

617-635 BROUGHTON STREET

Community Association Land Use Committee (CALUC) PRESENTATION

October 15th, 2025

MCM

GWL

REALTY
ADVISORS

PWL SvN

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.



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. 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.



View North down Gordon Street



View South from Broughton Street of Plaza



View looking South West

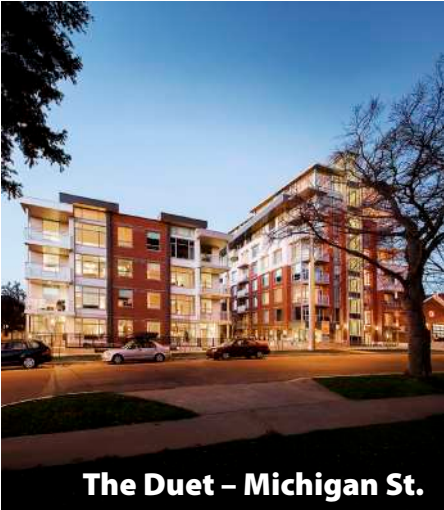


View West at Broughton and Douglas Street Intersection

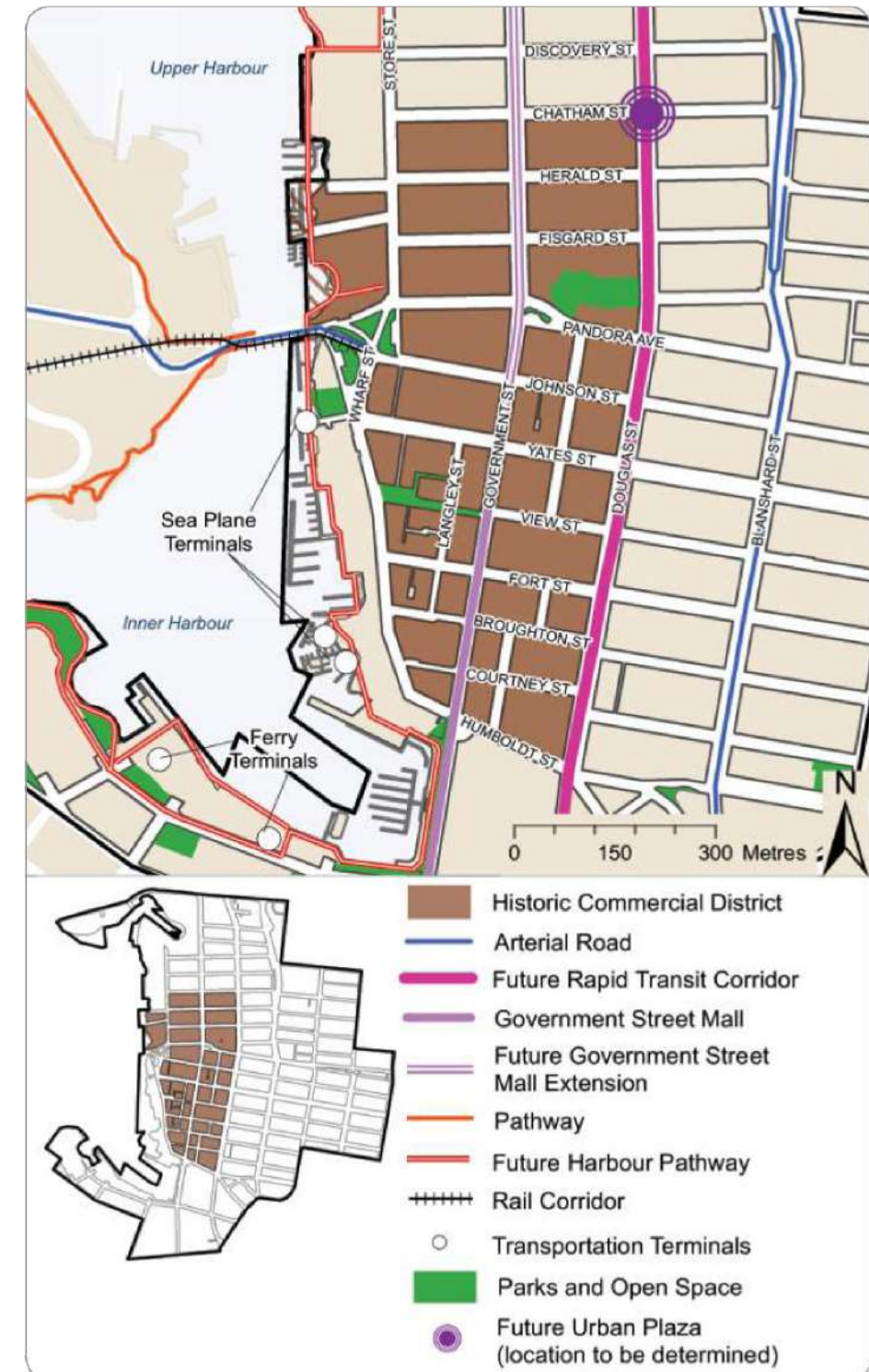
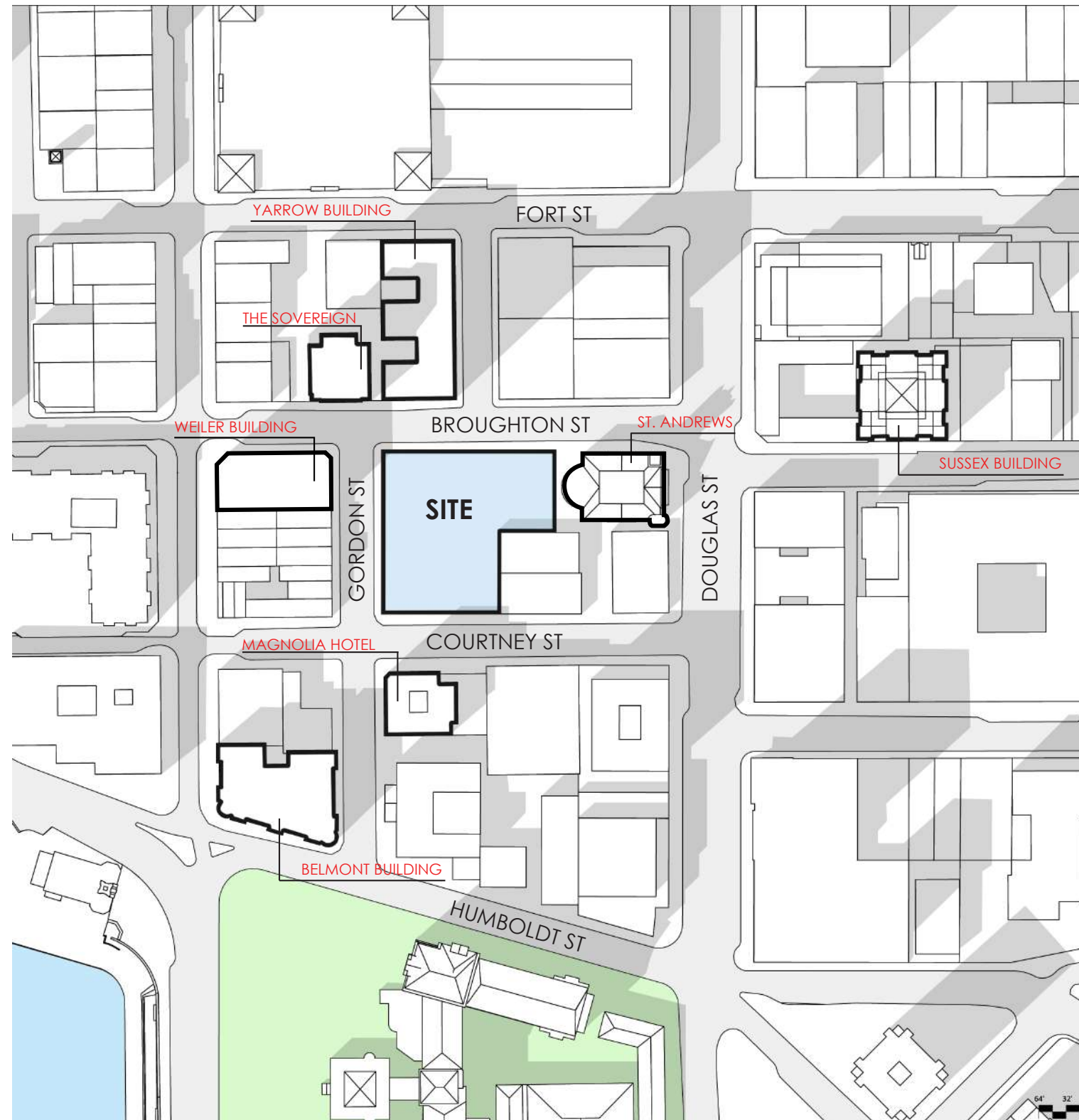
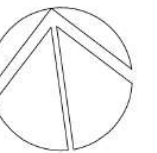


