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

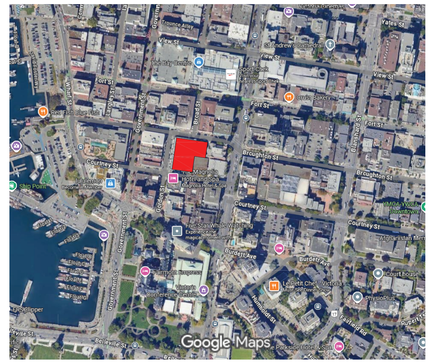
LOT AREA: 3,049.6882 m^2 (32826.54 ft^2)

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 3-7
A206	LEVEL 8-9
A207	LEVEL 10
A208	LEVEL 11
A209	LEVEL 12
A210	LEVEL - ROOF
A300	W&S ELEVATIONS
A301	E&N ELEVATIONS
A302	ELEVATIONS
A400	SECTION A-A
A401	SECTION B-B
FSR200	L1 & L2
FSR201	L3-7 & L8
FSR202	L9 & L10
FSR203	L11 & L12

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

ARCHITECT

MUSSON CATTELL MACKEY PARTNERSHIP

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

STRUCTURAL ENGINEER

GLOTMAN SIMPSON

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

MECHANICAL ENGINEER

REINBOLD ENG. GROUP

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

ELECTRICAL ENGINEER

NEMETZ & ASS. LTD.

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

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

TRANSPORTATION

BUNT & ASSOCIATES ENGINEERING LTD.

1550 - 1050 WEST PENDER STREET
VANCOUVER, BC V6E 3S7
CONTACT: CHRISTEPHEN CHENG
T. 604.685.6427

HERITAGE

ERA ARCHITECTS INC.

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

LEED / SUSTAINABILITY

REINBOLD ENG. GROUP

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

SURVEYOR

McELHANNEY LTD.

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

CODE

JENSEN HUGHES

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

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
November 9, 2026

MCM

Musson Cattell Mackey Partnership

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3	20 AUGUST 2026	ISSUED FOR PRIOR TO RZ/DP 2
2	08 MAY 2026	ISSUED FOR PRIOR TO RZ/DP
1	28 NOV 2025	ISSUED FOR RZ/DP

Revisions YYYY-MM-DD

REGISTERED ARCHITECT
GILLIAN BROOKE BRENNEN
BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

COVER

Drawing

Scale

Project 218008

Sheet A000

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FSR CALCULATIONS

FSR (sqft)

	Retail	Residential	Amenity (Ref. only)	Total FSR (ft²)	(m²)
L1	14406	4231		18637	1731
L2-7		112638	390	112638	10464
L8		14806	3692	14806	1376
L9		11066		11066	1028
L10		14530		14530	1350
L11-12		23188		23188	2154
Penthouse				0	0
	14406	180459	4082	**194865**	**18104**
			379 m²		

SITE **3049.69** m²
32826.54 ft²

FSR **5.94**

UNIT MIX

LEVEL	JNR. 1 BED	1 BED	2 BED	3 BED	TOTAL	ADAPT.
1						
2	3	14	7	2	26	6
3	3	14	8	2	27	6
4	3	14	8	2	27	6
5	3	14	8	2	27	6
6	3	14	8	2	27	6
7	3	14	8	2	27	6
8	3	6	4	2	15	4
9	3	6	4	2	15	4
10	3	6	4	6	19	4
11	3	9	3	1	16	2
12	3	9	3	1	16	2
SUB TOTAL	**33**	**120**	**65**	**24**	**242**	**52**
%	14%	50%	27% (20% min)	10% (10% min)	100%	21%

TOTAL **242**

PARKING REQUIREMENT

RESIDENTIAL

Units	Calculation	Required	Provided
33	0.5 / unit <40m²	17	
134	0.6 / unit 40-70m²	80	
75	1 / unit >70m²	75	
		172	**142**

0.57 p/unit

ACCESSIBLE *(Included in RES.)*

Units	Calculation	Required	Provided
172	*(7.1.1 Table 1) +101stalls = 1/25*	7	
	** 2 VAN*	**7**	**8**

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	**198**	**167**

0.67 p/unit

LOADING:

RETAIL / COMMERCIAL

Area	*Calculation*	*Future bylaw*	*Provided*
14,308	*1 / 2325m² (25,026.09ft²)*	*1 Class B*	***1***

RESIDENTIAL

Units	*Calculation*	*Future bylaw*	*Provided*
242	*1/(50-299), 1(200+) units*	*1 Class A*	***2***
242	*1(100-299), 1(300-499). 1(200+) units*	*1 Class B*	***1***

BICYCLE REQUIREMENT

COMMERCIAL

Long term

Use	Calculation	Area (m²)	Required	Provided
Retail	1/200m²	1398	7	
		Sub-Total	**7**	
		10% over-supply	1	
		Total req	**8**	**8**
		Oversized bikes (15%)	1	**1**
		30% vertical (max)	4	0

Short term

Use	Calculation	Area (m²)	Required	Provided
Retail	1/200m²	1398	7	
		Total req	**7**	**7**

RESIDENTIAL

Long term

Units	Calculation	Required	Provided
33	1 / unit <45m²	33	
209	1.25 / unit >45m²	261	
	Sub-Total	**294**	
	10% over-supply	29	
	Total req	**324**	**325**
	Oversized bikes (15%)	49	**49**
	30% vertical (max)	97	37

Short term

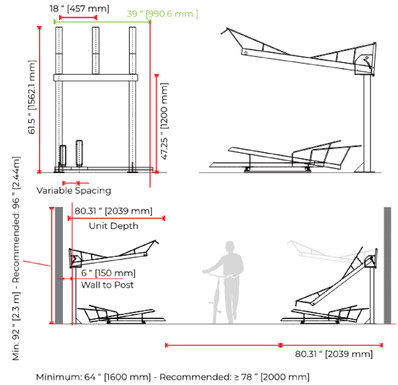
Units	Calculation	Required	Provided
242	6/bldg or 0.1/unit	24	
	Total req	**24**	**24**

	Oversized	Horizontal	Vertical	Stacked	TOTAL
Required	*49*		*97*		*324*
RES	49	27	37	212	**325**

URBAN RACKS
INNOVATIVE | BICYCLE PARKING

Capacity

Bicycle Per Set	2 (One up and one down)
Bicycle Spacing	18 " or 24 " [457 mm or 610 mm]
Rise Differential	6 or 8 " [152 mm or 203 mm]



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Revisions YYYY-MM-DD

REGISTERED ARCHITECT BROOKE BRENNEN BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

PROJECT INFORMATION

Drawing

Scale

Project 218008

Sheet A001

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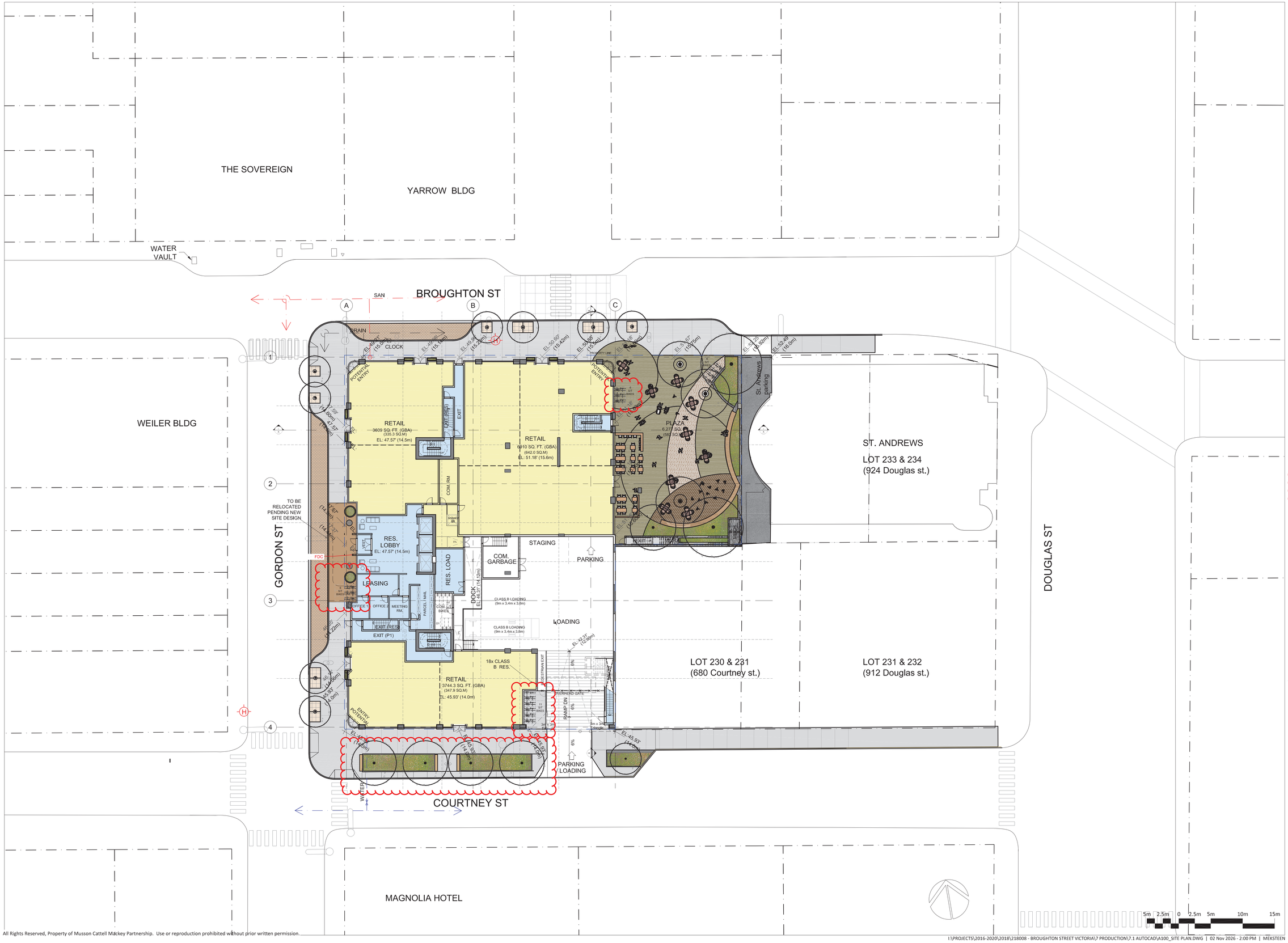

