

PROJECT TEAM

CLIENT

Concert Properties Ltd.
9th Floor, 1190 Hornby Street
Vancouver, BC V6Z 2K5
T 604 688 9460
F 604 688 6882

ARCHITECTURAL

DYS Architecture
260-1770 Burrard St
Vancouver, BC V9J 3G7
T 604 669 7710
F 604 669 6629

LANDSCAPE

PWL Partnership Landscape Architects Inc
5th Floor - 1201 West Pender Street
Vancouver BC V6E 2V2
T 604 688 6111
F 604 688 6112

LIST OF DRAWINGS

ARCHITECTURAL

A0 COVER

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- A2.01 PARKING PLAN P2
- A2.02 PARKING PLAN P1
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- A2.04 LEVEL 01 (COURTNEY STREET LEVEL +25.60M)
- A2.05 LEVEL 02
- A2.06 LEVEL 03
- A2.07 LEVEL 04
- A2.08 LEVEL 05
- A2.09 LEVEL 06 - 10
- A2.10 LEVEL 11 - 20
- A2.11 LEVEL 21 - 25
- A2.12 LEVEL 26

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- A3.02 SOUTH ELEVATION
- A3.03 EAST ELEVATION
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- A9.00 CONTEXT ANALYSIS
- A9.01 VIEW OF CATHEDRAL BELFRY
- A9.02 VIEW FROM CATHEDRAL STEPS
- A9.03 VIEW FROM COURTNEY STREET
- A9.04 VIEW TO ROSE WINDOW
- A9.05 VIEW DOWN MEWS 1
- A9.06 VIEW DOWN MEWS 2
- A9.07 VIEW LOOKING DOWN AT PLAZA AND MEWS



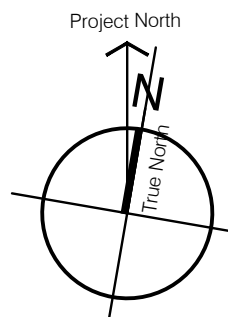
PROJECT LOCATION PLAN



PROJECT SITE



851 BROUGHTON STREET
CALUC SUBMISSION
MARCH 12, 2024



PROJECT DATA

Legal Description

Lot 1 of Lots 247, 248, 249, 250, 252, 253, 254 and 255, Victoria City, Plan 17675

Civic Address

851 Broughton Street

Zoning

Existing: CHP-PB
Proposed: Site Specific

Site Area

5,741.02 m²

Floor Space Ratio (FSR)

Proposed FSR: 5.0

Units

220 Strata Units
150 Purpose Built Rental Units

Height of Building

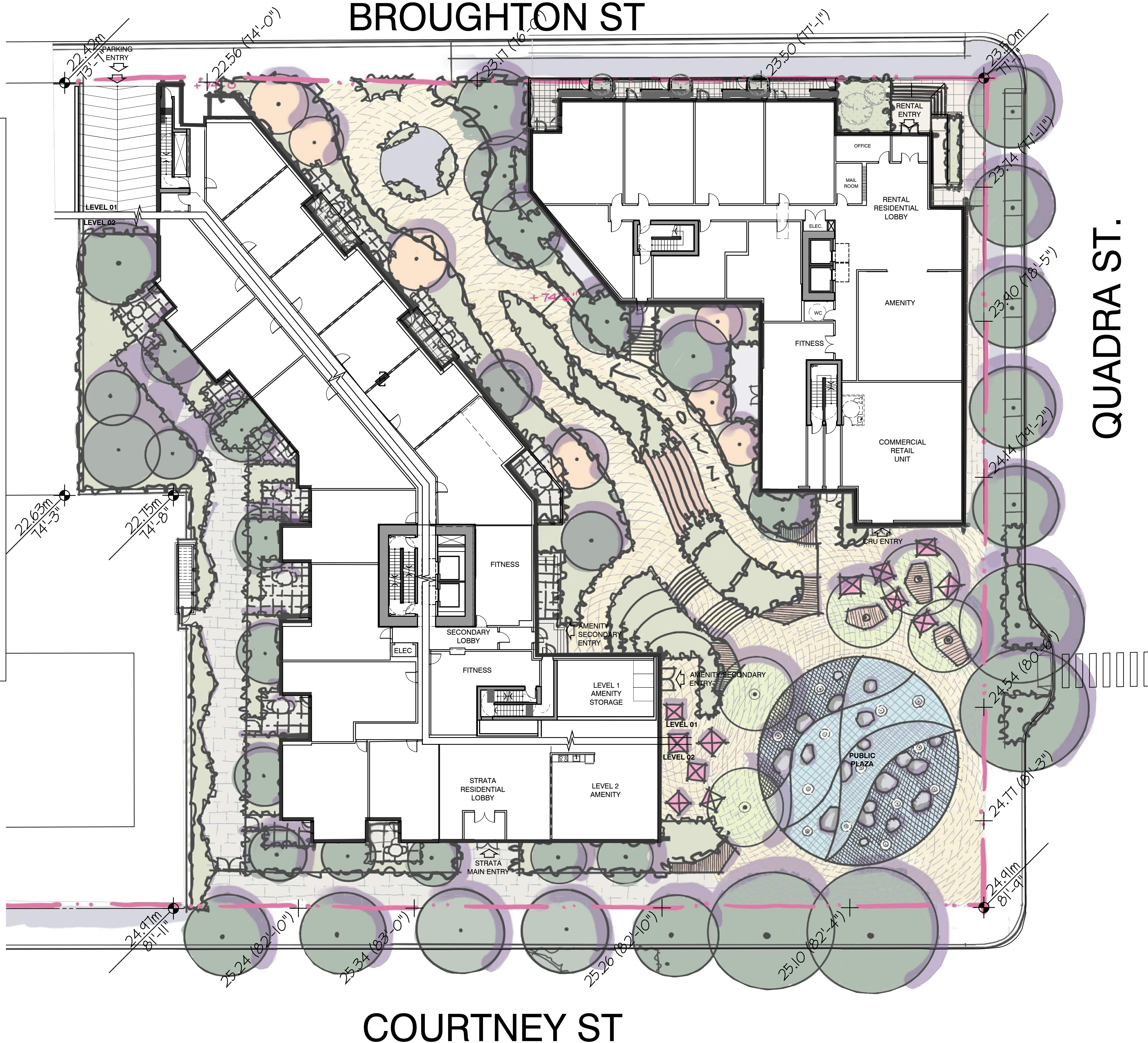
East Tower 11 Storeys
West Tower 26 Storeys

Parking Stalls

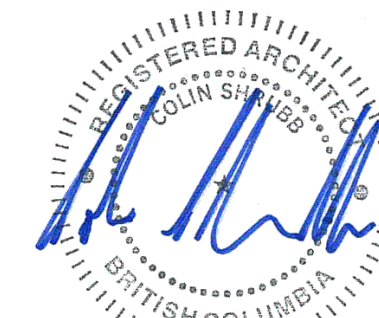
272 Residential Stalls
15 Visitor Stalls

Bicycle Parking

439 Long Term Bike Stalls
38 Short Term Bike Stalls



QUADRA ST.



