

# 635 BROUGHTON STREET

Community Association Land Use Committee (CALUC) PRESENTATION

September 9th, 2025



MCM

Musson  
Cattell  
Mackey  
Partnership



PWL partnership

GWL

REALTY  
ADVISORS



# WHO WE ARE



## About GWL Advisors Inc. (GWLRA)

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.
- Maximize the number and diversity of homes in the form of purpose-built rental suites.
- Achieve seamless integration into the surrounding neighbourhood, respecting all stakeholders in the process, including the City.



View West from Douglas Street



View North from Broughton Street of Plaza



View South East



View North down Gordon Street



View West at Broughton and Douglas Street Intersection



View South Gordon Street



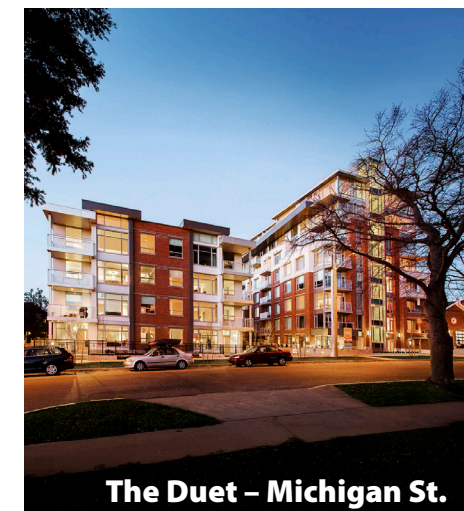
# MCM VICTORIA PROJECTS

MCM

Musson  
Cattell  
Mackey  
Partnership

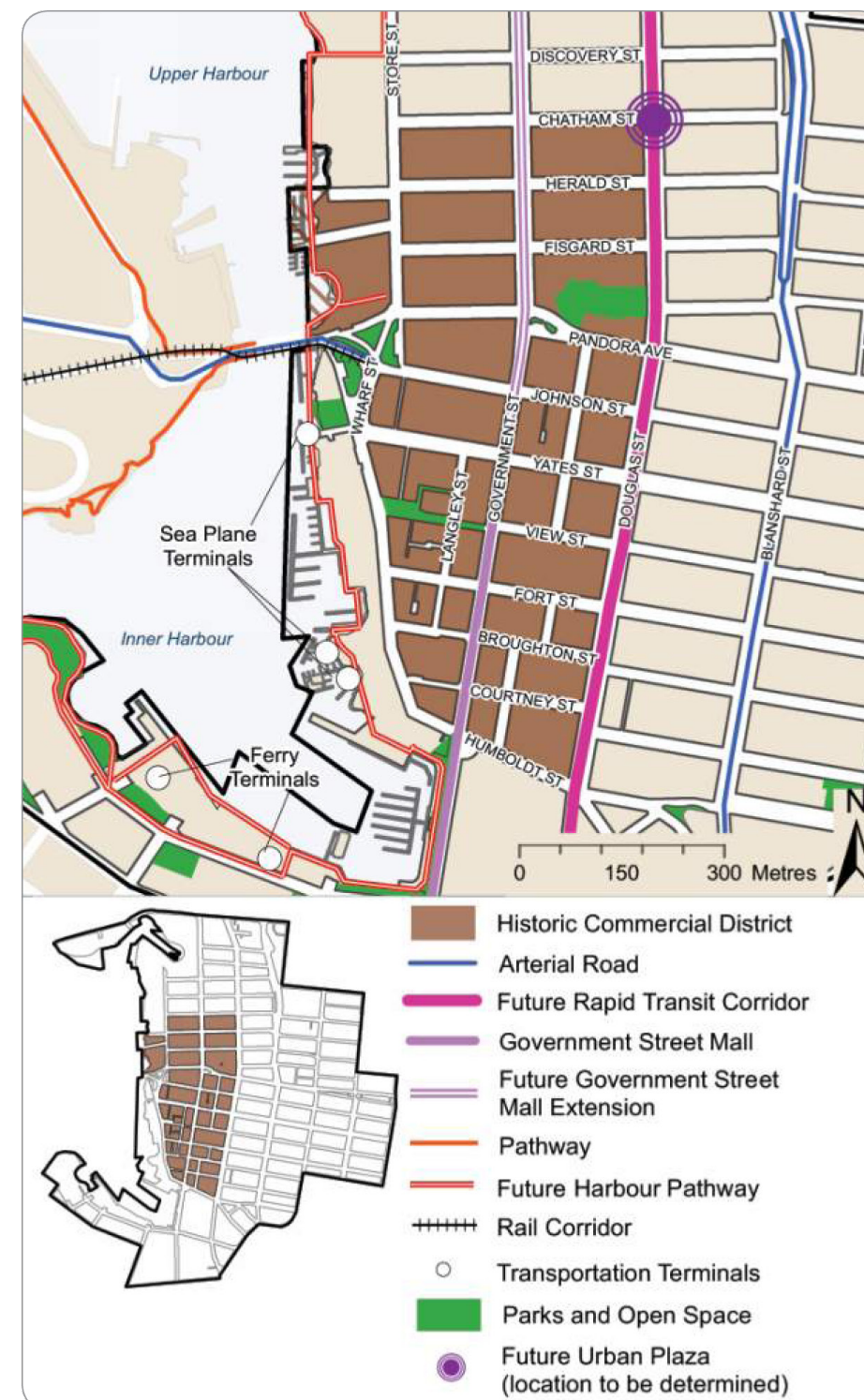
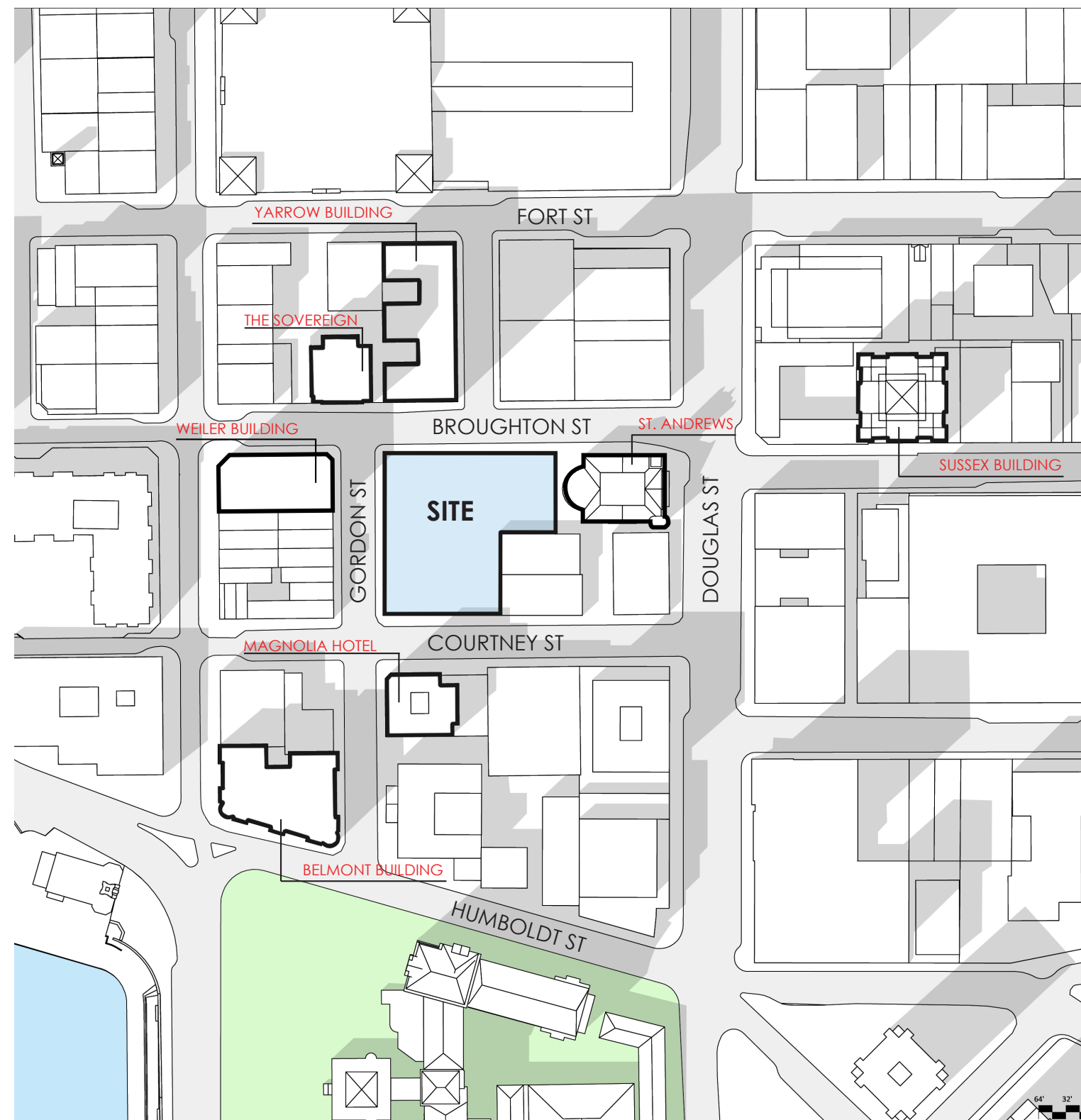
Broughton  
Street  
Victoria

