# FSR CALCULATIONS

**FSR (sqft)**

(Ref. only)

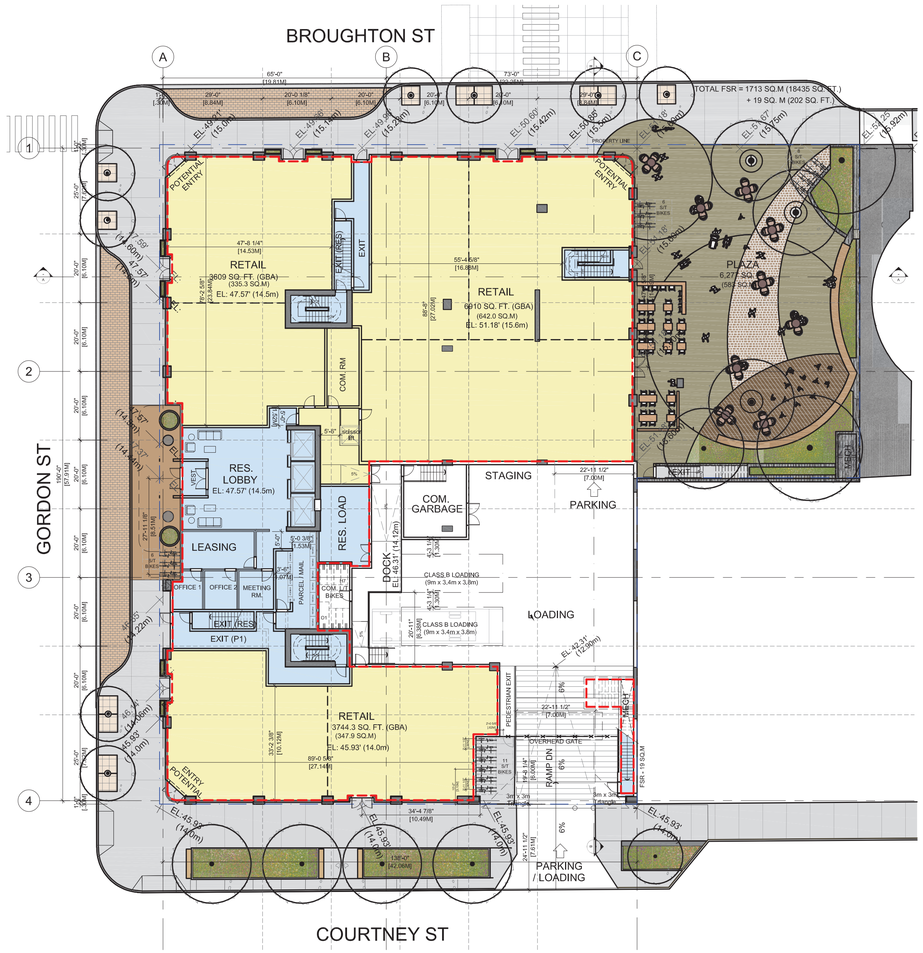
| | Retail | Residential | Amenity | Total FSR (ft²) | (m²) |
|---|---|---|---|---|---|
| L1 | 14406 | 4231 | | 18637 | 1731 |
| L2-7 | | 112638 | 390 | 112638 | 10464 |
| L8 | | 14806 | 3692 | 14806 | 1376 |
| L9 | | 11066 | | 11066 | 1028 |
| L10 | | 14530 | | 14530 | 1350 |
| L11-12 | | 23188 | |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

379 m²

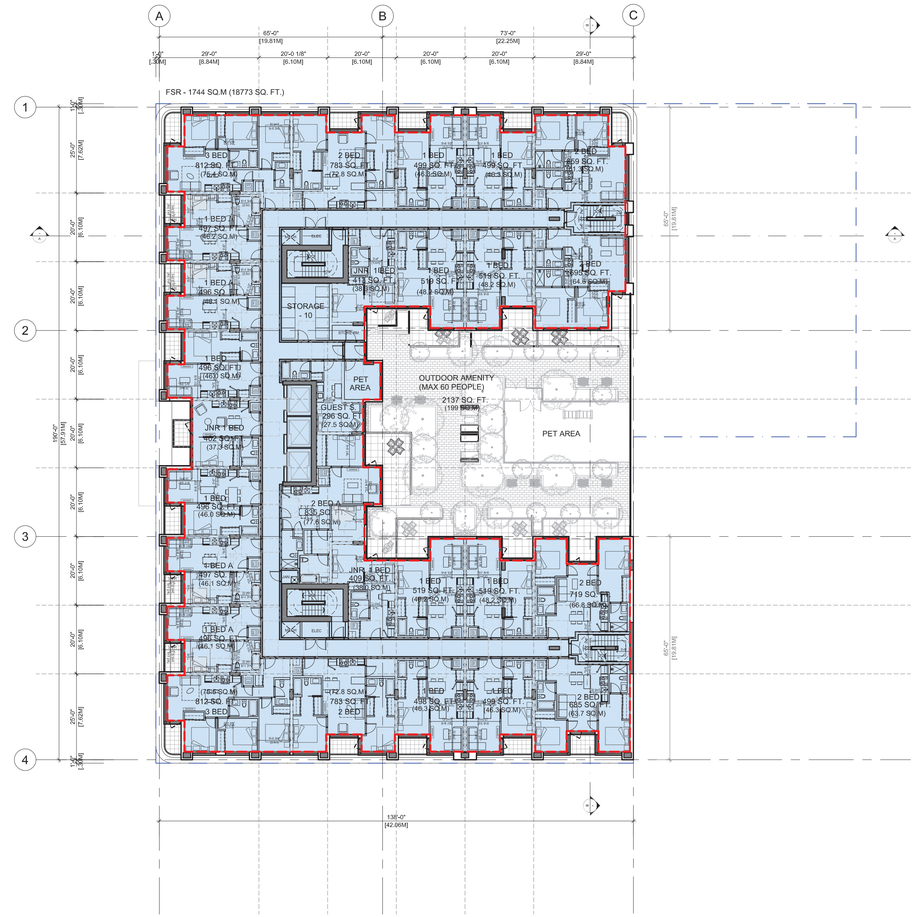
SITE **3049.69** m²

32826.54 ft²

FSR **5.94**




01 FSR L1 FLOOR PLAN
1:250




02 FSR L2 FLOOR PLAN
1:250

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

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| 2 | 08 MAY 2026 | ISSUED FOR PRIOR TO RZ/DP |
| 1 | 28 NOV 2025 | ISSUED FOR RZ/DP |

