

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

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
UPDATED	→	L0.01	DESIGN NARRATIVE + SITE FRAMEWORK
UPDATED	→	L1.00	L1 STREETScape PLAN
	→	L1.01	L1 PLAZA LAYOUT AND MATERIALS PLAN
	→	L1.02	L1 PLAZA PROGRAMMING STUDIES
UPDATED	→	L1.03	L2-L8 AMENITY LAYOUT AND MATERIALS PLAN
ADDED	→	L1.04	ROOFTOP EXTENSIVE GREEN ROOF
UPDATED	→	L2.01-L2.03	SECTIONS

PROJECT

617-635 Broughton St.

ADDRESS

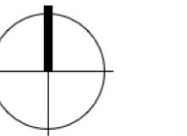
617 BROUGHTON STREET, VICTORIA BC,
V8W 1C9
LOT A, of LOTS 229,230,235,236,237,and
525, VICTORIA CITY, PLAN 14044

DRAWING TITLE

COVER

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NORTH



SCALE

Scale

PROJECT NO. 25068

DATE 2025-02-10

FILE NAME 25068 PLAN.vwx

PLOTTED 2026-05-14

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 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.

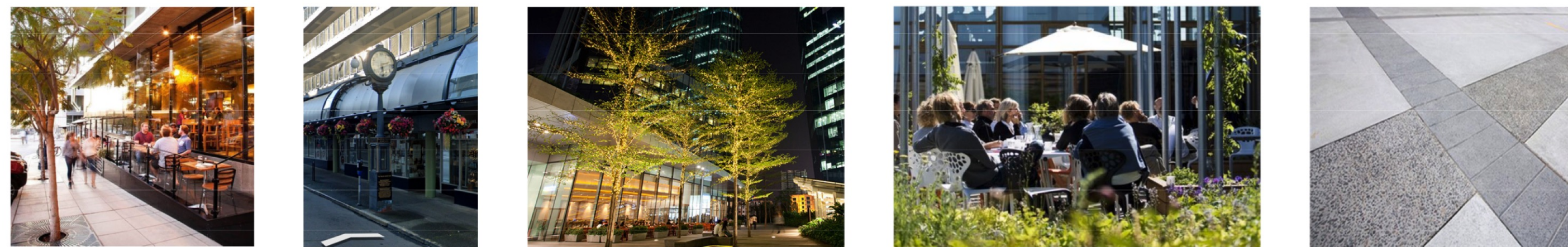
The landscape strategy prioritizes large trees where feasible and permeable surfaces that contribute to urban forest objectives while creating an attractive and functional public realm. This approach supports the City's environmental goals and enhances the overall pedestrian experience through thoughtful 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 an 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.

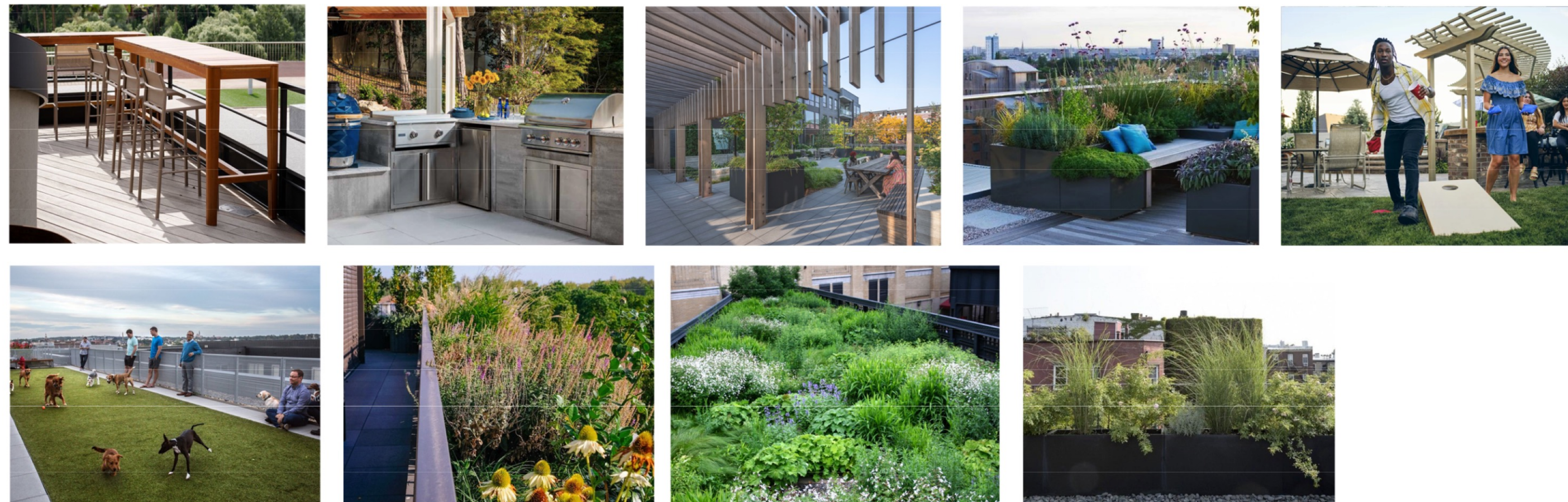
PRECEDENTS PLAZA



PUBLIC REALM



AMENITY LEVELS

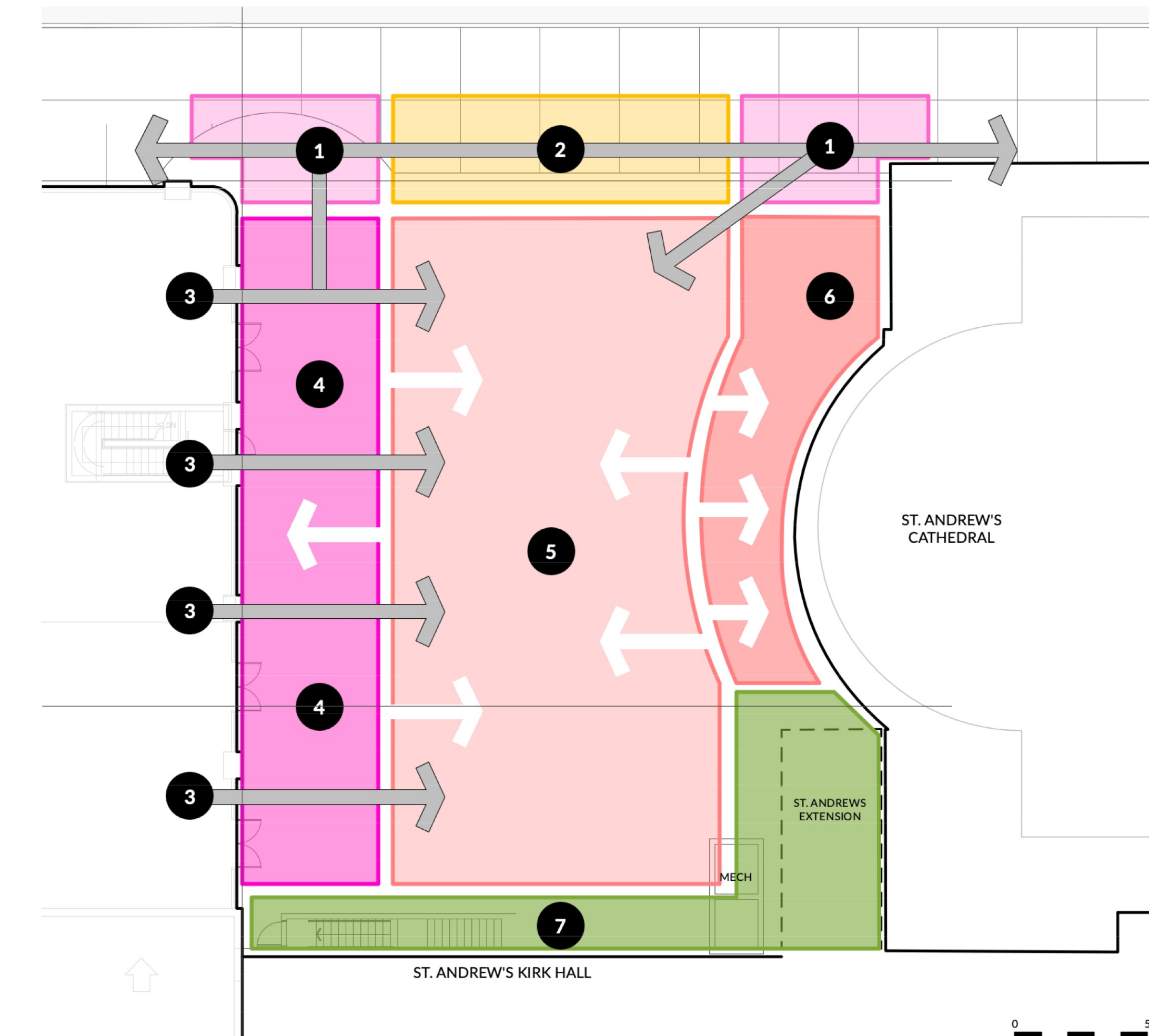


EMERGING SITE FRAMEWORK

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 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

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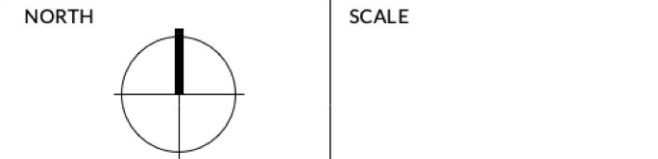
DESIGN RATIONALE REVISED

PROJECT
617-635 Broughton St.

ADDRESS
617 BROUGHTON STREET, VICTORIA BC,
V8W 1C9
LOT A, of LOTS 229,230,235,236,237, and
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DRAWING TITLE
**DESIGN NARRATIVE
+ SITE FRAMEWORK**

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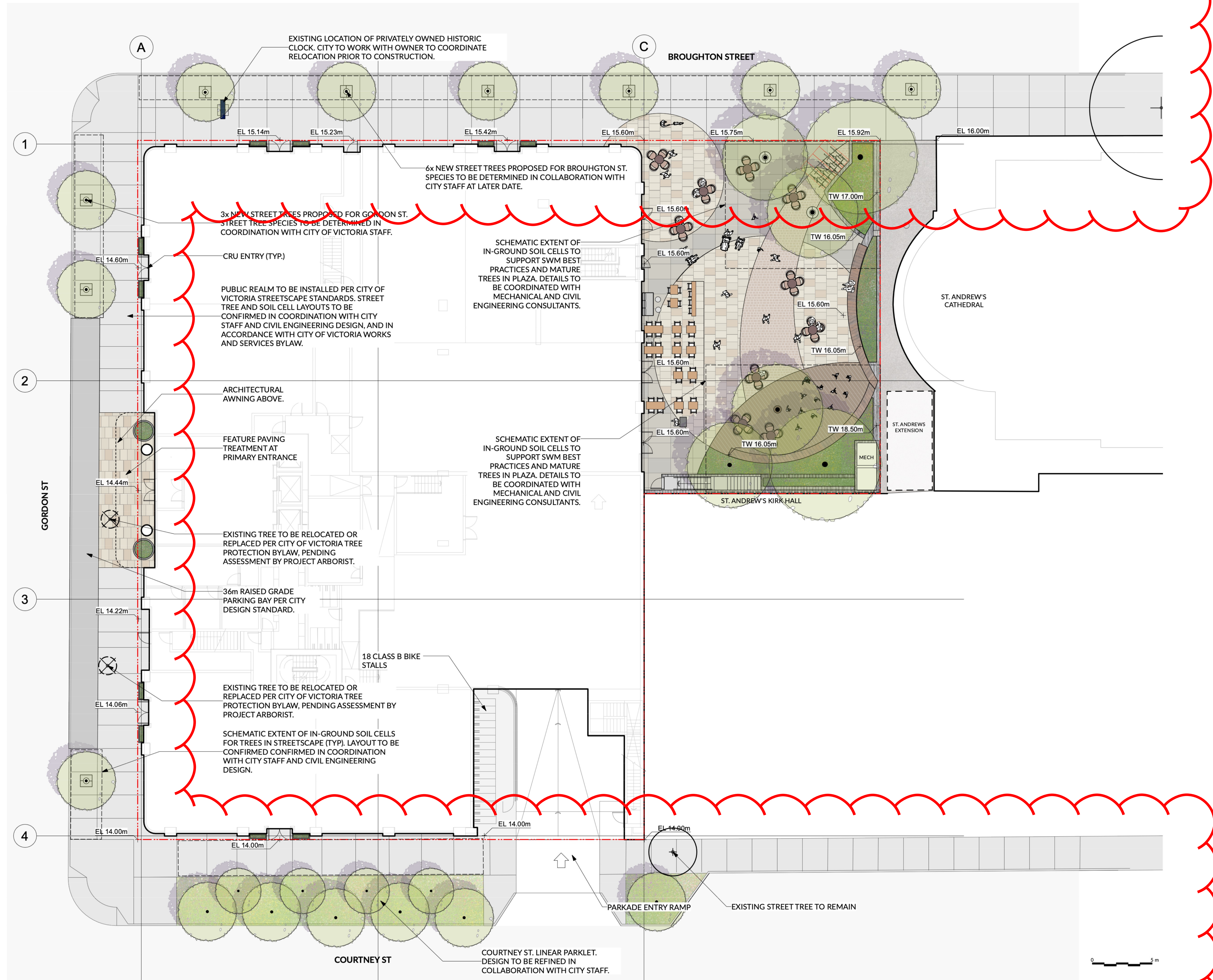


