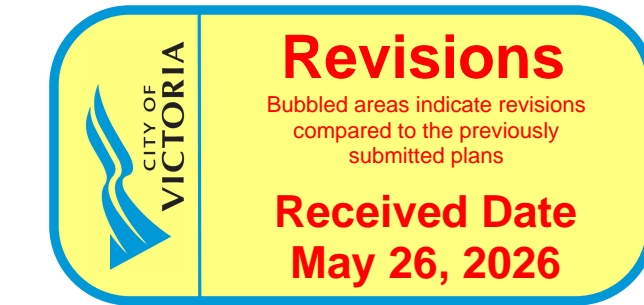


617-635 Broughton street

REZONING / DEVELOPMENT PERMIT



M C M

**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687.2990
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MCMPartners.com



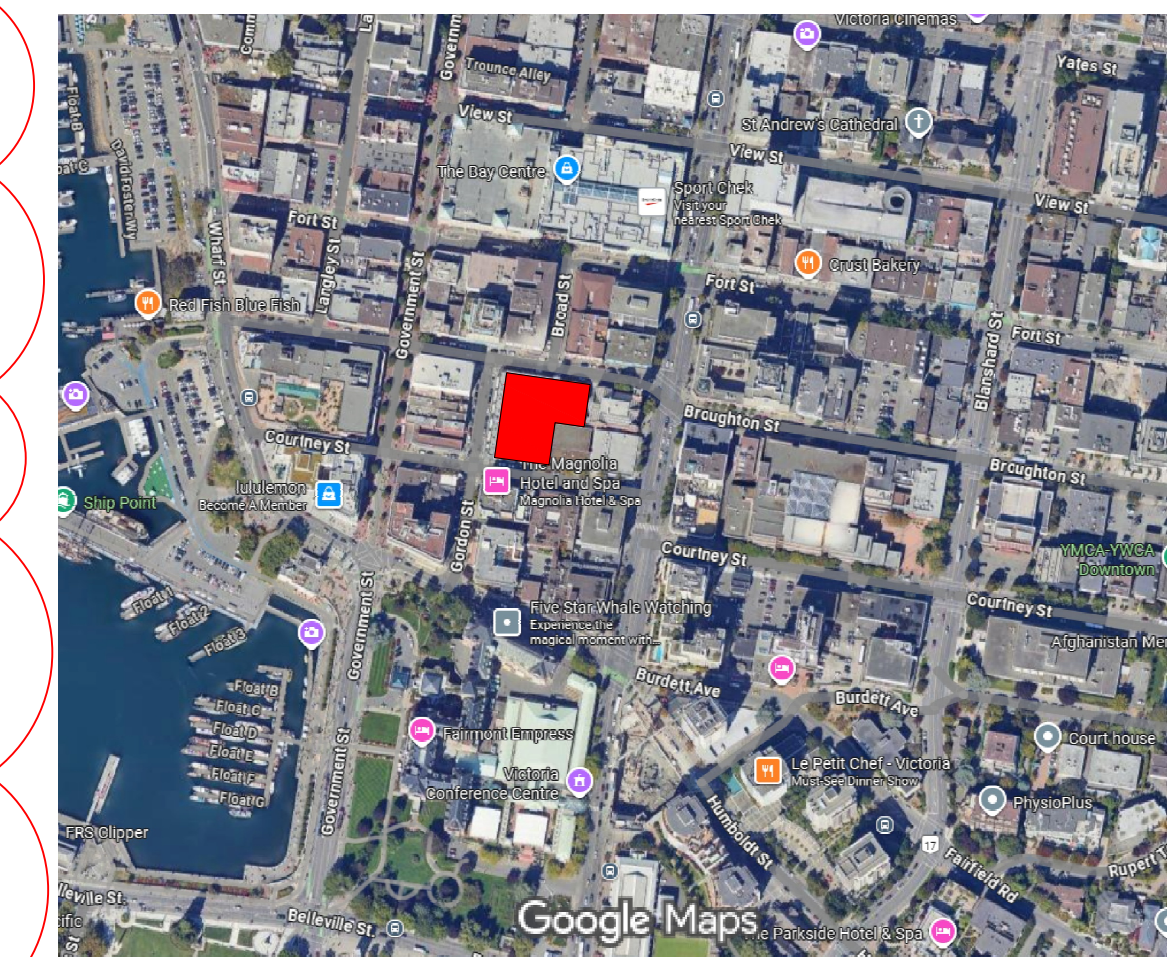
SITE INFORMATION

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 m² (32826.54 ft²)
ZONING: CURRENT: OTD -1 SITE SPECIFIC (OLD TOWN DISTRICT 1)

DRAWING LIST

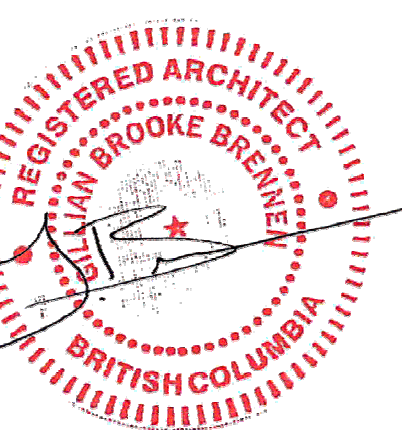
DRAWING NO.	DRAWING TITLE
A000	COVER SHEET
A001	PROJECT INFO
A100	SITE PLAN
A200	LEVEL P3
A201	LEVEL P2
A202	LEVEL P1
A203	LEVEL 1
A204	LEVEL 2
A205	LEVEL 3-7
A206	LEVEL 8-9
A207	LEVEL 10
A208	LEVEL 11
A209	LEVEL 12
A210	LEVEL - ROOF
A300	W&S ELEVATIONS
A301	E&N ELEVATIONS
A302	ELEVATIONS
A400	SECTION A-A
A401	SECTION B-B
FSR200	L1 & L2
FSR201	L3-7 & L8
FSR202	L9 & L10
FSR203	L11 & L12

LOCATION MAP



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

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2026-05-13

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 MACKAY
 PARTNERSHIP
 1900-1066 WEST HASTINGS ST,
 VANCOUVER, BC V6E 3X1
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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 RAIWA
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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: CHRISTOPHER 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

Seal

**617-635
BROUGHTON ST
VICTORIA**

Victoria, BC
 Project

COVER

Drawing

Scale

Project 218008

Sheet **A000**

FSR CALCULATIONS

	FSR(sqft)			(Ref. only)			
	Retail	Residential	Amenity	Total FSR (ft ²)	(m ²)	GFA (ft ²)	(m ²)
L1	14308	4298		18606	1729	25922	2408
L2-7		112638	390	112638	10464	118890	11045
L8		14806	3692	14806	1376	15577	1447
L9		11066		11066	1028	11683	1085
L10		14530		14530	1350	15388	1430
L11-12		23188		23188	2154	23994	2229
Penthouse				0	0	2760	256
	14308	180526	4082	194834	18101	214214	19901
			379 m ²				
STE	3049.69 m ² 32826.54 ft ²			FSR 5.94			

UNIT MIX

LEVEL	JNR. 1BED	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%	10%	100%	21%
			(20% min)	(10% min)		
					TOTAL	242

PARKING REQUIREMENT

RESIDENTIAL

Units	Calculation	Required	Provided
33	0.5 / unit <40m ²	17	
134	0.6 / unit 40-70m ²	80	
75	1 / unit >70m ²	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 / 2325m ² (25,026.09ft ²)	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	Required	Provided
Retail	1/200m ²	1329	7	
			7	8

Short term

Use	Calculation	Area	Required	Provided
Retail	1/200m ²	1329	7	
			7	7

RESIDENTIAL

Long term

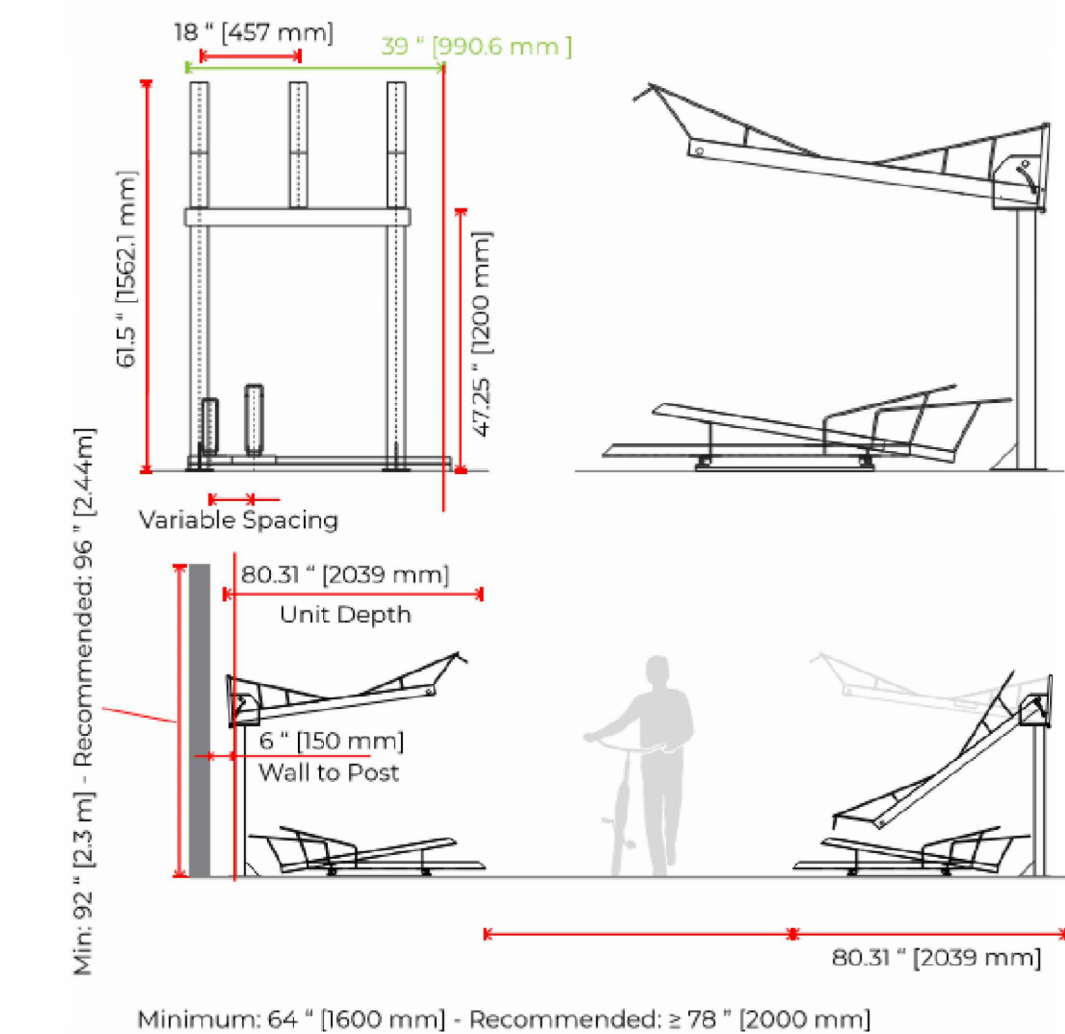
Units	Calculation	Required	Provided
33	1 / unit <40m ²	33	
209	1.25 / unit >40m ²	261	
		294	308
	50% vertical (max)	154	154

Short term

Units	Calculation	Required	Provided
242	6/bldg or 0.1/unit	24	
		24	25



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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Seal

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 VICTORIA

Victoria, BC

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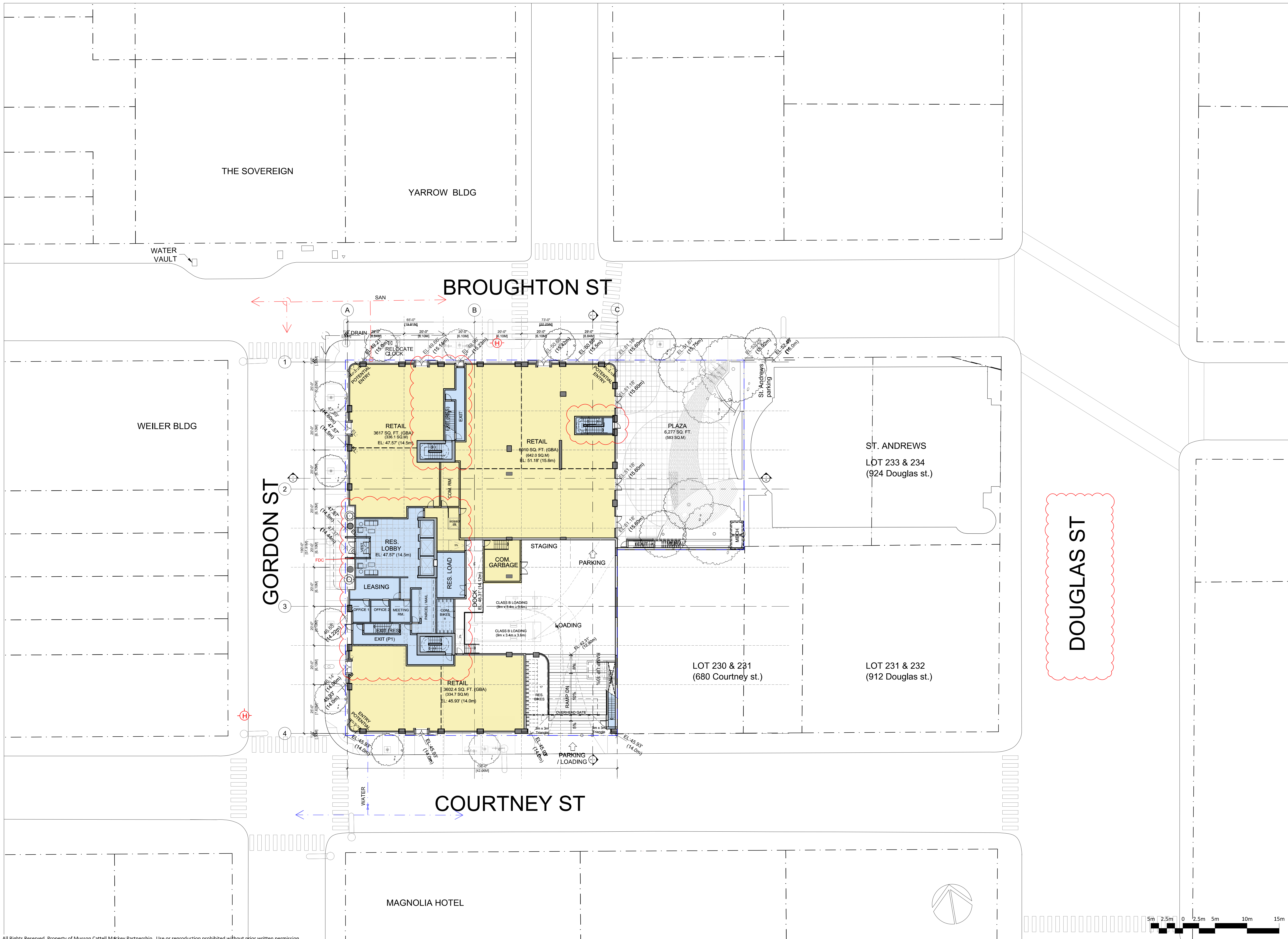
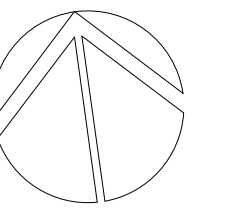
PROJECT INFORMATION

