

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

REV. APRIL 26, 2019



Site context
and photos

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ARCHITECTURAL

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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



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PROJECT CONTEXT

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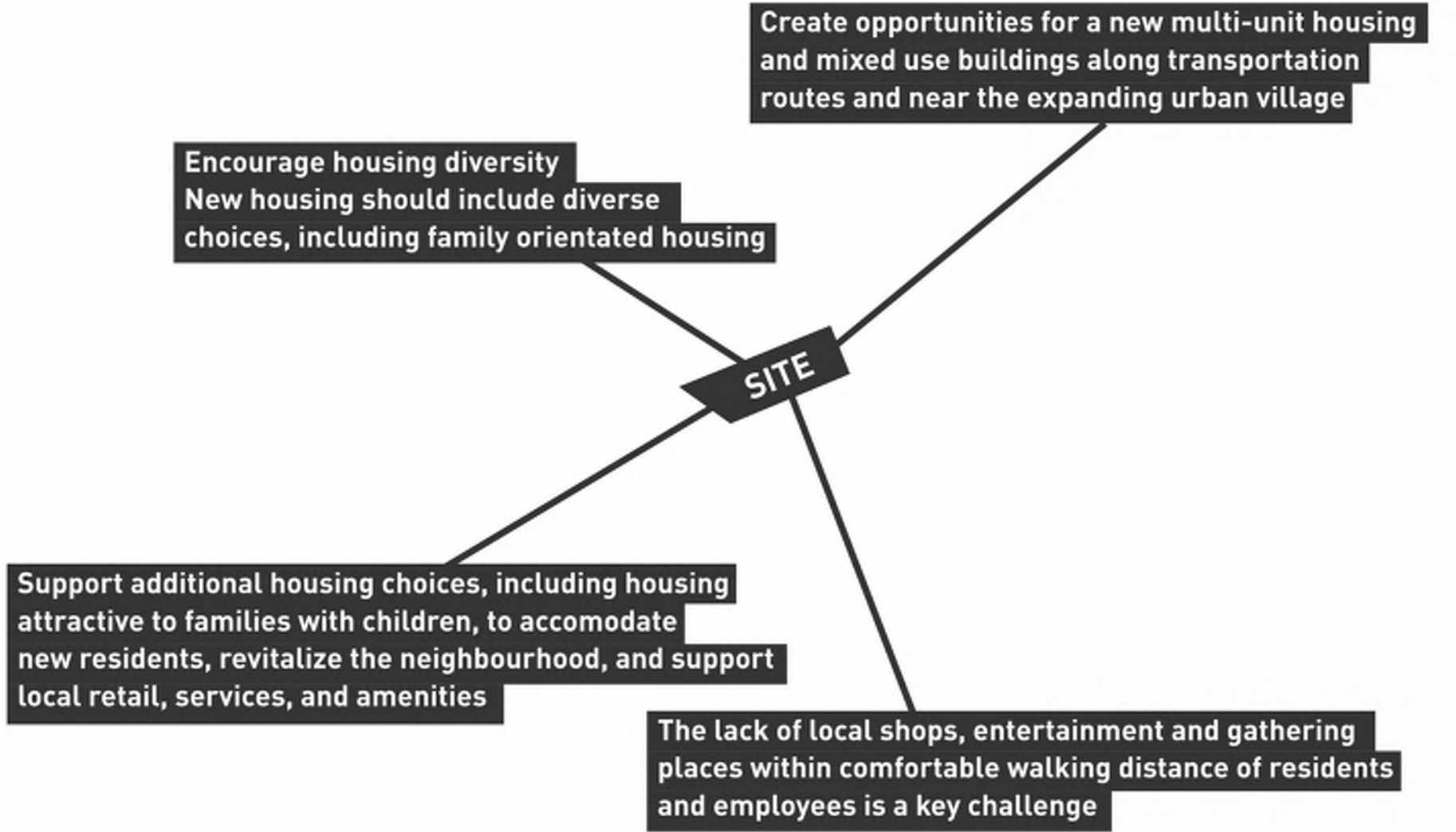
DP01



Neighbourhood context (BGNP p.9)



