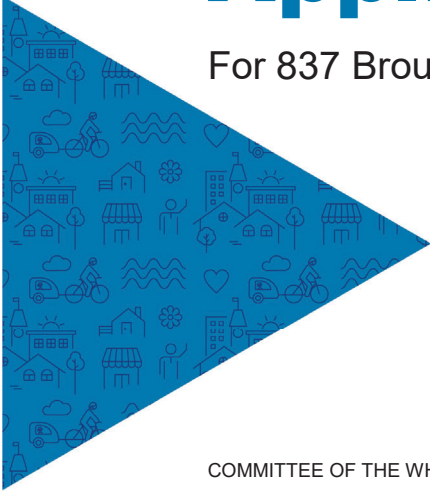


2024

CITY OF VICTORIA | Planning and Development

# Rezoning and DPV Application

For 837 Broughton Street



COMMITTEE OF THE WHOLE | OCTOBER 24, 2024



## Aerial Photo







# Subject Property



MELLOR BUILDING



ROYAL THEATRE



FORT COMMON

Fort Properties

# Neighbouring Properties



1001 BLANSHARD

Fort Properties



THE ESCHER



YMCA / YWCA



LA TAQUISA

Fort Properties



BE LOVE

Fort Properties



CHRISTCHURCH CATHEDRAL



# Legislative Authority

- Section 479 of the *Local Government Act*: **Use and density**
- Section 483 of the *Local Government Act*: **Housing Agreement** (rental tenure)
- Section 489 of the *Local Government Act*: **Development Permit**
- Section 491 of the *Local Government Act*: **Revitalisation** of an area that permits **commercial use** as well as **form and character**

5 837 Broughton Street | October 24, 2024



## OCP Designation

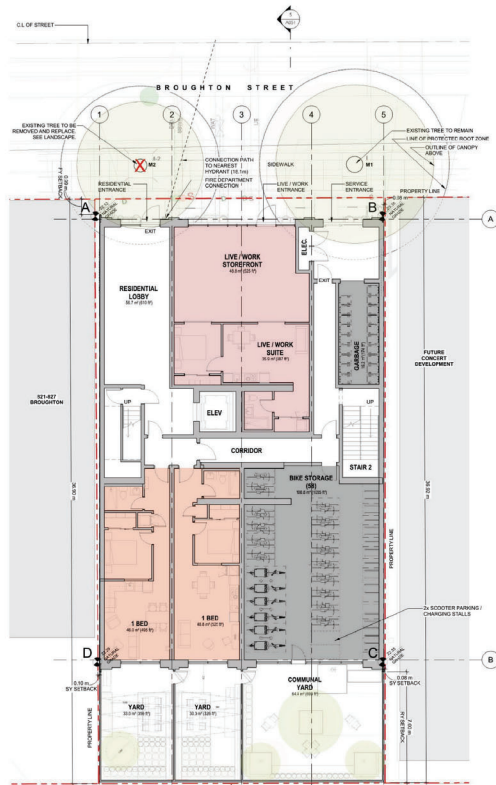
### Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential

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SITE PLAN

# Site Plan

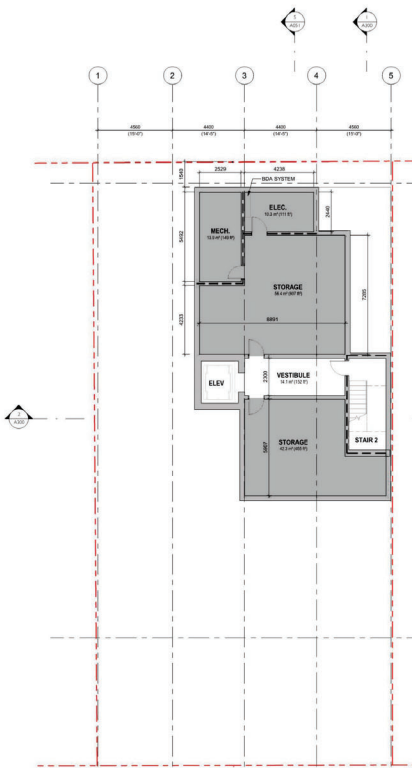
## Parking Variances

- reduce the required number of residential vehicle parking stalls from 25 to zero
- reduce the required number of visitor parking stalls from 4 to zero
- reduce the required number of van accessible parking stalls from 1 to zero.

