

617-635 Broughton street

REZONING / DEVELOPMENT PERMIT



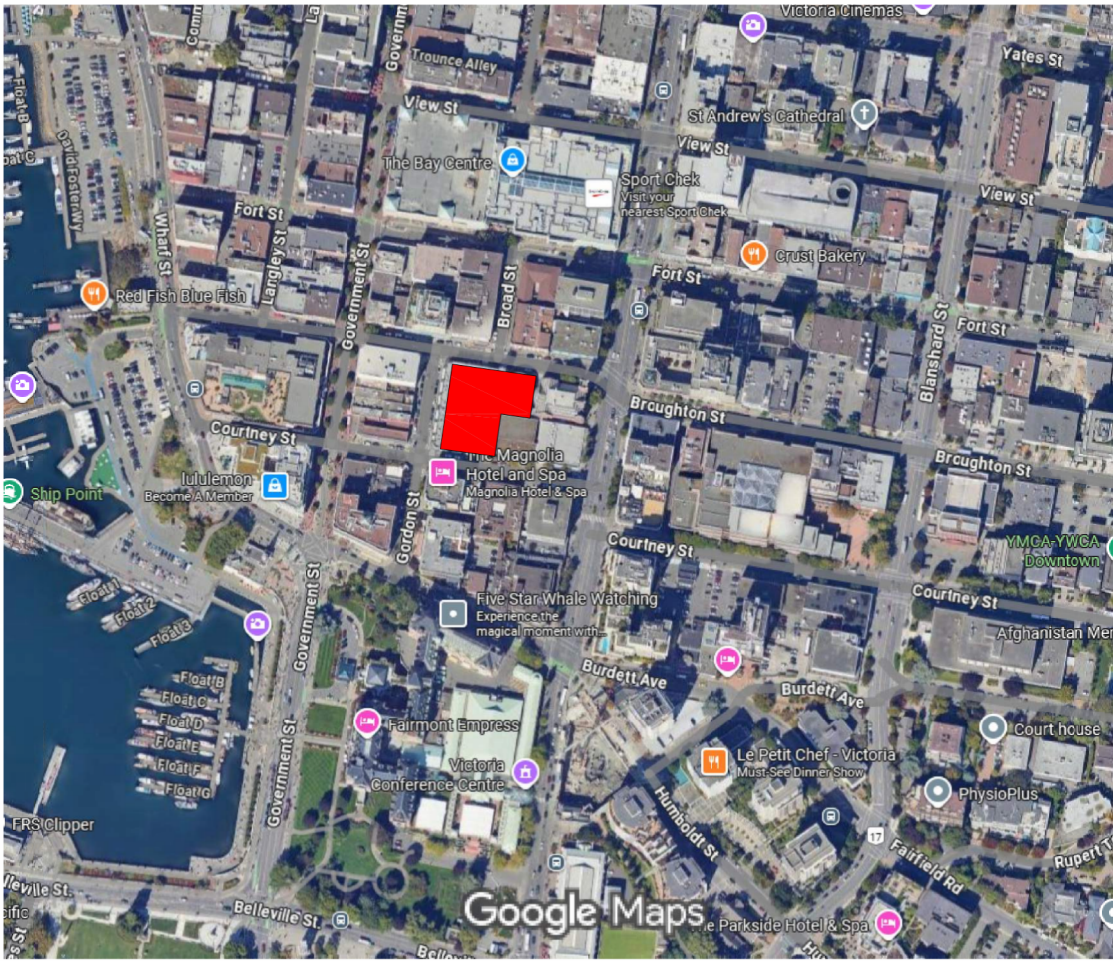
SITE INFORMATION

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

DEVELOPER

GWL REALTY ADVISORS
SUITE 3000, 650 WEST GEORGIA ST,
VANCOUVER, BC V6B 4N7
CONTACT: MICHAEL REED
T. 604.713.8919

TRANSPORTATION

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

ARCHITECT

MUSSON CATTELL MACKEY
PARTNERSHIP
1900-1066 WEST HASTINGS ST,
VANCOUVER, BC V6E 3X1
CONTACT: GILLIAN BRENNEN
T. 604.687.2990

HERITAGE

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

STRUCTURAL ENGINEER

GLOTMAN SIMPSON
1661 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5
CONTACT: HARRISON GLOTMAN
T. 604.734.8822

LEED / SUSTAINABILITY

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

MECHANICAL ENGINEER

REINBOLD ENG. GROUP
400 - 1580 WEST BROADWAY,
VANCOUVER, BC V6J 5K8
CONTACT: MICHAEL RAIVA
T. 604.737.3350

SURVEYOR

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

ELECTRICAL ENGINEER

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

CODE

JENSEN HUGHES
500 - 1901 ROSSER AVENUE
BURNABY, BC V5C 6R6
CONTACT: KEVIN CHEN
T. 604.684.2402

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

J.E. ANDERSON & ASS.
4212 GLANFORD AVENUE,
VICTORIA, BC V8Z 4B7
CONTACT: COLTON KILLIP
T. 250.727.2214



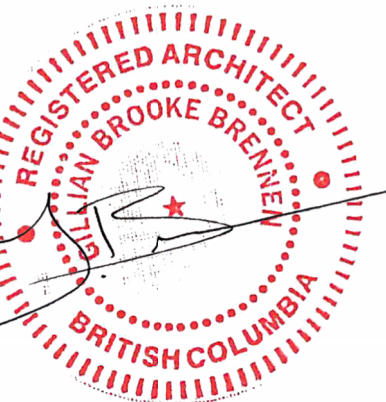
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COVER

Drawing

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218008

Sheet

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FSR CALCULATIONS

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	213031	19791
			378 m²				
SITE		3049.69 m²		FSR	5.93		
		32826.54 ft²					

PARKING REQUIREMENT

RESIDENTIAL			
Units	Calculation	Required	Provided
29	0.5 / unit <40m²	15	
179	0.6 /unit 40-70m²	107	
43	1 /unit >70m²	43	
		165	142
0.57 p/unit			
ACCESSIBLE (Included in RES.)			
Units	Calculation	Required	Provided
165	(7.1.1 Table 1) +101stalls = 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) 6-25stalls = 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 / 2325m² (25,026.09ft²)	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

UNIT MIX

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% (20%min)	6% (5%min)	100%	20%
TOTAL					251	

BICYCLE REQUIREMENT

COMMERCIAL

Long term

Use	Calculation	Area	Required	Provided
Retail	1/200m²	1322	7	
			7	8

Short term

Use	Calculation	Area	Required	Provided
Retail	1/200m²	1322	7	
			7	7

RESIDENTIAL

Long term

Units	Calculation	Required	Provided
29	1 / unit <40m²	29	
222	1.25 /unit >40m²	278	
		307	308
	50%vertical (max)	153	146

