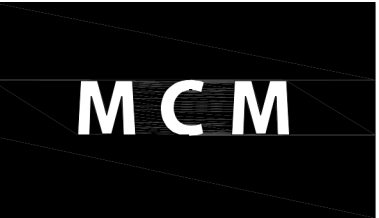
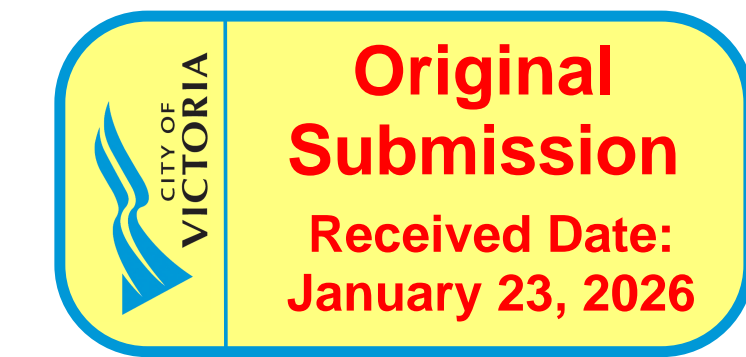


617-635 Broughton street

REZONING / DEVELOPMENT PERMIT



**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
F. 604.687.1771
MCMPartners.com



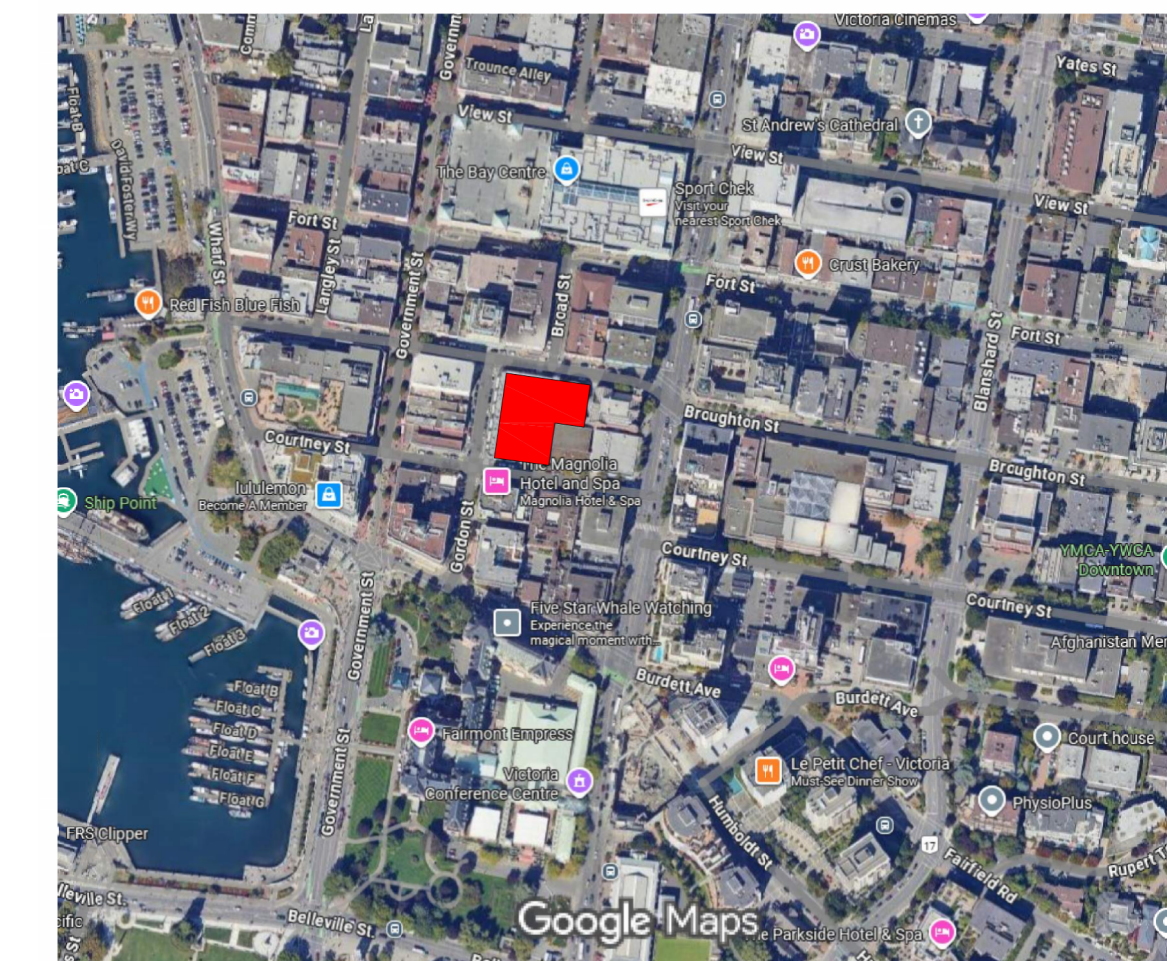
SITE INFORMATION

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

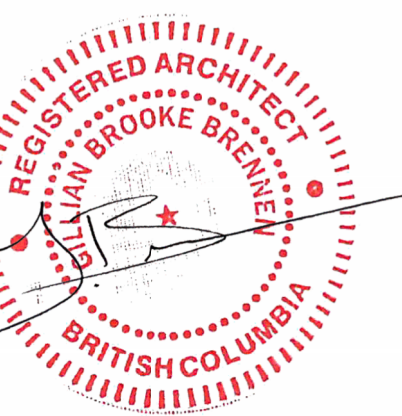
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|-------------|----------------|
| A000 | COVER SHEET |
| A001 | PROJECT INFO |
| A100 | SITE PLAN |
| A200 | LEVEL P3 |
| A201 | LEVEL P2 |
| A202 | LEVEL P1 |
| A203 | LEVEL 1 |
| A204 | LEVEL 2 |
| A205 | LEVEL 3-6 |
| A206 | LEVEL 7 |
| A207 | LEVEL 8-10 |
| A208 | LEVEL 11 |
| A209 | LEVEL 12 |
| A210 | LEVEL 13 |
| A211 | LEVEL - ROOF |
| A300 | W&S ELEVATIONS |
| A301 | E&N ELEVATIONS |
| A302 | ELEVATIONS |
| A400 | SECTION A-A |
| A401 | SECTION B-B |
| FSR200 | L1 & L2 |
| FSR201 | L3-6 & L7 |
| FSR202 | L8-10 & L11 |
| FSR203 | L12 & L13 |

LOCATION MAP



1 | 28 NOV 2025
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2025-12-05

Seal

**617-635
BROUGHTON ST
VICTORIA**

Victoria, BC

Project

COVER

Drawing

Scale

Project 218008

Sheet **A 000**

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
 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: 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

FSR CALCULATIONS

| | FSR(sqft) | | | (Ref. only) | | | |
|--------|--------------|-------------|---------|-----------------|-------|-----------|-------|
| | Retail | Residential | Amenity | Total FSR (ft²) | (m²) | GFA (ft²) | (m²) |
| L1 | 14228 | 4298 | 0 | 18526 | 1721 | 25922 | 2408 |
| L2 | | 18802 | 0 | 18802 | 1747 | 19860 | 1845 |
| L3-6 | | 75208 | 0 | 75208 | 6987 | 79440 | 7380 |
| L7 | | 13281 | 0 | 13281 | 1234 | 14136 | 1313 |
| L8-L10 | | 40161 | 0 | 40161 | 3731 | 42408 | 3940 |
| L11 | | 11088 | 2034 | 11088 | 1030 | 11605 | 1078 |
| L12 | | 8794 | 2034 | 8794 | 817 | 9075 | 843 |
| L13 | | 8794 | 0 | 8794 | 817 | 9075 | 843 |
| Roof | | | | | | 1510 | 140 |
| | 14228 | 180426 | 4068 | 194654 | 18084 | 213031 | 19791 |
| | | | 378 m² | | | | |
| SITE | 3049.69 m² | | | FSR | | 5.93 | |
| | 32826.54 ft² | | | | | | |

PARKING REQUIREMENT

RESIDENTIAL

| Units | Calculation | Required | Provided |
|-------|--------------------|------------|------------|
| 29 | 0.5 / unit <40m² | 15 | |
| 179 | 0.6 / unit 40-70m² | 107 | |
| 43 | 1 / unit >70m² | 43 | |
| | | 165 | 142 |

0.57 p/unit

ACCESSIBLE (Included in RES)

| Units | Calculation | Required | Provided |
|-------|-----------------------------------|----------|----------|
| 165 | (7.1.1 Table 1) +101stalls = 1/25 | 7 | |
| | * 2 VAN | 7 | 7 |

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 **191** **167** 0.67 p/unit

LOADING:

RETAIL / COMMERCIAL

| Area | Calculation | Future bylaw | Provided |
|--------|---------------------------|--------------|----------|
| 14,226 | 1 / 2325m² (25,026.09ft²) | 1 Class B | 1 |

RESIDENTIAL

| Units | Calculation | Future bylaw | Provided |
|-------|---------------------------------------|--------------|----------|
| 251 | 1/(50-299), 1(200+) units | 1 Class A | 2 |
| 251 | 1(100-299), 1(300-499), 1(200+) units | 1 Class B | 1 |

UNIT MIX

| LEVEL | JNR. 1 BED | 1 BED | 2 BED | 3 BED | TOTAL | ADAPT. |
|----------|------------|------------|-----------|-----------|------------|------------|
| 1 | | | | | | |
| 2 | 4 | 17 | 7 | 0 | 28 | 5 |
| 3 | 4 | 17 | 8 | 0 | 29 | 6 |
| 4 | 4 | 17 | 8 | 0 | 29 | 6 |
| 5 | 4 | 17 | 8 | 0 | 29 | 6 |
| 6 | 4 | 17 | 8 | 0 | 29 | 6 |
| 7 | 2 | 10 | 5 | 2 | 19 | 6 |
| 8 | 2 | 9 | 6 | 2 | 19 | 6 |
| 9 | 2 | 9 | 6 | 2 | 19 | 4 |
| 10 | 2 | 9 | 6 | 2 | 19 | 4 |
| 11 | 1 | 6 | 3 | 2 | 12 | 1 |
| 12 | 0 | 6 | 0 | 2 | 8 | 0 |
| 13 | 0 | 9 | 0 | 2 | 11 | 0 |
| SUBTOTAL | 29 | 143 | 65 | 14 | 251 | 50 |
| % | 12% | 57% | 26% | 6% | 100% | 20% |
| | | | (20% min) | (5% min) | | |
| | | | | | TOTAL | 251 |

BICYCLE REQUIREMENT

COMMERCIAL

Long term

| Use | Calculation | Area | Required | Provided |
|--------|-------------|------|----------|----------|
| Retail | 1/200m² | 1322 | 7 | |
| | | | 7 | 8 |

Short term

| Use | Calculation | Area | Required | Provided |
|--------|-------------|------|----------|----------|
| Retail | 1/200m² | 1322 | 7 | |
| | | | 7 | 7 |