PROJECT NO.	25068
DATE	2025-02-10
FILE NAME	25068 PLAN.vwx
PLOTTED	2026-05-14
DRAWN	CW / KI
REVIEWED	GB

DRAWING

L0.01

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STREETScape / FRONTAGE PLAN REVISED

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LOT A, of LOTS 229,230,235,236,237, and 525, VICTORIA CITY, PLAN 14044

DRAWING TITLE L1 STREETScape PLAN

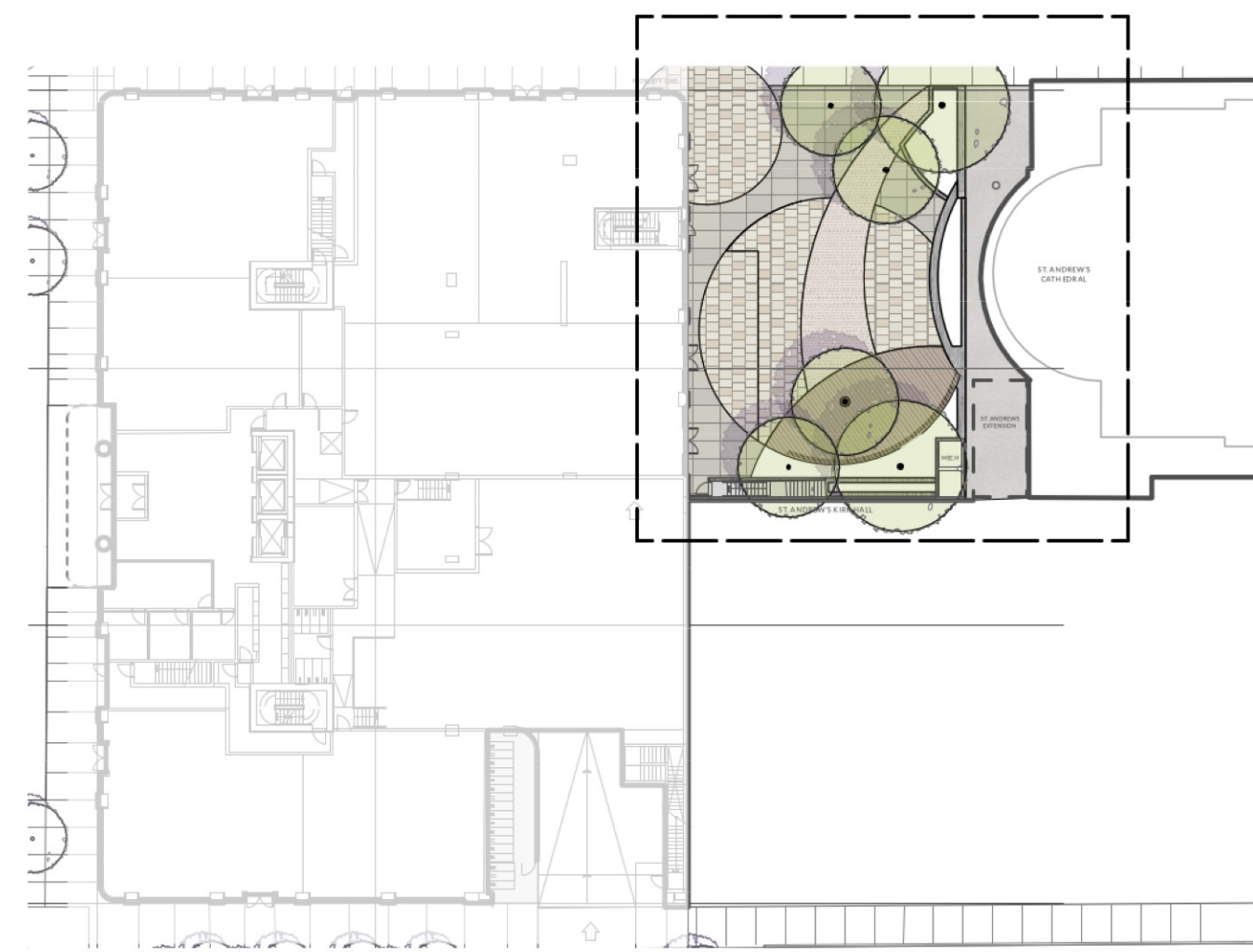
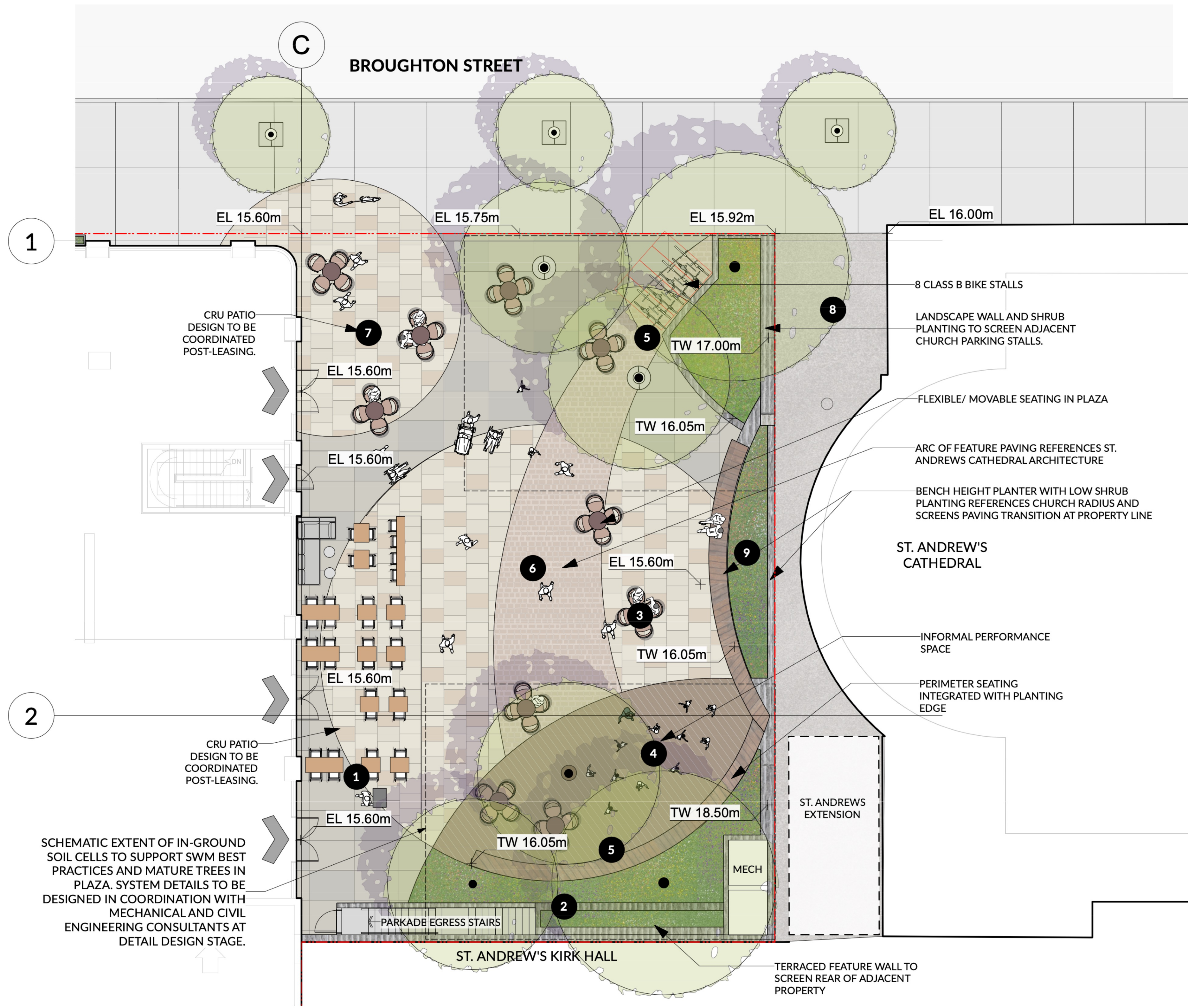
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L1.00

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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

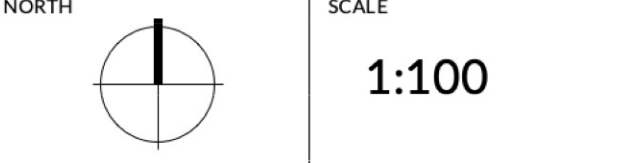
NO CHANGES

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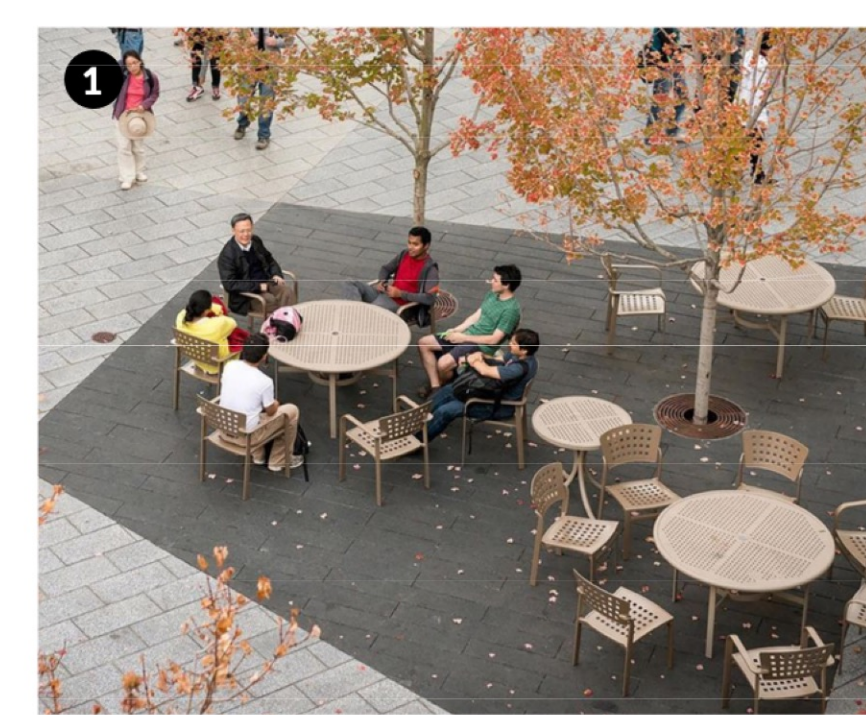
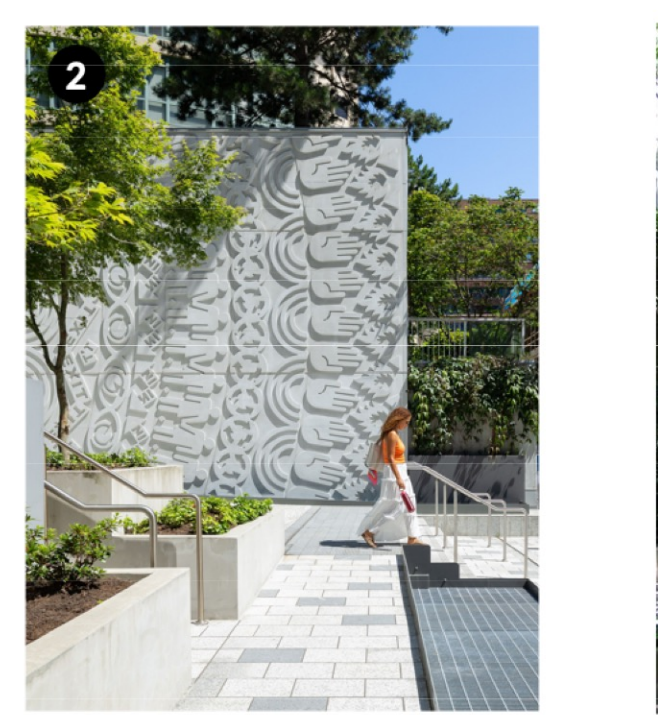
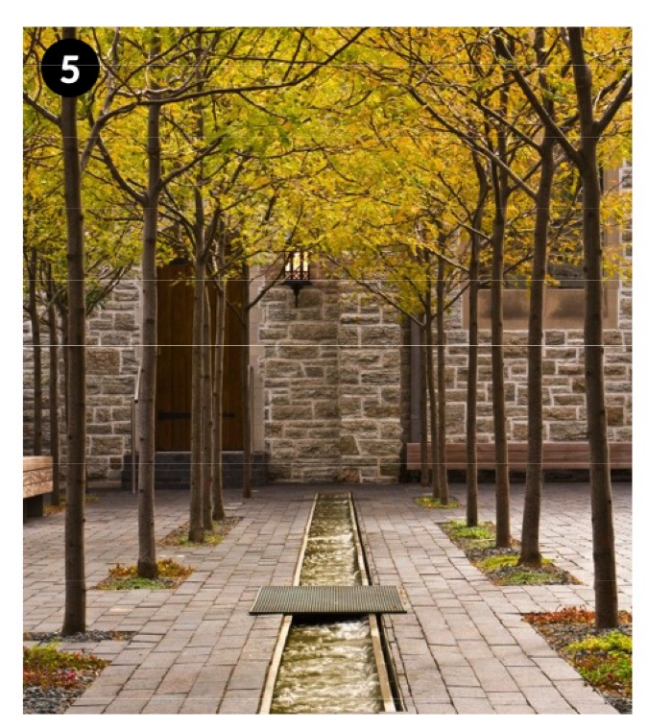
DRAWING TITLE
L1 PLAZA LAYOUT AND MATERIALS PLAN

