

CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC



Revisions

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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PLANTING PLAN GROUND LEVEL

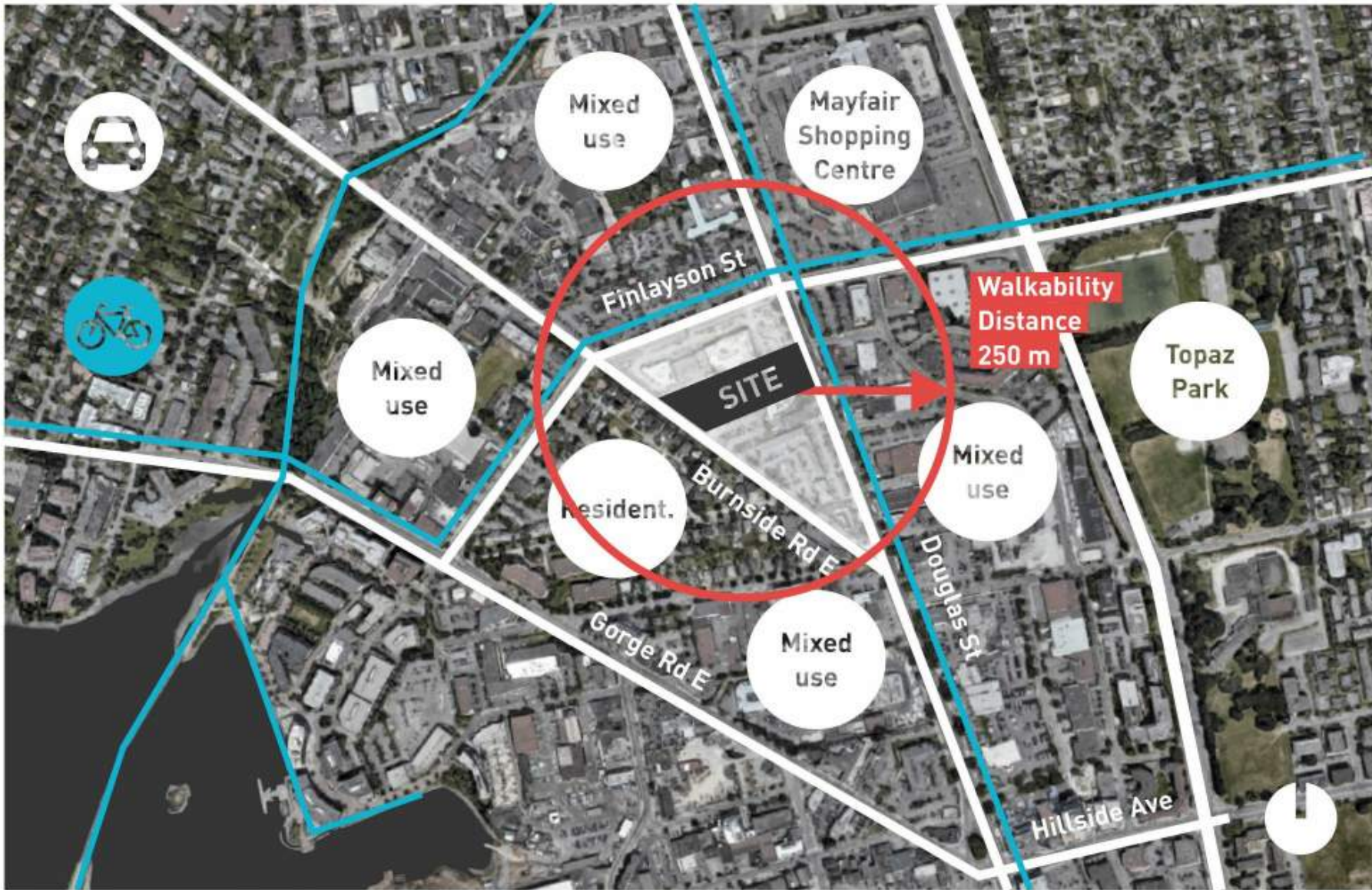
PLANTING PLAN UPPER LEVELS

STORMWATER MANAGEMENT PLAN

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



LOW HAMMOND ROWE ARCHITECTS

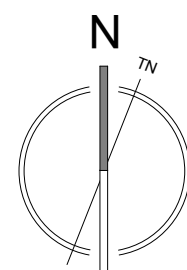


CROSSTOWN MIXED-USE DEVELOPMENT

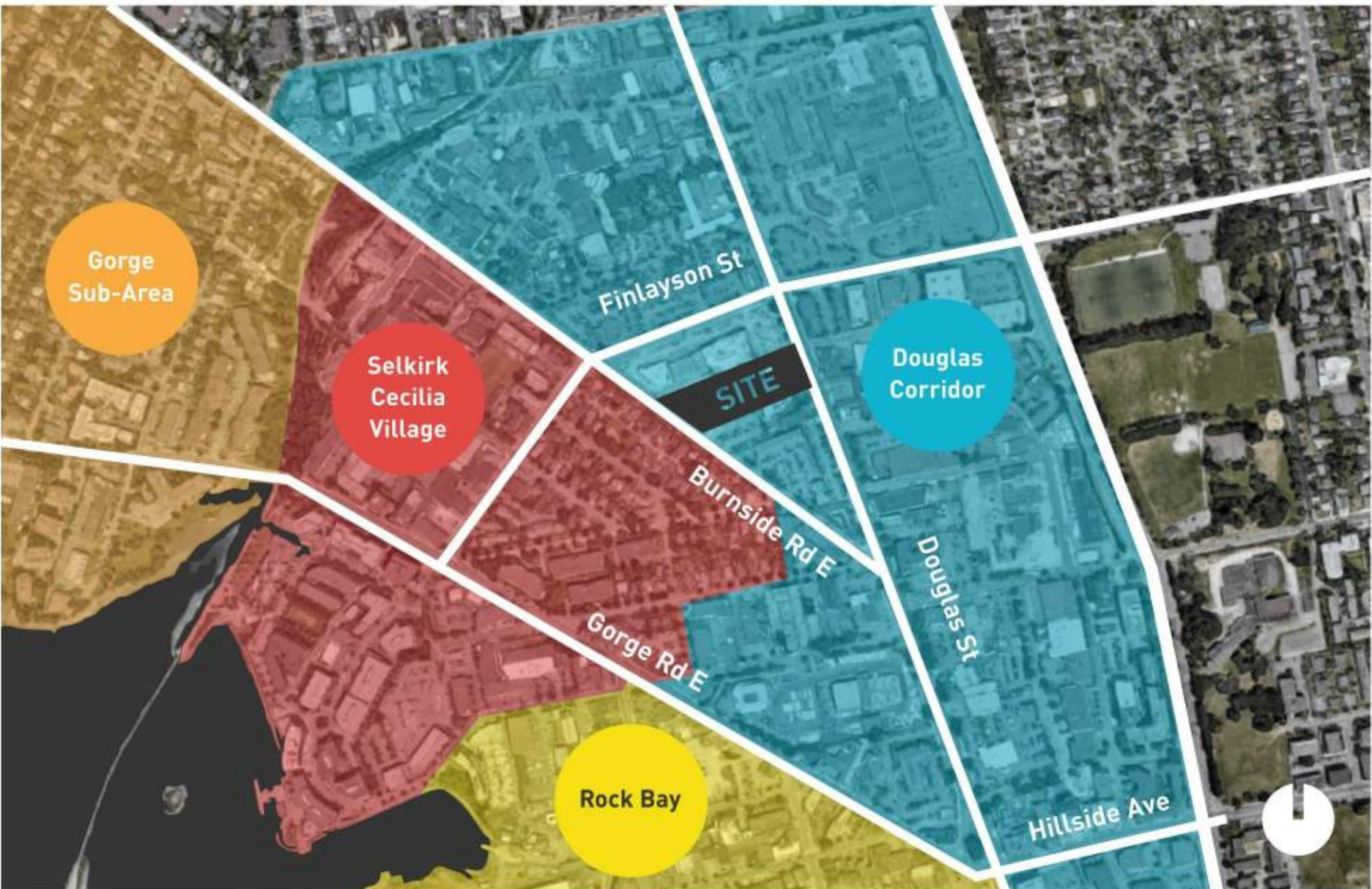
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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PROJECT CONTEXT

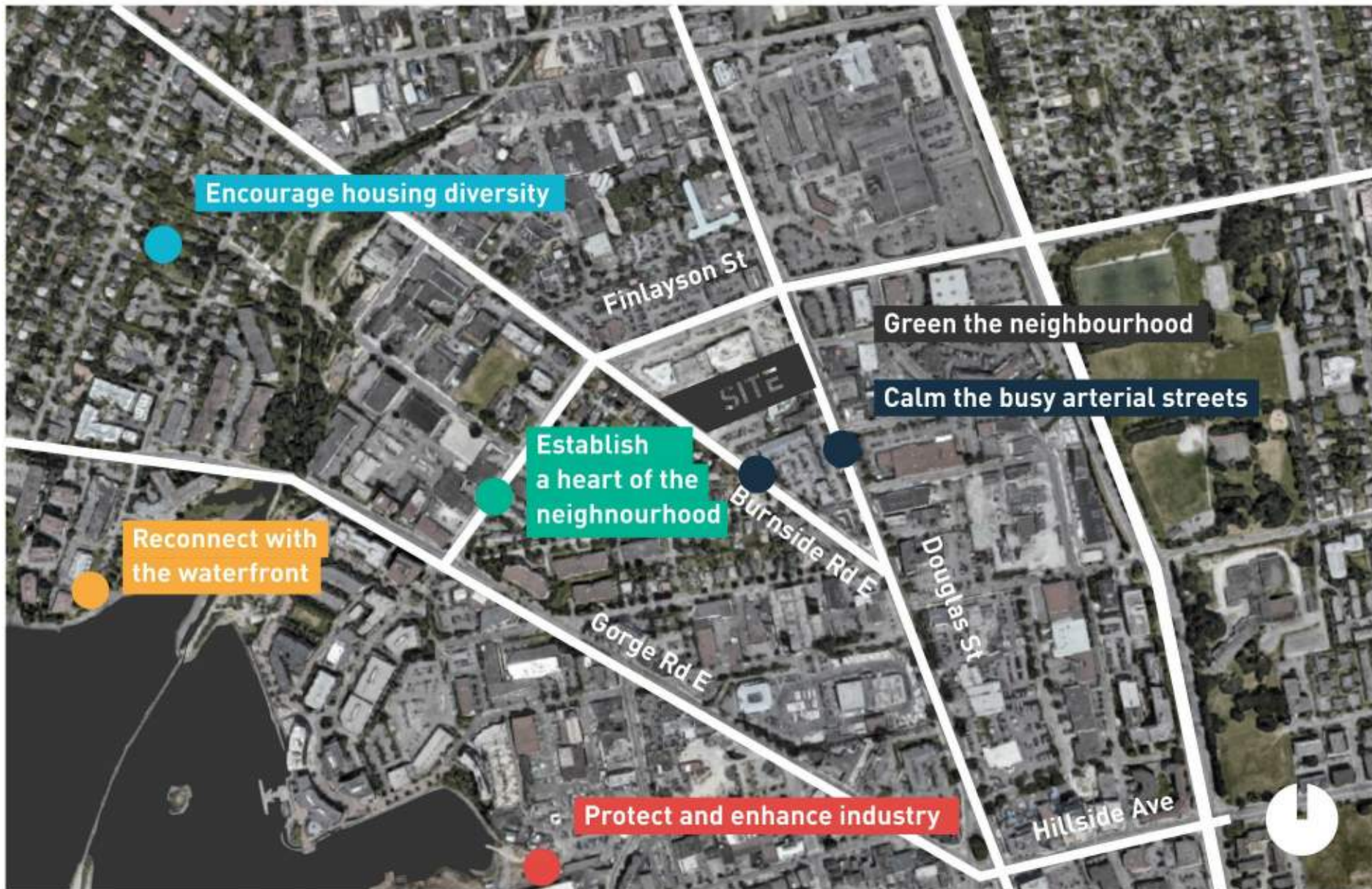
20.03.06



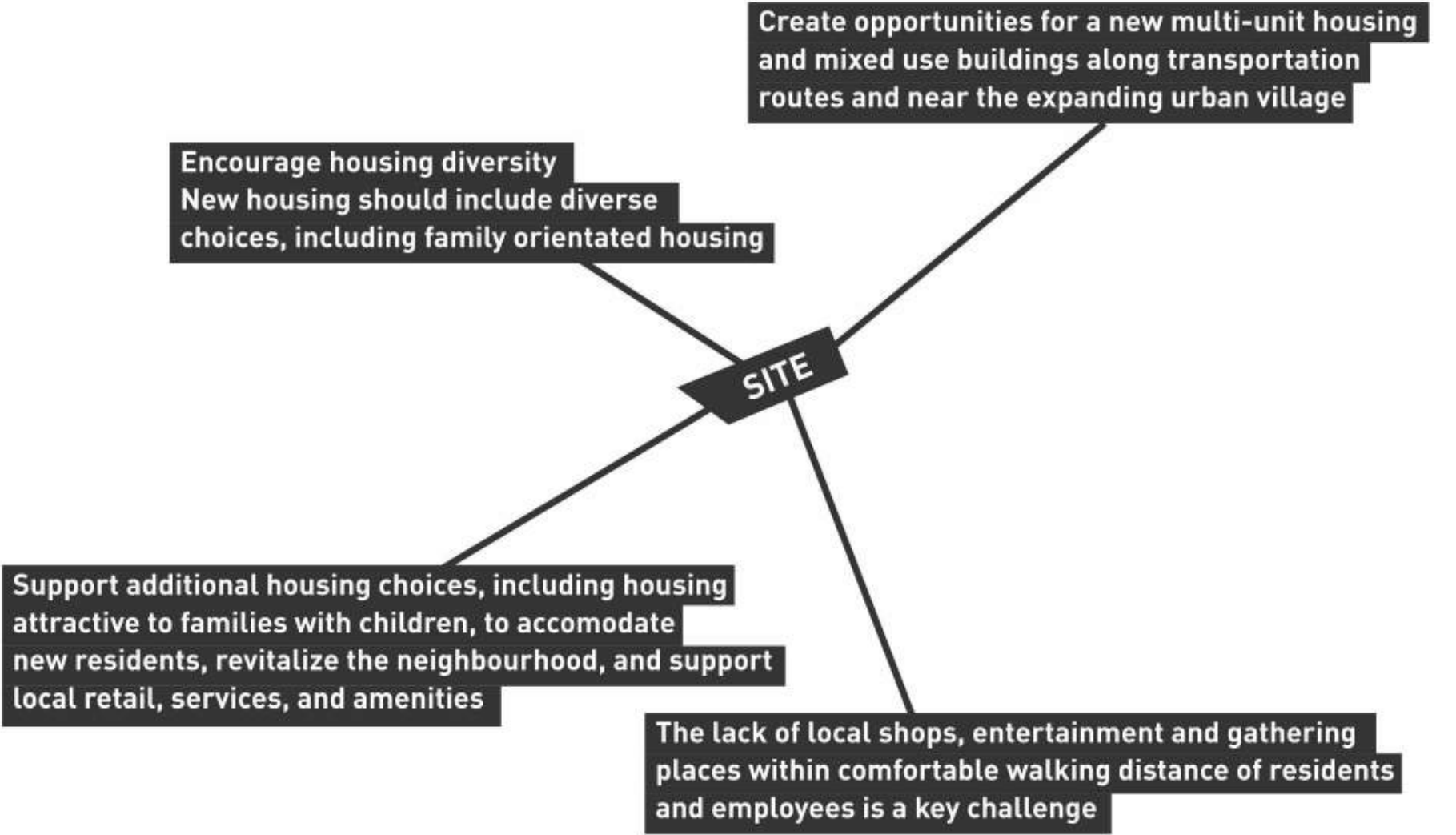
DP01



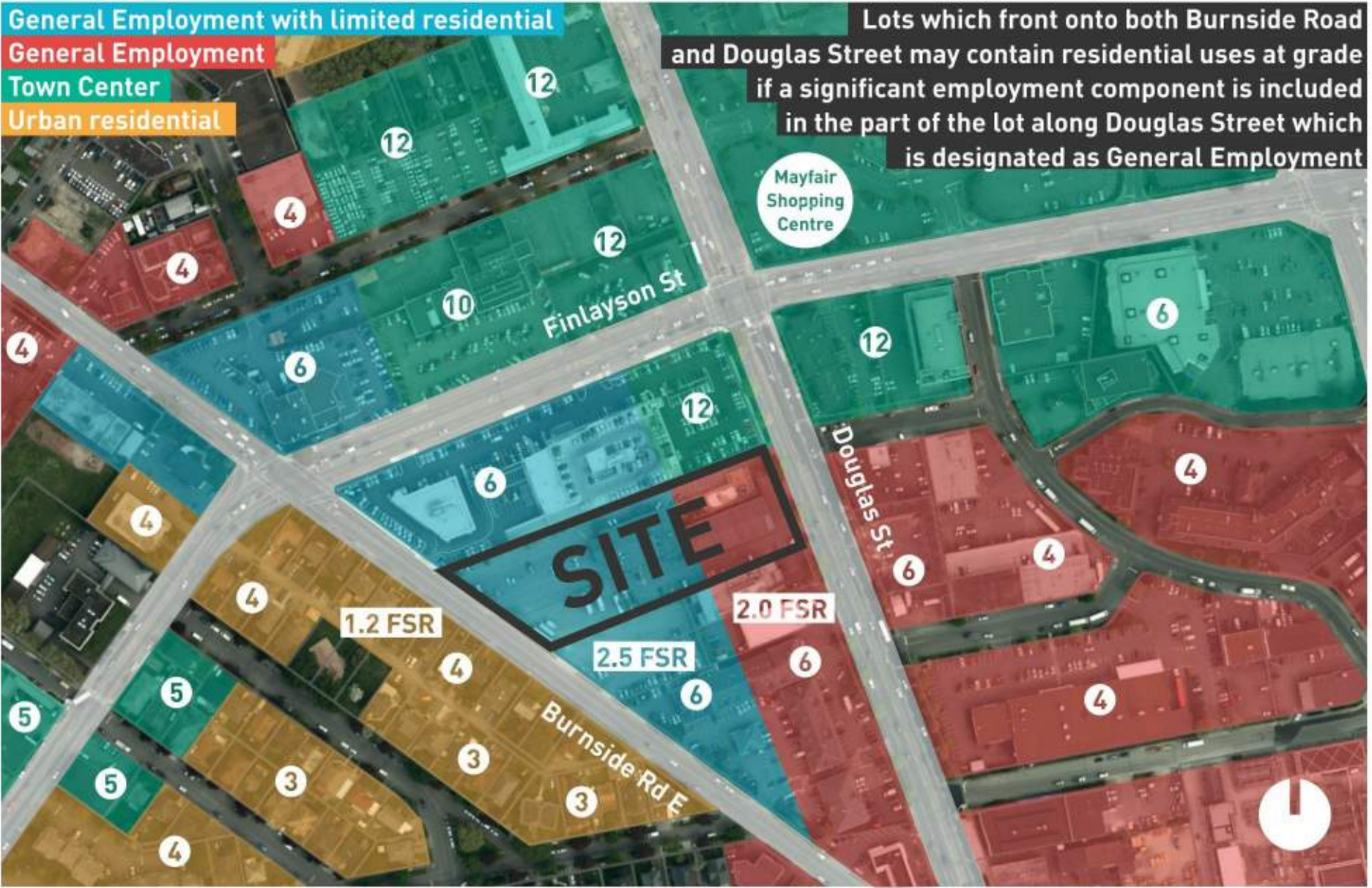
Neighbourhood context (BGNP p.9)



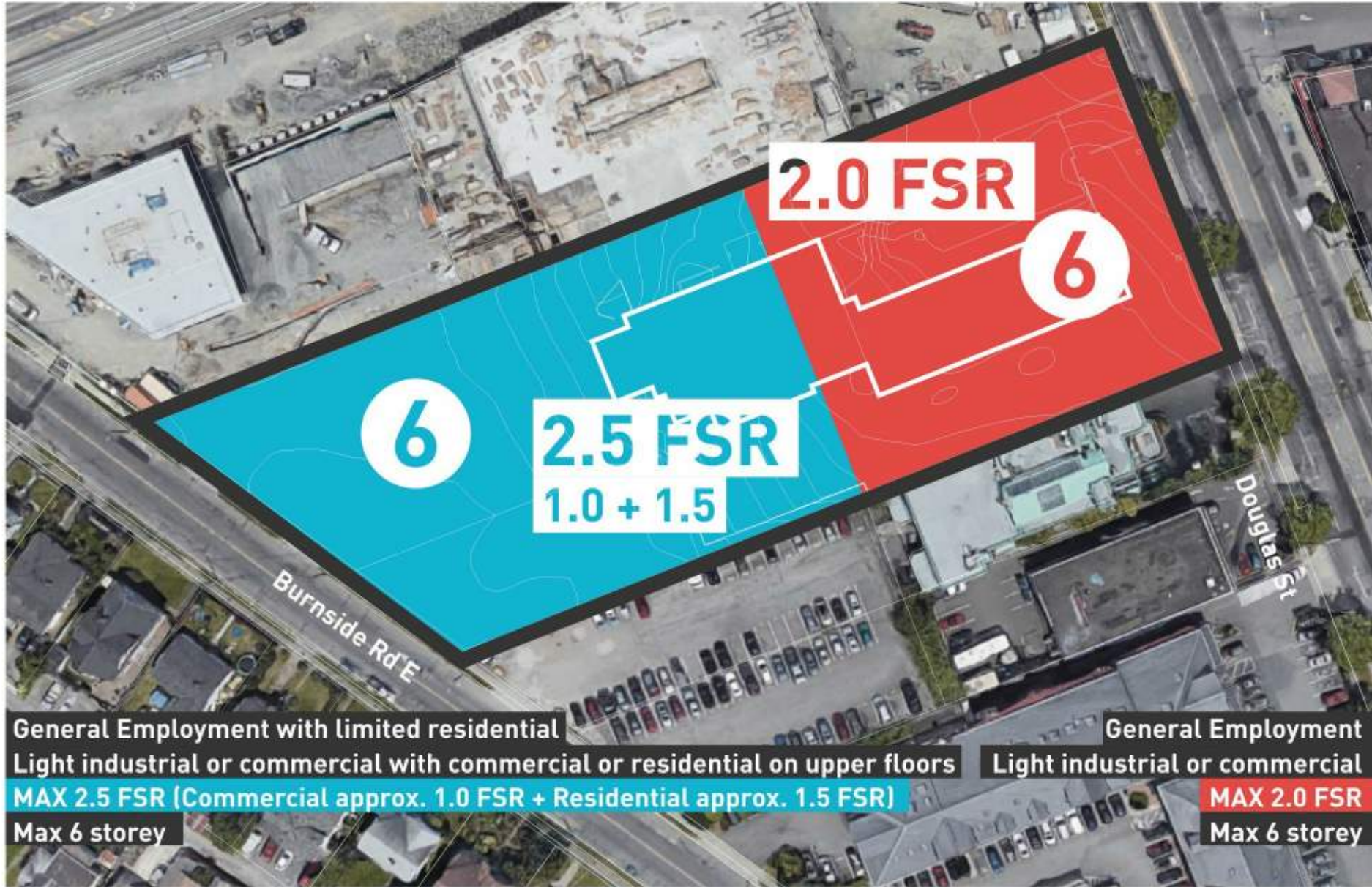
Big moves (BGNP p.15)



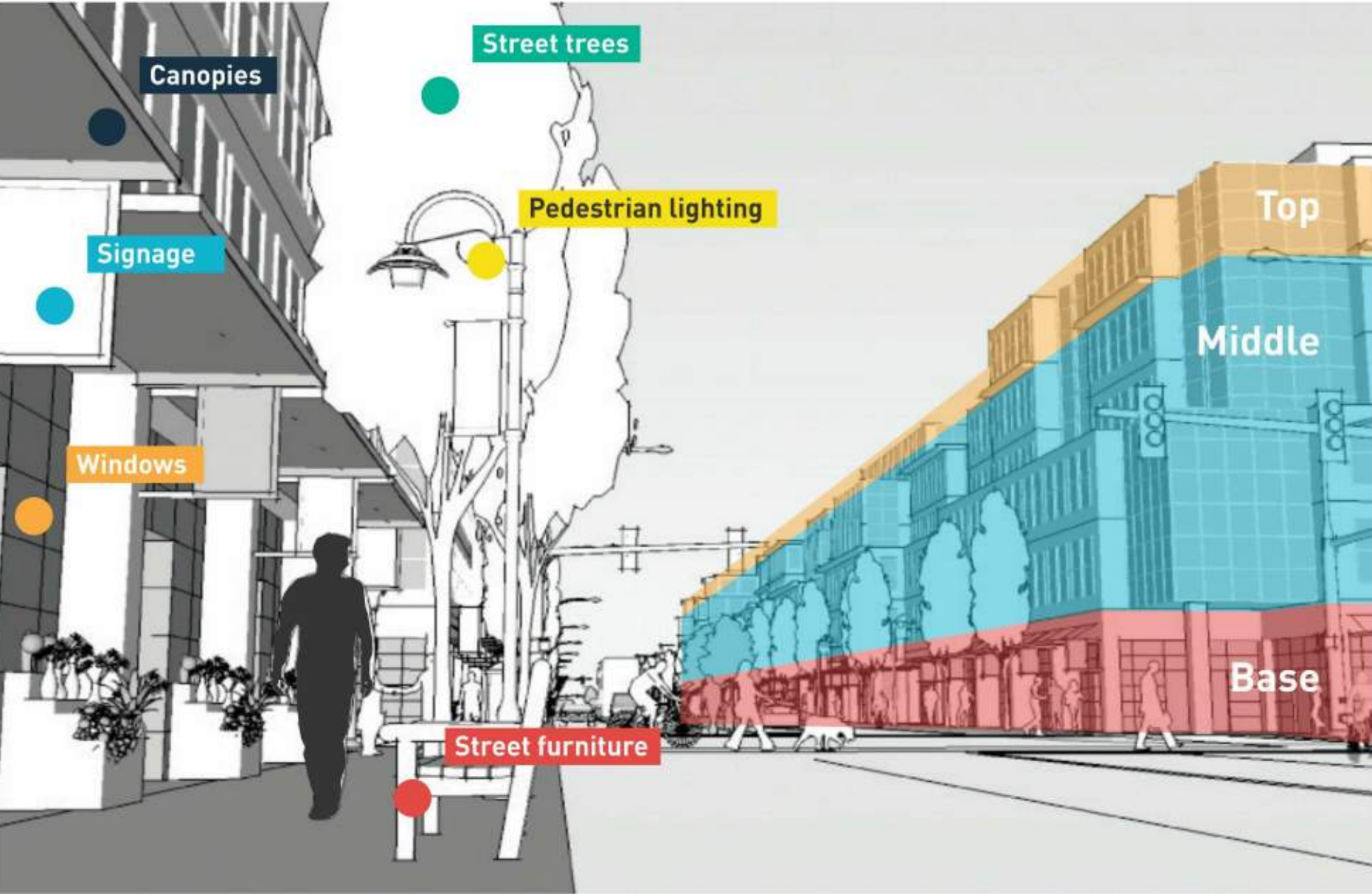
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



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

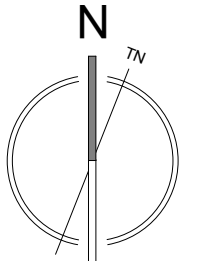
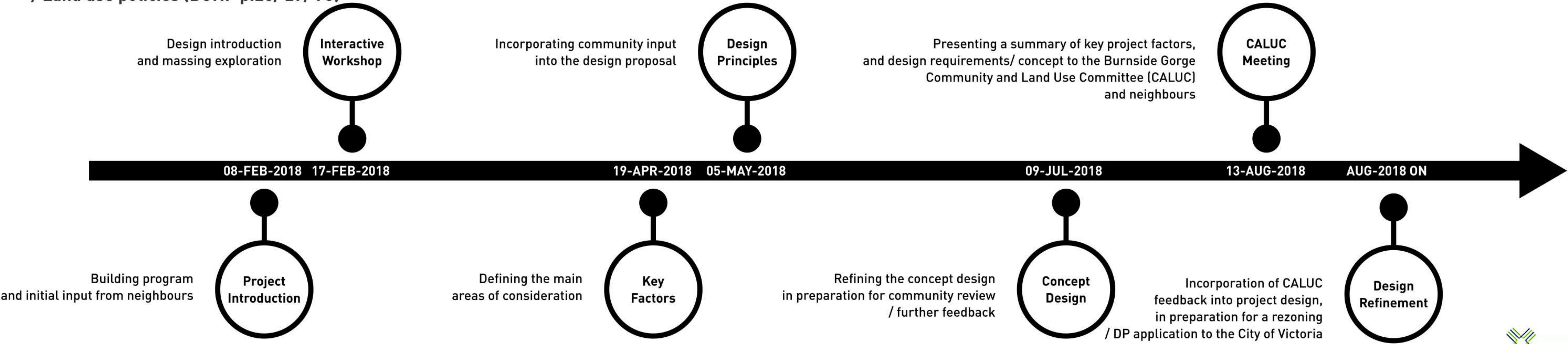


Land use policies- site (BGNP p.25/ 27/ 75)



Human scale requirement (OCP p.75)

