

CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC



LOW HAMMOND ROWE ARCHITECTS



TL HOUSING SOLUTIONS



ISSUED FOR REZONING AND DEVELOPMENT PERMIT

FEBRUARY 25, 2018



Site context
and photos

INDEX

ARCHITECTURAL

DP00	COVER SHEET
DP01	PROJECT CONTEXT
DP02	COMMUNITY PLAN
DP03	SITE ANALYSIS & DESIGN PART I
DP04	COMMUNITY ENGAGEMENT
DP05	PROJECT DATA
DP06	EXISTING SURVEY
DP07	DEMOLITION & PHASING SITE PLAN
DP08	PHASE 2 - SITE PLAN & SECTION
DP09	SITE PLAN PHASE 1
DP10	P2 FLOOR PLAN
DP11	P1 FLOOR PLAN
DP12	MAIN FLOOR PLAN
DP13	LEVEL 2 FLOOR PLAN
DP14	LEVEL 3 FLOOR PLAN
DP15	LEVEL 4 FLOOR PLAN
DP16	LEVEL 5 FLOOR PLAN
DP17	LEVEL 6 FLOOR PLAN
DP18	ROOF PLAN
DP19	BUILDING ELEVATIONS
DP20	BUILDING ELEVATIONS
DP21	BUILDING ELEVATIONS
DP22	BUILDING SECTION
DP23	BUILDING SECTION
DP24	BUILDING SECTION
DP25	AERIAL VIEW
DP26	VIEW DOWN BURNSIDE
DP27	PLAZA LOOKING WEST
DP28	COURTYARD
DP29	SOUTH EAST CORNER VIEW
DP30	NORTH EAST CORNER VIEW
DP31	VIEW DOWN BURNSIDE
DP32	VIEW FROM BURNSIDE
DP33	BURNSIDE & FINLAYSON
DP34	DOUGLAS & FINLAYSON
DP35	ILLUSTRATIVE VIEWS
DP36	SUN STUDIES
DP37	SURVEY - AVERAGE GRADE
DP38	FSR AREA SUMMARY
DP39	GROSS BUILDING AREA
DP40	LEVEL 1 & 2 AREA BREAKDOWN
DP41	LEVEL 3 & 4 AREA BREAKDOWN
DP42	LEVEL 5 & 6 AREA BREAKDOWN

LANDSCAPE

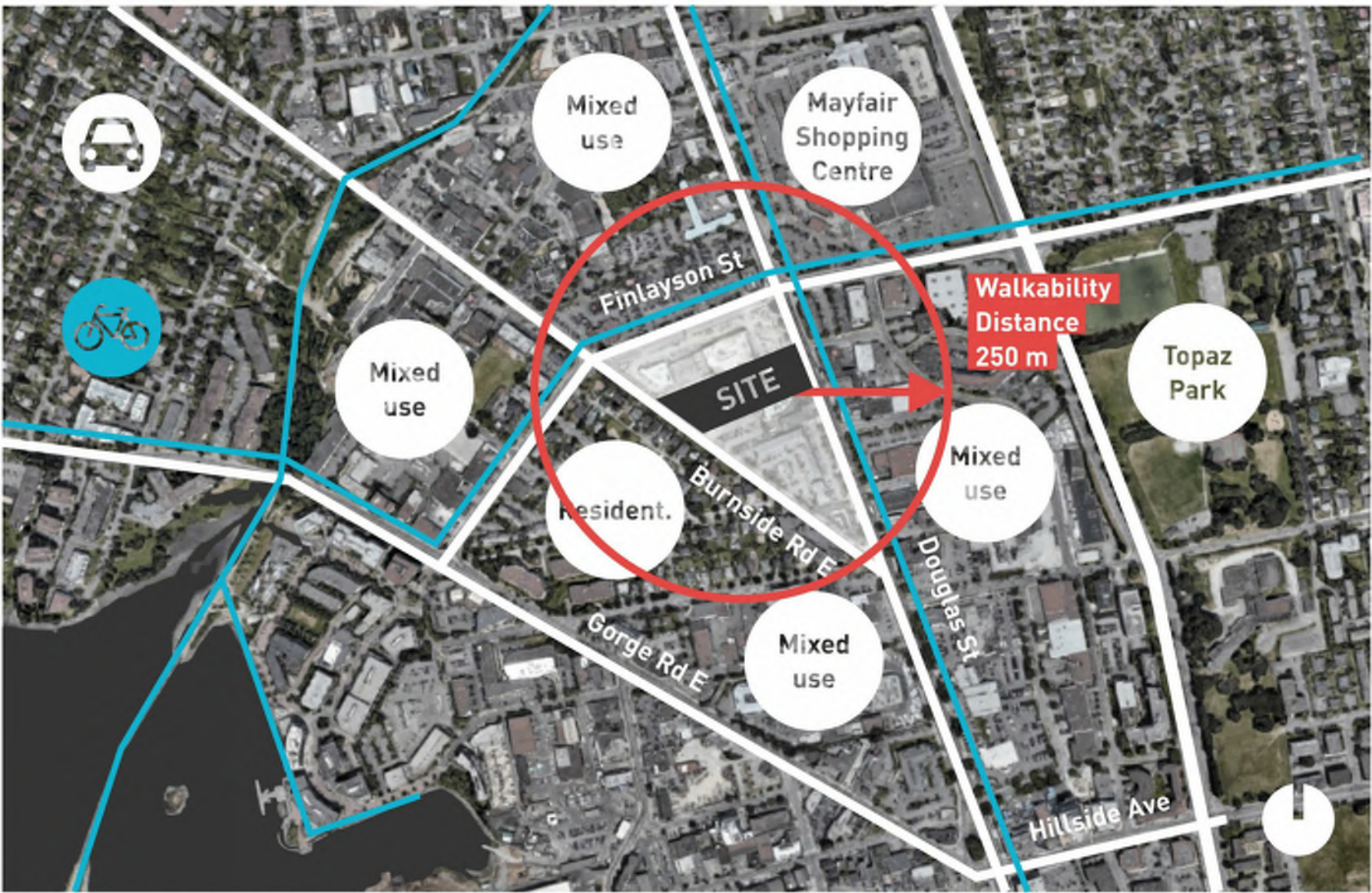
L1	LANDSCAPE PLAN - GROUND LEVEL
L2	LANDSCAPE PLAN - SECOND LEVEL
L3	LANDSCAPE PLAN - THIRD AND FIFTH LEVEL
L4	STORMWATER MANAGEMENT PLAN

CIVIL

C1	BURNSIDE ROAD EAST FRONTAGE
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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

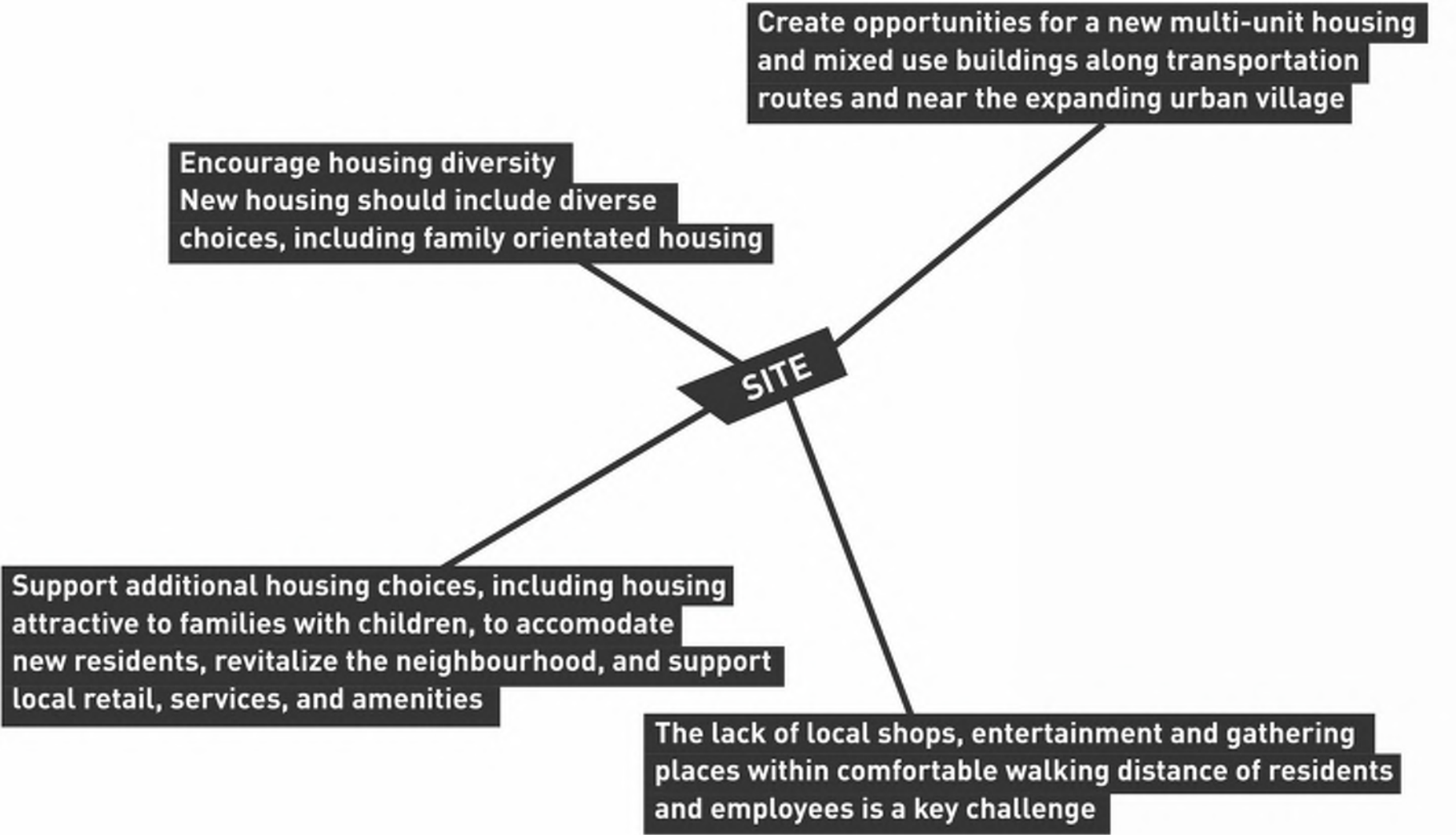




Neighbourhood context (BGNP p.9)



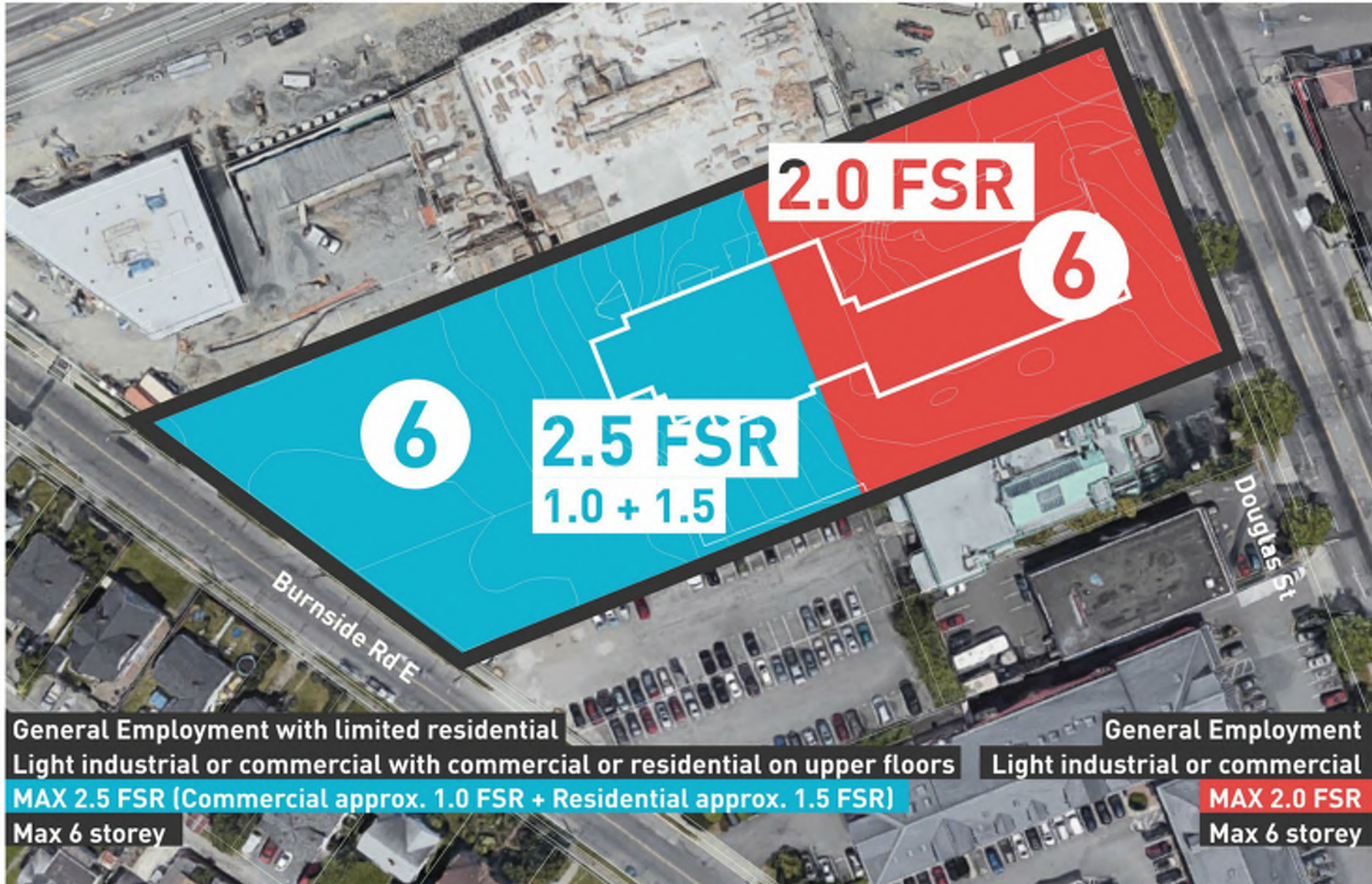
Big moves (BGNP p.15)



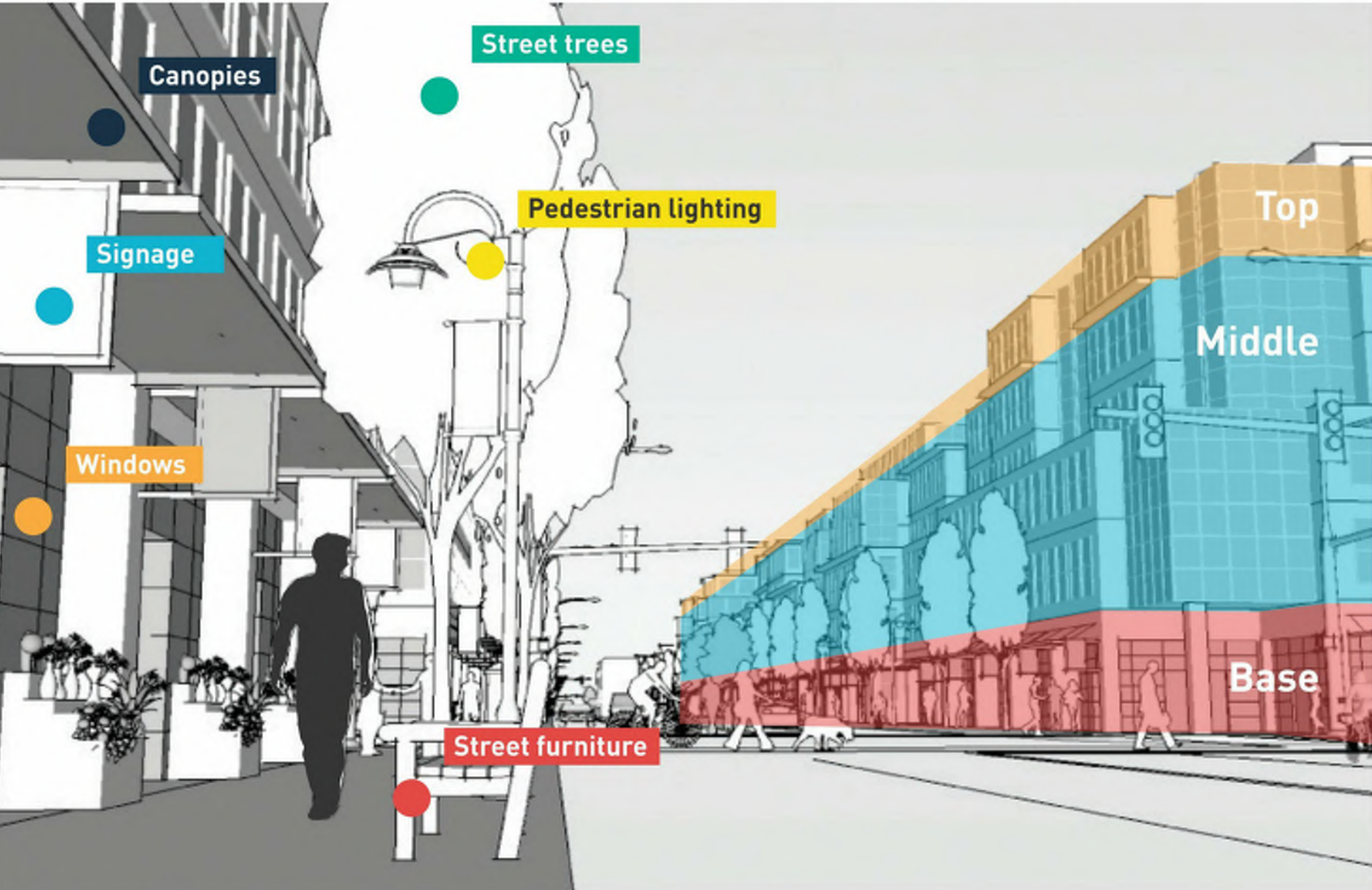
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



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

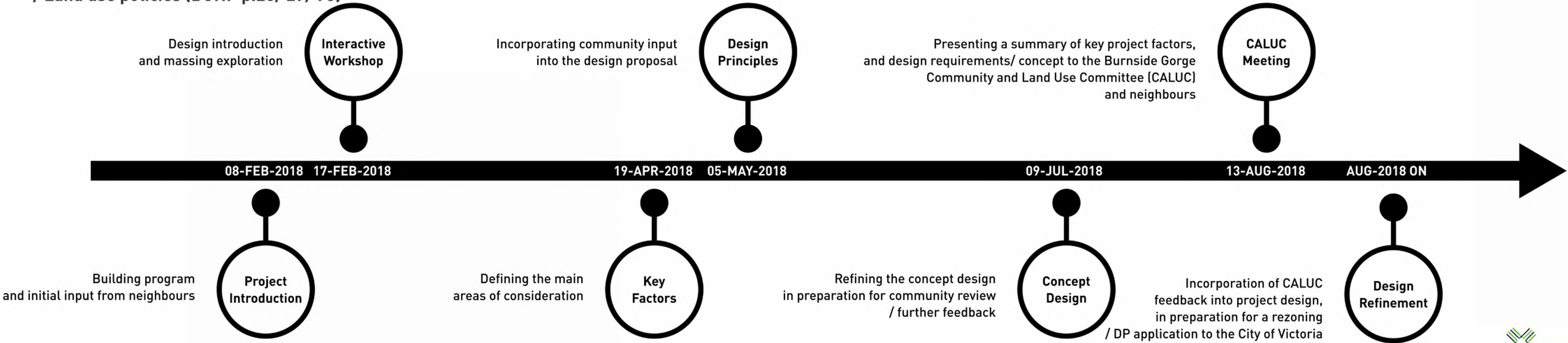


Land use policies- site (BGNP p.25/ 27/ 75)

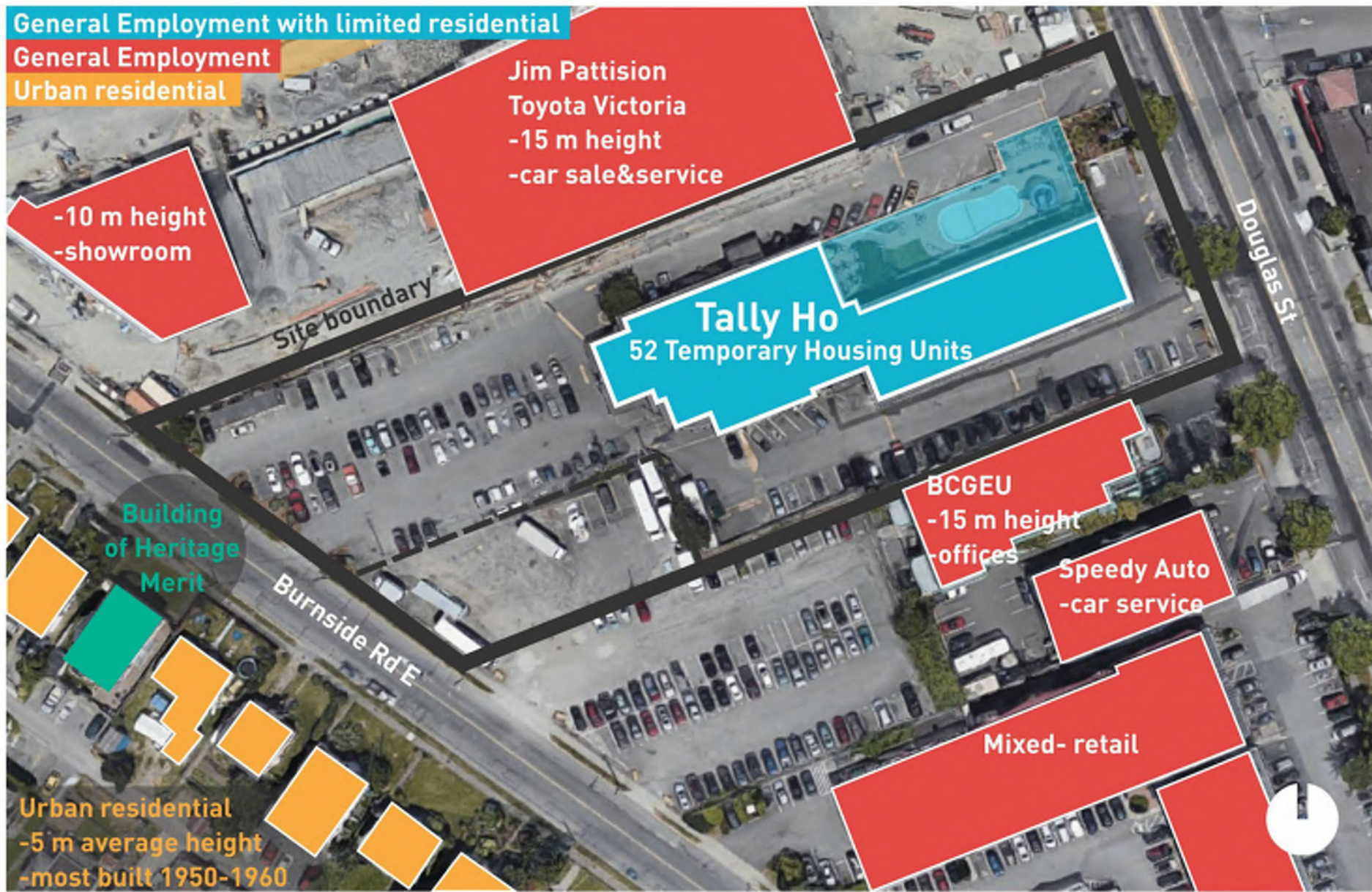


Human scale requirement (OCP p.75)