View East down Broughton Street

MCM VICTORIA PROJECTS



CONTEXT PLAN

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Map 10: Historic Commercial District

SITE PHOTOS



View from North East



View from North West



View from South East



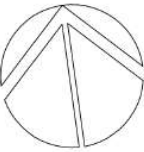
View from South West

HERITAGE BUILDINGS AROUND THE SITE



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REGISTERED
HERITAGE
PROPERTY

DESIGNATED
HERITAGE
PROPERTY

EDWARDIAN COMMERCIAL BUILDING COMPOSITION



WEILER



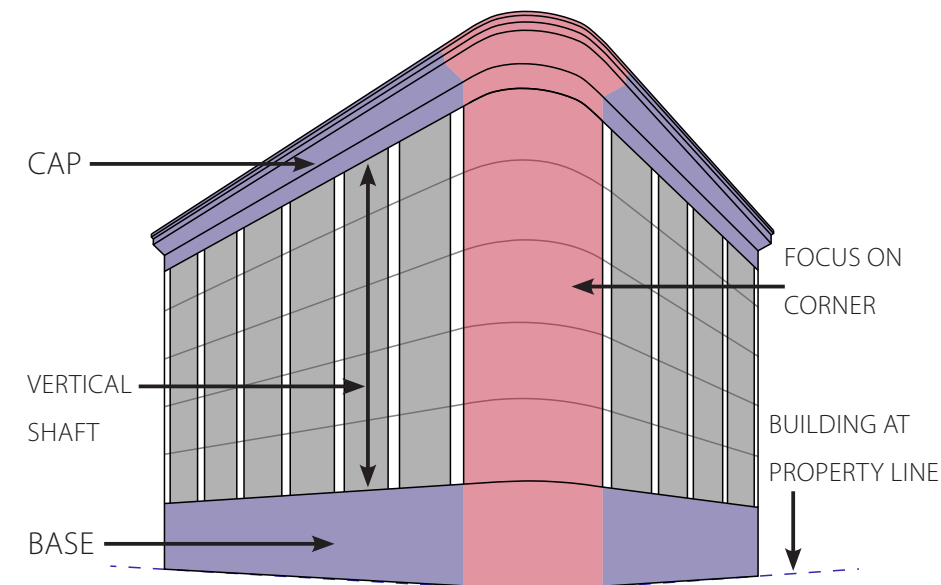
608 BROUGHTON



SUSSEX



CENTRAL BUILDING



BELMONT



MAGNOLIA



YARROW

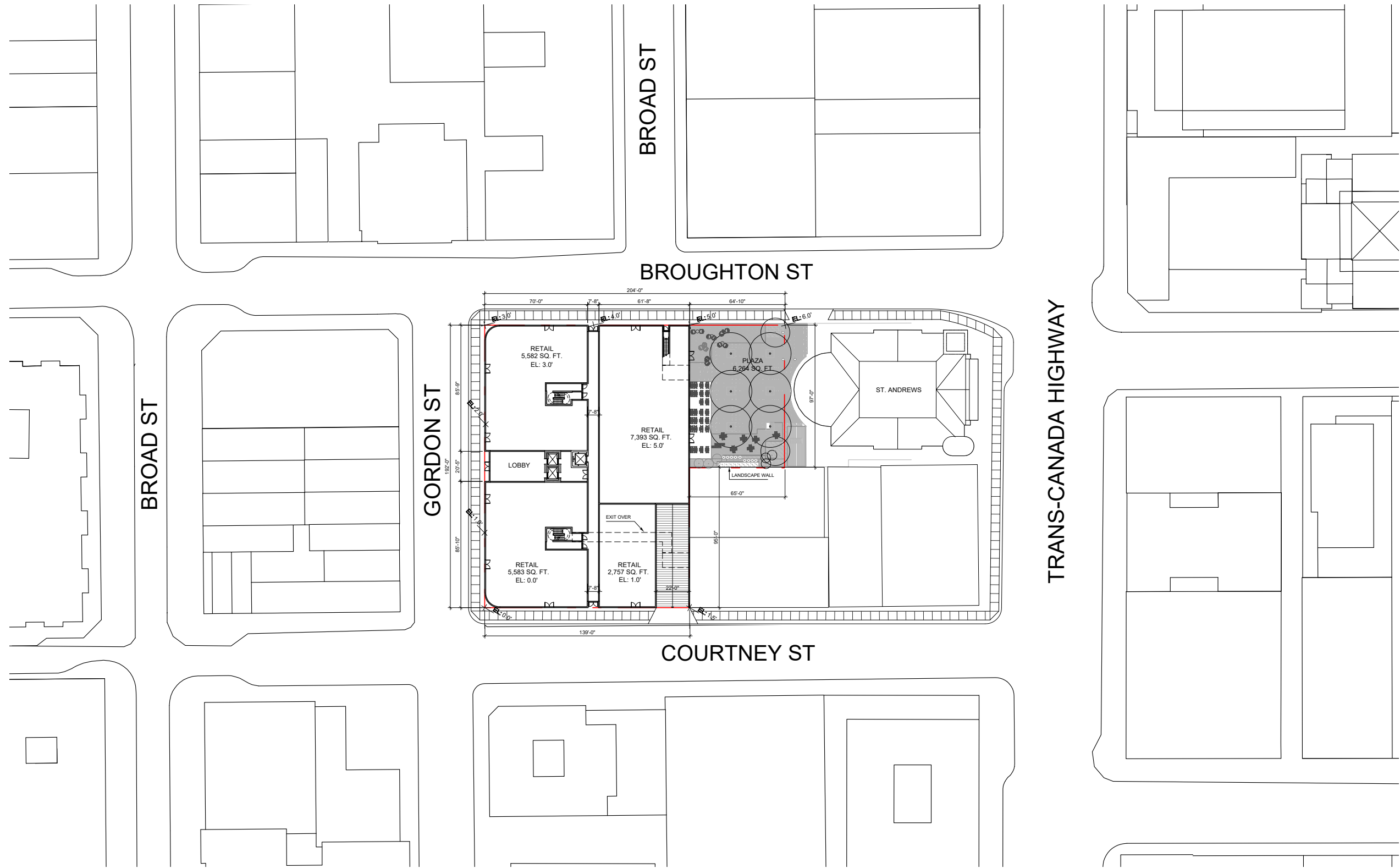
SITE PLAN



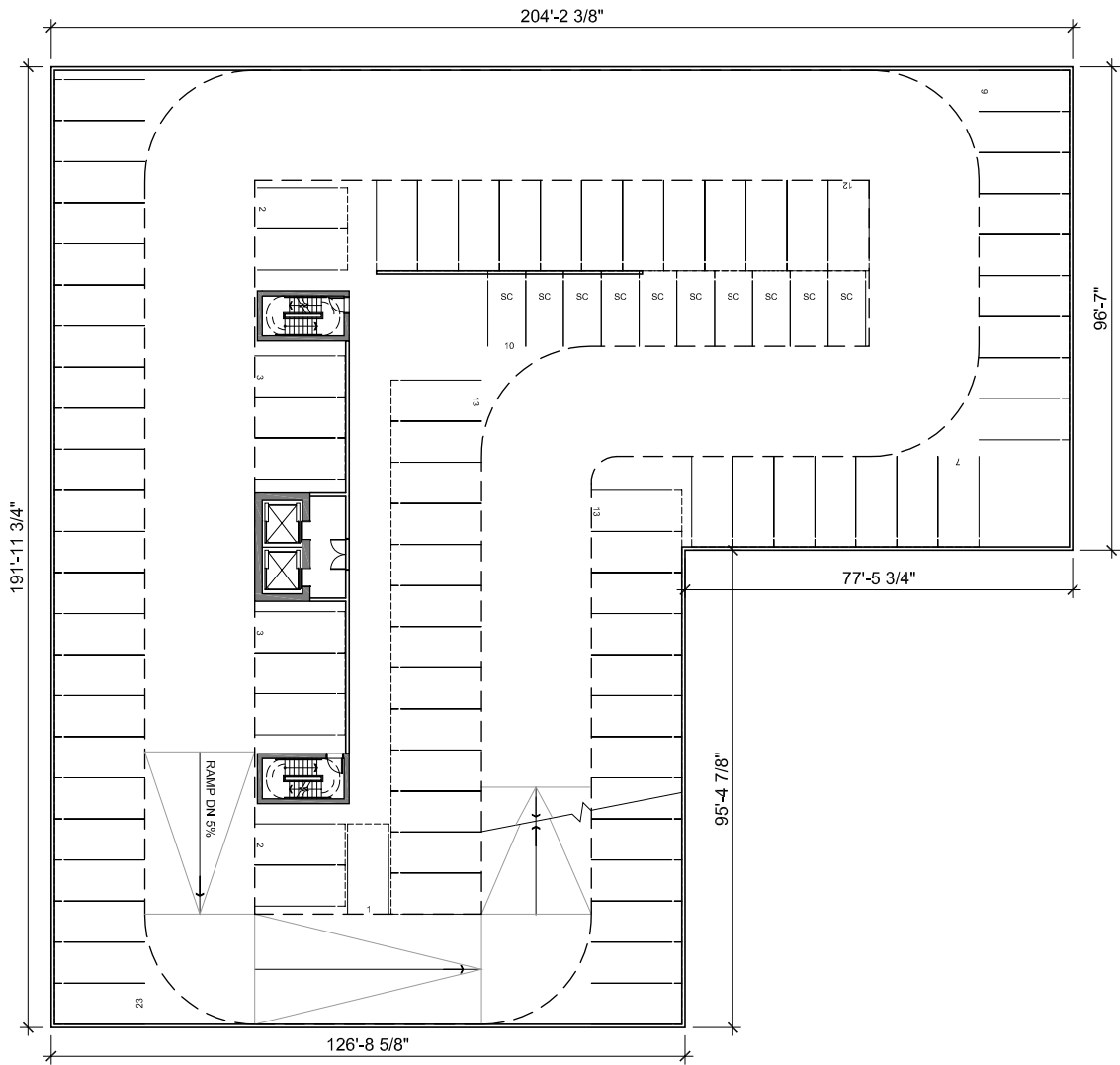
Musson
Cattell
Mackey
Partnership

Broughton
Street
Victoria

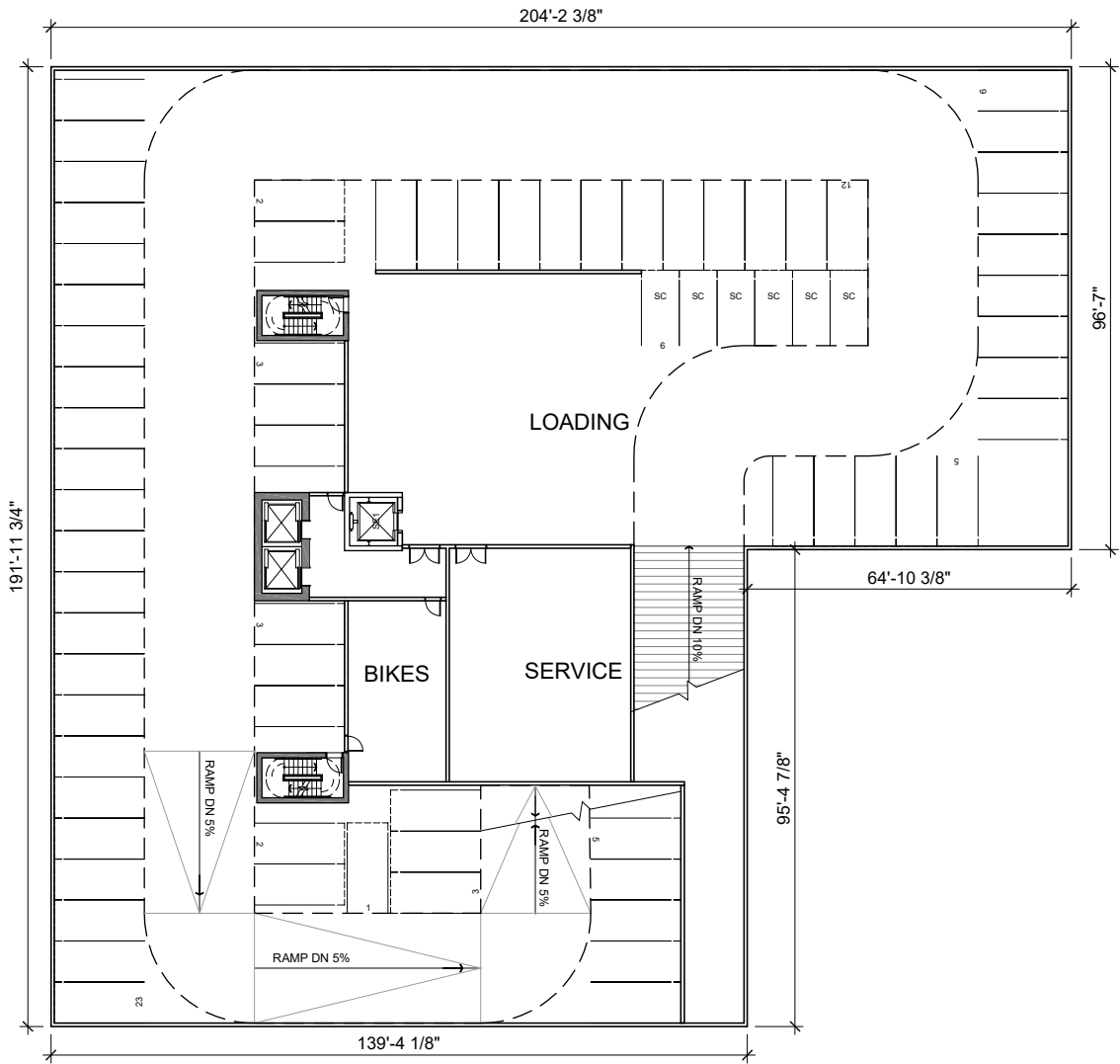
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PARKING PLANS