Community
engagement
timeline

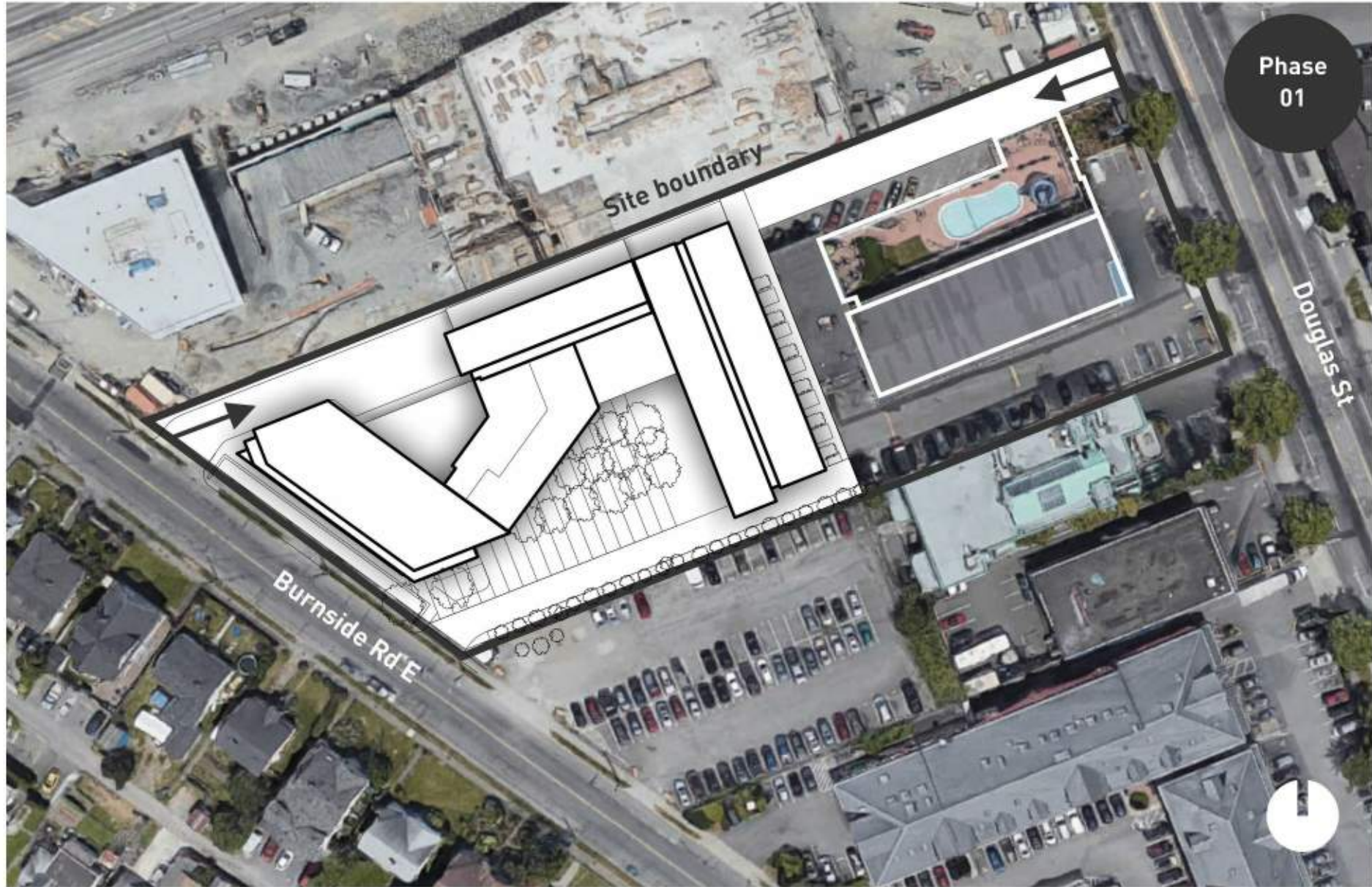


Existing site

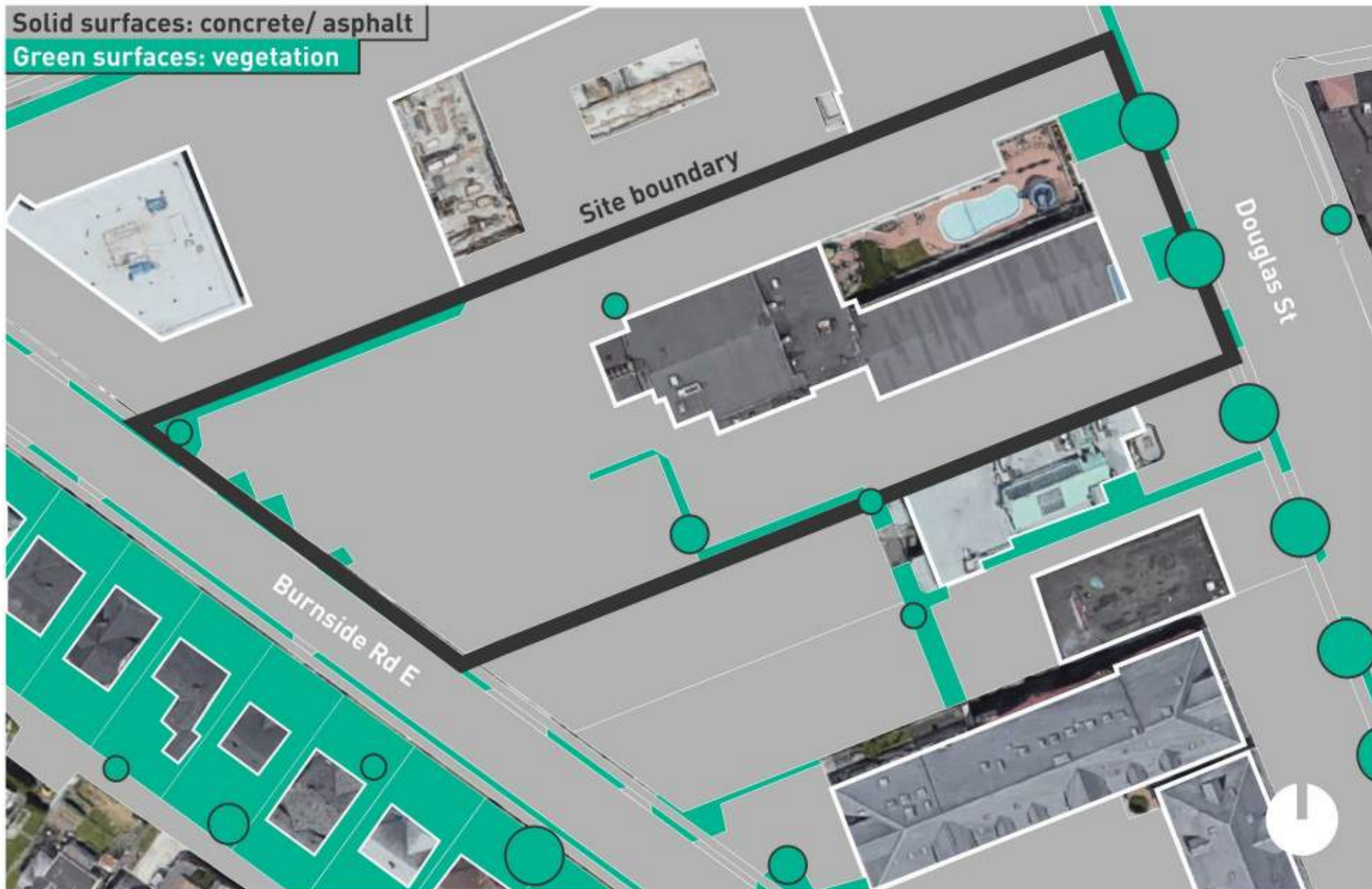


Existing neighbourhood- program and height

Design and phasing



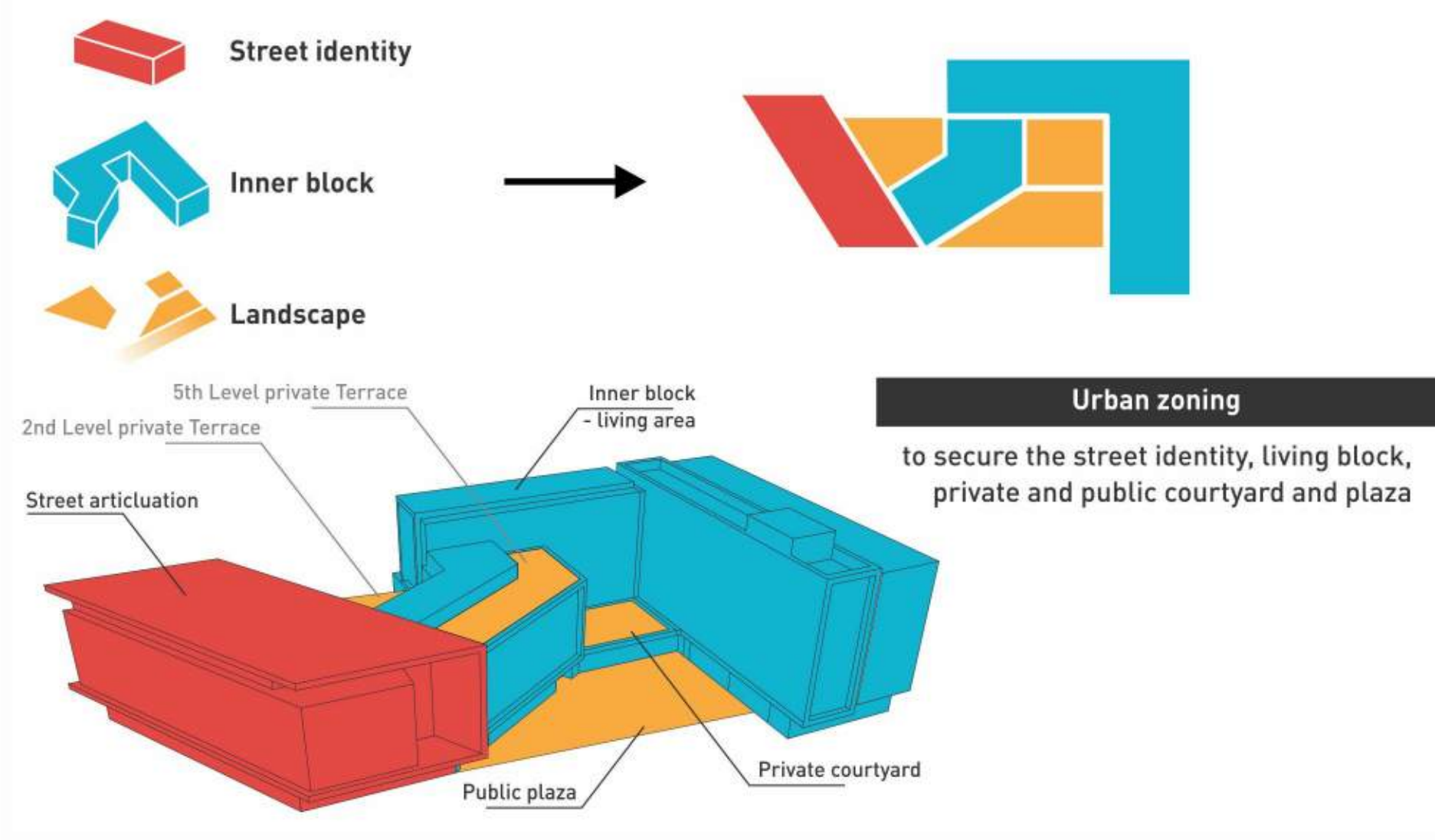
Phase 01



Existing landscape

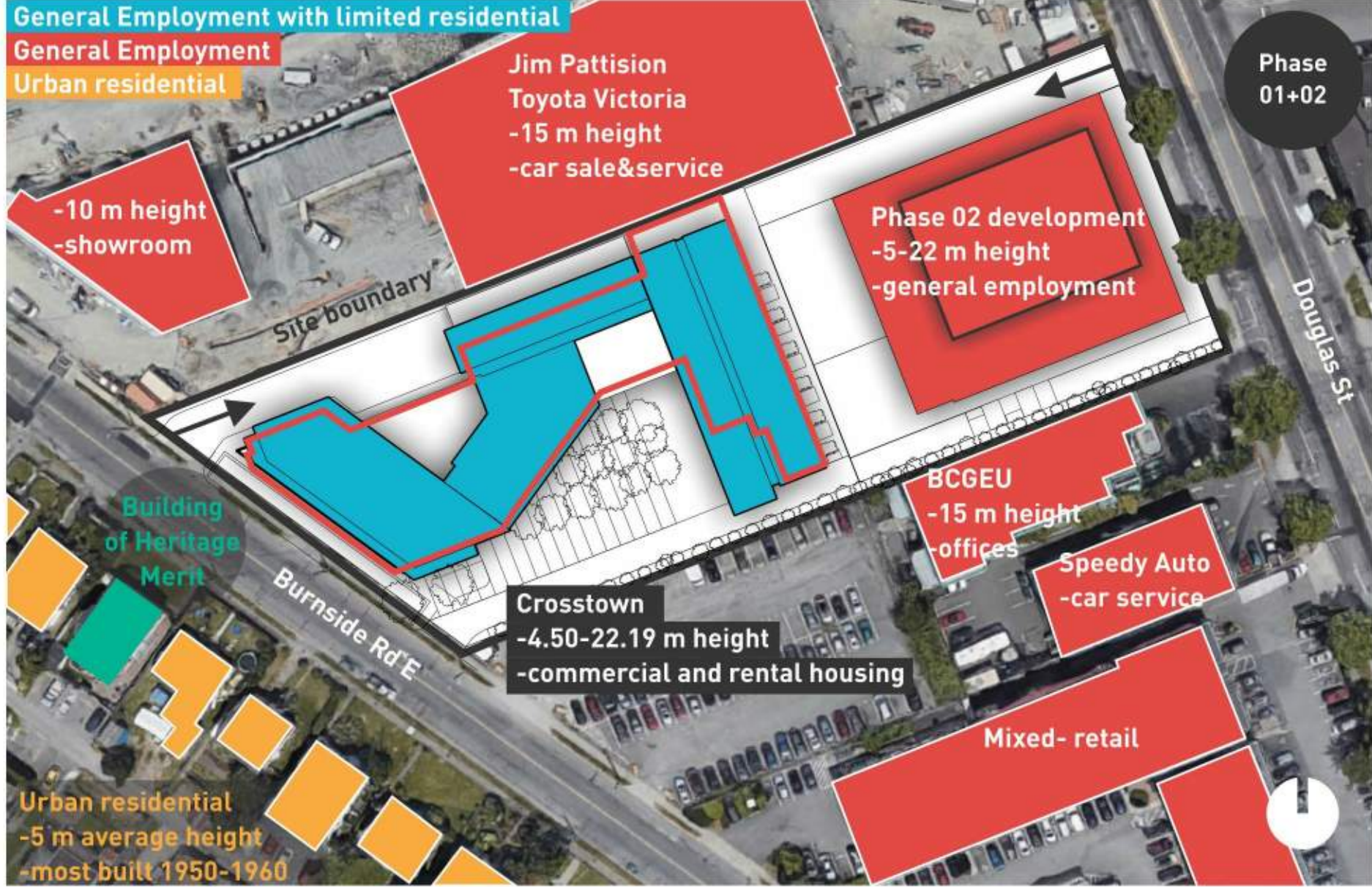


Existing circulation

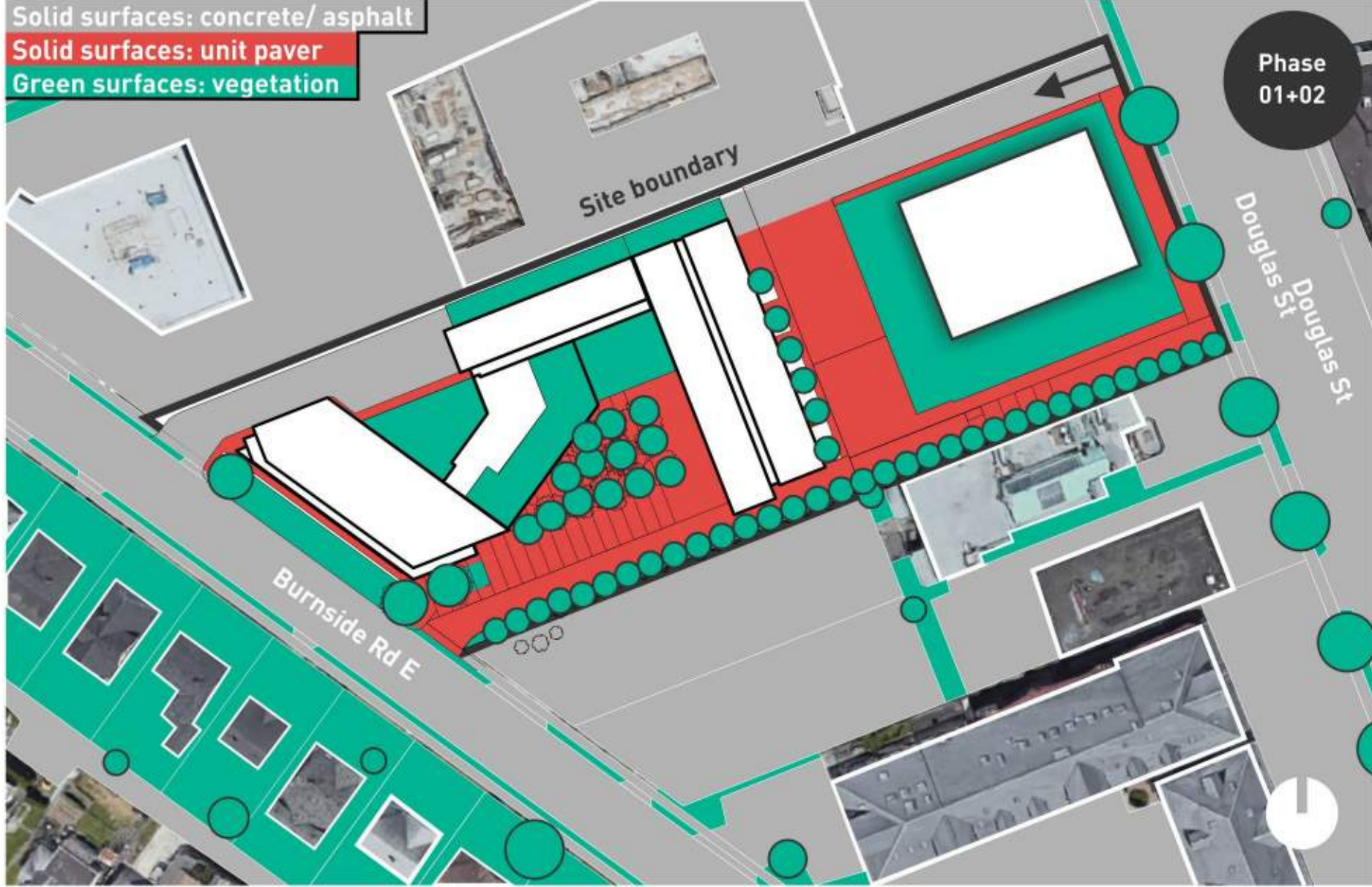


Phase 01- Urban design objectives

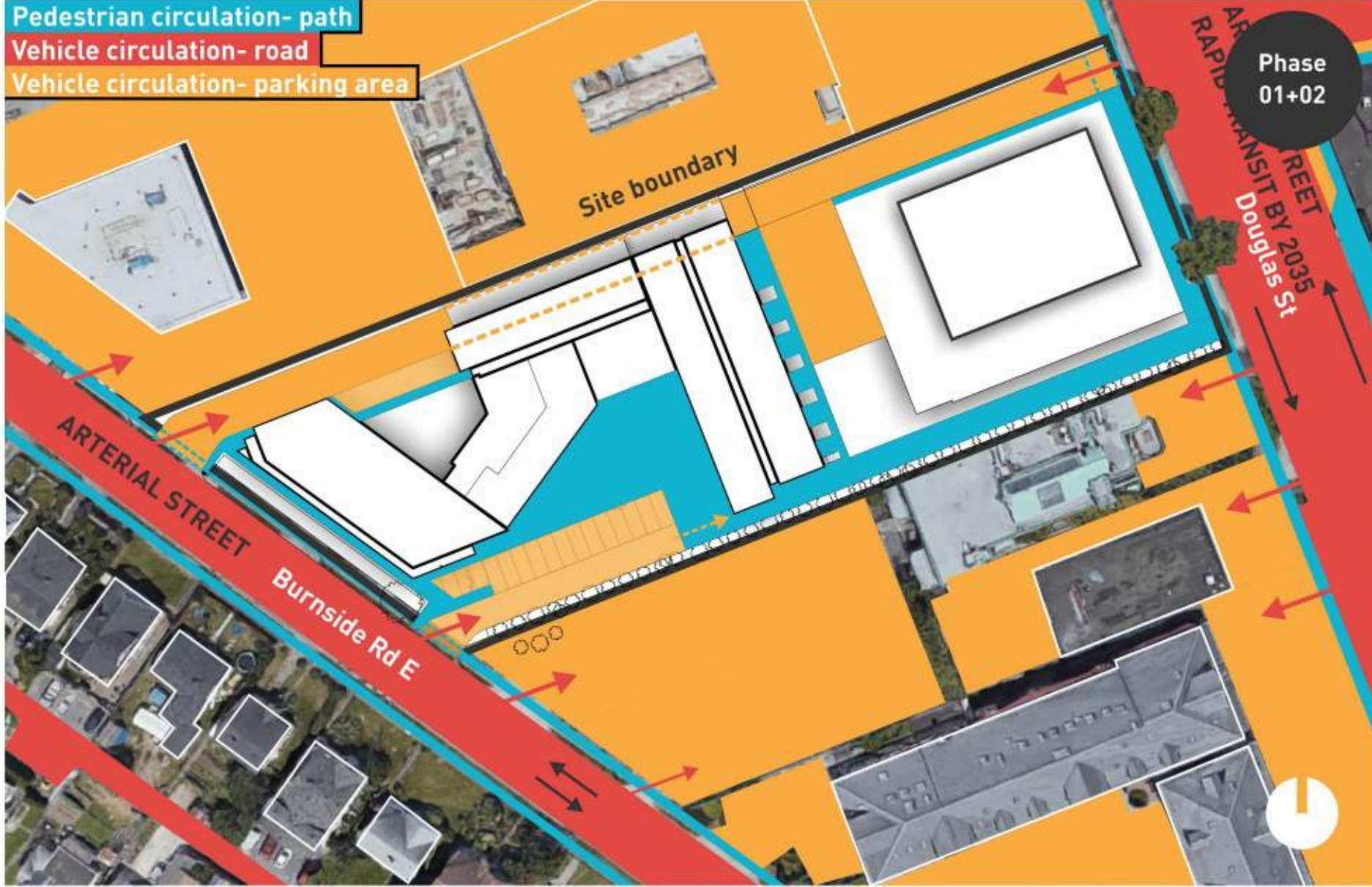
Proposed site



Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02



LOW HAMMOND ROWE ARCHITECTS

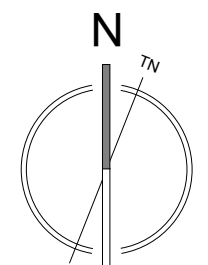


CROSTOWN MIXED-USE DEVELOPMENT

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SITE ANALYSIS & DESIGN PART I

20.03.06



DP03

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



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

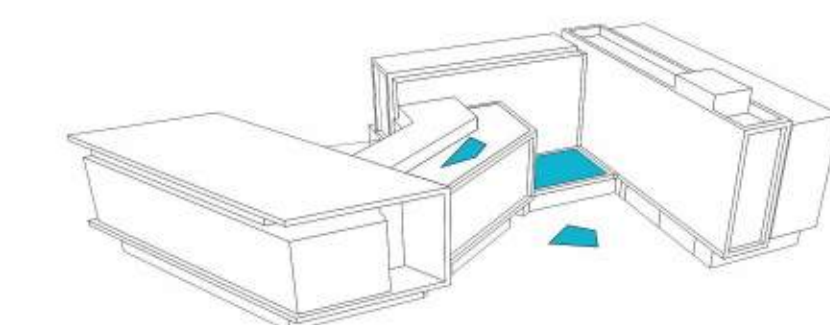
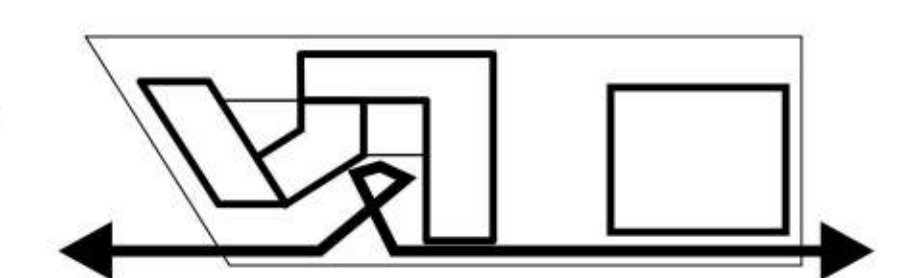


A.05 Create private and semi-private outdoor spaces

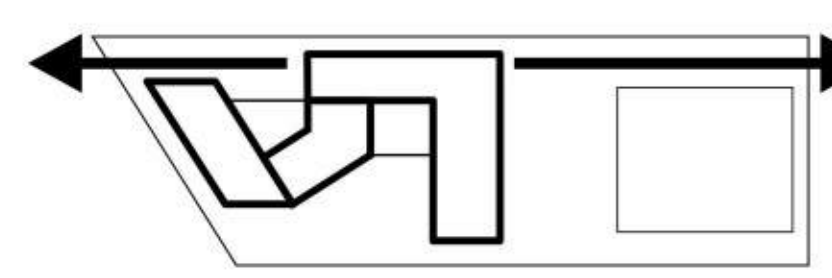


A.06 Give a street the identity and create boulevard

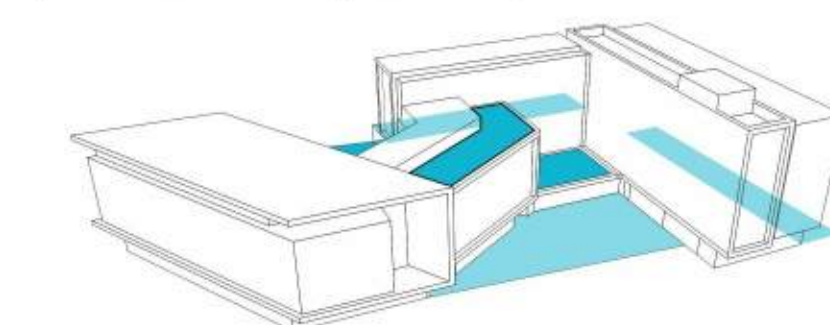
Design proposal



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



Underground car park

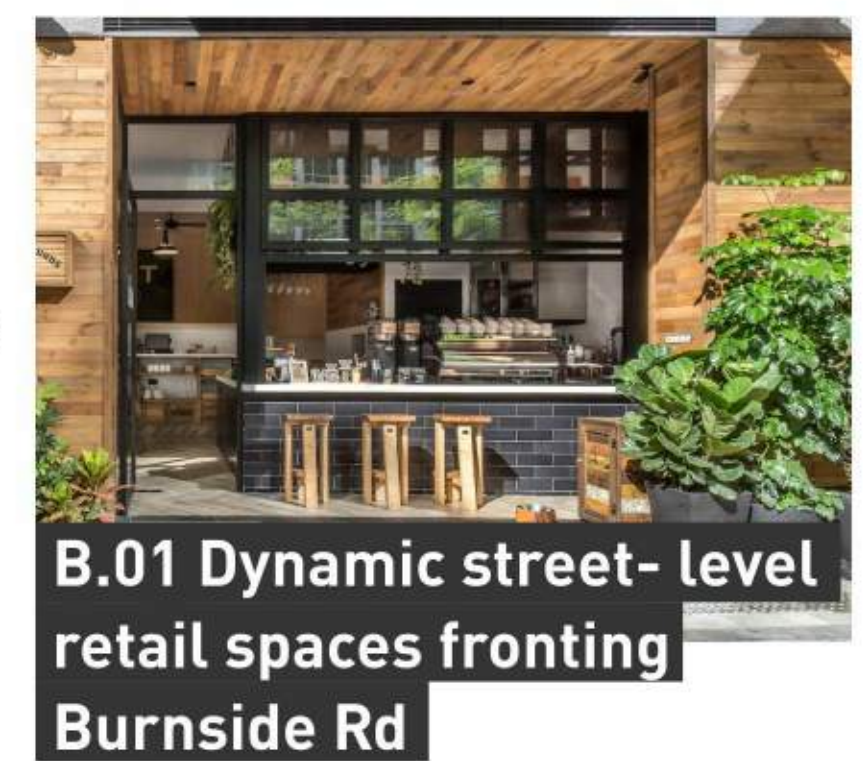


Terraces at different levels

B

Building form

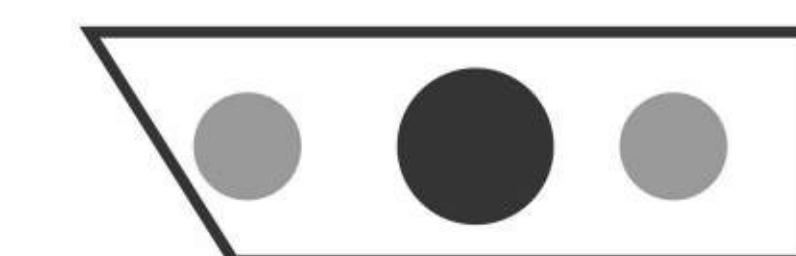
Community input



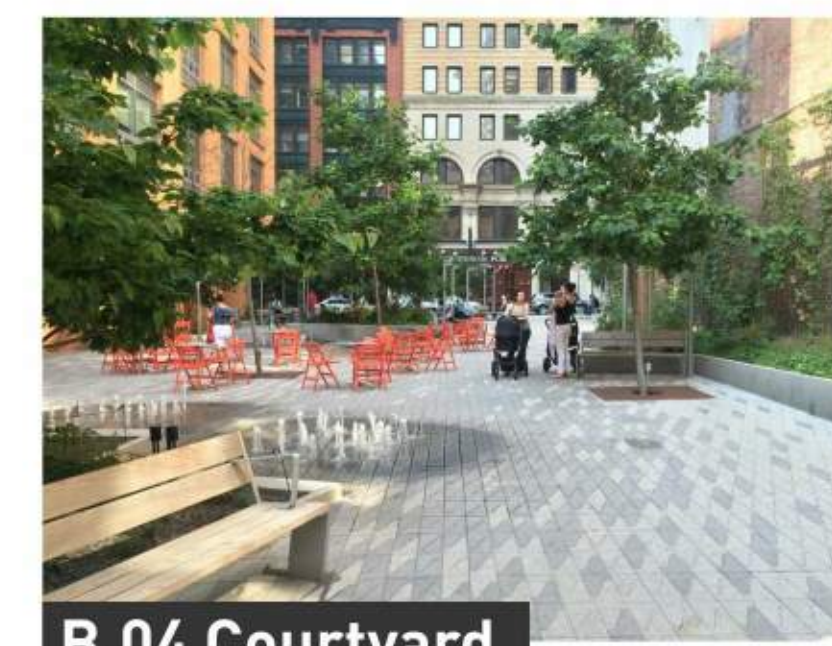
B.01 Dynamic street- level retail spaces fronting Burnside Rd



B.02 Building height appropriate for the neighbourhood



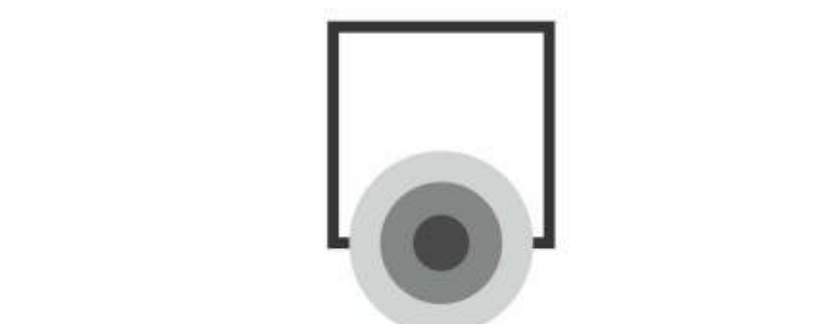
B.03 Mid-portion of site can absorb a higher height density



B.04 Courtyard

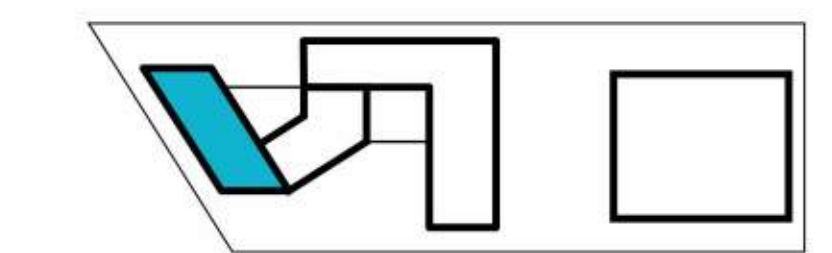
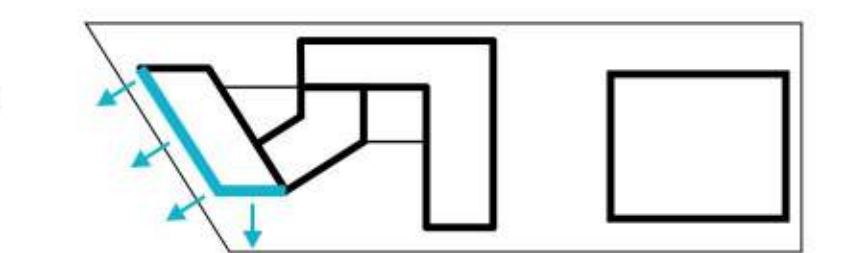


B.05 Avoid monolithic forms; step back building form

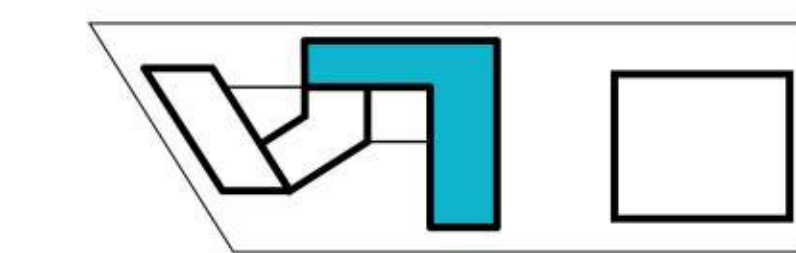


B.06 Daycare spills out onto courtyard space

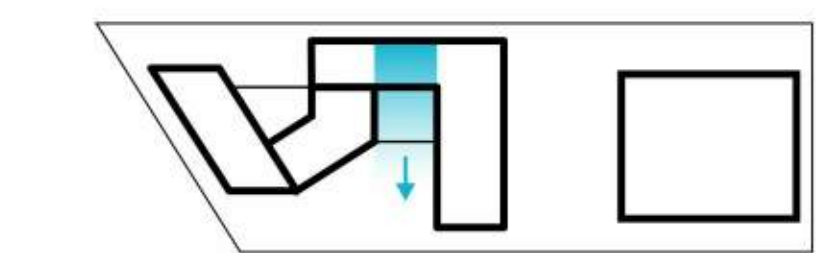
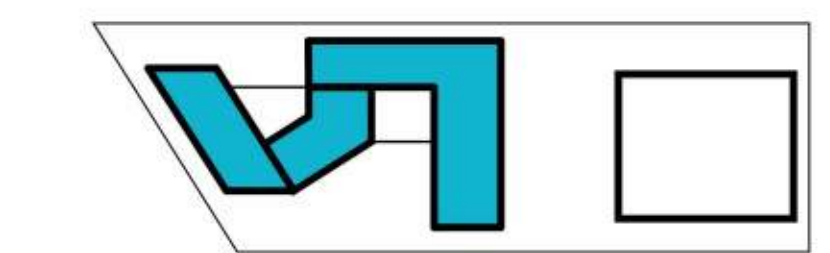
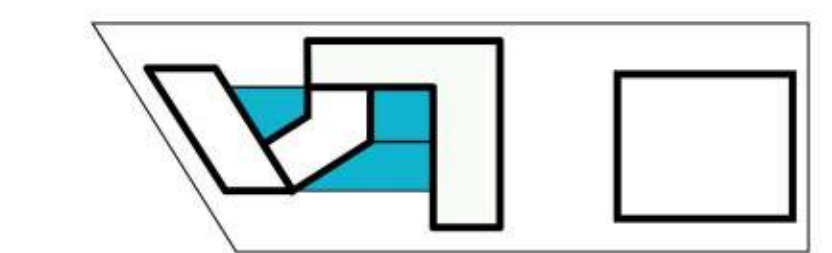
Design proposal



4+1 Storeys towards Burnside



6 Storeys in the middle



C

Building program

Community input



C.01 Daycare



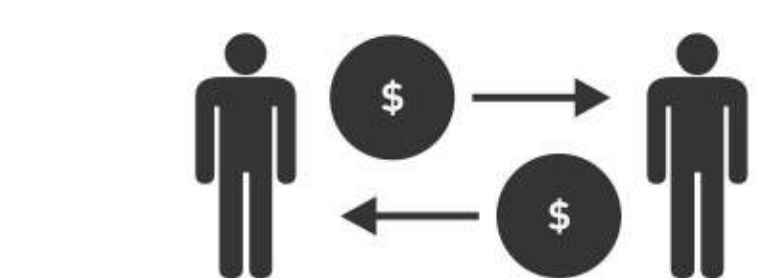
C.02 Restaurant or Café: spaces that gather community together



C.03 Mix of affordable rental and work-live



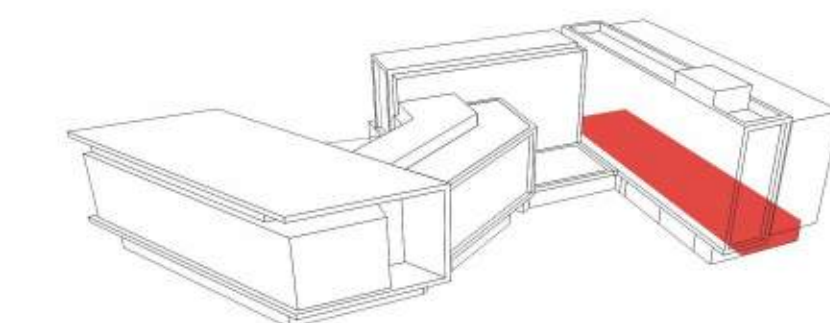
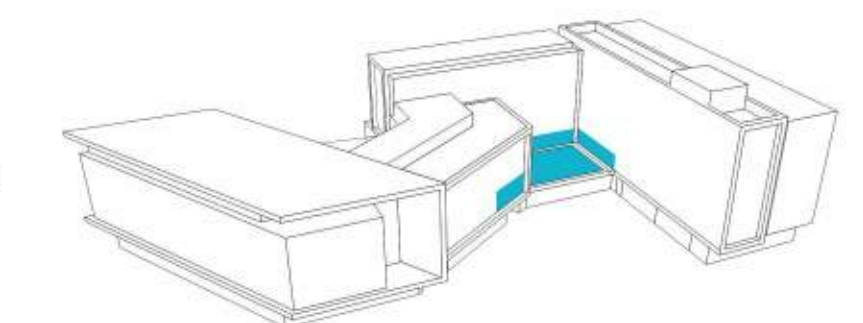
C.04 Diverse group of residents: low income, family and seniors



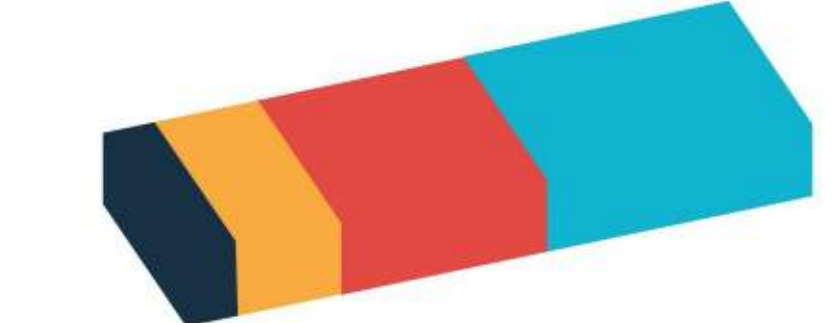
C.05 Commercial development to add social value



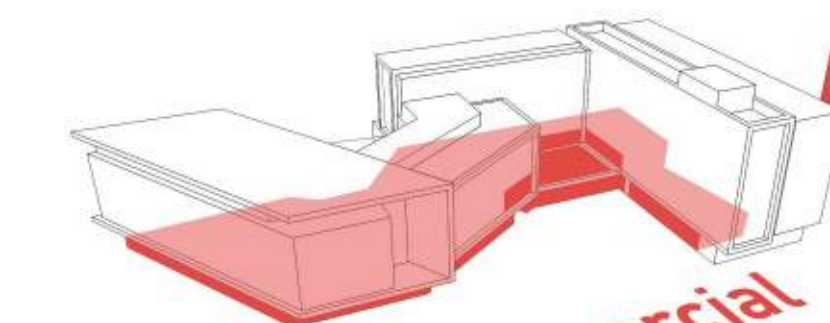
Design proposal



Work-live



Studio/ 1 bedroom
2 bedroom/ 3 bedroom



Commercial Phase 01



Commercial Phase 02



LOW HAMMOND ROWE ARCHITECTS

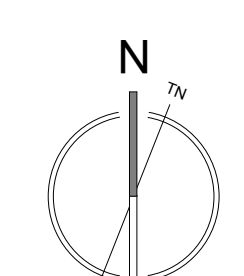


CROSTOWN MIXED-USE DEVELOPMENT

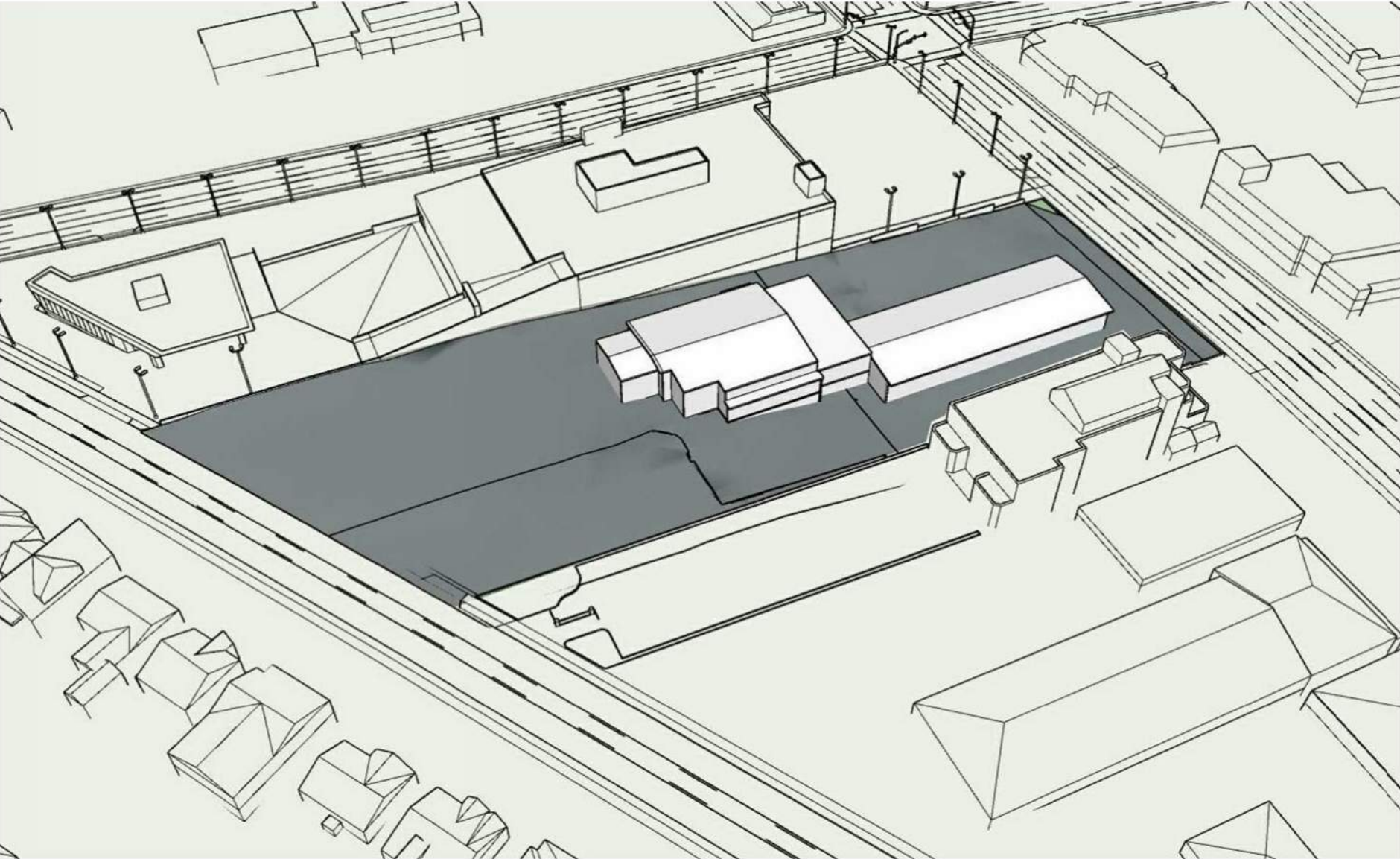
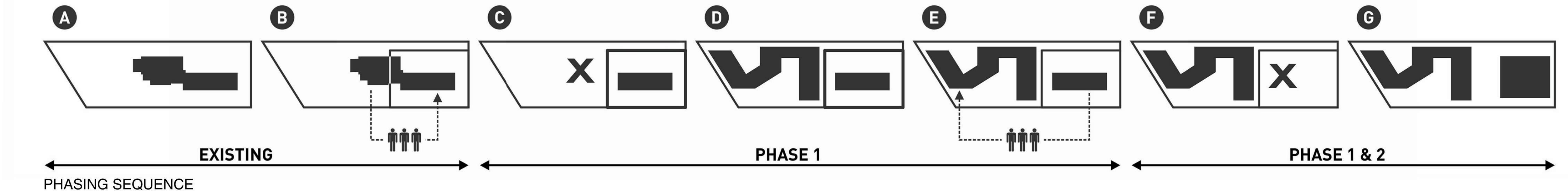
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COMMUNITY ENGAGEMENT