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DRAWING
L1.01

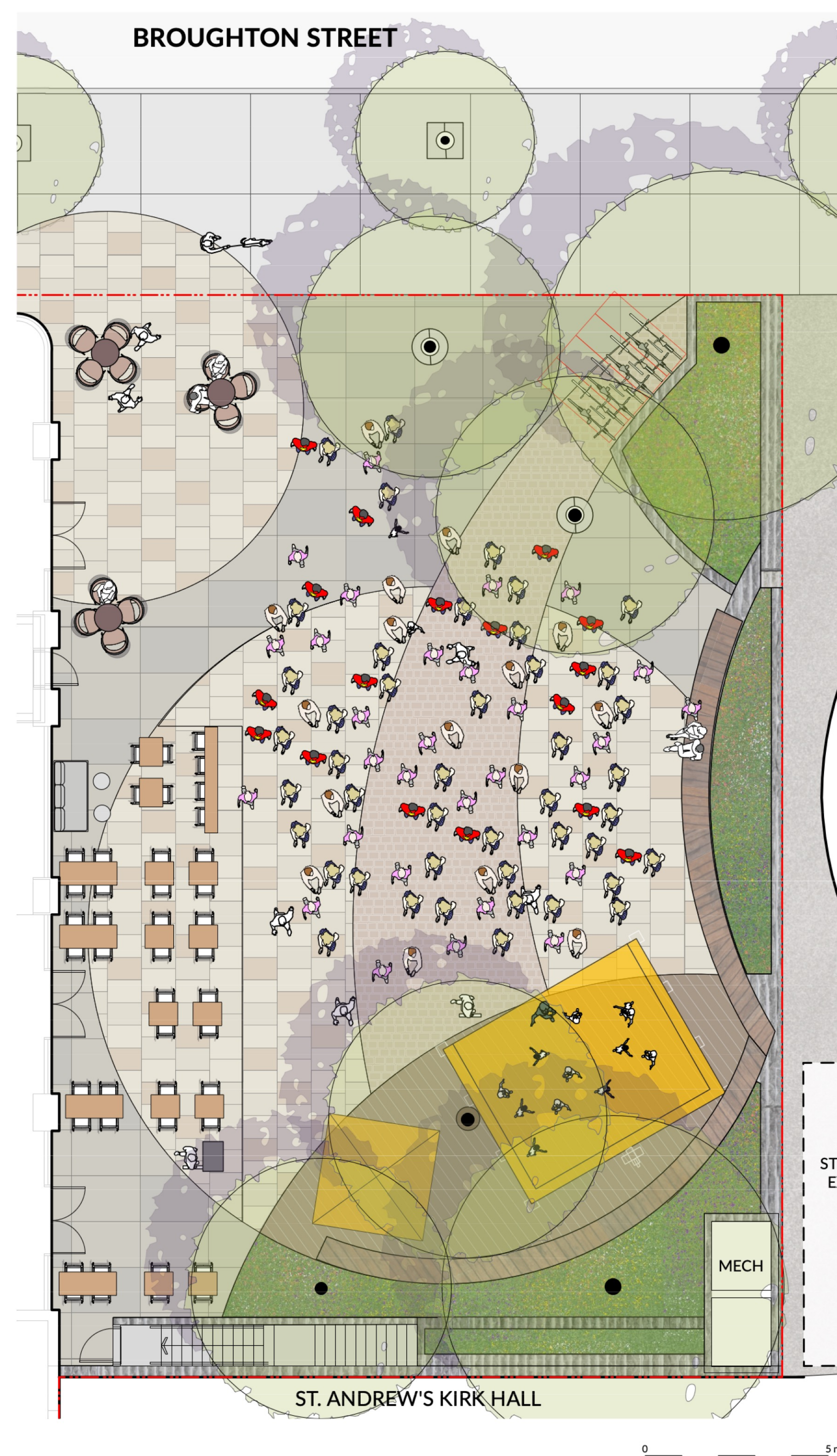


(NOTE: GRAPHIC ERROR. FOOD TRUCKS SHOULD BE SHIFTED NORTH TO MATCH NEW CURB PROFILE. TO BE RESOLVED IN SUBSEQUENT SUBMISSION)



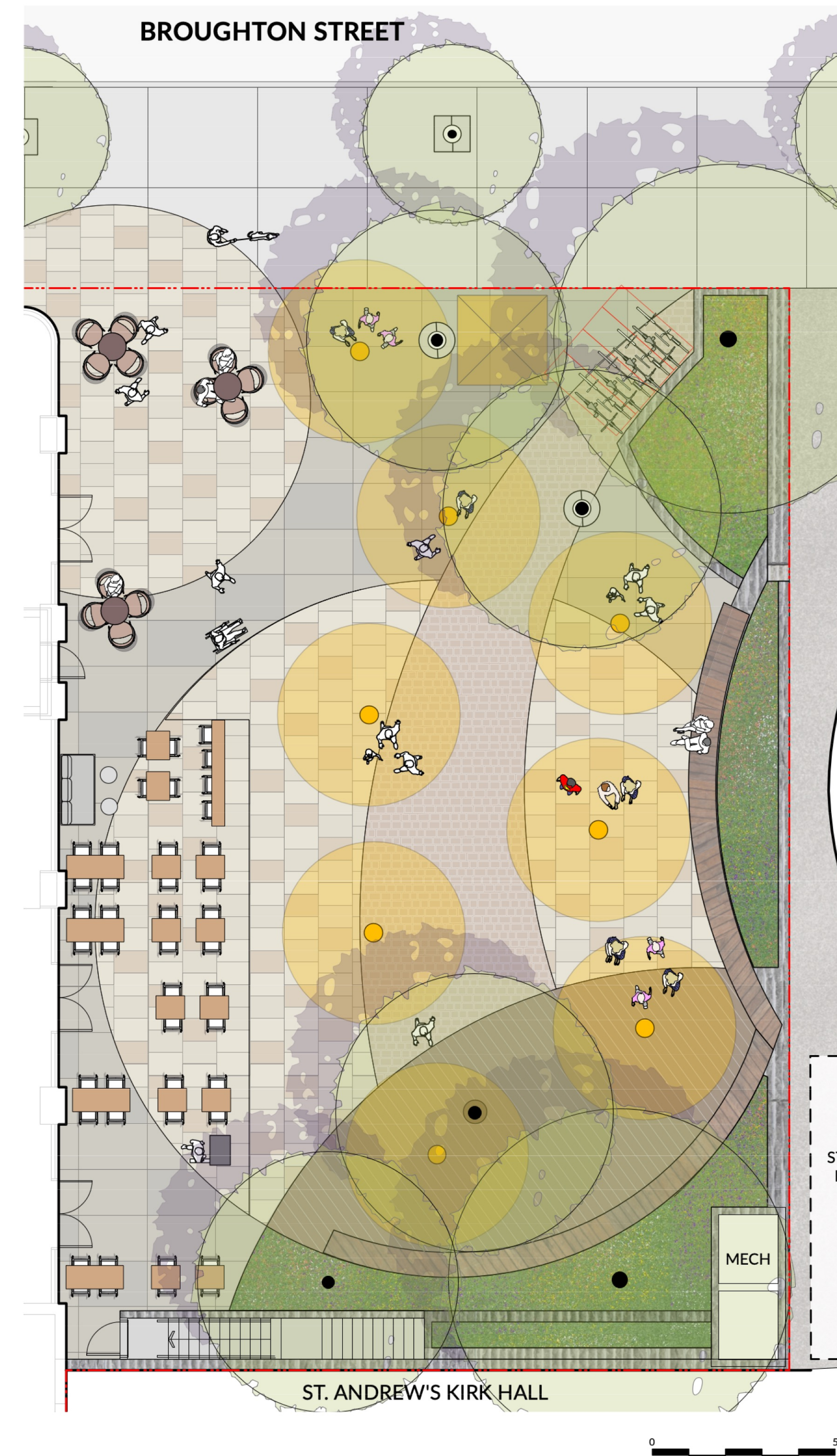
FARMERS MARKET/ VENDOR EVENT

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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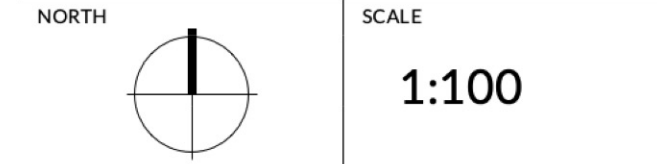
NO CHANGES

PROJECT
617-635 Broughton St.

ADDRESS
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LOT A, of LOTS 229,230,235,236,237, and
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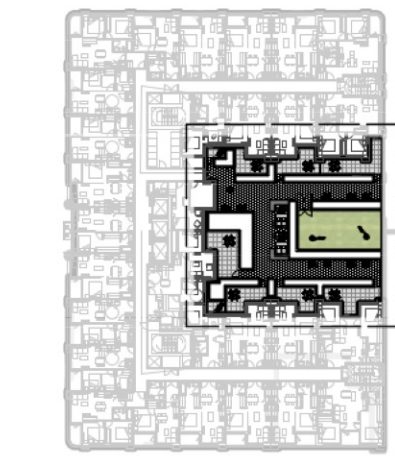
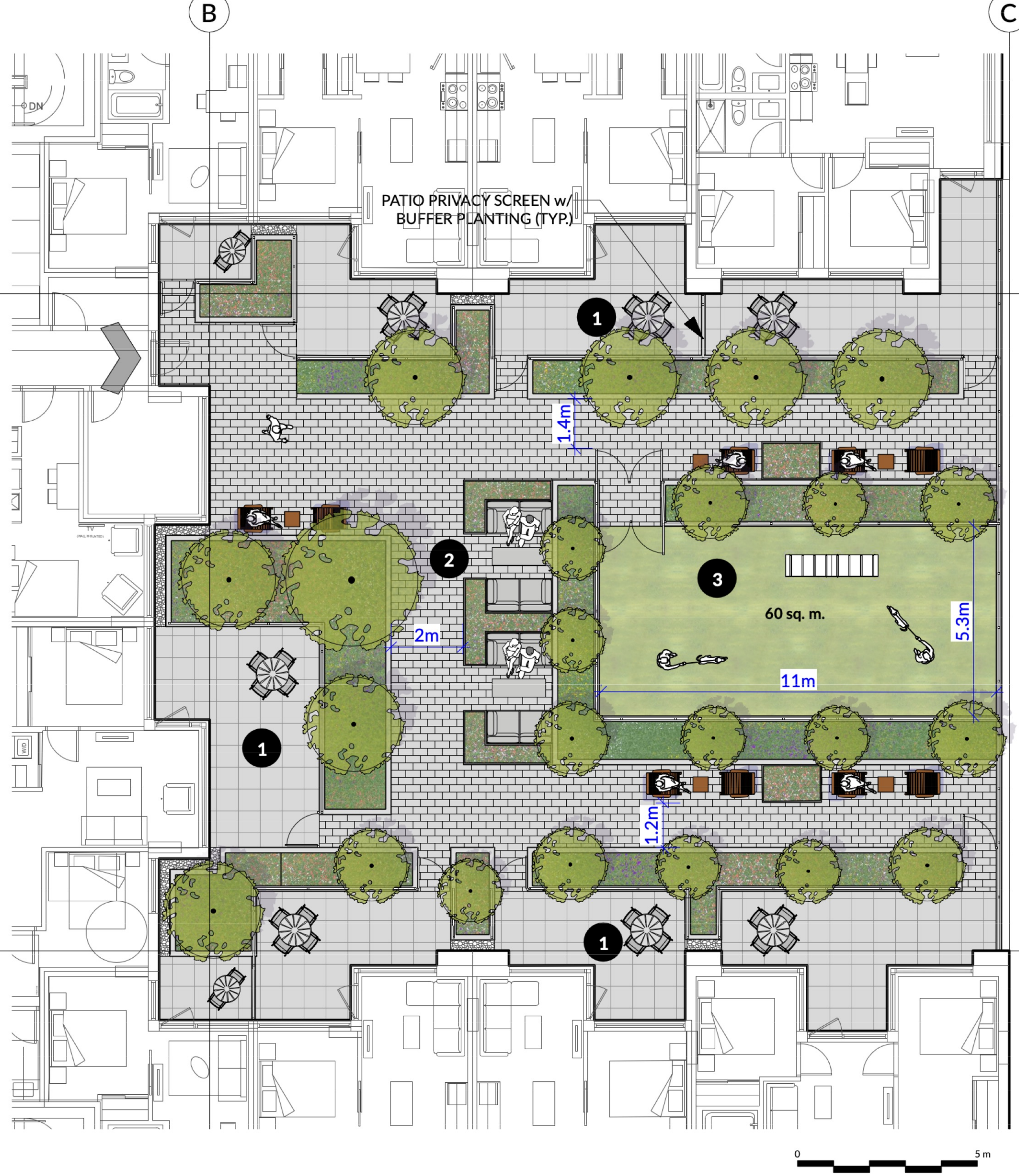
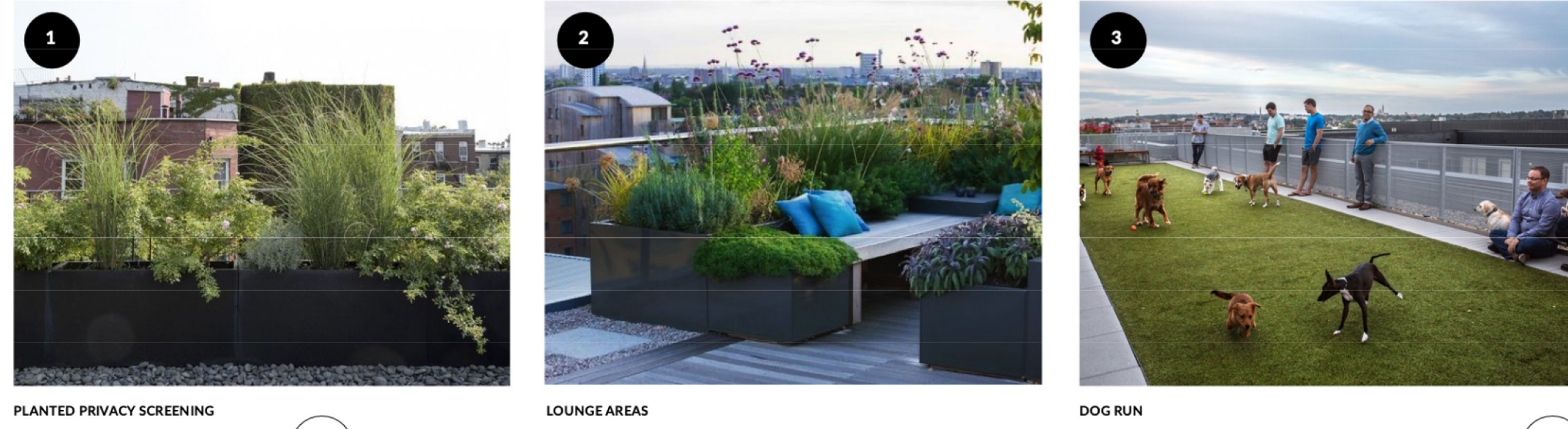
DRAWING TITLE
**L1 PLAZA
PROGRAMMING
STUDIES**