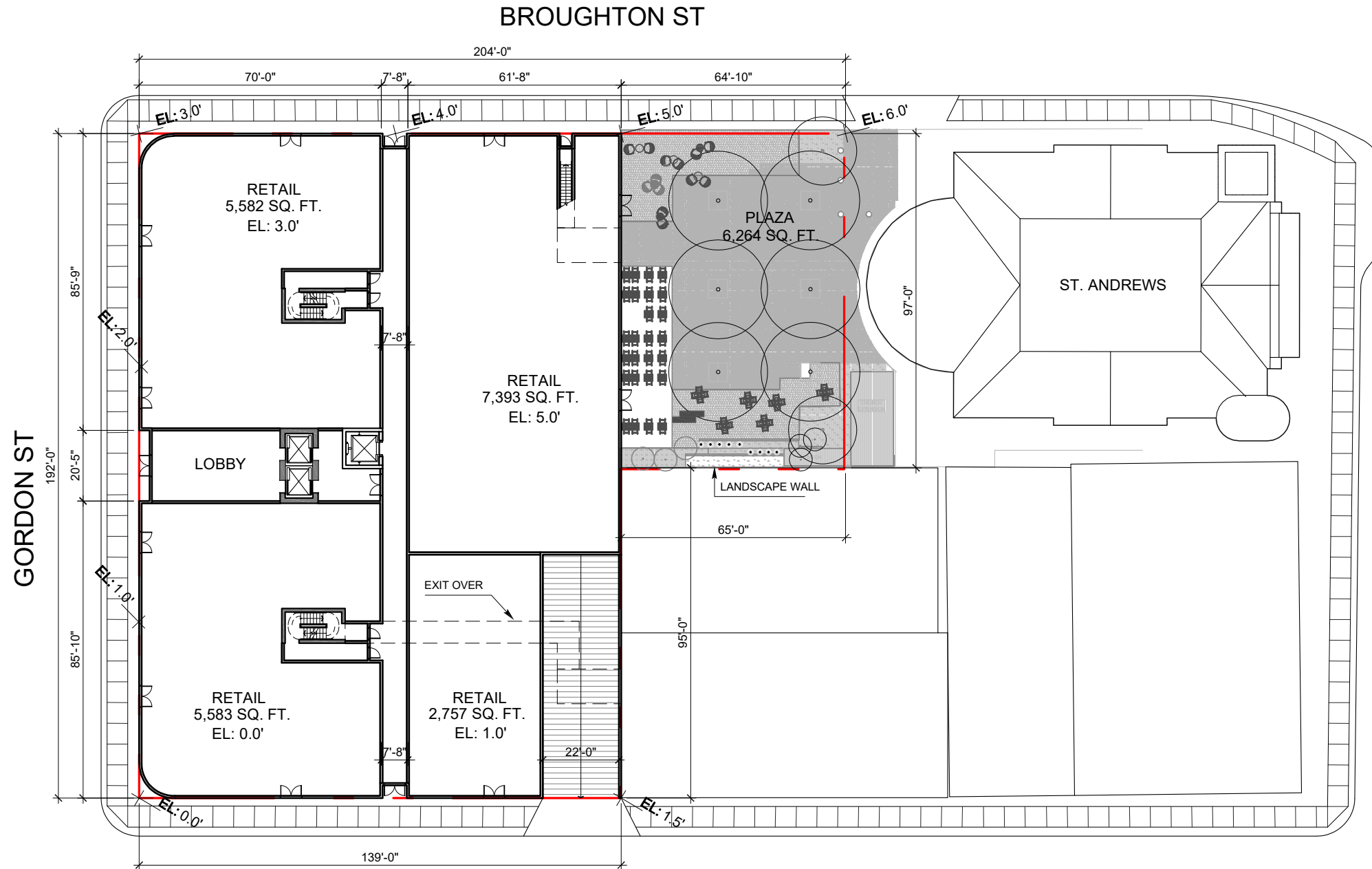


LEVEL P2

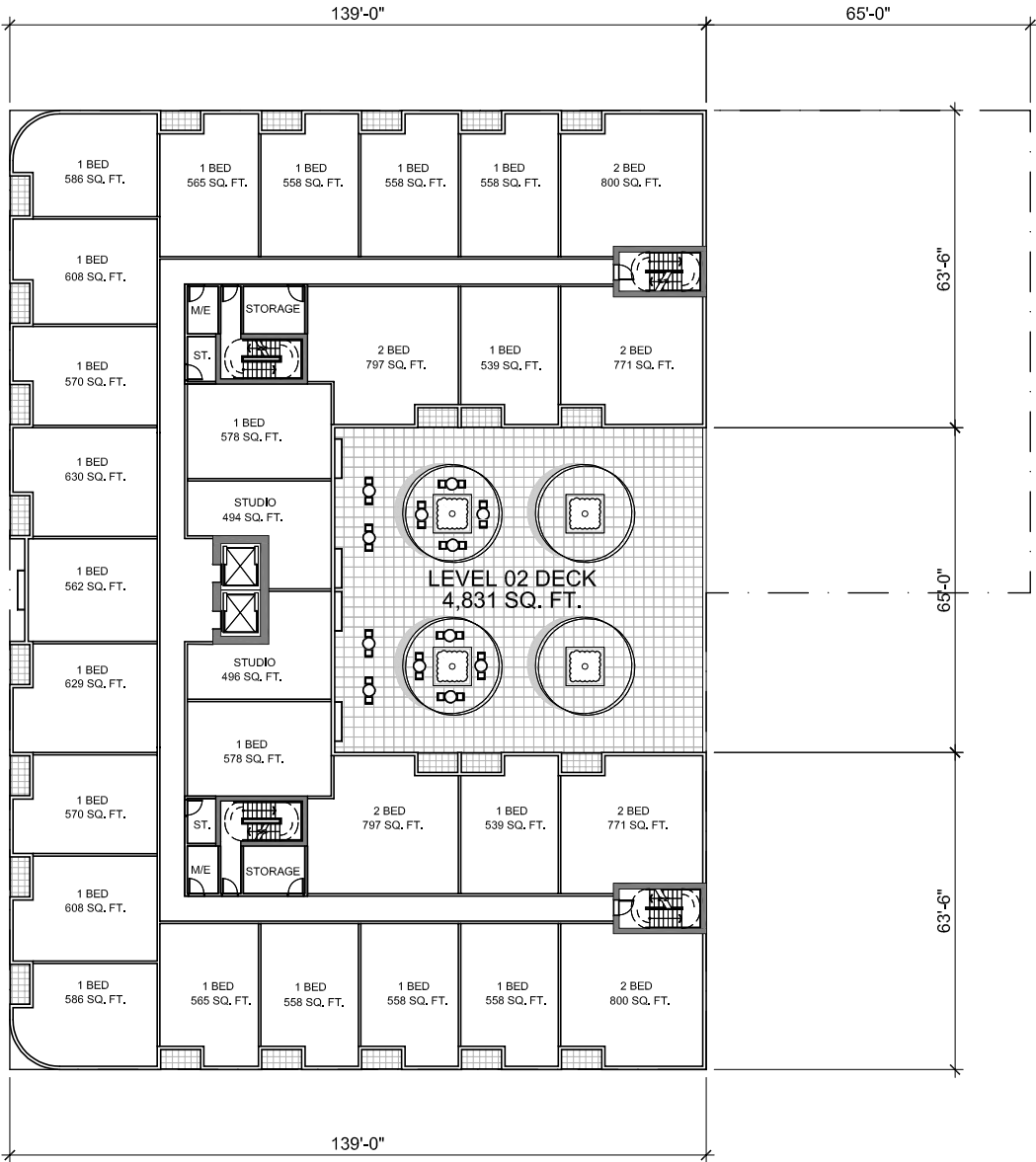


LEVEL P1

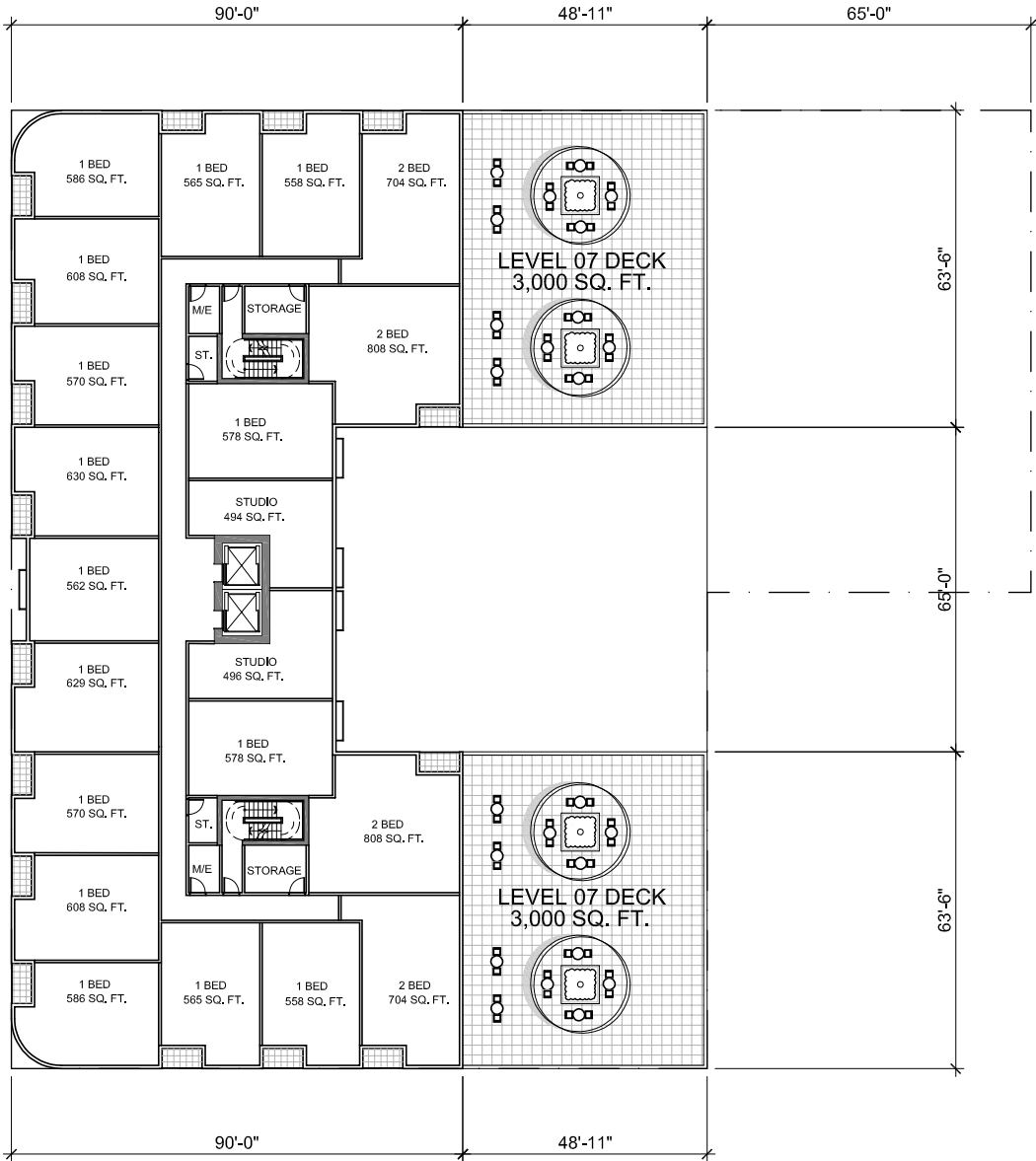
GROUND PLAN