20.03.06



DP04



EXISTING



PHASE 1



PHASE 1 & 2

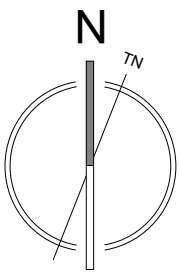
PROJECT DATA

Project description	SIX STOREY MIXED USE BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING. MIXED USED 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 ACCOMODATION 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 ²		3326.3 m ²	
Lot Width	56.83m		49.18 m ²	
Total Floor Area	11,601.82 m ²		6654 m ²	
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 RESIDENTIAL= 2 : 1	2 : 1
Average Grade	19.14 m GEOD.		14.57 m GEOD.	
Commercial Floor Area	2972 m ²		6654 m ²	
Site Coverage	4066.9m ² / 5753.7 m ² = 70.7% (includes P1 above existing grade)		1500 m ² / 3327 m ² = 45%	
Open Site Space	602.67m ² / 5753.7 m ² = 10.48%		TBD	
Height	24.24 m		28.5 m ²	
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):	0.0m	SIDE (NORTH):	2.4m
	SIDE (SOUTH):	4.2m	SIDE (SOUTH):	11.0m

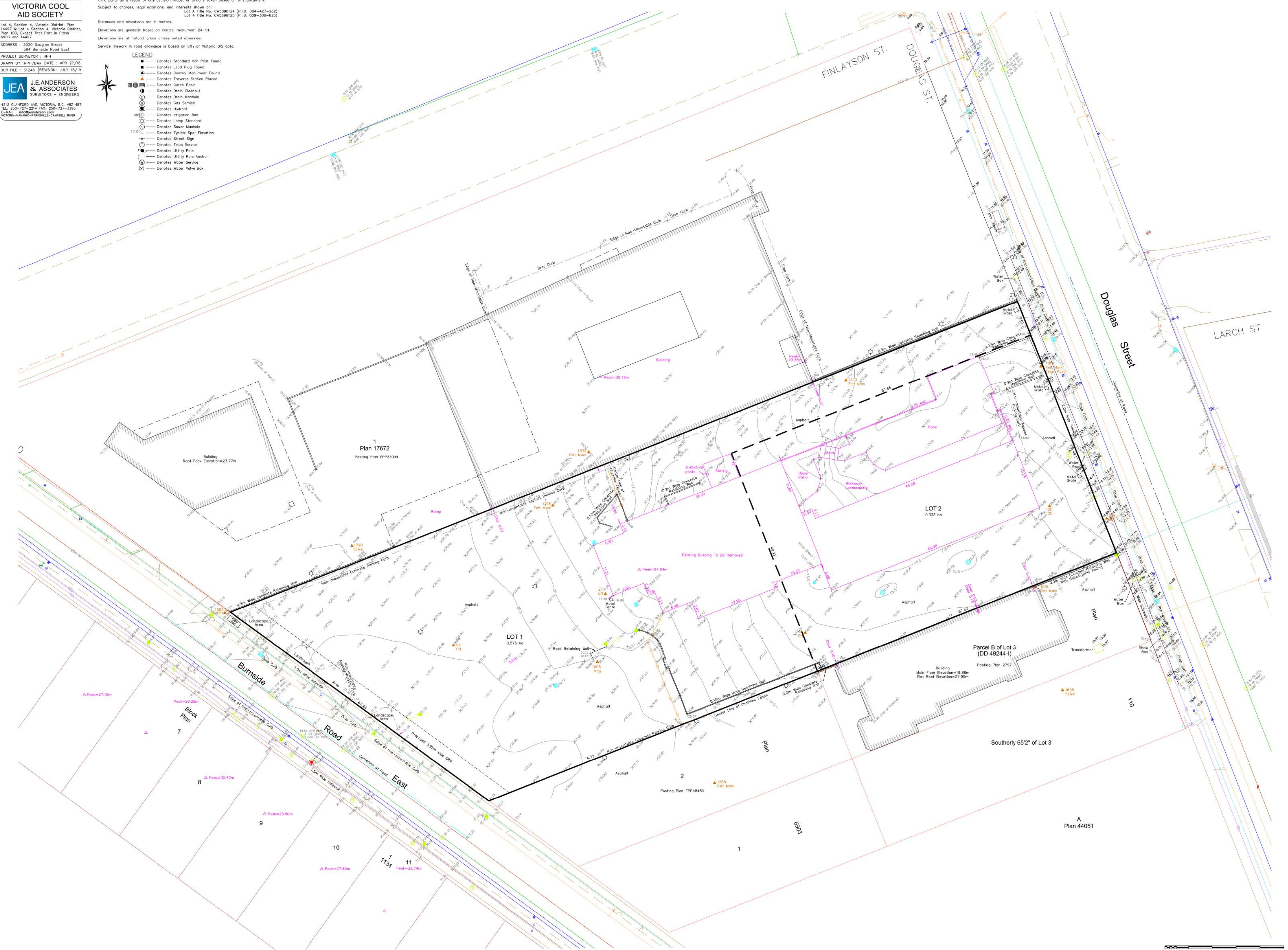
PHASE 1 - DP & REZONING			
VEHICLE & BICYCLE PARKING			
	Required	Proposed	
Vehicle Parking Stalls - total	143	143	
Commercial Parking Stalls	78	78	plaza - 13 P1 - 65
Supportive Parking Stalls	16	16	P1 - 1 P2 - 15
Affordable Parking Stalls	49	49	P2 - 49
Bicycle Stalls commercial	Long Term	16	16
	Short Term	14	14
Bicycle Stalls supportive	Long Term	54	54
	Short Term	5	6
Bicycle Stalls affordable	Long Term	110	110
	Short Term	10	10

PHASE 1 - DP & REZONING		
UNIT TYPES		
Supportive Housing Unit Types (Rental A)	STUDIO (INCLUDES 3 ADAPTABLE)	51
	STUDIO ACCESSIBLE	1
	1 BEDROOM	2
	Total Supp Hsg Units	54
Affordable Rental Housing Unit Types (Rental B)	STUDIO	35
	STUDIO ACCESSIBLE	5
	1 BEDROOM	39
	1 BEDROOM ACCESSIBLE	4
	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 ²
Total Residential Floor Area		8,635 m ²

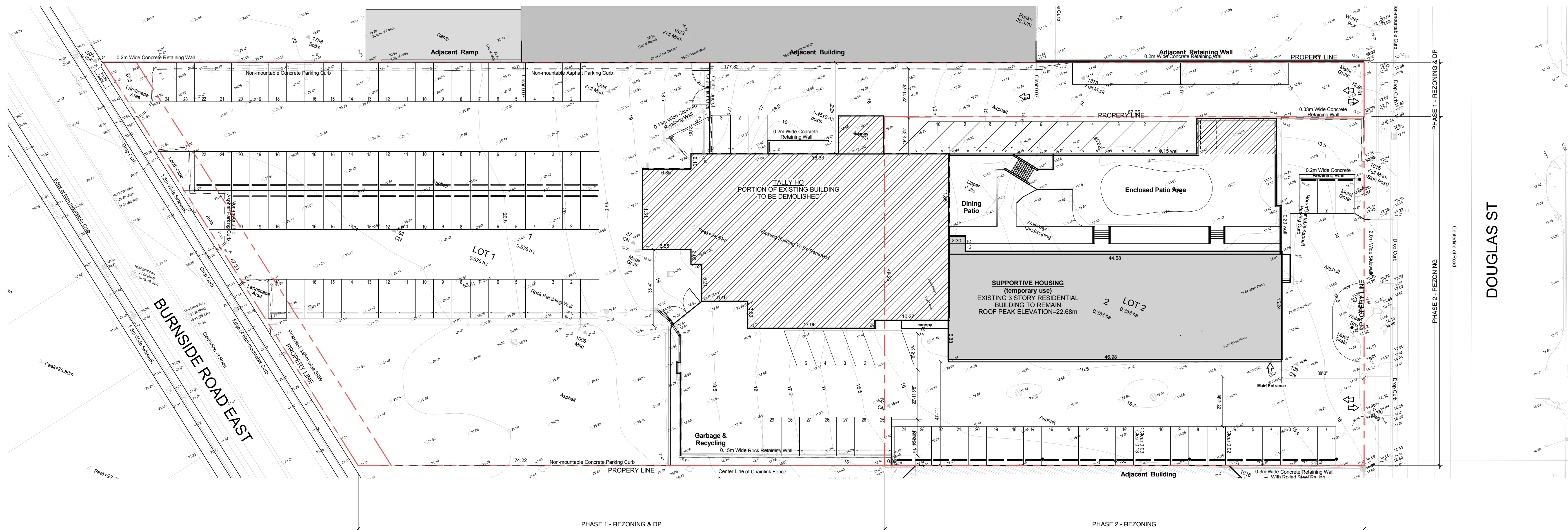


SUBDIVISION APPLICATION
VICTORIA COOL AID SOCIETY
Lot 4, Section 4, Victoria District, Plan 14497 & Lot 4, Section 4, Victoria District, Plan 100, Corner That Part in Plans 6903 and 14497
ADDRESS: 3020 Douglas Street, 384 Burnside Road East
PROJECT SURVEYOR: RPH
DRAWN BY: RPH/BAH DATE: APR 27/18
OUR FILE: 31248 REVISION: JULY 15/19
JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
4212 DUNFORD AVE. VICTORIA, B.C. V8C 4B7
TEL: 250-727-3214 FAX: 250-727-3395
E-MAIL: info@jea.ca
VICTORIA-HANNOY-PARKVILLE-CAMPBELL RIVER

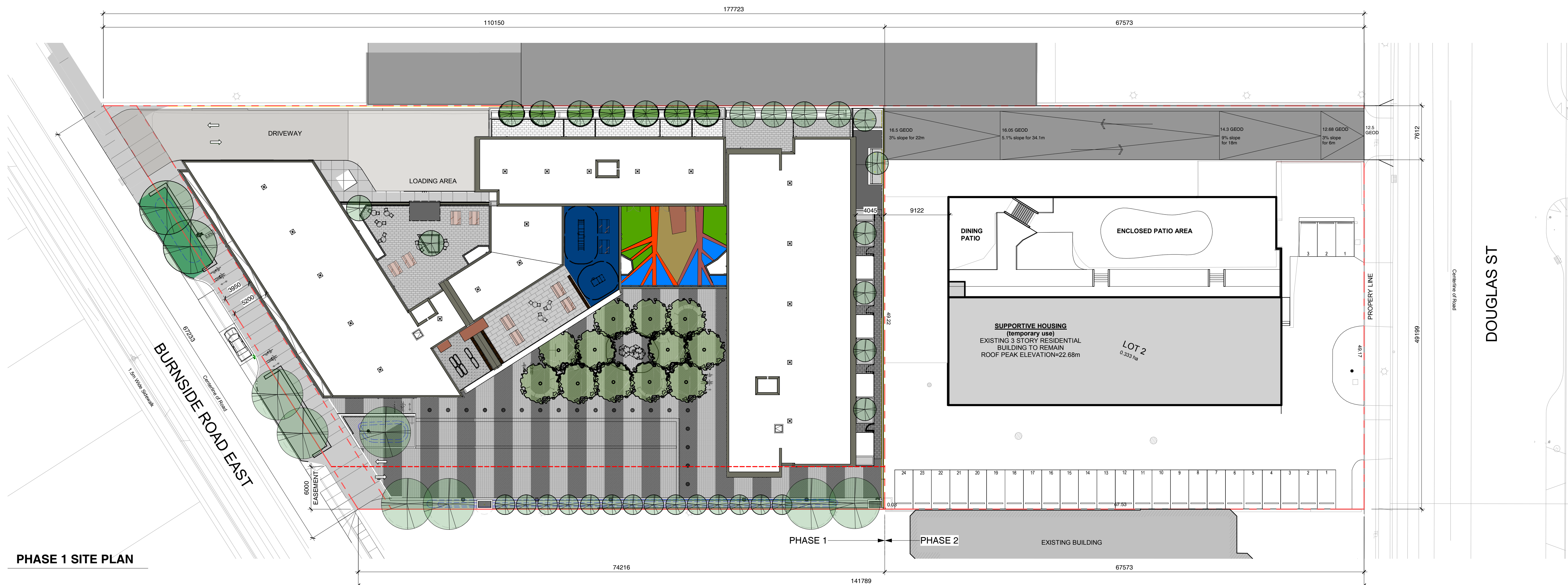
This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume some. J.E. Anderson & Associates accept no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on: Lot 4 Title No. CAS896124 (P.I.D. 004-427-282) Lot 4 Title No. CAS896125 (P.I.D. 009-308-625)
Distances and elevations are in metres.
Elevations are geodetic based on control monument 24-91.
Elevations are at natural grade unless noted otherwise.
Service line work in road allowance is based on City of Victoria GIS data.
LEGEND
--- Denotes Standard Iron Post 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 Gas Hydrant
--- Denotes Irrigation Box
--- Denotes Lamp Standard
--- Denotes Sewer Manhole
--- Denotes Typical Spot Elevation
--- Denotes Street Sign
--- Denotes Telus 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



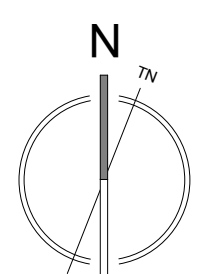
LOW HAMMOND ROWE ARCHITECTS



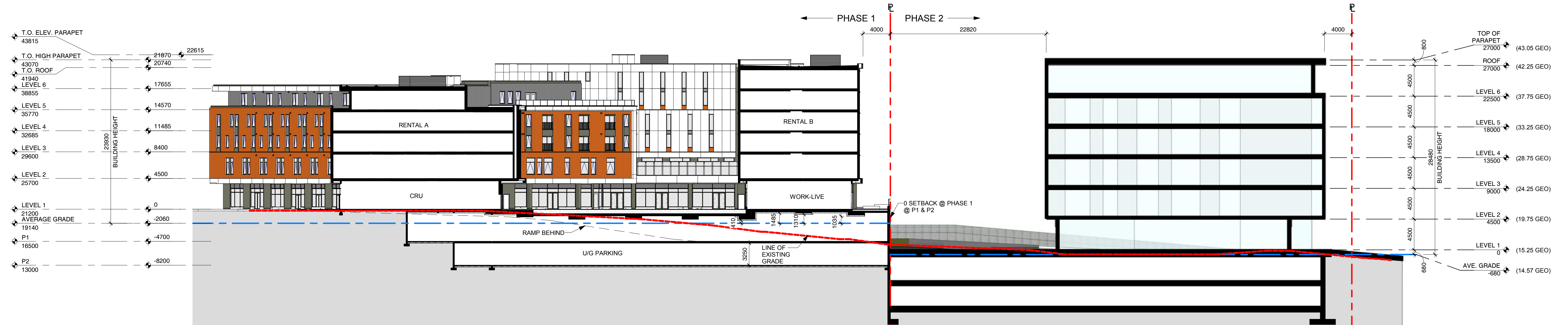
CROSTOWN MIXED-USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN

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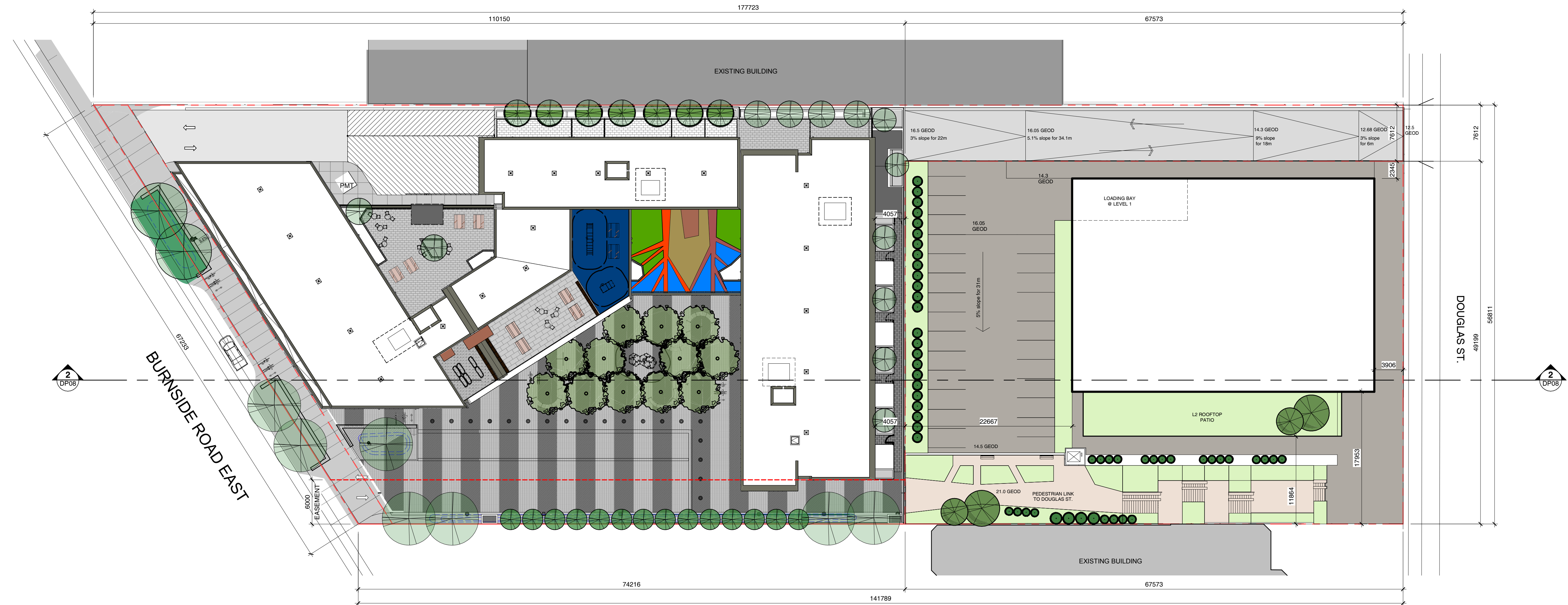
20.03.06
1 : 300



DP07



SITE PLAN SECTION



PHASE 2 SITE PLAN



LOW HAMMOND ROWE ARCHITECTS

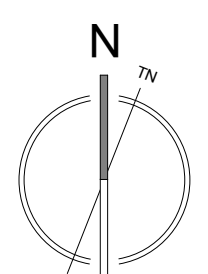


CROSTOWN MIXED-USE DEVELOPMENT

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PHASE 2 - SITE PLAN & SECTION

20.03.06
1 : 300



DP08



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



LOW HAMMOND ROWE ARCHITECTS

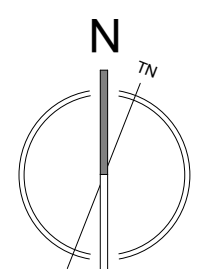


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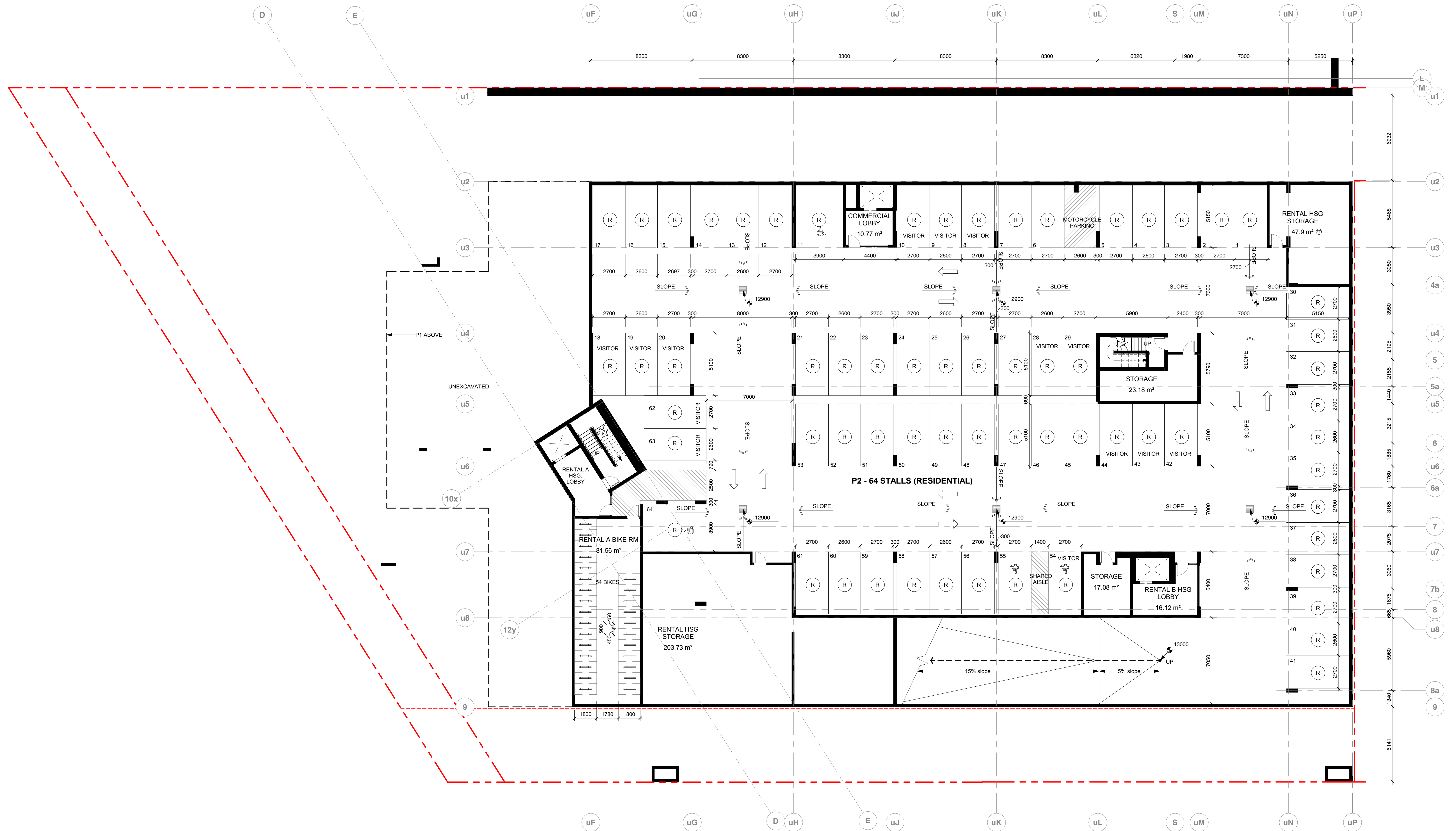
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SITE PLAN PHASE 1

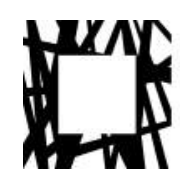
20.03.06
As indicated



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

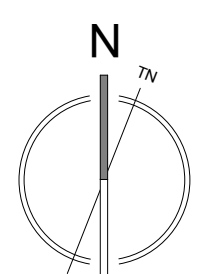


CROSTOWN MIXED-USE DEVELOPMENT

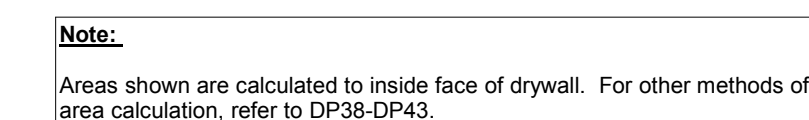
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

P2 FLOOR PLAN

20.03.06
1 : 150

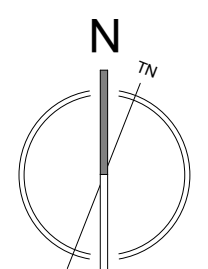


DP10

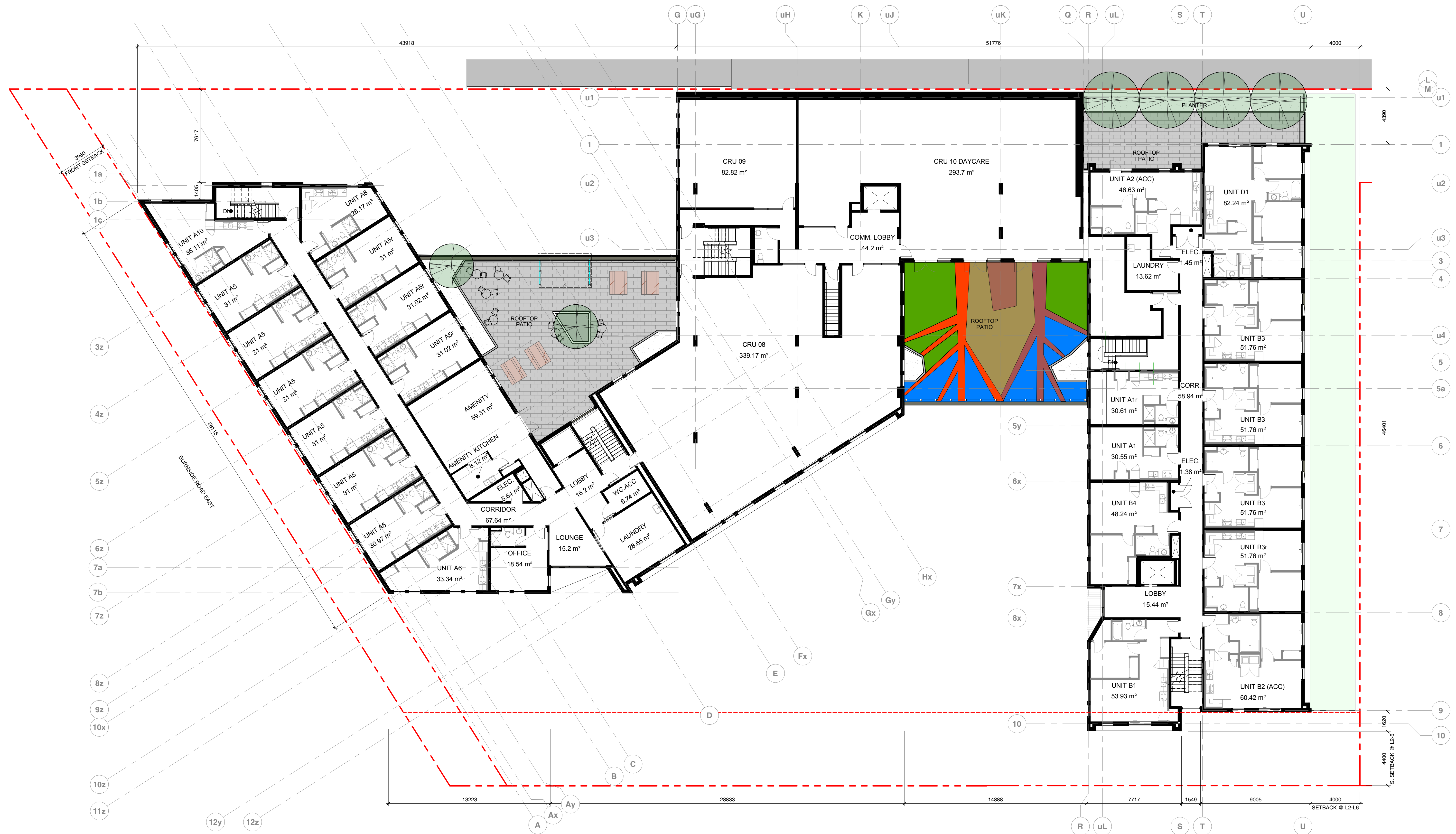


584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

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.



LOW HAMMOND ROWE ARCHITECTS

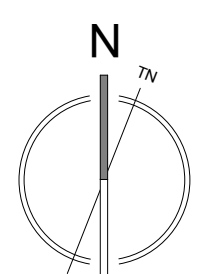


CROSTOWN MIXED-USE DEVELOPMENT

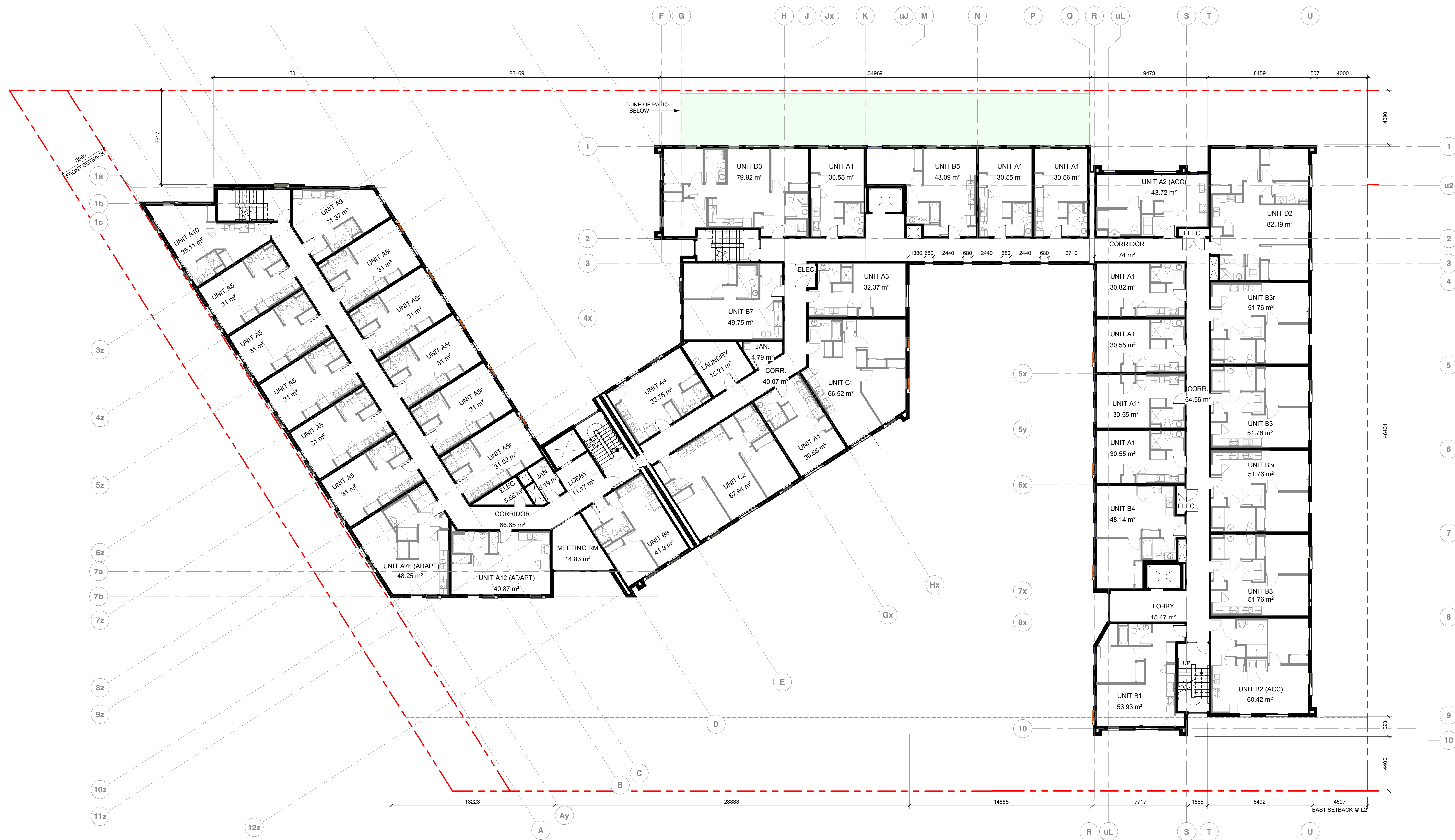
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 2 FLOOR PLAN

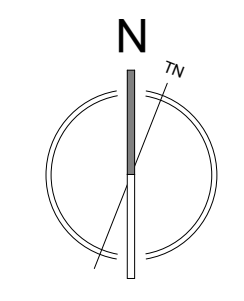
20.03.06
1 : 150

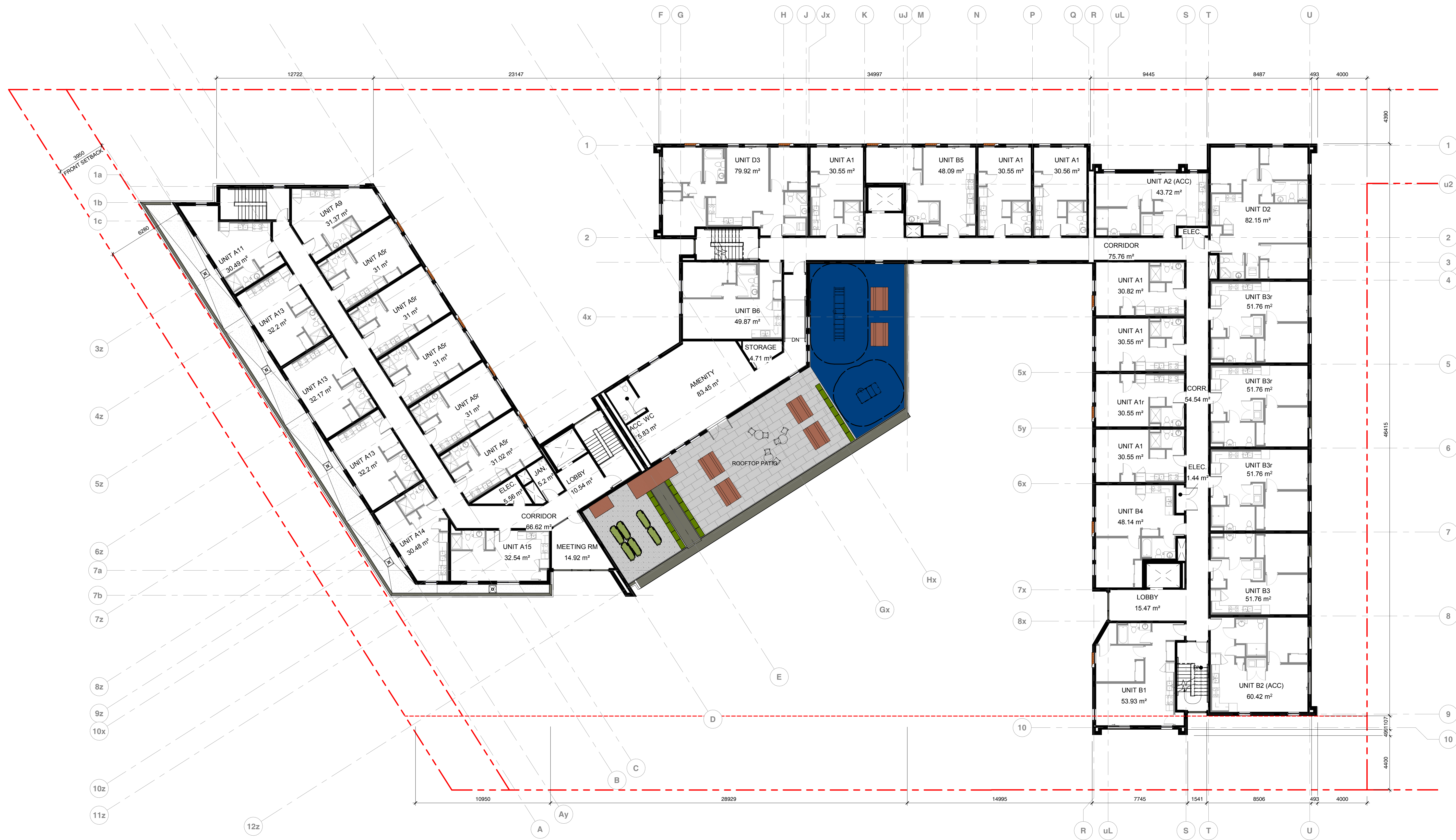


DP13

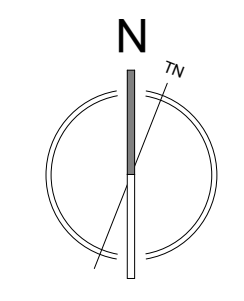


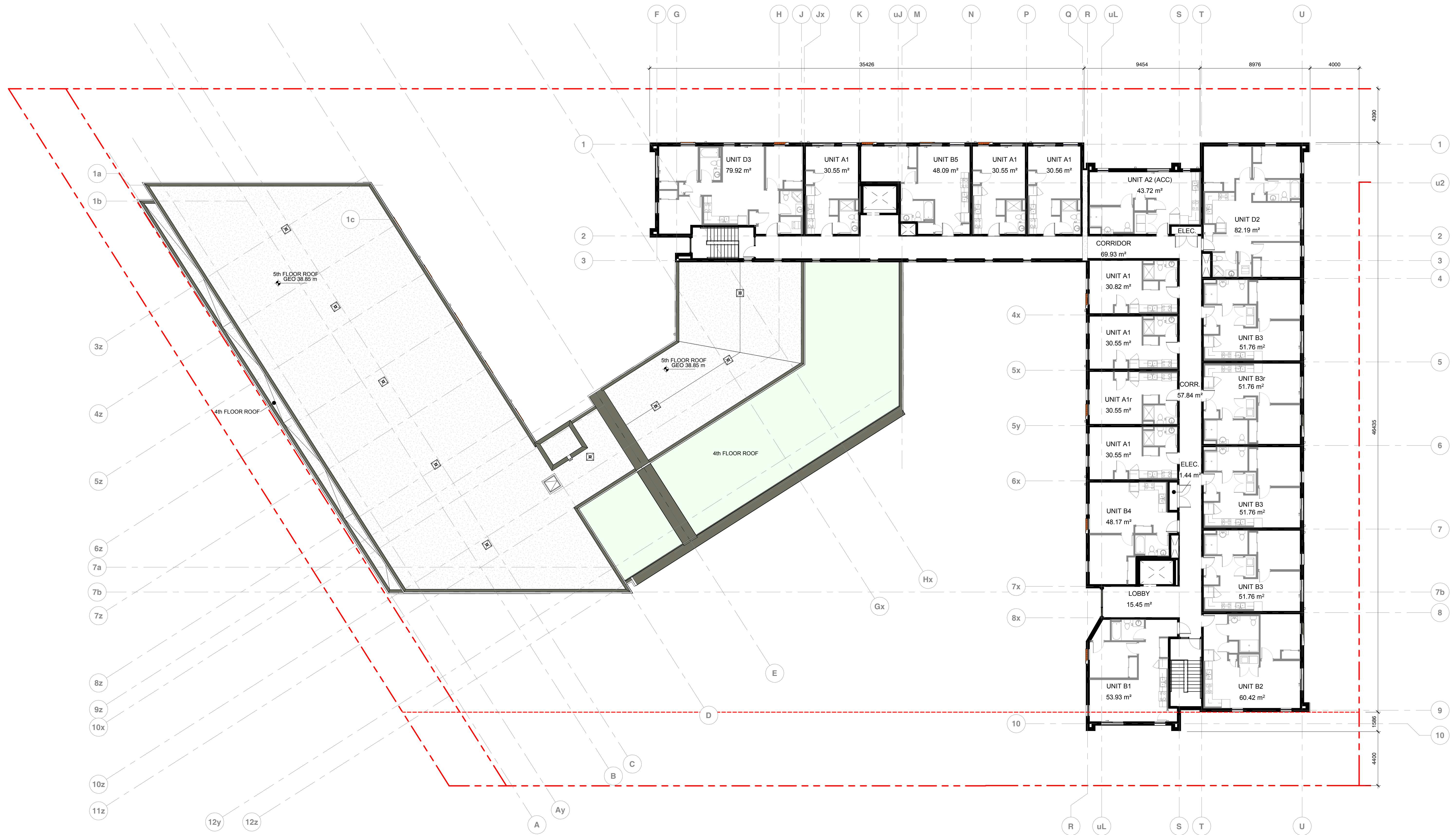
Note:
Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.



