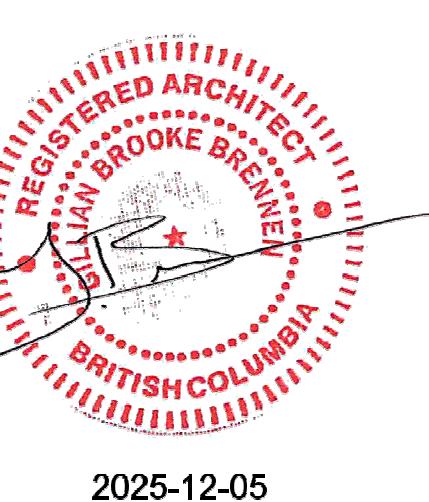


1 | 28 NOV 2025  
ISSUED FOR RZ/DP  
Revisions YYYY-MM-DD



Seal  
617 BROUGHTON ST  
VICTORIA

Victoria, BC  
Project

### EAST & NORTH ELEVATIONS

Drawing 1:200  
Scale 1:250  
Project 218008  
Sheet A301

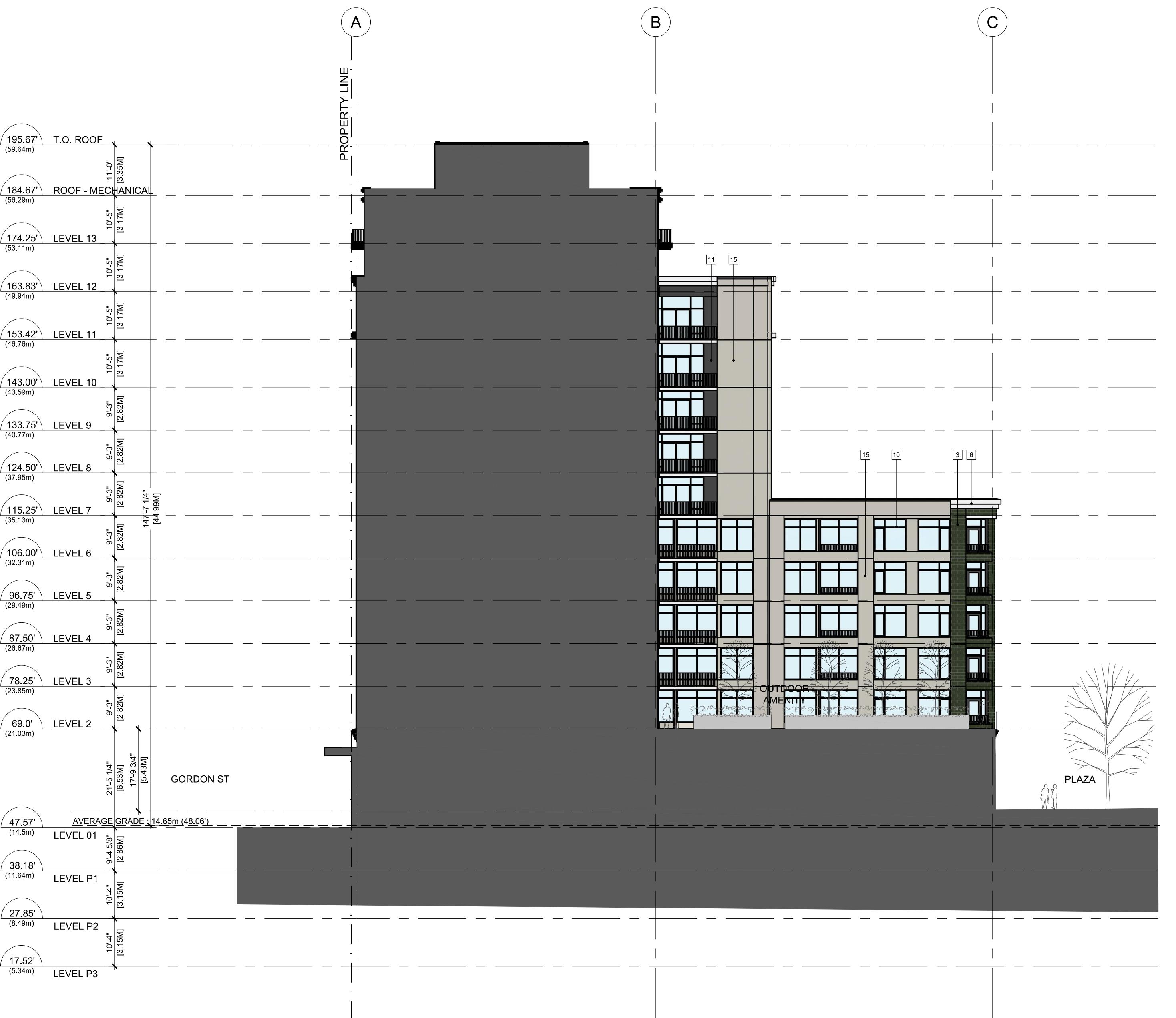
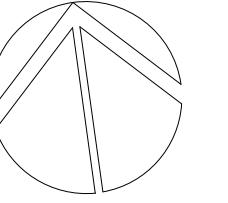
MATERIALS LEGEND	
1 BRICK - COLOUR: TAN	6 PRE CAST CONCRETE
2 BRICK - COLOUR: RED	7 ALUMINUM PIKEET HANDRAIL / GUARD
3 BRICK - COLOUR: GREEN	8 GLAZING - WINDOW WALL
4 TILE - NATURAL STONE	9 METAL PANEL - LIGHT GREY
5 TILE - GRANITE	10 GLAZING - CHARCOAL MILLIONS
	11 METAL PANEL - CHARCOAL
	12 METAL PANEL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

4m 2m 0 2m 4m 8m 12m



03 PLAZA ELEVATION (EAST)  
1:200

04 BROUGHTON ST ELEVATION (NORTH)  
1:250



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

4m 2m 0 2m 4m 8m 12m

Victoria, BC

Project

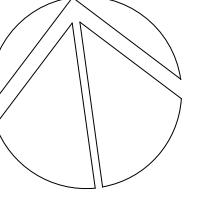
## INTERNAL ELEVATIONS

Drawing

Scale 1:200

Project 218008

Sheet A302



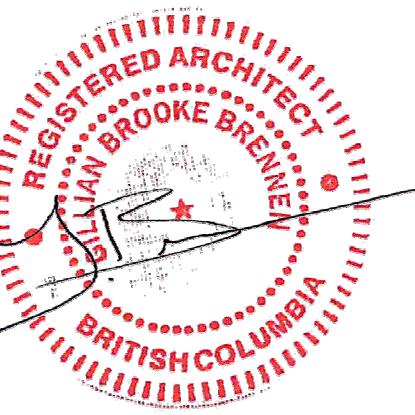
1 | 28 NOV 2025  
ISSUED FOR RZ/DP

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**Revisions** YYYY-MM-DD

## REVISIONS

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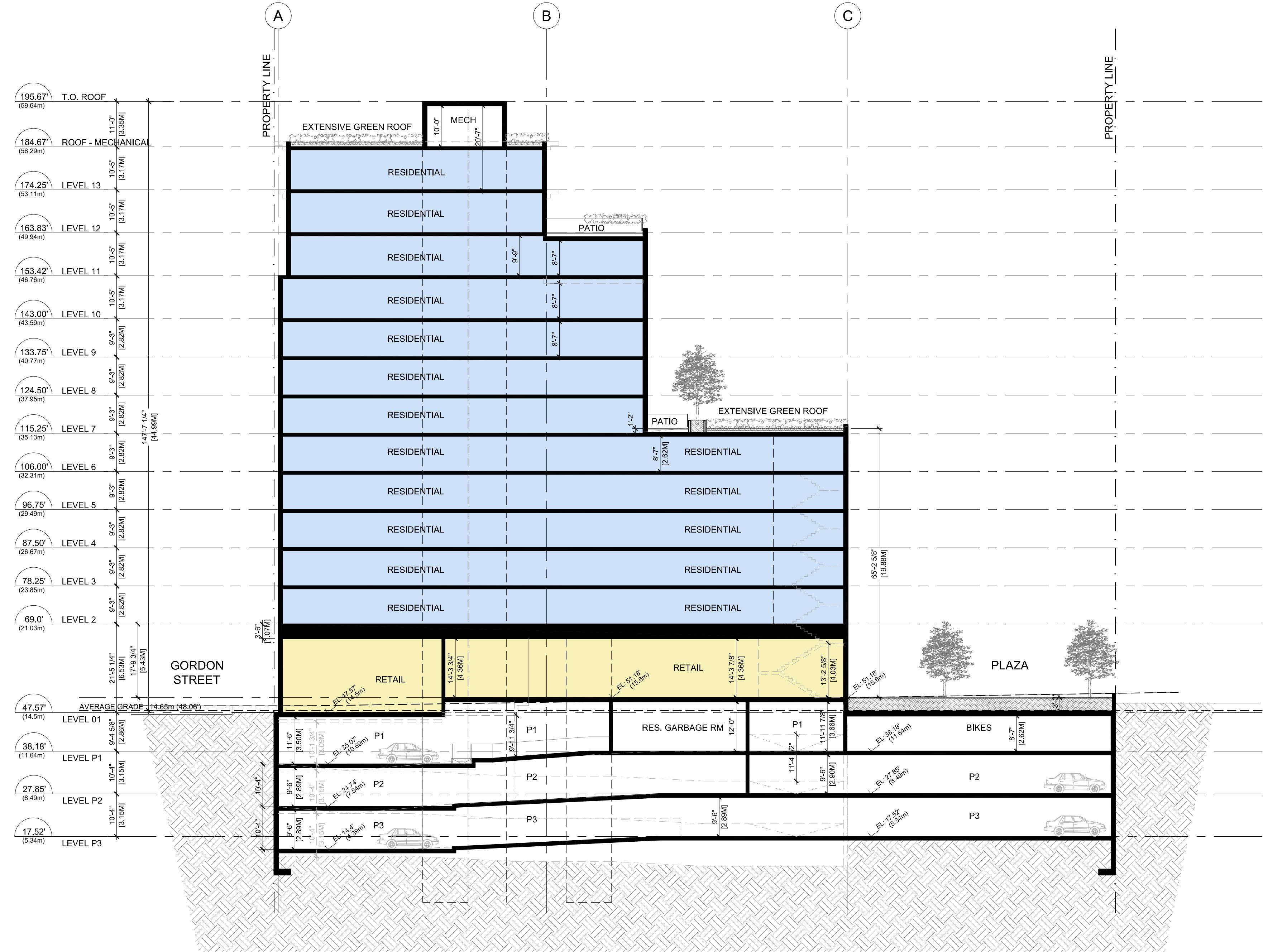


2025-12-05

# 617 BROUGHTON ST VICTORIA

Victoria, BC

## **SECTION A-A**



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I:\PROJECTS\2016-2020\2018\218008 - BROUGHTON STREET VICTORIA\7 PRODUCTION\7.1 AUTOCAD\A400\_SECTION.DWG | 02 Dec 2025 - 10:42 AM | MEKSTEEN

Drawing

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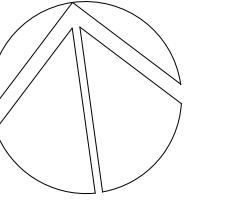
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Project 218008

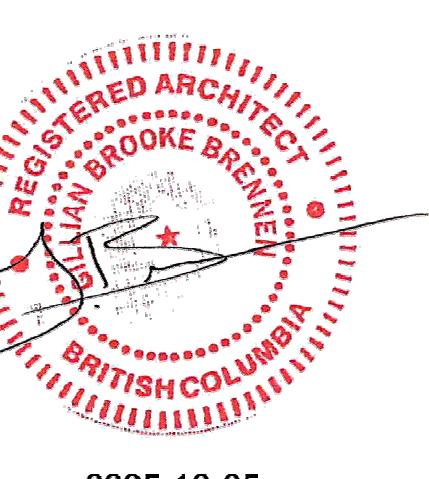
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1 | 28 NOV 2025  
ISSUED FOR RZ/DP  
Revisions YYYY-MM-DD



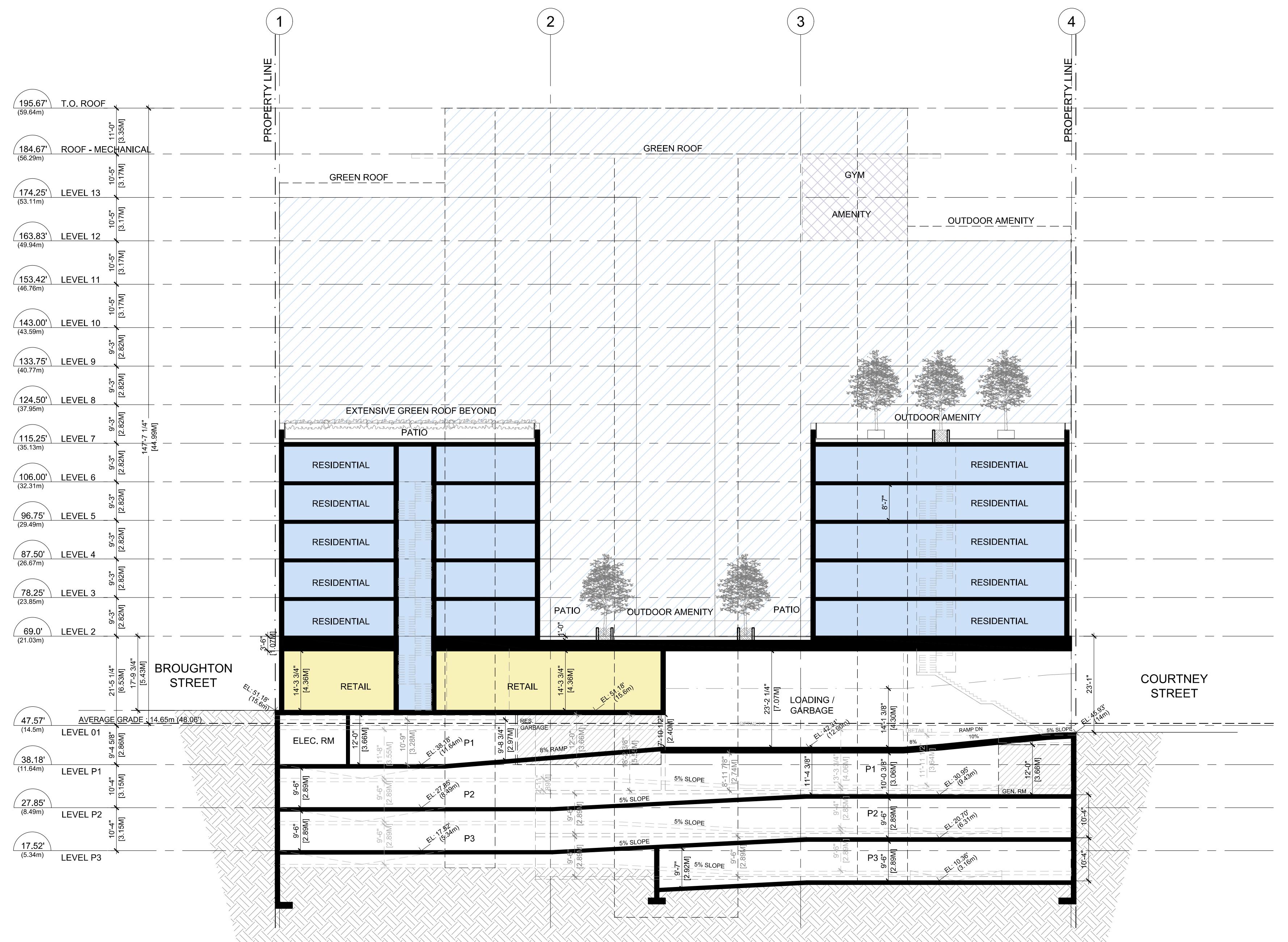
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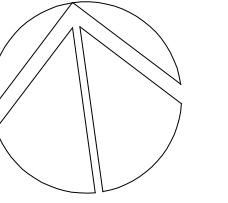
Seal  
617 BROUGHTON ST  
VICTORIA

Victoria, BC  
Project

## SECTION B-B

Drawing 1 : 200  
Scale 218008  
Project  
Sheet A401  
12m  
8m  
4m  
2m  
0  
2m  
4m  
8m  
12m



