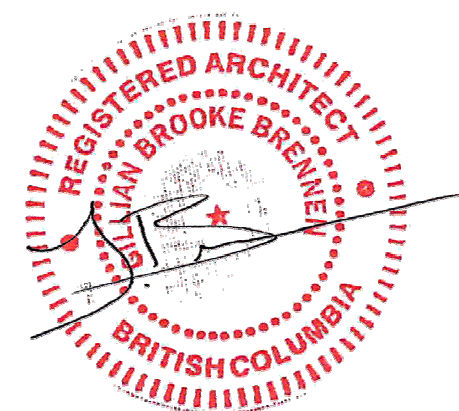
1 | 28 NOV 2025
ISSUED FOR RZ/DPRevisions
YYYY-MM-DD

2025-12-05

Seal

617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

EAST & NORTH
ELEVATIONS

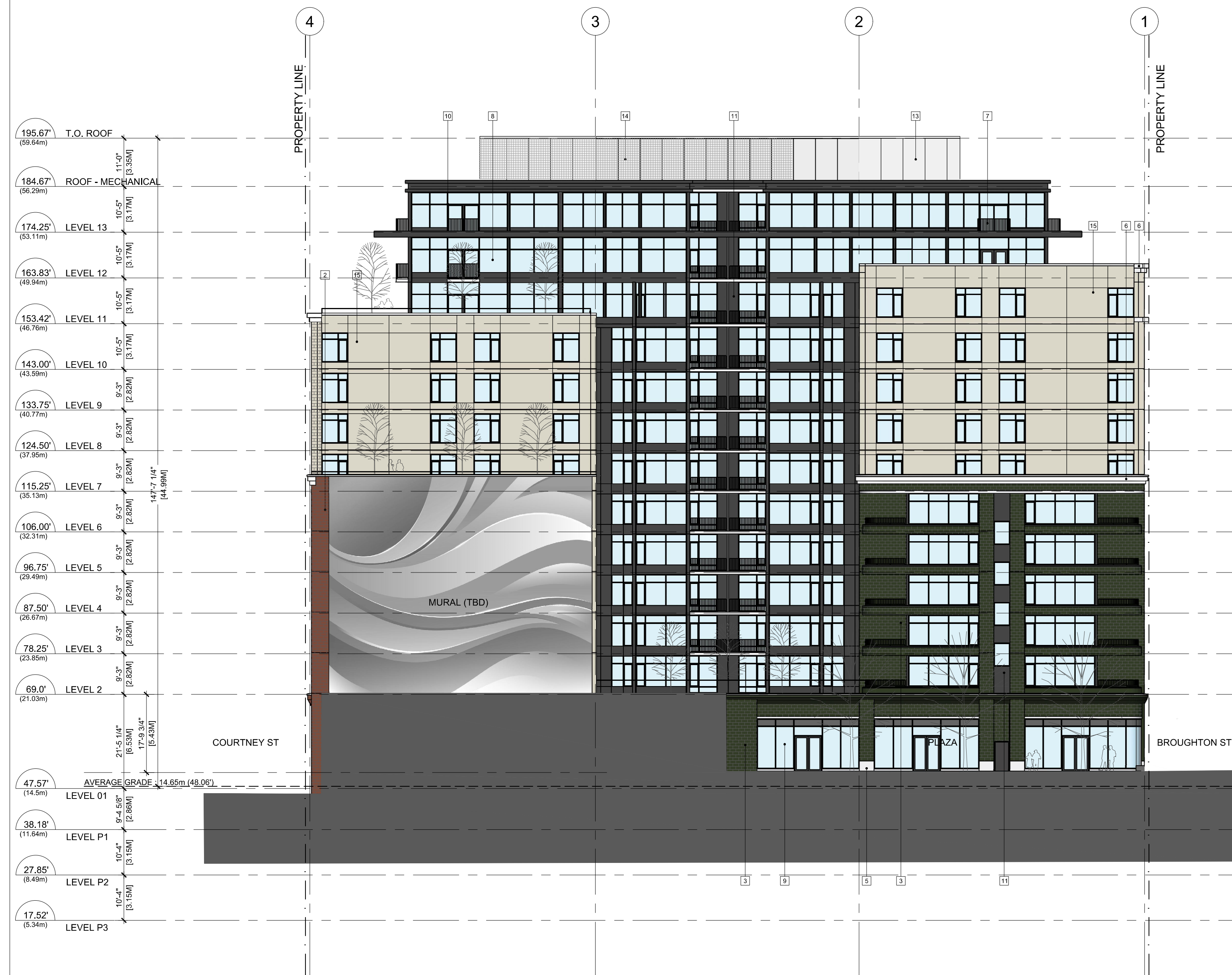
Drawing

Scale 1 : 200

Project 218008

Sheet

A301



03 PLAZA ELEVATION (EAST)

1:200

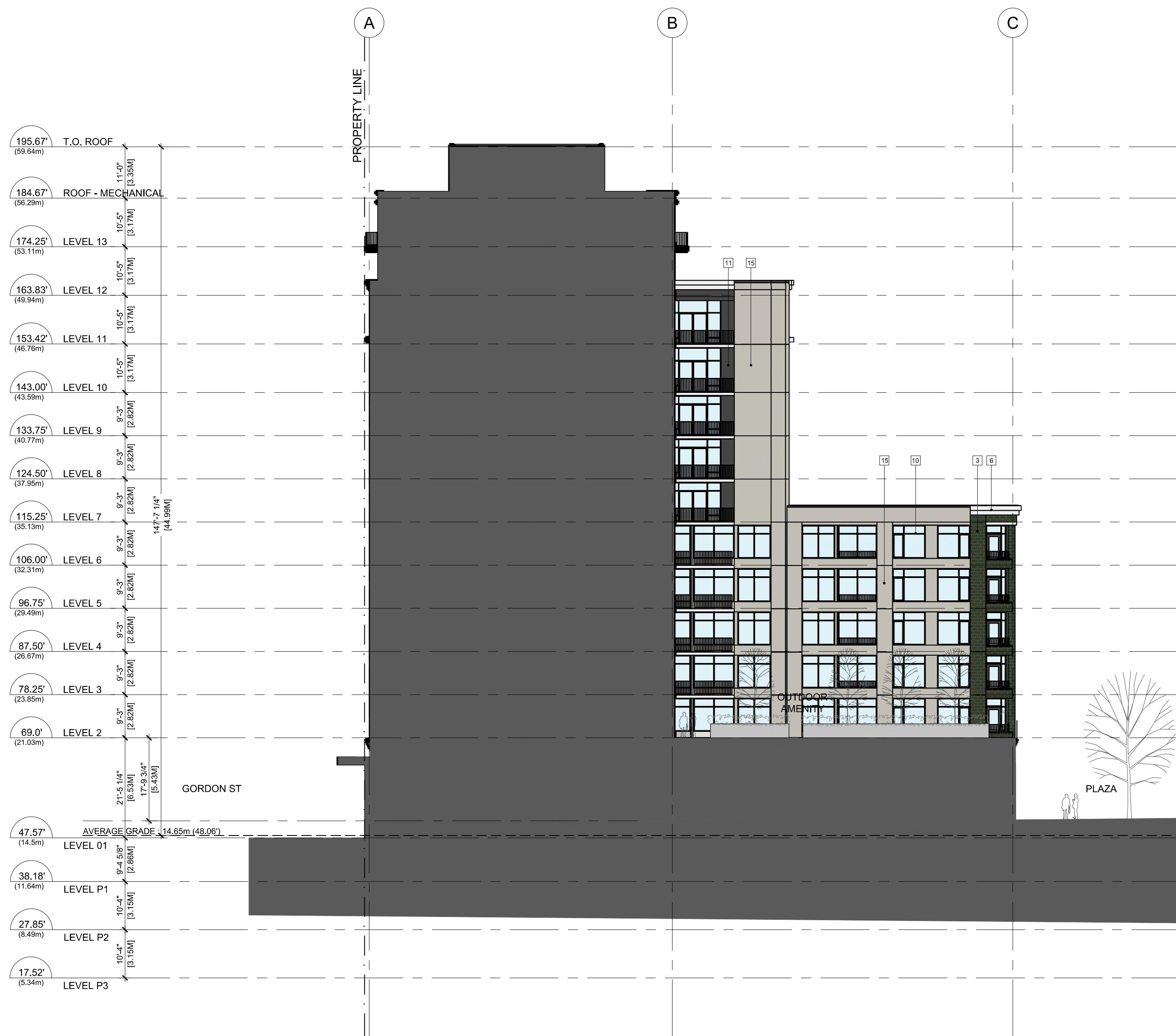
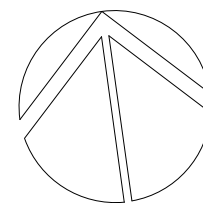


04 BROUGHTON ST ELEVATION (NORTH)

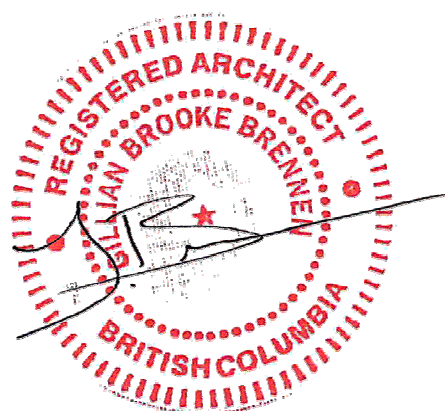
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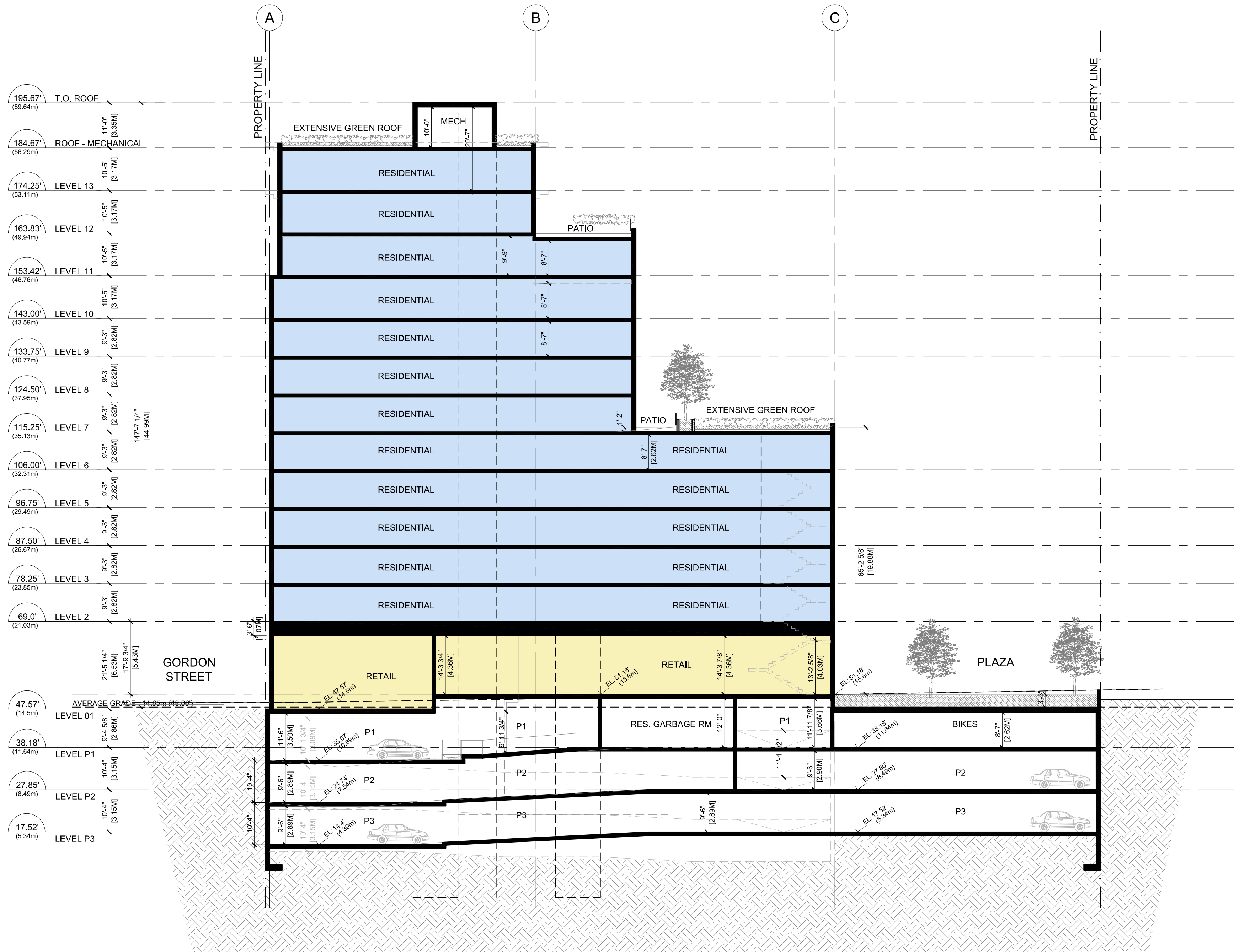
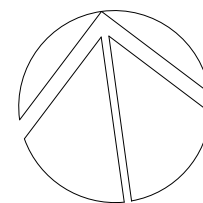
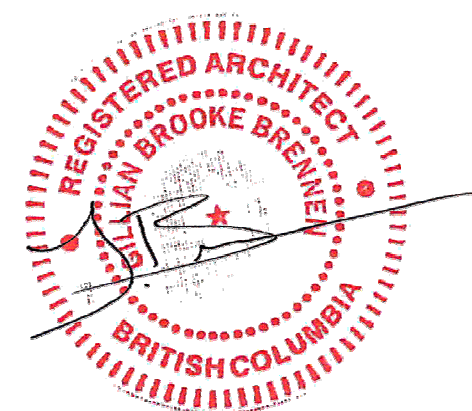
MATERIALS LEGEND			
1 BRICK - COLOUR TAN	8 PRE CAST CONCRETE	11 METAL PANEL - CHARCOAL	16 CANOPY - STEEL & GLASS
2 BRICK - COLOUR RED	7 ALUMINUM PICKET HANDRAIL / GUARD	12 METAL PANEL - CHARCOAL (SHAPED)	
3 BRICK - COLOUR GREEN	6 GLAZING - WINDOW WALL	13 METAL PANEL - LIGHT GREY	
4 TILE - NATURAL STONE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





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	



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2025-12-05

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617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

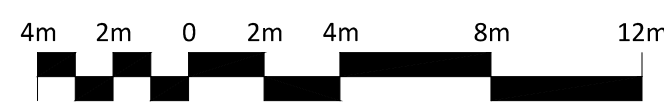
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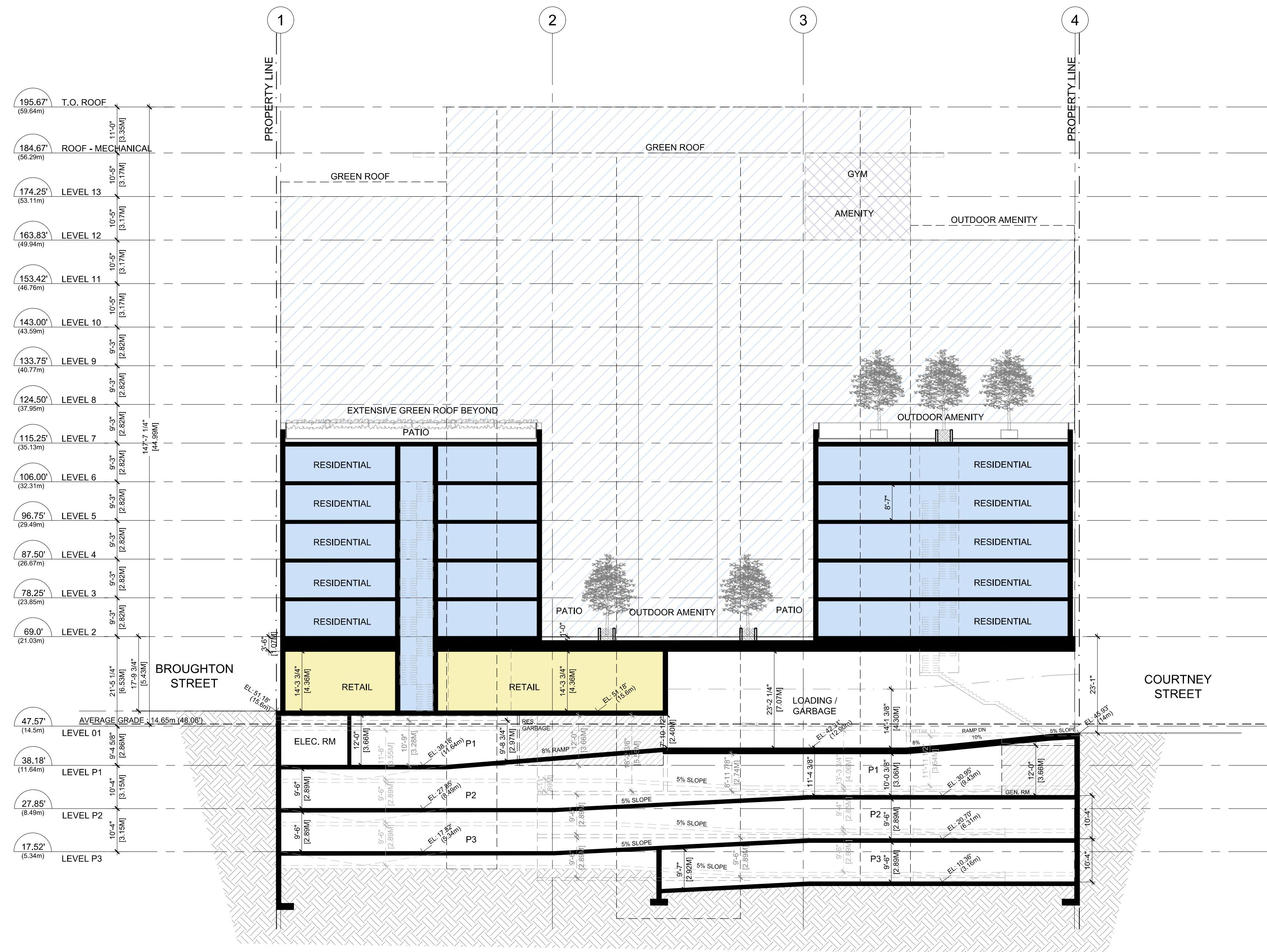
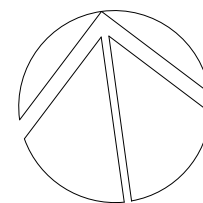
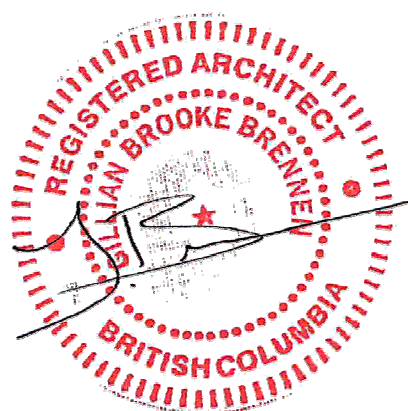
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Scale
1 : 200Project
218008

Sheet

A400



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YYYY-MM-DD

2025-12-05

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617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

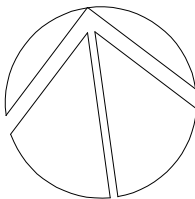
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Sheet