Short term

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

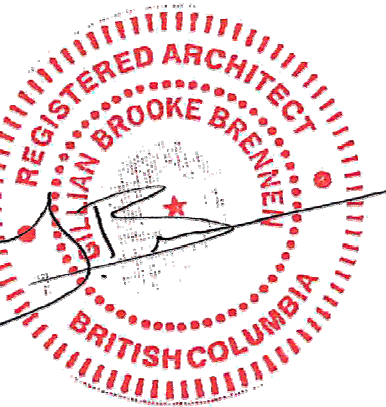


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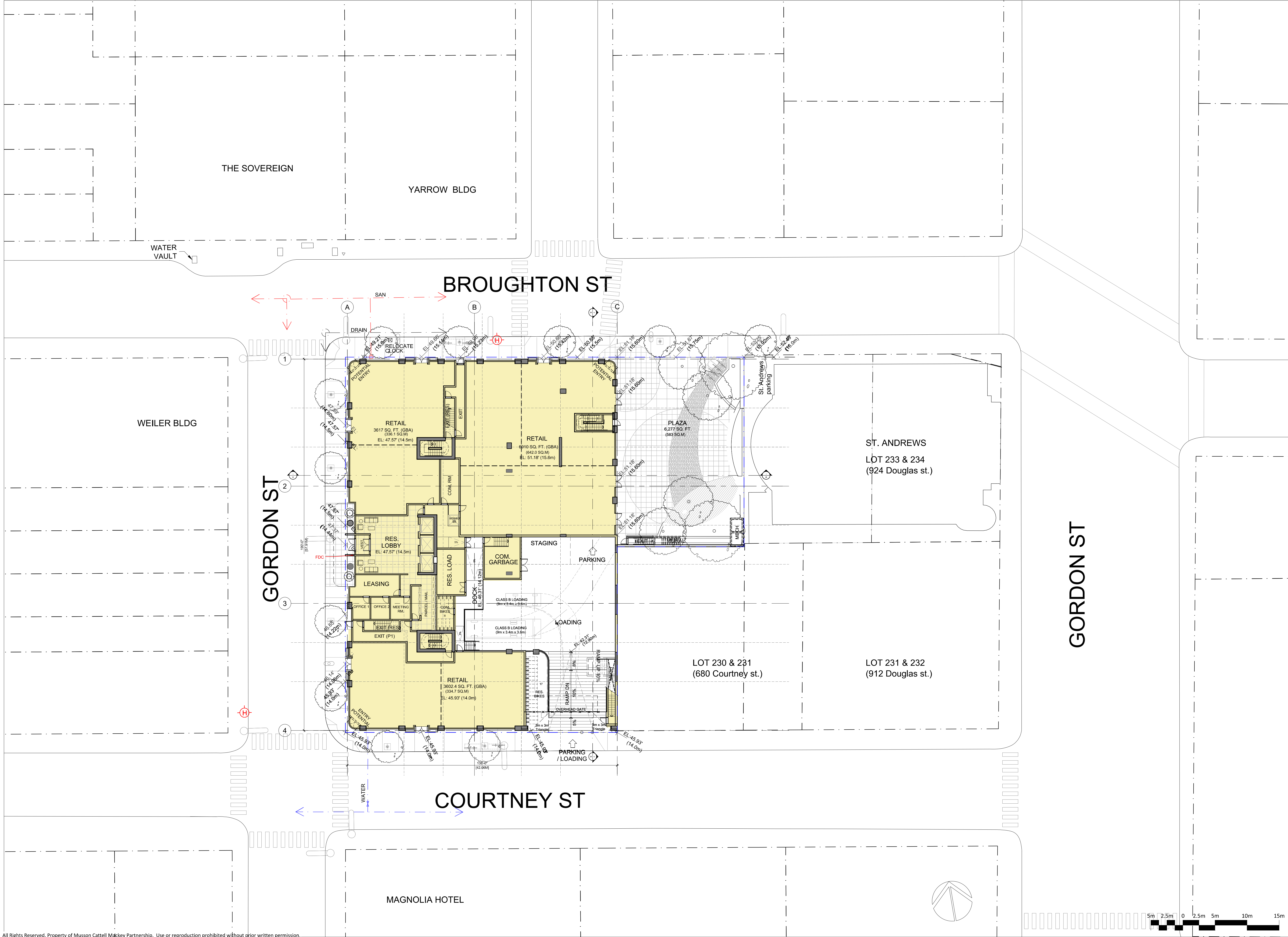
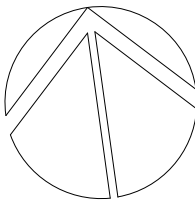
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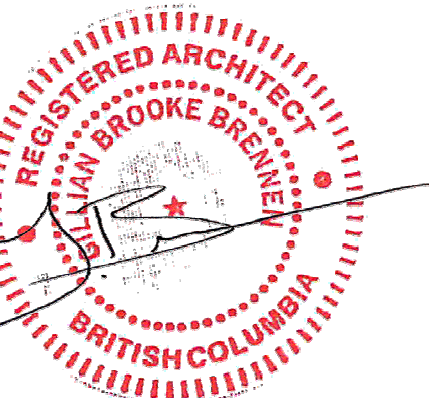
PROJECT
INFORMATION

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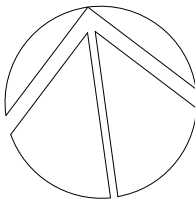
SITE PLAN