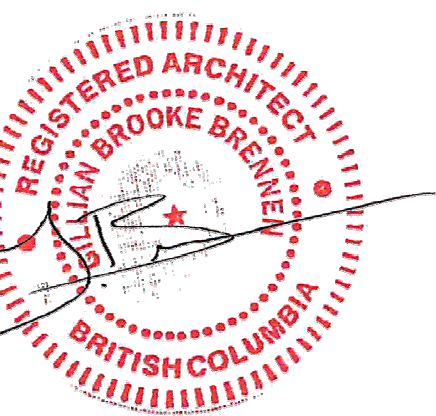
RESIDENTIAL

Long term

| Units | Calculation | Required | Provided |
|-------|--------------------|------------|------------|
| 29 | 1 / unit <40m² | 29 | |
| 222 | 1.25 / unit >40m² | 278 | |
| | | 307 | 308 |
| | 50% vertical (max) | 153 | 146 |

Short term

| Units | Calculation | Required | Provided |
|-------|--------------------|-----------|-----------|
| 251 | 6/bldg or 0.1/unit | 25 | |
| | | 25 | 25 |



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Victoria, BC

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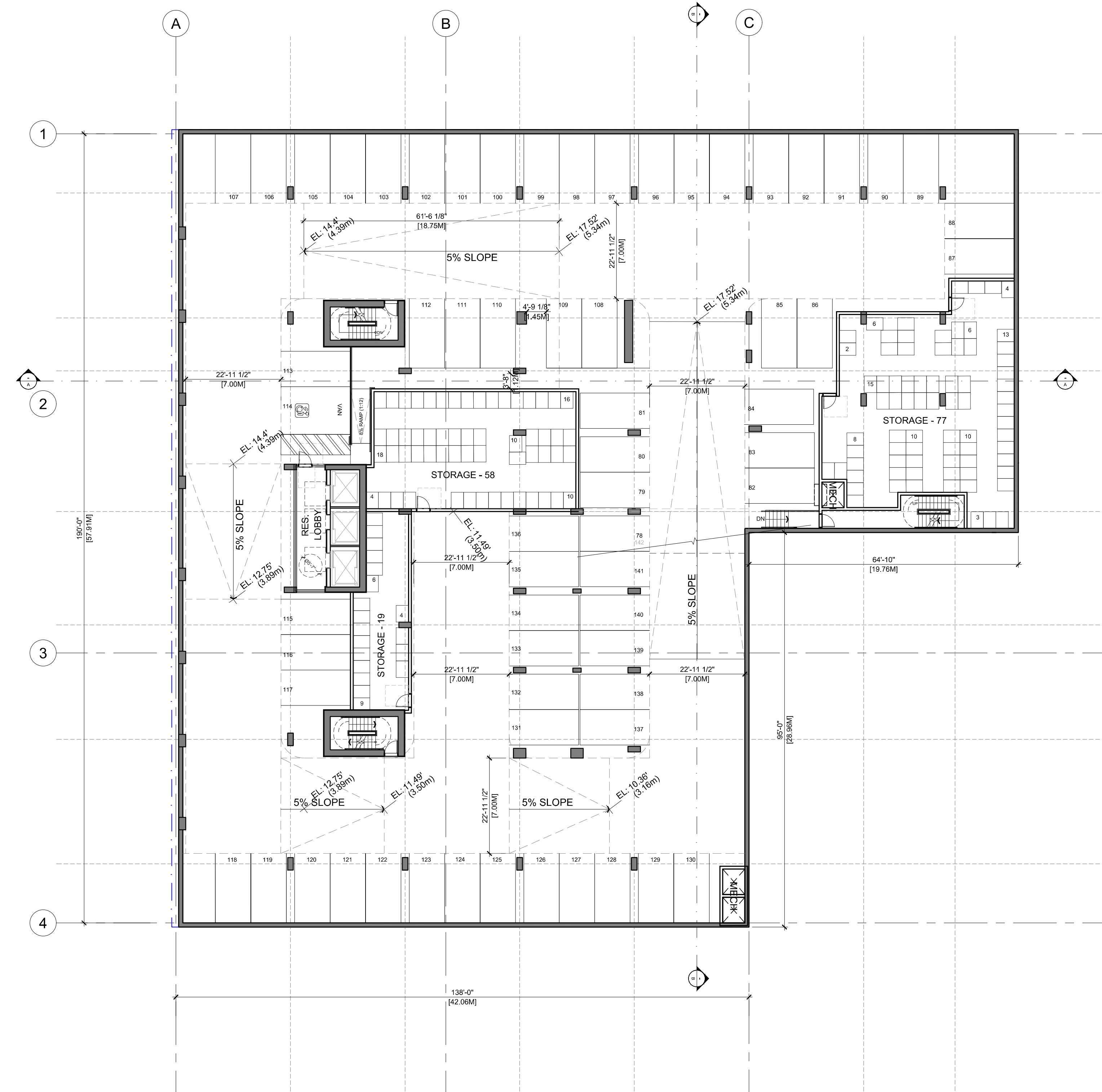
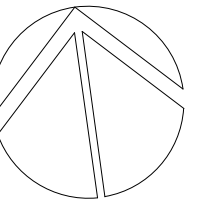
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Drawing

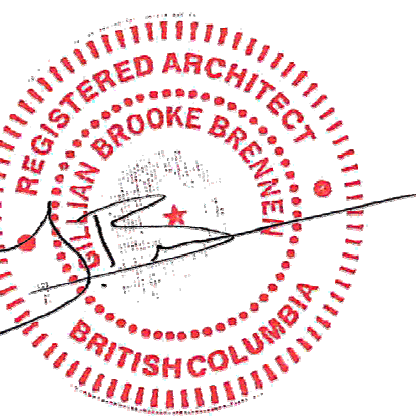
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Sheet **A001**



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VICTORIA

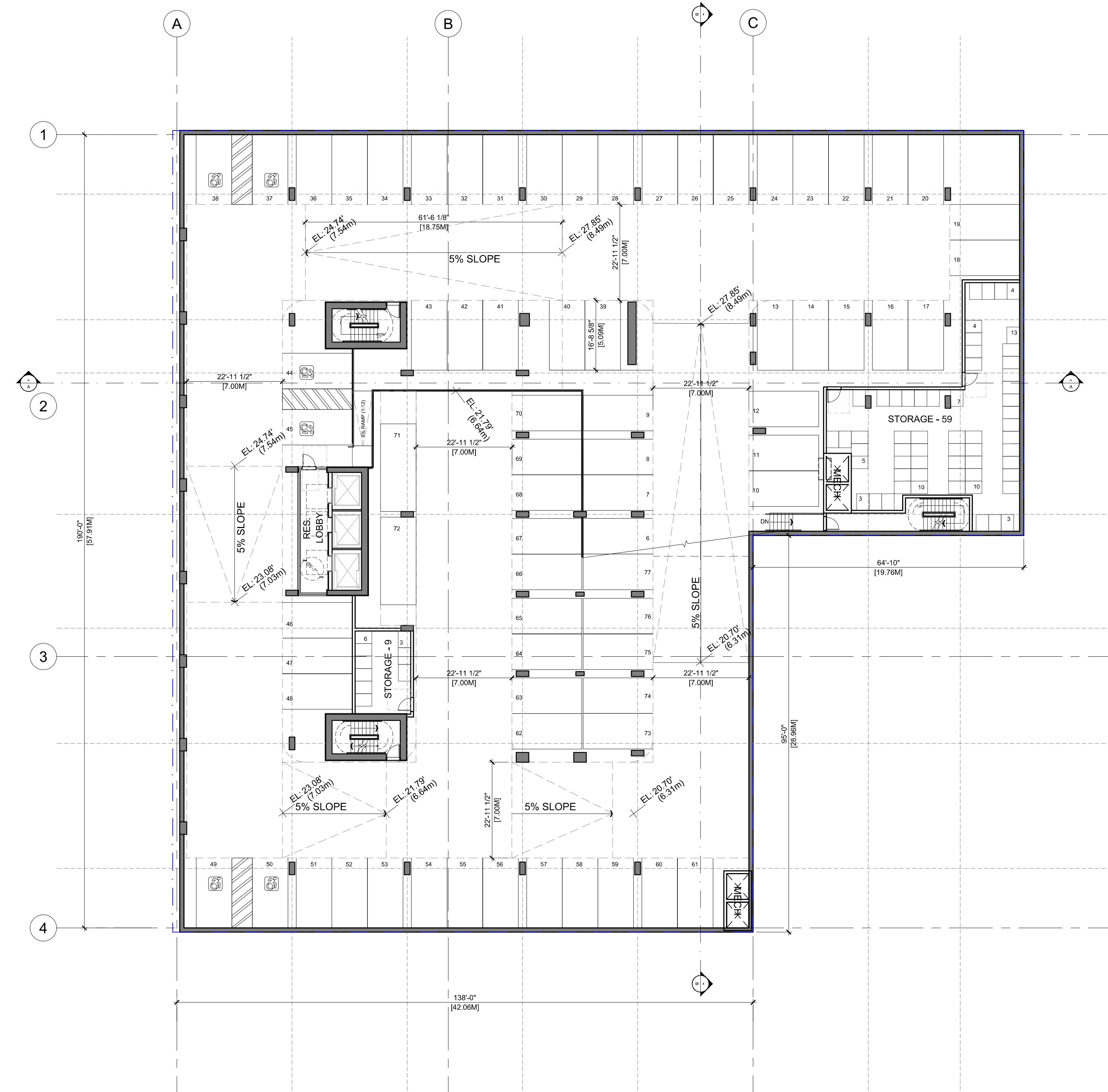
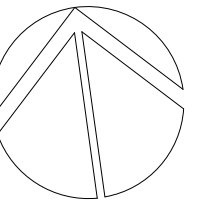
Victoria, BC
Project

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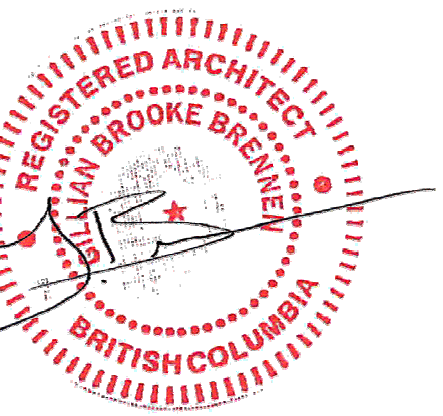
Drawing
Scale 1 : 200
Project 218008

