

617-635 BROUGHTON STREET

Rezoning and Development Permit Application

December, 2025

MCM

GWL

REALTY
ADVISORS

PWL

SvN

PROJECT TEAM



Musson
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Partnership

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EXECUTIVE SUMMARY

WHO WE ARE

GWL Realty Advisors Inc. (“GWLRA”) is pleased to provide this application package which outlines our design response to City Staff commentary, and the public open house.

GWL Realty Advisors Inc. is a real estate investment and management company who creates stable investment returns for pension funds and institutional clients through long-term investment in, and proactive management of, real estate assets.

Our practice is to acquire, develop and maintain sustainable, accessible and best-in-class buildings, as well as to offer excellent service to the residents and tenants of those buildings.

Our objectives are as follows:

- Create a unique place defined by high quality design, functionality and first-class amenities.
- Provide outdoor amenity spaces accessible to all residents, supported by distinctive indoor programs that foster community, wellness, and recreation.
- Develop a rental residential building bringing the benefits of an increased resident population to this historic neighbourhood of Victoria.
- Maximize the number and diversity of homes in the form of purpose-built rental suites.

- Pay homage to Victoria’s Edwardian heritage through proportion, materiality, and detailing, while providing the utility provided for a contemporary residential building.
- Achieve thoughtful integration into the surrounding neighbourhood, respecting all stakeholders in the process, including the City.

Commitment to Residential Rental in BC

Though GWLRA invests in all asset classes of commercial real estate, we are strong proponents for, and have a substantial portfolio of, rental housing across Canada. With regional and local property management offices and community managers working directly within our multi-family rental buildings, we offer residents consistent and professional service on a personal basis. We are a reputable, experienced, and committed rental developer with extensive experience in property management and development both in British Columbia and across Canada.

GWLRA are longstanding developers in BC with an established track-record of delivering commercial space and rental housing that meet critical Council objectives. For this reason, we appreciate Staff’s consideration and support of our design, which carefully considers the long-term financial viability and operational feasibility required to get this project off the ground.



View looking South West



EXECUTIVE SUMMARY

THIS BOOKLET PROVIDES AN OVERVIEW OF THE PROPOSED REDEVELOPMENT OF 617–635 BROUGHTON STREET IN VICTORIA’S DOWNTOWN CORE. IT PRESENTS THE PLANNING, POLICY, ARCHITECTURAL, AND LANDSCAPE RATIONALE FOR A 13-STOREY MIXED-USE DEVELOPMENT FEATURING APPROXIMATELY 251 NEW RENTAL HOMES, ACTIVE GROUND-FLOOR RETAIL, AND A NEW PUBLIC PLAZA.

THROUGH DETAILED SITE ANALYSIS, DESIGN ILLUSTRATIONS, AND TECHNICAL STUDIES, THE FOLLOWING SECTIONS WILL DEMONSTRATE HOW THE PROPOSAL BALANCES THE CITY’S HOUSING, HERITAGE, ECONOMIC, AND PUBLIC REALM OBJECTIVES TO DELIVER A CONTEXTUALLY SENSITIVE, SUSTAINABLE, AND VIBRANT ADDITION TO OLD TOWN.

THIS EXECUTIVE SUMMARY PROVIDES A HIGH-LEVEL OVERVIEW OF THE URBAN PLANNING MERITS OF THE PROPOSAL WHICH REFERENCES OR SUMMARIZES MATERIAL FOUND ELSEWHERE WITHIN THE SUBMISSION.

EXCELLENT CITY BUILDING

The proposal replaces an existing parkade structure located between Douglas Street and Gordon Street within Victoria’s Old Town with a new 13-storey mixed-use building that delivers approximately 251 new rental homes and active ground-floor retail. With a total density of 5.9 FSR, the form is consistent with surrounding historic and contemporary buildings in this part of Old Town, and has been shaped through iterative design work with community stakeholders and City staff to respect the site’s historic neighbours and to maintain key policy-supported pedestrian and longer-range views.

While the proposal will require a zoning bylaw amendment, the development aligns with the Victoria’s Official Community Plan (OCP) and Downtown Core Area Plan (DCAP), both of which direct growth to the Urban Core. Replacing parking with much-needed rental housing directly supports the City’s Housing Strategy.

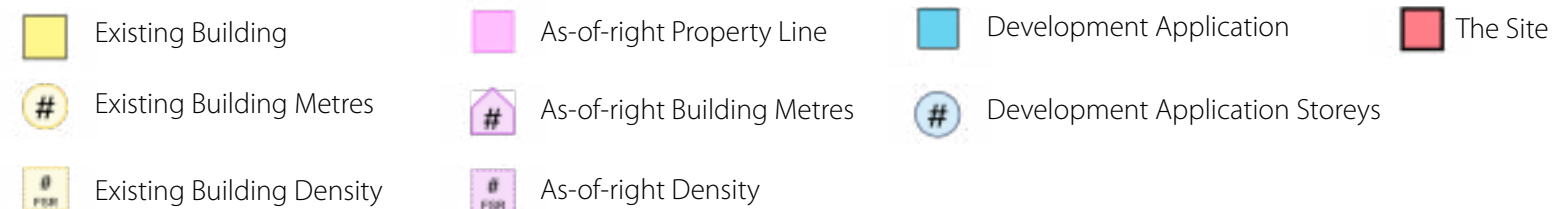
The compact mixed-use program brings new residents to the Downtown Core, reinforces local business activity, and contributes day-to-day urban vitality. Where additional height and density are sought, they are balanced by substantial public benefit: new homes, active street edges, a substantial new public plaza, and a more welcoming public realm delivered in a well-designed, contextually sensitive form.

- + 251 new rental homes
- + A new public plaza
- + Heritage-sensitive design
- + Active ground-floor retail
- Aging Parkade
- = A healthier, more vibrant Downtown

EXECUTIVE SUMMARY

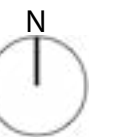
Consistent with Nearby Heights and Densities

The proposal envisions a 13-storey mixed-use building with a total density of 5.9 FSR, which is consistent with both historic and contemporary development in this part of Old Town. Nearby precedents include the Belmont Building (~6.0 FSR), the Weiler Building (~4.0 FSR), and the Yarrow Building (~5.0 FSR), as well as newer developments such as the Magnolia Hotel and The Sovereign, demonstrating that taller, higher-density forms integrate successfully with the neighbourhood's character. Several sites along Douglas Street also allow buildings up to 43 metres in height under current zoning, further supporting the appropriateness of this scale.



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HERITAGE FOCUSED DESIGN

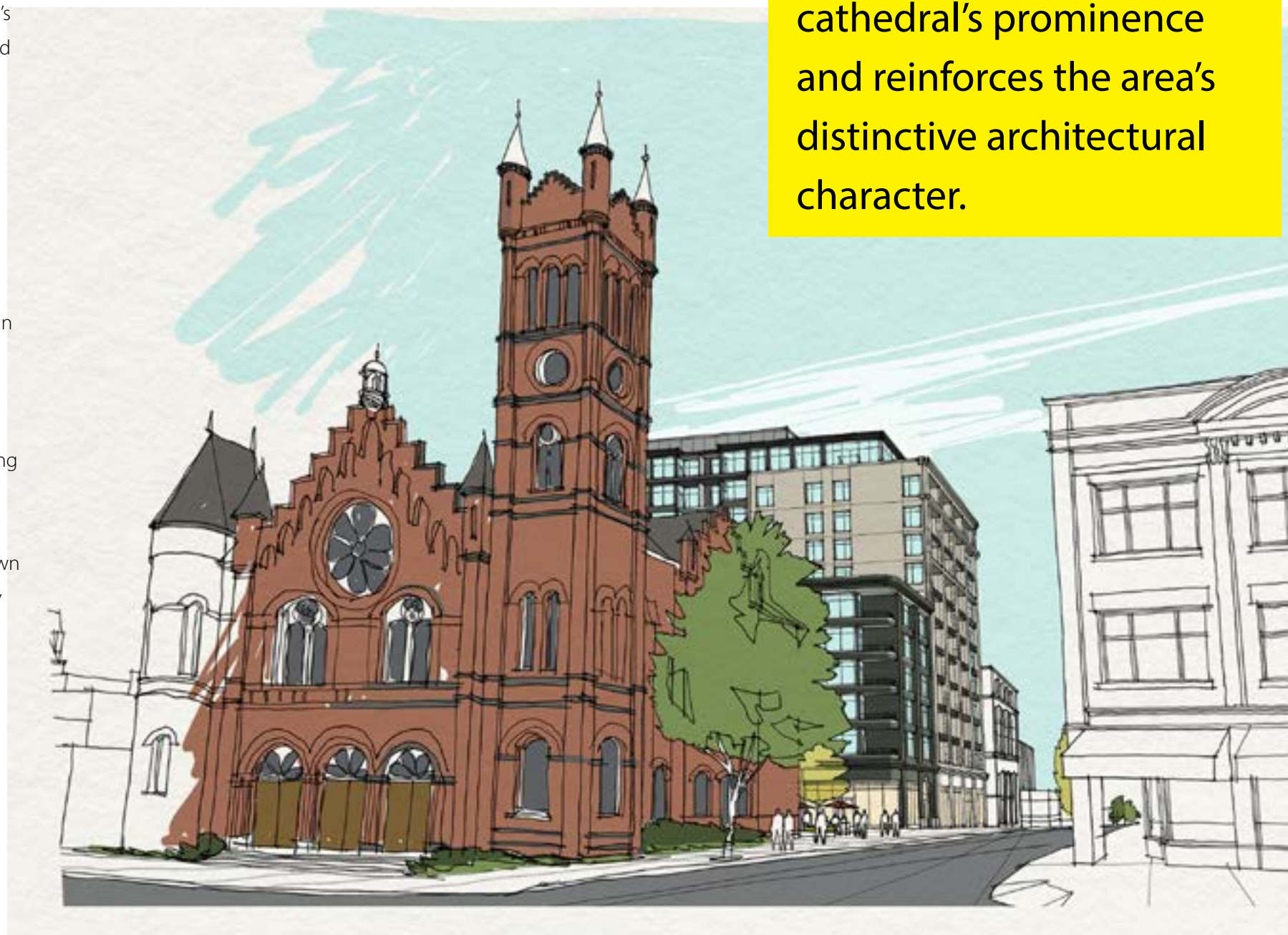
The proposed development is designed to respect and enhance the prominence of St. Andrew's Cathedral, a protected heritage landmark in Old Town. Setbacks along Broughton Street and carefully considered massing preserve key views of the cathedral's apse and maintain sightlines to its distinctive steeple and stepped gables from surrounding streets.

The design aligns with heritage policies that protect the prominence and visual integrity of significant buildings while responding to the area's distinctive urban form. Architectural treatments, including brick masonry, chamfered corners, and proportioned façades, reference Edwardian commercial forms without directly replicating them, creating a contemporary design that complements Old Town's historic character.

This approach to heritage integration ensures the new development enhances the historic streetscape while contributing much-needed housing and public realm improvements.

For more information on the impact of the design on the Old Town Heritage Conservation Area, see the Heritage Memo prepared by ERA Architects Inc.

Heritage-informed design respects the cathedral's prominence and reinforces the area's distinctive architectural character.



View South West at Broughton and Douglas Street intersection

EXECUTIVE SUMMARY

IMPROVES THE PUBLIC REALM

The proposed development enhances the public realm through a combination of thoughtfully designed open spaces, active frontages, and landscape improvements that align with the City's vision for vibrant, pedestrian-friendly urban environments in the Downtown Core.

A new plaza provides a central gathering place, extending the network of public spaces between Centennial Square and the Legislative Precinct and fostering community interaction. The design incorporates Crime Prevention Through Environmental Design (CPTED) principles, with "eyes" on the plaza from ground-floor retail and cafe uses that support the feeling of safety in the plaza at the same time as reinforcing active street edges and pedestrian engagement.

Initial designs for the plaza prioritize large trees where feasible and large planted areas that contribute to urban forest objectives while creating an attractive and functional public space for residents and visitors alike.

A new central plaza creates a vibrant gathering place in the heart of Old Town.



View of proposed plaza looking Southeast

EXECUTIVE SUMMARY

PARKING AND ECONOMIC IMPACTS

We heard community concerns regarding the potential loss of parking. In response, GWL retained Bunt & Associates, qualified transportation planners and engineers, to complete a Parking Impact Assessment (“Parking Assessment”). GWL also initiated a Retail Impact Assessment (“Retail Assessment”) conducted by CBRE to understand how the reduction in parking spaces and addition of 251 rental units will impact the Downtown Core.

The Parking Assessment found that parking demand within the parkade has steadily declined from 2016 through 2024, with the most significant reduction occurring post-COVID due to shifts toward remote and hybrid work. It also found that the site is well-connected by transit, cycling, walking, and road networks, reinforcing its suitability for new residential development in the Downtown Core.

The Parking Assessment found that the removal of the parkade and introduction of 251 new rental units can be accommodated within the local parking network. Particularly with capacity available across six parking facilities within two blocks. Minor weekday constraints, primarily between approximately 12:40 pm and 1:40 pm, may occur; however, this excess demand is modest and can be absorbed through nearby on-street parking, facilities slightly beyond the two-block radius, and continued shifts toward active transportation and transit use.

The Parking Assessment concluded that the removal of the parkade is consistent with the City’s policies to reduce vehicular traffic and parking within the Downtown Historic District.

The Retail Assessment conducted a multi-tiered quantitative analysis that compared the potential loss of retail spending from the current parkade users against the new spending to be generated by the redevelopment’s new residents. The Retail Assessment found that the redevelopment will not result in negative impacts on the area’s retail sector. It found that although there may be fewer regional shoppers, whatever loss will be offset by spending from new residents.

The redevelopment will create a new, permanent 24/7 customer base for the retail tenants within the Downtown Core. It concludes that the findings strongly align with modern Downtown best practices for retail users. It trades a small volume of car-dependent, transient retail spending with a significant permanent walk-in residential population. Adding more people on the street will create a more resilient local economy and contribute to a safer, more vibrant downtown core outside of 9-5 business hours.

The findings of both the Parking and Retail Assessments demonstrate that the proposed redevelopment appropriately meets community needs, supports local businesses, and aligns with the City’s policy direction. Declining parking demand, combined with excellent access to alternative transportation modes, supports the removal of the existing parkade and replacing it with 251 new rental homes. In turn, these units will introduce a stable, year-round 24/7 residential population, strengthening the downtown customer base and supporting long-term retail vitality.

Adding residents to the Downtown Core supports local retail. What loss of parking spaces is offset by the new 24/7 population and future parking supply can be accommodated without the parkade

For more information on the impact of the removal of the parkade and addition of new rental units see the Parking Impact Assessment and Retail Assessment, submitted as part of this application.

INTRODUCTION

POLICY ANALYSIS

Official Community Plan (2025)

On October 2, 2025, Victoria Council adopted a new Official Community Plan (“OCP”), replacing the 2012 Official Plan to better address current challenges including; the city’s housing and climate challenges while accommodating anticipated population growth. The 2025 OCP Vision emphasizes expanding housing options across the full housing continuum in all areas of the city. It identifies the need for approximately 34,600 new housing units between 2021 and 2050, with a particular focus on increasing the supply of rental and family-sized homes to meet both current and future demand.

The site is located within the Downtown Core, envisioned as “a thriving, pedestrian-friendly, cultural and economic heart for the Capital Region” that “provides a broad range of employment, housing, tourism and recreational opportunities in a high quality, well-connected and attractive urban environment” (OCP p. 62). The OCP’s urban structure guidance for Downtown Core states that development should be shaped to achieve four key outcomes: reinforce the historic pattern; reflect the natural landscape and rising grades away from the water; frame the harbour while creating backdrops along the waterfront and at higher elevations; and contribute to a unique and varied skyline through strategic concentration of taller buildings (OCP p. 62). The built form guidance further directs that intensive and tall building forms may appropriately taper from the harbour and extend toward the outer shoulders of the Core.

Under the OCP Schedule C, the site is within the Downtown Core Development Permit Area (DPA 2) and Commercial Heritage Conservation Area (HCA 1). DPA 2 establishes special conditions to be considered through the DPA process. Special Condition 3(c) recognizes the Downtown Core as “at various stages of revitalization with remaining capacity for commercial, multi-unit residential,

and mixed-use development, as well as opportunities for heritage conservation, enhancement, and infill,” with guidelines aimed at enhancing and revitalizing the area with high quality buildings and open spaces that protect public views. Special Condition 3(d) establishes that “diverse scales of multi-unit residential, commercial, and industrial developments are envisioned throughout areas of the Downtown Core to accommodate anticipated population and employment growth”. Special Condition 3(e) acknowledges that “the presence of heritage properties throughout the Downtown Core warrants special design consideration that balances heritage conservation and new development” and that “while Old Town is the Downtown Core’s primary historic district, all districts within the Downtown Core area have distinct heritage significance and value.”

The proposed development, providing 251 new rental units (supporting a key goal within the City’s Housing Strategy) within the Downtown Core integrated with new retail and significant improvements to the public realm through provision of a new urban square, conforms to the OCP’s direction for intensification, design excellence, and heritage integration. The project supports Old Town’s continued revitalization and infill through a high-quality, context-sensitive built form that contributes to a dynamic skyline and reinforces the area’s role as the cultural and economic heart of the Capital Region.

The Victoria Vision 2050 Official Community Plan establishes a framework for supporting innovative development that advance key community objectives while ensuring high-quality urban design outcomes. Sections 1.6.10 and 1.6.11 recognize that proposed development may depart from the Urban Structure Concept where projects meaningfully advance critical city-building priorities, provided they demonstrate comprehensive planning, contextual sensitivity, and alignment with principles of good urban design.

Section 1.6.10 identifies circumstances under which development may depart from the Urban Structure Concept to “catalyze innovative approaches to realizing Vision 2050.” These include projects that “meaningfully advance affordability objectives,” projects that “meaningfully preserve or enhance heritage assets in line with the City’s Heritage Values Framework,” and projects that “meaningfully deliver major community infrastructure.” The provision emphasizes that such departures must remain “consistent with Figure 3: Principles of Good Urban Design” to ensure quality development outcomes that contribute positively to the urban fabric.

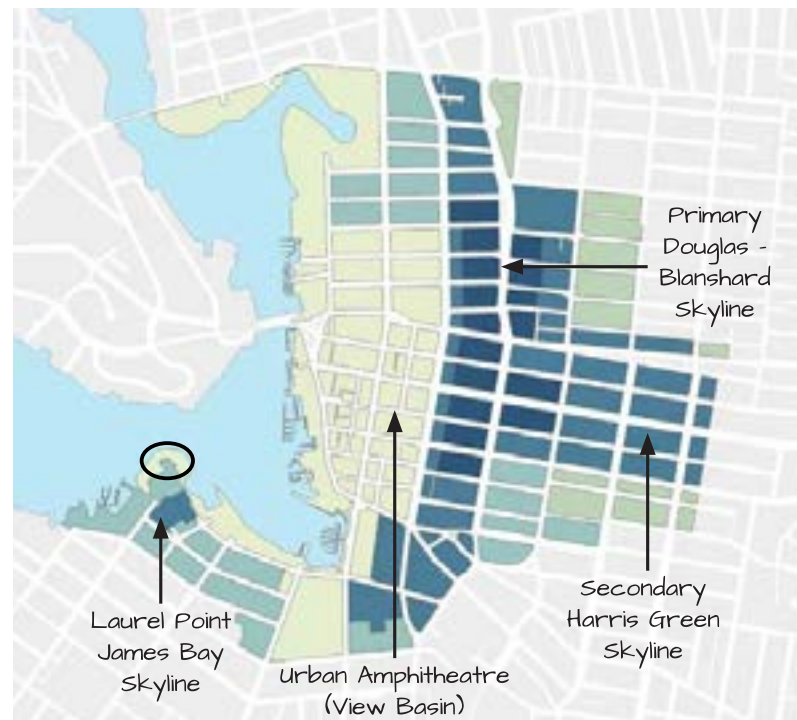
Section 1.6.11 establishes specific requirements for proposals that depart from the Urban Structure Concept, directing applicants to “undertake a comprehensive development process that considers public priorities for the area and demonstrates thoughtful response to site planning and design.” The section further requires that developments “ensure the scale and built form responds well to the envisioned context for the area” and that “the need for community infrastructure, amenities and public open spaces will be met in the context of increased residential or daytime populations.”

The proposal demonstrates full compliance with the process and design requirements of Section 1.6.11. The application reflects a comprehensive development process with careful attention to site planning, building massing, and architectural expression that responds to the unique characteristics of the Historic Commercial District. The scale and built form align with established policy direction in the Downtown Core Area Plan and Old Town Design Guidelines (see below), incorporating contextual height transitions, heritage-sensitive detailing, and facade articulation that reinforces the area’s Edwardian commercial character.

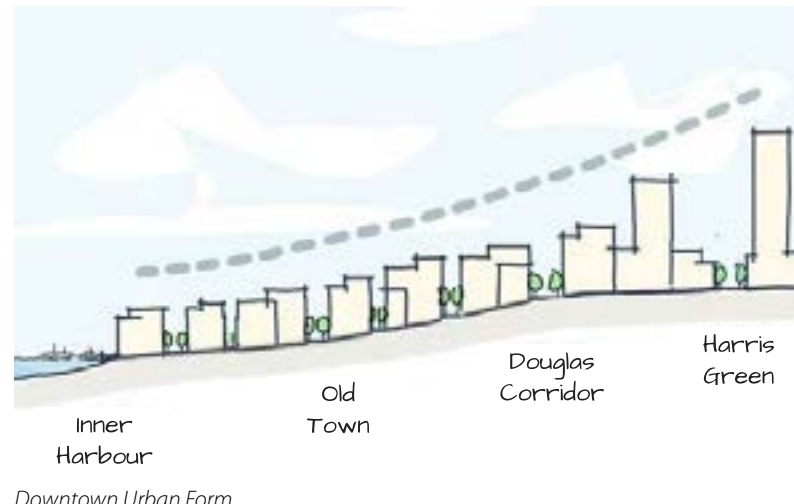
POLICY ANALYSIS

The proposal fulfills the criteria established in sections 1.6.10 and 1.6.11 through its comprehensive approach to advancing multiple community priorities. The development meaningfully advances affordability objectives by delivering approximately 250 new purpose-built rental units in the Downtown Core, directly supporting the goals of the City's Housing Strategy and addressing Victoria's critical need for secure rental housing.

The proposal meaningfully preserves and enhances heritage assets through increased spatial separation from St. Andrew's Cathedral, a landmark building identified in the Downtown Core Area Plan, ensuring the cathedral's visual prominence and heritage setting are protected and enhanced. The development meaningfully delivers major community infrastructure by providing a significant new publicly accessible plaza in Old Town, creating activated public space that aligns with broader city-building initiatives including the Broad Street public realm improvements.



Downtown Urban Form



Downtown Urban Form

Downtown Core Area Plan (2025)

The Downtown Core Area Plan ("DCAP"), updated in 2025, implements the Official Community Plan's (OCP) vision through detailed policies on growth management, heritage protection, and urban design. Goal 1.1 ensures that the Downtown Core Area "has enough residential and employment space available to keep up with short- and long-term growth forecasts," while Goal 2.2 states "celebrating Victoria's architectural and cultural heritage at every opportunity." Goal 5 supports providing "a variety of housing options within the Downtown Core Area" to attract both individuals and families.

The DCAP establishes an "Urban Amphitheatre" concept where building heights remain low near the harbour to protect heritage assets and the Working Harbour, then gradually increase further inland, with taller buildings concentrated along Douglas and Yates Streets. This approach reflects natural topography while creating varied skylines that frame the harbour. The density framework provides flexibility for appropriate intensification in the Core Growth Area, balancing increased density with public benefits and livable communities.

The site is located within the Historic Commercial District. Policy 3.29 requires that new development be "integrated sensitively into the historic context of the HCD" and Policy 3.31 emphasizes retaining the "compact, diverse, low-scale and small-lot character." The DCAP states that the HCD is characterized by a "saw-tooth" streetscape, which generally rises and falls in height between one and five storeys. "The HCD should be a model for sensitive integration of new infill development and public realm improvements into the historic environment. The plan supports ongoing revitalization that balances heritage conservation with accommodation of growth.

The site falls within the 90-metre radius of St. Andrew's Cathedral, a designated Heritage Landmark Building (Map 26). Policy 6.18 requires "special design consideration to ensure that the height, setbacks, siting and overall massing of proposed new buildings do not detract from or obscure the visual prominence and character-defining importance" of the heritage landmark.

The architectural design steps back at upper levels to maintain visual interest and reinforce the pattern of differentiated rooflines that defines Old Town. From key public vantage points, the proposal supports maintenance of key character - defining views of St. Andrew's from public street vantage points. The increased setbacks, careful massing, and heritage-sensitive design directly fulfill the requirements of Policies 6.18, 6.20, and 6.21 for development within the Heritage Landmark Building radius.

POLICY ANALYSIS

The proposal conforms to both the updated Official Community Plan and the Downtown Core Area Plan. It provides approximately 251 rental housing units, of which 32% are 2-bedrooms or larger in the Downtown Core. The proposal is well supported by existing services, facilities, and transportation. The high-quality design echoes the Historic Core urban fabric, maintaining public views of the Old Town skyline and improving views of and access to St. Andrews Cathedral. The proposal also aims to create a significant new public space within Old Town, replacing and improving the existing retail, and creating vibrant pedestrian-focused spaces in a high-quality, attractive urban environment.

Downtown Core Design Guidelines – Victoria 2050 OCP Schedule 2B (2025)

The Downtown Core Design Guidelines form part of Schedule 2B of the Victoria 2050 Official Community Plan and provide detailed direction for development in the Downtown Core Development Permit Area. The guidelines establish key principles for protecting public views, reinforcing the historic character of the downtown, and ensuring appropriate building heights and massing in relation to the harbour and heritage resources.

Guideline 2.1(g) requires development to “incorporate upper storey step-backs on the north, east and west facing façades of the base building to minimize shadowing of adjacent streets and open spaces,” while Section 11 establishes Public Outward View Guidelines to maintain key view corridors throughout the downtown. The view protection framework recognizes that “new development within the Central Business District should be designed and located to provide an attractive and elaborated urban profile” while protecting sight lines to character-defining elements including heritage landmarks. Guideline 2.3 emphasizes facade composition that provides “visual interest for pedestrians”

through “reflecting the patterning and proportions of adjacent heritage building façades including structural bays, fenestration (i.e., windows, balconies, entryways, weather protection) and rooflines along the street.”

The guidelines place particular emphasis on heritage integration. Guideline 5.1(a) requires that “the design of new developments adjacent to a property on the Heritage Register complements the character-defining elements, and mitigates negative impacts, including obscuring them from public view,” while Guideline 5.1(b) directs that new buildings “reflect the spatial organization and elements of historic façades of adjacent heritage buildings, including general proportions, rhythm of structural bays, window-wall ratios and composition.”

This proposal conforms to the Downtown Core Design Guidelines through its carefully calibrated approach to height, massing, and heritage integration. The development maintains key public view corridors to St. Andrew’s Cathedral through increased setbacks and maintains key public views from Laurel Point via articulated upper-level massing that preserves sightlines from this important vantage point. The building’s contextual height strategy responds to the higher average height of new and heritage buildings in this portion of Old Town and supports maintenance of the varied character of the Historic Commercial District, with carefully modulated transitions that reinforce the area’s distinctive skyline. The design maintains adequate spatial separation from St. Andrew’s Cathedral as required by Guideline 5.1(a), ensuring the landmark’s visual prominence and heritage setting remain intact while accommodating appropriate intensification in the Downtown Core.

Old Town Design Guidelines (2025)

The Old Town Design Guidelines (2025) provide specific direction for development within the Historic Commercial District, with an emphasis on preserving and enhancing the area’s unique Edwardian commercial character. The guidelines recognize Old Town as Victoria’s primary historic district and establish detailed requirements for new construction that respects the established heritage context while accommodating appropriate growth.

Guideline 5.3.1 directs that new buildings “distinguish and define the building base, middle and top through facade articulation (projections and recesses), architectural elements or changes in proportions, and materials and finishes.” Guideline 5.3.7 requires facades to “incorporate repetitive structural bays with punched window openings in a vertical proportion,” while Guideline 5.3.9 states that “windows and window openings should be of similar proportion, recess, and alignment to the original windows in the historic context.” Guideline 5.3.10 emphasizes heritage-appropriate detailing, directing designers to “consider incorporating recessed balconies in areas where this is an historic characteristic.” Guideline 5.5.1 requires the use of “high quality, durable materials” that contribute to the visual character and texture of the streetscape, while Guideline 5.5.4 cautions to “avoid the use of paint on previously unpainted brick or masonry.”

For sites within proximity to designated heritage landmarks, Guideline 5.1.1 establishes that new development must “locate and site new buildings and additions to create a continuous ‘street wall edge’” while Guideline 5.1.5 provides specific direction that “the main facade height of a new building does not exceed the facade height of a directly adjacent lower scale heritage building by more than three storeys to avoid drastic changes in scale along the street.”

POLICY ANALYSIS

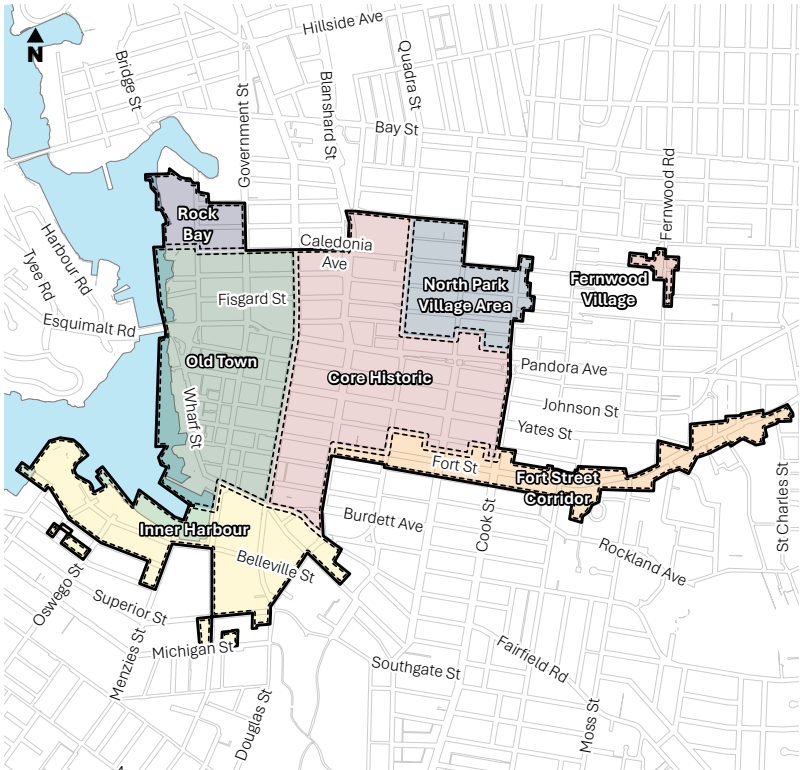
Guideline 5.1.9 further requires consideration for “positioning new buildings to maintain views of historic ‘ghost signs’ on the sidewalls of adjacent buildings” where possible.

The architectural design responds comprehensively to the Old Town Design Guidelines through heritage-sensitive detailing and contextual massing. The building incorporates a pronounced rhythm of vertically proportioned punched window openings that echo the regular bay spacing of Edwardian commercial buildings, establishing visual continuity with the historic streetscape. The facade composition employs recessed balconies that maintain the depth and solid-to-void relationships characteristic of historic masonry construction, while articulated building sections create a clear base-middle-top hierarchy that reinforces traditional commercial building proportions. Material selections reference the brick and stone palette of heritage Old Town buildings through high-quality masonry and masonry-compatible cladding systems with detailed cornices and parapet treatments. The development provides substantial setbacks from St. Andrew’s Cathedral, ensuring adequate spatial separation that preserves the landmark’s prominence and heritage setting. Through these design strategies, the proposal achieves sensitive integration into Old Town’s Edwardian commercial context while supporting the area’s ongoing evolution as a vibrant mixed-use district.

Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, adopted by the City of Victoria on January 3, 2005. Standard 2 directs that changes to a historic place that have become character-defining elements over time should be conserved in their own right. Standard 3 establishes that heritage value should be conserved by adopting an approach calling for minimal intervention. Standard 5 requires finding a use for a historic place that requires minimal or no change to its character-defining elements. The proposal responds to these standards through its contextual design approach that respects the historic character of Old Town while accommodating necessary growth. The development maintains visual connections to St. Andrew’s Cathedral through increased setbacks and careful massing, uses materials and building articulation that reference the historic architectural context without replication, and supports the area’s evolution as a mixed-use district without compromising the heritage values that define the Historic Commercial District.

The proposal maintains and supports the Standards and Guidelines for the Conservation of Historic Places in Canada, respectfully integrating with St. Andrew’s Cathedral, improving the adjacency conditions with this important heritage structure through additional setback and views of the asp of the church. The height and massing of the proposed development also aims to maintain key public views of the church, positioning massing so as to maintain highlighting of the cathedral’s key heritage defining features such as it’s steeple and distinctive gable ends as viewed from Douglas Street.



Overview of Subareas



View looking South East

THE PROPOSAL

The proposal envisions a 13-storey mixed-use building that steps down towards the east and frames a new public plaza. The top two storeys are setback from the main massing and distinguished through a contrasting material expression, creating a lighter architectural profile. The eastern stepping provides opportunities for private and shared roof terraces, while a central exterior amenity space above the first storey offers additional outdoor gathering areas for residents. Key project elements include:

- **Housing:** 251 purpose-built rental units, including 79 family-friendly, two- and three-bedroom units (32% of total).
- **Commercial Space:** Ground-floor retail totaling 1322 m² along Broughton, Courtney, and Gordon Streets, complemented by a new public plaza.
- **Public Amenity:** A 583 m² plaza creating an enhanced interface with the historic St. Andrew's Church and promoting community gathering.
- **Parking and Access:** Three below-grade levels provide 167 vehicular parking spaces serving the residents of the building, along with loading areas and ample bicycle parking, all accessed via Courtney Street.
- **Residential Amenities:** Indoor amenity space of 188 m² is provided on both Levels 11 and 12, which may include features such as an indoor gym, amenity/lounge room, and a pet spa. Outdoor amenity space is located across Levels 2, 7, and 12, with potential features such as a pet run, lounge and relaxation areas, urban agriculture, games area, and BBQ space.

Key Benefits

The proposed redevelopment represents a strategic opportunity to repurpose underutilized parking lands within an amenity-rich area of downtown Victoria. Key benefits include:

- **City-building opportunity:** The project supports the evolution of a more complete, walkable, and active urban environment.
- **Housing provision:** The development introduces a diversity of much-needed housing, including family-friendly units, contributing to a balanced downtown residential community and providing eyes on the street.
- **Public realm enhancement:** New plazas and gathering spaces create new public gathering areas within a dense part of Old Town. This new square will add needed green space to the area, support views of St. Andrew's Cathedral and be designed and operated to welcome a broad range of users while managing street disorder and other safety concerns in this new space.
- **Contextually appropriate built form:** The height and density are in keeping with nearby buildings, and the building design reinforces the character of the surrounding historical neighbourhood.
- **Heritage integration:** The design highlights the adjacent heritage context through architectural quality, complementary masonry, and careful corner articulation referencing (but not directly replicating) Edwardian commercial building forms and details.

- **Commercial vitality:** Ground-floor retail is maintained at a human scale, reinforcing active street frontages and enhancing the pedestrian experience. Specific emphasis will be placed on activating the edge of the new public plaza to ensure that this is a vital and activated space within the downtown via use of adjacent hospitality/café space and opportunity for patio seating in the square.

