

# CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans.  
**Received Date:**  
March 9/2020



LOW HAMMOND ROWE ARCHITECTS



TL HOUSING SOLUTIONS

**ISSUED FOR REZONING AND DEVELOPMENT PERMIT**

REVISED MARCH 06, 2020



# Site context and photos

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ARCHITECTURAL

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- DP43 AREA\_PARKING CALCULATIONS

LANDSCAPE

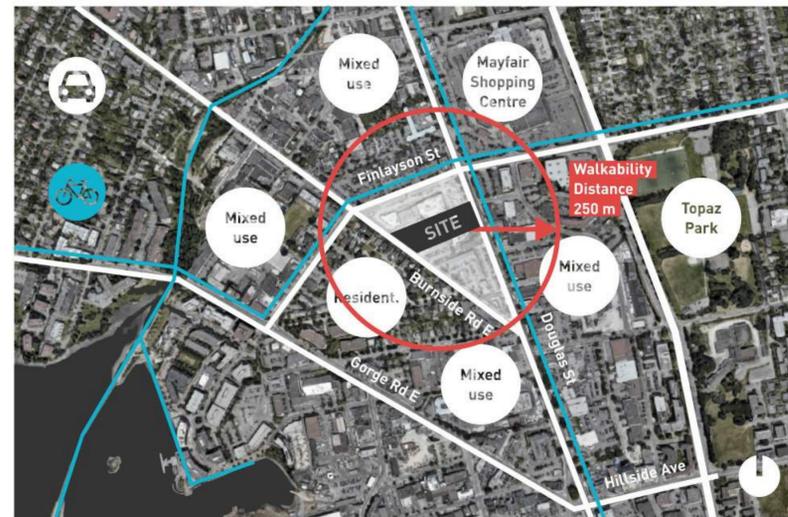
- L1.01 LANDSCAPE PLAN - GROUND LEVEL
- L1.02 LANDSCAPE PLAN - SECOND, THIRD & FIFTH LEVEL
- L3.01 PLANTING PLAN GROUND LEVEL
- L3.02 PLANTING PLAN UPPER LEVELS
- L3.03 STORMWATER MANAGEMENT PLAN

CIVIL

- C1 BURNSIDE ROAD EAST FRONTAGE



Urban context City of Victoria



Neighbourhood context

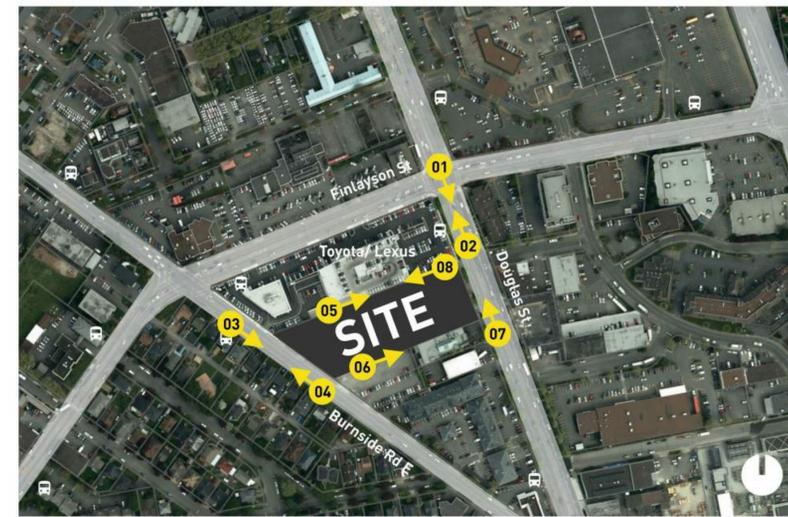


Photo map



01. Douglas St- looking south



02. Douglas St- looking north



03. Burnside Rd E- looking south



04. Burnside Rd E- looking north



05. Site from Burnside Rd E:  
left- Toyota, right- Tally Ho



06. Site from Burnside Rd E:  
left- Tally Ho, right- BCG EU



07. Site from Douglas St- looking north



08. Site from Douglas St:  
left- Tally Ho, right- Toyota

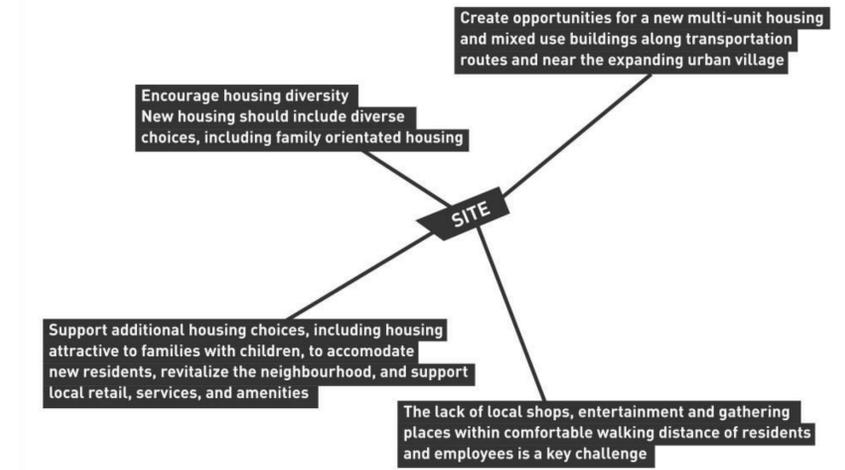




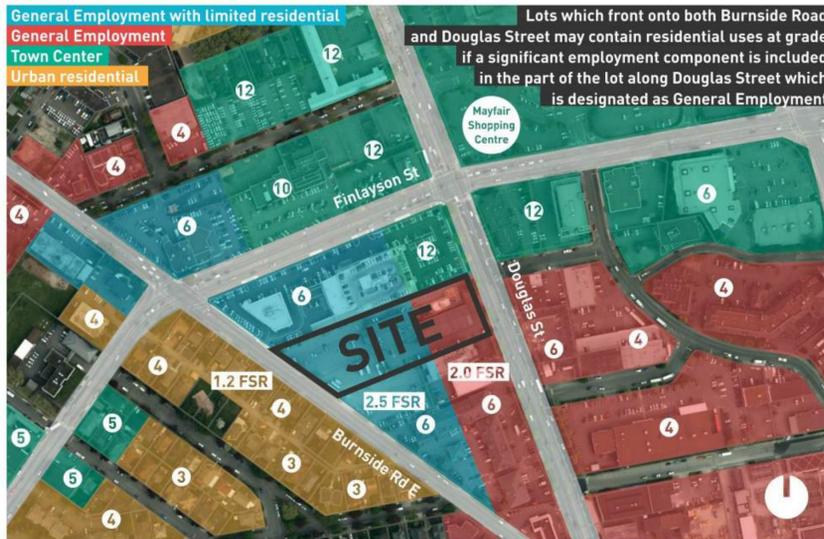
Neighbourhood context (BGNP p.9)



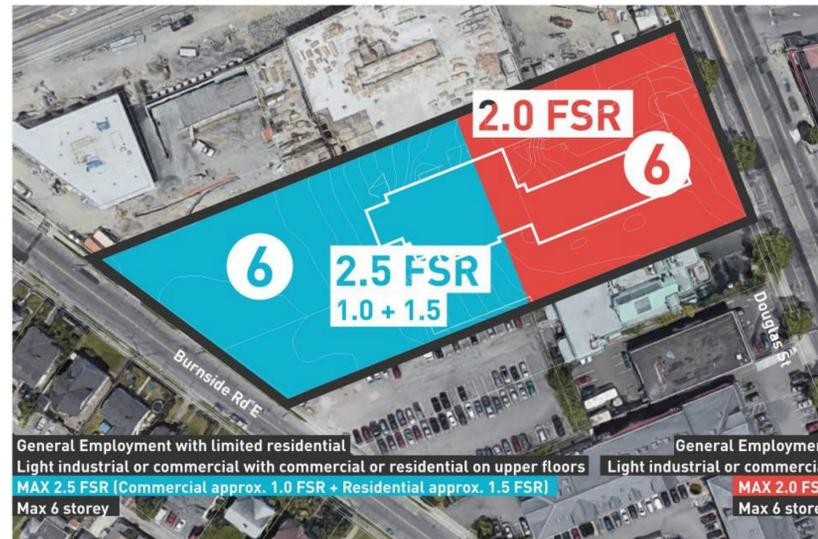
Big moves (BGNP p.15)



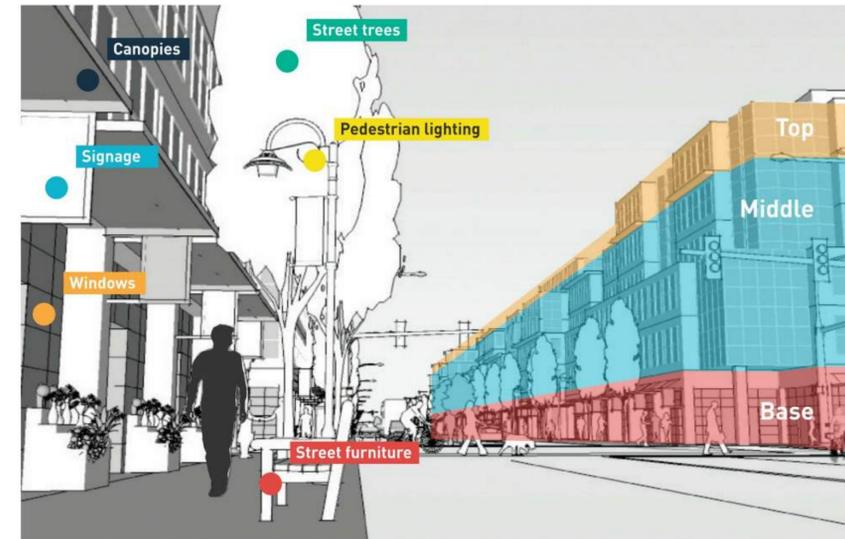
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



Burnside neighbourhood (OCP p19-142)  
 / Land use policies (BGNP p.25/ 27/ 75)

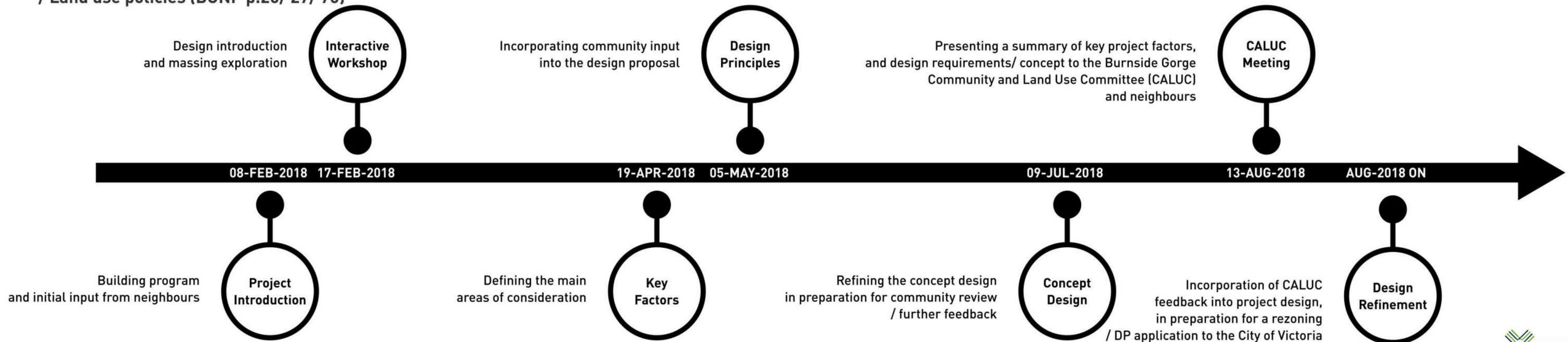


Land use policies- site (BGNP p.25/ 27/ 75)



Human scale requirement (OCP p.75)

**Community  
 engagement  
 timeline**



## Existing site



Existing neighbourhood- program and height

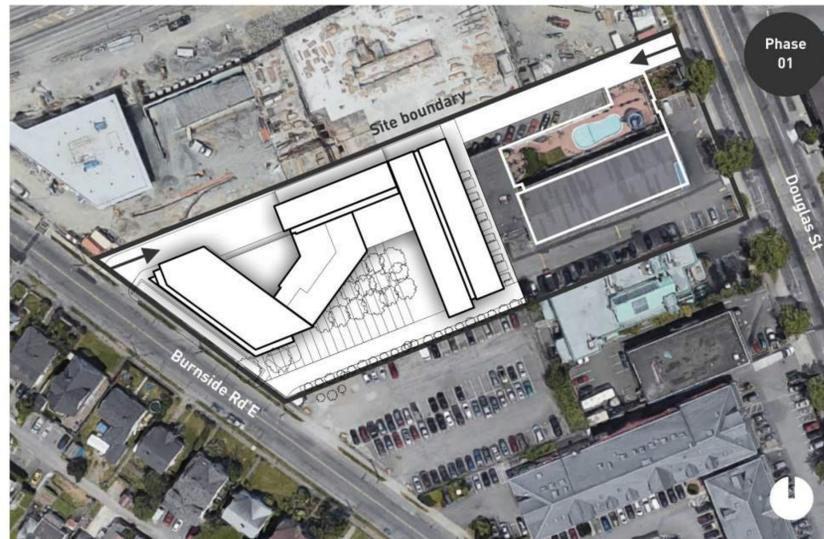


Existing landscape

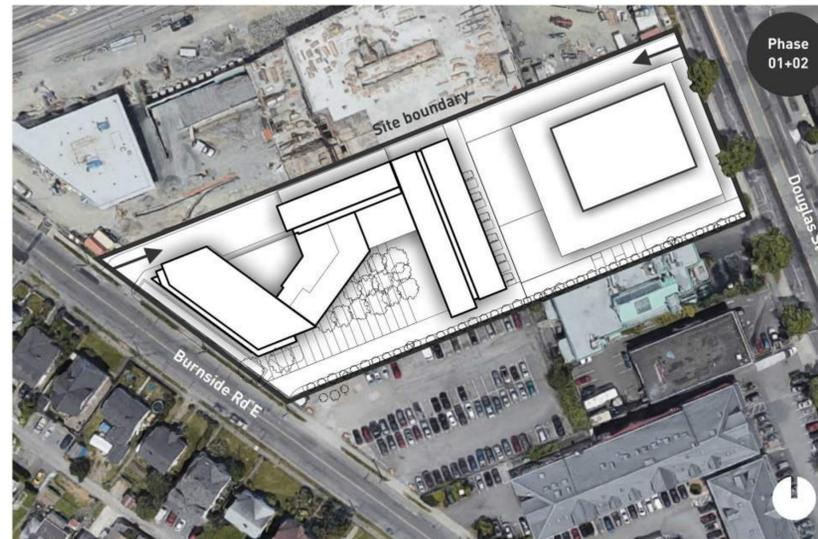


Existing circulation

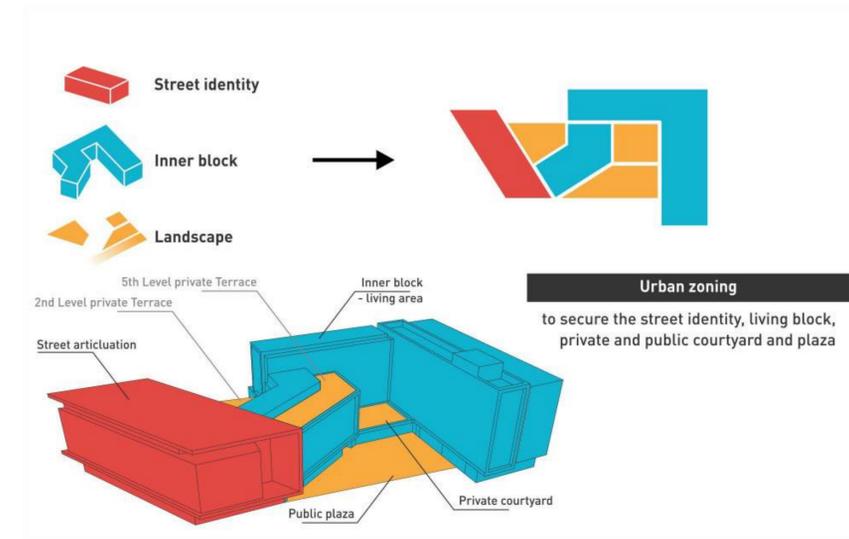
## Design and phasing



Phase 01

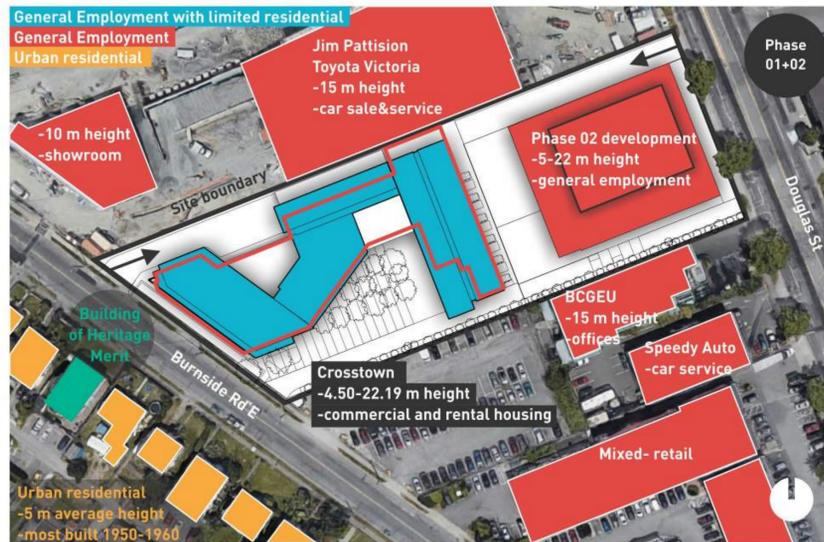


Phase 02

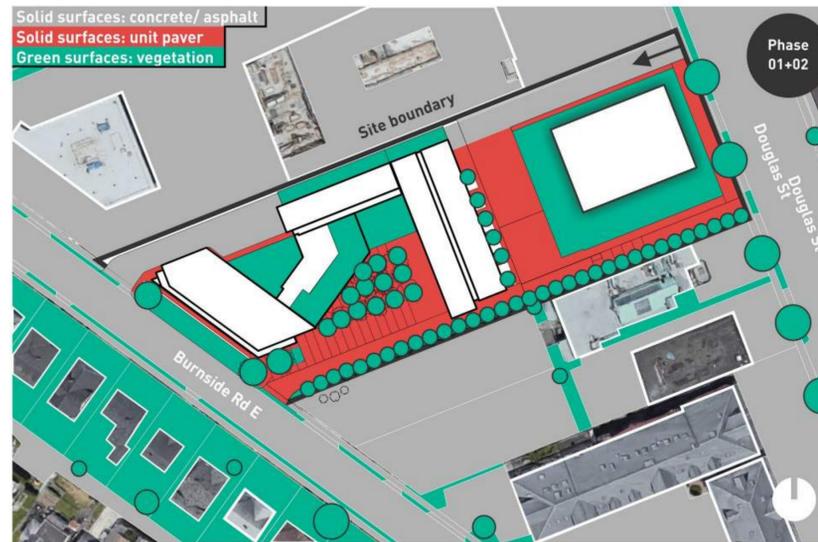


Phase 01- Urban design objectives

## Proposed site



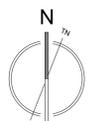
Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02



**A**

**Site design**

Community input



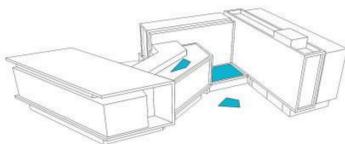
A.01 Provide public thorough-fare from Burnside to Douglas St



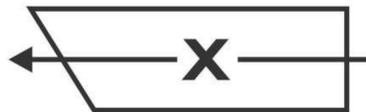
A.02 Green space for the community



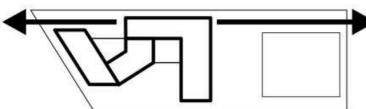
A.03 Safe areas for kids to play



Daycare at level +2, playground areas at +1 and +5



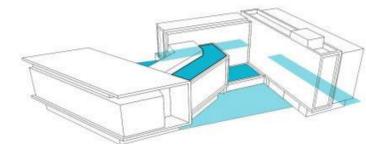
A.04 Direct car access through the site to be avoided or controlled



Underground car park



A.05 Create private and semi-private outdoor spaces



Terraces at different levels



A.06 Give a street the identity and create boulevard



**B**

**Building form**

Community input



B.01 Dynamic street-level retail spaces fronting Burnside Rd



B.02 Building height appropriate for the neighbourhood



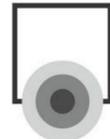
B.03 Mid-portion of site can absorb a higher height density



B.04 Courtyard

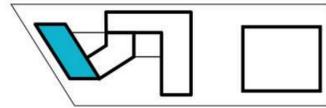
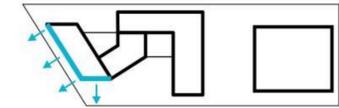


B.05 Avoid monolithic forms; step back building form

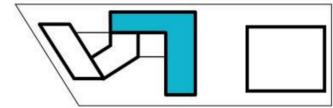


B.06 Daycare spills out onto courtyard space

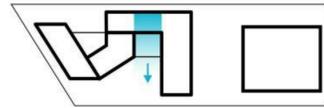
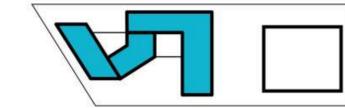
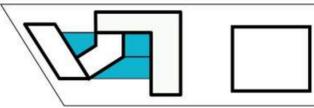
Design proposal



4+1 Storeys towards Burnside



6 Storeys in the middle



**C**

**Building program**

Community input



C.01 Daycare



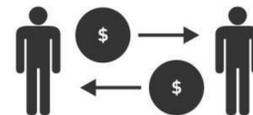
C.02 Restaurant or Café: spaces that gather community together



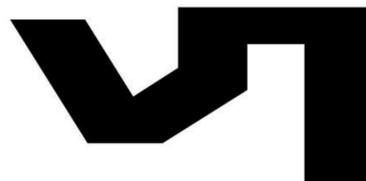
C.03 Mix of affordable rental and work-live