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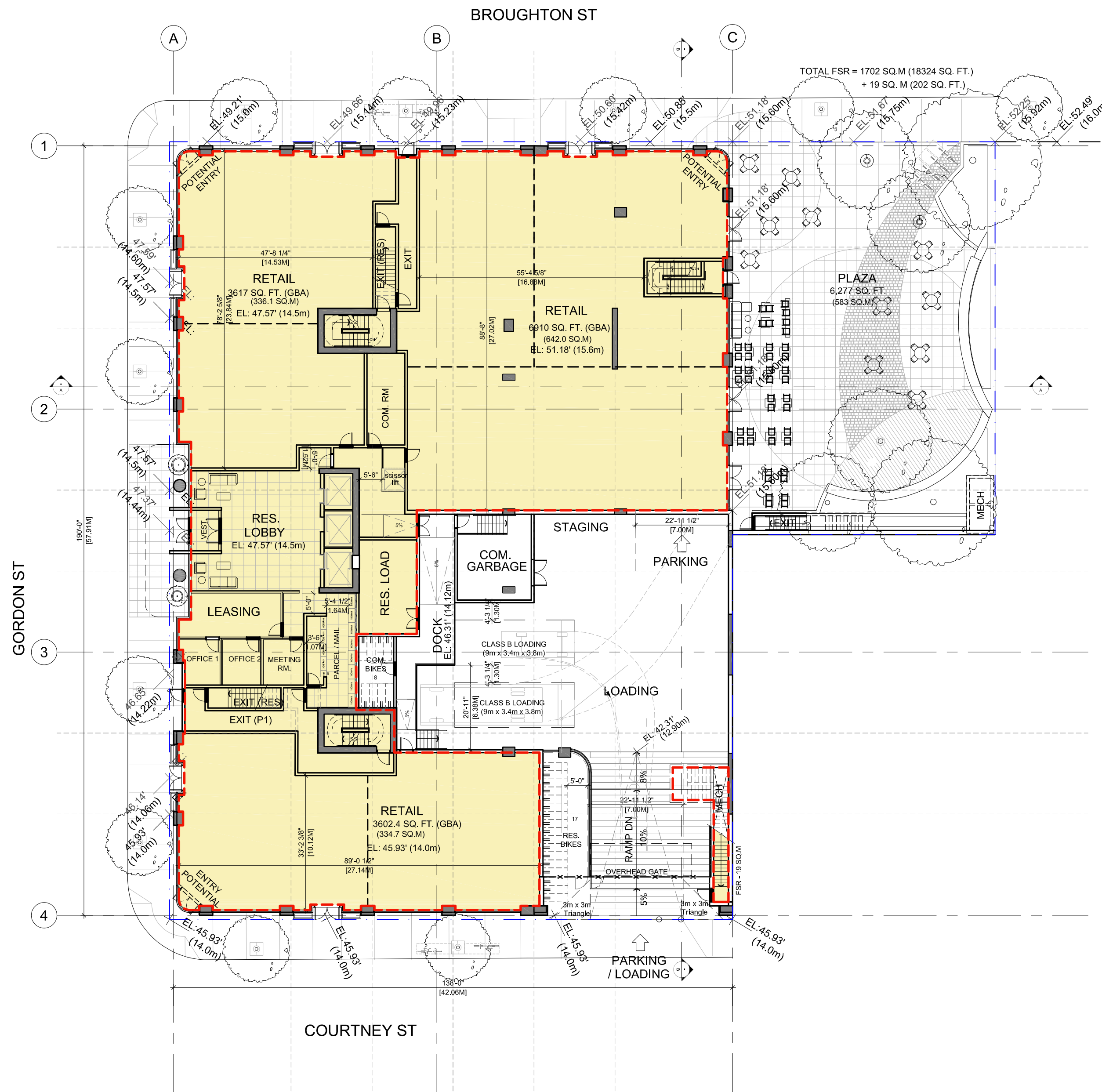


FSR CALCULATIONS

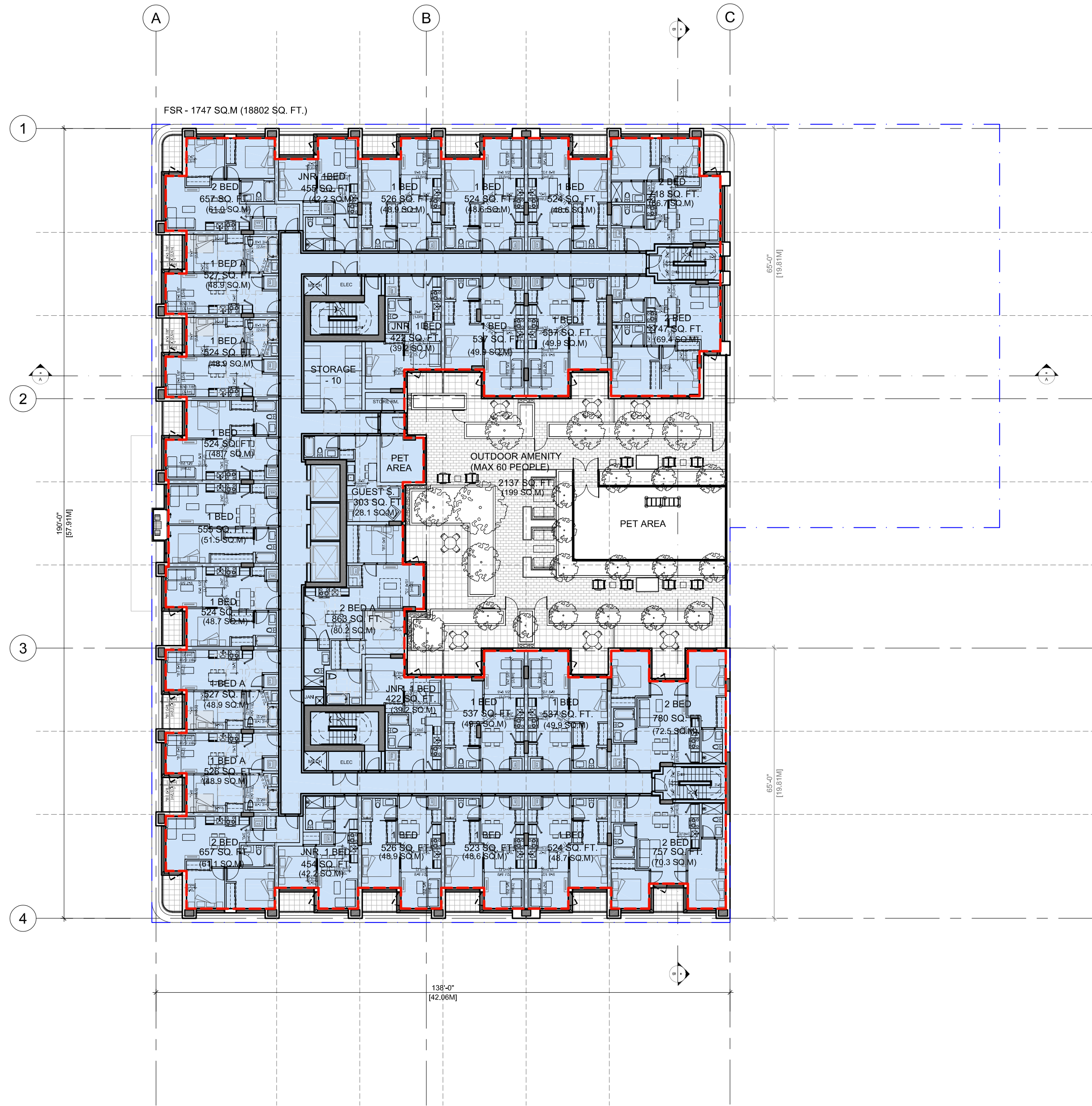
	FSR(sq.m)		(Ref. only)		Total (m²)
	Retail	Residential	Amenity		
L1	1322	399	0		1721
L2		1747	0		1747
L3-6		6987	0		6987
L7		1234	0		1234
L8-10		3731	0		3731
L11		1030	188		1030
L12		817	188		817
L13		817	0		817
	1322	16762	375		18084

SITE 3049.69 m²
32826.54 ft²

FSR 5.9



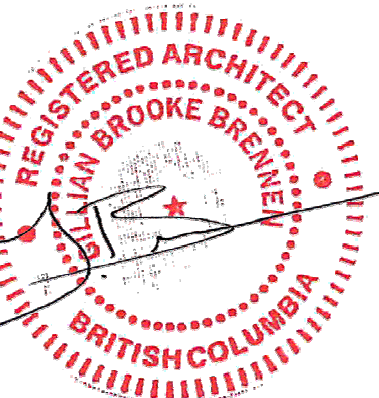
01 L1 FLOOR PLAN
FSR 1:250



02 L2 FLOOR PLAN
FSR 1:250

1 28 NOV 2025
ISSUED FOR RZ/DP

Revisions YYYY-MM-DD



2025-12-05

Seal

617-635
BROUGHTON ST
VICTORIA

Victoria, BC

Project

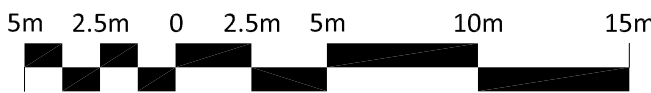
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L1 - L2 PLANS

Drawing

Scale 1 : 250

Project 218008

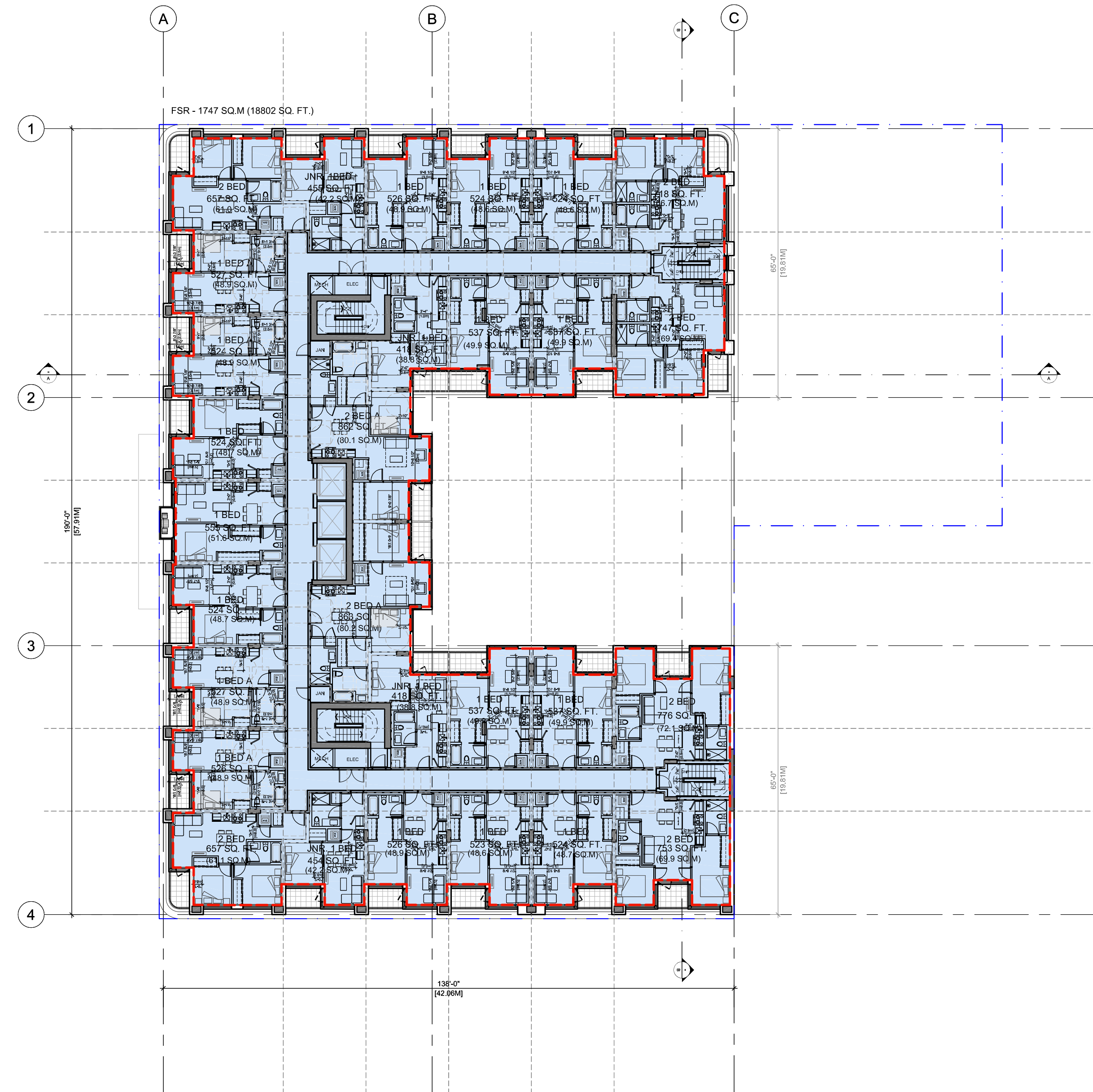
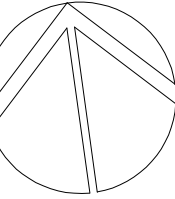
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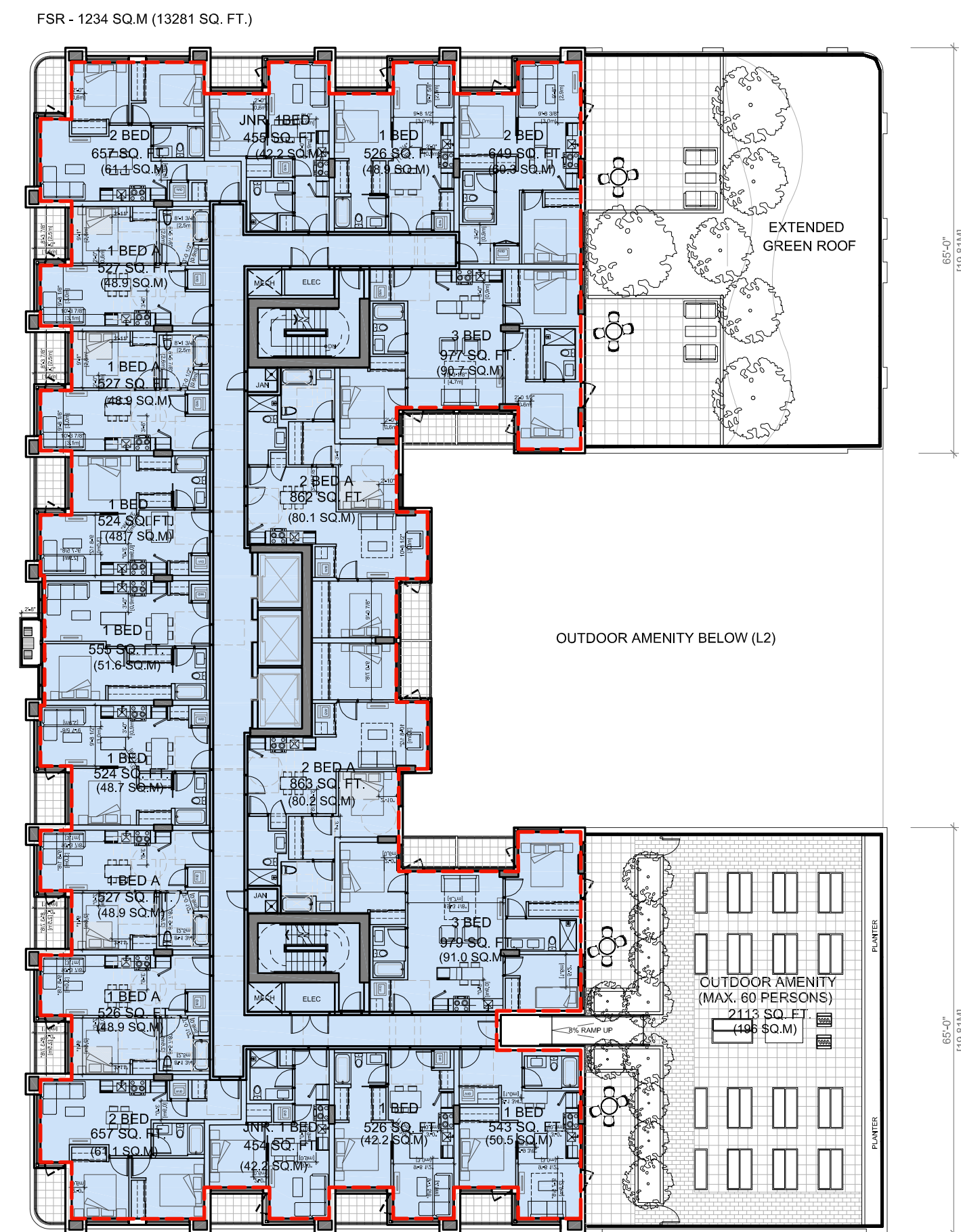
**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