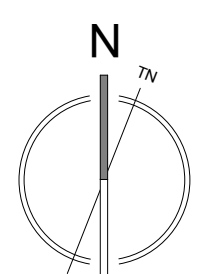
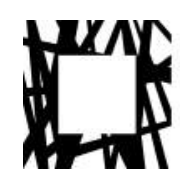


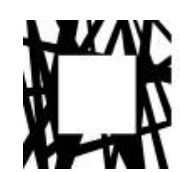
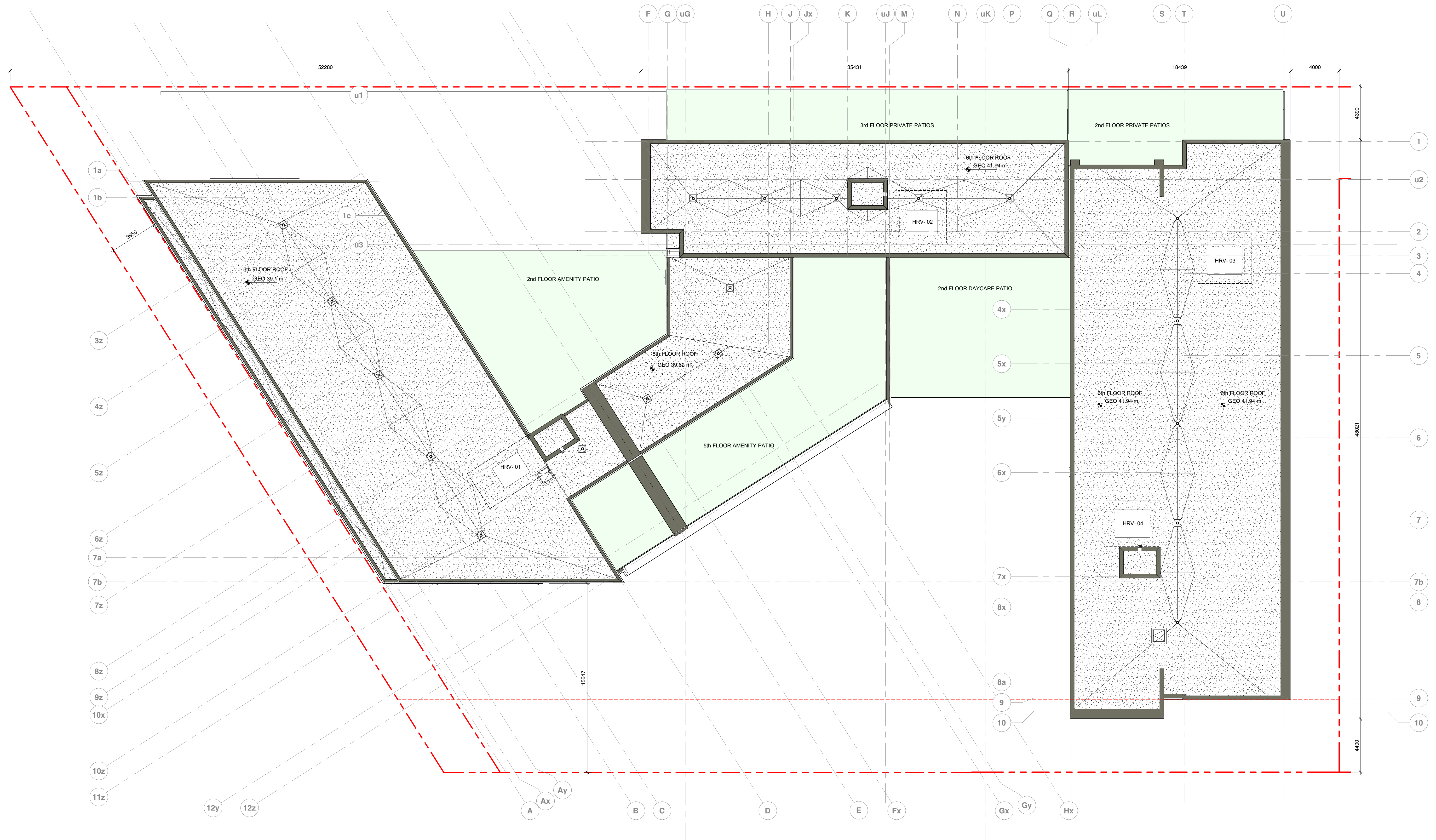
Note:
Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.





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





LOW HAMMOND ROWE ARCHITECTS

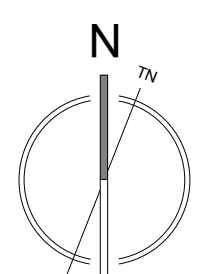


CROSTOWN MIXED-USE DEVELOPMENT

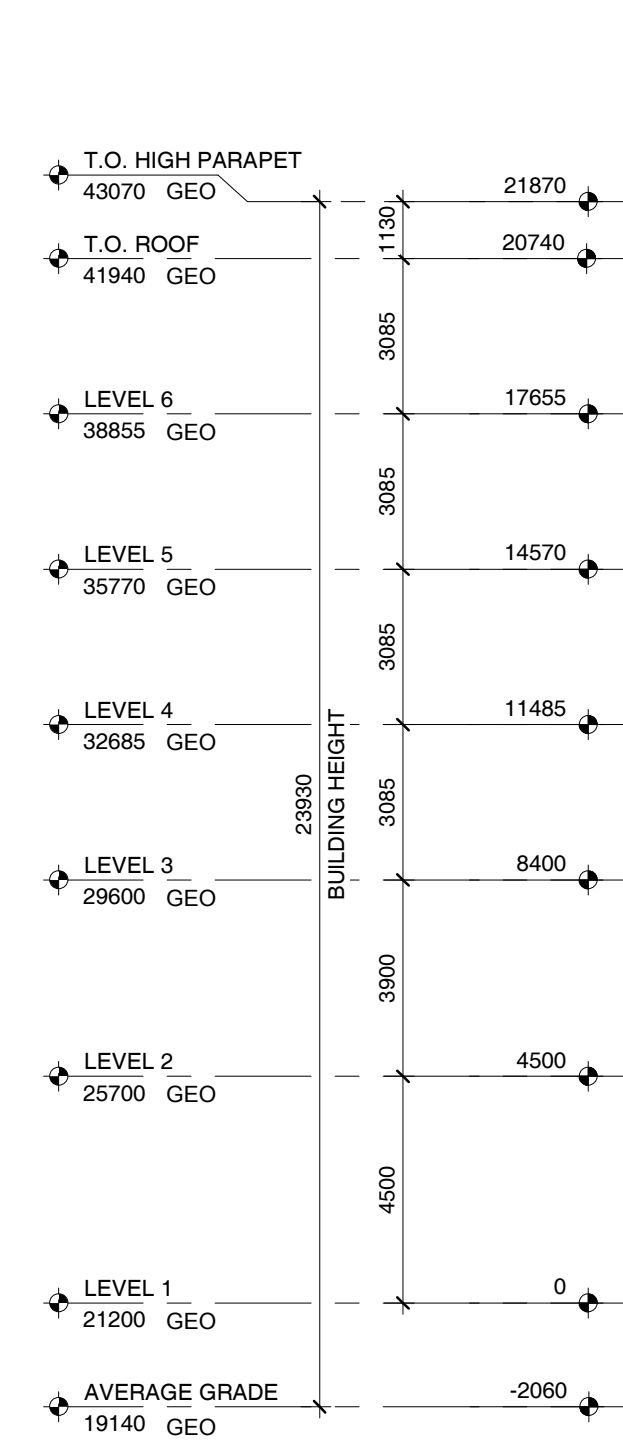
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ROOF PLAN

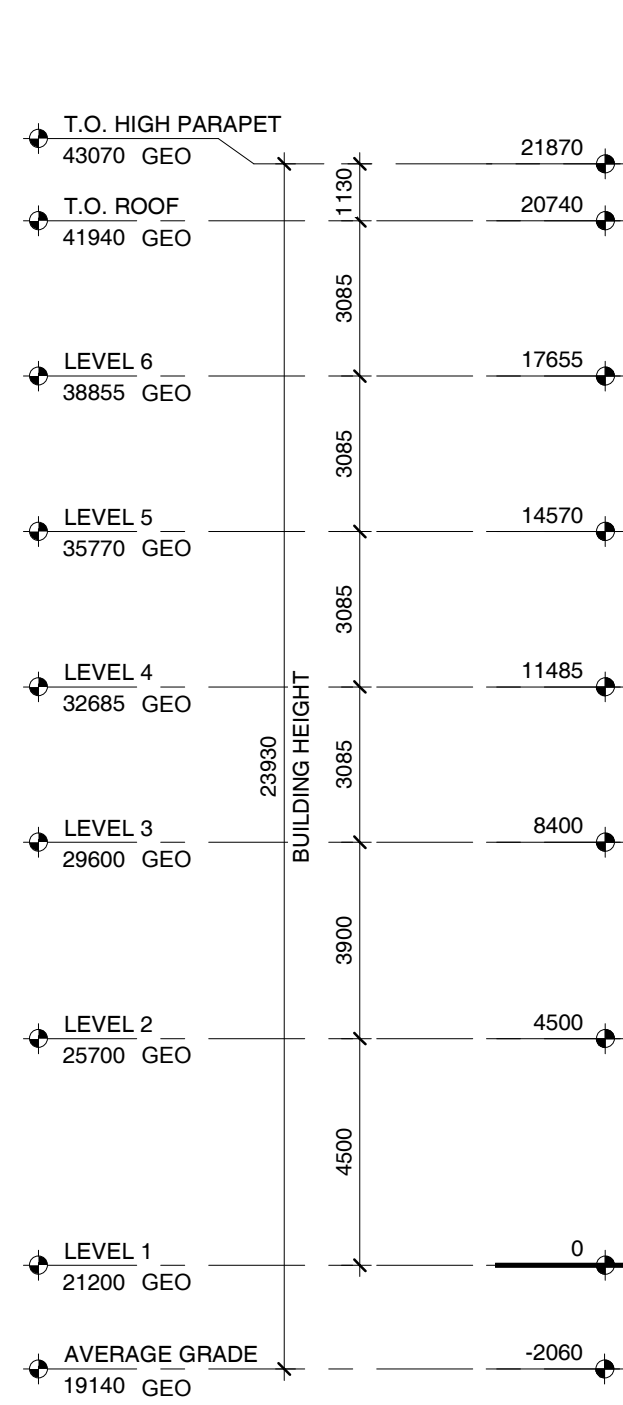
20.03.06
1 : 150



DP18

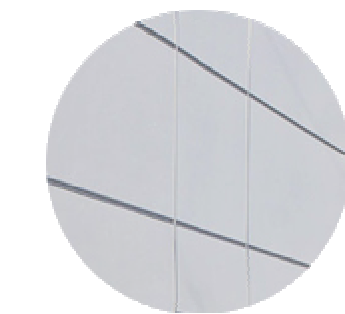


ELEVATION - WEST

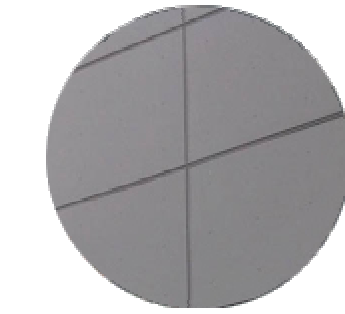


ELEVATION - SOUTH

MATERIAL LEGEND



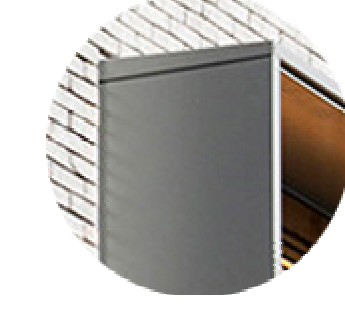
1 CEMENTITIUS PANELS - WHITE



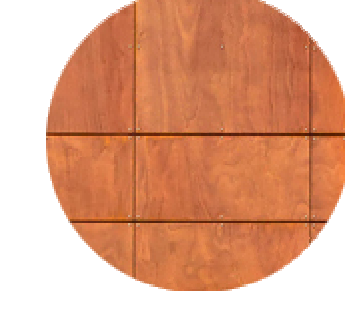
2 CEMENTITIUS PANELS - CHARCOAL



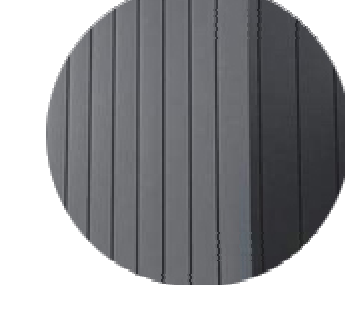
3 VERTICAL METAL PANEL - WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIUS PANEL IN WARM WOOD TONE



4 METAL PANEL @ WINDOW - CHARCOAL



5 METAL PANEL @ WINDOW - WARM WOOD TONE



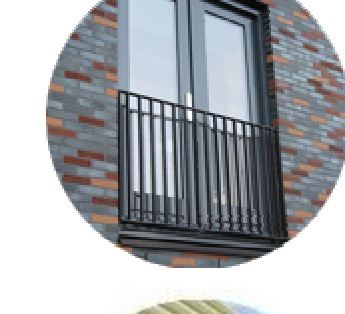
6 METAL CLADDING - CHARCOAL



7 VINYL WINDOW - CHARCOAL



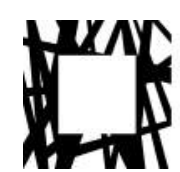
8 WINDOW WALL GLAZING - CHARCOAL



9 PICKET GUARDRAIL - CHARCOAL



10 MECHANICAL SCREEN - (METAL LOUVERS)



LOW HAMMOND ROWE ARCHITECTS

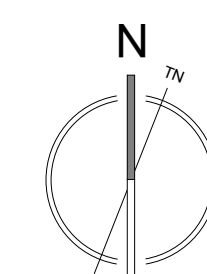


CROSTOWN MIXED-USE DEVELOPMENT

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

BUILDING ELEVATIONS

20.03.06
As indicated



DP19



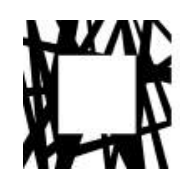
ELEVATION - NORTH



ELEVATION - EAST

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)



LOW HAMMOND ROWE ARCHITECTS

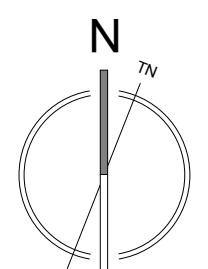


CROSTOWN MIXED-USE DEVELOPMENT

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

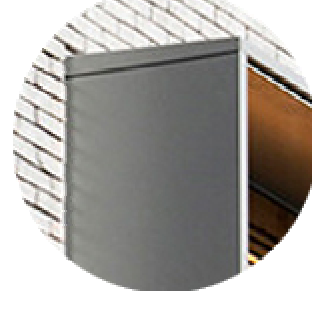
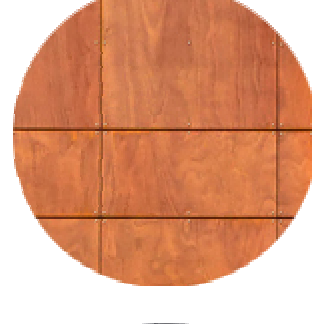
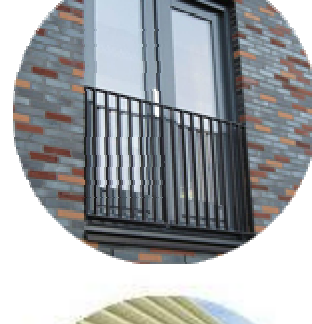
BUILDING ELEVATIONS

20.03.06
As indicated



DP20

MATERIAL LEGEND

-  1 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

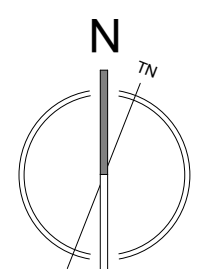


CROSTOWN MIXED-USE DEVELOPMENT

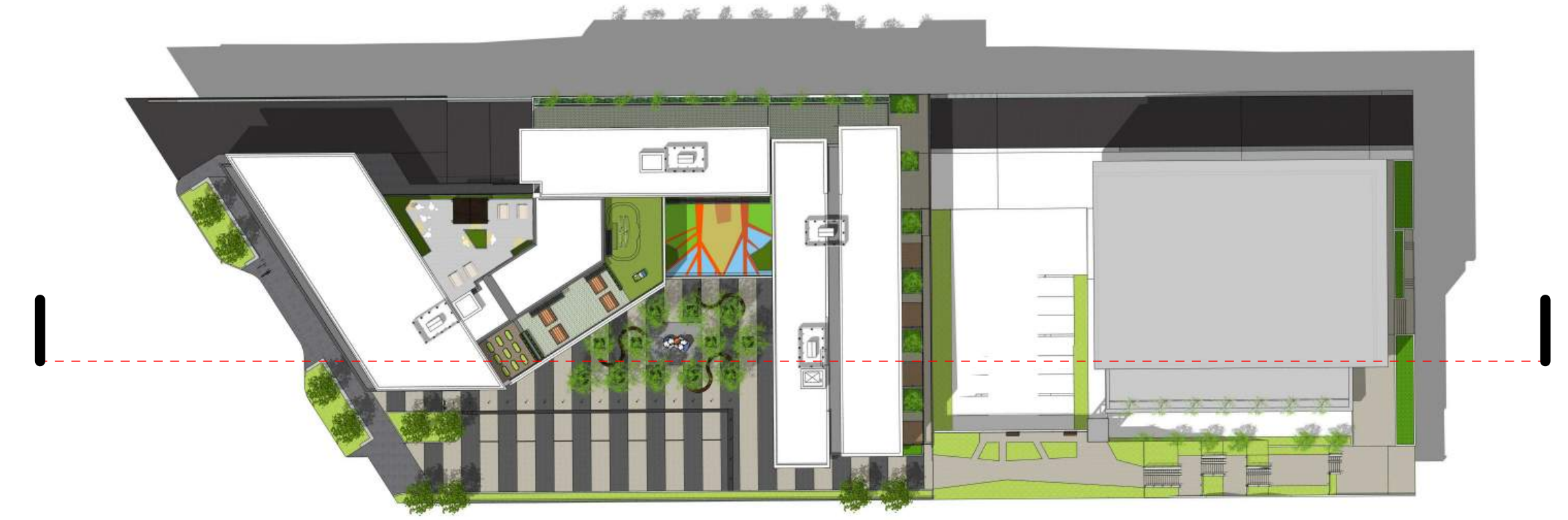
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

20.03.06
As indicated



DP21



BUILDING SECTION 01



LOW HAMMOND ROWE ARCHITECTS

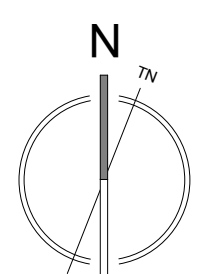


CROSTOWN MIXED-USE DEVELOPMENT

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

BUILDING SECTION

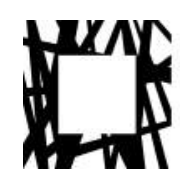
20.03.06
1 : 150



DP22



BUILDING SECTION 02



LOW HAMMOND ROWE ARCHITECTS

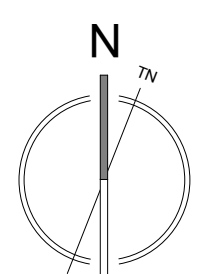


CROSTOWN MIXED-USE DEVELOPMENT

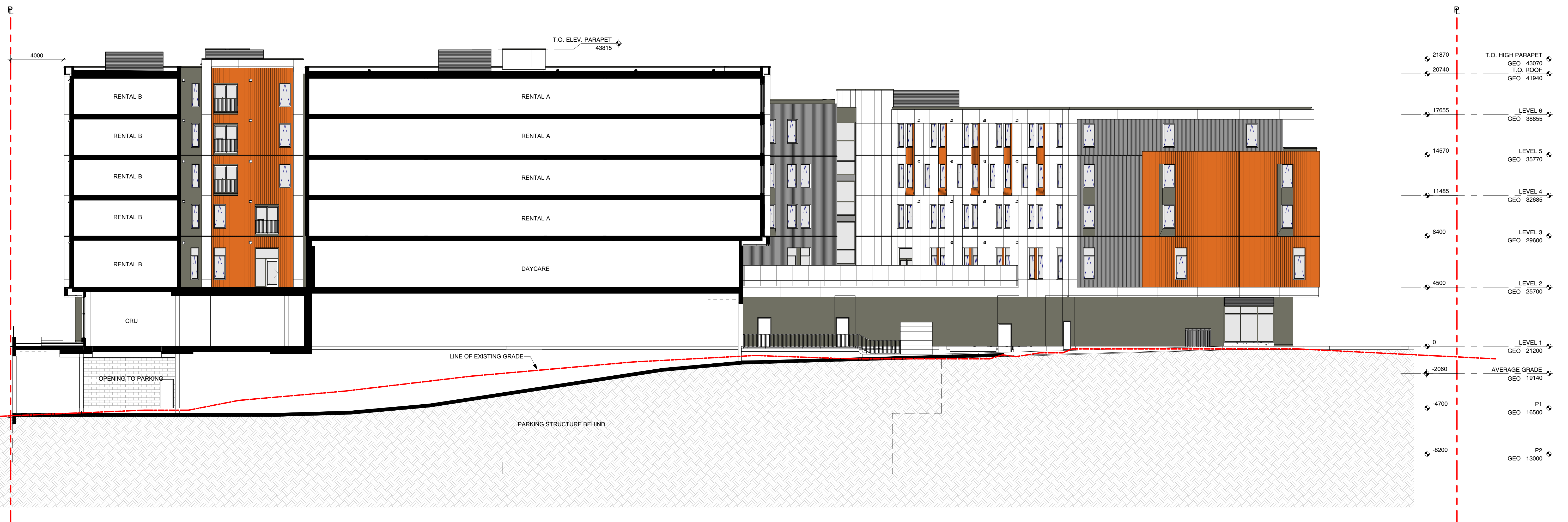
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

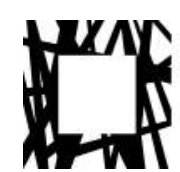
20.03.06
1 : 150



DP23



BUILDING SECTION 03



LOW HAMMOND ROWE ARCHITECTS

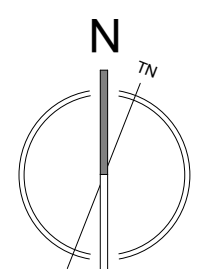


CROSTOWN MIXED-USE DEVELOPMENT

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

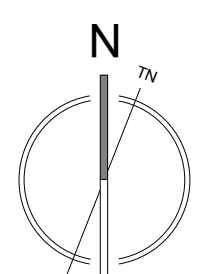


CROSTOWN MIXED-USE DEVELOPMENT

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

PLAZA LOOKING WEST

20.03.06



DP27



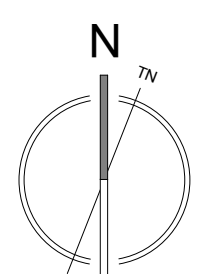
LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED-USE DEVELOPMENT