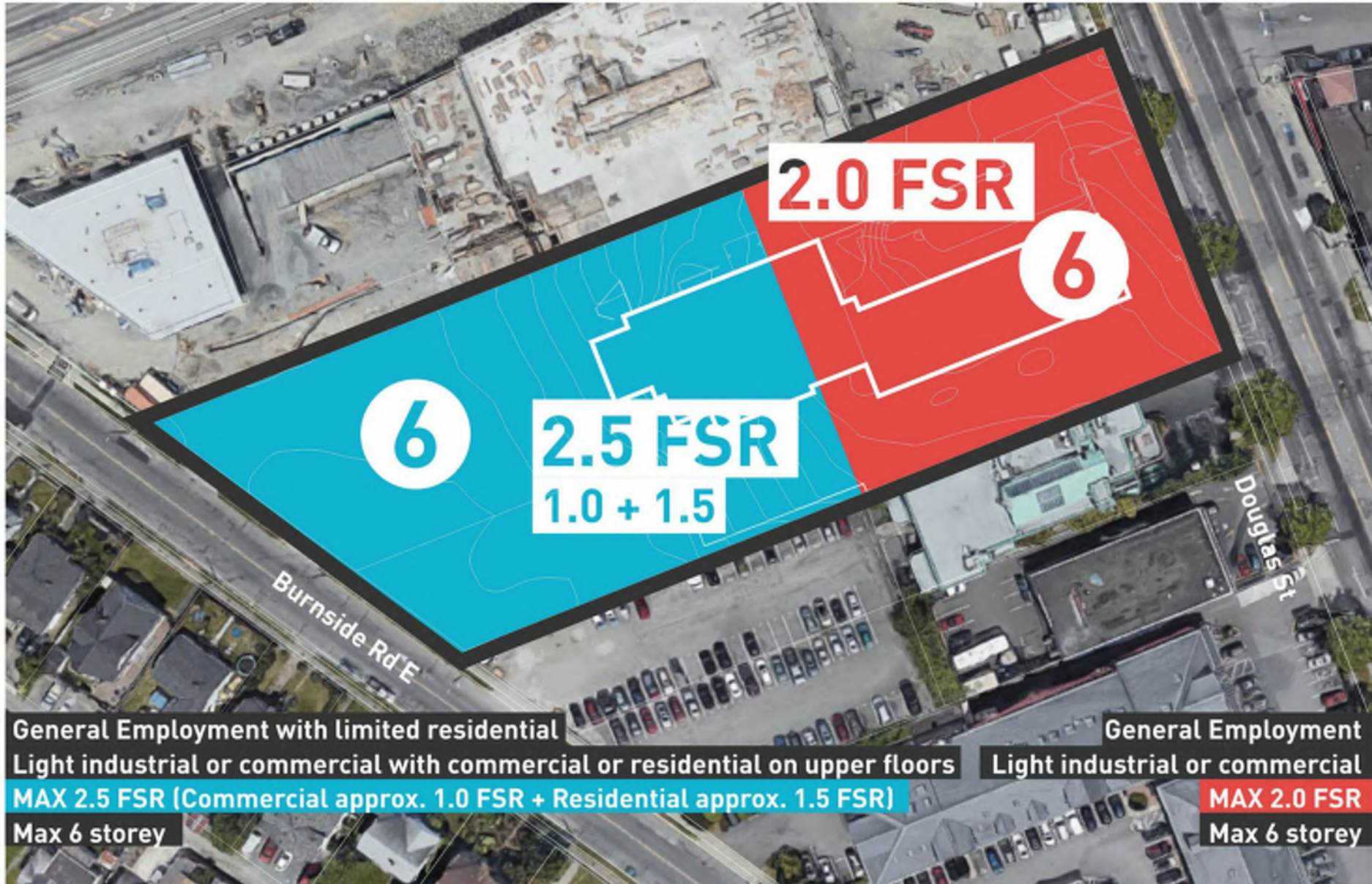
Big moves (BGNP p.15)