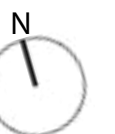


View looking South West



View South West at Broughton and Douglass Street intersection

ANALYSIS

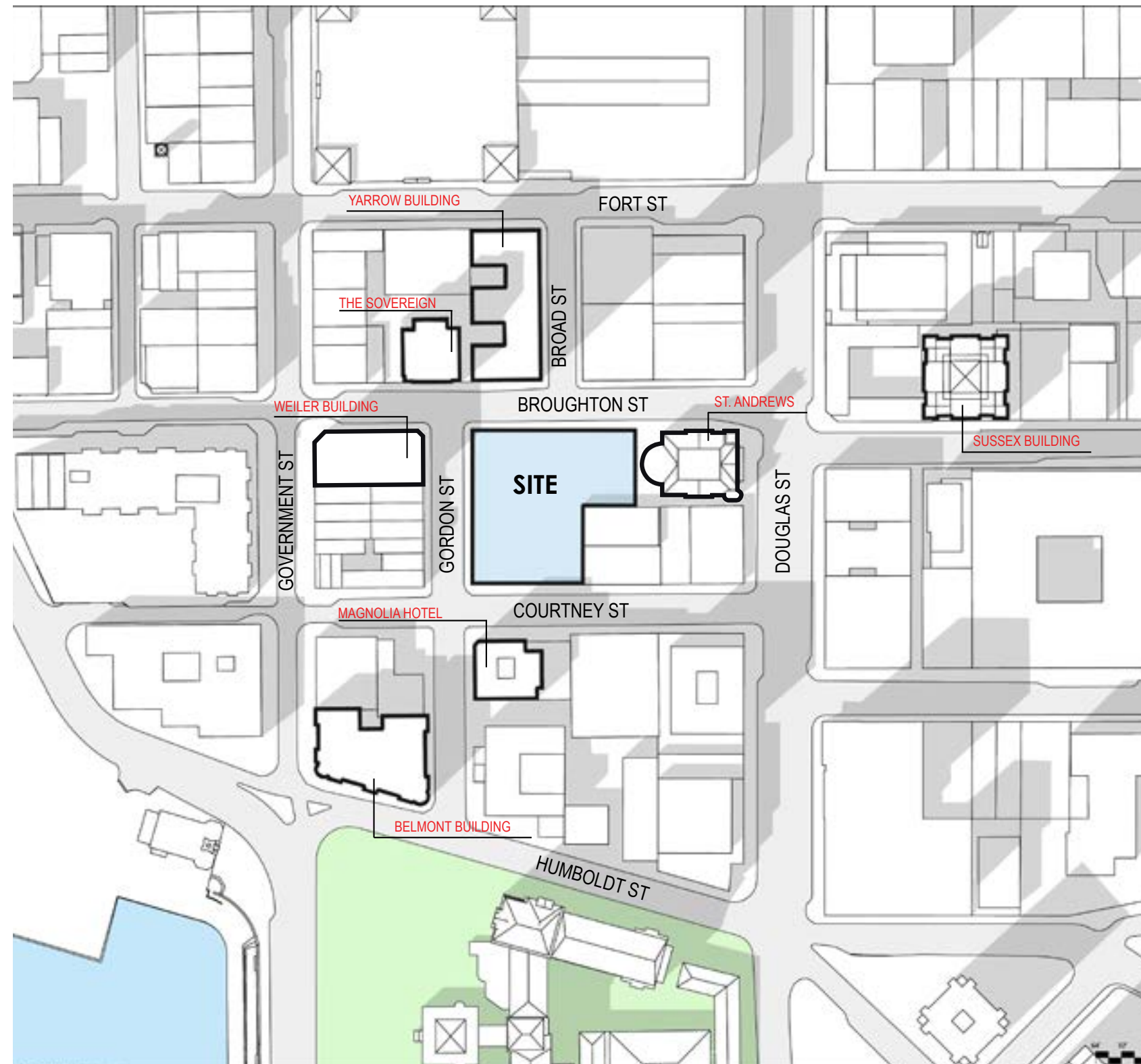


SITE CONTEXT

The subject site, located in Old Town, currently contains a three story parking structure with ground floor retail. The site presents a significant opportunity to transform a historic auto-oriented use in an ageing structure into a vibrant, mixed use community that addresses Victoria's housing needs while enhancing the urban fabric.

SITE:

The site is located within the Downtown Core Area in the historic Commercial District. At such there are a number of Heritage Buildings around it including the Yarrow Building across Broughton Street, the Belmont Building a block down Gordon Street, and the adjacent St. Andrews Presbyterian Church. The area is characterized by ground level retail, and both residential, hotel, and office buildings occupying the upper 2 to 11 floors. Newer buildings in the 9-11 floor range include 608 Broughton Street and Magnolia hotel across the street on Courtney street. The site slopes having approximately a 6ft elevation change from NE to SW.



BLOCK AERIAL PHOTOS



View looking South West



View looking South East

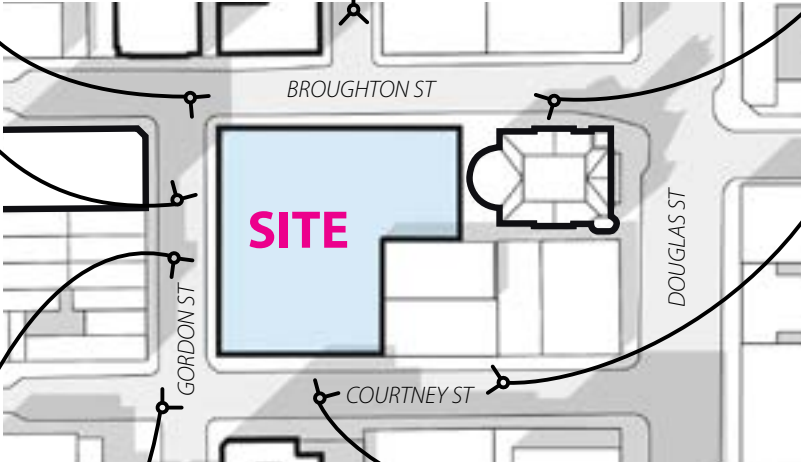


View looking North West

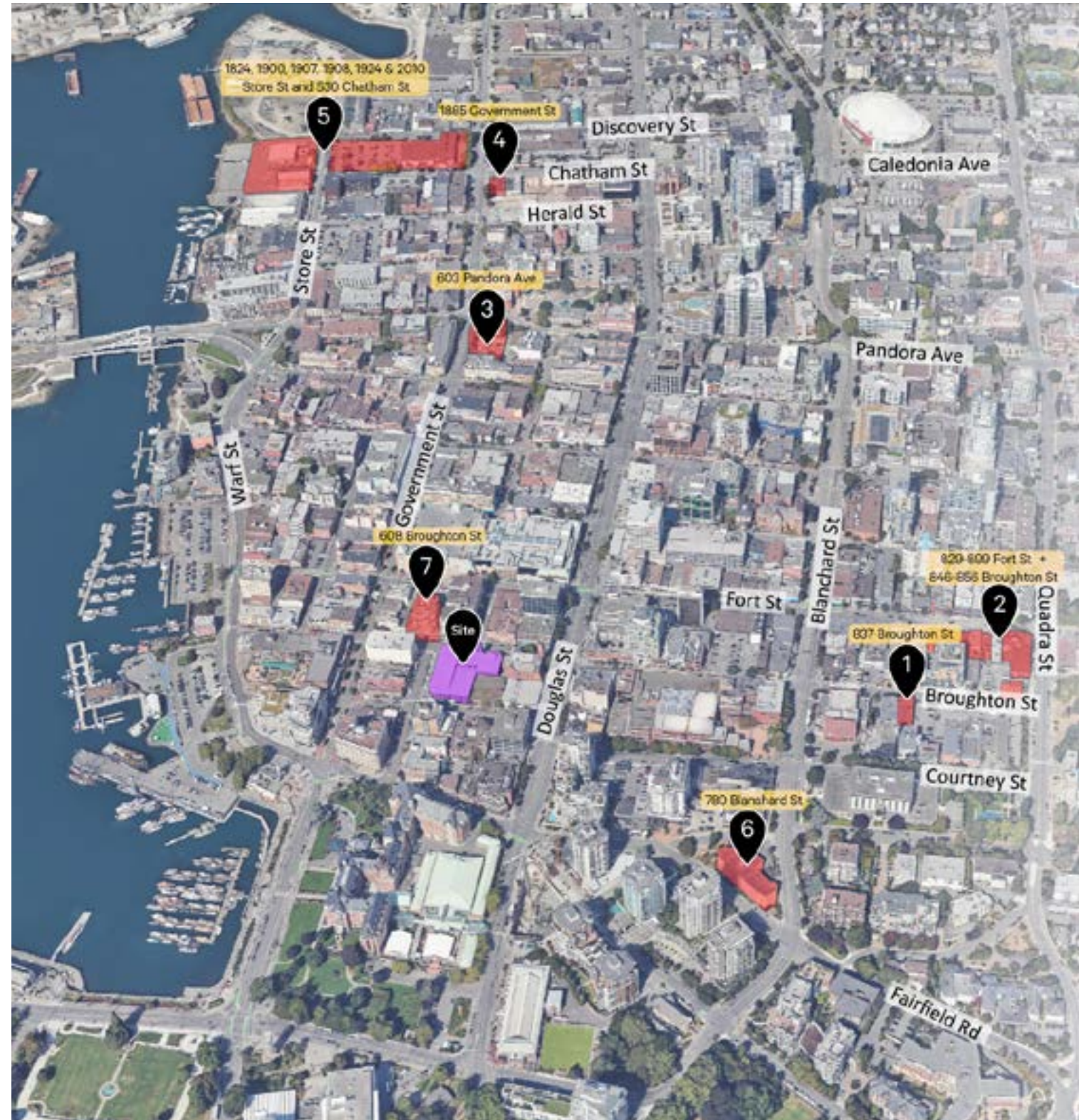


View looking North East

SITE PHOTOGRAPHS



NEARBY DEVELOPMENTS



1. 837 Broughton St

Height: 6 storeys

GFA: 2,761 m2 (29,719 sq.ft.)

Density: Pre-approval: 2.0 FSR,
Approved: 4.11 FSR

Land use/tenure: Mixed Use Rental

2. 829-899 Fort Street + 846-856 Broughton St

Height: 27 storeys

GFA: 27,508 m2 (296,093 sq.ft.)

Density: Approved: 5.33 FSR

Land use/tenure: Mixed Use,
Seniors Housing + Condo

3. 603 Pandora Ave

Height: 12 storeys

GFA: 9,510 m2 (102,364 sq.ft.)

Density: Pre-approval: 3.0 FSR,
Approved: 6.38 FSR

Land use/tenure: Commercial
(hotel)

4. 1885 Government St

Height: 5 storeys

GFA: 5,504 m2 (59,244 sq.ft.)

Density: Pre-approval: 3.0 FSR,
Approved: 4.07 FSR

Land use/tenure: Mixed Use Rental

5. 1824, 1900, 1907, 1908, 1924 & 2010 Store St and 530 Chatham St.

Height: 14 storeys

GFA: 30,658 m2 (330,000 sq.ft.)

Density: Pre-approval: 3.1 FSR,
Approved: 4.5 FSR

Land use/tenure: Mixed Use Rental
+ Condo

6. 780 Blanshard St

Height: 20 storeys

GFA: 10,474 m2 (112,741 sq.ft.)

Density: Pre-approval: 3.1 FSR,
Approved: 4.6 FSR

Land use/tenure: Mixed Use Hotel
+ Condo

7. 608 Broughton St

Height: 11 storeys

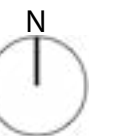
GFA: 36 luxury units- unable to
obtain GFA at this time

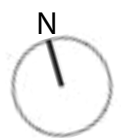
Density: Approved: 5.0 FSR

Land use/tenure: Mixed Use Condo

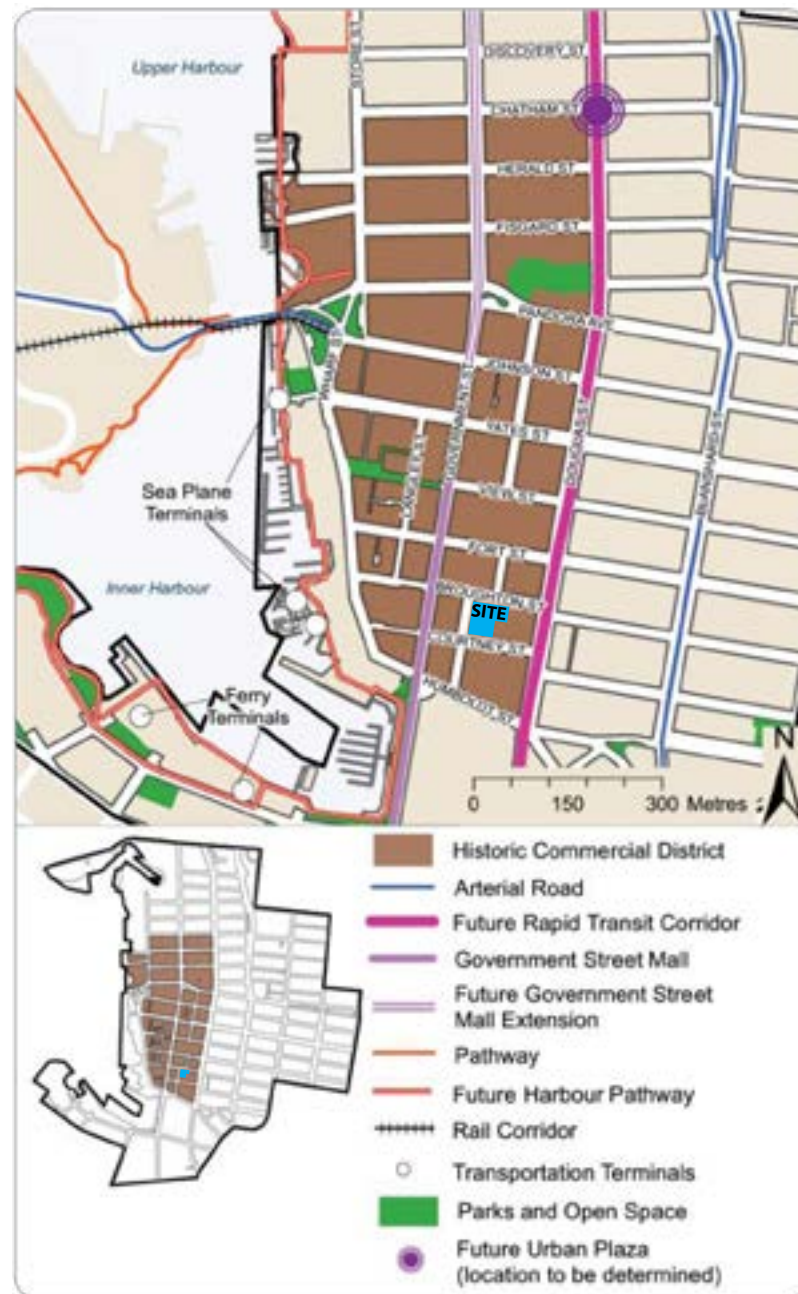
Broughton
Street
Victoria

DECEMBER
2025

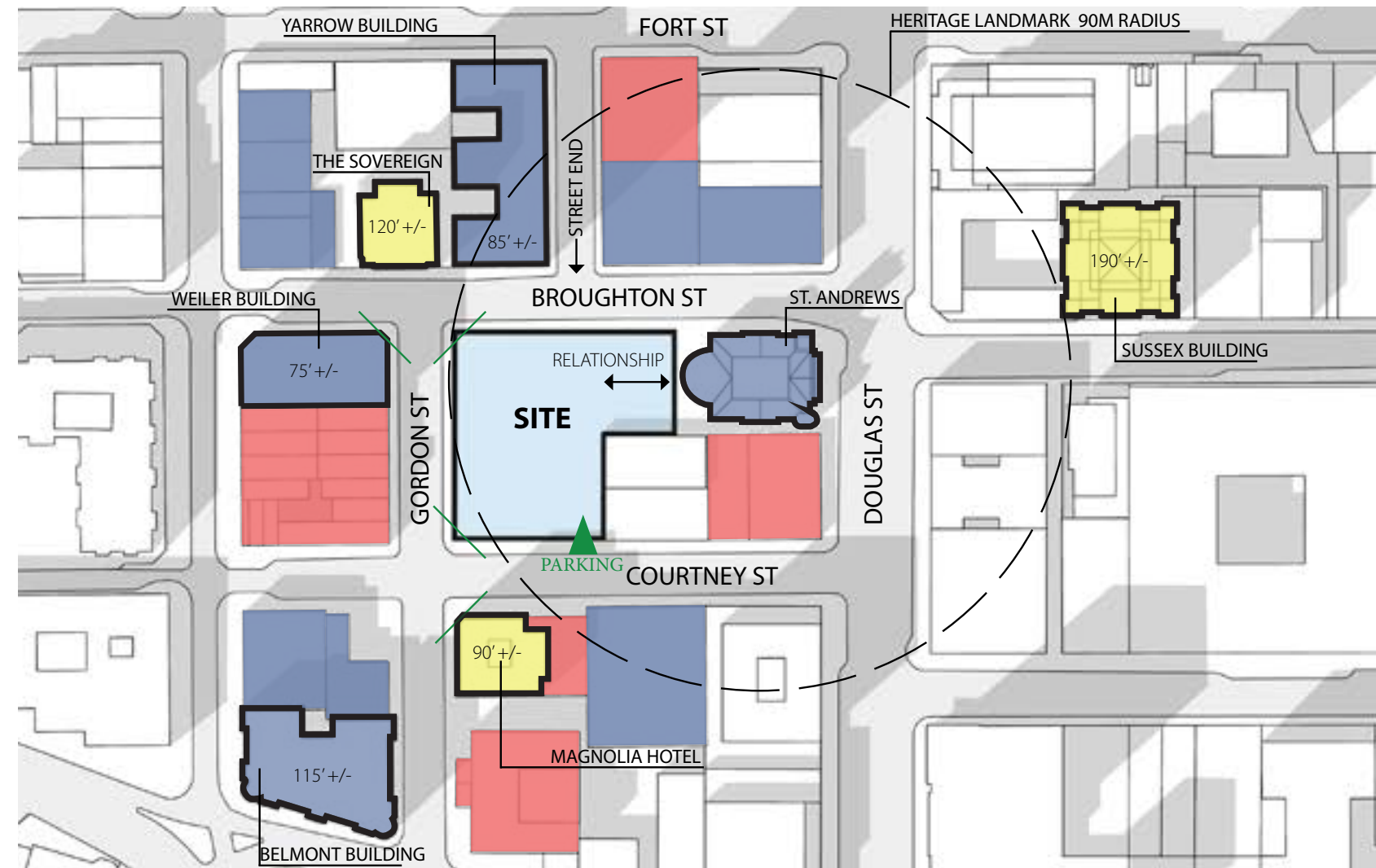




HERITAGE CONTEXT



Map 10: Historic Commercial District



Heritage Buildings Around the Site

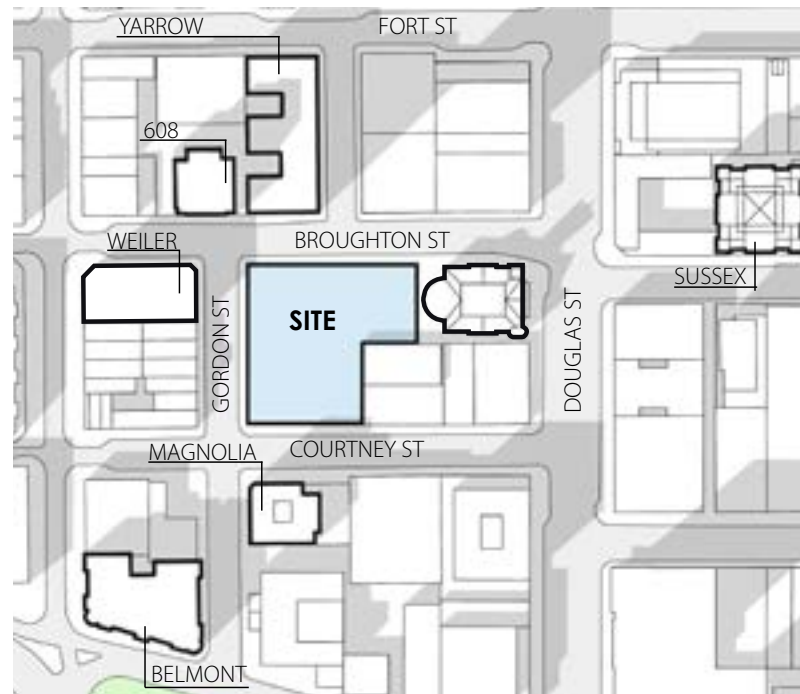
The site falls within the 90-metre radius of St. Andrew's Cathedral, a designated Heritage Landmark Building under Map 26 of the Downtown Core Area Plan. Policy 6.18 requires that development within this radius receive "special design consideration to ensure that the height, setbacks, siting and overall massing of proposed new buildings do not detract from or obscure the visual

prominence and character-defining importance" of the heritage landmark. The proposal directly addresses this policy through increased setbacks, careful massing, and design strategies that preserve the cathedral's visual prominence. This comprehensive approach to heritage integration fulfills the requirements of Policies 6.18, 6.20, and 6.21 for development within the Heritage Landmark Building radius.

HERITAGE CHARACTER

Analysis

The historic Commercial District is characterized by rectangular block buildings built at the property line with no podiums or setbacks. They are predominately expressed in the Edwardian Commercial style: base, shaft, cap with demarcations expressed as cornices. Their massing frequently acknowledges corners with quarter rounds or chamfers. Blind common walls also incorporate murals or signage. By recessing residential balconies, the lot line massing can be preserved.



Edwardian Commercial Building Composition



WEILER



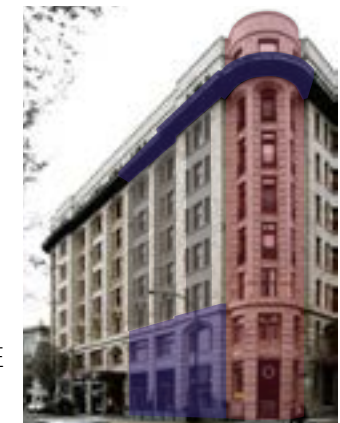
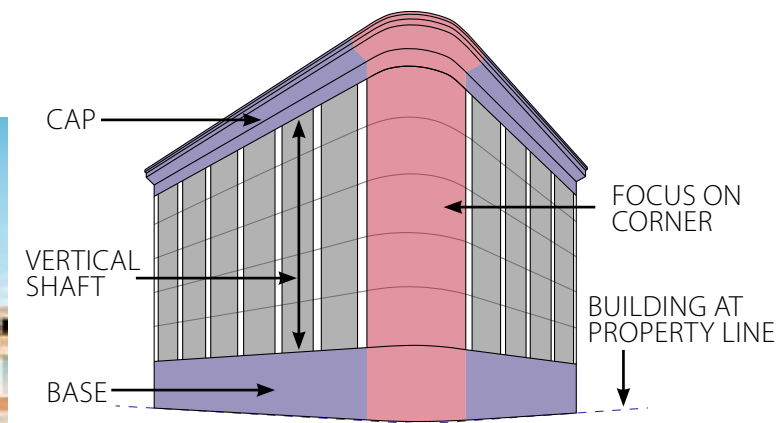
SUSSEX



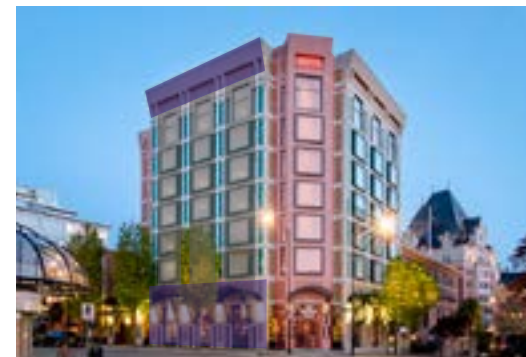
CENTRAL BUILDING



608 BROUGHTON



BELMONT



MAGNOLIA



YARROW

HERITAGE CHARACTER

The guidelines for the Old Commercial District are based on its character-defining elements:

- Classically inspired three part building facades with a clearly defined base, middle and top;
- Vertical facade expressed by use of structural bays, vertical elements and proportions, and punched openings, including upper storey double-hung windows;
- Use of high quality materials such as wood, metal, brick, natural stone and glass;
- Well crafted facade ornamentation and detailing;
- Highly transparent and articulated ground floors incorporating recessed (raked) commercial entry ways with large front display windows with multi-panelled bulkheads (window base) and continuous transom windows;
- A continuous street wall with chamfered/splayed building corners at street intersections;
- Varied range of low to mid-scale building heights generally ranging from three to five storeys;
- Varied and attractive rood lines along each street that are accented by architectural features such as parapets and cornice lines;
- The prominent use of brick masonry construction, such as the use of arched entryways into brick buildings;
- Prefabricated structural and decorative components of exterior facades of commercial buildings such as wood brackets and tin cornices;
- The presence of pedestrian paths, mews, alleys and courtyards within and through blocks; and
- Architecturally distinctive buildings at street heads.

Primary objectives:

- Support and enhance the unique and rich heritage context of Old Town;
- Contribute to Old Town's human scale character and strengthen the cohesiveness of the area;
- Maintain the authenticity of existing heritage buildings in Old Town by supporting distinguishable new buildings; and respect the heritage values of the existing context.



View looking North East

HERITAGE CHARACTER

Heritage buildings often express their highest level of architectural detail and craftsmanship on the primary street-facing facades, where character-defining elements such as decorative masonry, articulated cornices, window surrounds, and ornamental materials were historically concentrated to engage the public realm. In contrast, the side and rear facades, as well as many interior walls, were typically constructed with simpler, more utilitarian materials, such as plain brick, concrete, or minimally finished surfaces. These secondary elevations were never intended to function as formal public frontages, their purpose was largely functional, supporting structure, servicing, or adjoining future development.

This pattern is common across heritage buildings of the era and is clearly illustrated in other precedents. The images to the right are examples showing how richly detailed street facades transition to simpler side or interior conditions.



Level 02-06 Plan

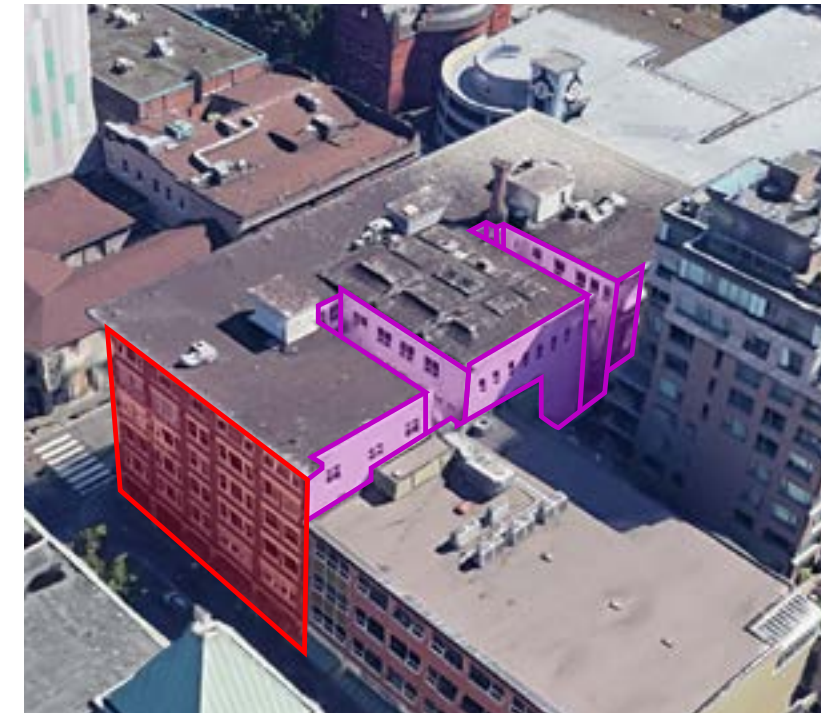
Legend

Articulated brick and stone.

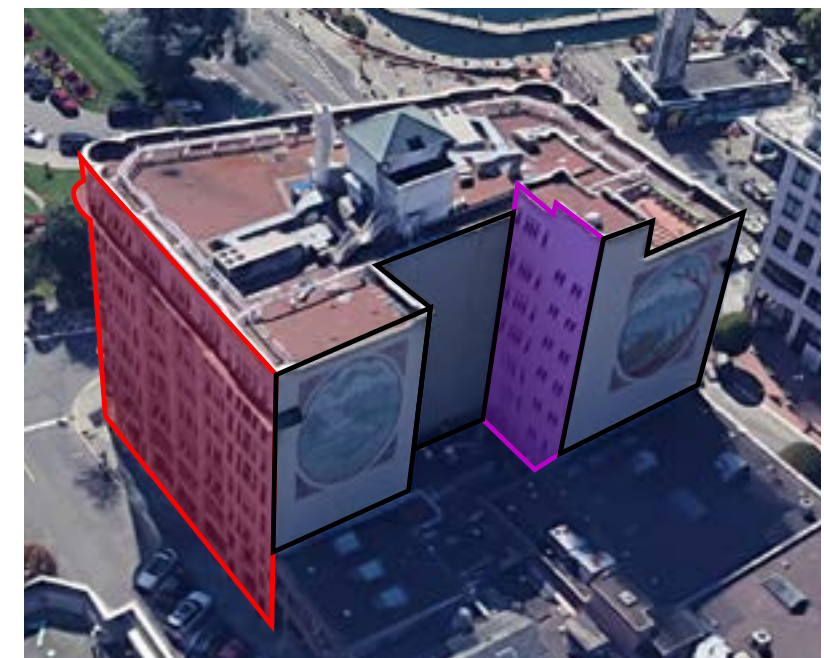
Simplified warm grey window wall

Simplified charcoal window wall

Concrete party wall with mural



Yarrow Building



Belmont Building



ARCHITECTURAL DESIGN

PROGRAM AND DESIGN PRINCIPLES

The proposed redevelopment replaces an underutilized three-storey parkade in the heart of Old Town Victoria with a new market-rental building. By providing rental housing in place of a parking structure, the project enhances urban vitality, promotes a sustainable and walkable downtown, and activates the surrounding streetscape and public realm. The design respects the character and heritage of its context while interpreting it in a contemporary way.

Project Statistics

- Retail at grade, approx. 14,226 sq ft (1,322 m²)
- 13-storeys
- 251 new market rental housing units, 32% of which are two and three bedrooms, over the city requirement.
- 167 parking stalls

St. Andrew's Cathedral

The development is designed to respect and enhance St. Andrew's Cathedral, a protected heritage building and significant landmark within Old Town. This is achieved through the introduction of a public plaza and a generous setback that create a clear spatial separation between the Cathedral and the new development. The design also acknowledges the Cathedral's prominence through thoughtful massing and materiality, preserving key sightlines and views of the Cathedral and its steeple, particularly from critical vantage points.

The Plaza

Designed as an active and flexible gathering area, the plaza will include seating, opportunities for adjacent retail to spill out, and space to host small markets or performances. Positioned across from Broad Street, a pedestrian-oriented corridor lined with cafés, the plaza strengthens the connection between the site and the

surrounding public realm, contributing to a lively and walkable downtown experience. It provides a landscaped retreat within the urban fabric of Old Town, a place for people to pause, meet, and connect.

Activated Street Realm

Retail uses are introduced at grade along Broughton, Gordon, and Courtney Street to create an active and engaging public edge. The residential entrance, located on Gordon Street, is distinguished through a distinct architectural expression, reminiscent of a boutique hotel, with a prominent metal canopy that clearly defines the entry. These active frontages and carefully designed thresholds contribute to a lively, pedestrian-oriented streetscape, reinforcing the project's goal of enhancing activity and vibrancy at the street level.

Architectural Expression

The architectural expression is respectful of the Edwardian commercial heritage of Old Town while interpreted through a contemporary lens. The design employs traditional materials such as brick, complemented by both historic and modern cornice elements that create a dialogue between old and new. The building massing is carefully broken down to respond to the scale of the surrounding context, introducing breaks along Broughton and Courtney Street that, through variation in colour and articulation, read as two distinct building forms.

Along Gordon Street, the design incorporates a recessed portion expressed in a lighter material palette with greater glazing, distinguishing it from the brick volumes on either side. This approach helps reduce perceived massing, introduces visual relief, and maintains a fine-grained rhythm consistent with Old Town's

character. Overall, the composition balances heritage sensitivity with contemporary design, ensuring the new development fits comfortably within its historic setting.



View South from Broughton Street of Plaza

(The historic clock shown in the illustrations is a conceptual idea and has not been finalized. Securing an appropriate location and coordinating with the clock's owner is still pending.)



View of Plaza looking South West



SITE PLAN AND ACCESS

Activated Street Realm

Parking and loading access are provided from Courtney Street.

Bike parking is located adjacent the parking ramp, with some bikes also located in the plaza, and at key entrances around the site.

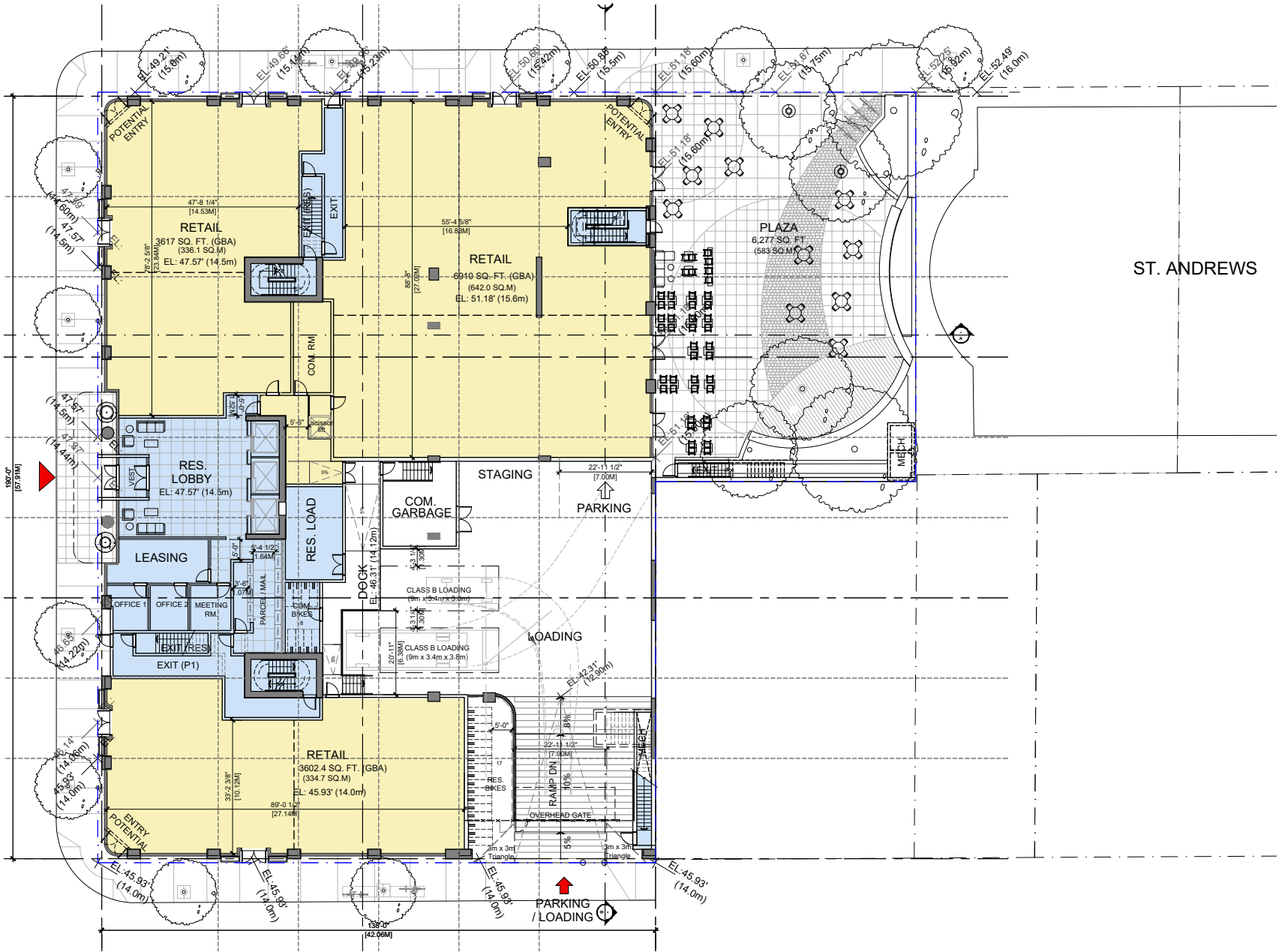
The residential lobby is accessed from Gordon Street, while retail entries wrap the development along Broughton, Gordon, and Courtney Street, ensuring an active street edge on all three frontages.