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

COURTYARD
20.03.06




CROSTOWN
WHERE COMMUNITY CONNECTS

DP28



LOW HAMMOND ROWE ARCHITECTS

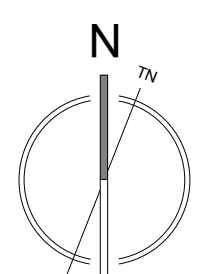


CROSTOWN MIXED-USE DEVELOPMENT

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

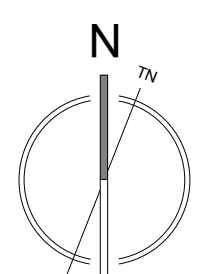


CROSTOWN MIXED-USE DEVELOPMENT

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

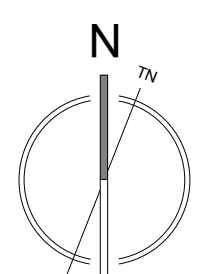


CROSTOWN MIXED-USE DEVELOPMENT

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

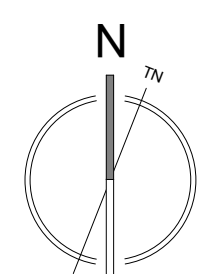


CROSTOWN MIXED-USE DEVELOPMENT

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

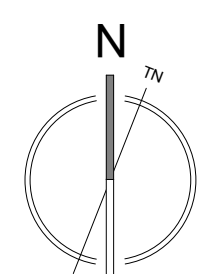


CROSTOWN MIXED-USE DEVELOPMENT

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

BURNSIDE & FINLAYSON

20.03.06



DP33



LOW HAMMOND ROWE ARCHITECTS

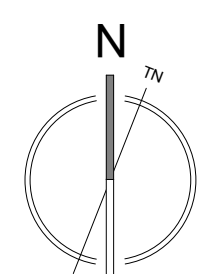


CROSTOWN MIXED-USE DEVELOPMENT

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

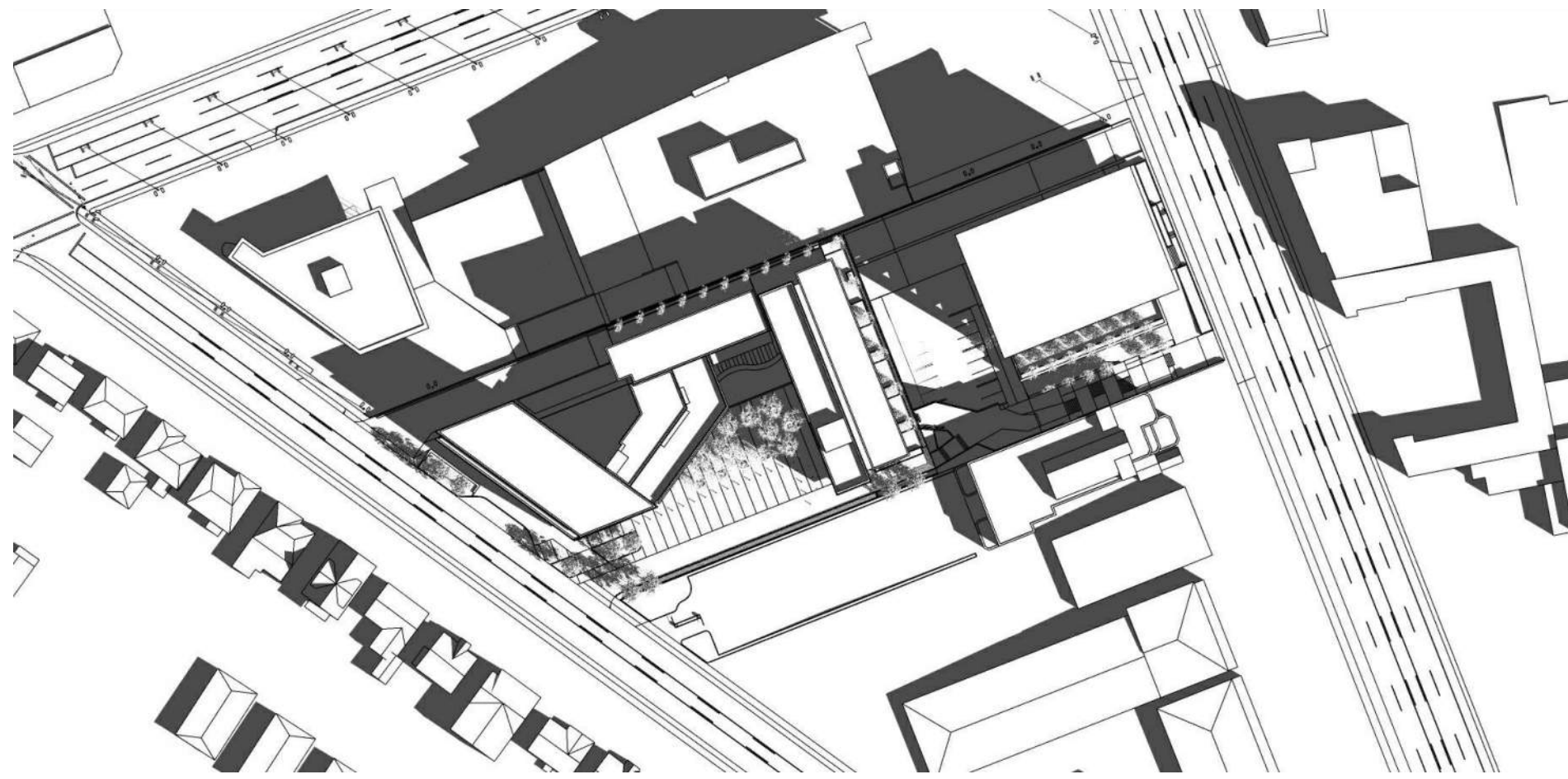
DOUGLAS & FINLAYSON

20.03.06

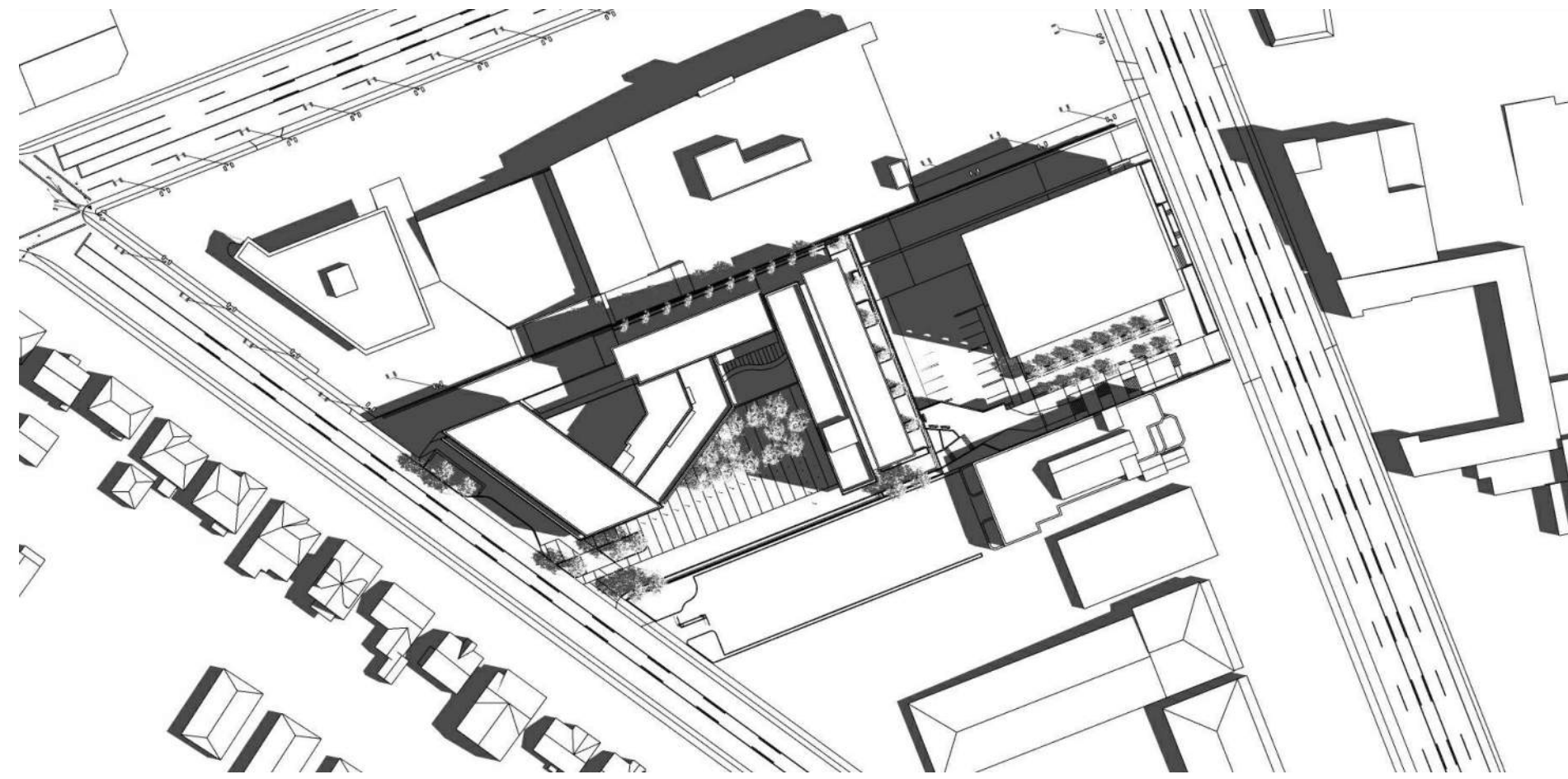


DP34

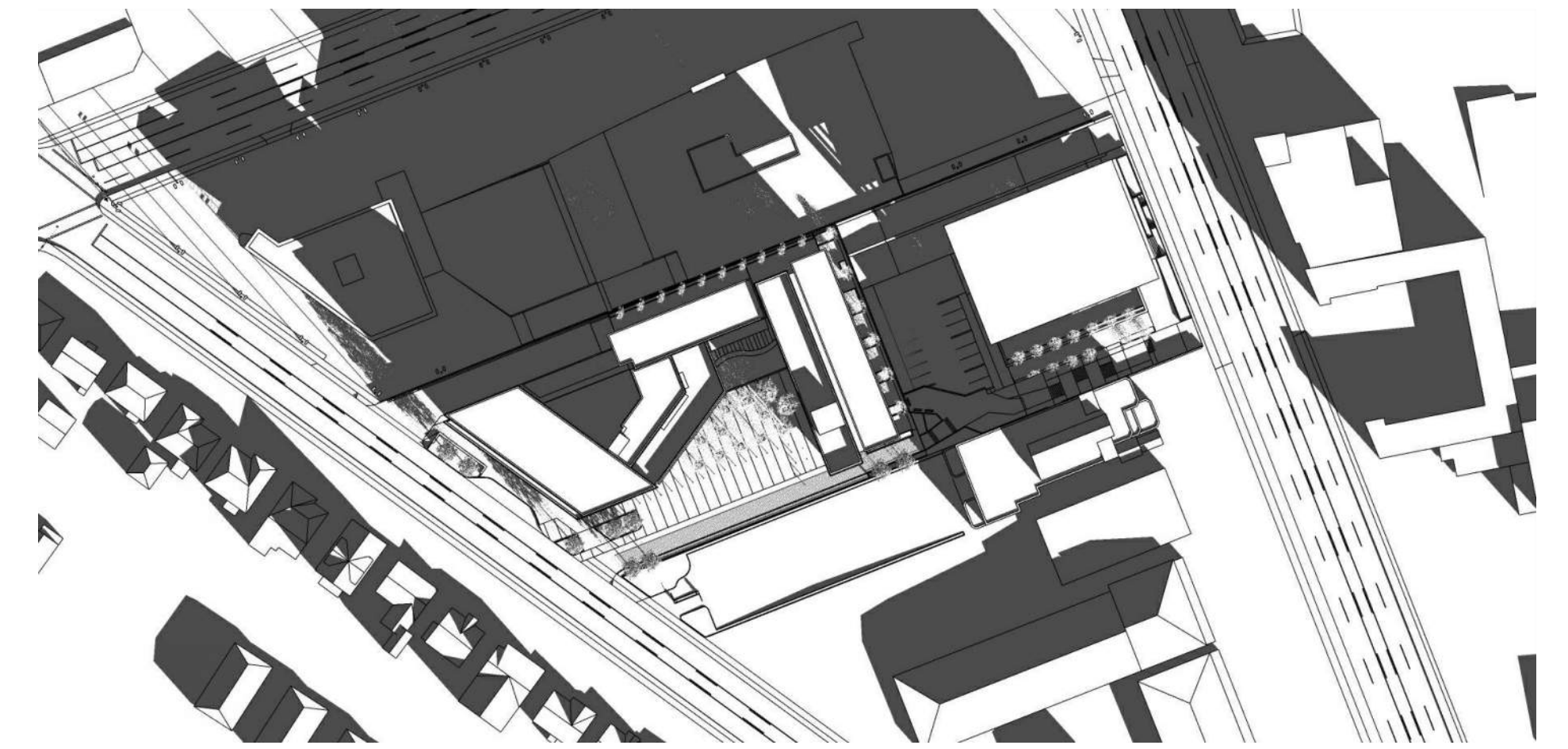




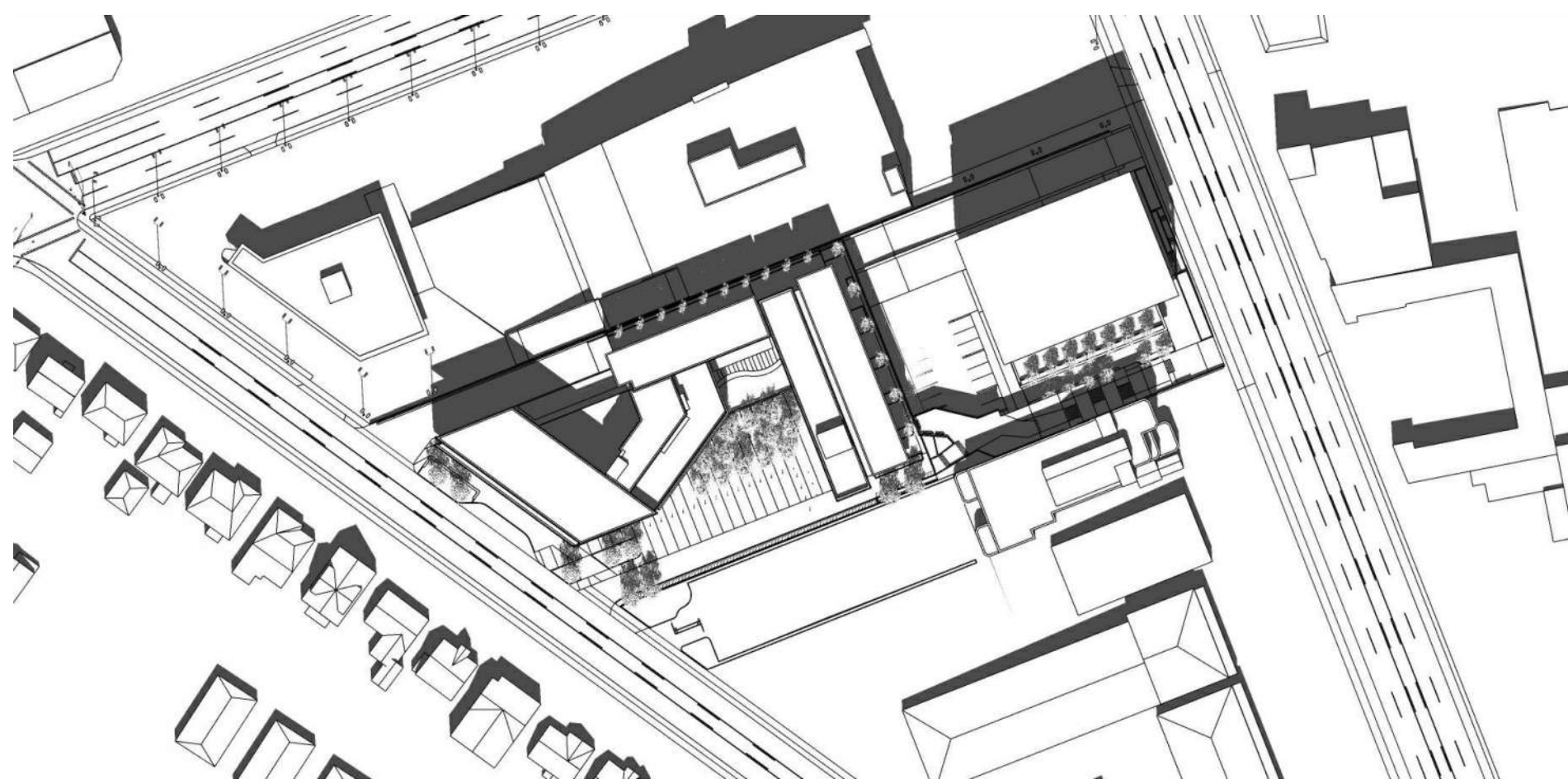
MARCH 21 SPRING 9AM



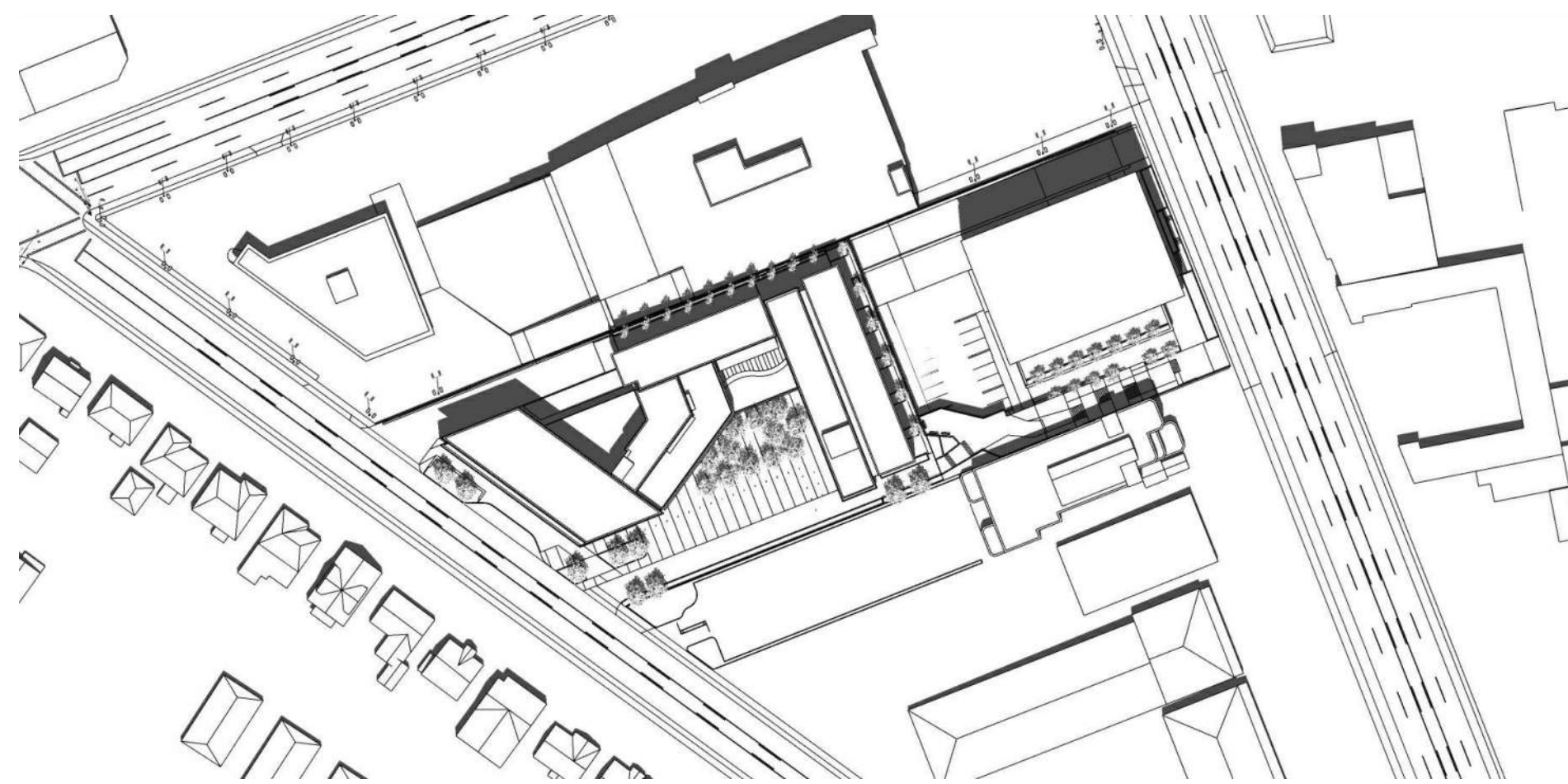
JULY 21 SUMMER 9AM



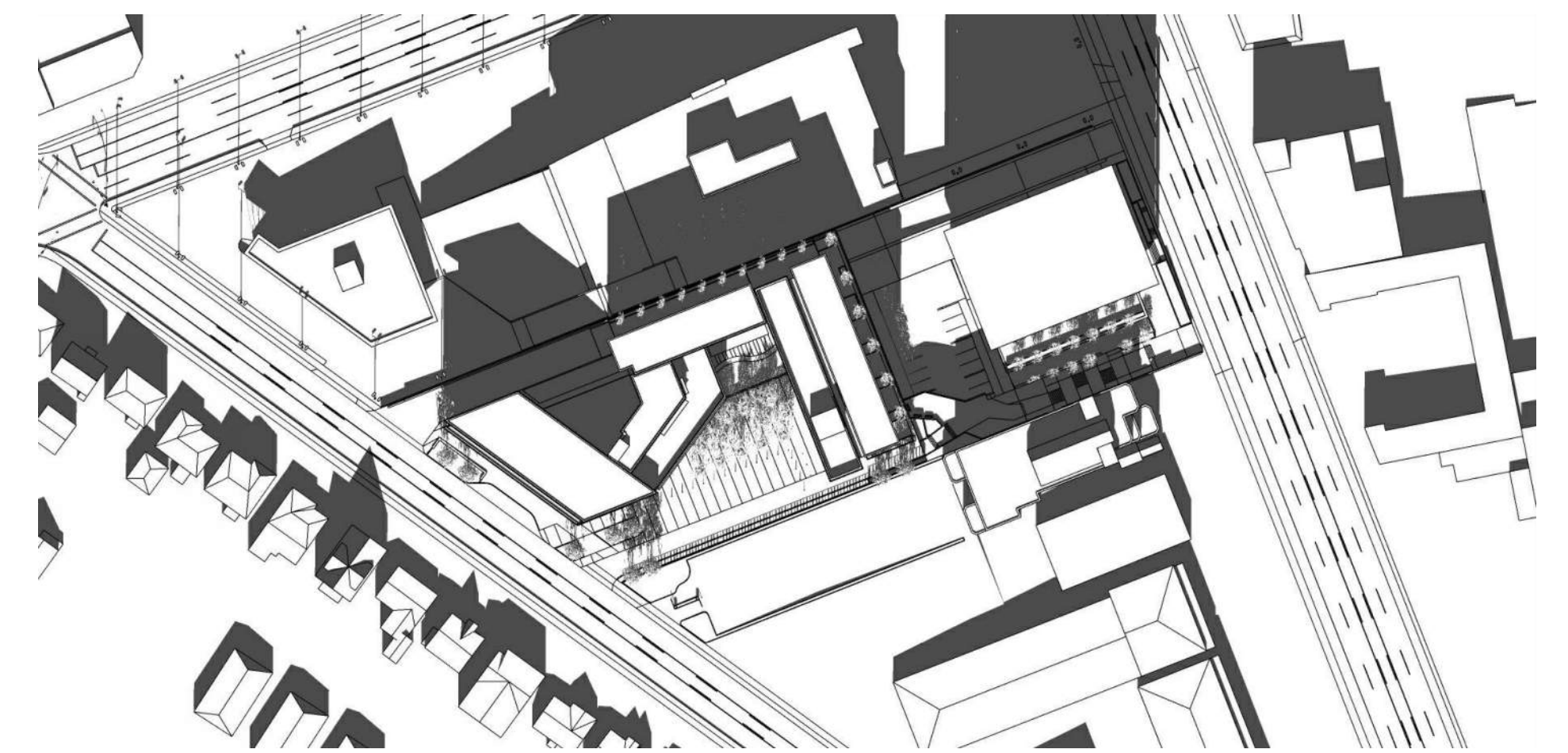
DECEMBER 21 WINTER 9AM



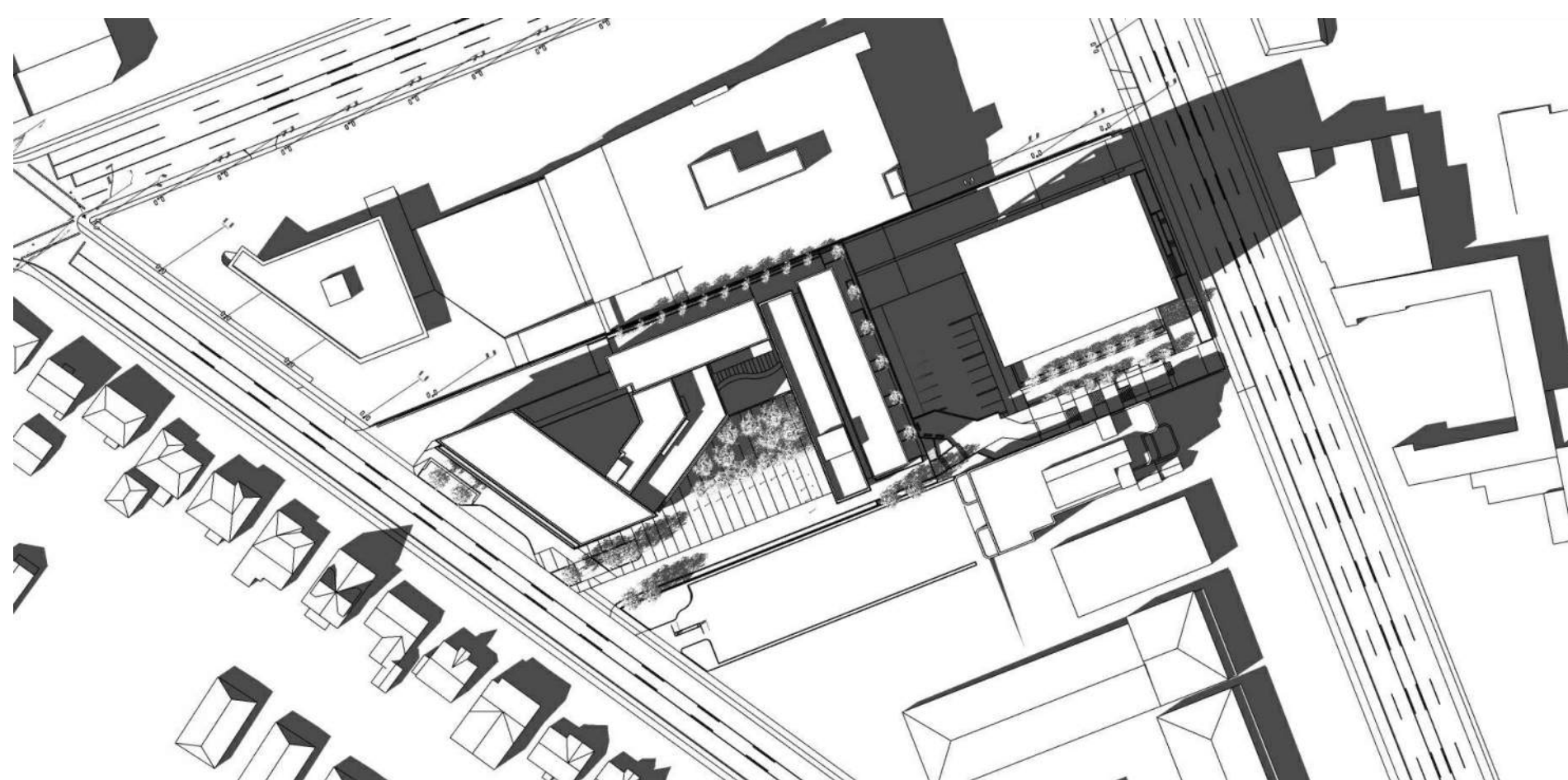
MARCH 21 SPRING 12PM



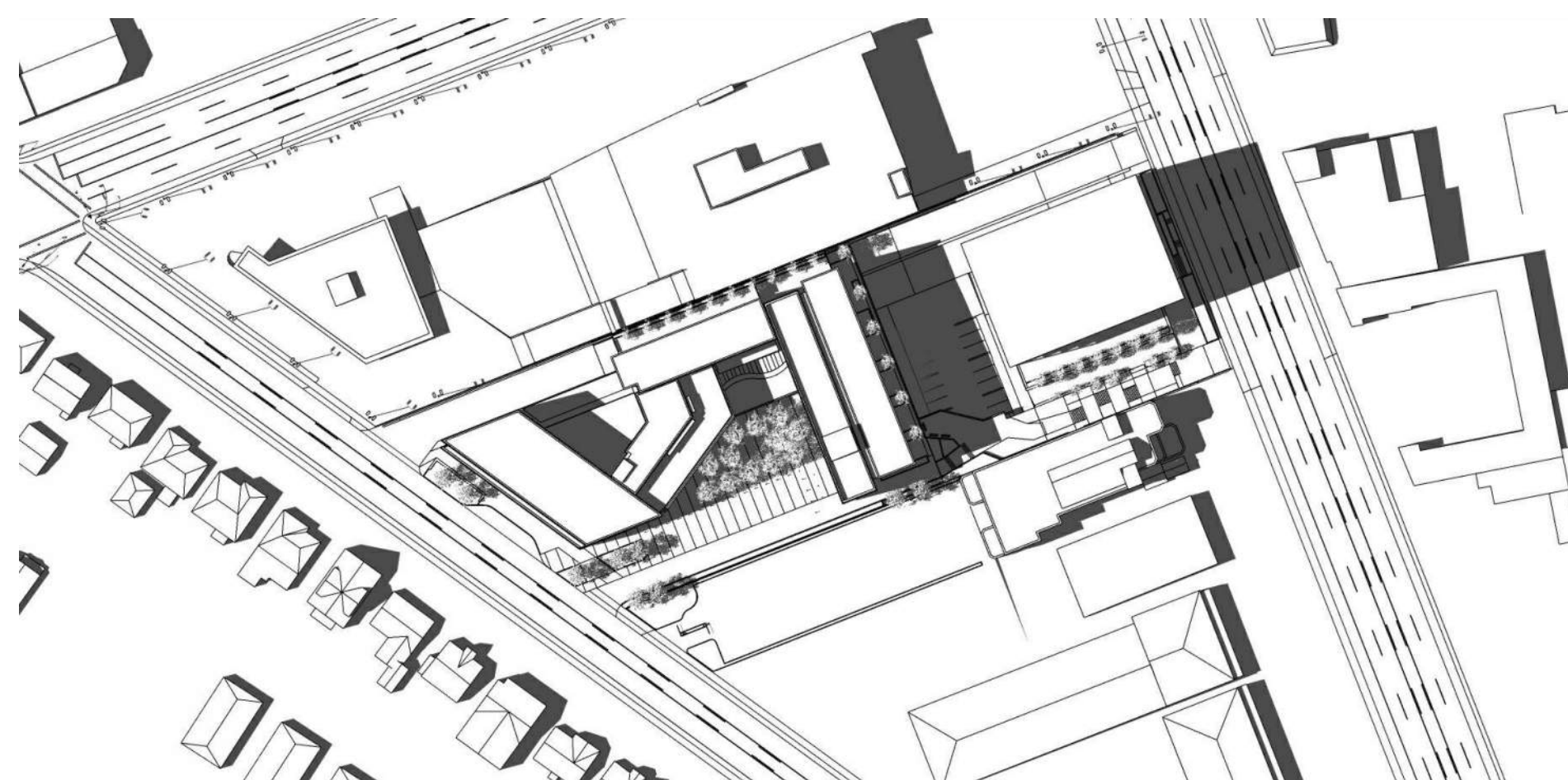
JULY 21 SUMMER 12PM



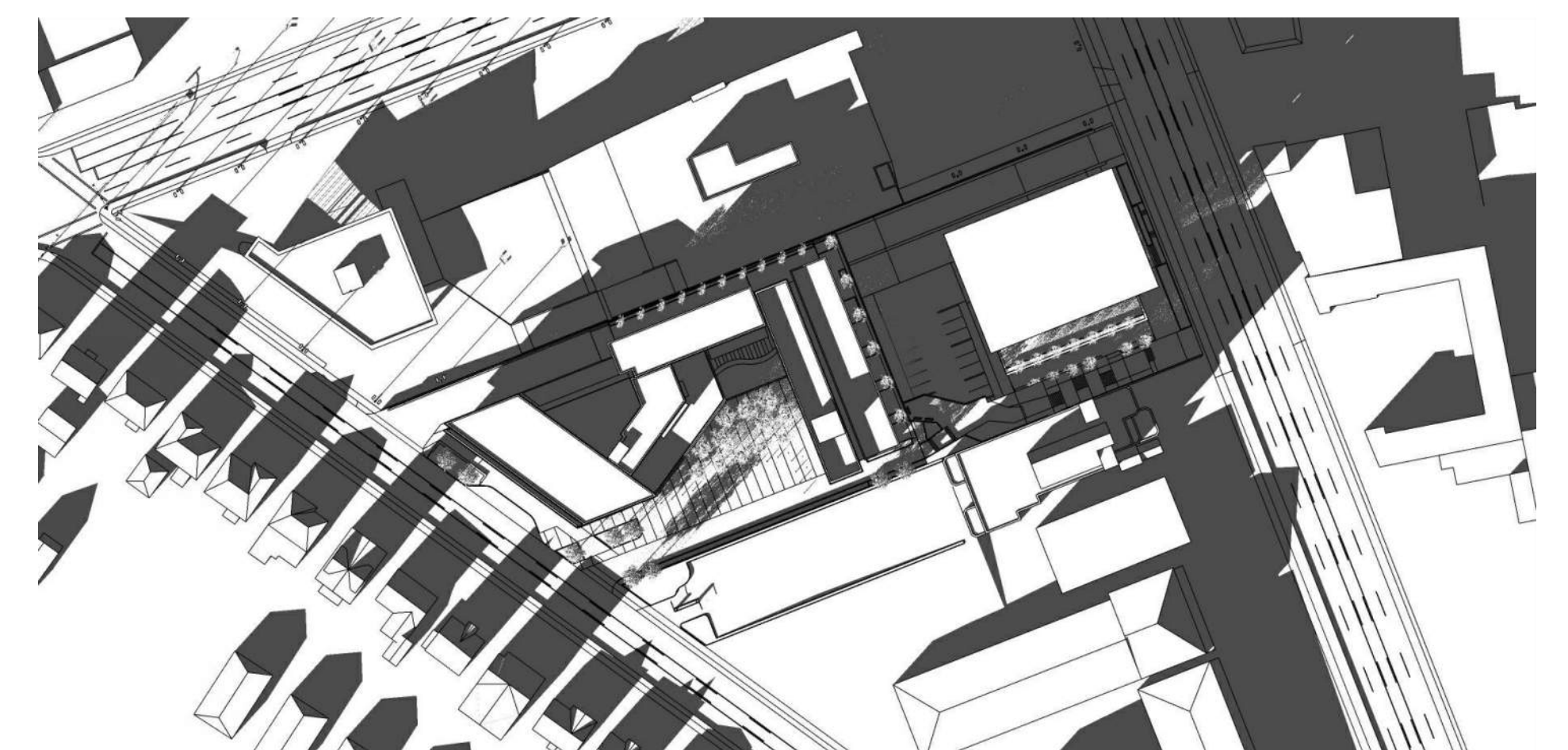
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS

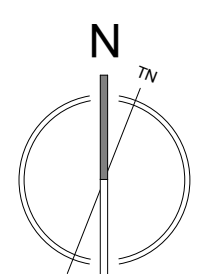


CROSTOWN MIXED-USE DEVELOPMENT

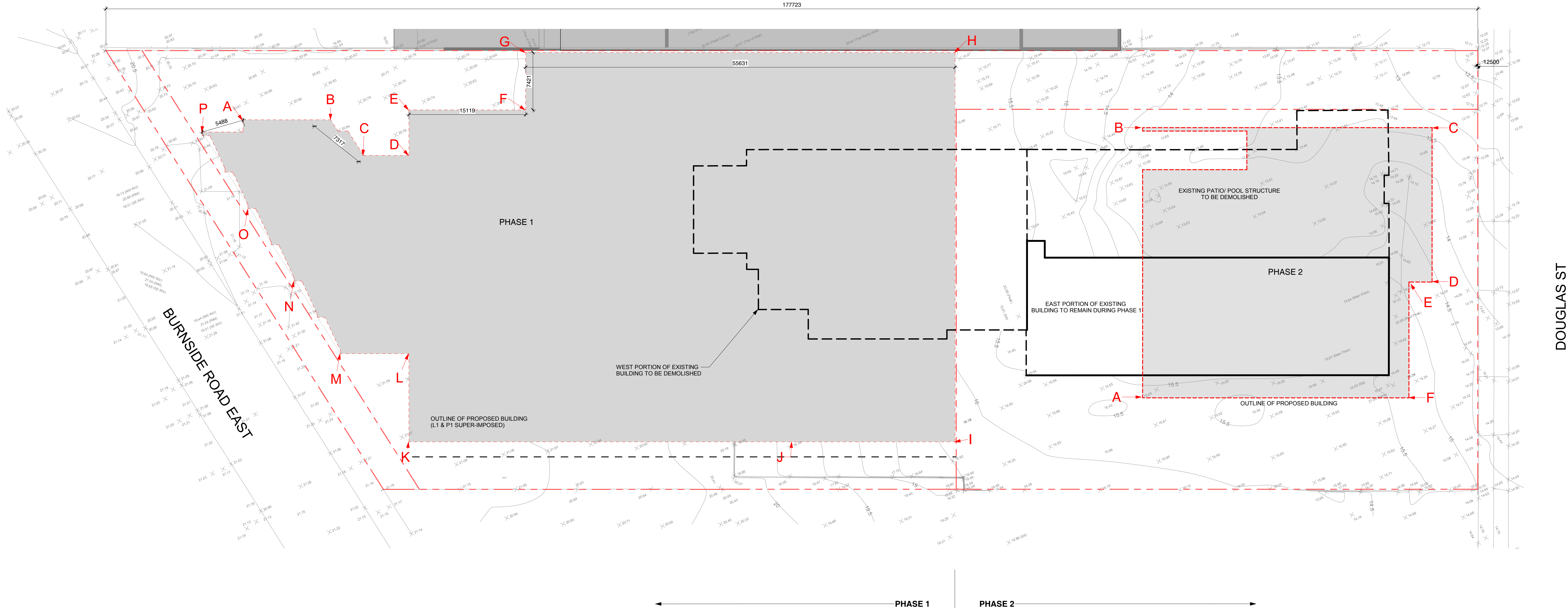
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SUN STUDIES

20.03.06



DP36



Grade Points(m. - Geodetic)		Grade Points	Average			Distance	Calculation
Existing	Proposed		a	= b	/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
B	14.30	15.20	B & C	(14.30 + 13.30)/2 = 13.80	37.50
C	13.30	15.20	C & D	(13.30 + 14.70)/2 = 14.00	20.00
D	14.70	15.20	D & E	(14.70 + 15.05)/2 = 14.88	3.00
E	15.05	15.20	E & F	(15.05 + 15.20)/2 = 15.13	14.99
F	15.40	15.20	F & A	(15.40 + 15.20)/2 = 15.30	34.50
				144.98	2112.80

Average Grade
(2112.80/ 144.98) = 14.57m geodetic

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

= 28.50m BUILDING HEIGHT
= 43.05m GEO BUILDING HEIGHT



LOW HAMMOND ROWE ARCHITECTS

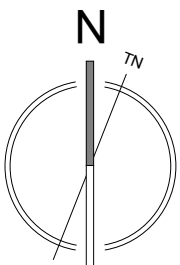


CROSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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SURVEY - AVG. GRADE

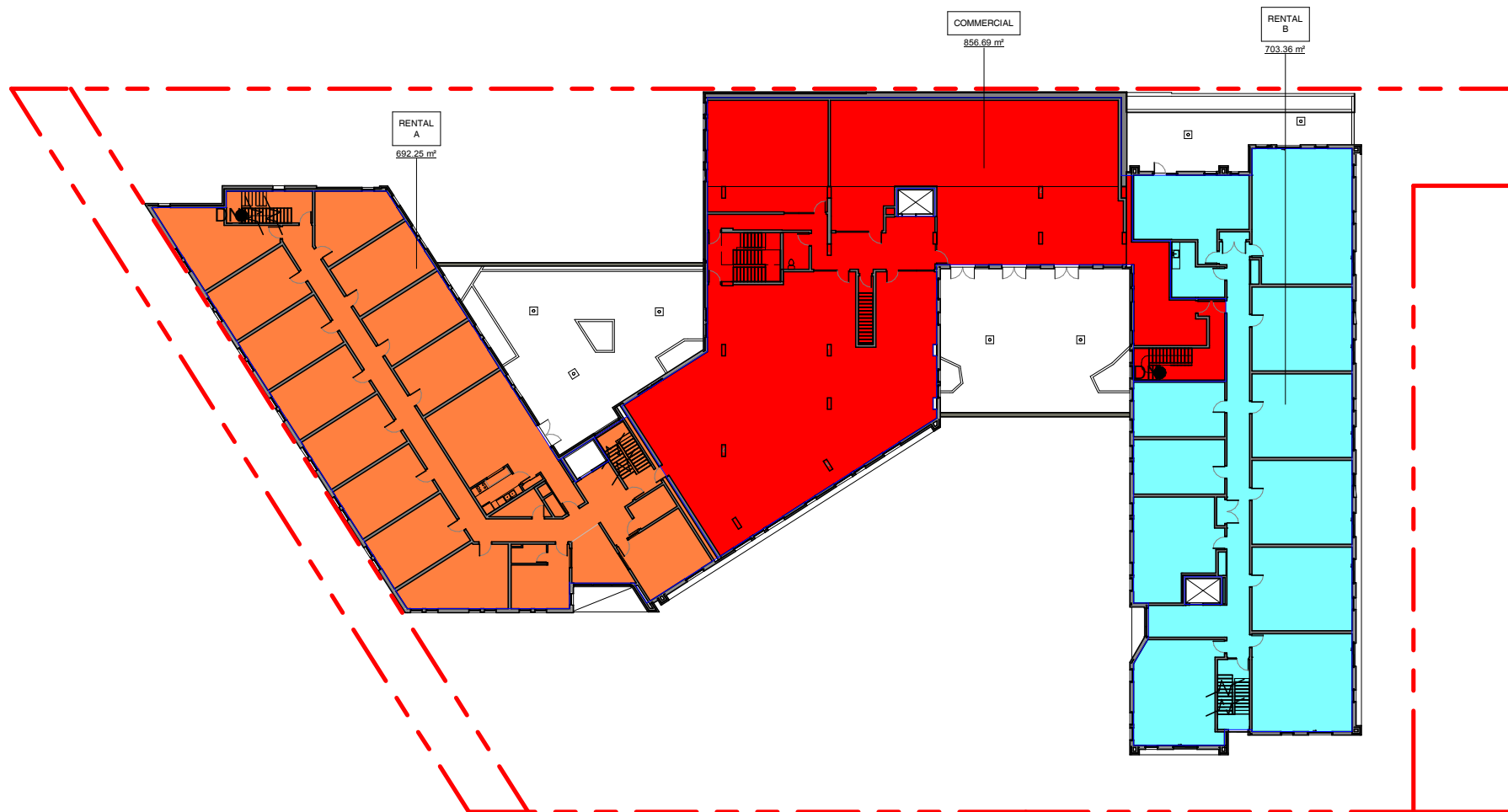
20.03.06
As indicated



DP37



LEVEL 1 FSR



LEVEL 2 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%
SUB TOTAL		96	100%
Rental A	S	51	94%
Rental A	S (access)	1	2%
Rental A	1B	2	4%
SUB TOTAL		54	100%

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	
SUB TOTAL	96	54



LEVEL 3 FSR



LEVEL 4 FSR

NET AREA SCHEDULE			
Level	Name	Area (sqm)	Area (sqft)
LEVEL 1	Commercial	2115	22783
LEVEL 1	Rental A	79	848
LEVEL 1	Rental B	52	560
TOTAL AREA		2246	24171
LEVEL 2	Commercial	857	9225
LEVEL 2	Rental A	692	7449
LEVEL 2	Rental B	703	7567
TOTAL AREA		2252	24244
LEVEL 3	Rental A	692	7449
LEVEL 3	Rental B	1440	15500
TOTAL AREA		2132	22949
LEVEL 4	Rental A	692	7449
LEVEL 4	Rental B	1440	15500
TOTAL AREA		2132	22949
LEVEL 5	Rental A	549	5909
LEVEL 5	Rental B	1226	13197
TOTAL AREA		1775	19106
LEVEL 6	Rental B	1070	11517
TOTAL AREA		1070	11517

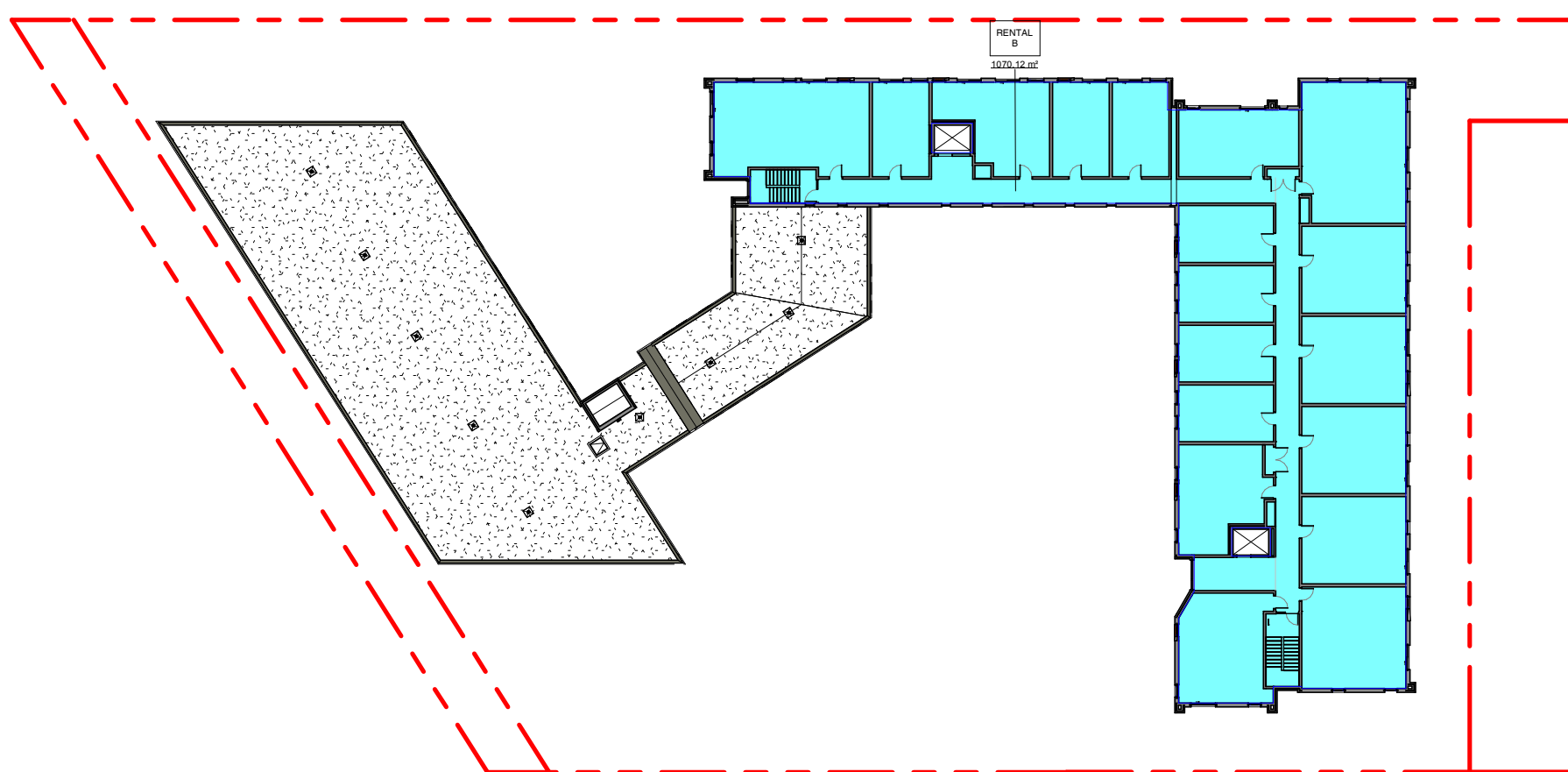


OPEN SPACE AREA PLAN.