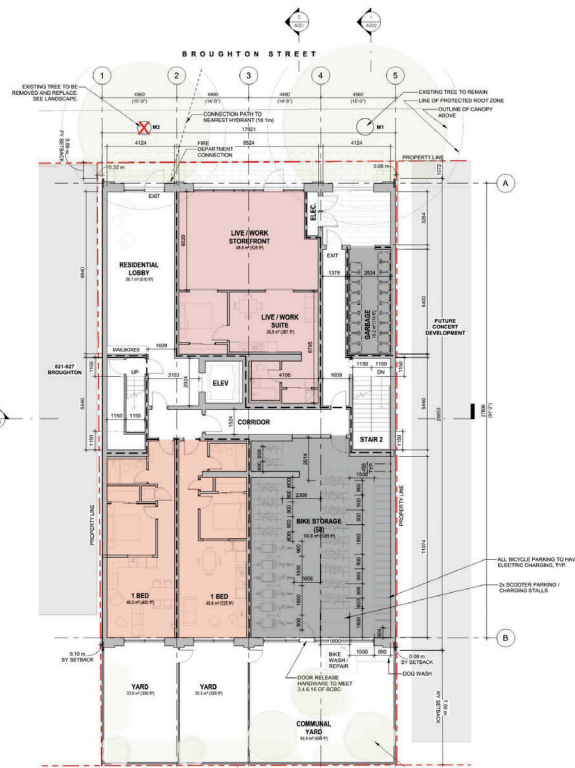


# Mid-block crosswalk



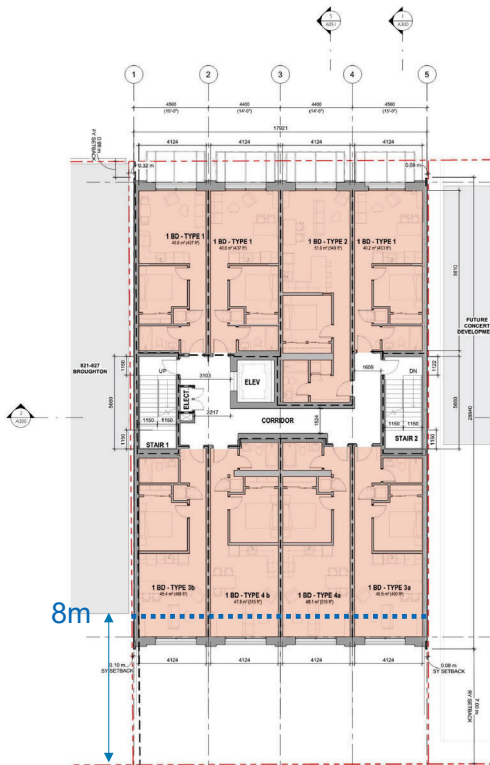


**BASEMENT**

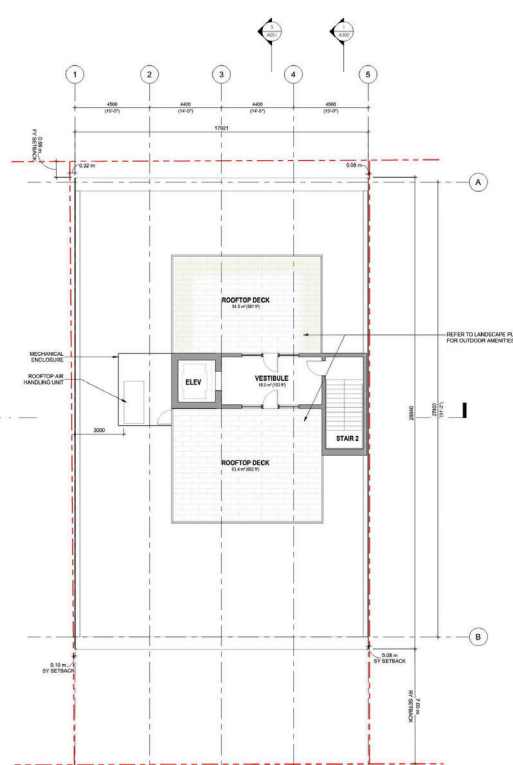


**LEVEL 1**

# Basement / L1 Floor Plans



**TYPICAL RESIDENTIAL (LEVEL 2 - 6)**



**ROOF**

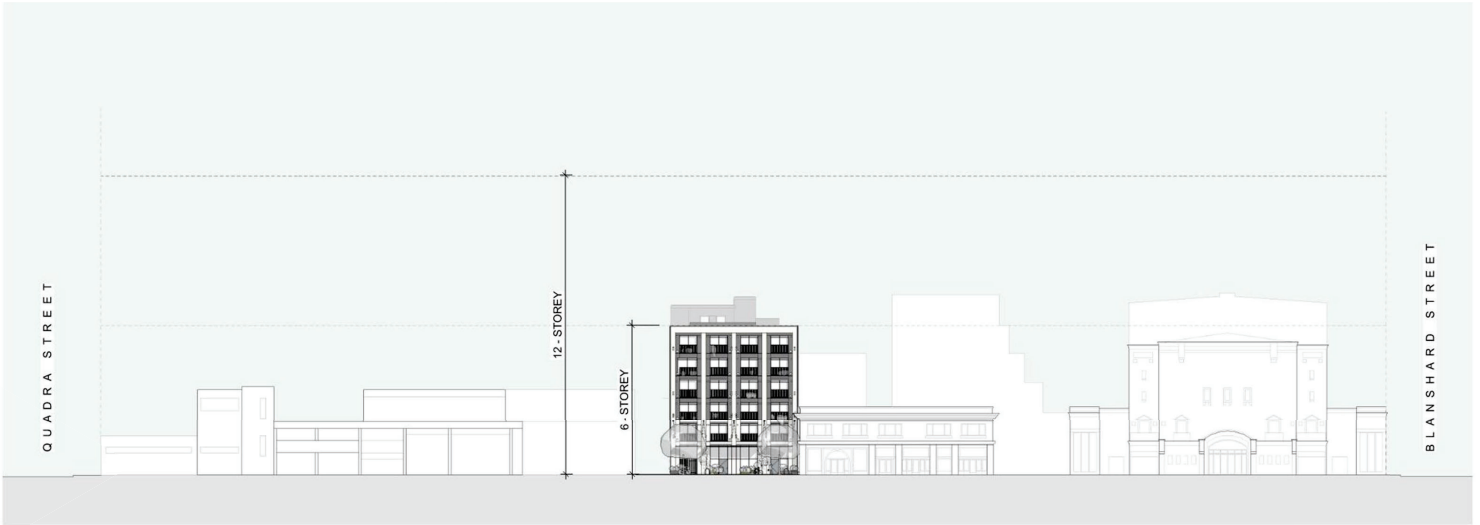
# L2-L6 / Roof Floor Plans

## Unit Mix

- 42 one-bed
- 1 live-work



# Streetscape Context



CONTEXT ELEVATION - BROUGHTON STREET