2024-03-14

PROJECT

851 Broughton Street

851 BROUGHTON STREET,
VICTORIA, BC

SITE PLAN

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PROJECT A222588

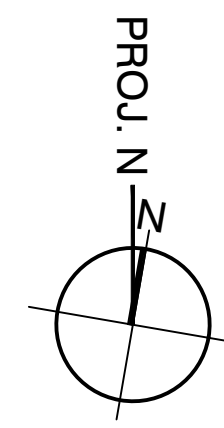
DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

A1.01

BROUGHTON ST



CLIENT

CONCERT

NO. | DATE | ISSUE

KEY PLAN:

- RESIDENTIAL (STRATA)
- RESIDENTIAL (RENTAL)
- RETAIL
- AMENITY
- PARKADE
- BIKE STORAGE
- SERVICE



2024-03-14

PROJECT

851 Broughton Street

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PARKING PLAN P2

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PROJECT A223571

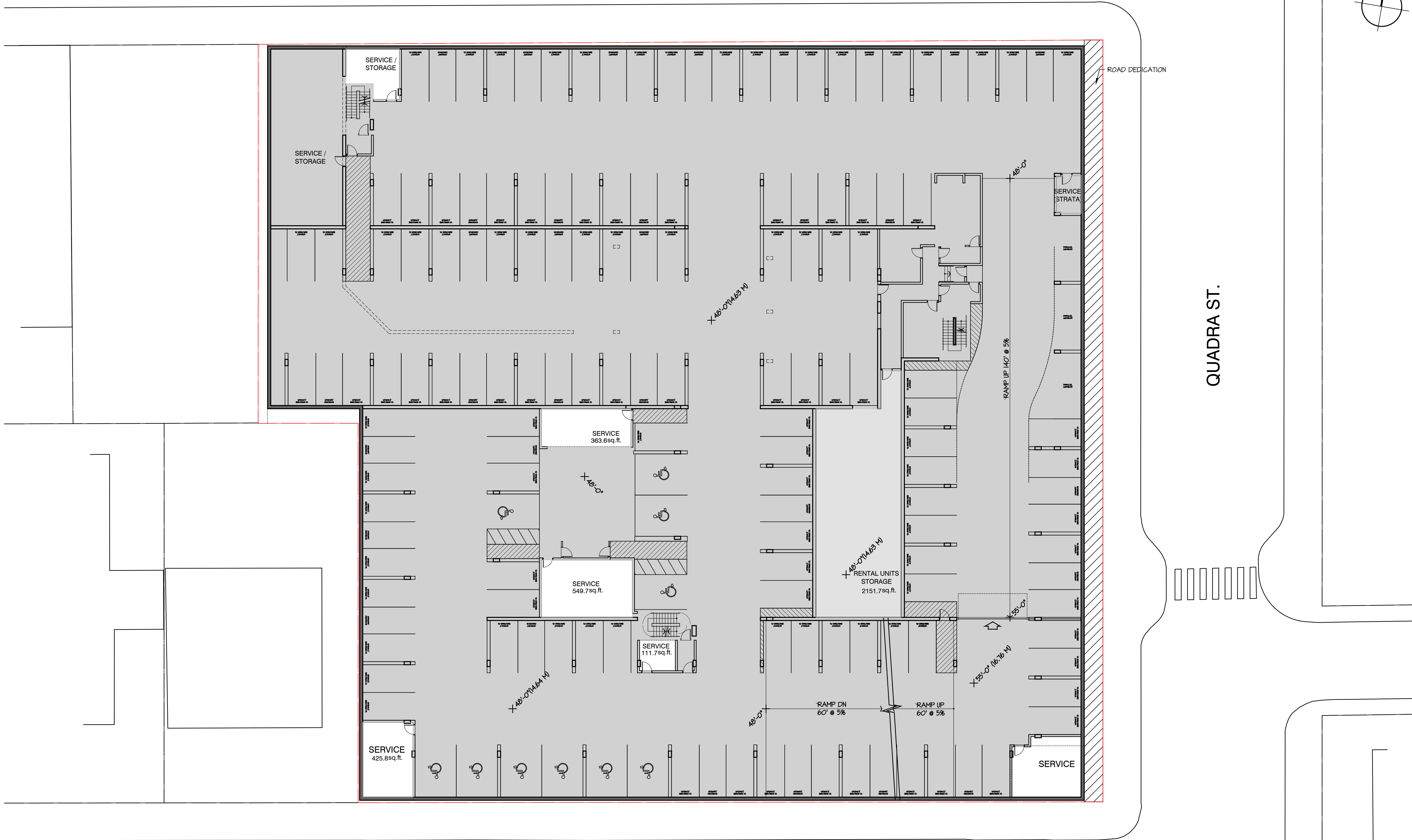
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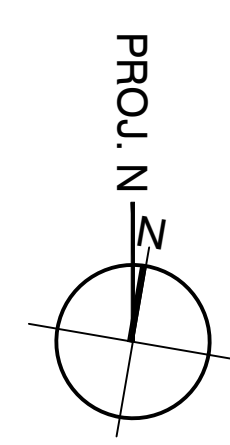
DATE MARCH 12, 2024

A2.01

COURTNEY ST



BROUGHTON ST



NO.	DATE	ISSUE
1	[2023-01-10]	PROGRESS FOR REVIEW

- KEY PLAN:
- RESIDENTIAL (STRATA)
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PROJECT
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PARKING PLAN P1