Sheet **A200**





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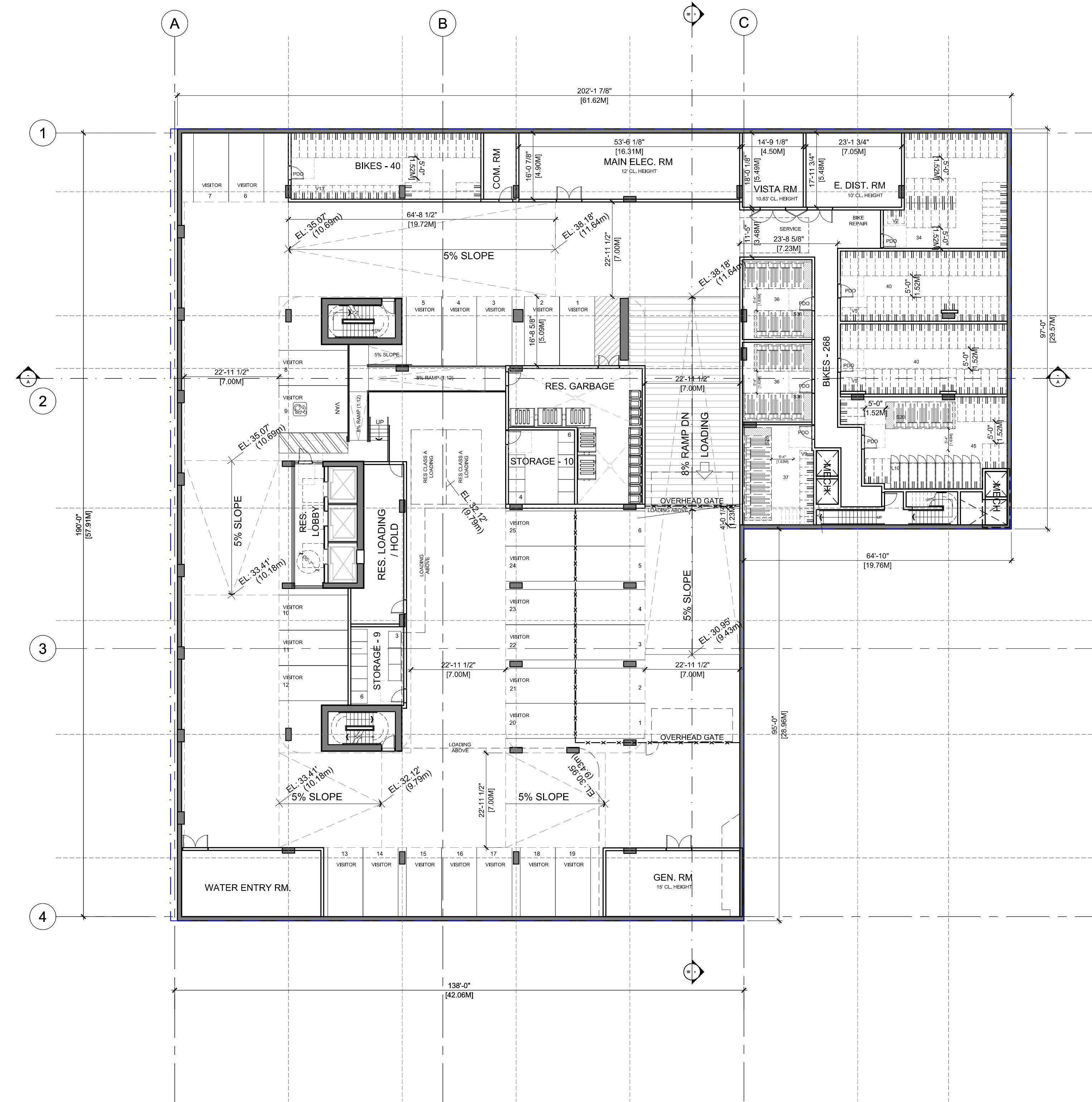
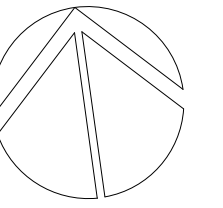
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Project

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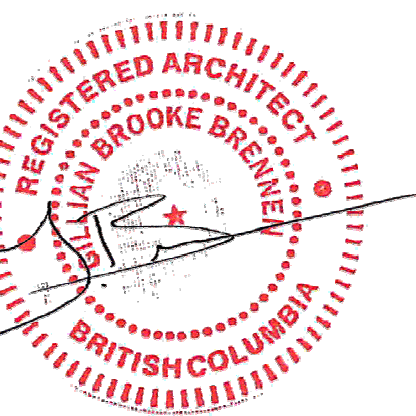
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Project 218008

Sheet **A201**





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VICTORIA

Victoria, BC

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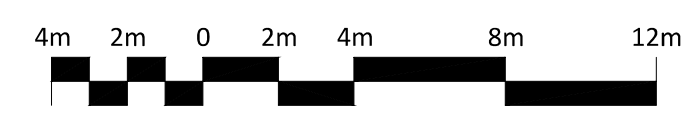
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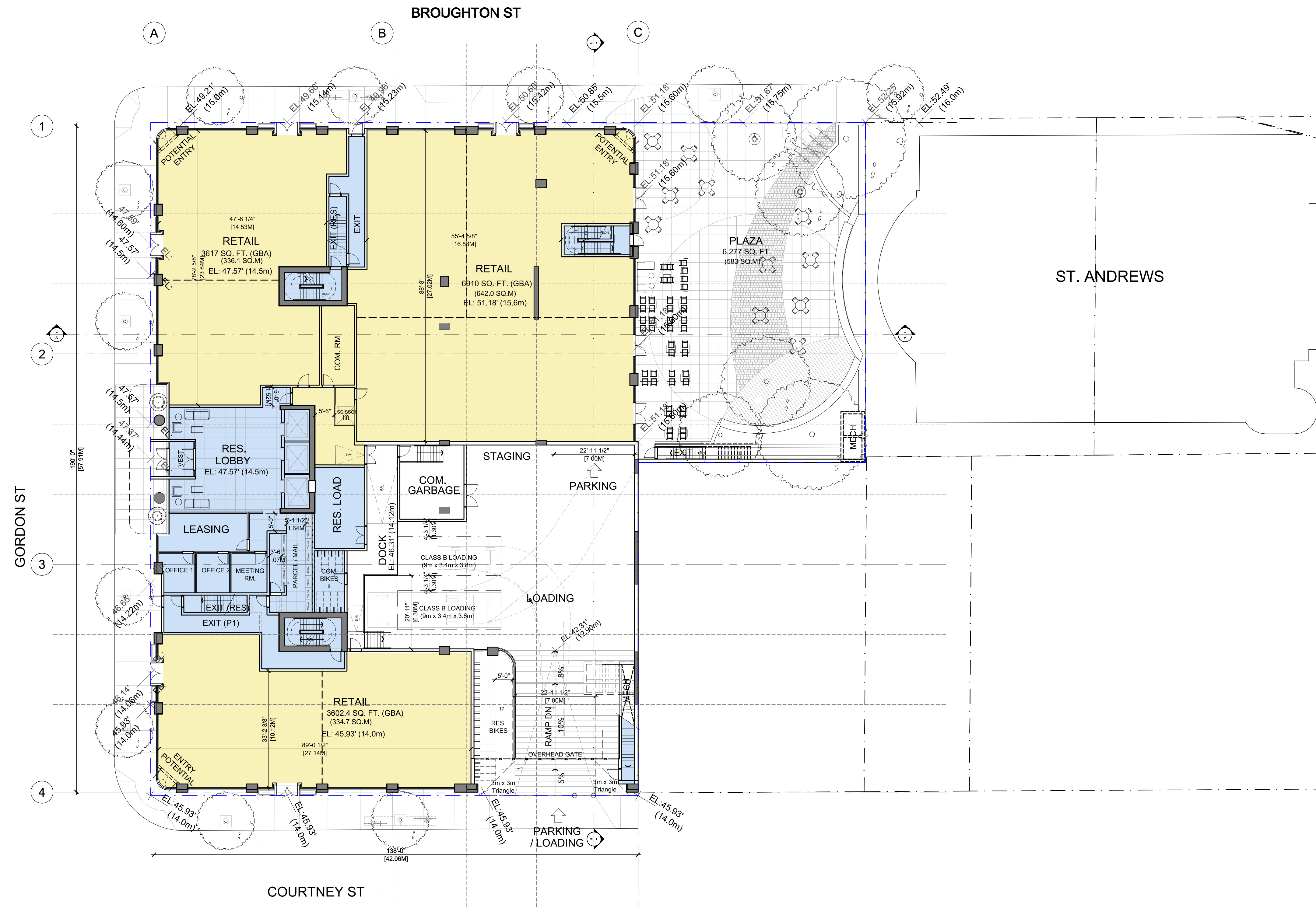
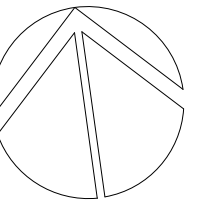
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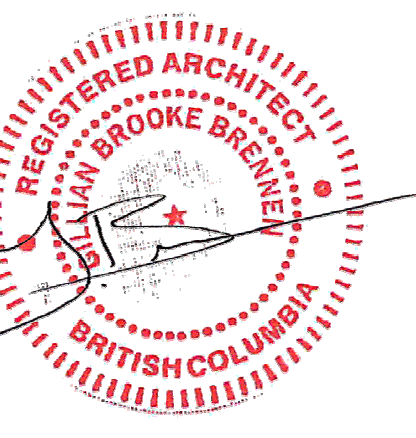
Project 218008

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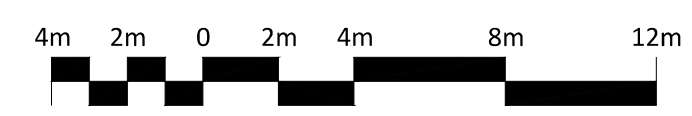
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VICTORIA