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
WILLIAM BROOKE BRENNER
PROVINCE OF BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

SITE PLAN

Drawing

Scale 1 : 250

Project 218008

Sheet A100

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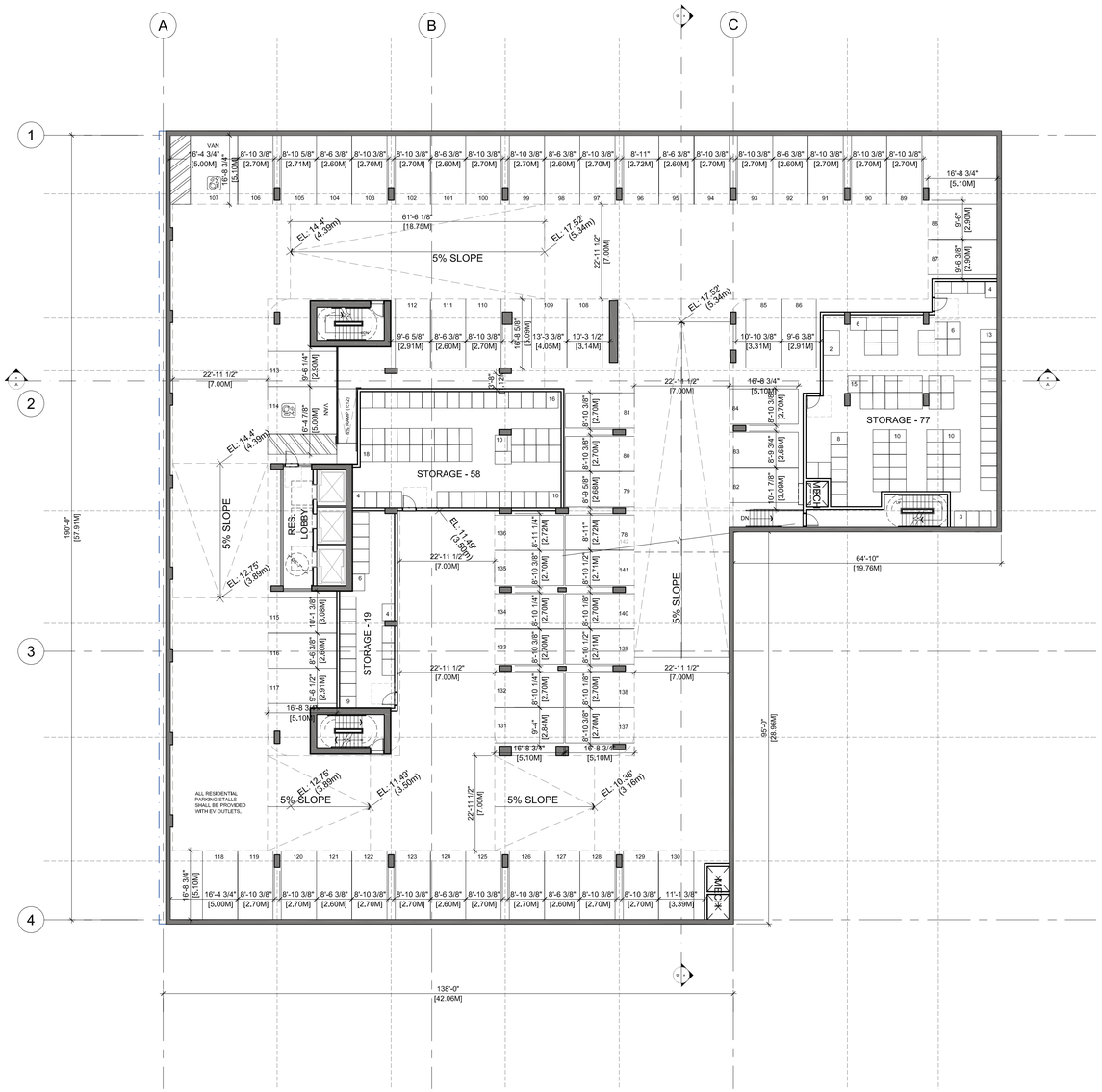

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Revisions 2026-05-08

REGISTERED ARCHITECT
COLLEEN BROOKE BREEDEN
BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

LEVEL P3

Drawing

Scale 1 : 200

Project 218008

Sheet A200

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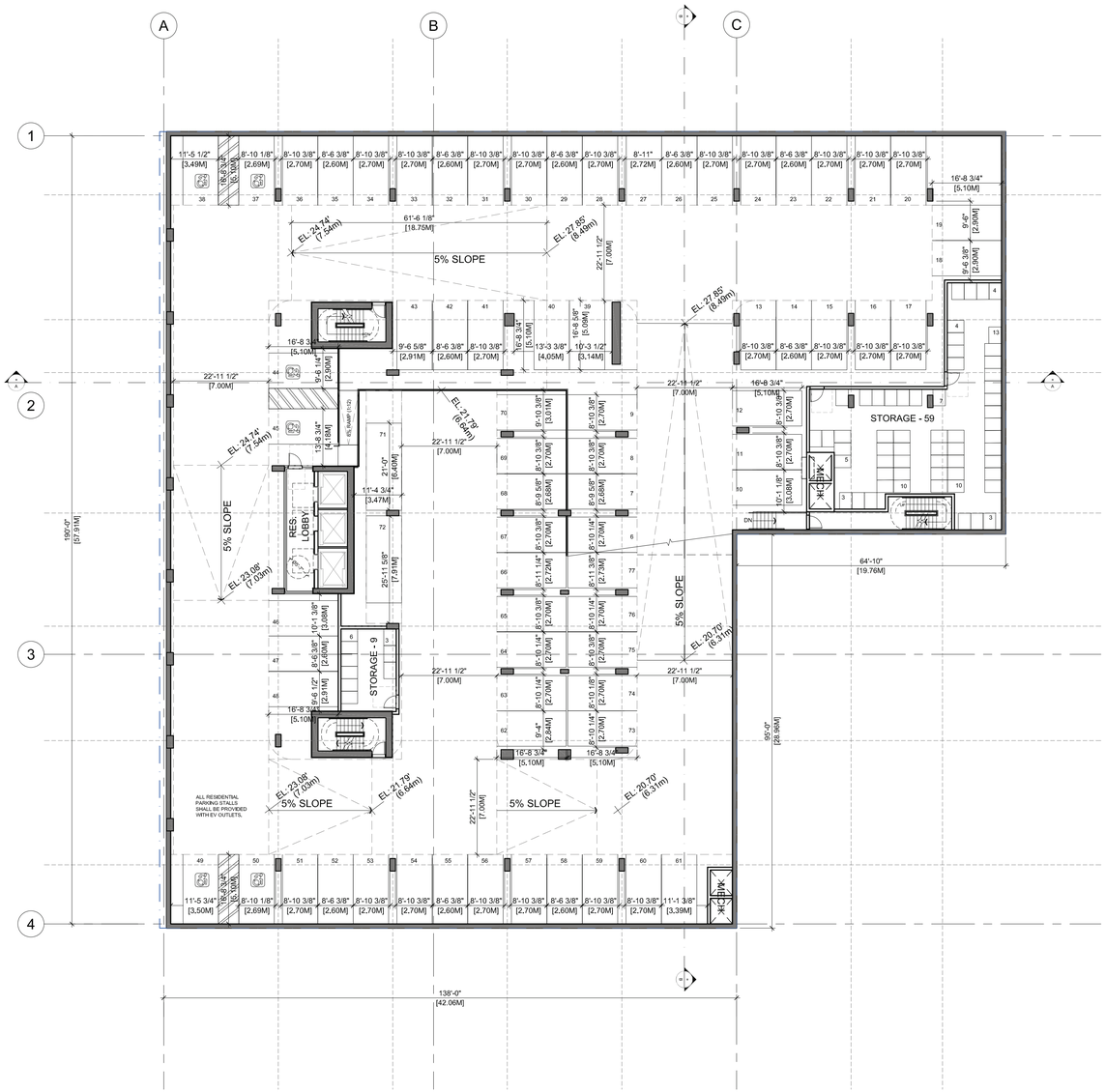