WEILER BLDG

GORDON ST

BROUGHTON ST

ST. ANDREWS



COURTNEY ST

Plan: Ground Floor

MATERIALS



Brick
Colour: Mix Light to Medium Tone



Glazed Green Brick
Colour: Forest



Window Wall
Colour: Charcoal trim/mullions



Window Wall with Metal Panels
Colour: to match Brick



Red Brick
Colour: Reddish-brown



Natural Stone
Colour: Soft grey



Concrete
Colour: Grey



Bent Metal Spandrel Panels
Colour: Charcoal



Stone
Colour: Grey



Aluminium Picket Railing
Colour: Charcoal



Storefront Glazing
Colour: Charcoal trim/mullions



Glazing
Double-glazed, clear

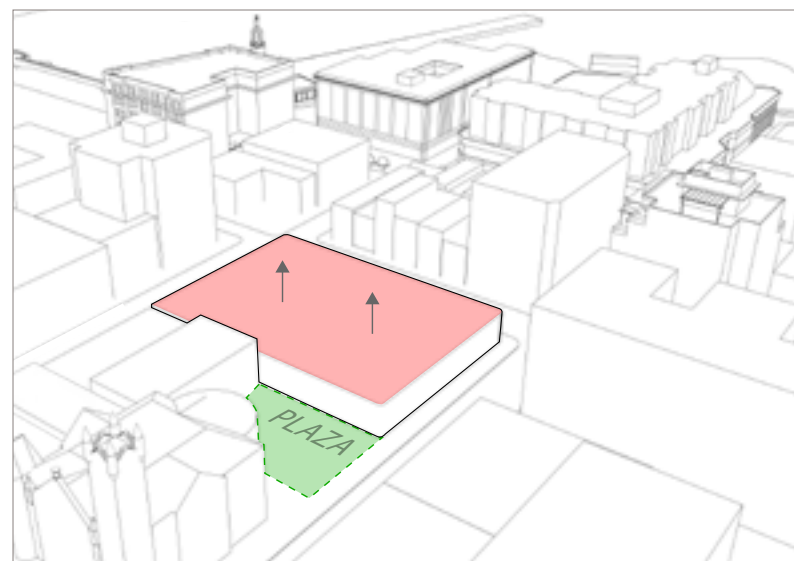




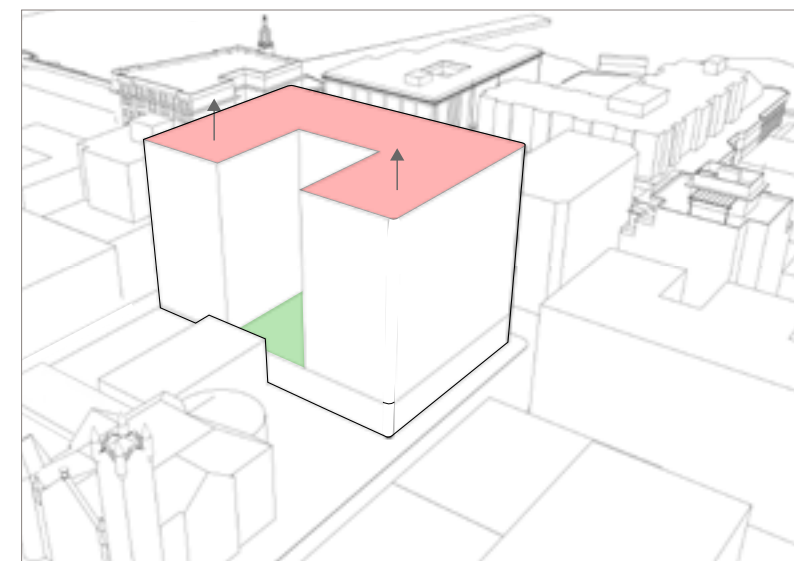
MASSING DIAGRAMS



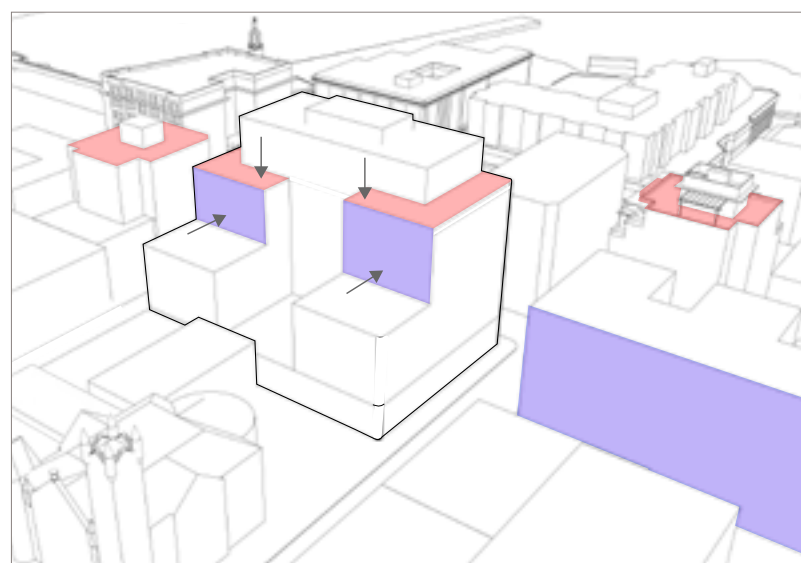
The Site is rectangular and slopes from north to south. The existing above-grade parking structure will be removed.



The Podium has been setback from the east to create a public plaza in front of the cathedral and adjacent Broad Street. The building's base is comprised of CRUs at grade, ensuring an animated and pedestrian-friendly interface.



The Main Massing is extruded upward. A central exterior courtyard amenity is introduced for residents, with the building's form organized around this open space to bring natural light and a sense of community into the heart of the development.



Building Form is dictated by the context. The east walls on level 7 and up push in to align with the Yarrow Building (purple). The main tower steps down from north to south to respond to the height of 608 Broughton and The Magnolia Hotel (pink).



Vertical Breaks help to articulate and visually reduce the overall form. A central "zipper" element defines the main volume, while windows and balconies align to create rhythm and depth across the façade. The building steps down toward the east, creating two distinct masses, giving the appearance of two separate buildings.



Horizontal spanning elements articulate the façade, breaking down the building's mass to better relate to its context, while cornices are used to visually cap and define the structure.

DESIGN AND MATERIAL CONCEPT

The massing is composed of a base, middle, and top.

TOP

The building top steps back from the massing below and tapers the overall massing. The facade changes to raised panel window-wall with cantilevered balconies.

MIDDLE

A contemporary cornice provides a refined, modern interpretation of a traditional building cap.

The body of the building is defined by the strong vertical expression of the brick clad columns.

The bent metal spandrel panels add texture to the façade. The subtle sill slope serves a functional drainage role, but will also deter birds from perching on the building.

The inset balconies maintain the heritage pattern of buildings built to the property line while providing functional outdoor space for residents.

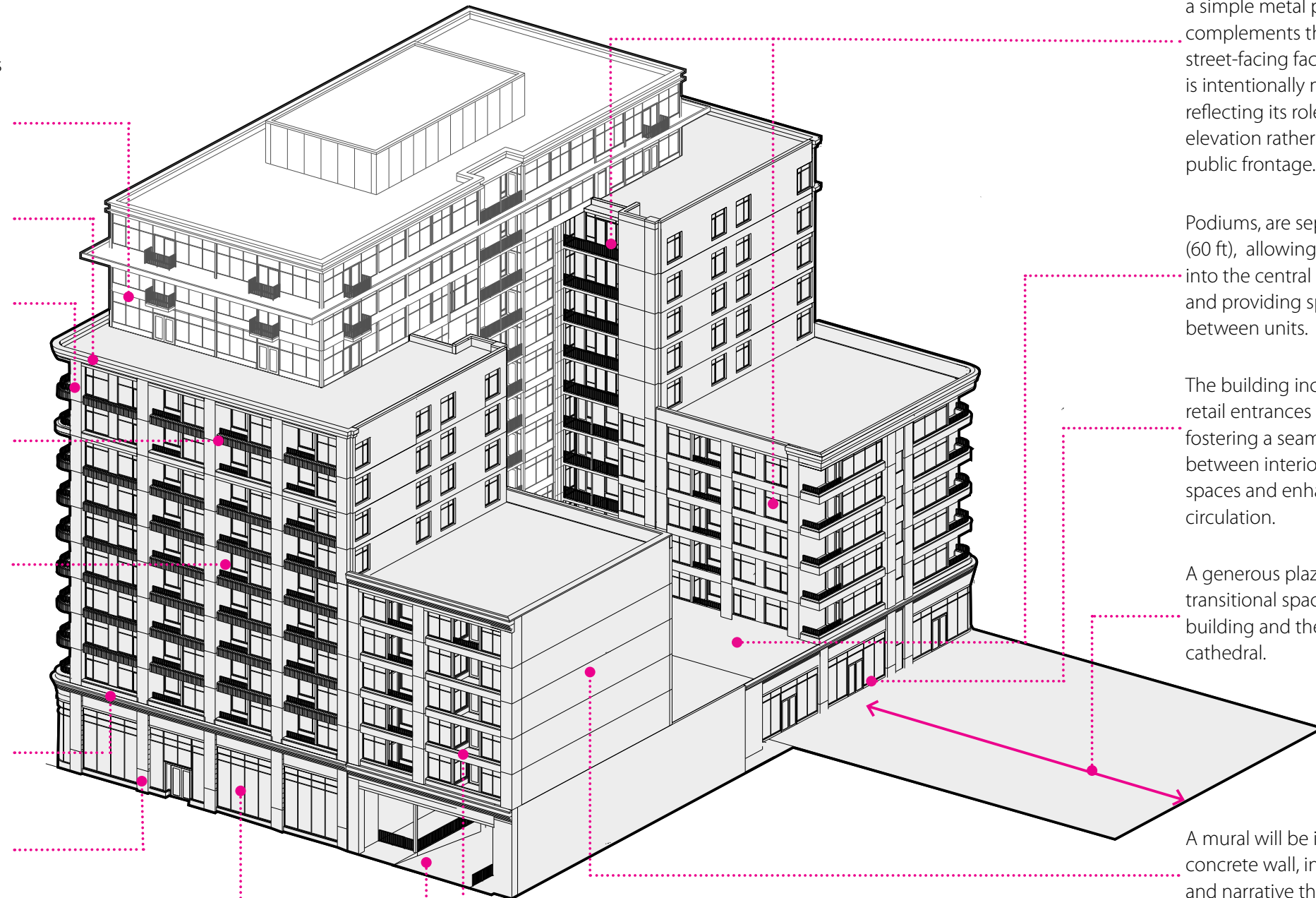
BASE

A pronounced cornice above the ground floor establishes a strong visual divide between the retail base and the residential levels above.

The ground floor retail base is clad in natural stone. Retail activates all three streets and the plaza.

Full-height glazing distinguishes the retail frontage.

The parking and loading entrance will feature a metal overhead gate



On the interior courtyard, the massing uses window wall with a simple metal panel system that complements the brick on the street-facing facade. This system is intentionally more understated, reflecting its role as a secondary elevation rather than a primary public frontage.

Podiums, are separated by 18.29m (60 ft), allowing sun penetration into the central amenity courtyard and providing spacial separation between units.

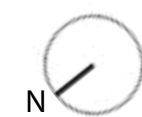
The building incorporates multiple retail entrances along the plaza, fostering a seamless interaction between interior and exterior spaces and enhancing pedestrian circulation.

A generous plaza provides a transitional space between the building and the neighboring cathedral.

A mural will be integrated onto the concrete wall, introducing color and narrative that complements the architectural composition while enlivening the pedestrian experience.

Red brick is used on the smaller massing fronting Courtney. Changing both the massing and materials on the Courtney elevation is a response to the context and gives the illusion of two separate buildings.





DESIGN AND MATERIAL CONCEPT

Glazed green brick is used on the smaller massing fronting Broughton. Changing both the massing and materials on the Broughton elevation is a response to the context and gives the illusion of two separate buildings.

The simplified modern cornice finishes the top of the massing

The plaza is fully accessible from Broughton Street.

The podium height is at its lowest at Broughton St. at 5.49m (18 ft)

The highly articulated stepped brick cornice is a counterpoint to the simplified cornice at the top of the building. The articulated cornice is brought down lower to the sidewalk and plaza to animate the pedestrian realm.

An arched retail bay is introduced at the terminus of Broad Street. The arch acts as a visual terminus to the street and as a foyle in the facade, adding to the variety of the ground floor expression.

Perforated metal screen in a light-toned finish are used to clad the rooftop mechanical, minimizing its visual prominence and maintaining focus on the building's main architectural mass.

The building steps down from north to south to respond to the heights of the surrounding context, breaking the massing along Gordon Street into two distinct volumes.

The rounded/ faceted corners on the building is a contextual response to buildings in the urban context that celebrate the corners.

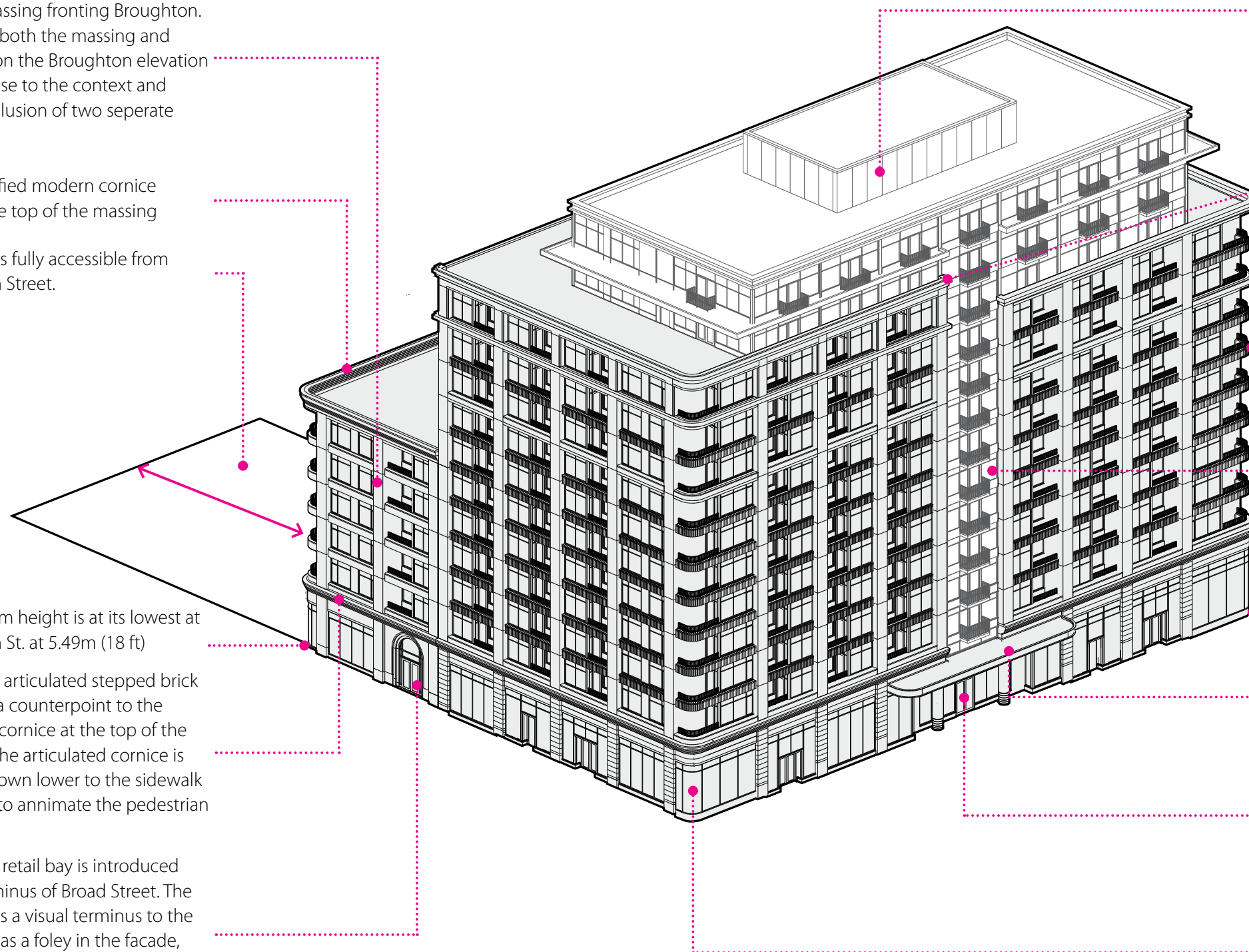
A continuous window wall system extends down the center of the building, interrupting the horizontal spandrels and visually dividing the form into two smaller masses (the "zipper").

The podium height is at its highest at the corner of Gordon and Courtney St. at 7.01m (23 ft)

The entrance to the residential lobby is emphasized by a large canopy.

The lobby entrance is recessed and features two rounded columns. This articulation distinguishes the lobby from the retail and adds interest and diversity in the expression of the base along Gordon Street.

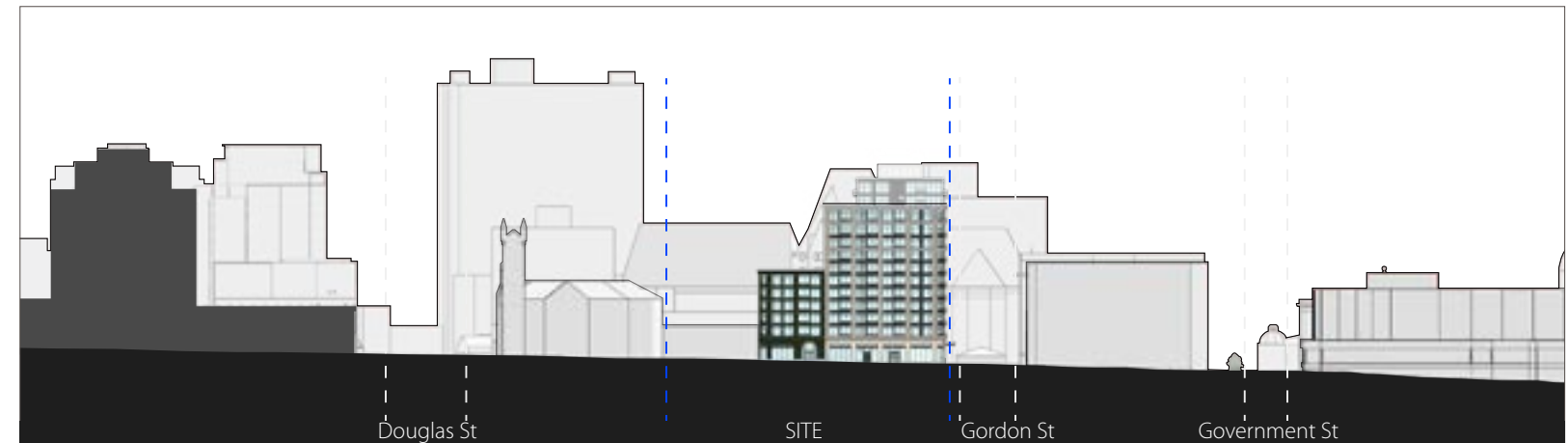
Rounded/faceted corners on the ground floor soften edges and create a focus at the corners, sympathetic to Edwardian design.



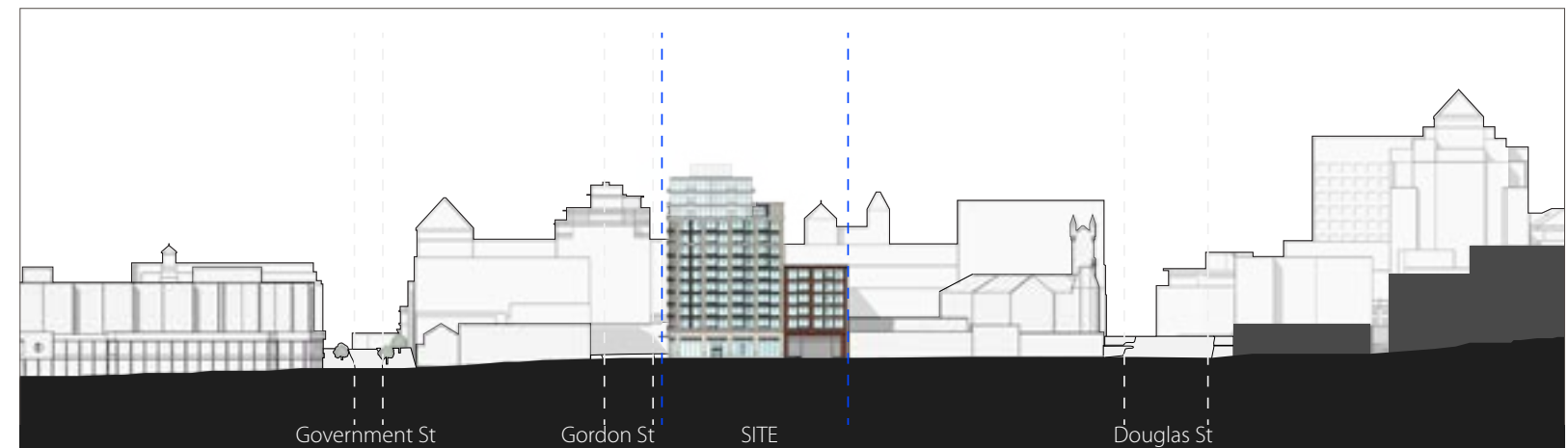
STREETSCAPE

The proposal seeks to redevelop the site with a 13-storey mixed-use building, achieving a total density of 5.9 FSR. The proposed height and density have been developed through an iterative design process incorporating input from the Community, Key Stakeholders and City Staff. The proposal's design has evolved to conform to both the Victoria Official Community Plan (OCP) and the Downtown Core Area Plan (DCAP), which direct growth toward the Urban Core and support compact, high-quality redevelopment in Old Town.

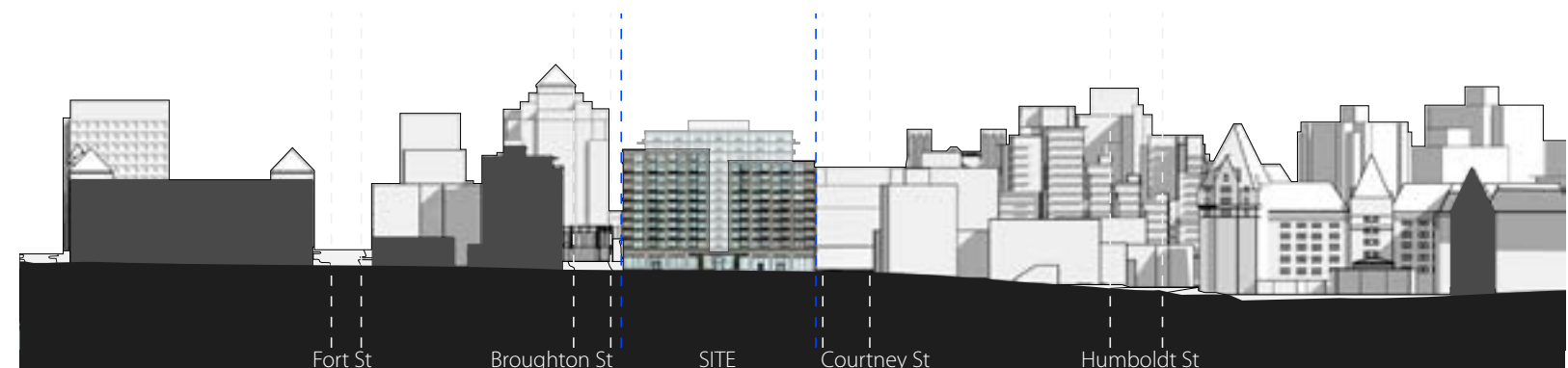
Historic buildings such as the Belmont Building, and Yarrow Building and newer developments like the Magnolia Hotel and The Sovereign, exhibit higher densities while integrating well with the surrounding neighbourhood character. Additionally, the site is also very close to Douglas Street, where as-of-right zoning allows buildings up to 43 metres in height, providing further precedent for taller built forms in this area.



Elevation A: Broughton Streetscape



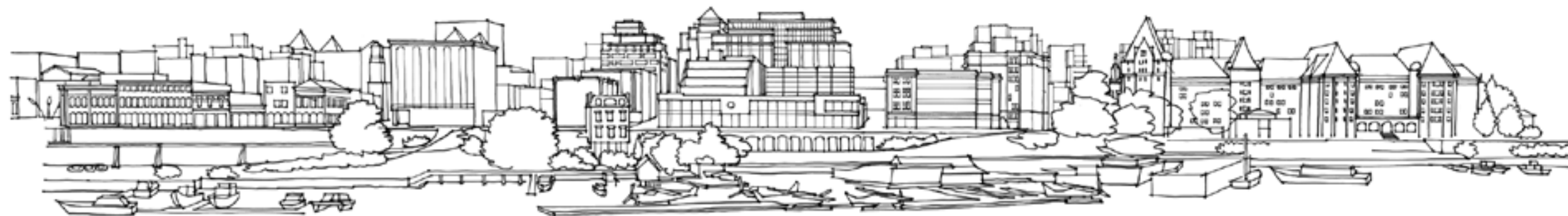
Elevation B: Courtney Streetscape



Elevation C: Gordon Streetscape

VIEW FROM LAUREL POINT

From key public views, including Laurel Point, the proposal fits the skyline and contributes to the Urban Amphitheater concept described in the DCAP, which envisions the downtown as a layered bowl form stepping down toward the waterfront. The proposed massing supports this concept while protecting view corridors and enhancing the overall legibility of Old Town's historic skyline. The buildings are in scale with 608 Broughton, the Belmont Building and the Falls on Douglas St with the Sussex Building remaining the prominent building in the skyline view from Laurel Point, with the 'sawtooth' expression of the Historic District.



ILLUSTRATIONS

MCM

Musson
Cattell
Mackey
Partnership

Broughton
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Victoria

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View looking South West

ILLUSTRATIONS

*View East down Broughton Street*

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View North down Gordon Street

ILLUSTRATIONS

*View South down Broad Street*

ILLUSTRATIONS

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Cattell
Mackey
Partnership

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Victoria

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2025



View South from Broughton Street of Plaza

(The historic clock shown in the illustrations is a conceptual idea and has not been finalized. Securing an appropriate location and coordinating with the clock's owner is still pending.)



View South West at Broughton and Douglass Street intersection

ILLUSTRATIONS

Broughton
Street
VictoriaDECEMBER
2025*View West down Broughton Street*

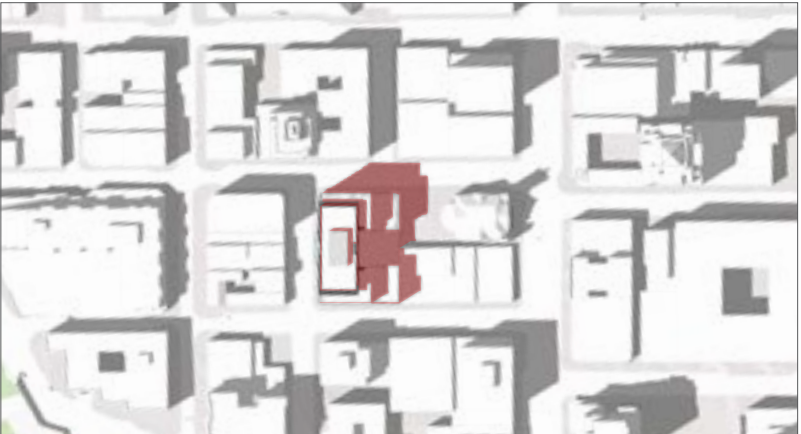
SHADOW STUDY



Summer Solstice - June 20 10AM



Summer Solstice - June 20 12PM



Summer Solstice - June 20 3PM



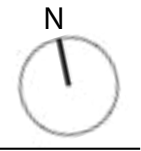
Equinox - March 20 / September 22



Equinox - March 20 / September 22



Equinox - March 20 / September 22



SUSTAINABLE DESIGN STRATEGY

Rating System

The project will follow the Zero Carbon Building V4 as a Green Building Rating System. The ZCB standard was selected as it aligns well with the City of Victoria's Climate Forward Building Guide and the Climate Leadership Plan.

To further this goal, the project will register the project with the Canadian Green Building Council under the ZCB Design Standard by the Development Permit stage. The project will demonstrate general compliance with the ZCB design standard by the Building Permit Stage.

Near Zero Emissions

The project will demonstrate near zero emissions performance by abiding by the Green House Gas Intensity limits set out in Emissions Level 4 of the BC Emissions Step Code, the strictest emissions performance level. Furthermore, the project align with near zero emissions building design by not combusting fossil fuels on site as part of base building operations (emergency and backup systems not withstanding). Electricity provided by BC Hydro is 98% carbon free, as reported in the latest annual report.

Furthermore, the project will strive to utilize high-performance heat pump technology for building space and building heating where appropriate.

Optional:

The project team will undertake a solar PV study in the schematic design stage to determine the suitability of on-site renewable power generation.

Energy Efficiency

In order to demonstrate outstanding energy efficiency, the project will demonstrate an Total Energy Usage Intensity (TEUI) improvement of 25% better than the TEUI requirement mandated by Step 2 of the BC Energy Step Code.

The strategies for energy efficient design of major building systems are as follows:

Building Envelope

- High efficiency thermal insulation design
- Thermally efficient glazing
- Minimalizing of thermal bridges in the building envelope

Building HVAC Systems

- Building space heating and cooling systems of commonly occupied spaces will be provided by high performance heat pump
- Ventilation air for commonly occupied spaces will be tempered by exhaust energy recovery devices

Service Water Heating

- DHW demand will be reduced through water efficient plumbing fixtures
- (Optional) DHW heating will be primarily provided by high-efficiency air-to-water heat pump systems, with electrical resistance back-up DHW heaters.

Building Lighting

- Building lighting will utilize a full LED lighting fixture design
- Common areas will utilize occupancy sensors automatically shut off or dim lighting when spaces are unoccupied

Low Carbon Materials and Construction

The project will undertake a whole building Life Cycle Analysis in order to determine the building's embodied carbon intensity. Currently, neither the BC Building Code nor the City of Victoria has established a Embodied Carbon Design guidelines; the project will adopt the City of Vancouver or the ZCB Standard for Embodied Carbon calculations. A target project life cycle impact of 500 kg CO2/m2 will be set for Scope A thru D (production, transportation, construction, and decommissioning).

Where possible, low carbon alternatives for building materials will be utilized. Furthermore, low ozone depletion potential and global warming potential refrigerants will be used for building DX systems where suitable.

SUSTAINABLE DESIGN STRATEGY

Climate Change Adaptation

To realize resiliency for future climate change scenarios, the project will adopt design strategies to account for future predicted climate change patterns. The Pacific Climate Impact Consortium has identified climate change impacts for the region and project to include more extreme heat in the summer and more intense rainfall events. Additionally, wildfire events may become more common, with increased duration and intensity.

To account for these anticipated climate and environmental changes the project will adopt the following design strategies:

Future Weather Cooling Design

The project will use a 2080 future shifted (+1.5°C RCP) cooling design temperature to design building cooling systems. Annual energy simulation will be used to determine no unmet cooling hours for occupied building spaces.

Fire Smoke Control

In order to minimize smoke particulate infiltration of the building during wildfire events, the occupants will be provided with a switch to control ventilation fan operation. Access panels will be provided for all air-filter media locations to facilitate easy replacement following fire smoke periods.





LANDSCAPE

LANDSCAPE RATIONALE

The 617-635 Broughton St. proposal integrates with its historic Old Town context and provides an activated and lively public realm which can be enjoyed by residents and visitors alike.

At the heart of the landscape approach is a new plaza which provides a central gathering place, extending the network of public spaces along Government Street and fostering community interaction. This plaza provides public amenity that supports increased density while maintaining livability. The design incorporates Crime Prevention Through Environmental Design (CPTED) principles, with “eyes” on the plaza from non-residential ground-floor uses and appropriate lighting to promote safety and comfort. For its design aesthetic the new plaza references the apse of the historic St. Andrews Cathedral on the adjacent property, which is a piece of significant architecture that will be made visible again through this development. The plaza layout is inspired by European church square precedents, providing flexible programming opportunities while seamlessly complimenting Victoria's Old Town context.

Ground-floor retail is maintained at a human scale, reinforcing active street edges and pedestrian engagement. This approach supports the Historic Commercial District's active commercial uses that encourage pedestrian activity and complement the public realm. The design maintains human-scaled storefronts which define the street wall and create continuity with the surrounding historic context.

The landscape strategy also supports the City of Victoria's Urban Forest Master Plan 'Priority Actions', Tree Protection Bylaw, and 'Downtown Public Realm Plan and Streetscape Standards' for the Old Town precinct - with a focus on increasing the urban tree canopy by emphasizing large trees wherever feasible, providing new street trees in the public realm, and ensuring that all trees are provided with sufficient soil volume to optimize growing conditions. This approach supports the City's environmental goals and enhances the overall pedestrian experience through thoughtful integration of green infrastructure within an activated and thriving public realm.

The Outdoor Amenity Levels are designed to provide a high level of value for residents and visitors, as well as to meet or exceed City of Victoria's targets for increasing urban canopy coverage and ecosystem supporting landscape practices. A significant portion of each level is given over to native and native-adapted planting, with an emphasis on pollinator attracting species.

PLAZA



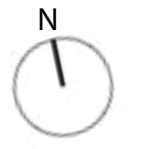
PUBLIC REALM



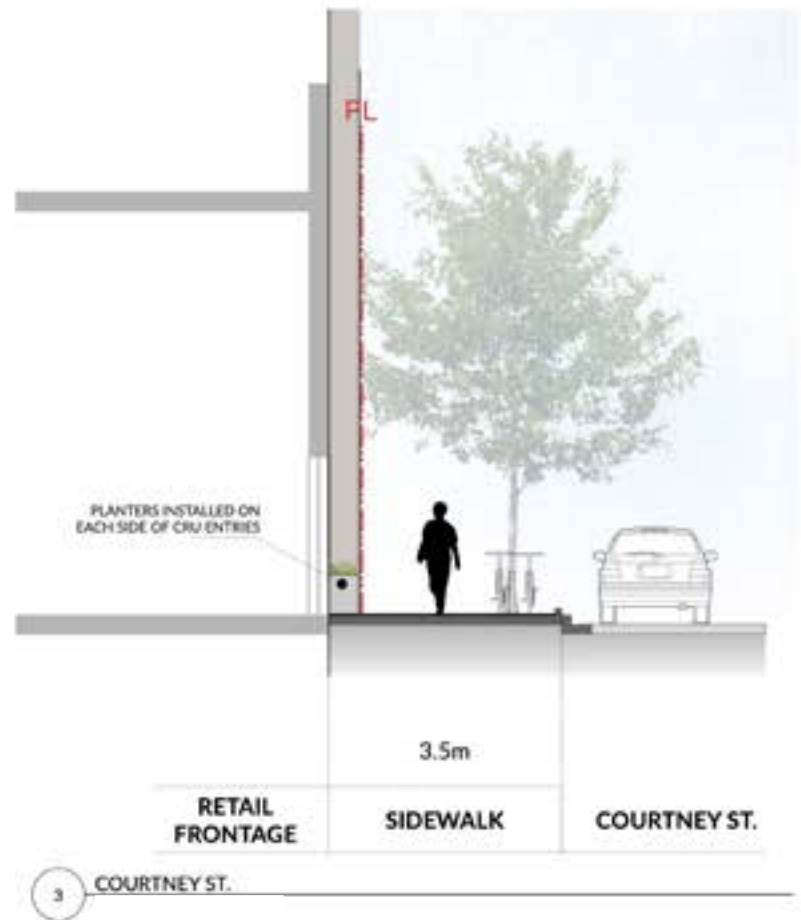
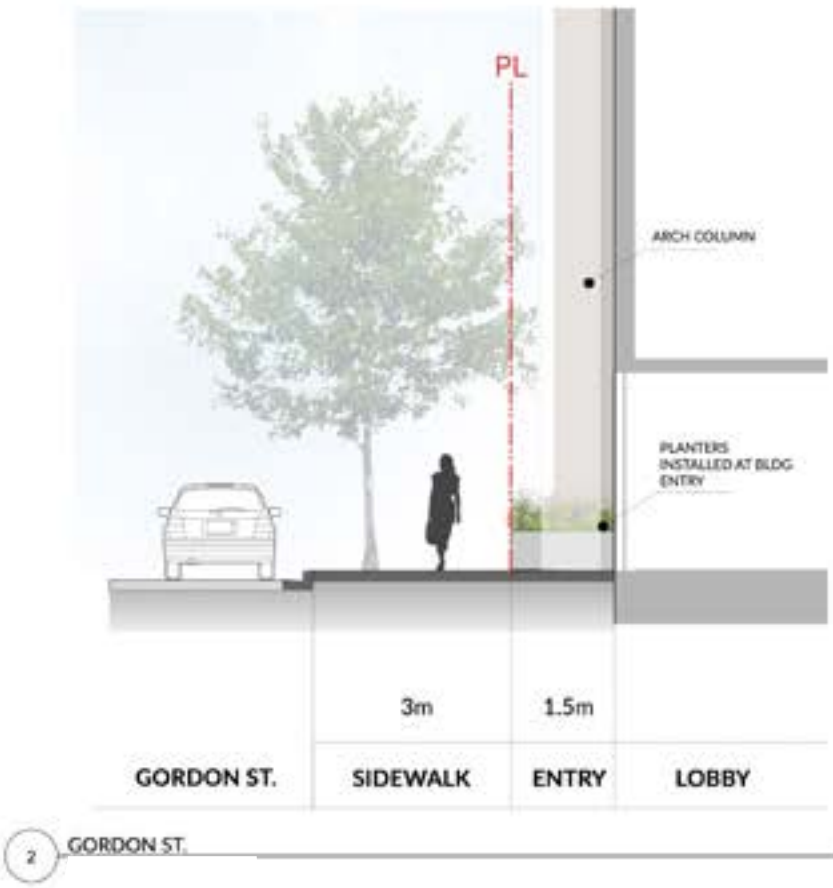
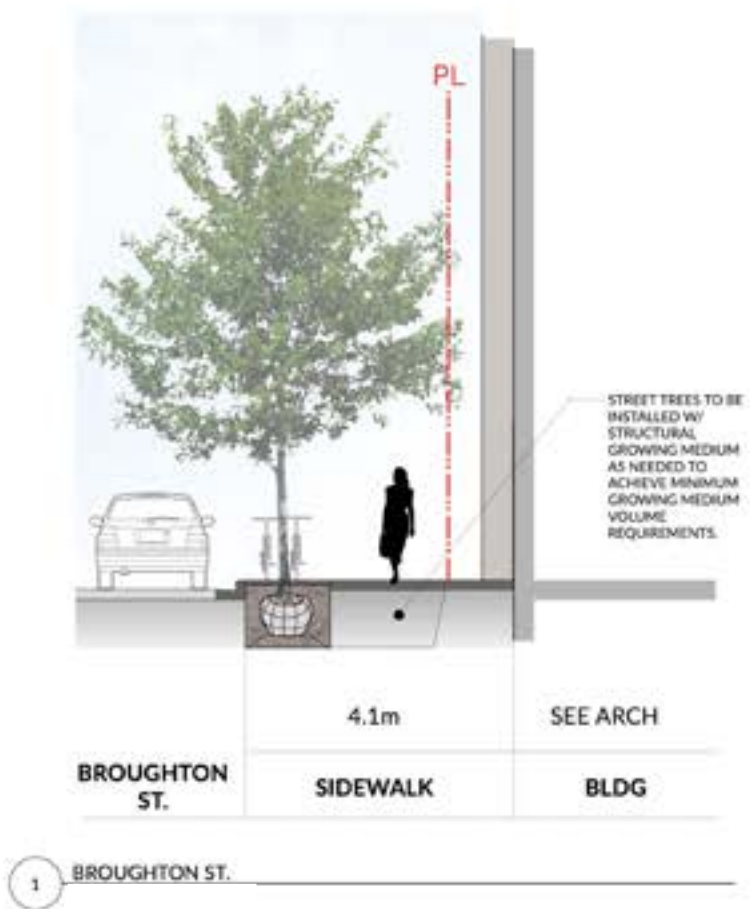
AMENITY LEVELS



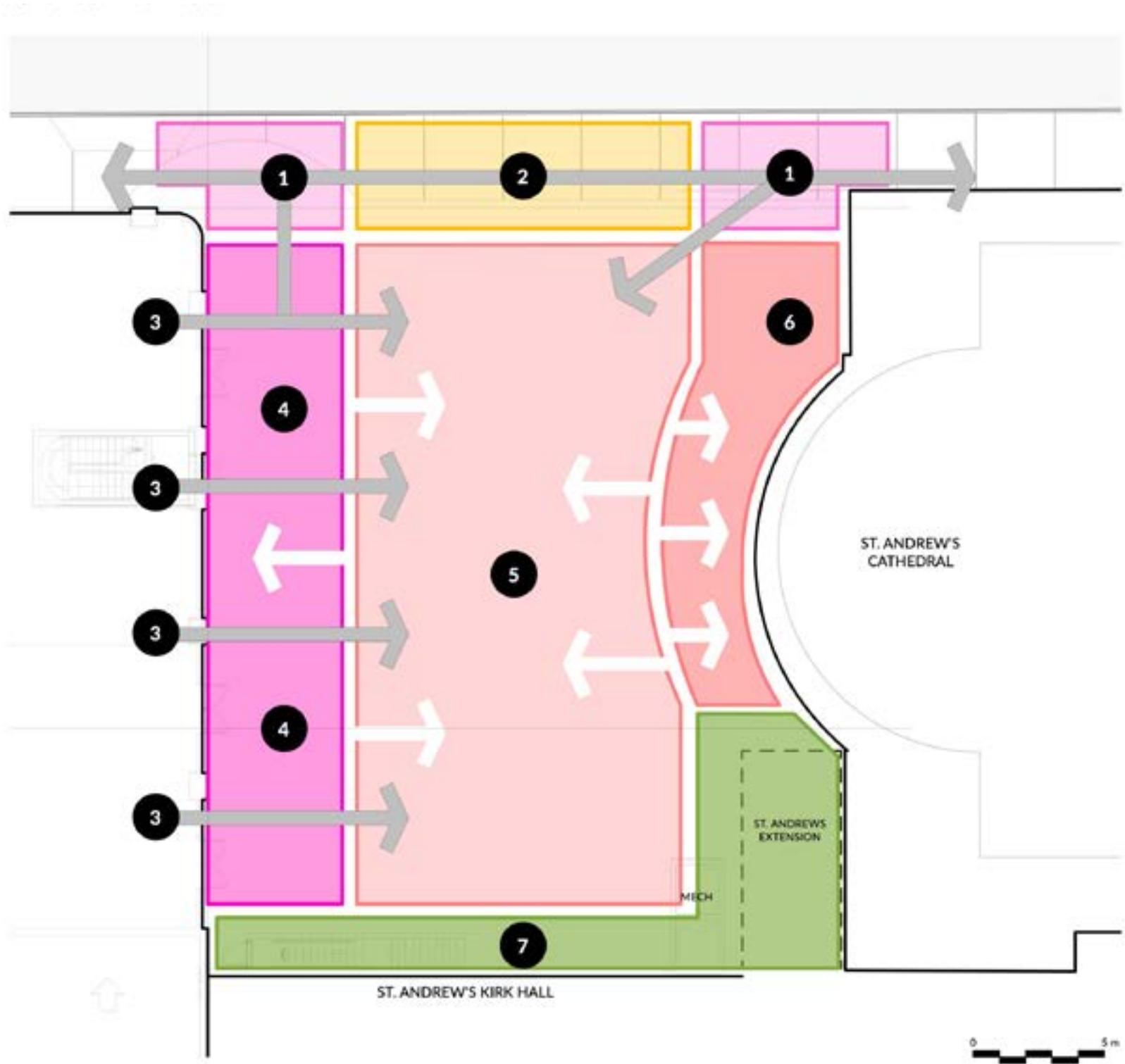
**Broughton
Street
/Victoria**

DECEMBER
2025

STREETSCAPE SECTIONS



PLAZA FRAMEWORK

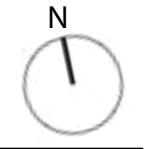


EMERGING SITE FRAMEWORK

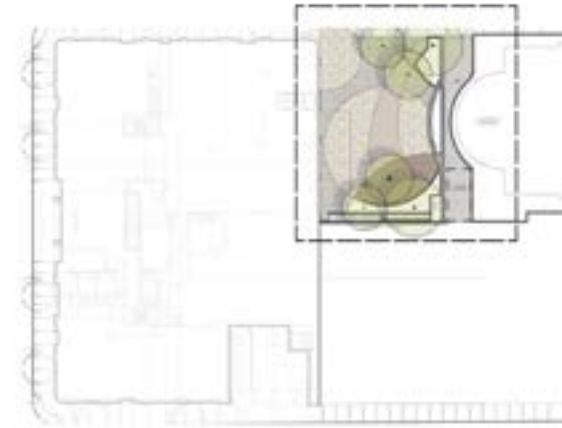
SITE PROGRAMMING SHOWN IN COLOURED ZONES.