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DATE MARCH 12, 2024

A2.02

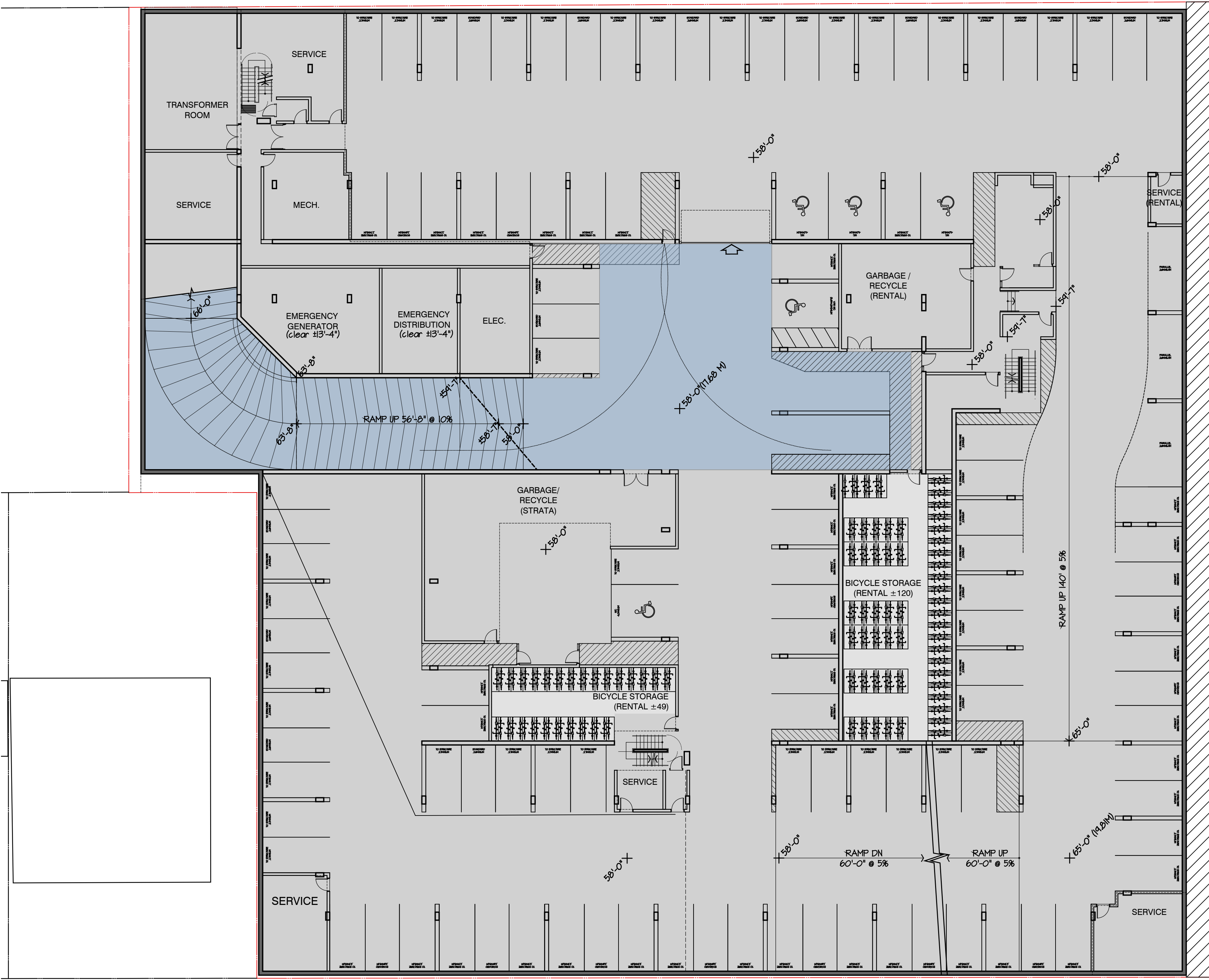
ROAD DEDICATION

SERVICE/
STORAGE
(RENTAL)

QUADRA ST.

ROAD DEDICATION

COURTNEY ST



KEY PLAN:

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2024-03-14

PROJECT

851 Broughton Street

851 BROUGHTON STREET
Victoria BC

**LEVEL 01
(BROUGHTON STREET
LEVEL + 22.06M)**

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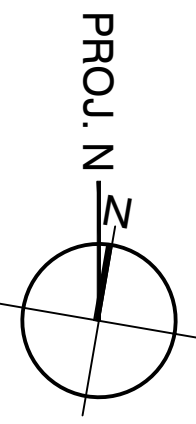
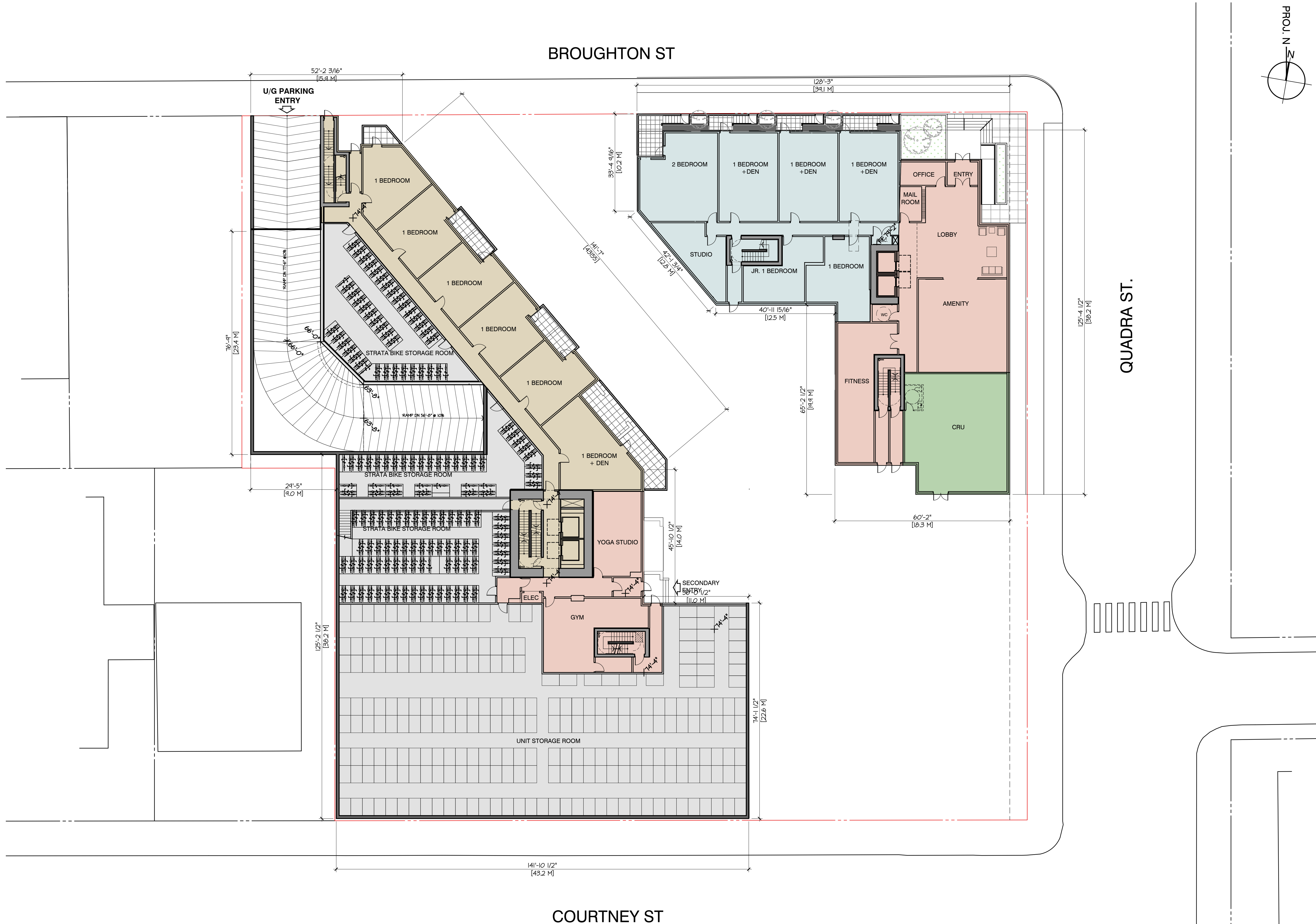
PROJECT A222588

DRAWN CM CHECKED CS

SCALE 1/16" = 1'-0"

DATE MARCH 12, 2024

A2.03



BROUGHTON ST

QUADRA ST.

COURTNEY ST

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PROJECT

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**LEVEL 01
(COURTNEY STREET
LEVEL + 25.60M)**

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A2.04

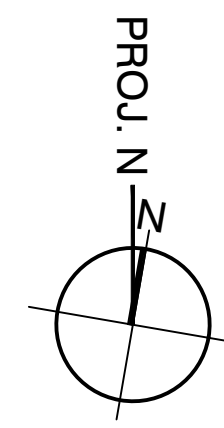


BROUGHTON ST

QUADRA ST.

