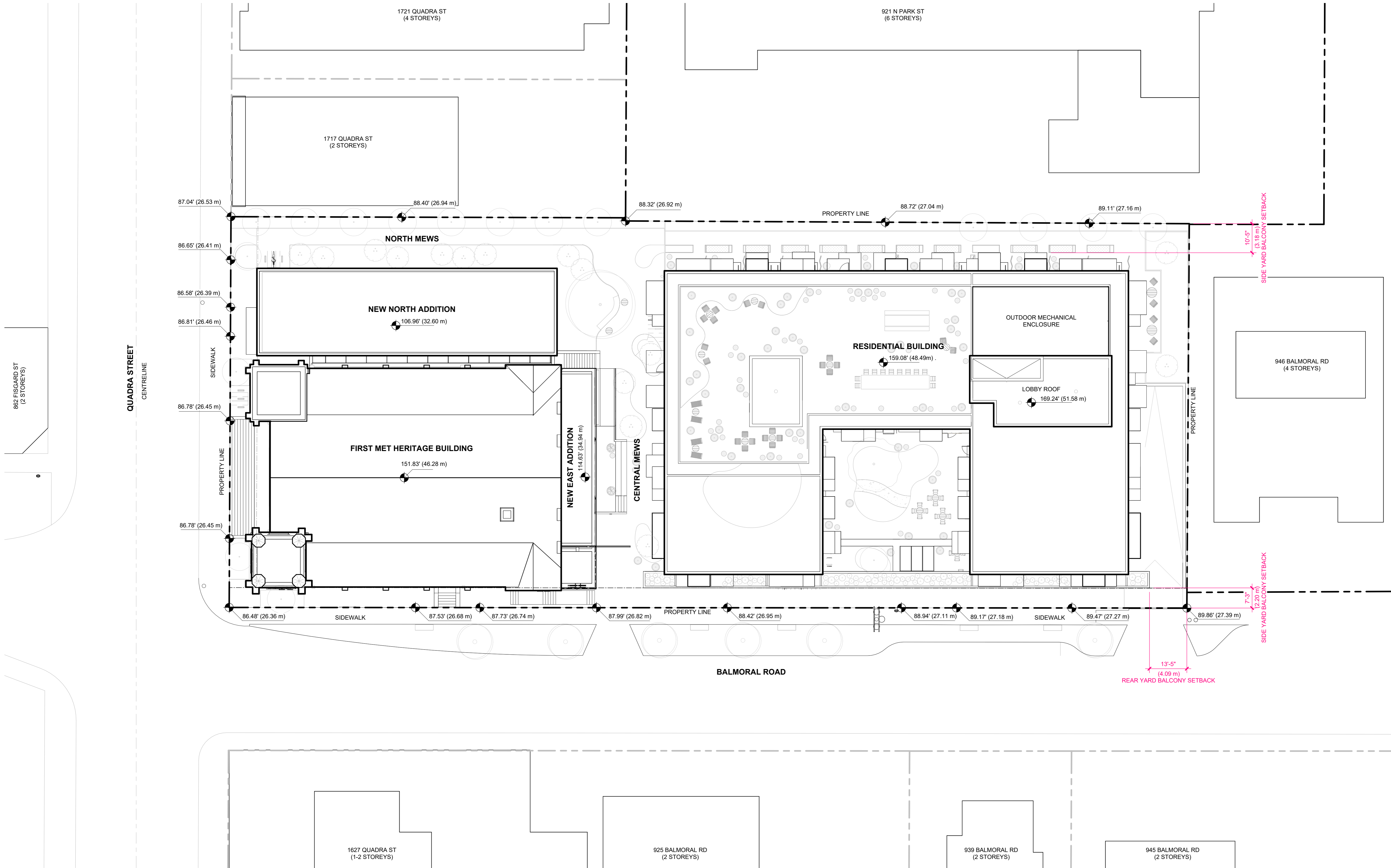
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SITE PLAN AT LEVEL 1

SCALE

As indicated





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## ARYZE

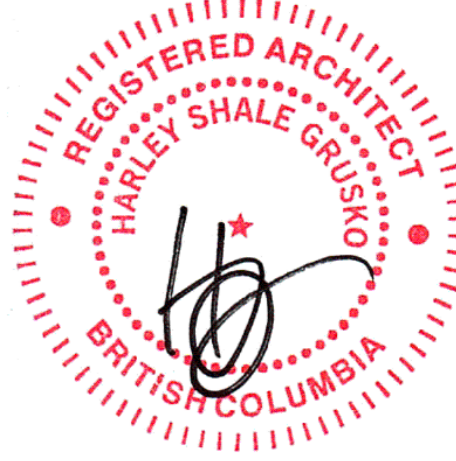
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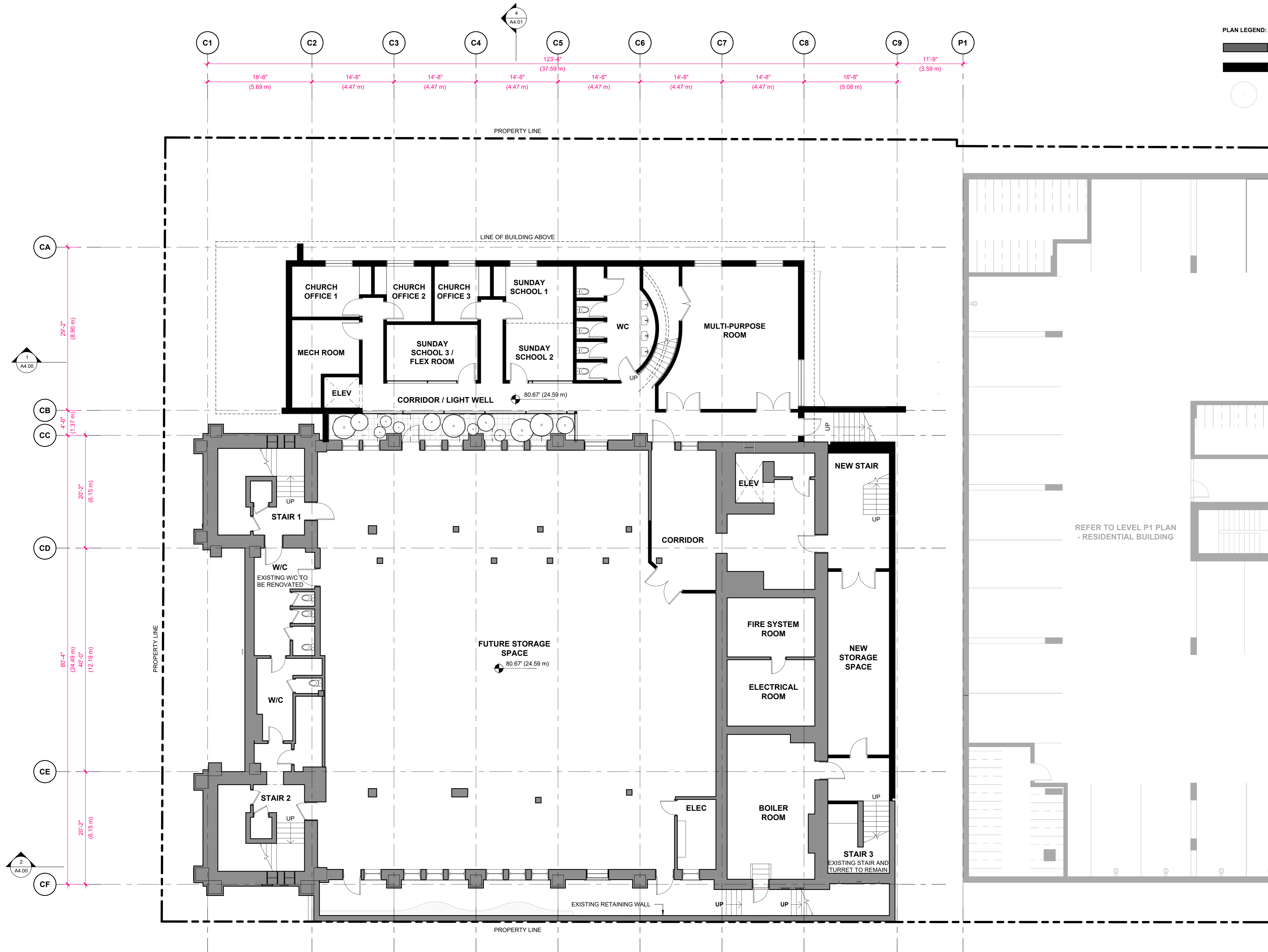
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## SITE PLAN AT ROOF

SCALE  
1/16" = 1'-0"





**PLAN LEGEND:**

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.



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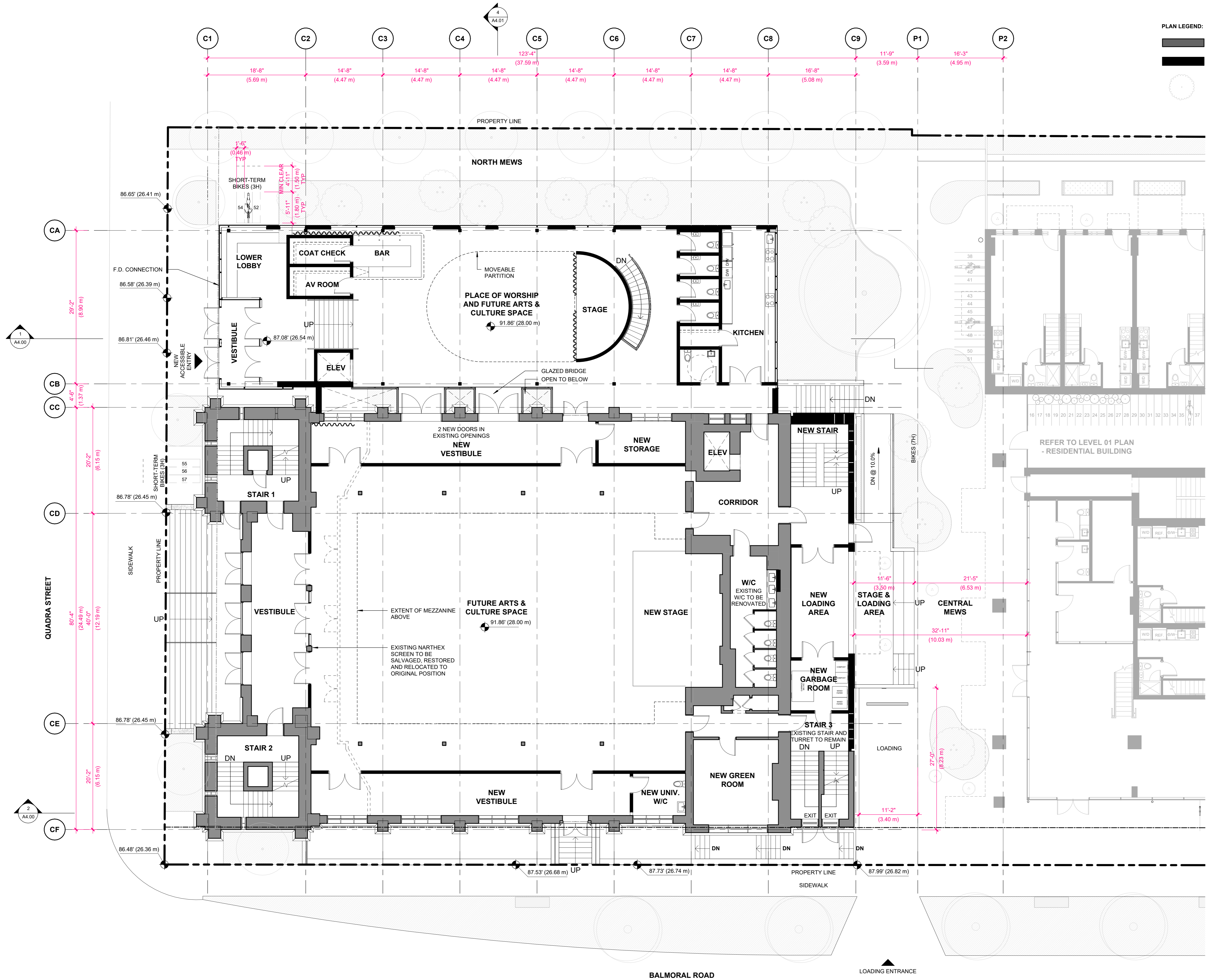


2025-09-08

## LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE  
1/8" = 1'-0"





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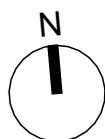


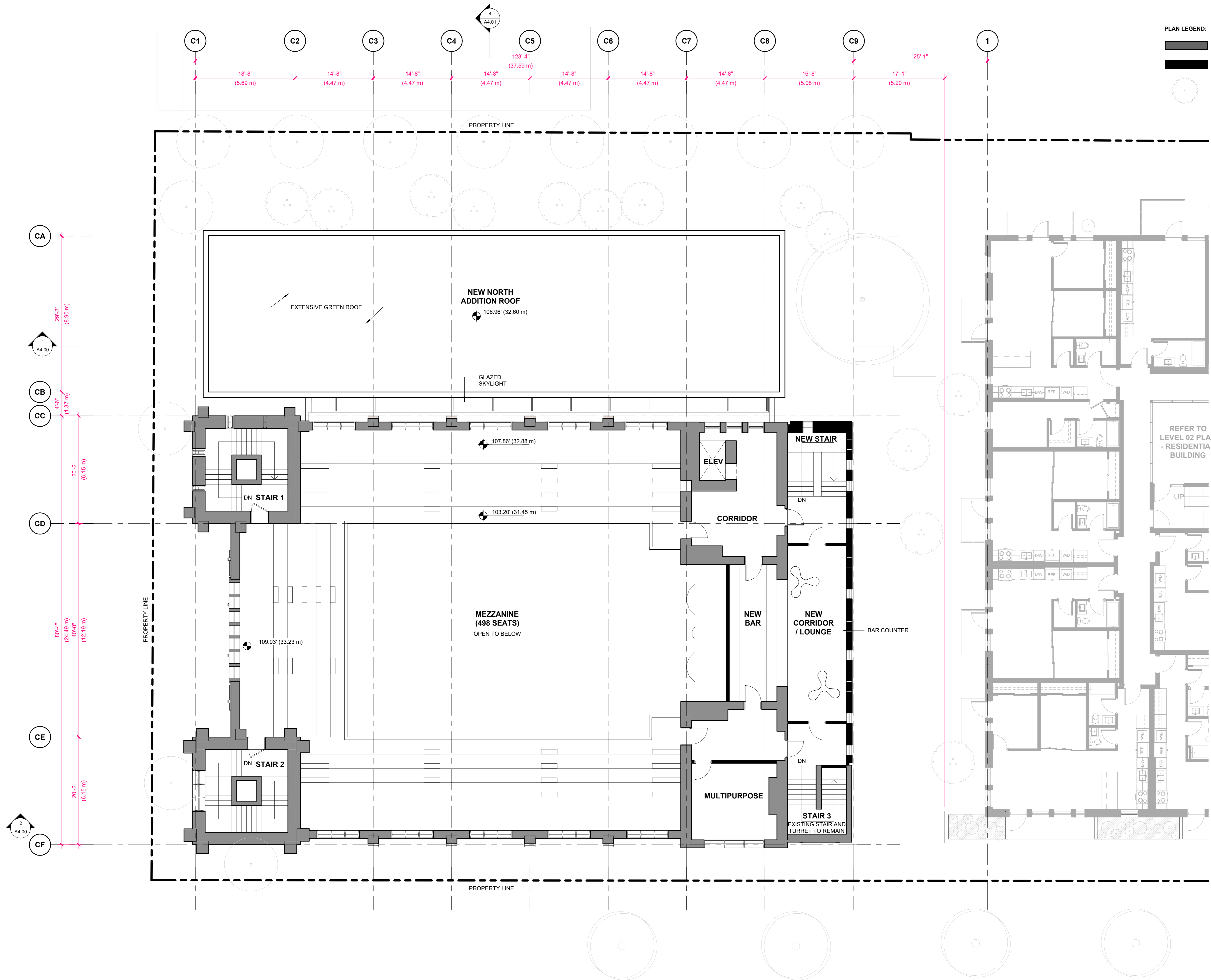
2025-09-08

## FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE

1/8" = 1'-0"





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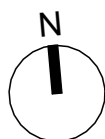
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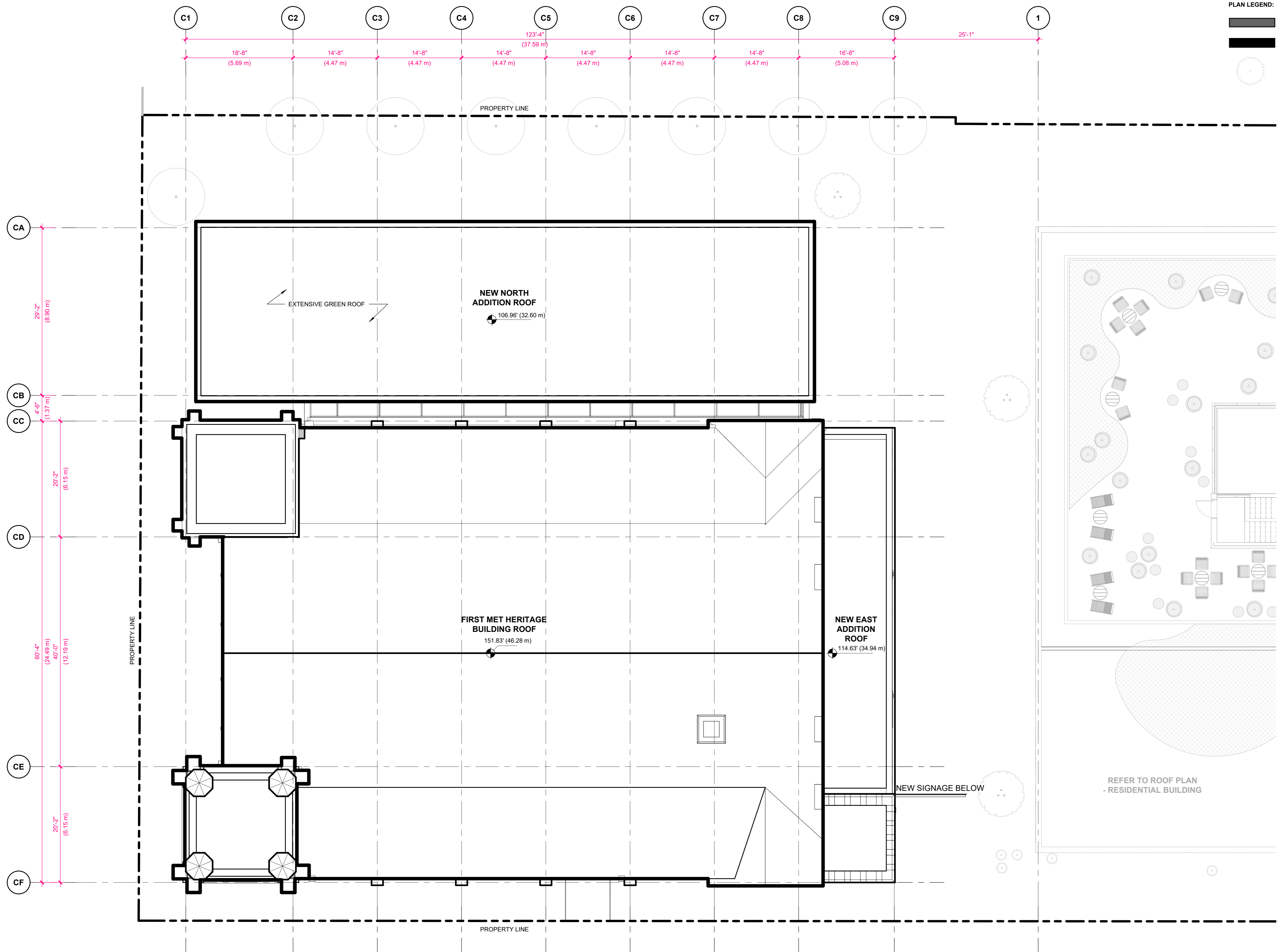


2025-09-08

## MEZZANINE PLAN - FIRST MET HERITAGE BLDG

SCALE  
1/8" = 1'-0"





**PLAN LEGEND:**

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION
- NEW TREES. REFER TO LANDSCAPE DRAWINGS FOR ALL SPECIES AND SIZES.



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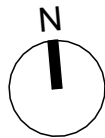
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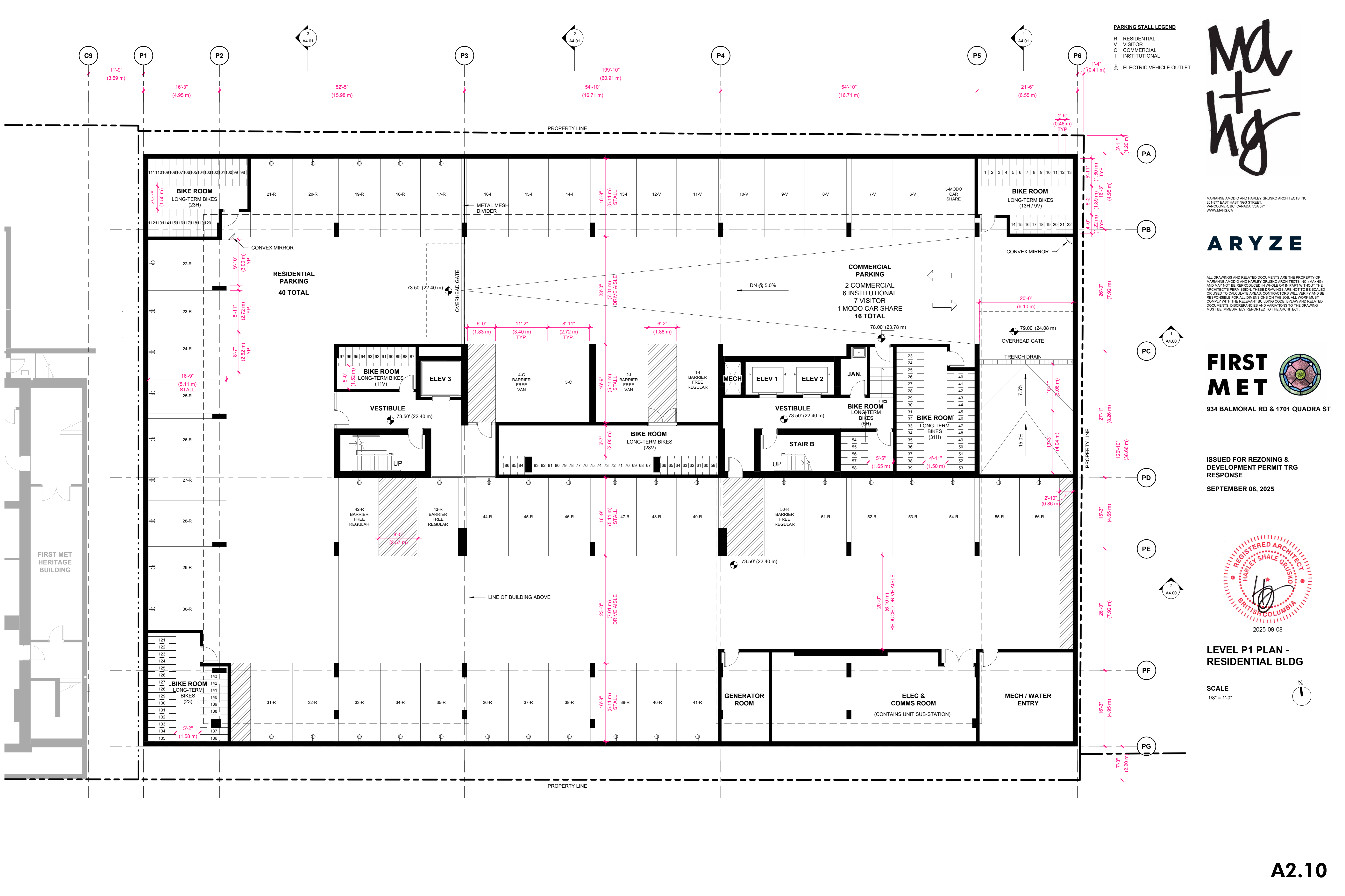


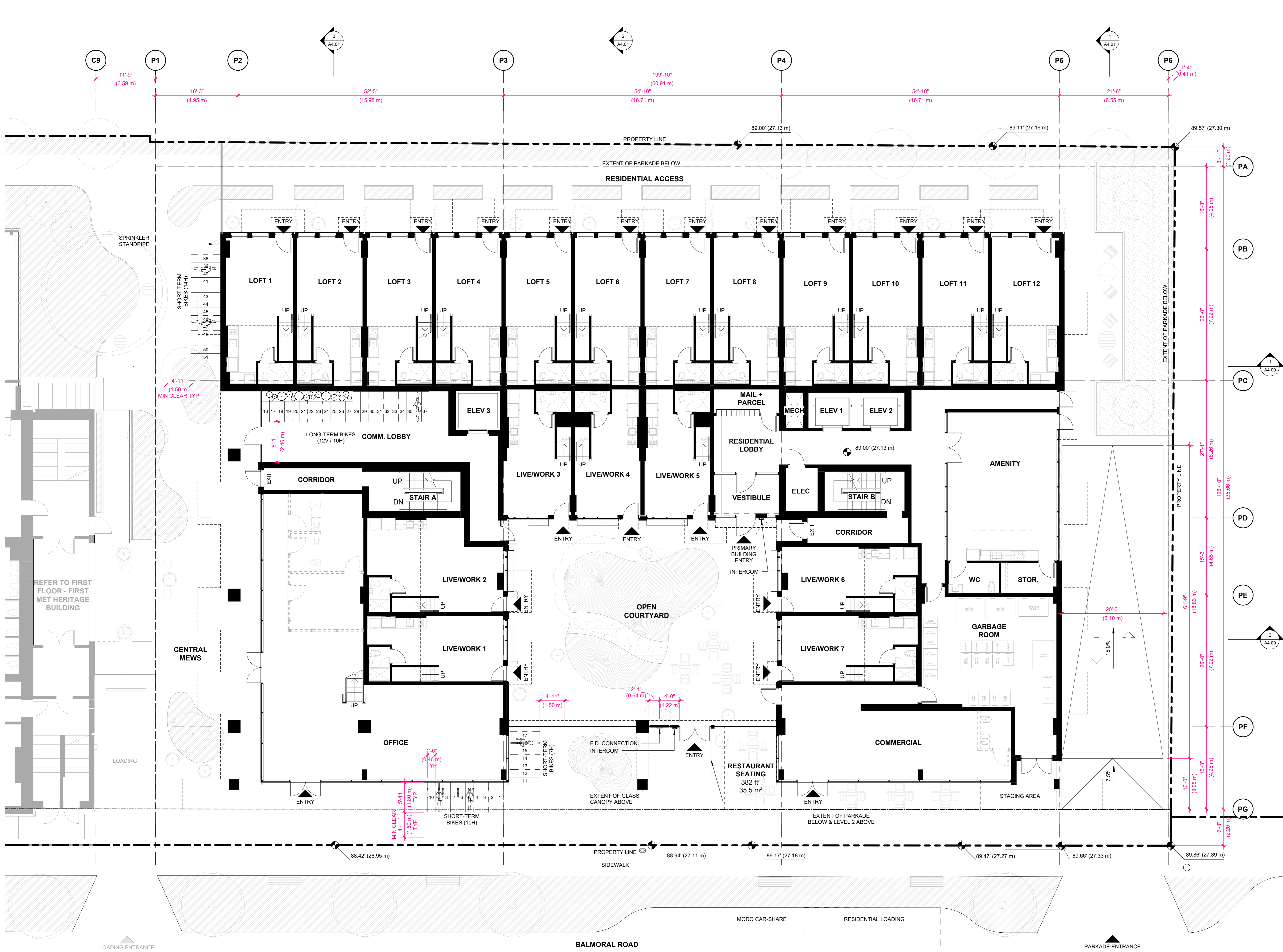
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**ROOF PLAN - FIRST MET HERITAGE BLDG**

SCALE  
1/8" = 1'-0"







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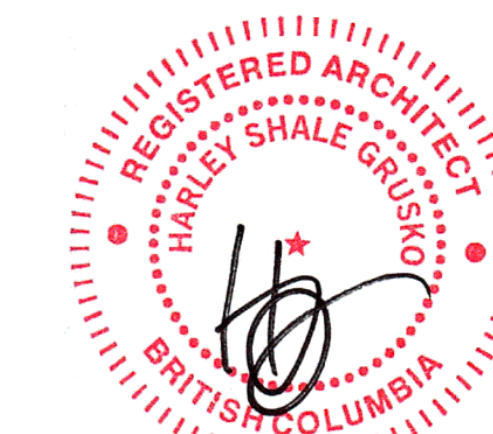
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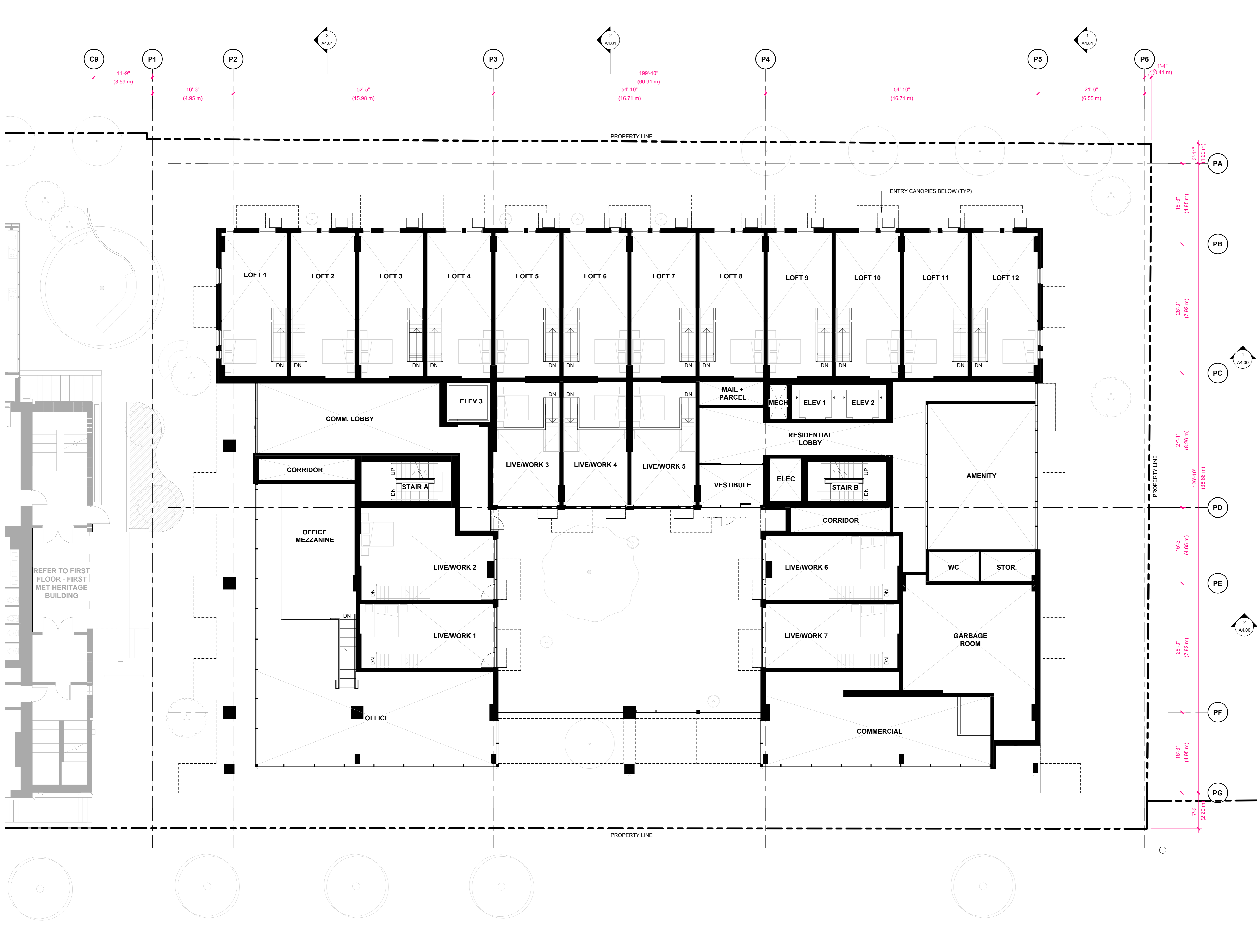
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LEVEL 01 PLAN -  
RESIDENTIAL BLDG

SCALE

1/8" = 1'-0"





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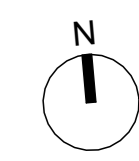
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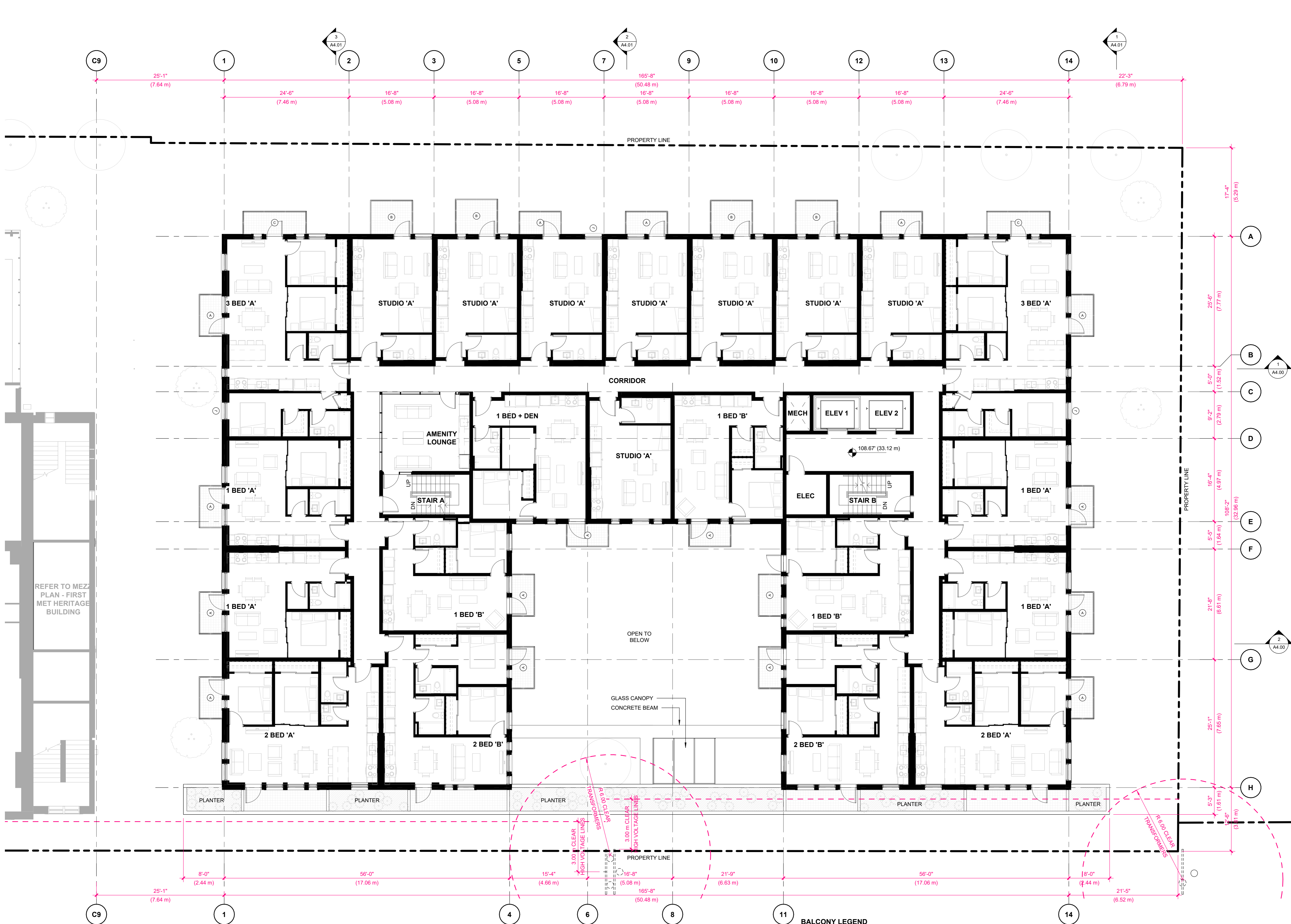
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## MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE  
1/8" = 1'-0"