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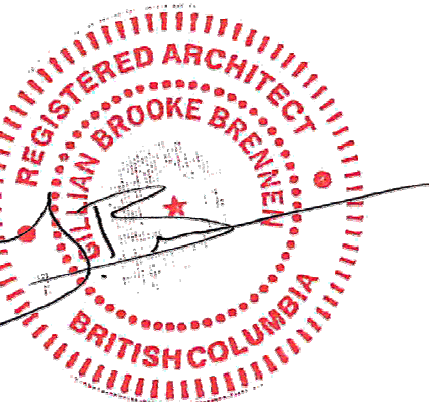
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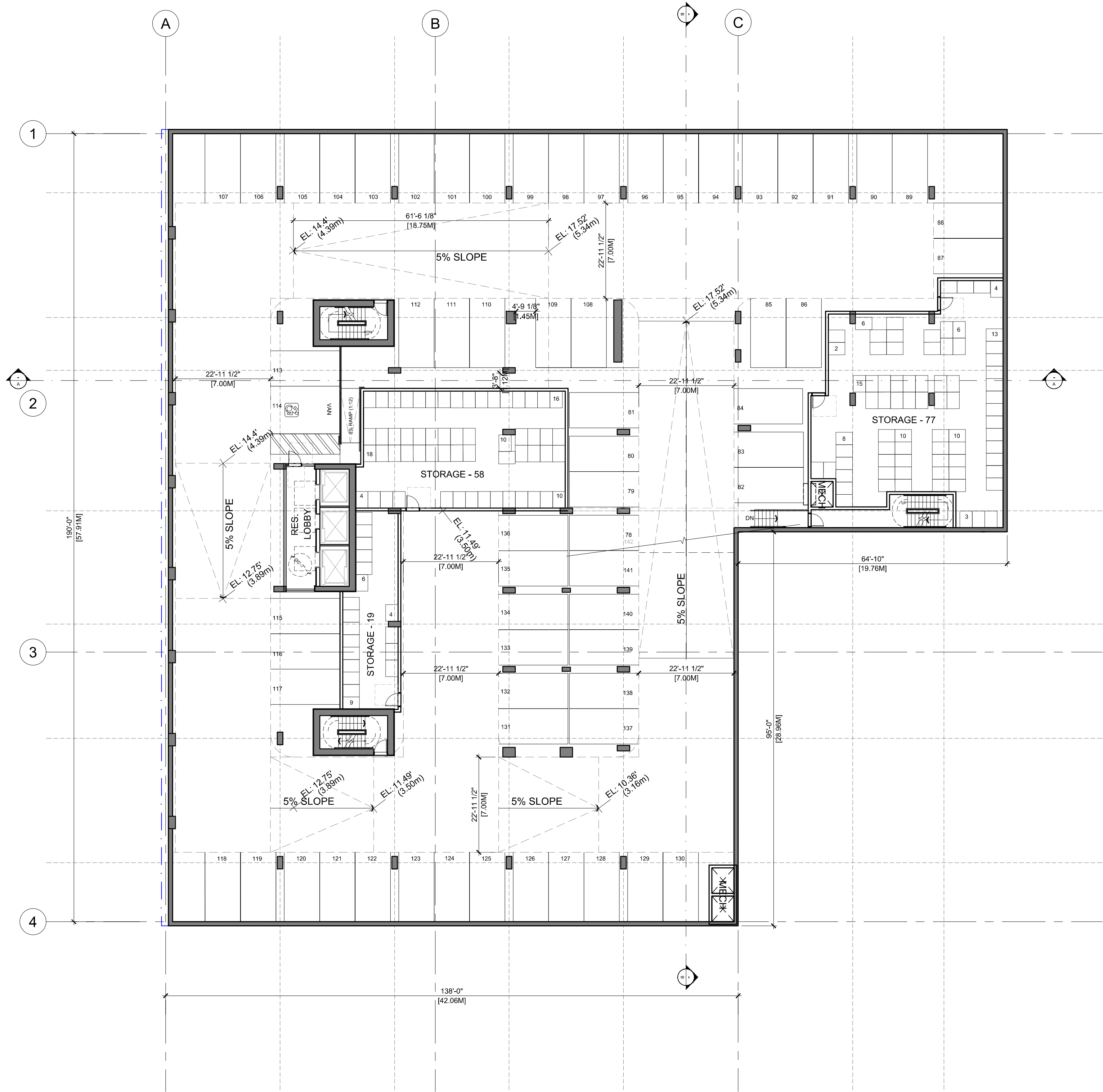
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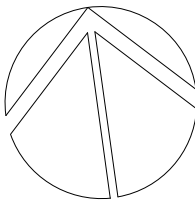
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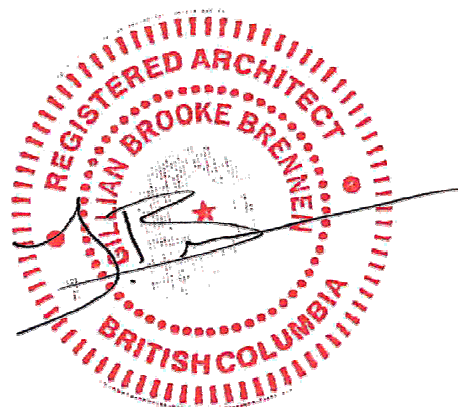
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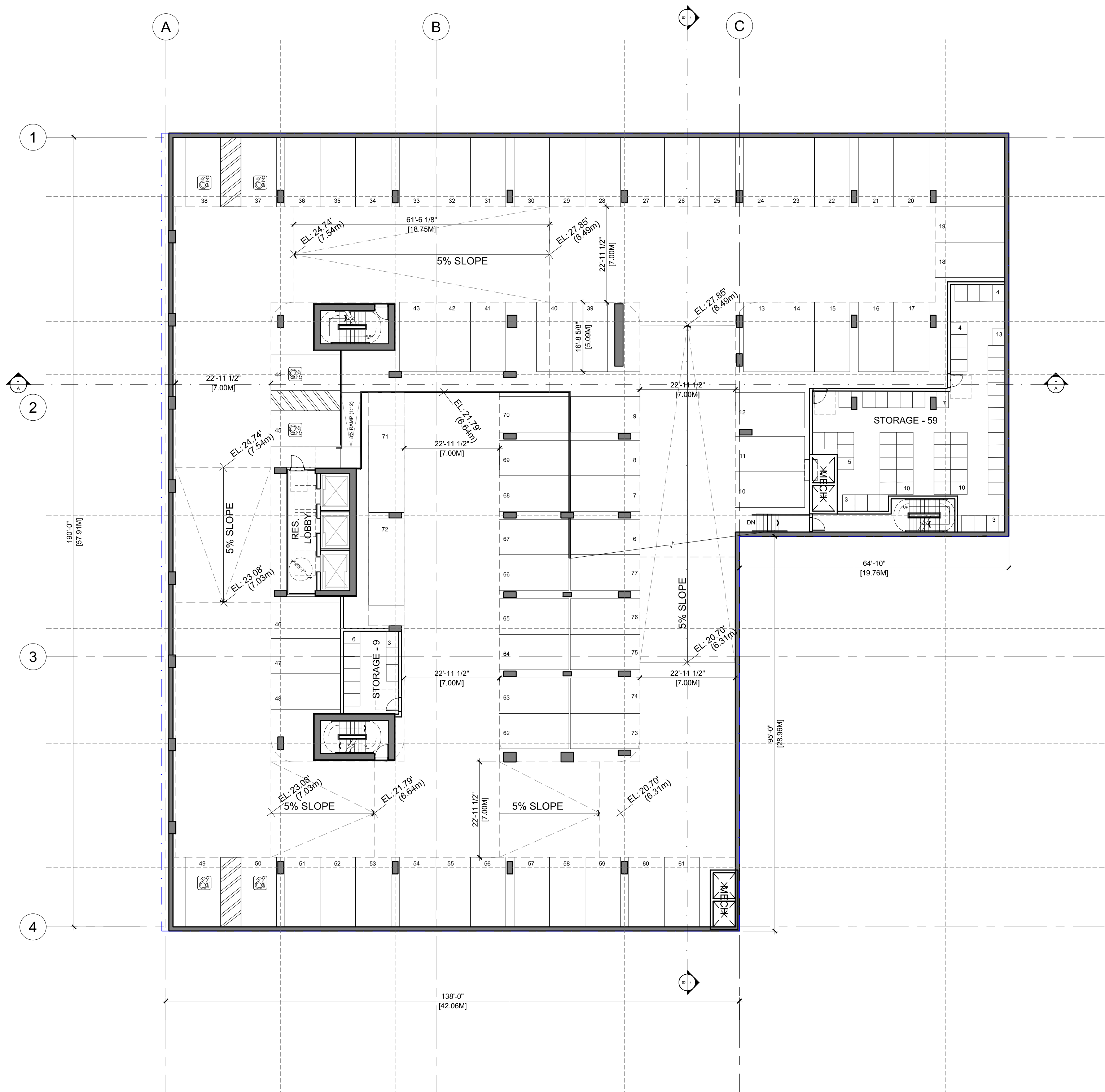
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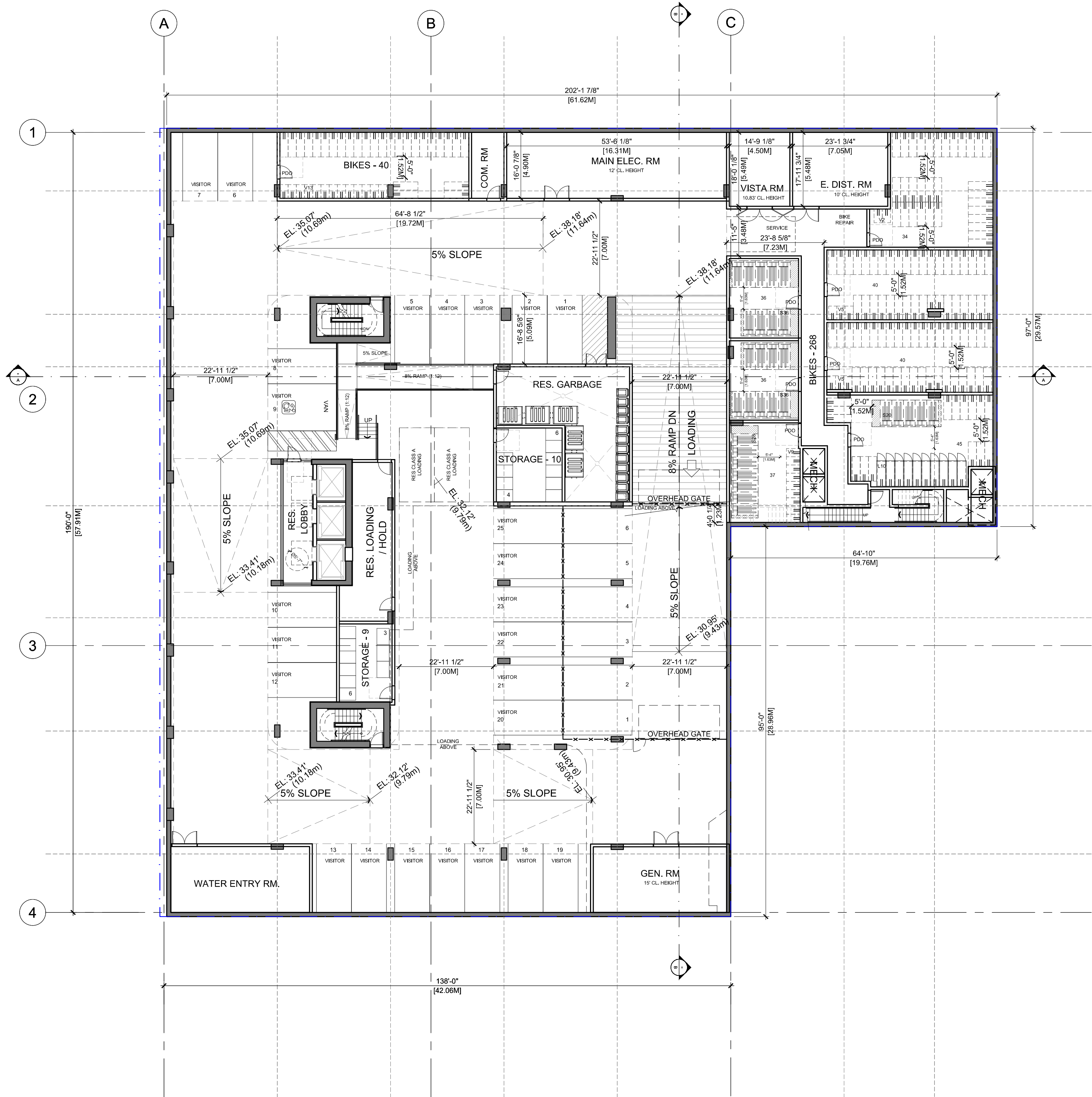
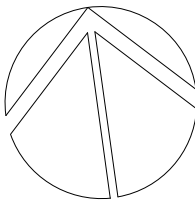
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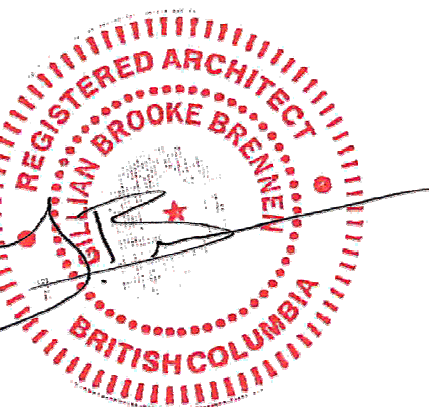
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LEVEL P1