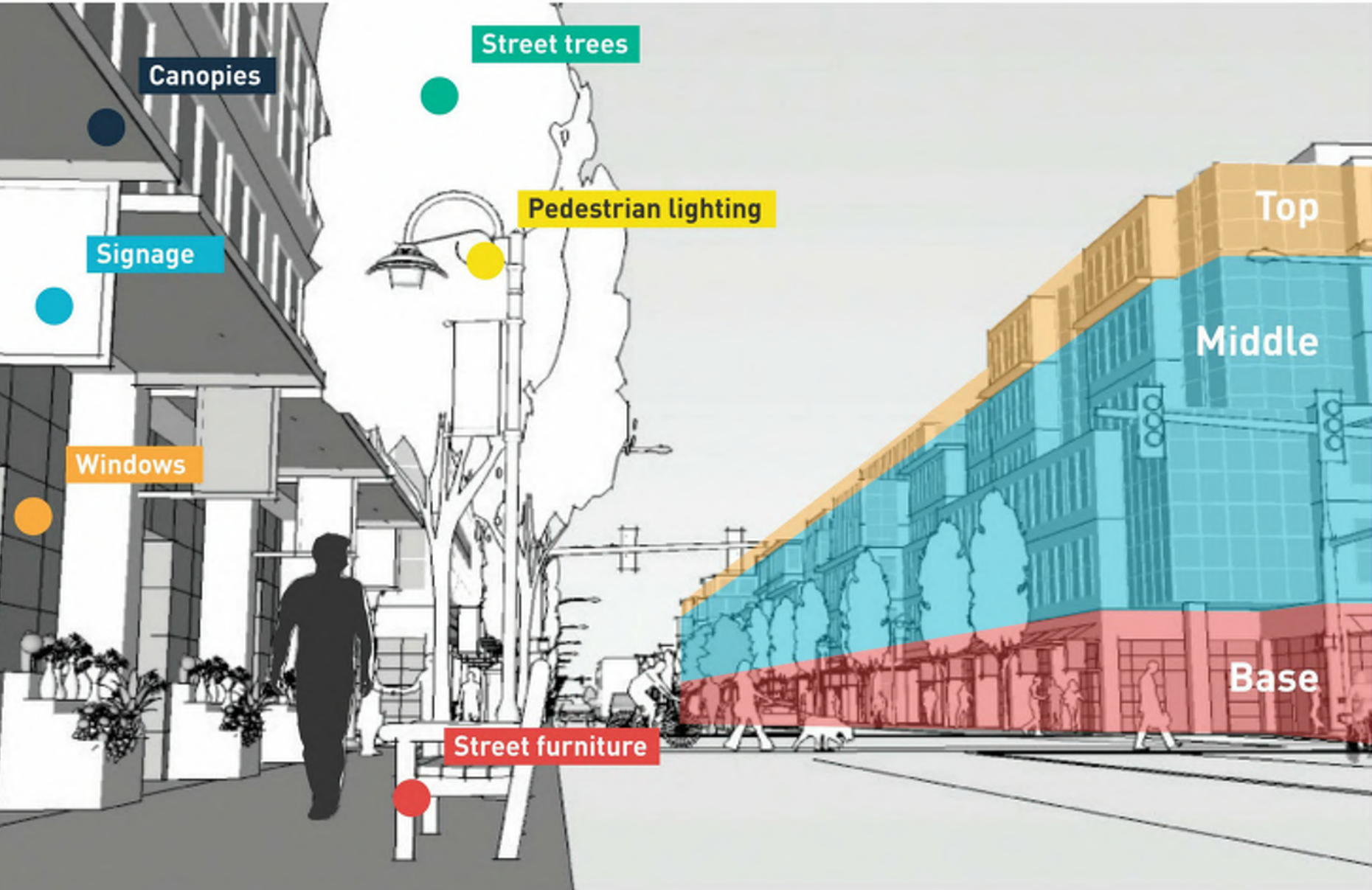
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



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

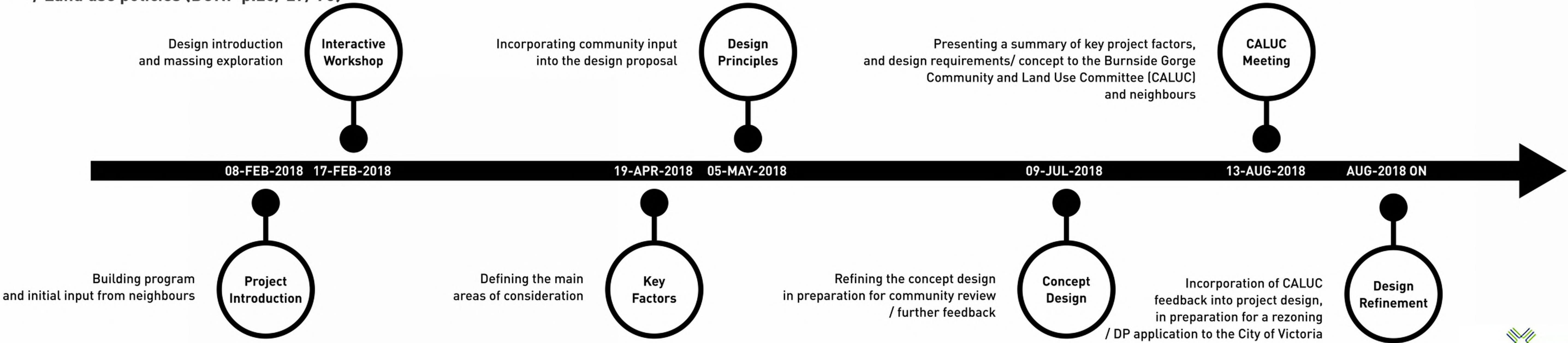


Land use policies- site (BGNP p.25/ 27/ 75)