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

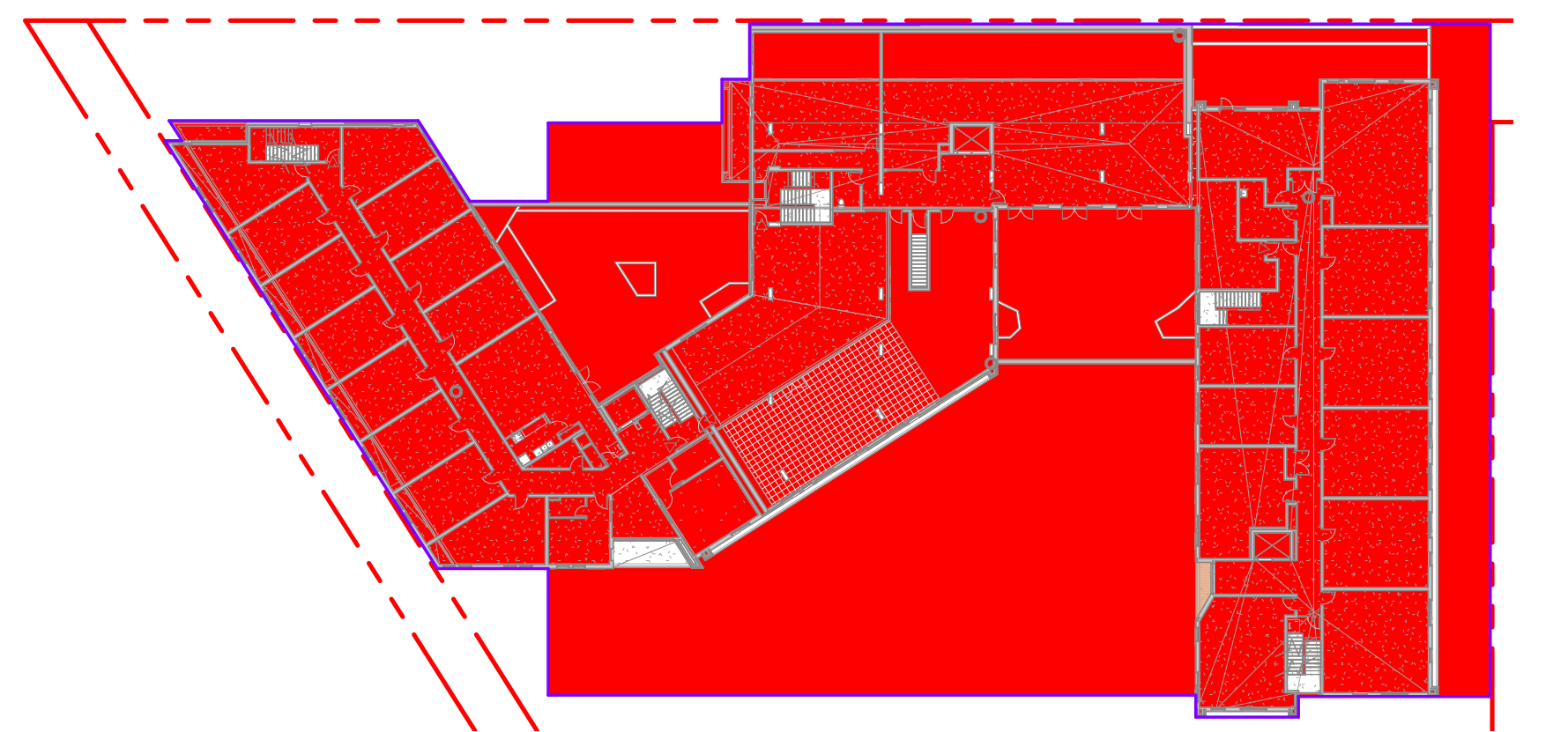


LEVEL 5 FSR



LEVEL 6 FSR

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
TOTAL AREA		8635	92945
COMMERCIAL TOTAL FSR			
Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	2115	22783	0.37
LEVEL 2	857	9221	0.15
TOTAL AREA		2972	31985
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
TOTAL AREA		11806	124930



SITE COVERAGE

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



LOW HAMMOND ROWE ARCHITECTS

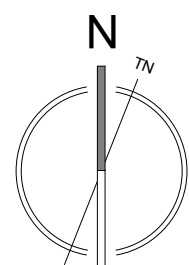


CROSTOWN MIXED-USE DEVELOPMENT

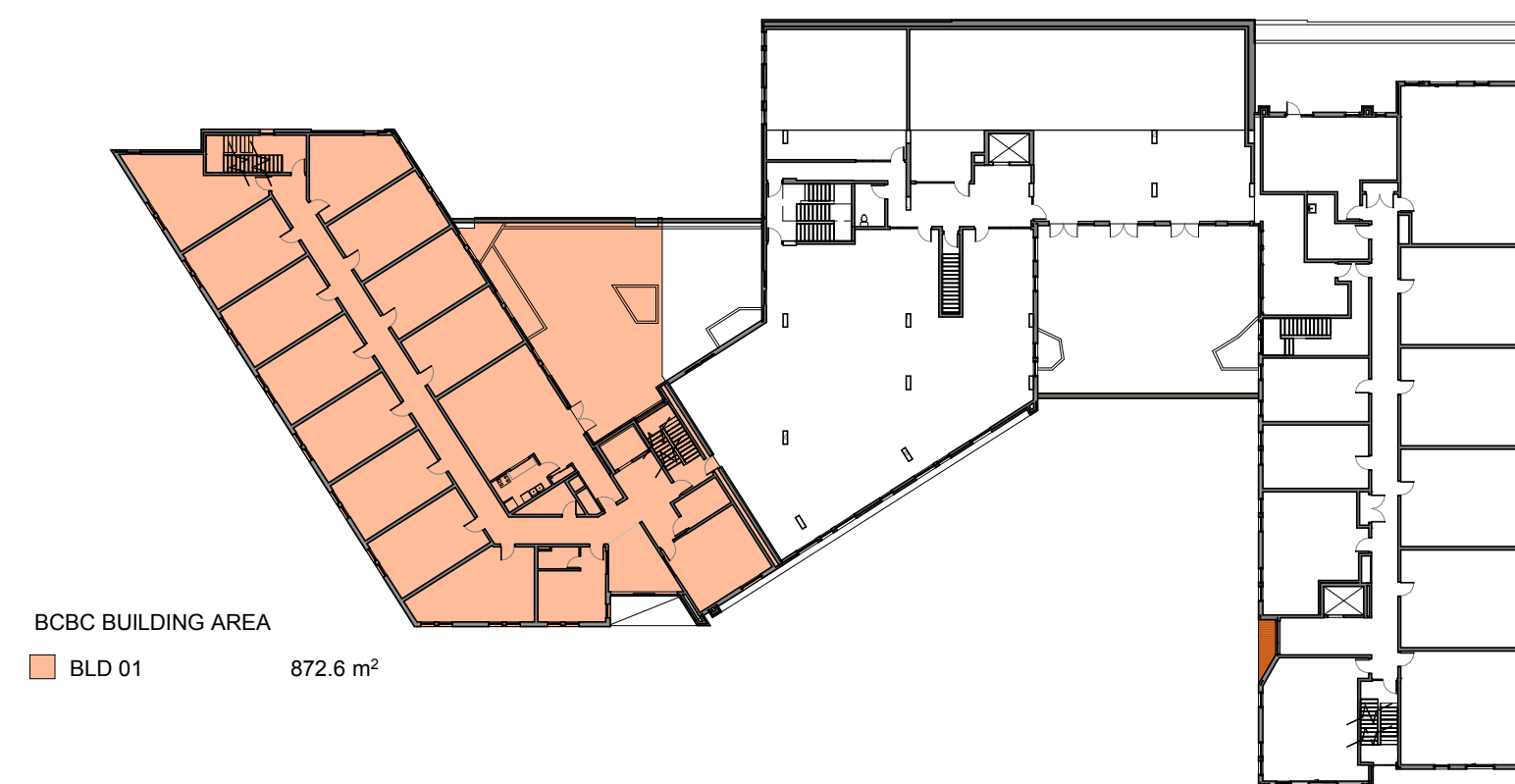
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FSR AREA SUMMARY

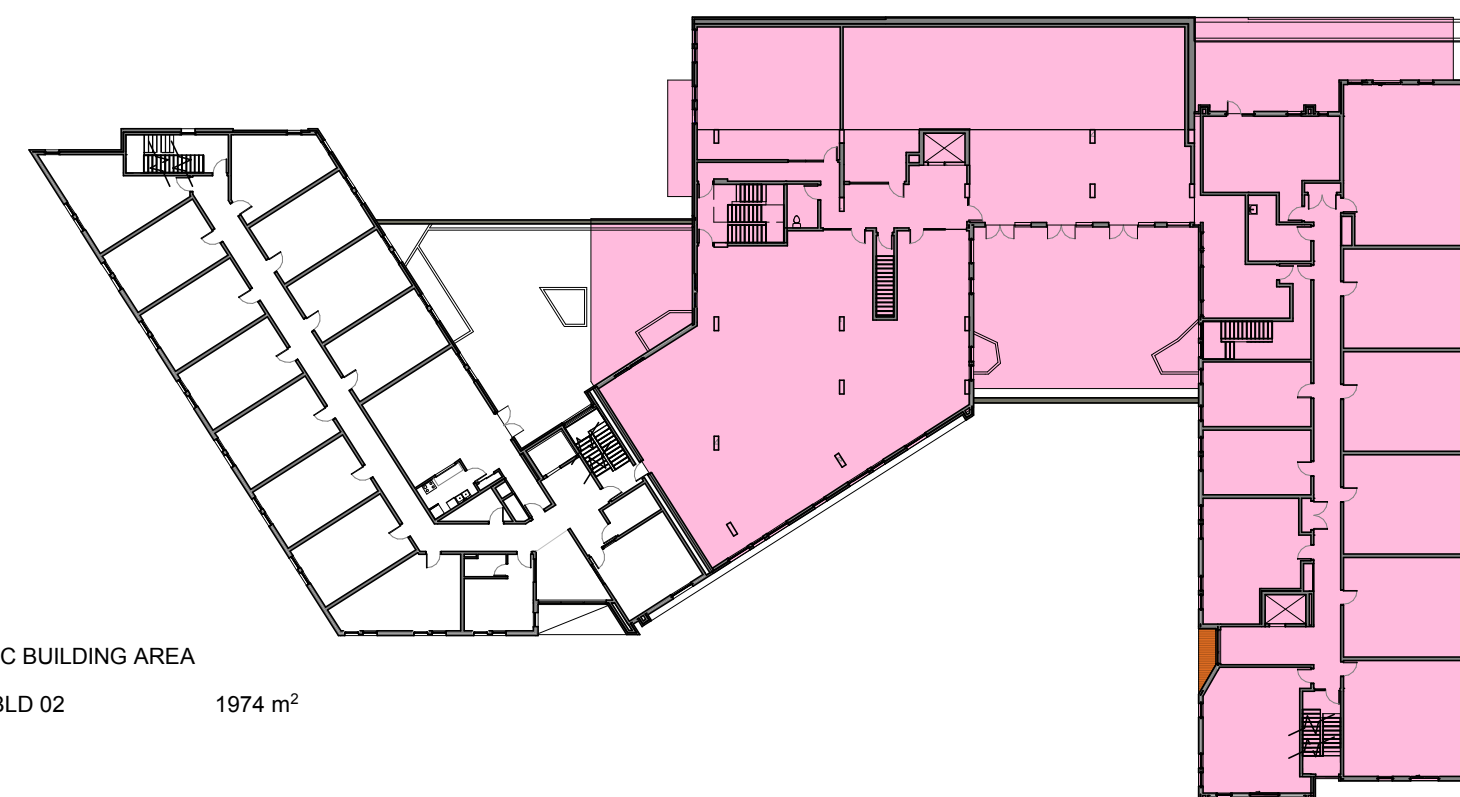
20.03.06
1 : 500



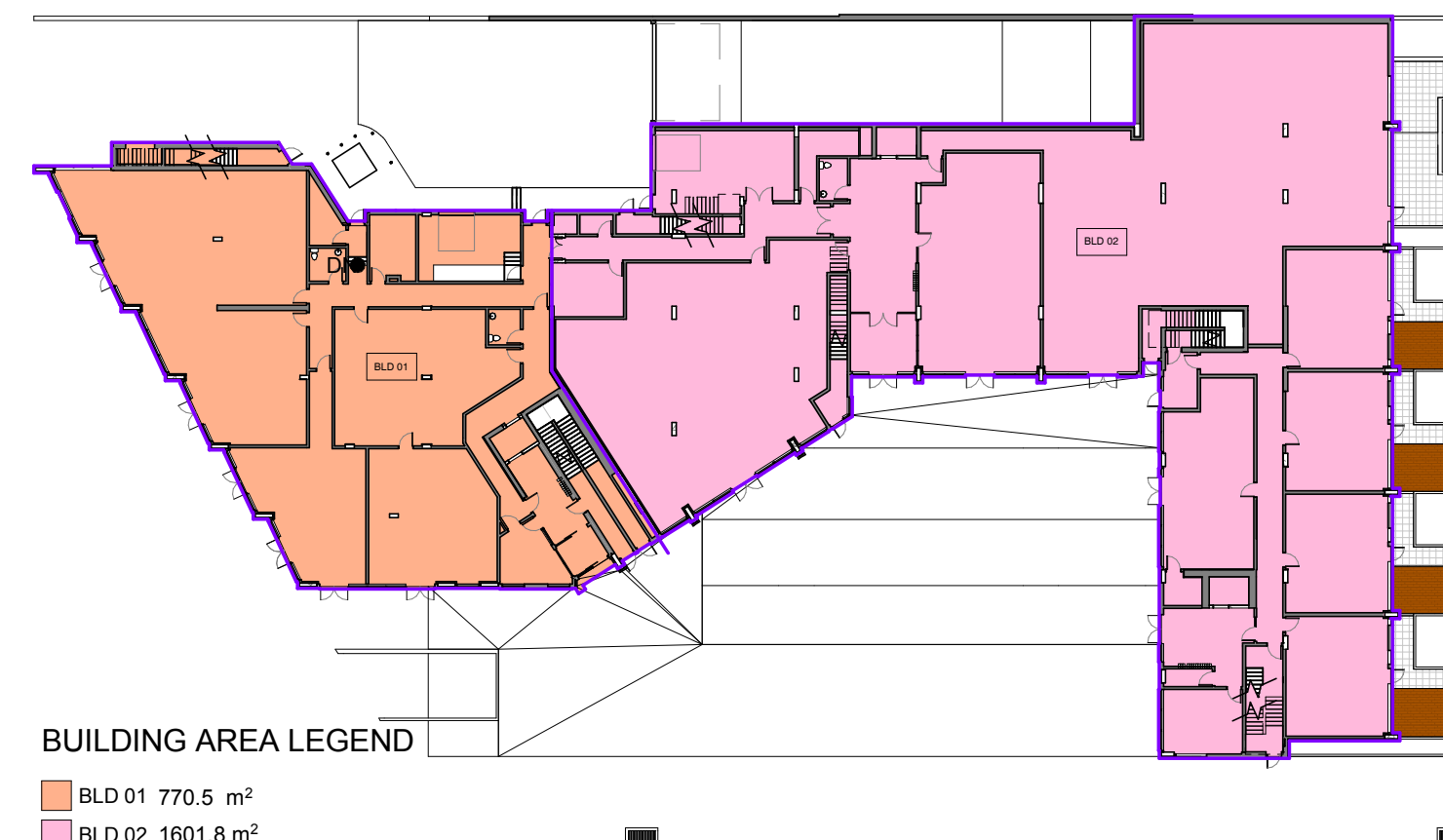
DP38



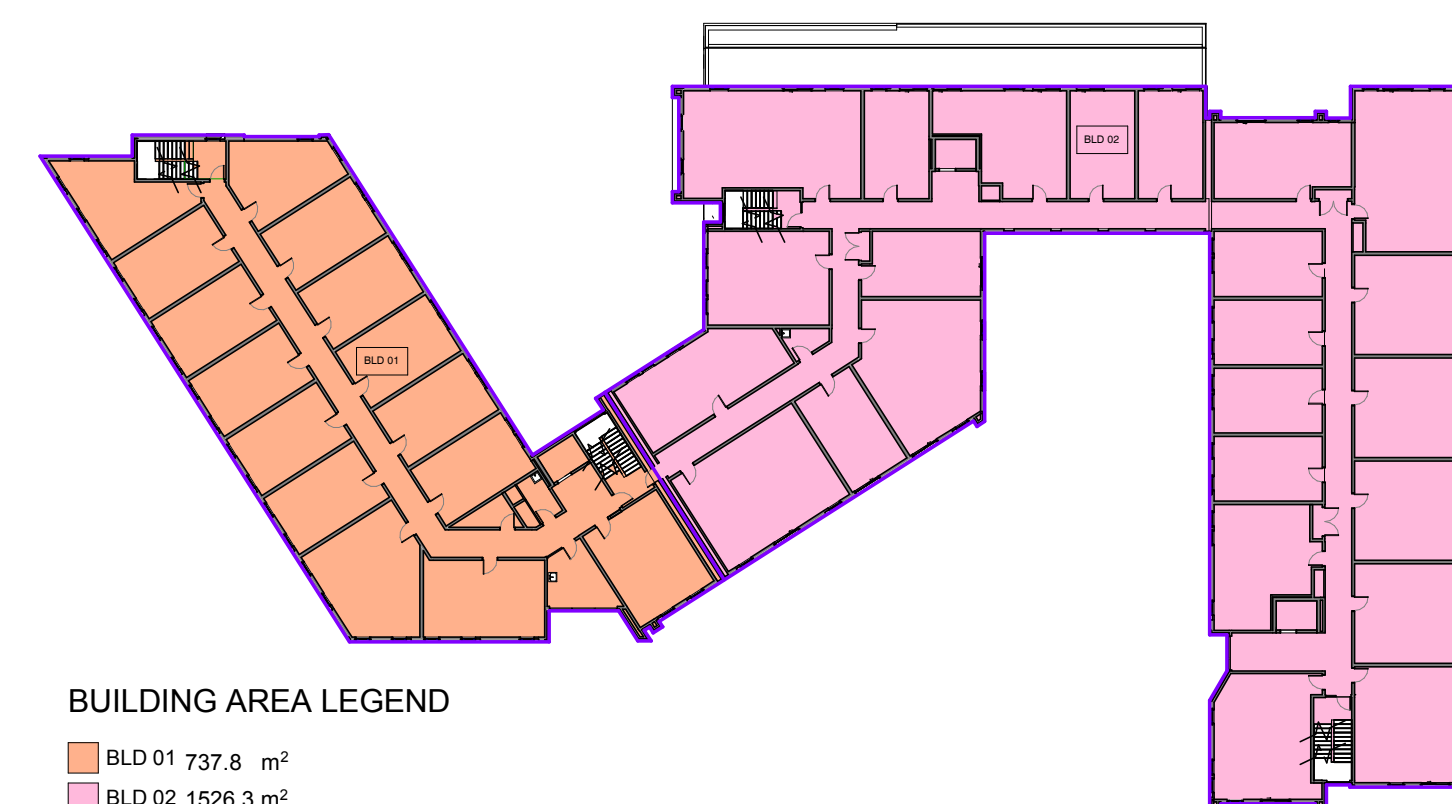
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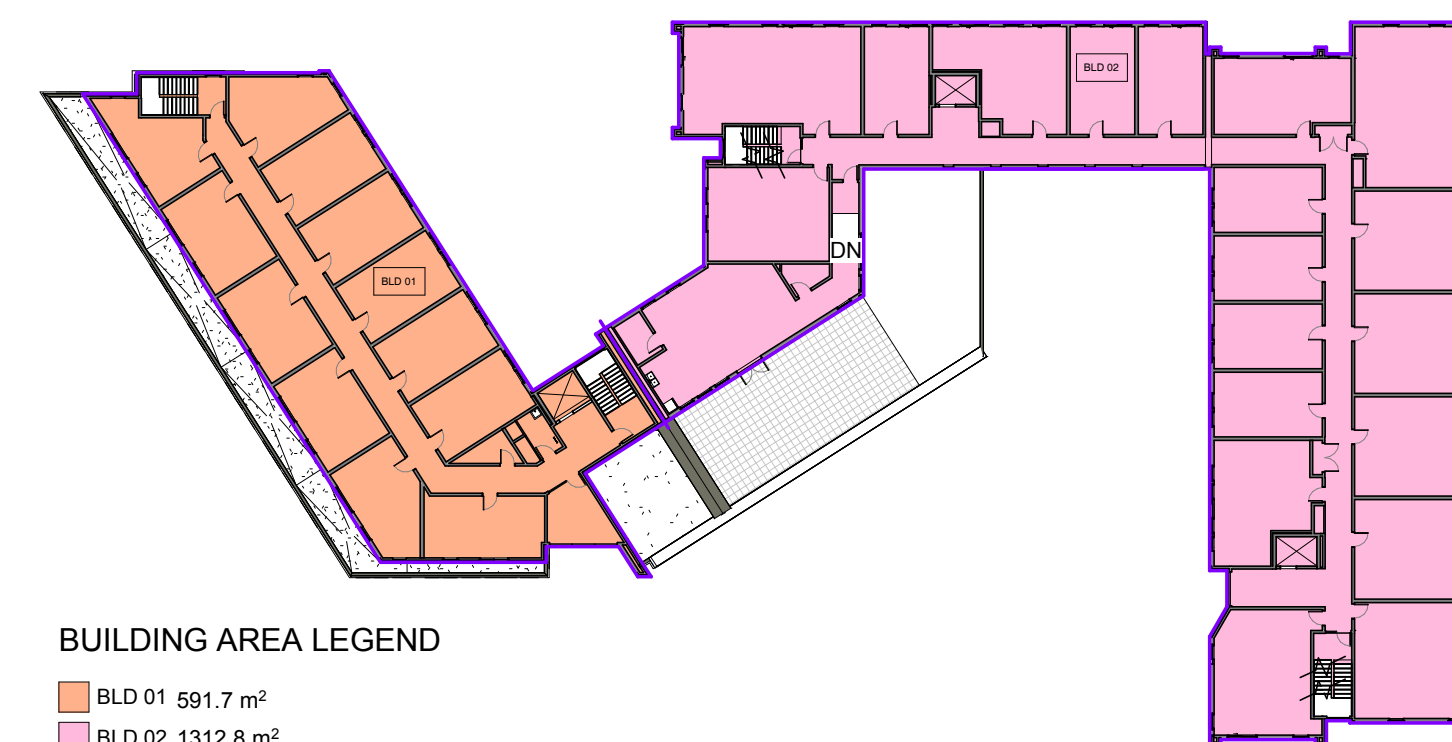
BCBC BUILDING AREA_BLD02



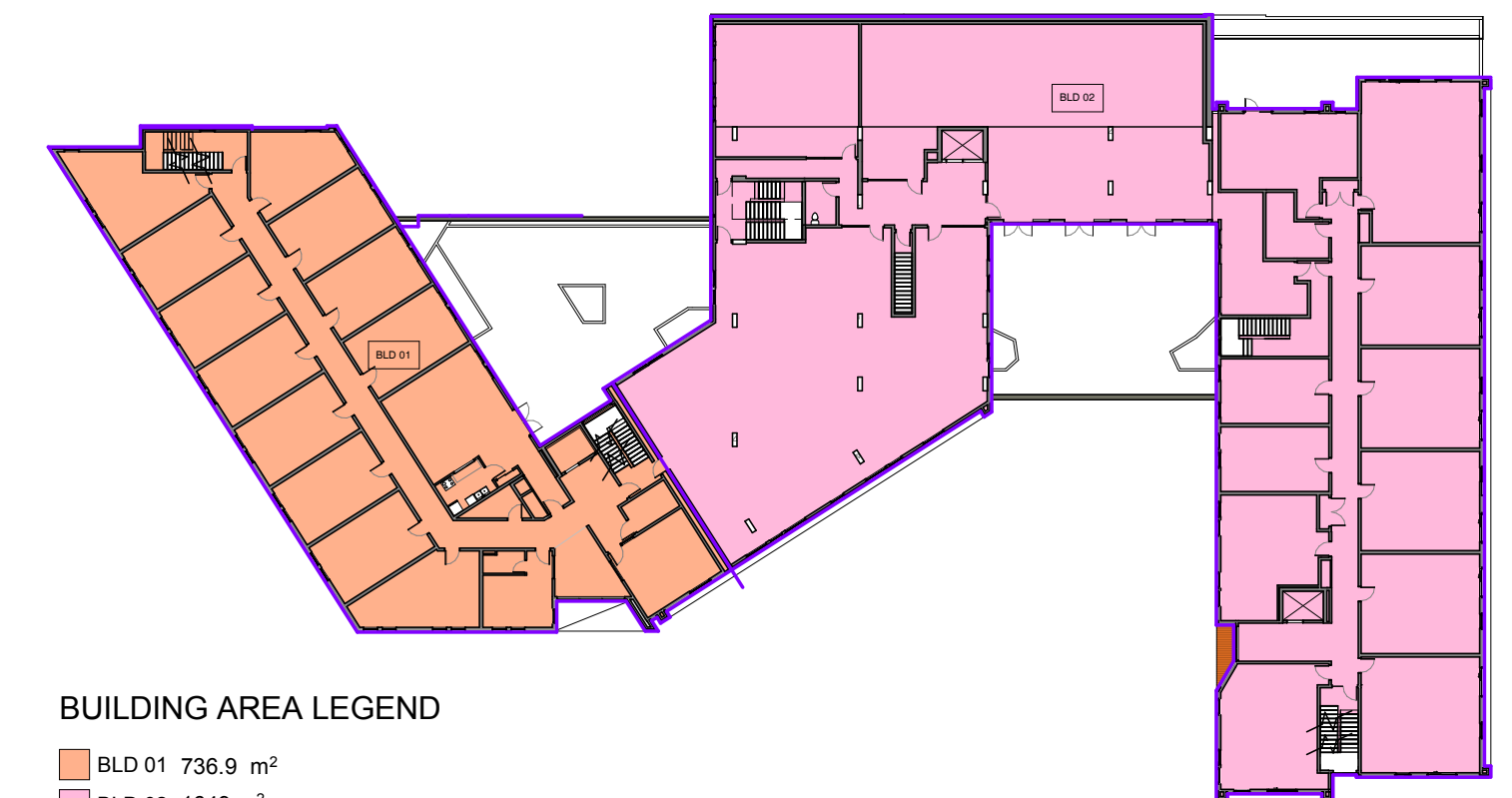
LEVEL 1 BUILDING AREA



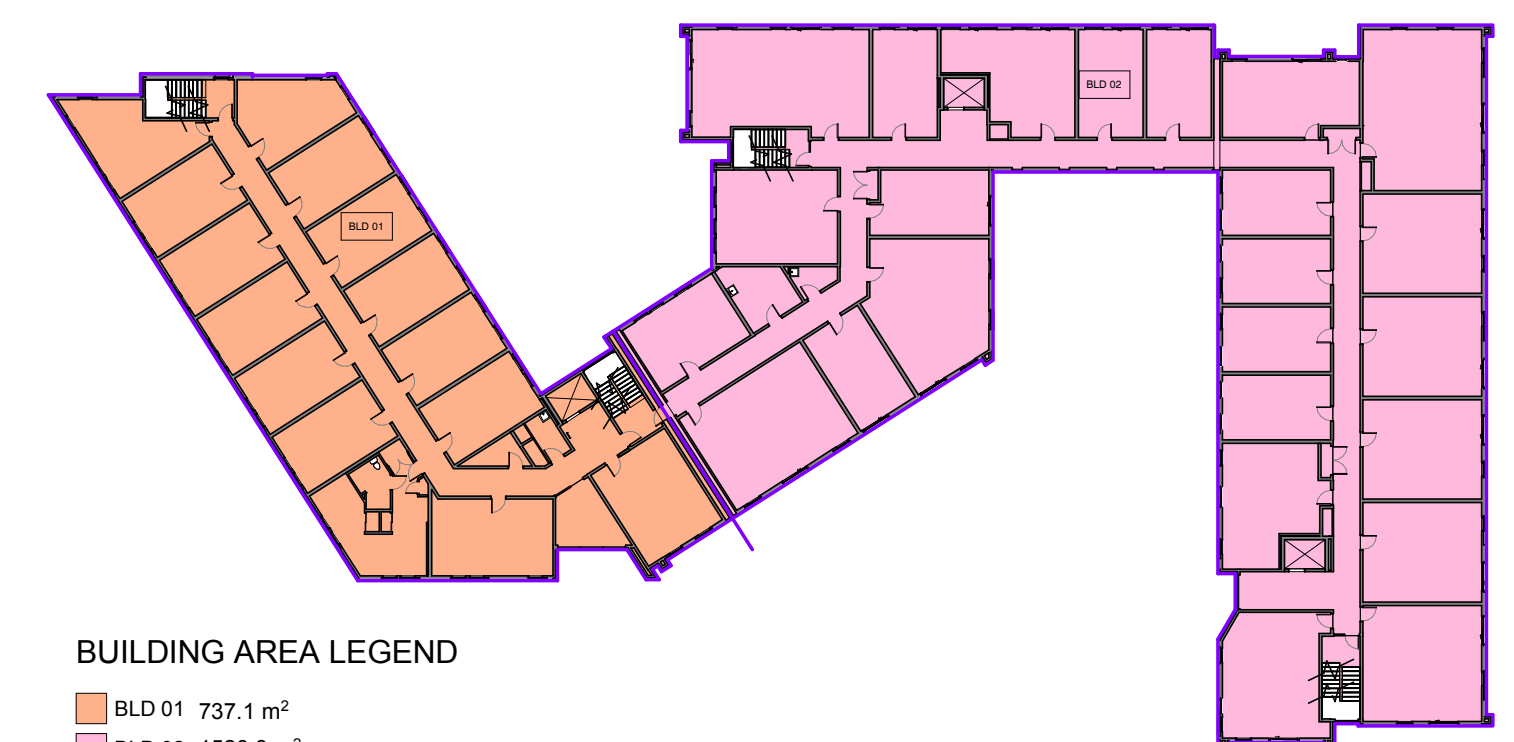
LEVEL 3 BUILDING AREA



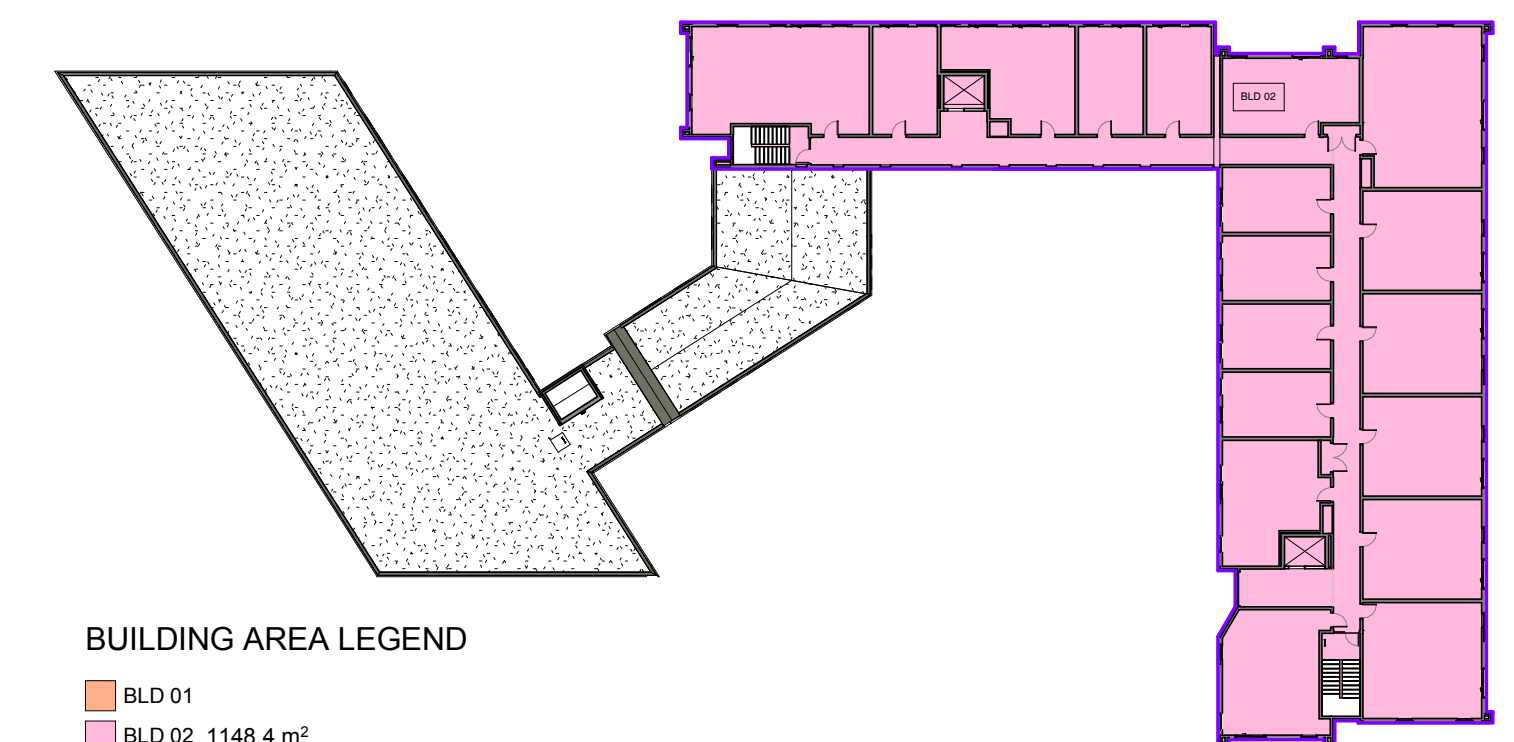
LEVEL 5 BUILDING AREA



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.



LOW HAMMOND ROWE ARCHITECTS

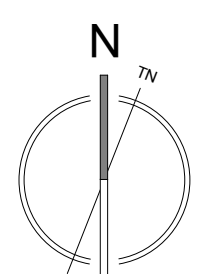


CROSTOWN MIXED-USE DEVELOPMENT

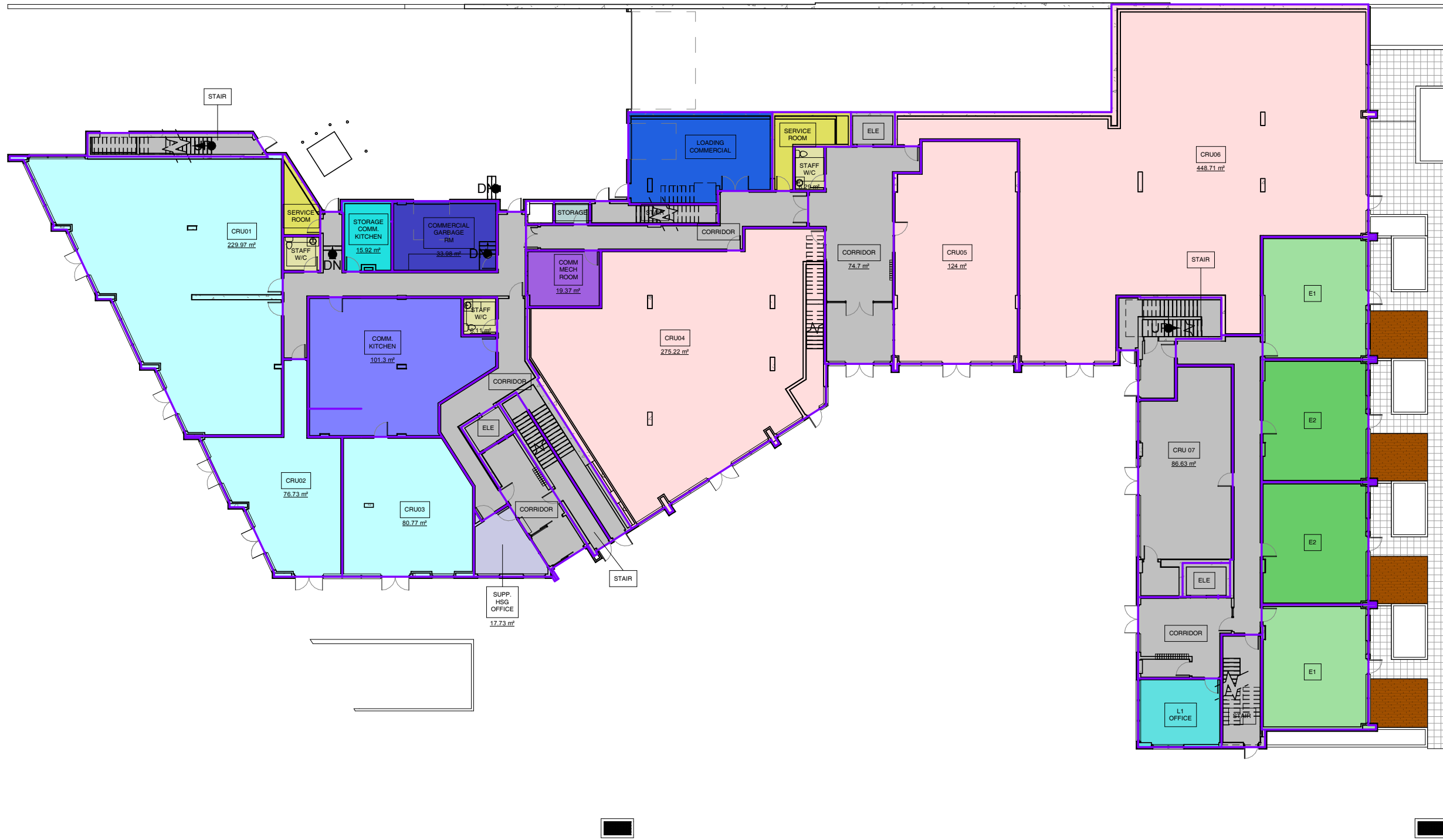
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GROSS BUILDING AREA_BCBC

