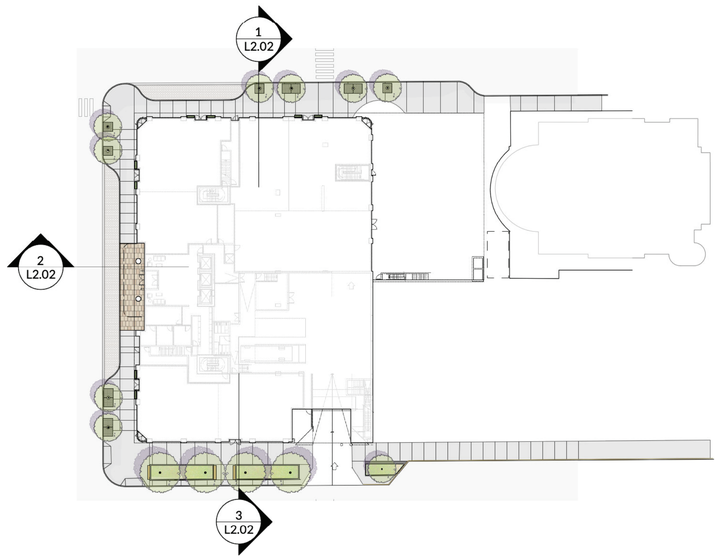
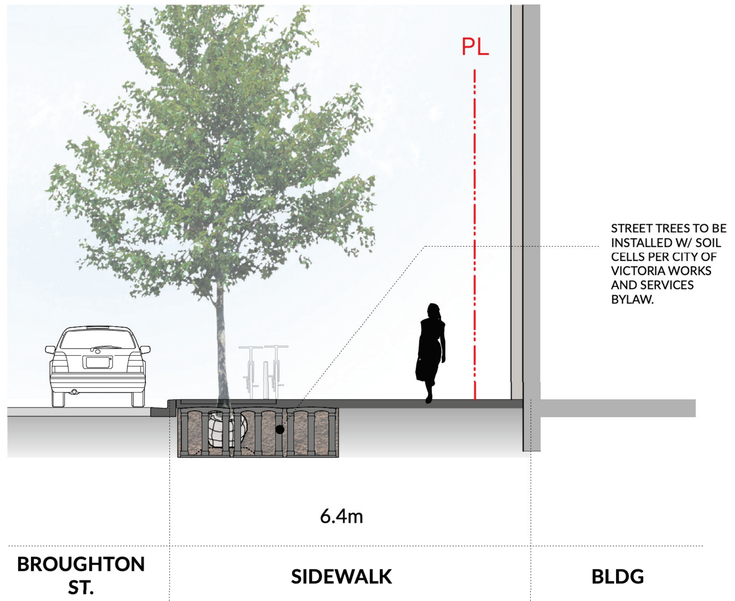
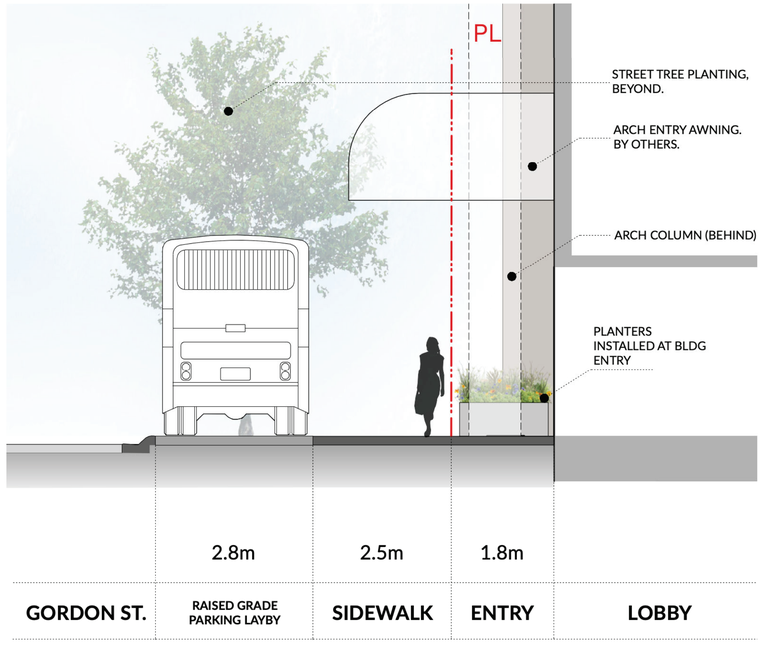