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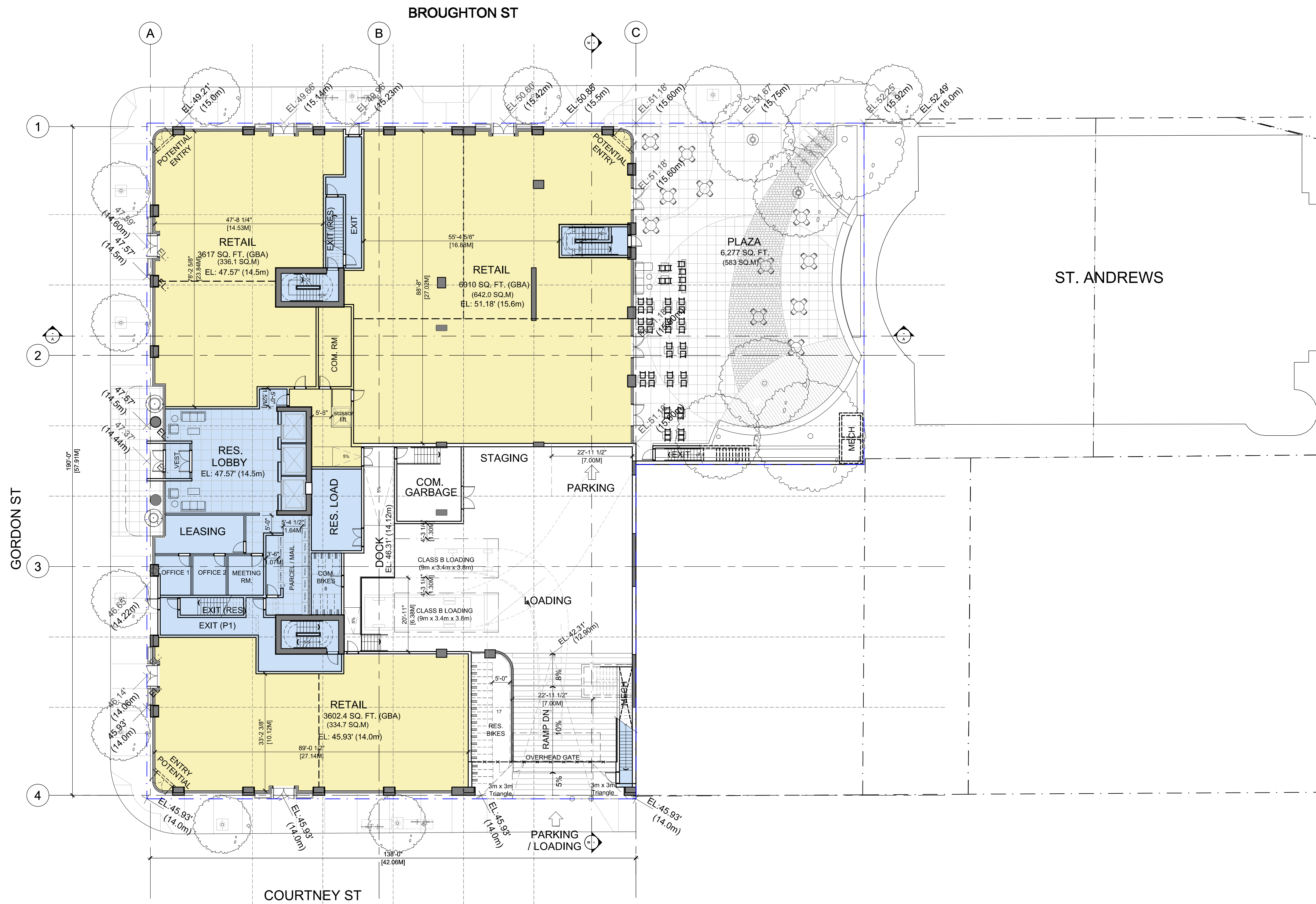
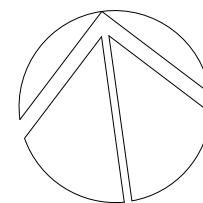
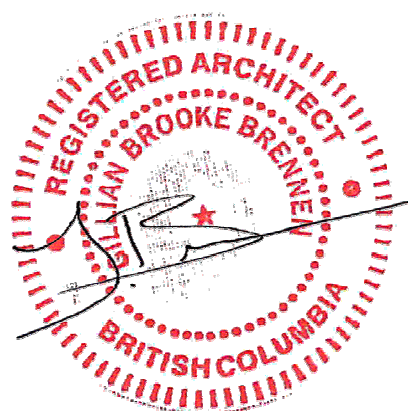
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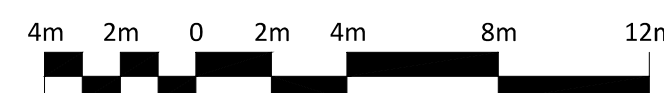
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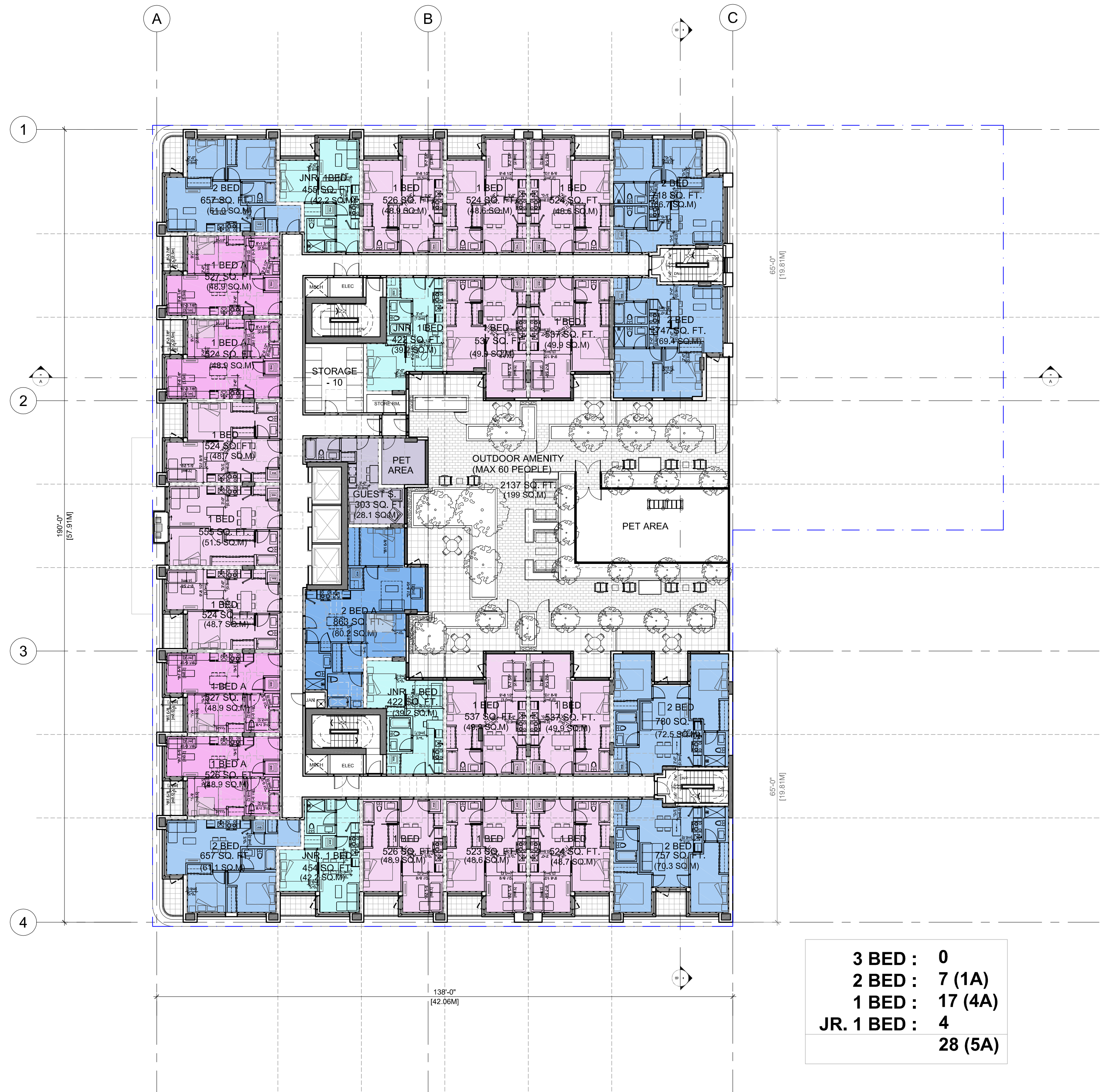
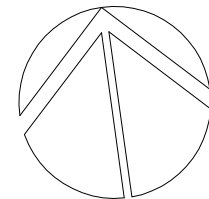
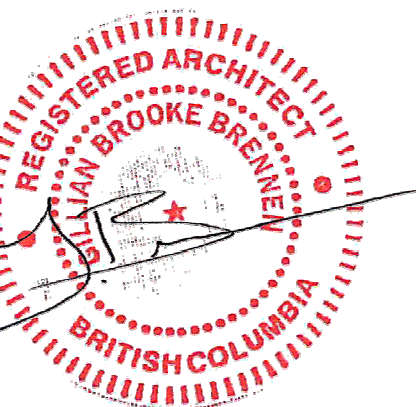
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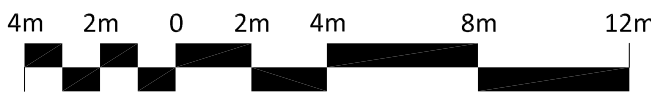
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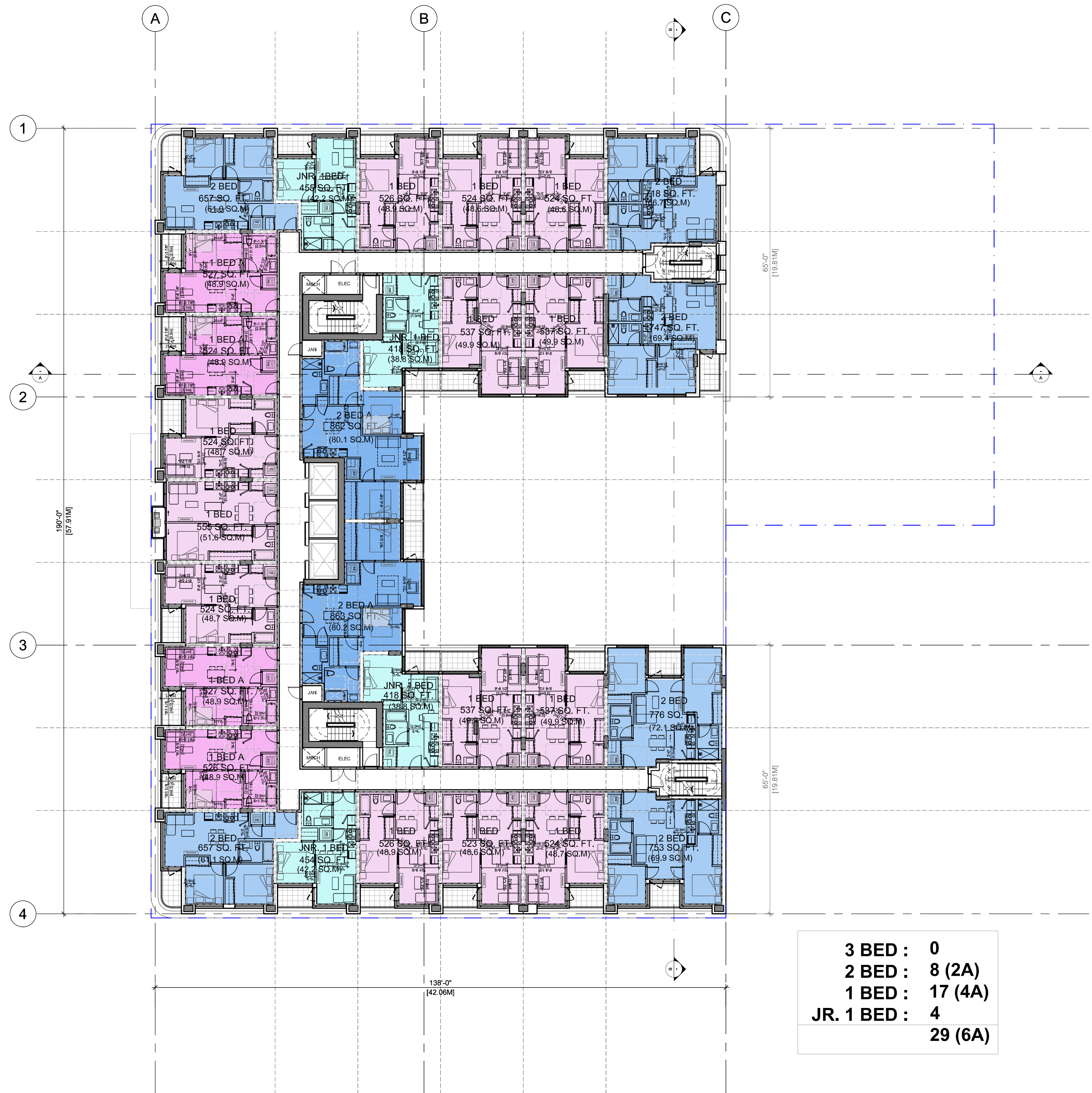
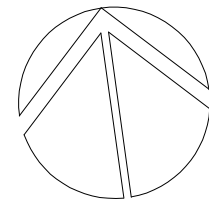
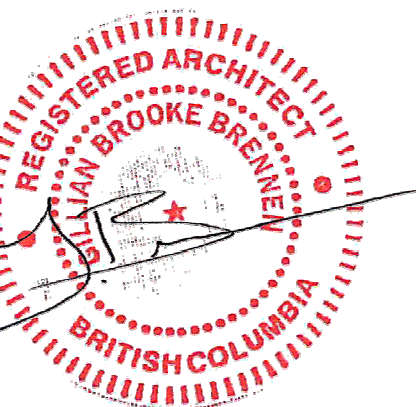
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LEVEL 03-06