20.03.06
1 : 500

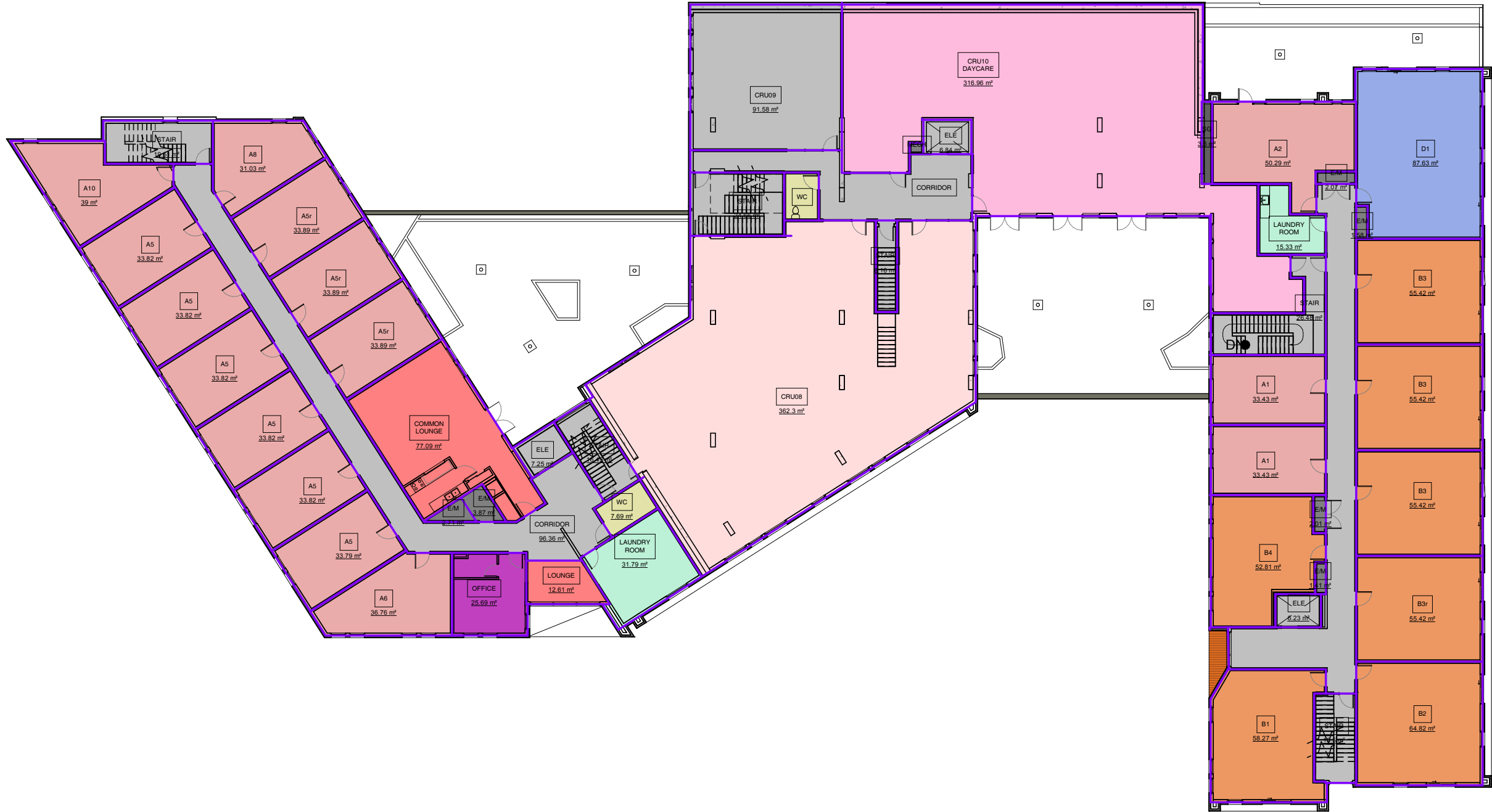


DP39



LEVEL 1 AREA BREAKDOWN

L1 RENTAL A GROSS AREA SCHEDULE			L1 RENTAL B GROSS AREA SCHEDULE			L1 COMMERCIAL GROSS AREA SCHEDULE		
Name	Area	Area sqft.	Name	Area	Area sqft.	Name	Area	Area sqft.
COMM. KITCHEN	101.3 m ²	1090.42 SF	CORRIDOR	80.49 m ²	868.55 SF	SERVICE ROOM	9.49 m ²	104.3 SF
CORRIDOR	27.81 m ²	299.33 SF	CRU 07	86.43 m ²	932.43 SF	STAFF W/C	6.18 m ²	66.53 SF
ELE	6.64 m ²	71.51 SF	ELE	7.38 m ²	79.43 SF	STAFF W/C	6.29 m ²	67.7 SF
STAFF W/C	6.11 m ²	65.74 SF	ELE	6.92 m ²	74.47 SF	COMM MECH ROOM	19.37 m ²	208.47 SF
STAIR	17.64 m ²	189.92 SF	L1 OFFICE	26.25 m ²	282.56 SF	COMMERCIAL GARBAGE RM	33.98 m ²	365.71 SF
STAIR	18.8 m ²	202.41 SF	STAIR	21.09 m ²	227.03 SF			
STORAGE COMM.	15.92 m ²	171.4 SF						
KITCHEN								
SUPP. HSG OFFICE	17.73 m ²	190.8 SF						
	211.96 m ²							



LEVEL 2 AREA BREAKDOWN

L2 RENTAL A GROSS AREA SCHEDULE			L2 RENTAL B GROSS AREA SCHEDULE			L2 COMMERCIAL GROSS AREA SCHEDULE		
Name	Area	Area sqft.	Name	Area	Area sqft.	Name	Area	Area sqft.
CORRIDOR	49.13 m ²	528.87 SF	CORRIDOR	49.13 m ²	528.87 SF	CRU08	362.3 m ²	3899.73 SF
STAIR	8.16 m ²	87.87 SF	STAIR	8.16 m ²	87.87 SF	CRU09	91.58 m ²	985.74 SF
STAIR	24.66 m ²	265.48 SF	STAIR	24.66 m ²	265.48 SF	CRU10 DAYCARE	316.96 m ²	3411.74 SF
COMMON LOUNGE	77.09 m ²	829.83 SF	CORRIDOR	83.03 m ²	893.7 SF	MECH	0.64 m ²	6.94 SF
CORRIDOR	96.36 m ²	1037.24 SF	E/M	2.07 m ²	22.26 SF	WC	6.84 m ²	73.4 SF
E/M	3.87 m ²	41.61 SF	E/M	1.58 m ²	16.97 SF			
E/M	2.71 m ²	29.12 SF	E/M	2.01 m ²	21.61 SF			
ELE	7.25 m ²	78.07 SF	E/M	1.41 m ²	15.15 SF			
LAUNDRY ROOM	31.79 m ²	342.15 SF	ELE	6.23 m ²	67.11 SF			
LOUNGE	12.61 m ²	135.73 SF	ELE	6.84 m ²	73.68 SF			
OFFICE	25.69 m ²	276.57 SF	LAUNDRY ROOM	15.33 m ²	165.02 SF			
STAIR	19.51 m ²	209.98 SF	SG	3.6 m ²	38.77 SF			
STAIR	16.45 m ²	177.12 SF	STAIR	15.5 m ²	166.86 SF			
WC	7.69 m ²	82.75 SF	A1	33.43 m ²	359.87 SF			
A5	33.82 m ²	364.01 SF	A1	33.43 m ²	359.87 SF			
A5	33.82 m ²	364.01 SF	A2	50.29 m ²	541.34 SF			
A5	33.82 m ²	364.01 SF	B1	58.27 m ²	627.22 SF			
A5	33.82 m ²	364.01 SF	B2	64.82 m ²	697.71 SF			
A5	33.82 m ²	364.01 SF	B3	55.42 m ²	596.53 SF			
A5	33.79 m ²	363.7 SF	B3	55.42 m ²	596.53 SF			
A5r	33.89 m ²	364.81 SF	B3	55.42 m ²	596.53 SF			
A5r	33.89 m ²	364.81 SF	B3r	55.42 m ²	596.53 SF			
A5r	33.89 m ²	364.81 SF	B4	52.81 m ²	568.49 SF			
A6	36.76 m ²	395.69 SF	D1	87.63 m ²	943.2 SF			
A8	31.03 m ²	334.05 SF						
A8	39 m ²	419.74 SF						
A10	794.33 m ²							

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



LOW HAMMOND ROWE ARCHITECTS

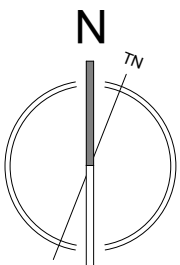


CROSSTOWN MIXED-USE DEVELOPMENT

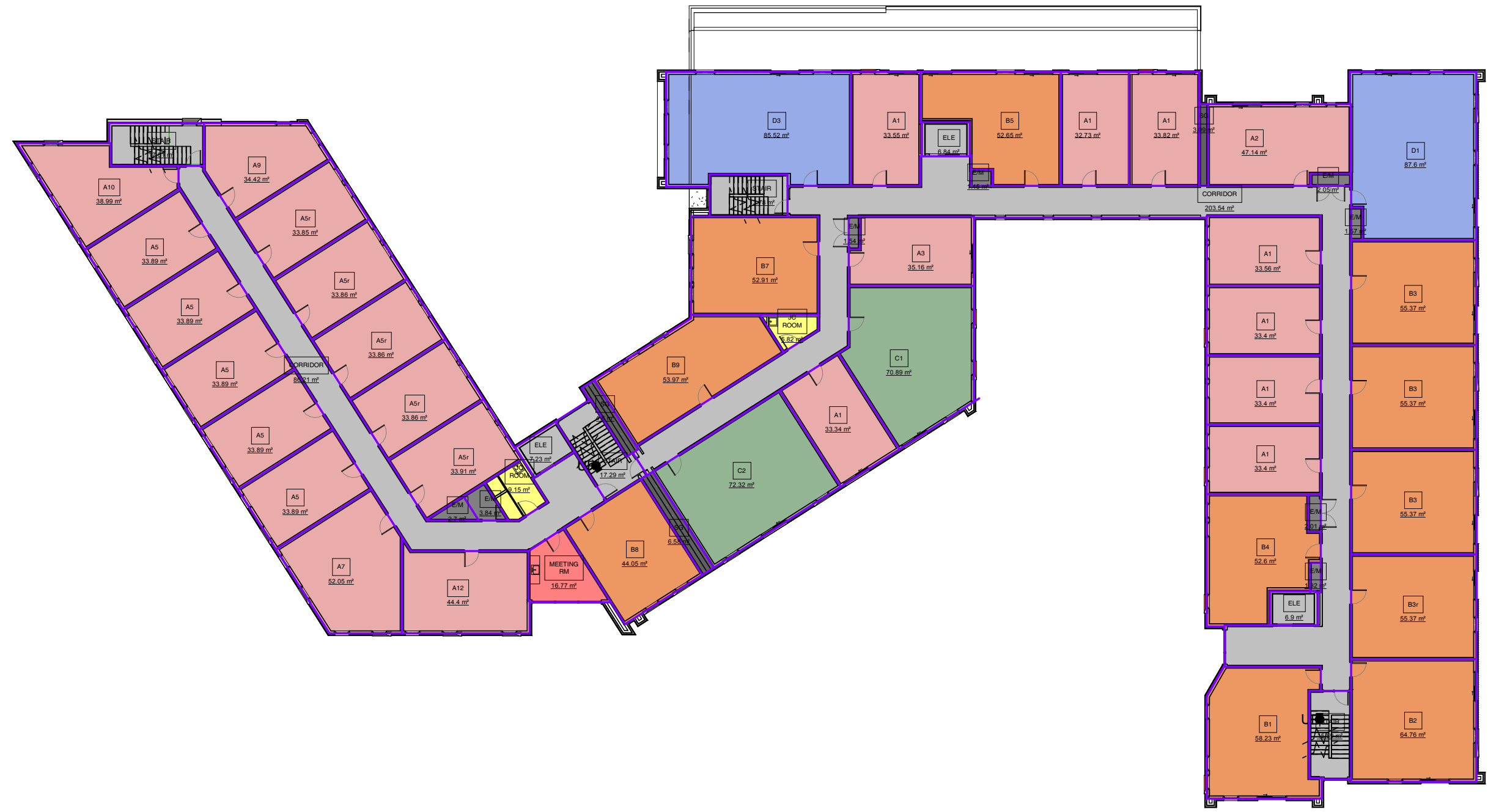
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LEVEL 1 & 2 AREA BREAKDOWN

20.03.06
1 : 300

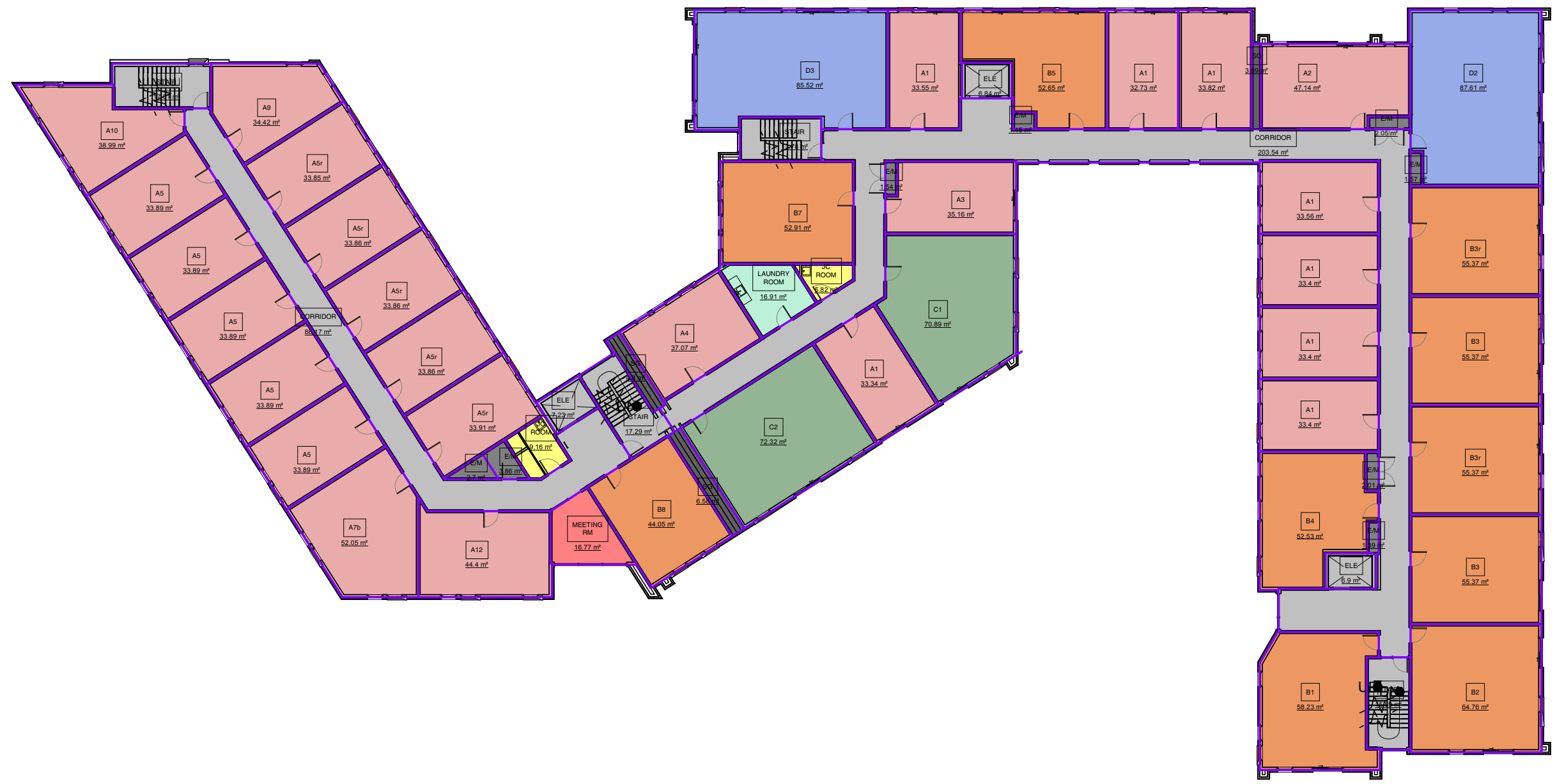


DP40



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 m²	927.91 SF	CORRIDOR	203.54 m²	2190.89 SF
E/M	2.7 m²	29.1 SF	E/M	1.32 m²	14.2 SF
E/M	3.84 m²	41.3 SF	E/M	2.01 m²	21.61 SF
ELE	7.23 m²	77.83 SF	E/M	2.05 m²	22.11 SF
JC ROOM	9.15 m²	98.5 SF	E/M	1.45 m²	15.59 SF
MEETING RM	16.77 m²	180.5 SF	E/M	1.54 m²	16.53 SF
SG	6.58 m²	70.86 SF	E/M	1.57 m²	16.9 SF
SG	4.8 m²	51.42 SF	ELE	6.84 m²	73.68 SF
STAIR	17.01 m²	183.06 SF	ELE	6.9 m²	74.24 SF
STAIR	17.29 m²	186.06 SF	JC ROOM	5.82 m²	62.59 SF
A5	33.89 m²	364.81 SF	SG	3.09 m²	33.23 SF
A5	33.89 m²	364.81 SF	STAIR	15.59 m²	167.82 SF
A5	33.89 m²	364.81 SF	STAIR	13.78 m²	148.32 SF
A5	33.89 m²	364.81 SF	A1	33.56 m²	361.23 SF
A5	33.89 m²	364.81 SF	A1	33.4 m²	359.48 SF
A5r	33.86 m²	364.41 SF	A1	33.4 m²	359.48 SF
A5r	33.86 m²	364.41 SF	A1	33.4 m²	359.48 SF
A5r	33.86 m²	364.41 SF	A1	32.73 m²	352.3 SF
A5r	33.85 m²	364.41 SF	A1	33.82 m²	364.09 SF
A5r	33.91 m²	364.99 SF	A1	33.34 m²	358.86 SF
A7	52.05 m²	560.22 SF	A1	33.55 m²	361.17 SF
A9	36.42 m²	390.46 SF	A2	47.14 m²	507.41 SF
A10	38.99 m²	419.66 SF	A3	35.16 m²	378.42 SF
A12	44.4 m²	477.91 SF	B1	58.23 m²	626.83 SF
B8	44.05 m²	474.18 SF	B2	64.76 m²	697.02 SF
	724.26 m²		B3	55.37 m²	595.95 SF
			B3	55.37 m²	595.95 SF
			B3	55.37 m²	595.95 SF
			B3r	55.37 m²	595.95 SF
			B4	52.6 m²	566.22 SF
			B5	52.65 m²	566.72 SF
			B7	52.91 m²	569.53 SF
			B9	53.97 m²	580.94 SF
			C1	70.89 m²	763.05 SF
			C2	72.32 m²	778.41 SF
			D1	87.6 m²	942.96 SF
			D3	85.52 m²	920.57 SF
				1487.9 m²	



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 m²	927.53 SF	CORRIDOR	203.54 m²	2190.89 SF
E/M	2.7 m²	29.1 SF	E/M	1.39 m²	15.01 SF
E/M	3.86 m²	41.58 SF	E/M	2.01 m²	21.61 SF
ELE	7.23 m²	77.83 SF	E/M	2.05 m²	22.11 SF
JC ROOM	9.16 m²	98.6 SF	E/M	1.45 m²	15.59 SF
MEETING RM	16.77 m²	180.5 SF	E/M	1.54 m²	16.53 SF
SG	6.58 m²	70.86 SF	E/M	1.57 m²	16.85 SF
SG	4.8 m²	51.43 SF	ELE	6.84 m²	73.68 SF
STAIR	17.01 m²	183.06 SF	ELE	6.9 m²	74.24 SF
STAIR	17.29 m²	186.06 SF	JC ROOM	5.82 m²	62.59 SF
A5	33.89 m²	364.81 SF	LAUNDRY ROOM	16.91 m²	181.97 SF
A5	33.89 m²	364.81 SF	SG	3.09 m²	33.23 SF
A5	33.89 m²	364.81 SF	STAIR	15.59 m²	167.82 SF
A5	33.89 m²	364.81 SF	STAIR	13.78 m²	148.32 SF
A5	33.89 m²	364.81 SF	A1	33.56 m²	361.23 SF
A5r	33.86 m²	364.41 SF	A1	33.4 m²	359.48 SF
A5r	33.86 m²	364.41 SF	A1	33.4 m²	359.48 SF
A5r	33.86 m²	364.41 SF	A1	33.4 m²	359.48 SF
A5r	33.85 m²	364.41 SF	A1	32.73 m²	352.3 SF
A5r	33.91 m²	364.99 SF	A1	33.82 m²	364.09 SF
A7b	52.05 m²	560.22 SF	A1	33.34 m²	358.86 SF
A9	36.42 m²	390.46 SF	A1	33.55 m²	361.17 SF
A10	38.99 m²	419.66 SF	A2	47.14 m²	507.41 SF
A12	44.4 m²	477.91 SF	A3	35.16 m²	378.42 SF
B8	44.05 m²	474.18 SF	A4	37.07 m²	398.97 SF
	724.26 m²		B1	58.23 m²	626.83 SF
			B2	64.76 m²	697.02 SF
			B3	55.37 m²	595.95 SF
			B3	55.37 m²	595.95 SF
			B3	55.37 m²	595.95 SF
			B3r	55.37 m²	595.95 SF
			B4	52.6 m²	566.22 SF
			B5	52.65 m²	566.72 SF
			B7	52.91 m²	569.53 SF
			C1	70.89 m²	763.05 SF
			C2	72.32 m²	778.41 SF
			D2	87.61 m²	943.01 SF
			D3	85.52 m²	920.57 SF
				1487.9 m²	

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



LOW HAMMOND ROWE ARCHITECTS

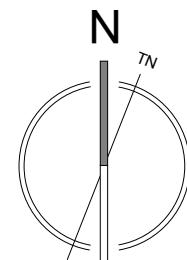


CROSSTOWN MIXED-USE DEVELOPMENT

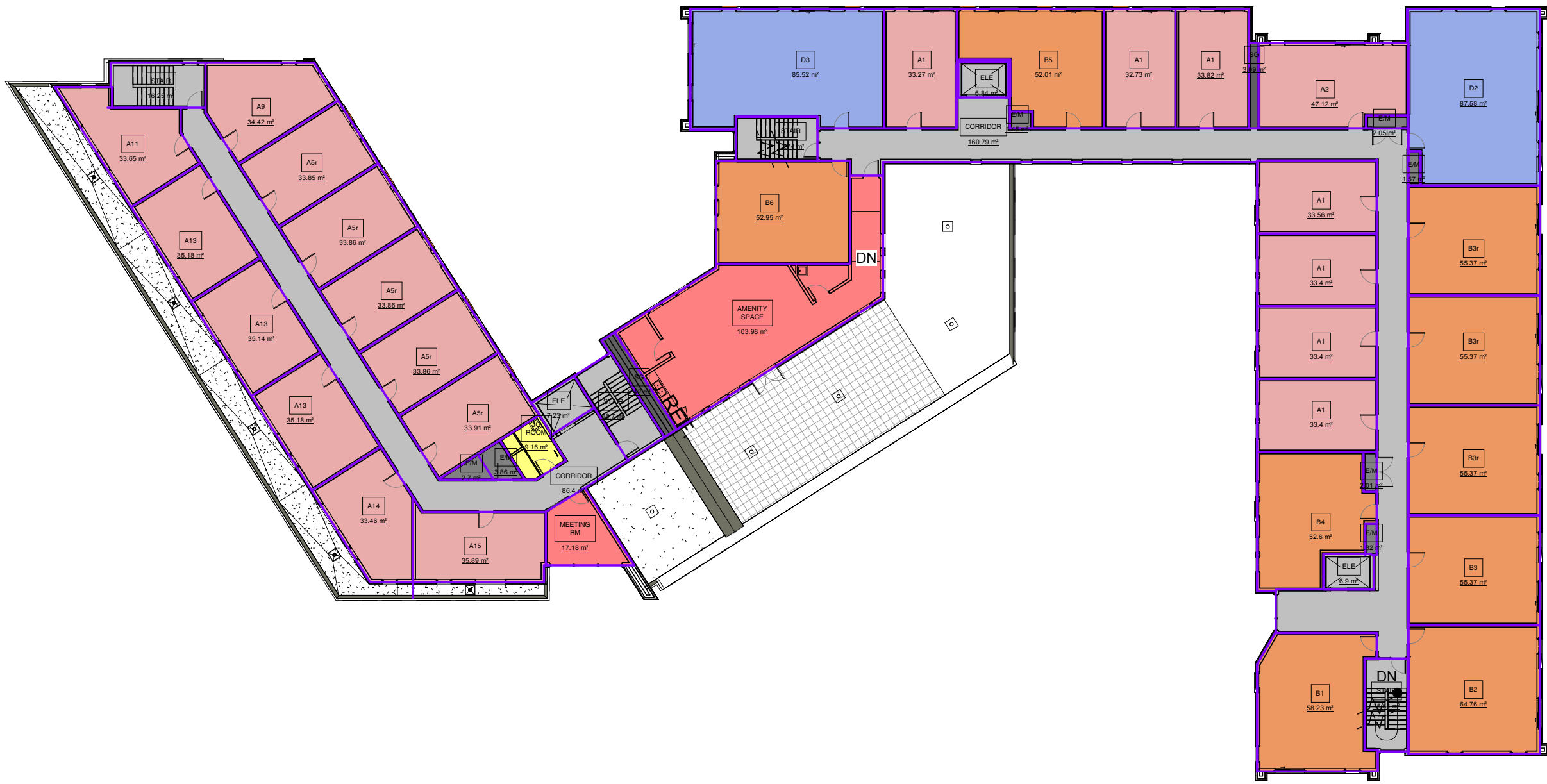
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LEVEL 3 & 4 AREA BREAKDOWN

20.03.06
1 : 300

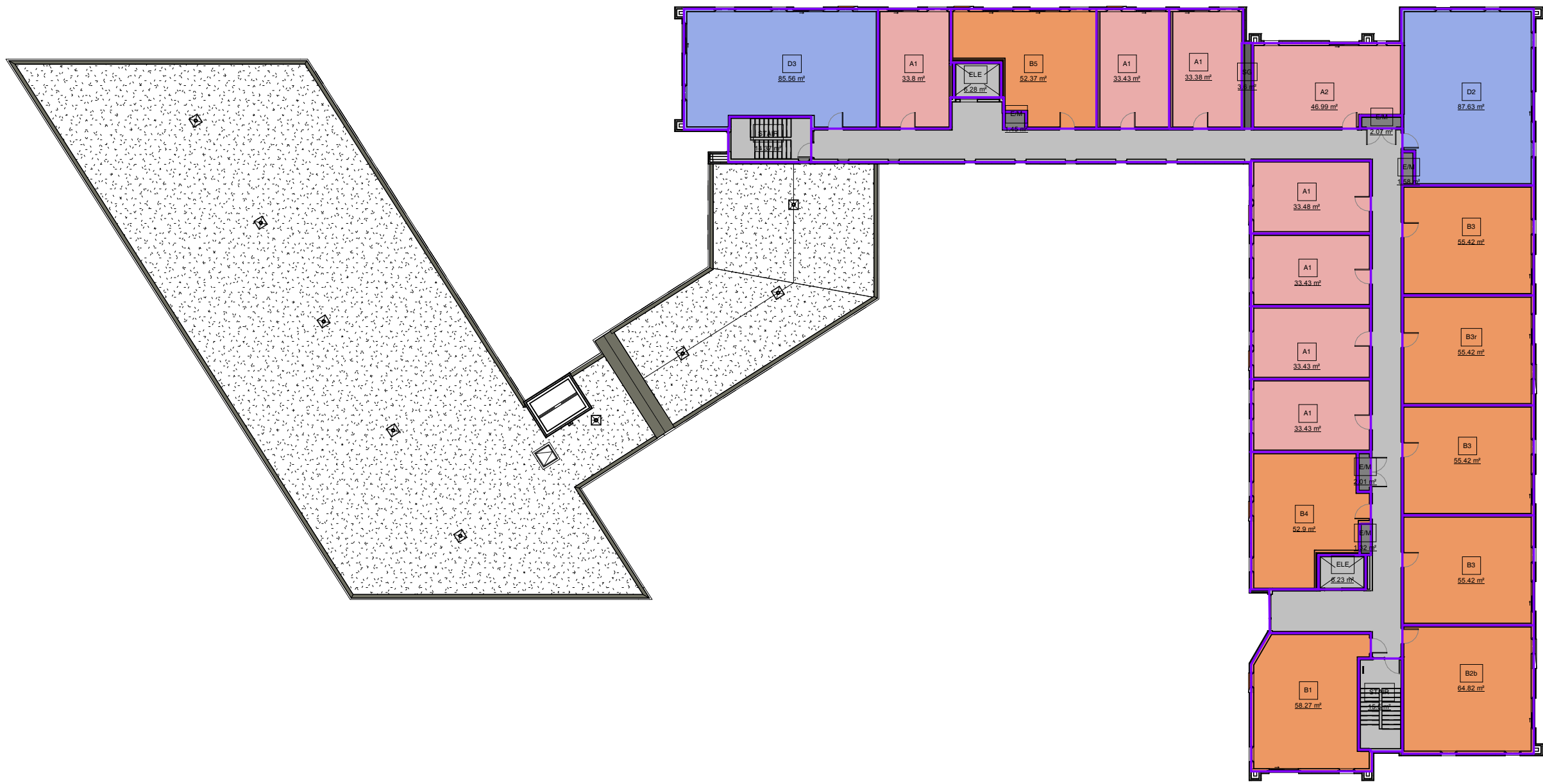


DP41



LEVEL 5 AREA BREAKDOWN

L5 RENTAL A GROSS AREA SCHEDULE			L5 RENTAL B GROSS AREA SCHEDULE		
Name	Area	Area sqft.	Name	Area	Area sqft.
CORRIDOR	86.4 m ²	930 SF	AMENITY SPACE	103.98 m ²	1119.25 SF
E/M	2.7 m ²	29.1 SF	CORRIDOR	160.79 m ²	1730.7 SF
E/M	3.86 m ²	41.58 SF	E/M	1.32 m ²	14.2 SF
ELE	7.23 m ²	77.83 SF	E/M	2.01 m ²	21.61 SF
JG ROOM	9.16 m ²	98.6 SF	E/M	2.05 m ²	22.11 SF
MEETING RM	17.18 m ²	184.94 SF	E/M	1.45 m ²	15.59 SF
SG	6.42 m ²	69.11 SF	E/M	1.57 m ²	16.85 SF
STAIR	16.25 m ²	174.87 SF	ELE	6.84 m ²	73.48 SF
STAIR	16.7 m ²	179.76 SF	ELE	6.9 m ²	74.24 SF
A5r	33.86 m ²	364.41 SF	SG	3.09 m ²	33.23 SF
A5r	33.86 m ²	364.41 SF	STAIR	15.54 m ²	167.3 SF
A5r	33.86 m ²	364.41 SF	STAIR	13.74 m ²	147.88 SF
A5r	33.85 m ²	364.41 SF	A1	33.56 m ²	361.23 SF
A5r	33.91 m ²	364.99 SF	A1	33.4 m ²	359.48 SF
A9	34.42 m ²	370.46 SF	A1	33.4 m ²	359.48 SF
A11	33.65 m ²	362.16 SF	A1	33.4 m ²	359.48 SF
A13	35.18 m ²	378.67 SF	A1	32.73 m ²	352.3 SF
A13	35.14 m ²	378.23 SF	A1	33.82 m ²	364.09 SF
A13	35.18 m ²	378.67 SF	A1	33.27 m ²	358.13 SF
A14	33.46 m ²	360.18 SF	A2	47.12 m ²	507.18 SF
A15	35.89 m ²	386.37 SF	B1	58.23 m ²	626.83 SF
	578.15 m ²		B2	64.76 m ²	697.02 SF
			B3	55.37 m ²	595.95 SF
			B3r	55.37 m ²	595.95 SF
			B3r	55.37 m ²	595.95 SF
			B3r	55.37 m ²	595.95 SF
			B4	52.6 m ²	566.22 SF
			B5	52.01 m ²	559.78 SF
			B6	52.95 m ²	569.95 SF
			D2	87.58 m ²	942.74 SF
			D3	85.52 m ²	920.57 SF
				1275.09 m ²	



LEVEL 6 AREA BREAKDOWN

L6 RENTAL B GROSS AREA SCHEDULE		
Name	Area	Area sqft.
CORRIDOR	159.36 m ²	1715.33 SF
E/M	2.07 m ²	22.26 SF
E/M	1.58 m ²	16.97 SF
E/M	2.01 m ²	21.61 SF
E/M	1.32 m ²	14.24 SF
E/M	1.45 m ²	15.61 SF
ELE	6.23 m ²	67.11 SF
ELE	6.28 m ²	67.57 SF
SG	3.6 m ²	38.77 SF
STAIR	15.5 m ²	166.86 SF
STAIR	14.37 m ²	154.7 SF
A1	33.43 m ²	359.86 SF
A1	33.48 m ²	360.34 SF
A1	33.43 m ²	359.87 SF
A1	33.43 m ²	359.87 SF
A1	33.43 m ²	359.87 SF
A1	33.8 m ²	363.78 SF
A1	33.38 m ²	359.35 SF
A2	46.99 m ²	505.77 SF
B1	58.27 m ²	627.22 SF
B2b	64.82 m ²	697.71 SF
B3	55.42 m ²	596.53 SF
B3	55.42 m ²	596.53 SF
B3	55.42 m ²	596.53 SF
B3r	55.42 m ²	596.53 SF
B4	52.9 m ²	569.41 SF
B5	52.37 m ²	563.75 SF
D2	87.63 m ²	943.2 SF
D3	85.56 m ²	920.91 SF
	1118.37 m ²	

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



LOW HAMMOND ROWE ARCHITECTS

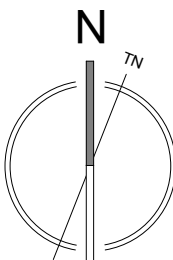


CROSSTOWN MIXED-USE DEVELOPMENT

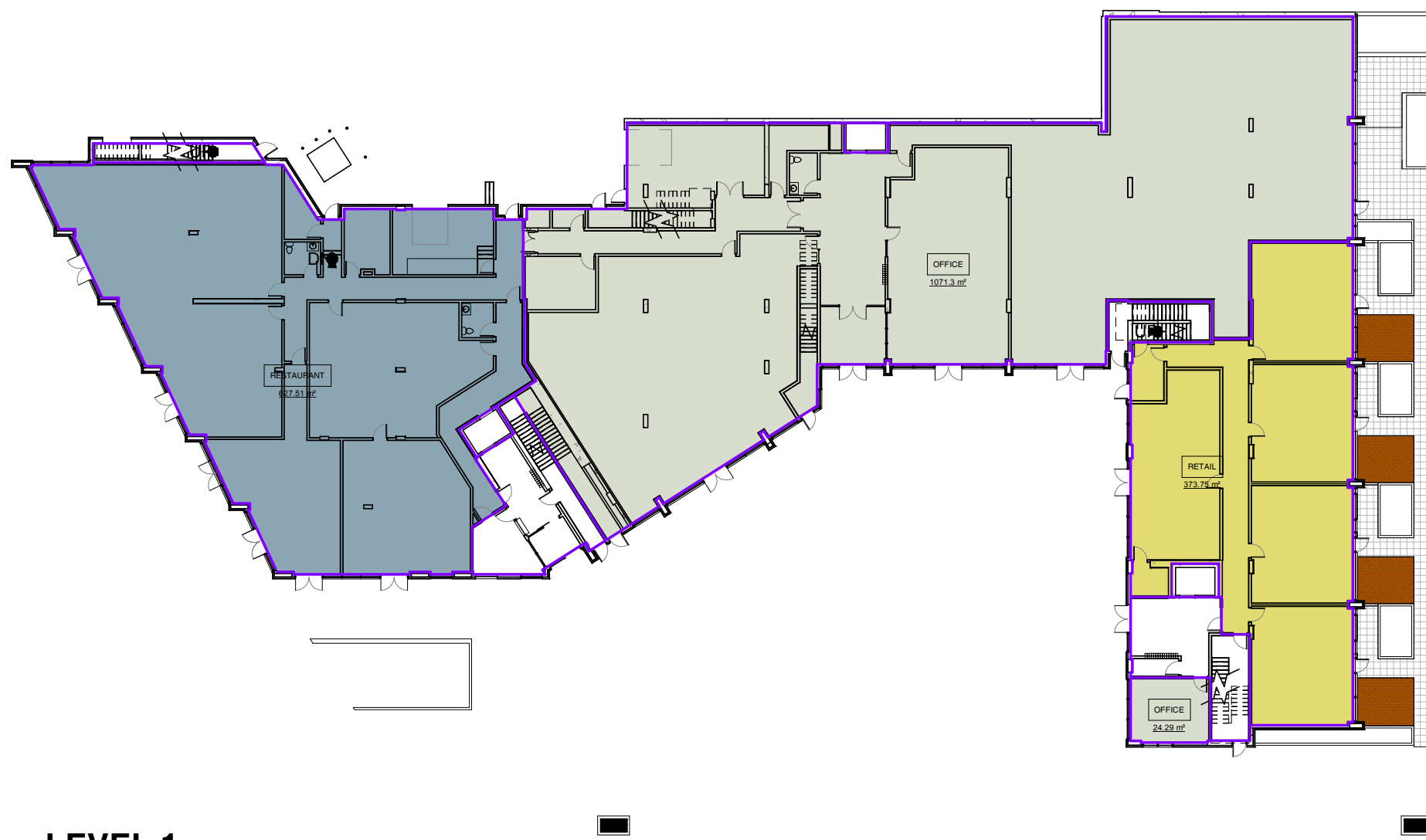
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 5 & 6 AREA BREAKDOWN

20.03.06
1 : 300



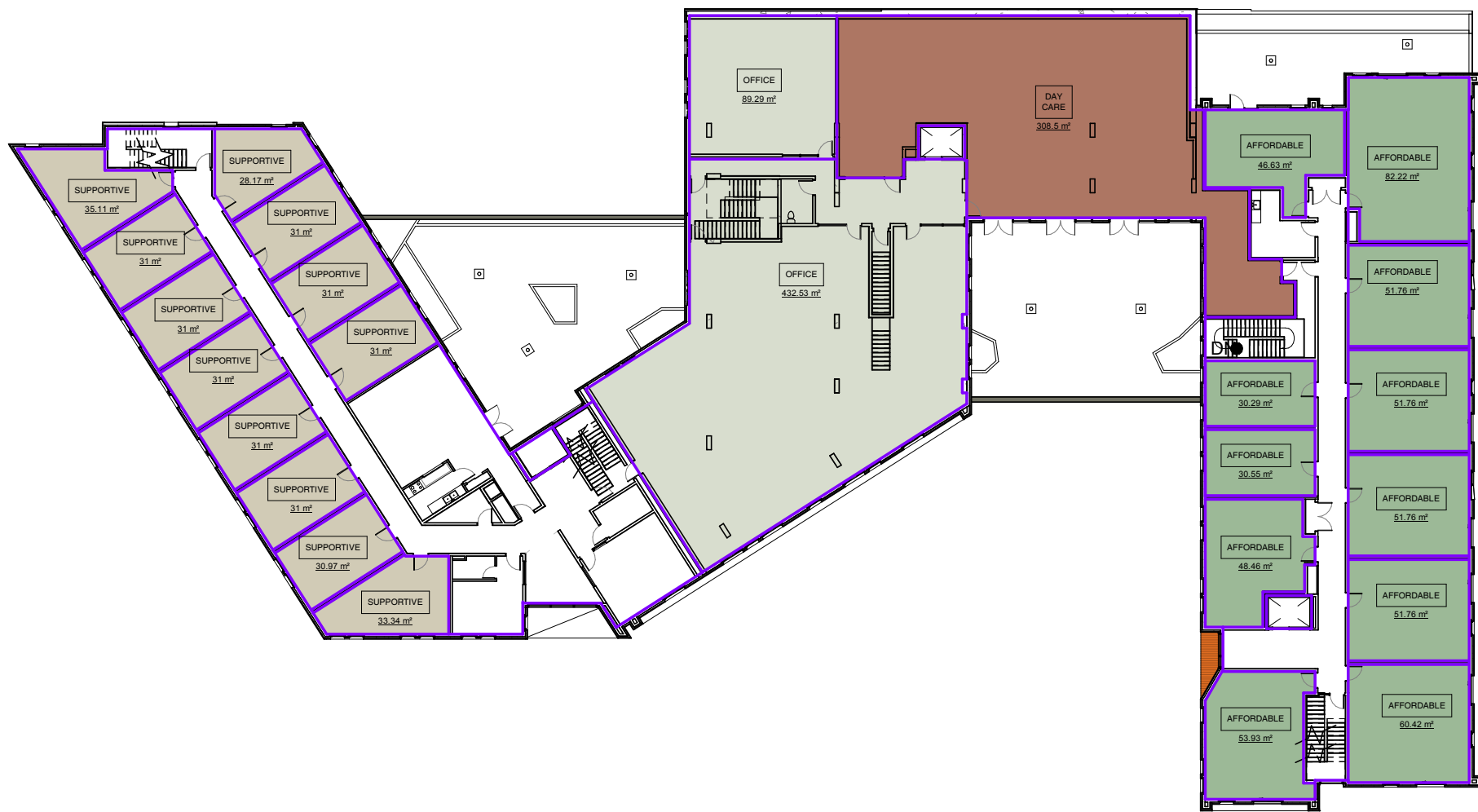
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LEVEL 1.