Community
engagement
timeline

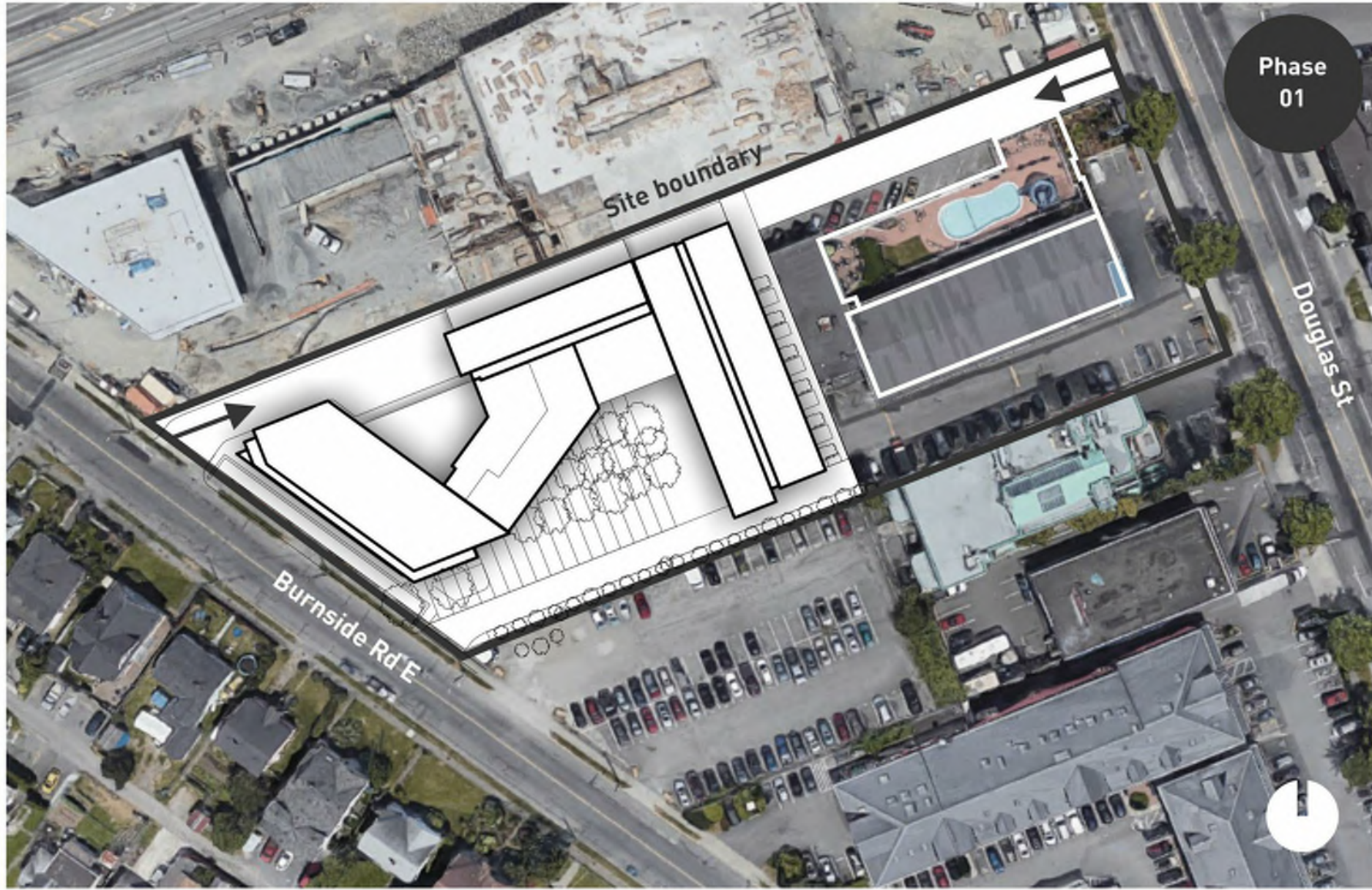


Existing site

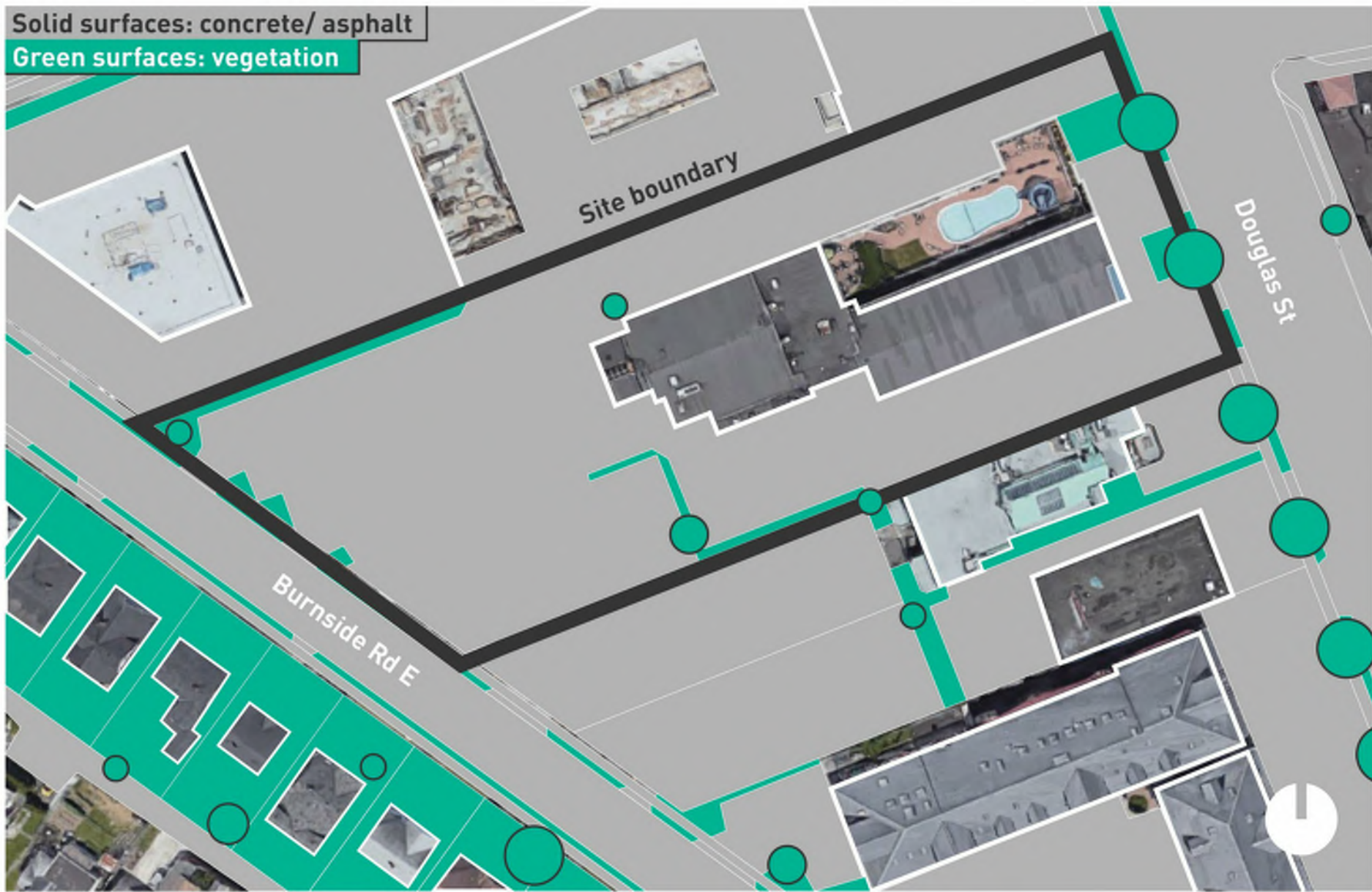


Existing neighbourhood- program and height

Design and phasing



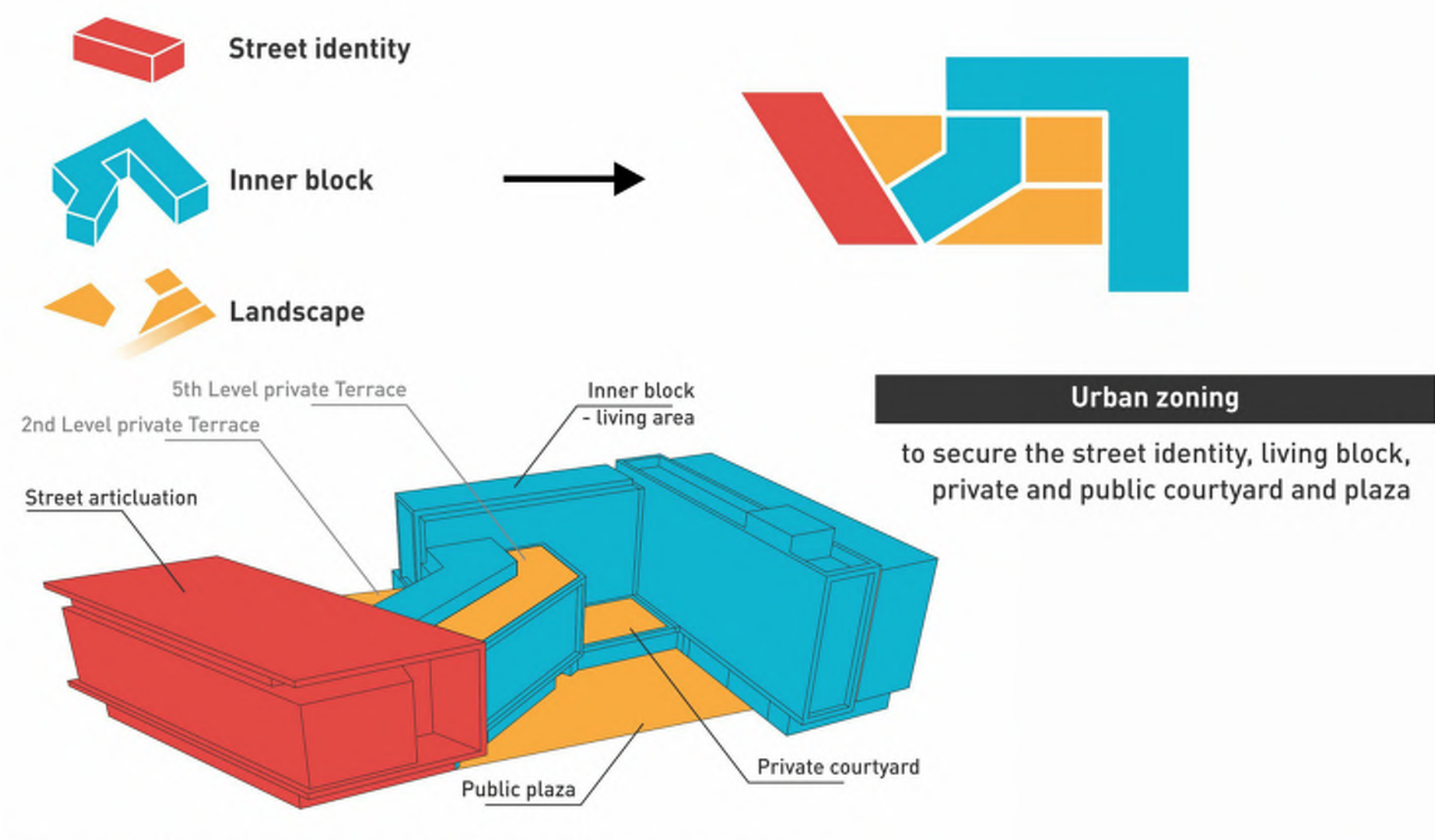
Phase 01



Existing landscape

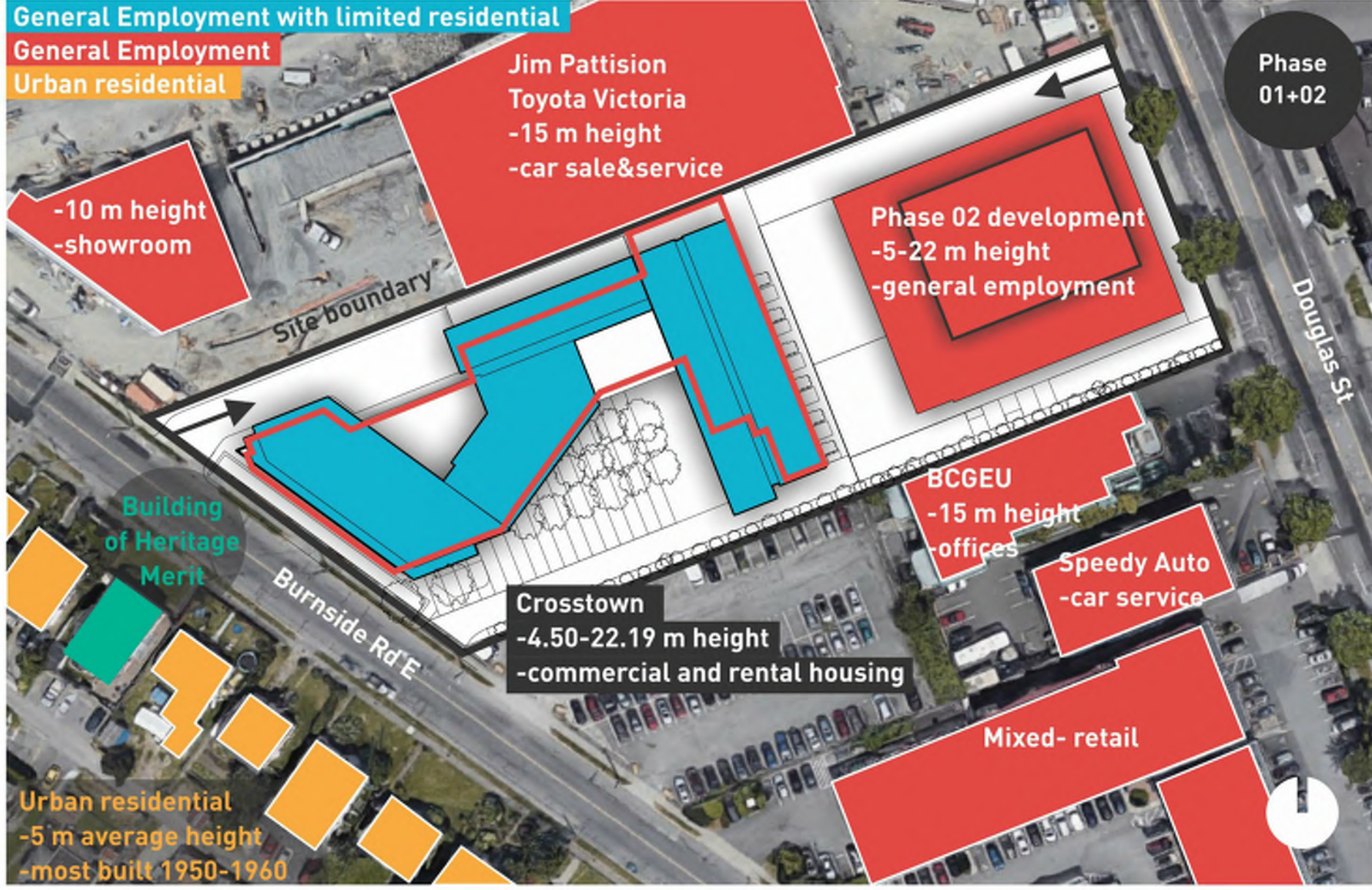


Existing circulation

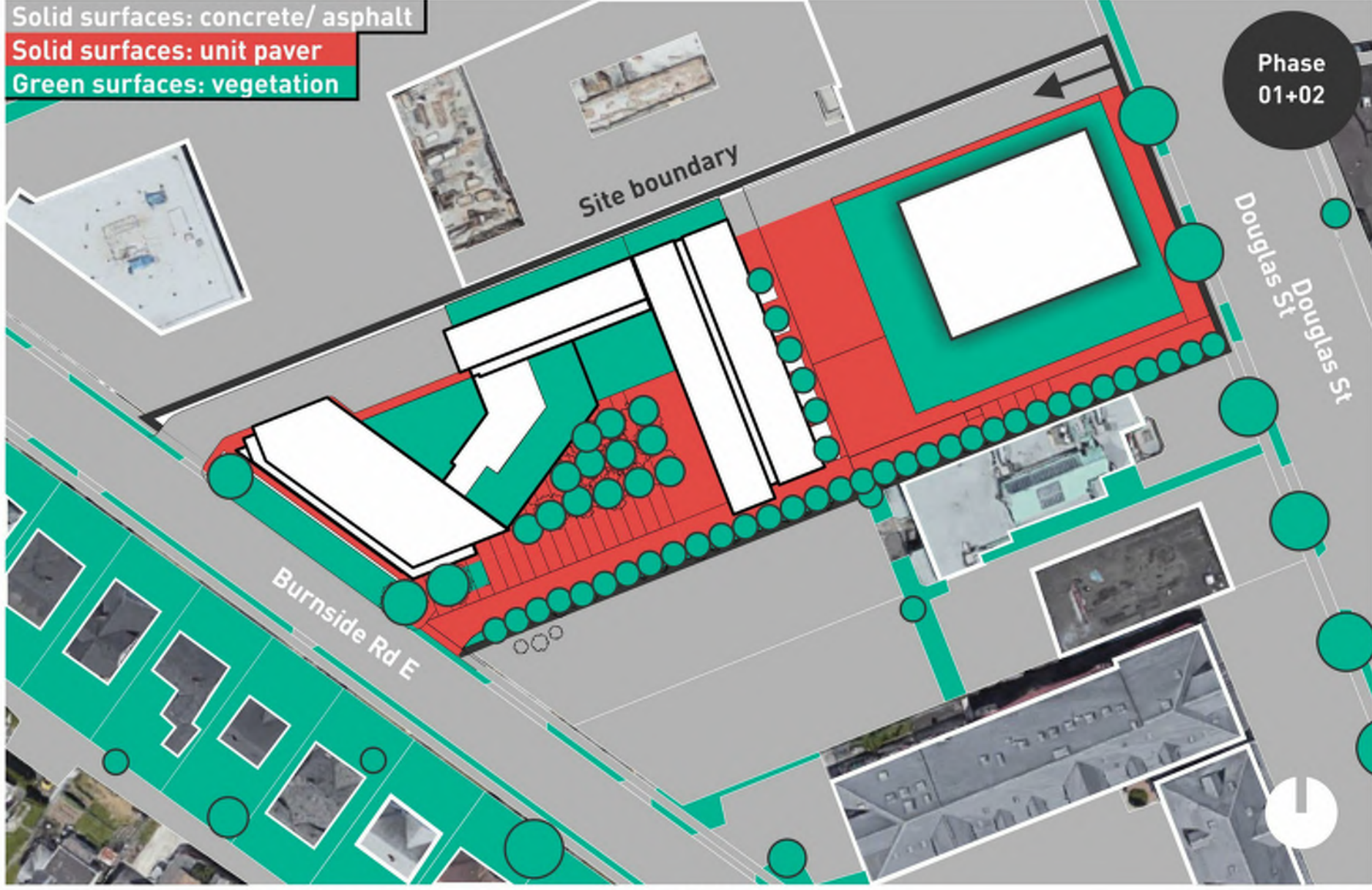


Phase 01- Urban design objectives

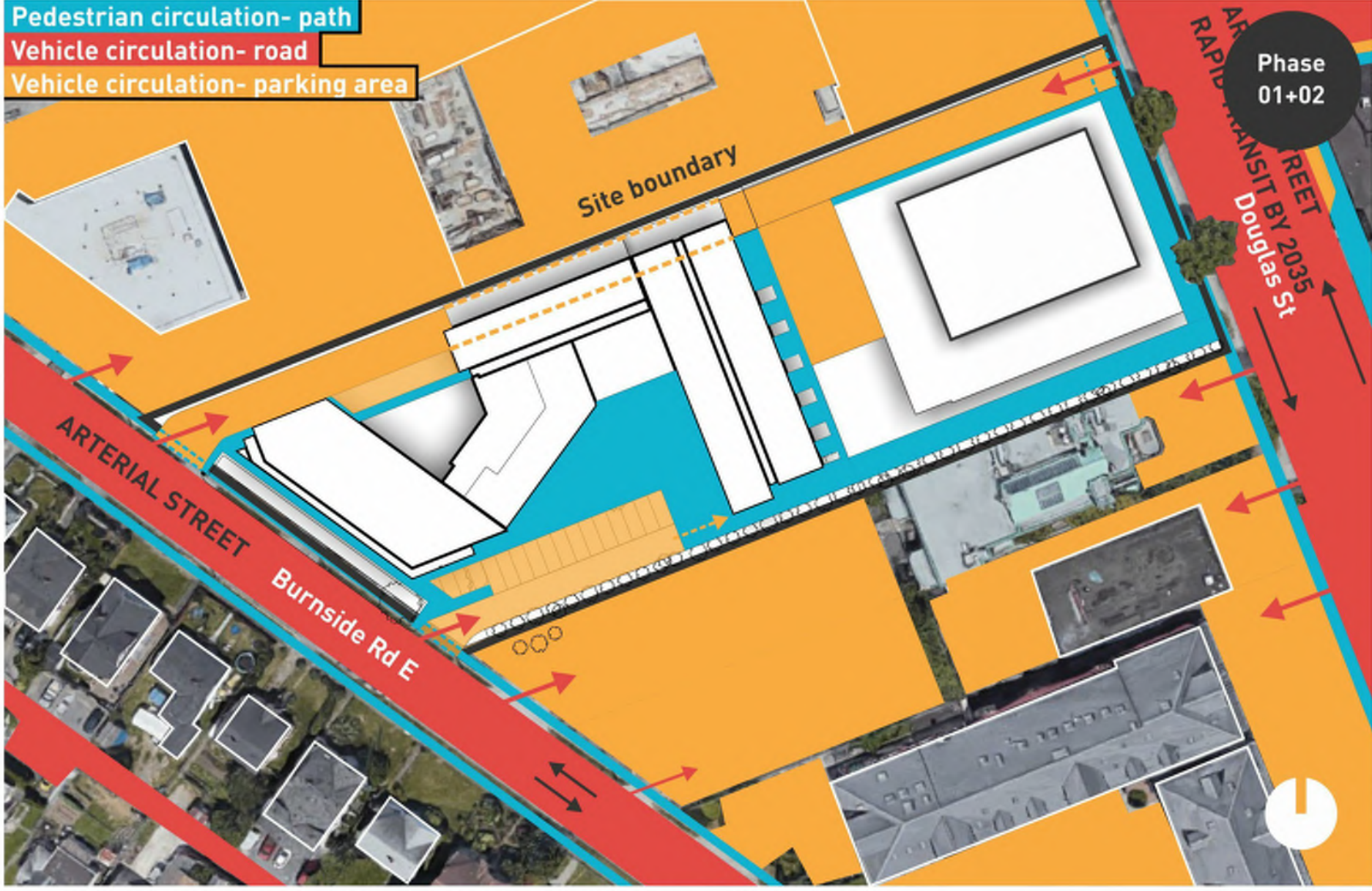
Proposed site



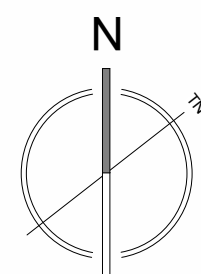
Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02



A

Site design

Community input



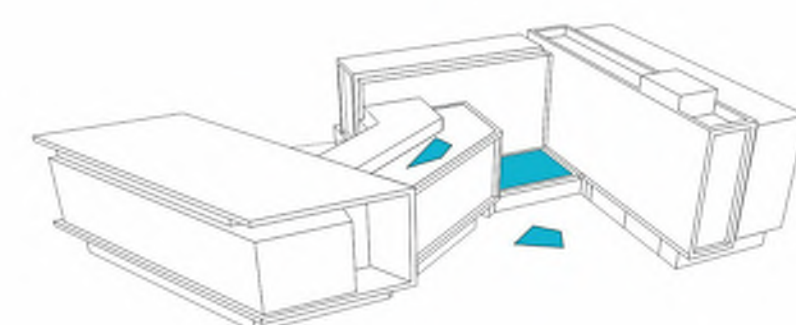
A.01 Provide public thorough-fare from Burnside to Douglas St



A.02 Green space for the community



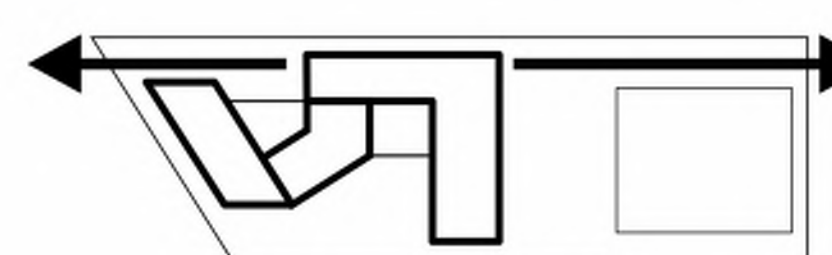
A.03 Safe areas for kids to play



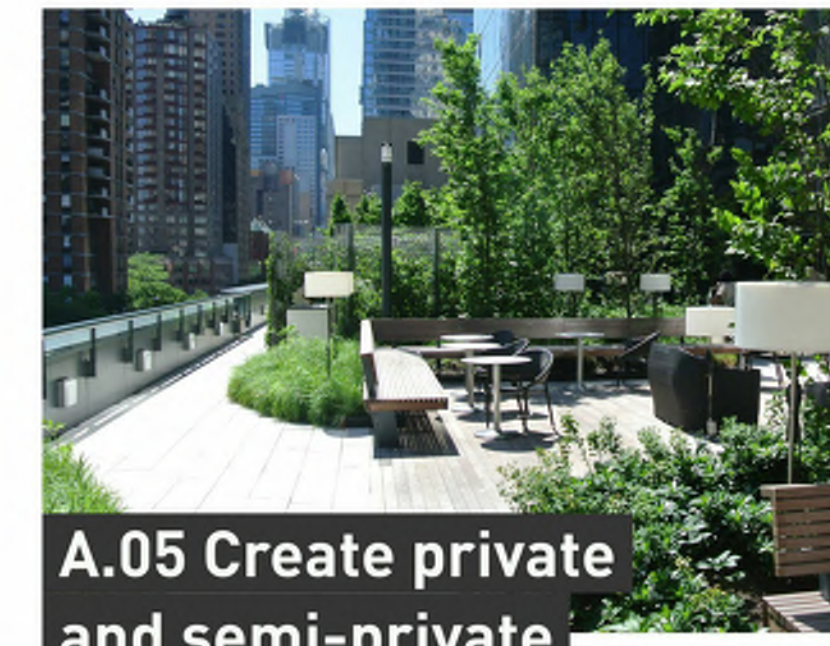
Daycare at level +2, playground areas at +1 and +5



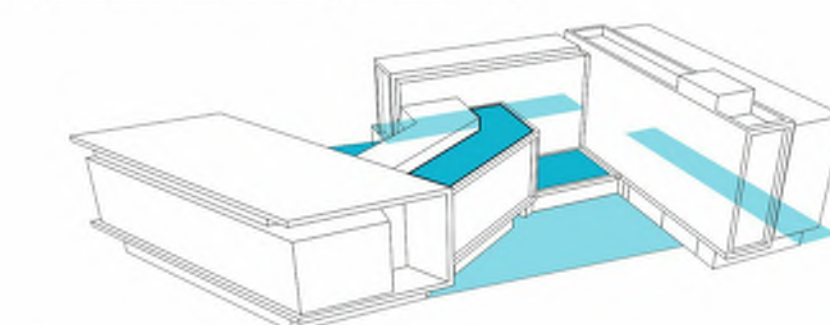
A.04 Direct car access through the site to be avoided or controlled



Underground car park



A.05 Create private and semi-private outdoor spaces



Terraces at different levels



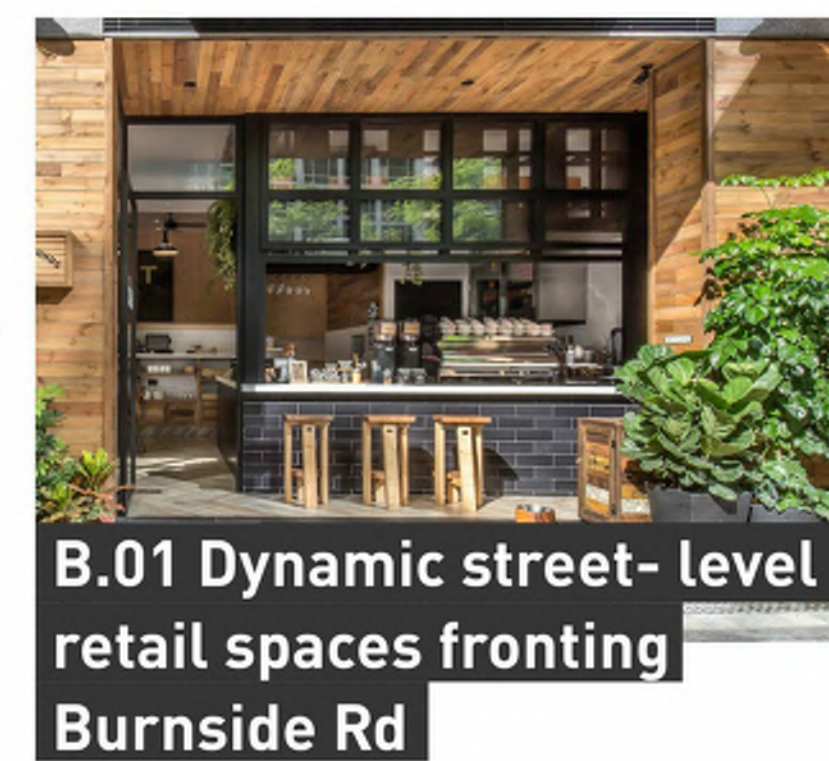
A.06 Give a street the identity and create boulevard



B

Building form

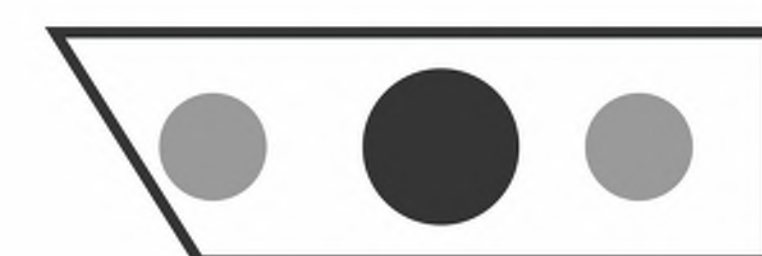
Community input



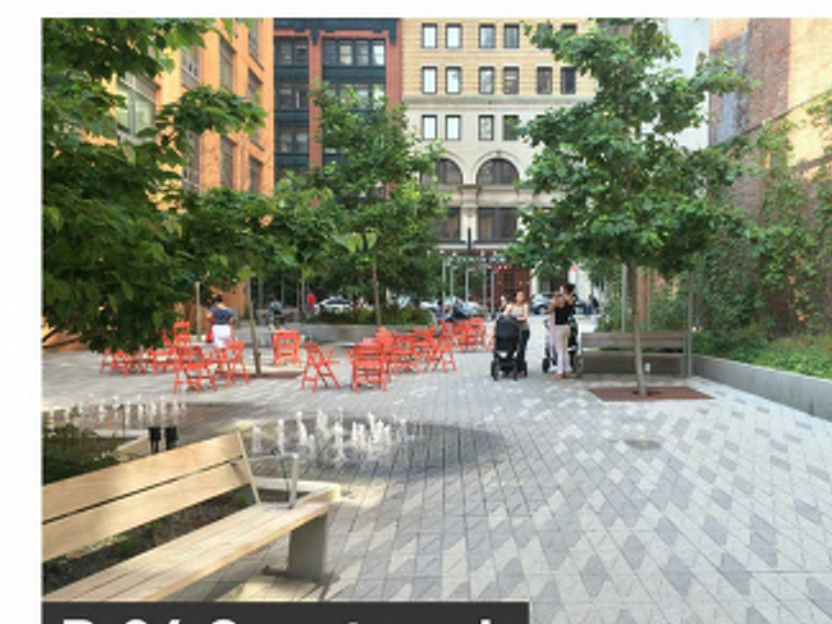
B.01 Dynamic street- level retail spaces fronting Burnside Rd



B.02 Building height appropriate for the neighbourhood



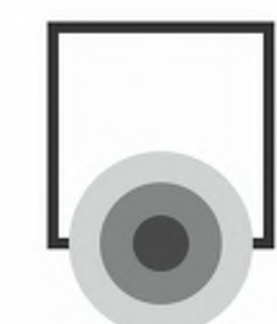
B.03 Mid-portion of site can absorb a higher height density



B.04 Courtyard

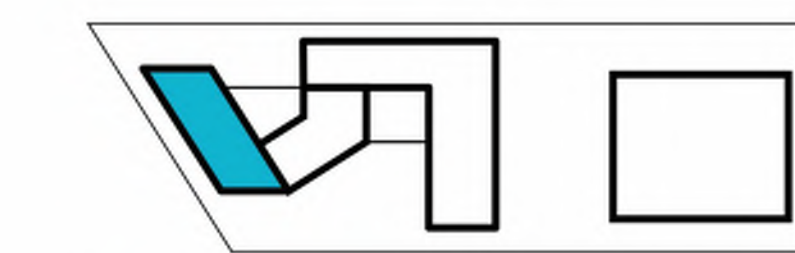
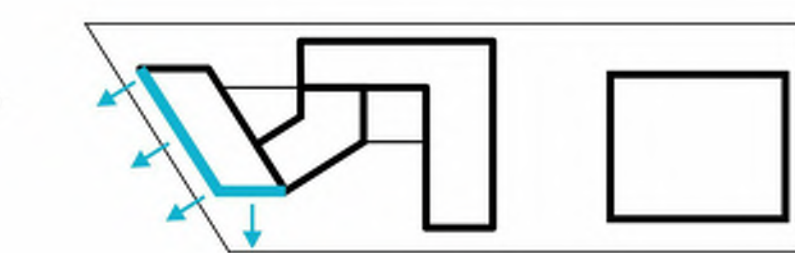


B.05 Avoid monolithic forms; step back building form

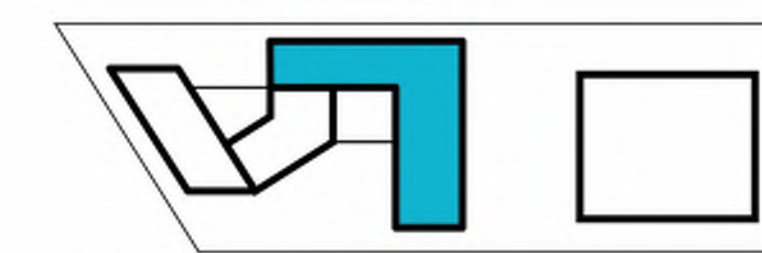


B.06 Daycare spills out onto courtyard space

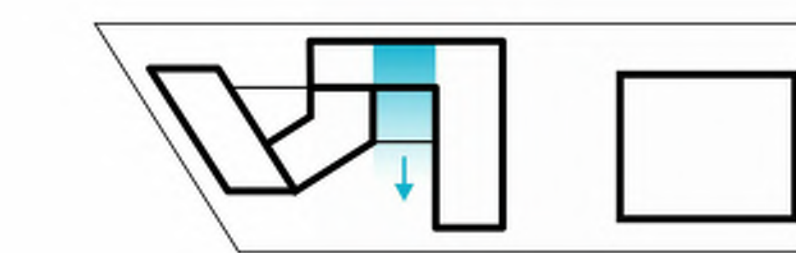
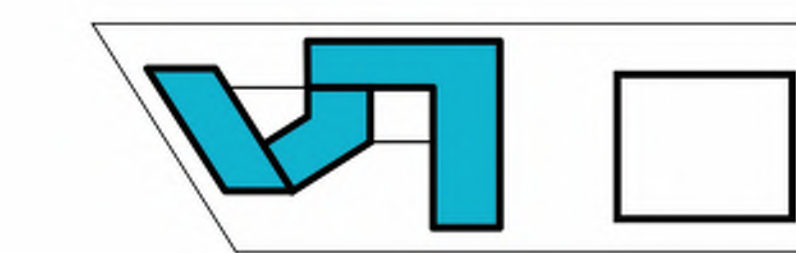
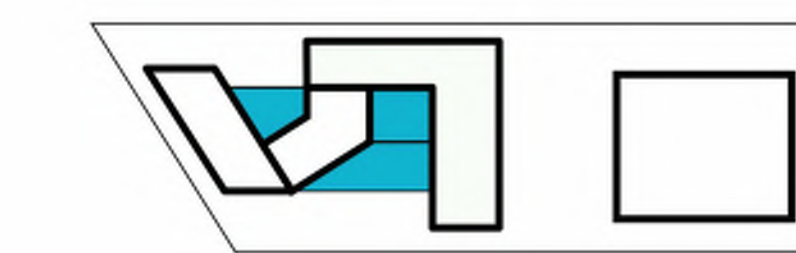
Design proposal



4+1 Storeys towards Burnside



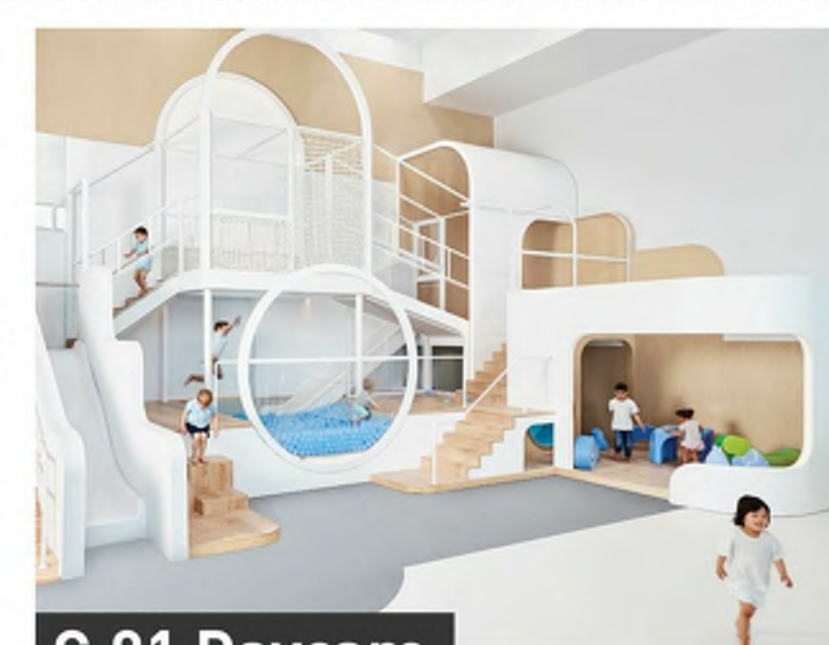
6 Storeys in the middle



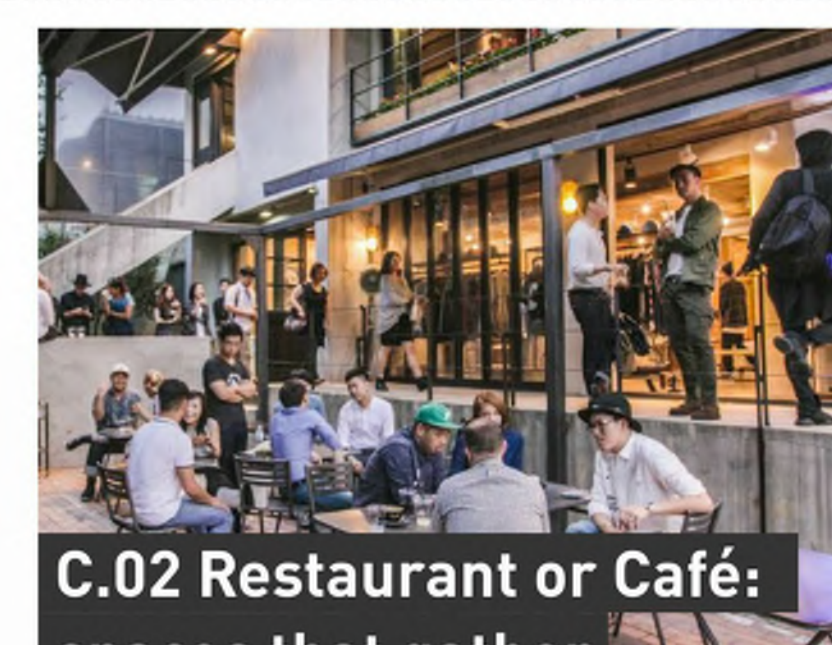
C

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



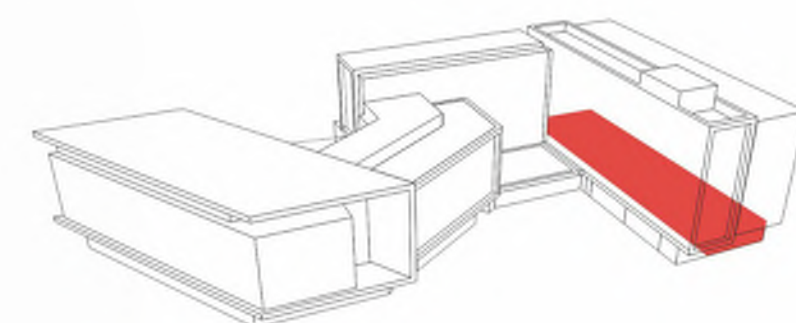
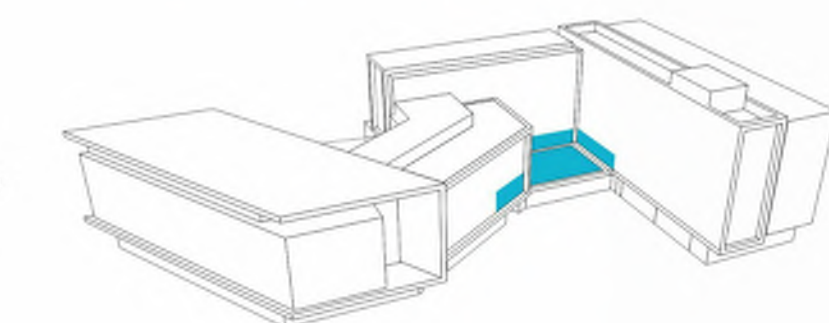
C.04 Diverse group of residents: low income, family and seniors



C.05 Commercial development to add social value



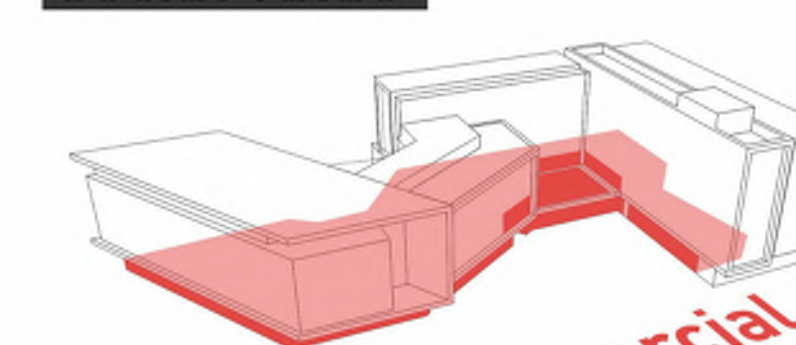
Design proposal



Work-live



Studio/ 1 bedroom
2 bedroom/ 3 bedroom



Commercial Phase 01



Commercial Phase 02



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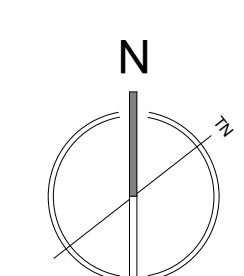
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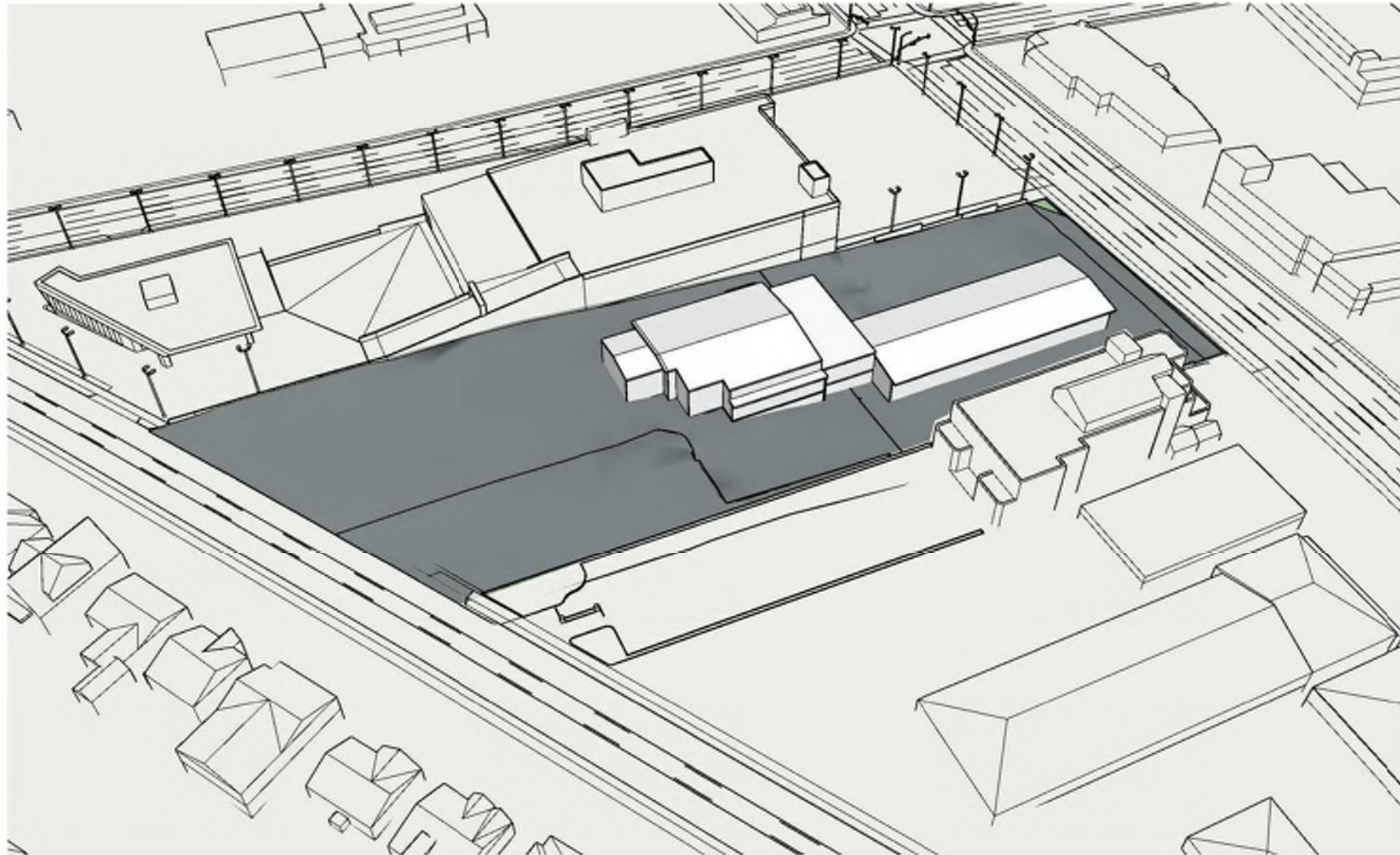
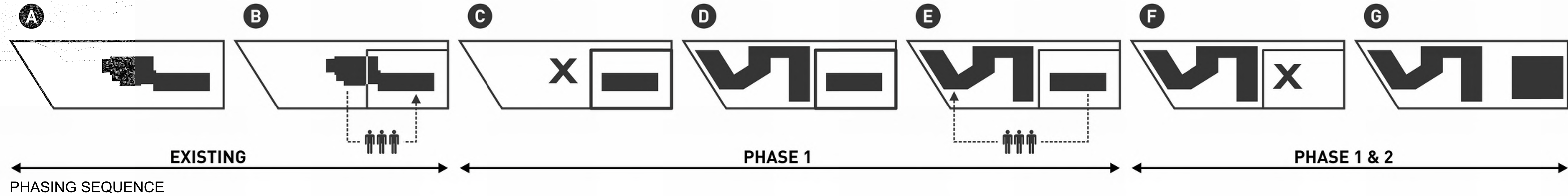
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COMMUNITY ENGAGEMENT

Feb. 25 | 2019



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.	Phase	PHASE 1 (DP & REZONING)		PHASE 2 (REZONING)		Phase	PHASE 1 (DP & REZONING)	
Owner	COOL AID SOCIETY	Site Area	5752.6 m ²		3327 m ²		Vehicle Parking Stalls	Required	Proposed
Municipal Address	3020 DOUGLAS STREET, VICTORIA, BC 584 BURNSIDE RD EAST, VICTORIA, BC	Lot Width	56.78 m		49.18 m		Bicycle Stalls	Long Term	175
Municipality	CITY OF VICTORIA	Total Floor Area	11,632.0 m ²		6654 m ²			Short Term	29
Reference	BRITISH COLUMBIA BUILDING CODE 2018	Floor Space Ratio	ALLOWABLE BY OCP	PROPOSED	ALLOWABLE BY OCP	PROPOSED		Total	204
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	Average Grade	COMMERCIAL= 1 : 1 RESIDENTIAL= 1.5 : 1	0.51 : 1 1.5 : 1	COMMERCIAL : 2 : 1	2 : 1	Total Number of Units		153
Zoning	EXISTING : T-1 - LIMITED TRANSIENT ACCOMODATION DISTRICT R1-B - SINGLE FAMILY DWELLING DISTRICT PROPOSED : SITE SPECIFIC ZONE	Commercial Floor Area	2960 m ²		6654 m ²		Unit Type	STUDIO	97
		Site Coverage	4025m ² / 5752.59 m ² = 69.97% (includes P1)		1500 m ² / 3327 m ² = 45%			STUDIO ACCESSIBLE	9
		Open Site Space	619.41m ² / 5752.59 m ² = 10.77%		TBD			1 BEDROOM	9
		Height	24.24 m		28.5 m			1 BEDROOM ACCESSIBLE	25
		No. of Storeys	7		6			2 BEDROOM	4
		Basement	Yes		Yes			3 BEDROOM	9
		Setbacks	FRONT (WEST): 3.95m REAR (EAST): 0.0m (@ P1) SIDE (NORTH): 0.0m SIDE (SOUTH): 3.5m		FRONT (EAST): 4.0m REAR (WEST): 20.0m SIDE (NORTH): 2.4m SIDE (SOUTH): 11.0m		Ground-oriented Units	WORK-LIVE UNITS	4
							Minimum Unit Floor Area		32.2 m ²
							Total Residential Floor Area		8,629 m ²



REVISION LIST

17 data tables updated to match revisions.



