



Advisory Design Panel Report

For the Meeting of October 8, 2025

To: Advisory Design Panel **Date:** October 3, 2025
From: Geordie Gordon, Senior Planner – Planning and Development
Subject: **Development Permit with Variances Application No. 000293 for 930-934 Balmoral Road and 1701 Quadra Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 930-934 Balmoral Road and 1701 Quadra Street and provide advice to Council.

The proposal involves the removal of an administration and office building east of the First Metropolitan Church, as well as the heritage-designated east portion of the church. Once cleared, the eastern portion site is proposed to be redeveloped with a six-storey, 129-unit secured rental residential mixed-use building with office and commercial uses on the ground floor.

The proposal requires a Rezoning, Heritage Alteration Permit (HAP) and Development Permit with Variances (DPV) Application. While the applications are related, the ADP is requested to comment only on the DPV application, which is limited to the new mixed-use building. Alterations to the church and some design considerations of the new building will be reviewed by the Heritage Advisory Panel (HAPL) through the HAP application.

The proposal is generally consistent with the applicable *General Urban Design Guidelines* (2022) as it relates to site planning, building orientation, and building composition. The application may be deficient on guidelines related to landscape and open space.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- provision of outdoor common spaces
- landscape design of the central mews
- screening material for at-grade courtyard
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

NOTE: Council has directed staff to bring forward changes to City bylaws related to the 10 Year OCP Update, which may impact this application, including potential changes to the design guidelines associated with this Development Permit. This report references the applicable policy at the time of writing, as well as the direction of the emerging policy where relevant.

BACKGROUND

Applicant:	Mr. Kieran Lynch Aryze Developments
Architect:	Ms. Marianne Amodio, Architect AIBC MA+HG Architects
Development Permit Area:	DPA 17(HC): North Park Village District
Heritage Status:	Designated (First Metropolitan Church) HCA 1: Commercial Heritage

Description of Proposal

The proposal is to construct a six-storey mixed use rental building with commercial at the ground floor and residential above. The application also proposes a pedestrian mews to connect Balmoral Road to Quadra Street through the site.

The proposal includes the following major design components:

- 129 residential rental units including seven live-work units and twelve loft-style units with direct outdoor access to the north mews
- commercial and office space on the ground floor
- u-shaped building design arranged around a central courtyard
- pedestrian mews connecting the space between the proposed new building and the church through Balmoral Road to Quadra Street
- multi-use outdoor space at the east (rear) of the church.

Exterior building materials include:

- metal wall panels in white and galvanized
- brushed aluminium curtain wall frame
- yellow square metal mesh and frame at interior courtyard
- coloured balcony glass in four colours to match church-stained glass
- tensile wire mesh as landscaping support
- architectural concrete

Landscaping elements include:

- pedestrian mews running north-south and east-west through the site
- a combination of seating and planters at ground level in the central mews
- a central courtyard in the middle of the u-shaped residential building
- planters on the perimeter of level 2
- rooftop patio amenity space with planters and seating
- concrete unit pavers and cast-in-place concrete
- a range of planting materials in ground and in pots (refer to plant schedule for details).

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (C-1)
Site area (m ²) – minimum	4439.80	-
Density (Floor Space Ratio) – maximum	2.24* overall 1.86* residential 0.38 church	1.4:1
Total floor area (m ²) – maximum	9952.05	6,215.72
Height (m) – maximum	26.44* (TBC)	12
Storeys – maximum	7 (residential)	2.5 (public building)
Site coverage (%) – maximum	66*	40
Setbacks (m) – minimum		
Front (Quadra Street)	2.95*	7.5
Rear	6.8	6.0
Side (N)	5.28	3.0
Flanking Street (Balmoral Ave)	3.76 (TBC)	2.4
Vehicle parking – minimum	54*	166
Visitor vehicle parking included in the overall units - minimum	7*	13
Accessible vehicle included in the overall units – minimum	4*	5
Accessible van included in the overall units – minimum	3	2
Accessible visitor vehicle included in the overall units – minimum	0	0
Accessible visitor van included in the overall units – minimum	1	1

Zoning Criteria	Proposal	Zone Standard (C-1)
Bicycle parking stalls – minimum		
Long Term	161	154
Short Term	31*	35

Sustainability Features

No sustainability features beyond the minimum requirements have been identified.

Consistency with Policies and Design Guidelines

Official Community Plan

At the time of writing this report, the subject property is designated as Housing Opportunity in the *Official Community Plan 2012 (updated 2023)*, which envisions low- and mid- rise multi units residential buildings, with potential for mixed-use residential-commercial uses in areas that support the OCP growth management concept and satisfy mobility objectives.

In the emerging *Victoria 2050 Official Community Plan*, the property is designated as Downtown Core, which envisions low-rise forms where required to preserve and highlight heritage assets, such as the First Met Church. Development is anticipated to accommodate a range of uses including employment, office, and commercial mixed use.

Design Guidelines for Development Permit Area 17 (HC): North Park Village District

At time of this report, the subject property is within Development Permit Area 17 (HC): North Park Village District and subject to the *General Urban Design Guidelines* (2022). The objectives of DPA 17 (HC) include:

- support a mix of mid-rise residential development in the area between Quadra Street and Cook Street, balanced with protection of views from public vantage points of heritage landmark buildings (e.g. First Metropolitan Church)
- conserve and enhance heritage value, special character, and significant historic buildings
- enhance the area through high quality architecture, and urban design.

The *Guidelines for Fences, Gates and Shutters* (2010) are also applicable to DPA 17 (HC).

In the emerging OCP, the subject property is designed within Development Permit Area 2: Downtown Core. The applicable design guidelines are the *Downtown Core Design Guidelines* (2025) sections 2 through 8. The objectives of DPA 2 include:

- facilitate growth of the urban forest as density increases
- enhance and revitalize the area with high quality buildings and open spaces

- accommodate population and employment growth through different scales of multi-unit residential and commercial uses
- foster development that complements and responds to heritage contexts

The subject property is also proposed to be included within Heritage Conservation Area 1: Commercial Heritage, which will be considered by HAPL.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Provision of outdoor common spaces

One intent of the *General Urban Design Guidelines* is to provide shared outdoor amenity spaces for all residents of the building that encourage social interaction, play, urban food production, and supports the urban forest. The proposal includes an internal courtyard and rooftop amenity space available to residents of the building. The courtyard appears to function more as a throughway for access to the building and to the ground floor live-work units. Moveable (and removable) tables and chairs appear to be specific to commercial retail use, shown as a pizza restaurant in the project renderings.

Staff are concerned that the interior courtyard does not meet the intent of the design guidelines to promote socialization by providing sufficient spaces to rest and remain, and seek ADP guidance on what improvements, if any, can be made to ensure the space functions as intended.

Landscape design of the central mews

A significant design component of the ground level site plan is the mews, which are intended to operate as a privately owned public space (a POPS). Both the existing and emerging Guidelines refer to POPS, which seek to encourage the provision of active and attractive publicly accessible open spaces, where practical and appropriate, as an extension of the pedestrian and open space network. Relevant policies speak to ensuring visibility and access from public streets, appropriate signage, enhancing views of special features as well as complementing the character defining elements of adjacent heritage buildings. The central mews runs north-south and connects Balmoral Road to Quadra Street through the west mews, and the rear loft-style units through the east mews. The east mews are not publicly accessible and will be gated from the central and west mews. The central and west mews are not proposed to be gated.

Additionally, the rear of the church building is intended to serve multiple uses, including as a loading area for the church (hence the branding as the "Loading Bay") as well as a performance space, and as a seating area.

The inclusion of the ground level outdoor space both private and semi-private is commendable and is consistent with the overall intent of the Guidelines. However, given the multitude of uses that the mews intend to serve, and the relatively constrained proportions of the space, staff are seeking ADP

direction on revisions that could further enhance the usability of this space to ensure they function as spaces for gathering and social interaction.

Screening material for at-grade courtyard

The *Guidelines for Fences, Gates and Shutters* indicate the design of fencing should not be the dominant feature of the building design, and should maintain good visibility between the public and private realm. Similarly, the emerging *General Urban Design Guidelines (2025)* note that fences, gates and shutters should be designed to provide security when necessary, while also providing visual interest and avoiding a “fortress” appearance.

The ground level courtyard is separated from the public realm with a yellow wire mesh screen. As noted by the architect, the mesh is intended to maximize the visual connection between the courtyard and the public realm.

The provision of the at-grade, public facing courtyard is a desirable component of the overall design. Staff are concerned that the choice of material to separate the public from private realm may does not create sufficient visual interest and could create a fortress like appearance, which is contrary to the objectives of the Guidelines. Staff are therefore seeking the ADP’s guidance on the appropriateness of the material choice, and suggestions that may maintain the visual connection and controlled access with a less imposing visual impact.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 000293 for 930-934 Balmoral Road and 1701 Quadra Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 000293 for 930-934 Balmoral Road and 1701 Quadra Street be approved with the following changes:

- as listed by the ADP.

Option Three

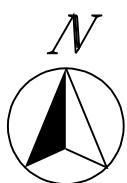
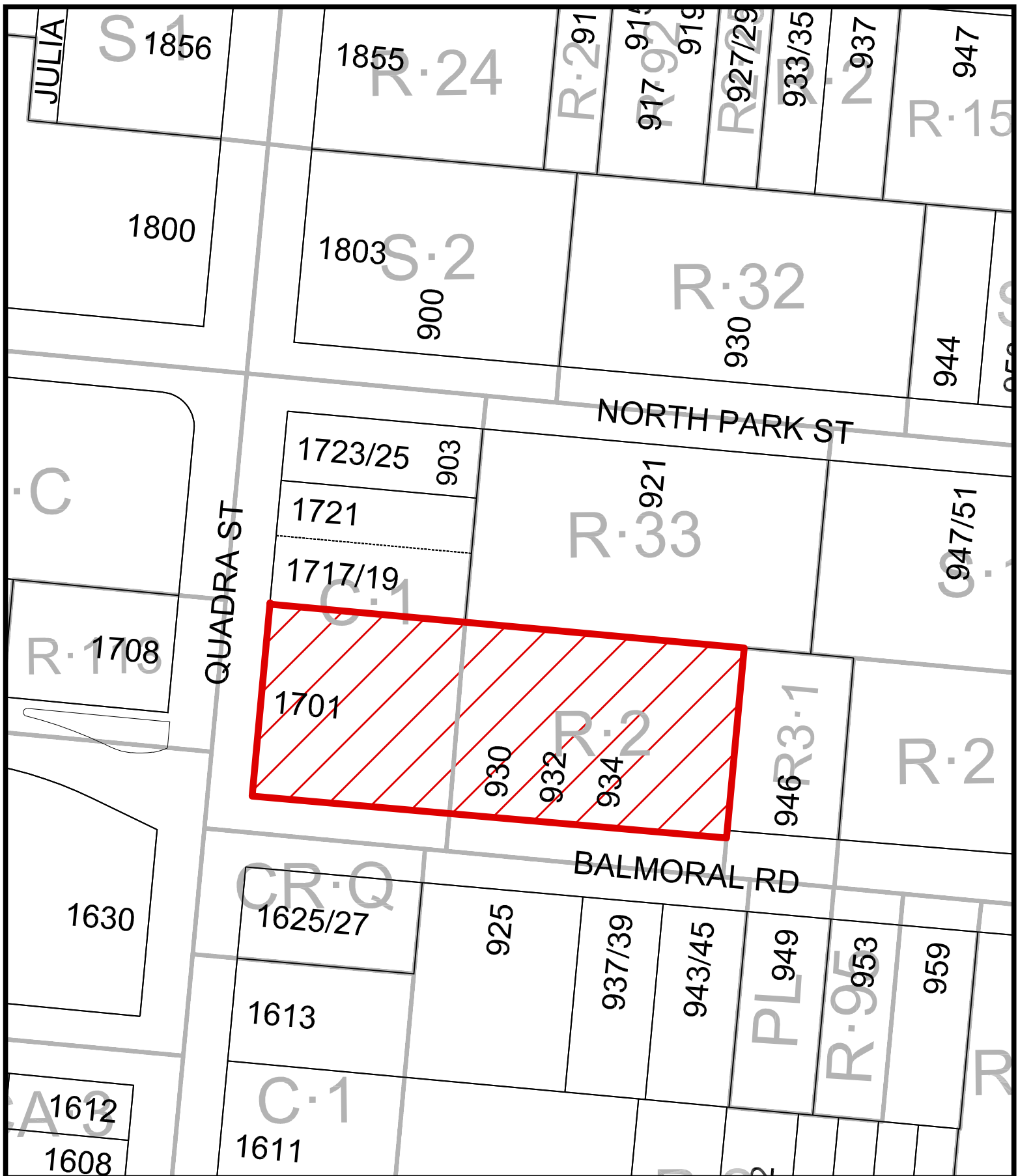
That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 000293 for 930-934 Balmoral Road and 1701 Quadra Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

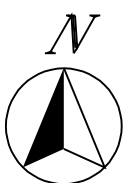
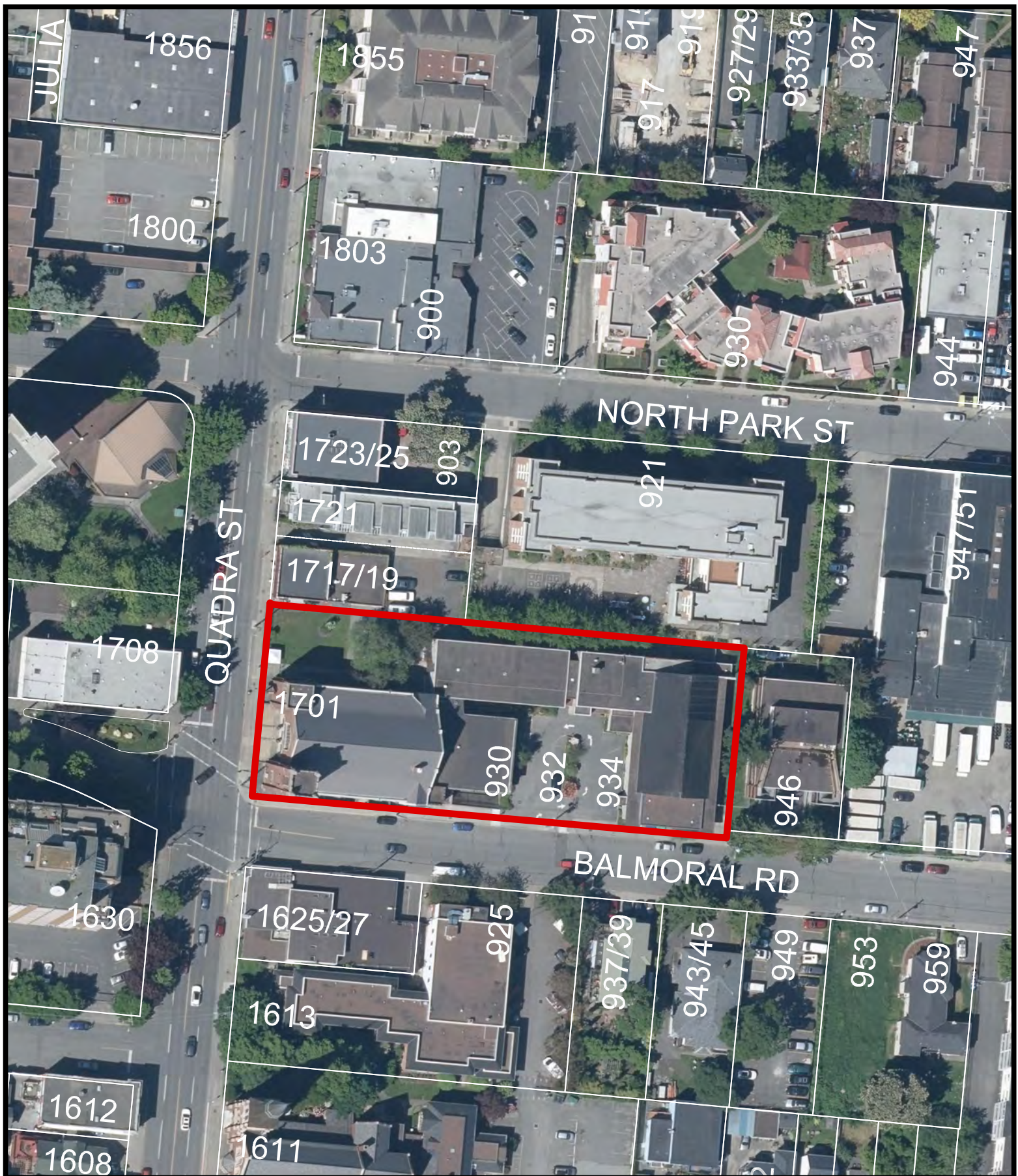
Attachment A Subject Map
Attachment B Aerial Map
Attachment C Plans date stamped September 15, 2025
Attachment D Design Rationale dated June 17, 2025 and September 15, 2025
Attachment E Applicant's letter dated June 17, 2025 and September 15, 2025

cc: Kieran Lynch, Applicant; Marianne Amodio, Architect



930-934 Balmoral Road, 1701 Quadra Street
Rezoning No. 00894



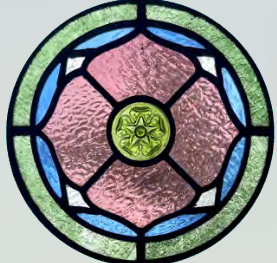


930-934 Balmoral Road, 1701 Quadra Street
Rezoning No. 00894





FIRST MET

**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: MCELHANNEY 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 250-800-5655	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	PROPOSED 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 ^(A)	2.24
SITE COVERAGE:		69%
OPEN SITE SPACE (%):		28%
MAX. HEIGHT:		RESIDENTIAL BUILDING: 26.44m / 86'-11" FIRST MET HERITAGE BUILDING: 31.26m / 102'-7" CHURCH NORTH ADDITION: 6.81m / 22'-4" CHURCH EAST ADDITION: 9.00m / 29'-6"
NUMBER OF STOREYS:	(A)	RESIDENTIAL BUILDING: 7 ^(C) FIRST MET HERITAGE BUILDING: 3 CHURCH NORTH ADDITION: 2 CHURCH EAST ADDITION: 3
VEHICLE PARKING STALLS:	133	56
BICYCLE PARKING:	159 CLASS 1 / 35 CLASS 2	165 CLASS 1 / 37 CLASS 2
BUILDING SETBACKS		
FRONT YARD (WEST): (WEST QUADRA ST)	4m / 13.1' AVERAGE, 3m (9.8') MIN ^(B)	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 ^(B)	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 ^(B)	5.16m / 16'-11" 5.65m / 18'-6" AT RESIDENTIAL BLDG AT CHURCH NORTH ADDITION
REAR YARD (EAST):	8m / 26.2' ^(B)	6.7m / 21'-11"
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 = 13 ACCESSIBLE: 0 PER 6-25 SPACES VAN ACCESSIBLE: 1 PER 6-25 PAGES		
	TOTAL = 86 (RESIDENTIAL)			
VISITOR SPACES 0.10 SPACE PER UNIT	129 x 0.10 = 13		ACCESSIBLE = 4 VAN ACCESSIBLE = 1	
	TOTAL = 13 (VISITOR)			
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		VAN ACCESSIBLE = 1	
PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m² x.4 = 1,121 m² N/A	1,121 m² / N/A = 0		TOTAL REGULAR ACCESSIBLE = 4 TOTAL VAN ACCESSIBLE = 2	
ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m² 1 SPACE PER 30 m²	560 m² / 30 m² = 19			
	TOTAL = 33 (INSTITUTIONAL)			
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
				1
		COMMERCIAL	REG	1
		COMMERCIAL	VAN	1
				2
		INSTITUTIONAL	ACC	1
		INSTITUTIONAL	REG	4
		INSTITUTIONAL	VAN	1
				6
		RESIDENTIAL	ACC	3
		RESIDENTIAL	REG	37
				40
		VISITOR	REG	7
				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 ARTS AND CULTURE (40% OF CHURCH + NEW ADDITIONS) = 2,802 m² x.4 = 1,121 m² 1.00 SPACE PER 130 m² PLACE OF WORSHIP (40% OF CHURCH + NEW ADDITION) = 2,802 m² x.4 = 1,121 m² 1.00 SPACE PER 200 m² ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m² 1.00 SPACE PER 200 m² RESTAURANT 1.00 SPACE PER 100 m² OFFICE 1.00 SPACE PER 400 m² (4306 ft²)	129 X 0.10 = 13	CLASS 1 - LONG-TERM USE			
	TOTAL = 151 (RESIDENTIAL)		TOTAL = 13 (RESIDENTIAL)	PROGRAM	USE	TYPE	COUNT
	COMMERCIAL		LONG-TERM	H	3	INSTITUTIONAL	LONG-TERM
INSTITUTIONAL	LONG-TERM	H	5				
RESIDENTIAL	LONG-TERM	H	5				
RESIDENTIAL	LONG-TERM	V	97				
			60				
			157				165
				CLASS 2 - SHORT-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			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			COMMERCIAL	SHORT-TERM	H	2
ASSEMBLY (20% OF CHURCH + NEW ADDITION) = 2,802 m² x.2 = 560 m² N/A	560 m² / N/A = 0						2
	TOTAL = 2 (INSTITUTIONAL)		560 m² / 200 m² = 3	INSTITUTIONAL	SHORT-TERM	H	22
			TOTAL = 18 (INSTITUTIONAL)				22
				RESIDENTIAL	SHORT-TERM	H	13
							13
							37
				NOTE: ALL BICYCLE STALLS WITHIN THE PARKADE ARE LONG-TERM RESIDENTIAL			
RESTAURANT 1.00 SPACE PER 400 m² (4306 ft²)	72 m² / 400 m² = 1		107 m² / 100 m² = 1				
OFFICE 1.00 SPACE PER 150 m² (1615 ft²)	155 m² / 150 m² = 2		155 m² / 400 m² = 1				
	TOTAL = 3 (COMMERCIAL)		TOTAL = 2 (COMMERCIAL)				
	TOTAL = 156		TOTAL = 33				



DEVELOPMENT DATA

SCALE
12" = 1'-0"



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934 BALMORAL RD & 1701 QUADRA ST

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RESPONSE

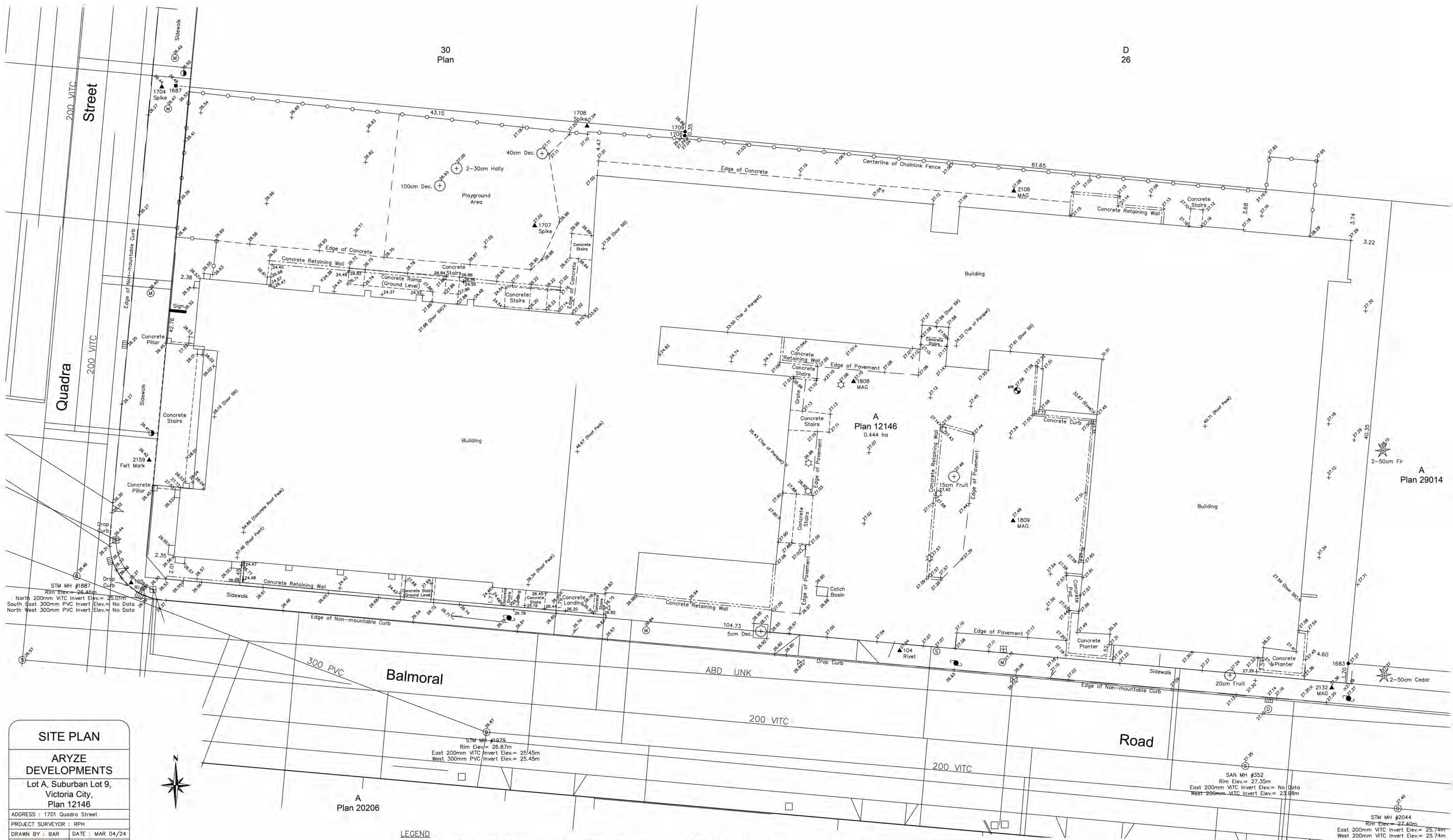
SEPTEMBER 08, 2025



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@jeaanderson.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

Dec. 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

⊙ 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

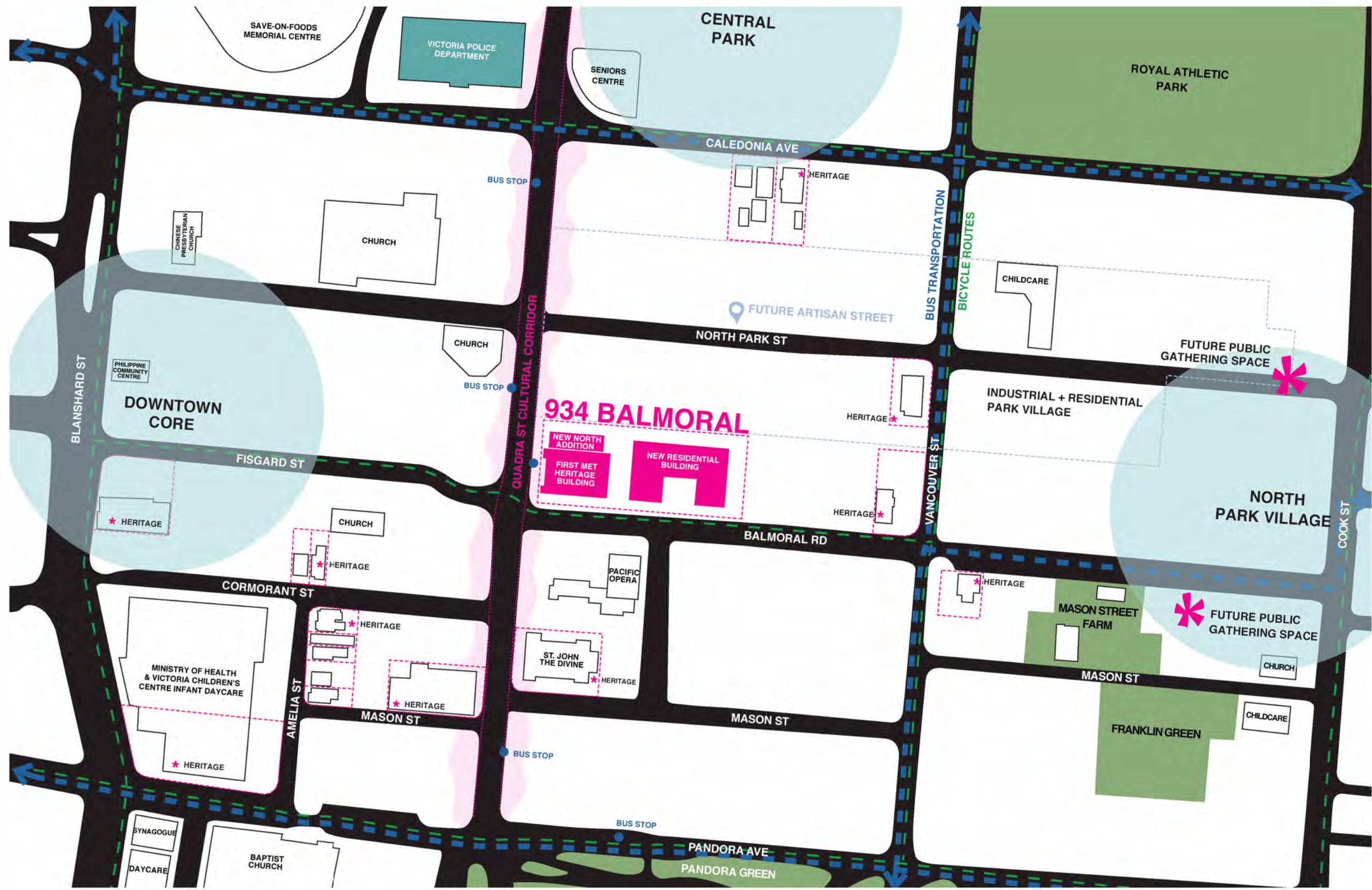
This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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.

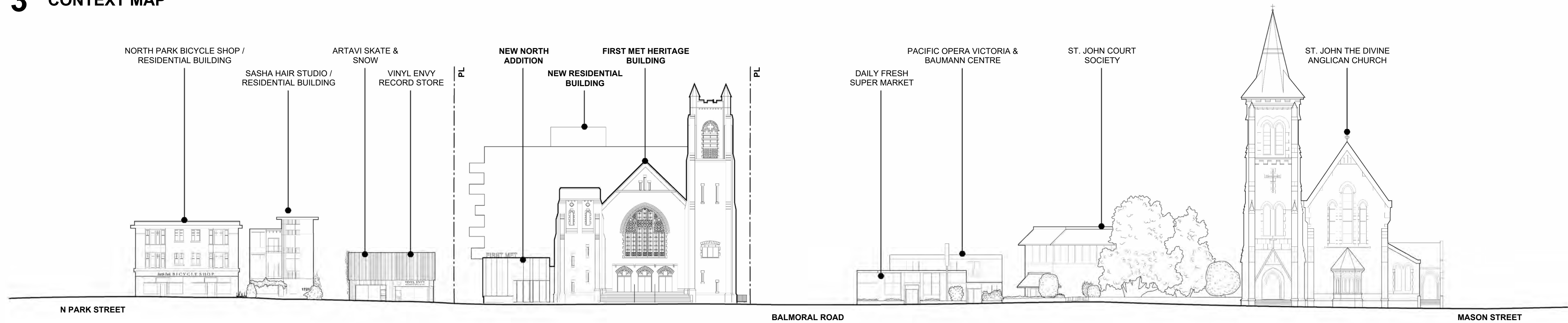
This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on: Title No. C8937686 (P.I.D. 004-976-941)

A0.02



3 CONTEXT MAP



2 STREETSCAPE: BALMORAL ROAD



1 STREETSCAPE: QUADRA STREET



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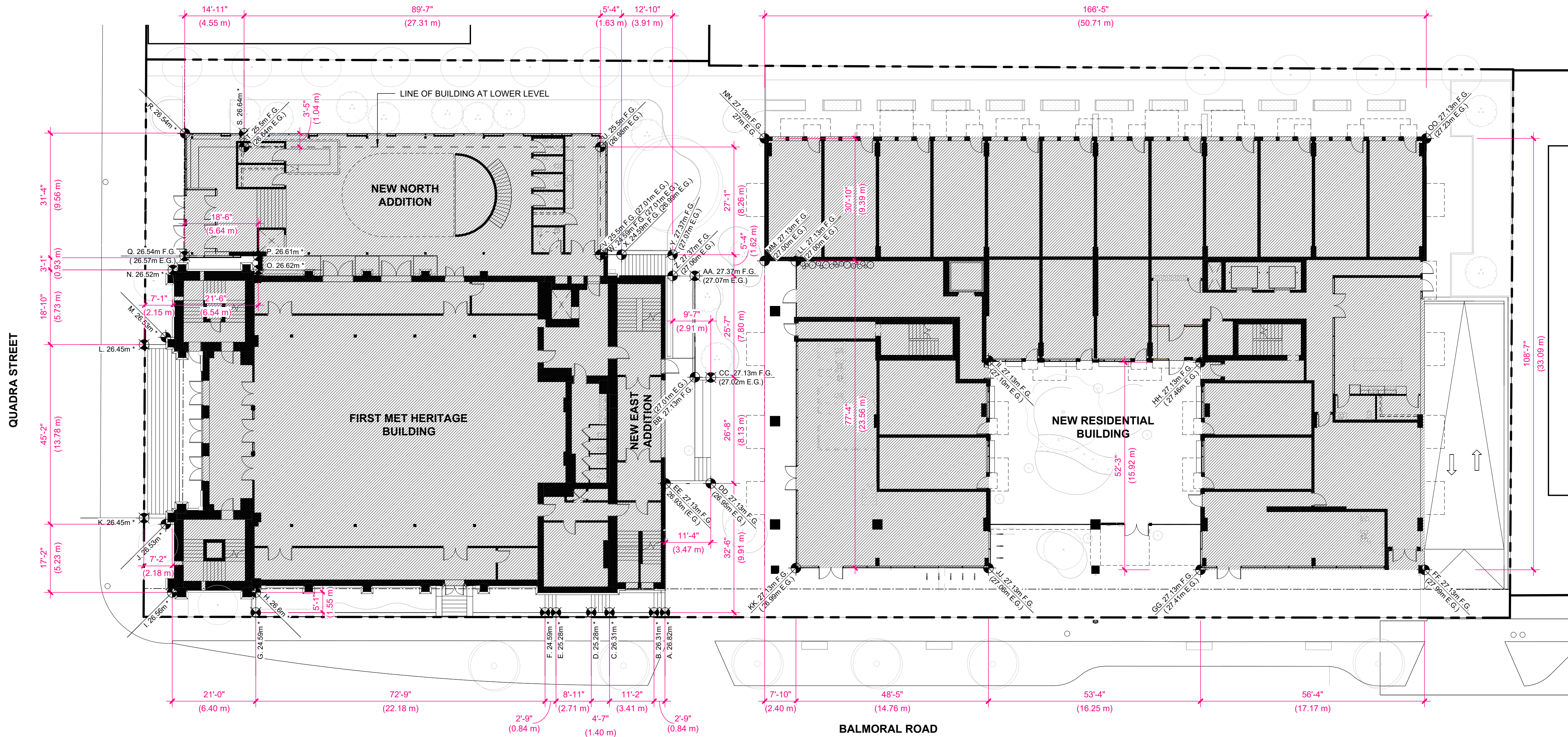


2025-09-08

SITE CONTEXT

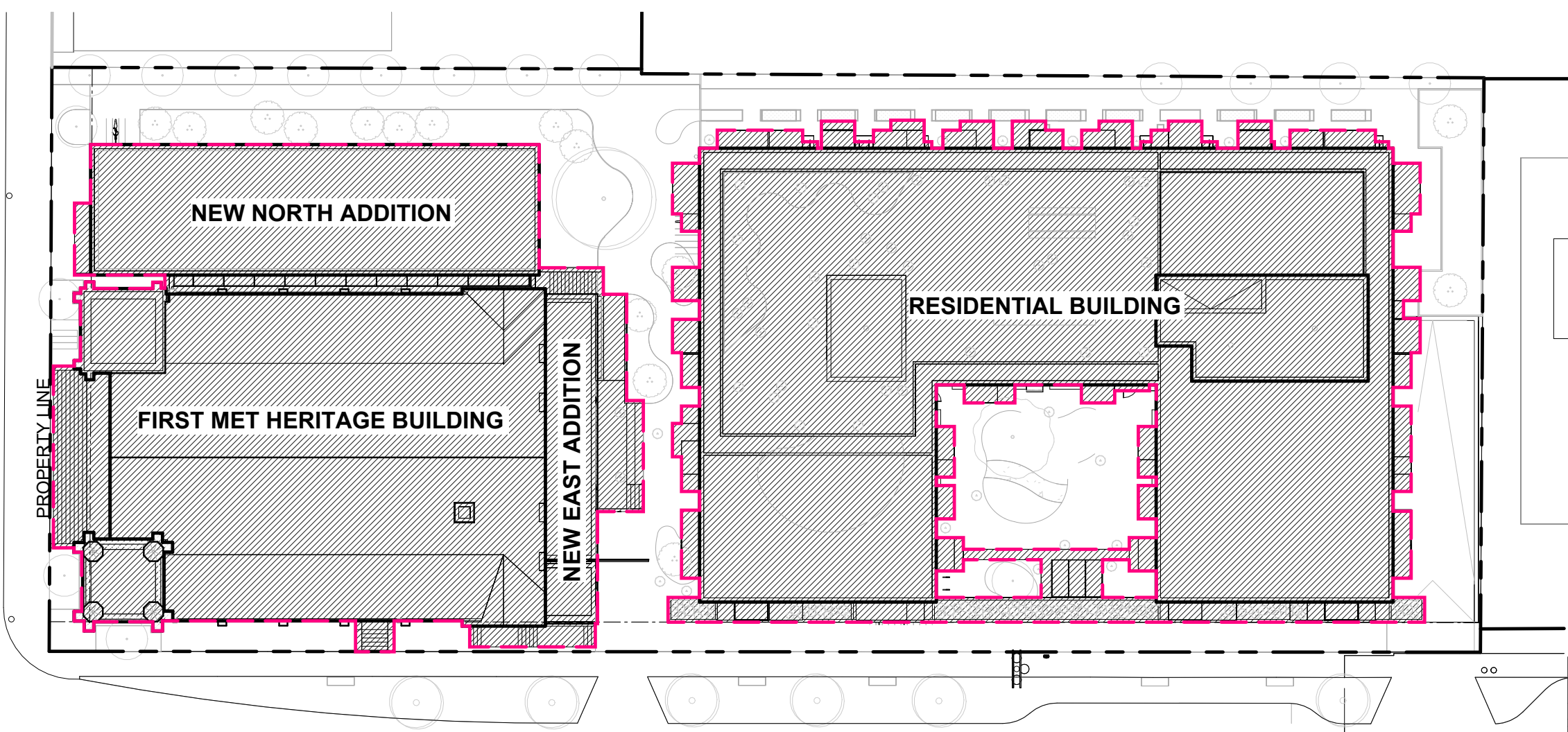
SCALE





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)	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	151.98
	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	26.58	4.35	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	1.62	43.85
	Z TO AA	27.07	1.89	45.74
	AA TO BB	27.04	7.80	210.91
	BB TO CC	27.02	1.22	32.96
	CC TO DD	26.99	6.13	219.39
	DD TO EE	26.94	3.47	93.48
	EE TO A	26.88	9.91	266.33
	SUM:		171.61	4473.78
AVERAGE GRADE:			26.07 m (85.53')	

	RESIDENTIAL BUILDING			
	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	15.25	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 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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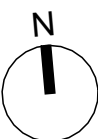
SEPTEMBER 08, 2025

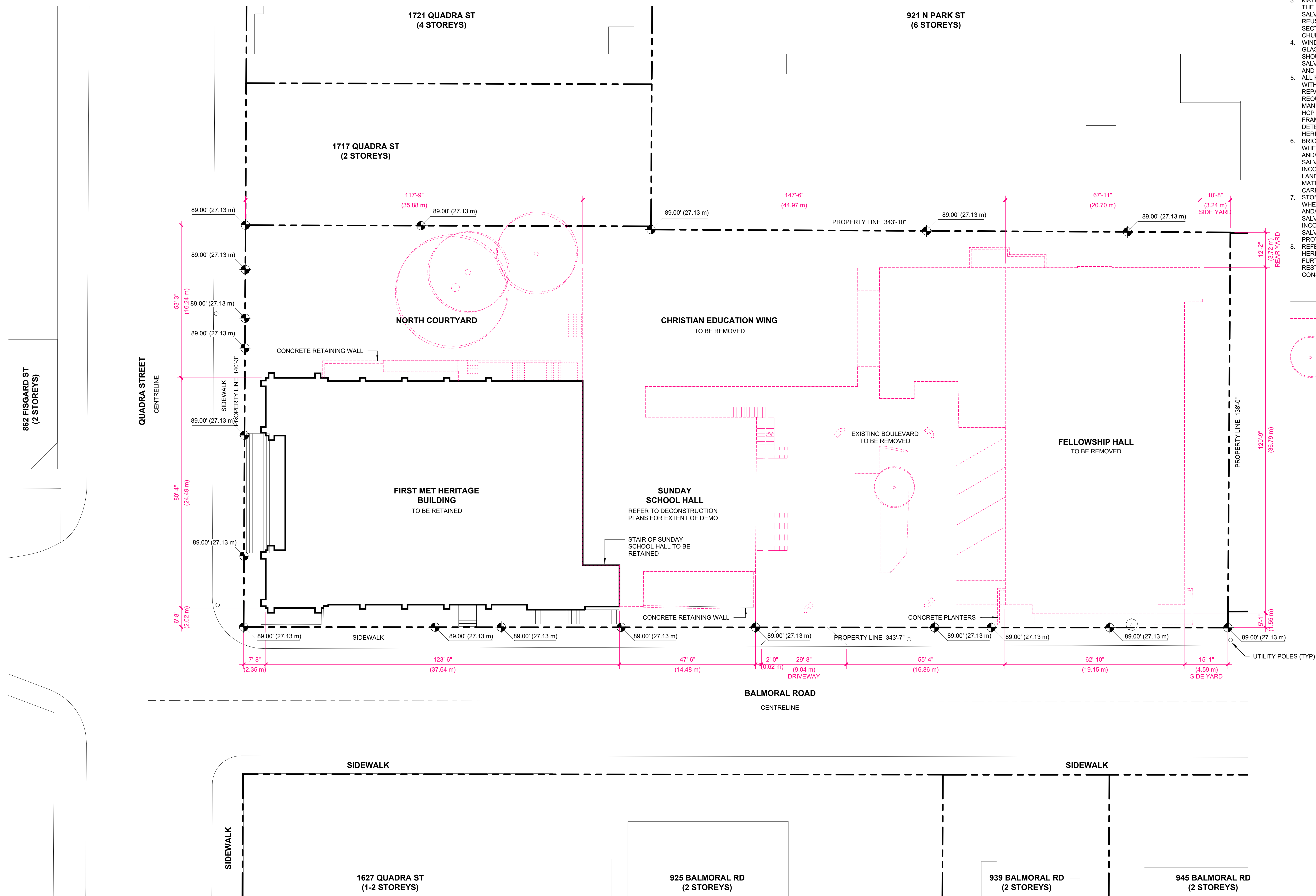


2025-09-08

SITE COVERAGE + AVERAGE GRADE

SCALE
As indicated





- NOTES:
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- - - PORTION TO BE DEMOLISHED.
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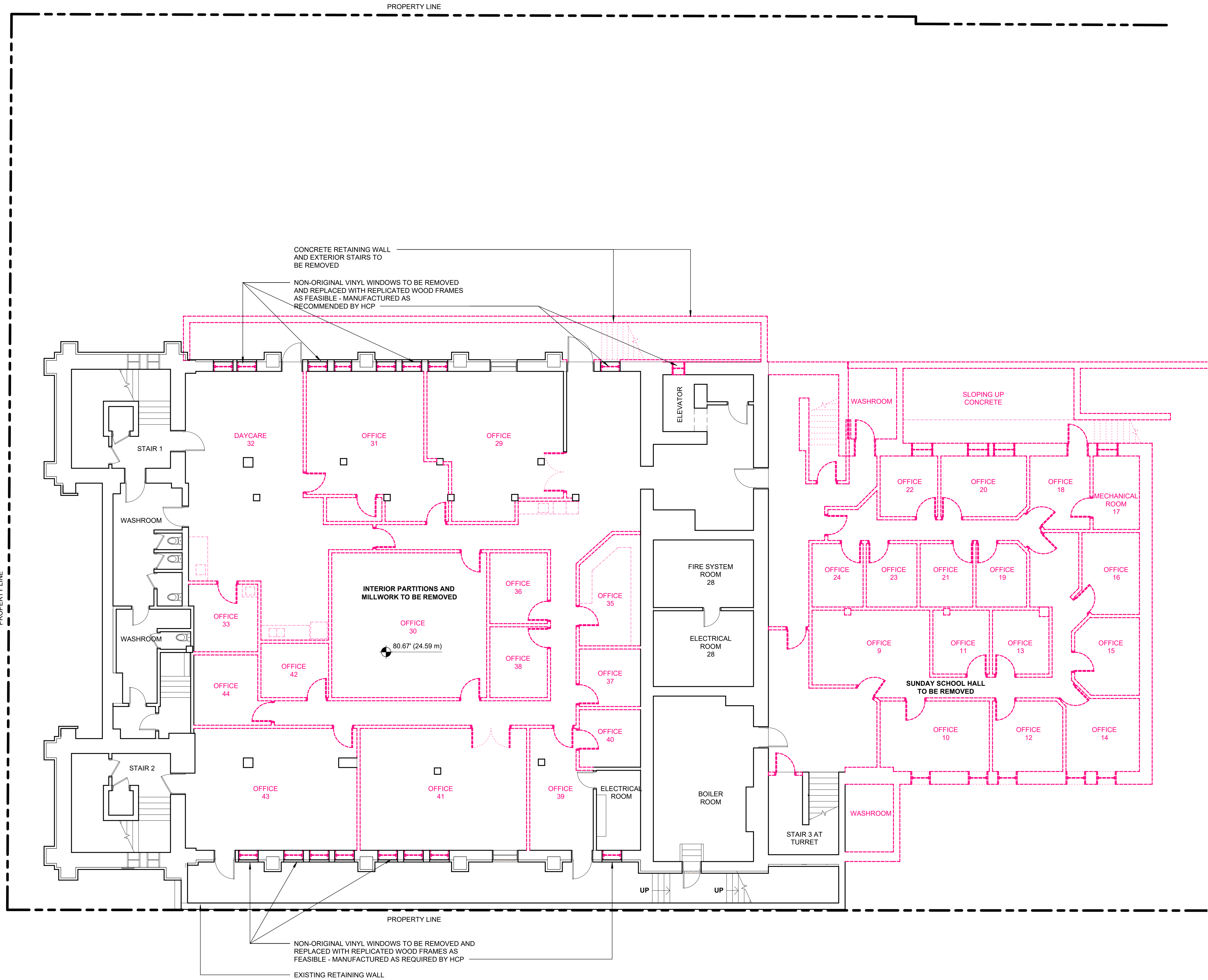
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DECONSTRUCTION SITE PLAN

SCALE

1/16" = 1'-0"





NOTES:

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FIRST MET

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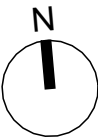
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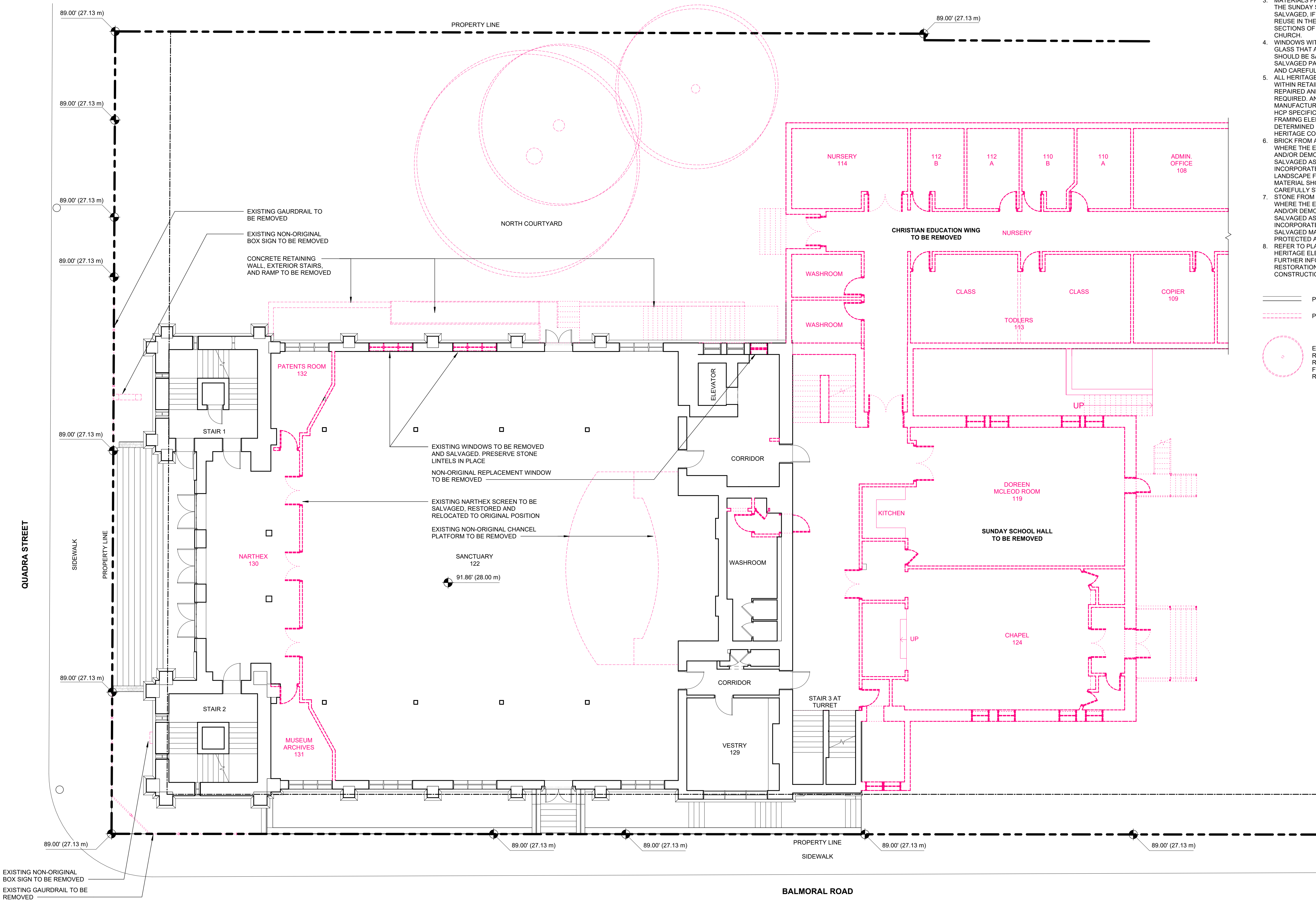


2025-09-08

**DECONSTRUCTION PLAN
LOWER FLOOR - FIRST
MET HERITAGE BLDG**

SCALE
1/8" = 1'-0"





NOTES:

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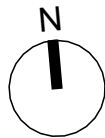
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2025-09-08

DECONSTRUCTION PLAN
FIRST FLOOR - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



QUADRA STREET

PROPERTY LINE

PROPERTY LINE

NORTH COURTYARD

CHRISTIAN EDUCATION WING
TO BE REMOVED

STAIR 1

109.03' (33.23 m)

STAIR 2

GALLERY

OPEN TO BELOW

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

ANTEROOM

103.20' (31.45 m)

ANTEROOM

103.20' (31.45 m)

STAIR 3 AT
TURRET

EXISTING STAIR AND
TURRET TO REMAIN

PROJECTION
ROOM

STORAGE

W/C

WASHROOM
ROOF

CLASSROOM
217

SUNDAY SCHOOL HALL
TO BE REMOVED

CLASSROOM
223

PROPERTY LINE

BALMORAL ROAD

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FIRST
MET



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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

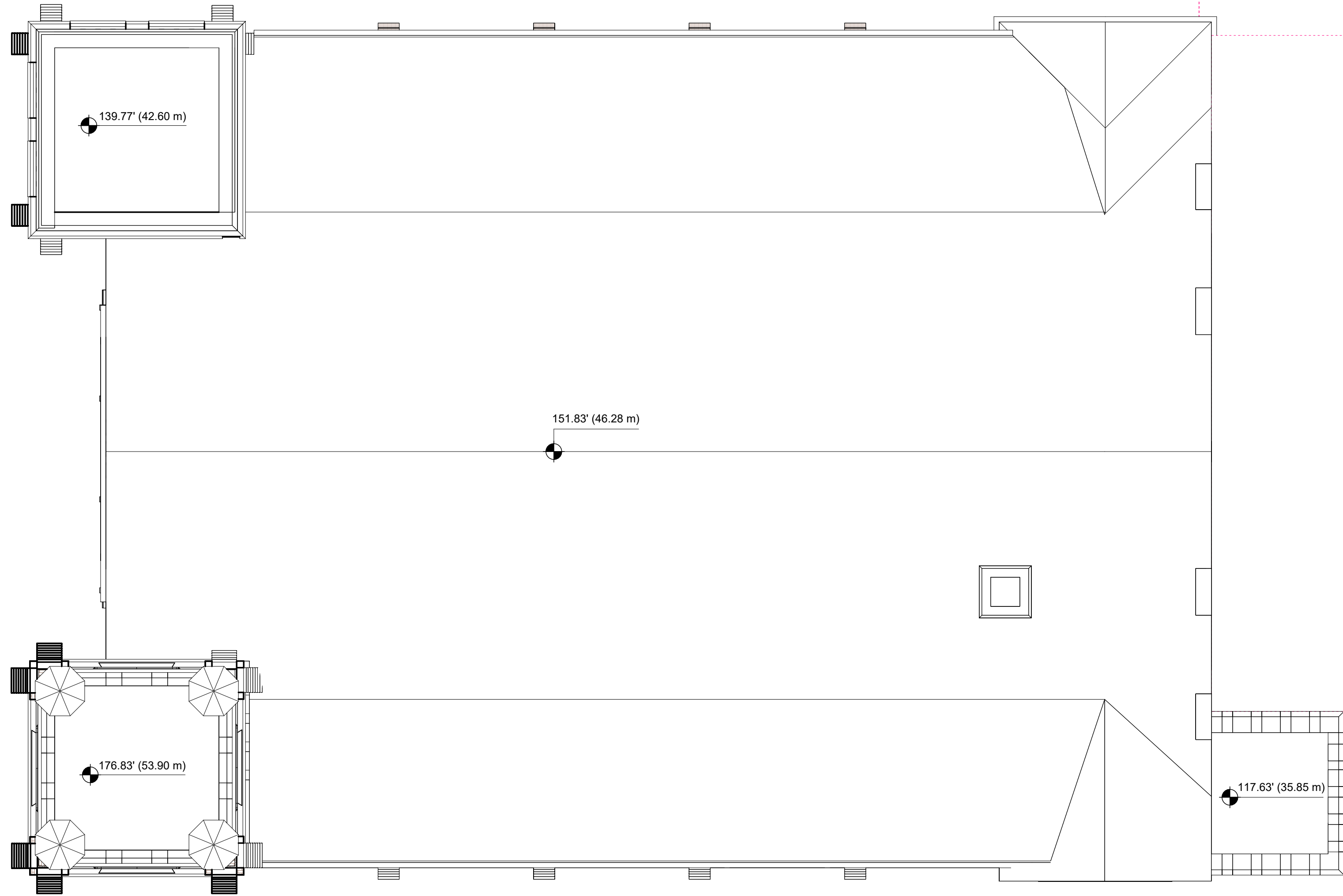
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4. WINDOWS WITH STAINED AND LEADED GLASS THAT ARE NOTED FOR REMOVAL SHOULD BE SALVAGED WHERE FEASIBLE. SALVAGED PANELS SHOULD BE PROTECTED AND CAREFULLY STORED.
5. ALL HERITAGE DOORS AND WINDOWS WITHIN RETAINED AREAS ARE TO BE REPAIRED AND/OR REPLACED AS REQUIRED. ANY REPLICAS SHALL BE MANUFACTURED IN ACCORDANCE WITH HOP SPECIFICATIONS. PAINT COLOURS FOR FRAMING ELEMENTS ARE TO BE DETERMINED IN COORDINATION WITH THE HERITAGE CONSULTANT.
6. BRICK FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION AND LANDSCAPE FEATURES. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
7. STONE FROM AREAS OF THE STRUCTURES WHERE THE EXTERIOR IS BEING ALTERED AND/OR DEMOLISHED SHOULD BE SALVAGED AS NECESSARY/FEASIBLE TO INCORPORATE INTO RESTORATION. SALVAGED MATERIAL SHOULD BE PROTECTED AND CAREFULLY STORED.
8. REFER TO PLANS (A2.04-A2.07) AND HERITAGE ELEVATIONS (A3.10-A3.13) FOR FURTHER INFORMATION ON PROPOSED RESTORATION AND INTEGRATION WITH NEW CONSTRUCTION.

- 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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FIRST MET

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RESPONSE

SEPTEMBER 08, 2025



2025-09-08

DECONSTRUCTION PLAN
ROOF - FIRST MET
HERITAGE BLDG

SCALE
1/8" = 1'-0"



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

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

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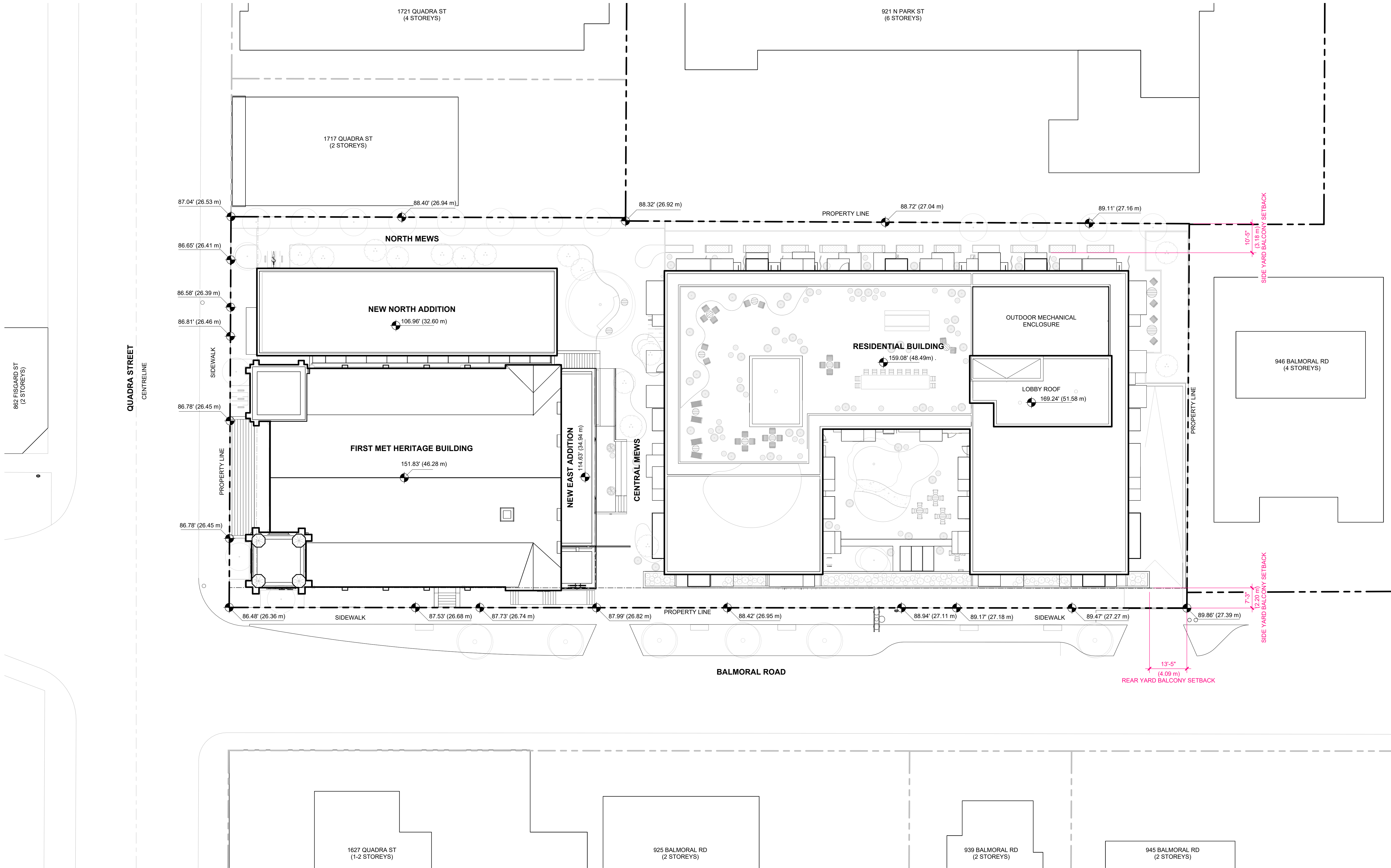
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MET**

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SITE PLAN AT LEVEL 1





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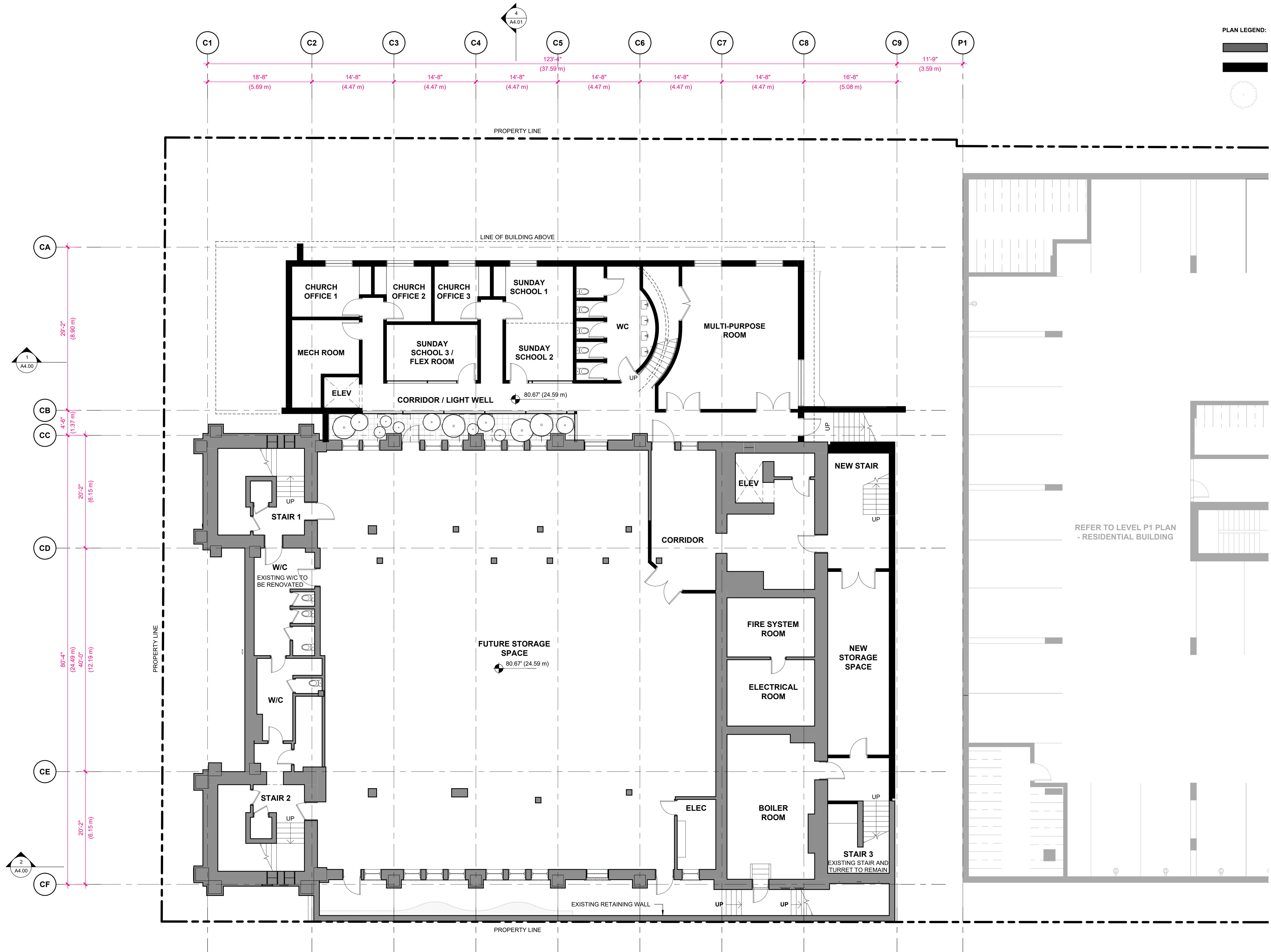
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SITE PLAN AT ROOF

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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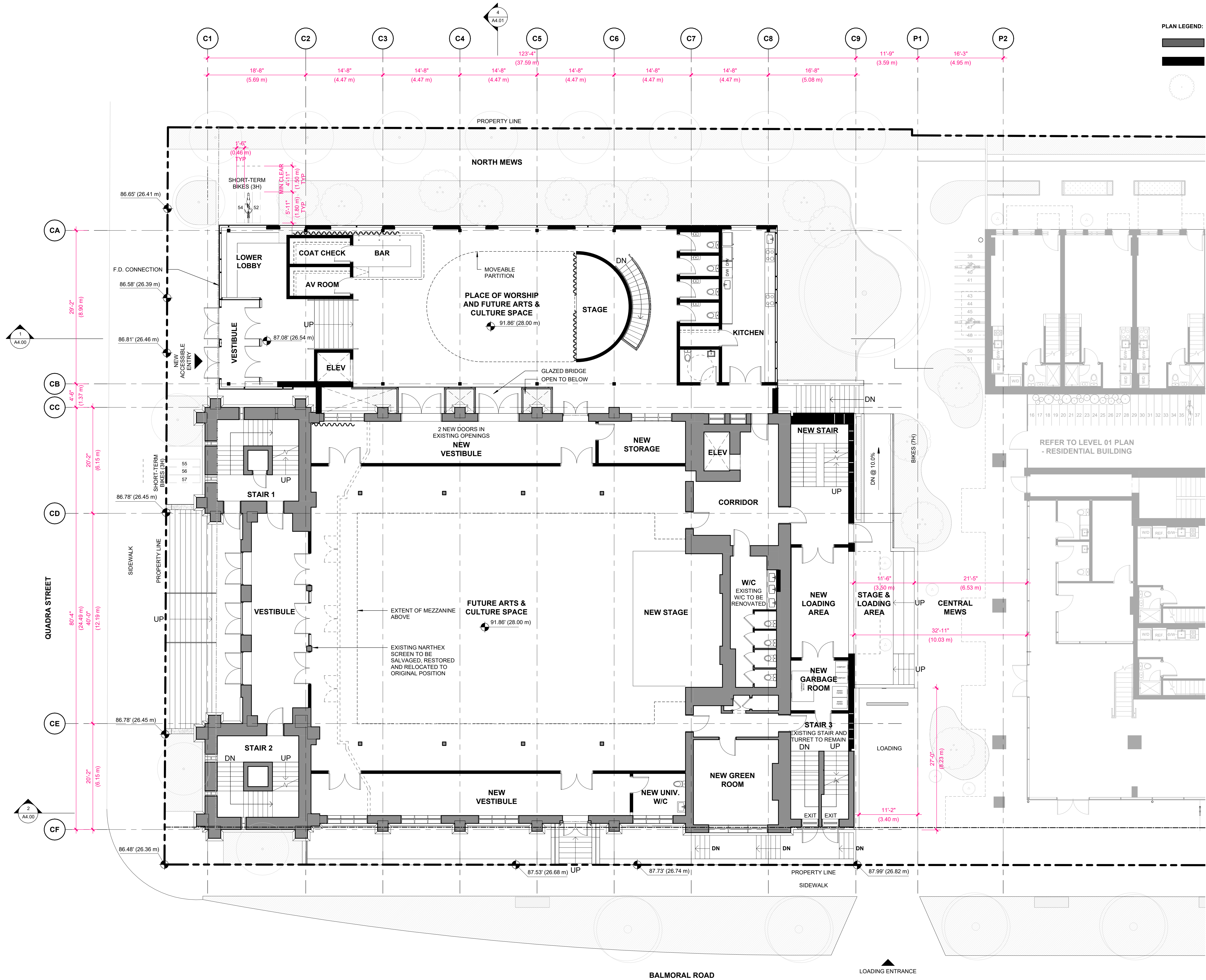


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LOWER FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE
1/8" = 1'-0"





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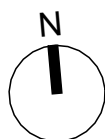


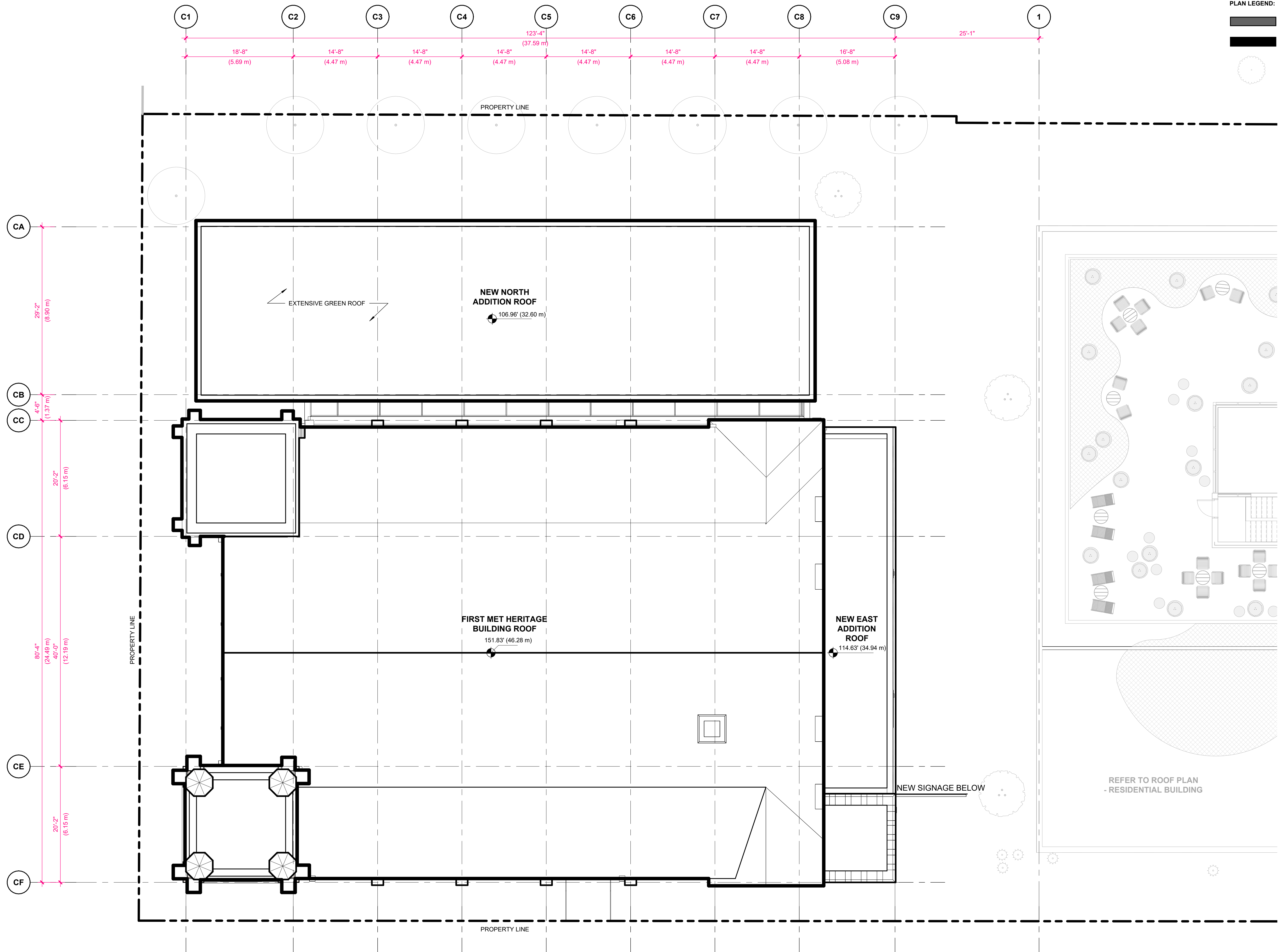
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FIRST FLOOR PLAN - FIRST MET HERITAGE BLDG

SCALE

1/8" = 1'-0"





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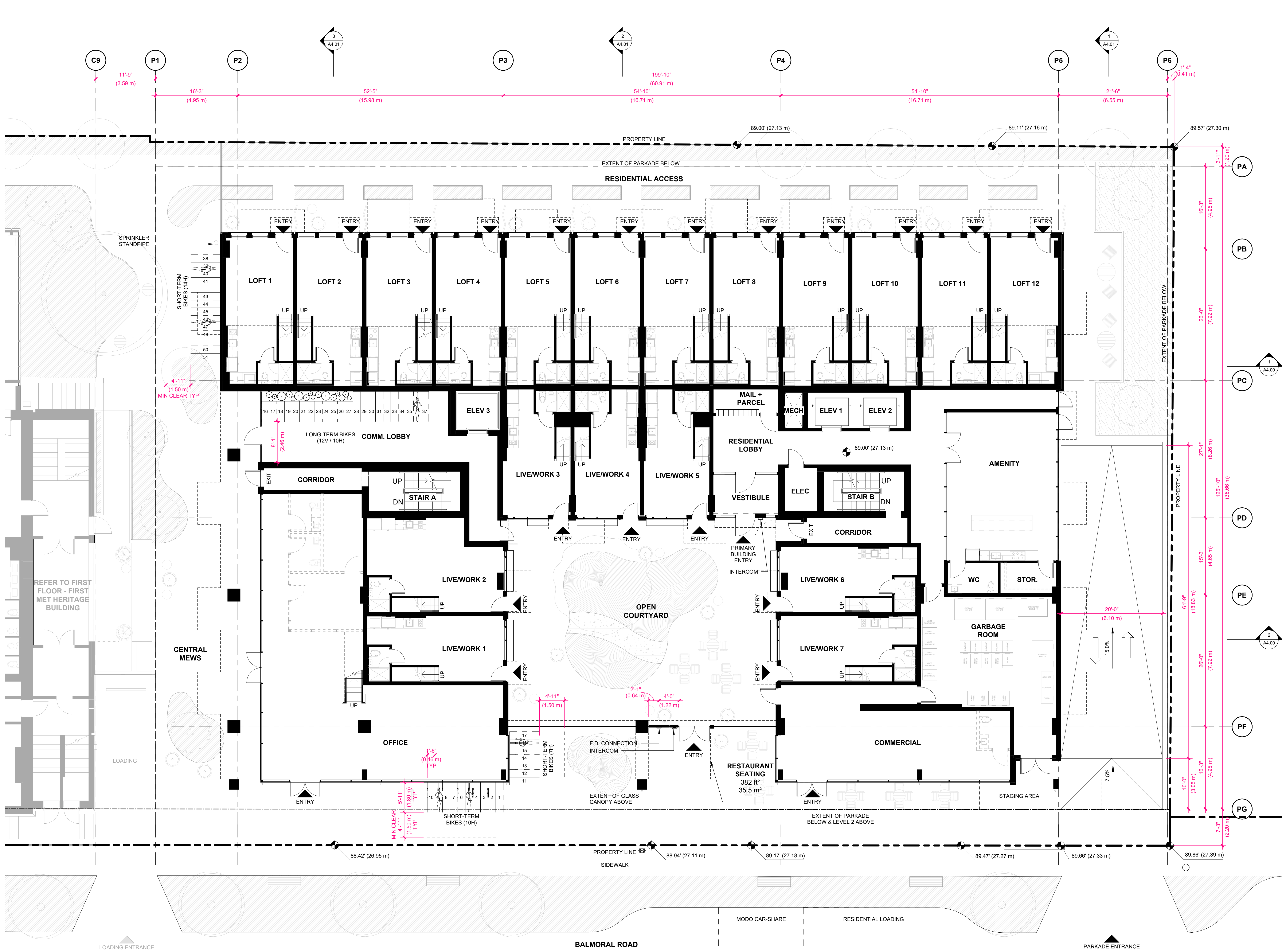
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ROOF PLAN - FIRST MET HERITAGE BLDG

SCALE

1/8" = 1'-0"