4m 2m 0 2m 4m 8m 12m

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Revisions 2026-05-08

REGISTERED ARCHITECT BROOKE BRENNEN BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

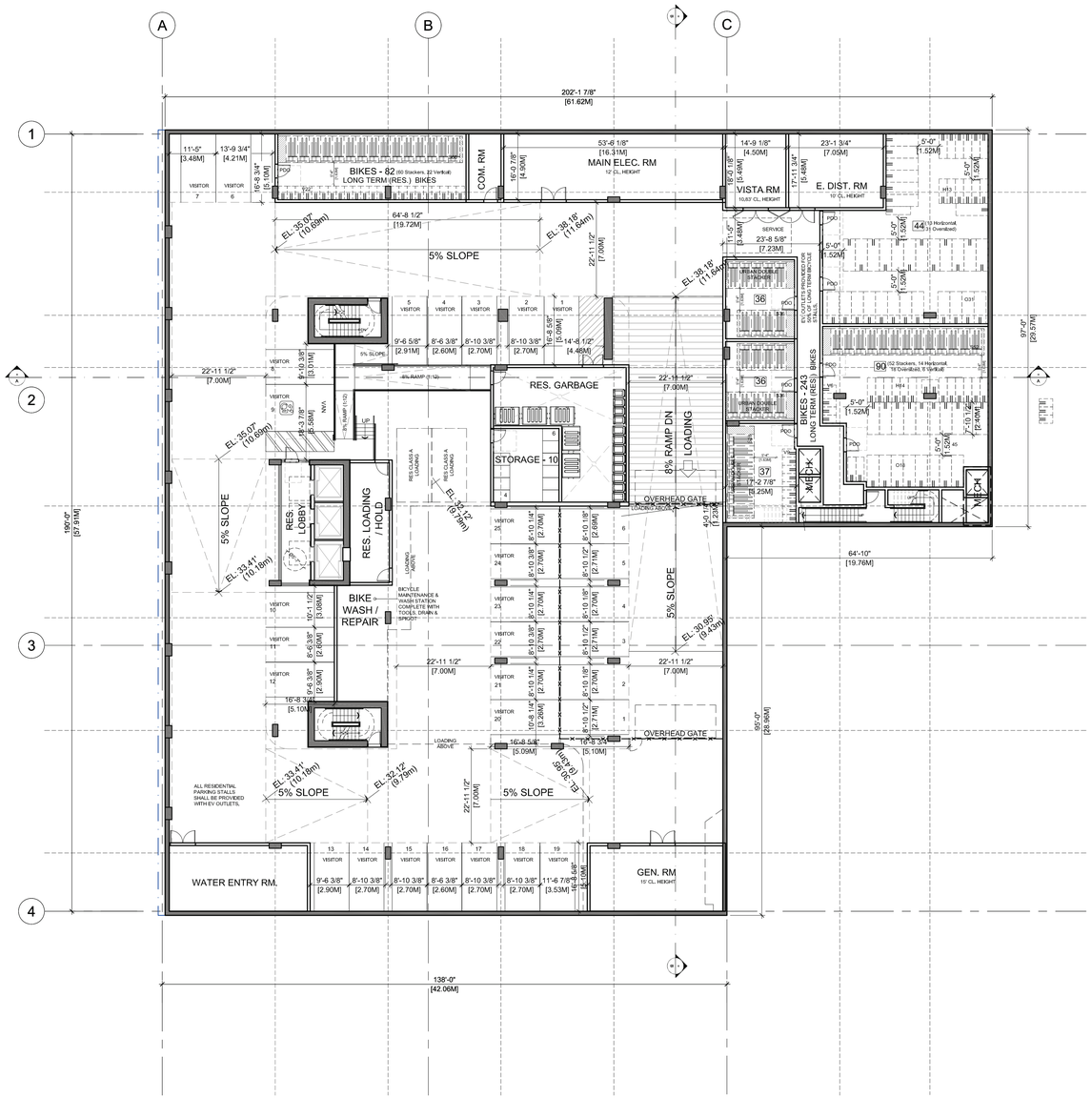
LEVEL P2

Drawing

Scale 1 : 200

Project 218008

Sheet A201



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Revisions YYYY-MM-DD

REGISTERED ARCHITECT BROOKE BRENNER BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

LEVEL P1

Drawing

Scale 1 : 200

Project 218008

Sheet A202

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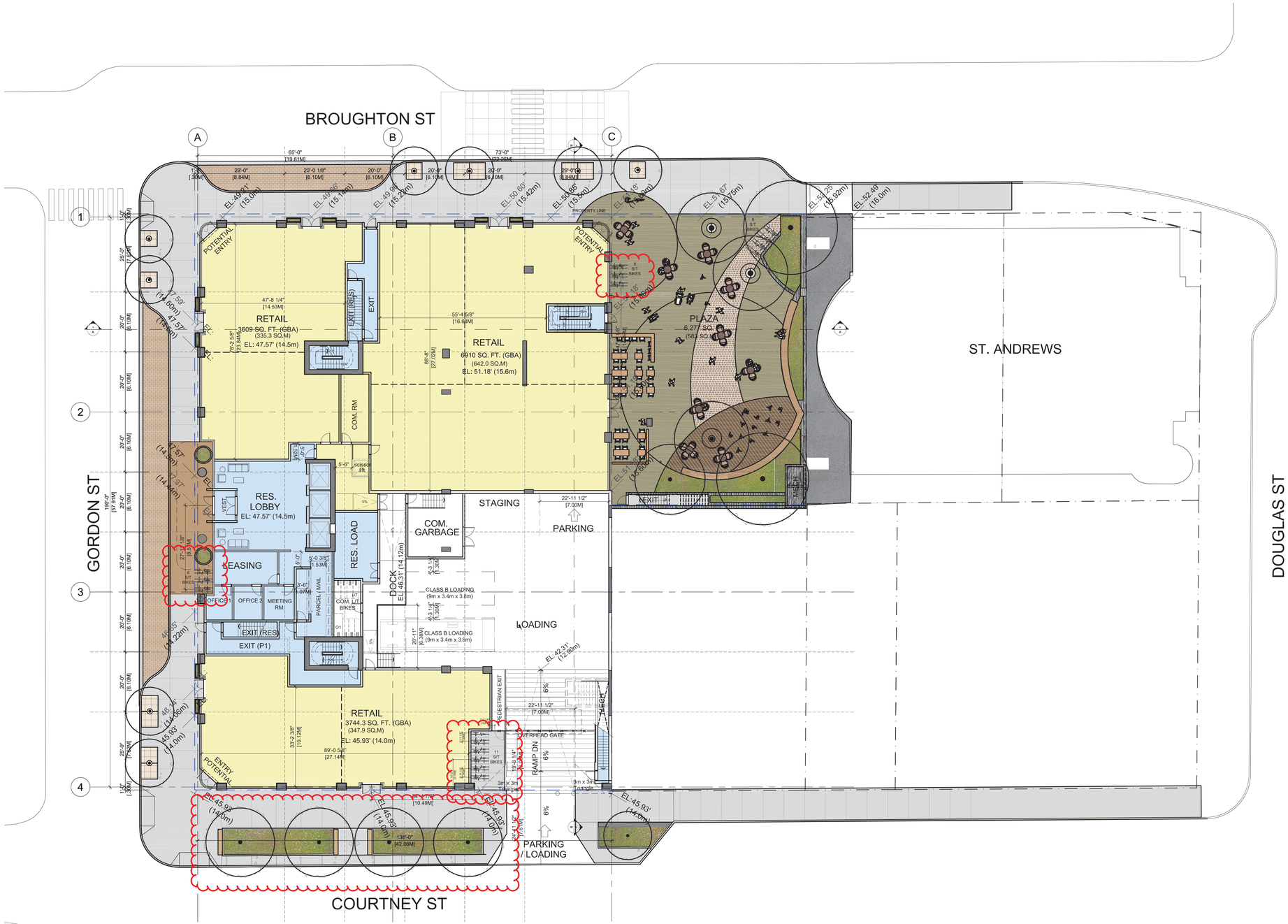

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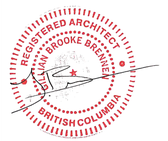

