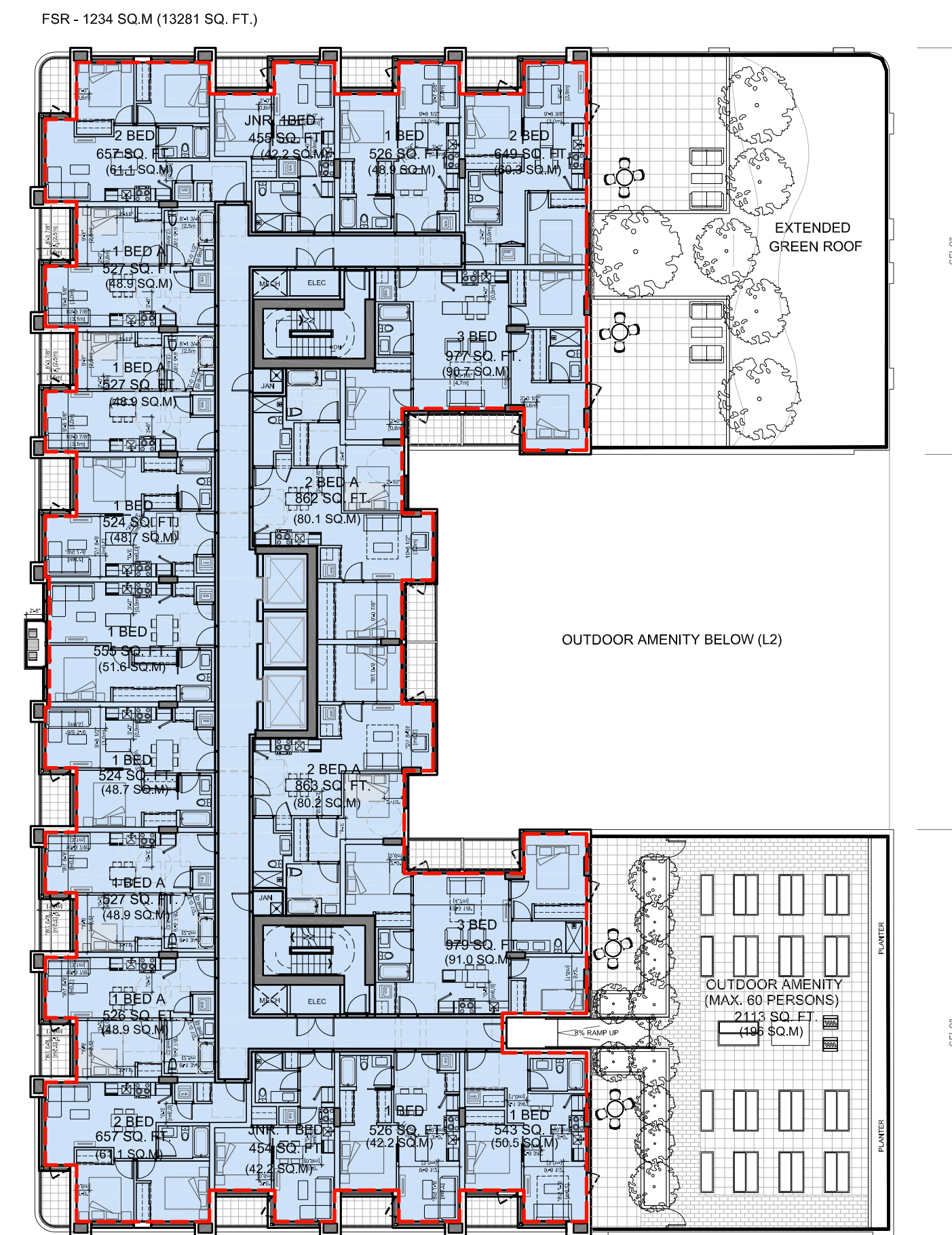
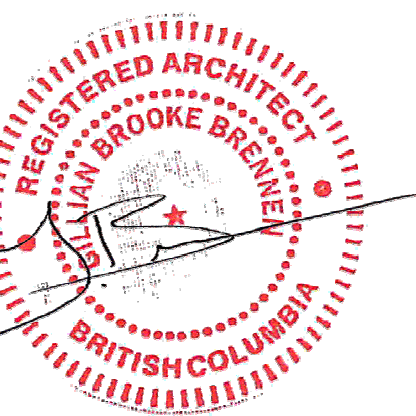


03 L3-6 FLOOR PLAN  
FSR 1:250



04 L7 FLOOR PLAN  
FSR 1:250

1	28 NOV 2025	ISSUED FOR RZ/DP
Revisions	YYYY-MM-DD	



2025-12-05

Seal  
617 BROUGHTON ST  
VICTORIA

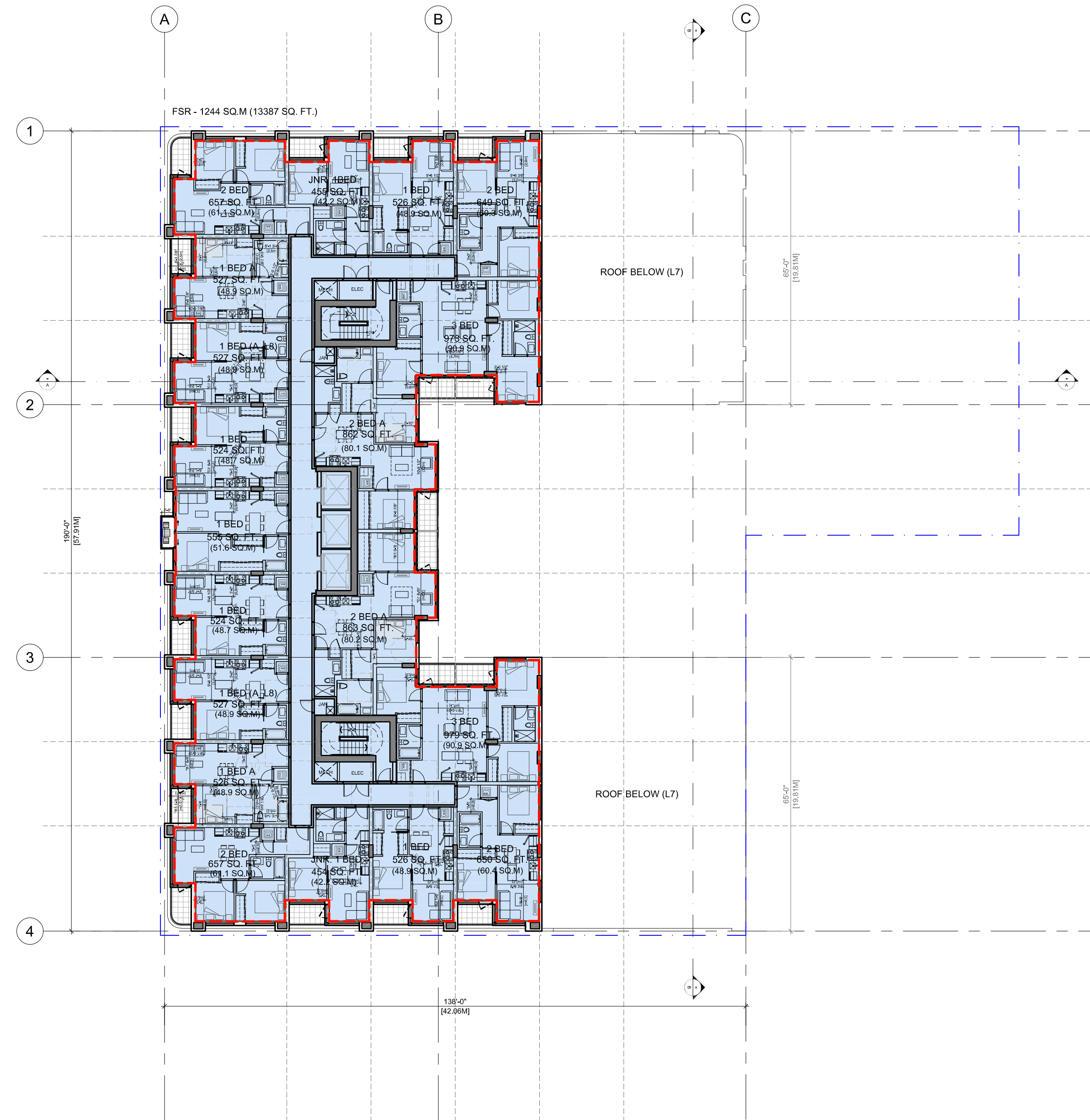
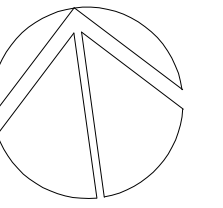
Victoria, BC  
Project

L3-06 & L7  
FSR FLOOR  
PLANS

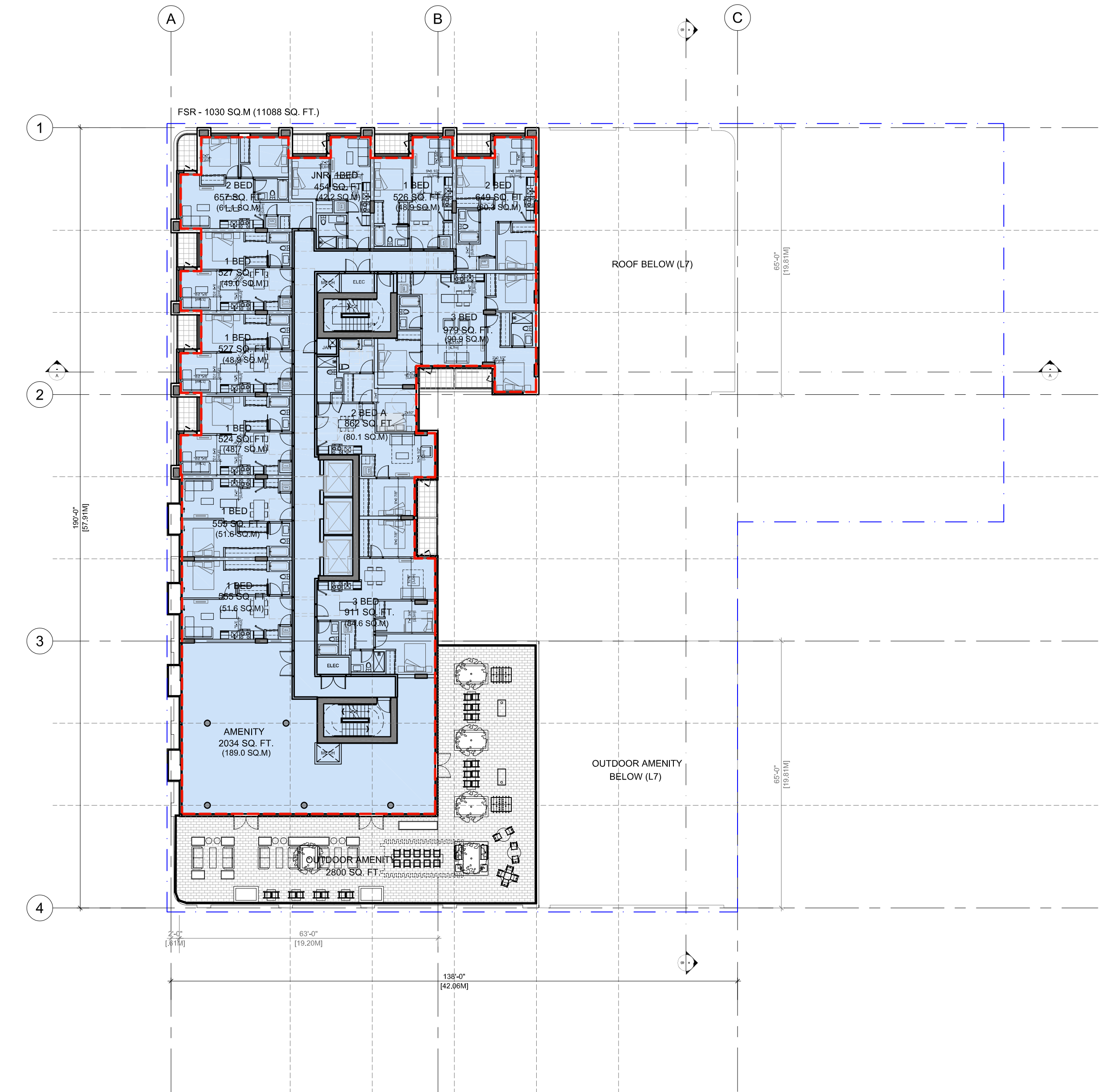
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Project 218008

Sheet **FSR201**



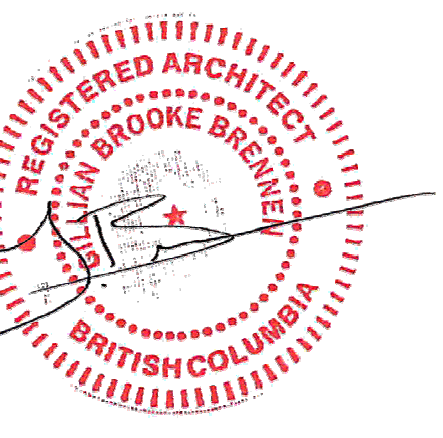


**05 L8-10 FLOOR PLAN**  
 FSR / 1:250



**06 L11 FLOOR PLAN**  
 FSR / 1:250

1	28 NOV 2025	ISSUED FOR RZ/DP
Revisions	YYYY-MM-DD	



2025-12-05

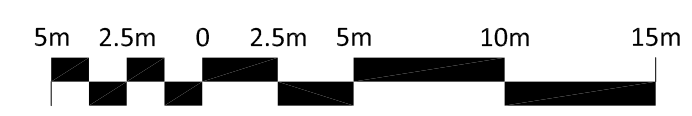
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 VICTORIA**

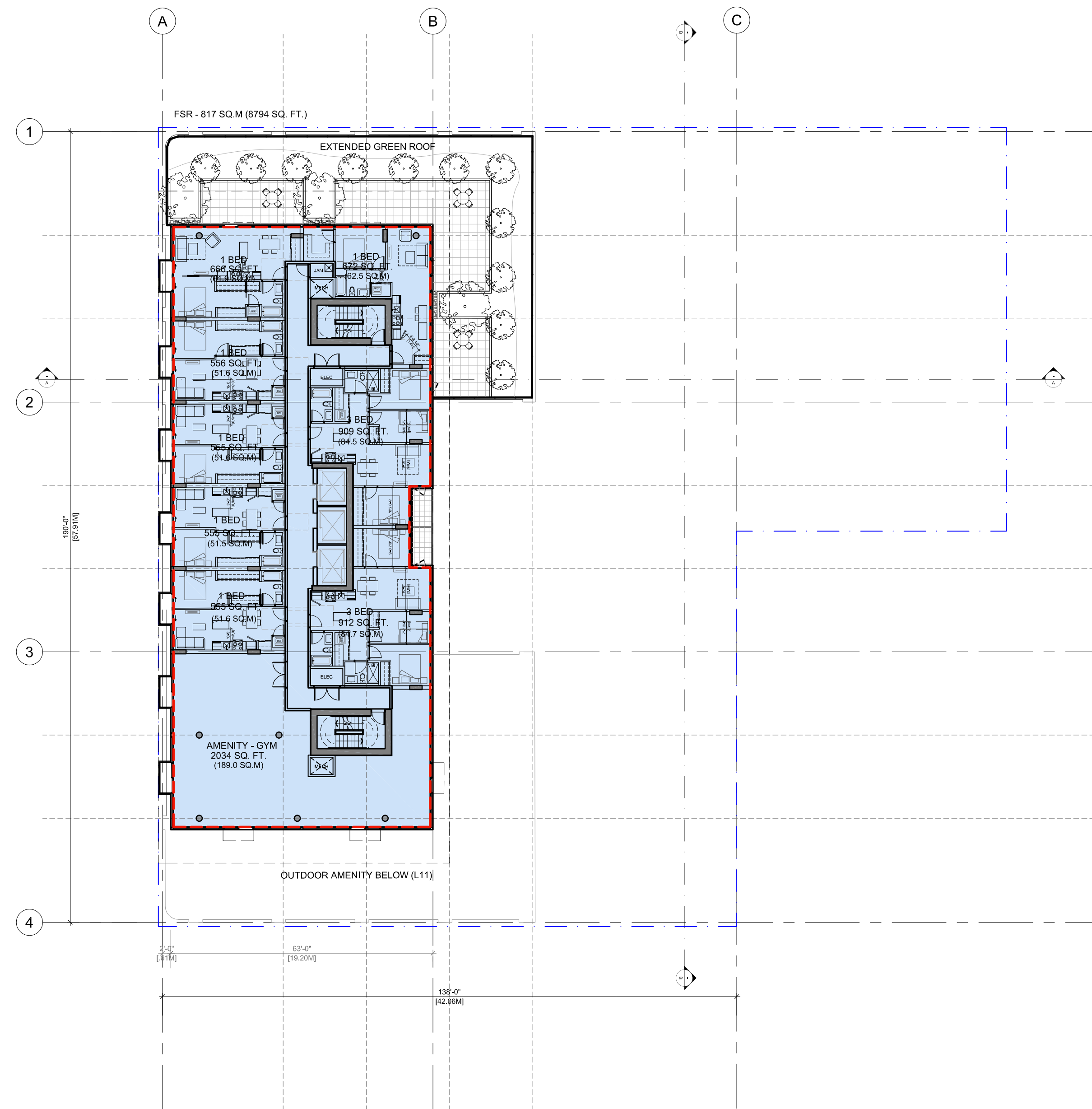
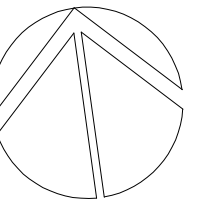
Victoria, BC  
 Project