Drawing

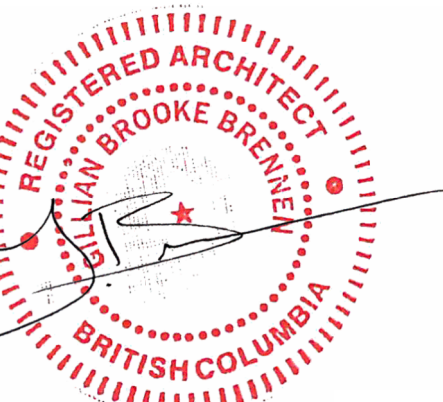
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Project 218008

Sheet **A001**



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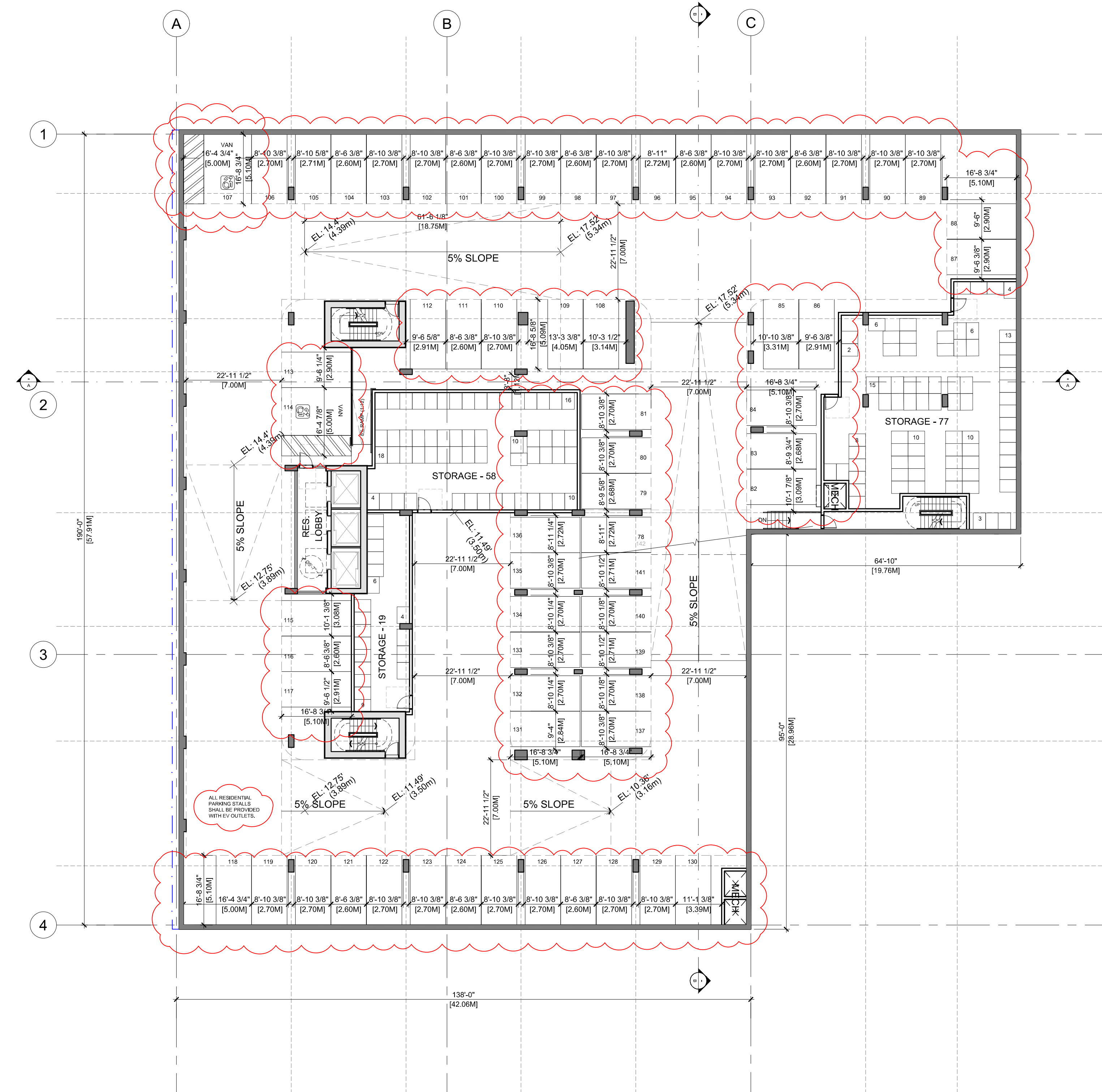
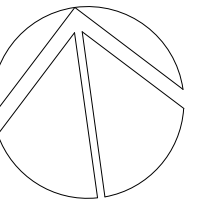
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SITE PLAN

Drawing
Scale 1 : 250
Project 218008
Sheet **A100**



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Revisions	2026-05-08
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Seal

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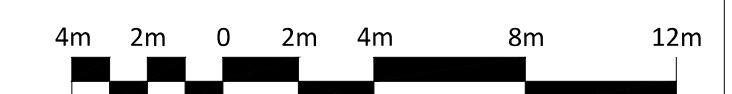
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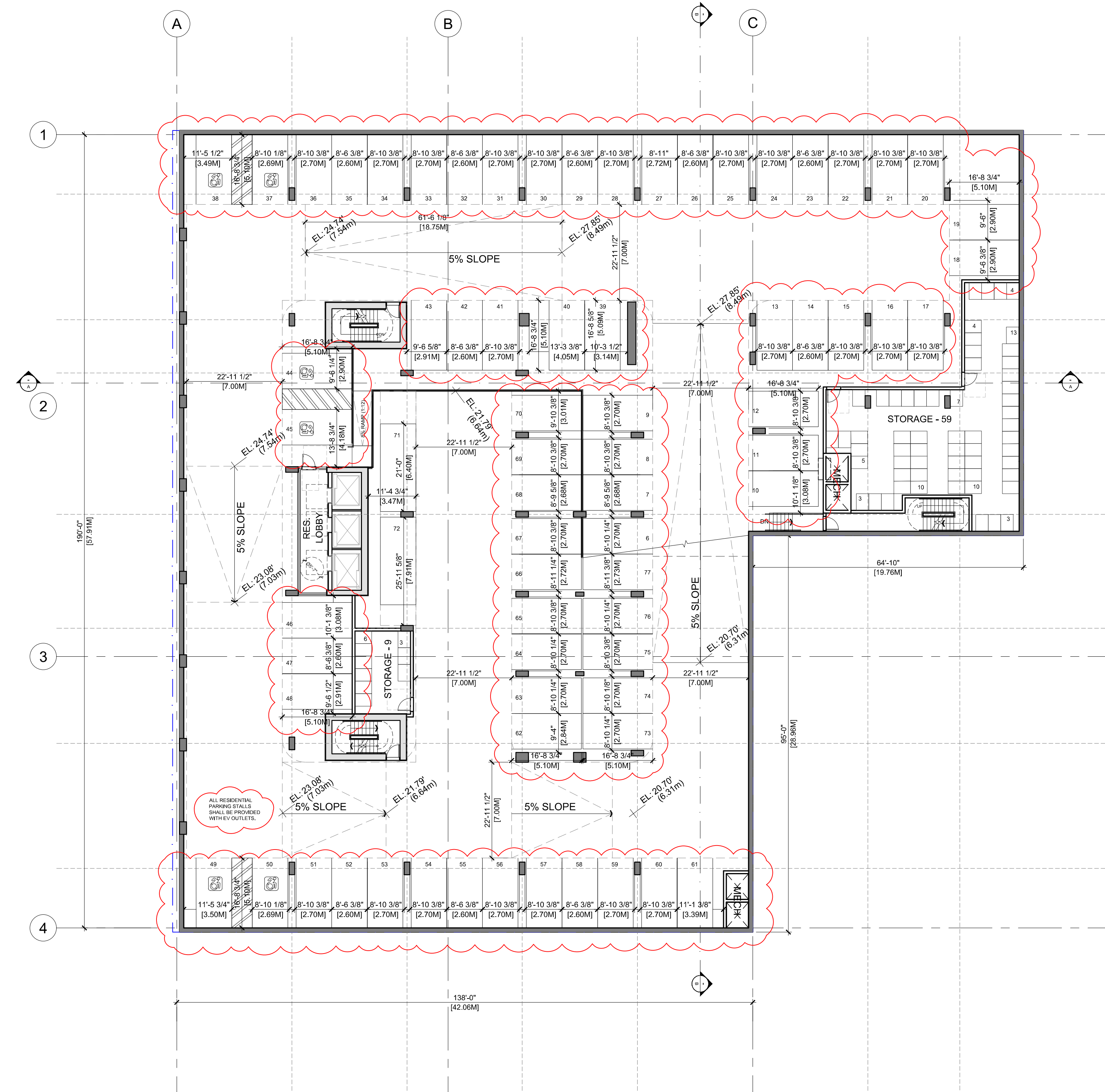
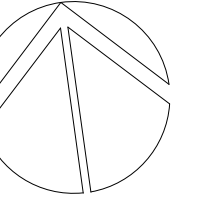
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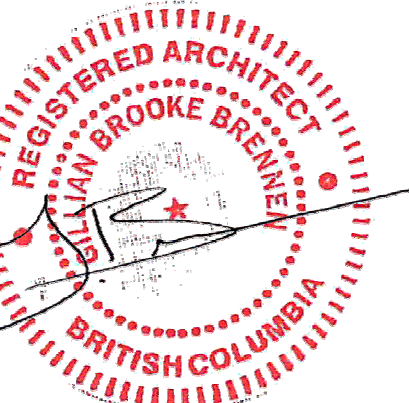
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Sheet **A200**





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Seal

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LEVEL P2

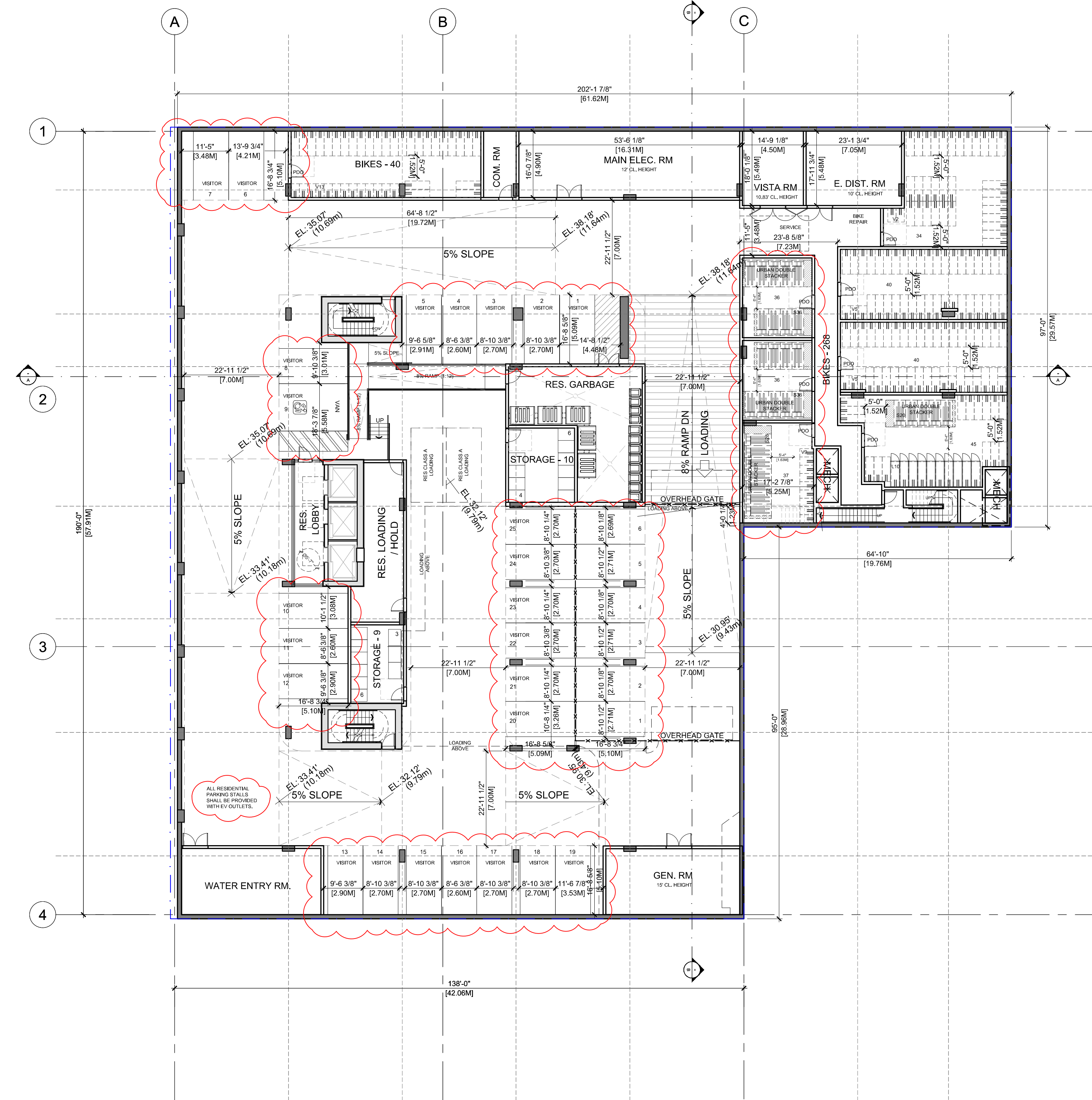
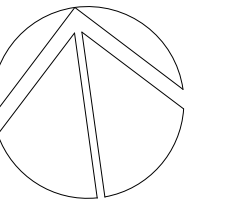
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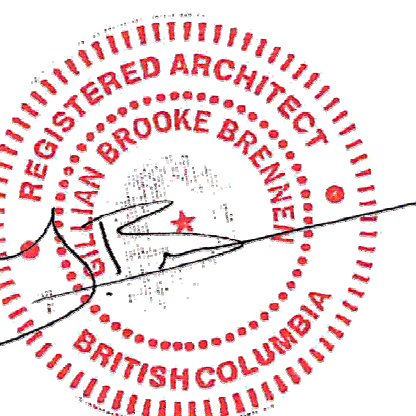
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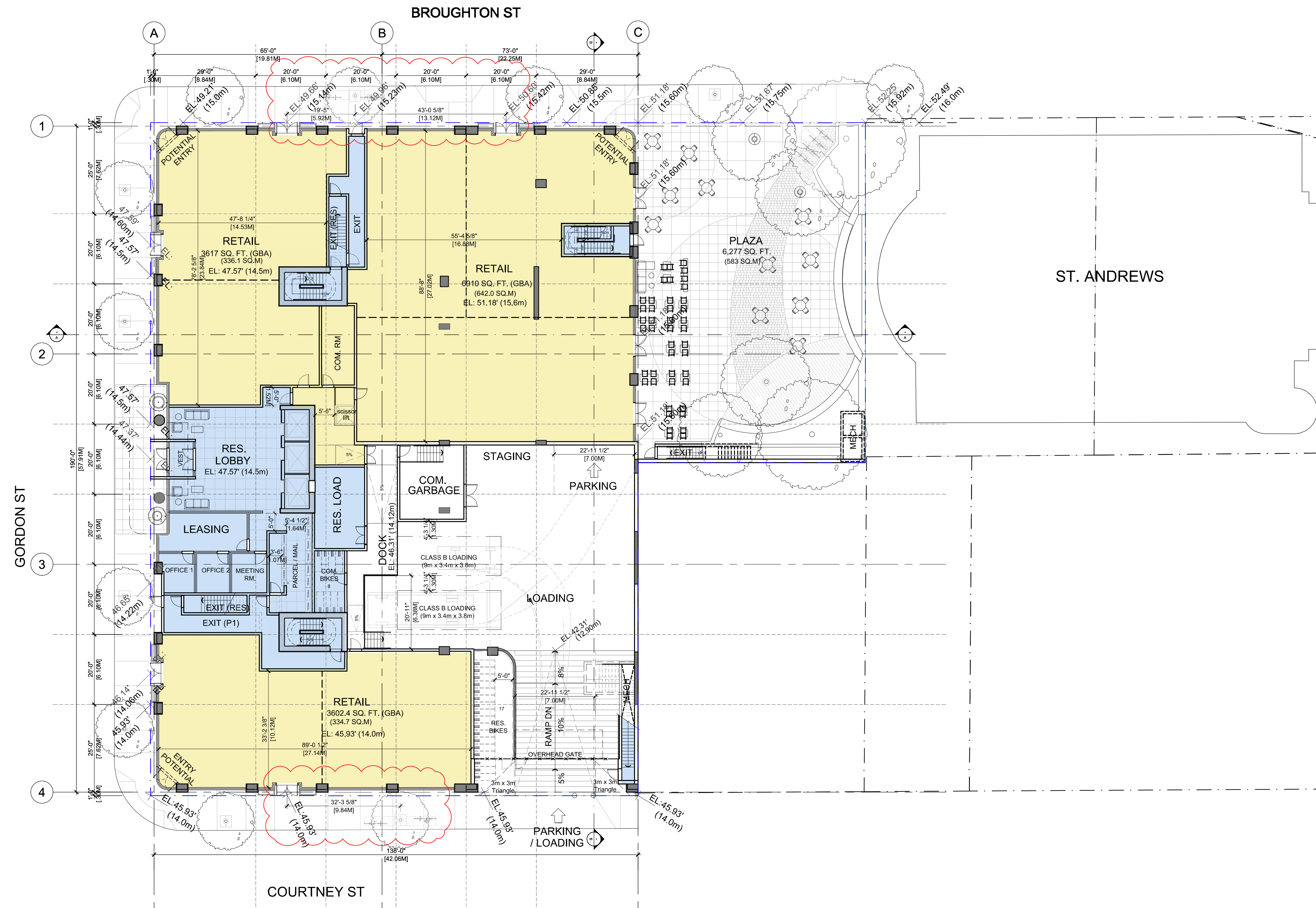
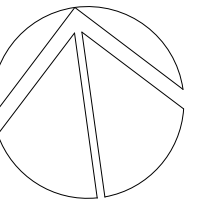
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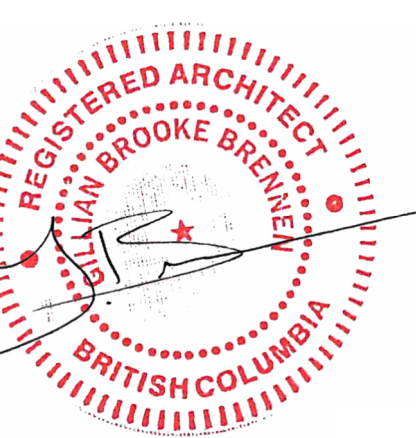
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Drawing
Scale 1 : 200
Project 218008
Sheet A202