FLOOR PLANS

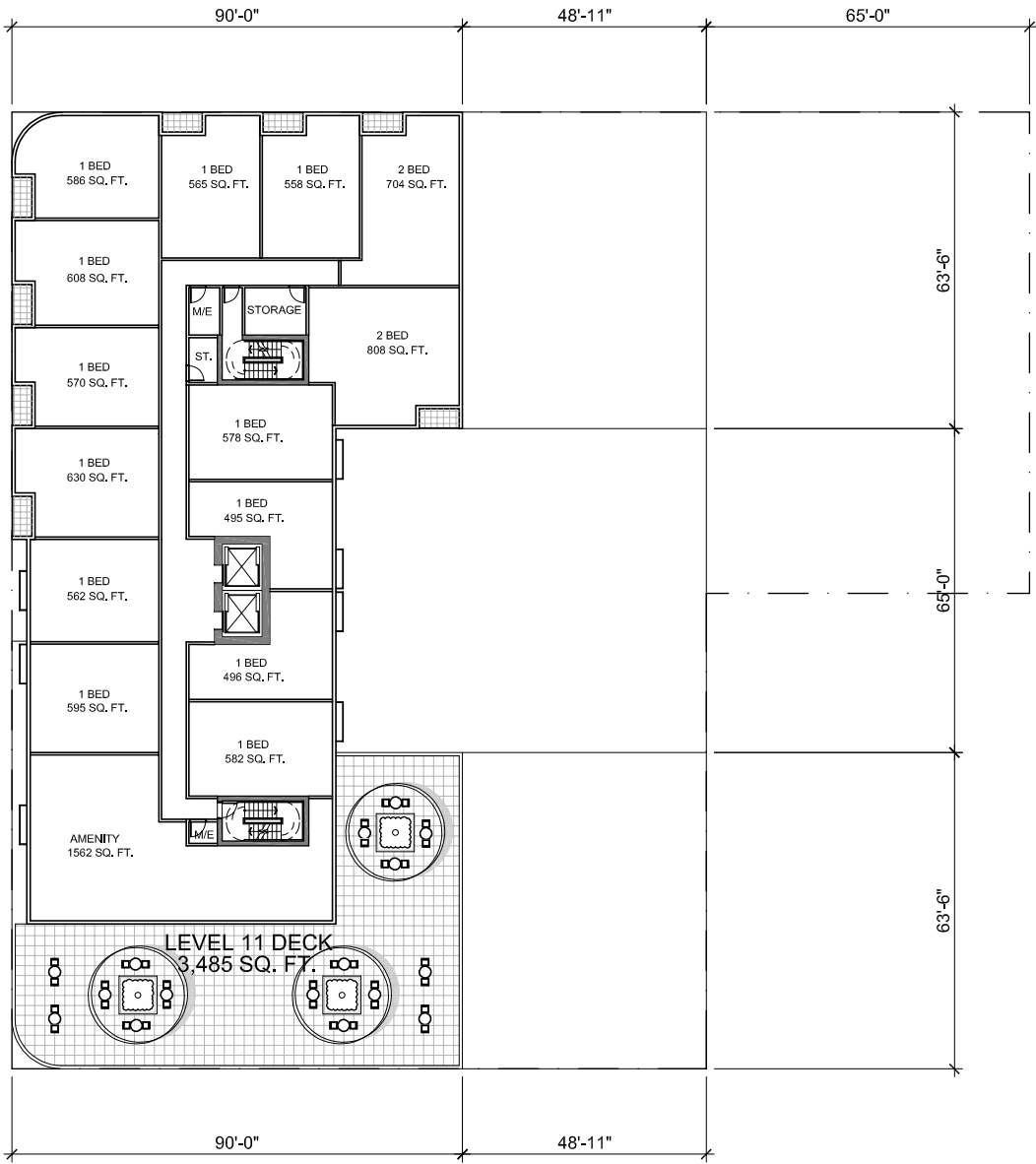


LEVEL 02-06

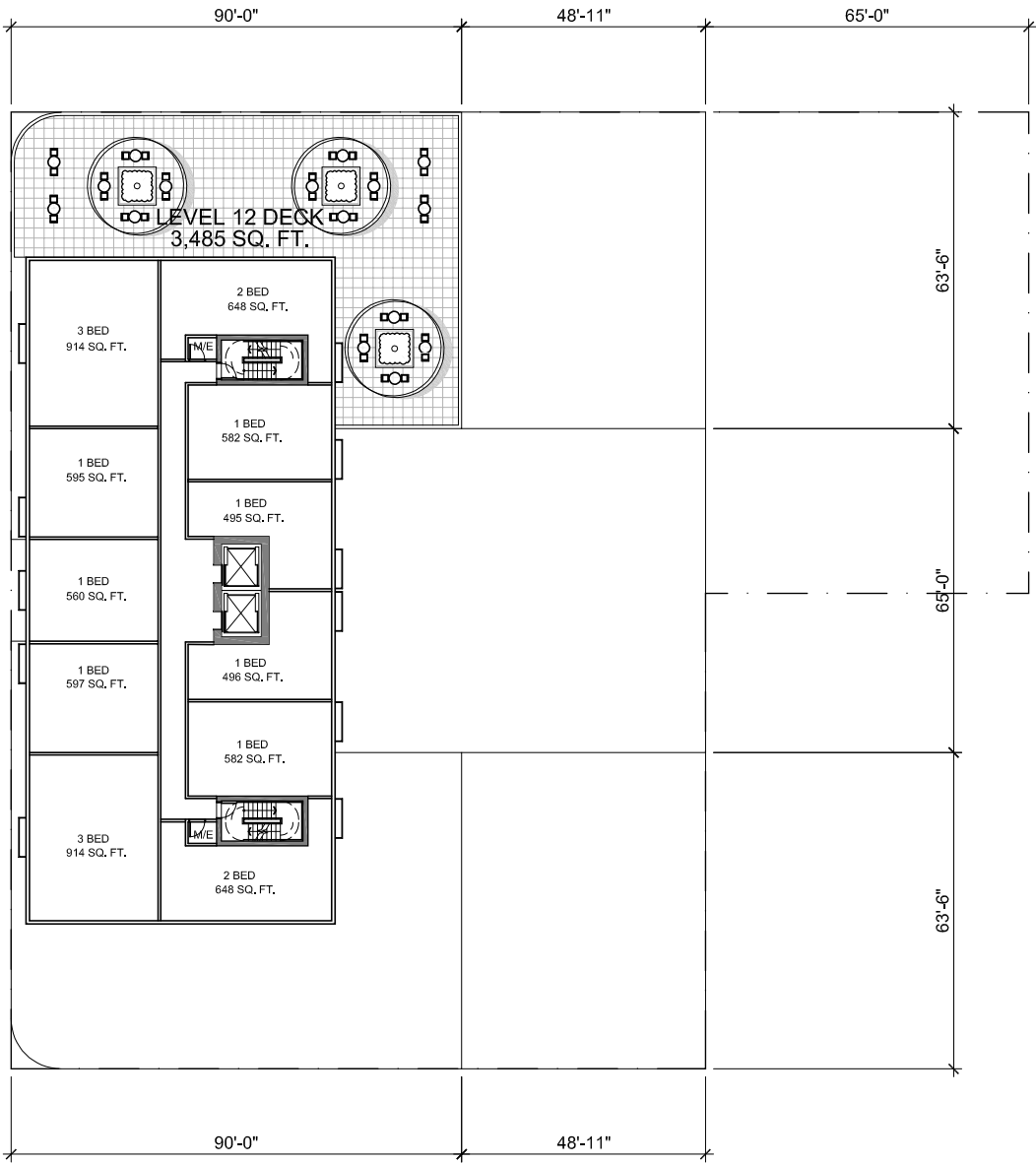


LEVEL 07-10

FLOOR PLANS