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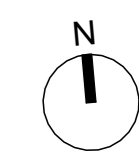
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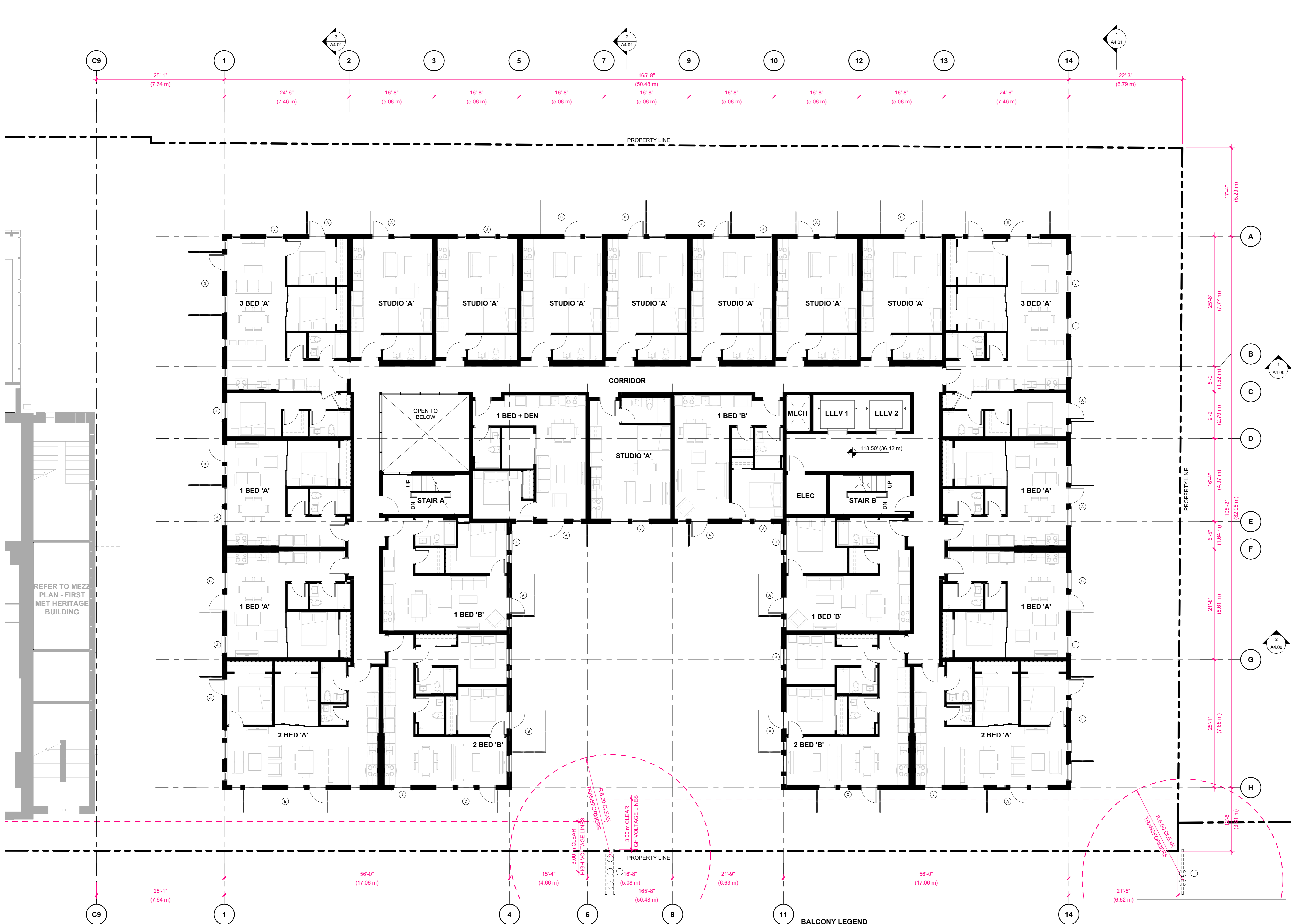
## LEVEL 02 PLAN - RESIDENTIAL BLDG

SCALE  
1/8" = 1'-0"



### BALCONY LEGEND

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



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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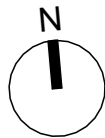


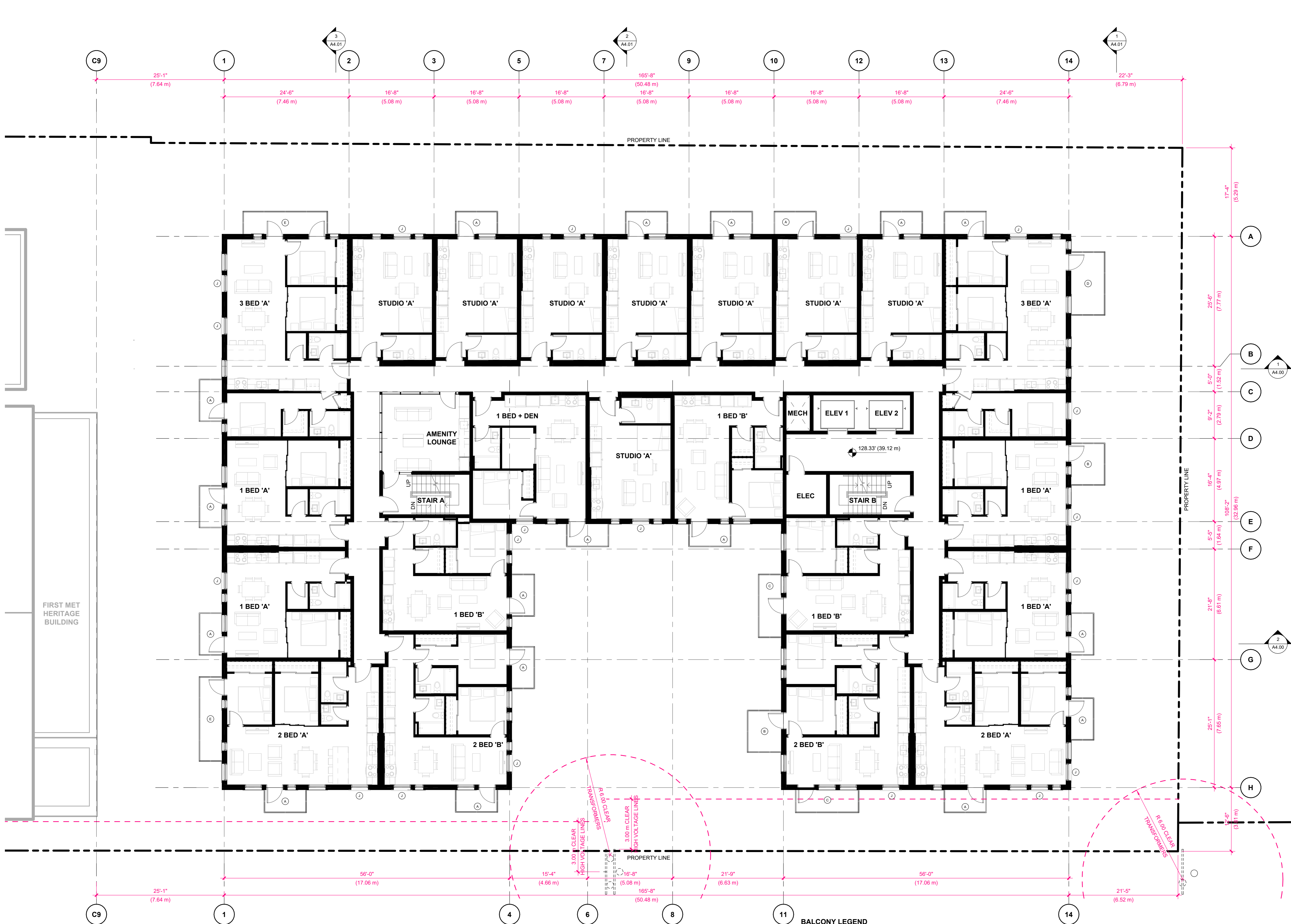
2025-09-08

LEVEL 03 PLAN - RESIDENTIAL BLDG

SCALE

1/8" = 1'-0"





BALCONY LEGEND

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



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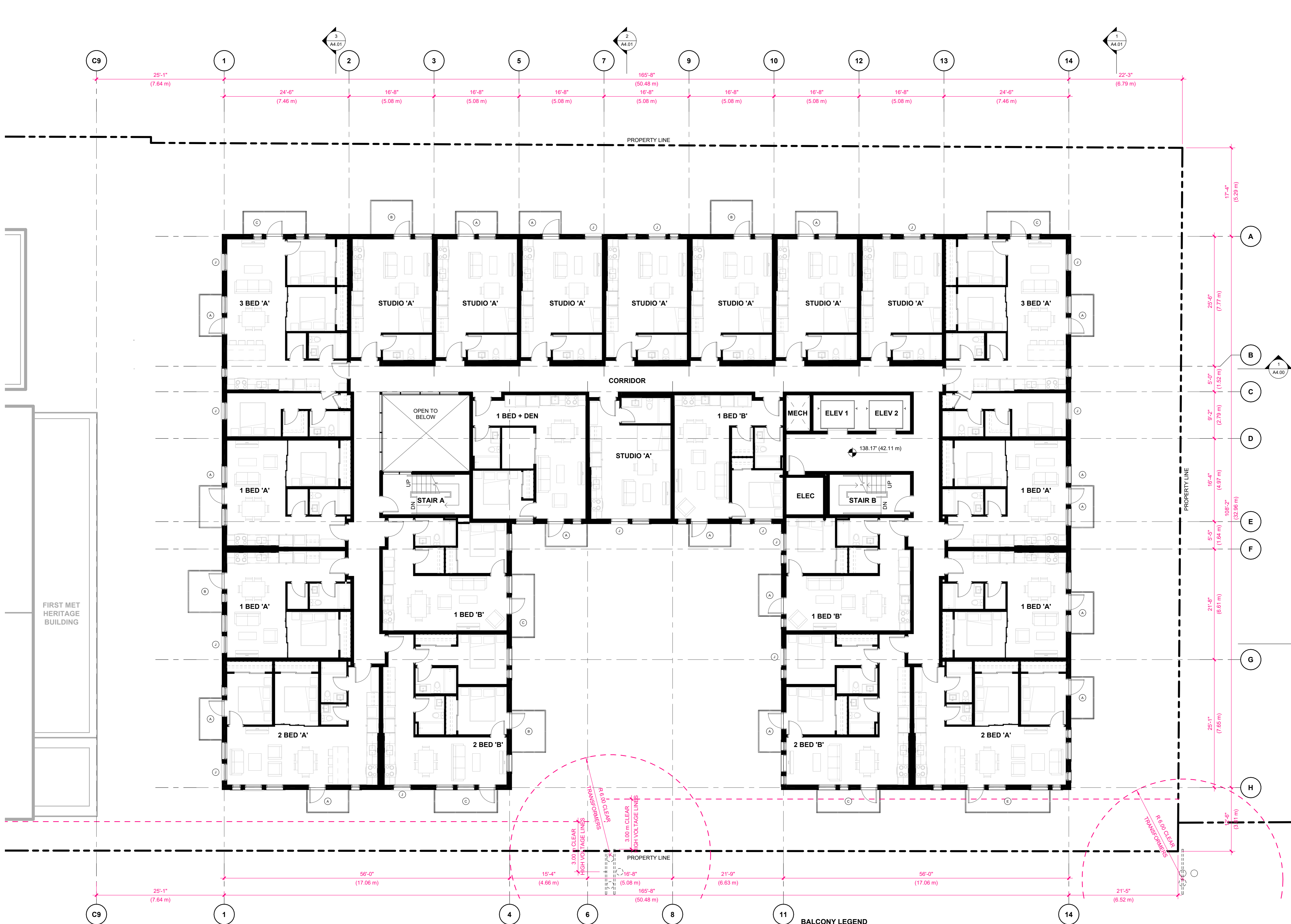
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LEVEL 04 PLAN - RESIDENTIAL BLDG

SCALE

1/8" = 1'-0"





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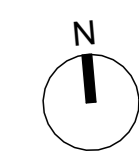
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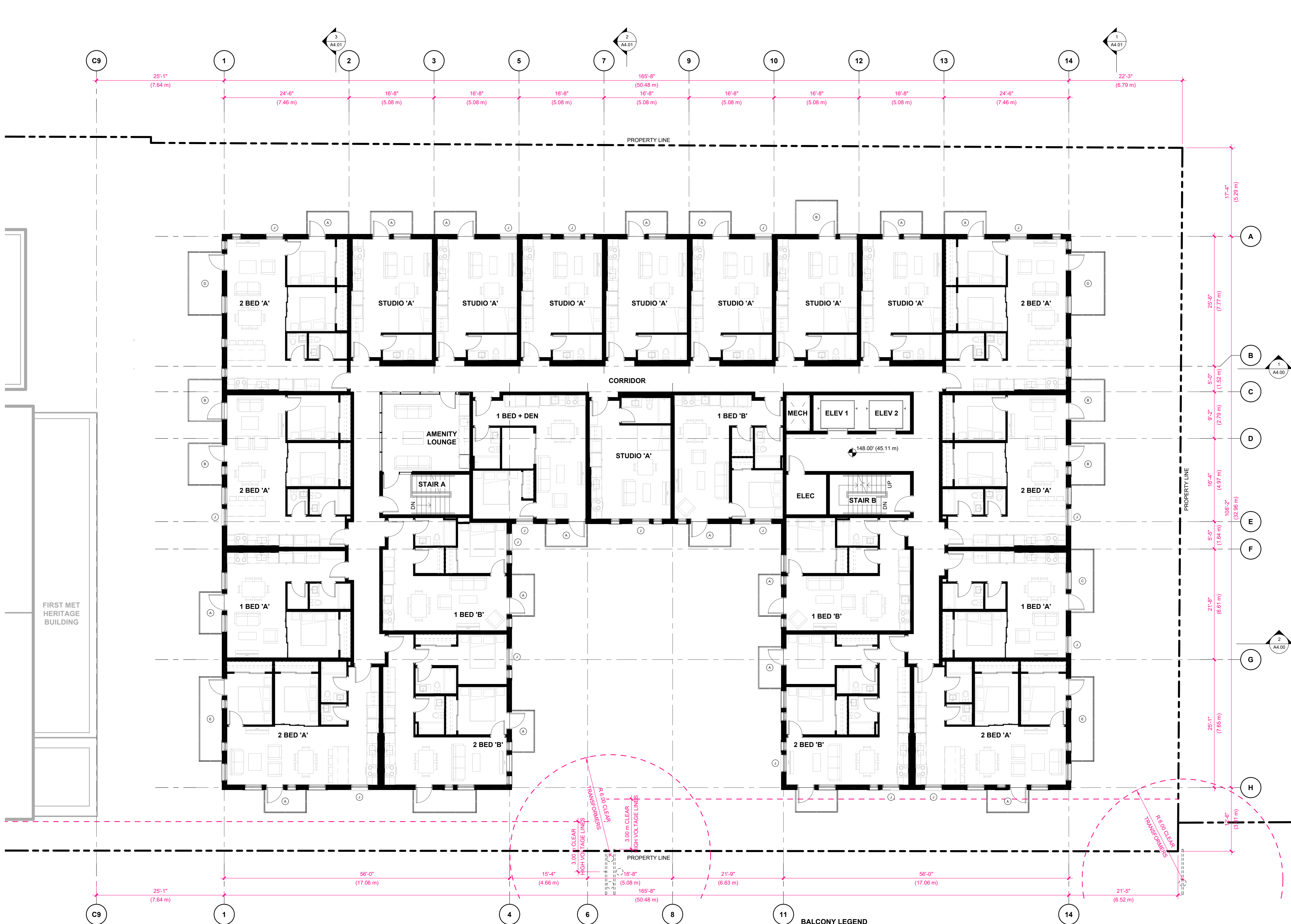
## LEVEL 05 PLAN - RESIDENTIAL BLDG

SCALE  
1/8" = 1'-0"



### BALCONY LEGEND

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



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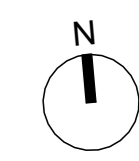
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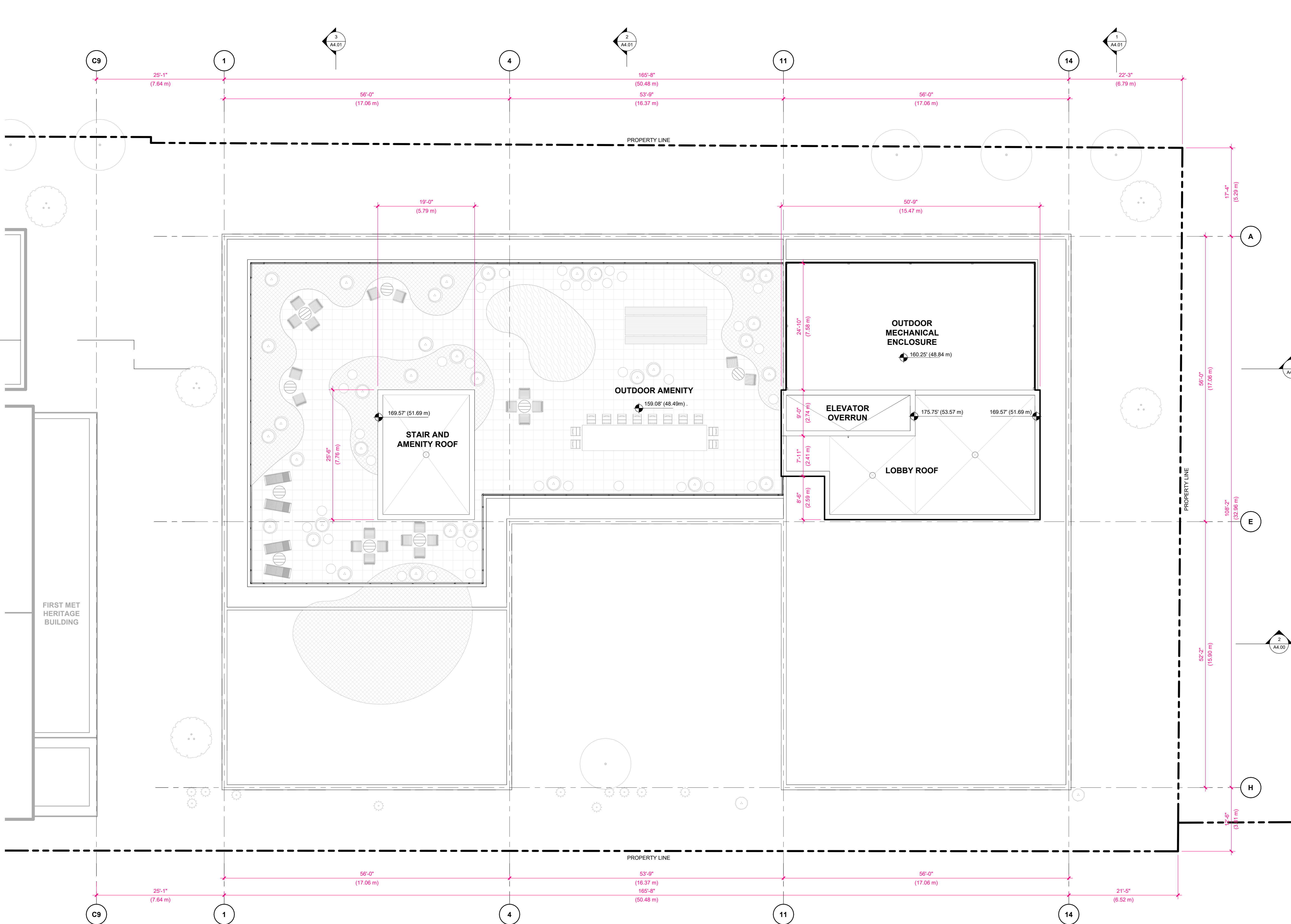
## LEVEL 06 PLAN - RESIDENTIAL BLDG

SCALE  
1/8" = 1'-0"



### BALCONY LEGEND

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



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## FIRST MET

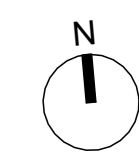
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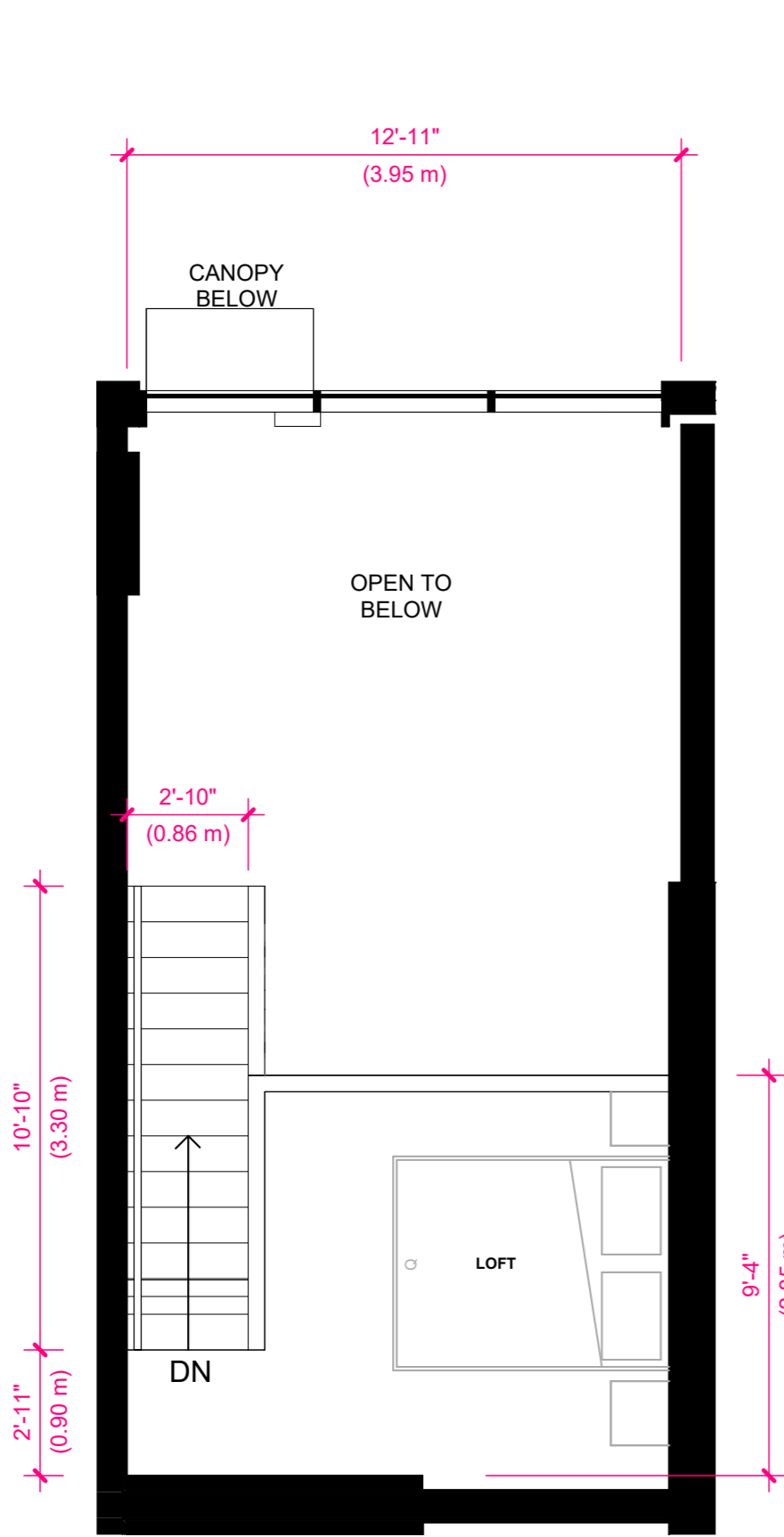
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### ROOF PLAN - RESIDENTIAL BLDG

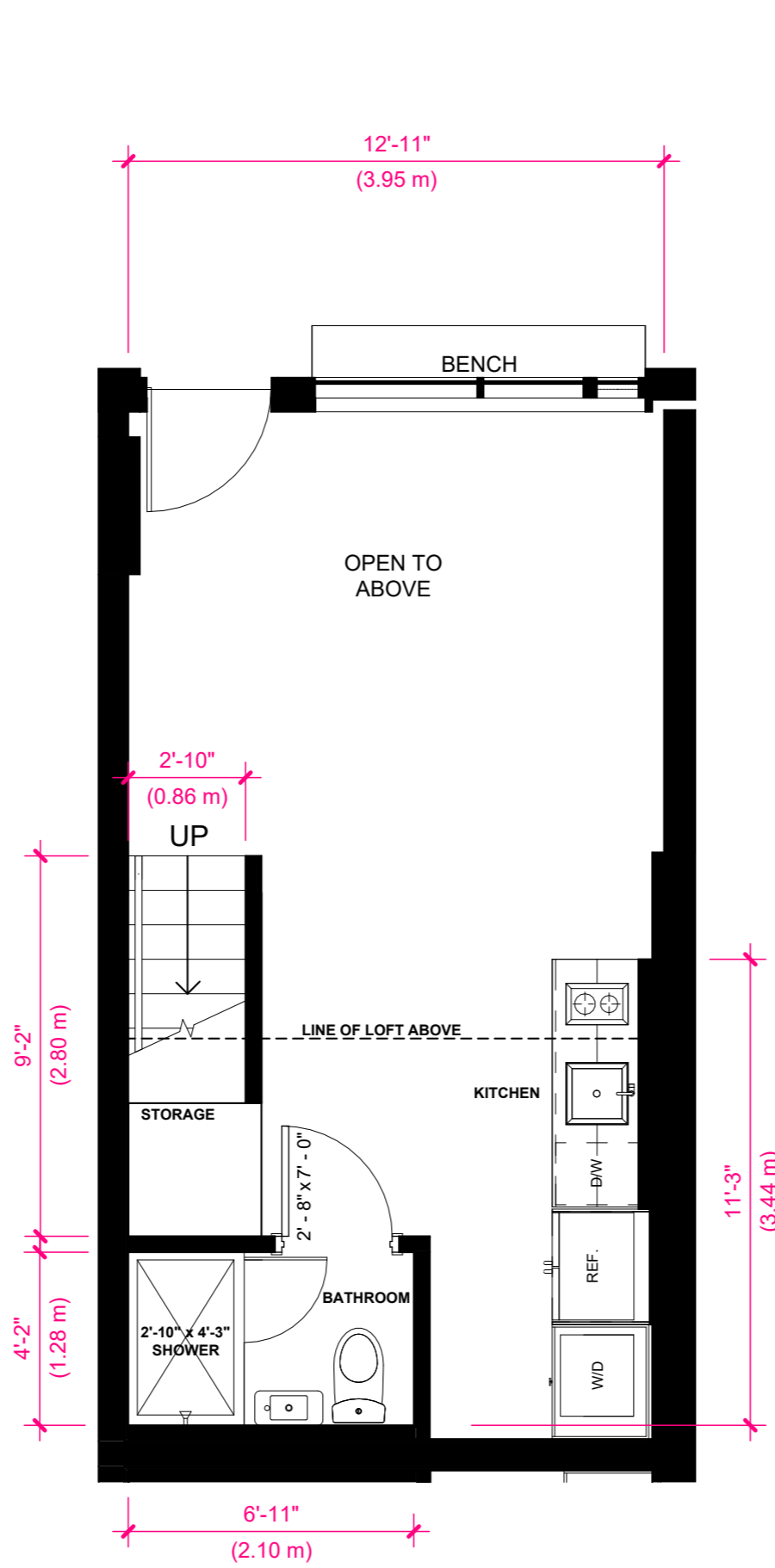
SCALE  
1/8" = 1'-0"





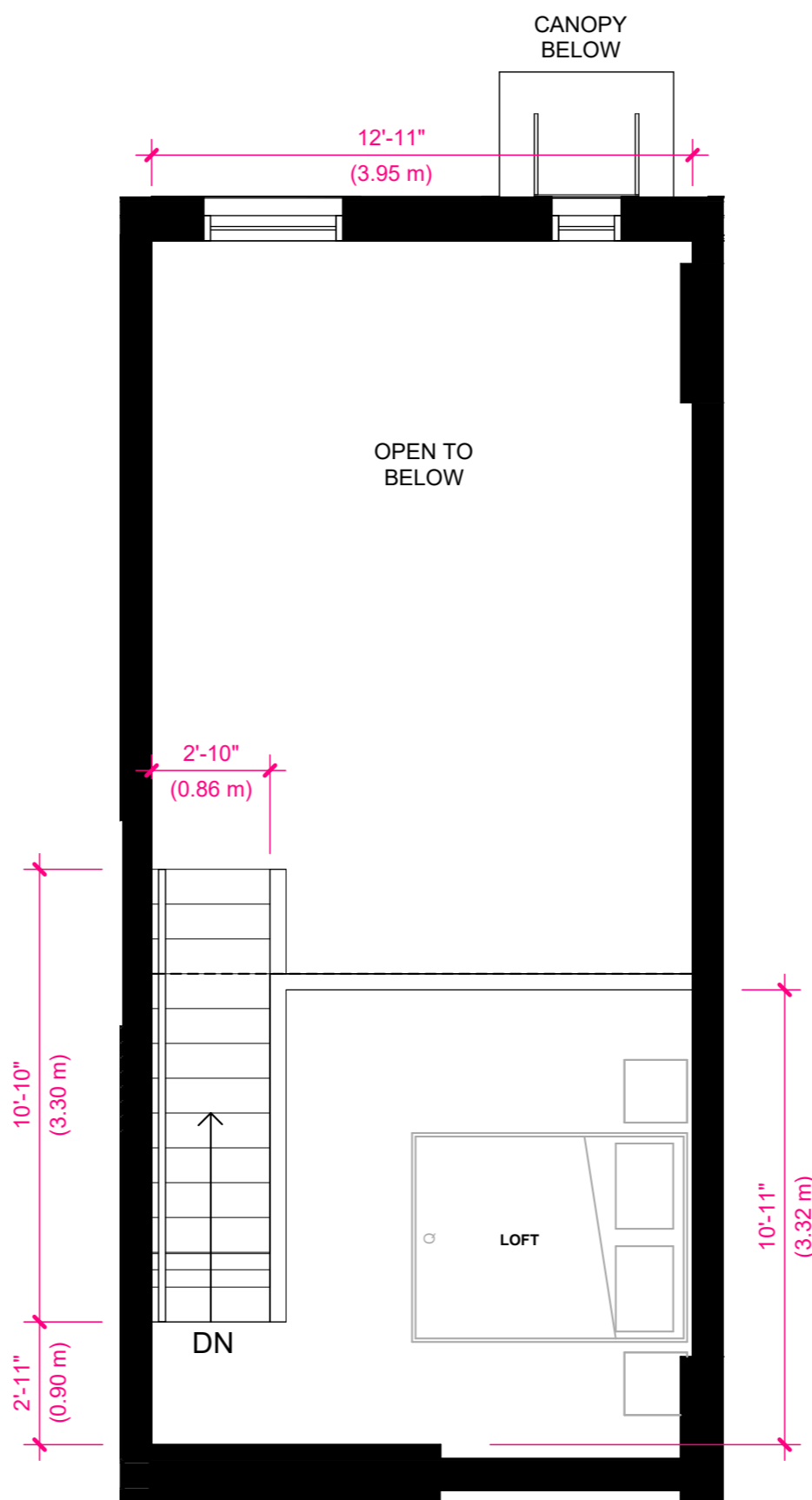
GROSS AREA: 117 SF (10.87 SM) / 463 SF (43.01 SM)