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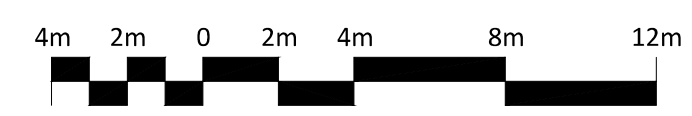
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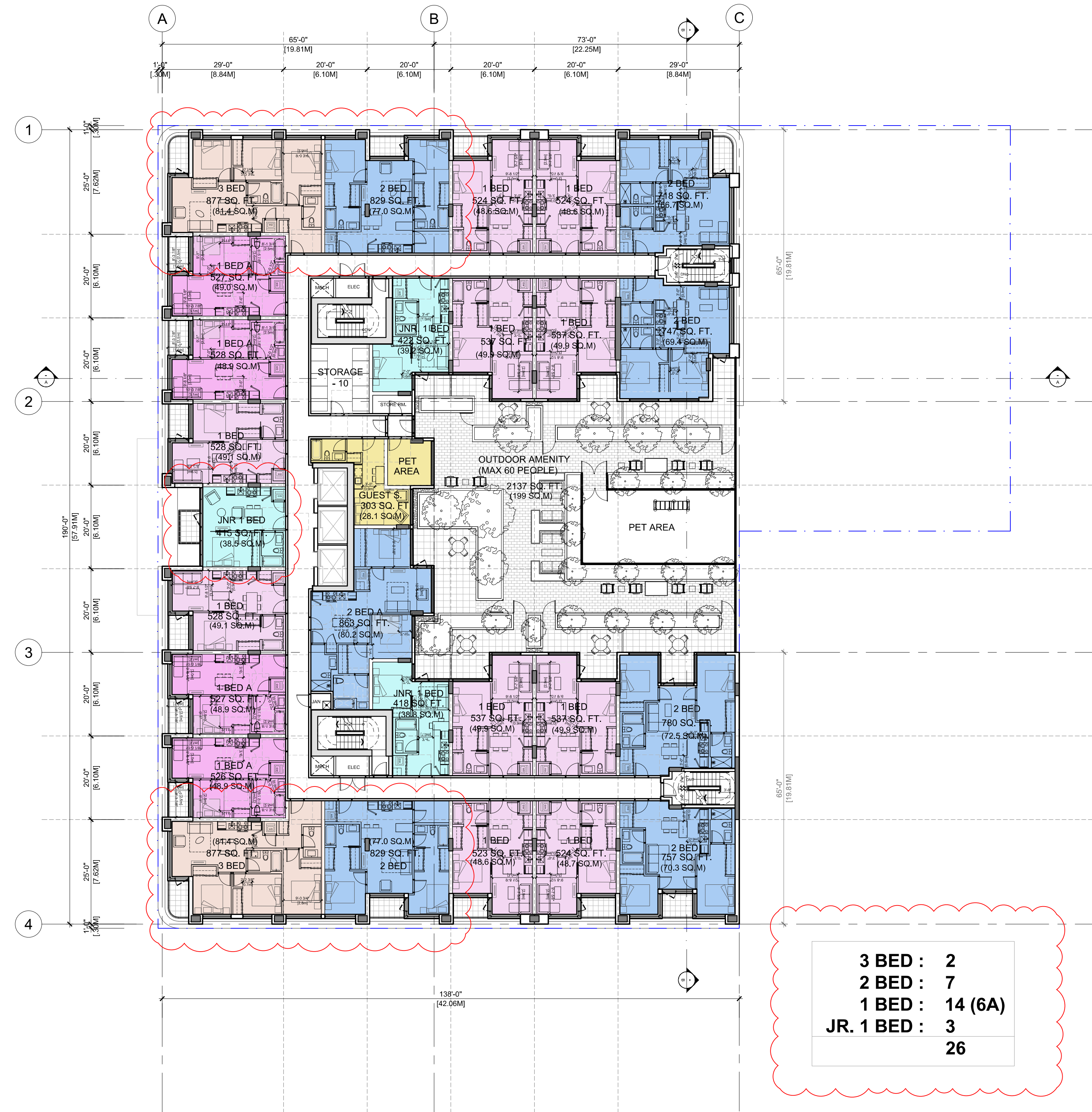
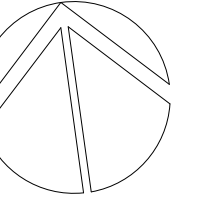
Seal
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VICTORIA

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LEVEL 01

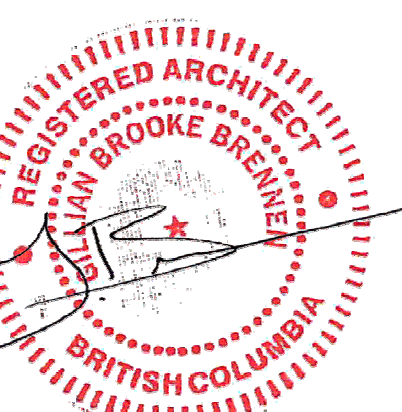
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Sheet **A203**





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LEVEL 02

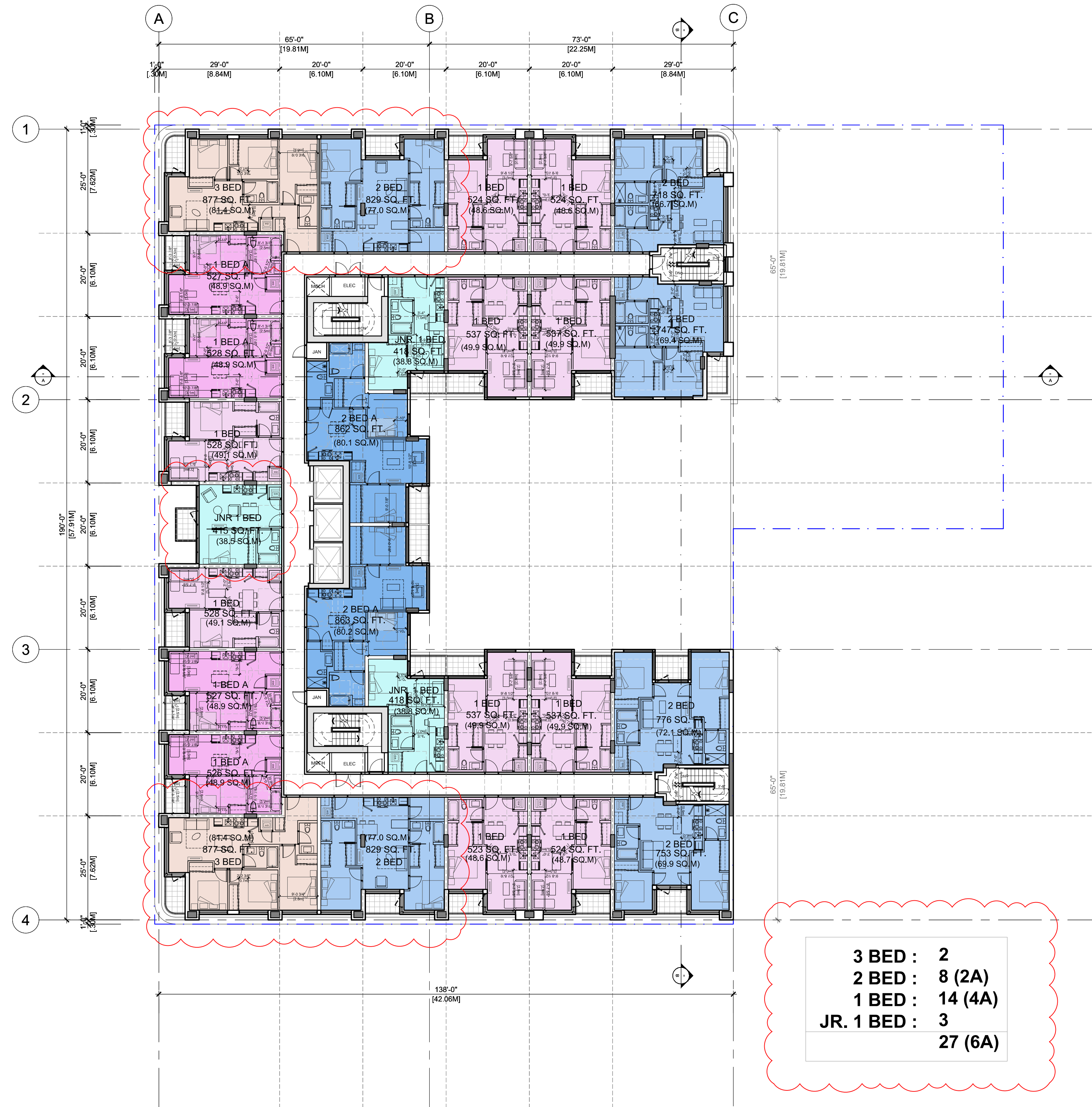
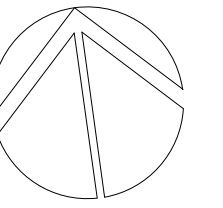
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Project 218008