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

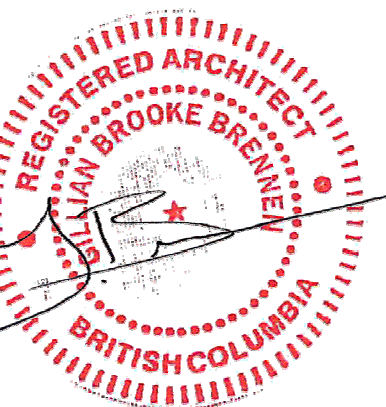


03 L3-6 FLOOR PLAN
FSR 1:250



04 L7 FLOOR PLAN
FSR 1:250

Revisions YYY-YY-MM-DD



2025-12-05

Seal

617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

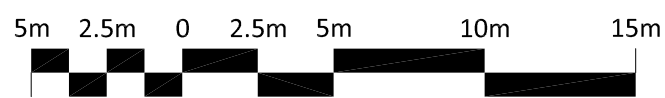
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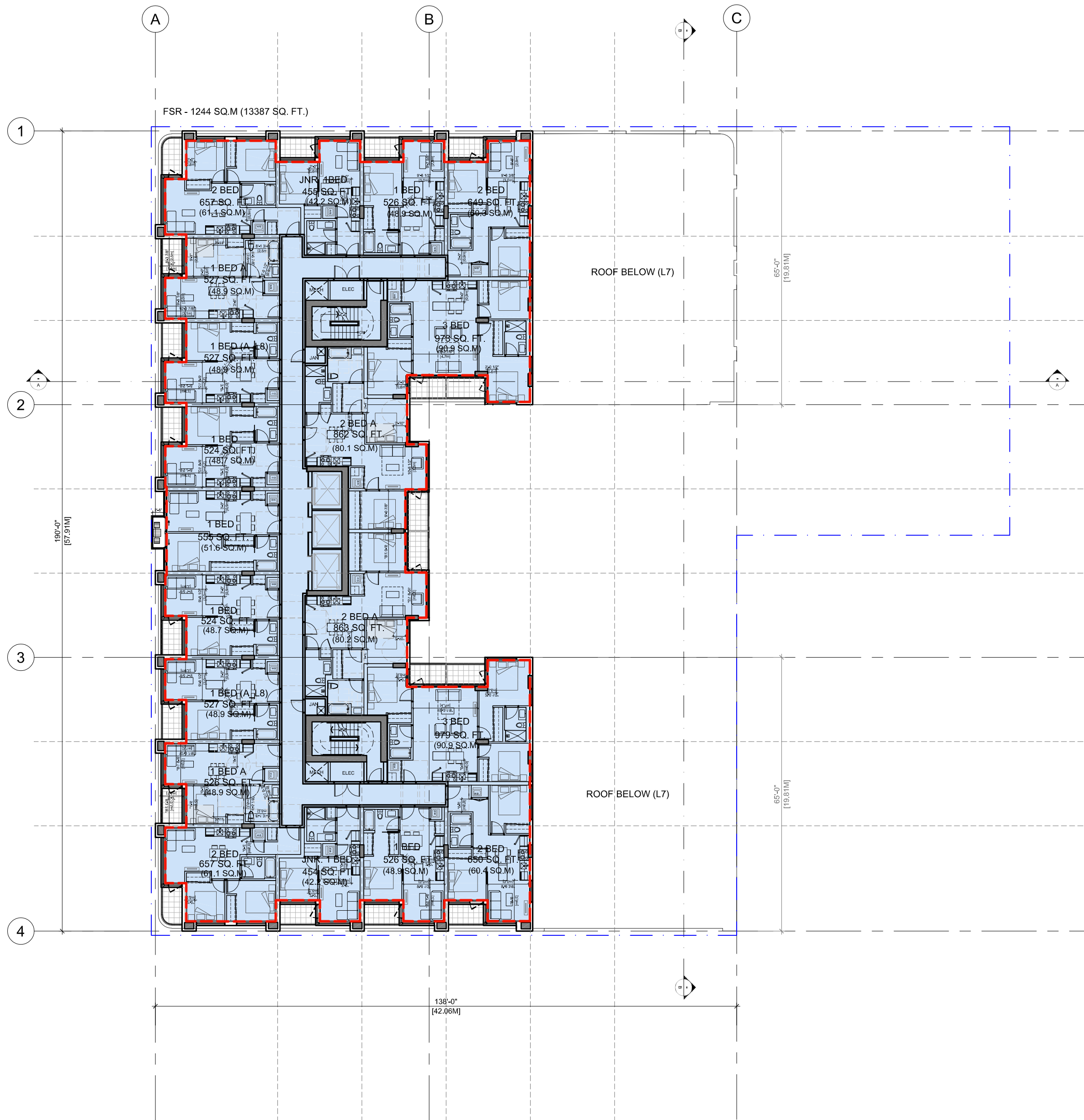
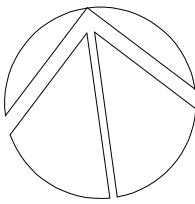
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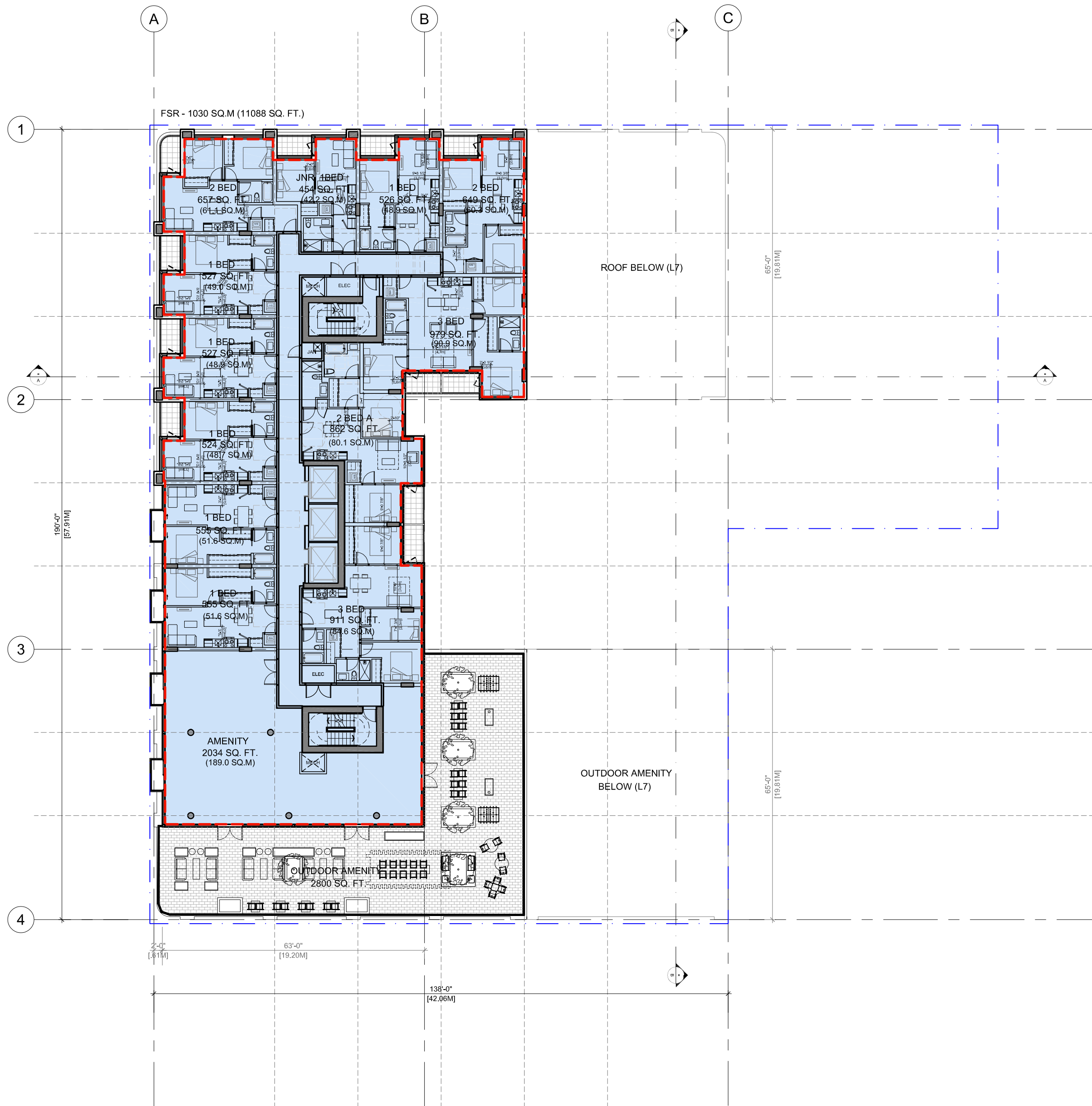
Project 218008

Sheet FSR201



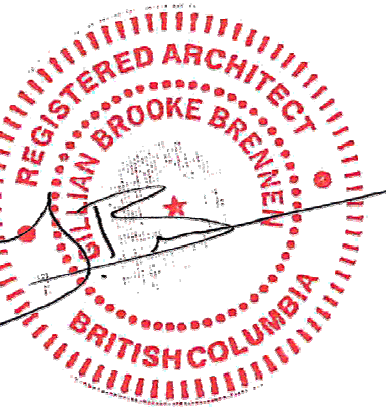


05 L8-10 FLOOR PLAN
FSR / 1:250



06 L11 FLOOR PLAN
FSR / 1:250

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



2025-12-05

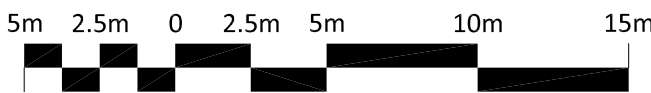
Seal
617 BROUGHTON ST
VICTORIA

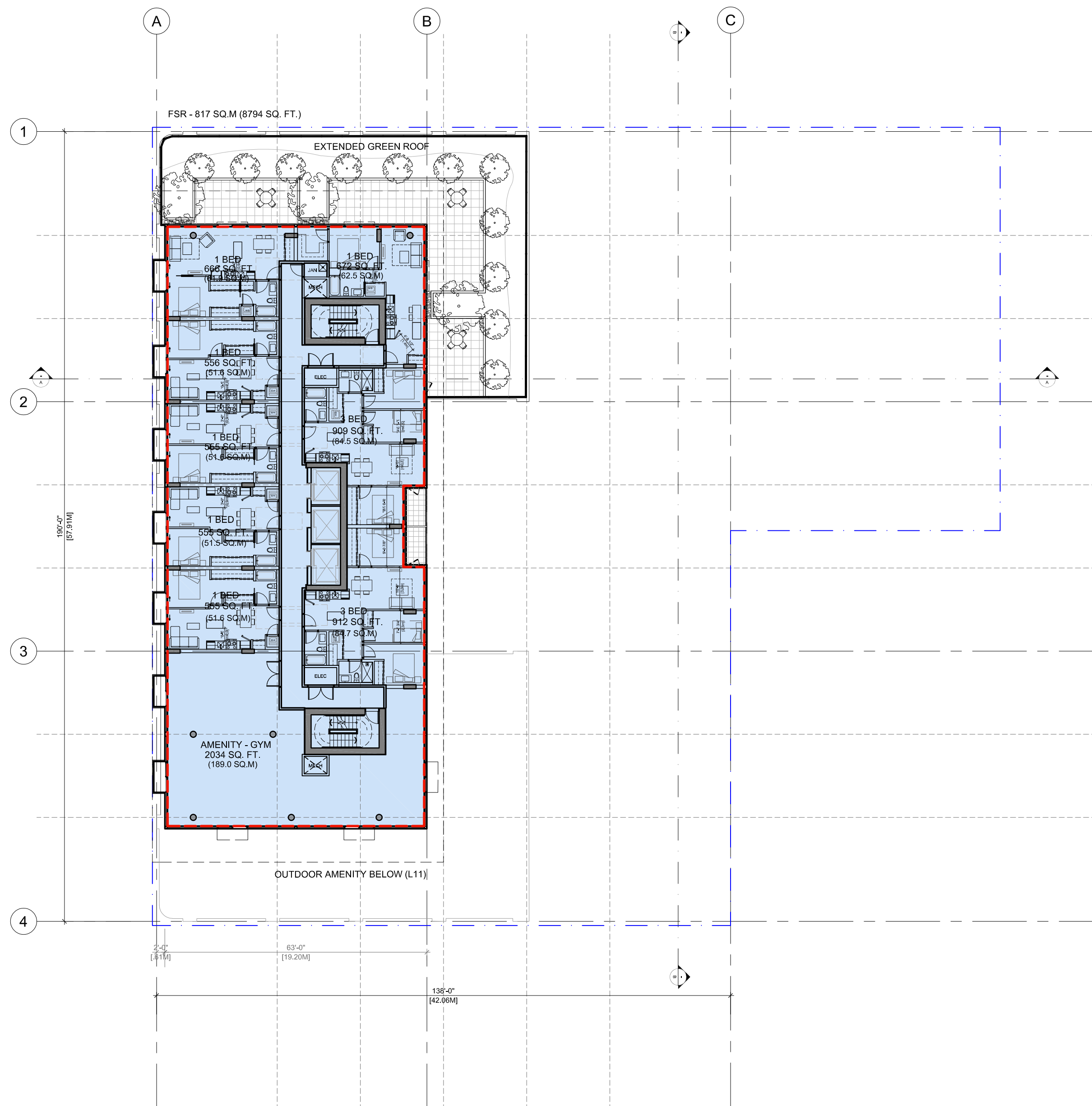
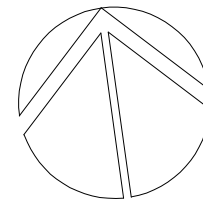
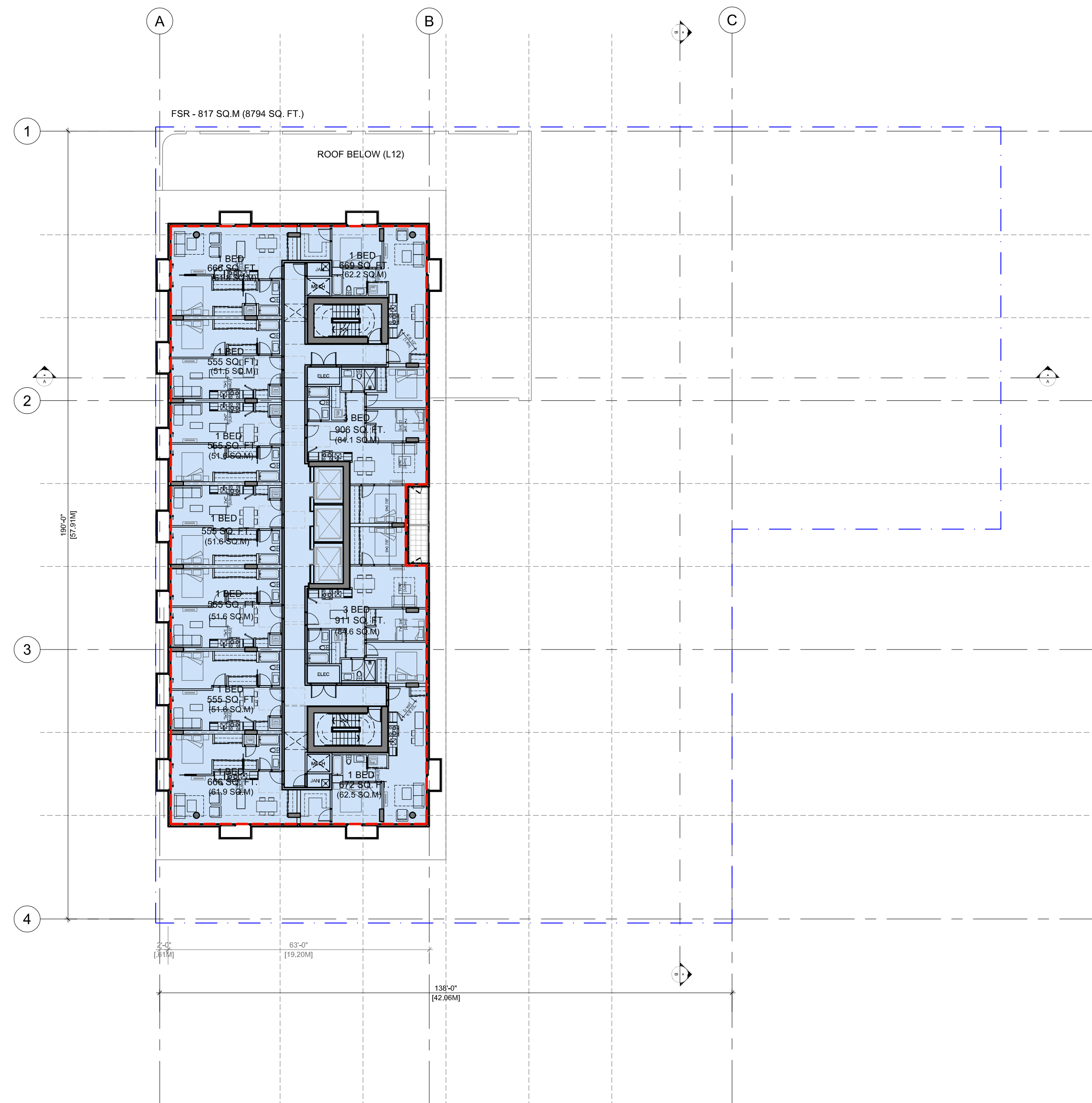
Victoria, BC
Project

L12 & L13
FSR FLOOR
PLANS

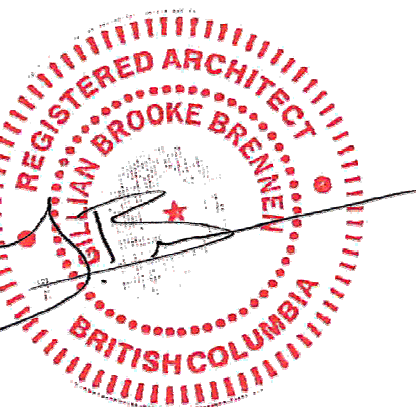
Drawing
Scale 1 : 250
Project 218008

Sheet FSR202



07 L12 FLOOR PLAN
FSR / 1:25008 L13 FLOOR PLAN
FSR / 1:2501 28 NOV 2025
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2025-12-05

Seal

617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

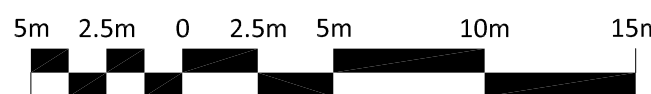
L12 & L13
FSR FLOOR
PLANS

Drawing

Scale 1 : 250

Project 218008

Sheet FSR203





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

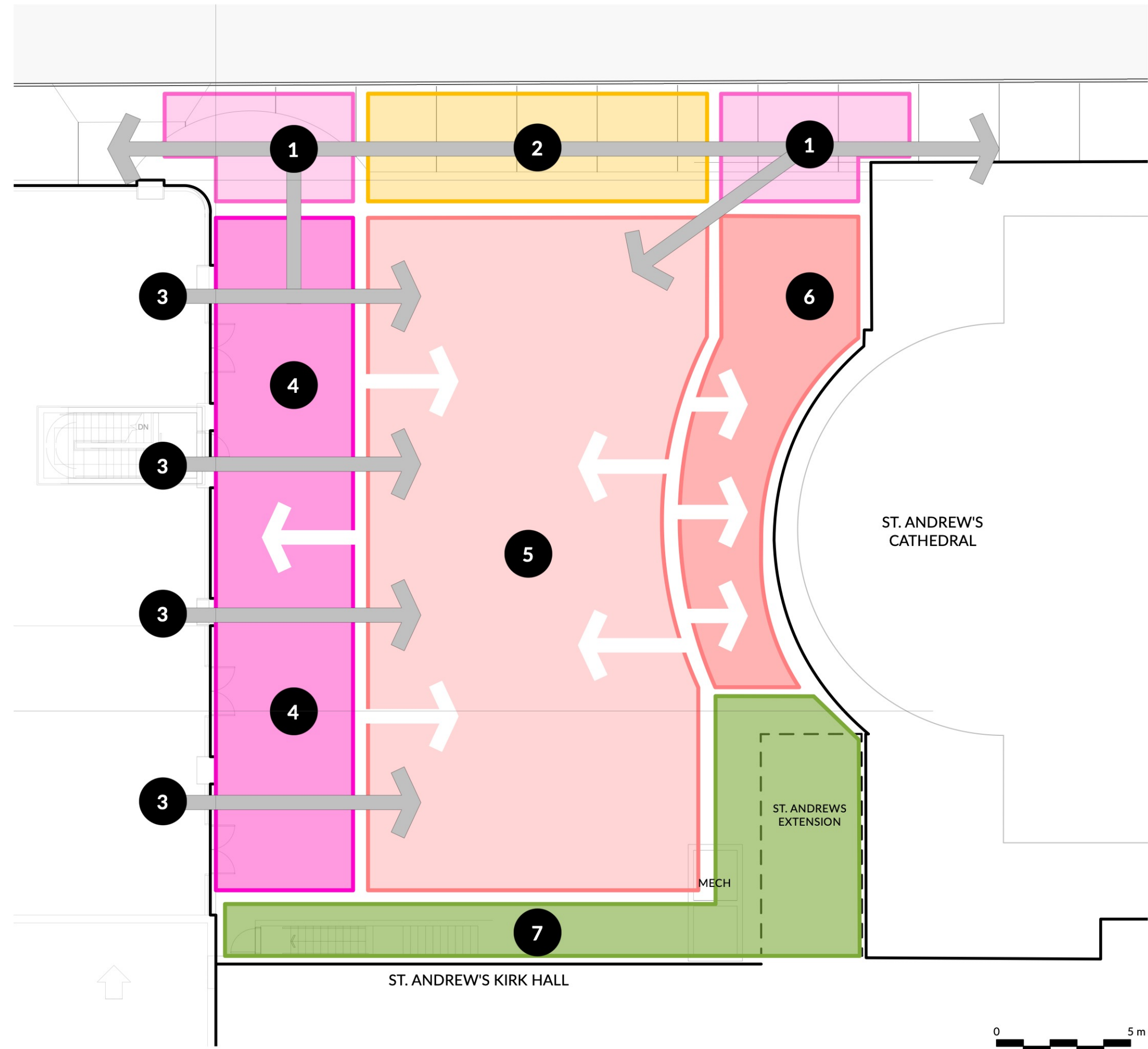


EMERGING SITE FRAMEWORK

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

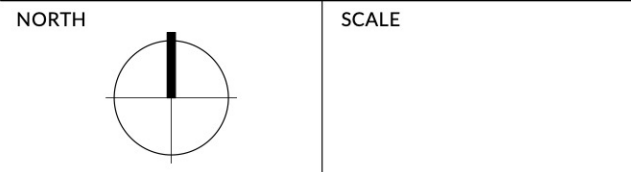
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PROJECT
617-635 Broughton St.