- 1 ARRIVAL NODE
ANNOUNCE AND WELCOME VISITORS INTO THE SITE
- 2 BROUGHTON ST. INTERFACE
CONTRIBUTE TO THE BROUGHTON ST. PUBLIC REALM
- 3 PROJECT ACCESS POINT
PRIORITIZE ACCESS AND CIRCULATION TO KEY PROJECT ENTRY POINTS
- 4 ACTIVATED RETAIL EDGE
EMPHASIZE AND ACTIVATE COMMERCIAL FRONTAGES
- 5 CENTRAL PLAZA
PROVIDE A LIVELY, SAFE, AND FUNCTIONAL PUBLIC SPACE
- 6 ST. ANDREWS CATHEDRAL APRON
CELEBRATE THE APSE AND INTEGRATE WITH PLAZA DESIGN
- 7 KIRK HALL FEATURE WALL
SCREEN EXISTING BACK OF HOUSE FEATURES AND PROVIDE AESTHETIC AND FUNCTIONAL ENCLOSURE TO CENTRAL PLAZA

↔ CIRCULATION ROUTE



**Broughton
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DECEMBER
2025

- 1 OUTDOOR PATIO SEATING
- 2 KIRK HALL FEATURE WALL
- 3 MOVABLE SEATING
- 4 PERFORMANCE AREA
- 5 TREES IN NATIVE SOIL, OFF SLAB
- 6 CENTRAL PLAZA
- 7 FLEX-CAFE PATIO
- 8 ST. ANDREW'S PARKING STALLS
- 9 LOW PERIMETER PLANTING W/
INTEGRATED SEATING EDGE



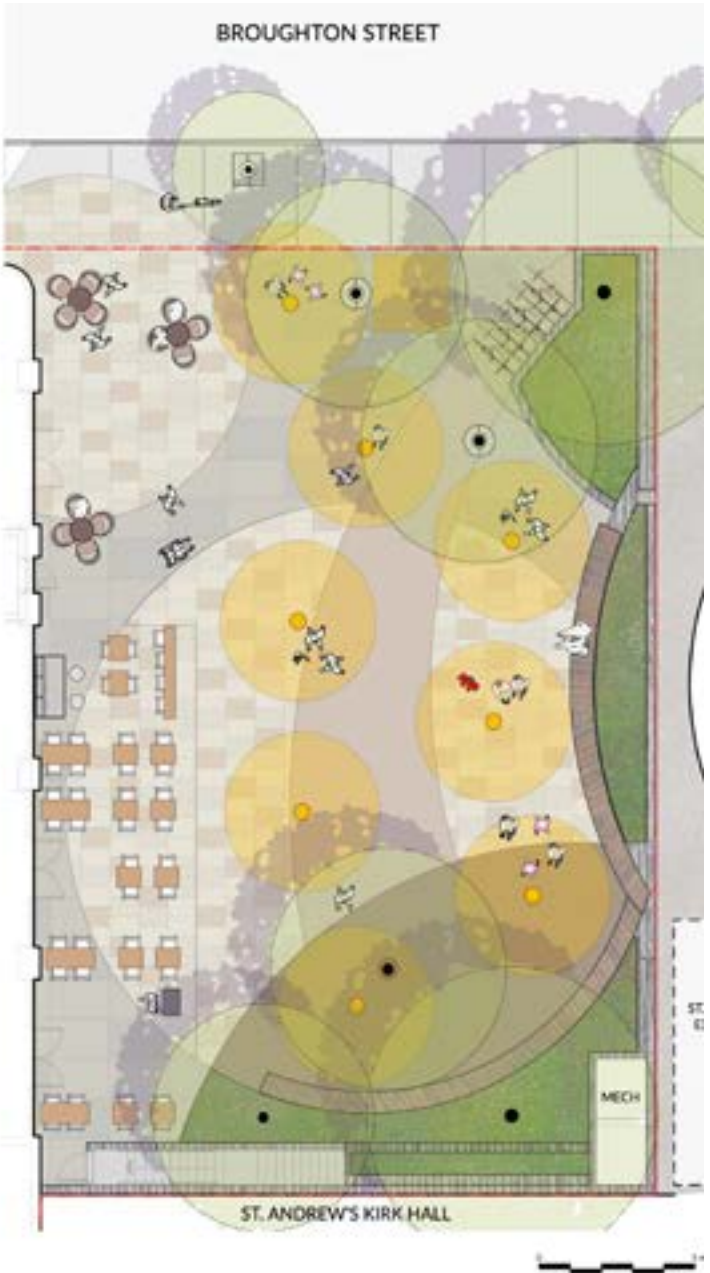
PLAZA PROGRAMMING



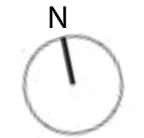
FARMERS MARKET/ VENDOR EVENT
15-20 MARKET TENTS
2-3 FOOD TRUCKS
~60 PARTICIPANTS



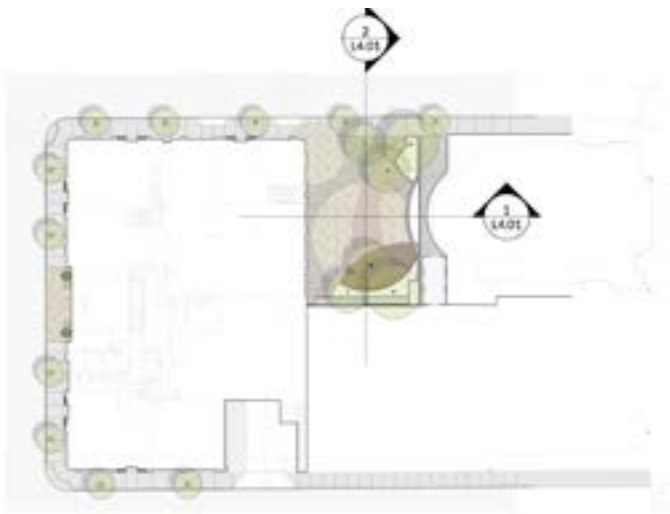
PERFORMANCE EVENT
1 TEMPORARY STAGE W/ TECHNICAL/ EQUIPMENT TENT
~100 PARTICIPANTS



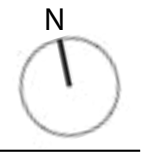
TEMPORARY OUTDOOR ART EXHIBITION
1 INFORMATION/ VISITORS TENT
8-10 EXHIBITION DISPLAYS
20-30 PARTICIPANTS



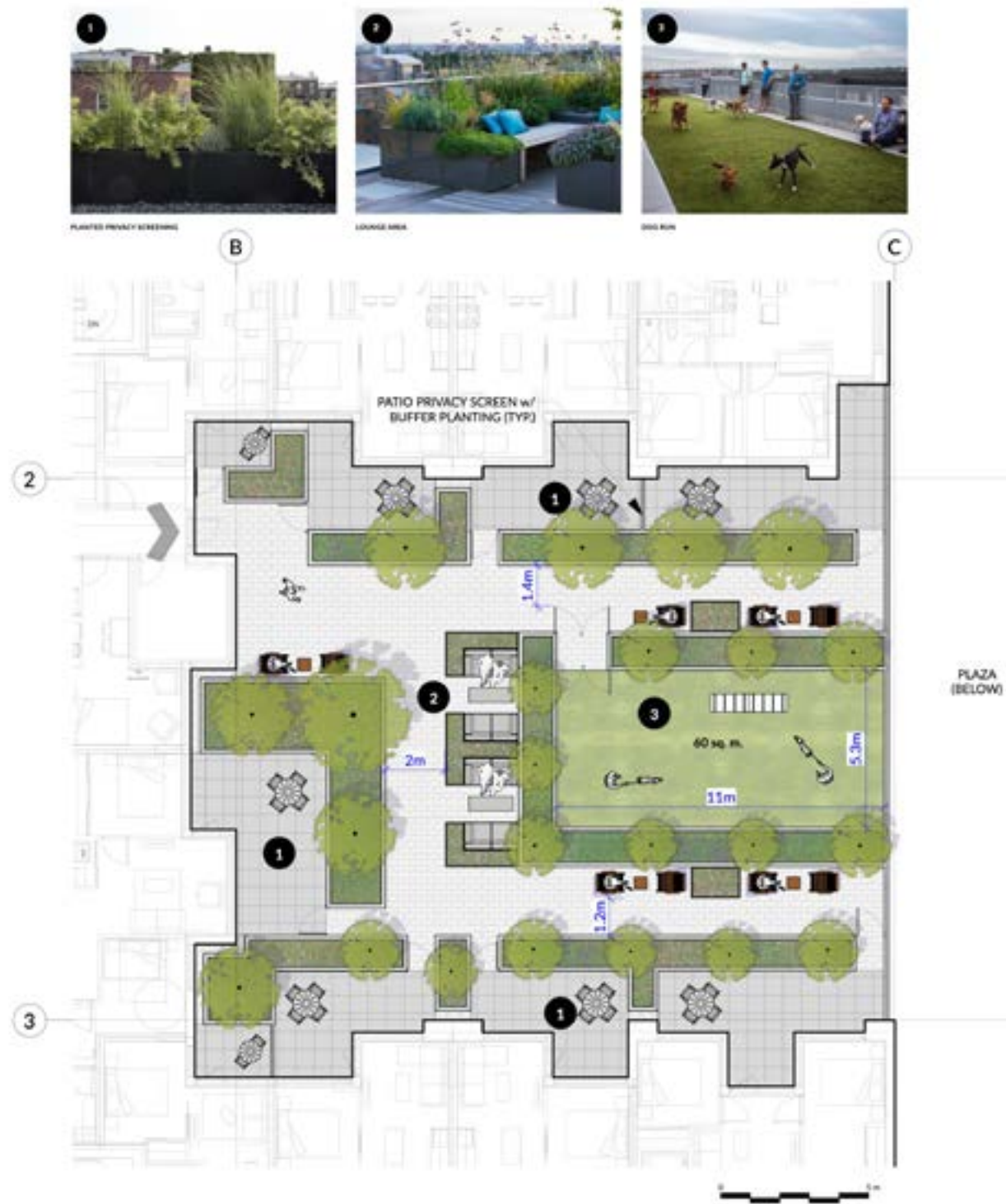
PLAZA SECTIONS



PLAZA KEY PLAN



AMENITY LEVEL 2



L2 - KEY PLAN

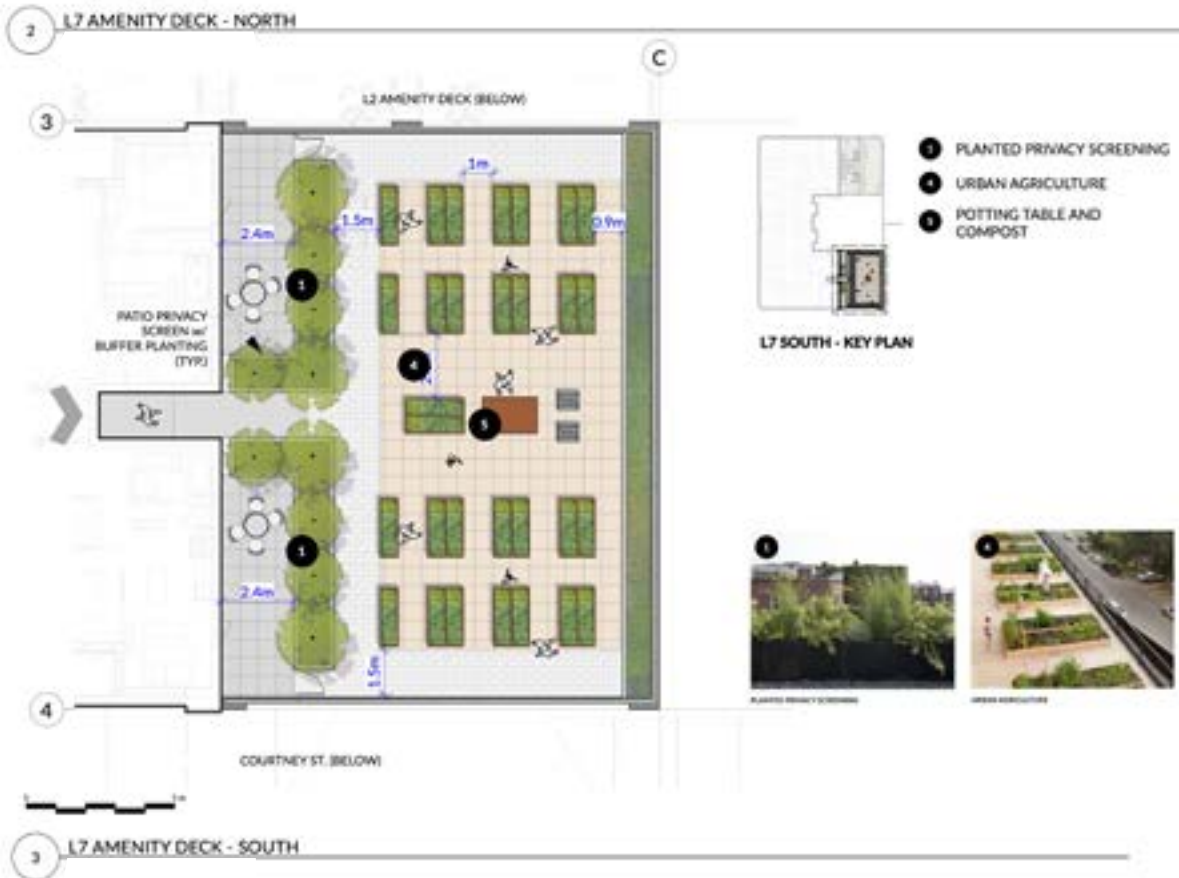
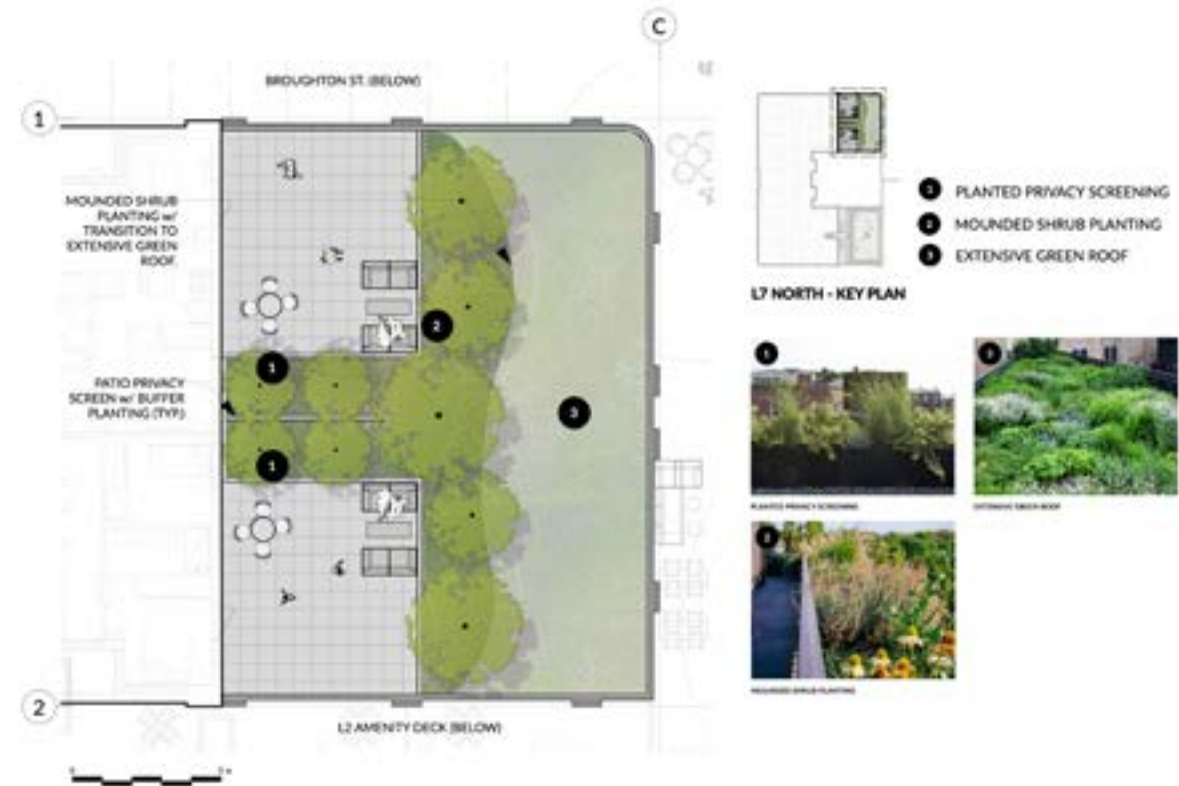
- 1 PRIVATE PATIO W/ PLANTED PRIVACY SCREENING
- 2 LOUNGE AREA
- 3 DOG RUN W/ BUFFER PLANTING



L2 AMENITY DECK - DOG RUN

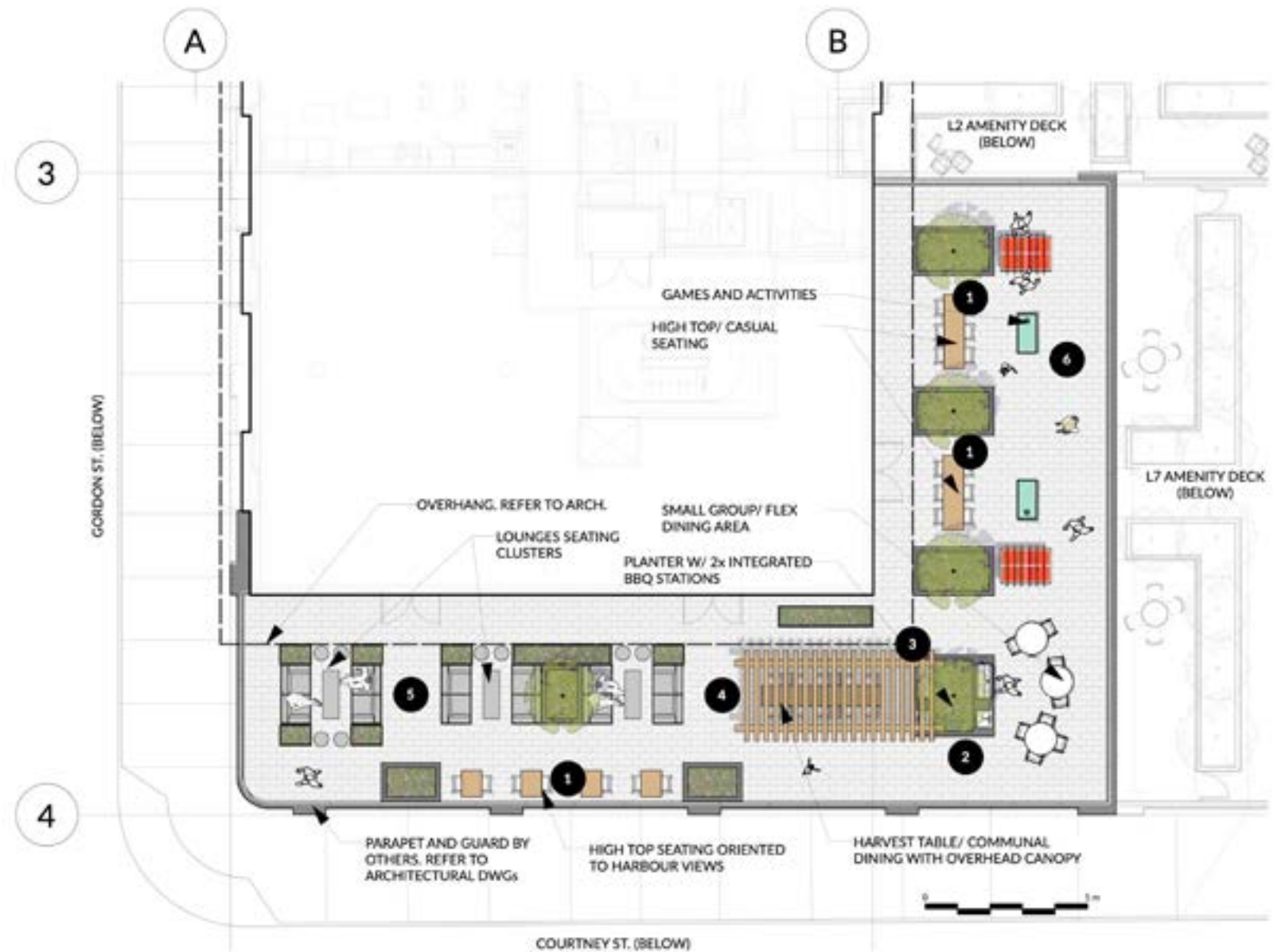


AMENITY LEVEL 7



2 L7 AMENITY DECK - URBAN AGRICULTURE

AMENITY LEVEL 11



HIGH TOP FURNITURE AND SEATING



OUTDOOR KITCHEN



SHADE TRELLIS



LOUNGE AREA



PATIO GAMES

1 L11 AMENITY DECK - SOCIAL SPACES



L11 - KEY PLAN

- 1 HIGH TOP SEATING
- 2 OUTDOOR KITCHEN
- 3 OUTDOOR DINING AREA
- 4 SHADE TRELLIS
- 5 LOUNGE AREA
- 6 PATIO GAMES



4 L11 AMENITY DECK - SECTION 2

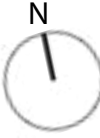
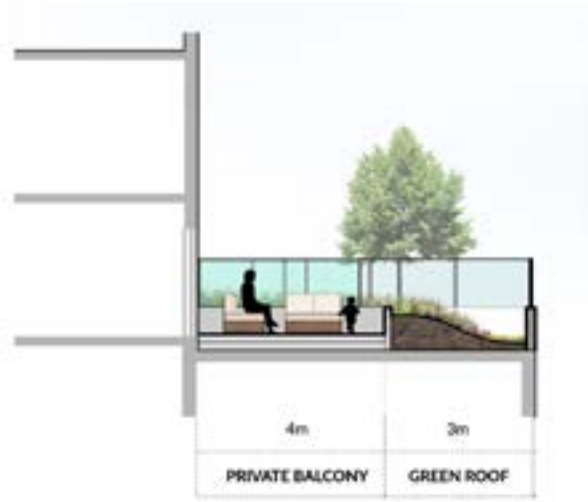
AMENITY LEVEL 12



2 L12 AMENITY DECK - PATIOS



- 1 PLANTED PRIVACY SCREENING
- 2 MOUNDED SHRUB PLANTING
- 3 EXTENSIVE GREEN ROOF



APPENDIX

PUBLIC OPEN HOUSE Q & A

What We Heard

The Applicant hosted a public open house on September 9, 2025, at 625 Broughton Street, welcoming approximately 25 local residents, business owners, tenants, and community members.

Feedback from the session, along with ongoing discussions with key stakeholders, has informed several refinements to the building's design and program, resulting in the collaborative proposal presented today.

Height and Density

Some residents raised questions about the height and bulk of the building. Asking if it was typical for the area and ways in which the project team has designed the building to lessen the impact on the public realm.

Response: The building height and density is appropriate for the downtown context, with similar heights and densities located just across the street. The design mitigates bulky massing by creating two wings that taper eastward, stepping down toward St. Andrew's Cathedral and the proposed public plaza.

Retail

Some residents were concerned that retail spaces would be lost.

Response: Retail at grade will continue to wrap the full perimeter of the site, activating all three streets and the pedestrian edge. The revised layout also extends retail uses into the plaza, further increasing the overall retail edge compared to the previous scheme. The residential lobby will also contribute to an active frontage.

Parking

Some residents were concerned that they would lose convenient public parking, while others were enthusiastic about using the land more effectively toward addressing the housing crisis.

Response: It is our opinion that the proposed use of 251 rental units in the Downtown Core makes better use of the land. Placeholder parking study.

Housing Diversity

Some members of the public had questions around the housing type and tenure, stating that they did not want to more luxury condos, but larger attainable units.

Response: The proposal delivers 79 large units, all of which will be provided as rental in tenure. The Applicant intends to retain ownership through construction and beyond.

Construction Mitigation

Some nearby business owners wanted assurances that their buildings would be safe through the future construction.

Response: All necessary engineering studies, reports, and recommendations will be applied to the project. Adjacent buildings will not be impacted by construction.

Public Plaza

Participants were curious about the public plaza and appreciated the new publicly accessible space Downtown. Some wanted to understand what measures were being undertaken to ensure it was safe and well programmed.

Response: The public plaza is designed to respond to St. Andrew's Cathedral, highlighting the history and architecture of the neighbouring building. A spill out zone for future retail uses fronting the public plaza will be provided. To keep it safe, the plaza will be will lit and monitored by GWL to ensure it remains safe and comfortable for the future tenants and the existing community.

Heritage Character

Participants were asking about the architecture of the future building and if it would fit in with the neighbourhood's heritage and character.

Response: the proposal is designed to nod to the surrounding heritage character of the area through materiality and architectural expression. Drawing reference from nearby Edwardian commercial buildings such as St. Andrew's Presbyterian Church, the Weiler Building, and the Belmont Block, the design adopts the compositional principles of the Edwardian Commercial style, proportion, rhythm, and tripartite articulation while interpreting them in a contemporary manner. Vertical modulation, varied step-backs, and refined detailing contribute to a cohesive streetscape expression that respects the heritage character of the district without direct replication.



ARCHITECTURAL DRAWINGS

617-635 Broughton street

REZONING / DEVELOPMENT PERMIT



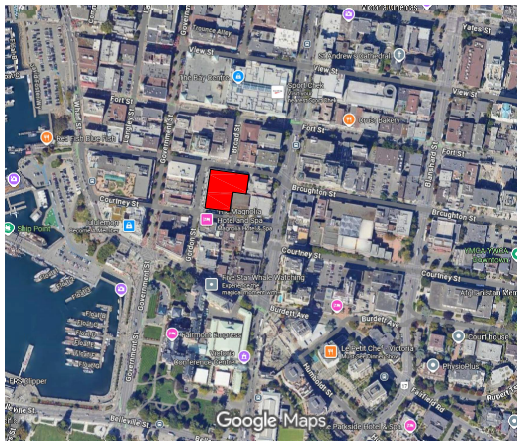
SITE INFORMATION

CIVIC ADDRESS:	617 BROUGHTON STREET, VANCOUVER BC, V8W 1C9
LEGAL ADDRESS:	LOT A, of LOTS 229,230,235,236,237 AND 525 VICTORIA CITY, PLAN 14044
LOT AREA:	3,049.6882 m ² (32826.54 ft ²)
ZONING:	CURRENT: OTD -1 SITE SPECIFIC (OLD TOWN DISTRICT 1)

DRAWING LIST

DRAWING NO.	DRAWING TITLE
A000	COVER SHEET
A001	PROJECT INFO
A100	SITE PLAN
A200	LEVEL P3
A201	LEVEL P2
A202	LEVEL P1
A203	LEVEL 1
A204	LEVEL 2
A205	LEVEL 3-6
A206	LEVEL 7
A207	LEVEL 8-10
A208	LEVEL 11
A209	LEVEL 12
A210	LEVEL 13
A211	LEVEL - ROOF
A300	W&S ELEVATIONS
A301	E&N ELEVATIONS
A302	ELEVATIONS
A400	SECTION A-A
A401	SECTION B-B
FSR200	L1 & L2
FSR201	L3-6 & L7
FSR202	L8-10 & L11
FSR203	L12 & L13

LOCATION MAP



PROJECT TEAM

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VANCOUVER, BC V6B 4N7
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PARTNERSHIP
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STRUCTURAL ENGINEER
GLOTMAN SIMPSON
1661 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5
CONTACT: HARRISON GLOTMAN
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REINBOLD ENG. GROUP
400 - 1580 WEST BROADWAY,
VANCOUVER, BC V6J 5K8
CONTACT: MICHAEL RAIVA
T. 604.737.3350

ELECTRICAL ENGINEER
NEMETZ & ASS. LTD.
2009 WEST 4TH AVENUE
VANCOUVER, BC V6J 1N3
CONTACT: STEVE NEMETZ
T. 604.736.9805

LANDSCAPE
PWL LANDSCAPE
ARCHITECTS INC.
5TH FLOOR - EAST ASIATIC HOUSE
1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2
CONTACT: GRANT BRUMPTON
T. 604.688.6111

CIVIL ENGINEER
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4212 GLANFORD AVENUE,
VICTORIA, BC V8Z 4B7
CONTACT: COLTON KILLIP
T. 250.727.2214

TRANSPORTATION
BUNT & ASSOCIATES
ENGINEERING LTD.
1550 - 1050 WEST PENDER STREET
VANCOUVER, BC V6E 3S7
CONTACT: CHRISTOPHEN CHENG
T. 604.685.6427

HERITAGE
ERA ARCHITECTS INC.
600 - 625 CHURCH ST,
TORONTO, ON M7A 1G6
CONTACT: DAVID WINTERTON
T. 437.900.7994

LEED / SUSTAINABILITY
REINBOLD ENG. GROUP
400 - 1580 WEST BROADWAY,
VANCOUVER, BC V6J 5K8
CONTACT: RICHARD OUTTRIM
T. 604.737.7353

SURVEYOR
McELHANNEY LTD.
500 - 2960 QUADRA STREET
VICTORIA, BC V8X 4A3
CONTACT: JONATHAN AUSTIN
T. 250.370.9221

CODE
JENSEN HUGHES
500 - 1901 ROSSER AVENUE
BURNABY, BC V5C 6R6
CONTACT: KEVIN CHEN
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**617-635
BROUGHTON ST
VICTORIA**

Victoria, BC

Project

COVER

Drawing

Scale

Project
218008

Sheet

A 000

FSR (sqft)		(Ref. only)					
	Retail	Residential	Amenity	Total FSR (ft²)	(m²)	GFA (ft²)	(m²)
L1	14228	4298	0	18526	1721	25922	2408
L2		18802	0	18802	1747	19860	1845
L3-6		75208	0	75208	6987	79440	7380
L7		13281	0	13281	1234	14136	1313
L8-L10		40161	0	40161	3731	42408	3940
L11		11088	2034	11088	1030	11605	1078
L12		8794	2034	8794	817	9075	843
L13		8794	0	8794	817	9075	843
Roof						1510	140
	14228	180426	4068	194654	18084	213031	19791

SITE **3049.69** m² FSR **5.93**
32826.54 ft²

RESIDENTIAL

Units	Calculation	Required	Provided
29	0.5 / unit <40m ²	15	
179	0.6 /unit 40-70m ²	107	
43	1 /unit >70m ²	43	
		165	142

0.57 p/unit

ACCESSIBLE (Included in RES.)