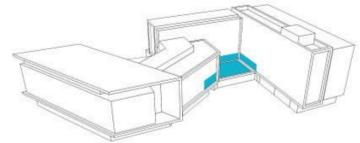
C.04 Diverse group of residents: low income, family and seniors



C.05 Commercial development to add social value



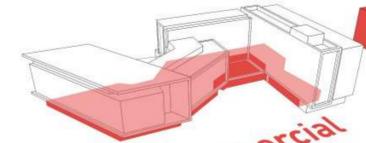
Design proposal



Work-live



Studio/ 1 bedroom  
2 bedroom/ 3 bedroom



Commercial Phase 01  
Commercial Phase 02



LOW HAMMOND ROWE ARCHITECTS

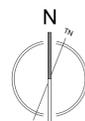


**CROSTOWN MIXED-USE DEVELOPMENT**

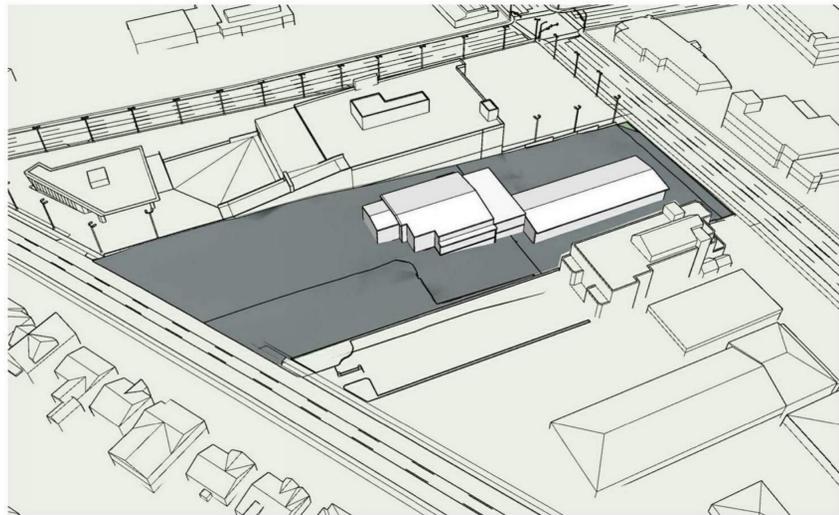
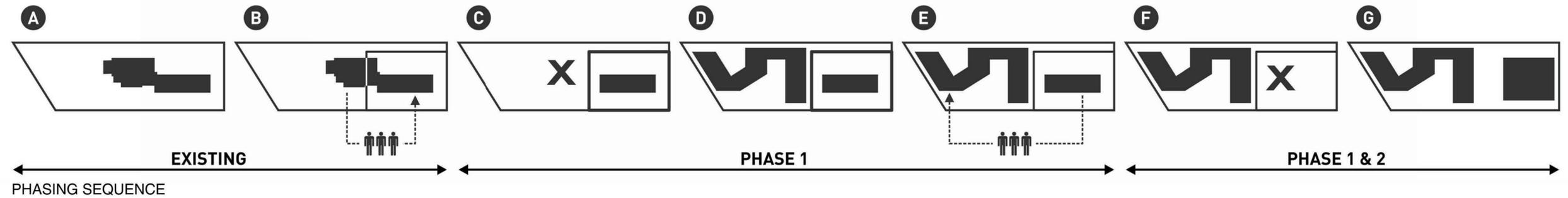
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

COMMUNITY ENGAGEMENT

20.03.06



**DP04**



EXISTING



PHASE 1



PHASE 1 & 2

PROJECT DATA

Project description	SIX STOREY MIXED USE BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING. MIXED USE IS COMPRISED OF COMMERCIAL RETAIL SPACES, COMMERCIAL OFFICE, AND DAYCARE ON LEVELS 1 AND 2 RESPECTIVELY. LEVELS 2-6 ARE MULTI-FAMILY RESIDENTIAL.
Owner	VICTORIA COOL AID SOCIETY
Municipal Address	584 BURNSIDE RD EAST, VICTORIA, BC 3020 DOUGLAS STREET, VICTORIA, BC
Municipality	CITY OF VICTORIA
Compliance	BRITISH COLUMBIA BUILDING CODE 2018
Energy Requirements	RESIDENTIAL AREAS - Step Code 3 COMMERCIAL AREAS - Step Code 2
Legal Description	Lot A Plan VIP14497 Section 4 Land District 57 PID: 004-427-262 Lot 4 Plan VIP110 Section 4 Land District 57 Except Plan 6903 14497 PID: 009-306-625
Zoning	EXISTING : T-1 - LIMITED TRANSIENT ACCOMMODATION DISTRICT R1-B - SINGLE FAMILY DWELLING DISTRICT PROPOSED : CD-15 ZONE, CROSSTOWN DISTRICT

Phase	PHASE 1 - DP & REZONING		PHASE 2 - REZONING	
Site Area	5753.7 m <sup>2</sup>		3326.3 m <sup>2</sup>	
Lot Width	56.83m		49.18 m <sup>2</sup>	
Total Floor Area	11,601.82 m <sup>2</sup>		6654 m <sup>2</sup>	
Floor Space Ratio	ALLOWABLE BY OCP	PROPOSED	ALLOWABLE BY OCP	PROPOSED
	COMMERCIAL= 1 : 1 RESIDENTIAL= 1.5 : 1	0.52 : 1 1.5 : 1	COMMERCIAL= 2 : 1	2 : 1
Average Grade	19.14 m GEOD.		14.57 m GEOD.	
Commercial Floor Area	2972 m <sup>2</sup>		6654 m <sup>2</sup>	
Site Coverage	4066.9m <sup>2</sup> / 5753.7 m <sup>2</sup> = 70.7% (includes P1 above existing grade)		1500 m <sup>2</sup> / 3327 m <sup>2</sup> = 45%	
Open Site Space	602.67m <sup>2</sup> / 5753.7 m <sup>2</sup> = 10.48%		TBD	
Height	24.24 m		28.5 m <sup>2</sup>	
No. of Storeys	7		6	
Basement	Yes		YES	
Setbacks	FRONT (WEST):	3.95m	FRONT (EAST):	4.0m
	REAR (EAST):	0.0m (@ P1)	REAR (WEST):	20.0m
	SIDE (NORTH):	4.0m @ L1 - L6	SIDE (NORTH):	2.4m
	SIDE (SOUTH):	0.0m	SIDE (SOUTH):	11.0m
	SIDE (SOUTH):	4.2m		

PHASE 1 - DP & REZONING			PHASE 1 - DP & REZONING	
VEHICLE & BICYCLE PARKING			UNIT TYPES	
Vehicle Parking Stalls - total	Required	Proposed	Supportive Housing Unit Types (Rental A)	
Commercial Parking Stalls	78	78	STUDIO (INCLUDES 3 ADAPTABLE)	51
Supportive Parking Stalls	16	16	STUDIO ACCESSIBLE	1
Affordable Parking Stalls	49	49	1 BEDROOM	2
			Total Supp Hsg Units	54
Bicycle Stalls commercial	Long Term	16	Affordable Rental Housing Unit Types (Rental B)	
	Short Term	14	STUDIO	35
Bicycle Stalls supportive	Long Term	54	STUDIO ACCESSIBLE	5
	Short Term	5	1 BEDROOM	39
Bicycle Stalls affordable	Long Term	110	1 BEDROOM ACCESSIBLE	4
	Short Term	10	2 BEDROOM	4
			3 BEDROOM	9
			Total Afford Hsg Units	96
			Total Number of Units	150 UNITS
			Total Accessible Units	10 UNITS
			Ground-oriented Units	WORK-LIVE UNITS 4
			Minimum Unit Floor Area (permitted by zoning)	31.0 m <sup>2</sup>
			Total Residential Floor Area	8,635 m <sup>2</sup>



**SUBDIVISION APPLICATION**

**VICTORIA COOL AID SOCIETY**

Lot 4, Section 4, Victoria District, Plan 14497 & Lot 4, Section 4, Victoria District, Plan 105, Caledon Tract Part in Plans 6903 and 14497

ADDRESS: 3020 Douglas Street, 584 Burnside Road East

PROJECT SURVEYOR: RPH

DRAWN BY: JPH/BAH DATE: APR 27/18

OUR FILE: 31248 REVISION: JULY 15/19

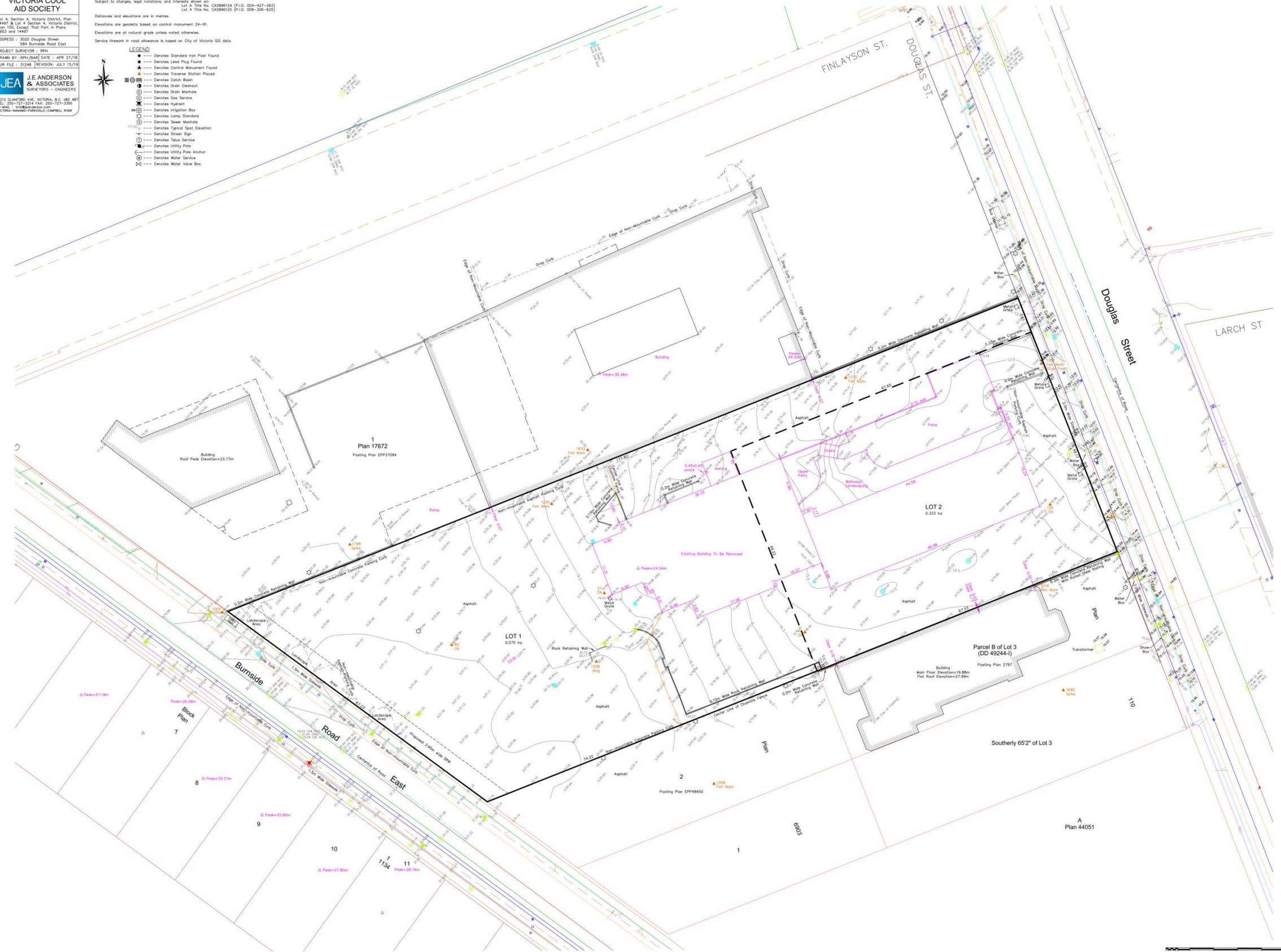


This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same. J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document. Subject to charges, legal notations, and interests shown on: Lot 4 Title No. CAS886124 (P.I.D. 004-427-262) Lot 4 Title No. CAS886125 (P.I.D. 009-306-425)

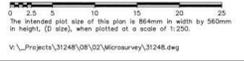
Distances and elevations are in metres. Elevations are geodetic based on control monument 24-91. Elevations are of natural grade unless noted otherwise. Service line work in road allowance is based on City of Victoria GIS data.

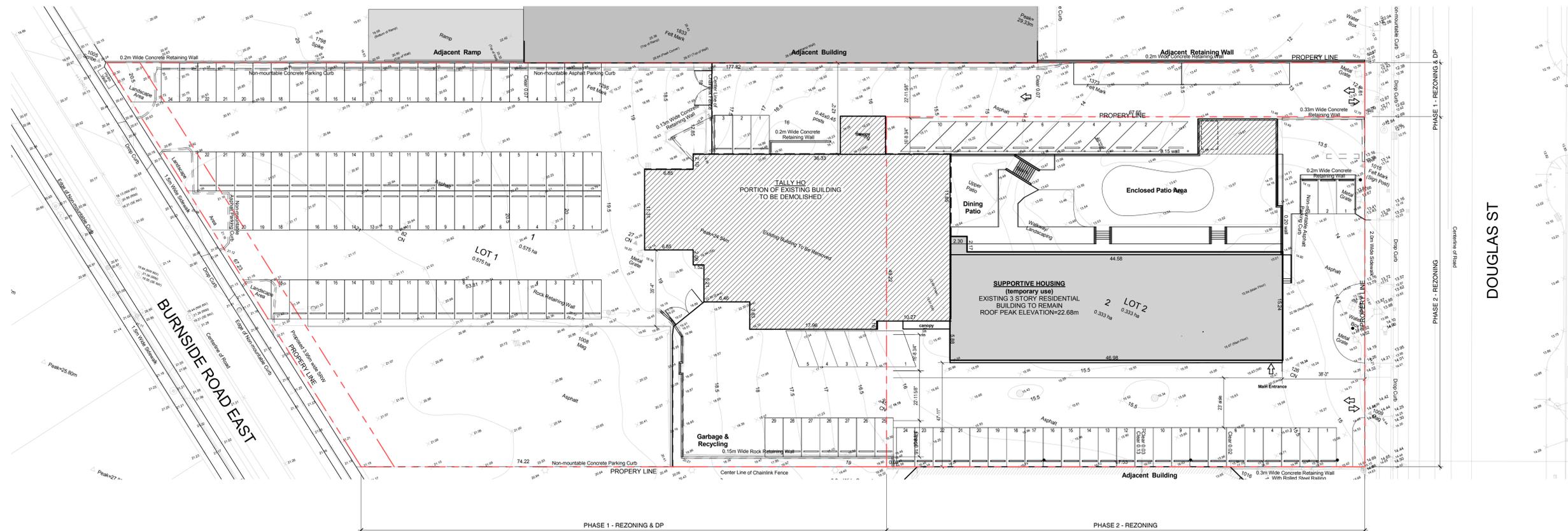
**LEGEND**

- Denotes Standard Iron Pin Found
- ▲ Denotes Lead Plug Found
- ▲ Denotes Control Monument Found
- ▲ Denotes Traverse Station Placed
- Denotes Catch Basin
- Denotes Drain Cleanout
- Denotes Drain Manhole
- Denotes Gas Service
- Denotes Hydrant
- Denotes Irrigation Box
- Denotes Lamp Standard
- Denotes Sewer Manhole
- Denotes Typical Spot Elevation
- Denotes Street Sign
- Denotes Telsu Service
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Water Service
- Denotes Water Valve Box

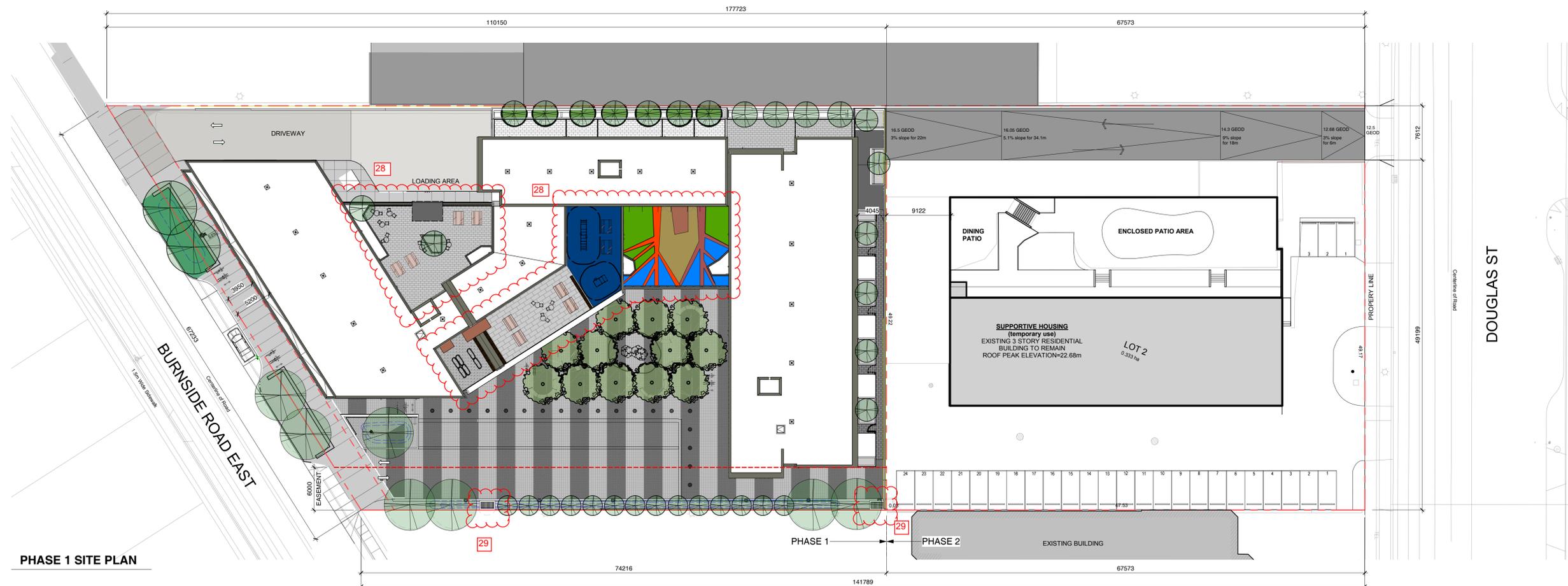


**DISCLAIMER:**  
SURVEY PREPARED BY J.E. ANDERSON & ASSOCIATED, DATED APRIL 27, 2018, REVISED JULY 15, 2019. SURVEY IS PROVIDED HERE FOR INFORMATION ONLY. REFER TO ORIGINAL SURVEY DOCUMENT FROM OWNER AND PERFORM ACTUAL FIELD REVIEW TO CONFIRM ACCURACY OF EXISTING CONDITIONS.





DEMOLITION SITE PLAN PHASE 1



PHASE 1 SITE PLAN



LOW HAMMOND ROWE ARCHITECTS



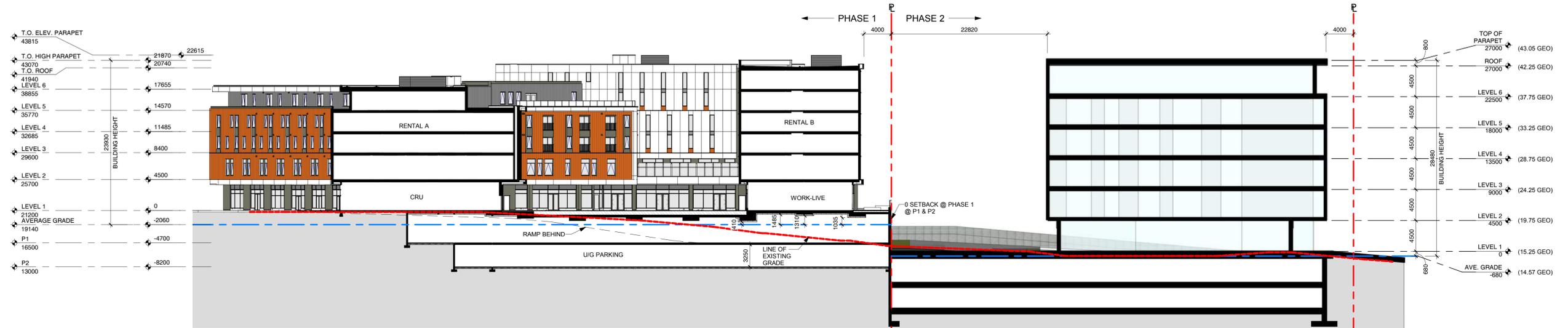
**CROSTOWN MIXED-USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN**

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
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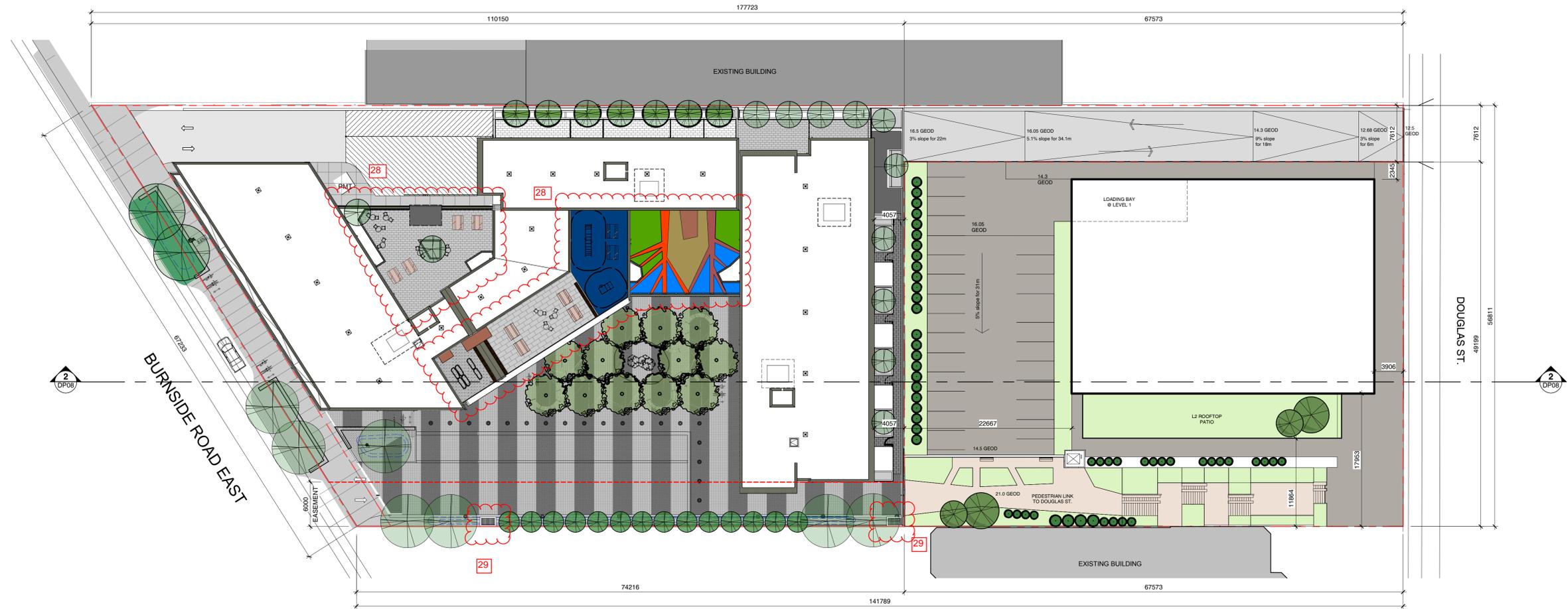
20.03.06  
1 : 300