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CROSSTOWN MIXED USE DEVELOPMENT

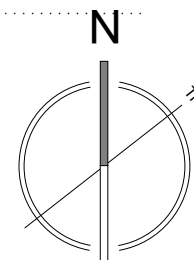
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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PROJECT DATA

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1 : 1



DP05

SITE PLAN

VICTORIA COOL AID SOCIETY

Lot A, Section 4,
Victoria District,
Plan 14497

ADDRESS : 3020 Douglas Street

PROJECT SURVEYOR : RPH

DRAWN BY : RPH/BAR DATE : APR 27/18

OUR FILE : 31248 REVISION: AUG 16/18

JEA

J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-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 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.

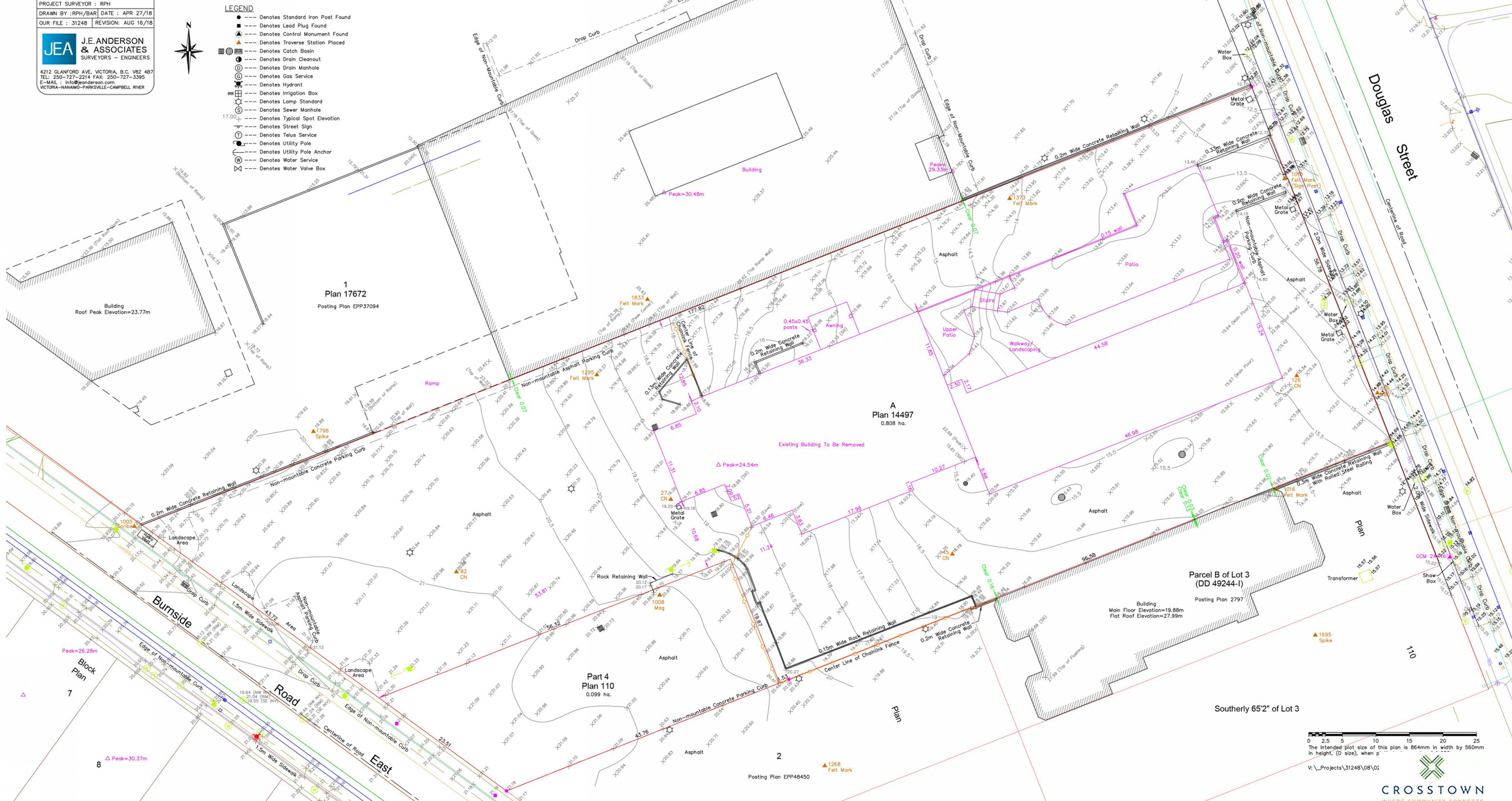
Subject to charges, legal notations, and interests shown on:
Lot A Title No. CA5896124 (P.I.D. 004-427-262)
Lot 4 Title No. CA5896125 (P.I.D. 009-306-625)

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.



0 2.5 5 10 15 20 25
The intended plot size of this plan is 864mm in width by 560mm in height, (D size), when printed at 1:1 scale.

V:_Projects\31248\08\02



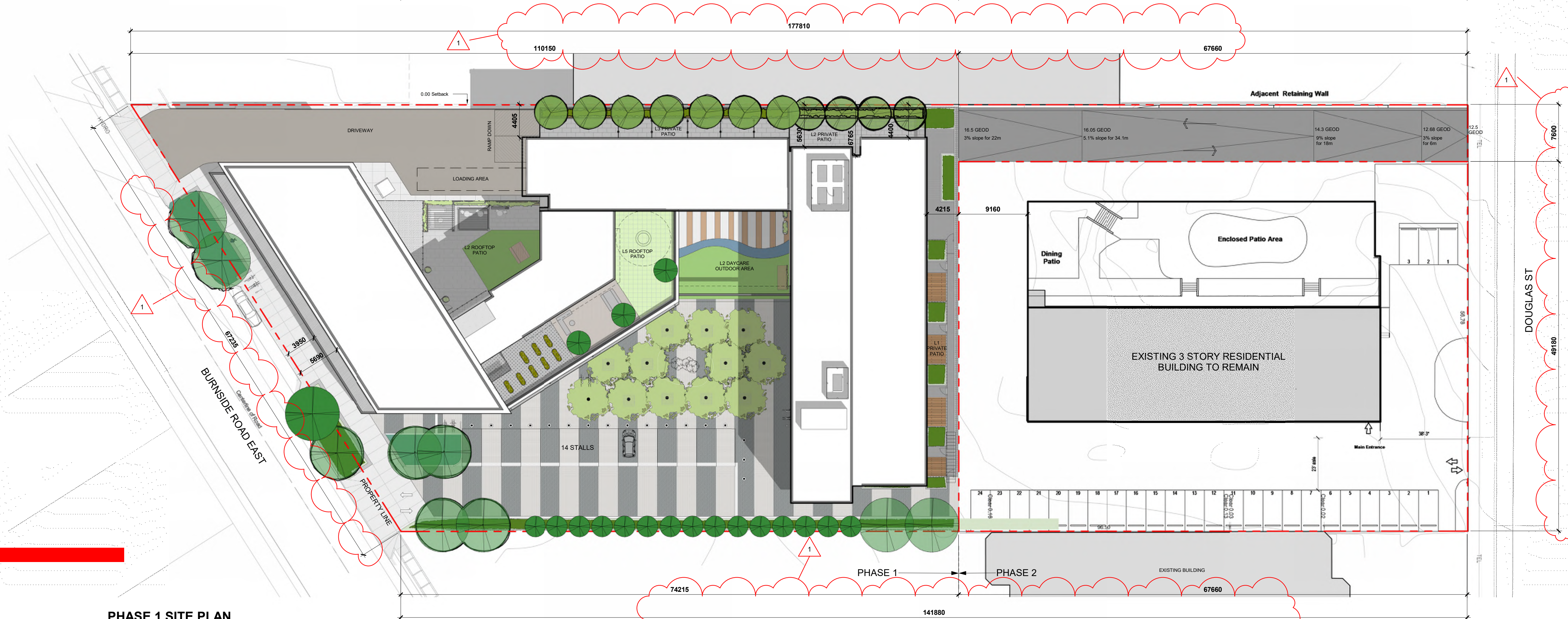
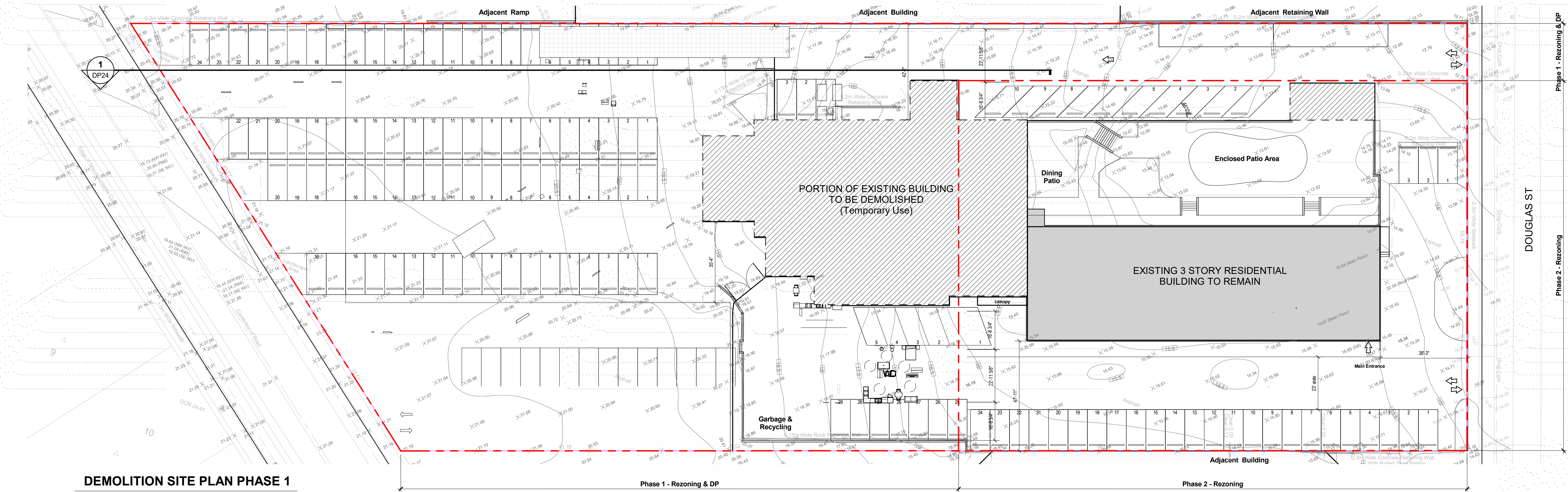
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CROSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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EXISTING SURVEY
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DP06



REVISION LIST
1 lot dimensions shown.

PHASE 1 SITE PLAN



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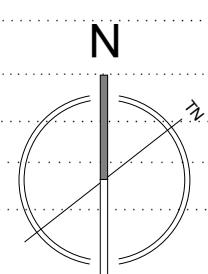
CROSSTOWN MIXED USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

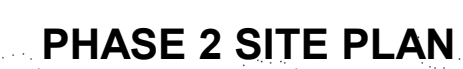
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1 : 300



DP07



1 lot dimensions shown.
5 geodetic elevations shown.
40 accessibility of pedestrian link to phase 2 revised.

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 REMOVEABLE BOLLARD
- 8 SUGGESTED F.D.C LOCATION
- 9 6 STALL BIKE RACK (REFER TO LANDSCAPE)

REVISION LIST

- 1 lot dimensions shown.
- 11 south setback confirmed.
- 12 dimension of parking stall, and driveway and aisle slopes shown.
- 13 parking stalls labelled (commercial | residential | visitor).
- 21 screening of mech. units shown.
- 30 mechanical room access & screening & utility location shown.
- 34 width of pathway along rear yard increased.
- 36 fence between private patio and daycare patio shown.

SITE PLAN PHASE 1



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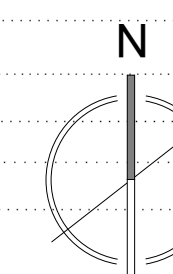
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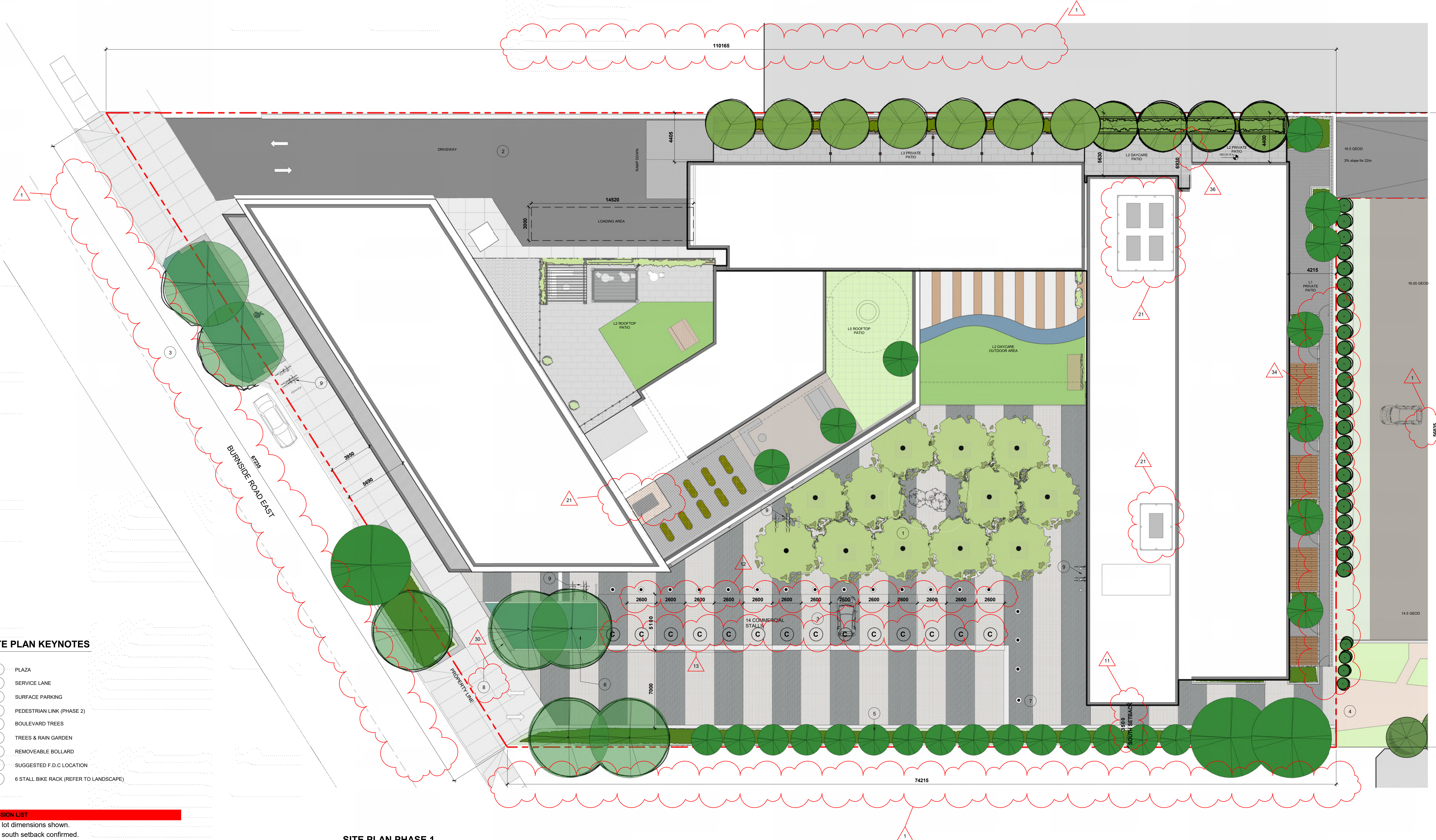
SITE PLAN PHASE 1

Feb. 25 | 2019
As indicated



CROSTOWN
WHERE COMMUNITY CONNECTS

DP09



PARKING STALL SCHEDULE			
LEVEL	TYPE	SIZE / LAYOUT	COUNT
LEVEL 1	regular	5100 x 2600mm - 90 deg @ 7.9m	14
LEVEL 1: 14			
P1	accessible	5100 x 2400mm - ACCESSIBLE	2
P1	accessible	5100 x 3900mm - ACCESSIBLE	2
P1	regular	5100 x 2600mm - 90 deg @ 7.9m	16
P1	regular	5100 x 2700mm - 90 deg @ 7.9m	40
P1: 62			
P2	accessible	5100 x 2400mm - ACCESSIBLE	2
P2	accessible	5100 x 3900mm - ACCESSIBLE	3
P2	regular	5100 x 2600mm - 90 deg @ 7.9m	16
P2	regular	5100 x 2700mm - 90 deg @ 7.9m	42
P2: 65			
Grand total: 141			

CAR PARKING REQUIREMENTS

COMMERCIAL area (m²) Required stalls
 Restaurant 594 1/220 30
 (*area = CRU01+CRU02+CRU03=594m²)

Retail 429 2/275 12
 (*area = CRU04+CRU06+CRU07+CRU08+CRU09+CRU10=429m²)

Office 1045 1/50 21
 (*area = CRU05+CRU11=1045m²)

Daycare 681 1/80 9
Total 72 stalls

SUPPORTIVE HOUSING
 Studio (<45m²) 50 0.2 11
 Studio (<70m²) 2 0.5 4
 Visitors 0.1 6
Total 17 stalls

AFFORDABLE HOUSING
 Studio (<45m²) 54 0.2 11
 Studio (<70m²) 0 0.5 0
 1 Bedroom (<70m²) 34 0.5 7
 2 Bedroom (>70m²) 4 0.75 3
 3 Bedroom (>70m²) 9 0.75 7
 Visitors 0.1 11
Total 49 stalls

TOTAL RESIDENTIAL STALLS: 66 stalls

TOTAL REQUIRED 138 stalls

TOTAL STALLS PROVIDED 127 underground
 14 surface
141 TOTAL

* refer to DP38,39,40 for area plans

BIKE PARKING REQUIREMENTS

COMMERCIAL 12 LONG TERM 14 SHORT TERM
TOTAL 26 BIKE STALLS

RESIDENTIAL RENTAL 113 LONG TERM 10 SHORT TERM
TOTAL 123 BIKE STALLS

SUPPORTIVE HOUSING 50 LONG TERM 5 SHORT TERM
TOTAL 55 BIKE STALLS

LONG TERM 175
SHORT TERM 29

TOTAL BIKE STALLS REQUIRED 204

TOTAL PROVIDED:
 LONG TERM 186 (17+67+102=186)
 SHORT TERM 24 (6x4=24)
TOTAL 210

C COMMERCIAL PARKING STALL

R RESIDENTIAL PARKING STALL

REVISION LIST

- 12 dimension of parking stall, and driveway and aisle slopes shown.
- 13 parking stalls labelled (commercial | residential | visitor).
- 19 parking number calculation updated.
- 22 parking classes revised as: long term and short term.



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CROSTOWN MIXED USE DEVELOPMENT

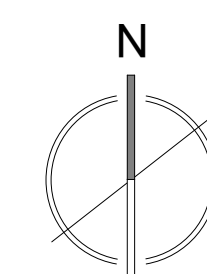
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P2 FLOOR PLAN

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1 : 150



DP10

PARKING STALL SCHEDULE				
LEVEL	TYPE	SIZE / LAYOUT	COUNT	
LEVEL 1	regular	5100 x 2600mm - 90 deg @ 7.9m	14	
LEVEL 1: 14			14	
P1	accessible	5100 x 2400mm - ACCESSIBLE	2	
P1	accessible	5100 x 3900mm - ACCESSIBLE	2	
P1	regular	5100 x 2600mm - 90 deg @ 7.9m	16	
P1	regular	5100 x 2700mm - 90 deg @ 7.9m	40	
P1: 62			62	
P2	accessible	5100 x 2400mm - ACCESSIBLE	2	
P2	accessible	5100 x 3900mm - ACCESSIBLE	3	
P2	regular	5100 x 2600mm - 90 deg @ 7.9m	16	
P2	regular	5100 x 2700mm - 90 deg @ 7.9m	42	
P2: 65			65	
Grand total: 141			141	

CAR PARKING REQUIREMENTS

COMMERCIAL	area (m²)	Required stalls
Restaurant	594 1/20	30 stalls
(*area = CRU01+CRU02+CRU03=594m²)		
Retail	429 2/75	12 stalls
(*area = CRU04+CRU06+CRU07+CRU08+CRU09+CRU10=429m²)		
Office	1045 1/50	21 stalls
(*area = CRU05+CRU11=1045m²)		
Daycare	681 1/80	9 stalls
Total		72 stalls
SUPPORTIVE HOUSING	area (m²)	Required stalls
Studio (<45m²)	50 0.2	10 stalls
Studio (<70m²)	2 0.5	1 stalls
Visitors	0.1	6 stalls
Total		17 stalls
AFFORDABLE HOUSING	area (m²)	Required stalls
Studio (<45m²)	54 0.2	11 stalls
Studio (<70m²)	0 0.5	0 stalls
1 Bedroom (<70m²)	34 0.5	17 stalls
2 Bedroom (>70m²)	4 0.75	3 stalls
3 Bedroom (>70m²)	9 0.75	7 stalls
Visitors	0.1	11 stalls
Total		49 stalls
TOTAL RESIDENTIAL STALLS:		66 stalls
TOTAL REQUIRED		138 stalls
TOTAL STALLS PROVIDED		127 underground 14 surface 141 TOTAL

* refer to DP38,39,40 for area plans

BIKE PARKING REQUIREMENTS

COMMERCIAL	area (m²)	Required stalls
Restaurant	594 1/20	30 stalls
(*area = CRU01+CRU02+CRU03=594m²)		
Retail	429 2/75	12 stalls
(*area = CRU04+CRU06+CRU07+CRU08+CRU09+CRU10=429m²)		
Office	1045 1/50	21 stalls
(*area = CRU05+CRU11=1045m²)		
Daycare	681 1/80	9 stalls
Total		72 stalls
SUPPORTIVE HOUSING	area (m²)	Required stalls
Studio (<45m²)	50 0.2	10 stalls
Studio (<70m²)	2 0.5	1 stalls
Visitors	0.1	6 stalls
Total		17 stalls
AFFORDABLE HOUSING	area (m²)	Required stalls
Studio (<45m²)	54 0.2	11 stalls
Studio (<70m²)	0 0.5	0 stalls
1 Bedroom (<70m²)	34 0.5	17 stalls
2 Bedroom (>70m²)	4 0.75	3 stalls
3 Bedroom (>70m²)	9 0.75	7 stalls
Visitors	0.1	11 stalls
Total		49 stalls
TOTAL RESIDENTIAL STALLS:		66 stalls
TOTAL REQUIRED		138 stalls
TOTAL STALLS PROVIDED		127 underground 14 surface 141 TOTAL

C COMMERCIAL PARKING STALL
R RESIDENTIAL PARKING STALL

REVISION LIST

- dimension of parking stall, and driveway and aisle slopes shown.
- parking stalls labelled (commercial | residential | visitor).
- dim. of long term bike stalls shown.
- parking number calculation updated.
- parking classes revised as: long term and short term.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

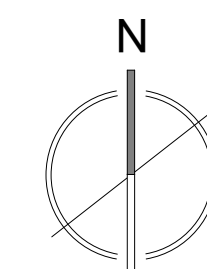
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

P1 FLOOR PLAN

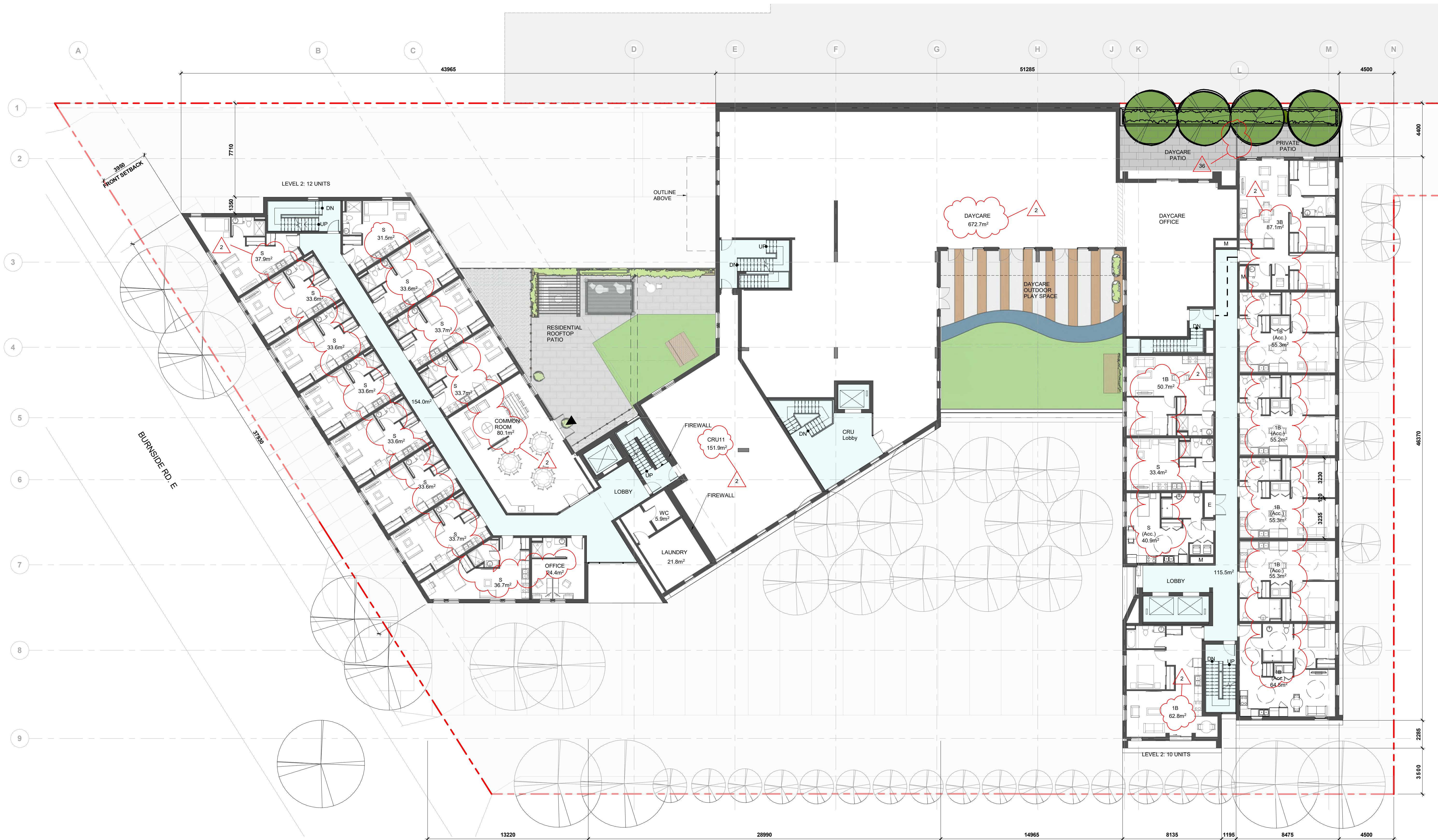
Feb. 25 | 2019

1 : 150



CROSTOWN
WHERE COMMUNITY CONNECTS

DP11



REVISION LIST
 2 floor area labelled.
 36 fence between private patio and daycare patio shown.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

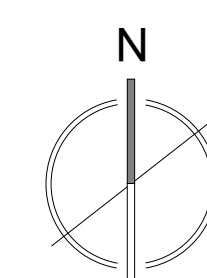
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 2 FLOOR PLAN

Feb. 25 | 2019

1 : 150



DP13



REVISION LIST

2 floor area labelled.

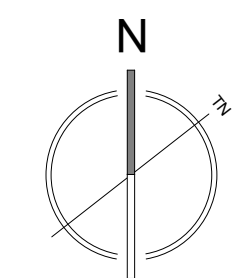


LOW HAMMOND ROWE ARCHITECTS



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

LEVEL 3 FLOOR PLAN
 Feb. 25 | 2019
 1 : 150



DP14



REVISION LIST
 2 floor area labelled.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

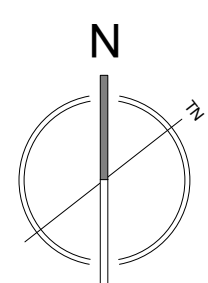
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 4 FLOOR PLAN

Feb. 25 | 2019

1 : 150



DP15



REVISION LIST	
2	floor area labelled.
30	mechanical room access & screening & utility location shown.