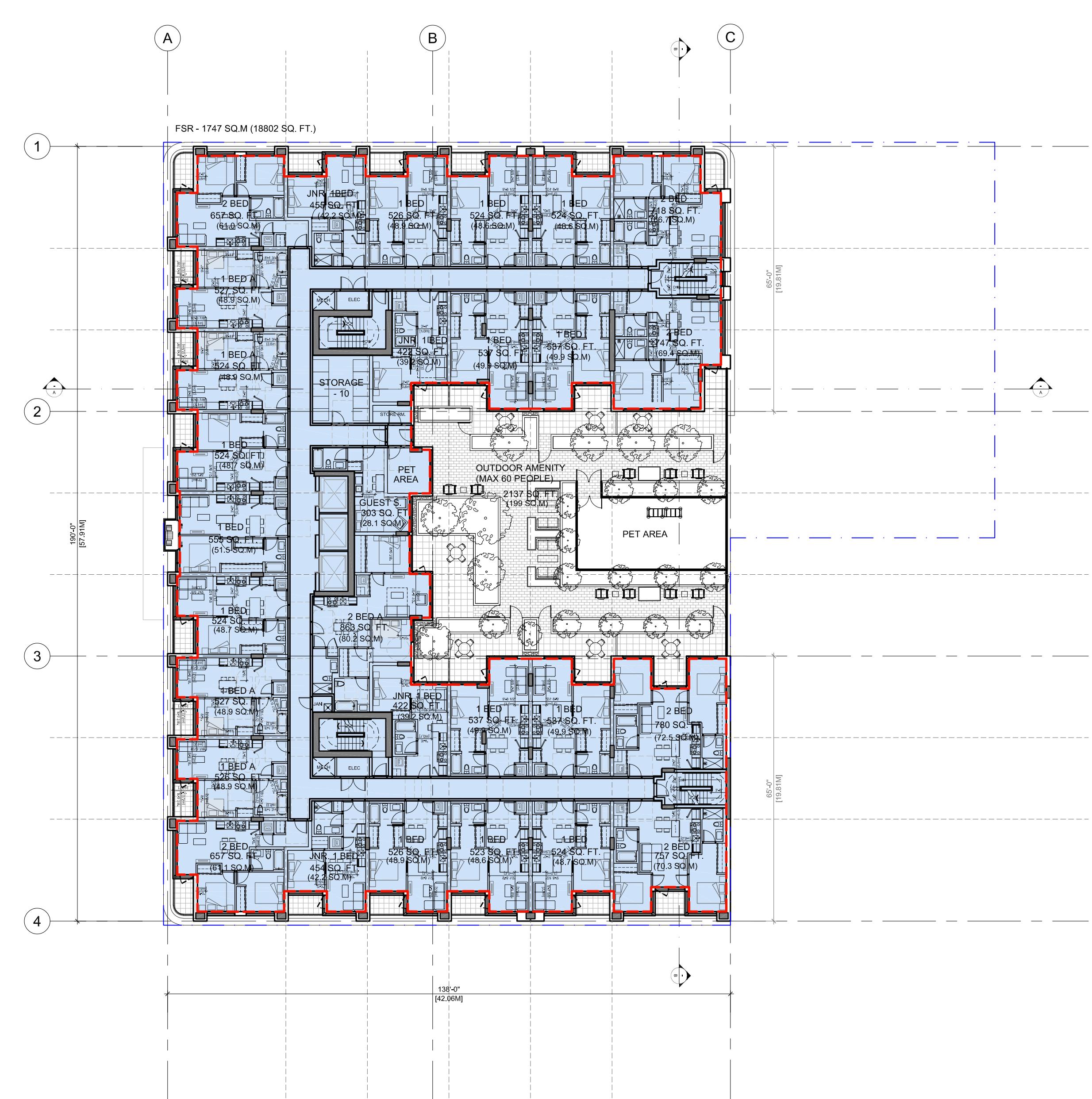
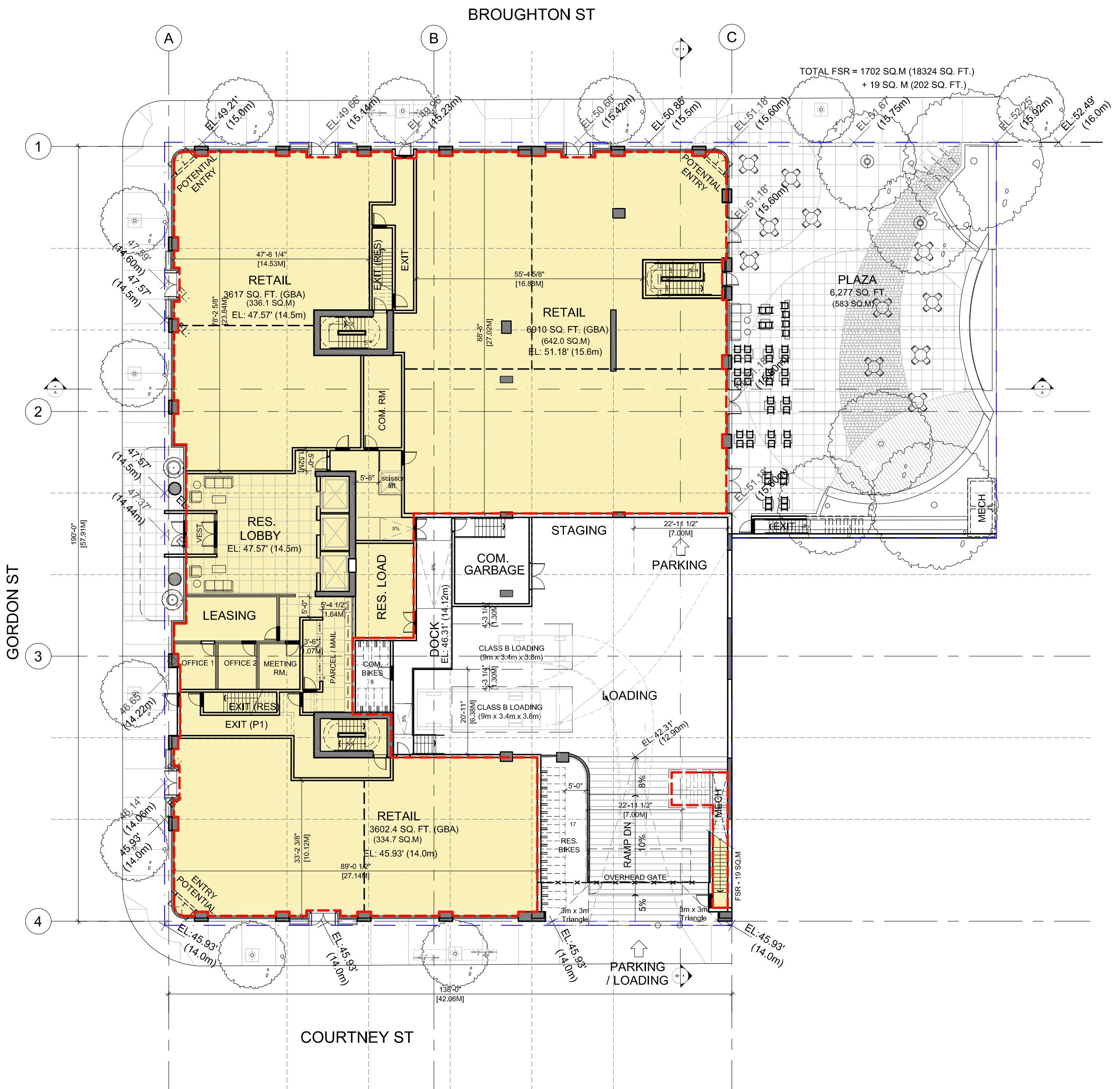


## FSR CALCULATIONS

FSR (sqm)			
(Ref. only)			
Retail	Residential	Amenity	Total (m²)
L1	1322	399	0
L2		1747	0
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** m<sup>2</sup>  
32826.54 ft<sup>2</sup>

FSR **5.9**



1 | 28 NOV 2025 | ISSUED FOR RZ/DP

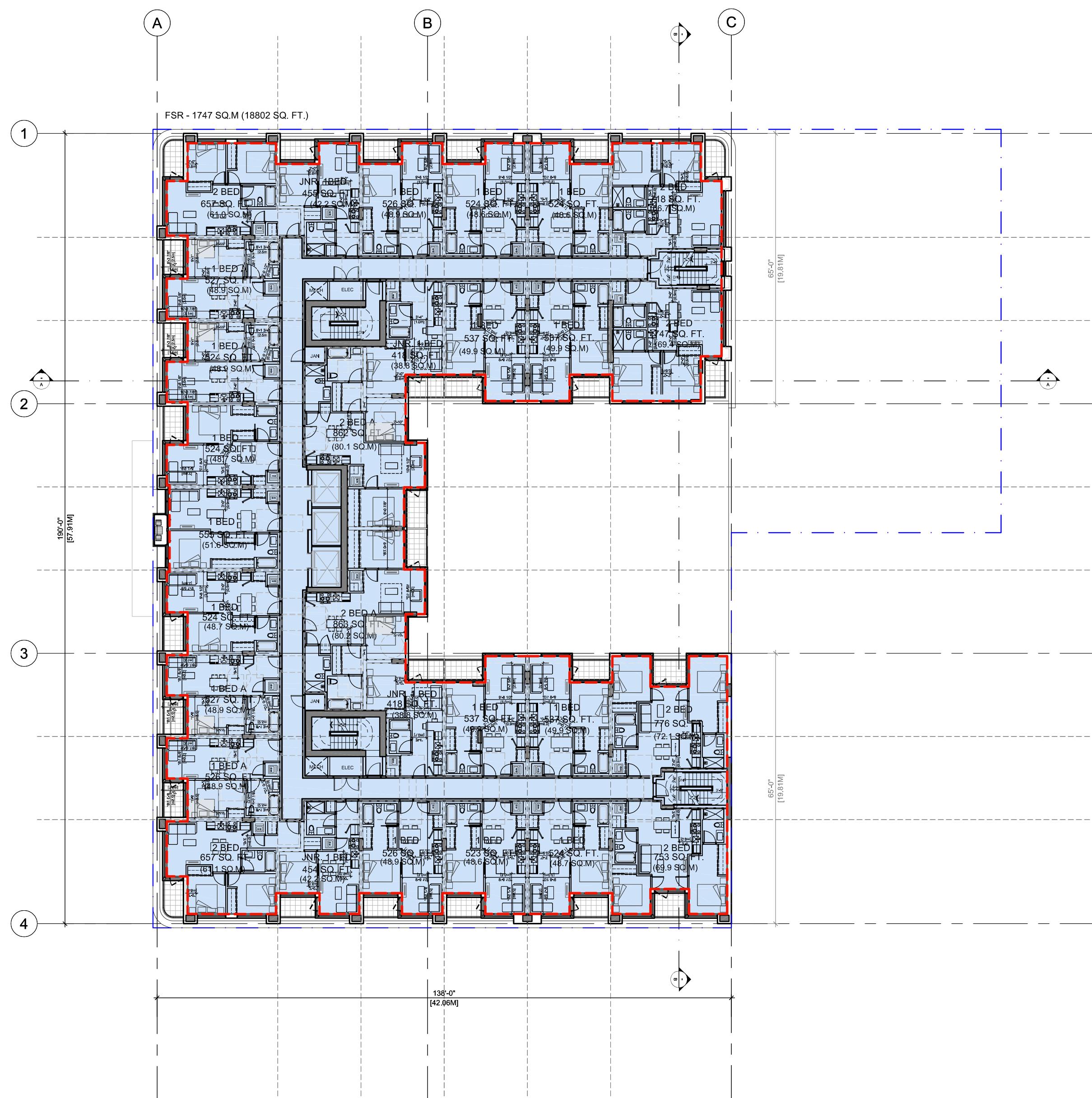
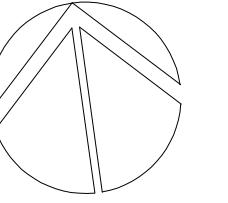
Revisions YYYY-MM-DD

Seal  
617-635  
BROUGHTON ST  
VICTORIA

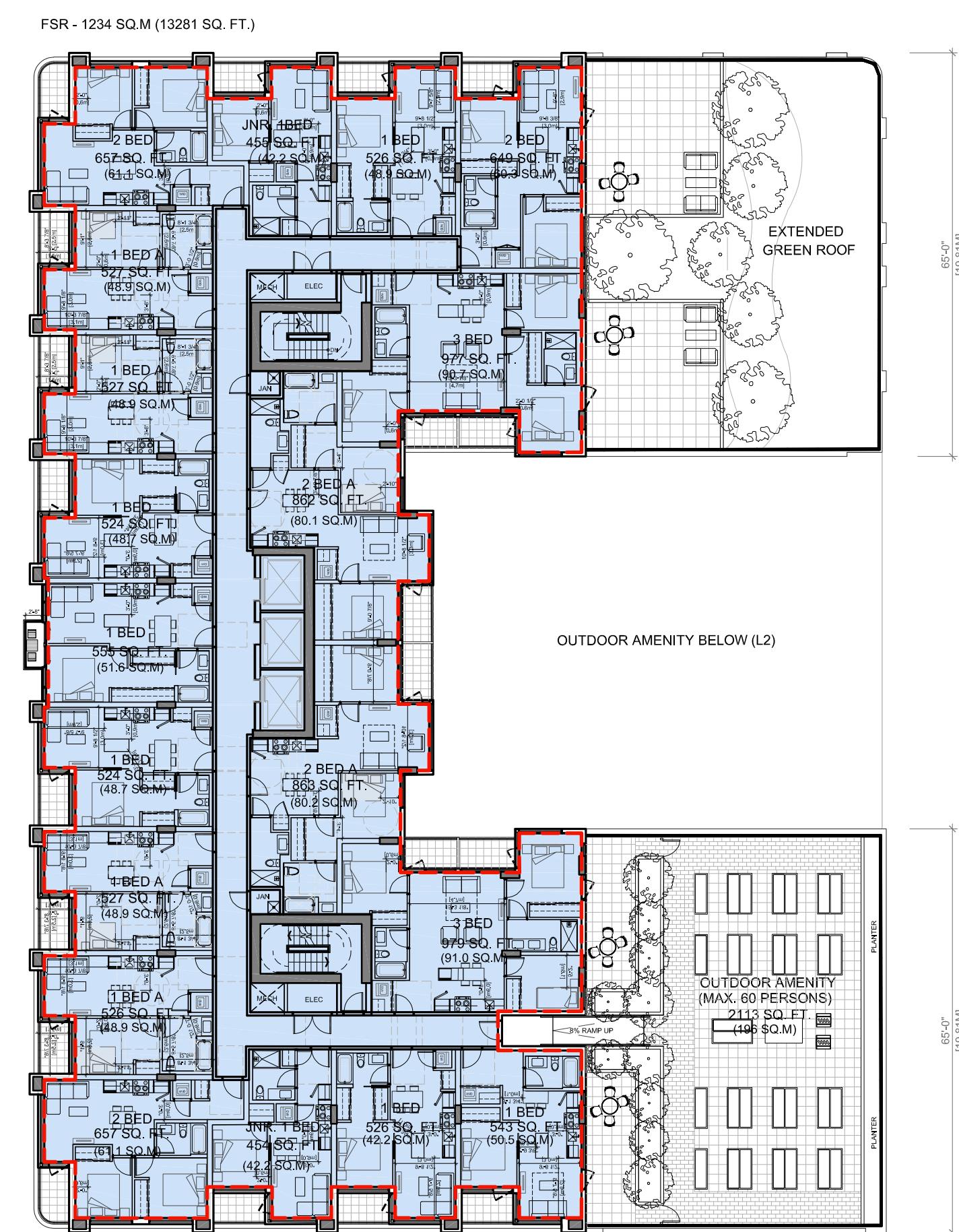
Victoria, BC  
Project

**FSR STATS  
L1 - L2 PLANS**

Drawing 1 : 250  
Scale 1 : 250  
Project 218008  
Sheet FSR200



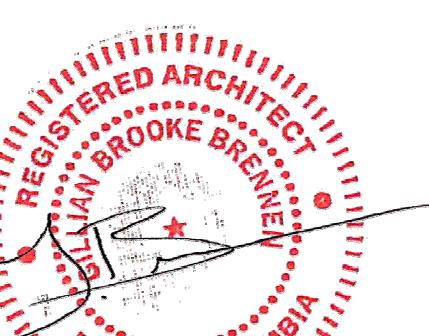
03 L3-6 FLOOR PLAN  
FSR 1:250



04 L7 FLOOR PLAN  
FSR 1:250

5m 2.5m 0 2.5m 5m 10m 15m

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



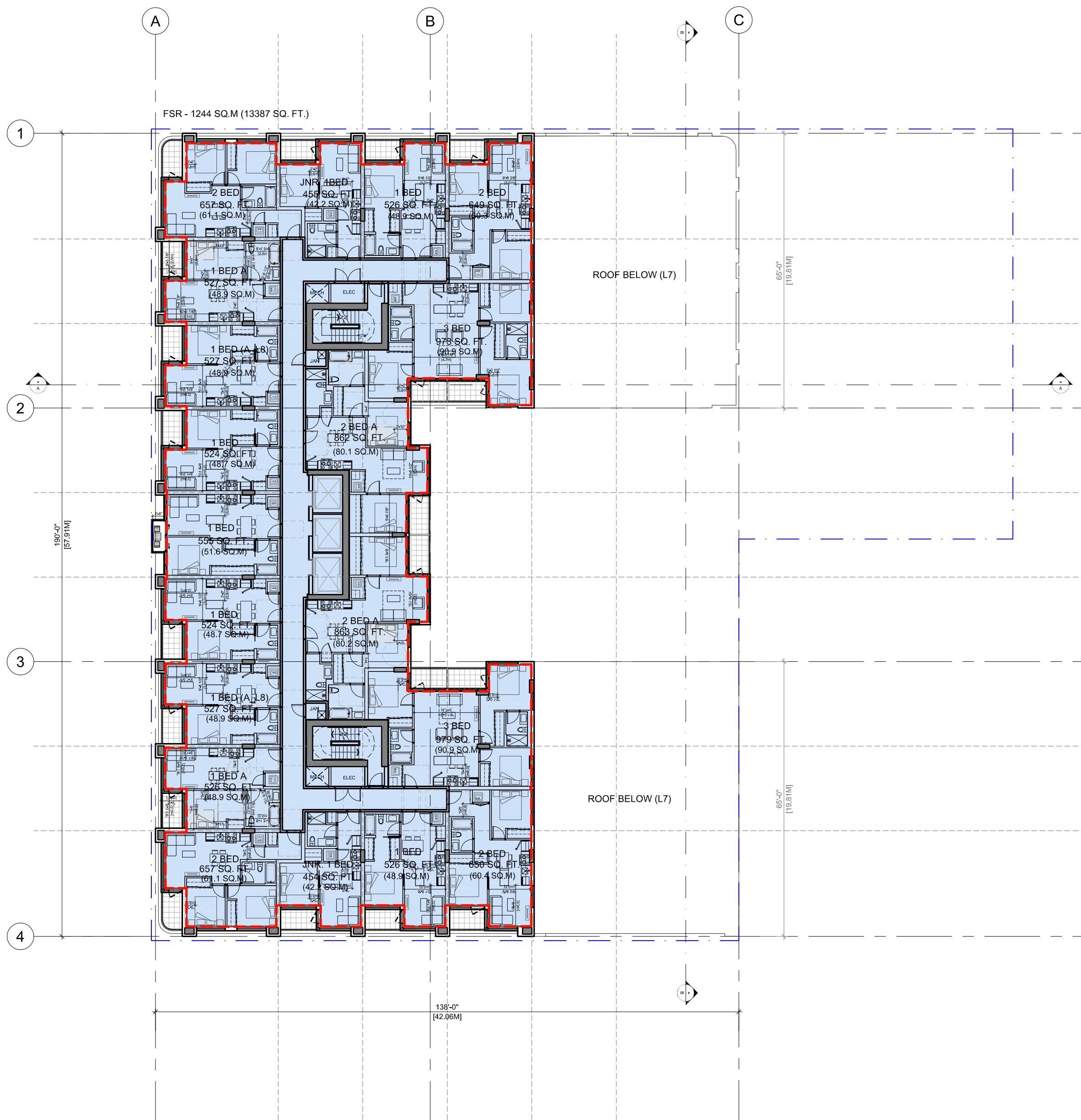
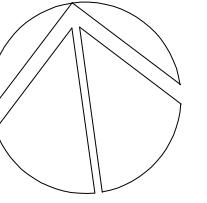
2025-12-05  
Seal