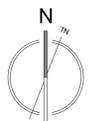
**DP07**



SITE PLAN SECTION



PHASE 2 SITE PLAN



110150



**SITE PLAN KEYNOTES**

- ① PLAZA
- ② SERVICE LANE
- ③ SURFACE PARKING
- ④ PEDESTRIAN LINK (PHASE 2)
- ⑤ BOULEVARD TREES
- ⑥ TREES & RAIN GARDEN
- ⑦ BOLLARDS
- ⑧ 6 STALL BIKE RACK (REFER TO LANDSCAPE)

**SITE PLAN PHASE 1**

74216

56811



LOW HAMMOND ROWE ARCHITECTS



**CROSTOWN MIXED-USE DEVELOPMENT**

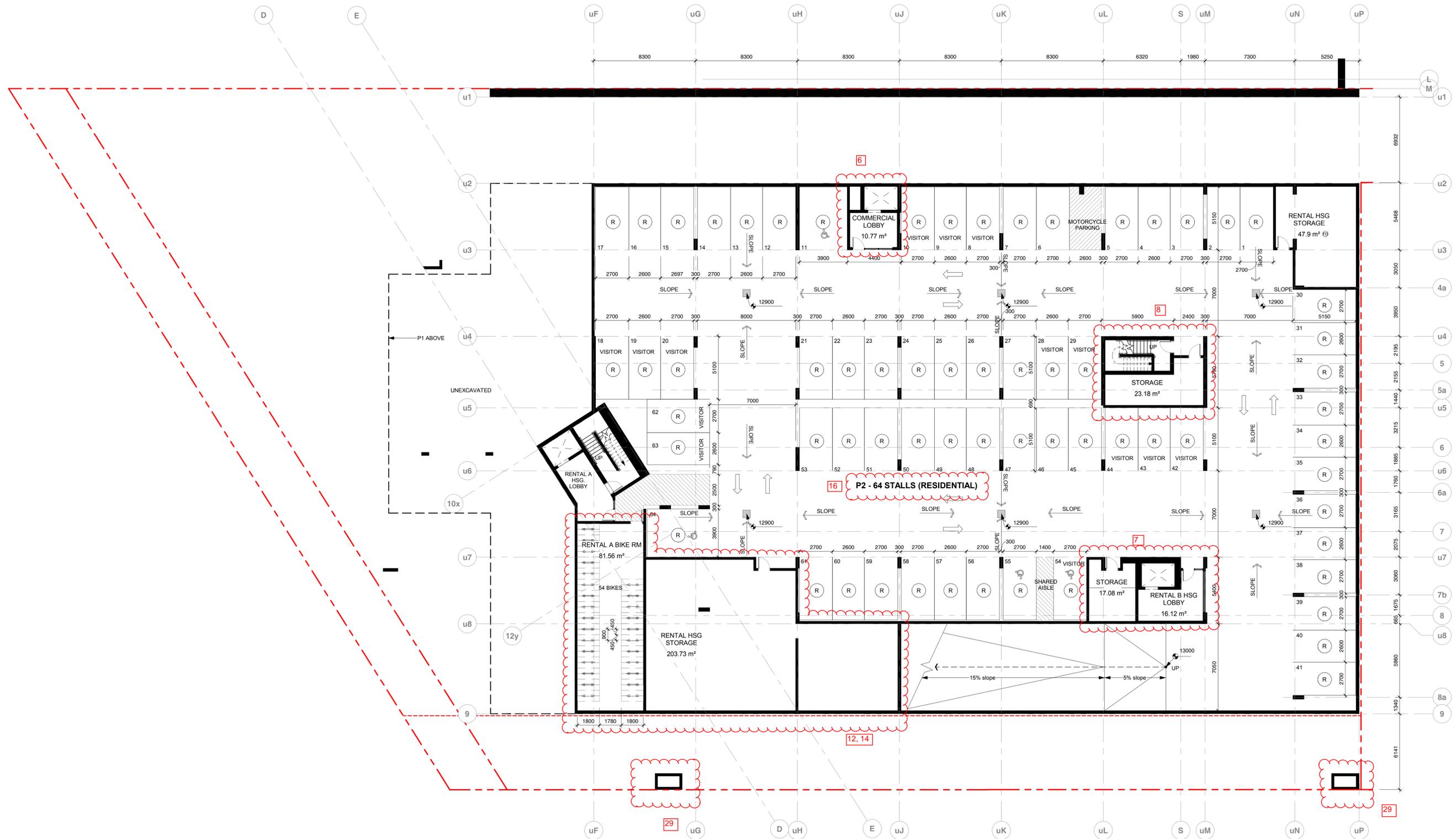
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**SITE PLAN PHASE 1**

20.03.06  
As indicated



**DP09**



**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



LOW HAMMOND ROWE ARCHITECTS



### CROSTOWN MIXED-USE DEVELOPMENT

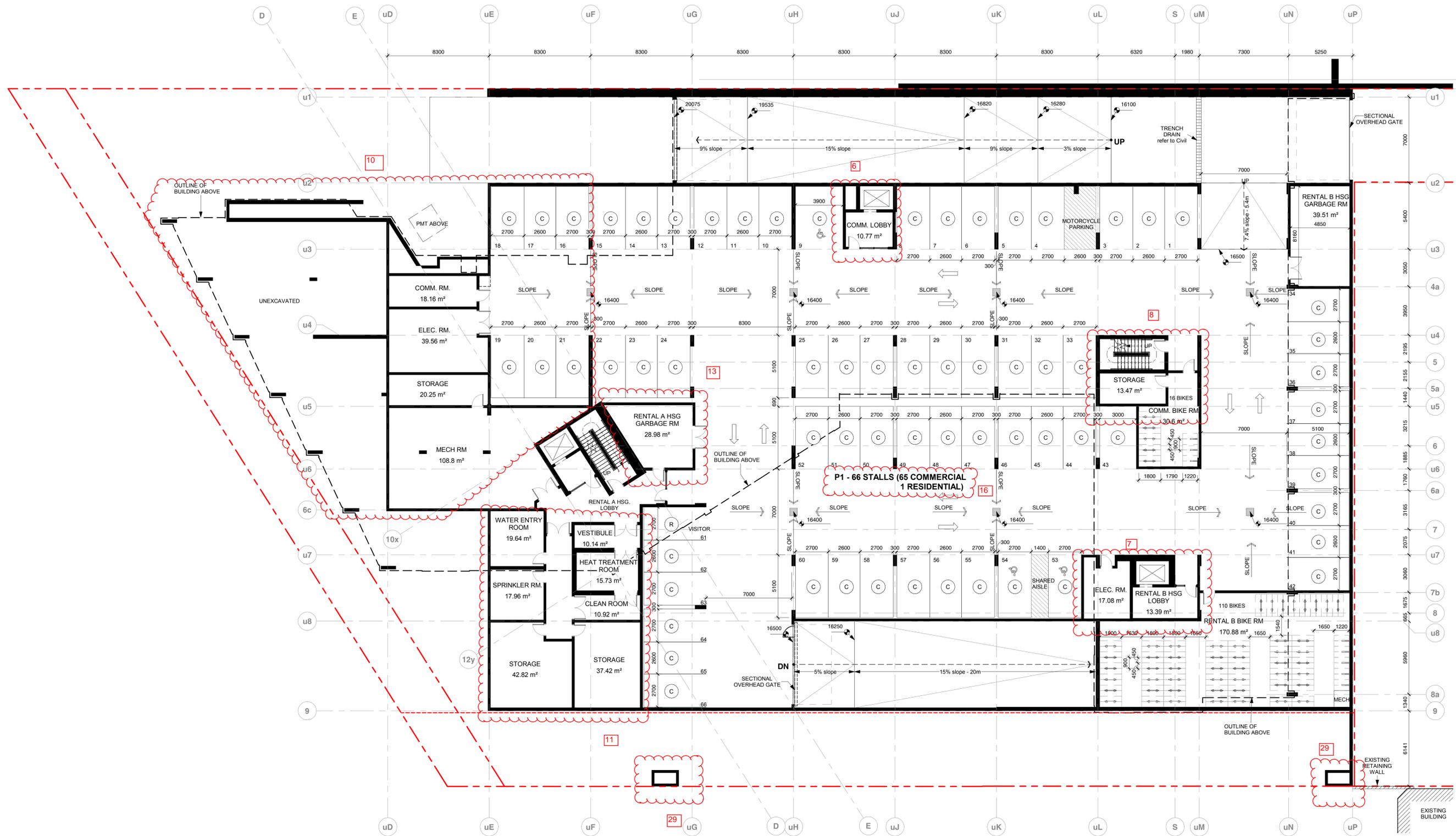
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
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### P2 FLOOR PLAN

20.03.06  
 1 : 150



# DP10



**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



LOW HAMMOND ROWE ARCHITECTS

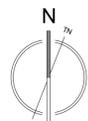


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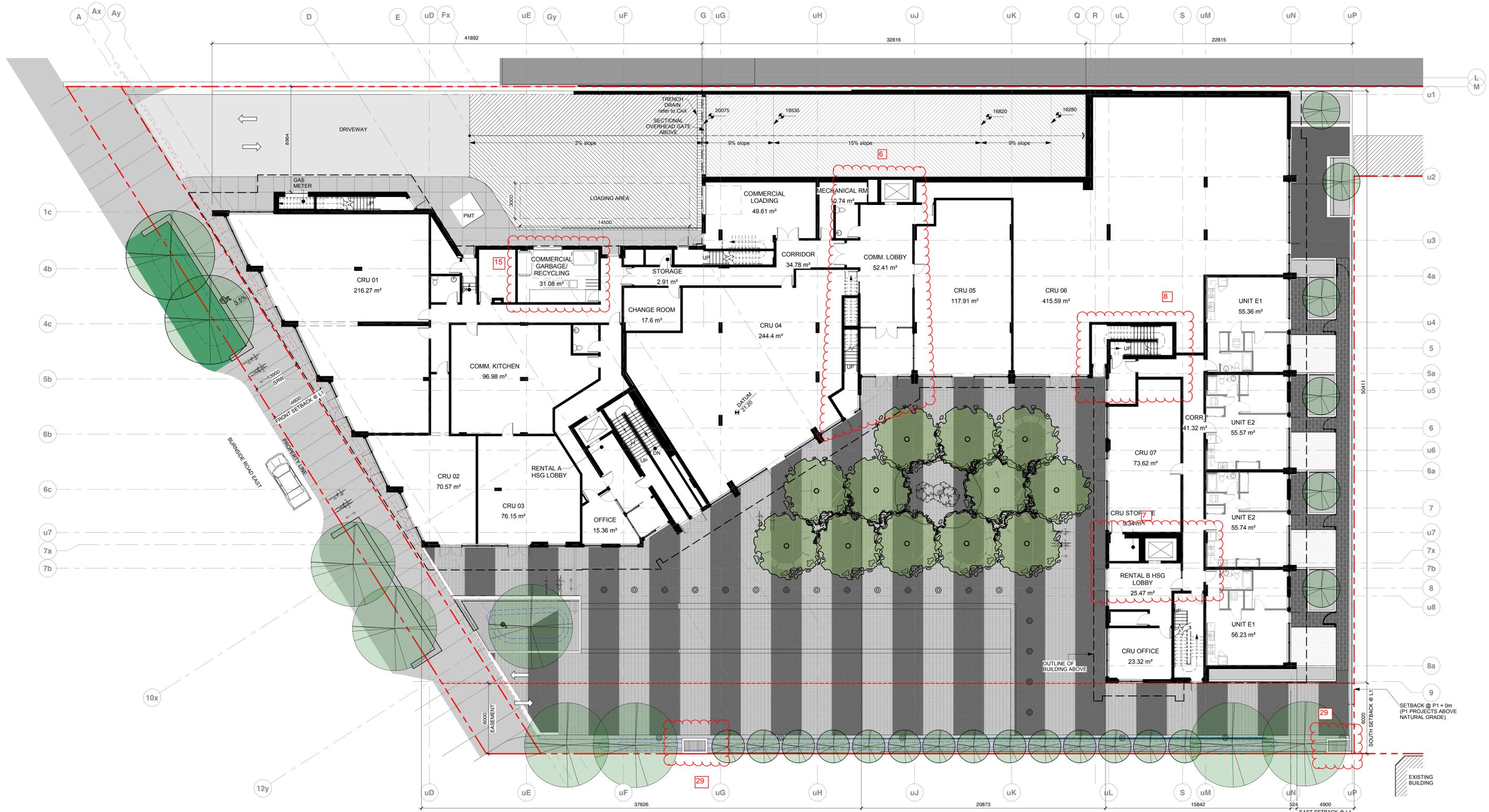
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
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**P1 FLOOR PLAN**

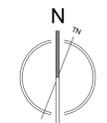
20.03.06  
 1 : 150

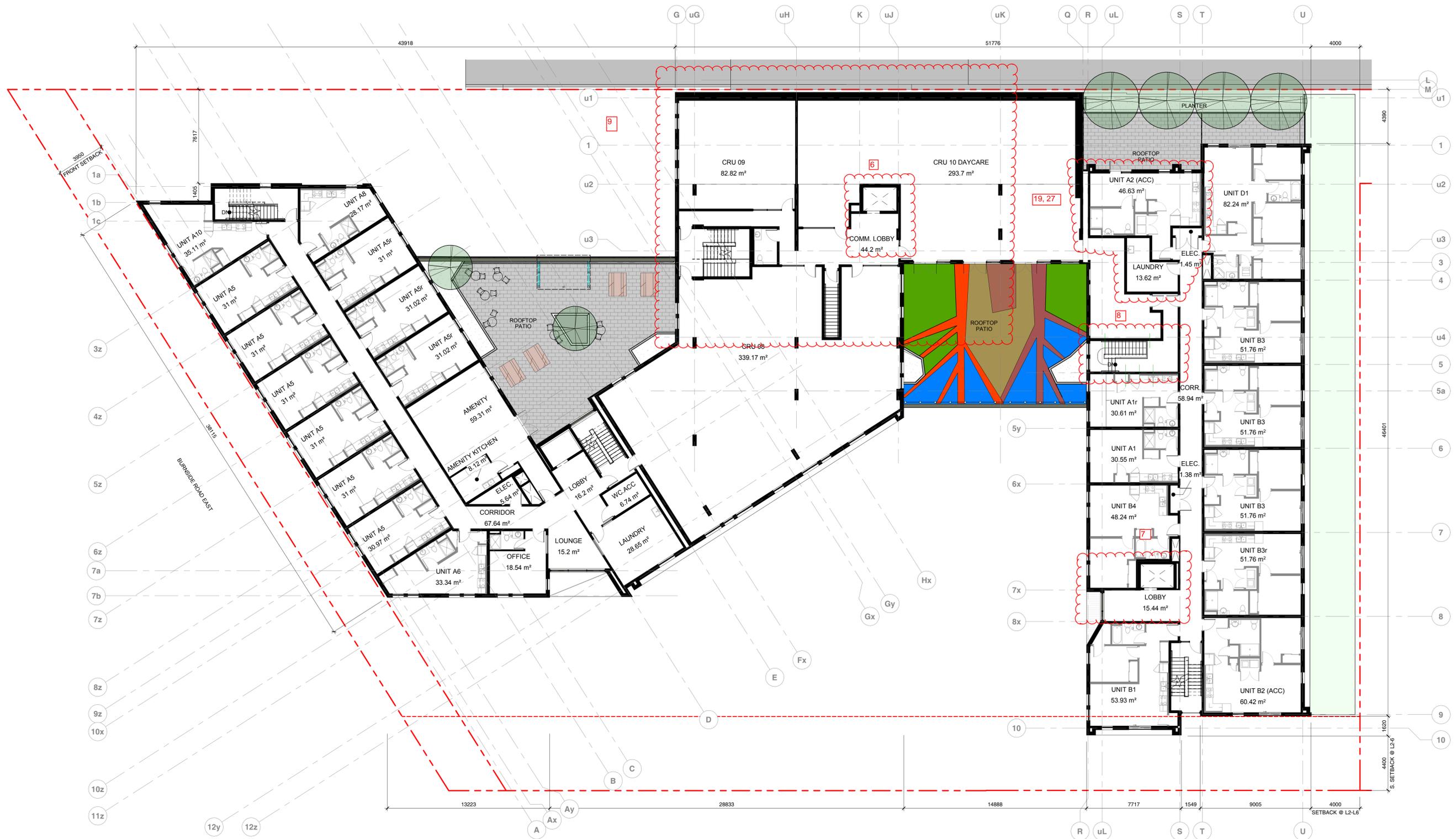


**DP11**



**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.





**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



LOW HAMMOND ROWE ARCHITECTS

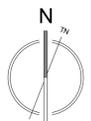


**CROSTOWN MIXED-USE DEVELOPMENT**

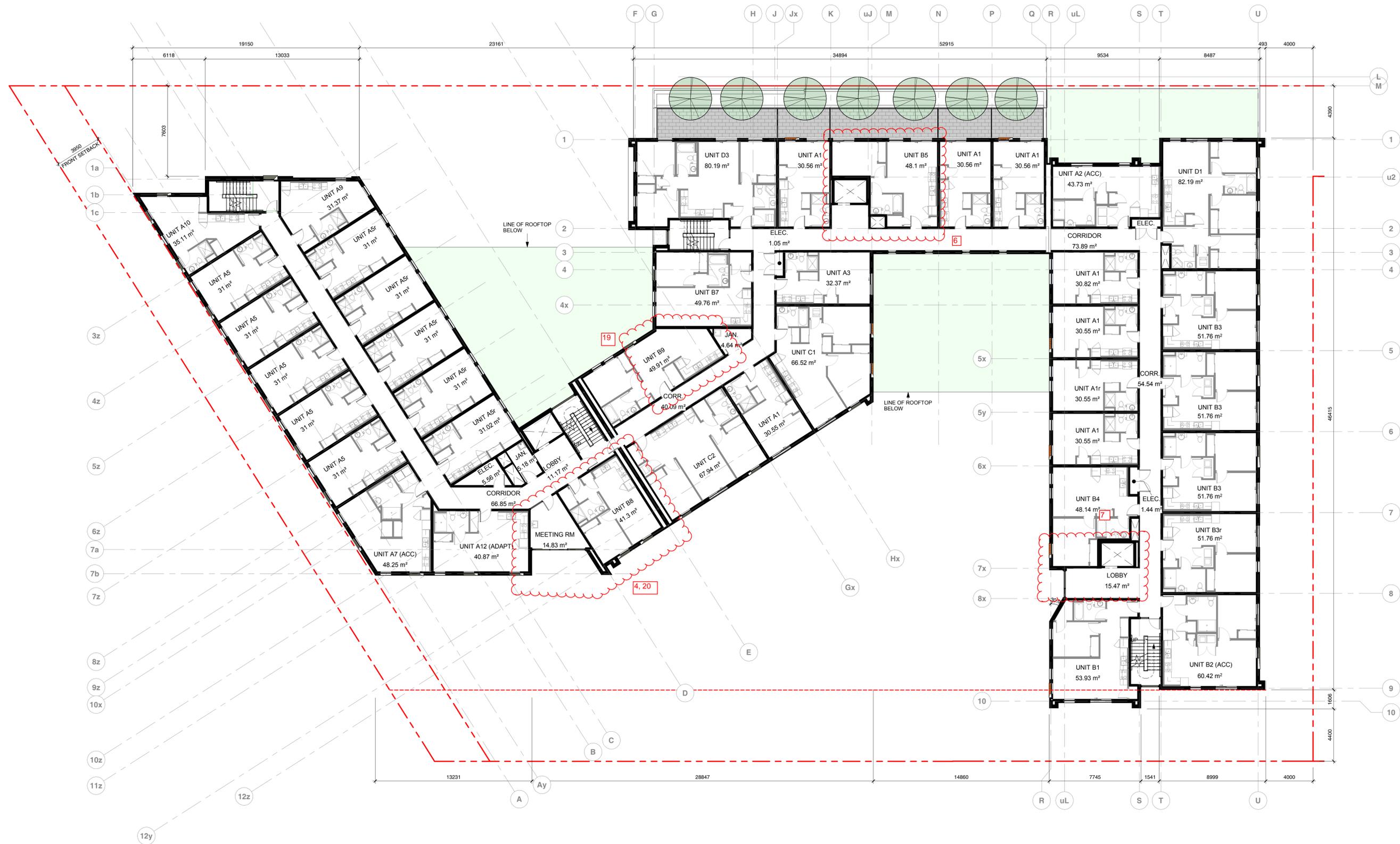
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
 ISSUED FOR REZONING & DEVELOPMENT PERMIT