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

LEVEL 01

Drawing

Scale 1 : 200

Project 218008

Sheet A203

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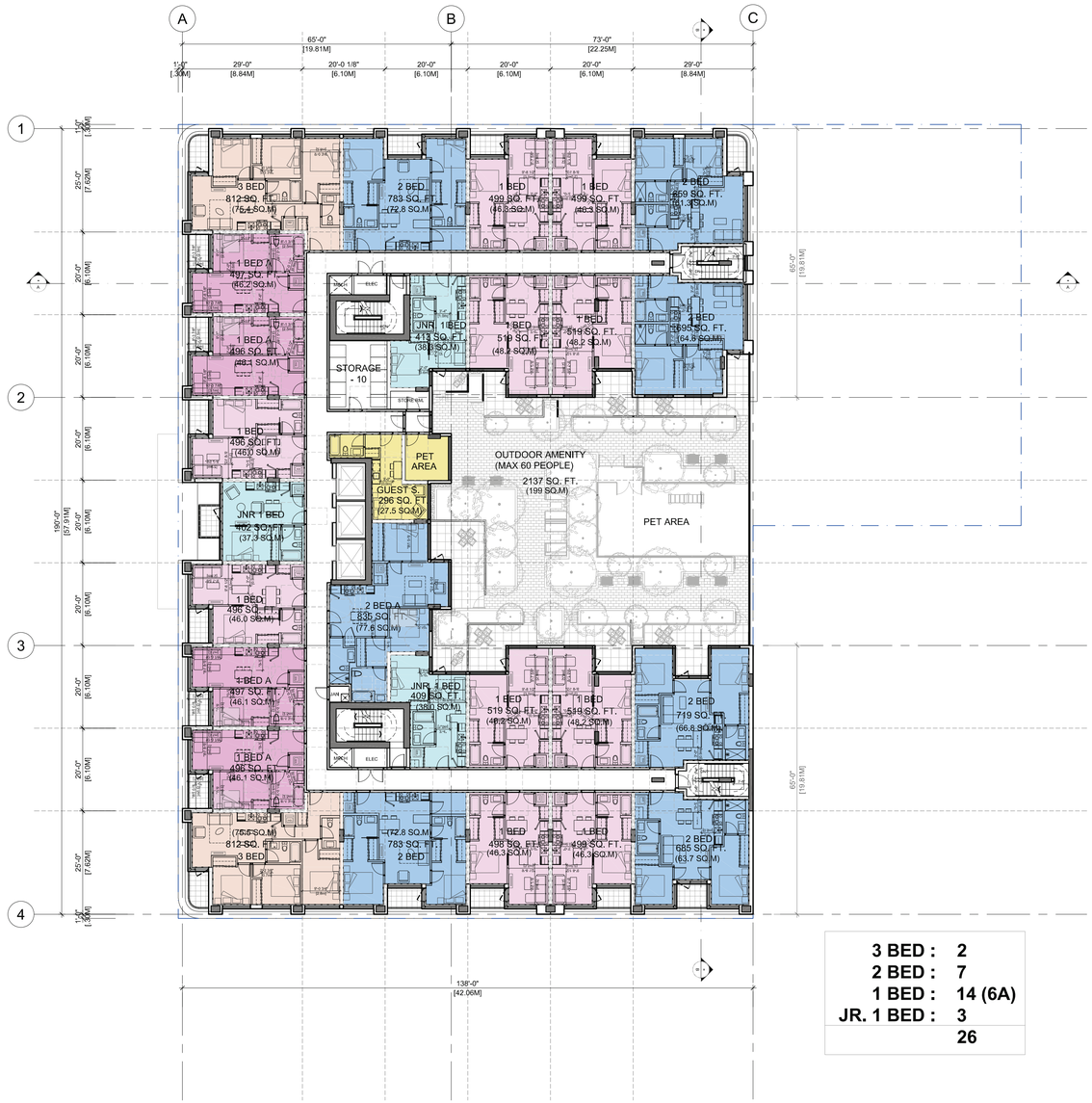

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2 BED :	7
1 BED :	14 (6A)
JR. 1 BED :	3
	26

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
JONATHAN BROOKE PARKES
BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

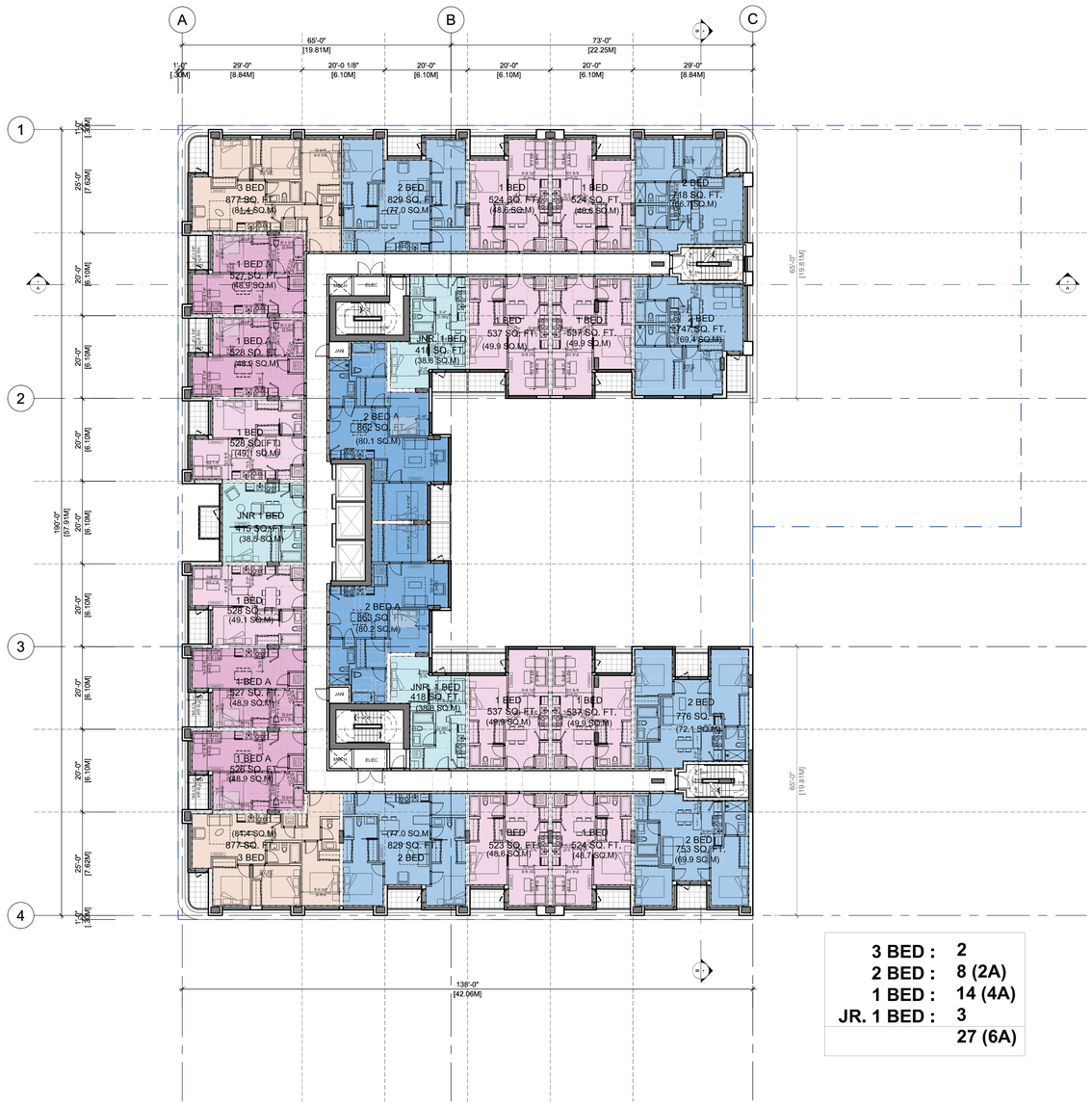
LEVEL 02

Drawing

Scale 1 : 200

Project 218008

Sheet A204



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JR. 1 BED :	3
	27 (6A)

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

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
VICTORIA BROOKE BRENNER
BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

LEVEL 03-07

Drawing

Scale 1 : 200

Project 218008

Sheet A205

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3 BED :	2
2 BED :	4
1 BED :	6
JR. 1 BED :	3
	15

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
VICTORIA BROOKE PRENTICE
BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