SEPTEMBER  
2025

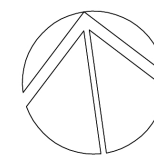




## CONTEXT PLAN



Map 10: Historic Commercial District





# SITE PHOTOS



View from North East



View from North West



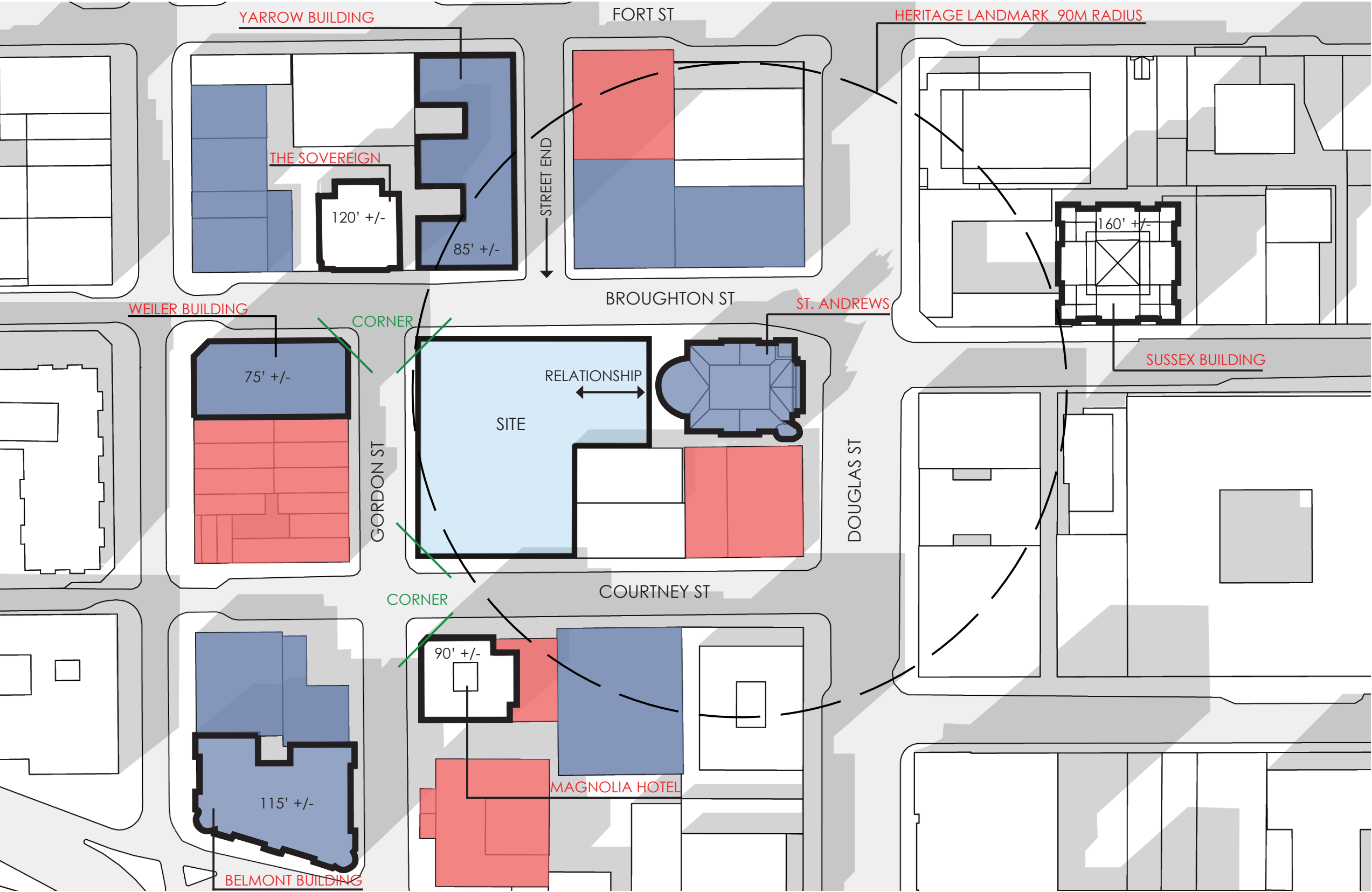
View from South East



View from South West

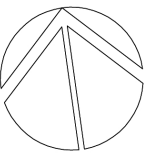


HERITAGE BUILDINGS AROUND THE SITE



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REGISTERED  
HERITAGE  
PROPERTY