**7 LIVE/WORK B - MEZZANINE**  
1/4" = 1'-0" |



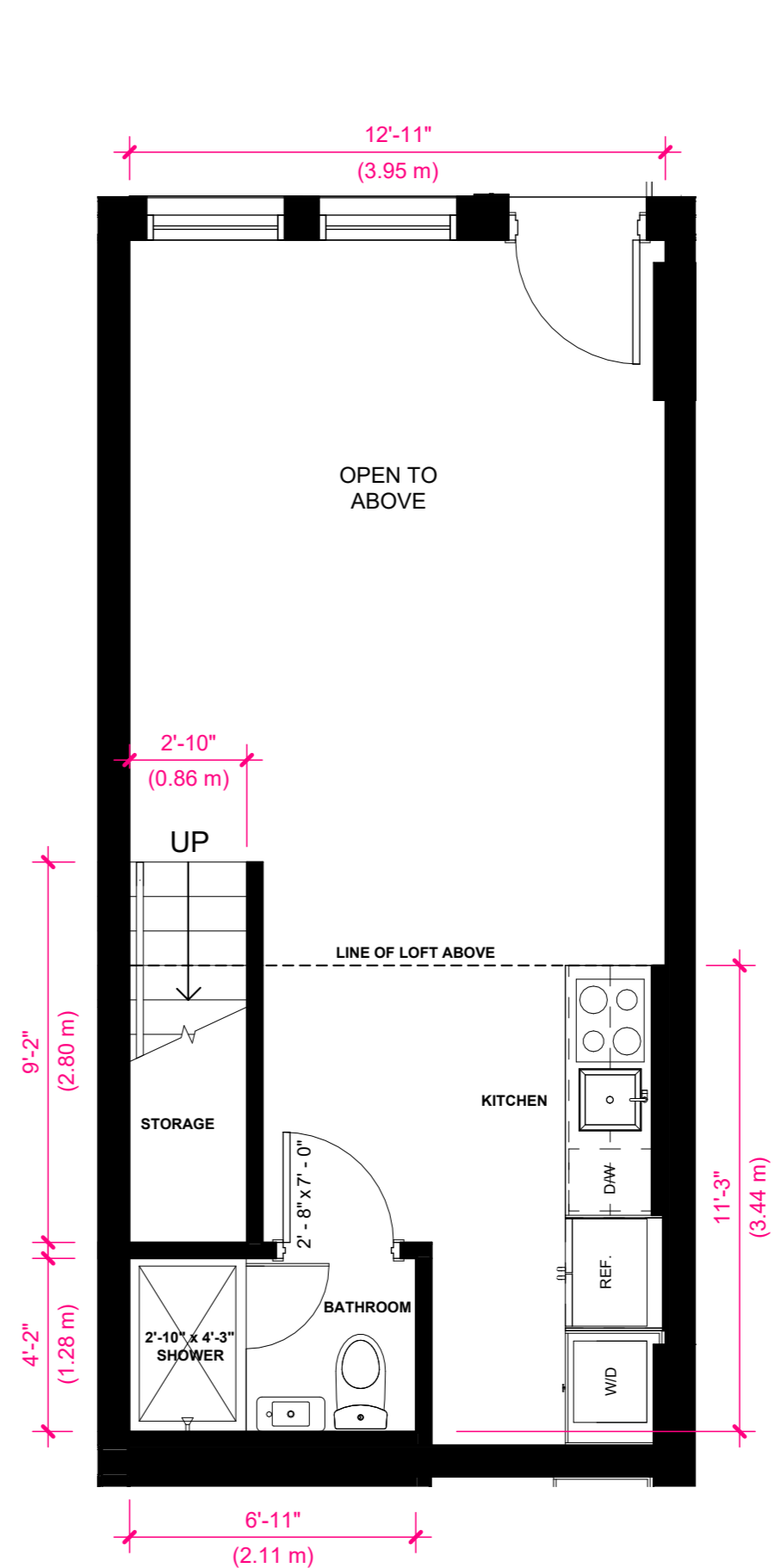
GROSS AREA: 346 SF (32.14 SM) / 463 SF (43.01 SM)

**6 LIVE/WORK B**  
1/4" = 1'-0" |



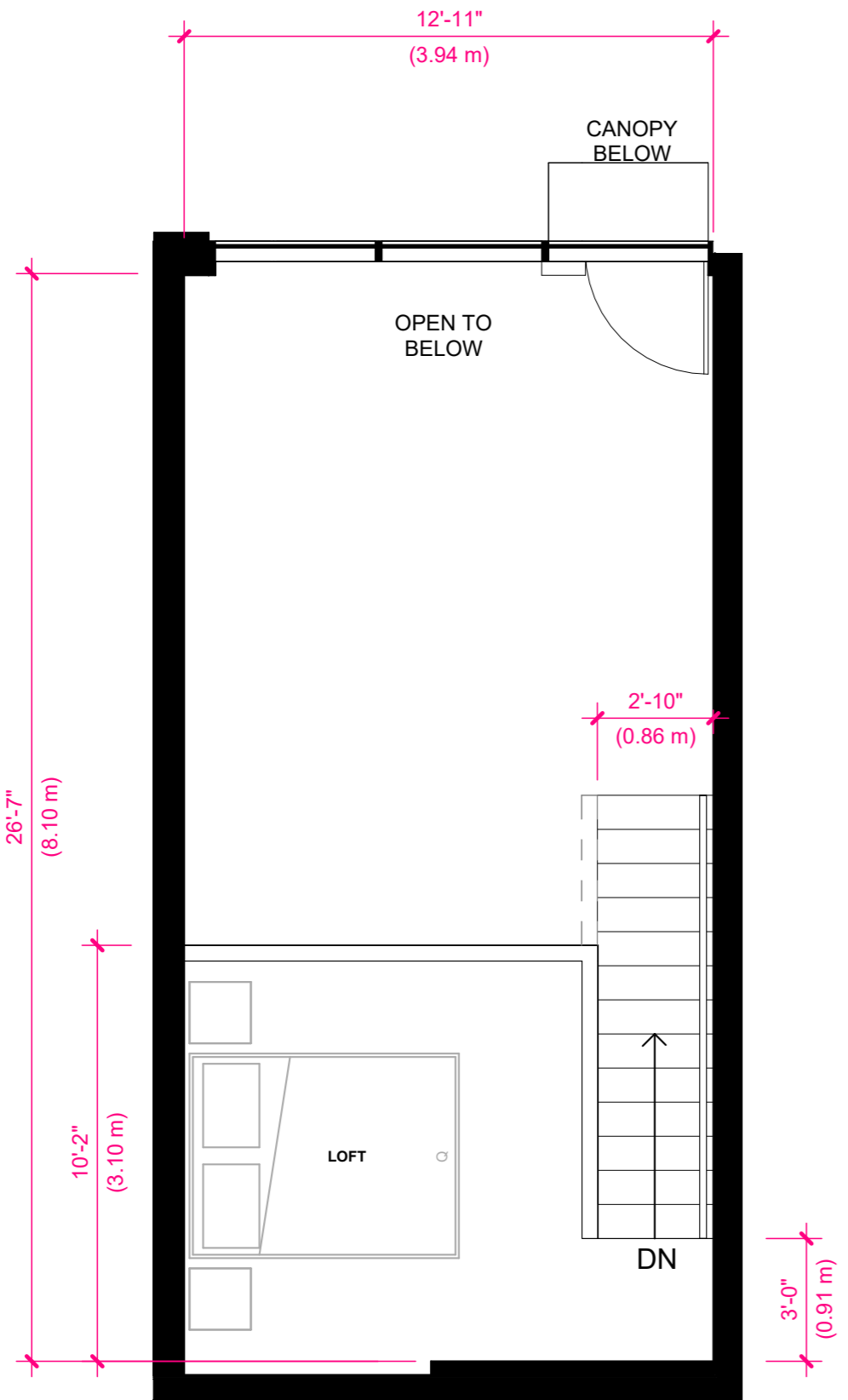
GROSS AREA: 138 SF (12.82 SM) / 543 SF (50.45 SM)

**5 LOFT - MEZZANINE**  
1/4" = 1'-0" |



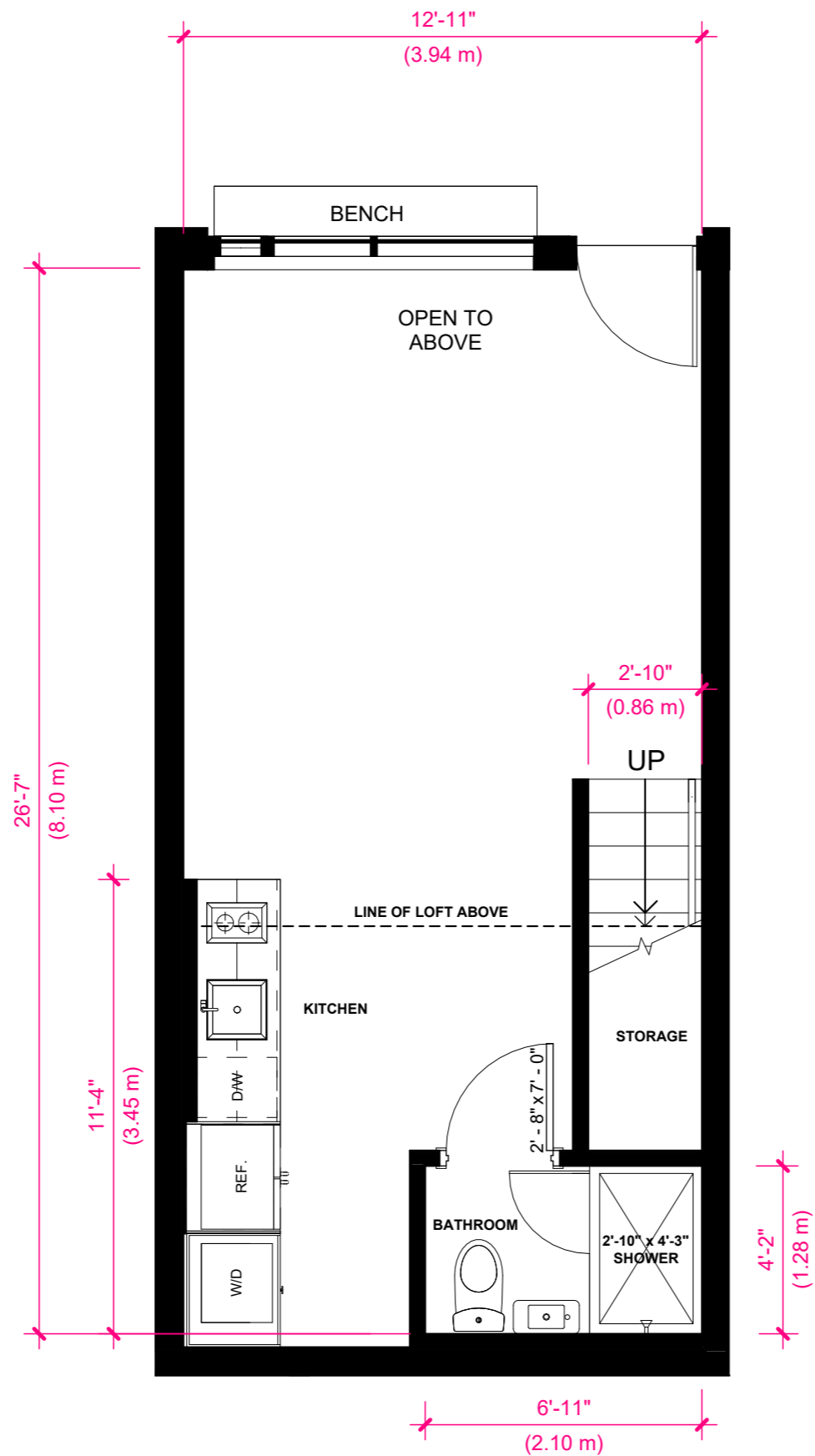
GROSS AREA: 405 SF (37.63 SM) / 543 SF (50.45 SM)

**4 LOFT**  
1/4" = 1'-0" |



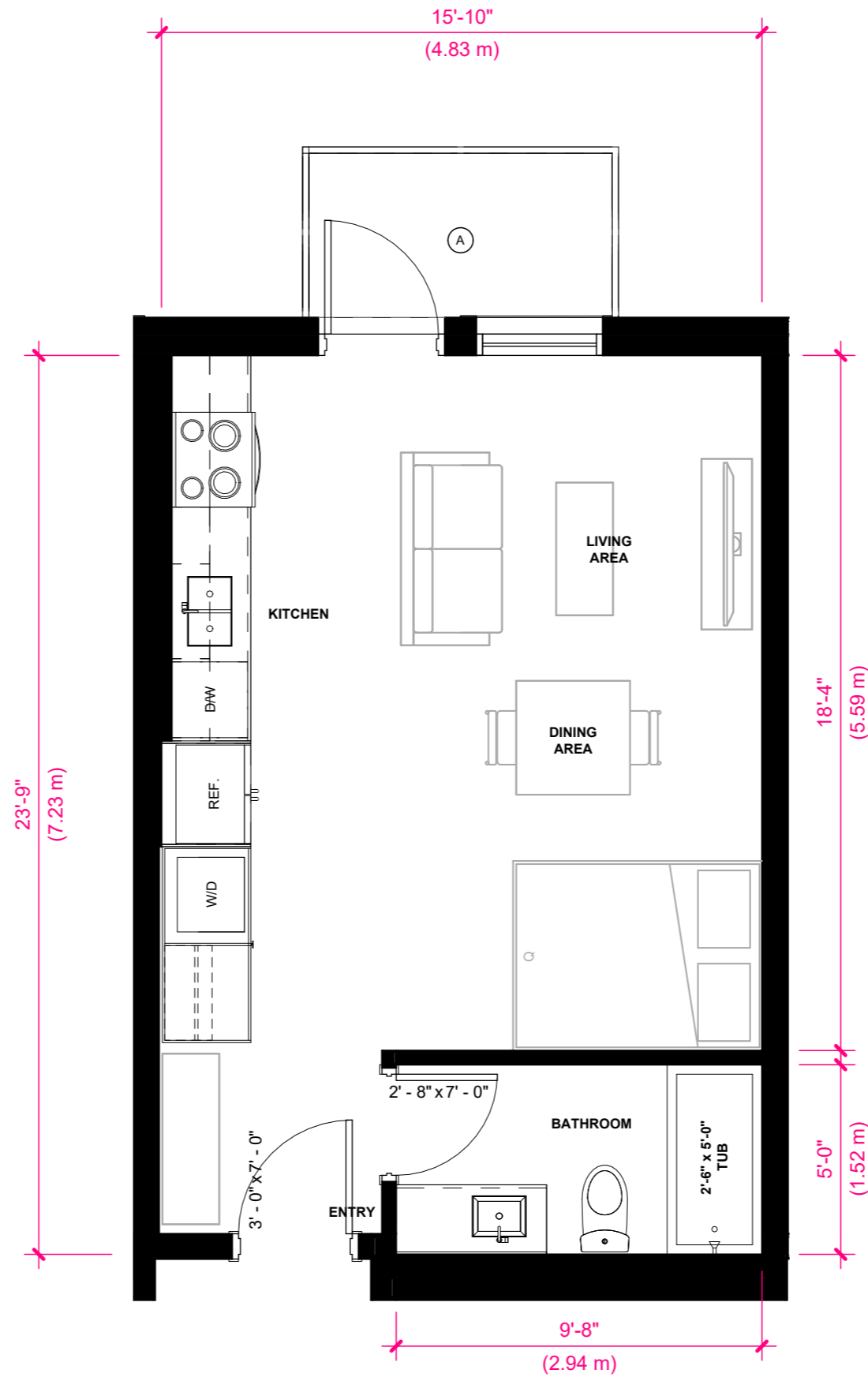
GROSS AREA: 125 SF (11.61 SM) / 498 SF (46.27 SM)

**3 LIVE/WORK A - MEZZANINE**  
1/4" = 1'-0" |



GROSS AREA: 373 SF (34.65 SM) / 498 SF (46.27 SM)

**2 LIVE/WORK A**  
1/4" = 1'-0" |



GROSS AREA: 415 SF (38.55 SM)

**1 STUDIO A**  
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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FIRST MET

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SEPTEMBER 08, 2025



2025-09-08

ENLARGED UNIT PLANS

SCALE

1/4" = 1'-0"



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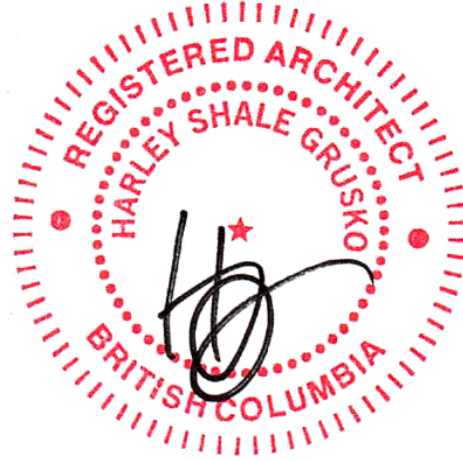
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SEPTEMBER 08, 2025



2025-09-08

ENLARGED UNIT PLANS

SCALE

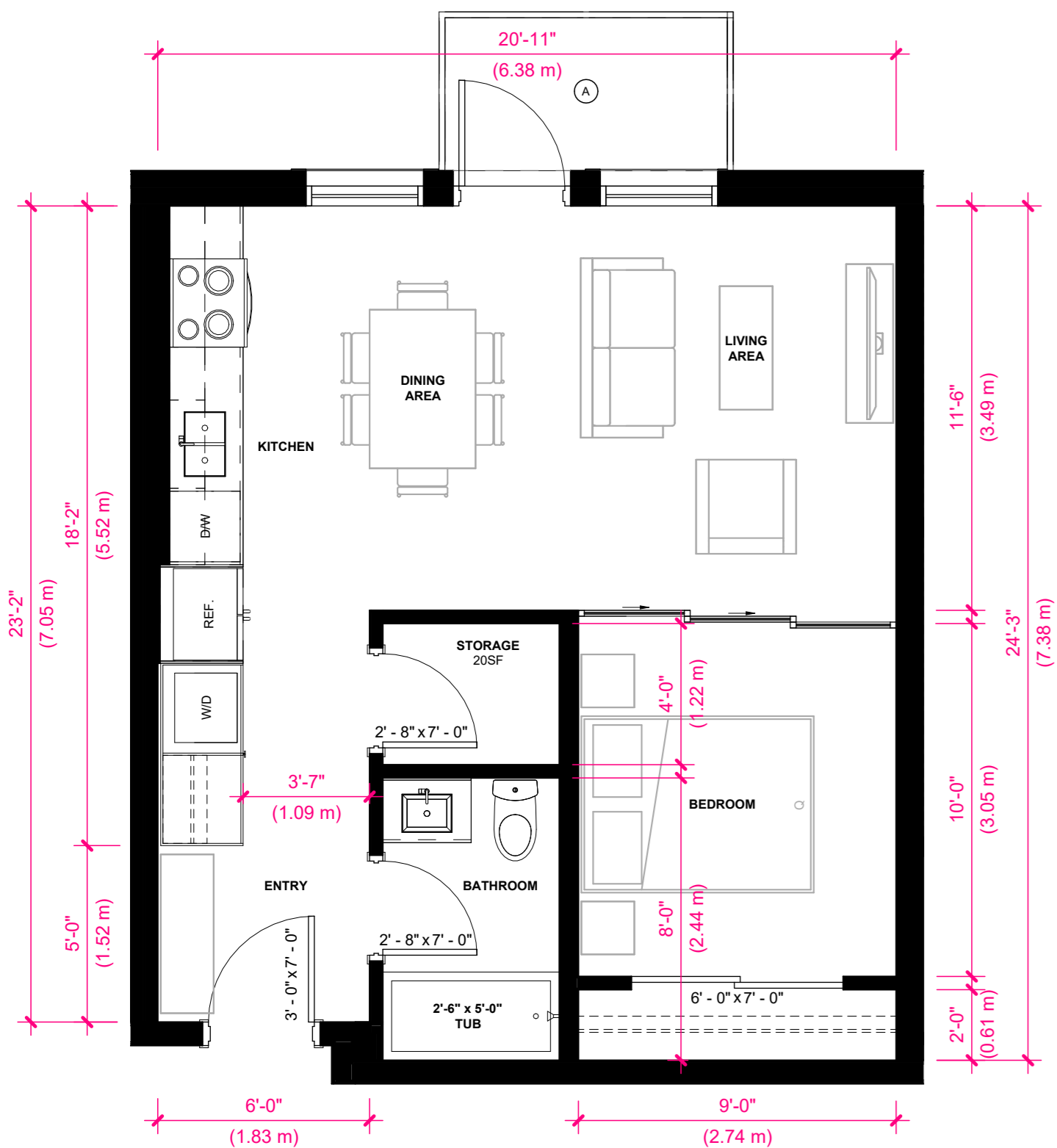
1/4" = 1'-0"

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)

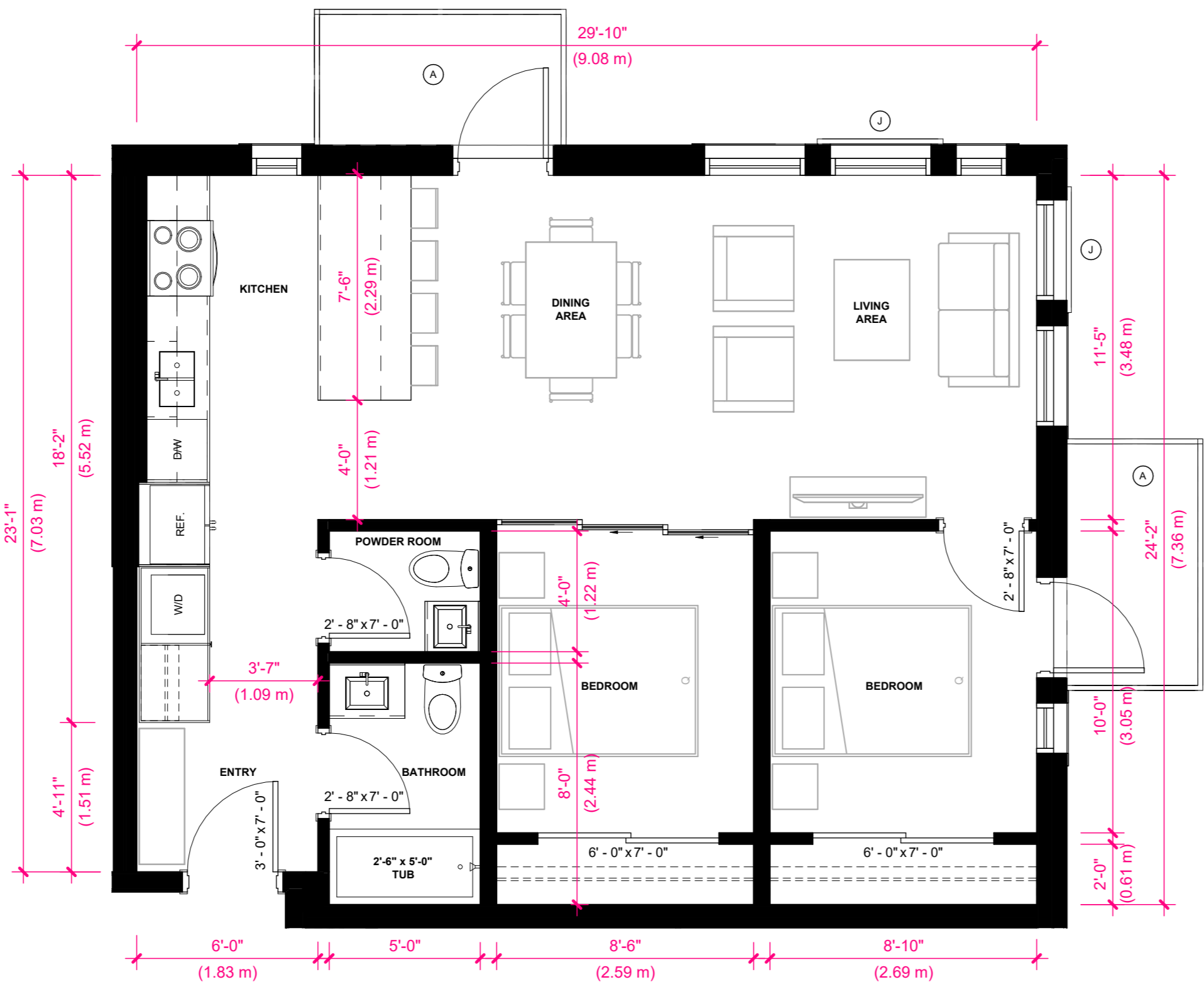
REFER TO OVERALL PLANS FOR BALCONY LAYOUTS

A2.21



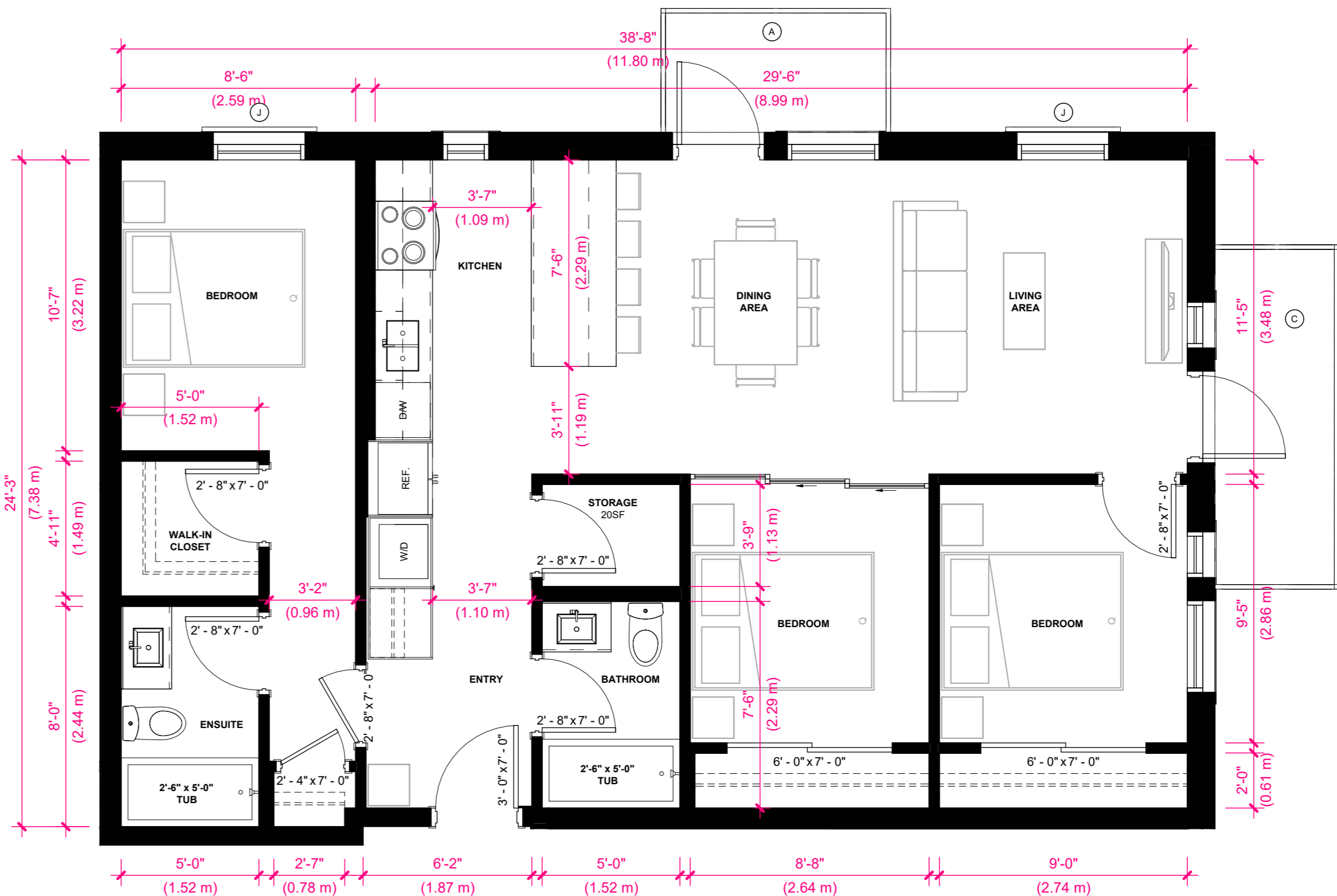
GROSS AREA: 526 SF (48.87 SM)

**6 1 BED A (INBOARD)**  
1/4" = 1'-0" |



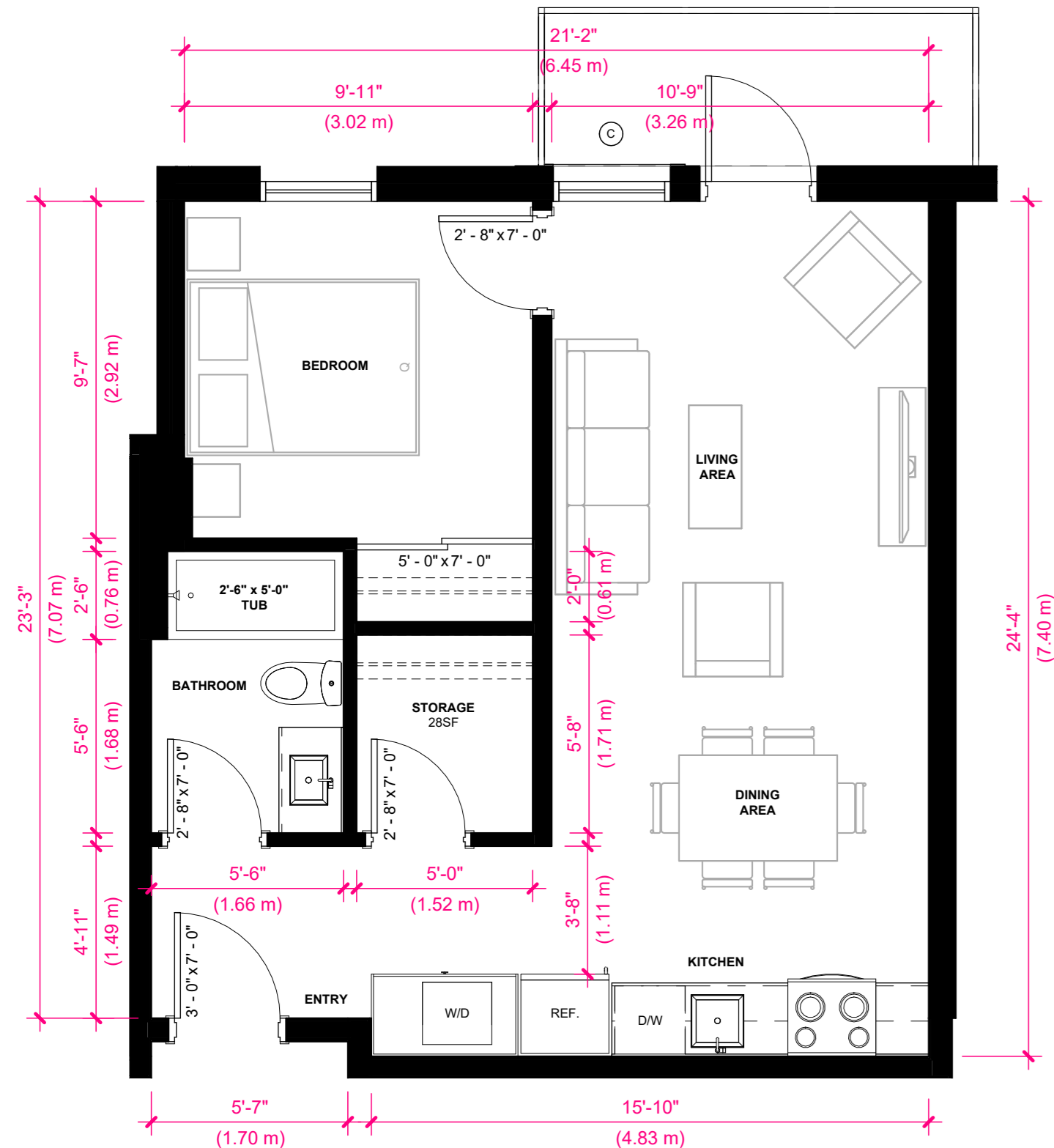
GROSS AREA: 735 SF (68.28 SM)

**5 2 BED A (INBOARD)**  
1/4" = 1'-0" |



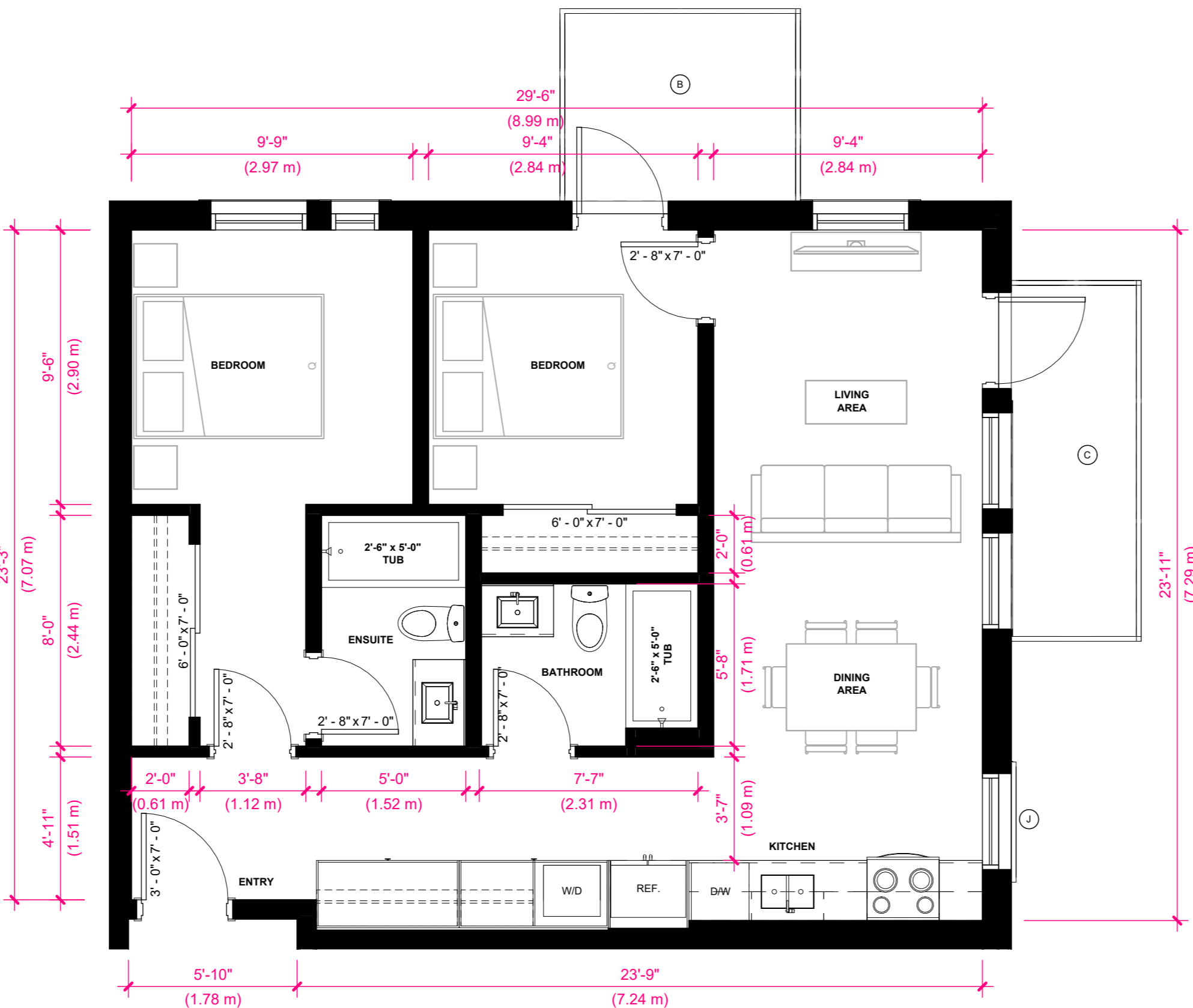
GROSS AREA: 940 SF (87.33 SM)