**Revisions** YYYY-MM-DD

REGISTERED ARCHITECT JULIAN BROOKE BRENNER BRITISH COLUMBIA

2026-11-02

**Seal**

**617-635 BROUGHTON ST VICTORIA**

Victoria, BC

**Project**

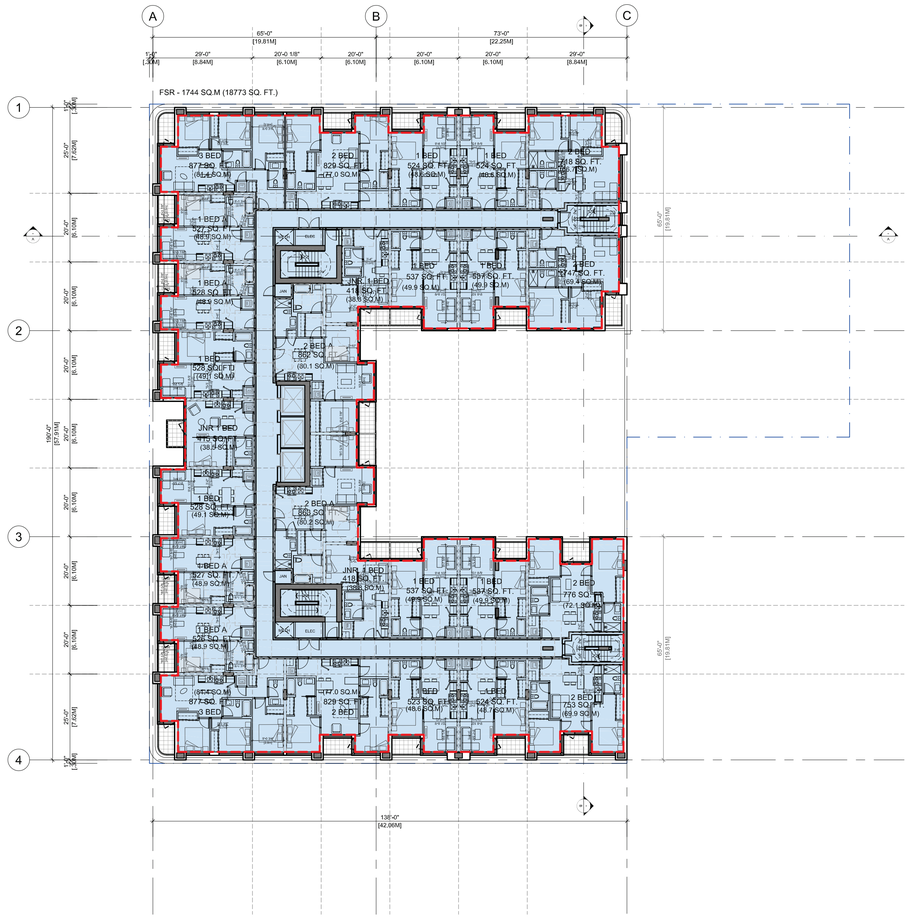
**FSR STATS L1 - L2 PLANS**

Drawing

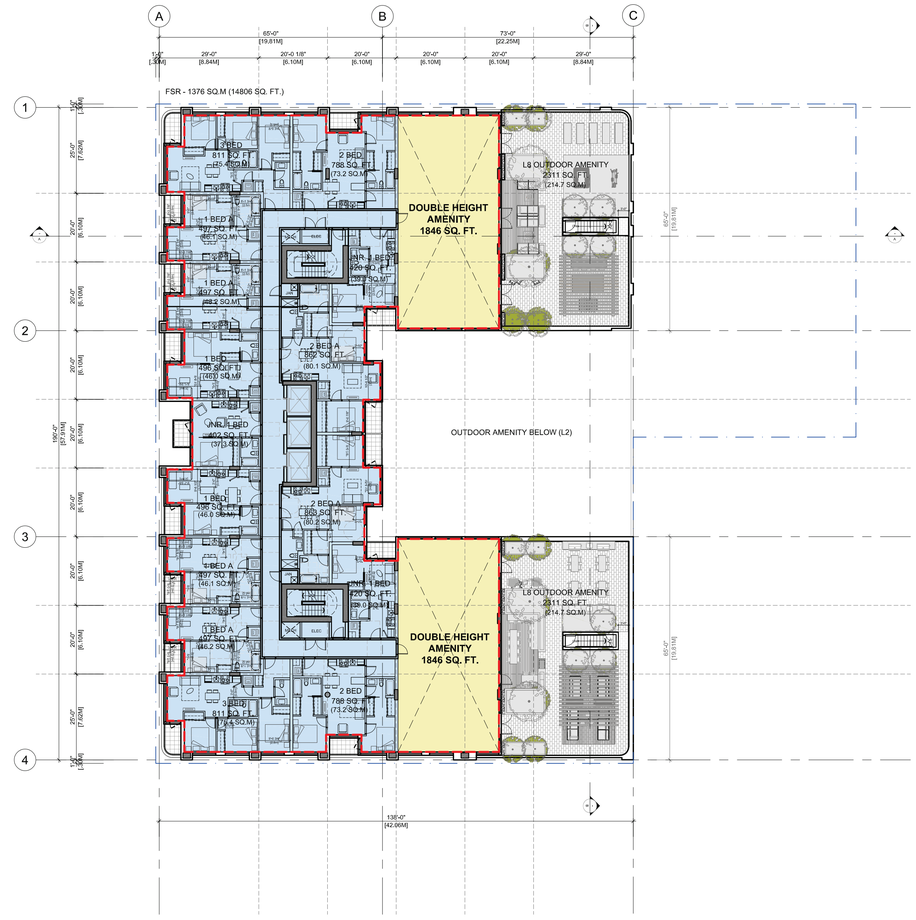
Scale 1 : 250

Project 218008

**Sheet** FSR200




03 FSR L3-7 FLOOR PLAN
1:250




04 FSR L8 FLOOR PLAN
1:250

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

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REGISTERED ARCHITECT
JENNIFER BROOKE BRENNAN
BRITISH COLUMBIA

2026-11-02

**Seal**

**617 BROUGHTON ST VICTORIA**

Victoria, BC

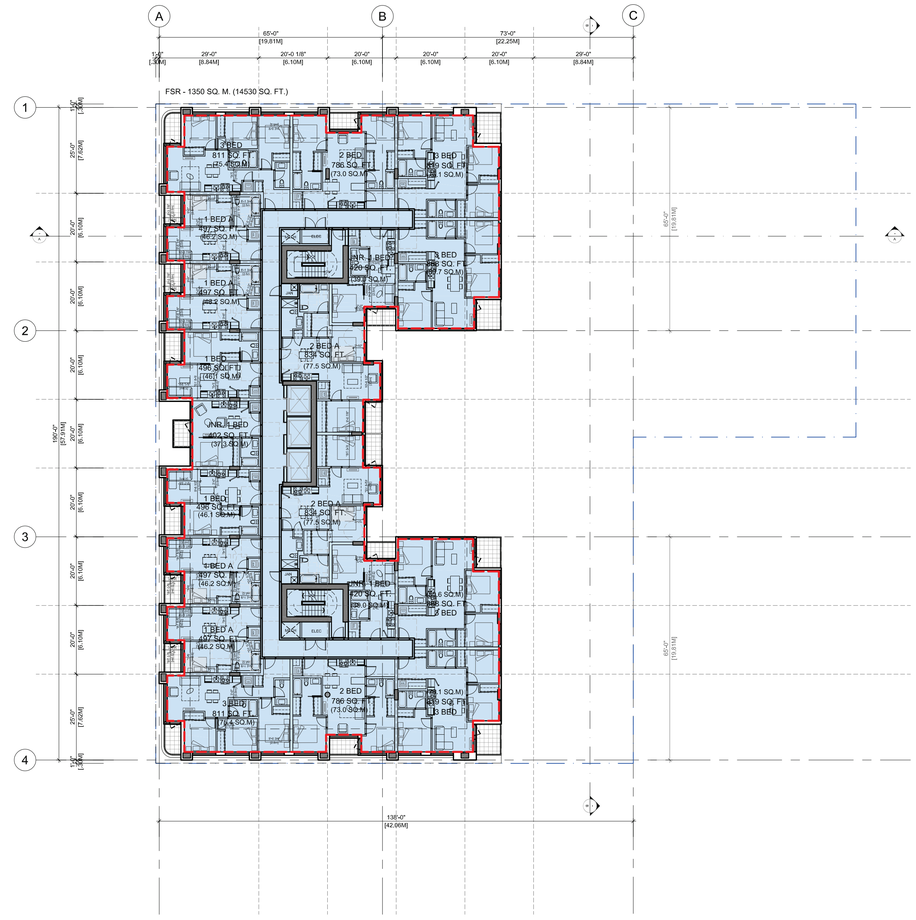
**Project**

# L3-7 & L8 FSR FLOOR PLANS

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




05 FSR L9 FLOOR PLAN
1:250




06 FSR L10 FLOOR PLAN
1:250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REGISTERED ARCHITECT
BROOKE BRENNEN
BRITISH COLUMBIA

