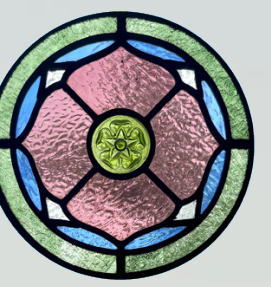




**FIRST
MET**



**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.0.01	DEVELOPMENT DATA
A.0.02	SURVEY
A.0.03	SITE CONTEXT
A.0.04	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

OWNER: ARYZE DEVELOPMENTS 200-398 HARBOUR ROAD VICTORIA BC V8A 0B7 250-940-3568	ENERGY COMPLIANCE ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288
ARCHITECT: MARIANNE AMODIO + HARLEY GRUSKO ARCHITECTS 201-877 EAST HASTINGS ST. VANCOUVER BC V6A 3Y1 778-379-9276	LANDSCAPE ARCHITECT: HAPA COLLABORATIVE 403-375 W 5th AVE. VANCOUVER BC V5Y 1J6 604.909.4150
STRUCTURAL ENGINEER: RJC ENGINEERS 303-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-386-7794	ARBORIST: D CLARK ARBORICULTURE 2741 THE RISE VICTORIA, BC V8T 3T4 250-208-1568
CODE CONSULTANT: GHL CONSULTANTS LTD. 700 PENDER ST. VANCOUVER, BC V6C 1X6 604-689-4449	CIVIL ENGINEER: MCELHANNY 500-3960 QUADRA ST. VICTORIA, BC V8X 4A3 250-370-9221
MECHANICAL ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	GEOTECHNICAL ENGINEER: RYZUK GEOTECHNICAL 100-771 VERNON AVE. VICTORIA, BC V8X 5A7
ELECTRICAL ENGINEER: INTROBA 210-1515 DOUGLAS ST. VICTORIA, BC V8W 0E4 250-418-1288	SURVEYOR: J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVE. VICTORIA, BC V8Z 4B7 250-727-2214
BUILDING ENVELOPE: EVOKE 102-814 BROUGHTON ST. VICTORIA, BC V8W 1E4 250-590-5655	TRANSPORTATION ENGINEER: BUNT & ASSOCIATES 530-645 FORT ST. VICTORIA, BC V8W 1G2 250-592-6122

DEVELOPMENT DATA SUMMARY

SITE DIMENSIONS:	42.76m x 104.80 x 40.35m x 104.73m / 140.29' x 343.83' x 132.38' x 343.60'
TOTAL SITE AREA:	4,439.8 m² / 47,790 ft²
TOTAL FLOOR AREA:	REQUIRED / PERMITTED 11,100 m² / 119,479 ft²
RESIDENTIAL FLOOR AREA:	PROPOSED 9,963 m² / 107,245 ft²
COMMERCIAL FLOOR AREA:	7,989 m² / 85,988 ft²
HERITAGE FLOOR AREA TO BE RETAINED:	266 m² / 2,868 ft²
NEW ADDITIONS TO HERITAGE BLDG FLOOR AREA:	1,228 m² / 13,218 ft²
FLOOR SPACE RATIO:	480 m² / 5,172 ft²
SITE COVERAGE:	2.24
OPEN SITE SPACE (%):	69%
MAX. HEIGHT:	28%
NUMBER OF STOREYS:	(A)
VEHICLE PARKING STALLS:	133
BICYCLE PARKING:	159 CLASS 1 / 35 CLASS 2
BUILDING SETBACKS	
FRONT YARD (WEST): (WEST QUADRA ST)	4m / 13.1' AVERAGE, 3m (9.8') MIN ^(B)
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 ^(B)
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 ^(B)
REAR YARD (EAST):	8m / 26.2 ^(B)
RESIDENTIAL USE DETAILS	
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	



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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025

VEHICULAR PARKING REQUIREMENTS FOR ENTIRE SITE

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

BIKE PARKING REQUIREMENTS FOR ENTIRE SITE

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



DEVELOPMENT DATA

SCALE
12" = 1'-0"



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934 BALMORAL RD & 1701 QUADRA ST

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RESPONSE

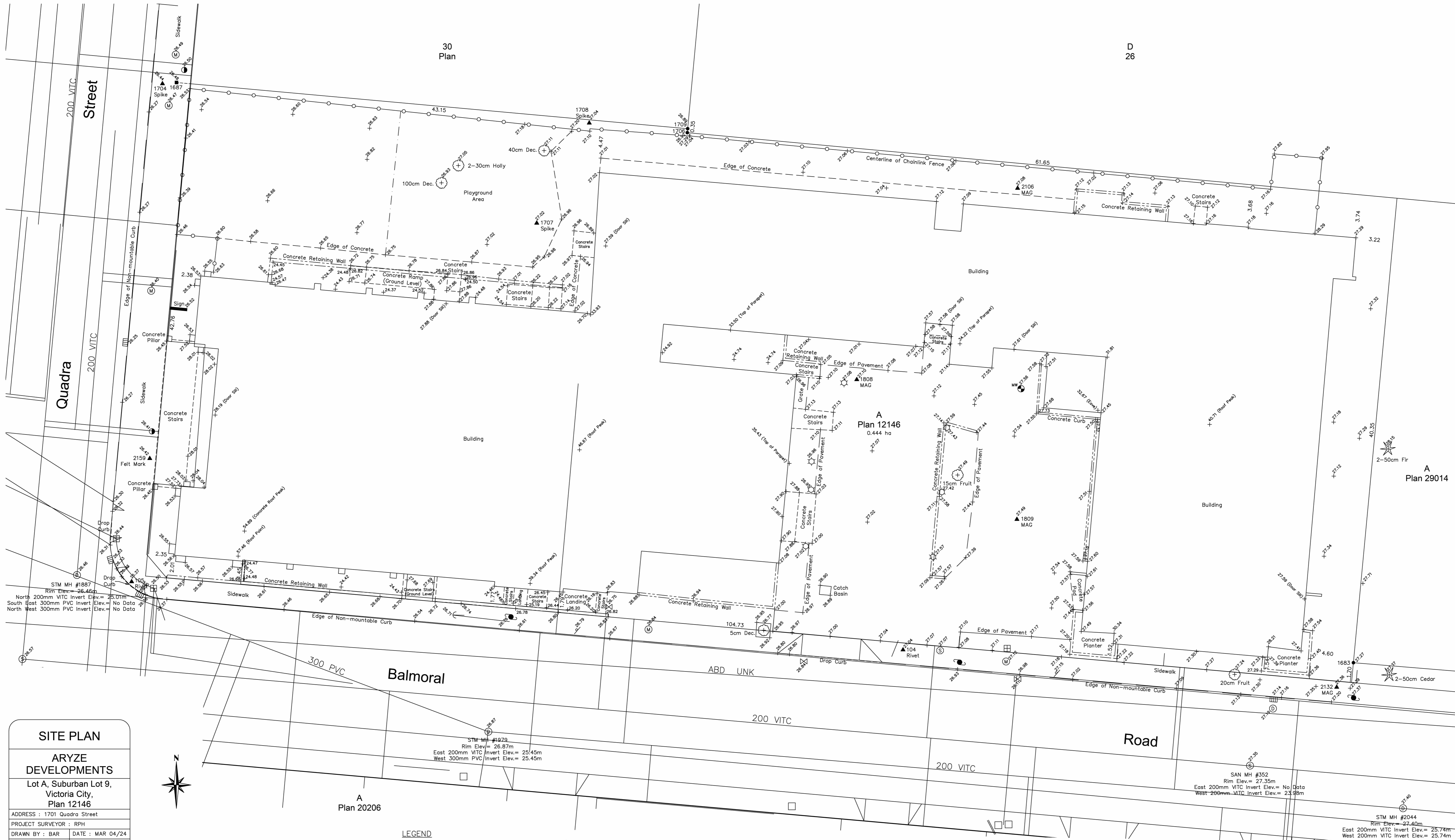
SEPTEMBER 08, 2025



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

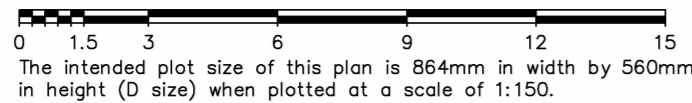
REVISION :

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



- 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

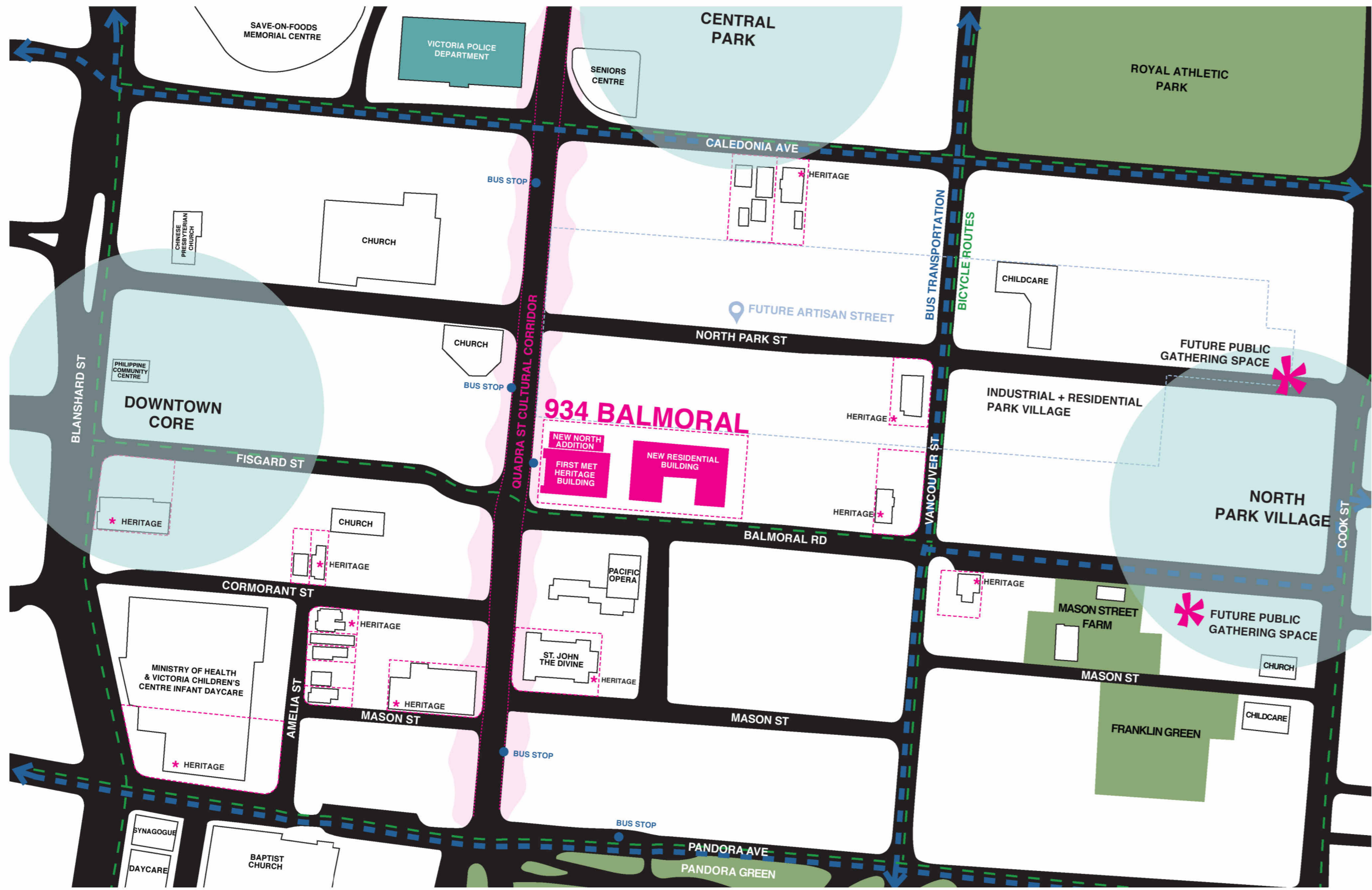
PVC Denotes Polyvinyl Chloride Pipe

VITC Denotes Vitrified Clay Pipe

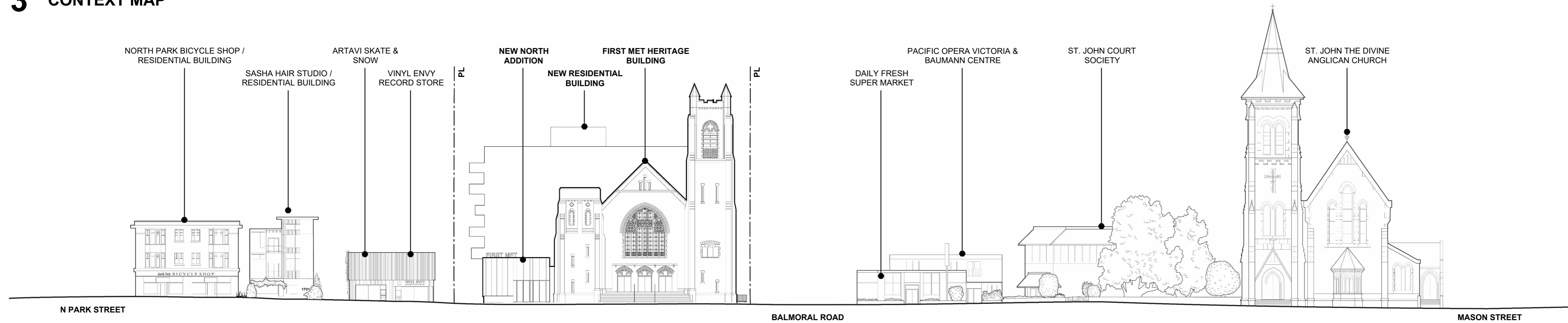
Distances and elevations are in metres
Elevations are geodetic based on control monument 16-54
Elevations are at grade unless noted otherwise
Dimensions from property line are to brick
Underground servicing shown schematically and acquired from Victoria GIS
Invert data derived from VicMap

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)

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



3 CONTEXT MAP



2 STREETSCAPE: BALMORAL ROAD



1 STREETSCAPE: QUADRA STREET



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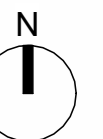
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SITE CONTEXT

SCALE





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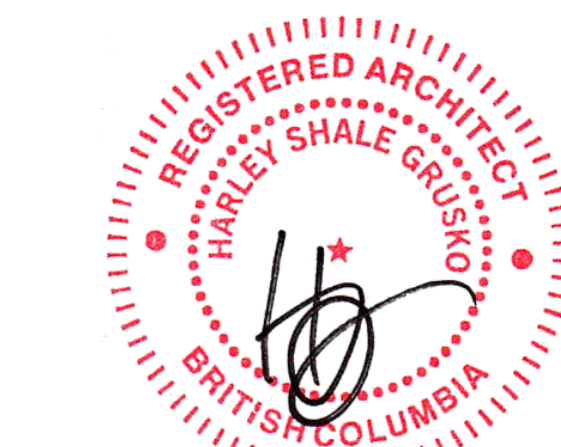
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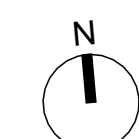
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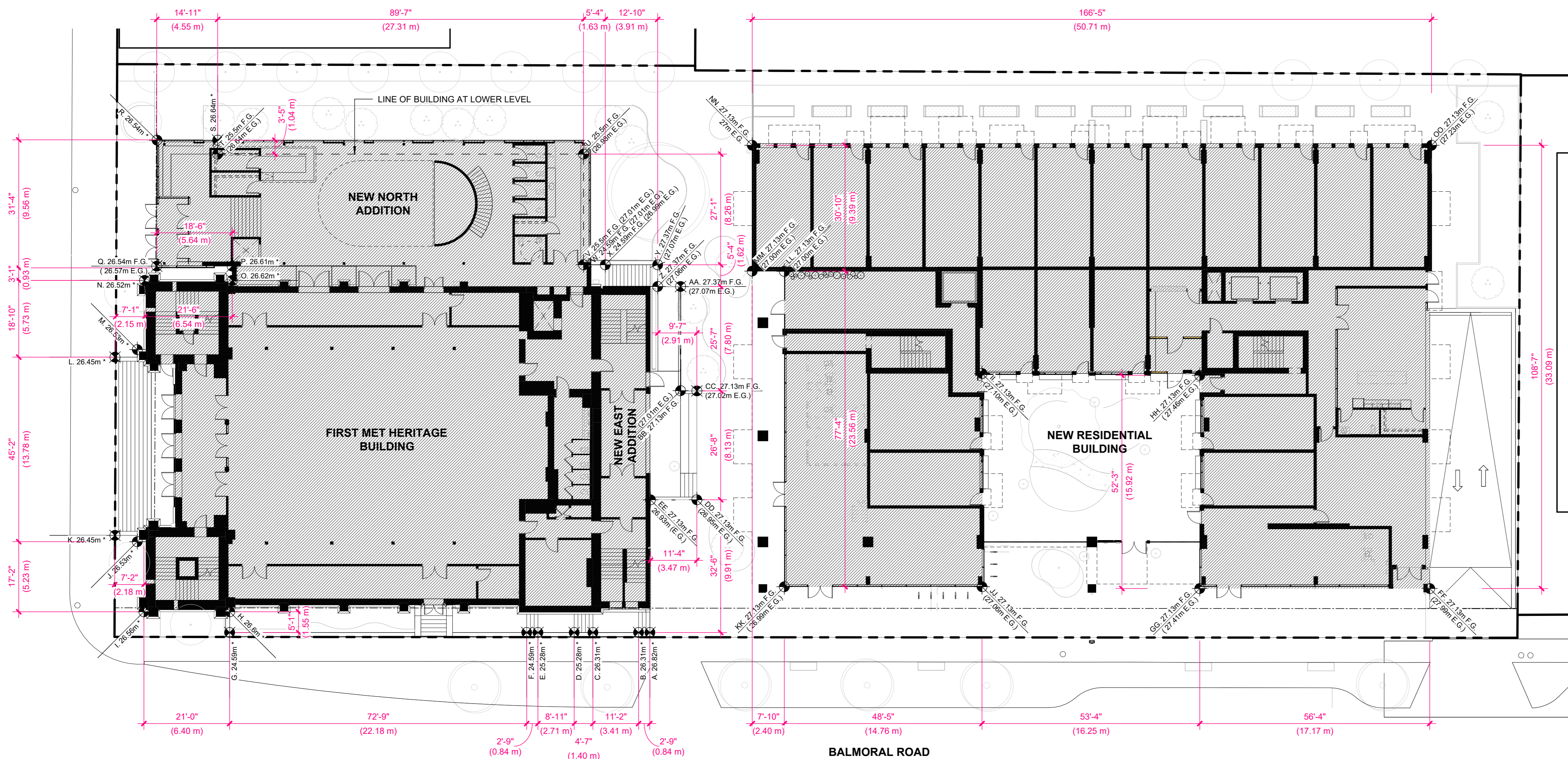
2025-09-08

SITE COVERAGE +
AVERAGE GRADE

SCALE
As indicated



A0.04



AVERAGE GRADE CALCULATIONS

	FIRST MET HERITAGE BUILDING			
	GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	TOTALS
SOUTH	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	39.67
	H TO I	26.38	6.40	170.11
WEST	I TO J	26.55	5.25	138.83
	J TO K	26.49	2.18	57.75
	K TO L	26.45	13.78	364.48
	L TO M	26.49	2.15	56.95
	M TO N	26.53	5.73	151.99
	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
NORTH	Q TO R	26.54	9.56	253.72
	R TO S	26.59	4.55	120.96
	S TO T	26.07	1.04	27.11
	T TO U	25.50	27.31	696.41
	U TO V	25.50	8.26	210.63
	V TO W	24.59	1.63	40.08
	W TO X	25.83	3.91	101.00
	X TO Y	27.03	1.62	43.85
EAST	Y TO Z	27.03	14.76	398.89
	Z TO AA	27.00	23.56	636.00
	AA TO BB	27.00	2.40	64.80
	BB TO CC	27.00	9.39	253.33
	CC TO DD	27.07	50.71	1372.47
	DD TO EE	27.13	33.09	897.73
	EE TO A	26.88	9.91	266.33
	SUM:		171.61	4473.78
AVERAGE GRADE:			26.07 m (85.53')	

	RESIDENTIAL BUILDING			
	GRADE POINTS	AVERAGE OF POINTS (m)	DISTANCE IN PLAN (m)	TOTALS
SOUTH	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	398.89
	KK TO LL	27.00	23.56	636.00
	LL TO MM	27.00	2.40	64.80
	MM TO NN	27.00	9.39	253.33
NORTH	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:			27.06 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

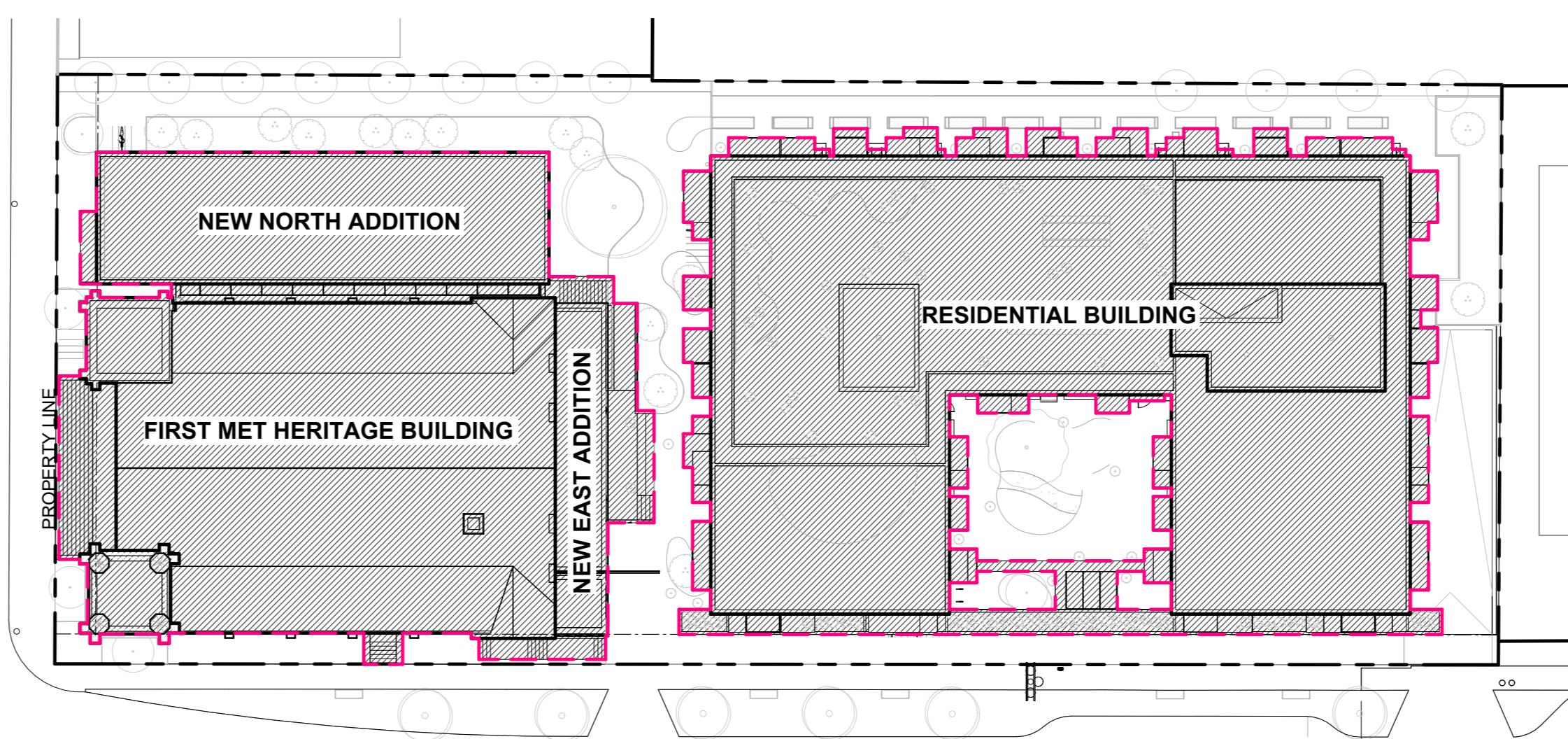
SITE AREA: 47,790 SF / 4,439.8 m²

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%



SITE COVERAGE DIAGRAM

SCALE: 1/32" = 1'-0"



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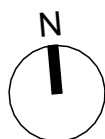


2025-09-08

DECONSTRUCTION SITE PLAN

SCALE

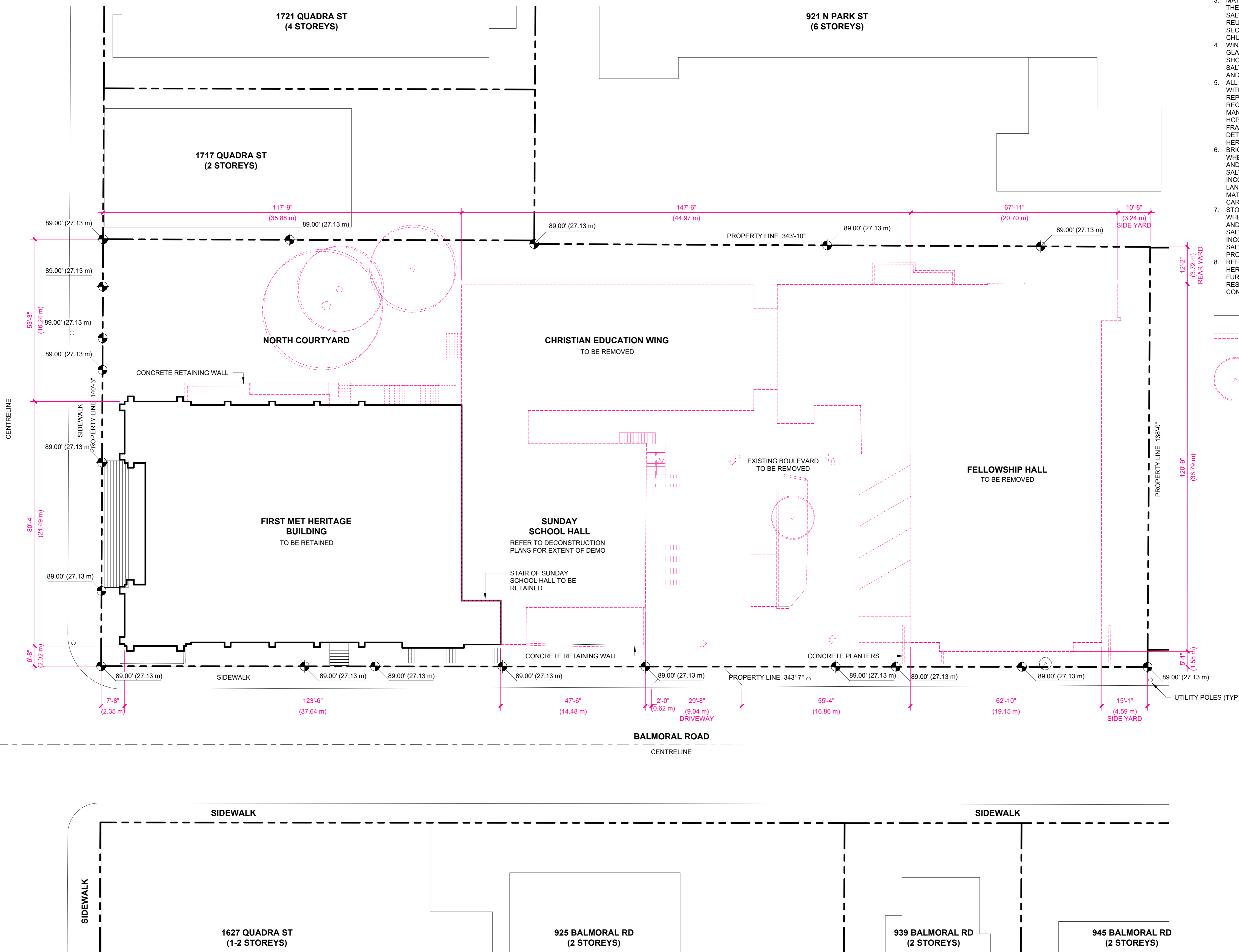
1/16" = 1'-0"



NOTES:

1. REFER TO CONSERVATION PLAN BY LUXTON & ASSOCIATES FOR FURTHER INFORMATION ON SCOPE OF RETENTION, RESTORATION AND DEMOLITION.
2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
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- PORTION TO BE 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

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RESPONSE

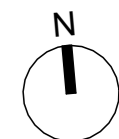
SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN LOWER FLOOR - FIRST MET HERITAGE BLDG

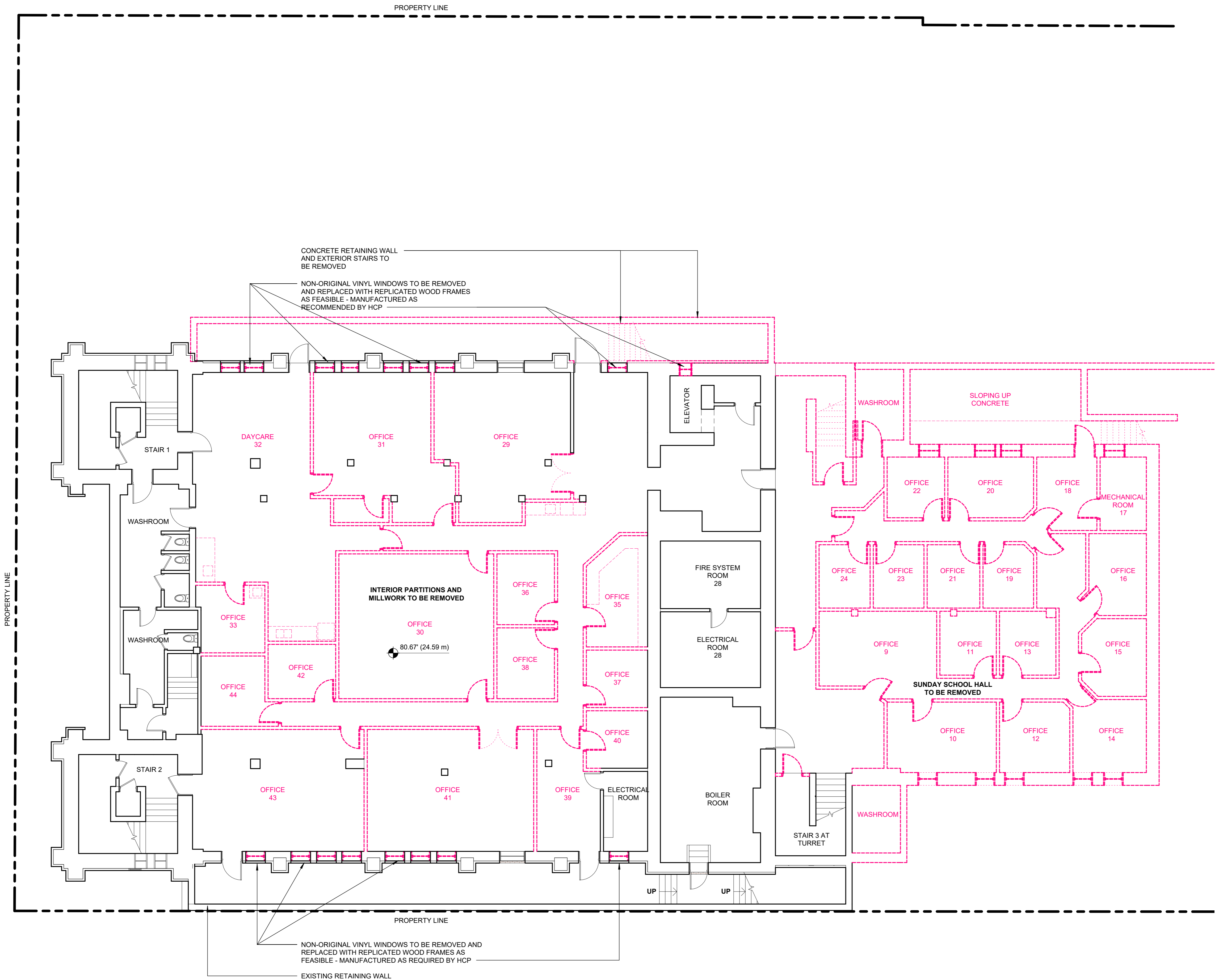
SCALE
1/8" = 1'-0"

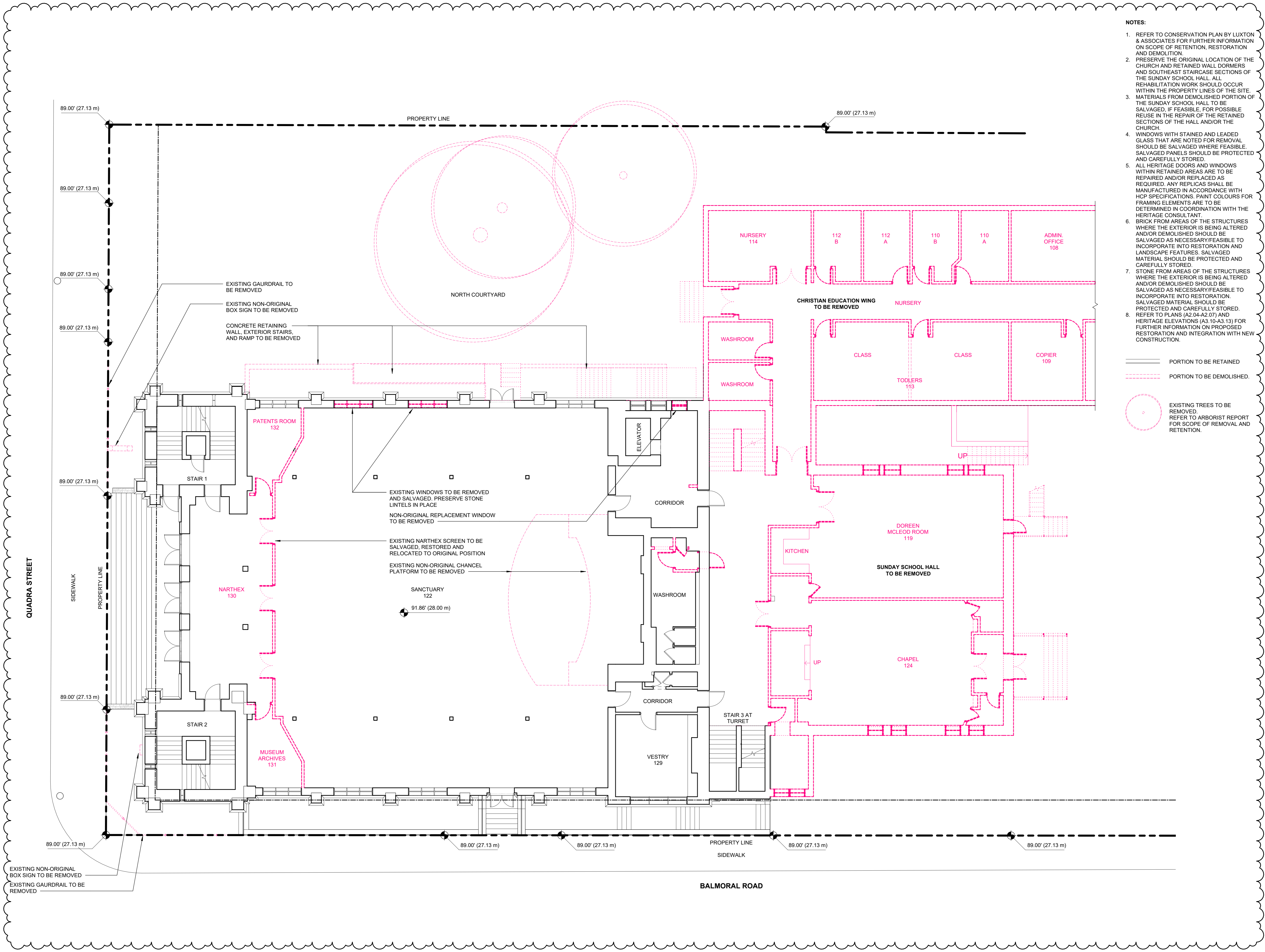


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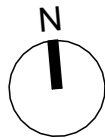
SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN
FIRST FLOOR - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"





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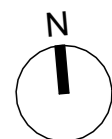
SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN
MEZZANINE - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



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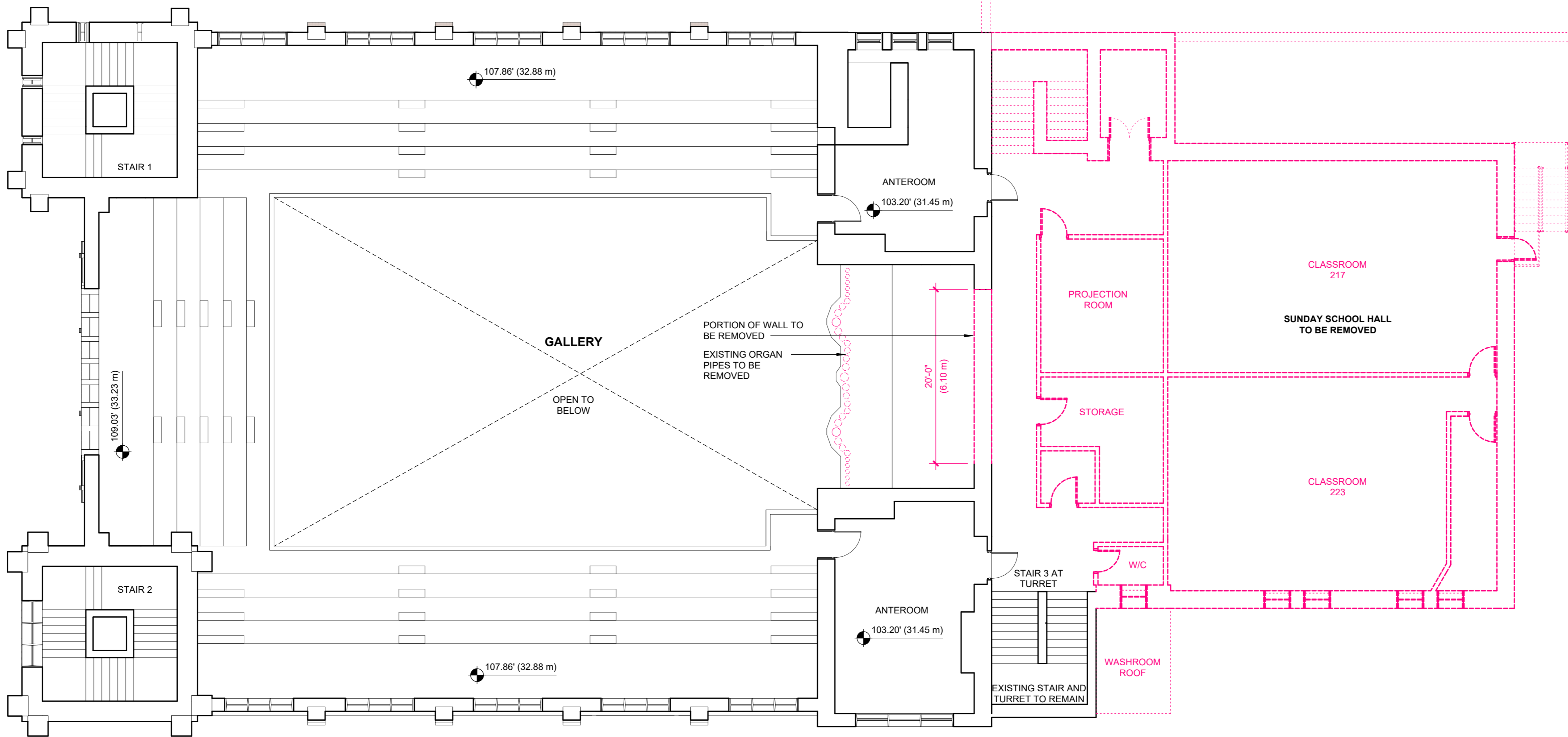
QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED



PROPERTY LINE

BALMORAL ROAD



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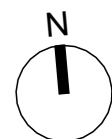
SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN ROOF - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"



NOTES:

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QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

SUNDAY SCHOOL HALL TO
BE REMOVED

PROPERTY LINE

BALMORAL ROAD

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
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PLAN LEGEND:

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



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SEPTEMBER 08, 2025

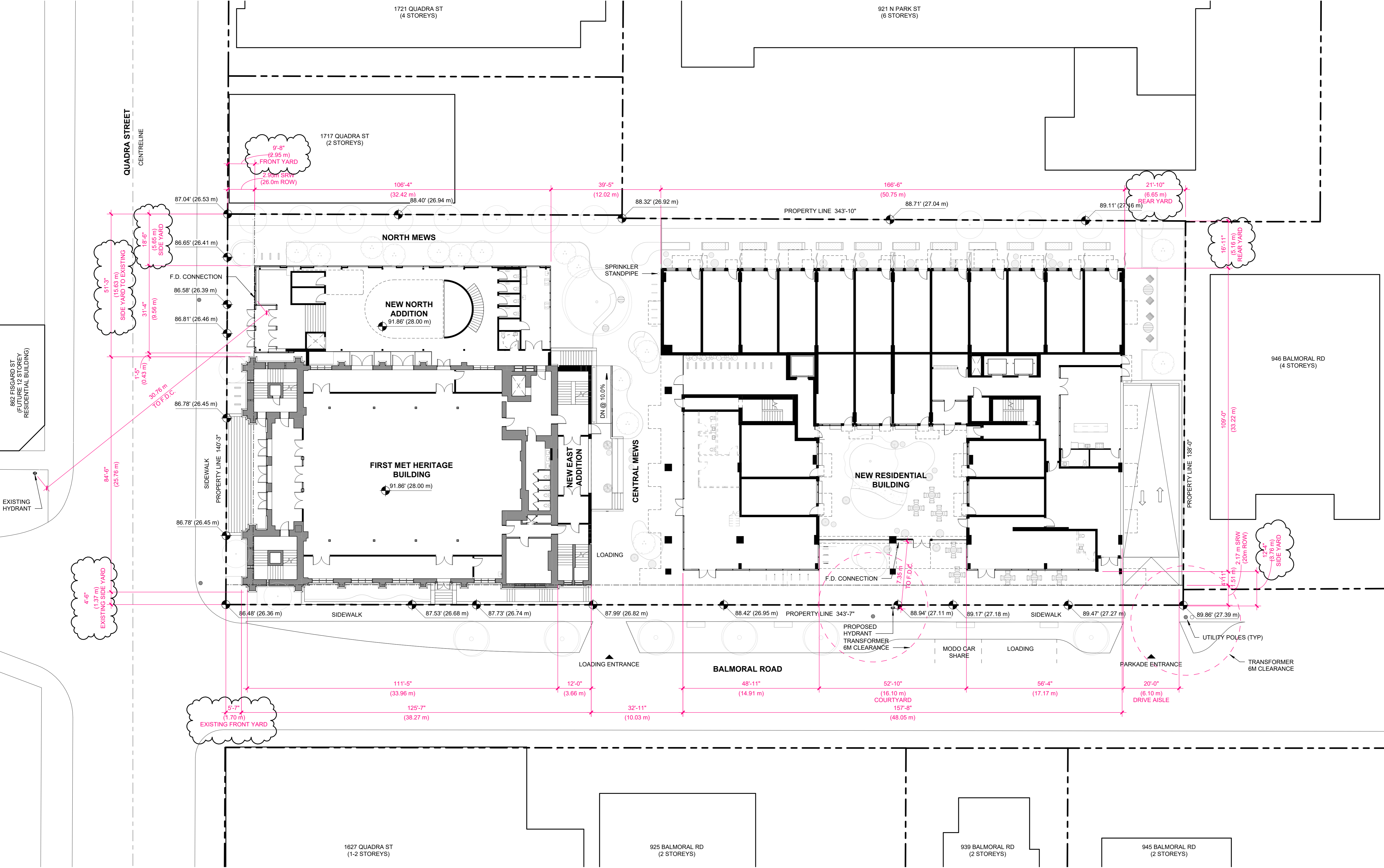
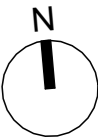


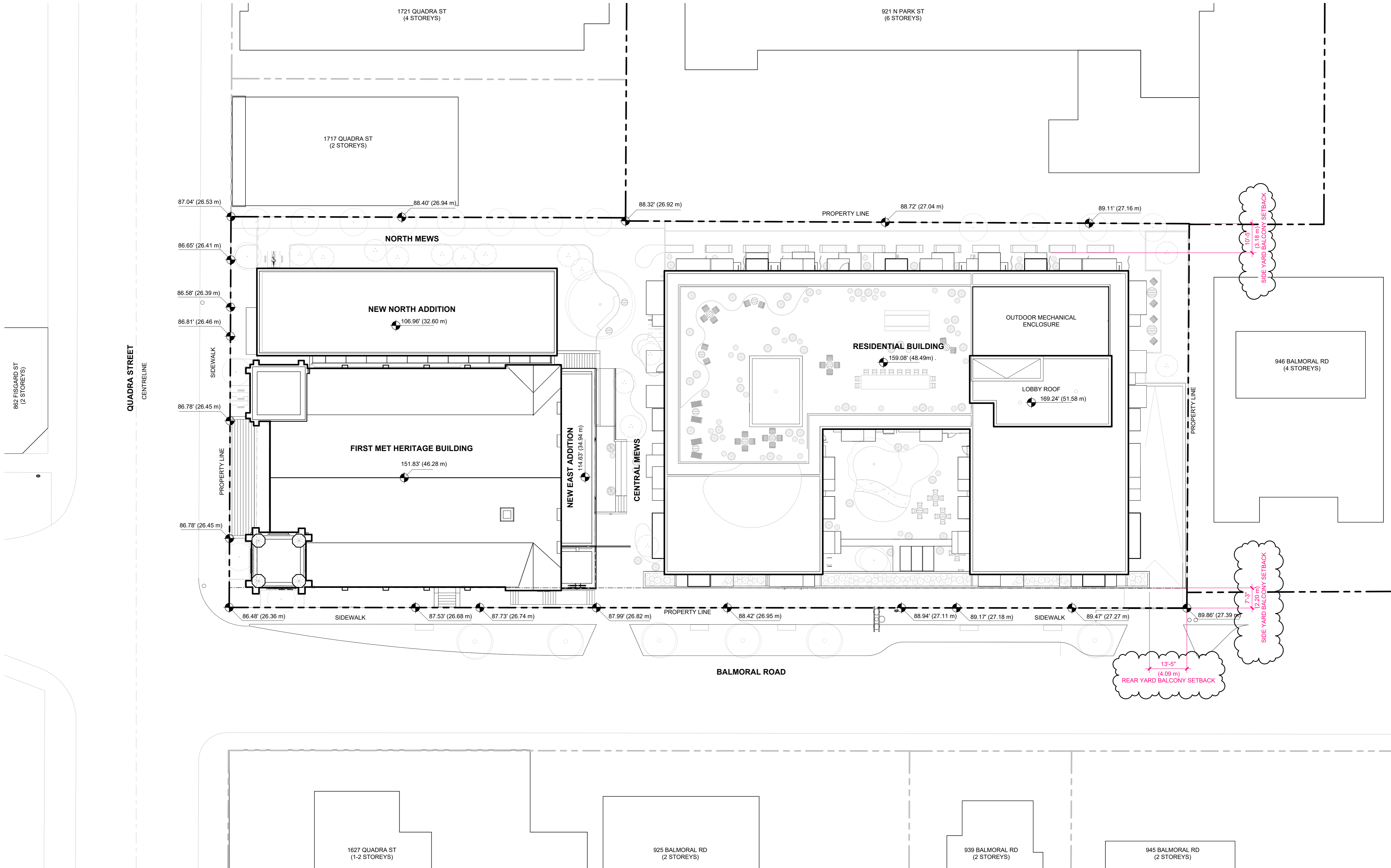
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SITE PLAN AT LEVEL 1

SCALE

As indicated





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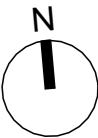
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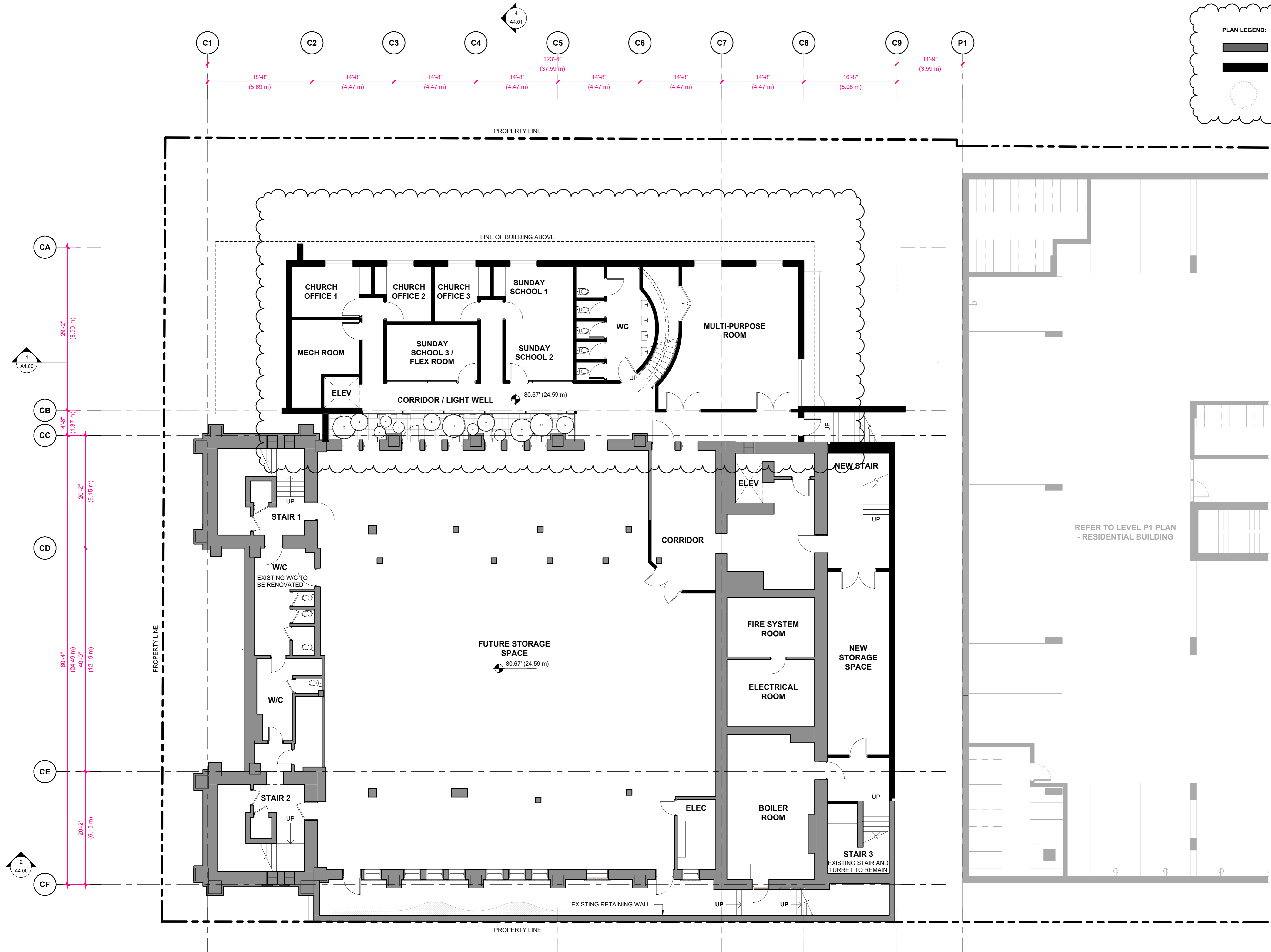
SEPTEMBER 08, 2025



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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FIRST MET

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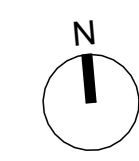
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SEPTEMBER 08, 2025

REGISTERED ARCHITECT
HARLEY SHALE GRUSKO
BRITISH COLUMBIA

2025-09-08

LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

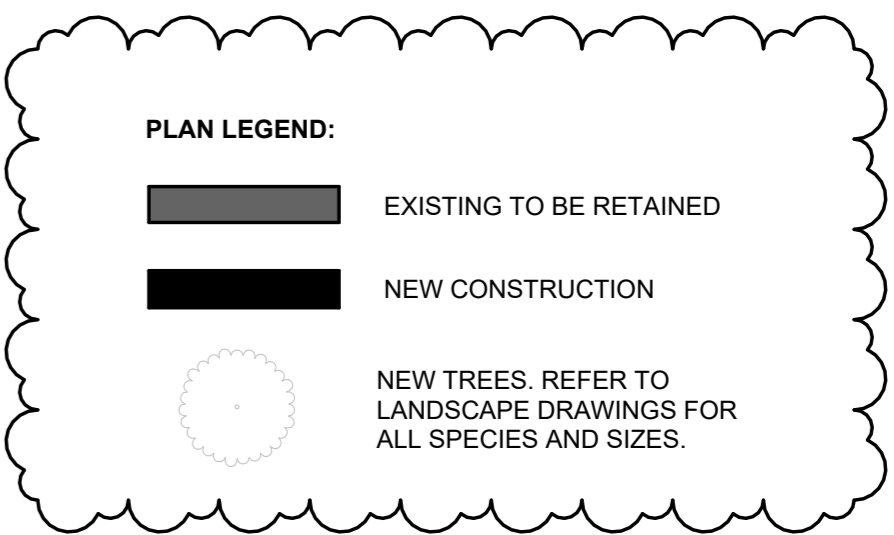
SCALE
1/8" = 1'-0"





A2.05

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



Ma
+
hg

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**FIRST
MET**

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**ISSUED FOR REZONING &
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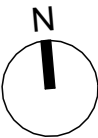
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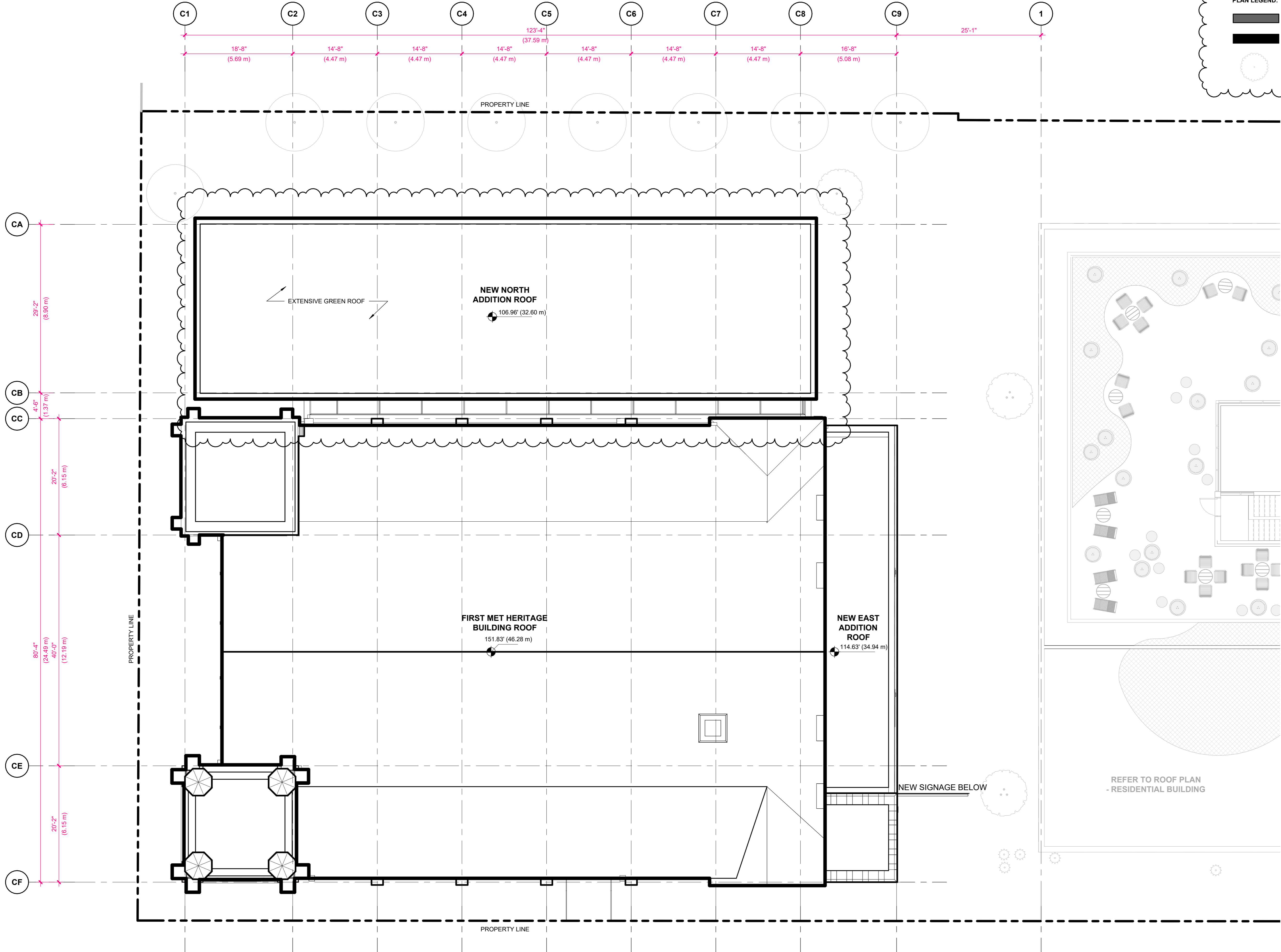


2025-09-08

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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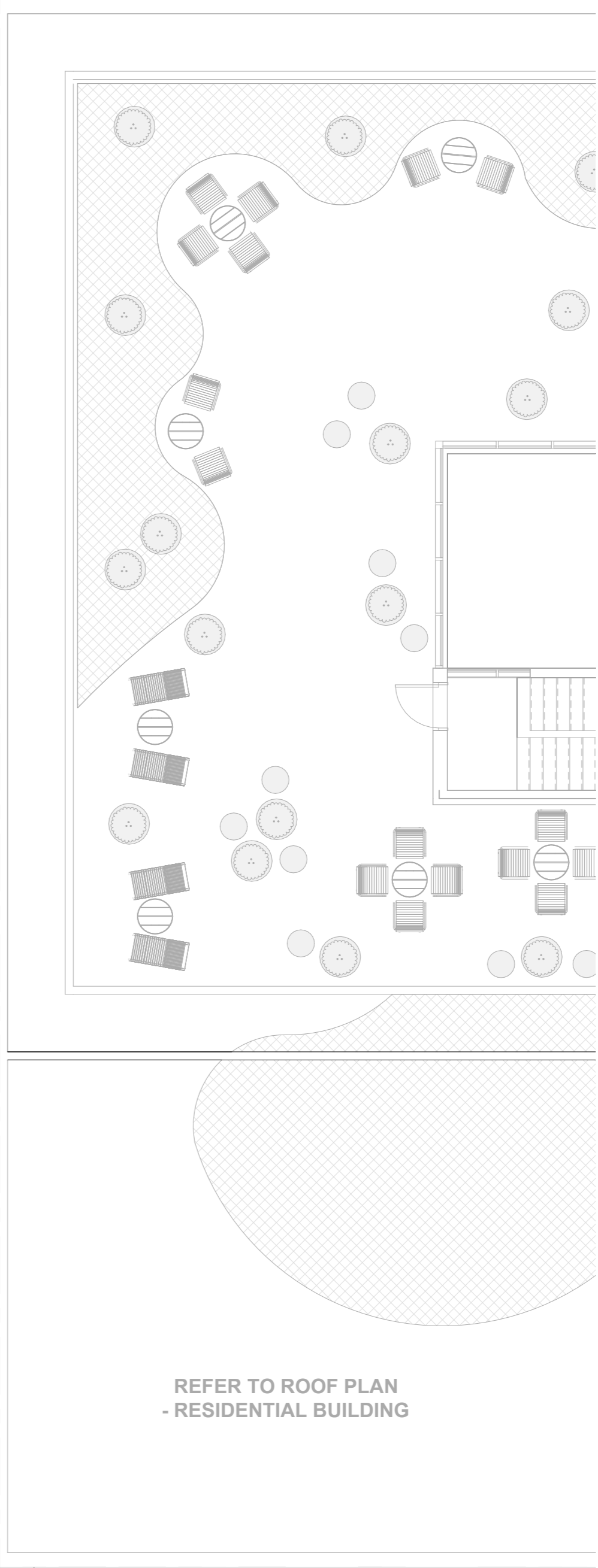
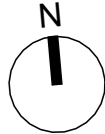
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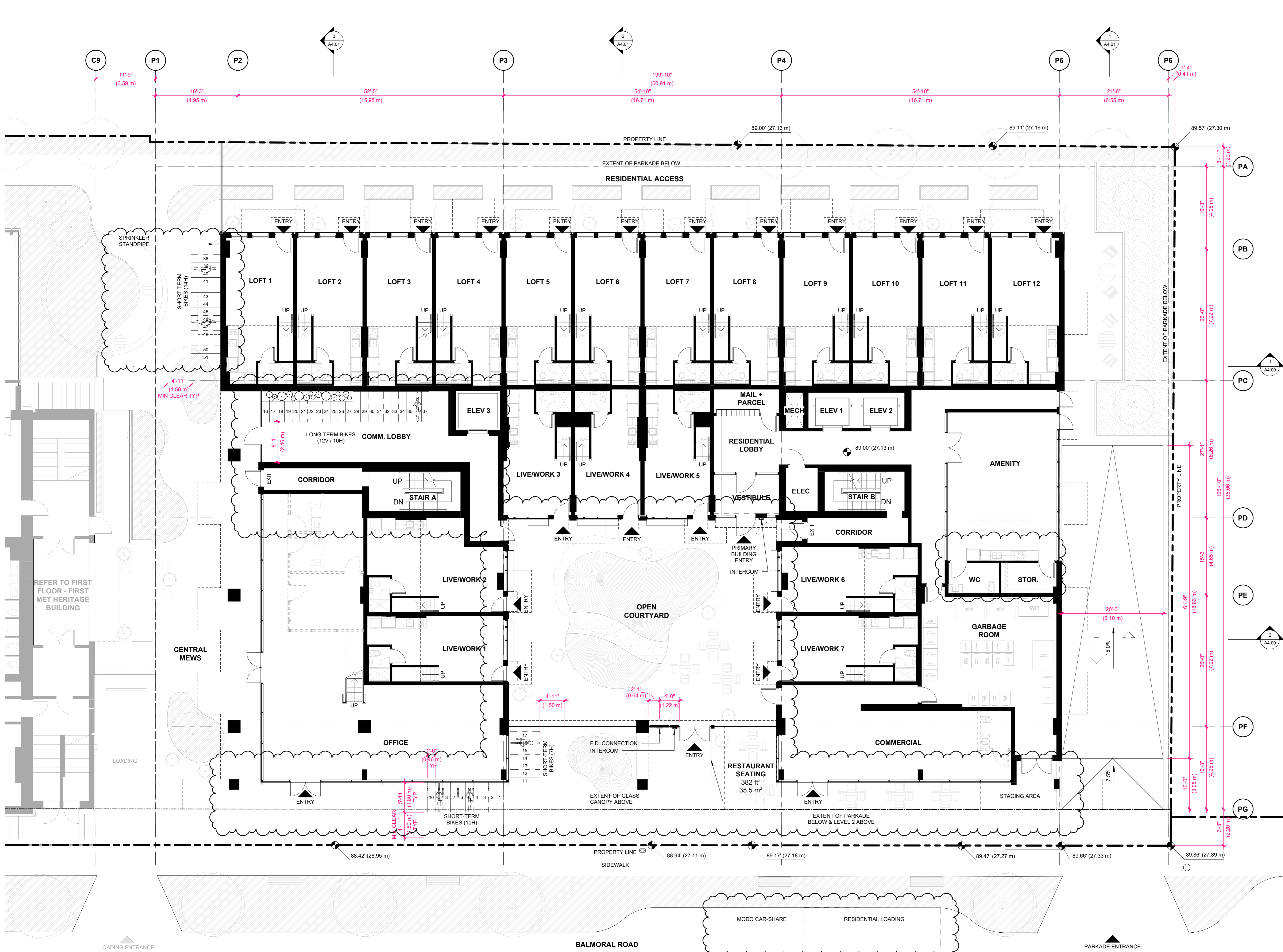


2025-09-08

ROOF PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"





MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
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VANCOUVER, BC, CANADA, V6A 3Y1
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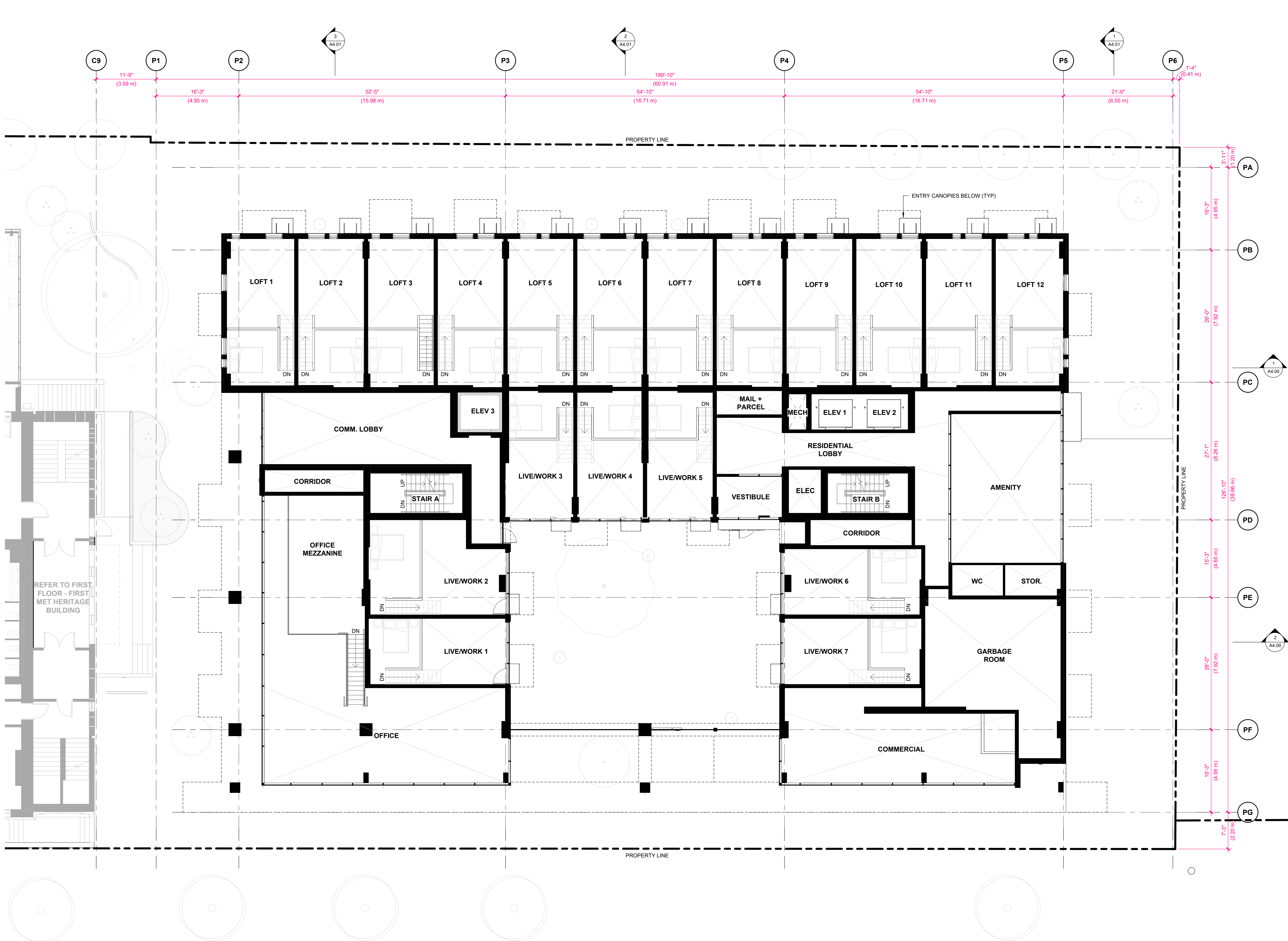
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RESPONSE
SEPTEMBER 08, 2025



LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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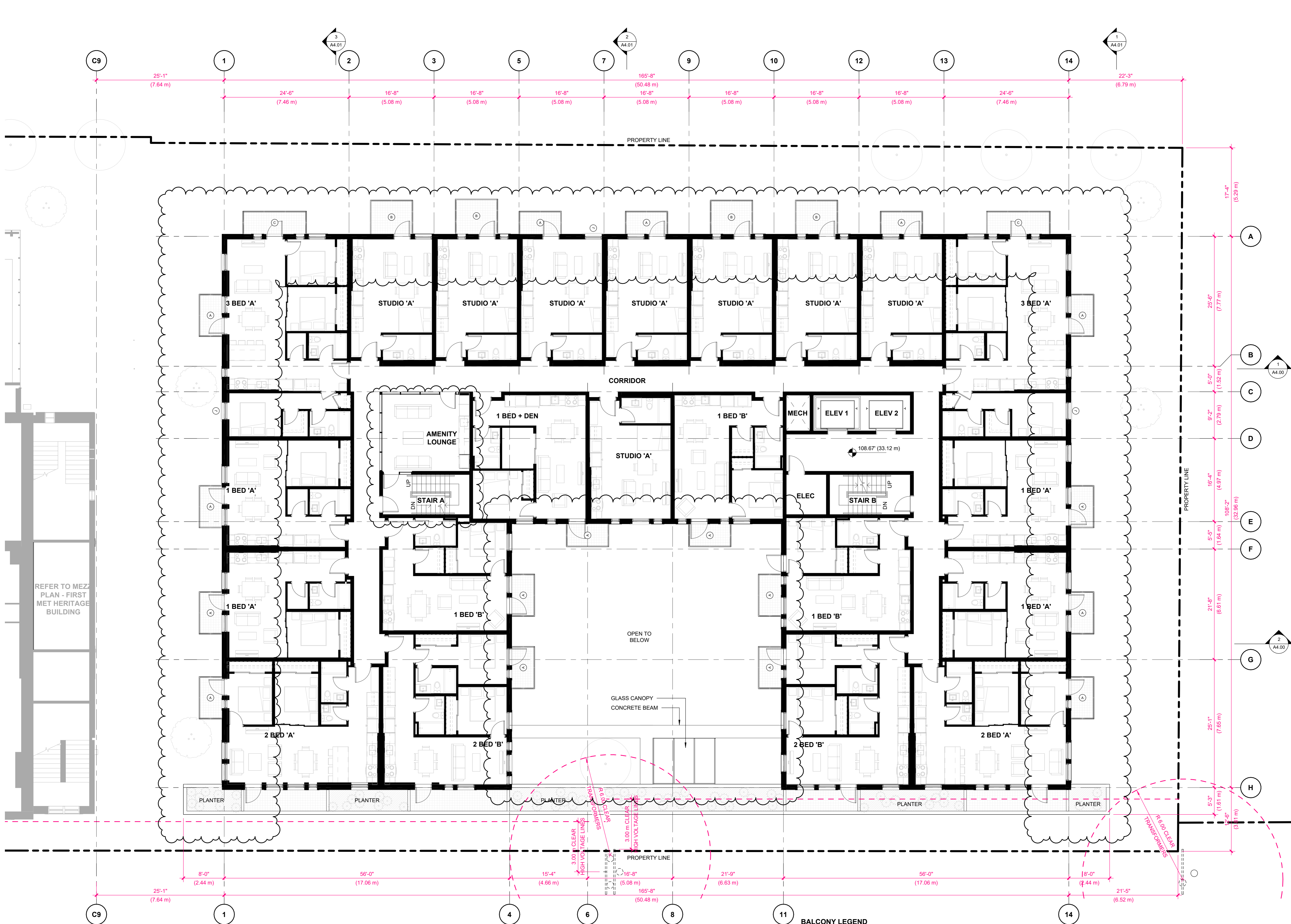
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SEPTEMBER 08, 2025



MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



BALCONY LEGEND

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



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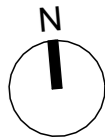
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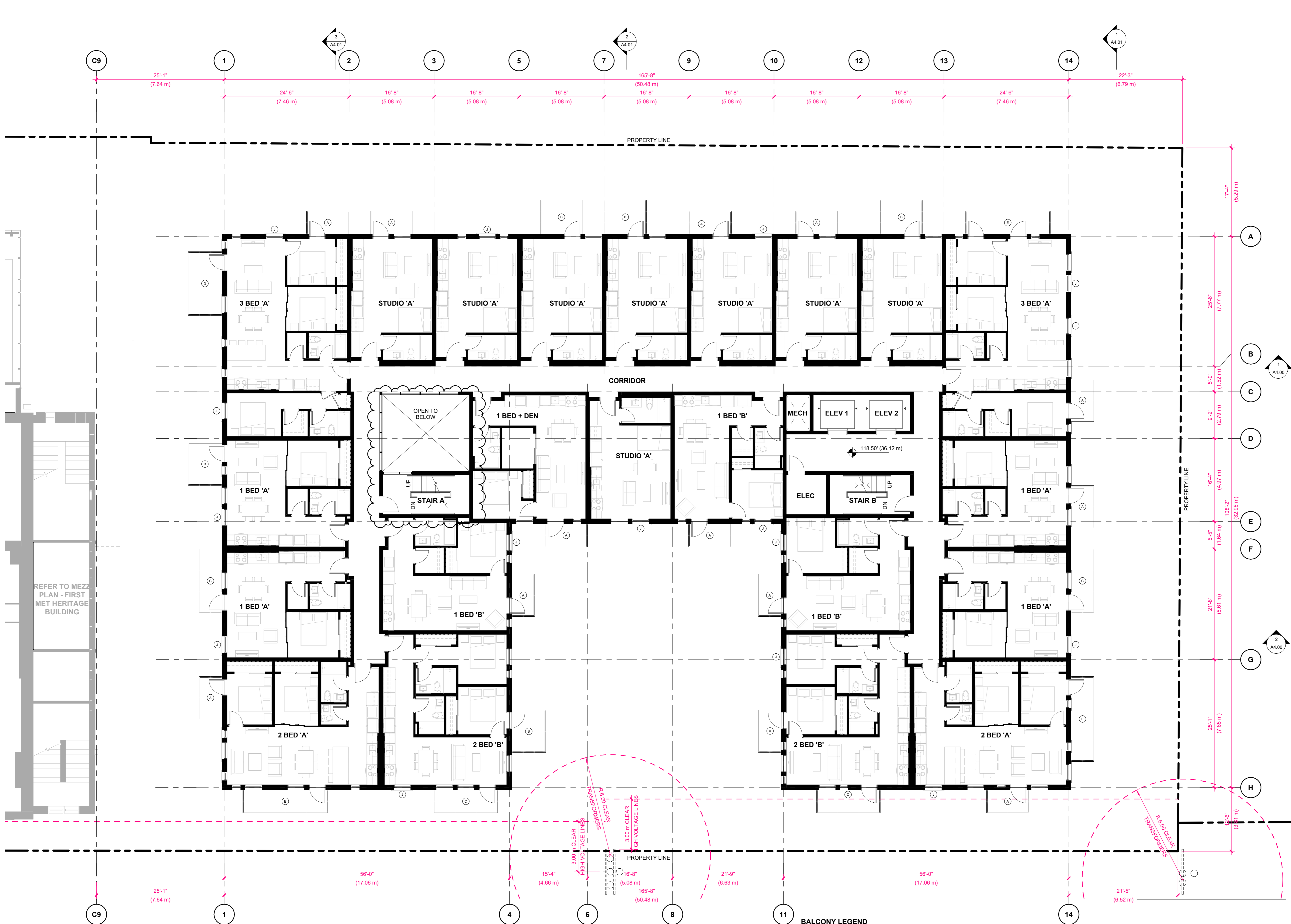


LEVEL 02 PLAN -
RESIDENTIAL BLDG

SCALE

1/8" = 1'-0"