**4 3 BED A (INBOARD)**  
1/4" = 1'-0" |



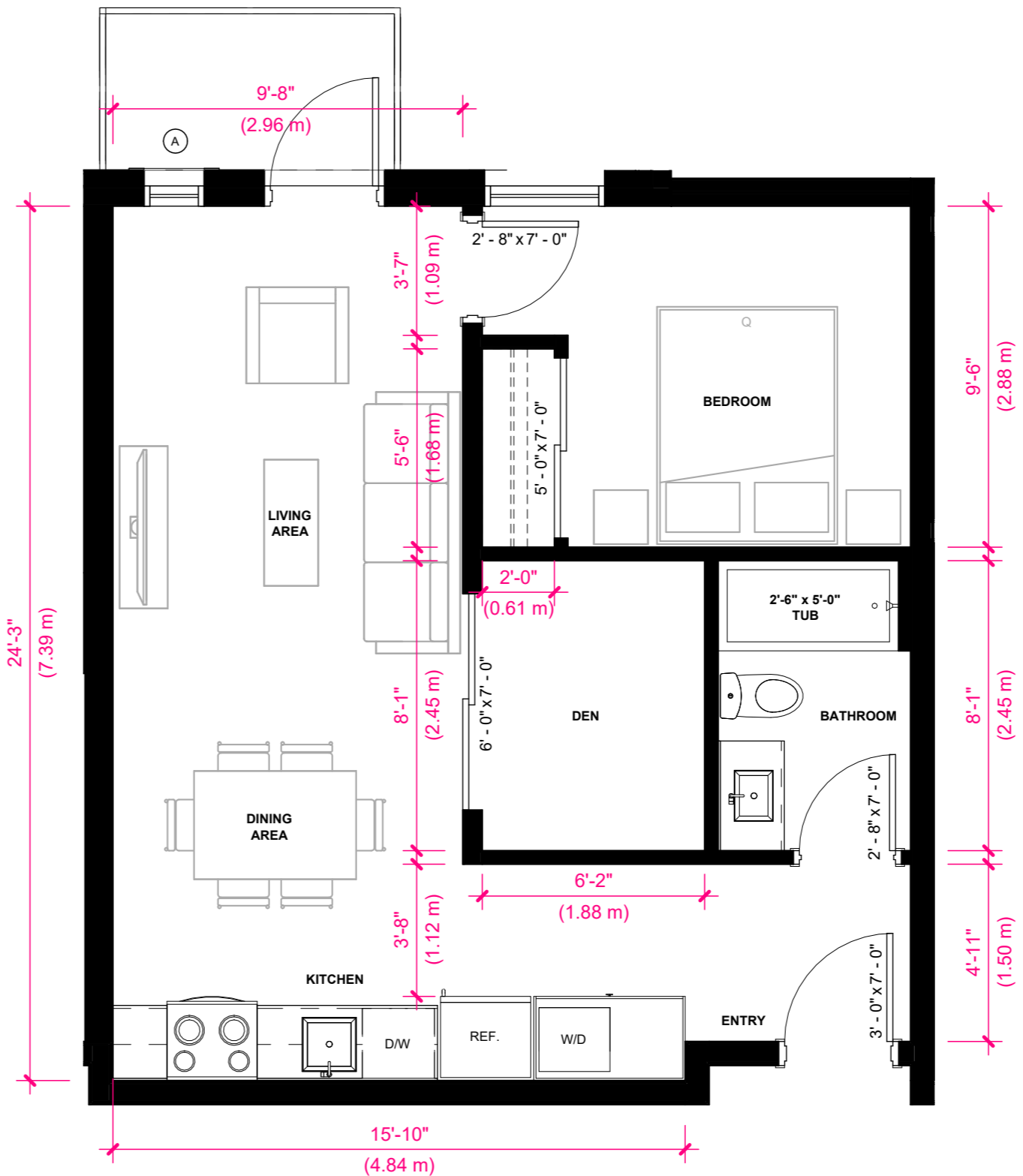
GROSS AREA: 550 SF (51.10 SM)

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



GROSS AREA: 730 SF (67.82 SM)

**2 2 BED B (OUTBOARD)**  
1/4" = 1'-0" |



GROSS AREA: 555 SF (51.56 SM)

**1 1 BED + DEN (OUTBOARD)**  
1/4" = 1'-0" |



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

- 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)
- 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



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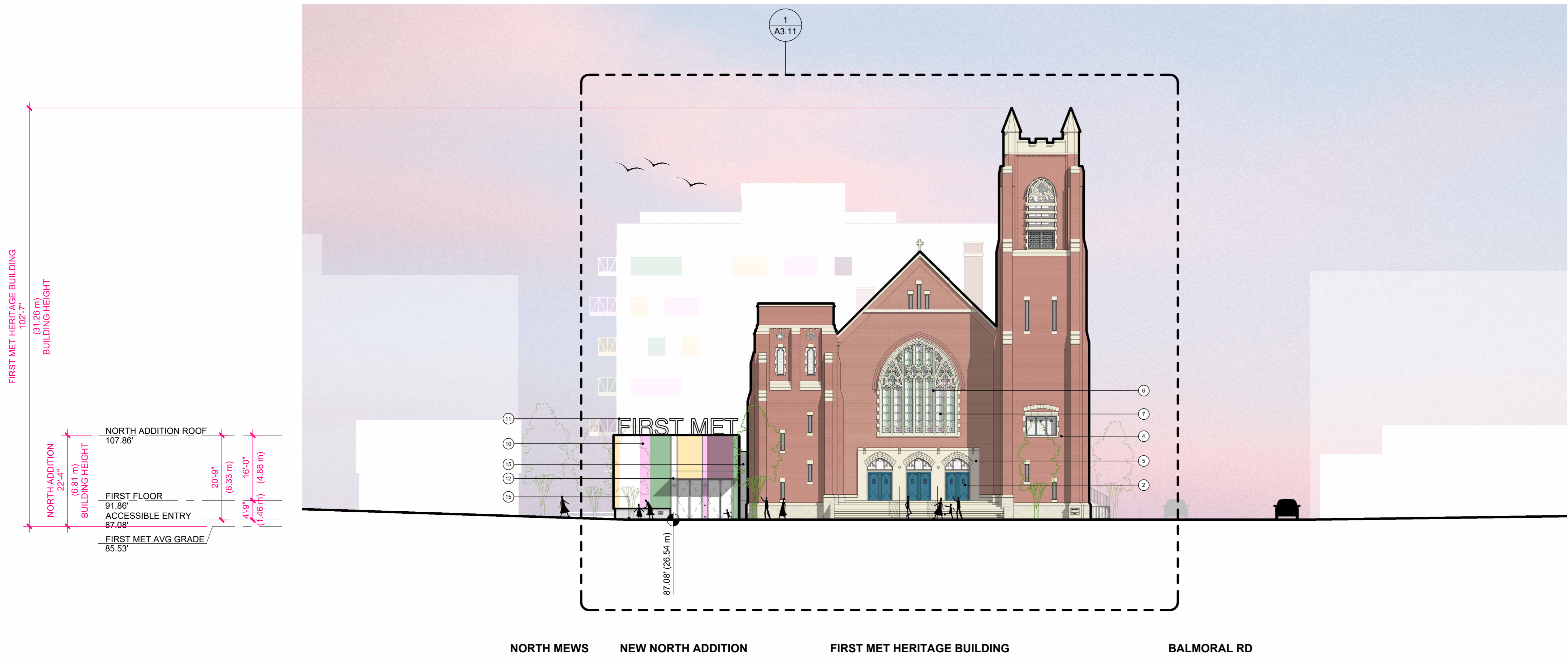
934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING &  
DEVELOPMENT PERMIT TRG  
RESPONSE  
SEPTEMBER 08, 2025



## 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
- 15 ARCHITECTURAL CONCRETE



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2025-09-08

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 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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SEPTEMBER 08, 2025



2025-09-08

EAST SITE ELEVATION

SCALE

1/16" = 1'-0"



BALMORAL RD

NEW RESIDENTIAL BUILDING

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

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SEPTEMBER 08, 2025



2025-09-08

CENTRAL MEWS WEST  
SITE ELEVATION

SCALE

1/16" = 1'-0"



NEW RESIDENTIAL MATERIAL LEGEND

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

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RESPONSE

SEPTEMBER 08, 2025

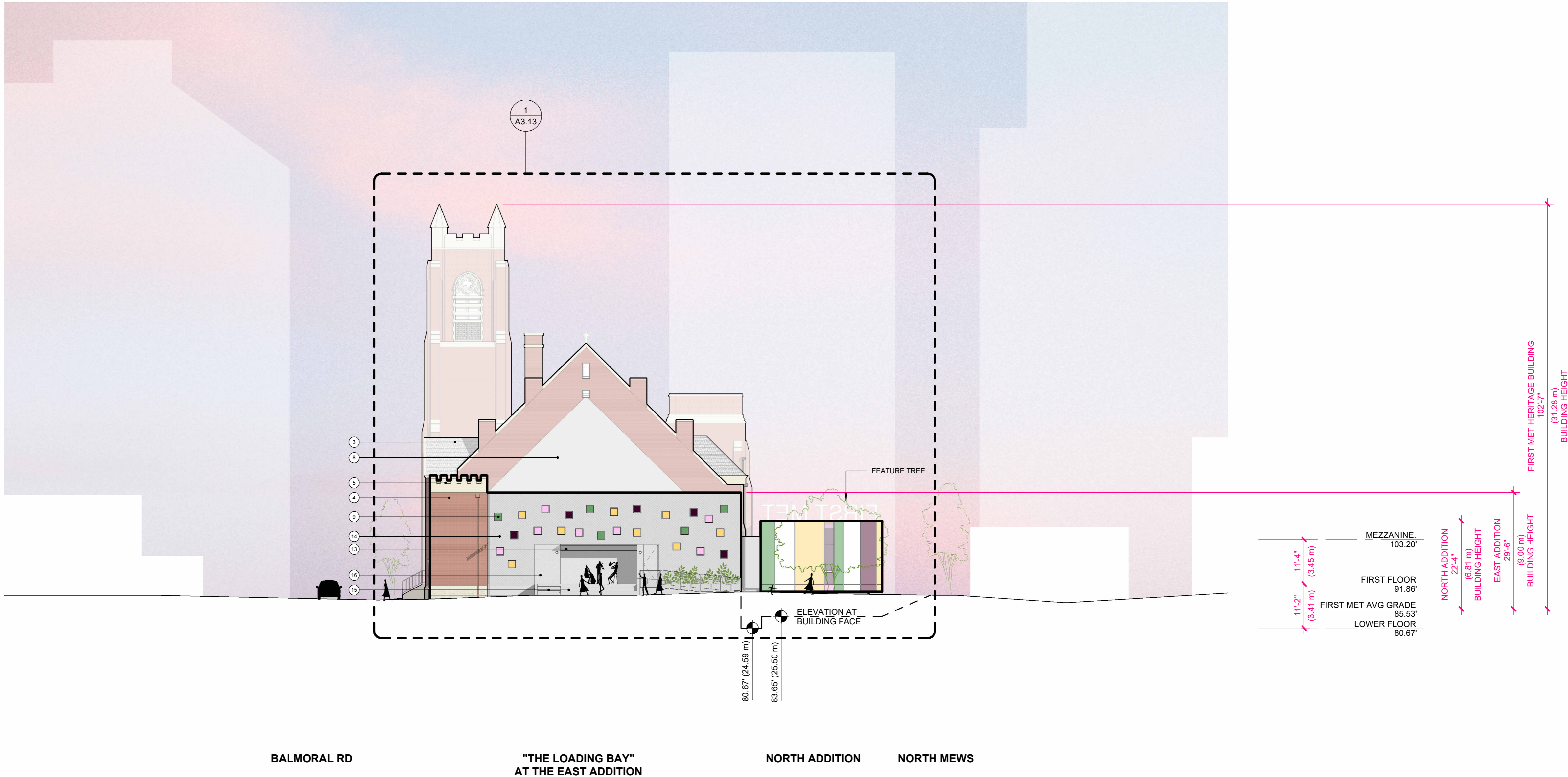


2025-09-08

CENTRAL MEWS EAST  
SITE ELEVATION

SCALE

1/16" = 1'-0"

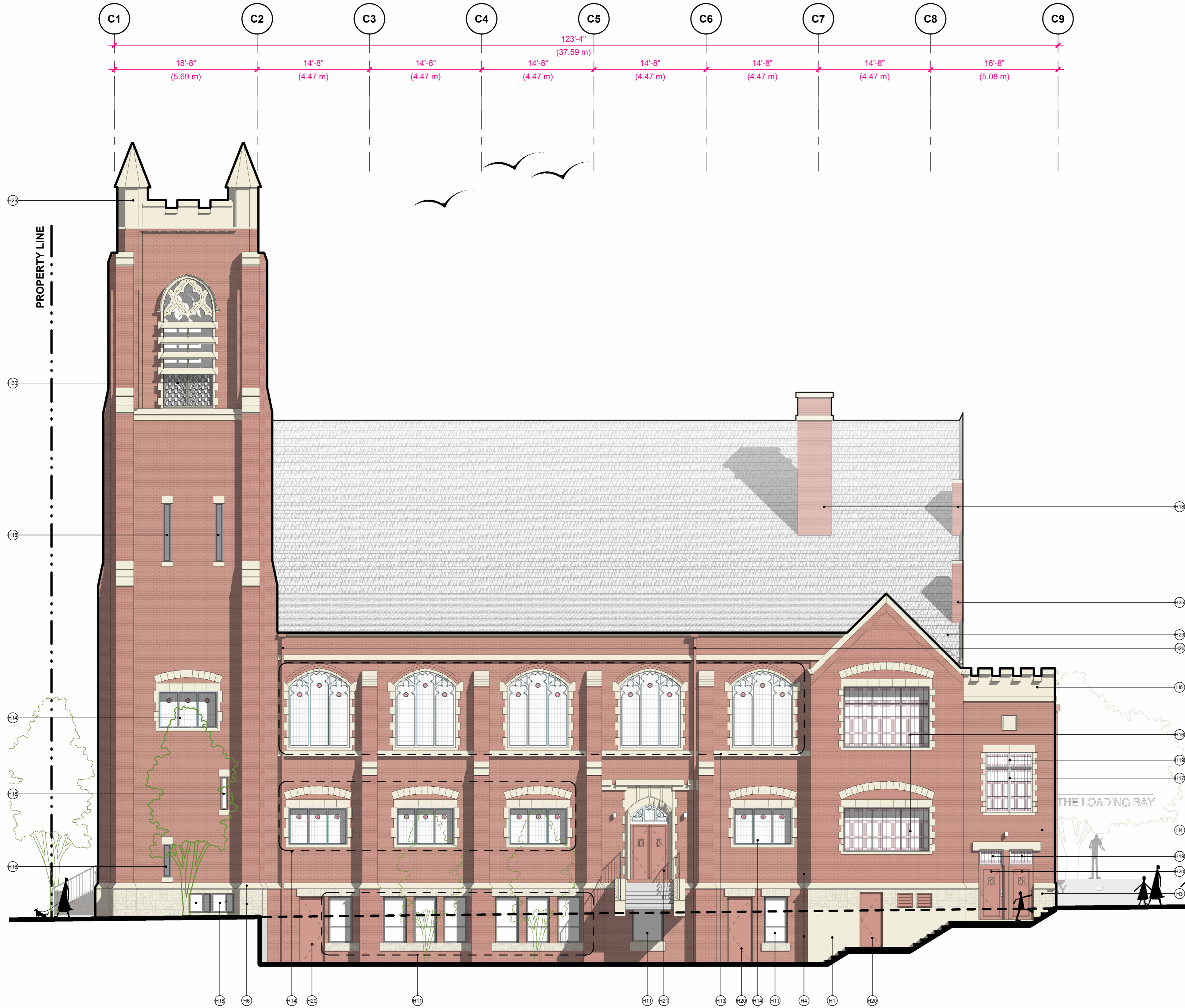


FIRST MET HERITAGE MATERIAL LEGEND

- 3 ROOFING MATERIAL TO BE REPAIRED AND REPLACED AS REQUIRED
- 4 BRICK TO BE RESTORED AS REQUIRED
- 5 SANDSTONE TO BE RESTORED AS REQUIRED
- 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
- 13 BIFOLD GARAGE DOOR, FINISH TBD
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED



**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.

**FIRST MET 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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**FIRST MET**

934 BALMORAL RD & 1701 QUADRA ST

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

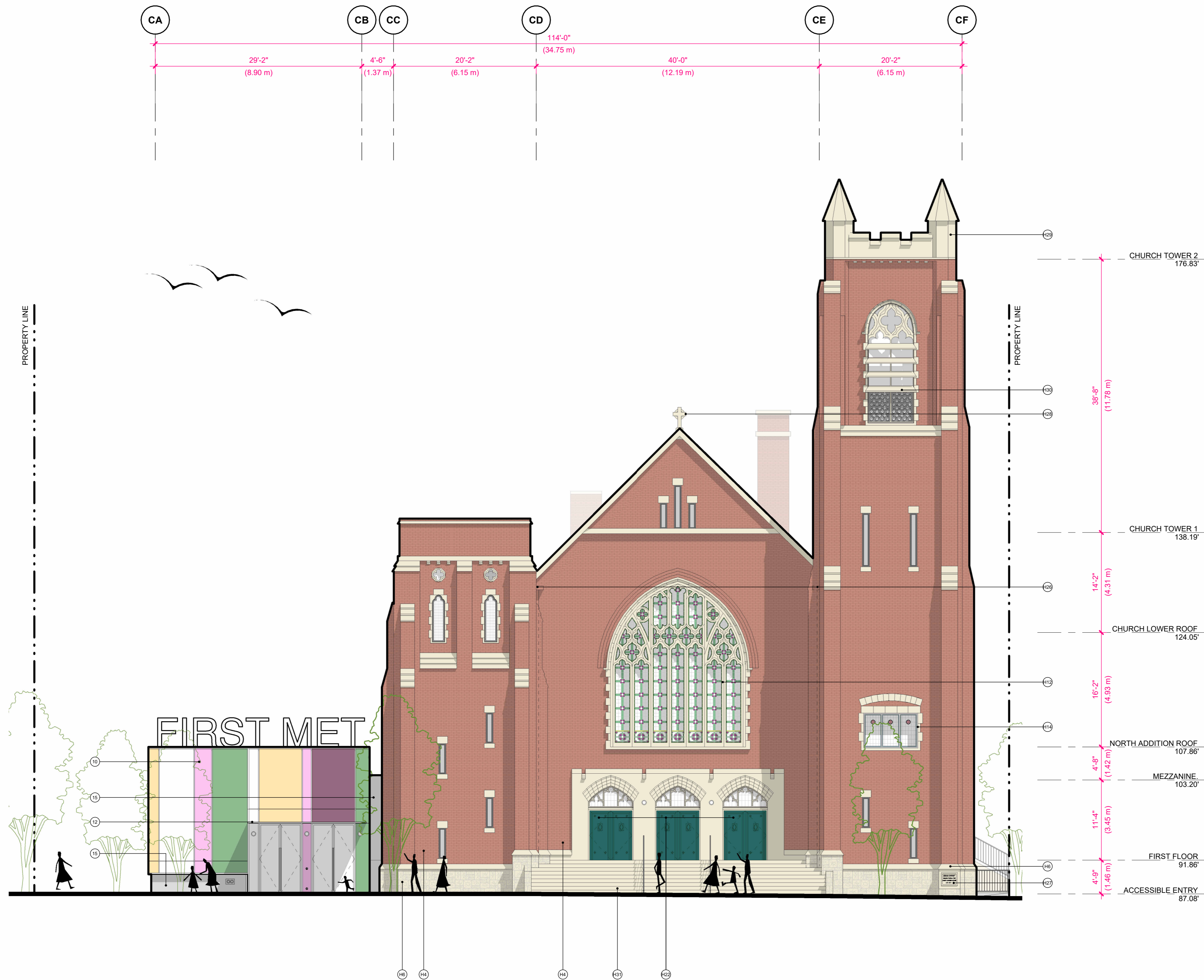
SEPTEMBER 08, 2025



**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.
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.

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 CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- H30 PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED
- H31 PRESERVED STONE ENTRY STAIRCASE - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

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



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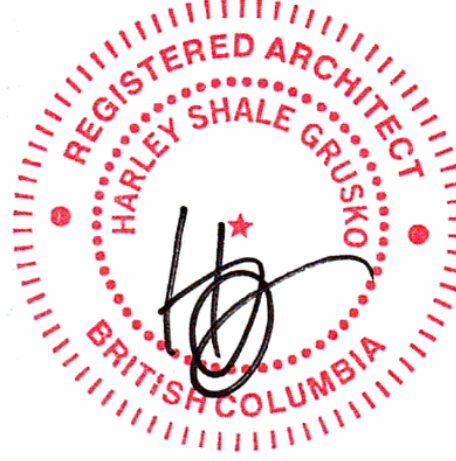
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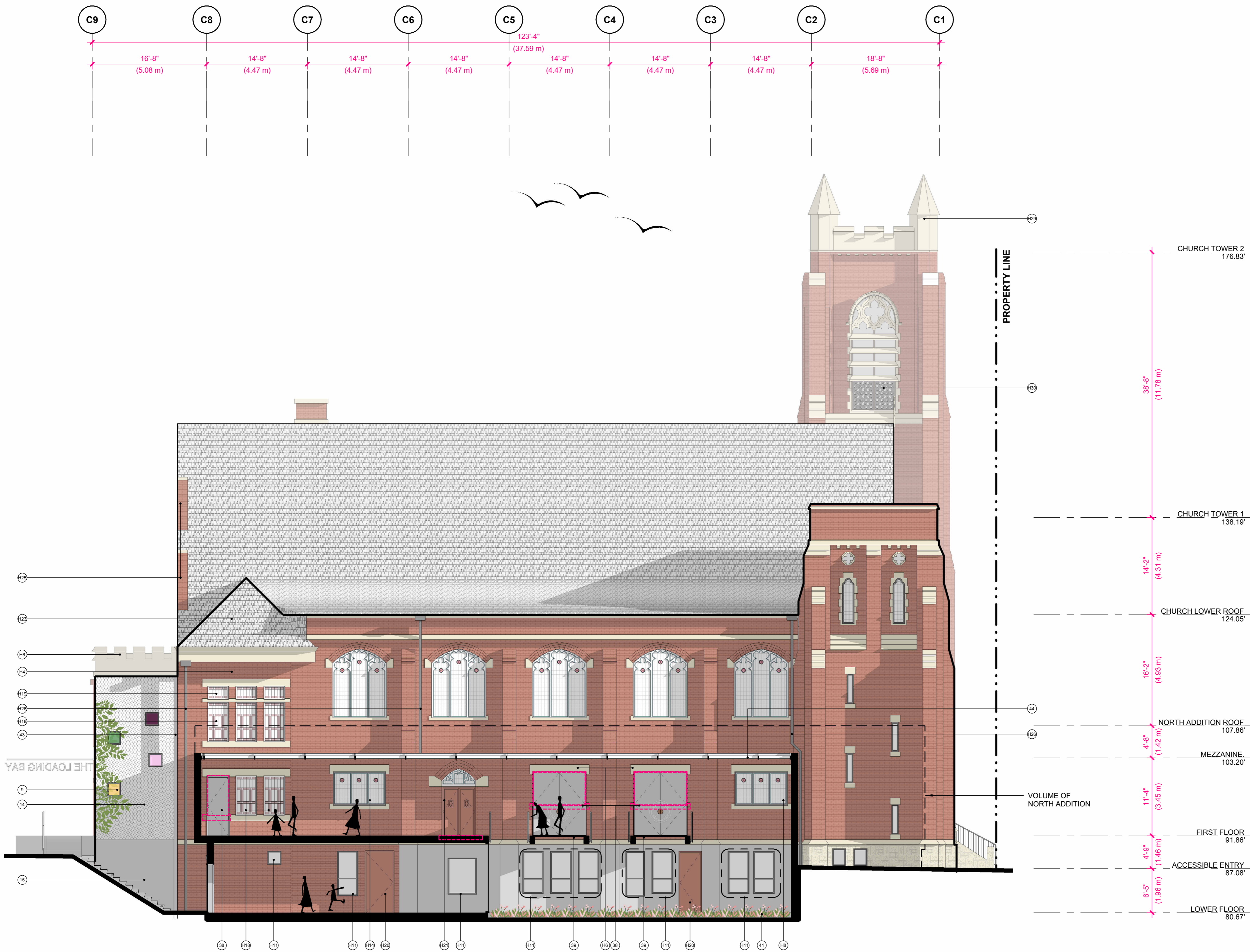
SEPTEMBER 08, 2025



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:

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.

#### FIRST MET HERITAGE MATERIAL LEGEND

- H4 PRESERVED BRICK - REPAIR ANY MISSING MORTAR JOINT
- H6 PRESERVED SANDSTONE TRIM AND DETAILING - REPAIR ANY MISSING MORTAR JOINT
- H8 ORIGINAL SALVAGED STONE SET WINDOW
- H11 REPLACE NON-ORIGINAL WINDOWS WITH REPLICATED WOOD FRAME WINDOW AS FEASIBLE - MANUFACTURED AS RECOMMENDED BY HCP
- H14 PRESERVED TRIPLE-LITE STONE SET WINDOWS WITH STAINED GLASS - REPAIR AS REQUIRED
- H18 PRESERVED SINGLE-LITE WOOD SASH WINDOW WITH CLEAR GLASS, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H19 PRESERVED WOOD SASH TRANSOM WINDOW, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H20 PRESERVED WOOD DOOR, PAINTED FINISH - REPAIR AS REQUIRED, COLOUR TBD
- H21 PRESERVED DOUBLE-DOOR ENTRY WITH POINTED-ARCH TRACERY TRANSOMS - REPAIR AS REQUIRED
- H23 PRESERVED GABLE ROOF ASSEMBLY - REPAIR AS REQUIRED
- H25 PRESERVED BRICK CHIMNEY - REPAIR AS REQUIRED
- H26 PRESERVED GUTTERS AND RWL - REPAIR AS REQUIRED AND MODIFY IN COORDINATION WITH NEW ADDITIONS
- H29 PRESERVED CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- H30 PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

#### NEW ADDITIONS MATERIAL LEGEND

- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 38 NEW CUSTOM DOOR, C/W HERITAGE MOTIF - MATCH EXISTING WINDOW WIDTH, REHABILITATE EXISTING OPENING
- 39 NEW GLAZED BRIDGE - BETWEEN EXISTING HERITAGE CHURCH AND NEW NORTH ADDITION OVER EXISTING FLOOR OPENING
- 41 NEW PLANTING, REFER TO LANDSCAPE
- 42 REPLACEMENT HERITAGE FEATURE TREE, REFER TO LANDSCAPE
- 43 NEW REVEAL BETWEEN EXISTING BRICK WALL AND NEW CONSTRUCTION - REPAIR AND REPLACE EXISTING BRICK WITH SALVAGED BRICK AS REQUIRED
- 44 NEW SKYLIGHT BETWEEN EXISTING HERITAGE CHURCH AND NEW CONSTRUCTION



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SEPTEMBER 08, 2025



2025-09-08

HERITAGE ELEVATION -  
NORTH SITE

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.
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.

FIRST 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 CRENNELLATED BELL TOWER WITH STONE CORNER PINNACLES - REPAIR AS REQUIRED
- H30 PRESERVED BELFRY WITH LOUVRES IN POINTED-ARCH TRACERY WINDOWS - REPAIR AS REQUIRED

NEW ADDITIONS MATERIAL LEGEND

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



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934 BALMORAL RD & 1701 QUADRA ST

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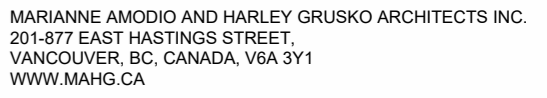
SEPTEMBER 08, 2025



HERITAGE ELEVATION  
CENTRAL MEWS EAST

SCALE

1/8" = 1'-0"



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**FIRST  
MET**

**934 BALMORAL RD & 1701 QUADRA ST**

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**SEPTEMBER 08, 2025**



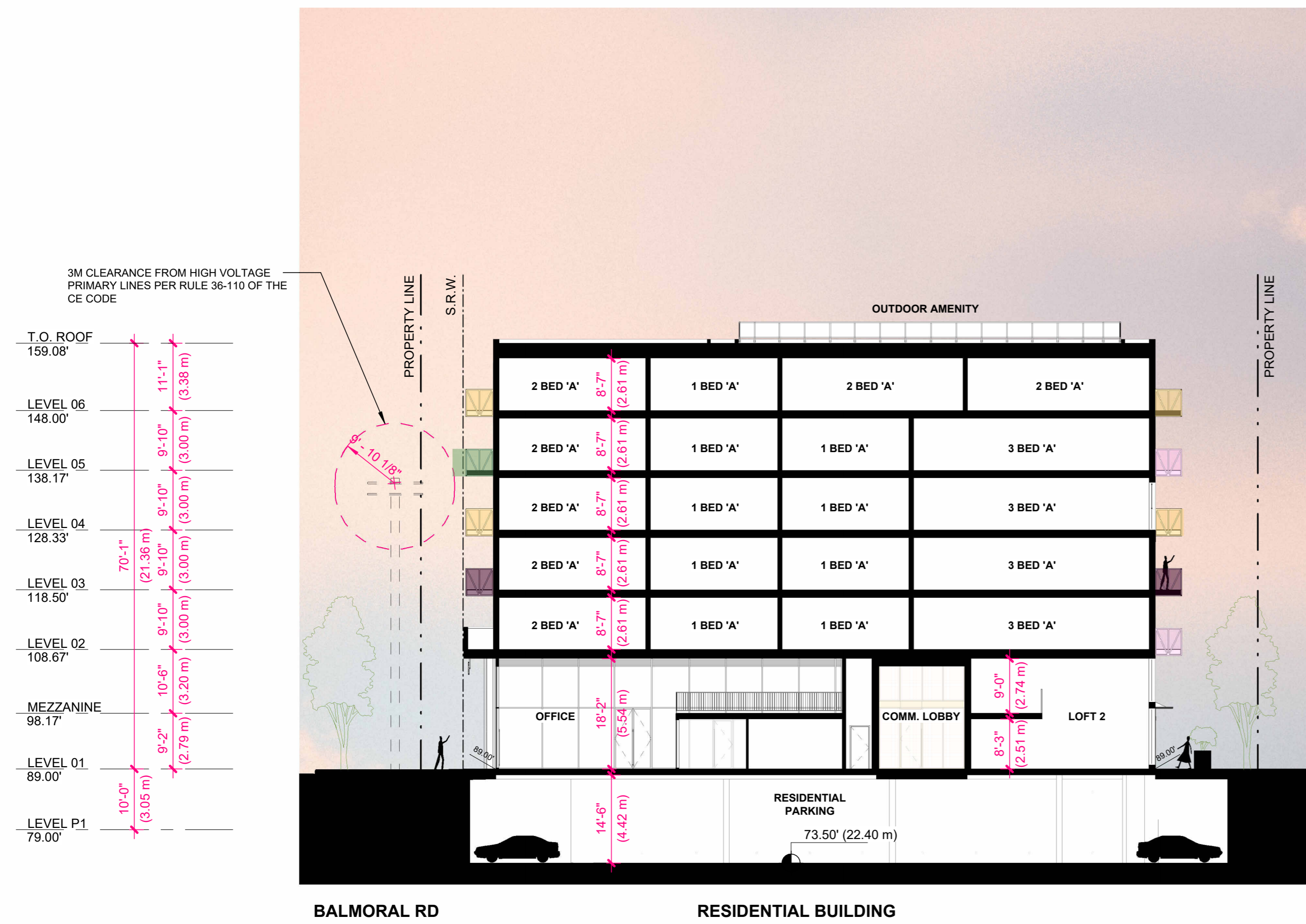
025-09-08

## SITE SECTIONS

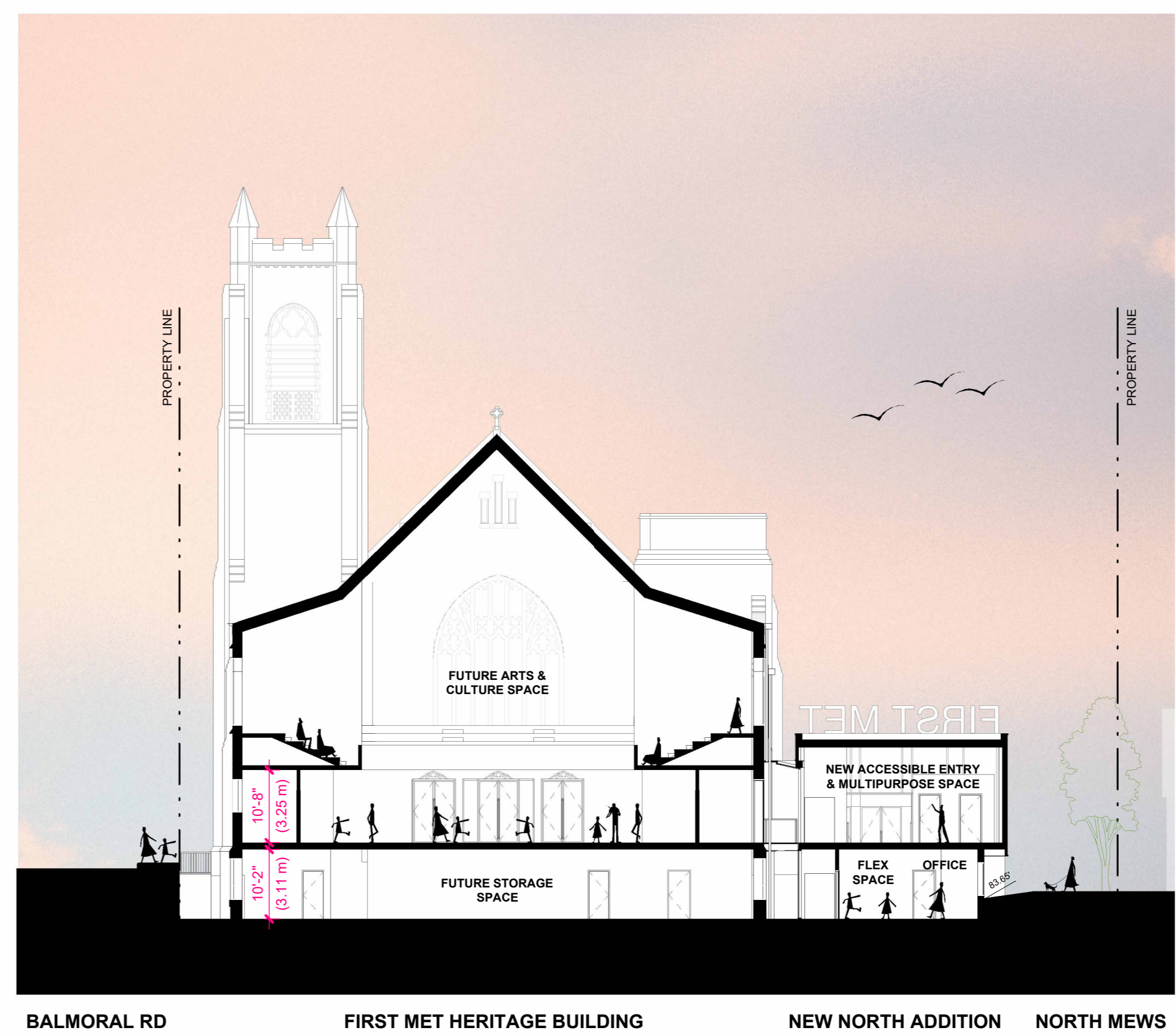
### SCALE

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


## A4.00



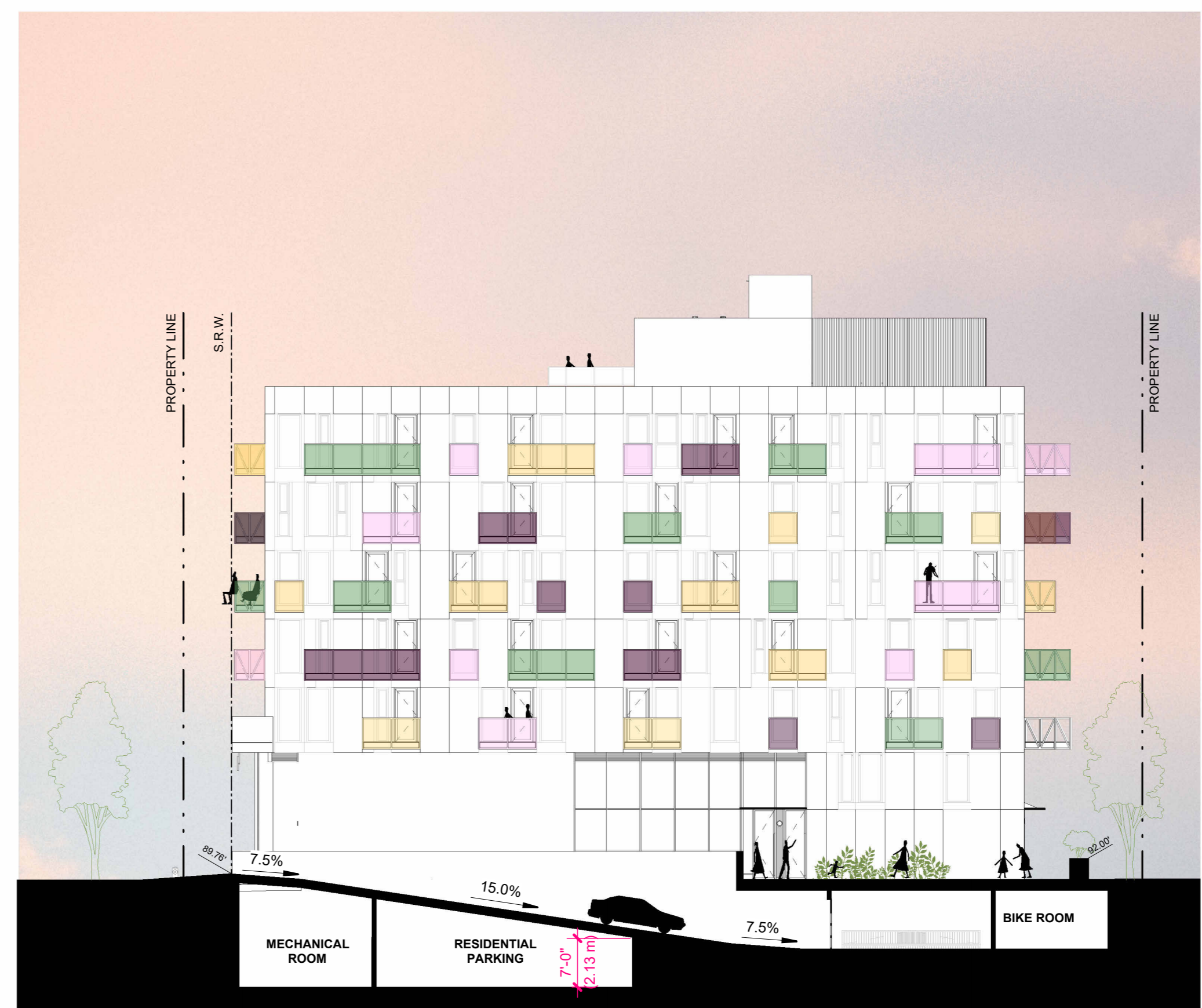
**3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST**