2026-11-02

**Seal**

**617 BROUGHTON ST VICTORIA**

Victoria, BC

**Project**

# L9 & L10 FSR FLOOR PLANS

Drawing

Scale 1 : 250

Project 218008

Sheet FSR202

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

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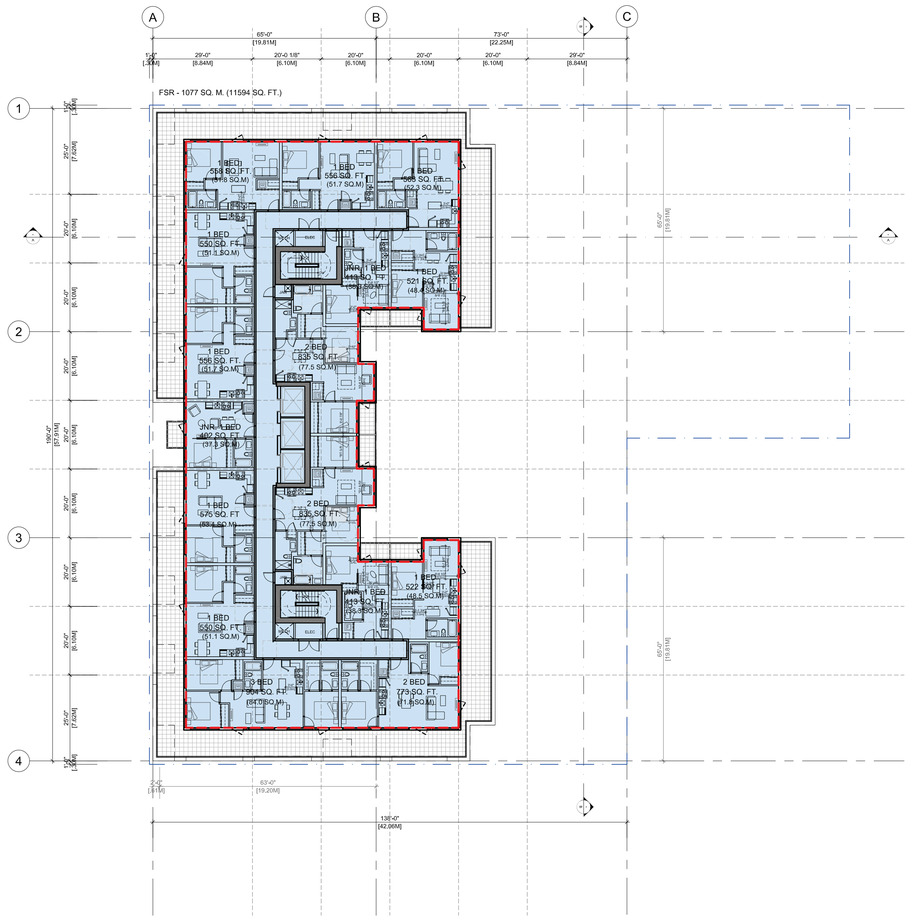


07 FSR L11 FLOOR PLAN
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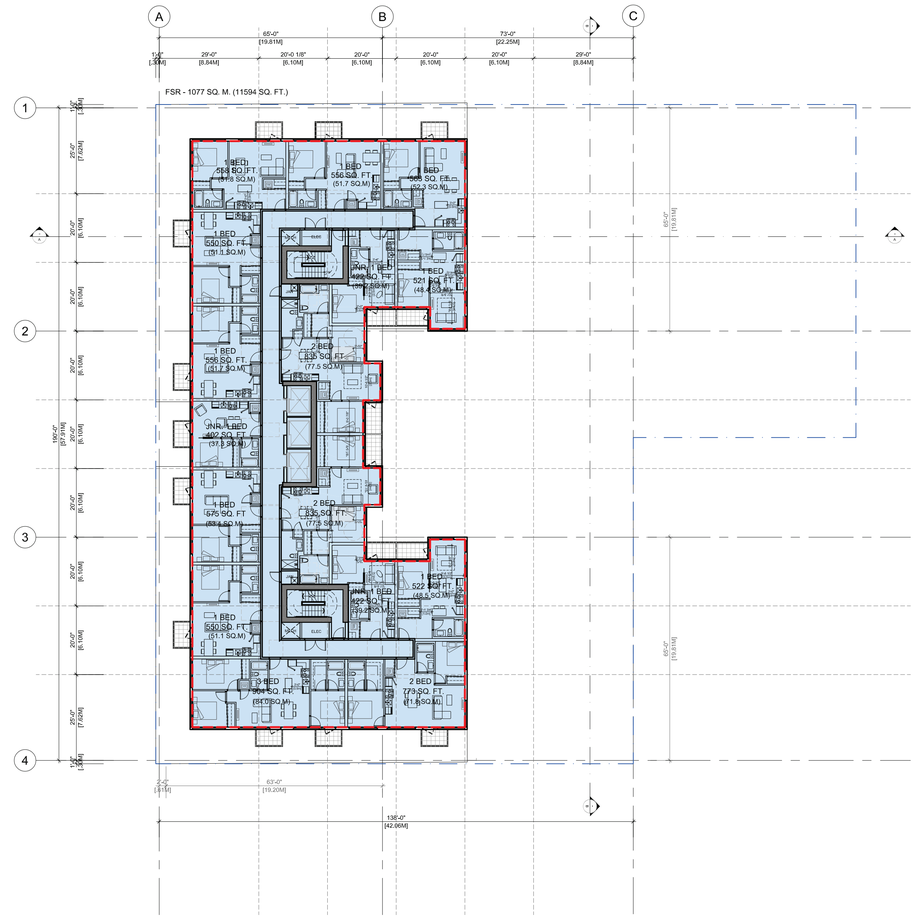


08 FSR L12 FLOOR PLAN
1:250

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

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REGISTERED ARCHITECT
BROOKE BRENNEN
BRITISH COLUMBIA

2026-11-02

**Seal**

**617 BROUGHTON ST VICTORIA**

Victoria, BC

**Project**

**L11 & L12 FSR FLOOR PLANS**

Drawing

Scale 1 : 250

Project 218008

Sheet **FSR203**

**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**


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|---|---|
| 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-L8 AMENITY LAYOUT AND MATERIALS PLAN |
| L1.04 | ROOFTOP EXTENSIVE GREEN ROOF |
| L2.01-L2.03 | SECTIONS |
| L3.01 | APPENDIX: EXPANDED PLAZA EXPLORATIONS - PLANS |
| L3.02 | APPENDIX: EXPANDED PLAZA EXPLORATIONS - SECTIONS |


SHEETS ADDED


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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

DRAWING TITLE
COVER


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# 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 Presbyterian Church 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., and the building's roof is designed to incorporate a 9,000sqf extensive green roof system. Landscape planting areas on the roof and on all amenity levels work with an in-ground soil cell system located in the plaza ,to detain and treat stormwater and provide ecosystem services, per City of Victoria Bylaws and Best Practices.