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

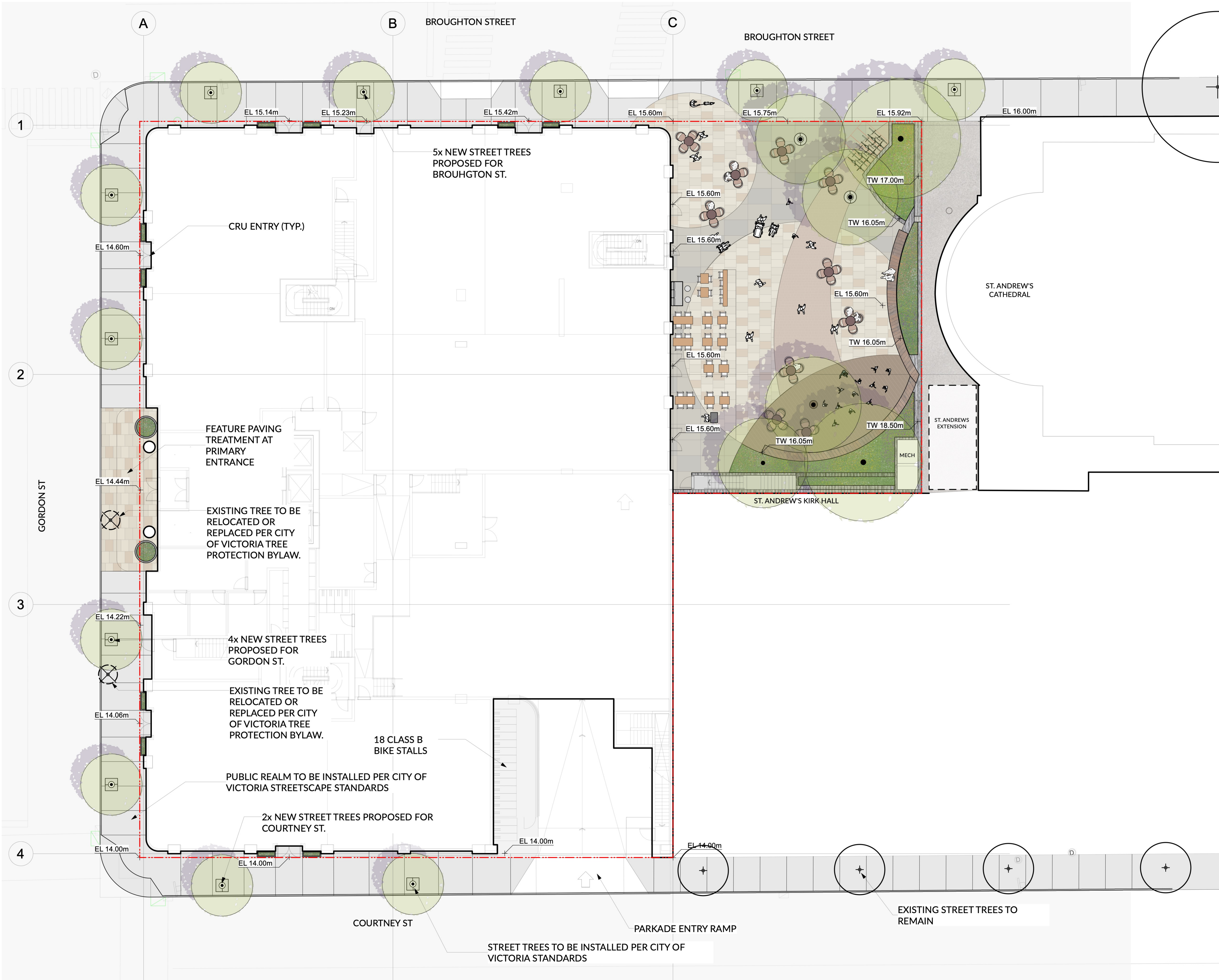
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DESIGN NARRATIVE + SITE FRAMEWORK

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L0.01



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DRAWING TITLE
L1 STREETSCAPE PLAN

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NORTH

SCALE

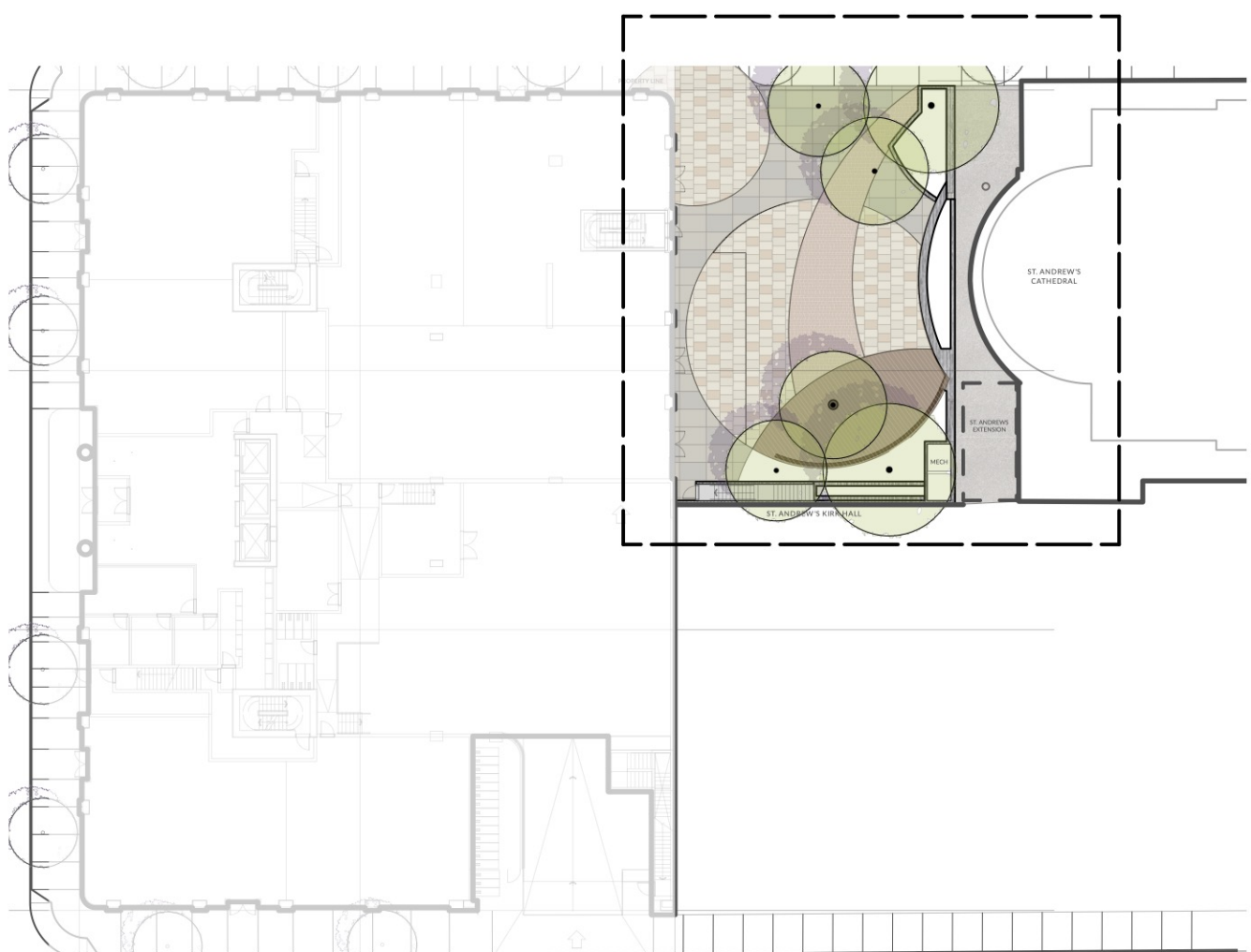
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REVIEWED	GB

DRAWING
L1.00

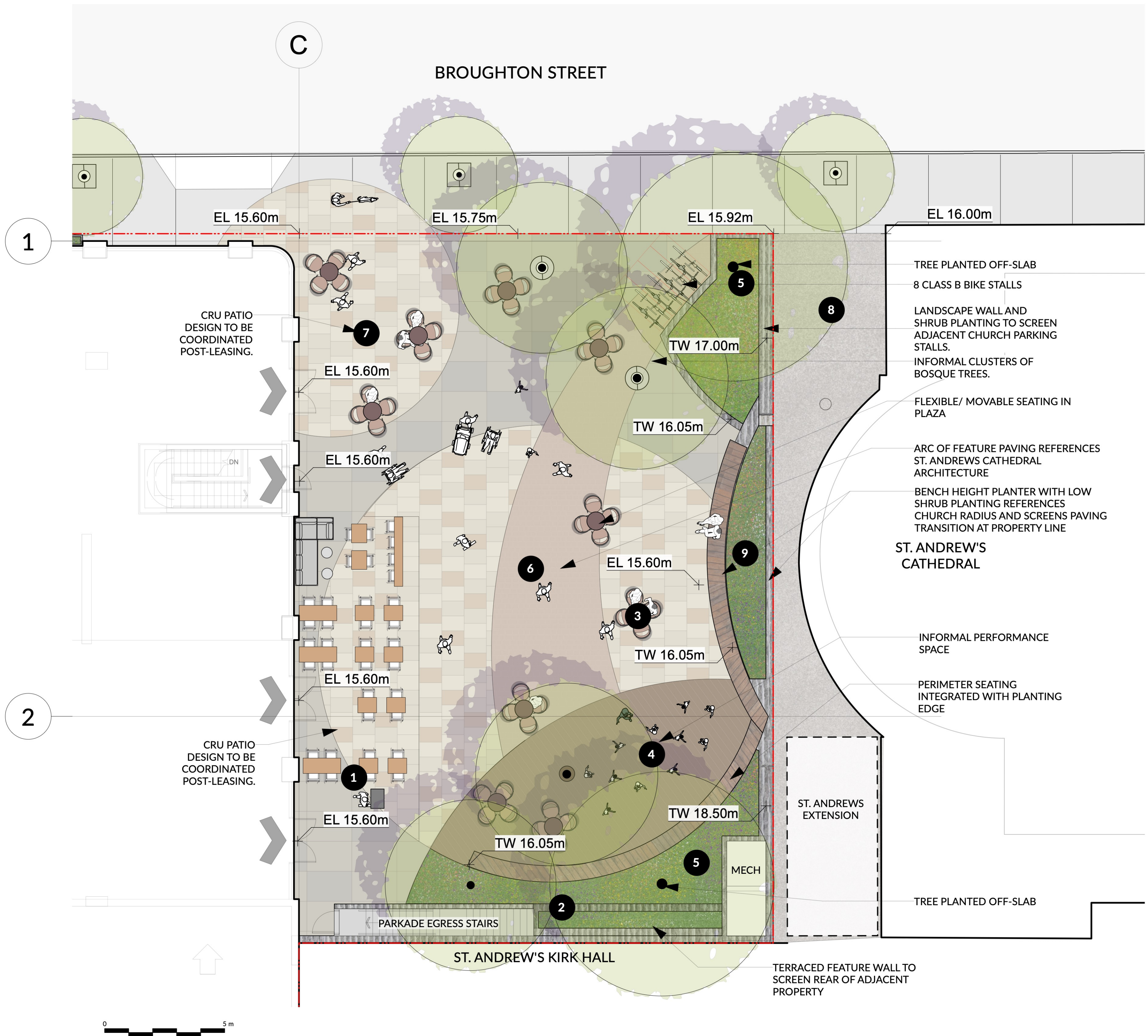
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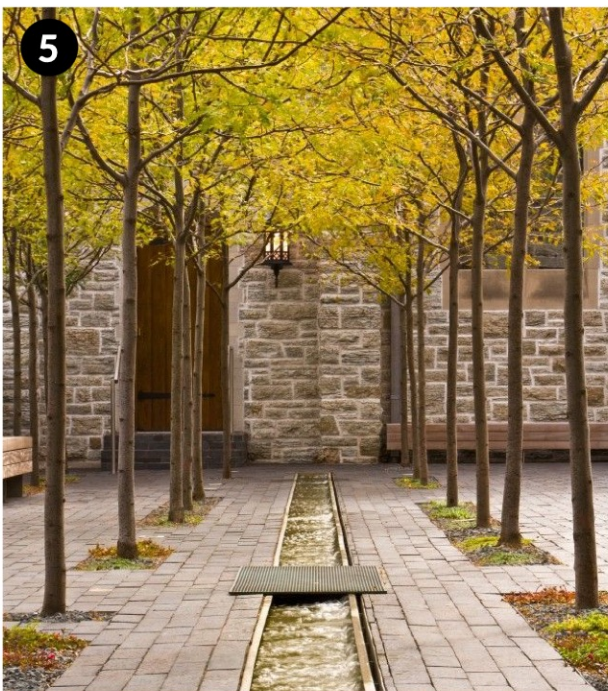


L1 PLAZA - KEY PLAN

- 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



0 5 m

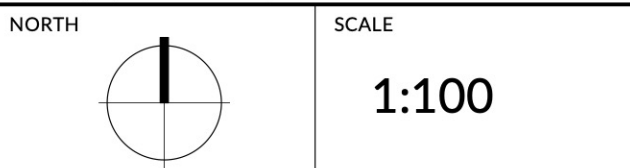


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DRAWING TITLE
L1 PLAZA LAYOUT
AND MATERIALS
PLAN

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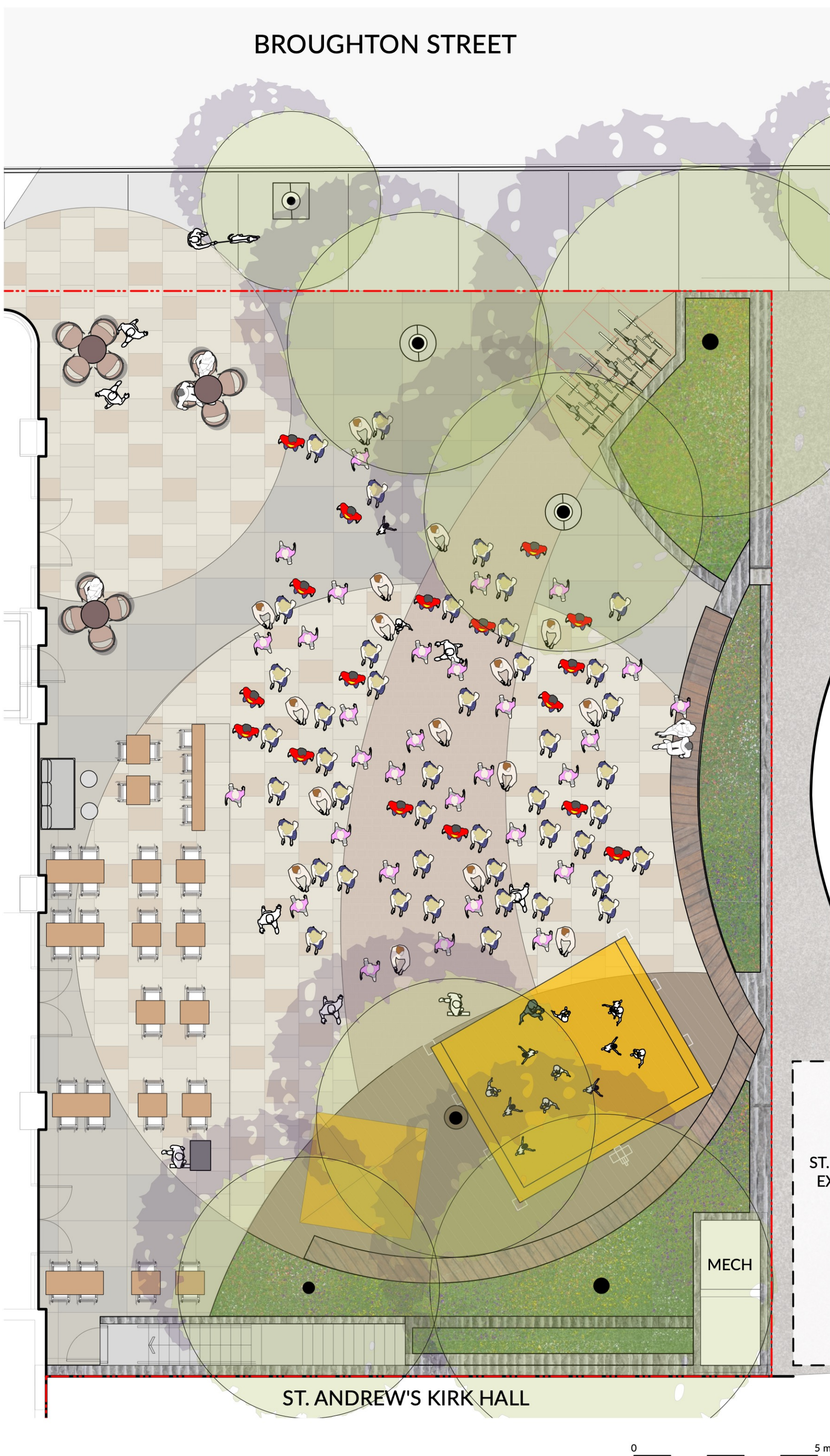
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PLOTTED	2025-11-27
DRAWN	CW / KI
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DRAWING

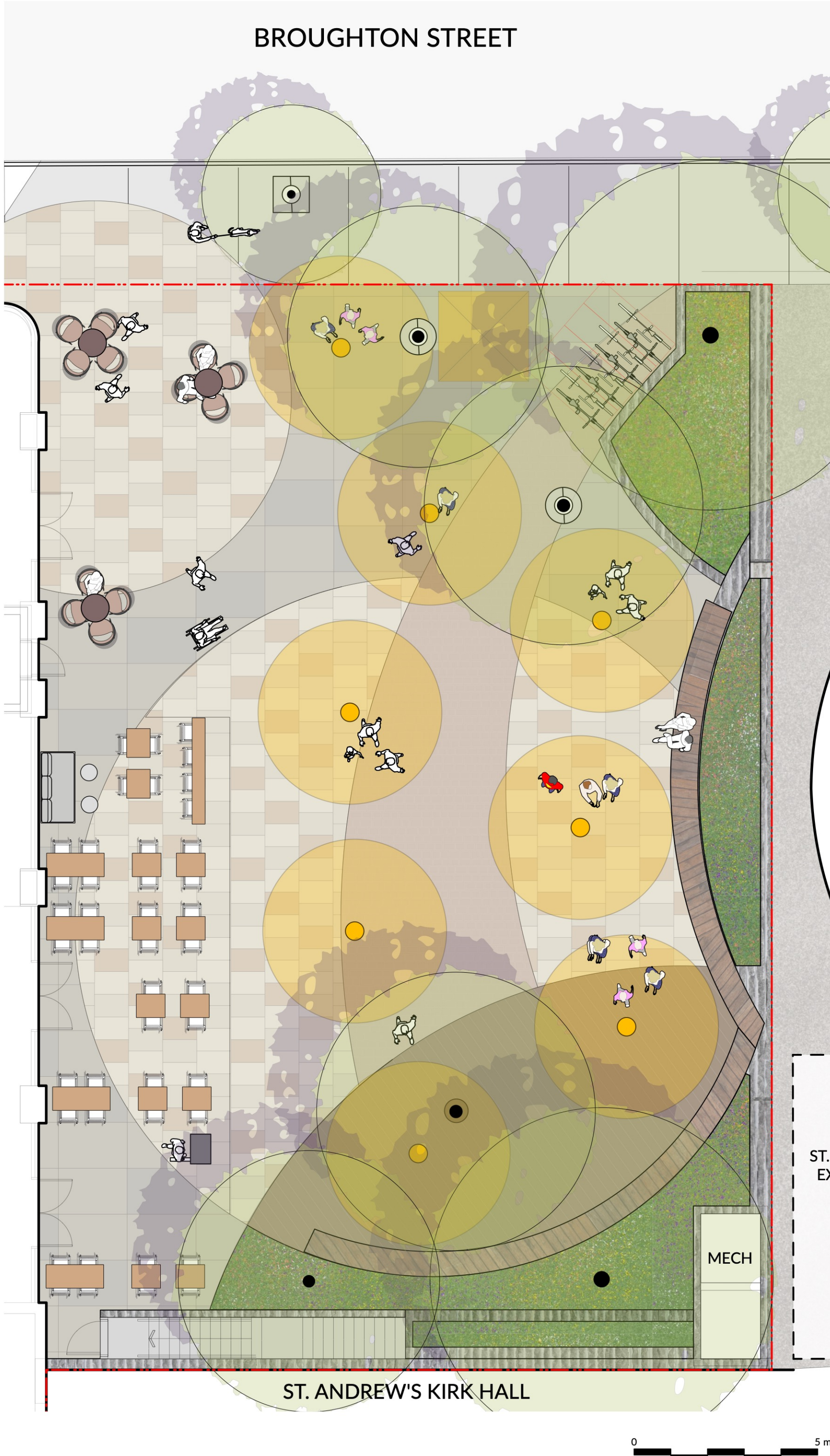
L1.01



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



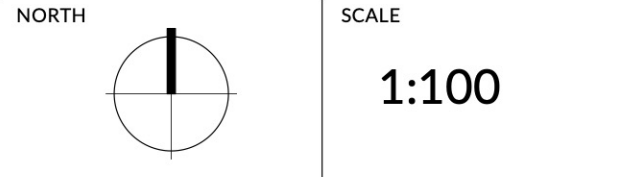
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LOT A, of LOTS 229,230,235,236,237, and
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DRAWING TITLE
**L1 PLAZA
PROGRAMMING
STUDIES**