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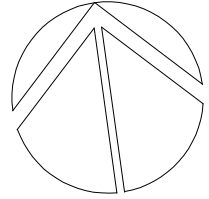
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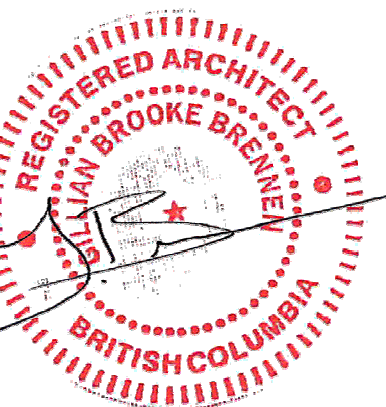
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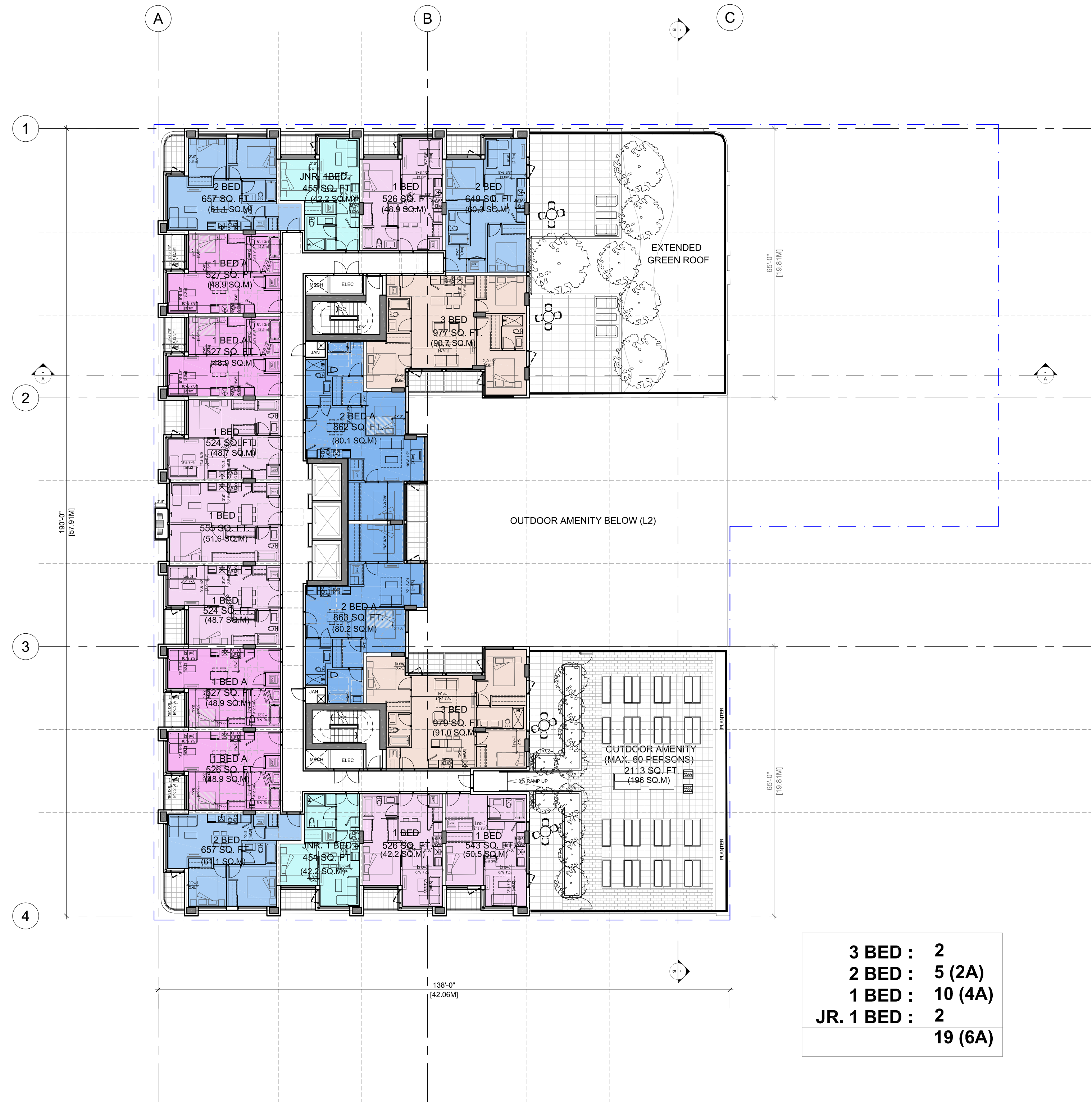
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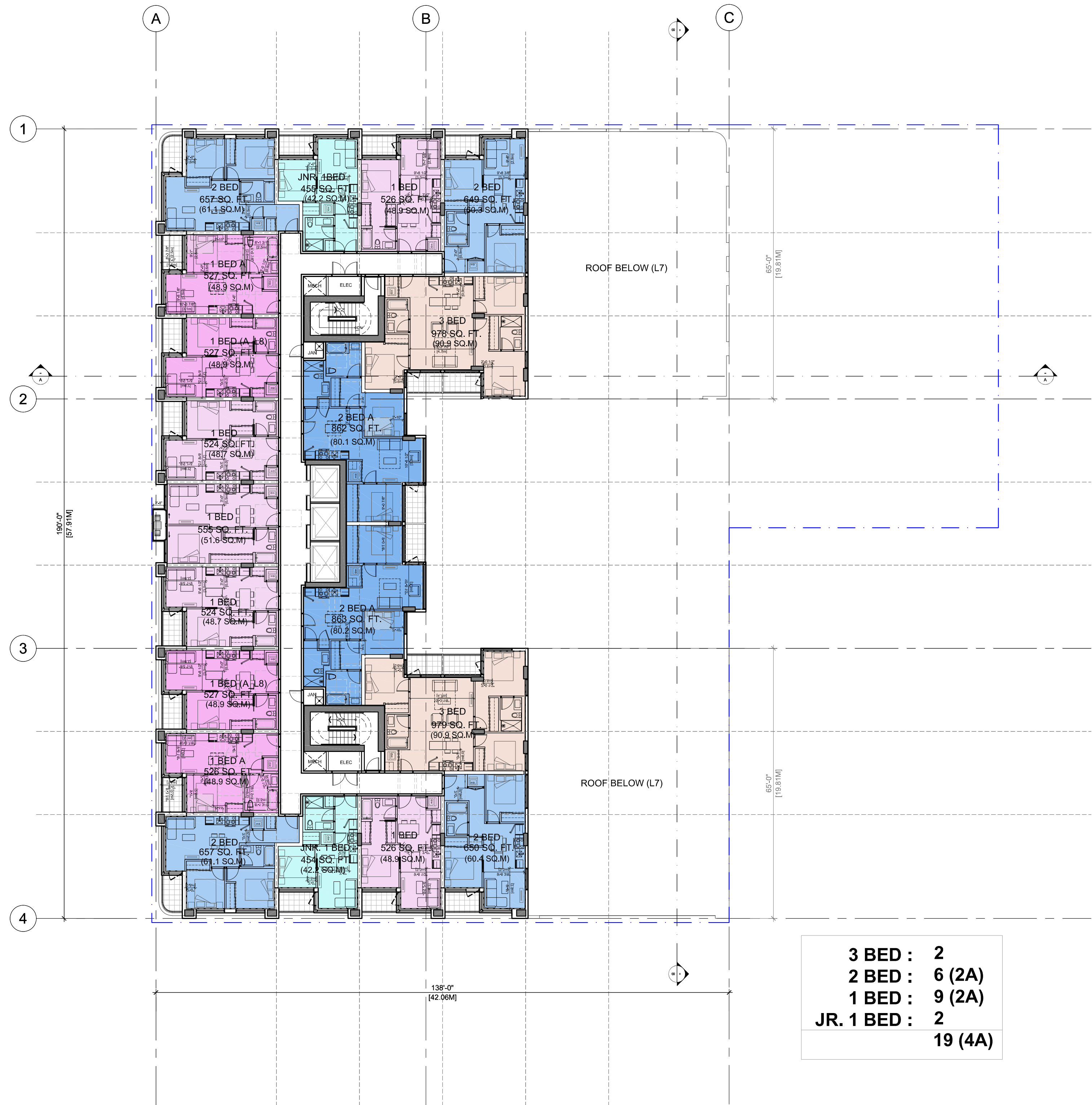
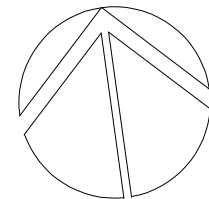
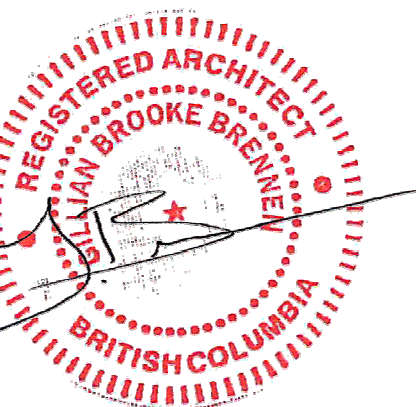
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3 BED :	2
2 BED :	5 (2A)
1 BED :	10 (4A)
JR. 1 BED :	2
	19 (6A)