617 BROUGHTON ST  
VICTORIA

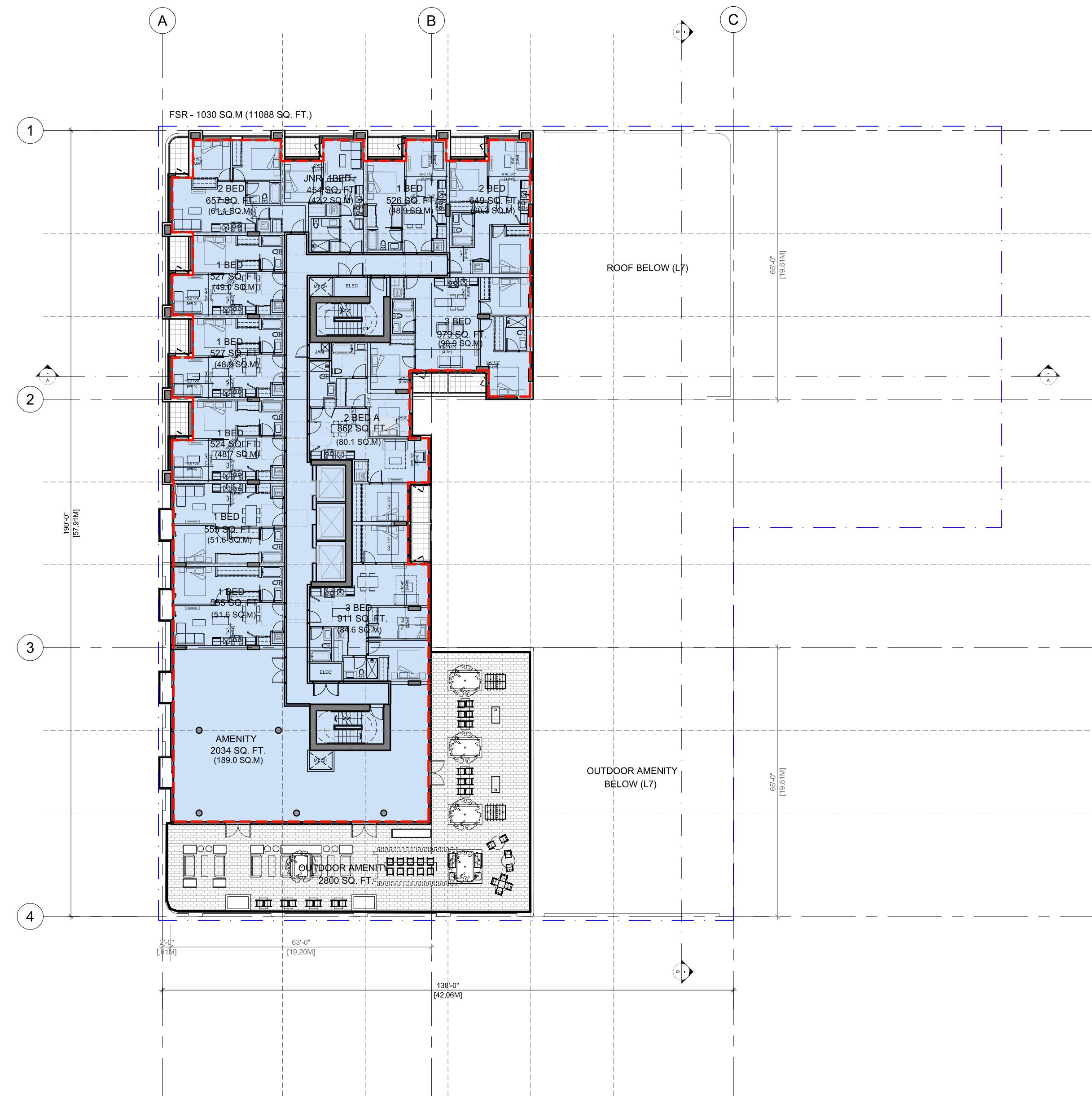
Victoria, BC  
Project

### L3-06 & L7 FSR FLOOR PLANS

Drawing 1 : 250  
Scale 1:250  
Project 218008  
Sheet FSR201



**L8-10 FLOOR PLAN**



06 ESR 1:250 L11 FLOOR PLAN

Volume 10

**Project**

# L12 & L13 ESR FLOOR PLANS

drawing

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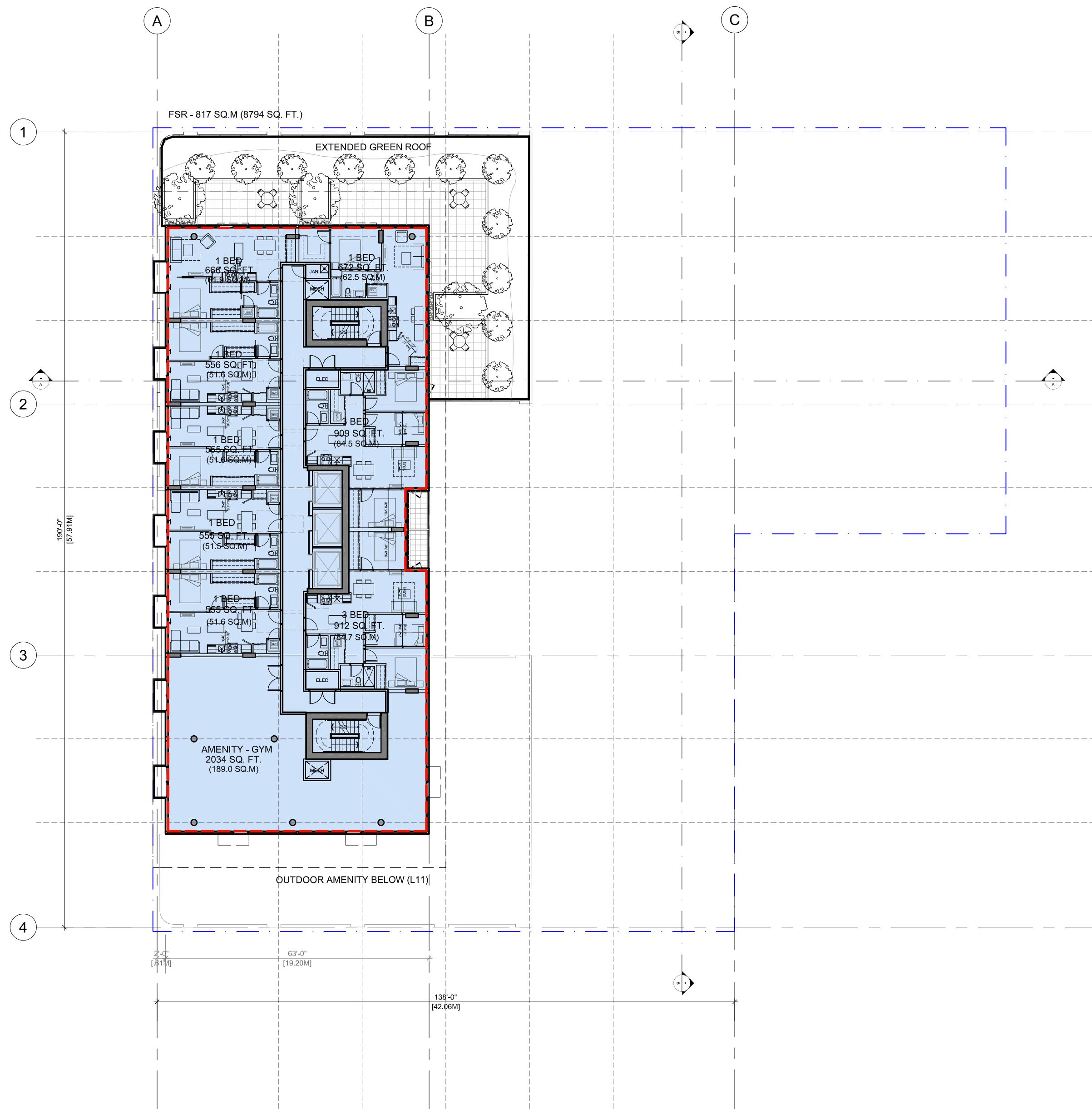
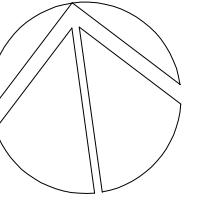
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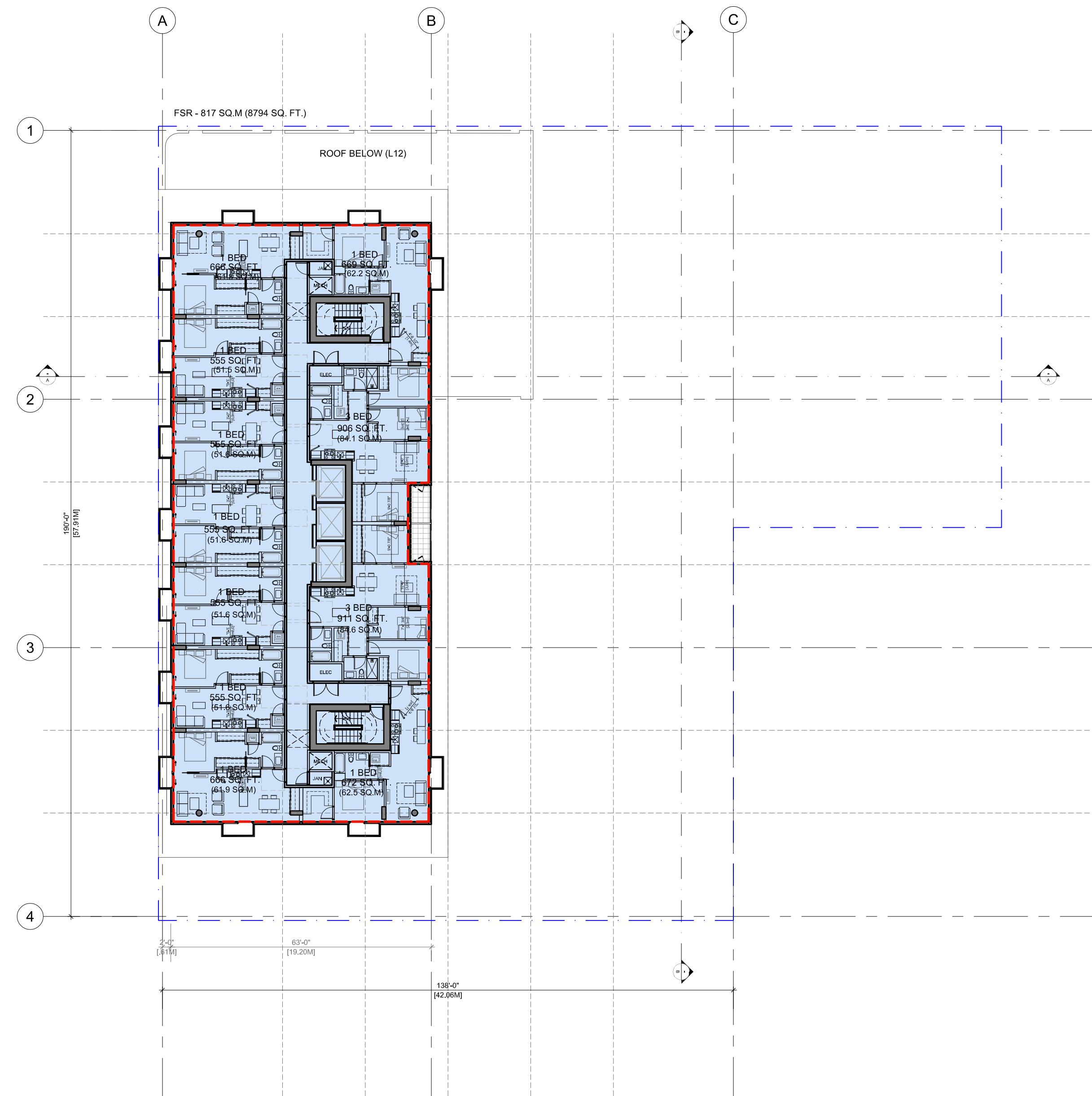
project 218008

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sheet FSR202



 L12 FLOOR PLAN  
1:250



**L13 FLOOR PLAN**

Volume 10

**mais**

# L12 & L13 ESR FLOOR PLANS

drawing

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scale 1 : 250

---

project 218008

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sheet FSR203

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

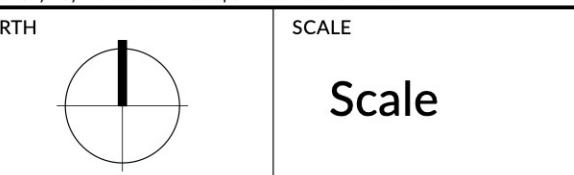
**PROJECT**  
**617-635 Broughton  
St.**

**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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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 its 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.

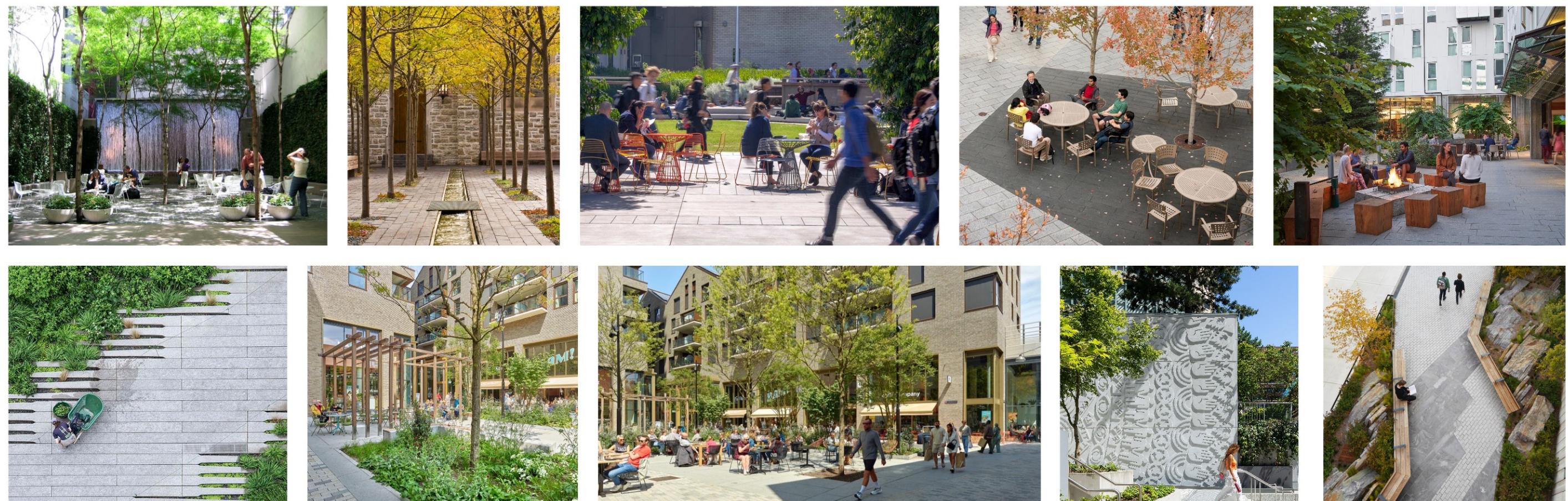
Ground-floor retail is maintained at a human scale, reinforcing active street edges and pedestrian engagement. This approach supports the Historic Commercial District's active commercial uses that encourage pedestrian activity and complement the public realm. The design maintains human-scaled storefronts 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 an emphasis on pollinator attracting species.