**L12 & L13  
 FSR FLOOR  
 PLANS**

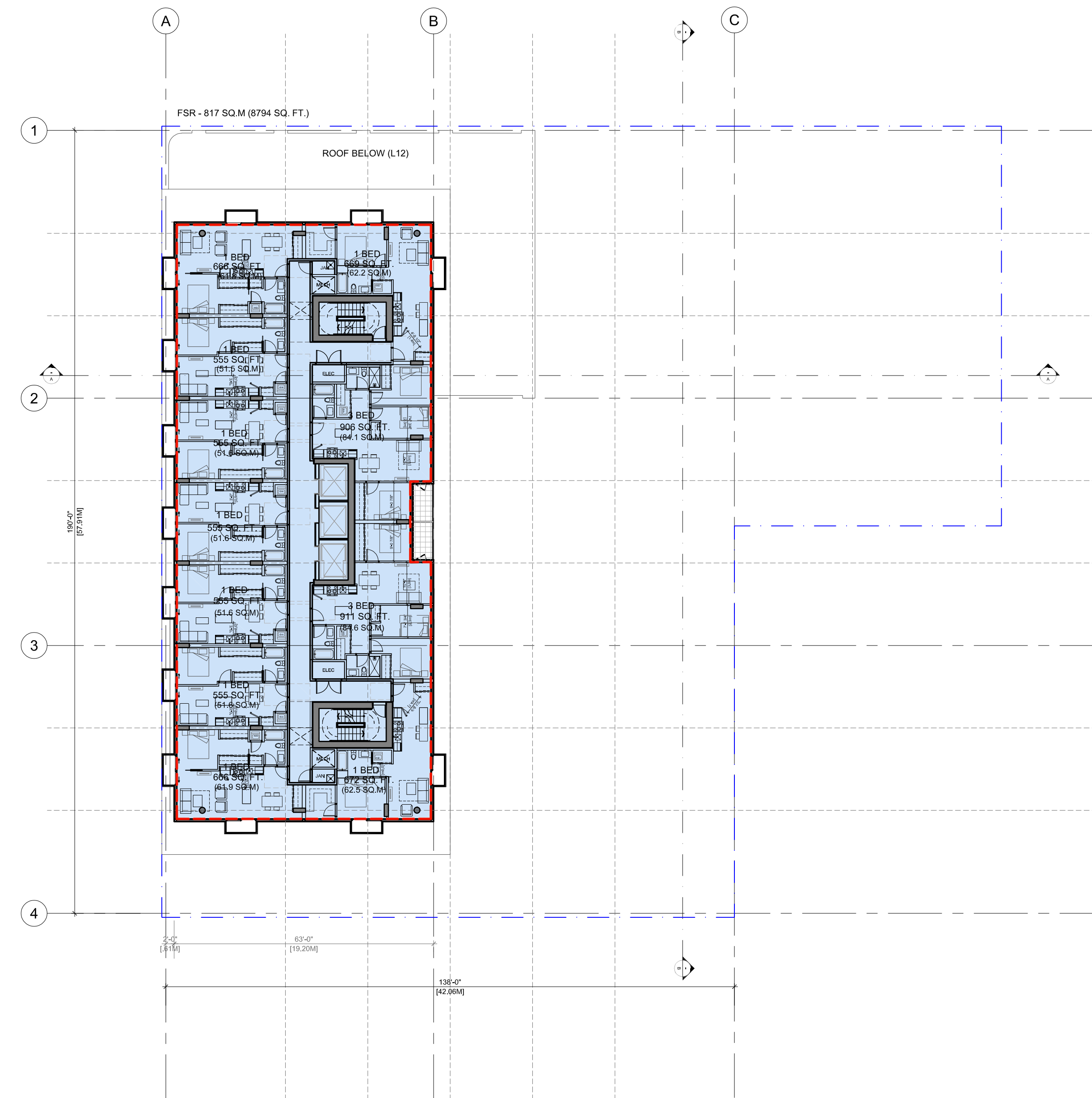
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 Project 218008

Sheet **FSR202**



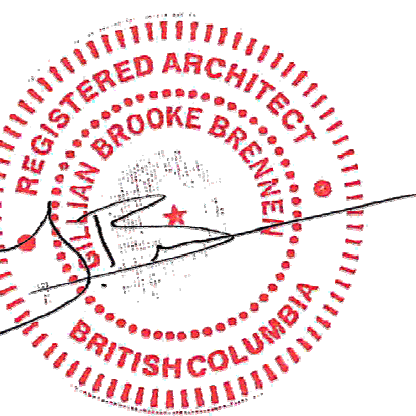


07 L12 FLOOR PLAN  
FSR / 1:250



08 L13 FLOOR PLAN  
FSR / 1:250

1	28 NOV 2025	ISSUED FOR RZ/DP
Revisions	YYYY-MM-DD	



2025-12-05

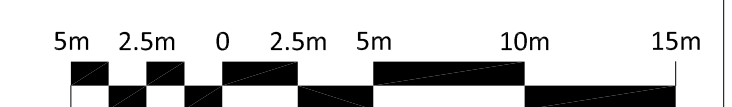
Seal  
617 BROUGHTON ST  
VICTORIA

Victoria, BC  
Project

L12 & L13  
FSR FLOOR  
PLANS

Drawing  
Scale 1 : 250  
Project 218008

Sheet FSR203



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

**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**

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-L7 AMENITY LAYOUT AND MATERIALS PLAN
L1.04	L11-12 AMENITY LAYOUT AND MATERIALS PLAN
L2.01-L2.03	SECTIONS

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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NORTH

SCALE

Scale

PROJECT NO. 25068

DATE 2025-02-10

FILE NAME 25068 PLAN.vwx

PLOTTED 2025-11-27

DRAWN CW / KI REVIEWED GB

DRAWING

**L0.00**

# DESIGN RATIONALE

The 617-635 Broughton St. proposal seeks to integrate with its 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 Cathedral 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 complementing 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 an emphasis on pollinator attracting species.

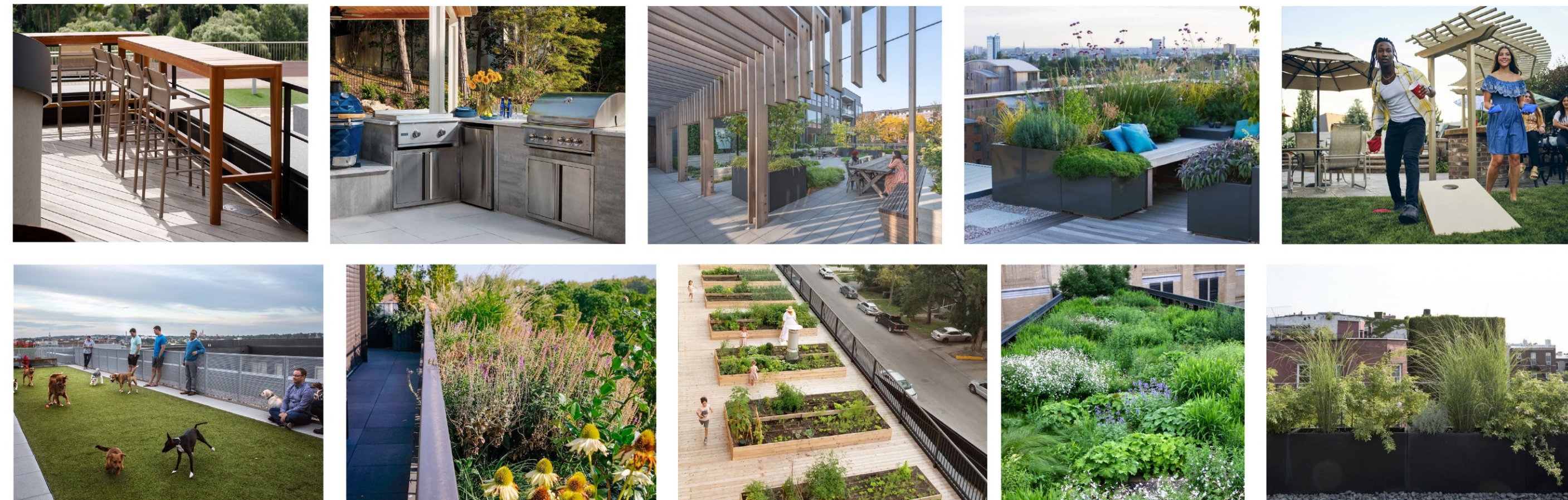
## PRECEDENTS PLAZA



## PUBLIC REALM



## AMENITY LEVELS

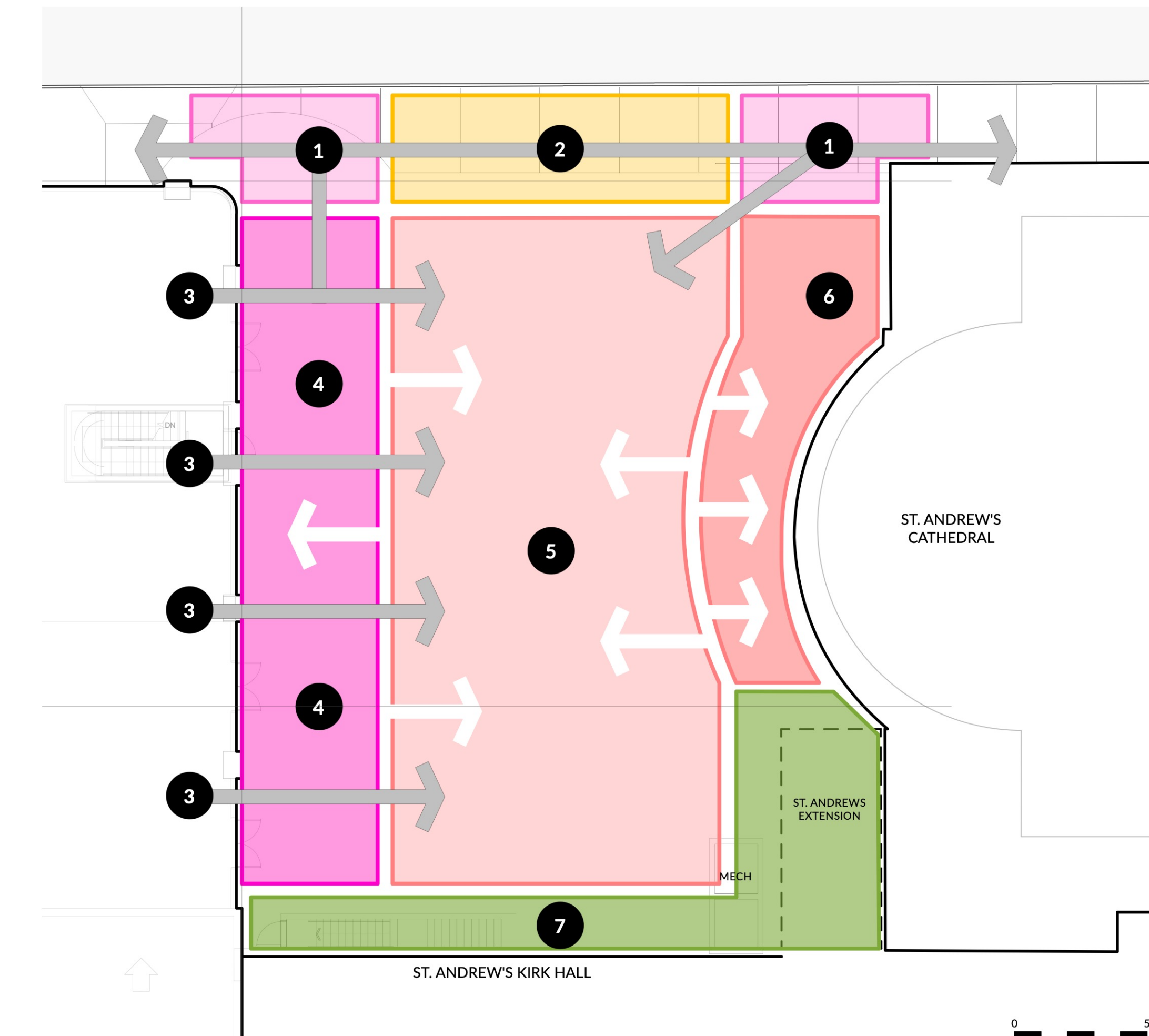


## EMERGING SITE FRAMEWORK

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 CATHEDRAL 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

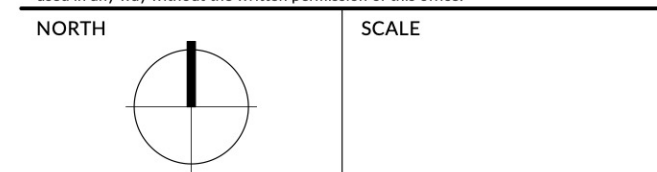
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

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

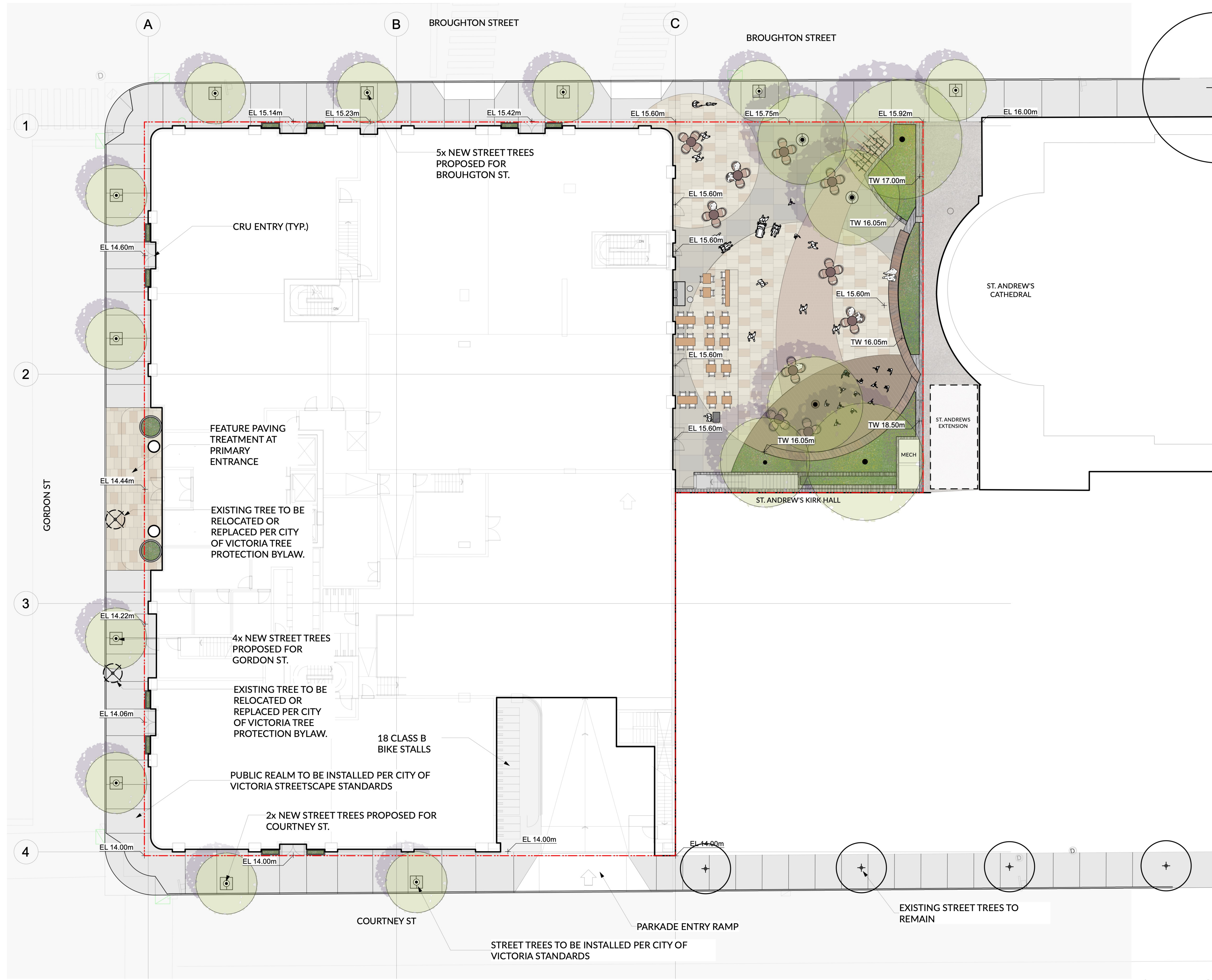
DRAWING TITLE  
**DESIGN NARRATIVE + SITE FRAMEWORK**

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REVISIONS AND ISSUES		
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1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