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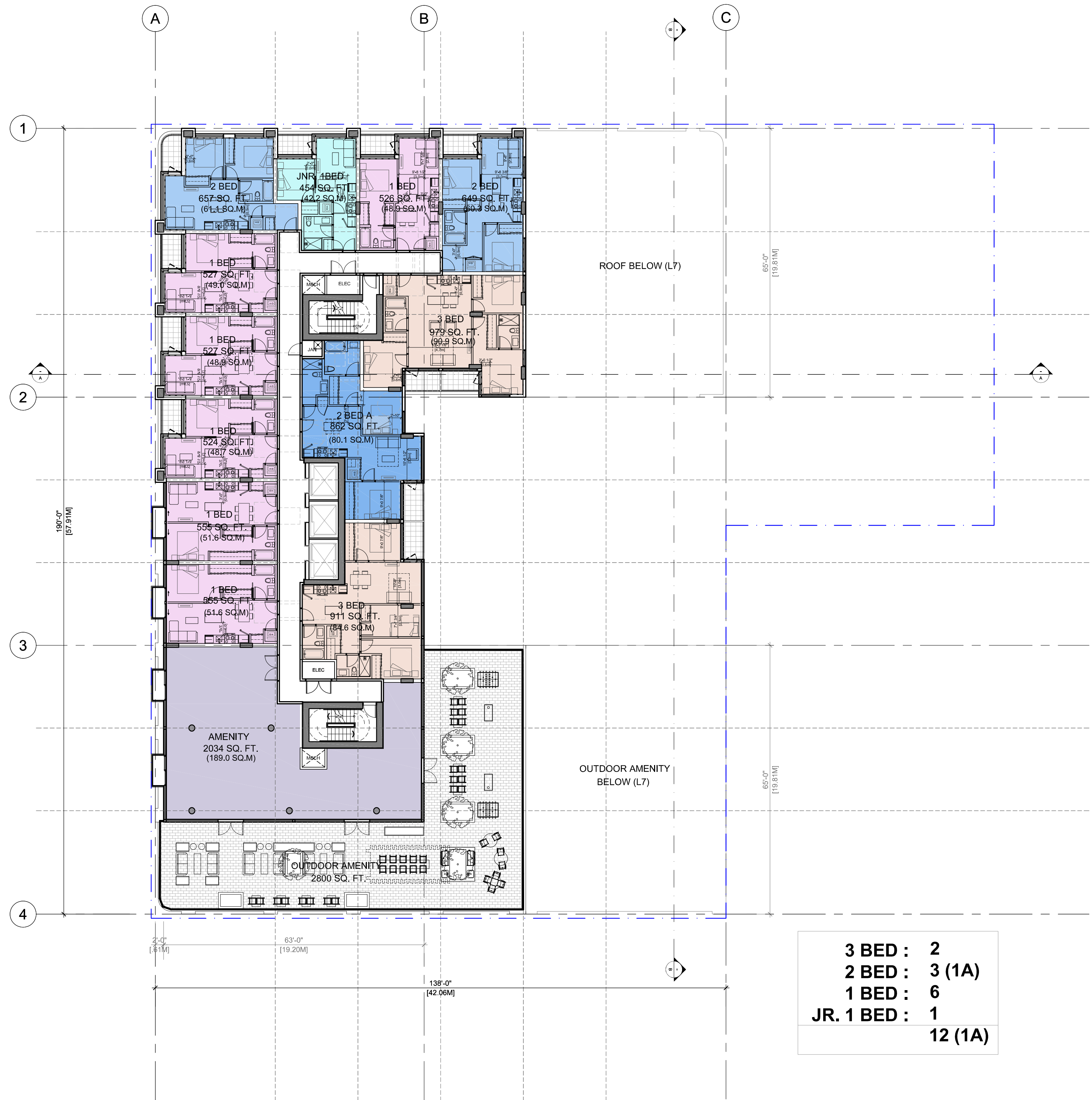
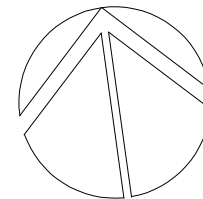
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LEVEL 08-10

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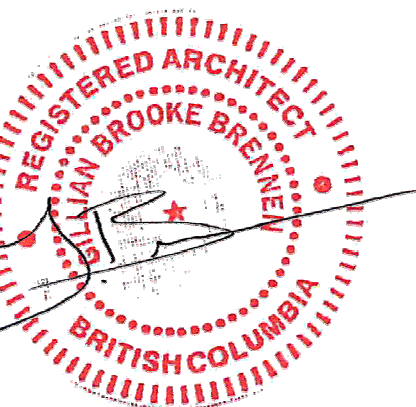
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3 BED : 2
2 BED : 3 (1A)
1 BED : 6
JR. 1 BED : 1
12 (1A)