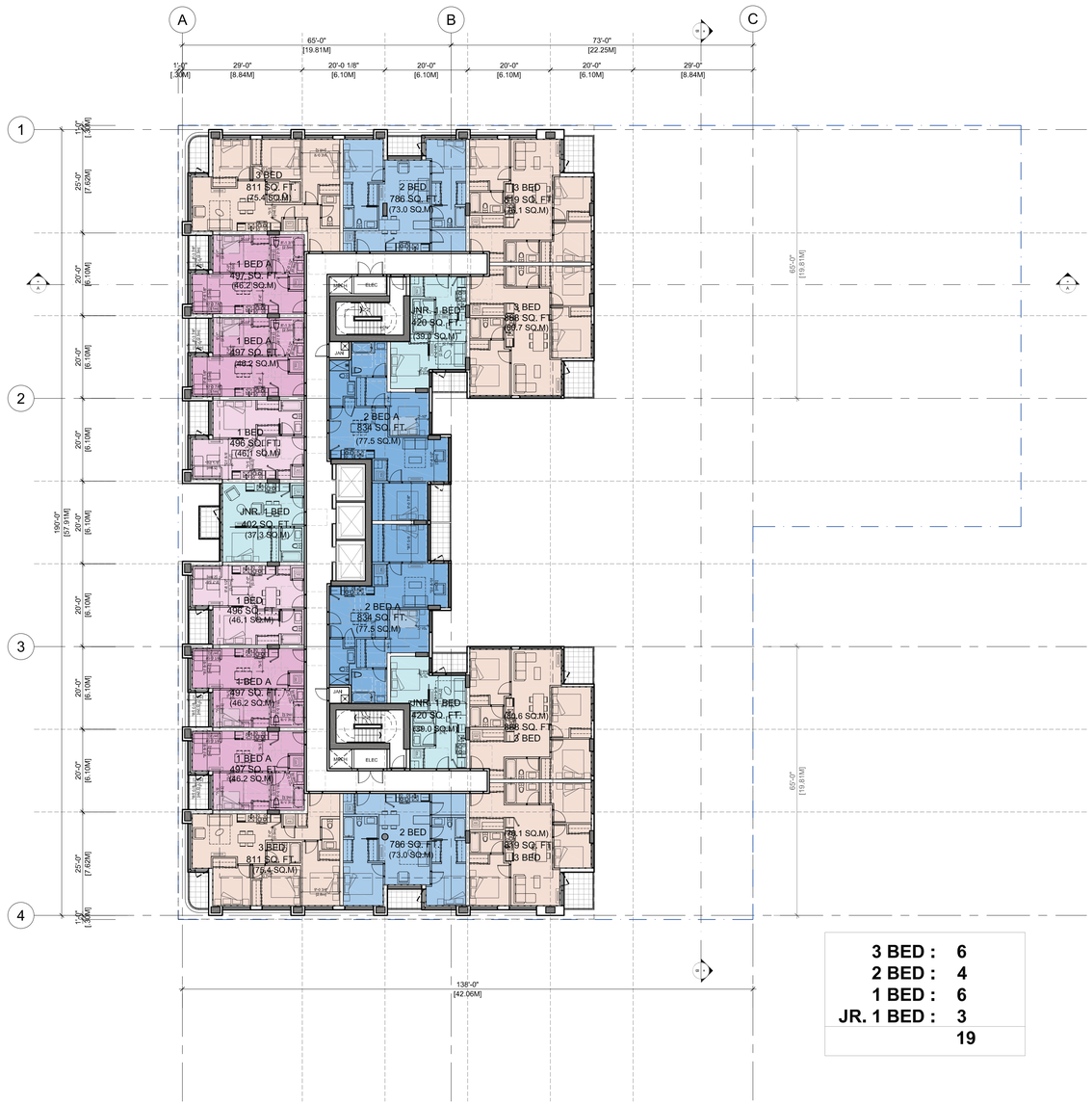
LEVEL 08-09

Drawing

Scale 1 : 200

Project 218008

Sheet A206



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2 BED :	4
1 BED :	6
JR. 1 BED :	3
	19

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

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REGISTERED ARCHITECT
MATTHEW BROOKE PRESNAIL
PROVINCE OF BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

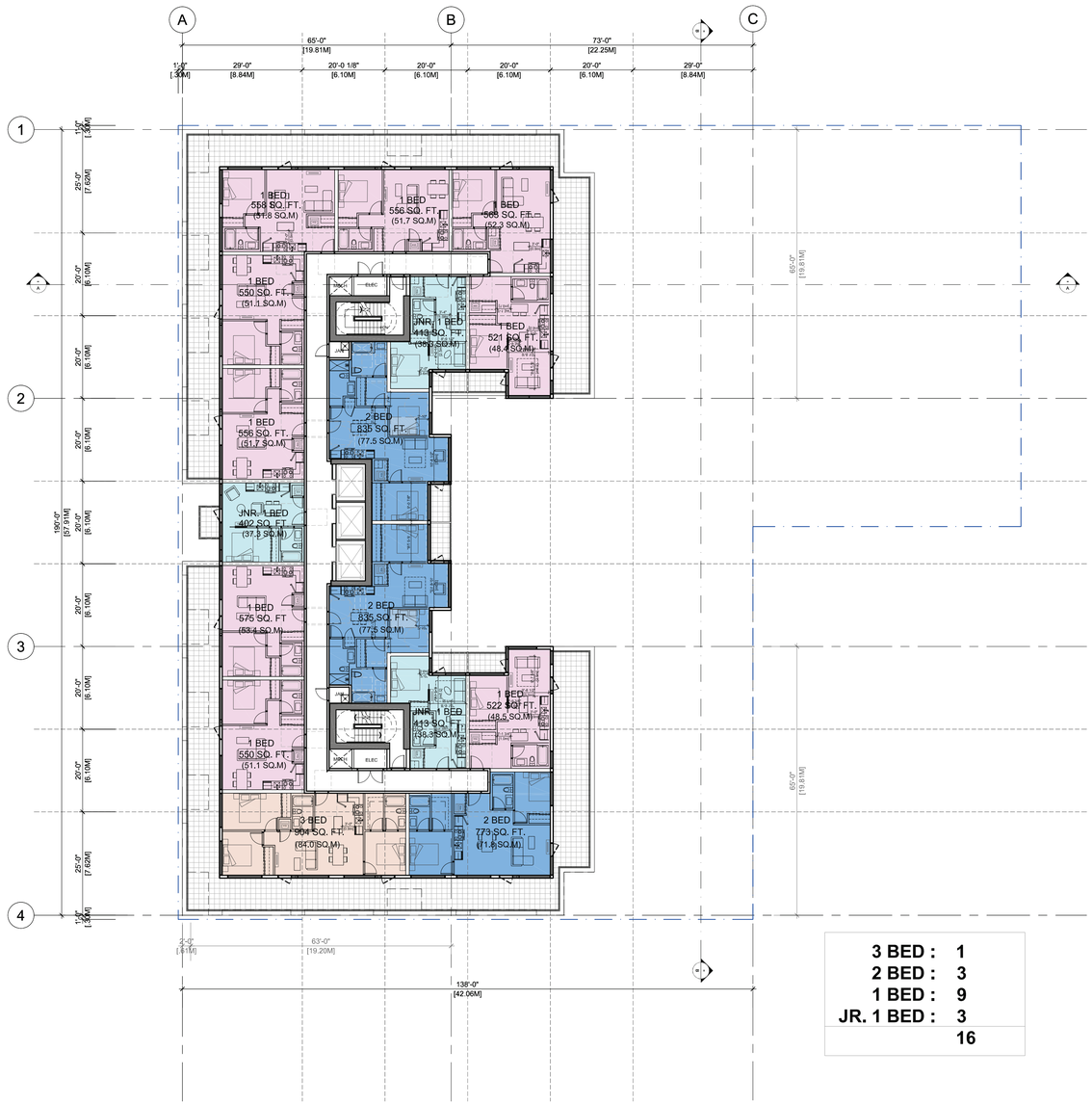
LEVEL 10

Drawing

Scale 1 : 200

Project 218008

Sheet A207



3 BED :	1
2 BED :	3
1 BED :	9
JR. 1 BED :	3
	16

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
KAREN BROOKE BRENNER
PROVINCE OF BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