## PRECEDENTS

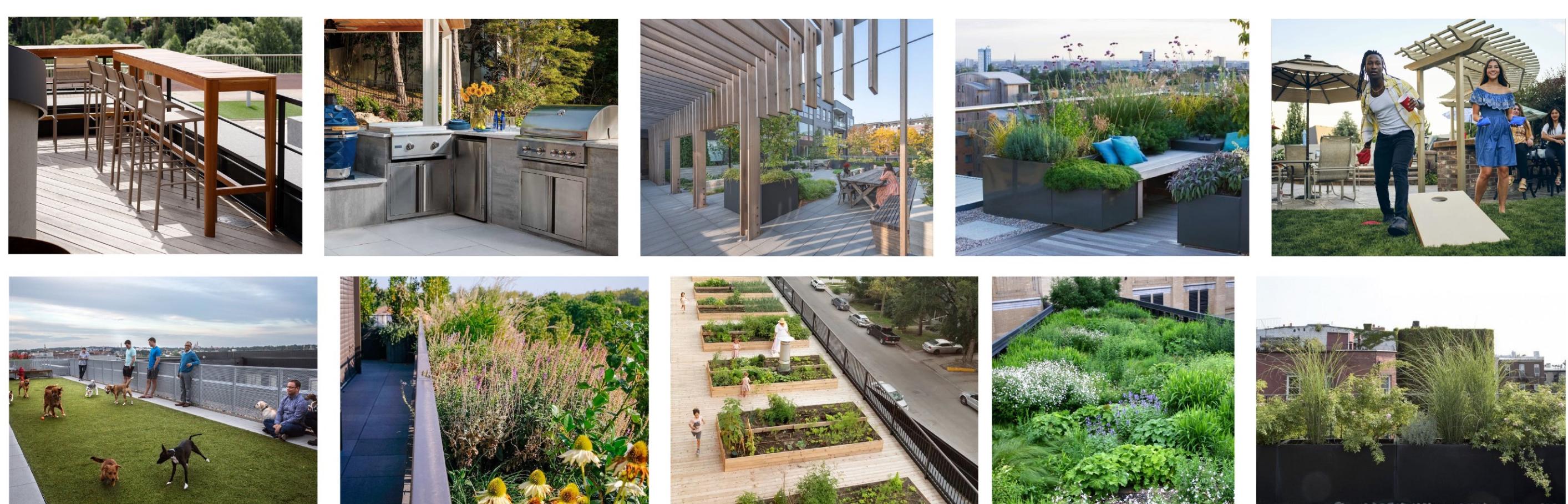
### PLAZA



### PUBLIC REALM



### AMENITY LEVELS

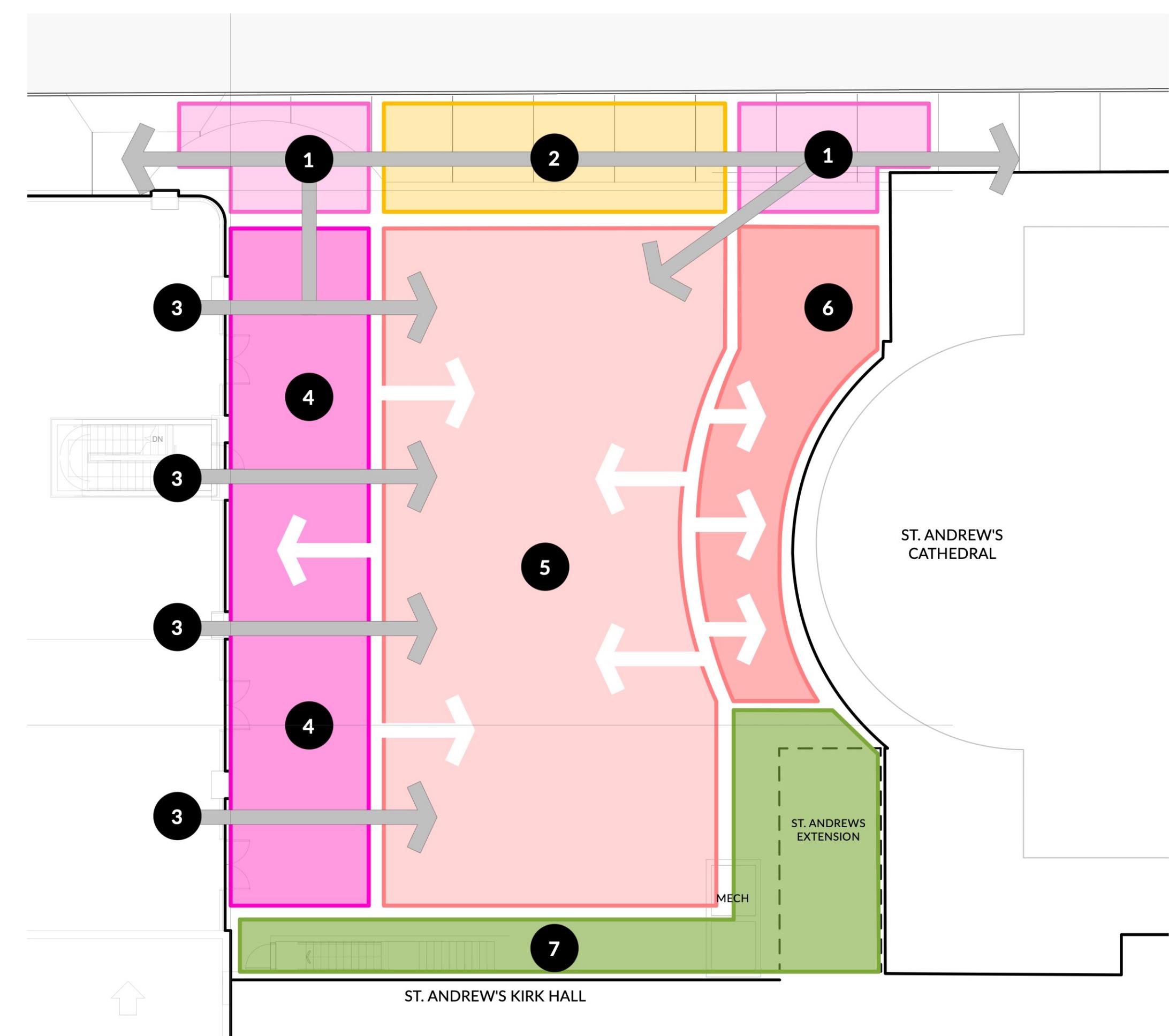


## EMERGING SITE FRAMEWORK

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

PROJECT  
**617-635 Broughton St.**

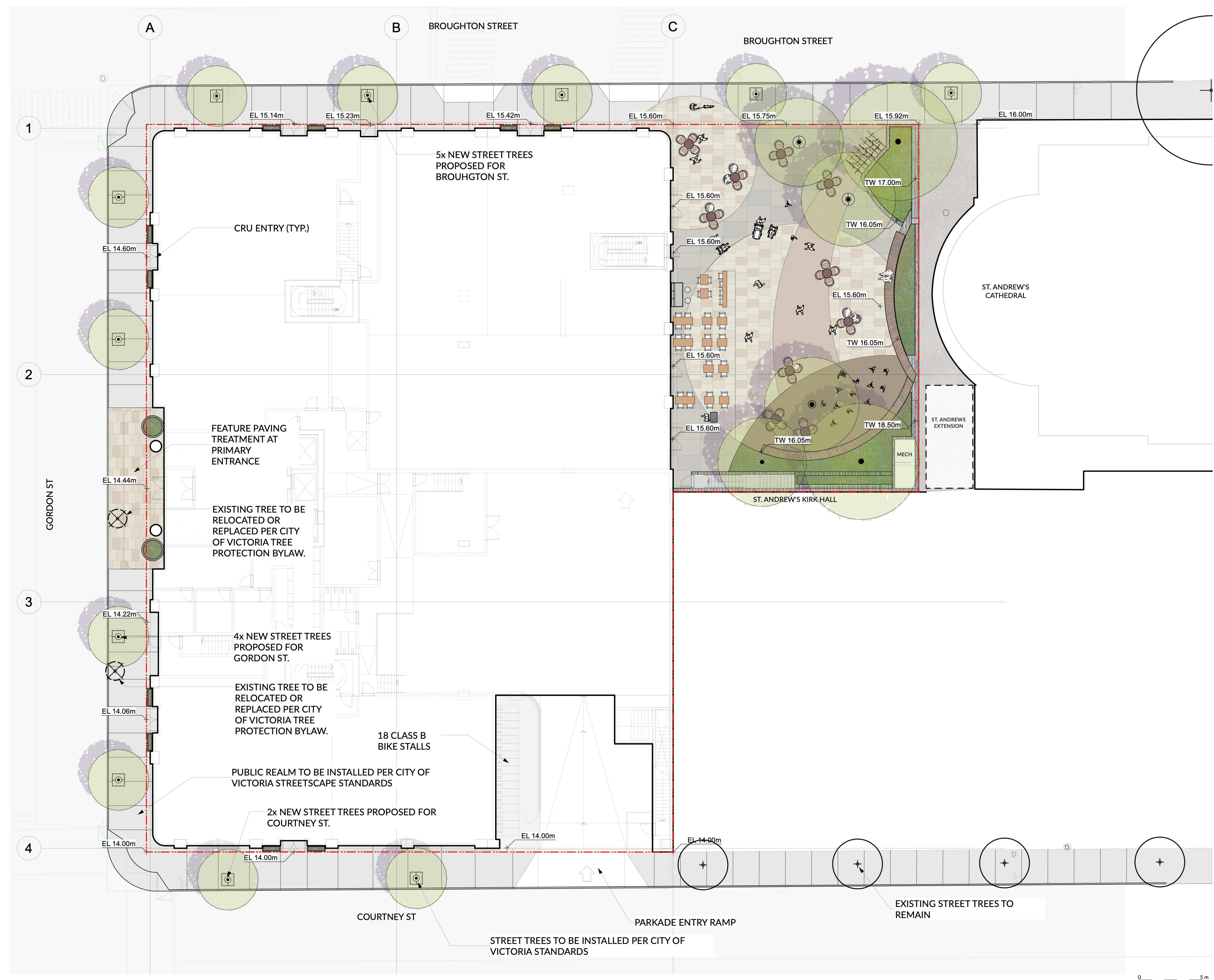
ADDRESS  
617 BROUGHTON STREET, VICTORIA BC,  
V8W 1C9  
LOT A, of LOTS 229,230,235,236,237, and  
525, VICTORIA CITY, PLAN 14044

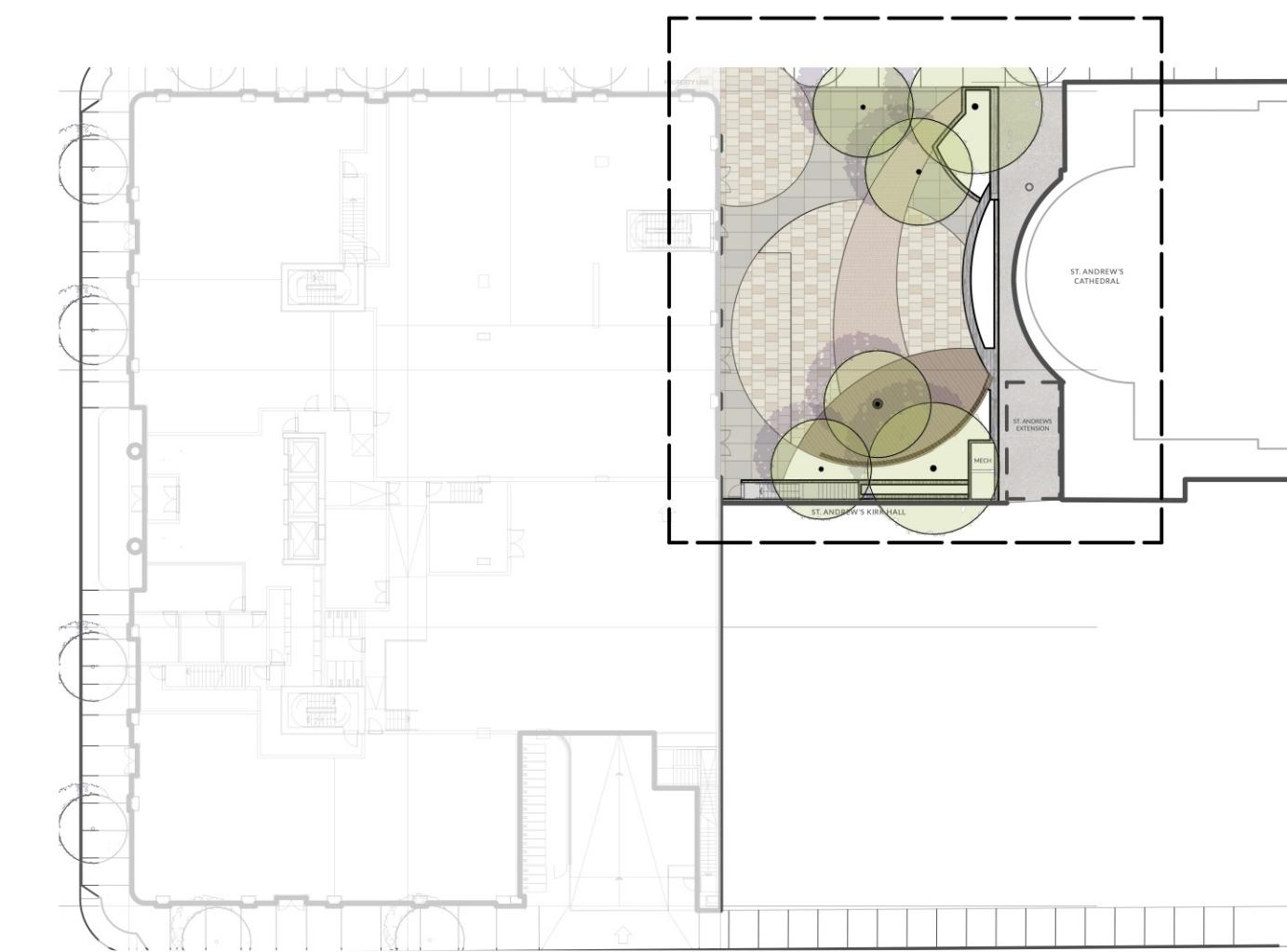
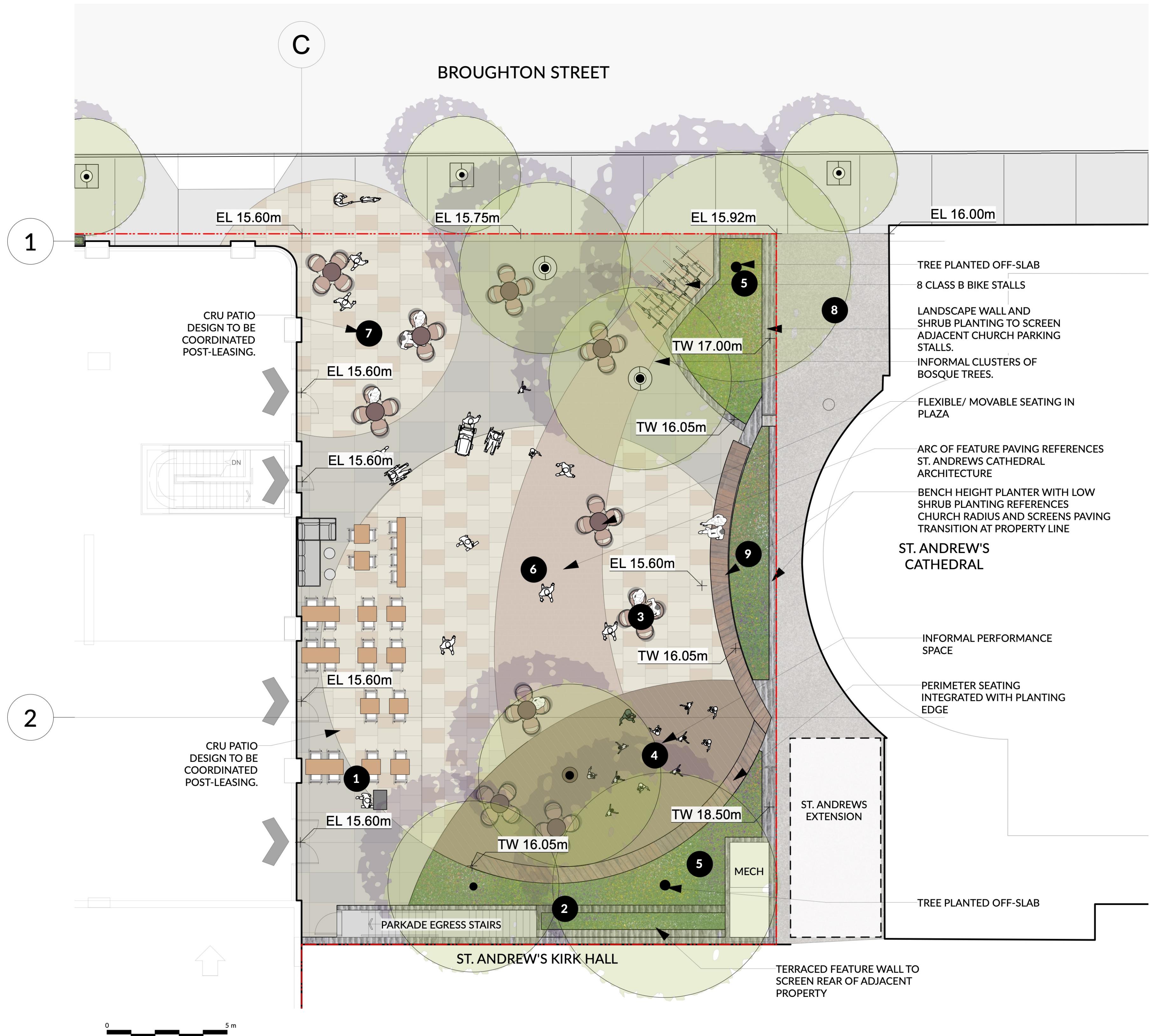
DRAWING TITLE  
**DESIGN NARRATIVE + SITE FRAMEWORK**

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

L0.01





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

PROJECT  
17-635 Broughton  
t.

DRESS  
7 BROUGHTON STREET, VICTORIA BC,  
V8W 1C9  
LOT A, of LOTS 229,230,235,236,237, and  
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DRAWING TITLE

# L1 PLAZA LAYOUT AND MATERIALS PLAN

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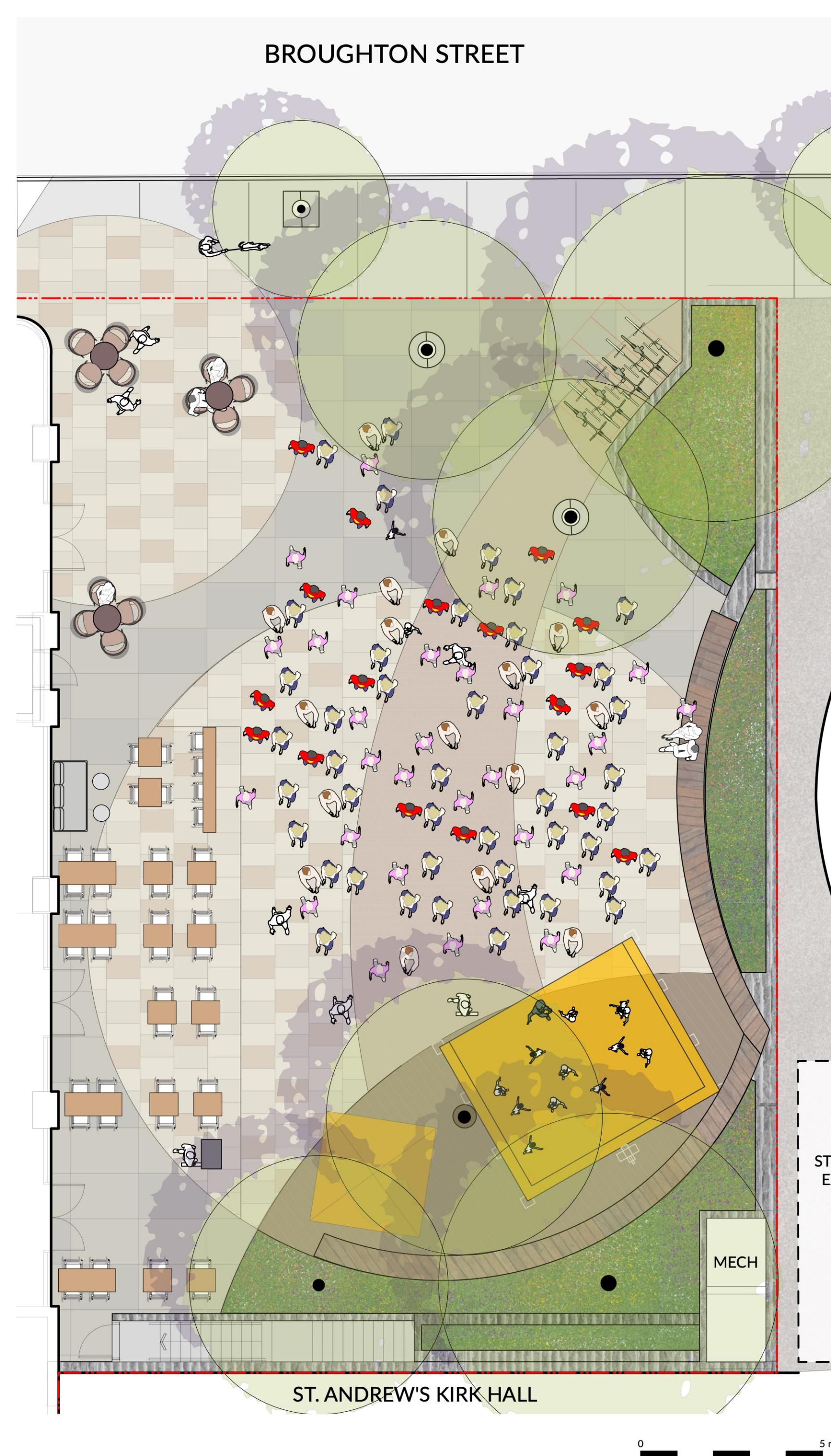
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DATE	<b>2025-02-10</b>
FILE NAME	<b>25068 PLAN.vwx</b>
CREATED	<b>2025-11-27</b>
DRAWN	<b>CW / KI</b>
REVIEWED	<b>GB</b>
DRAWING NO.	