## PRECEDENTS

### PLAZA



### PUBLIC REALM



### AMENITY LEVELS

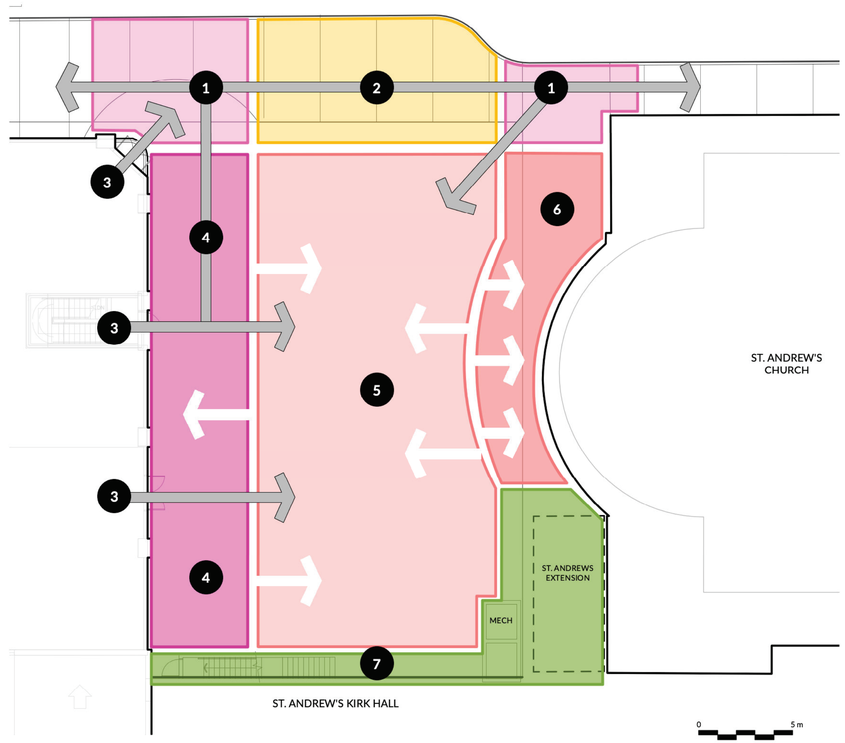


## EMERGING SITE FRAMEWORK

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 CHURCH 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.

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DRAWING TITLE
DESIGN NARRATIVE + SITE FRAMEWORK

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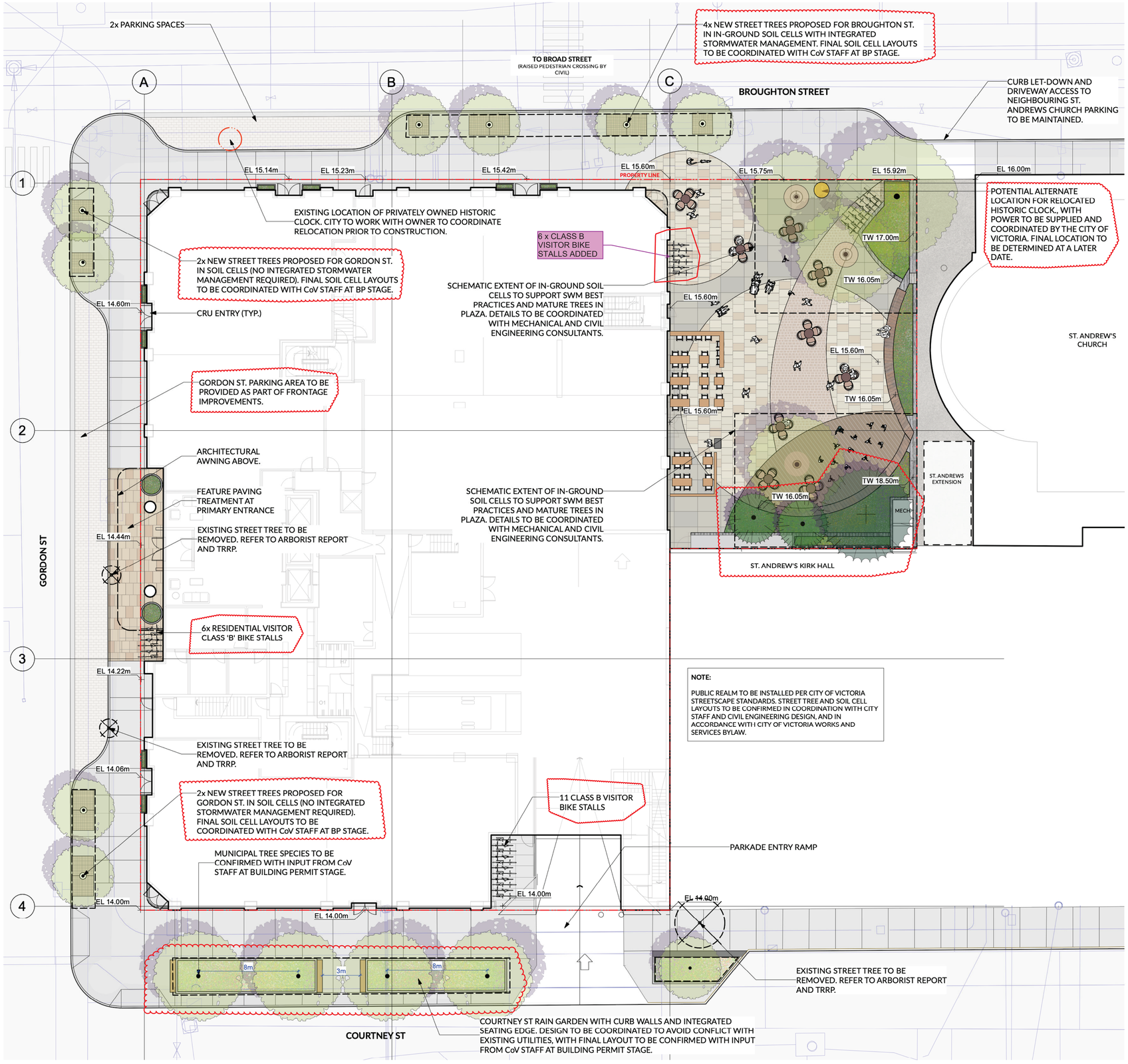


**NOTE:**

PUBLIC REALM TO BE INSTALLED PER CITY OF VICTORIA STREETSCAPE STANDARDS. STREET TREE AND SOIL CELL LAYOUTS TO BE CONFIRMED IN COORDINATION WITH CITY STAFF AND CIVIL ENGINEERING DESIGN, AND IN ACCORDANCE WITH CITY OF VICTORIA WORKS AND SERVICES BYLAW.


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DRAWING TITLE
# L1 STREETSCAPE PLAN