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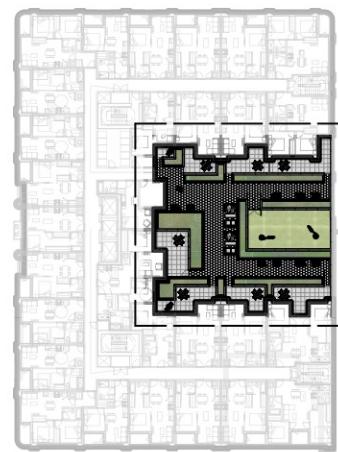
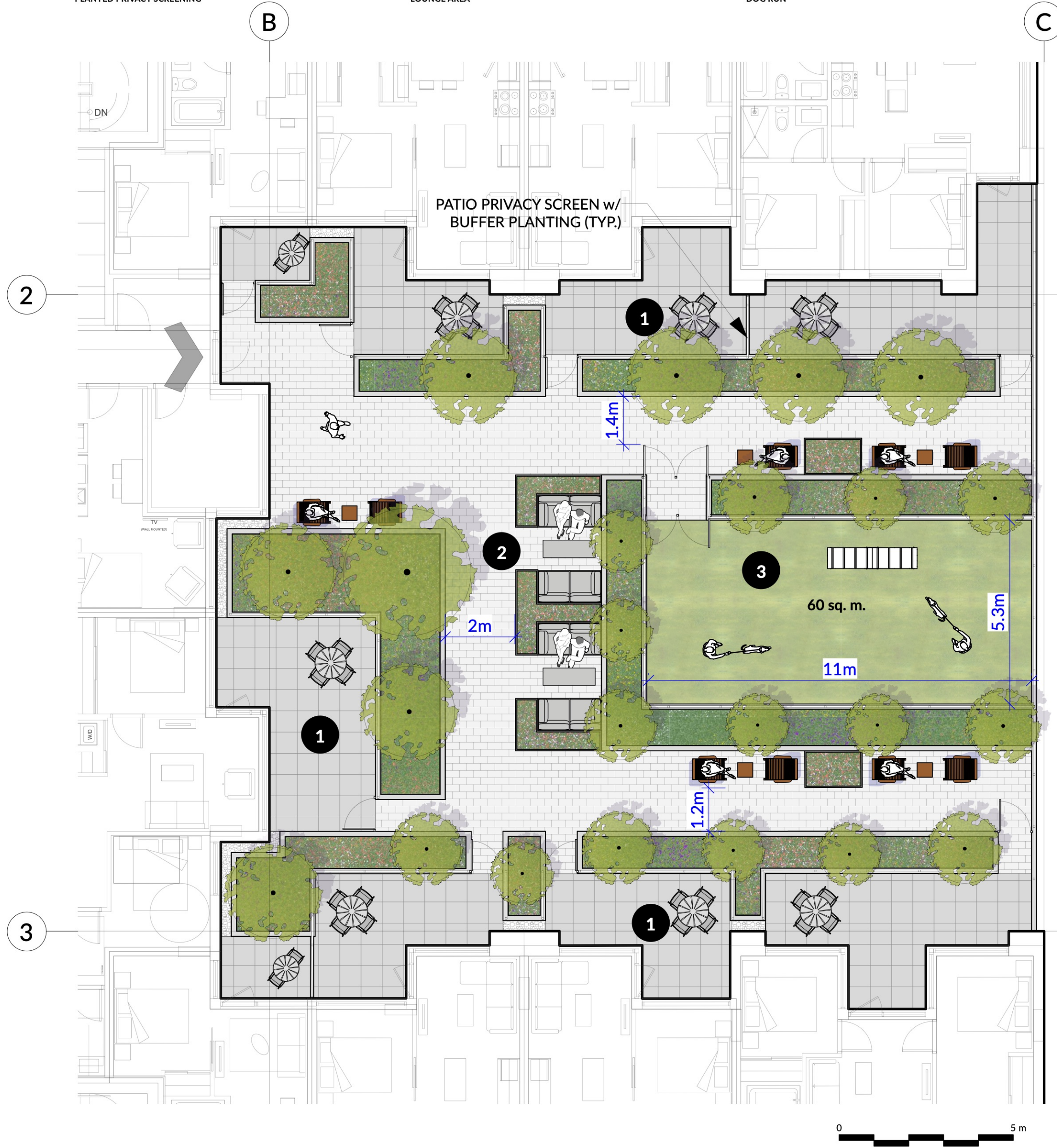
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PLANTED PRIVACY SCREENING

LOUNGE AREA

DOG RUN



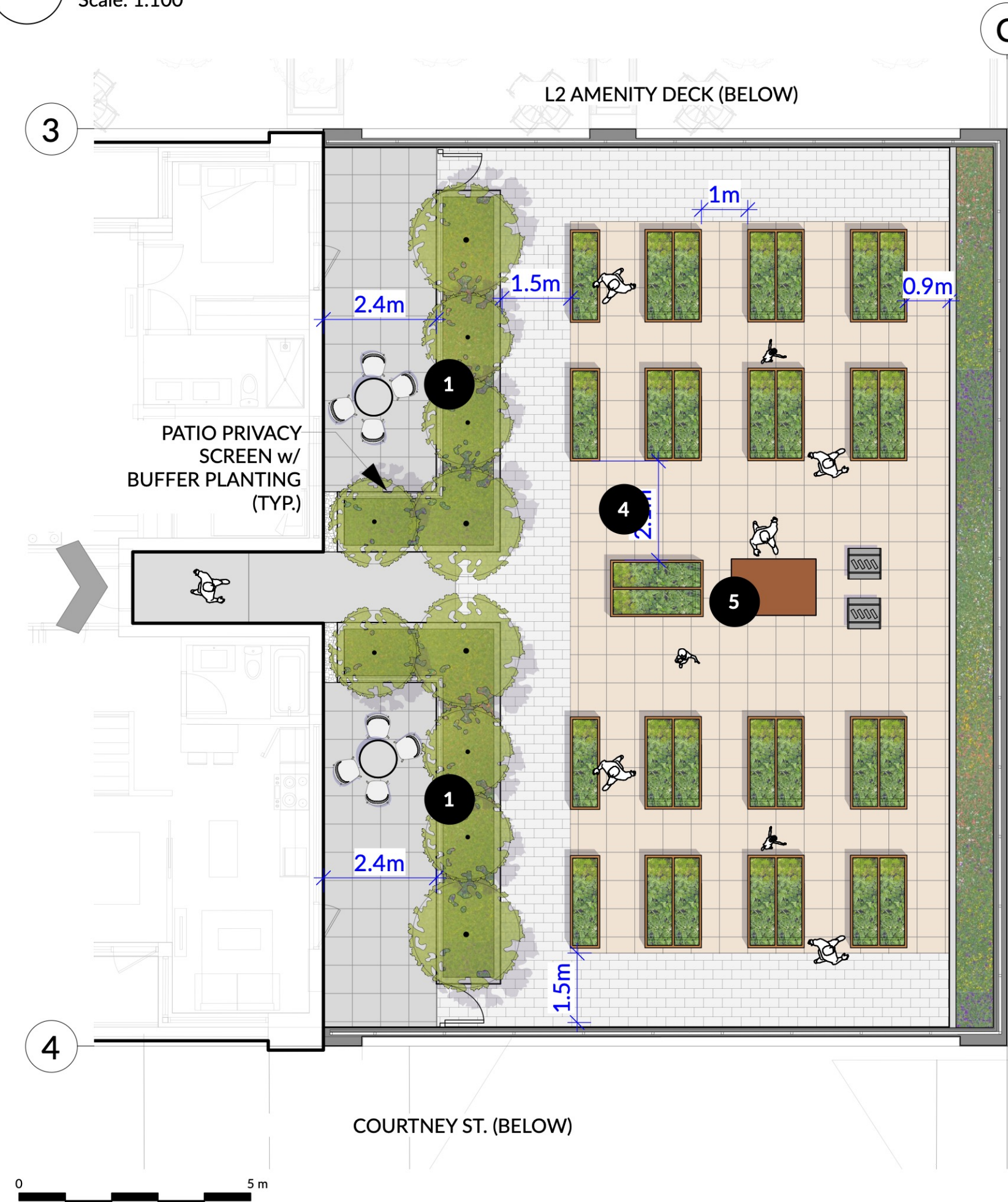
L2 - KEY PLAN

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

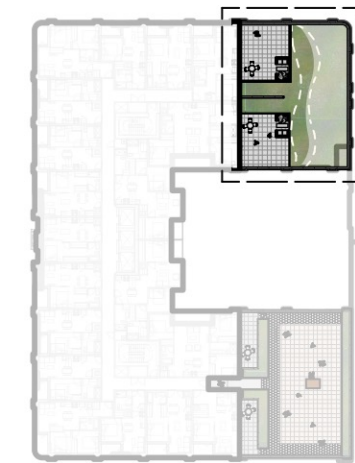
1 L2 AMENITY DECK - DOG RUN
Scale: 1:100



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



MOUNDED SHRUB PLANTING



EXTENSIVE GREEN ROOF



L7 SOUTH - KEY PLAN

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



PLANTED PRIVACY SCREENING



URBAN AGRICULTURE

REVISIONS AND ISSUES

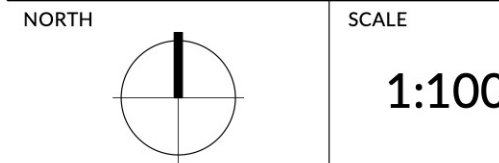
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

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
L2-L7 AMENITY
LAYOUT AND
MATERIALS PLAN

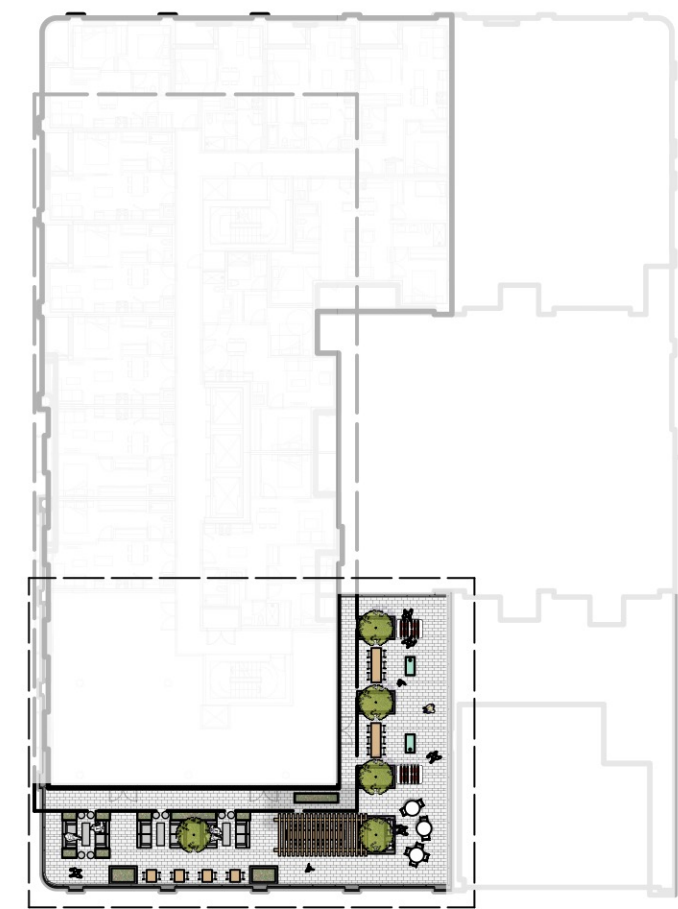
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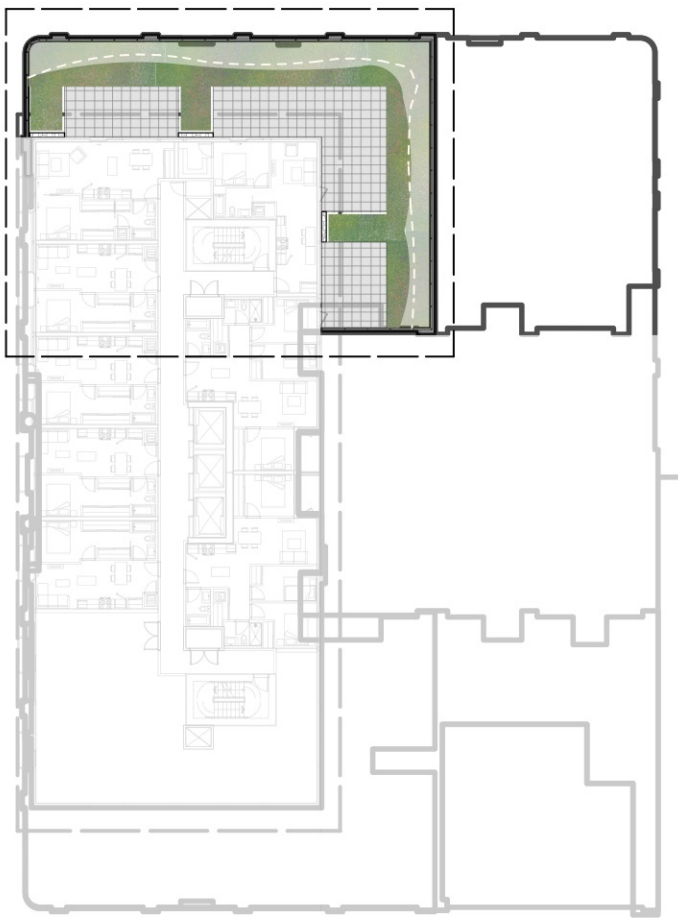
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DATE	2025-02-10
FILE NAME	25068 PLAN.vwx
PLOTTED	2025-11-27
DRAWN	CW / KI
REVIEWED	GB

DRAWING

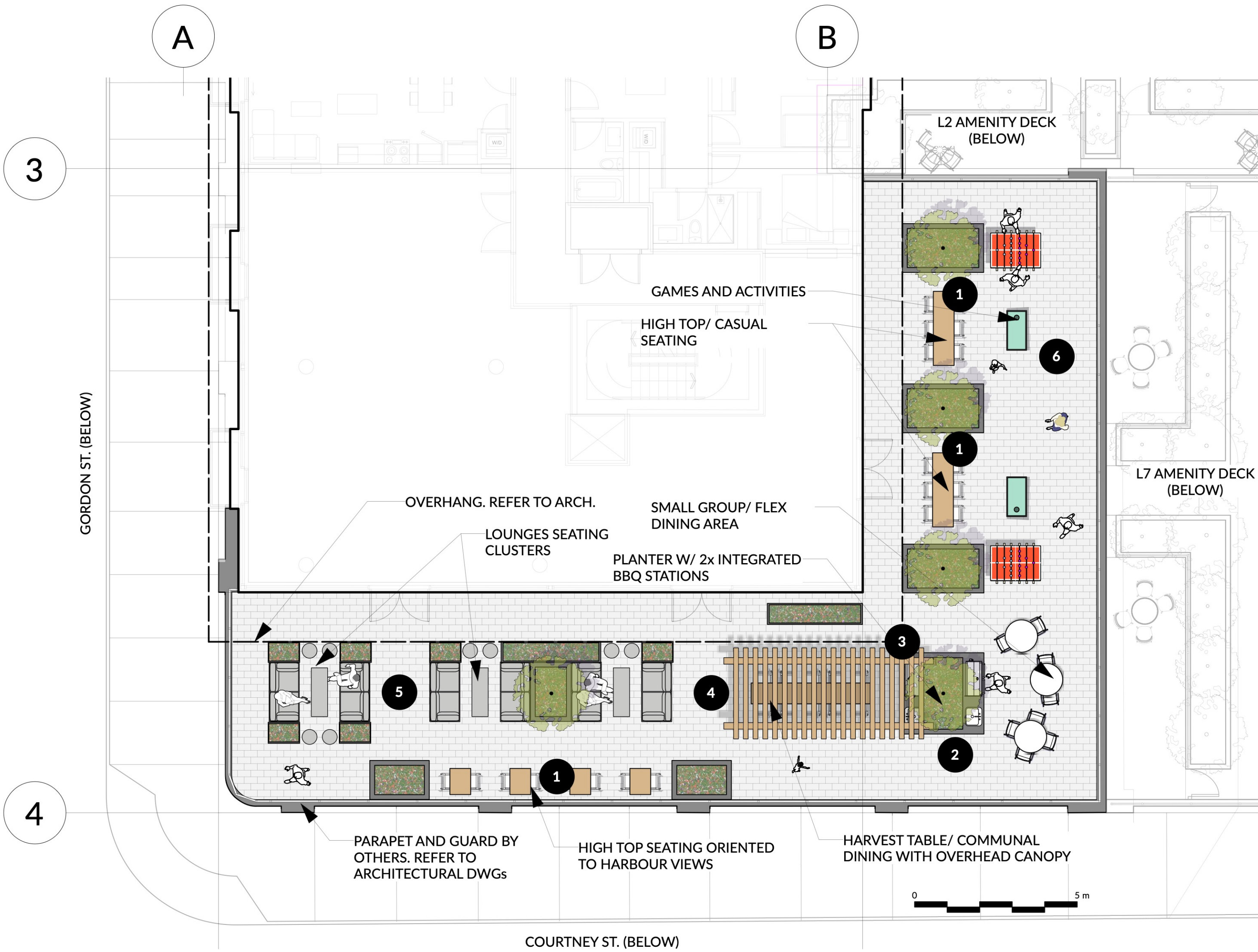
REVISIONS AND ISSUES	
NO.	DATE
1	2025-11-28
DESCRIPTION	
ISSUED FOR COMBINED REZONING/ DP APPLICATION	