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REVIEWED	GB

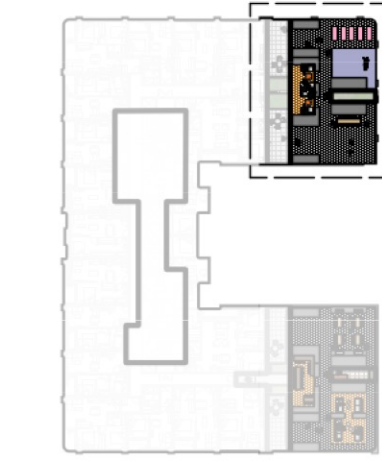
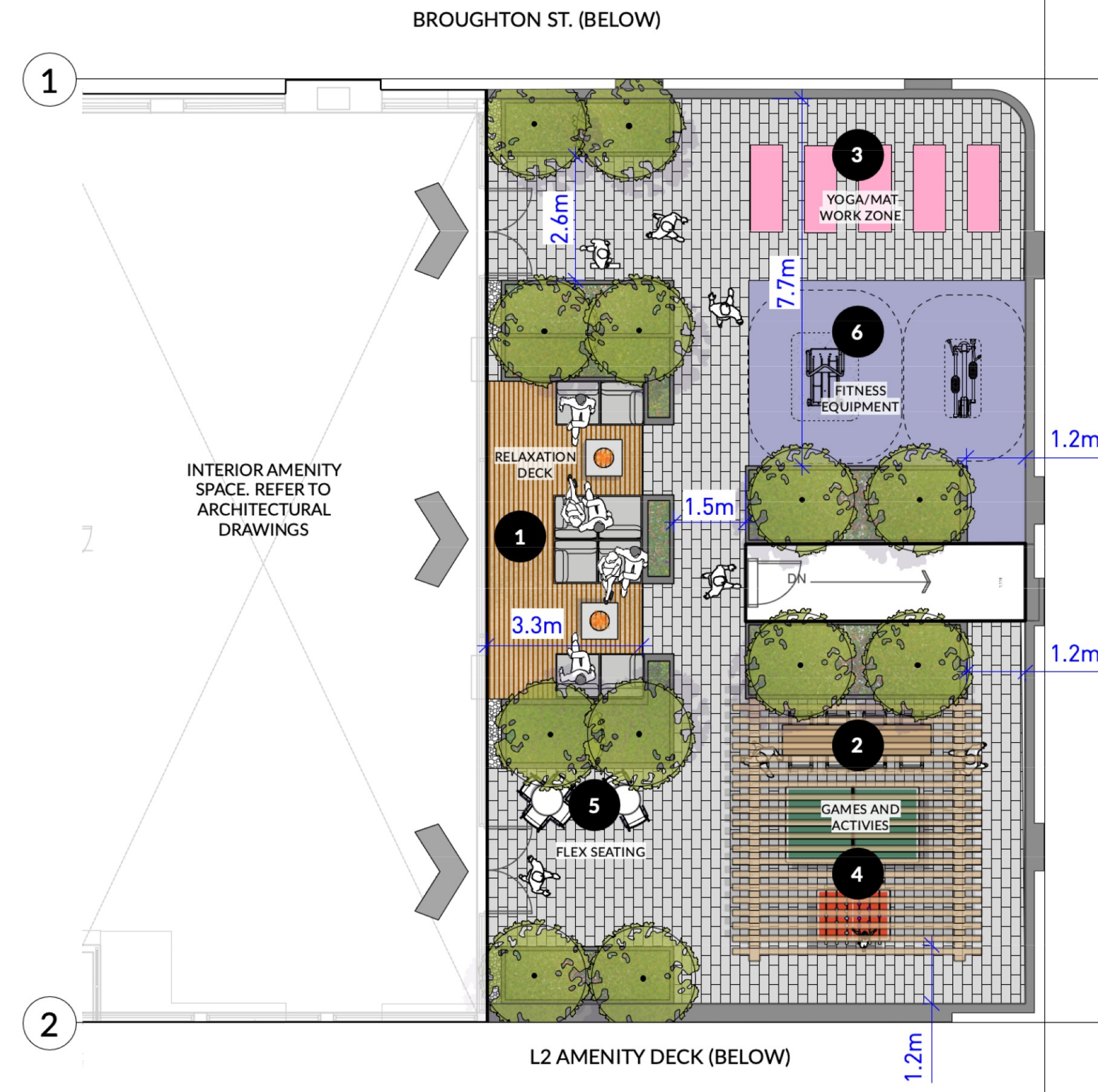
DRAWING
L1.02



L2 - KEY PLAN

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

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

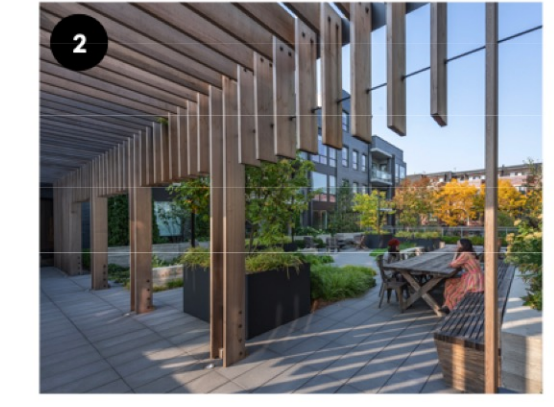


L7 NORTH - KEY PLAN

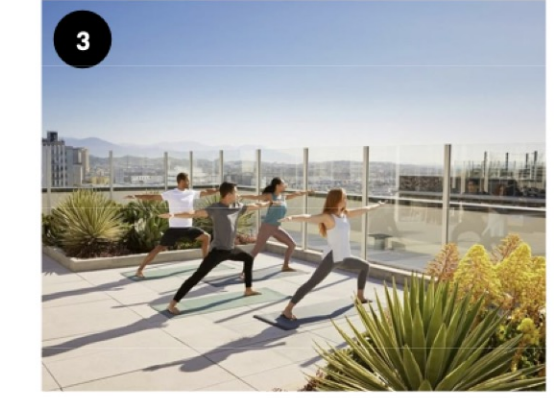
- 1 RELAXATION DECK
- 2 SHADE TRELLIS
- 3 OUTDOOR YOGA/MAT WORK
- 4 PATIO GAMES
- 5 FLEXIBLE SEATING AREA
- 6 OUTDOOR FITNESS EQUIPMENT



RELAXATION DECK



SHADE TRELLIS

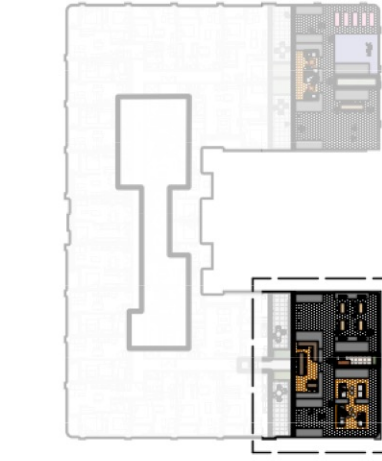
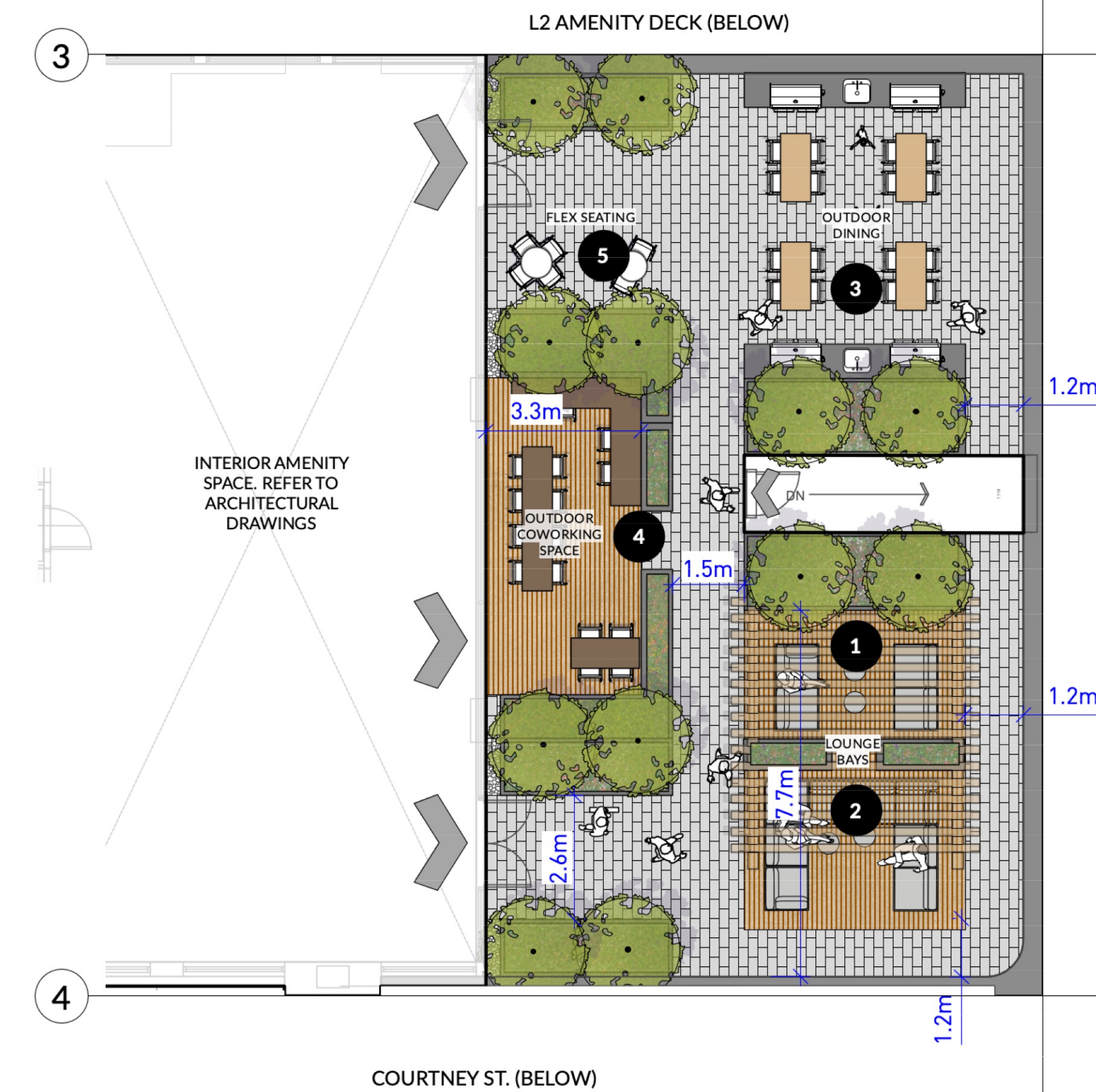