STREETSCAPE KEY PLAN



1 BROUGHTON ST.
Scale: 1:50



2 GORDON ST.
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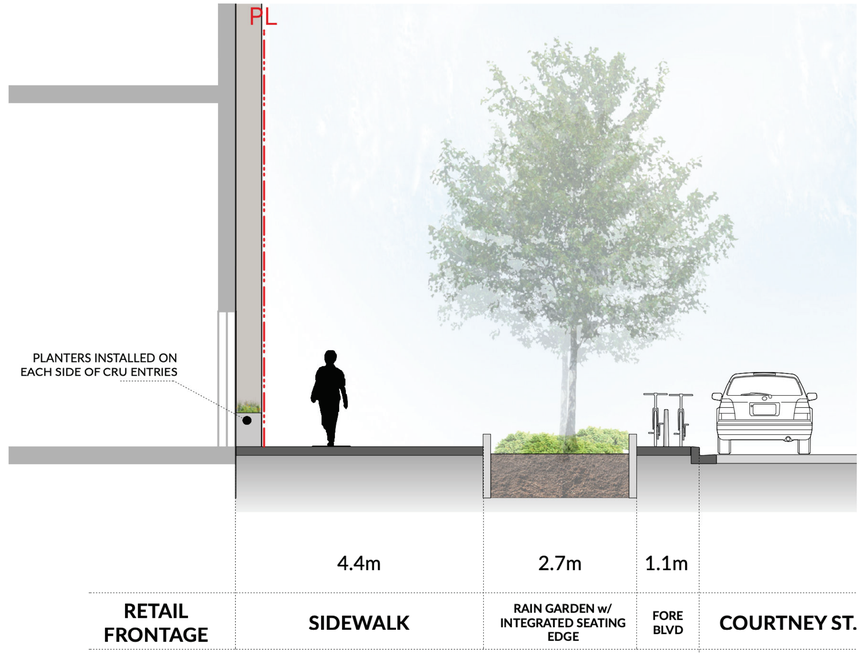

3 COURTNEY ST.
Scale: 1:50

PWL PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED RZ/ DP
2	2026-05-14	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 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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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