**LEVEL 2 FLOOR PLAN**

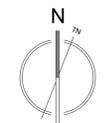
20.03.06  
 1 : 150

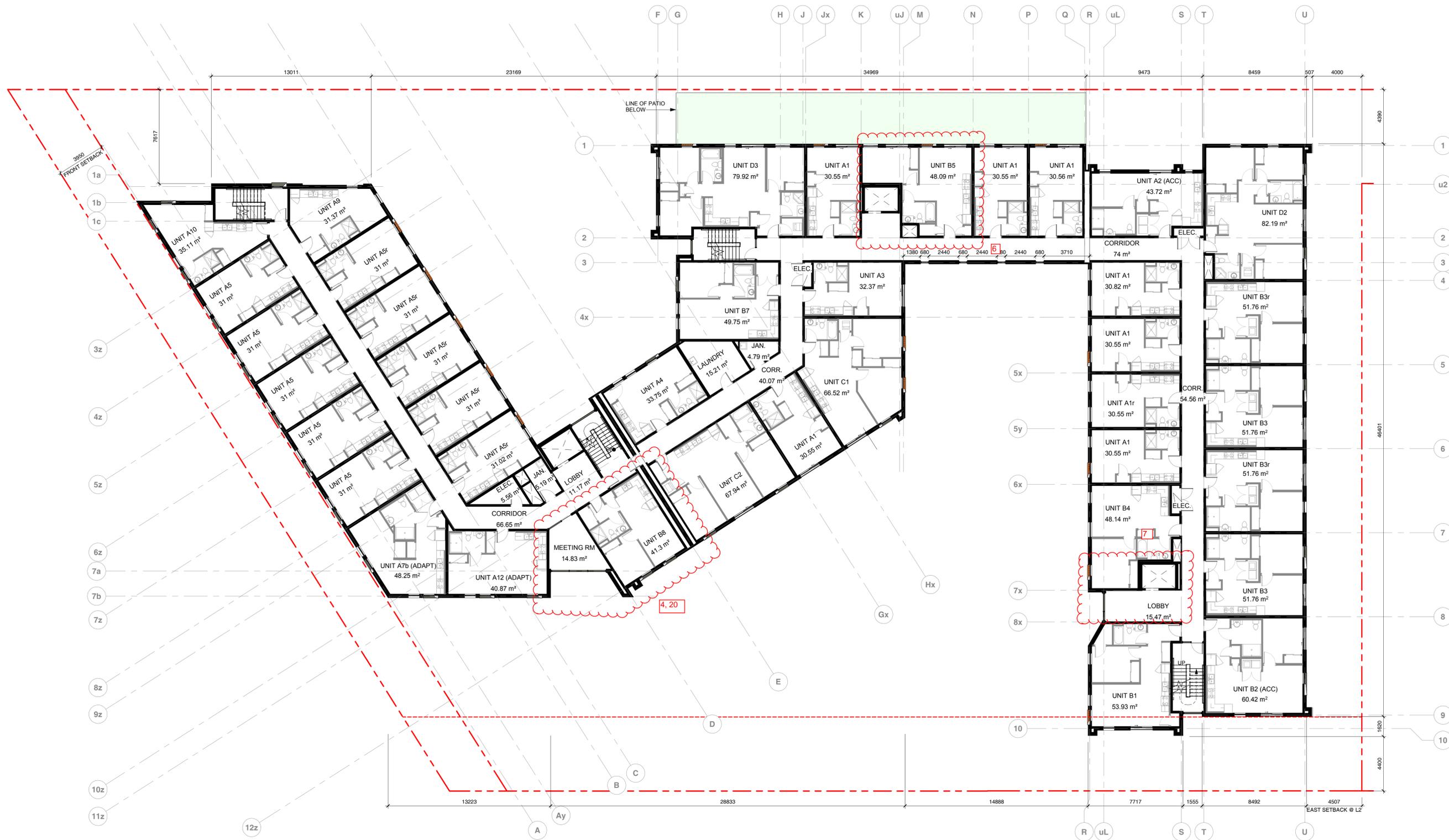


**DP13**

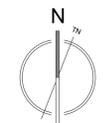


**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



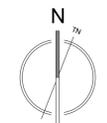


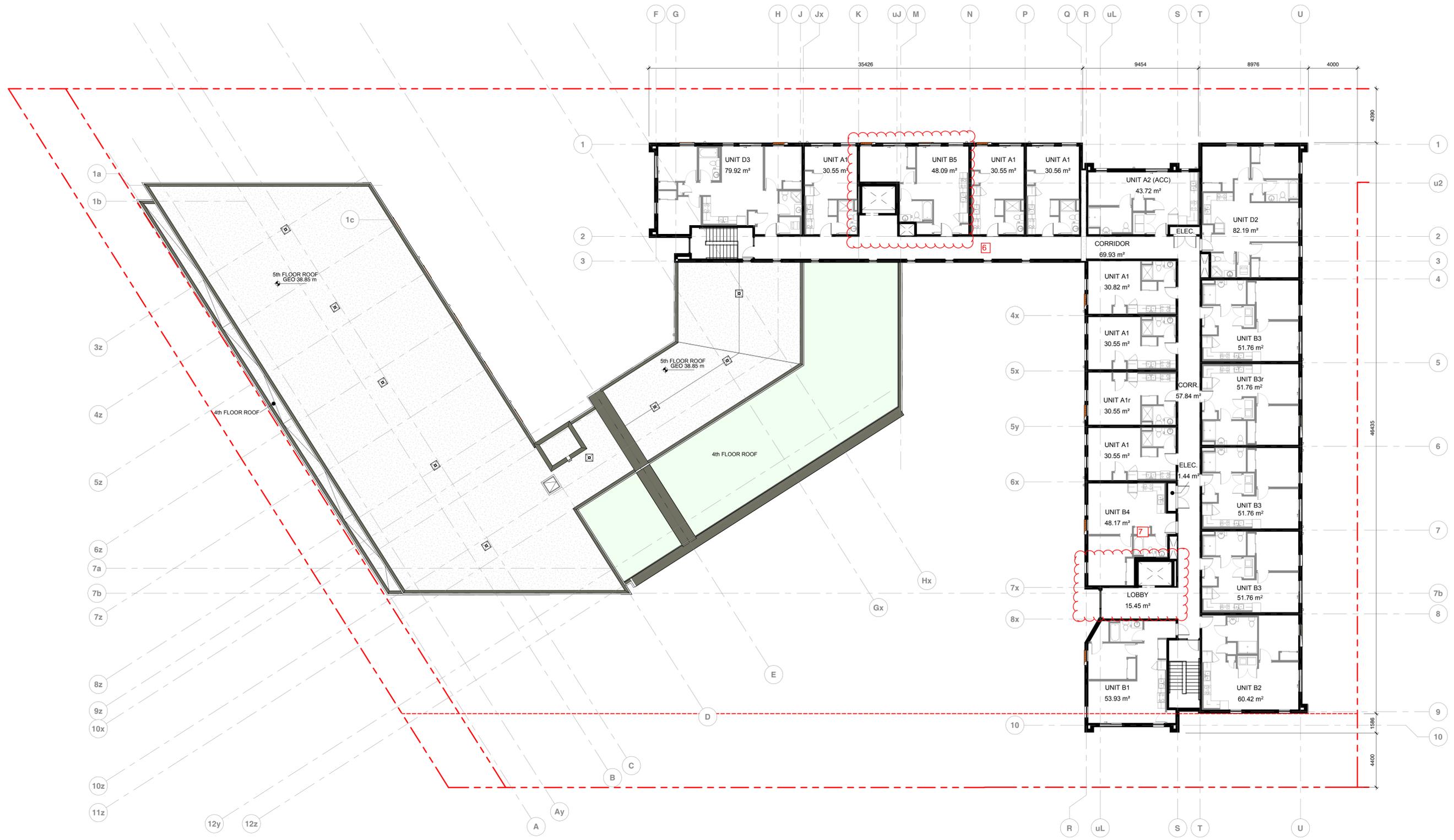
**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



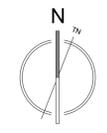


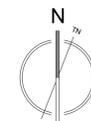
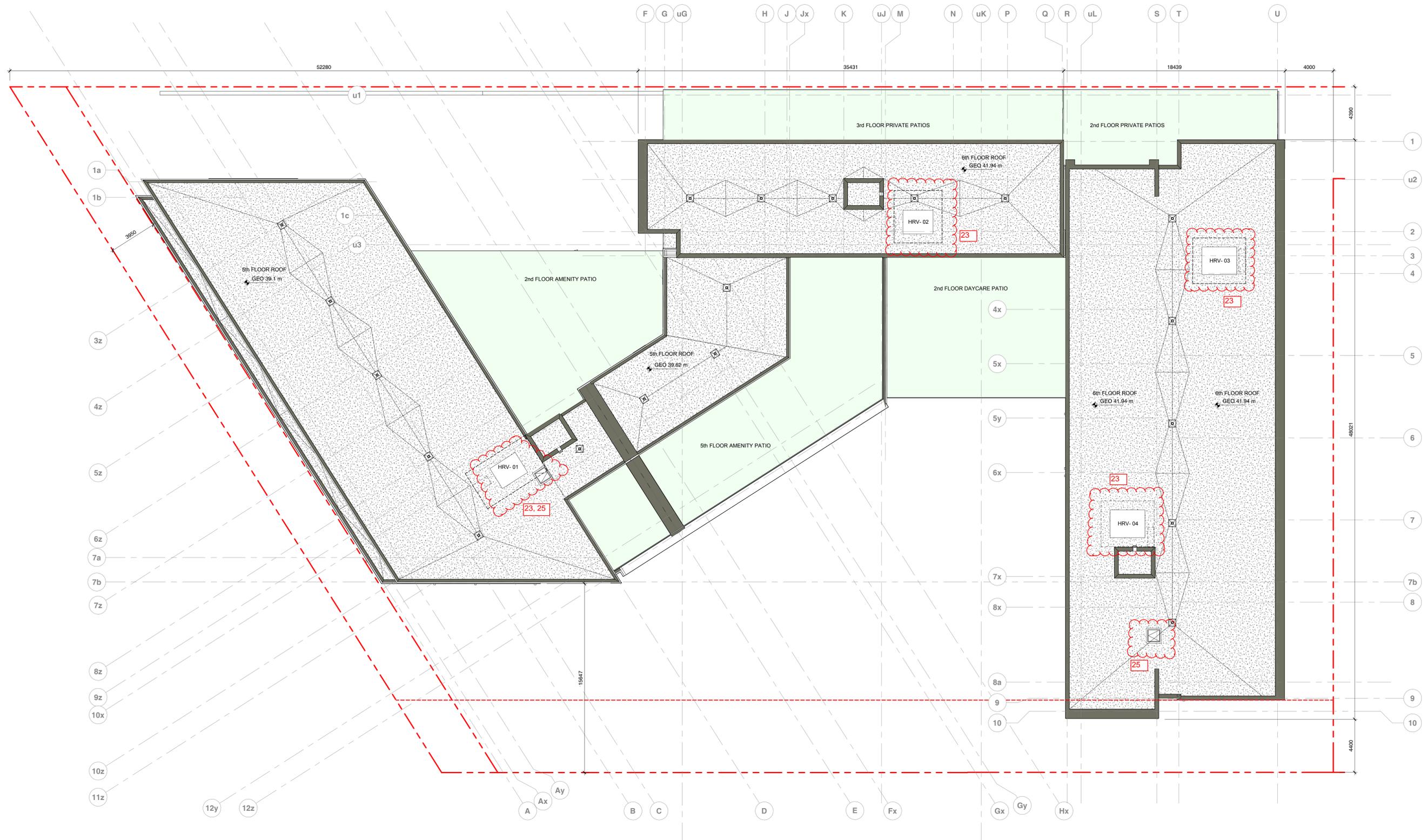
**Note:**  
 Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.





**Note:**  
Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.





MATERIAL LEGEND

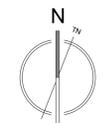
- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- 4 METAL PANEL @ WINDOW - CHARCOAL
- 5 METAL PANEL @ WINDOW - WARM WOOD TONE
- 6 METAL CLADDING - CHARCOAL
- 7 VINYL WINDOW - CHARCOAL
- 8 WINDOW WALL GLAZING - CHARCOAL
- 9 PICKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN - (METAL LOUVERS)



ELEVATION - WEST



ELEVATION - SOUTH





ELEVATION - NORTH



ELEVATION - EAST

MATERIAL LEGEND

- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 VERTICAL METAL PANEL WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- 4 METAL PANEL @ WINDOW - CHARCOAL
- 5 METAL PANEL @ WINDOW - WARM WOOD TONE
- 6 METAL CLADDING - CHARCOAL
- 7 VINYL WINDOW - CHARCOAL
- 8 WINDOW WALL GLAZING - CHARCOAL
- 9 PICKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN - (METAL LOUVERS)



LOW HAMMOND ROWE ARCHITECTS

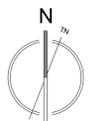


CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

20.03.06  
As indicated



DP20

MATERIAL LEGEND

-  1 CEMENTITIUS PANELS - WHITE
-  2 CEMENTITIUS PANELS - CHARCOAL
-  3 VERTICAL METAL PANEL WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIUS PANEL IN WARM WOOD TONE
-  4 METAL PANEL @ WINDOW - CHARCOAL
-  5 METAL PANEL @ WINDOW - WARM WOOD TONE
-  6 METAL CLADDING - CHARCOAL
-  7 VINYL WINDOW - CHARCOAL
-  8 WINDOW WALL GLAZING - CHARCOAL
-  9 PICKET GUARDRAIL - CHARCOAL
-  10 MECHANICAL SCREEN - (METAL LOUVERS)



ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED-USE DEVELOPMENT

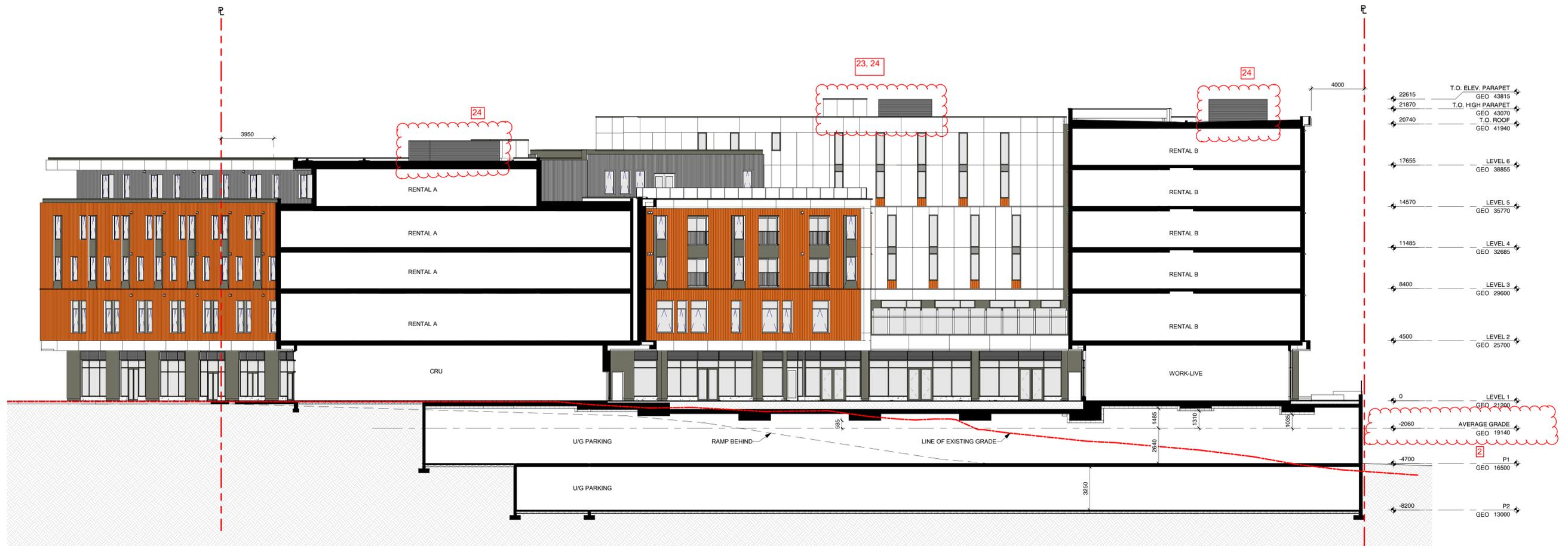
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

20.03.06  
As indicated



DP21



BUILDING SECTION 01



LOW HAMMOND ROWE ARCHITECTS

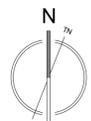


**CROSTOWN MIXED-USE DEVELOPMENT**

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

**BUILDING SECTION**

20.03.06  
1 : 150



**DP22**



BUILDING SECTION 02



LOW HAMMOND ROWE ARCHITECTS

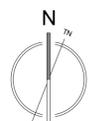


**CROSTOWN MIXED-USE DEVELOPMENT**

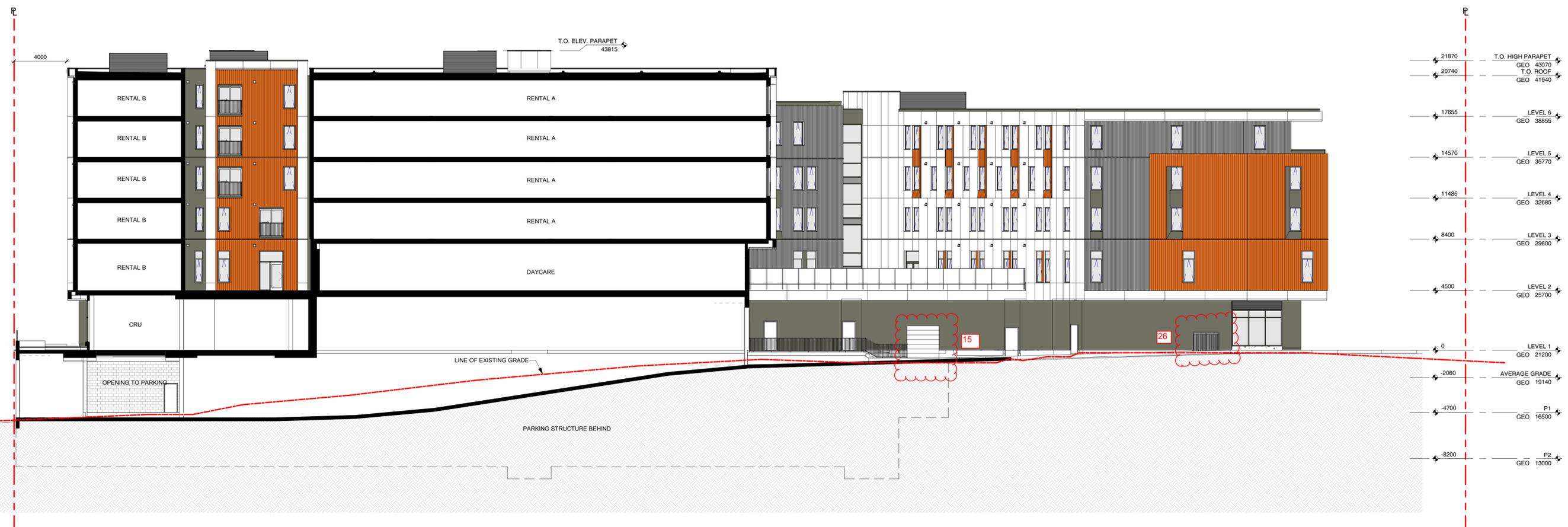
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

**BUILDING SECTION**

20.03.06  
1 : 150



**DP23**



**BUILDING SECTION 03**



LOW HAMMOND ROWE ARCHITECTS

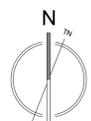


**CROSTOWN MIXED-USE DEVELOPMENT**

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

**BUILDING SECTION**

20.03.06  
1 : 150



**DP24**





LOW HAMMOND ROWE ARCHITECTS

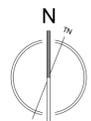


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW DOWN BURNSIDE

20.03.06



# DP26



LOW HAMMOND ROWE ARCHITECTS



**CROSTOWN MIXED-USE DEVELOPMENT**

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
 ISSUED FOR REZONING & DEVELOPMENT PERMIT