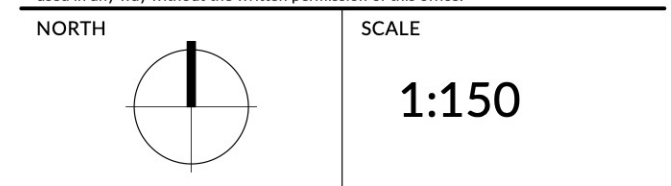


PROJECT  
**617-635 Broughton St.**

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  
**L1 STREETSCAPE PLAN**

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REVIEWED	GB

DRAWING

**L1.00**

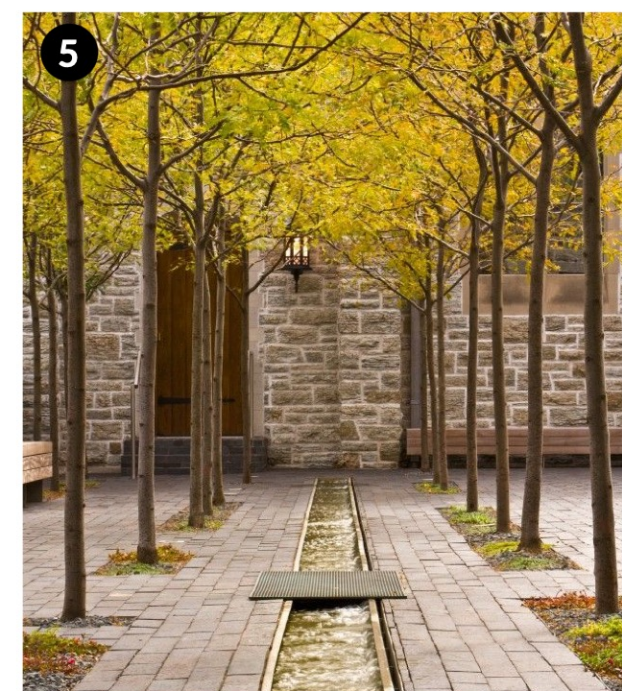
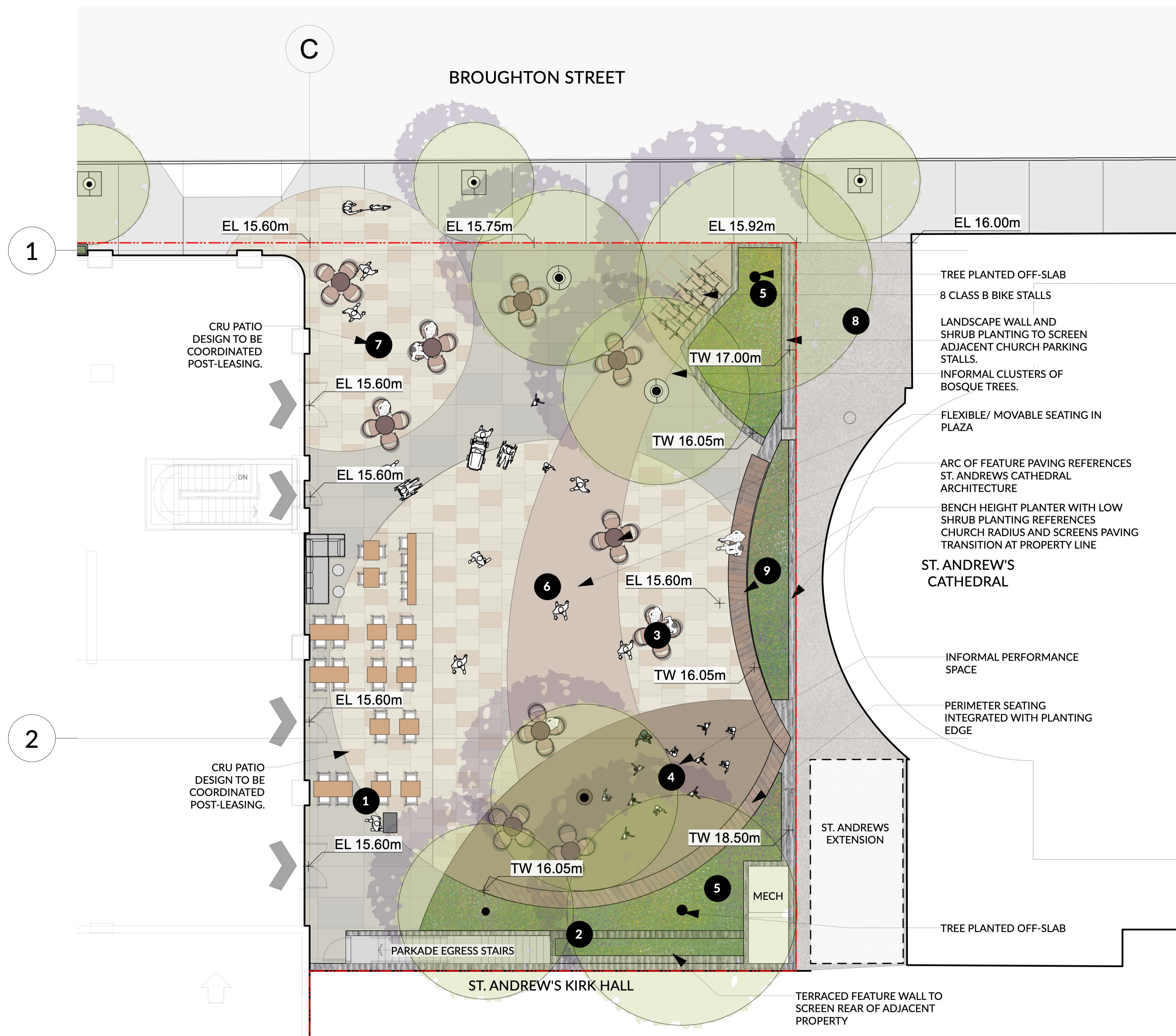
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION



L1 PLAZA - KEY PLAN

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

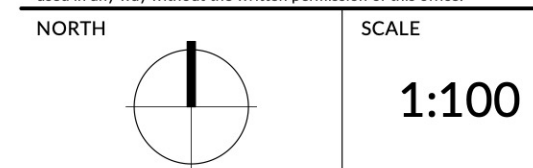


PROJECT  
**617-635 Broughton St.**

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  
**L1 PLAZA LAYOUT AND MATERIALS PLAN**

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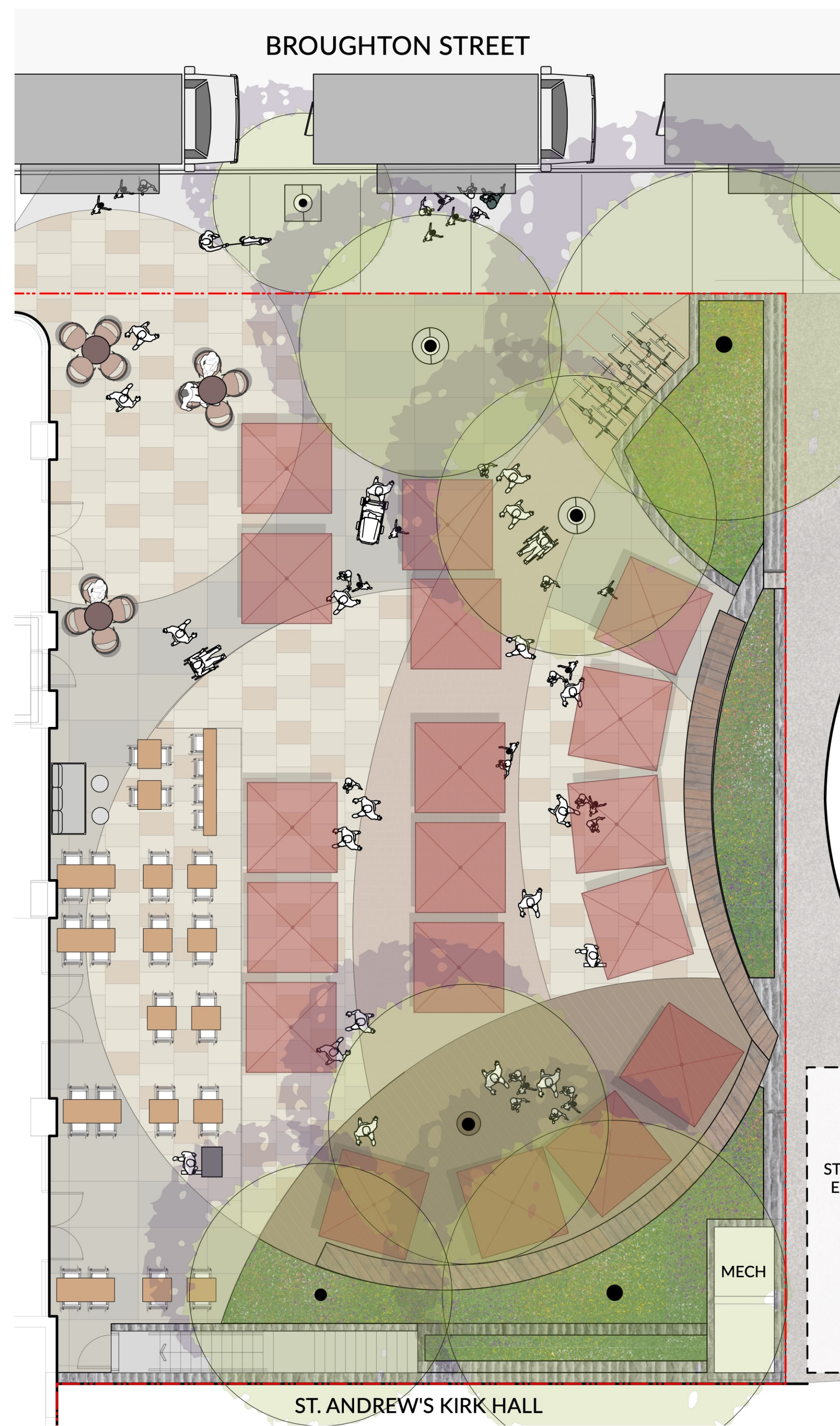


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REVIEWED	GB

DRAWING

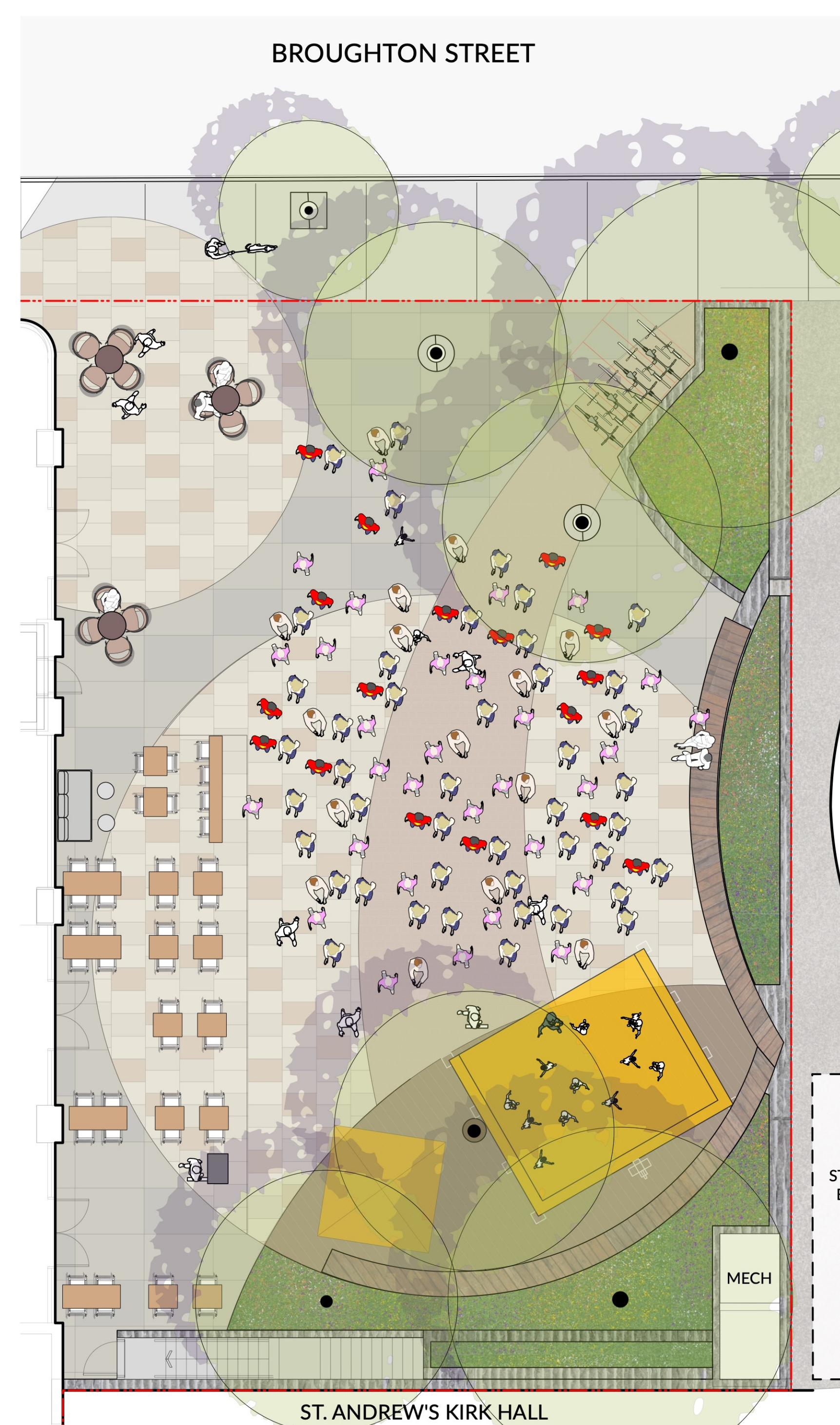
# L1.01

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION



**FARMERS MARKET/ VENDOR EVENT**

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



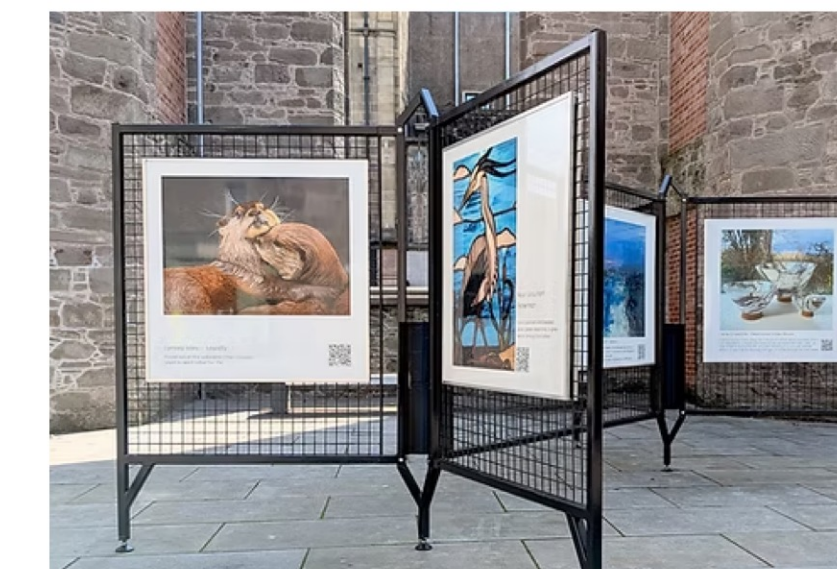
**PERFORMANCE EVENT**

1 TEMPORARY STAGE W/ TECHNICAL/ EQUIPMENT TENT  
~100 PARTICIPANTS



**TEMPORARY OUTDOOR ART EXHIBITION**

1 INFORMATION/ VISITORS TENT  
8-10 EXHIBITION DISPLAYS  
20-30 PARTICIPANTS

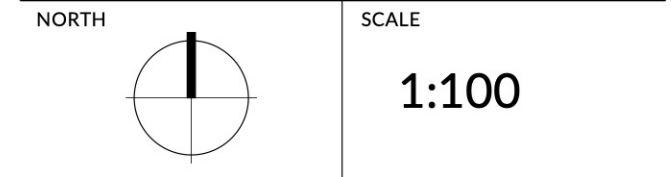


PROJECT  
**617-635 Broughton St.**

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  
**L1 PLAZA  
PROGRAMMING  
STUDIES**