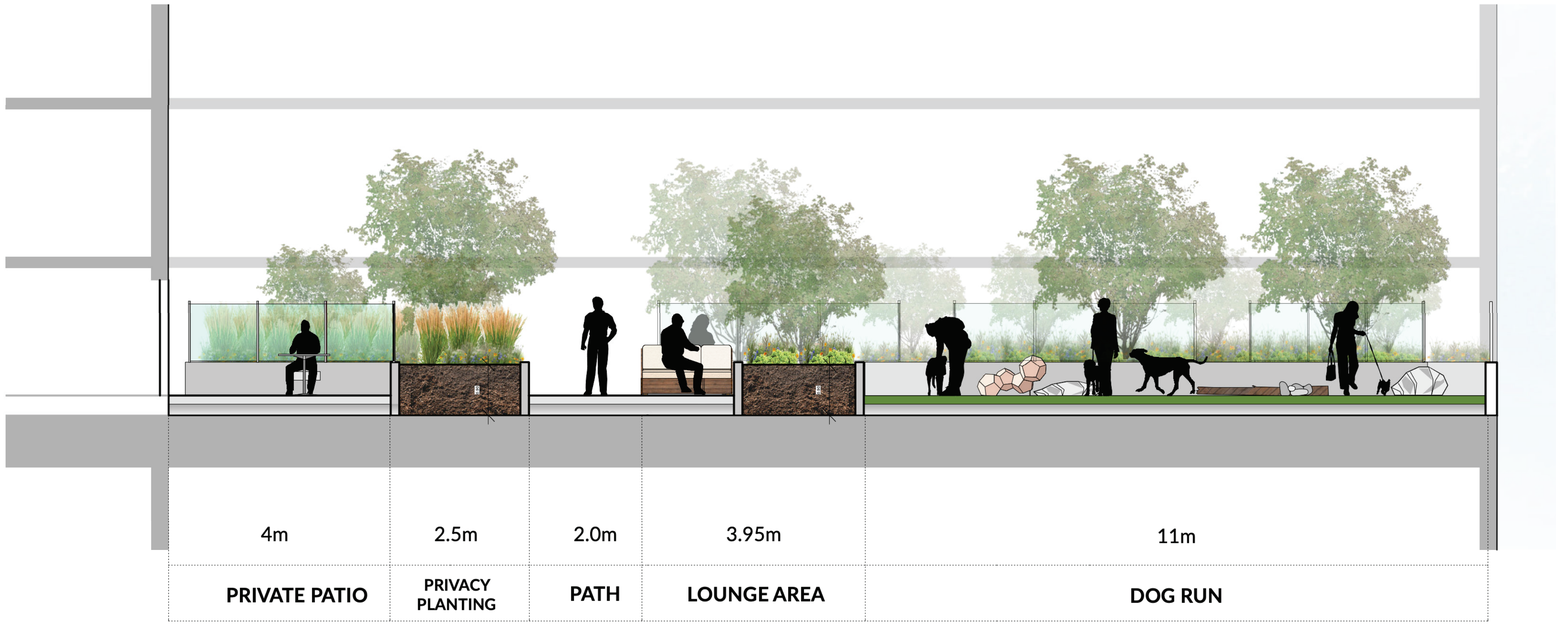
DRAWING
L2.02



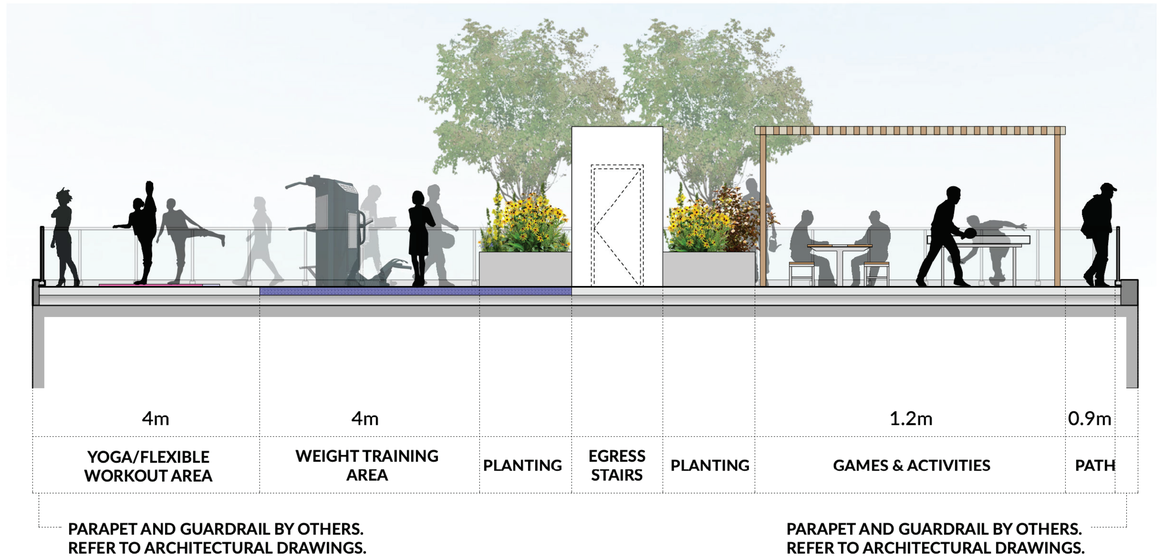
L2 KEY PLAN



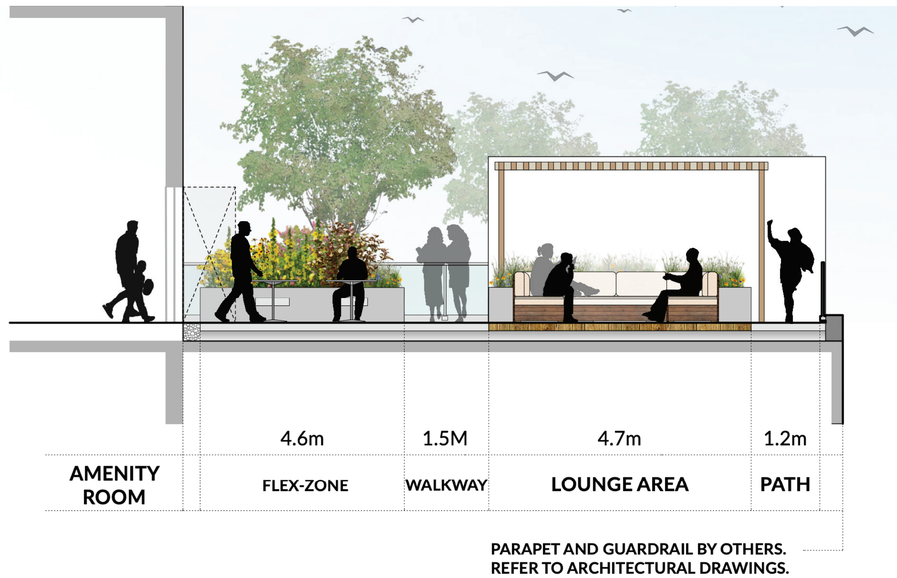
L8 KEY PLAN



1 L2 AMENITY DECK - DOG RUN
Scale: 1:50



2 L8 AMENITY DECK - NORTH
Scale: 1:50



3 L8 AMENITY DECK - SOUTH
Scale: 1:50