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LEVEL 11

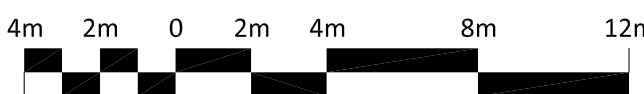
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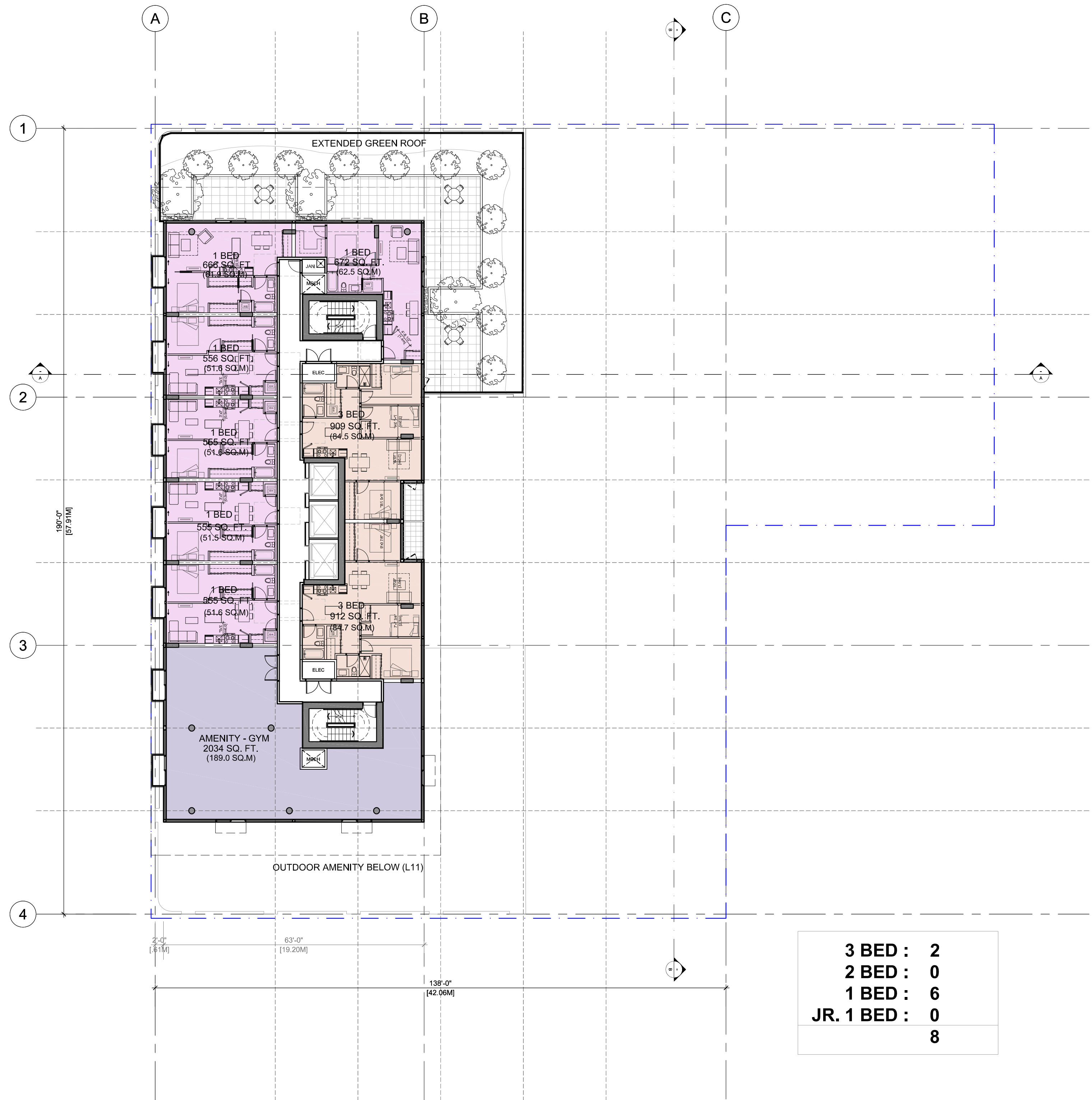
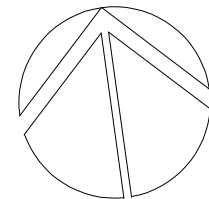
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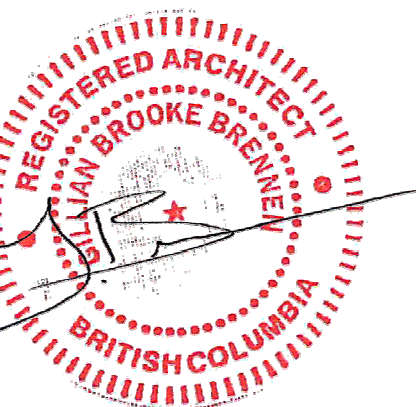
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LEVEL 12

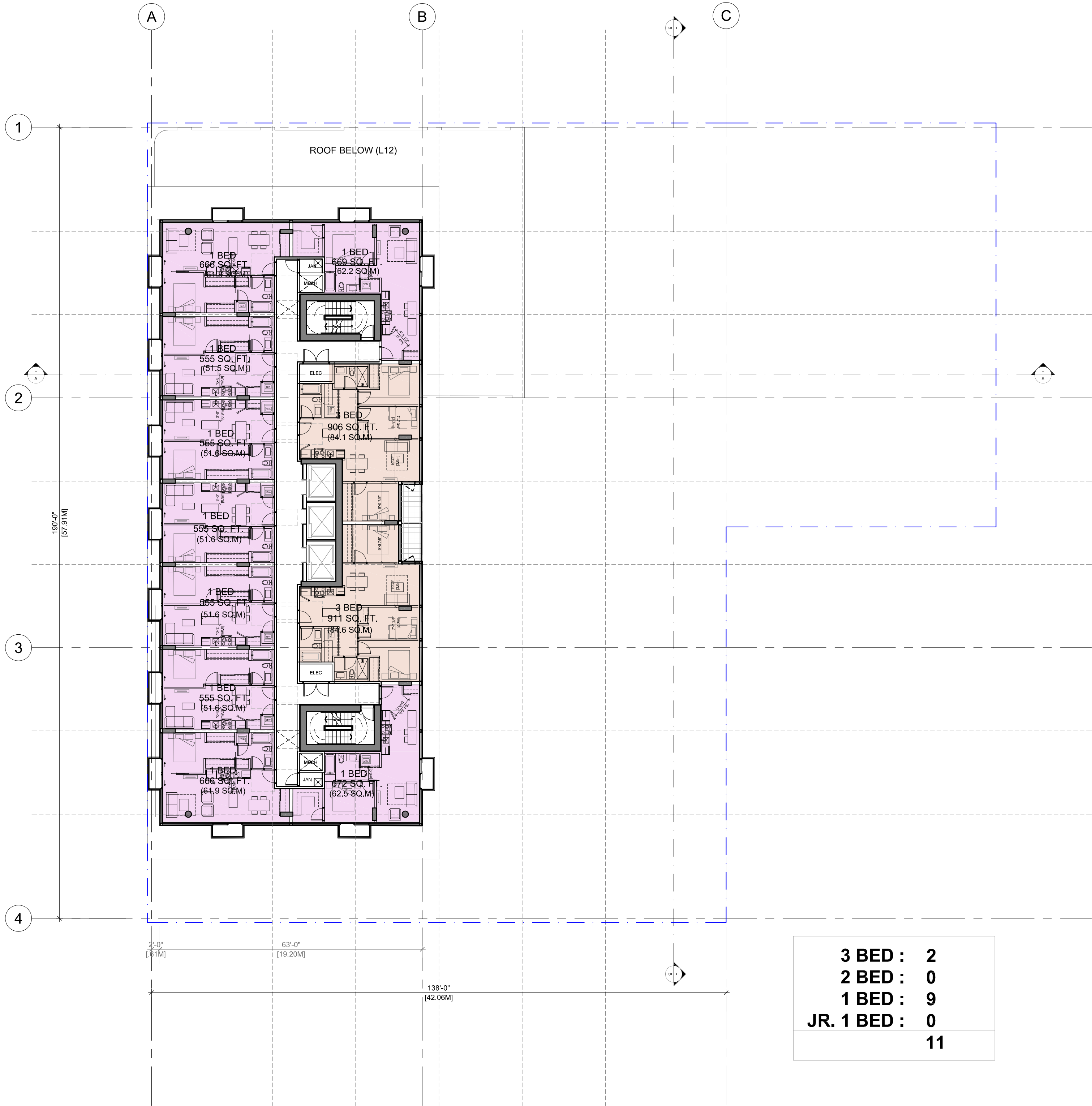
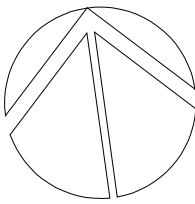
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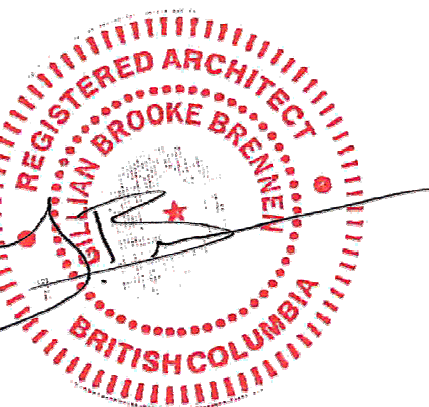
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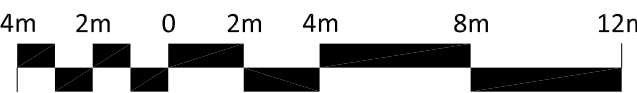
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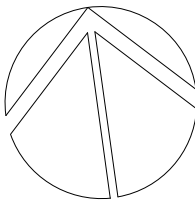
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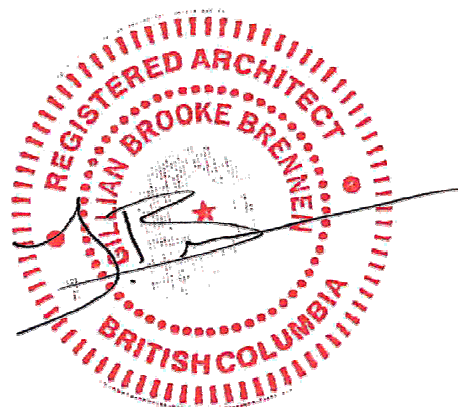
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LEVEL 13