COURTNEY ST

BROUGHTON ST



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851 BROUGHTON STREET

LEVEL 02

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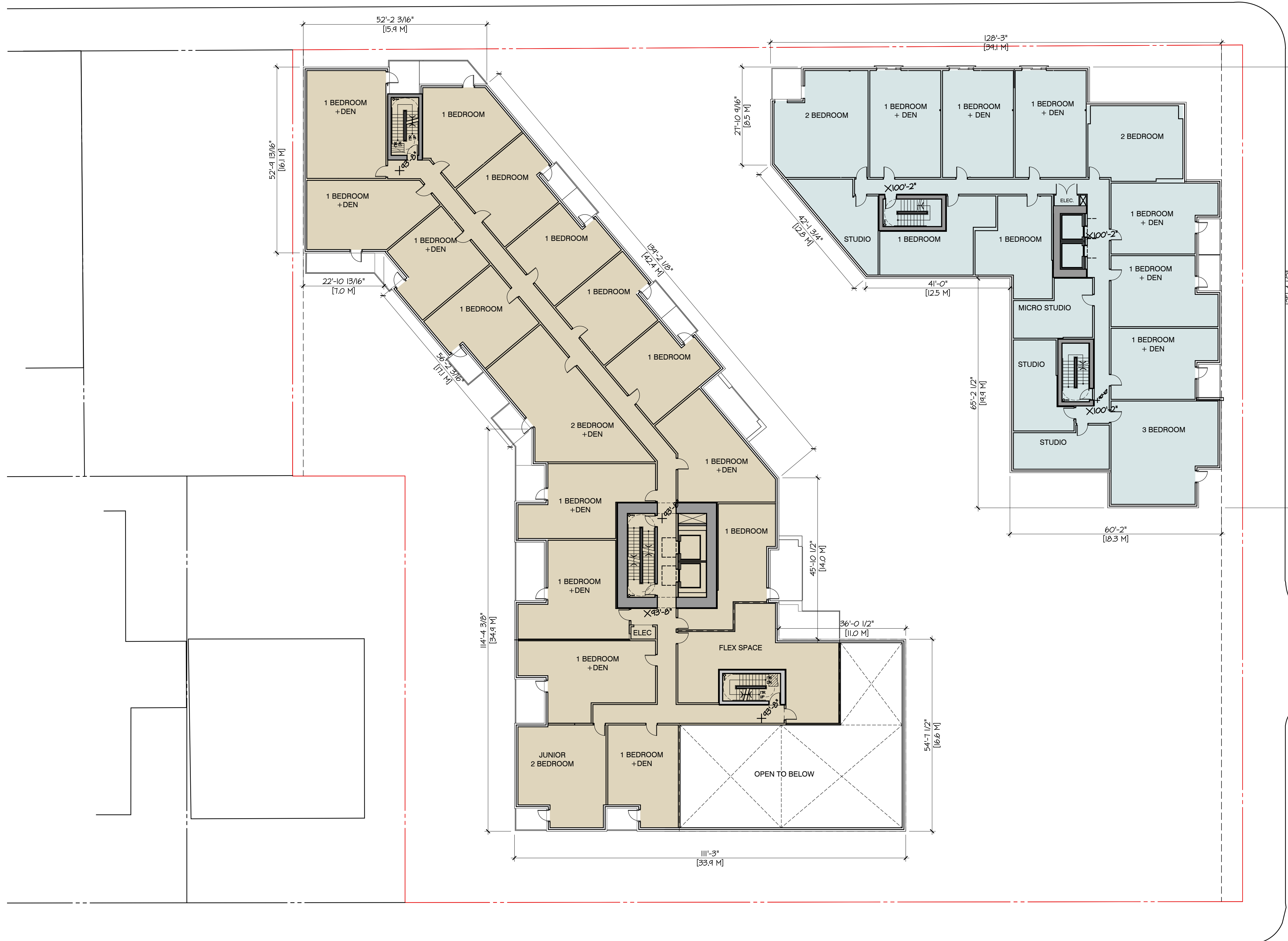
PROJECT A222588

DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

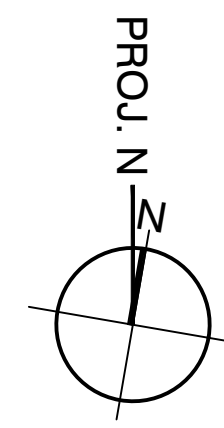
A2.05



QUADRA ST.