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED RZ/ DP
2	2026-05-14	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 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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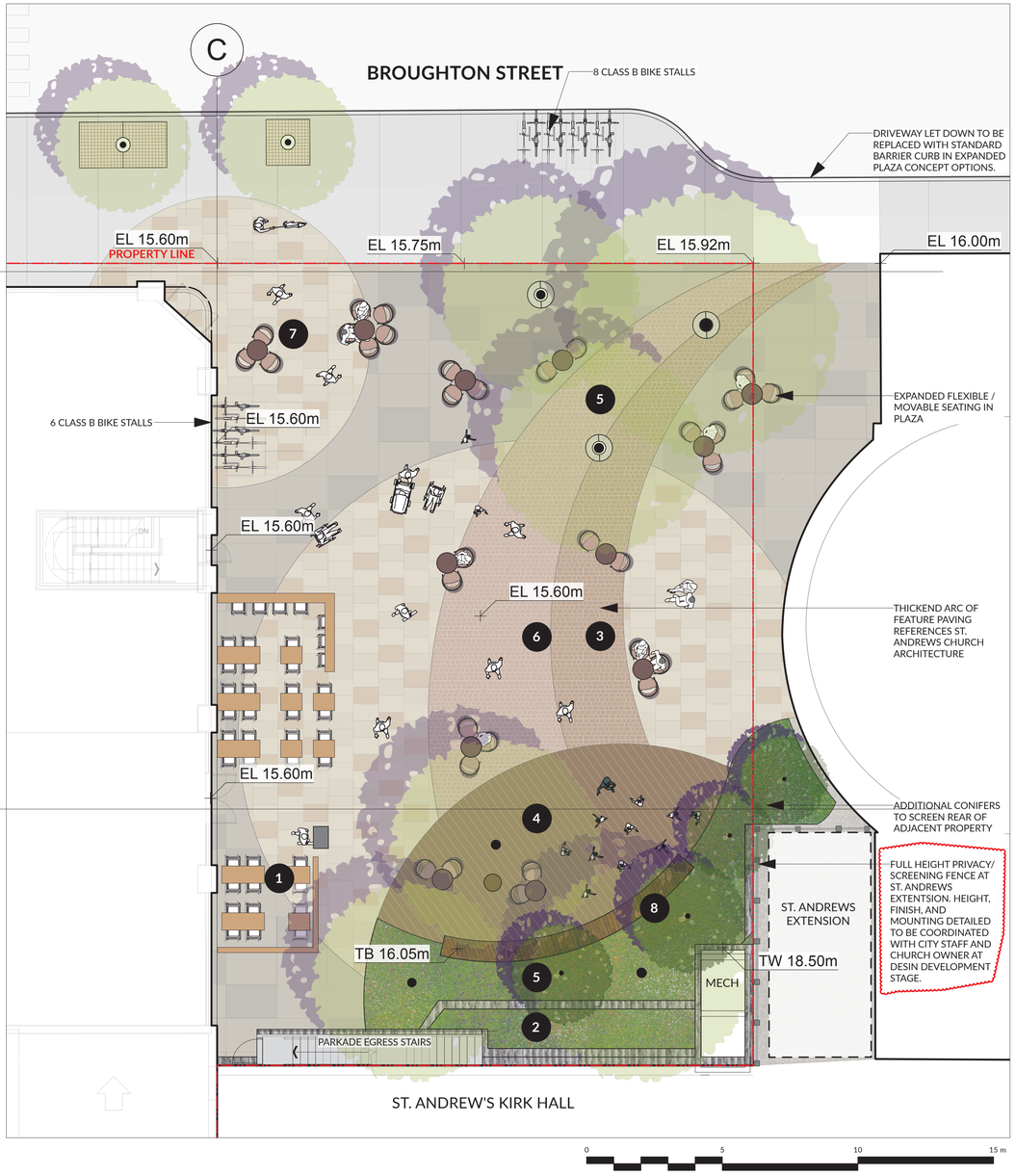
NORTH