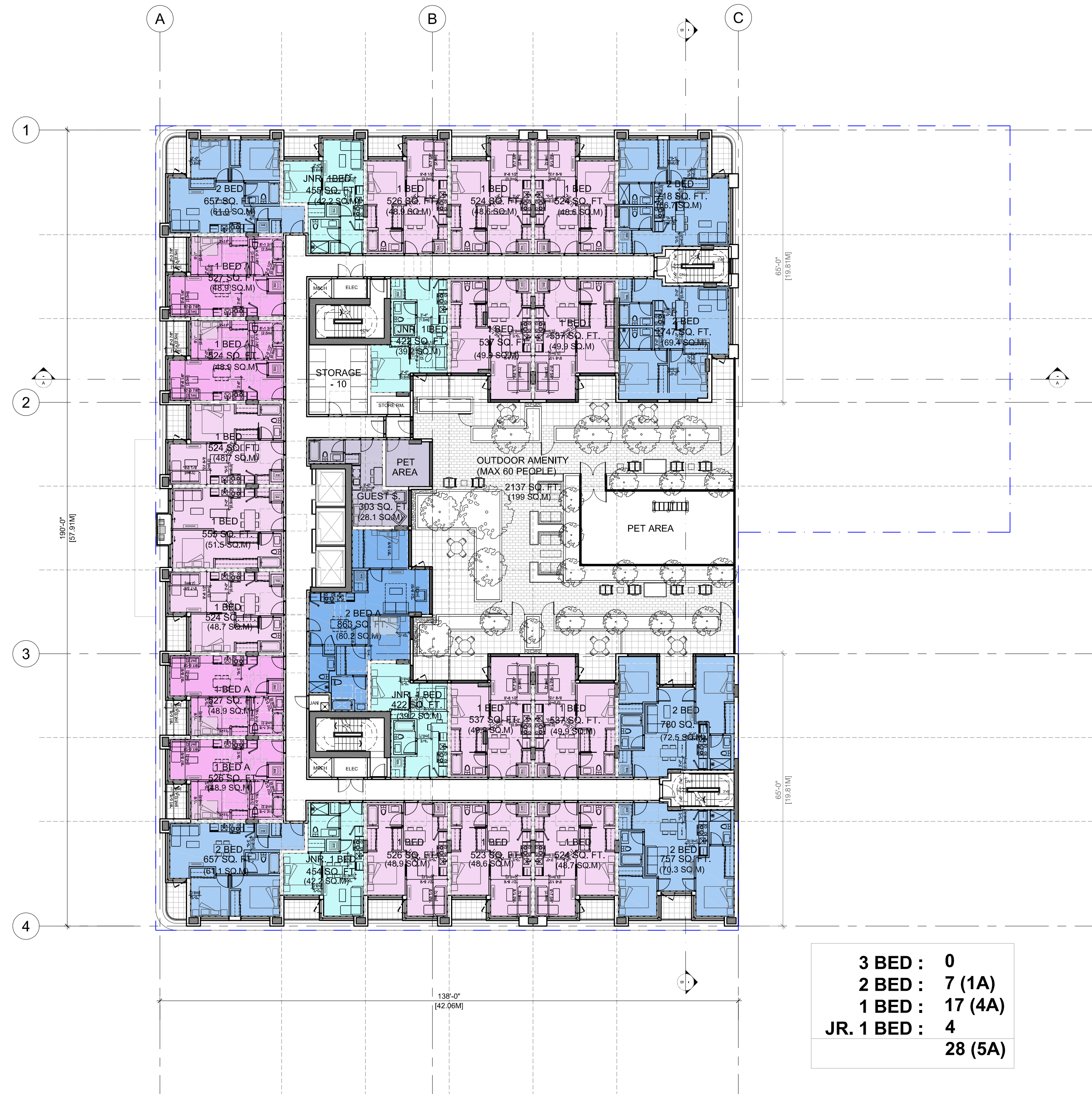
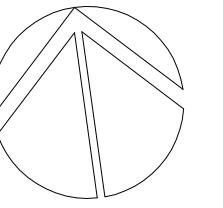
Victoria, BC
Project

LEVEL 01

Drawing
Scale 1 : 200
Project 218008

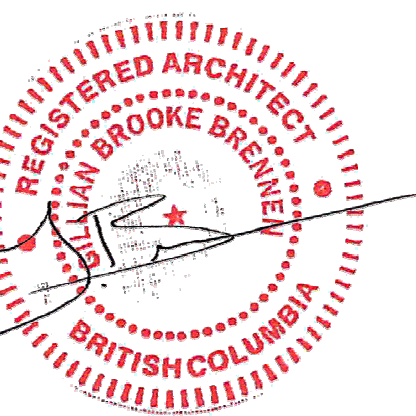
Sheet **A203**





| | |
|-------------|---------|
| 3 BED : | 0 |
| 2 BED : | 7 (1A) |
| 1 BED : | 17 (4A) |
| JR. 1 BED : | 4 |
| | 28 (5A) |

| | | |
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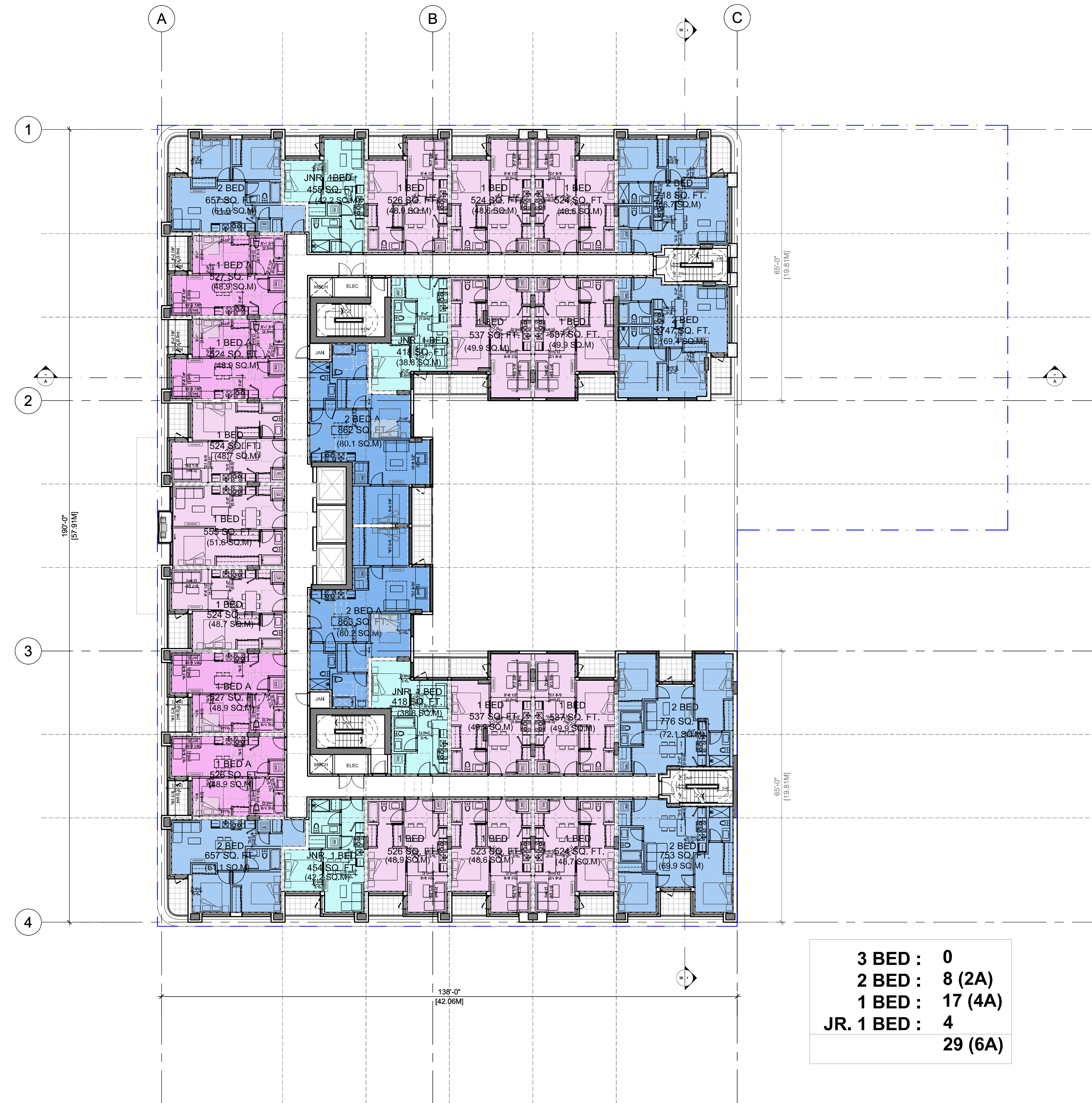
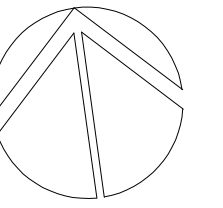
Victoria, BC
Project

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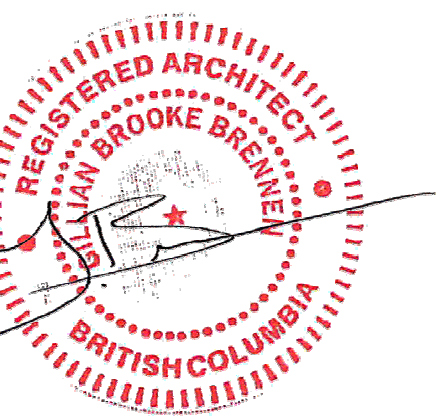
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Sheet **A204**





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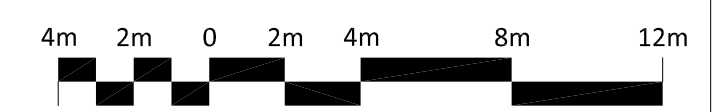
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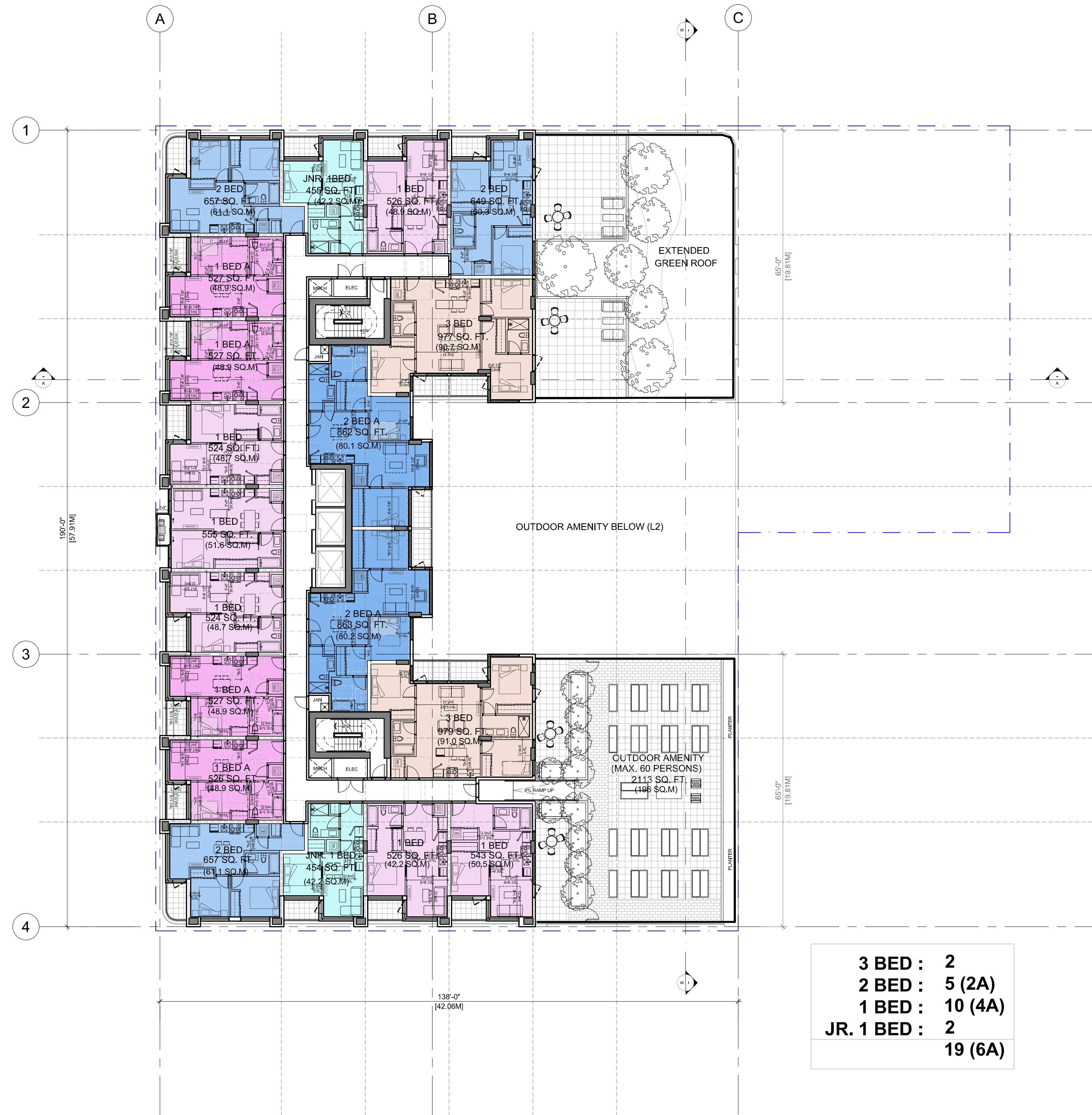
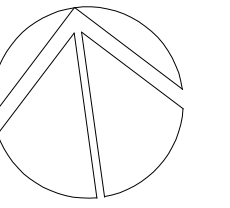
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Scale 1 : 200