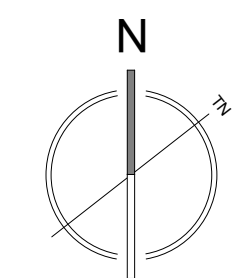


LOW HAMMOND ROWE ARCHITECTS

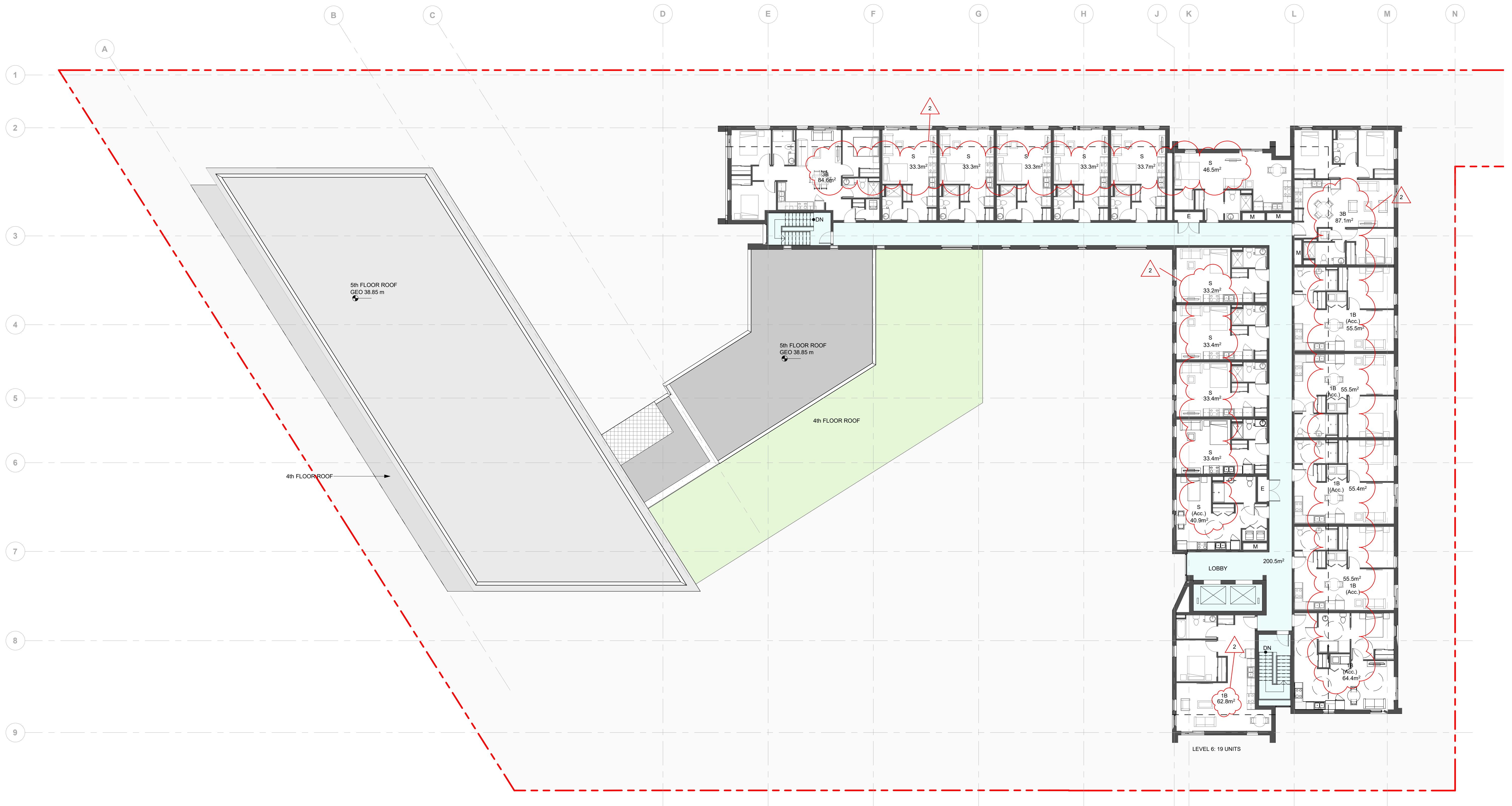


CROSTOWN MIXED USE DEVELOPMENT
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
 ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 5 FLOOR PLAN
 Feb. 25 | 2019
 1 : 150



DP16



REVISION LIST
 2 floor area labelled.



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

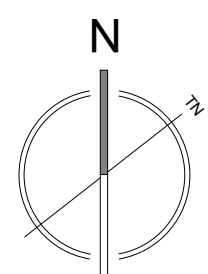
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 6 FLOOR PLAN

Feb. 25 | 2019

1 : 150



DP17



REVISION LIST

5 geodetic elevations shown.
 21 screening of mech. units shown.
 28 soffit @ cladding labeled.

- 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 CURTAIN WALL GLAZING - CHARCOAL
 - 9 PICKET GUARDRAIL - CHARCOAL
 - 10 MECHANICAL SCREEN - (METAL LOUVERS)

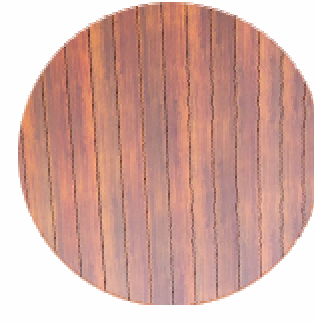
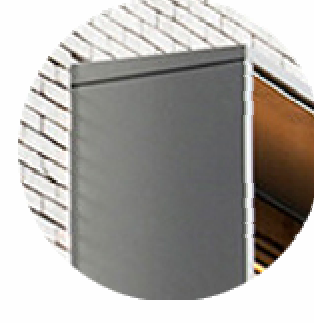
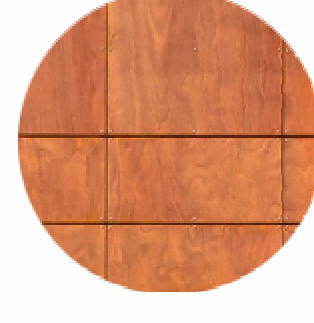
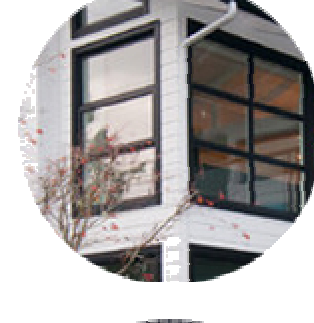
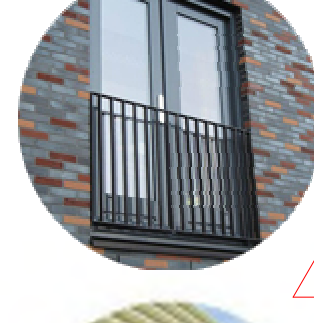


- REVISION LIST**
- | | |
|----|--|
| 5 | geodedic elevations shown. |
| 6 | exist. grade shown. |
| 21 | screening of mech. units shown. |
| 26 | blank wall on north boundary detailed. |
| 28 | soffit @ cladding labeled. |

- ### 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 CURTAIN WALL GLAZING - CHARCOAL
- 9 PICKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN - (METAL LOUVERS)

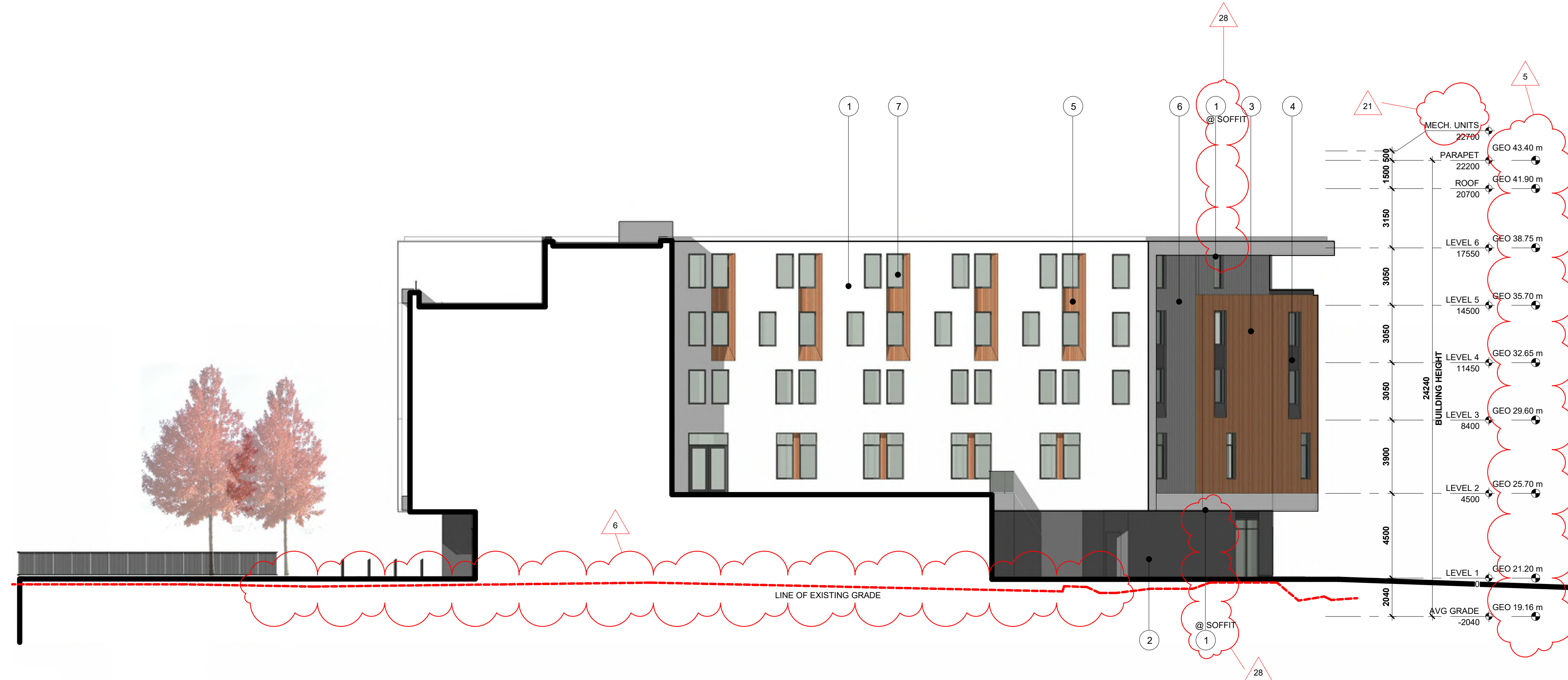
MATERIAL LEGEND

-  1 CEMENTITIIOUS PANELS - WHITE
-  2 CEMENTITIIOUS PANELS - CHARCOAL
-  3 VERTICAL METAL PANEL WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIIOUS 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 CURTAIN WALL GLAZING - CHARCOAL
-  9 PICKET GUARDRAIL - CHARCOAL
-  10 MECHANICAL SCREEN - (METAL LOUVERS)

ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD



- REVISION LIST**
- 5 geodetic elevations shown.
 - 6 exist. grade shown.
 - 21 screening of mech. units shown.
 - 28 soffit @ cladding labeled.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

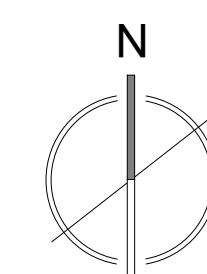
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

Feb. 25 | 2019

As indicated



DP21



- REVISION LIST**
- 5 geodetic elevations shown.
 - 18 phase 2 foundation modified.
 - 20 parkade level clearances shown on section.

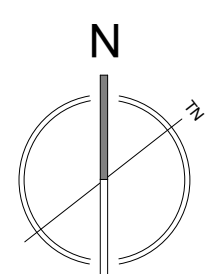


LOW HAMMOND ROWE ARCHITECTS

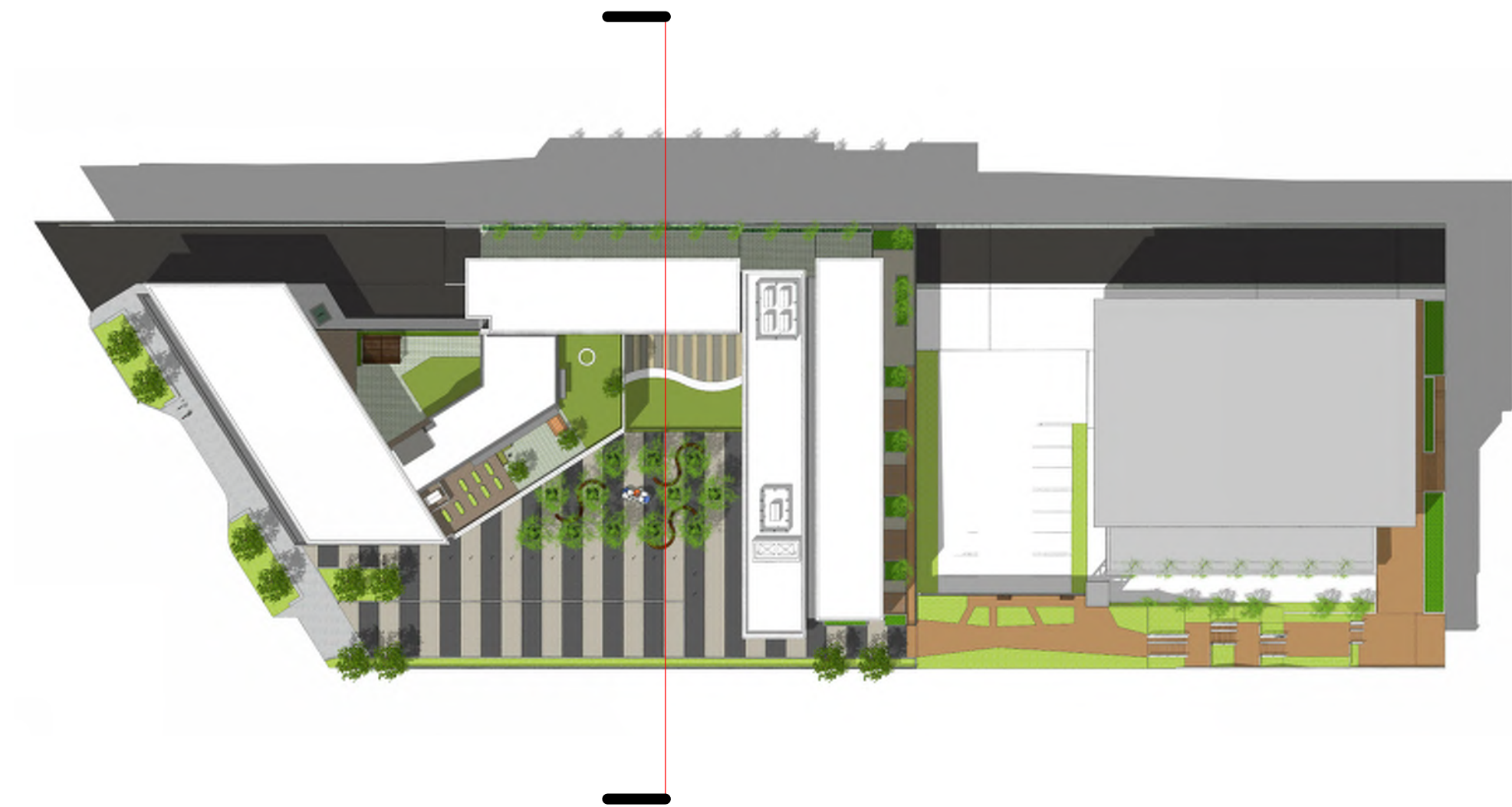


CROSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION
Feb. 25 | 2019
As indicated



DP22



BUILDING SECTION 02

REVISION LIST

- 5 geodetic elevations shown.
- 6 exist. grade shown.
- 20 parkade level clearances shown on section.



LOW HAMMOND ROWE ARCHITECTS



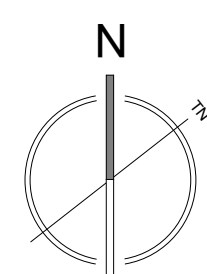
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

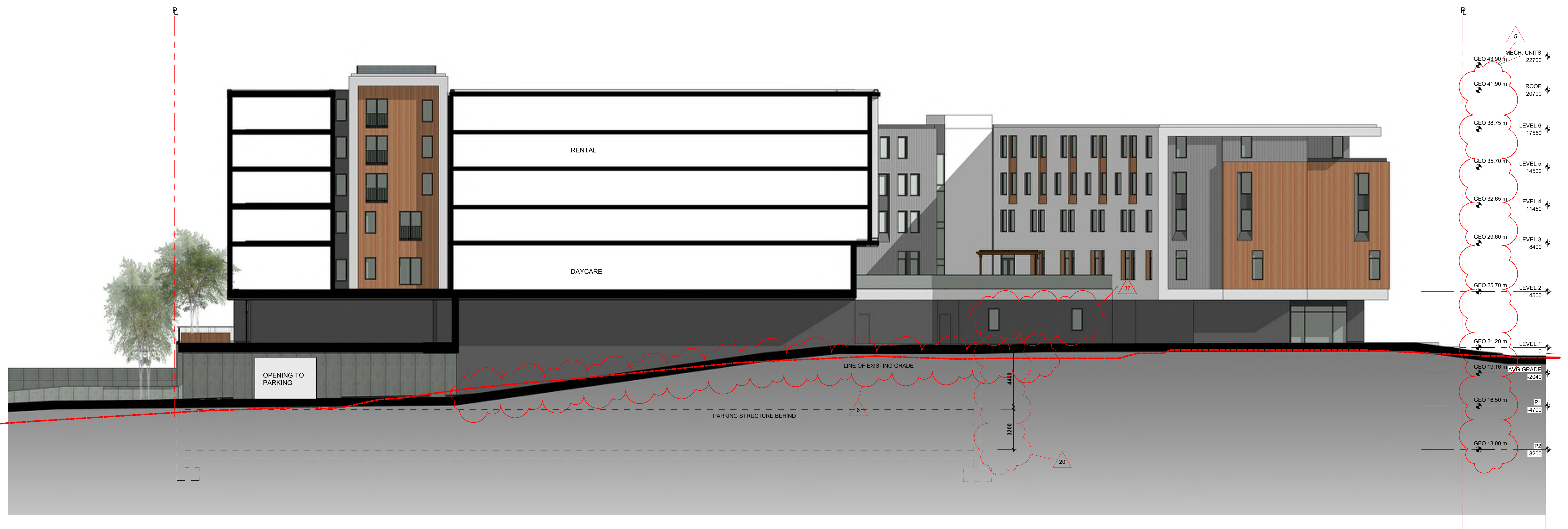
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

Feb. 25 | 2019
As indicated



DP23



- REVISION LIST**
- 5 geodetic elevations shown.
 - 6 exist. grade shown.
 - 20 parkade level clearances shown on section.
 - 37 windows added as mitigation for CPTED.



LOW HAMMOND ROWE ARCHITECTS



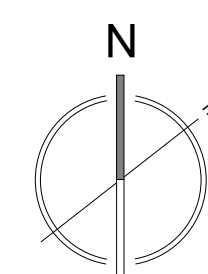
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

Feb. 25 | 2019
As indicated



DP24









LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

COURTYARD

Feb. 25 | 2019



DP28



REVISION LIST
40 accessibility of pedestrian link to phase 2 revised.

40



LOW HAMMOND ROWE ARCHITECTS



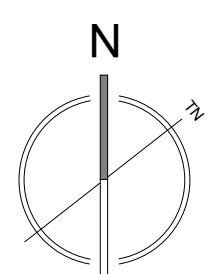
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

SOUTH EAST CORNER VIEW

Feb. 25 | 2019



DP29



REVISION LIST
26 blank wall on north boundary detailed.
35 landscape material clarified.

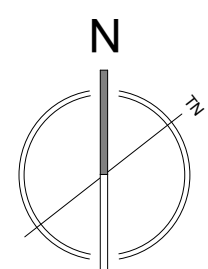


LOW HAMMOND ROWE ARCHITECTS



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

NORTH EAST CORNER VIEW
Feb. 25 | 2019



DP30











VIEW FROM BURNSIDE



VIEW FROM DOUGLAS



CROSTOWN
WHERE COMMUNITY CONNECTS



LOW HAMMOND ROWE ARCHITECTS



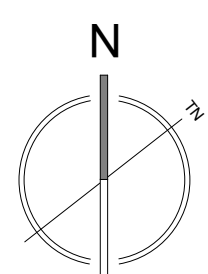
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

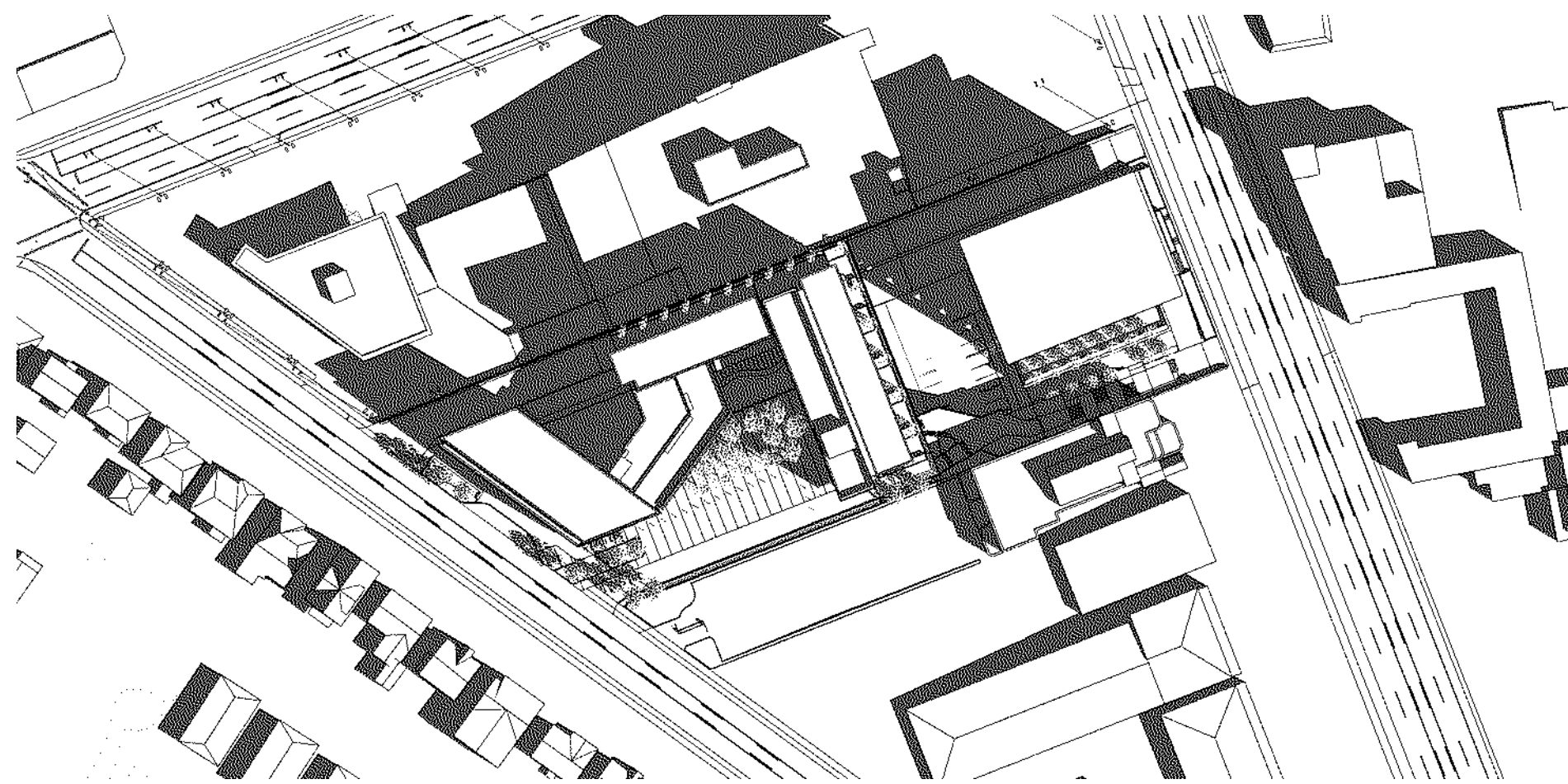
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ILLUSTRATIVE VIEWS