# 1.01



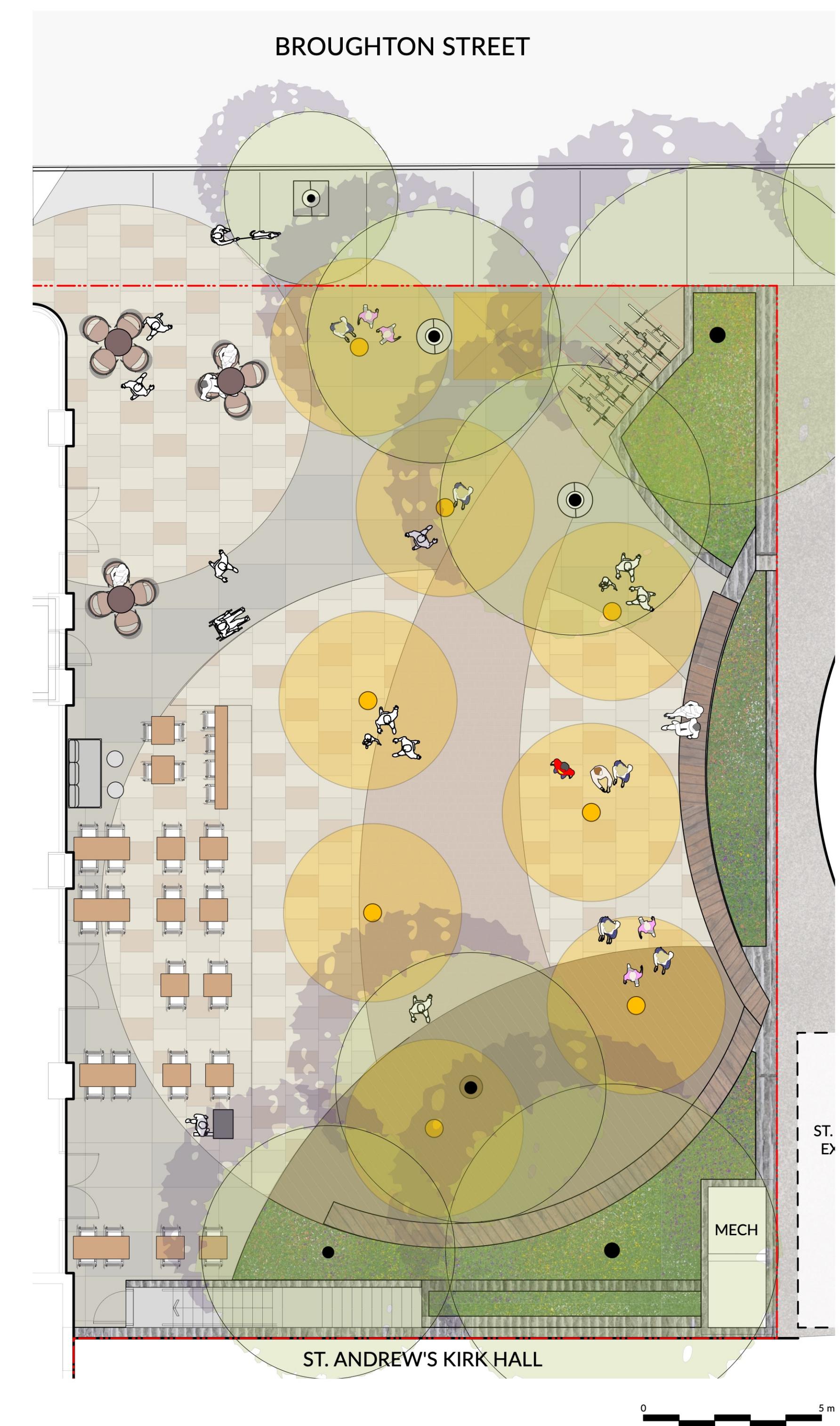
### FARMERS MARKET/VENDOR EVENT

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



PROJECT  
617-635 Broughton  
St.

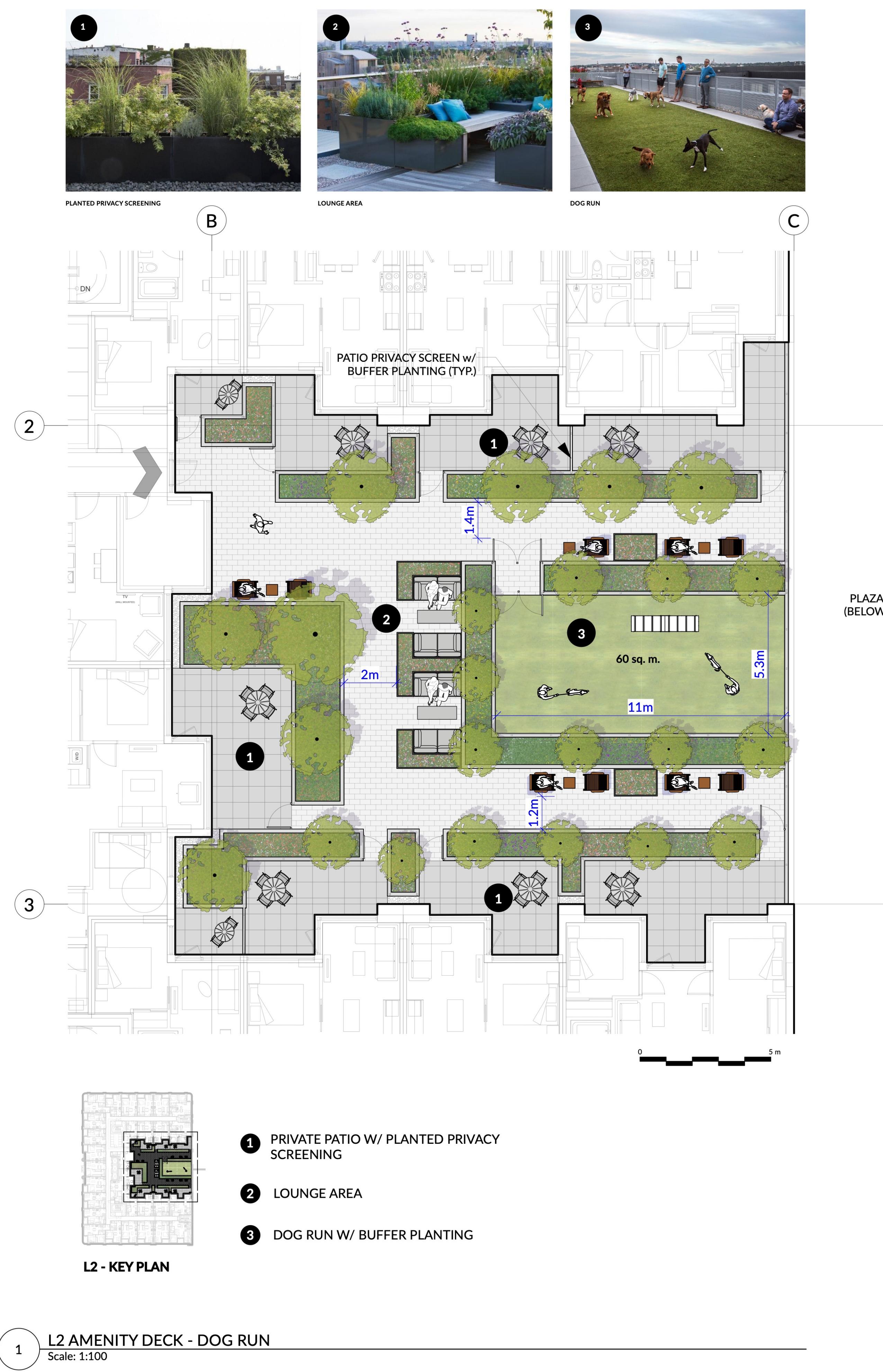
ADDRESS  
617 BROUGHTON STREET, VICTORIA BC,  
V8W 1C9  
LOT A, of LOTS 229,230,235,236,237, and  
525, VICTORIA CITY, PLAN 14044

DRAWING TITLE  
L1 PLAZA  
PROGRAMMING  
STUDIES

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NORTH  
SCALE  
1:100  
  
PROJECT NO. 25068  
DATE 2025-02-10  
FILE NAME 25068 PLAN.vwx  
PLOTTED 2025-11-27  
DRAWN CW / KI REVIEWED GB  
DRAWING

L1.02



**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

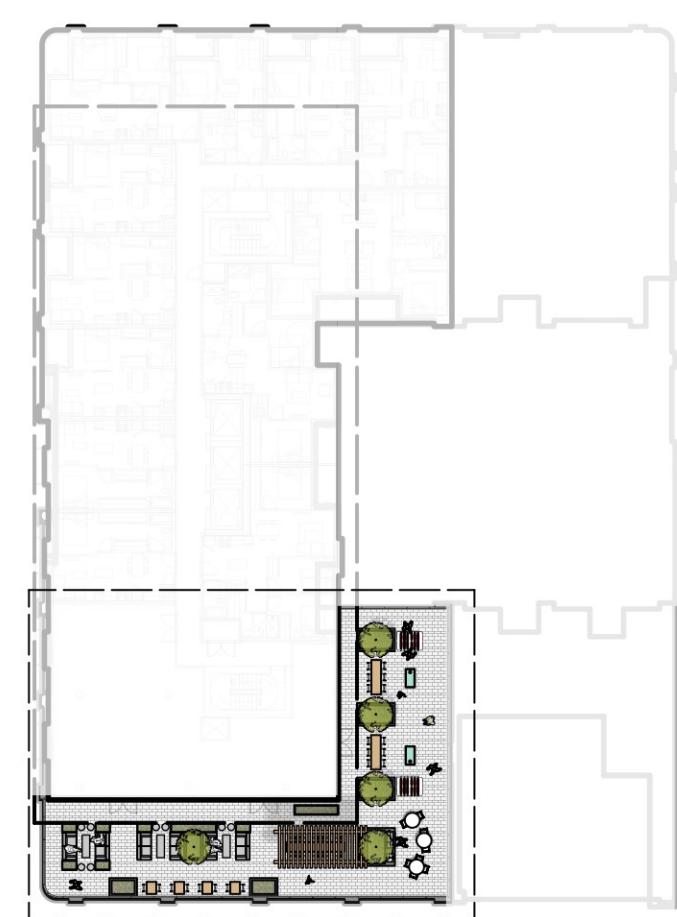
**DRAWING TITLE**  
**L2-L7 AMENITY LAYOUT AND MATERIALS PLAN**

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**NORTH** **SCALE**  
1:100

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

**L1.03**



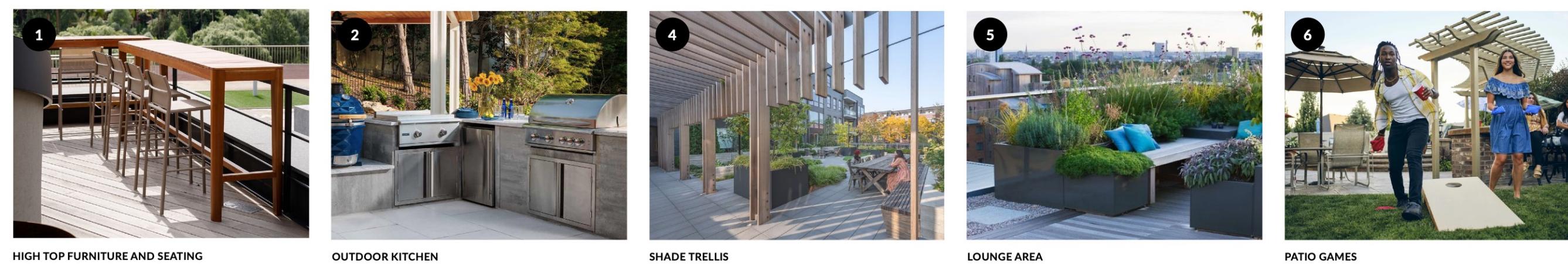
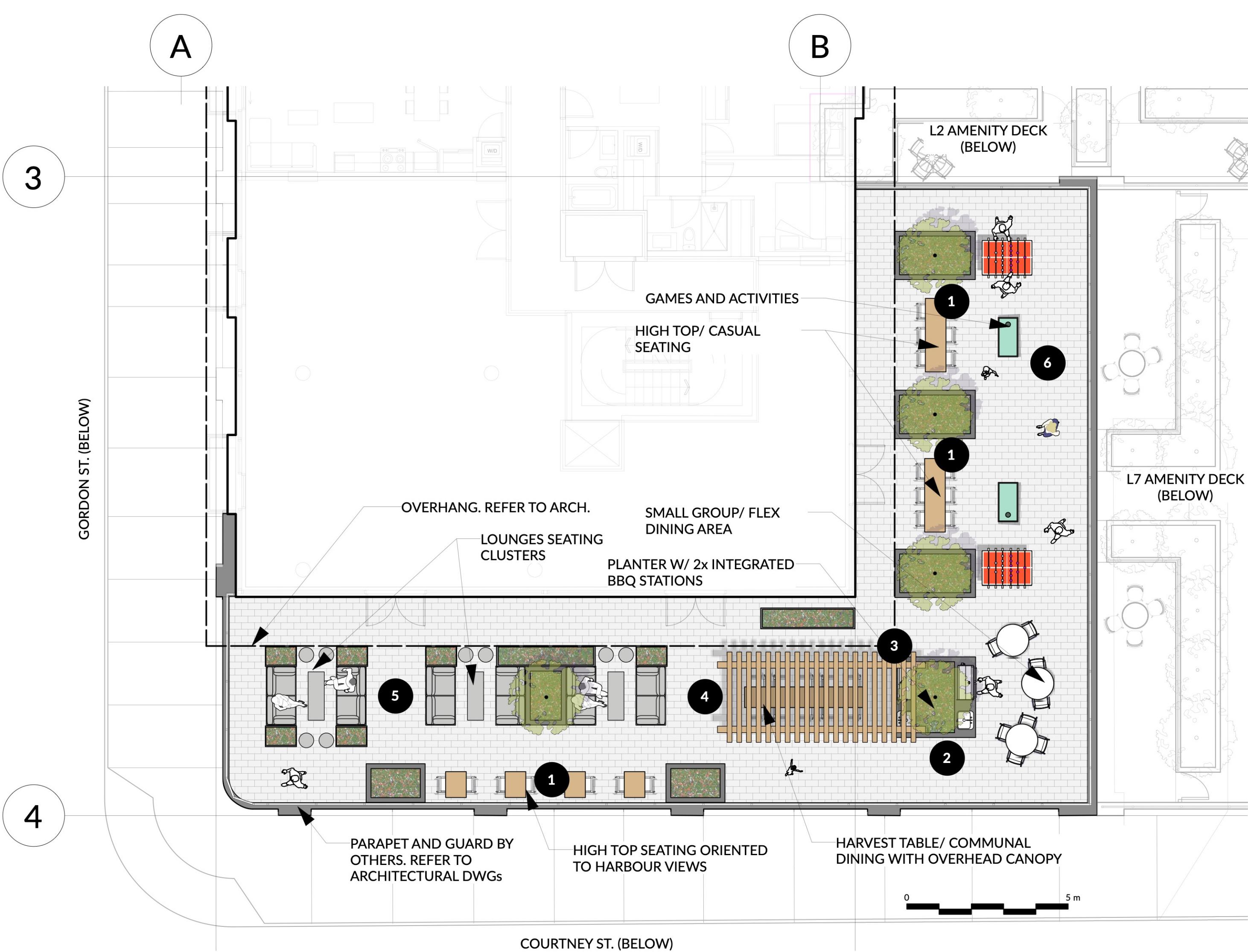
L11 - KEY PLAN

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

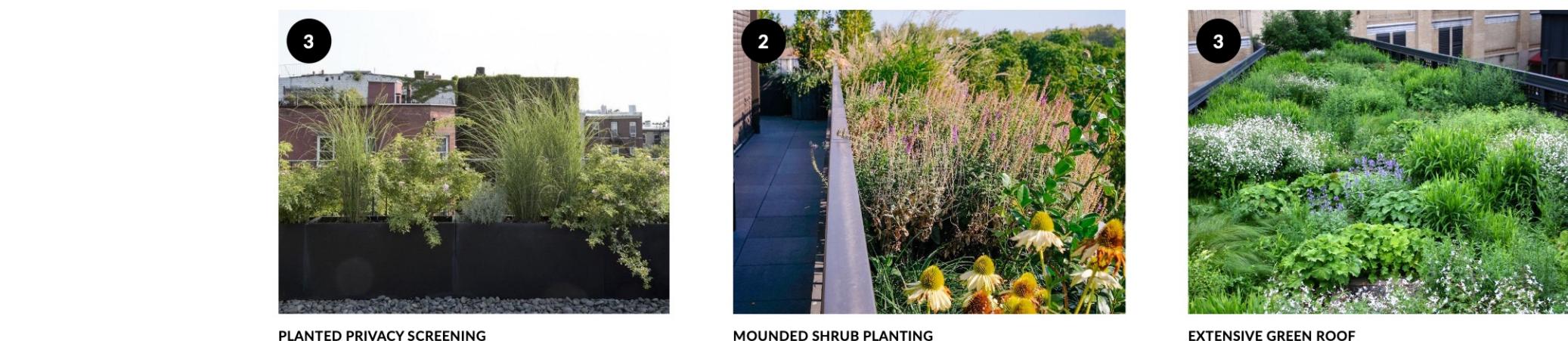
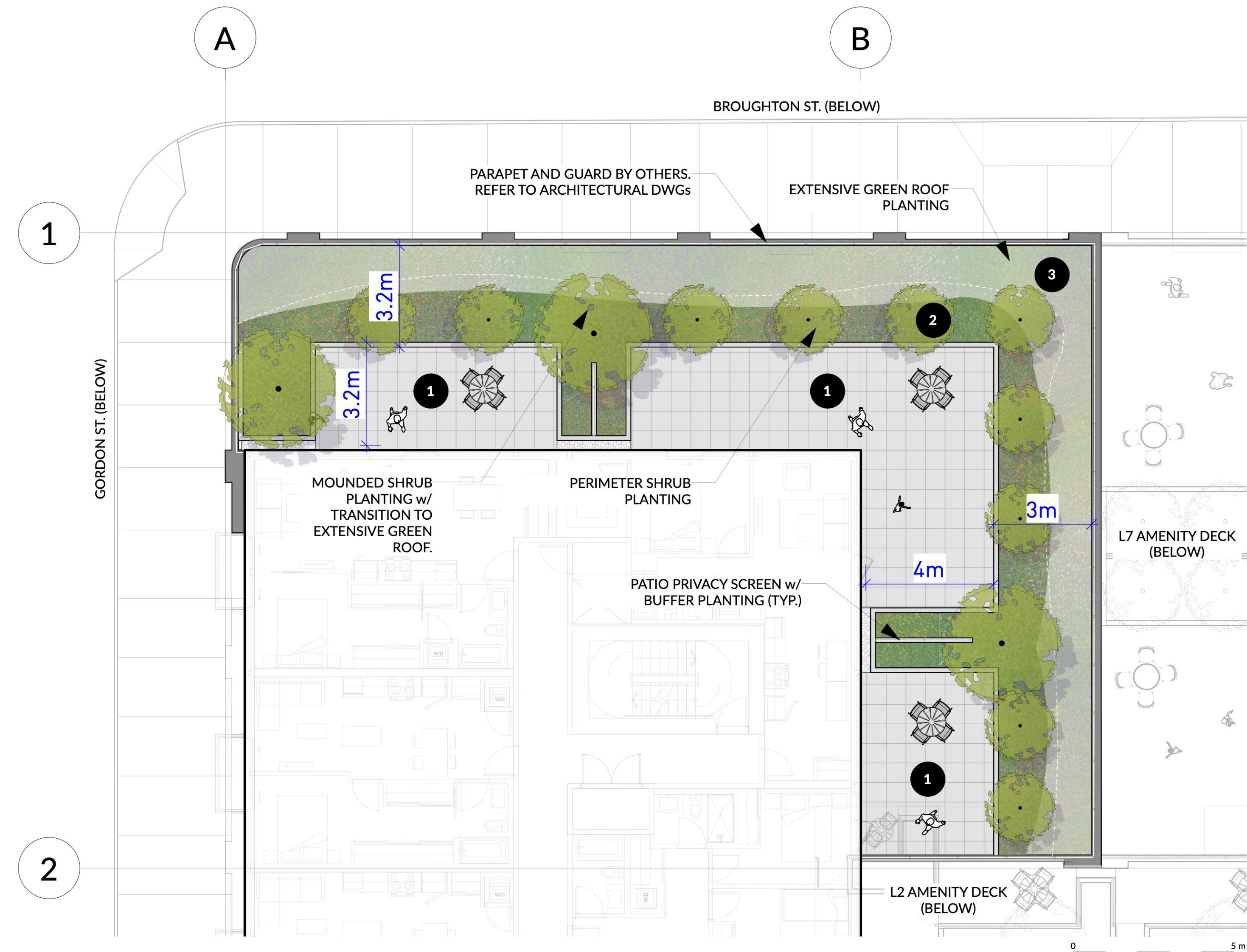