Units	Calculation	Required	Provided
165	(7.1.1 Table 1) +101stals = 1/25	7	
	* 2 VAN	7	7

RES. VISITOR

Units	Calculation	Required	Provided
251	0.1 / unit	25	
		25	25

ACCESSIBLE (Included in RES.V)

Units	Calculation	Required	Provided
25	(7.1.1 Table 1) 6-25stall/s = 1 VAN	1	
	* 1 VAN	1	1

Total parking required	191	167	0.67 p/unit
------------------------	-----	-----	-------------

LOADING:

RETAIL / COMMERCIAL

Area	Calculation	Future bylaw	Provided
14,226	1 / 2325m ² (25,026.09ft ²)	1 Class B	1

RESIDENTIAL

Units	Calculation	Future bylaw	Provided
251	1/(50-299), 1/(200+) units	1 Class A	2
251	1/(100-299), 1/(300-499), 1/(200+) units	1 Class B	1

LEVEL	JNR. 1 BED	1 BED	2 BED	3 BED	TOTAL	ADAPT.
1						
2	4	17	7	0	28	5
3	4	17	8	0	29	6
4	4	17	8	0	29	6
5	4	17	8	0	29	6
6	4	17	8	0	29	6
7	2	10	5	2	19	6
8	2	9	6	2	19	6
9	2	9	6	2	19	4
10	2	9	6	2	19	4
11	1	6	3	2	12	1
12	0	6	0	2	8	0
13	0	9	0	2	11	0
SUB TOTAL	29	143	65	14	251	50
%	12%	57%	26%	6%	100%	20%
(20%min)				(5%min)	TOTAL	251

COMMERCIAL

Long term

Use	Calculation	Area	Required	Provided
Retail	1/200m ²	1322	7	
			7	8

Short term

Use	Calculation	Area	Required	Provided
Retail	1/200m ²	1322	7	
			7	7

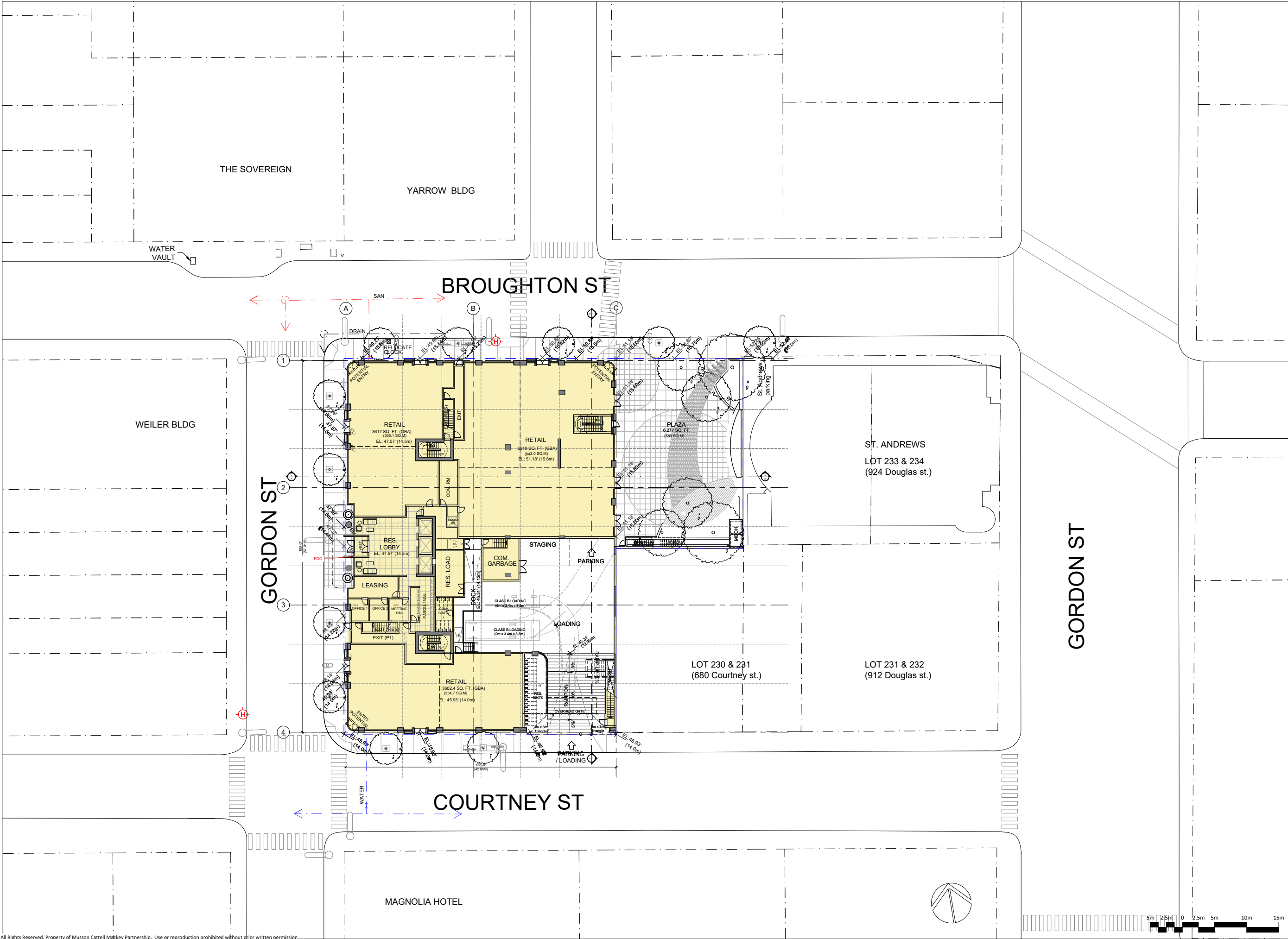
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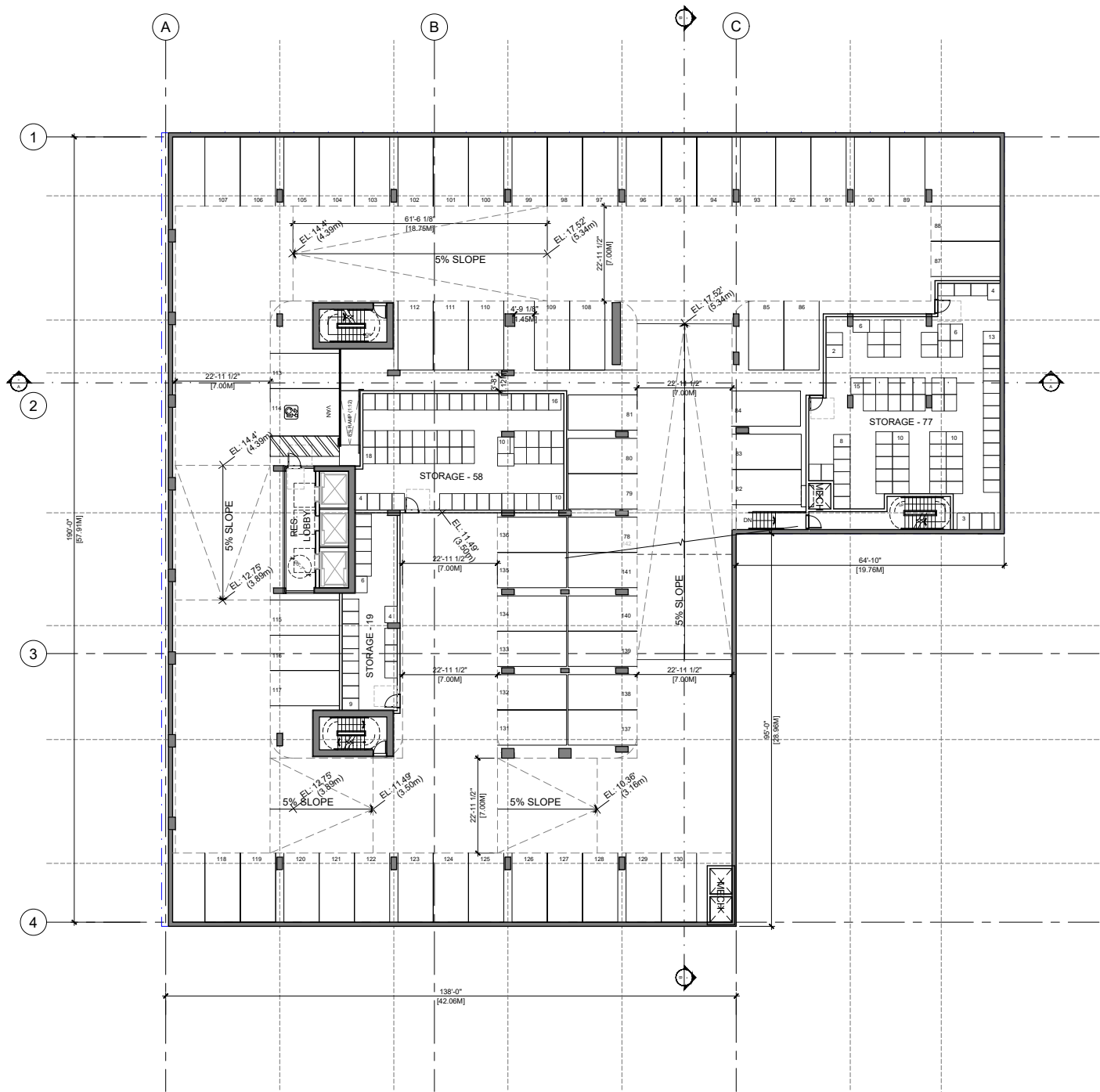
Long term

Units	Calculation	Required	Provided
29	1/ unit <40m ²	29	
222	1.25/unit >40m ²	278	
		307	308
50%vertical (max)		153	146

Short term

Units	Calculation	Required	Provided
251	6/bldg or 0.1/unit	25	
		25	25





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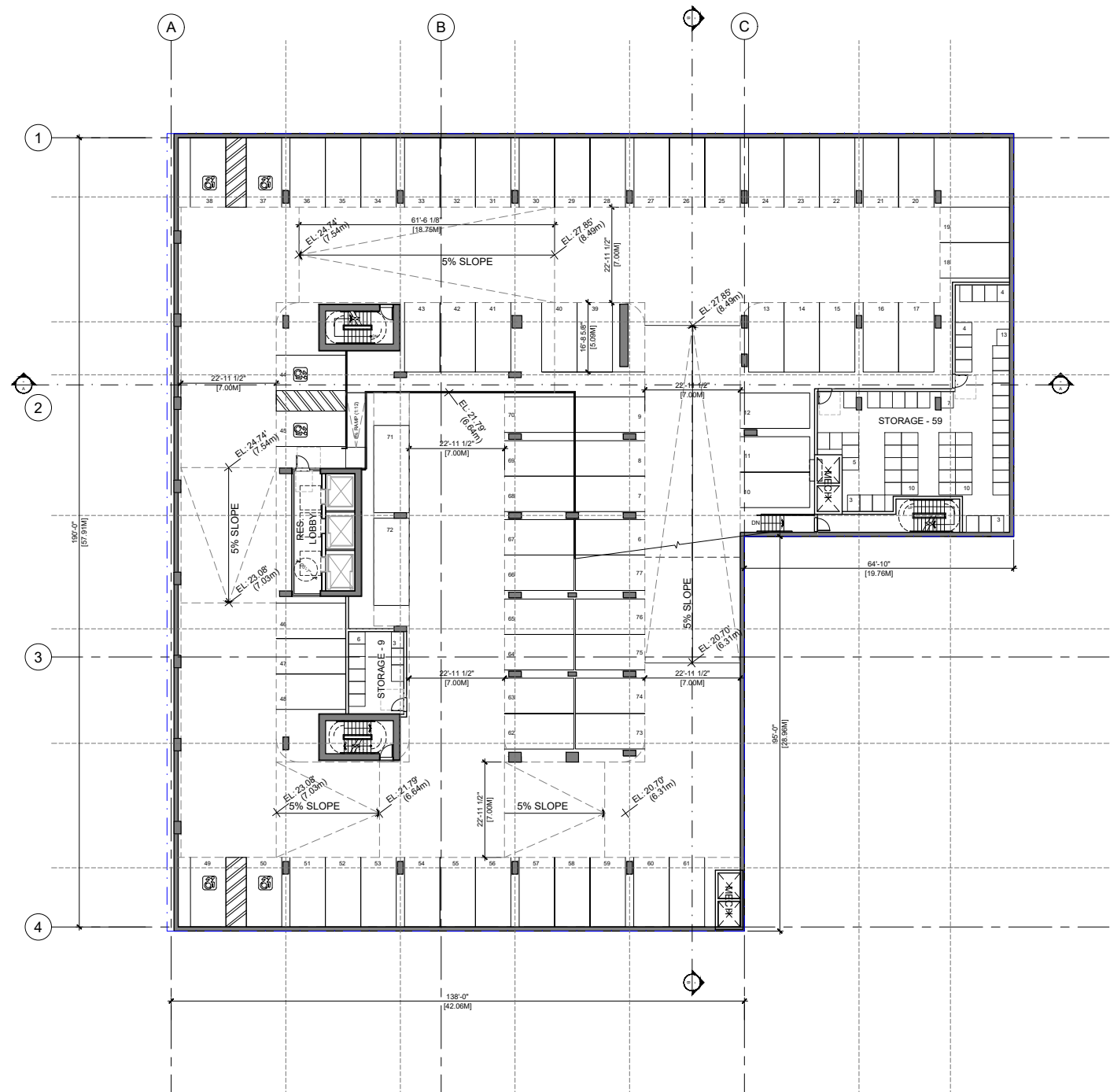
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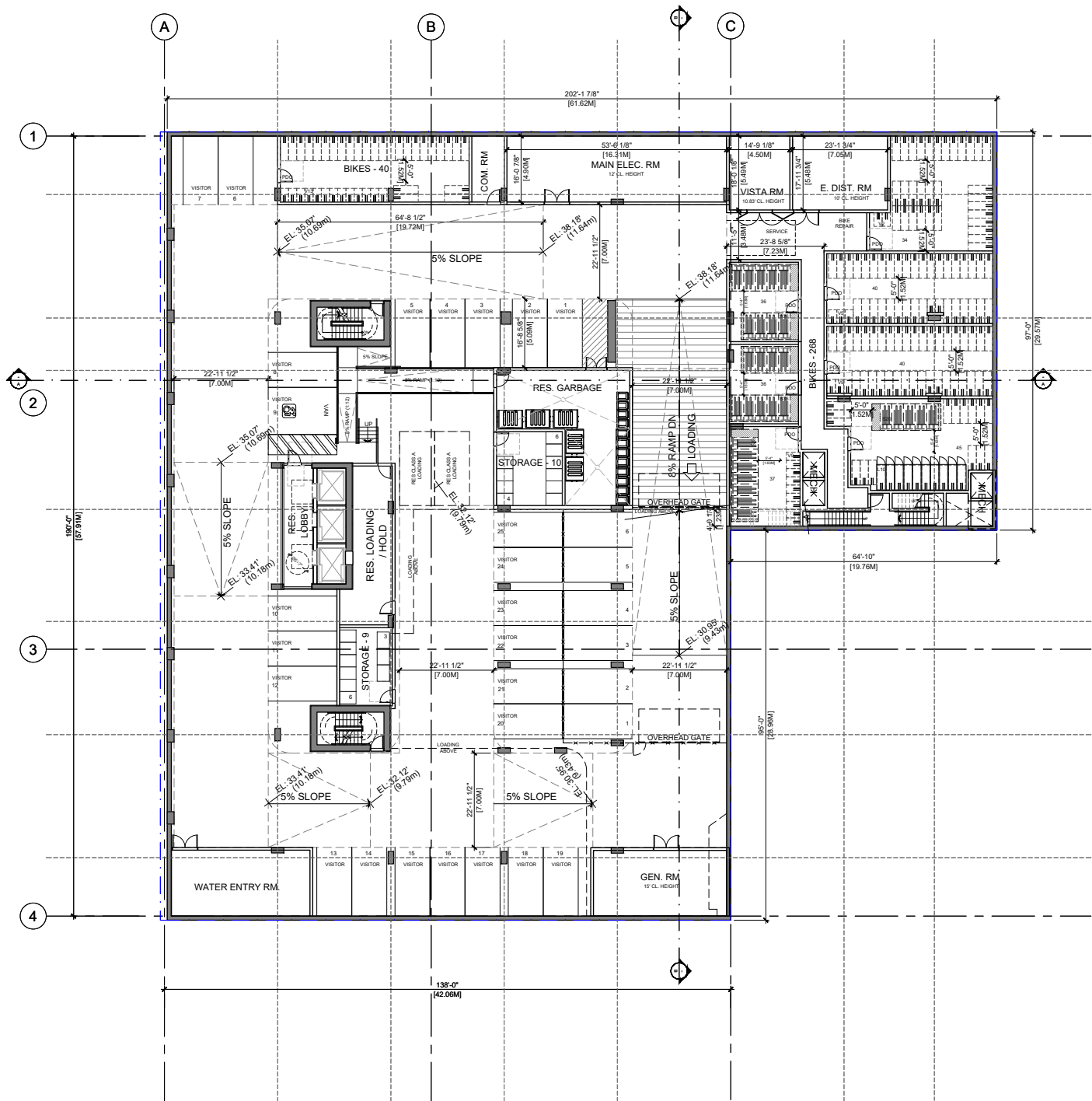
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LEVEL P2

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LEVEL P1

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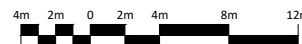
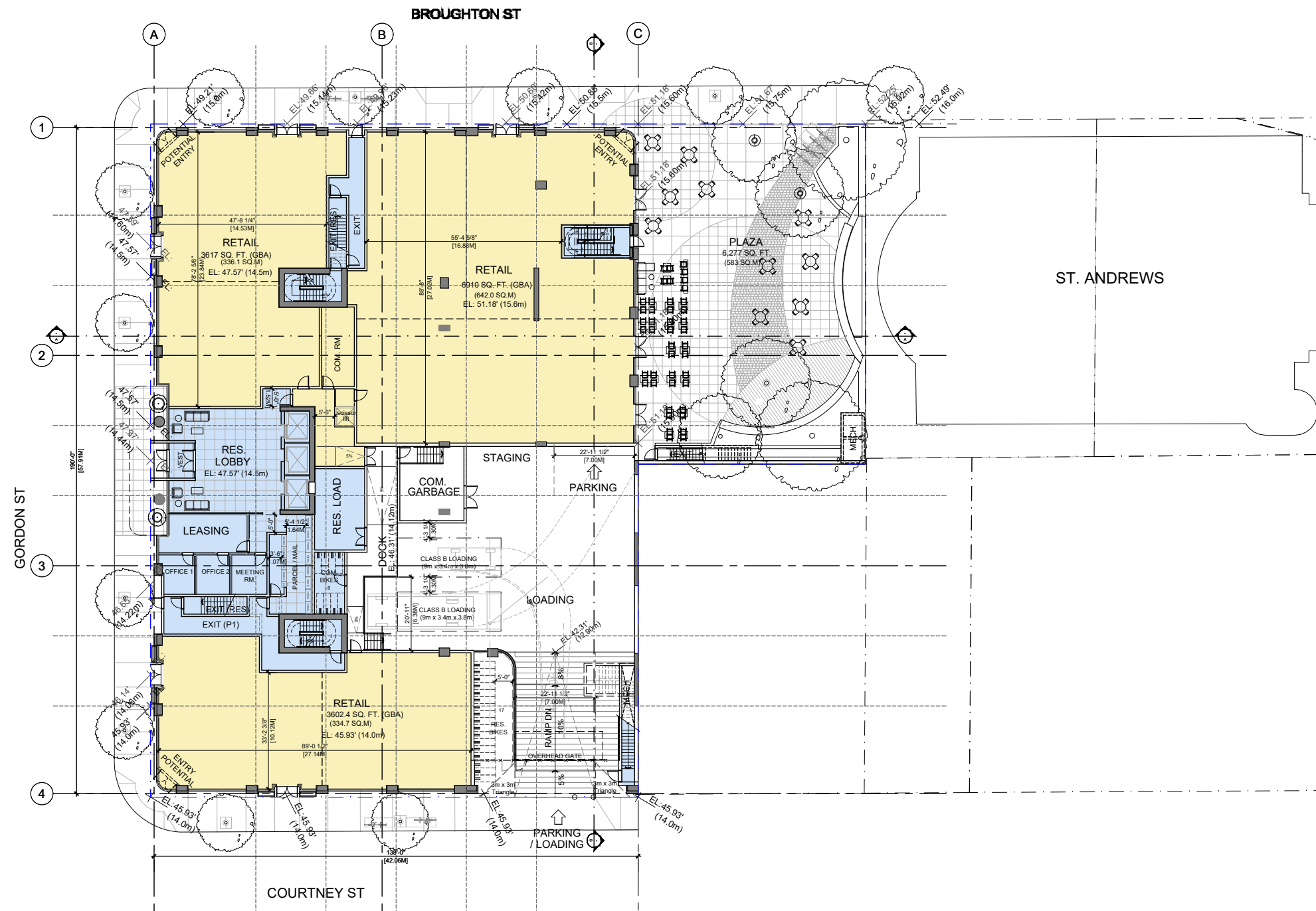
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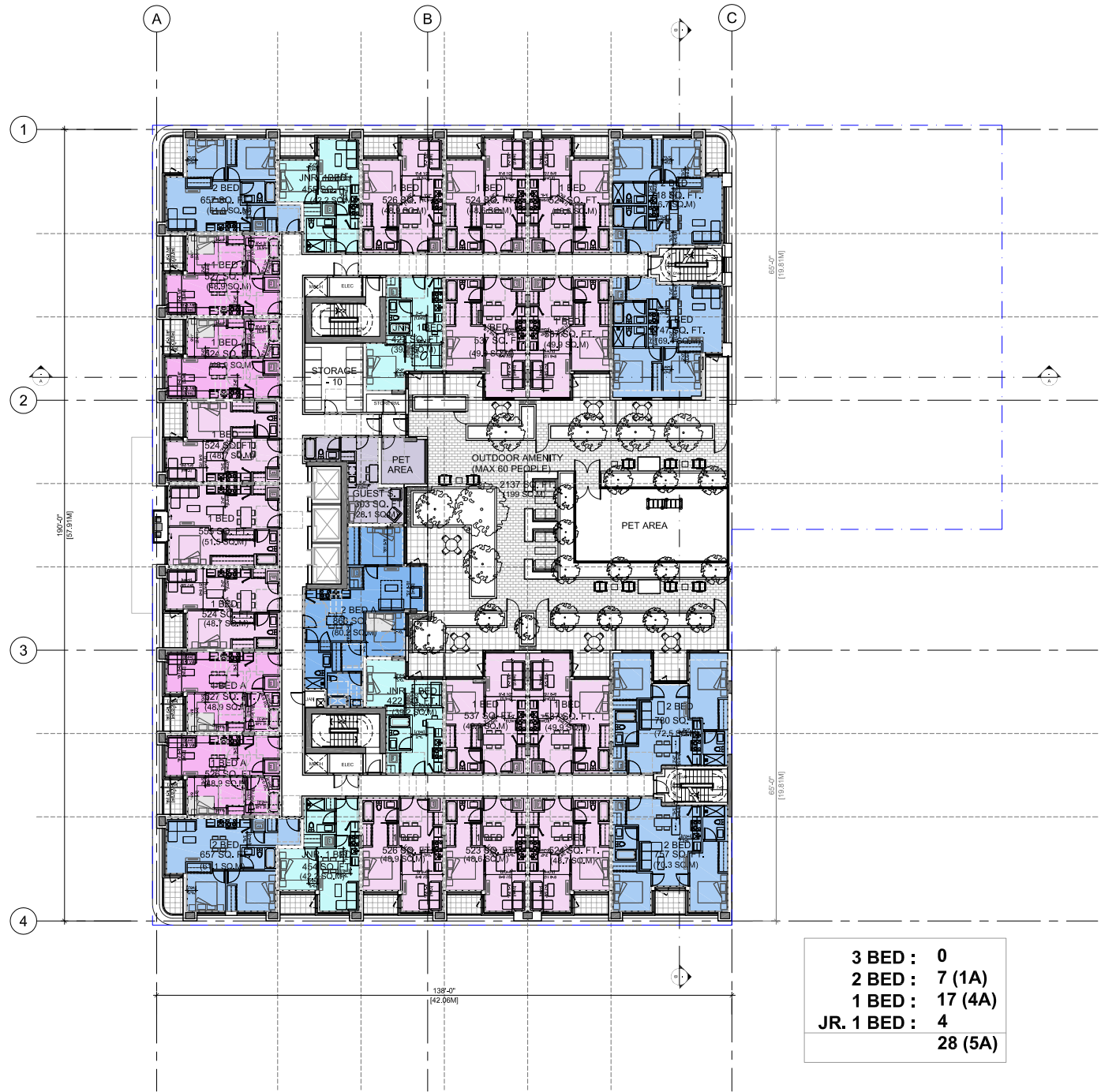




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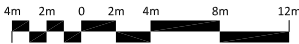
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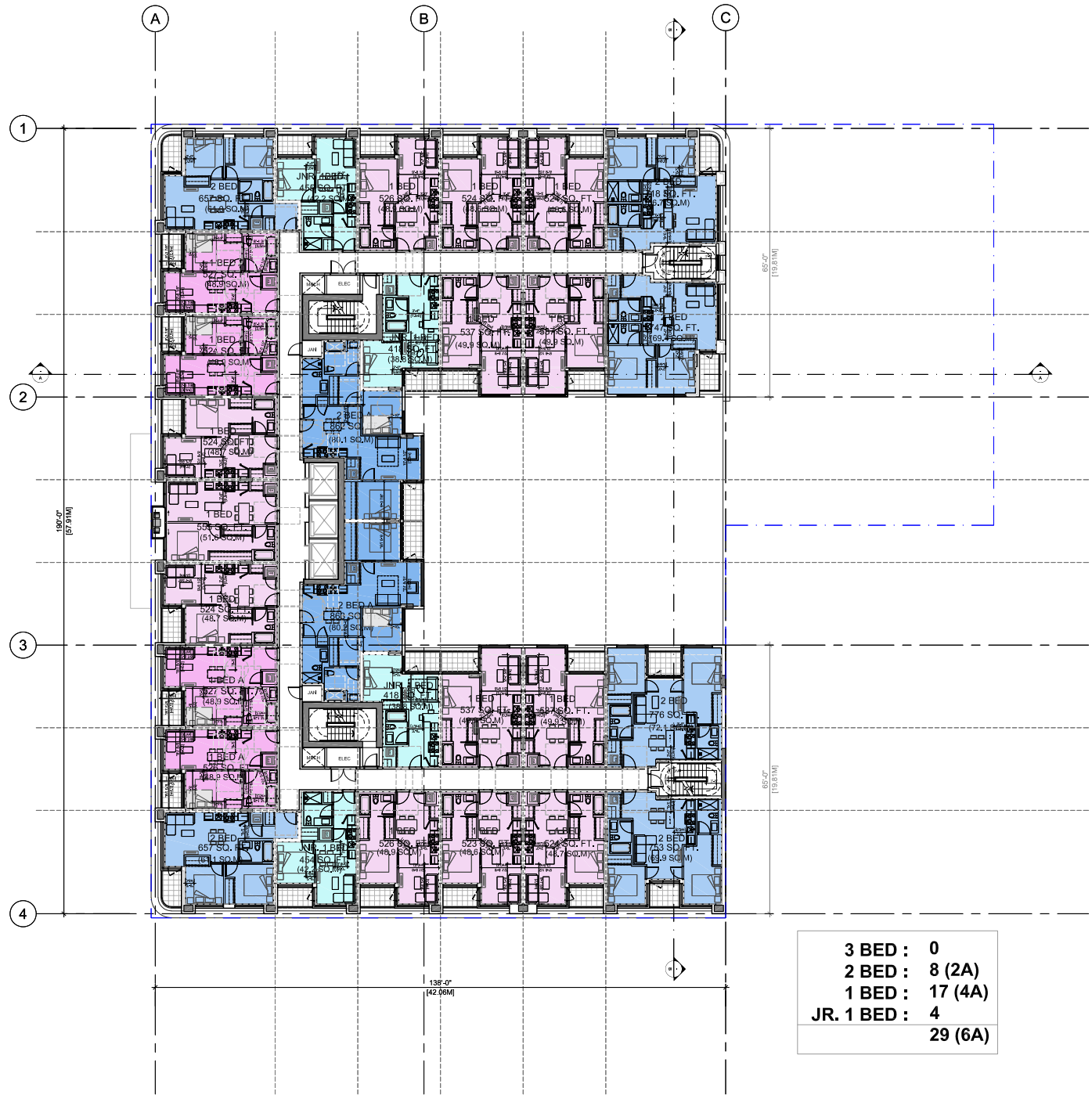




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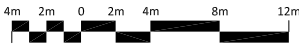
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LEVEL 03-06

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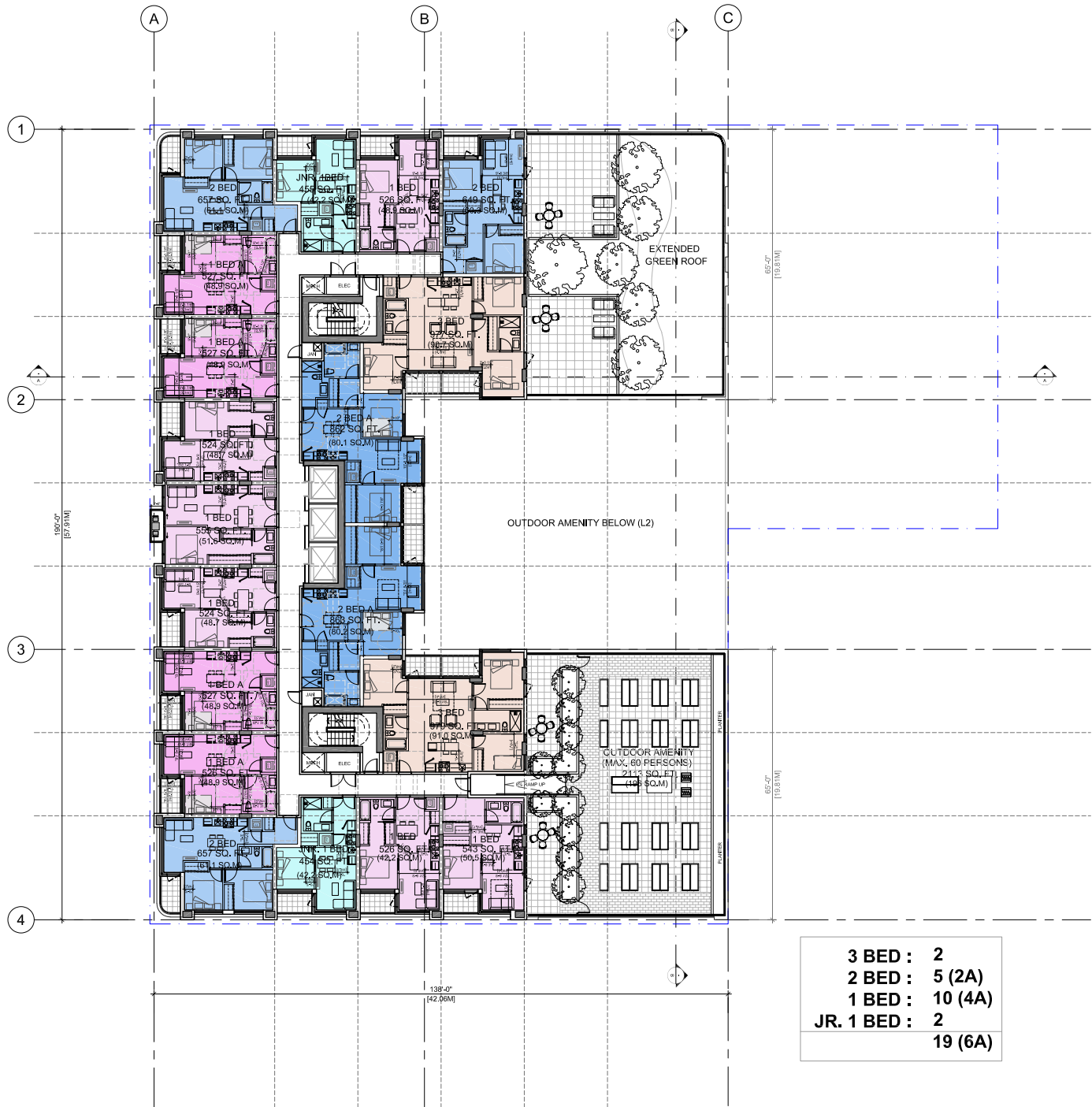




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LEVEL 07

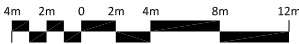
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Project 218008

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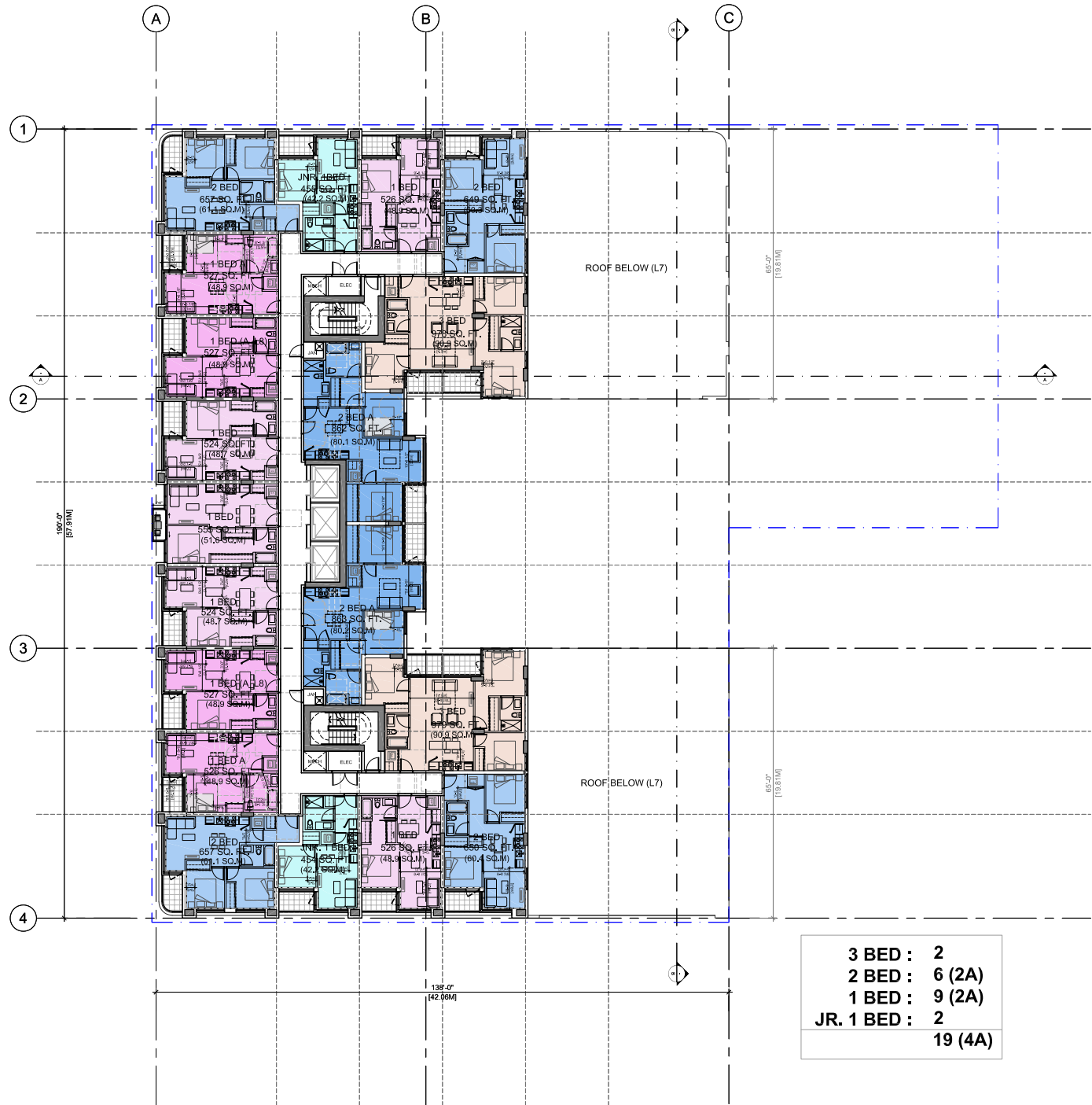




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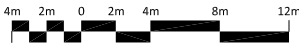
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Drawing

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Project
218008

Sheet
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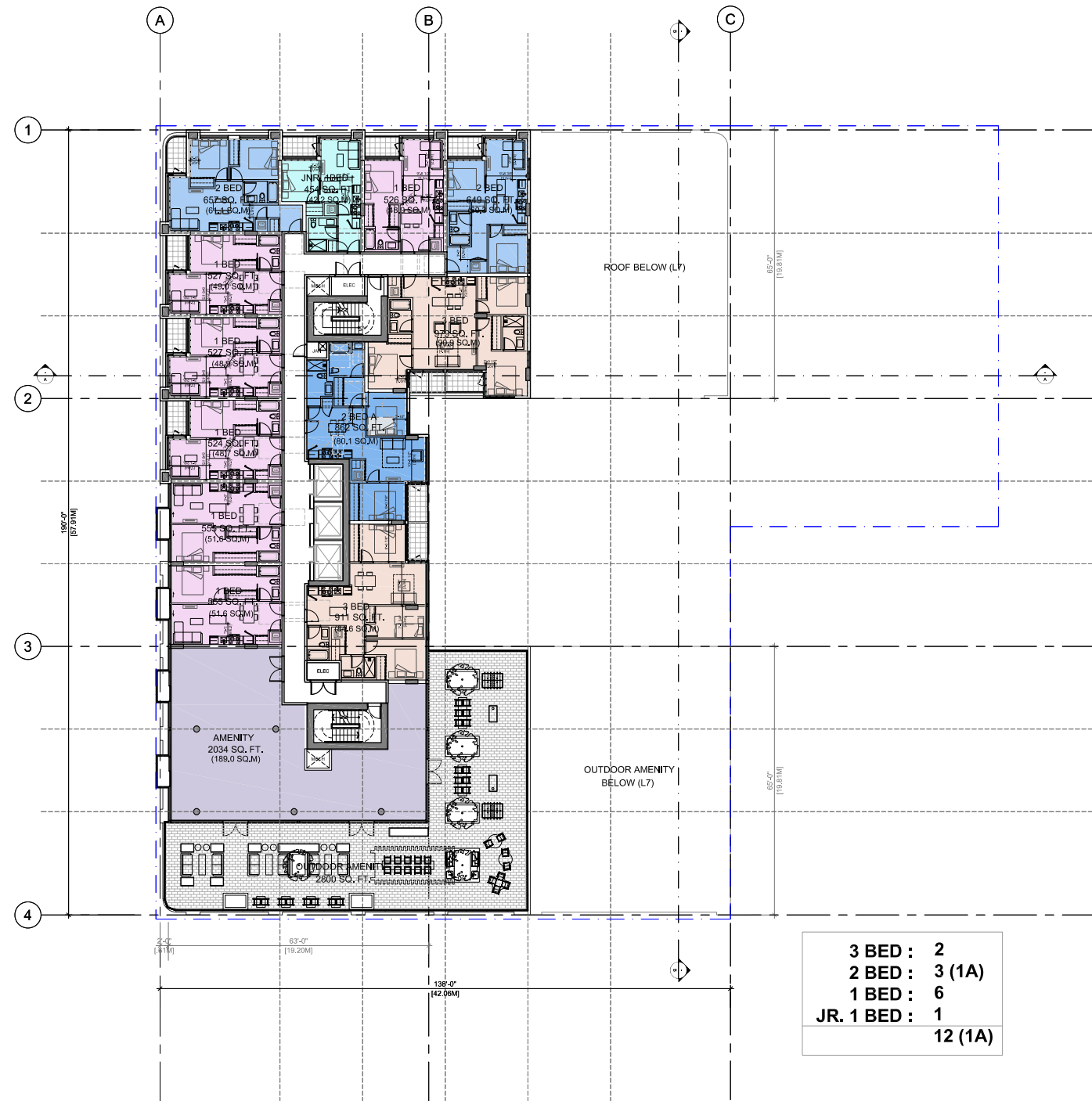
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MCPArchitects.com