LEVEL 11

Drawing

Scale 1 : 200

Project 218008

Sheet A208

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

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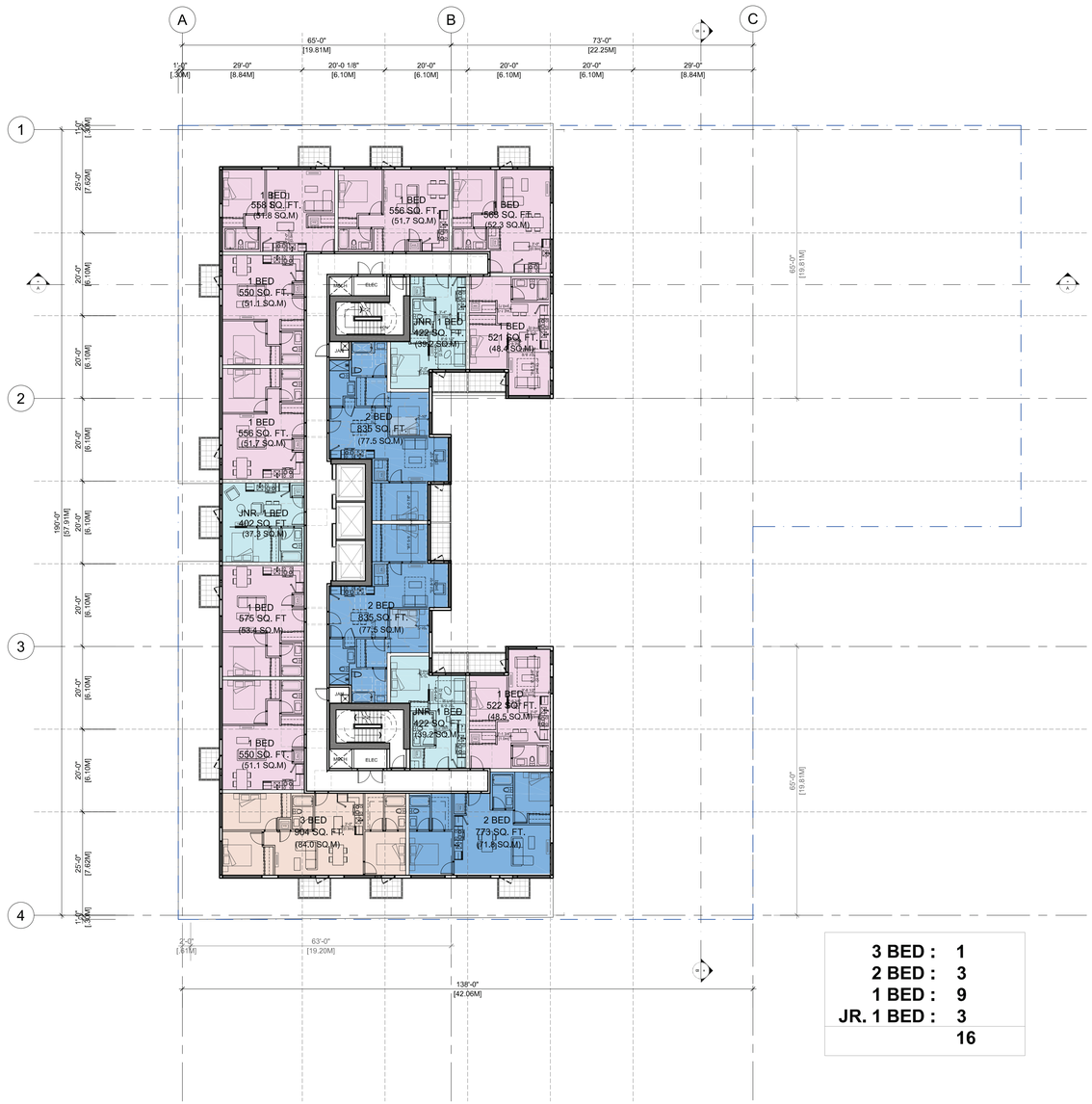

3 BED :	1
2 BED :	3
1 BED :	9
JR. 1 BED :	3
	16

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

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
KEVIN BROOKE BRENNER
PROVINCE OF BRITISH COLUMBIA

2026-11-02

Seal

617-635 BROUGHTON ST VICTORIA

Victoria, BC

Project

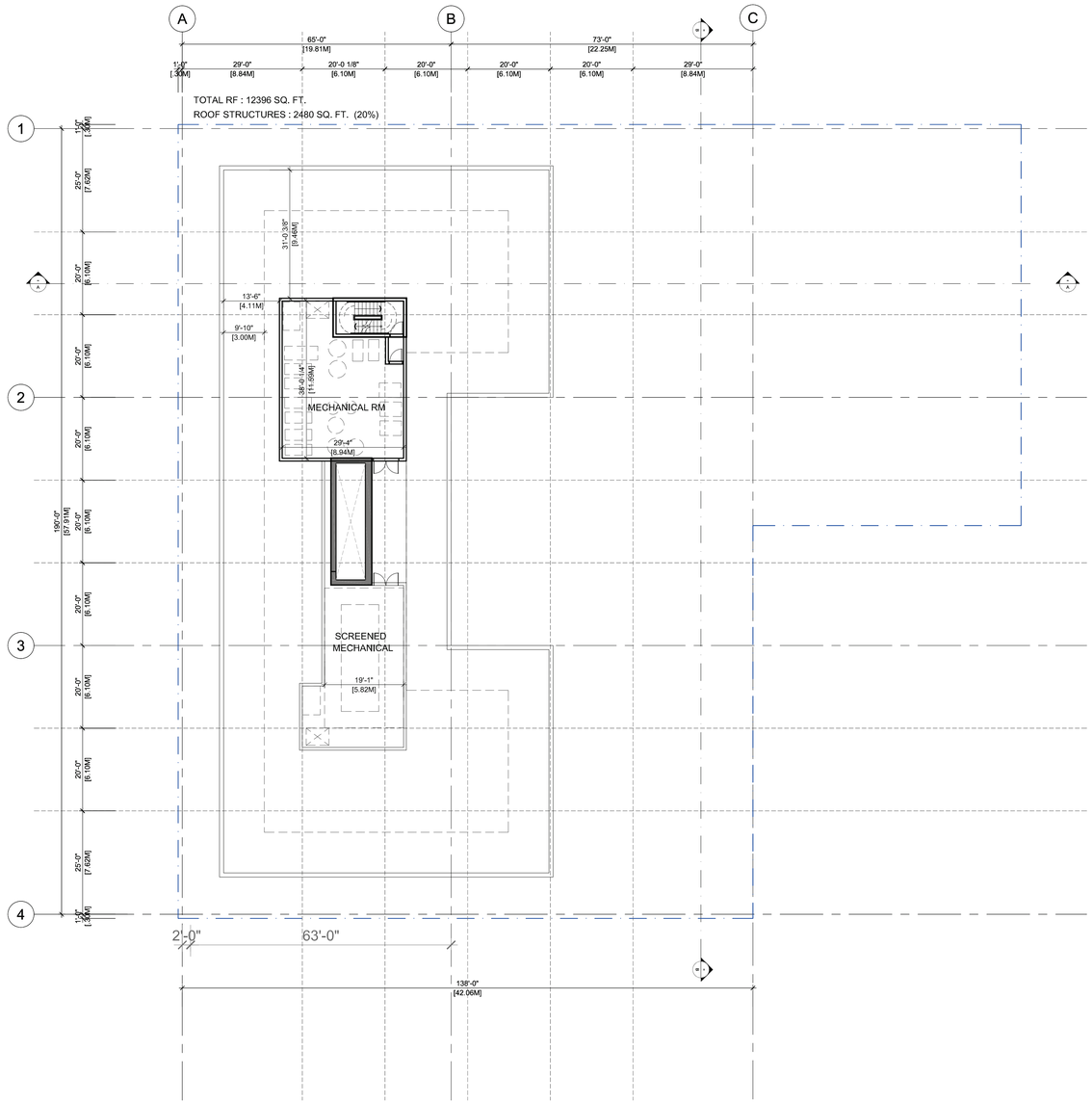
LEVEL 12

Drawing

Scale 1 : 200

Project 218008

Sheet A209



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REGISTERED ARCHITECT
WILLIAM BROOKE BARNETT
BRITISH COLUMBIA

2026-11-02

Seal

617 BROUGHTON ST VICTORIA

Victoria, BC

Project

ROOF

Drawing

Scale 1 : 200

Project 218008

Sheet A210

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

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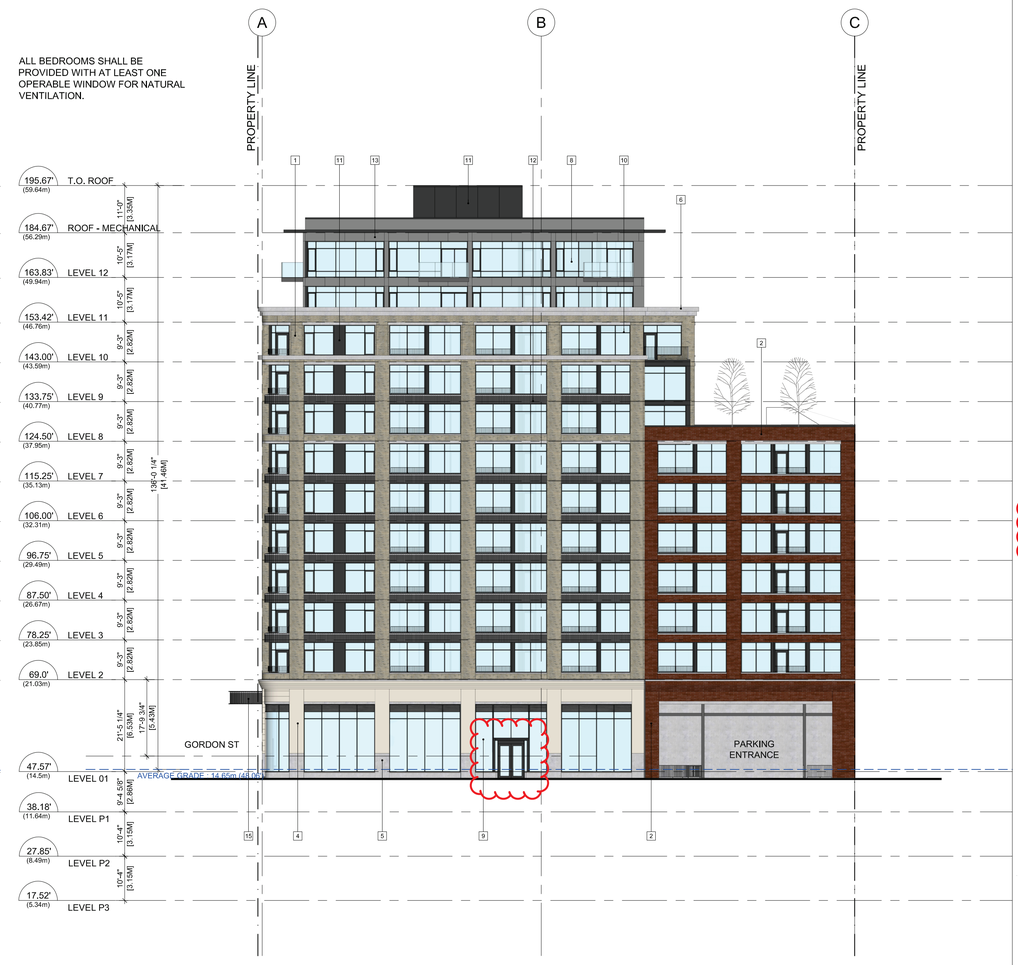
ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