SCALE
As Shown

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

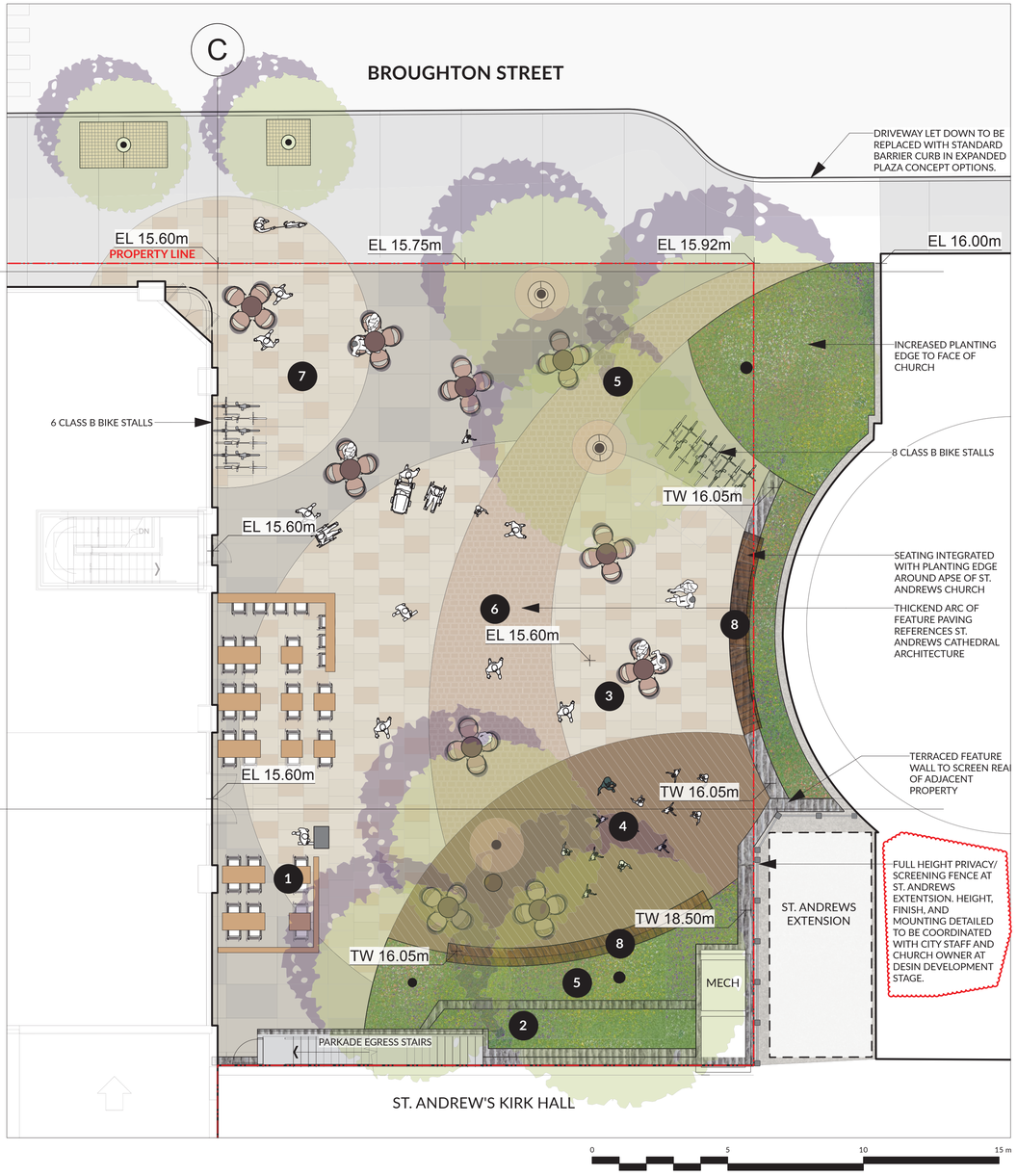
DRAWING
L2.03



CONCEPT OPTION A

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. LOW PERIMETER PLANTING W/ INTEGRATED SEATING EDGE

The Plaza's Paving Treatment extends to the base of the Church, with an expanded planting buffer to screen the outbuilding and introduce more trees into the courtyard.



CONCEPT OPTION B

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. LOW PERIMETER PLANTING W/ INTEGRATED SEATING EDGE

The Plaza's Program areas are increased proportionally to the increased overall area. Seating and planting are maintained around the plaza's east edge, providing a material transition and buffer for the church facade.