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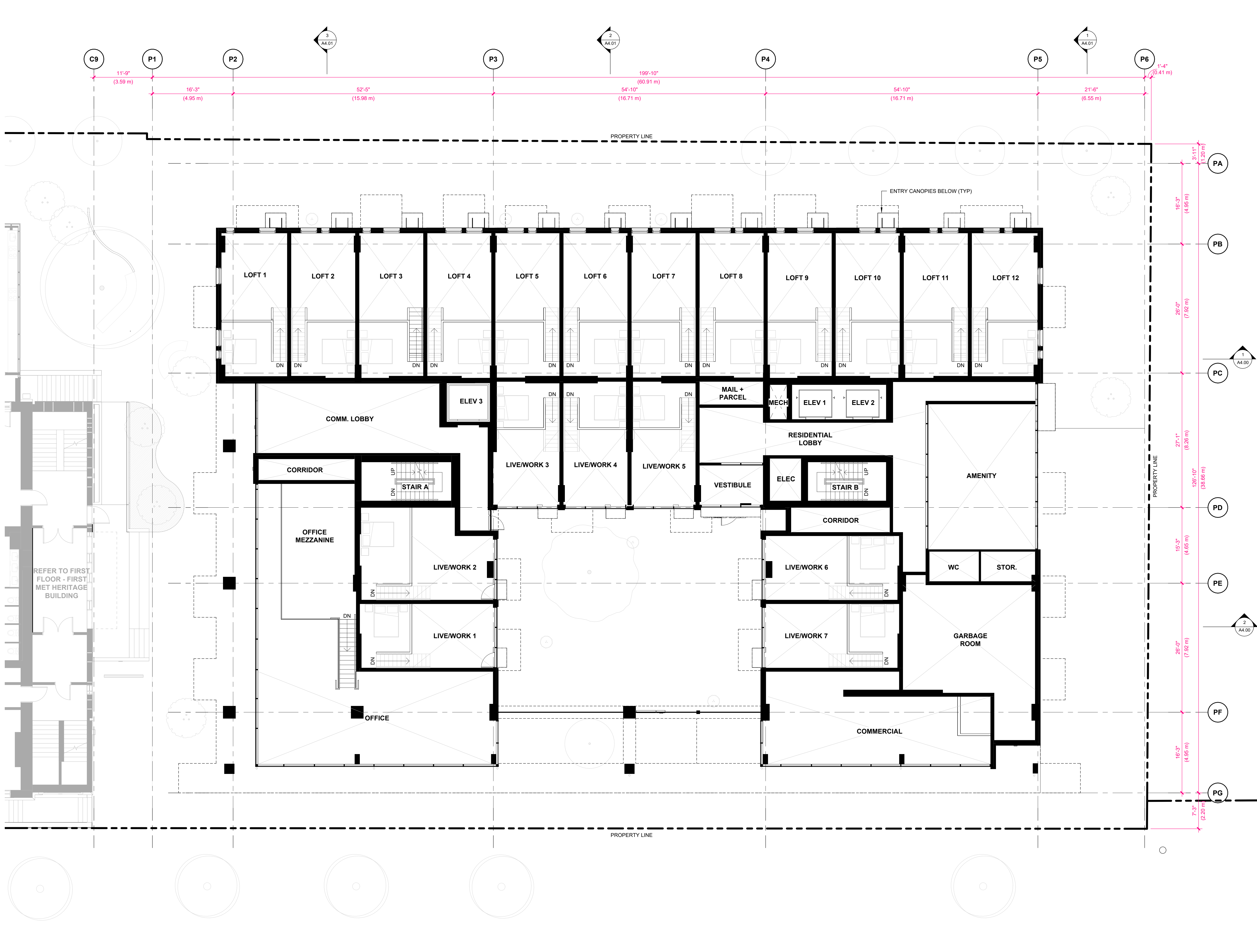
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LEVEL 01 PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"



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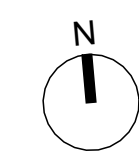
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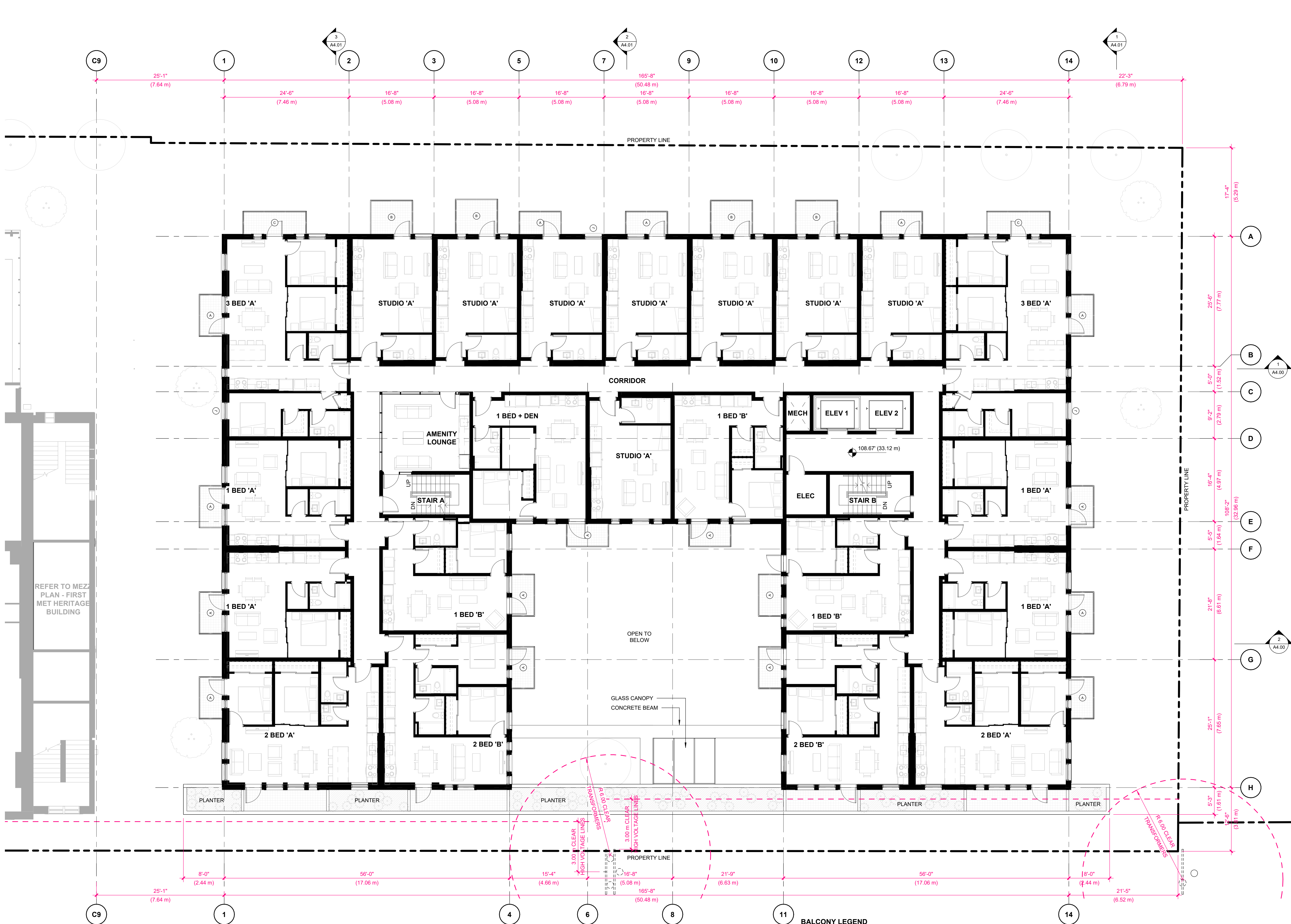
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MEZZANINE PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





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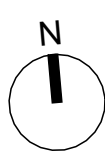
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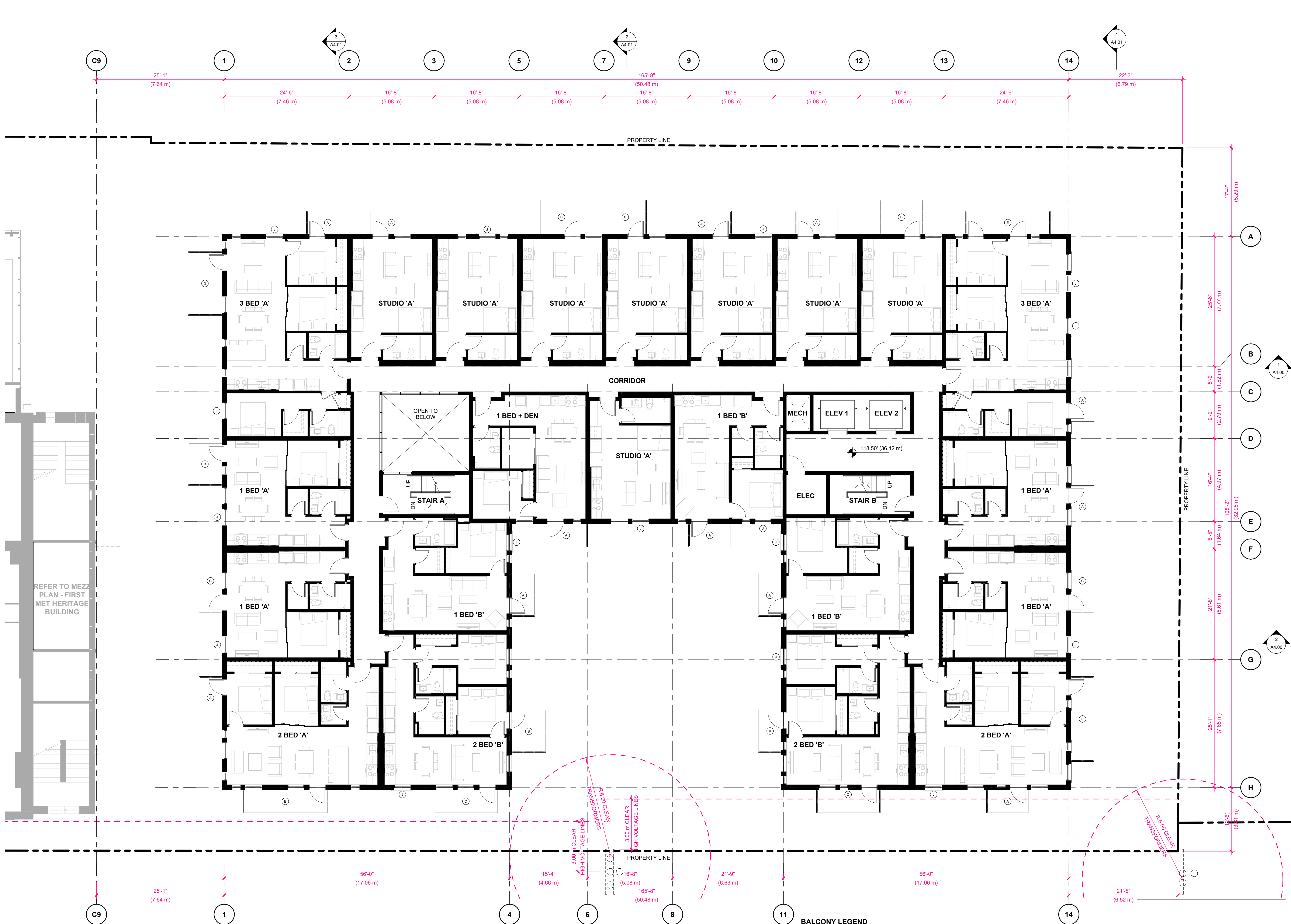
LEVEL 02 PLAN - RESIDENTIAL BLDG

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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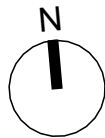


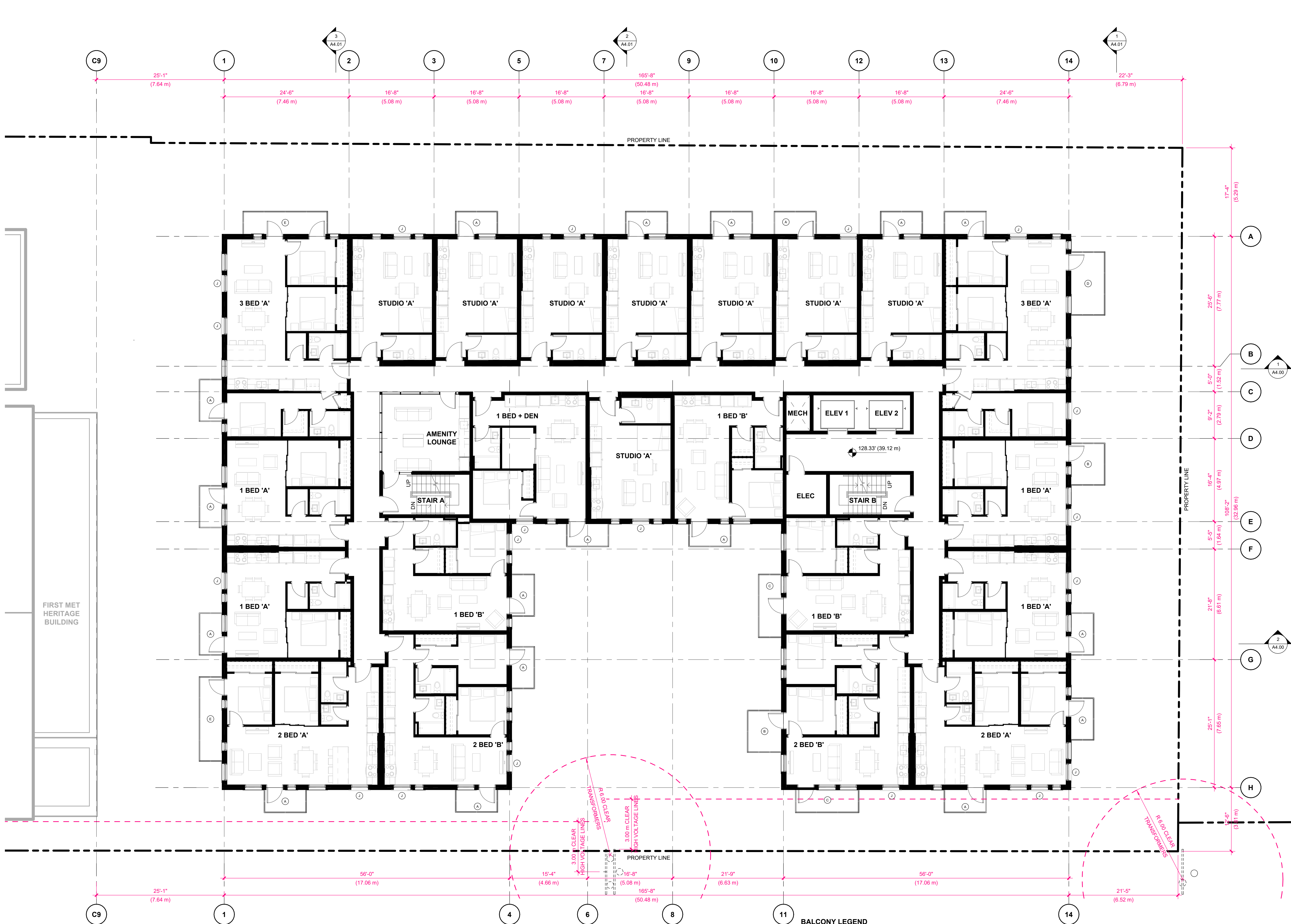
2025-09-08

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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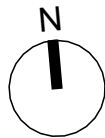


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LEVEL 04 PLAN -
RESIDENTIAL BLDG

SCALE

1/8" = 1'-0"





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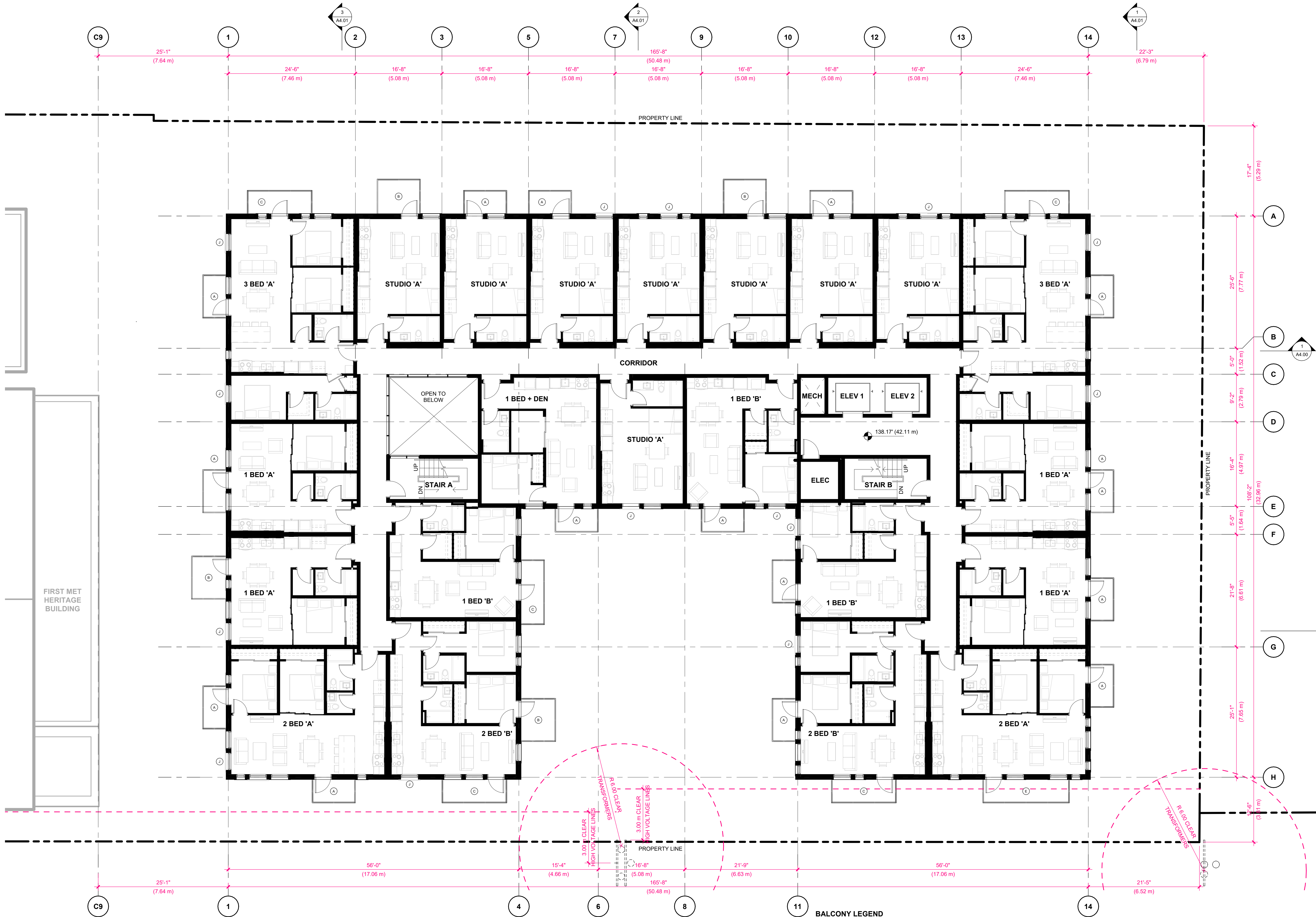
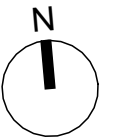
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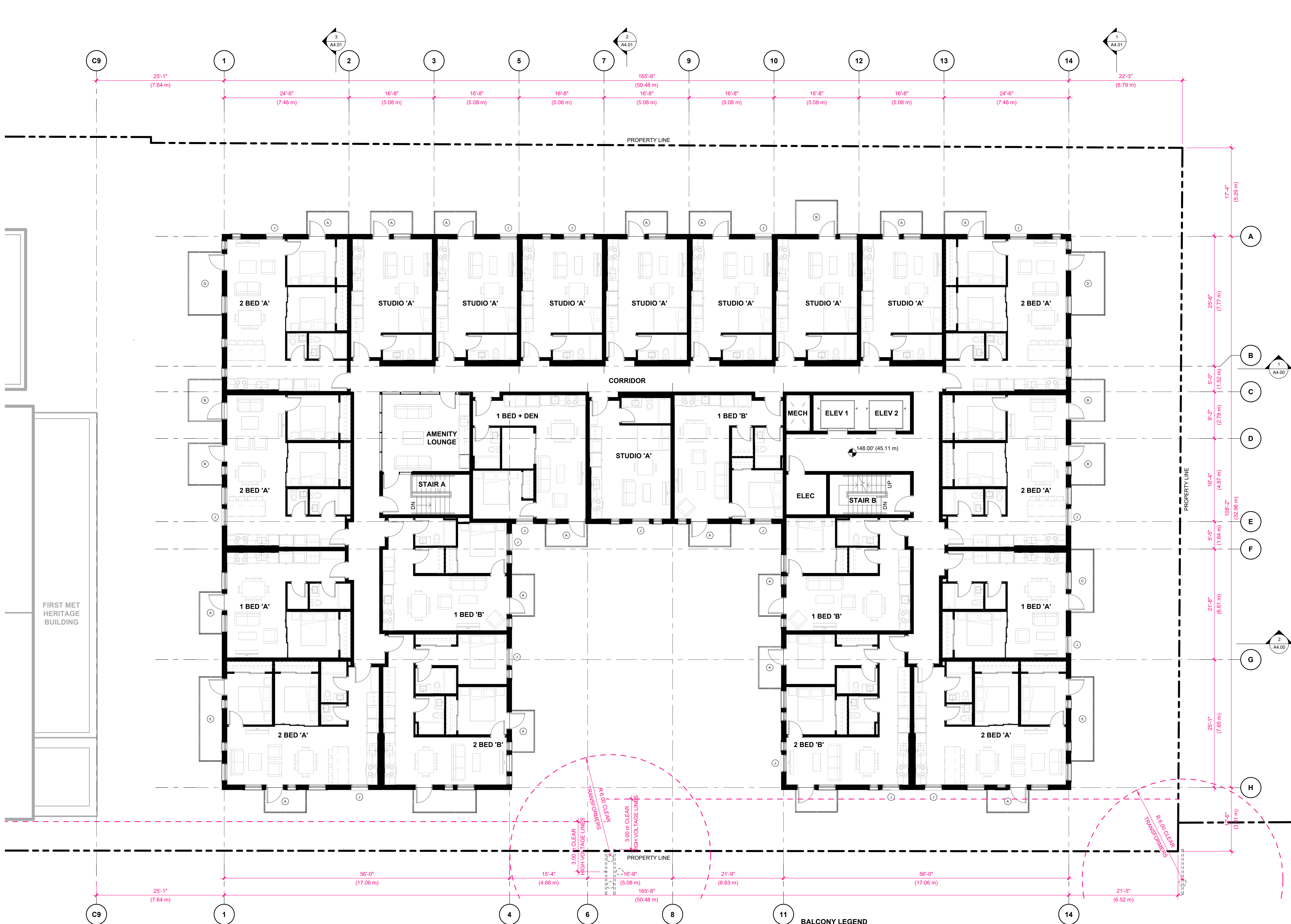
LEVEL 05 PLAN - RESIDENTIAL BLDG

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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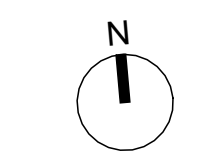
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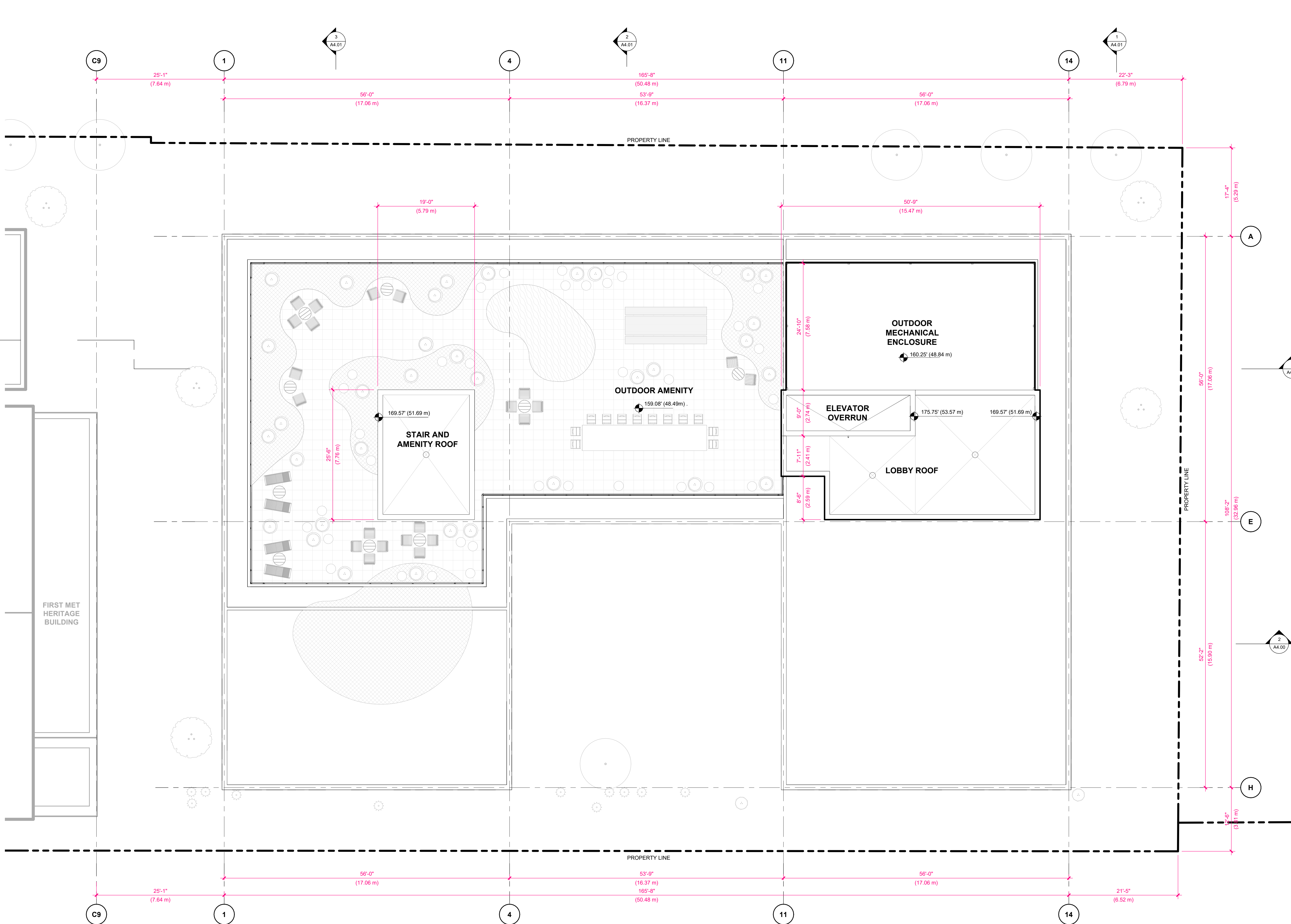
LEVEL 06 PLAN - RESIDENTIAL BLDG

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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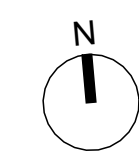
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ROOF PLAN - RESIDENTIAL BLDG

SCALE
1/8" = 1'-0"





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ENLARGED UNIT PLANS

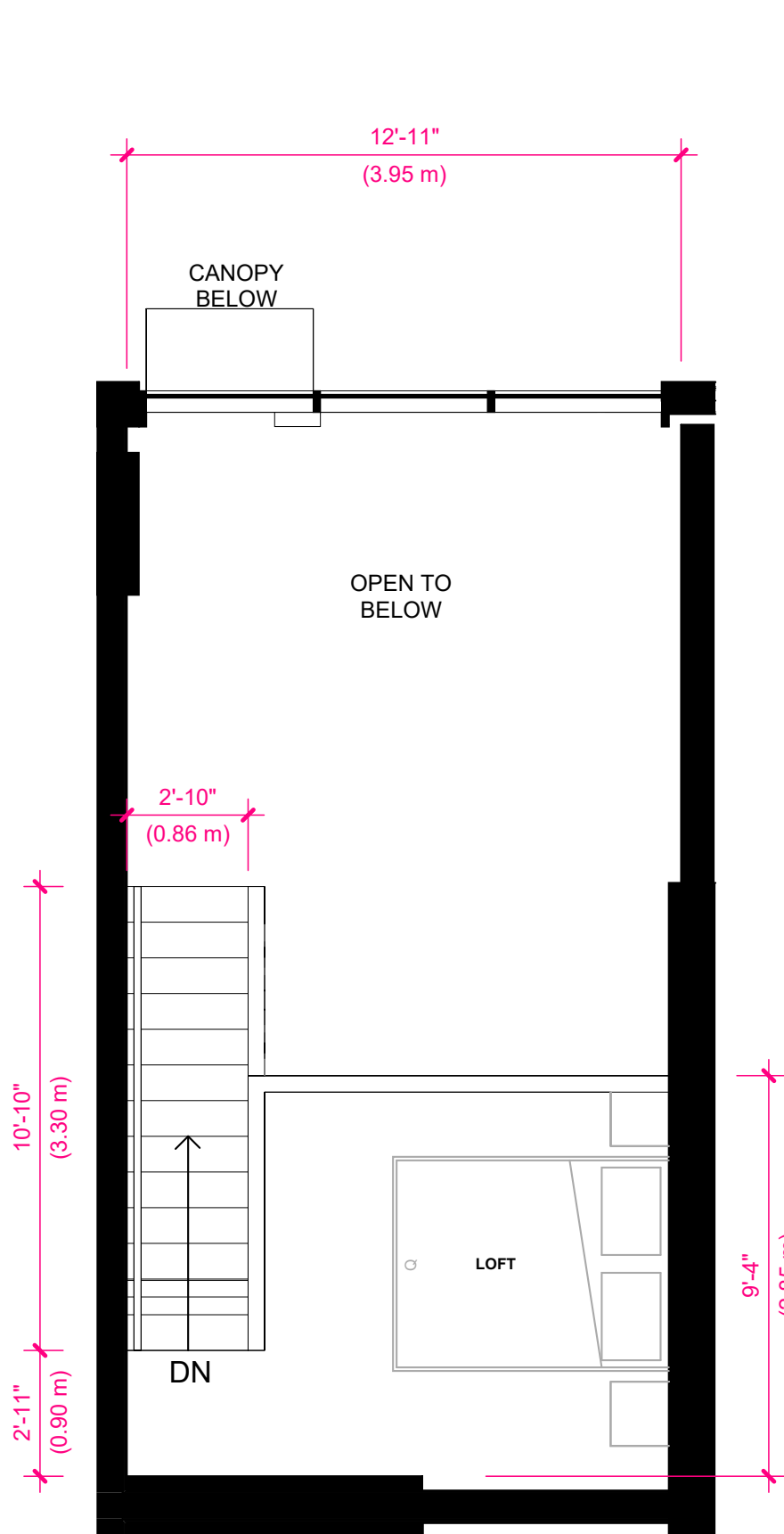
SCALE

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)

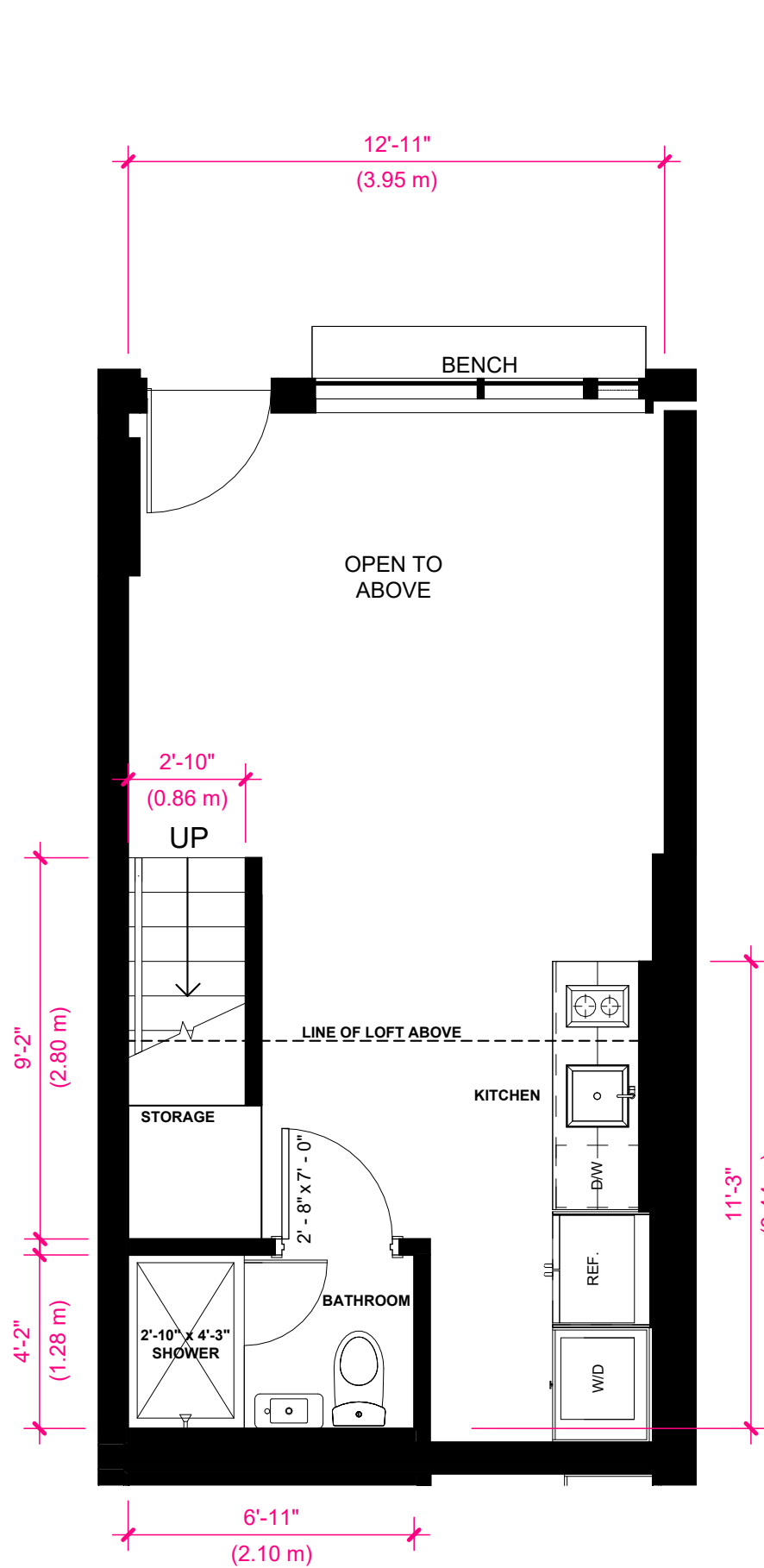
REFER TO OVERALL PLANS FOR BALCONY LAYOUTS



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

7 LIVE/WORK B - MEZZANINE

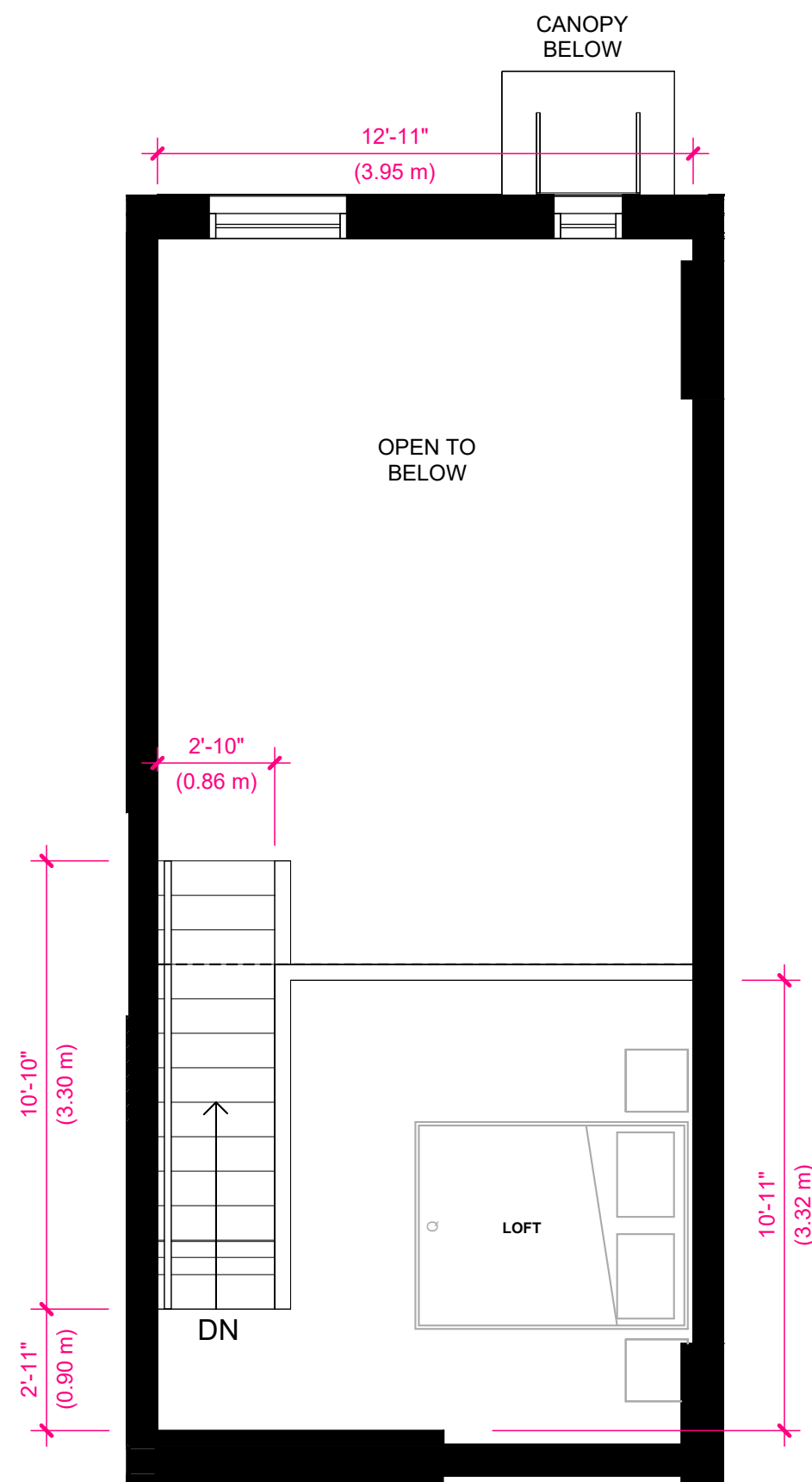
1/4" = 1'-0"



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

6 LIVE/WORK B

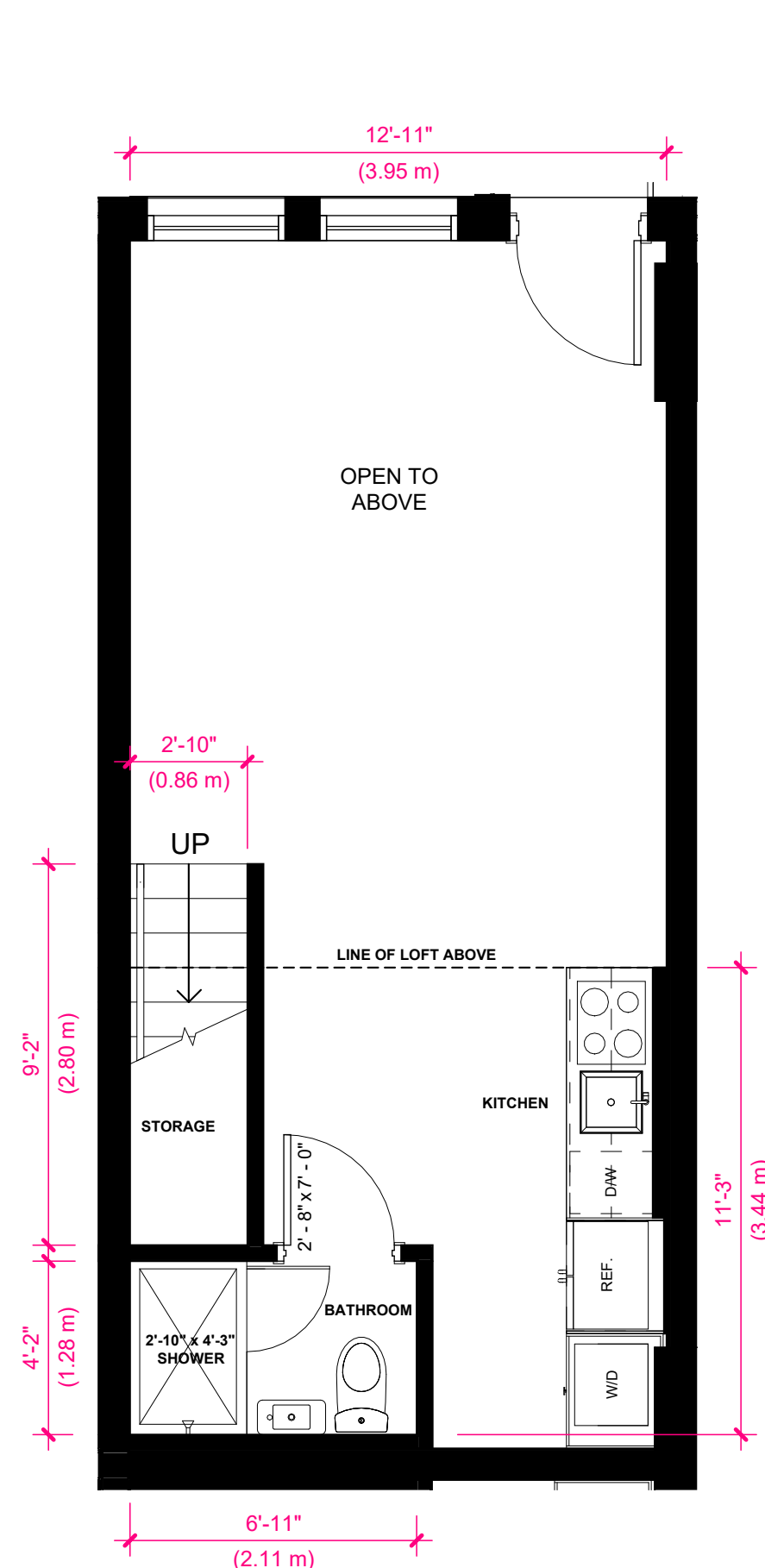
1/4" = 1'-0"



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

5 LOFT - MEZZANINE

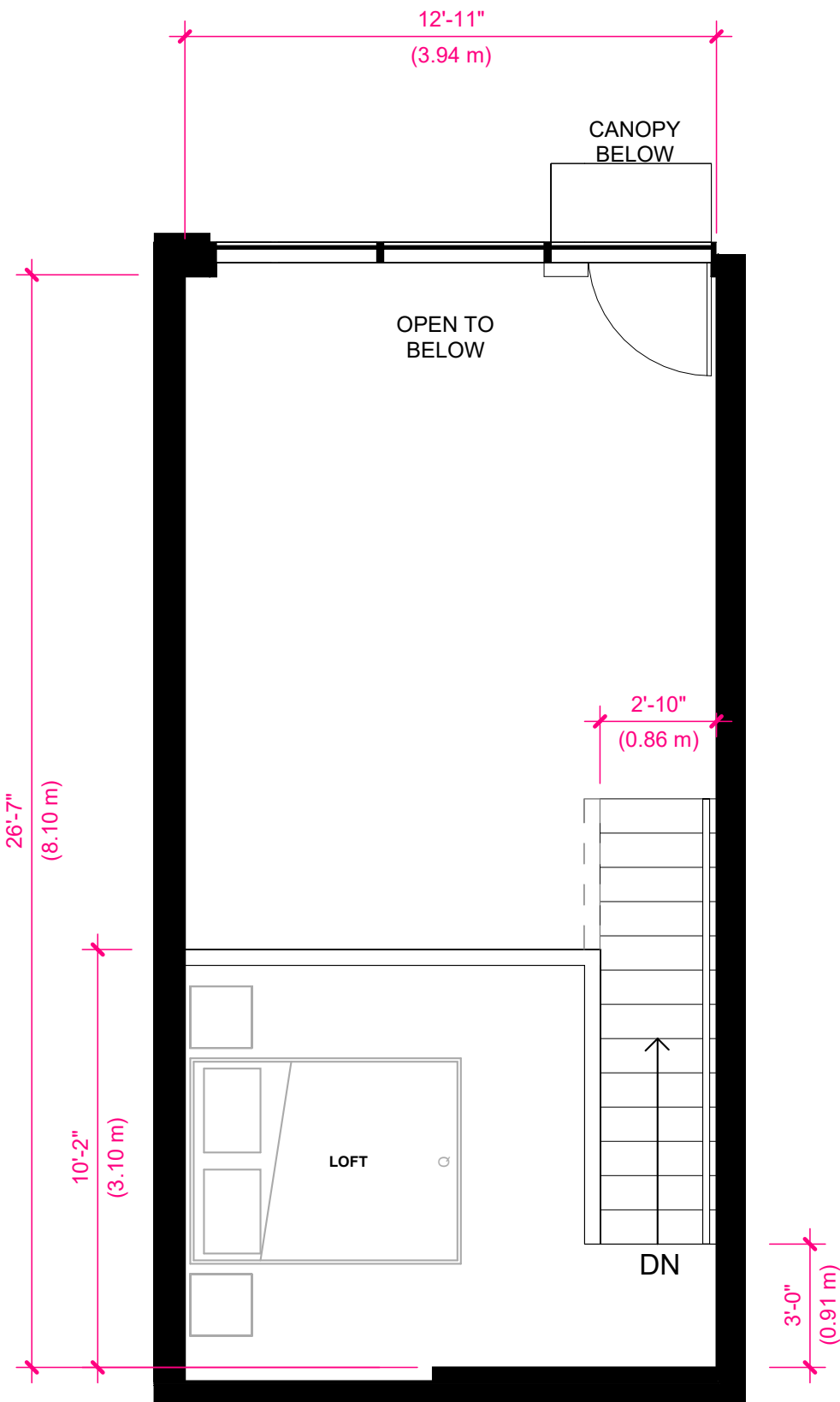
1/4" = 1'-0"



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

4 LOFT

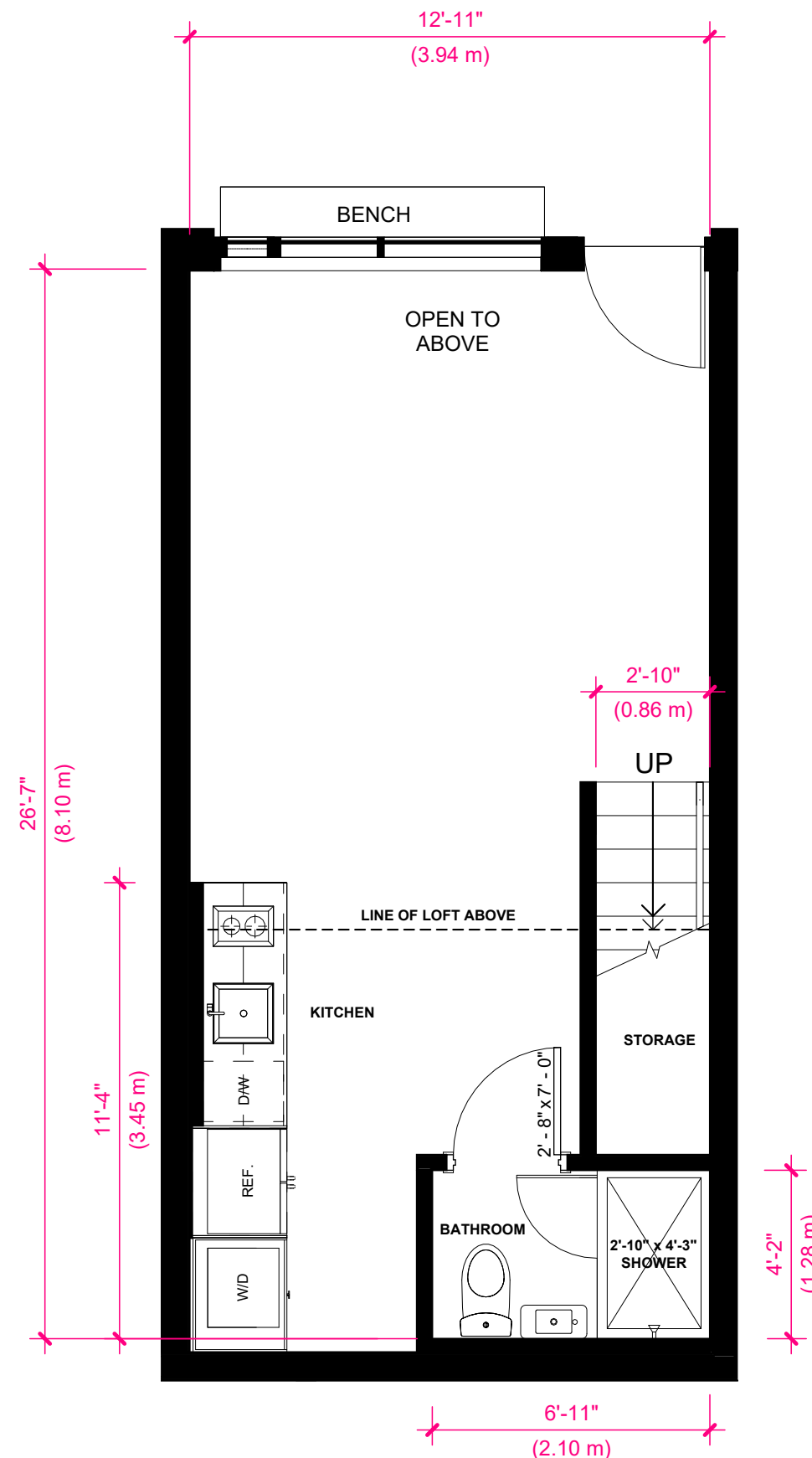
1/4" = 1'-0"



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

3 LIVE/WORK A - MEZZANINE

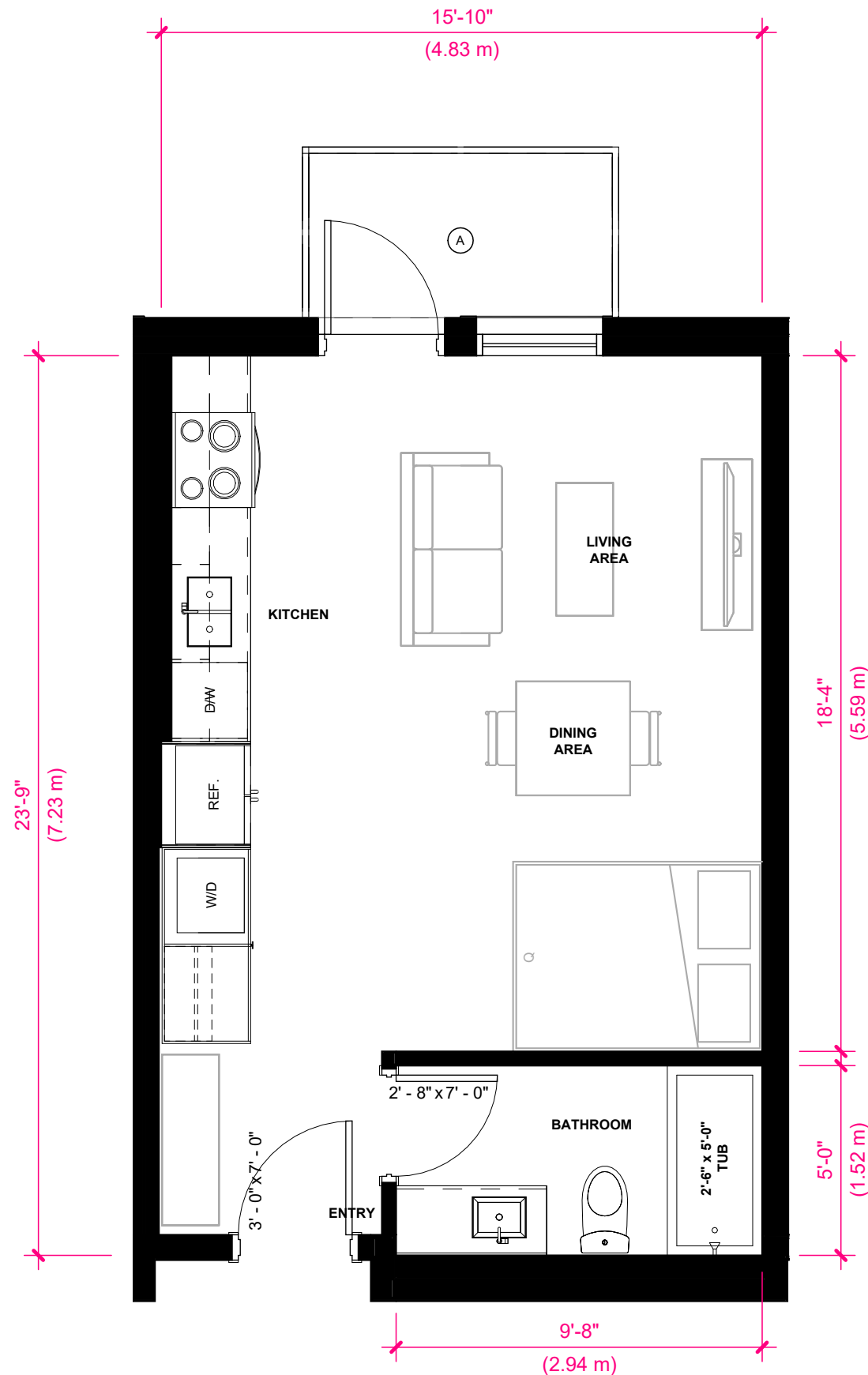
1/4" = 1'-0"



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

2 LIVE/WORK A

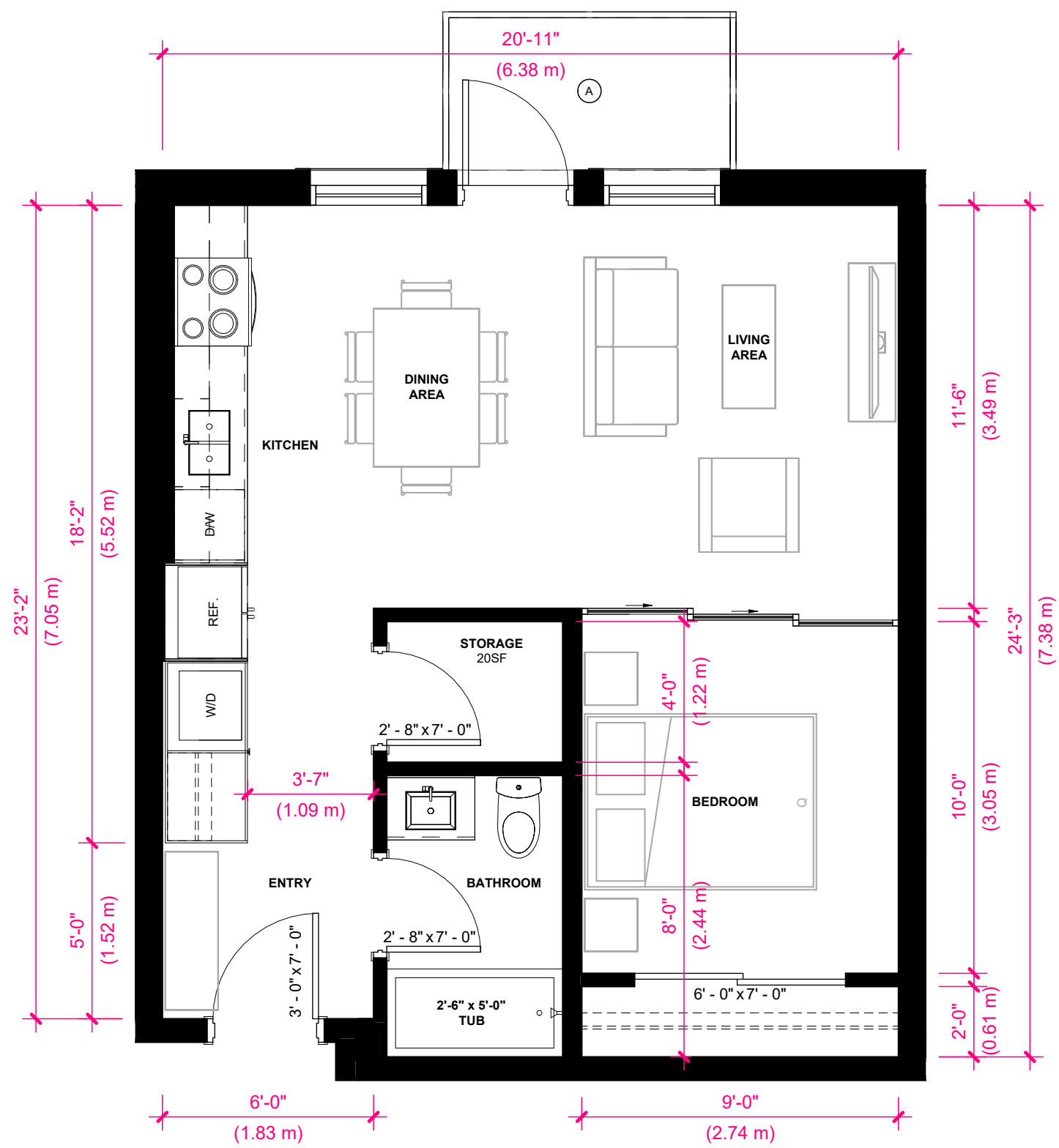
1/4" = 1'-0"



GROSS AREA: 415 SF (38.55 SM)

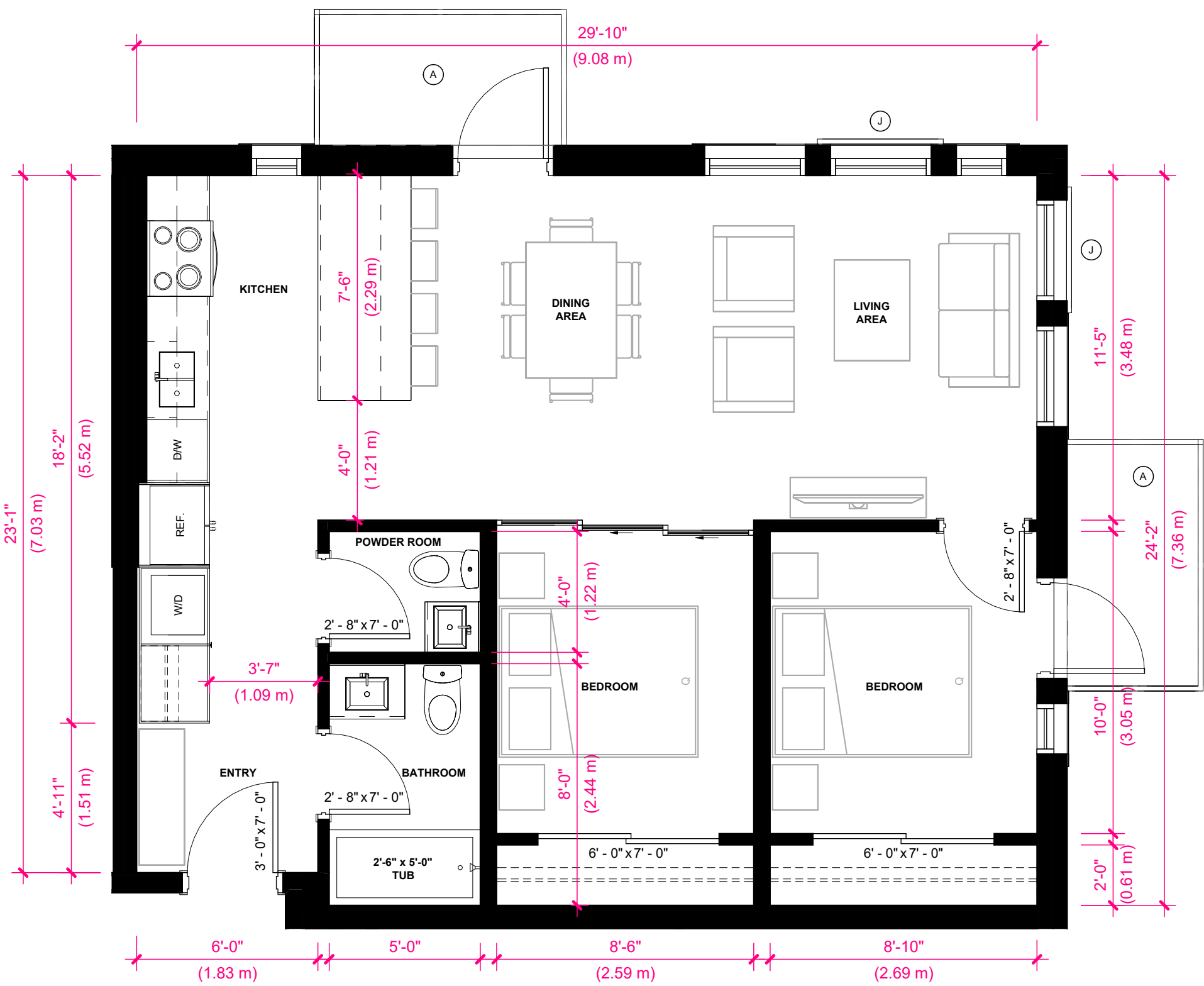
1 STUDIO A

1/4" = 1'-0"



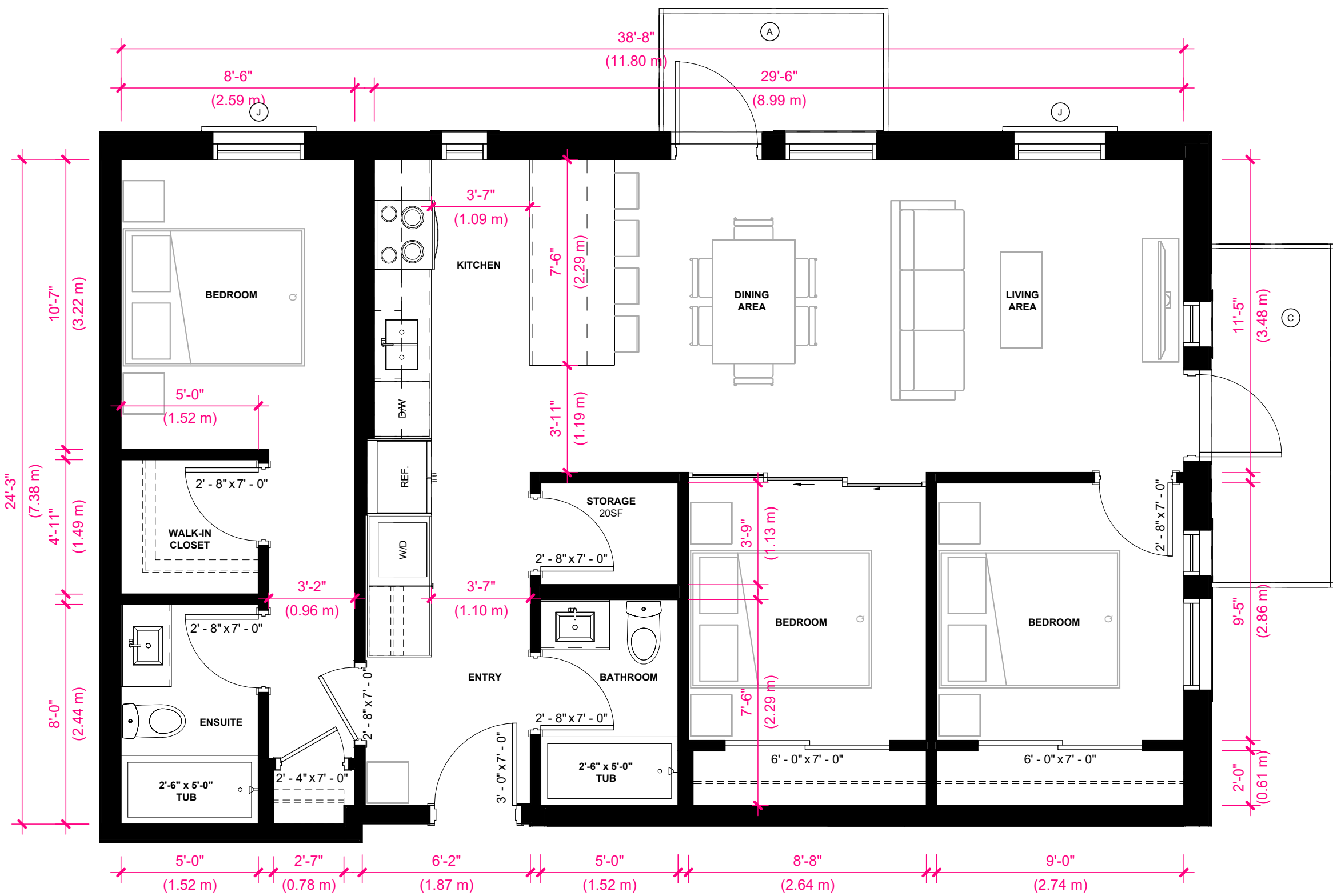
GROSS AREA: 526 SF (48.87 SM)

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



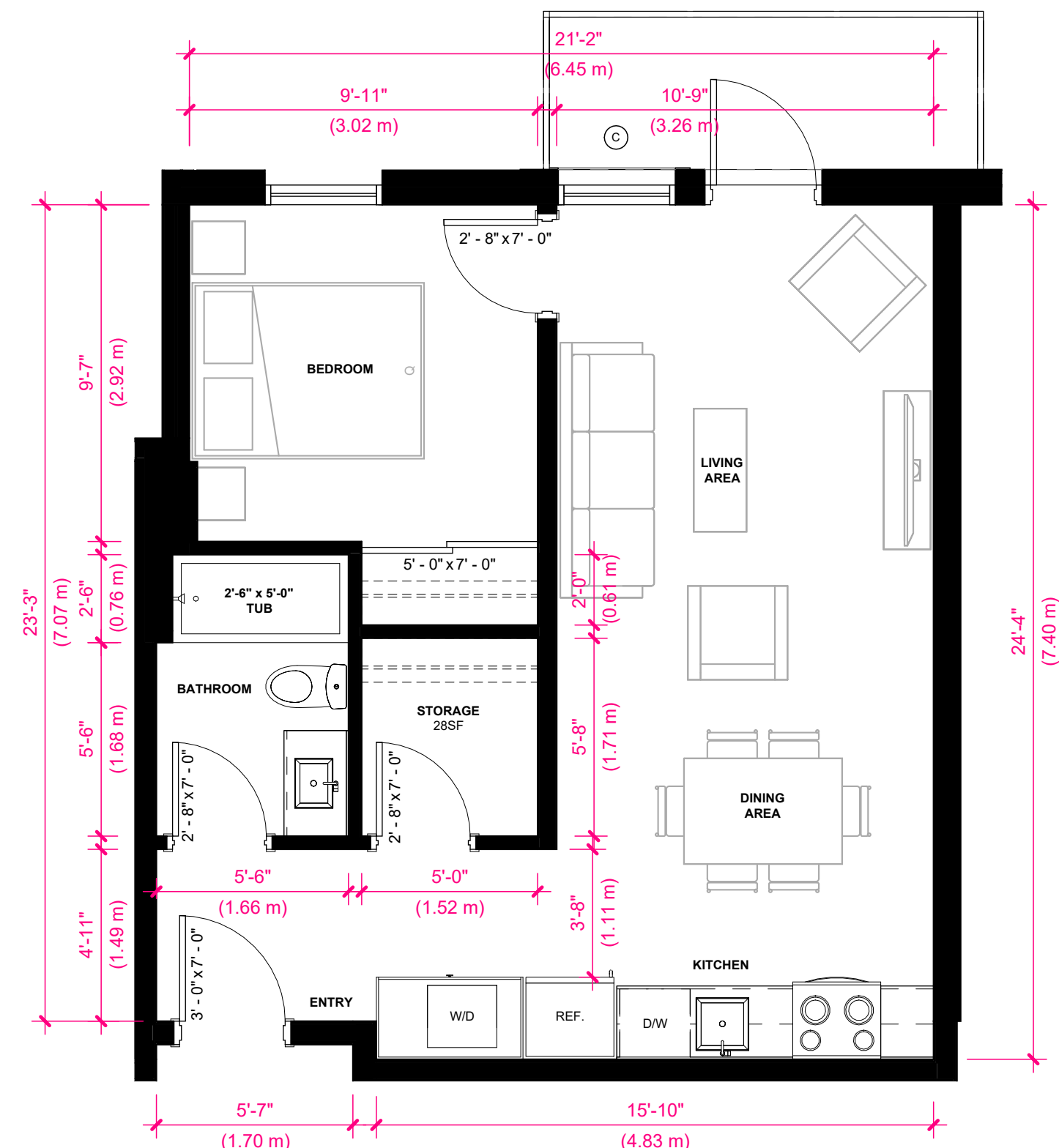
GROSS AREA: 735 SF (68.28 SM)

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



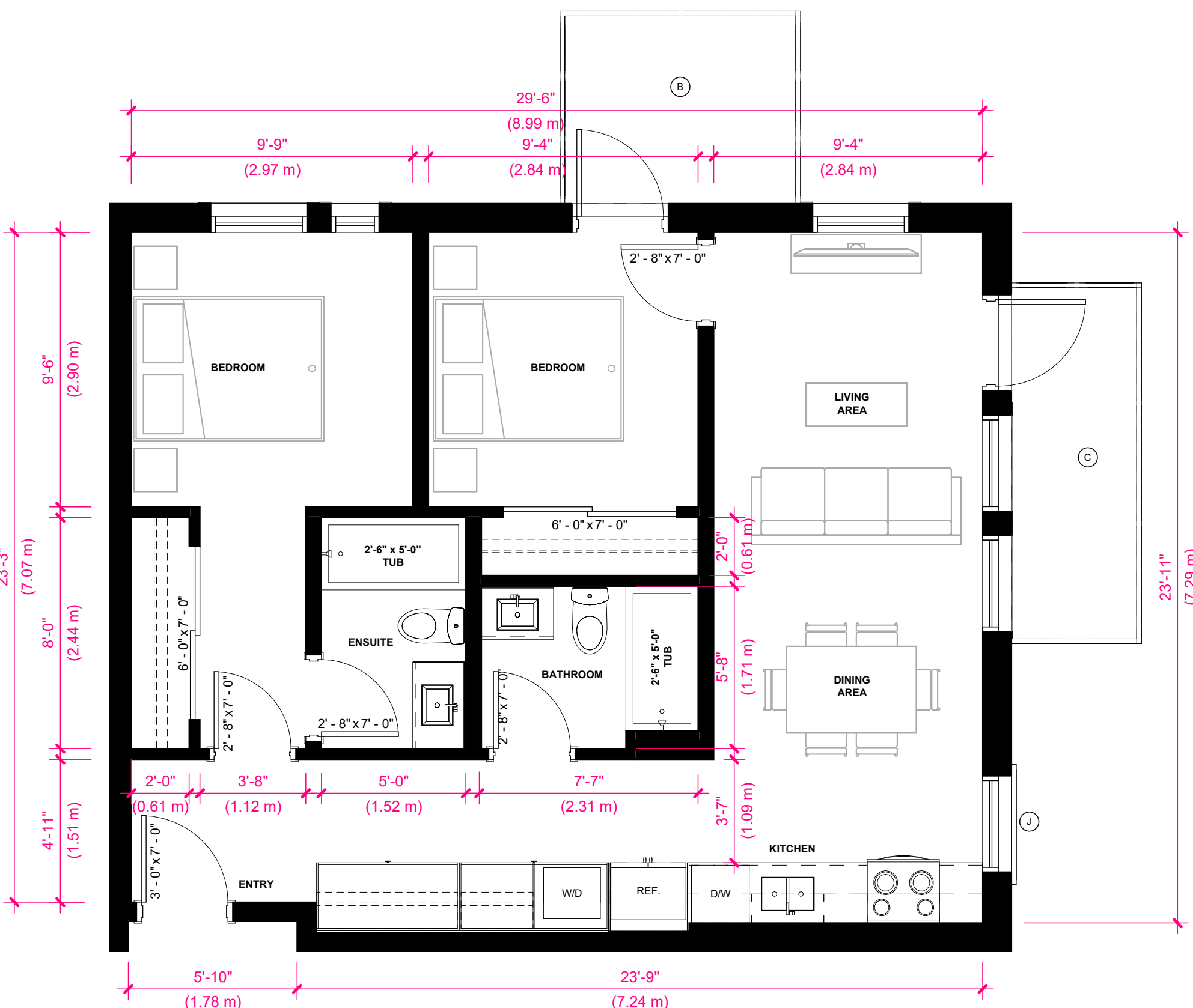
GROSS AREA: 940 SF (87.33 SM)

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



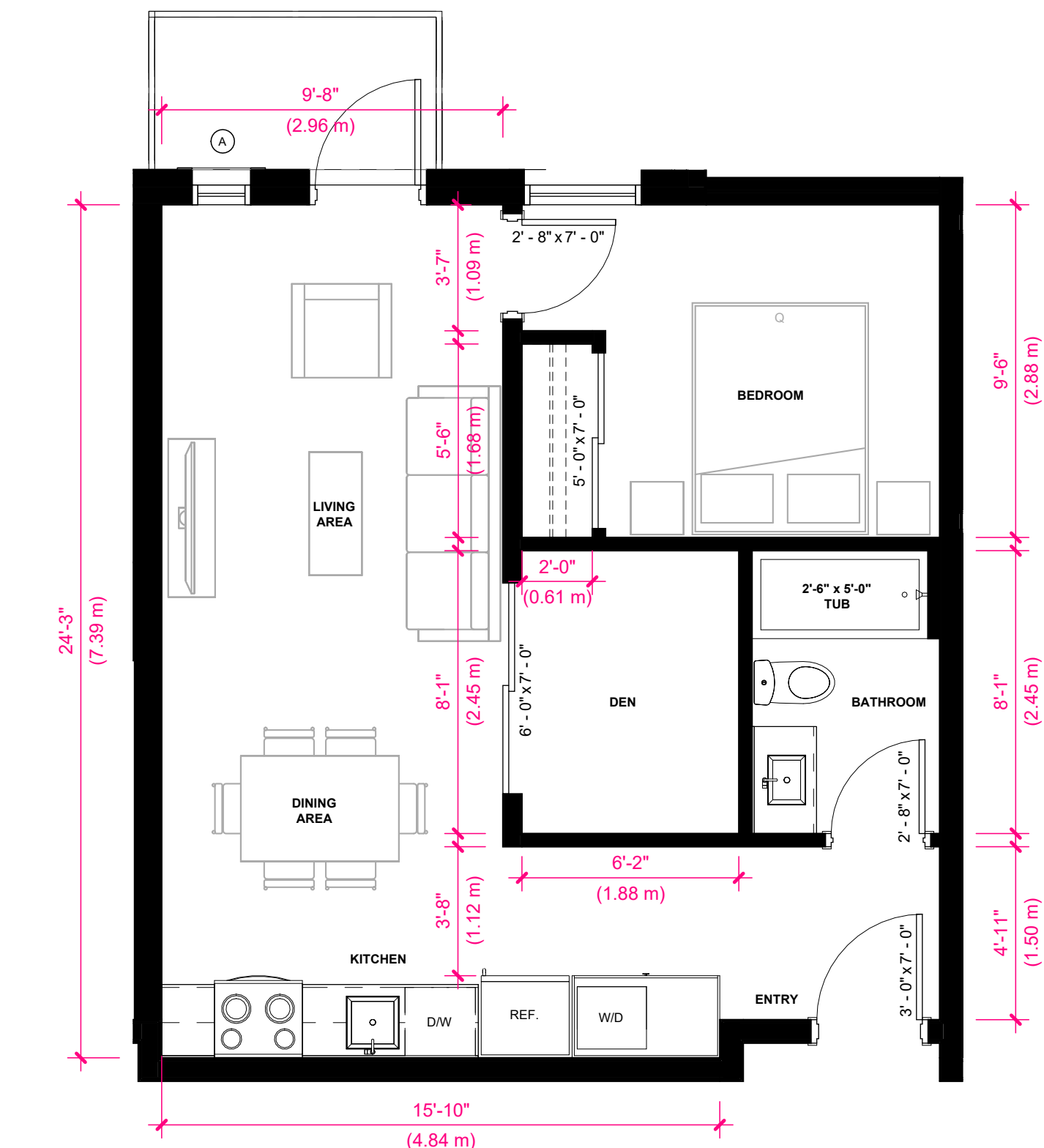
GROSS AREA: 550 SF (51.10 SM)

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

MAH+HG

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201-877 EAST HASTINGS STREET
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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

ENLARGED UNIT PLANS

SCALE

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

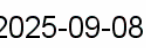
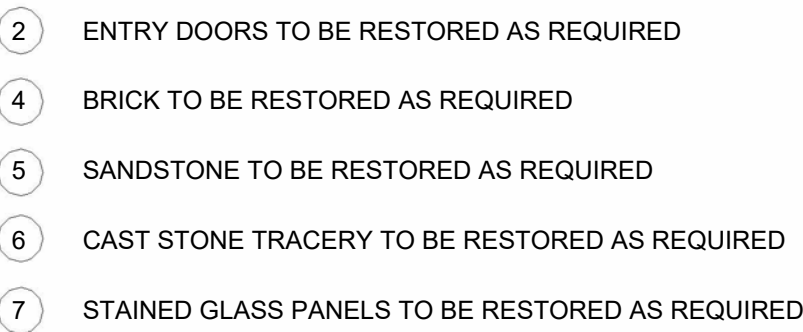
NEW RESIDENTIAL MATERIAL LEGEND

- 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

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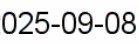

$$1/16'' = 1'-0''$$


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

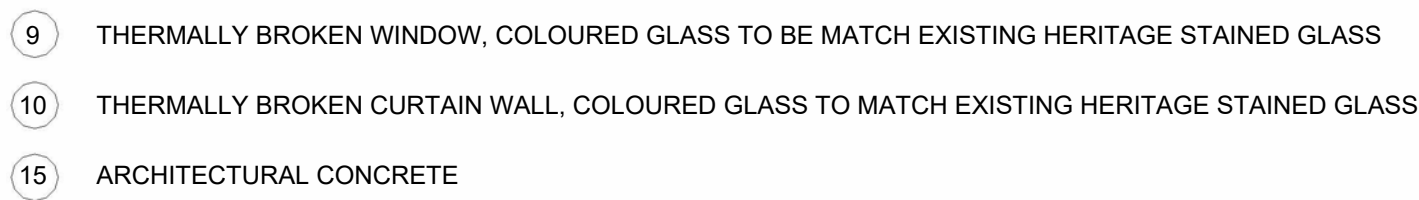
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MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.