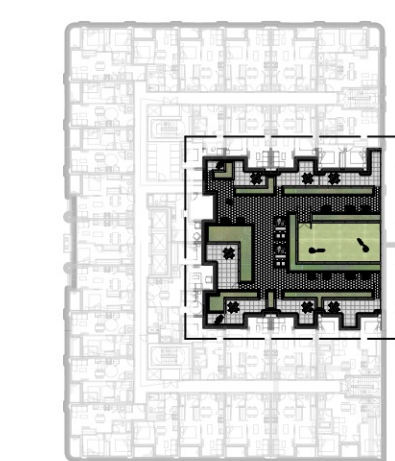
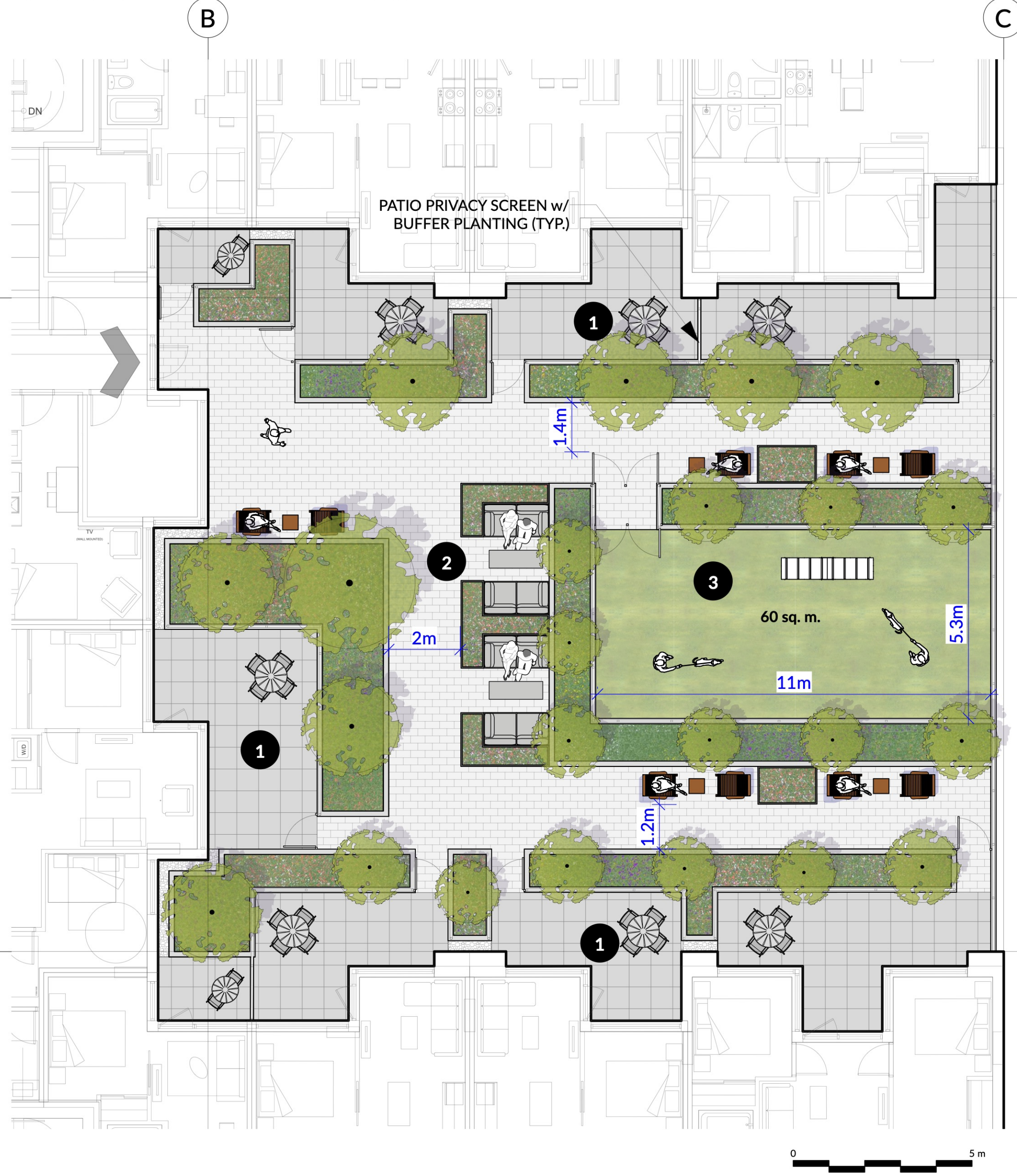
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**L1.02**



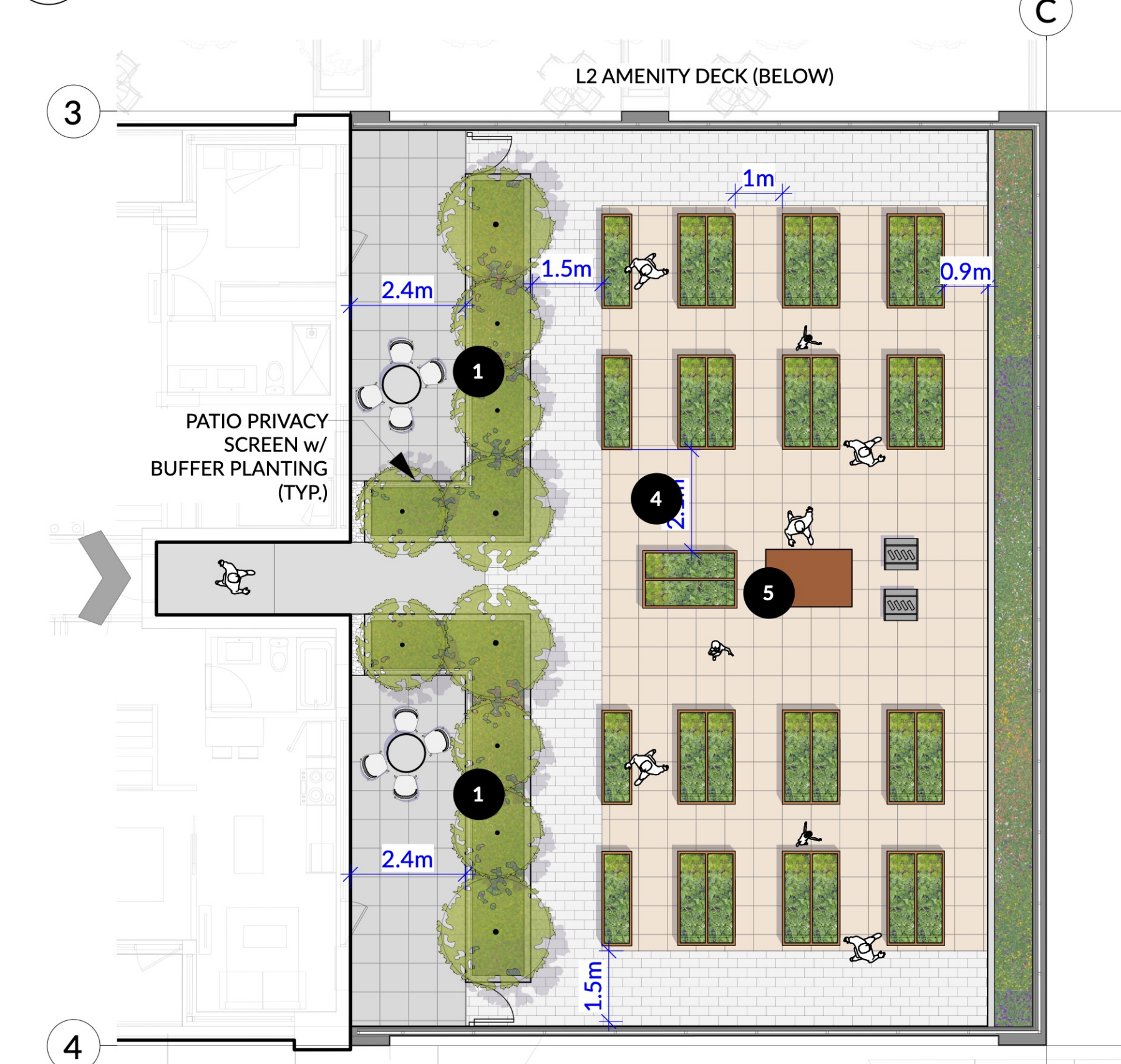
- 1 PRIVATE PATIO W/ PLANTED PRIVACY SCREENING
- 2 LOUNGE AREA
- 3 DOG RUN W/ BUFFER PLANTING

L2 - KEY PLAN

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



2 L7 AMENITY DECK - NORTH  
Scale: 1:100

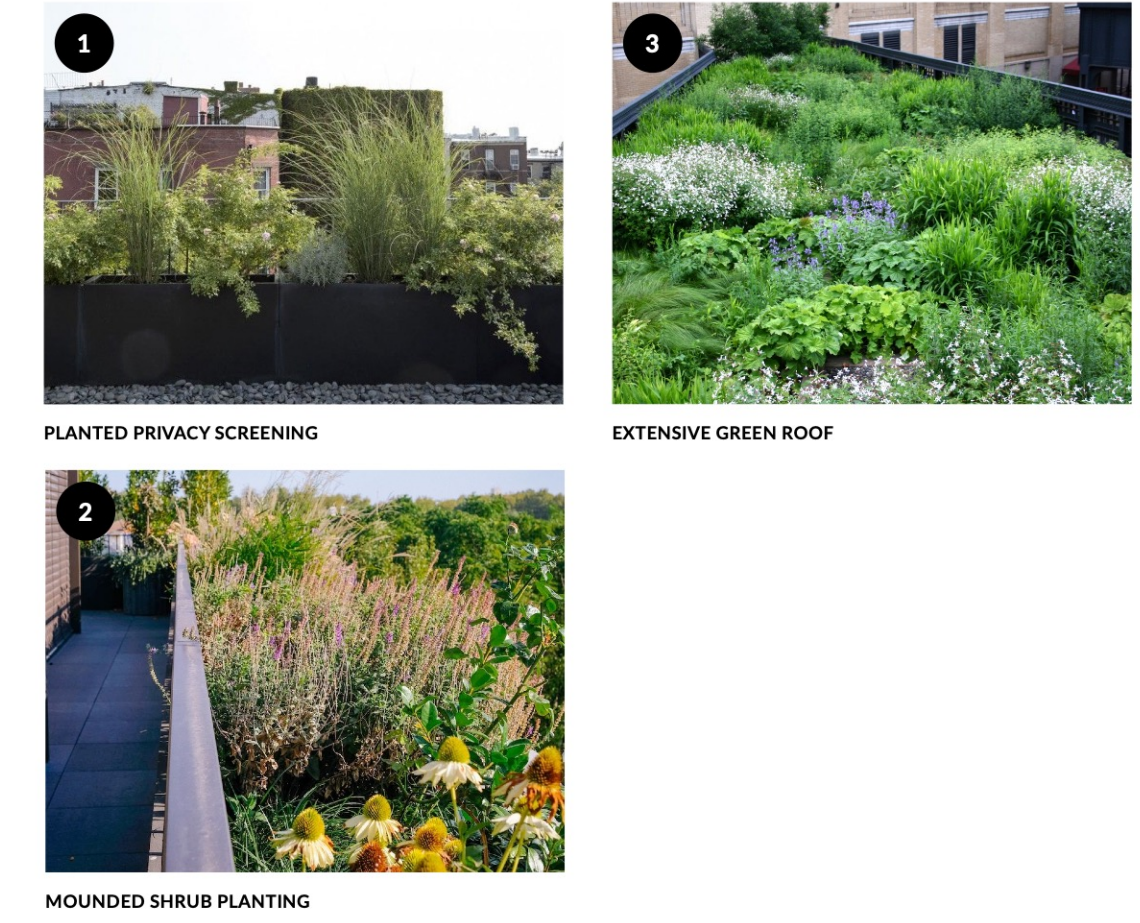


3 L7 AMENITY DECK - SOUTH  
Scale: 1:100



- 1 PLANTED PRIVACY SCREENING
- 2 MOUNDED SHRUB PLANTING
- 3 EXTENSIVE GREEN ROOF

L7 NORTH - KEY PLAN



PLANTED PRIVACY SCREENING

MOUNDED SHRUB PLANTING

EXTENSIVE GREEN ROOF



- 1 PLANTED PRIVACY SCREENING
- 4 URBAN AGRICULTURE
- 5 POTTING TABLE AND COMPOST

L7 SOUTH - KEY PLAN



PLANTED PRIVACY SCREENING

URBAN AGRICULTURE

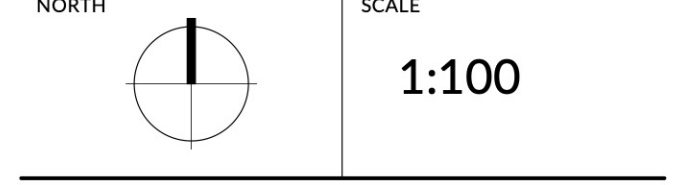
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

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-L7 AMENITY LAYOUT AND MATERIALS PLAN**

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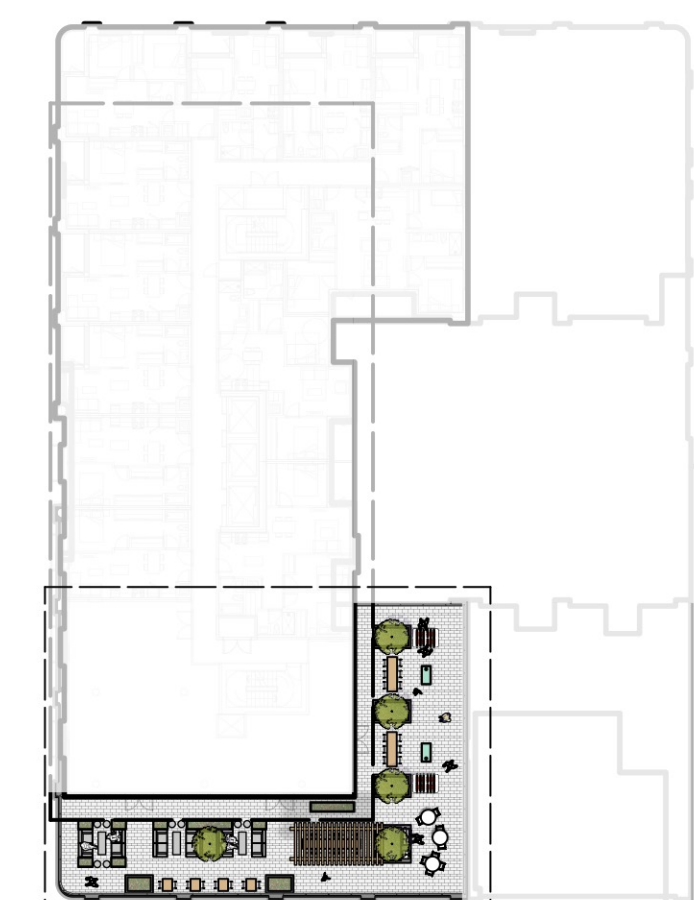


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DRAWING

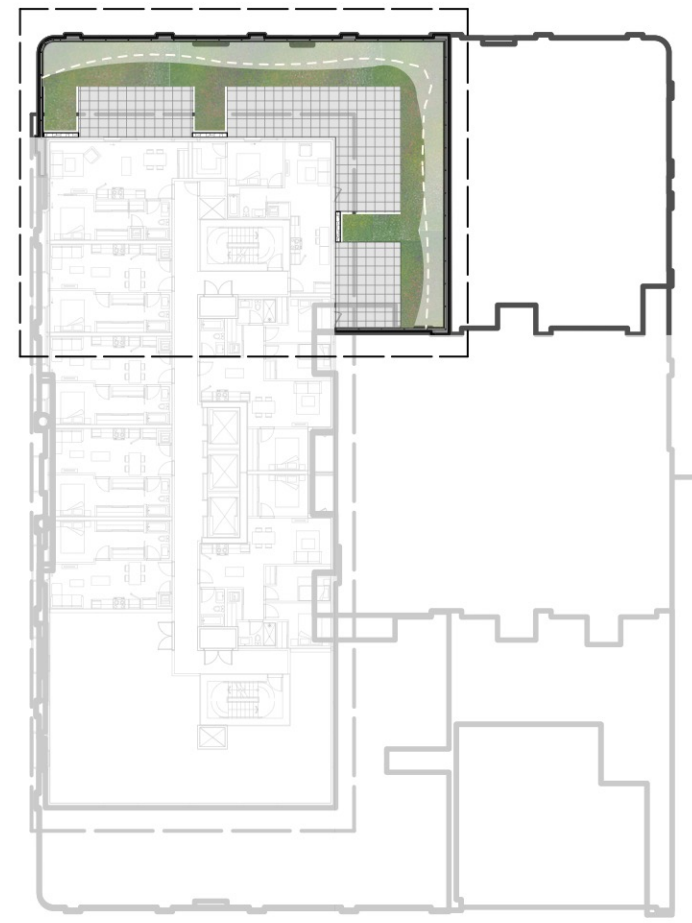
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REVISIONS AND ISSUES	
NO.	DESCRIPTION
1	ISSUED FOR COMBINED REZONING/ DP APPLICATION