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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

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
APPENDIX: EXPANDED PLAZA EXPLORATIONS

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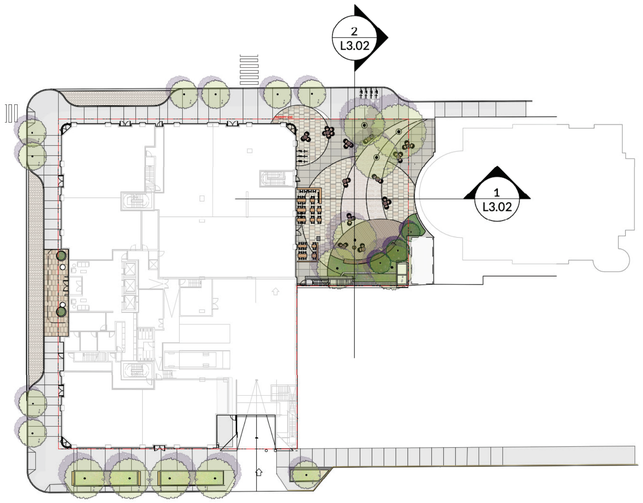
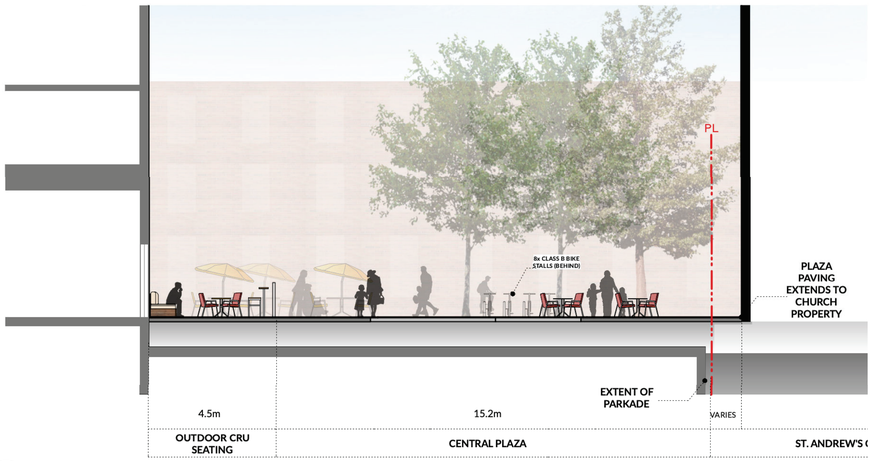
NORTH
SCALE 1:100

