

HAPA COLLABORATIVE

934 Balmoral

Landscape Rezoning & Development Permit Resubmission

Revisions List

December 19, 2025

Sheet No. Revisions

L1.01	<ul style="list-style-type: none">• Layout of Central Mews and Courtyard revised to improve circulation, maximize planting area and improve seating options as well as sense of place• Rain garden has been removed from the northeastern corner of the site due to constraints around connecting rainwater leaders as well as aesthetic concerns around the height of the planter wall that would be required. Instead, we propose the incorporation of Marino Cells under the Courtyard, which provide the same water retention capacity as the previous rain garden (35m3). This strategy increases usable space at the northeast entrance to the residential building, where seating pods and additional trees have been added.
L1.02	<ul style="list-style-type: none">• Courtyard overhang updated
L1.04	<ul style="list-style-type: none">• Pervious/impervious surface areas updated to reflect changes to landscape design• Marino Cells added
L1.05	<ul style="list-style-type: none">• Lighting layout revised to reflect changes to landscape design
L4.01	<ul style="list-style-type: none">• Planting area extents/layouts revised based on changes to landscape design
L4.02	<ul style="list-style-type: none">• Tree species list revised to improve site biodiversity• Structural soil added to North Mews and Courtyard• Soil volume calculations revised to reflect changes to planting areas and addition of structural soil• Tree locations revised to reflect changes to landscape design and applicable City of Victoria siting requirements
L4.41	<ul style="list-style-type: none">• Marino Cell typical detail added