L11 - KEY PLAN



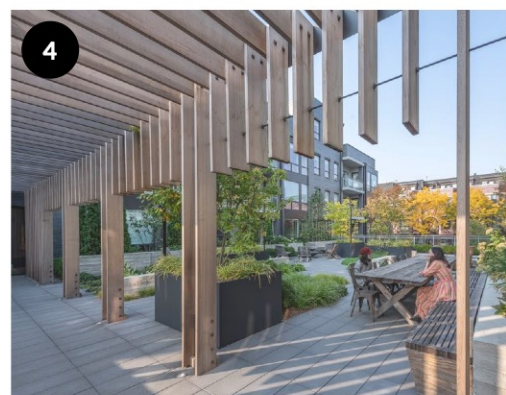
L12 - KEY PLAN



HIGH TOP FURNITURE AND SEATING



OUTDOOR KITCHEN



SHADE TRELLIS

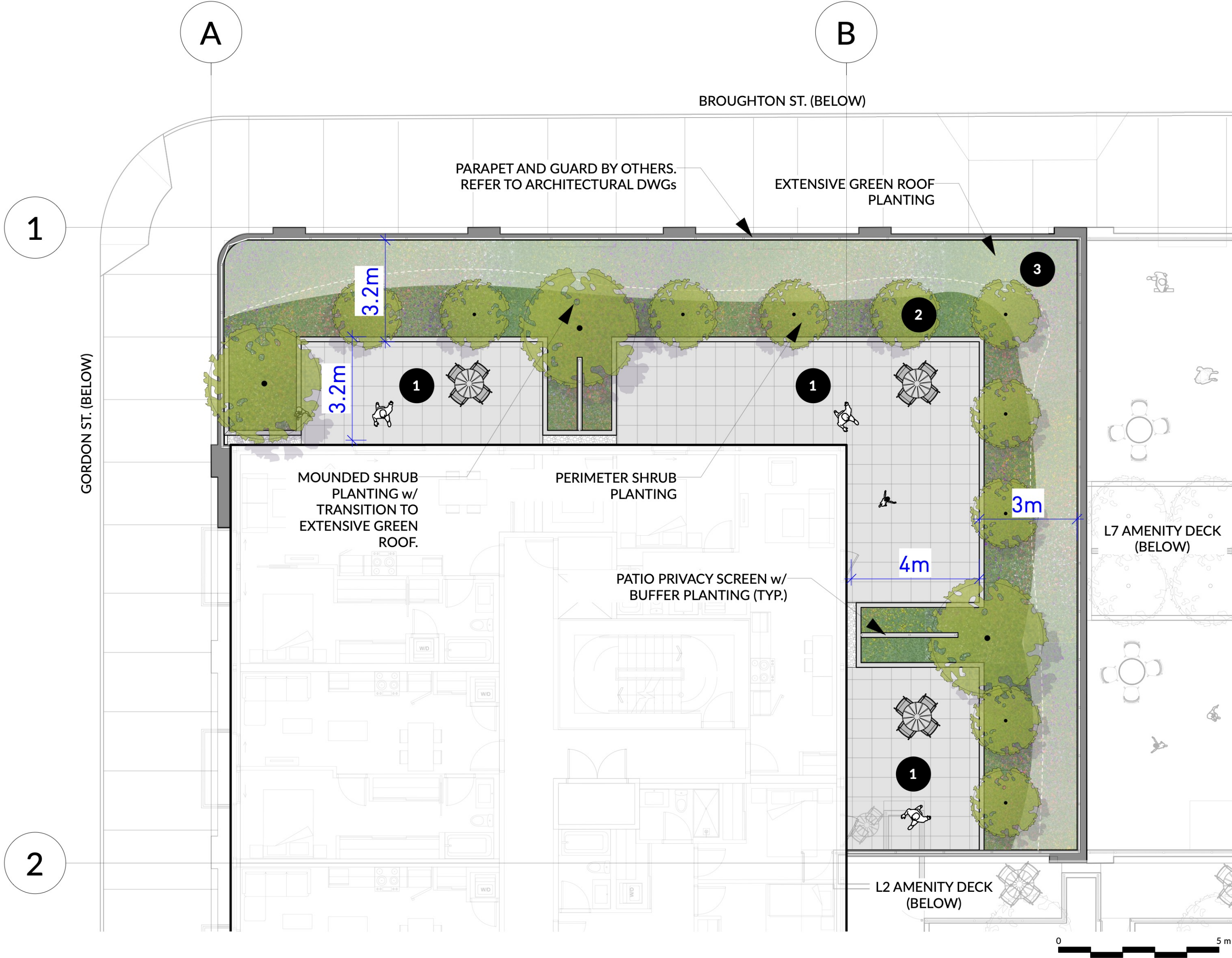


LOUNGE AREA



PATIO GAMES

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



PLANTED PRIVACY SCREENING



MOUNDED SHRUB PLANTING



EXTENSIVE GREEN ROOF

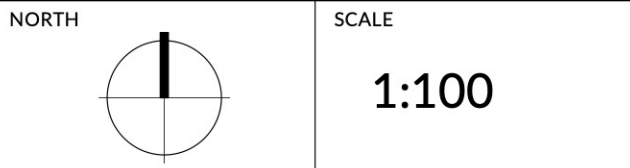
2 L12 AMENITY DECK - PATIOS
Scale: 1:100

PROJECT
617-635 Broughton St.

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617 BROUGHTON STREET, VICTORIA BC,
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DRAWING TITLE
L11-12 AMENITY
LAYOUT AND
MATERIALS PLAN

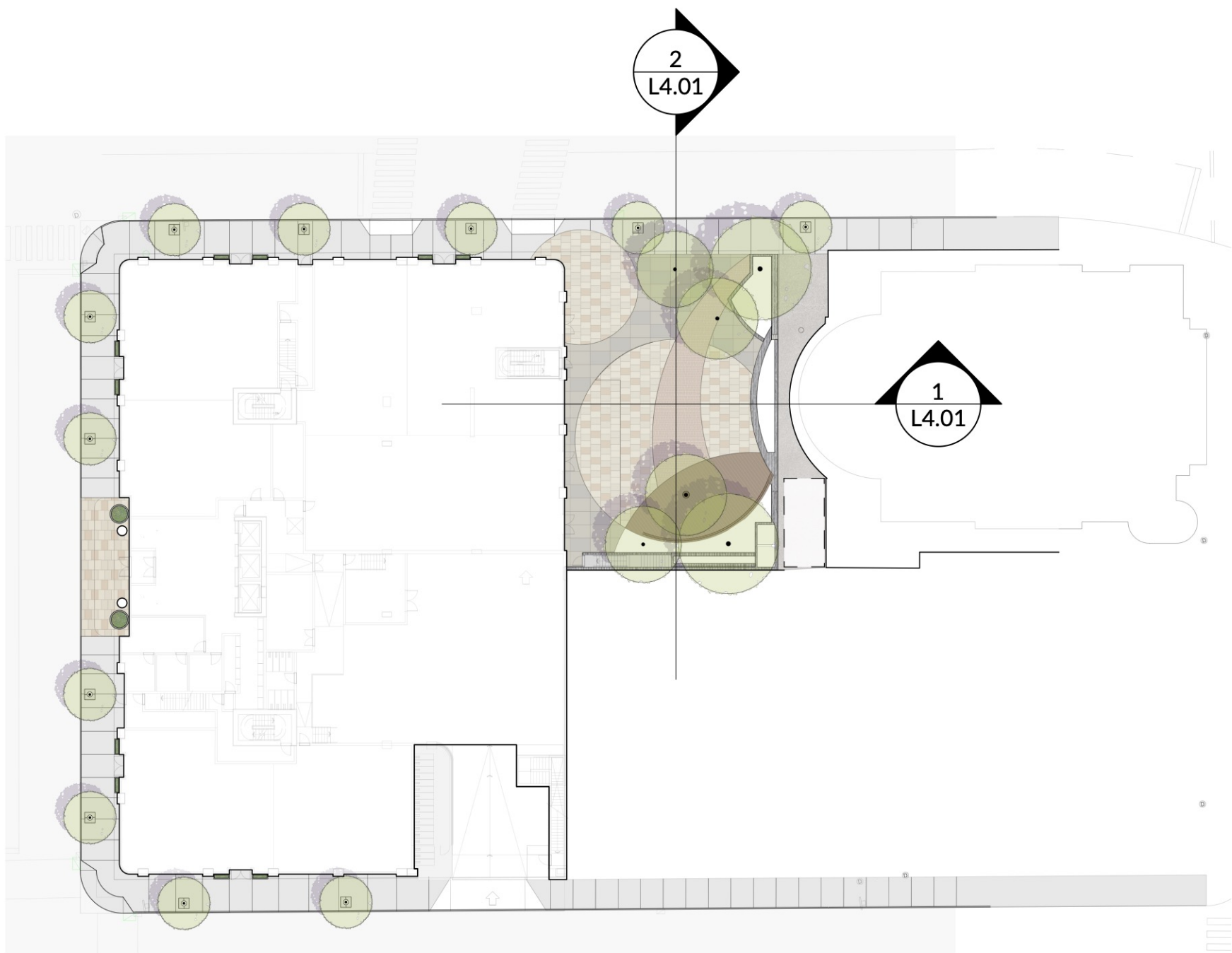
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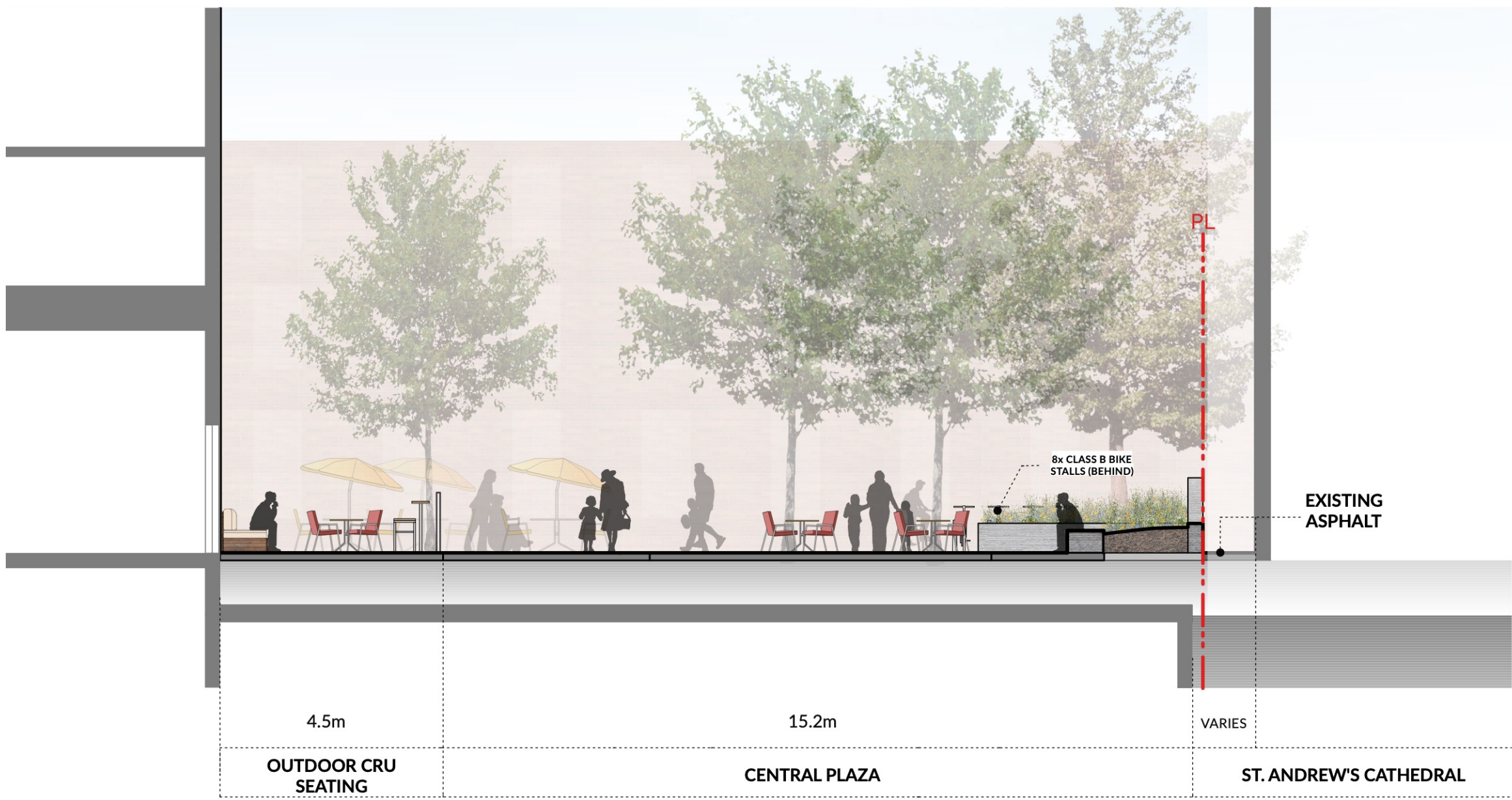
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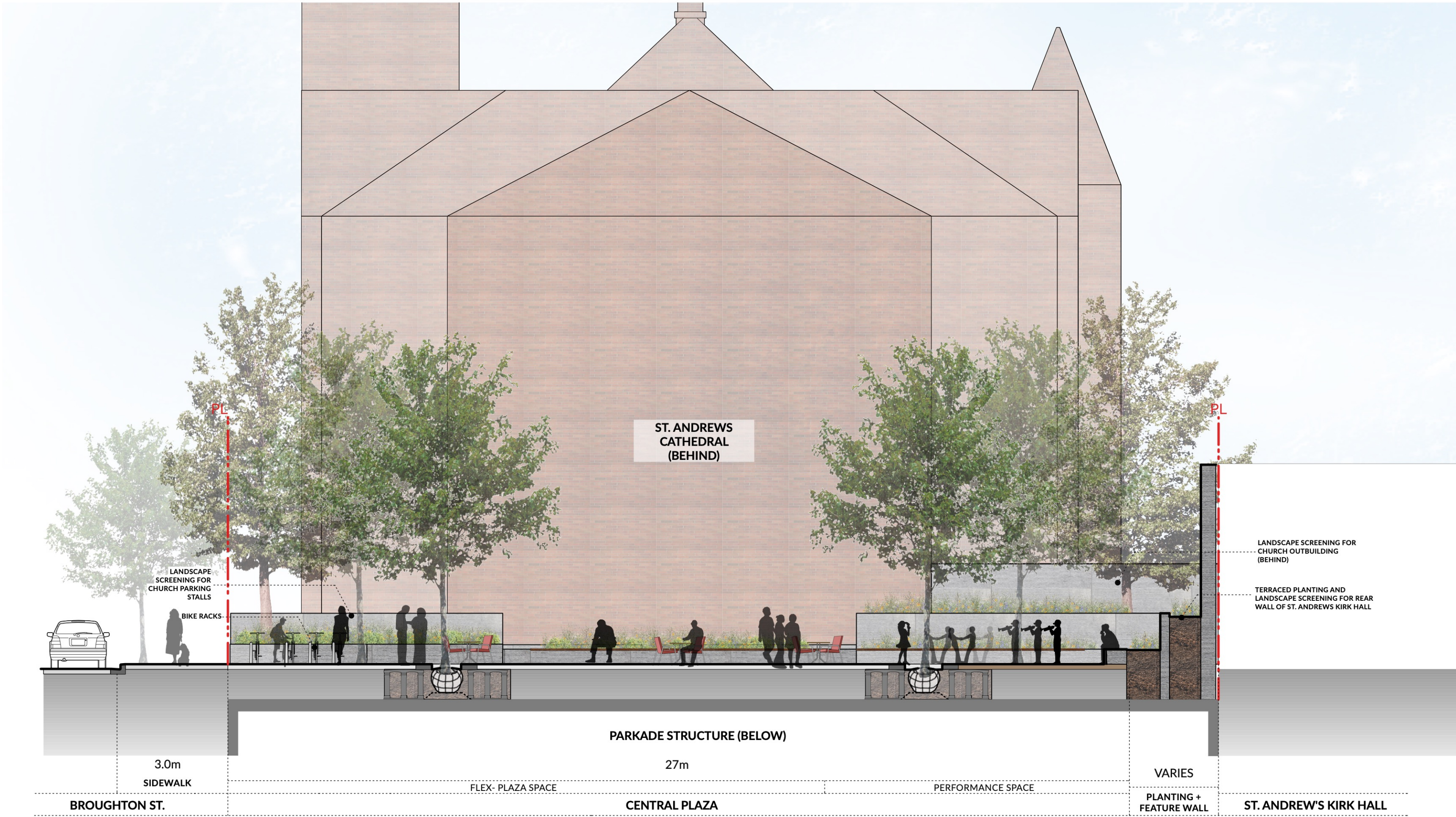
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PLAZA KEY PLAN



1 PLAZA - SECTION 1
Scale: 1:100



2 PLAZA - SECTION 2
Scale: 1:100

REVISIONS AND ISSUES	
NO.	DATE
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PROJECT
617-635
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LOT A, of LOTS 229,230,235,236,237, and
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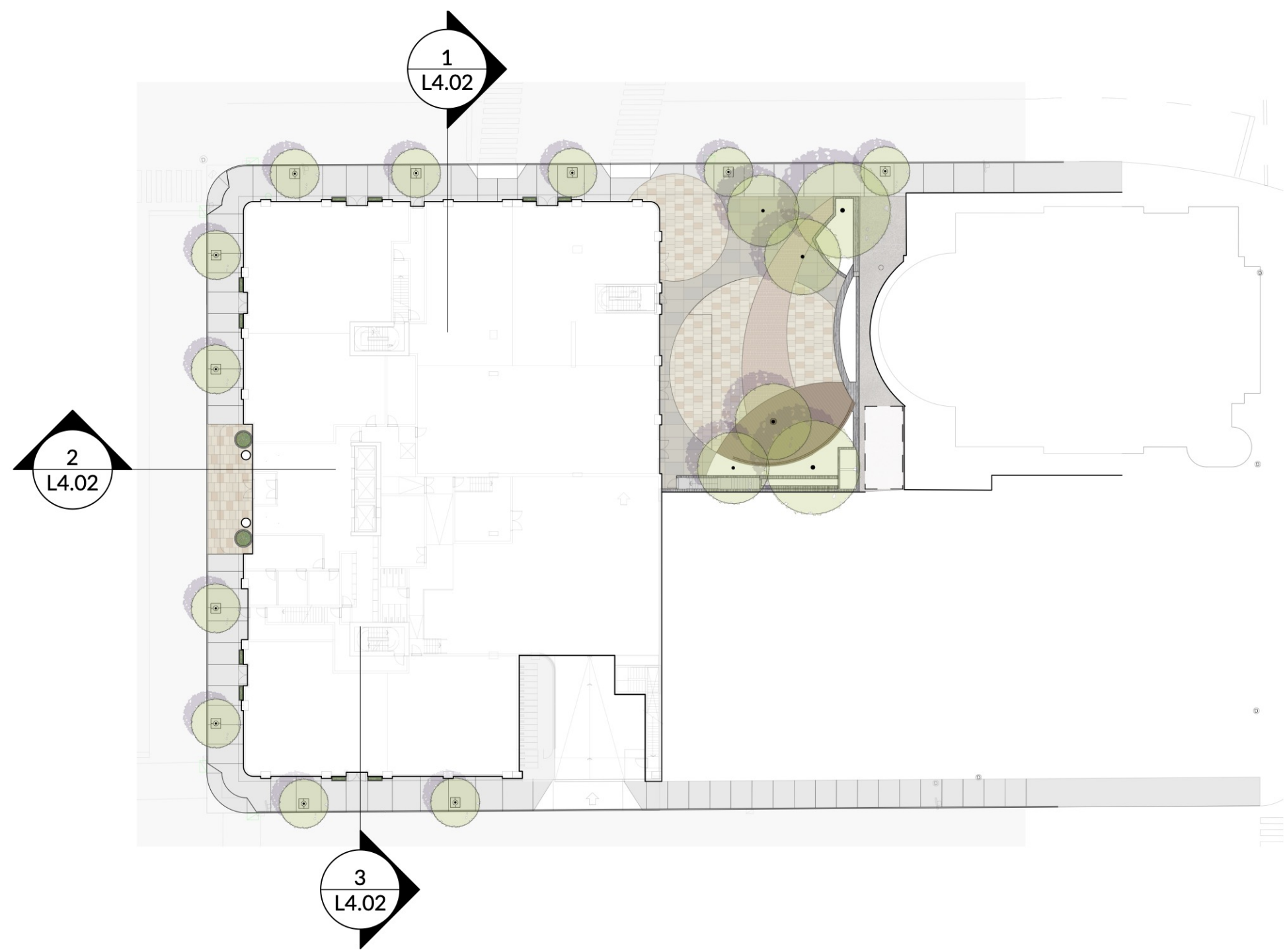
DRAWING TITLE
SECTIONS - L1
PLAZA