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

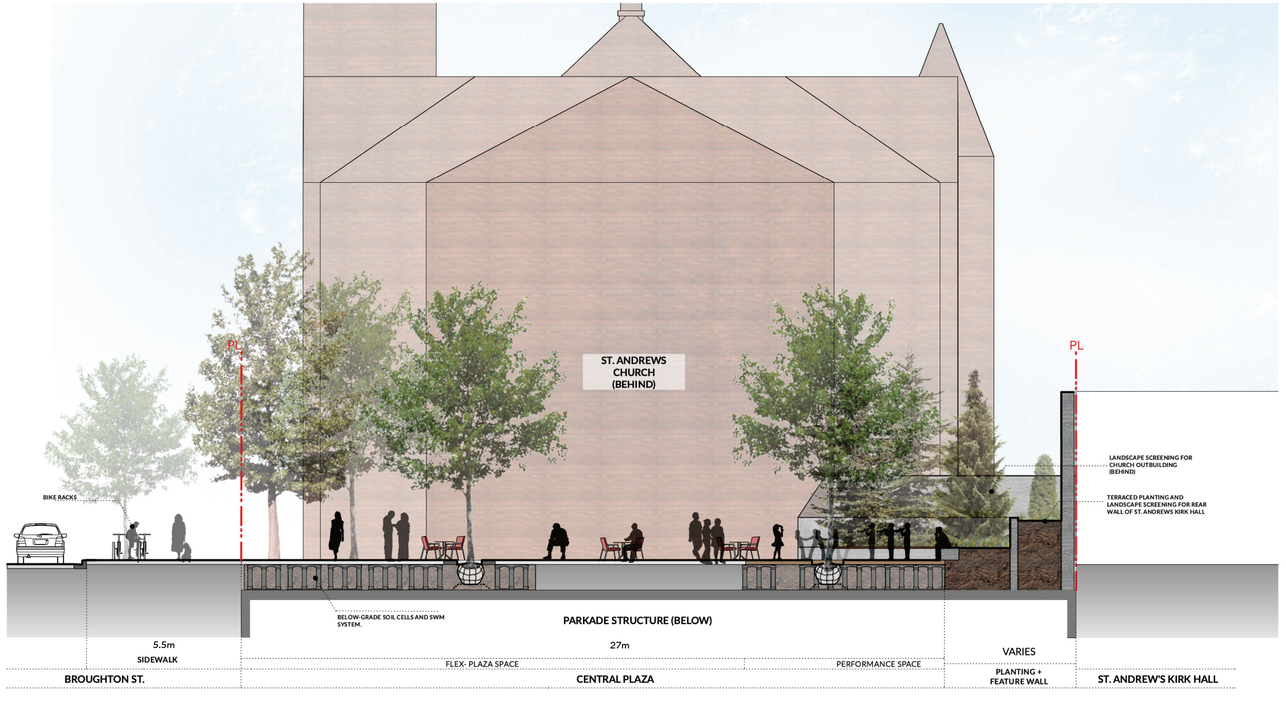
DRAWING
L3.01



PLAZA KEY PLAN



1 PLAZA - SECTION 1
Scale: 1:100



2 PLAZA - SECTION 2
Scale: 1:100

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2026-11-03	ISSUED FOR PRIOR TO RZ/ DP 3

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 ALTERNATE OPTION A

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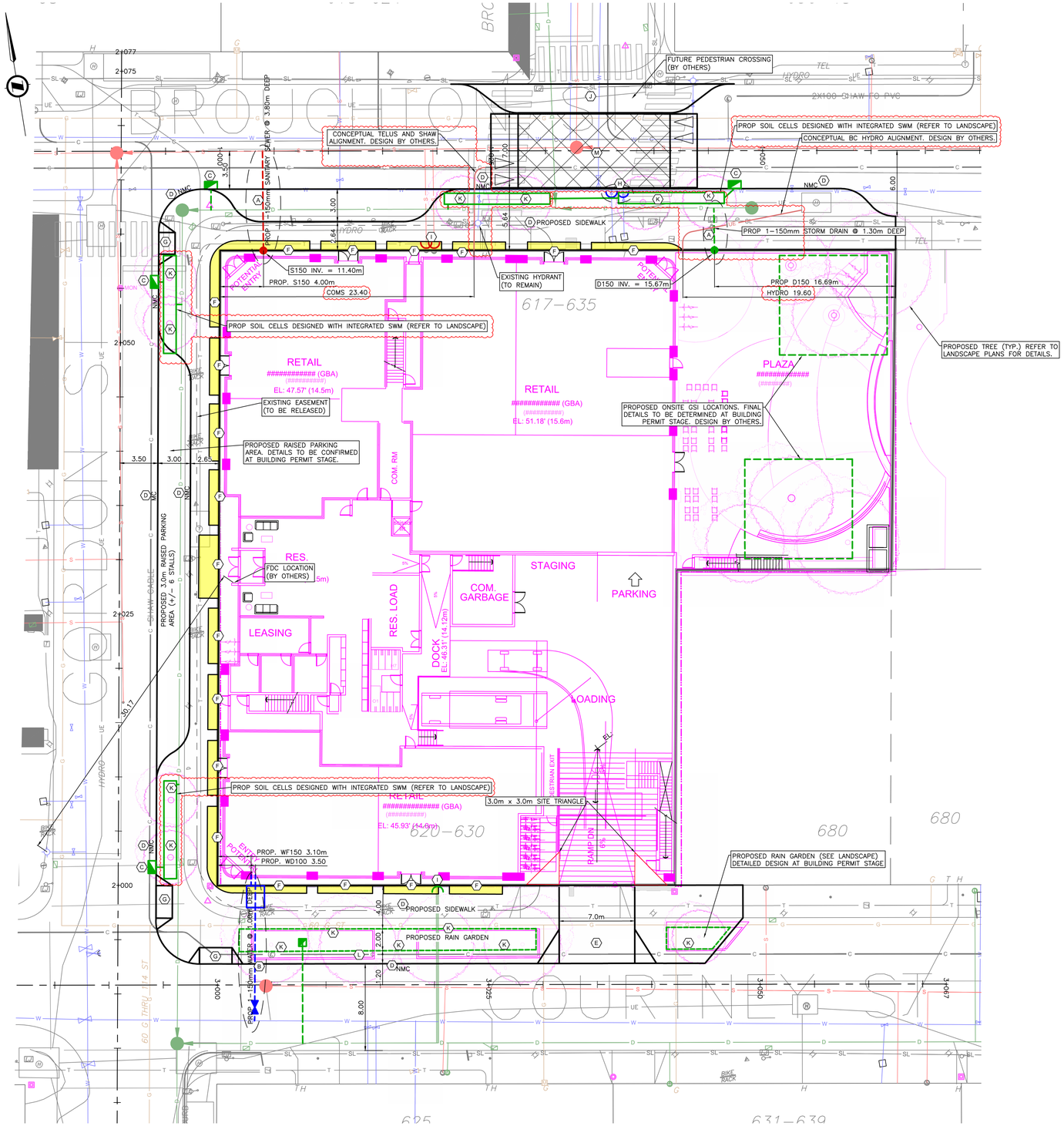
NORTH
SCALE
As Shown

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

DRAWING
L3.02



SITE SERVICING PLAN
H 1:200

SHEET NOTES:

(A) 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.