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FIRST MET

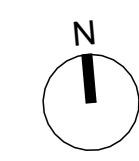
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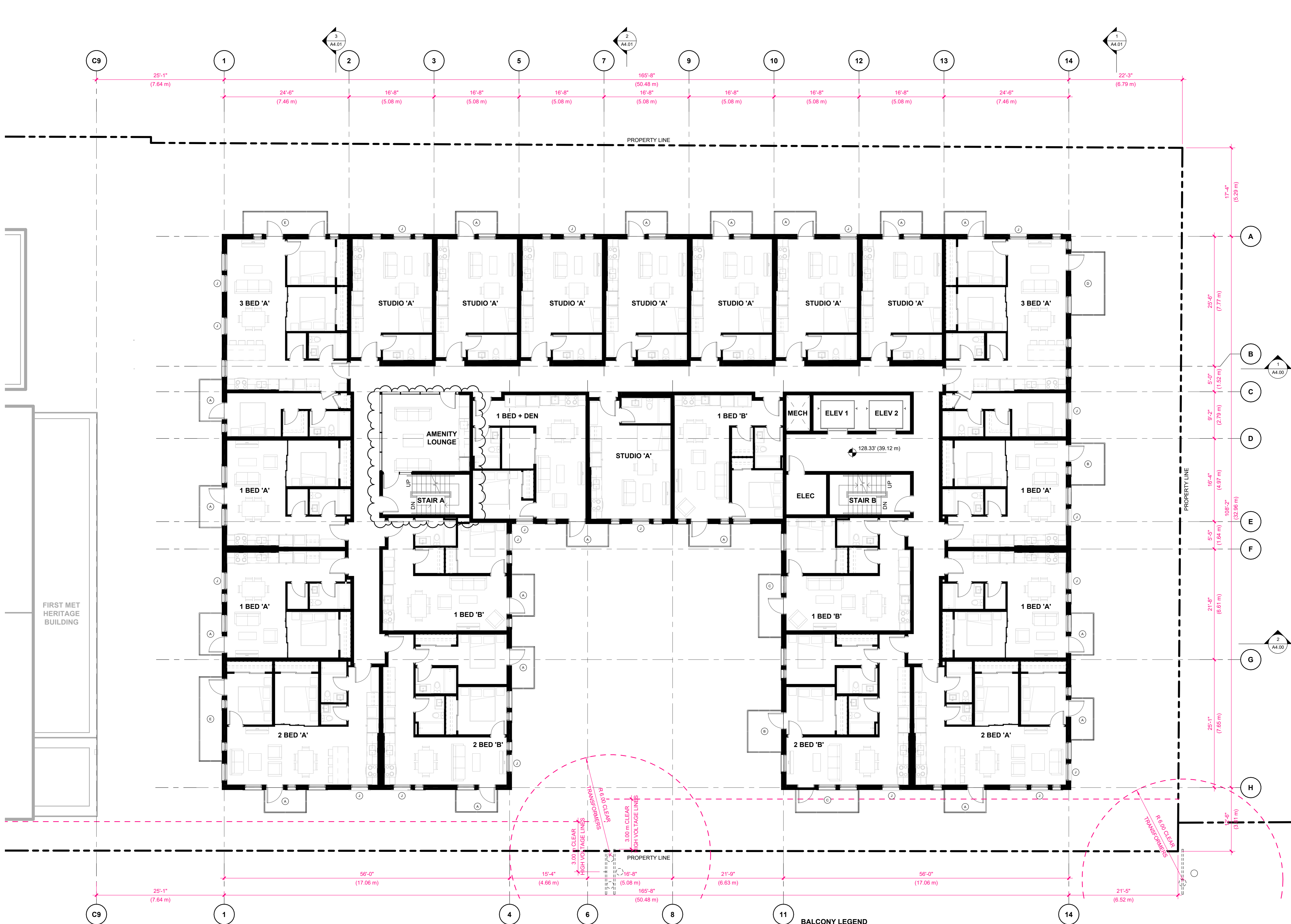


LEVEL 03 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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



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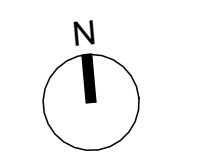
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SEPTEMBER 08, 2025



LEVEL 04 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



BALCONY LEGEND

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



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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)

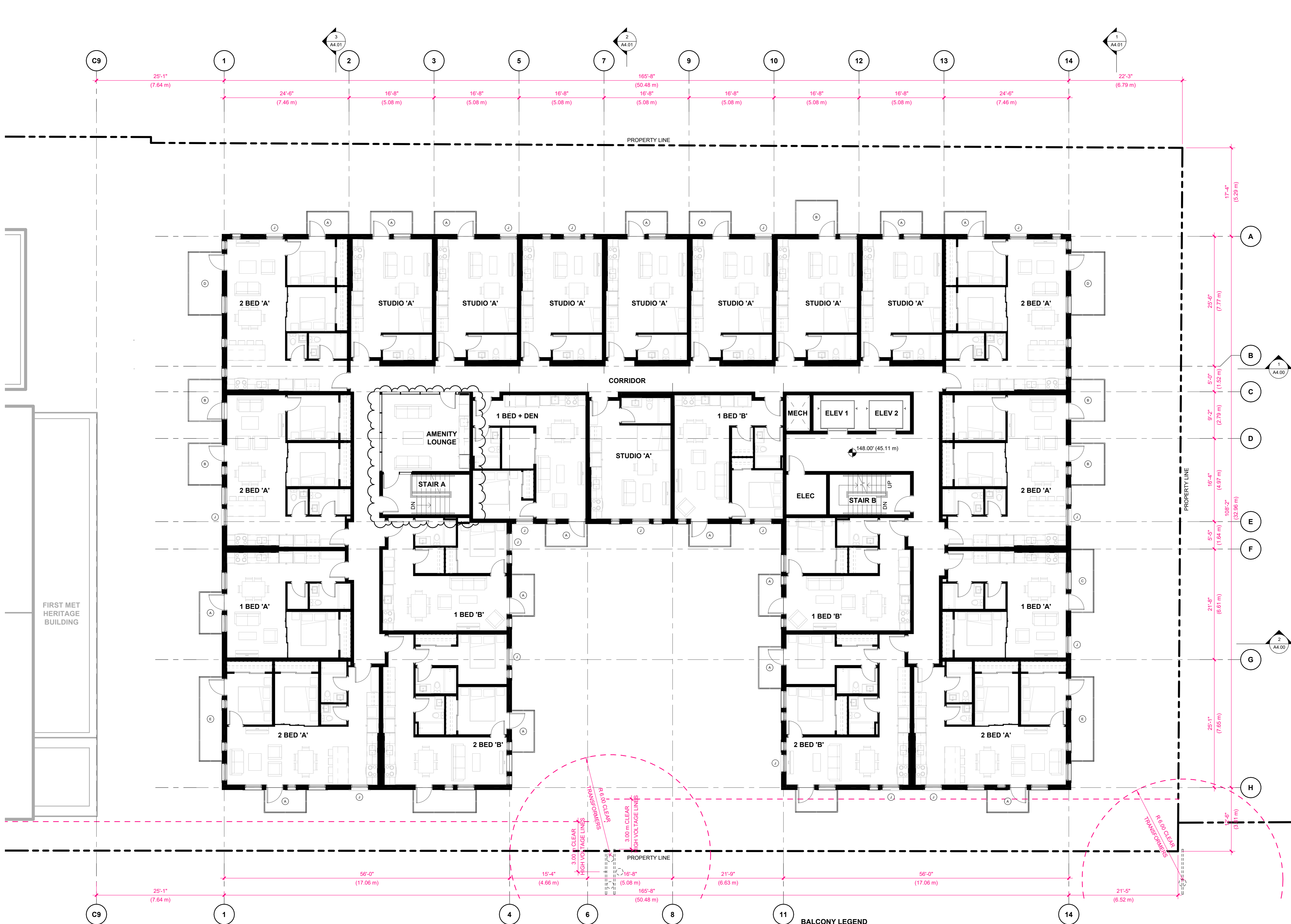
C BALCONY TYPE C - 12'-6" x 4'-6" (3.8m x 1.4m)

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)





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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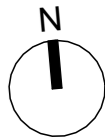
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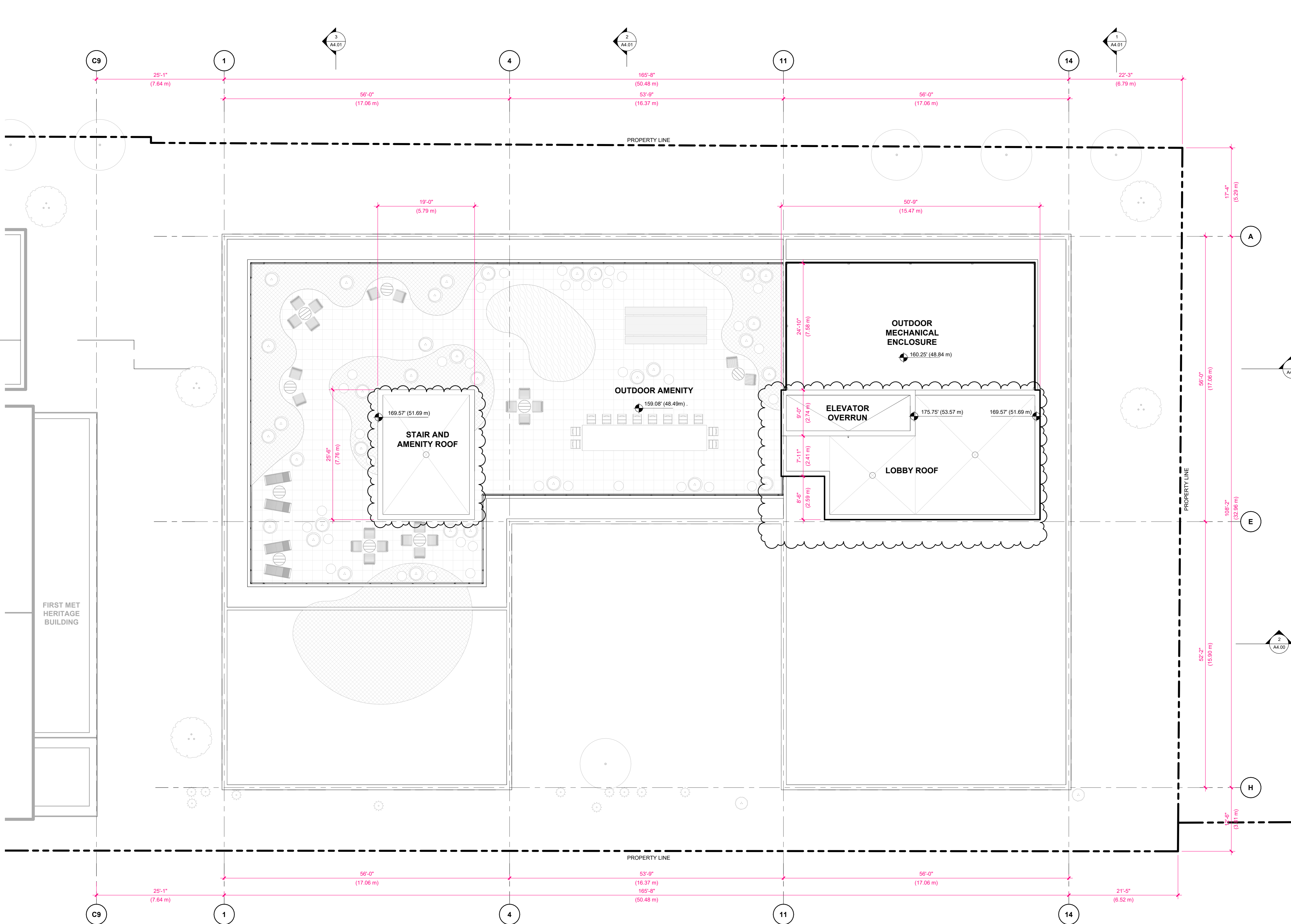


**LEVEL 06 PLAN -
RESIDENTIAL BLDG**

SCALE

1/8" = 1'-0"





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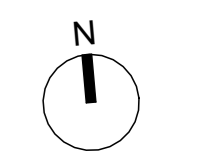
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





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ENLARGED UNIT PLANS

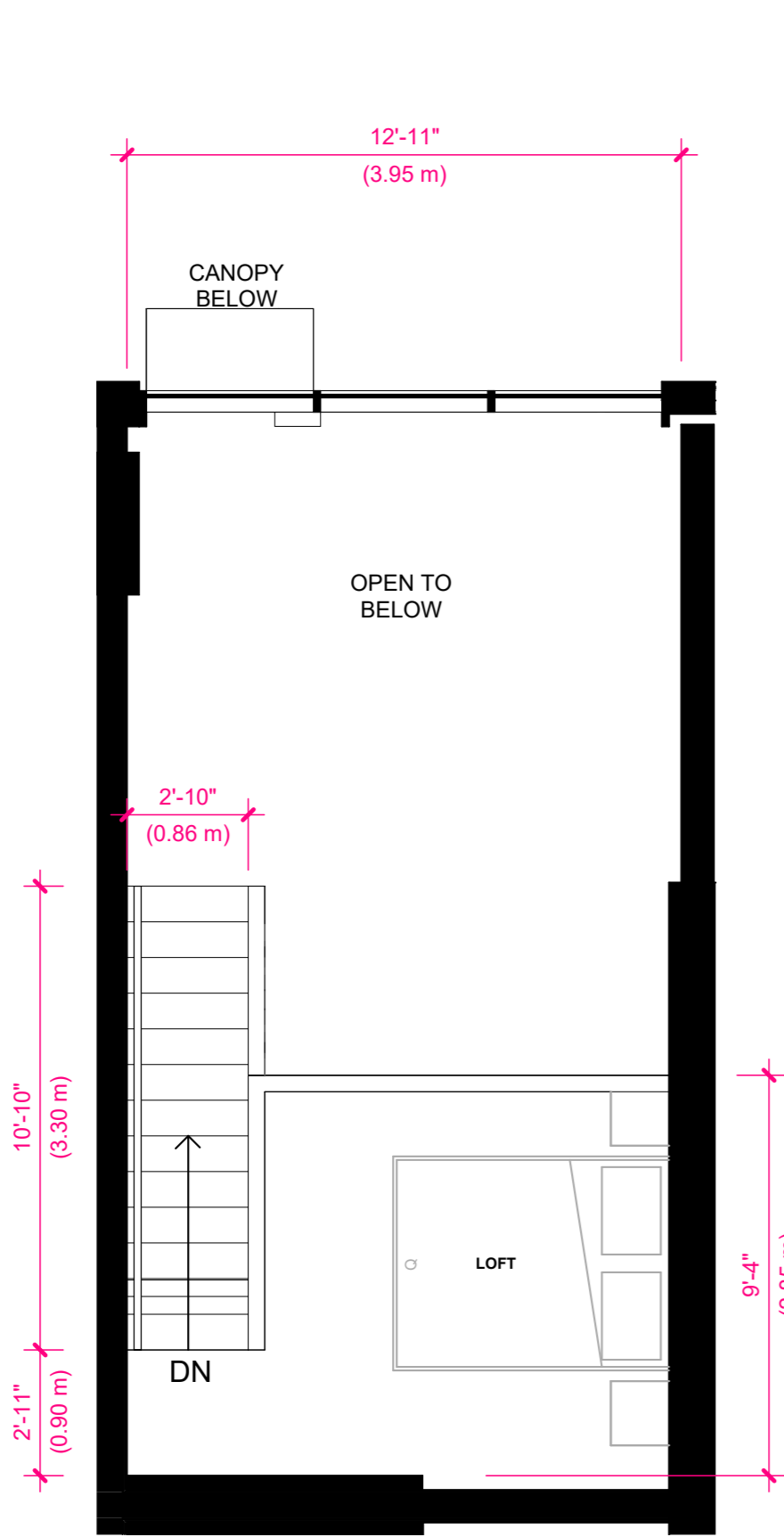
SCALE

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)

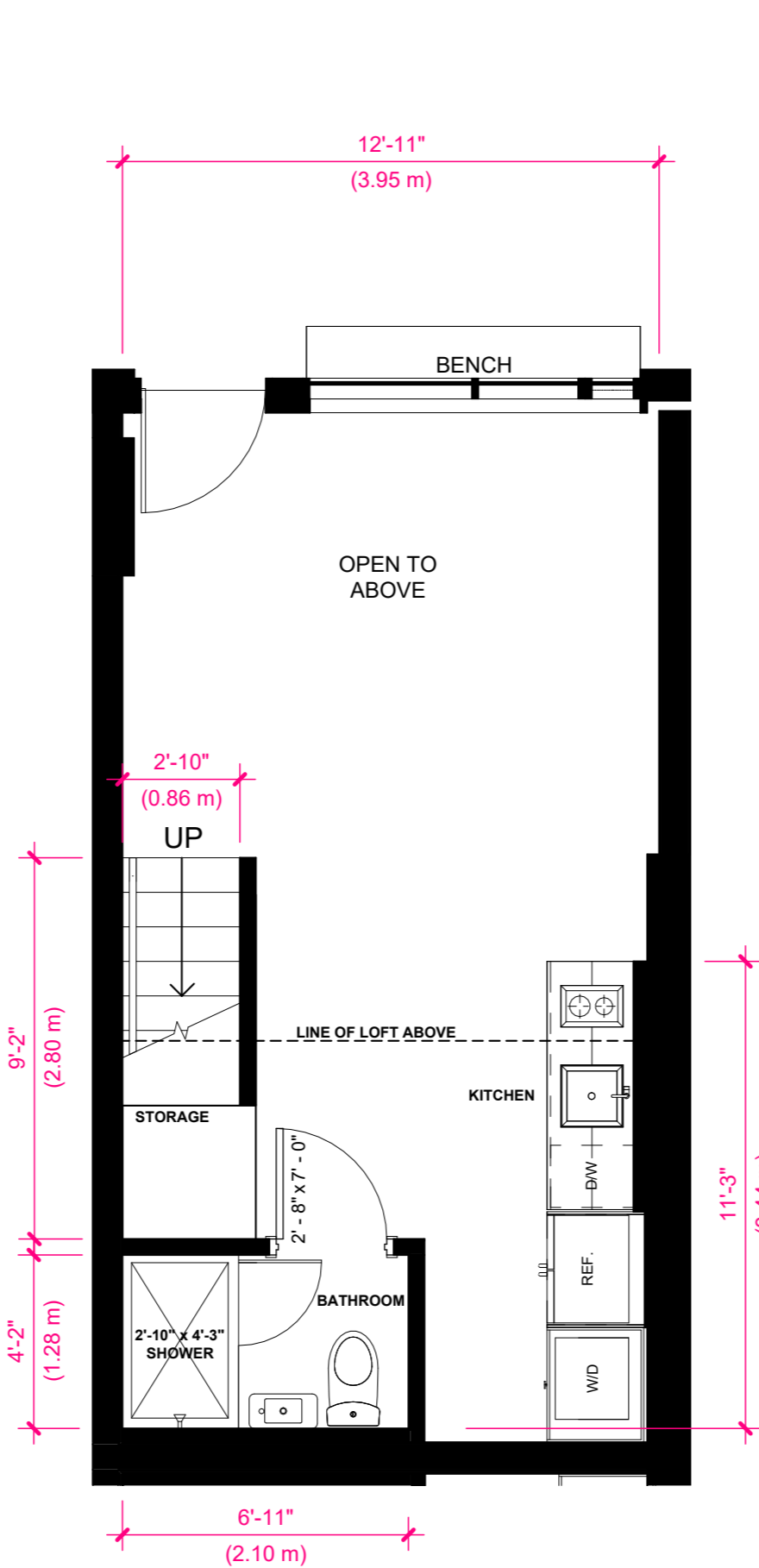
REFER TO OVERALL PLANS FOR BALCONY LAYOUTS



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

7 LIVE/WORK B - MEZZANINE

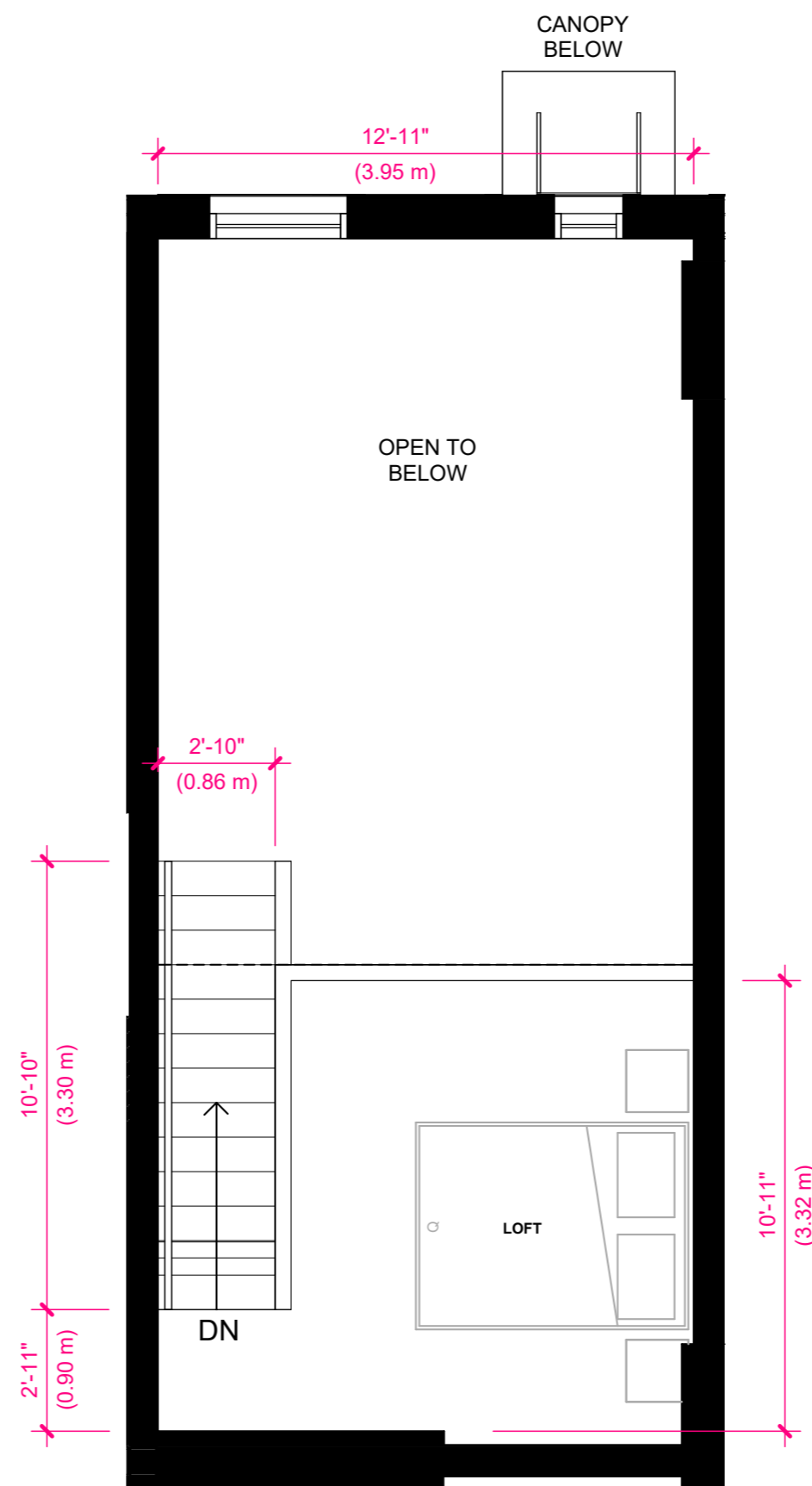
1/4" = 1'-0"



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

6 LIVE/WORK B

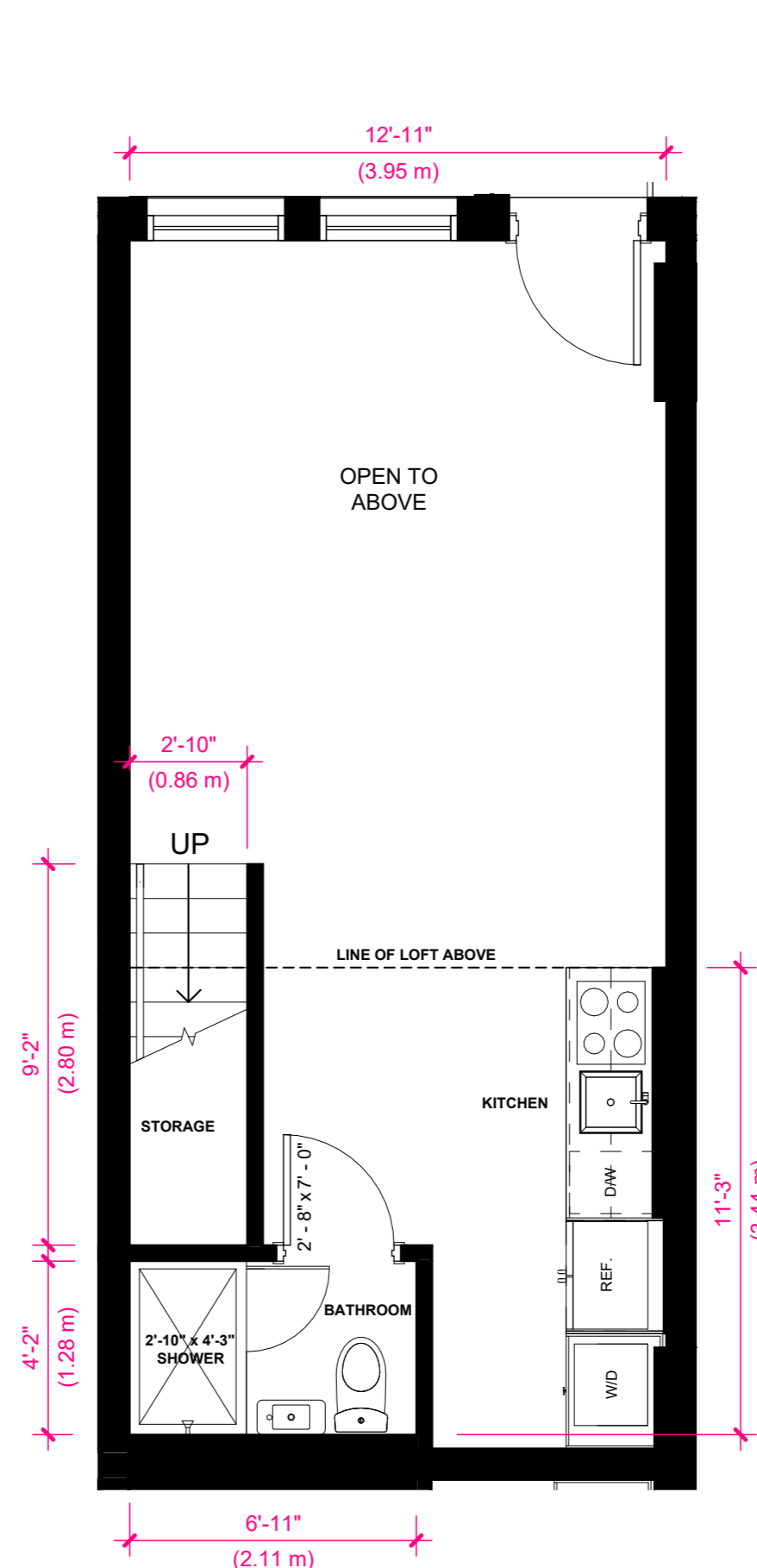
1/4" = 1'-0"



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

5 LOFT - MEZZANINE

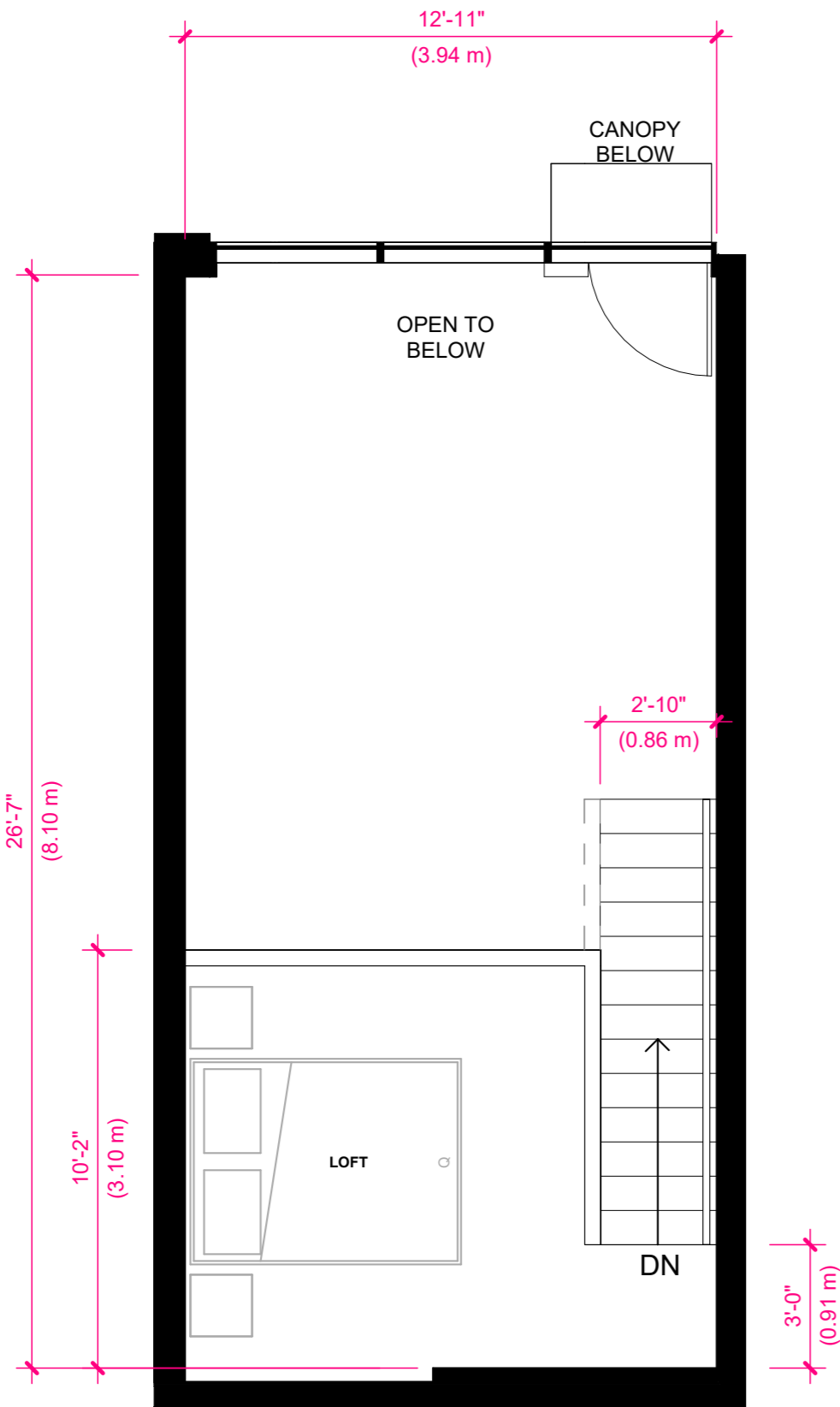
1/4" = 1'-0"



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

4 LOFT

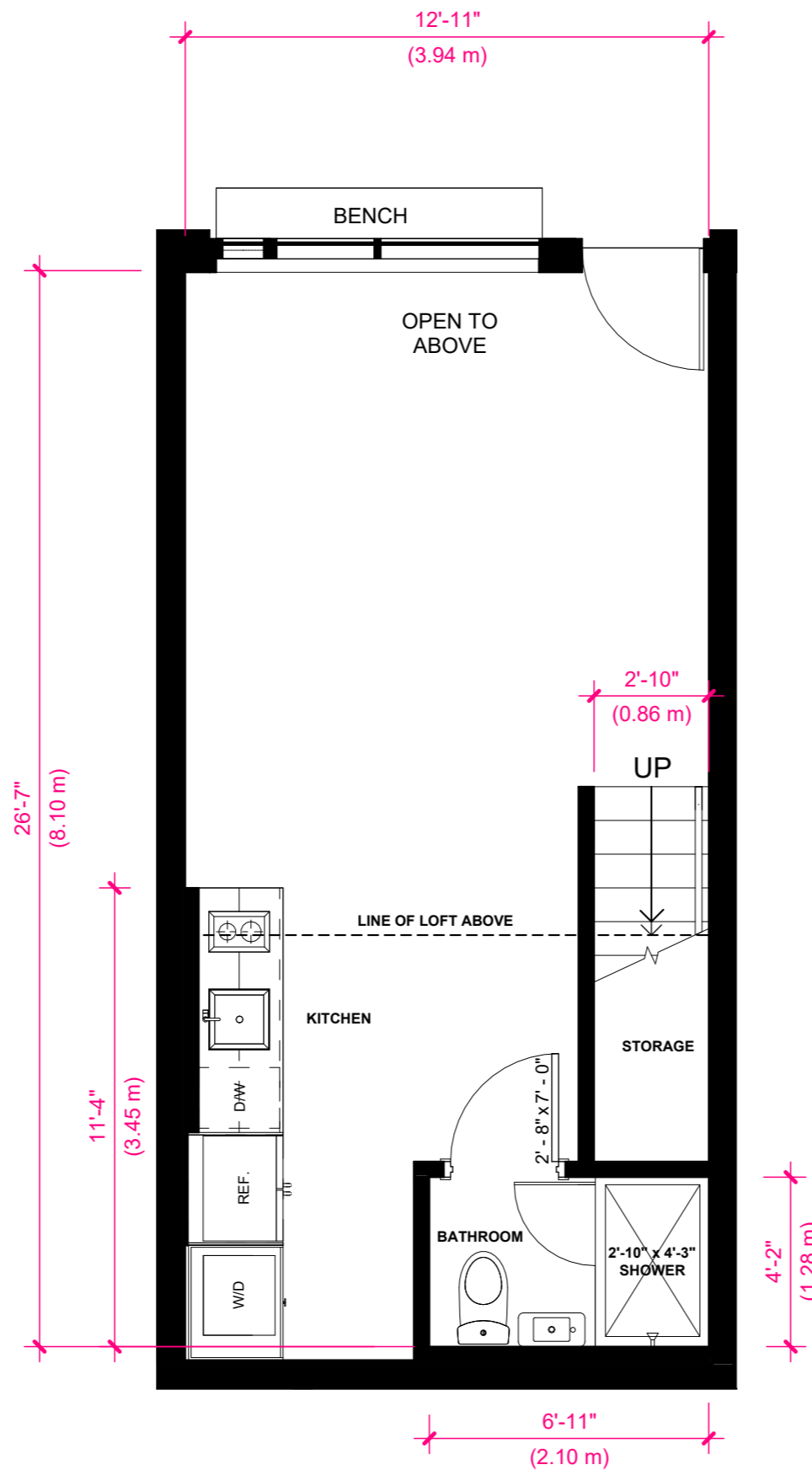
1/4" = 1'-0"



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

3 LIVE/WORK A - MEZZANINE

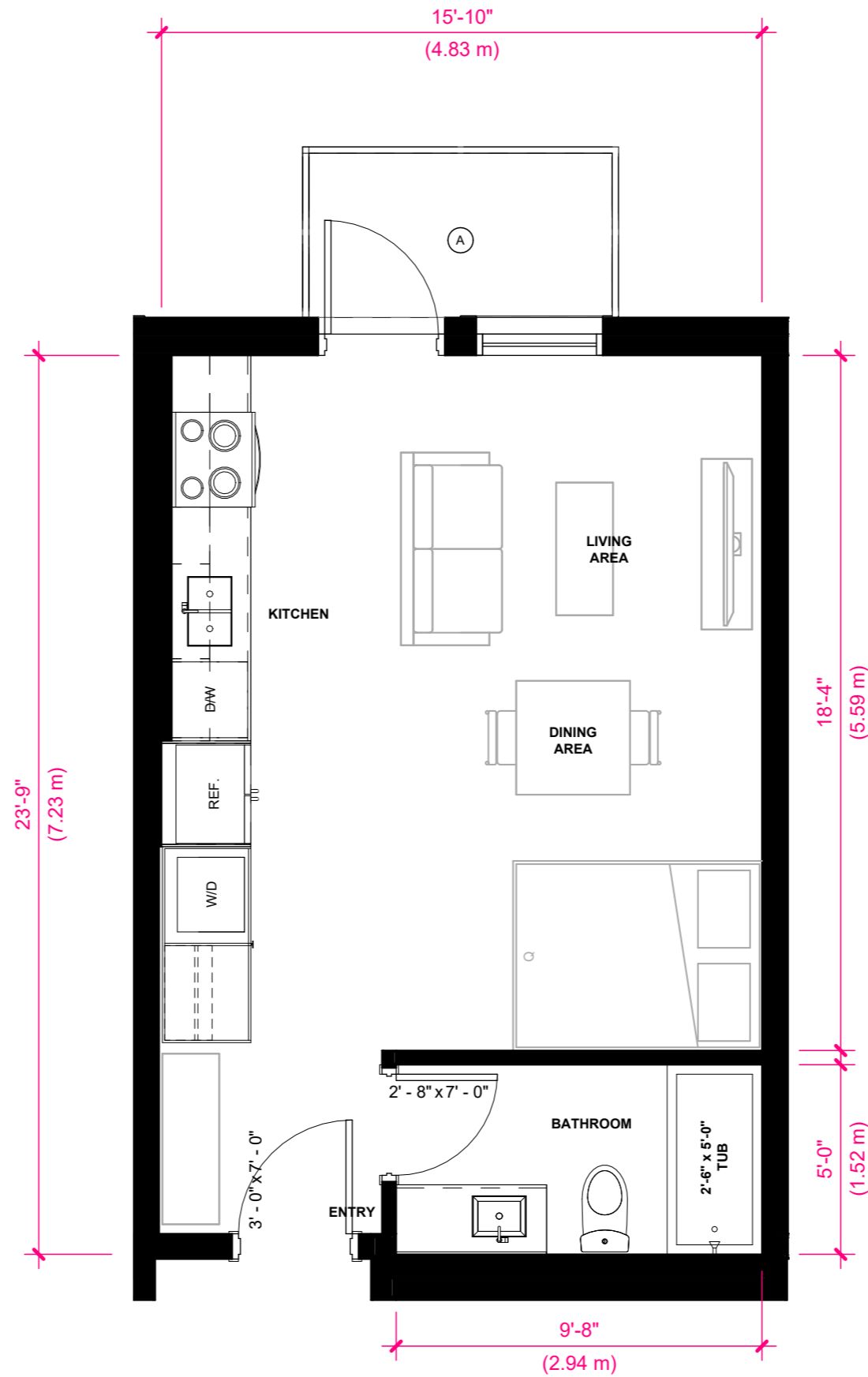
1/4" = 1'-0"