**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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FIRST  
MET

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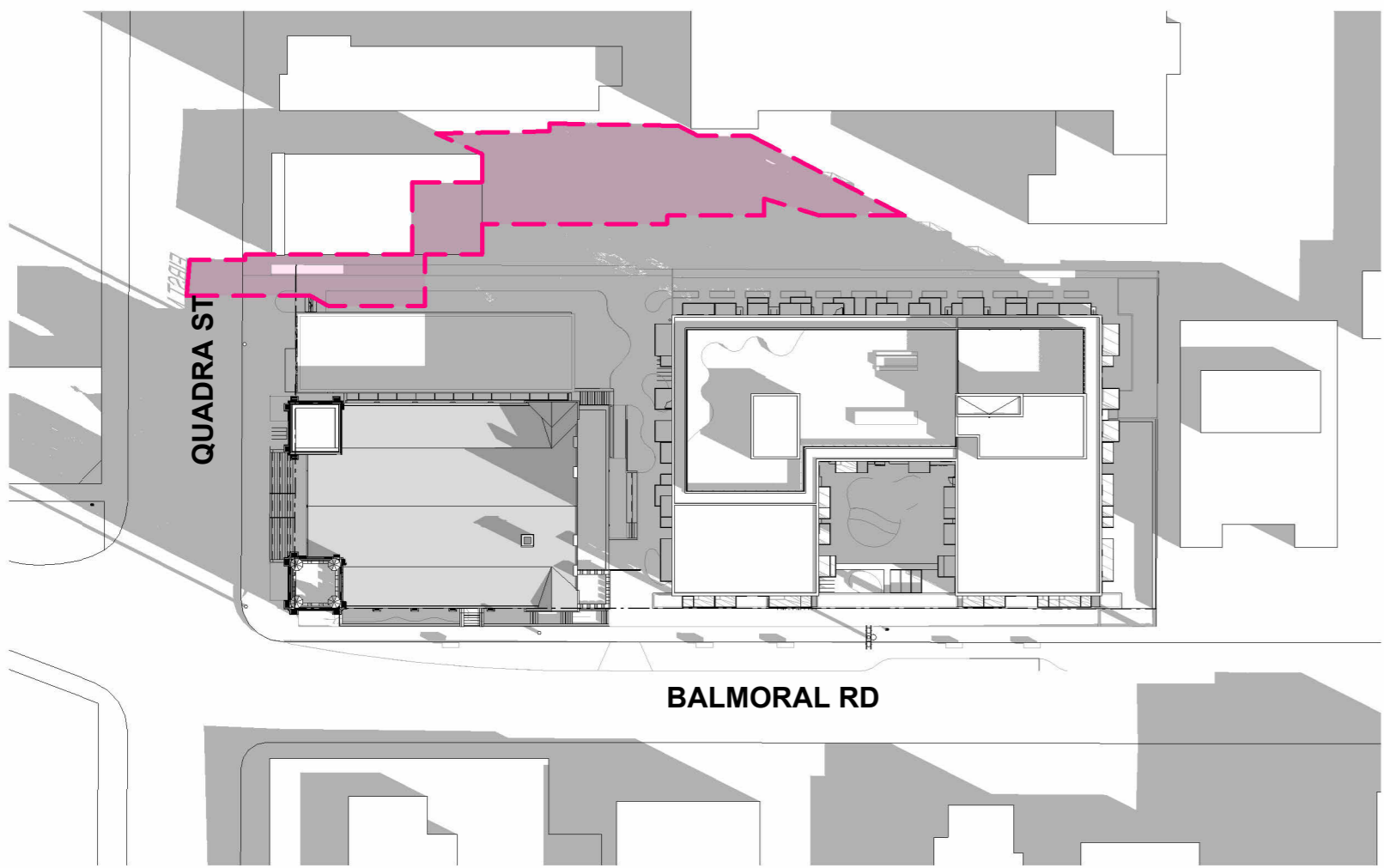
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DEVELOPMENT PERMIT TRG  
RESPONSE

SEPTEMBER 08, 2025

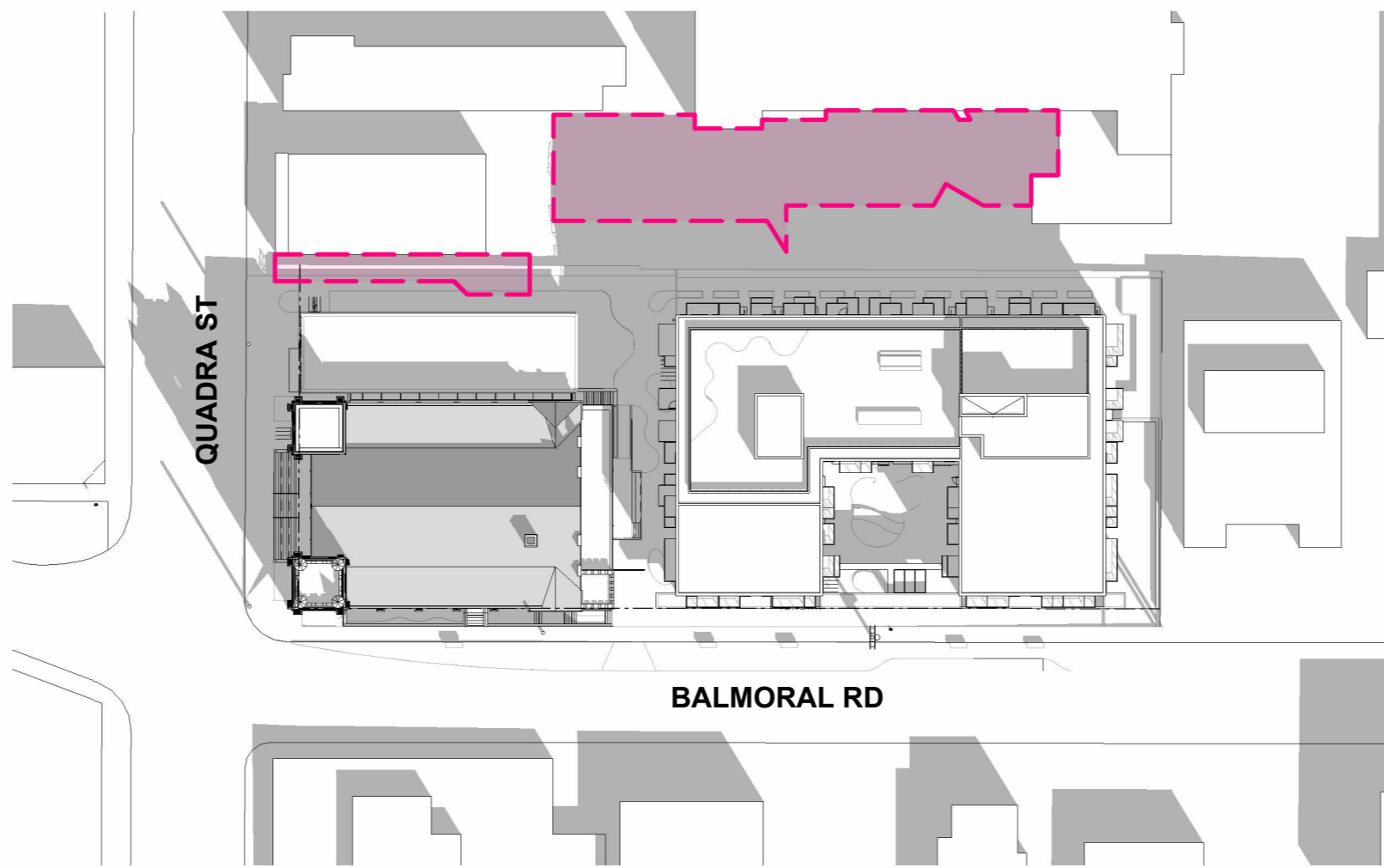


SITE SECTIONS

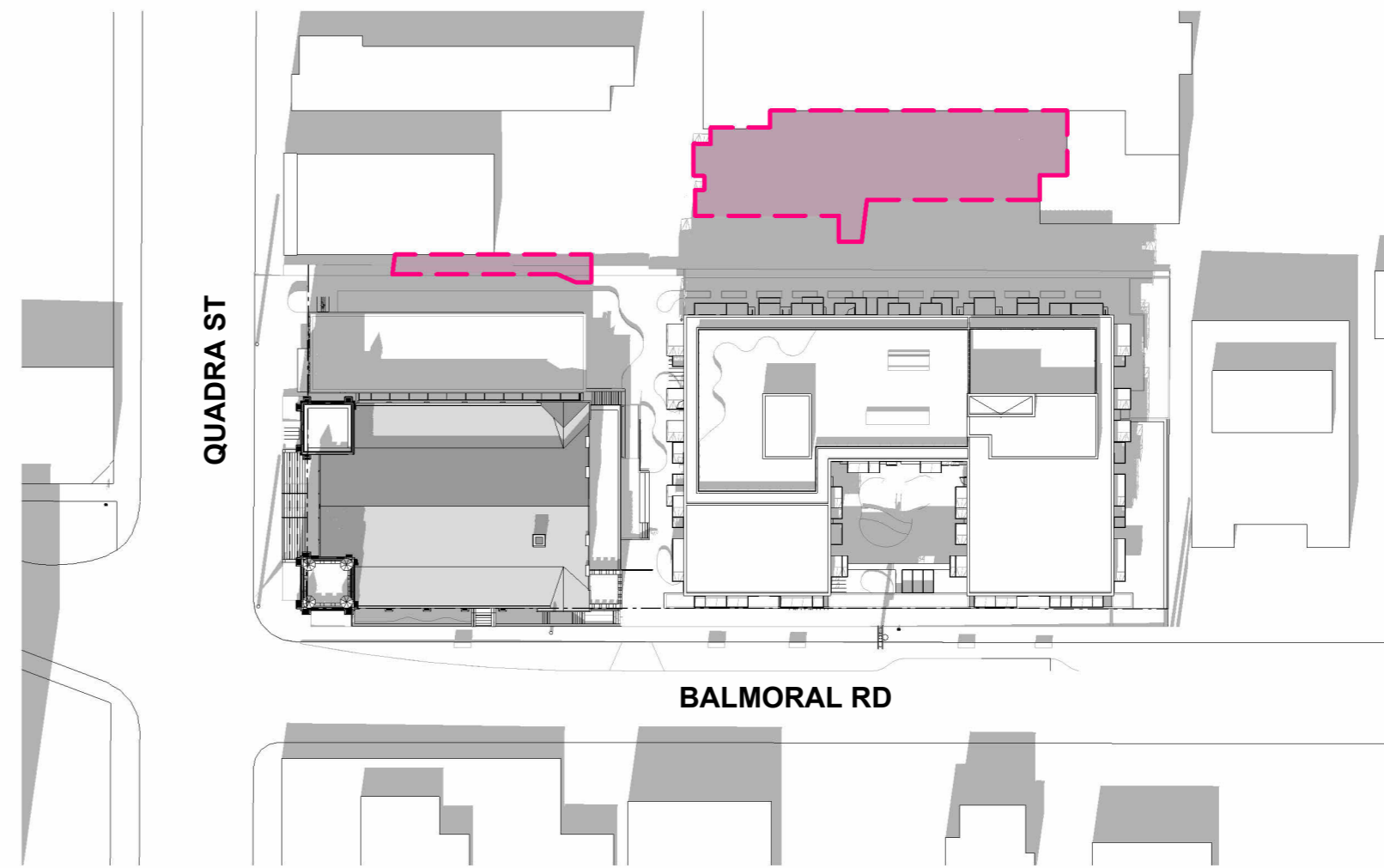
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1/16" = 1'-0"



10:00AM

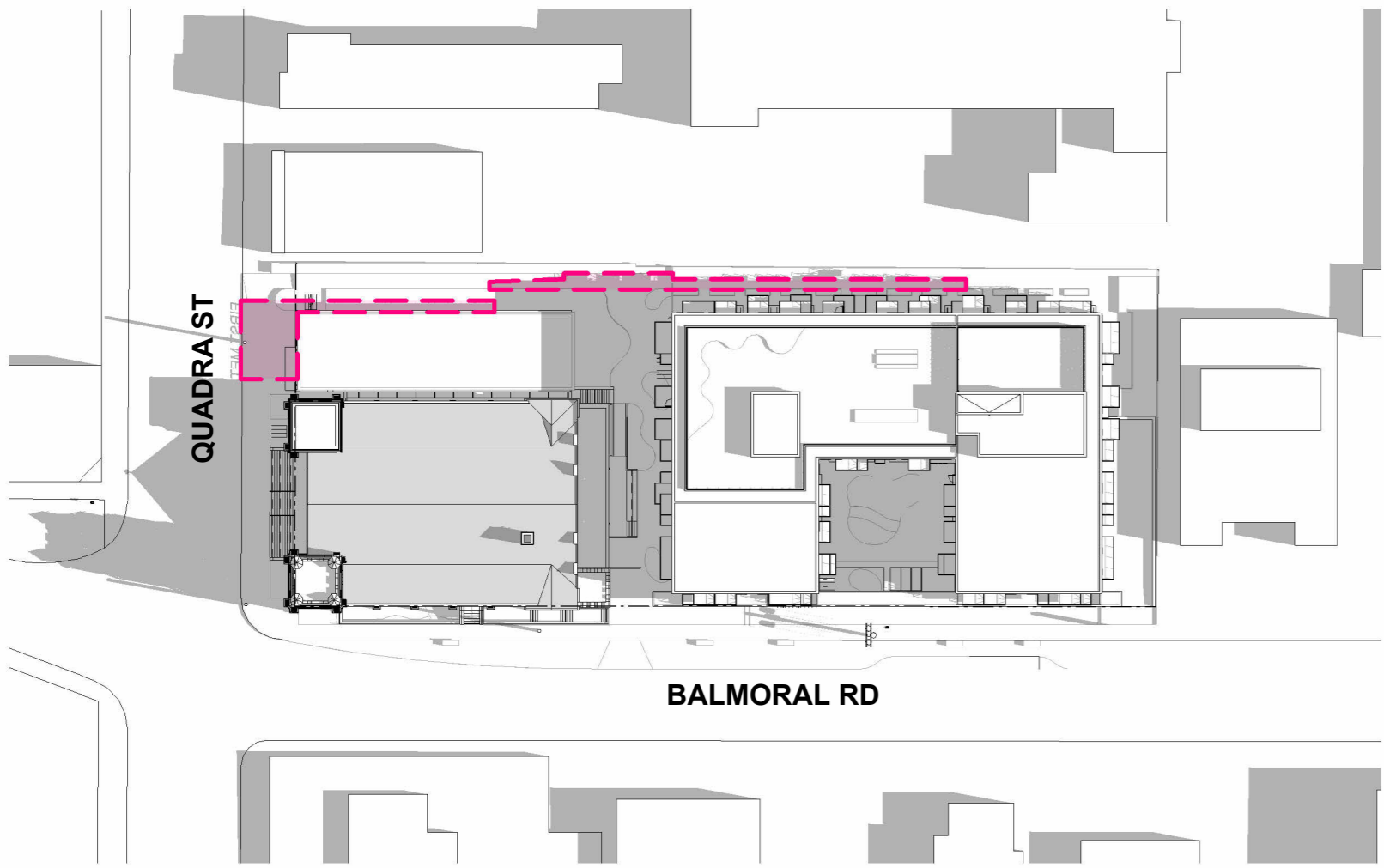


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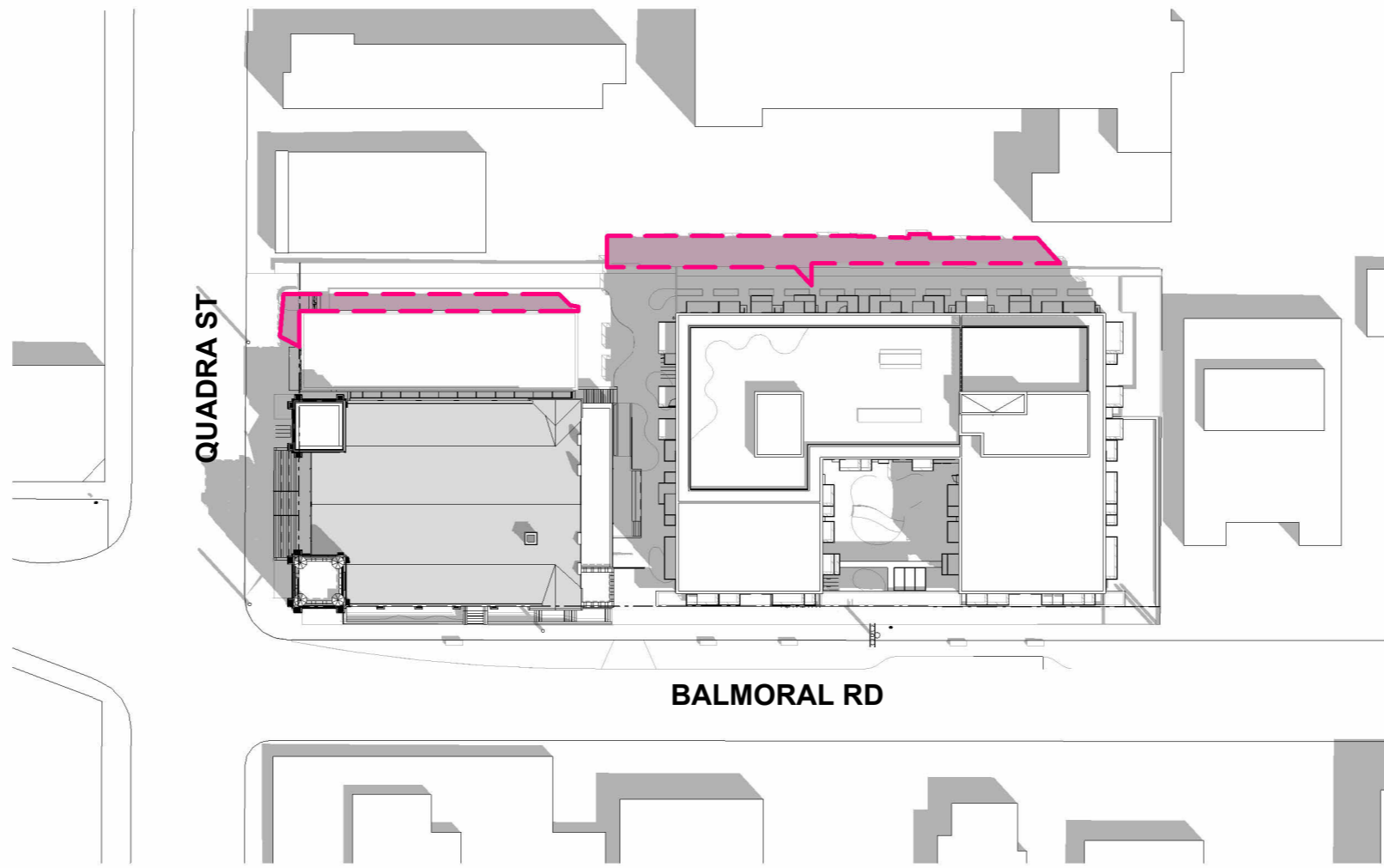


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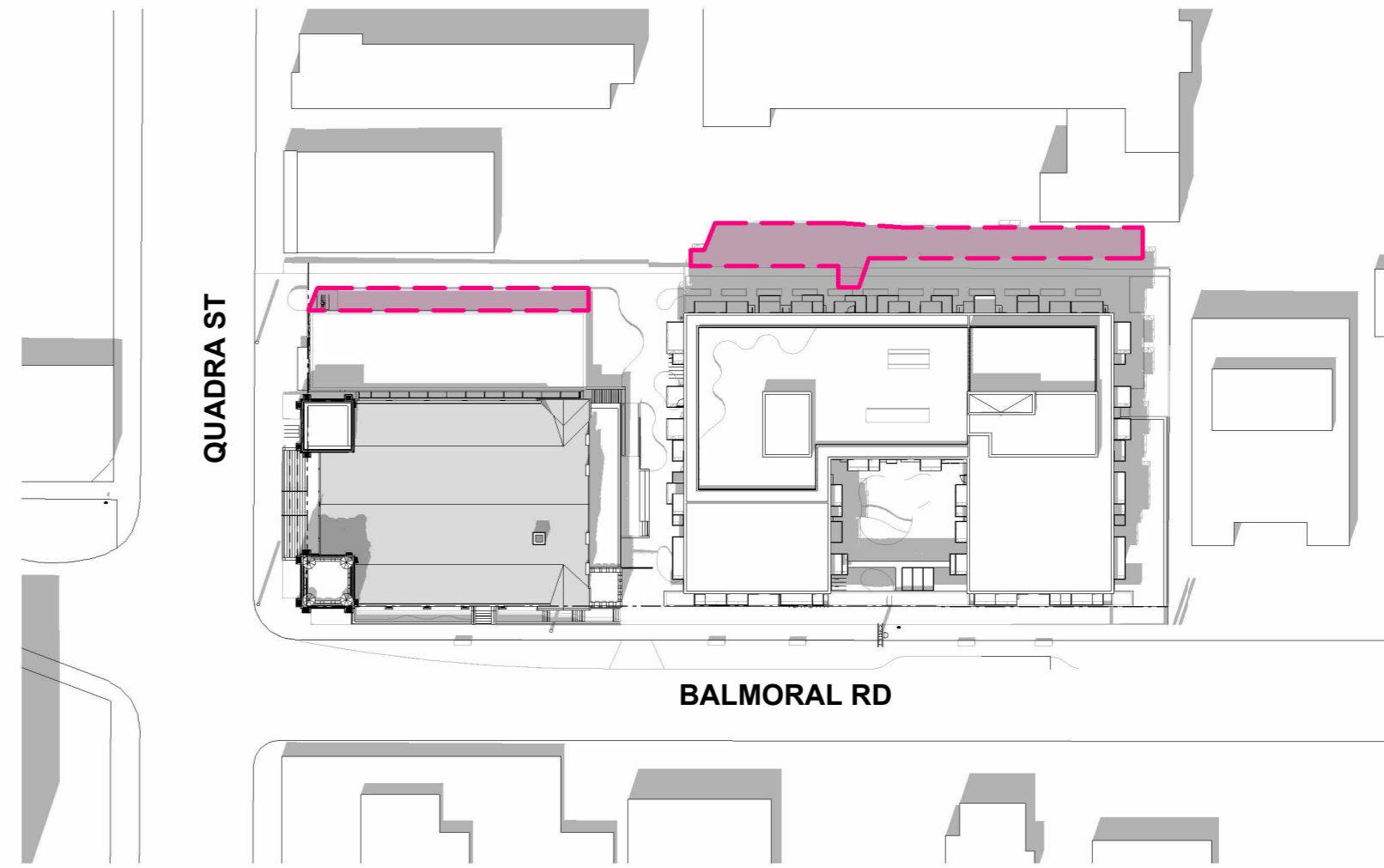
3 SPRING EQUINOX



10:00AM

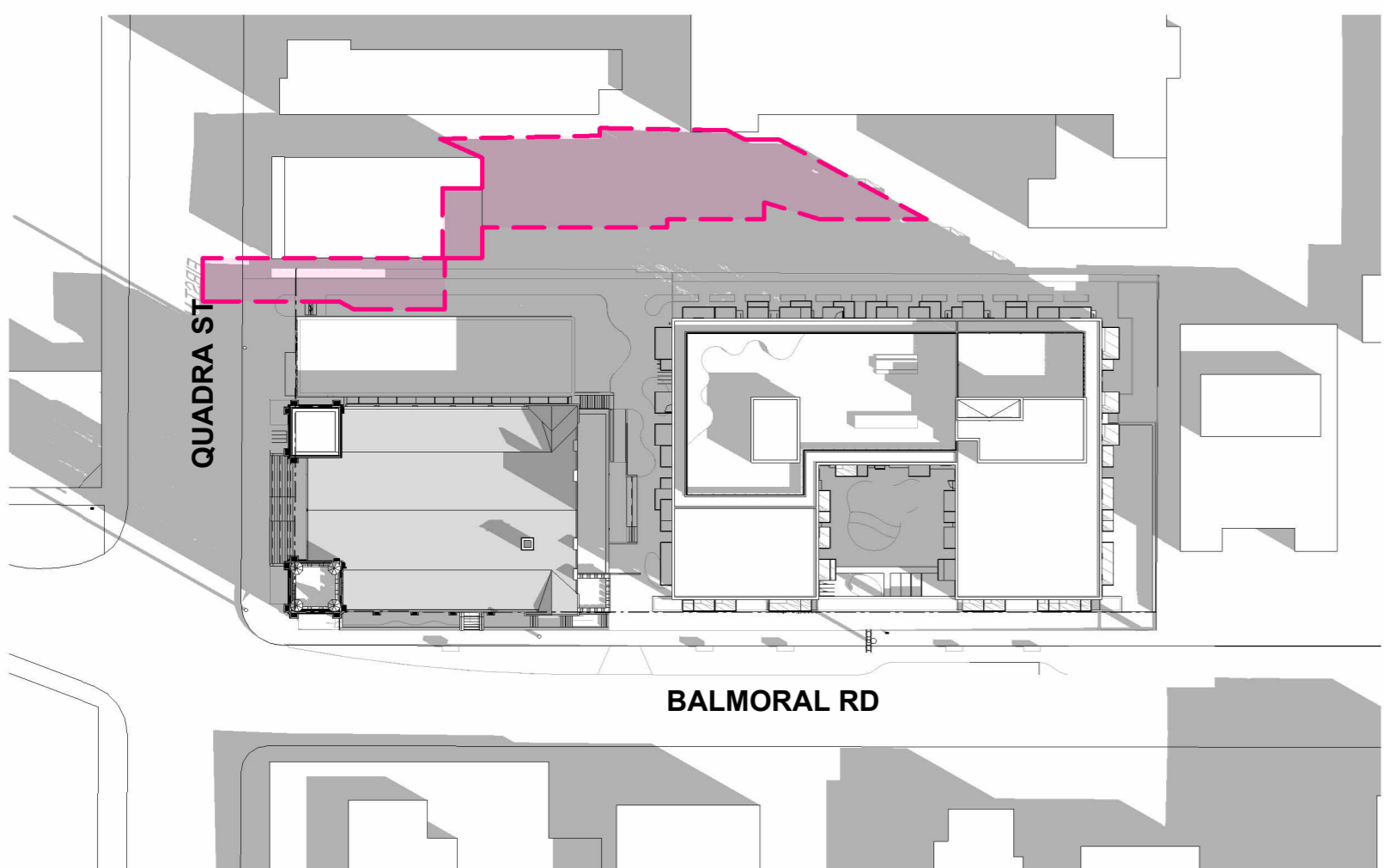


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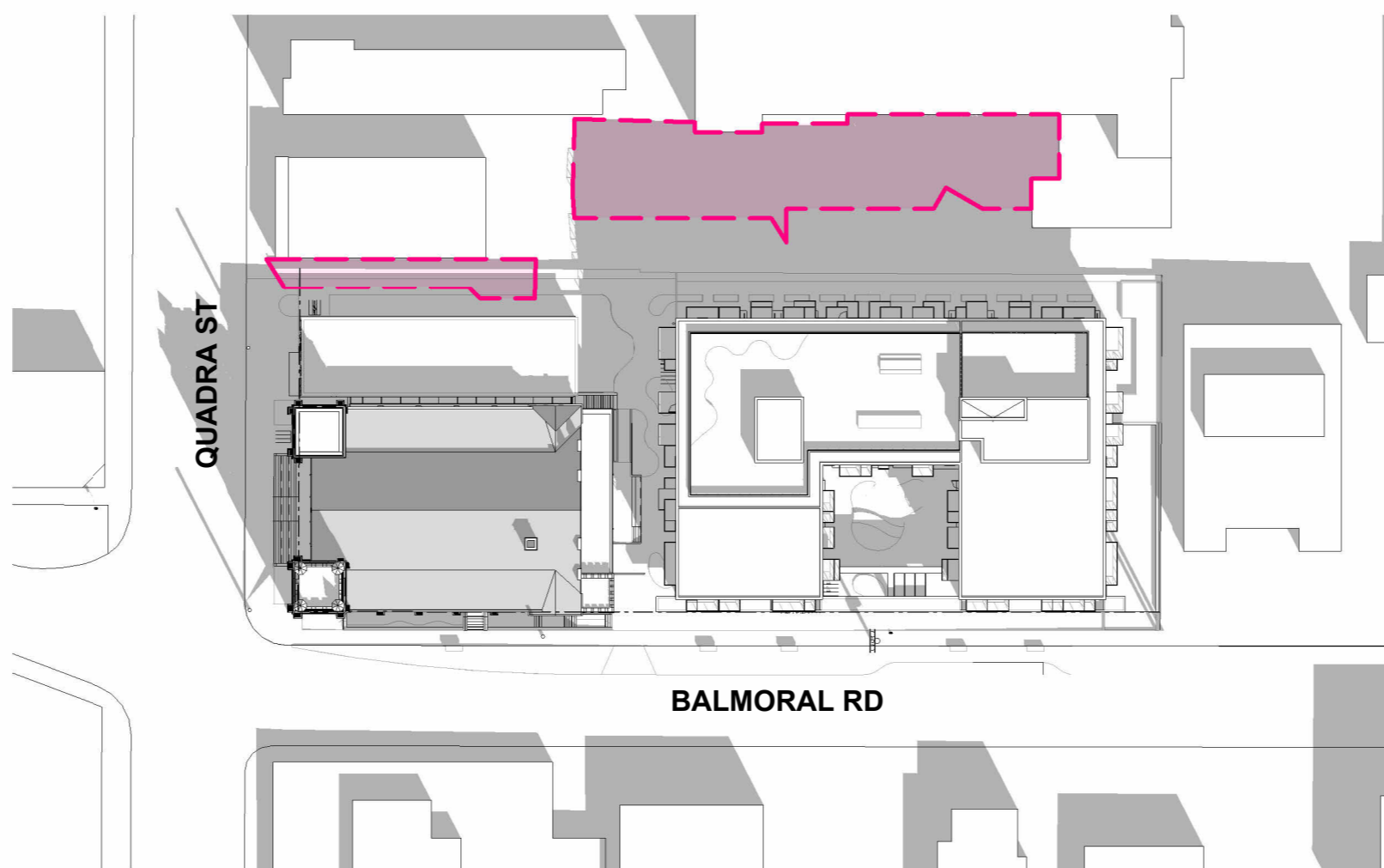