Project 218008

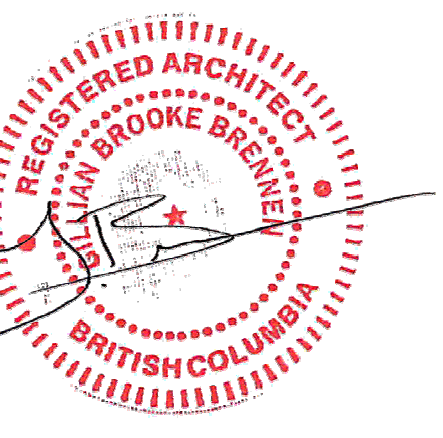
Sheet **A205**





| | |
|-------------|---------|
| 3 BED : | 2 |
| 2 BED : | 5 (2A) |
| 1 BED : | 10 (4A) |
| JR. 1 BED : | 2 |
| | 19 (6A) |

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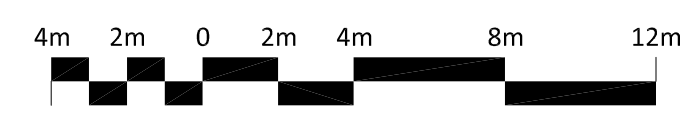


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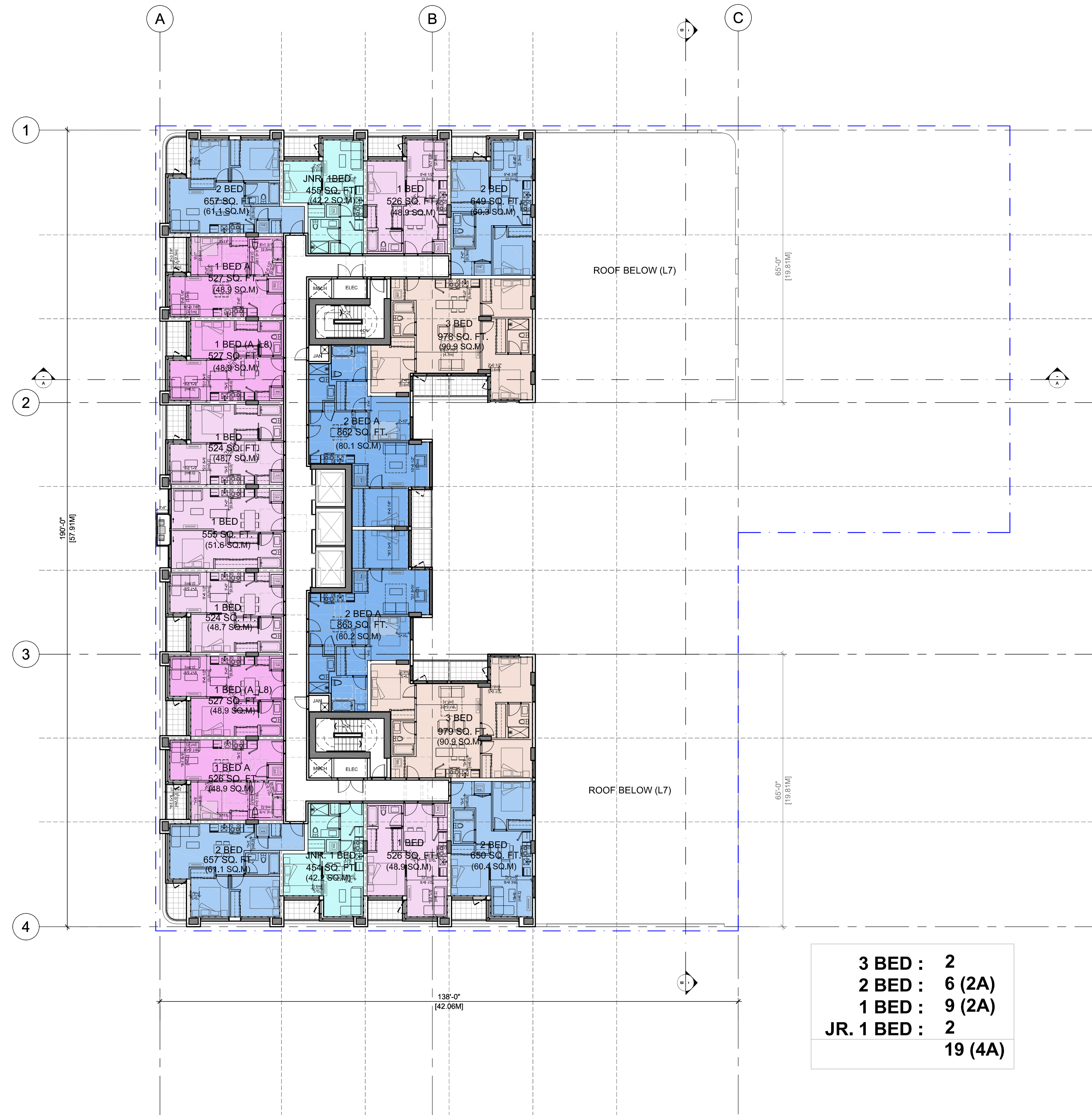
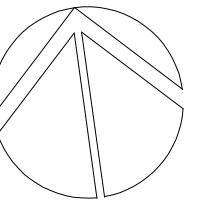
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LEVEL 07

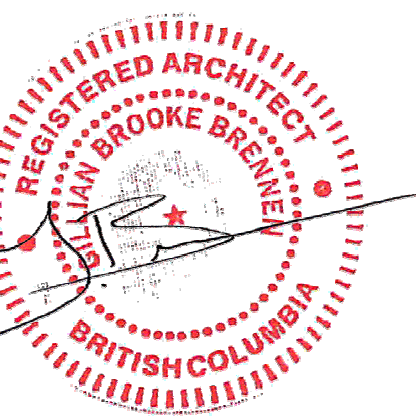
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Sheet **A206**



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LEVEL 08-10

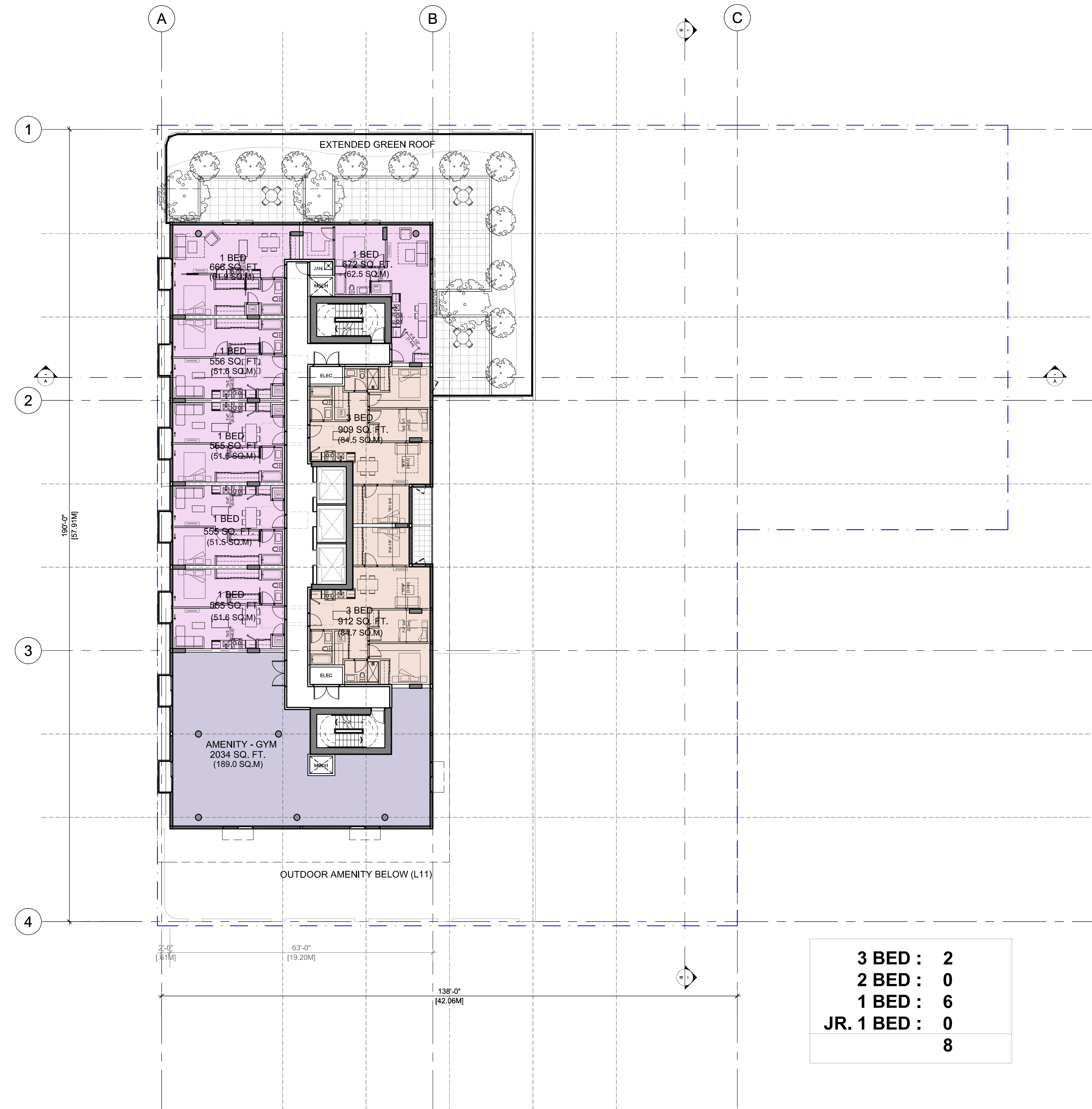
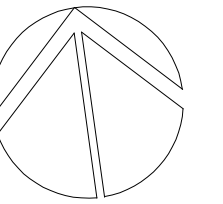
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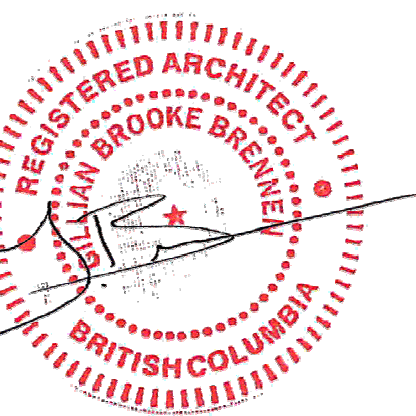
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Sheet **A207**