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LEVEL 11

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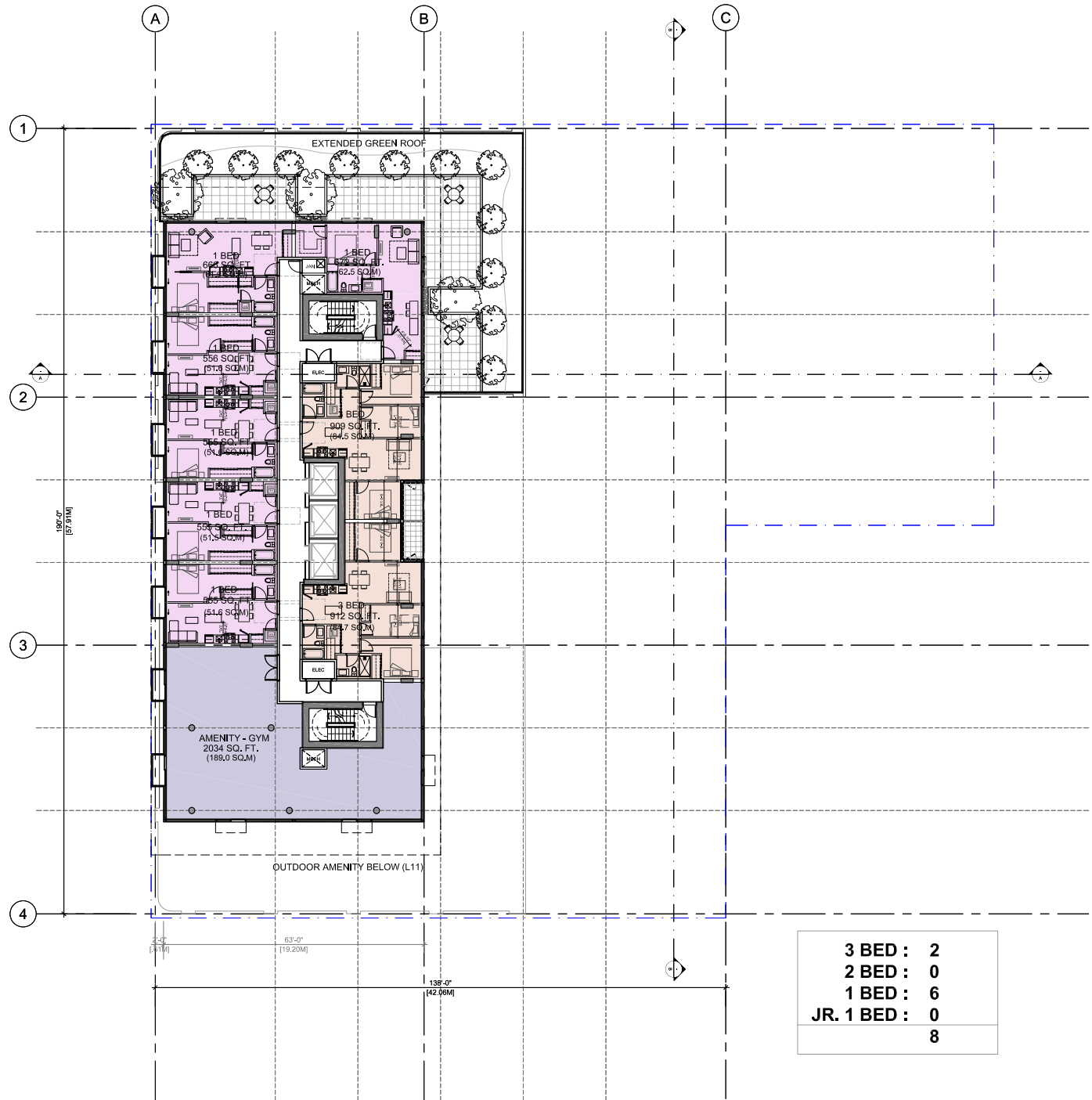




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Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com



1	28 NOV 2025
	ISSUED FOR R2/DP
Revisions	YYYY-MM-DD

Seal

617-635
BROUGHTON ST
VICTORIA

Victoria, BC

Project

LEVEL 12

Drawing

Scale

Project 218008

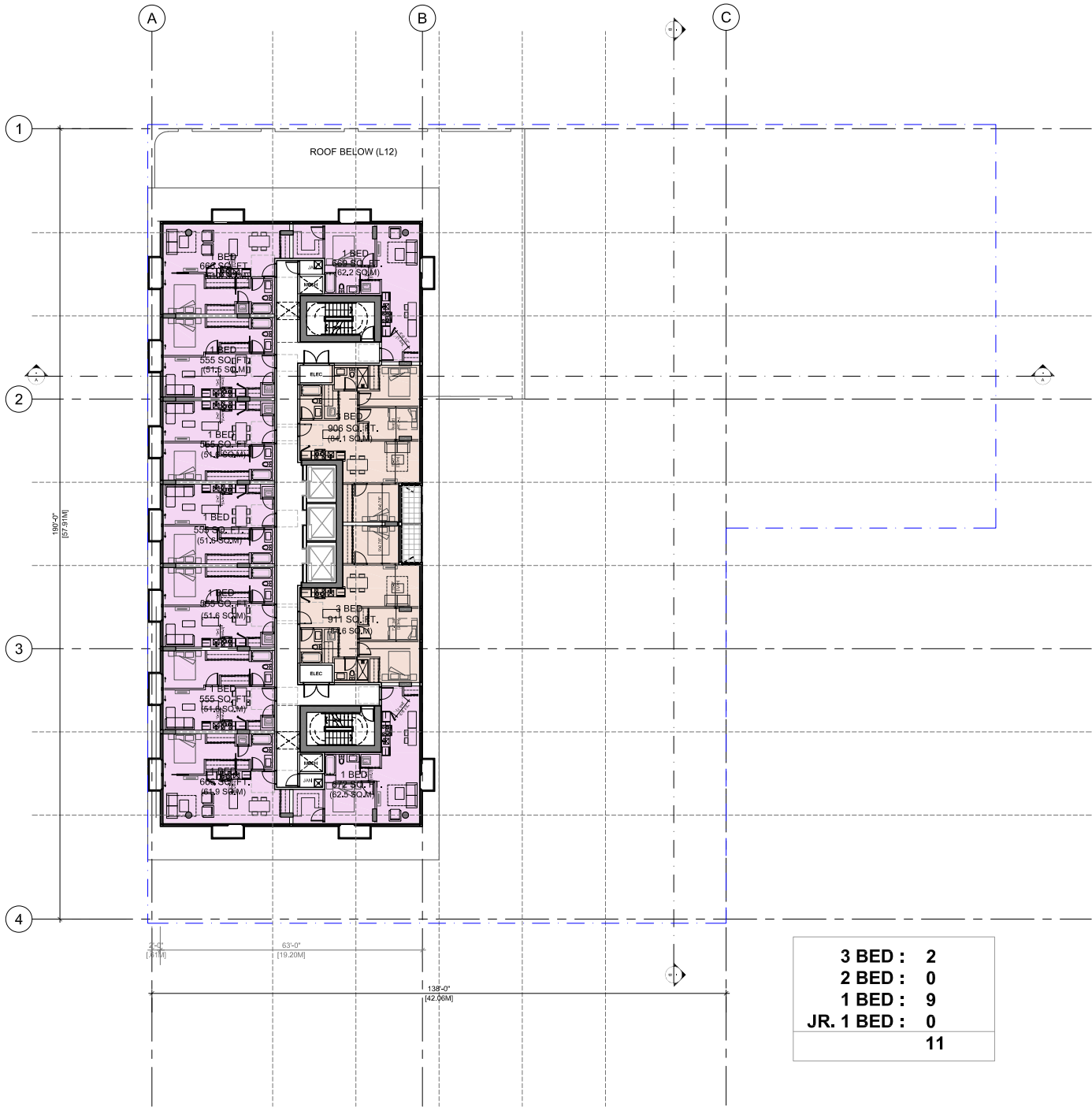
Sheet A209



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Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
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VICTORIA

Victoria, BC

Project

LEVEL 13

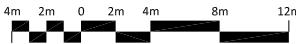
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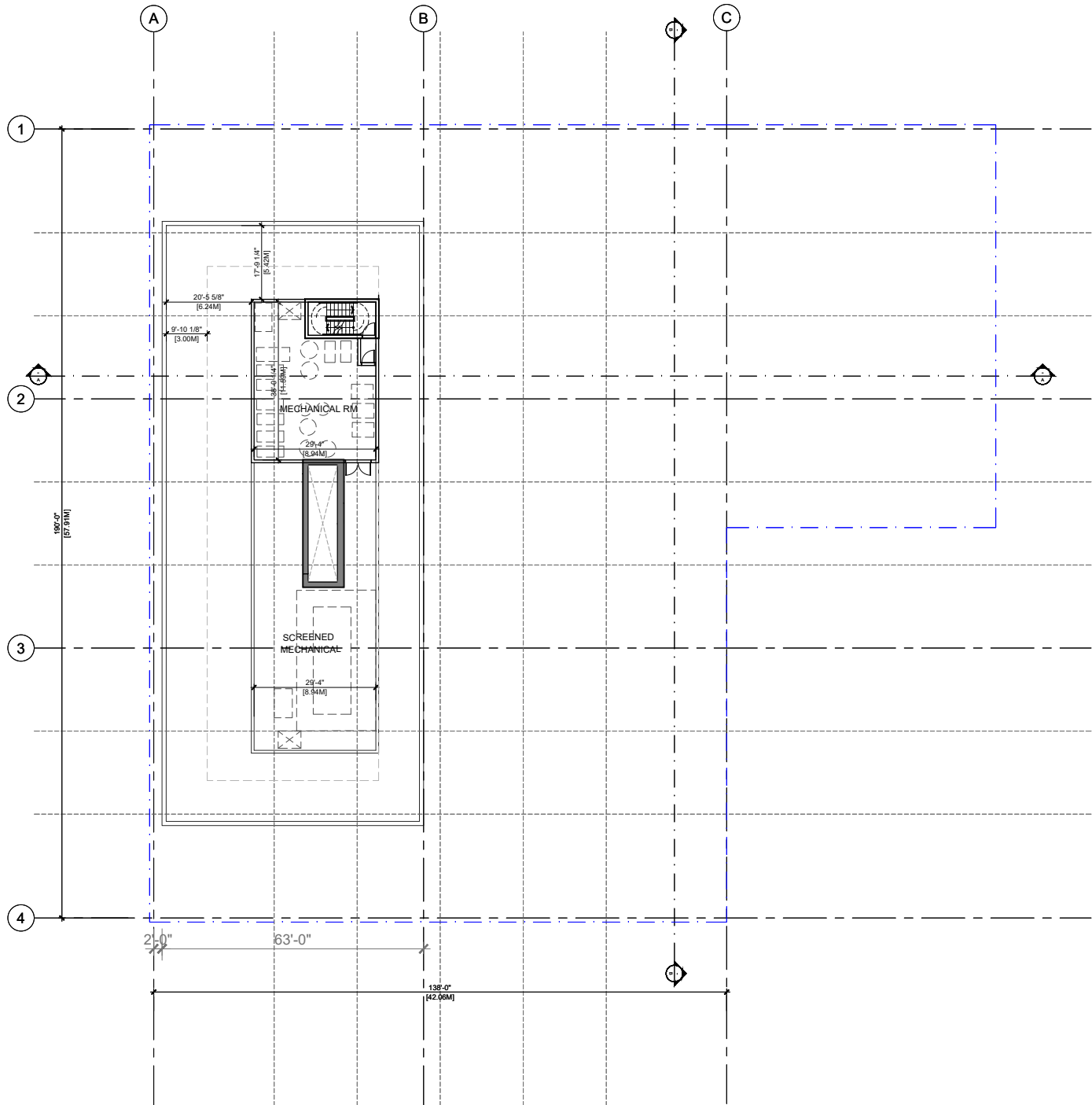
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Project 218008

Sheet

A210





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Seal

617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

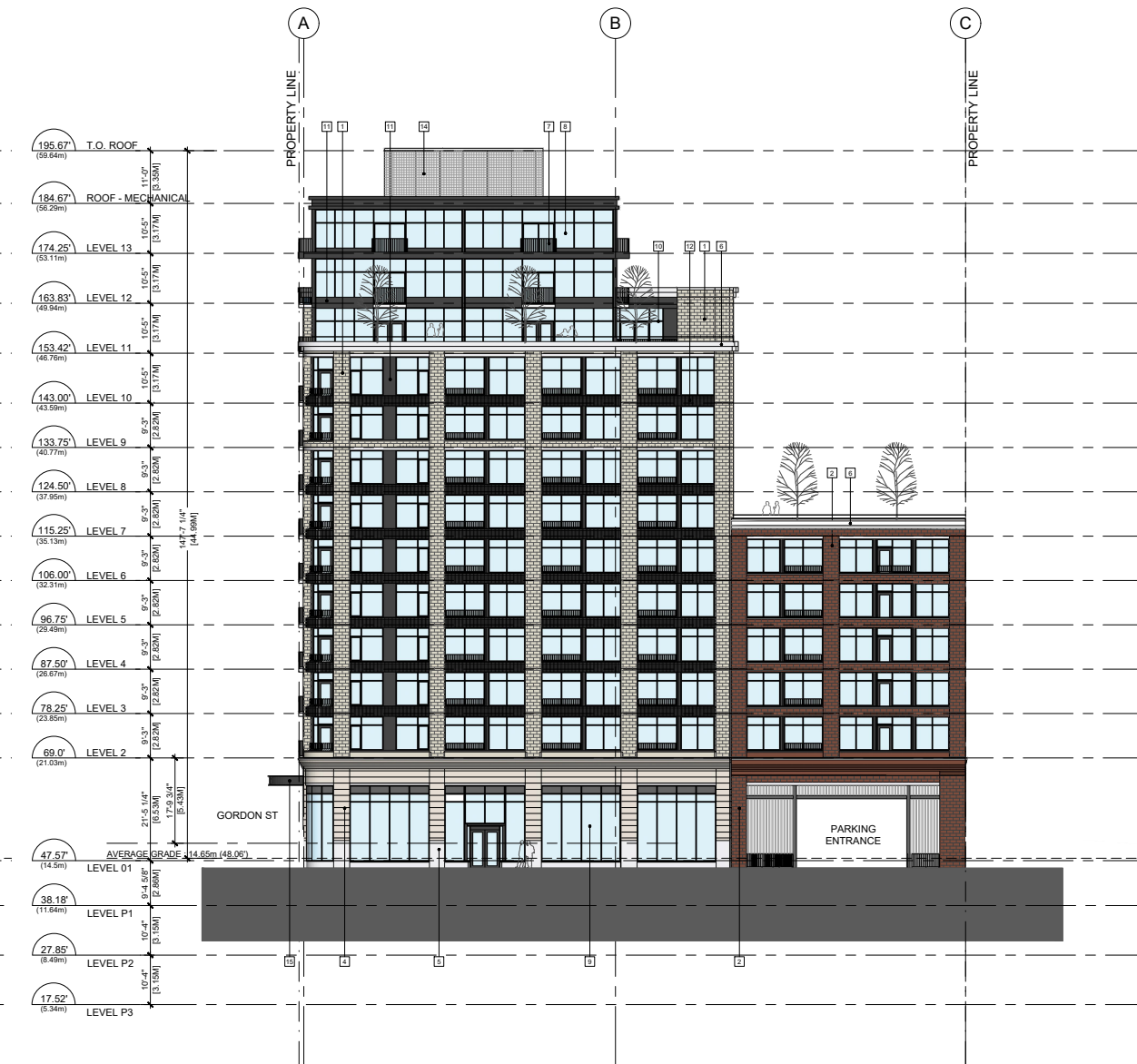
LEVEL 13

Drawing

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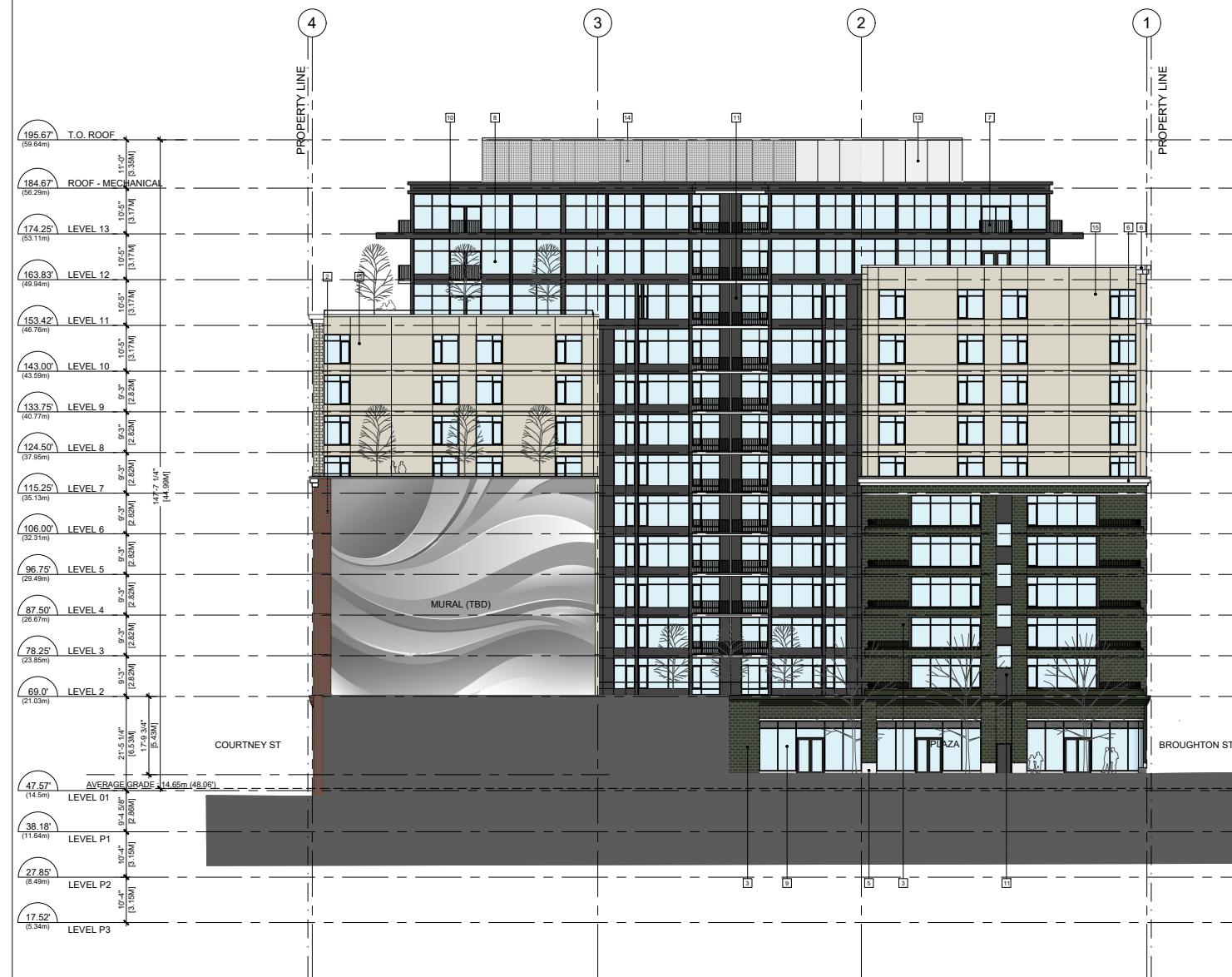
Project 218008

Sheet A211

**01 GORDON ST ELEVATION (WEST)**
1:200**02 COURTNEY ST ELEVATION (SOUTH)**
1:250

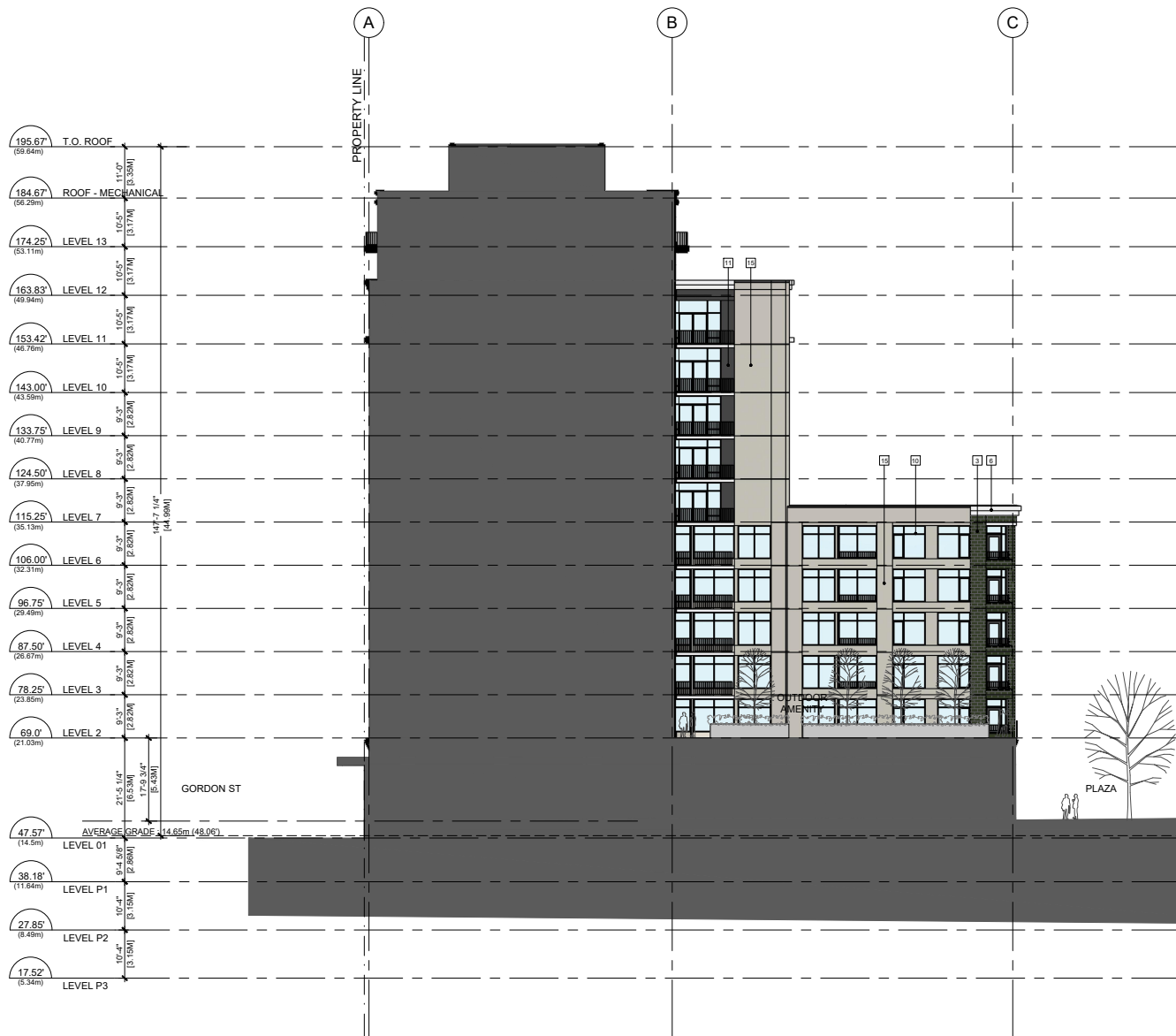
MATERIALS LEGEND			
1 BRICK - COLOUR TAN	16 PRE CAST CONCRETE	21 METAL PANEL - CHARCOAL	26 CANOPY - STEEL & GLASS
2 BRICK - COLOUR RED	17 ALUMINUM PICKET HANDRAIL / GUARD	22 METAL PANEL - CHARCOAL (SHAPED)	
3 BRICK - COLOUR GREEN	18 GLAZING - WINDOW WALL	23 METAL PANEL - LIGHT GREY	
4 TILE - NATURAL STONE	19 GLAZING - STOREFRONT	24 METAL PANEL - LIGHT GREY (PERFORATED)	
5 TILE - GRANITE	20 GLAZING - CHARCOAL MULLIONS	25 METAL PANEL - TAN	



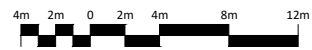
**03 PLAZA ELEVATION (EAST)**
1:200**04 BROUGHTON ST ELEVATION (NORTH)**
1:250

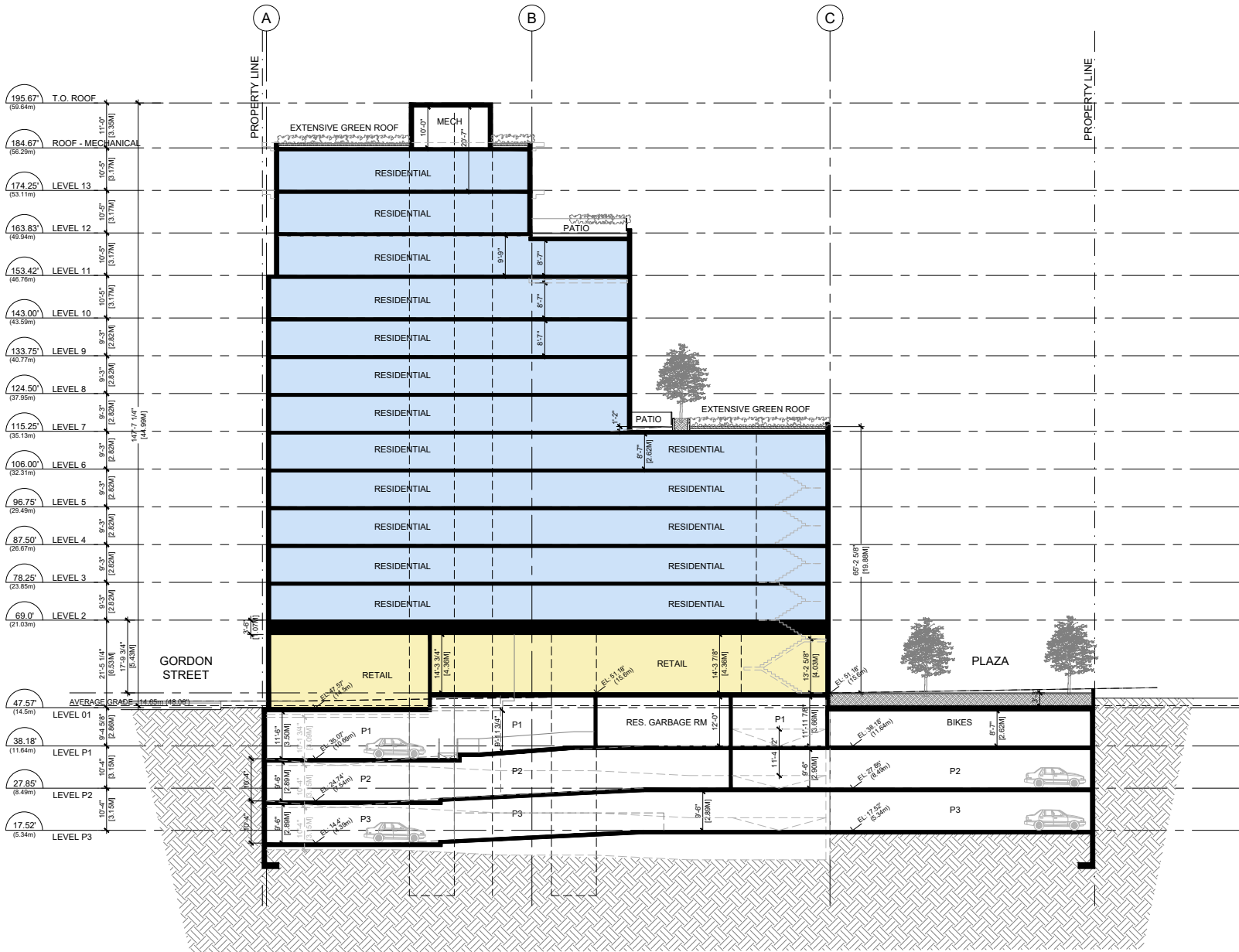
MATERIALS LEGEND			
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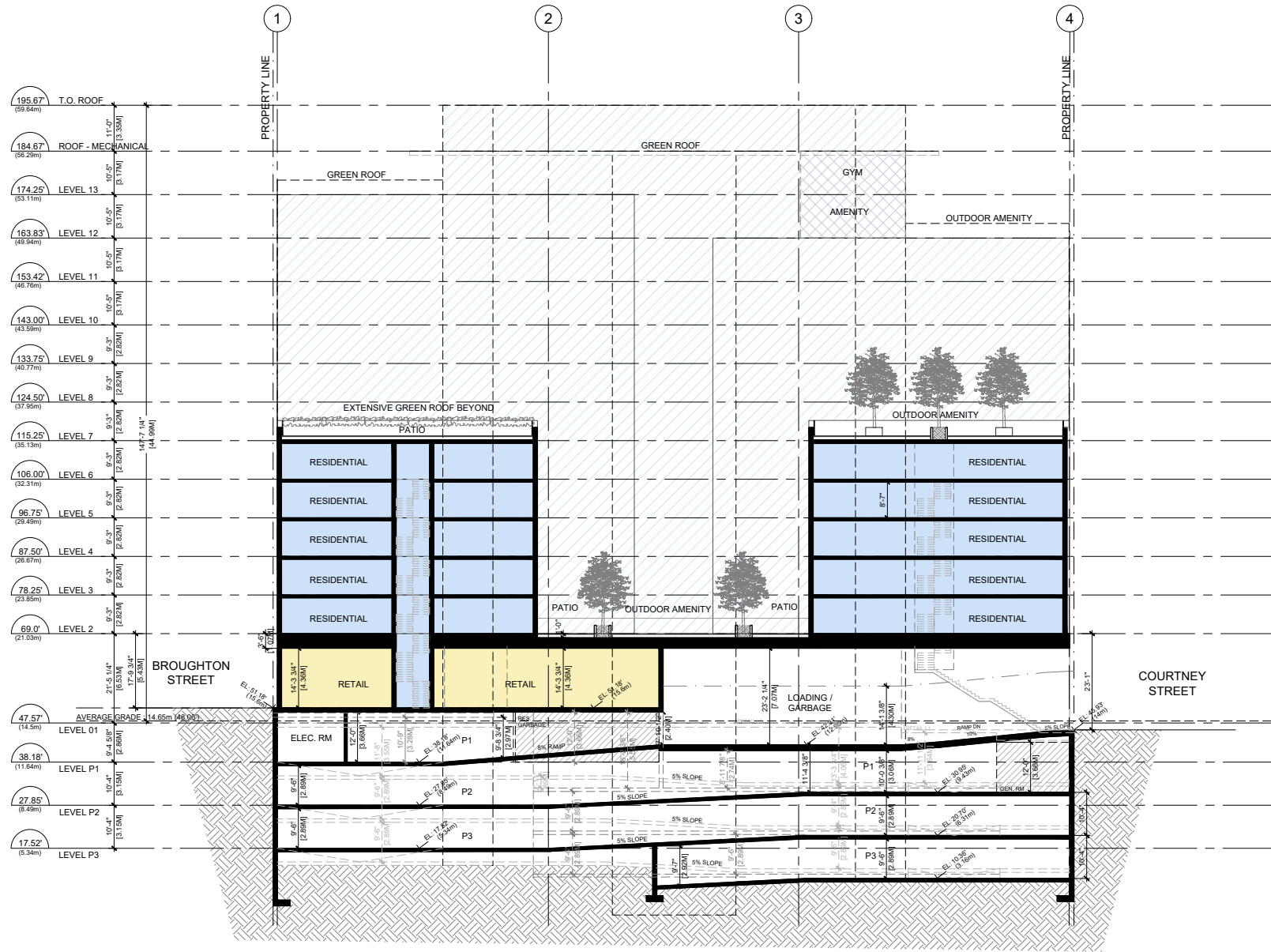


03 INTERNAL ELEVATION (WEST)
1:20004 INTERNAL ELEVATION (EAST)
1:250

MATERIALS LEGEND			
1 BRICK - COLOUR TAN	16 PRE CAST CONCRETE	21 METAL PANEL - CHARCOAL	26 CANOPY - STEEL & GLASS
2 BRICK - COLOUR RED	17 ALUMINUM PICKET HANDRAIL / GUARD	22 METAL PANEL - CHARCOAL (SHAPED)	
3 BRICK - COLOUR GREEN	18 GLAZING - WINDOW WALL	23 METAL PANEL - LIGHT GREY	
4 TILE - NATURAL STONE	19 GLAZING - STOREFRONT	24 METAL PANEL - LIGHT GREY (PERFORATED)	
5 TILE - GRANITE	20 GLAZING - CHARCOAL MULLIONS	25 METAL PANEL - TAN	







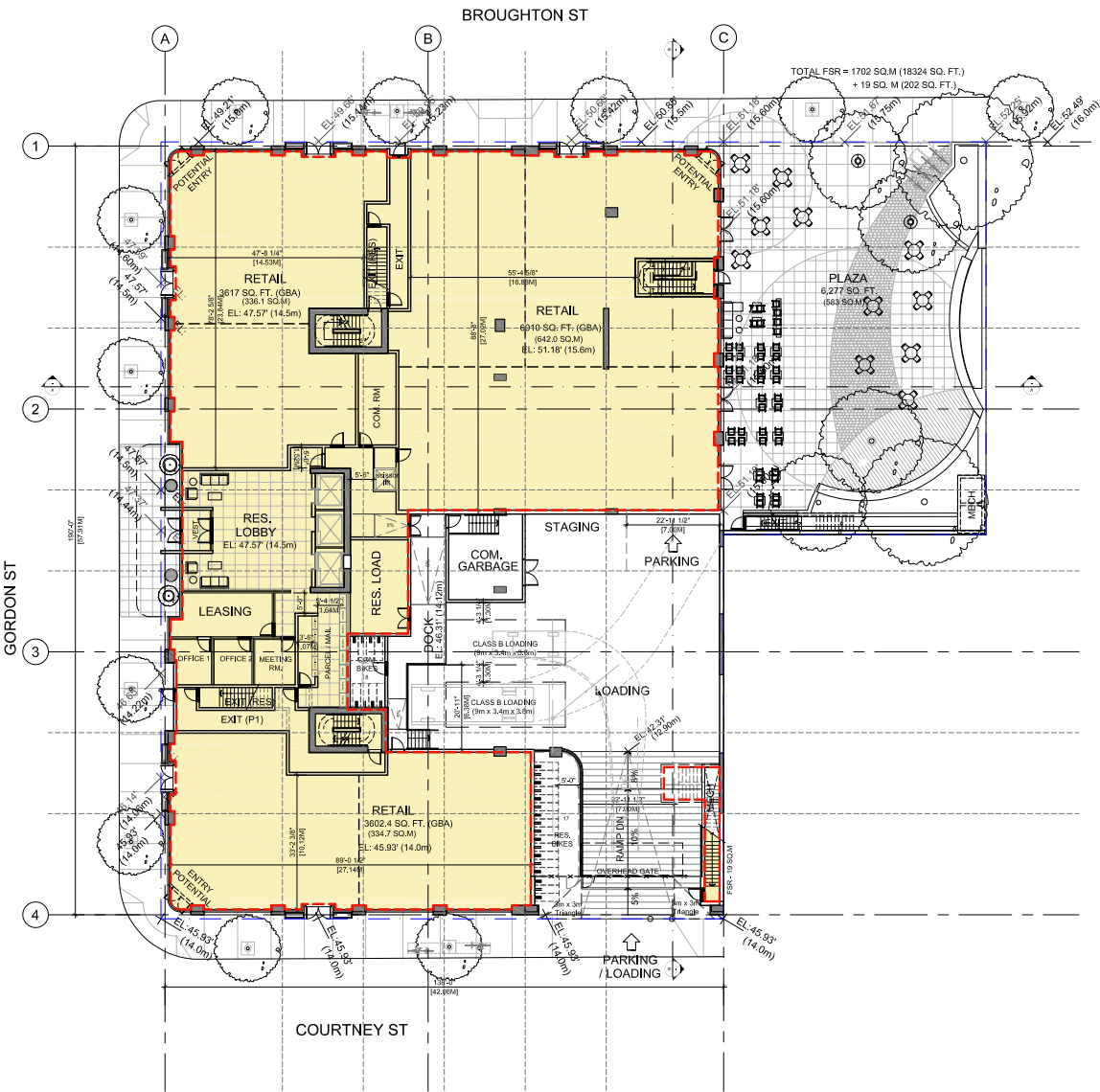


FSR CALCULATIONS

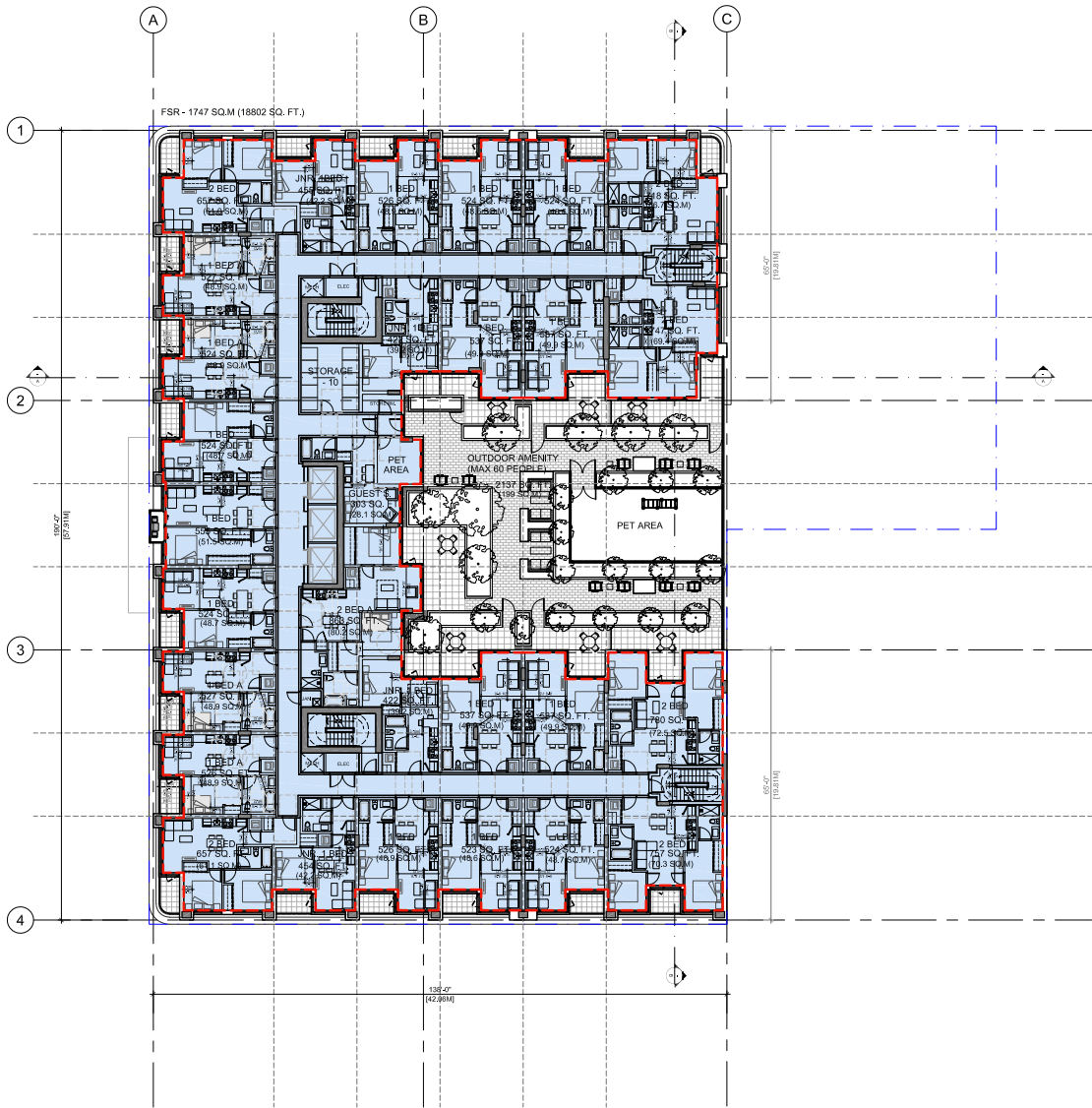
	FSR(sq.m)		(Ref. only)		Total (m²)
	Retail	Residential	Amenity		
L1	1322	399	0		1721
L2		1747	0		1747
L3-6		6987	0		6987
L7		1234	0		1234
L8-10		3731	0		3731
L11		1030	188		1030
L12		817	188		817
L13		817	0		817
	1322	16762	375		18084