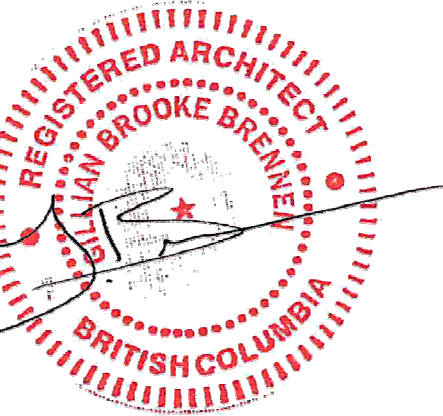
Sheet **A204**





3 BED : 2
2 BED : 8 (2A)
1 BED : 14 (4A)
JR. 1 BED : 3
27 (6A)

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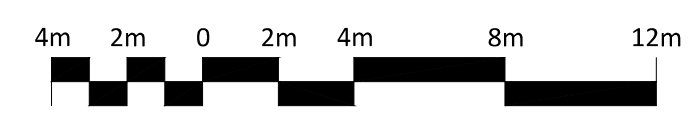
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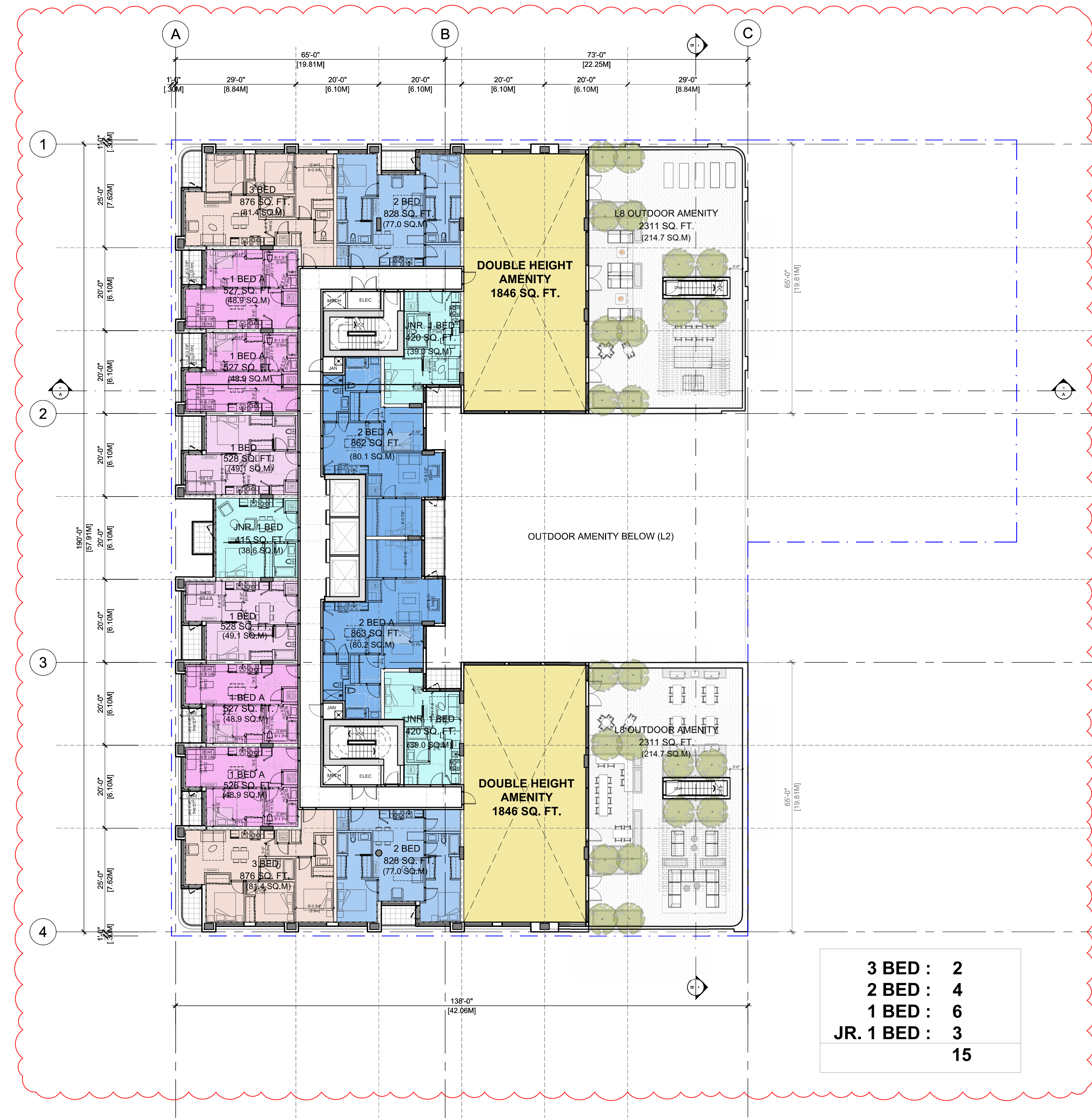
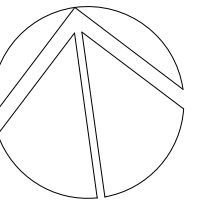
Victoria, BC
Project

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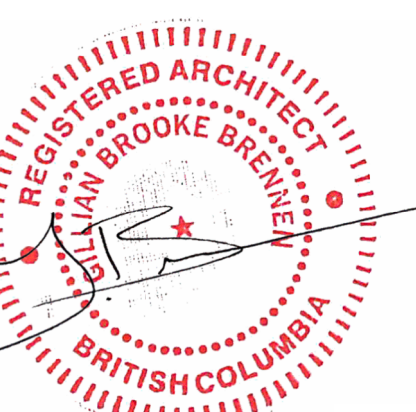
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Sheet **A205**





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Seal

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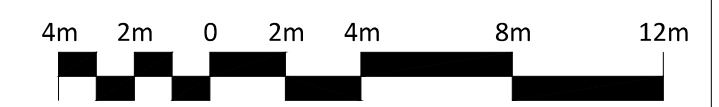
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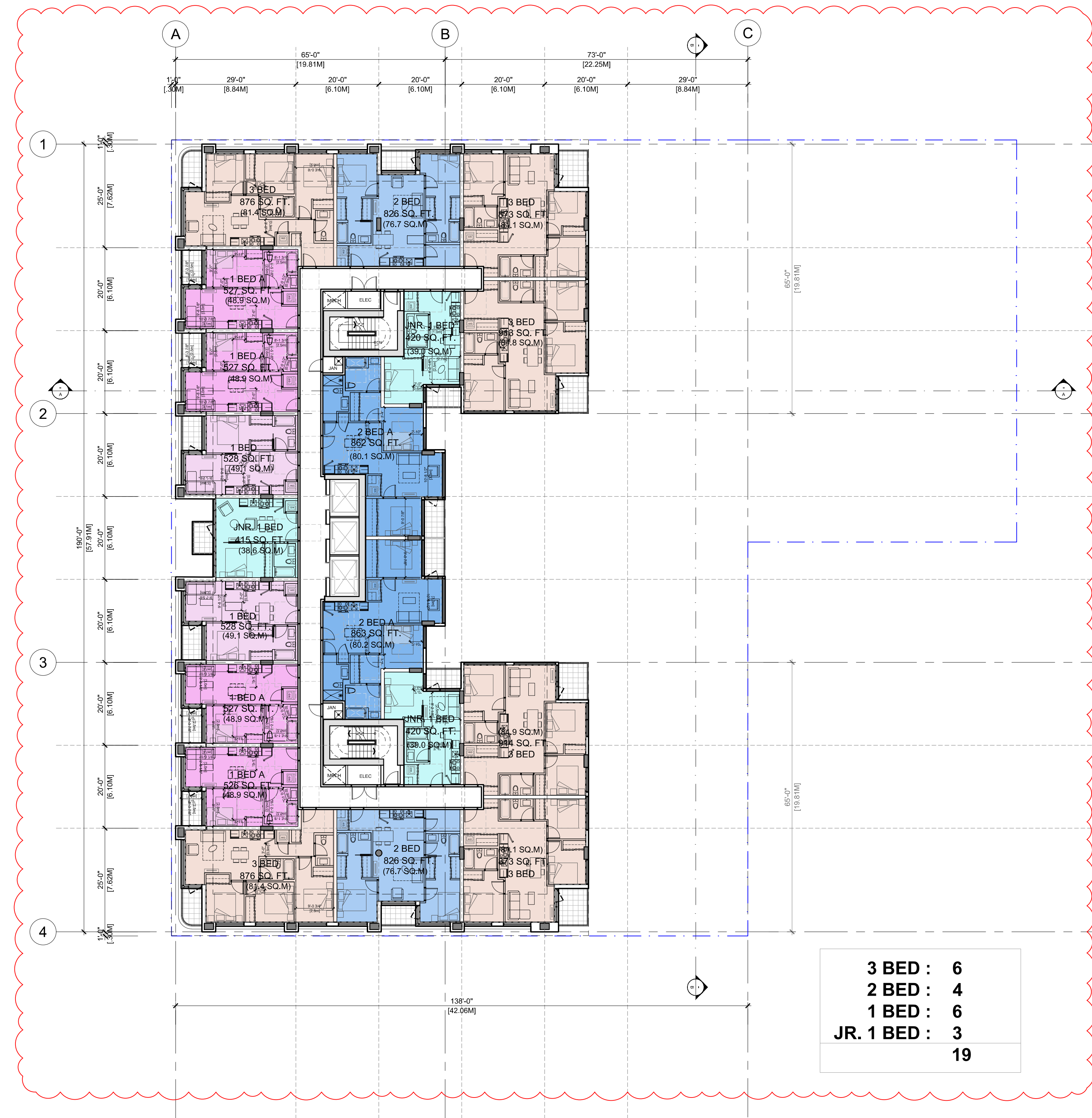
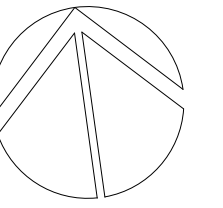
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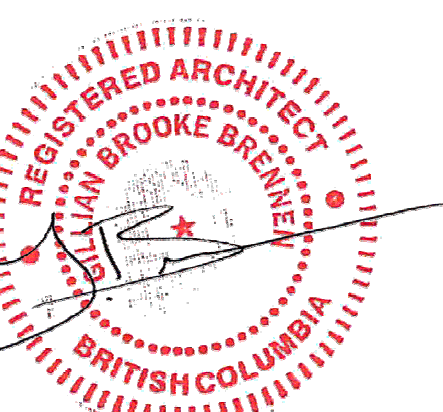
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Sheet **A206**





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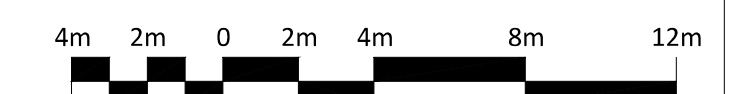
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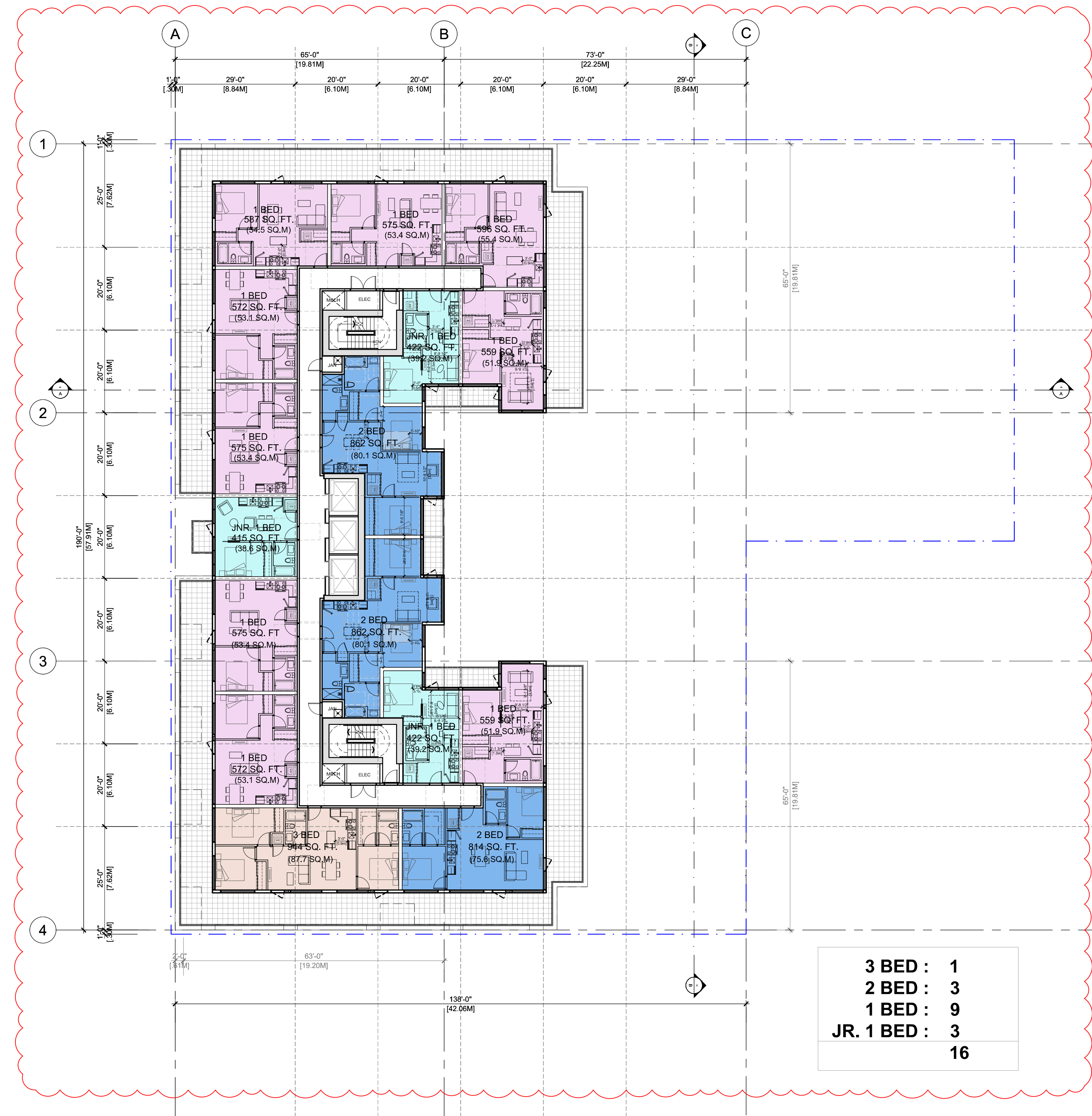
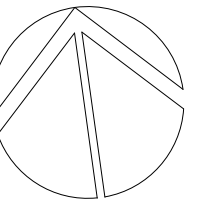
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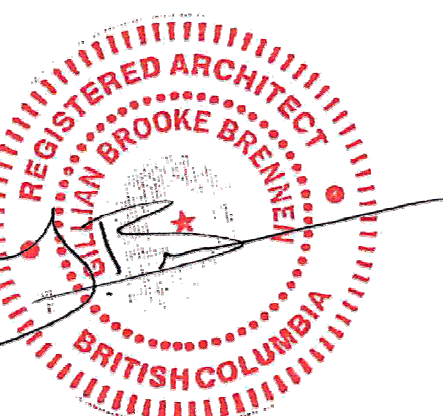
LEVEL 10