(B) CITY OF VICTORIA CREWS TO INSTALL PROPOSED WATER SERVICE COMPLETE WITH METER AND VAULT AS PER CITY OF VICTORIA STANDARD DETAIL SD W2h AT DEVELOPERS EXPENSE. FINAL SIZING, LOCATION, AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(C) CONTRACTOR TO REMOVE AND REPLACE EXISTING CATCH BASINS WITH NEW SIDE-INLET CATCH BASINS COMPLETE WITH TRAPPING HOODS AS PER CITY OF VICTORIA STANDARD DRAWING SD S11b. FINAL CATCH BASIN LOCATION AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(D) CONTRACTOR TO INSTALL NEW CURB AND GUTTER COMPLETE WITH SIDEWALK AND BOULEVARD TREES. FINAL DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.

(E) CONTRACTOR TO CONSTRUCT PROPOSED DRIVEWAY COMPLETE FLARES AS PER CITY OF VICTORIA STANDARDS. FINAL DETAILS TO BE DETERMINED AT BUILDING PERMIT STAGE.

(F) PROPOSED AWNING/CANOPY ENCROACHMENT SUBJECT TO CITY OF VICTORIA'S LAND USE PROCEDURE BYLAW.

(G) CONTRACTOR TO CONSTRUCT SIDEWALK LETDOWNS COMPLETE WITH FLARES AS PER CITY OF VICTORIA STANDARDS FOR CROSSWALKS.

(H) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.

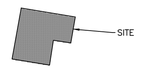
(I) CONTRACTOR TO CAP AND ABANDON EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.

(J) FUTURE PEDESTRIAN CROSSING. FINAL DETAILS TO BE REFINED IN COLLABORATION WITH CITY OF VICTORIA AT BUILDING PERMIT STAGE. DESIGN AND INSTALLATION BY OTHERS.

(K) ALL PROPOSED MUNICIPAL TREES TO BE IRRIGATED BY A SEPARATE CITY SOURCE AND DRAINED ACCORDINGLY. SOIL CELLS MAY HAVE OPPORTUNITY TO PROVIDE STORMWATER TREATMENT. FINAL TREE LOCATIONS AND STORMWATER TREATMENT TO BE FURTHER COLLABORATED WITH THE CITY OF VICTORIA PRIOR TO BUILDING PERMIT SUBMISSION. SOIL CELL EXTENTS AND NEARBY UNDERGROUND UTILITY EXTENTS TO BE CONFIRMED PRIOR TO BUILDING PERMIT SUBMISSION.

(L) EXISTING UTILITY TO BE RELOCATED AS REQUIRED TO FACILITATE MUNICIPAL TREES. DETAILS TO BE PROVIDED AT BUILDING PERMIT STAGE. DESIGN BY OTHERS.

(M) PROPOSED RAISED PEDESTRIAN CROSSING ACROSS BROUGHTON STREET. FINAL DETAILS TO BE REFINED IN COLLABORATION WITH CITY OF VICTORIA AT BUILDING PERMIT STAGE. DESIGN AND INSTALLATION BY OTHERS.



KEY PLAN
NTS

LEGAL DESCRIPTION: LOT A, OF LOTS 229, 230, 235, 236, 237 AND 525, VICTORIA CITY, PLAN 14044

BENCHMARK: MONUMENT 358432 ELEV. 16.866m

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE	D	FLUSH VALVE	
GAS	G	SERVICE RISER	D	VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT		AIR VALVE	

0 4 12m
1:200

PROFESSIONAL ENGINEER
T. C. KILLIP
60157
PROVINCE OF BRITISH COLUMBIA
NOV 11, 03
EGBC# 1001272

617 BROUGHTON STREET
PRELIMINARY SERVICING

Scale horiz. 1:200 Rev. No. 0
Sheet 1 of 1
Eng. Project No. 35270
Drafted by. CK

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR REZONING