934 BALMORAL RD & 1701 QUADRA ST

SEPTEMBER 08, 2025



SCALE
1/16" = 1'-0"





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934 BALMORAL RD & 1701 QUADRA ST

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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

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



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RESPONSE

SEPTEMBER 08, 2025

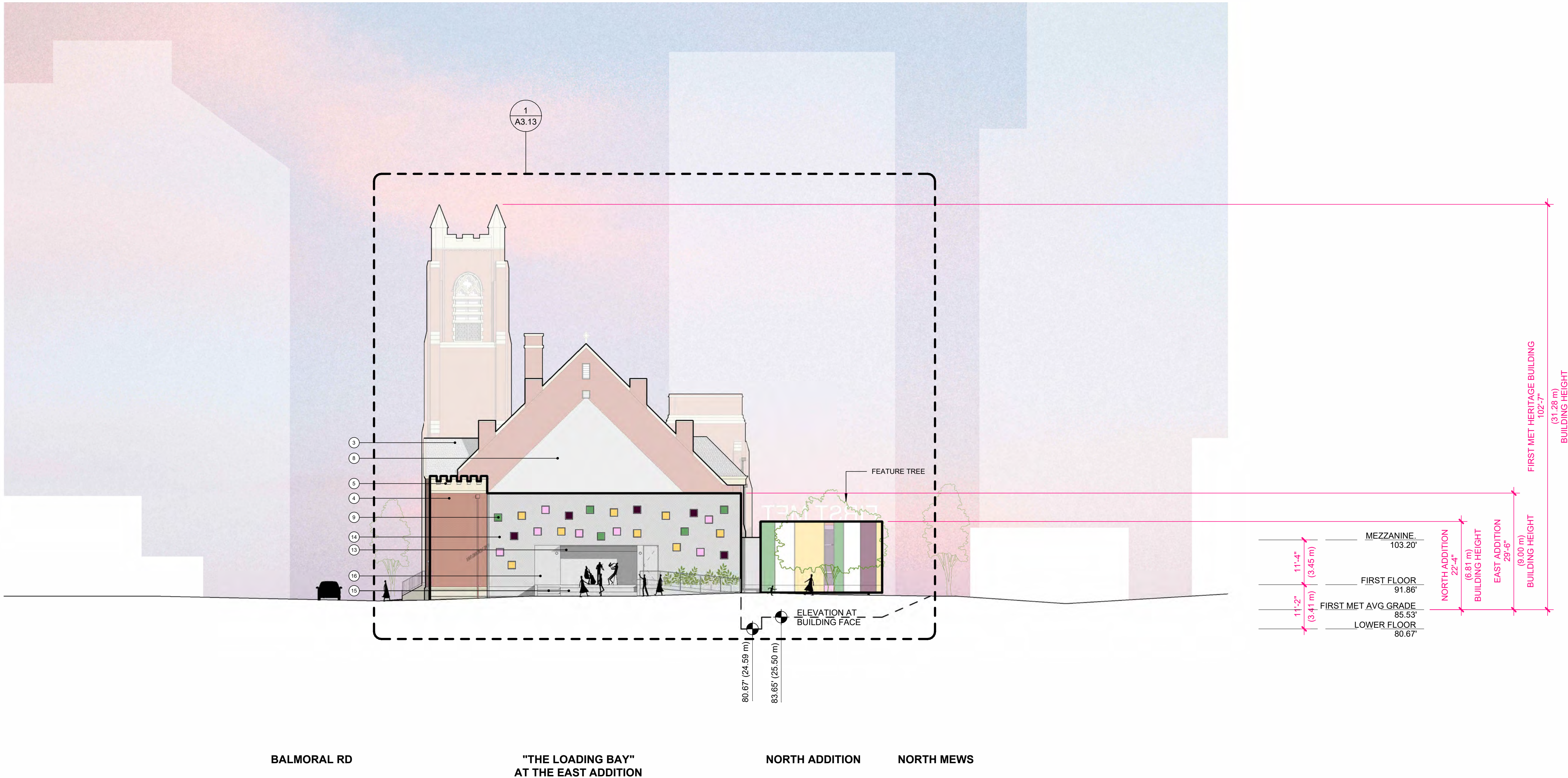


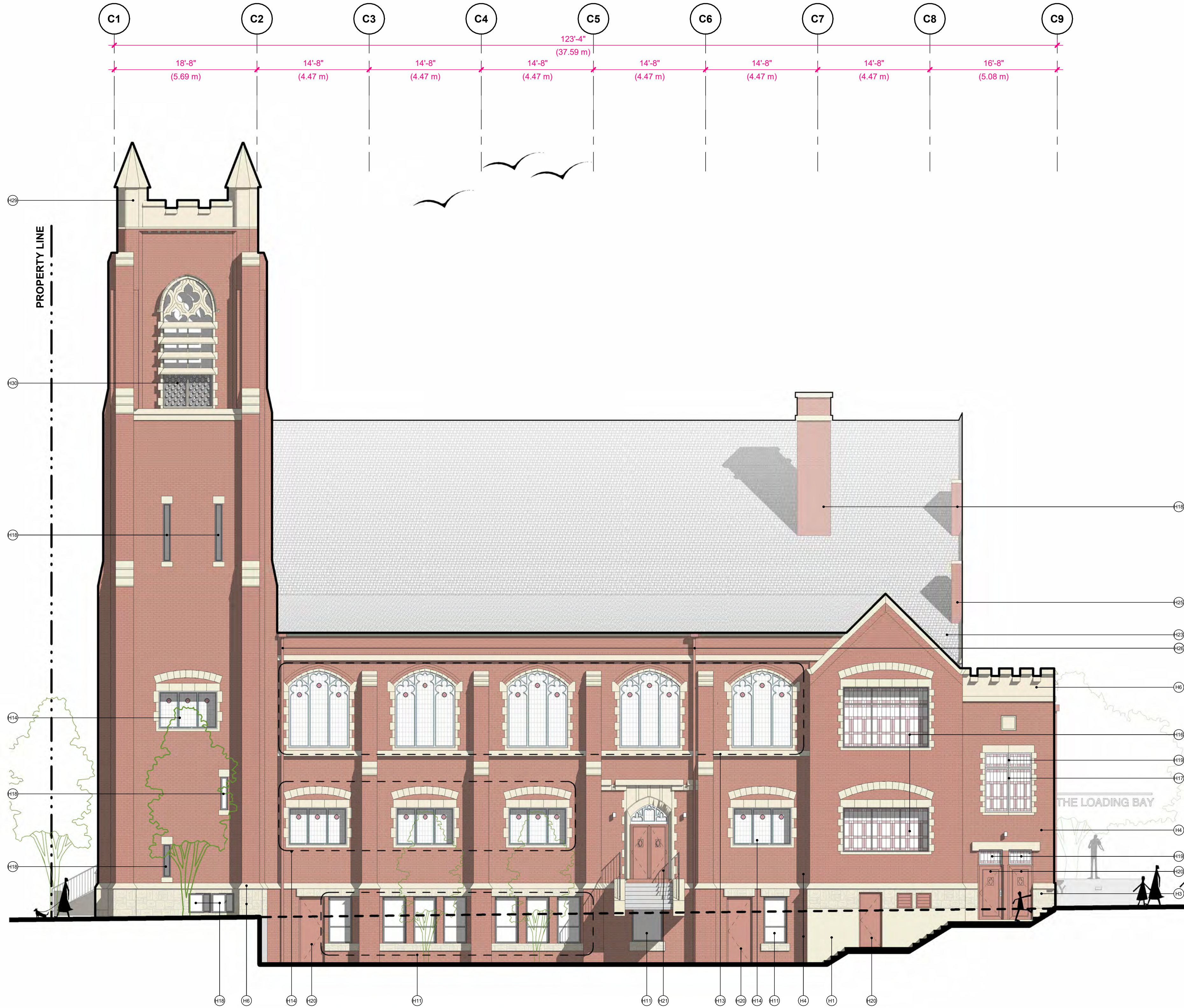
2025-09-08

CENTRAL MEWS EAST SITE ELEVATION

SCALE

1/16" = 1'-0"





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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934 BALMORAL RD & 1701 QUADRA ST

ISSUED FOR REZONING & DEVELOPMENT PERMIT TRG RESPONSE

SEPTEMBER 08, 2025

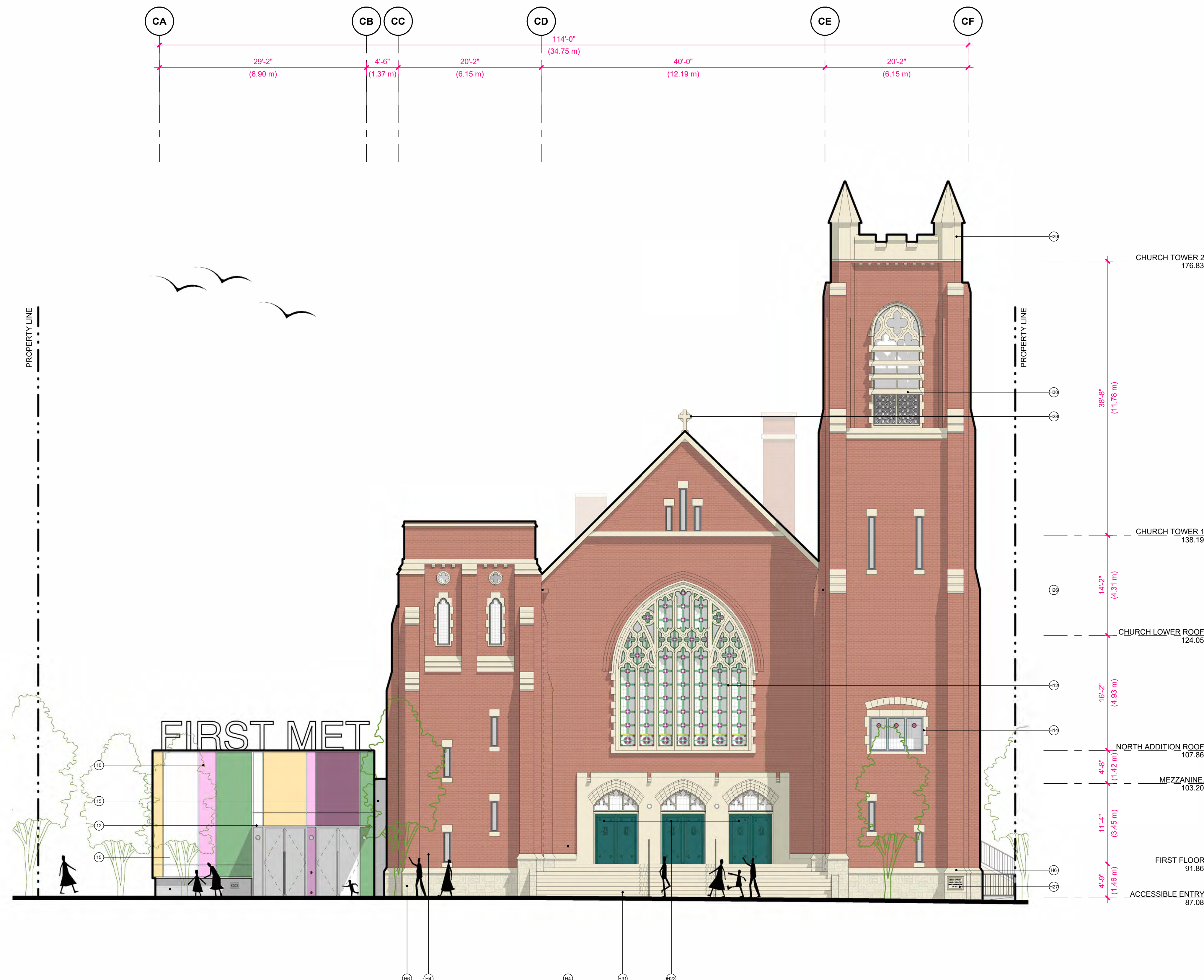


2025-09-08

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

- H10 THERMALLY BROKEN CURTAIN WALL, COLOURED GLASS TO MATCH EXISTING HERITAGE STAINED GLASS
- H12 POWDER COATED METAL CANOPY
- H15 ARCHITECTURAL CONCRETE



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934 BALMORAL RD & 1701 QUADRA ST

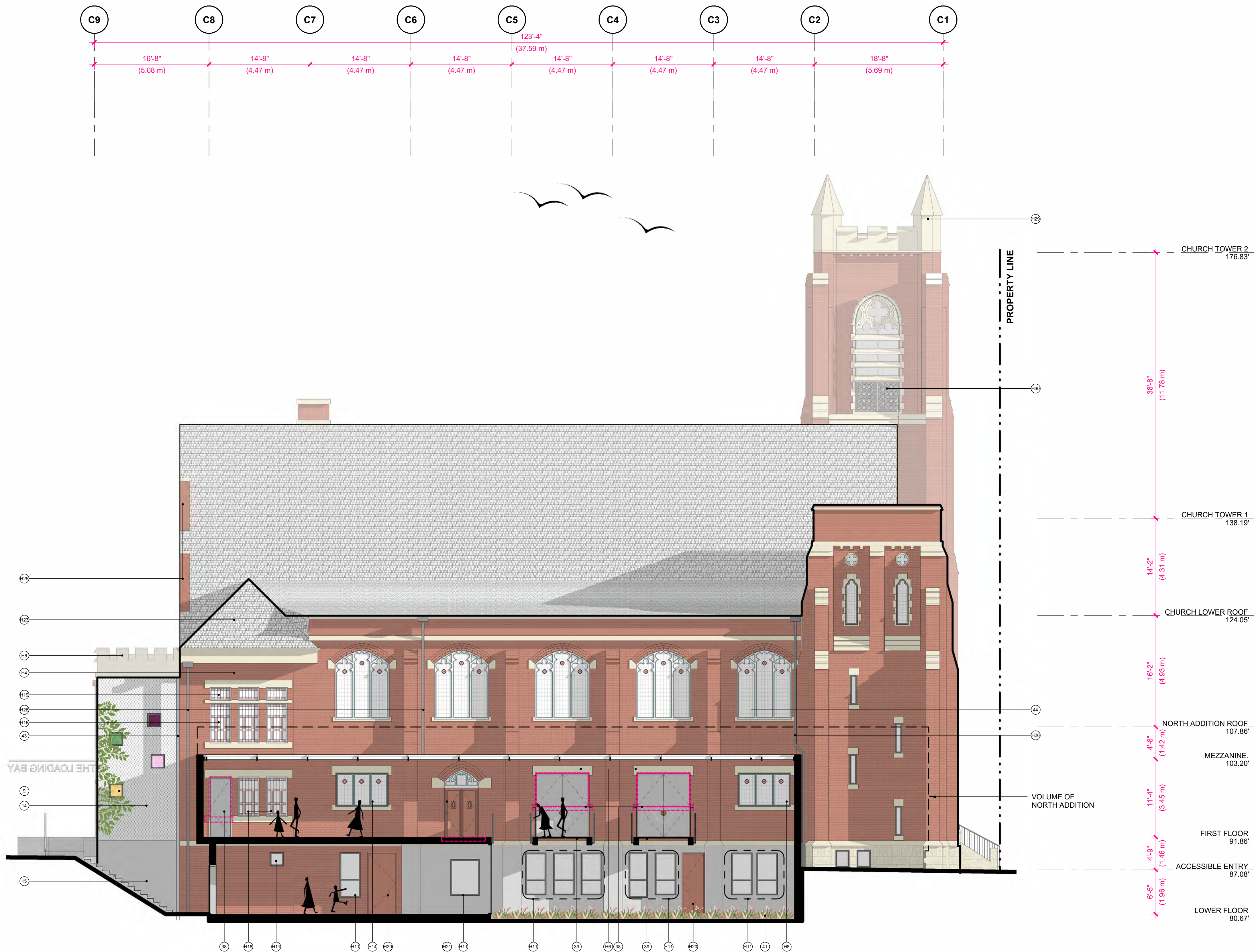
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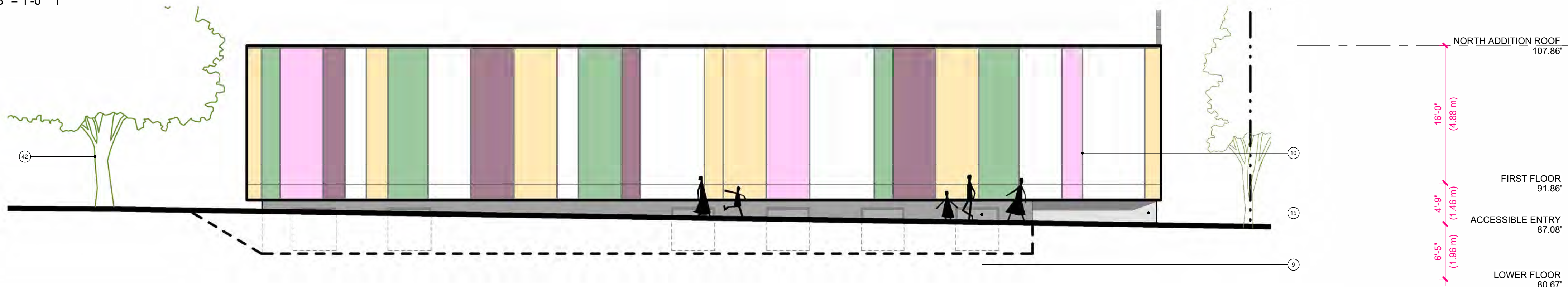


HERITAGE ELEVATION - QUADRA STREET

SCALE
1/8" = 1'-0"



1 NORTH ELEVATION AT CHURCH
1/8" = 1'-0"



2 NORTH ELEVATION AT ADDITION
1/8" = 1'-0"

NOTES:

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.
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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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FIRST MET

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SEPTEMBER 08, 2025



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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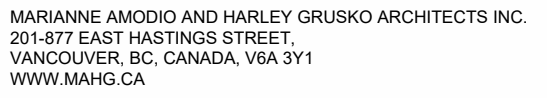
SEPTEMBER 08, 2025



HERITAGE ELEVATION
CENTRAL MEWS EAST

SCALE

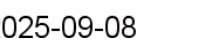
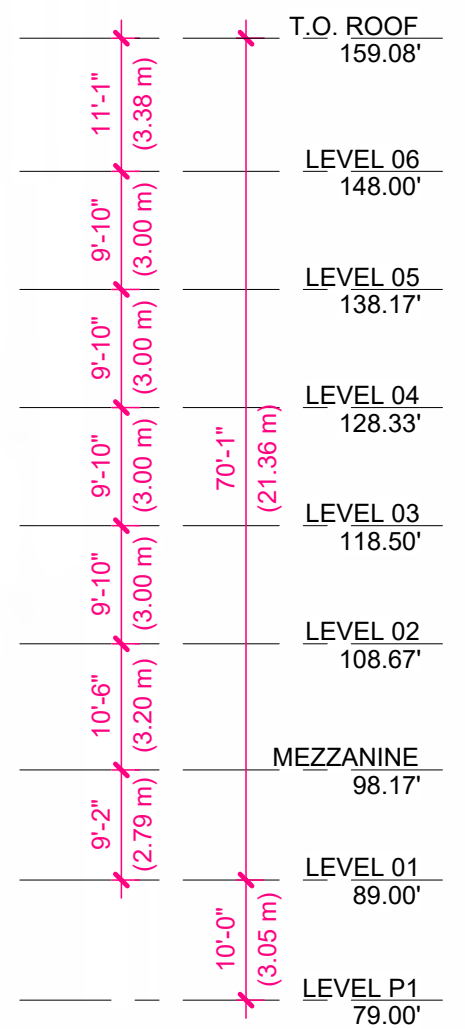
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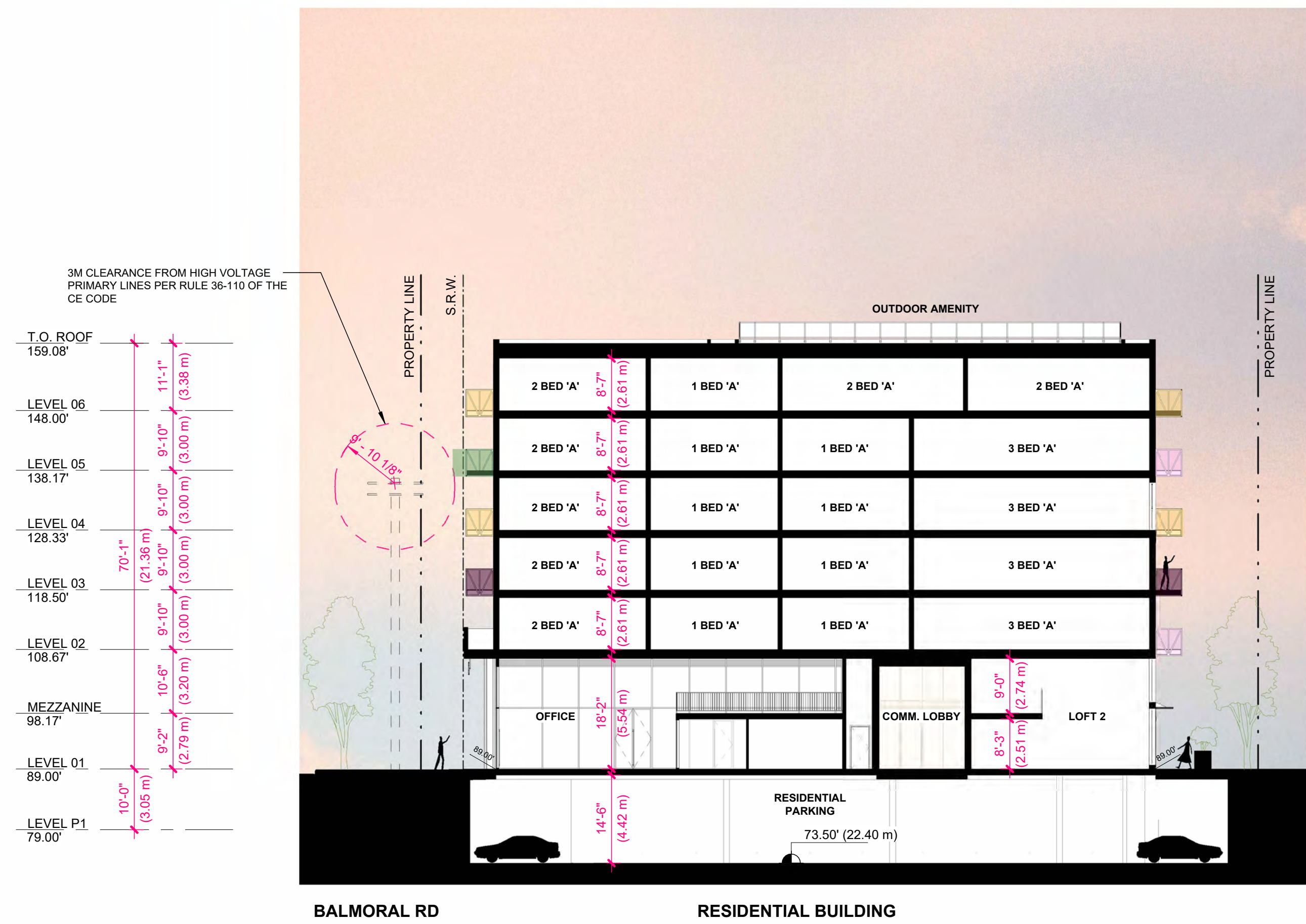


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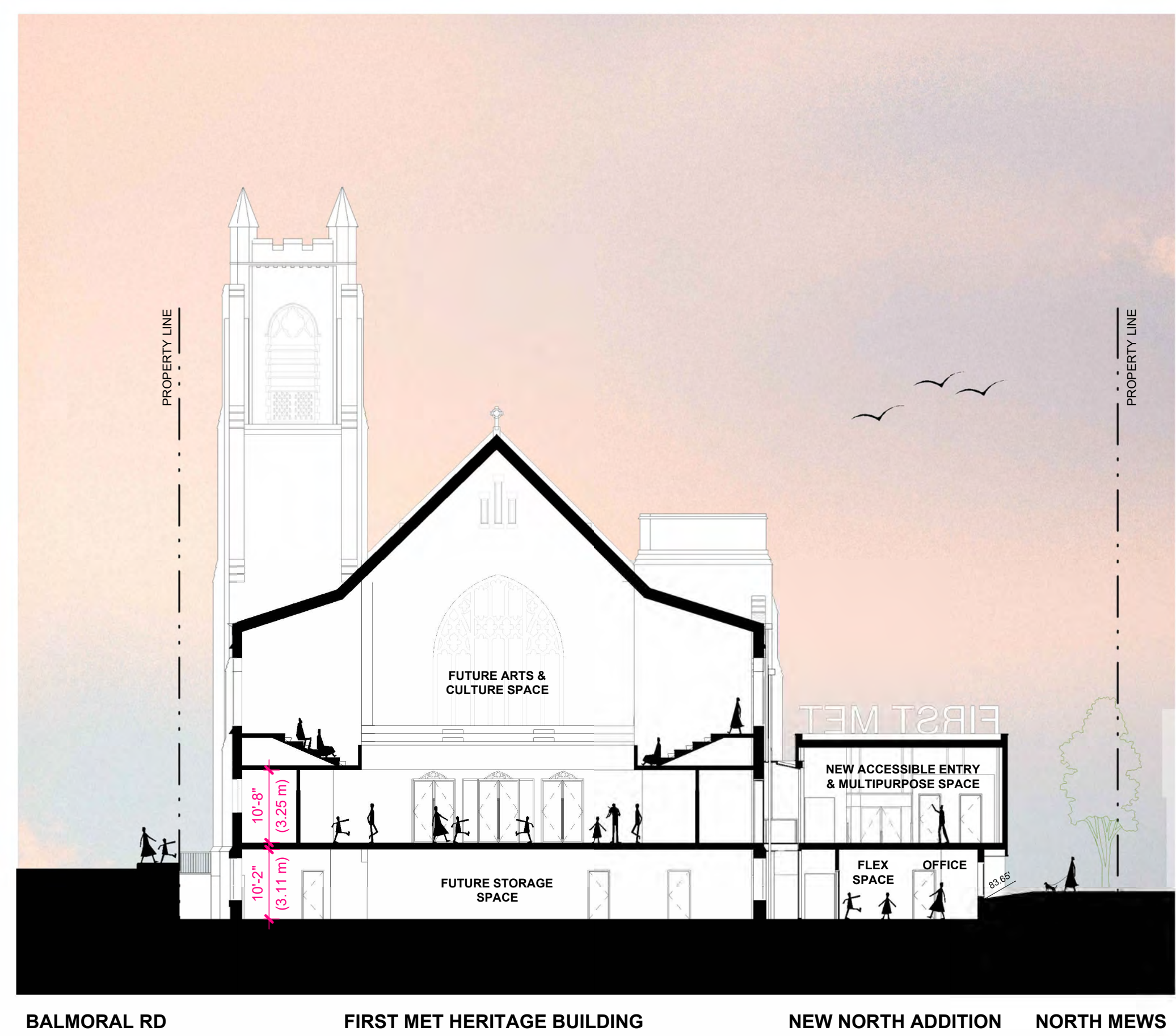
934 BALMORAL RD & 1701 QUADRA ST

SEPTEMBER 08, 2025


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




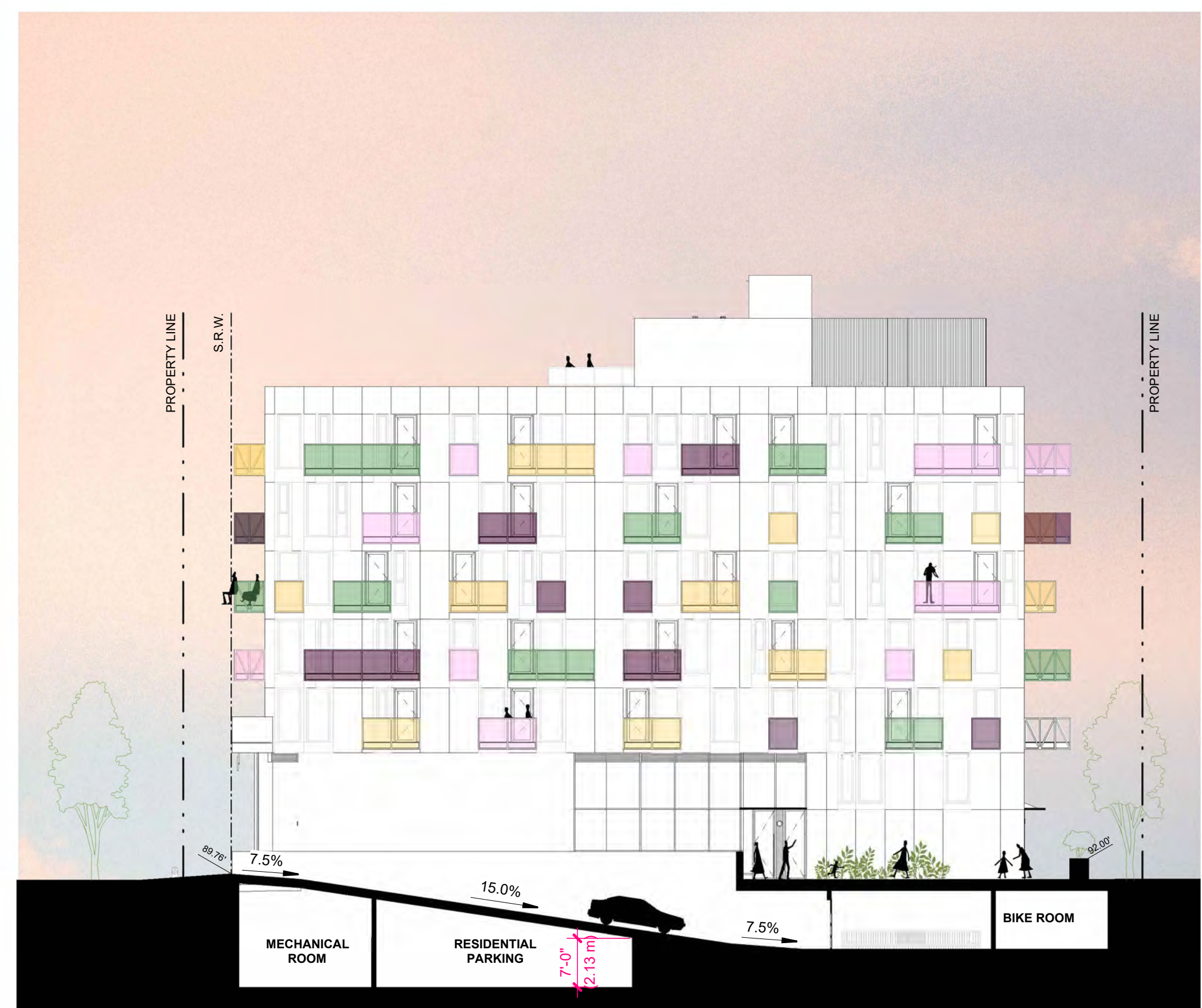
3 SITE SECTION THROUGH RESIDENTIAL BLDG LOOKING WEST



4 SITE SECTION THROUGH HERITAGE BUILDING LOOKING WEST



2 SITE SECTION THROUGH RESIDENTIAL COURTYARD LOOKING WEST



1 SITE SECTION THROUGH PARKING ENTRY RAMP LOOKING WEST

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FIRST
MET

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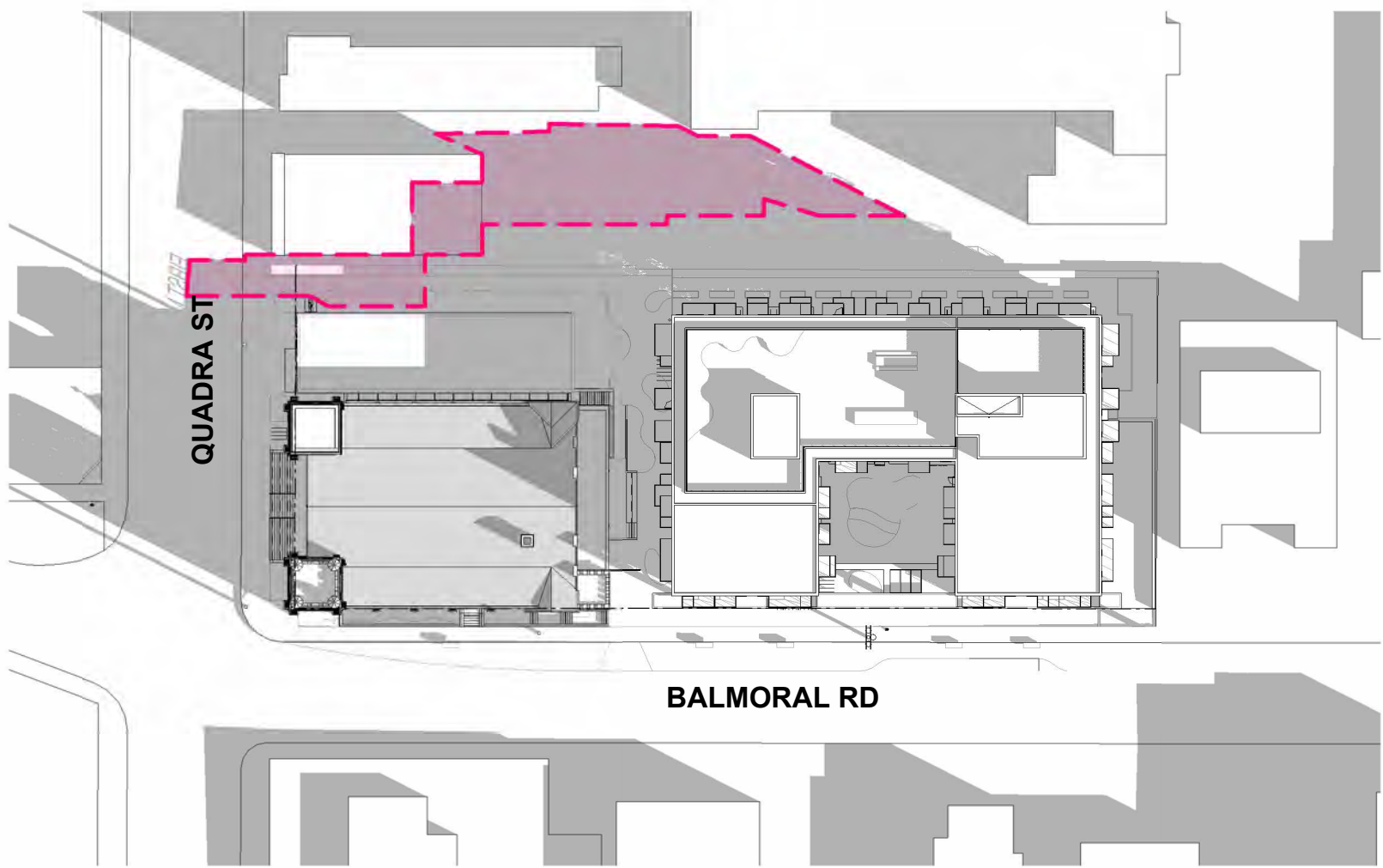


2025-09-08

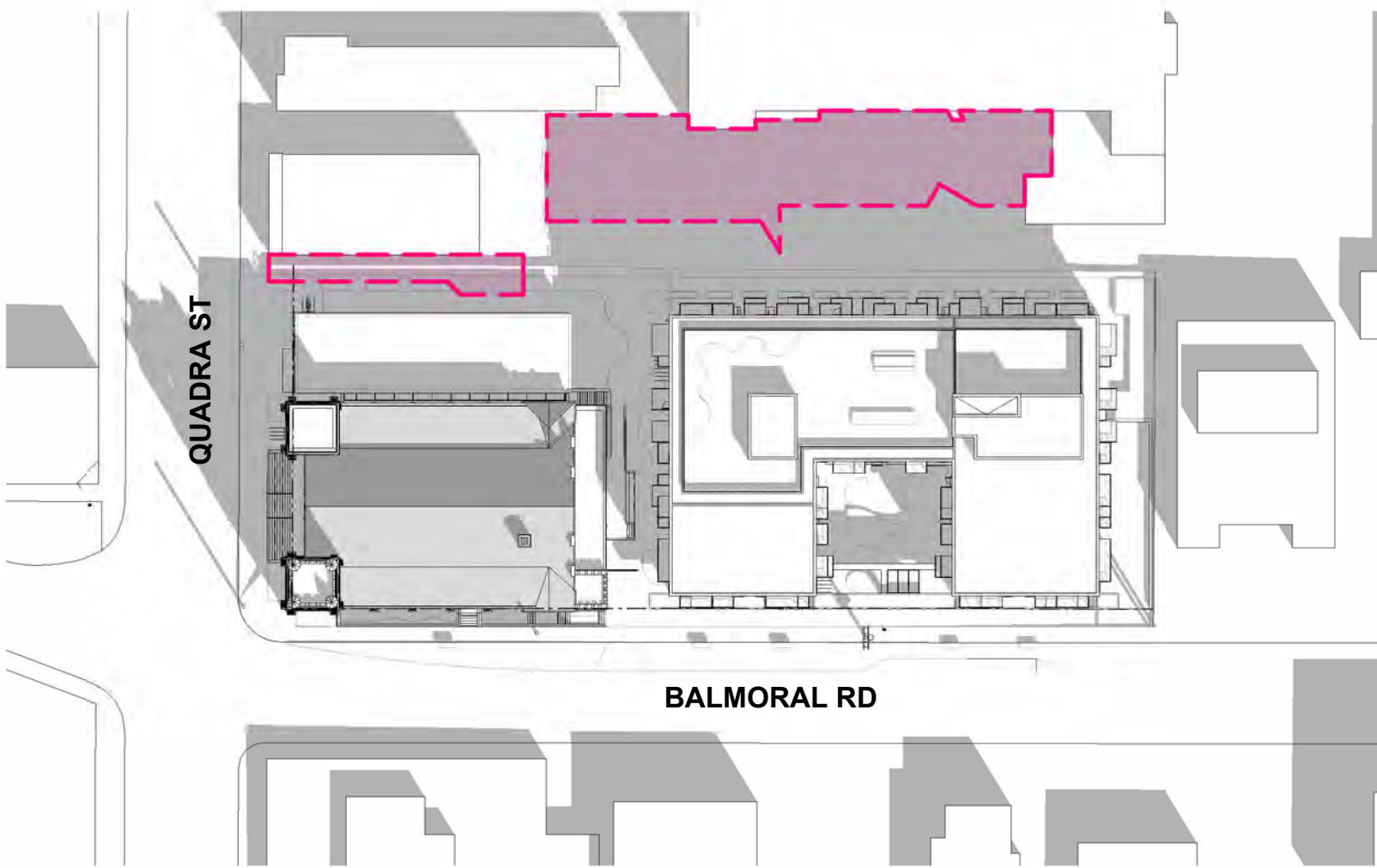
SITE SECTIONS

SCALE

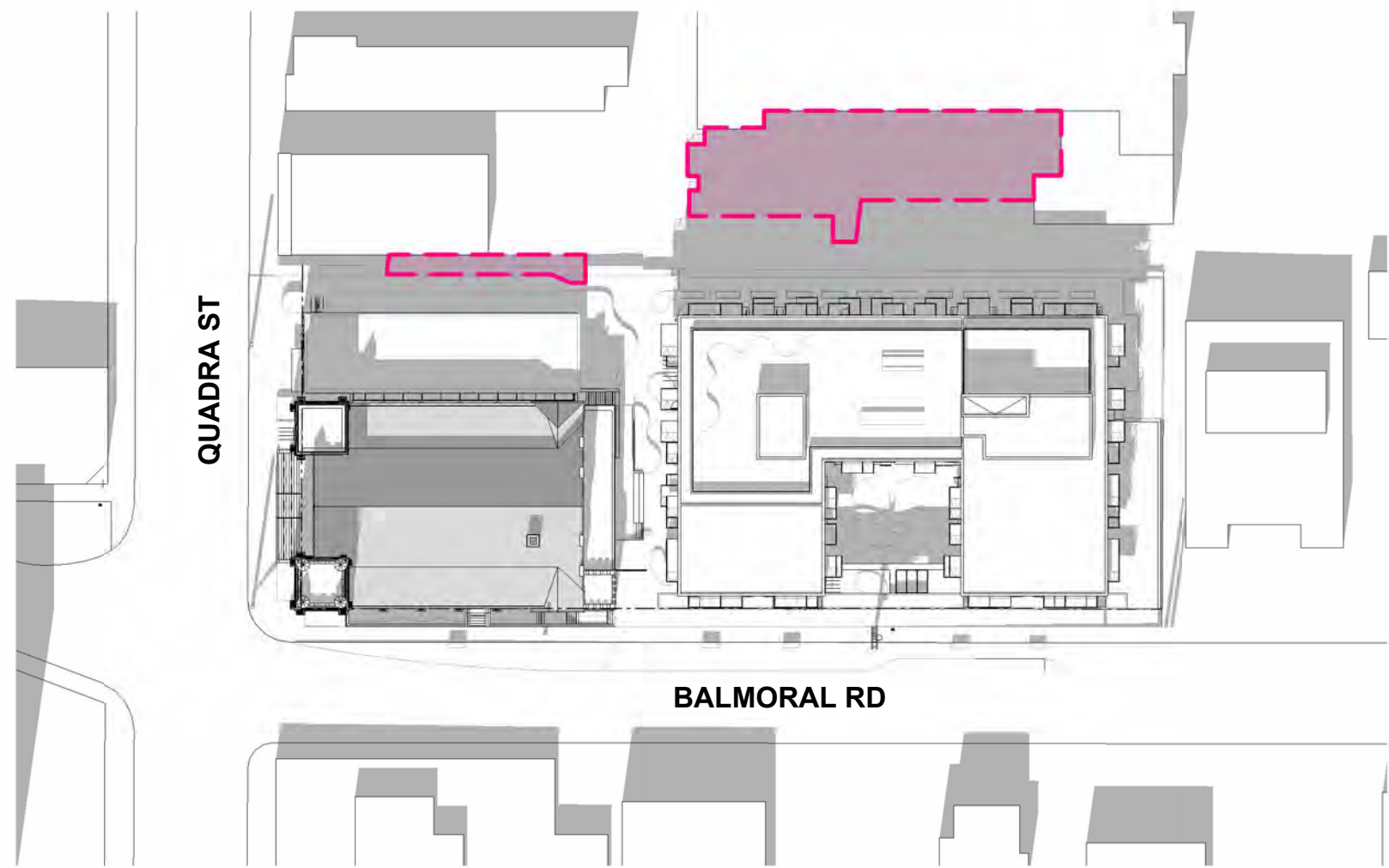
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10:00AM

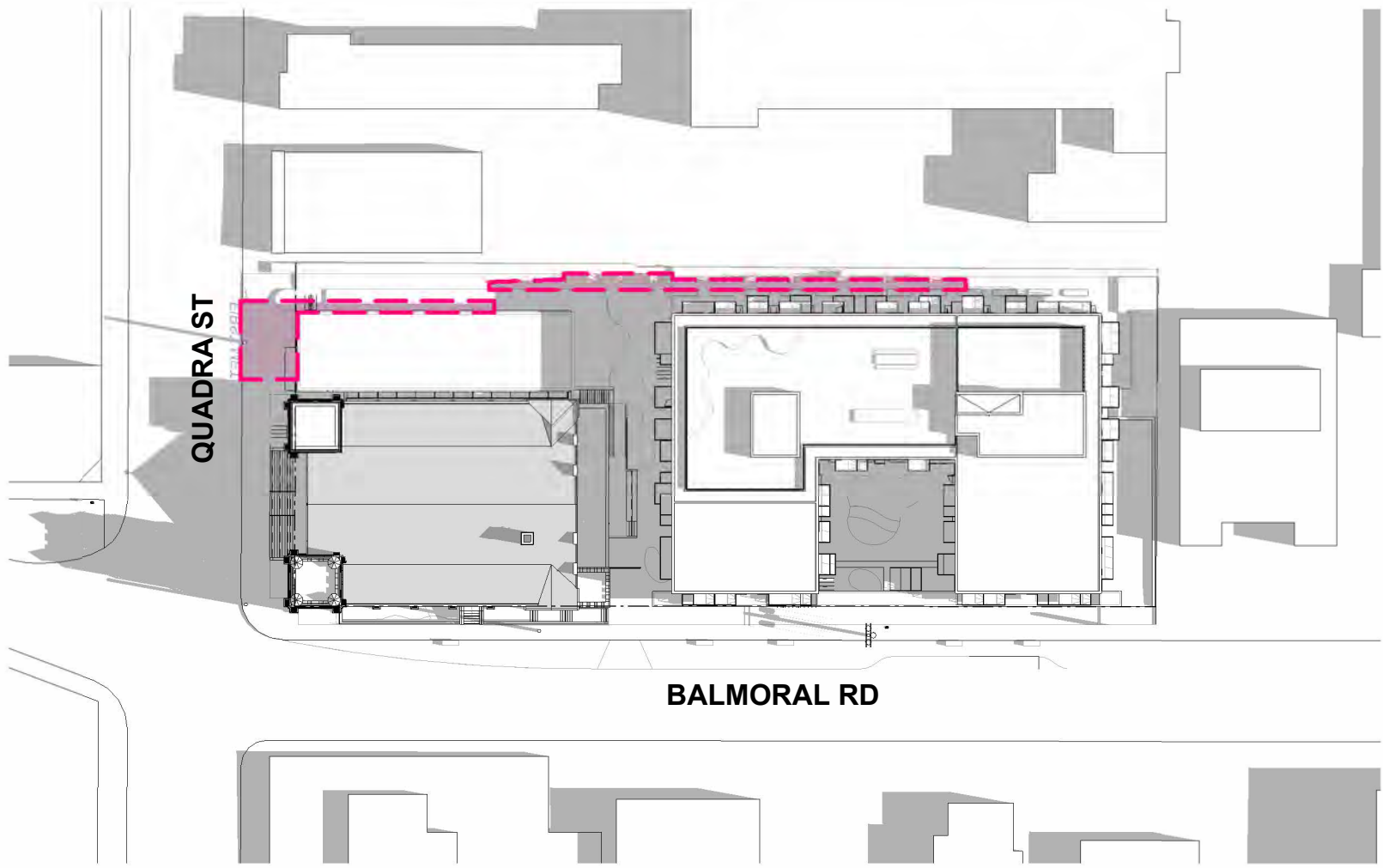


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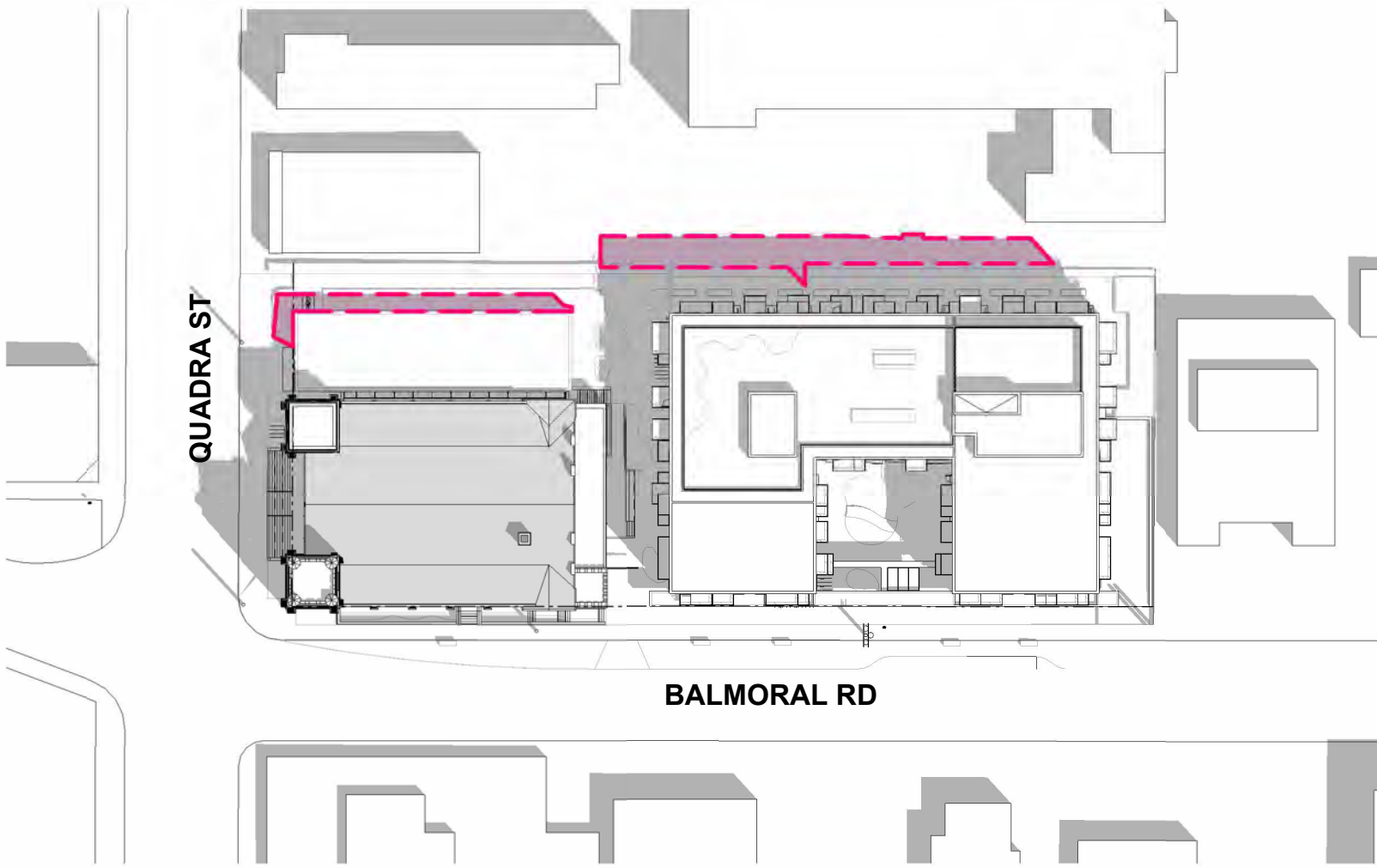


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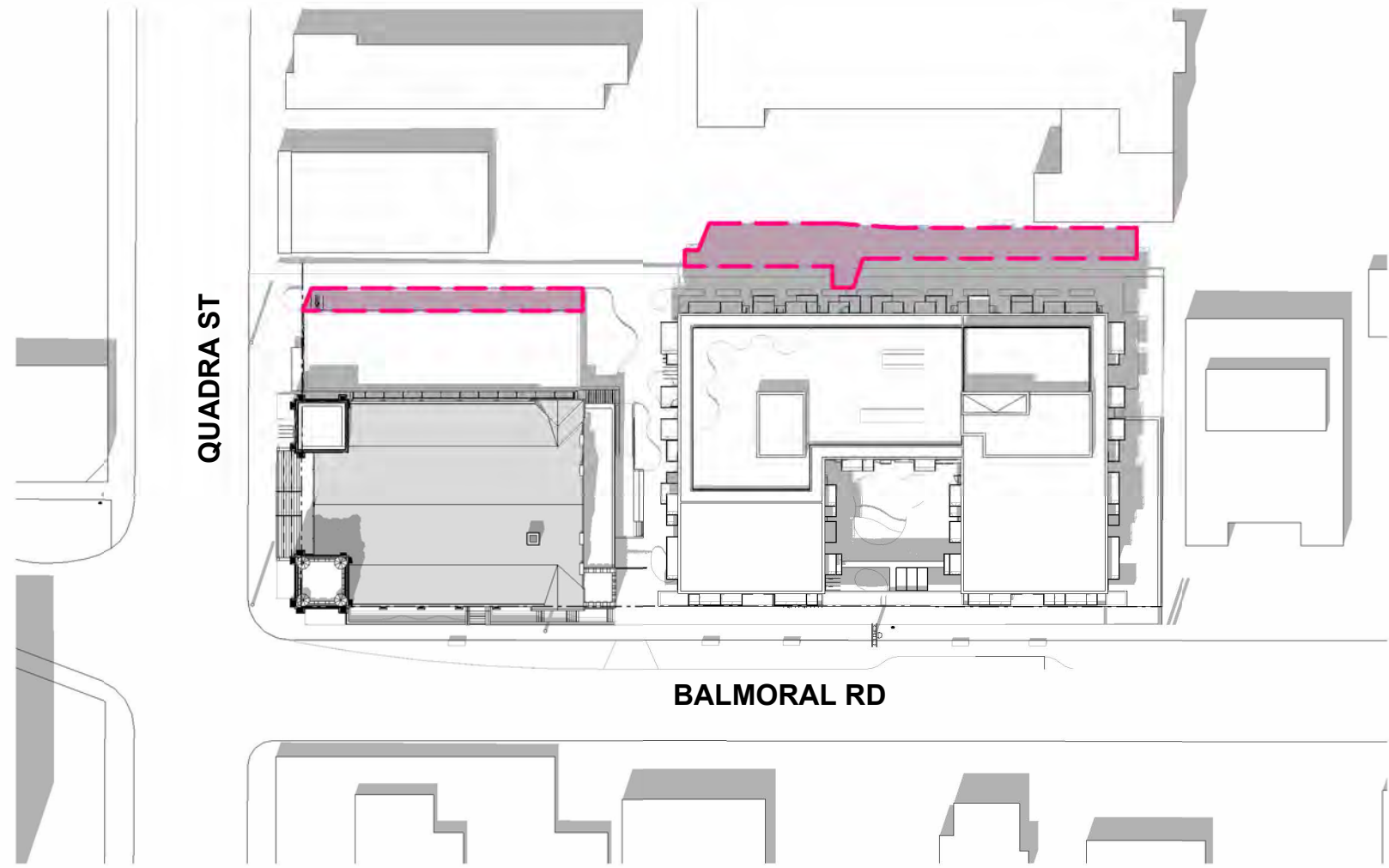
3 SPRING EQUINOX



10:00AM

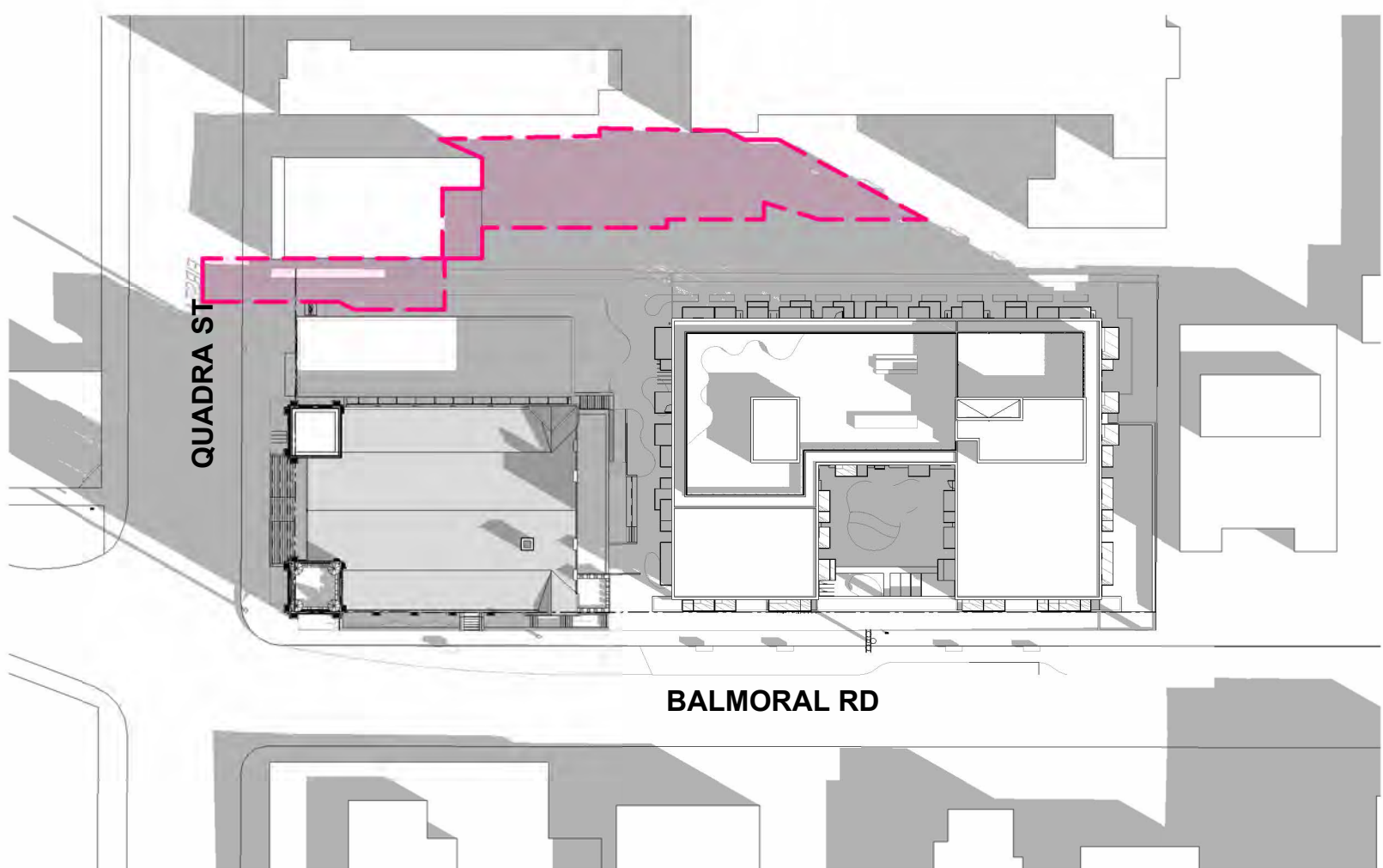


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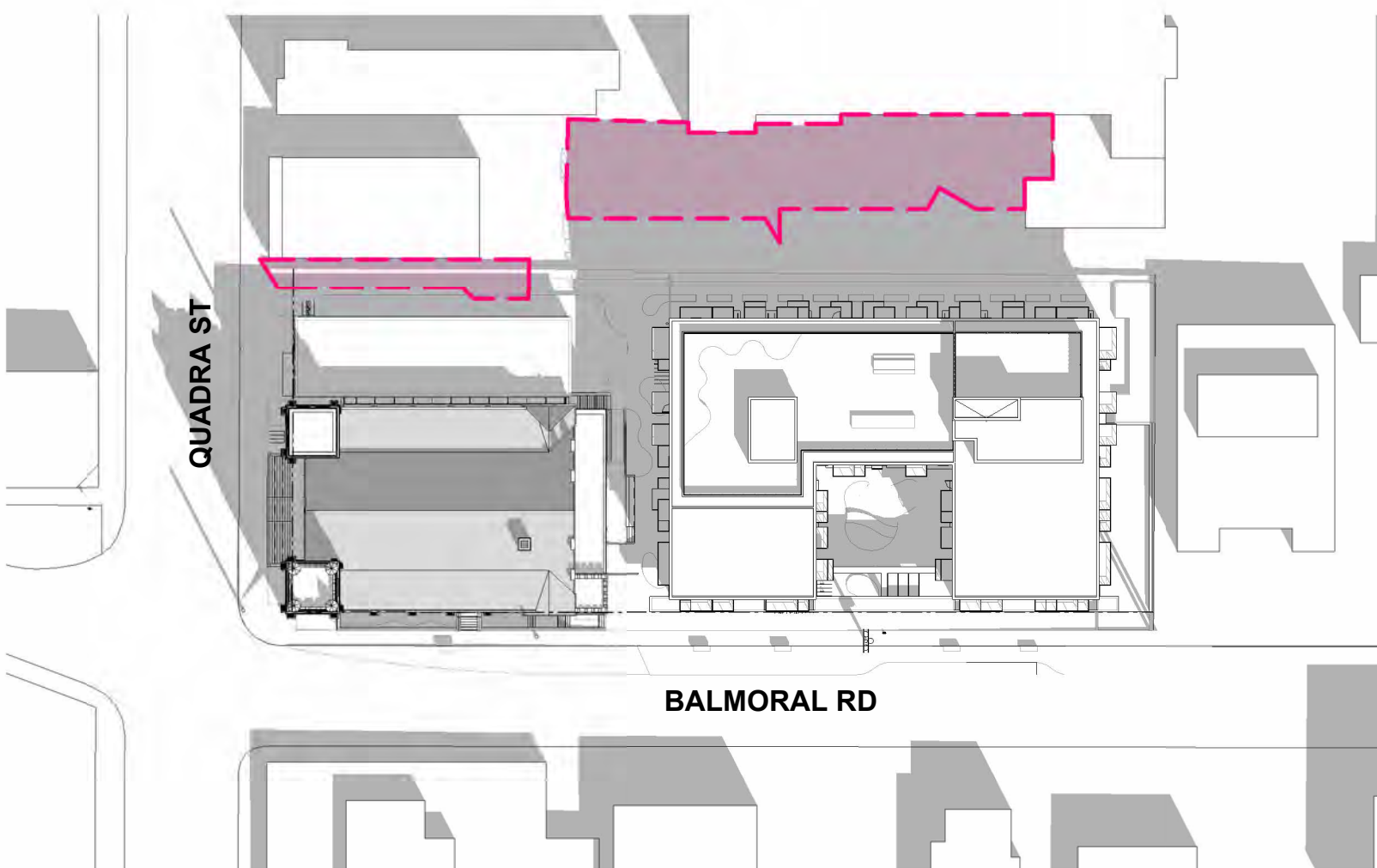


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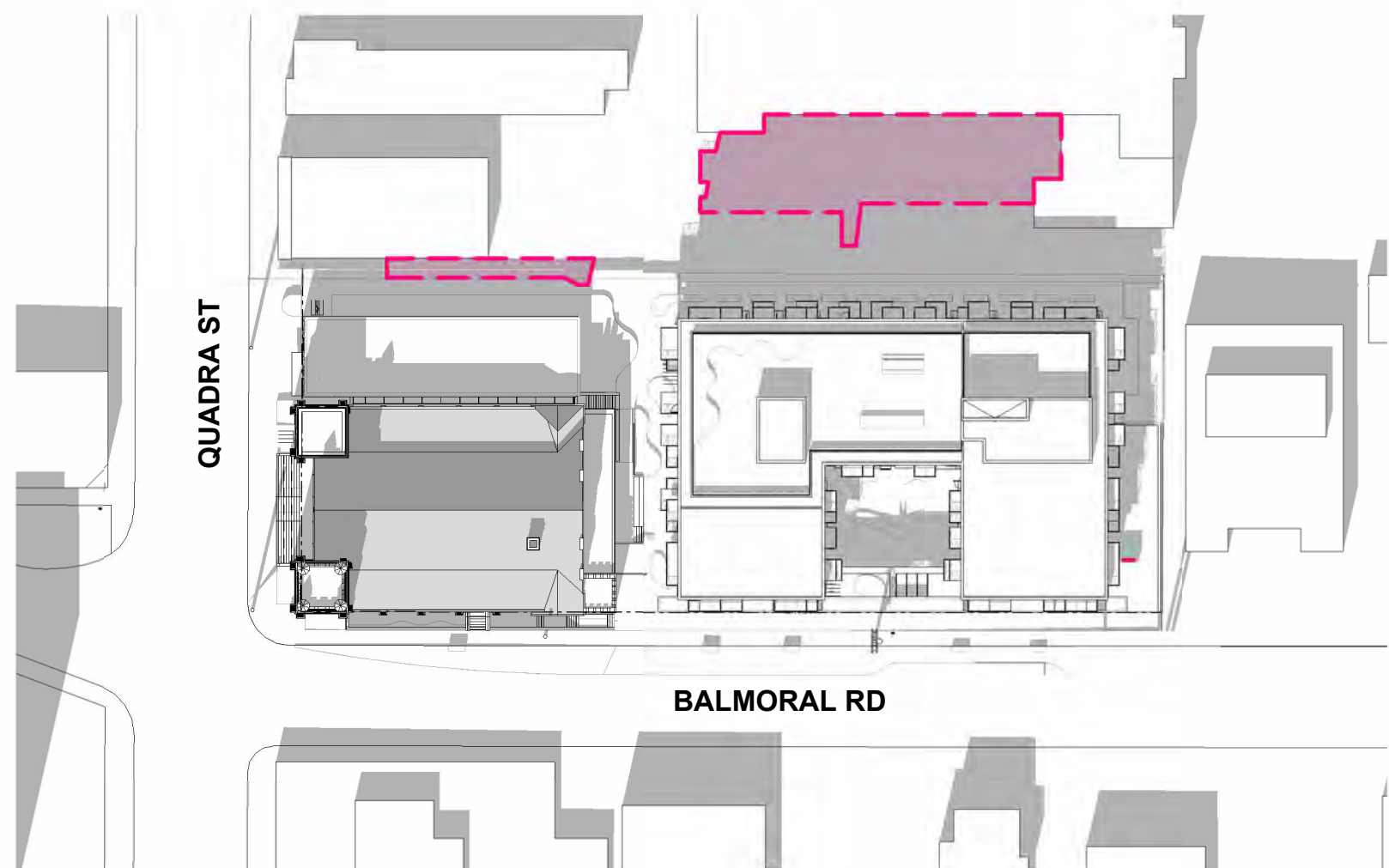
2 SUMMER SOLTICE



10:00AM



12:00PM



2:00PM

1 FALL EQUINOX

--- EXTENT OF NEW SHADOWS ONLY



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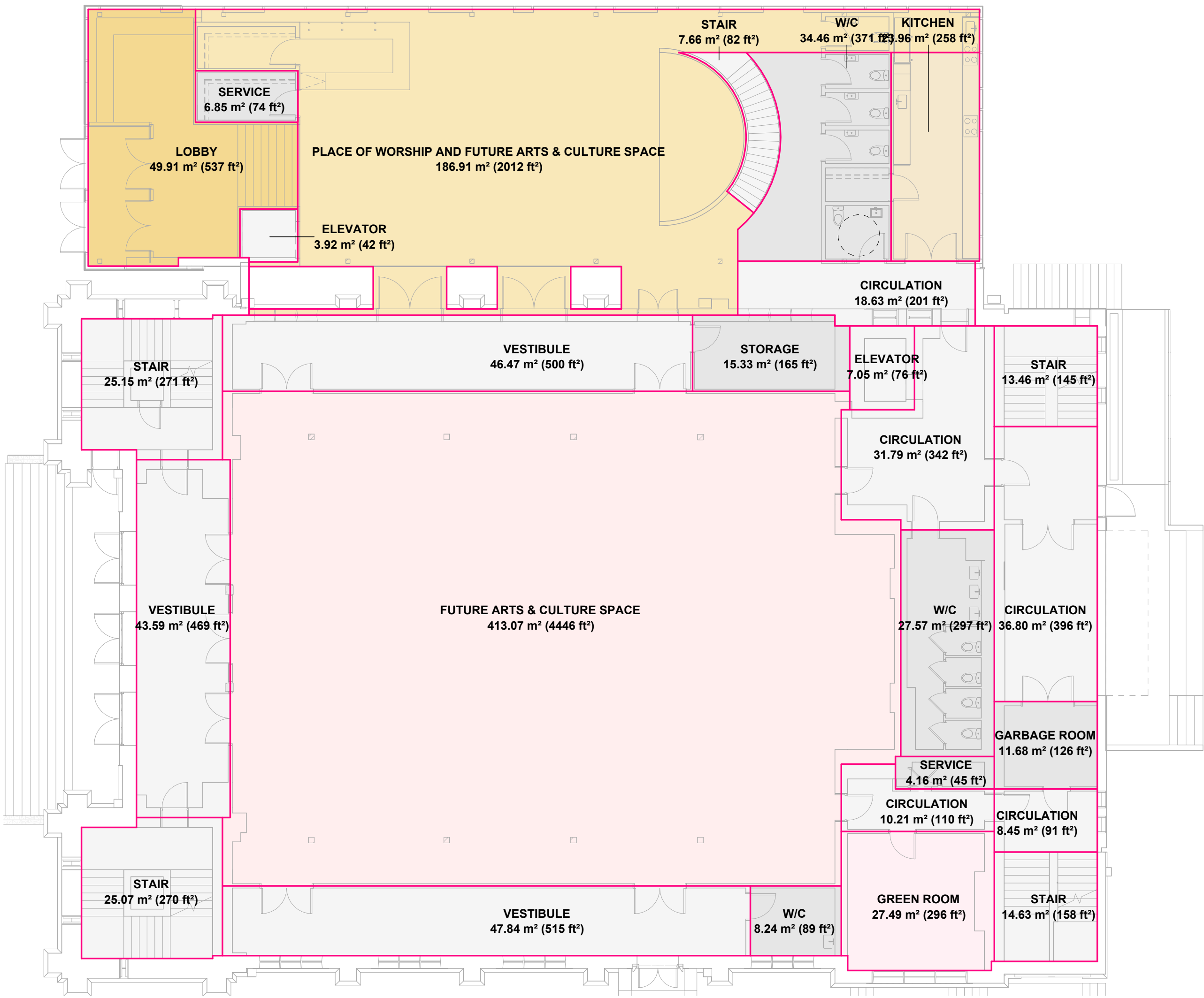


SHADOW STUDIES

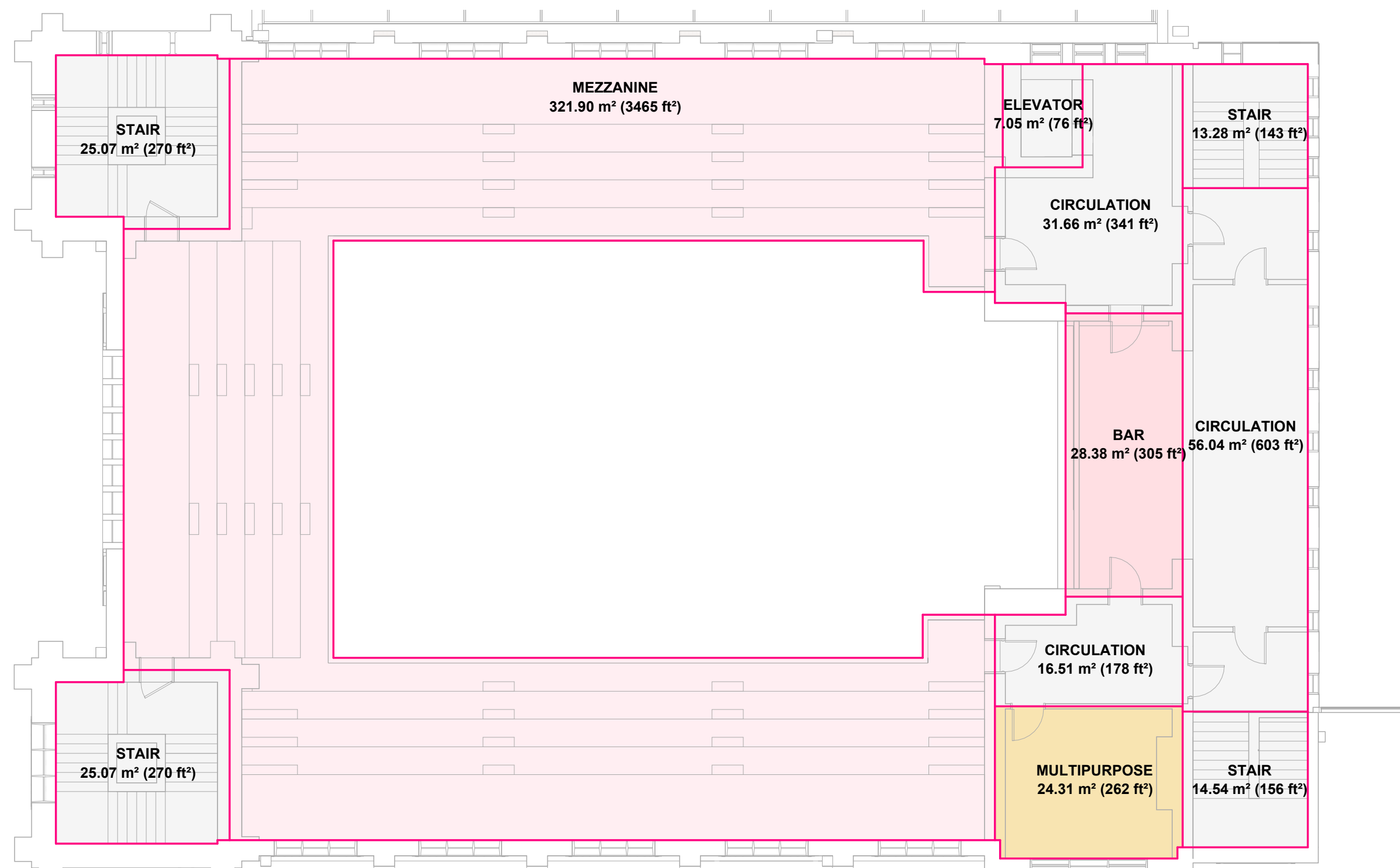
SCALE
1/64" = 1'-0"



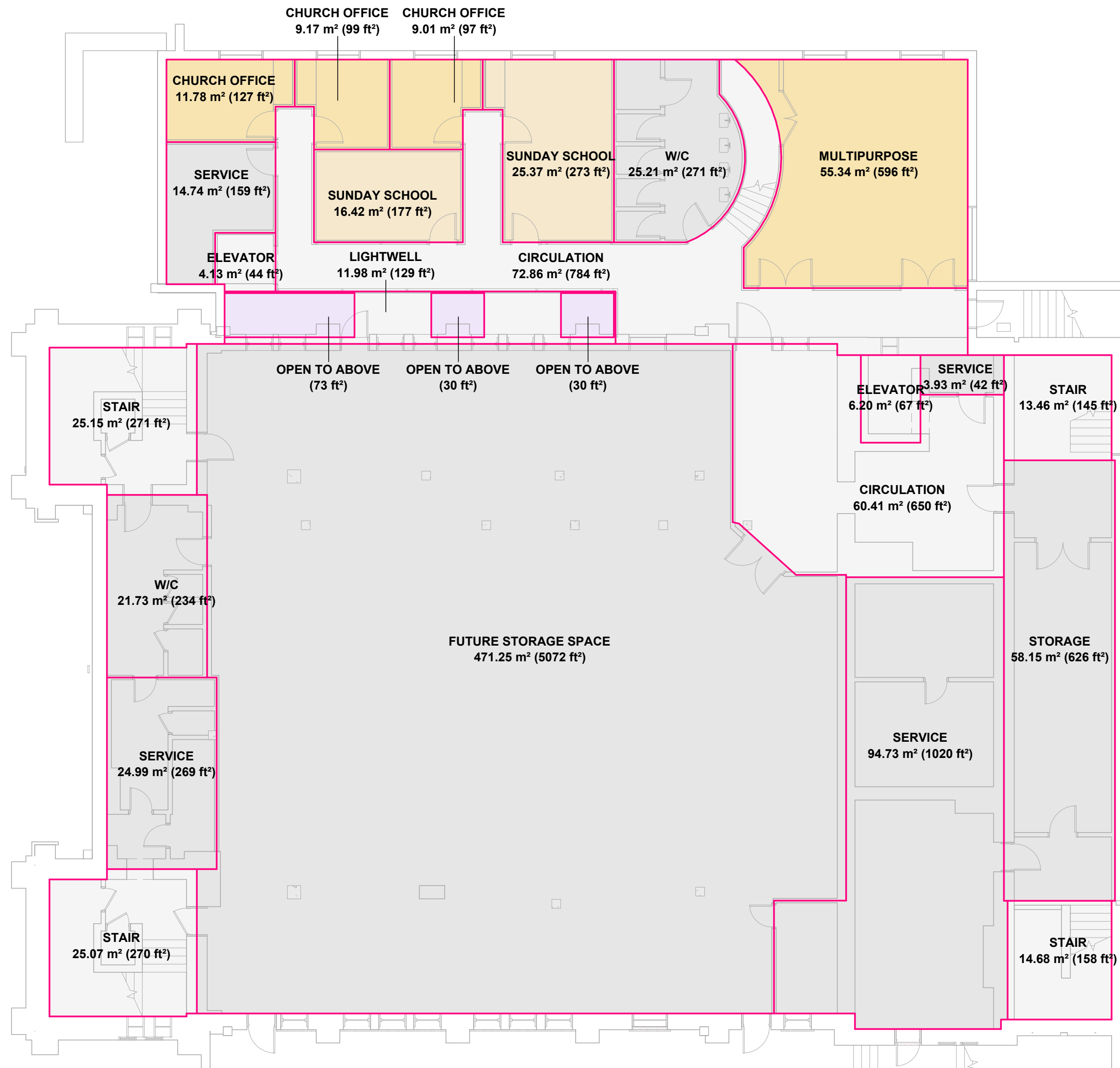
A5.00



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	ELEVATOR	92	ft² 9 m²
RESIDENTIAL	ELEVATOR	922	ft² 86 m²
		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
			1.859

FIRST MET HERITAGE BUILDING

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

NEW ADDITIONS

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



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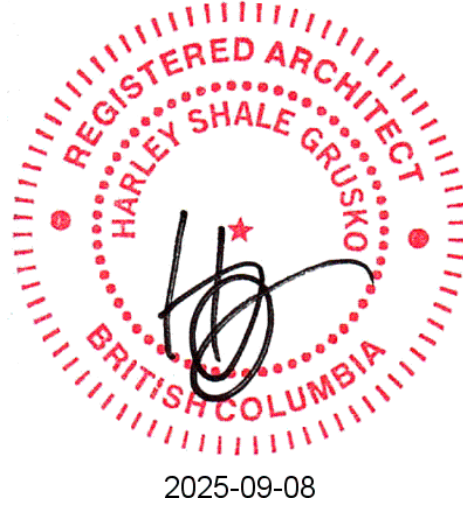
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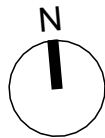
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FLOOR SPACE RATIO PLANS