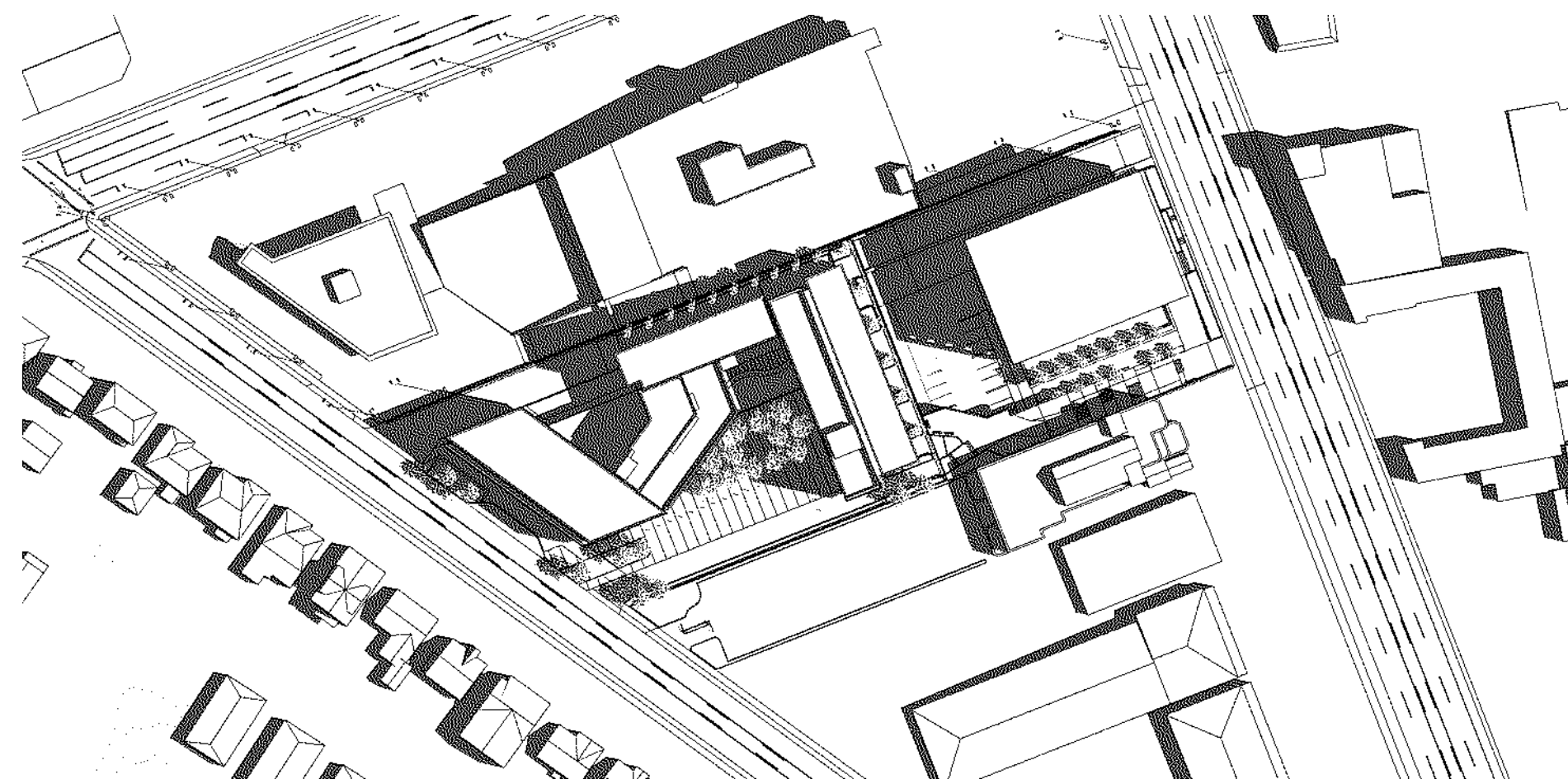
Feb. 25 | 2019



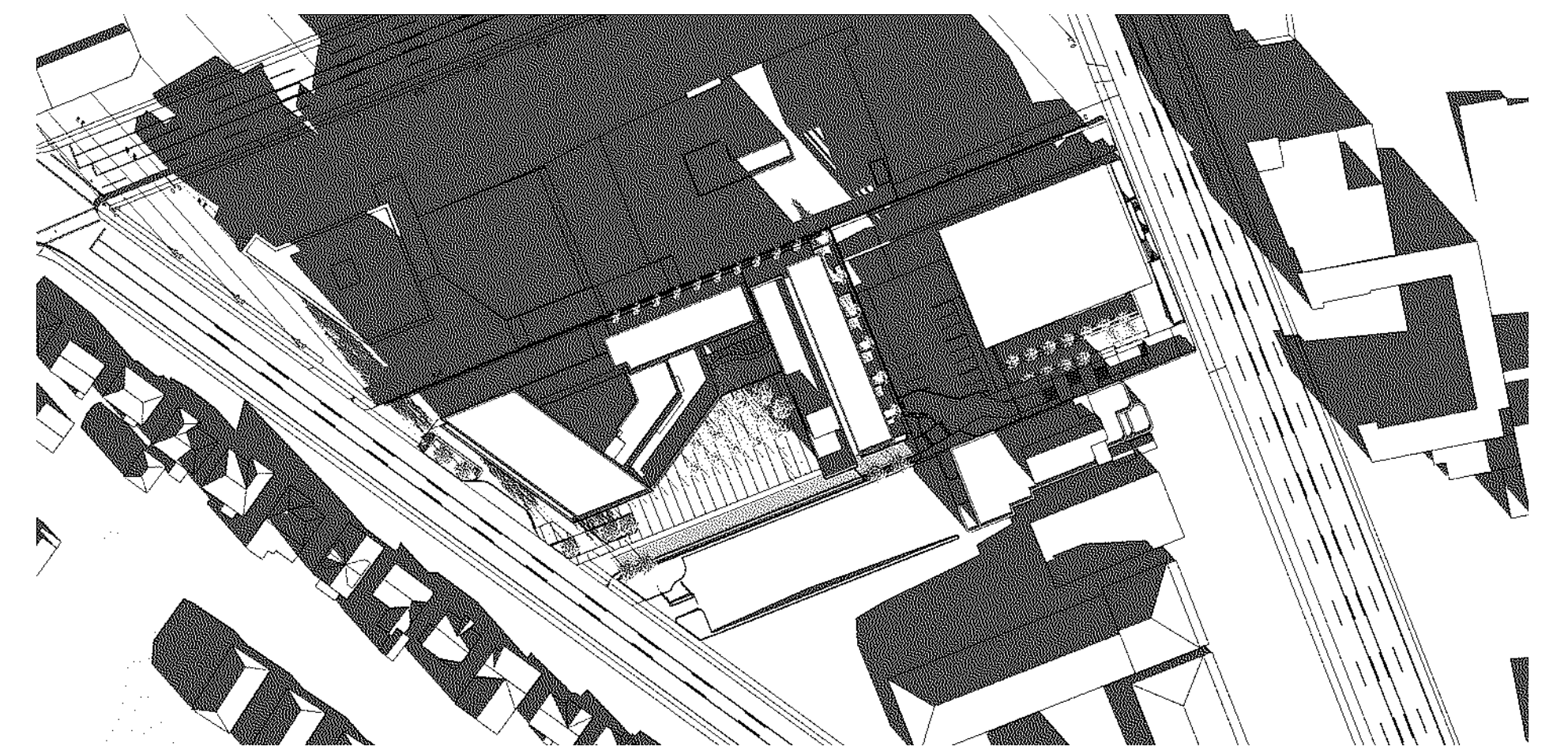
DP35



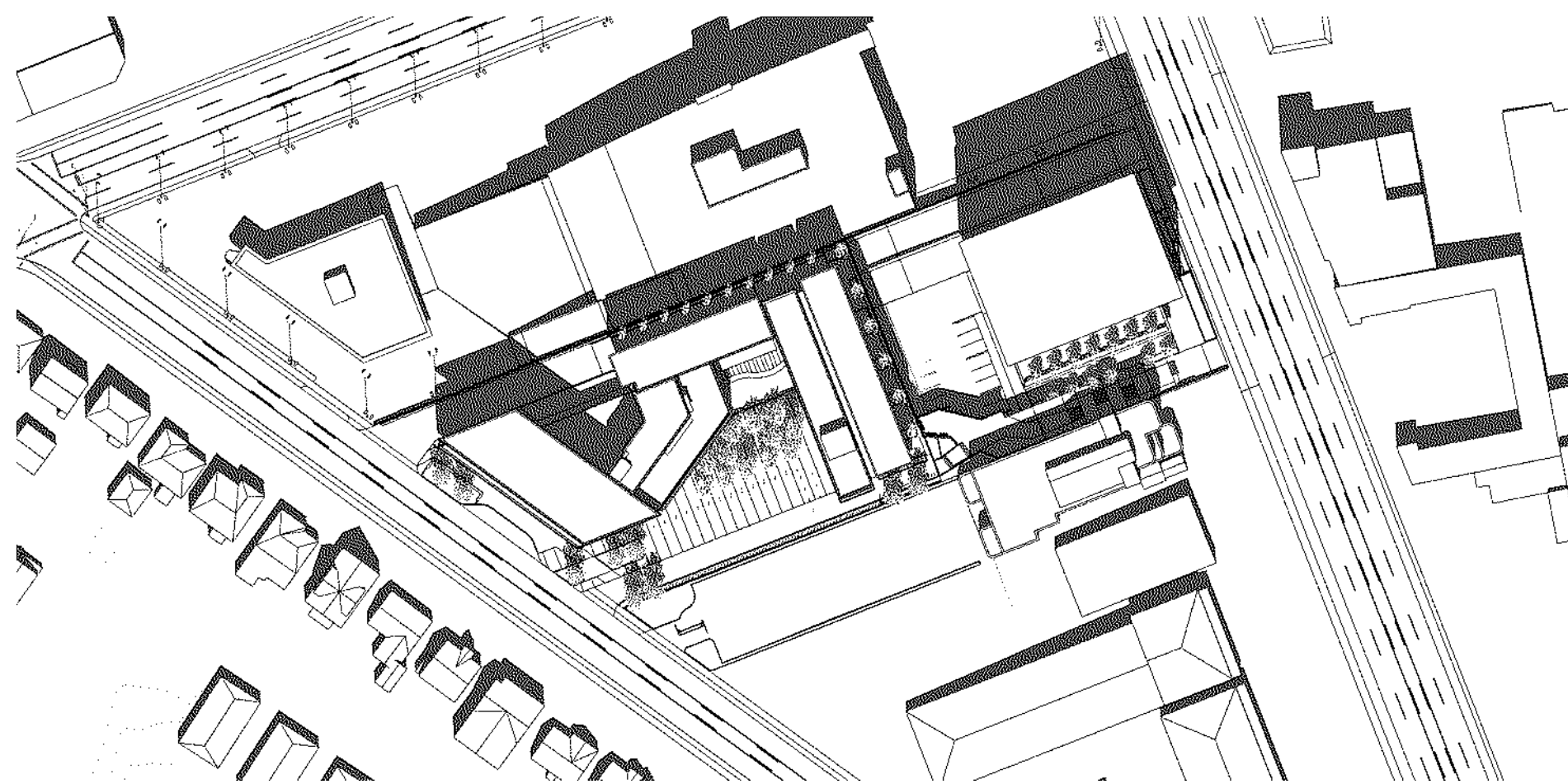
MARCH 21 SPRING 9AM



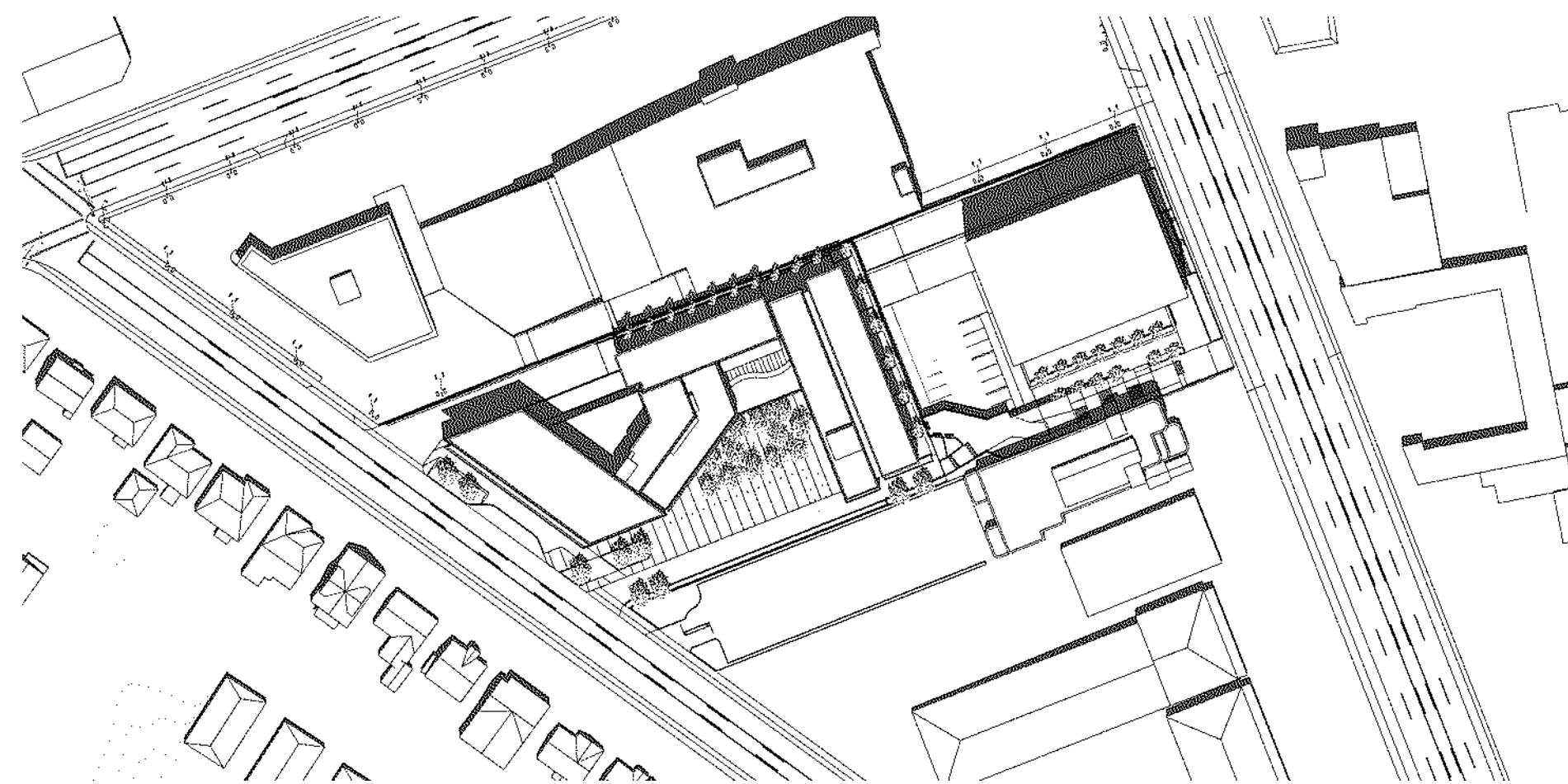
JULY 21 SUMMER 9AM



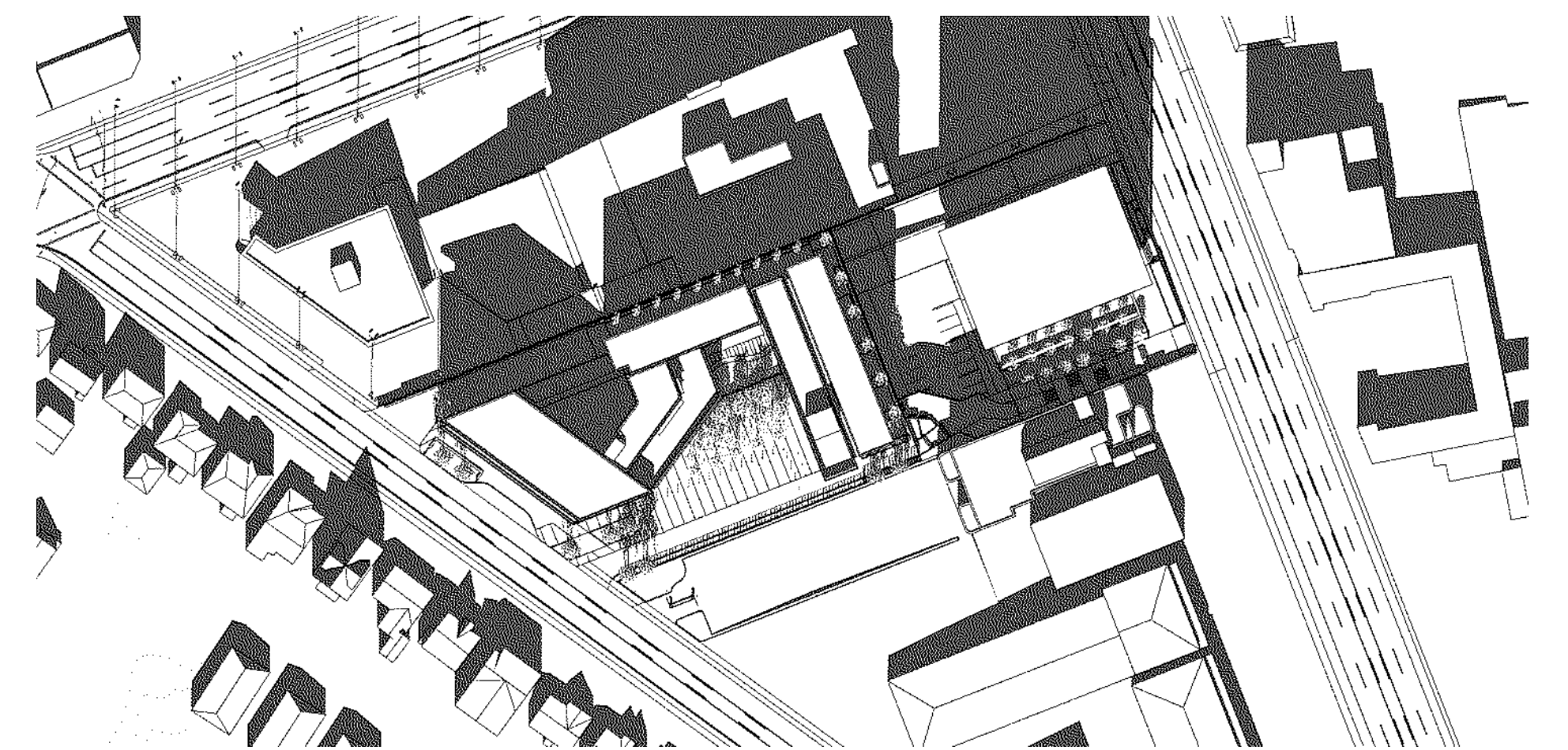
DECEMBER 21 WINTER 9AM



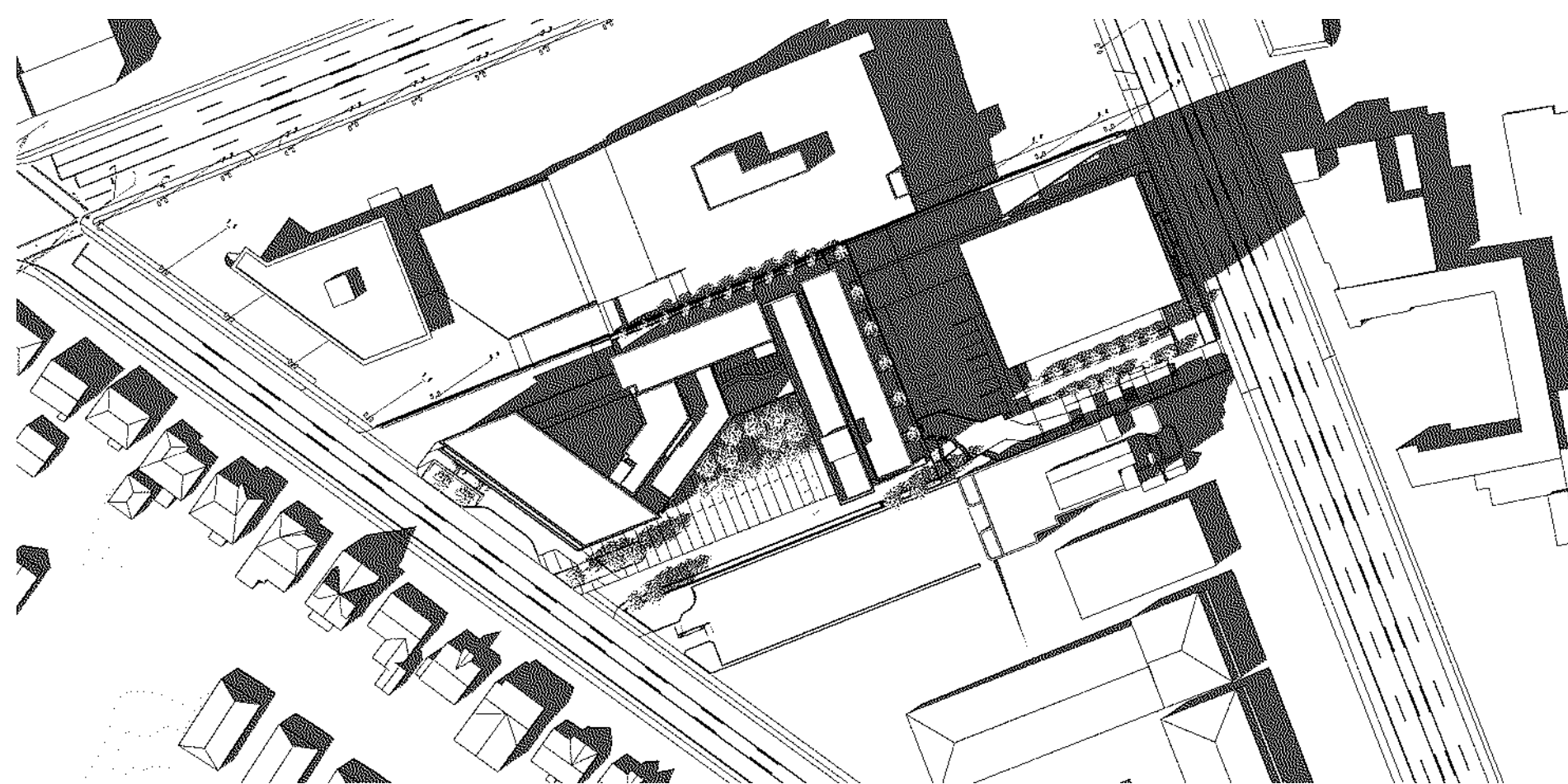
MARCH 21 SPRING 12PM



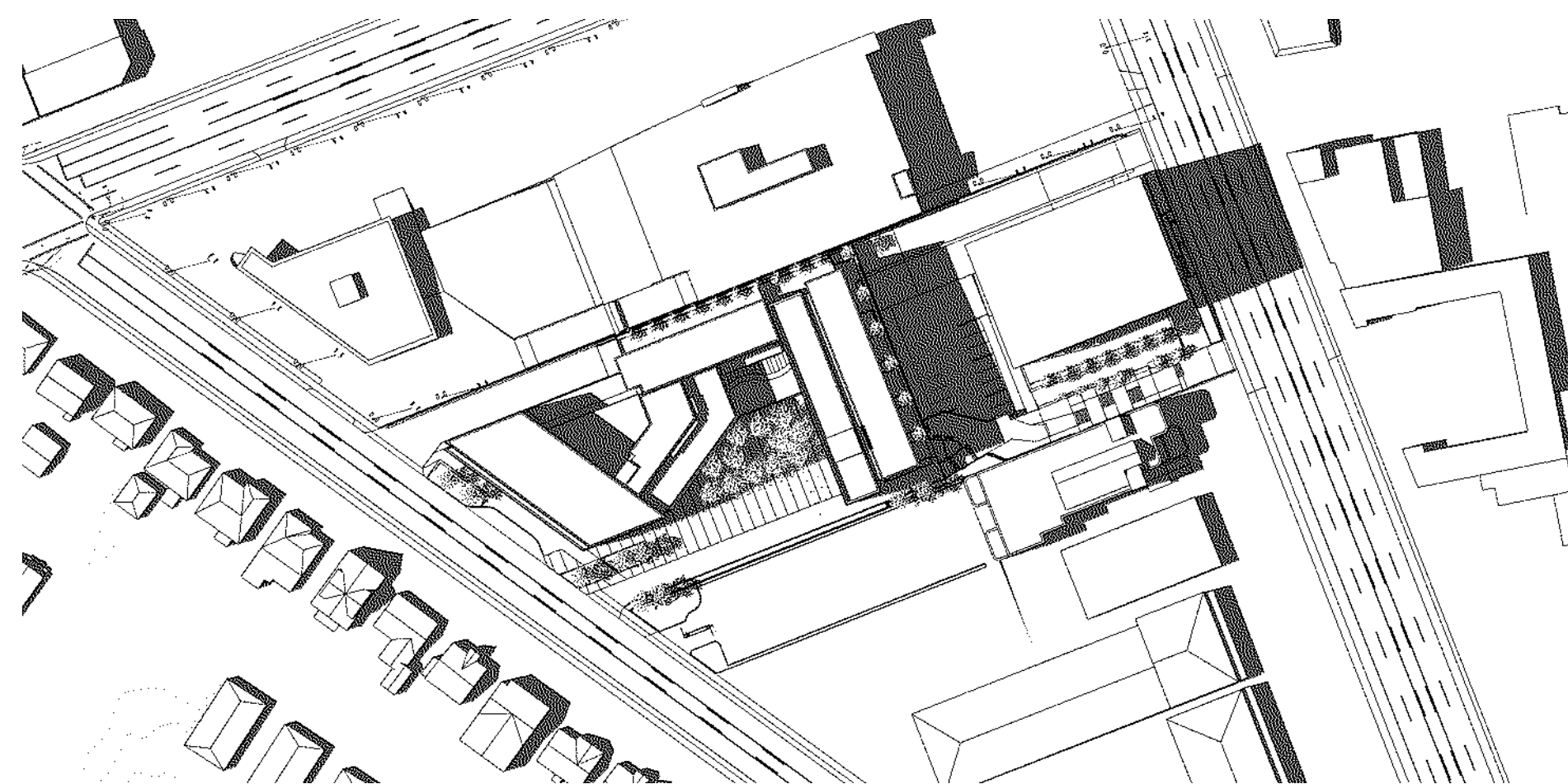
JULY 21 SUMMER 12PM



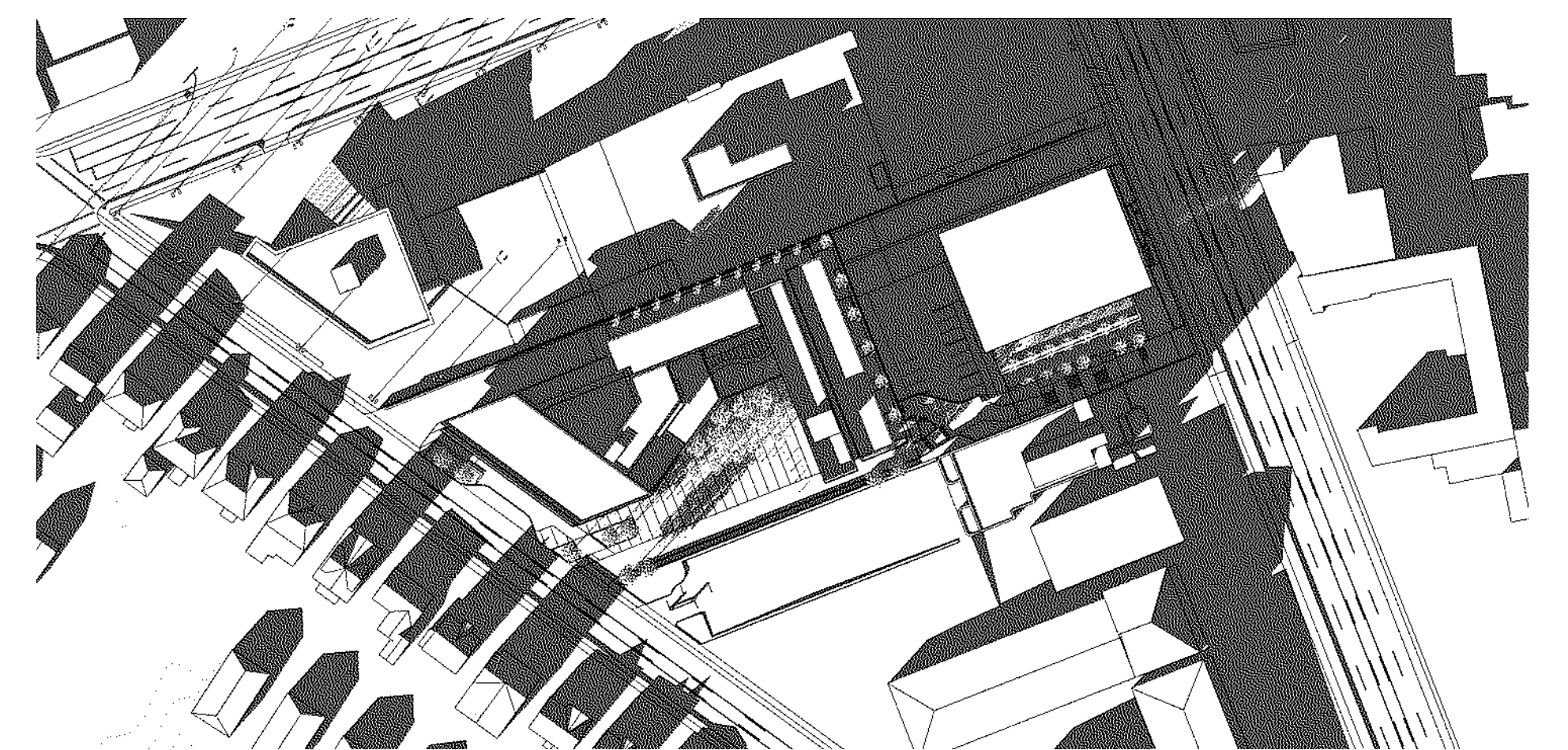
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS



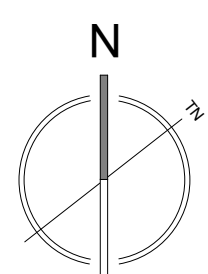
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

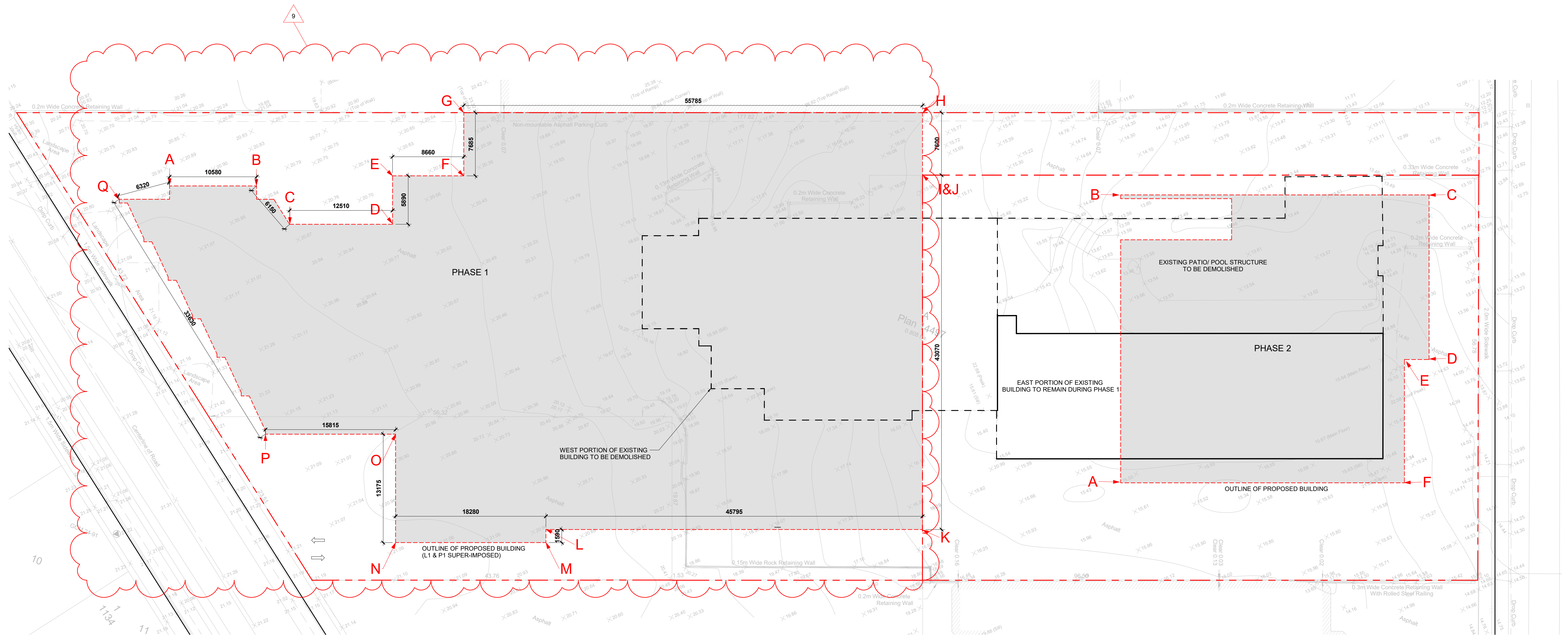
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SUN STUDIES

Feb. 25 | 2019



DP36



PHASE 1 - AVERAGE GRADE CALCULATION: ALL DATUMS IN GEODETIC IN METERS

Grade Points(m. - Geodetic)		Grade Points	Average	Distance	Calculation
Existing	Proposed				
A	21.00	21.00	Points A & B (21.00 + 20.78) /2 = 20.89	10.58	221.02
B	20.78	21.00	Points B & C (20.78 + 20.85) /2 = 20.82	6.15	128.01
C	20.85	21.00	Points C & D (20.85 + 20.65) /2 = 20.75	12.51	259.58
D	20.65	21.00	Points D & E (20.65 + 20.36) /2 = 20.51	5.89	120.77
E	20.36	21.00	Points E & F (20.36 + 20.44) /2 = 20.40	8.66	176.66
F	20.44	21.00	Points F & G (20.44 + 20.45) /2 = 20.45	7.69	157.12
G	20.45	20.62	Points G & H (20.45 + 16.01) /2 = 18.23	55.79	1016.96
H	16.01	16.50	Points H & I (16.01 + 15.89) /2 = 15.95	7.60	121.22
I	15.89	16.50	Points I & J (15.89 + 15.89) /2 = 15.89	0.00	0.00
J	15.89	16.00	Points J & K (15.89 + 16.36) /2 = 16.13	43.07	694.50
K	16.36	21.00	Points K & L (16.36 + 20.77) /2 = 18.57	45.80	850.18
L	20.77	21.00	Points L & M (20.77 + 20.78) /2 = 20.78	1.59	33.03
M	20.78	21.00	Points M & N (20.78 + 21.00) /2 = 20.89	18.28	381.87
N	21.00	21.00	Points N & O (21.00 + 21.00) /2 = 21.00	13.18	276.68
O	21.00	21.00	Points O & P (21.00 + 21.00) /2 = 21.00	15.82	332.12
P	21.00	21.00	Points P & Q (21.00 + 20.87) /2 = 20.94	33.63	704.04
Q	20.87	21.00	Points Q & A (20.87 + 21.00) /2 = 20.94	6.32	132.31
				292.54	5606.08

$$\text{Average Grade: } \left(\frac{5606.08}{292.54} \right) = 19.16 \text{ (m)}$$

$$\text{PROPOSED HEIGHT:} \\ = \text{ROOF HEIGHT - AVG GRADE} \\ = 43.40\text{m} - 19.16\text{m GEO}$$

$$= 24.24\text{m} \quad \text{BUILDING HEIGHT} \\ = 43.40\text{m} \quad \text{GEO BUILDING HEIGHT}$$

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

$$\text{Average Grade} \\ (2112.80 / 144.98) = 14.57\text{m geodetic}$$

$$\text{PROPOSED HEIGHT:} \\ = \text{ROOF HEIGHT - AVG GRADE} \\ = 25.67\text{m} - 14.57\text{m GEO}$$

$$= 28.50\text{m} \quad \text{BUILDING HEIGHT} \\ = 43.05\text{m} \quad \text{GEO BUILDING HEIGHT}$$

REVISION LIST
9 average grade & site coverage & open space updated.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

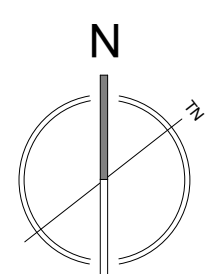
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