OUTDOOR YOGA



PATIO GAMES

2 L8 AMENITY DECK - NORTH
Scale: 1:100

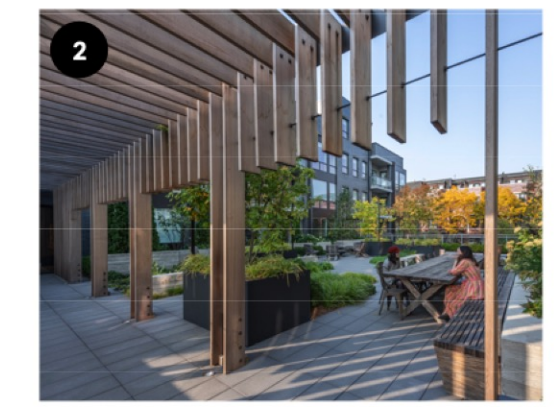


L7 SOUTH - KEY PLAN

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



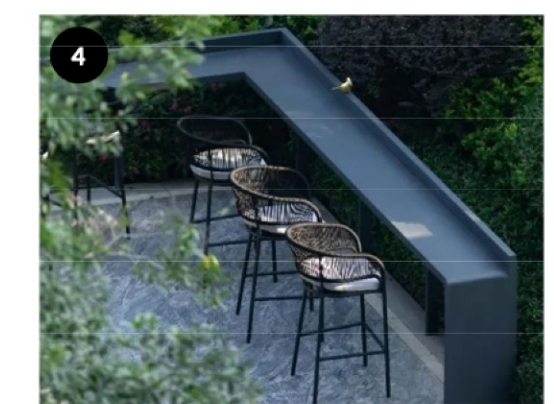
LOUNGE AREAS



SHADE TRELLIS



OUTDOOR KITCHEN



OUTDOOR COWORKING SPACE

3 L8 AMENITY DECK - SOUTH
Scale: 1:100

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L11, L12 PLANS DELETED

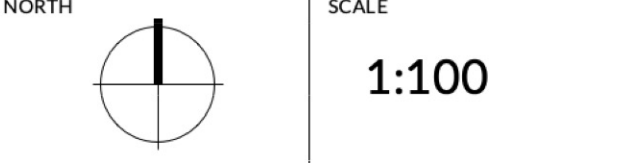
L8 PLANS REVISED

PROJECT
617-635 Broughton St.

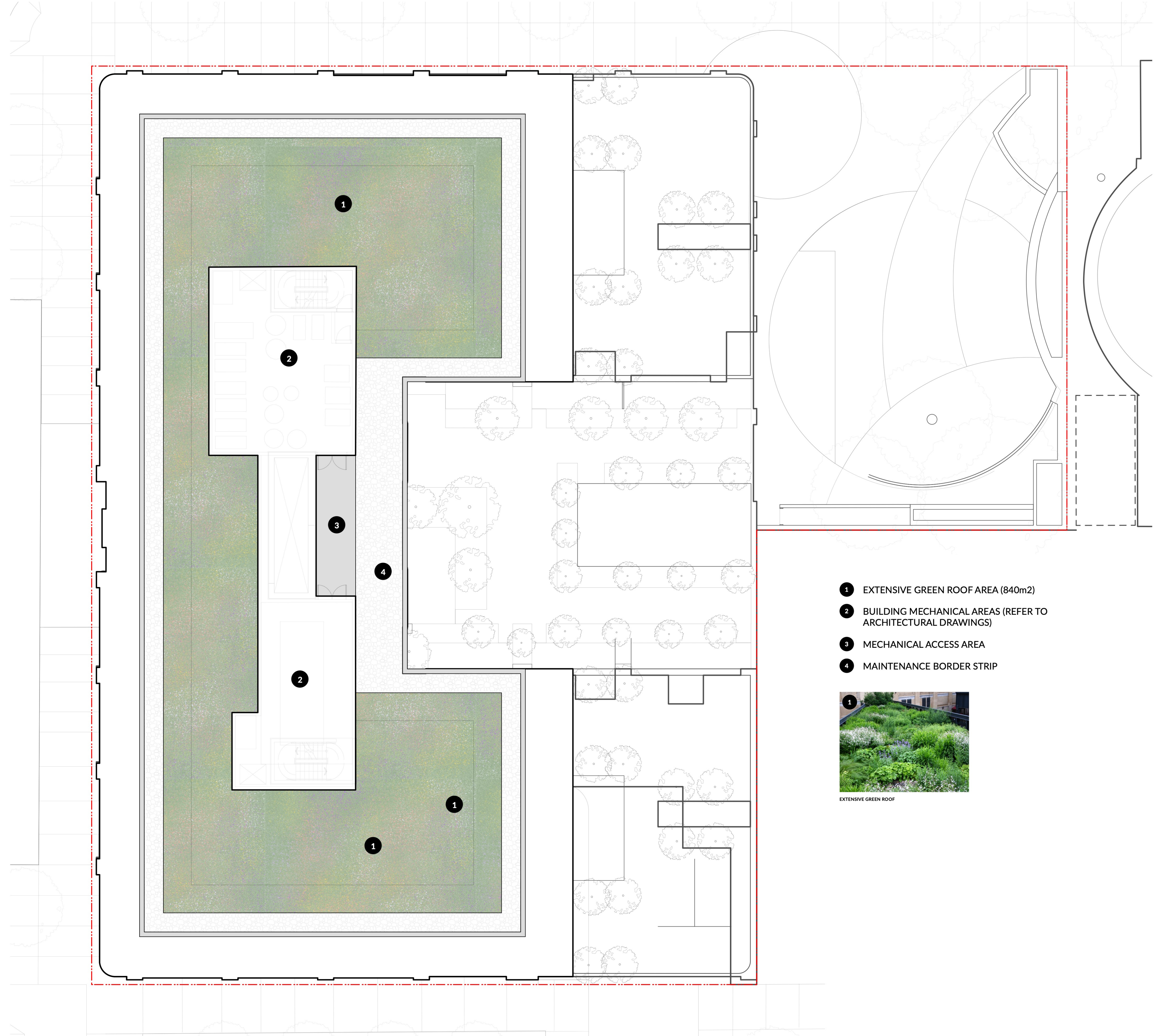
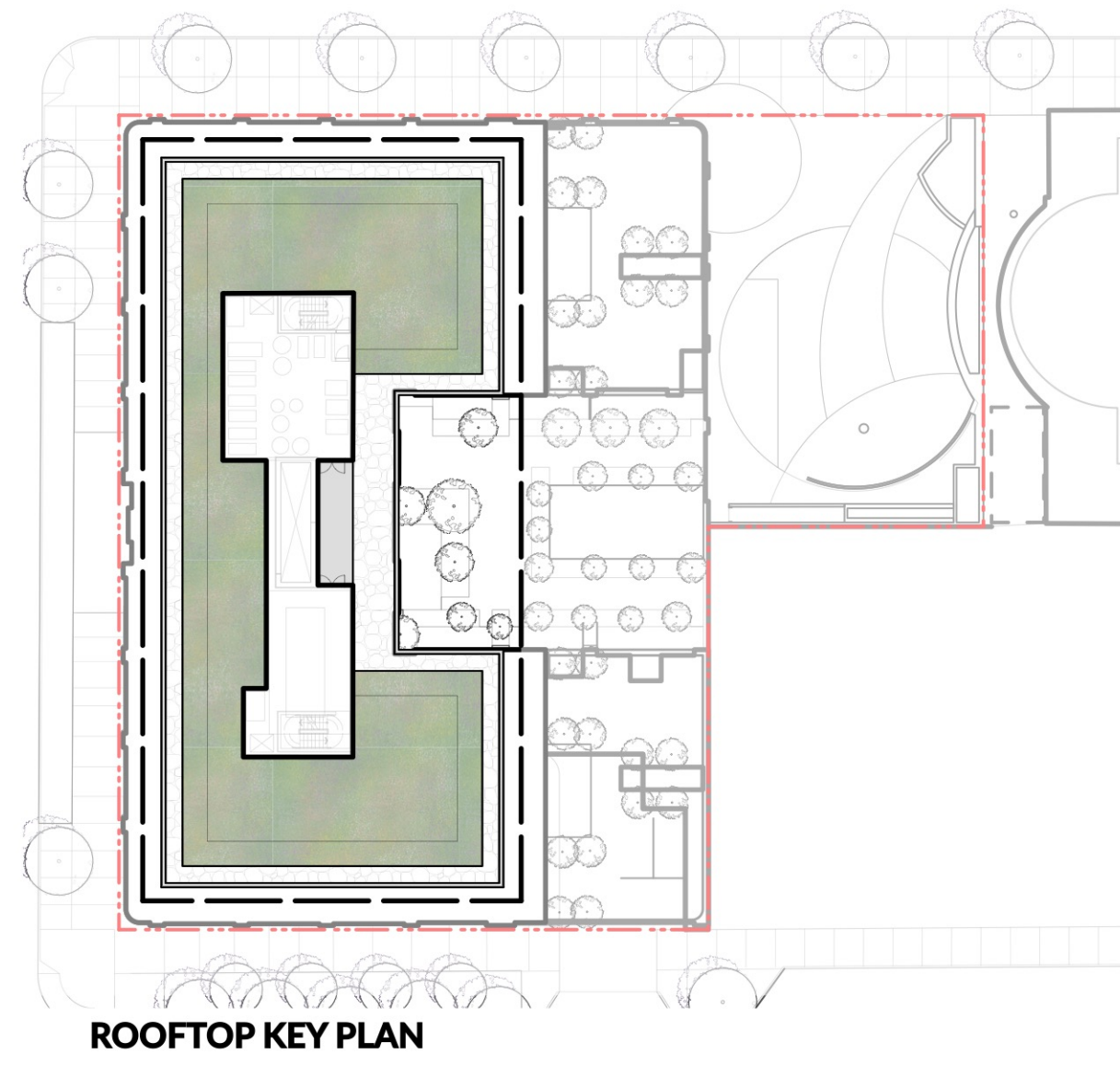
ADDRESS
617 BROUGHTON STREET, VICTORIA BC, V8W 1C9
LOT A, of LOTS 229,230,235,236,237, and 525, VICTORIA CITY, PLAN 14044

DRAWING TITLE
L2-L8 AMENITY LAYOUT AND MATERIALS PLAN

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PROJECT NO.	25068
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DRAWN	CW / KI
REVIEWED	GB



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



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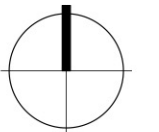
FULL SHEET ADDED

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617-635 Broughton St.

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617 BROUGHTON STREET, VICTORIA BC,
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DRAWING TITLE
**ROOFTOP
EXTENSIVE GREEN
ROOF**

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NORTH  SCALE
1:100

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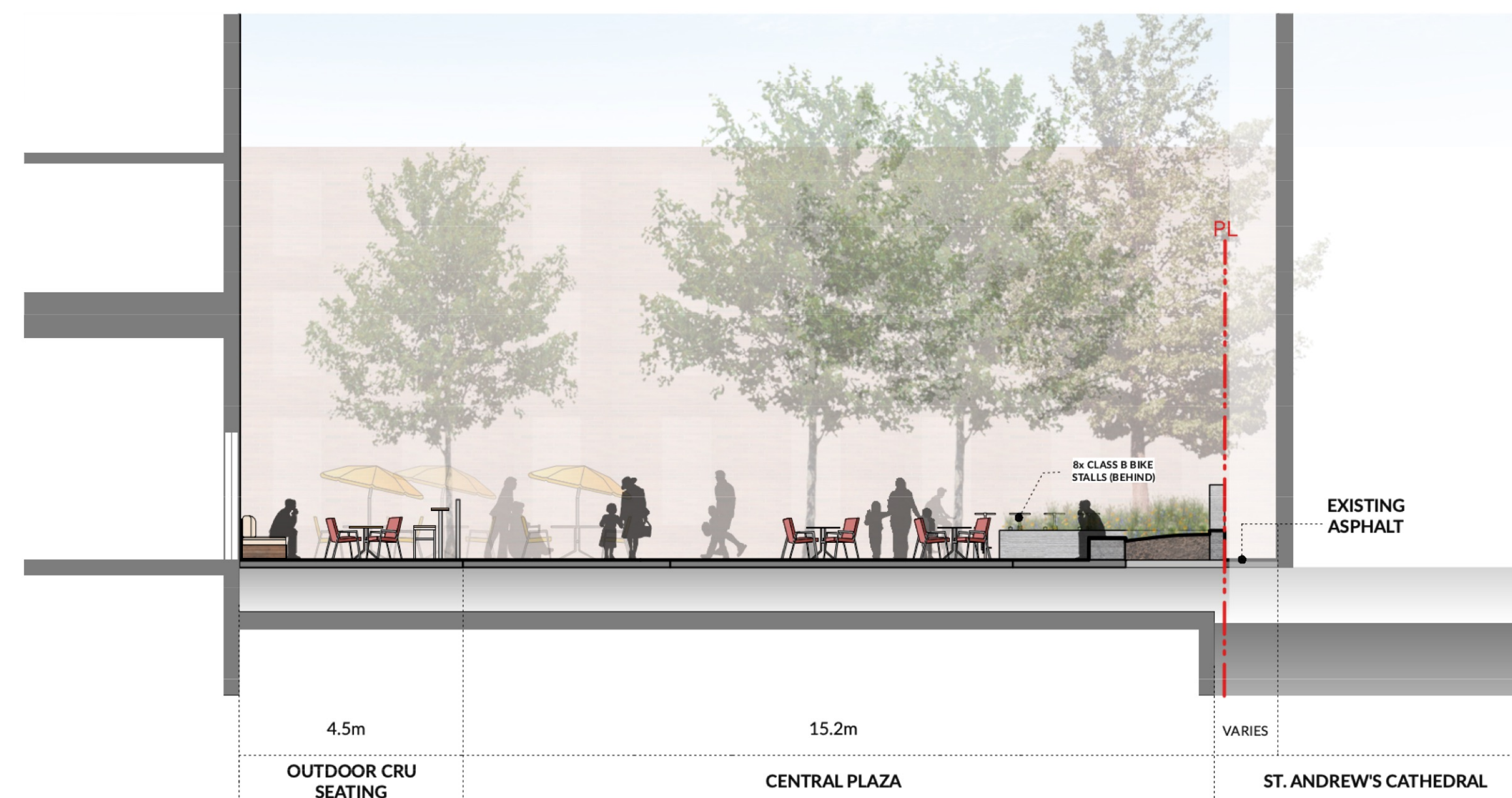
L1.04