11 837 Broughton Street | October 24, 2024



# Elevations



NORTH / FRONT ELEVATION

12 837 Broughton Street | October 24, 2024



# Elevations

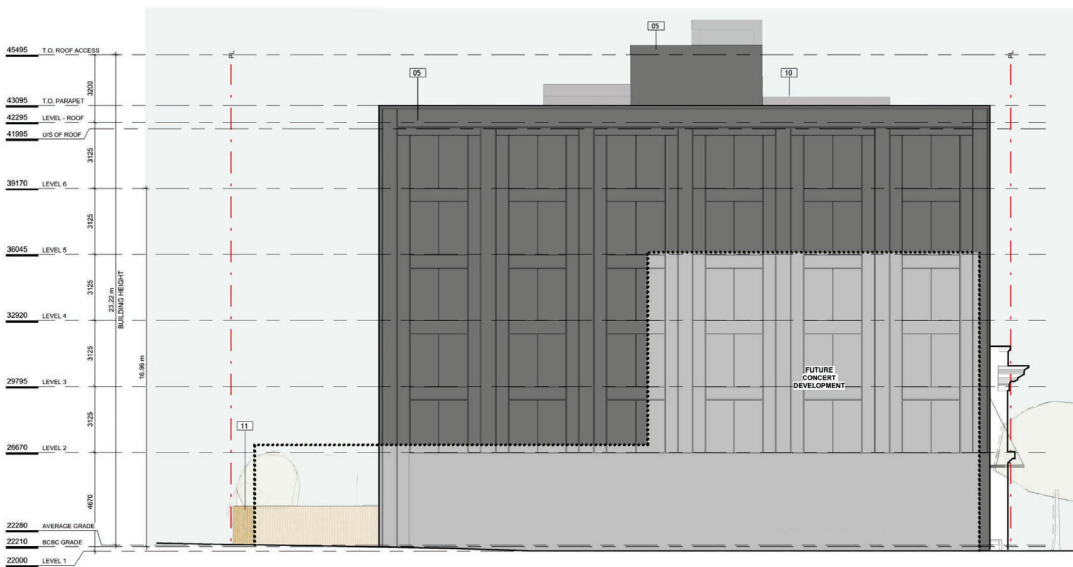


SOUTH / REAR ELEVATION

13 837 Broughton Street | October 24, 2024



# Elevations



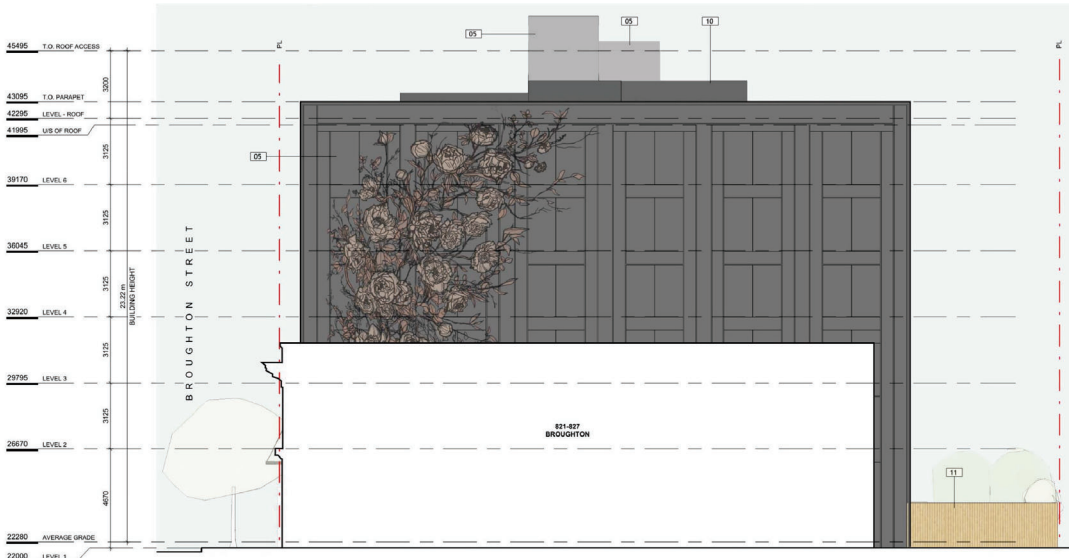
EAST / SIDE ELEVATION

14 837 Broughton Street | October 24, 2024





# Elevations



WEST / SIDE ELEVATION

15 837 Broughton Street | October 24, 2024



- 1 WHITE BRICK**  
Bright warm white, smooth, non-glazed, running and soldier courses
- 2 SAND BRICK**  
Warm white, rough, non-glazed running and soldier courses
- 3 GLAZING**
- 4 DARK METAL PANEL**  
Grey or zinc, folded metal panel
- 5 METAL PICKET RAILING**
- 6 PAVERS**



# Material Board



FAÇADE DETAIL







# Renderings



BROUGHTON STREET



WEST PERSPECTIVE



STREET VIEW