SCALE

3/32" = 1'-0"

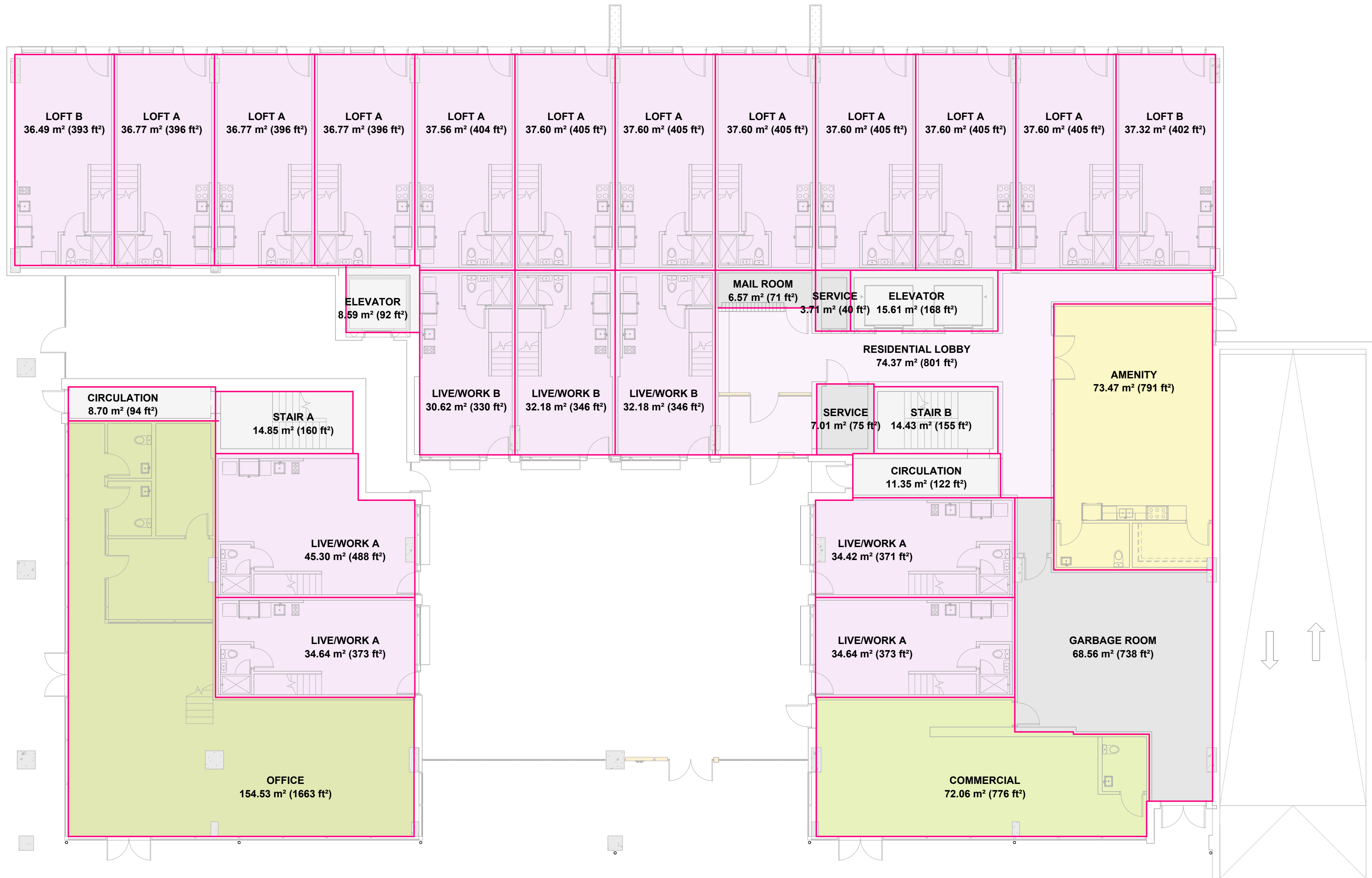


FSR 1.00

2 LEVEL 01 MEZZANINE



1 LEVEL 01



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SEPTEMBER 08, 2025



2025-09-08

FLOOR SPACE RATIO PLANS

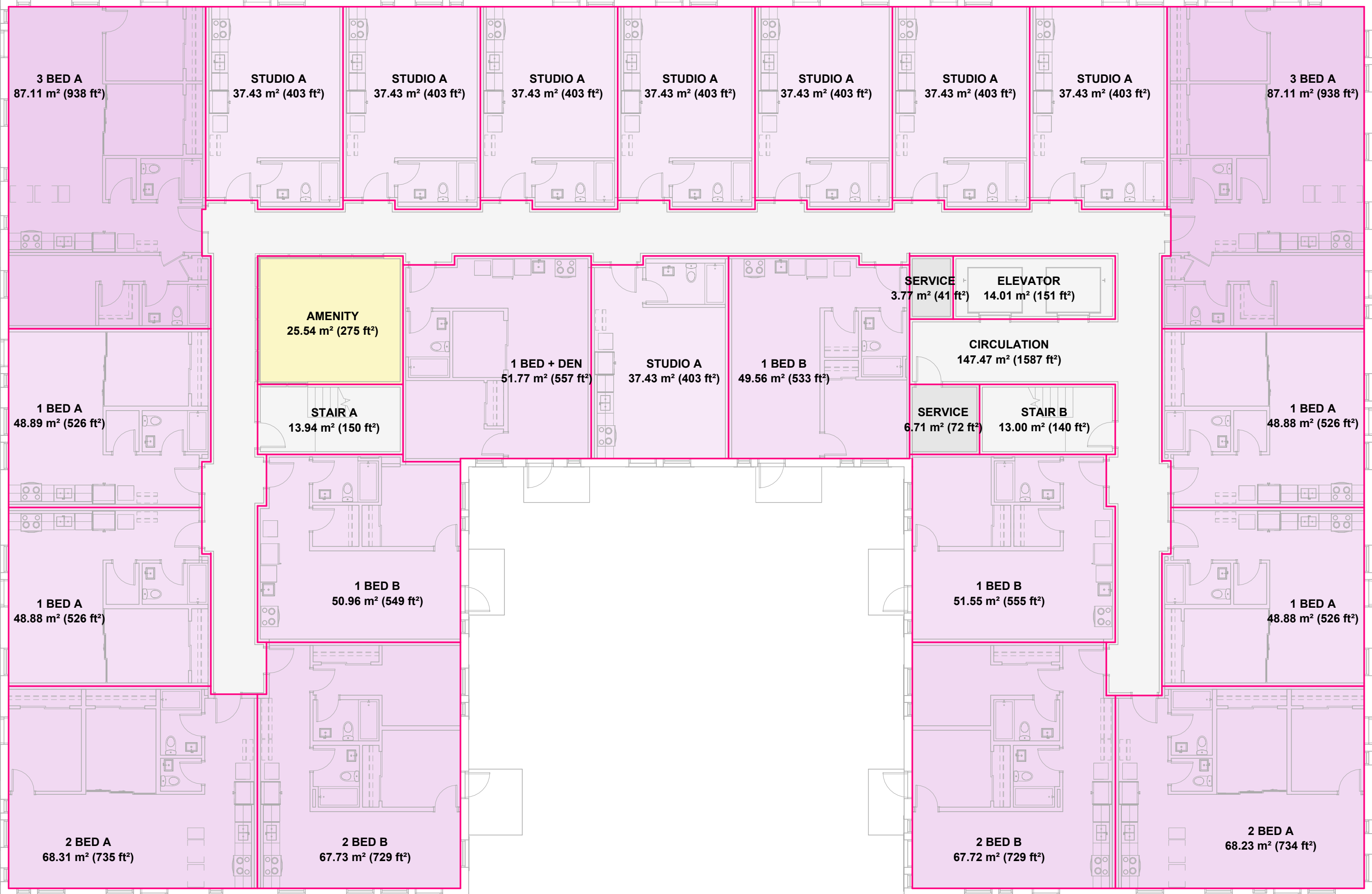
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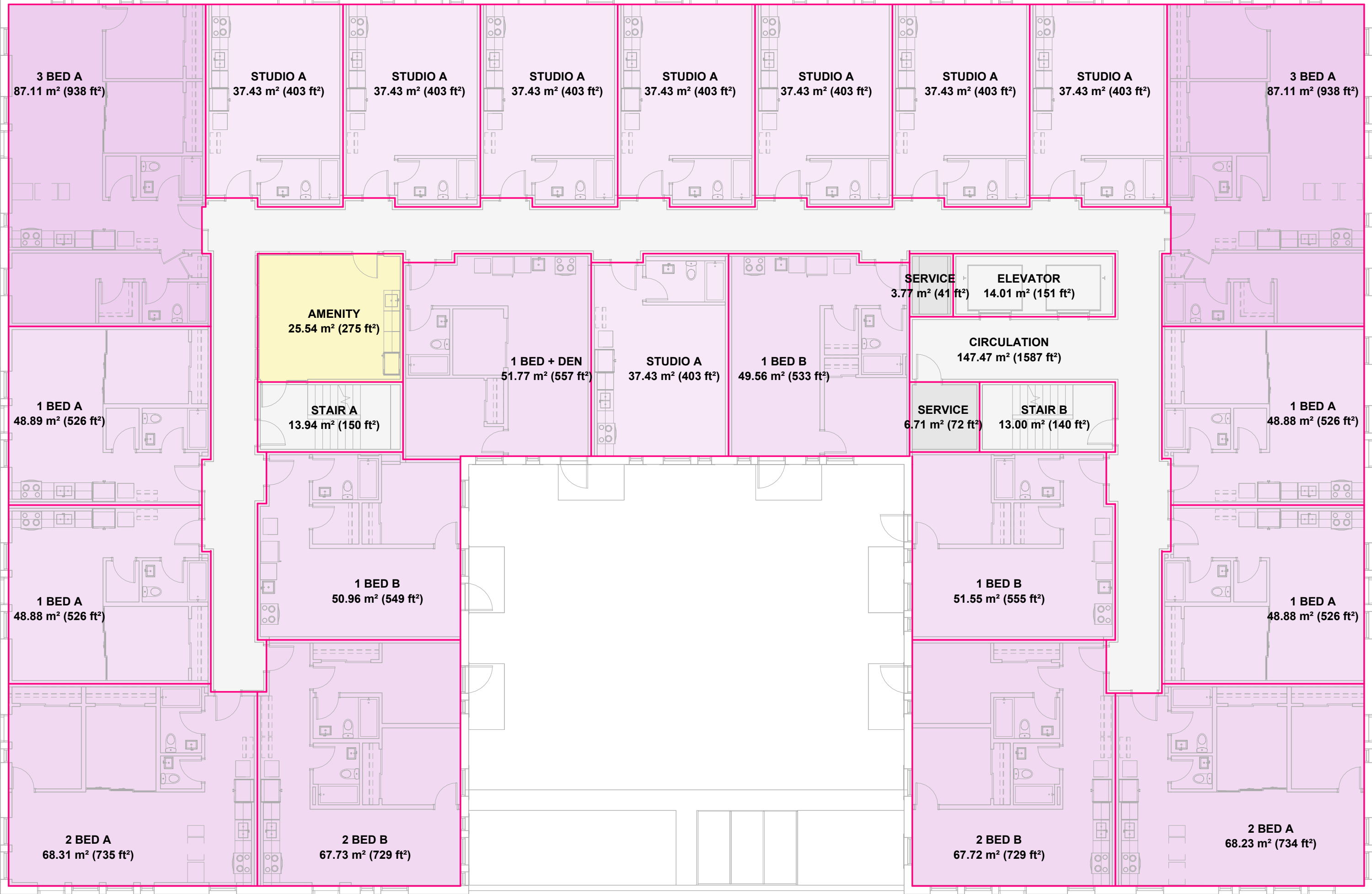


FSR 1.01

2 LEVELS 03 TO 05



1 LEVEL 02



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DEVELOPMENT PERMIT TRG
RESPONSE

SEPTEMBER 08, 2025



2025-09-08

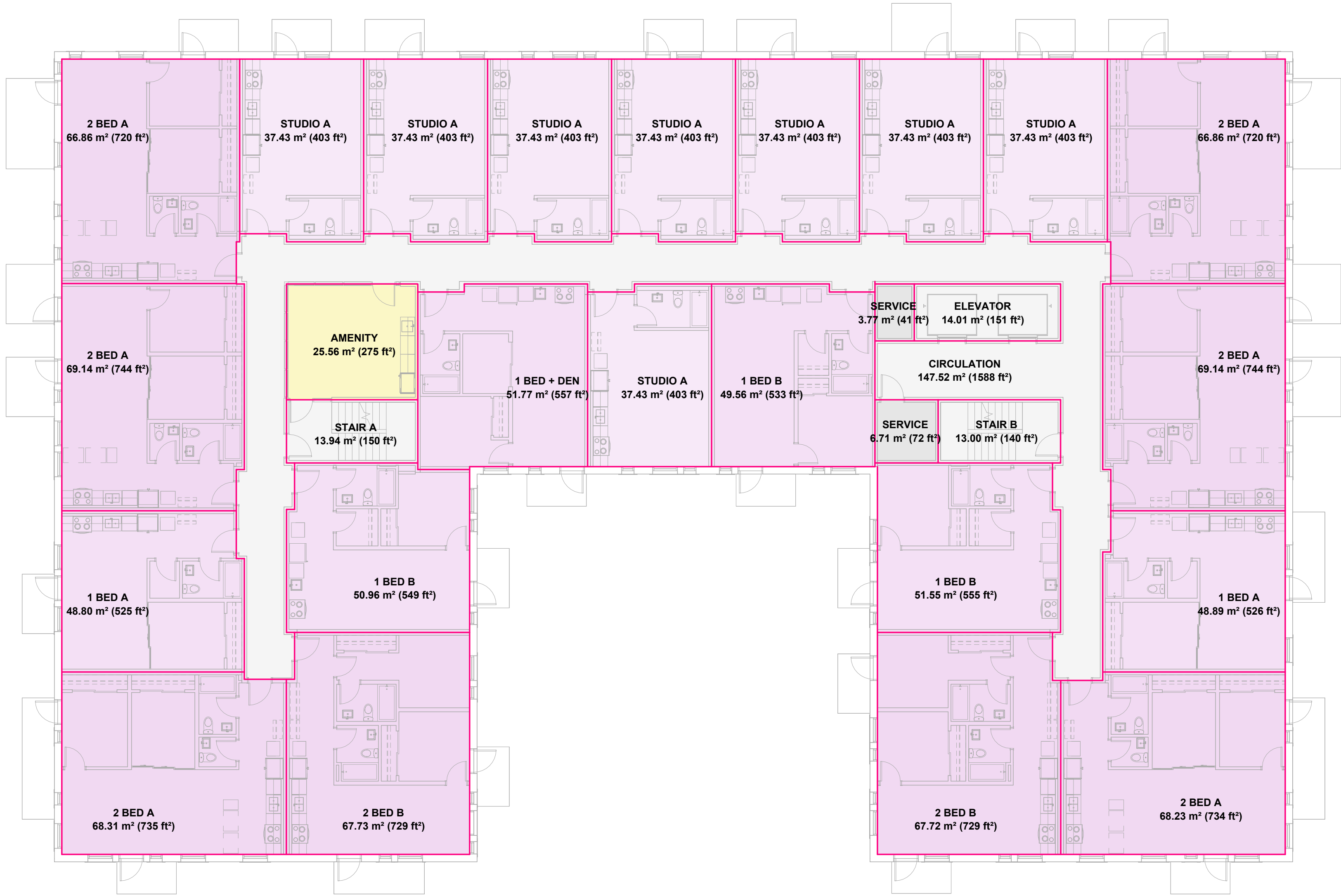
FLOOR SPACE RATIO
PLANS

SCALE

3/32" = 1'-0"



FSR 1.02



1 LEVEL 06



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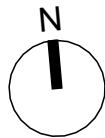
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2025-09-08

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

NOT FOR CONSTRUCTION

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First Met

1701 Quadra St. Victoria, BC

Cover Sheet



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
Ground Floor

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

MATERIAL LEGEND

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

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

- 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

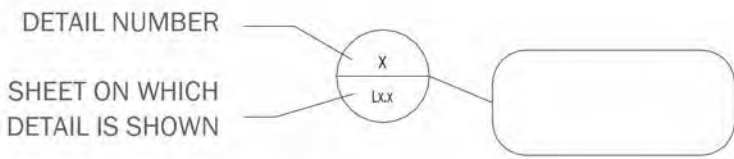


PRIVATE PATIOS



INTEGRATED PLANTING BOXES WITH MIXED SHRUBS

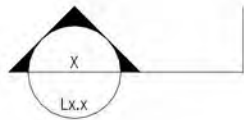
GENERAL LEGEND



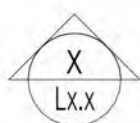
REVISION



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
hapact.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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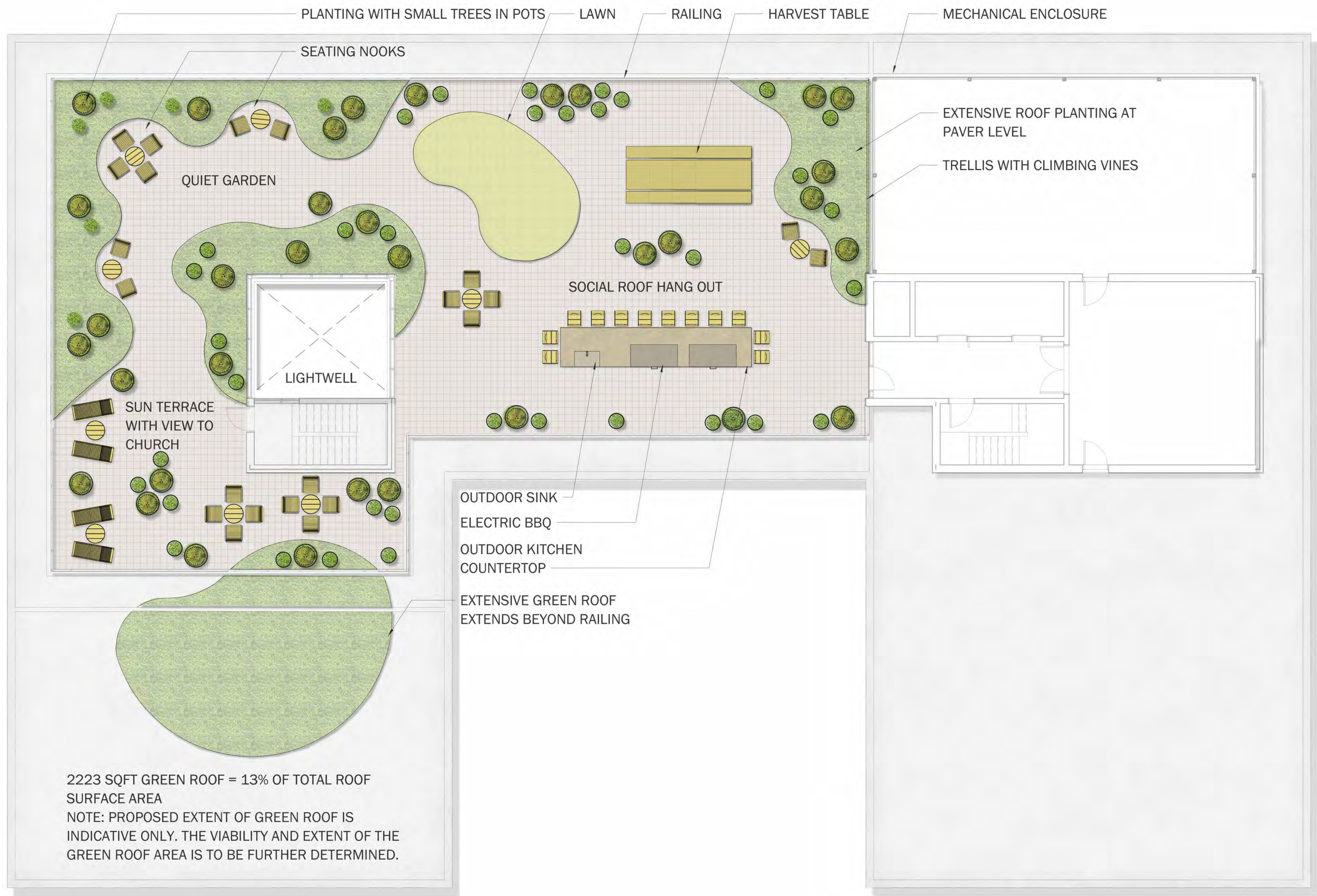
First Met

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

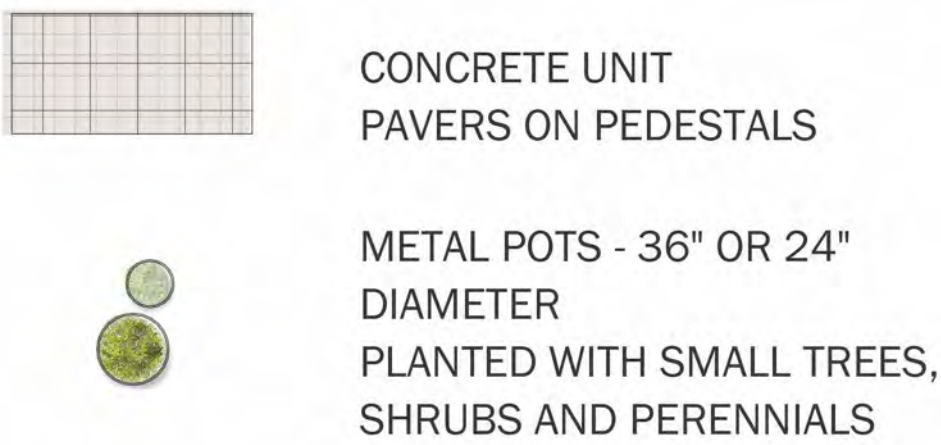
SMALL POTS - ROOF TERRACE		114 sf
Artemisia frigida / Fringed Wormwood		18 962
Aster laevis / Smooth Aster		18 962
Camassia leichtlinii / Great Camas		9 462
Polystichum munitum / Western Sword Fern		38
LARGE POTS - ROOF TERRACE		248 sf
Armeria maritima / Sea Thrift		41 239
Fragaria vesca / Woodland Strawberry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

PLANTING SCHEDULE

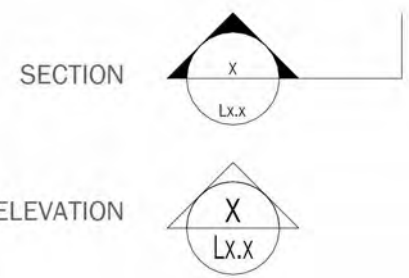
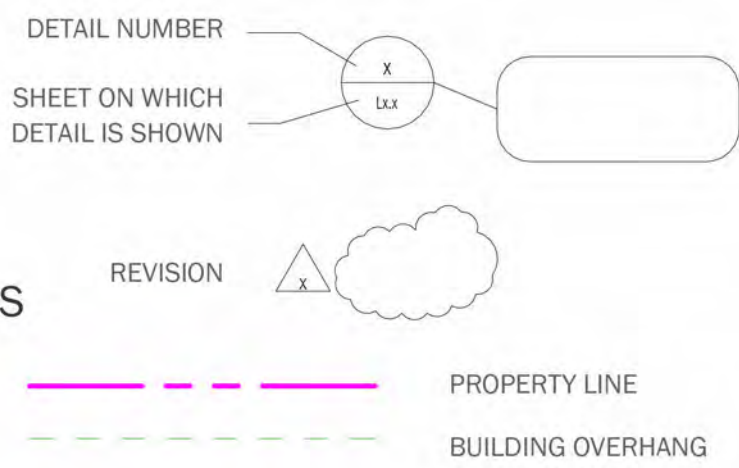
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	Al2	9	Amelanchier laevis / Allegheny Serviceberry
	Cc2	11	Ceanothus x 'Concha' / Concha Wild Lilac
	Ps	8	Pinus contorta 'Spaan's Dwarf' / Spaan's Dwarf Shore Pine
	Rt2	7	Rhus typhina / Staghorn Sumac

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



GENERAL LEGEND



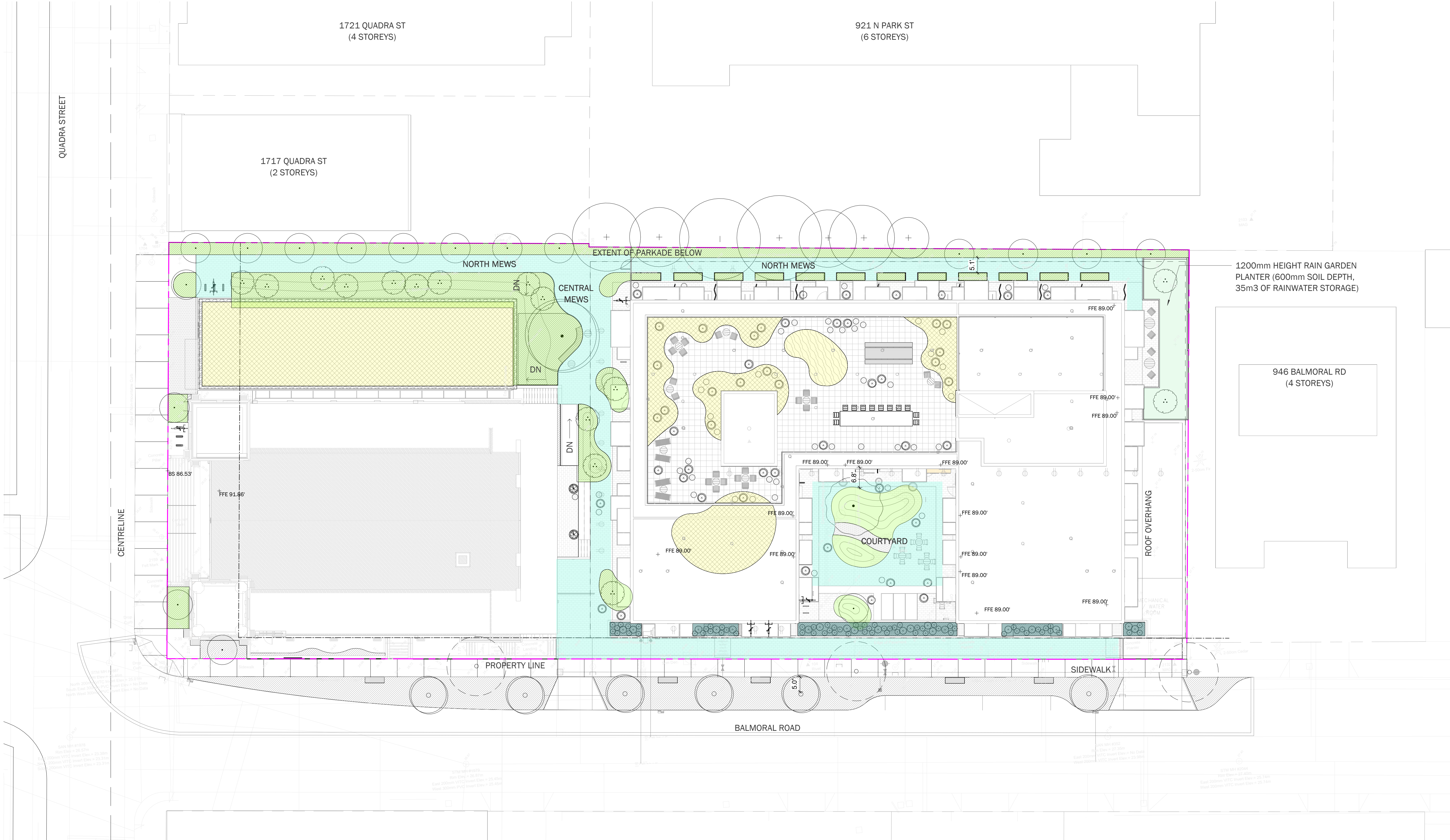
3	Re-Issued for Rezoning/DP	2025/09/09
2	Rezoning/DP	2025/05/05
1	CALUC Issue	2025/03/21
No.	Description	Date

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First Met

1701 Quadra St. Victoria, BC



SURFACE TREATMENT LEGEND

	PLANTING AREA - 4583 SQFT / 426 SQM		RAIN GARDEN - 631 SQFT / 59 SQM: 35M3 RAINWATER STORAGE
	EXTENSIVE GREEN ROOF - 5040 SQFT / 468 SQM		PERMEABLE PAVERS - 5713 SQFT / 531 SQM
	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		SECTION	
REVISION		ELEVATION	
	PROPERTY LINE		
	BUILDING OVERHANG		

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

NOT FOR CONSTRUCTION

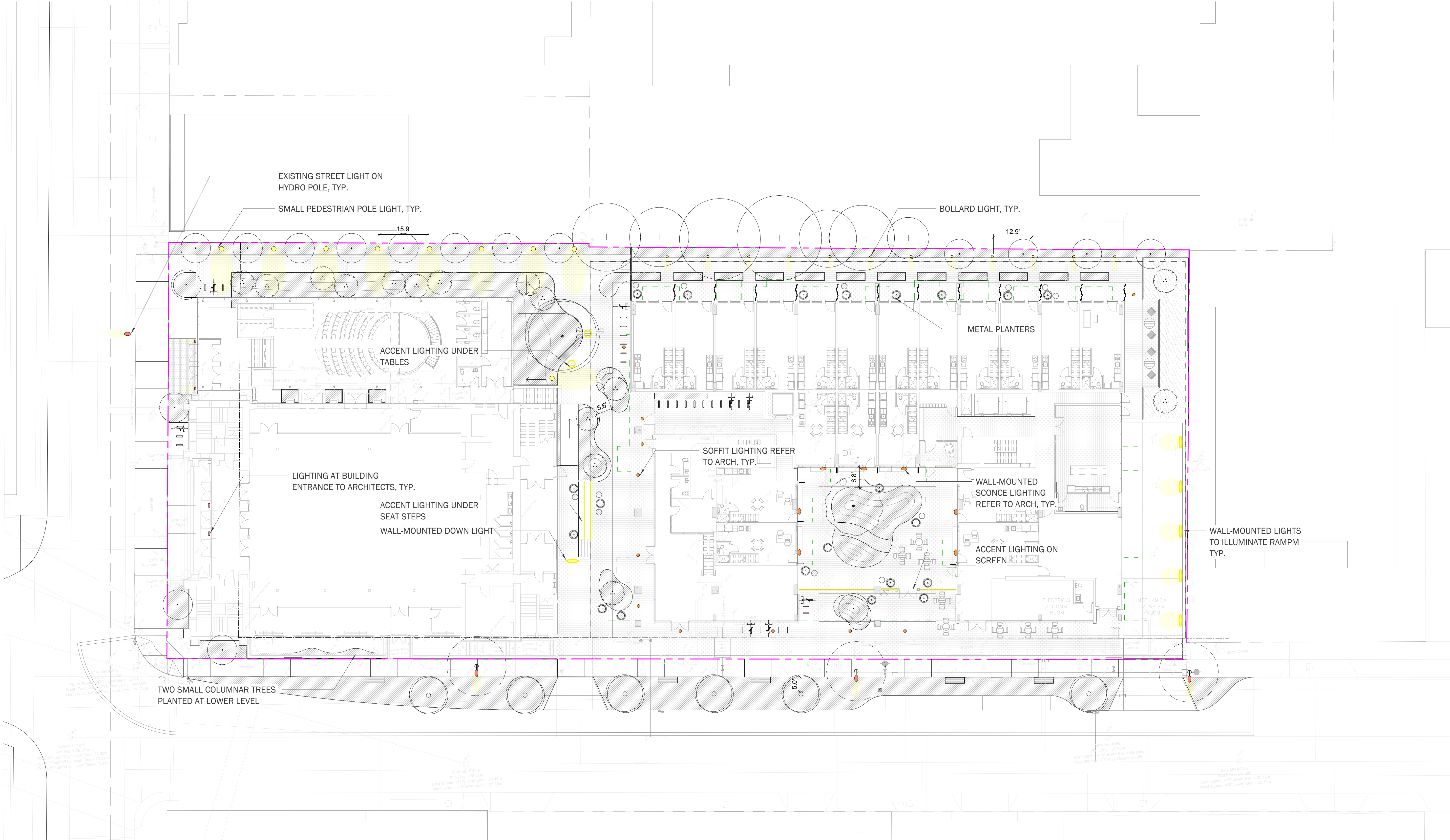
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First Met

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	2025/08/09
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	

CONCEPT PLANT SCHEDULE

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

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

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

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

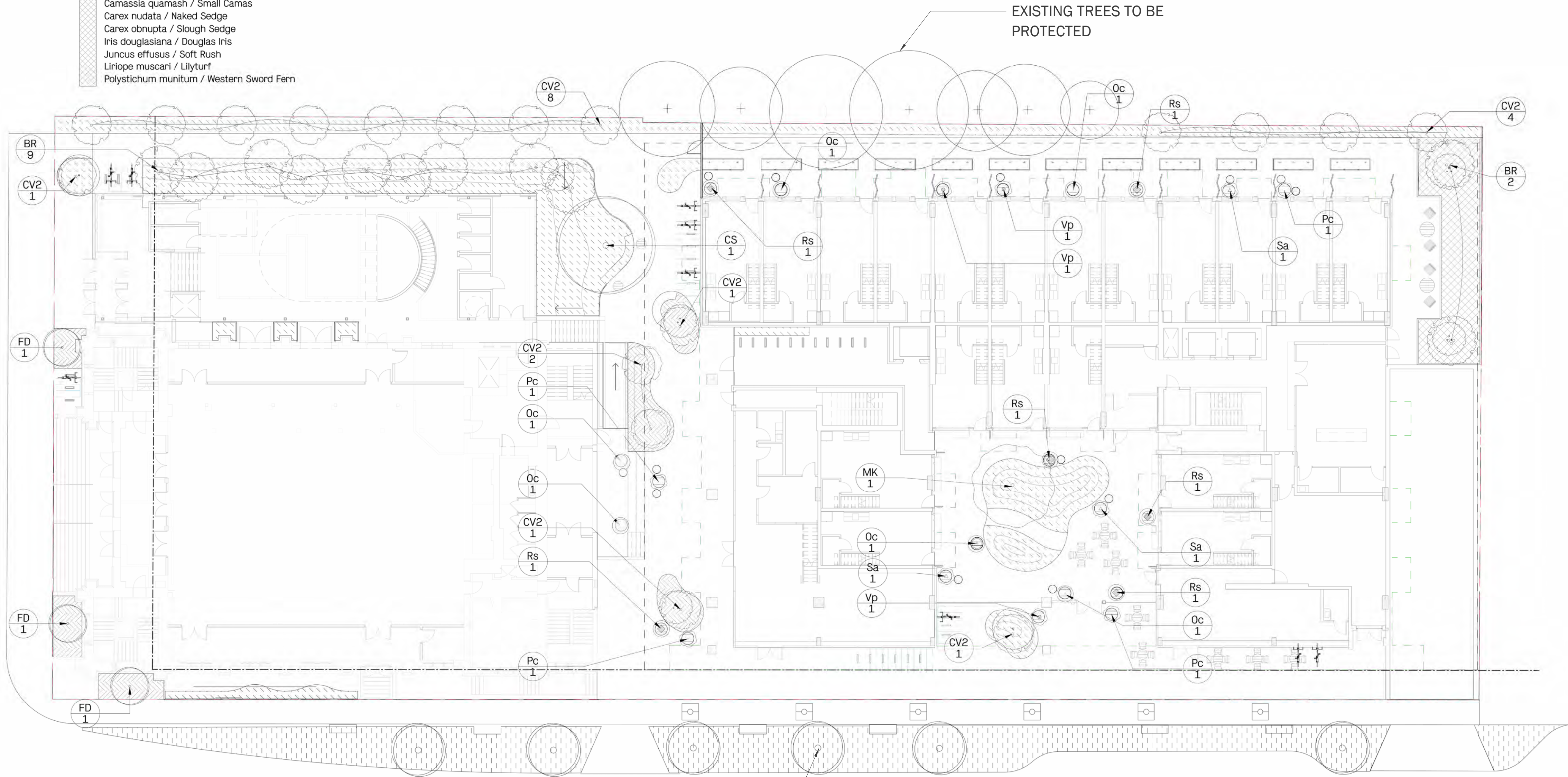
PART SUN GROUNDCOVER	651 sf
Allium cernuum / Nodding Onion	101
Arctostaphylos uva-ursi / Kinnikinnick	26
Deschampsia cespitosa / Tufted Hair Grass	135
Fragaria vesca / Woodland Strawberry	61
Fritillaria affinis / Chocolate lily	408
Symphotrichum subspicatum / Douglas Aster	680

PATIO PLANTERS	325 sf
Mahonia nervosa / Oregon Grape	36

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	
Liriope muscari / Lilyturf	
Polystichum munitum / Western Sword Fern	

PLANT SCHEDULE

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



STREET TREES TO BE
SELECTED BY THE CITY OF
VICTORIA

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

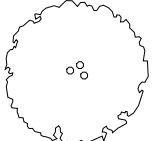
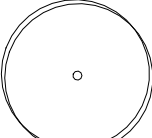
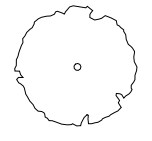
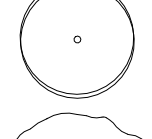
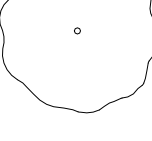
1701 Quadra St. Victoria,
BC

Planting Plan -
Ground Floor

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

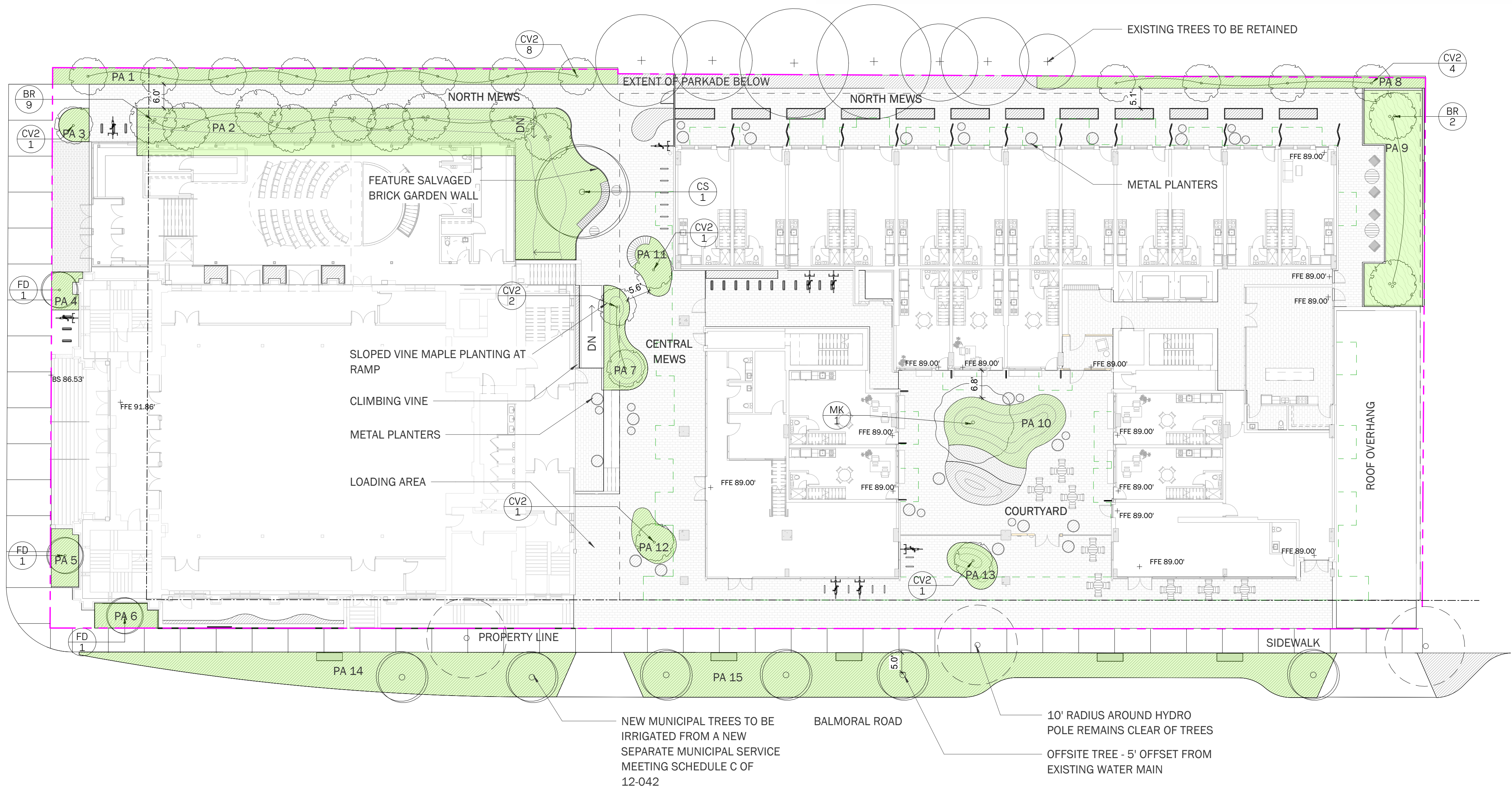
L4.01

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)					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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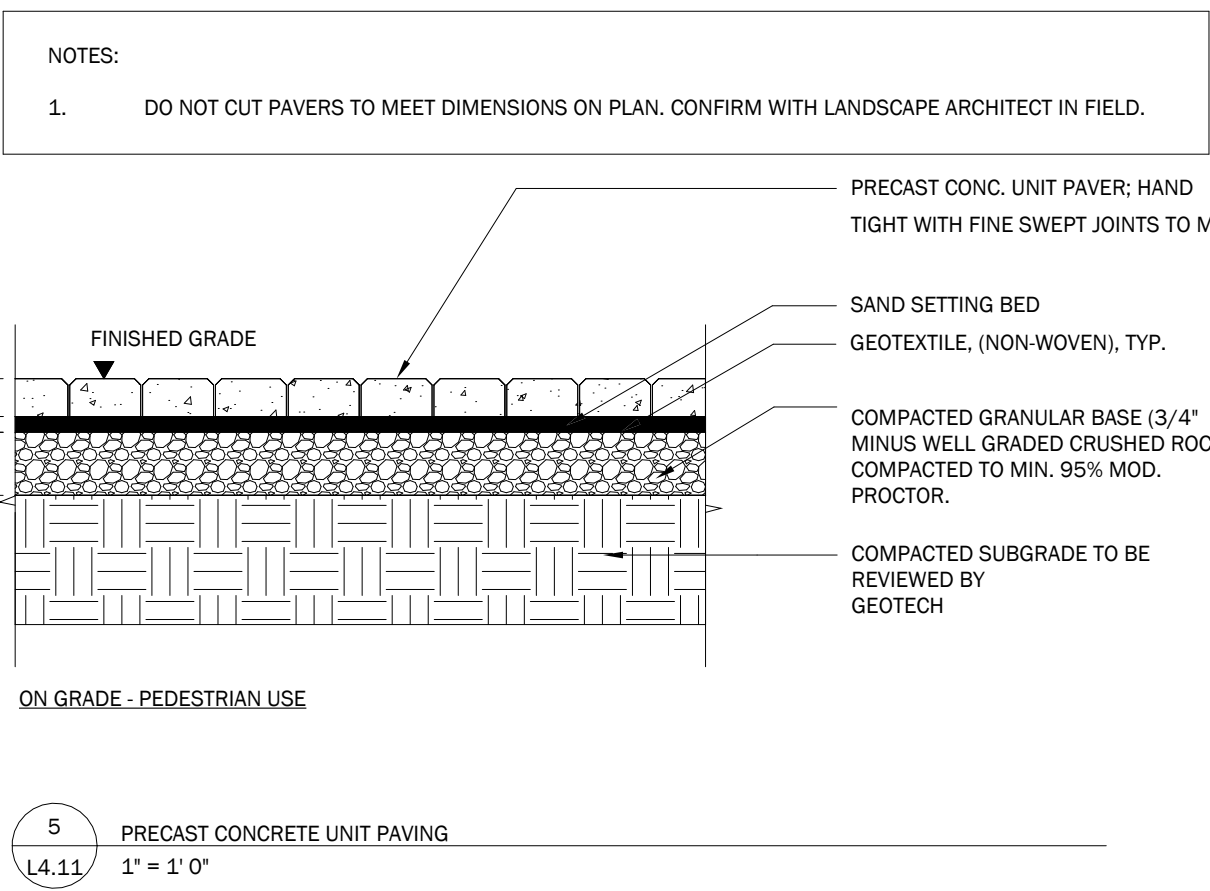
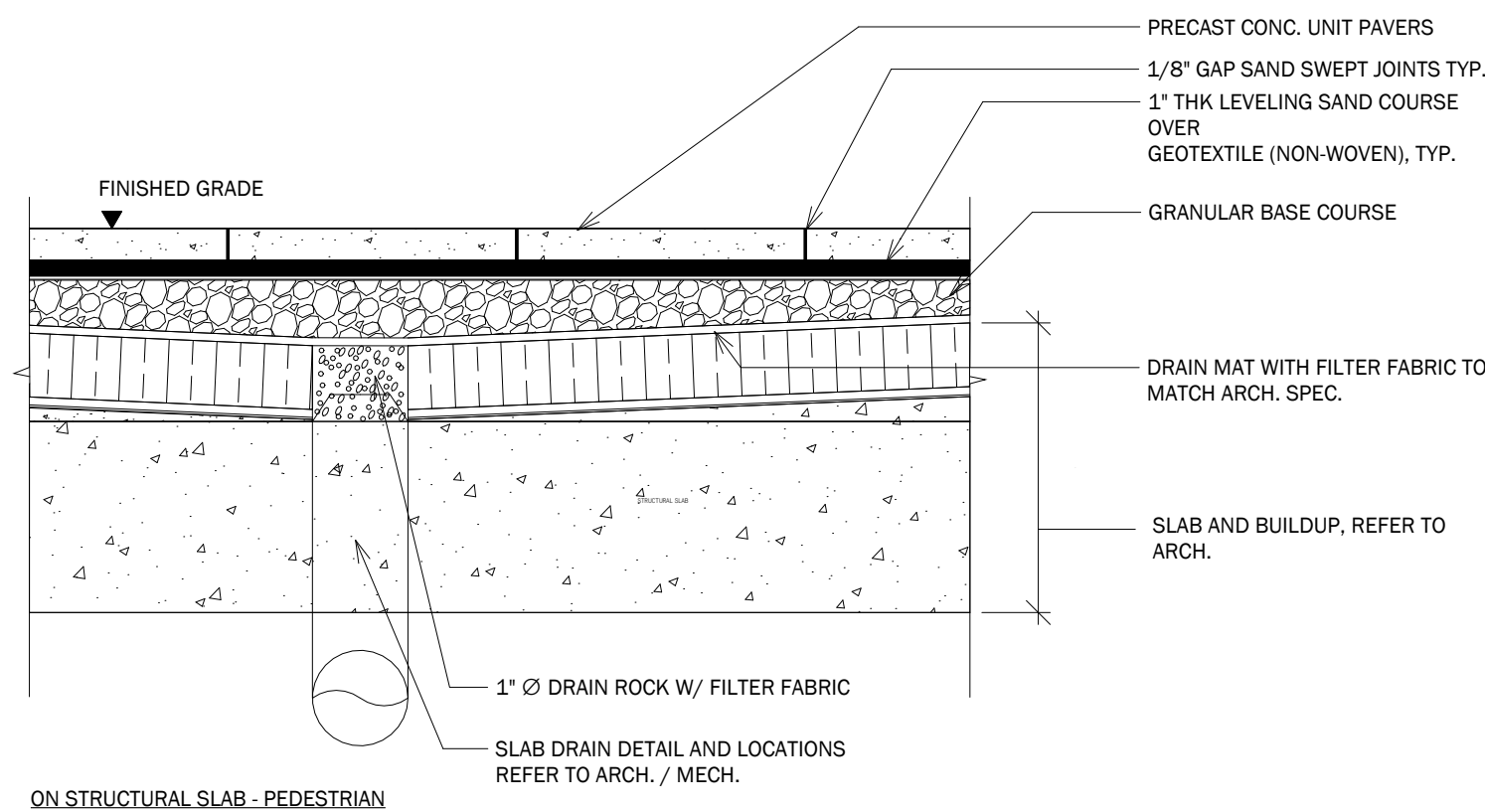
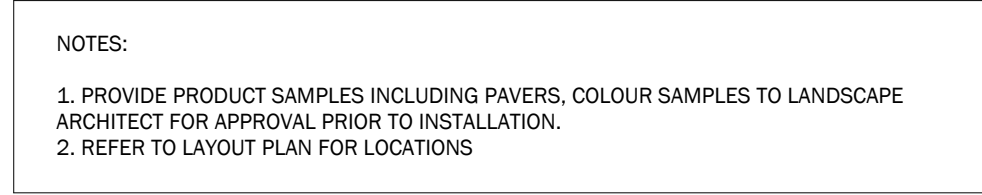
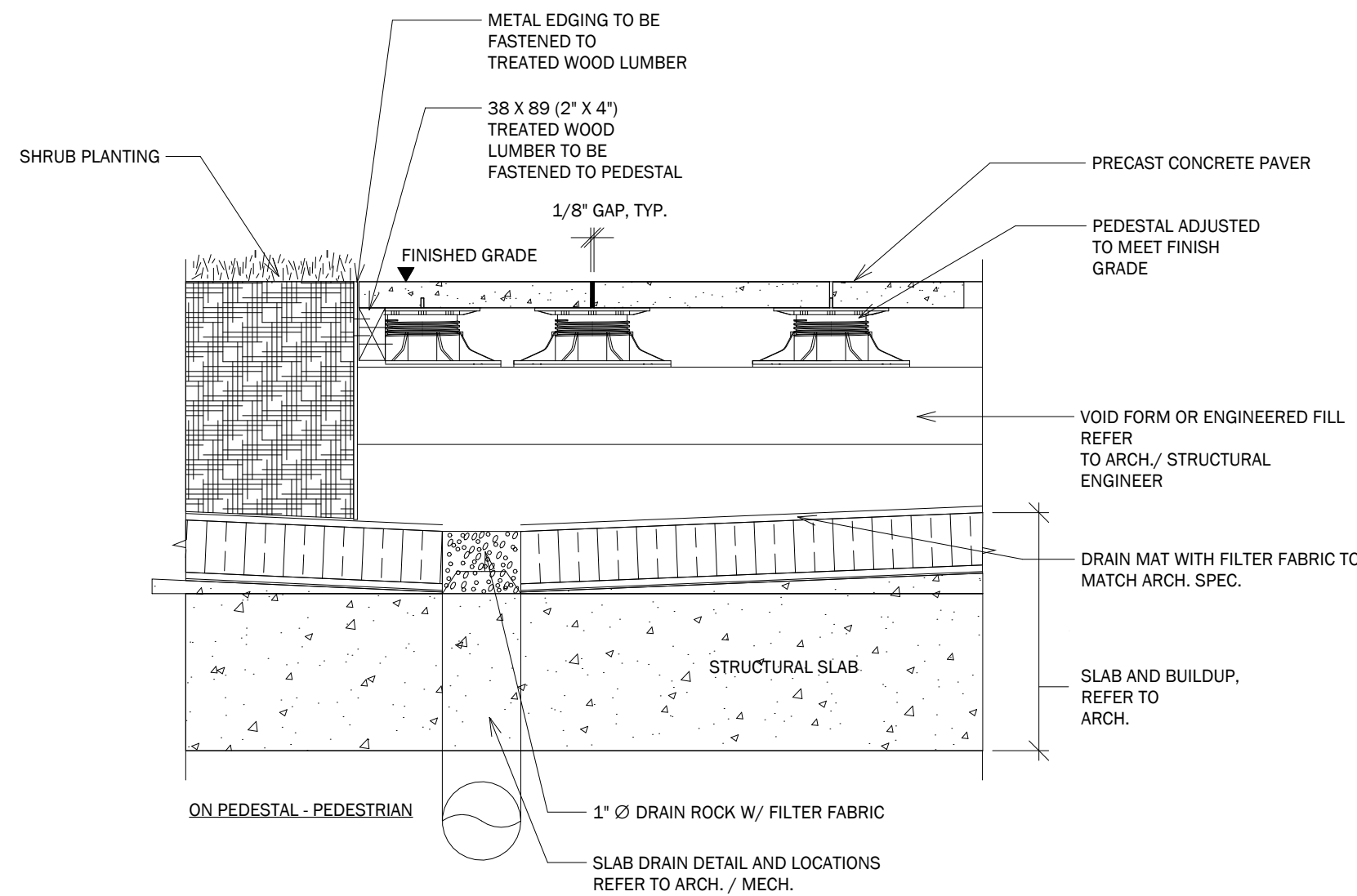
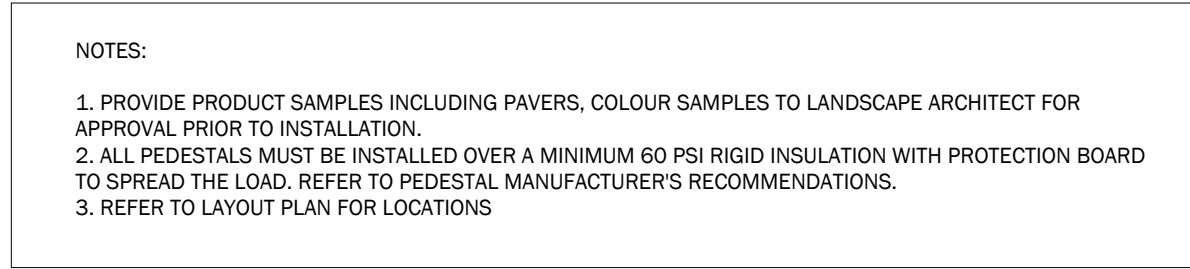
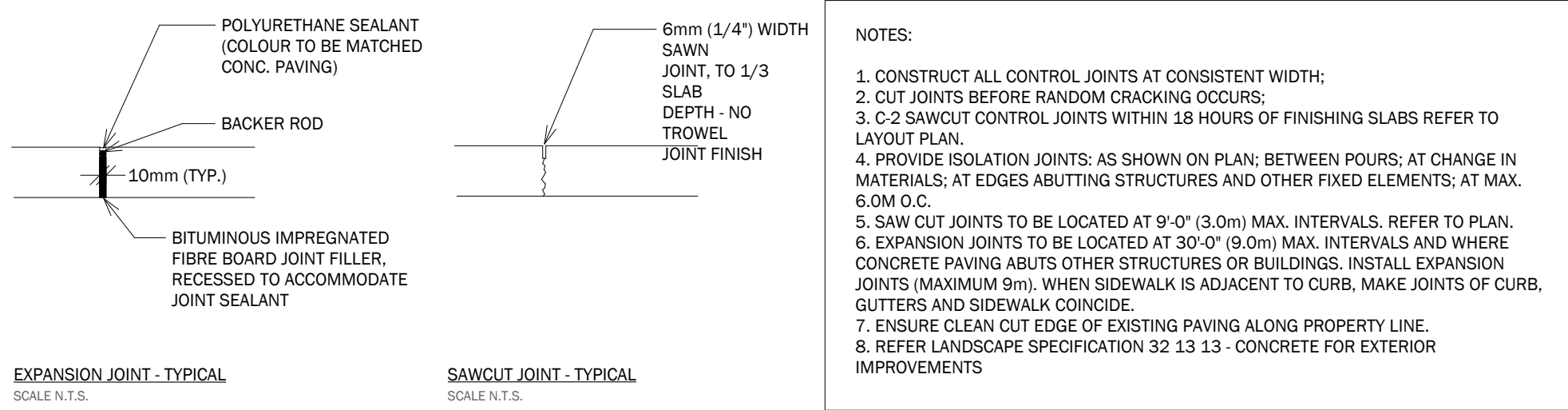
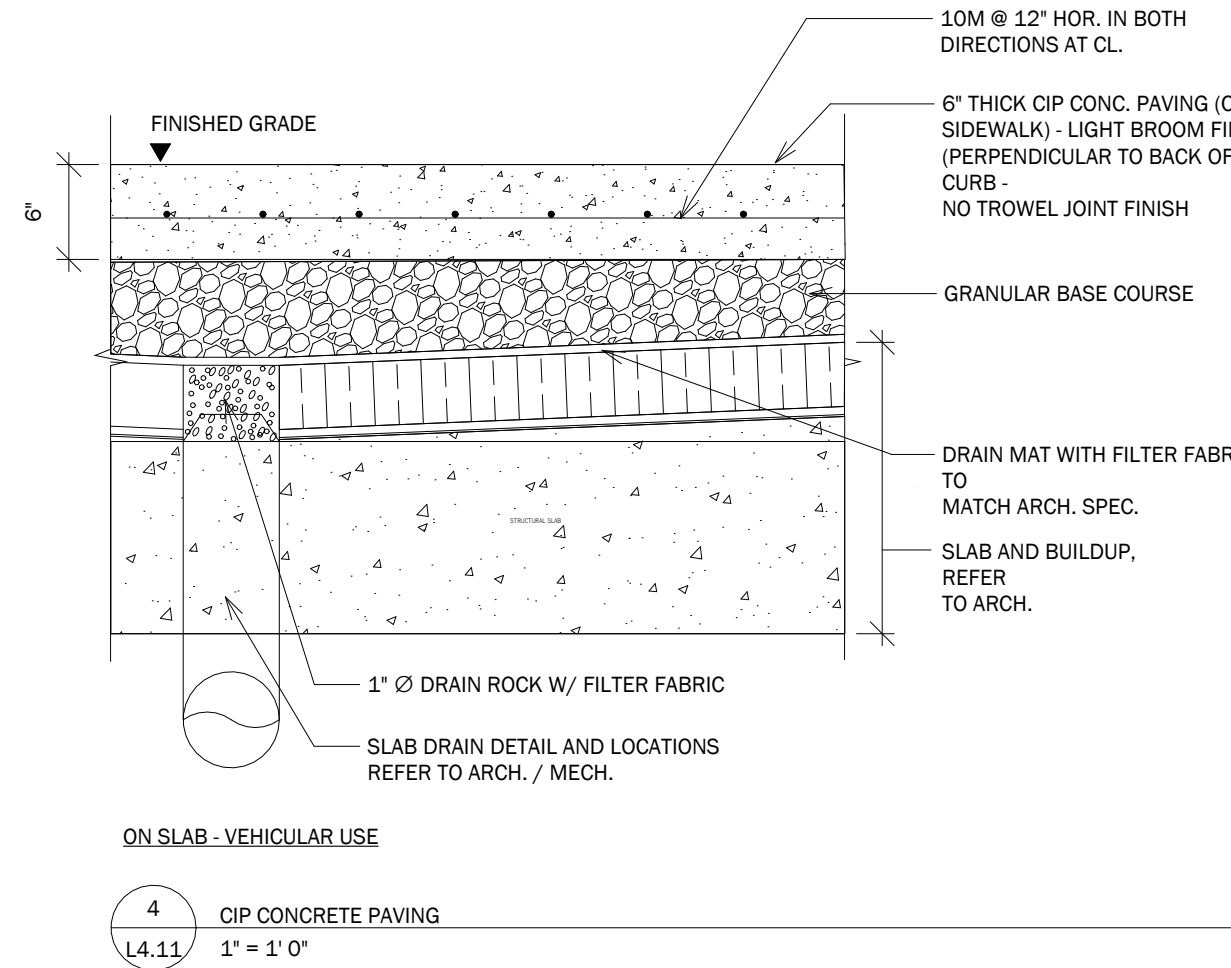
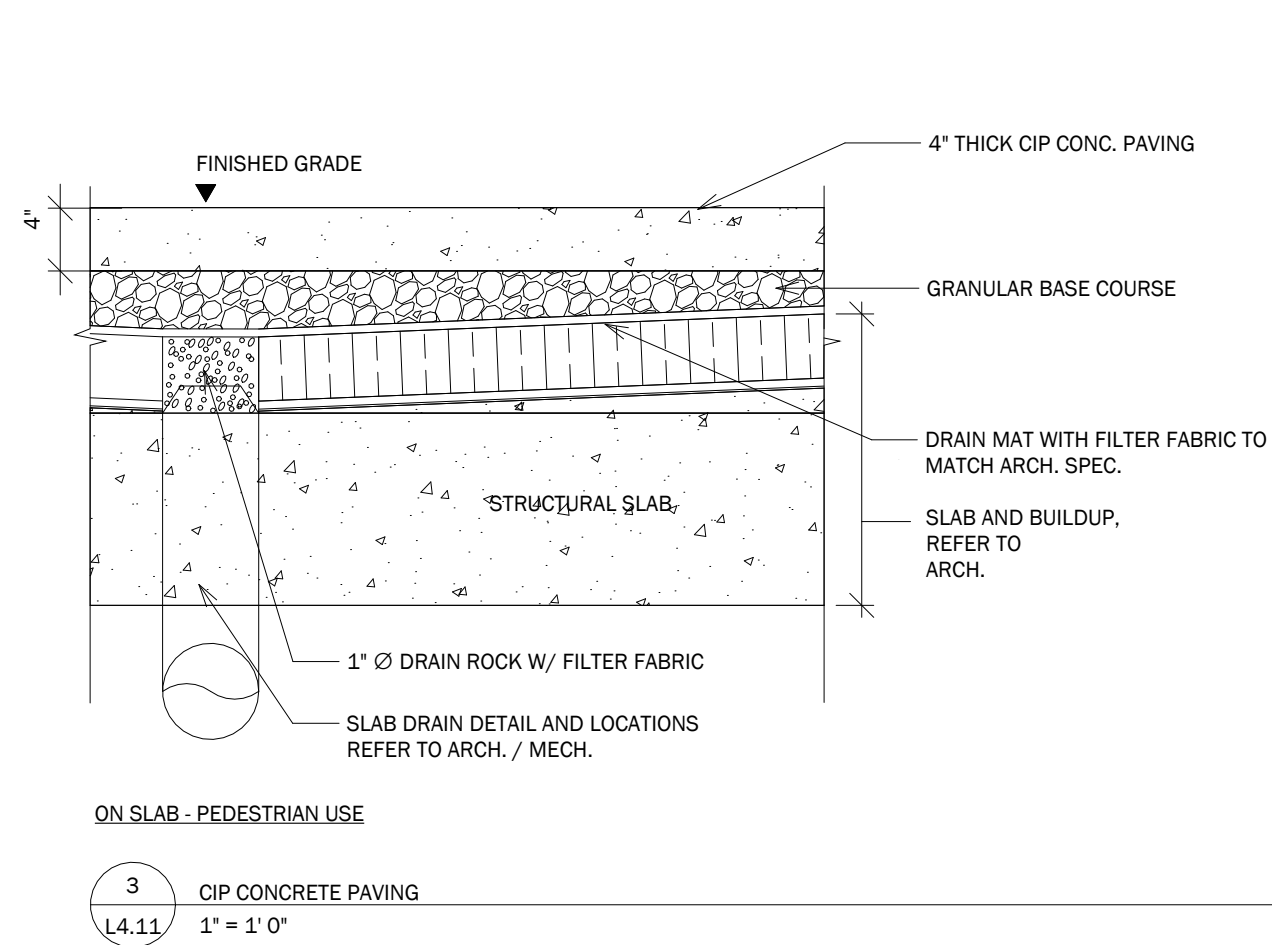
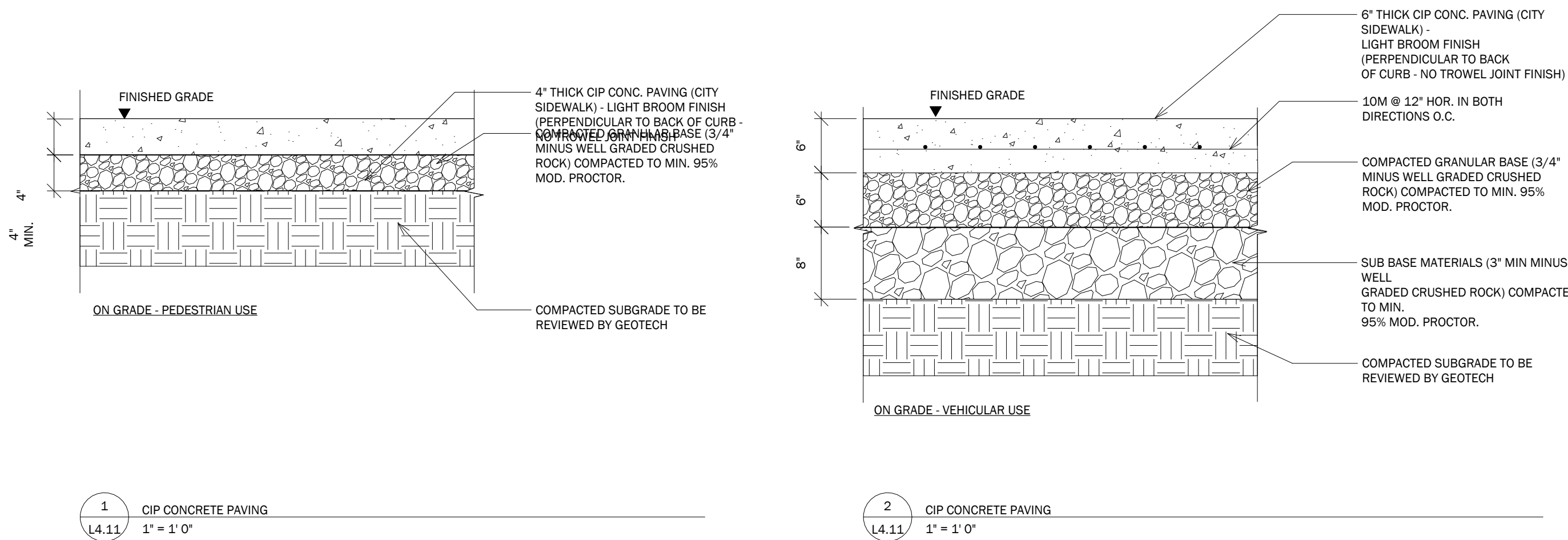
First Met

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



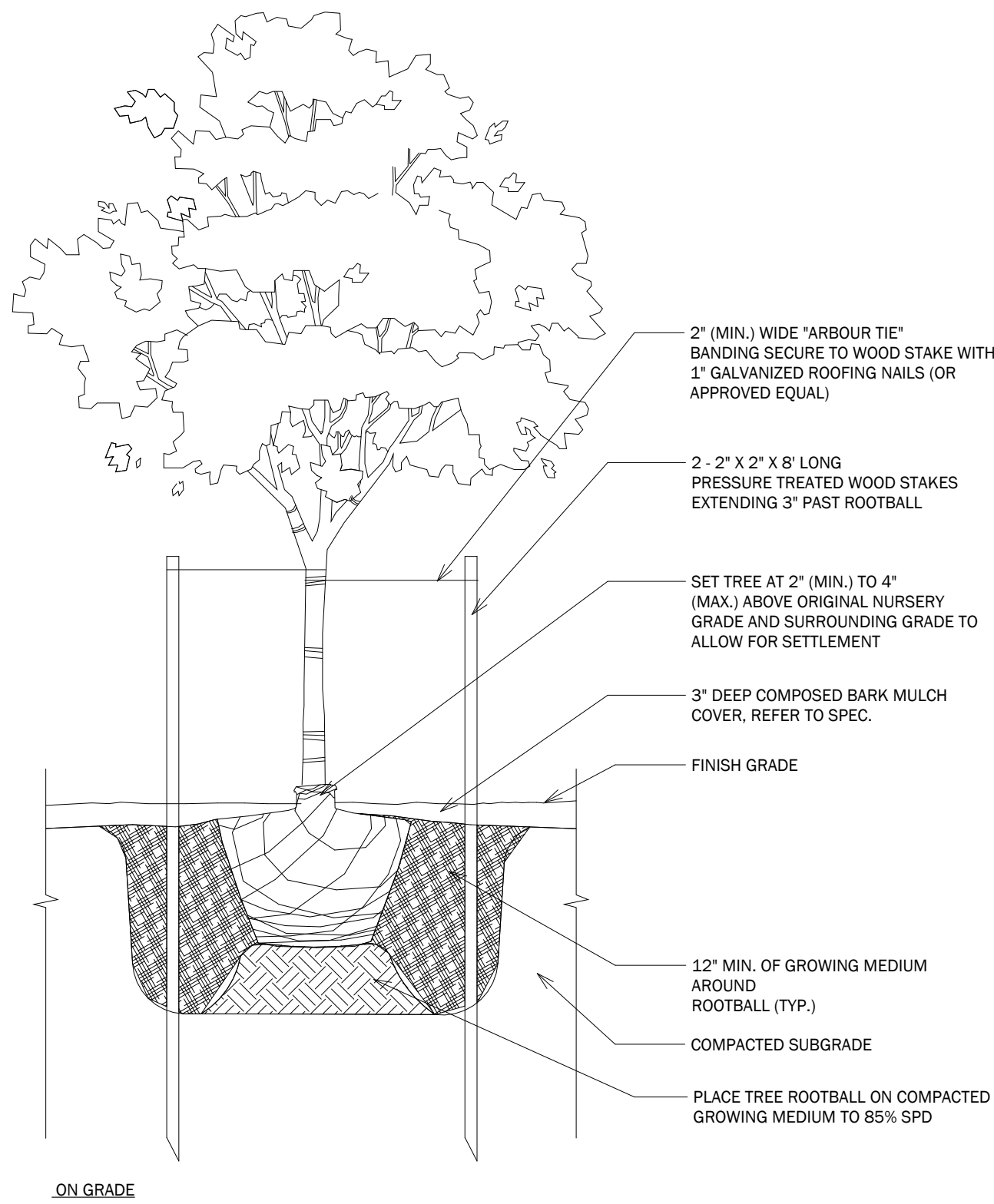
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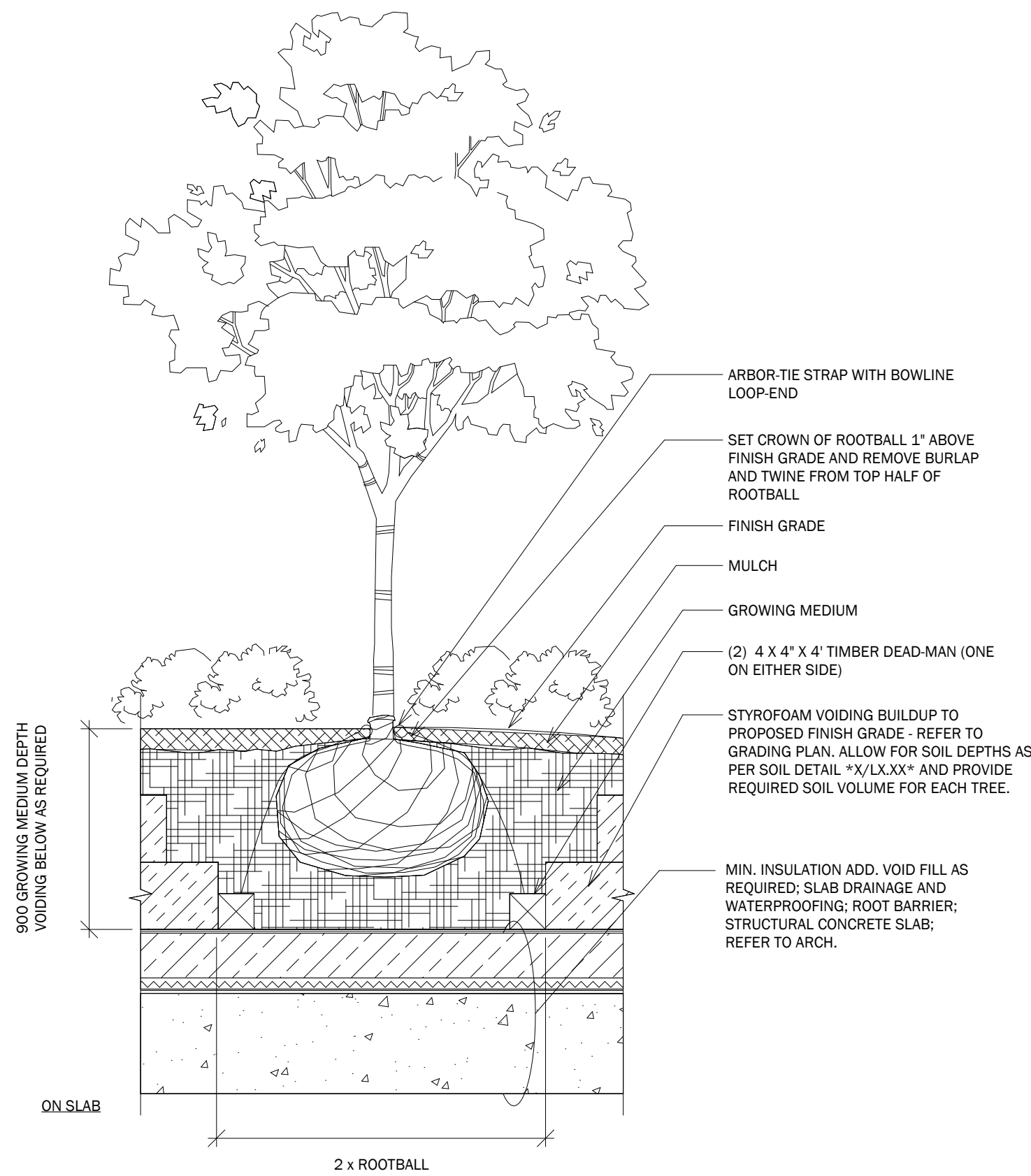
First Met

1701 Quadra St. Victoria, BC

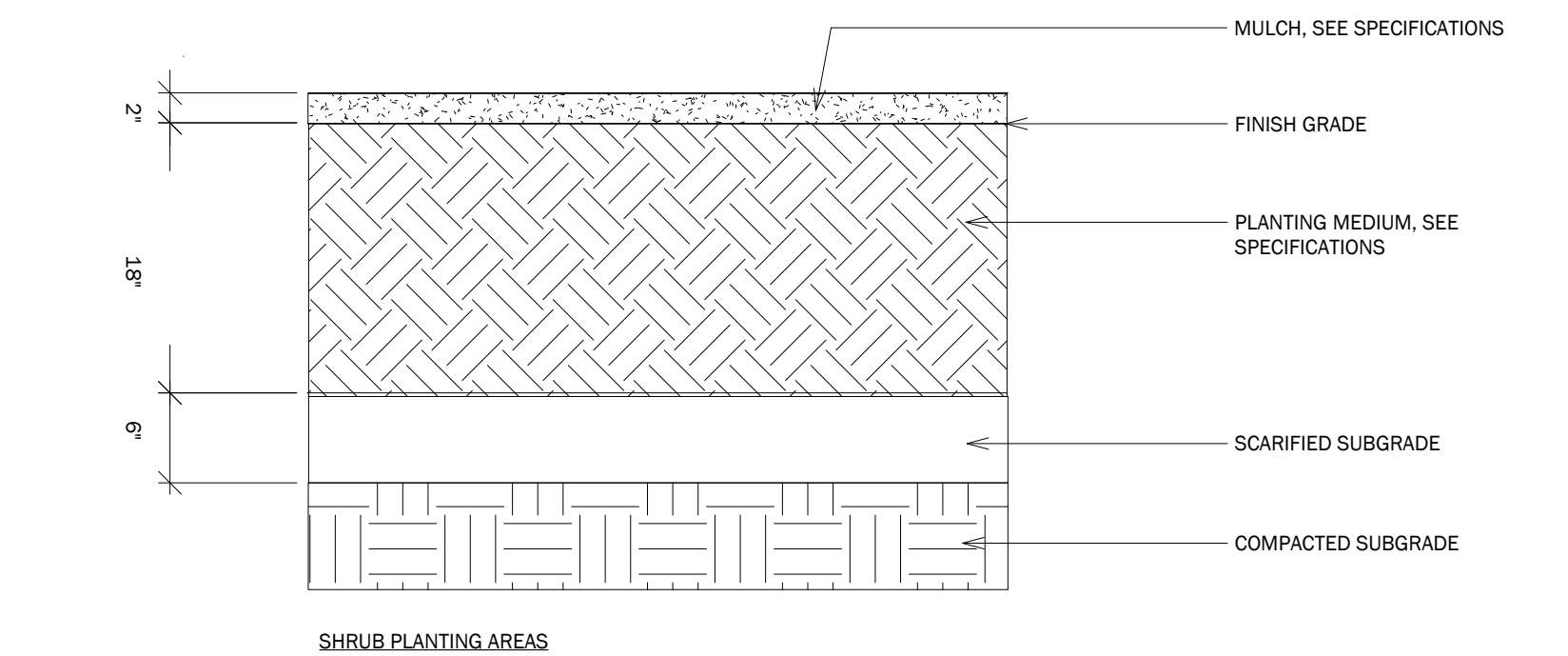
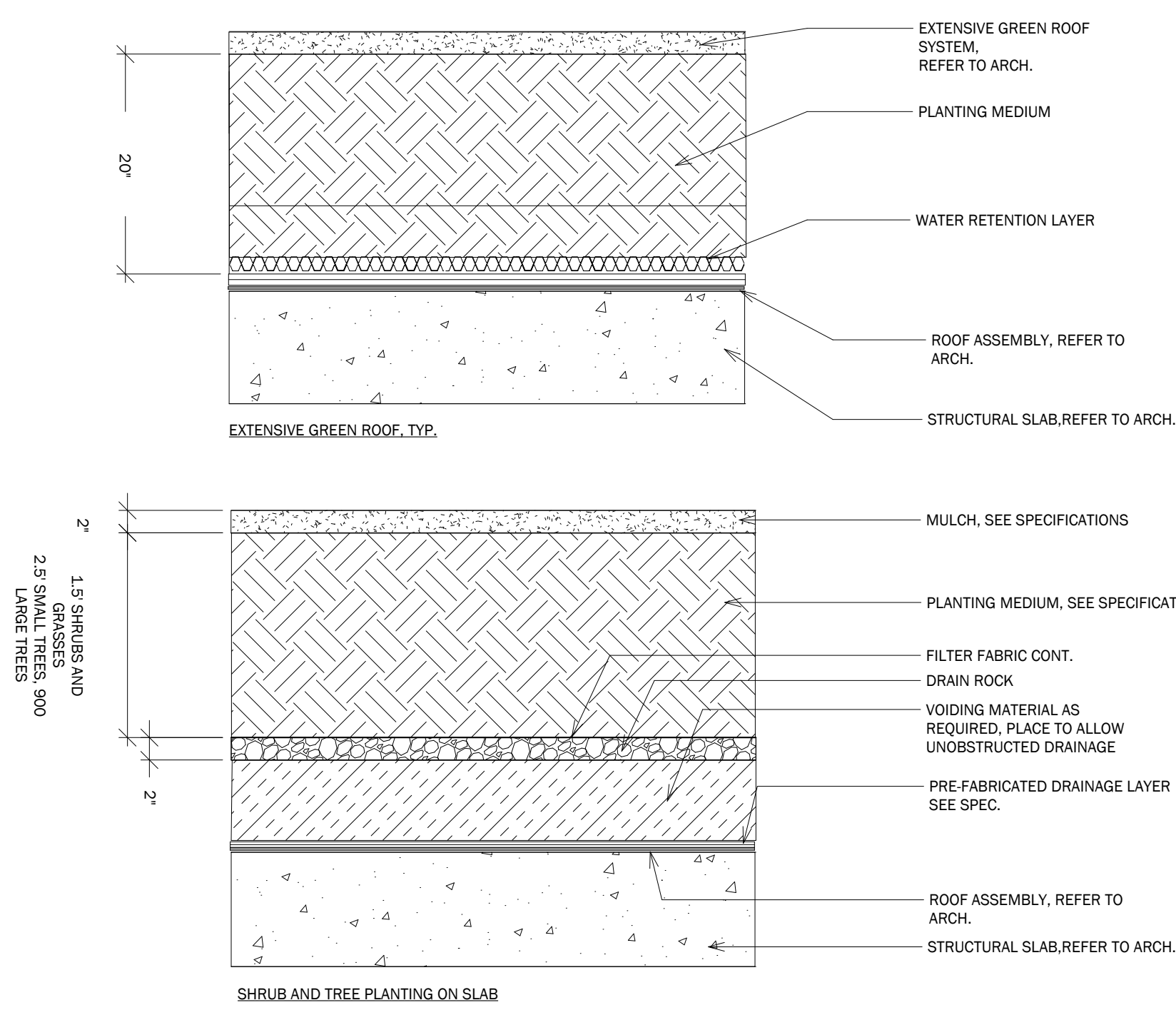
Paving Details



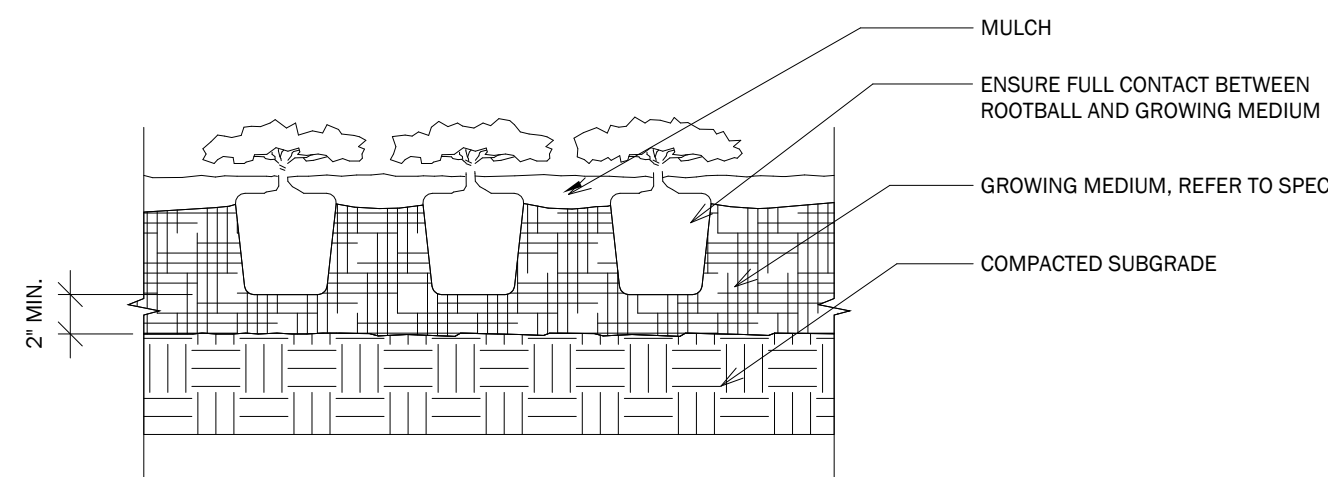
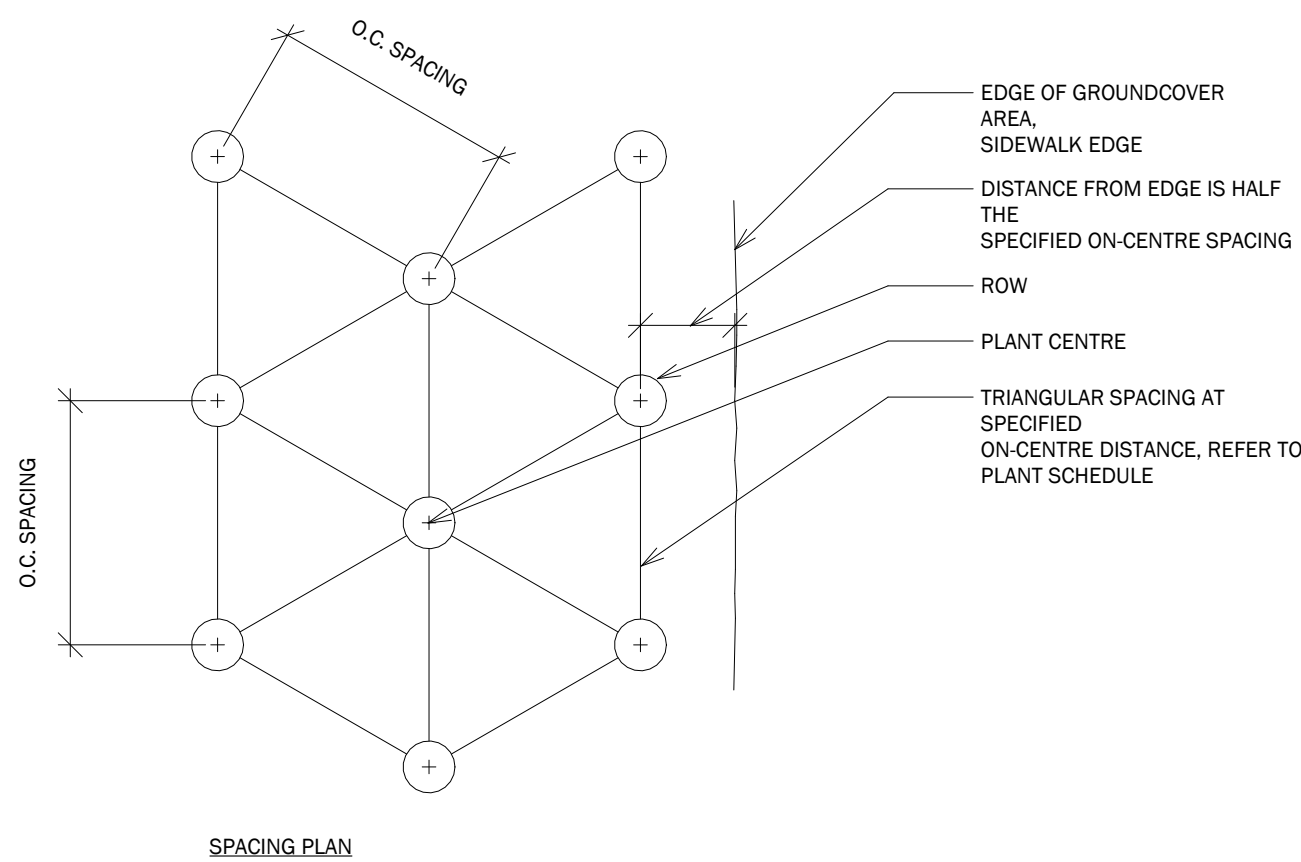
1 TREE PLANTING
1" = 1' 0"



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

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

L4.41

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

- #### SHEET NOTES

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

-

— PROPOSED RAIN GARDEN.
APPROX. STORAGE VOLUME = 35 m³
(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 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.		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 DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
7. ALL EXISTING DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. ALL EXISTING VALVE BOXES, UTILITY BOXES, MANHOLES, ETC. TO BE ADJUSTED AS REQUIRED TO MEET MINIMAL GRASS.
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 SURVEY MONUMENT TO BE REPLACED BY REGISTERED PROFESSIONAL SURVEY AT DEVELOPER'S EXPENSE.