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

2 LIVE/WORK A

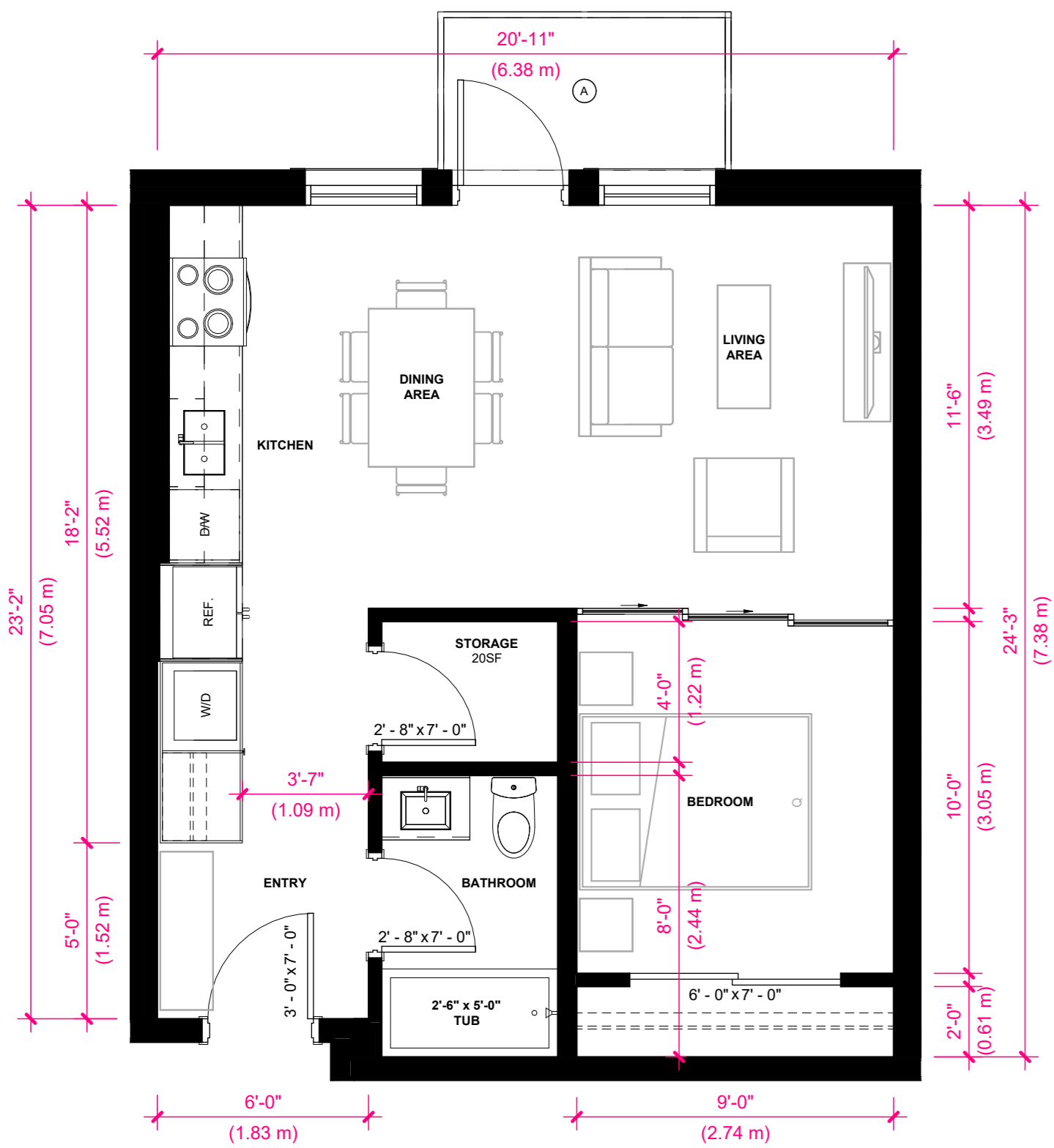
1/4" = 1'-0"



GROSS AREA: 415 SF (38.55 SM)

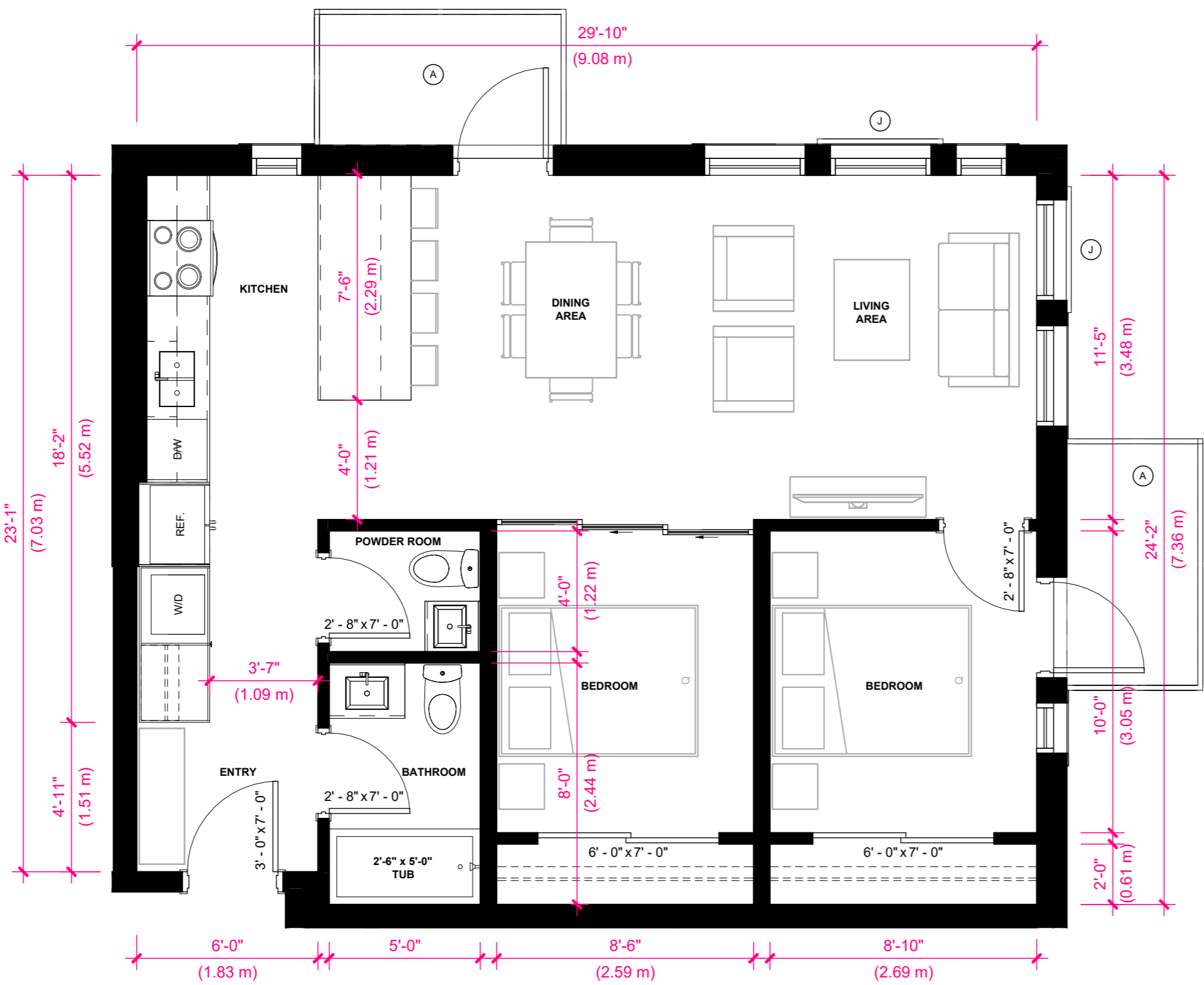
1 STUDIO A

1/4" = 1'-0"



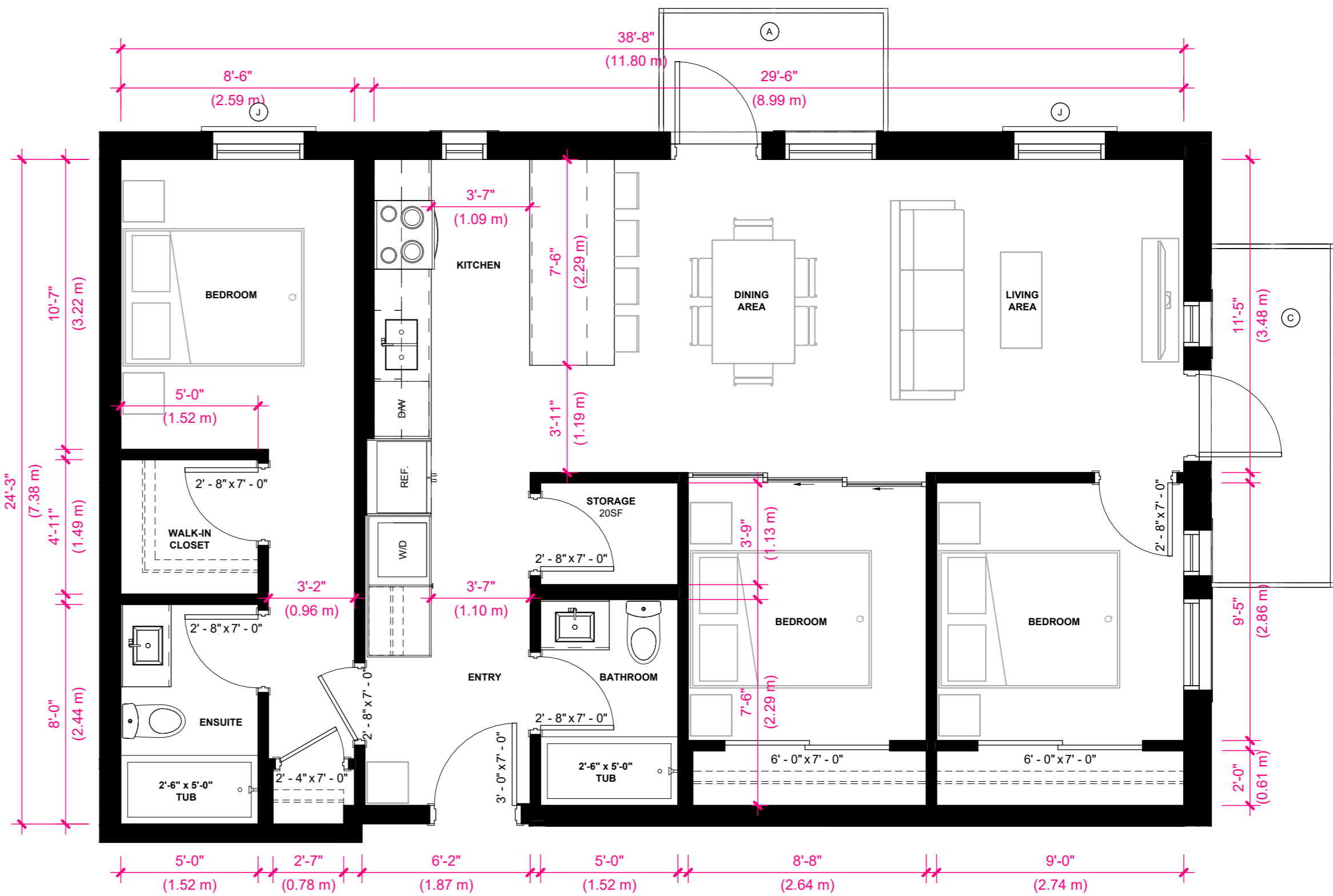
GROSS AREA: 526 SF (48.87 SM)

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



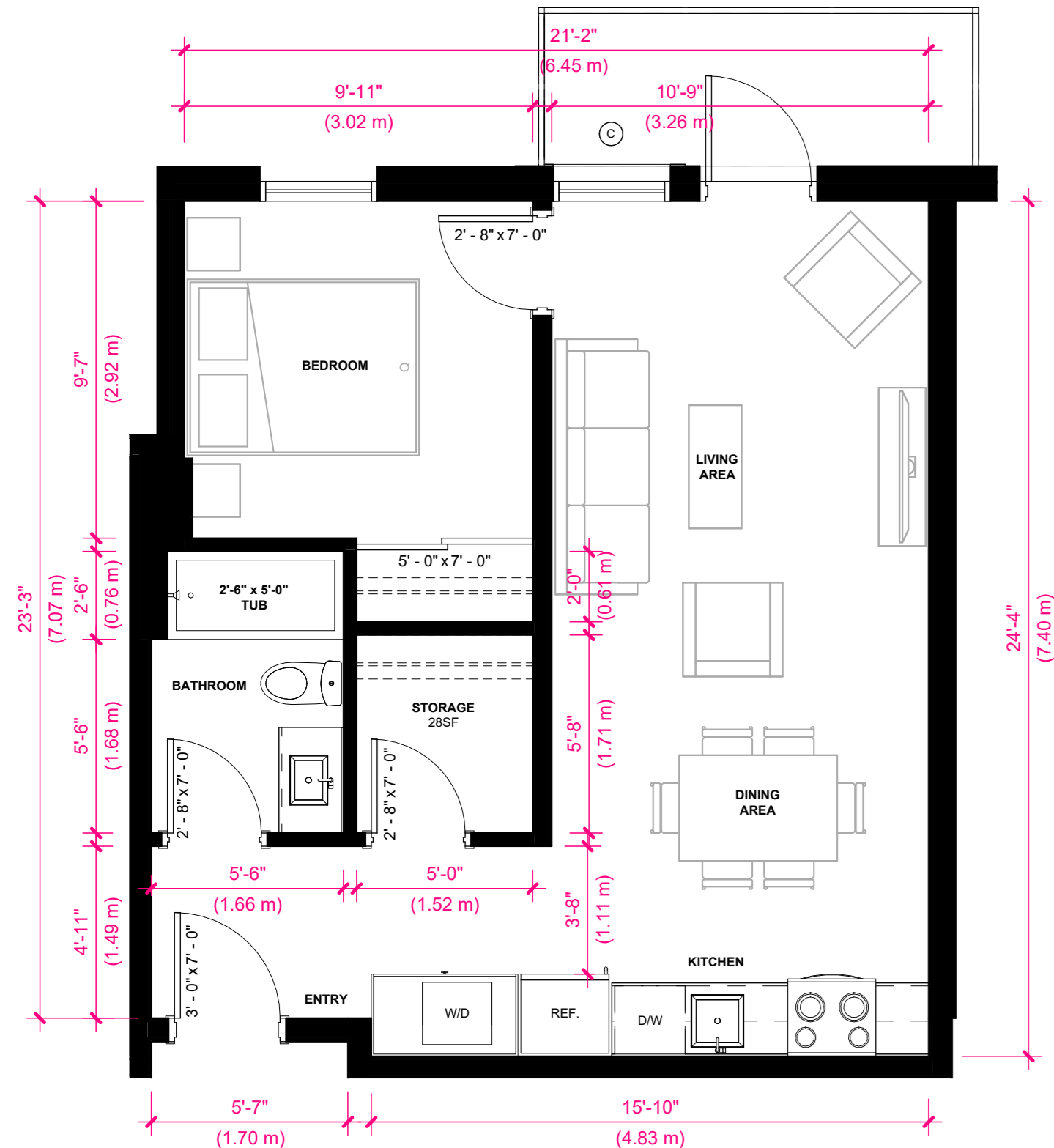
GROSS AREA: 735 SF (68.28 SM)

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



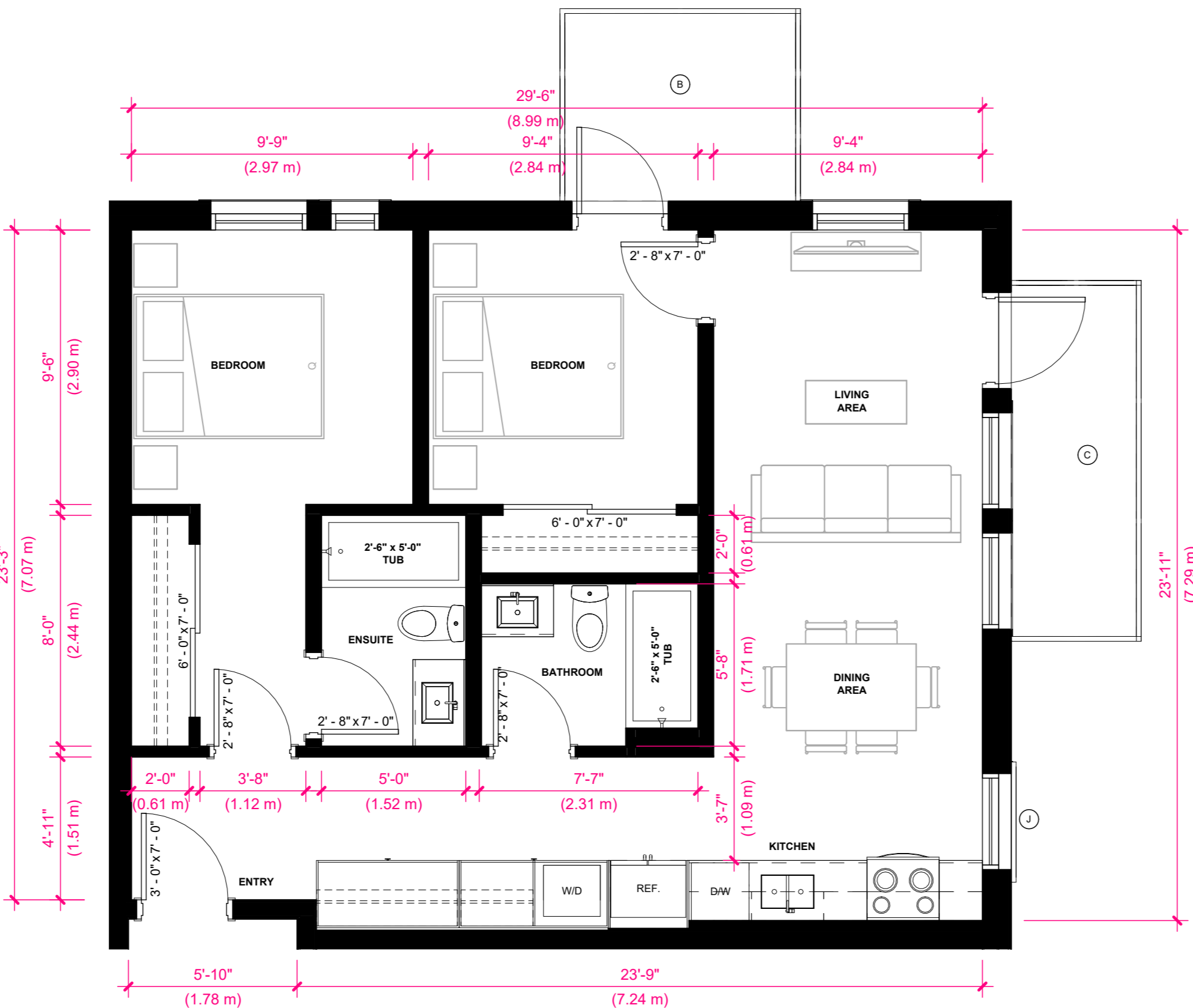
GROSS AREA: 940 SF (87.33 SM)

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



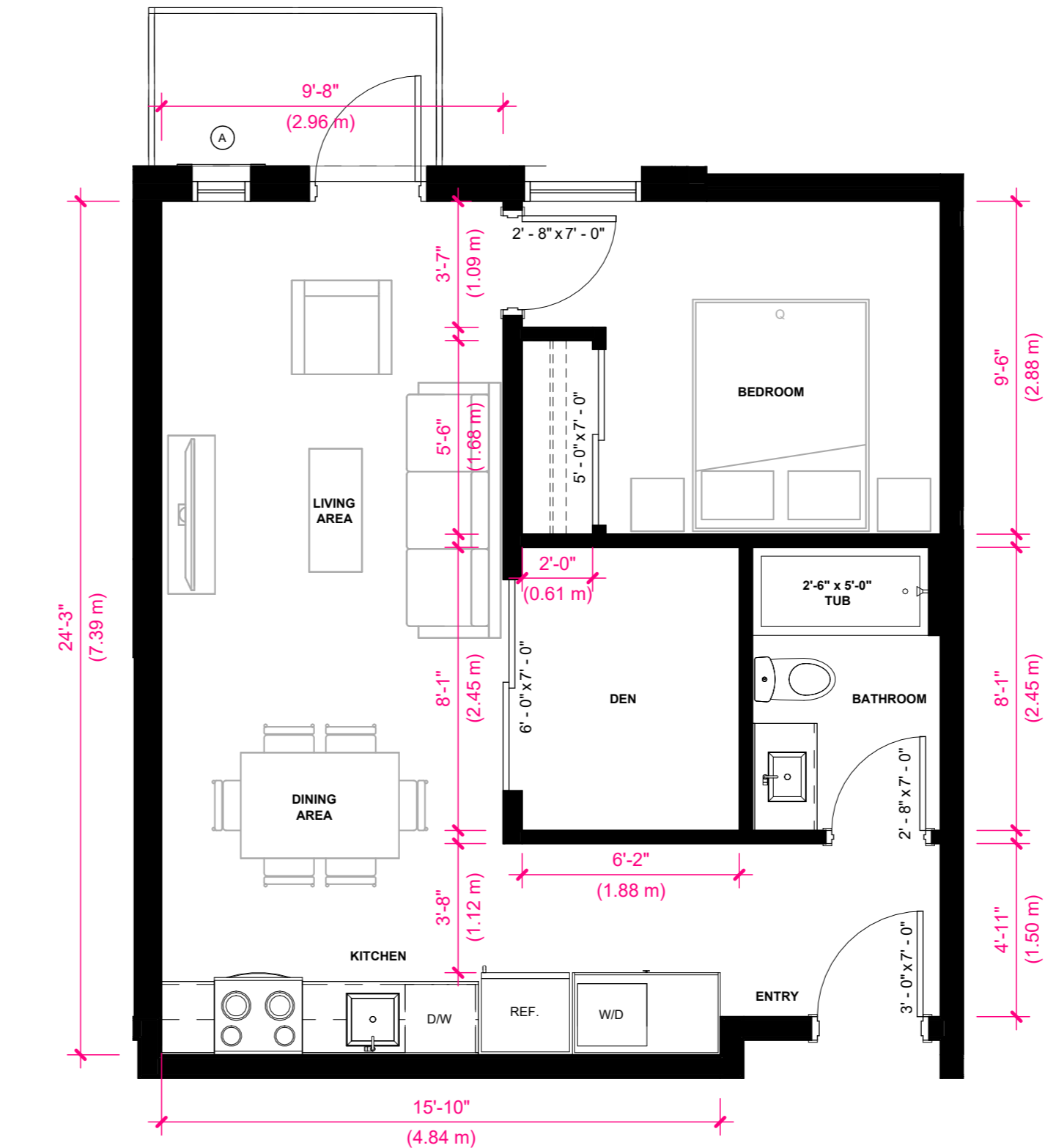
GROSS AREA: 550 SF (51.10 SM)

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" |

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



2025-09-08

ENLARGED UNIT PLANS

SCALE

1/4" = 1'-0"



- | | |
|----|---|
| 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 |



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SEPTEMBER 08, 2025

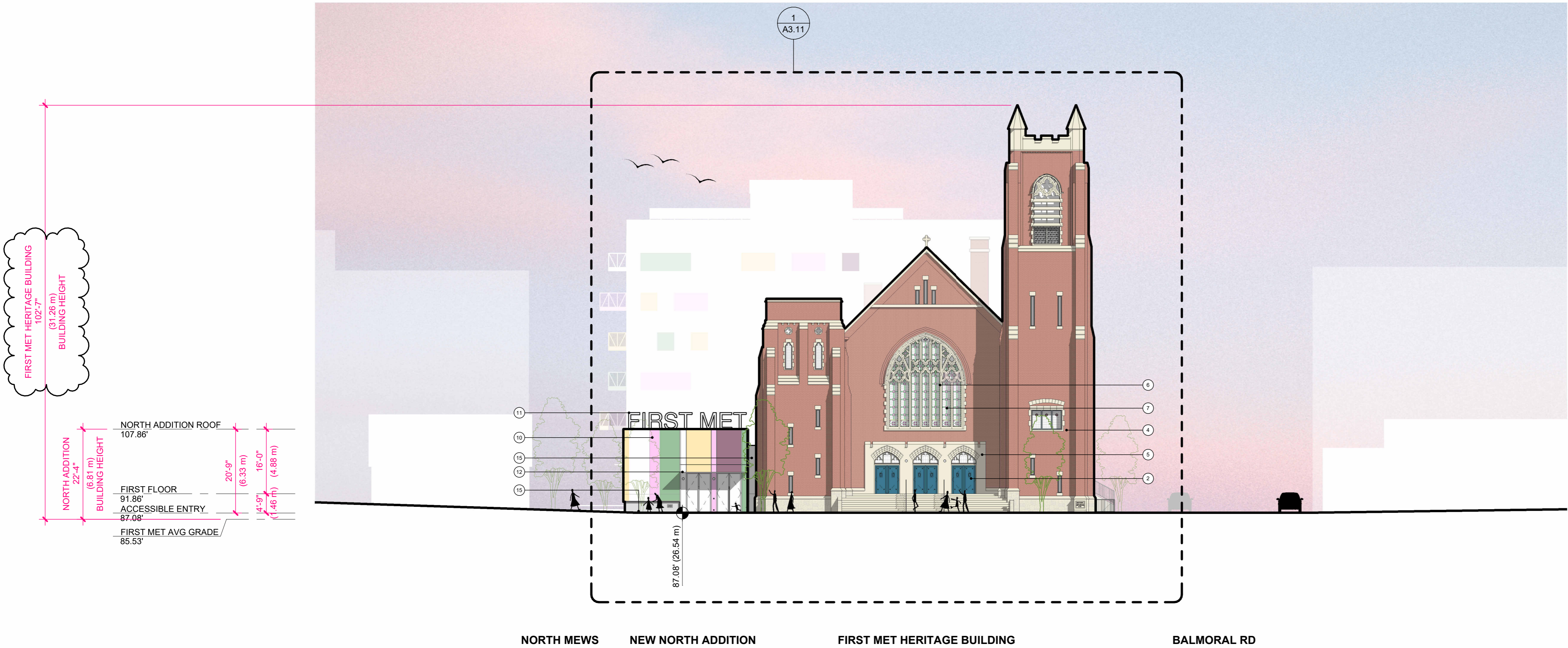


2025-09-08

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
- 15 ARCHITECTURAL CONCRETE



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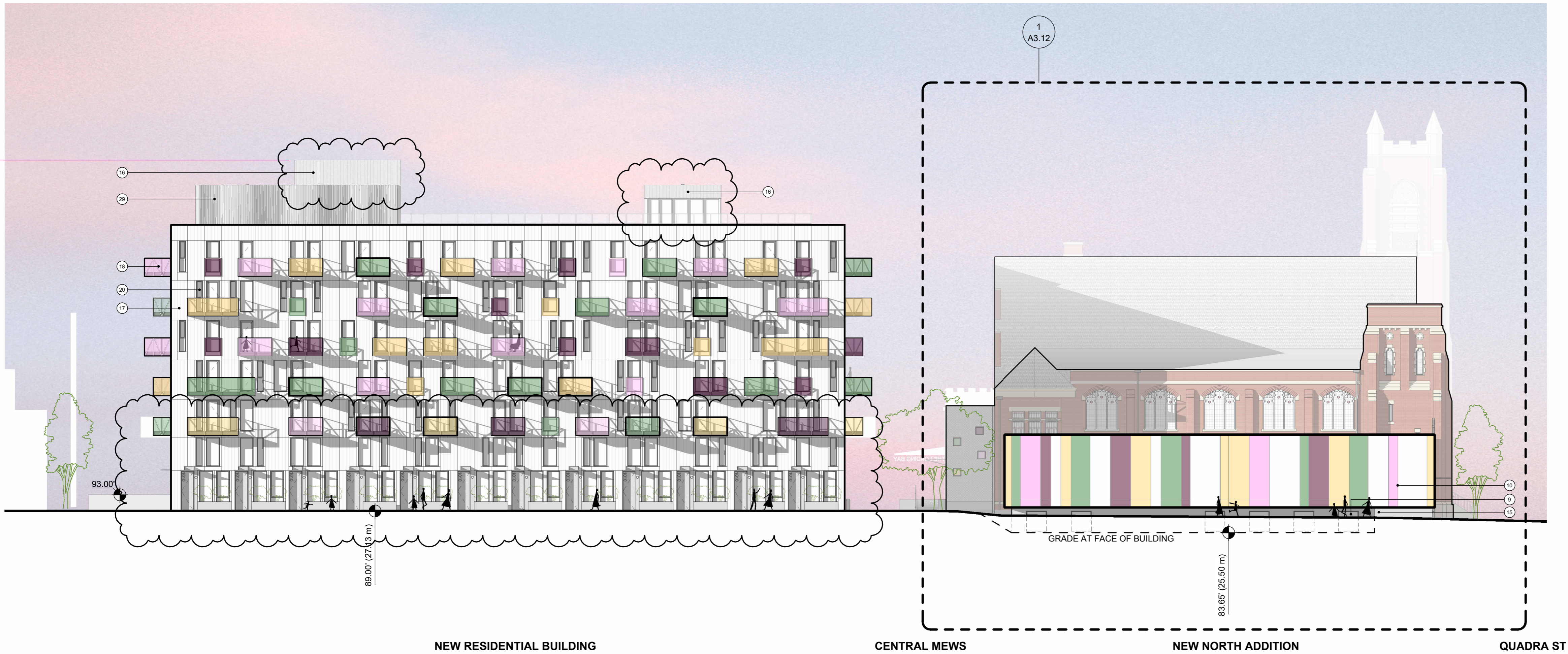
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NORTH SITE ELEVATION

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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934 BALMORAL RD & 1701 QUADRA ST

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

SEPTEMBER 08, 2025



2025-09-08

EAST SITE ELEVATION

SCALE
$$1/16^n = 1 \cdot 0^n$$

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



2025-09-08

CENTRAL MEWS WEST
SITE ELEVATION

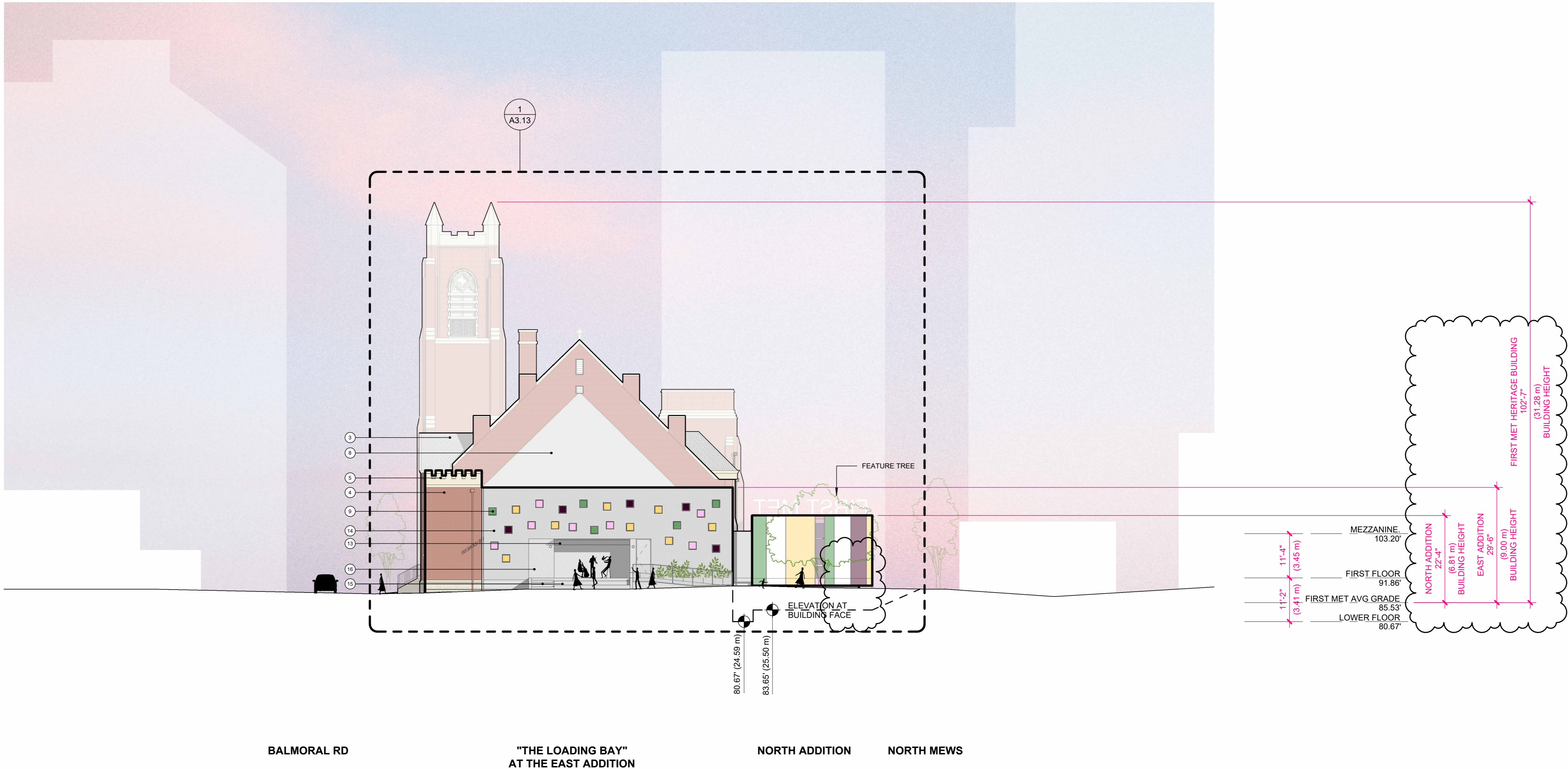
SCALE

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



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

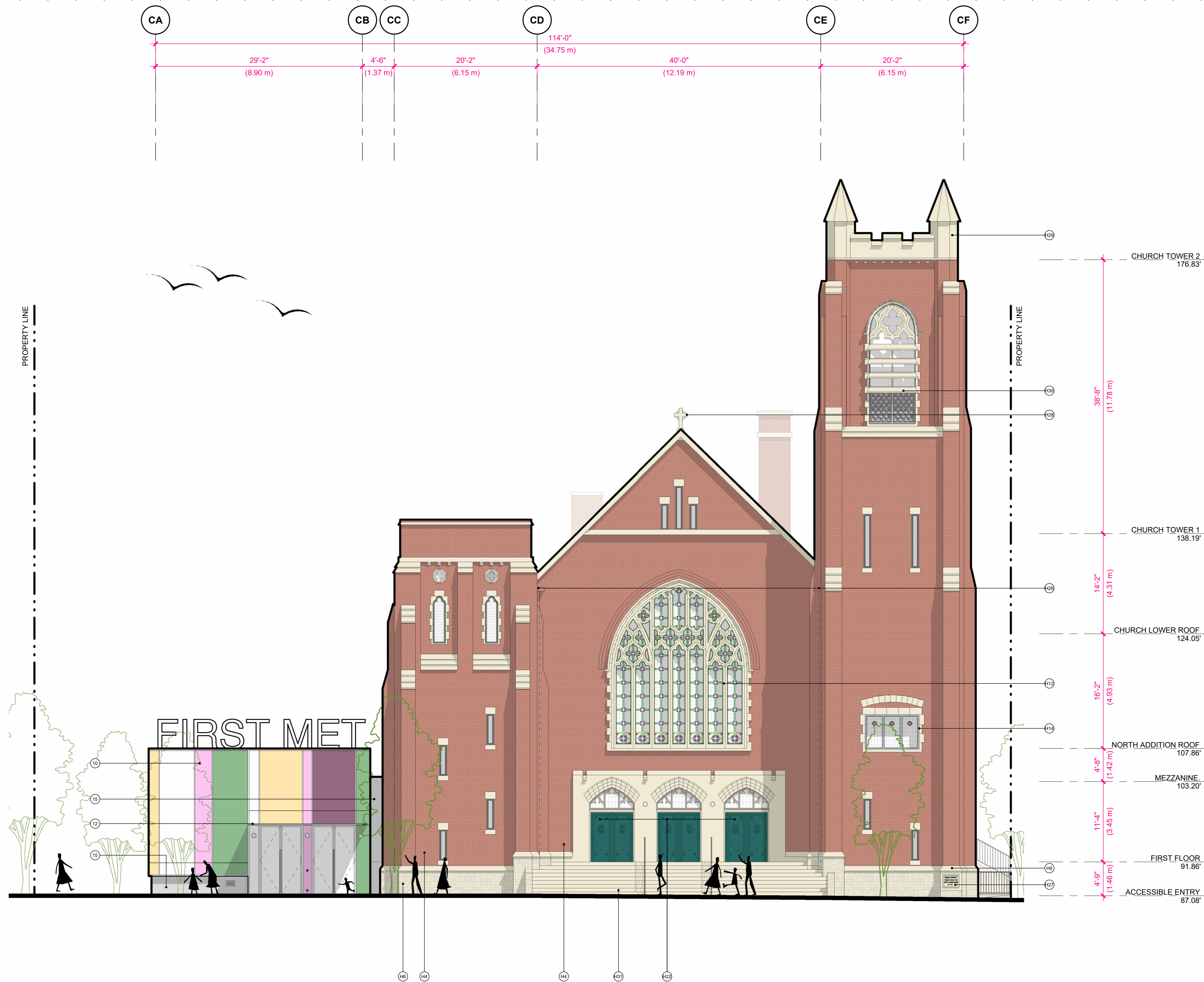
- 9 THERMALLY BROKEN WINDOW, COLOURED GLASS TO BE MATCH EXISTING HERITAGE STAINED GLASS
- 13 BIFOLD GARAGE DOOR, FINISH TBD
- 14 ARCHITECTURAL CONCRETE WITH STAINLESS STEEL CABLE MESH PLANTING SUPPORT (CARL STAHL X-TEND MESH OR SIM)
- 15 ARCHITECTURAL CONCRETE
- 16 METAL PANEL, GALVANIZED



- PORTION TO BE DEMOLISHED.