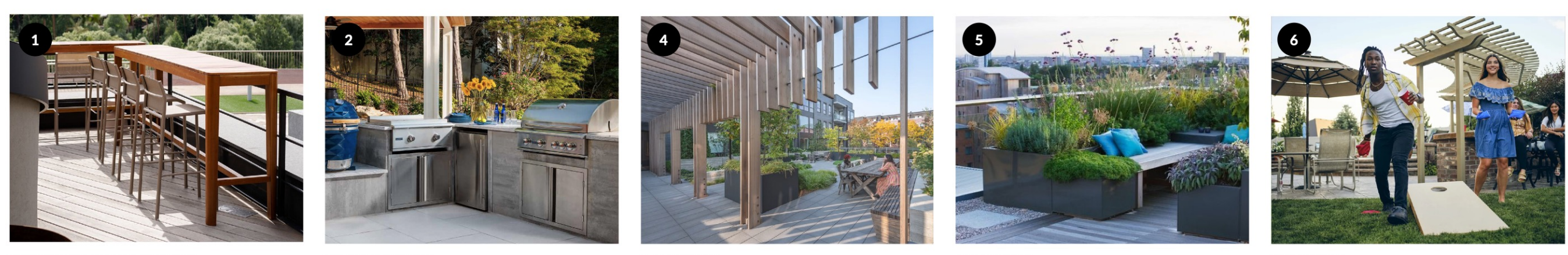
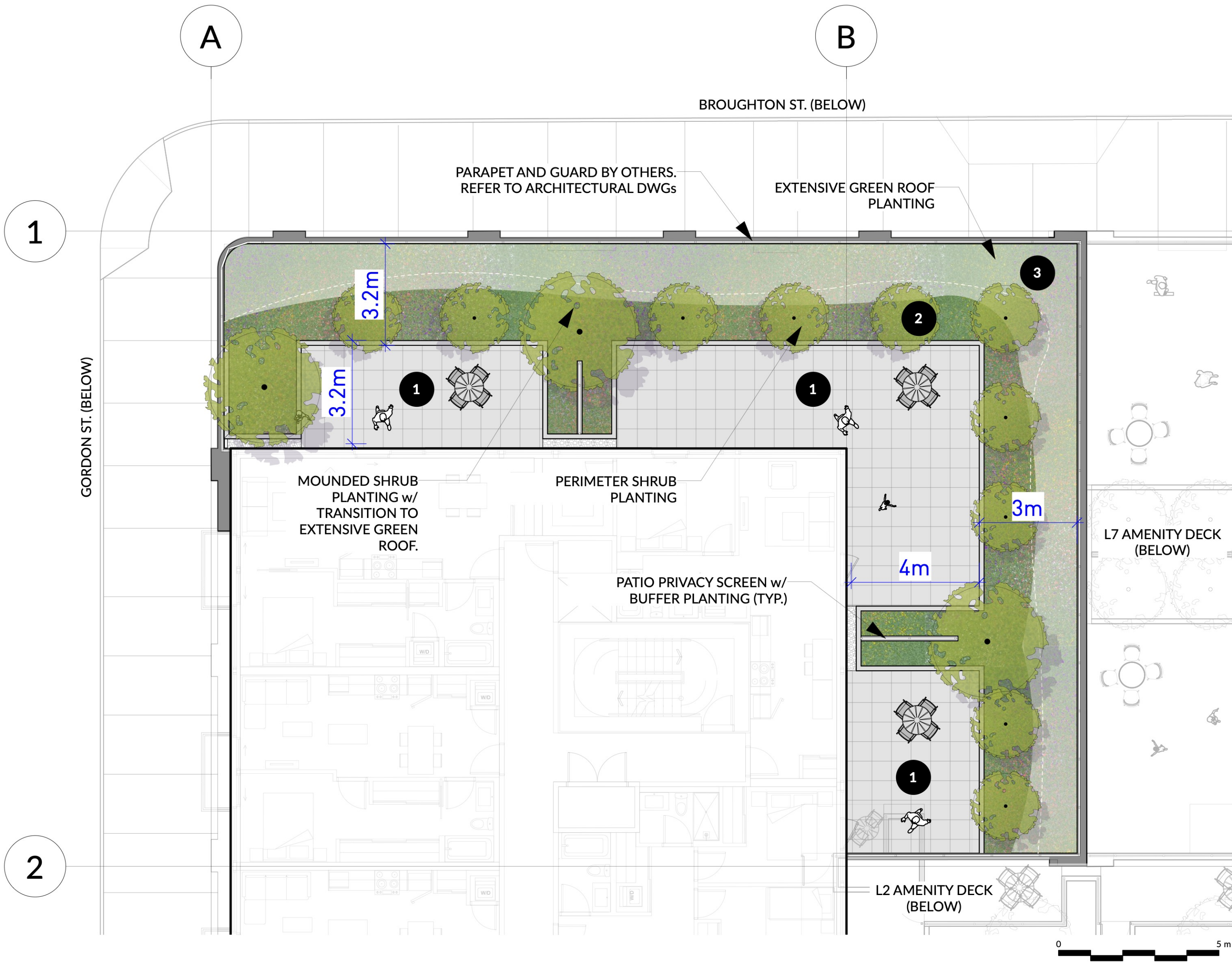
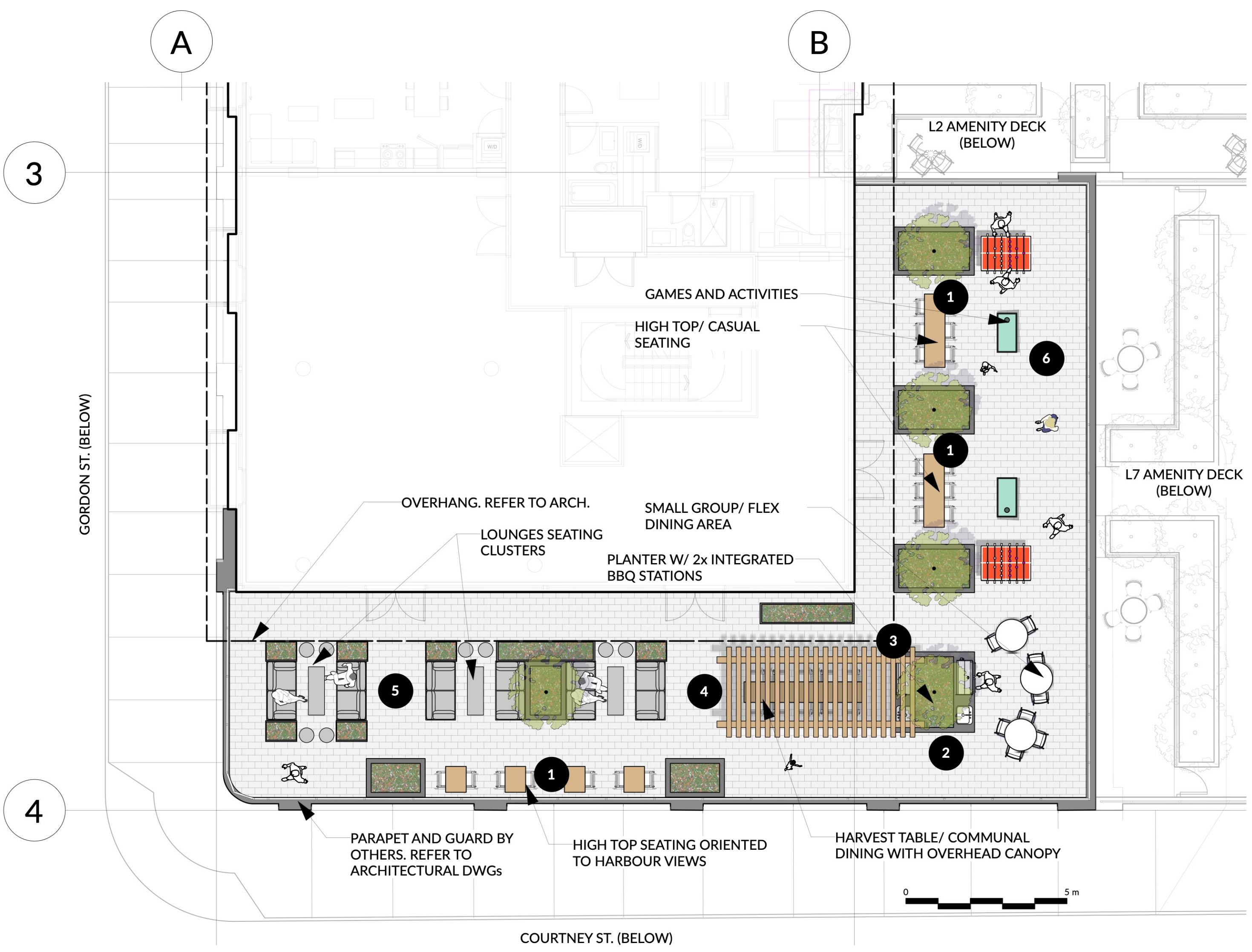
L11 - KEY PLAN

- 1 HIGH TOP SEATING
- 2 OUTDOOR KITCHEN
- 3 OUTDOOR DINING AREA
- 4 SHADE TRELLIS
- 5 LOUNGE AREA
- 6 PATIO GAMES

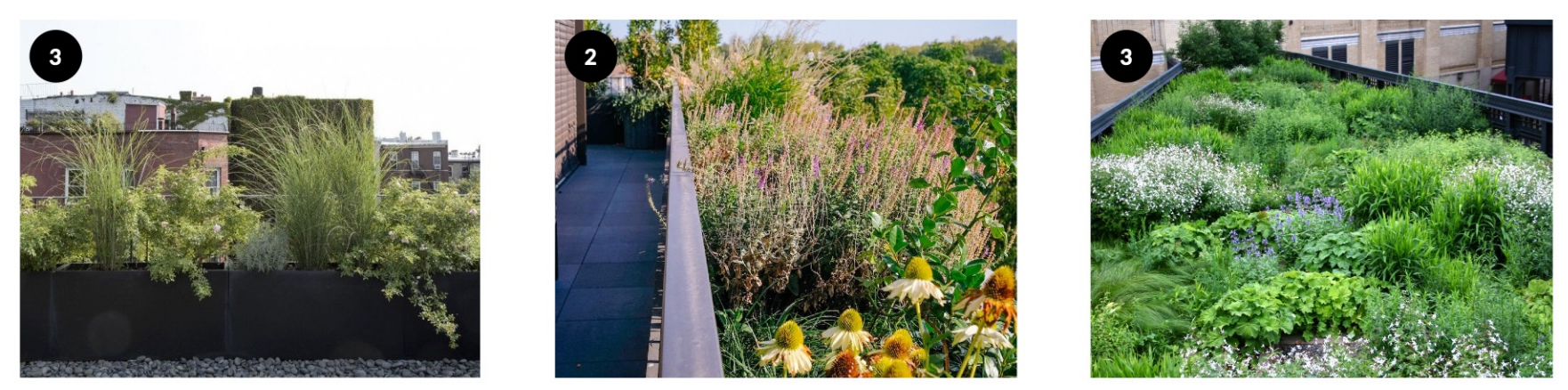


L12 - KEY PLAN

- 1 PLANTED PRIVACY SCREENING
- 2 MOUNDED SHRUB PLANTING
- 3 EXTENSIVE GREEN ROOF



1 HIGH TOP FURNITURE AND SEATING    2 OUTDOOR KITCHEN    3 SHADE TRELLIS    4 LOUNGE AREA    5 PLANTER WITH INTEGRATED BBQ STATIONS    6 PATIO GAMES



1 PLANTED PRIVACY SCREENING    2 MOUNDED SHRUB PLANTING    3 EXTENSIVE GREEN ROOF

1 L11 AMENITY DECK - SOCIAL SPACES  
Scale: 1:100

2 L12 AMENITY DECK - PATIOS  
Scale: 1:100

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  
**L11-12 AMENITY LAYOUT AND MATERIALS PLAN**

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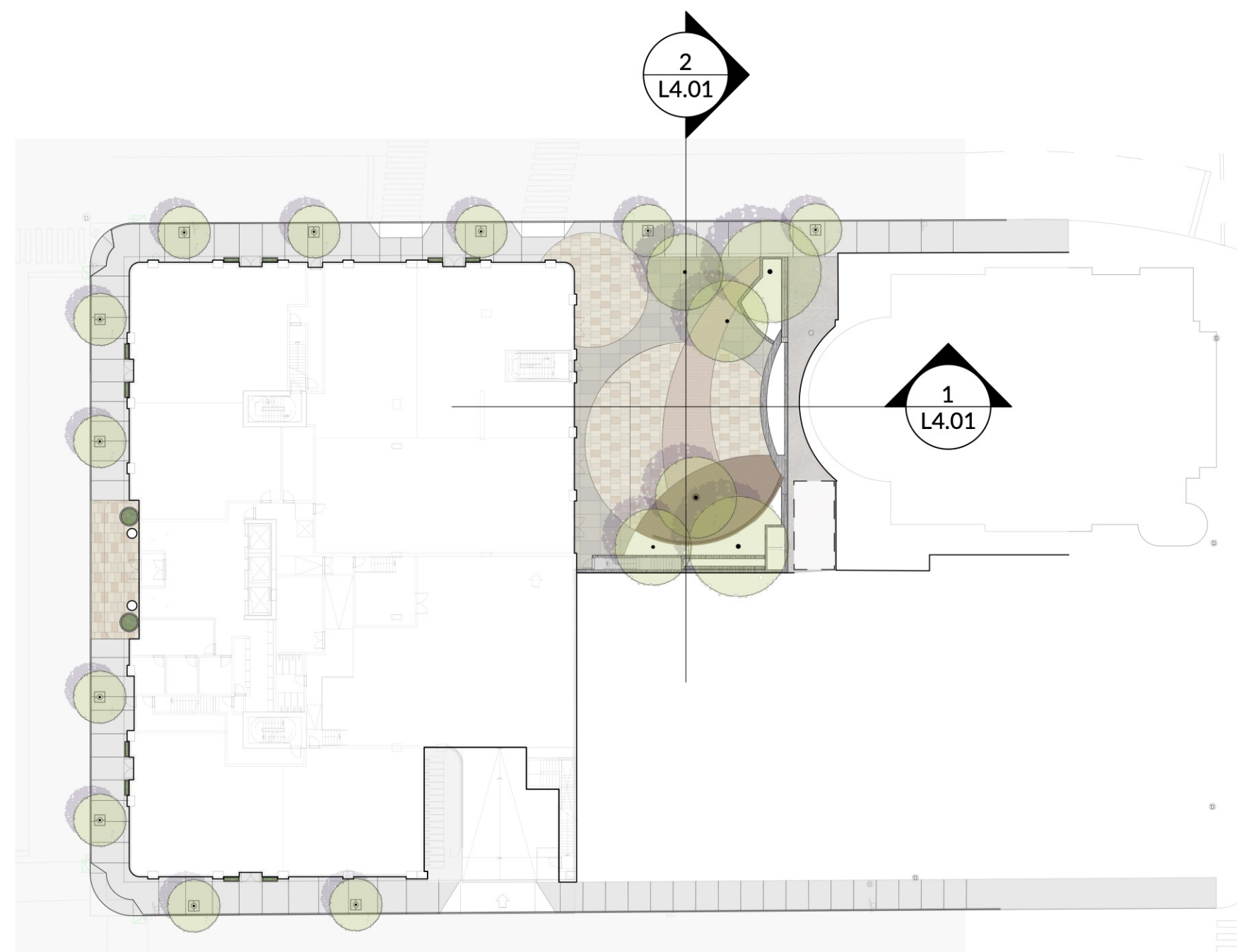
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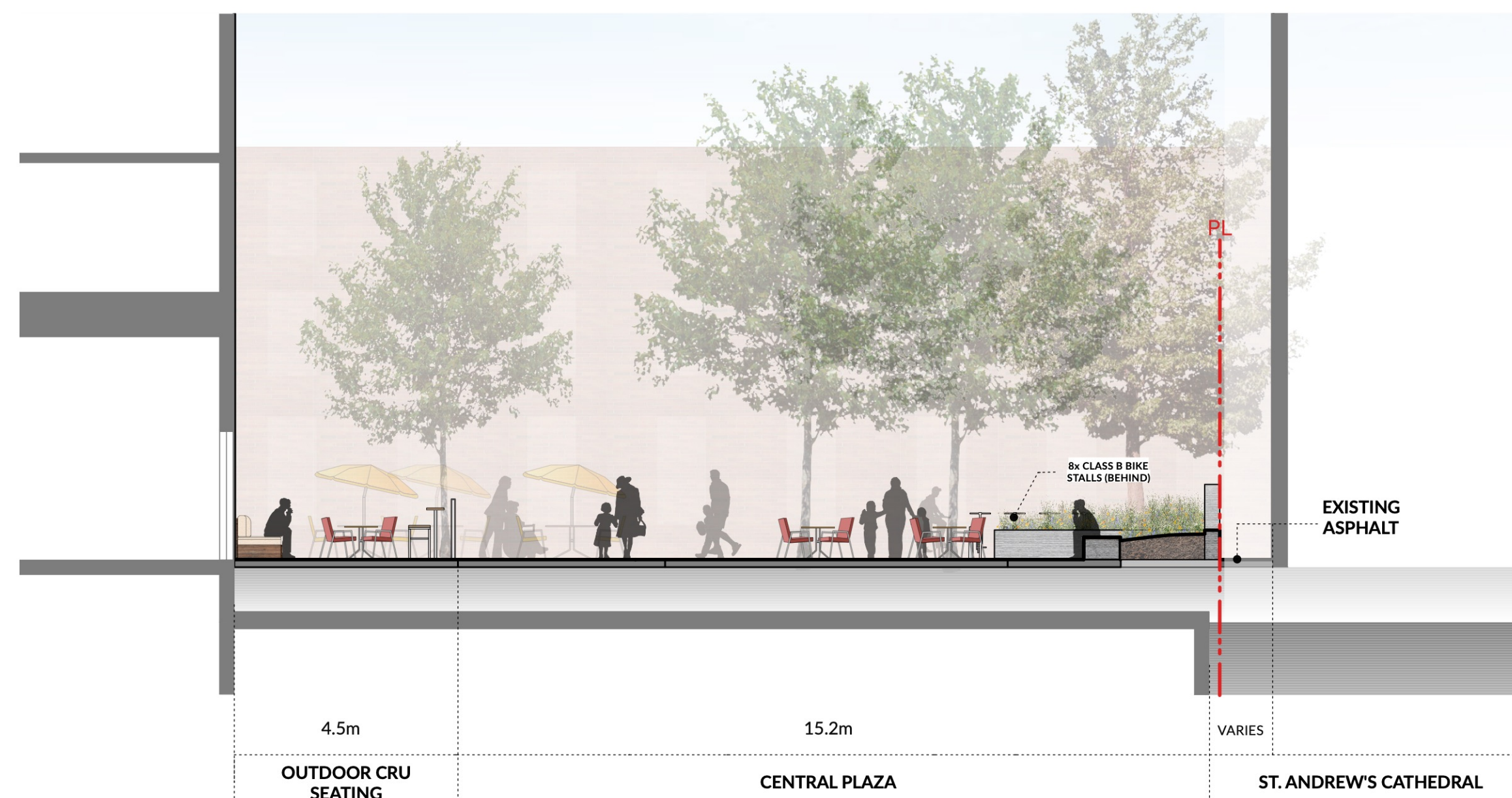
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### REVISIONS AND ISSUES