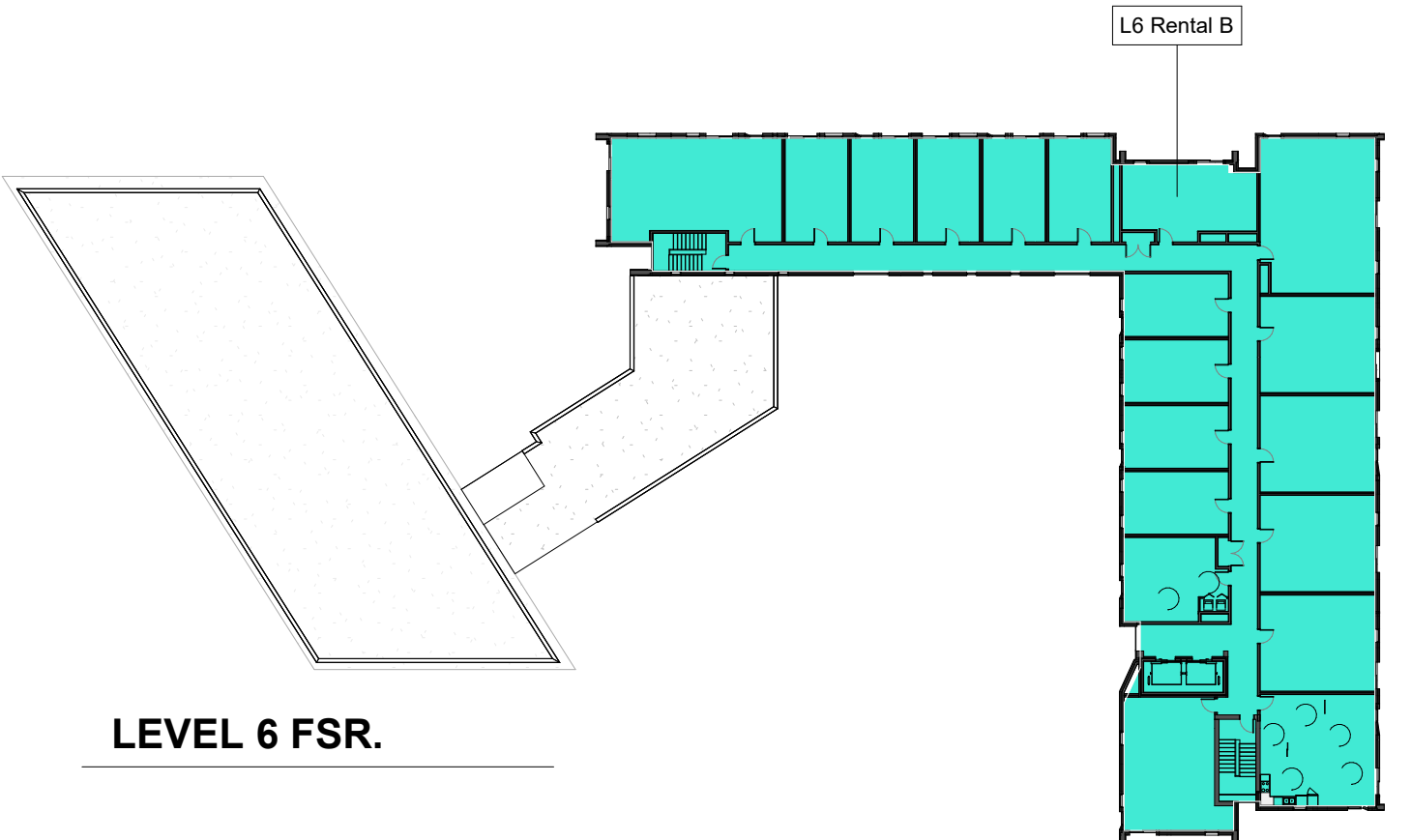
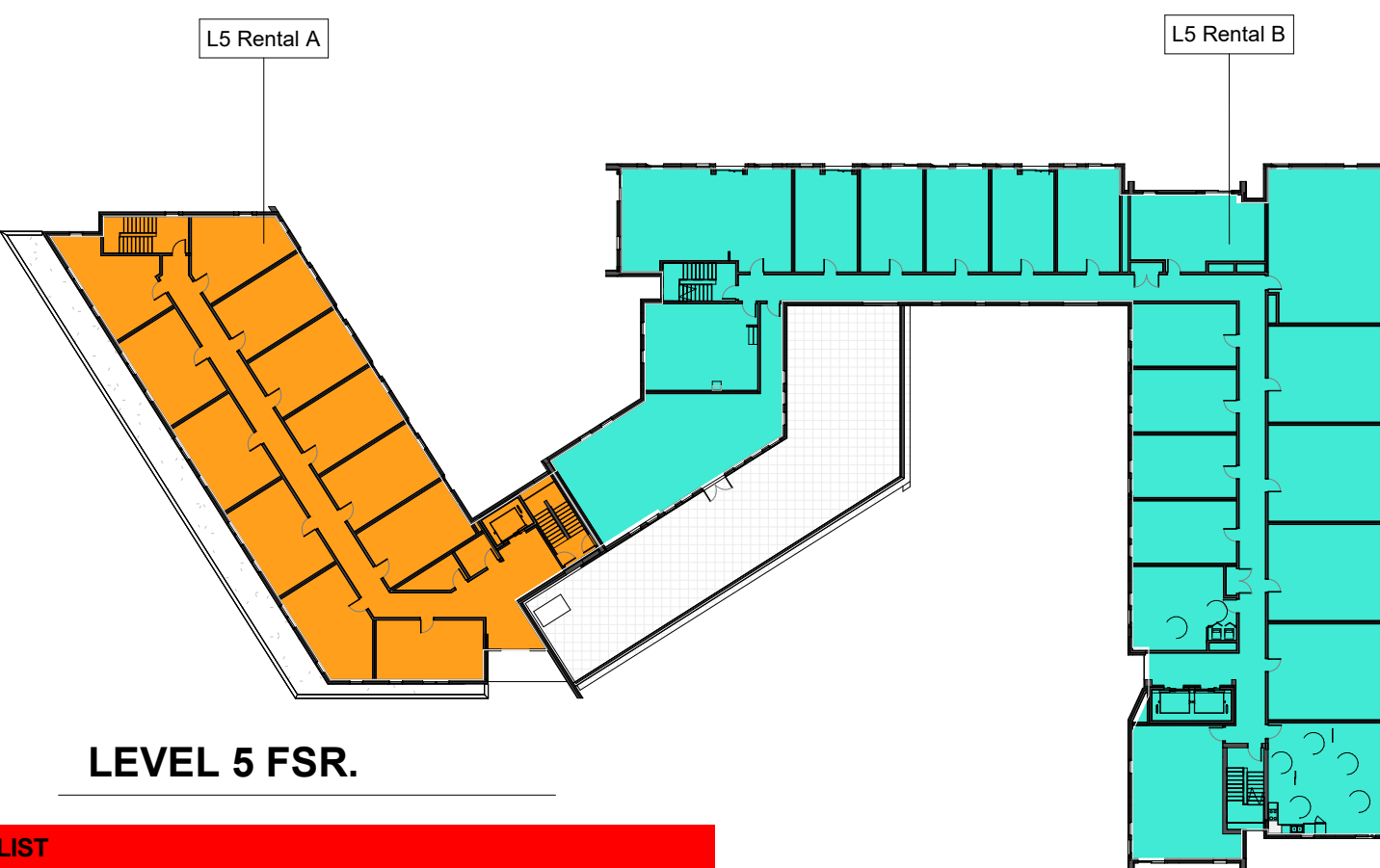
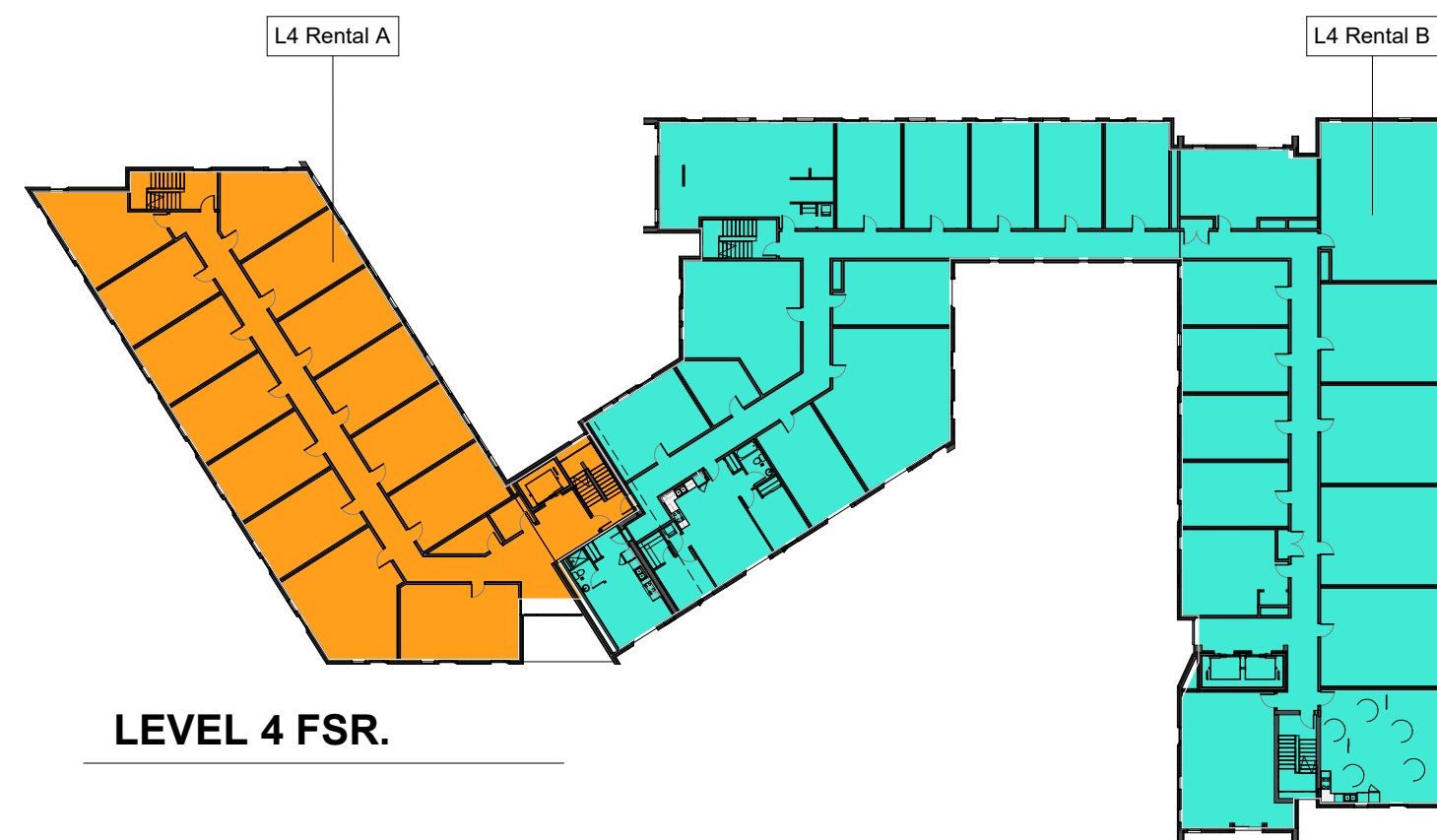
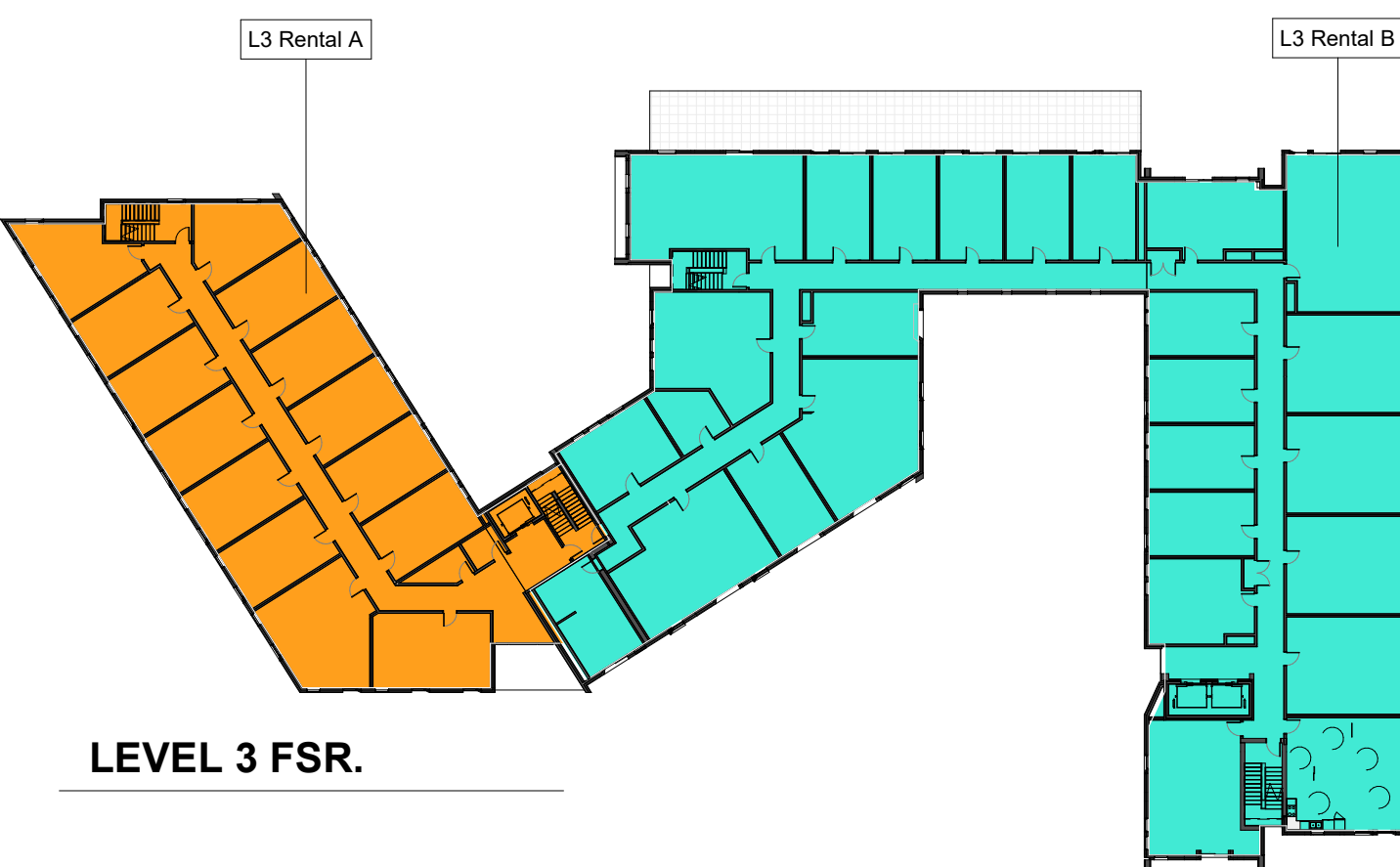
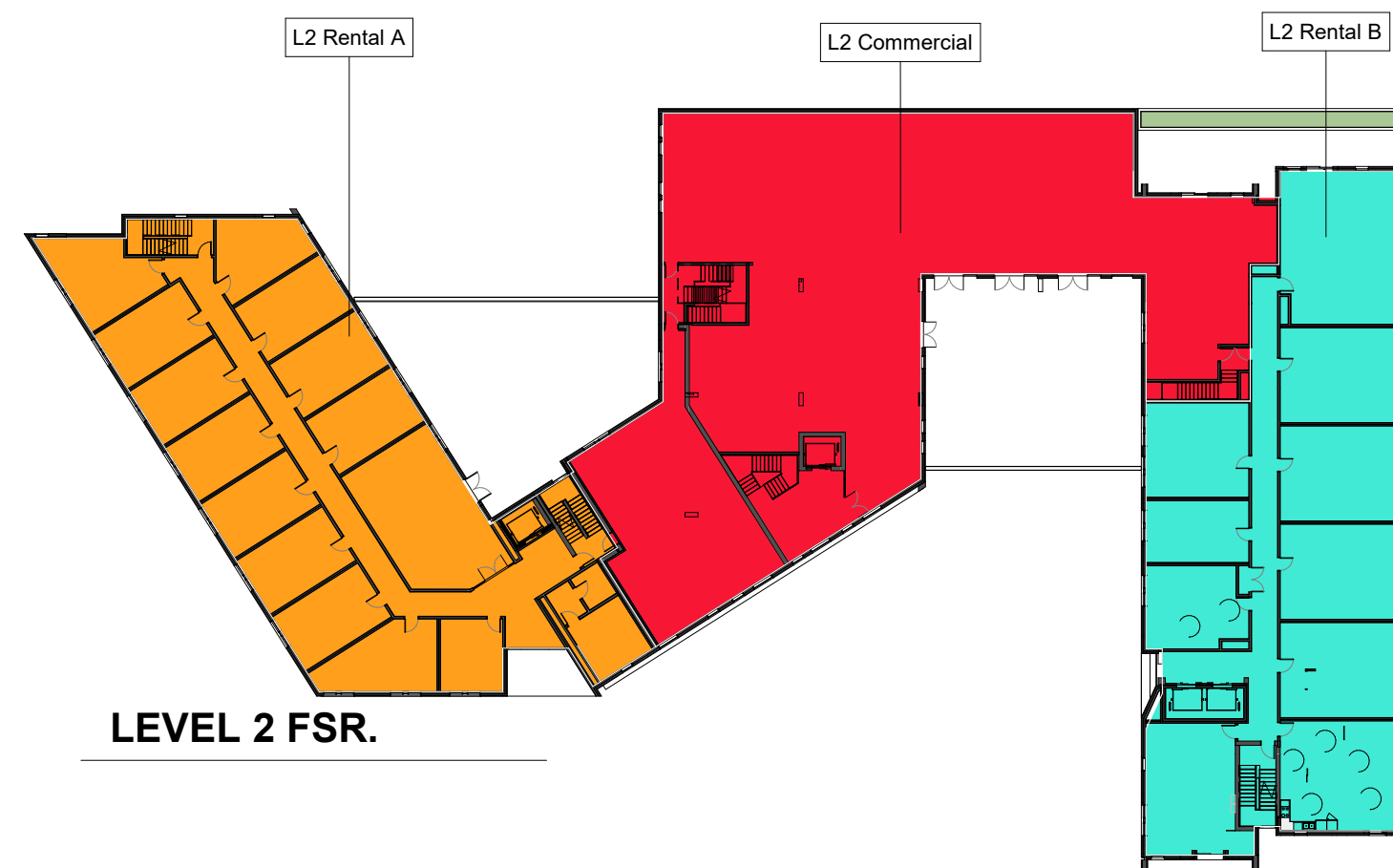
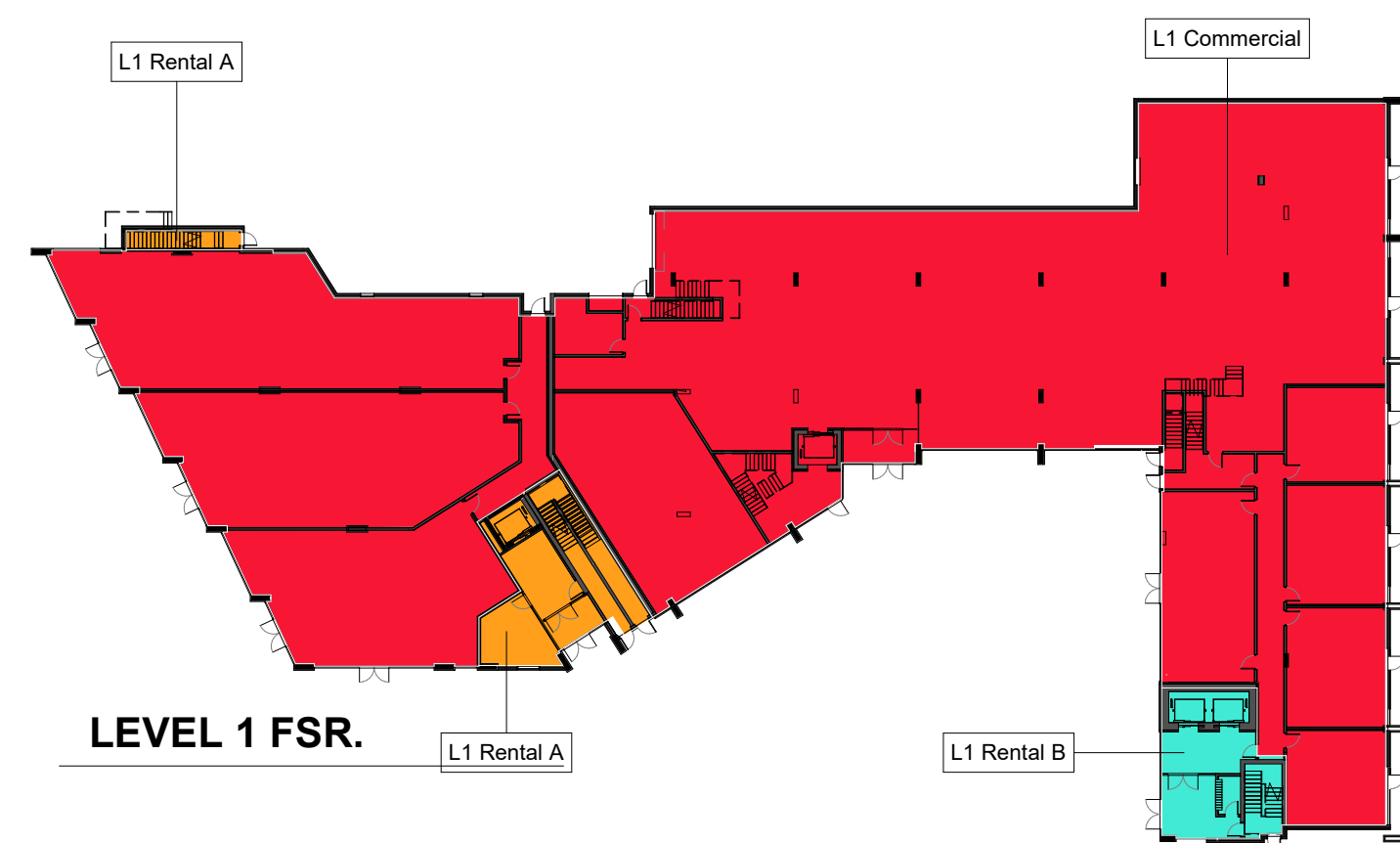
SURVEY - AVERAGE GRADE

Feb. 25 | 2019

As indicated



DP37



REVISION LIST	
9	average grade & site coverage & open space updated.

UNIT COUNTS BY TYPE			
OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental B	S (A)	5	5%
Rental B	S	49	49%
Rental B	3B	9	9%
Rental B	2B	4	4%
Rental B	1B (A)	25	25%
Rental B	1B	9	9%
SUB TOTAL NO.: 101		101	100%
Rental A	S (A)	4	8%
Rental A	S	48	92%
SUB TOTAL NO.: 52		52	100%

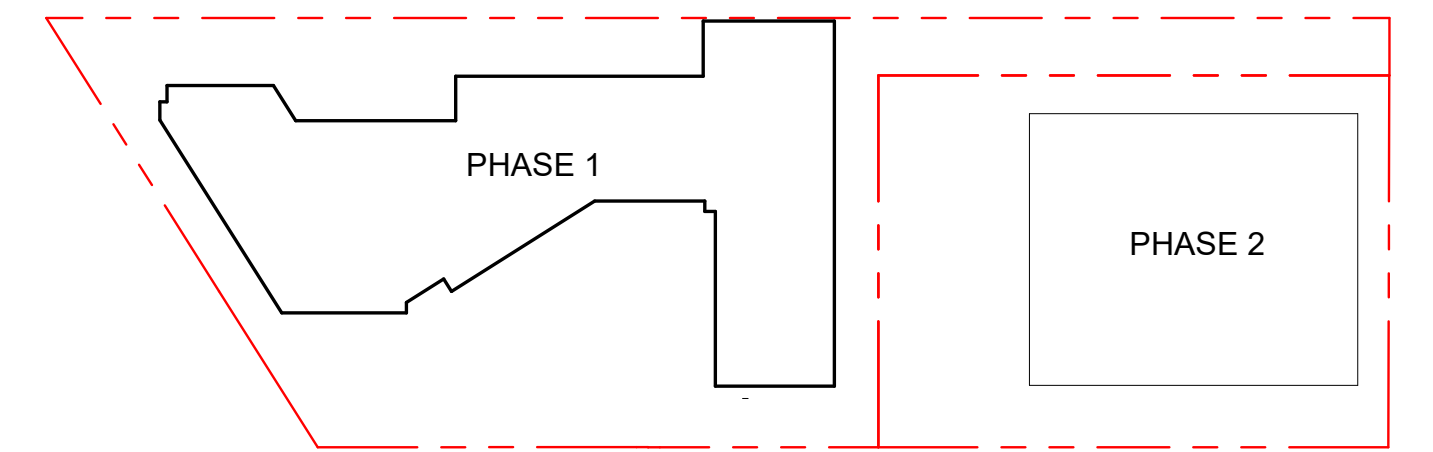
UNIT COUNTS BY LEVEL		
LEVEL	RENTAL B	RENTAL A
LEVEL 2	10	12
LEVEL 3	26	14
LEVEL 4	26	14
LEVEL 5	20	12
LEVEL 6	19	
	101	52

NET AREA SCHEDULE					
Level	Name	Area (sqm)	AREA (sqft)	FSR	
LEVEL 1	L1 Commercial	2065.7	22235	0.36	
LEVEL 1	L1 Rental A	101.2	1089	0.02	
LEVEL 1	L1 Rental B	75.8	816	0.01	
TOTAL AREA		2242.6	24140	0.39	
LEVEL 2	L2 Commercial	894.4	9627	0.16	
LEVEL 2	L2 Rental A	679.6	7315	0.12	
LEVEL 2	L2 Rental B	663.4	7141	0.12	
TOTAL AREA		2237.4	24083	0.39	
LEVEL 3	L3 Rental A	644.5	6937	0.11	
LEVEL 3	L3 Rental B	1500.1	16147	0.26	
TOTAL AREA		2144.6	23084	0.37	
LEVEL 4	L4 Rental A	639.6	6884	0.11	
LEVEL 4	L4 Rental B	1500	16146	0.26	
TOTAL AREA		2139.6	23031	0.37	
LEVEL 5	L5 Rental A	543.1	5846	0.09	
LEVEL 5	L5 Rental B	1239	13336	0.22	
TOTAL AREA		1782.1	19182	0.31	
LEVEL 6	L6 Rental B	1085.7	11686	0.19	
TOTAL AREA		1085.7	11686	0.19	

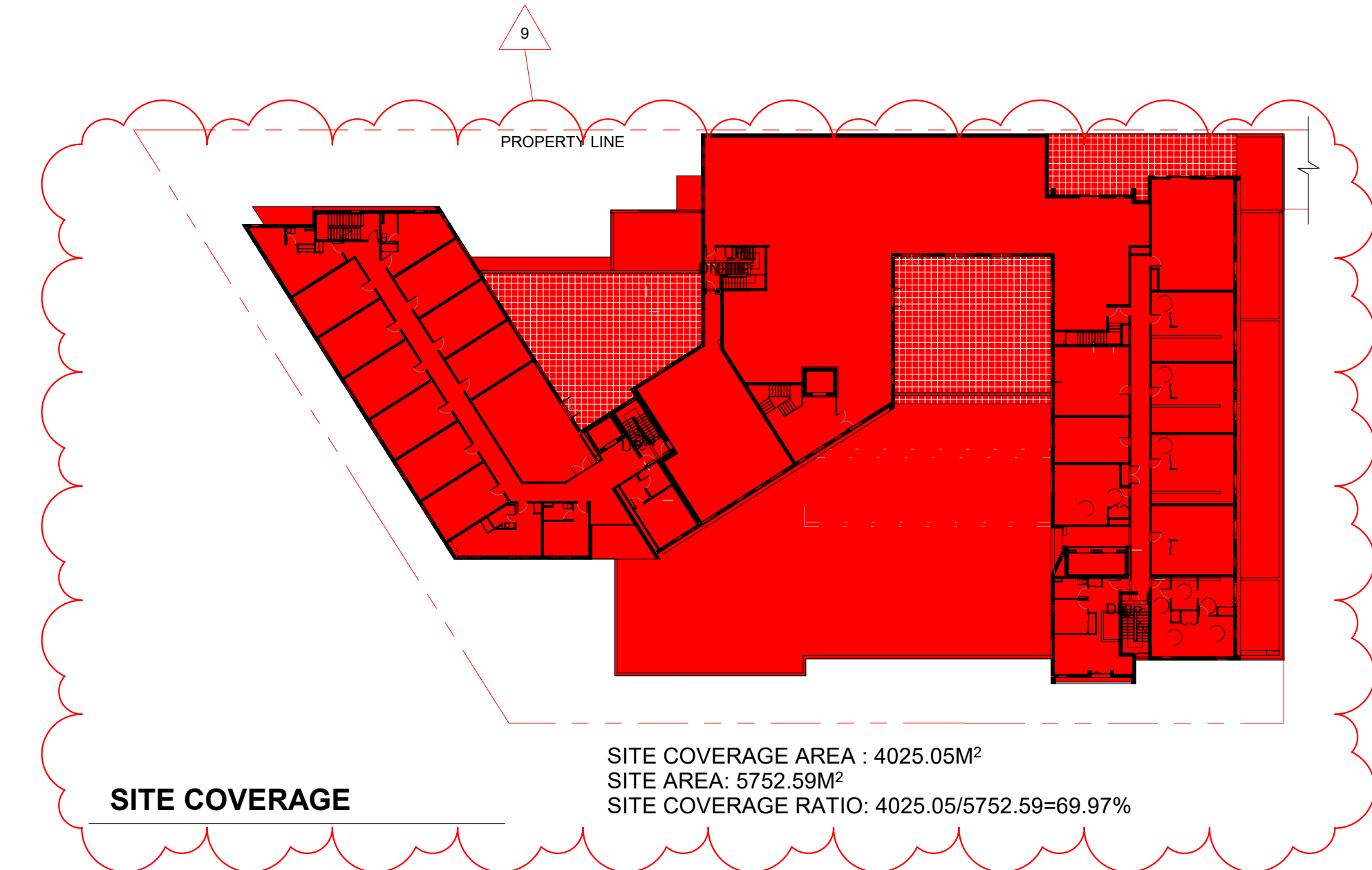
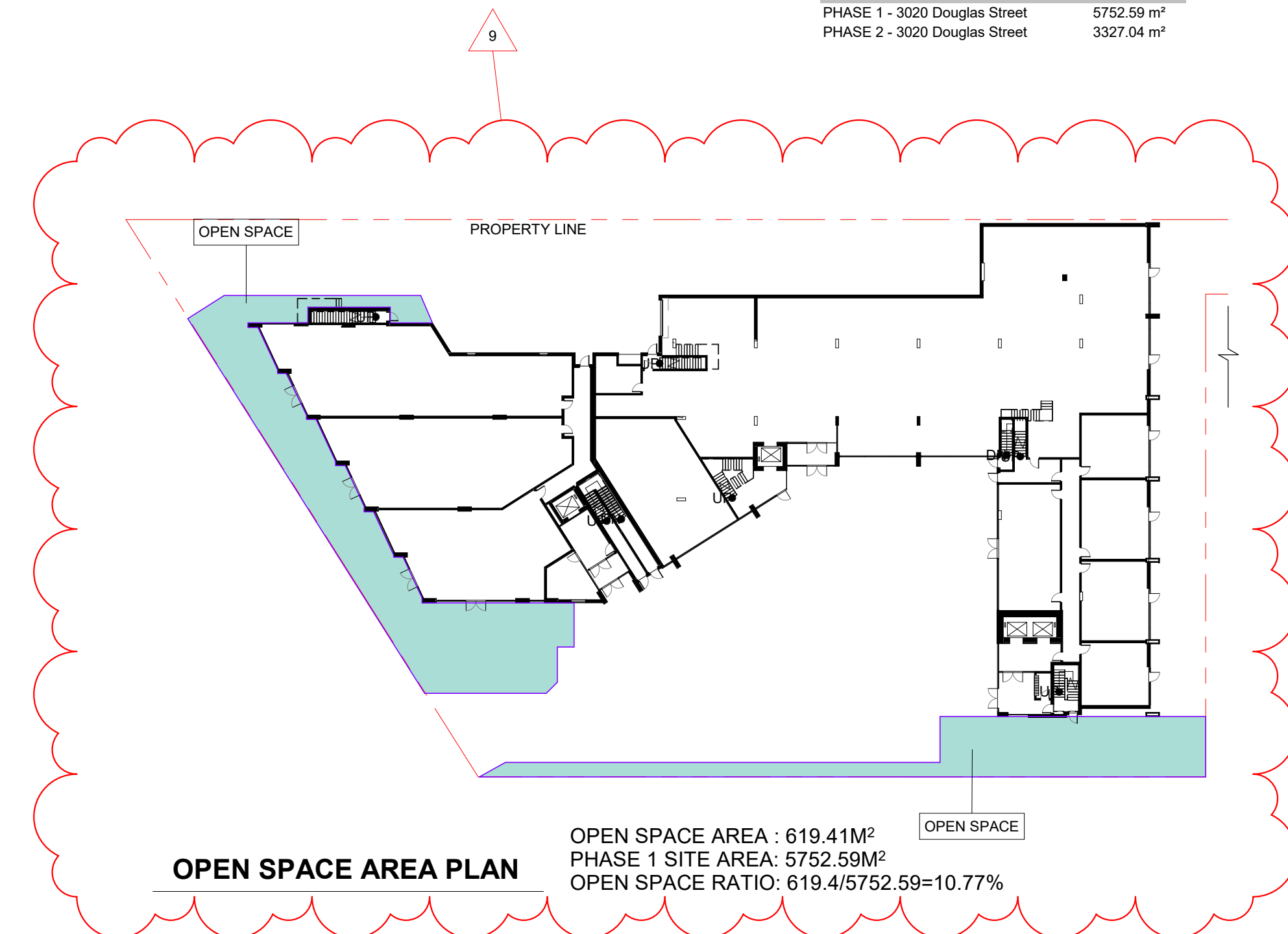
RESIDENTIAL TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	177	1905	0.02
LEVEL 2	1343	14456	0.23
LEVEL 3	2144.6	23084	0.37
LEVEL 4	2139.6	23031	0.37
LEVEL 5	1782.1	19182	0.31
LEVEL 6	1085.7	11686	0.19
TOTAL AREA	8671.9	93344	1.50

COMMERCIAL TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2065.7	22235	0.36
LEVEL 2	894.4	9627	0.16
TOTA AREA	2960.1	31862	0.51

TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2242.6	24140	0.39
LEVEL 2	2237.4	24083	0.39
LEVEL 3	2144.6	23084	0.37
LEVEL 4	2139.6	23031	0.37
LEVEL 5	1782.1	19182	0.31
LEVEL 6	1085.7	11686	0.19
TOTAL AREA	11632	125206	2.02



AREA SCHEDULE - PROPERTY		
Name	Area	
PHASE 1 - 3020 Douglas Street	5752.59 m²	
PHASE 2 - 3020 Douglas Street	3327.04 m²	



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

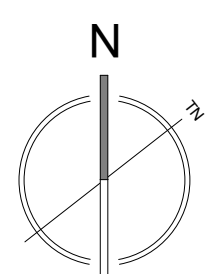
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