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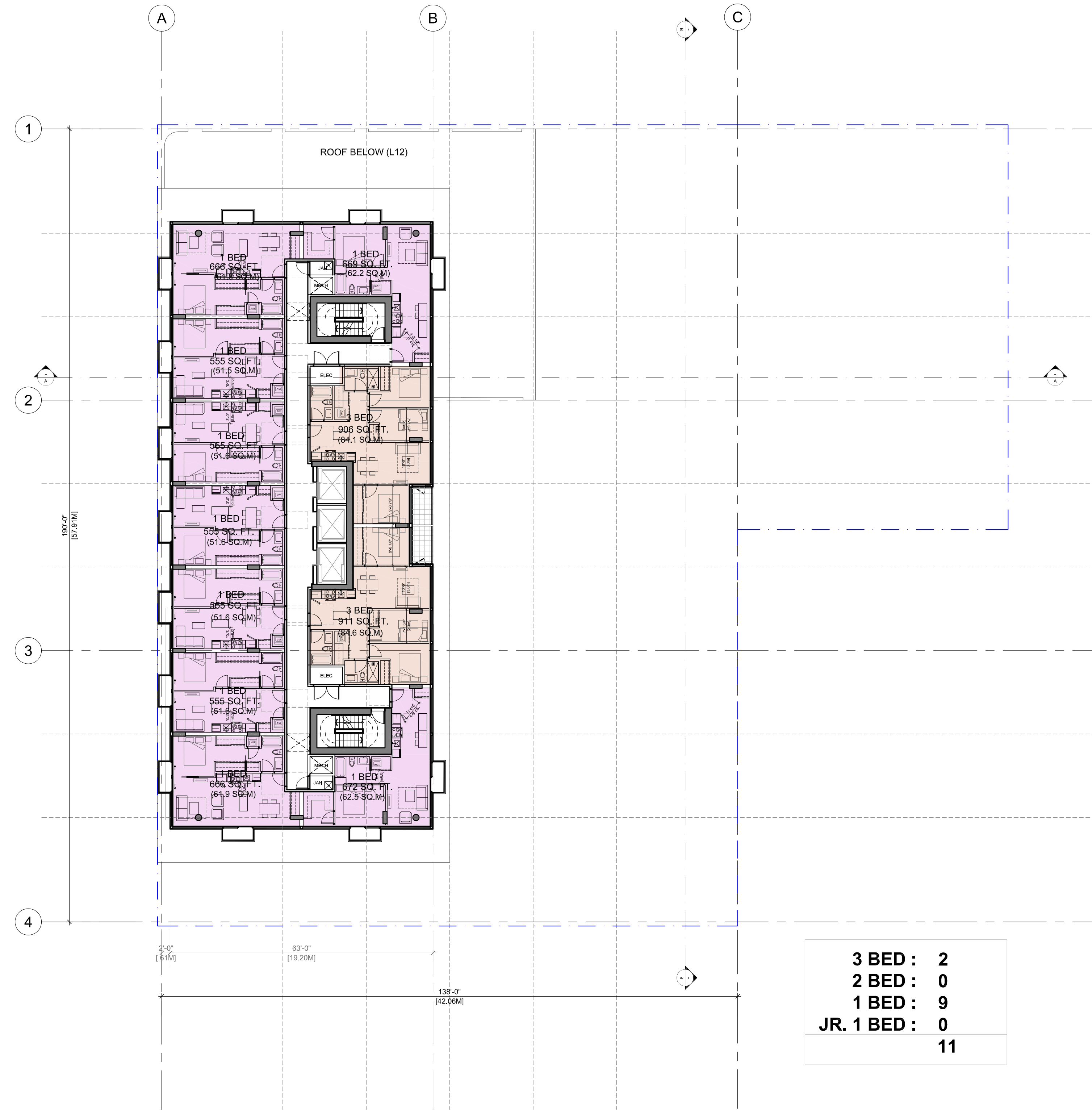
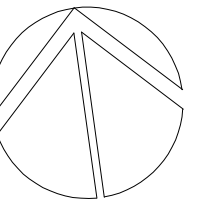
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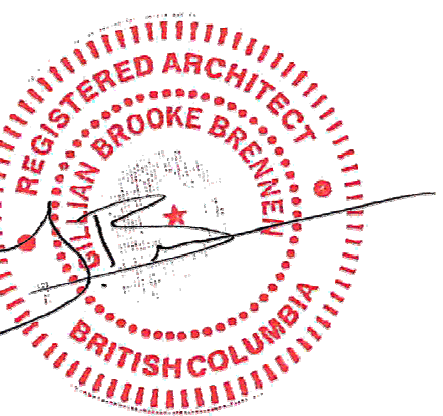
LEVEL 12

Drawing
Scale
Project 218008

Sheet **A209**



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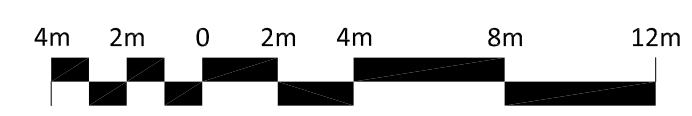
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 Seal

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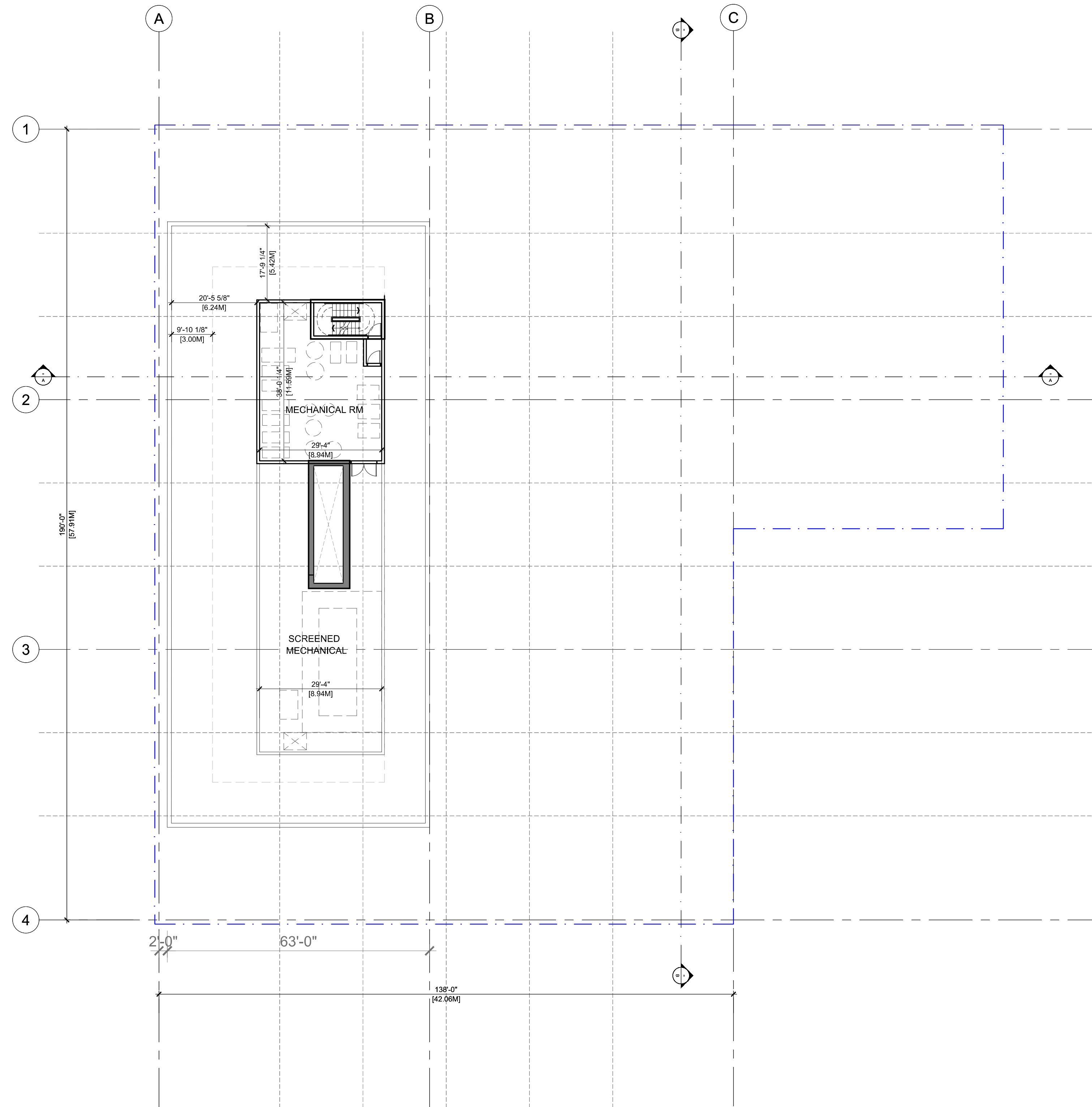
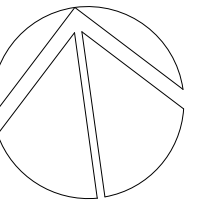
Victoria, BC
 Project

LEVEL 13

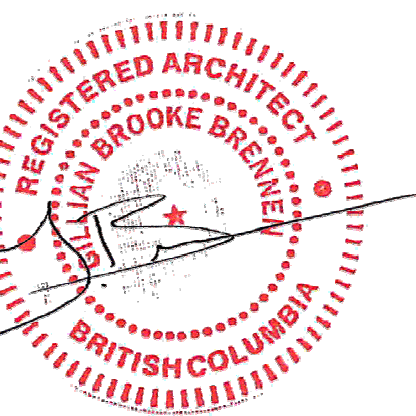
Drawing
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Sheet **A210**



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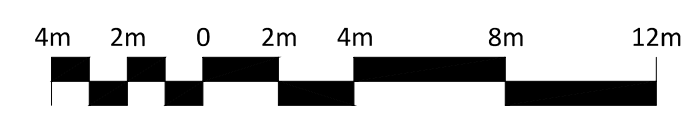
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**617 BROUGHTON ST
VICTORIA**