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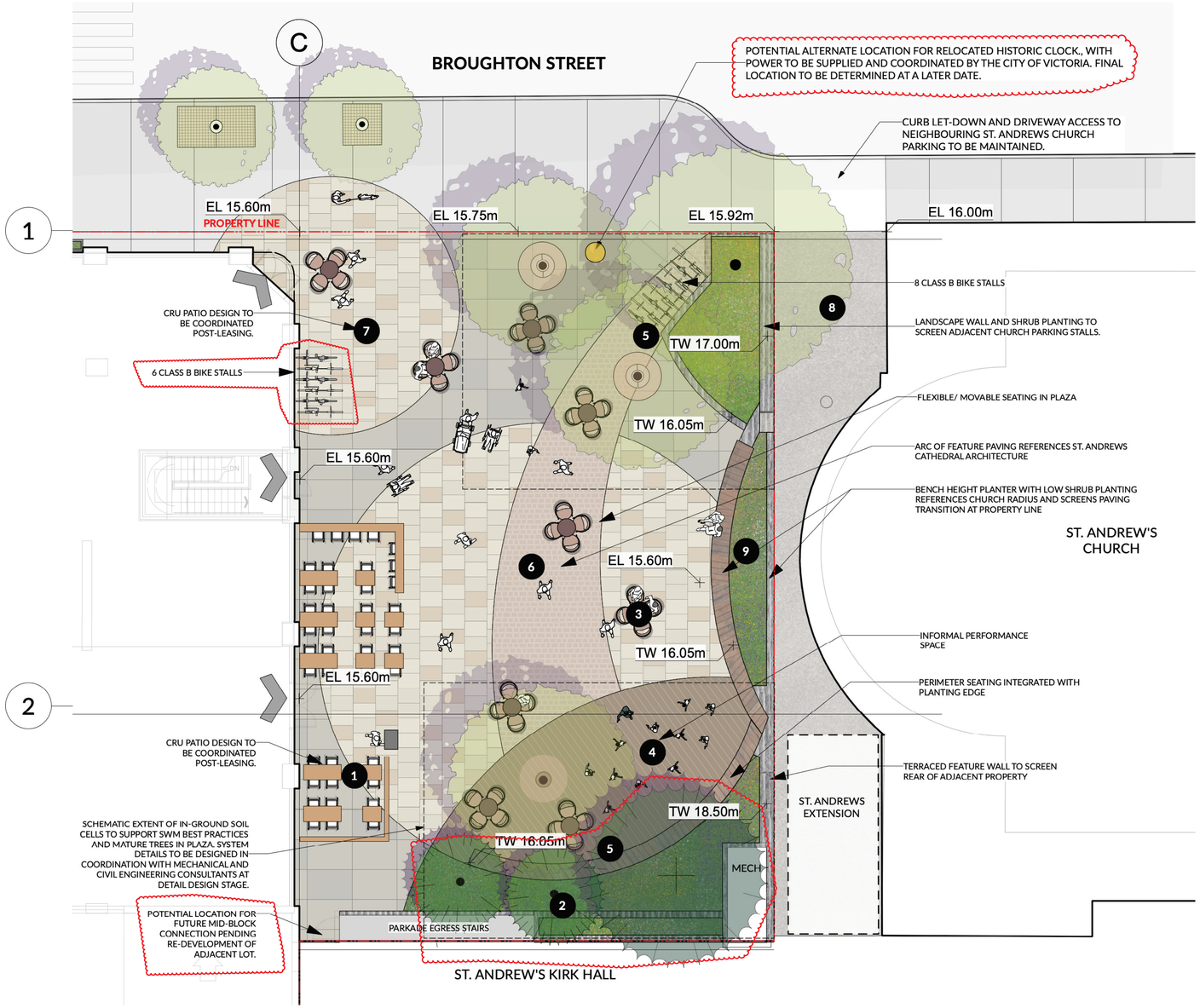





**L1 PLAZA - KEY PLAN**

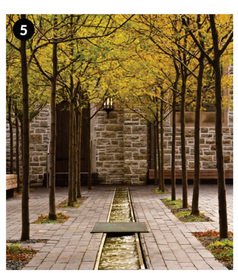
1. OUTDOOR PATIO SEATING
2. KIRK HALL FEATURE WALL
3. MOVABLE SEATING
4. PERFORMANCE AREA
5. INFORMAL BOSQUE PLANTING
6. CENTRAL PLAZA
7. FLEX-CAFE PATIO
8. ST. ANDREW'S PARKING STALLS
9. LOW PERIMETER PLANTING W/ INTEGRATED SEATING EDGE













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DRAWING TITLE
L1 PLAZA LAYOUT AND MATERIALS PLAN

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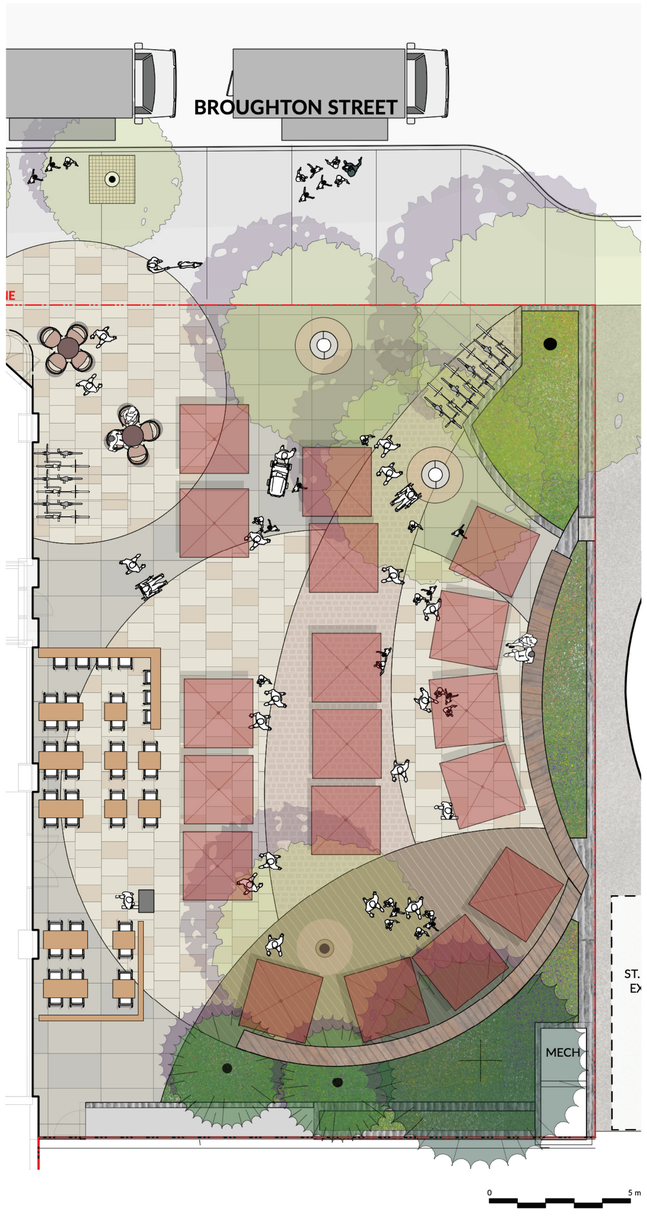
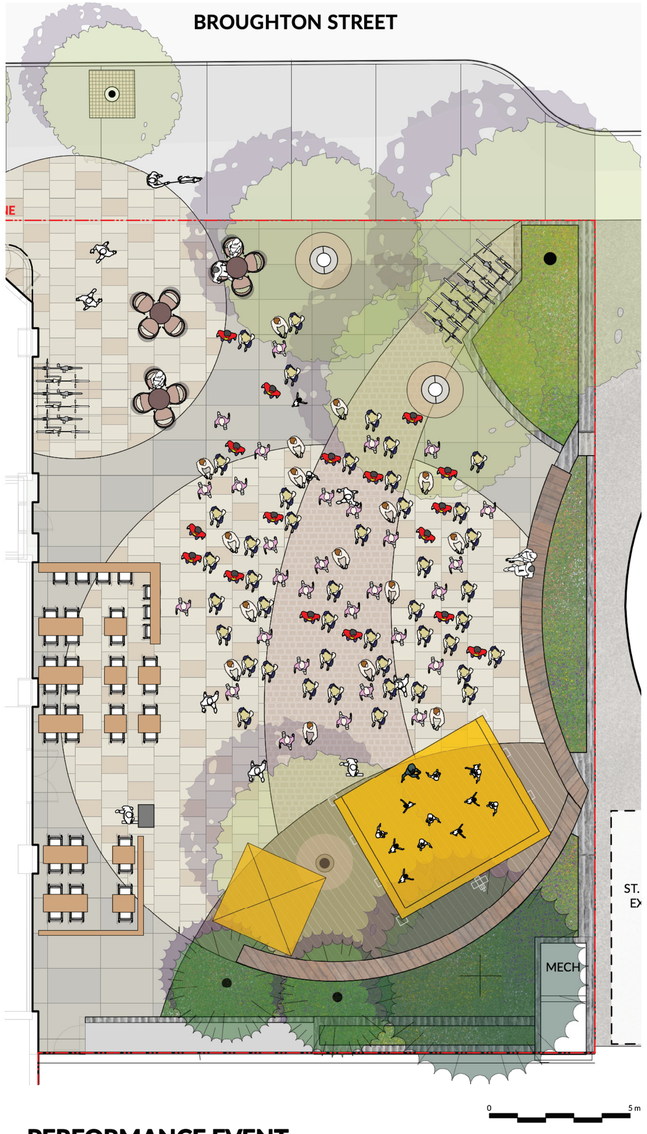