L12 - KEY PLAN

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



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



2 L12 AMENITY DECK - PATIOS  
Scale: 1:100

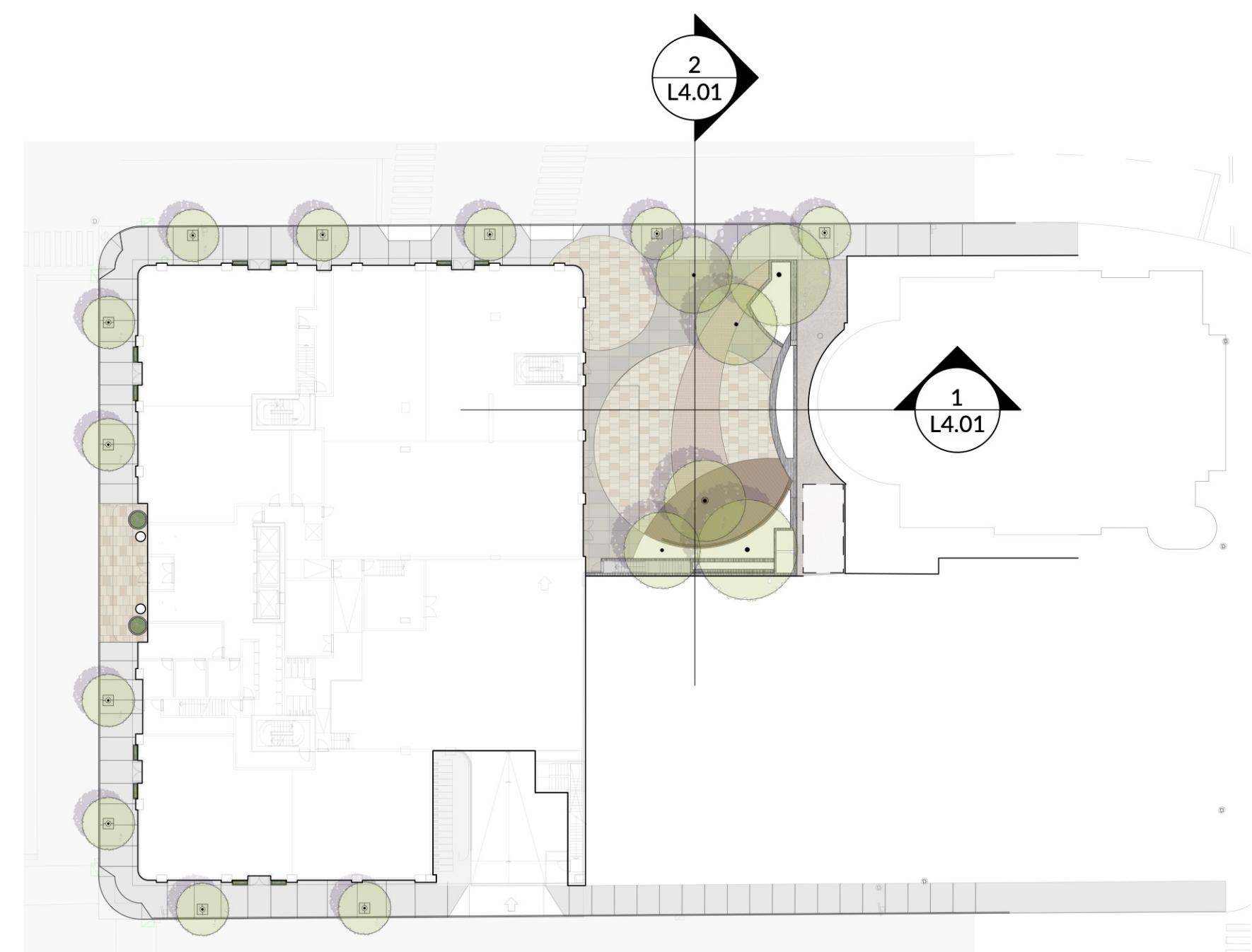
PROJECT  
617-635 Broughton  
St.

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

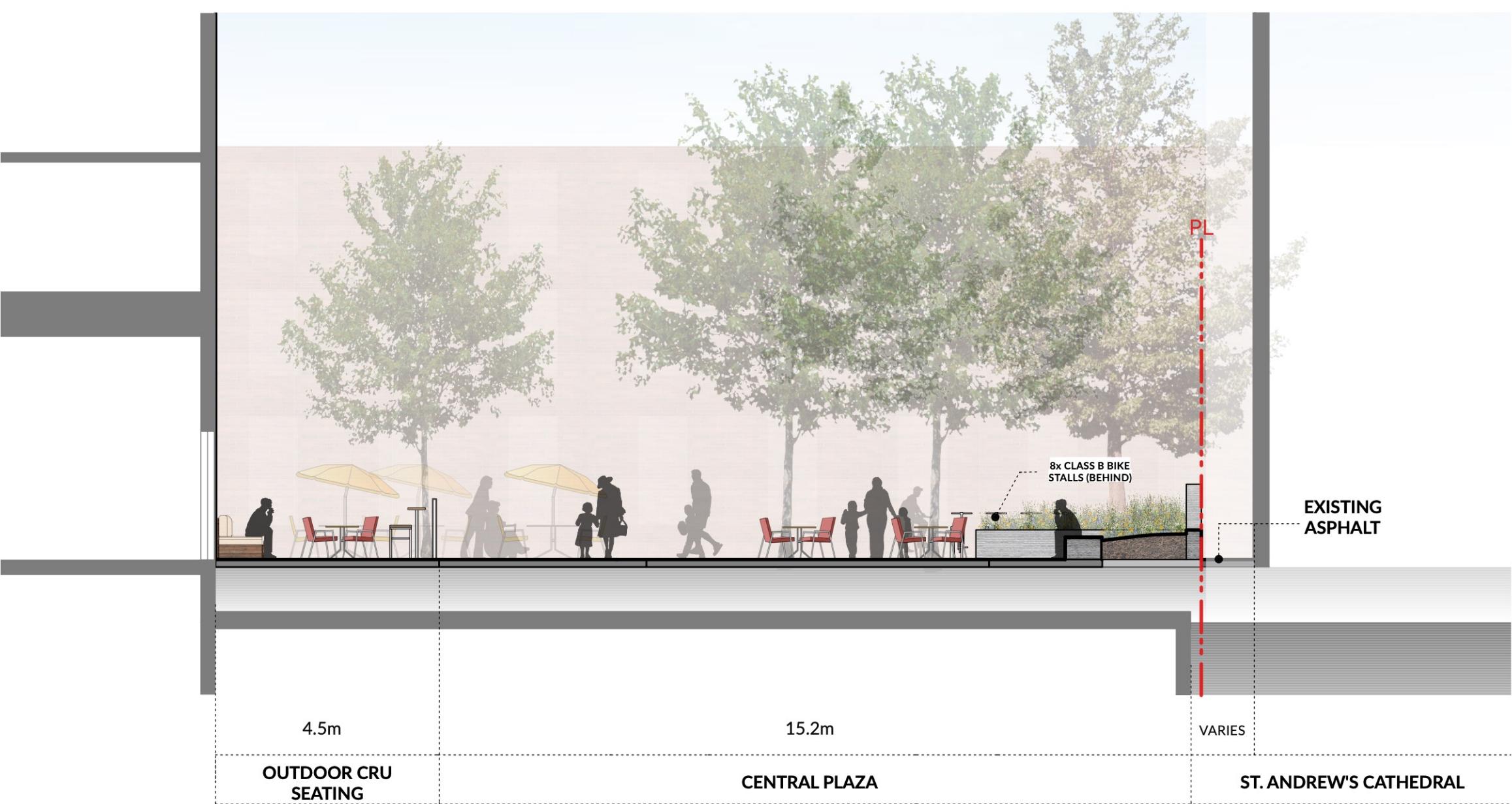
DRAWING TITLE  
L11-12 AMENITY  
LAYOUT AND  
MATERIALS PLAN

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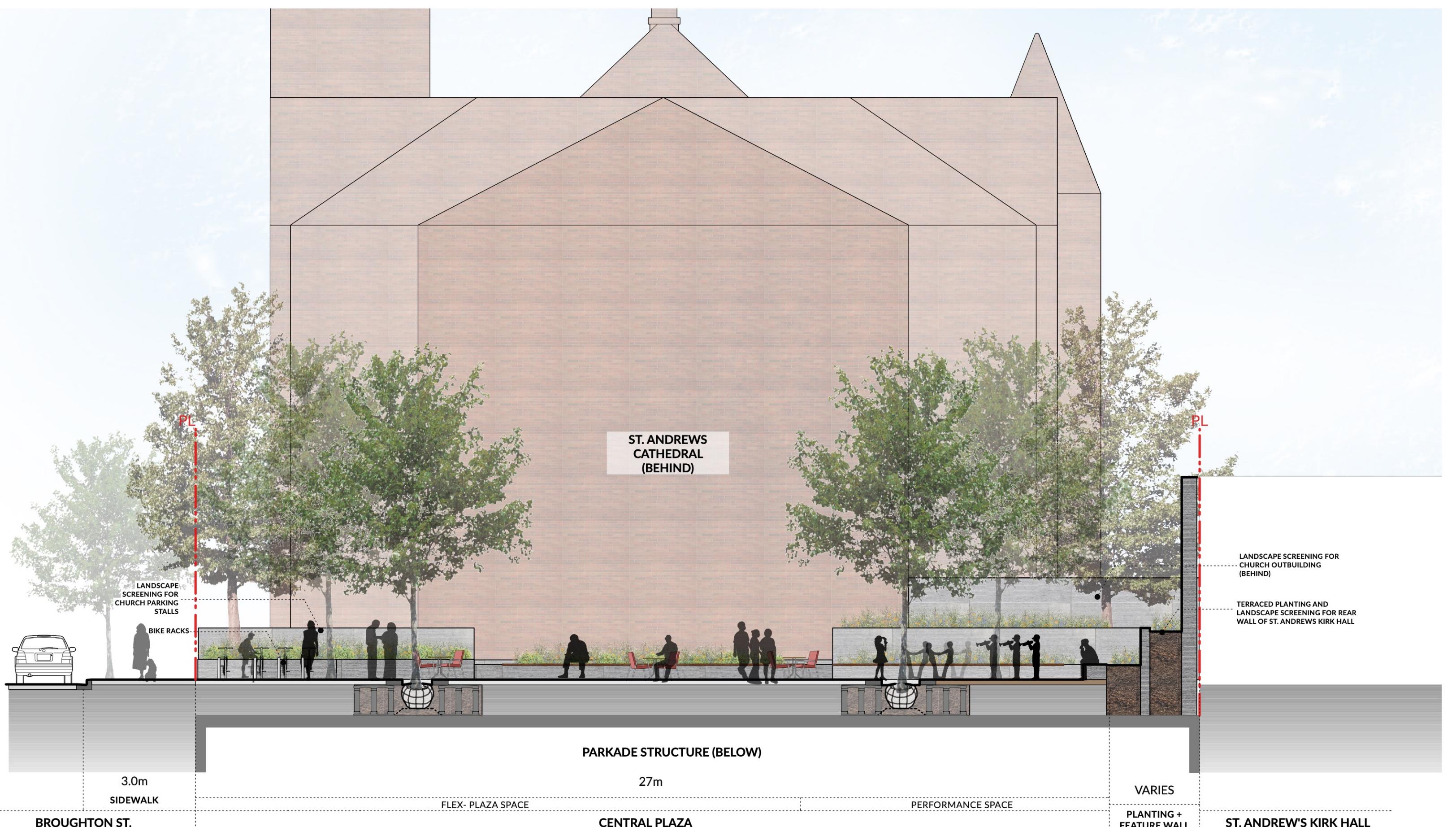
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PROJECT NO. 25068  
DATE 2025-02-10  
FILE NAME 25068 PLAN.vwx  
PLOTTED 2025-11-27  
DRAWN CW / KI REVIEWED GB  
DRAWING



PLAZA KEY PLAN



1 PLAZA - SECTION 1  
Scale: 1:100



2 PLAZA - SECTION 2  
Scale: 1:100

PROJECT  
**617-635**  
BROUGHTON ST.

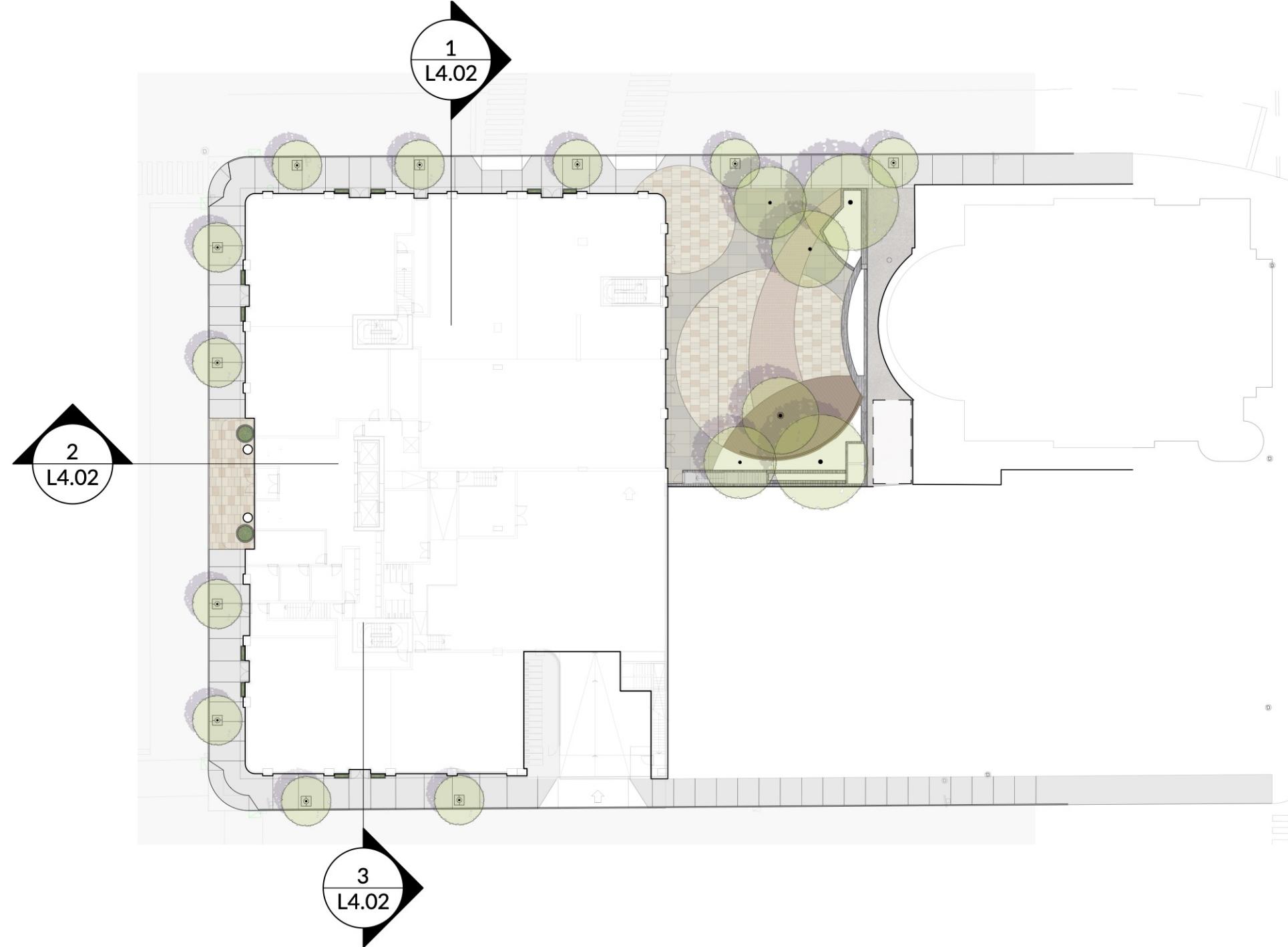
ADDRESS  
617 BROUGHTON ST, VICTORIA BC, V8W 1C9  
LOT A, of LOTS 229,230,235,236,237, and  
525, VICTORIA CITY, PLAN 14044