COURTNEY ST

BROUGHTON ST



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LEVEL 03

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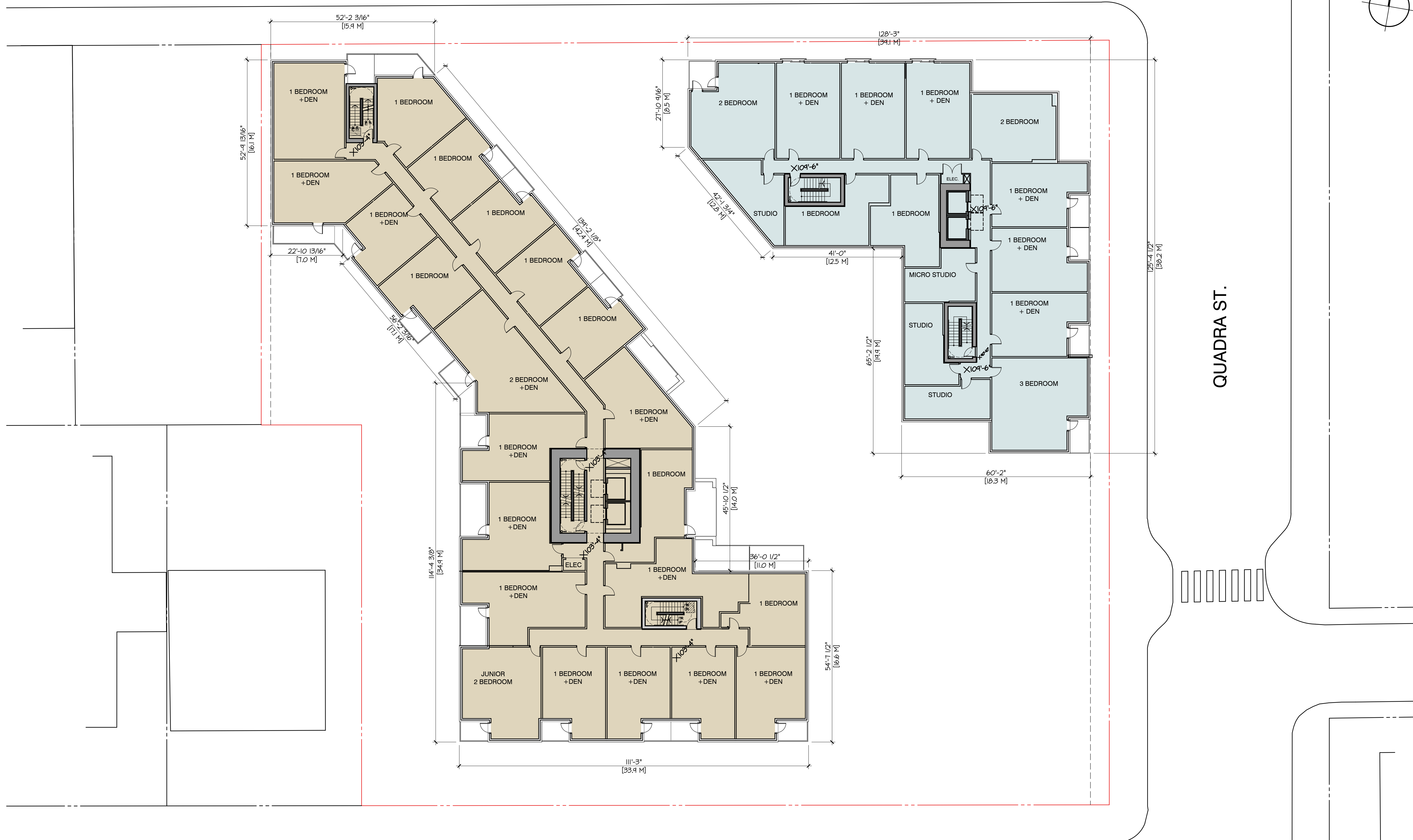
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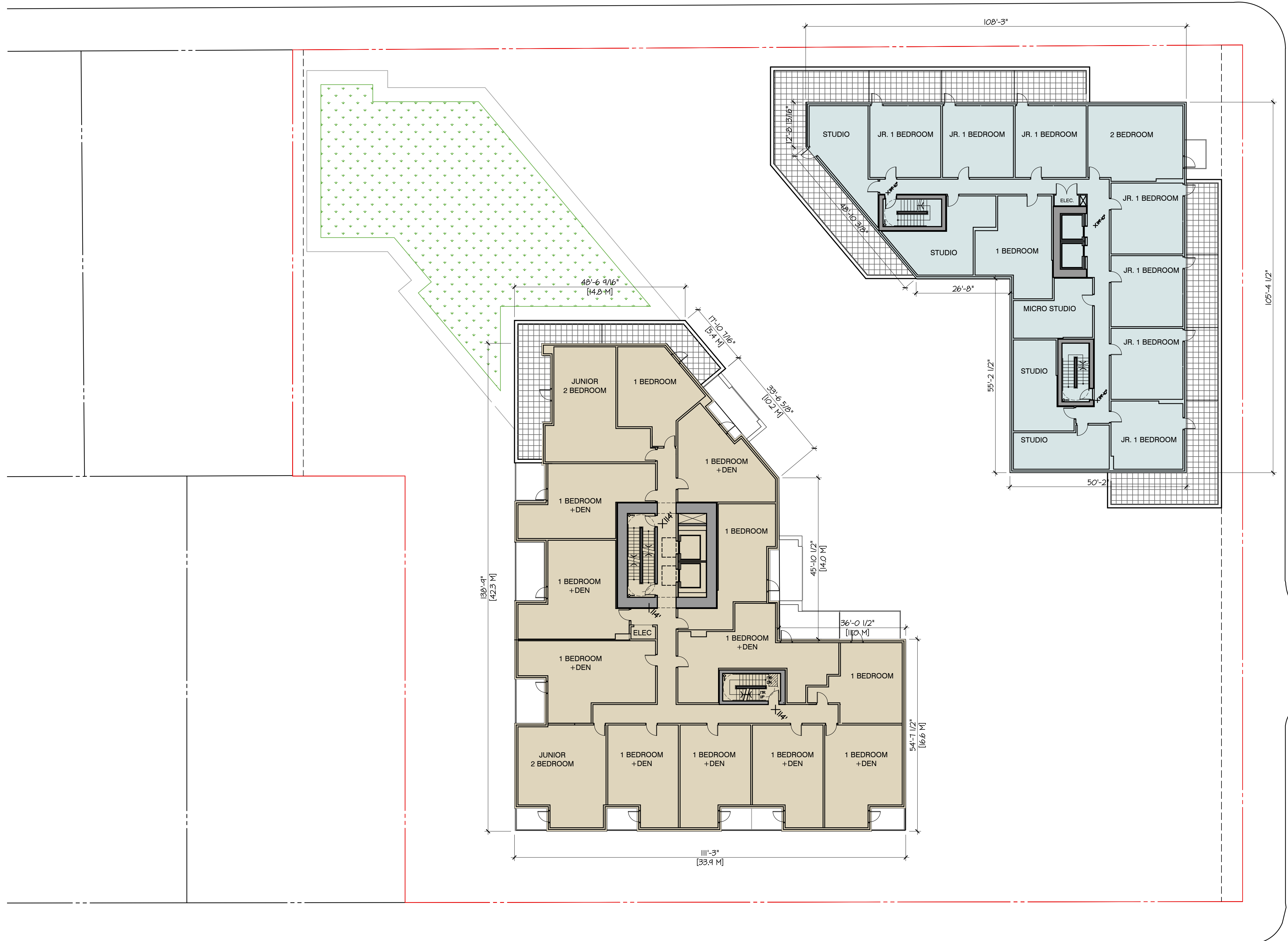
DATE MARCH 12, 2024

A2.06

COURTNEY ST

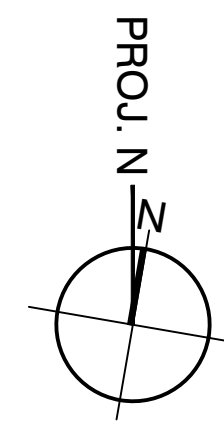


BROUGHTON ST



COURTNEY ST

QUADRA ST.



dys architecture

260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

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LEVEL 04

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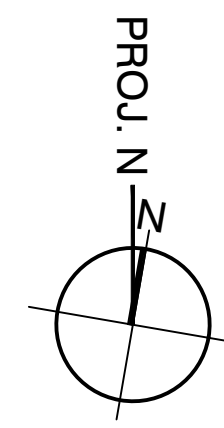
DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