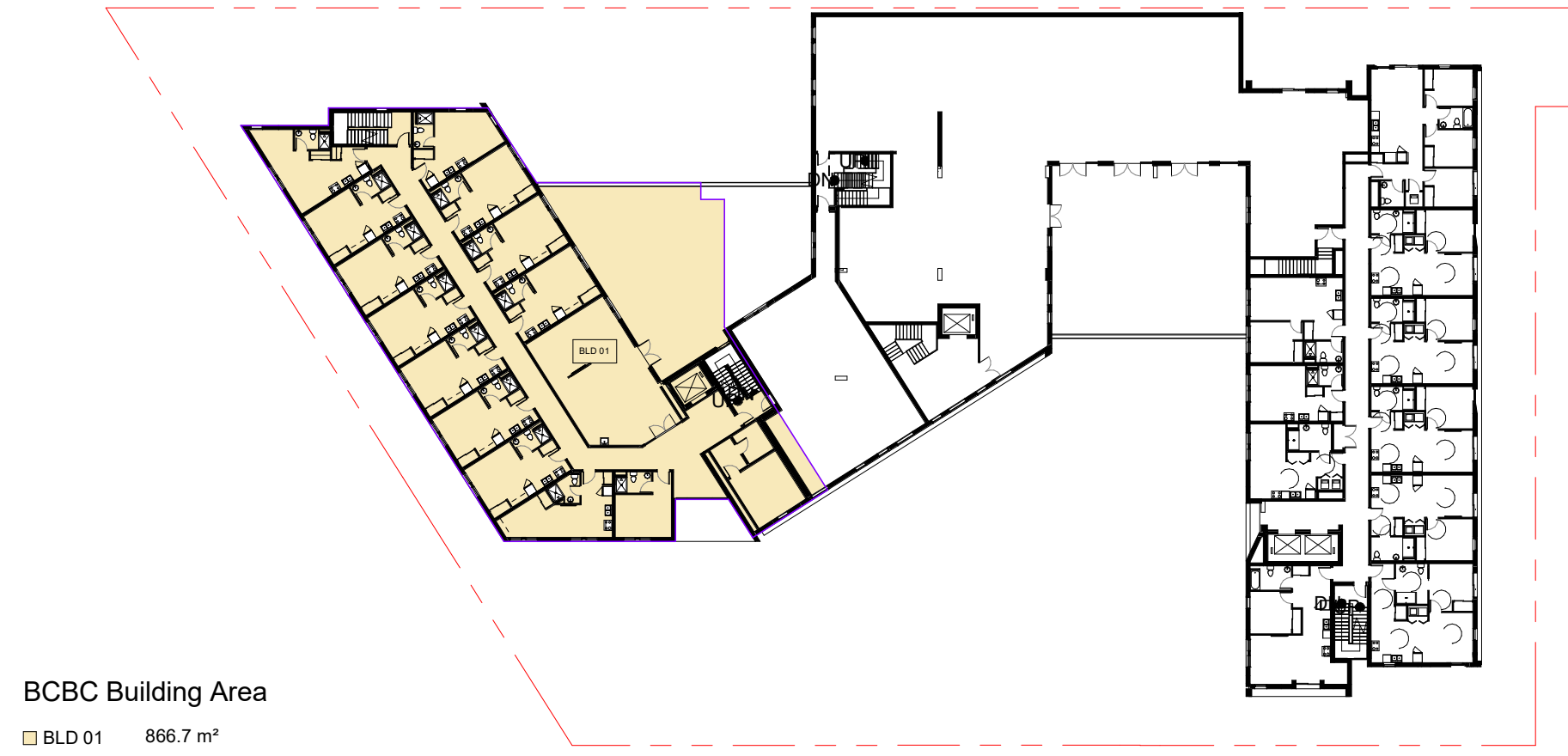
FSR AREA SUMMARY

Feb. 25 | 2019

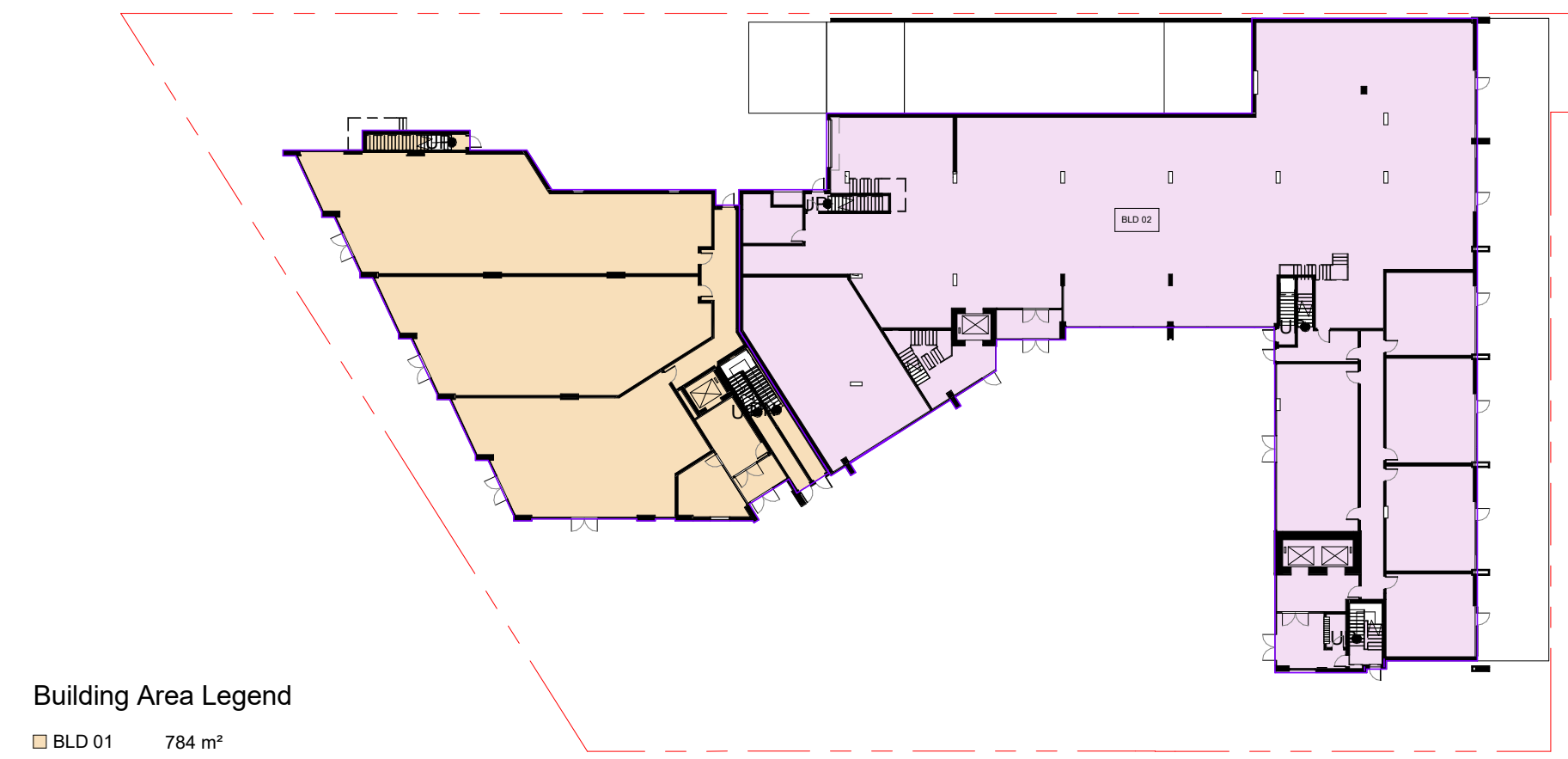
As indicated



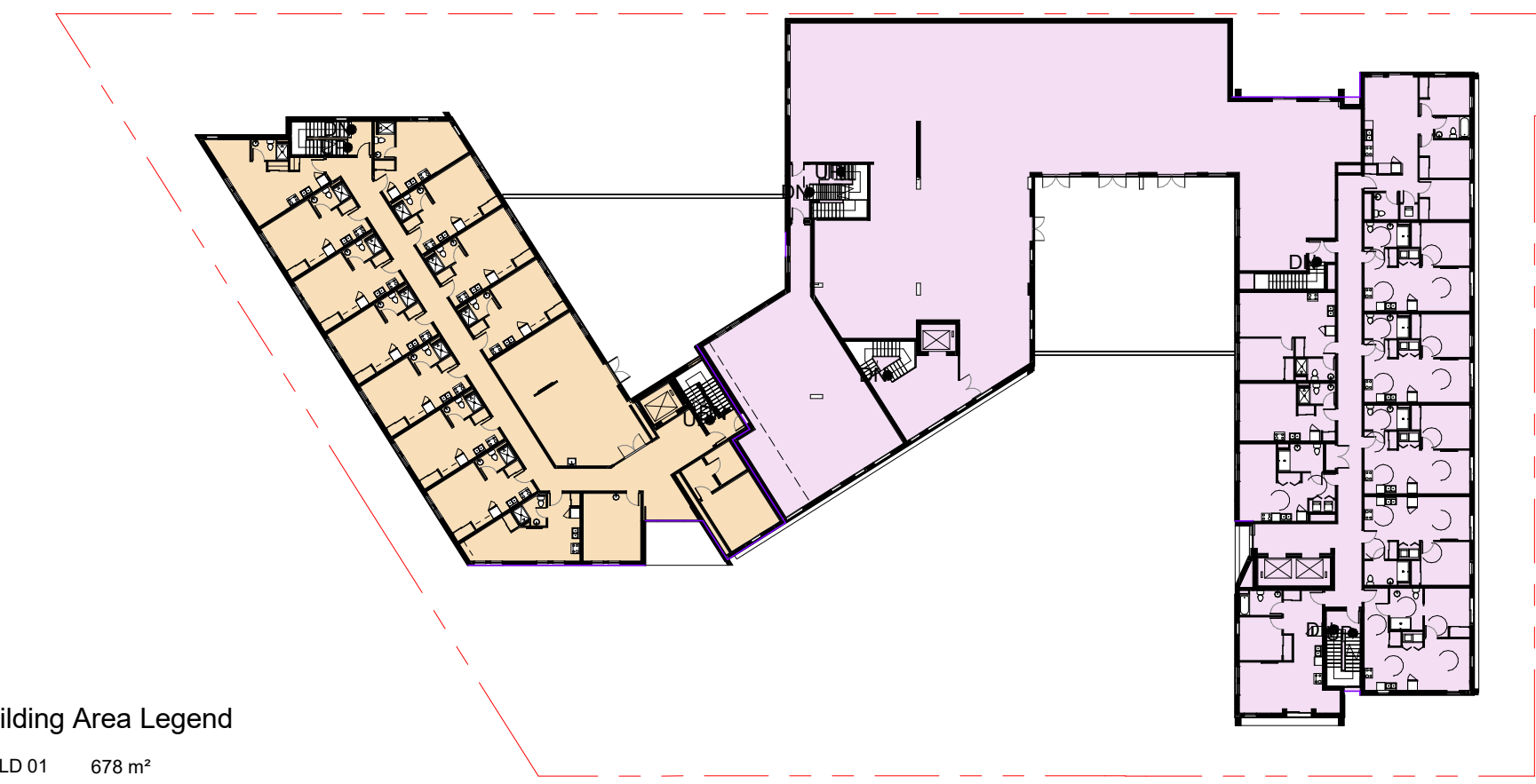
DP38



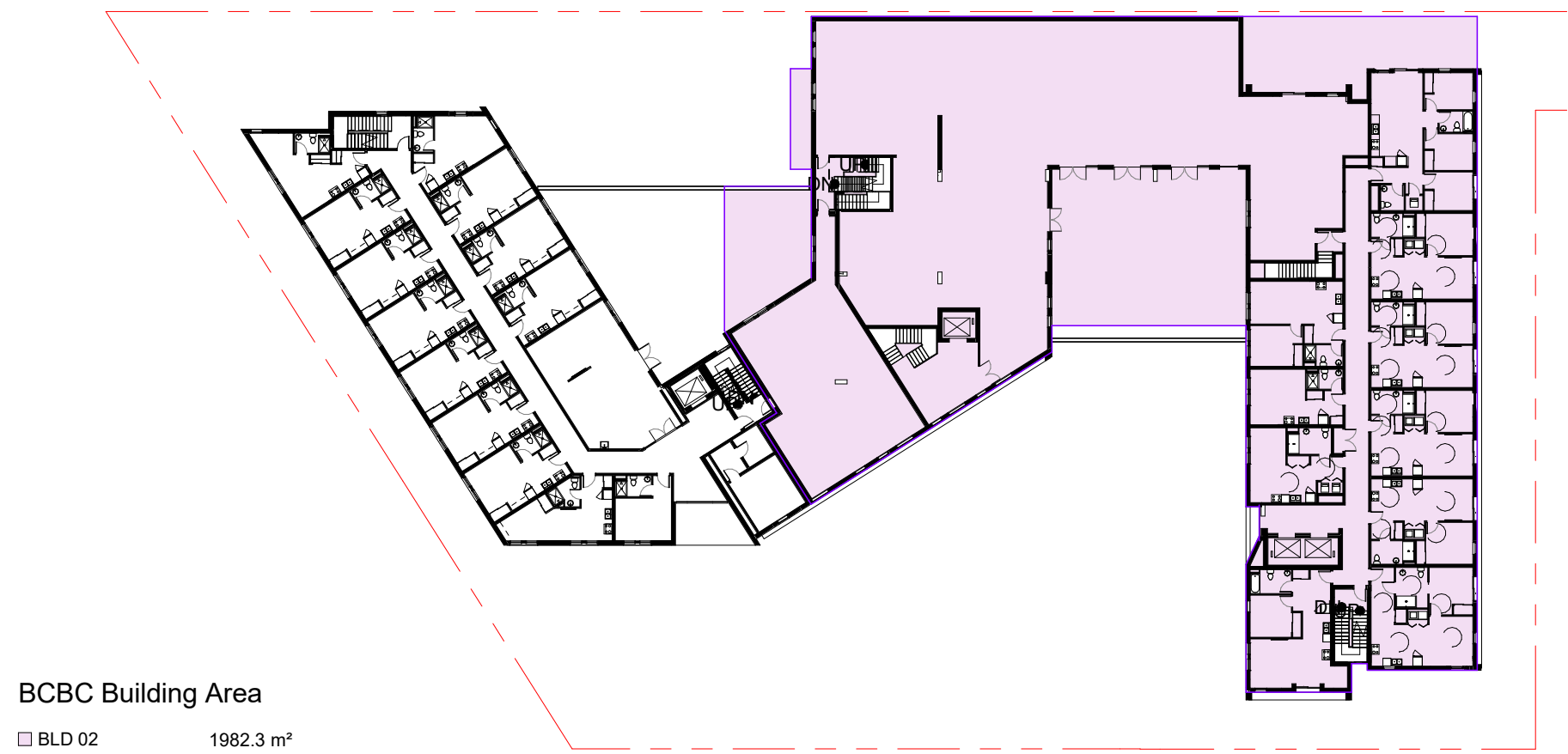
BCBC BUILDING AREA PLAN_BLD01



LEVEL 1 BUILDING AREA_



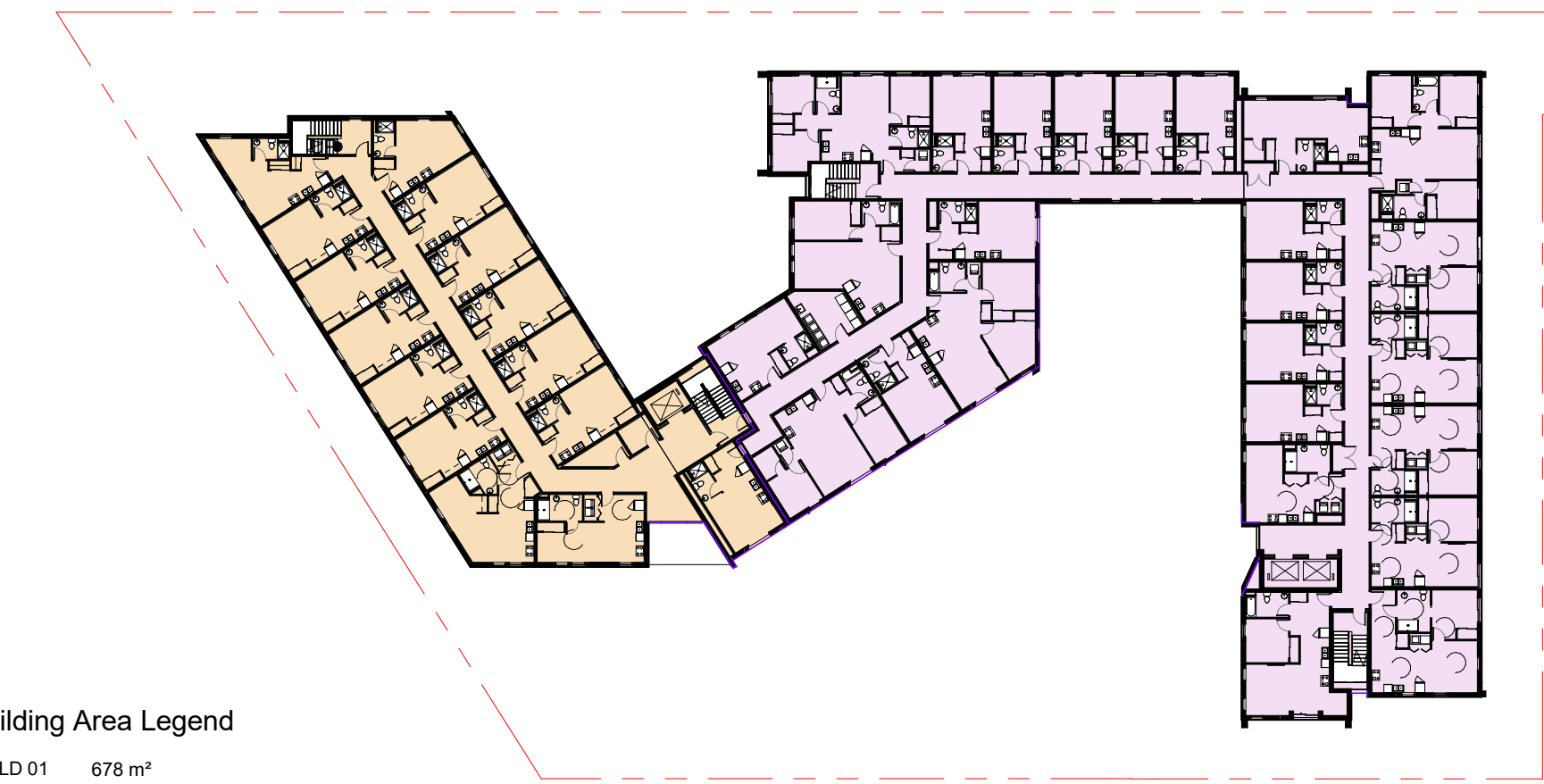
LEVEL 2 BUILDING AREA_



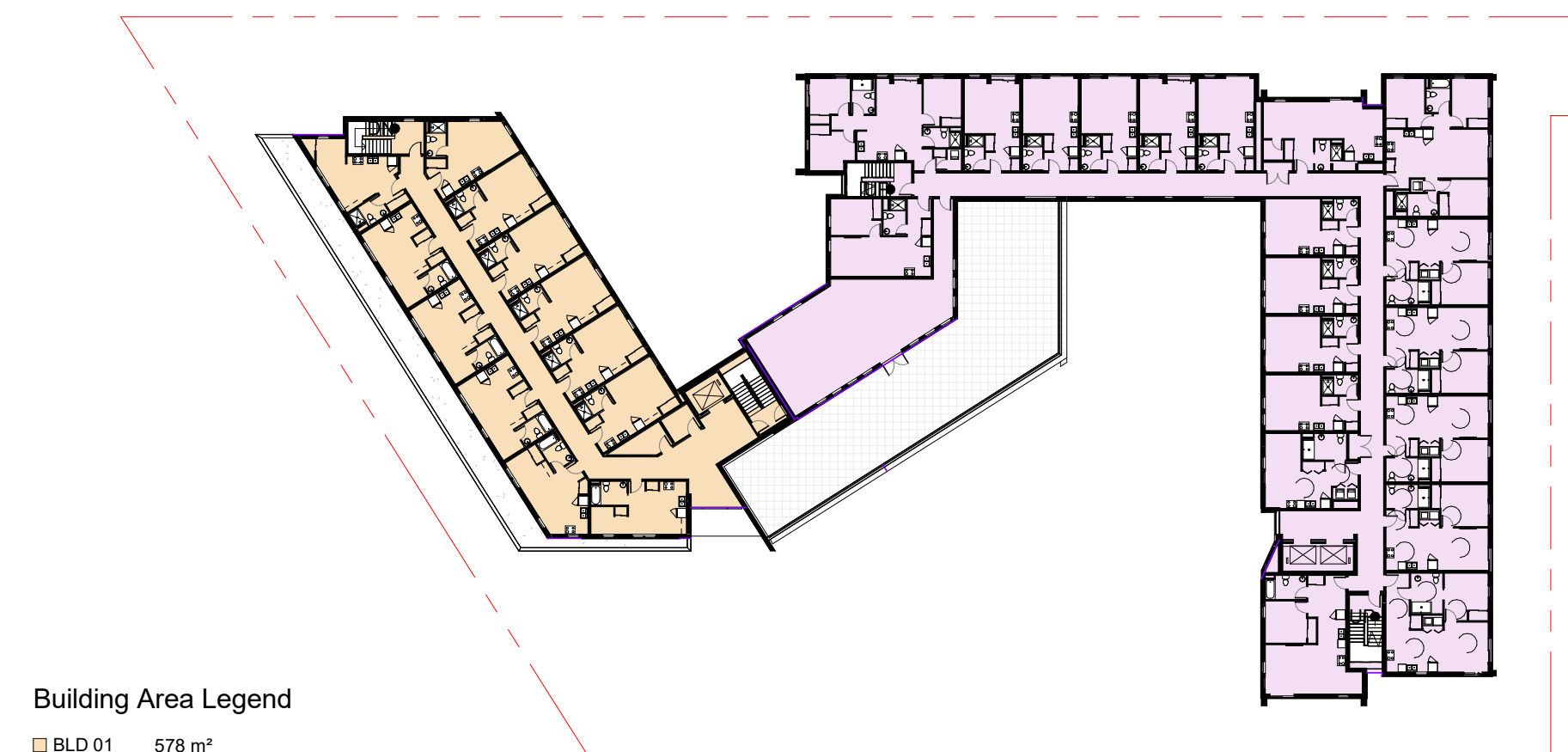
BCBC BUILDING AREA_BLD02



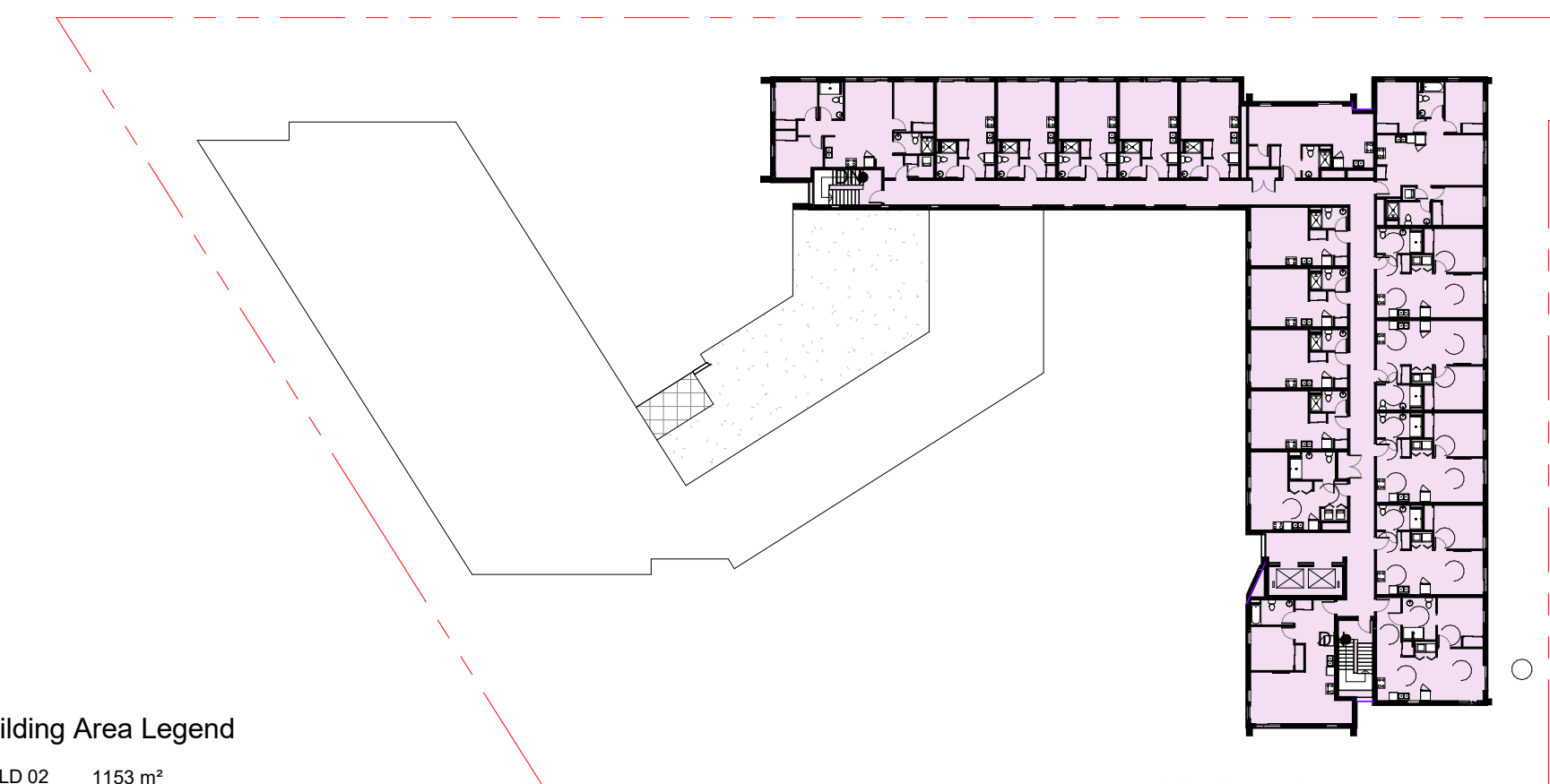
LEVEL 3 BUILDING AREA_



LEVEL 4 BUILDING AREA_



LEVEL 5 BUILDING AREA_



LEVEL 6 BUILDING AREA_



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

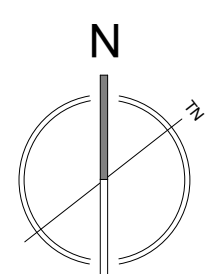
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

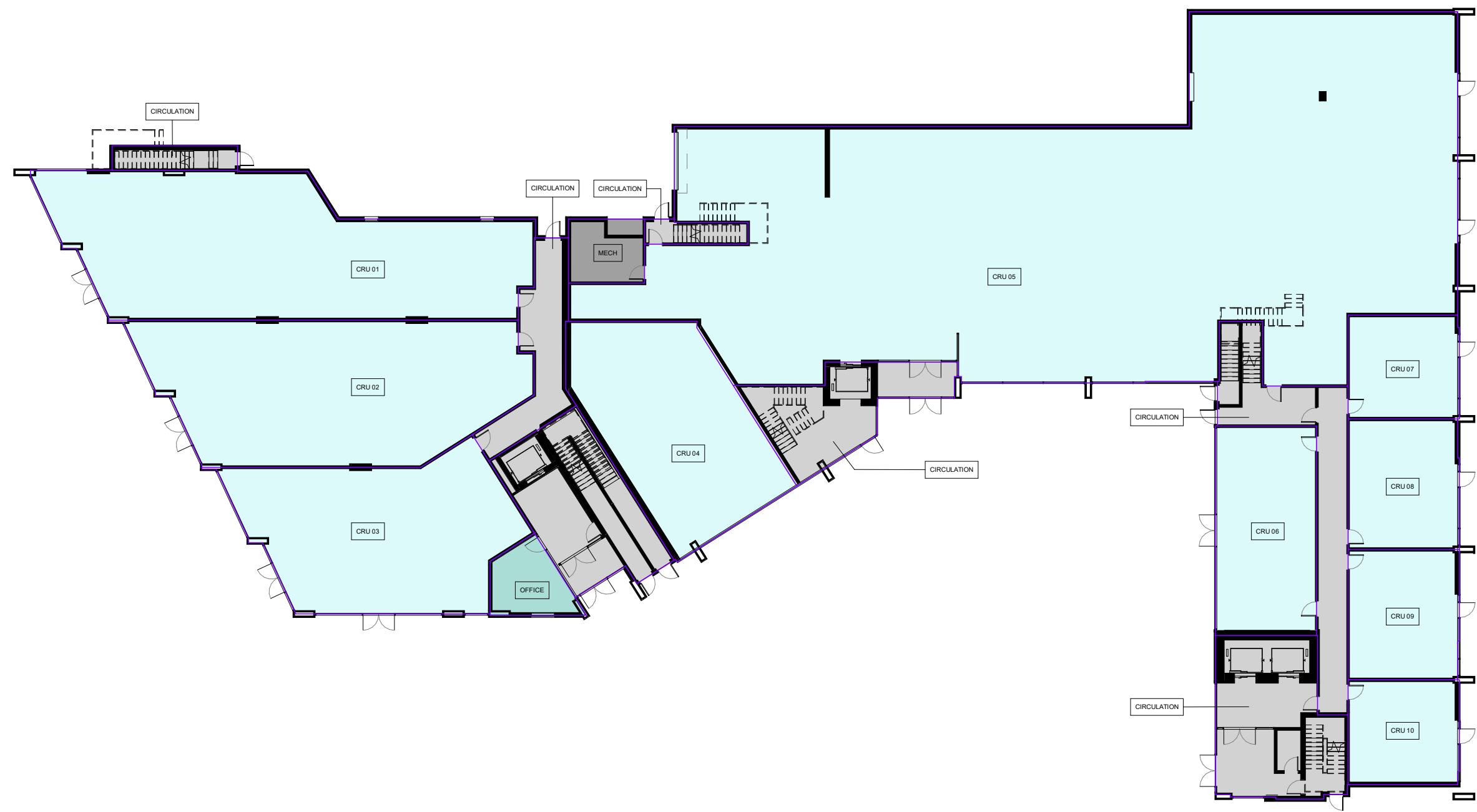
GROSS BUILDING AREA

Feb. 25 | 2019

1 : 500



DP39



LEVEL 1.

L1 Rental A GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	12.5 m ²	134.5 SF
CIRCULATION	71.7 m ²	771.5 SF
OFFICE	20.8 m ²	224 SF
TOTAL AREA	105 m ²	1130 SF

L1 Rental B GROSS AREA SCHEDULE

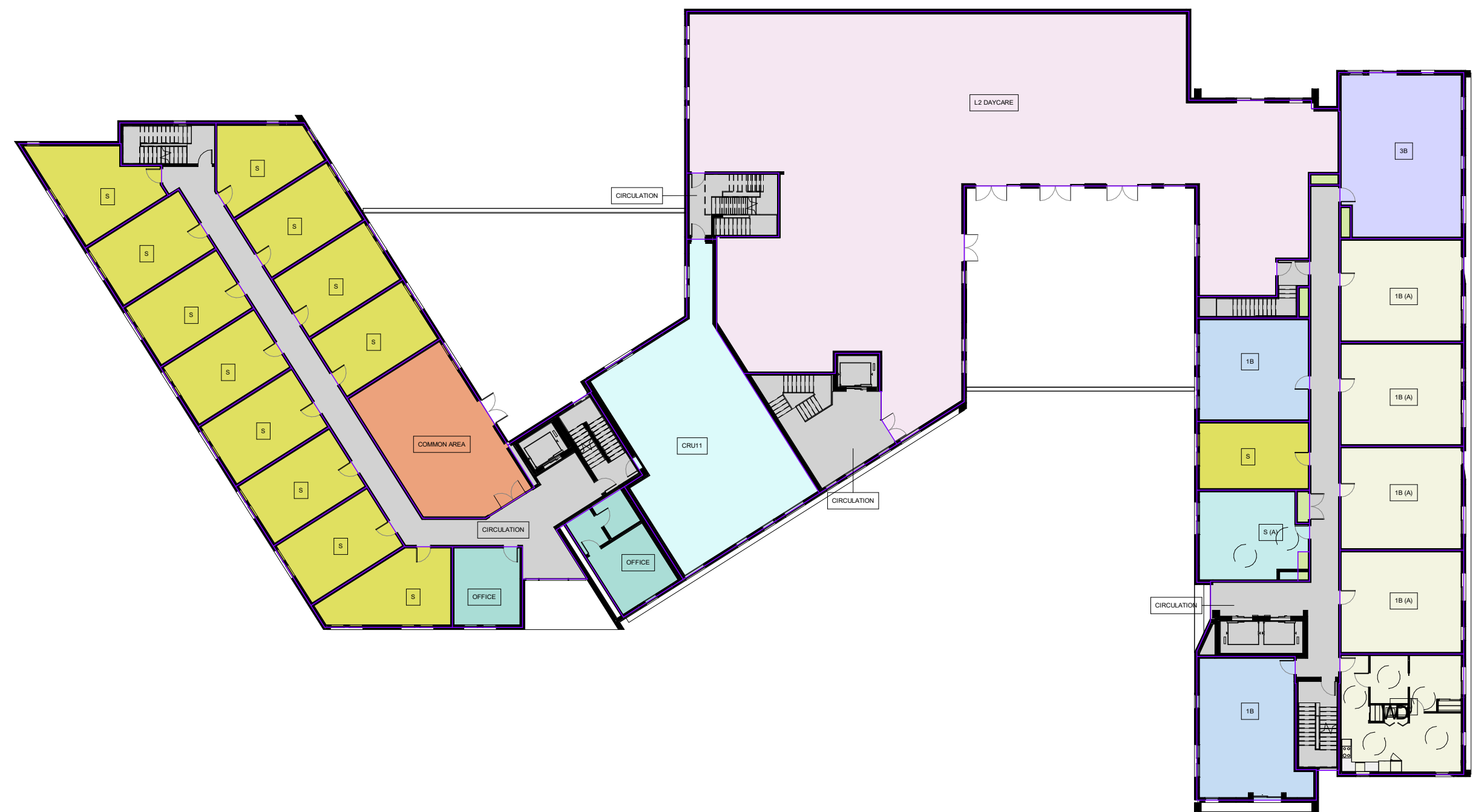
Unit Type	Area sqm.	AREA sqf.
CIRCULATION	76.8 m ²	826.4 SF
TOTAL AREA	76.8 m ²	826.4 SF

L1 COMMERCIAL GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	69.1 m ²	743.6 SF
CIRCULATION	9.5 m ²	102.3 SF
CIRCULATION	37.1 m ²	399.6 SF
CIRCULATION	53.8 m ²	578.8 SF
CRU 01	238.2 m ²	2563.9 SF
CRU 02	203.1 m ²	2196.6 SF
CRU 03	153.1 m ²	1647.6 SF
CRU 04	133.6 m ²	1438.3 SF
CRU 05	892.3 m ²	9604.8 SF
CRU 06	85.7 m ²	922.3 SF
CRU 07	46.8 m ²	503.3 SF
CRU 08	58.5 m ²	629.8 SF
CRU 09	58.6 m ²	630.3 SF
CRU 10	47.2 m ²	507.6 SF
MECH	19.8 m ²	213.1 SF
TOTAL AREA	2106.3 m ²	22671.8 SF

L1 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2288.04 m ²	24628.2 SF



LEVEL 2.

L2 Rental A GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
S	31.5 m ²	338.8 SF
S	33.6 m ²	362.2 SF
S	33.7 m ²	362.3 SF
S	37.9 m ²	408.4 SF
S	33.6 m ²	361.9 SF
S	33.6 m ²	362 SF
S	33.6 m ²	362 SF
S	33.6 m ²	362.1 SF
S	33.6 m ²	362.2 SF
S	33.7 m ²	362.3 SF
S	36.7 m ²	394.7 SF
S	33.7 m ²	362.2 SF
S: 12	408.9 m ²	4401 SF
OFFICE	24.4 m ²	262.3 SF
OFFICE	33.5 m ²	360.1 SF
OFFICE: 2	57.8 m ²	622.4 SF
COMMON AREA	80.1 m ²	862.2 SF
COMMON AREA: 1	80.1 m ²	862.2 SF
CIRCULATION	147.8 m ²	1591.1 SF
CIRCULATION: 1	147.8 m ²	1591.1 SF
TOTAL AREA	694.6 m ²	7476.7 SF

L2 COMMERCIAL GROSS AREA SCHEDULE

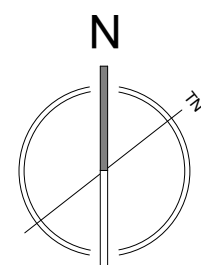
Unit Type	Area sqm.	AREA sqf.
CIRCULATION	25.5 m ²	274.8 SF
CIRCULATION	14.2 m ²	152.5 SF
CIRCULATION	51.1 m ²	550.4 SF
CRU11	152.2 m ²	1638.8 SF
L2 DAYCARE	672.7 m ²	7240.4 SF
TOTAL AREA	915.7 m ²	9856.9 SF

L2 RENTAL B GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
S (A)	40.8 m ²	439.5 SF
S (A): 1	40.8 m ²	439.5 SF
S	33.4 m ²	359.1 SF
S: 1	33.4 m ²	359.1 SF
CIRCULATION	116.2 m ²	1250.7 SF
CIRCULATION: 1	116.2 m ²	1250.7 SF
3B	87.1 m ²	937.9 SF
3B: 1	87.1 m ²	937.9 SF
1B (A)	55.3 m ²	595.2 SF
1B (A)	55.2 m ²	594.7 SF
1B (A)	55.3 m ²	595.7 SF
1B (A)	55.3 m ²	595.2 SF
1B (A)	64.5 m ²	694.2 SF
1B (A): 5	285.7 m ²	3075 SF
1B	64 m ²	688.8 SF
1B	50.2 m ²	540.1 SF
1B: 2	114.2 m ²	1228.9 SF
TOTAL AREA	677.4 m ²	7291 SF

L2 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2295.71 m ²	24710.8 SF





LEVEL 3.

L3 Rental A GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	51.2 m²	551.4 SF
S (A)	43.4 m²	466.9 SF
S (A): 2	94.6 m²	1018.4 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	38 m²	408.7 SF
S	32.3 m²	347.5 SF
S	33.6 m²	362.2 SF
S	33.7 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.5 m²	360.9 SF
S: 12	406.6 m²	4376.7 SF
TOTAL AREA	501.2 m²	5395.1 SF

L3 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2200.8 m²	23689.2 SF

L3 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
1B	60.8 m²	654.2 SF
1B	63.6 m²	684.2 SF
1B: 2	124.3 m²	1338.4 SF
1B (A)	55.3 m²	595.8 SF
1B (A)	64.3 m²	692.4 SF
1B (A)	55.4 m²	596 SF
1B (A)	55.3 m²	595.2 SF
1B (A)	55.4 m²	596.3 SF
1B (A): 5	285.7 m²	3075.8 SF
2B	73.4 m²	790.6 SF
2B	78.8 m²	848.6 SF
2B: 2	152.3 m²	1639.2 SF
3B	87.1 m²	937.9 SF
3B	84.6 m²	910.2 SF
3B: 2	171.7 m²	1848.1 SF
CIRCULATION	251.5 m²	2707 SF
CIRCULATION: 1	251.5 m²	2707 SF
COMMON AREA	16.5 m²	177.6 SF
COMMON AREA: 1	16.5 m²	177.6 SF
S	33.4 m²	359.1 SF
S	33.4 m²	359.6 SF
S	33.4 m²	359.1 SF
S	33.2 m²	357.2 SF
S	46.5 m²	500.7 SF
S	33.7 m²	362.8 SF
S	33.3 m²	358.5 SF
S	33.3 m²	358.5 SF
S	33.3 m²	358.8 SF
S	33.3 m²	358.3 SF
S	35 m²	376.8 SF
S	36.4 m²	391.4 SF
S	33.3 m²	358.2 SF
S	34 m²	366.4 SF
S: 14	485.5 m²	5225.4 SF
S (A)	40.9 m²	439.7 SF
S (A): 1	40.9 m²	439.7 SF
TOTAL AREA	1528.4 m²	16451.2 SF



LEVEL 4.