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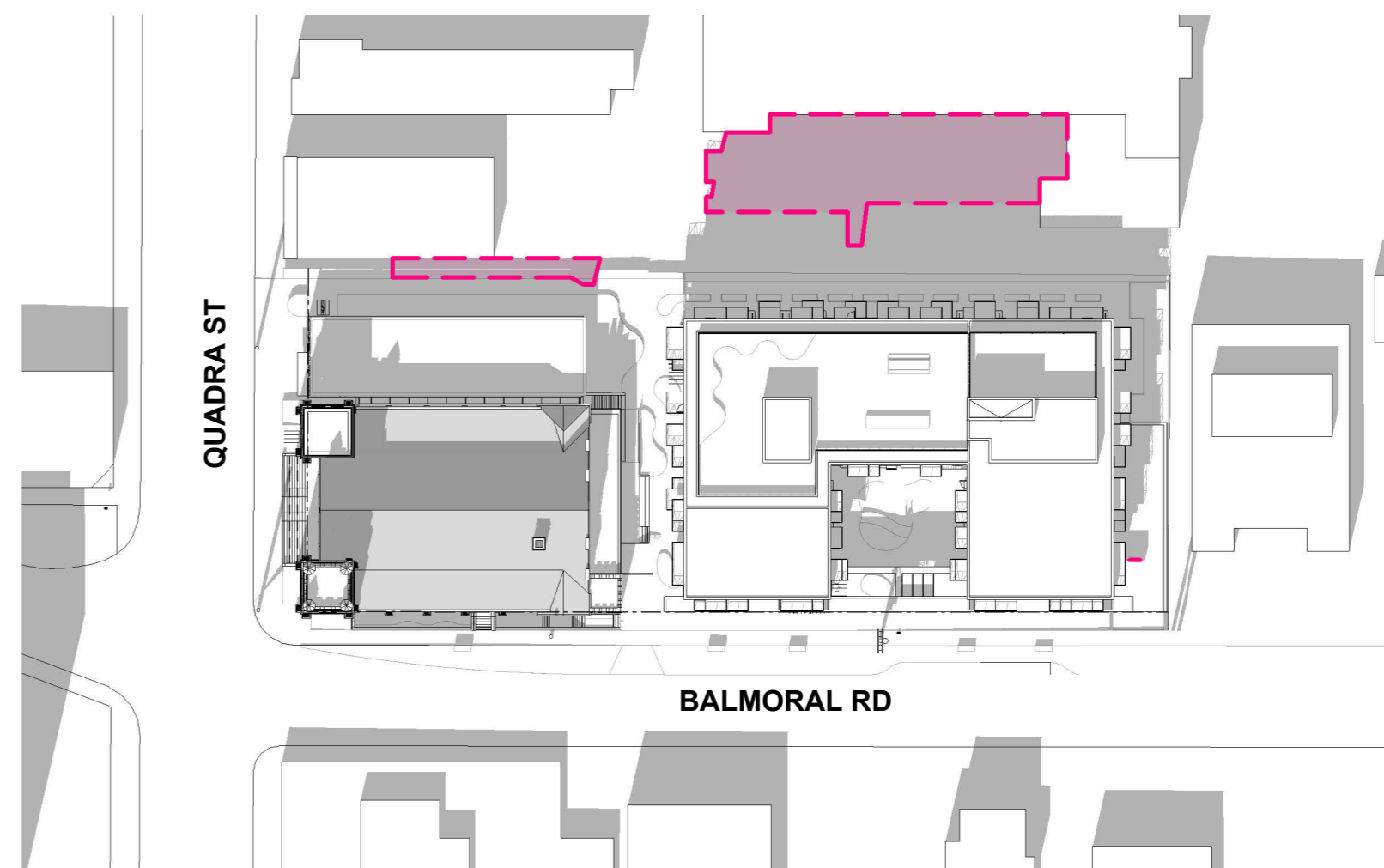
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

--- EXTENT OF NEW SHADOWS ONLY

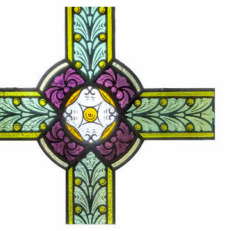
MA  
+  
HG

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MET



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RESPONSE

SEPTEMBER 08, 2025



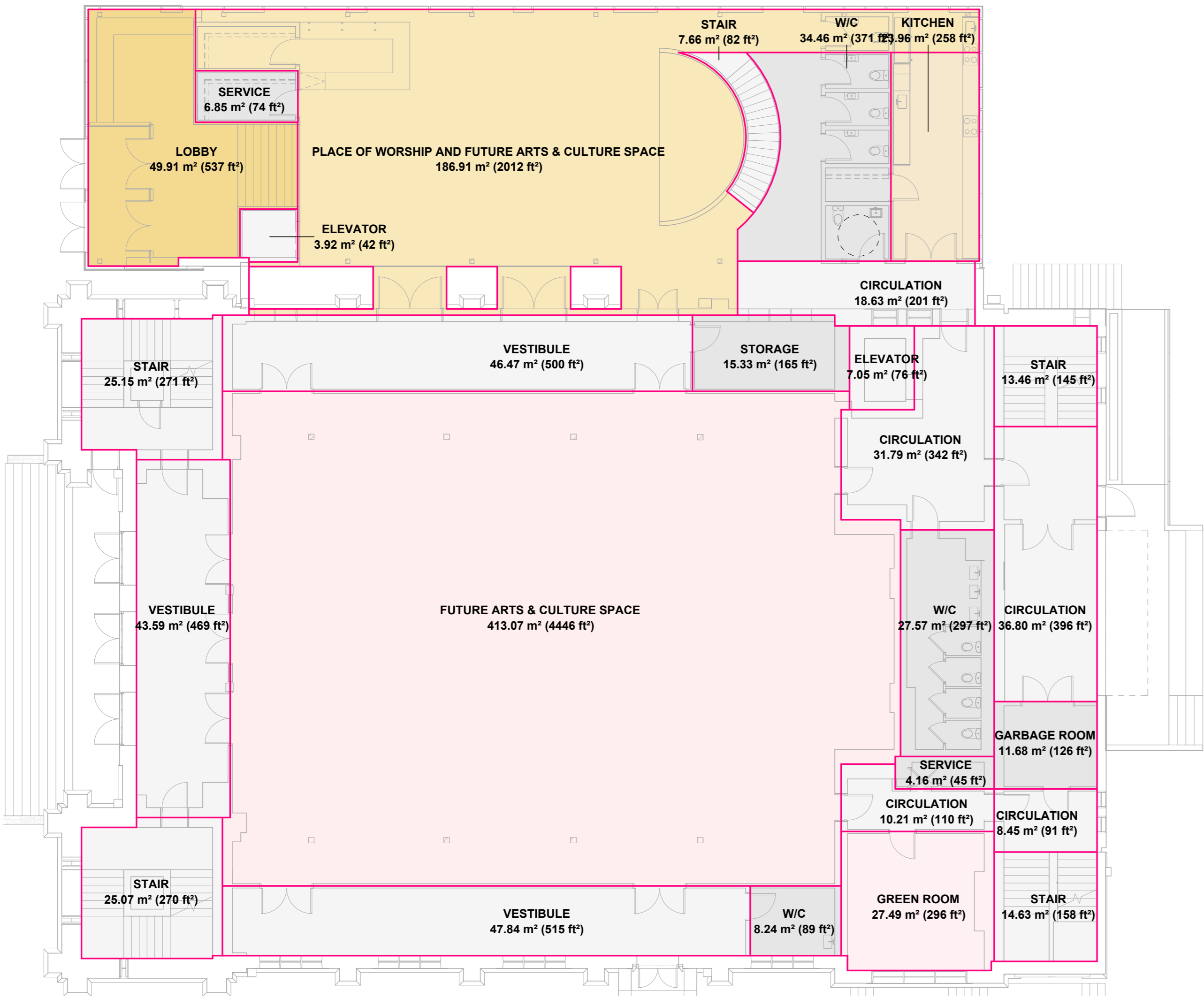
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SHADOW STUDIES

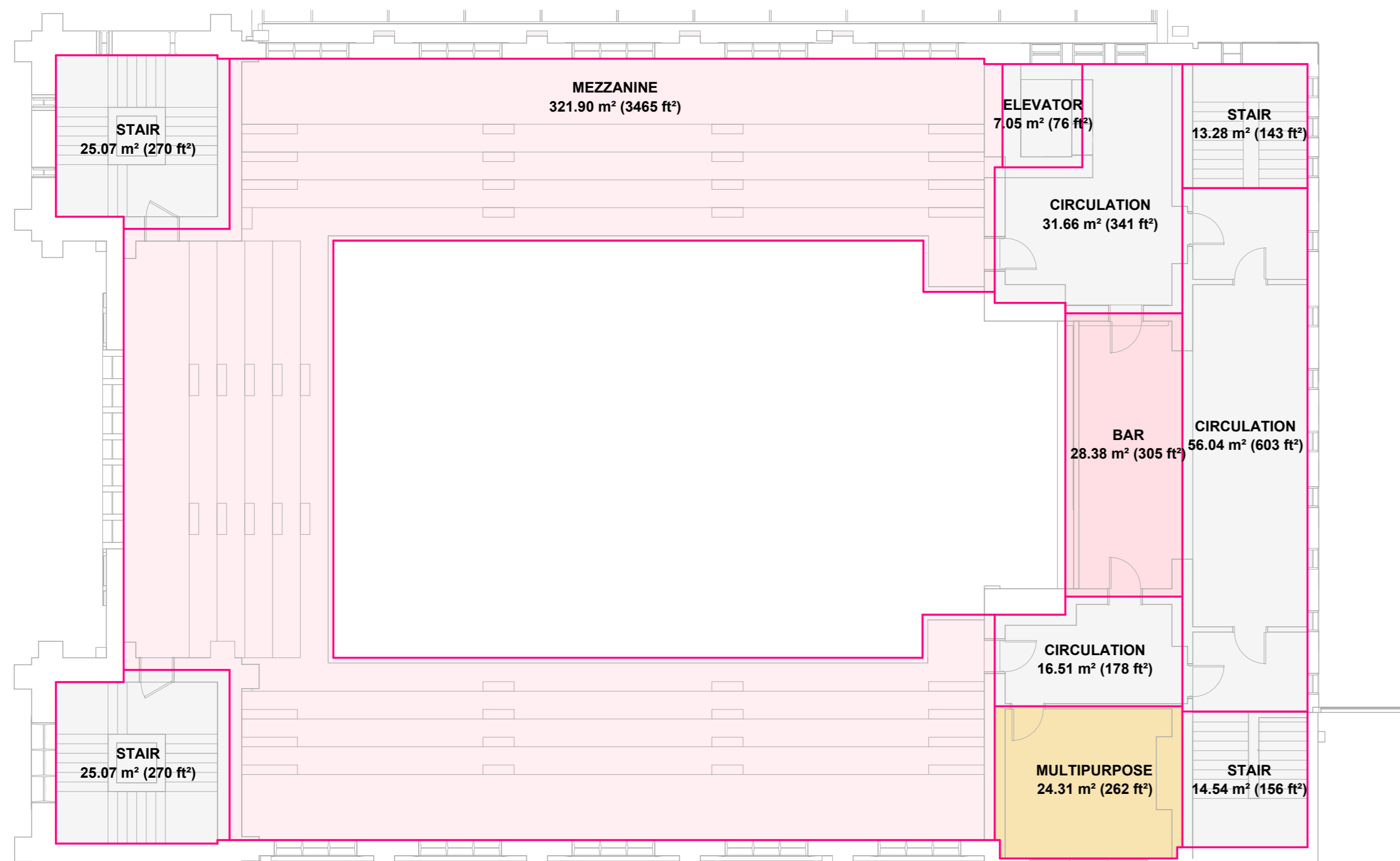
SCALE  
1/64" = 1'-0"



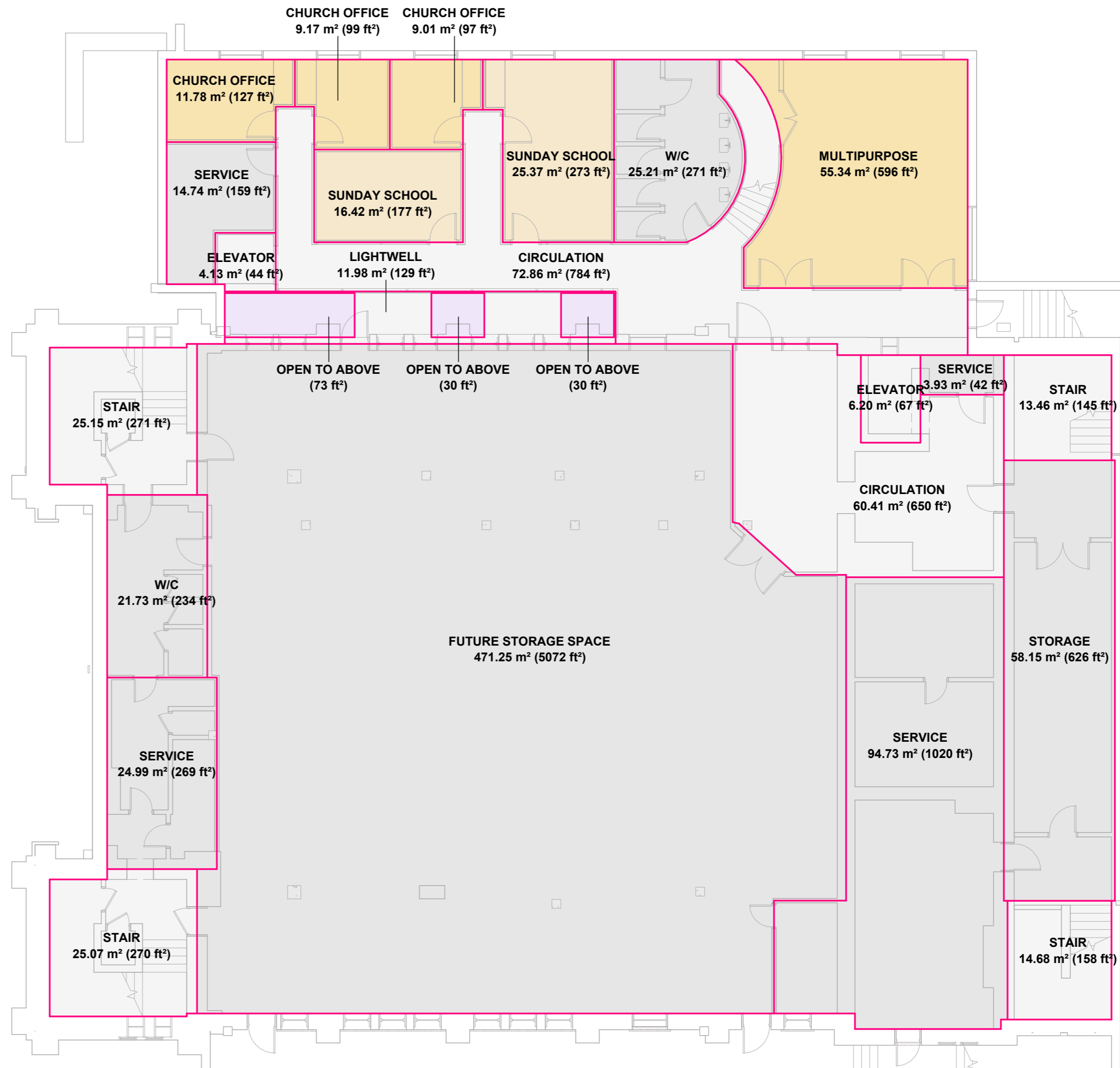
A5.00



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:	47,790	ft²	(4440m²)
MAX FSR:	2.5	/	119,475 ft²
TOTAL PROPOSED GFA:			
TOTAL PROPOSED FSR:	2.24	120033	ft² 11,151 m²
		107,245	ft² 9,963 m²

FSR BREAKDOWN

RESIDENTIAL BUILDING			
TOTAL GFA RESIDENTIAL BLDG:		89,869	ft² 8,349 m²
EXCLUSIONS	COMMERCIAL	AREA (sf)	AREA (sm)
	ELEVATOR	92	9 m²
	RESIDENTIAL	922	86 m²
		1,014	94 m²
RESULTING FSR AREAS			
COMMERCIAL		AREA (sf)	AREA (sm)
RESIDENTIAL		2,868	266 m²
		85,988	7,989 m²
TOTAL FSR AREA:		88,855	8,255 m² 1.859

FIRST MET HERITAGE BUILDING

TOTAL GFA FIRST MET HERITAGE BLDG:		21,423	ft² 1,990 m²
EXCLUSIONS	HERITAGE BUILDING	AREA (sf)	AREA (sm)
	BASEMENT	7,986	742 m²
	HERITAGE BUILDING	219	20 m²
		8,205	762 m²
RESULTING FSR AREA			
HERITAGE BUILDING		AREA (sf)	AREA (sm)
		13,218	1,228 m²
TOTAL FSR AREA:		13,218	1,228 m² 0.277

NEW ADDITIONS

TOTAL GFA NEW ADDITIONS:		8,740	ft² 812 m²
EXCLUSIONS	NEW ADDITIONS	AREA (sf)	AREA (sm)
	ELEVATOR	87	8 m²
	NEW ADDITIONS	3,482	323 m²
		3,569	332 m²
NEW ADDITIONS			
		AREA (sf)	AREA (sm)
		5,172	480 m²
TOTAL FSR AREA:		5,172	480 m² 0.108



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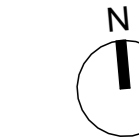
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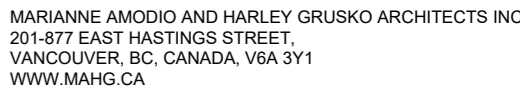


FLOOR SPACE RATIO PLANS

SCALE  
3/32" = 1'-0"



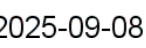
FSR 1.00



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934 BALMORAL RD & 1701 QUADRA ST

**SEPTEMBER 08, 2025**

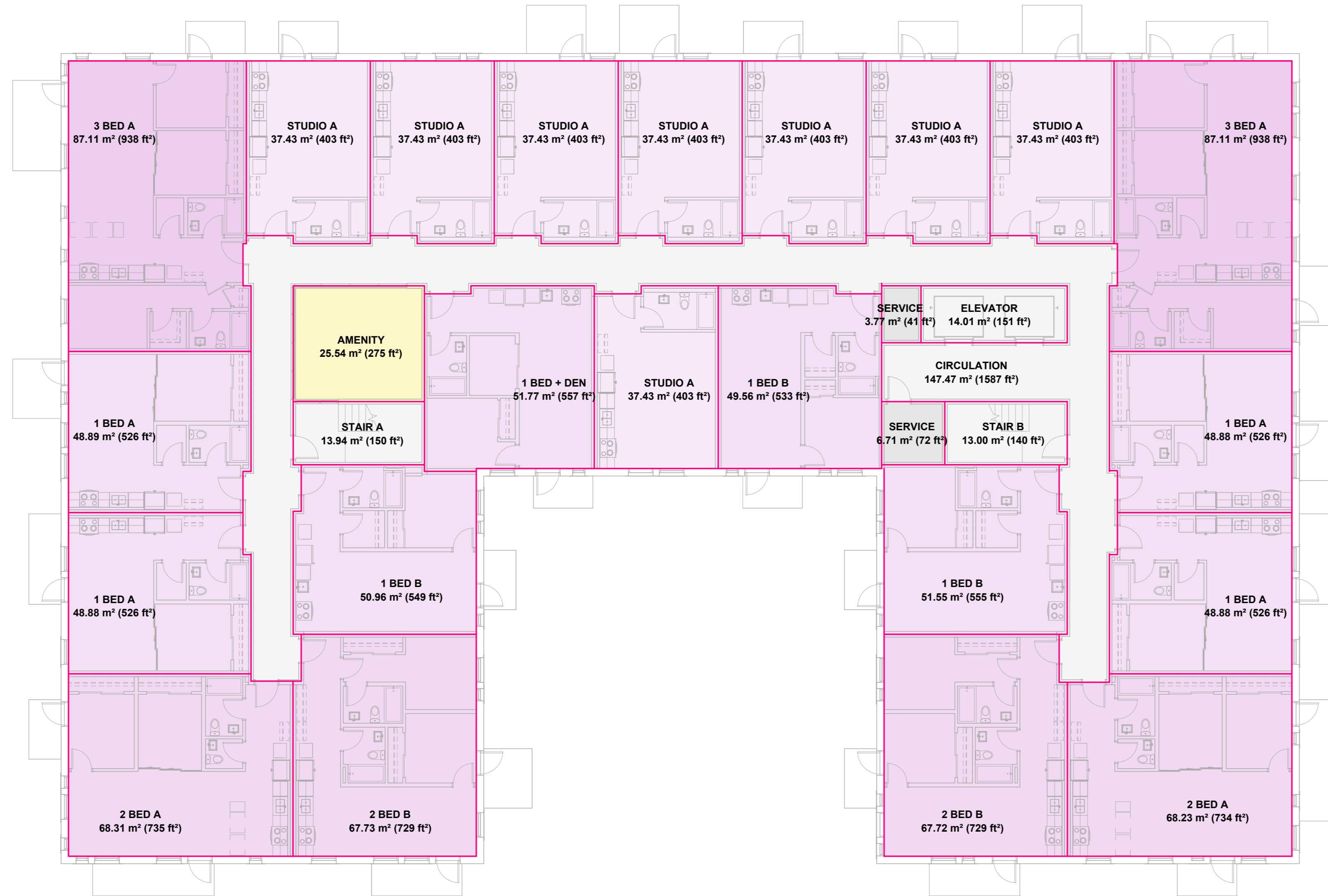

$$3/32'' = 1'-0''$$

## 2 LEVEL 01 MEZZANINE

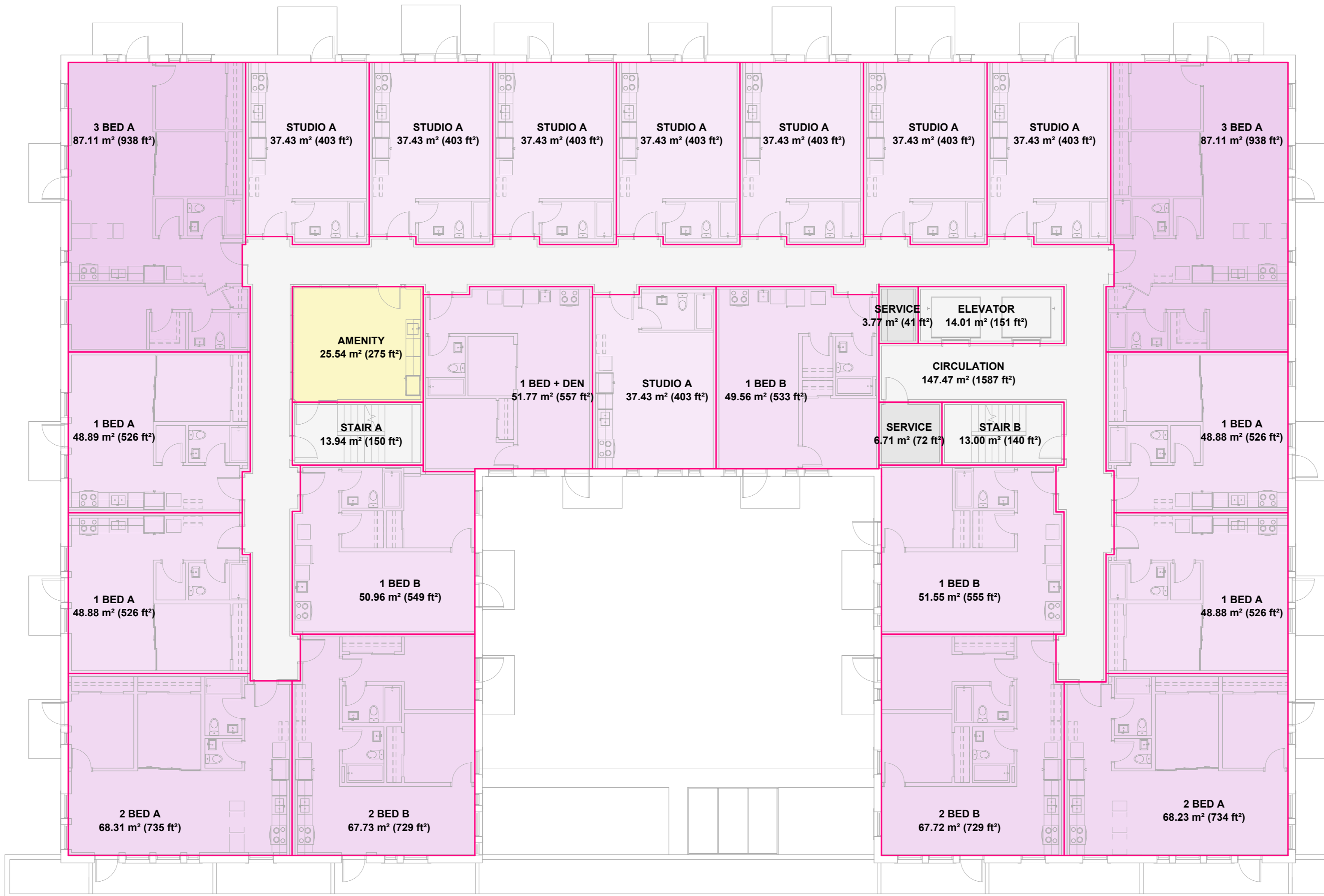


# FSR 1.01

2 LEVELS 03 TO 05



1 LEVEL 02



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934 BALMORAL RD & 1701 QUADRA ST

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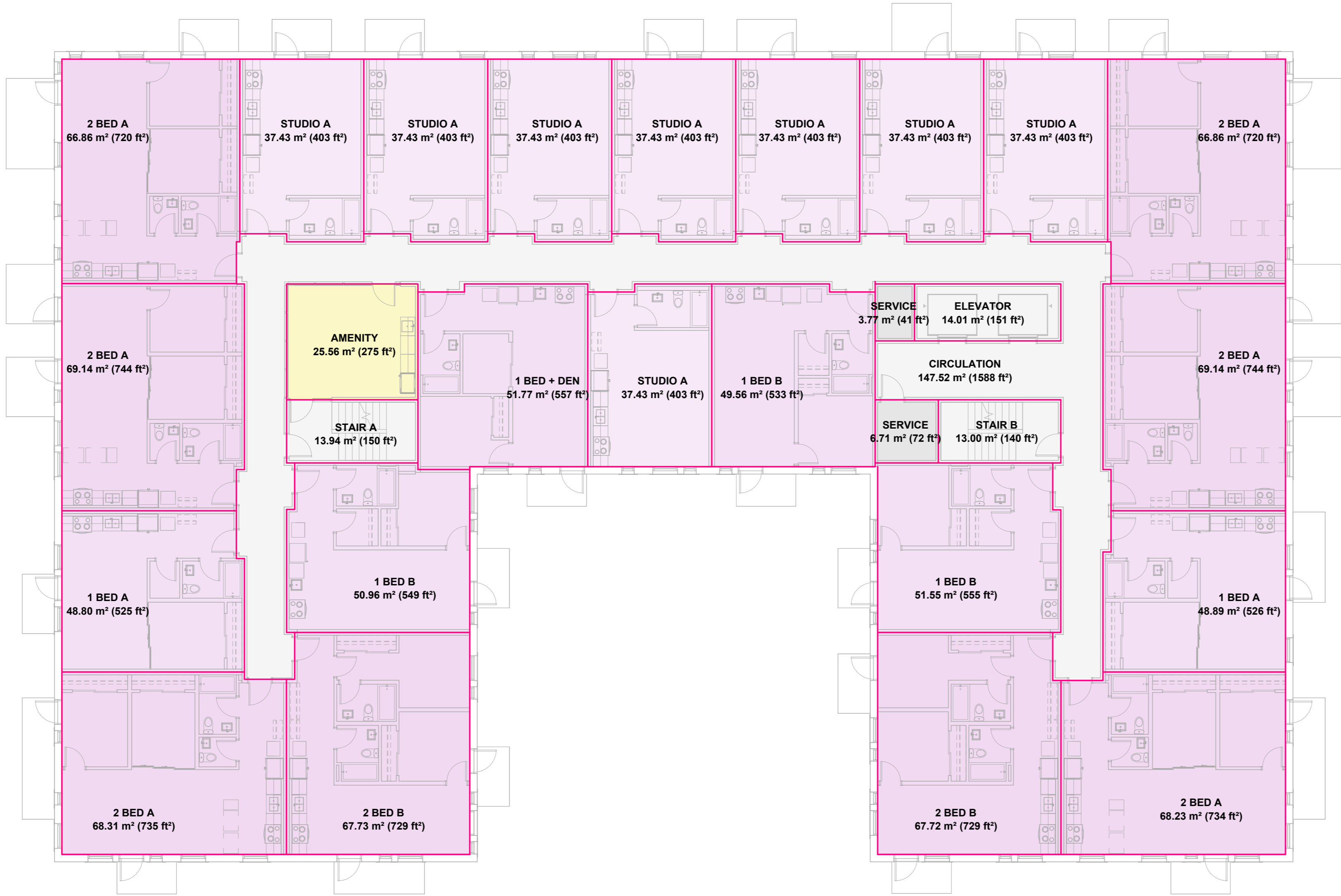
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FLOOR SPACE RATIO PLANS

SCALE  
3/32" = 1'-0"



FSR 1.02



**1** LEVEL 06



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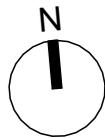
SEPTEMBER 08, 2025



2025-09-08

## FLOOR SPACE RATIO PLANS

SCALE  
3/32" = 1'-0"



# 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

NOT FOR CONSTRUCTION

## First Met

Concept Plan  
Ground Floor

Date **03/21/25** Drawing Number

Project No. **2429**

Scale **1/16" = 1' 0"**

Drawn/Checked **ZF | SS**

**L1.01**



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

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

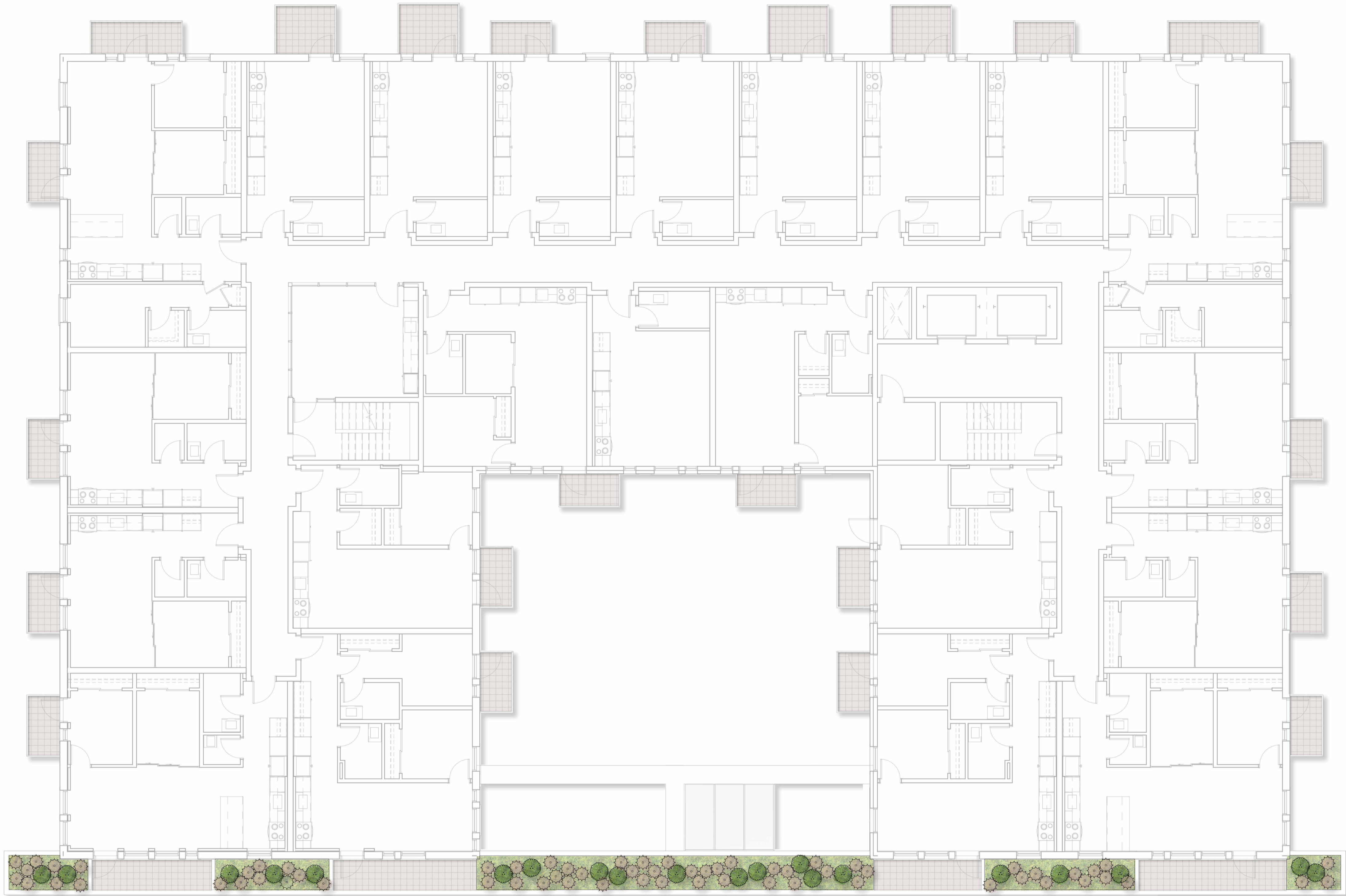
REVISION

PROPERTY LINE

BUILDING OVERHANG

SECTION

ELEVATION



#### MATERIAL LEGEND

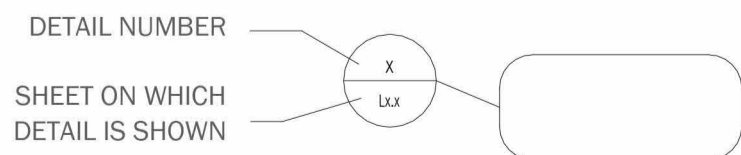


PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

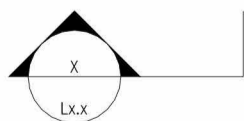
#### GENERAL LEGEND



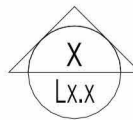
REVISION



SECTION



ELEVATION



#### PLANT CONCEPT SCHEDULE



LEVEL 2 PART SUN	478 sf
Ceanothus thyrsiflorus repens / Creeping Blueblossom	6
Cotoneaster adpressus / Creeping Cotoneaster	6
Jasminum nudiflorum / Winter Jasmine	6
Rosa nutkana / Nootka Rose	6
Rubus parviflorus / Thimbleberry	6