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

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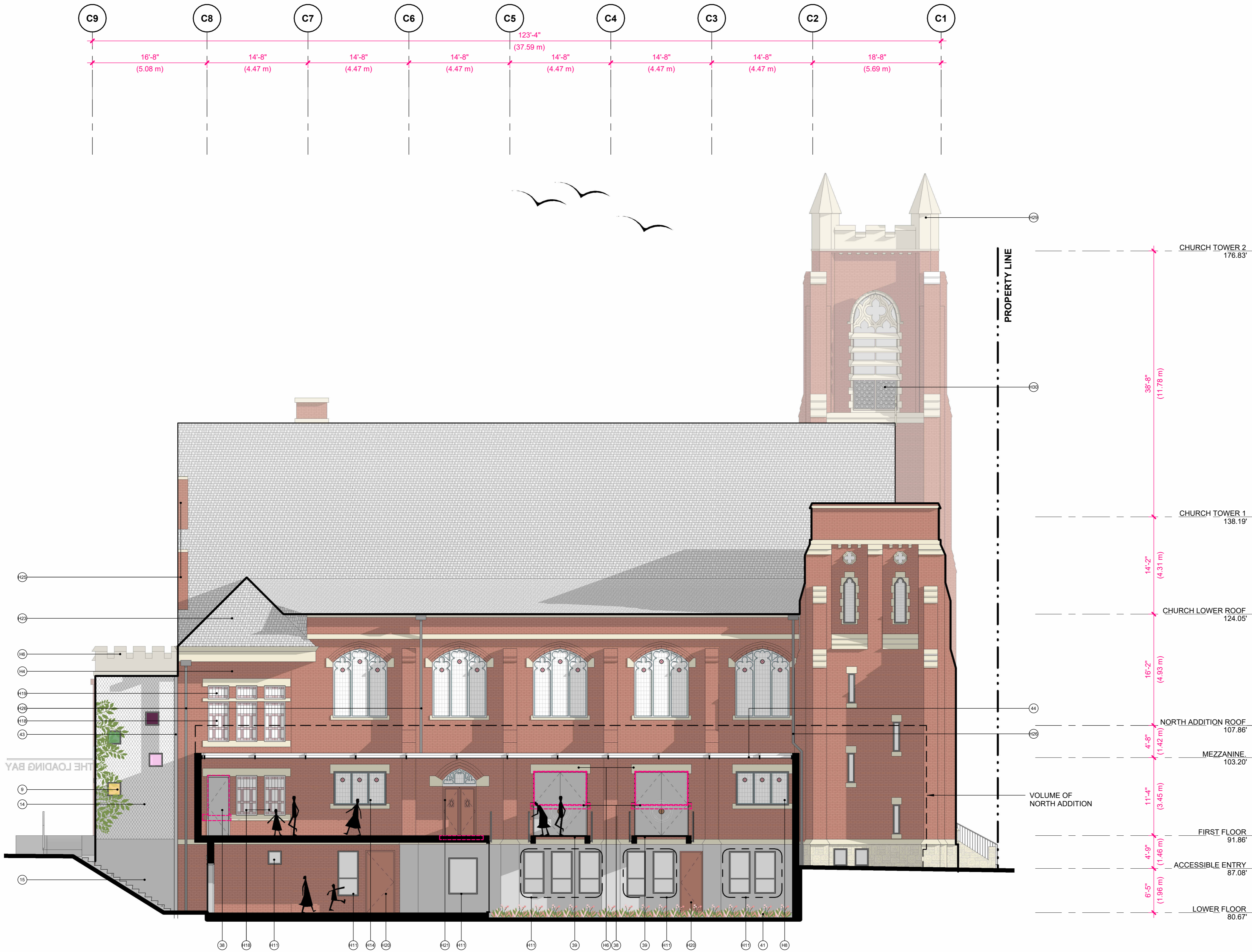
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ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE
SEPTEMBER 08, 2025



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:

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2. PRESERVE THE ORIGINAL LOCATION OF THE CHURCH AND RETAINED WALL DORMERS AND SOUTHEAST STAIRCASE SECTIONS OF THE SUNDAY SCHOOL HALL. ALL REHABILITATION WORK SHOULD OCCUR WITHIN THE PROPERTY LINES OF THE SITE.
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PORTION TO BE DEMOLISHED.

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"



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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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FIRST MET

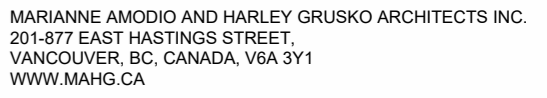
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HERITAGE ELEVATION
CENTRAL MEWS EAST

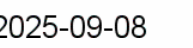
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1/8" = 1'-0"



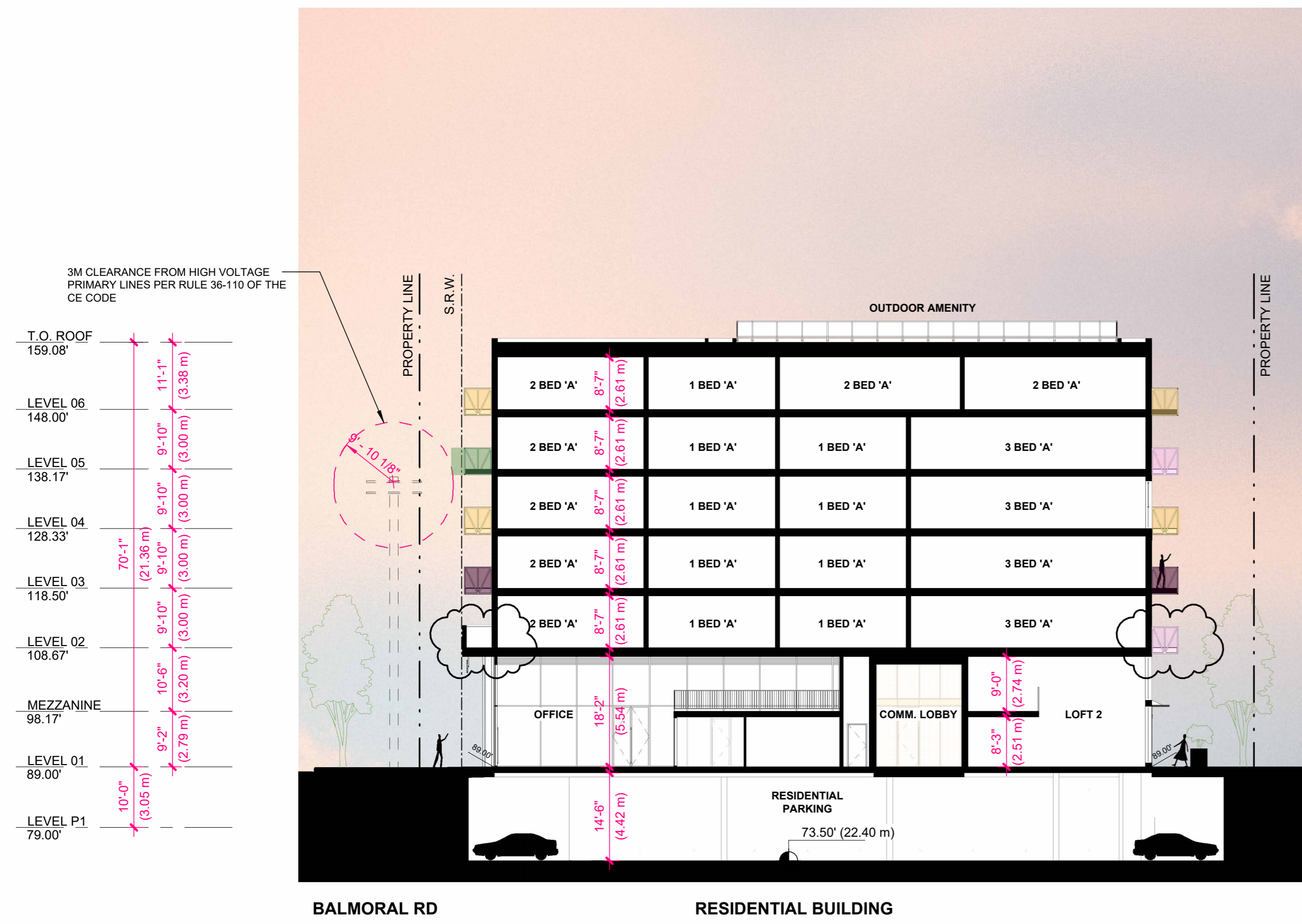
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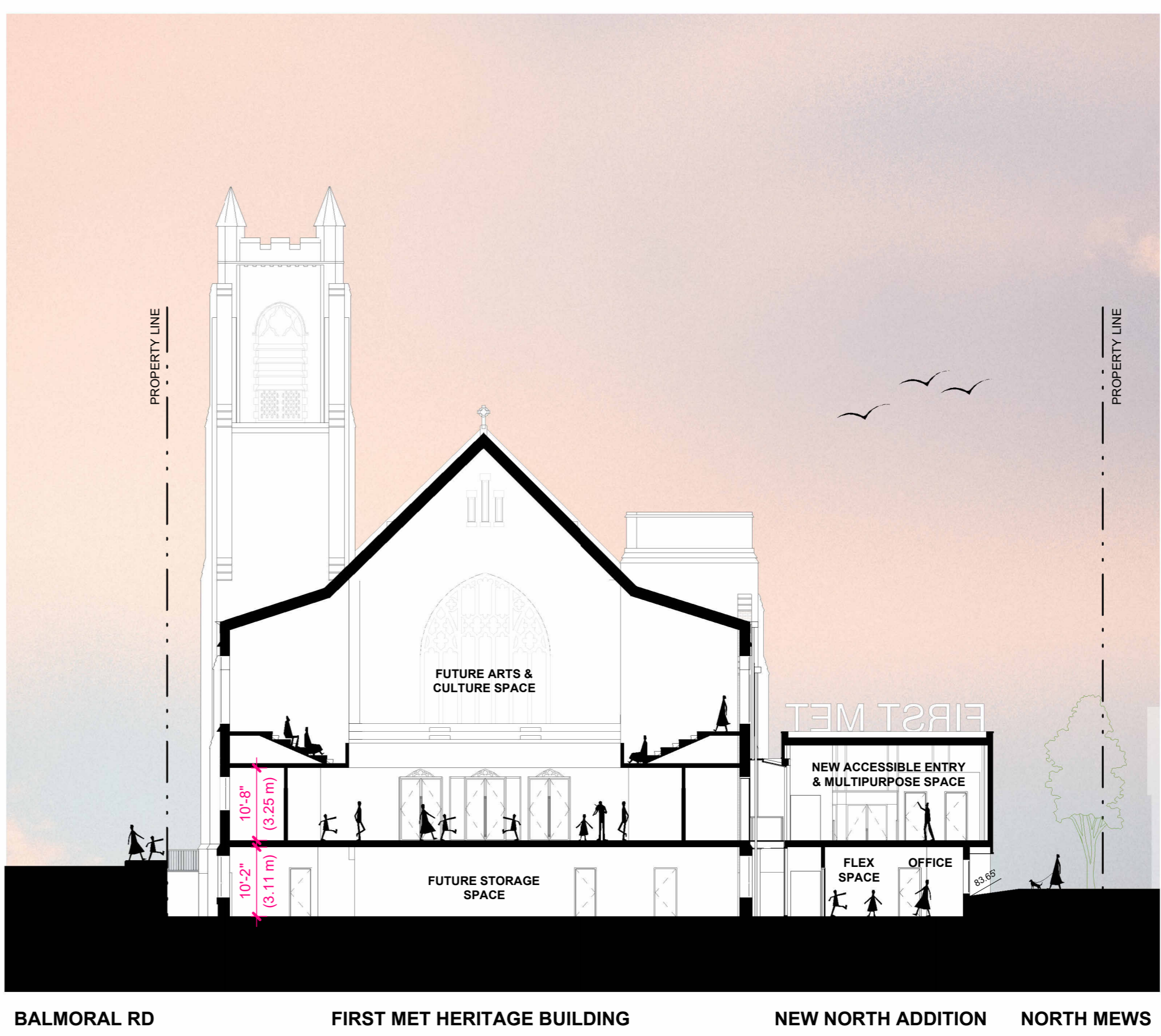
SEPTEMBER 08, 2025



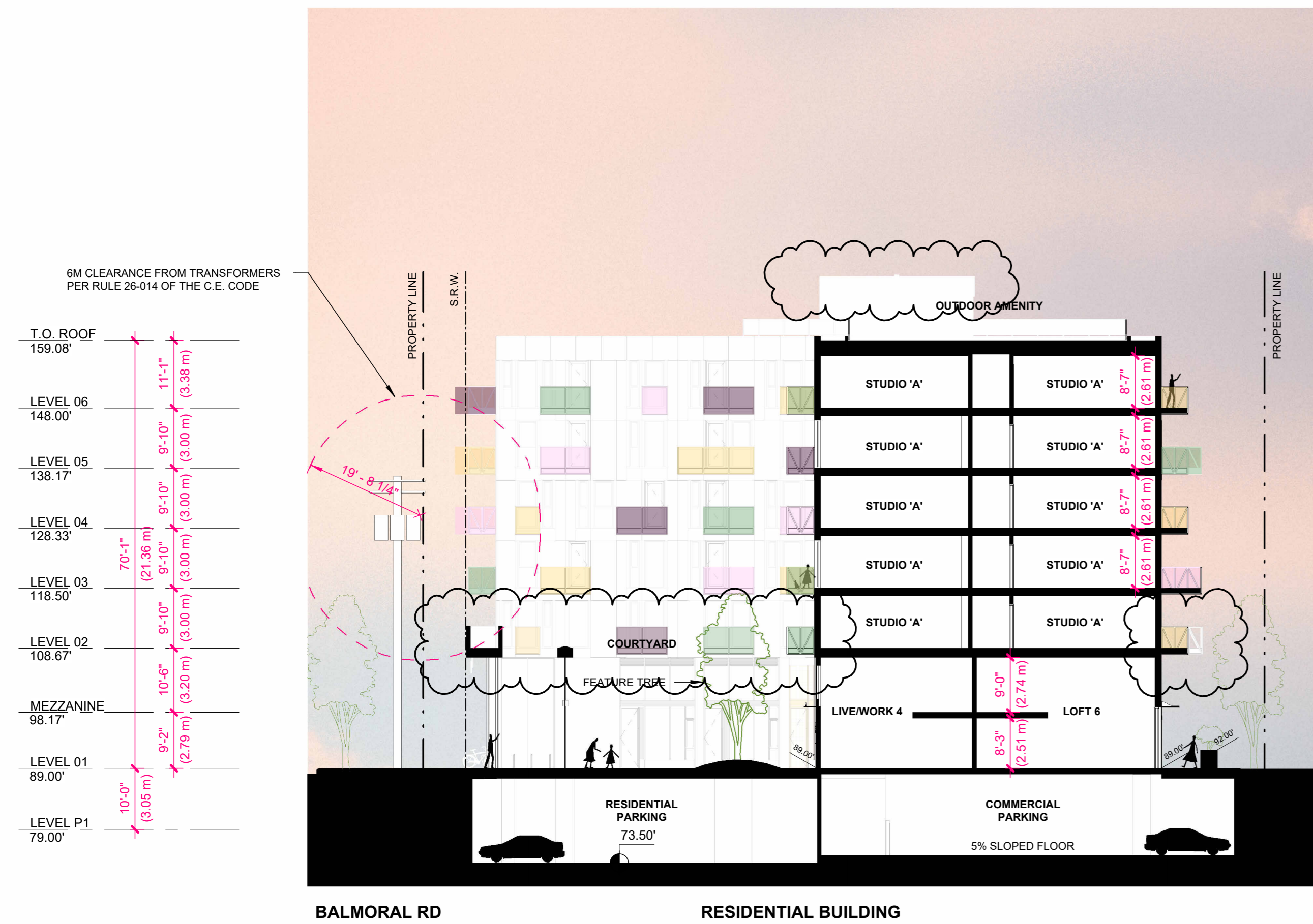
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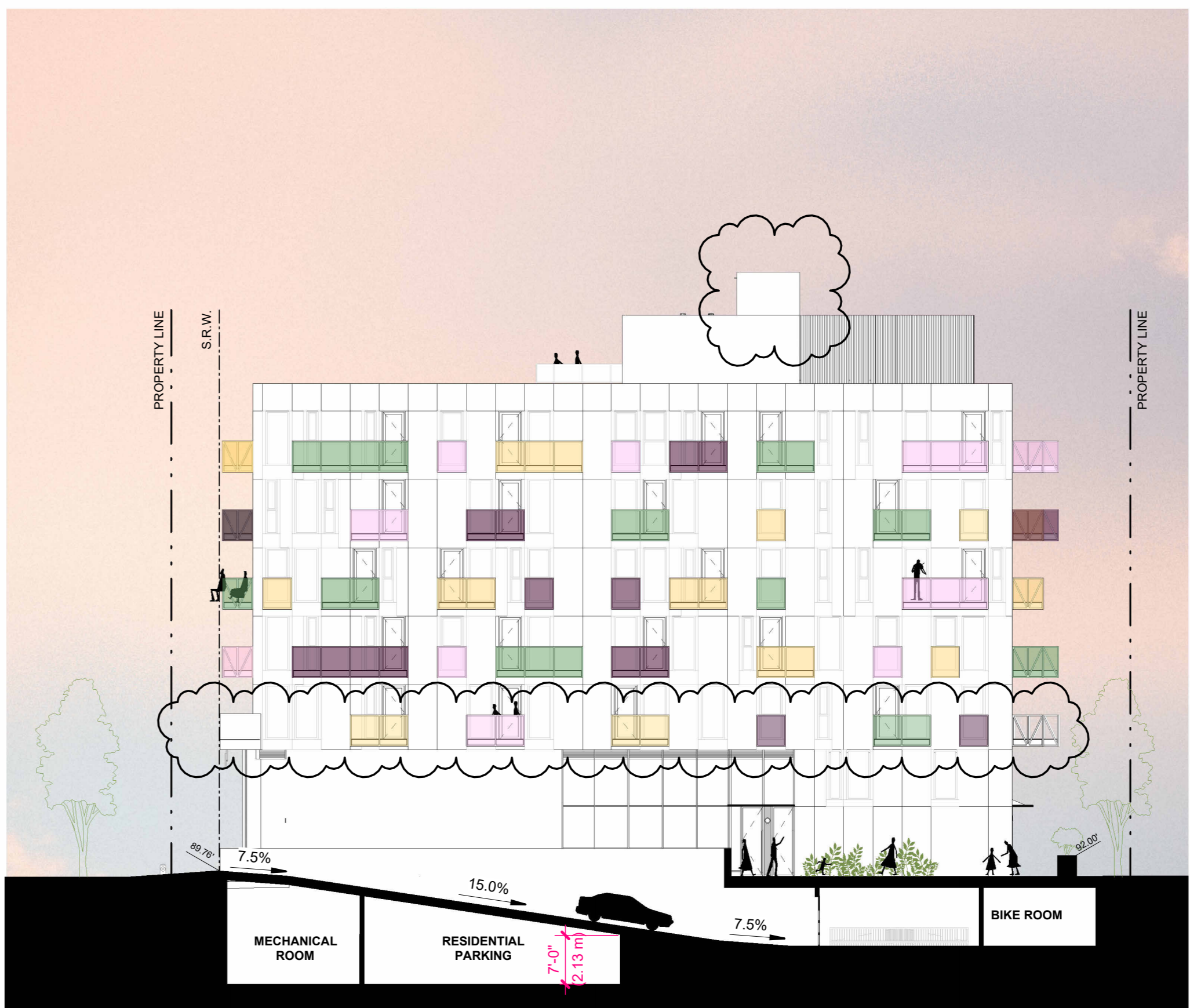
3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



2 SITE SECTION THROUGH RESIDENTIAL COURTYARD LOOKING WEST



1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST



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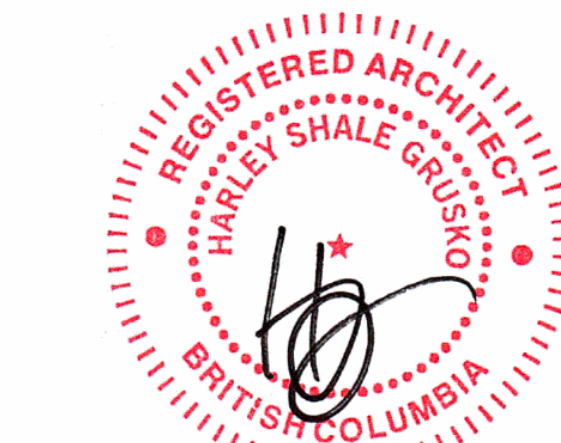
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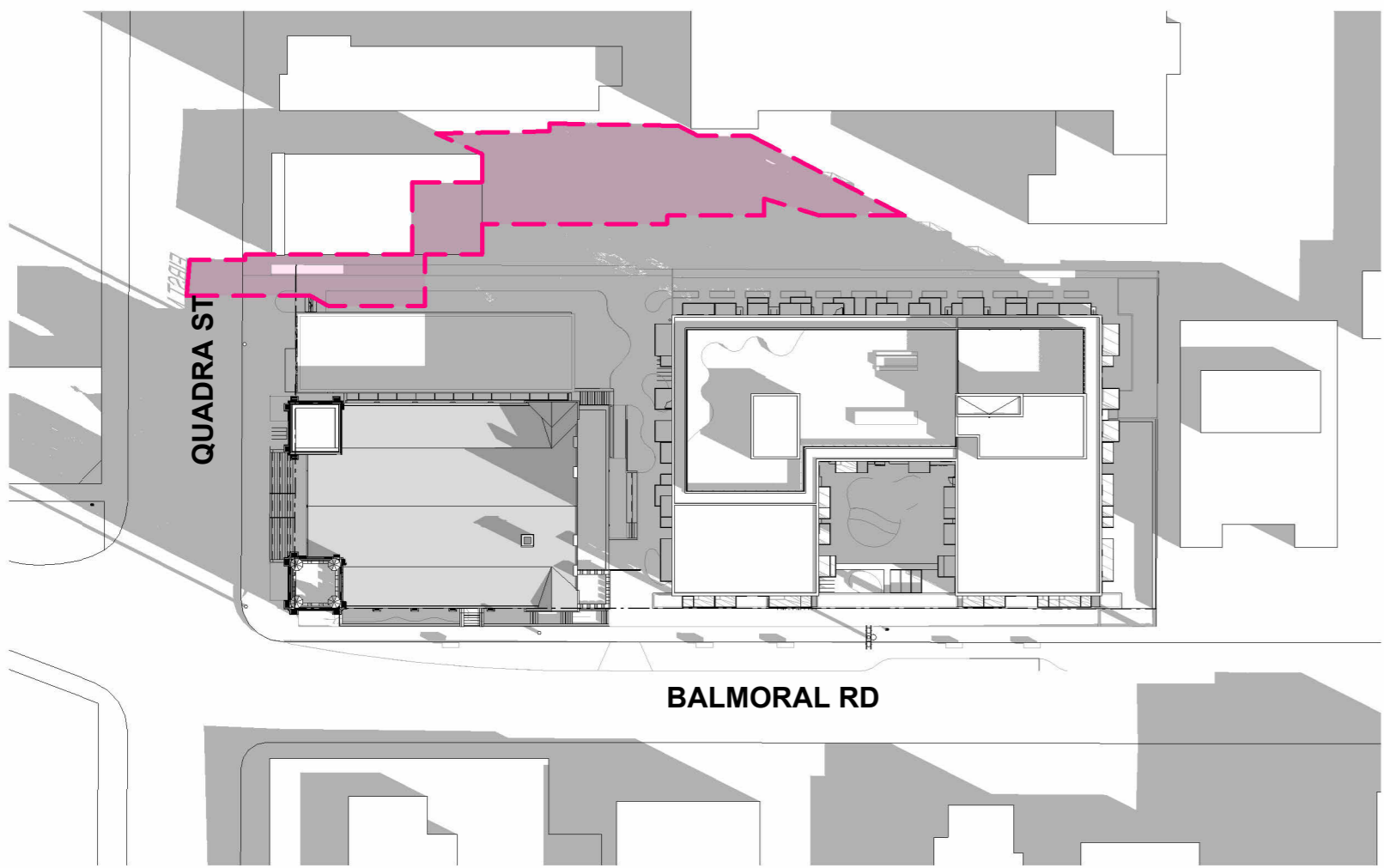


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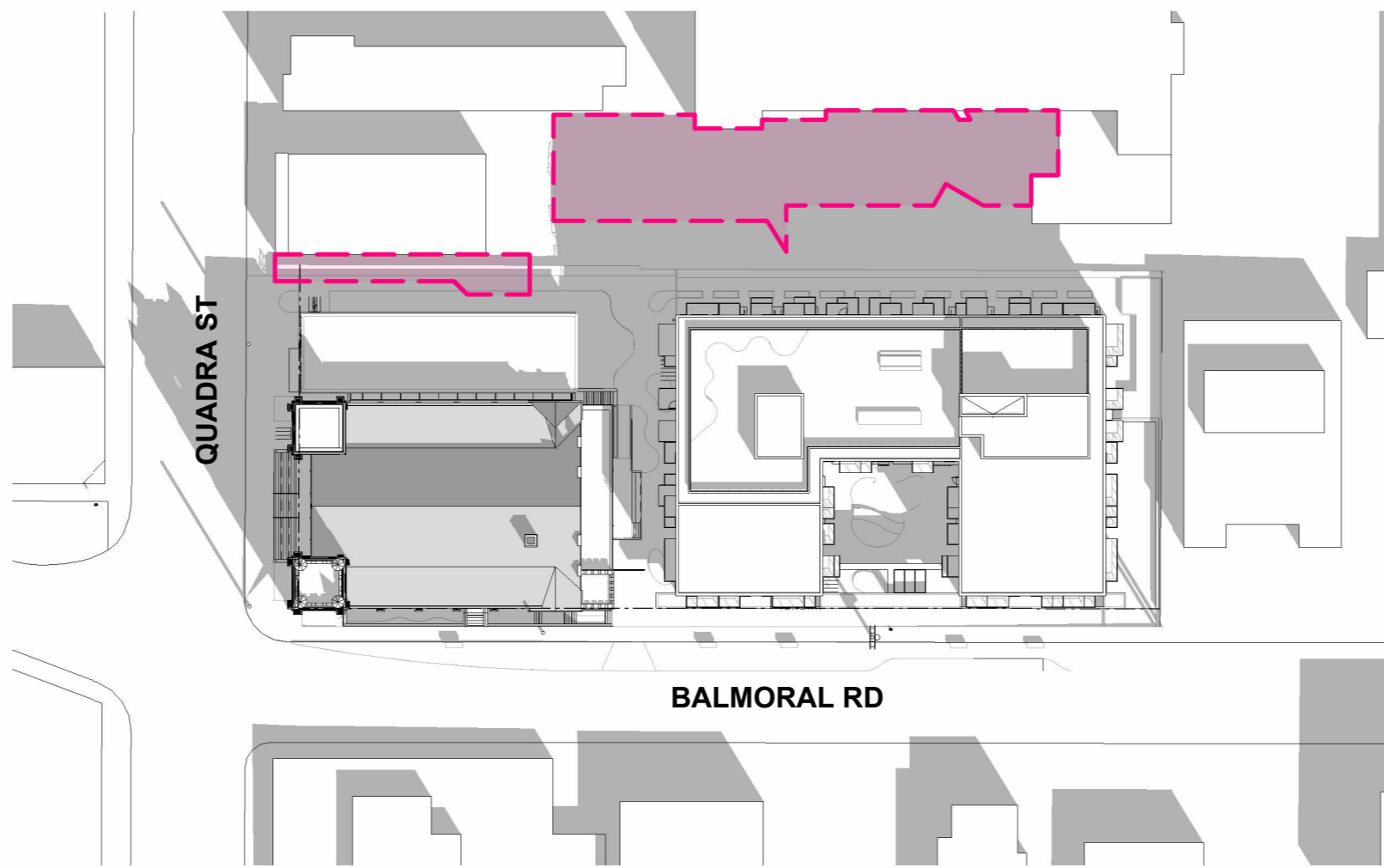
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SCALE

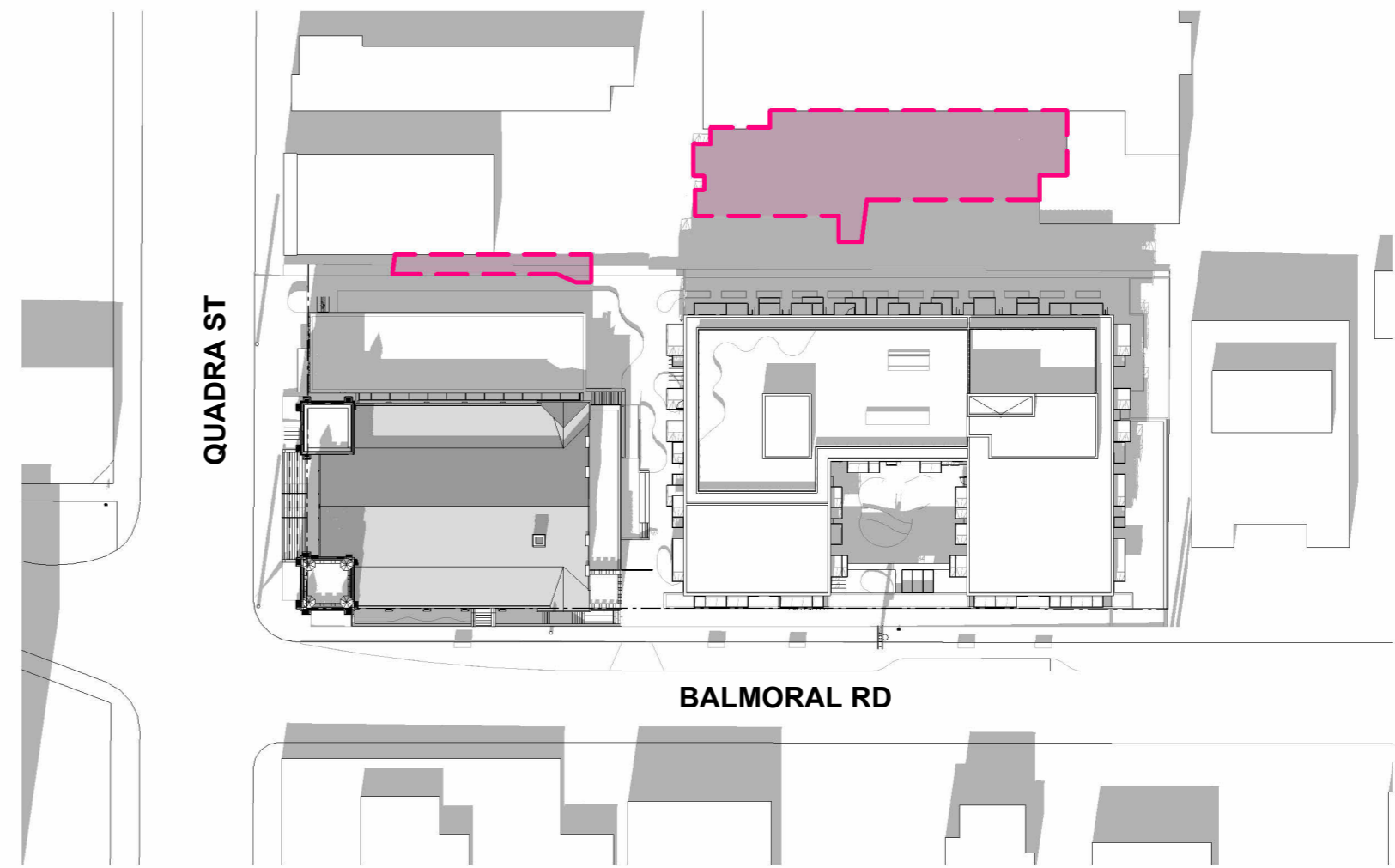
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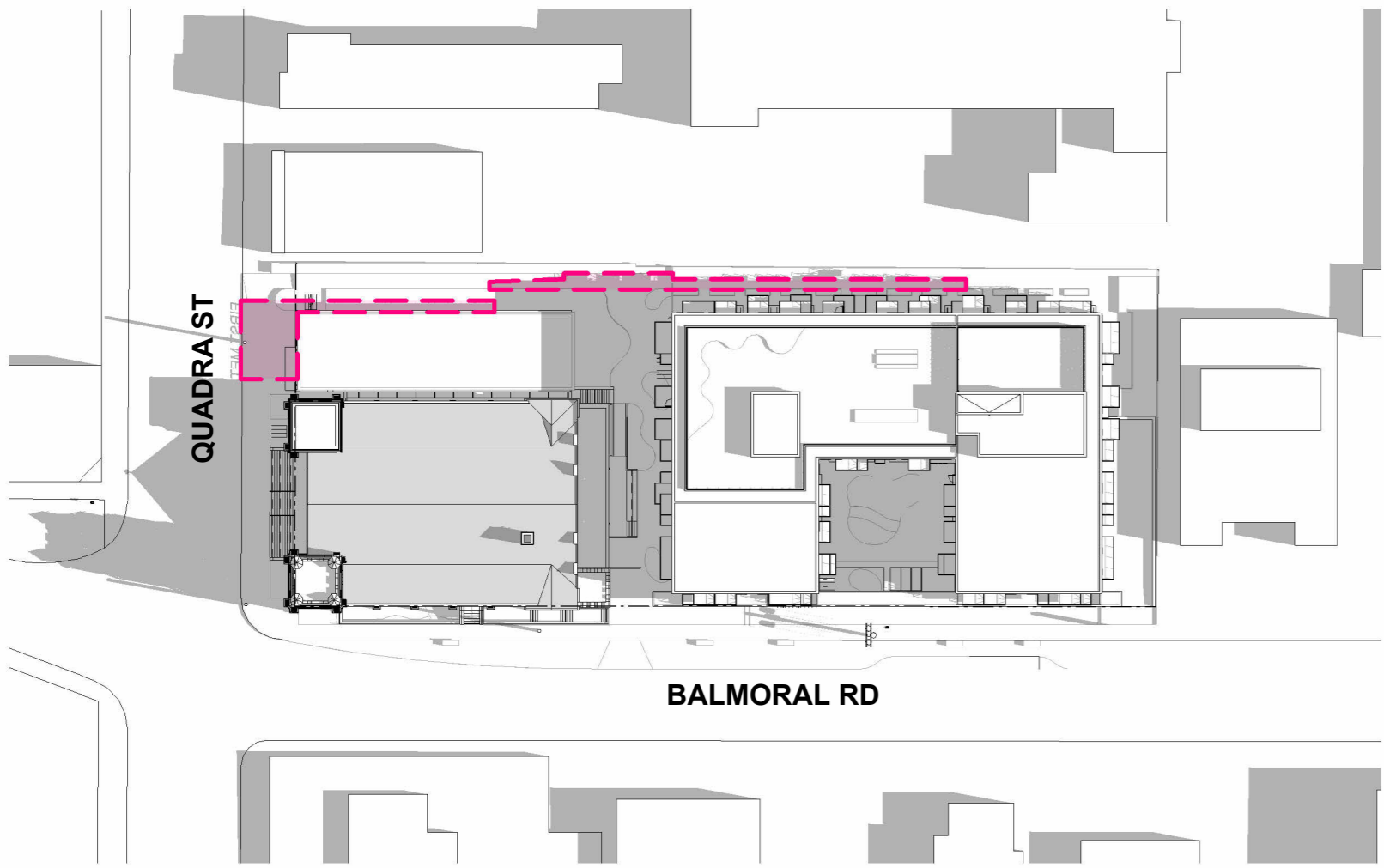


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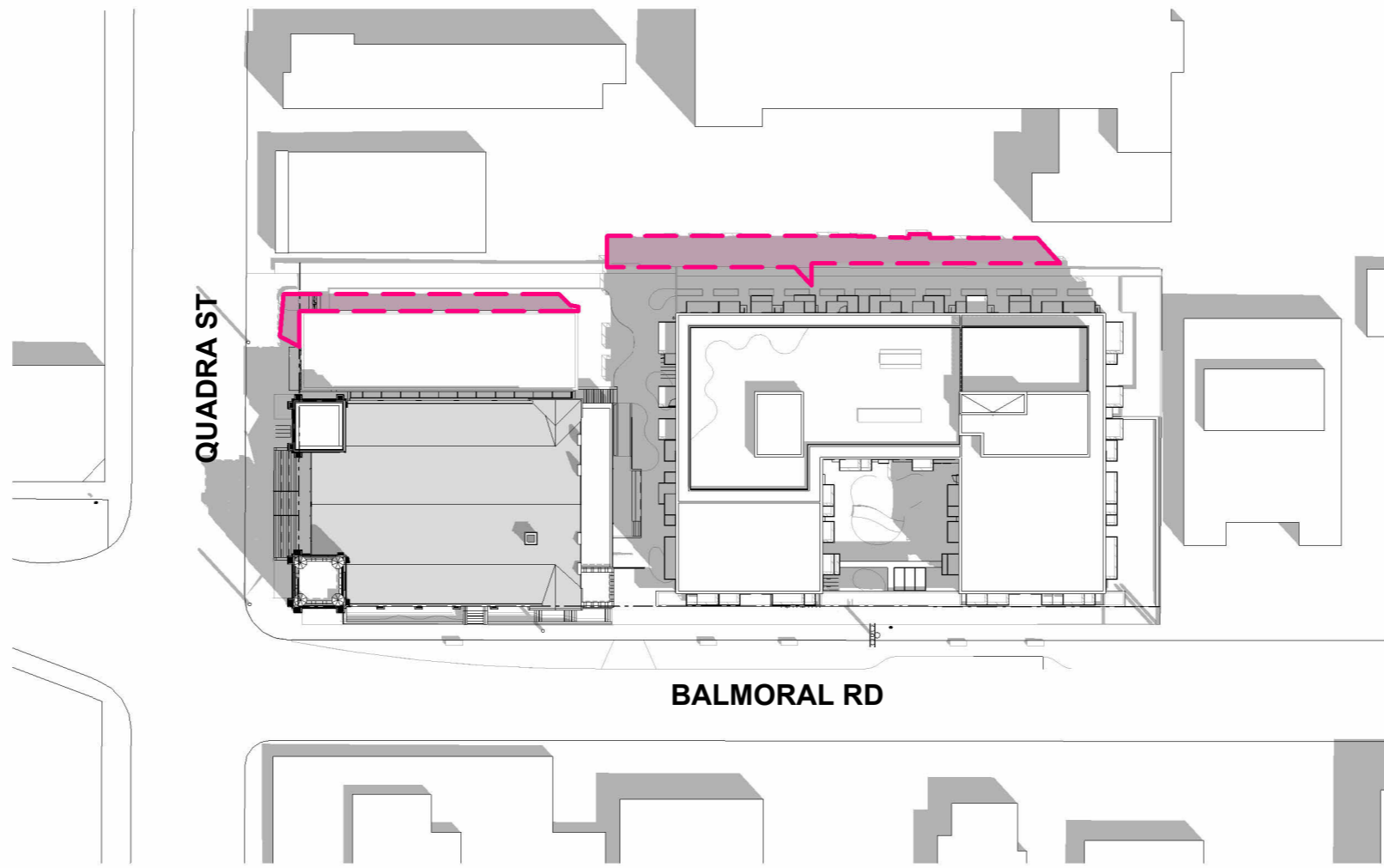