## FARMERS MARKET/ VENDOR EVENT

15-20 MARKET TENTS
2-3 FOOD TRUCKS
~60 PARTICIPANTS





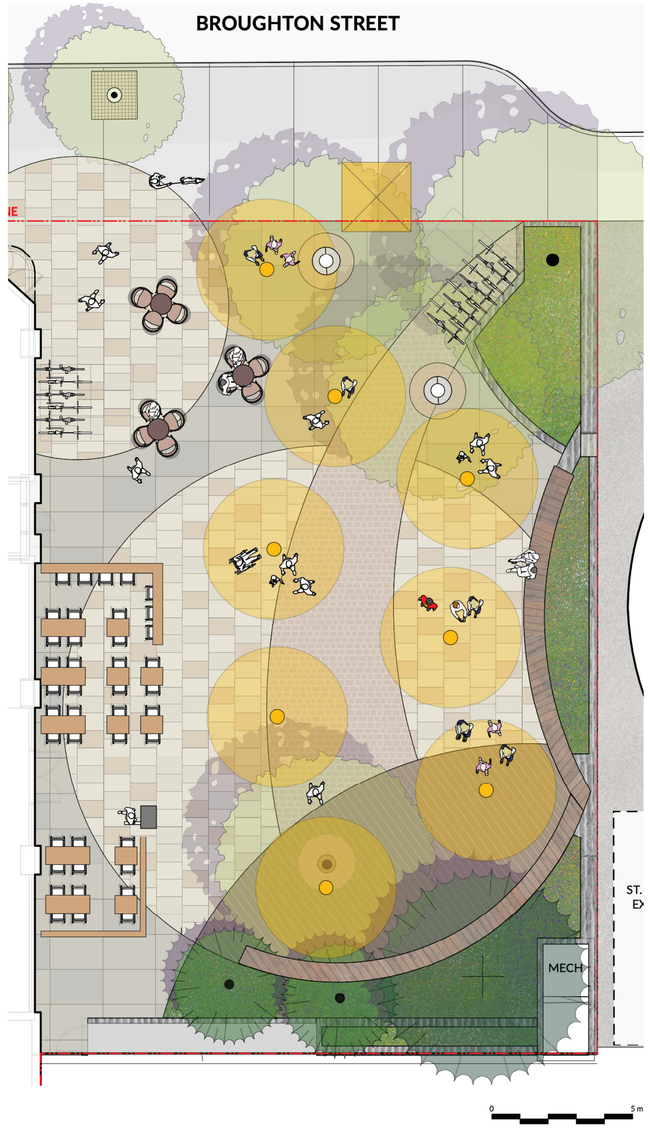



## PERFORMANCE EVENT

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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DRAWING TITLE
L1 PLAZA PROGRAMMING STUDIES

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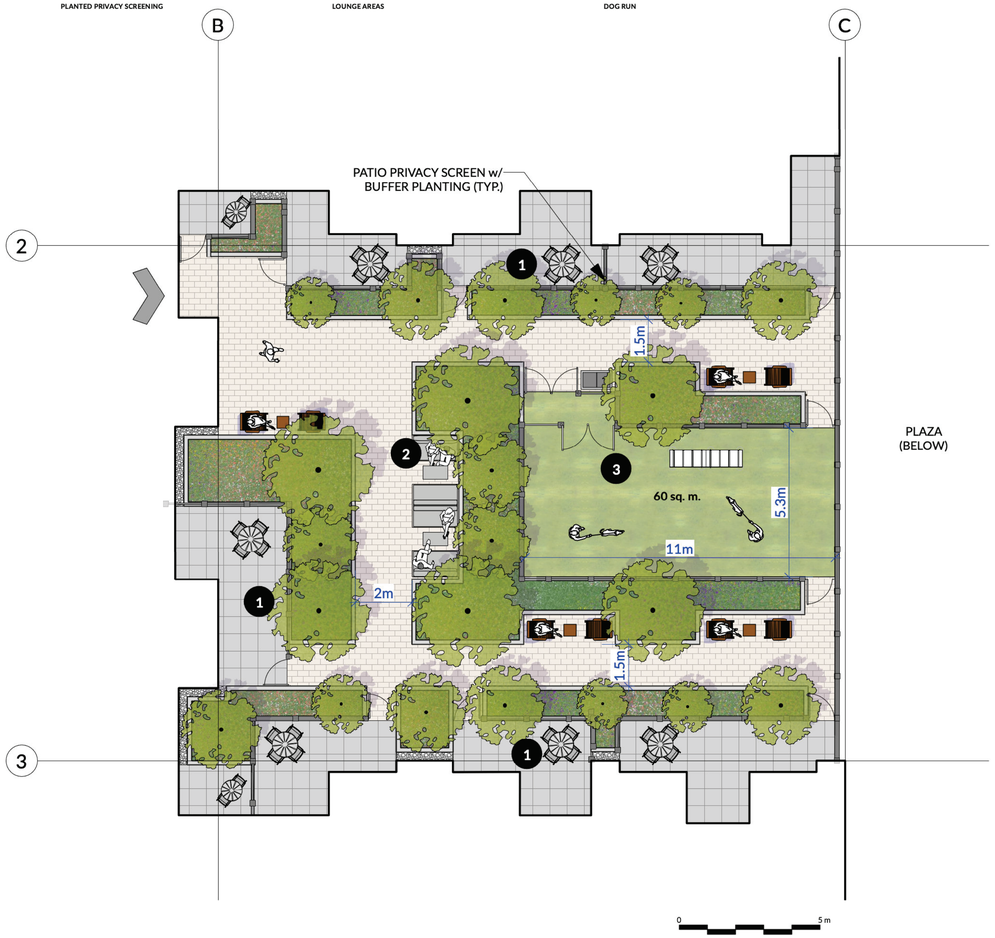
PLANTED PRIVACY SCREENING



LOUNGE AREAS



DOG RUN

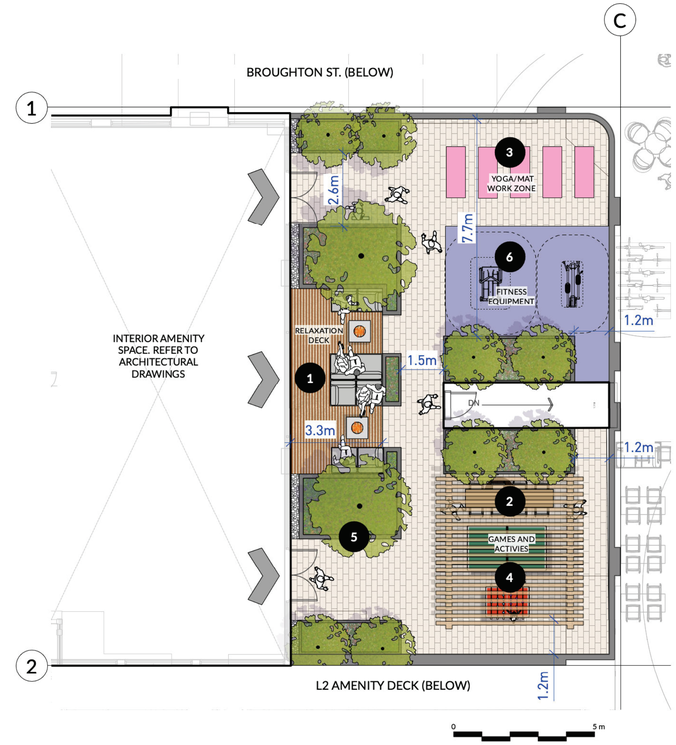





1 PRIVATE PATIO W/ PLANTED PRIVACY SCREENING
2 LOUNGE AREAS
3 DOG RUN W/ BUFFER PLANTING

**L2 - KEY PLAN**

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




2 L8 AMENITY DECK - NORTH
Scale: 1:100



1 RELAXATION DECK
2 SHADE TRELLIS
3 OUTDOOR YOGA/MAT WORK
4 PATIO GAMES
5 FLEXIBLE SEATING AREA
6 OUTDOOR FITNESS EQUIPMENT