REVISIONS AND ISSUES

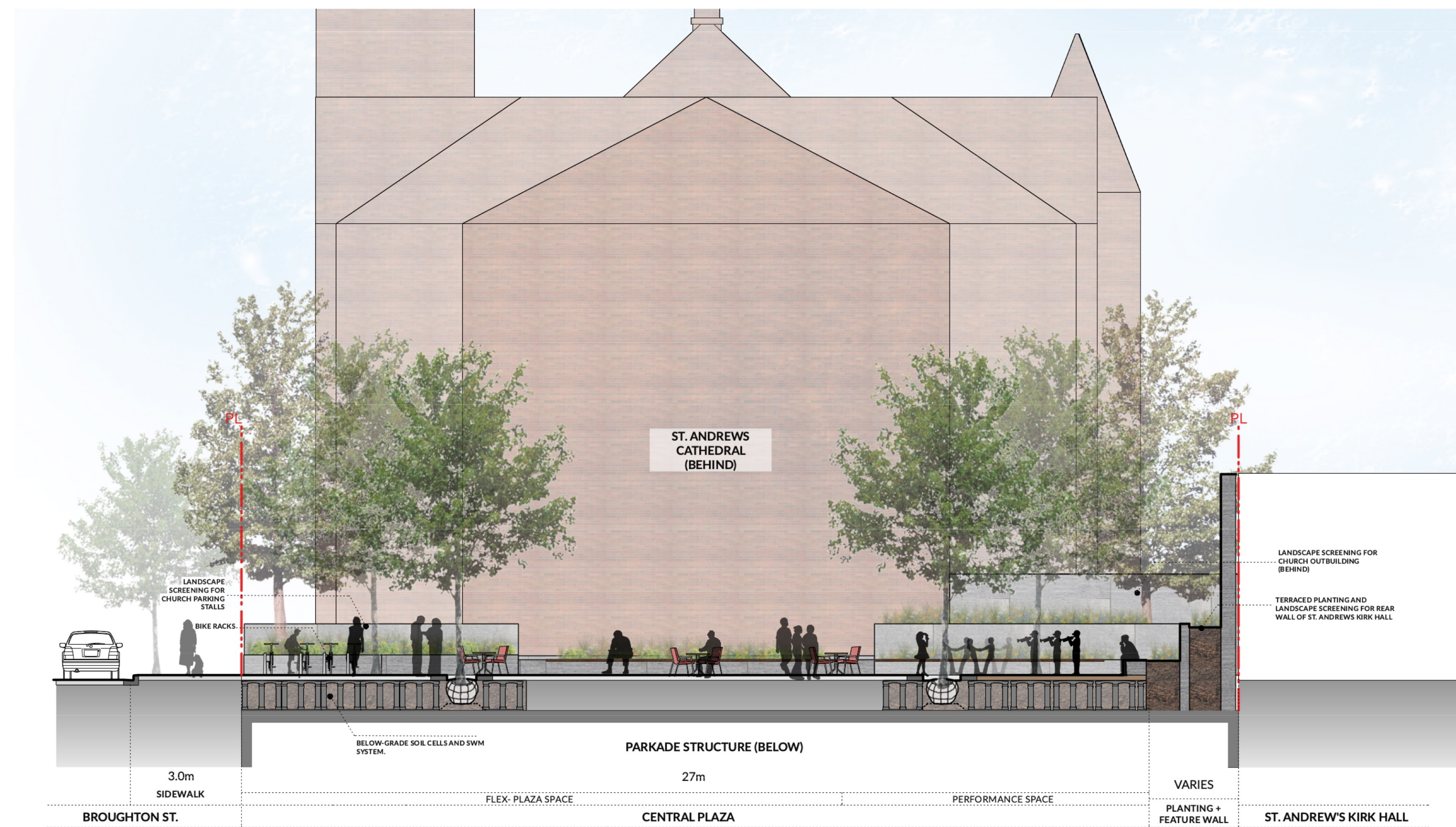
NO.	DATE	DESCRIPTION
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PLAZA KEY PLAN



1 PLAZA - SECTION 1
Scale: 1:100



2 PLAZA - SECTION 2
Scale: 1:100

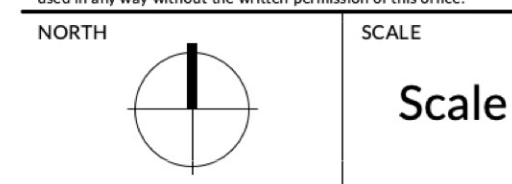
SECTION 2 REVISED TO INCLUDE NEW CURB PROFILE AND IN-COURTYARD SWM. SOIL CELL SCHEMATIC.

PROJECT
617-635
BROUGHTON ST.

ADDRESS
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DRAWING TITLE
SECTIONS - L1
PLAZA

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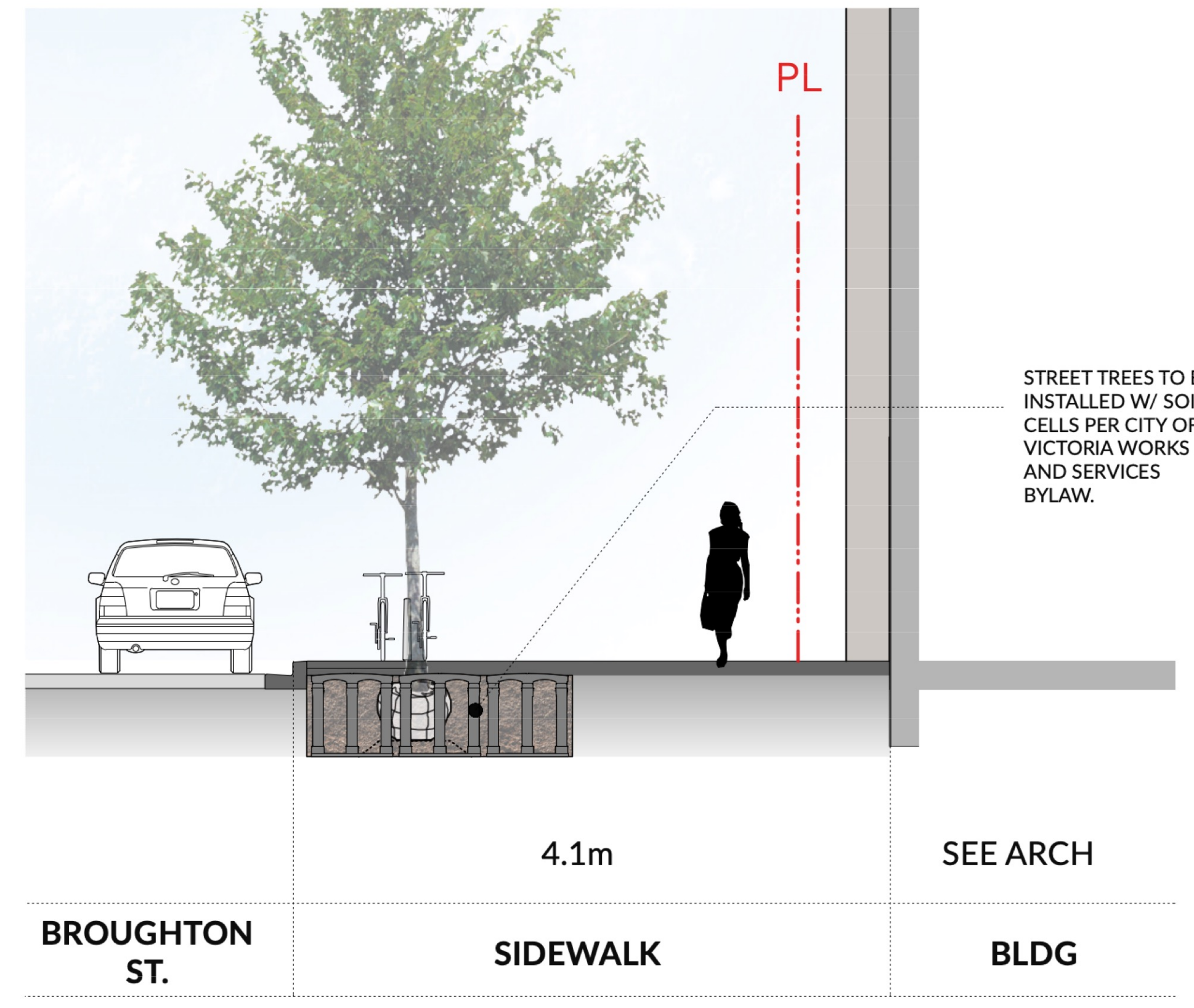
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DRAWING