DESIGNATED  
HERITAGE  
PROPERTY



# EDWARDIAN COMMERCIAL BUILDING COMPOSITION



WEILER



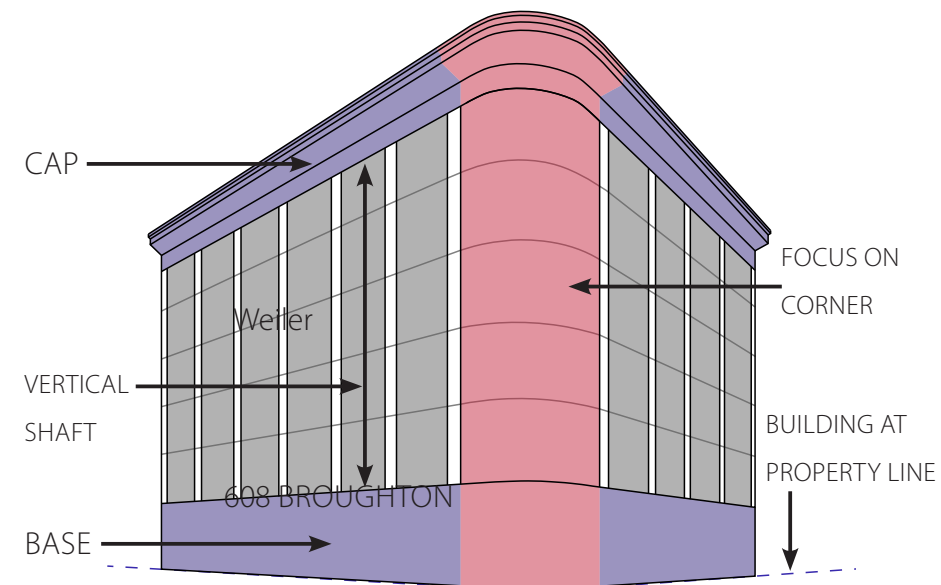
608 BROUGHTON



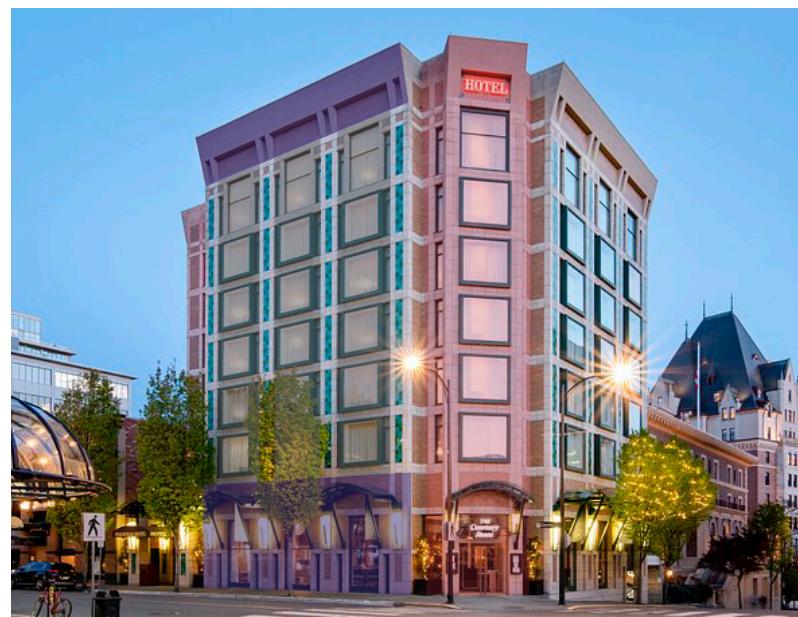
SUSSEX



CENTRAL BUILDING