DRAWING TITLE  
**SECTIONS - L1**  
PLAZA

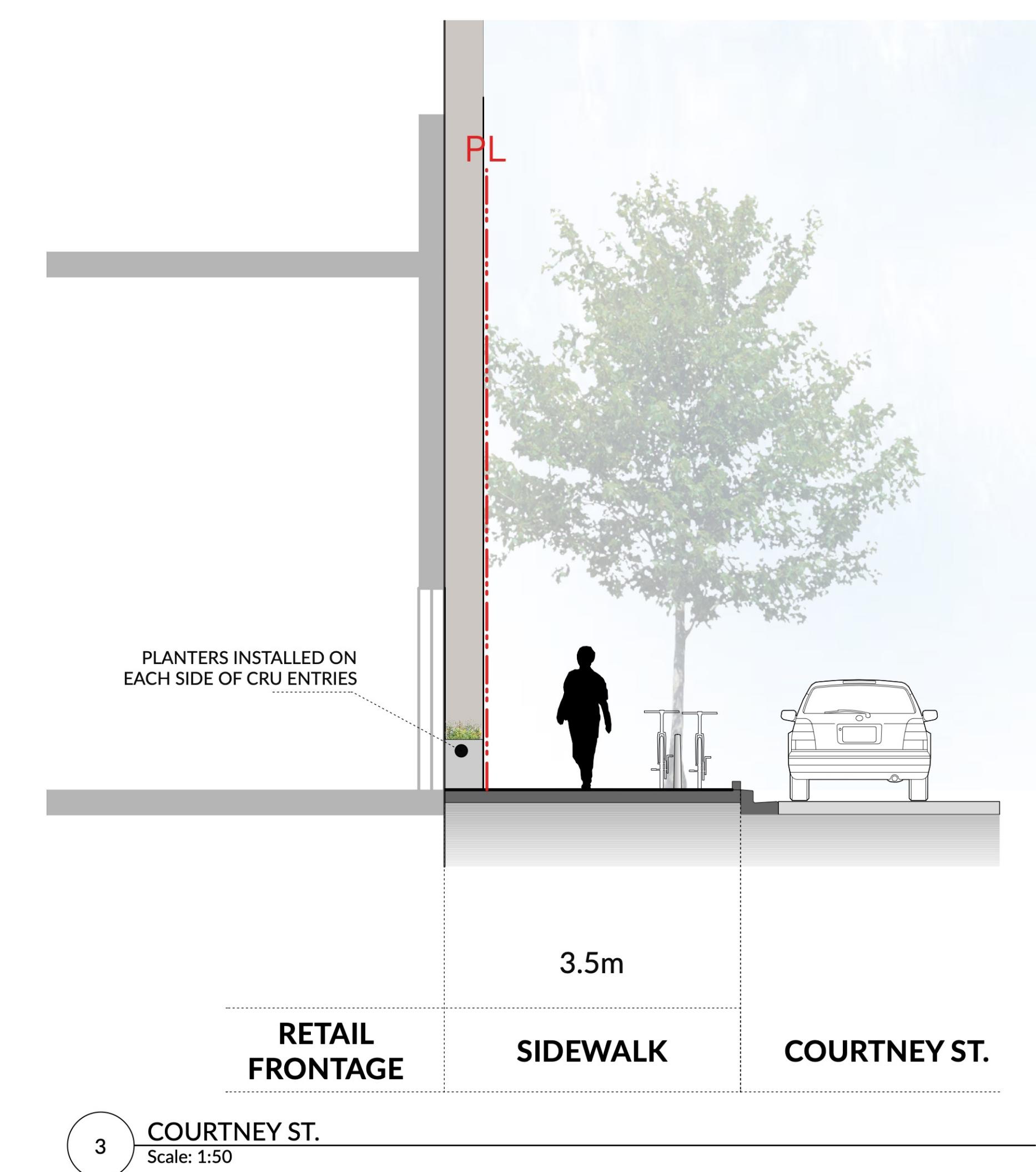
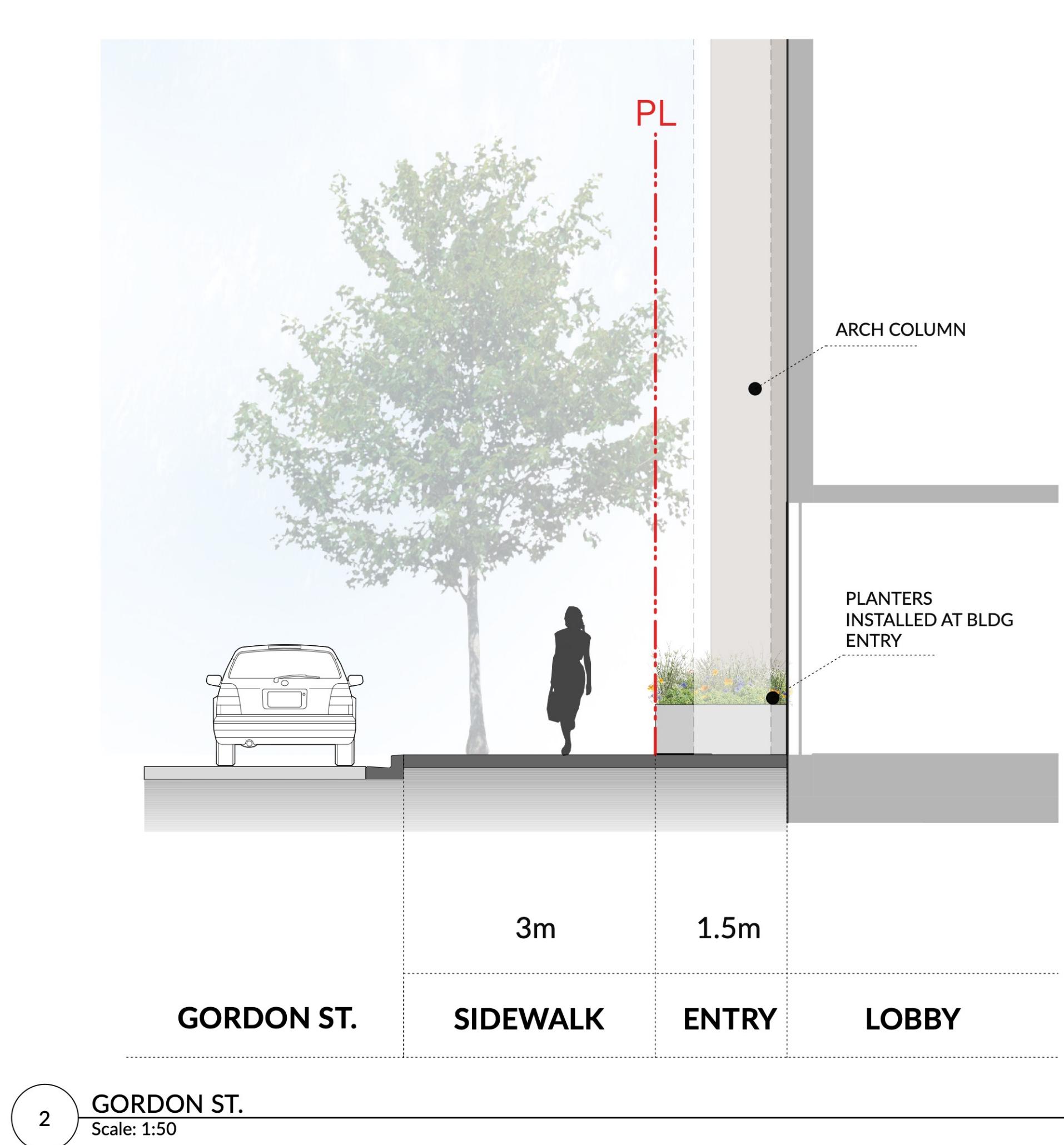
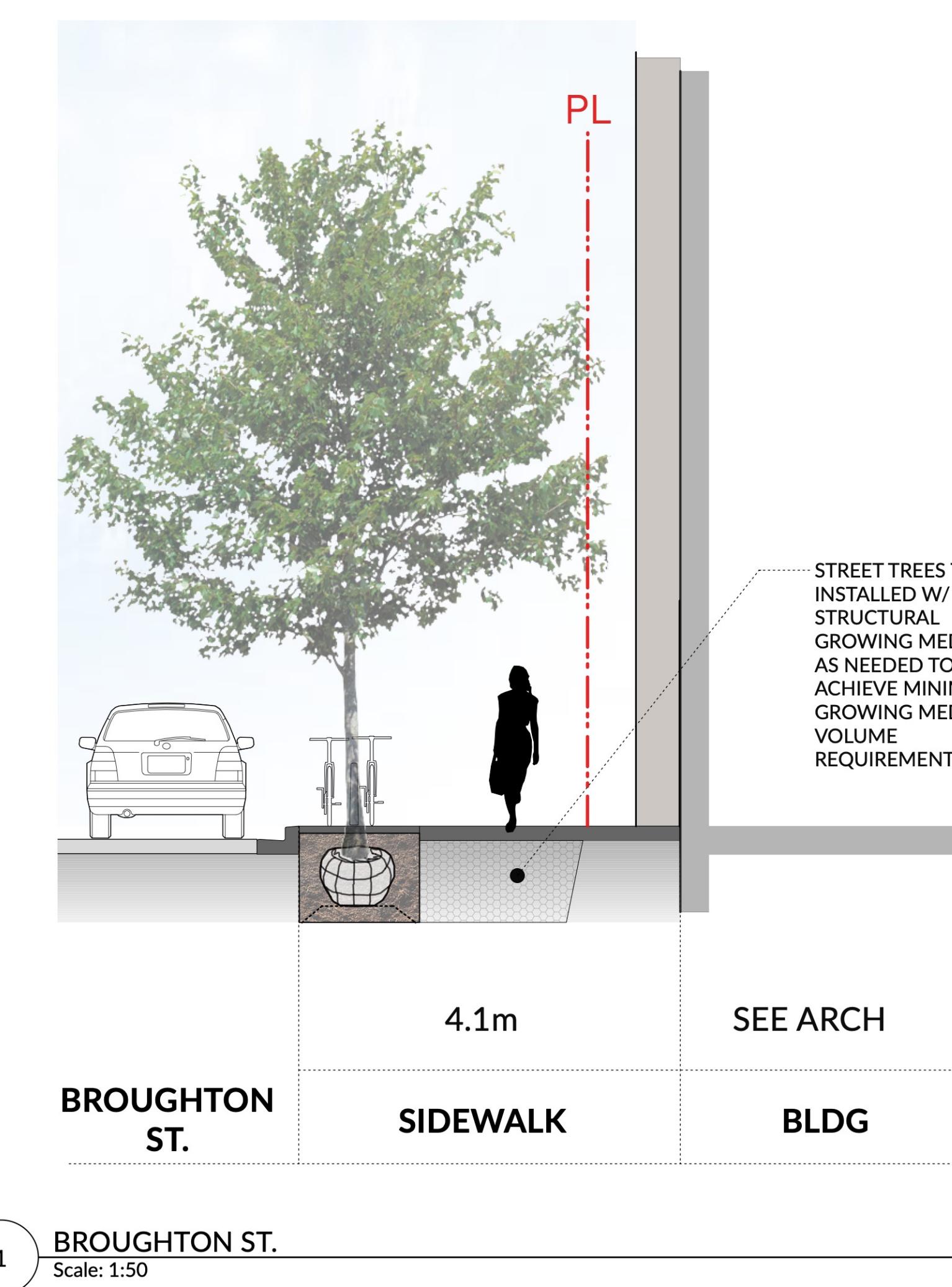
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NORTH	SCALE
	Scale
PROJECT NO. 25068	
DATE 2019-05-10	
FILE NAME 25068 SECTIONS.vwx	
PLOTTED 2025-11-27	
DRAWN CW/ KI REVIEWED GB	
DRAWING	

**L2.01**



STREETSCAPE KEY PLAN



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

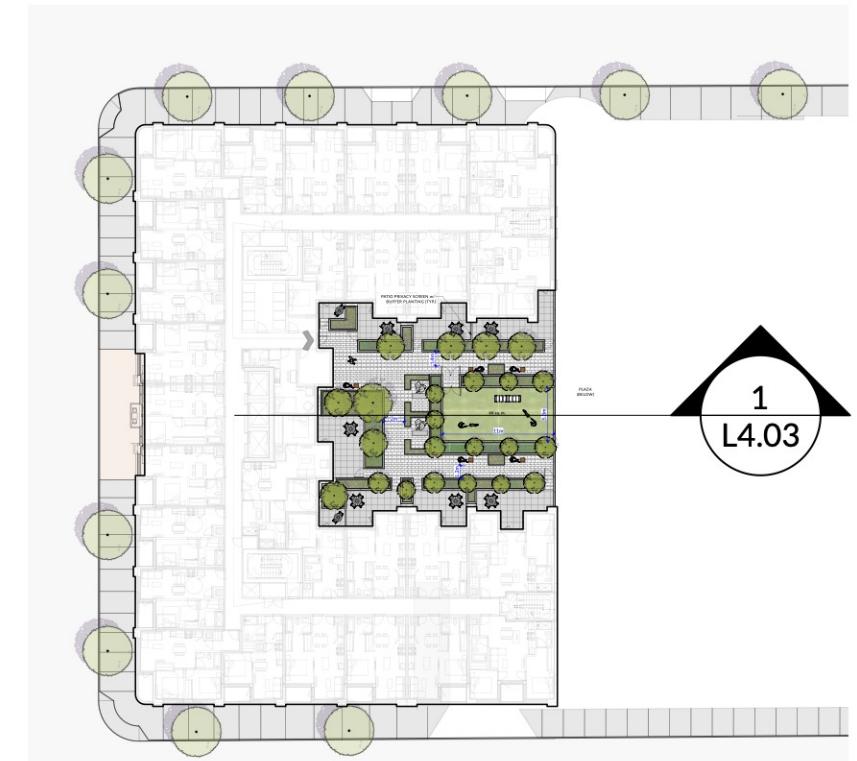
DRAWING TITLE  
SECTIONS - L1  
STREETScape

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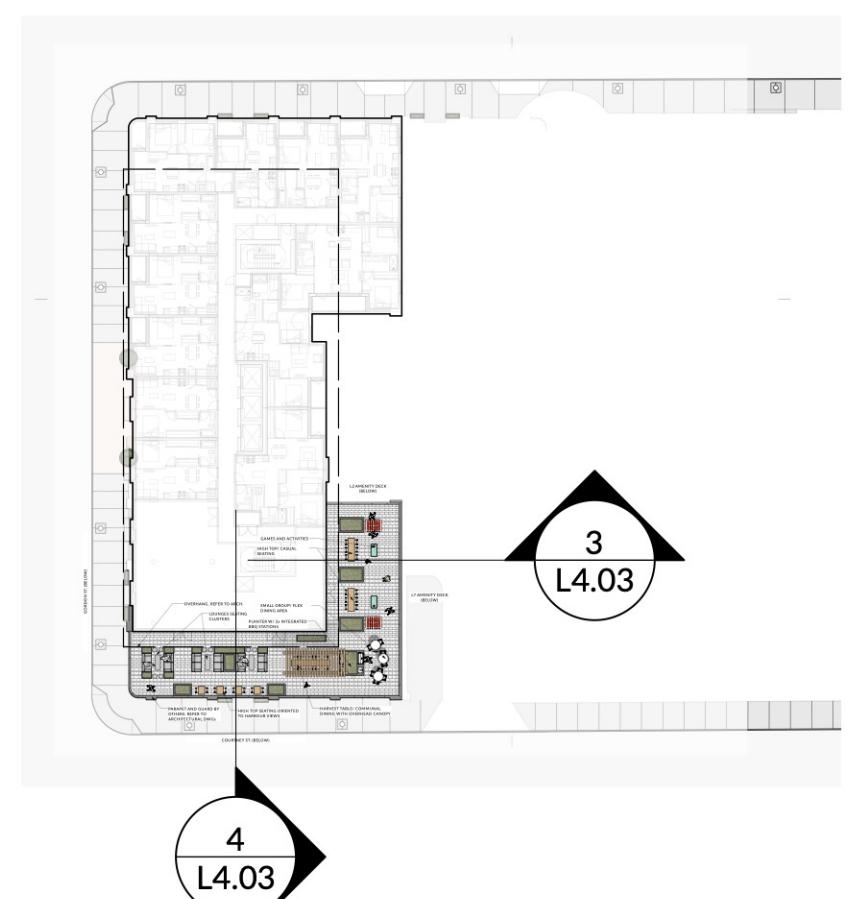
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PROJECT NO. 25068	
DATE 2019-05-10	
FILE NAME 25068 SECTIONS.vwx	
PLOTTED 2025-11-27	
DRAWN CW/ KI	REVIEWED GB
DRAWING	

L2.02

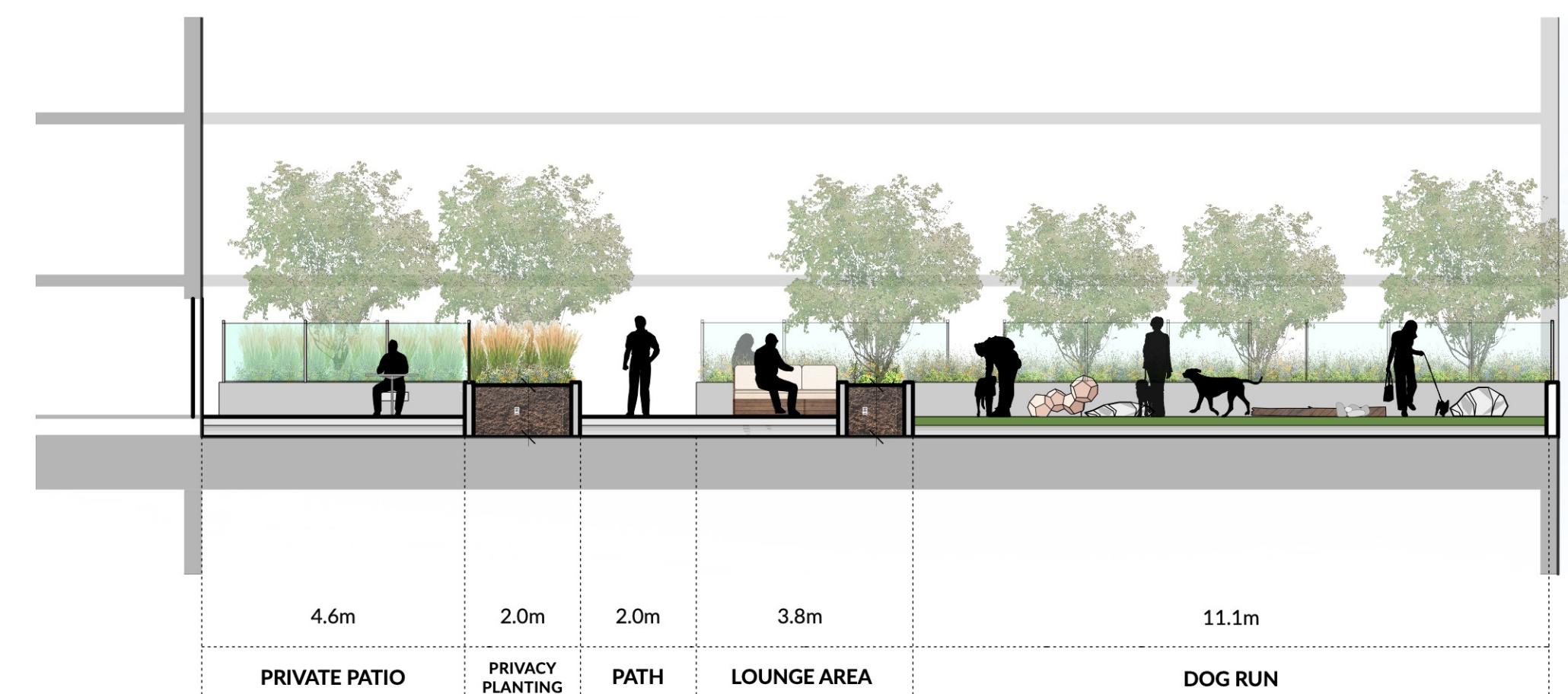
REVISIONS AND ISSUES  
NO. DATE DESCRIPTION  
1 2025-11-28 ISSUED FOR COMBINED  
REZONING/DP APPLICATION