SITE 3049.69 m²
32826.54 ft²

FSR 5.9



01 L1 FLOOR PLAN
FSR 1:250



02 L2 FLOOR PLAN
FSR 1:250

1 28 NOV 2025
ISSUED FOR RZ/DP

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Seal

617-635
BROUGHTON ST
VICTORIA

Victoria, BC

Project

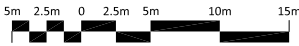
FSR STATS
L1 - L2 PLANS

Drawing

Scale 1 : 250

Project 218008

Sheet FSR200

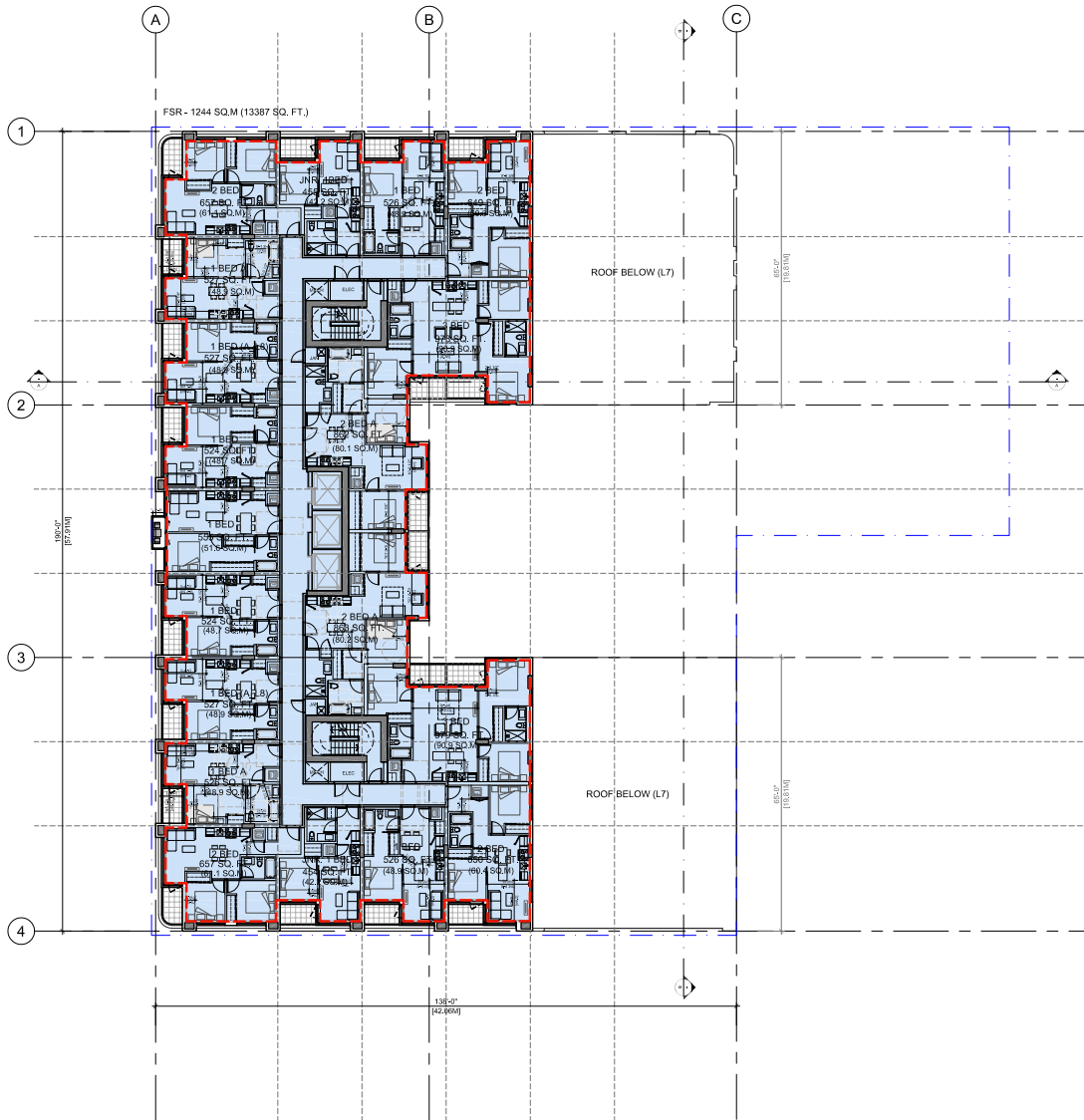




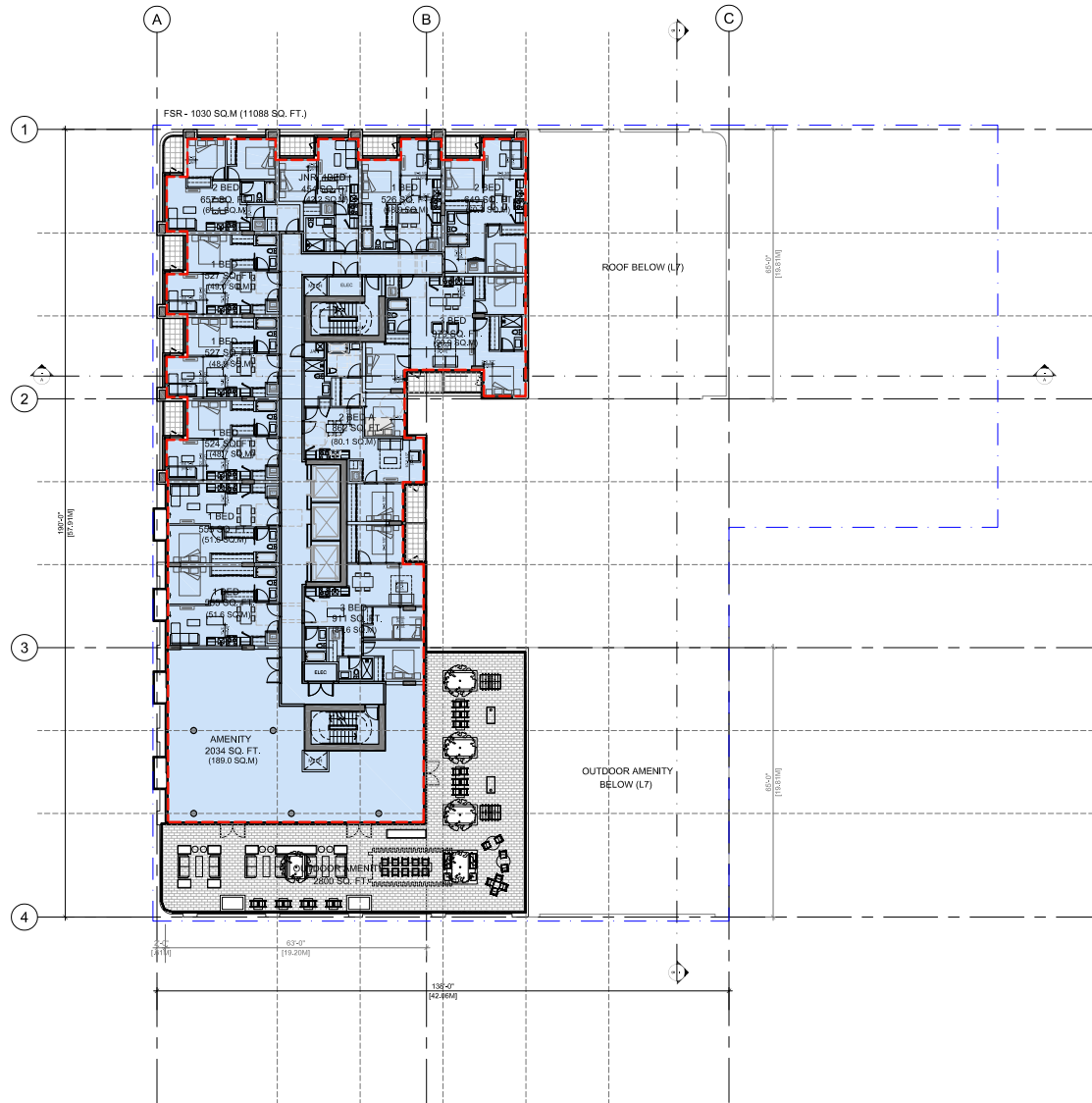
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Mackey
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Vancouver, British Columbia
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T. 604. 687. 2990
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05 L8-10 FLOOR PLAN
FSR / 1:250



06 L11 FLOOR PLAN
FSR / 1:250

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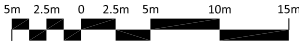
Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

L12 & L13
FSR FLOOR
PLANS

Drawing
Scale 1 : 250
Project 218008

Sheet FSR202

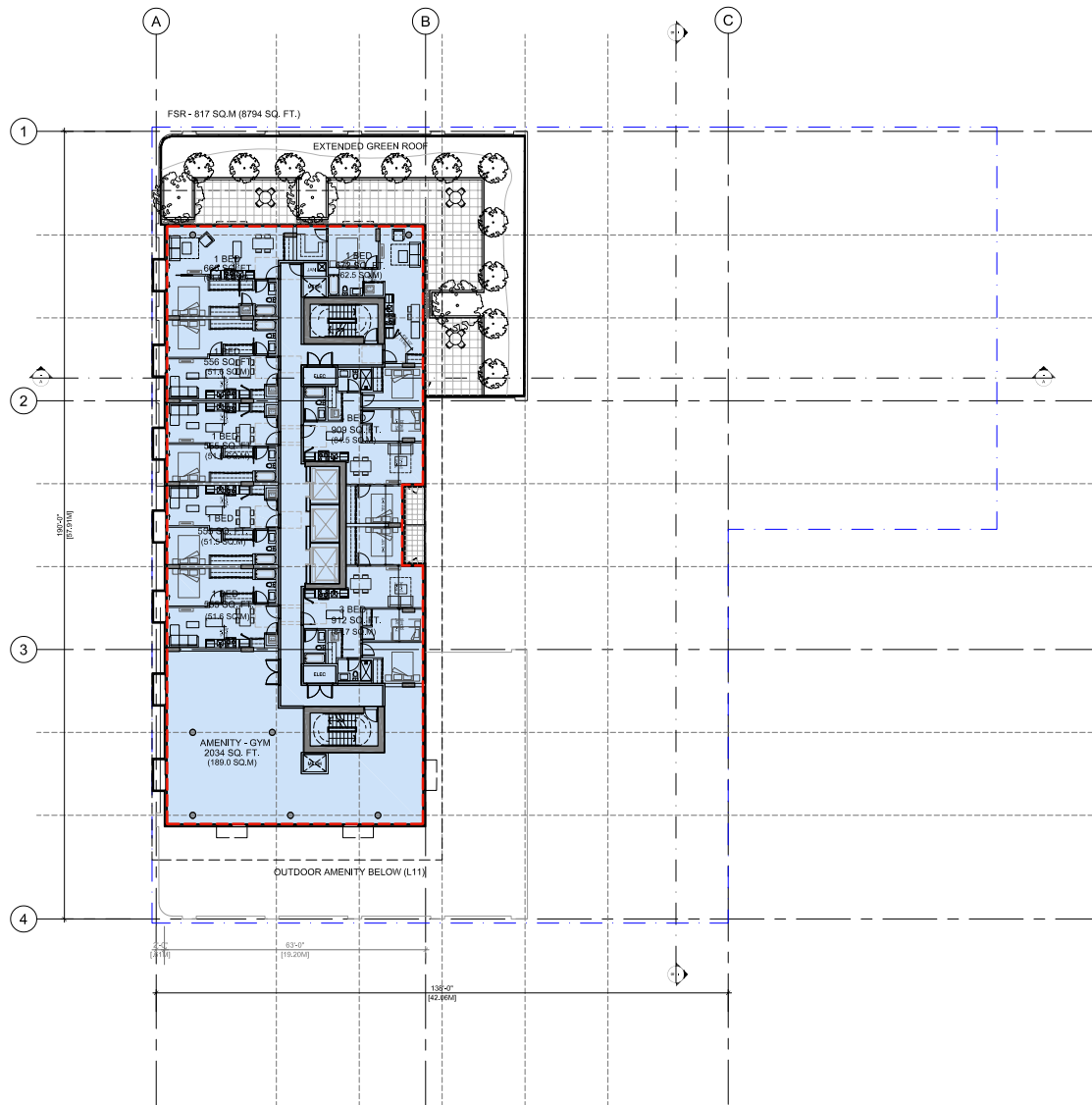




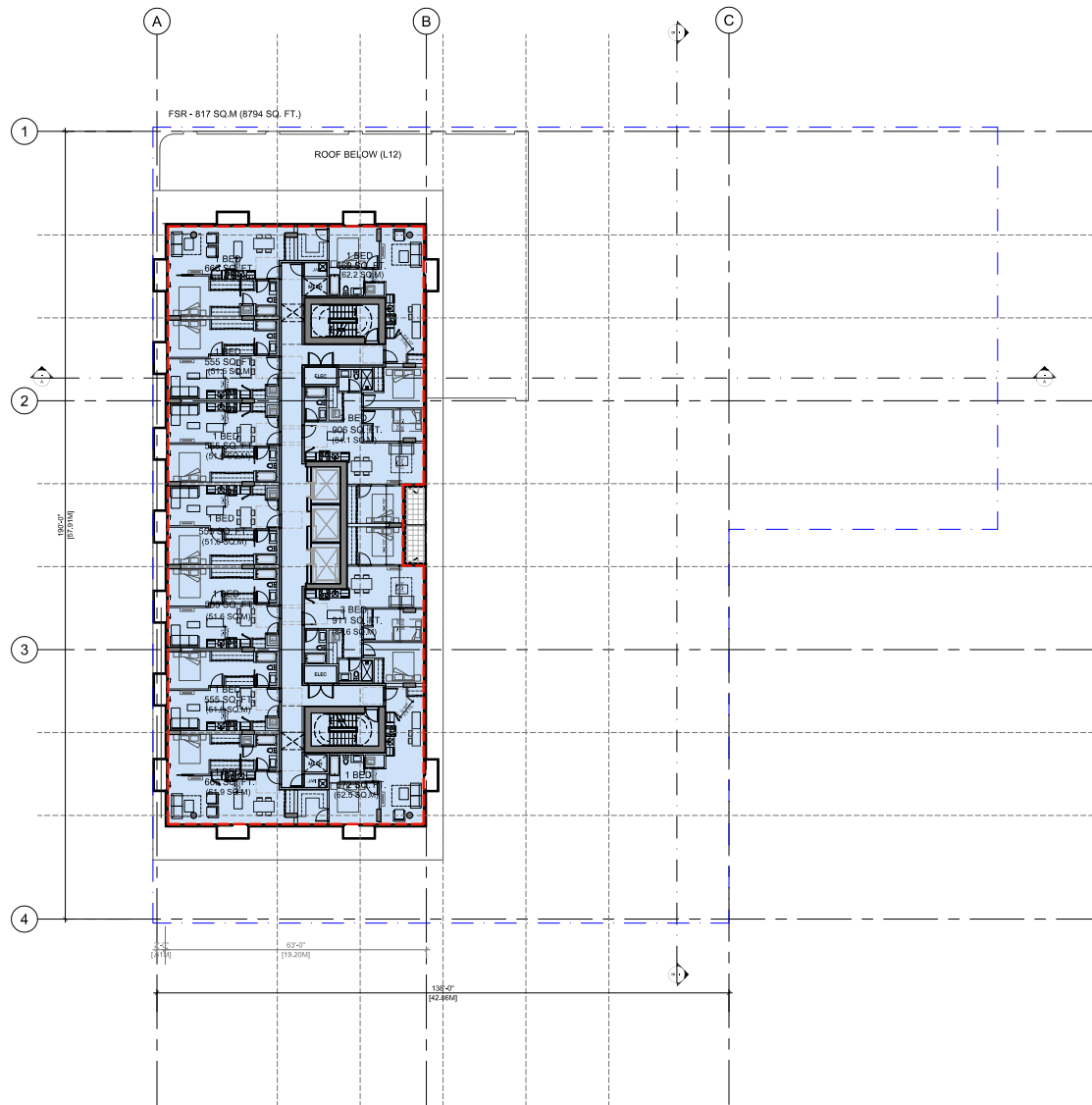
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07 L12 FLOOR PLAN
FSR / 1:250



08 L13 FLOOR PLAN
FSR / 1:250

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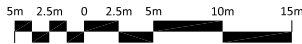
Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

L12 & L13
FSR FLOOR
PLANS

Drawing
Scale 1 : 250
Project 218008

Sheet FSR203





LANDSCAPE DRAWINGS



PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St. Vancouver, BC V6E 2V2
T 604.688.6111

www.pwlpartnership.com

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

PROJECT NAME

617-635 Broughton St.

CIVIC ADDRESS

617 BROUGHTON STREET, VICTORIA BC, V8W 1C9

LEGAL ADDRESS

LOT A, of LOTS 229,230,235,236,237,and 525, VICTORIA CITY, PLAN

DRAWING CONTENTS

L0.00	COVER
L0.01	DESIGN NARRATIVE + SITE FRAMEWORK
L1.00	L1 STREETScape PLAN
L1.01	L1 PLAZA LAYOUT AND MATERIALS PLAN
L1.02	L1 PLAZA PROGRAMMING STUDIES
L1.03	L2-L7 AMENITY LAYOUT AND MATERIALS PLAN
L1.04	L11-12 AMENITY LAYOUT AND MATERIALS PLAN
L2.01-L2.03	SECTIONS

PROJECT

617-635 Broughton
St.

ADDRESS

617 BROUGHTON STREET, VICTORIA BC,
V8W 1C9
LOT A, of LOTS 229,230,235,236,237,and
525, VICTORIA CITY, PLAN 14044

DRAWING TITLE

COVER

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NORTH

SCALE

Scale

PROJECT NO.	25068
DATE	2025-02-10
FILE NAME	25068 PLAN.vwx
PLOTTED	2025-11-27
DRAWN	CW / KI
REVIEWED	GB

DRAWING

L0.00

DESIGN RATIONALE

The 617-635 Broughton St. proposal seeks to integrate with it's historic Old Town context and provide an activated and lively public realm which can be enjoyed by residents and visitors alike.

At the heart of the landscape approach is a new plaza which provides a central gathering place, extending the network of public spaces along Government Street and fostering community interaction. This plaza provides public amenity that supports increased density while maintaining livability. The design incorporates Crime Prevention Through Environmental Design (CPTED) principles, with "eyes" on the plaza from non-residential ground-floor uses and appropriate lighting to promote safety and comfort. For its design aesthetic the new plaza references the apse of the historic St. Andrews Cathedral on the adjacent property, which is a piece of significant architecture that will be made visible again through this development. The plaza layout is inspired by European church square precedents, providing flexible programming opportunities while seamlessly complimenting Victoria's Old Town context.

Ground-floor retail is maintained at a human scale, reinforcing active street edges and pedestrian engagement. This approach supports the Historic Commercial District's active commercial uses that encourage pedestrian activity and complement the public realm. The design maintains human-scaled storefronts that define the street wall and create continuity with the surrounding historic context.

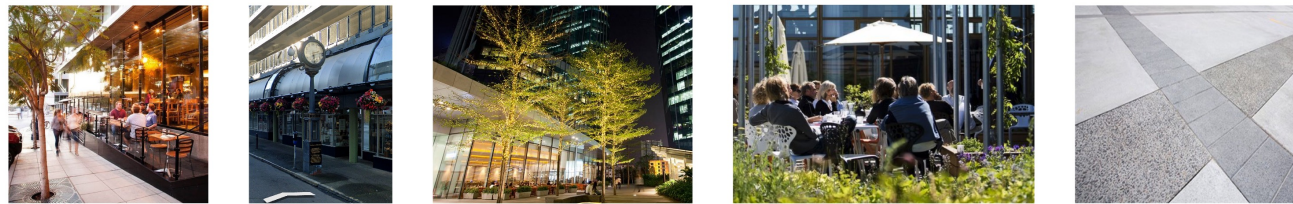
The landscape strategy prioritizes large trees where feasible and permeable surfaces that contribute to urban forest objectives while creating an attractive and functional public realm. This approach supports the City's environmental goals and enhances the overall pedestrian experience through thoughtful integration of green infrastructure.

The Outdoor Levels are designed to provide a high level of amenity value for residents and visitors, as well as to meet or exceed City of Victoria's targets for increasing urban canopy coverage and ecosystem supporting landscape practices. A significant portion of each level is given over to native and native-adapted planting, with and emphasis on pollinator attracting species.

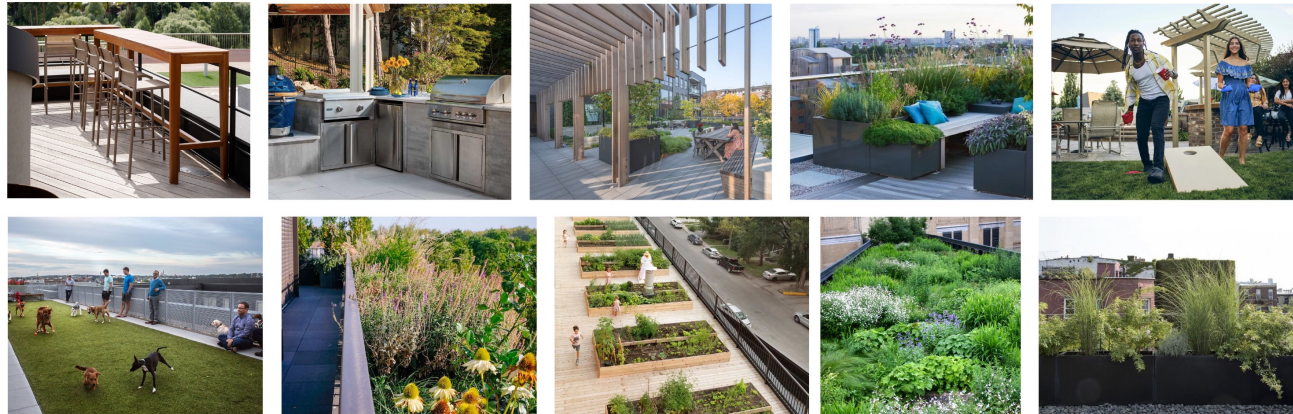
PRECEDENTS
PLAZA



PUBLIC REALM



AMENITY LEVELS

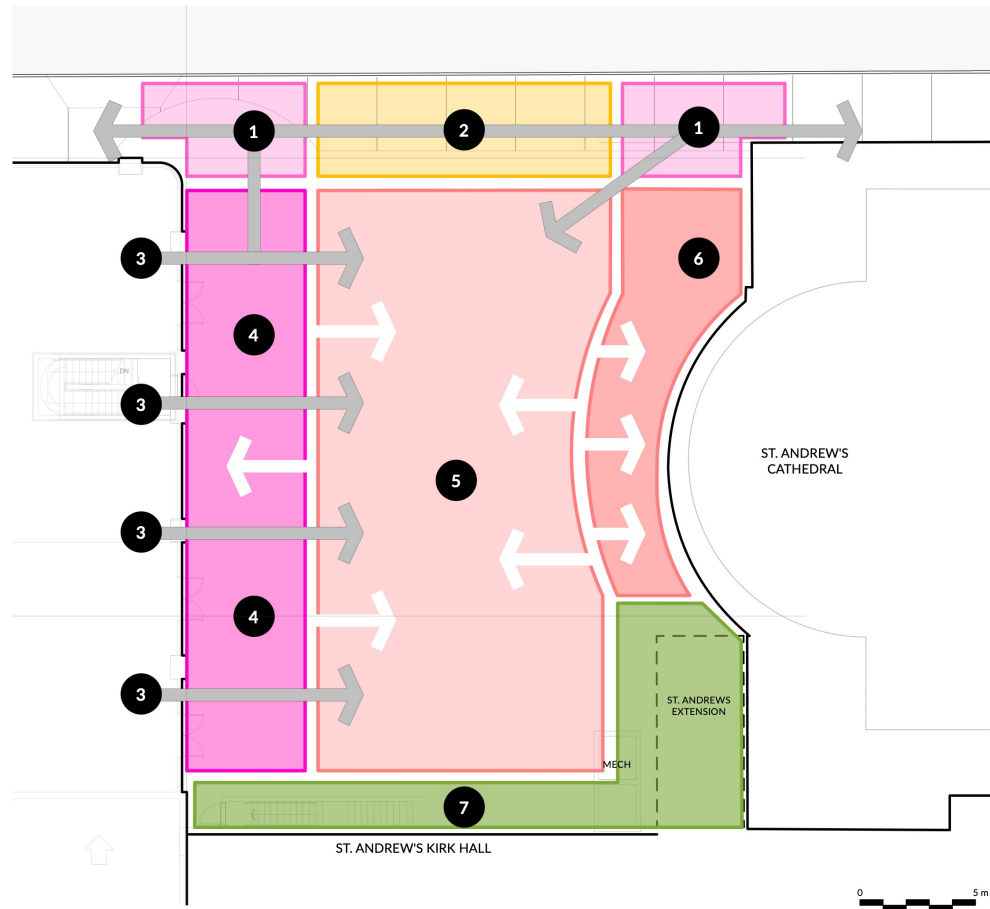


EMERGING SITE FRAMEWORK

SITE PROGRAMMING SHOWN IN COLOURED ZONES.,

- 1 **ARRIVAL NODE**
ANNOUNCE AND WELCOME VISITORS INTO THE SITE
- 2 **BROUGHTON ST. INTERFACE**
CONTRIBUTE TO THE BROUGHTON ST. PUBLIC REALM
- 3 **PROJECT ACCESS POINT**
PRIORITIZE ACCESS AND CIRCULATION TO KEY PROJECT ENTRY POINTS
- 4 **ACTIVATED RETAIL EDGE**
EMPHASIZE AND ACTIVATE COMMERCIAL FRONTAGES
- 5 **CENTRAL PLAZA**
PROVIDE A LIVELY, SAFE, AND FUNCTIONAL PUBLIC SPACE
- 6 **ST. ANDREWS CATHEDRAL APRON**
CELEBRATE THE APSE AND INTEGRATE WITH PLAZA DESIGN
- 7 **KIRK HALL FEATURE WALL**
SCREEN EXISTING BACK OF HOUSE FEATURES AND PROVIDE AESTHETIC AND FUNCTIONAL ENCLOSURE TO CENTRAL PLAZA

↔ CIRCULATION ROUTE



1 **PLAZA SITE FRAMEWORK**
Scale: 1:100

REVISIONS AND ISSUES		
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1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

PROJECT
617-635 Broughton St.

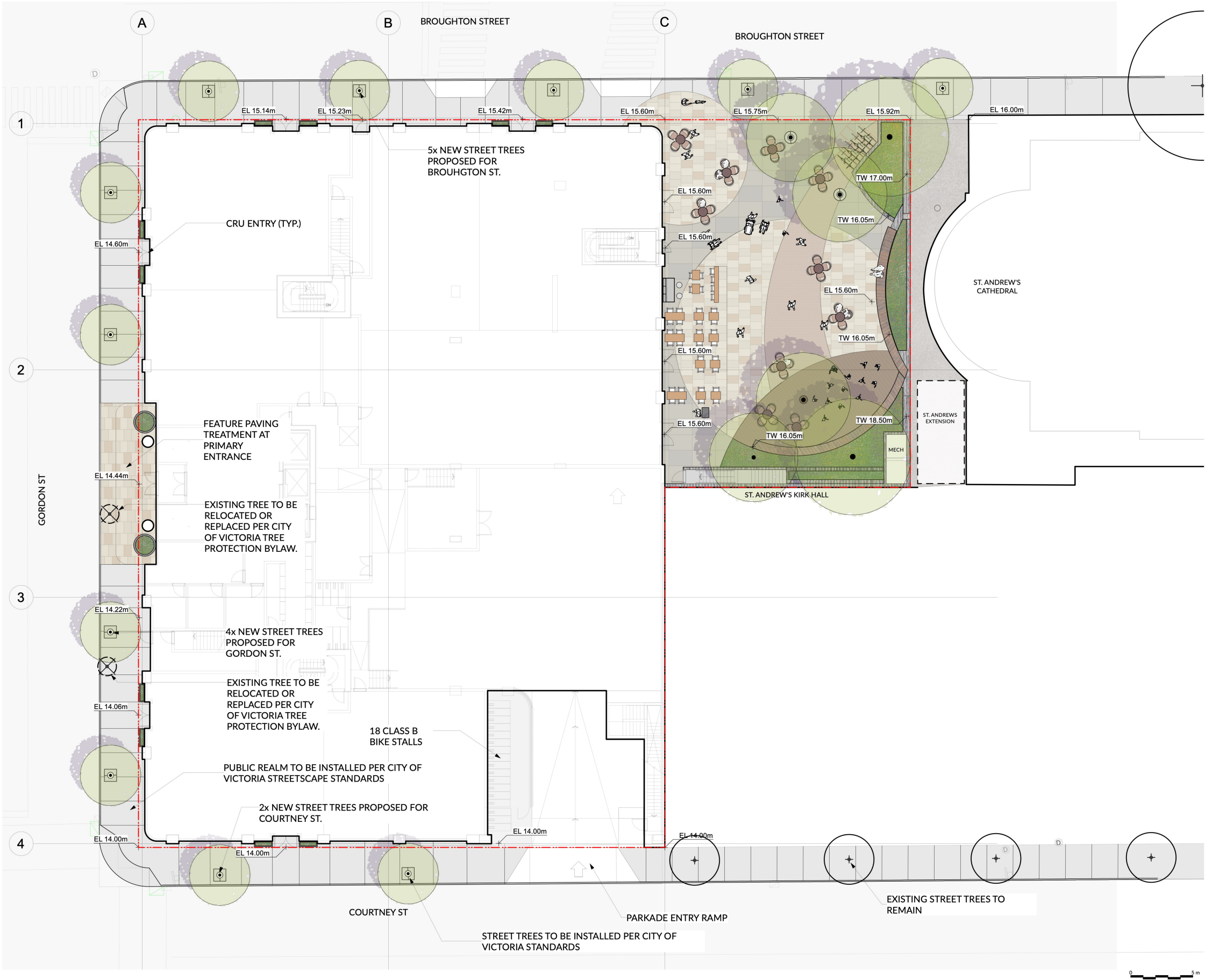
ADDRESS
617 BROUGHTON STREET, VICTORIA BC, V8W 1C9
LOT A, of LOTS 229,230,235,236,237,and 525, VICTORIA CITY, PLAN 14044

DRAWING TITLE
DESIGN NARRATIVE + SITE FRAMEWORK

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DRAWING TITLE
L1 STREETSCAPE PLAN