BELMONT

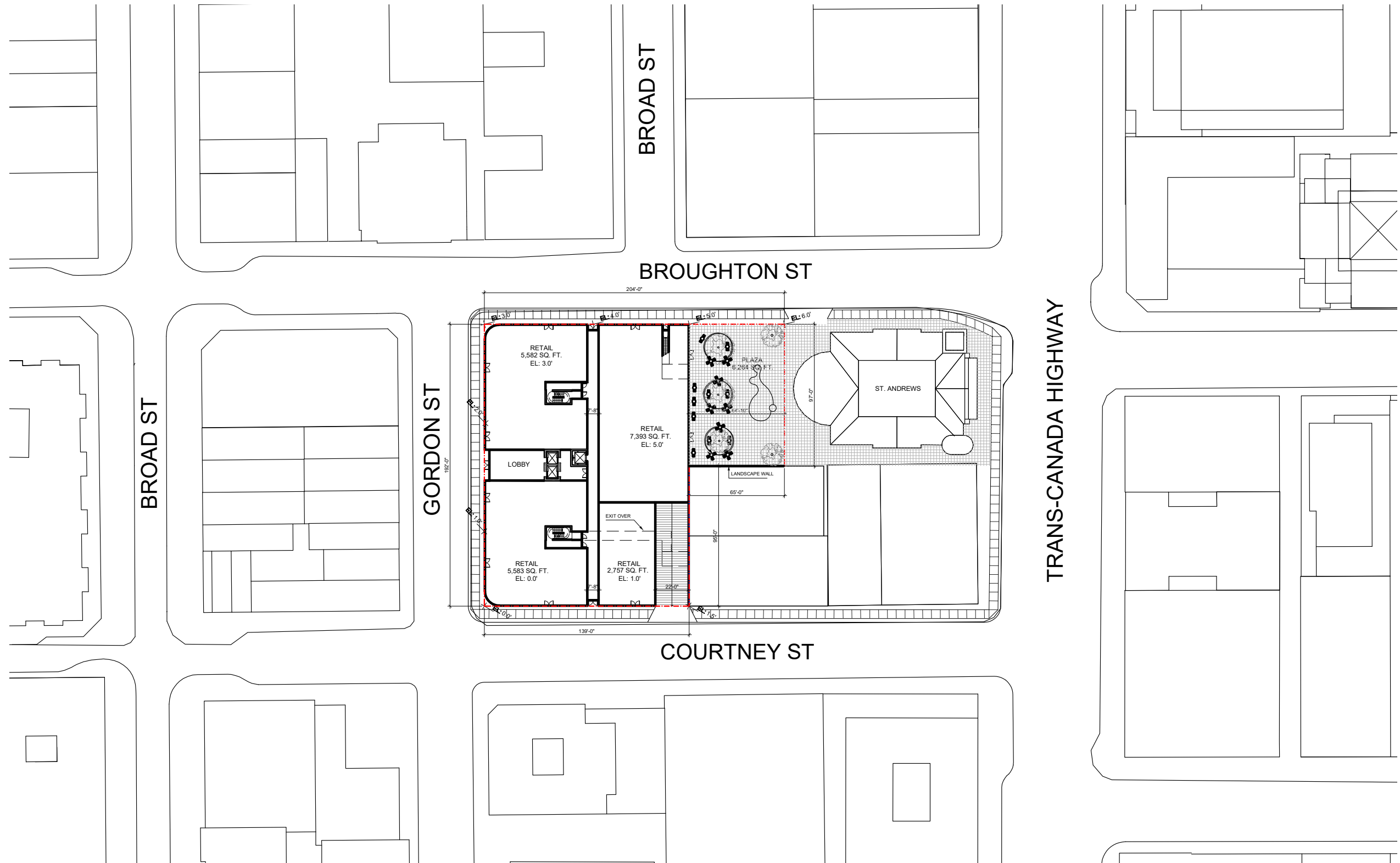


MAGNOLIA



YARROW

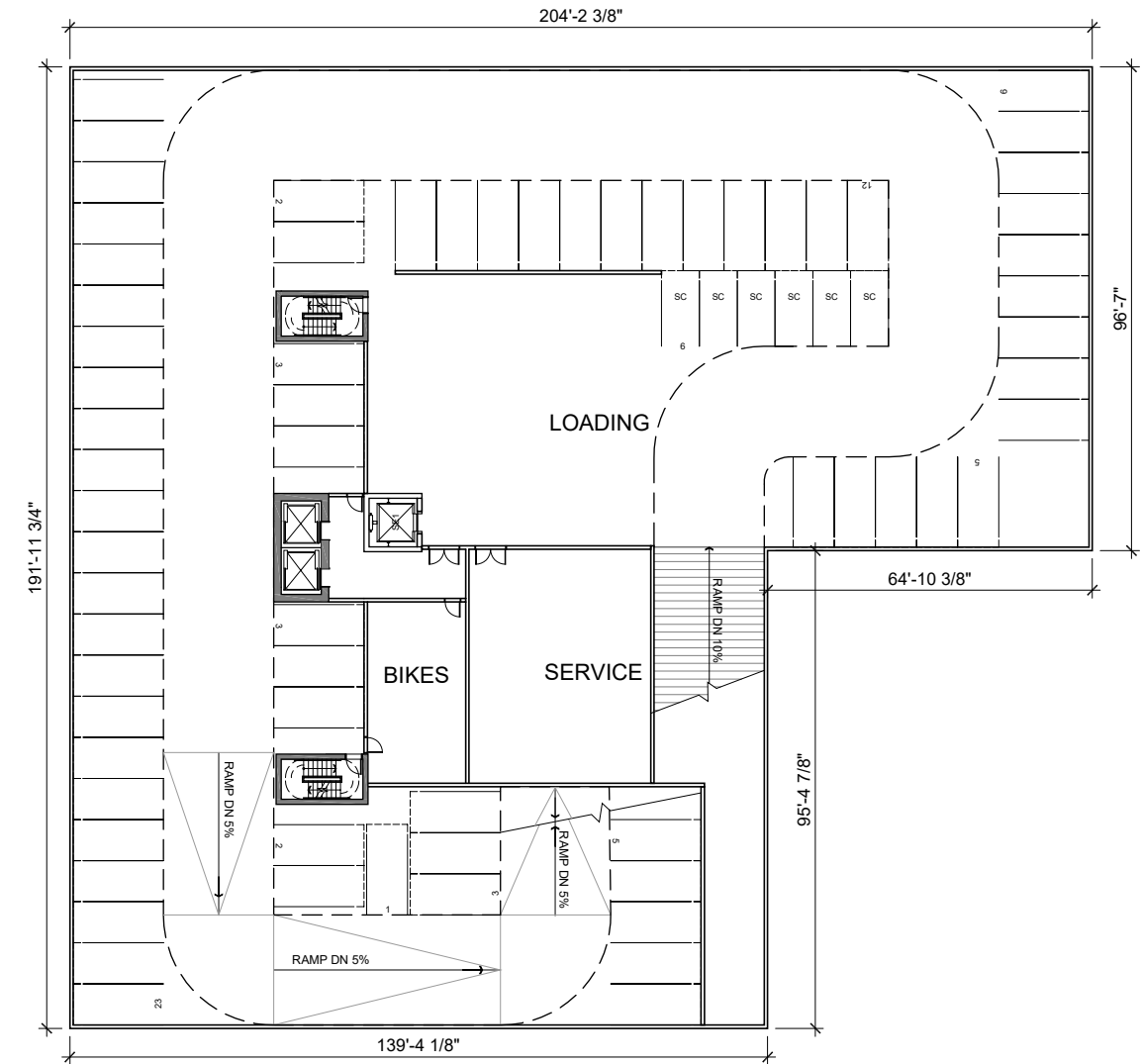






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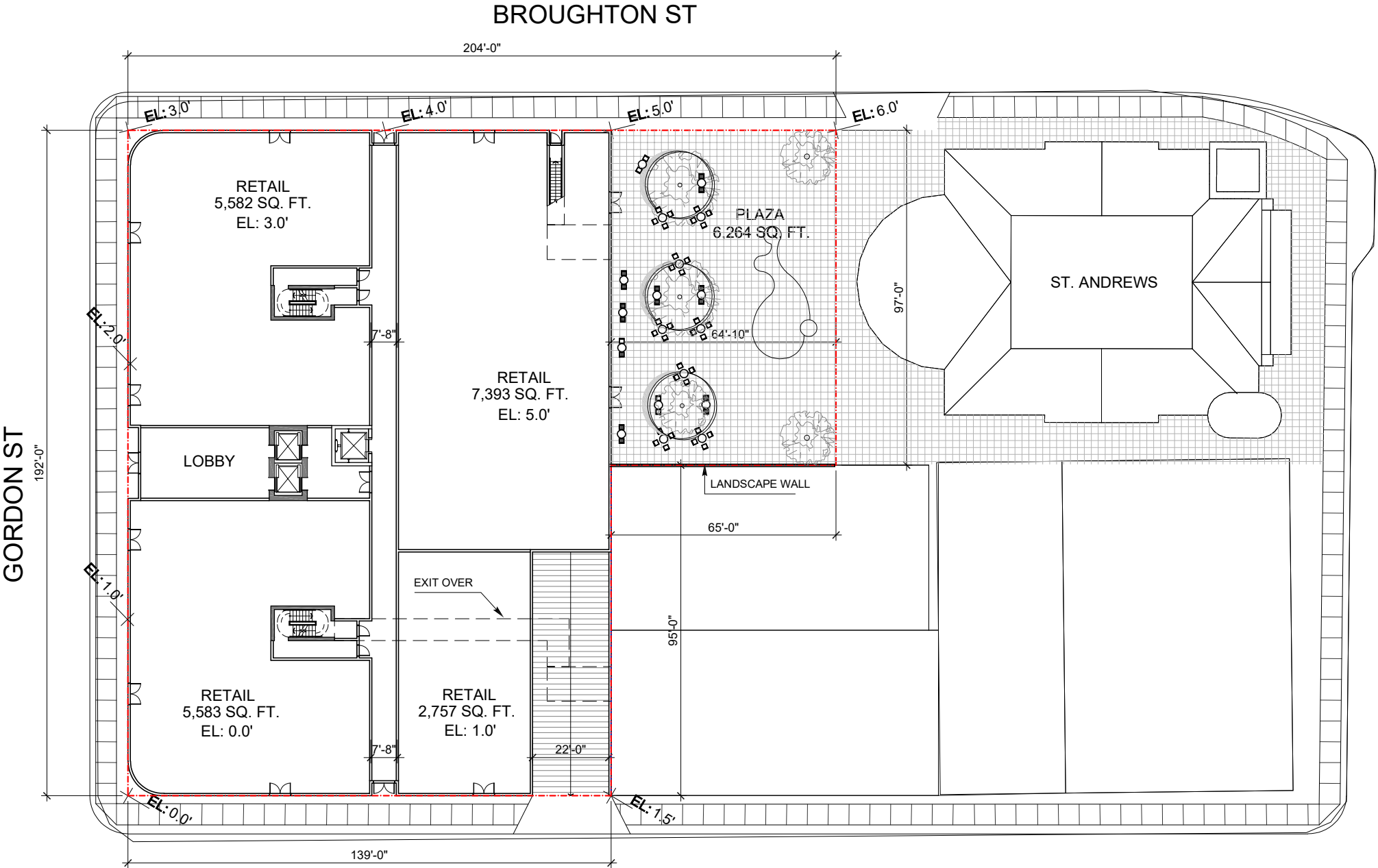
LEVEL P2