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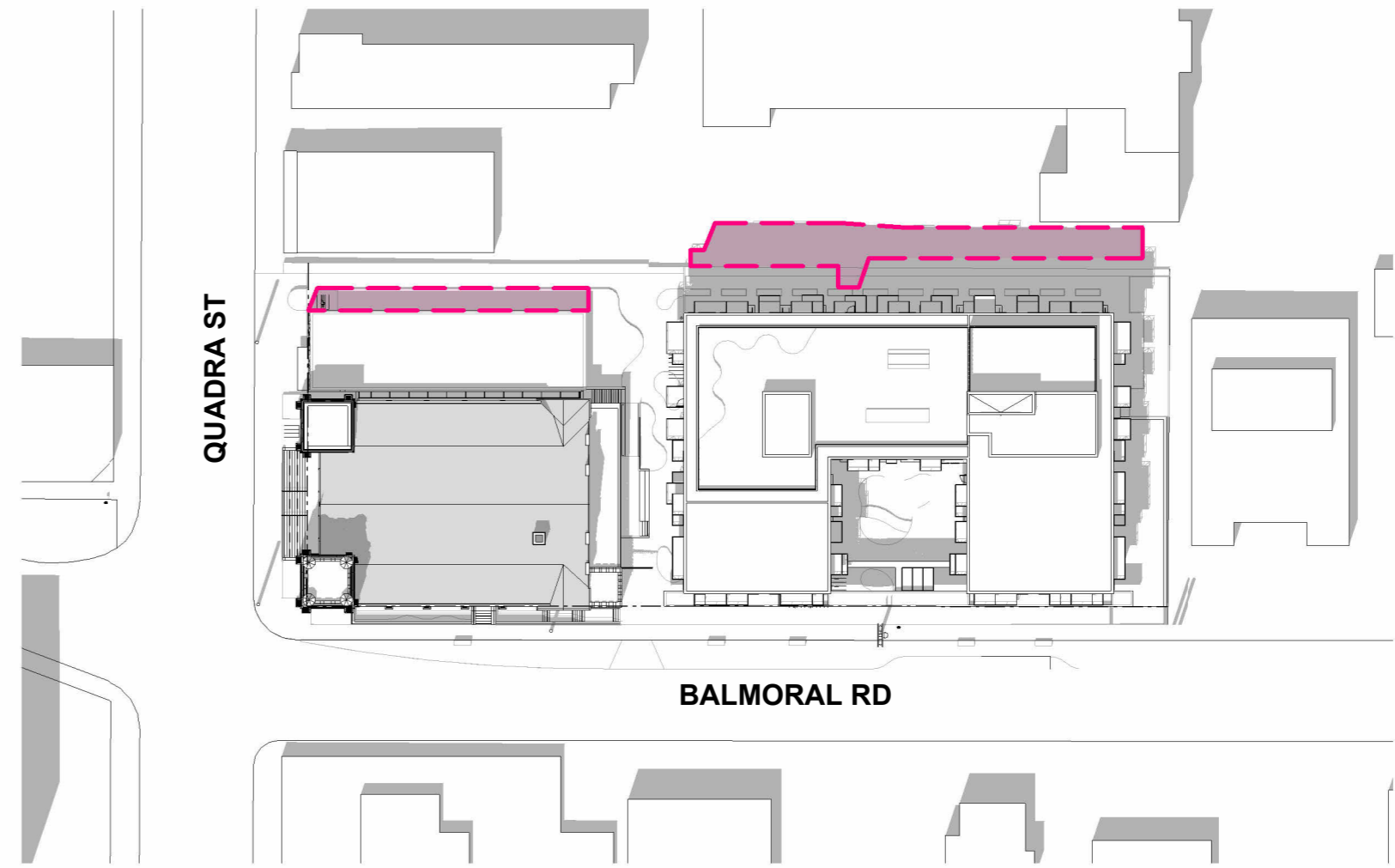
3 SPRING EQUINOX



10:00AM

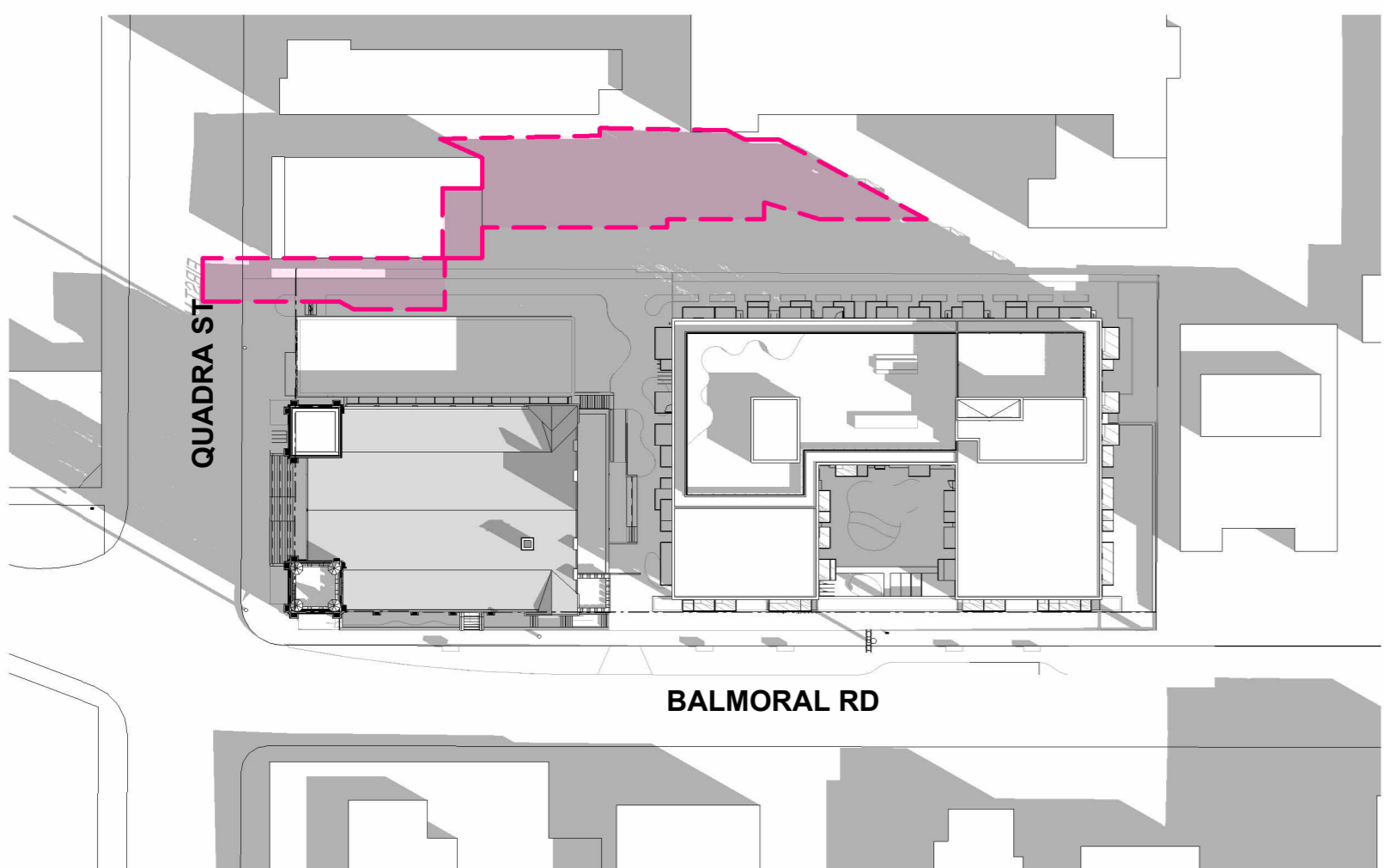


12:00PM

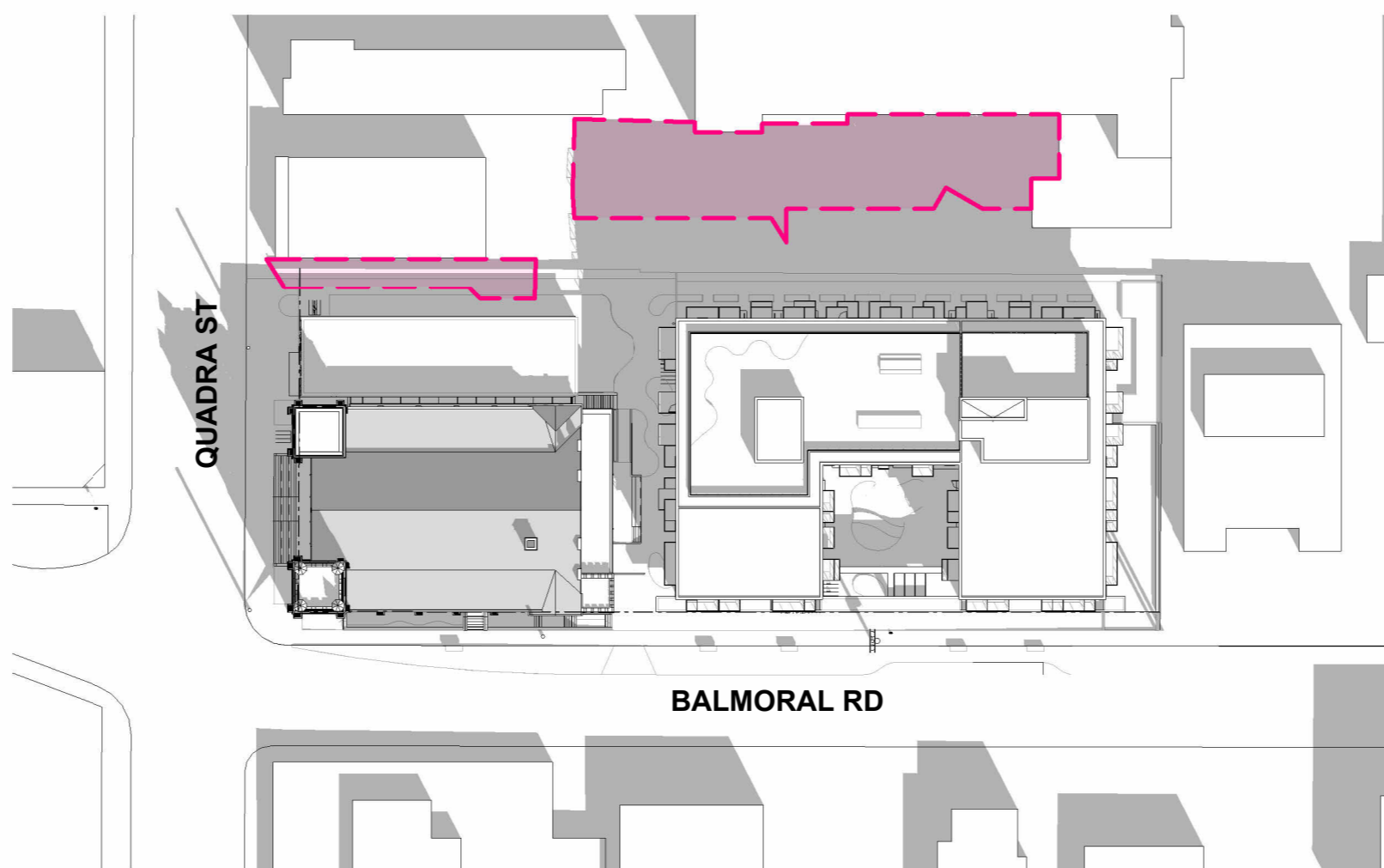


2:00PM

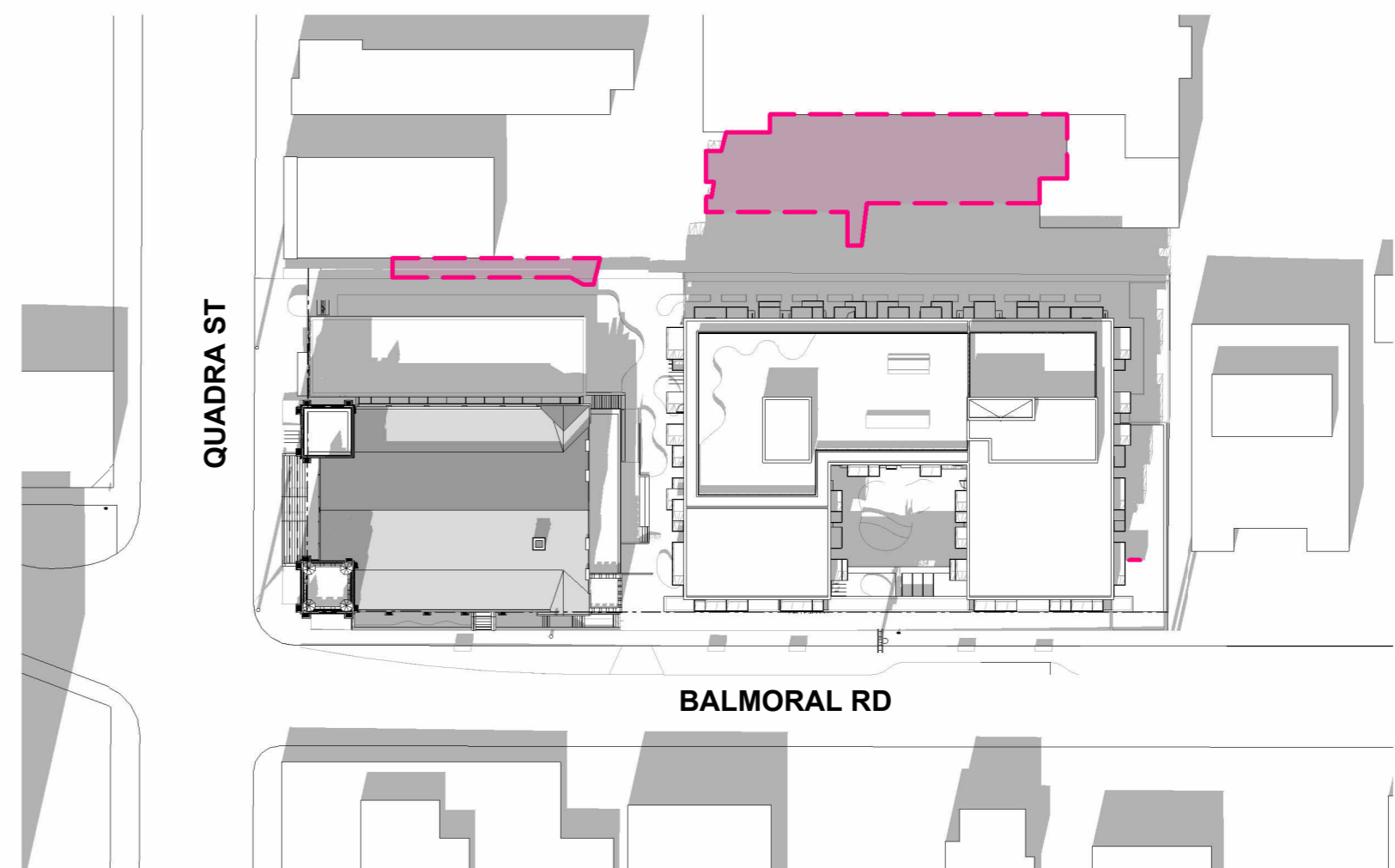
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

--- EXTENT OF NEW SHADOWS ONLY



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RESPONSE

SEPTEMBER 08, 2025



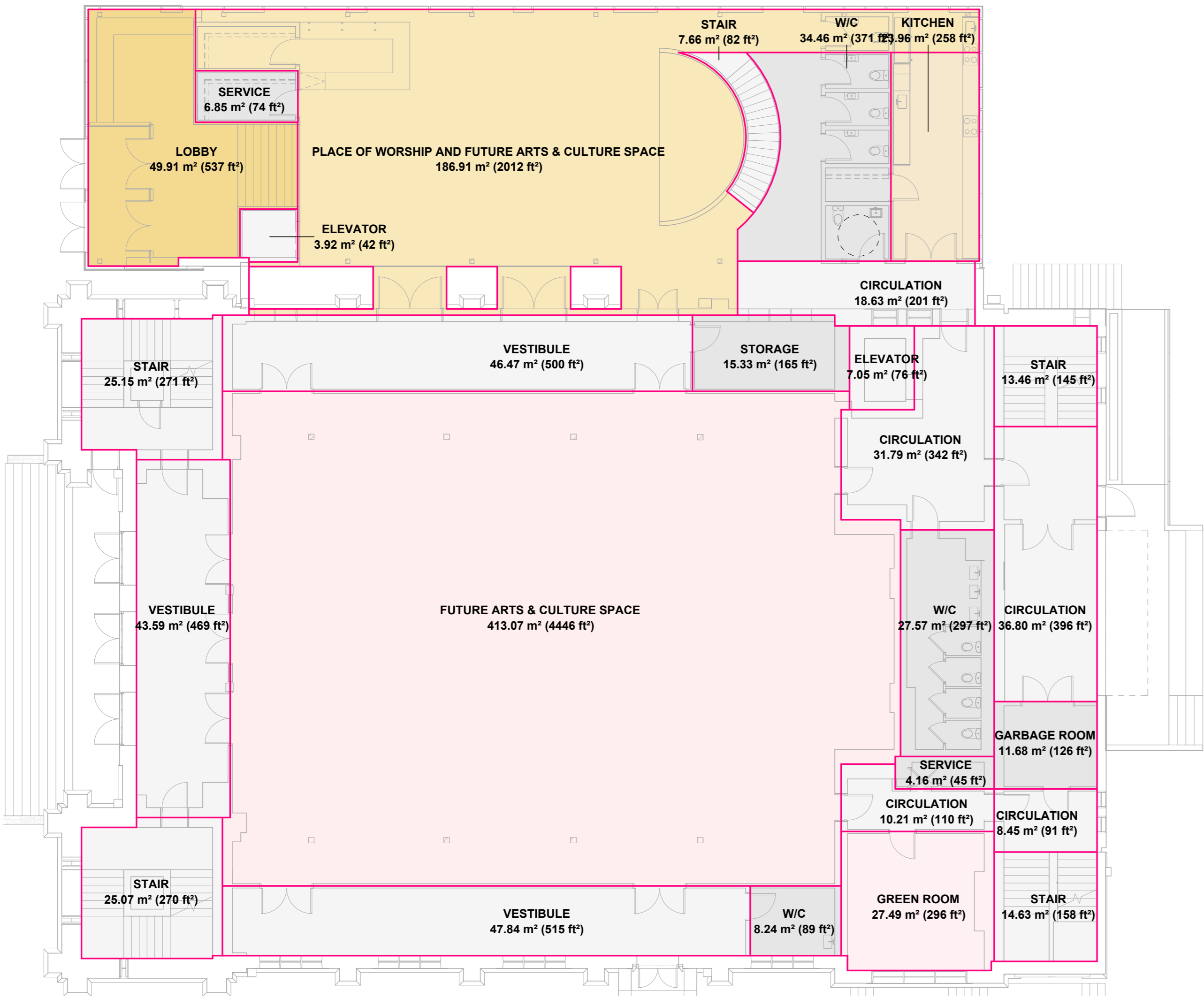
2025-09-08

SHADOW STUDIES

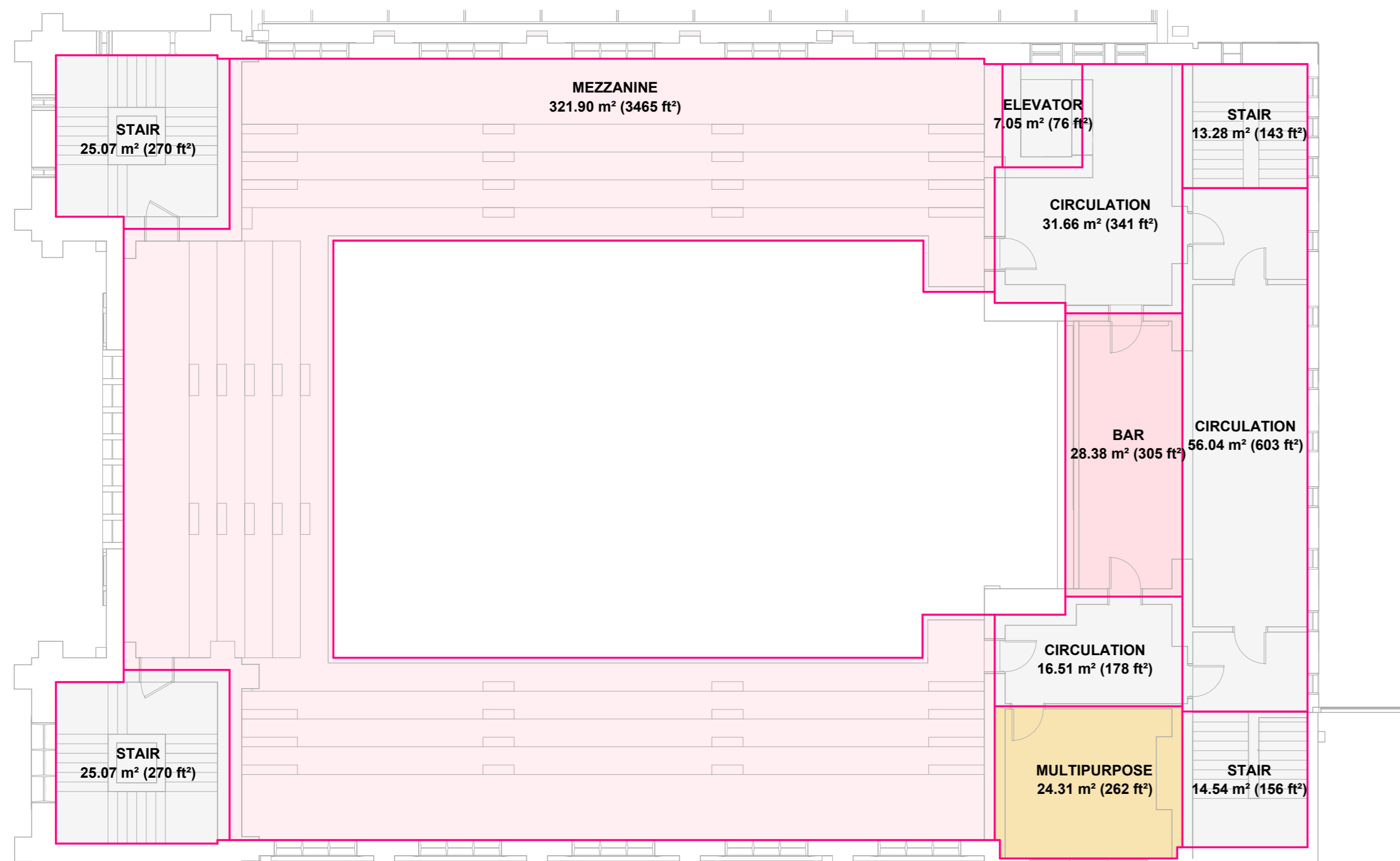
SCALE
1/64" = 1'-0"



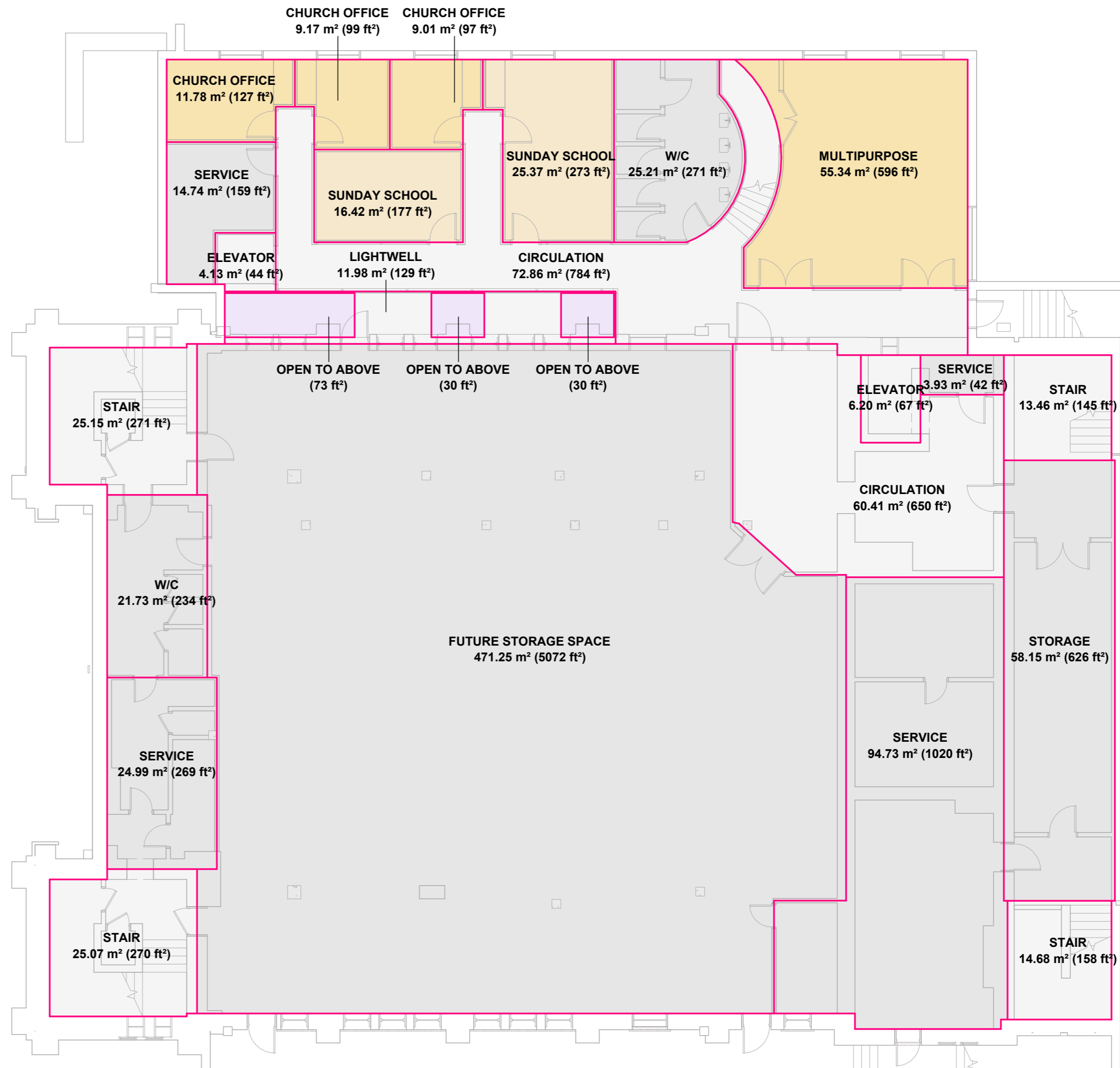
A5.00



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:	120033 ft²	11,151 m²	
TOTAL PROPOSED FSR:	2.24	107,245 ft²	9,963 m²

FSR BREAKDOWN

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

FIRST MET HERITAGE BUILDING

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

NEW ADDITIONS

TOTAL GFA NEW ADDITIONS:		8,740 ft²	812 m²
EXCLUSIONS	NEW ADDITIONS	87 ft²	8 m²
	NEW ADDITIONS	3,482 ft²	323 m²
	NEW ADDITIONS	3,569 ft²	332 m²
NEW ADDITIONS			
TOTAL FSR AREA:	NEW ADDITIONS	5,172 ft²	480 m²
	TOTAL FSR AREA:	5,172 ft²	480 m²

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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"



FSR 1.00



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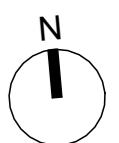
ISSUED FOR REZONING &
DEVELOPMENT PERMIT TRG
RESPONSE

SEPTEMBER 08, 2025



FLOOR SPACE RATIO PLANS

SCALE
3/32" = 1'-0"

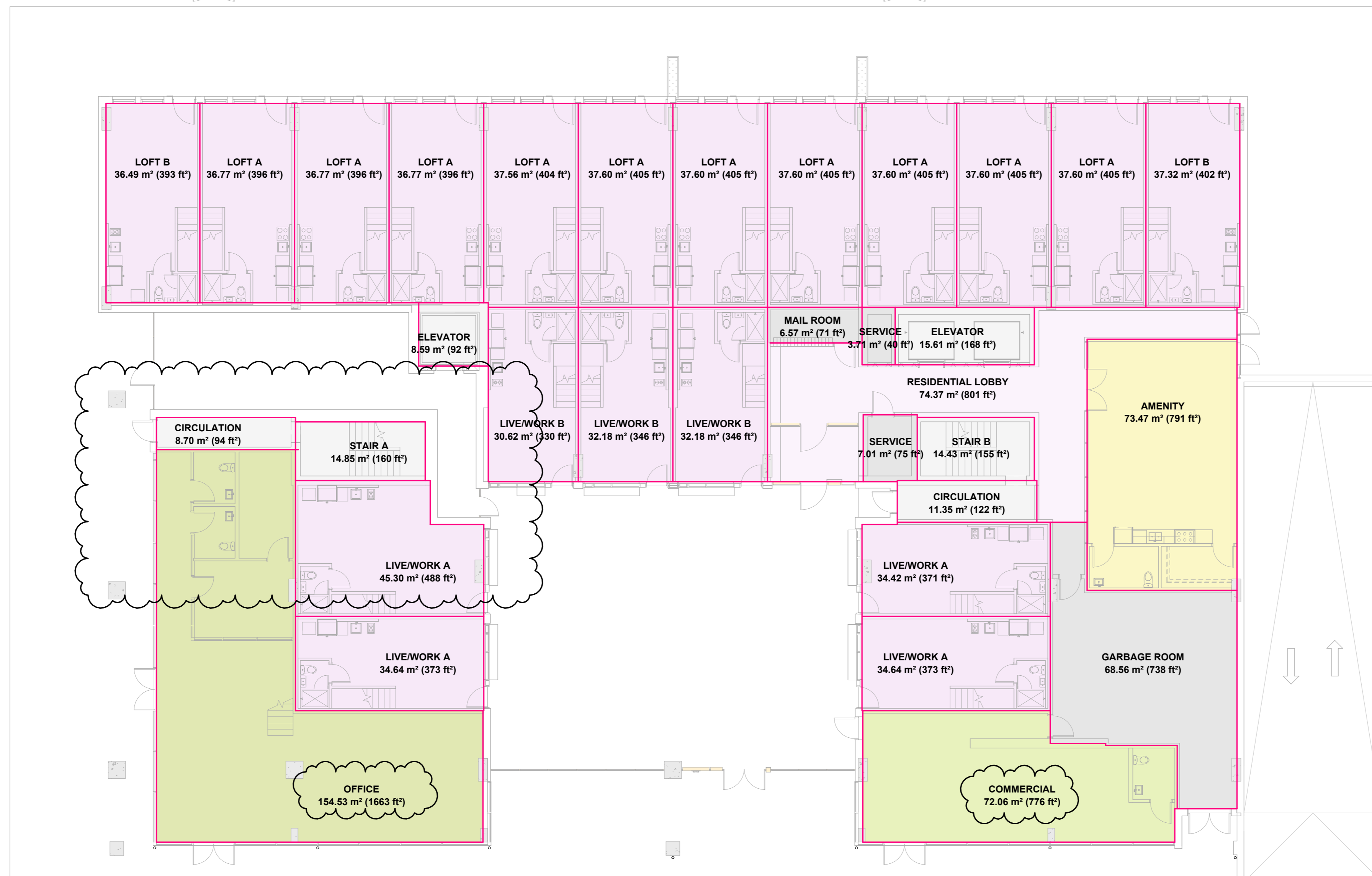


FSR 1.01

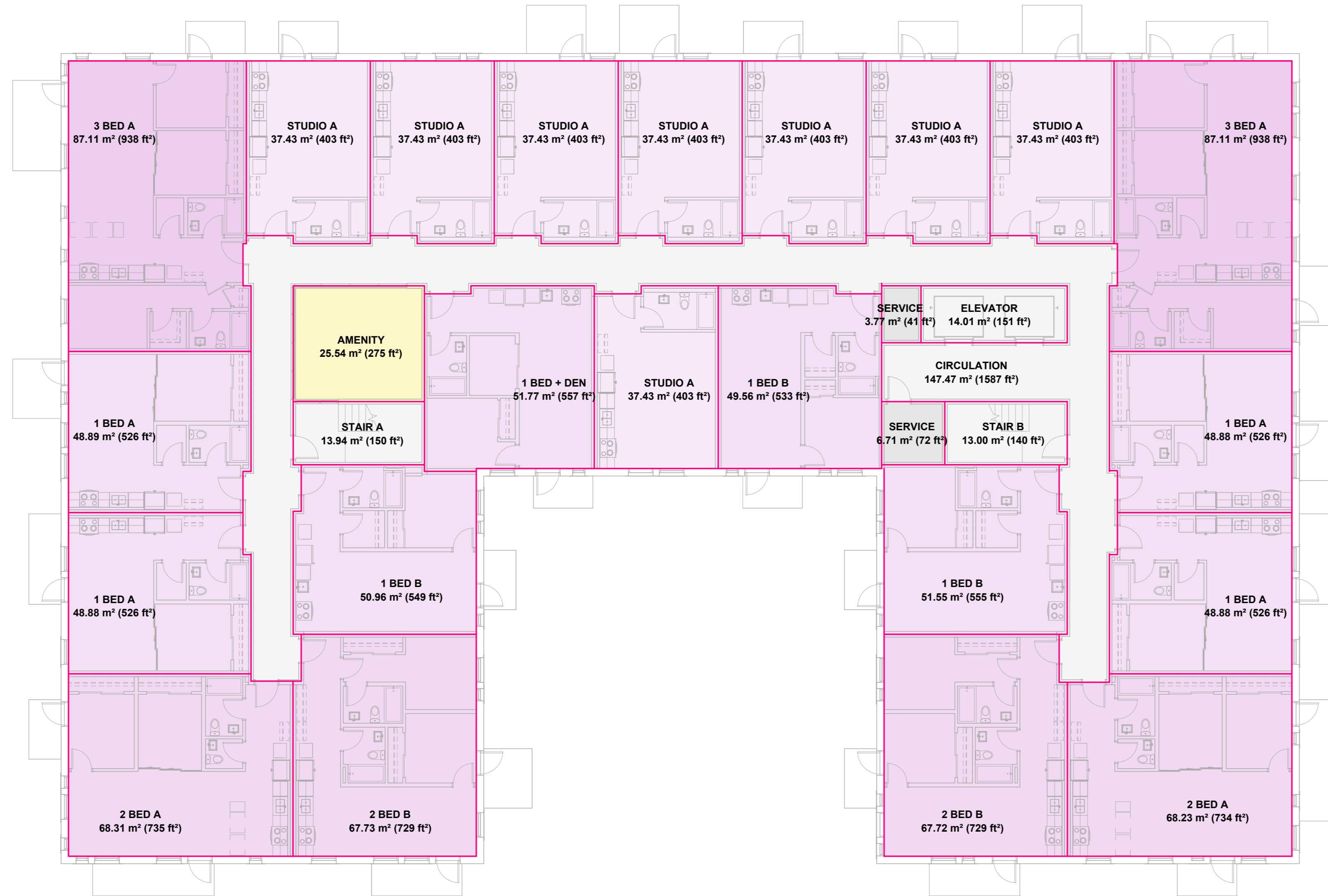
2 LEVEL 01 MEZZANINE



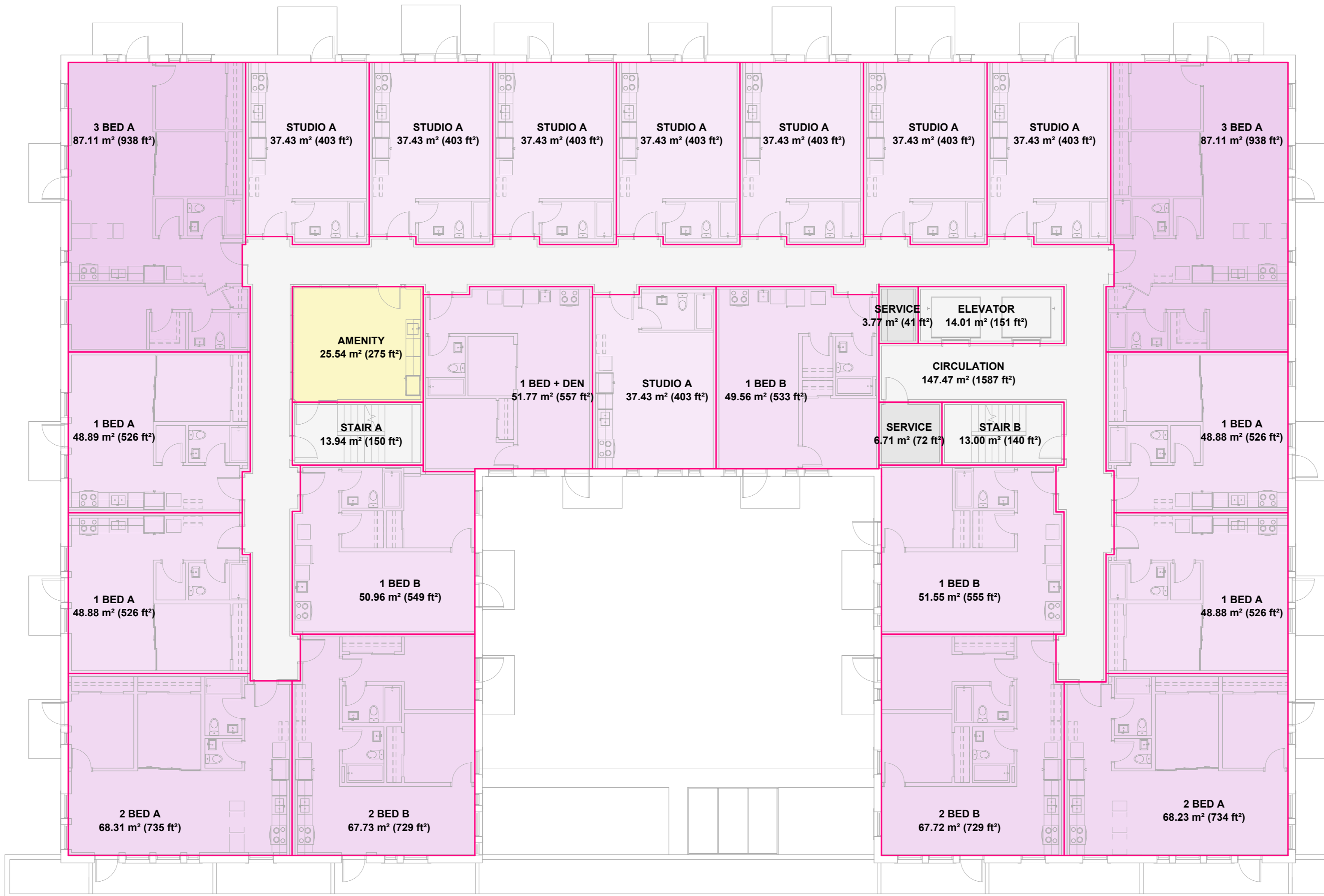
1 LEVEL 01



2 LEVELS 03 TO 05



1 LEVEL 02



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934 BALMORAL RD & 1701 QUADRA ST