-  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.

THIS DRAWING AND DESIGN IS THE
PROPERTY OF McELHANNEY LTD. AND
SHALL NOT BE USED, REUSED, OR
REPRODUCED WITHOUT THE CONSENT OF
THE SAID COMPANY. McELHANNEY LTD.
WILL NOT BE HELD RESPONSIBLE FOR
THE IMPROPER OR UNAUTHORIZED USE
OF THIS DRAWING AND DESIGN.

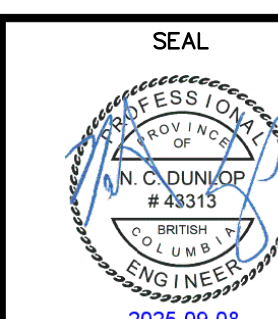
CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/ SANITARY/ STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

2	SEPT 8/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT					
1	APR 30/25	NCD	ISSUED FOR REZONING / DEVELOPMENT PERMIT					
N/O	DATE	RY	ISS/FD		N/O	DATE	RY	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

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REZONING/DEVELOPMENT
PERMIT SUBMISSION

934 BALMORAL ROAD
1701 QUADRA STREET

MAY 5, 2025





We acknowledge the Ləkʷəŋəŋ peoples, known today as the Songhees and Esquimalt Nations, on whose traditional territory we live and work.

We are pleased to present our design proposal for 934 Balmoral Rd for the heritage revitalization of the First Metropolitan Church. Along side this proposal is a new housing development including amenities, commercial and live-work units at grade, with five storeys of Secure Rental Housing above.

934 Balmoral seeks to be a place of cultural gathering that embraces a more natural, softer connection with site and to the community. With the adaptive reuse of the church at the forefront, the new development seeks to strengthen the community through a new found expression. This project makes the statement that flexibility, access to nature and personal choice are key components to the success of living in urban spaces. With both public programming and private dwelling units designed to ensure that spaces can suit diverse needs, we hope that people feel supported to live in a way that reflects their values and priorities.

PILLAR 1

Community Beacon for Worship, Arts and Culture
The adaptive reuse of First Metropolitan Church presents a unique opportunity to preserve history, revitalize the community and create a vibrant and inclusive space for various arts and faith based organizations.

PILLAR 2

Restore and Renovate a Heritage Asset
Through thoughtful interventions, the cultural and architectural value of the existing building will be retained while adapting to the evolving needs of the people it serves.

PILLAR 3

Pedestrian Connections and New Urban Spaces
Introduction of new prominent commercial spaces along Balmoral and flexible housing typologies will enable diverse uses that activate the urban streetscape.

PILLAR 4

Thoughtful Design
Redevelopment plans for the church involves the preservation and retention of the core structure alongside careful consideration on the rehabilitation of key architectural elements. The new housing development serves as a playful backdrop for the church. It will be functional in form, integrating strategies to support urban living conditions and diverse uses on site that engage the local community.

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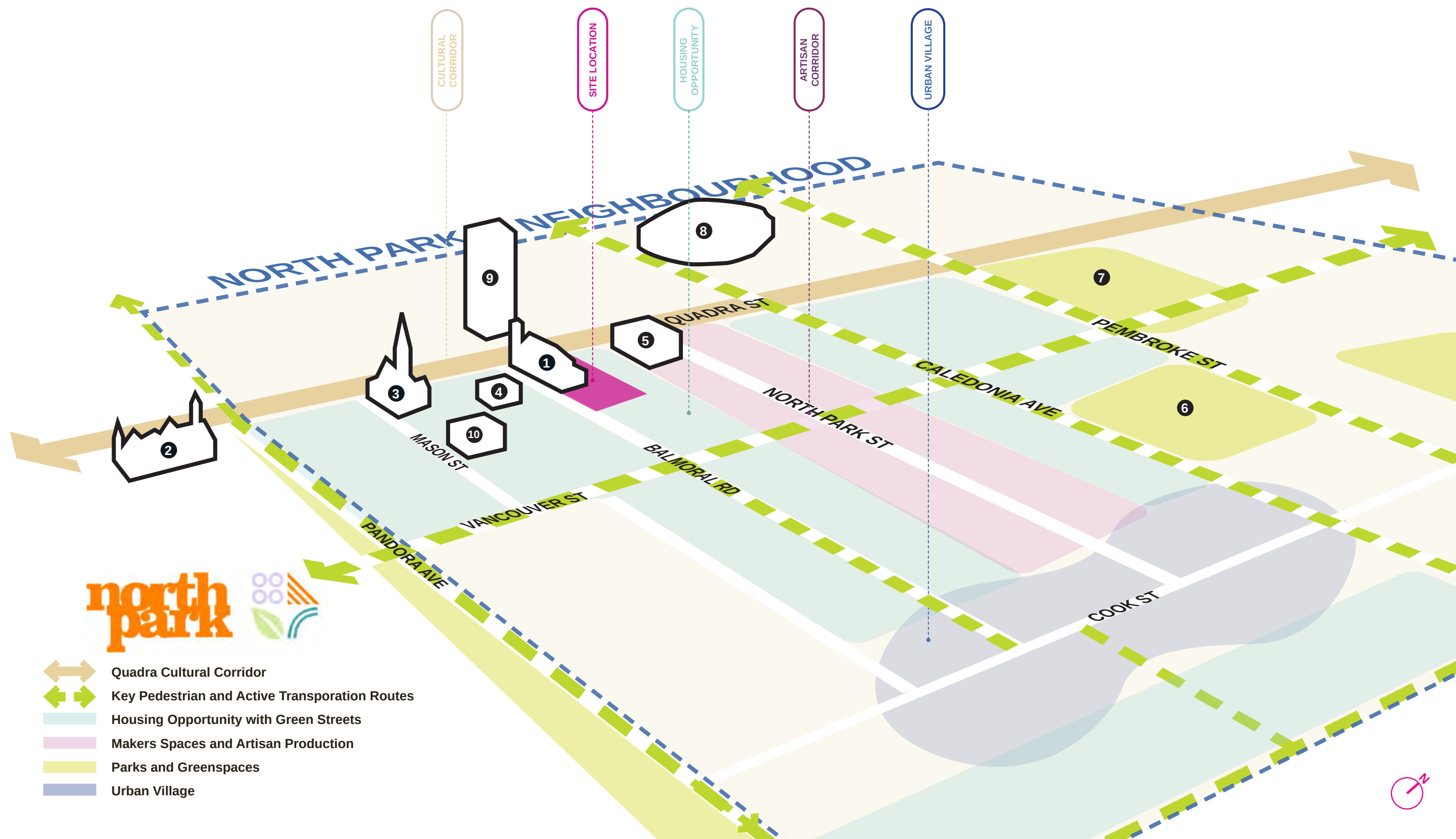
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Numerous heritage landmarks run along the Quadra Street, many supporting musical and cultural groups within the City.

Neighbourhood Objective:
Support existing cultural community groups and retain heritage building stock.



- 1 First Metropolitan Church
- 2 United Church x Victoria Conservatory
- 3 St. John's Divine x Victoria Baroque
- 4 Baumann Centre x Pacific Opera
- 5 Artist Studios and Small Businesses
- 6 Royal Athletic Park
- 7 Central Park
- 8 Save-on Foods Memorial Centre
- 9 Purpose-built Rental Housing
- 10 Supportive Housing



Arts and cultural businesses populate North Park Neighbourhood and are of vital importance to the local community.

Neighbourhood Objective:
Support the creative community by providing art-centric developments.



As part of the transit network, Quadra Street serves as an integral connection between Downtown Victoria to the District of Saanich.

Neighbourhood Objective:
Improve quality of public parks and residential boulevards to be greener and pedestrian-friendly.



As city continues to grow and develop, there strong demand for more affordable housing developments in the neighbourhood.

Neighbourhood Objective:
Develop affordable housing options to support diversified lifestyles.



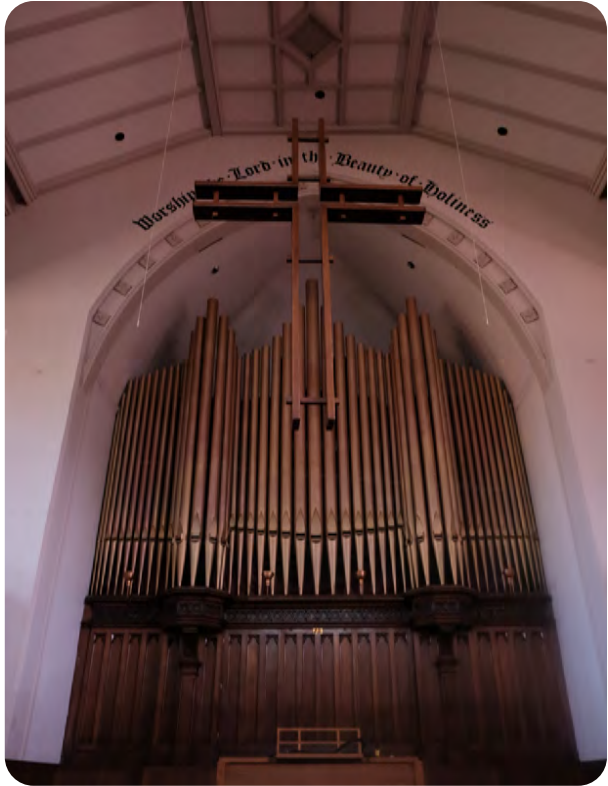


First United Church fonds

The First Metropolitan Church at Quadra Street and Balmoral Road is recognized as a staple of the neighbourhood, serving the community for generations since it was opened in 1913. Heritage advocate and former Victoria councillor Pam Madoff said the First Metropolitan building has been “the character-defining element” of all the churches along Quadra Street for a long time.

“Whether you look at churches as places of religion and worship, or whether you look at them as just examples of excellent architecture, they certainly form an important part of the fabric of the city.”





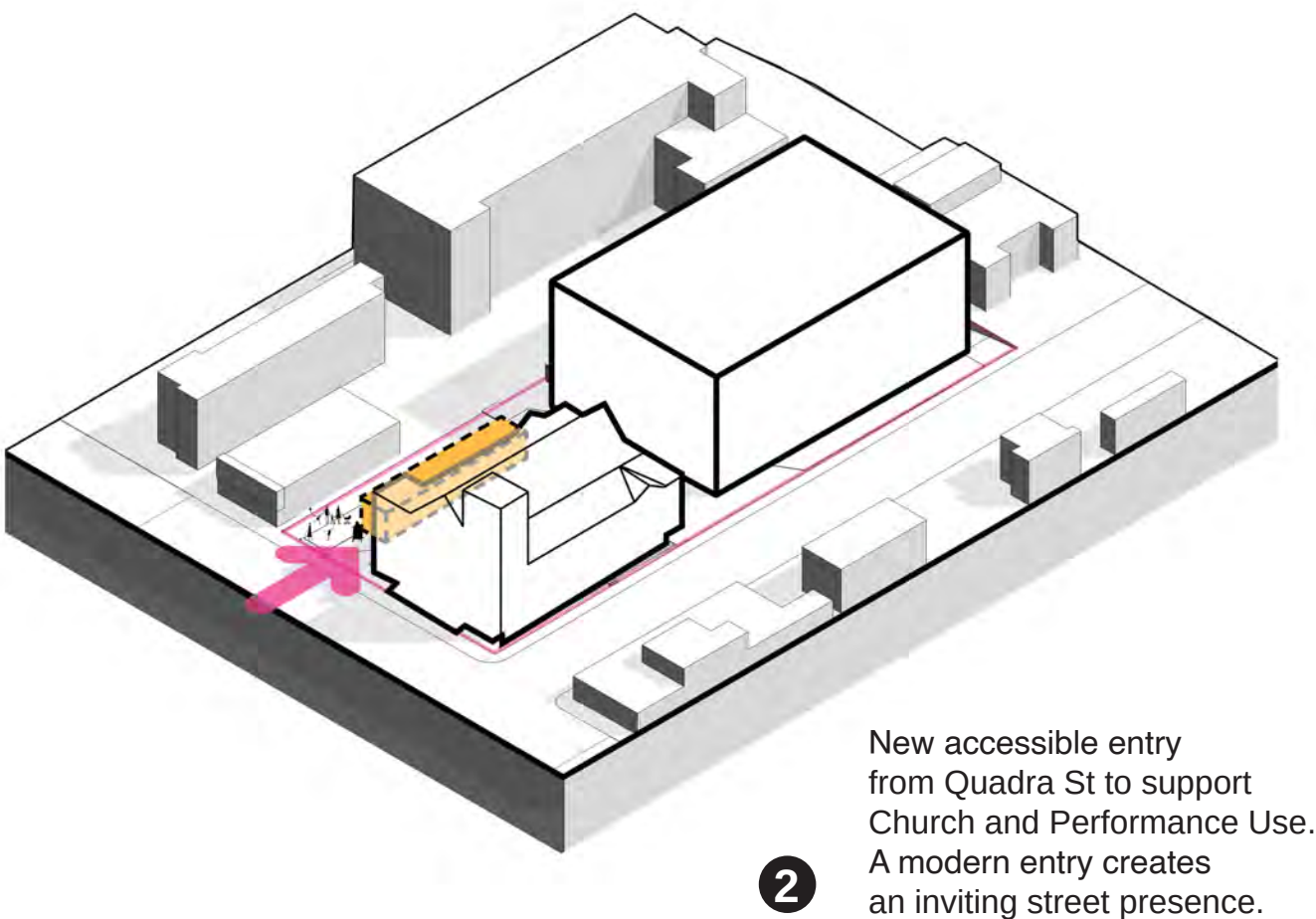
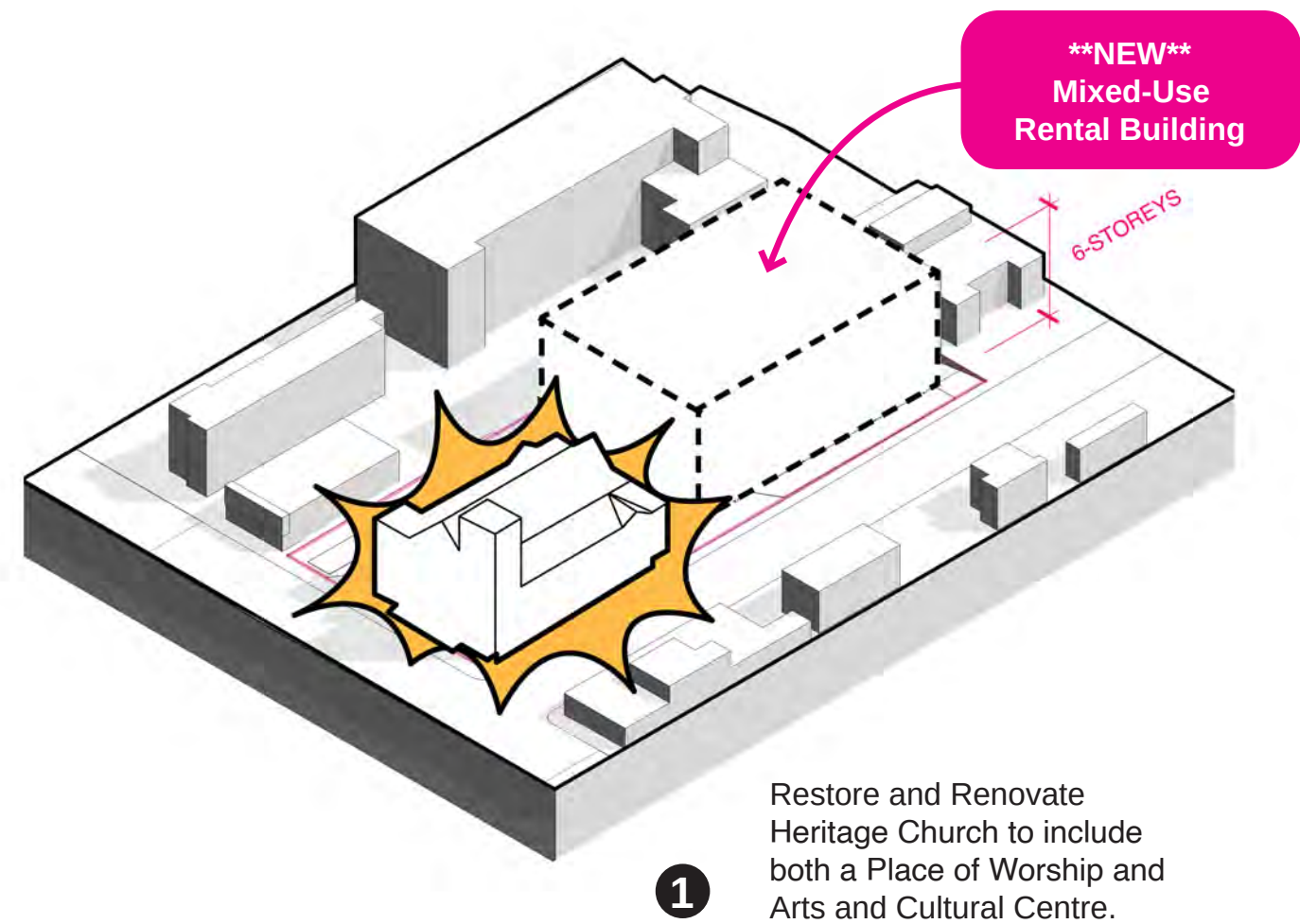


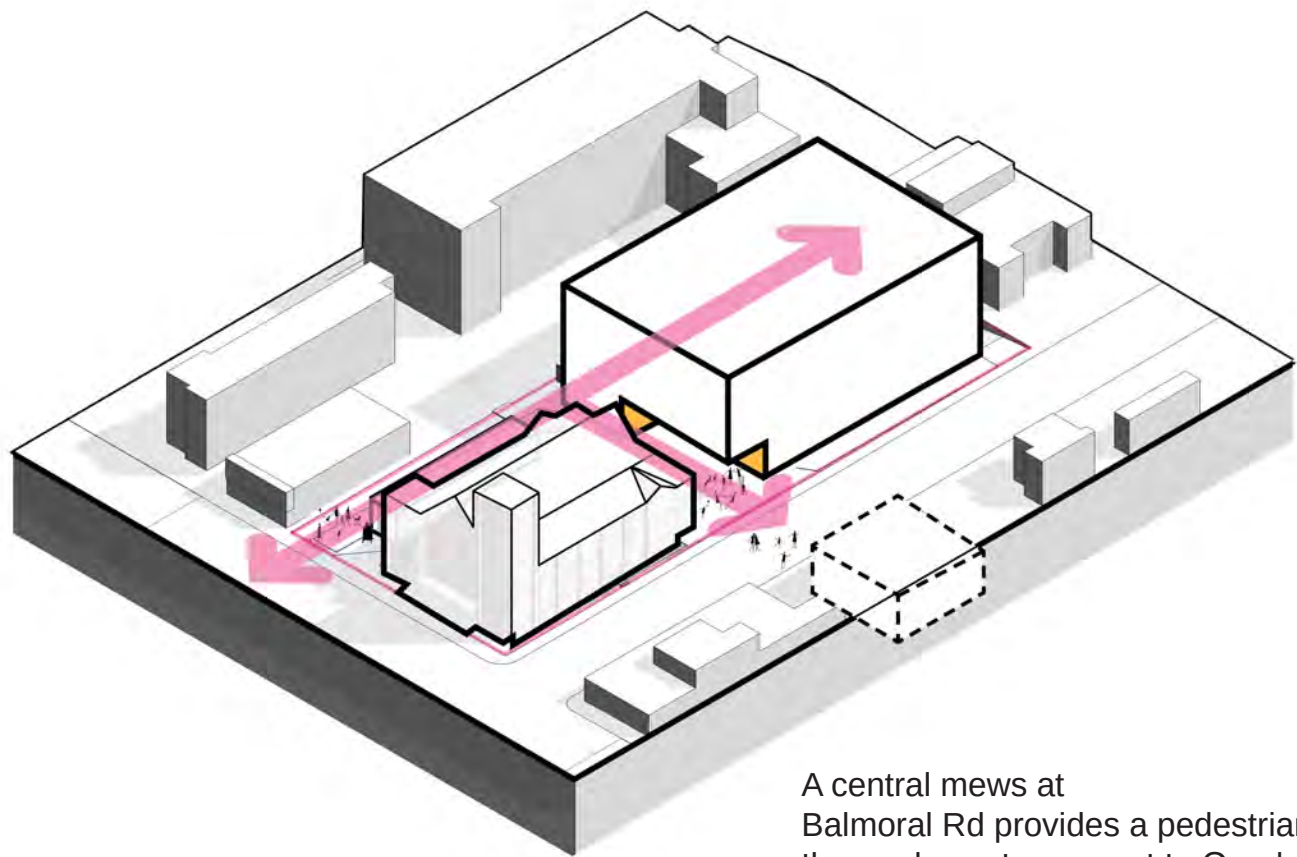
The First Metropolitan Church has served the surrounding neighbourhood since 1913, and is recognized as a great community resource.

The primary objective of this work is to create a new holistic urban realm that integrates art, culture, worship, home, work and commerce.

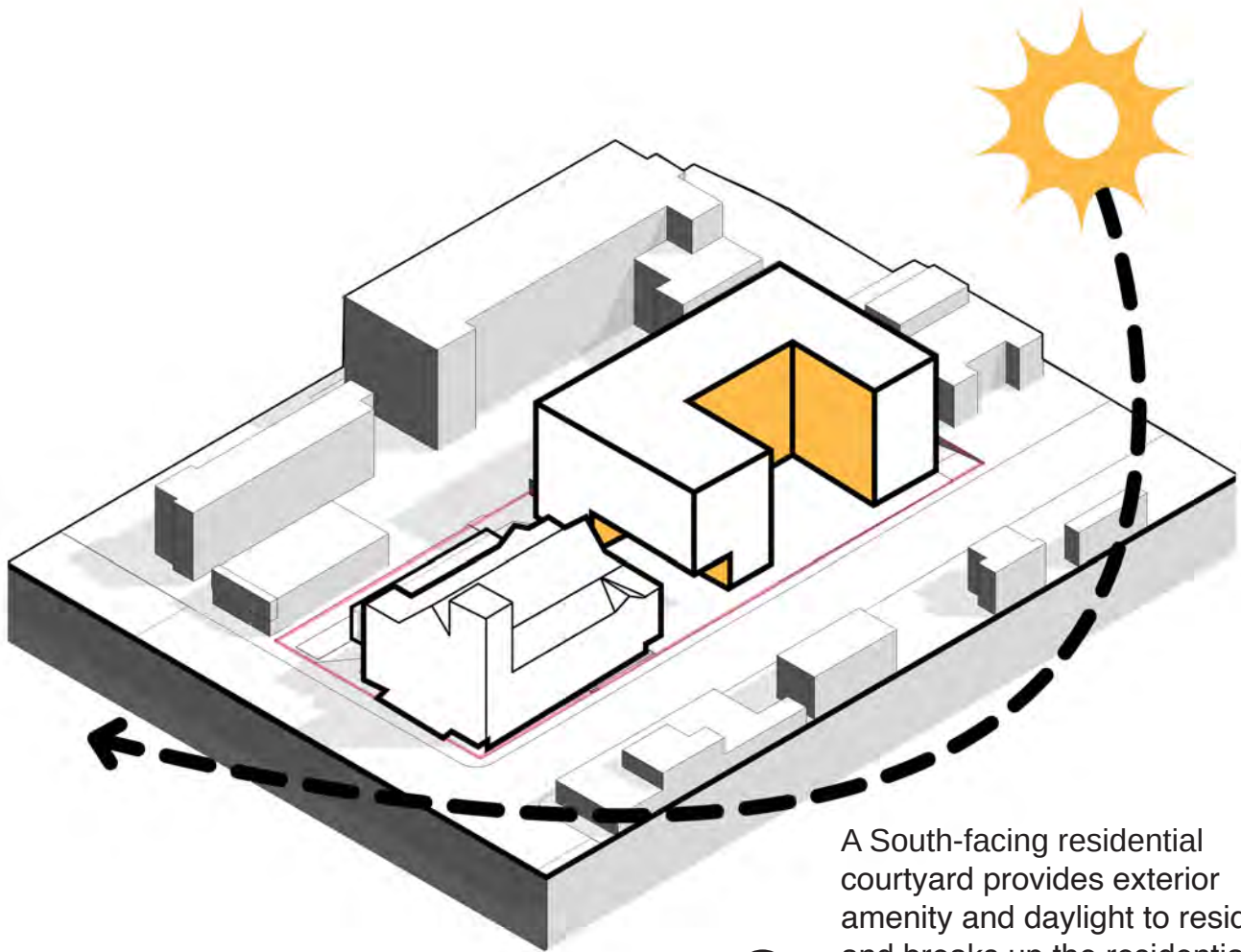
This includes a natural evolution of the existing church building and the creation of new homes, spaces and landscapes that invite and serve the immediate and surrounding community.

- 1 Celebrate the Old and New**
Celebrate the heritage church by retaining existing uses while expanding art and cultural groups to support a growing city. Introduce housing to bring density, activity and security onto the site.
- 2 Connect and Intertwine**
Create a more walkable, urban experience by inviting people onto the site through a series of greenscaped mews that meander and connect diverse programming.
- 3 Animate Middle Ground**
Support the community by providing areas that accommodate different gathering scales. Spaces are open and inviting to allow for dialogue and performance to take place.

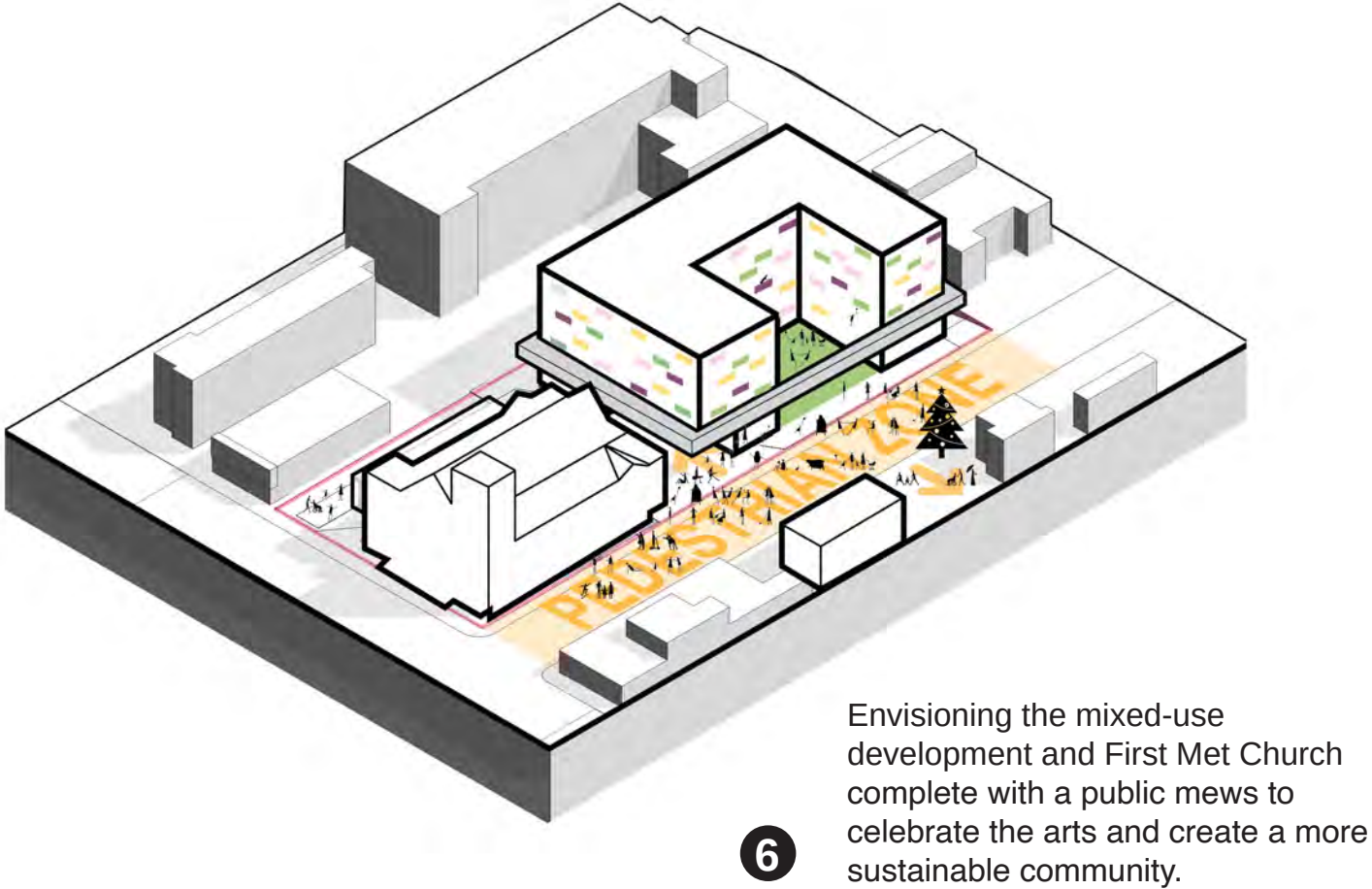
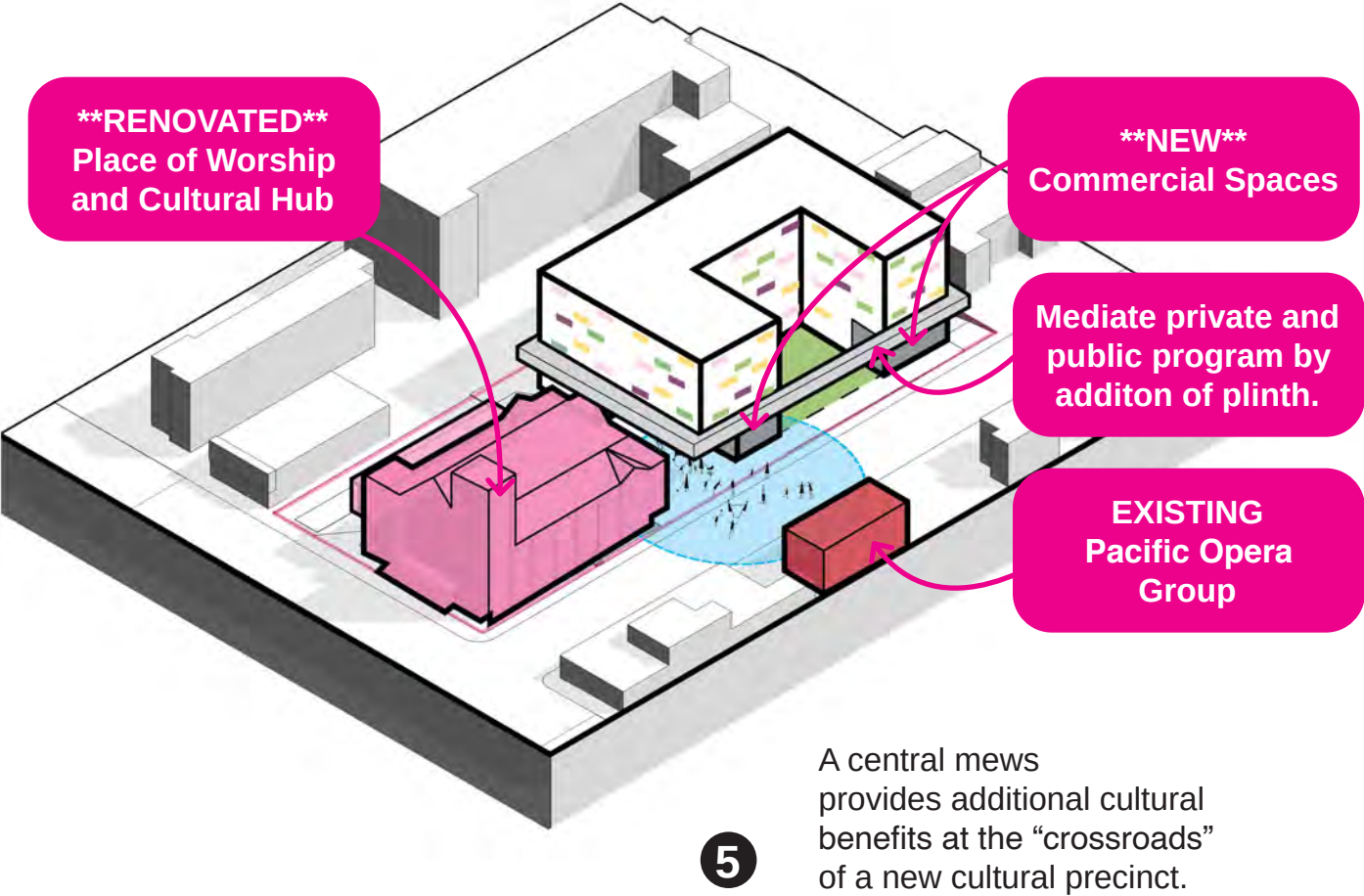




3 A central mews at Balmoral Rd provides a pedestrian thoroughway to connect to Quadra St and the rear of the site.



4 A South-facing residential courtyard provides exterior amenity and daylight to residents and breaks up the residential massing.

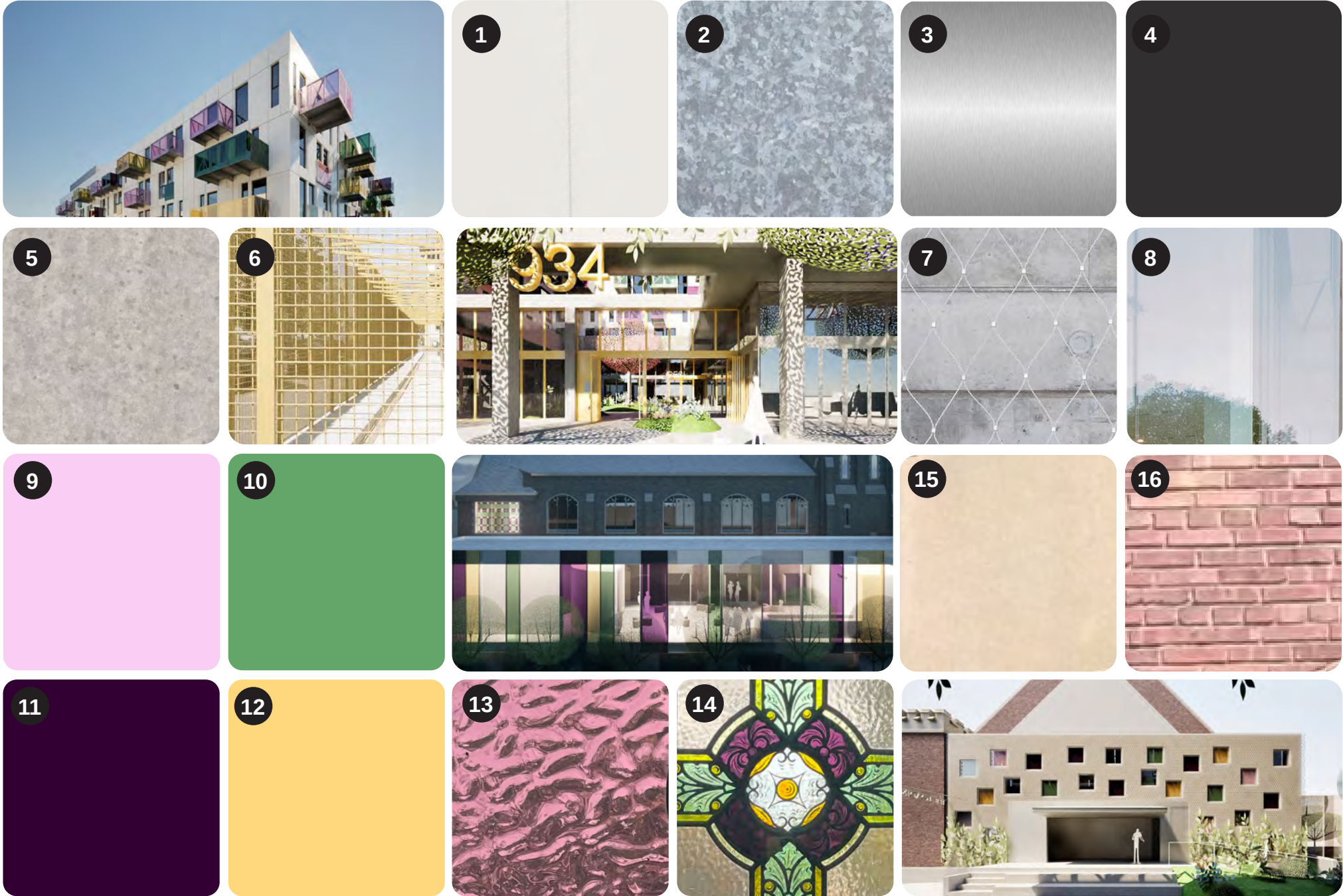


Quadra Street

Balmoral Road

- 1 The First Metropolitan United Church
- 2 The North Addition
- 3 The East Addition
- 4 Courtyard Residences
- 5 The Landscape



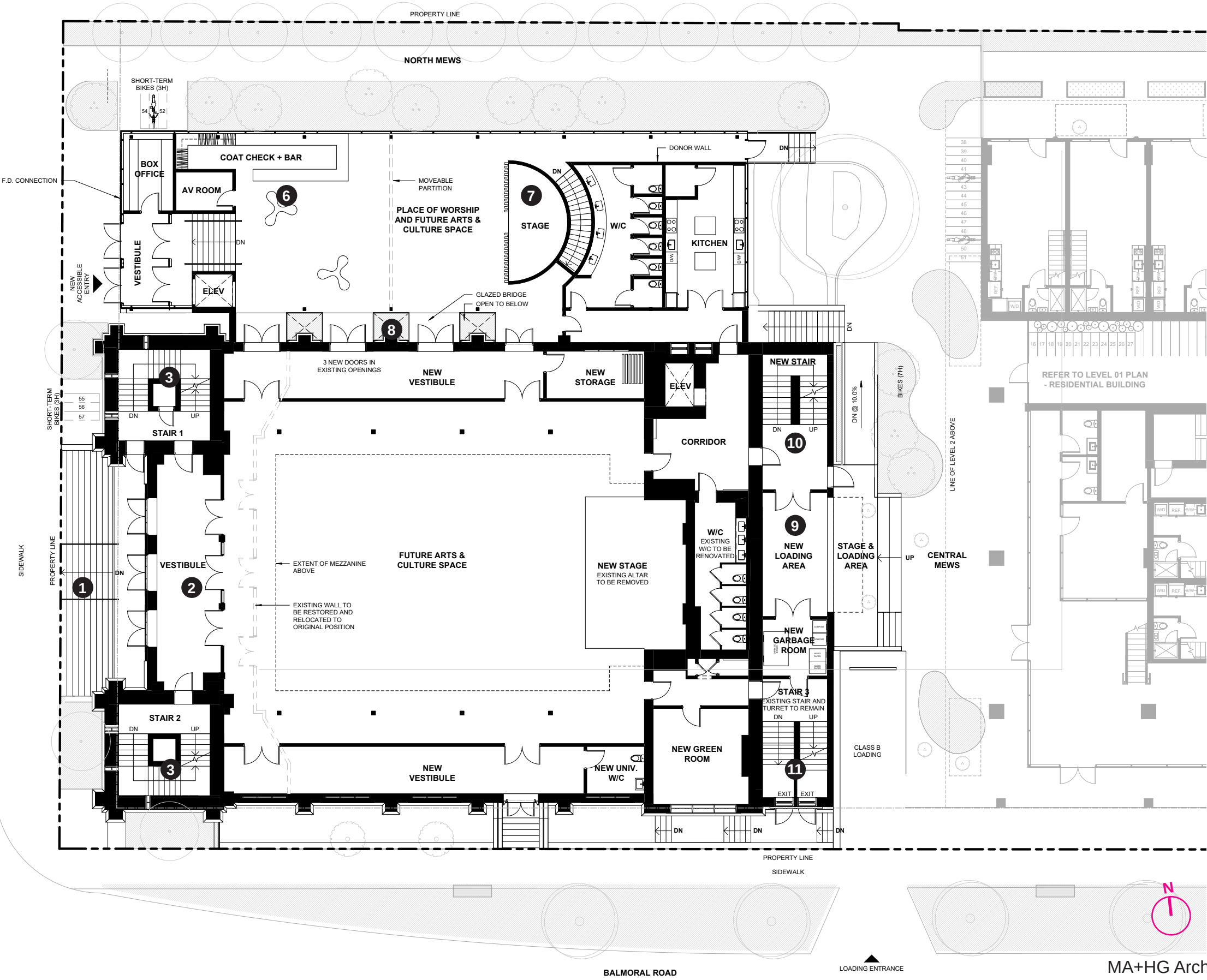


- 1 Metal Wall Panel - White
- 2 Metal Panel - Galvanized
- 3 Curtain Wall Frame - Brushed Aluminum
- 4 PVC Frame - Black
- 5 Architectural Concrete
- 6 Square Metal Mesh and Frame - Yellow
- 7 Tensile Wire Mesh (Planting Support) - Stainless
- 8 Clear Glass
- 9 Coloured Glass - Pink (Matched to 13)
- 10 Coloured Glass - Green (Matched to 14)
- 11 Coloured Glass - Purple (Matched to 14)
- 12 Coloured Glass - Yellow (Matched to 14)
- 13 Stained Glass 1 (Existing)
- 14 Stained Glass 2 (Existing)
- 15 Sandstone (Existing)
- 16 Brick (Existing)



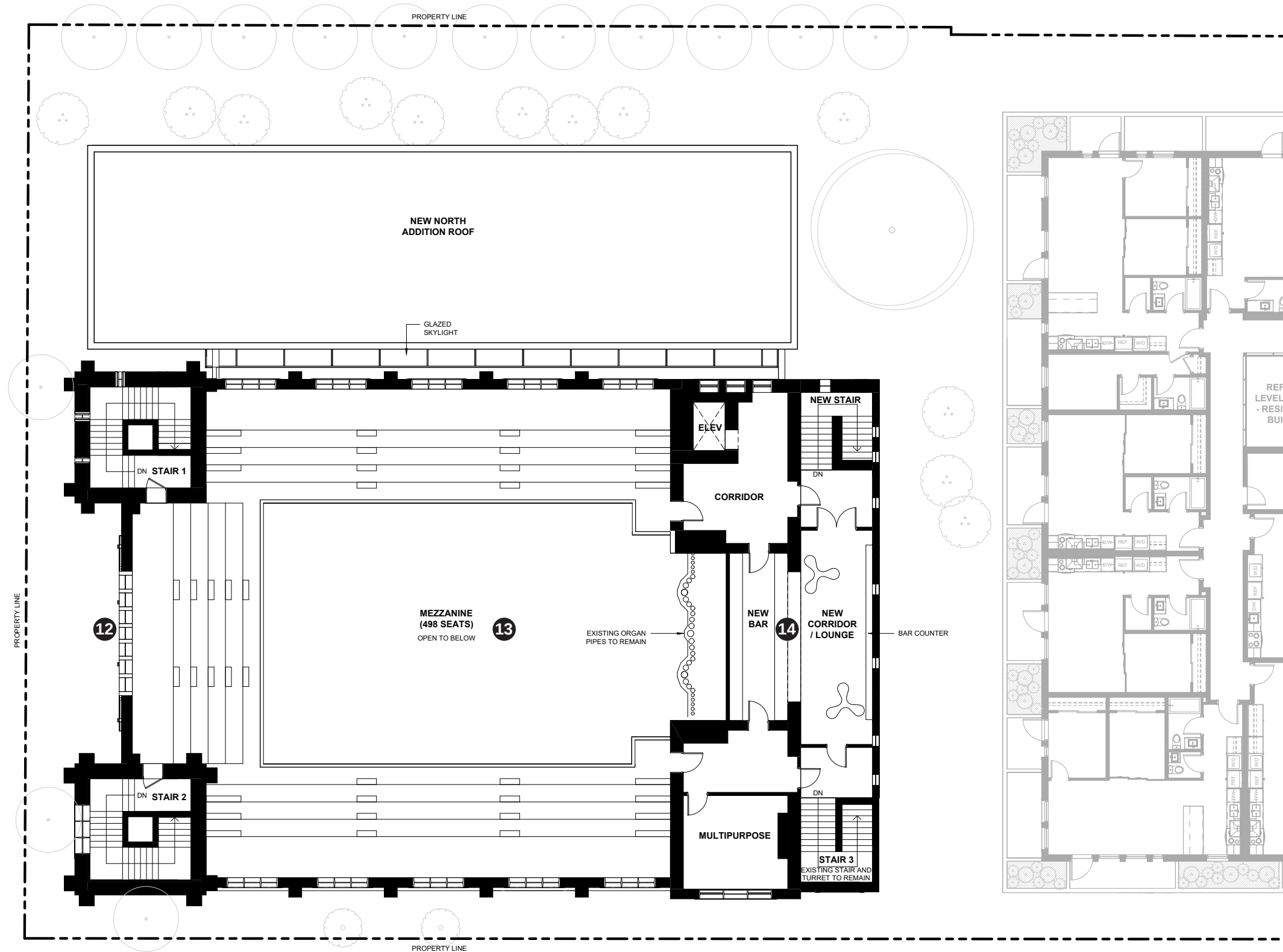
The primary objective of the work is the restoration and rehabilitation of the heritage church to bring it into alignment with the needs of the Pacific Mountain Church, the cultural community and the community at large.

This is done both programmatically, and physically and its that interaction through, amongst and between that create a dialogue between buildings, between uses and between people.



Following the Conservation Plan developed by Luxton & Associates, the following restoration measures will take place:

- 1 Repair and Restoration of stone entry doors and stair sequence.
- 2 Restoration of stained glass vestibule at original entry.
- 3 Repair and restoration of church turrets.
- 4 Preservation and retention of the main sanctuary adapted for a future arts and culture space.
- 5 New mediating vestibules and north and south side of sanctuary.
- 6 New North Addition and accessible entry to church and gathering space.
- 7 New stage, community kitchen and accessible washrooms.
- 8 Rehabilitation of North wall of church. Existing opening adapted to be bridged entry access over existing lightwell.
- 9 New East Addition at rear to serve as staging and loading area for the site.
- 10 New northeast stair access.
- 11 Preservation and retention of southeast interior stair section along Balmoral.



- 12 Repair and Restoration of stained glass windows and arches.
- 13 Preservation and retention of the main sanctuary adapted for a future arts and culture space.
- 14 New lounge and bar for the arts and culture space.



The North Addition is the new contemporary entry into the heritage building, providing universal access to the church level. It is complete with multipurpose spaces, lobby, study spaces, kitchen and various support spaces for the community.

With respect to Parks Canada’s Standards and Guidelines for the Conservation of Historic Places, the new addition draws a clear distinction between what is historic and what is new.

- 1 Celebrate the heritage church by contrasting with a timeless, transparent, contemporary addition that is mindful of scale and material.
- 2 Provide a defined separation at connection points of the church that mediates between old and new spaces.
- 3 Reference the structural cadence of the heritage church in the vertical patterning of the facade.
- 4 Reflect the colours and patterns of the heritage church stained glass to create connection between old and new.
- 5 Define a new accessible entry in support of existing and new programming
- 6 Create modern signage that signals the new cultural landmark.



The East Addition provides both functional and delightful uses. At grade, it serves a dual function: as a loading bay for the new arts and culture space and as a stage for performance that will activate the central mews and street. At the second level, additional lounge space is provided.

- 1 Respect datums of existing heritage church through facade alignment
- 2 Introduce a robust and minimal concrete facade with mesh screening that allows landscape to grow onto the facade.
- 3 “The Loading Bay” stage activates the Central Mews, the public street and the commercial podium by providing a space for performance at the loading dock.
- 4 Introduce “The Loading Bay Lounge” at the upper level to support the new arts and culture hub.
- 5 Animate the lounge, stage through and central mews with scattered coloured windows that reflect the shape and colours of the existing heritage church.



The new residential building provides 129-unit mix of rental homes with a good diversity mix including live/work and loft units, studios, one-bedrooms and family-oriented housing consisting of two and three bedrooms.

At the heart of the building is the ground-level courtyard, creating a semi-private interior gathering space, activated by a series of live-work units that transition on the public commercial street.

- 1 Provide a mix of homes, from live/work to studios to three-bedrooms; from lofts to traditional to inboard bedroom scheme to allow for a diversity of community.
- 2 Reduce massing along the street through a front facing courtyard that mediates between public and private.
- 3 Provide glazed commercial and retail units to animate the street.
- 4 Utilize a minimal panel facade treatment to provide backdrop for the heritage brick and stone.



Moving up from the lobby through the courtyard, the plinth acts as an extension of the ground serving as a vessel for landscape along the perimeter.

The plinth mediates the residences from the busy street, while creating a protected walkway for dwellers below, enhancing the street boulevard for public use.

- 1 Soften the building edges through a planted plinth that creates public covered arcade below.
- 2 Introduce openings throughout the plinth to allow for daylighting onto the landscaping at grade.

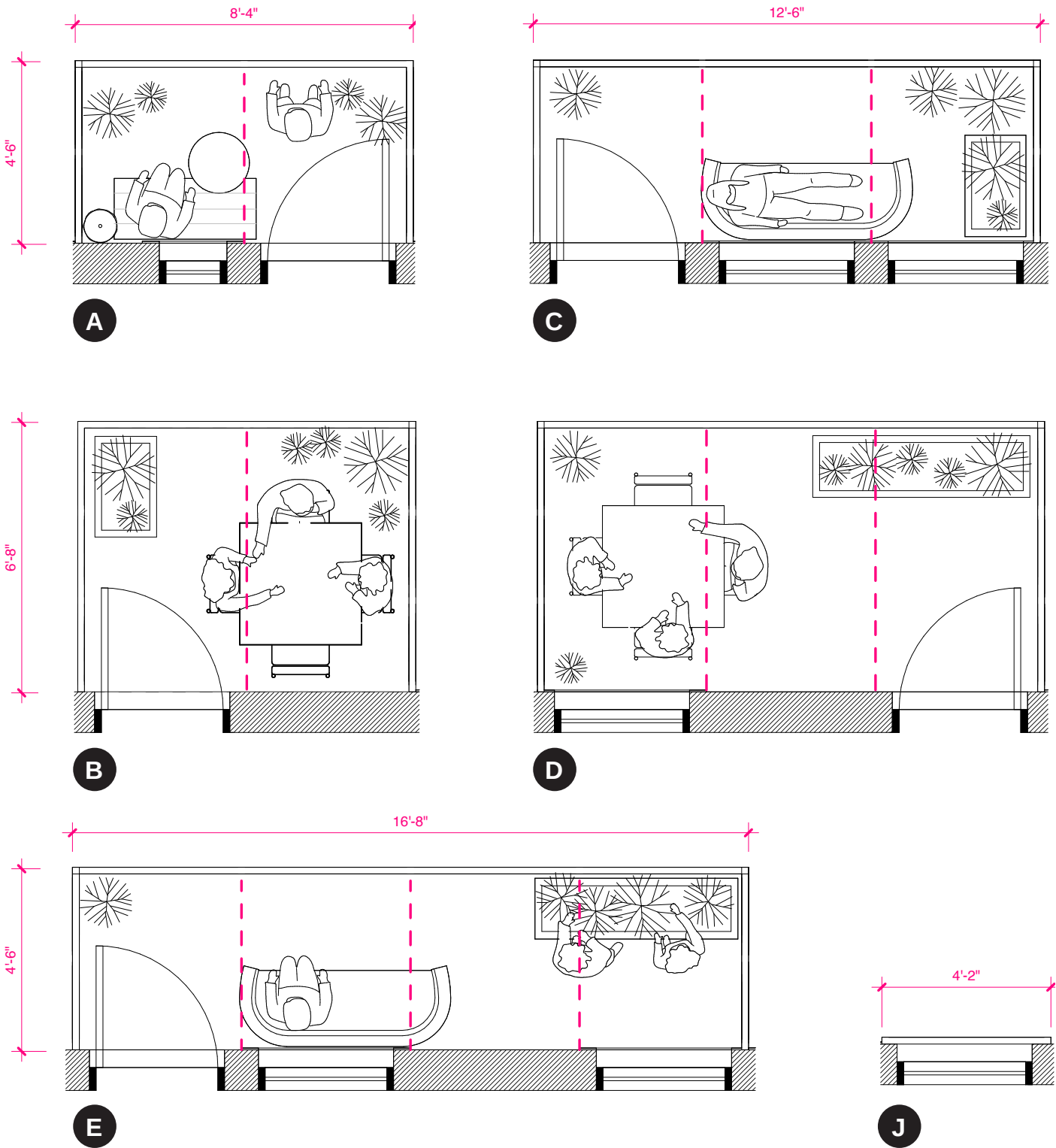


The project proposes to include multiple balconies for Family Units and for most one bedrooms suites. All studio units are afforded either balcony or juliette balcony. This allows for each unit to have access to outdoors, with the Family Units having more than one point of access to outdoors. The multiplicity of balcony depths and widths act as an architectural devise to animate the facade, harkening in expression and colour to the Heritage church adjacent.

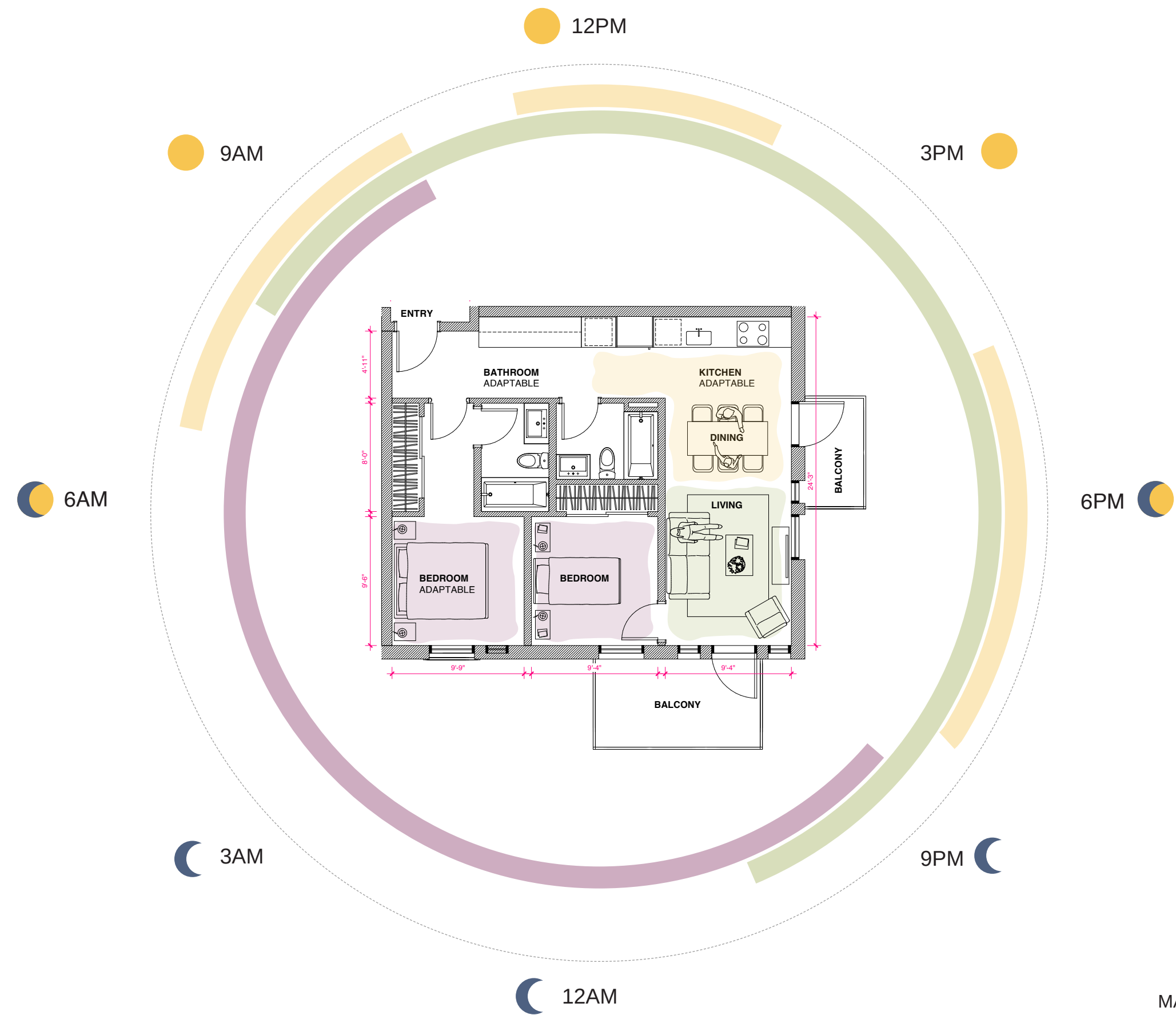
- 1 Generate a playful series of balconies that cater to the diverse array of units.
- 2 Unify the site and animate the facade by employing balconies that replicate the colour of the heritage church stained glass.

The modularization of the balconies seamlessly allows for play by following a 4'-2" grid duplicated to generate a series scattered pixels across the residential facade.

Each balcony, and/or a combination of balconies presents different opportunity for use bespoke to each individual unit further celebrating the ideas of diversity.



- A** Balcony A - 8'-4" x 4'-6" (36 SF)
- B** Balcony B - 8'-4" x 6'-8" (56 SF)
- C** Balcony C - 12'-6" x 4'-6" (56 SF)
- D** Balcony D - 12'-6" x 6'-8" (83 SF)
- E** Balcony E - 16'-8" x 4'-6" (75 SF)
- J** Juliette - 4'-2" x 0'-0" (0 SF)



The project proposes a choice in unit planning for the future residents: a traditional plan that places bedrooms at the exterior walls that prioritizes daylight, floor area and direct access to outdoor air at the bedrooms and an inboard bedroom plan, within the same unit square footage, that allows for a more expansive living areas, with greater exposure to daylight and outdoor air at the public areas.

Conservative concerns about air quality, access to daylight and acoustic performance, are resolved through the implementation of high performance HRVs, glass partition walls that exceed the STC rating of standard interior walls and unit design that achieves a SDA score of 60% (9% higher than LEED minimum). With inboard bedrooms, the more public, shared spaces (kitchen, dining and living) are prioritized during daylight hours, while the private spaces used primarily for sleeping require less daylight.

Benefits of Inboard Bedrooms | Daylight Hours

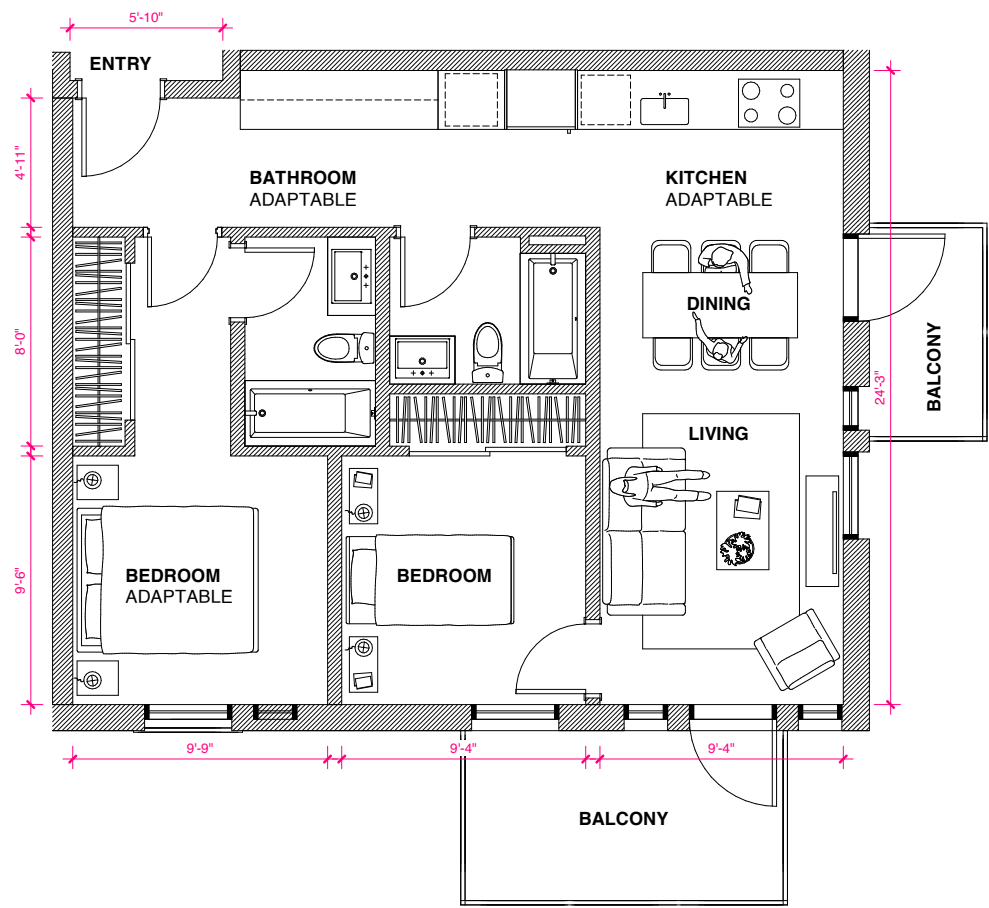
Shared spaces are prioritized during daylight hours:

- Kitchen and Dining Area
- Living Area

Private spaces used primarily at night require less daylight:

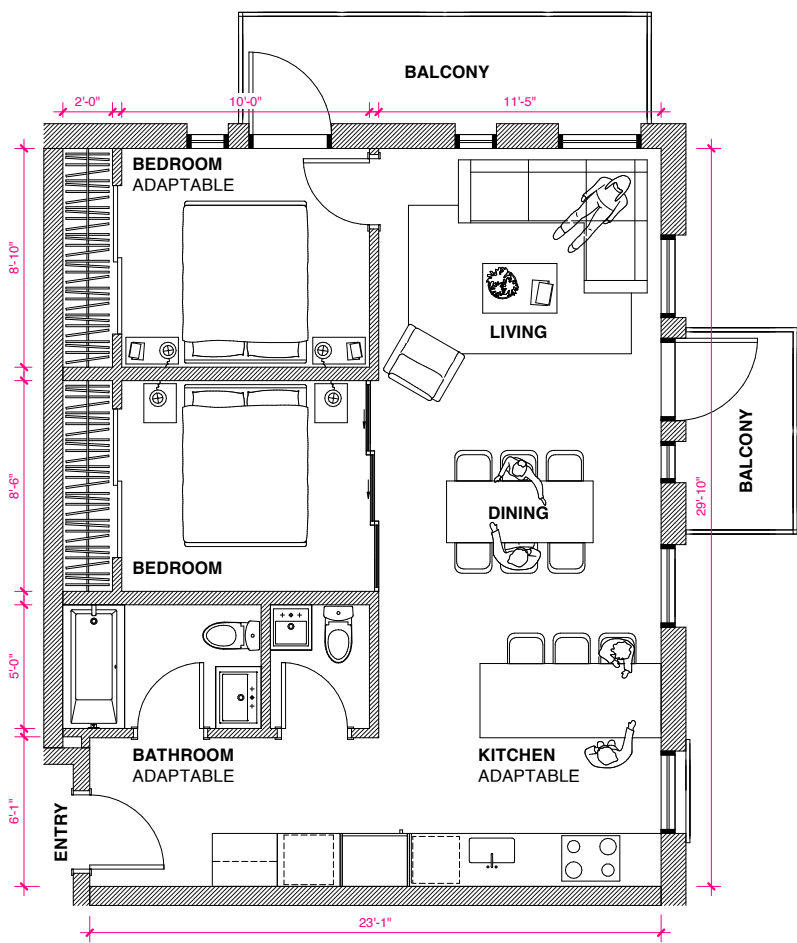
- Bedrooms

Additionally, the living areas in the inboard scheme are approximately 8% larger, and all bedrooms on average increase in size. Most importantly, however, the introduction of inboard bedrooms offers choice to a resident: the expansive living areas can be configured in a variety of ways to include kitchen islands, home offices or oversized dining tables. In a time where homes are becoming more and more standardized and homogeneous, offering the option between traditional and inboard bedrooms offers choice to the resident.



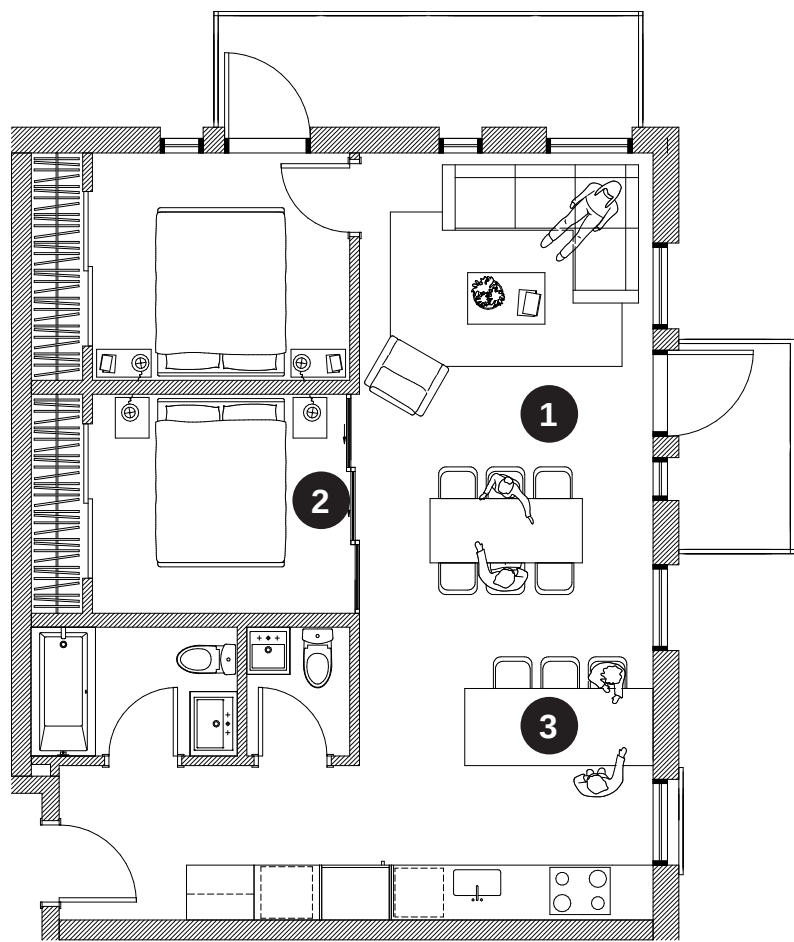
Typical Layout
Two-Bed Unit Plan: Outboard (Exterior) Bedroom

- 1 Living Room Dimension 9'-4"
- 2 Smaller Bedroom Sizes



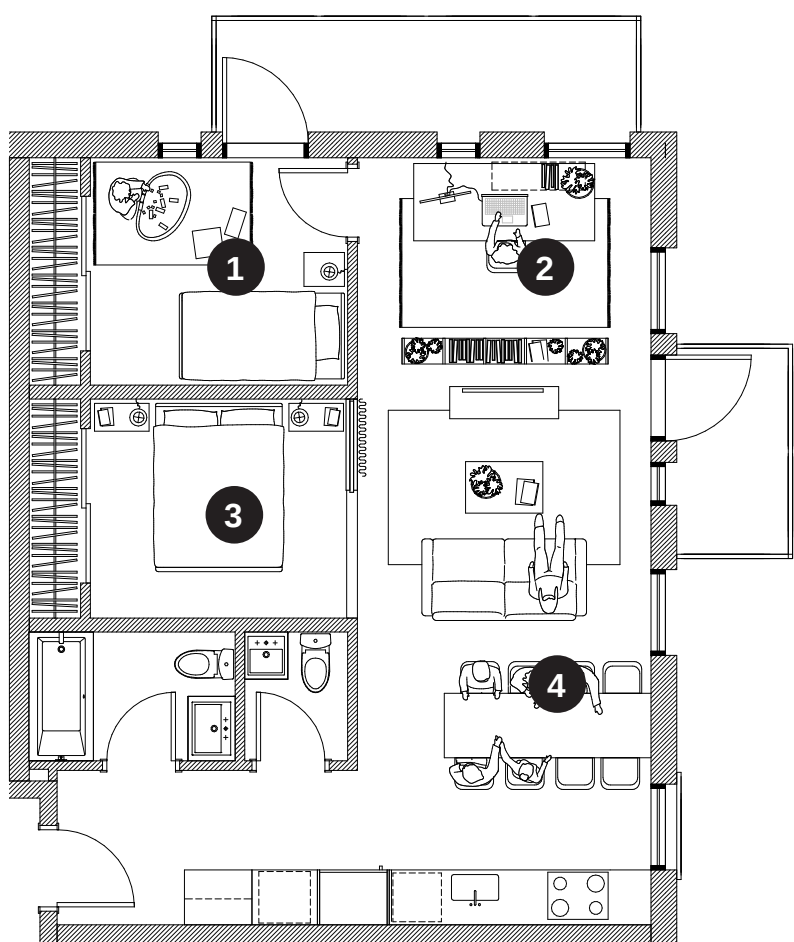
Proposed Layout - 28% Brighter Spaces
Two-Bed Unit Plan: Inboard Bedroom

- 1 Living Dimension 11'-5"
- 2 On average, larger bedroom dimensions



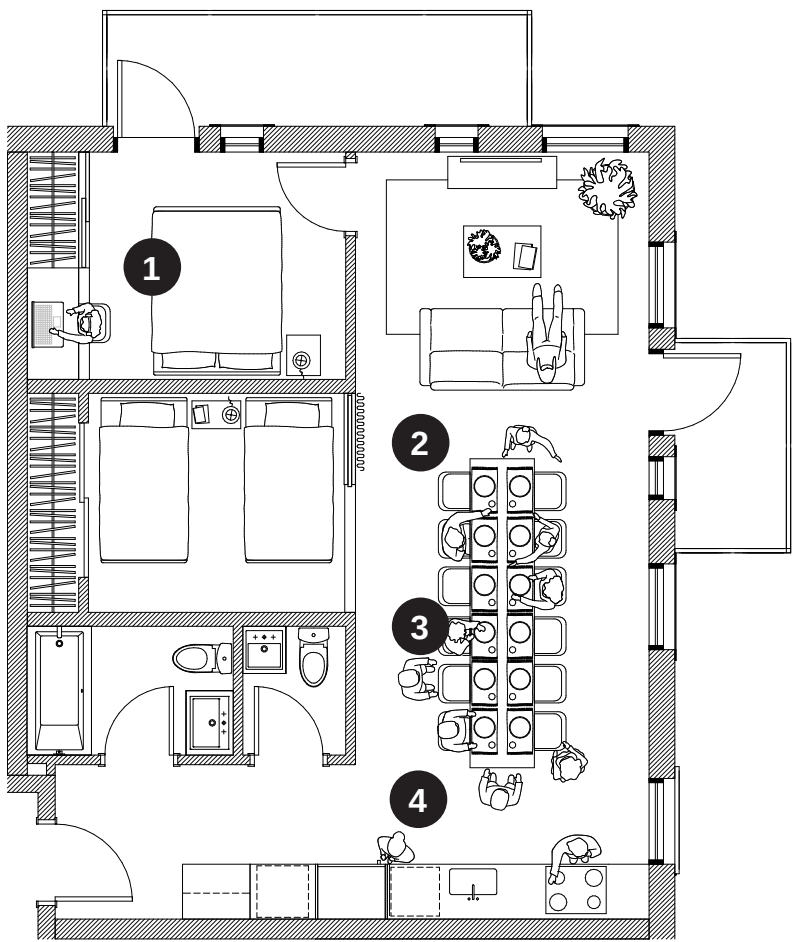
Spacious Living
Option 1: Large Living Room

- 1 Large living room with multiple options for layouts.
- 2 Flexible and adaptable room arrangement with sliding partition.
- 3 Optional kitchen island.