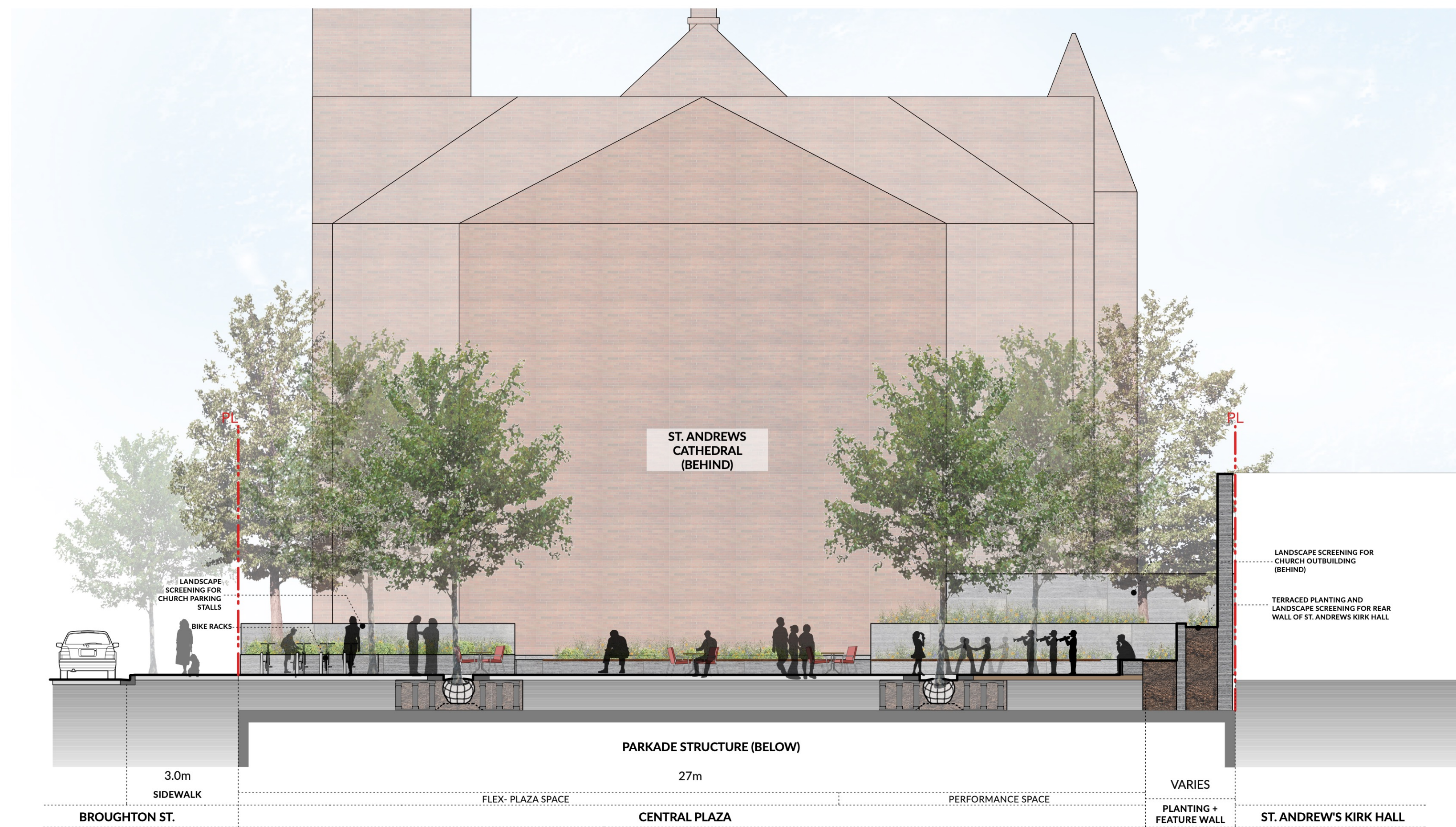
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PLAZA KEY PLAN



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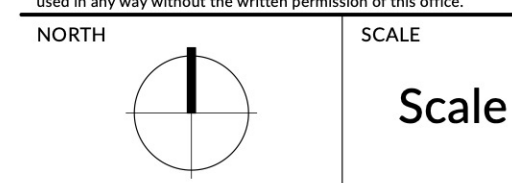
2 PLAZA - SECTION 2  
Scale: 1:100

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**

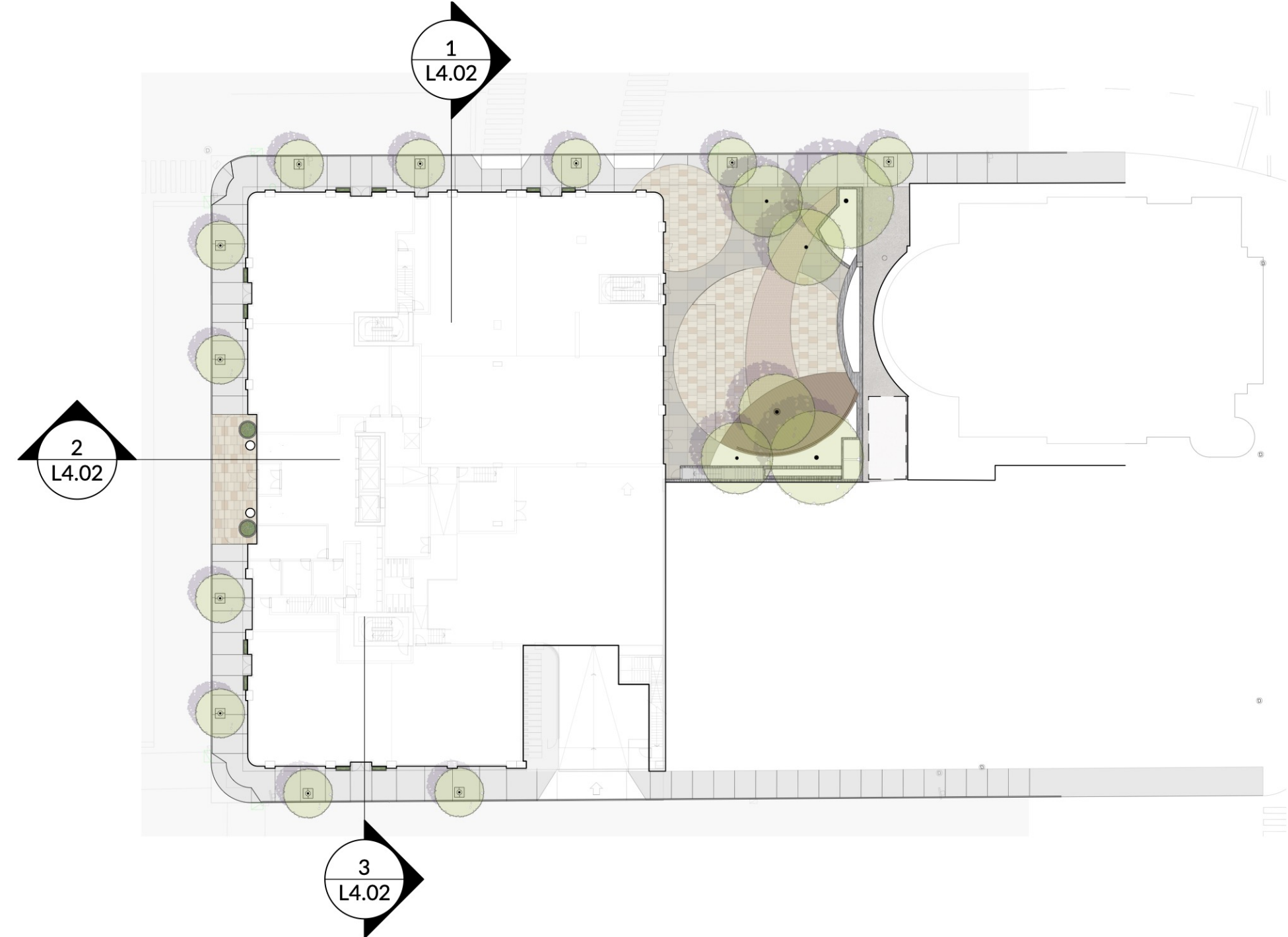
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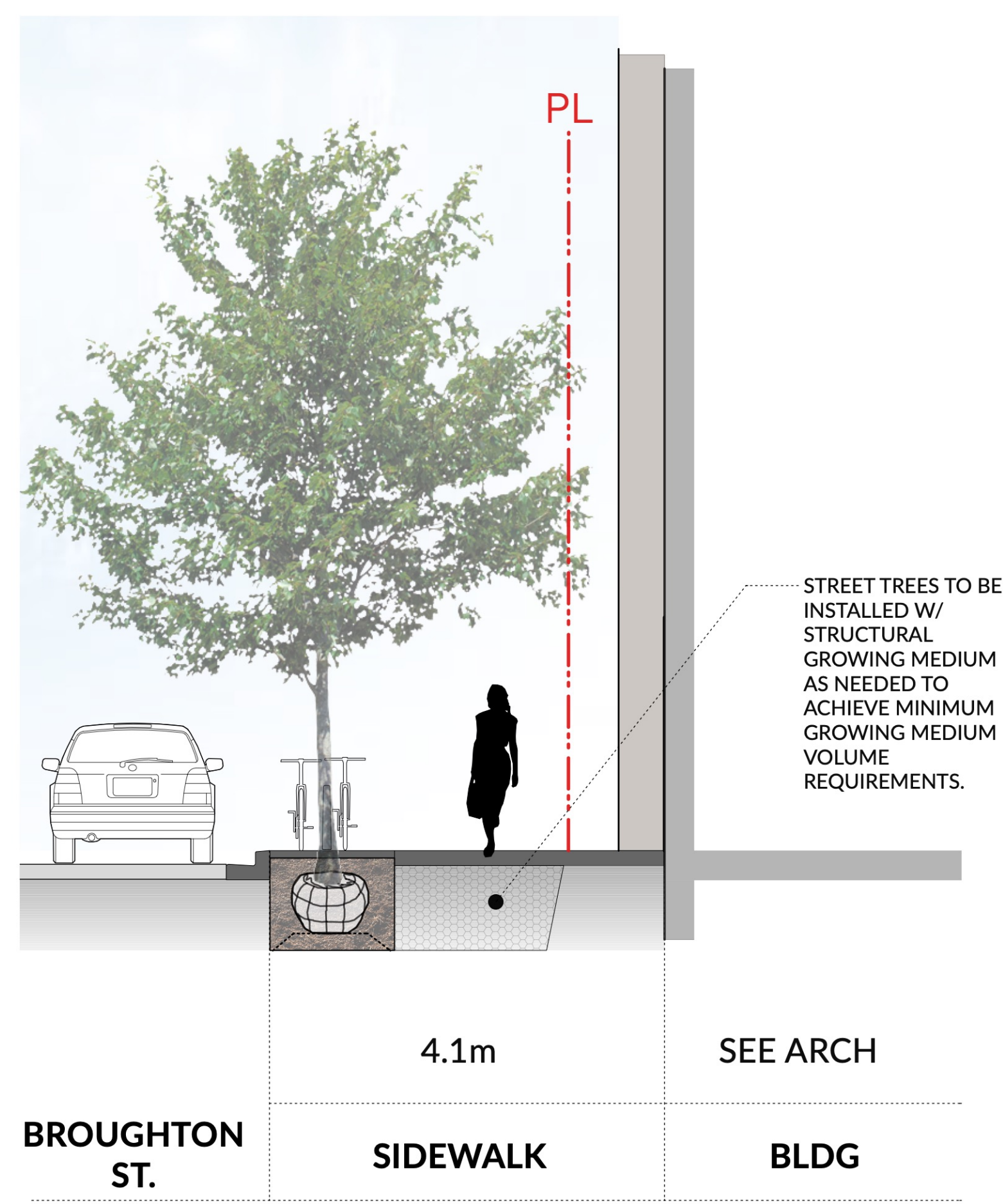
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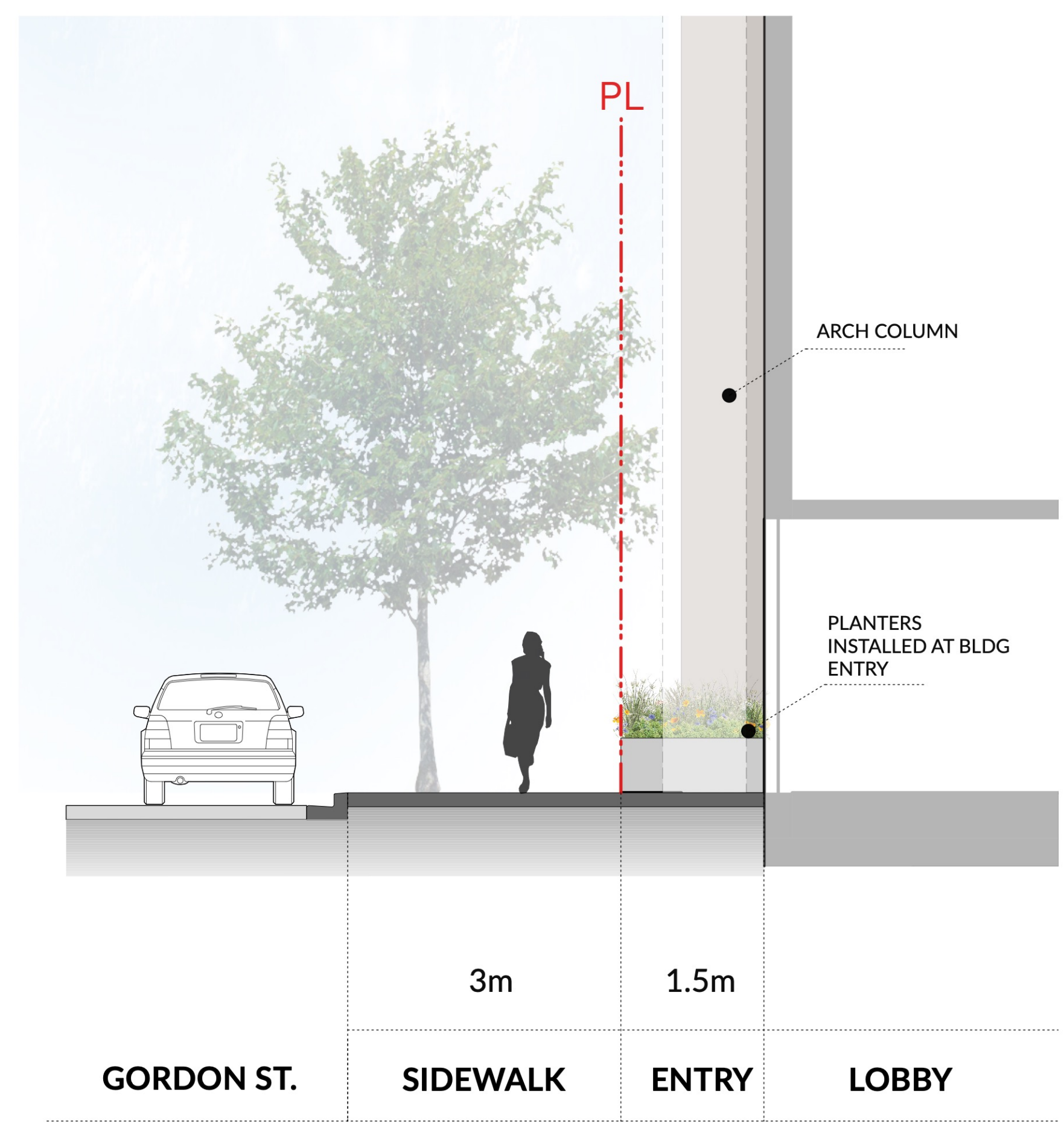
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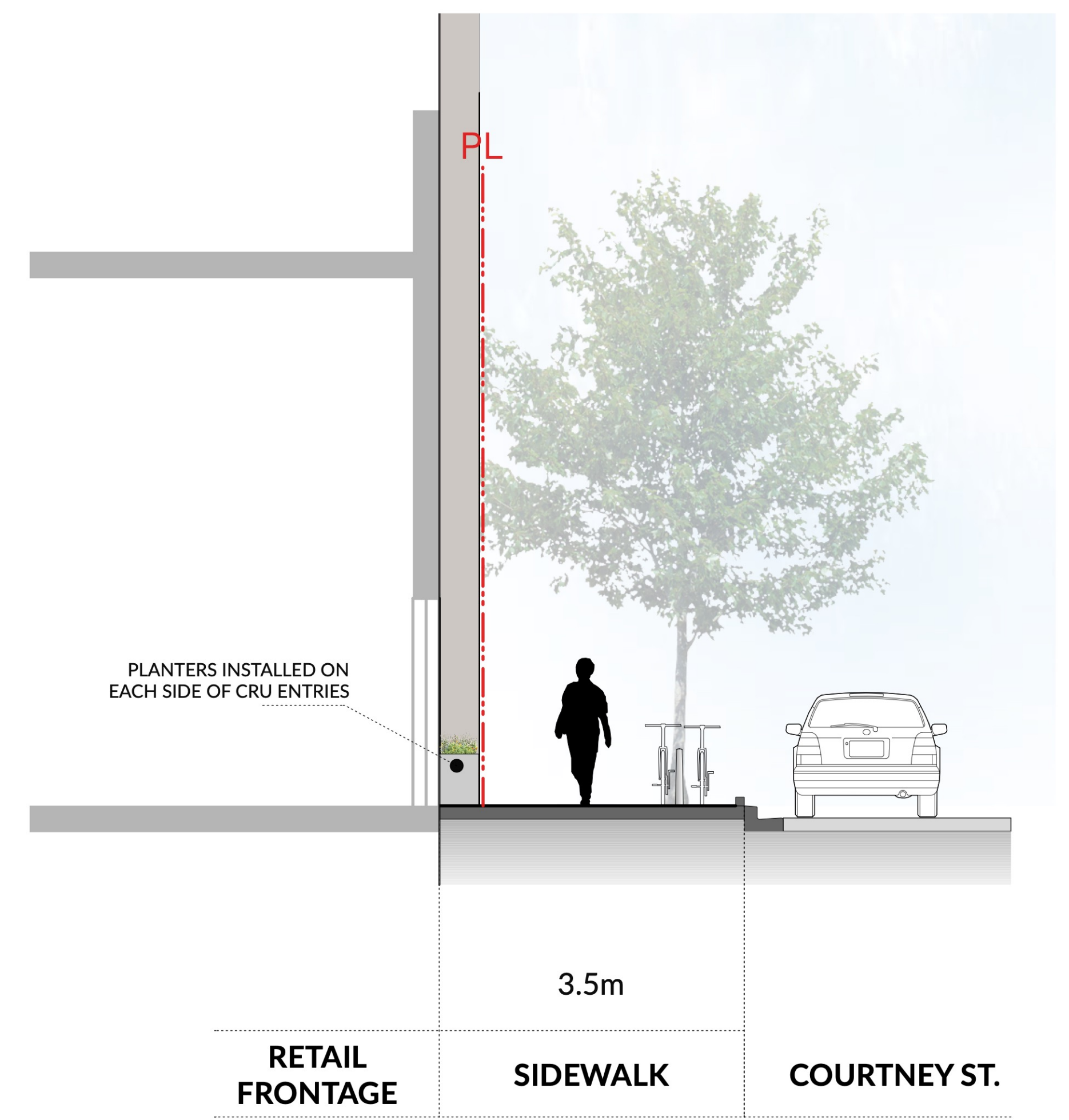
STREETSCAPE KEY PLAN