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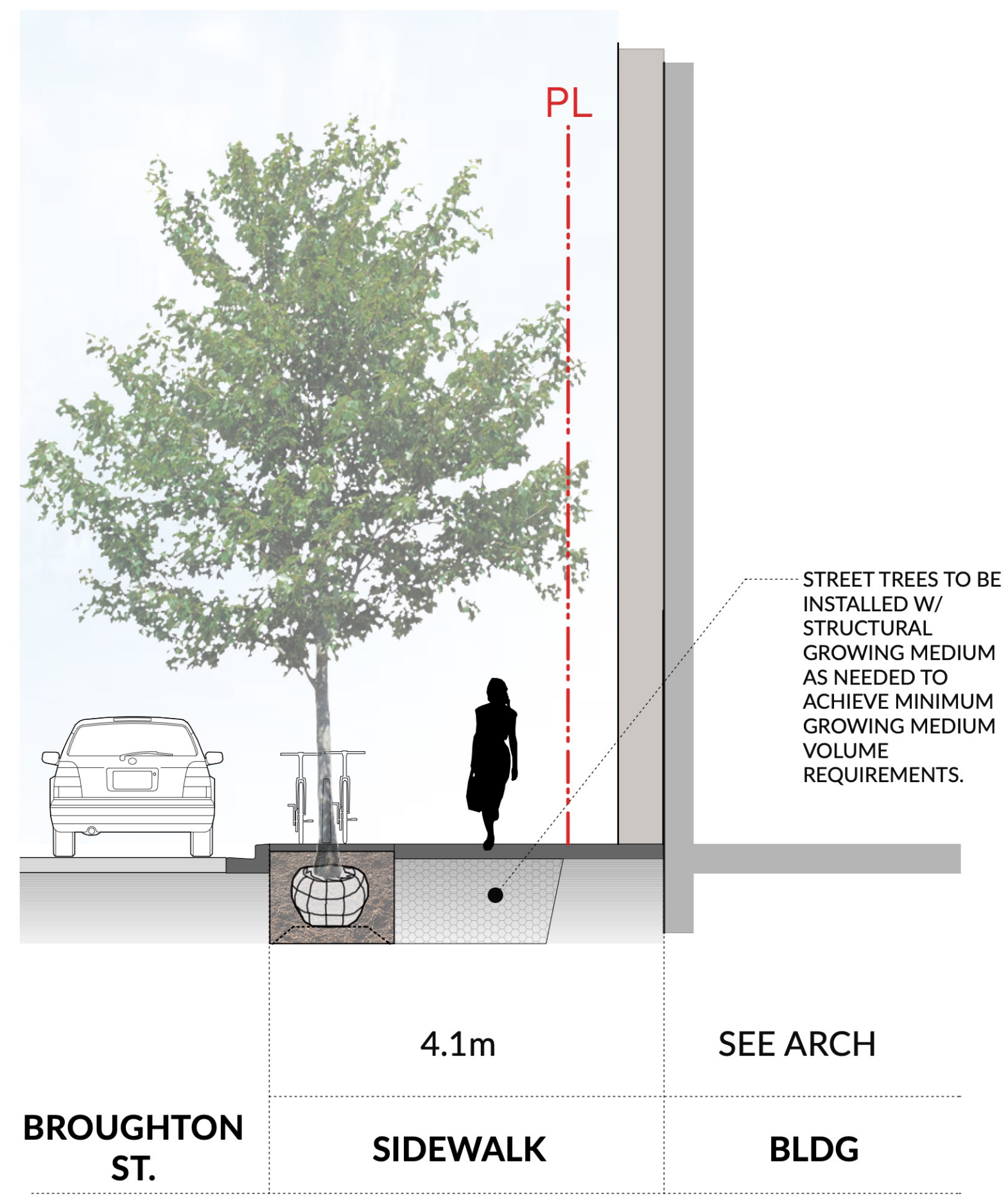


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FILE NAME	25068 SECTIONS.vwx
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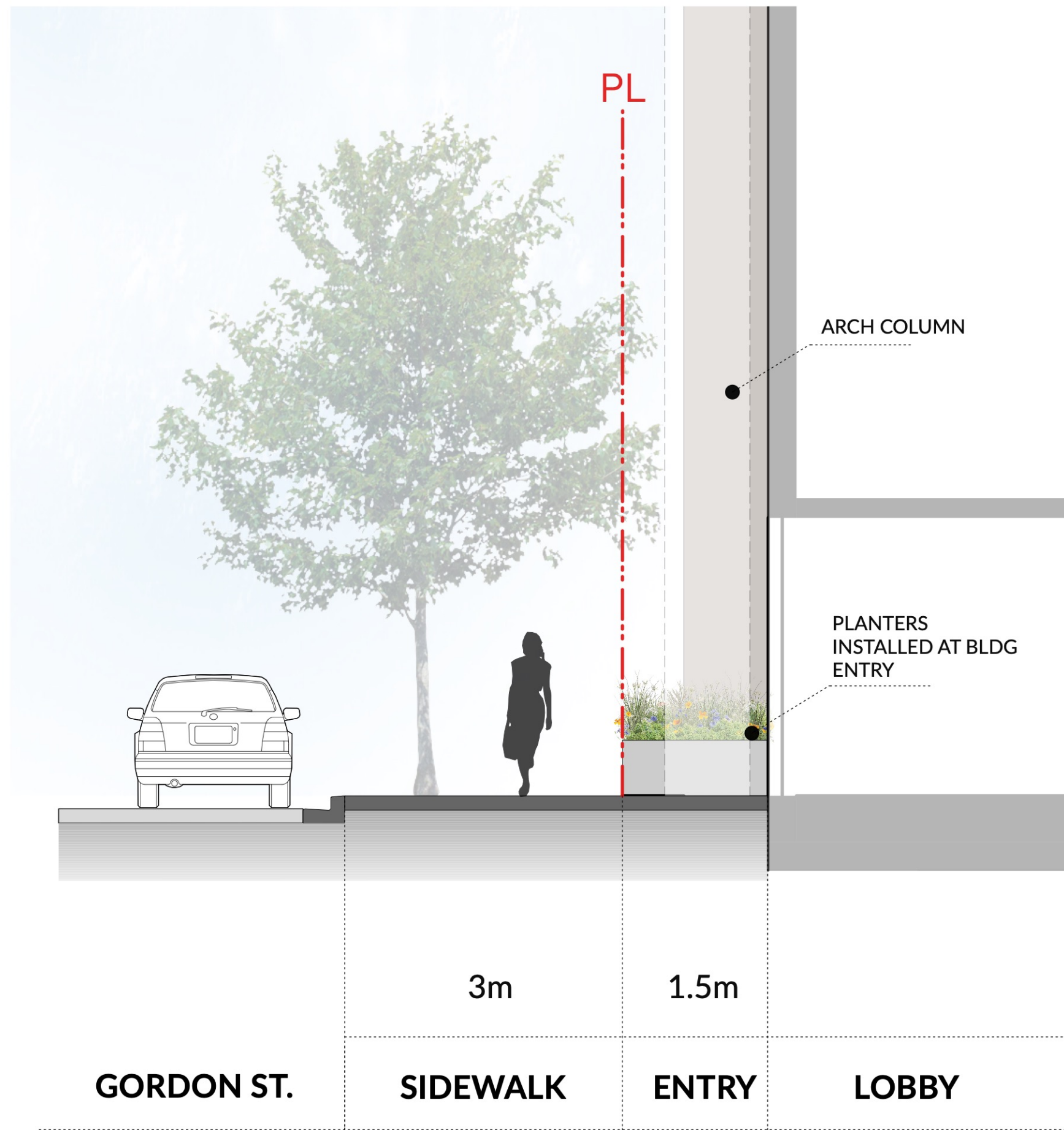
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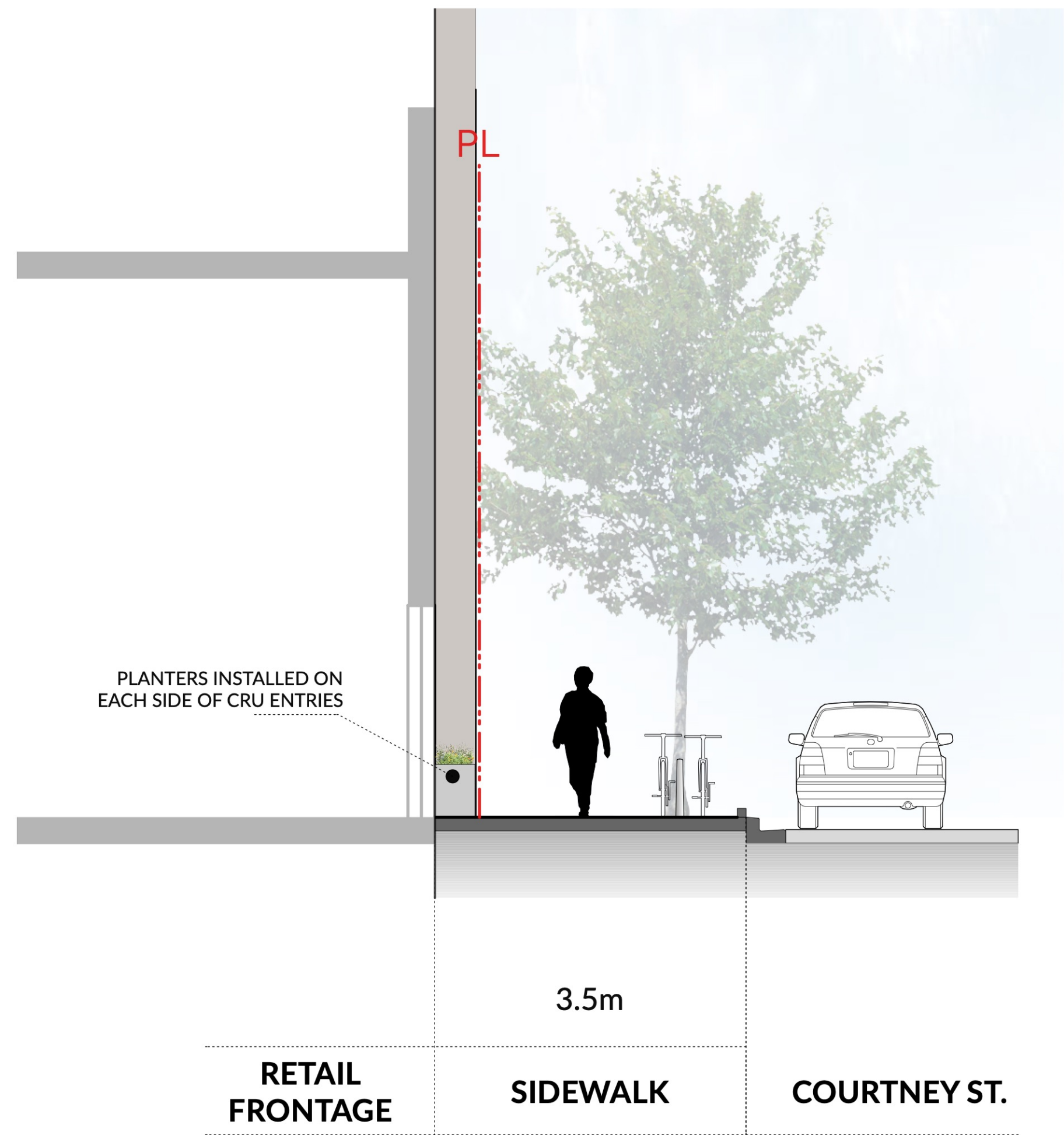
STREETSCAPE KEY PLAN



1 Broughton St.
Scale: 1:50



2 Gordon St.
Scale: 1:50



3 Courtney St.
Scale: 1:50

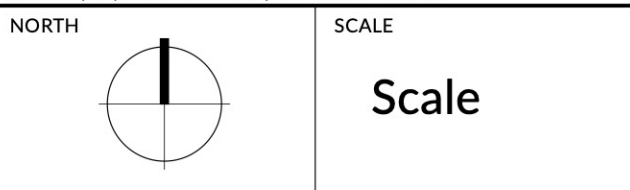
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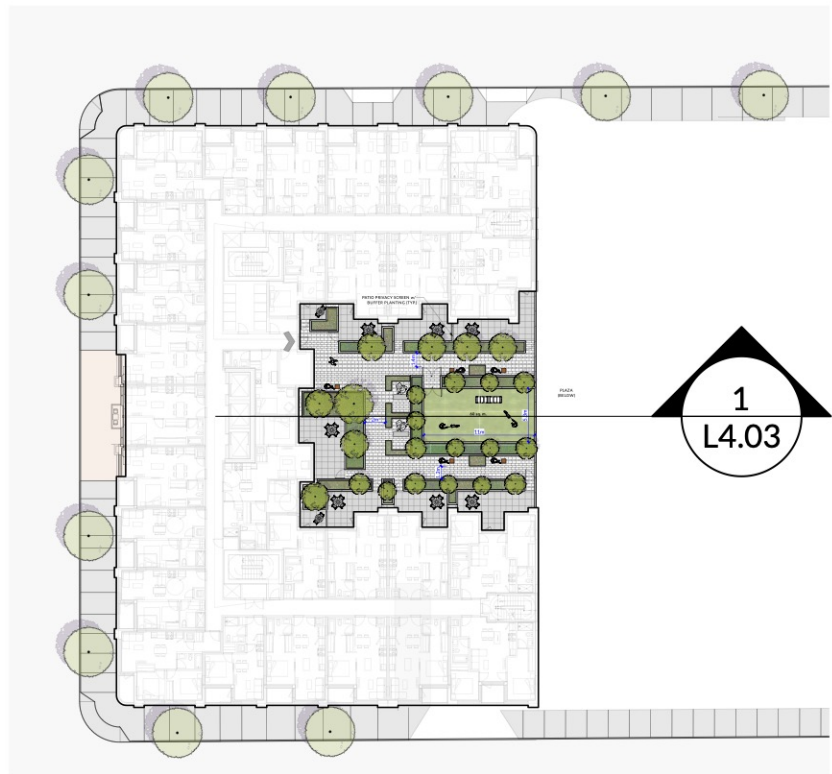
DRAWING TITLE
SECTIONS - L1
STREETSCAPE

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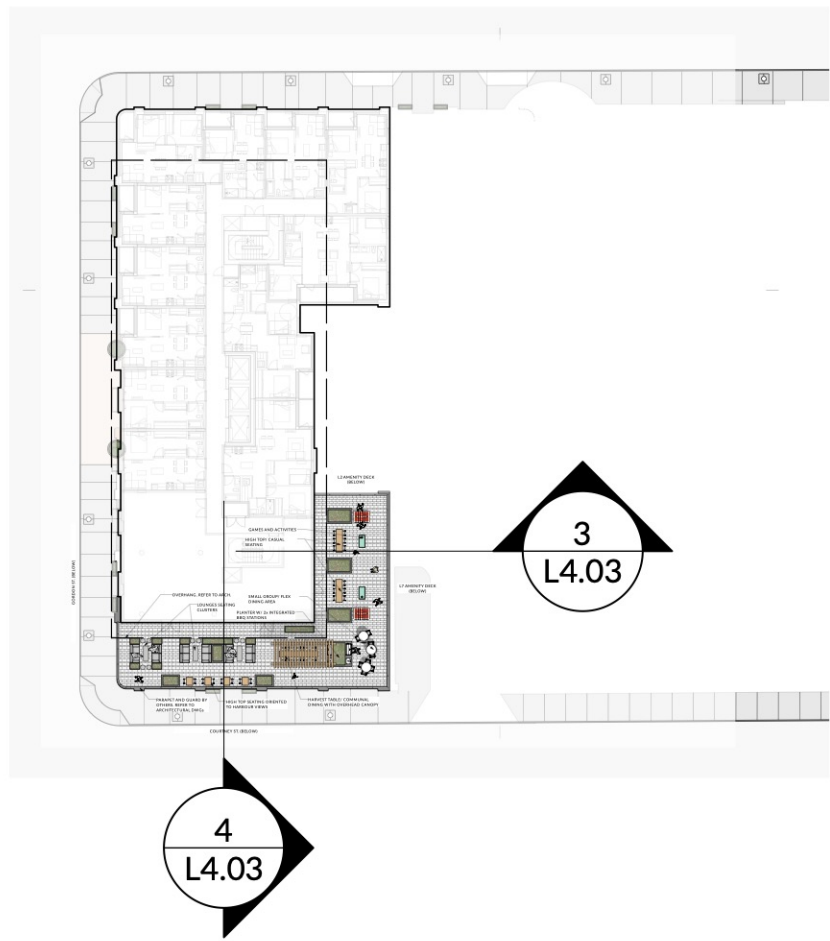


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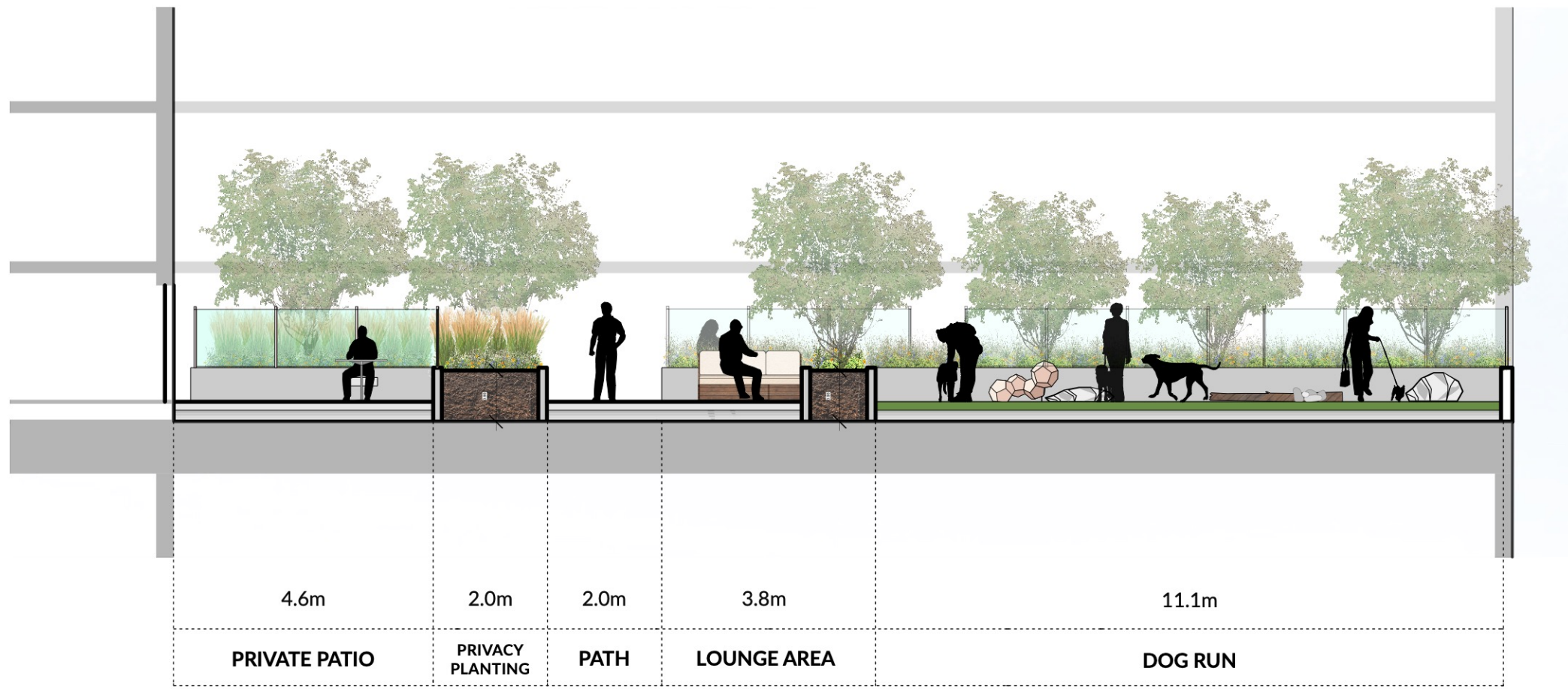
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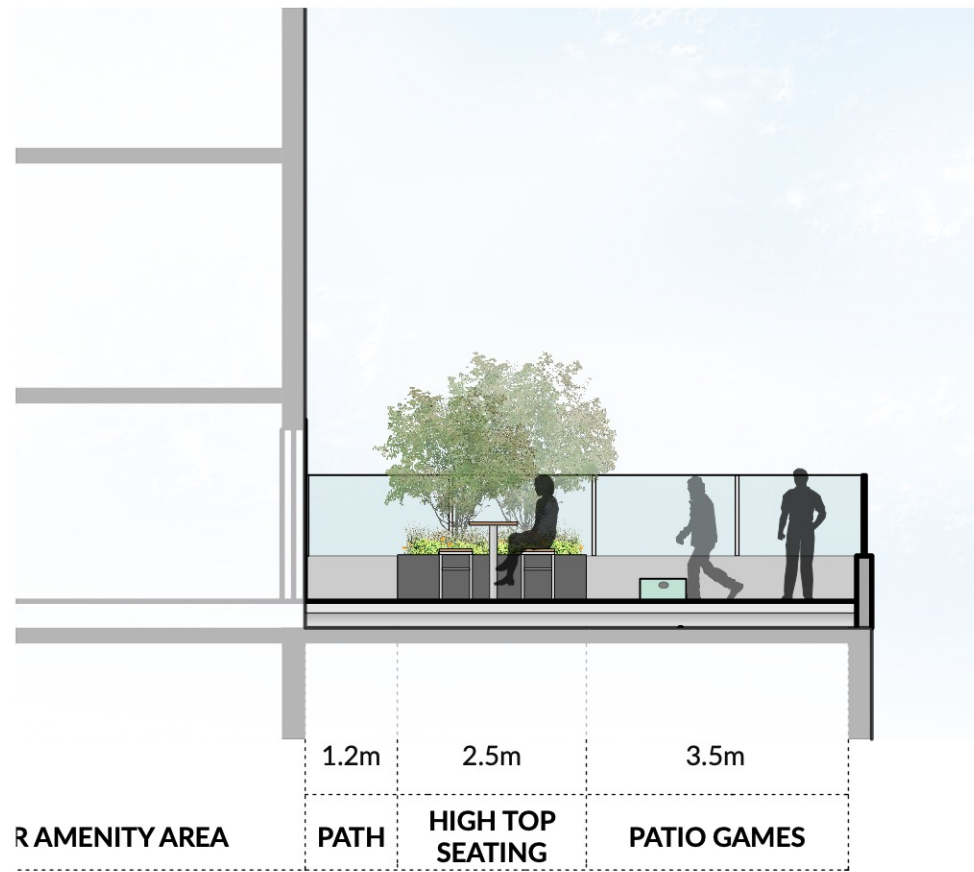
L2 KEY PLAN



