



LOW  
HAMMOND  
ROWE  
ARCHITECTS

## DP | SUMMARY OF CHANGES

### Crosstown Development 584 Burnside Rd East | 3020 Douglas St, Victoria BC

Date of LHRA Summary: March 6, 2020

LHRa Project No. 18.06

---

#### Re: Crosstown Development - | DP Resubmission

Since our last DP resubmission on May 13, 2019, we have been developing the project and have made various changes as summarized below. Please note, the numbers below correspond to the numbers shown on the bubbled drawing resubmission.

1. Subdivision between phase 1 and phase 2 has been adjusted. Phase 1 site area has increased from 5752.6m<sup>2</sup> to 5753.7m<sup>2</sup>, while phase 2 site area has decreased from 3327m<sup>2</sup> to 3326.3m<sup>2</sup>.
2. Average grade has been recalculated to account for the larger P1 footprint and has been revised from 19.16m to 19.14m.
3. Total commercial area has increased from 2960 m<sup>2</sup> to 2972 m<sup>2</sup>. Total residential area has increased from 8629 m<sup>2</sup> to 8635 m<sup>2</sup>. (FSR commercial: 0.52:1 ; FSR residential 1.5:1)
4. The total number of residential units has been reduced from 153 to 150, plus 4 work-live units at the ground floor. The number of supportive housing units has increased from 52 to 54, while the number of affordable housing units has decreased from 101 to 96. Two 1 bedroom units adjacent to the firewall on level 3 & 4 have been converted from affordable housing units into supportive housing units. In total there are 154 units (including 4 work-live).
5. The total number of unit types has changed as follows:
  - a. Studios – reduced from 95 to 88.
  - b. Accessible studios – reduced from 9 to 6.
  - c. One-bedroom units – increased from 11 to 20
  - d. Accessible one-bedroom units – revised to 4 accessible units and 21 adaptable units, which can be converted to accessible pending confirmation of CMHC funding.
  - e. Two- and three-bedroom unit numbers remain the same as our previous submission (4 and 9, respectively).
6. The commercial elevator has been shifted north to also serve the residential units above. The commercial lobbies (including stairs to Level 2) have been revised to suit this revision. The daycare can also access the 5<sup>th</sup> floor patio area via this elevator. At level 3- level 6, two studio units have been revised to one one-bedroom unit, to accommodate new elevator location.
7. The affordable rental elevator at the south-east has been reduced to one elevator (from 2). The lobby at this location has shifted to the north (lobby and elevator have been flipped).
8. The exit stair at grid line K & 4 in the last drawing set has been rotated by 90 degree.
9. Level 2 CRU spaces and daycare have been reconfigured according to client's needs.



10. The floor area of underground structure has increased at both P1 and P2 level via extra excavation. Electrical room, mechanical room and water entry rooms have been expanded and relocated.
11. Heat treatment room has been newly added to P1.
12. Tenant storage has been added at P2.
13. Supportive Housing Garbage and Recycling Room has been added at P1.
14. The supportive housing bicycle room has been relocated to P2 to meet the client's programmatic requirements.
15. Commercial Garbage and Recycling Room has been added at L1.
16. Vehicular Parking: The total number of vehicle parking provided has decreased from 144 to 143 stalls. Commercial parking stalls have increased from 77 to 78. Residential parking stalls have decreased from 67 to 65. Please also refer to DP43 for summary of required vehicle parking stalls.
17. Bicycle Parking: The total number of long-term bike parking has decreased from 181 to 180, while the total number of short-term bike parking remains 30. Commercial long-term bike parking has increased from 13 to 16. Residential long-term parking increased from 168 to 164.
18. Setback at south has been increased from 3.5m to 4.2m.
19. Laundry room has been relocated from L3 to L2 at affordable rental housing wing.
20. Meeting rooms have been added at L3, L4, L5 adjacent to the supportive housing lobby area.
21. The curtain-wall glazing system has been revised to a window-wall glazing system.
22. The fenestration has been revised at the south side of the single loaded corridor along the north wing.
23. The Mechanical Roof-top unit locations and numbers have been revised as shown.
24. The elevator over-run and mechanical screens have been revised as shown.
25. Roof access hatches have been added.
26. Gas meter location has been revised.
27. A studio unit has been added at level 2 north-east corner.
28. Landscape planters have been revised as shown (refer to landscape drawings).
29. Mechanical exhaust shafts (2) at south PL landscape area from P1 have been added.
30. Surface parking at plaza level has been revised to 13 commercial stalls and one loading bay.

Above is the summary of changes to date. Please do not hesitate to contact our office should you have any further questions.

Sincerely,  
Low Hammond Rowe Architects Inc

Paul Hammond, Architect AIBC