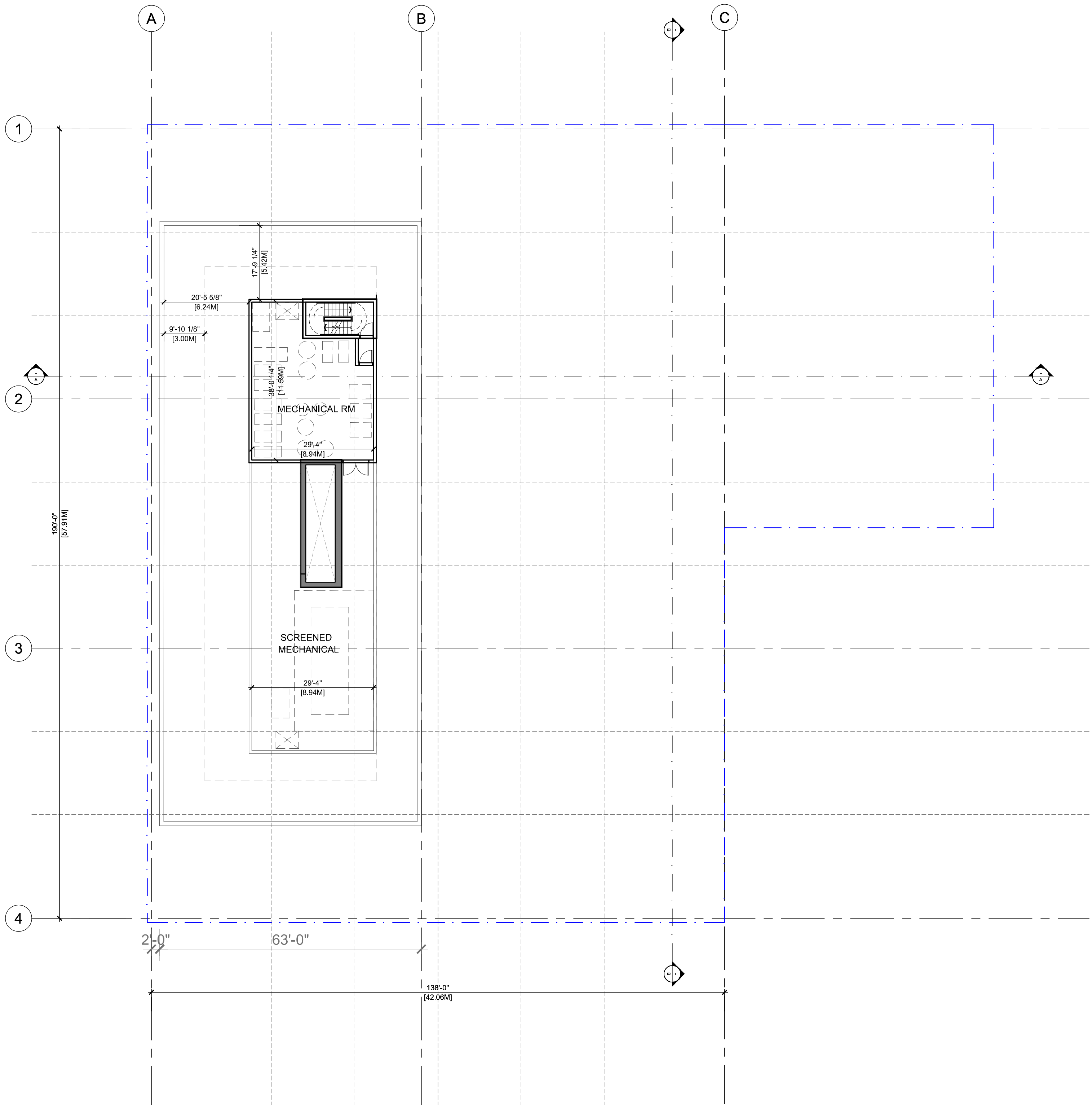
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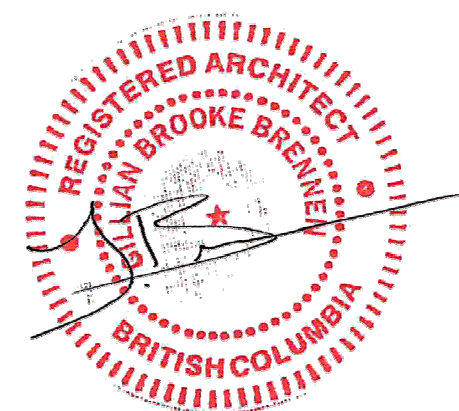
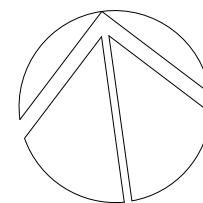
Scale 1 : 200

Project 218008

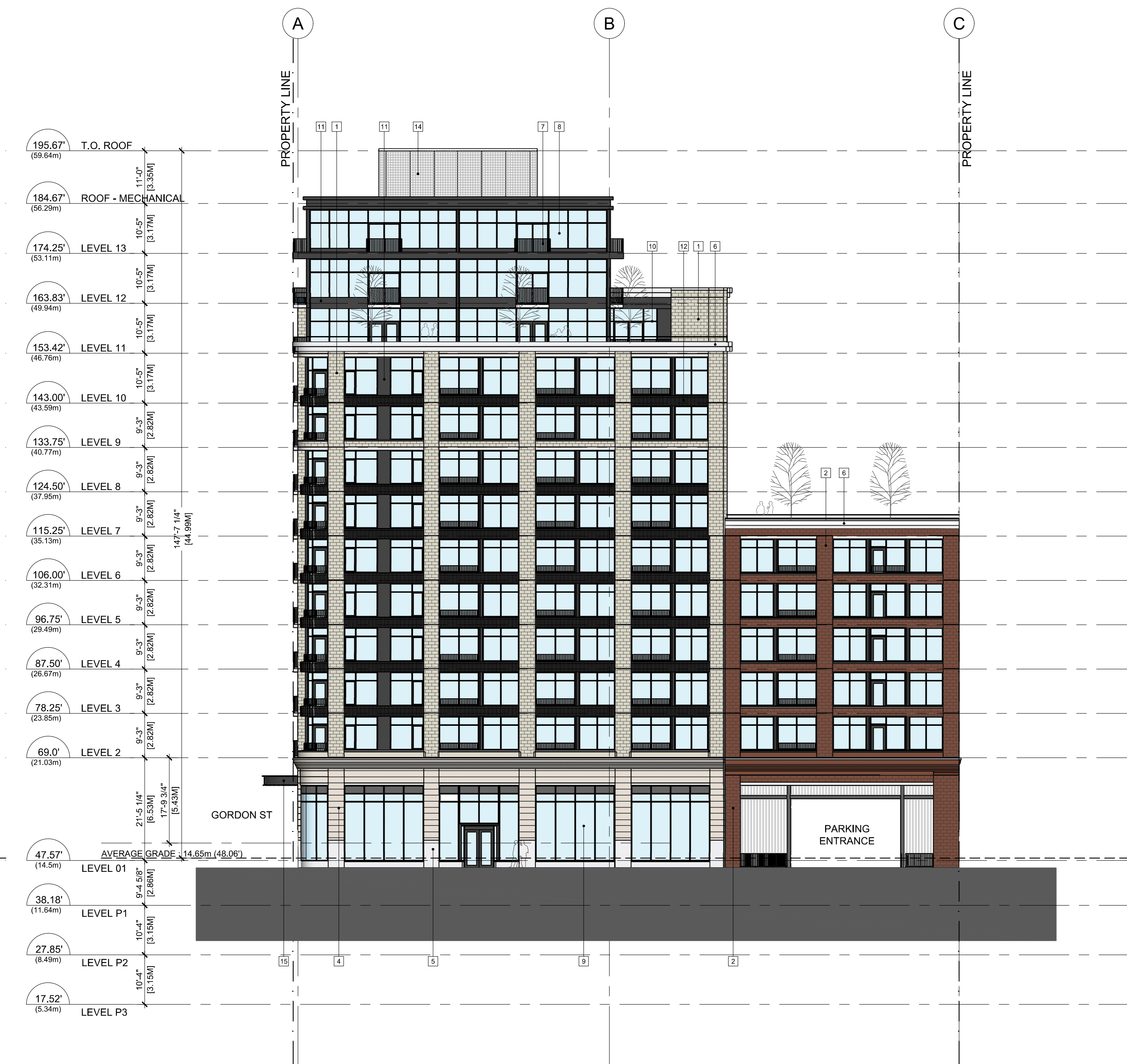
Sheet

A211





01 GORDON ST ELEVATION (WEST)
1:200



02 COURTNEY ST ELEVATION (SOUTH)
1:250

MATERIALS LEGEND			
1 BRICK - COLOUR: TAN	8 PRE CAST CONCRETE	11 METAL PANEL - CHARCOAL	16 CANOPY - STEEL & GLASS
2 BRICK - COLOUR: RED	7 ALUMINUM PICKET HANDRAIL / GUARD	12 METAL PANEL - CHARCOAL (SHAPED)	
3 BRICK - COLOUR: GREEN	6 GLAZING - WINDOW WALL	13 METAL PANEL - LIGHT GREY	
4 TILE - NATURAL STONE	9 GLAZING - STOREFRONT	14 METAL PANEL - LIGHT GREY (PERFORATED)	
5 TILE - GRANITE	10 GLAZING - CHARCOAL MULLIONS	15 METAL PANEL - TAN	