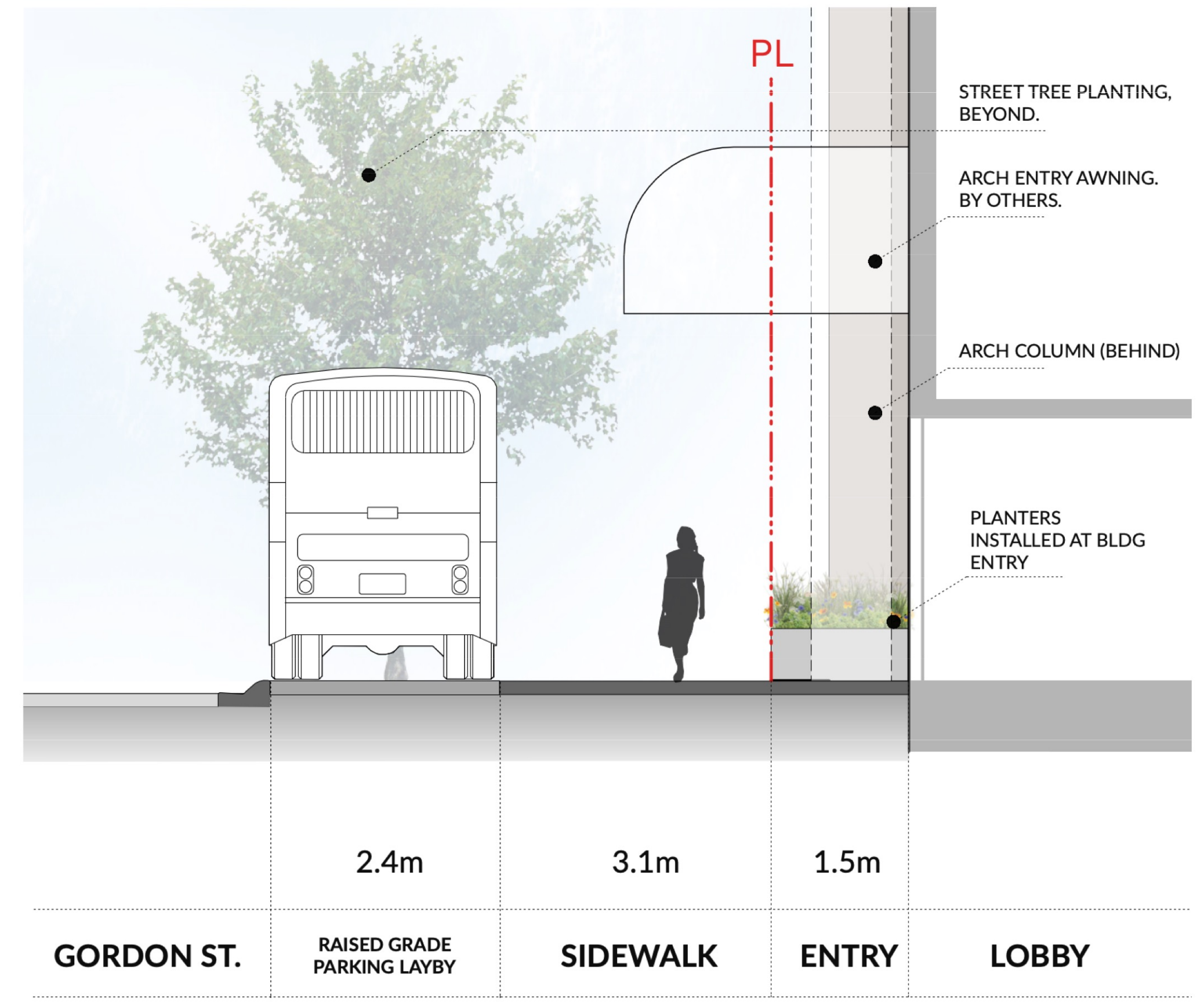
L2.01



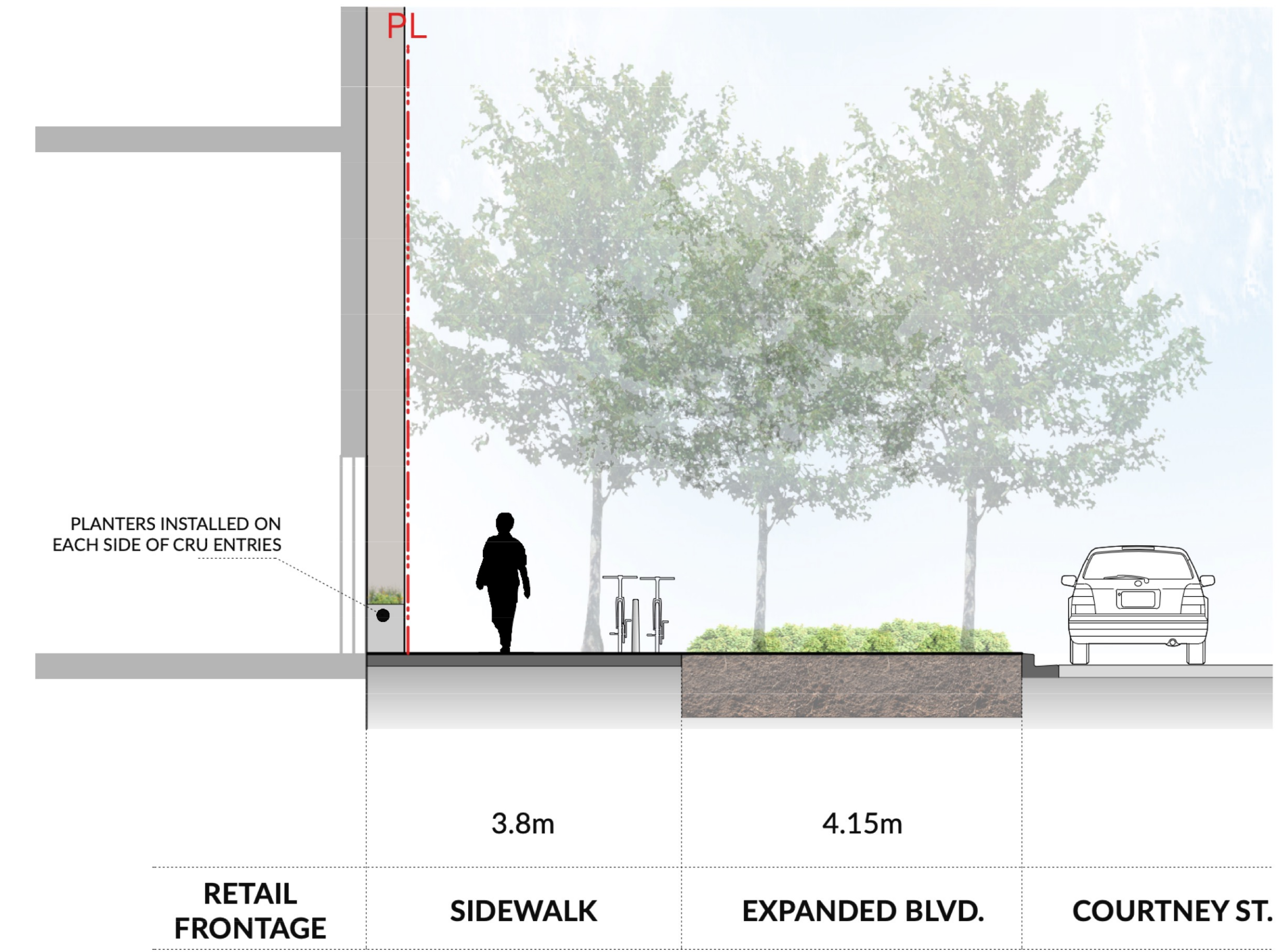
STREETScape KEY PLAN



1 BROUGHTON ST.
Scale: 1:50



2 GORDON ST.
Scale: 1:50



3 COURTNEY ST.
Scale: 1:50

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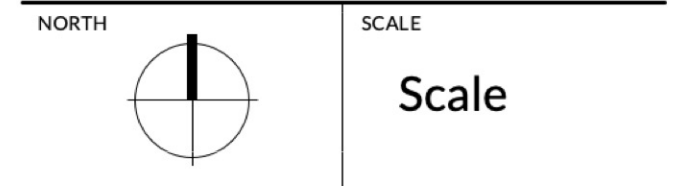
SECTIONS 1-3 REVISED TO ALIGN WITH UPDATED STREETScape + FRONTAGE LAYOUT

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617-635
BROUGHTON ST.

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DRAWING TITLE
SECTIONS - L1
STREETScape

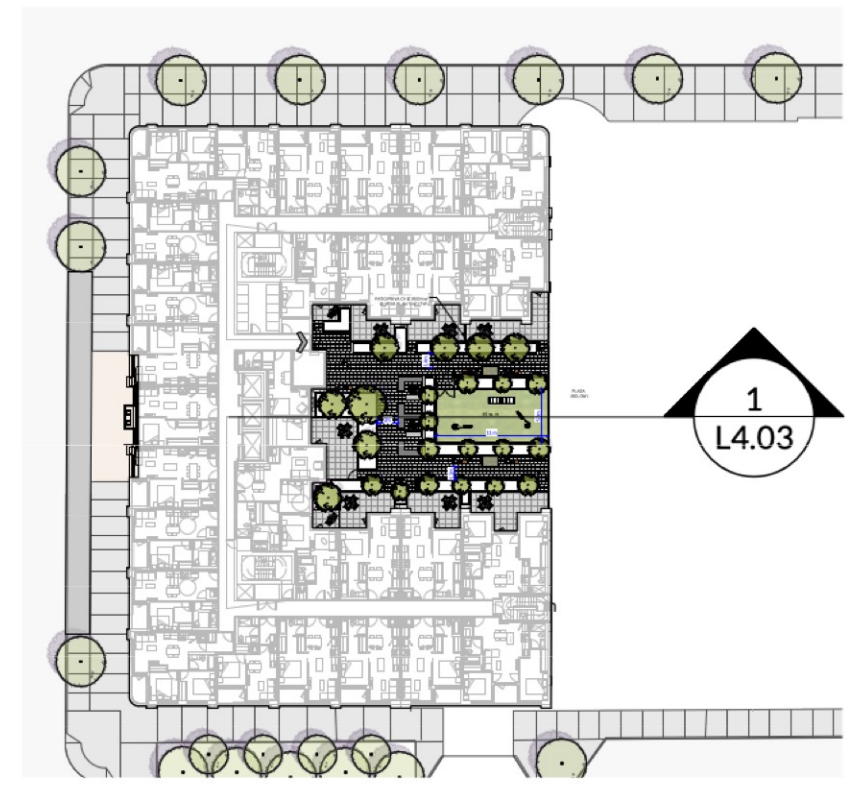
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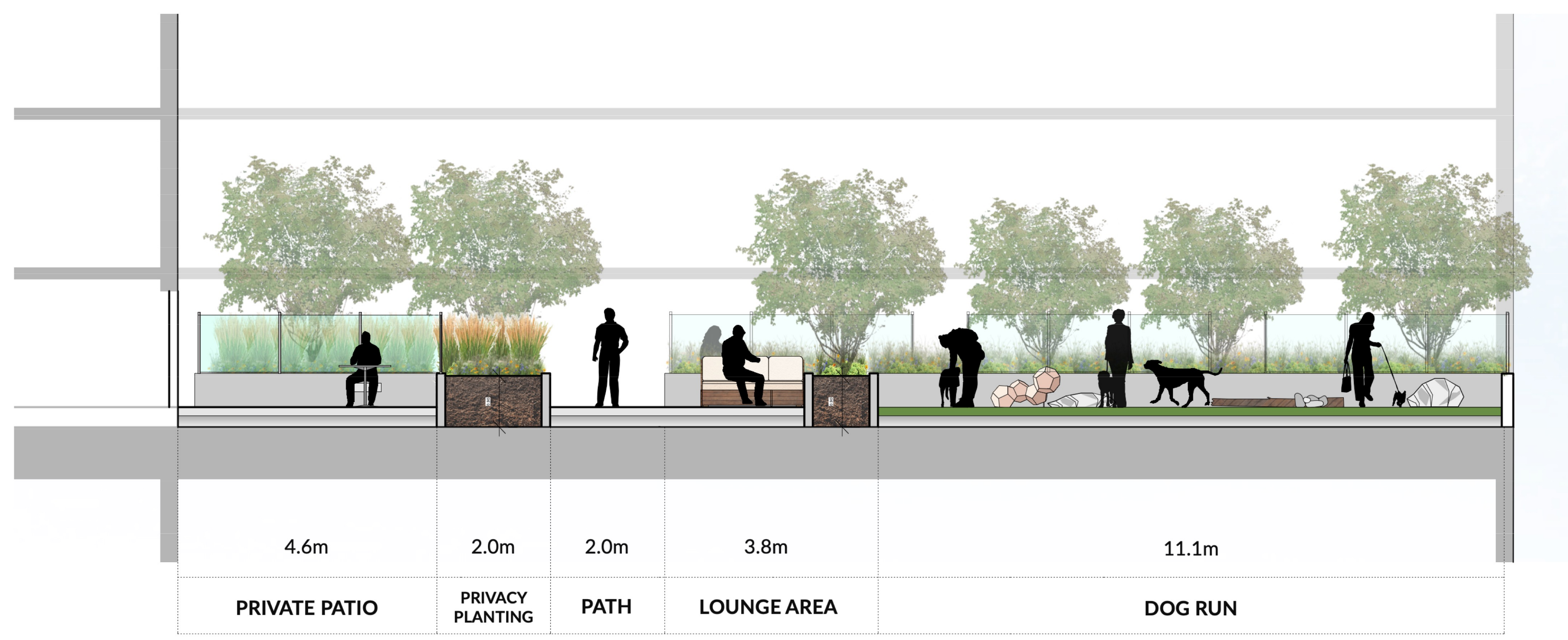
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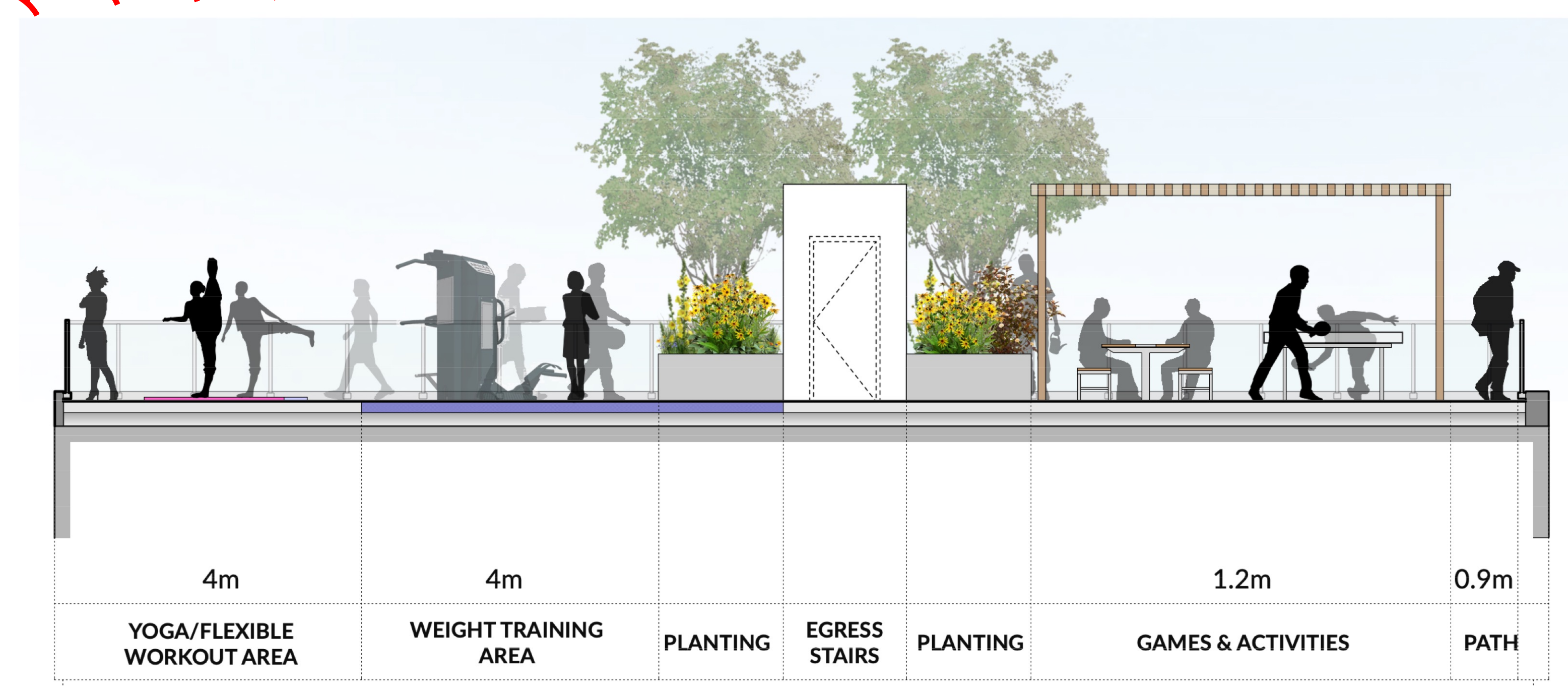
L2 KEY PLAN