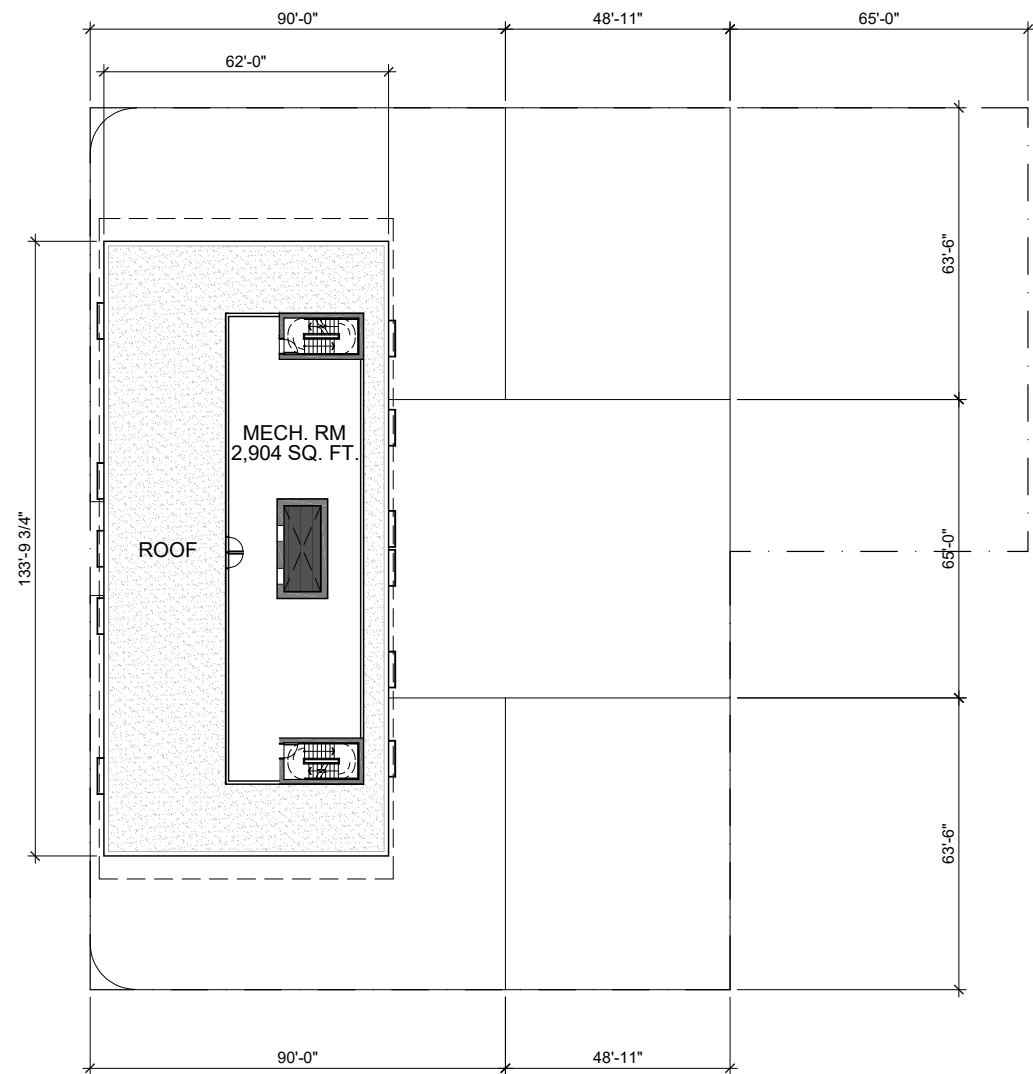


LEVEL 11



LEVEL 12-13

ROOF PLAN & PROJECT STATISTICS



ROOF PLAN

FLOOR AREAS:

GROUND FLOOR
RESIDENTIAL
SERVICE
RETAIL

- 24,988 SQ.FT.
- 1,773 SQ.FT.
- 1,899 SQ.FT.
- 21,315 SQ.FT.

LEVEL 02-06
LEVEL 07-10
LEVEL 11
LEVEL 12-13

- 105,235 SQ.FT.
- 60,360 SQ.FT.
- 11,693 SQ.FT.
- 16,592 SQ.FT.