Drawing
Scale 1 : 200
Project 218008
Sheet **A207**





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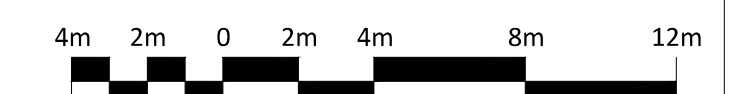
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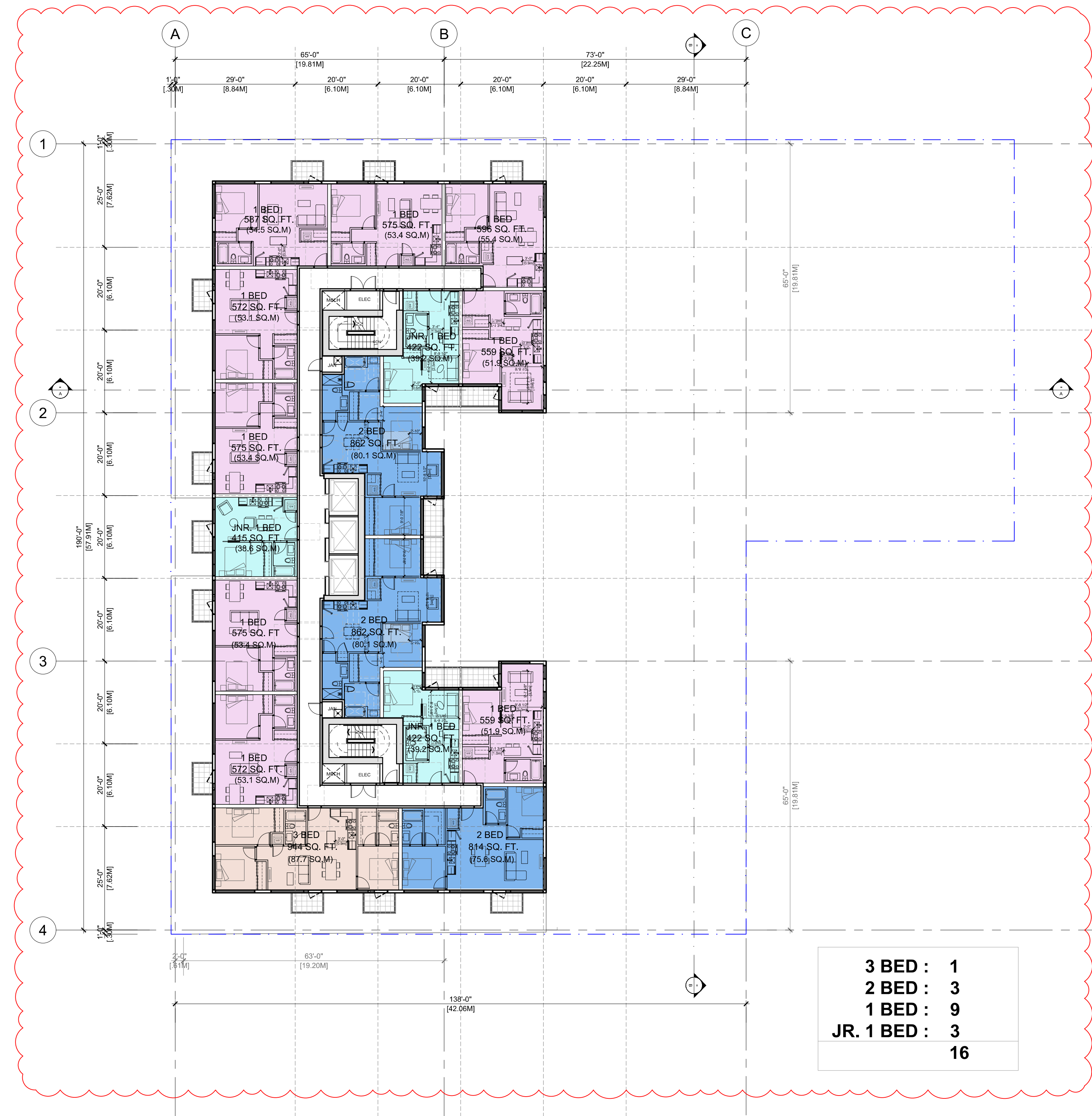
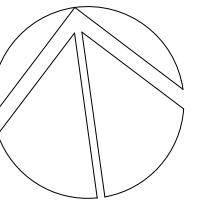
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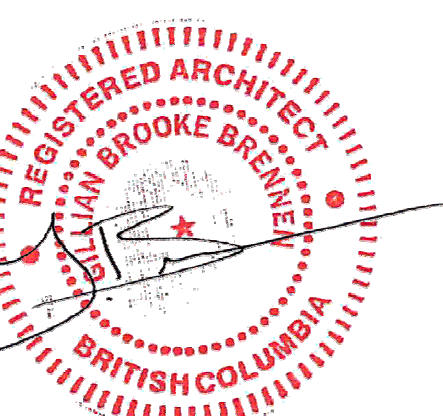
LEVEL 11

Drawing
Scale 1 : 200
Project 218008
Sheet **A208**





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Seal

**617-635
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LEVEL 12

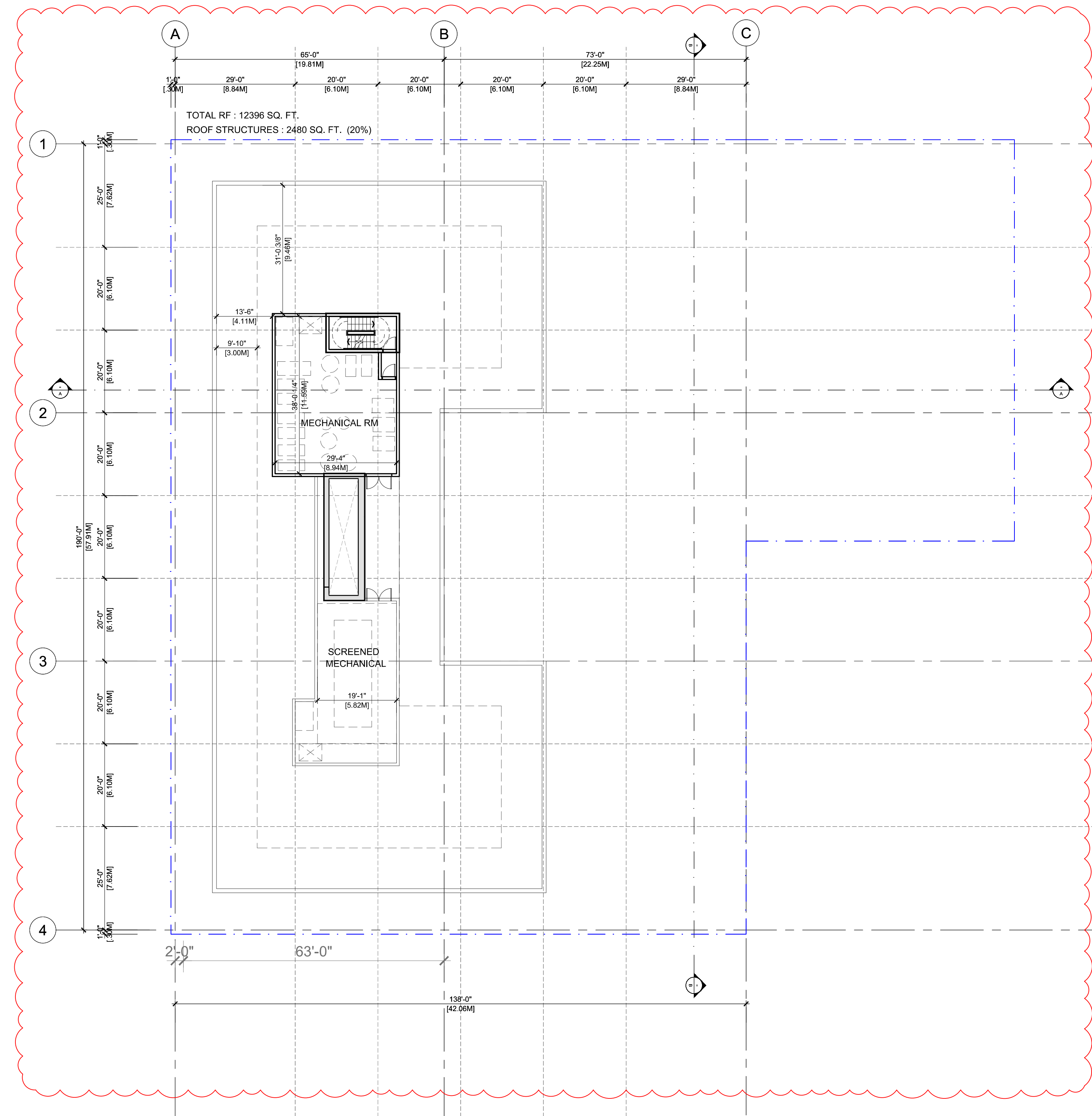
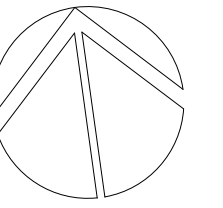
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Scale 1 : 200

Project 218008

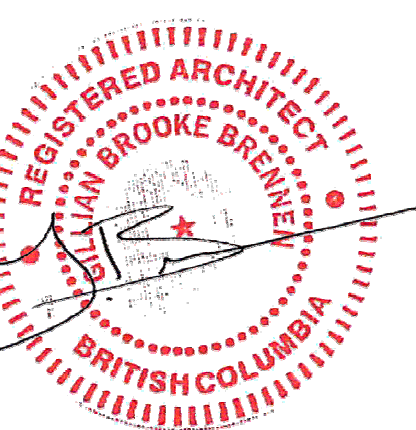
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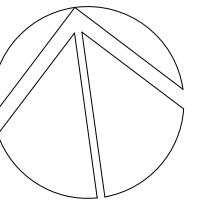
Victoria, BC
Project

ROOF

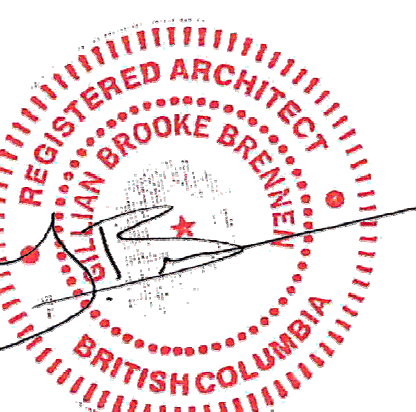
Drawing
Scale 1 : 200
Project 218008

Sheet **A210**





2	08 MAY 2026	ISSUED FOR PRIOR TO RZ/DP
1	28 NOV 2025	ISSUED FOR RZ/DP
Revisions		YYYY-MM-DD



2026-05-13

Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

WEST & SOUTH
ELEVATIONS

Drawing
Scale 1 : 200
Project 218008
Sheet **A300**



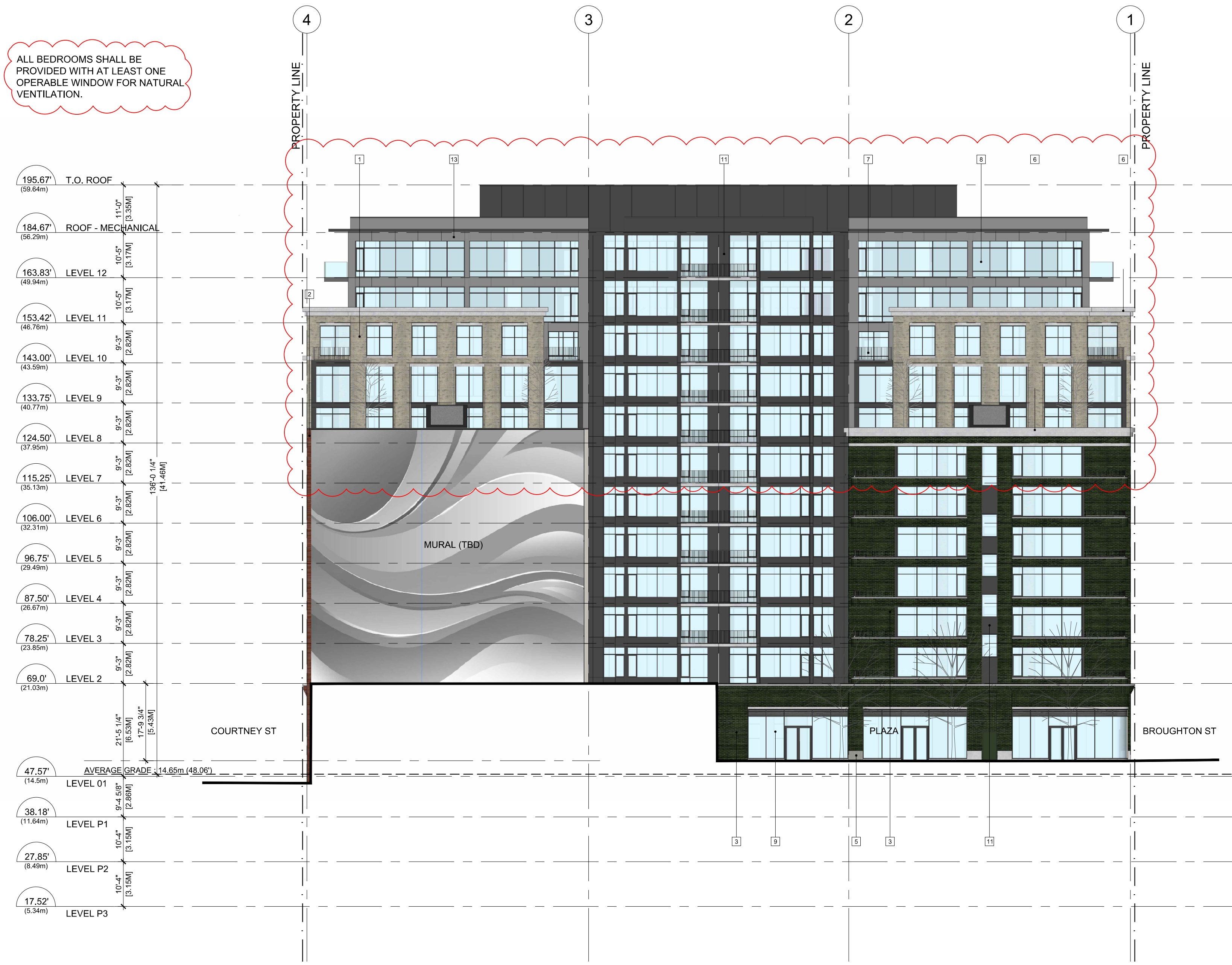
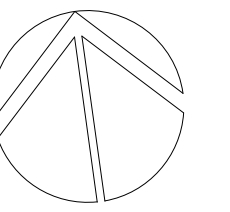
01 GORDON ST ELEVATION (WEST)
1:200