**PLAZA LOOKING WEST**

20.03.06



**DP27**



LOW HAMMOND ROWE ARCHITECTS

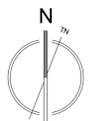


## CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

COURTYARD

20.03.06



# DP28



LOW HAMMOND ROWE ARCHITECTS

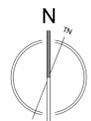


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SOUTHEAST CORNER VIEW

20.03.06



# DP29



LOW HAMMOND ROWE ARCHITECTS

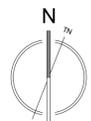


## CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

NORTHEAST CORNER VIEW

20.03.06



# DP30



LOW HAMMOND ROWE ARCHITECTS

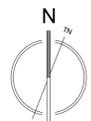


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW DOWN BURNSIDE

20.03.06



# DP31



LOW HAMMOND ROWE ARCHITECTS

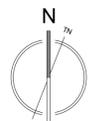


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW FROM BURNSIDE

20.03.06



# DP32



LOW HAMMOND ROWE ARCHITECTS

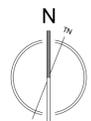


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BURNSIDE & FINLAYSON

20.03.06



# DP33



LOW HAMMOND ROWE ARCHITECTS

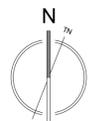


### CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

DOUGLAS & FINLAYSON

20.03.06



# DP34



LOW HAMMOND ROWE ARCHITECTS

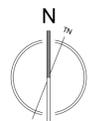


**CROSTOWN MIXED-USE DEVELOPMENT**

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

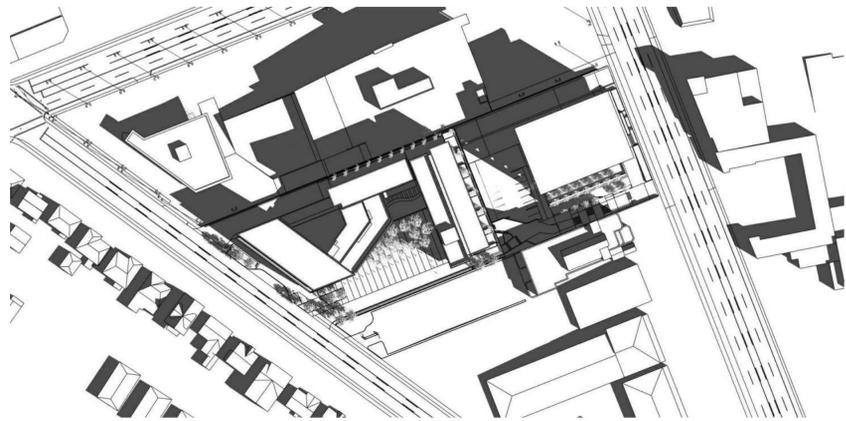
ILLUSTRATIVE VIEWS

20.03.06

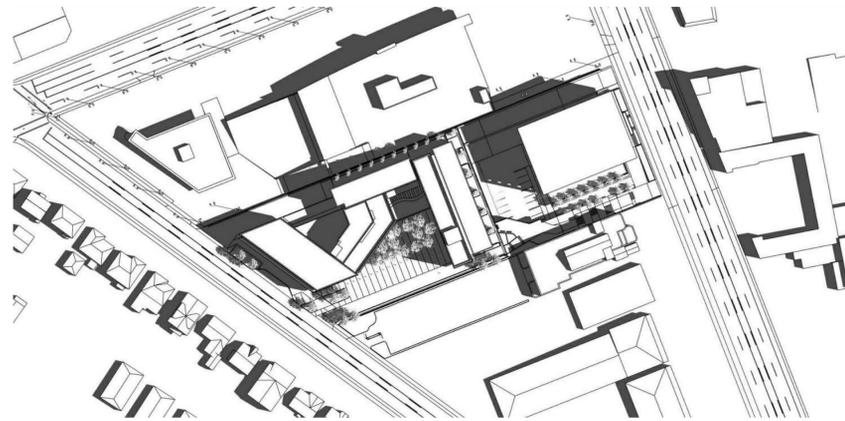


**CROSTOWN**  
WHERE COMMUNITY CONNECTS

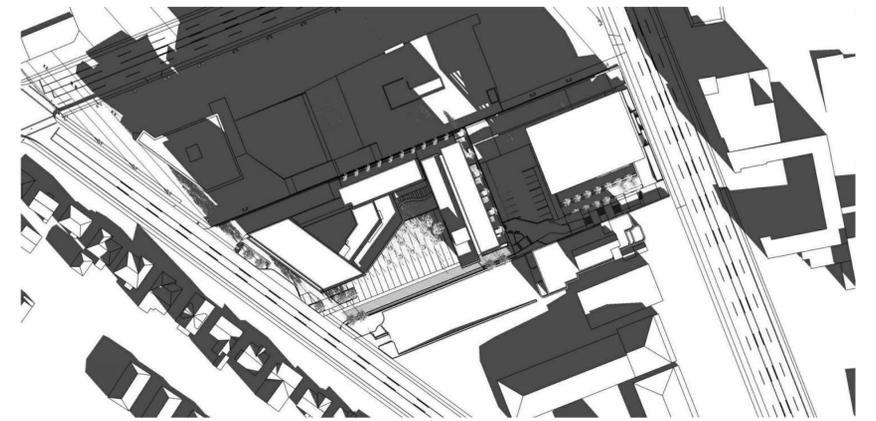
**DP35**



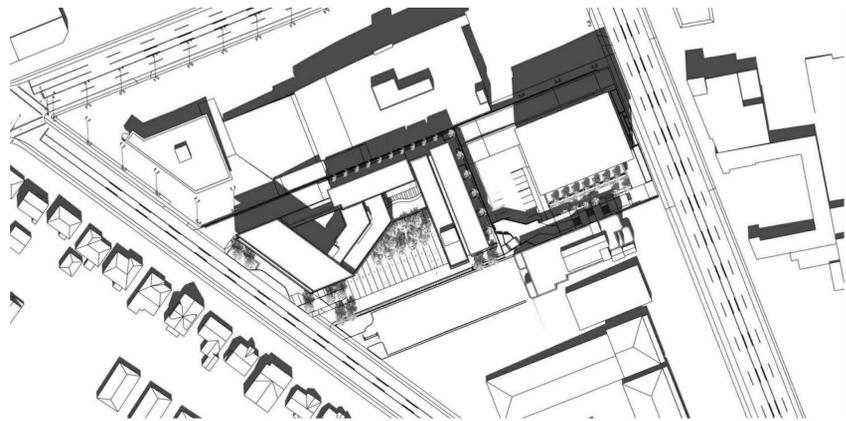
MARCH 21 SPRING 9AM



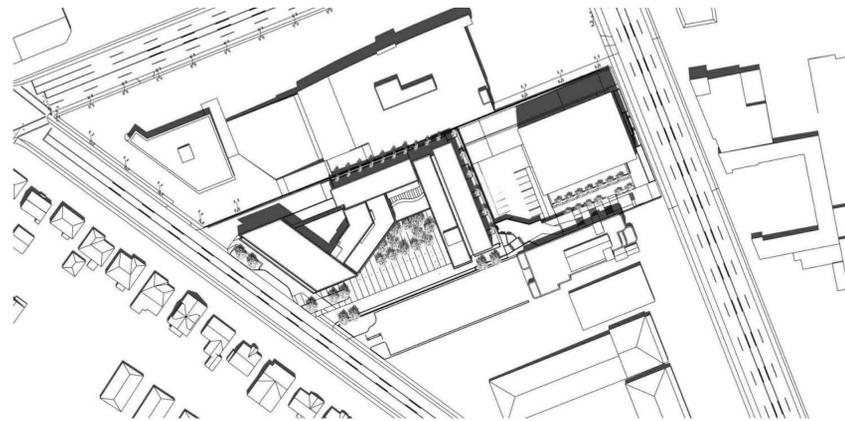
JULY 21 SUMMER 9AM



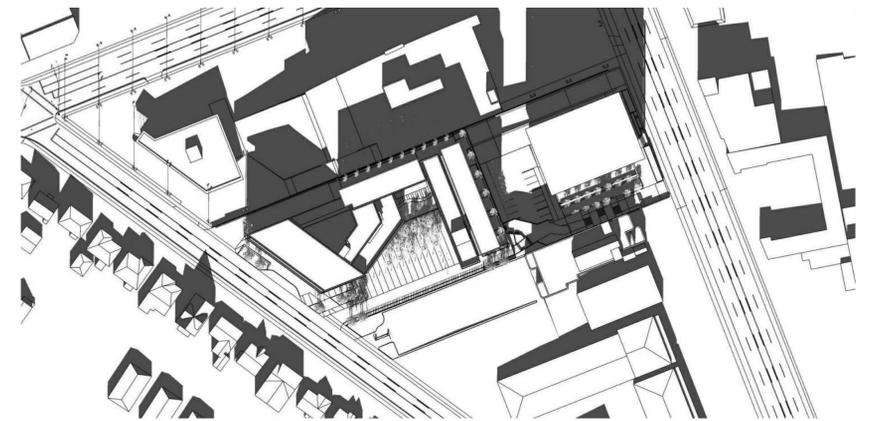
DECEMBER 21 WINTER 9AM



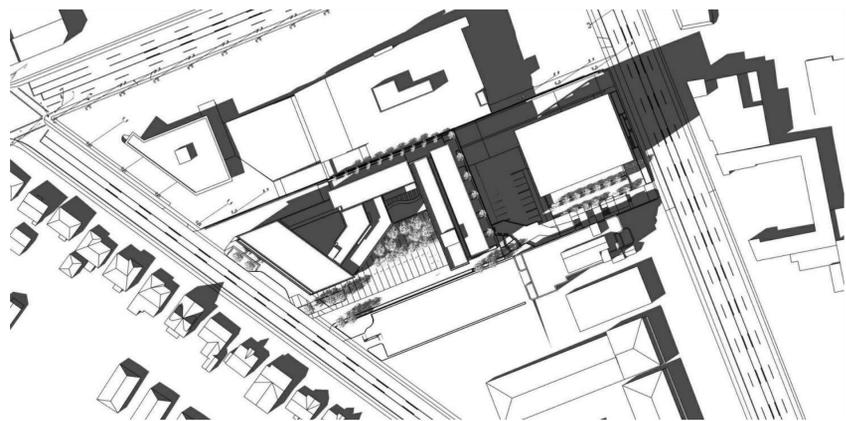
MARCH 21 SPRING 12PM



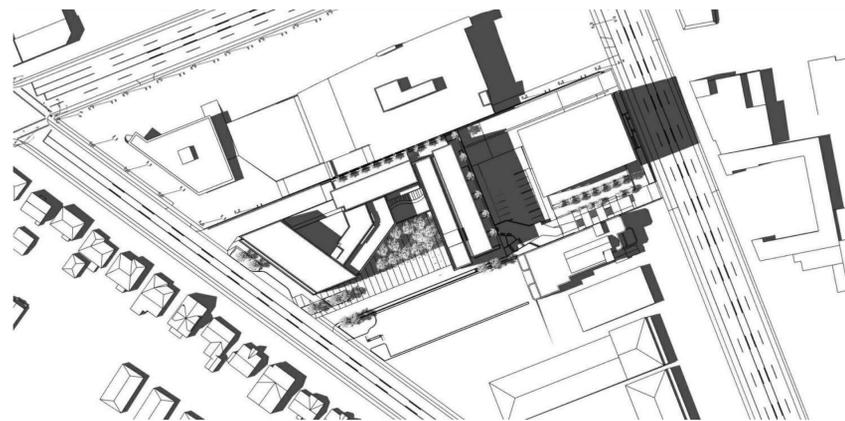
JULY 21 SUMMER 12PM



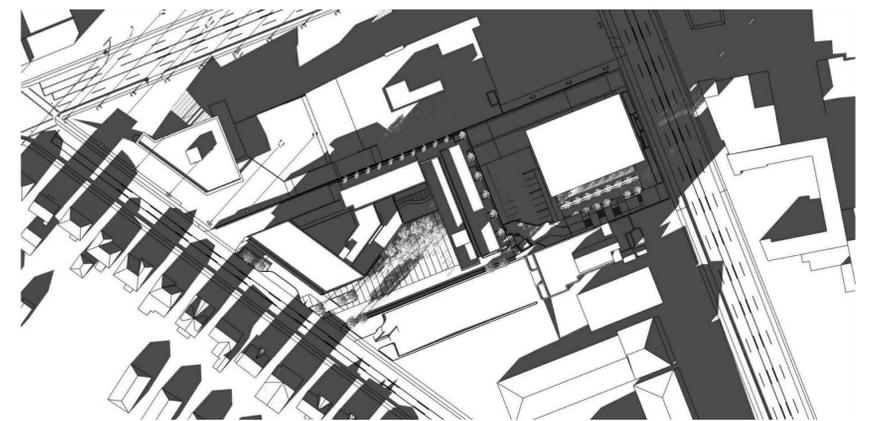
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS

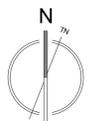


### CROSTOWN MIXED-USE DEVELOPMENT

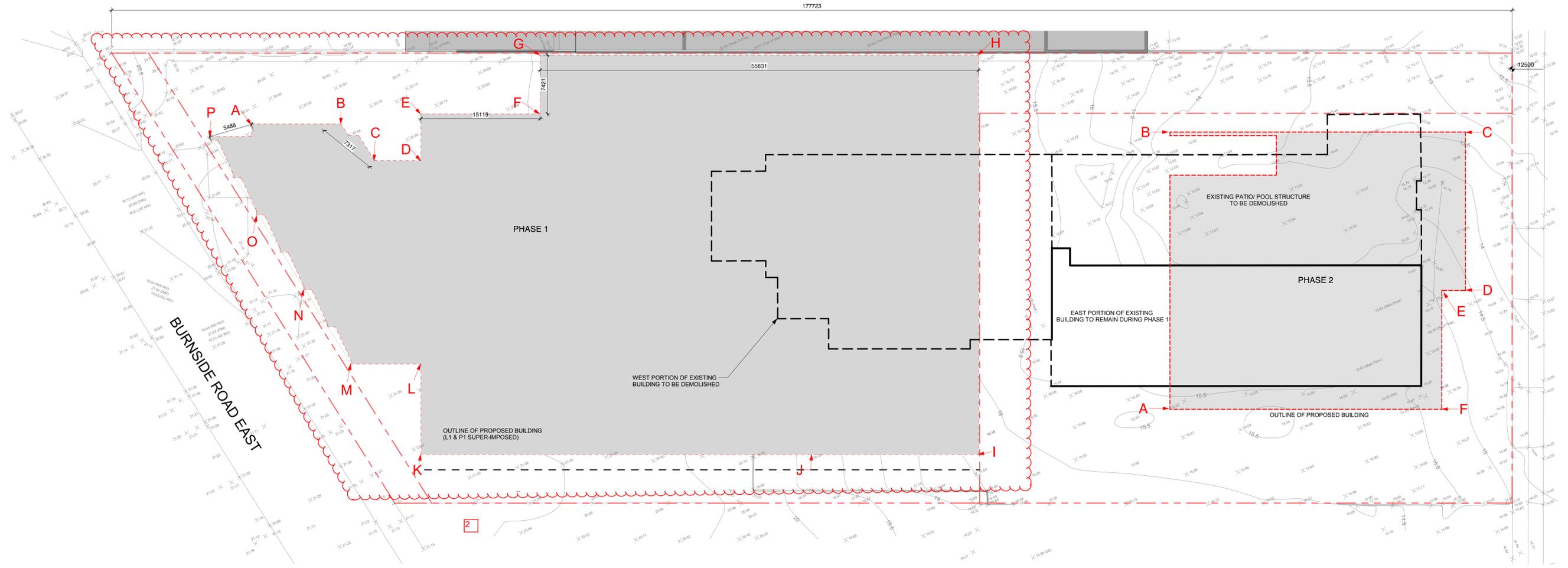
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SUN STUDIES

20.03.06



# DP36



← PHASE 1 PHASE 2 →

Grade Points(m. - Geodetic)	Existing Proposed		Grade Points	Average		Distance	Calculation
	a	b		/2 =	/2 =		
A	20.93	21.20	Points A & B	( 20.93 + 20.87 ) /2 = 20.90	9.86	206.07	
B	20.87	21.20	Points B & C	( 20.87 + 20.86 ) /2 = 20.87	7.32	152.73	
C	20.86	21.20	Points C & D	( 20.86 + 20.60 ) /2 = 20.73	5.90	122.31	
D	20.78	20.60	Points D & E	( 20.60 + 20.45 ) /2 = 20.53	5.90	121.10	
E	20.75	20.45	Points E & F	( 20.45 + 20.08 ) /2 = 20.27	15.12	306.41	
F	20.50	20.08	Points F & G	( 20.08 + 20.08 ) /2 = 20.08	7.42	148.99	
G	20.50	20.08	Points G & H	( 20.08 + 16.00 ) /2 = 18.04	55.63	1003.57	
H	16.00	16.10	Points H & I	( 16.00 + 16.40 ) /2 = 16.20	50.41	816.64	
I	16.40	21.20	Points K & L	( 16.40 + 21.07 ) /2 = 18.74	21.27	398.49	
J	18.39	21.20	Points L & M	( 18.39 + 21.10 ) /2 = 19.75	49.63	979.94	
K	21.07	21.20	Points M & N	( 21.07 + 21.10 ) /2 = 21.09	11.42	240.79	
L	21.10	21.20	Points N & O	( 21.10 + 21.20 ) /2 = 21.15	8.87	187.60	
M	21.20	21.20	Points O & P	( 21.20 + 21.20 ) /2 = 21.20	11.15	236.38	
N	21.31	21.20	Points O & P	( 21.20 + 21.16 ) /2 = 21.18	11.15	236.16	
O	21.16	21.20	Points O & P	( 21.16 + 20.92 ) /2 = 21.04	11.54	242.80	
P	20.92	21.20	Points P & A	( 20.92 + 20.93 ) /2 = 20.93	5.49	114.88	
					288.08	5514.86	

Average Grade:  
 ( 5514.86 / 288.08 )  
 = 19.14 (m)

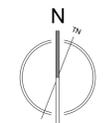
PROPOSED HEIGHT  
 = ROOF HEIGHT - AVG GRADE  
 = 43.07m - 19.14m GEO  
 = 23.93m BUILDING HEIGHT

**PHASE 2 - AVERAGE GRADE CALCULATION:**  
 ALL DATUMS IN GEODETIC IN METERS

Grade Points (m. - Geodetic)		Grade points	Average (geod)	Distance (m)	Calculation
Existing	Proposed				
A	15.55	15.20	A & B (15.20 + 14.30)/2 = 14.75	34.99	516.10
B	14.30	15.20	B & C (14.30 + 13.30)/2 = 13.80	37.50	517.50
C	13.30	15.20	C & D (13.30 + 14.70)/2 = 14.00	20.00	280.00
D	14.70	15.20	D & E (14.70 + 15.05)/2 = 14.88	3.00	44.63
E	15.05	15.20	E & F (15.05 + 15.20)/2 = 15.13	14.99	226.72
F	15.40	15.20	F & A (15.40 + 15.20)/2 = 15.30	34.50	527.85
				144.98	2112.80

Average Grade  
 (2112.80 / 144.98) = 14.57m geodetic

PROPOSED HEIGHT:  
 = ROOF HEIGHT - AVG GRADE  
 = 25.67m - 14.57m GEO  
 = 11.10m BUILDING HEIGHT  
 = 43.05m GEO BUILDING HEIGHT





LEVEL 1 FSR



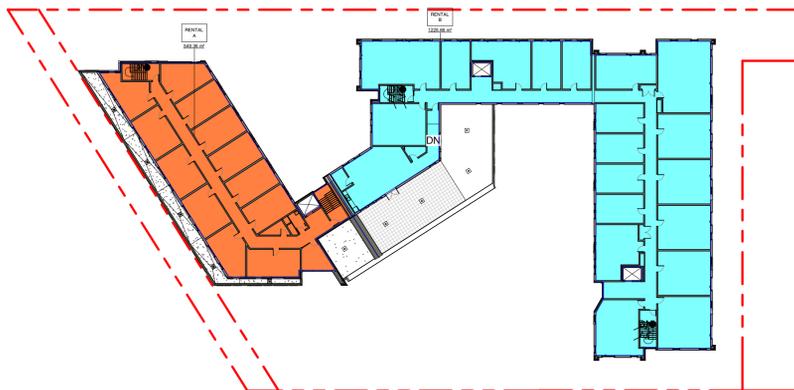
LEVEL 2 FSR



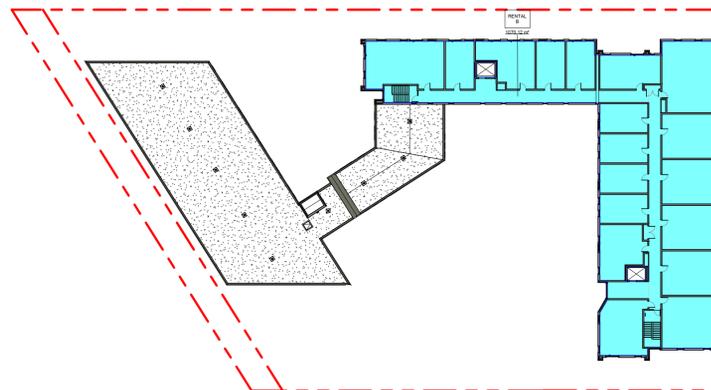
LEVEL 3 FSR



LEVEL 4 FSR



LEVEL 5 FSR



LEVEL 6 FSR

UNIT COUNTS BY TYPE			
OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental B	S (access)	5	5%
Rental B	S	35	36%
Rental B	3B	9	9%
Rental B	2B	4	4%
Rental B	1B (access)	4	4%
Rental B	1B	39	41%
<b>SUB TOTAL</b>		<b>96</b>	<b>100%</b>

Rental A	S	51	94%
Rental A	S (access)	1	2%
Rental A	1B	2	4%
<b>SUB TOTAL</b>		<b>54</b>	<b>100%</b>

UNIT COUNTS BY LEVEL		
LEVEL	RENTAL B	RENTAL A
LEVEL 2	11	12
LEVEL 3	24	15
LEVEL 4	24	15
LEVEL 5	19	12
LEVEL 6	18	
<b>SUB TOTAL</b>		<b>64</b>

NET AREA SCHEDULE			
Level	Name	Area (sqm)	Area (sqft)
LEVEL 1	Commercial	2115	22763
LEVEL 1	Rental A	79	848
LEVEL 1	Rental B	52	560
<b>TOTAL AREA</b>		<b>2246</b>	<b>24171</b>
LEVEL 2	Commercial	857	9225
LEVEL 2	Rental A	692	7449
LEVEL 2	Rental B	703	7567
<b>TOTAL AREA</b>		<b>2252</b>	<b>24240</b>
LEVEL 3	Rental A	692	7449
LEVEL 3	Rental B	1440	15500
<b>TOTAL AREA</b>		<b>2132</b>	<b>22949</b>
LEVEL 4	Rental A	692	7449
LEVEL 4	Rental B	1440	15500
<b>TOTAL AREA</b>		<b>2132</b>	<b>22949</b>
LEVEL 5	Rental A	549	5909
LEVEL 5	Rental B	1226	13197
<b>TOTAL AREA</b>		<b>1775</b>	<b>19106</b>
LEVEL 6	Rental B	1070	11517
<b>TOTAL AREA</b>		<b>1070</b>	<b>11517</b>



OPEN SPACE AREA: 602.67 M2  
 PHASE 1 SITE AREA: 5753.7 M2  
 OPEN SPACE RATIO: 602.67 / 5753.7 = 10.48%

OPEN SPACE AREA PLAN.