LEVEL P1



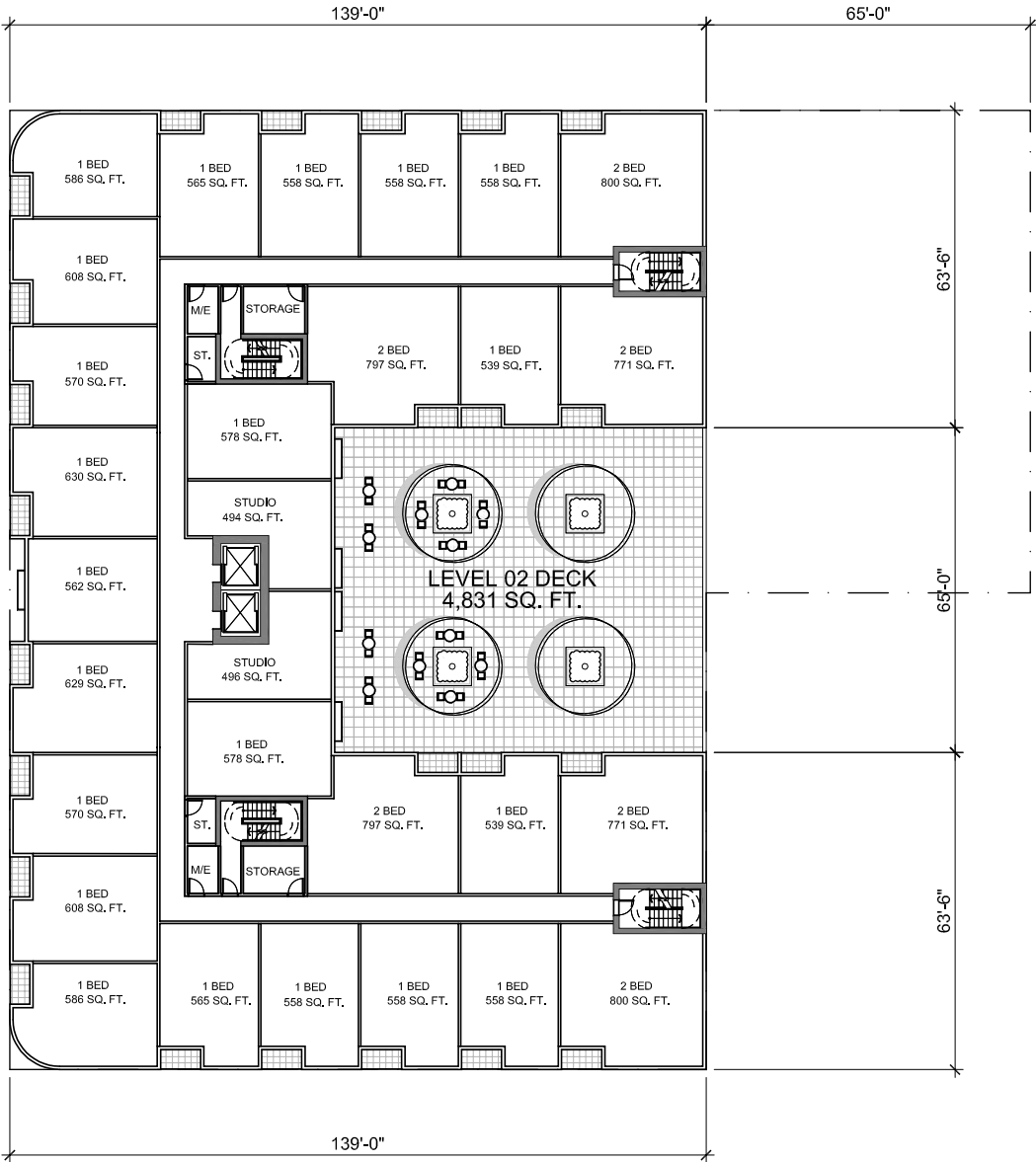
GROUND PLAN



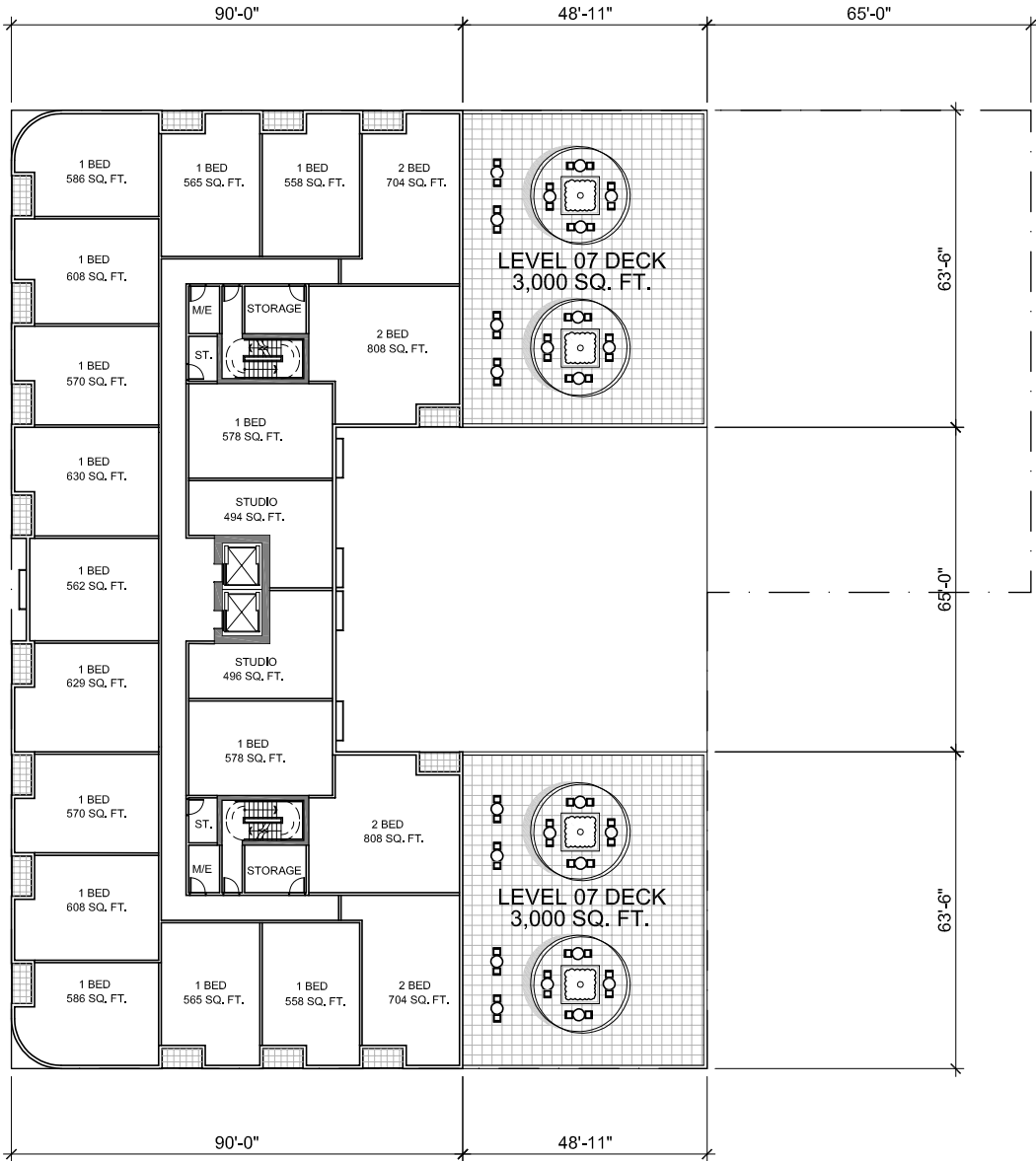
LEVEL 1



FLOOR PLANS



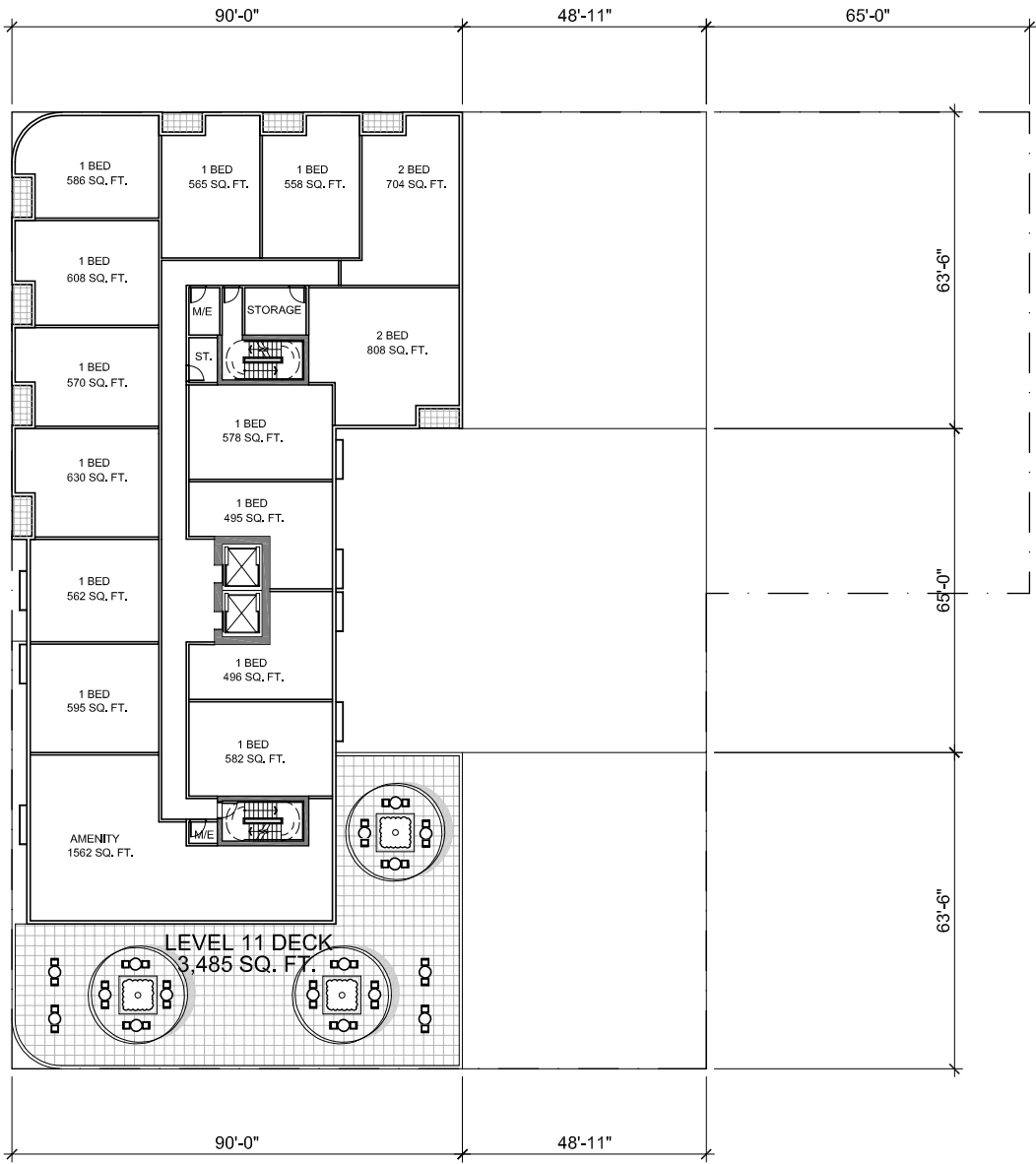
LEVEL 02-06