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	





03 PLAZA ELEVATION (EAST)
1:200

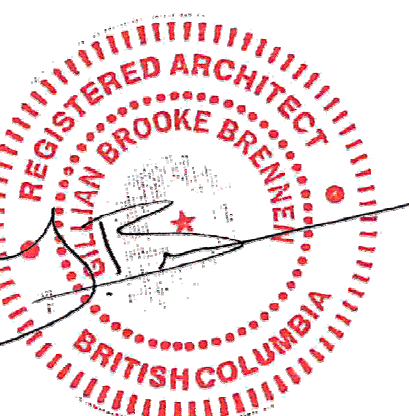


04 BROUGHTON ST ELEVATION (NORTH)
1:200

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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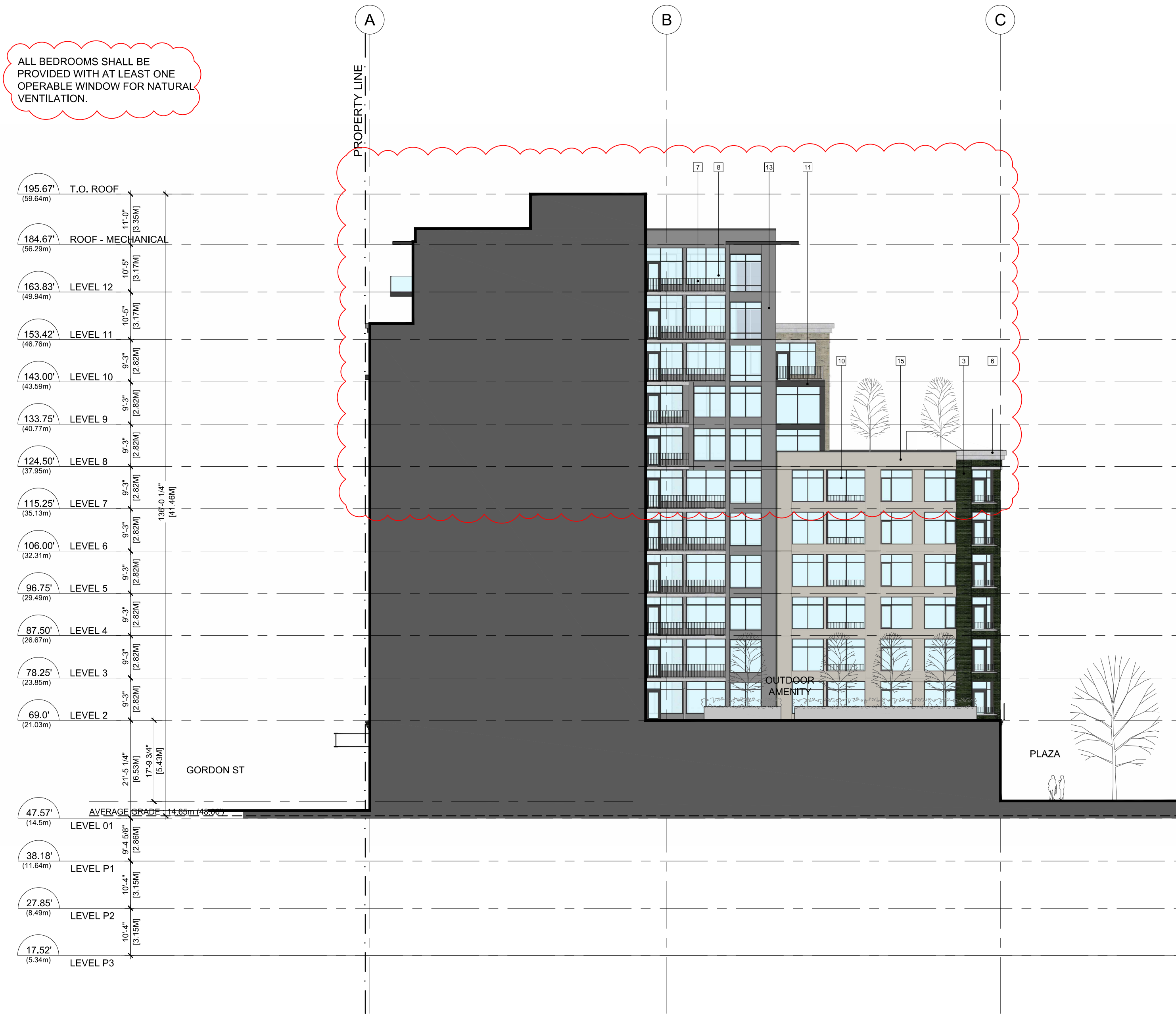
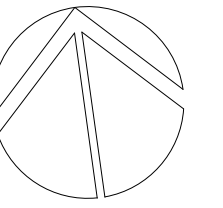
EAST & NORTH
ELEVATIONS

Drawing

Scale 1 : 200

Project 218008

Sheet A301

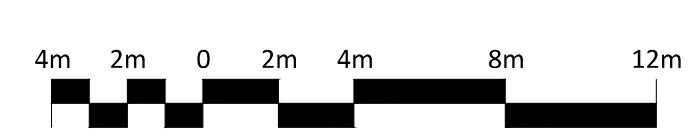


03 INTERNAL ELEVATION (WEST)
1:200

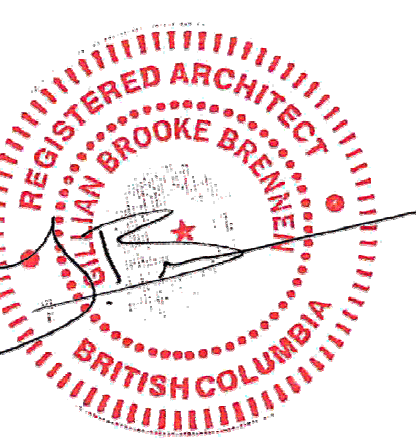


04 INTERNAL ELEVATION (EAST)
1:250

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	



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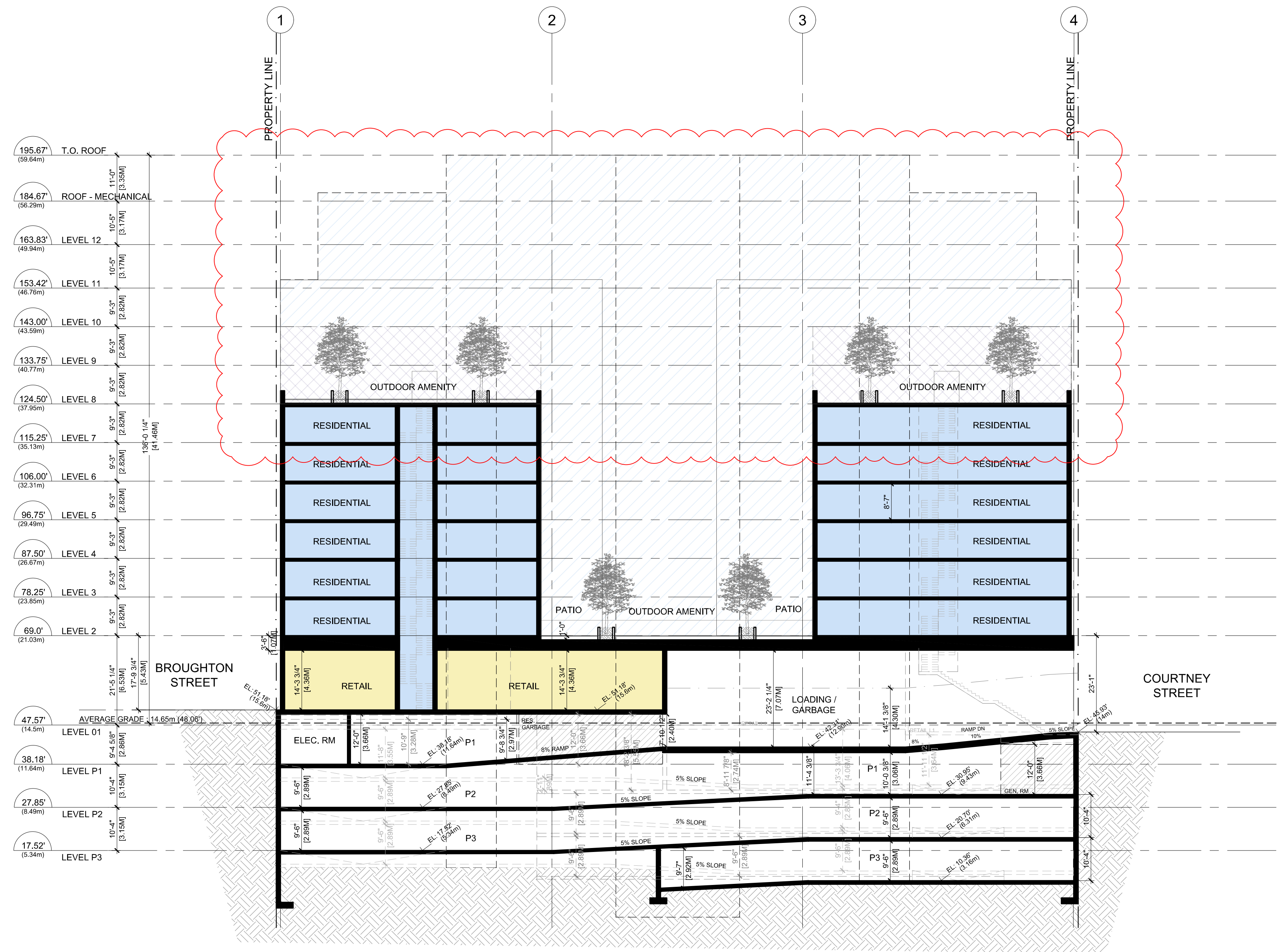
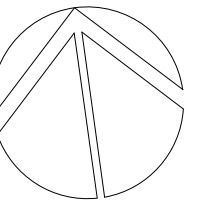
Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

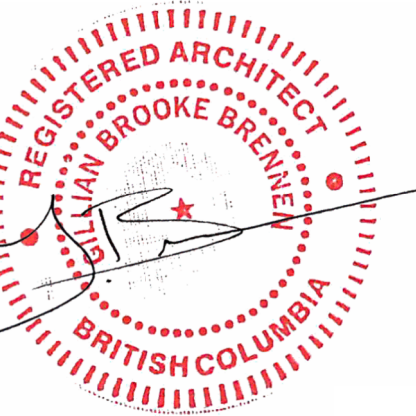
INTERNAL
ELEVATIONS

Drawing
Scale 1 : 200
Project 218008

Sheet **A302**



2	08 MAY 2026	ISSUED FOR PRIOR TO RZ/DP
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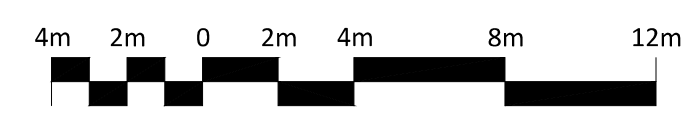
Seal
617 BROUGHTON ST
VICTORIA

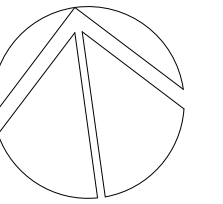
Victoria, BC
Project

SECTION B-B

Drawing
Scale 1 : 200
Project 218008

Sheet A401



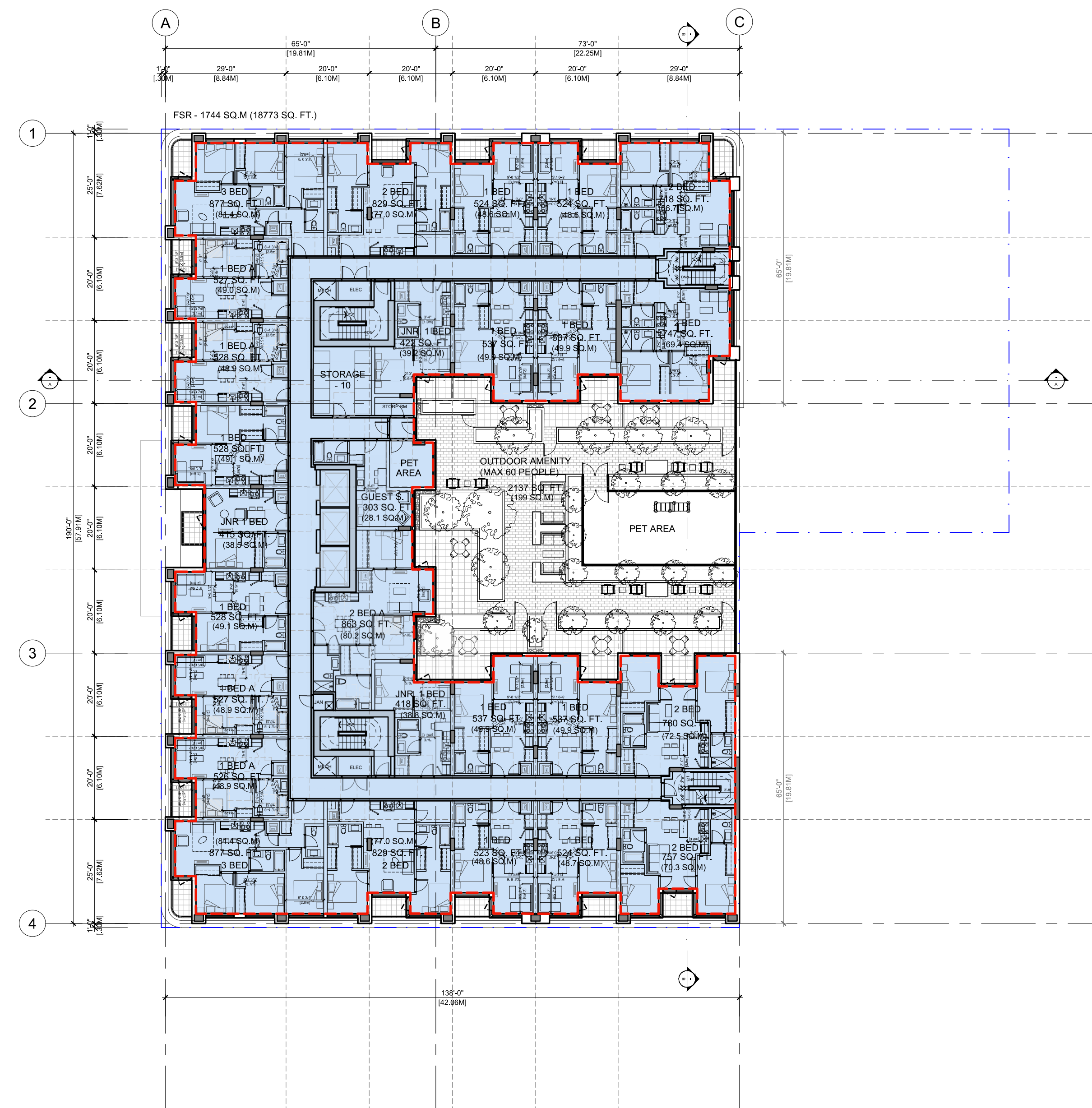
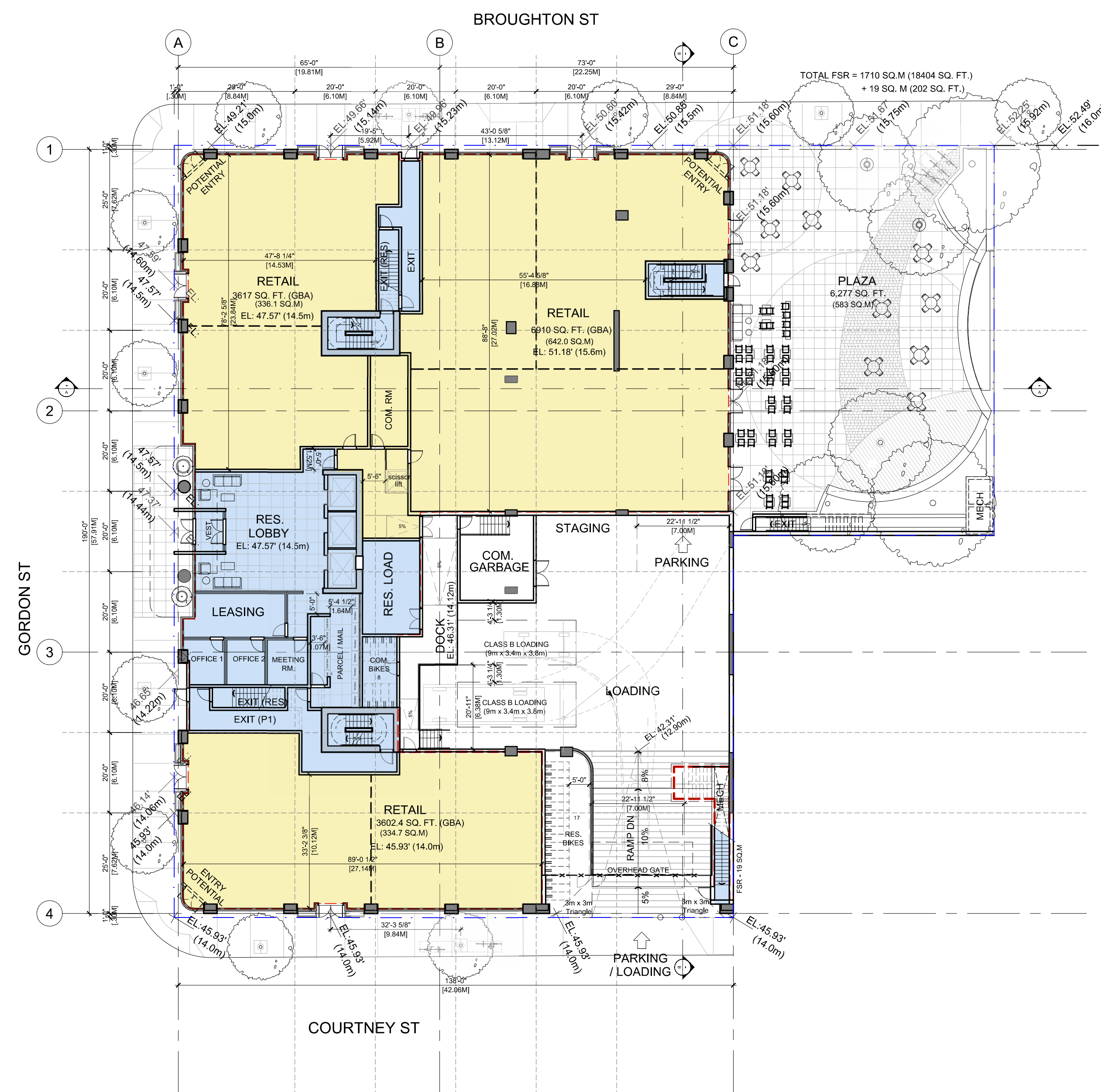