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RESPONSE

SEPTEMBER 08, 2025



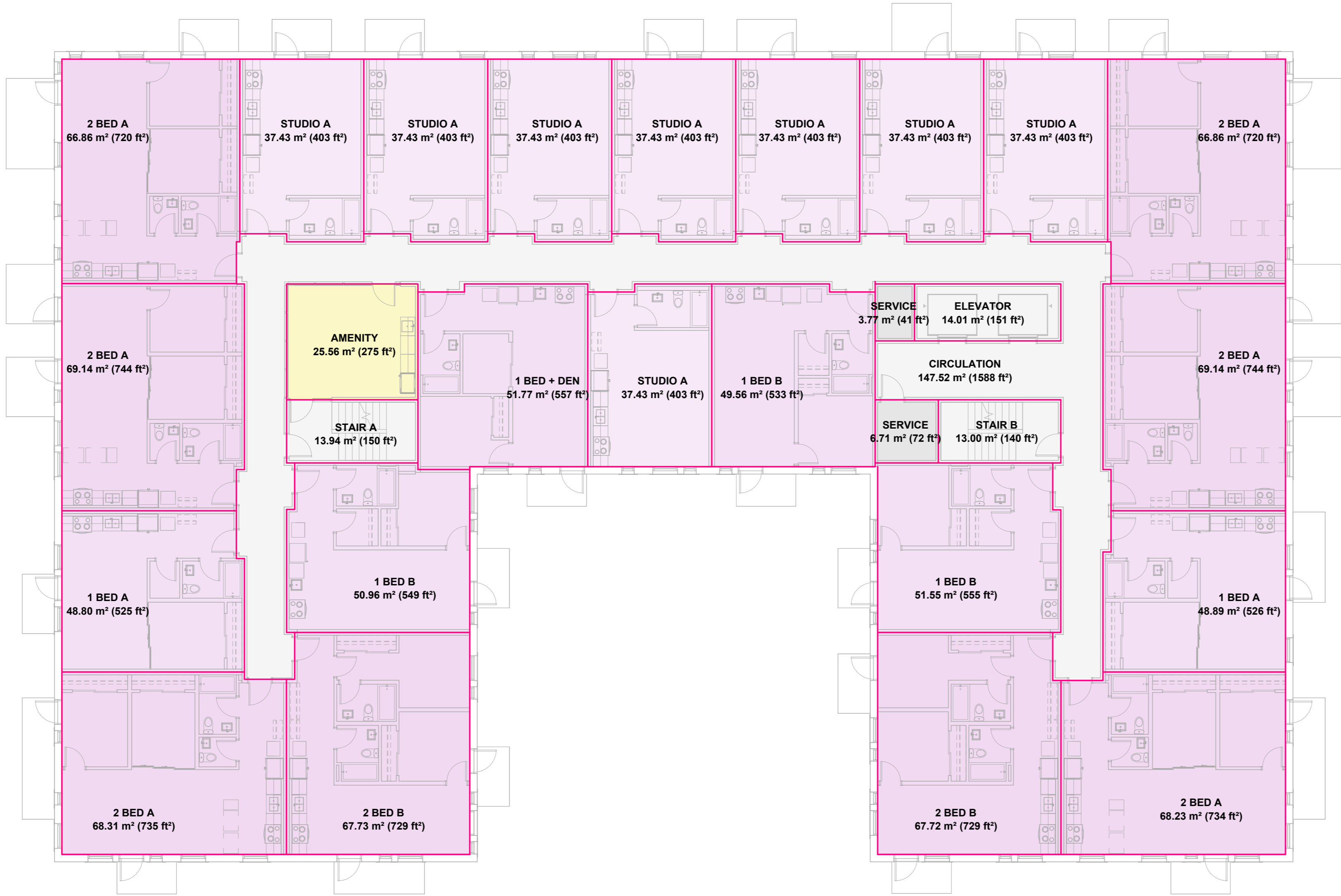
2025-09-08

FLOOR SPACE RATIO
PLANS

SCALE
3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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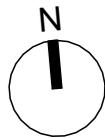
SEPTEMBER 08, 2025



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

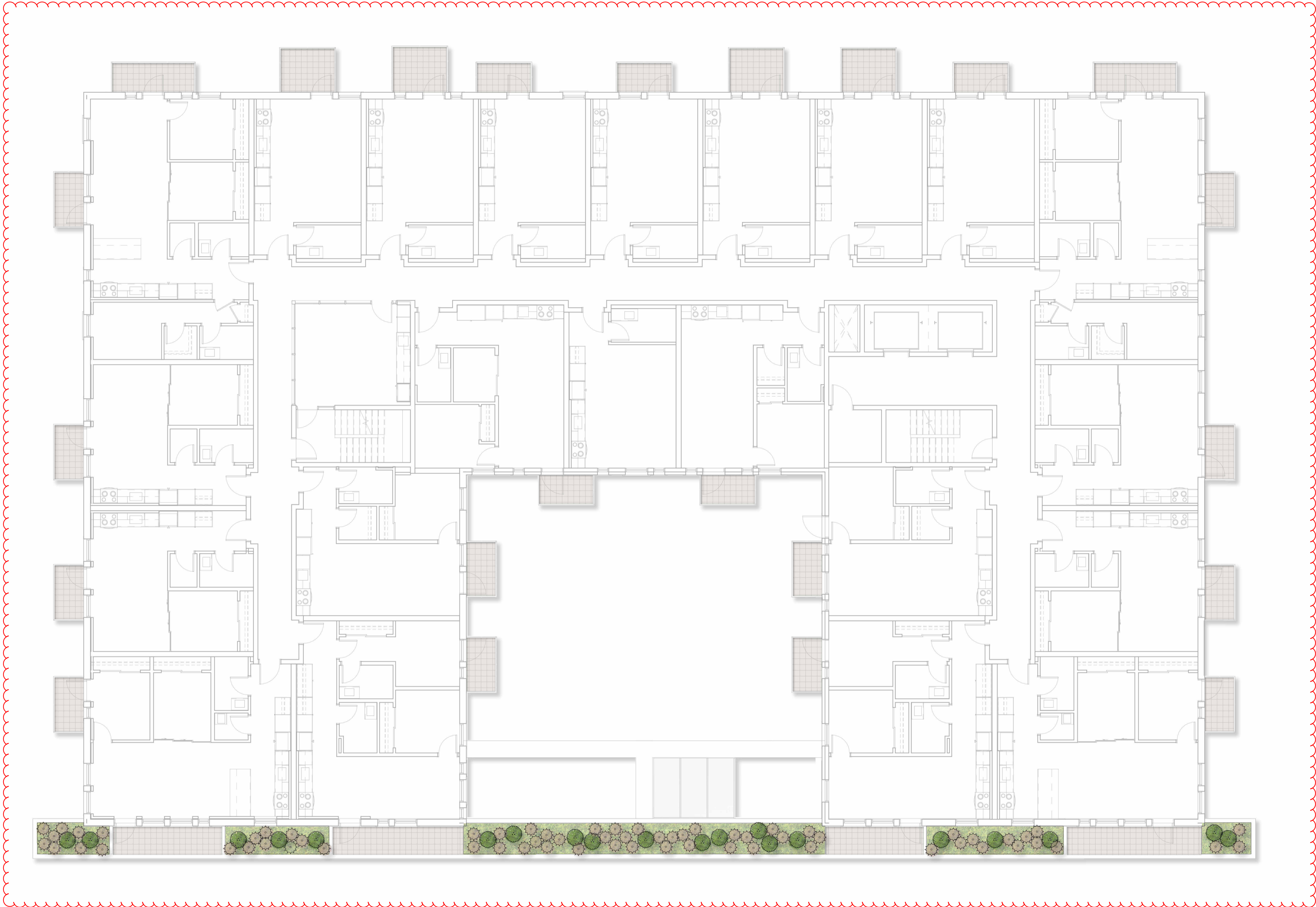
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1701 Quadra St. Victoria, BC

Cover Sheet



MATERIAL LEGEND

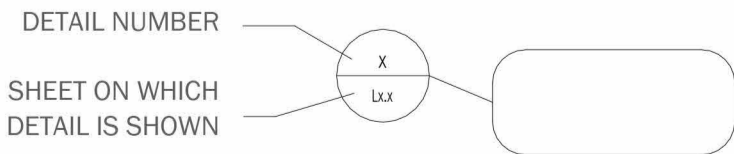


PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

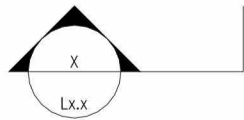
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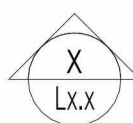
REVISION



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

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No.	Description	Date

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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	

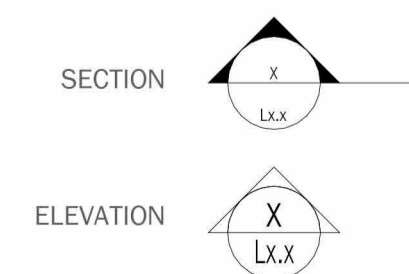
L1.02

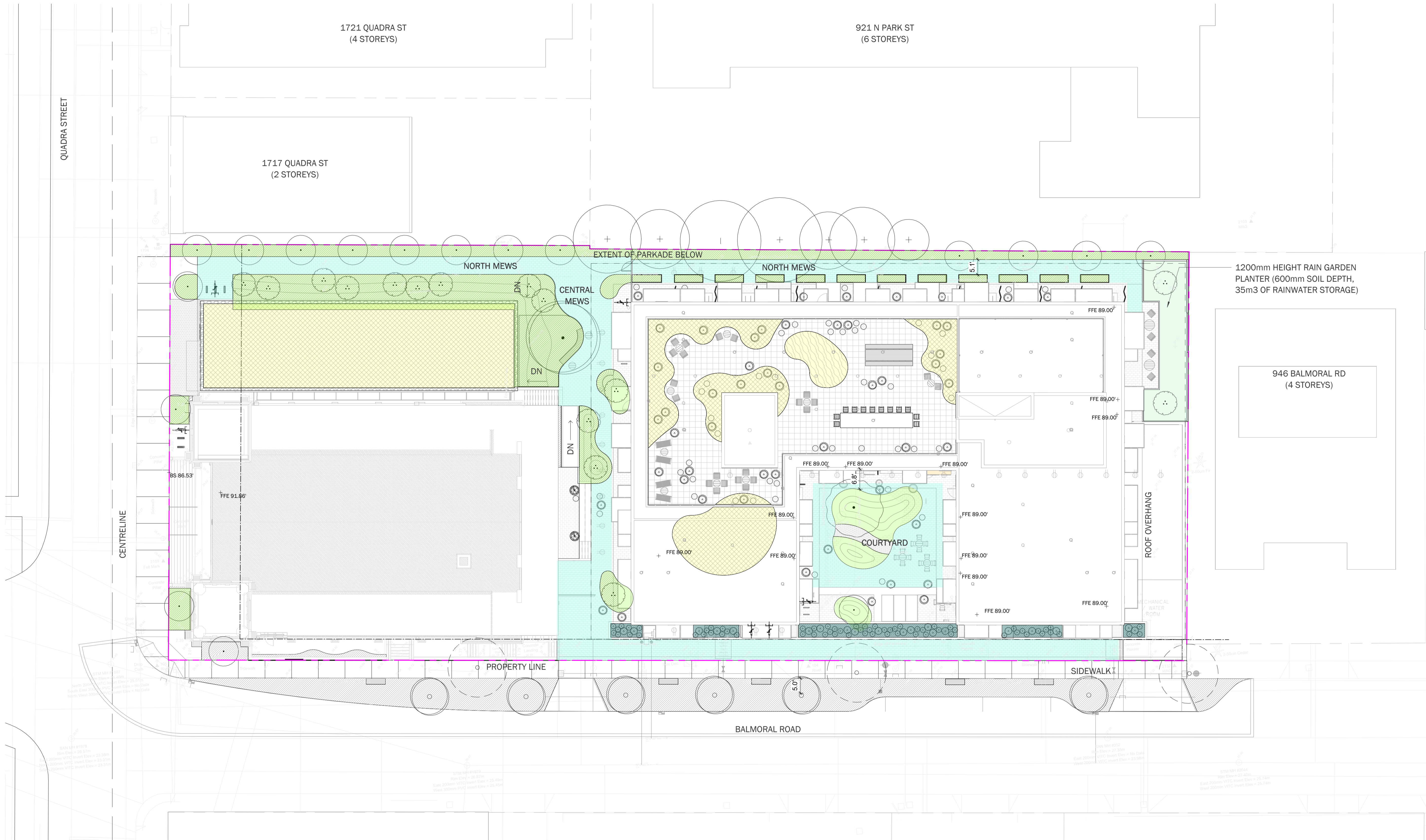
NOT FOR CONSTRUCTION

First Met

Concept Plan Roof

1.03





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	<div></div>
REVISION	<div></div>	ELEVATION	<div></div>
	<div></div>	PROPERTY LINE	<div></div>
	<div></div>	BUILDING OVERHANG	<div></div>

1200mm HEIGHT RAIN GARDEN
PLANTER (600mm SOIL DEPTH,
35m3 OF RAINWATER STORAGE)

946 BALMORAL RD
(4 STOREYS)

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

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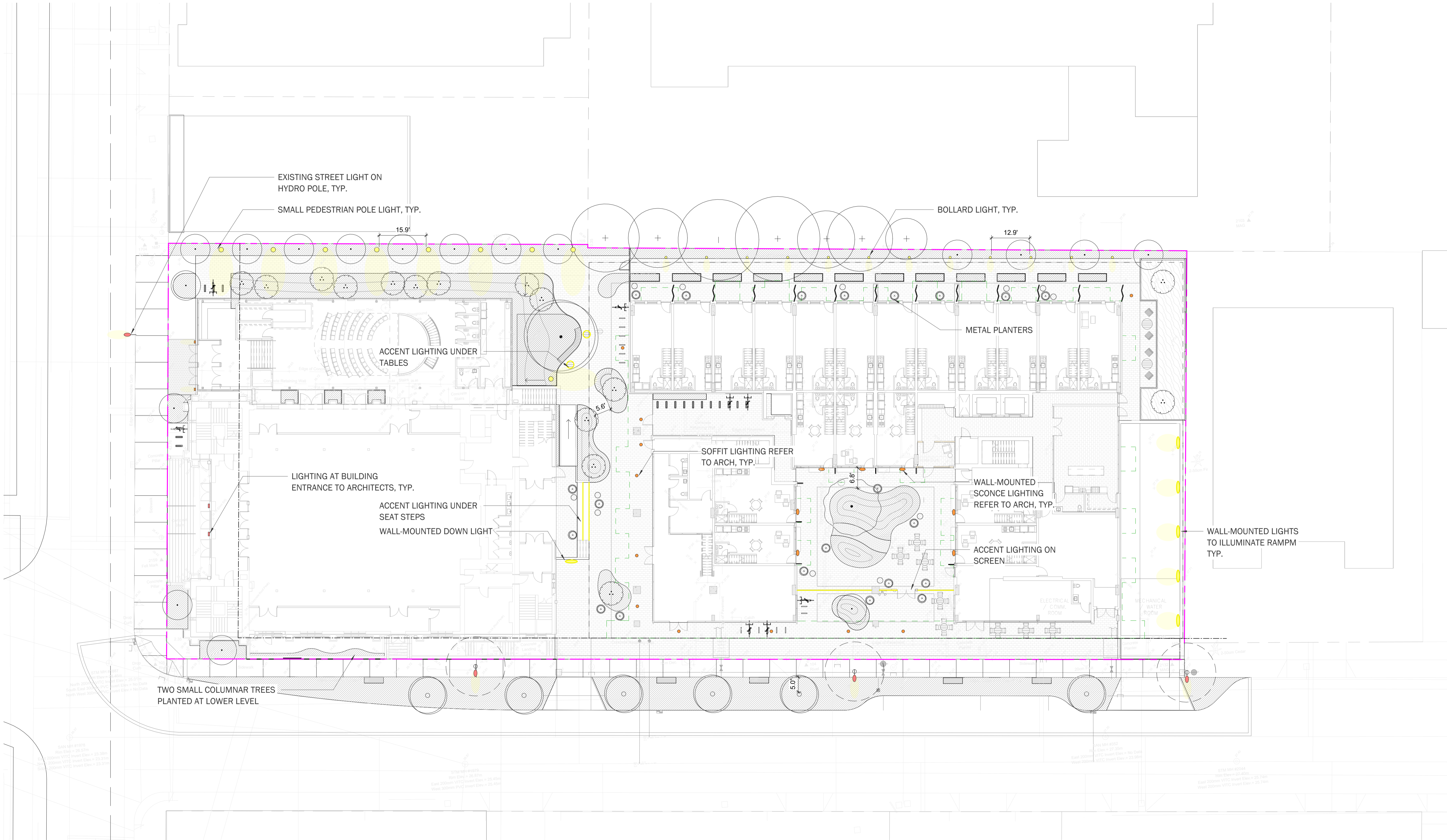
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1701 Quadra St. Victoria,
BC

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

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1701 Quadra St. Victoria,
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Lighting Plan - Ground Floor

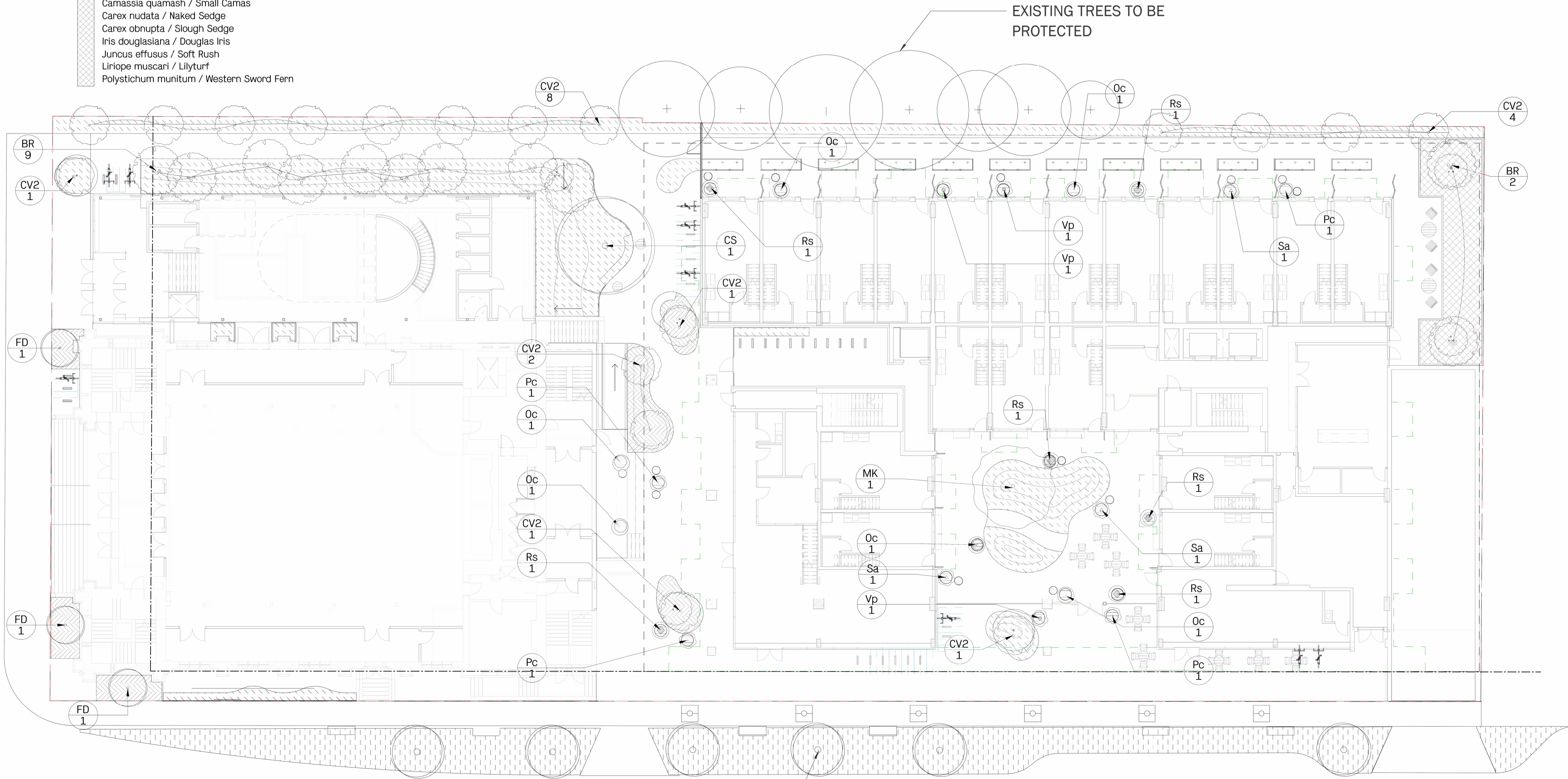
Date	03/06/25	Drawing Number
Project No.	2429	
Scale	1/16" = 1'-0"	L1.05
Drawn/Checked	ZF SS	

CONCEPT PLANT SCHEDULE

<div></div>	GROUND FLOOR - SHADE GROUNDCOVER	3 496 sf
<div></div>	Adiantum Pedantum / Northern Maidenhair Fern	290 651
<div></div>	Asarum caudatum / Wild Ginger	581 305
<div></div>	Athyrium filix-femina / Common Lady-Fern	145 328
<div></div>	Blechnum spicant / Deer Fern	258 358
<div></div>	Oxalis oregana / Redwood Sorrel	871 956
<div></div>	Polystichum munitum / Sword Fern	581 305
<div></div>	Tiarella cordifolia / Foamflower	581 305
<div></div>	LARGE POTS - GROUND FLOOR	154 sf
<div></div>	Asarum caudatum / Wild Ginger	25 608
<div></div>	Blechnum spicant / Deer Fern	11 374
<div></div>	SMALL POTS - GROUND FLOOR	39 sf
<div></div>	Adiantum Pedantum / Northern Maidenhair Fern	3 237
<div></div>	Oxalis oregana / Redwood Sorrel	9 724
<div></div>	Polystichum munitum / Western Sword Fern	
<div></div>	Tiarella cordifolia / Foamflower	6 487
<div></div>	BOULEVARD LAWN	2 665 sf
<div></div>	Cerastium arvense / Field Chickweed	
<div></div>	Festuca roemerii / Roemer's Fescue	
<div></div>	Trifolium tridentatum / Tomcat Clover	
<div></div>	PART SUN GROUNDCOVER	651 sf
<div></div>	Allium cernuum / Nodding Onion	101
<div></div>	Arctostaphylos uva-ursi / Kinnikinnick	26
<div></div>	Deschampsia cespitosa / Tufted Hair Grass	135
<div></div>	Fragaria vesca / Woodland Strawberry	61
<div></div>	Fritillaria affinis / Chocolate lily	408
<div></div>	Symphotrichum subspicatum / Douglas Aster	680
<div></div>	PATIO PLANTERS	325 sf
<div></div>	Mahonia nervosa / Oregon Grape	36
<div></div>	RAIN GARDEN	634 sf
<div></div>	Asarum caudatum / Wild Ginger	
<div></div>	Camassia quamash / Small Camas	
<div></div>	Carex nudata / Naked Sedge	
<div></div>	Carex obnupta / Slough Sedge	
<div></div>	Iris douglasiana / Douglas Iris	
<div></div>	Juncus effusus / Soft Rush	
<div></div>	Liriope muscari / Lilyturf	
<div></div>	Polystichum munitum / Western Sword Fern	

PLANT SCHEDULE

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



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

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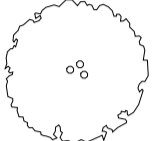
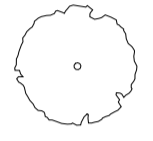
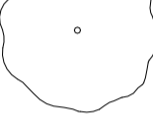
1701 Quadra St. Victoria, BC

Planting Plan - Ground Floor

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

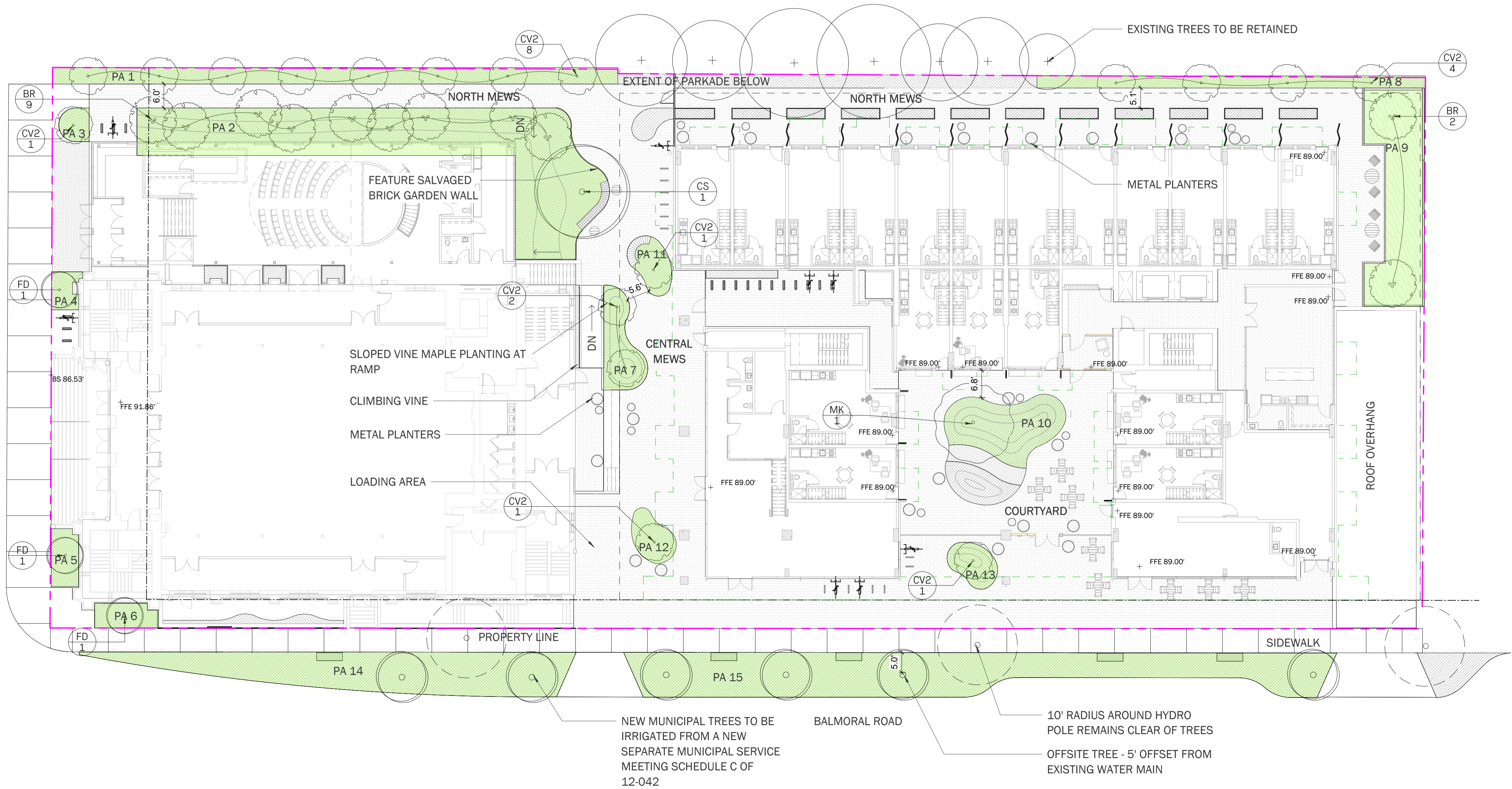
L4.01

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)					
			A. Estimate soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total	
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				
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

NOT FOR CONSTRUCTION

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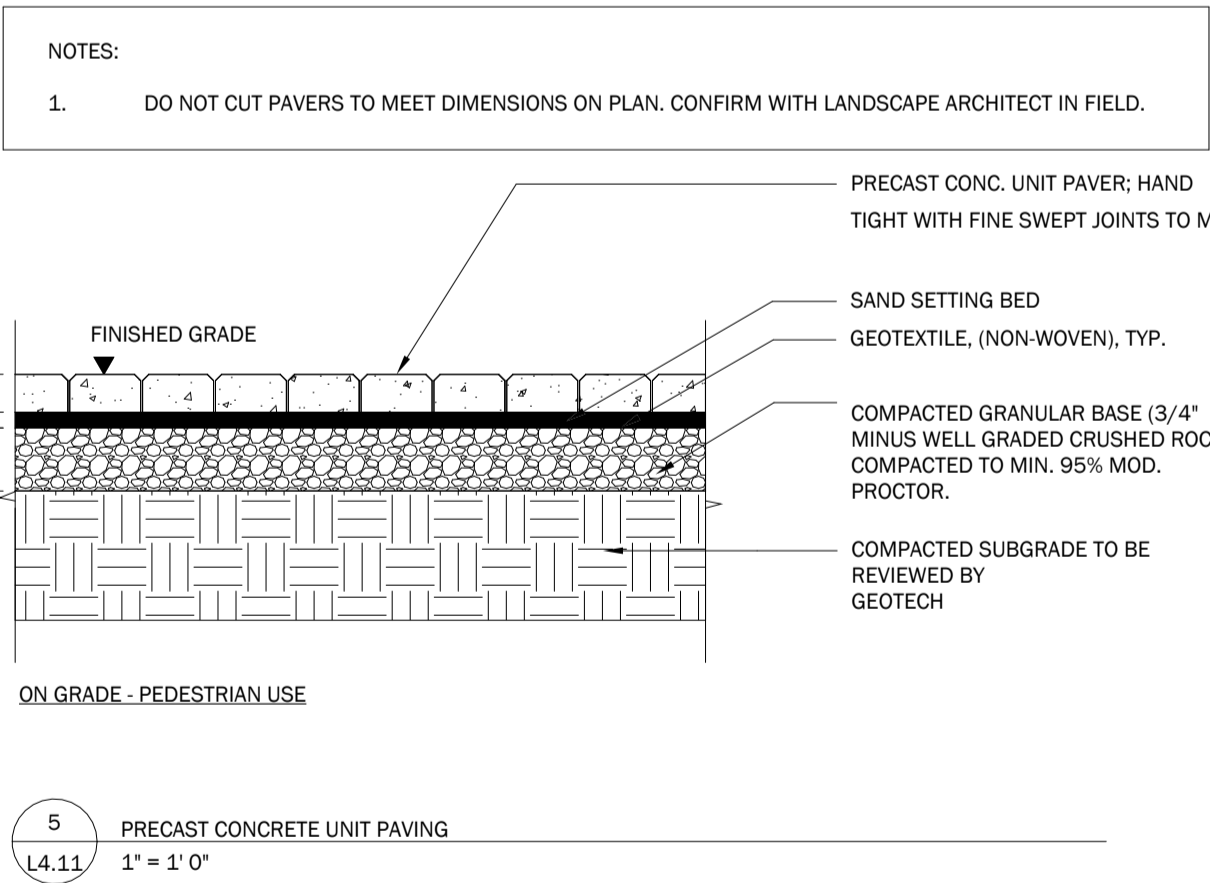
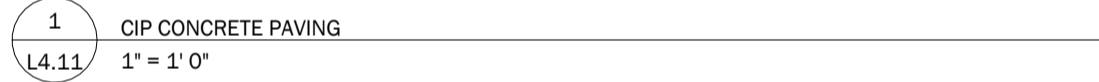
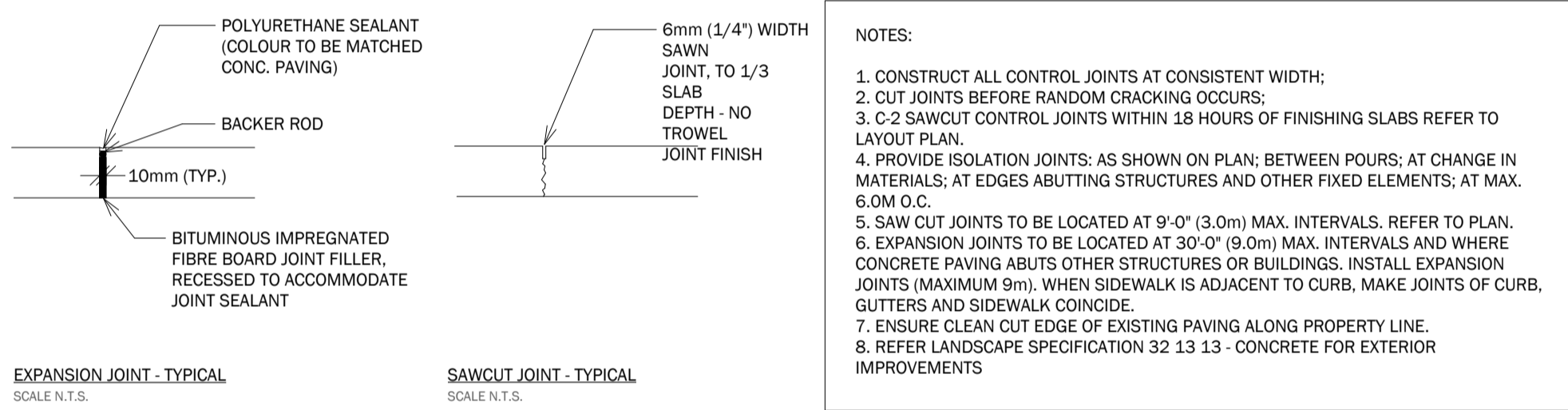
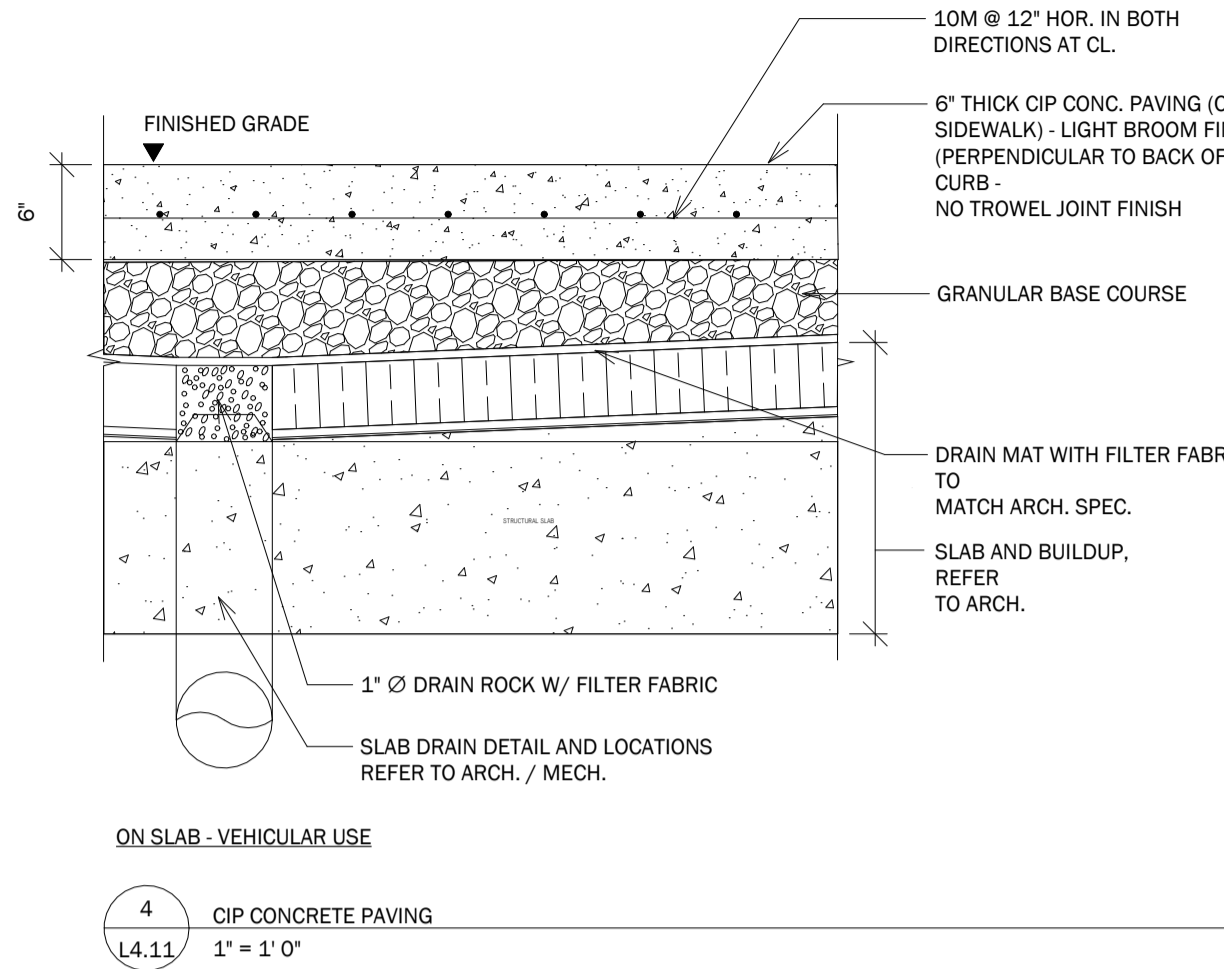
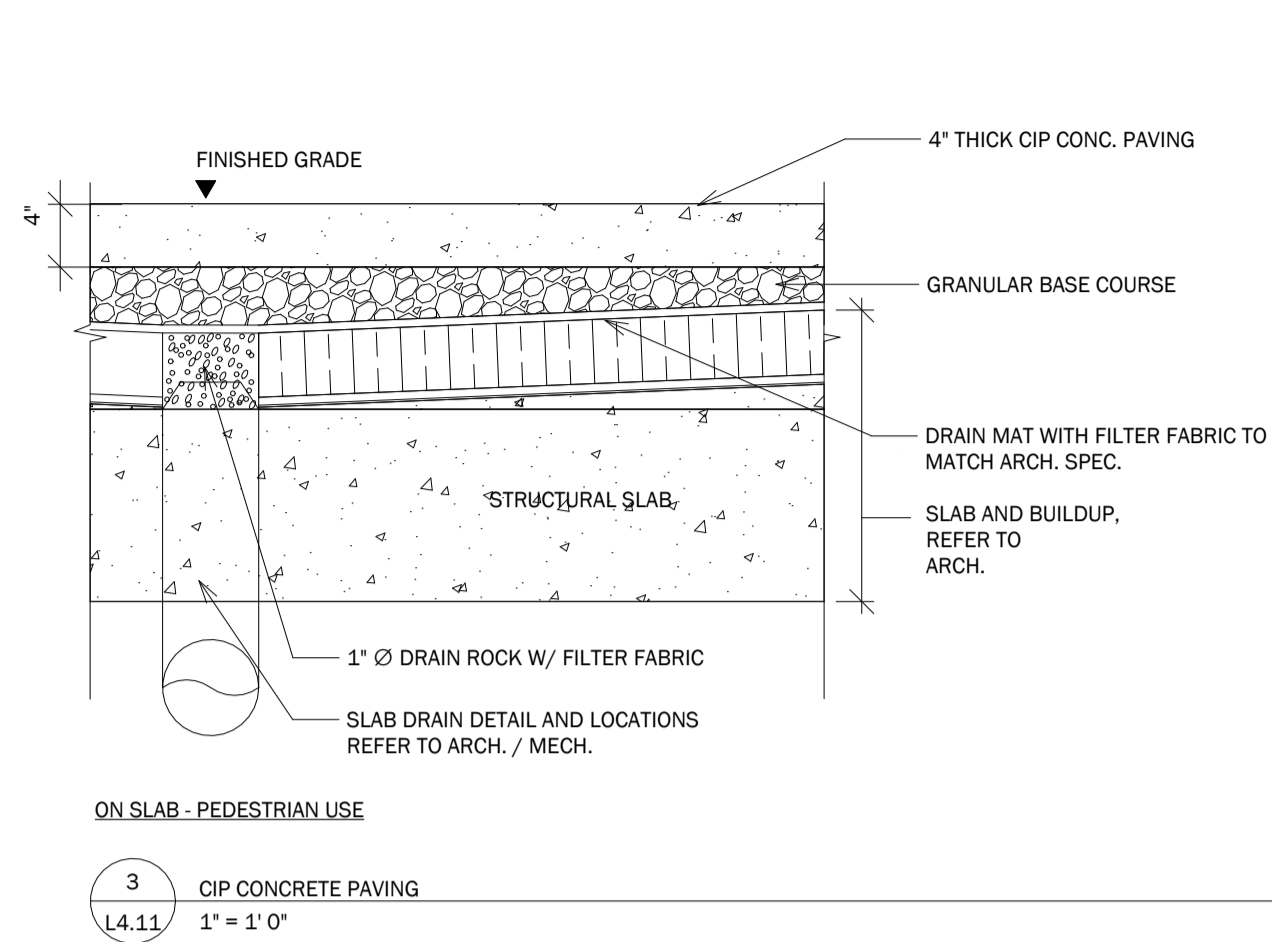
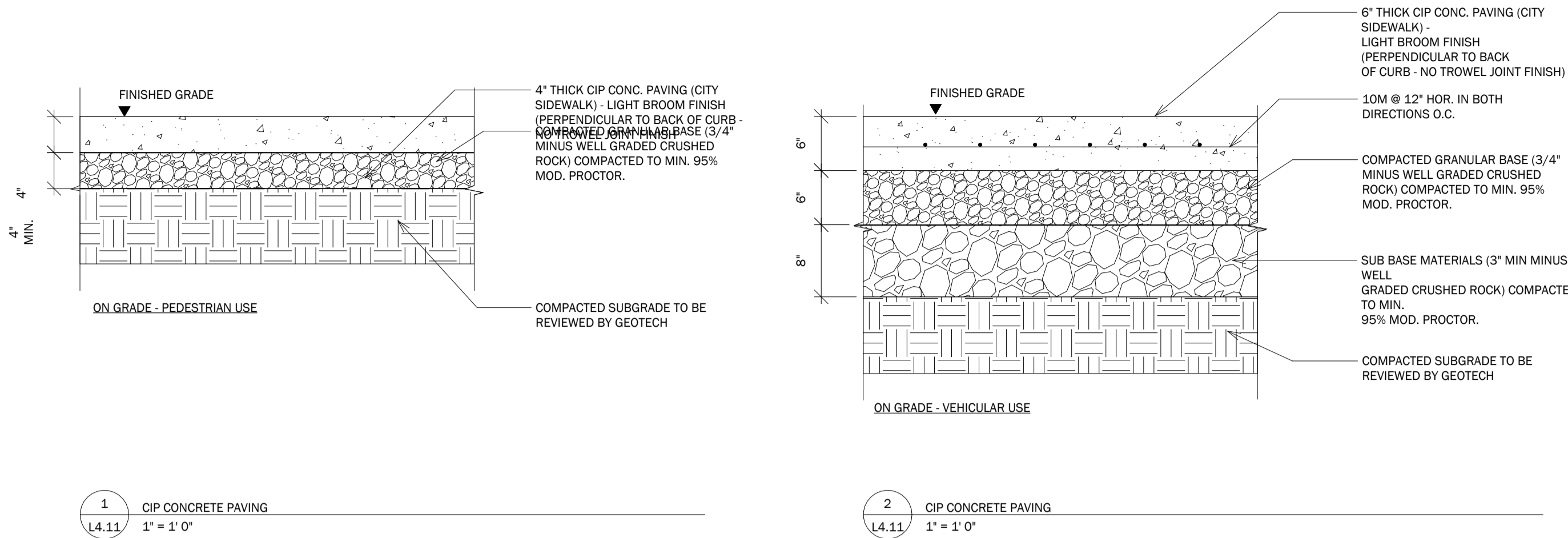
First Met