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NORTH	SCALE
	1:150

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L1.00

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DRAWING TITLE
**L1 PLAZA
PROGRAMMING
STUDIES**

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L1.02



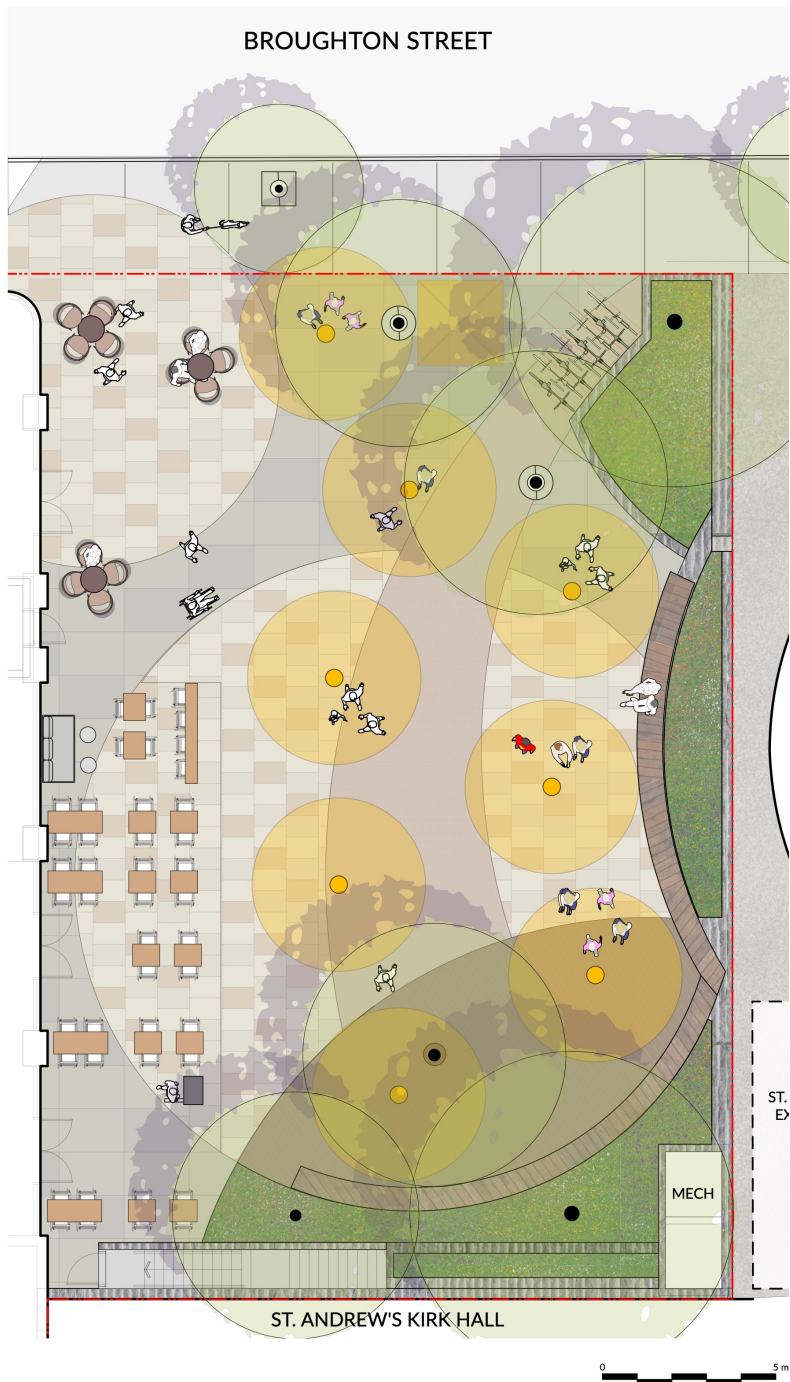
FARMERS MARKET/ VENDOR EVENT

15-20 MARKET TENTS
2-3 FOOD TRUCKS
~60 PARTICIPANTS



PERFORMANCE EVENT

1 TEMPORARY STAGE W/ TECHNICAL/ EQUIPMENT TENT
~100 PARTICIPANTS



TEMPORARY OUTDOOR ART EXHIBITION

1 INFORMATION/ VISITORS TENT
8-10 EXHIBITION DISPLAYS
20-30 PARTICIPANTS

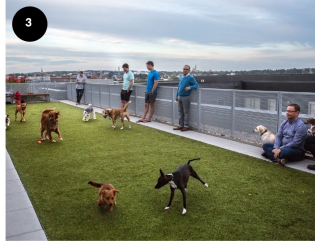




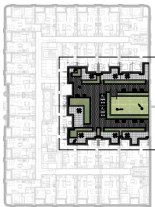
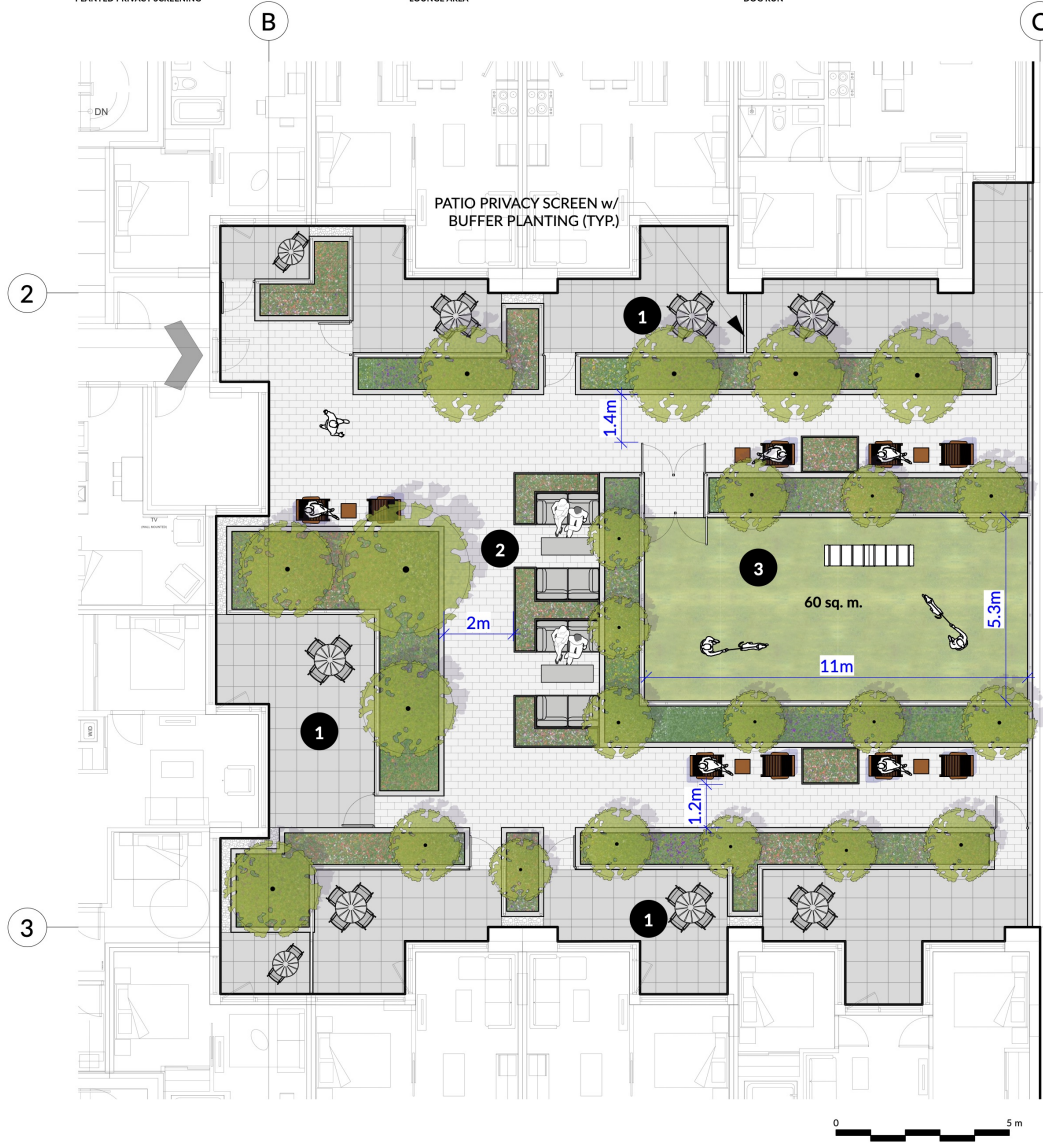
PLANTED PRIVACY SCREENING



LOUNGE AREA



DOG RUN



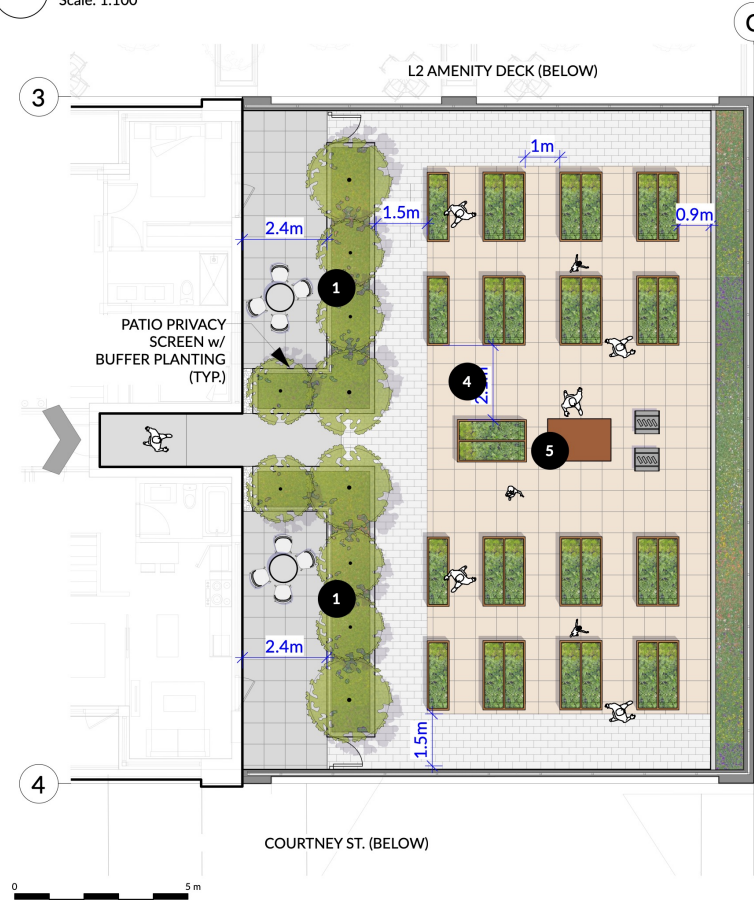
L2 - KEY PLAN

- 1 PRIVATE PATIO W/ PLANTED PRIVACY SCREENING
- 2 LOUNGE AREA
- 3 DOG RUN W/ BUFFER PLANTING

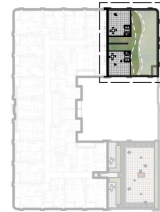
1 L2 AMENITY DECK - DOG RUN
Scale: 1:100



2 L7 AMENITY DECK - NORTH
Scale: 1:100



3 L7 AMENITY DECK - SOUTH
Scale: 1:100



L7 NORTH - KEY PLAN

- 1 PLANTED PRIVACY SCREENING
- 2 MOUNDED SHRUB PLANTING
- 3 EXTENSIVE GREEN ROOF



PLANTED PRIVACY SCREENING



EXTENSIVE GREEN ROOF



MOUNDED SHRUB PLANTING



L7 SOUTH - KEY PLAN

- 1 PLANTED PRIVACY SCREENING
- 4 URBAN AGRICULTURE
- 5 POTTING TABLE AND COMPOST



PLANTED PRIVACY SCREENING

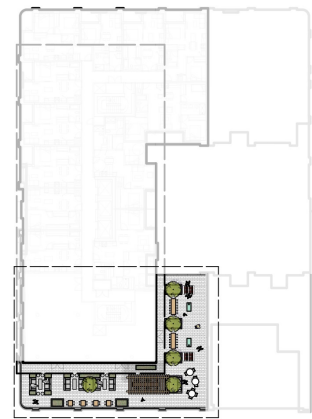


URBAN AGRICULTURE

REVISIONS AND ISSUES		
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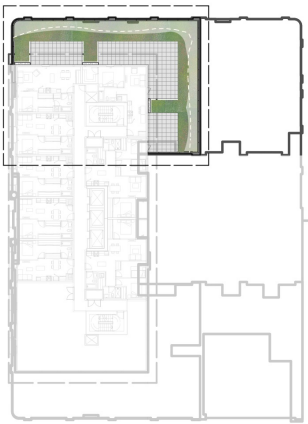
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FILE NAME	25068 PLAN.vwx
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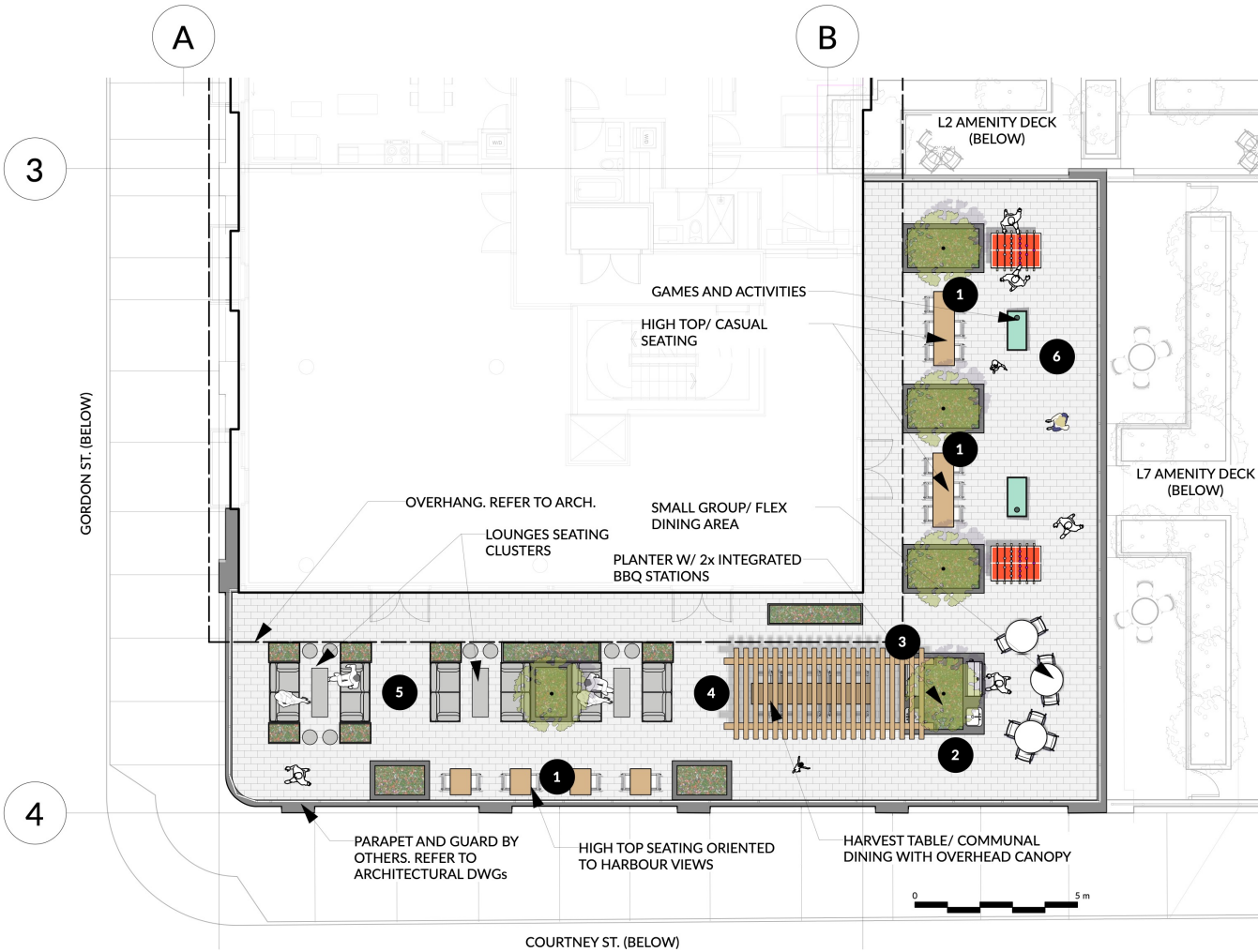
L11 - KEY PLAN

- 1 HIGH TOP SEATING
- 2 OUTDOOR KITCHEN
- 3 OUTDOOR DINING AREA
- 4 SHADE TRELLIS
- 5 LOUNGE AREA
- 6 PATIO GAMES



L12 - KEY PLAN

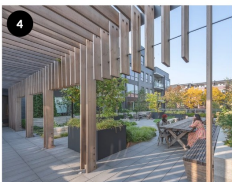
- 1 PLANTED PRIVACY SCREENING
- 2 MOUNDED SHRUB PLANTING
- 3 EXTENSIVE GREEN ROOF



HIGH TOP FURNITURE AND SEATING



OUTDOOR KITCHEN



SHADE TRELLIS



LOUNGE AREA



PATIO GAMES

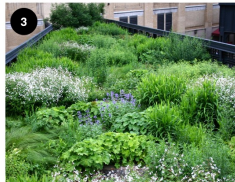
1 L11 AMENITY DECK - SOCIAL SPACES
Scale: 1:100



PLANTED PRIVACY SCREENING



MOUNDED SHRUB PLANTING



EXTENSIVE GREEN ROOF

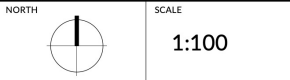
2 L12 AMENITY DECK - PATIOS
Scale: 1:100

PROJECT
617-635 Broughton St.

ADDRESS
617 BROUGHTON STREET, VICTORIA BC,
V8W 1C9
LOT A, of LOTS 229,230,235,236,237, and
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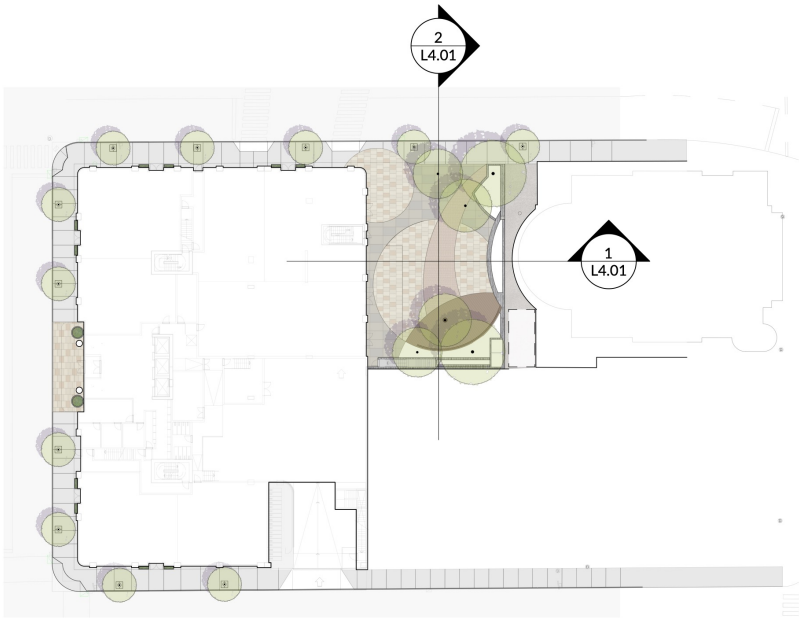
DRAWING TITLE
L11-12 AMENITY
LAYOUT AND
MATERIALS PLAN

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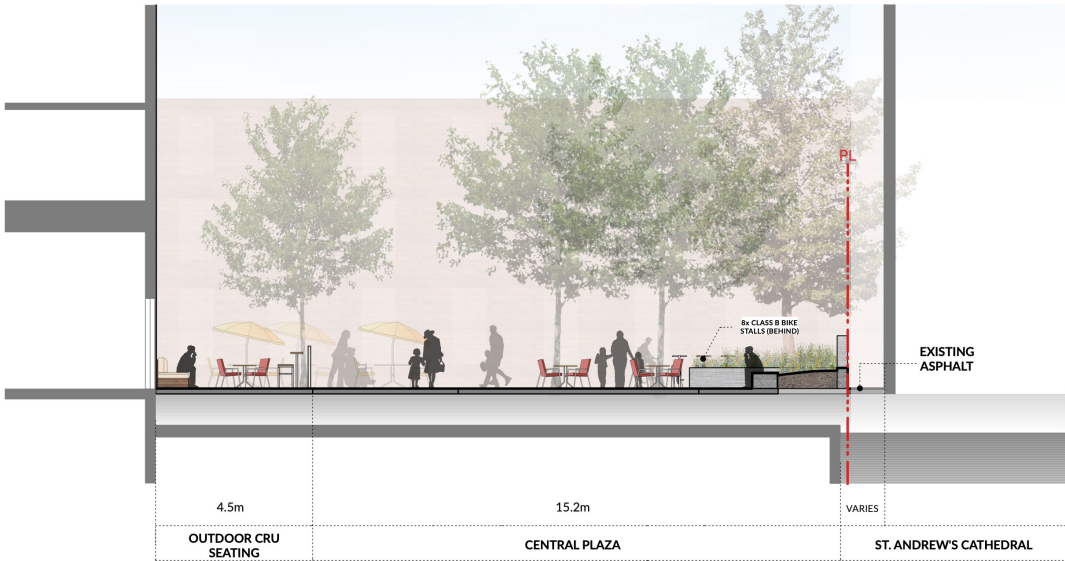


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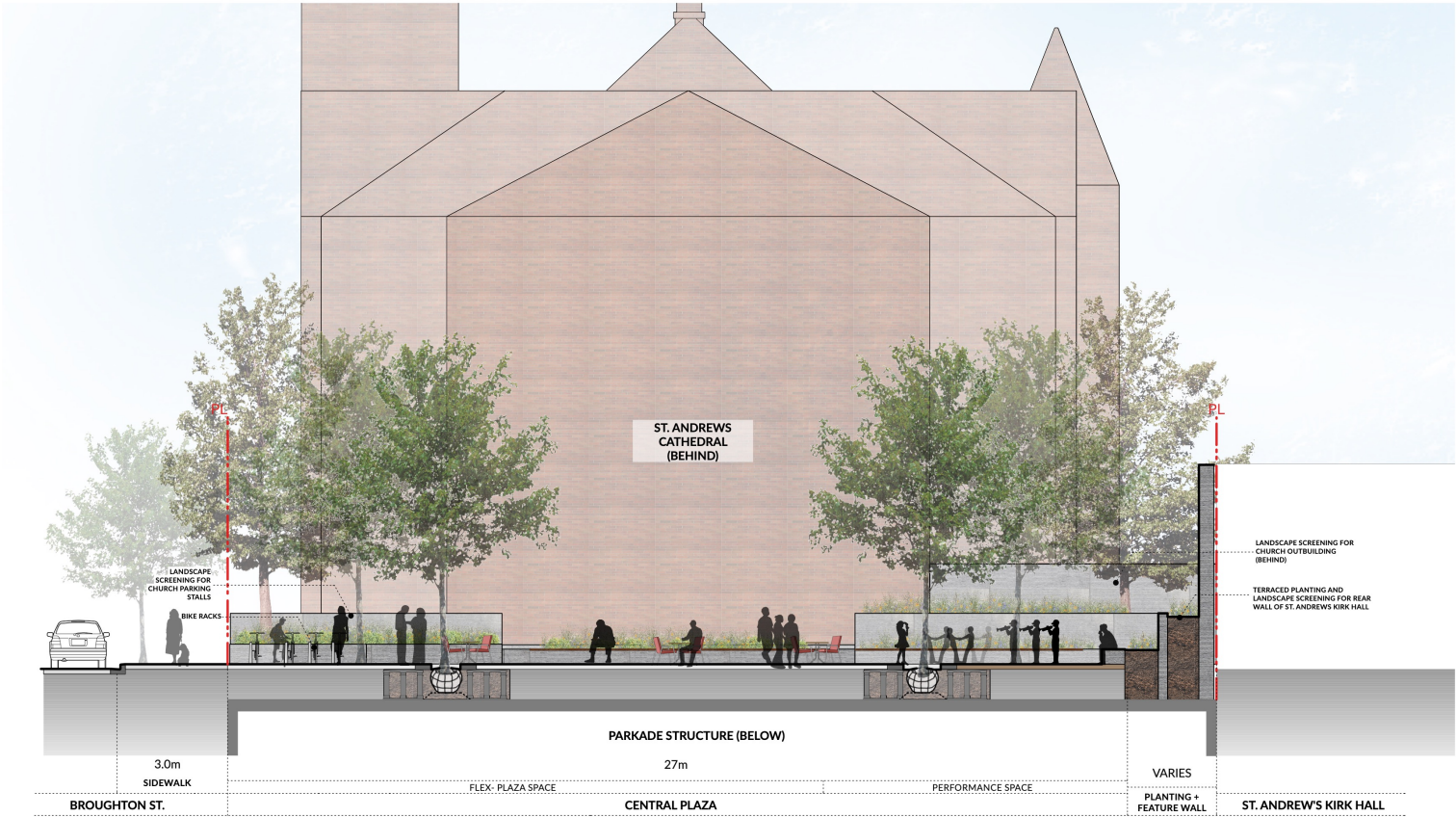
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PLAZA KEY PLAN



1 PLAZA - SECTION 1
Scale: 1:100



2 PLAZA - SECTION 2
Scale: 1:100

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1	2025-11-28
DESCRIPTION	
ISSUED FOR COMBINED REZONING/ DP APPLICATION	

PROJECT
617-635
BROUGHTON ST.

ADDRESS
617 BROUGHTON ST, VICTORIA BC, V8W
1C9
LOT A, of LOTS 229,230,235,236,237, and
525, VICTORIA CITY, PLAN 14044

DRAWING TITLE
SECTIONS - L1
PLAZA

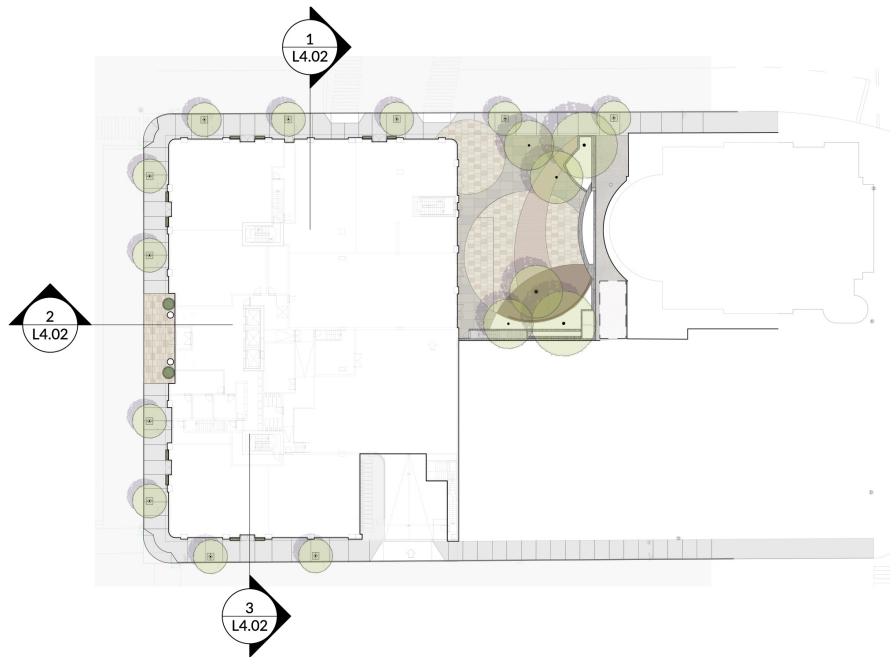
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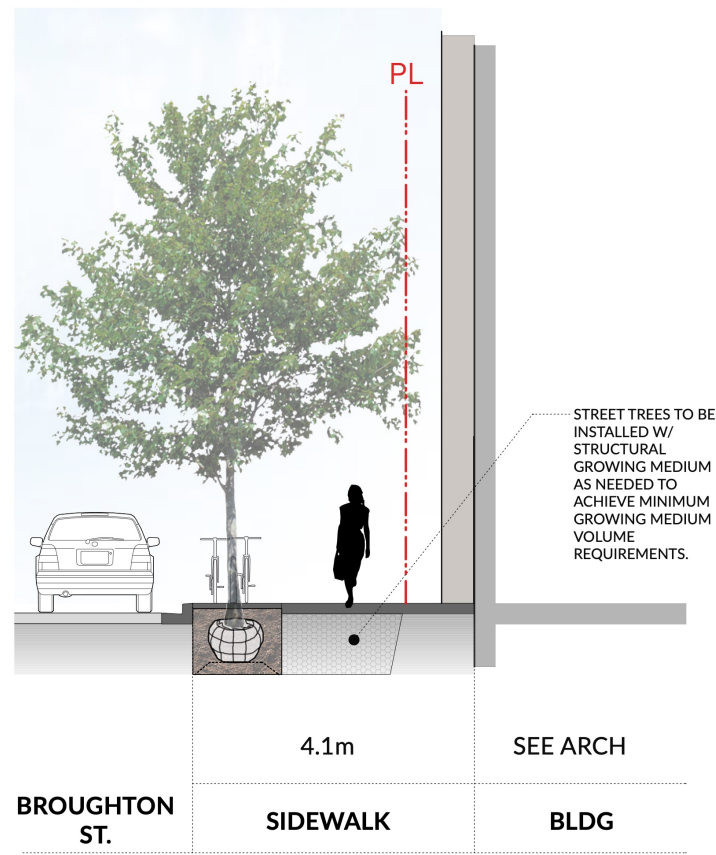
PROJECT NO.	25068
DATE	2019-05-10
FILE NAME	25068 SECTIONS.vwx
PLOTTED	2025-11-27
DRAWN	CW/ KI
REVIEWED	GB

DRAWING

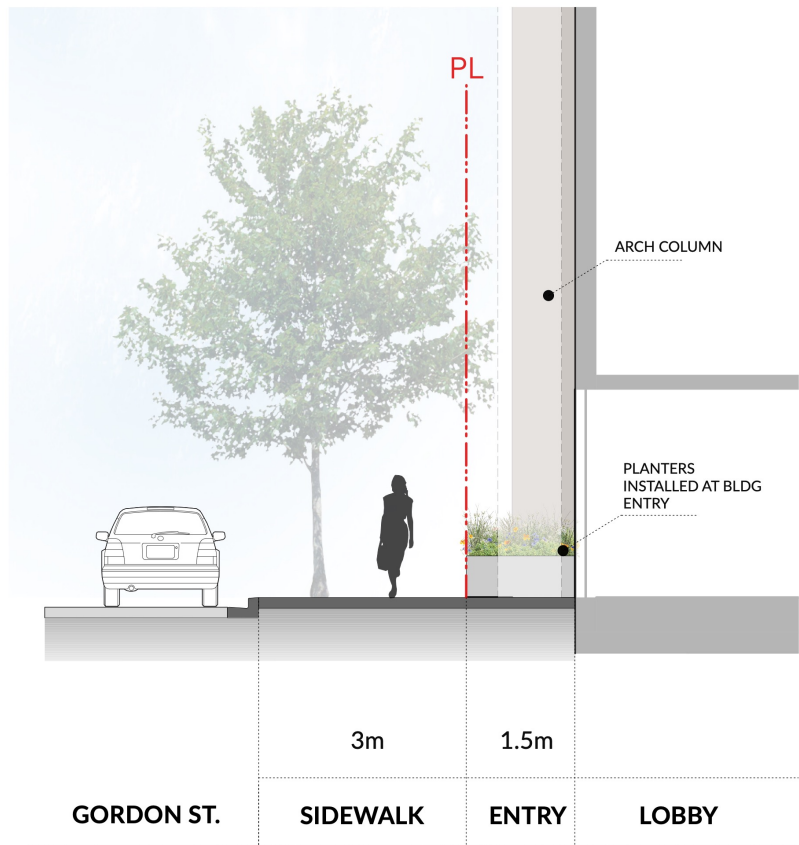
L2.01



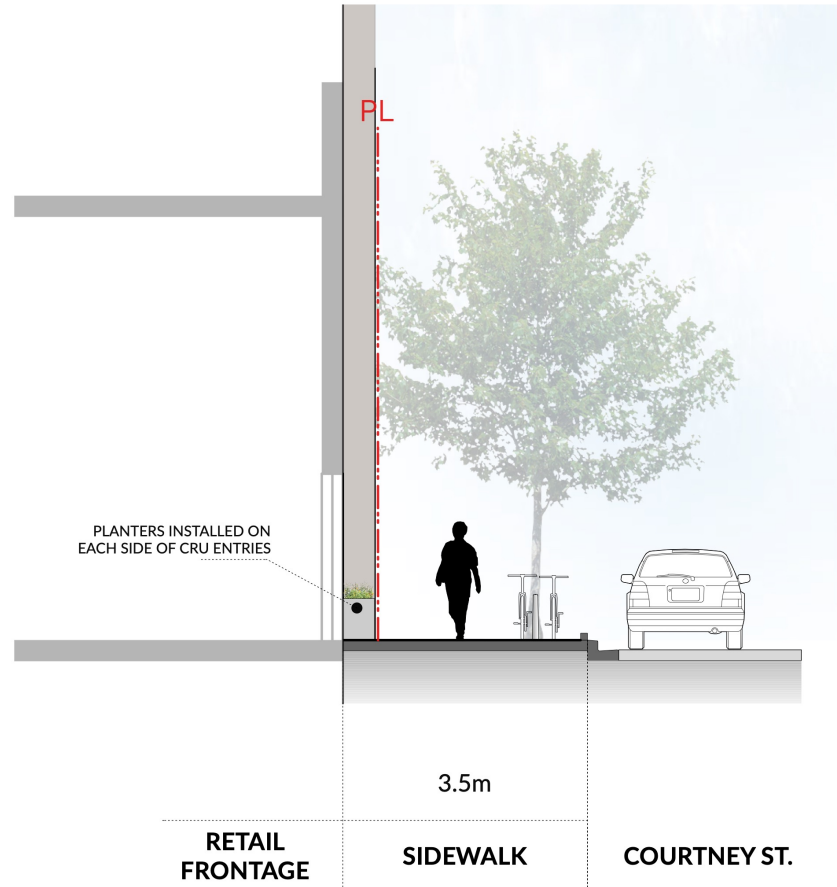
STREETSCAPE KEY PLAN



1 Broughton St.
Scale: 1:50



2 Gordon St.
Scale: 1:50



3 Courtney St.
Scale: 1:50

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

PROJECT
617-635
Broughton St.

ADDRESS
617 Broughton St, Victoria BC, V8W 1C9
LOT A, of LOTS 229,230,235,236,237, and 525, Victoria City, Plan 14044

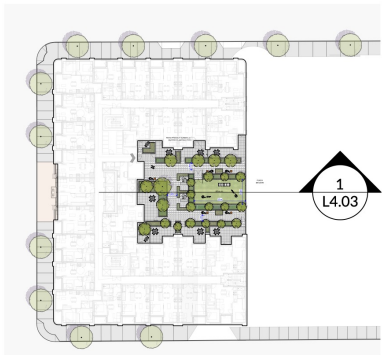
DRAWING TITLE
SECTIONS - L1
STREETSCAPE

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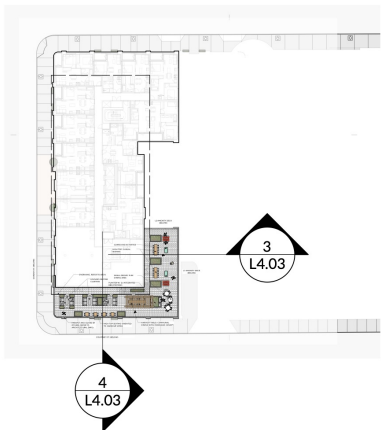


PROJECT NO.	25068
DATE	2019-05-10
FILE NAME	25068 SECTIONS.vwx
PLOTTED	2025-11-27
DRAWN	CW/ KI
REVIEWED	GB

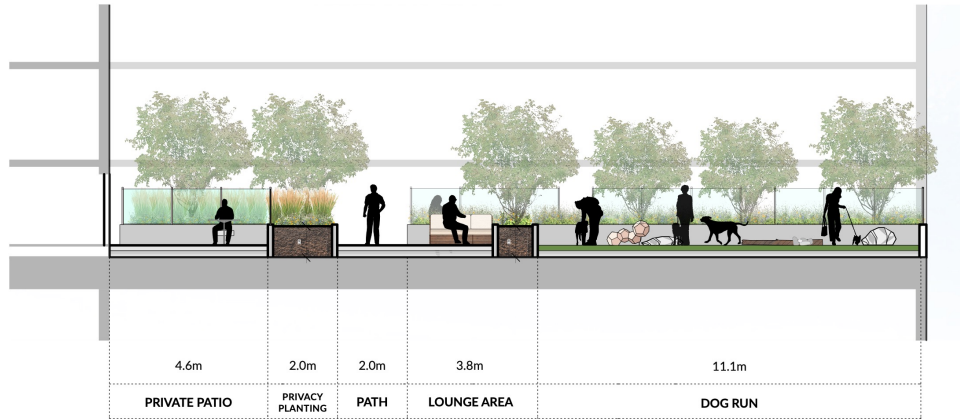
DRAWING
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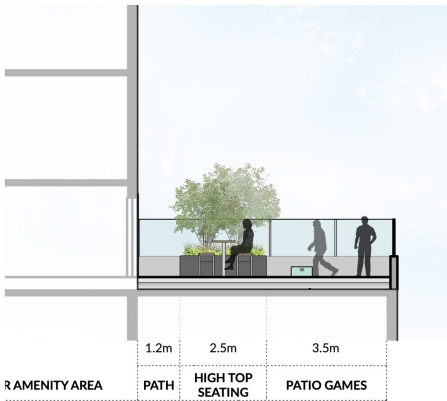
L2 KEY PLAN



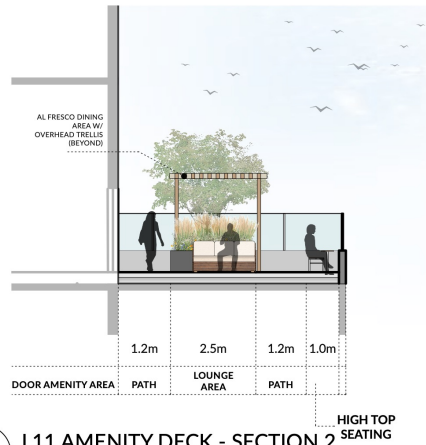
L11 KEY PLAN



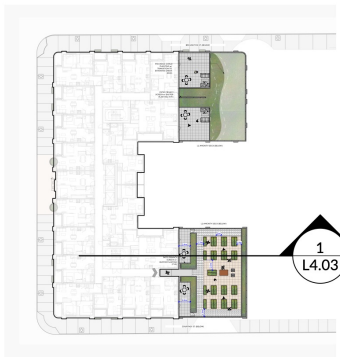
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Scale: 1:100



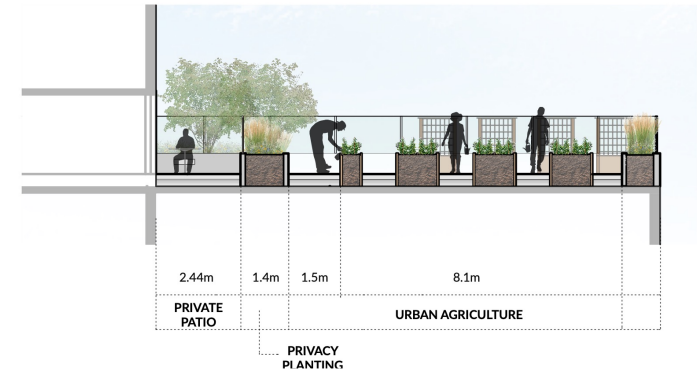
3 L11 AMENITY DECK - SECTION 1
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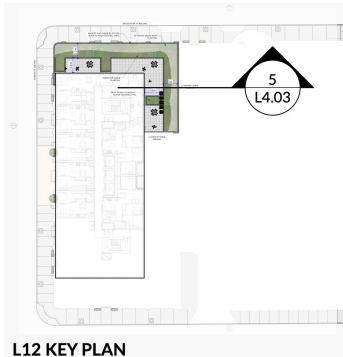
4 L11 AMENITY DECK - SECTION 2
Scale: 1:100



L7 KEY PLAN



2 L7 AMENITY DECK - URBAN AGRICULTURE
Scale: 1:100



L12 KEY PLAN



5 L12 AMENITY DECK - PATIOS
Scale: 1:100

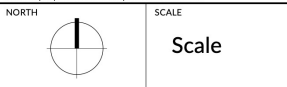
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

PROJECT
617-635
BROUGHTON ST.

ADDRESS
617 BROUGHTON ST, VICTORIA BC, V8W 1C9
LOT A, of LOTS 229,230,235,236,237,and 525, VICTORIA CITY, PLAN 14044

DRAWING TITLE
SECTIONS -
AMENITY LEVELS

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DRAWING

**Musson Cattell Mackey Partnership
Architects Designers Planners**

<http://mcmparchitects.com>