FSR CALCULATIONS

	FSR(sqft)		(Ref. only)		Total FSR (ft ²)	(m ²)	GFA (ft ²)	(m ²)
	Retail	Residential	Amenity					
L1	14308	4298			18606	1729	25922	2408
L2-7		112638	390		112638	10464	118890	11045
L8		14806	3692		14806	1376	15577	1447
L9		11066			11066	1028	11683	1085
L10		14530			14530	1350	15388	1430
L11-12		23188			23188	2154	23994	2229
Penthouse					0	0	2760	256
	14308	180526	4082		194834	18101	214214	19901

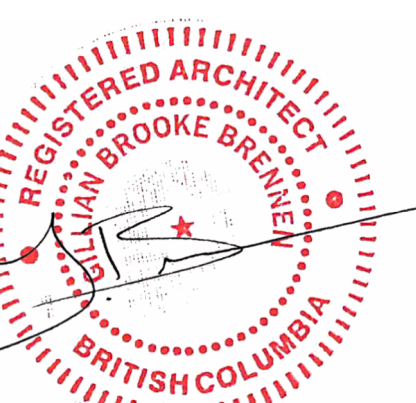
SITE **3049.69** m²
32826.54 ft²

FSR **5.94**



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Seal

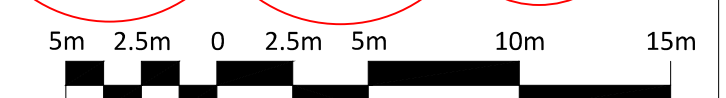
**617-635
BROUGHTON ST
VICTORIA**

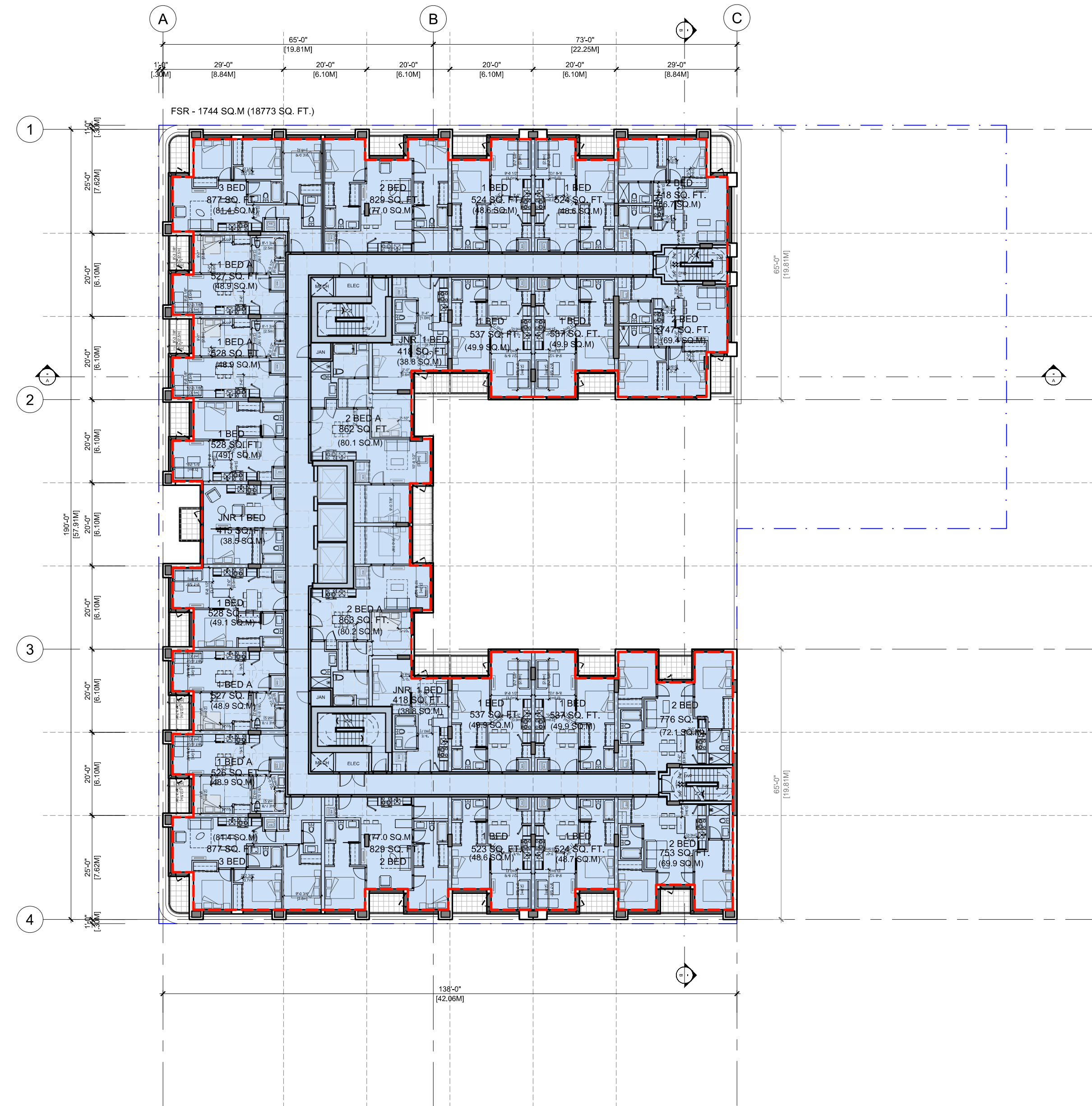
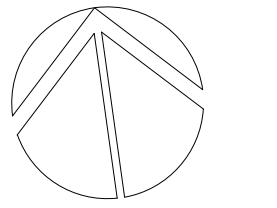
Victoria, BC
Project

**FSR STATS
L1 - L2 PLANS**

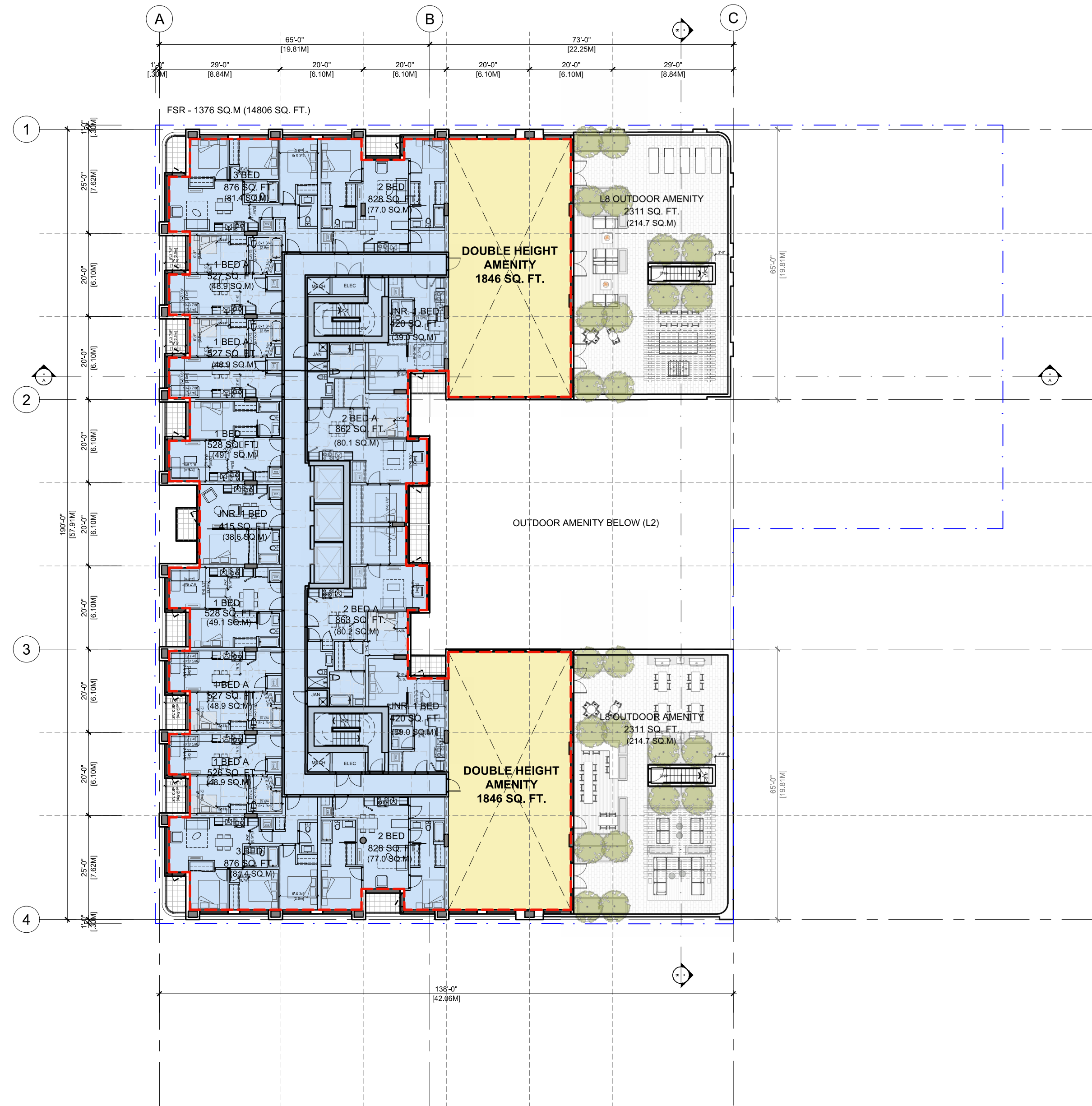
Drawing
Scale 1 : 250
Project 218008

Sheet **FSR200**



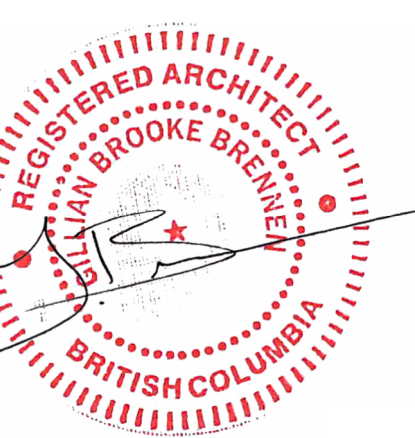


03 L3-7 FLOOR PLAN
FSR 1:250



04 L8 FLOOR PLAN
FSR 1:250

Revisions	YYYY-MM-DD
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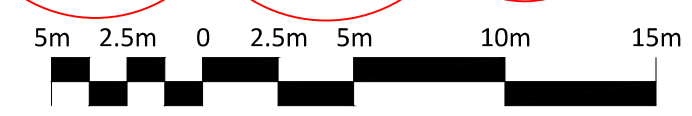
Seal
**617 BROUGHTON ST
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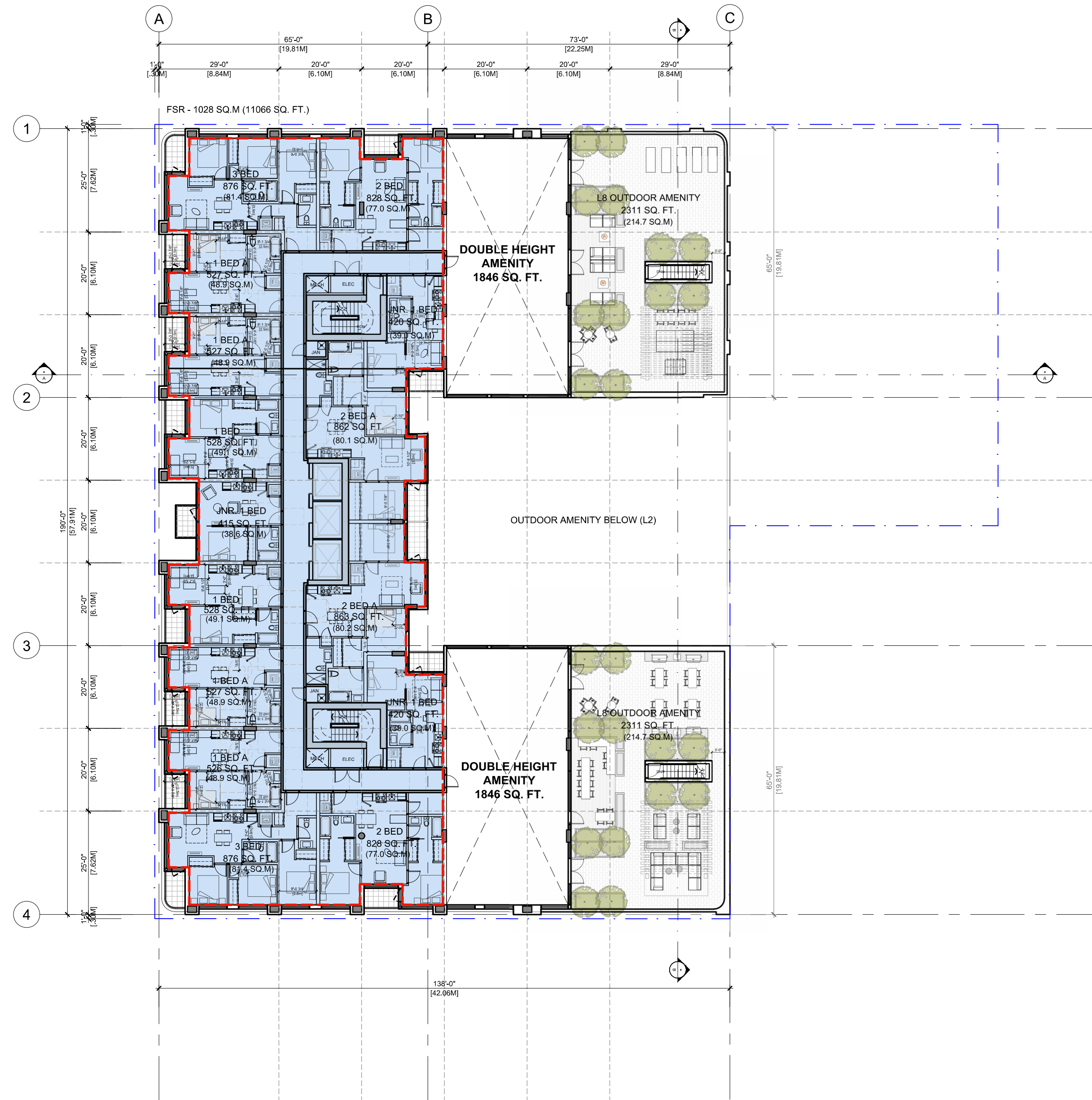
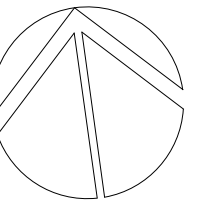
Victoria, BC
Project