1701 Quadra St. Victoria, BC

Tree Replacement and Soil Volume Plan

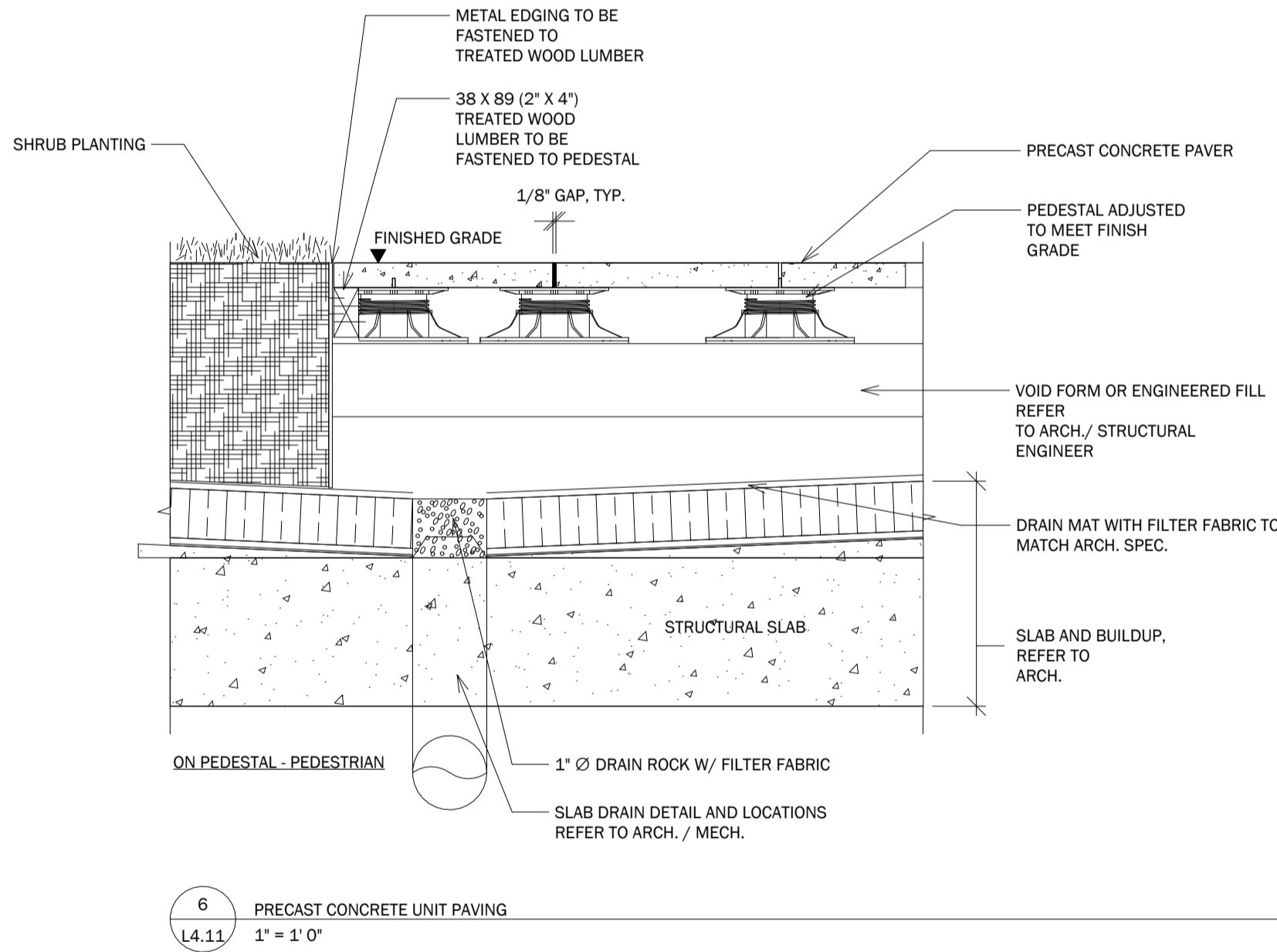
Date 03/06/25 Drawing Number
Project No. 2429
Scale 1/16" = 1'-0"
Drawn/Checked ZF | SS

L4.02



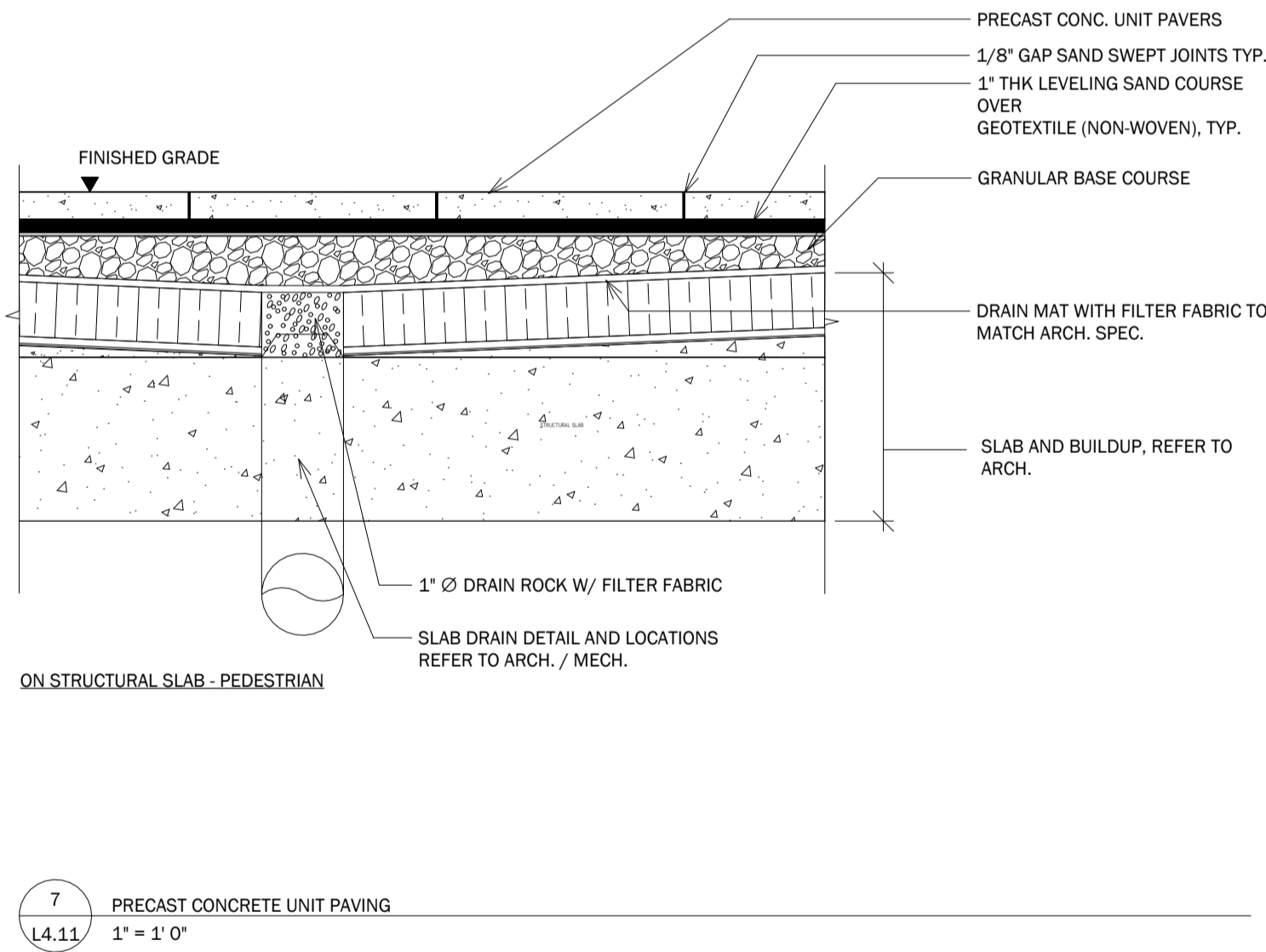
NOTES:

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

1	Rezoning/DP	2025/05/05
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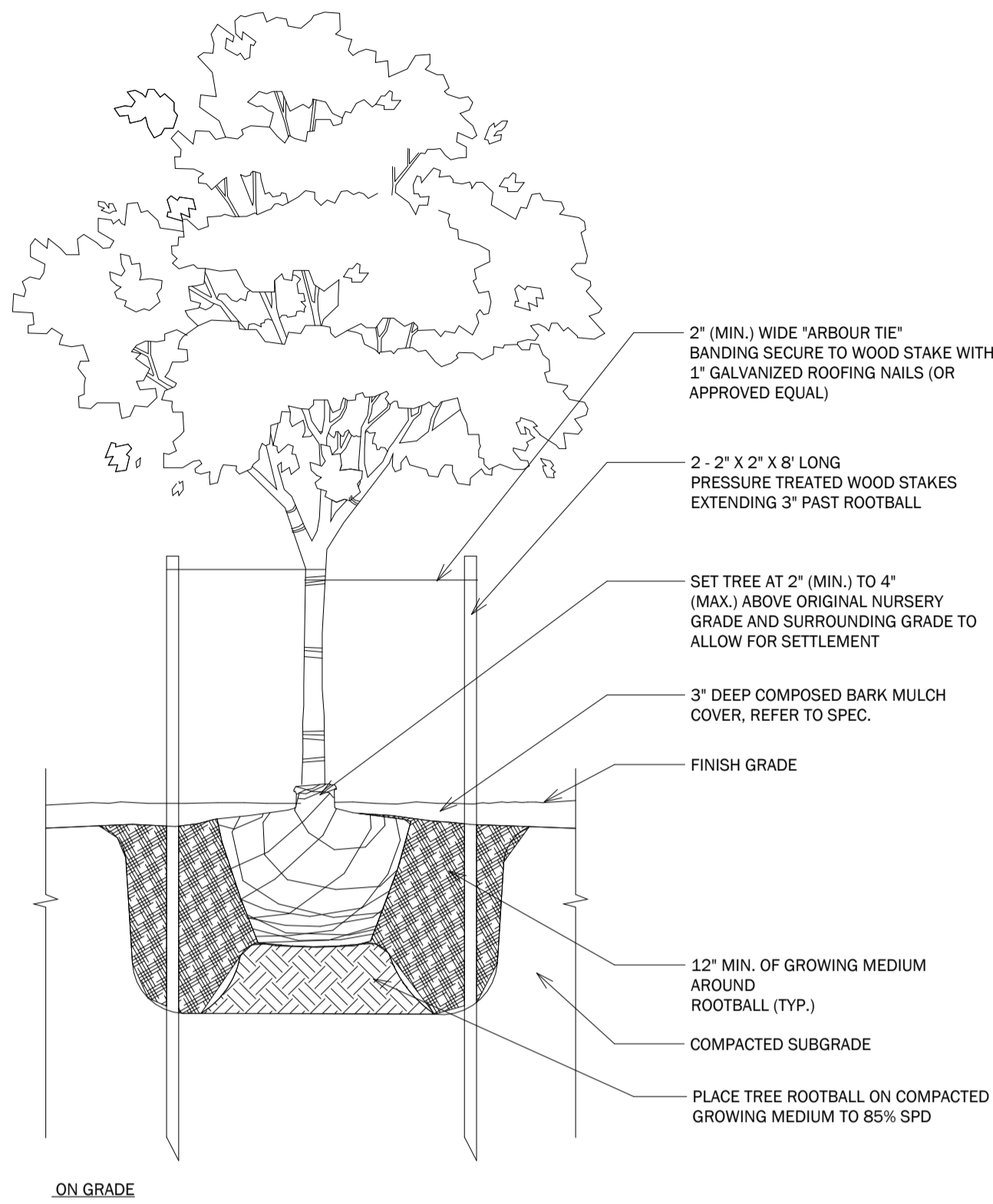
First Met

1701 Quadra St. Victoria,
BC

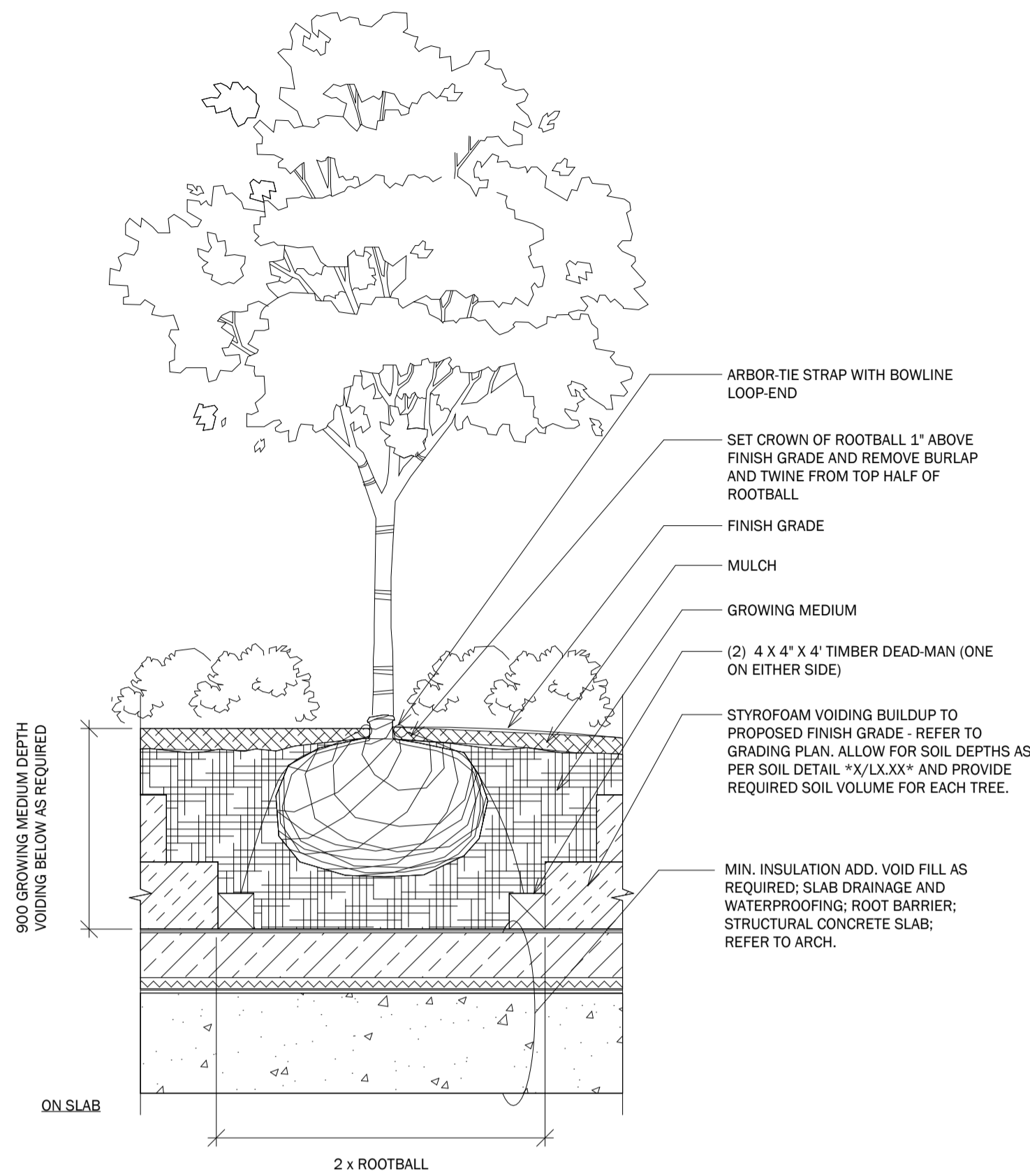
Paving Details

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

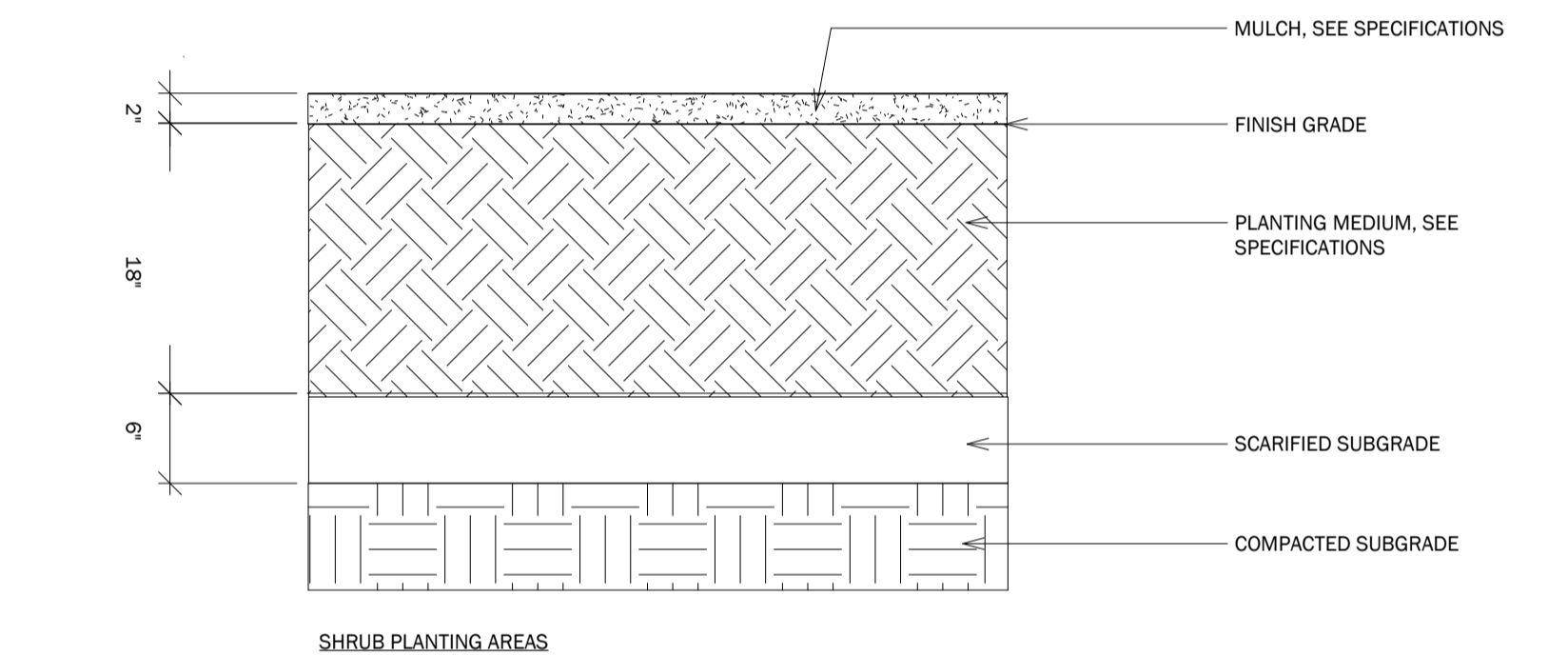
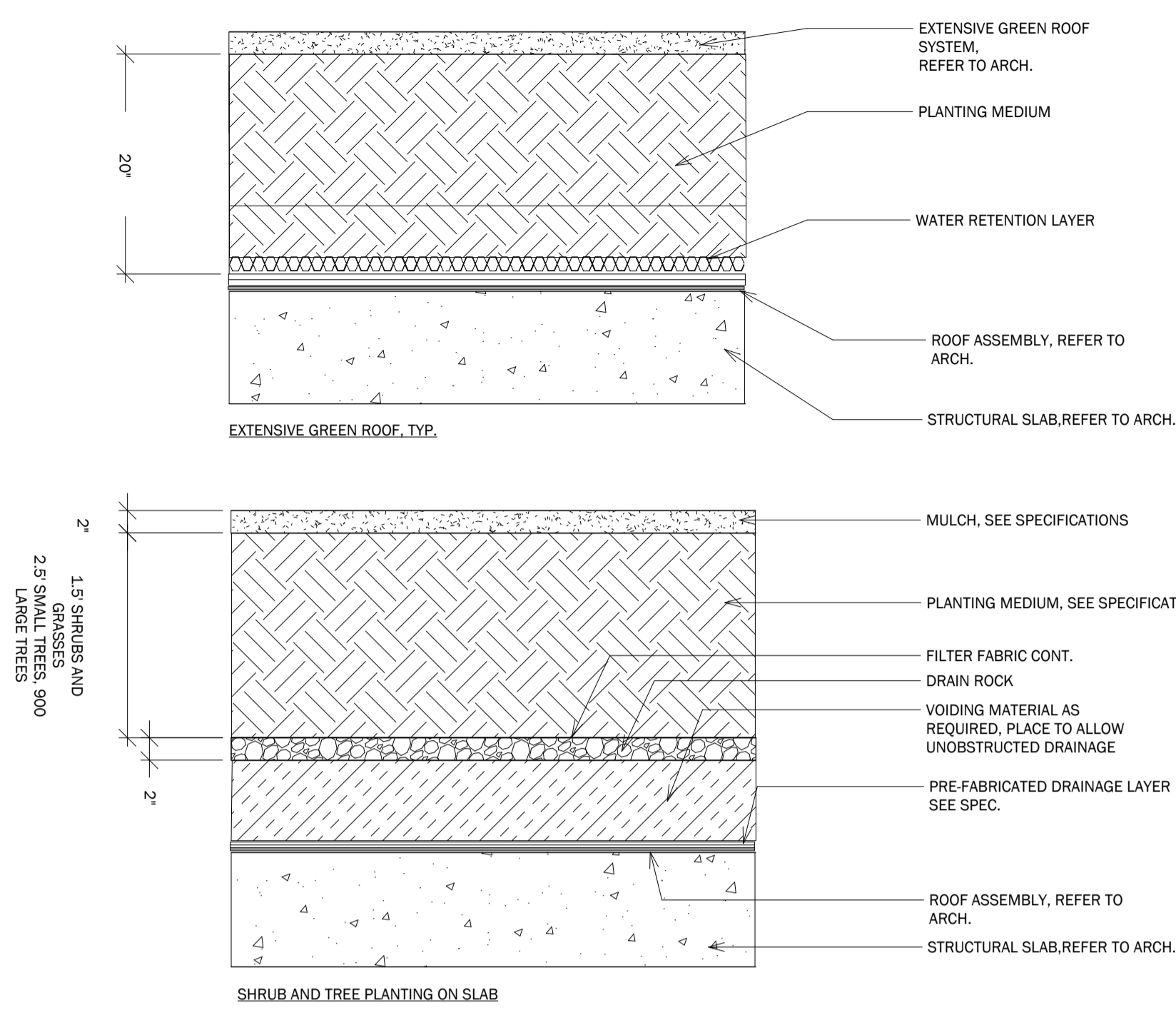
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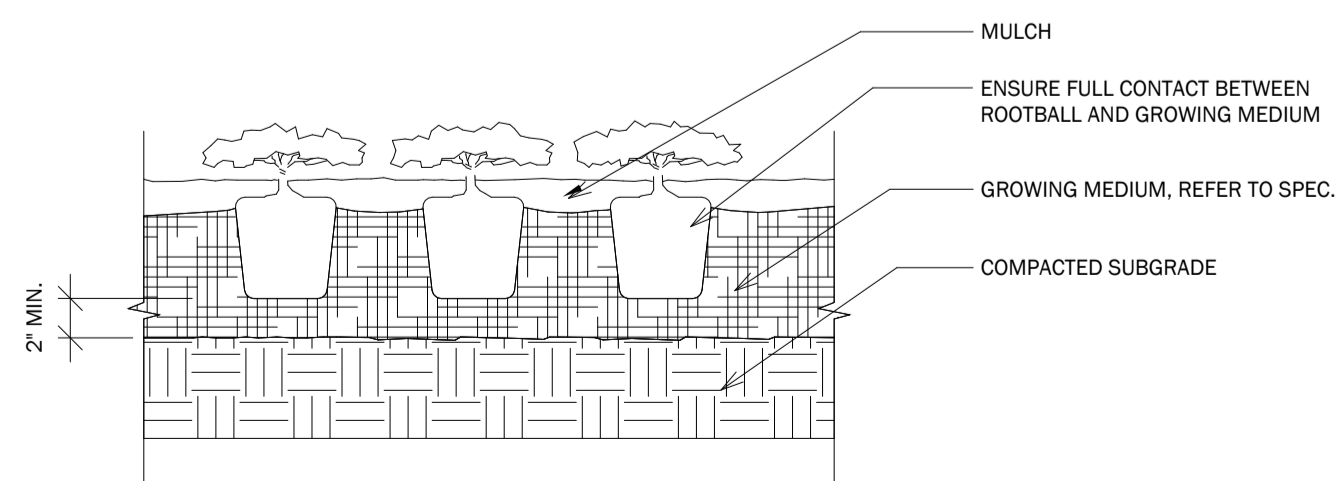
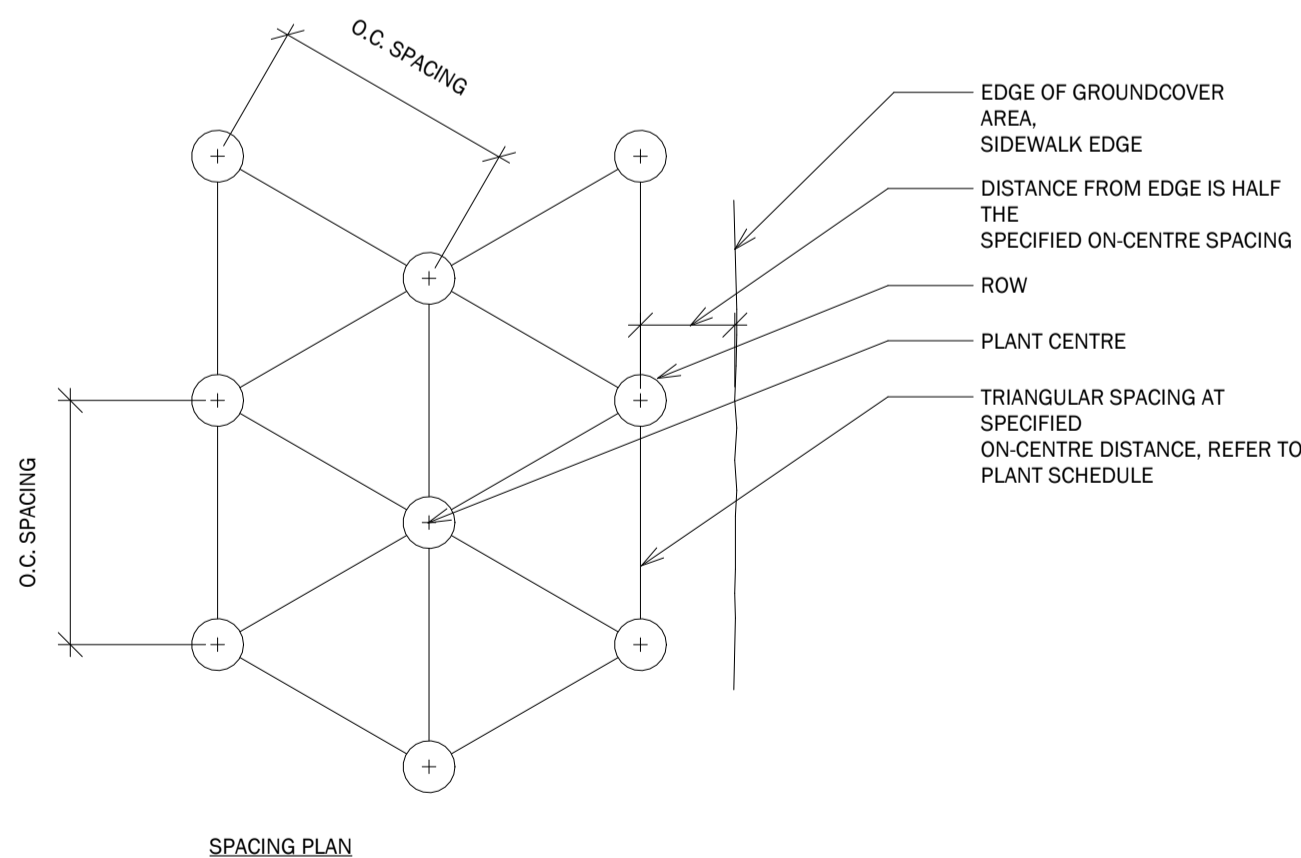
1 TREE PLANTING
1" = 1' 0"



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

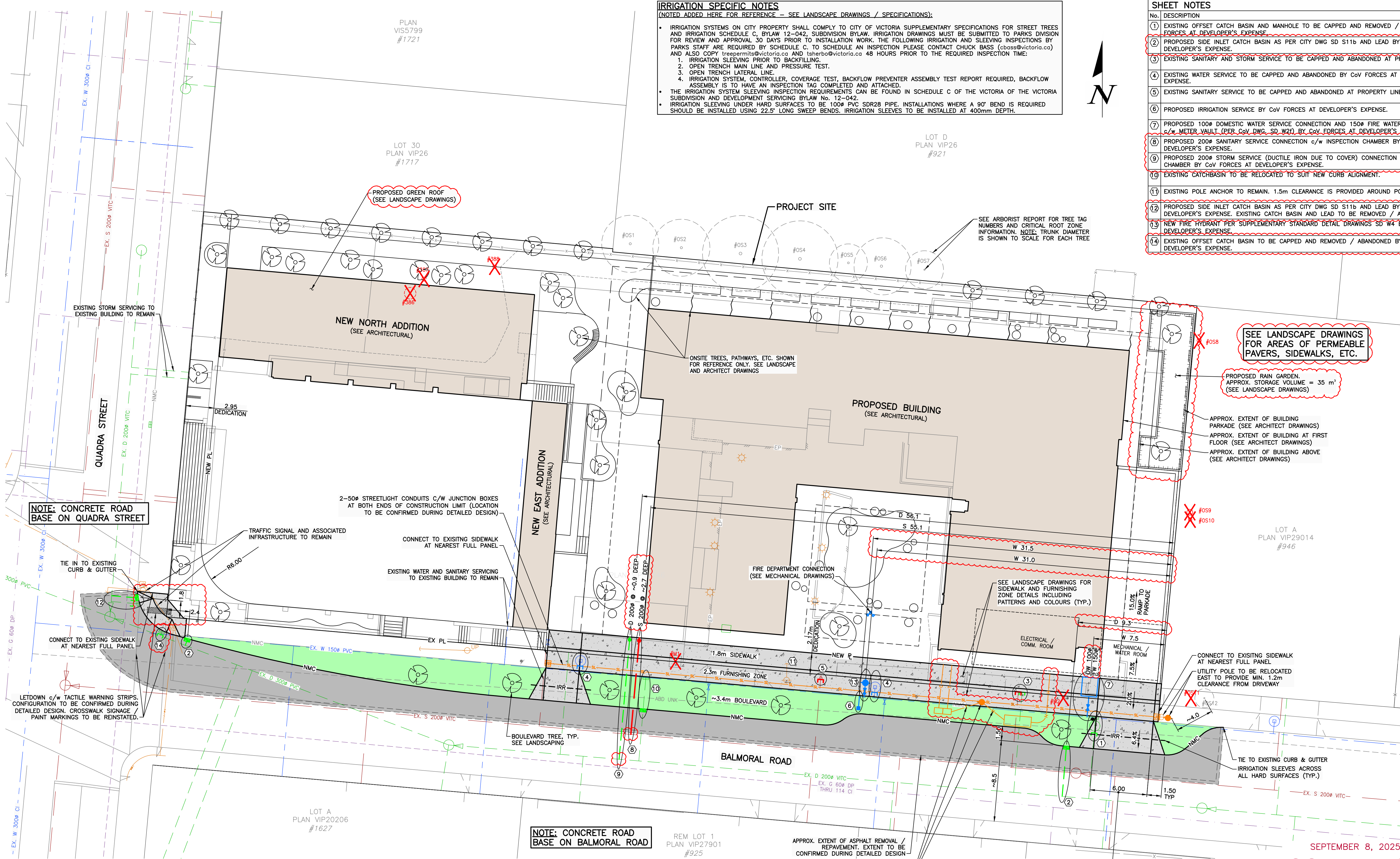
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Project No.	2429	
Scale	1" = 1'-0"	
Drawn/Checked	ZF SS	

L4.41

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

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

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING OFFSET CATCH BASIN AND MANHOLE TO BE CAPPED AND REMOVED / ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	PROPOSED SIDE INLET CATCH BASIN AS PER CITY DWG SD S11b AND LEAD BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	EXISTING SANITARY AND STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
4	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
5	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
6	PROPOSED IRRIGATION SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	PROPOSED 100# DOMESTIC WATER SERVICE CONNECTION AND 150# FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG, SD W21) BY CoV FORCES AT DEVELOPER'S EXPENSE.
8	PROPOSED 200# SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
9	PROPOSED 200# STORM SERVICE (DUCTILE IRON DUE TO COVER) CONNECTION c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
10	EXISTING CATCHBASIN TO BE RELOCATED TO SUIT NEW CURB ALIGNMENT.
11	EXISTING POLE ANCHOR TO REMAIN. 1.5m CLEARANCE IS PROVIDED AROUND POLE (ONSITE).
12	PROPOSED SIDE INLET CATCH BASIN AS PER CITY DWG SD S11b AND LEAD BY CoV FORCES AT DEVELOPER'S EXPENSE. EXISTING CATCH BASIN AND LEAD TO BE REMOVED / ABANDONED.
13	NEW FIRE HYDRANT PER SUPPLEMENTARY STANDARD DETAIL DRAWINGS SD W4 BY CoV FORCES AT DEVELOPER'S EXPENSE.
14	EXISTING OFFSET CATCH BASIN TO BE CAPPED AND REMOVED / ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.



SEPTEMBER 8, 2025
**ISSUED FOR
REZONING /
DEVELOPMENT
PERMIT**

NOT FOR CONSTRUCTION

1:200 0 4 12m

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

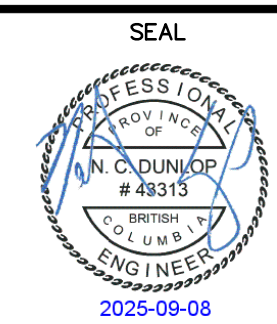
LEGEND	
	EXISTING TREE AND TAG # REFER TO ARBORIST REPORT BY D. CLARK ARBORICULTURE.
	EXISTING TREE AND TAG # TO BE REMOVED REFER TO ARBORIST REPORT BY D. CLARK ARBORICULTURE.

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

**SEE ARCHITECTURAL AND LANDSCAPE
DRAWINGS FOR ADDITIONAL INFORMATION**

SITE PLAN
1:200

PERMIT TO PRACTICE
McElhanney Ltd.
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.
24-054 ISSUED/REVISION
2 APPROVING AUTHORITY FILE NO.
DRAWING NO.
24-054-CSP

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



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