1 BROUGHTON ST.  
Scale: 1:50



2 GORDON ST.  
Scale: 1:50



3 COURTNEY ST.  
Scale: 1:50

REVISIONS AND ISSUES		
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1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

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**

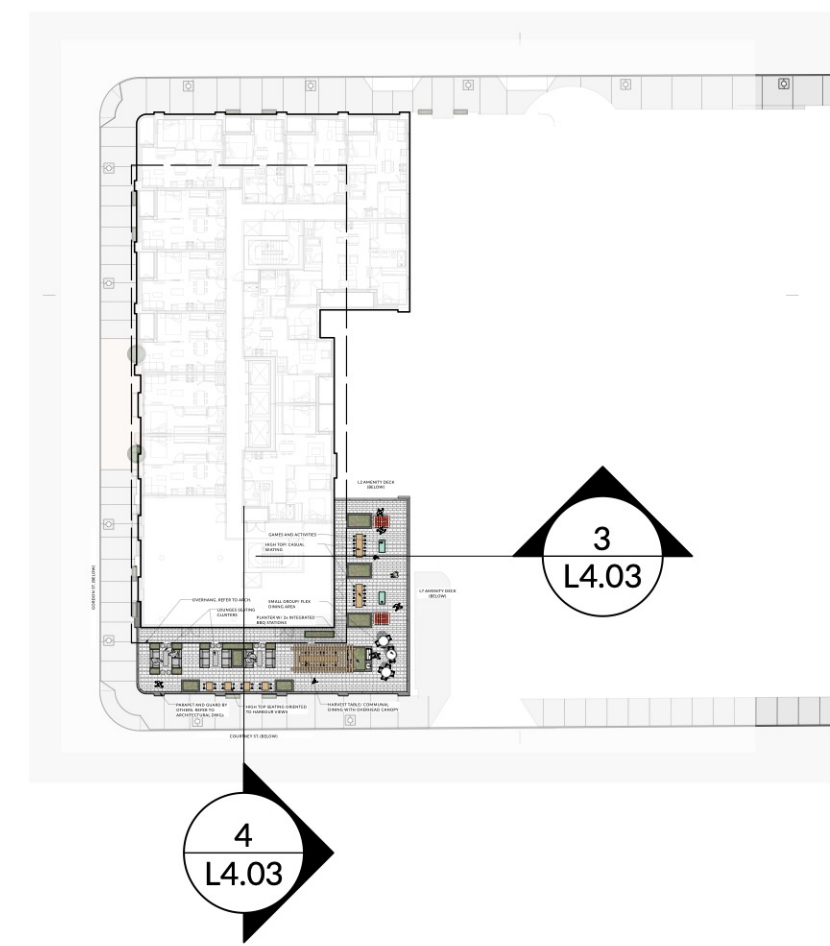
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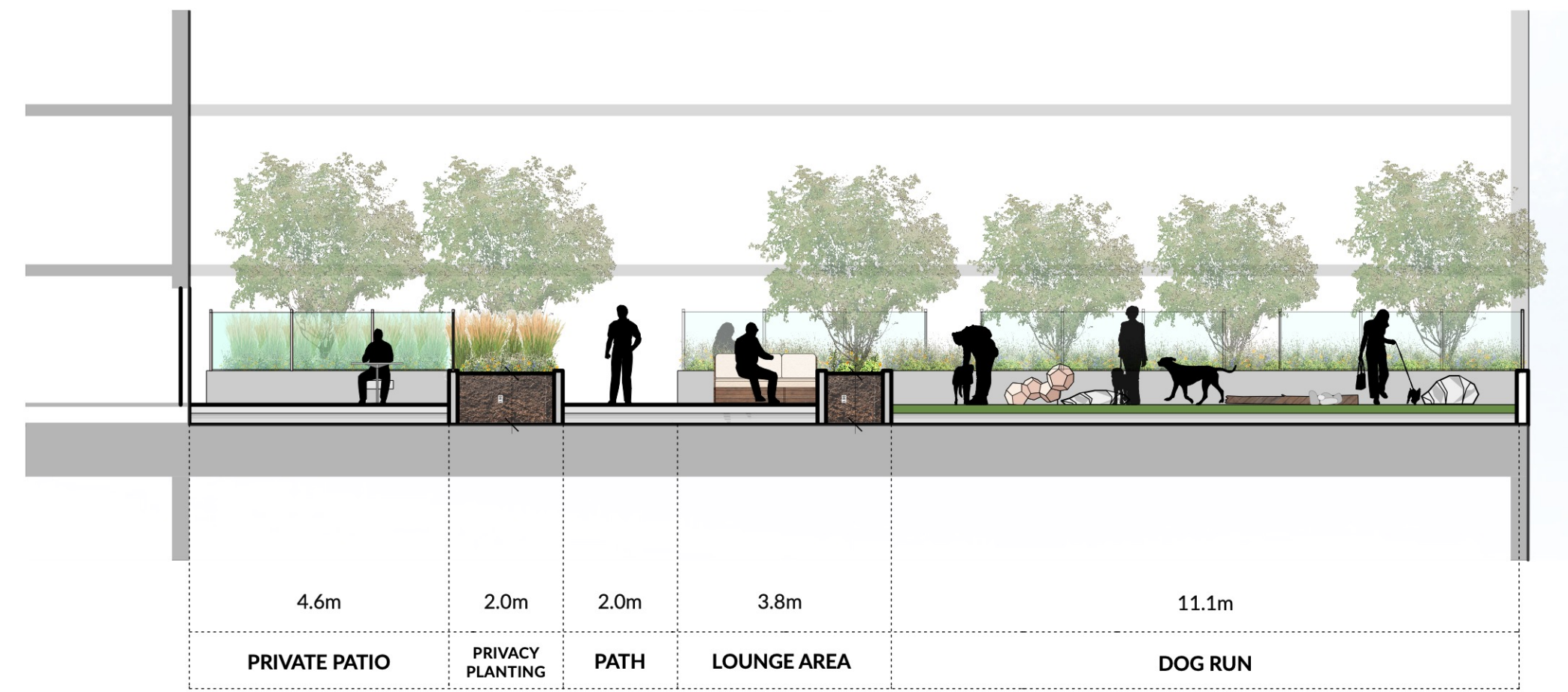
PROJECT NO.	25068
DATE	2019-05-10
FILE NAME	25068 SECTIONS.vwx
PLOTTED	2025-11-27
DRAWN	CW/ KI
REVIEWED	GB