Personal Choice
Option 2: Home Office

- 1 Large bedrooms allow for activities within.
- 2 Divisible spaces to suit people's needs.
- 3 Bedroom can open up to make the living space feel even larger.
- 4 Dining area can accommodate a large family or gathering.



Flexible Spaces
Option 3: Dinner party

- 1 Closet adapted to fit desk.
- 2 Glass wall with equivalent STC rating and blackout curtain for privacy.
- 3 Large open kitchen.
- 4 Space for a 12+ person table.



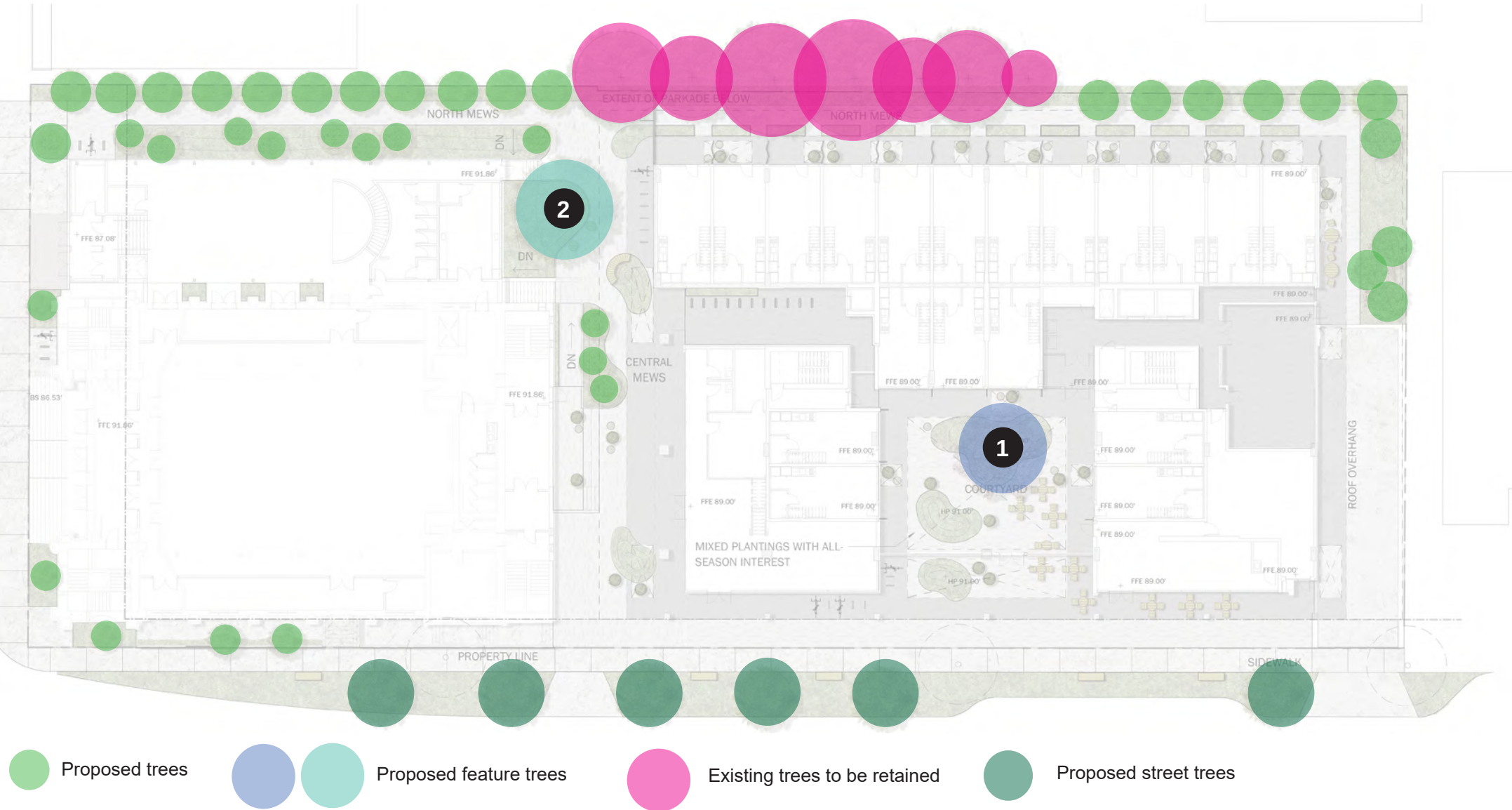
1 'Rewilding' Framework: Landscape Seeps Through
Planting is incorporated wherever possible, popping up in domestic-scale pots, trailing down from second floor planters, and flowing across the ground plane in large green swaths. The many scales of planting allow for green space to seep through the site and connect with pedestrians, performers, concertgoers and apartment dwellers at every moment as they move across the landscape.

2 Opportunities to Meander
At the ground plane, planted areas curve across the landscape to carve out desire lines and create areas to sit or stroll. A native species-focused planting palette invites pedestrians and pollinators to meander through on their way to see a concert, go to work, return home, or simply pass through. 40 new trees are planted, exceeding the minimum requirement of 22 for the site.

3 Celebrate Feature Trees
A feature Garry Oak in the central mews and a Saucer Magnolia in the courtyard create a sense of place and facilitate dynamic seasonal experiences. The Garry Oak is a nod to the Sawtooth Oak that will be removed to create space for the church addition. The Garry Oak is the signature species of the ecologically and culturally significant Garry Oak ecosystem found in Victoria. The newly planted tree will help maintain site character and rich wildlife habitat associated with oak trees.

4 Connection to History
Throughout the site, paving size aligns with dimensions of conventional bricks, echoing the shapes on the church facade. Reclaimed brick from the church itself will be used as feature paving to highlight the entrance near the box office on the northwestern side of the building. This brick will also be used to create a feature wall around the Garry Oak in the central mews, bringing together the social and ecological history of the site.





Strengthening Victoria's Urban Forest

40 trees are being planted on the site to replace the nine trees that will be removed. Based on the City's replacement rate requirements the project would only be required to add 22 trees. The proposed tree palette will include native species to provide pollinator friendly habitat value, as well as ornamental species for seasonal interest.

Tree Types

- 1 Saucer Magnolia (Feature Tree)
- 2 Garry Oak (Feature Tree)
- 3 Comus x 'Eddie's White Wonder'
- 4 European Columnar Aspen
- 5 Serviceberry





REZONING/DEVELOPMENT
PERMIT RESPONSE

SUPPLEMENTARY TO
DESIGN RATIONALE

934 BALMORAL ROAD
1701 QUADRA STREET

SEPTEMBER 8, 2025

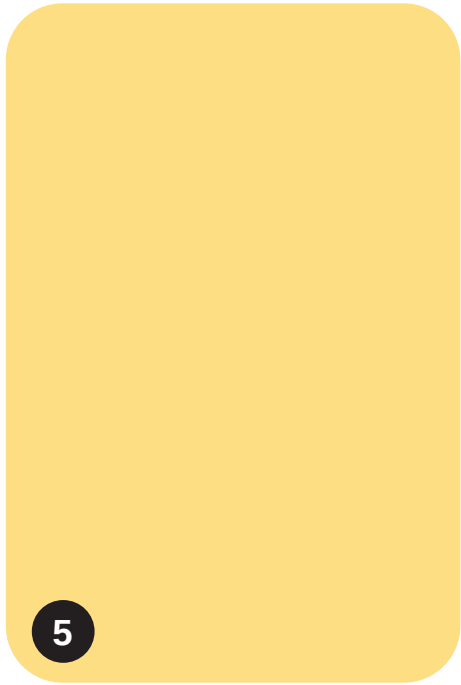
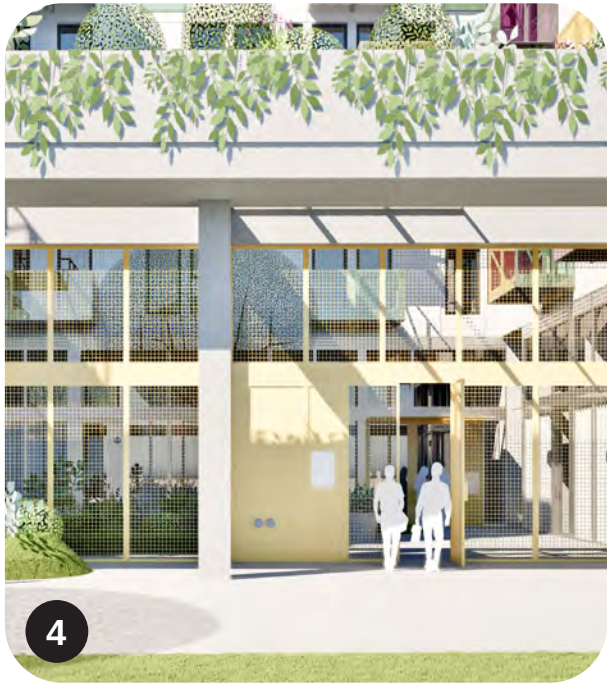


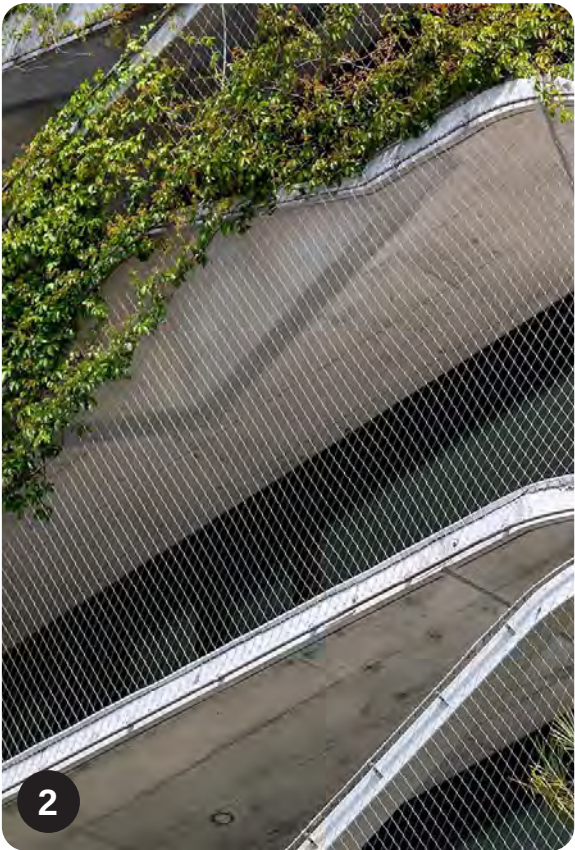


Entry Gate Design

The entry gate to the Residential Courtyard will feature a square-patterned metal mesh set within a sturdy metal frame. This material choice is intended to maximize visual connection between the courtyard and the public realm. Its openness, paired with a bold, playful yellow finish, will create a welcoming atmosphere while enhancing the visibility and appeal of the live-work units. At the same time, the design provides the necessary access control.

- 1 View of entry gate into residential lobby from Balmoral Rd.
- 2 View of entry gate looking West from interior courtyard at residential lobby.
- 3 Powder-coated metal panels with 1.5"x1.5" woven wire mesh is basis of design to provide ample visibility between spaces.
- 4 View of Entry Gate from Balmoral Rd. Materiality provides strong visual connection to shared residential courtyard and lobby.
- 5 Paint Colour: RAL 090 90 50

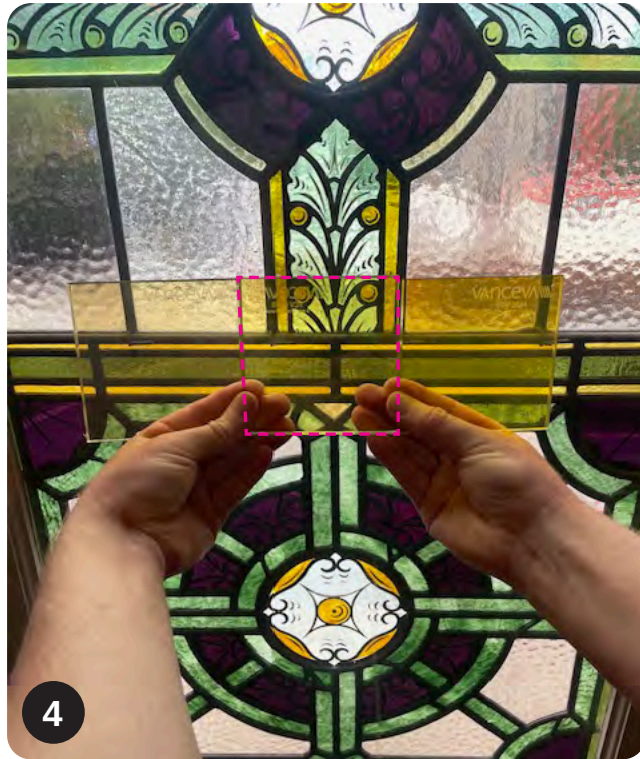
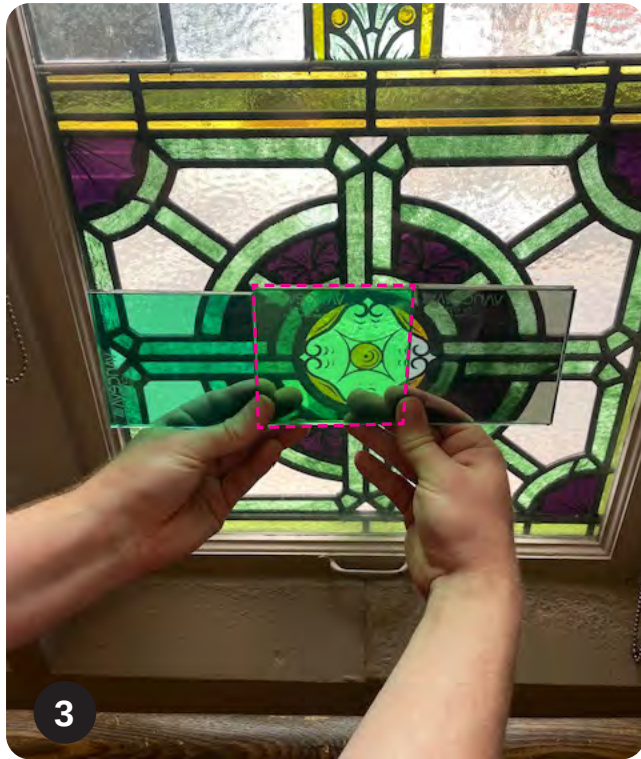
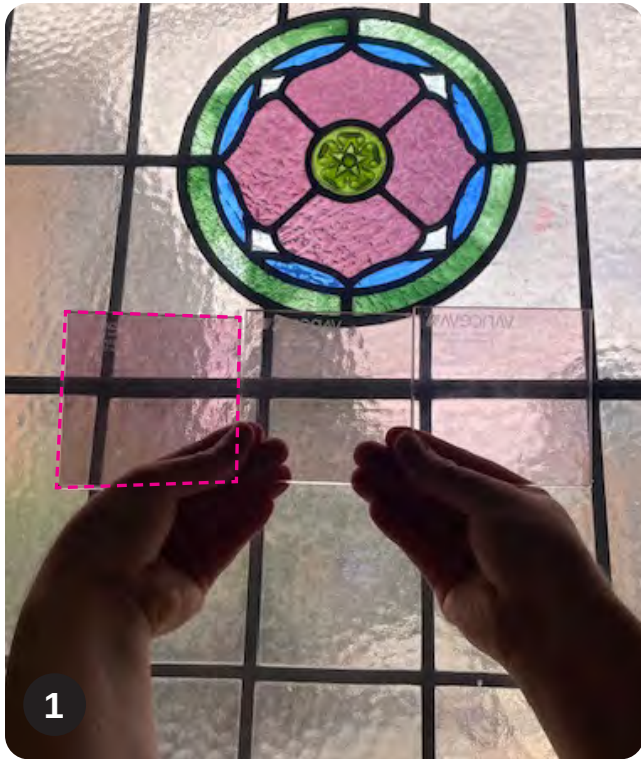




Tensile Wire Mesh

The East Addition features a robust and minimal concrete facade with mesh screening that allows landscape to grow onto the facade. Basis of design is Carl Stahl X-tend Stainless Steel Cable Mesh.

- 1 View of Central Mews with feature green wall and East Addition.
- 2 Reference Project: Garden Tower with Cable Mesh green screen.
- 3 Product: Carl Stahl X-tend Stainless Steel Cable Mesh.



Glass Colours

As outlined in the project’s Design Rationale, the stained glass of the First Met Heritage Building has been intentionally echoed across the full site to honour and celebrate its historic significance. Glass colours have been carefully matched to the original stained glass and applied to the balcony guardrails of the residential building, as well as to the glazing at the two new church additions. This consistent material palette creates a visual dialogue between old and new, animating the project facades and unifying the site.

The following colours serve as the basis of design:

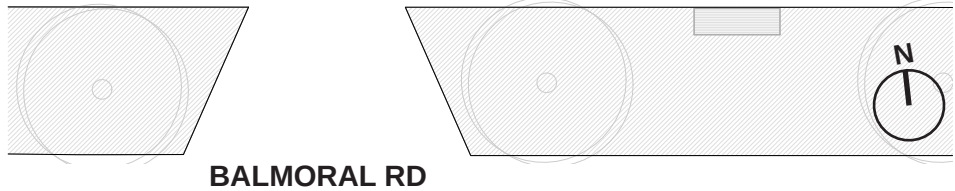
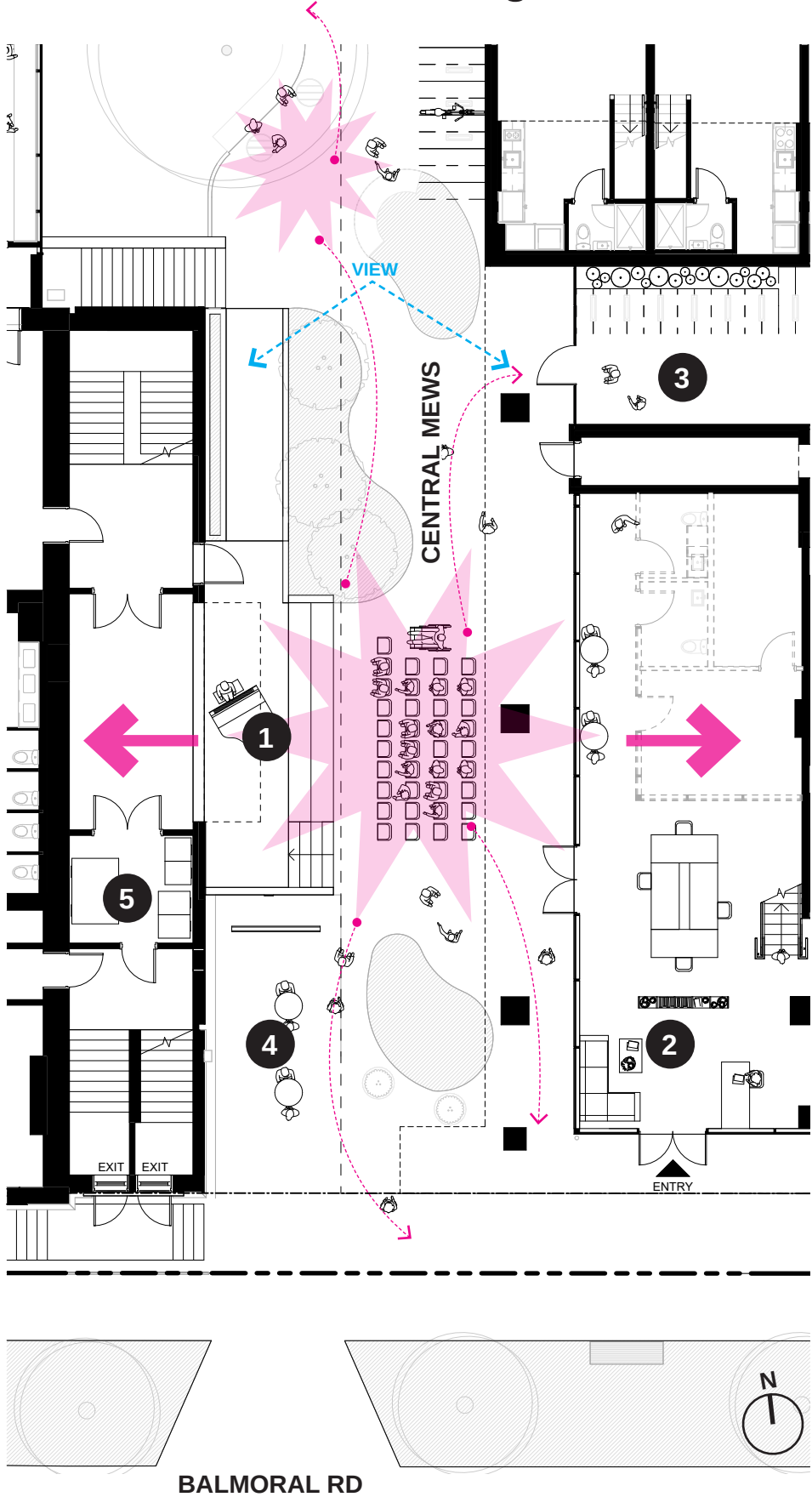
- 1 Pink Swatch: Vanceva VCV 01H1
- 2 Purple Swatch: Vanceva VCV 08CD
- 3 Green Swatch: Vanceva VCV 0146
- 4 Yellow Swatch: Vanceva VCV 0818





The Central Mews is a multi-functional space activated by curated program.
The intention is for it to serve public uses such as access to the landscape and informal performances from The Loading Bay stage, as well as functional uses such as loading for the Heritage Building. Situated east of the mews is a ground-oriented office which intended use is for the arts/culture group associated with performance programming of the Heritage Church. The adjacency to the Heritage Church will be beneficial. This tenant will be actively involved in programming the Central Mews as a casual performance and gathering space.

- 1 "The Loading Bay" Stage for Arts and Culture group.
- 2 Future Arts and Culture group office to activate Central Mews.
- 3 Commercial Lobby centralized on site.
- 4 Loading bay stall for Heritage Building, for intermittent use.
- 5 Waste and Recycling for Heritage Building.

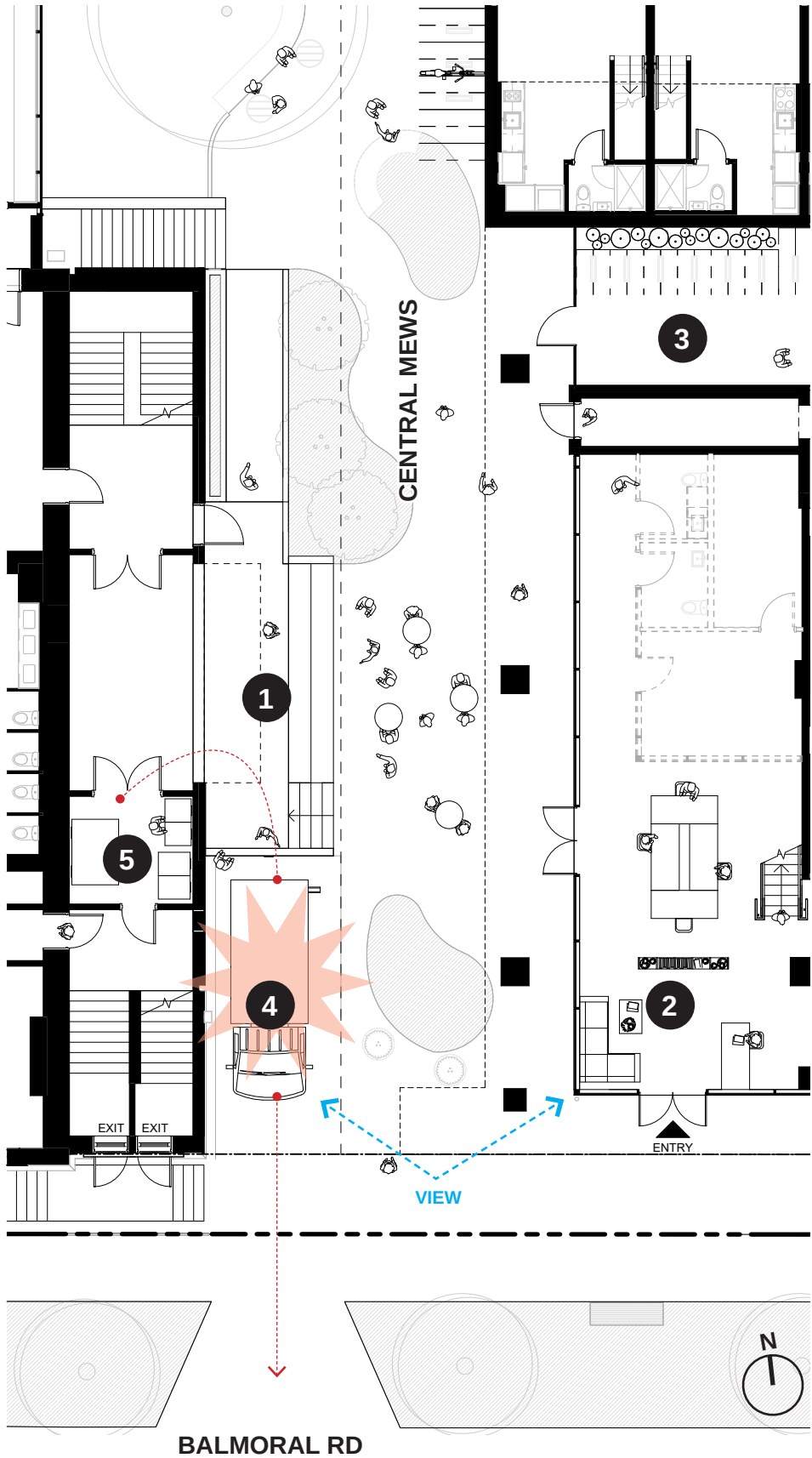


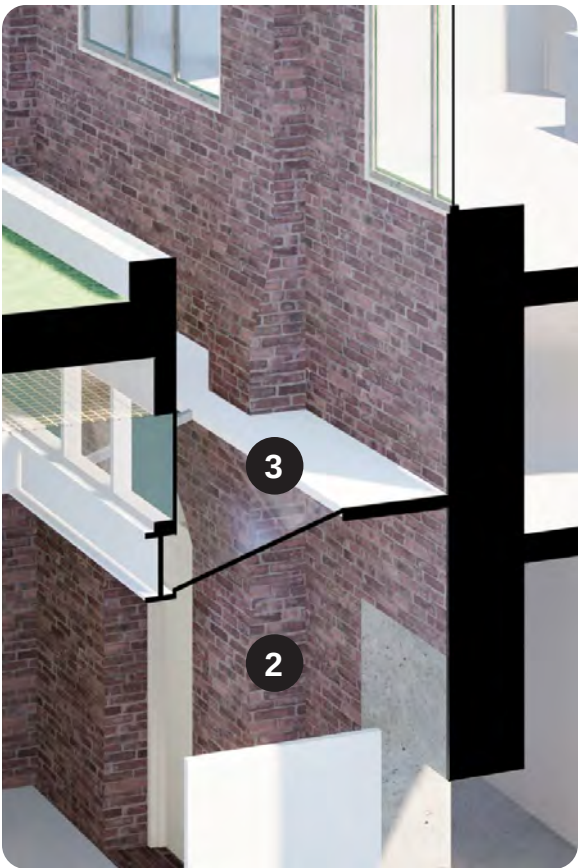


The Central Mews is a multi-functional space activated by curated program.
The loading stall is located tight to the building so as to minimize interference with public use. Paving will be continuous between loading space and adjacent level surfaces to maximize walkable surface when not in use. Loading is an infrequent use, the space will be primarily available for public use.

- 1 “The Loading Bay” Stage for Arts and Culture group.
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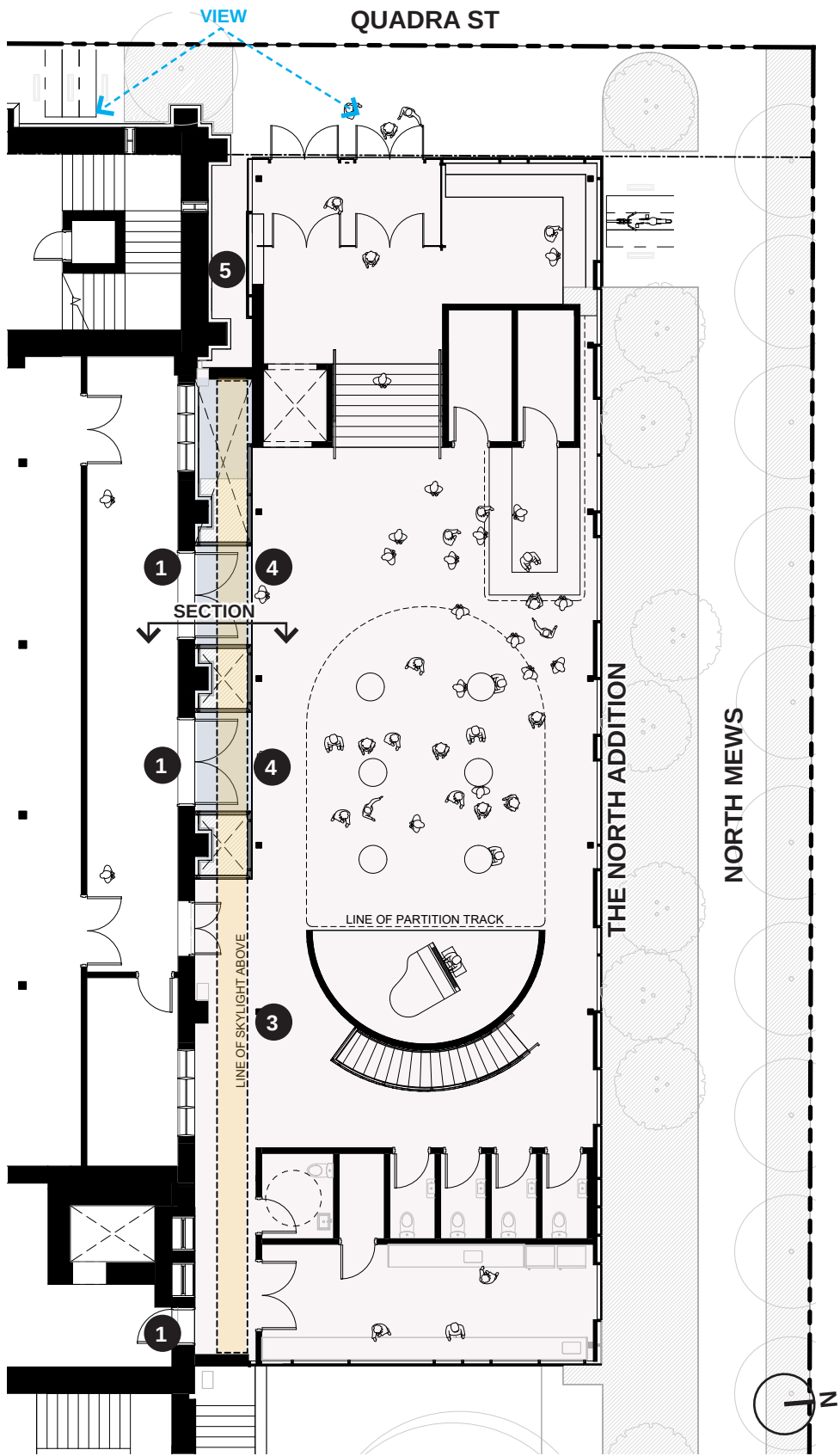
Loading and Standard Day Use

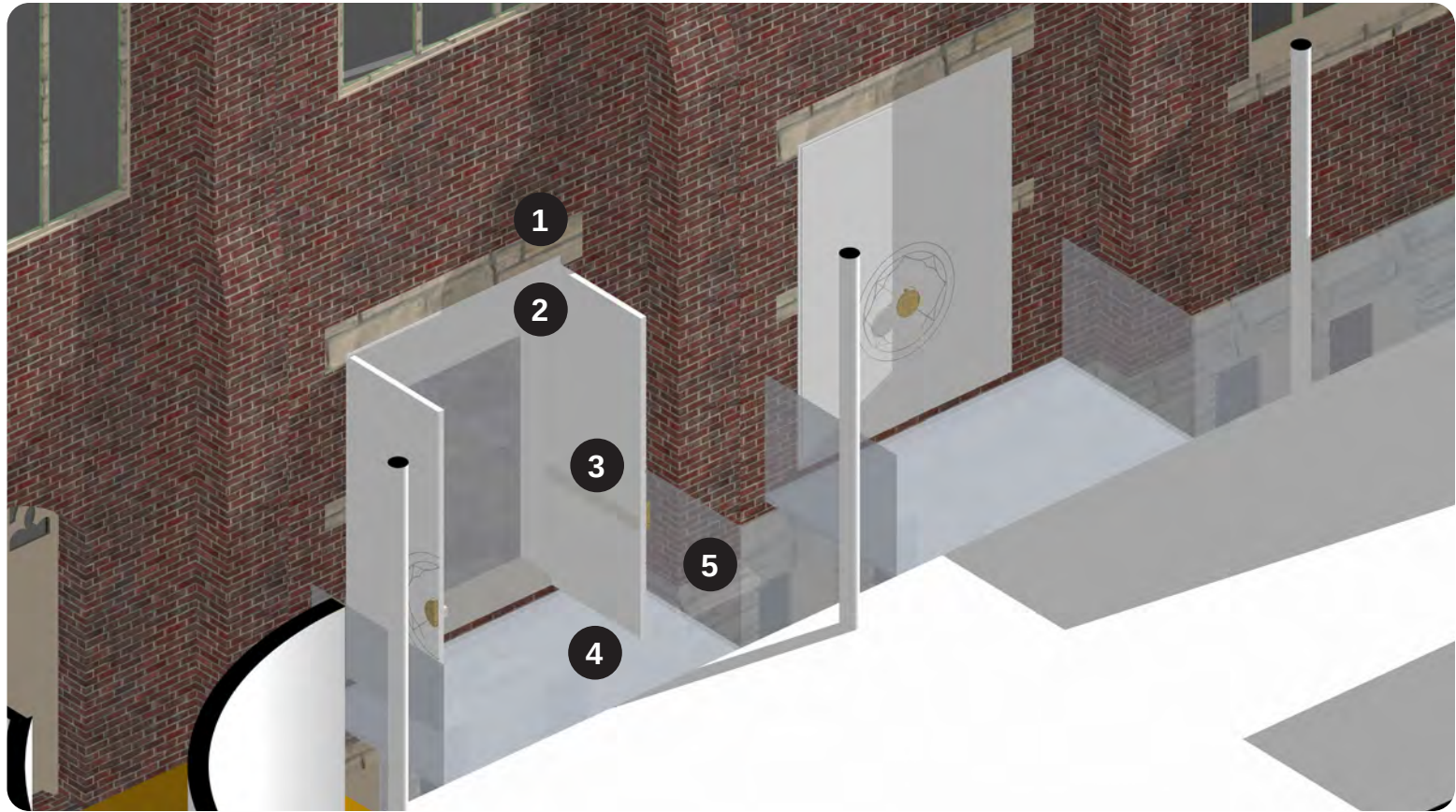




A mediating threshold that highlights heritage components.
The North Addition is articulated as a distinct massing from the First Met Heritage Building, connected delicately by a secondary bridging volume with glass skylight and glass bridges.

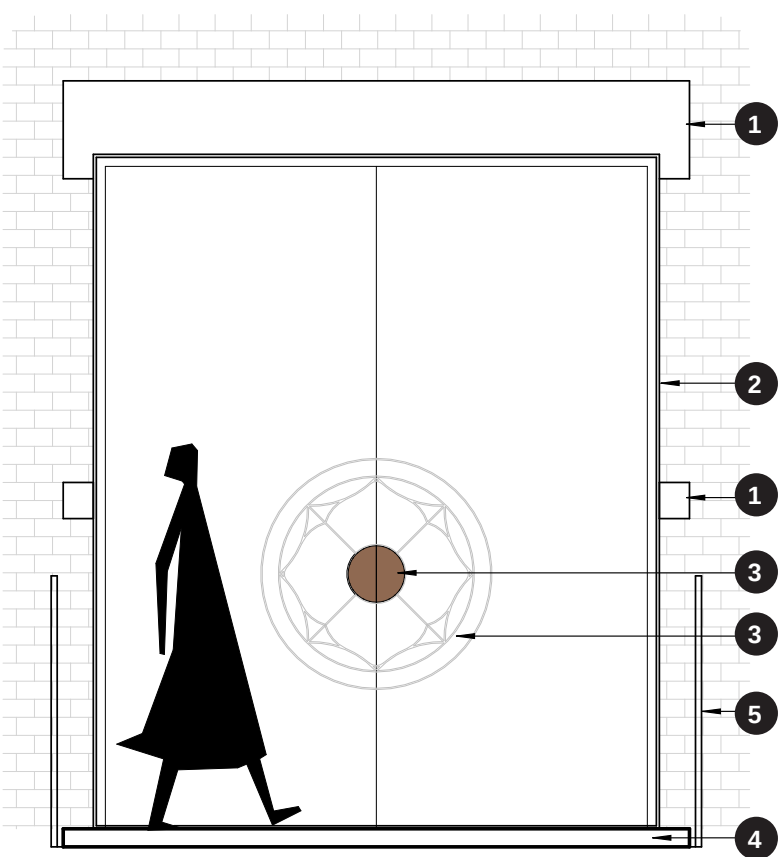
- 1 Preserved openings retrofitted with new side entry doors.
- 2 Preserved exterior brick wall of the heritage church remains exposed at North Addition interior.
- 3 Light-steel structure and linear skylight to lightly touch North heritage wall.
- 4 Glass bridges between lightwells to daylight basement below.
- 5 North Addition massing is volumetrically held off from the First Met Heritage Building to clarify the distinction between old and new.



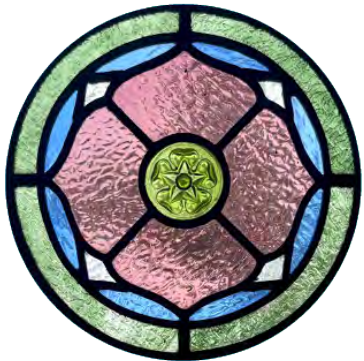


A mediating threshold that highlights heritage components.
A series of new contemporary doors retrofitted into former window openings will serve as a new portal into the renovated sanctuary. The door threshold material will contrast against the preserved brick and stone with design reference to existing heritage motifs. Glass bridges and lightwell will provide ample daylighting down to the North Addition basement level.

- 1 Preserved stone lintel and brick around existing window opening, retrofitted for new sanctuary doors.
- 2 Door surround around perimeter of expanded opening.
- 3 New interior doors with heritage motif and feature handle.
- 4 Glass bridges between lightwells to daylight basement below.
- 5 Transparent guards to maximize light through lightwell.



DOOR ELEVATION

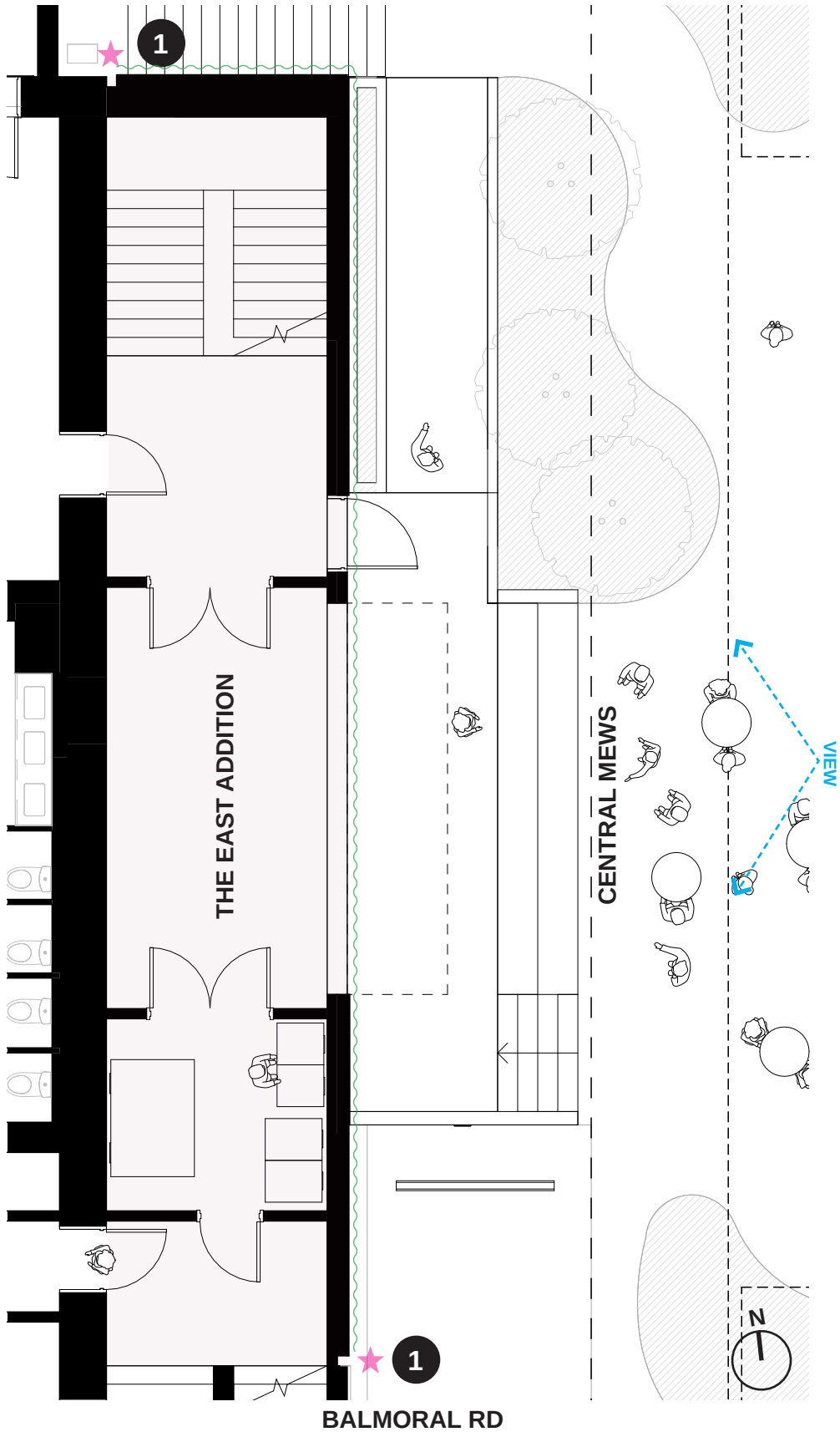


HERITAGE STAINED GLASS MOTIF



Materiality and detailing to distinguish heritage character.
The facade intersections between the East Addition and the First Met Heritage Building are articulated with concrete reveals, and a distinct material palette for the new construction.

- 1 Defined building reveal joint to distinguish between old and new.
- 2 Distinctive material at new addition to contrast and highlight heritage features.
- 3 Preserved and salvaged heritage brick and stone at rehabilitated areas.
- 4 Lowered parapet creates a distinct massing for the new addition and reveals preserved stone turret at existing Southeast stairwell.
- 5 Preserved gable face of former East building.



First Met Unit Liveability Presentation

On September 9, 2024, the project team met with City of Victoria Planning staff to discuss the inclusion of inboard bedrooms in this project. The presentation slides from that meeting are included as an appendix to this document. While there have been slight adjustments to the planning, the principles are still relevant. At the meeting, city staff did not indicate that inboard bedrooms were unsupported.

We understand the OCP public hearing is scheduled for September 11, 2024 and note that at the time of RZ/DP submission for this project bedrooms with a window to the outside were not defined as requirement.

FIRST MET

UNIT LIVEABILITY | 2024-09-09



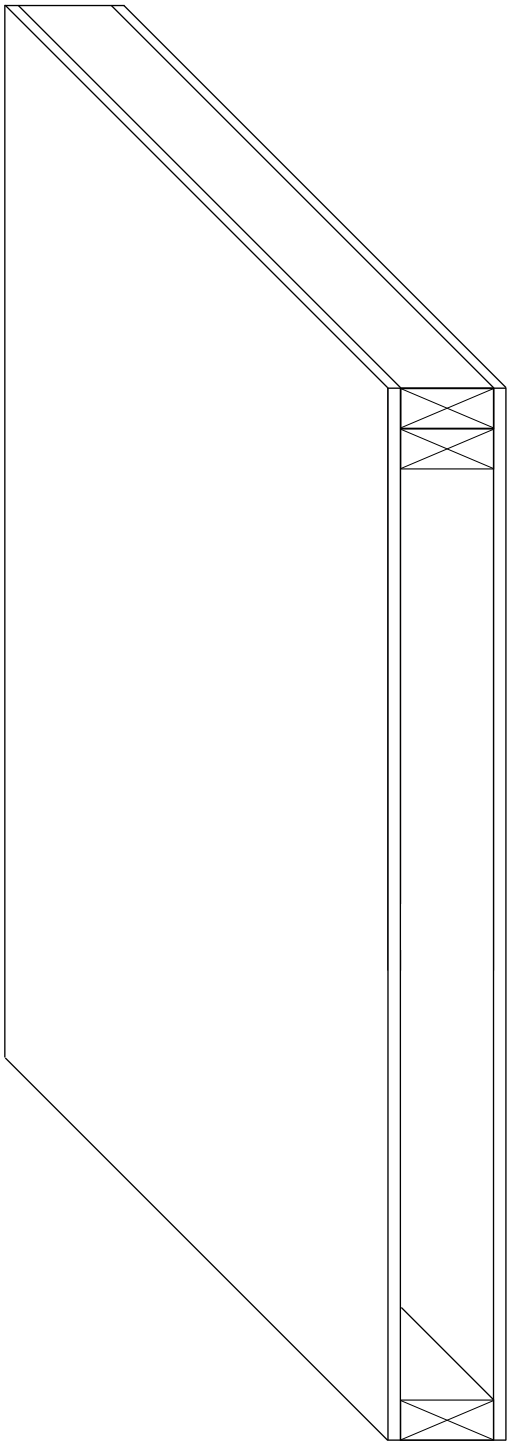
1. ADDRESSING CONCERNS

- a. acoustic quality
- b. ventilation
- c. access to daylight

2. BENEFITS OF INBOARD BEDROOMS

- a. daylight hours
- b. adaptable space
- c. interior views

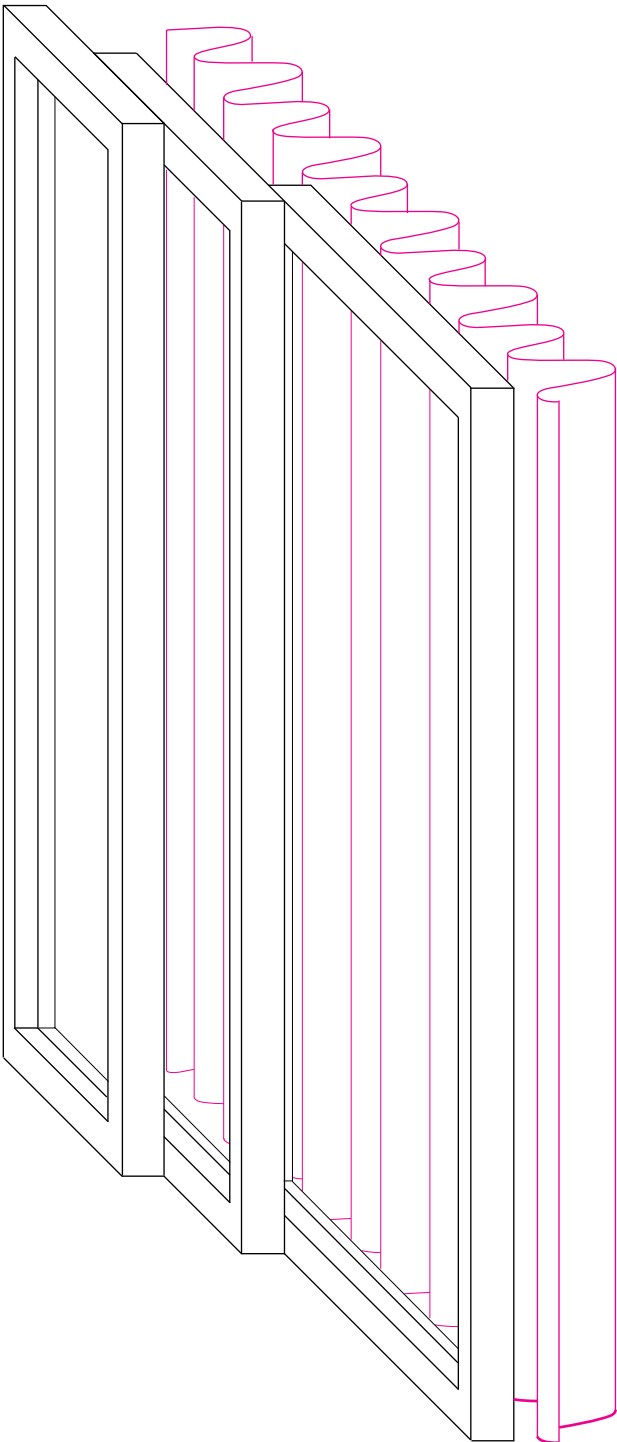
3. CITY OF VANCOUVER HOUSING SURVEY



**TYPICAL INTERIOR
PARTITION WALL**

- 1 layer 1/2" or 5/8" gypsum wallboard
- 4" wood stud framing
- 1 layer 1/2" or 5/8" gypsum wallboard

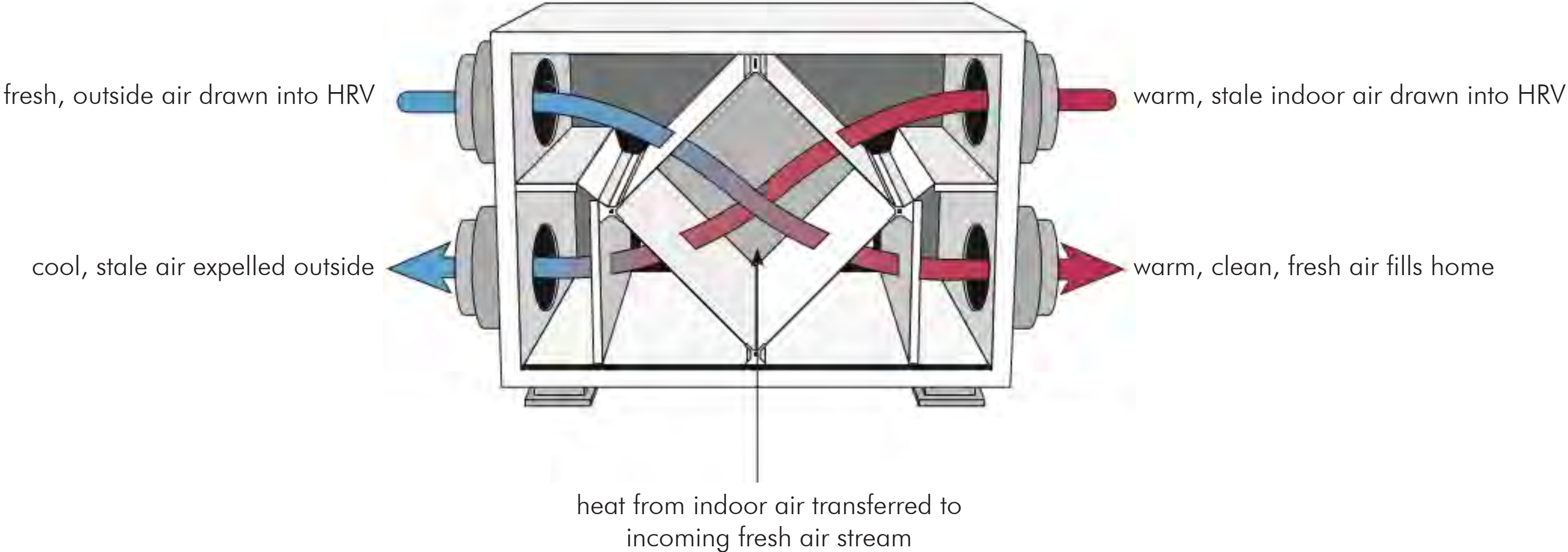
= 32 STC



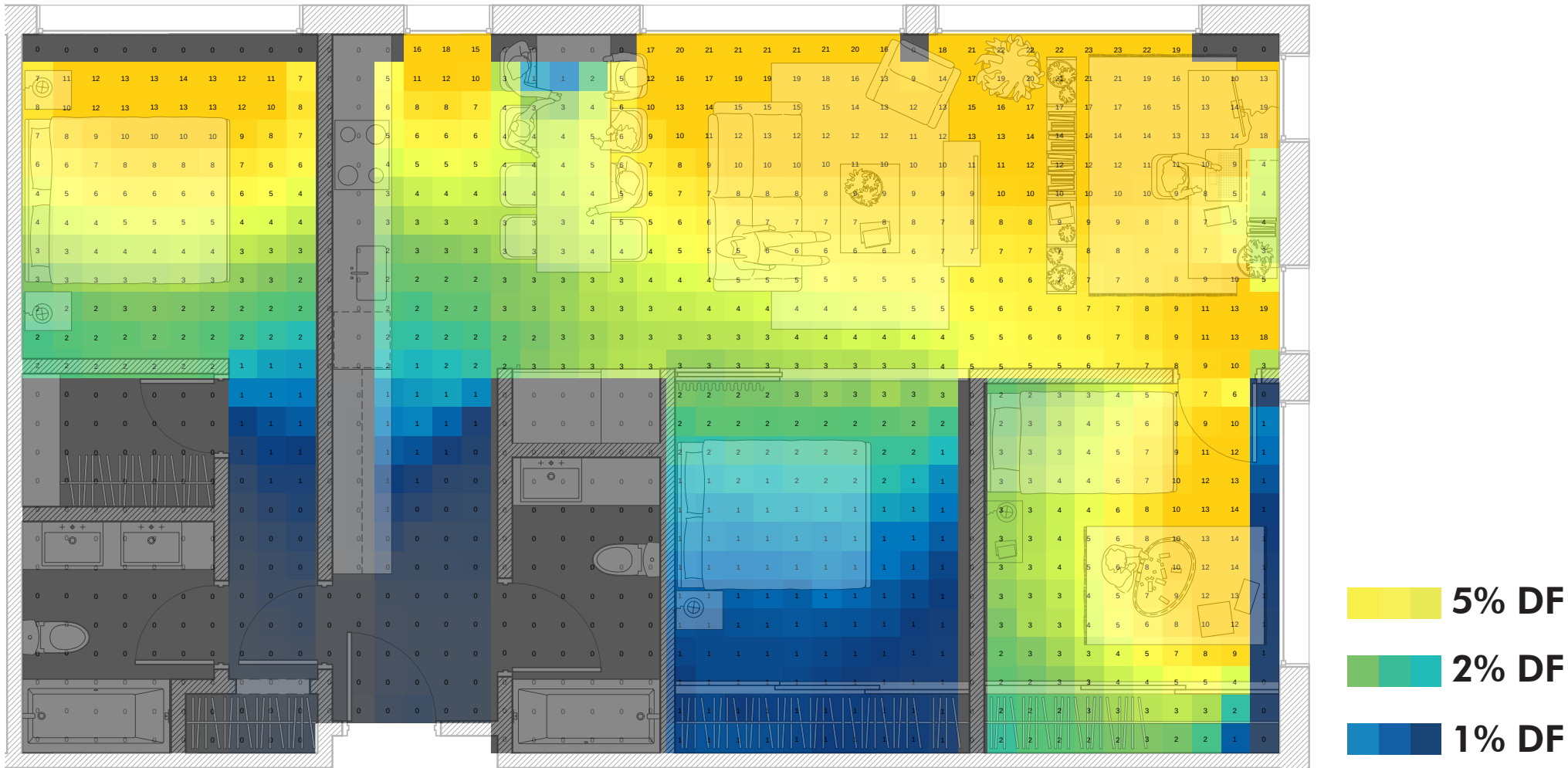
GLAZED PARTITION WALL

- glazed partition wall system
- curtain for privacy and darkening

= 33–38 STC



HRV SYSTEM FOR VENTILATION + BUILDING PERFORMANCE



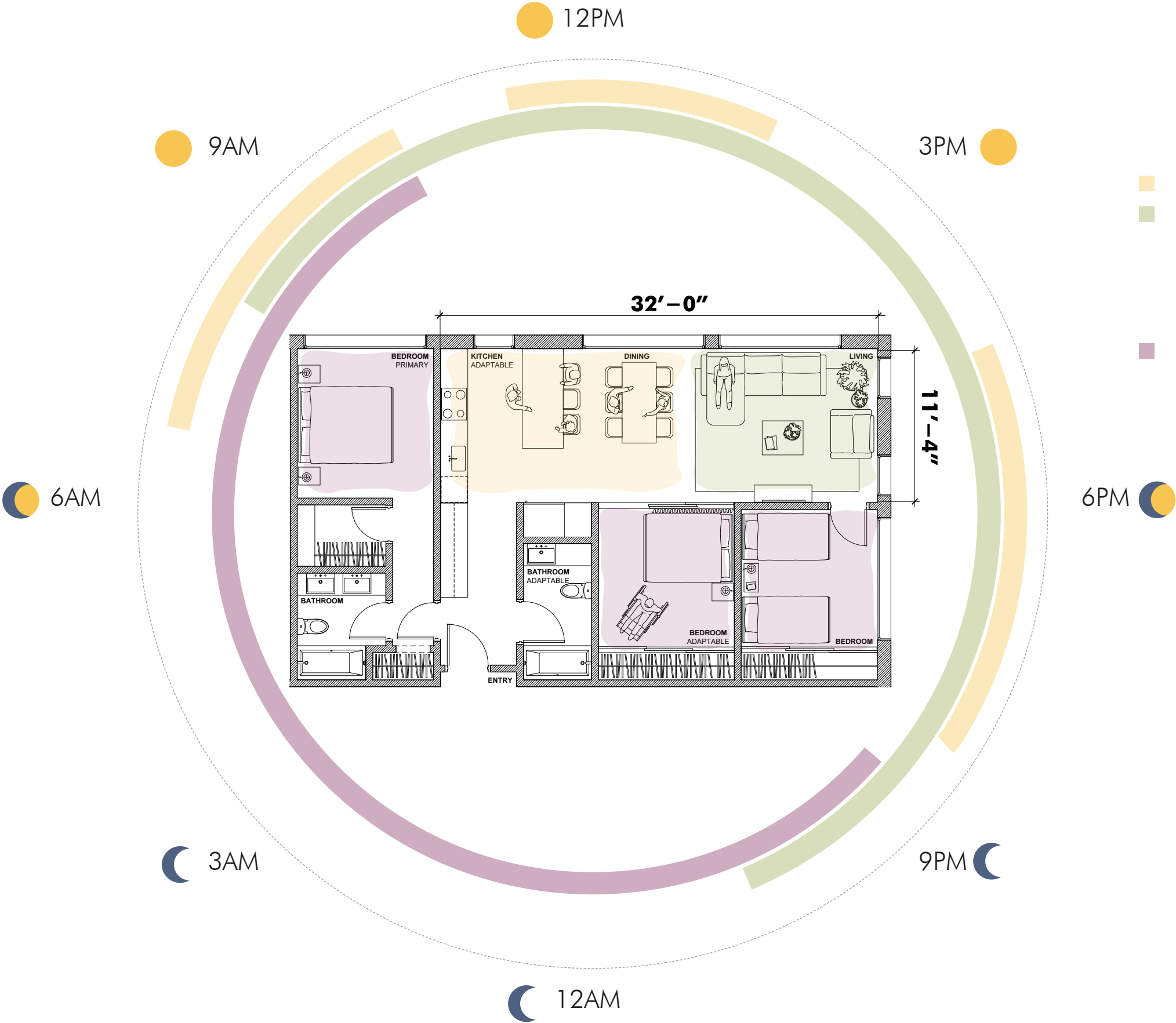
DAYLIGHT FACTOR :

The ratio of light level inside a structure to the light level outside the structure.
Rooms with at least 2% daylight factor are considered daylight.

SPATIAL DAYLIGHT AUTONOMY (sDA):

Assessment if a space receives sufficient daylight.

THE UNIT ACHIEVES A sDA SCORE OF 60% WHICH IS 9% HIGHER THAN THE LEED MINIMUM.

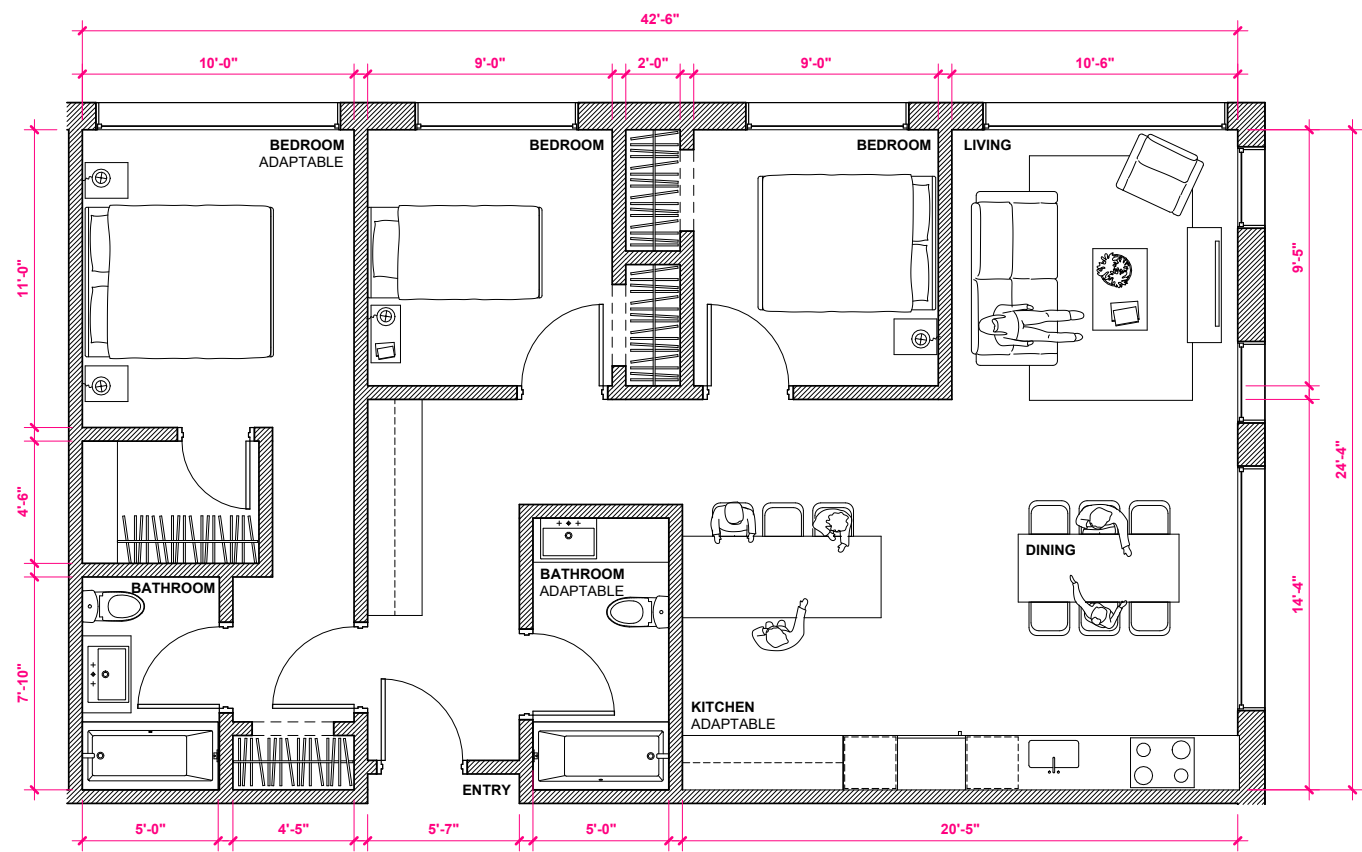


shared spaces prioritized during daylight hours:

- kitchen + dining area
- living area

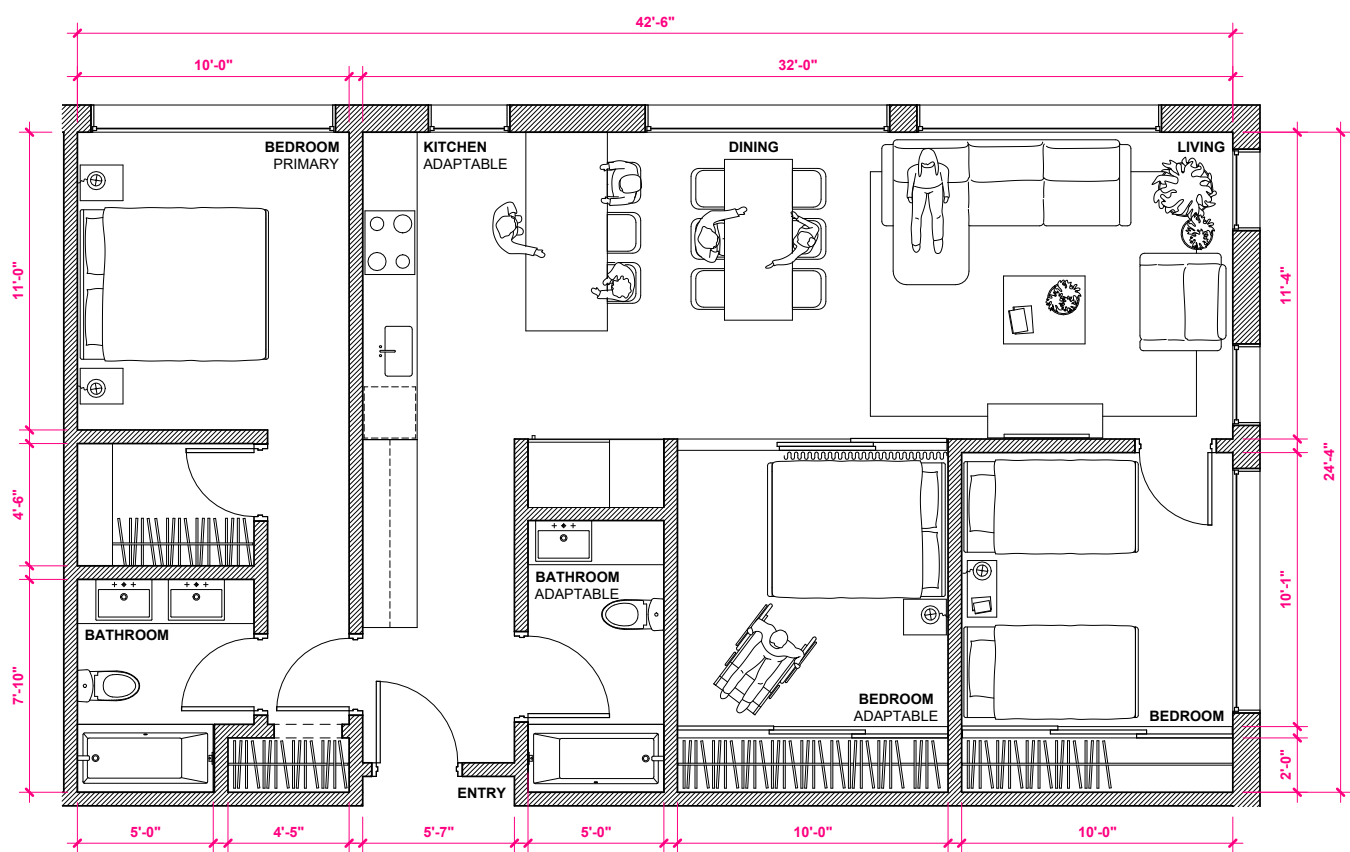
private spaces used primarily at night require less daylight:

- bedrooms



3 BED UNIT PLAN: EXTERIOR BEDROOMS

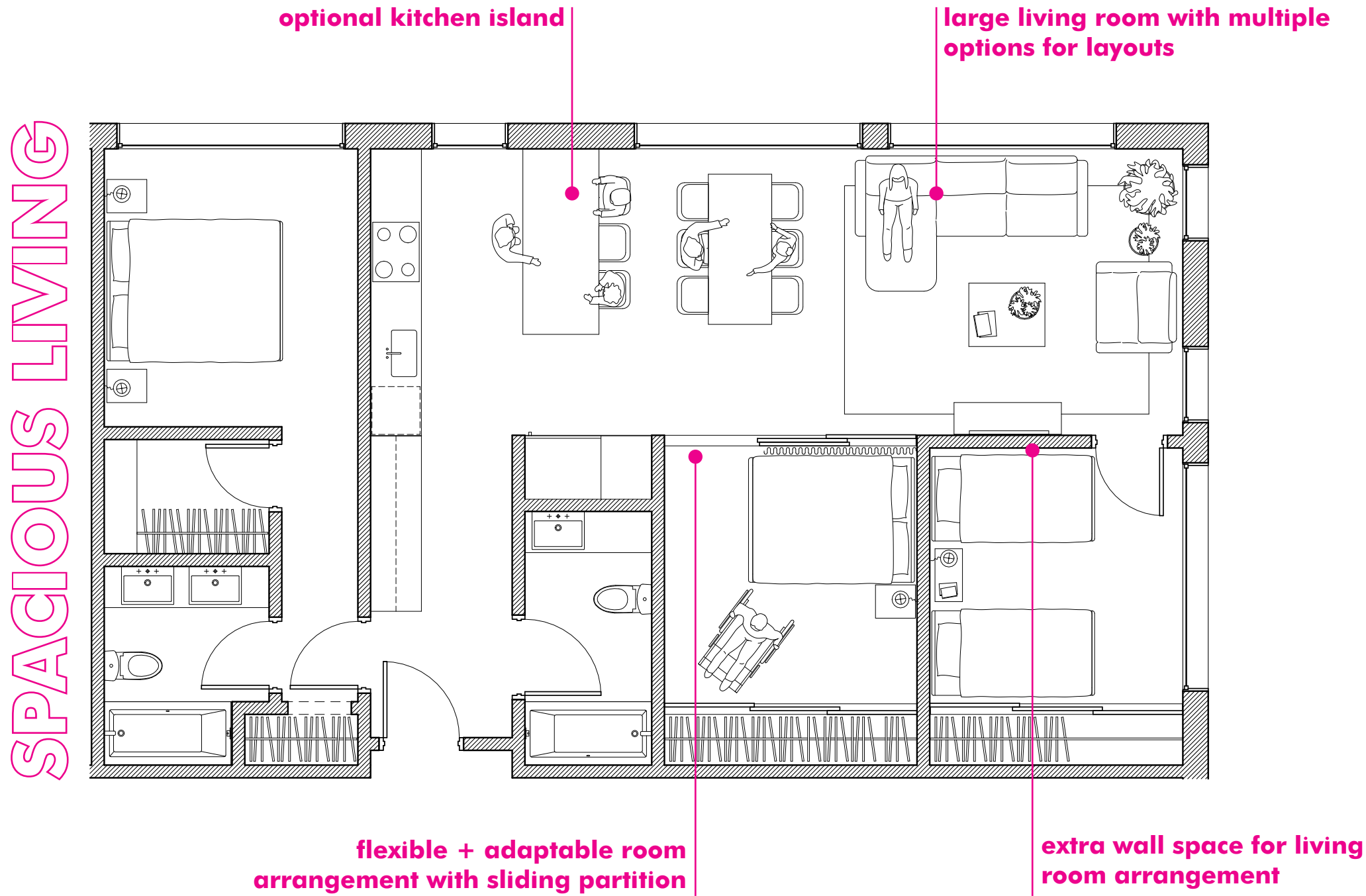
- living room dimension 10'-6"
- smaller bedroom sizes

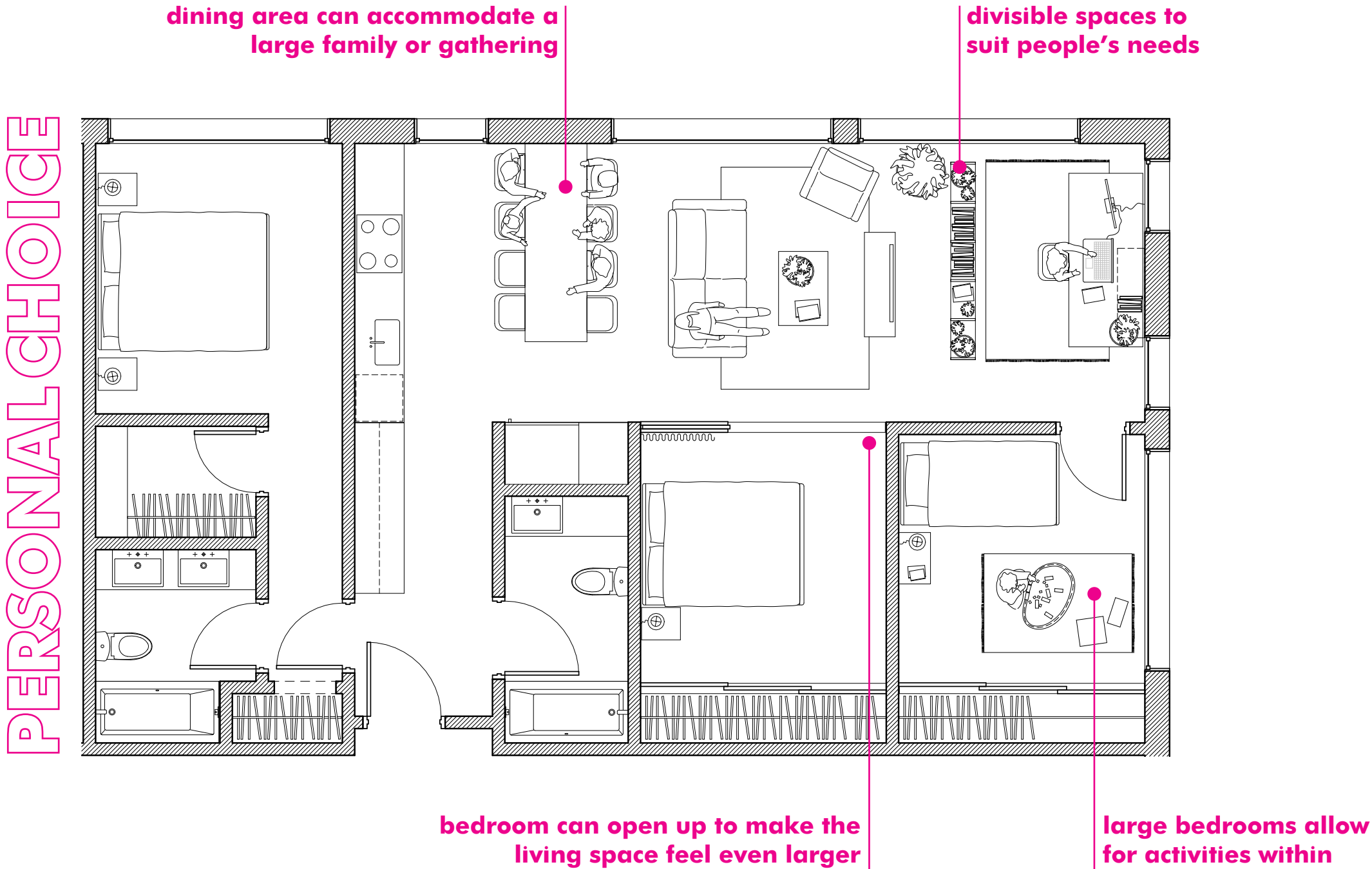


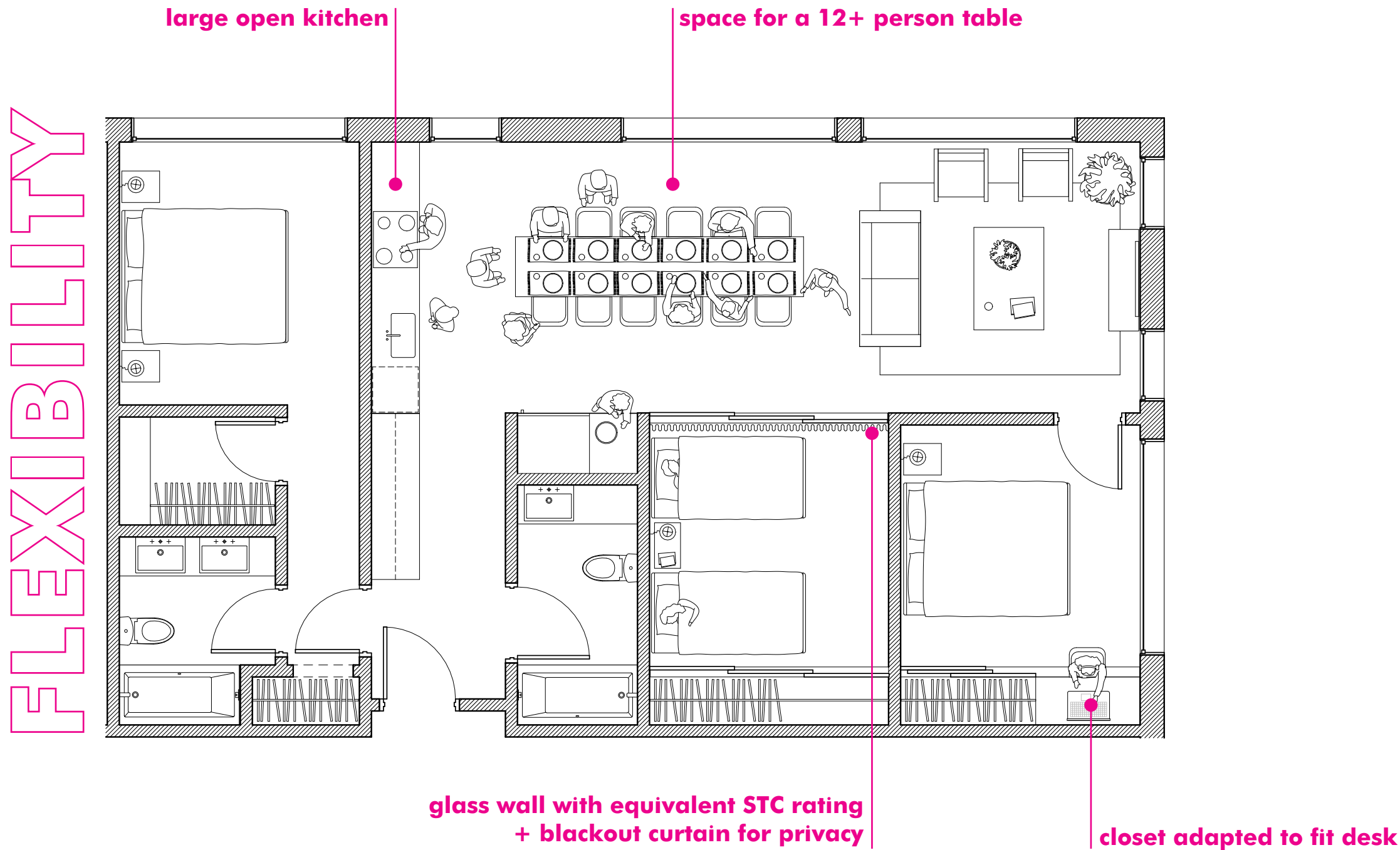
3 BED UNIT PLAN: INBOARD BEDROOMS

- living room dimension 11'-4"
- on average, larger bedroom dimensions

28% BRIGHTER









VIEW FROM KITCHEN



VIEW FROM BEDROOM



VIEW FROM LIVING ROOM

59% OF PEOPLE SURVEYED WERE WILLING TO CONSIDER AN INBOARD BEDROOM

HOW PEOPLE WOULD USE A 3RD INBOARD BEDROOM:

- 65% child’s bedroom
- 60% office
- 54% guestroom
- 41% storage

HOUSEHOLDS WITH CHILDREN:

- 77% of households with young children (0-4 years) would use an inboard bedroom as that child’s bedroom
- 79% of households with teenagers would use an inboard bedroom as that child’s bedroom

TOP REASONS PEOPLE WERE UNWILLING TO CONSIDER AN INBOARD BEDROOM

- 11% fire safety
- 10% physical and mental health
- 6% privacy

Extra Notes:

- willingness to consider an inboard bedroom was fairly similar across different levels of income
- people who currently lived in a home with fewer bedrooms or in small homes were the most willing to consider an inboard bedroom

THE CITY OF VANCOUVER IS CURRENTLY INVESTIGATING CHANGES TO INBOARD BEDROOMS AS PART OF AN UPDATED FAMILY HOUSING GUIDELINE

934 Balmoral / 1701 Quadra

A Proposed Development by Aryze + United Church of Canada

FIRST METROPOLITAN LANDS

ARYZE

We acknowledge with respect the Ləkʷəŋən and WSÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Xwsepsum (Esquimalt) Nations whose historical relationships with the land continue to this day.