**L3-7 & L8
FSR FLOOR
PLANS**

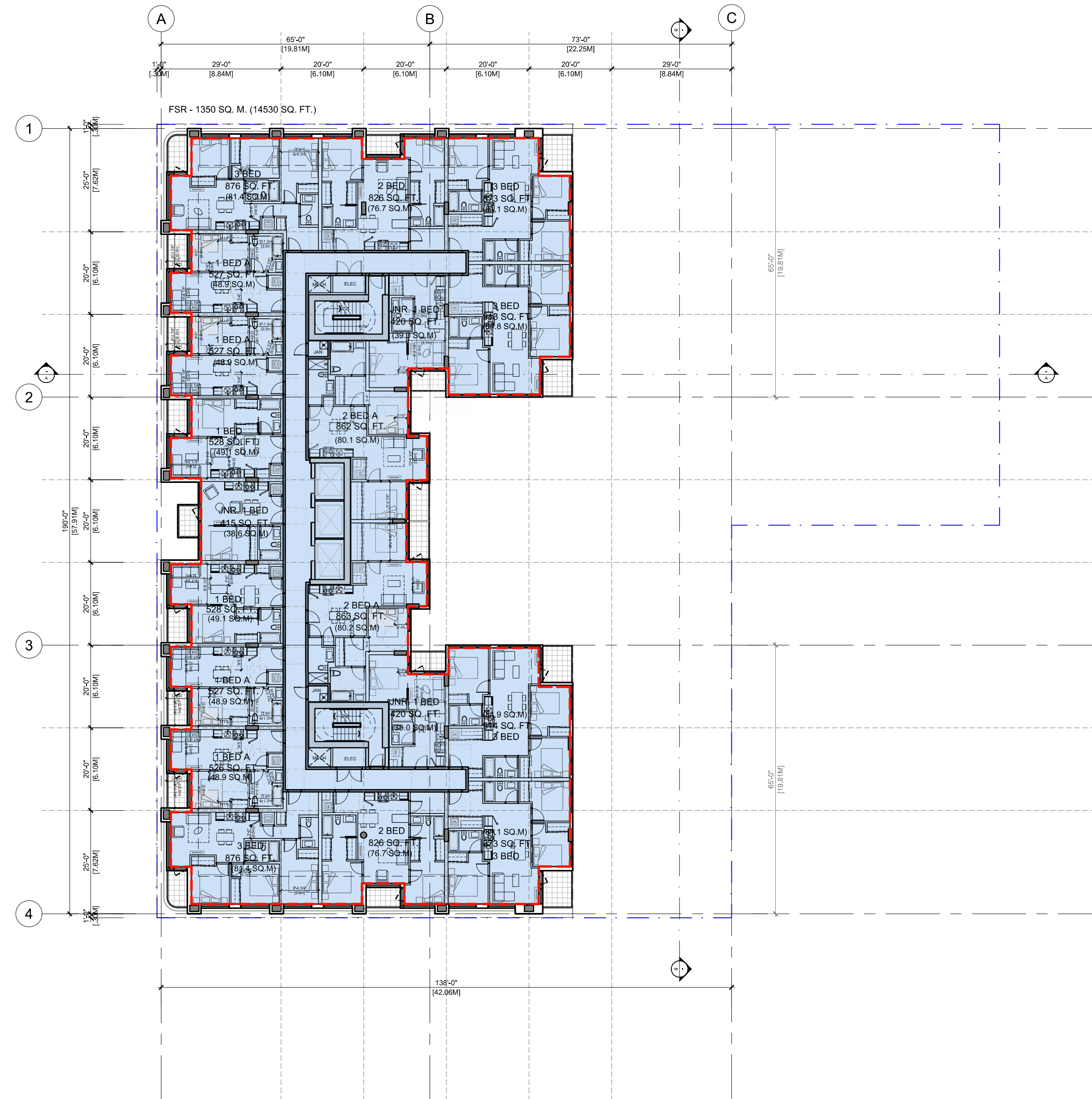
Drawing
Scale 1 : 250
Project 218008

Sheet **FSR201**

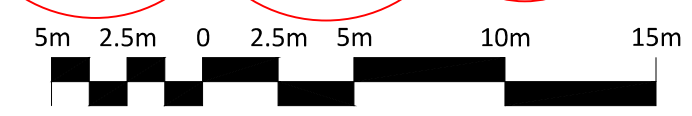




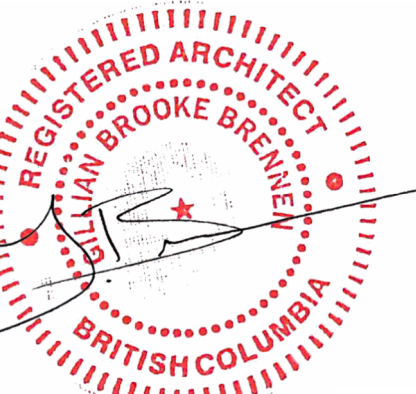
05 L9 FLOOR PLAN
FSR 1:250



06 L10 FLOOR PLAN
FSR 1:250



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Seal
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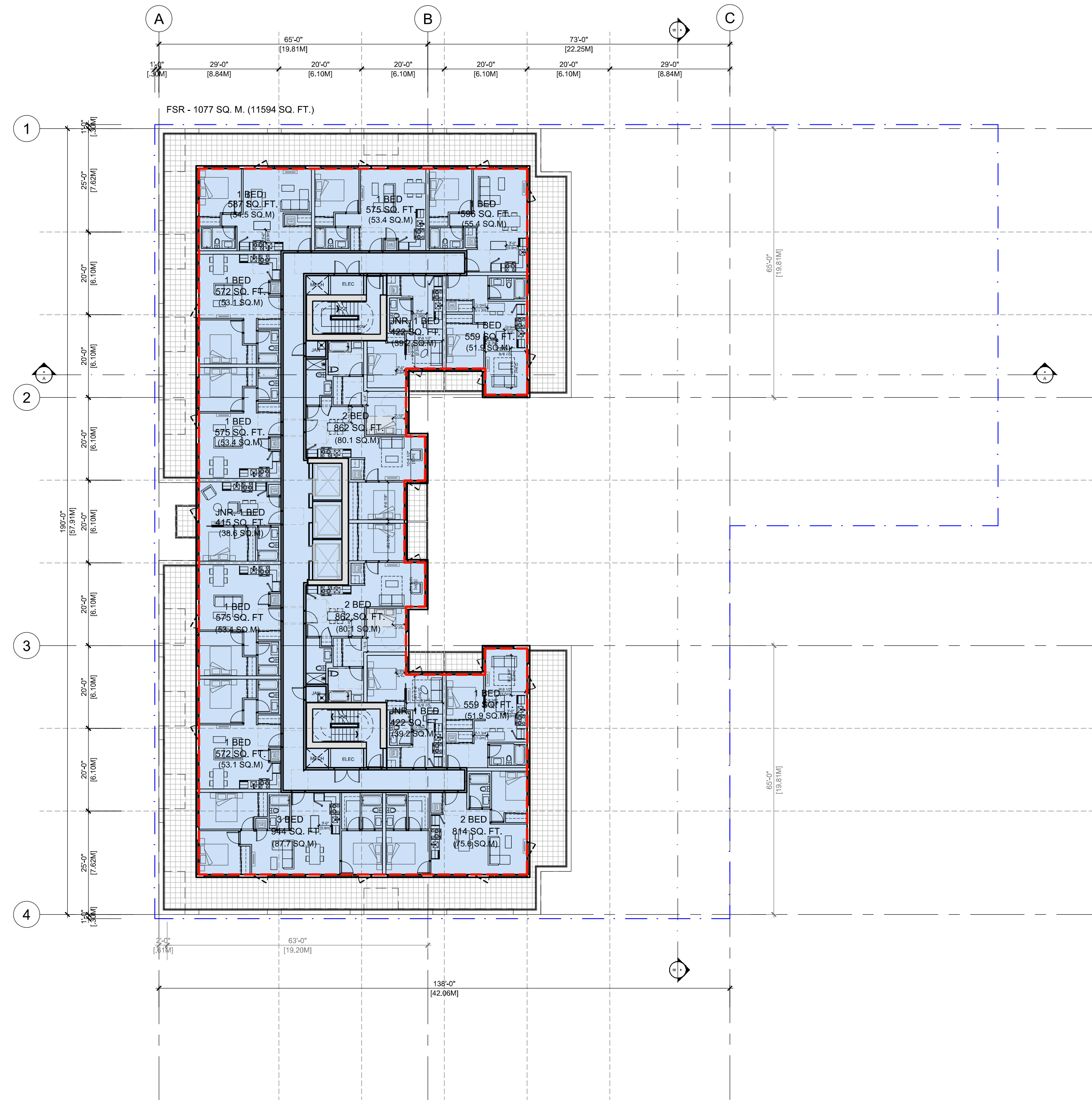
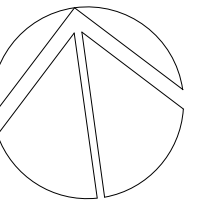
L9 & L10
FSR FLOOR
PLANS

Drawing

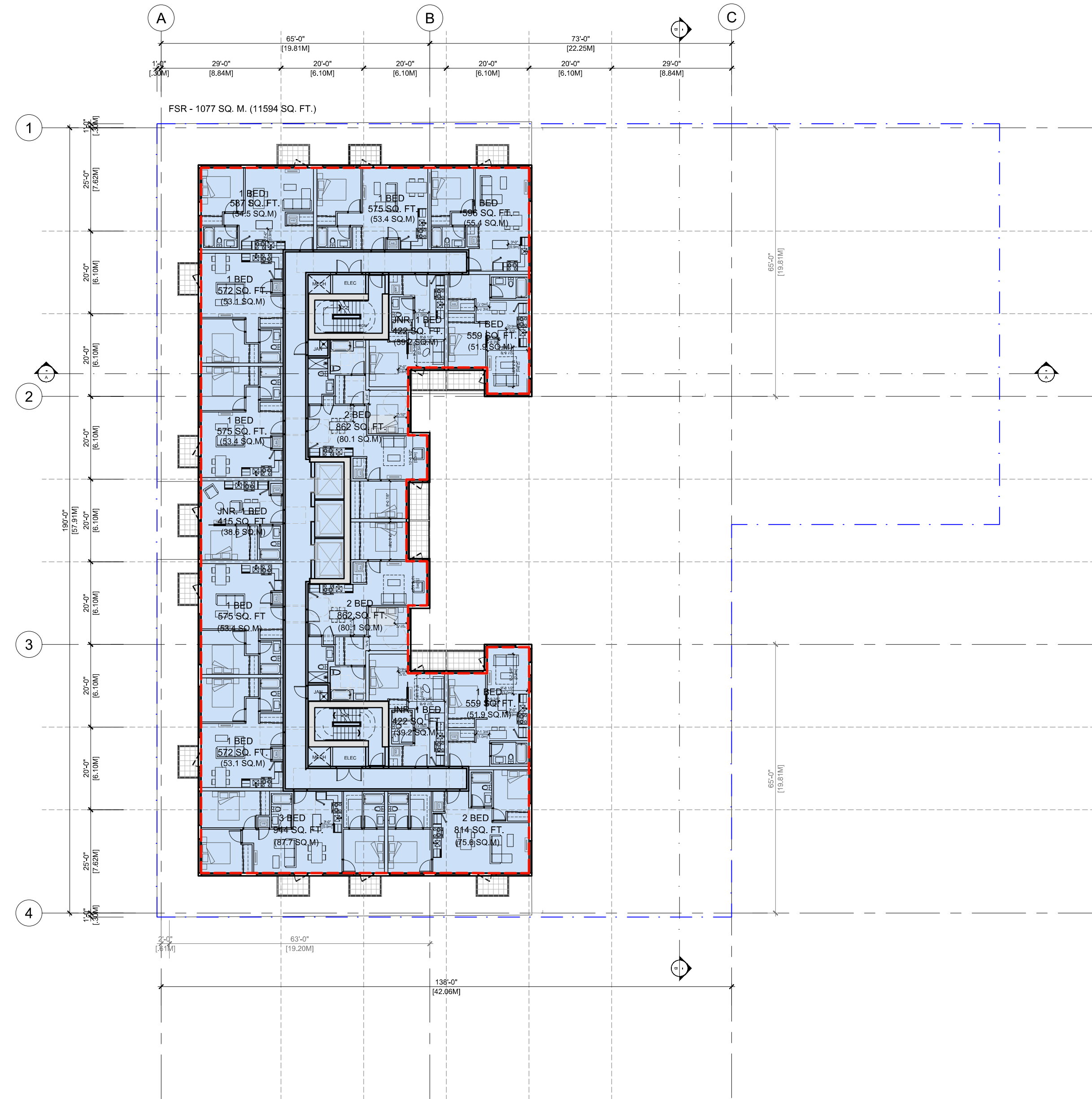
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Project 218008

Sheet FSR202

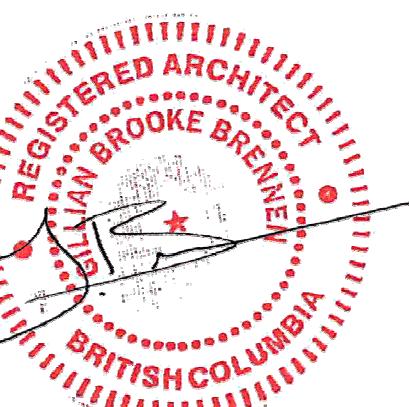


07 L11 FLOOR PLAN
FSR 1:250



08 L12 FLOOR PLAN
FSR 1:250

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Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC

Project

L11 & L12
FSR FLOOR
PLANS

Drawing

Scale 1 : 250

Project 218008

Sheet FSR203