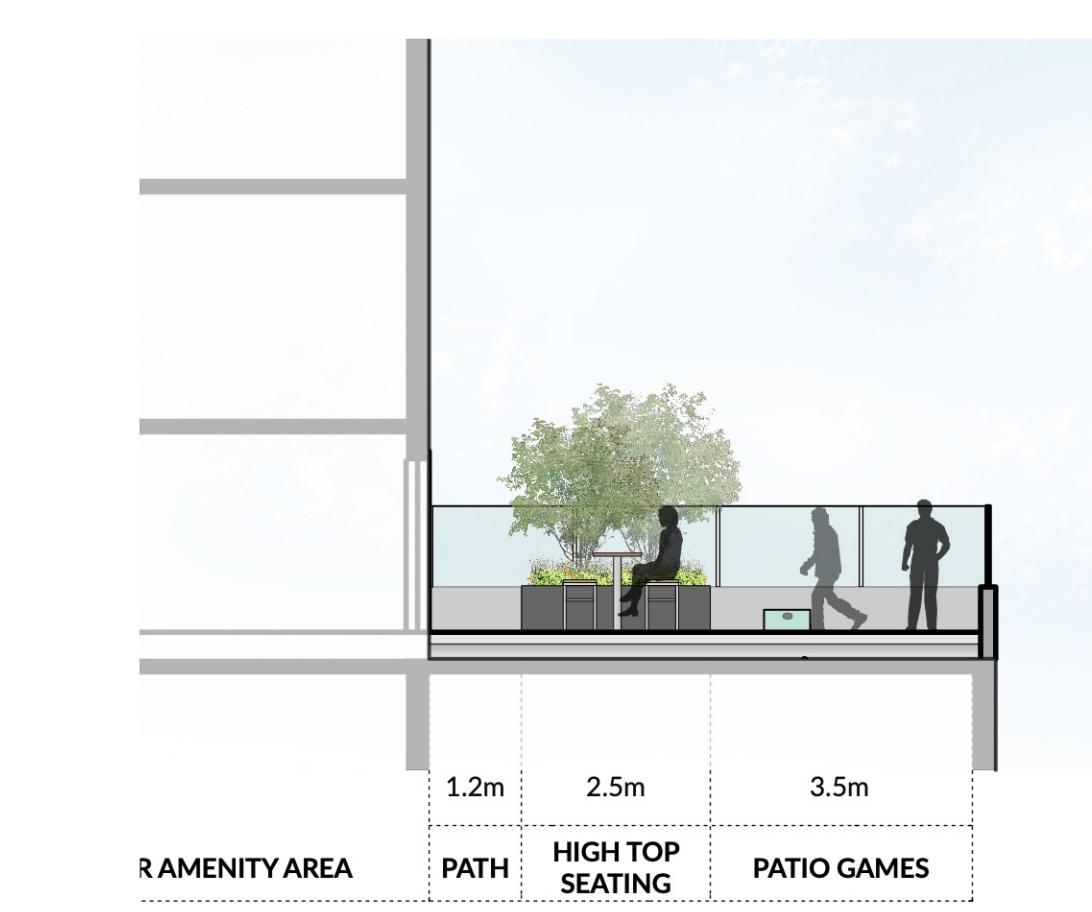
L2 KEY PLAN



L11 KEY PLAN



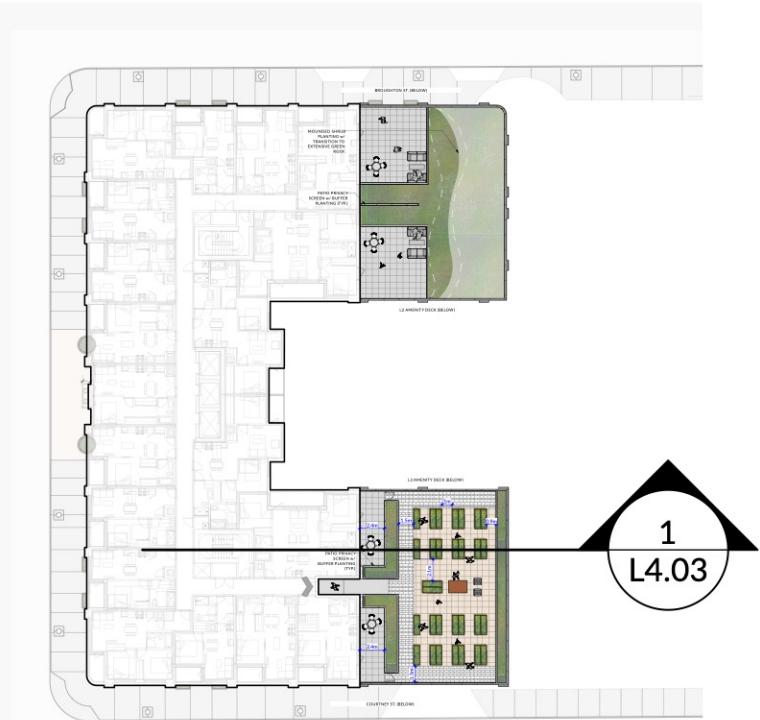
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Scale: 1:100



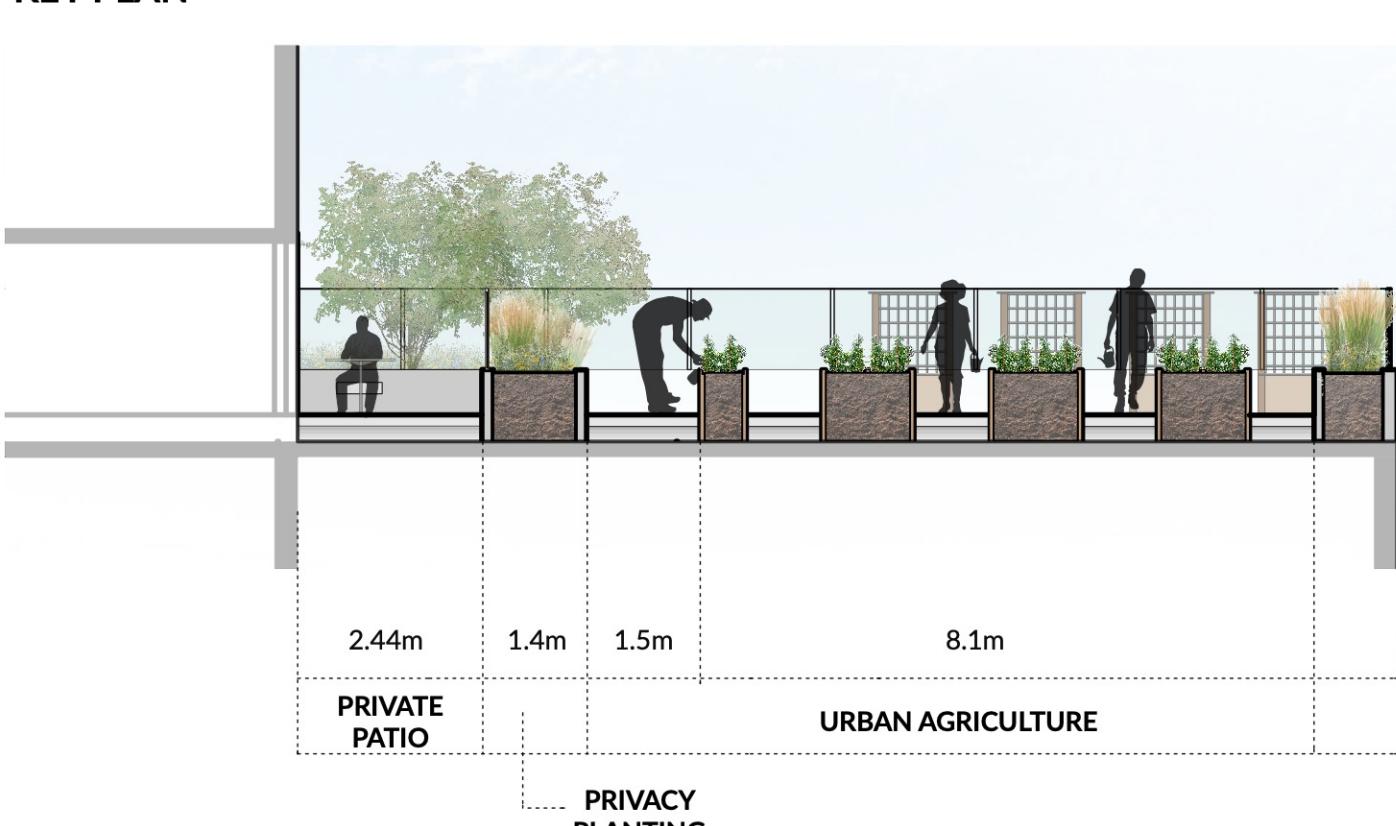
3 L11 AMENITY DECK - SECTION 1  
Scale: 1:100



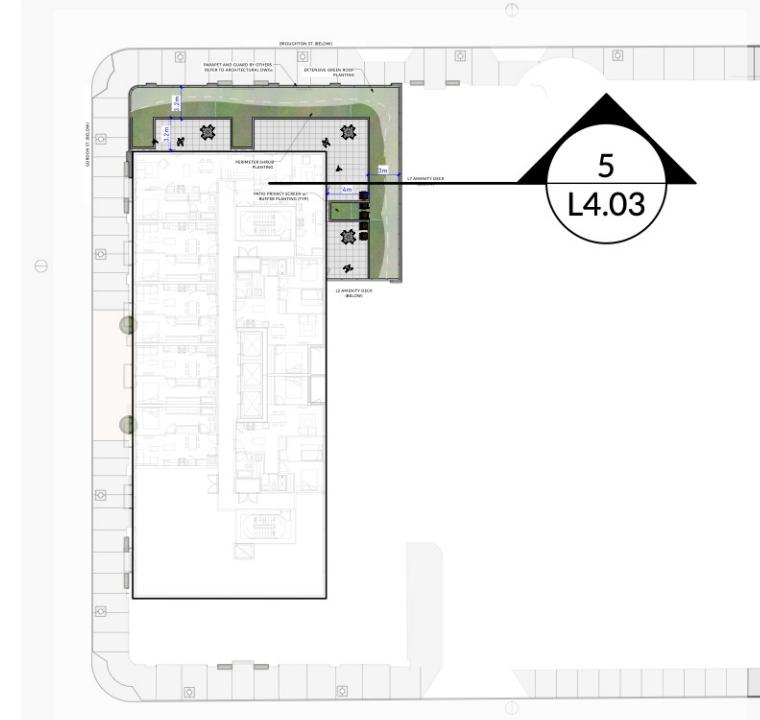
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Scale: 1:100



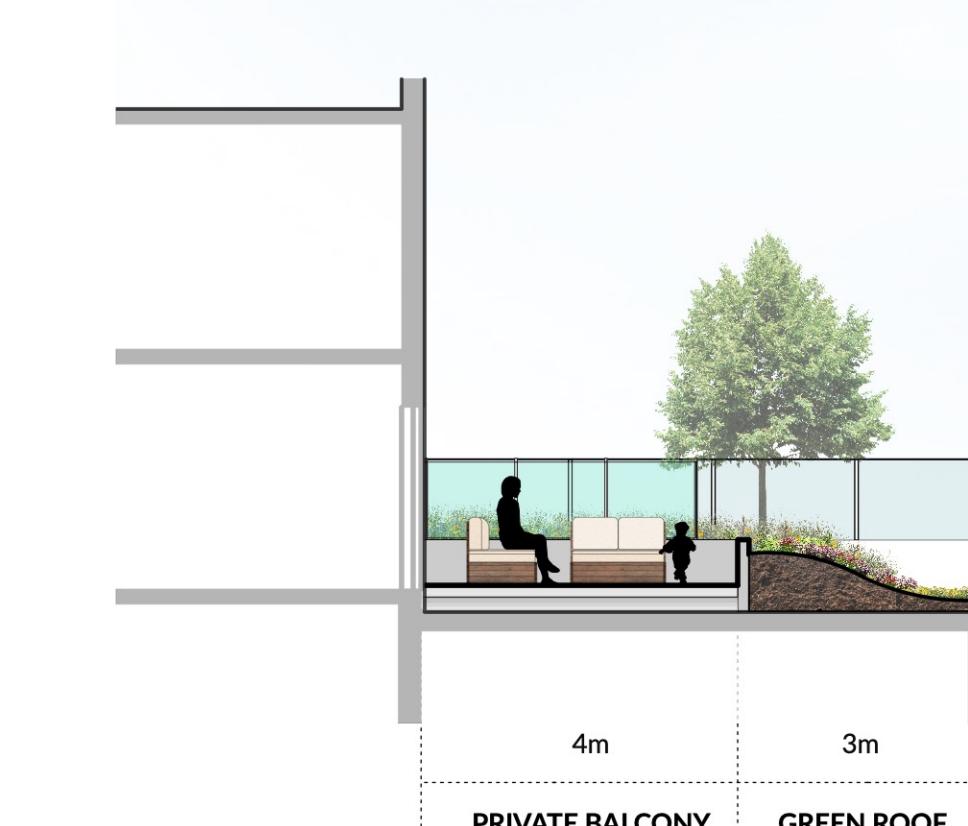
L7 KEY PLAN



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



L12 KEY PLAN



5 L12 AMENITY DECK - PATIOS  
Scale: 1:100

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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NORTH SCALE  
 Scale

PROJECT NO. 25068

DATE 2019-05-10

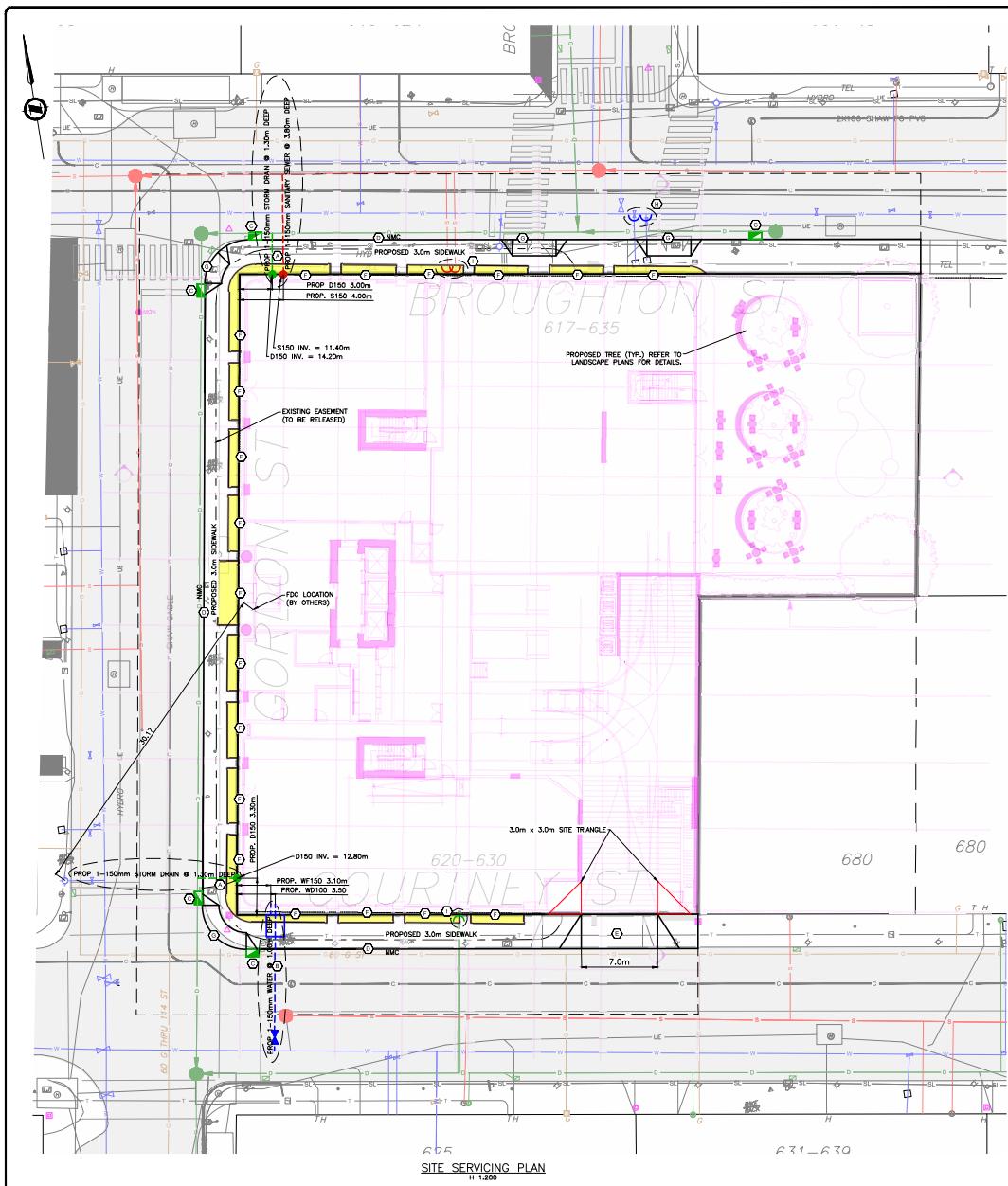
FILE NAME 25068 SECTIONS.vwx

PLOTTED 2025-11-27

DRAWN CW/ KI REVIEWED GB

DRAWING

**L2.03**



#### SHEET NOTES:

- ① CITY OF VICTORIA CREWS TO INSTALL PROPOSED SEWER AND DRAIN SERVICE AT DEVELOPERS EXPENSE. FINAL SIZING, LOCATION AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- ② CITY OF VICTORIA CREWS TO INSTALL PROPOSED WATER SERVICE COMPLETE WITH METER AND VAULT AT DEVELOPERS EXPENSE. FINAL SIZING, LOCATION, AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- ③ CONTRACTOR TO REMOVE AND REPLACE EXISTING CATCH BASINS WITH NEW SIDE-INLET CATCH BASINS COMPLETE WITH TRAPPING HOODS AS PER CITY OF VICTORIA STANDARDS.
- ④ CONTRACTOR TO INSTALL NEW SIDEWALK AND GUTTER COMPLETE WITH 3.0M WIDE SIDEWALK. FINAL DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- ⑤ CONTRACTOR TO PROPOSE 7.0M WIDE DRIVEWAY COMPLETE WITH 2.0M FLARES AS PER CITY OF VICTORIA STANDARDS.
- ⑥ PROPOSED AWNING/CANOPY ENCROACHMENT SUBJECT TO CITY OF VICTORIA'S LAND USE PROCEDURE BYLAW.
- ⑦ CONTRACTOR TO CONSTRUCT SIDEWALK LETDOWNS COMPLETE WITH FLARES AS PER CITY OF VICTORIA STANDARDS FOR CROSSWALKS.
- ⑧ CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
- ⑨ CONTRACTOR TO CAP AND ABANDON EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.



KEY PLAN  
NIS

617 BROUGHTON STREET  
PRELIMINARY SERVICING

Scale horiz. 1:200 Rev. 0

Sheet 1 of 1

Eng. Project No. 35270

Drafted by. CK

J E ANDERSON &  
ASSOCIATES

SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-772-2214 info@janderson.com

LEGEND	
LAMP STANDARD	LS
POLE(Hydro, Tel.)	PH
U/G WIRING	UG
GAS	GA
WATER	WA
SEWER	SE
DRAIN	DA
CLEANOUT	CL
CATCHBASIN	CB
METER	ME
FLUSH VALVE	FV
SERVICE RISER	SR
REDUCER	RD
MOUNTABLE CURB	MRC
NON-MOUNT. CURB	NMC
HYDRANT	HY
EDGE ASPHALT	EAS
AR VALVE	AV

150 1 300