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RE: 934 Balmoral Rd / 1701 Quadra St DP Submission

Dear Mayor Alto, Council and Staff,

We are thrilled to present this proposal outlining the core content of our application to rezone and develop the First Metropolitan Lands at 934 Balmoral Road and 1701 Quadra Street.

This marks the beginning of an exciting partnership between Aryze and the United Church of Canada—an opportunity to reimagine and reinvigorate this historic site in the North Park neighbourhood. Working in close collaboration with a value-aligned architecture team and a dedicated heritage consultant, we are deeply committed to creating a thoughtful, inclusive and inspiring project that honours the legacy of the First Metropolitan Church while breathing new life into the area.

Enclosed is a summary of the proposed development application, which envisions the revitalization and enhancement of the existing church building for faith, arts and cultural uses, paired with a dynamic new six-storey, one hundred and twenty nine (129) home purpose-built rental community. This new development will offer a diverse range of housing options—from studios to three-bedroom units—including unique ground-oriented live-work and loft-style homes. A mix of commercial retail and office spaces will further animate the Balmoral Road frontage, helping to foster a vibrant, walkable streetscape.

Designed to meet Step Code 4 standards, the new building will also feature shared outdoor amenity spaces at both the ground and rooftop levels, as well as publicly accessible landscaped areas that integrate seamlessly into the improved public realm. We are incredibly optimistic about the transformative potential of this project—as a catalyst for community connection, heritage celebration and long-term urban vibrancy.



Kieran Lynch
Development Manager
Aryze Developments



Reinvigorating the First Metropolitan Lands as an Arts, Culture & Faith Landmark

21 March 2025 (Victoria, BC) — The Property Development Council of the United Church of Canada and Aryze have established a partnership that will see the adaptive reuse of the First Metropolitan Church and redevelopment of surrounding lands to deliver a new signature facility for faith, arts, and culture groups, alongside a new mixed-use purpose-built rental building. This transformative urban renewal initiative marks a major investment in Victoria’s Downtown Core that will stimulate economic growth, support local jobs and strengthen Victoria’s position as a leader in the arts & culture sector.

As proposed, the historic 1913 sanctuary will be re-envisioned and upgraded to offer rehearsal, performance, worship and gathering spaces, ensuring the valued heritage building continues to serve the community as it has for more than 100 years. Adjacent to the church at 934 Balmoral Road, plans include a mixed-use, purpose-built rental building that will deliver 128 homes blended between market-rate and affordable homes, alongside thoughtfully integrated commercial and community spaces.

Envisioned to spur the creation of a wider arts district in the North Park neighbourhood, this proposal builds upon the success of The Baumann Centre across the street which hosts chamber performances, opera rehearsals and artist training programs. While still in the early stages of engagement, the new worship, arts and culture facility at the First Metropolitan lands is intended to support a broad range of users including both professional and amateur arts collectives, faith-based organizations and community groups. Additionally, we are actively in discussions with a significant performing arts organization to anchor the development for long-term tenure.

The project team includes MA+HG Architects, who led the award-winning conservation and adaptive re-use of Vancouver’s historic Hollywood Theatre, one of the last surviving neighbourhood cinemas. To maintain the heritage preservation of the church, Donald Luxton & Associates will provide expert guidance to the project team, ensuring alignment with best conservation practices and methodologies. Carey Newman—Hayalthkin’geme—a multi-disciplinary Kwakwaka’wakw and Coast Salish artist—will work with emerging Coast Salish artists to design and integrate First Nations artistry into the interior of the sanctuary to both connect the space with Lekwungen histories and optimize the acoustics.

We look forward to further engagement with the North Park community, alongside local arts, culture and faith-based organizations to realize the full potential of this ambitious and transformative proposal. Visit aryze.ca/934Balmoral for the most up-to-date information on the development.

Sincerely,



Chris Quigley
Director of Development
Aryze Developments



Don Evans
Property Development Council of
the United Church of Canada



ARYZE PHILOSOPHY

We foster a strong vision for what a city can be—and *act on it*. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships.



As a Certified B Corp, Aryze meets rigorous standards for creating positive impact—through how we govern, support our team, engage with communities and care for the environment. In short, we balance purpose and profit.

We’re city-building for the *better*.



DIVERSITY

A healthy city needs quality housing options across the spectrum, including varying forms of tenure. We build a range of home types, in order to allow new households to form, young families to grow and downsizers to stay in their community.



ENGAGEMENT

Community discussions are a valued benefit to our process. Members of the community are an excellent repository of the aspirations, needs and challenges of the neighbourhoods we work within and engagement is critical to the success of our projects.



DESIGN

We are a close, cohesive team that will always strive to make a personal and significant impact on our built environment. Creative architecture and intelligent design add value to the urban fabric that makes our city more interesting, diverse and fun.



ANALYTICS

Building something just for the sake of building isn’t good enough. Proprietary data sets inform our decisions, and help us understand how people in urban areas interact with the built environment. Every Aryze home is created with its neighbourhood in mind.

PROJECT TEAM

Pearl Block, Victoria BC



ARYZE DEVELOPMENTS

At Aryze, we foster a strong vision for what a city can be—and act on it. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships. As a dedicated local team of home builders, urban planners and urbanists—all deeply committed to increasing the quality of homes throughout Victoria—we use forward-thinking design to build thoughtful homes that enrich the existing community while providing more housing choice in established neighbourhoods with room to grow.

aryze.ca

Stephens, Vancouver BC

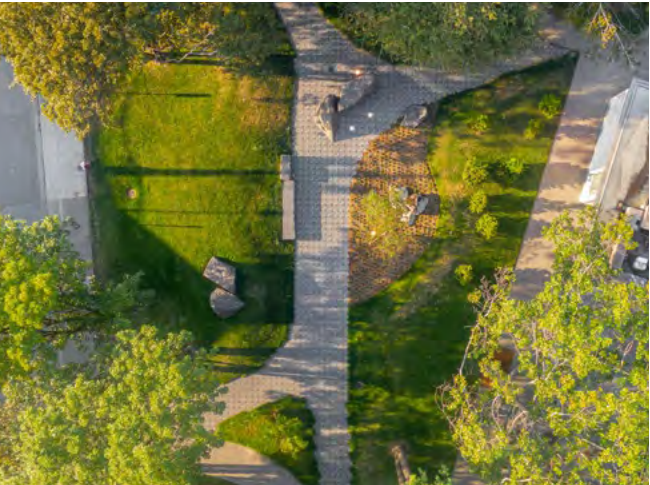


MA+HG ARCHITECTS

MA+HG Architects believe living smarter is better than living bigger. The Vancouver firm is known for bold, artful spaces that blend whimsy with function, creating multifamily homes that support affordability, sustainability and shared living. Their imaginative approach earned them the Architectural Institute of British Columbia's emerging firm award in 2016. MA+HG designs poetic, client-focused architecture using humble materials in inventive ways. From micro co-housing to custom multi-family residences, the studio offers thoughtful, creative solutions that respond to today's housing and environmental challenges with purpose and clarity.

mahg.ca

Steveston Nikkei Internment Memorial, Richmond BC



HAPA COLLABORATIVE

Hapa Collaborative is a landscape architecture and urban design practice committed to creating connected, livable communities. As a contemporary voice in the field, Hapa offers a fresh alternative to traditional firms. Its studio of fifteen designers brings together diverse backgrounds, skills and specializations in a daily, collaborative process that shapes both design thinking and built work. The team creates inclusive, flexible and transformative environments that invite everyday life to thrive. For Hapa, success is measured by how well-loved a space becomes once it is shaped by the people who use it.

hapacobo.com

Flack Block, Vancouver BC



DONALD LUXTON & ASSOCIATES

Donald Luxton & Associates is a leading firm in the conservation of heritage resources, offering expertise from feasibility to project completion. The firm has delivered successful, complex conservation projects across commercial, institutional and residential sectors. Their services include research, feasibility studies, historical assessments, municipal negotiation and construction oversight. Grounded in deep research and analysis, the firm takes a flexible, creative approach to revitalization, with each team member bringing specialized knowledge in current conservation practices.

luxtonheritage.com

AREA CONTEXT

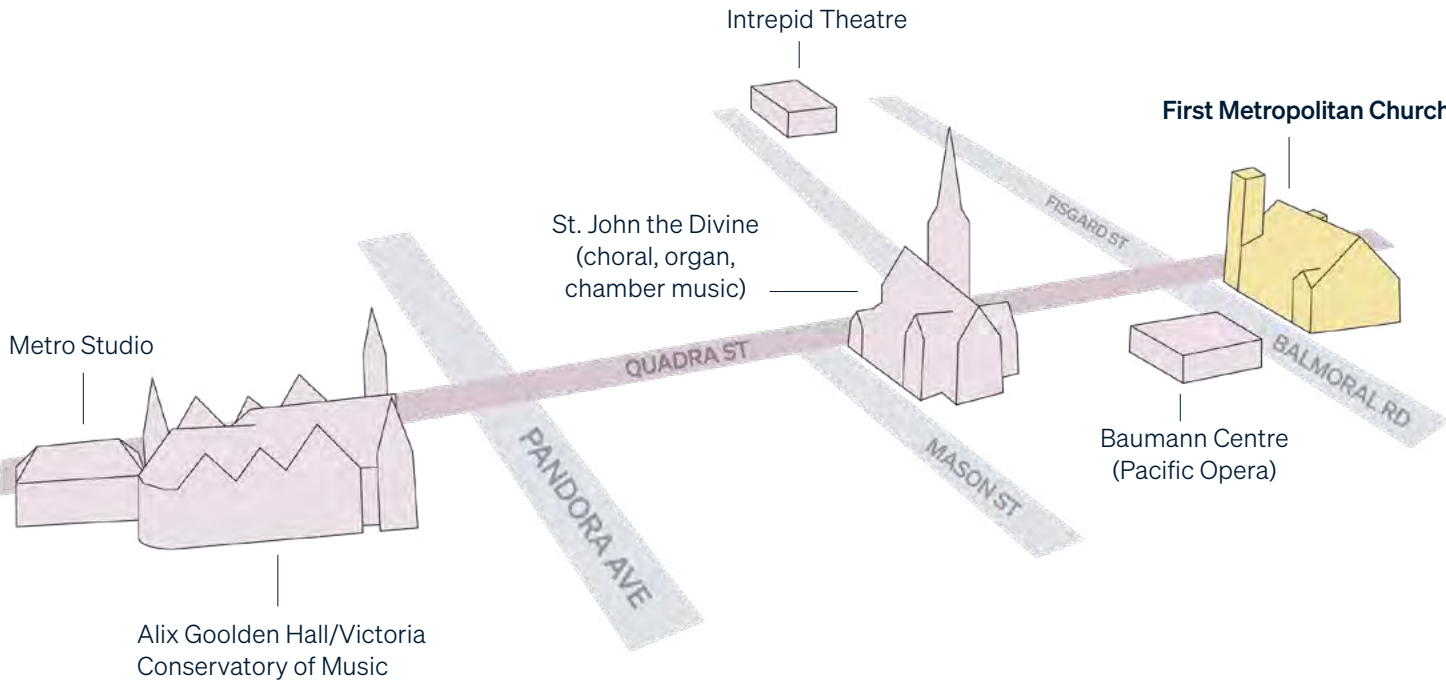


 Subject Site

- 1. Crystal Pool & Fitness Centre
- 2. Save-On-Foods Memorial Centre
- 3. Victoria Public Market
- 4. Royal Athletic Park
- 5. Parsonage Café
- 6. Rudi
- 7. Tacofino
- 8. Wildfire Bakery
- 9. Save-On-Foods
- 10. Superbaba
- 11. Habit Coffee
- 12. Zambri's

Located at the intersection of Quadra Street and Balmoral Road, the subject site sits at the heart of Victoria's North Park neighbourhood—an urban district characterized by its eclectic mix of uses, community institutions and evolving cultural vibrancy. Just north of downtown Victoria, North Park has emerged as a strategic growth area, identified in the North Park Neighbourhood Plan (2022) and Official Community Plan (OCP) as a priority location for mixed-use development, cultural programming and inclusive housing.

QUADRA CULTURAL CORRIDOR



North Park is home to a number of key arts and cultural institutions that elevate its role as a civic cultural hub. The Baumann Centre, home to Pacific Opera Victoria, and the adjacent Victoria Conservatory of Music, provide music education, performance and community programming that draw visitors, students and artists into the area daily. Together, with other local creative spaces, these venues reinforce Quadra Street's identity as a vibrant arts and cultural corridor.

The area is distinguished by its diverse land use pattern, including a mix of

low-rise, mid-rise and tall residential buildings, neighbourhood-scale retail, institutional anchors and recreational amenities. Along Quadra Street, a major arterial route, a variety of small businesses, cafés, restaurants and social services contribute to the day-to-day vitality of the area. This fine-grained commercial environment supports local entrepreneurship and fosters an active, walkable streetscape.

The neighbourhood's mobility infrastructure further supports its growth: the site is well-connected via public transit, protected cycling routes

and pedestrian pathways. The area's high Walk, Bike and Transit Scores confirm suitability for car-lite living and sustainable development.

Altogether, North Park offers a unique convergence of culture, commerce and community. It is a neighbourhood in transition, where thoughtful development can reinforce its identity as a lively, creative and inclusive urban village.

SITE CONTEXT & HISTORY



The subject site at 934 Balmoral Road/1701 Quadra Street is home to First Metropolitan United Church, a site of deep cultural and historical significance. Situated on the traditional territory of the Ləkweŋen peoples, including the Songhees, Esquimalt and WSÁNEĆ Nations, the land is rooted in longstanding Indigenous relationships that continue to this day.

Constructed in 1915, the church stands as a prominent example of Edwardian Gothic Revival architecture, designed by notable architect John C.M. Keith. Featuring cusped arches, stained glass windows and a crenellated belltower, the building's architectural expression reflects the optimism of a rapidly growing Victoria and the social and economic shifts in the North Park neighbourhood in the pre-WWI era. Its brick and stone façade, large scale and historic detailing contribute to the area's

architectural landscape and complement other nearby religious landmarks.

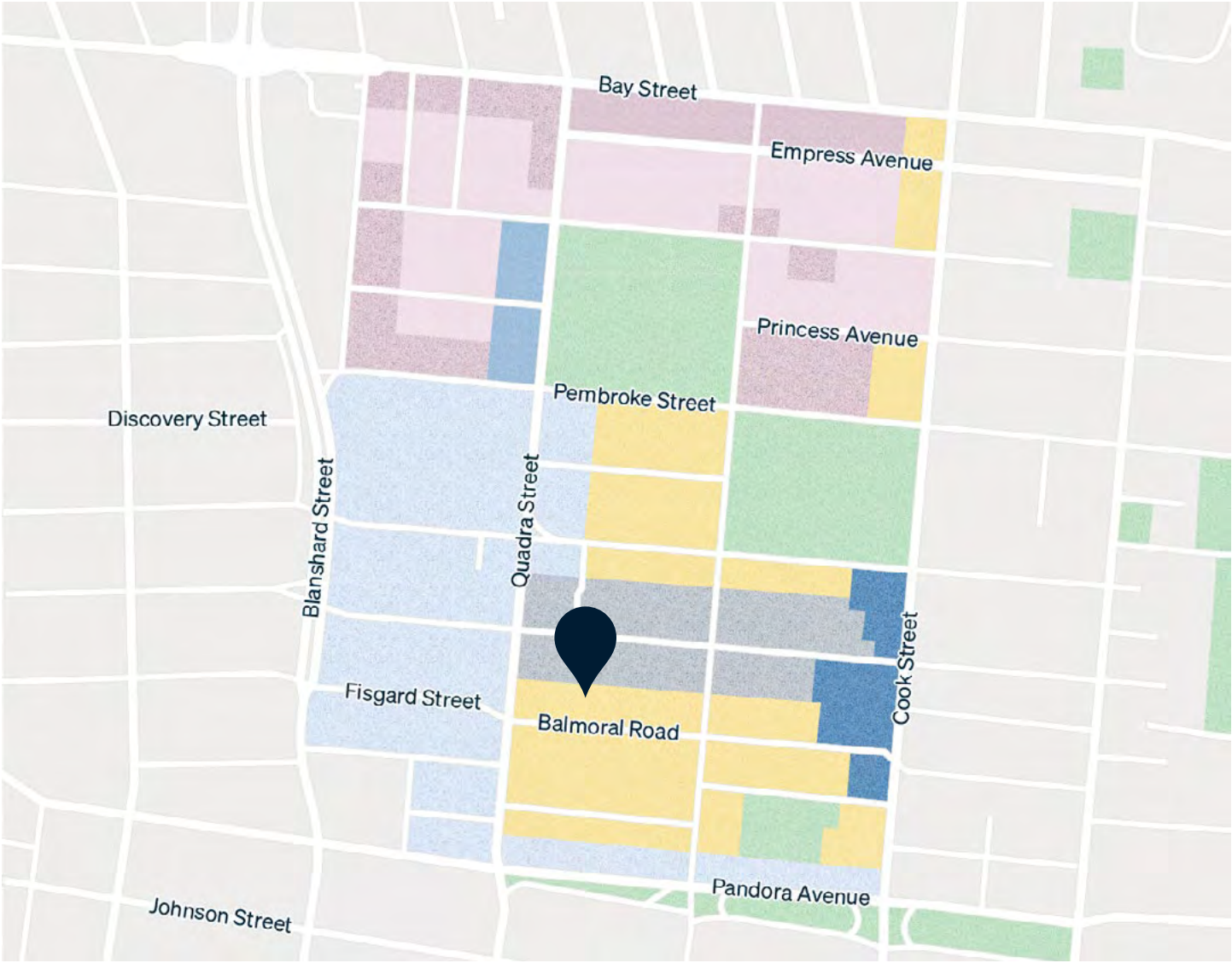
Beyond the original church structure of 1915, two additional buildings were added to the site in later years in response to the evolving needs of the church and its congregation. The first, the Fellowship Hall, was completed in 1955 and provided a large independent gathering space. In 1964, the Christian Education Wing was also constructed, serving as a physical connection between the Fellowship Hall and the original church building, and provided a collection of administrative and meeting spaces to augment the existing facilities.

The church has a storied institutional history. Originally home to Victoria's First Presbyterian congregation, founded in 1861, the site became First United Church in 1925 following the national unification of Methodist, Presbyterian

and Congregational churches. A further merger in 1997 created First Metropolitan United Church, which remained active until its disbandment in 2023. For decades, the building supported worship, community programming, music events and social outreach.

Since the congregation's closure, the church has become underutilized. Portions of the building remain vacant, while others are used only intermittently. Aging infrastructure and outdated facilities now limit its functionality, accessibility and safety. This presents a compelling opportunity for adaptive reuse—to preserve the building's historical and architectural value while repositioning it as a multi-use community hub. Through thoughtful integration of residential, cultural and commercial programming, the site can be revitalized to meet evolving community needs and support broader urban renewal goals.

POLICY CONTEXT



Information taken from the City of Victoria's Official Community Plan

- Subject Site
- Housing Opportunity
- Urban Industrial
- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities

	Height	Density
Existing Zone (C-1 – Limited Commercial District)	12m (3 - 4 Storeys)	1.4
OCP (Current) Housing Opportunity	3 - 6 Storeys	2.5*
OCP (New - Draft) Downtown Core (outer shoulders)	TBC	TBC
Proposed	6 Storeys	2.24

*Secured rental projects with additional public benefit

The subject site is currently governed by two zoning designations: the C-1 Zone (Limited Commercial District), which permits a mix of residential uses with ground-level commercial, and the R-2 Zone (Two Family Dwelling District), which allows for two-family residential dwellings.

The North Park Neighbourhood Plan (2022) identifies the Quadra Corridor as a key growth area and a focal point for revitalization. The plan envisions this corridor as a vibrant cultural and commercial hub, integrating arts, culture, diverse housing options and neighbourhood-scale retail, all supported by improved transit service and pedestrian-oriented infrastructure. It emphasizes the creation of inclusive and animated public spaces that

serve multiple community functions. Importantly, it also supports smaller-scale commercial formats to accommodate local entrepreneurs and emerging businesses, reinforcing the corridor's eclectic and community-oriented character.

In alignment with this vision, the current Official Community Plan (OCP) promotes enhanced mobility, walkability and the development of the Quadra Corridor as a space for people, arts and village-style living. The OCP supports mid-rise, multi-unit buildings up to six storeys, with the opportunity to exceed the base 2:1 Floor Space Ratio (FSR) where substantial public benefits—such as improved public spaces, cultural contributions or economic enhancements—are delivered.

The emerging 2025 OCP builds on these directions, designating Quadra Street as a frequent transit corridor and placing the site within the shoulders of the expanding downtown core. This evolving policy framework supports increased density, urban vibrancy and sustainable infill development.

The proposed rezoning and development aligns well with these planning objectives. Through a blend of adaptive heritage reuse and purpose-built rental housing, the project supports a diverse, inclusive and resilient neighbourhood, contributing positively to North Park's cultural, social and economic fabric.

PROJECT PILLARS

As cities grow and demographics shift, one of the most pressing urban challenges is determining where new housing and urban amenities should be located. A well-accepted principle of sustainable urban planning is that homes and amenities should be situated near existing services, amenities and transit infrastructure. This approach supports efficient use of land, reduces reliance on cars and mitigates the environmental impacts of greenfield development. In Victoria, this principle is reinforced through a range of municipal strategies aimed at promoting housing choice, climate leadership and vibrant, livable neighbourhoods.

Guided by these insights—and shaped through early engagement with local stakeholders—this proposal is grounded in four key pillars: to serve as a community beacon for worship, arts and culture; to restore and renovate a heritage asset; and to create pedestrian connections and new urban spaces; to provide thoughtfully designed rental housing.

- Community Beacon for Worship, Arts and Culture →
- Restore and Renovate a Heritage Asset →
- Pedestrian Connections and New Urban Spaces →
- Thoughtful Design Approach →



Community Beacon for Worship, Arts and Culture

The adaptive reuse of First Metropolitan Church offers a rare opportunity to preserve an architectural landmark while breathing new life into its purpose. The project will honour the building’s historic and cultural significance by retaining and enhancing its defining architectural elements, ensuring they remain visible and appreciated in a renewed context.

Reimagined as an inclusive, multi-functional community hub, the revitalized church will accommodate a wide range of uses—supporting artistic performances, exhibitions, educational programs and social gatherings. These new functions will foster a sense of ownership and engagement among residents and visitors alike.

In addition to its cultural benefits, the project is poised to deliver economic and environmental value. By drawing new foot traffic and audiences, it will bolster local businesses and stimulate commercial activity. Environmentally, the reuse of the existing structure avoids the emissions associated with full demolition and preserves its embodied energy. Spiritually, the building will continue to serve as a faith-based space, reimagined to support interfaith dialogue and broad community inclusion.



Restore and Renovate a Heritage Asset

The church’s transformation is rooted in a deep respect for its heritage. Thoughtful interventions—such as structural reinforcements, upgraded building systems and improved accessibility—will ensure the building remains safe, functional and inclusive. The architectural integrity of the church will be preserved through the use of sympathetic materials and conservation-focused techniques, while interior spaces will be adapted for flexible community use.

The retained sanctuary will continue to serve as the spiritual heart of the building, while new multi-purpose rooms and meeting areas will support broader programming. Modern amenities, such as accessible restrooms and kitchen facilities, will be seamlessly integrated, revitalizing the site as a relevant and fully functional community resource.



Pedestrian Connections and New Urban Spaces

The proposed redevelopment enhances connectivity within and around the site by introducing new public mews, urban alleyways and expanded pedestrian spaces. These design features reflect the character of Victoria’s walkable urban core and contribute to daily site activation.

Along Balmoral Road, new ground-level commercial units and live-work residences will bring additional services

and animation to the public realm. Streetscape improvements—including wider sidewalks, enhanced landscaping and street trees—will elevate the quality of the pedestrian experience. Between the heritage church and the new residential building, a central plaza will provide programmable open space, accommodating cultural events, public gatherings and everyday leisure.



Thoughtful Design Approach

The proposal reflects a site-specific design strategy that carefully considers its heritage context, surrounding neighbourhood and urban function. The redevelopment of First Metropolitan United Church will retain key architectural features, including gabled dormers and original stair sections, while removing deteriorated additions. A new single-storey extension, designed with transparency and coloured glass elements that echo the church's stained-glass motifs, will provide added functionality and spatial connection.

The proposed six-storey residential building adopts a contemporary form inspired by the adjacent heritage structure. Generous balconies, playful glass treatments and a concrete plinth articulate the building's façade and enhance its relationship with the street.

A central, south-facing courtyard—framed by live-work residences—offers a welcoming arrival point and brings light and permeability into the site. Landscaping and sidewalk treatments will integrate the building into the broader streetscape, encouraging engagement with the public realm.

Internally, the residences prioritize flexibility and livability. Open-concept layouts, ample daylighting and adaptable spaces allow residents to personalize their homes. Balconies and rooftop terraces extend living areas outdoors, while planting on multiple levels softens the building's form and strengthens its connection to nature.

Outside, the site is designed to support community interaction and seamless pedestrian circulation. A new central

entry off Balmoral Road creates a mews-like connection to Quadra Street, encouraging movement through the site and offering visual and physical permeability. Public plazas and gathering areas will support cultural programming and community events, reinforcing the project's role as both a residential enclave and civic landmark.

Altogether, the proposal thoughtfully balances heritage preservation, residential needs and community enrichment—positioning the First Metropolitan lands as a vibrant and inclusive destination in the heart of North Park.

PROJECT AT A GLANCE



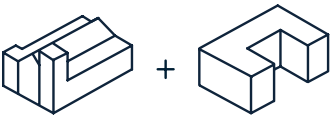
Church Redevelopment

Height of Addition New Structure	North Setback (Rear) Face of Addition to PL
1 Storey	5.65m
Heritage Building Floor Area	West Setback (Side) Addition Fronting Quadra
13,218 sf	2.95m
Addition Floor Area	
5,171 sf	
Total Floor Area	
18,389 sf	



Proposed Residential Building

Height	Number of Homes
6 Storeys	129 Homes
Floor Area	Residential Tenure
88,734 sf	Rental
Residential Floor Area	Live-Work + Ground Oriented Lofts
85,837 sf	7 + 12 Homes
North Setback (Rear) To face of residential building	Studios
5.30m	40 Homes
South Setback (Front) Fronting on Balmoral Rd	One Bedroom
4.22m	38 Homes
East Setback (Side)	Two Bedroom
6.70m	24 Homes
	Three Bedroom
	8 Homes



Total Development Summary

Site Area	Car Parking Stalls 100% EV Ready
47,790 sf	54
Total Floor Area	Short-term Bike Stalls
107,033 sf	35
FSR	Long-term Bike Stalls
2.24	161
Site Coverage	
66%	



Unique Features

- Campus-like community oriented development: Combining living and retail experiences with a community hub for arts, culture and faith based practices.
- Choice of housing: Two distinct unit planning schemes have been developed for each suite type, allowing choice and flexibility for tenants. Each scheme configures the contents of the home in a different way, to cater to different lifestyles and priorities.
- High quality outdoor amenity space: Private outdoor spaces at the ground level and roof level, unique balcony configurations for each suite type, coupled with public pedestrian connections through a landscaped site.
- High performance and sustainable building design, targeting BC Step Code 4 energy efficiency standards
- Adaptive reuse of the historic First Metropolitan Church to enhance its existing program and reimagine the role of contemporary church spaces.

DESIGN STRATEGY

ADAPTIVE REUSE

The design approach to the adaptive reuse centres on preserving the architectural integrity of the heritage church while reimagining it as a vibrant and accessible community hub. A contemporary north addition is introduced as a clear yet complementary intervention that enhances the site’s functionality without compromising its historical character.

Guided by the principle of distinctiveness, the addition maintains a deliberate separation from the existing structure in accordance with *Parks Canada’s Standards and Guidelines for the Conservation of Historic Places*. Its transparent, timeless form contrasts with the original architecture while respecting its scale, materiality and rhythm.



Junctions between the original building and new addition are carefully articulated to maintain their autonomy from both architectural and structural perspectives. Vertical elements in the addition echo the cadence of the church’s elevations, while references to stained glass colours and patterns establish a subtle visual continuity.

The addition provides a universally accessible entry and integrates modern amenities to support evolving community uses. Contemporary signage and public-facing elements reinforce the site’s identity as a renewed cultural landmark.

MULTI-PURPOSE RESIDENTIAL



The design strategy for the new residential building is rooted in creating an inclusive and adaptable community while sensitively integrating into its historical context. Central to this approach is a deliberate mix of housing types—including studios, live/work units, lofts and family-oriented two- and three-bedroom homes—intended to support diverse household needs and foster long-term social sustainability.

At the core of the building, a ground-level courtyard acts as a social and spatial mediator. This semi-private open space encourages resident interaction while softening the transition between the busy public realm and private dwellings. It is framed by live/work units

that activate the edge and contribute to street-level vibrancy.

The building’s massing is carefully modulated through a front-facing courtyard and step-backs to reduce its presence along the street. A transparent ground-level frontage with retail and commercial units is employed to animate the sidewalk and enhance engagement with the broader neighbourhood.

Materially, the architecture is intentionally restrained, using a minimal panel façade to create a quiet backdrop that highlights the textures and historical character of the adjacent heritage church. The building’s planted plinth not only buffers residents from

street activity but also improves the public realm with a softened green edge and covered pedestrian walkways. Openings in the plinth introduce daylight and visual permeability at grade.

A commitment to outdoor access underpins the residential experience. All units feature balconies or Juliet balconies, ensuring a direct connection to open air. These balconies vary in size and placement, creating a dynamic façade. Their colour palette draws from the stained glass of the neighbouring church, visually linking the new development with its heritage context and establishing a cohesive, site-specific identity.



HERITAGE CONSERVATION

The First Metropolitan United Church, located at Quadra Street and Balmoral Road, is a significant and highly identifiable landmark in Victoria's North Park neighbourhood. The Gothic Revival style church is an exceptional example of places of worship constructed in the city during the Edwardian period. Both the Sunday School Hall and Church were designed by John C.M. Keith, an architect who specialized in religious buildings and was responsible for at least ten churches in Victoria.

Victoria's First Presbyterian congregation erected its first church at the corner of Blanshard and Pandora Streets in 1862, where members worshipped until the Sunday School Hall was built at the new site at Quadra Street and Balmoral Road in 1913. Church services were held in the Sunday School Hall until the church's construction was completed in 1915. As the congregation

of the First Presbyterian Church (later First United Church in 1925 and then First Metropolitan United Church in 1997) evolved, so too did the needs of the church. This is reflected in the construction of the Fellowship Hall in 1955 and the Christian Education Wing in 1963. The congregation's presence at the northeast corner of Quadra Street and Balmoral Road ended in November 2023.

Donald Luxton & Associates prepared a Statement of Significance and a Heritage Conservation Plan for First Metropolitan United Church, providing a comprehensive set of guidelines for the preservation, restoration and rehabilitation of the heritage building. This conservation strategy was thoughtfully developed following extensive study of the church and its history, in collaboration with the entire project team. The primary intent of the plan is to preserve the existing

church, along with the wall dormers and southeast staircase sections of the Sunday School Hall, in place while undertaking the rehabilitation and renovation of the site. This includes construction of a new, modern two-storey addition connected to the north elevation of the church, as well as a new east addition that will connect the existing south turret and stair to the new stair directly to the north. Directly east of the heritage building is the proposed freestanding residential building. The conservation strategies recommended by Donald Luxton & Associates are based on *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada*.



SITE PLAN

1 The First Metropolitan United Church

As a prominent landmark, the existing First Metropolitan United Church is the primary organizing element of the overall site plan, its presence serving both a cultural and functional role. The building is adapted to support future arts and cultural programming, with the sanctuary space retained as a large, flexible gathering area. Functional upgrades include the repair of entry doors and the main exterior stair, and the addition of new vestibules on the north and south sides to manage circulation and support accessibility. The restoration of stained glass windows, turrets and key structural elements will preserve the building’s lifespan and performance while new programmatic elements are introduced throughout the building to accommodate event-based functions. These interventions collectively ensure that the church can support a variety of uses while anchoring the site spatially and programmatically.

2 The North Addition

The North Addition is positioned to provide the primary public and accessible entry point into the church. Located at grade along the north edge of the site, it functions as a key connector between the exterior public realm and the church’s interior. The addition

includes a community gathering area, a stage for performances, a shared-use kitchen and accessible washrooms—all supporting the flexible use of the sanctuary as a cultural venue. A bridged entry over the existing lightwell links the new entry with the church’s interior while preserving the original structure. The North Addition plays a vital role in organizing public movement, meeting accessibility requirements and centralizing event support functions adjacent to the sanctuary.

3 The East Addition

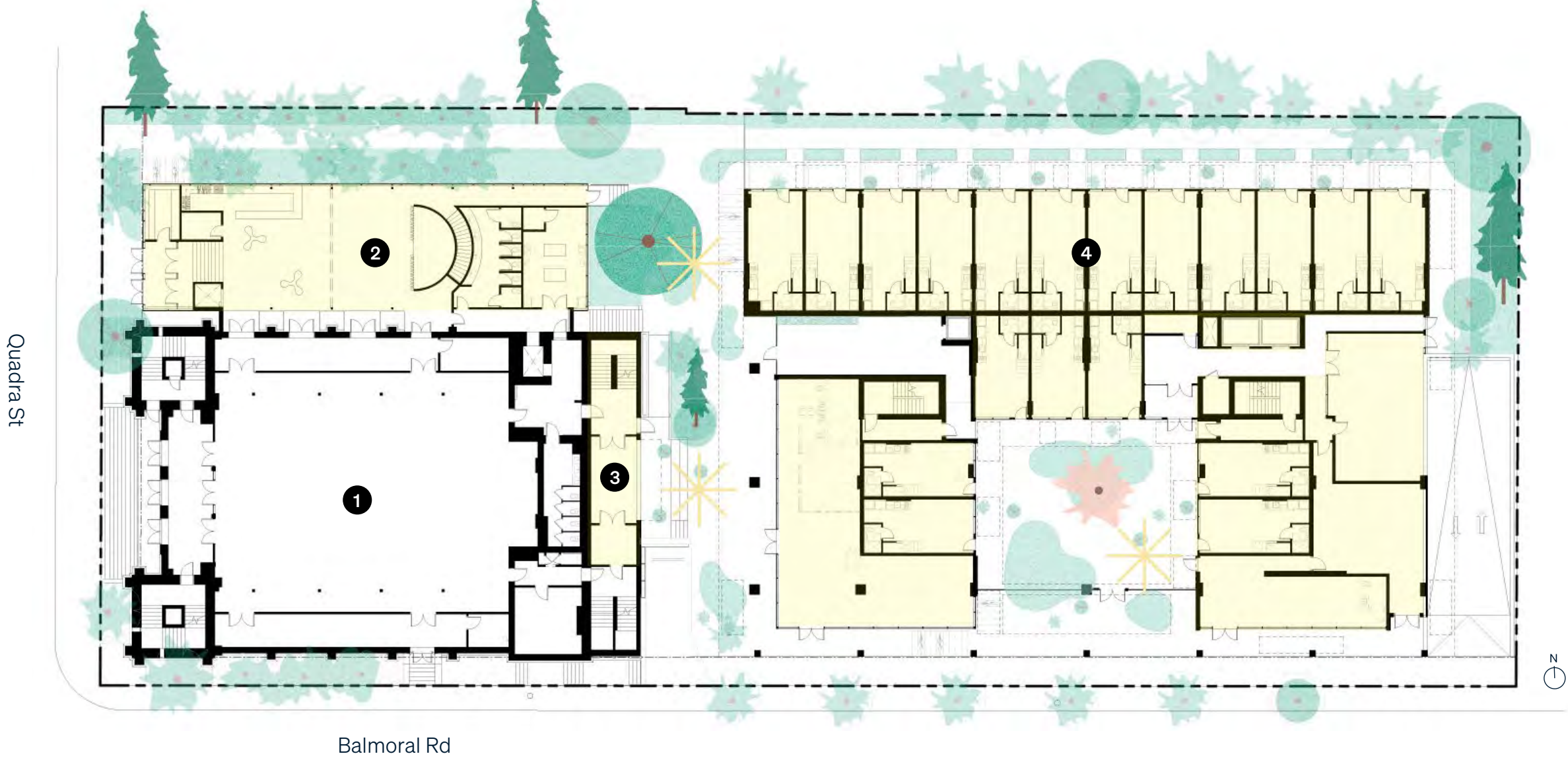
The East Addition is located at the rear of the church and supports both operational needs for the church and the broader development while serving as a secondary face and entry point to the building. At grade, it serves a dual function: first, as a discreet loading bay for the arts and culture space, facilitating deliveries and technical support; and second, as a stage that opens directly

onto the central mews and adjacent street, enabling outdoor performances and cultural events. This dual-use design allows for maximum flexibility while maintaining a compact footprint. On the second level, the addition includes a lounge space that complements cultural programming and provides additional gathering or event overflow capacity. A new northeast stair enhances circulation while the preserved southeast stair along Balmoral maintains a functional connection to the original interior layout.

4 Courtyard Residences

The Courtyard Residences are positioned around a south-facing, landscaped courtyard that serves as both the main entry sequence for the building and a key outdoor social space for residents. Live-work loft units will animate the courtyard space with residential and commercial activity, while the organization of the building lobby and supporting pedestrian connections

will further promote casual engagement between residents and visitors. The primary residential building entry is carefully internalized at the rear of the courtyard, enhancing privacy and creating a quieter, more community-oriented atmosphere for residents. Along the south face of the building, fronting onto Balmoral, commercial retail and office spaces sit adjacent to the live-work residences, further contributing to an animated building frontage and an active mixed-use environment.



LANDSCAPE

Guided by the creative vision of Hapa Collaborative, the landscape design strategy carefully marries the various uses and building forms that inhabit the site, with the common goal of driving activation and public enjoyment. The design strategy strives to integrate the ground plane, where an improved public realm will seamlessly connect to new onsite greenspaces and pedestrian connections. At the upper floors, an extended concrete plinth at level 2

serves as a platform for further plantings, allowing further greenery to soften the architectural expression and create a harmony with the ground floor. The same opportunity is leveraged at the roof level, where the further integration of planting and greenspace weave together natural elements with human-centred structures.

Along with plant life, the landscaping program includes features such as

seating, tables, outdoor cooking infrastructure and privacy screens to promote comfort and usability. Emphasis is placed on selecting plants that reflect the character of the surrounding neighbourhood, add sensory richness through shape, colour and scent and support local pollinators. The following design fundamentals guided the design of these carefully considered spaces.

DESIGN FUNDAMENTALS



‘Rewilding’ Framework

Planting is incorporated wherever possible, popping up in domestic-scale pots, trailing down from second floor planters, and flowing across the ground plane in large green swaths. The many scales of planting allow for green space to seep through the site and connect with pedestrians, performers, concertgoers and residents at every moment as they move across the landscape.



Opportunities to Meander

At the ground plane, planted areas curve across the landscape to carve out desired lines and create areas to sit or stroll. A native species-focused planting palette invites pedestrians and pollinators to meander through on their way to see a concert, go to work, return home or simply pass through. 40 new trees are planned to be planted, exceeding the minimum requirement of 22 for the site.



Connection to History

Throughout the site, paving size aligns with dimensions of conventional bricks, echoing the shapes on the church façade. Reclaimed brick from the church itself will be used as feature paving to highlight the entrance near the box office on the northwestern side of the building. This brick will also be used to create a feature wall around the Garry Oak in the central mews, bringing together the social and ecological history of the site.

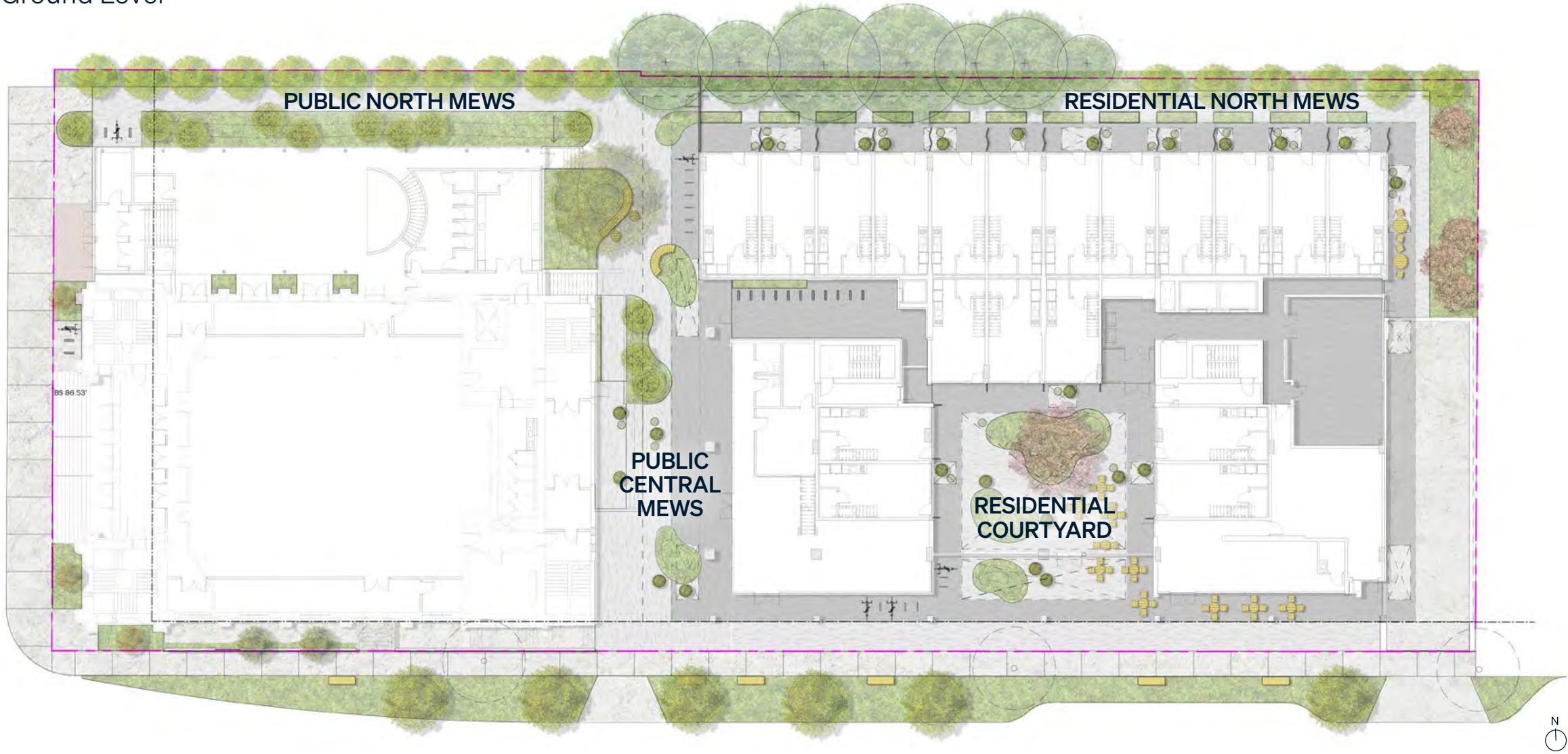


Celebrating Feature Trees

A feature Garry Oak in the central mews and a Saucer Magnolia in the courtyard create a sense of place and facilitate dynamic seasonal experiences. The Garry Oak is a nod to the Sawtooth Oak that will be removed to create space for the church addition. The Garry Oak is the signature species of the ecologically and culturally significant Garry Oak ecosystem found in Victoria. The newly planted tree will help maintain site character and rich wildlife habitat associated with oak trees.

LANDSCAPE PLANS

Ground Level



The ground level of the site blends private and public spaces to strengthen the public realm. Common and commercial areas encourage neighbourly interaction, while generous plantings of trees and pollinator-friendly perennials enhance the overall experience of the space.

Rooftop



The shared rooftop terrace offers residents spaces for gathering, dining and relaxing, with ample seating, an outdoor kitchen and lush greenery throughout.

Level 2



Private patios on level two feature integrated plantings designed for the enjoyment and comfort of residents. Void spaces are incorporated throughout the plinth, bringing visual interest and allowing natural light and rainfall to pass through supporting plant life at the ground plane.

MATERIALITY

Materials



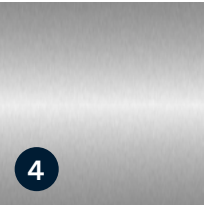
1
Coloured Glass
- Pink, Green,
Purple, Yellow



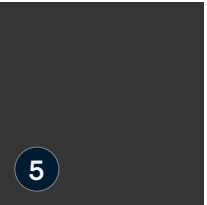
2
Metal Wall Panel -
White



3
Square Metal
Mesh and Frame -
Yellow



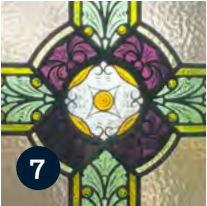
4
Curtain Wall
Frame - Brushed
Aluminum



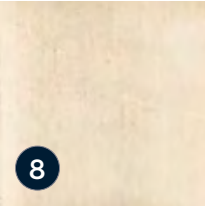
5
Vinyl Window
Frame - Black



6
Architectural
Concrete



7
Existing Stained
Glass



8
Existing
Sandstone



9
Existing Brick



10
Tensile Wire Mesh

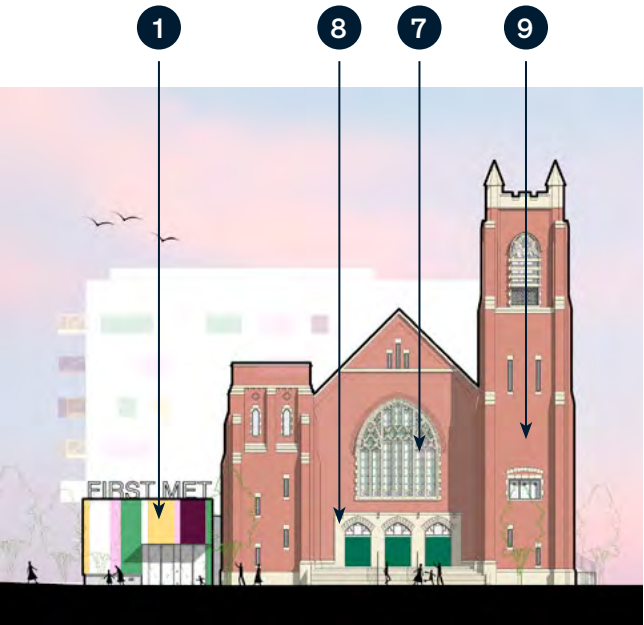
The church’s existing red brick masonry façade, accented by sandstone trim and prominent stained glass windows, informs the material and colour palette of the new additions. A contemporary entrance on the north side introduces clear and coloured glazing that echoes the church’s stained glass, providing a welcoming and accessible entry. On the east addition, a robust concrete façade is softened with climbing landscaping supported by a metal mesh screen. Scattered coloured windows reference the form and hues of the original stained glass, tying new to old.

To the east, the new residential building maintains a respectful independence while responding to the heritage context. Organized around a south-facing central courtyard, its ground level features a yellow metal mesh gate along Balmoral Road, creating a secure yet porous edge for live/work units and offering interaction with adjacent commercial space. The simple ground-floor glazing and façade treatment provide a quiet backdrop to the church’s detailed masonry.

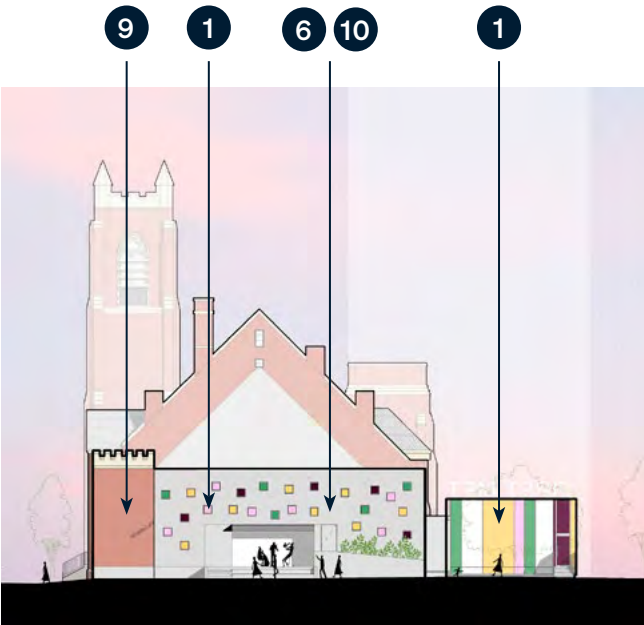
A planted concrete plinth defines the second level, extending outward to create a visual break in the massing, offering sheltered pedestrian space below and generous patios above. Above the plinth, the residential volume is clad in clean white metal panels, punctuated by black vinyl windows and doors. Balconies vary in size and number per elevation to suit individual unit needs and are enclosed in coloured glass, mirroring the stained glass tones of the historic church.



Building Elevation North



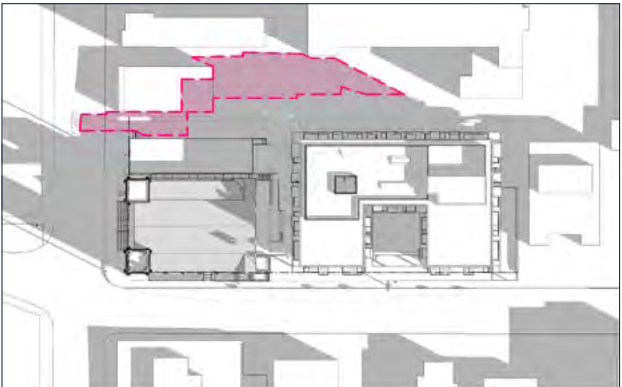
Building Elevation East



Building Elevation West

SHADOW STUDIES

Equinox (Spring/Fall)



10:00am



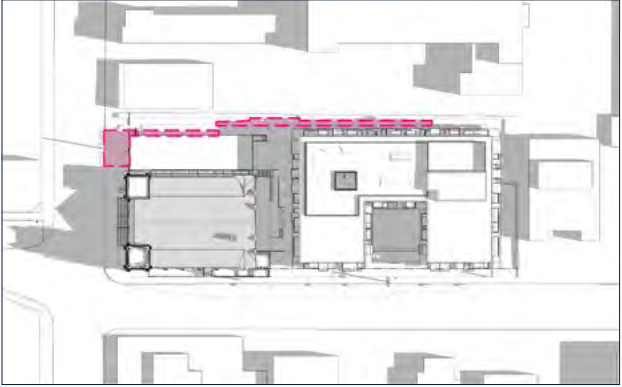
12:00pm



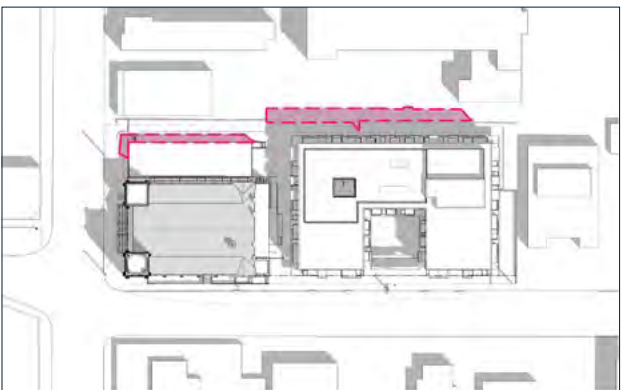
2:00pm

- Existing shadows
- Extent of new shadows

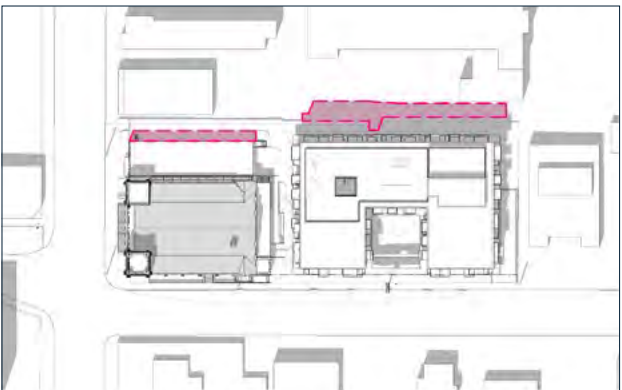
Summer Solstice



10:00am



12:00pm



2:00pm

MOBILITY CONTEXT

The site is situated at the corner of Quadra Street, a two-way north–south street classified by the City of Victoria as an arterial road, and Balmoral Road, an east–west secondary collector road. From the property’s doorstep, there are diverse walking options, bus and cycling routes—including a section of a AAA protected bike path and a shared-use cycling corridor only 200 metres away.



Transit Network

The site is well served by public transit, with bus stops on the same block of Quadra Street and further regional transit connections to most points in the Capital Regional District being accessible within an 800m (10 minute) walking distance of the development.

Nearby roadways surrounding the site offer 17 transit services in a north-south direction from Quadra Street, Cook Street and Douglas Street, all within 550m of the property. In an east-west direction, 19 bus routes currently operate across the nearby road network on Pandora Avenue, Johnson Street and Yates Street, all within 500m of the property.

According to Walk Score, the development has a transit score of 90/100, designating the site as a “Rider’s Paradise.” Walk Score is a publicly available online index that measures how walkable a specific address is by assigning it a score from 0 to 100 based on nearby amenities and services. It also evaluates and provides a score for transit service and bikeability.



Cycling and Pedestrian Networks

The site is well connected to a series of prominent cycle networks, including Vancouver Street, a major north-south cycling route recently upgraded into an All Ages and Abilities (AAA) network facility, situated 200m west of the property. East-west cycling connections are served by Pandora Avenue, another AAA cycling route only 150m south of the property. Both cycling routes provide safe connections to the wider regional cycling network, including but not limited to the E&N Rail Trail, the Galloping Goose Trail, and the Lochside Trail.

When assessed through Walk Score, the site’s Bike Score is 100/100, which gives the development location the designation of “Biker’s Paradise.”

The location boasts excellent walkability, with a Walk Score of 98/100, categorized as a “Walker’s Paradise.” Everyday amenities and popular destinations are easily accessible, including downtown Victoria, situated just two blocks to the southwest, and Crystal Pool & Fitness Centre, located approximately 400 meters to the north.



Carshare

Over the last decade or so, car sharing has become increasingly popular in British Columbia. In Greater Victoria, Modo stands out as a major provider, offering members access to vehicles on a round-trip basis. This service provides a flexible transportation option, allowing users the benefits of driving without the responsibilities of vehicle ownership. Several car share services already operate near the proposed site, including multiple Modo vehicle stations within a 500m radius of the site.

Access to shared vehicles offers residents a way to reach destinations beyond their immediate vicinity, transport bulky items and enjoy recreational activities outside Greater Victoria, all without owning a personal vehicle. Research indicates that car sharing can contribute to a decrease in private vehicle ownership and disincentivize car ownership through its pay-as-you-go structure.

“Walker’s Paradise”

Walk Score

98

“Biker’s Paradise”

Bike Score

97

“Rider’s Paradise”

Transit Score

92

Transport Demand Management

The proposed development offers a wide range of Transportation Demand Management (TDM) measures summarized below. For more detail, please refer to the Transportation Consultants Report included within this submission.



Modo Membership

Modo co-op membership and driving credits for each of the 129 residential units.



Car Share Vehicle

Purchase of a new Modco car share vehicle to serve tenants and the wider community.



Enhanced Bike Storage Facilities

Options for short- and long-term bike storage with e-bike charging infrastructure.



Cargo Bicycle Spaces

Provision for 13 long-term cargo bicycle parking spaces.



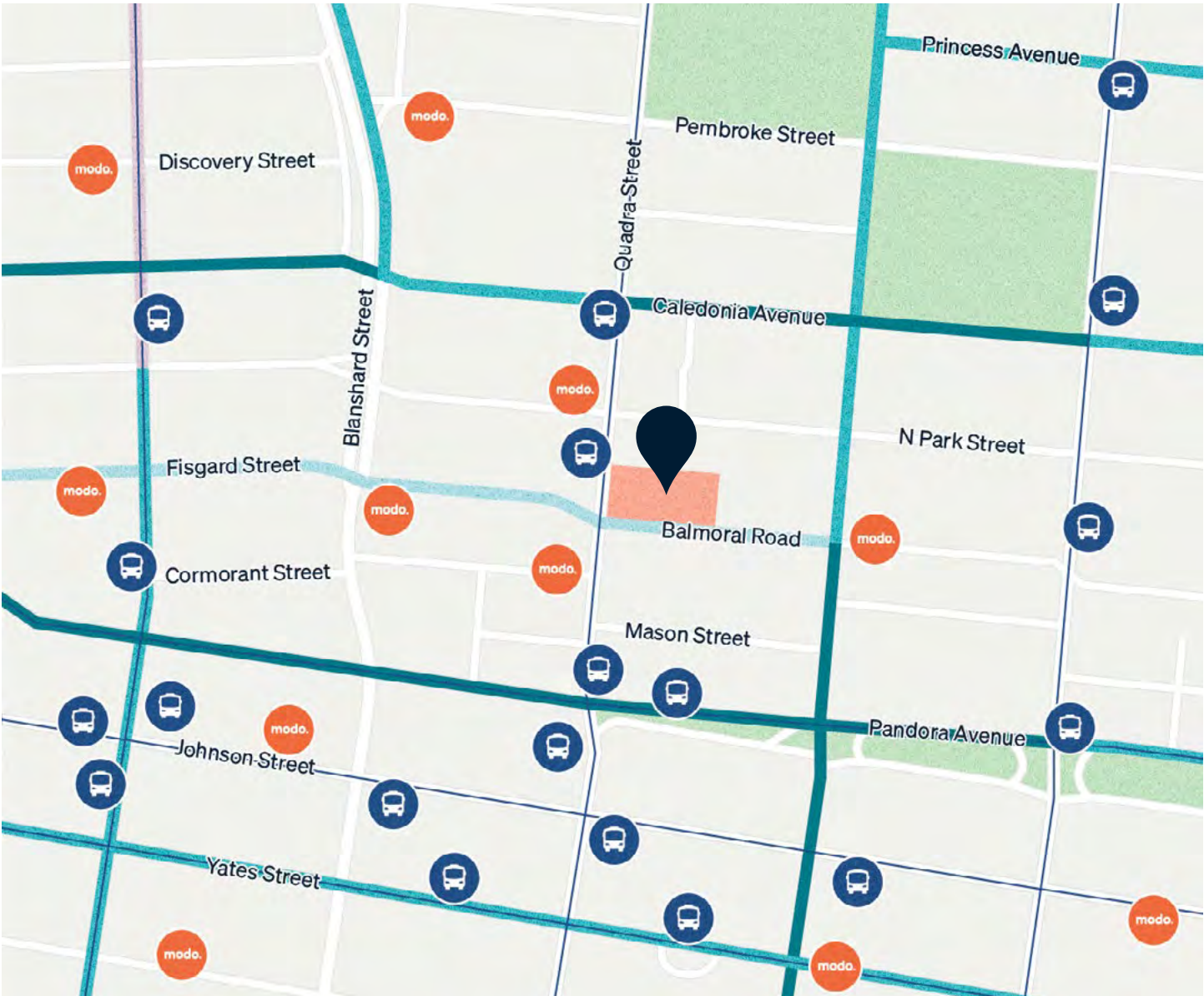
Resident Parking Management

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



Transportation Options Information Package

Site-specific information pack for residents to keep them informed of active transportation options.



- 

 Subject Site
- 

 Subject Area
- 

 Bus Stop
- 

 Car Share
- 

 AAA protected lanes/multi use pathways
- 

 Painted bike lane
- 

 AAA shared-use street
- 

 Shared bus & bike lane
- 

 Parks

COMMUNITY ENGAGEMENT



We are committed to being good neighbours and having honest, open dialogues within the communities where we do our work. We are available to discuss project details with stakeholders through a variety of channels to build trust and a shared vision for the project, all while maintaining respectful and open conversations. Our goal is to invite people to share their ideas, hopes and aspirations for the community and for them to ultimately see their values reflected in the end project.

On April 23rd, we held an in-person CALUC meeting with the neighbourhood association and broader community. We presented an overview of the proposal,

similar to what is within this application, and we answered questions from the public.

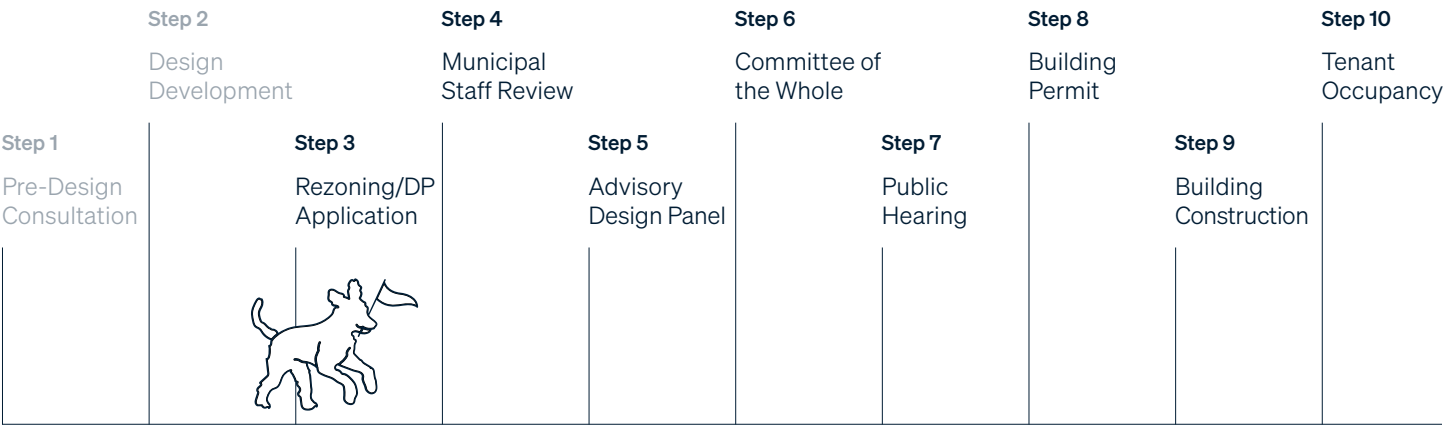
Our publicly accessible website page, available at aryze.ca/934-balmoral, contains information about this proposal, and will be updated as updates are made. The website provides an opportunity for community members to register for an online mailing list if they wish to stay informed throughout various stages of the approval process.

Taken together, the restoration and renovation of the First Metropolitan Church combined with a new mixed-use residential building represent a key

piece of urban renewal in Victoria. This proposal will attract new users to these lands for a variety of purposes and builds on the City’s vision to create a Quadra Cultural Corridor. Our engagement efforts will continue throughout the development process. We’re committed to maintaining conversations through one-on-one meetings, targeted outreach and ongoing input from City staff and the Advisory Design Panel. We look forward to sharing this vision with the broader public as we continue planning how this key part of the city can honour its past while shaping a new future for the church and its surrounding lands.

DEVELOPMENT PROCESS

Timeline





Contact

Aryze Developments
#200 - 398 Harbour Rd
Victoria, BC V9A 0B7

250 940 3568
community@aryze.ca

Learn More

aryze.ca/934-balmoral ↗

934 Balmoral Road & 1701 Quadra Street
Aryze Developments | United Church of Canada

FIRST METROPOLITAN LANDS

ARYZE

We acknowledge with respect the Ləkʷəŋən and WSÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Xwsepsum (Esquimalt) Nations whose historical relationships with the land continue to this day.

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RE: 934 Balmoral Rd / 1701 Quadra St DP Submission

Dear Mayor Alto, Council and Staff,

We are thrilled to present this proposal outlining the core content of our application to rezone and develop the First Metropolitan Lands at 934 Balmoral Road and 1701 Quadra Street.

This proposal stems from an exciting partnership between Aryze and the United Church of Canada—an opportunity to reimagine and reinvigorate this historic site in the North Park neighbourhood. Working in close collaboration with a value-aligned architecture team and a dedicated heritage consultant, we are deeply committed to creating a thoughtful, inclusive and inspiring project that honours the legacy of the First Metropolitan Church while breathing new life into the area.

This application envisions the revitalization and enhancement of the existing church building for faith, arts and cultural uses, paired with a dynamic new six-storey, one hundred and twenty nine (129) home purpose-built rental community. This new development will offer a diverse range of housing options—from studios to three-bedroom units—including unique ground-oriented live-work and loft-style homes. A mix of commercial retail and office spaces will further animate the Balmoral Road frontage, helping to foster a vibrant, walkable streetscape.

Enclosed is a summary of the proposed development application and an overview of application updates in response to Staff recommendations. Namely, a more comprehensive summary of heritage conservation efforts alongside partners MA+HG Architects, RJC Engineers, and Donald Luxton & Associates, as well as rationale and research behind use of alternative unit options incorporating inboard bedrooms.

Designed to meet Step Code 4 standards, the new building will also feature shared outdoor amenity spaces at both the ground and rooftop levels, as well as publicly accessible landscaped areas that integrate seamlessly into the improved public realm. We are incredibly optimistic about the transformative potential of this project—as a catalyst for community connection, heritage celebration and long-term urban vibrancy.



Kieran Lynch
Development Manager
Aryze Developments



21 March 2025

Reinvigorating the First Metropolitan Lands as an Arts, Culture & Faith Landmark

The Property Development Council of the United Church of Canada and Aryze have established a partnership that will see the adaptive reuse of the First Metropolitan Church and redevelopment of surrounding lands to deliver a new signature facility for faith, arts, and culture groups, alongside a new mixed-use purpose-built rental building. This transformative urban renewal initiative marks a major investment in Victoria’s Downtown Core that will stimulate economic growth, support local jobs and strengthen Victoria’s position as a leader in the arts & culture sector.

As proposed, the historic 1913 sanctuary will be re-envisioned and upgraded to offer rehearsal, performance, worship and gathering spaces, ensuring the valued heritage building continues to serve the community as it has for more than 100 years. Adjacent to the church at 934 Balmoral Road, plans include a mixed-use, purpose-built rental building that will deliver 128 homes blended between market-rate and affordable homes, alongside thoughtfully integrated commercial and community spaces.

Envisioned to spur the creation of a wider arts district in the North Park neighbourhood, this proposal builds upon the success of The Baumann Centre across the street which hosts chamber performances, opera rehearsals and artist training programs. While still in the early stages of engagement, the new worship, arts and culture facility at the First Metropolitan lands is intended to support a broad range of users including both professional and amateur arts collectives, faith-based organizations and community groups. Additionally, we are actively in discussions with a significant performing arts organization to anchor the development for long-term tenure.

The project team includes MA+HG Architects, who led the award-winning conservation and adaptive re-use of Vancouver’s historic Hollywood Theatre, one of the last surviving neighbourhood cinemas. To maintain the heritage preservation of the church, Donald Luxton & Associates will provide expert guidance to the project team, ensuring alignment with best conservation practices and methodologies. Carey Newman—Hayalthkin’geme—a multi-disciplinary Kwakwaka’wakw and Coast Salish artist—will work with emerging Coast Salish artists to design and integrate First Nations artistry into the interior of the sanctuary to both connect the space with Lekwungen histories and optimize the acoustics.

We look forward to further engagement with the North Park community, alongside local arts, culture and faith-based organizations to realize the full potential of this ambitious and transformative proposal. Visit aryze.ca/934Balmoral for the most up-to-date information on the development.

Sincerely,



Chris Quigley
Director of Development
Aryze Developments



Don Evans
Property Development Council
United Church of Canada



ARYZE PHILOSOPHY

We foster a strong vision for what a city can be—and *act on it*. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships.



We’re city-building
for the *better*.



Aryze Developments Inc. is part of the
global movement for an inclusive, equitable
and regenerative economic system.

Aryze meets rigorous standards for creating positive impact—through how we govern, support our team, engage with communities and care for the environment. In short, we balance purpose and profit.

Diversity

A healthy city needs quality housing options across the spectrum, including varying forms of tenure. We build a range of home types, in order to allow new households to form, young families to grow and downsizers to stay in their community.

Design

We are a close, cohesive team that will always strive to make a personal and significant impact on our built environment. Creative architecture and intelligent design add value to the urban fabric that makes our city more interesting, diverse and fun.

Engagement

Community discussions are a valued benefit to our process. Members of the community are an excellent repository of the aspirations, needs and challenges of the neighbourhoods we work within and engagement is critical to the success of our projects.

Analytics

Building something just for the sake of building isn’t good enough. Proprietary data sets inform our decisions, and help us understand how people in urban areas interact with the built environment. Every Aryze home is created with its neighbourhood in mind.

PROJECT TEAM

Pearl Block, Victoria BC



Aryze Developments

At Aryze, we foster a strong vision for what a city can be—and act on it. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships. As a dedicated local team of home builders, urban planners and urbanists—all deeply committed to increasing the quality of homes throughout Victoria—we use forward-thinking design to build thoughtful homes that enrich the existing community while providing more housing choice in established neighbourhoods with room to grow.

aryze.ca

Stephens, Vancouver BC



MA + HG Architects

MA+HG Architects believe living smarter is better than living bigger. The Vancouver firm is known for bold, artful spaces that blend whimsy with function, creating multifamily homes that support affordability, sustainability and shared living. Their imaginative approach earned them the Architectural Institute of British Columbia’s emerging firm award in 2016. MA+HG designs poetic, client-focused architecture using humble materials in inventive ways. From micro co-housing to custom multi-family residences, the studio offers thoughtful, creative solutions that respond to today’s housing and environmental challenges with purpose and clarity.

mahg.ca

Steveston Nikkei Internment Memorial, Richmond BC



Hapa Collaborative

Hapa Collaborative is a landscape architecture and urban design practice committed to creating connected, livable communities. As a contemporary voice in the field, Hapa offers a fresh alternative to traditional firms. Its studio of fifteen designers brings together diverse backgrounds, skills and specializations in a daily, collaborative process that shapes both design thinking and built work. The team creates inclusive, flexible and transformative environments that invite everyday life to thrive. For Hapa, success is measured by how well-loved a space becomes once it is shaped by the people who use it.

hapacobo.com

Flack Block, Vancouver BC

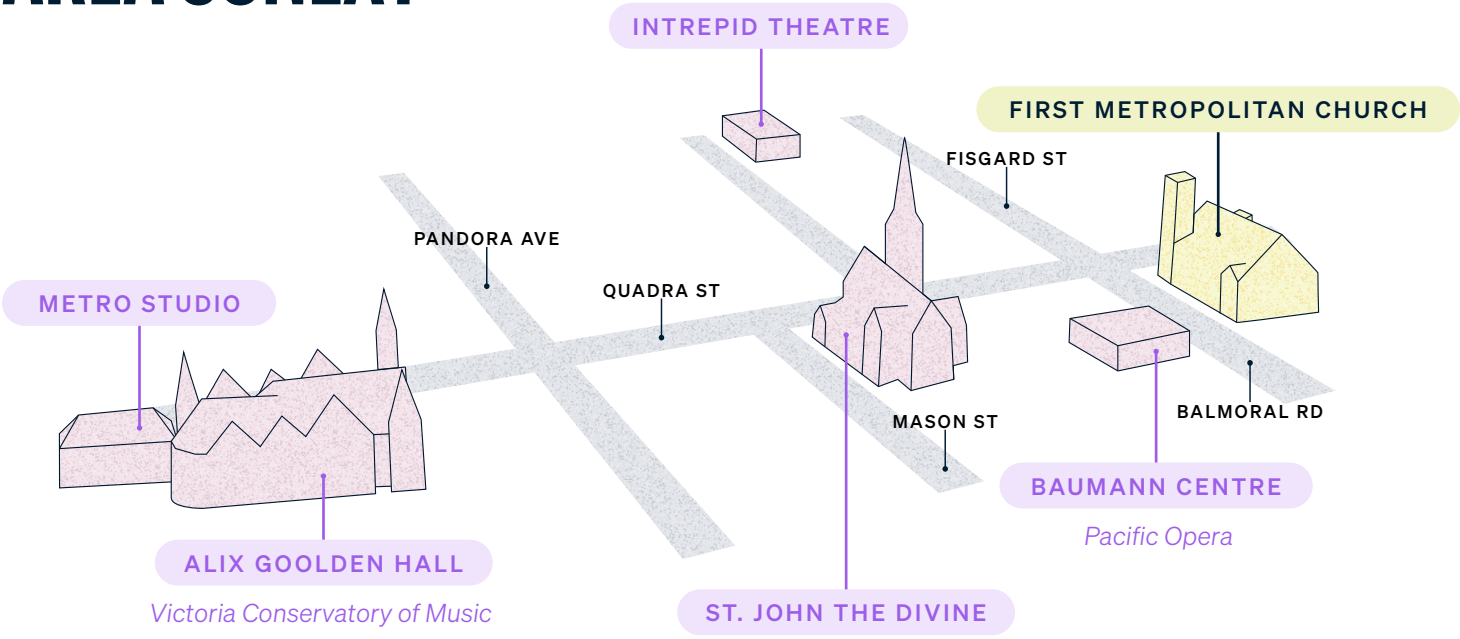


Donald Luxton & Associates

Donald Luxton & Associates is a leading firm in the conservation of heritage resources, offering expertise from feasibility to project completion. The firm has delivered successful, complex conservation projects across commercial, institutional and residential sectors. Their services include research, feasibility studies, historical assessments, municipal negotiation and construction oversight. Grounded in deep research and analysis, the firm takes a flexible, creative approach to revitalization, with each team member bringing specialized knowledge in current conservation practices.

luxtonheritage.com

AREA CONEXT



Quadra Cultural Corridor

Located at the intersection of Quadra Street and Balmoral Road, the subject site sits at the heart of Victoria’s North Park neighbourhood—an urban district characterized by its eclectic mix of uses, community institutions and evolving cultural vibrancy. Just north of downtown Victoria, North Park has emerged as a strategic growth area, identified in the North Park Neighbourhood Plan (2022) and Official Community Plan (OCP) as a priority location for mixed-use development, cultural programming and inclusive housing.