A2.07

BROUGHTON ST



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PROJECT

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LEVEL 05

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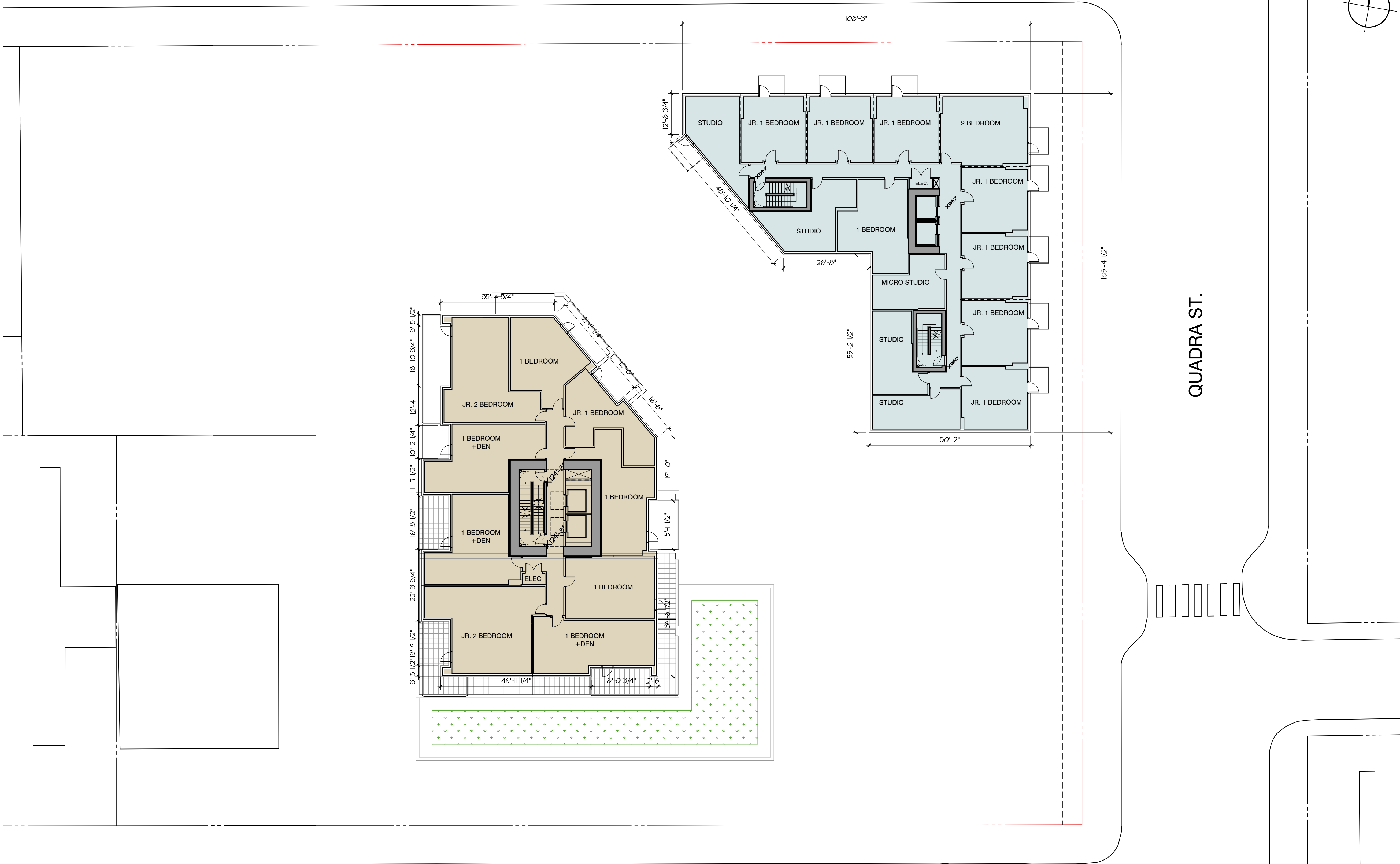
PROJECT A222588

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SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

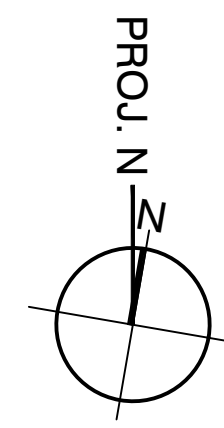
A2.08



COURTNEY ST

QUADRA ST.

BROUGHTON ST



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LEVEL 06-10

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PROJECT A222588

DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

A2.09



COURTNEY ST

QUADRA ST.

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PROJECT

851 Broughton Street

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VICTORIA, BC

LEVEL 11 - 20

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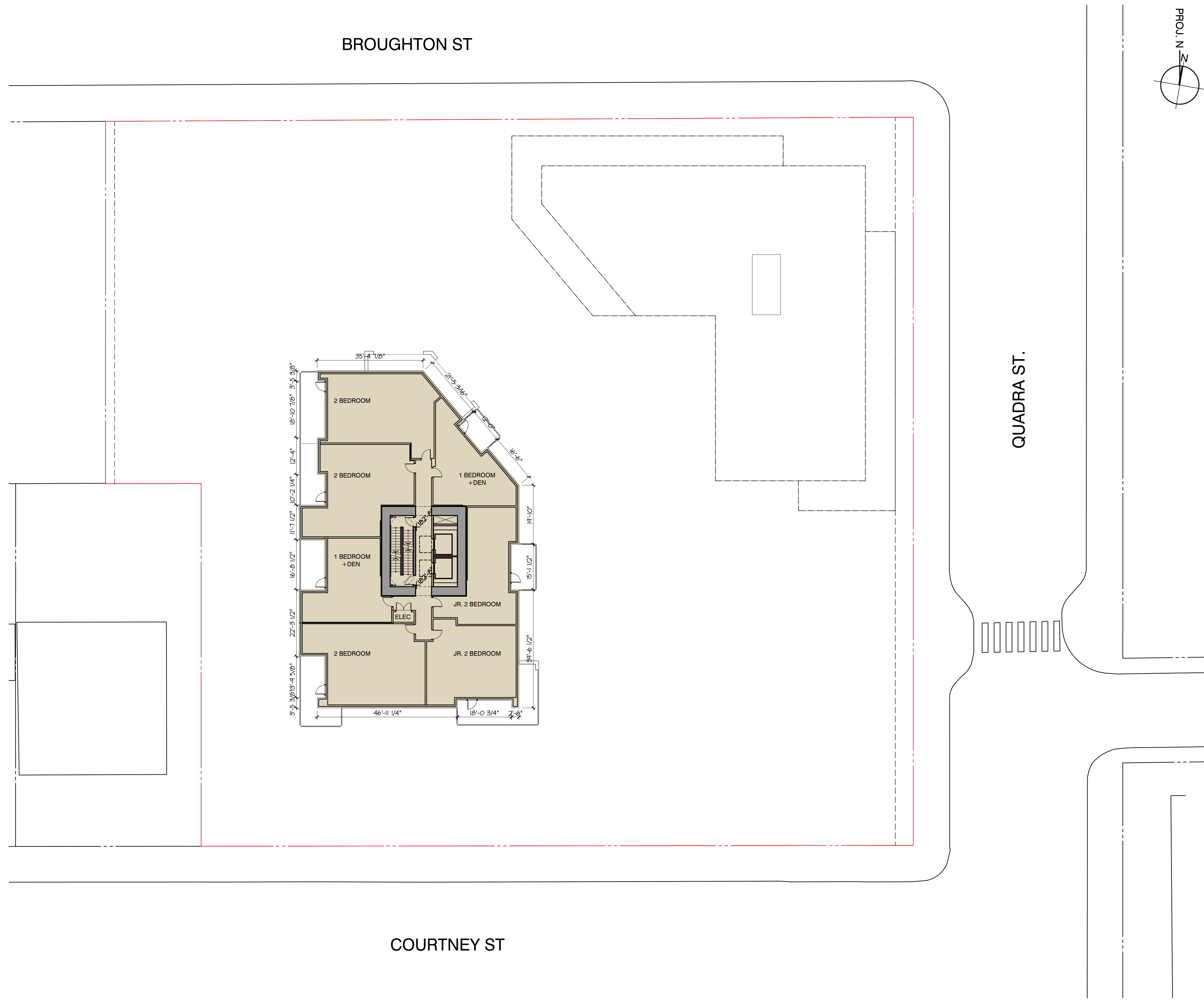
PROJECT A222588

DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

A2.10



CLIENT

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PROJECT

851 Broughton Street

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VICTORIA, BC

LEVEL 21-25

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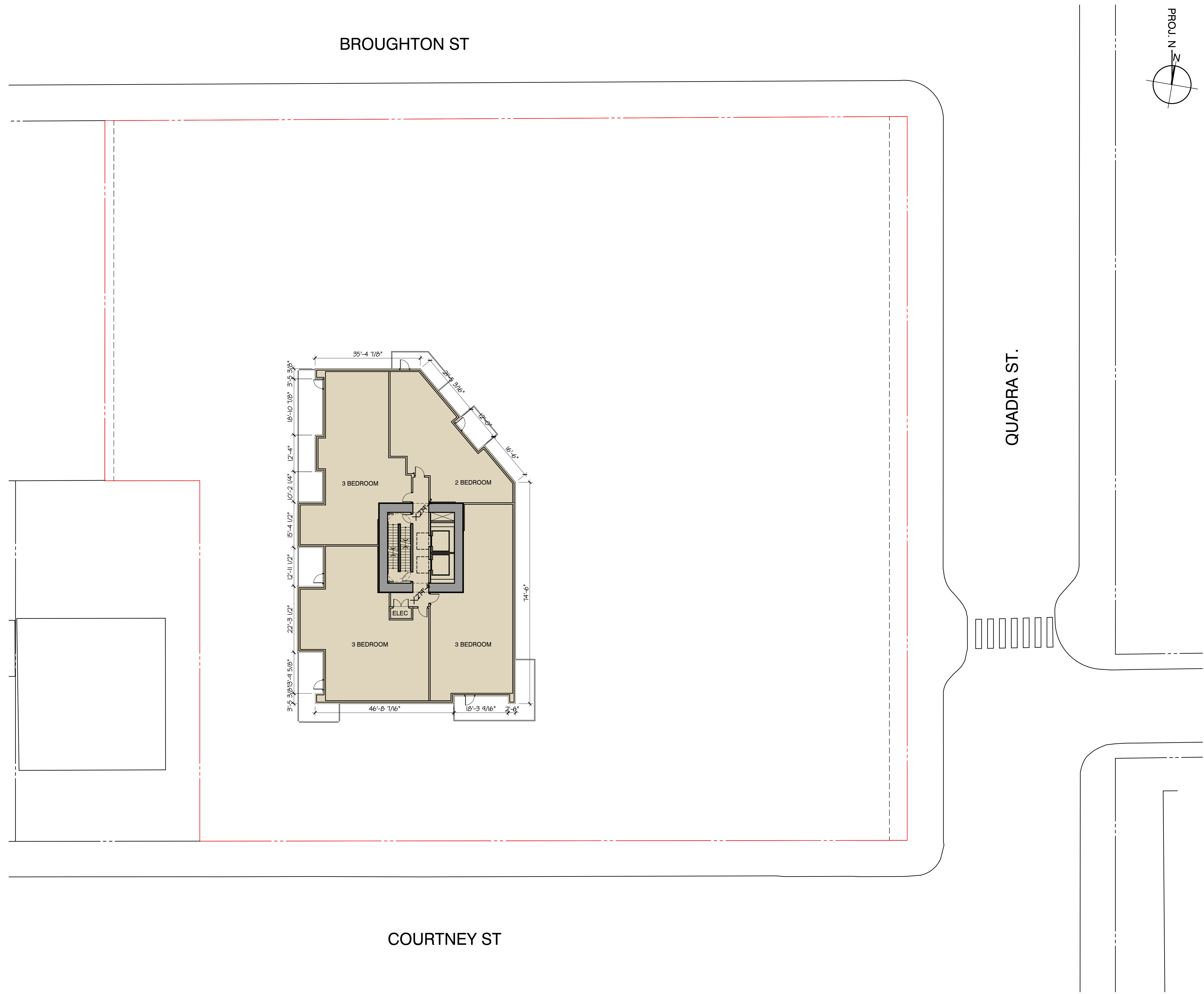
PROJECT A222588

DRAWN CHECKED

SCALE 1/16"=1'-0"

DATE MARCH 12, 2024

A2.11



BROUGHTON ST

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COURTNEY ST

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PROJECT

851 Broughton Street

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LEVEL 26

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DRAWN CHECKED

SCALE 1/16"=1'-0"

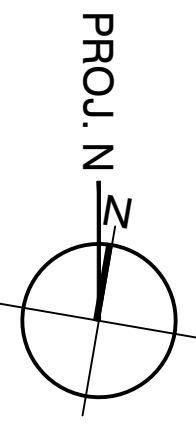
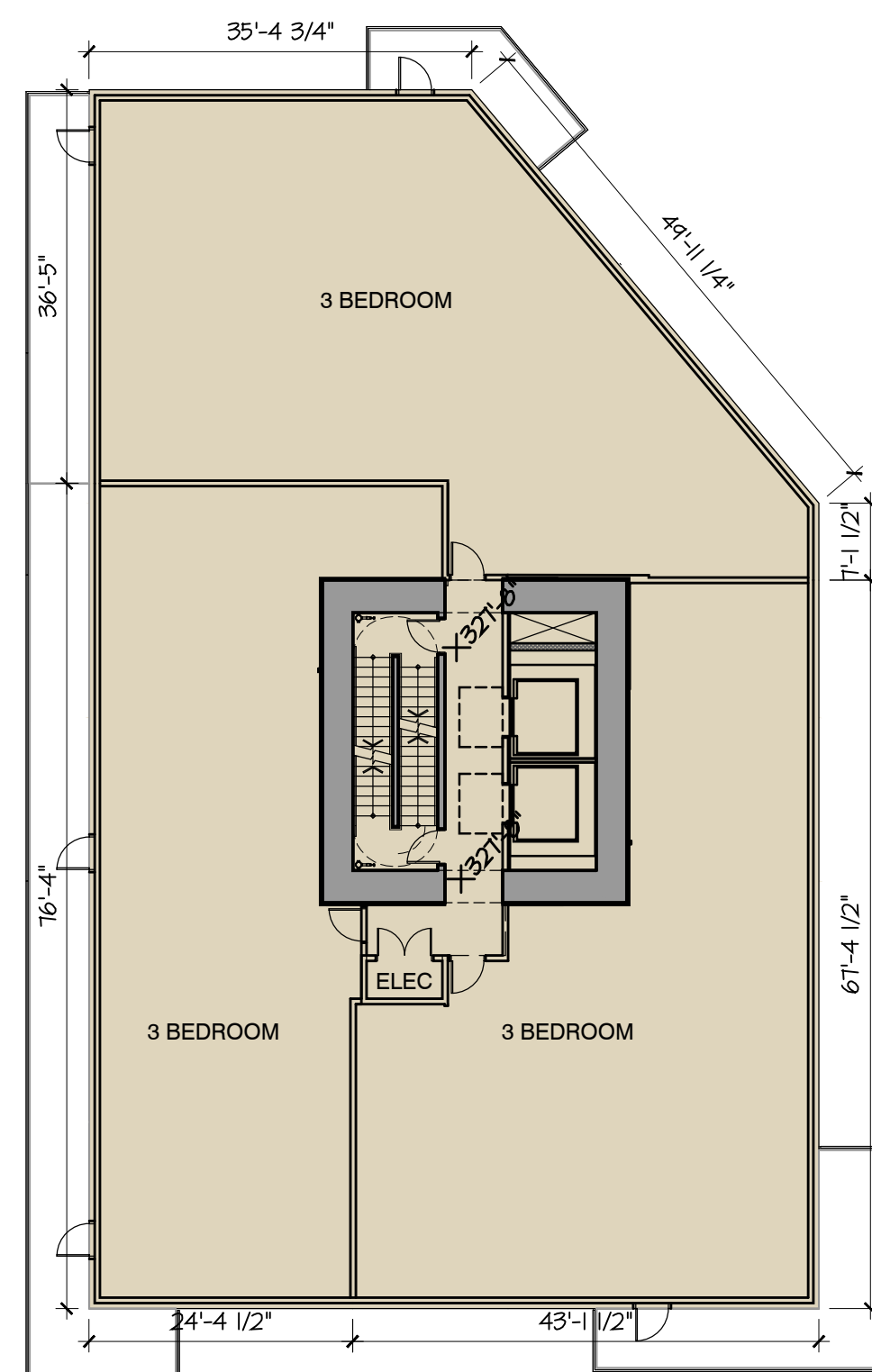
DATE MARCH 12, 2024

A2.12

BROUGHTON ST

QUADRA ST.