RESIDENTIAL TOTAL FSR			
Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	131	1407	0.02
LEVEL 2	1396	15022	0.24
LEVEL 3	2132	22945	0.37
LEVEL 4	2132	22945	0.37
LEVEL 5	1775	19106	0.31
LEVEL 6	1070	11518	0.19
<b>TOTAL AREA</b>		<b>8635</b>	<b>92945</b>

COMMERCIAL TOTAL FSR			
Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	2115	22763	0.37
LEVEL 2	857	9221	0.15
<b>TOTAL AREA</b>		<b>2972</b>	<b>31985</b>

TOTAL FSR			
Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	2246	24171	0.39
LEVEL 2	2252	24244	0.39
LEVEL 3	2132	22945	0.37
LEVEL 4	2132	22945	0.37
LEVEL 5	1775	19106	0.31
LEVEL 6	1070	11518	0.19
<b>TOTAL AREA</b>		<b>11806</b>	<b>124930</b>

3,4,5



SITE COVERAGE AREA: 4066.89 M2  
 SITE AREA: 5753.7 M2  
 SITE COVERAGE RATIO: 4066.89 / 5753.7 M2 = 70.7 %

SITE COVERAGE



LOW HAMMOND ROWE ARCHITECTS

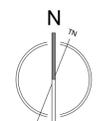


CROSTOWN MIXED-USE DEVELOPMENT

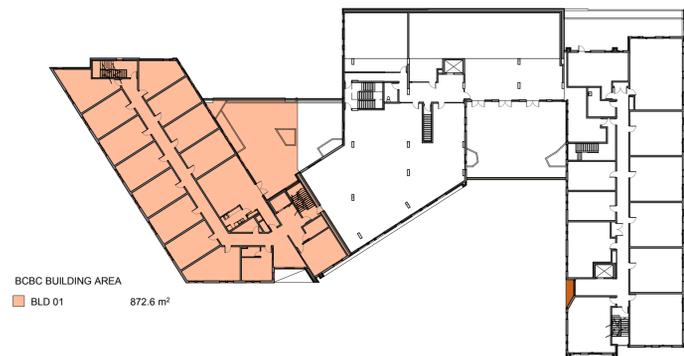
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
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FSR AREA SUMMARY

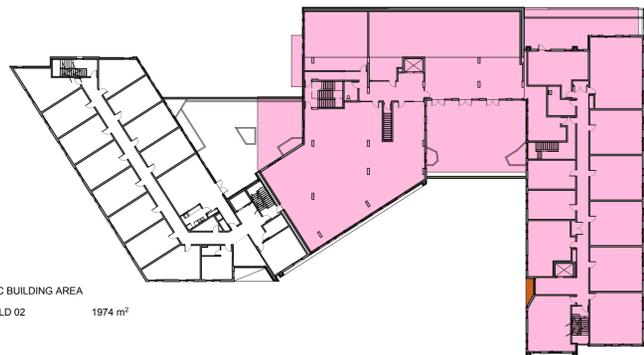
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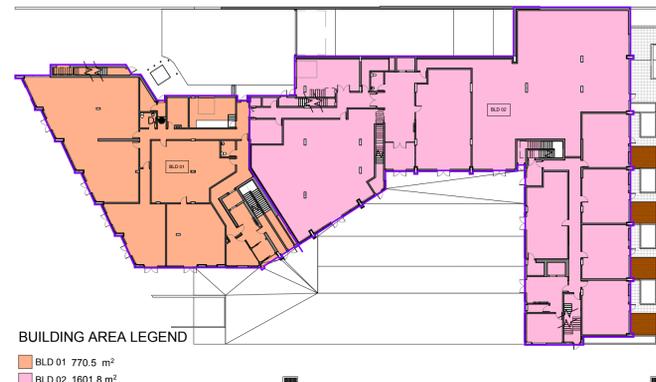
DP38



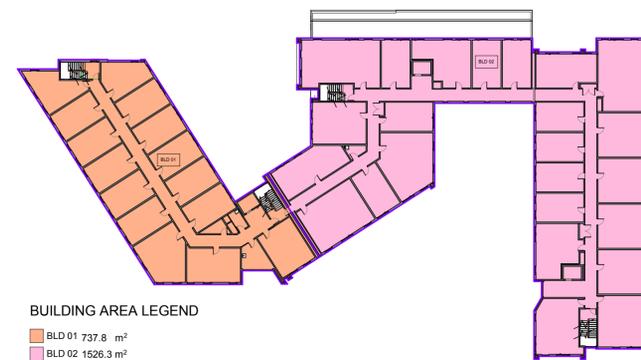
BCBC BUILDING AREA\_BLD01



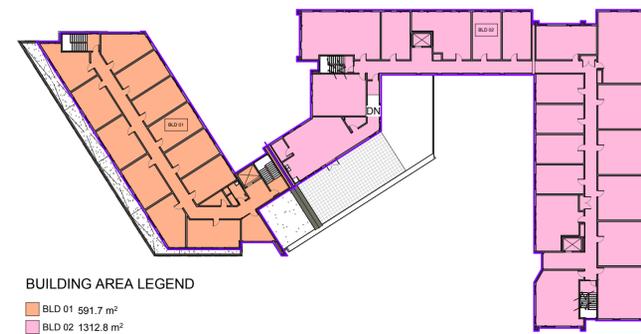
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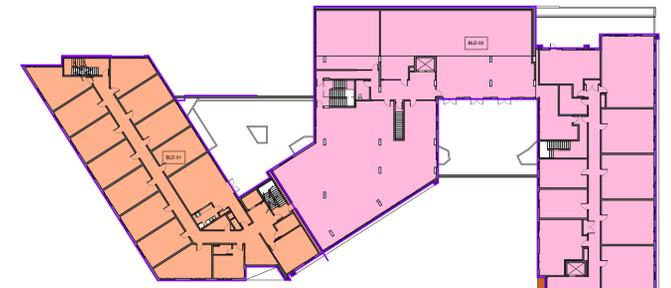
LEVEL 1 BUILDING AREA



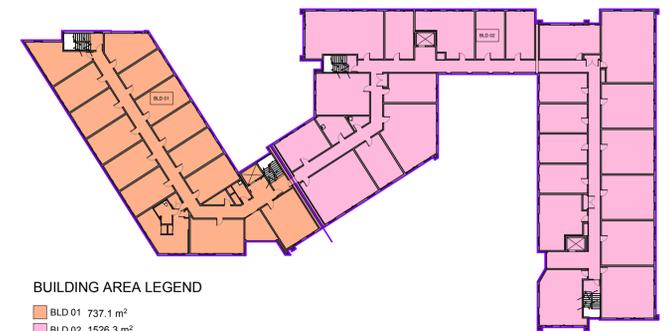
LEVEL 3 BUILDING AREA



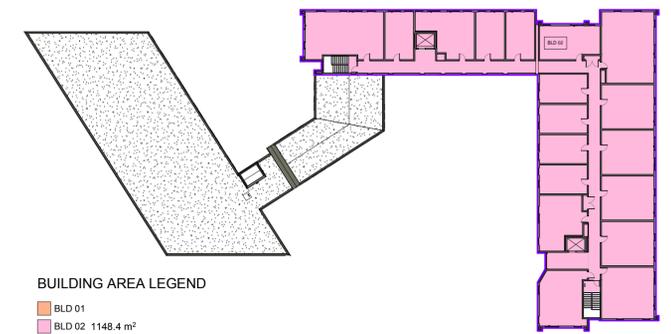
LEVEL 5 BUILDING AREA



LEVEL 2 BUILDING AREA

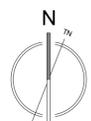


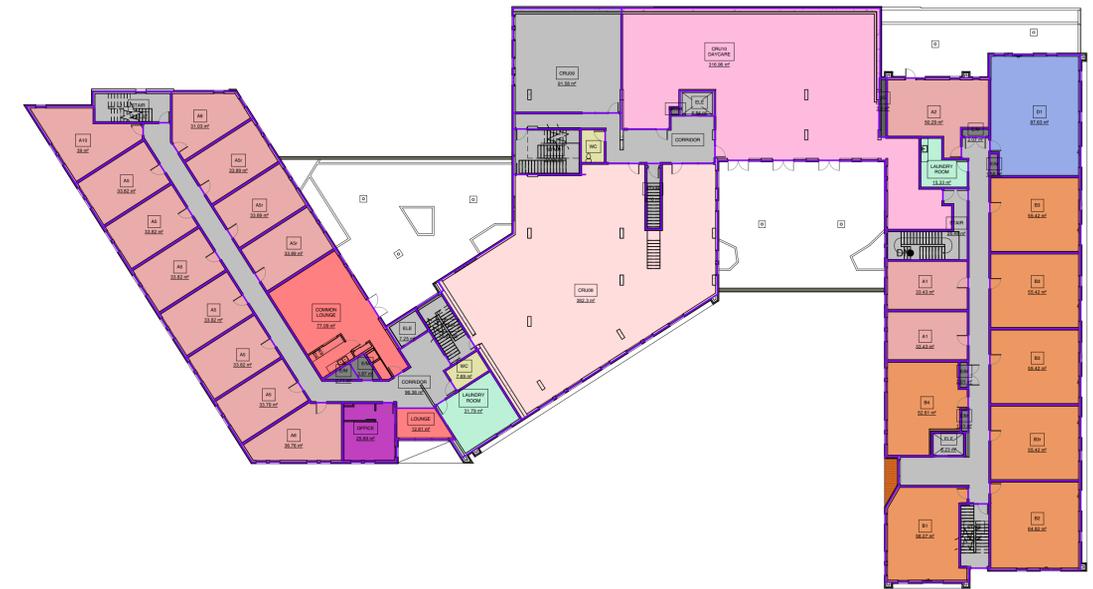
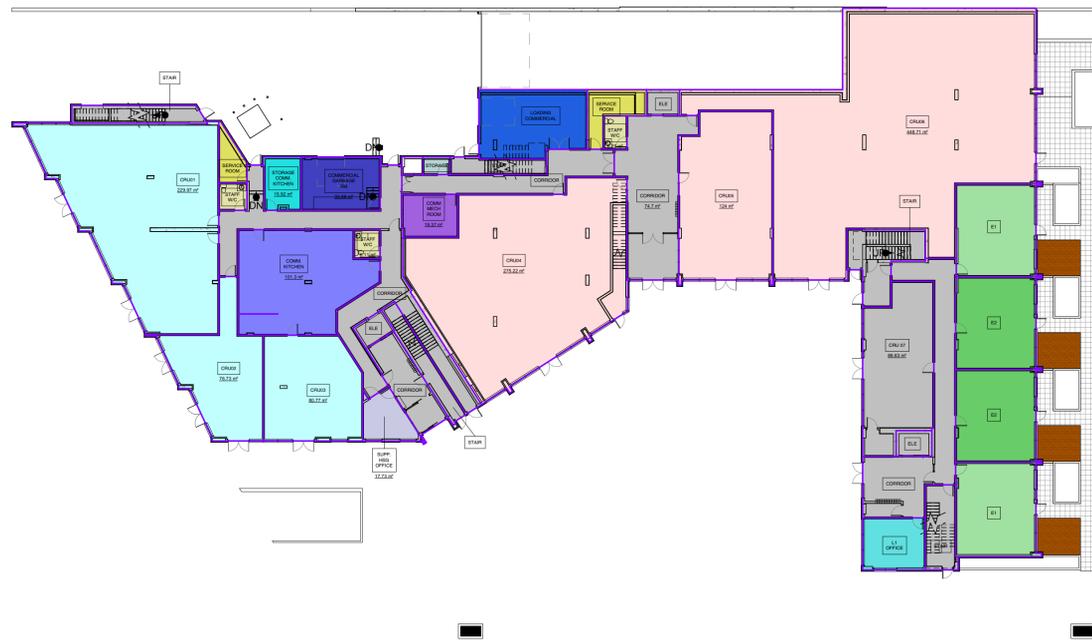
LEVEL 4 BUILDING AREA



LEVEL 6 BUILDING AREA

NOTE: \*\* GROSS BUILDING AREA CALCULATION INCLUDES EXTERIOR CLADDING TO COMPLY WITH BC BUILDING CODE.





**LEVEL 1 AREA BREAKDOWN**

**LEVEL 2 AREA BREAKDOWN**

**L1 RENTAL A GROSS AREA SCHEDULE**

Name	Area	Area sqft.
COMM. KITCHEN	101.3 m <sup>2</sup>	1090.42 SF
CORRIDOR	27.81 m <sup>2</sup>	299.33 SF
ELE	6.64 m <sup>2</sup>	71.51 SF
STAFF W/C	6.11 m <sup>2</sup>	65.74 SF
STAIR	17.64 m <sup>2</sup>	189.92 SF
STAIR	18.8 m <sup>2</sup>	202.41 SF
STORAGE COMM.	15.92 m <sup>2</sup>	171.4 SF
KITCHEN		
SUPP. HSG OFFICE	17.73 m <sup>2</sup>	190.8 SF
	211.96 m <sup>2</sup>	

**L1 RENTAL B GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CORRIDOR	80.49 m <sup>2</sup>	868.55 SF
CRU 07	86.43 m <sup>2</sup>	932.45 SF
ELE	7.38 m <sup>2</sup>	79.43 SF
ELE	6.92 m <sup>2</sup>	74.47 SF
L1 OFFICE	26.25 m <sup>2</sup>	282.56 SF
STAIR	21.09 m <sup>2</sup>	227.03 SF
	228.96 m <sup>2</sup>	

**L1 COMMERCIAL GROSS AREA SCHEDULE**

Name	Area	Area sqft.
SERVICE ROOM	9.49 m <sup>2</sup>	104.3 SF
STAFF W/C	6.18 m <sup>2</sup>	66.53 SF
STAFF W/C	6.29 m <sup>2</sup>	67.7 SF
COMM MECH ROOM	19.37 m <sup>2</sup>	208.47 SF
COMMERCIAL GARBAGE	33.98 m <sup>2</sup>	365.71 SF
RM		
CORRIDOR	40.76 m <sup>2</sup>	438.77 SF
CRU01	229.97 m <sup>2</sup>	2475.41 SF
CRU02	76.73 m <sup>2</sup>	825.94 SF
CRU04	80.77 m <sup>2</sup>	869.43 SF
CRU04	275.22 m <sup>2</sup>	2962.48 SF
CRU05	124 m <sup>2</sup>	1334.69 SF
CRU06	448.71 m <sup>2</sup>	4829.92 SF
LOADING COMMERCIAL	57.49 m <sup>2</sup>	618.82 SF
SERVICE ROOM	16.79 m <sup>2</sup>	180.77 SF
STAIR	12.4 m <sup>2</sup>	133.48 SF
STORAGE	3.84 m <sup>2</sup>	41.31 SF
CORRIDOR	74.7 m <sup>2</sup>	804.05 SF
CORRIDOR	103.72 m <sup>2</sup>	1116.41 SF
STAIR	31.5 m <sup>2</sup>	339.08 SF
	1652.12 m <sup>2</sup>	

**L2 RENTAL A GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CORRIDOR	49.13 m <sup>2</sup>	528.87 SF
STAIR	8.16 m <sup>2</sup>	87.87 SF
STAIR	24.66 m <sup>2</sup>	265.48 SF
COMMON LOUNGE	77.09 m <sup>2</sup>	829.83 SF
CORRIDOR	96.36 m <sup>2</sup>	1037.24 SF
E/M	3.87 m <sup>2</sup>	41.61 SF
E/M	2.71 m <sup>2</sup>	29.12 SF
ELE	7.25 m <sup>2</sup>	78.07 SF
LAUNDRY ROOM	31.79 m <sup>2</sup>	342.15 SF
LOUNGE	12.41 m <sup>2</sup>	135.73 SF
OFFICE	25.49 m <sup>2</sup>	276.57 SF
STAIR	19.51 m <sup>2</sup>	209.98 SF
STAIR	16.45 m <sup>2</sup>	177.12 SF
WC	7.69 m <sup>2</sup>	82.75 SF
A5	33.82 m <sup>2</sup>	364.01 SF
A5	33.82 m <sup>2</sup>	364.01 SF
A5	33.82 m <sup>2</sup>	364.01 SF
A5	33.82 m <sup>2</sup>	364.01 SF
A5	33.82 m <sup>2</sup>	364.01 SF
A5	33.79 m <sup>2</sup>	363.7 SF
A5r	33.89 m <sup>2</sup>	364.81 SF
A5r	33.89 m <sup>2</sup>	364.81 SF
A5r	33.89 m <sup>2</sup>	364.81 SF
A6	36.76 m <sup>2</sup>	395.69 SF
A6	31.03 m <sup>2</sup>	334.05 SF
A10	39 m <sup>2</sup>	419.74 SF
	794.33 m <sup>2</sup>	

**L2 RENTAL B GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CORRIDOR	49.13 m <sup>2</sup>	528.87 SF
STAIR	8.16 m <sup>2</sup>	87.87 SF
STAIR	24.66 m <sup>2</sup>	265.48 SF
CORRIDOR	83.03 m <sup>2</sup>	893.7 SF
E/M	2.07 m <sup>2</sup>	22.26 SF
E/M	1.58 m <sup>2</sup>	16.97 SF
E/M	2.01 m <sup>2</sup>	21.61 SF
E/M	1.41 m <sup>2</sup>	15.15 SF
ELE	4.23 m <sup>2</sup>	45.11 SF
ELE	6.84 m <sup>2</sup>	73.68 SF
LAUNDRY ROOM	15.33 m <sup>2</sup>	165.02 SF
SG	3.6 m <sup>2</sup>	38.77 SF
STAIR	15.5 m <sup>2</sup>	166.86 SF
A1	33.43 m <sup>2</sup>	359.87 SF
A1	33.43 m <sup>2</sup>	359.87 SF
A2	50.29 m <sup>2</sup>	541.24 SF
B1	58.27 m <sup>2</sup>	627.22 SF
B2	64.82 m <sup>2</sup>	697.71 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3r	55.42 m <sup>2</sup>	596.53 SF
B4	52.81 m <sup>2</sup>	568.49 SF
D1	87.63 m <sup>2</sup>	943.2 SF
	821.93 m <sup>2</sup>	

**L2 COMMERCIAL GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CRU08	362.3 m <sup>2</sup>	3899.73 SF
CRU09	91.58 m <sup>2</sup>	985.74 SF
CRU10 DAYCARE	316.96 m <sup>2</sup>	3411.74 SF
MECH	0.64 m <sup>2</sup>	6.94 SF
WC	6.84 m <sup>2</sup>	73.6 SF
	778.32 m <sup>2</sup>	

NOTE: \*\* AREA CALCULATION IS TO SHEATHING OF EXTERIOR WALL. EXTERIOR CLADDING IS EXCLUDED.



LOW HAMMOND ROWE ARCHITECTS

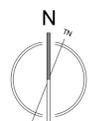


**CROSTOWN MIXED-USE DEVELOPMENT**

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**LEVEL 1 & 2 AREA BREAKDOWN**

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**DP40**



**LEVEL 3 AREA BREAKDOWN**

L3 RENTAL A GROSS AREA SCHEDULE			L3 RENTAL B GROSS AREA SCHEDULE		
Name	Area	Area sqft.	Name	Area	Area sqft.
CORRIDOR	86.21 m <sup>2</sup>	927.91 SF	CORRIDOR	203.54 m <sup>2</sup>	2190.89 SF
E/M	2.7 m <sup>2</sup>	29.1 SF	E/M	1.32 m <sup>2</sup>	14.2 SF
E/M	3.84 m <sup>2</sup>	41.3 SF	E/M	2.01 m <sup>2</sup>	21.61 SF
ELE	7.23 m <sup>2</sup>	77.83 SF	E/M	2.05 m <sup>2</sup>	22.11 SF
JC ROOM	9.15 m <sup>2</sup>	98.5 SF	E/M	1.45 m <sup>2</sup>	15.59 SF
MEETING RM	16.77 m <sup>2</sup>	180.5 SF	E/M	1.54 m <sup>2</sup>	16.53 SF
SG	6.58 m <sup>2</sup>	70.84 SF	E/M	1.57 m <sup>2</sup>	16.9 SF
SG	4.8 m <sup>2</sup>	51.42 SF	ELE	6.84 m <sup>2</sup>	73.48 SF
STAIR	17.01 m <sup>2</sup>	183.06 SF	ELE	6.9 m <sup>2</sup>	74.24 SF
STAIR	17.29 m <sup>2</sup>	186.06 SF	JC ROOM	5.82 m <sup>2</sup>	62.59 SF
A5	33.89 m <sup>2</sup>	364.81 SF	SG	3.09 m <sup>2</sup>	33.23 SF
A5	33.89 m <sup>2</sup>	364.81 SF	STAIR	15.59 m <sup>2</sup>	167.82 SF
A5	33.89 m <sup>2</sup>	364.81 SF	STAIR	13.78 m <sup>2</sup>	148.22 SF
A5	33.89 m <sup>2</sup>	364.81 SF	A1	33.56 m <sup>2</sup>	361.23 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	33.4 m <sup>2</sup>	359.48 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	33.4 m <sup>2</sup>	359.48 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	32.73 m <sup>2</sup>	352.3 SF
A5r	33.85 m <sup>2</sup>	364.41 SF	A1	33.82 m <sup>2</sup>	364.09 SF
A5r	33.91 m <sup>2</sup>	364.99 SF	A1	33.34 m <sup>2</sup>	358.86 SF
A7	52.05 m <sup>2</sup>	560.22 SF	A1	33.55 m <sup>2</sup>	361.17 SF
A9	36.42 m <sup>2</sup>	370.64 SF	A2	47.14 m <sup>2</sup>	507.41 SF
A10	38.99 m <sup>2</sup>	419.66 SF	A3	35.16 m <sup>2</sup>	378.42 SF
A12	44.4 m <sup>2</sup>	477.91 SF	B1	58.23 m <sup>2</sup>	626.83 SF
B8	44.05 m <sup>2</sup>	474.18 SF	B2	64.76 m <sup>2</sup>	697.02 SF
	724.26 m <sup>2</sup>		B3	55.37 m <sup>2</sup>	595.95 SF
			B3	55.37 m <sup>2</sup>	595.95 SF
			B3	55.37 m <sup>2</sup>	595.95 SF
			B3r	55.37 m <sup>2</sup>	595.95 SF
			B4	52.6 m <sup>2</sup>	566.22 SF
			B5	52.65 m <sup>2</sup>	566.72 SF
			B7	52.91 m <sup>2</sup>	569.53 SF
			B9	53.97 m <sup>2</sup>	580.94 SF
			C1	70.89 m <sup>2</sup>	763.05 SF
			C2	72.32 m <sup>2</sup>	778.41 SF
			D1	87.6 m <sup>2</sup>	942.96 SF
			D3	85.52 m <sup>2</sup>	920.57 SF
				1487.9 m <sup>2</sup>	