L4 Rental A GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	51.2 m²	551.4 SF
S (A)	43.4 m²	466.9 SF
S (A): 2	94.6 m²	1018.4 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	38 m²	408.7 SF
S	32.3 m²	347.5 SF
S	33.6 m²	362.2 SF
S	33.7 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.5 m²	360.9 SF
S: 12	406.6 m²	4376.7 SF
CIRCULATION	147.1 m²	1583.2 SF
CIRCULATION: 1	147.1 m²	1583.2 SF
TOTAL AREA	648.3 m²	6978.3 SF

L4 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2200.91 m²	23690.4 SF

L4 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	40.9 m²	439.8 SF
S (A): 1	40.9 m²	439.8 SF
S	33.4 m²	359.1 SF
S	33.4 m²	359.6 SF
S	33.4 m²	359.1 SF
S	33.2 m²	357.2 SF
S	46.5 m²	500.7 SF
S	33.7 m²	362.8 SF
S	33.3 m²	358.5 SF
S	33.3 m²	358.5 SF
S	33.3 m²	358.8 SF
S	33.3 m²	358.3 SF
S	35 m²	376.8 SF
S	36.4 m²	391.4 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358 SF
S: 14	484.7 m²	5216.9 SF
COMMON AREA	16.5 m²	177.6 SF
COMMON AREA: 1	16.5 m²	177.6 SF
CIRCULATION	250.8 m²	2699.7 SF
CIRCULATION: 1	250.8 m²	2699.7 SF
3B	87.1 m²	937.9 SF
3B	84.6 m²	910.2 SF
3B: 2	171.7 m²	1848.1 SF
2B	73.4 m²	790.6 SF
2B	78.8 m²	848.6 SF
2B: 2	152.3 m²	1639.2 SF
1B (A)	55.3 m²	595.8 SF
1B (A)	64.3 m²	692.4 SF
1B (A)	55.4 m²	596 SF
1B (A)	55.3 m²	595.2 SF
1B (A)	55.4 m²	596.3 SF
1B (A): 5	285.7 m²	3075.8 SF
1B	60.8 m²	654.2 SF
1B	64 m²	688.8 SF
1B: 2	124.8 m²	1342.9 SF
TOTAL AREA	1527.3 m²	16440 SF



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

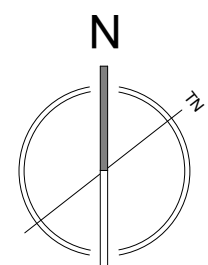
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

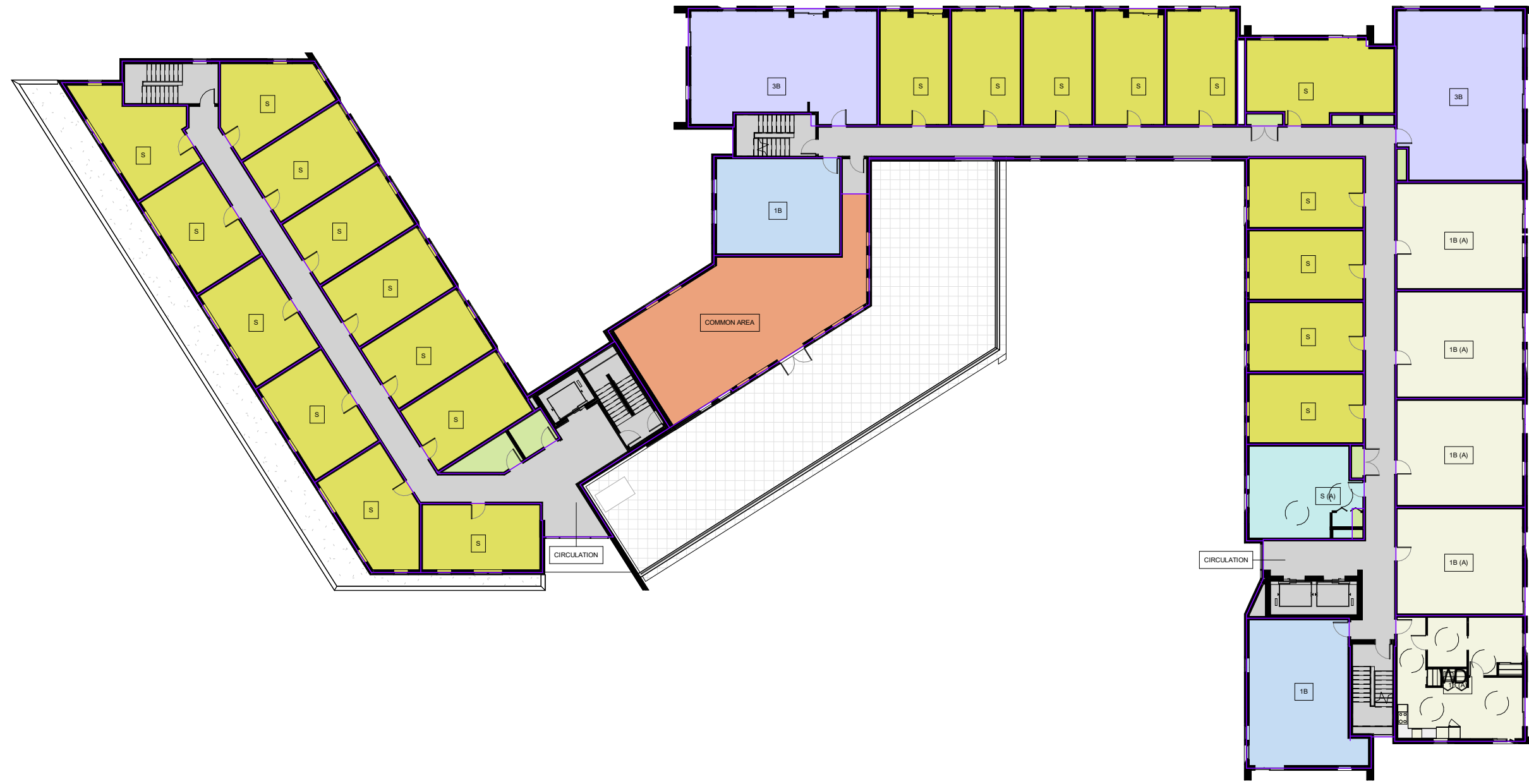
LEVEL 3 & 4 AREA BREAKDOWN

Feb. 25 | 2019

1 : 300



DP41

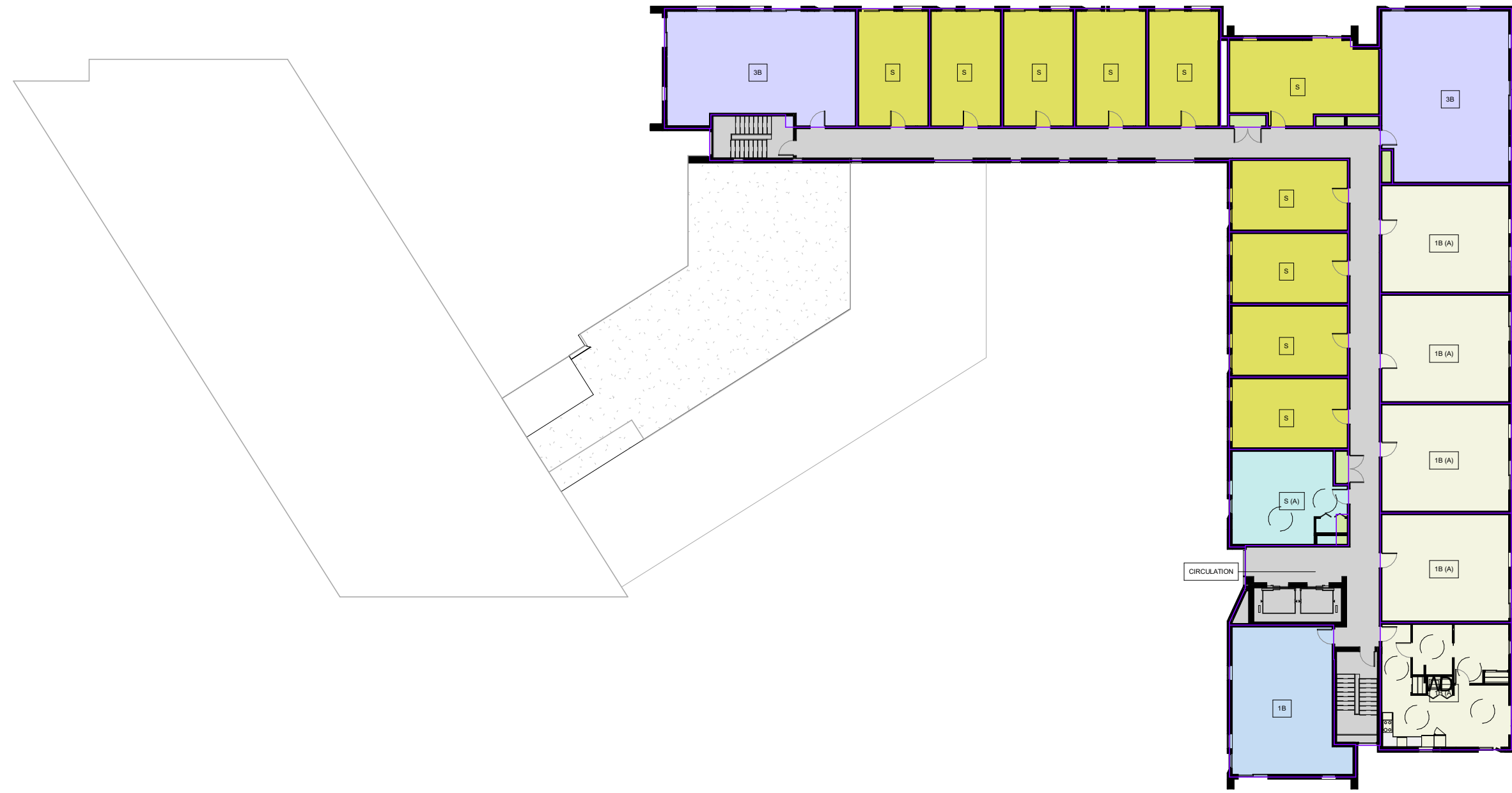


LEVEL 5.

L5 Rental A GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S	32.2 m²	347.1 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.6 m²	362.2 SF
S	33.5 m²	360.9 SF
S	34 m²	365.7 SF
S	34 m²	365.9 SF
S	34 m²	366.5 SF
S	34.7 m²	373.8 SF
S	33.1 m²	356.5 SF
S	33.9 m²	365.4 SF
S: 12	404.2 m²	4350.5 SF
CIRCULATION	145.1 m²	1562.2 SF
CIRCULATION: 1	145.1 m²	1562.2 SF
TOTAL AREA	549.3 m²	5912.8 SF

L5 TOTAL GROSS AREA	
Area sqm.	AREA sqf.
1841.81 m²	19825.1 SF

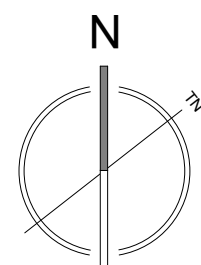
L5 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	40.8 m²	439.6 SF
S (A): 1	40.8 m²	439.6 SF
S	33.3 m²	358.4 SF
S	33.3 m²	358.4 SF
S	33.3 m²	358.3 SF
S	46.5 m²	500.3 SF
S	33.7 m²	362.5 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.4 SF
S: 10	346.5 m²	3729.2 SF
COMMON AREA	107.2 m²	1154 SF
COMMON AREA: 1	107.2 m²	1154 SF
CIRCULATION	203.6 m²	2191 SF
CIRCULATION: 1	203.6 m²	2191 SF
3B	84.6 m²	910.5 SF
3B	87.1 m²	938 SF
3B: 2	171.7 m²	1848.4 SF
1B (A)	55.3 m²	595.6 SF
1B (A)	64.6 m²	695.6 SF
1B (A)	55.3 m²	595.6 SF
1B (A)	55.3 m²	595.1 SF
1B (A)	55.4 m²	596.2 SF
1B (A): 5	286 m²	3078.2 SF
1B	63.9 m²	687.9 SF
1B	49.2 m²	529.7 SF
1B: 2	113.1 m²	1217.5 SF
TOTAL AREA	1268.9 m²	13658 SF

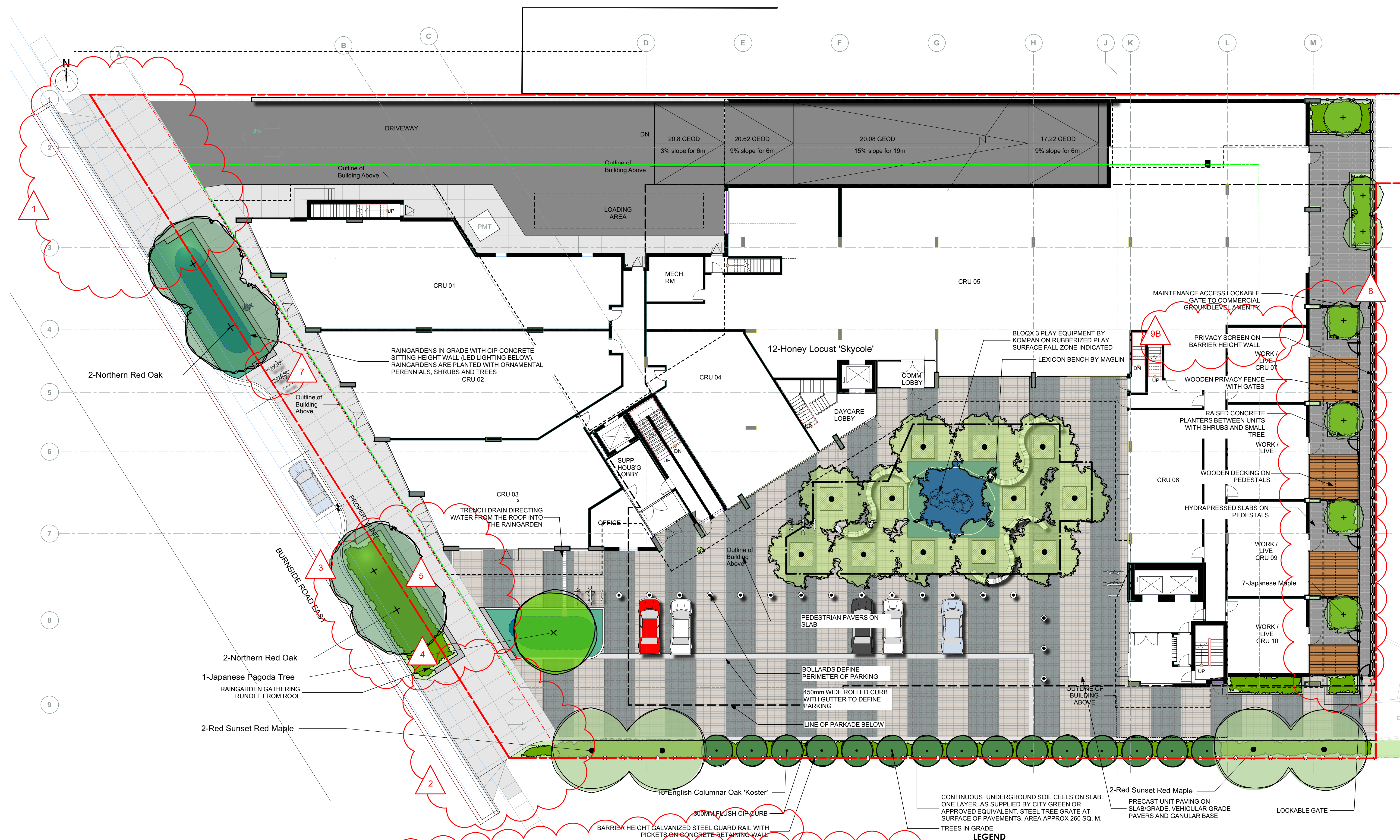


LEVEL 6.

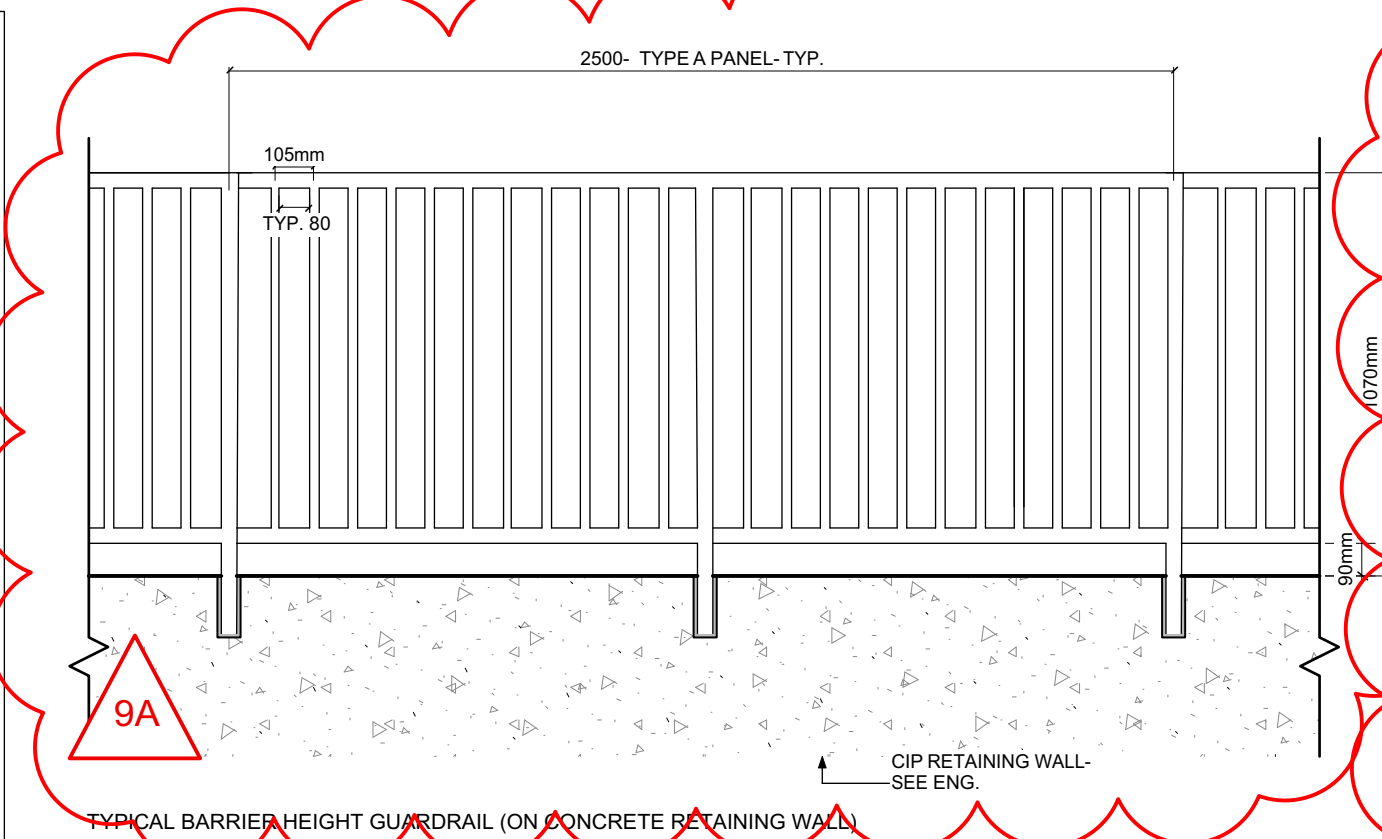
L6 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	40.8 m²	439 SF
S (A): 1	40.8 m²	439 SF
S	33.3 m²	358.2 SF
S	33.4 m²	359.6 SF
S	33.4 m²	359.1 SF
S	46.4 m²	499.9 SF
S	33.6 m²	361.7 SF
S	33.2 m²	357.5 SF
S	33.2 m²	357.5 SF
S	33.2 m²	357.5 SF
S	33.2 m²	357.5 SF
S	33.4 m²	359.1 SF
S: 10	346.3 m²	3727.3 SF
CIRCULATION	200.6 m²	2159.5 SF
CIRCULATION: 1	200.6 m²	2159.5 SF
3B	84.7 m²	911.4 SF
3B	87.3 m²	939.7 SF
3B: 2	172 m²	1851.1 SF
1B (A)	55.5 m²	597.4 SF
1B (A)	64.4 m²	692.9 SF
1B (A)	55.5 m²	597.4 SF
1B (A)	55.4 m²	596.8 SF
1B (A)	55.5 m²	597.9 SF
1B (A): 5	286.4 m²	3082.3 SF
1B	64 m²	688.7 SF
1B: 1	64 m²	688.7 SF
TOTAL AREA	1110 m²	11947.9 SF

L6 TOTAL GROSS AREA	
Area sqm.	AREA sqf.
1119.95 m²	12055 SF





PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES:			
7		Acer palmatum	Japanese Maple
4		Acer rubrum 'Red Sunset'	Red Sunset Red Maple
12		Gleditsia triacanthos inermis 'Skycole'	Honey Locust 'Skycole'
15		Quercus robur 'Fastigiata Koster'	English Columnar Oak 'Koster'
4		Quercus rubra	Northern Red Oak
1		Styphnolobium japonicum	Japanese Pagoda Tree
SHRUBS/PERENNIALS/GRASSES/VINES:			
AL	124	Anemone pulsatilla	New Zealand Wind Grass
Brs	23	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'
Bw-1	12	Buxus 'Green Beauty'	Green Beauty Boxwood
Csk	31	Cornus sericea 'Kelsey'	Dwarf Red-twigged Dogwood
CJEN	6	Cryptomeria japonica 'Elegans Nana'	Elegans Nana Japanese Cedar
GIW	12	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura
HAL	24	Hydrangea annabelle 'Limelight'	Limelight Hydrangea
Jcg	174	Juncus 'Carmen's Grey'	Soft Common Rush
Lp	127	Lonicera pileata	Privet Honeyuckle
NDH	208	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo
Sco	17	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag
SJa	15	Spiraea japonica var. albiflora	Japanese spirea



LEGEND	
	Property Line
	Parking Structure Below Grade
	Plaza Pavements (Non-porous) - Exposed aggregate VS5 Collection 75 x various x 108mm. See L4 Stormwater Management Plan
	Concrete Walkways
	Poreclain Tiles on Pedestals. By Abbotsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.
	Hydrapressed Slabs on Pedestals
	Bollard - Defines Parking Lot

	Bike Rack (6 bikes)
	Sitting Height Wall
	Wood Decking on Pedestals
	Rubberized Play Surface
	Synthetic Lawn
	Bench - Option by Maglin
	Rain Garden
	Deciduous Trees
	Shrub Planting

NOT FOR CONSTRUCTION

rev no	description	date
2	Revised Rezoning	2/20/19
1	DP	11/21/18



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

project
Crosstown
3020 Douglas
Ave, Victoria BC

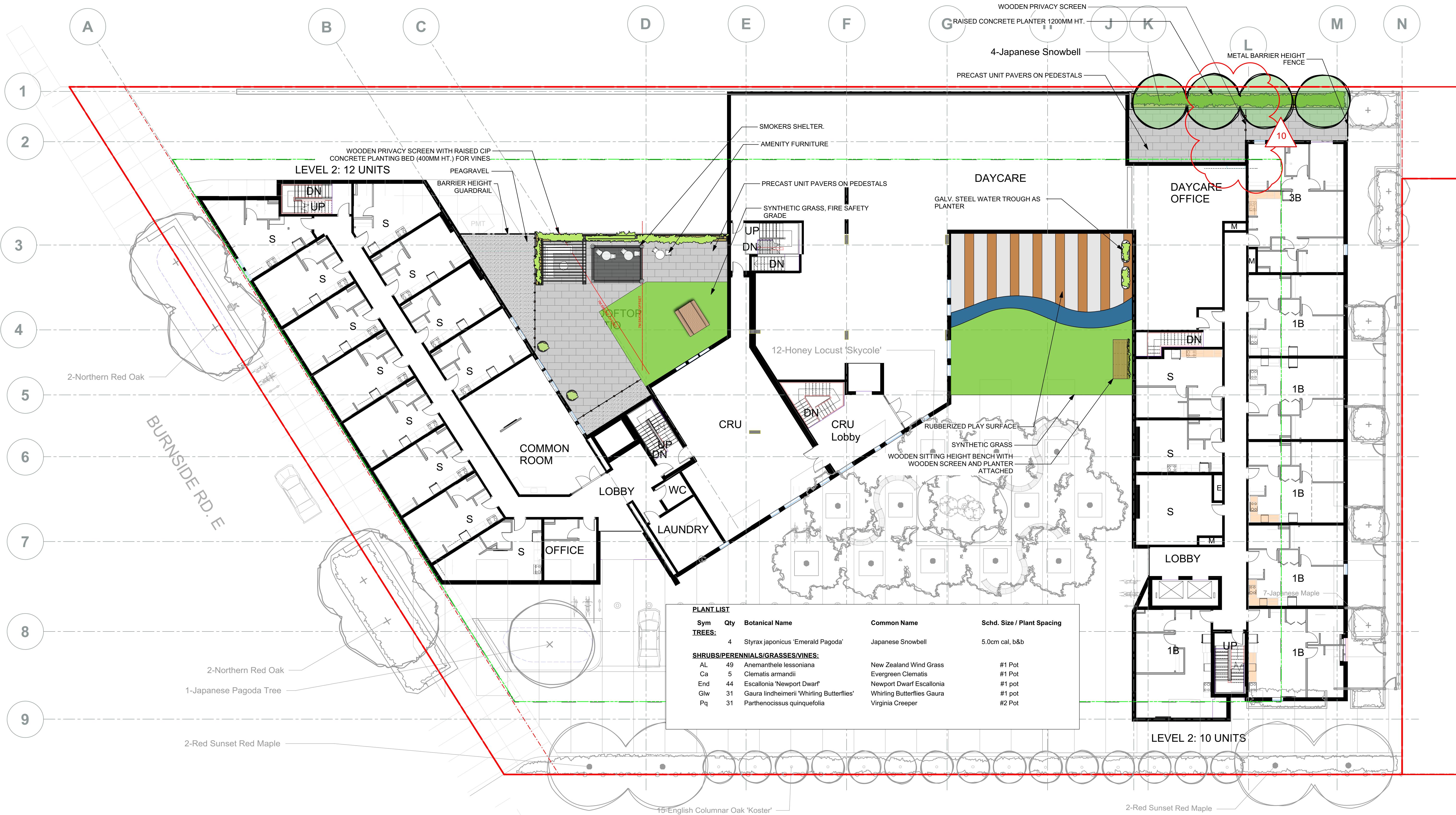
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**Landscape Plan-
Ground Level**

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

1

L1



PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	
TREES:					
	4	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b	
SHRUBS/PERENNIALS/GRASSES/VINES:					
AL	49	Anemranthele lessoniana	New Zealand Wind Grass	#1 Pot	
Ca	5	Clematis armandii	Evergreen Clematis	#1 Pot	
End	44	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot	
Glw	31	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot	
Pq	31	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot	

CHARACTER IMAGES:



Roof Top Amenity Space



Roof Top Play Space



Plaza



Bollard

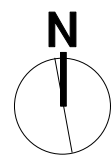


Plaza

NOT FOR CONSTRUCTION

2	Revised Rezoning	2/20/19
1	DP	11/2118
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Cuddehill Road
Victoria, BC V8Z 1G1
Phone: 250-412-2891
Fax: 250-412-2892



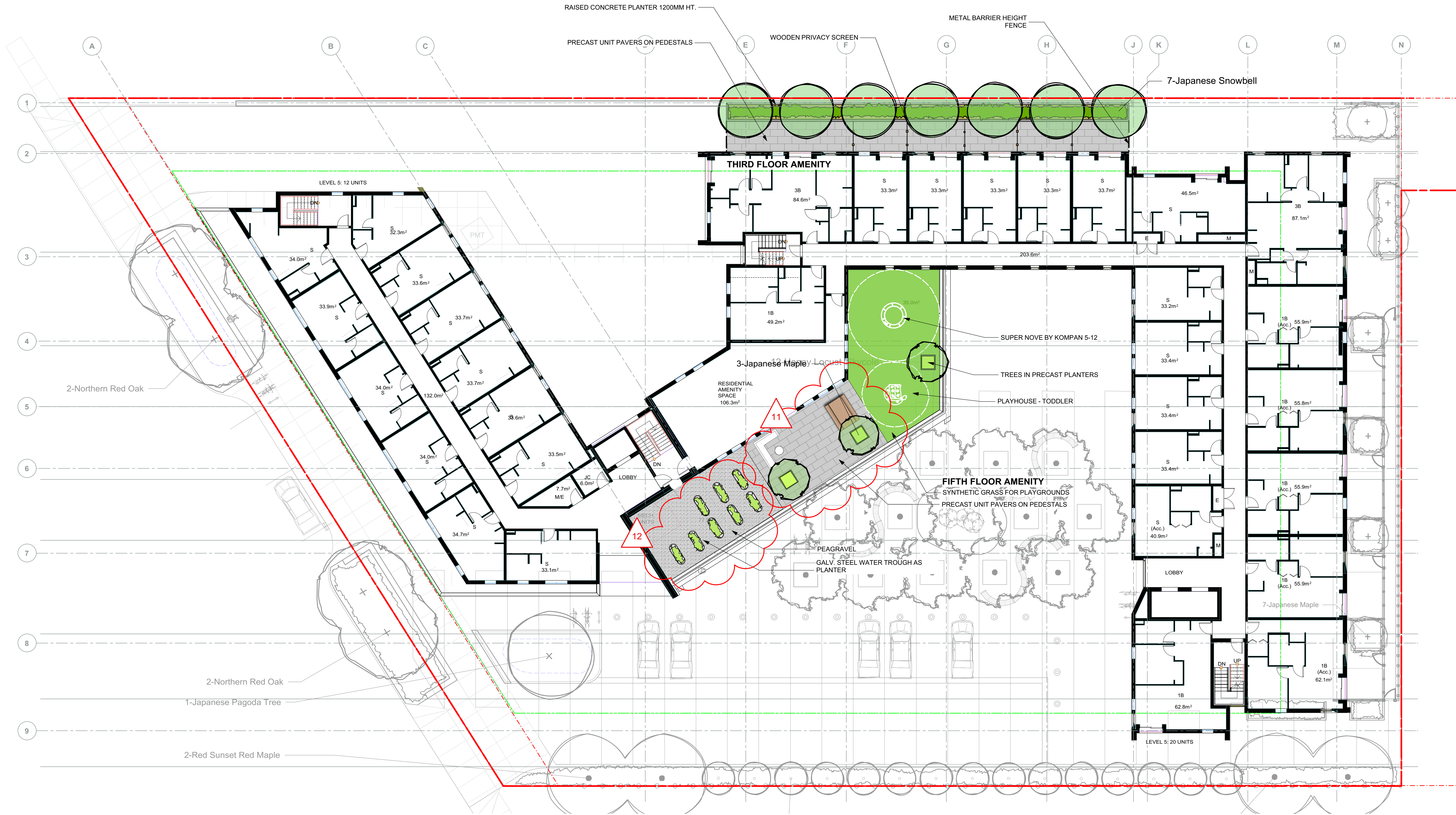
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title

**Landscape Plan-
Second Level**

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	3	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	7	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
NDH	21	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot

LEGEND

	Property Line		Bike Rack (6 bikes)		Bench- Option by Maglin
	Parking Structure Below Grade		Sitting Height Wall		Raingarden
	Plaza Pavements (Non- porous)- Exopcrete V55 Collection 75 x various x 108mm. See L4 Stormwater Management Plan		Wood Decking on Pedestals		Deciduous Trees
	Concrete Walkways		Rubberized Play Surface		Shrub Planting
	Poreclain Tiles on Pedestals. By Abbottsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.		Synthetic Lawn		
	Hydrapressed Slabs on Pedestals				
	Bollard- Defines Parking Lot				

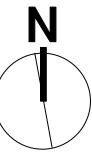
NOT FOR CONSTRUCTION

2	Revised Rezoning	2/20/19
1	DP	11/2118
rev no	description	date

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

200 - 524 Cuddehne 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

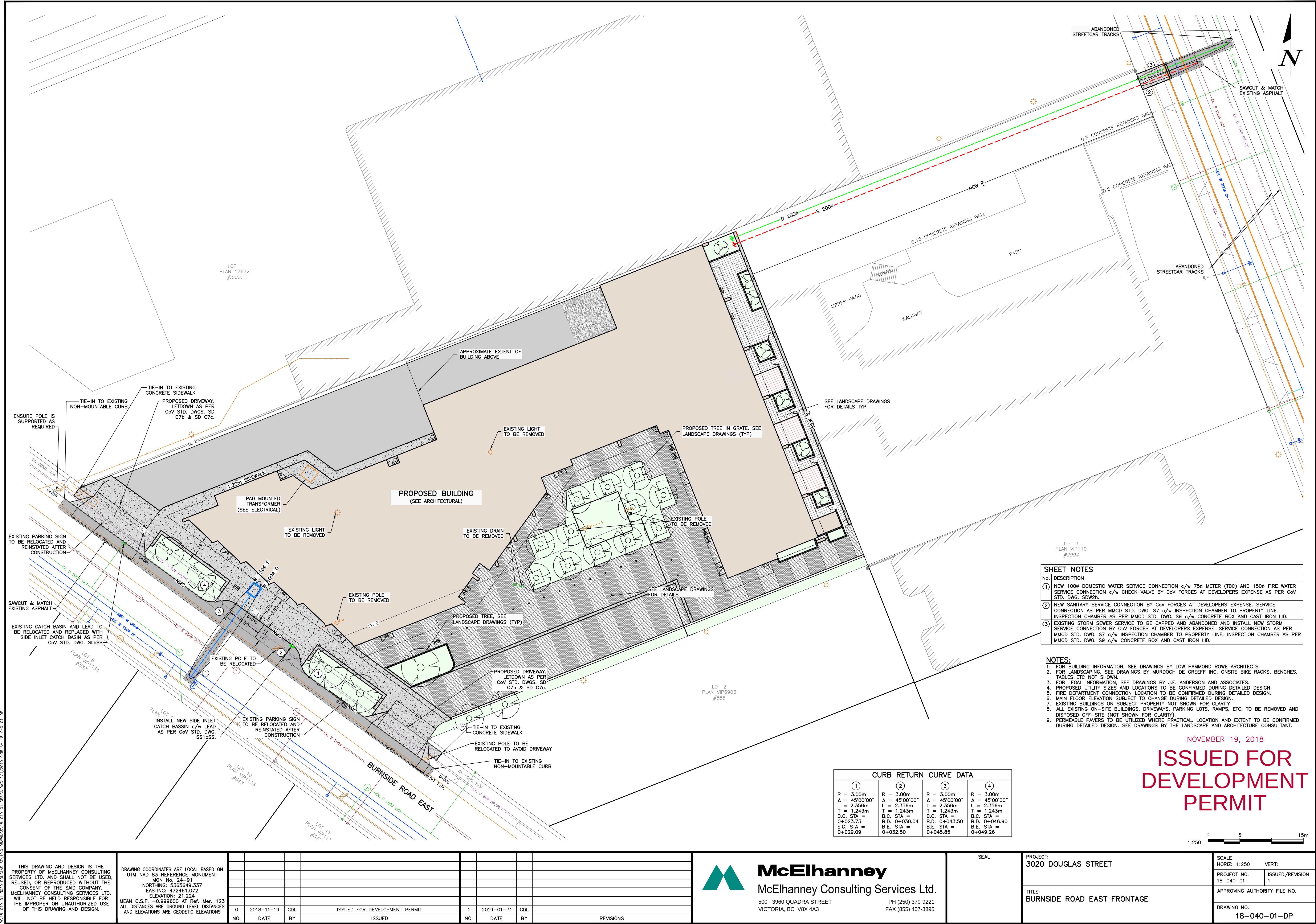
sheet title

**Landscape Plan-
Third and Fifth Level**

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

1

L3



SHEET NOTES	
No.	DESCRIPTION
①	NEW 100# DOMESTIC WATER SERVICE CONNECTION c/w 75# METER (TBC) AND 150# FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE AS PER CoV STD. DWG. SDW2h.
②	NEW SANITARY SERVICE CONNECTION BY CoV FORCES AT DEVELOPERS EXPENSE. SERVICE CONNECTION AS PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER TO PROPERTY LINE. INSPECTION CHAMBER AS PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
③	EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED AND INSTALL NEW STORM SERVICE CONNECTION BY CoV FORCES AT DEVELOPERS EXPENSE. SERVICE CONNECTION AS PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER TO PROPERTY LINE. INSPECTION CHAMBER AS PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.

- NOTES:
- FOR BUILDING INFORMATION, SEE DRAWINGS BY LOW HAMMOND ROWE ARCHITECTS.
 - FOR LANDSCAPING, SEE DRAWINGS BY MURDOCH DE GREFF INC. ONSITE BIKE RACKS, BENCHES, TABLES ETC NOT SHOWN.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON AND ASSOCIATES.
 - PROPOSED UTILITY SITES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
 - MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - EXISTING BUILDINGS ON SUBJECT PROPERTY NOT SHOWN FOR CLARITY.
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - PERMEABLE PAVERS TO BE UTILIZED WHERE PRACTICAL. LOCATION AND EXTENT TO BE CONFIRMED DURING DETAILED DESIGN. SEE DRAWINGS BY THE LANDSCAPE AND ARCHITECTURE CONSULTANT.

NOVEMBER 19, 2018

ISSUED FOR
DEVELOPMENT
PERMIT

CURB RETURN CURVE DATA			
①	②	③	④
R = 3.00m Δ = 45°00'00" L = 2.356m T = 1.243m B.C. STA = 0+023.73 E.C. STA = 0+029.09	R = 3.00m Δ = 45°00'00" L = 2.356m T = 1.243m B.C. STA = 0+030.04 E.C. STA = 0+032.50	R = 3.00m Δ = 45°00'00" L = 2.356m T = 1.243m B.C. STA = 0+043.50 E.C. STA = 0+045.85	R = 3.00m Δ = 45°00'00" L = 2.356m T = 1.243m B.C. STA = 0+046.90 E.C. STA = 0+049.26

1:250 0 5 15m

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DRAWING COORDINATES ARE LOCAL BASED ON UTM NAD 83 REFERENCE MONUMENT MON No. 24-91
NORTHING: 5365649.337
EASTING: 472461.072
ELEVATION: 21.224
MEAN C.S.F. = 0.999600 At Ref. Mer. 123
ALL DISTANCES ARE GROUND LEVEL DISTANCES AND ELEVATIONS ARE GEODETIC ELEVATIONS

0	2018-11-19	CDL	ISSUED FOR DEVELOPMENT PERMIT	1	2019-01-31	CDL	
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

McElhanney
McElhanney Consulting Services Ltd.
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX (855) 407-3695

SEAL

PROJECT:
3020 DOUGLAS STREET

TITLE:
BURNSIDE ROAD EAST FRONTAGE

SCALE
HORIZ: 1:250 VERT:

PROJECT NO.
18-040-01

ISSUED/REVISION
1

APPROVING AUTHORITY FILE NO.

DRAWING NO.
18-040-01-DP