COURTNEY ST



CLIENT

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PROJECT

851 BROUGHTON STREET

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NORTH ELEVATION

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PROJECT A222558
DRAWN GD CHECKED CS

SCALE 1/16"=1'-0"
DATE APRIL 2, 2024

1 NORTH ELEVATION
1/16"=1'-0"

A3.01

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SOUTH ELEVATION

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PROJECT A222558
DRAWN GD CHECKED CS

SCALE 1/16"=1'-0"
DATE APRIL 2, 2024

2 SOUTH ELEVATION
1/16"=1'-0"

A3.02

CLIENT

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851 BROUGHTON STREET

851 BROUGHTON STREET
VICTORIA, BC

WEST ELEVATION

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PROJECT A222558
DRAWN GD CHECKED SC

SCALE 1/16"=1'-0"
DATE APRIL 2, 2024

3 WEST ELEVATION
1/16"=1'-0"

A3.03

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EAST ELEVATION

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SCALE 1/16"=1'-0"
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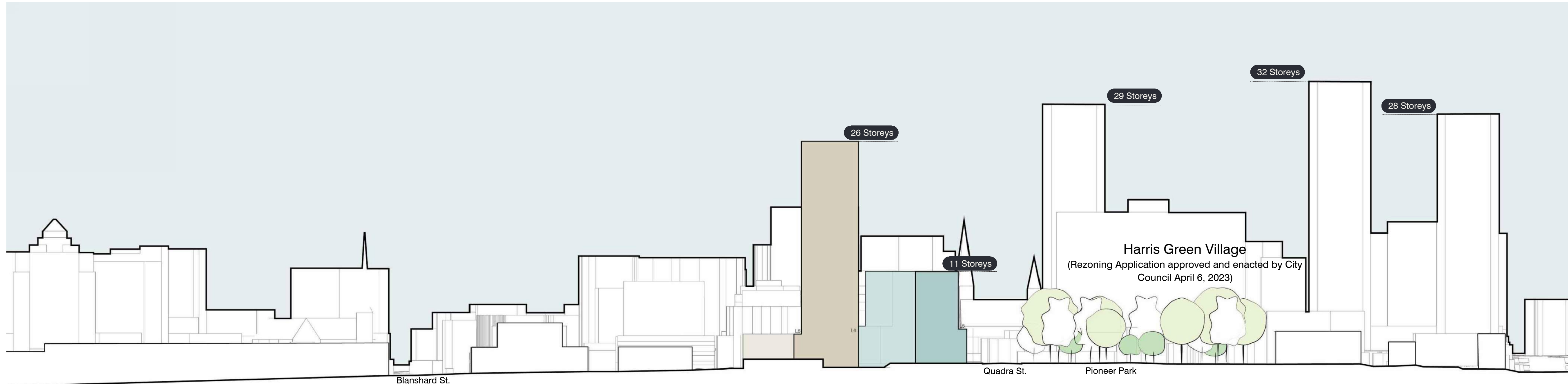
4 EAST ELEVATION
1/16"=1'-0"

A3.04

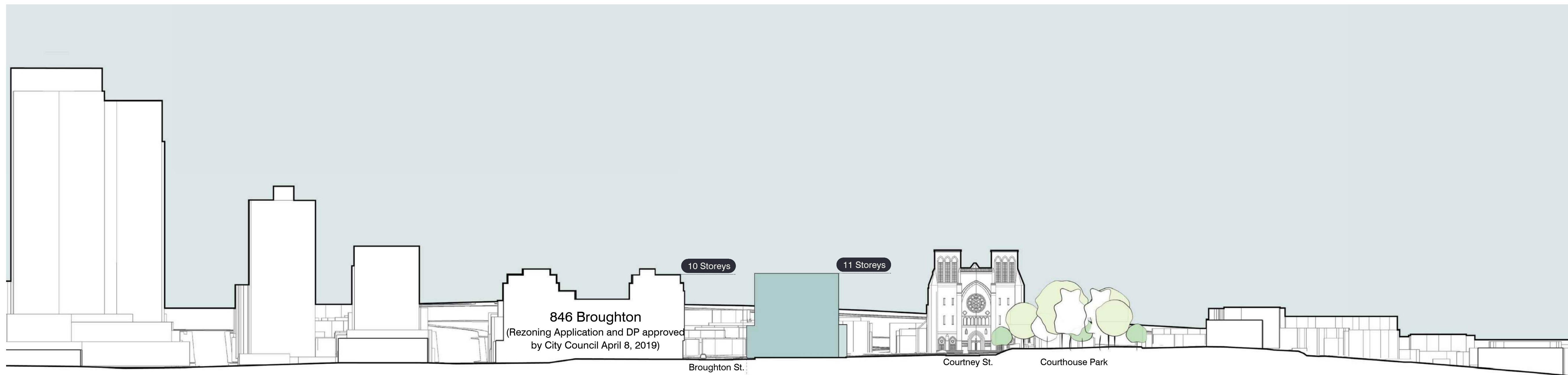
CLIENT

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NO. | DATE | ISSUE



1 Elevation West - East



2 Elevation North - South



2024-03-14

PROJECT

851 BROUGHTON STREET

851 BROUGHTON STREET
VICTORIA, BC

Context Analysis

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SCALE NTS

DATE MARCH 12, 2024

A9.00



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PROJECT

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PERSPECTIVES

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DATE MARCH 12, 2024

A9.01

1 View of Cathedral Belfry



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PERSPECTIVES

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DATE MARCH 12, 2024

A9.02

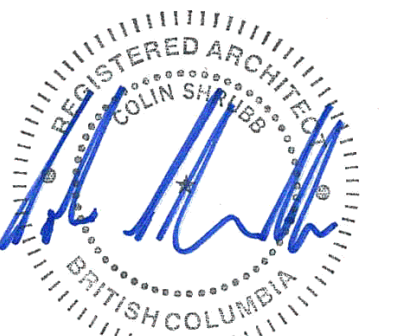
2 View from Cathedral Steps



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A9.03

3 View from Courtney Street



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A9.04

4 View to Rose Window



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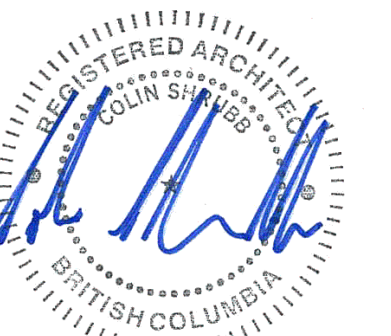
A9.05



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A9.06



2024-03-14

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A9.07

7 View looking down at plaza and mews