**LEVEL 4 AREA BREAKDOWN**

L4 RENTAL A GROSS AREA SCHEDULE			L4 RENTAL B GROSS AREA SCHEDULE		
Name	Area	Area sqft.	Name	Area	Area sqft.
CORRIDOR	86.17 m <sup>2</sup>	927.53 SF	CORRIDOR	203.54 m <sup>2</sup>	2190.89 SF
E/M	2.7 m <sup>2</sup>	29.1 SF	E/M	1.39 m <sup>2</sup>	15.01 SF
E/M	3.86 m <sup>2</sup>	41.58 SF	E/M	2.01 m <sup>2</sup>	21.61 SF
ELE	7.23 m <sup>2</sup>	77.83 SF	E/M	2.05 m <sup>2</sup>	22.11 SF
JC ROOM	9.16 m <sup>2</sup>	98.6 SF	E/M	1.45 m <sup>2</sup>	15.59 SF
MEETING RM	16.77 m <sup>2</sup>	180.5 SF	E/M	1.54 m <sup>2</sup>	16.53 SF
SG	6.58 m <sup>2</sup>	70.84 SF	E/M	1.57 m <sup>2</sup>	16.85 SF
SG	4.8 m <sup>2</sup>	51.42 SF	ELE	6.84 m <sup>2</sup>	73.48 SF
STAIR	17.01 m <sup>2</sup>	183.06 SF	ELE	6.9 m <sup>2</sup>	74.24 SF
STAIR	17.29 m <sup>2</sup>	186.06 SF	JC ROOM	5.82 m <sup>2</sup>	62.59 SF
A5	33.89 m <sup>2</sup>	364.81 SF	LAUNDRY ROOM	16.91 m <sup>2</sup>	181.97 SF
A5	33.89 m <sup>2</sup>	364.81 SF	SG	3.09 m <sup>2</sup>	33.23 SF
A5	33.89 m <sup>2</sup>	364.81 SF	STAIR	15.59 m <sup>2</sup>	167.82 SF
A5	33.89 m <sup>2</sup>	364.81 SF	STAIR	13.78 m <sup>2</sup>	148.22 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	33.56 m <sup>2</sup>	361.23 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	33.4 m <sup>2</sup>	359.48 SF
A5r	33.86 m <sup>2</sup>	364.41 SF	A1	33.4 m <sup>2</sup>	359.48 SF
A5r	33.85 m <sup>2</sup>	364.41 SF	A1	32.73 m <sup>2</sup>	352.3 SF
A5r	33.91 m <sup>2</sup>	364.99 SF	A1	33.82 m <sup>2</sup>	364.09 SF
A7b	52.05 m <sup>2</sup>	560.22 SF	A1	33.34 m <sup>2</sup>	358.86 SF
A9	36.42 m <sup>2</sup>	370.64 SF	A1	33.55 m <sup>2</sup>	361.17 SF
A10	38.99 m <sup>2</sup>	419.66 SF	A2	47.14 m <sup>2</sup>	507.41 SF
A12	44.4 m <sup>2</sup>	477.91 SF	A3	35.16 m <sup>2</sup>	378.42 SF
B8	44.05 m <sup>2</sup>	474.18 SF	A4	37.07 m <sup>2</sup>	398.97 SF
	724.26 m <sup>2</sup>		B1	58.23 m <sup>2</sup>	626.83 SF
			B2	64.76 m <sup>2</sup>	697.02 SF
			B3	55.37 m <sup>2</sup>	595.95 SF
			B3	55.37 m <sup>2</sup>	595.95 SF
			B3	55.37 m <sup>2</sup>	595.95 SF
			B3r	55.37 m <sup>2</sup>	595.95 SF
			B4	52.6 m <sup>2</sup>	566.22 SF
			B5	52.65 m <sup>2</sup>	566.72 SF
			B7	52.91 m <sup>2</sup>	569.53 SF
			B9	53.97 m <sup>2</sup>	580.94 SF
			C1	70.89 m <sup>2</sup>	763.05 SF
			C2	72.32 m <sup>2</sup>	778.41 SF
			D2	87.61 m <sup>2</sup>	943.01 SF
			D3	85.52 m <sup>2</sup>	920.57 SF
				1487.9 m <sup>2</sup>	

NOTE: \*\* AREA CALCULATION IS TO SHEATHING OF EXTERIOR WALL. EXTERIOR CLADDING IS EXCLUDED.



LOW HAMMOND ROWE ARCHITECTS



**CROSTOWN MIXED-USE DEVELOPMENT**

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**LEVEL 3 & 4 AREA BREAKDOWN**

20.03.06  
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**DP41**



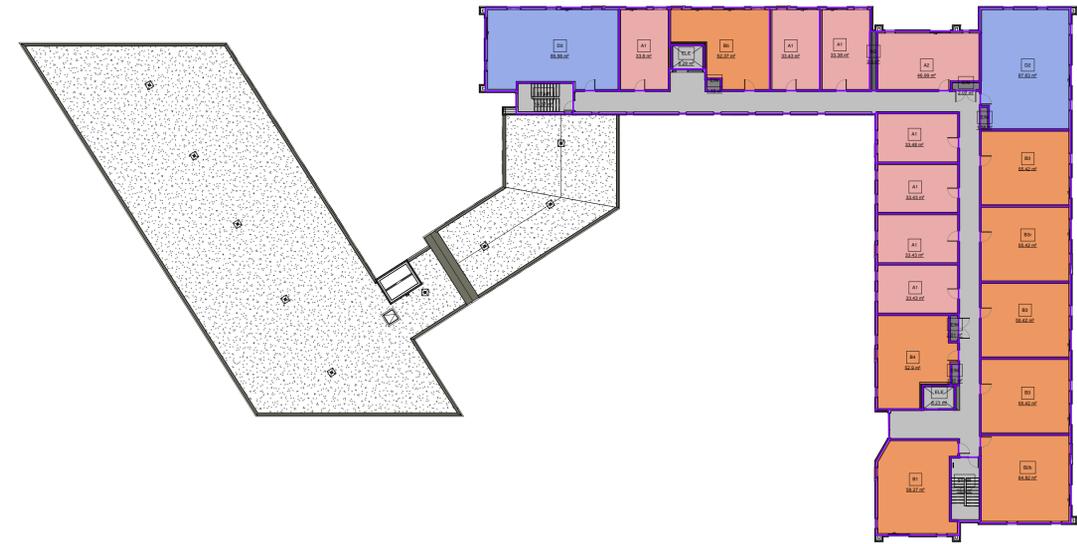
**LEVEL 5 AREA BREAKDOWN**

**L5 RENTAL A GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CORRIDOR	86.4 m <sup>2</sup>	930 SF
E/M	2.7 m <sup>2</sup>	29.1 SF
E/M	3.86 m <sup>2</sup>	41.58 SF
ELE	7.23 m <sup>2</sup>	77.83 SF
JC ROOM	9.16 m <sup>2</sup>	98.6 SF
MEETING RM	17.18 m <sup>2</sup>	184.94 SF
SG	6.42 m <sup>2</sup>	69.11 SF
STAIR	16.25 m <sup>2</sup>	174.87 SF
STAIR	16.7 m <sup>2</sup>	179.76 SF
ASr	33.86 m <sup>2</sup>	364.41 SF
ASr	33.86 m <sup>2</sup>	364.41 SF
ASr	33.86 m <sup>2</sup>	364.41 SF
ASr	33.86 m <sup>2</sup>	364.41 SF
ASr	33.91 m <sup>2</sup>	364.99 SF
A9	34.42 m <sup>2</sup>	370.46 SF
A11	33.45 m <sup>2</sup>	362.16 SF
A13	35.18 m <sup>2</sup>	378.67 SF
A13	35.14 m <sup>2</sup>	378.23 SF
A13	35.18 m <sup>2</sup>	378.67 SF
A14	33.46 m <sup>2</sup>	360.18 SF
A15	35.89 m <sup>2</sup>	386.37 SF
	578.15 m <sup>2</sup>	

**L5 RENTAL B GROSS AREA SCHEDULE**

Name	Area	Area sqft.
AMENITY SPACE	103.98 m <sup>2</sup>	1119.25 SF
CORRIDOR	160.79 m <sup>2</sup>	1730.7 SF
E/M	1.32 m <sup>2</sup>	14.2 SF
E/M	2.01 m <sup>2</sup>	21.61 SF
E/M	2.05 m <sup>2</sup>	22.11 SF
E/M	1.45 m <sup>2</sup>	15.59 SF
E/M	1.57 m <sup>2</sup>	16.85 SF
ELE	6.84 m <sup>2</sup>	73.48 SF
ELE	6.9 m <sup>2</sup>	74.24 SF
SG	3.09 m <sup>2</sup>	33.23 SF
STAIR	15.54 m <sup>2</sup>	167.3 SF
STAIR	13.74 m <sup>2</sup>	147.88 SF
A1	33.56 m <sup>2</sup>	361.23 SF
A1	33.4 m <sup>2</sup>	359.48 SF
A1	33.4 m <sup>2</sup>	359.48 SF
A1	32.73 m <sup>2</sup>	352.3 SF
A1	33.82 m <sup>2</sup>	364.09 SF
A1	33.27 m <sup>2</sup>	358.13 SF
A2	47.12 m <sup>2</sup>	507.18 SF
B1	58.23 m <sup>2</sup>	626.83 SF
B2	44.76 m <sup>2</sup>	479.02 SF
B3	55.37 m <sup>2</sup>	595.95 SF
B3r	55.37 m <sup>2</sup>	595.95 SF
B3r	55.37 m <sup>2</sup>	595.95 SF
B3r	55.37 m <sup>2</sup>	595.95 SF
B4	52.6 m <sup>2</sup>	566.22 SF
B5	52.01 m <sup>2</sup>	559.78 SF
B6	52.95 m <sup>2</sup>	569.95 SF
D2	87.58 m <sup>2</sup>	942.74 SF
D3	85.52 m <sup>2</sup>	920.57 SF
	1275.09 m <sup>2</sup>	



**LEVEL 6 AREA BREAKDOWN**

**L6 RENTAL B GROSS AREA SCHEDULE**

Name	Area	Area sqft.
CORRIDOR	159.26 m <sup>2</sup>	1715.33 SF
E/M	2.07 m <sup>2</sup>	22.26 SF
E/M	1.58 m <sup>2</sup>	16.97 SF
E/M	2.01 m <sup>2</sup>	21.61 SF
E/M	1.32 m <sup>2</sup>	14.24 SF
E/M	1.45 m <sup>2</sup>	15.61 SF
ELE	6.23 m <sup>2</sup>	67.11 SF
ELE	6.28 m <sup>2</sup>	67.57 SF
SG	3.6 m <sup>2</sup>	38.77 SF
STAIR	15.5 m <sup>2</sup>	166.86 SF
STAIR	14.37 m <sup>2</sup>	154.7 SF
A1	33.43 m <sup>2</sup>	359.86 SF
A1	33.48 m <sup>2</sup>	360.34 SF
A1	33.43 m <sup>2</sup>	359.87 SF
A1	33.43 m <sup>2</sup>	359.87 SF
A1	33.43 m <sup>2</sup>	359.87 SF
A1	33.8 m <sup>2</sup>	363.78 SF
A1	33.38 m <sup>2</sup>	359.35 SF
A2	46.99 m <sup>2</sup>	505.77 SF
B1	58.27 m <sup>2</sup>	627.22 SF
B2b	64.82 m <sup>2</sup>	697.71 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3	55.42 m <sup>2</sup>	596.53 SF
B3r	55.42 m <sup>2</sup>	596.53 SF
B4	52.9 m <sup>2</sup>	569.41 SF
B5	52.37 m <sup>2</sup>	563.75 SF
D2	87.43 m <sup>2</sup>	943.2 SF
D3	85.56 m <sup>2</sup>	920.91 SF
	1118.37 m <sup>2</sup>	

NOTE: \*\* AREA CALCULATION IS TO SHEATHING OF EXTERIOR WALL. EXTERIOR CLADDING IS EXCLUDED.



LOW HAMMOND ROWE ARCHITECTS



**CROSTOWN MIXED-USE DEVELOPMENT**

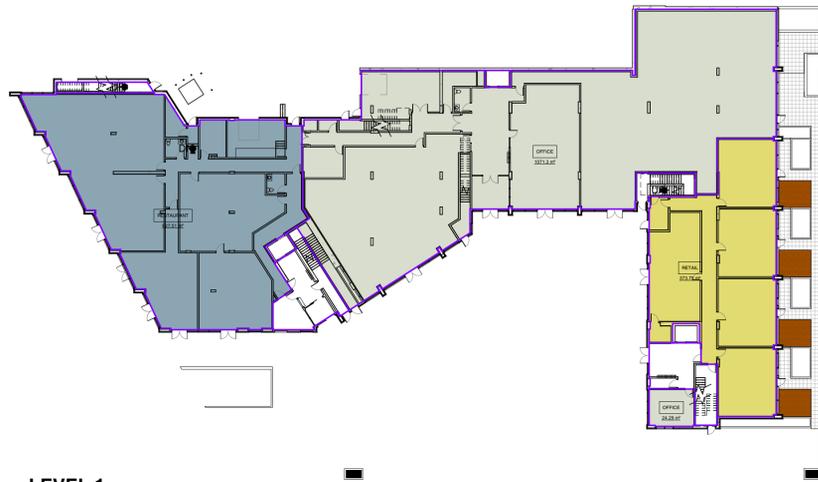
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

**LEVEL 5 & 6 AREA BREAKDOWN**

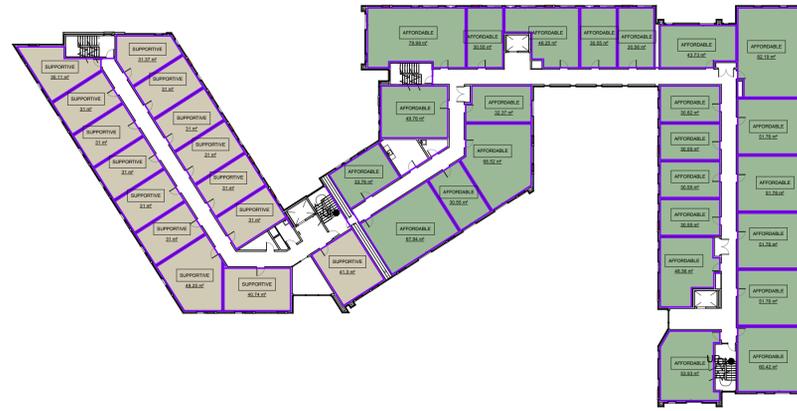
20.03.06  
1 : 300



**DP42**



LEVEL 1.



LEVEL 4.



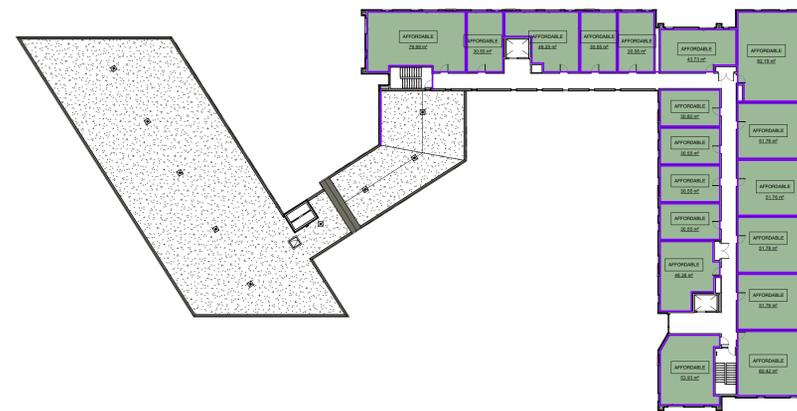
LEVEL 2.



LEVEL 5.



LEVEL 3.



LEVEL 6.

16, 17

**VEHICLE PARKING BREAKDOWN:**

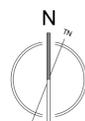
PHASE 1

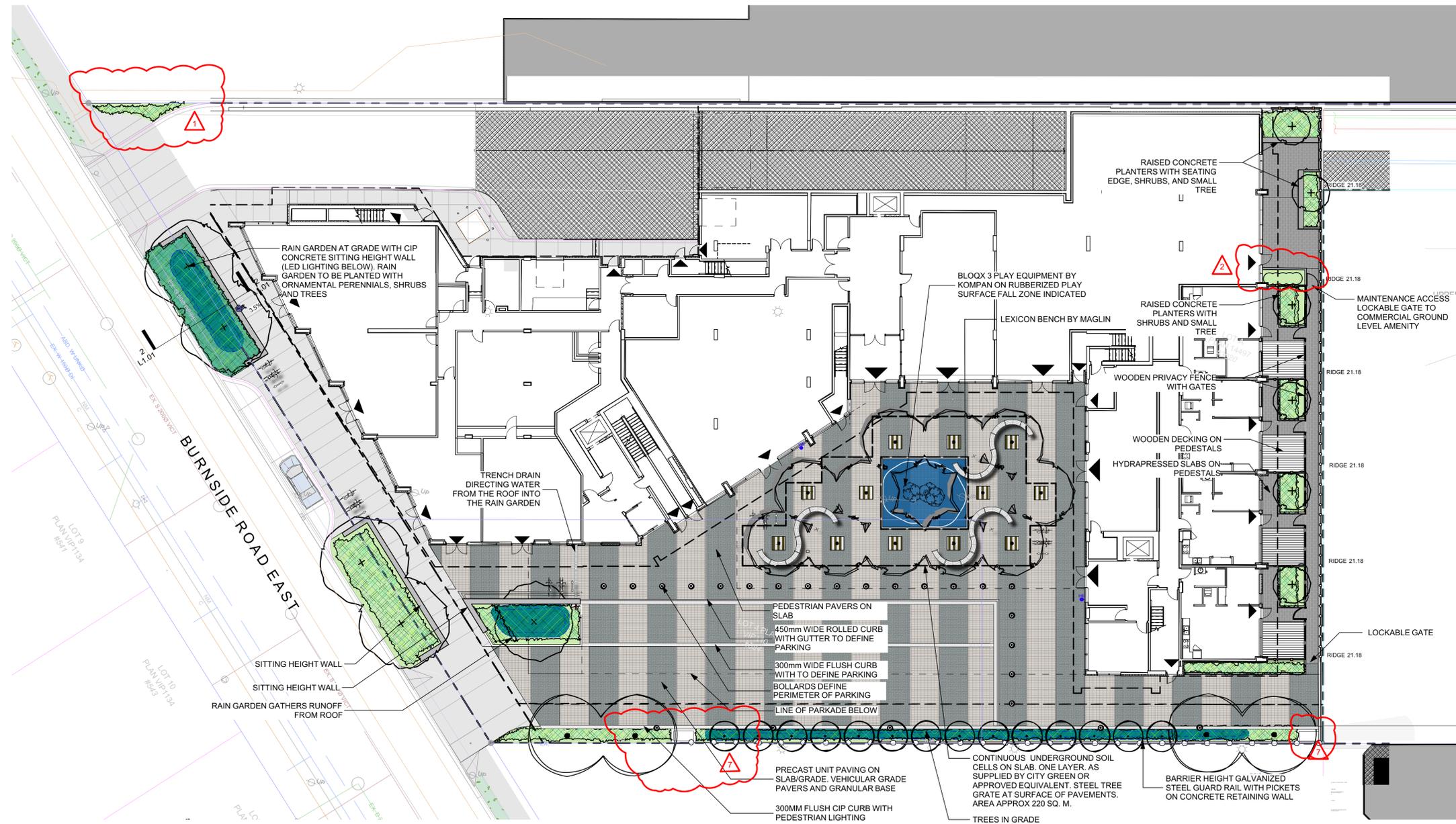
Building Type	Units/Area (m <sup>2</sup> )	Required	Rounded	Proposed
<b>COMMERCIAL</b>				
Restaurant	628 1/20	31.4		
Retail	397 2/75	10.6		
Office	1617 1/50	32.3		
Daycare	309 1/80	3.9		
<b>Total</b>		<b>78.2</b>	<b>78</b>	<b>78 stalls</b>
<b>RENTAL A</b>				
Unit (<45m <sup>2</sup> )	54 0.2	10.8		
Total(Non-Visitor)		<b>10.8</b>	<b>11</b>	<b>11</b>
Visitors		0.1	5.4	5
<b>Total</b>	<b>54</b>		<b>16</b>	<b>16 stalls</b>
<b>RENTAL B</b>				
Unit (<45m <sup>2</sup> )	39 0.2	7.8		
Unit (45-70m <sup>2</sup> )	48 0.5	24.0		
Unit (>70m <sup>2</sup> )	9 0.75	6.8		
Total(Non-Visitor)		<b>38.6</b>	<b>39</b>	<b>39</b>
Visitors		0.1	9.6	10
<b>Total</b>	<b>96</b>		<b>49</b>	<b>49 stalls</b>
<b>TOTAL RESIDENTIAL STALLS</b>			<b>65</b>	<b>65</b>
<b>TOTAL STALLS:</b>			<b>143</b>	<b>143 stalls</b>

**BICYCLE PARKING BREAKDOWN:**

PHASE 1

Building Type	Units/Area (m <sup>2</sup> )	Required Long Term	Provided Long Term	Required Short Term	Provided Short Term
<b>COMMERCIAL</b>					
Restaurant	628 1/400	1.6	2	1/100 6.3 stalls	6
Retail	397 1/200	2.0	2	1/200 2.0 stalls	2
Office	1617 1/150	10.8	11	1/400 4.0 stalls	3
Day Care	309 1/700	0.44	1	1/200 1.5 stalls	3
<b>Total</b>		<b>16</b>	<b>16</b>	<b>Total 14 stalls</b>	<b>14 stalls</b>
<b>RENTAL A</b>					
Unit (<45m <sup>2</sup> )	54 1	54.0 stalls		0.1 5.4 stalls	
<b>Total</b>	<b>54</b>		<b>54</b>	<b>Total 5 stalls</b>	<b>6 stalls</b>
<b>RENTAL B</b>					
Unit (<45m <sup>2</sup> )	39 1	39.0 stalls		0.1 3.9 stalls	
Unit (>45m <sup>2</sup> )	57 1.25	71.3 stalls		0.1 5.7 stalls	
<b>Total</b>	<b>96</b>	<b>110 stalls</b>	<b>110</b>	<b>Total 10 stalls</b>	<b>10 stalls</b>





**LEGEND**

	Property Line
	Parking Structure Below Grade
	Building Entrance/ Egress
<b>MATERIALS</b>	
	Plaza Pavements (Non-porous)- Exprocrete VSS Collection 75 x various x 108mm.
	Concrete Walkways
	Poreclain Tiles on Pedestals. By Abbottford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.
	Hydrapressed Slabs on Pedestals- 610mm x 305mm x 50mm. Texada. Charcoal.
	Rubberized Play Surface
<b>FURNITURE/ STRUCTURES</b>	
	Bike Rack (6 bicycle capacity)
	Sitting Height Wall with Inset Lighting
	Wood Decking on Pedestals
	Bollard Defines Parking Lot
	Bench- By Maglin
	Tree Grate. 1200 x 1200mm. Clyde by CityGreen
	Raised Concrete Planters Various Heights
	Visually Permeable Fence on Concrete Upstand
	Privacy Fence between Patios
	Metal Guardrail - See Arch dwgs
	Locally Sourced Doug Fir Picnic Table. Various Lengths.