North Park is home to a number of key arts and cultural institutions that elevate its role as a civic cultural hub. The Baumann Centre, home to Pacific Opera Victoria, and the adjacent Victoria Conservatory of Music, provide

music education, performance and community programming that draw visitors, students and artists into the area daily. Together, with other local creative spaces, these venues reinforce Quadra Street’s identity as a vibrant arts and cultural corridor.

The area is distinguished by its diverse land use pattern, including a mix of low-rise, mid-rise and tall residential buildings, neighbourhood-scale retail, institutional anchors and recreational amenities. Along Quadra Street, a major arterial route, a variety of small businesses, cafés, restaurants and social services contribute to the day-to-day vitality of the area. This fine-grained commercial environment supports local entrepreneurship and fosters an active, walkable streetscape.

The neighbourhood’s mobility infrastructure further supports its growth: the site is well-connected via public transit, protected cycling routes and pedestrian pathways. The area’s high Walk, Bike and Transit Scores confirm suitability for car-lite living and sustainable development.

Altogether, North Park offers a unique convergence of culture, commerce and community. It is a neighbourhood in transition, where thoughtful development can reinforce its identity as a lively, creative and inclusive urban village.



 Subject Site

- 1. Crystal Pool & Fitness Centre
- 2. Save-On-Foods Memorial Centre
- 3. Victoria Public Market
- 4. Royal Athletic Park
- 5. Parsonage Café
- 6. Rudi
- 7. Tacofino
- 8. Wildfire Bakery
- 9. Save-On-Foods
- 10. Superbaba
- 11. Habit Coffee
- 12. Zambri’s

SITE CONTEXT & HISTORY

The subject site at 934 Balmoral Road/1701 Quadra Street is home to First Metropolitan United Church, a site of deep cultural and historical significance.

First United Church Fonds



Honouring Legacy

Situated on the traditional territory of the Lək̓wəŋən peoples, including the Songhees, Esquimalt and WSÁNEĆ Nations, the land is rooted in longstanding Indigenous relationships that continue to this day.

Constructed in 1915, the church stands as a prominent example of Edwardian Gothic Revival architecture, designed by notable architect John C.M. Keith. Featuring cusped arches, stained glass windows and a crenellated belltower, the building’s architectural expression reflects the optimism of a rapidly growing Victoria and the social and economic shifts in the North Park neighbourhood in the pre-WWI era. Its brick and stone façade, large scale and historic detailing contribute to the area’s architectural landscape and complement other nearby religious landmarks.

Beyond the original church structure of 1915, two additional buildings were added to the site in later years in response to the evolving needs of the church and its congregation. The first, the Fellowship Hall, was completed in 1955 and provided a large independent gathering space. In 1964, the Christian Education Wing was also constructed, serving as a physical connection between the Fellowship Hall and the original church building, and provided a collection of administrative and meeting spaces to augment the existing facilities.



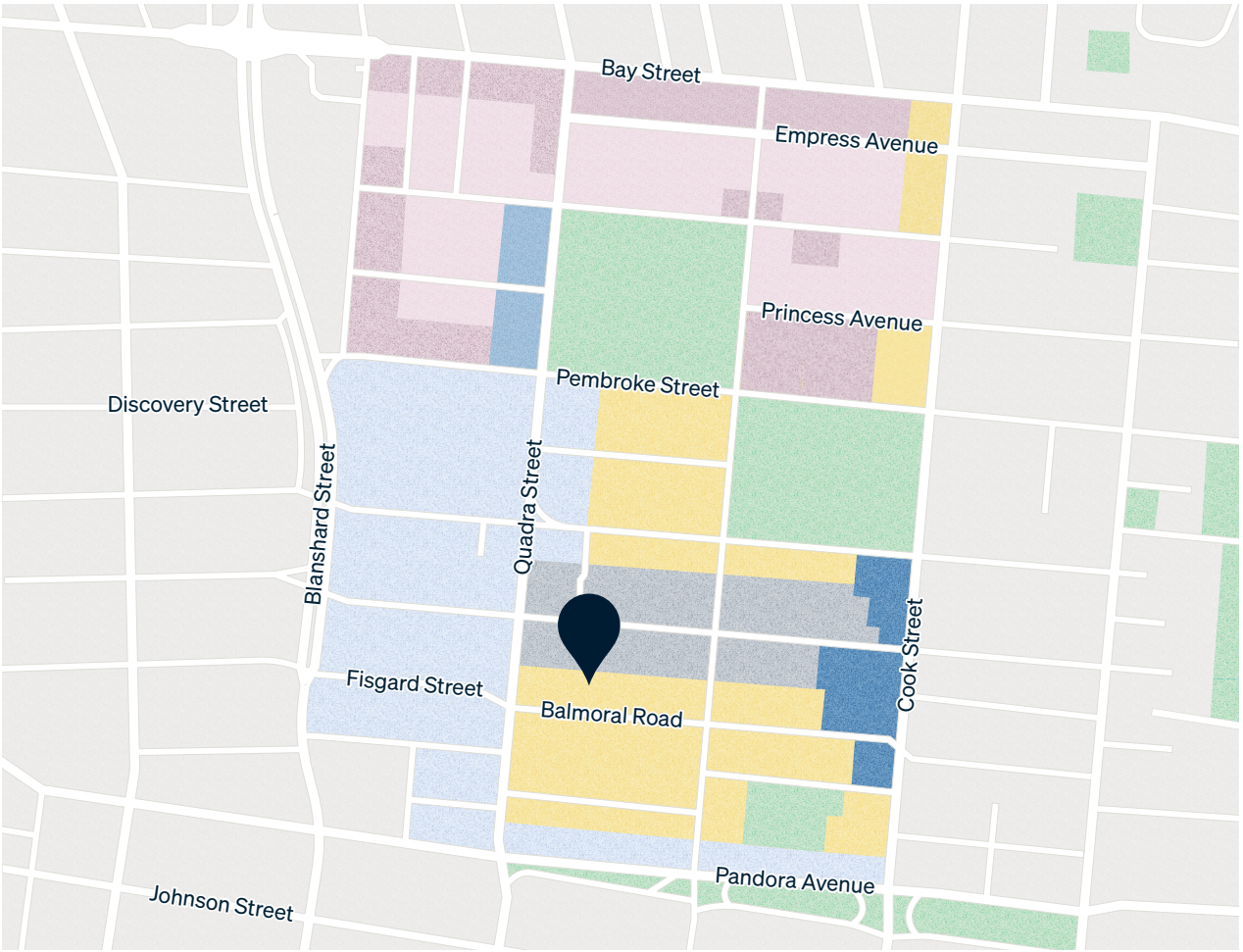
The church has a storied institutional history. Originally home to Victoria’s First Presbyterian congregation, founded in 1861, the site became First United Church in 1925 following the national unification of Methodist, Presbyterian and Congregational churches. A further merger in 1997 created First Metropolitan United Church, which remained active until its disbandment in 2023. For

decades, the building supported worship, community programming, music events and social outreach.

Since the congregation’s closure, the church has become underutilized. Portions of the building remain vacant, while others are used only intermittently. Aging infrastructure and outdated facilities now limit its functionality,

accessibility and safety. This presents a compelling opportunity for adaptive reuse—to preserve the building’s historical and architectural value while repositioning it as a multi-use community hub. Through thoughtful integration of residential, cultural and commercial programming, the site can be revitalized to meet evolving community needs and support broader urban renewal goals.

POLICY CONTEXT



- Subject Site
- Housing Opportunity
- Urban Industrial
- Core Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities

Zoning & OCP	Height	Density
Existing Zone (C-1 – Limited Commercial District)	12m (3 - 4 Storeys)	1.4
OCP (Current) Housing Opportunity	3 - 6 Storeys	2.5*
OCP (New - Draft) Downtown Core (outer shoulders)	TBC	TBC
Proposed	6 Storeys	2.24

*Secured rental projects with additional public benefit

The subject site is currently governed by two zoning designations: the C-1 Zone (Limited Commercial), which permits a mix of residential uses with ground-level commercial, and the R-2 Zone (Two Family Dwelling), which allows for two-family residential dwellings.

The North Park Neighbourhood Plan (2022) identifies the Quadra Corridor as a key growth area and a focal point for revitalization. The plan envisions this corridor as a vibrant cultural and commercial hub, integrating arts, culture, diverse housing options and neighbourhood-scale retail, all supported by improved transit service and pedestrian-oriented infrastructure. It emphasizes the creation of inclusive and animated public spaces that serve multiple community functions. Importantly, it also supports smaller-

scale commercial formats to accommodate local entrepreneurs and emerging businesses, reinforcing the corridor’s eclectic and community-oriented character.

In alignment with this vision, the current Official Community Plan (OCP) promotes enhanced mobility, walkability and the development of the Quadra Corridor as a space for people, arts and village-style living. The OCP supports mid-rise, multi-unit buildings up to six storeys, with the opportunity to exceed the base 2:1 Floor Space Ratio (FSR) where substantial public benefits—such as improved public spaces, cultural contributions or economic enhancements—are delivered.

The emerging 2025 OCP builds on these directions, designating Quadra Street as a frequent transit corridor and placing

the site within the shoulders of the expanding downtown core. This evolving policy framework supports increased density, urban vibrancy and sustainable infill development.

The proposed rezoning and development aligns well with these planning objectives. Through a blend of adaptive heritage reuse and purpose-built rental housing, the project supports a diverse, inclusive and resilient neighbourhood, contributing positively to North Park’s cultural, social and economic fabric.

PROJECT PILLARS

As cities grow and demographics shift, one of the most pressing urban challenges is determining where new housing and urban amenities should be located.

A well-accepted principle of sustainable urban planning is that homes and amenities should be situated near existing services, amenities and transit infrastructure. This approach supports efficient use of land, reduces reliance on cars and mitigates the environmental impacts of greenfield development. In Victoria, this principle is reinforced through a range of municipal strategies aimed at promoting housing choice, climate leadership and vibrant, livable neighbourhoods.

Guided by these insights—and shaped through early engagement with local stakeholders—this proposal is grounded in four key pillars: to serve as a community beacon for worship, arts and culture; to restore and renovate a heritage asset; and to create pedestrian connections and new urban spaces; to provide thoughtfully designed rental housing.

Key Pillars

COMMUNITY BEACON FOR WORSHIP, ARTS AND CULTURE →
RESTORE AND RENOVATE A HERITAGE ASSET →
PEDESTRIAN CONNECTIONS AND NEW URBAN SPACES →
THOUGHTFUL DESIGN APPROACH →



COMMUNITY BEACON FOR WORSHIP, ARTS AND CULTURE

The adaptive reuse of First Metropolitan Church offers a rare opportunity to preserve an architectural landmark while breathing new life into its purpose. The project will honour the building’s historic and cultural significance by retaining and enhancing its defining architectural elements, ensuring they remain visible and appreciated in a renewed context.

Reimagined as an inclusive, multi-functional community hub, the revitalized church will accommodate a wide range of uses—supporting artistic

performances, exhibitions, educational programs and social gatherings. These new functions will foster a sense of ownership and engagement among residents and visitors alike.

In addition to its cultural benefits, the project is poised to deliver economic and environmental value. By drawing new foot traffic and audiences, it will bolster local businesses and stimulate commercial activity. Environmentally, the reuse of the existing structure avoids the emissions associated with full demolition

and preserves its embodied energy. Spiritually, the building will continue to serve as a faith-based space, reimagined to support interfaith dialogue and broad community inclusion.



RESTORE AND RENOVATE A HERITAGE ASSET

The church’s transformation is rooted in a deep respect for its heritage. Thoughtful interventions—such as structural reinforcements, upgraded building systems and improved accessibility—will ensure the building remains safe, functional and inclusive. The architectural integrity of the church will be preserved through the use of sympathetic materials and conservation-focused techniques, while interior spaces will be adapted for flexible community use.

The retained sanctuary will continue to serve as the spiritual heart of the building, while new multi-purpose rooms and meeting areas will support broader programming. Modern amenities, such as accessible restrooms and kitchen facilities, will be seamlessly integrated, revitalizing the site as a relevant and fully functional community resource.



PEDESTRIAN CONNECTIONS AND NEW URBAN SPACES

The proposed redevelopment enhances connectivity both within and around the site by introducing new public mews, urban alleyways and expanded pedestrian spaces. These design features reflect the character of Victoria’s walkable urban core and contribute to daily site activation.

Along Balmoral Road, new ground-level commercial units and live-work

residences will bring additional services and animation to the public realm. Streetscape improvements—including wider sidewalks, enhanced landscaping and street trees—will elevate the quality of the pedestrian experience. Between the heritage church and the new residential building, a central plaza will provide programmable open space, accommodating cultural events, public gatherings and everyday leisure.



THOUGHTFUL DESIGN APPROACH

The proposal reflects a site-specific design strategy that carefully considers its heritage context, surrounding neighbourhood and urban function. The redevelopment of First Metropolitan United Church will retain key architectural features, including gabled dormers and original stair sections, while removing deteriorated additions. A new single-storey extension, designed with transparency and coloured glass elements that echo the church's stained-glass motifs, will provide added functionality and spatial connection.

The proposed six-storey residential building adopts a contemporary form inspired by the adjacent heritage structure. Generous balconies, playful glass treatments and a concrete plinth

articulate the building's façade and enhance its relationship with the street. A central, south-facing courtyard—framed by live-work residences—offers a welcoming arrival point and brings light and permeability into the site. Landscaping and sidewalk treatments will integrate the building into the broader streetscape, encouraging engagement with the public realm.

Internally, the residences prioritize flexibility and livability. Open-concept layouts, ample daylighting and adaptable spaces allow residents to personalize their homes. Balconies and rooftop terraces extend living areas outdoors, while planting on multiple levels softens the building's form and strengthens its connection to nature.

Outside, the site is designed to support community interaction and seamless pedestrian circulation. A new central entry off Balmoral Road creates a mews-like connection to Quadra Street, encouraging movement through the site and offering visual and physical permeability. Public plazas and gathering areas will support cultural programming and community events, reinforcing the project's role as both a residential enclave and civic landmark.

Altogether, the proposal thoughtfully balances heritage preservation, residential needs and community enrichment—positioning the First Metropolitan lands as a vibrant and inclusive destination in the heart of North Park.

PROJECT AT A GLANCE



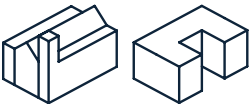
Church Redevelopment

Height of Addition New Structure	North Setback Rear Face of Addition
1 Storey	5.65m
Floor Area Heritage Building	West Setback Addition (Quadra side)
13,218 sqft	2.95m
Floor Area Addition	
5,172 sqft	
Total Floor Area	
18,390 sqft	



Proposed Residential Building

Height	Number of Homes
6 Storeys	129 Homes
Floor Area	Residential Tenure
88,856 sqft	Rental
Floor Area Residential	Live-Work + Ground Oriented Lofts
85,988 sqft	7+12 Homes
North Setback Rear Facing Residential	Studios
5.16m	40 Homes
South Setback Balmoral Road Frontage	One Bedroom
3.76m	38 Homes
East Setback Side	Two Bedroom
6.70m	24 Homes
	Three Bedroom
	8 Homes



Total Development Summary

Site Area	Car Parking Stalls 100% EV Ready
47,790 sqft	54
Total Floor Area	Bike Stalls Short-Term
107,033 sqft	35
FSR	Bike Stalls Long-Term
2.24	161
Site Coverage	
66%	



Unique Features

- Campus-like community oriented development: Combining living and retail experiences with a community hub for arts, culture and faith based practices.
- Choice of housing: Two distinct unit planning schemes have been developed for each suite type, allowing choice and flexibility for tenants. Each scheme configures the contents of the home in a different way, to cater to different lifestyles and priorities.
- High quality outdoor amenity space: Private outdoor spaces at the ground level and roof level, unique balcony configurations for each suite type, coupled with public pedestrian connections through a landscaped site.
- High performance and sustainable building design, targeting BC Step Code 4 energy efficiency standards
- Adaptive reuse of the historic First Metropolitan Church to enhance its existing program and reimagine the role of contemporary church spaces.

DESIGN STRATEGY

The design approach to the adaptive reuse centres on preserving the architectural integrity of the heritage church while reimagining it as a vibrant and accessible community hub.



ADAPTIVE REUSE

A contemporary north addition is introduced as a clear yet complementary intervention that enhances the site’s functionality without compromising its historical character.

Guided by the principle of distinctiveness, the addition maintains a deliberate separation from the existing structure in accordance with *Parks Canada’s Standards and Guidelines for the Conservation of Historic Places*. Its transparent, timeless form contrasts with the original architecture while respecting its scale, materiality and rhythm.

Junctions between the original building and new addition are carefully articulated to maintain their autonomy from both architectural and structural perspectives. Vertical elements in the addition echo the cadence of the church’s elevations, while references to stained glass colours and patterns establish a subtle visual continuity.

The addition provides a universally accessible entry and integrates modern amenities to support evolving community uses. Contemporary signage and public-facing elements reinforce the site’s identity as a renewed cultural landmark.



MULTI-PURPOSE RESIDENTIAL

The design strategy for the new residential building is rooted in creating an inclusive and adaptable community while sensitively integrating into its historical context. Central to this approach is a deliberate mix of housing types—including studios, live/work units, lofts and family-oriented two- and three-bedroom homes—intended to support diverse household needs and foster long-term social sustainability.

At the core of the building, a ground-level courtyard acts as a social and spatial mediator. This semi-private open space encourages resident interaction while softening the transition between the busy public realm and private dwellings. It is framed by live/work units

that activate the edge and contribute to street-level vibrancy.

The building’s massing is carefully modulated through a front-facing courtyard and step-backs to reduce its presence along the street. A transparent ground-level frontage with retail and commercial units is employed to animate the sidewalk and enhance engagement with the broader neighbourhood.

Materially, the architecture is intentionally restrained, using a minimal panel façade to create a quiet backdrop that highlights the textures and historical character of the adjacent heritage church. The building’s planted plinth not only buffers residents from street

activity but also improves the public realm with a softened green edge and covered pedestrian walkways. Openings in the plinth introduce daylight and visual permeability at grade.

A commitment to outdoor access underpins the residential experience. All units feature balconies or Juliet balconies, ensuring a direct connection to open air. These balconies vary in size and placement, creating a dynamic façade. Their colour palette draws from the stained glass of the neighbouring church, visually linking the new development with its heritage context and establishing a cohesive, site-specific identity.

HERITAGE CONSERVATION

The First Metropolitan United Church, located at Quadra Street and Balmoral Road, is a significant and highly identifiable landmark in Victoria’s North Park neighbourhood.

Past Preserved, Future Built

The Gothic Revival style church is an exceptional example of places of worship constructed during the Edwardian period. Both the Sunday School Hall and Church were designed by John C.M. Keith, an architect who specialized in religious buildings and was responsible for at least ten churches in Victoria.

Victoria's First Presbyterian congregation erected its first church at the corner of Blanshard and Pandora Streets in 1862, where members worshipped until the Sunday School Hall was built at the new site at Quadra Street and Balmoral Road in 1913. Church services were held in the Sunday School Hall until the church's construction was completed in 1915. As the congregation of the First Presbyterian Church (later First United Church in 1925 and then First Metropolitan United Church in 1997) evolved, so too did the needs of the church. This is reflected in the

construction of the Fellowship Hall in 1955 and the Christian Education Wing in 1963. The congregation's presence at the northeast corner of Quadra Street and Balmoral Road ended in November 2023.

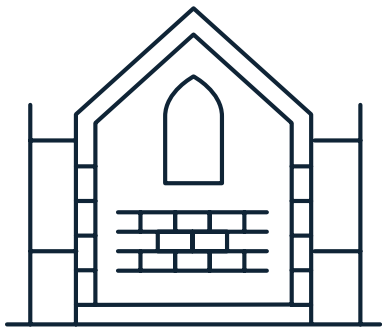
Donald Luxton & Associates prepared a Statement of Significance and a Heritage Conservation Plan for First Metropolitan United Church, providing a comprehensive set of guidelines for the preservation, restoration and rehabilitation of the heritage building. This conservation strategy was thoughtfully developed following extensive study of the church and its history, in collaboration with the entire project team. The primary intent of the plan is to preserve the existing church, along with the wall dormers and southeast staircase sections of the Sunday School Hall, in place while undertaking the rehabilitation and renovation of the site. This includes

construction of a new, modern two-storey addition connected to the north elevation of the church, as well as a new east addition that will connect the existing south turret and stair to the new stair directly to the north. Directly east of the heritage building is the proposed freestanding residential building. The conservation strategies recommended by Donald Luxton & Associates are based on *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada*.





Our consultant team is comprised of a range of heritage conservation specialists



1. STRUCTURAL

Upgrades to enhance life safety and seismic resilience.

- ✔ Strengthening of roof and floor diaphragm connections to walls
- ✔ Bracing of chimneys, equipment, and the bell tower, where feasible
- ✔ Enhanced diaphragm capacity through selective reinforcement measures
- ✔ Masonry stabilization through repointing and repair, as required



2. BUILDING ENVELOPE

Targeted improvements to support weather resistance and building longevity.

- ✔ Replacement of roof systems at gable and tower roof areas
- ✔ Restoration or replacement of deteriorated windows and exterior doors
- ✔ Repointing and repair of masonry elements, as appropriate

In consultation with MA+HG Architects, RJC Engineers, and Donald Luxton & Associates, we have identified the following scope of work with respect to the conservation and upgrades to this heritage building.



3. BUILDING SYSTEMS

Renewal and modernization of electrical, heating, ventilation, and plumbing systems.

- ✔ Electrical upgrades to address capacity and safety requirements
- ✔ Expansion and integration of hydronic heating systems, with supplemental equipment as necessary
- ✔ Installation of new ventilation systems to serve the sanctuary, basement, and other critical areas
- ✔ Replacement and repair of plumbing distribution and boiler systems
- ✔ Renewal of existing sprinkler equipment, with expanded coverage in new additions to improve overall fire resilience



4. ACCESSIBILITY

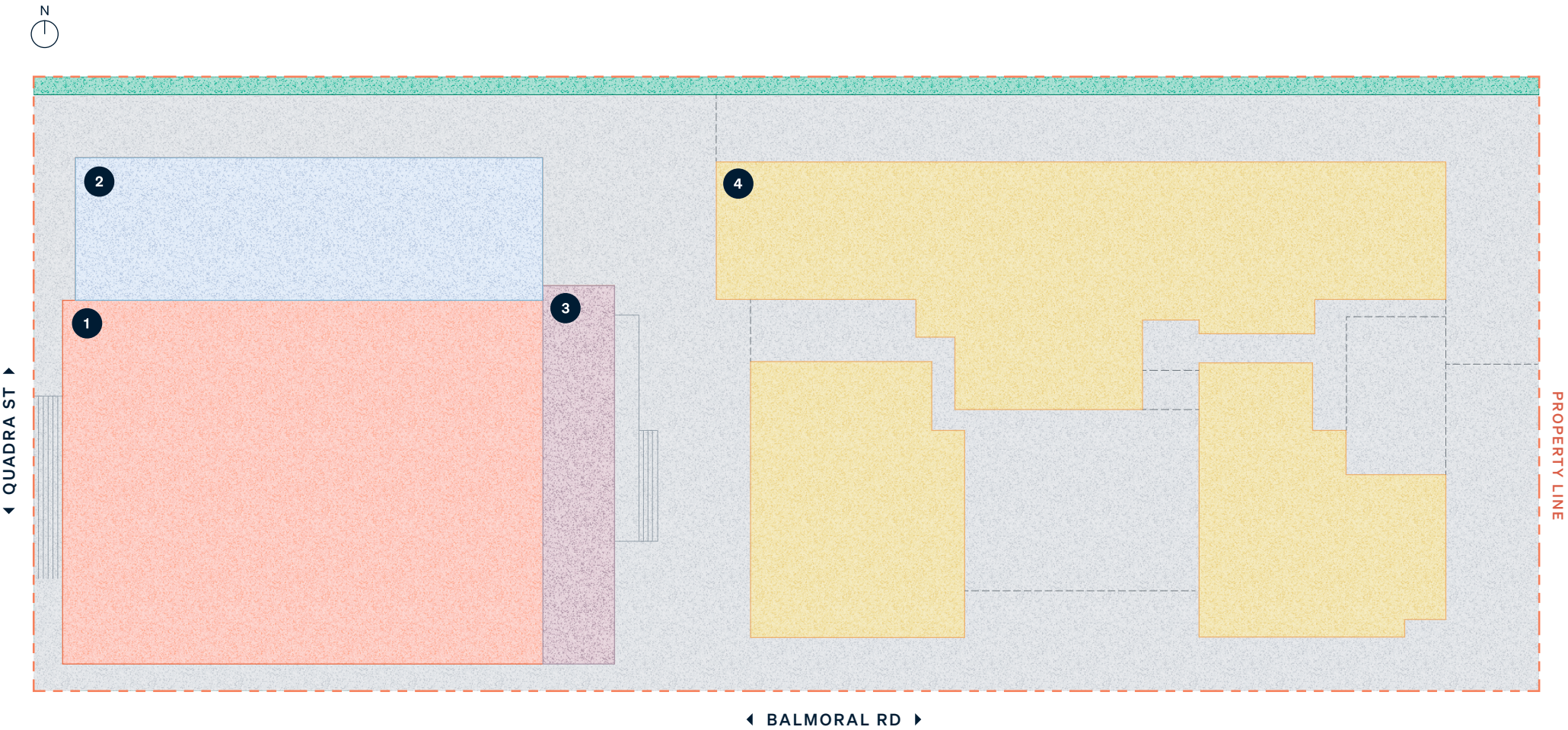
New building additions and improvements to provide enhanced egress at all levels.

- ✔ Upgrades to the existing elevator and installation of a new elevator in the north addition to enhance accessibility
- ✔ Addition of new washrooms, including accessible facilities, at the basement and first storey, and renovation of existing washrooms

SITE PLAN

Legend

- First Metropolitan United Church
- North Addition
- East Addition
- Courtyard Residences



1

The First Metropolitan Church

As a prominent landmark, the existing First Metropolitan United Church is the primary organizing element of the overall site plan, its presence serving both a cultural and functional role. The building is adapted to support future arts and cultural programming, with the sanctuary space retained as a large, flexible gathering area. Functional upgrades include the repair of entry doors and the main exterior stair, and the addition of new vestibules on the north

and south sides to manage circulation and support accessibility. The restoration of stained glass windows, turrets and key structural elements will preserve the building’s lifespan and performance while new programmatic elements are introduced throughout the building to accommodate event-based functions. These interventions collectively ensure that the church can support a variety of uses while anchoring the site spatially and programmatically.

2

The North Addition

The North Addition is positioned to provide the primary public and accessible entry point into the church. Located at grade along the north edge of the site, it functions as a key connector between the exterior public realm and the church’s interior. The addition includes a community gathering area, a stage for performances, a shared-use kitchen and accessible washrooms—all supporting the flexible use of the sanctuary as a cultural venue. A bridged

entry over the existing lightwell links the new entry with the church’s interior while preserving the original structure. The North Addition plays a vital role in organizing public movement, meeting accessibility requirements and centralizing event support functions adjacent to the sanctuary.

3

The East Addition

The East Addition is located at the rear of the church and supports both operational needs for the church and the broader development while serving as a secondary face and entry point to the building. At grade, it serves a dual function: first, as a discreet loading bay for the arts and culture space, facilitating deliveries and technical support; and second, as a stage that opens directly onto the central mews and adjacent street, enabling outdoor performances and cultural events. This dual-use design allows for maximum flexibility while maintaining a compact footprint. On the second level, the addition includes a lounge space that complements cultural programming and provides additional gathering or event overflow capacity. A new northeast stair enhances circulation while the preserved southeast stair along Balmoral maintains a functional connection to the original interior layout.

4

Courtyard Residences

The Courtyard Residences are positioned around a south-facing, landscaped courtyard that serves as both the main entry sequence for the building and a key outdoor social space for residents. Live-work loft units will animate the courtyard space with residential and commercial activity, while the organization of the building lobby and supporting pedestrian connections will further promote casual engagement between residents and visitors. The primary residential building entry is carefully internalized at the rear of the courtyard, enhancing privacy and creating a quieter, more community-oriented atmosphere for residents. Along the south face of the building, fronting onto Balmoral, commercial retail and office spaces sit adjacent to the live-work residences, further contributing to an animated building frontage and an active mixed-use environment.

LANDSCAPING

Guided by the creative vision of Hapa Collaborative, the landscape design strategy carefully marries the various uses and building forms that inhabit the site, with the common goal of driving activation and public enjoyment.



‘REWILDING’ FRAMEWORK

Planting is incorporated wherever possible, popping up in domestic-scale pots, trailing down from second floor planters, and flowing across the ground plane in large green swaths. The many scales of planting allow for green space to seep through the site and connect with pedestrians, performers, concertgoers and residents at every moment as they move across the landscape.

CONNECTION TO HISTORY

Throughout the site, paving size aligns with dimensions of conventional bricks, echoing the shapes on the church façade. Reclaimed brick from the church itself will be used as feature paving to highlight the entrance near the box office on the northwestern side of the building. This brick will also be used to create a feature wall around the Garry Oak in the central mews, bringing together the social and ecological history of the site.

CELEBRATING FEATURE TREES

A feature Spanish Chesnut in the central mews and a Saucer Magnolia in the courtyard create a sense of place and facilitate dynamic seasonal experiences. The large Spanish Chesnut tree is a nod to the historic Spanish Chestnut that will be removed to create space for the church addition. The Garry Oak is the signature species of the ecologically and culturally significant Garry Oak ecosystem found in Victoria. The newly planted tree will help maintain site character and rich wildlife habitat associated with oak trees.

OPPORTUNITIES TO MEANDER

At the ground plane, planted areas curve across the landscape to carve out desired lines and create areas to sit or stroll. A native species-focused planting palette invites pedestrians and pollinators to meander through on their way to see a concert, go to work, return home or simply pass through. 40 new trees are planned to be planted, exceeding the minimum requirement of 22 for the site.

Design Fundamentals

The design strategy strives to integrate the ground plane, where an improved public realm will seamlessly connect to new onsite greenspaces and pedestrian connections. At the upper floors, an extended concrete plinth at level 2 serves as a platform for further plantings, allowing further greenery to soften the architectural expression and create a harmony with the ground floor. The same opportunity is leveraged at the roof level, where the further integration of planting and greenspace weave together natural elements with human-centred structures.

Along with plant life, the landscaping program includes features such as seating, tables, outdoor cooking infrastructure and privacy screens to promote comfort and usability. Emphasis is placed on selecting plants that reflect the character of the surrounding neighbourhood, add sensory richness through shape, colour and scent and support local pollinators. The following design fundamentals guided the design of these carefully considered spaces.

LANDSCAPE PLANS

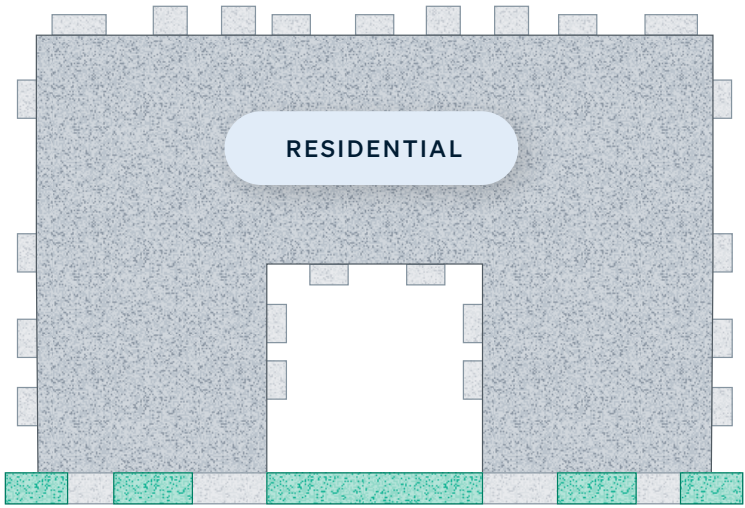
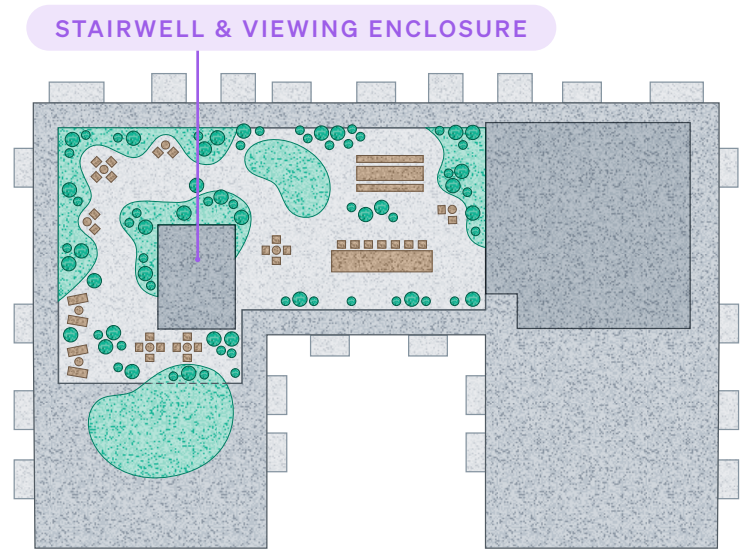
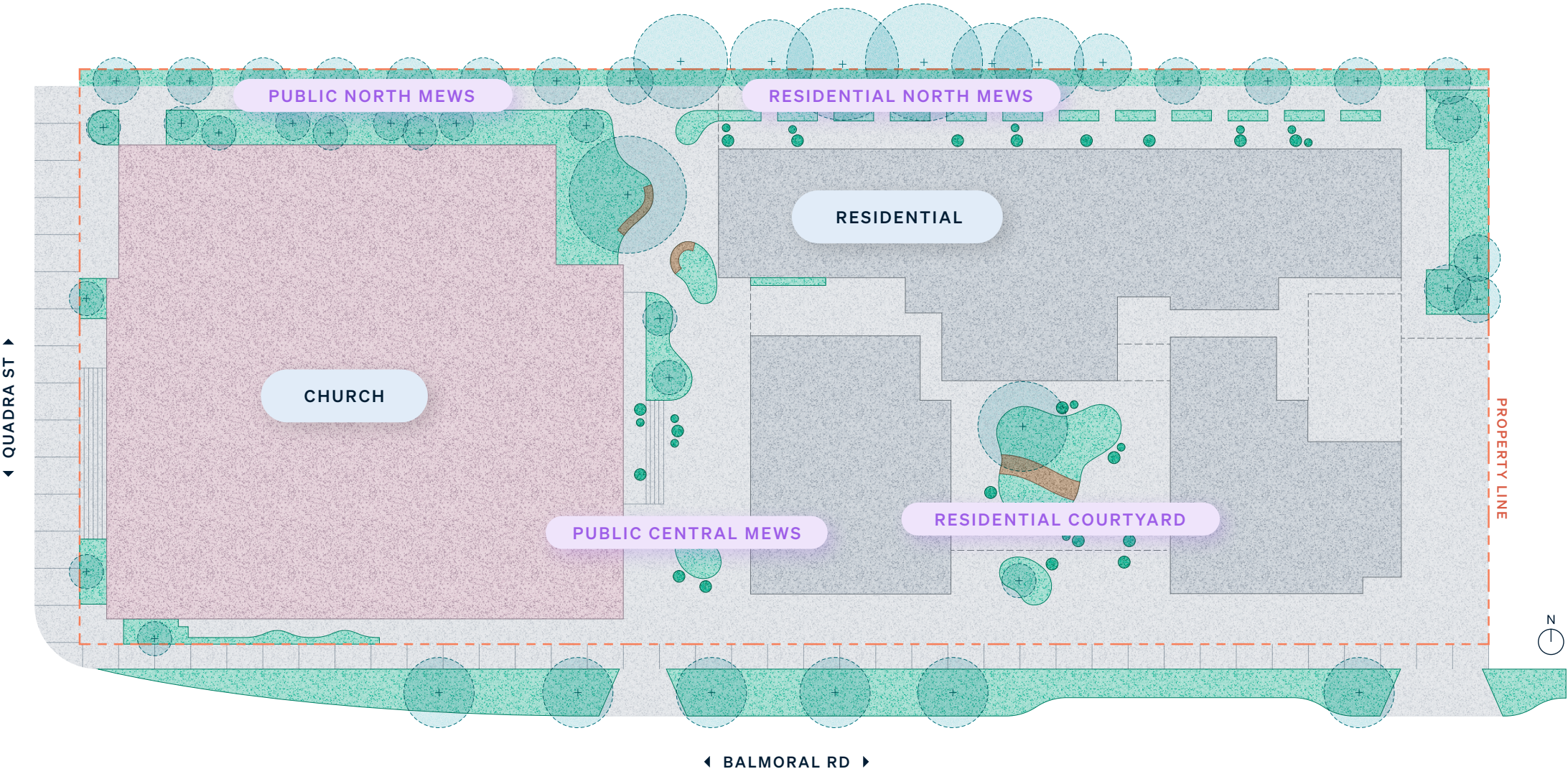
- Legend
- Trees
 - Plantings
 - Seating
 - Church Redevelopment
 - Residential Development

GROUND LEVEL ↓

The ground level of the site blends private and public spaces to strengthen the public realm. Common and commercial areas encourage neighbourly interaction, while generous plantings of trees and pollinator-friendly perennials enhance the overall experience of the space.

ROOFTOP →

The shared rooftop terrace offers residents spaces for gathering, dining and relaxing, with ample seating, an outdoor kitchen and lush greenery throughout.



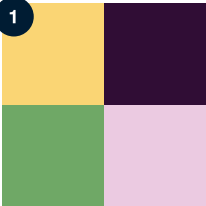
LEVEL 2 ↑

On the second floor, a concrete plinth spans the south elevation, providing residential patios and integrated plantings. This design introduces a visual datum to the Balmoral building frontage and incorporates greenery, aligning with our rewilding concept through a vertical plane.

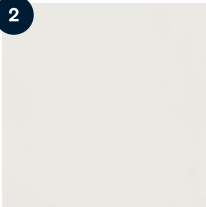
MATERIALITY

Materials

1



2



3

4

5

6

7

8

9

10

Continuity Through Contrast

The church’s existing red brick masonry façade, accented by sandstone trim and prominent stained glass windows, informs the material and colour palette of the new additions. A contemporary entrance on the north side introduces clear and coloured glazing that echoes the church’s stained glass, providing a welcoming and accessible entry. On the east addition, a robust concrete façade is softened with climbing landscaping supported by a metal mesh screen. Scattered coloured windows reference the form and hues of the original stained glass, tying new to old.

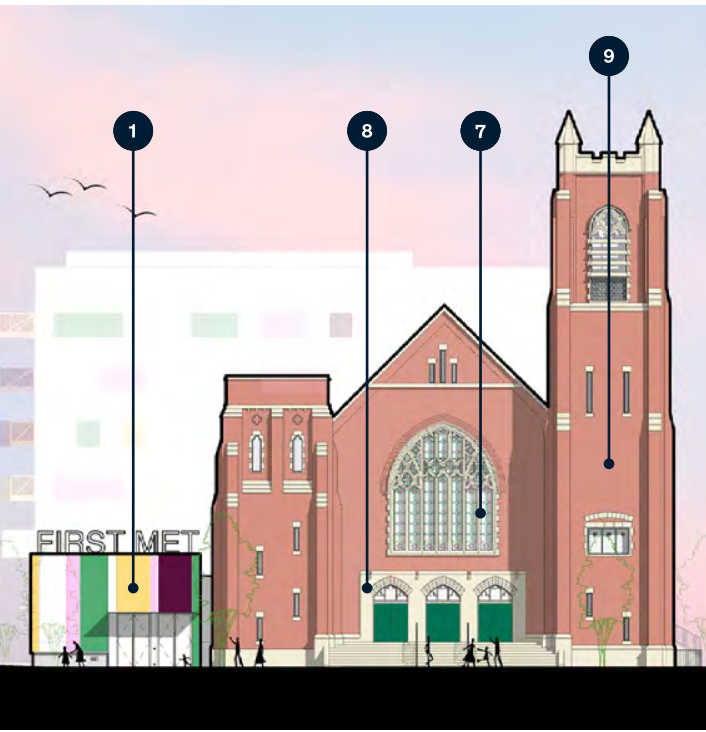
To the east, the new residential building maintains a respectful independence while responding to the heritage context. Organized around a south-facing central courtyard, its ground level features a yellow metal mesh gate along Balmoral Road, creating a secure yet porous edge for live/work units and offering interaction with adjacent commercial space. The simple ground-floor glazing and façade treatment provide a quiet backdrop to the church’s detailed masonry.

A planted concrete plinth defines the second level, extending outward to create a visual break in the massing, offering sheltered pedestrian space below and generous patios above. Above the plinth, the residential volume is clad in clean white metal panels, punctuated by black vinyl windows and doors. Balconies vary in size and number per elevation to suit individual unit needs and are enclosed in coloured glass, mirroring the stained glass tones of the historic church.

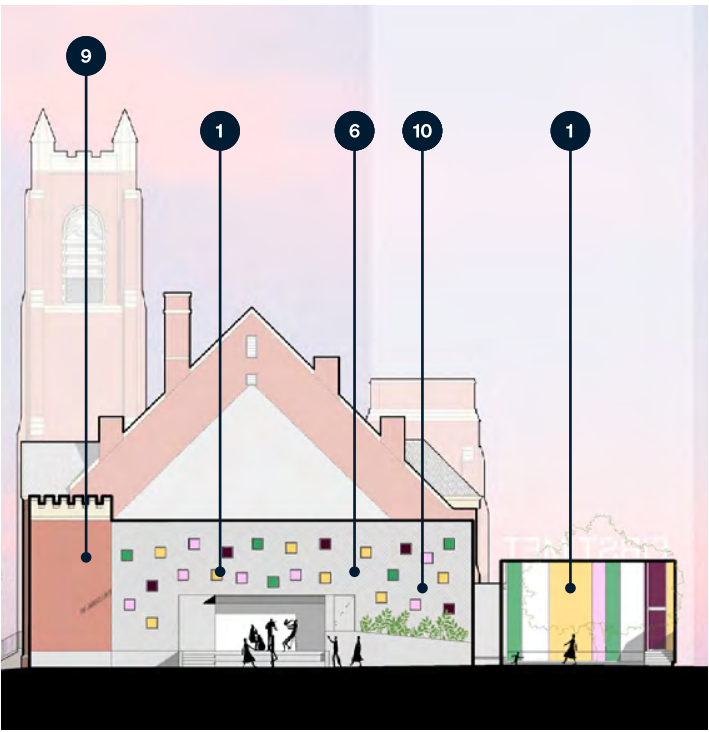
Building Elevation North



Building Elevation East



Building Elevation West



INBOARD BEDROOMS

An intentional design choice to create brighter, more open and flexible living spaces.

CHOICE AND FLEXIBILITY FOR RESIDENTS

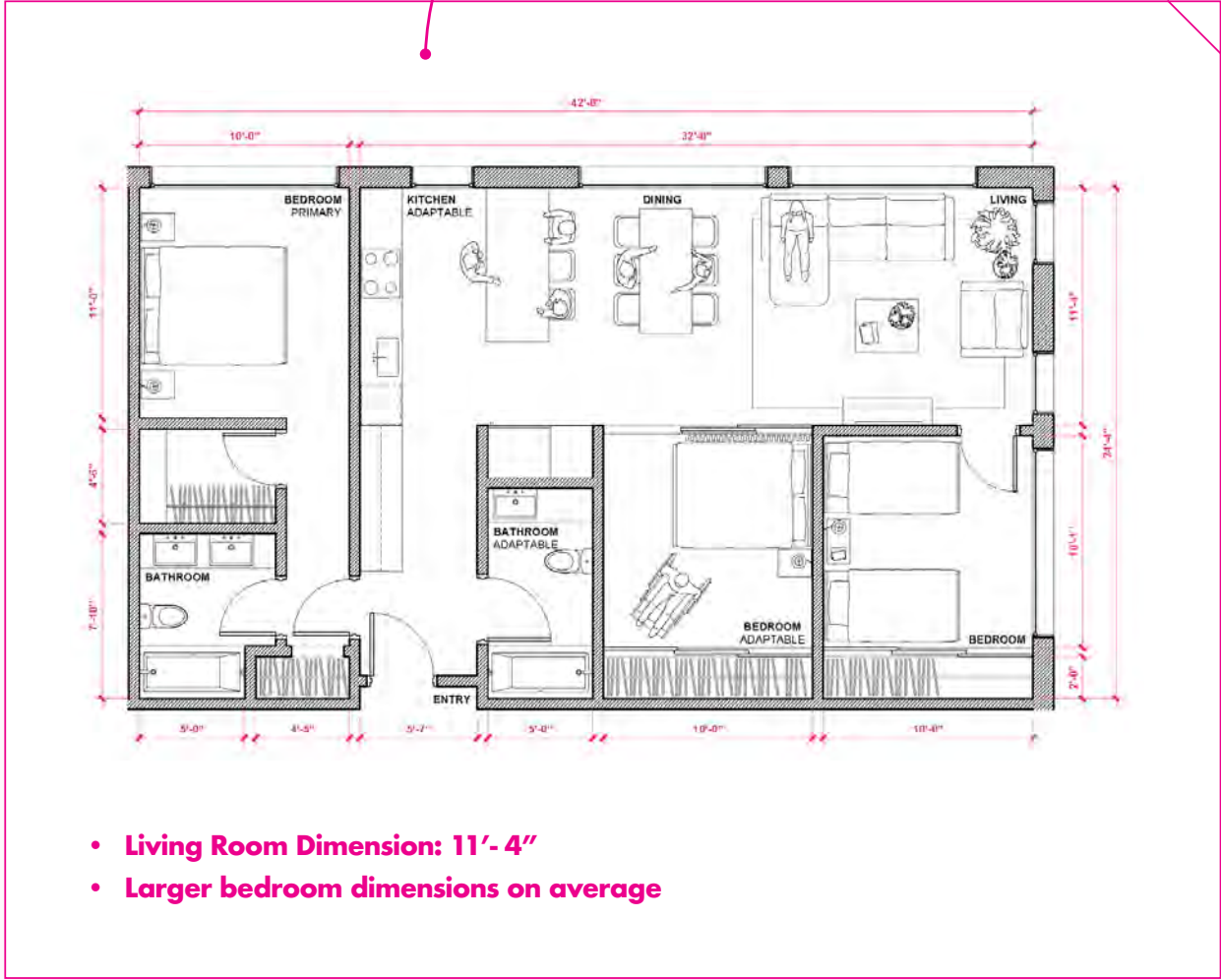
Housing is not a one-size-fits-all solution. By offering flexible solutions, residents are empowered to choose homes and layouts that reflect their lifestyle, whether that's dividing a common area to create a workspace or accommodating a larger-plan dining area.

PERSONAL CHOICE

ALTERNATIVE UNIT PLANNING FOR BETTER LIVING

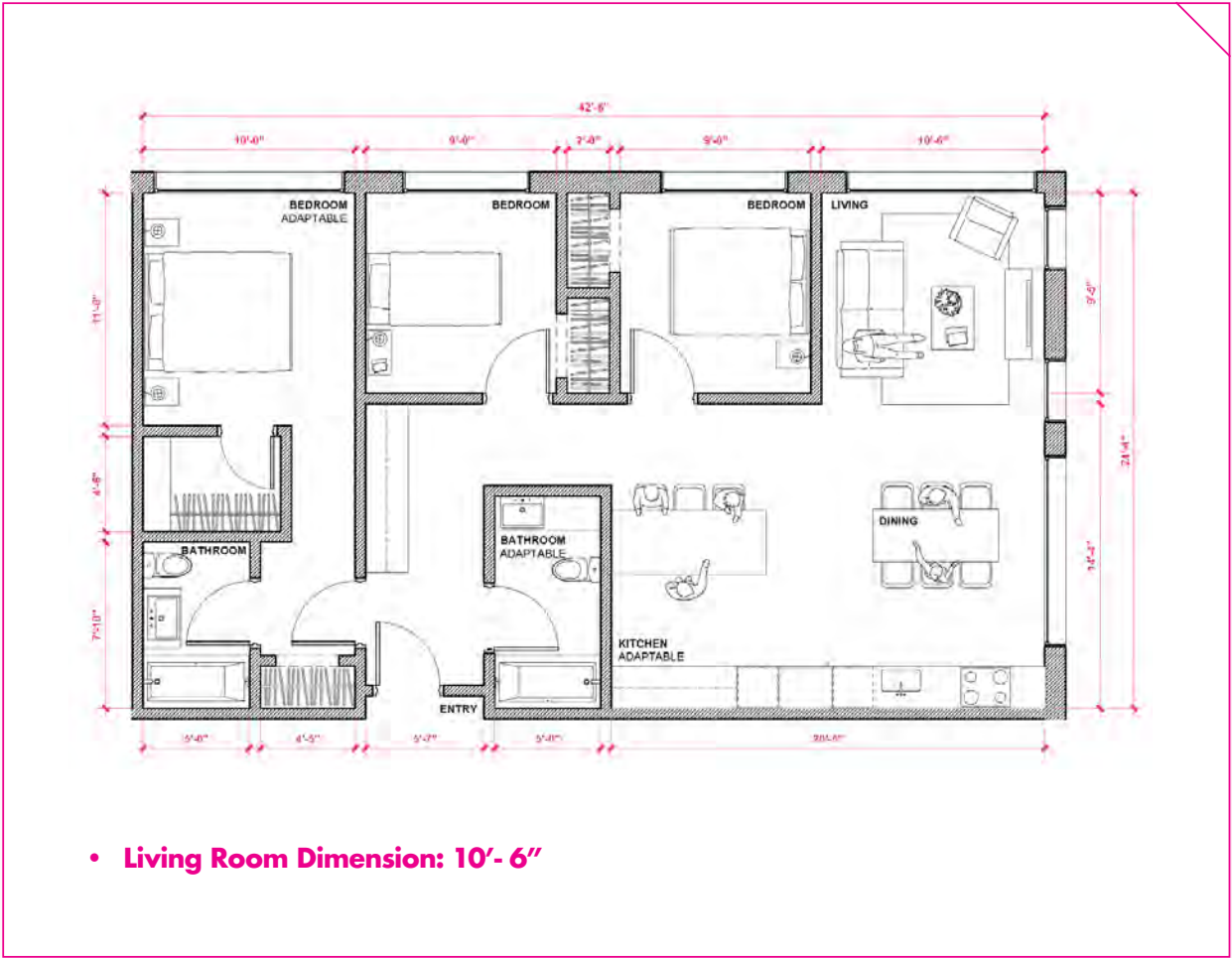
This alternative unit planning approach positions inboard bedrooms to facilitate brighter, more expansive living and dining areas. This strategy prioritizes the quality of space where residents spend most of their time.

3 Bed Plan: Inboard Bedrooms



SMALLER BEDROOMS

3 Bed Plan: Exterior Bedrooms



28% BRIGHTER

SPACES ALIGNED WITH DAILY LIFE

Prioritizing how spaces are used throughout the day: active living and social areas placed along the exterior, benefiting from natural light and increased floor space; with select bedrooms positioned internally, providing comfortable, quieter sleeping environments during darker hours.

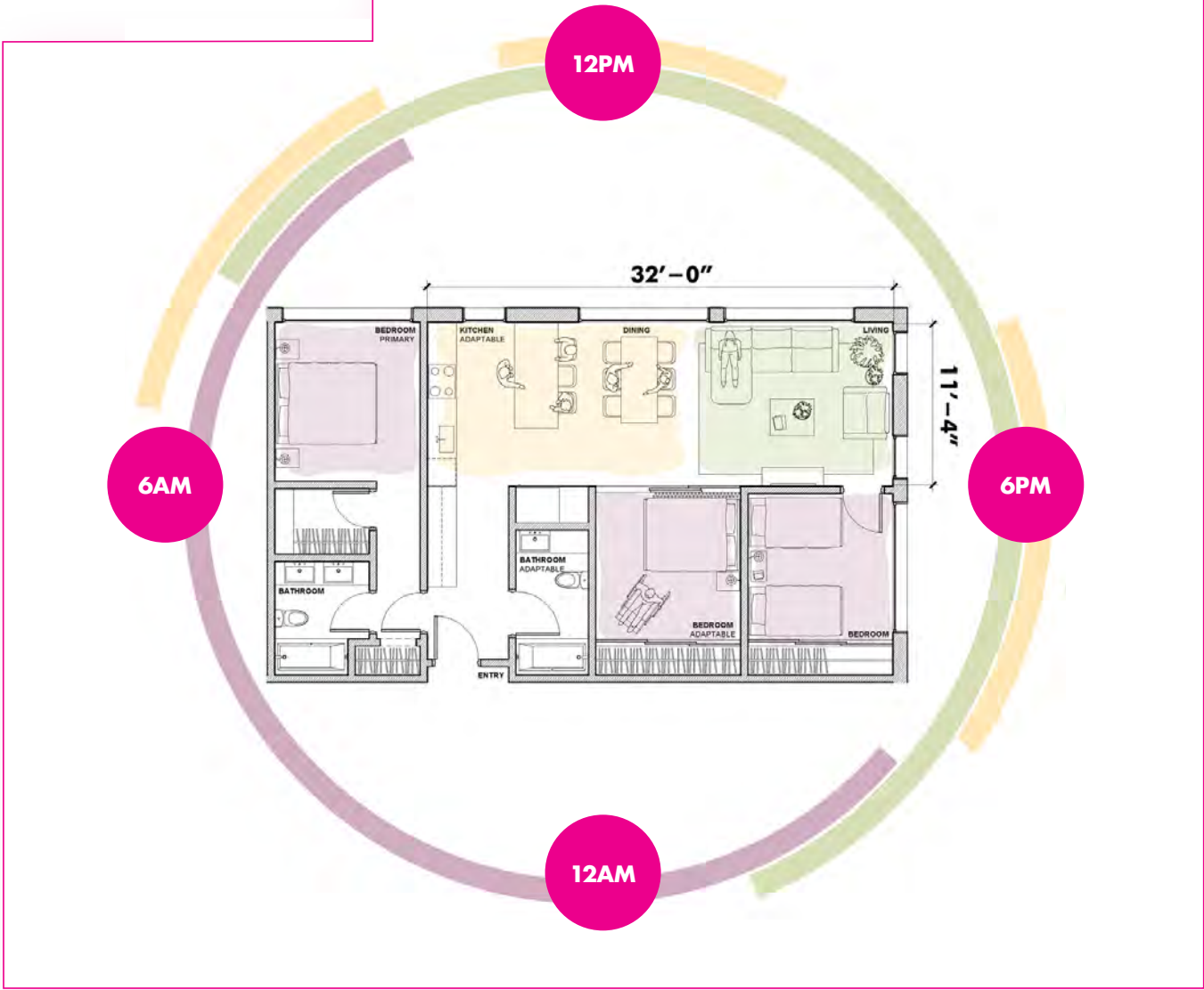
Benefits of Inboard Bedrooms | Daylight Hours

Shared spaces prioritized during daylight hours:

- Kitchen + Dining Area
- Living Area

Private spaces used primarily at night require less daylight:

- Bedrooms



NATURAL LIGHT AND FLEXIBILITY

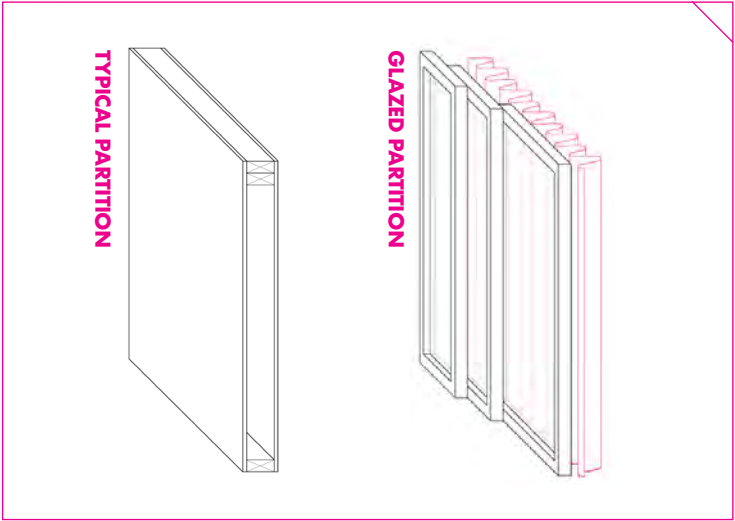
Interior glazed partitions and doors allow daylight from the living areas to flow into the bedrooms, ensuring access to natural light when desired. Full-height curtains provide flexibility for a variety of uses—home office, den or third bedroom for a young family.

SOUND AND PRIVACY

Acoustic separation is achieved through a glazed partition wall system, capable of achieving an equal or even improved Sound Transmission Classification (STC) than conventional interior partition walls.

We acknowledge the City of Victoria's Family Housing Policy and its emphasis on exterior-facing bedrooms. However, when designed with intentionality and care, we believe that inboard bedrooms can uphold the same objectives while providing broader and more substantial benefits to a home at large. By creating brighter, more expansive living and social areas and providing quiet, comfortable sleeping spaces supported by daylighting, ventilation, and acoustic measures, this approach enhances livability for families. Embracing this design strategy is an opportunity not only to deliver more adaptable, family-friendly homes within this project, but also for the City to expand its housing toolkit in ways that reflect the broad and dynamic spectrum of urban housing needs—the importance of which will increase along with the city's steadily growing supply of rental homes.

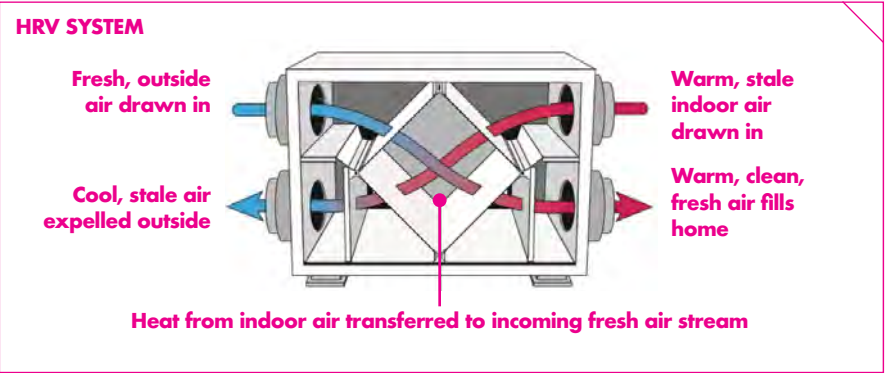
Addressing Concerns | Acoustic Quality



VENTILATION

Each unit is equipped with a mechanical ventilation system that circulates outdoor air into all spaces, including inboard bedrooms. This ensures fresh air is distributed evenly throughout the home.

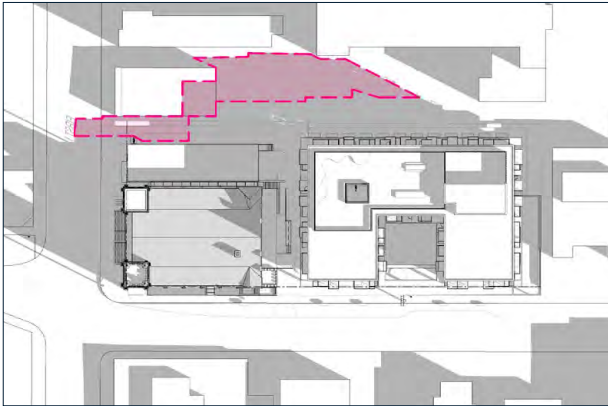
Addressing Concerns | Ventilation



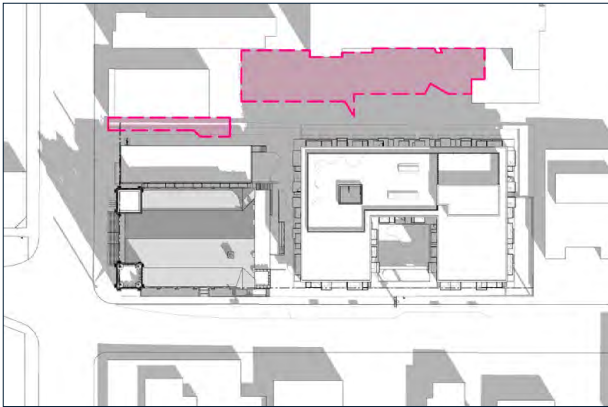
SHADOW STUDIES

EQUINOX (SPRING/FALL)

10:00am



12:00pm

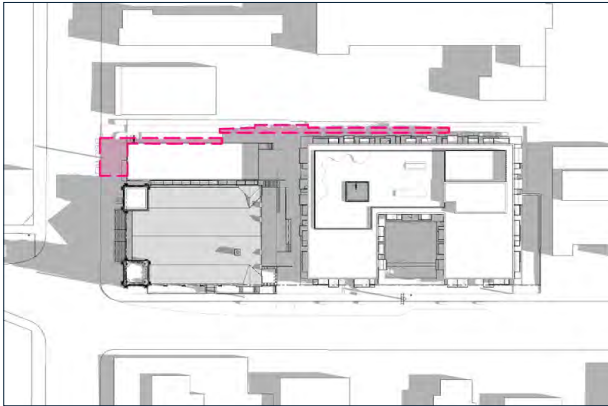


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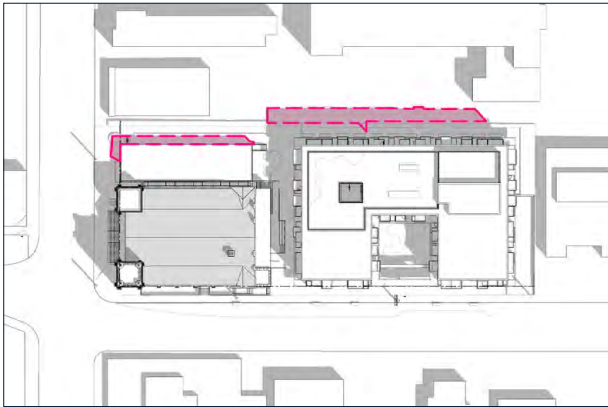


SUMMER SOLSTICE

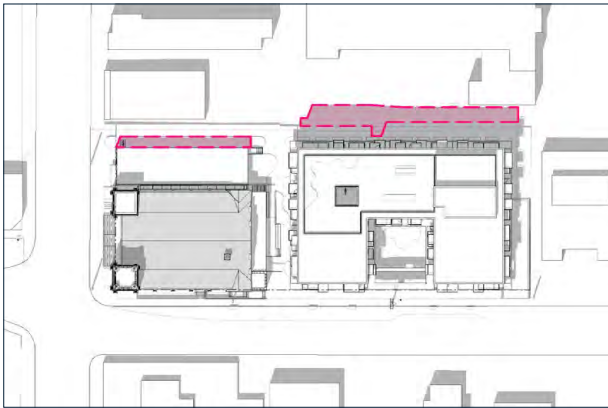
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MOBILITY CONTEXT

The site is situated at the corner of Quadra Street, a two-way north–south street classified by the City of Victoria as an arterial road, and Balmoral Road, an east–west secondary collector road.



From the property’s doorstep, there are diverse walking options, bus and cycling routes—including a section of a AAA protected bike path and a shared-use cycling corridor only 200 metres away.



Carshare

Over the last decade or so, car sharing has become increasingly popular in British Columbia. In Greater Victoria, Modo stands out as a major provider, offering members access to vehicles on a round-trip basis. This service provides a flexible transportation option, allowing users the benefits of driving without the responsibilities of vehicle ownership. Several car share services already operate near the proposed site, including multiple Modo vehicle stations within a 500m radius of the site.

Access to shared vehicles offers residents a way to reach destinations beyond their immediate vicinity, transport bulky items and enjoy recreational activities outside Greater Victoria, all without owning a personal vehicle. Research indicates that car sharing can contribute to a decrease in private vehicle ownership and disincentivize car ownership through its pay-as-you-go structure.



Public Transit

The site is well served by public transit, with bus stops on the same block of Quadra Street and further regional transit connections to most points in the Capital Regional District being accessible within an 800m (10 minute) walking distance of the development.

Nearby roadways surrounding the site offer 17 transit services in a north-south direction from Quadra Street, Cook Street and Douglas Street, all within 550m of the property. In an east-west direction, 19 bus routes currently operate across the nearby road network on Pandora Avenue, Johnson Street and Yates Street, all within 500m of the property.

According to Walk Score, the development has a transit score of 90/100, designating the site as a “Rider’s Paradise.” Walk Score is a publicly available online index that measures how walkable a specific address is by assigning it a score from 0 to 100 based on nearby amenities and services. It also evaluates and provides a score for transit service and bikeability.



Cycling & Pedestian

The site is well connected to a series of prominent cycle networks, including Vancouver Street, a major north-south cycling route recently upgraded into an All Ages and Abilities (AAA) network facility, situated 200m west of the property. East-west cycling connections are served by Pandora Avenue, another AAA cycling route only 150m south of the property. Both cycling routes provide safe connections to the wider regional cycling network, including but not limited to the E&N Rail Trail, the Galloping Goose Trail, and the Lochside Trail.

When assessed through Walk Score, the site’s Bike Score is 100/100, which gives the development location the designation of “Biker’s Paradise.”

The location boasts excellent walkability, with a Walk Score of 98/100, categorized as a “Walker’s Paradise.” Everyday amenities and popular destinations are easily accessible, including downtown Victoria, situated just two blocks to the southwest, and Crystal Pool & Fitness Centre, located approximately 400 meters to the north.

TRANSPORTATION

Transportation Demand Management

The proposed development offers a wide range of Transportation Demand Management (TDM) measures summarized below. For more detail, please refer to the Transportation Consultants Report included within this submission.



Modo Membership

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



Cargo Bicycle Spaces

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



Car Share Vehicle

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



Resident Parking Management

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.

“Walker’s Paradise” 98
Walk Score

“Biker’s Paradise” 97
Bike Score

“Rider’s Paradise” 92
Transit Score



BC Transit EcoPass Fund

An EcoPass fund will be established for the use of residents and commercial employees at property.



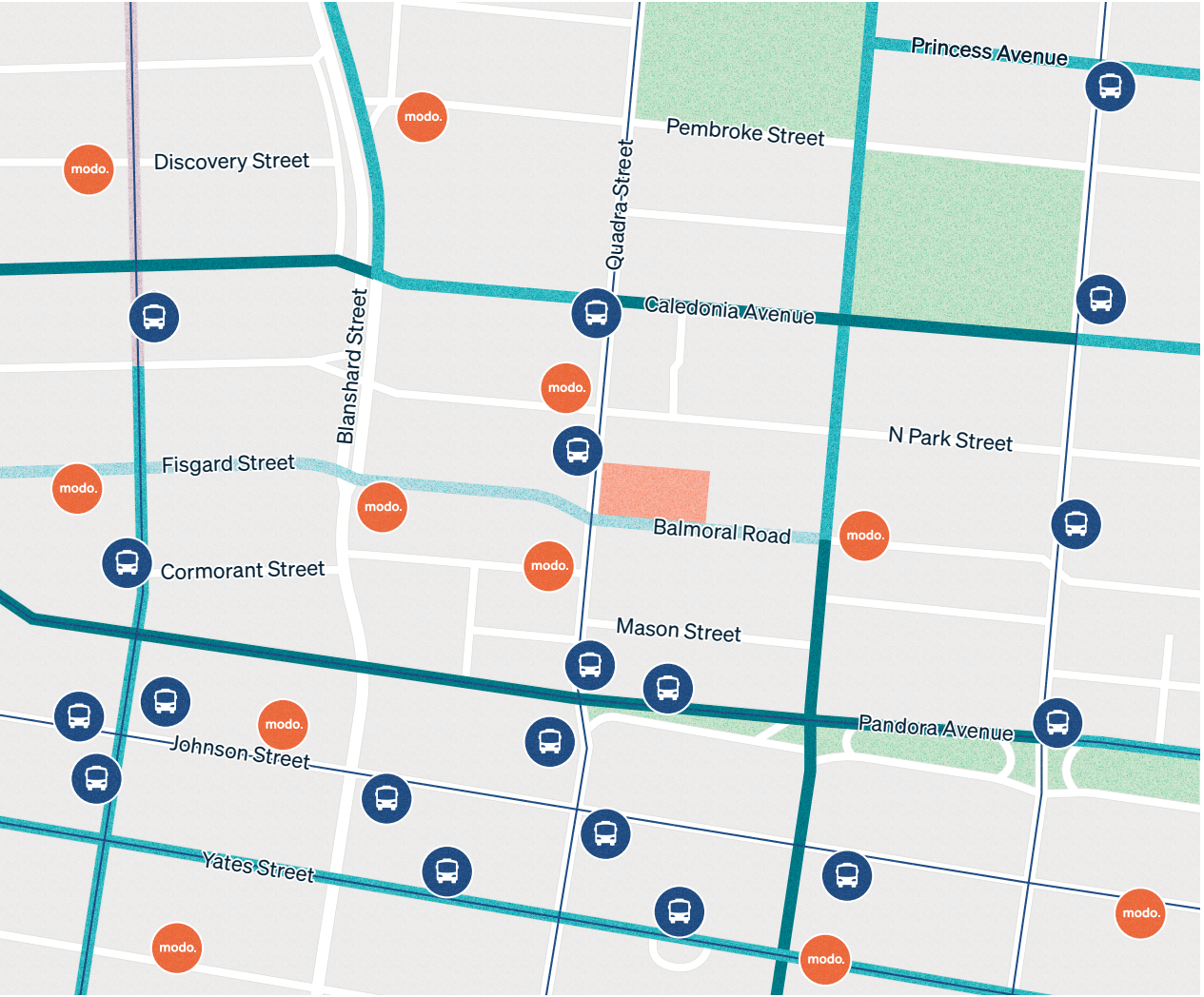
Enhanced Bike Storage Facilities

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



Transportation Information Package

Strategic leasing to align parking allocations to larger homes and pre-screening of prospective tenants to determine parking needs.



- Subject Site
- Subject Area
- Bus Stop
- Car Share
- AAA protected lanes/multi use pathways
- Painted bike lane
- AAA shared-use street
- Shared bus & bike lane
- Parks

COMMUNITY ENGAGEMENT

We are committed to being good neighbours and having honest, open dialogues within the communities where we do our work.



Community Voices, Collective Vision

We are available to discuss project details with stakeholders through a variety of channels to build trust and a shared vision for the project, all while maintaining respectful and open conversations. Our goal is to invite people to share their ideas, hopes and aspirations for the community and for them to ultimately see their values reflected in the end project.

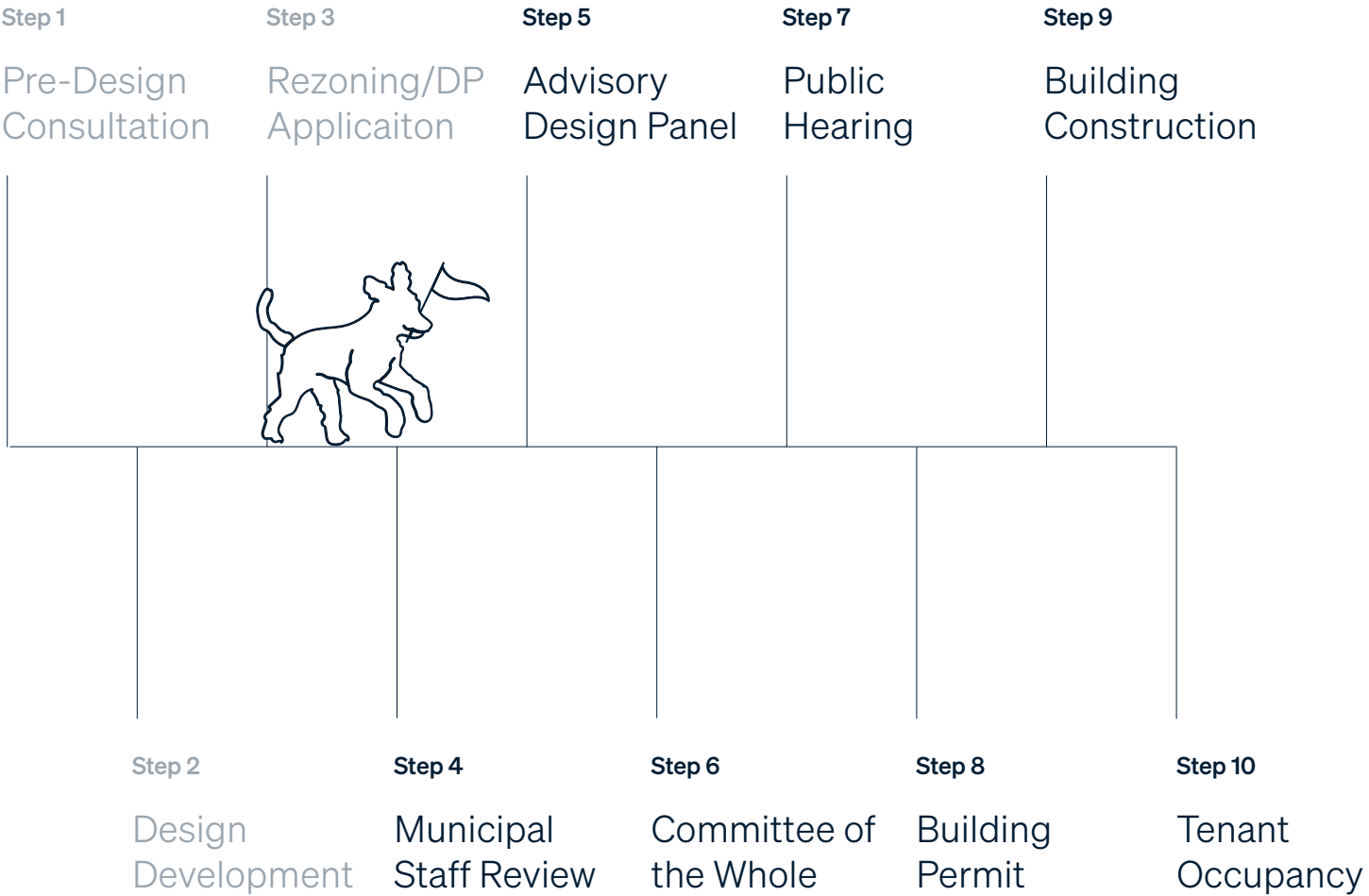
On April 23rd, we held an in-person CALUC meeting with the neighbourhood association and broader community. We presented an overview of the proposal, similar to what is within this application, and we answered questions from the

public. Our publicly accessible website page, available at aryze.ca/934-balmoral, contains information about this proposal, and will be updated as updates are made. The website provides an opportunity for community members to register for an online mailing list if they wish to stay informed throughout various stages of the approval process.

Taken together, the restoration and renovation of the First Metropolitan Church combined with a new mixed-use residential building represent a key piece of urban renewal in Victoria. This proposal will attract new users to these lands for a variety of purposes and builds

on the City’s vision to create a Quadra Cultural Corridor. Our engagement efforts will continue throughout the development process. We’re committed to maintaining conversations through one-on-one meetings, targeted outreach and ongoing input from City staff and the Advisory Design Panel. We look forward to sharing this vision with the broader public as we continue planning how this key part of the city can honour its past while shaping a new future for the church and its surrounding lands.

DEVELOPMENT PROCESS





Contact

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Learn More

aryze.ca/934balmoral ↗