01 GORDON ST ELEVATION (WEST)
1:200

ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



02 COURTNEY ST ELEVATION (SOUTH)
1:250

MATERIALS LEGEND

1 BRICK - COLOUR: TAN	6 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	8 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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REGISTERED ARCHITECT BROOKE A. MEKSTEEN BRITISH COLUMBIA

2026-11-02

Seal

617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

WEST & SOUTH ELEVATIONS

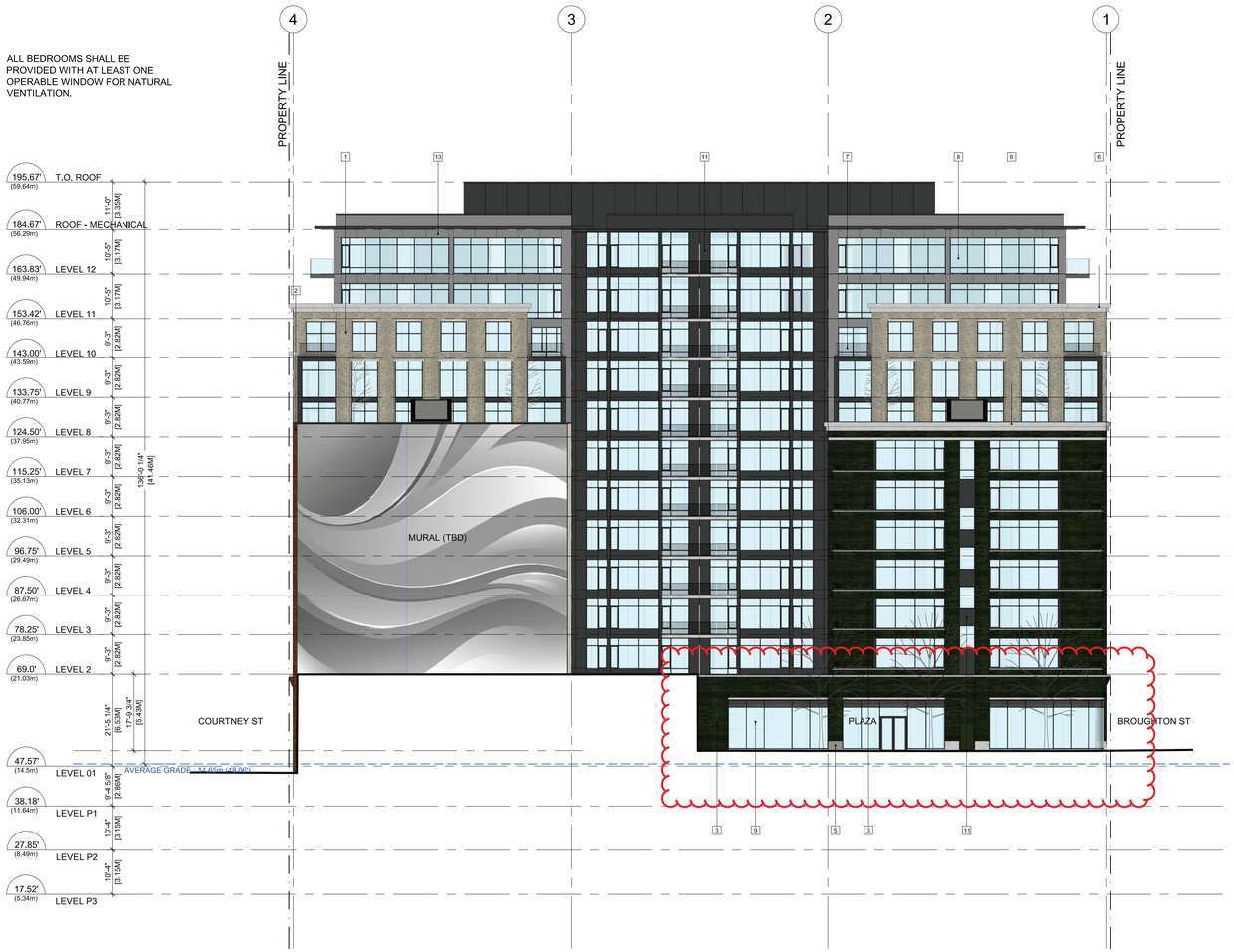
Drawing

Scale 1 : 200

Project 218008

Sheet A300

ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



03 PLAZA ELEVATION (EAST)
1:200

ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



04 BROUGHTON ST ELEVATION (NORTH)
1:250

MATERIALS LEGEND			
1 BRICK - COLOUR: TAN	6 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	8 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	

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

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Revisions YYYY-MM-DD

REGISTERED ARCHITECT
JOSHUA BROOKE BRENNER
PROFESSIONAL
BRITISH COLUMBIA

2026-11-02

Seal

617 BROUGHTON ST VICTORIA

Victoria, BC

Project

EAST & NORTH ELEVATIONS

Drawing

Scale 1 : 200

Project 218008

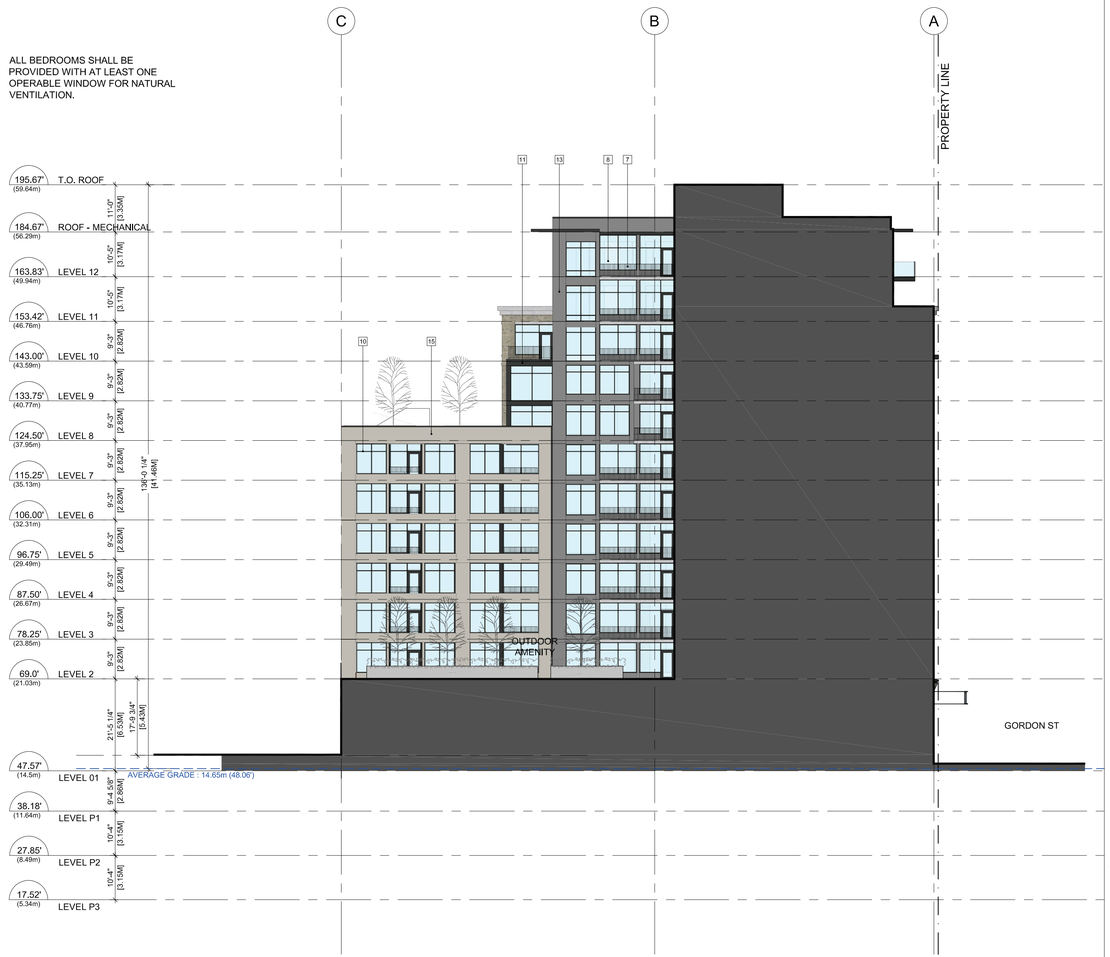
Sheet A301

ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



03 INTERNAL ELEVATION (WEST)
1:200

ALL BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW FOR NATURAL VENTILATION.