N

**NOT FOR CONSTRUCTION**

rev no	description	date
6	DDP	03/03/20
5	Revisions to DP	12/04/19
4	50% BCH Review	10/03/19
3	Revisions to DP	04/15/19
2	Revised Rezoning	02/20/19
1	DP	11/21/18

**Murdoch de Greeff**  
Landscape Planning & Design

200 - 524 Cathedral Road  
Victoria, BC V8Z 1G1

Phone: 250-412-2891  
Fax: 250-412-2892

client  
**Victoria Cool-Aid Society**  
101-749 Pandora Avenue  
Victoria, BC

project  
Crosstown  
3020 Douglas Ave, Victoria BC

sheet title  
**Landscape Plan- Ground Level**

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

**6**

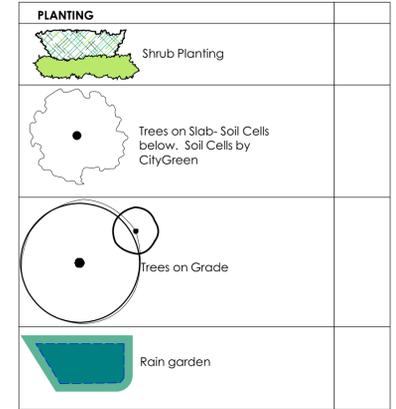
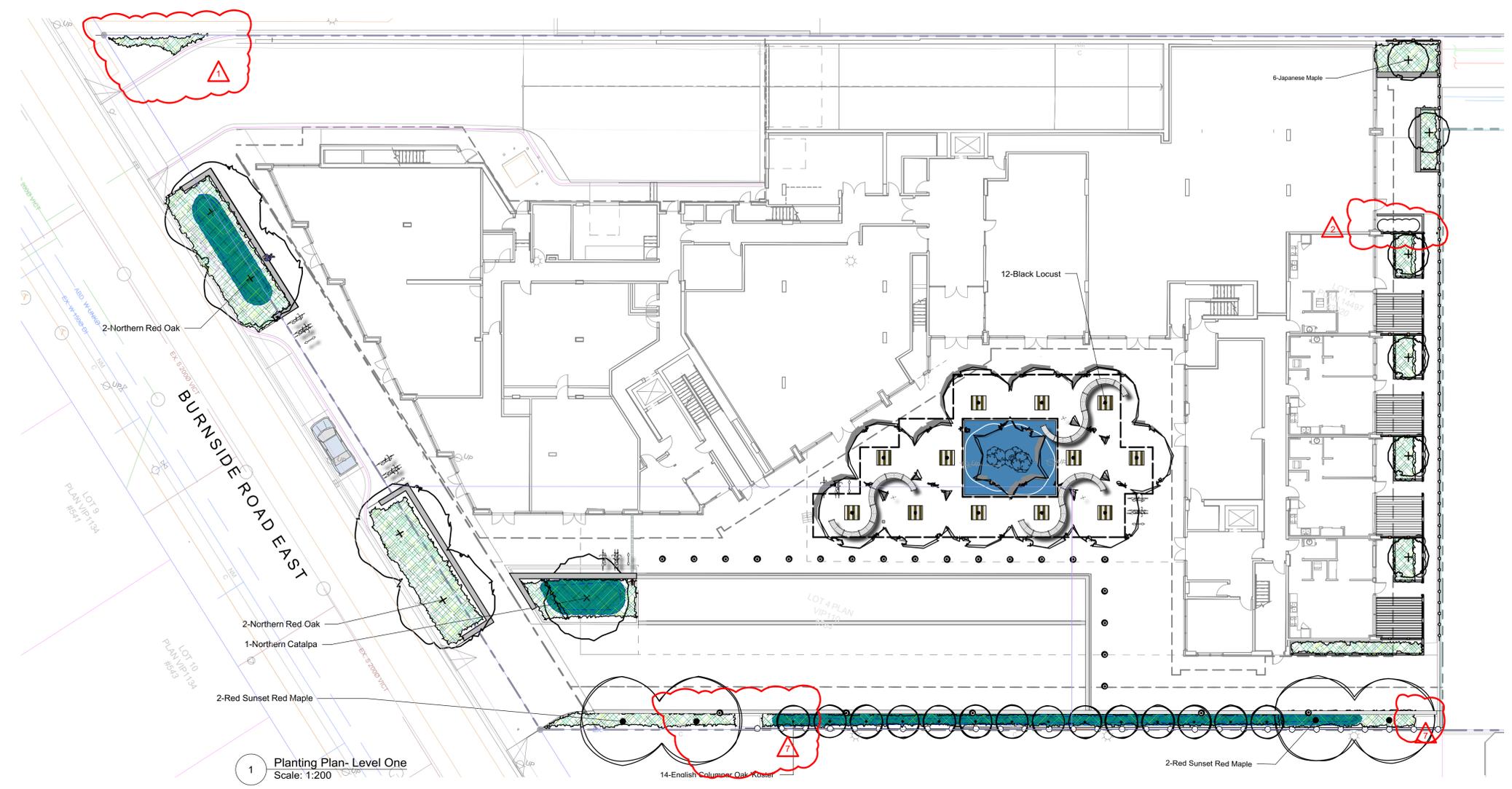
**L1.01**

1 Materials Plan- Level One  
Scale: 1:200

- DRAWING NOTES**
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  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
  - Landscape installation to carry a 1 year warranty from date of acceptance.
  - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
  - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work







1 Planting Plan- Level One  
Scale: 1:200

NOT FOR CONSTRUCTION

rev no	description	date
6	DDP	03/03/20
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4	50% BCH Review	10/03/19
3	Revisions to DP	04/15/19
2	Revised Rezoning	02/20/19
1	DP	11/21/18

**Murdoch de Greeff INC**  
Landscape Planning & Design

200 - 504 Columbia Road  
Victoria, BC V8Z 1G1

Phone: 250-412-2891  
Fax: 250-412-2892

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>TREES:</b>				
6		Acer palmatum	Japanese Maple	1.8 m height, specimen
4		Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
1		Catalpa speciosa	Northern Catalpa	6.0 cm cal, wb
14		Quercus robur 'Fastigiata Koster'	English Columnar Oak 'Koster'	6.0cm cal, b&b
4		Quercus rubra	Northern Red Oak	6.0cm cal, b&b
12		Robinia pseudoacacia	Black Locust	5.0 cm cal, b+b
<b>SHRUBS/PERENNIALS/GRASSES/VINES:</b>				
AL	15	Anemanthele lessoniana	New Zealand Wind Grass	#1 Pot
Brs	20	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
Bmg	9	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot
Co	180	Carex obovata	Slough Sedge	#1 pot
Csm	15	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
CJEN	6	Cryptomeria japonica 'Elegans Nana'	Elegans Nana Japanese Cedar	#3 pot
End	10	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Gsh	59	Gaultheria shallon	Salal	#2 pot
Glw	9	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
HAL	34	Hydrangea annabelle 'Limelight'	Limelight Hydrangea	#3 pot
Jcg	92	Juncus 'Carmentis Grey'	Soft Common Rush	Sp3
Lp	145	Lonicera pileata	Privet Honeysuckle	#2 pot
NDH	302	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot
Pq	27	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot
Ptwb	25	Pittosporum tenuifolium 'Wrinkled Blue'	Wrinkled Blue Kohuhu	1.2 m ht, b&b
SJa	15	Spiraea japonica var. albiflora	Japanese spirea	#1 pot

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  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

- GENERAL PLANTING NOTE**
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

- ON-SLAB TREE PLANTING NOTES**
- For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier in most applications.
  - Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
  - A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

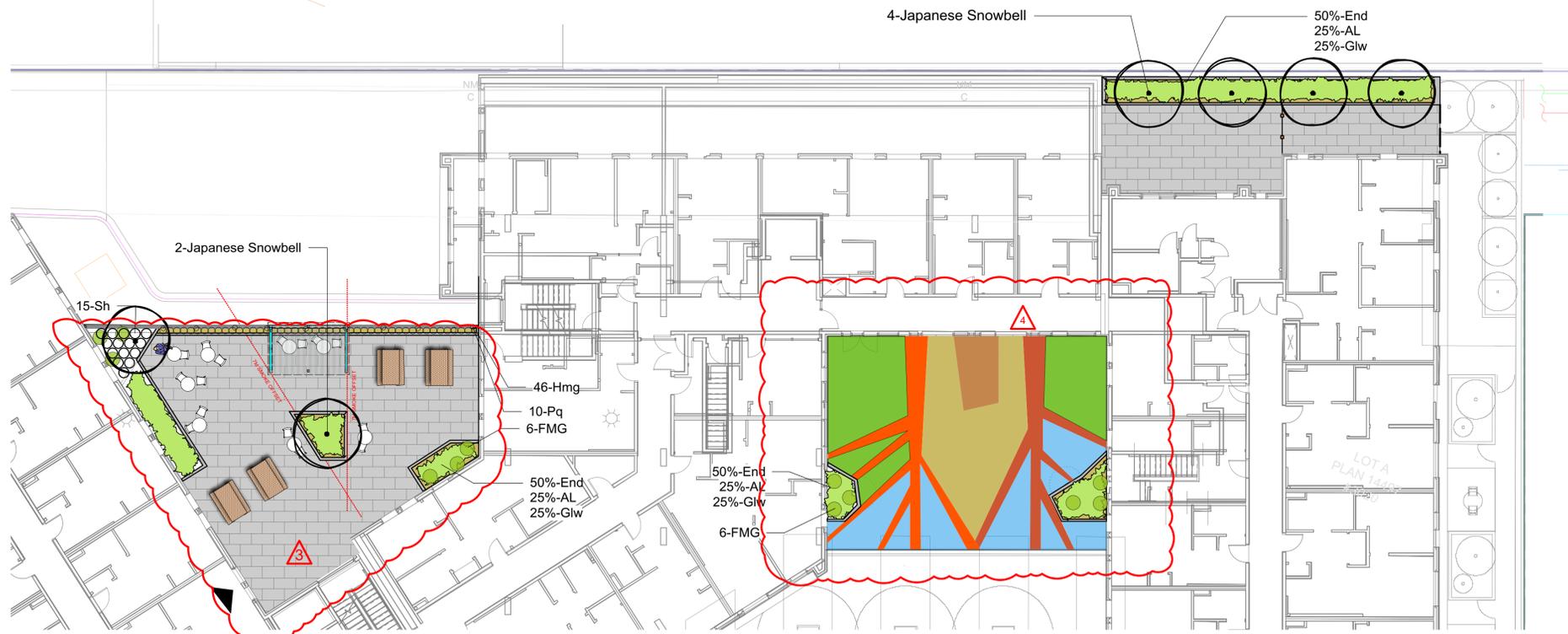
- BOULEVARD PLANTING NOTES**
- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
  - Boulevard trees will place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
  - Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
  - Landscape within boulevard areas to be irrigated (unless otherwise indicated).
  - Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
  - Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
  - Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
  - Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
  - All trees within boulevard to be irrigated with double ring drip irrigation system c/w double check valve.

client  
**Victoria Cool-Aid Society**  
101-749 Pandora Avenue  
Victoria, BC

project  
Crosstown  
3020 Douglas  
Ave, Victoria BC

sheet title  
**Planting Plan  
Ground Level**

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.



1 Planting Plan- Level 2  
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>PLANT LIST - LEVEL 2</b>				
<b>TREES:</b>				
	6	<i>Styrax japonicus</i> 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
	0			
<b>SHRUBS/PERENNIALS/GRASSES/VINES:</b>				
AL	68	<i>Anemanthele lessoniana</i>	New Zealand Wind Grass	#1 Pot
End	44	<i>Escallonia</i> 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
FMG	12	<i>Fuchsia</i> 'Magellanica' var. <i>Gracilis</i>	Hardy Fuschia	#3 Pot
Glv	92	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
Hmg	46	<i>Hakonechloa macra</i> 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Pq	38	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#2 Pot
Sh	15	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Himalayan Sweet Box	#2 pot
	0			

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**GENERAL PLANTING NOTE**

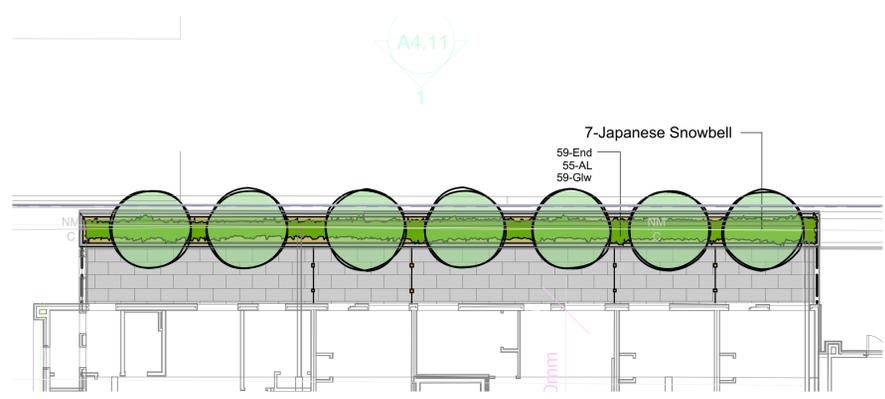
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**ON-SLAB TREE PLANTING NOTES**

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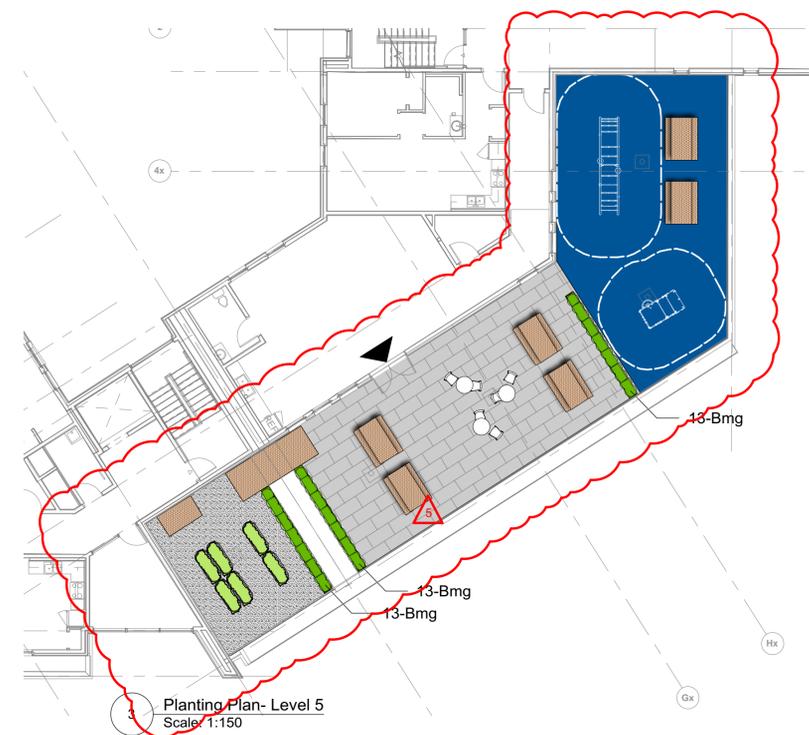
NOT FOR CONSTRUCTION

rev no	description	date
6	DDP	03/03/20
5	Revisions to DP	12/04/19
4	50% BCH Review	10/03/19
3	Revisions to DP	04/15/19
2	Revised Rezoning	02/20/19
1	DP	11/21/18



2 Planting Plan- Level 3  
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>PLANT LIST - LEVEL 3</b>				
<b>TREES:</b>				
	7	<i>Styrax japonicus</i> 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
	0			
<b>SHRUBS/PERENNIALS/GRASSES/VINES:</b>				
AL	55	<i>Anemanthele lessoniana</i>	New Zealand Wind Grass	#1 Pot
End	59	<i>Escallonia</i> 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Glv	59	<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
	0			



Planting Plan- Level 5  
Scale: 1:150

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<b>PLANT LIST - LEVEL 5</b>				
Bmg	39	<i>Buxus</i> 'Green Beauty'	Green Beauty Boxwood	#2 pot

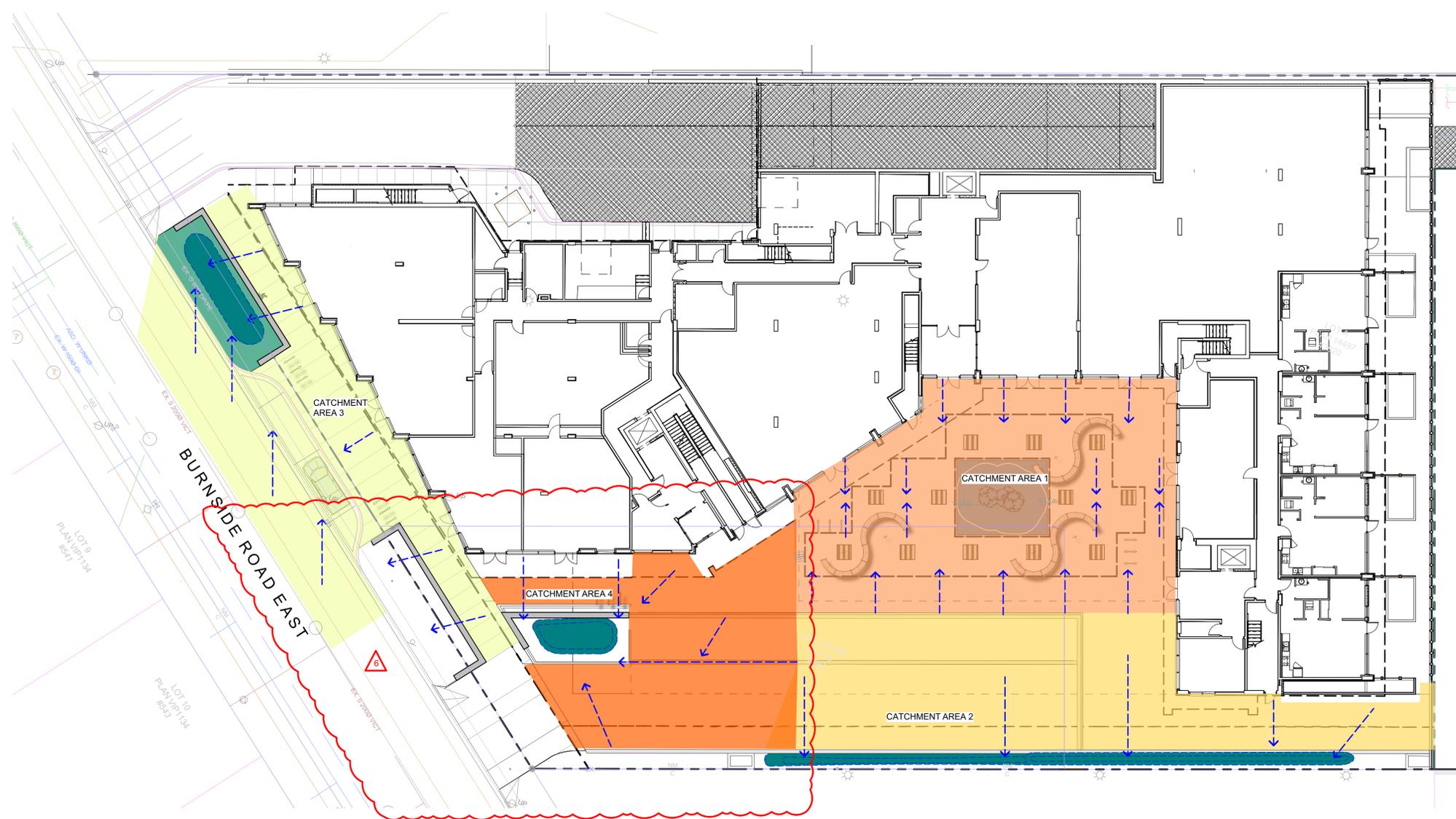


client  
**Victoria Cool-Aid Society**  
101-749 Pandora Avenue  
Victoria, BC

project  
Crosstown  
3020 Douglas  
Ave, Victoria BC

sheet title  
**Planting Plan Upper Levels**

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.



**LEGEND**

- Extent of Parkade, below
- Rain garden - BOTTOM OF POOL
- Direction of flow
- Catchment Area 1- Surface flow to area drains. Drains connected to pipe in soil cells below grade. Runoff exfiltrates into soil cell growing medium.
- Catchment Area 2- Surface flow to rain garden/landscape planter, overflow drains connected to storm system.
- Catchment Area 3- Surface flow to road, which is captured by rain gardens.
- Catchment Area 4- Roof and Surface flow drains to rain garden, overflow drains to storm system.
- Rain Garden



NOT FOR CONSTRUCTION

rev no	description	date
6	DDP	03/03/20
5	Revisions to DP	12/04/19
4	50% BCH Review	10/03/19
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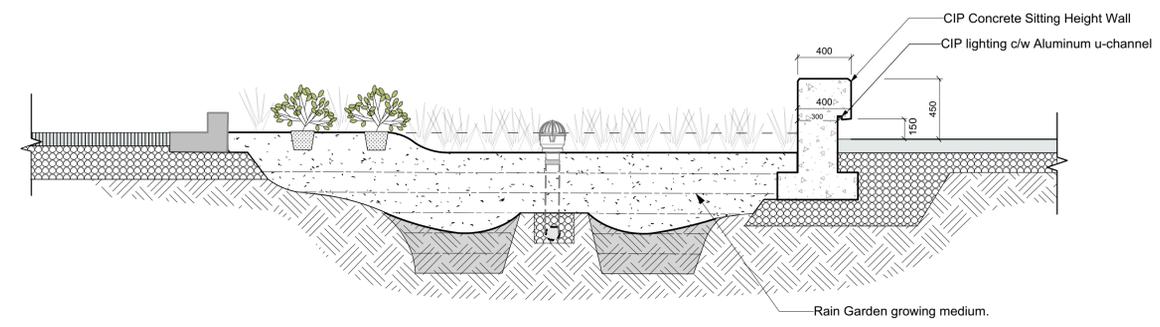
client  
**Victoria Cool-Aid Society**  
 101-749 Pandora Avenue  
 Victoria, BC

project  
 Crosstown  
 3020 Douglas Ave, Victoria BC

sheet title  
**Stormwater Management Plan**

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

**L3.03**



1 Raingarden/ Sitting Height Wall with Inset Lighting  
 Scale: 1:25