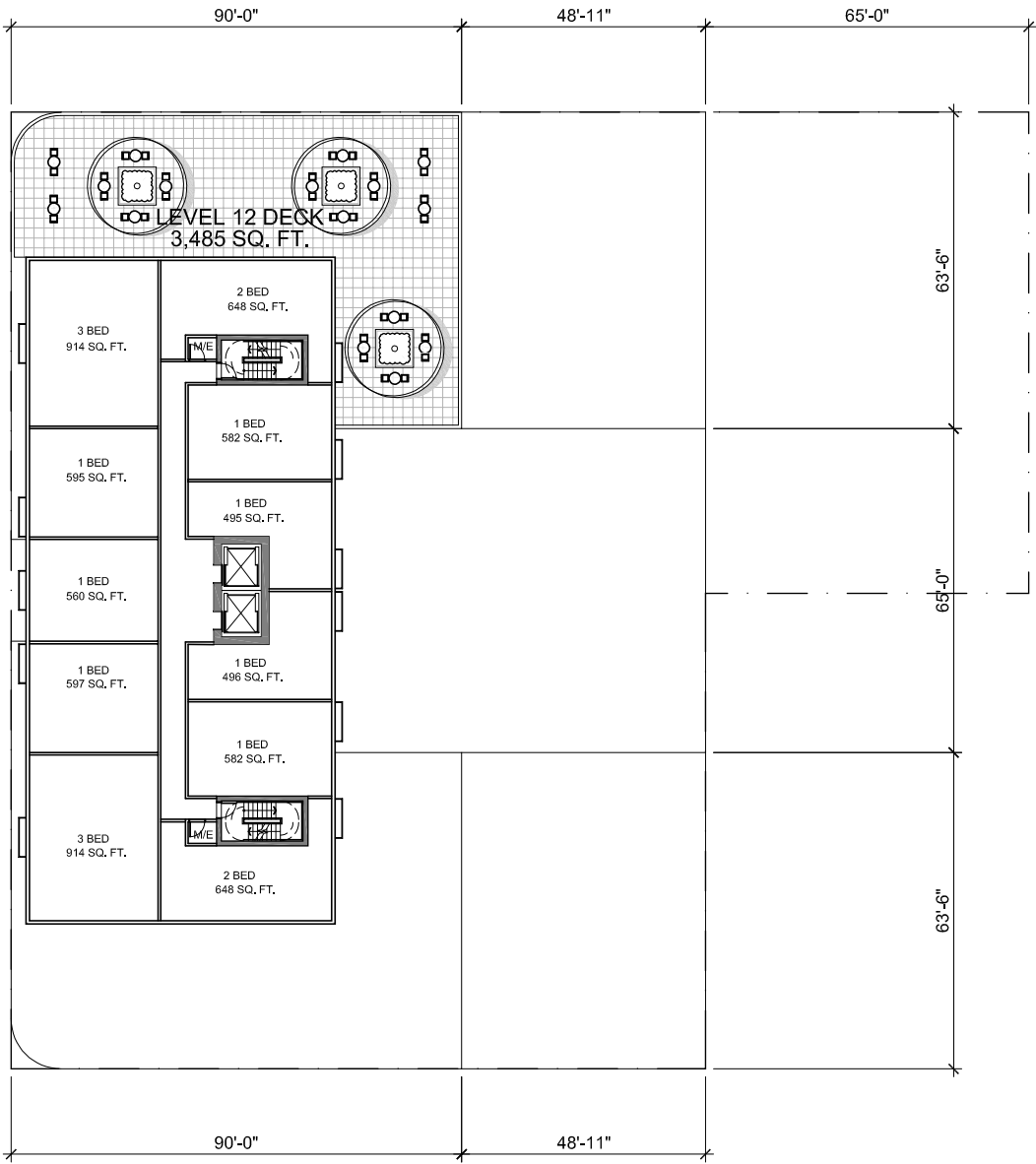
LEVEL 07-10



FLOOR PLANS



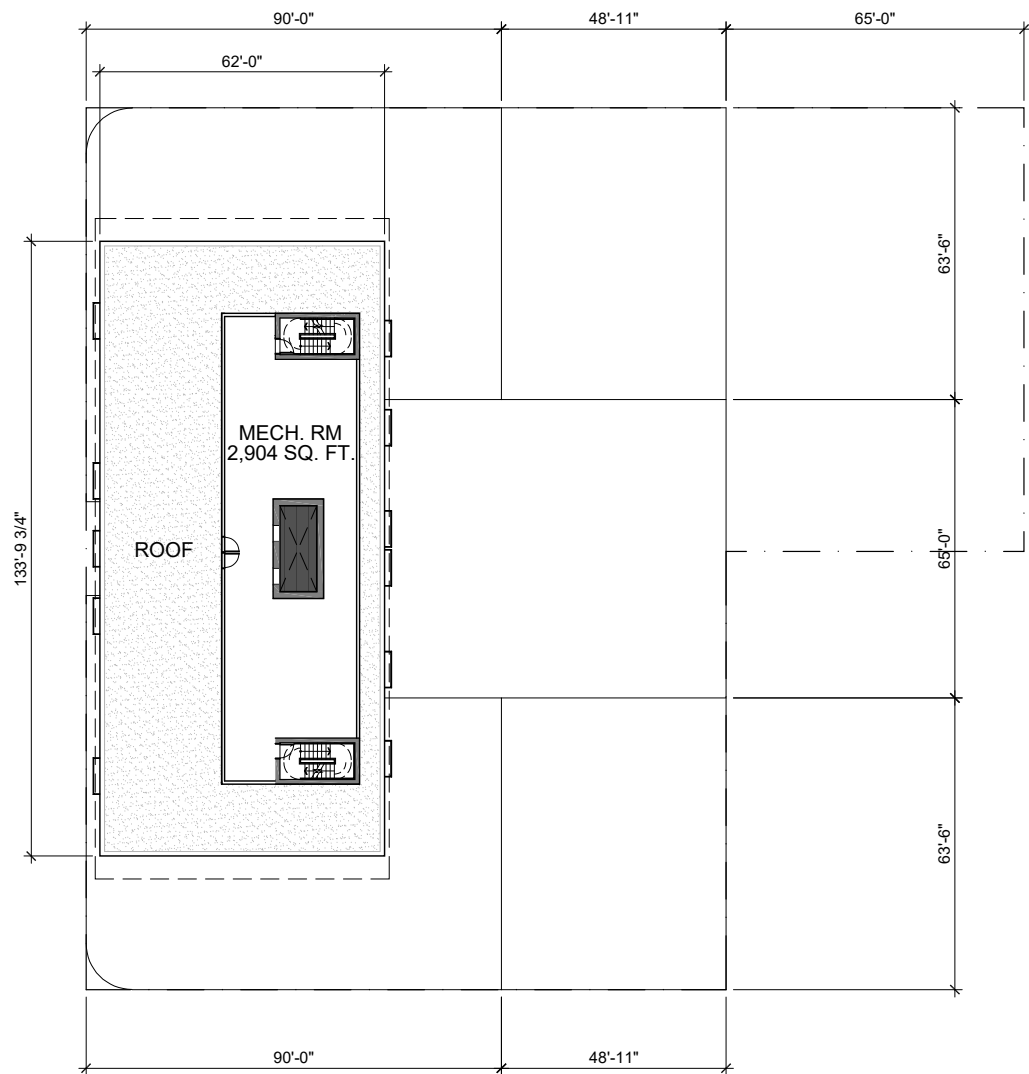
LEVEL 11



LEVEL 12-13



# ROOF PLAN & PROJECT STATISTICS



ROOF PLAN

## FLOOR AREAS:

GROUND FLOOR - 24,988 SQ.FT.  
RESIDENTIAL - 1,773 SQ.FT.  
SERVICE - 1,899 SQ.FT.  
RETAIL - 21,315 SQ.FT.

LEVEL 02-06 - 105,235 SQ.FT.

LEVEL 07-10 - 60,360 SQ.FT.

LEVEL 11 - 11,693 SQ.FT.

LEVEL 12-13 - 16,592 SQ.FT.