**L7 NORTH - KEY PLAN**



RELAXATION DECK



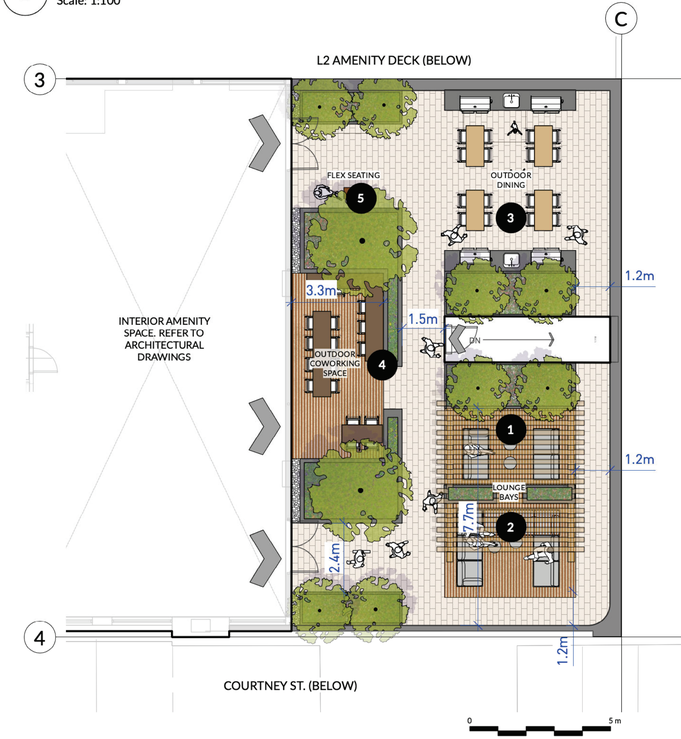
SHADE TRELLIS



OUTDOOR YOGA



PATIO GAMES




3 L8 AMENITY DECK - SOUTH
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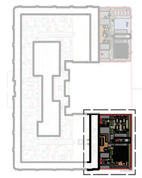
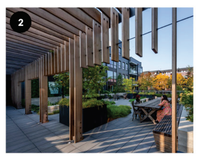


1 LOUNGE AREAS
2 SHADE TRELLIS
3 OUTDOOR DINING
4 OUTDOOR COWORKING SPACE
5 FLEXIBLE SEATING AREA

**L7 SOUTH - KEY PLAN**



LOUNGE AREAS



SHADE TRELLIS



OUTDOOR KITCHEN



OUTDOOR COWORKING SPACE

PWL 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 RZ/ DP |
| 2 | 2026-05-08 | ISSUED FOR PRIOR TO RZ/ DP |
| 3 | 2026-08-20 | ISSUED FOR PRIOR TO RZ/ DP 2 |
| 4 | 2026-11-03 | ISSUED FOR PRIOR TO RZ/ DP 3 |

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-L8 AMENITY LAYOUT AND MATERIALS PLAN

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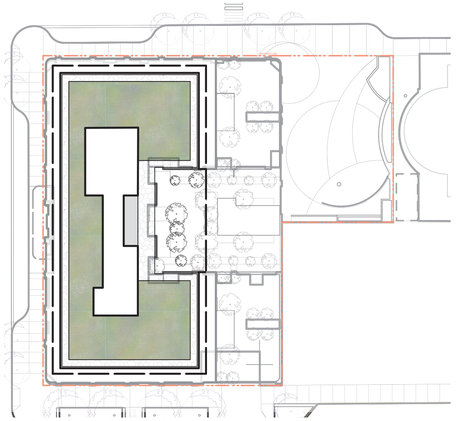
NORTH | SCALE 1:100

| | |
|---|---|
| PROJECT NO. | 25068 |
| DATE | 2025-02-10 |
| FILE NAME | 25068 PLAN.vwx |
| PLOTTED | 2026-11-03 |
| DRAWN | CW / KI |
| REVIEWED | GB |