# HAPA COLLABORATIVE

Landscape Architecture  
Urban Design

403 - 375 West Fifth  
Avenue  
Vancouver BC, V5Y 1J6

604 909 4150  
hapactb.com

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

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 CONCEPT SCHEDULE

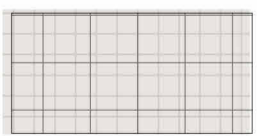
SMALL POTS - ROOF TERRACE				114 sf
Artemisia frigida / Fringed Wormwood				18 962
Aster laevis / Smooth Aster				18 962
Camassia leichtlinii / Great Camas				9 462
Polystichum munitum / Western Sword Fern				38
LARGE POTS - ROOF TERRACE				248 sf
Armeria maritima / Sea Thrift				41 239
Fragaria vesca / Woodland Strawberry				41 239
ROOF TERRACE EXTENSIVE ROOF				1 892 sf
Sedum mats with mixed species				
LAWN				255 sf

PLANTING SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	Al2	9	Amelanchier laevis / Allegheny Serviceberry
	Cc2	11	Ceanothus x 'Concha' / Concha Wild Lilac
	Ps	8	Pinus contorta 'Spaan's Dwarf' / Spaan's Dwarf Shore Pine
	Rt2	7	Rhus typhina / Staghorn Sumac

SIZE	SPACING	COMMENTS
#3 Pot	As Shown	Full, Well Established, Specimen Quality
#3 Pot	As Shown	Full, Well Established, Specimen Quality
#3 Pot	As Shown	Full, Well Established, Specimen Quality
#3 Pot	As Shown	Full, Well Established, Specimen Quality

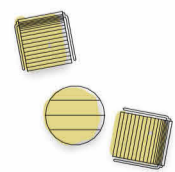
MATERIAL LEGEND



CONCRETE UNIT  
PAVERS ON PEDESTALS



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

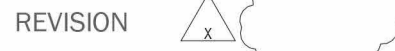
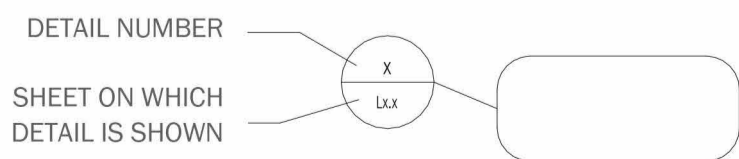


MOVEABLE FURNITURE

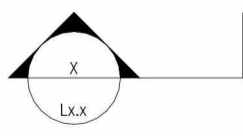


MOVEABLE TABLE AND CHAIRS

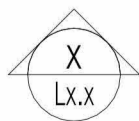
GENERAL LEGEND



SECTION



ELEVATION



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

NOT FOR CONSTRUCTION

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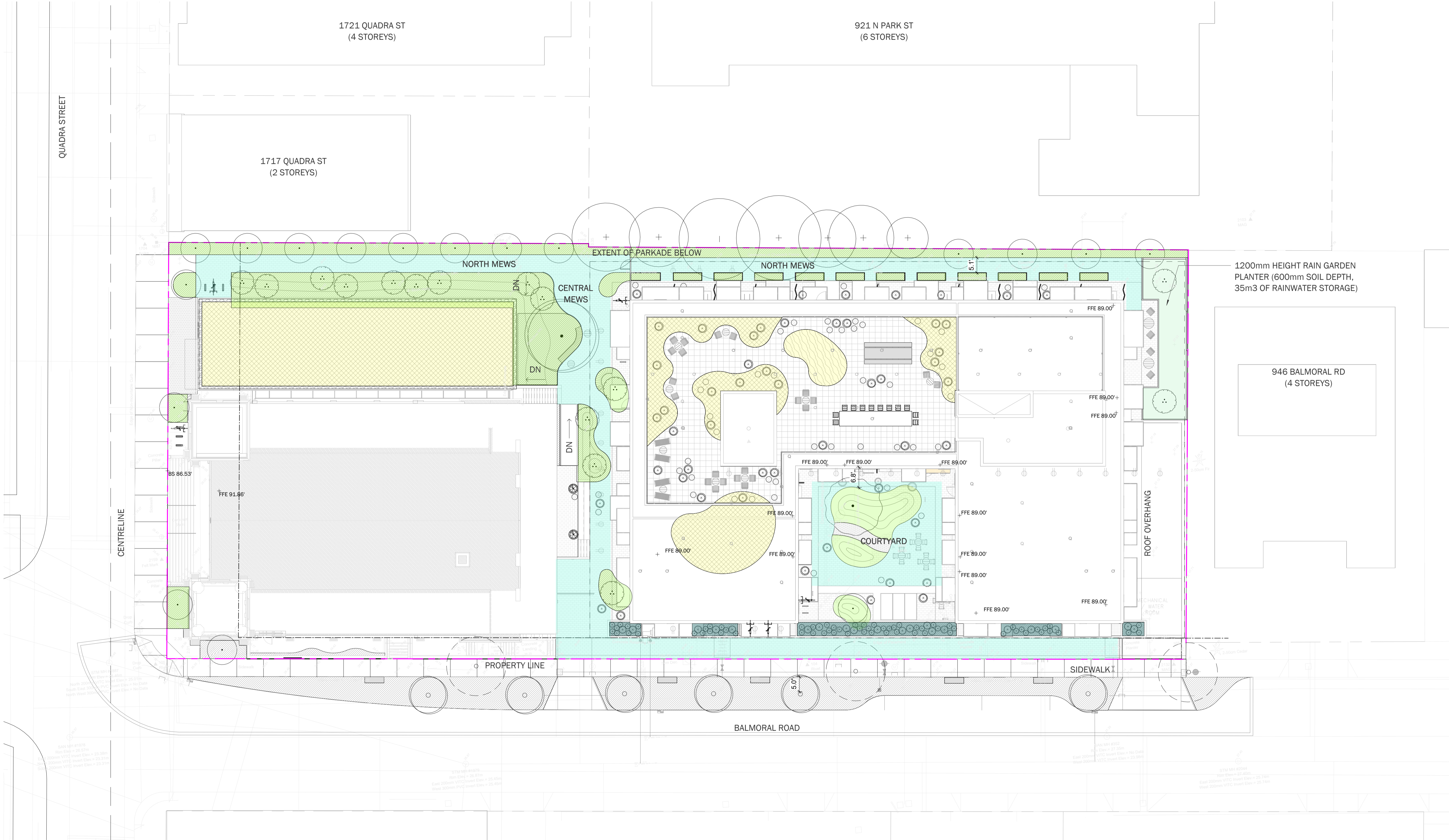
First Met

1701 Quadra St. Victoria, BC

Concept Plan  
Roof

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

L1.03



SURFACE TREATMENT LEGEND

<div></div>	PLANTING AREA - 4583 SQFT / 426 SQM	<div></div>	RAIN GARDEN - 631 SQFT / 59 SQM: 35M3 RAINWATER STORAGE
<div></div>	EXTENSIVE GREEN ROOF - 5040 SQFT / 468 SQM	<div></div>	PERMEABLE PAVERS - 5713 SQFT / 531 SQM
<div></div>	INTENSIVE GREEN ROOF - 477 SQFT / 44 SQM		

TOTAL PERVIOUS: - 16444 SQFT / 1528 SQM  
TOTAL IMPERVIOUS: 31373 SQFT / 2915 SQM  
TOTAL REQUIRED RAINWATER STORAGE: 93M3

TOTALS NOT INCLUDING EXISTING CHURCH FOOTPRINT:  
TOTAL PERVIOUS: - 16444 SQFT / 1528 SQM  
TOTAL IMPERVIOUS: 20473 SQFT / 1902 SQM  
TOTAL REQUIRED RAINWATER STORAGE: 61M3

GENERAL LEGEND

DETAIL NUMBER SHEET ON WHICH DETAIL IS SHOWN	<div></div>	SECTION ELEVATION	<div></div>
REVISION	<div></div>	PROPERTY LINE	<div></div>
	<div></div>	BUILDING OVERHANG	<div></div>

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

NOT FOR CONSTRUCTION

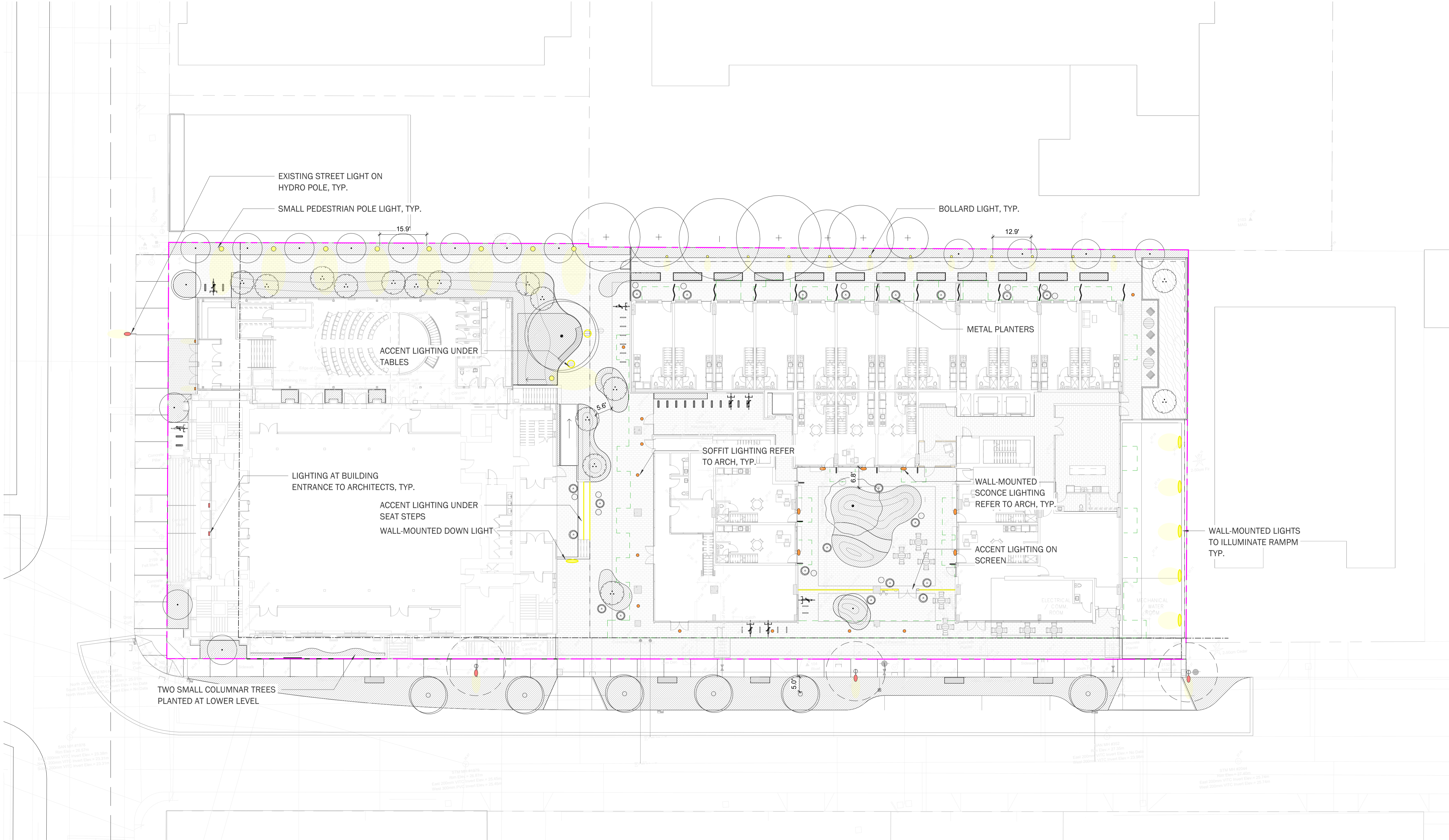
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First Met

1701 Quadra St. Victoria, BC

Rainwater  
Management Plan

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1/16" = 1'-0"	L1.04
Drawn/Checked	ZF   SS	



LIGHTING LEGEND

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

GENERAL LEGEND

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

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

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First Met

1701 Quadra St. Victoria, BC

Lighting Plan - Ground Floor

Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1/16" = 1'-0"	L1.05
Drawn/Checked	ZF   SS	

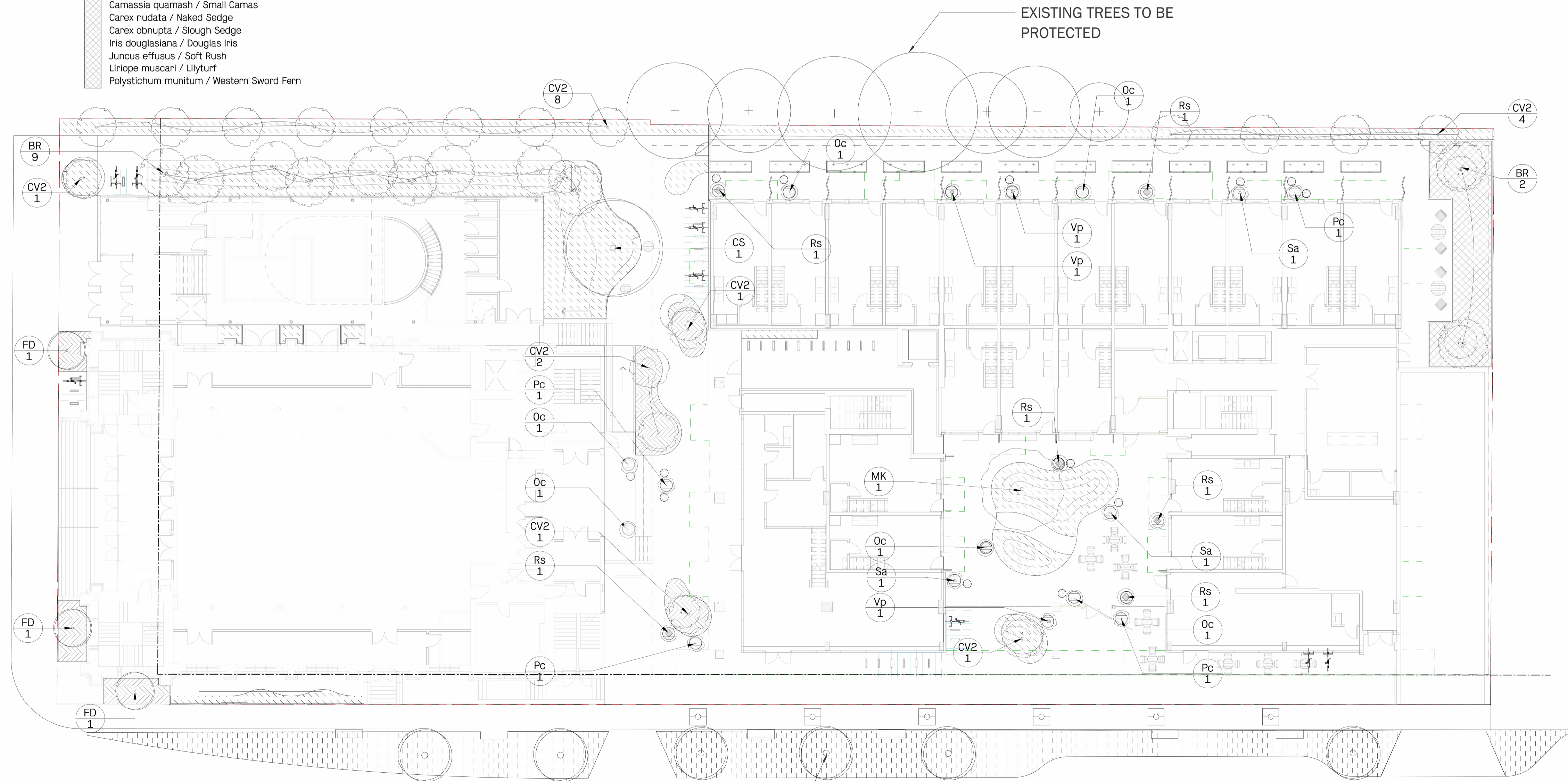
GROUND FLOOR - SHADE GROUNDCOVER	3 496 sf
Adiantum Pedatum / Northern Maidenhair Fern	290 651
Asarum caudatum / Wild Ginger	581 305
Athyrium filix-femina / Common Lady-Fern	145 328
Blechnum spicant / Deer Fern	258 358
Oxalis oregana / Redwood Sorrel	871 956
Polystichum munitum / Sword Fern	581 305
Tiarella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

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

	<b><u>PART SUN GROUNDCOVER</u></b>	<b>651 sf</b>
	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
	Symphyotrichum subspicatum / Douglas Aster	680

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>TREES</b>					
	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 'Dawcyk Purple' / Dawyck Purple European Beech	6cm cal.	As Shown
	MK	1	Magnolia kobus / Kobus Magnolia	6cm cal.	As Shown
<b>SHRUBS</b>					
	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	Symphoricarpos albus / Common Snowberry	#3 Pot	As Shown
	Vp	3	Vaccinium parvifolium / Red Huckleberry	#3 Pot	As Shown



— EXISTING TREES TO BE PROTECTED

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

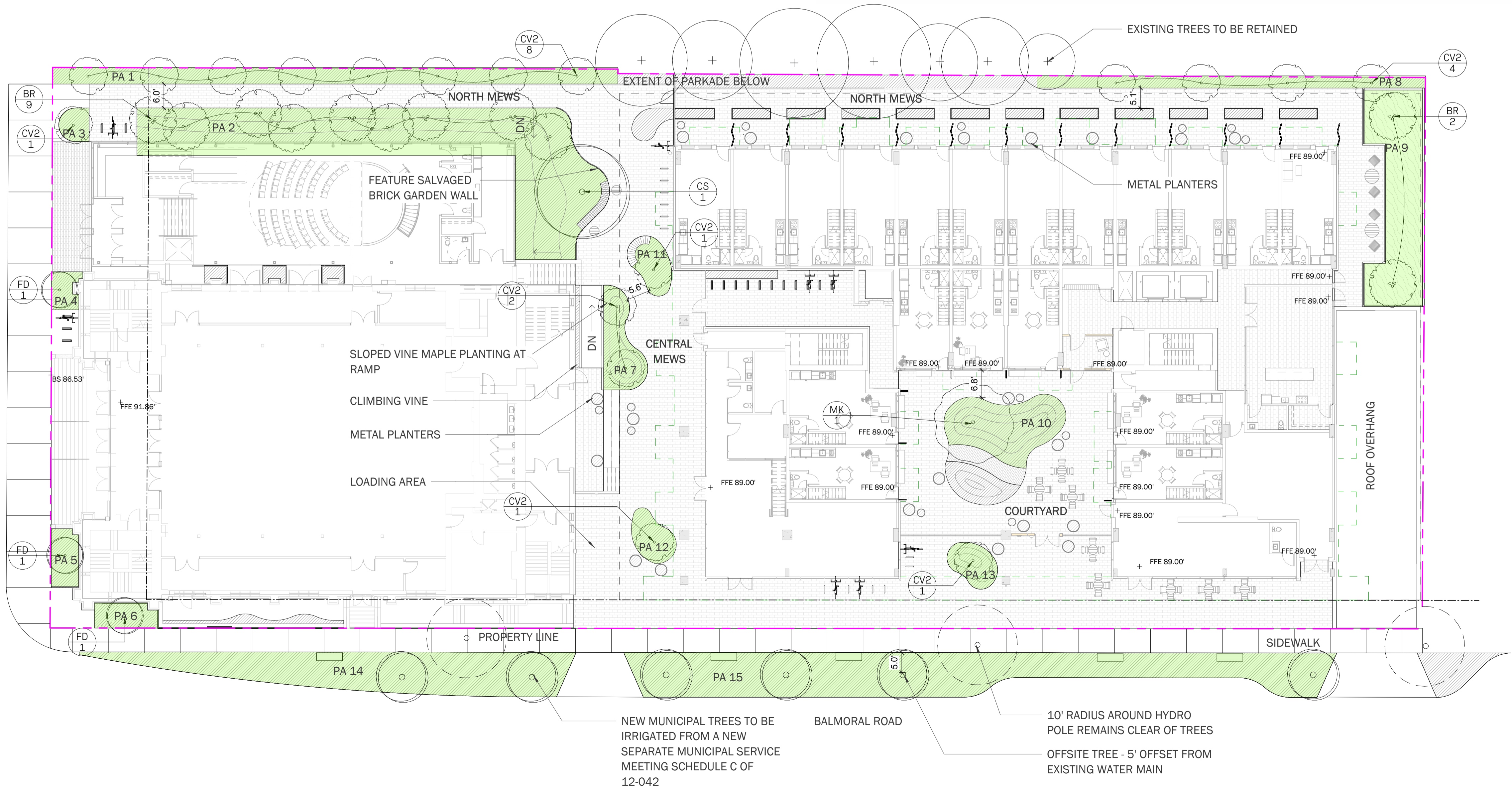
Date **03/06/25** Drawing Number  
 Project No. **2429**  
 Scale **1/16" = 1'-0"**  
 Drawn/Checked **ZF | SS** **L4.01**

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 (m2)	Soil volume multiplier	Replacement Trees proposed			Soil volume required (m3)					Total
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large		
Onsite											
1	54.53	0.9	49.10m3	8			48m3				48m3
2	167	0.9	150m3		10			150m3			150m3
3	9.00	0.9	8.1m3	1			8m3				8m3
4	5.75	0.9	5.2m3	1			8m3				8m3
5	9.00	0.9	8.1m3	1			8m3				8m3
6	9.00	0.9	8.1m3	1			8m3				8m3
7	18.20	0.9	16.38m3	2			12m3				12m3
8	27.6	0.9	24.94m3	4			24m3				24m3
9	58.6	0.6	35.16m3		2			30m3			30m3
10	34.6	0.9	31.14m3		1			20m3			20m3
11	8.92	0.9	8.02m3	1			8m3				8m3
12	9.75	0.9	8.78m3	1			8m3				8m3
13	9.65	0.9	8.69m3	1			8				8m3
Offsite											
14	90.0	0.9	81m3		2		30m3				30m3
15	148.64	0.9	133.78m3		4		120m3				120m3
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>1, Dx30	E+F+G	



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

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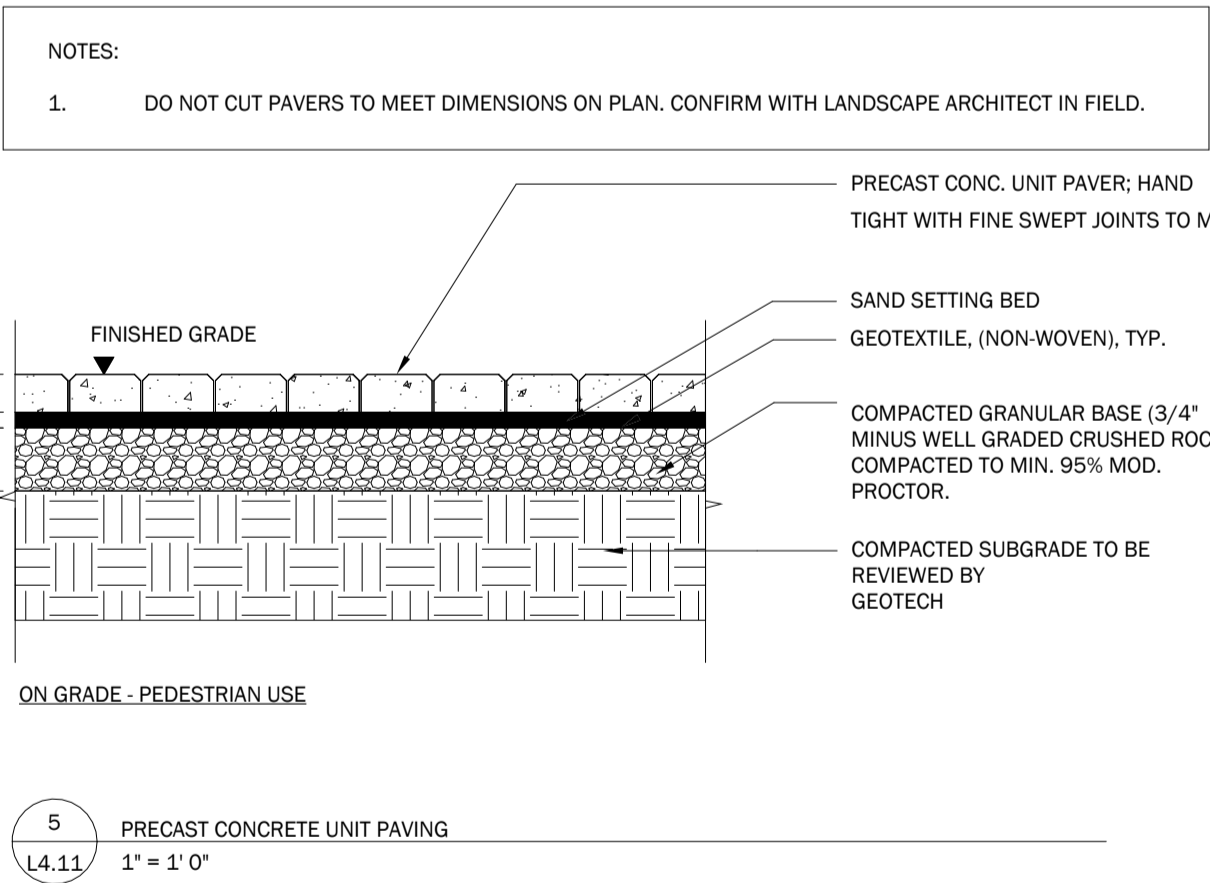
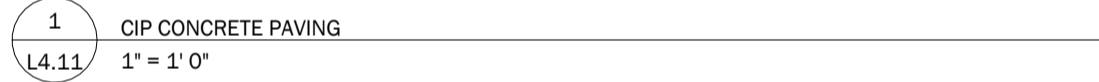
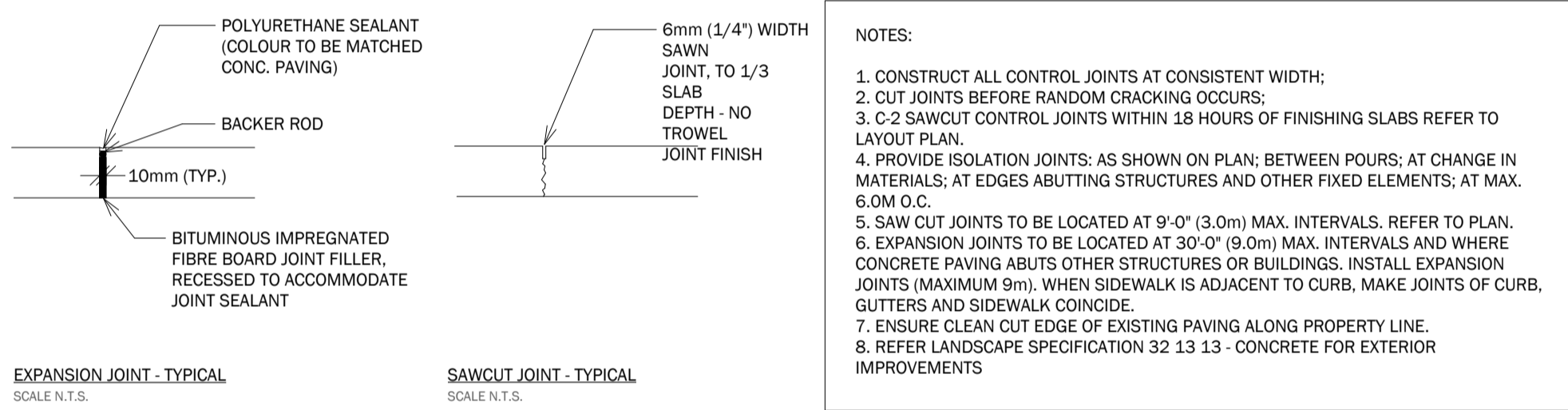
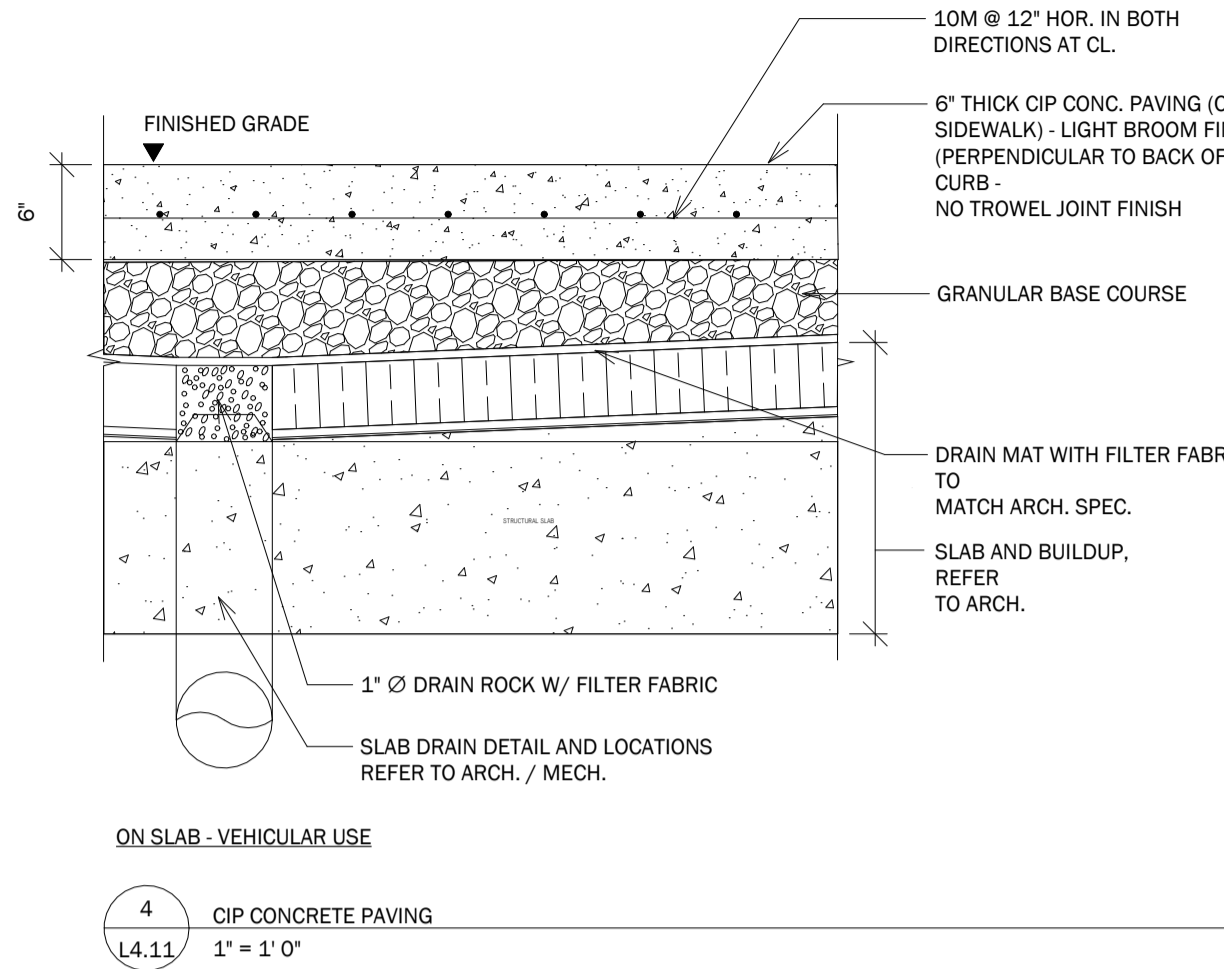
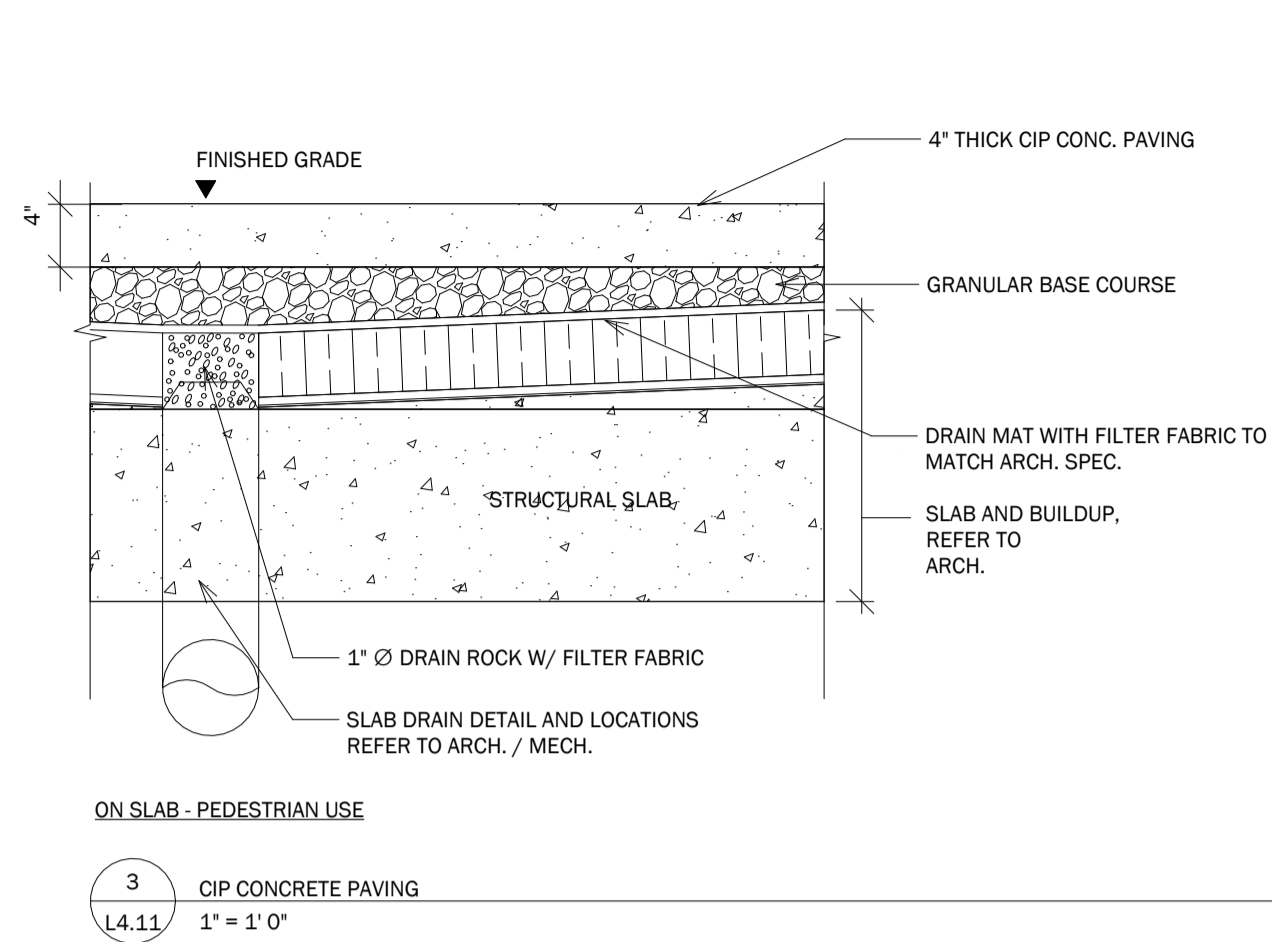
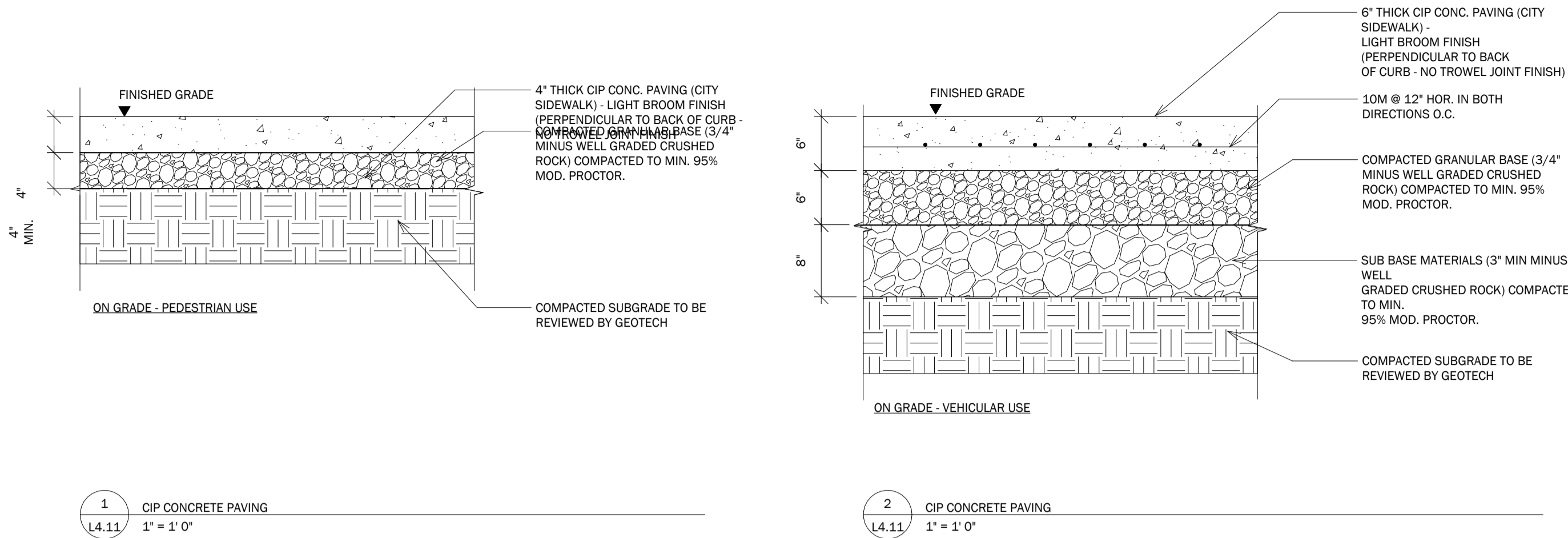
First Met