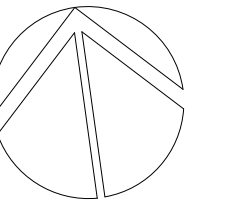
Victoria, BC
Project

LEVEL 13

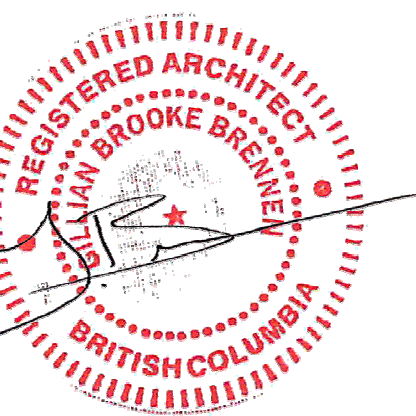
Drawing
Scale 1 : 200
Project 218008

Sheet **A211**





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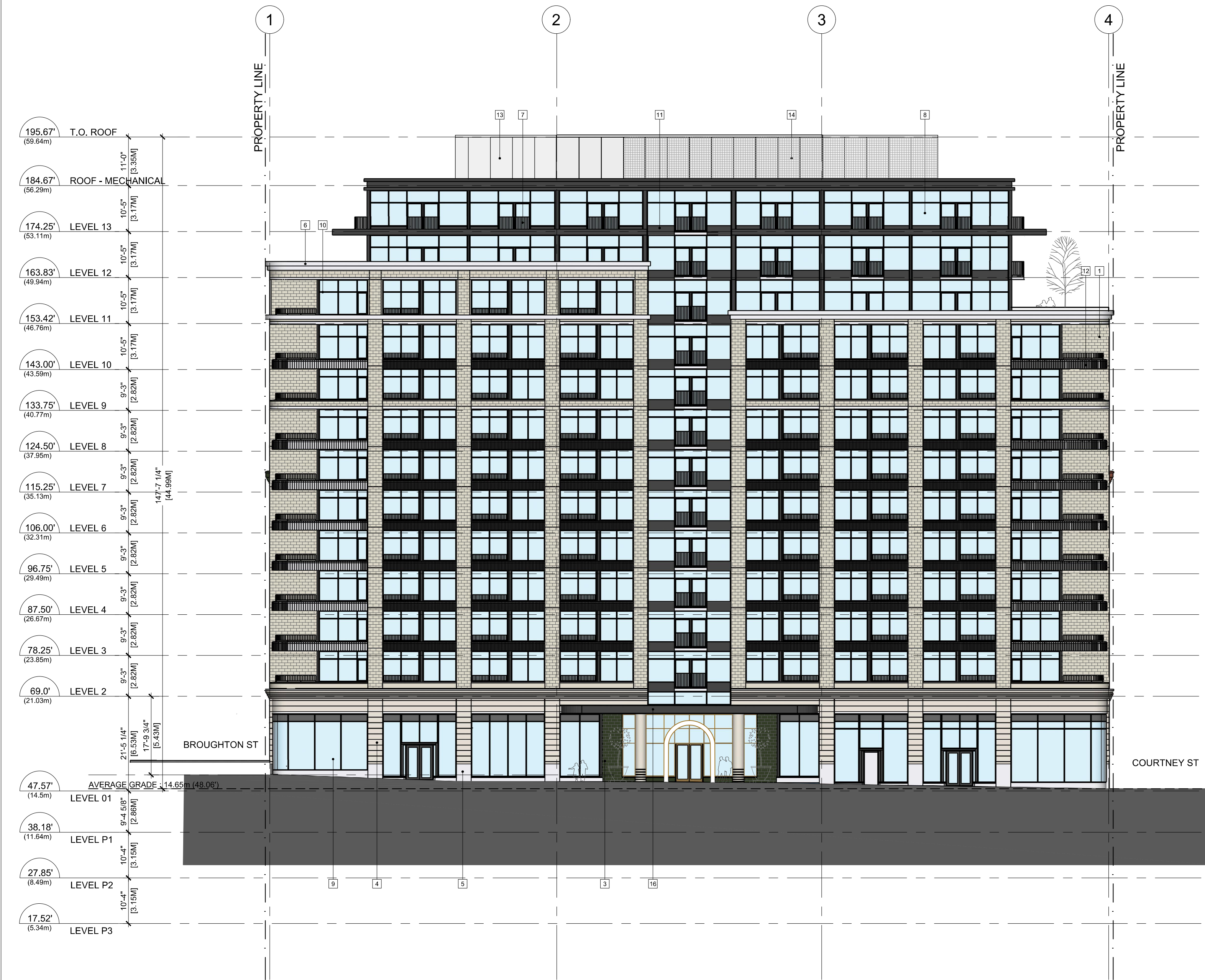
2025-12-05

Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

WEST & SOUTH
ELEVATIONS

Drawing
Scale 1 : 200
Project 218008
Sheet A300

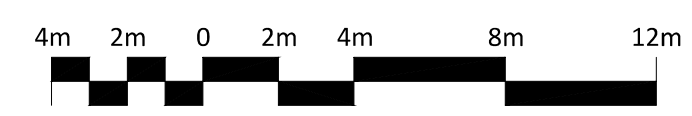


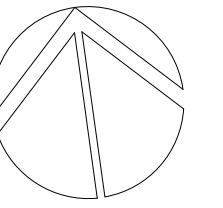
01 GORDON ST ELEVATION (WEST)
1:200



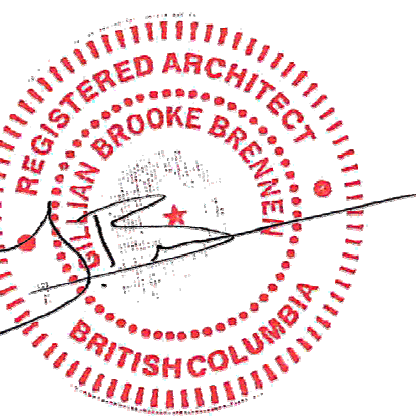
02 COURTNEY ST ELEVATION (SOUTH)
1:250

| 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 | |





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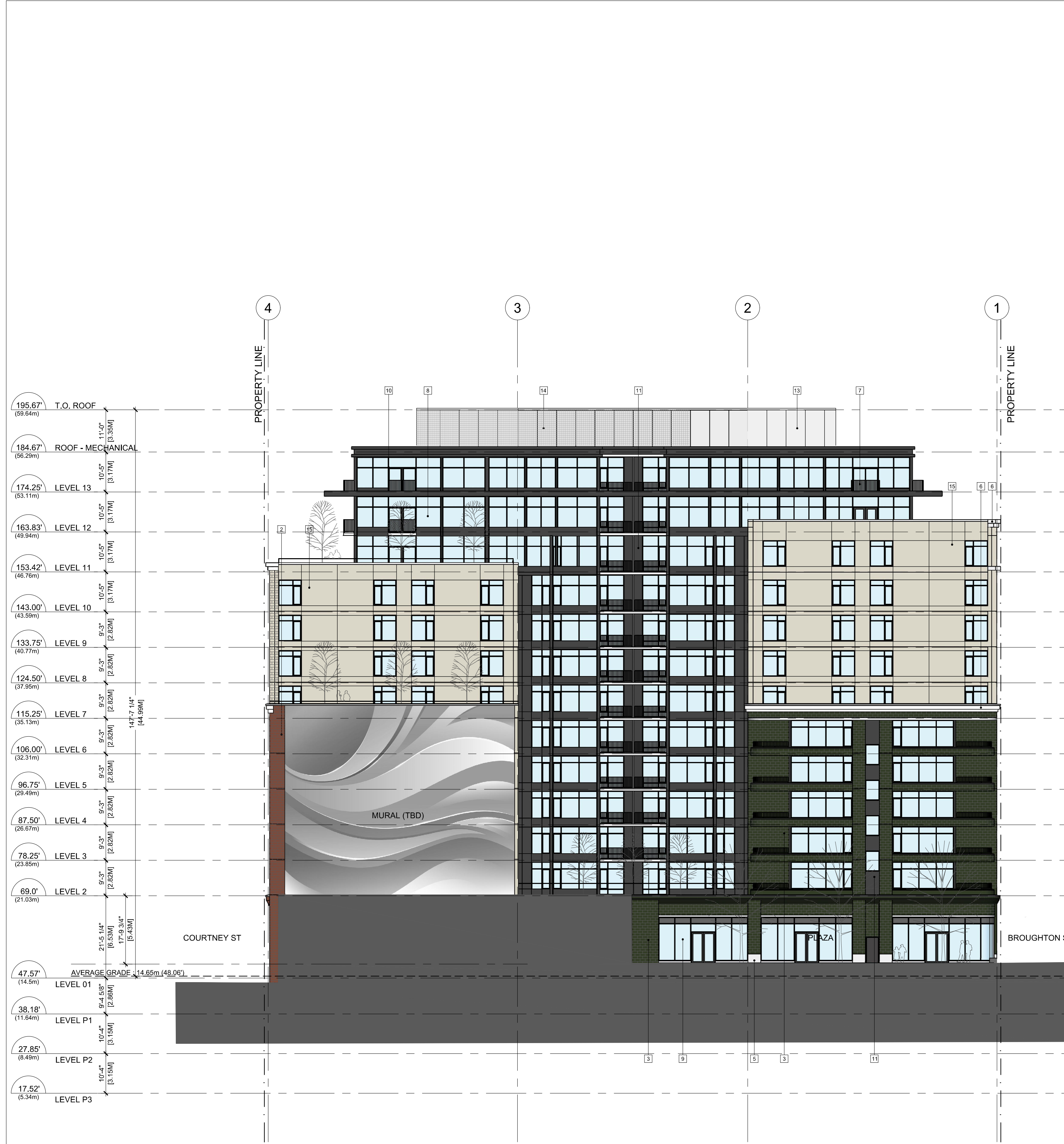
2025-12-05

Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

EAST & NORTH
ELEVATIONS

Drawing
Scale 1 : 200
Project 218008
Sheet **A301**

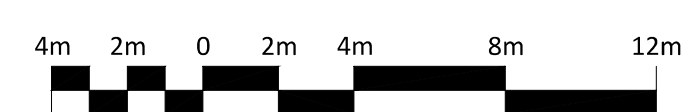


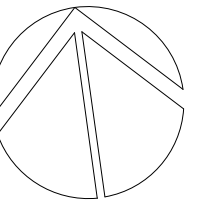
03 PLAZA ELEVATION (EAST)
1:200



04 BROUGHTON ST ELEVATION (NORTH)
1:250

| MATERIALS LEGEND | | | |
|------------------|--------------------------|----|---------------------------------------|
| 1 | BRICK - COLOUR: TAN | 8 | PRE CAST CONCRETE |
| 2 | BRICK - COLOUR: RED | 7 | ALUMINUM PICKET HANDRAIL / GUARD |
| 3 | BRICK - COLOUR: GREEN | 8 | GLAZING - WINDOW WALL |
| 4 | TILE - NATURAL STONE | 9 | GLAZING - STOREFRONT |
| 5 | TILE - GRANITE | 10 | GLAZING - CHARCOAL MULLIONS |
| 11 | METAL PANEL - CHARCOAL | 12 | METAL PANEL - CHARCOAL (SHAPED) |
| 13 | METAL PANEL - LIGHT GREY | 14 | METAL PANEL - LIGHT GREY (PERFORATED) |
| 15 | METAL PANEL - TAN | 16 | CANOPY - STEEL & GLASS |