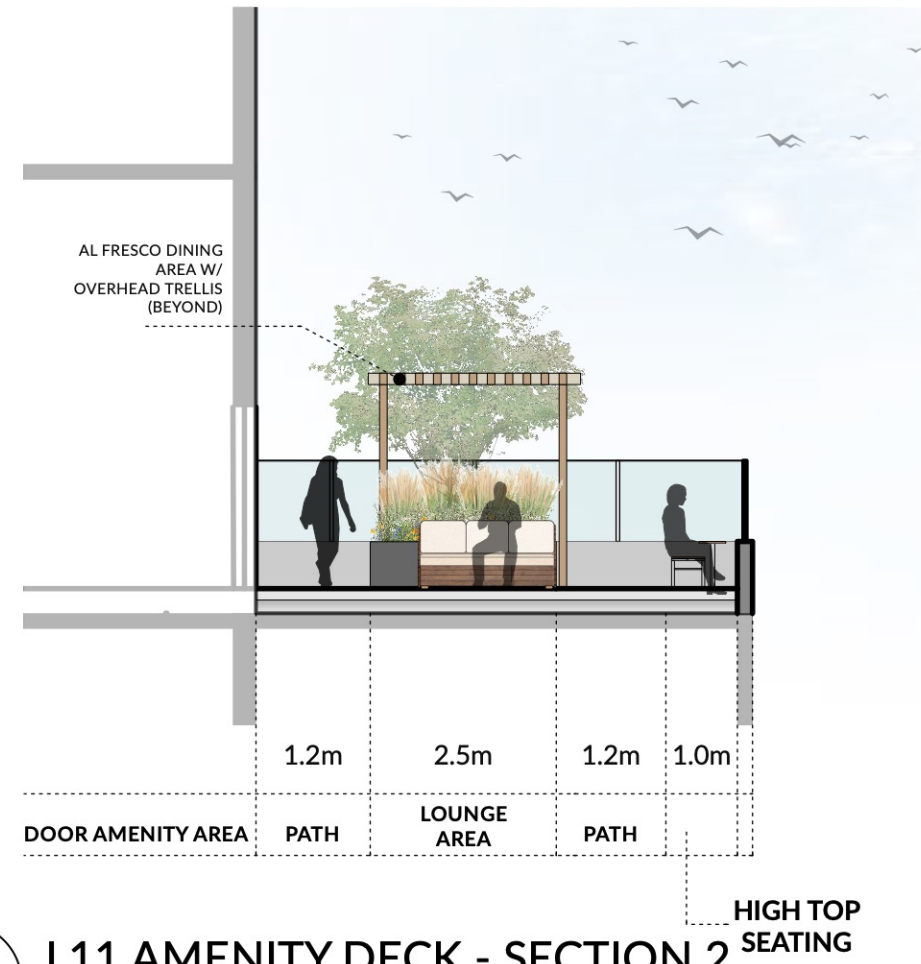
L11 KEY PLAN



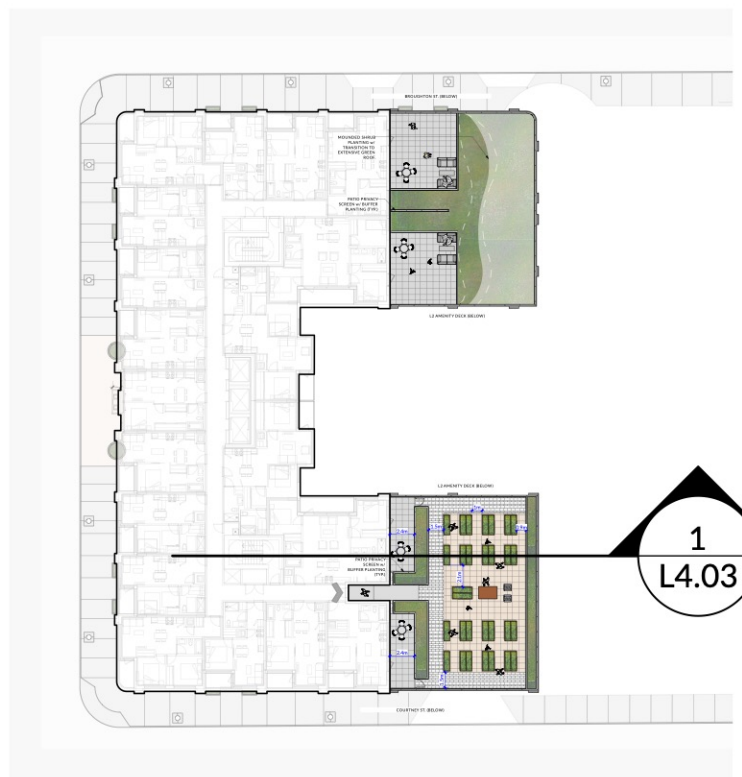
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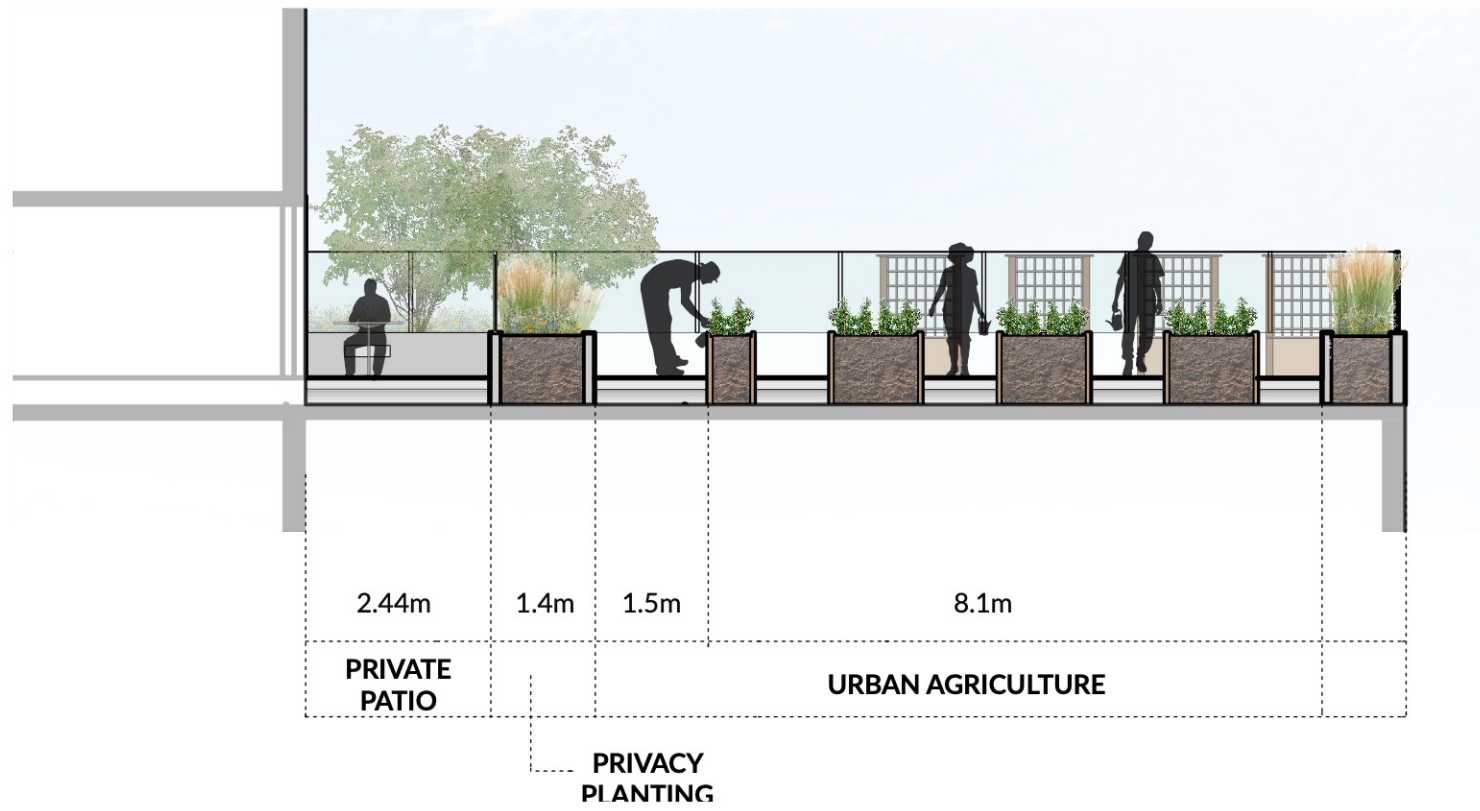
3 L11 AMENITY DECK - SECTION 1
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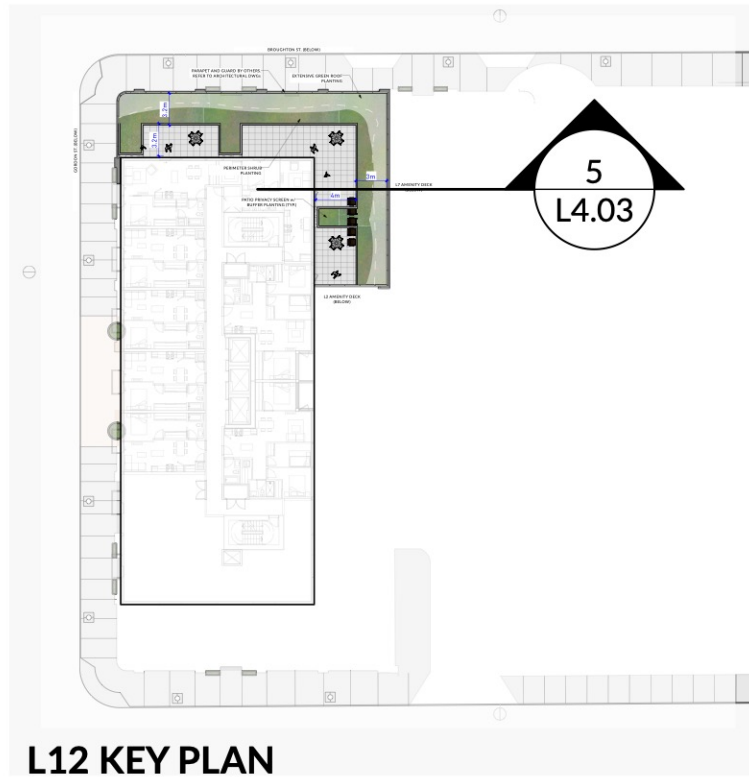
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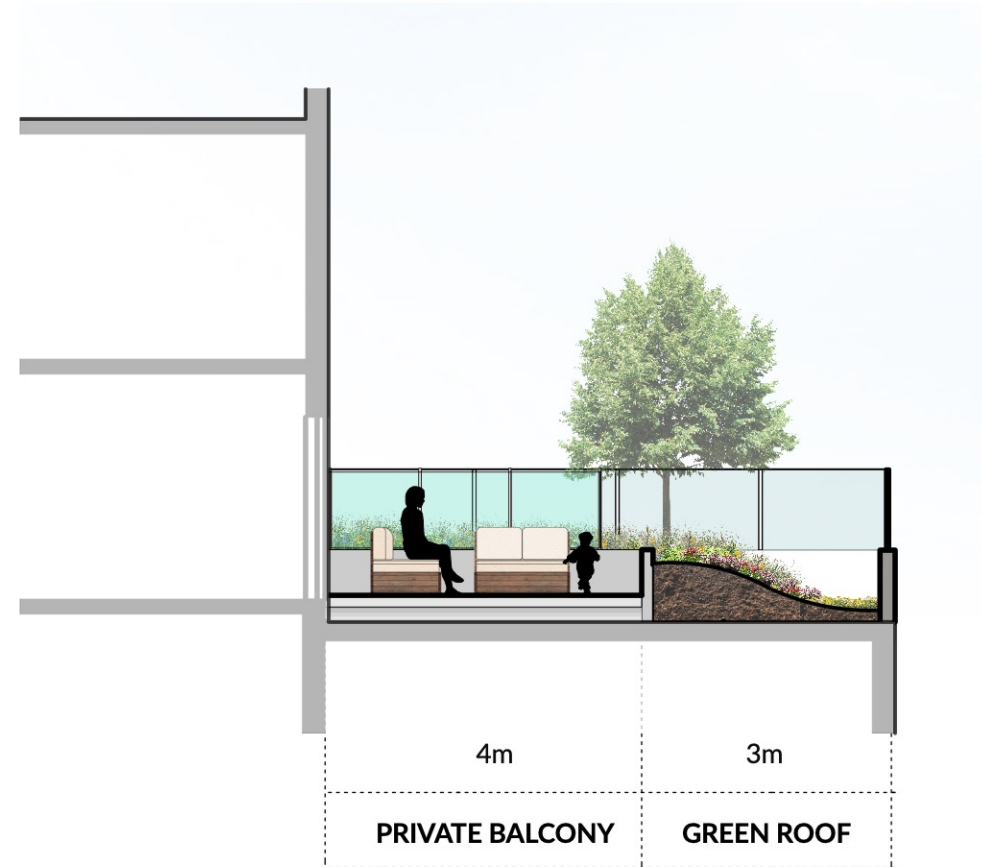
L7 KEY PLAN



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



L12 KEY PLAN



5 L12 AMENITY DECK - PATIOS
Scale: 1:100

PWL

PARTNERSHIP

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

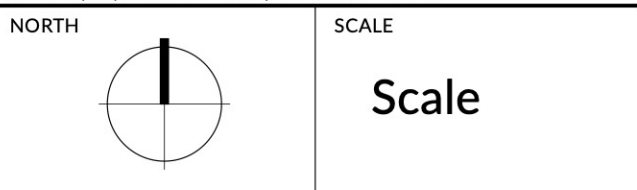
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DRAWING TITLE
SECTIONS -
AMENITY LEVELS

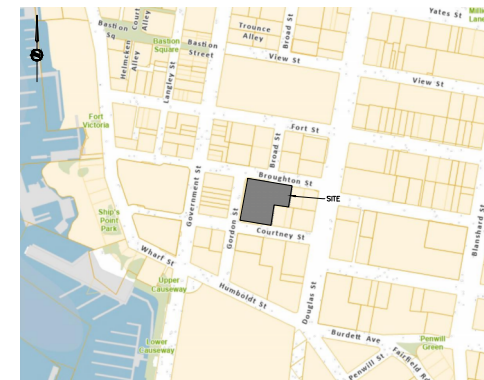
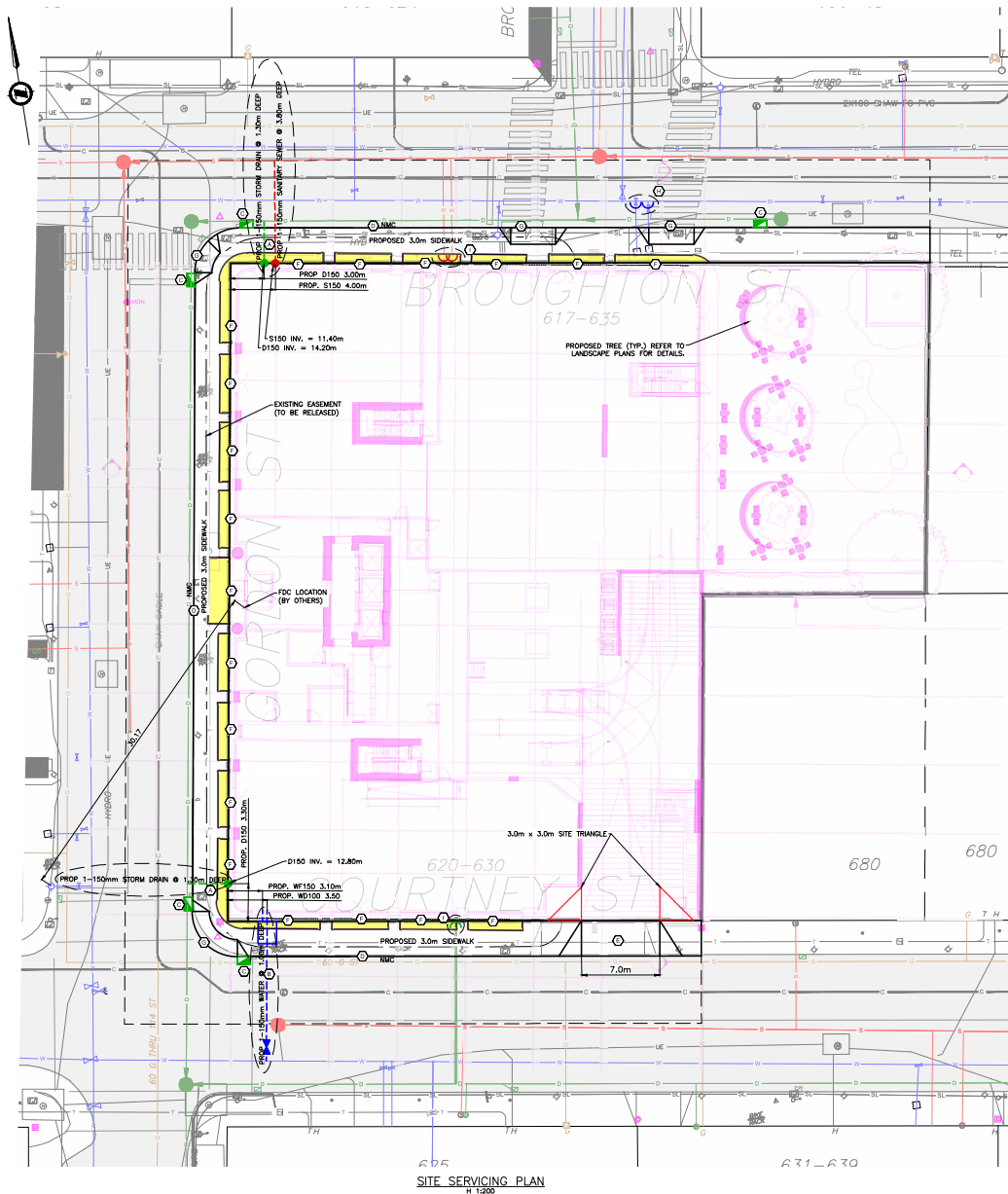
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DRAWING

L2.03



617 BROUGHTON STREET
PRELIMINARY SERVICING

Scale
horiz. 1:200 Rev. 0
No. 0
Sheet 1 of 1
Eng. Project No. 35270
Drafted by. CK

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR REZONING