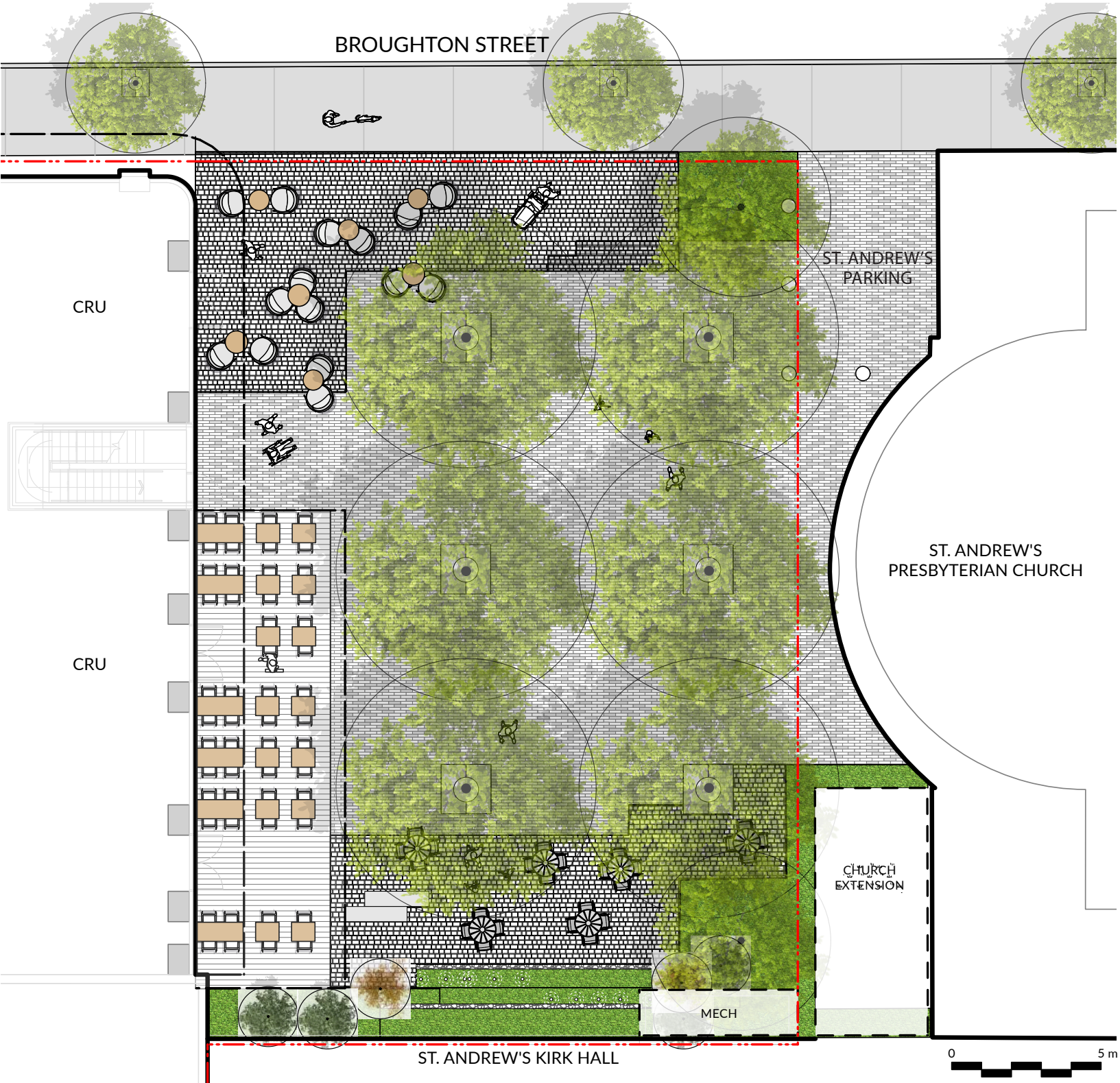
**TOTAL
FSR**

**- 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 CONCEPT PLAN



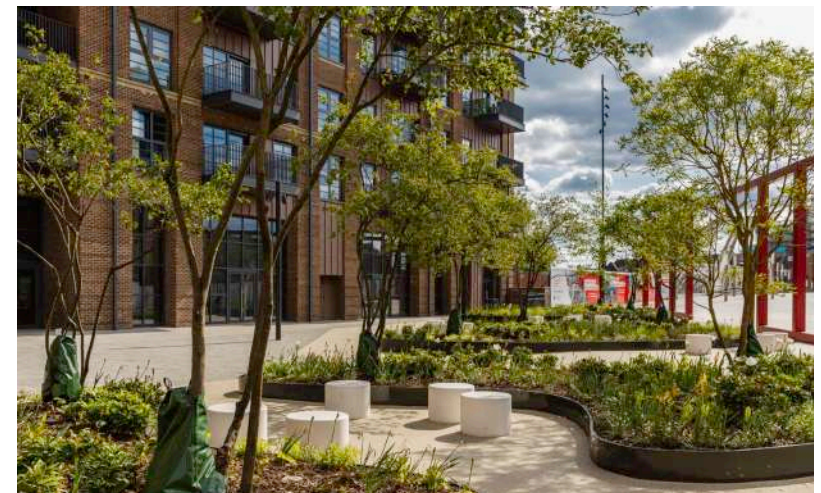
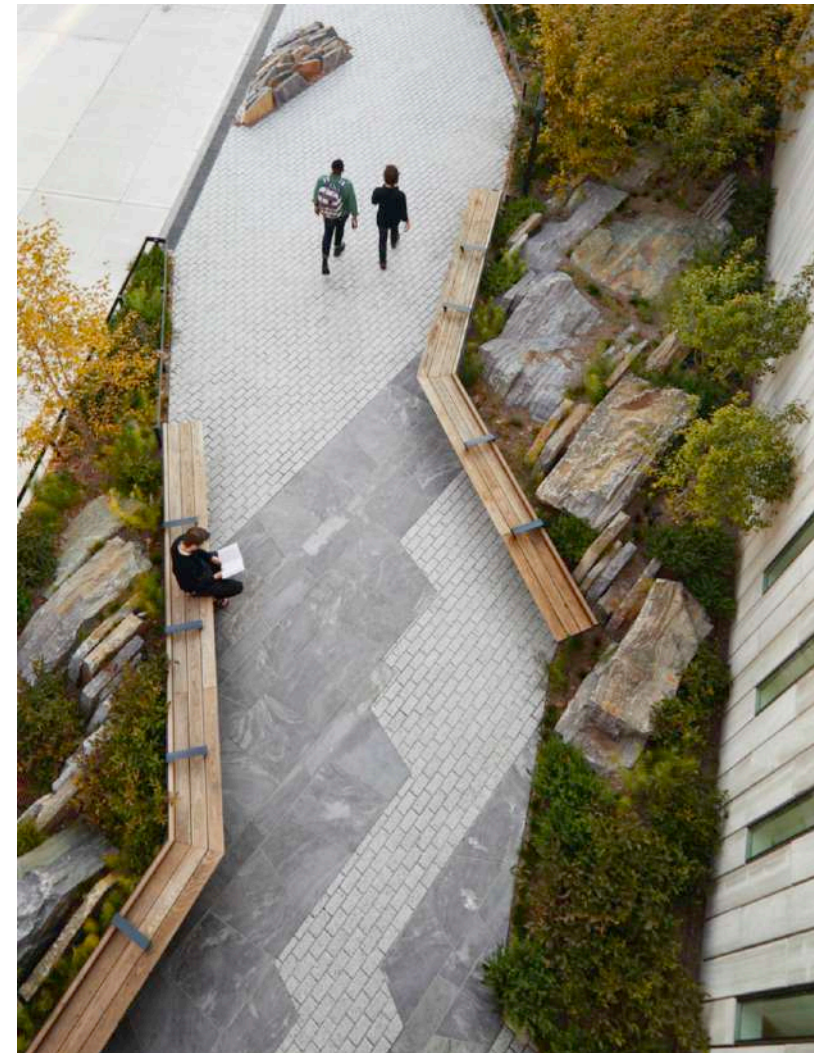
PLAZA PRECEDENT IMAGES

M C M

Musson
Cattell
Mackey
Partnership

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ELEVATIONS



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATIONS



NORTH ELEVATIONS

ILLUSTRATION - VIEW LOOKING SOUTH WEST



ILLUSTRATION - VIEW WEST FROM DOUGLAS STREET

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ILLUSTRATION - VIEW SOUTH FROM BROUGHTON STREET OF PLAZA



ILLUSTRATION - VIEW NORTH DOWN GORDON STREET

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ILLUSTRATION - VIEW EAST DOWN BROUGHTON STREET



ILLUSTRATION - VIEW WEST AT BROUGHTON AND DOUGLAS STREET INTERSECTION

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VIEW FROM LAUREL POINT