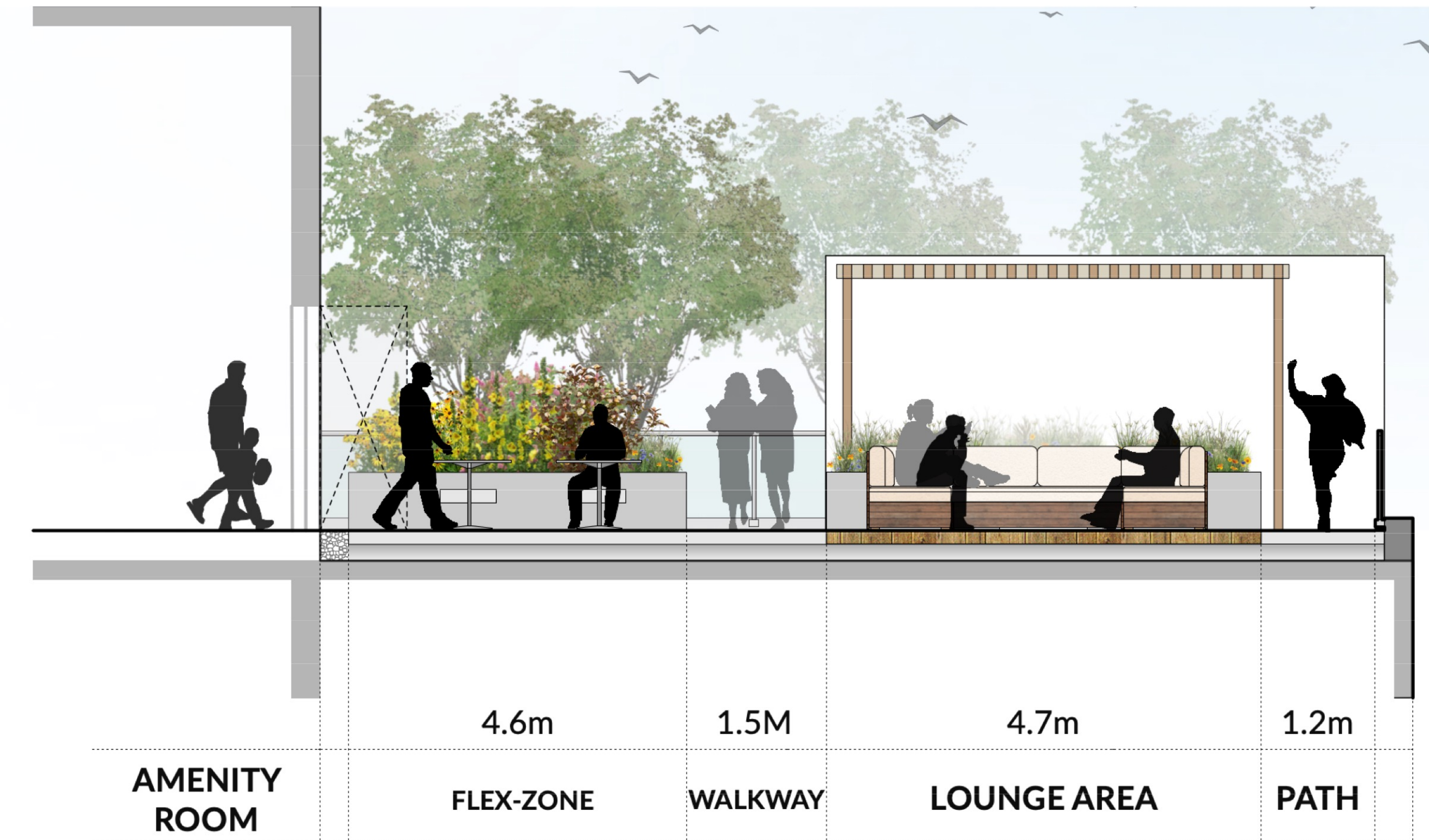
L8 KEY PLAN



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

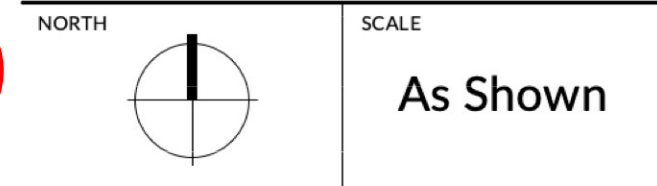
L11, L12 SECTIONS DELETED
L8 SECTIONS REVISED TO MATCH UPDATED AMENITY LEVEL LAYOUTS.

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

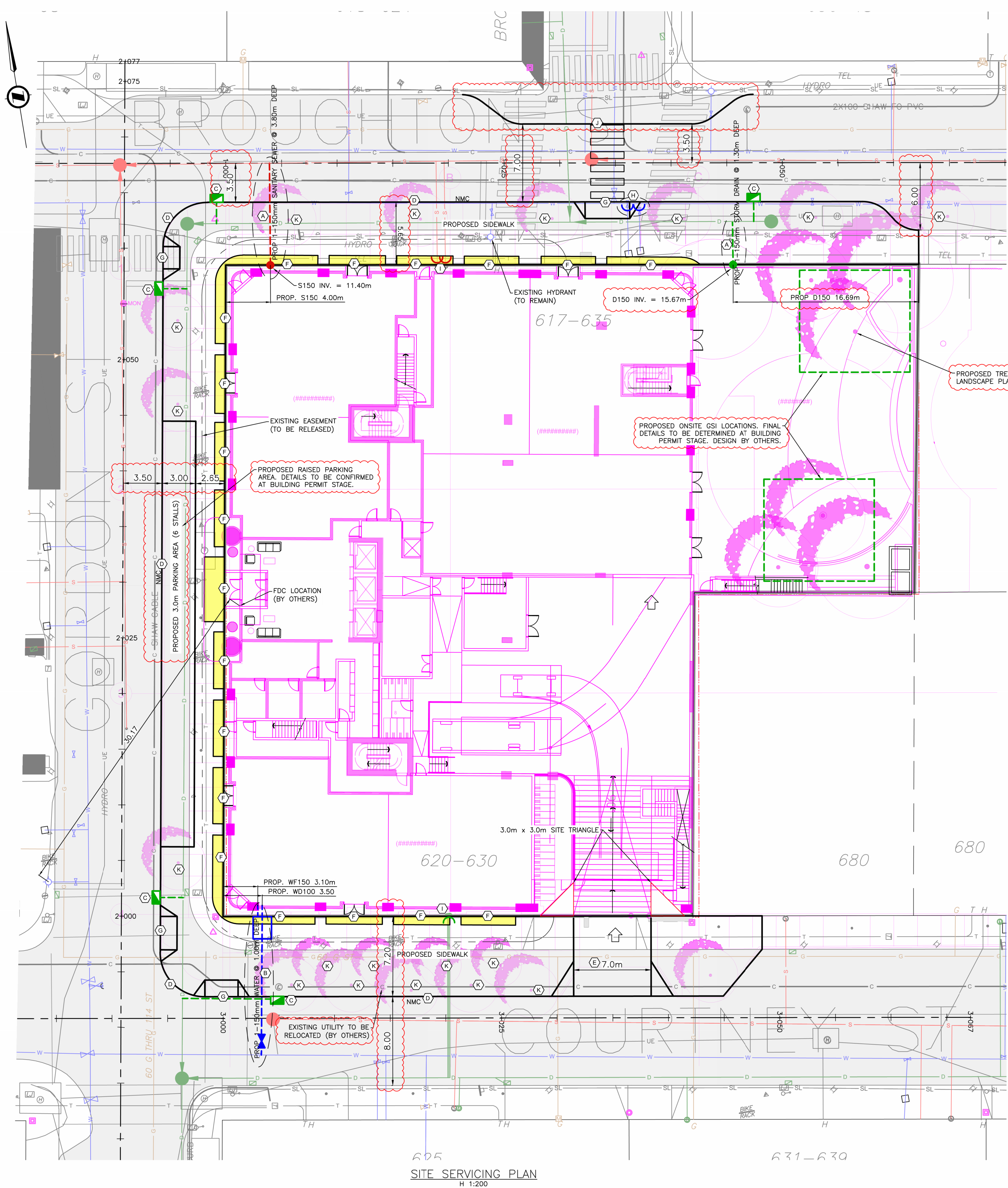
DRAWING TITLE
SECTIONS - AMENITY LEVELS

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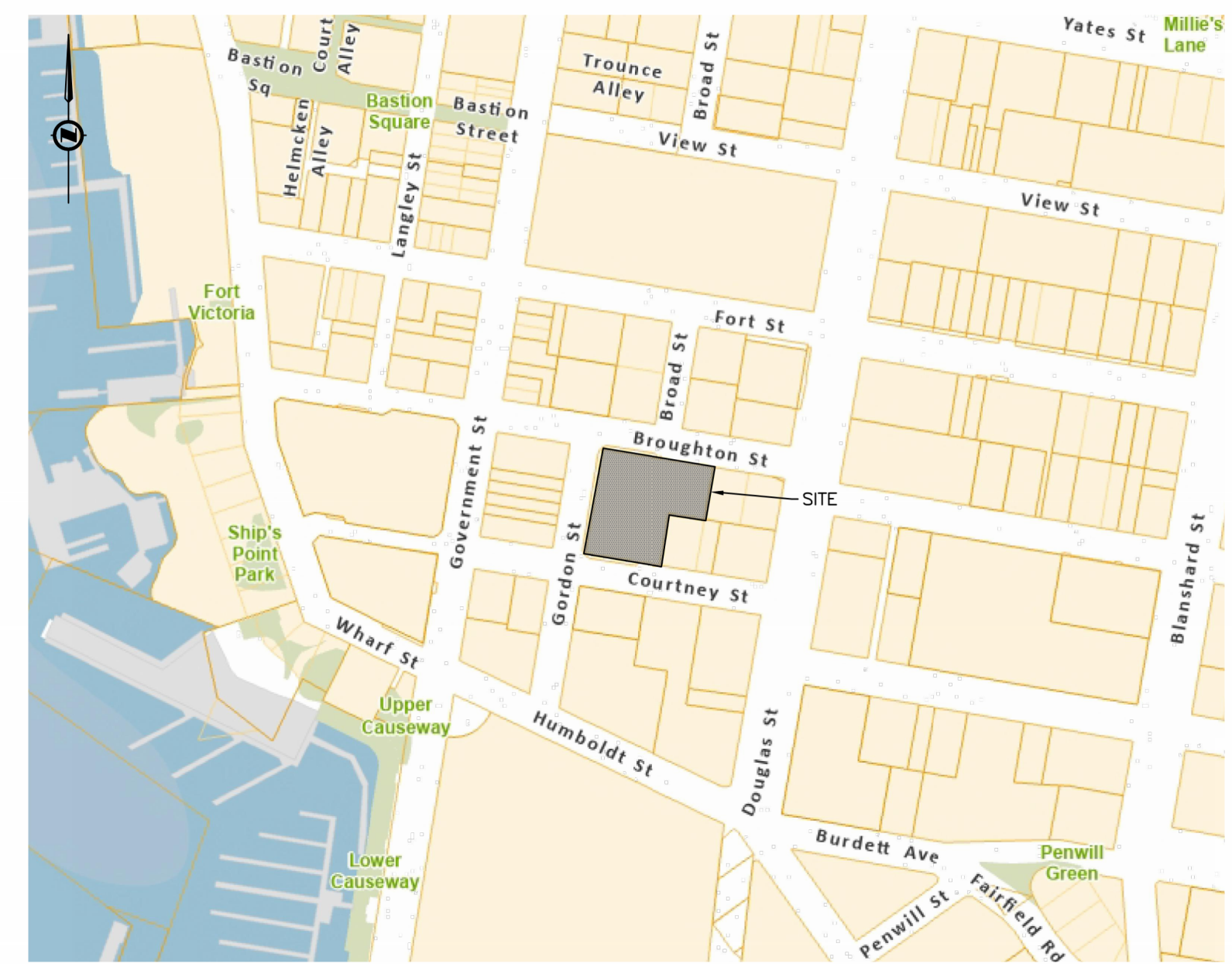


PROJECT NO.	25068
DATE	2019-05-10
FILE NAME	25068 SECTIONS.vwx
PLOTTED	2026-05-14
DRAWN	CW/ KI
REVIEWED	GB

L2.03



- 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 S116. 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. SOL 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.



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	⊕	FLUSH VALVE	⊕
GAS	—G	SERVICE RISER	⊕	VALVE	⊕
WATER	—W	MOUNTABLE CURB	MC	REDUCER	⊕
SEWER	—S	NON-MOUNT. CURB	NMC	HYDRANT	⊕
DRAIN	—D	EDGE ASPHALT	—	AIR VALVE	⊕



**617 BROUGHTON STREET
PRELIMINARY SERVICING**

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



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ISSUED FOR REZONING