04 INTERNAL ELEVATION (EAST)
1:250

MATERIALS LEGEND

1 BRICK - COLOUR: TAN	6 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	8 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	

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

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2026-11-02

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617 BROUGHTON ST VICTORIA

Victoria, BC

Project

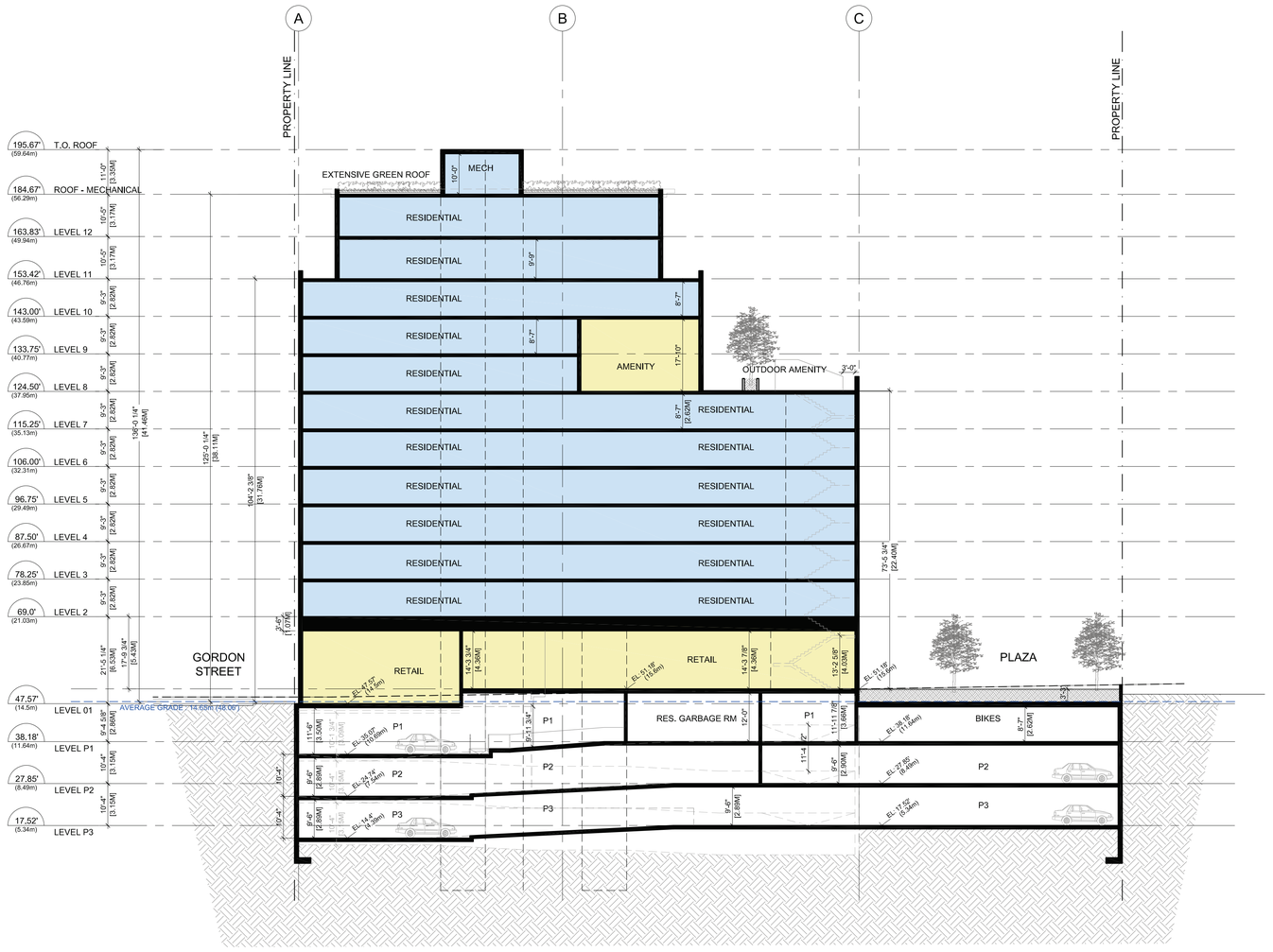
INTERNAL ELEVATIONS

Drawing

Scale 1 : 200

Project 218008

Sheet A302



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

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REGISTERED ARCHITECT
KAI-WEN BROOKE-KRENZ
BRITISH COLUMBIA

2026-11-02

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617 BROUGHTON ST VICTORIA

Victoria, BC

Project

SECTION A-A

Drawing

Scale 1 : 200

Project 218008

Sheet A400

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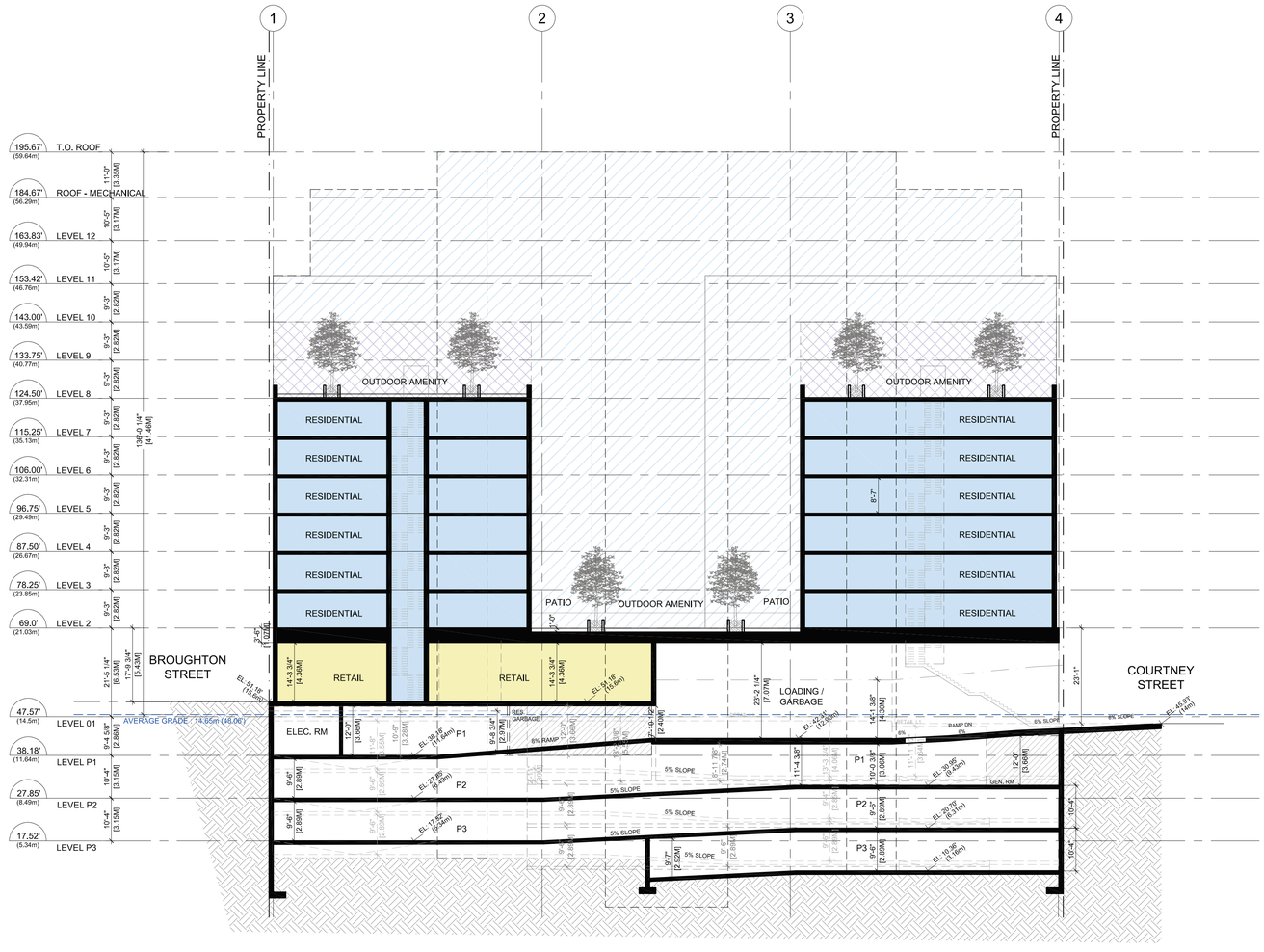

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2026-11-02

Seal

617 BROUGHTON ST VICTORIA

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Project

SECTION B-B

Drawing

Scale 1 : 200

Project 218008

Sheet A401

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