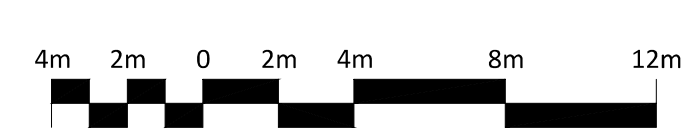


03 INTERNAL ELEVATION (WEST)
1:200

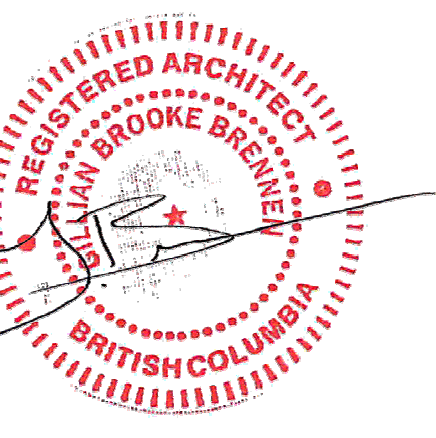


04 INTERNAL ELEVATION (EAST)
1:250

| 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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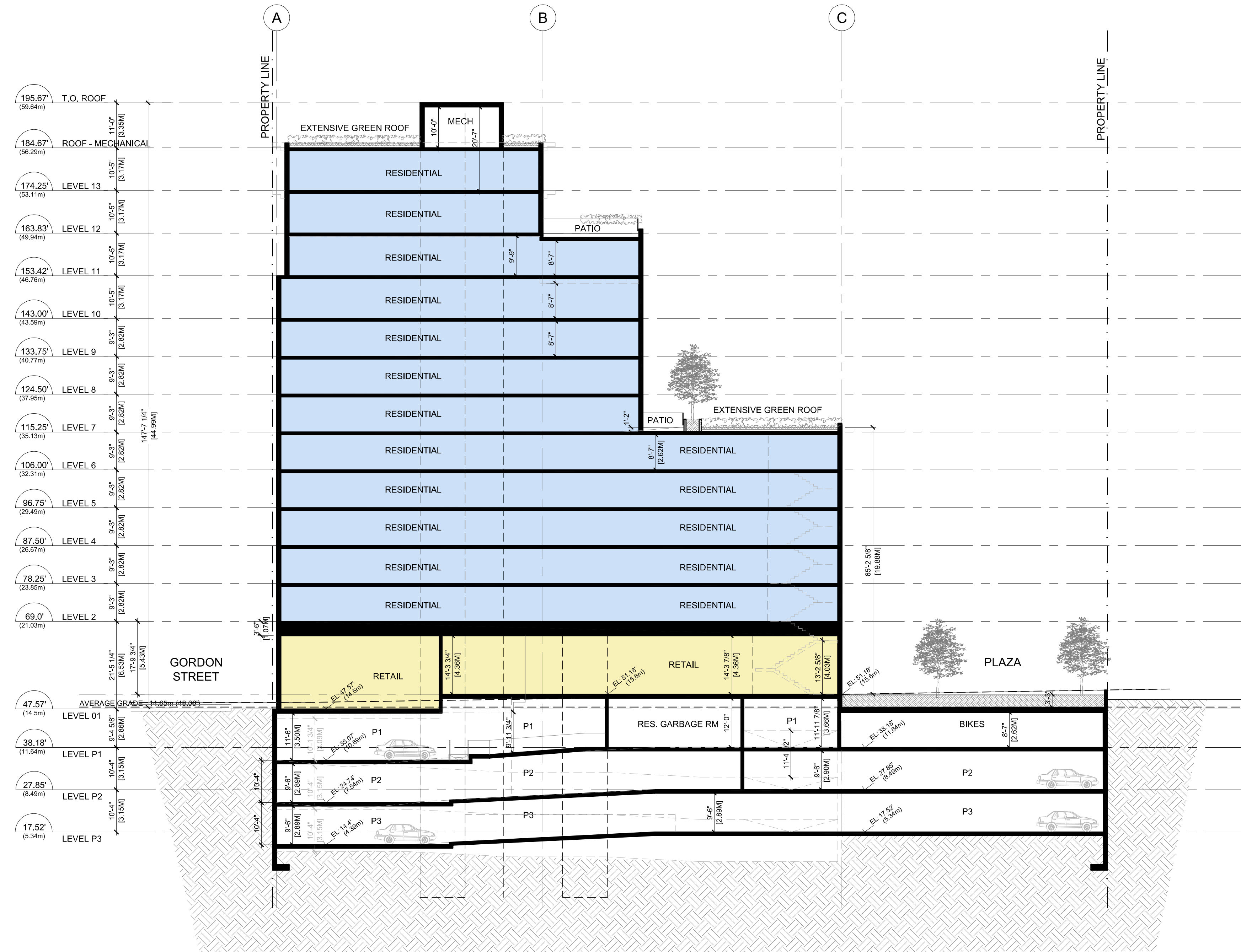
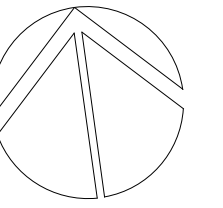
Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

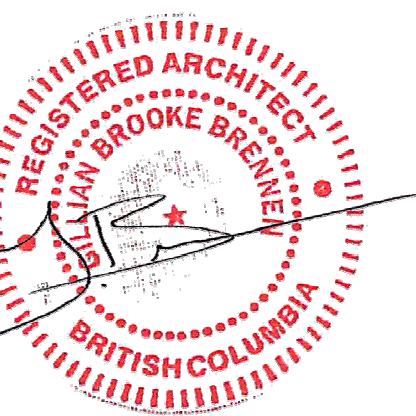
INTERNAL
ELEVATIONS

Drawing
Scale 1 : 200
Project 218008

Sheet **A302**



| | | |
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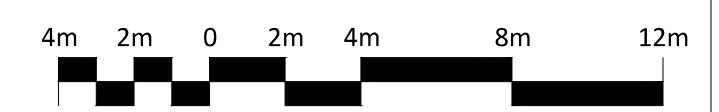
2025-12-05

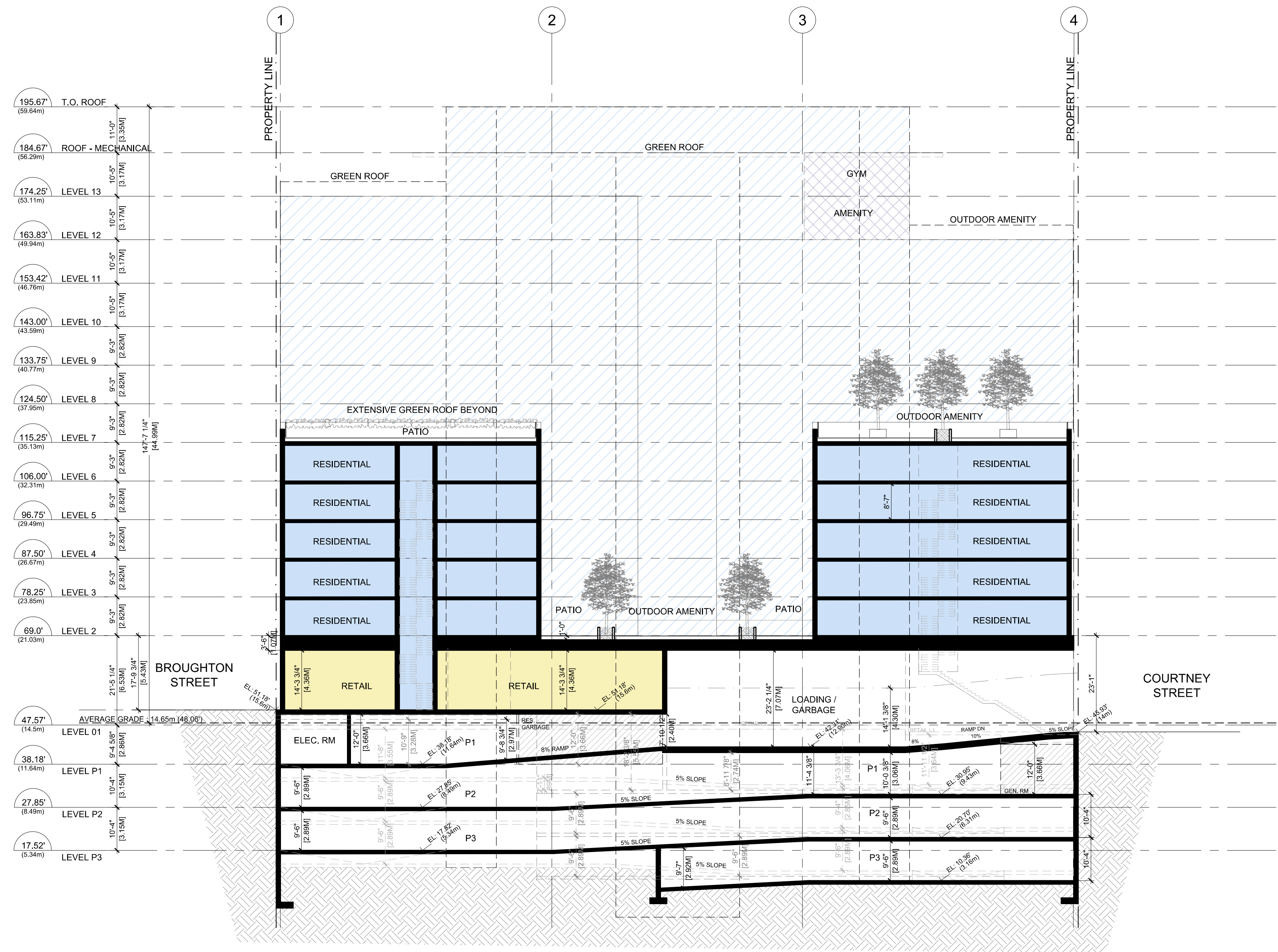
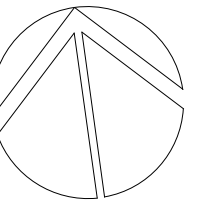
Seal
617 BROUGHTON ST
VICTORIA

Victoria, BC
Project

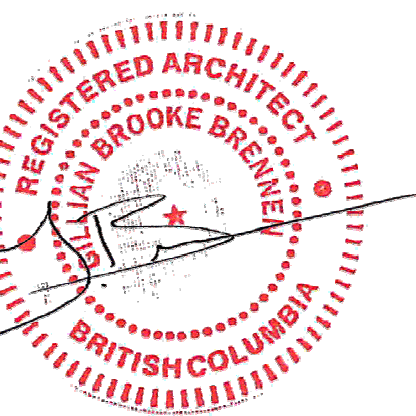
SECTION A-A

Drawing
Scale 1 : 200
Project 218008
Sheet A400





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SECTION B-B

Drawing
Scale 1 : 200
Project 218008

Sheet **A401**