DRAWING
L1.03

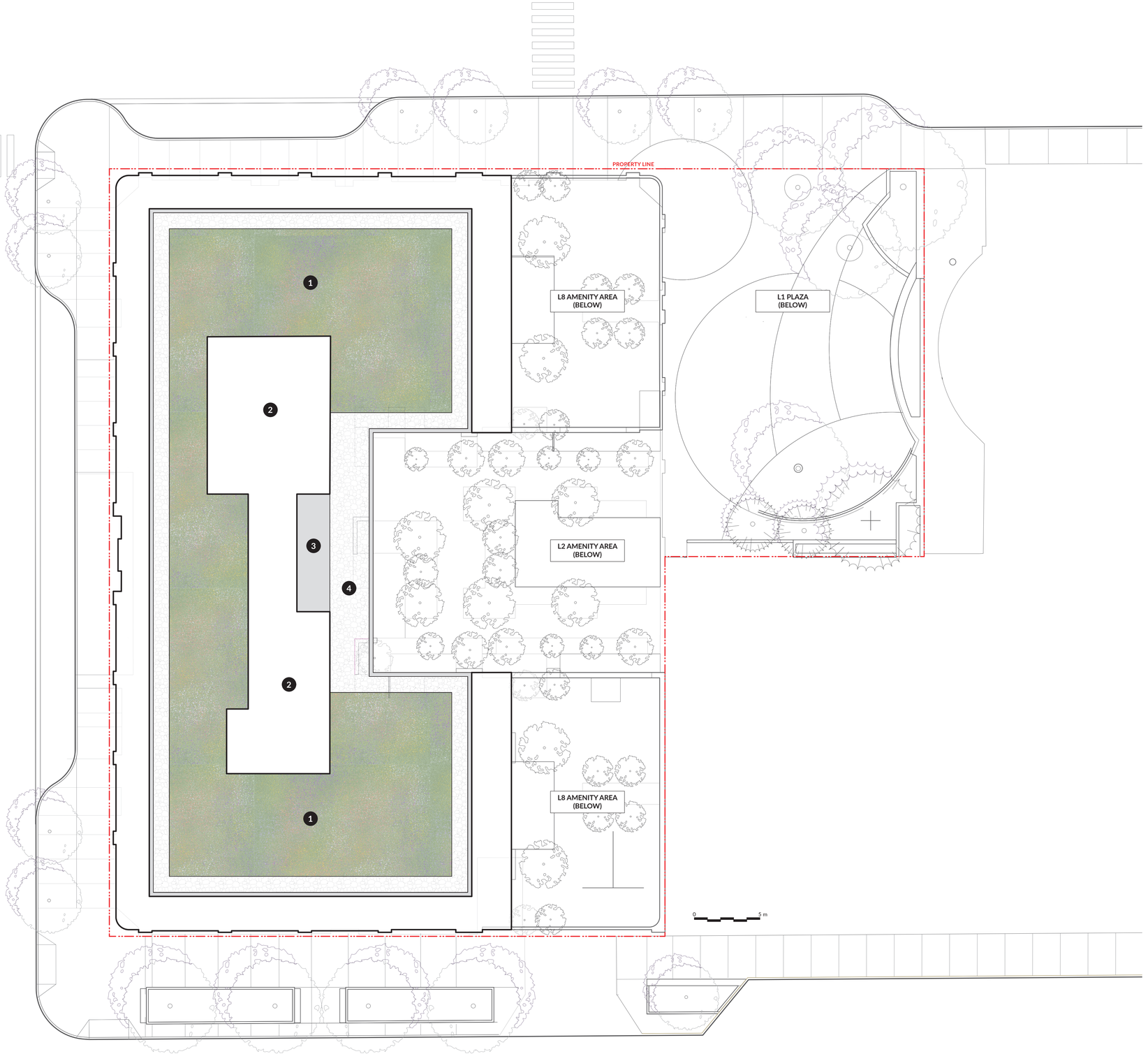


**ROOFTOP KEY PLAN**

1. EXTENSIVE GREEN ROOF AREA (840m2)
2. BUILDING MECHANICAL AREAS (REFER TO ARCHITECTURAL DRAWINGS)
3. MECHANICAL ACCESS AREA
4. MAINTENANCE BORDER STRIP



EXTENSIVE GREEN ROOF

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DRAWING TITLE
ROOFTOP EXTENSIVE GREEN ROOF

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NORTH

SCALE 1:150

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| PROJECT NO. | 25068 |
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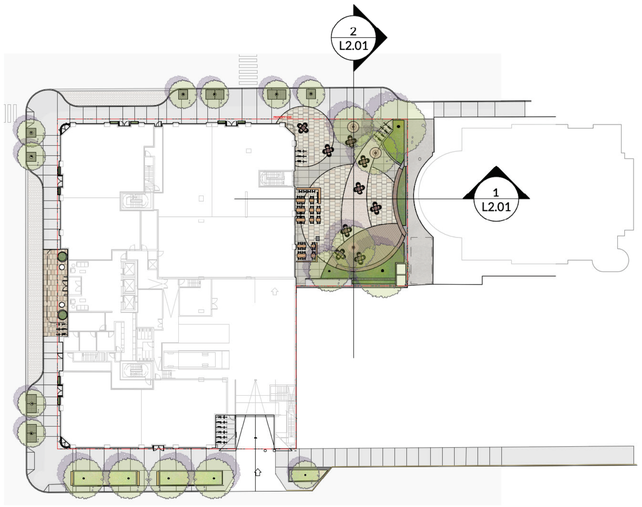
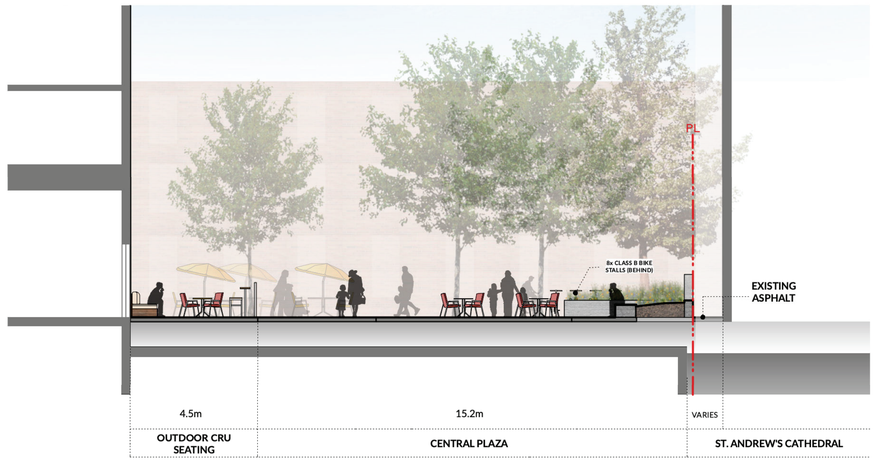
| FILE NAME | 25068 PLAN.vwx |
| PLOTTED | 2026-11-03 |
| DRAWN | CW / KI |
| REVIEWED | GB |

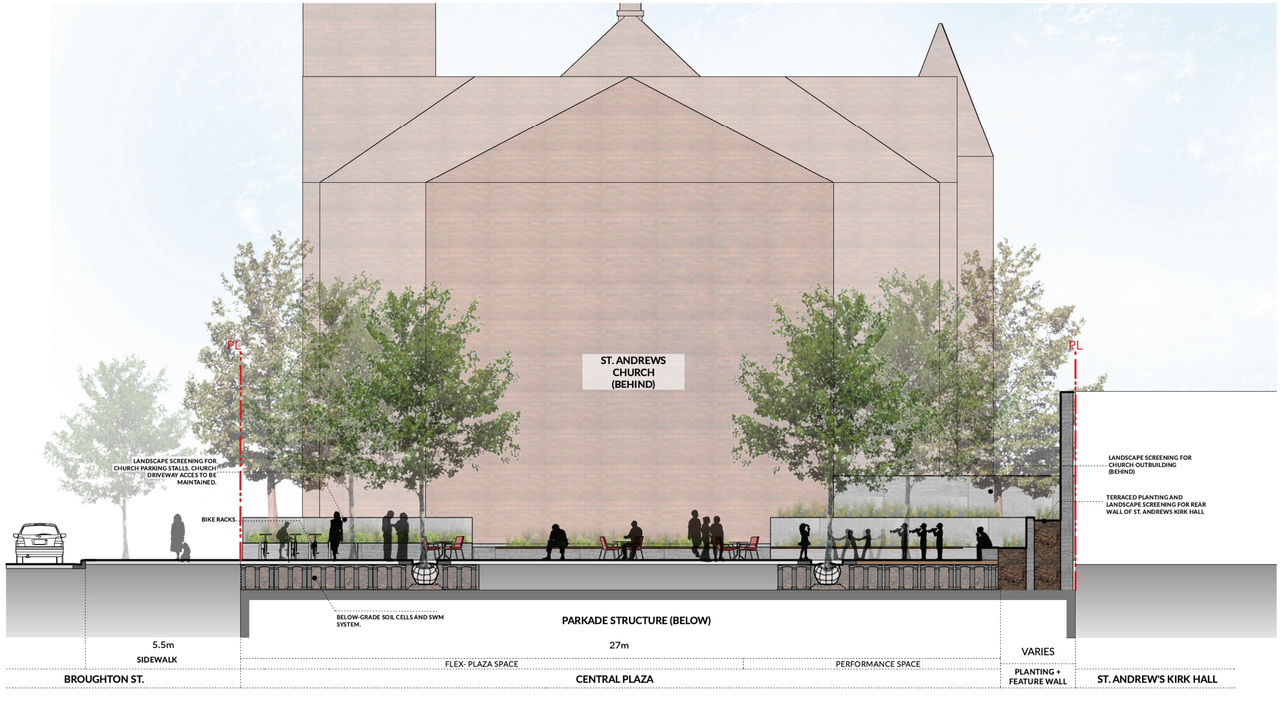
DRAWING
L1.04




**PLAZA KEY PLAN**




1 PLAZA - SECTION 1
Scale: 1:100




2 PLAZA - SECTION 2
Scale: 1:100

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DRAWING TITLE
SECTIONS - L1 PLAZA

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NORTH

SCALE
As Shown

| | |
|---|---|
| PROJECT NO. | 25068 |
| DATE | 2019-05-10 |
| FILE NAME | 25068 SECTIONS.vwx |
| PLOTTED | 2026-11-02 |
| DRAWN | CW/ KI |
| REVIEWED | GB |

DRAWING
L2.01