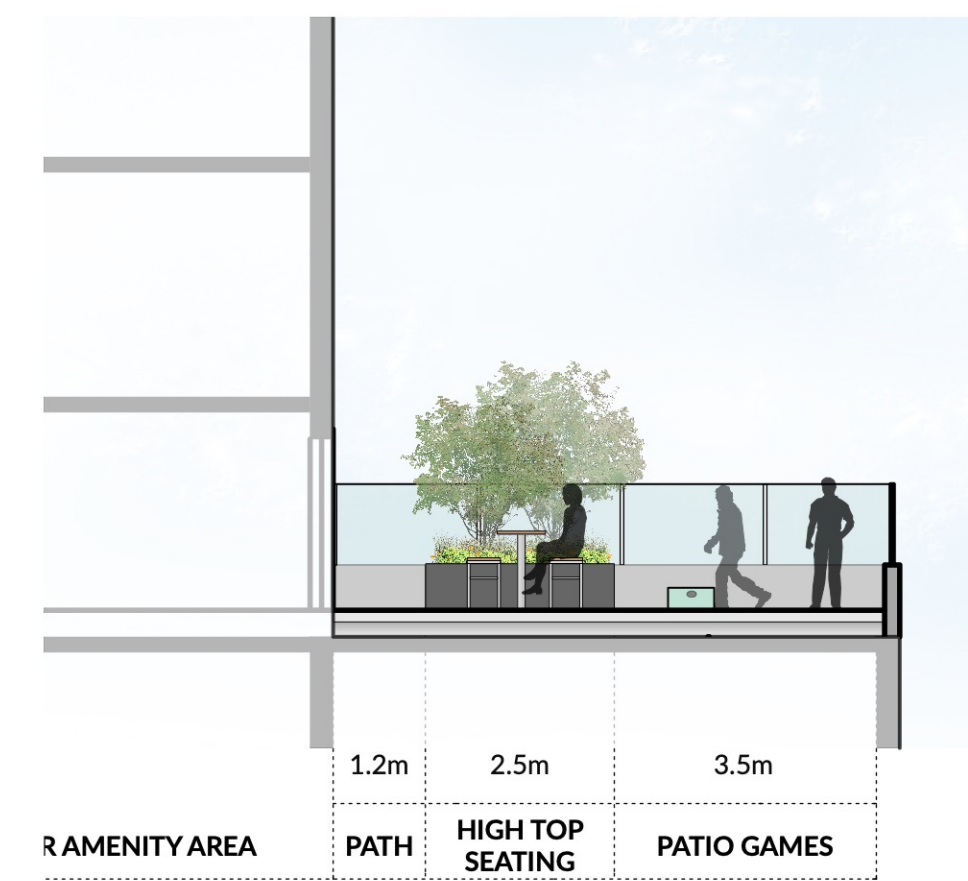
L2 KEY PLAN



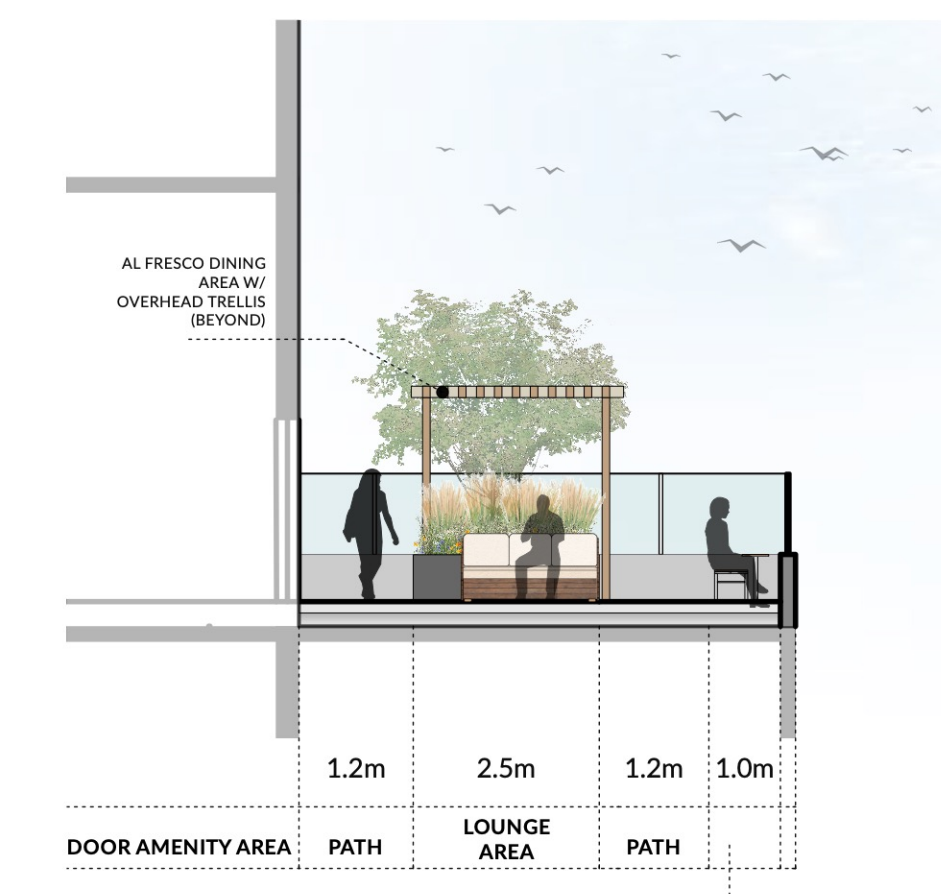
L11 KEY PLAN



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



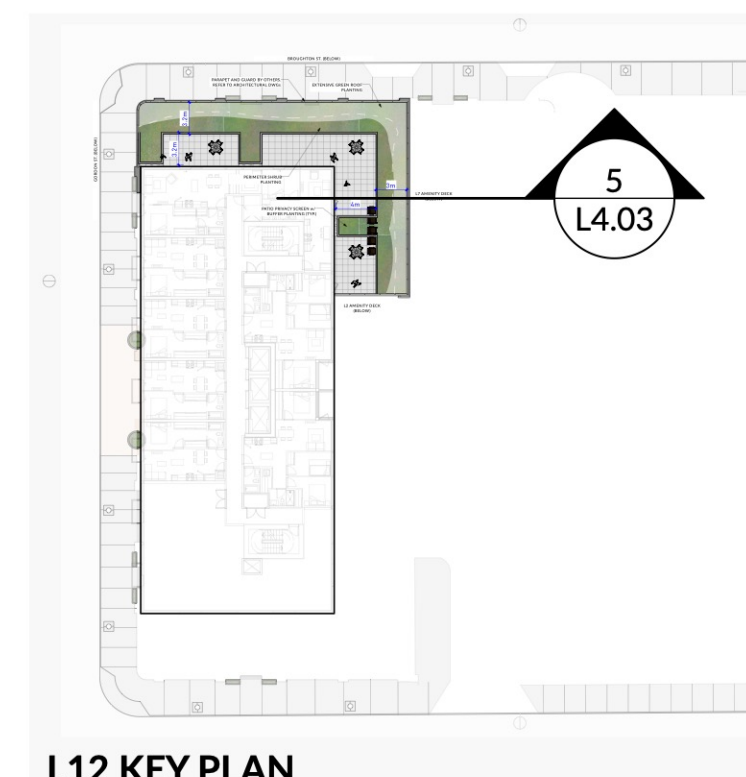
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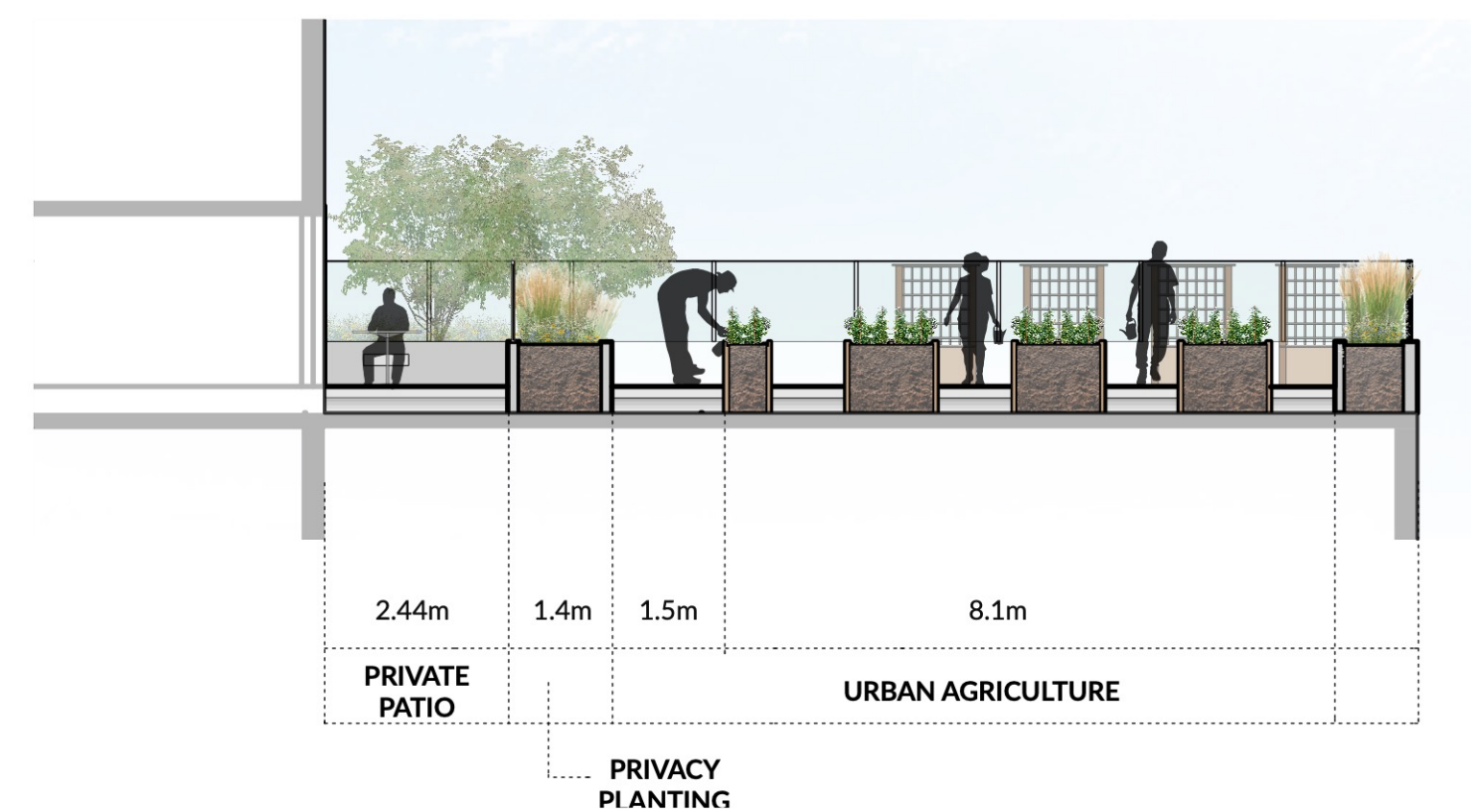
4 L11 AMENITY DECK - SECTION 2  
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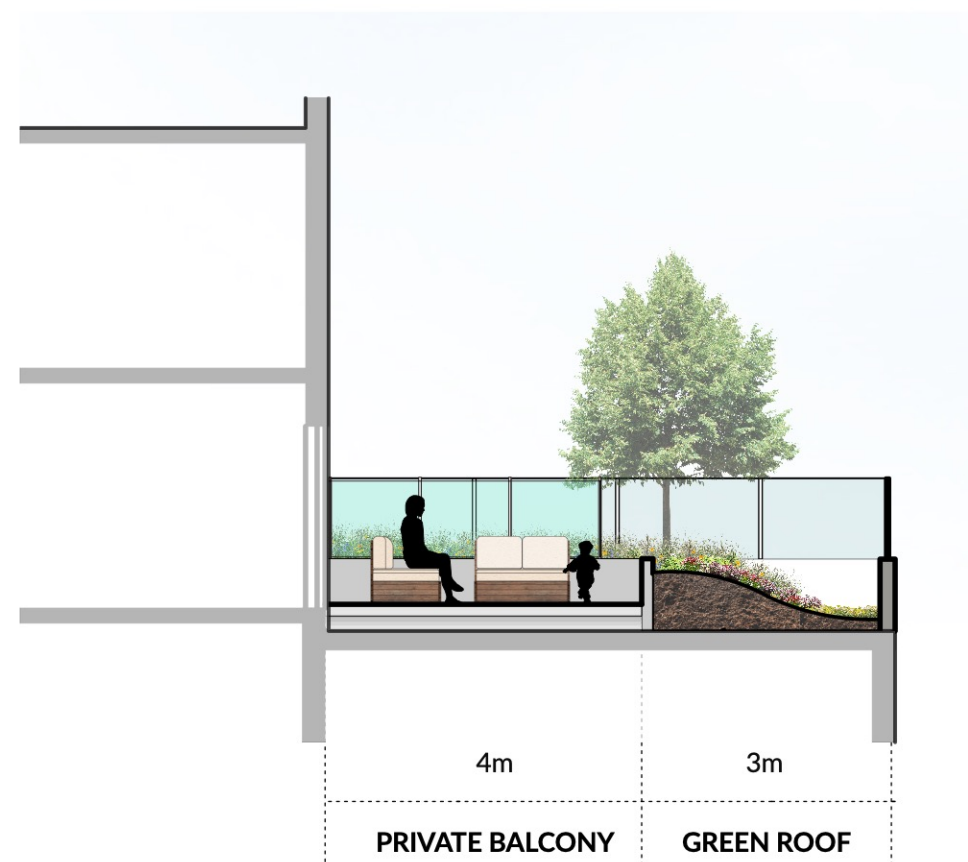
L7 KEY PLAN



L12 KEY PLAN



2 L7 AMENITY DECK - URBAN AGRICULTURE  
Scale: 1:100



5 L12 AMENITY DECK - PATIOS  
Scale: 1:100

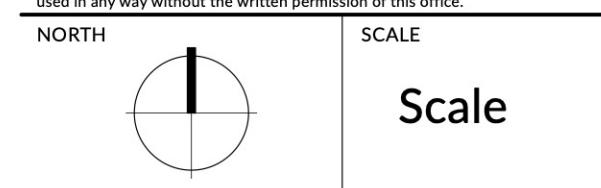
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2025-11-28	ISSUED FOR COMBINED REZONING/ DP APPLICATION

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

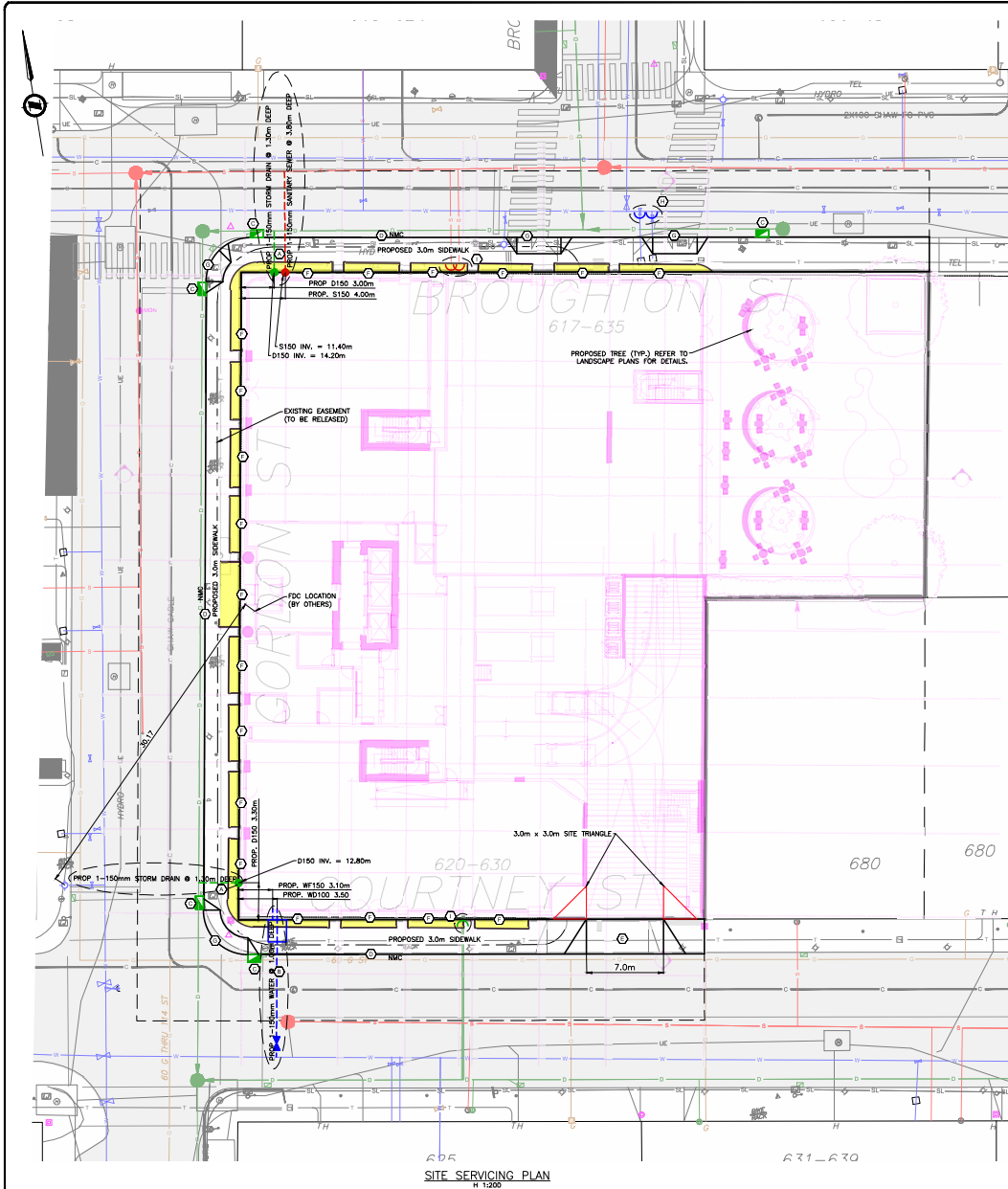
DRAWING TITLE  
**SECTIONS -**  
**AMENITY LEVELS**

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PROJECT NO.	25068
DATE	2019-05-10
FILE NAME	25068 SECTIONS.vwx
PLOTTED	2025-11-27
DRAWN	CW/ KI
REVIEWED	GB

DRAWING  
**L2.03**



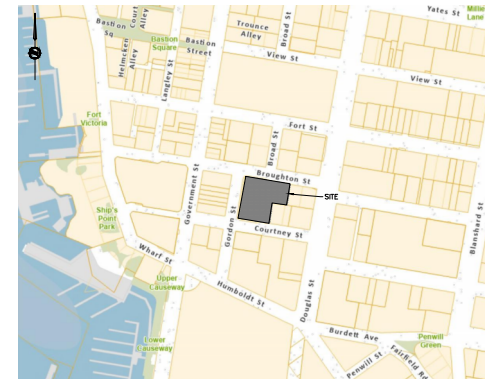
SITE SERVICING PLAN  
# 1200

**ISSUED FOR REZONING**

V:\\_Project\35270 - QM - 635 Broughton Street\05 - Engineering\03 - Drawings & Sketches (Eng)\35270\_DESIGN.dwg Plot Date: November 7, 2025

**SHEET NOTES:**

- 1. 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.
- 2. CITY OF VICTORIA CREWS TO INSTALL PROPOSED WATER SERVICE COMPLETE WITH METER AND VAULT AT DEVELOPERS EXPENSE. FINAL SIZING, LOCATION, AND DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- 3. CONTRACTOR TO REMOVE AND REPLACE EXISTING CATCH BASINS WITH NEW SIDE-INLET CATCH BASINS COMPLETE WITH TRAPPING HOODS AS PER CITY OF VICTORIA STANDARDS.
- 4. CONTRACTOR TO INSTALL NEW CURBS AND GUTTER COMPLETE WITH 3.0m WIDE SIDEWALK. FINAL DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- 5. CONTRACTOR TO CONSTRUCT PROPOSED 7.0m WIDE DRIVEWAY COMPLETE WITH 2.0m FLARES AS PER CITY OF VICTORIA STANDARDS.
- 6. PROPOSED AWNING/CANOPY ENCROACHMENT SUBJECT TO CITY OF VICTORIA'S LAND USE PROCEDURE BYLAW.
- 7. CONTRACTOR TO CONSTRUCT SIDEWALK LETDOWNS COMPLETE WITH FLARES AS PER CITY OF VICTORIA STANDARDS FOR CROSSWALKS.
- 8. CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
- 9. CONTRACTOR TO CAP AND ABANDON EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.



KEY PLAN  
N15

LEGAL DESCRIPTION: LOT A, OF LOTS 229, 230, 231, 236, 237 AND 625,  
VICTORIA CITY, PLAN 14044

BENCHMARK: MONUMENT 388432 ELEV. 16.866m

LEGEND		
LAMP STANDARD	⊕LS	CLEANOUT
POLE (Hydro, Tel.)	⊕PP	CATCHBASIN
U/G WIRING	—	MANHOLE
S/S	—	SERVICE RISER
WATER	—	MOUNTABLE CURB
SEWER	—	NON-MOUNT. CURB
DRAIN	—	EDGE ASPHALT
		DITCH
		METER
		FLUSH VALVE
		WALKER
		RESURFER
		HYDRANT
		AIR VALVE



**617 Broughton Street  
PRELIMINARY SERVICING**

Scale: 1:200 Rev. 0  
 Date: none  
 Sheet: 1 of 1  
 Eng. Project No.: 35270  
 Drafted by: CK

**JEA** J.E. ANDERSON & ASSOCIATES  
 SURVEYORS - ENGINEERS  
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