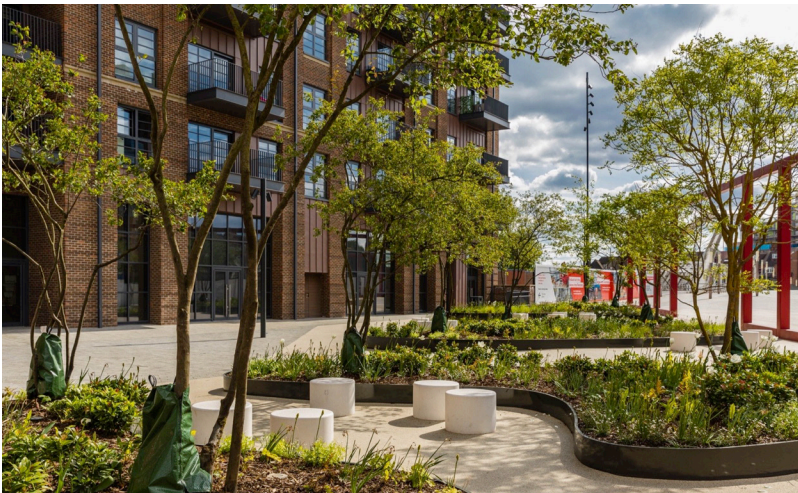
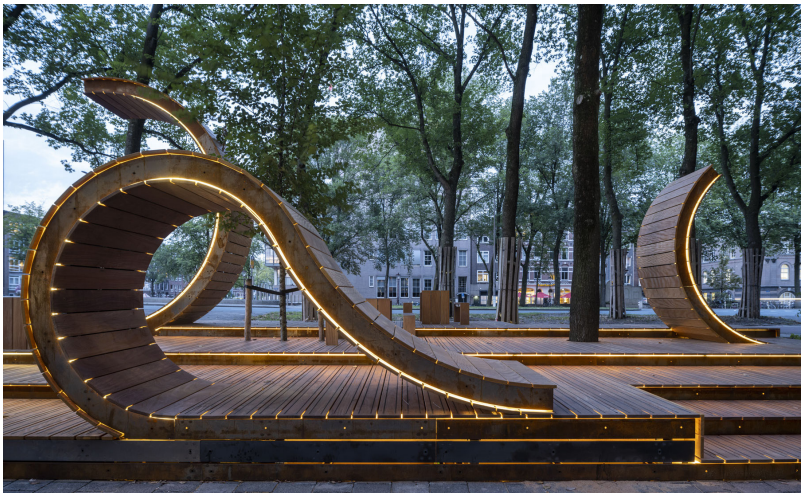
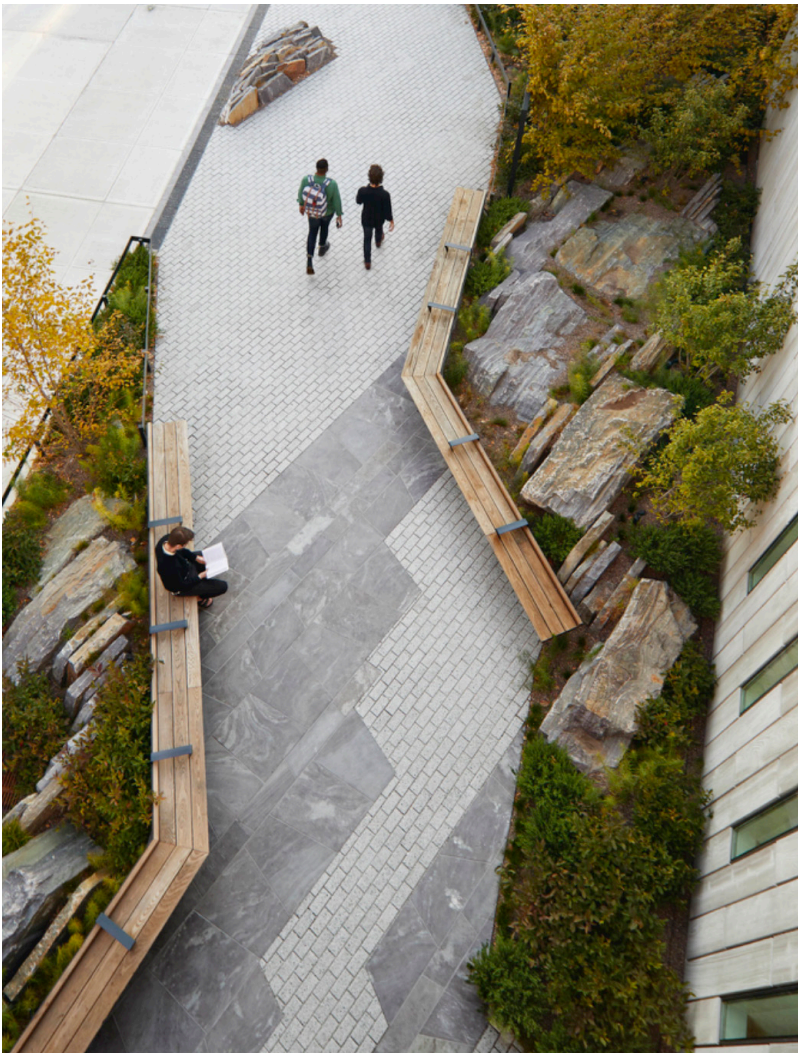
TOTAL FSR - 218,868 SQ.FT.  
- 6.6

## RESIDENTIAL UNIT MIX

LEVEL	STUDIO	1 BED	2 BED	3 BED
1				
2	2	21	6	0
3	2	21	6	0
4	2	21	6	0
5	2	21	6	0
6	2	21	6	0
7	2	15	4	0
8	2	15	4	0
9	2	15	4	0
10	2	15	4	0
11	0	12	2	0
12	0	7	2	2
13	0	7	2	2
SUB TOTAL	18	191	52	4
PERCENTAGE TOTAL	7%	72%	20%	2%
TOTAL		265		



PLAZA PRECEDENT IMAGES





# ELEVATIONS

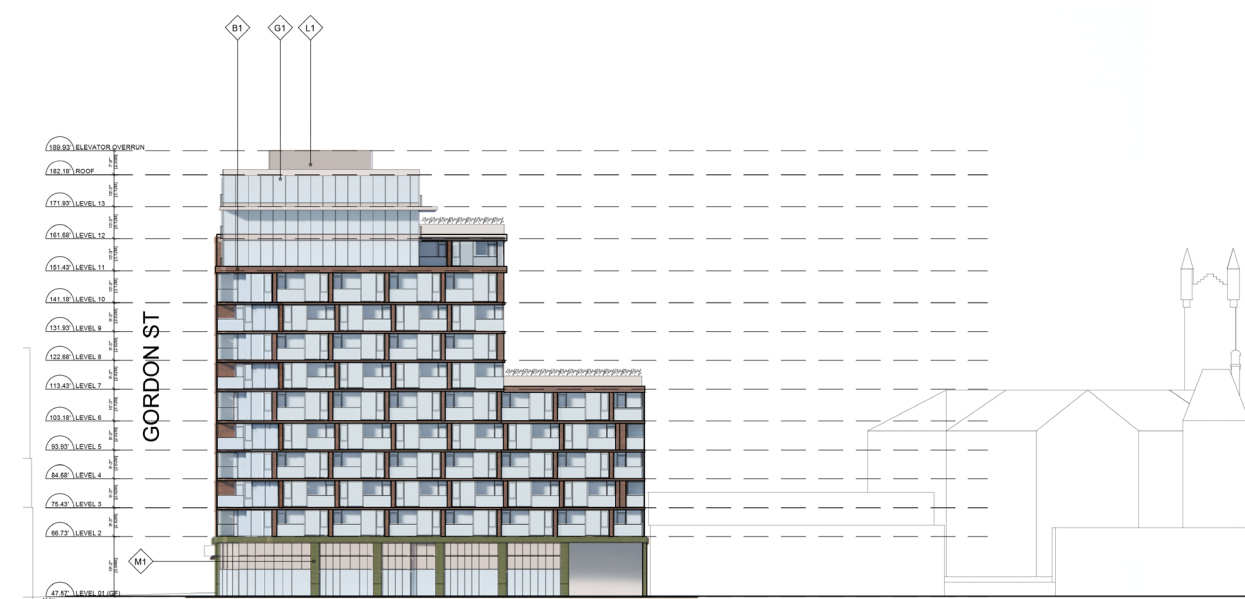
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Victoria**

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EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATIONS



NORTH ELEVATIONS



## ILLUSTRATION - VIEW SOUTH EAST





## ILLUSTRATION - VIEW WEST FROM DOUGLAS STREET

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## ILLUSTRATION - VIEW NORTH FROM BROUGHTON STREET OF PLAZA





## ILLUSTRATION - VIEW NORTH DOWN GORDON STREET

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## ILLUSTRATION - VIEW SOUTH GORDON STREET





## ILLUSTRATION - VIEW WEST AT BROUGHTON AND DOUGLAS STREET INTERSECTION

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# VIEW FROM LAUREL POINT