LEVEL 4.



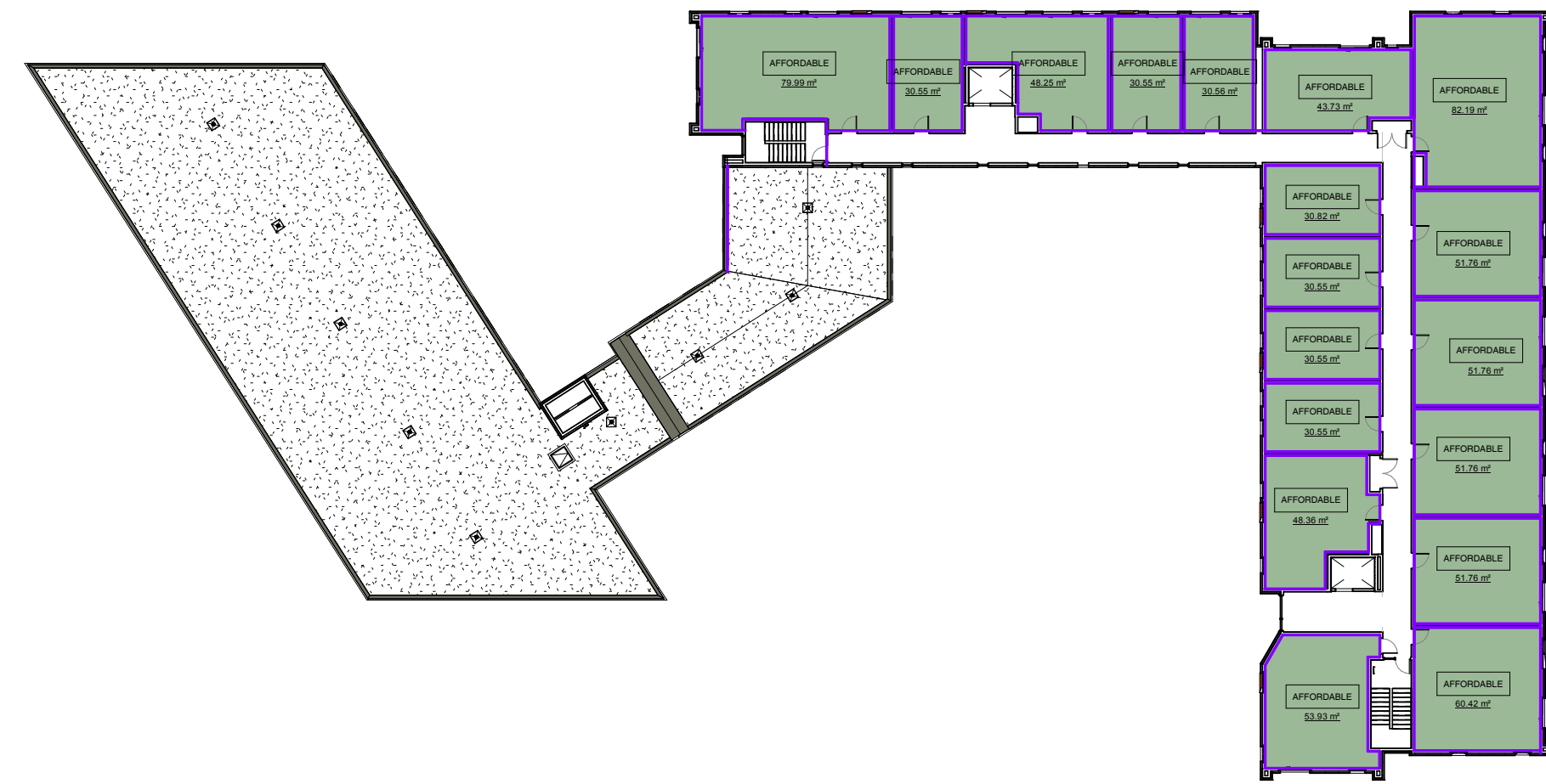
LEVEL 2.



LEVEL 5.



LEVEL 3.



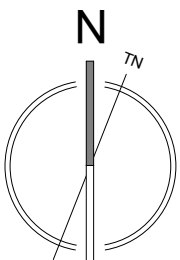
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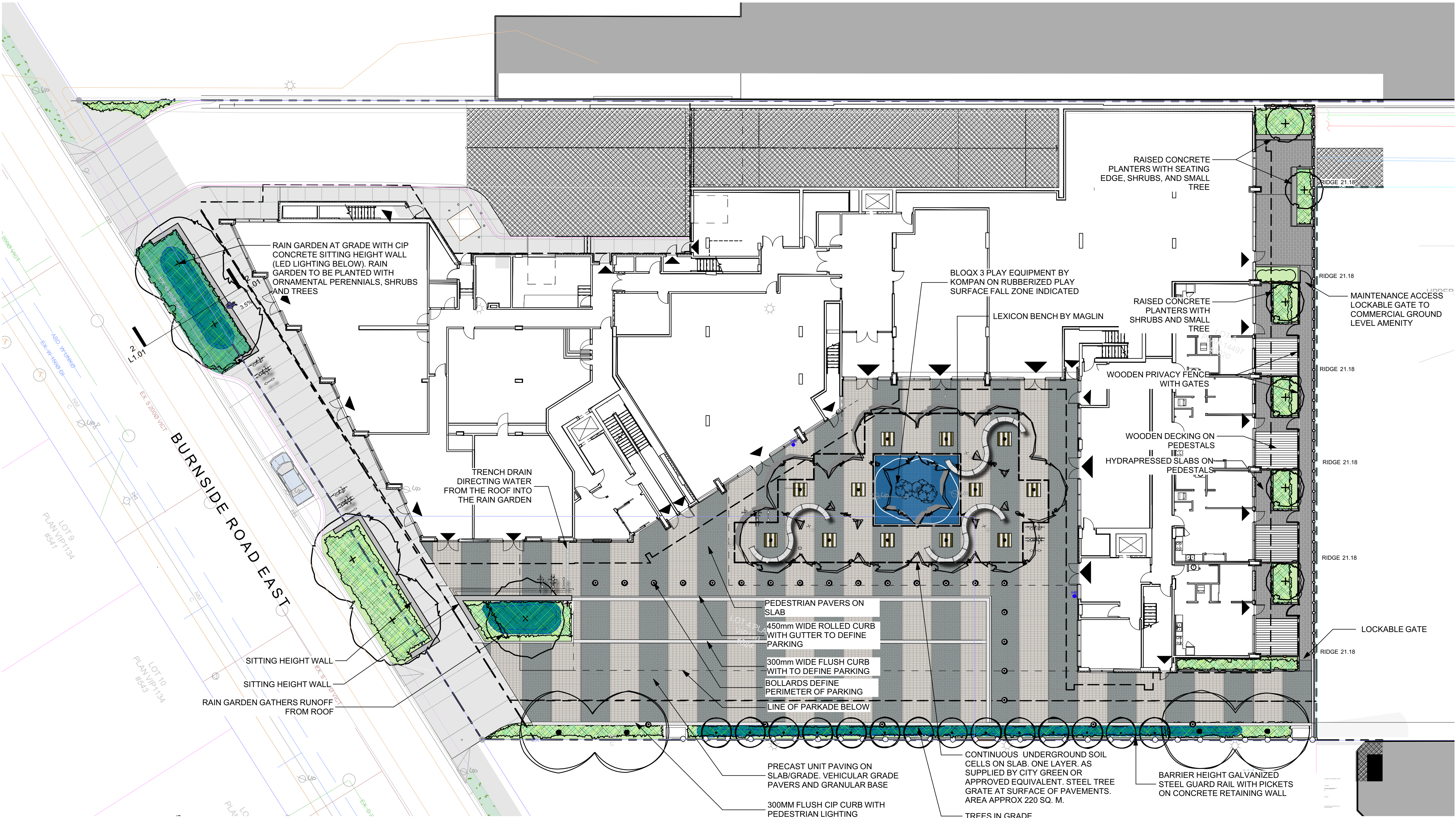
VEHICLE PARKING BREAKDOWN:
PHASE 1

Building Type	Units/Area (m ²)		Units/Area (m ²)		
			Required	Rounded	Proposed
COMMERCIAL					
Restaurant	628	1/20	31.4		
Retail	397	2/75	10.6		
Office	1617	1/50	32.3		
Daycare	309	1/80	3.9		
Total			78.2	78	78 stalls
RENTAL A					
Unit (<45m2)	54	0.2	10.8		
Total(Non-Visitor)			10.8	11	11
Visitors		0.1	5.4	5	5
Total	54			16	16 stalls
RENTAL B					
Unit (<45m2)	39	0.2	7.8		
Unit (45-70m2)	48	0.5	24.0		
Unit (>70m2)	9	0.75	6.8		
Total(Non-Visitor)			38.6	39	39
Visitors		0.1	9.6	10	10
Total	96			49	49 stalls
TOTAL RESIDENTIAL STALLS				65	65
TOTAL STALLS:				143	143 stalls

BICYCLE PARKING BREAKDOWN:
PHASE 1

Building Type	Units/Area (m ²)		Required Long Term		Provided Long Term	Required Short Term		Provided Short Term
COMMERCIAL								
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
Total				16	16	Total	14 stalls	14 stalls
RENTAL A								
Unit (<45m2)	54	1	54.0 stalls		54	0.1	5.4 stalls	
Total	54			54 stalls		Total	5 stalls	6 stalls
RENTAL B								
Unit (<45m2)	39	1	39.0 stalls			0.1	3.9 stalls	
Unit (>45m2)	57	1.25	71.3 stalls			0.1	5.7 stalls	
Total	96			110 stalls	110	Total	10 stalls	10 stalls





1 Materials Plan- Level One
Scale: 1:200

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Bench- Option



Honeylocust- Option for Plaza



Plaza with Trees in Pavement. Soil Cells Below Grade.



Plaza with Trees in Pavement. Ingrade Lighting.

LEGEND

	Property Line
	Parking Structure Below Grade
	Building Entrance/ Egress
MATERIALS	
	Plaza Pavements (Non-porous)- Expocrete VSS Collection 75 x various x 108mm.
	Concrete Walkways
	Porcelain Tiles on Pedestals. By Abbottsford 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

FURNITURE/ STRUCTURES

	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.

PLANTING

	Shrub Planting
	Trees on Slab- Soil Cells below. Soil Cells by CityGreen
	Trees on Grade
	Rain garden



NOT FOR CONSTRUCTION

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
rev no	description	date

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Fax: 250.412-2892

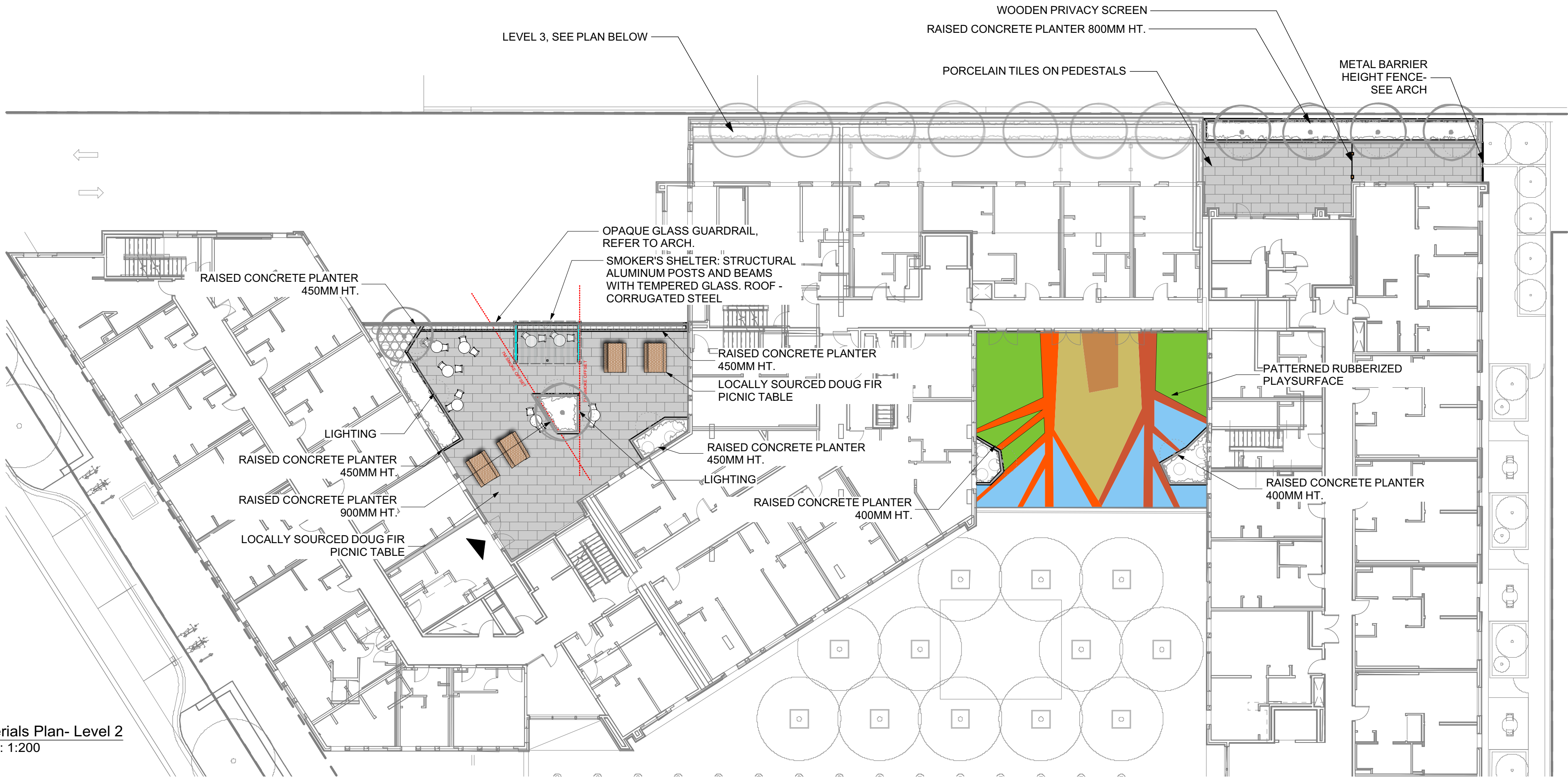
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

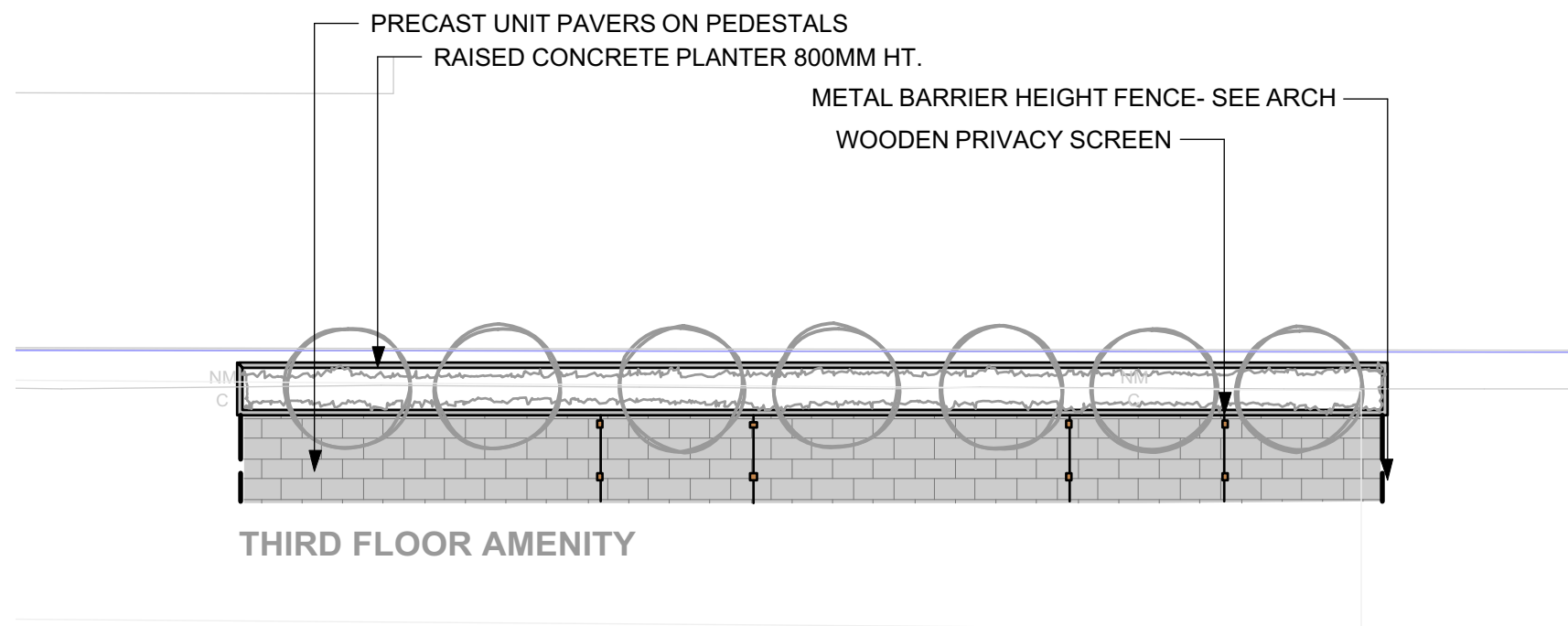
sheet title
**Landscape Plan-
Ground Level**

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

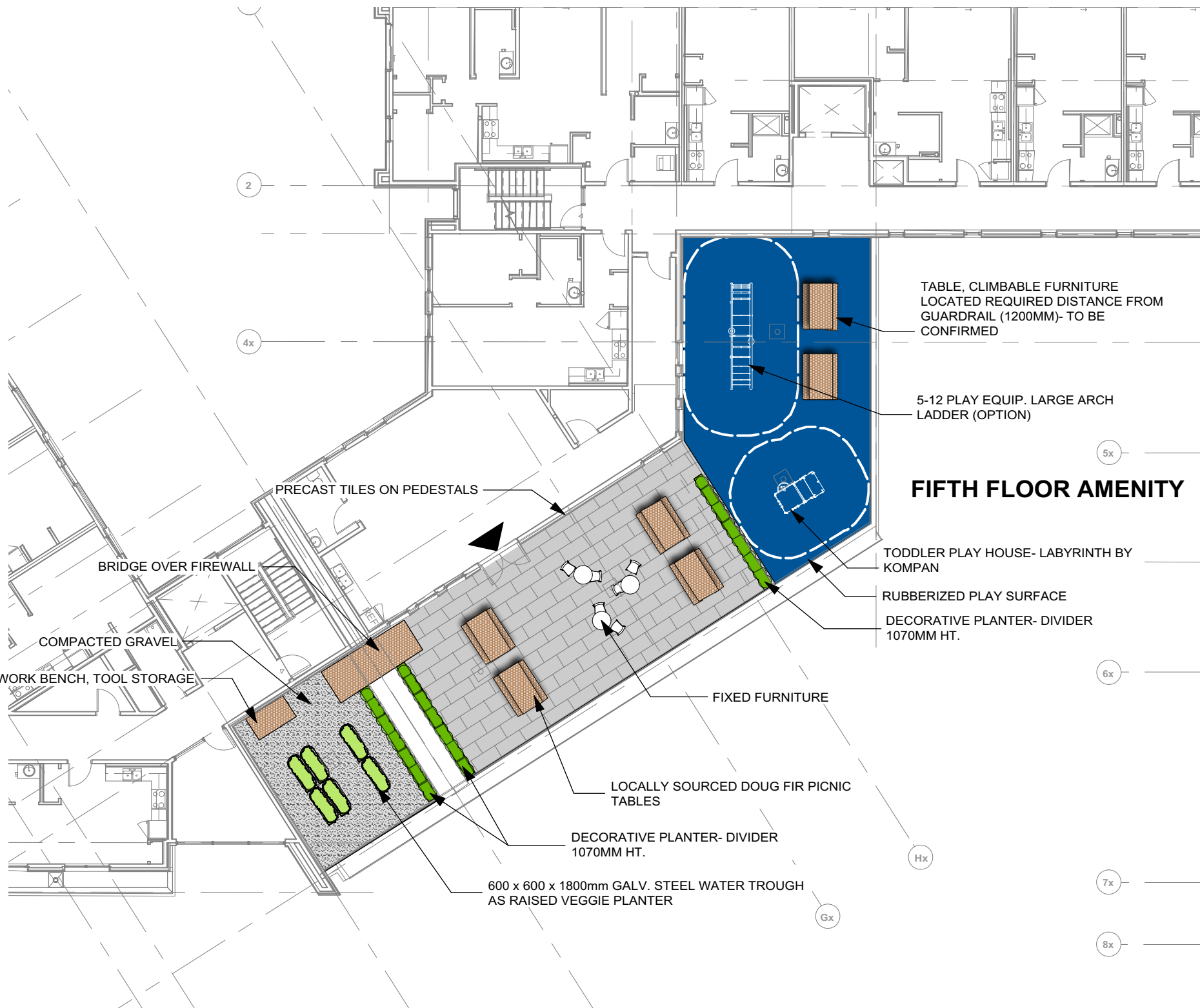
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1 Materials Plan- Level 2
Scale: 1:200



2 Materials Plan- Level 3
Scale: 1:200



3 Materials Plan- Level 5
Scale: 1:200

CHARACTER IMAGES:



Roof Top Amenity Space



Roof Top Play Space

LEGEND

	Property Line
	Parking Structure Below Grade
	Building Entrance/ Egress
MATERIALS	
	Plaza Pavements (Non-porous)- Exprocete VS5 Collection 75 x various x 108mm.
	Concrete Walkways
	Porcelain Tiles on Pedestals. By Abbottsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.
	Hydressed Slabs on Pedestals- 610mm x 305mm x 50mm. Texada. Charcoal.
	Rubberized Play Surface

FURNITURE/ STRUCTURES	
	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.

PLANTING	
	Shrub Planting
	Trees on Slab- Soil Cells below. Soil Cells by CityGreen
	Trees on Grade
	Rain garden

NOT FOR CONSTRUCTION

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1	DP	11/21/18
rev no	description	date

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project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
**Landscape Plan-
Second, Third and
Fifth Level**

project no. 118.16

scale 1: 200 @ 24"x36"

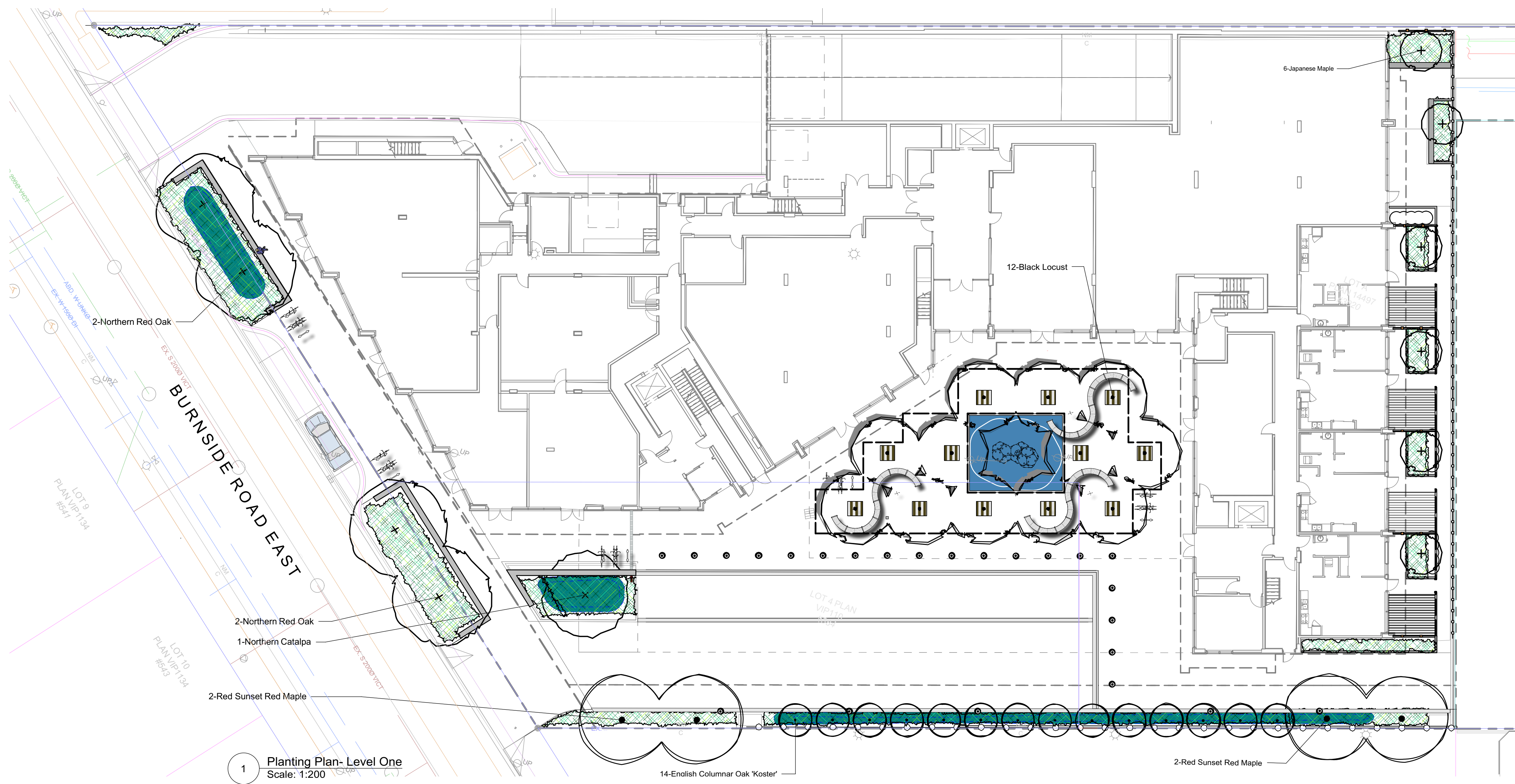
drawn by GJ

checked by SM

revision no. sheet no.

6

L1.02



1 Planting Plan- Level One
Scale: 1:200

PLANTING	
	Shrub Planting
	Trees on Slab- Soil Cells below. Soil Cells by CityGreen
	Trees on Grade
	Rain garden

NOT FOR CONSTRUCTION

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
rev no	description	date

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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.

PLANT LIST - GROUND LEVEL				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
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	
SHRUBS/PERENNIALS/GRASSES/VINES:				
AL	15	Anemranthele 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 obnupta	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 'Carment's 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

- DRAWING NOTES**
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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.

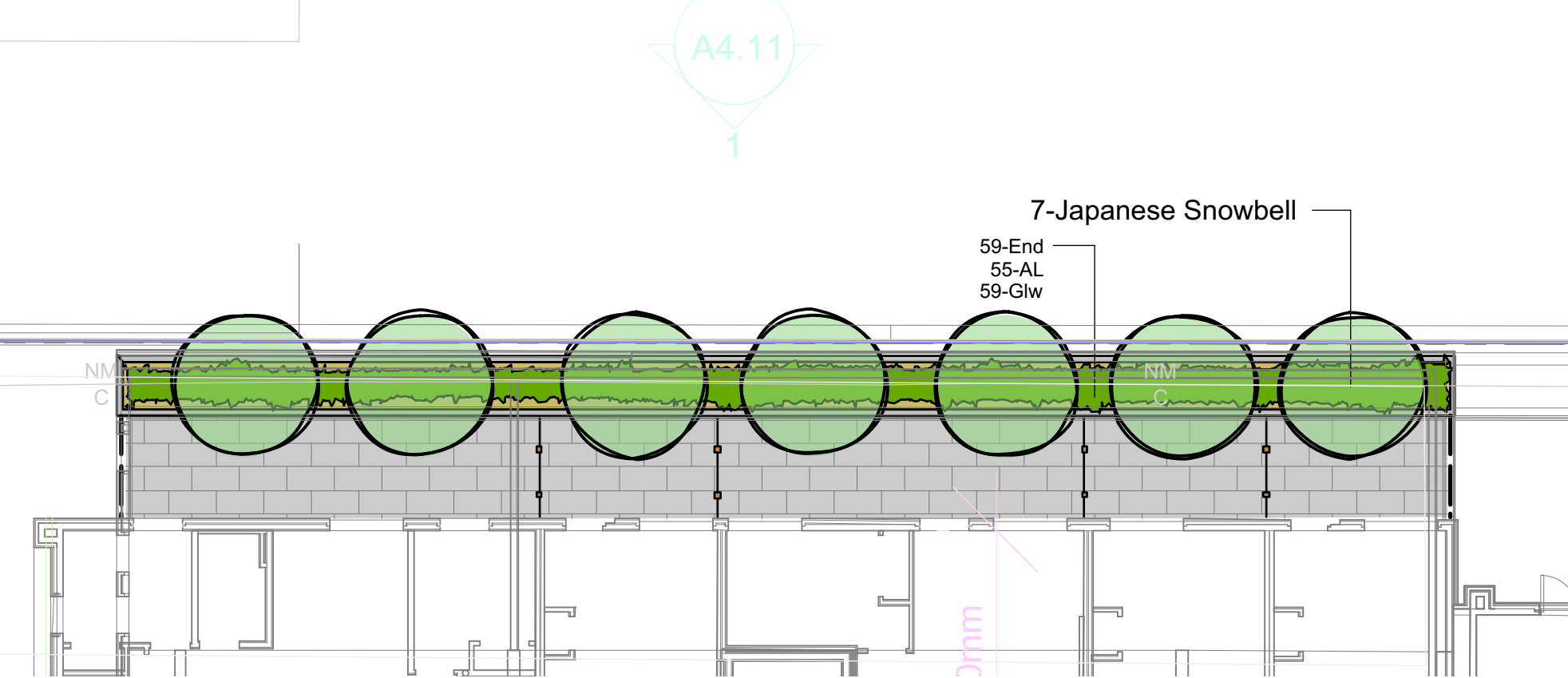
- BOULEVARD PLANTING NOTES**
- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
 - Boulevard trees will be place 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 IIABC 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 irriation system c/w double check valve.



1 Planting Plan- Level Two
Scale: 1:150

PLANT LIST - LEVEL 2

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



2 Planting Plan- Level 3
Scale: 1:150

PLANT LIST - LEVEL 3

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

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ON-SLAB TREE PLANTING NOTES

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3 Planting Plan- Level 5
Scale: 1:150

PLANT LIST - LEVEL 5

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
Bmg	39	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot

N

NOT FOR CONSTRUCTION

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
rev no	description	date

Murdoch de Greeff INC

Landscape Planning & Design

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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

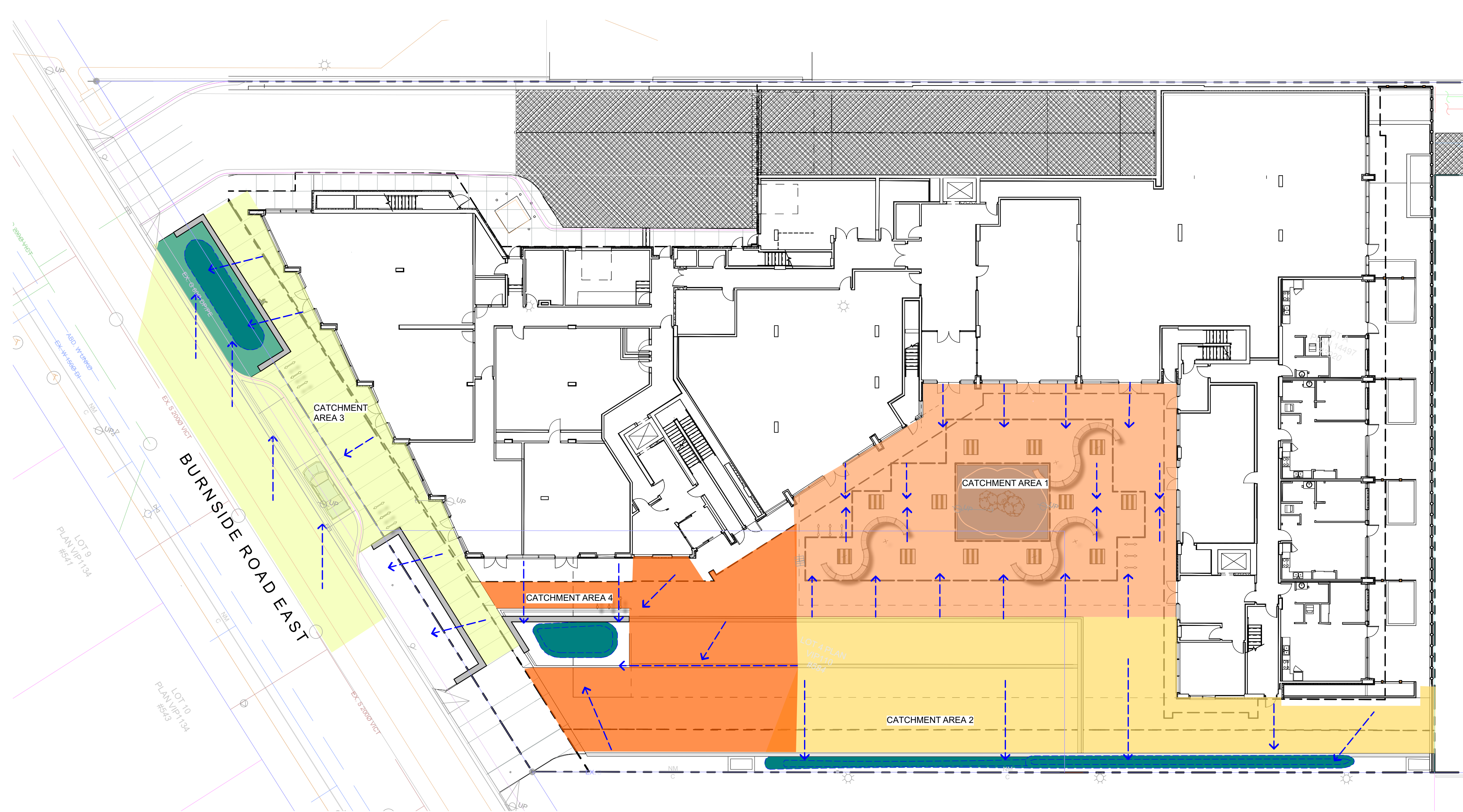
SM

revision no.

sheet no.

6

L3.02

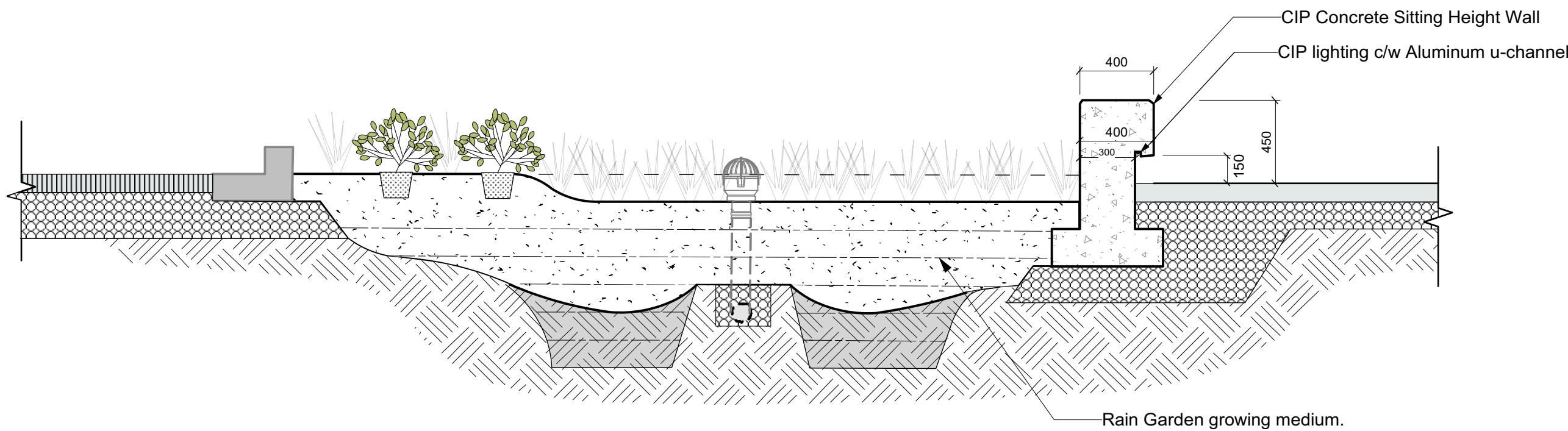


LEGEND

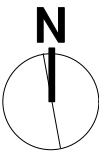
- Extent of Parkade, below
- Rain garden - BOTTOM OF POOL
- > Direction of flow
- Catchment Area 1- Surface flow to area drains. Drains connected to pipe in soil cells below grade. Runoff exfiltrates into soil cell growing medium.
- Catchment Area 2- Surface flow to rain garden/landscape planter, overflow 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

DRAWING NOTES

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



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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.