1701 Quadra St. Victoria, BC

Tree Replacement and Soil Volume Plan

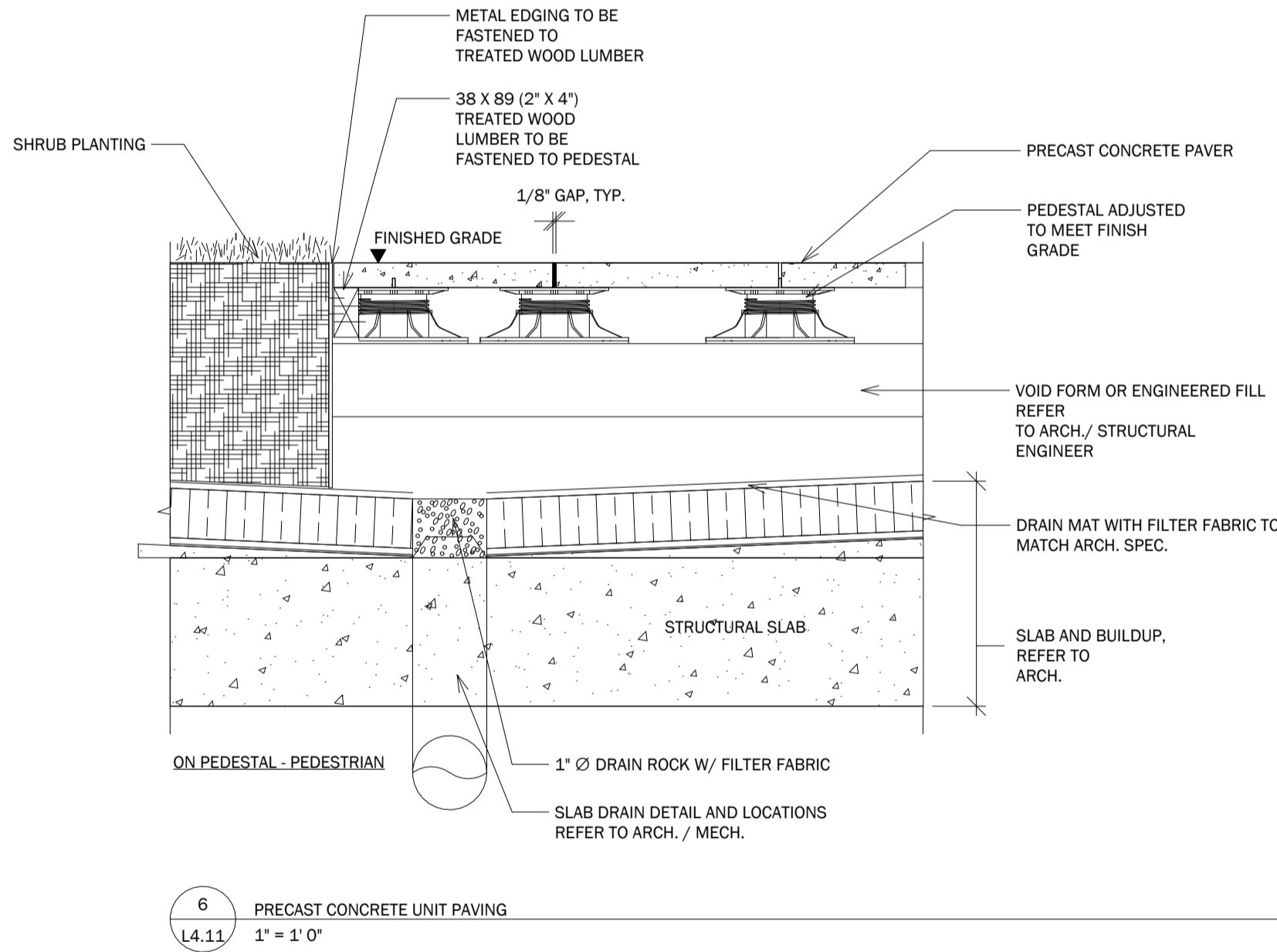
Date 03/06/25 Drawing Number  
Project No. 2429  
Scale 1/16" = 1'-0"  
Drawn/Checked ZF | SS

L4.02



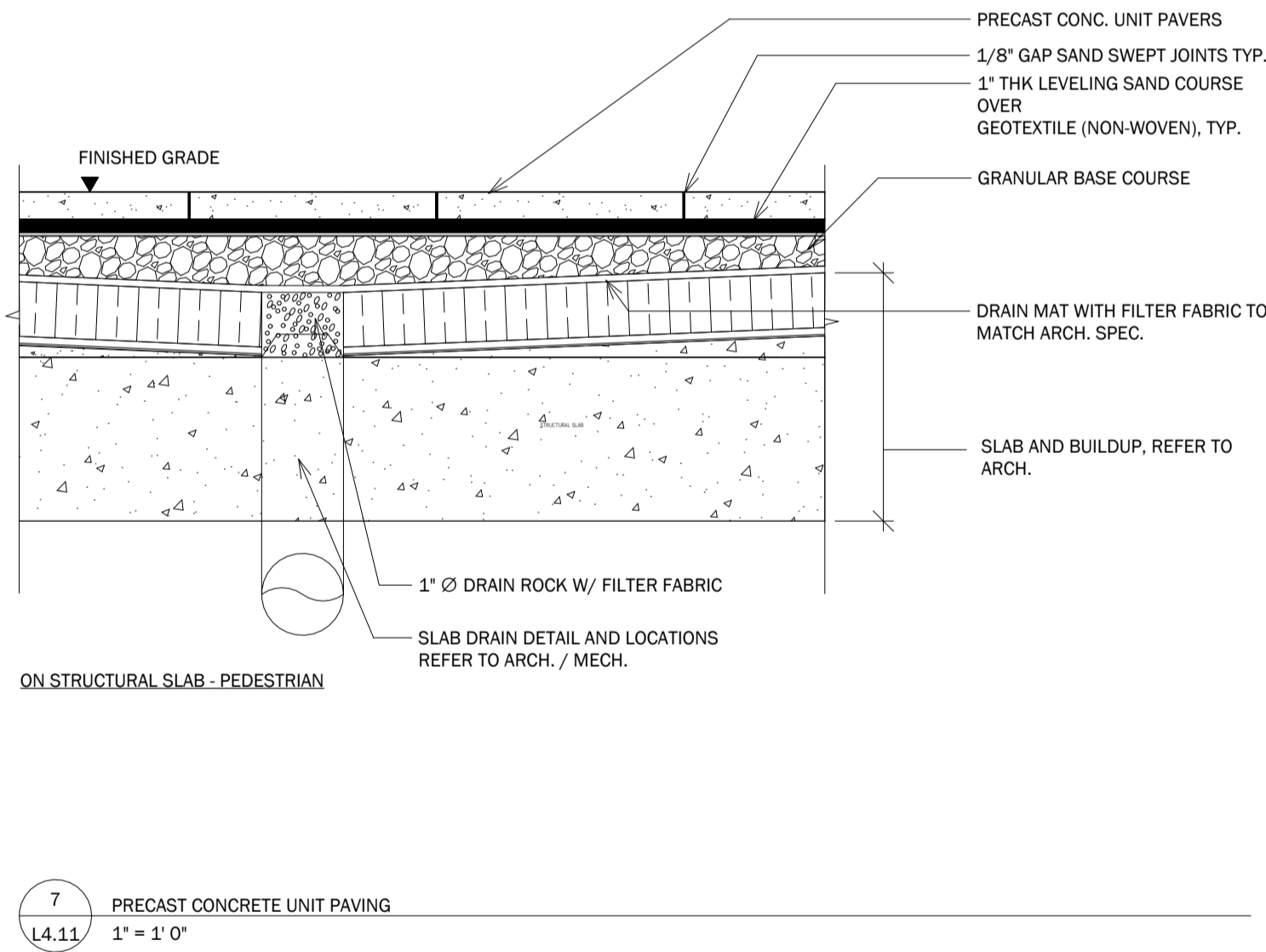
NOTES:

1. PROVIDE PRODUCT SAMPLES INCLUDING PAVERS, COLOUR SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL PEDESTALS MUST BE INSTALLED OVER A MINIMUM 60 PSI RIGID INSULATION WITH PROTECTION BOARD TO SPREAD THE LOAD. REFER TO PEDESTAL MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO LAYOUT PLAN FOR LOCATIONS



NOTES:

1. PROVIDE PRODUCT SAMPLES INCLUDING PAVERS, COLOUR SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. REFER TO LAYOUT PLAN FOR LOCATIONS



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

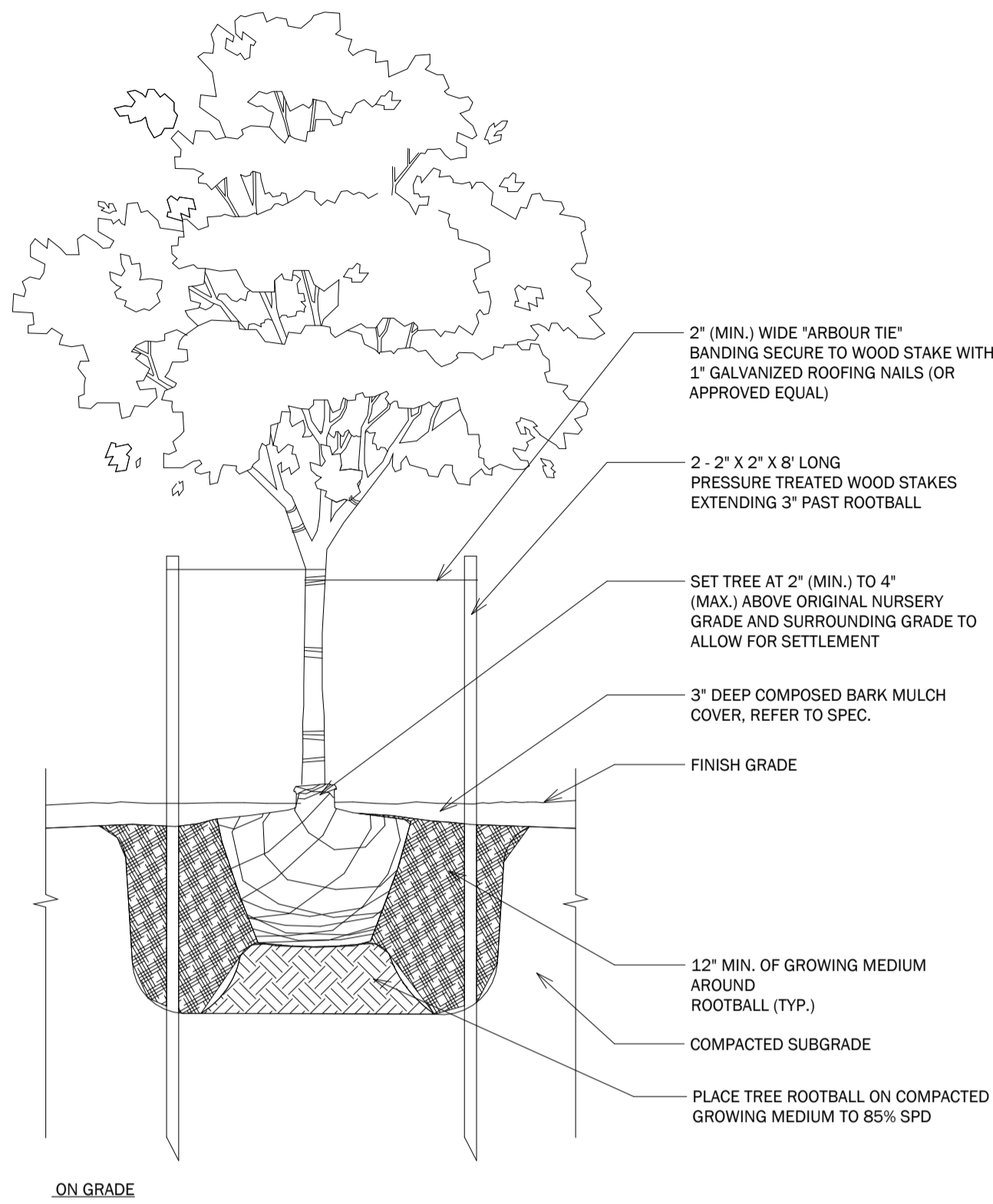
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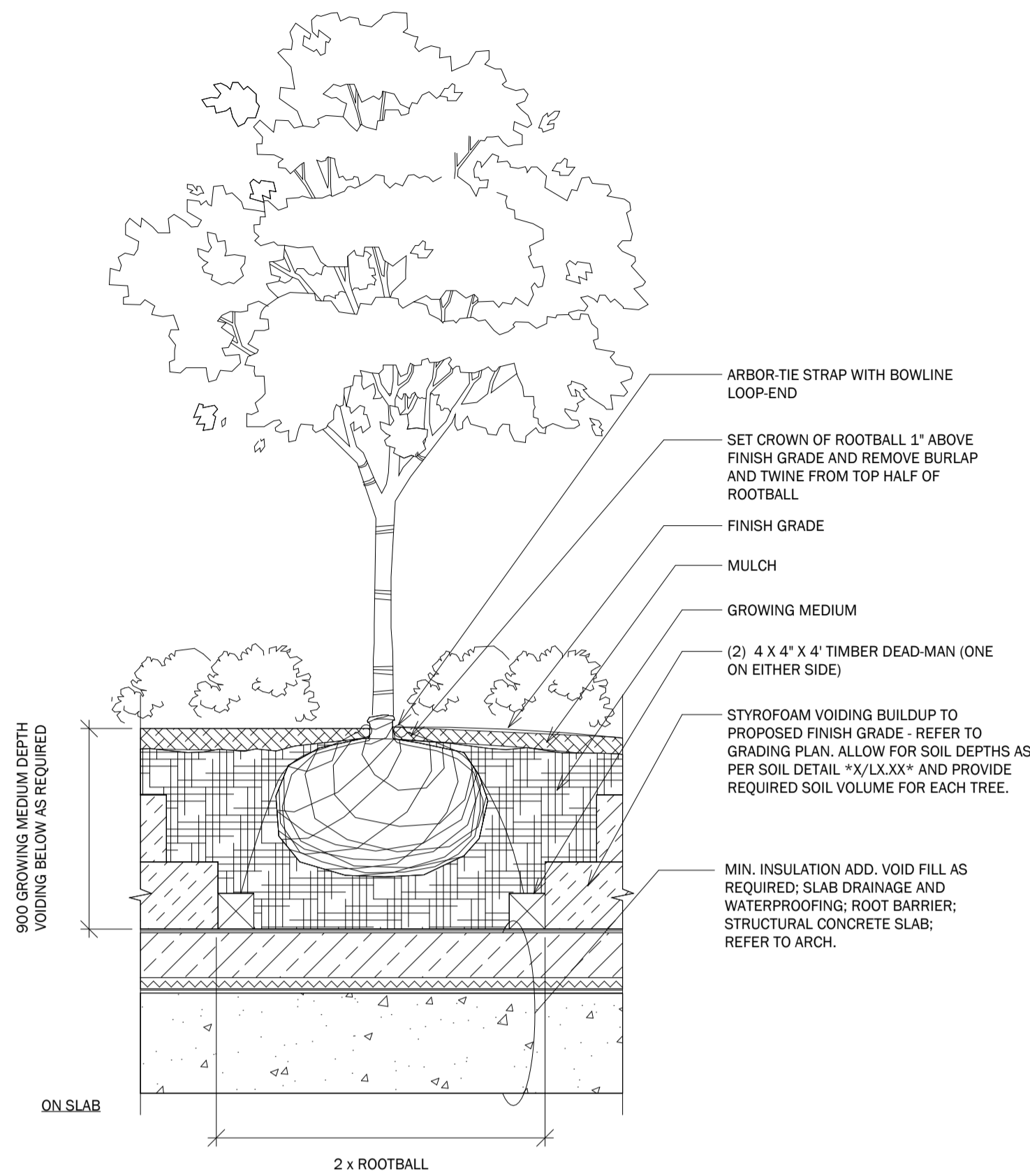
First Met

1701 Quadra St. Victoria,  
BC

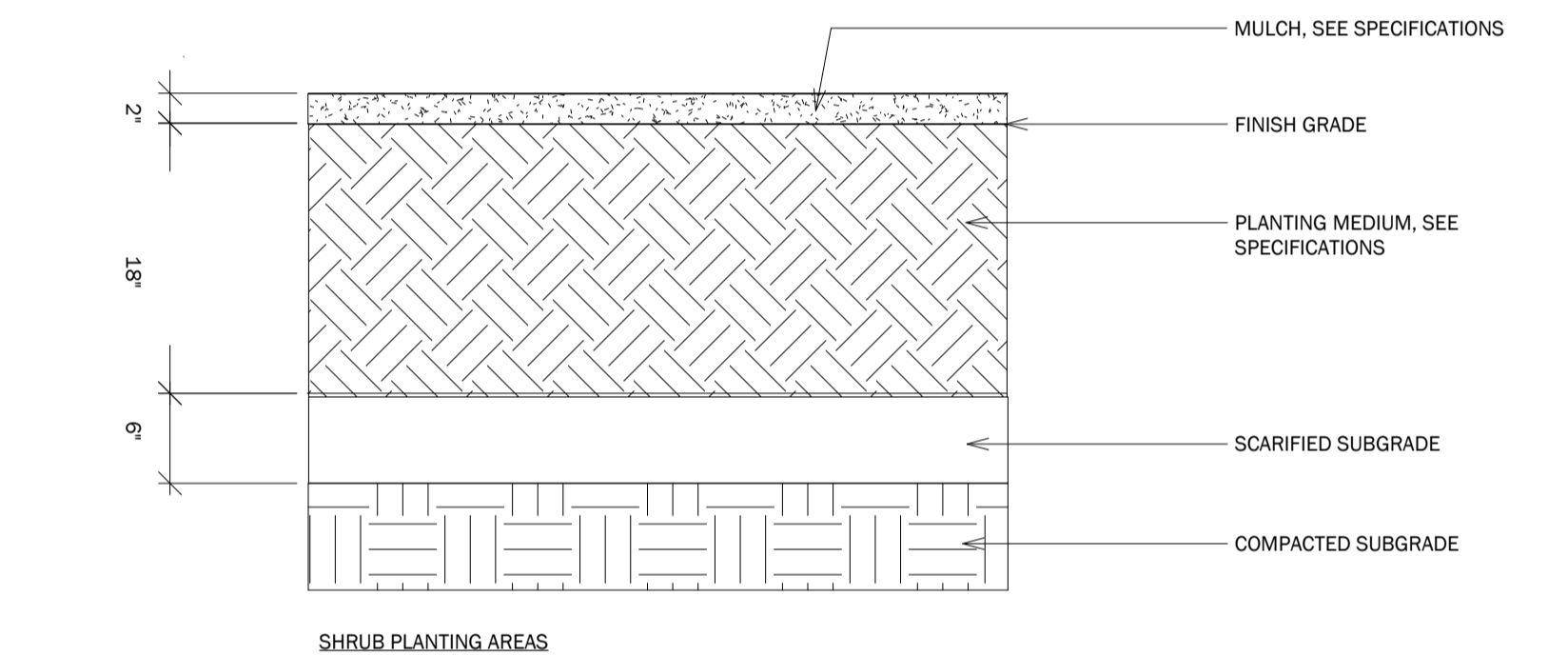
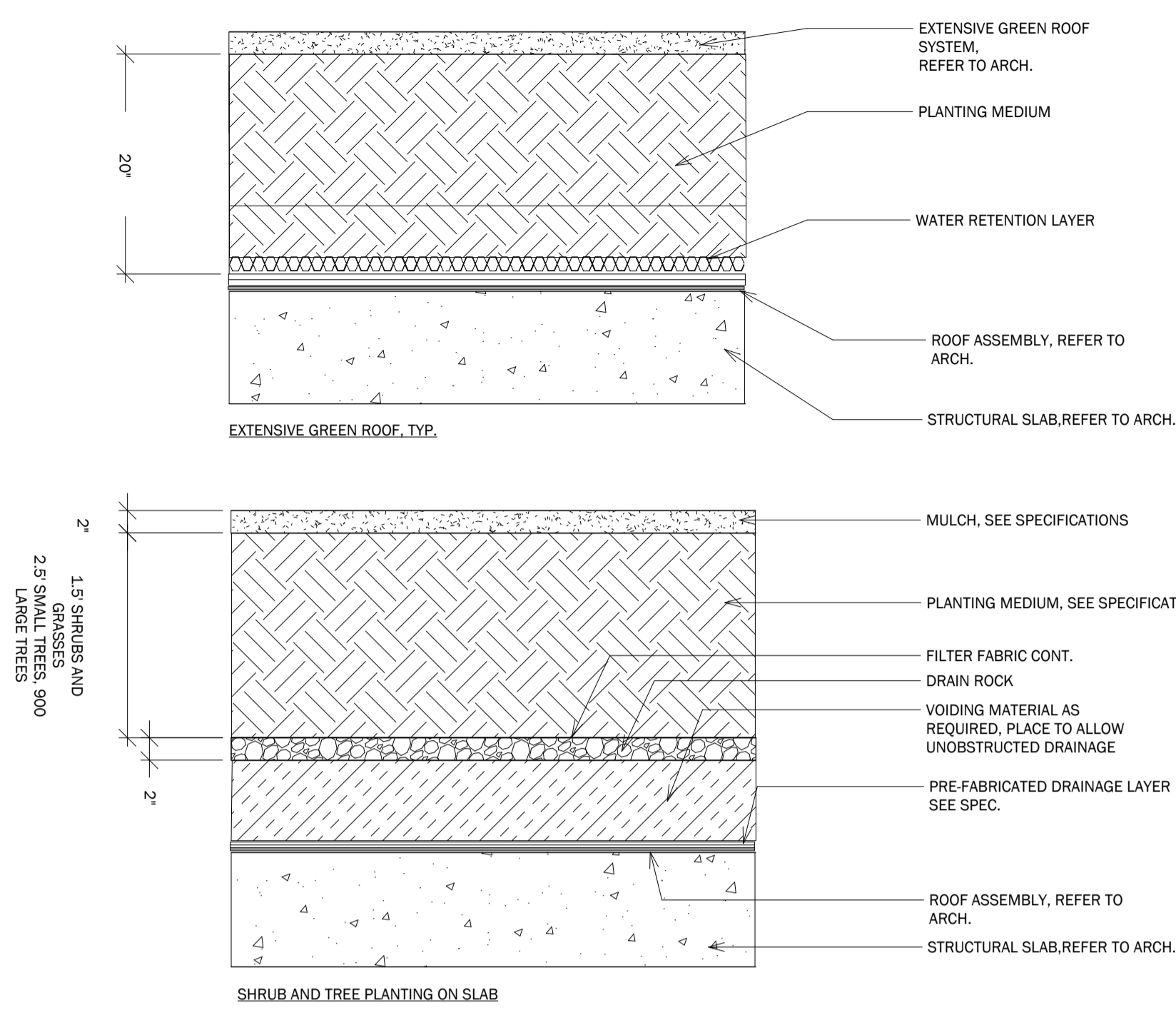
Paving Details



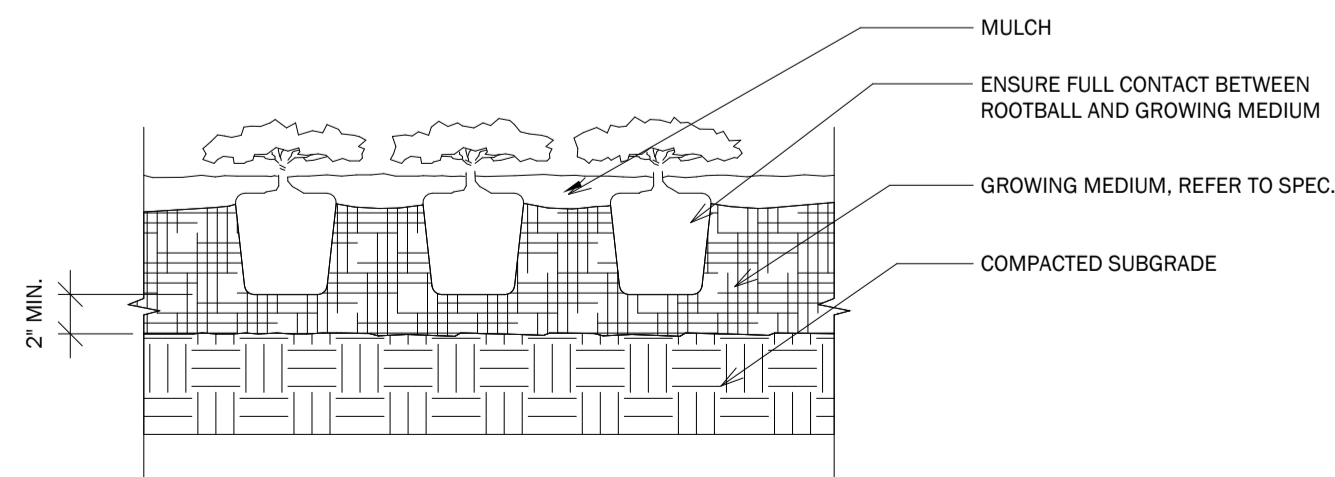
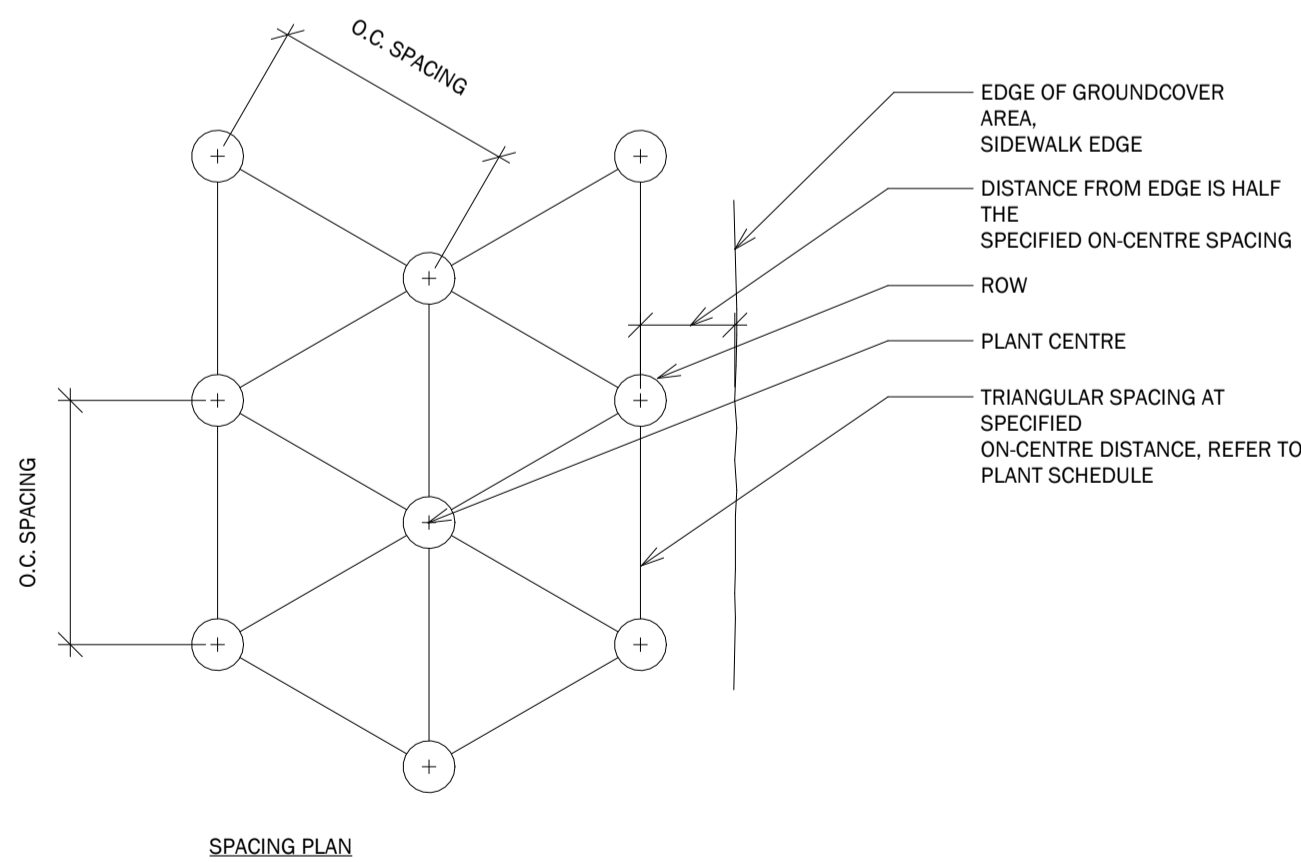
1 TREE PLANTING  
1" = 1' 0"



2 TREE PLANTING  
1" = 1' 0"



3 TREE PLANTING  
1" = 1' 0"



5 GROUND COVER PLANTING  
1" = 1' 0"

3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/06/05
1	CALLUC 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 Details

(NOTED ADDED HERE FOR REFERENCE – SEE LANDSCAPE DRAWINGS / SPECIFICATIONS):

- SHEET NOTES

No.	DESCRIPTION
-----	-------------

- 

— PROPOSED RAIN GARDEN.  
APPROX. STORAGE VOLUME = 35 m<sup>3</sup>  
(SEE LANDSCAPE DRAWINGS)

- APPROX. EXTENT OF BUILDING PARKADE (SEE ARCHITECT DRAWINGS)
- APPROX. EXTENT OF BUILDING AT FIRST FLOOR (SEE ARCHITECT DRAWINGS)
- APPROX. EXTENT OF BUILDING ABOVE (SEE ARCHITECT DRAWINGS)

LOT A  
PLAN VIP29014  
#946

SEPTEMBER 8, 2025

ISSUED FOR  
REZONING /  
DEVELOPMENT  
PERMIT

NOT FOR CONSTRUCTION

1:200

PERMIT NUMBER: 1003299

Engineers and Geoscientists of BC

PROJECT:

934 BALMORAL ROAD, VICTORIA, BC

TITLE:  
PRELIMINARY CIVIL PLAN

SCALE

HORIZ: 1:200		VERT:	
PROJECT NO.		ISSUED/REVISION	



APPROVING AUTHORITY FILE NO.

DRAWING NO.  
24-054-CSP

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 DRIPLINES 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 PROTECTION 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 BONECALL).
10. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).
11. ANY DISTURBED OR MONUMENT TO BE REPLACED BY REGISTERED PROFESSIONAL SURVEY AT DEVELOPER'S EXPENSE.

LEONARD

-  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

APPROX. EXTENT OF ASPHALT REMOVAL /  
REPAVEMENT. EXTENT TO BE  
CONFIRMED DURING DETAILED DESIGN

NEW UTILITY POLE REQUIRED  
BC HYDRO/TELUS/ROGERS DESIGN TO BE  
CONFIRMED DURING DETAILED DESIGN

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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.

2	SEPT 8/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT							
1	APR 30/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT							
NO.	DATE	BY	ISSUED				NO.	DATE	BY	REVISIONS



**McElhanney**

500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-9221



PROJECT:

934 BALMORAL ROAD, VICTORIA, BC

TITLE:  
PRELIMINARY CIVIL PLAN

SCALE

HORIZ: 1:200		VERT:	
PROJECT NO.		ISSUED/REVISION	

APPROVING AUTHORITY FILE NO.

DRAWING NO.  
24-054-CSP

\\2241\PROJECTS\22412405400\_934 BALMORAL RD\07\_DRAWINGS\01\_SHEETS\24-054-CSP.DWG 9/8/2025 1:29 PM CSP