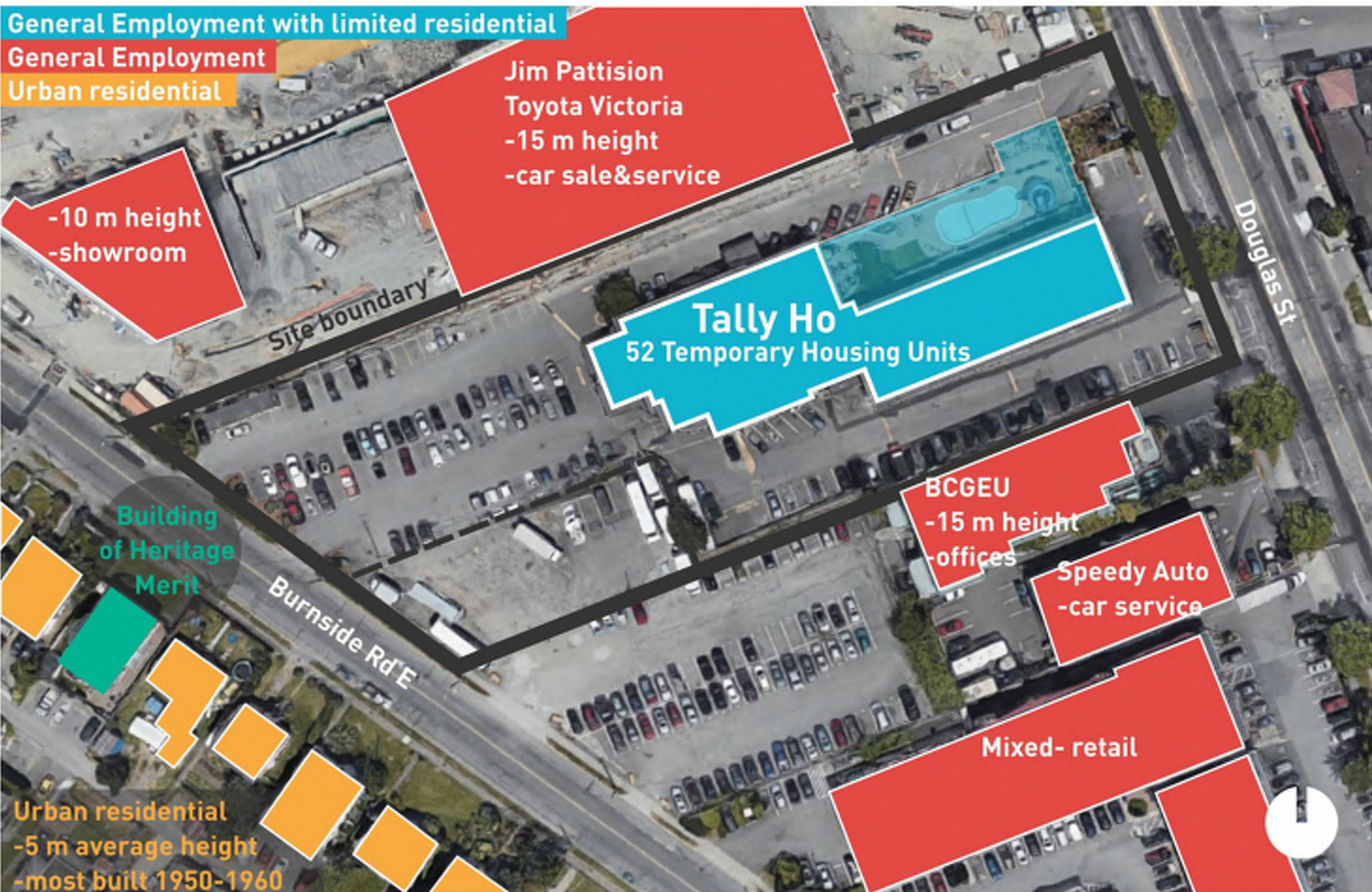


Human scale requirement (OCP p.75)

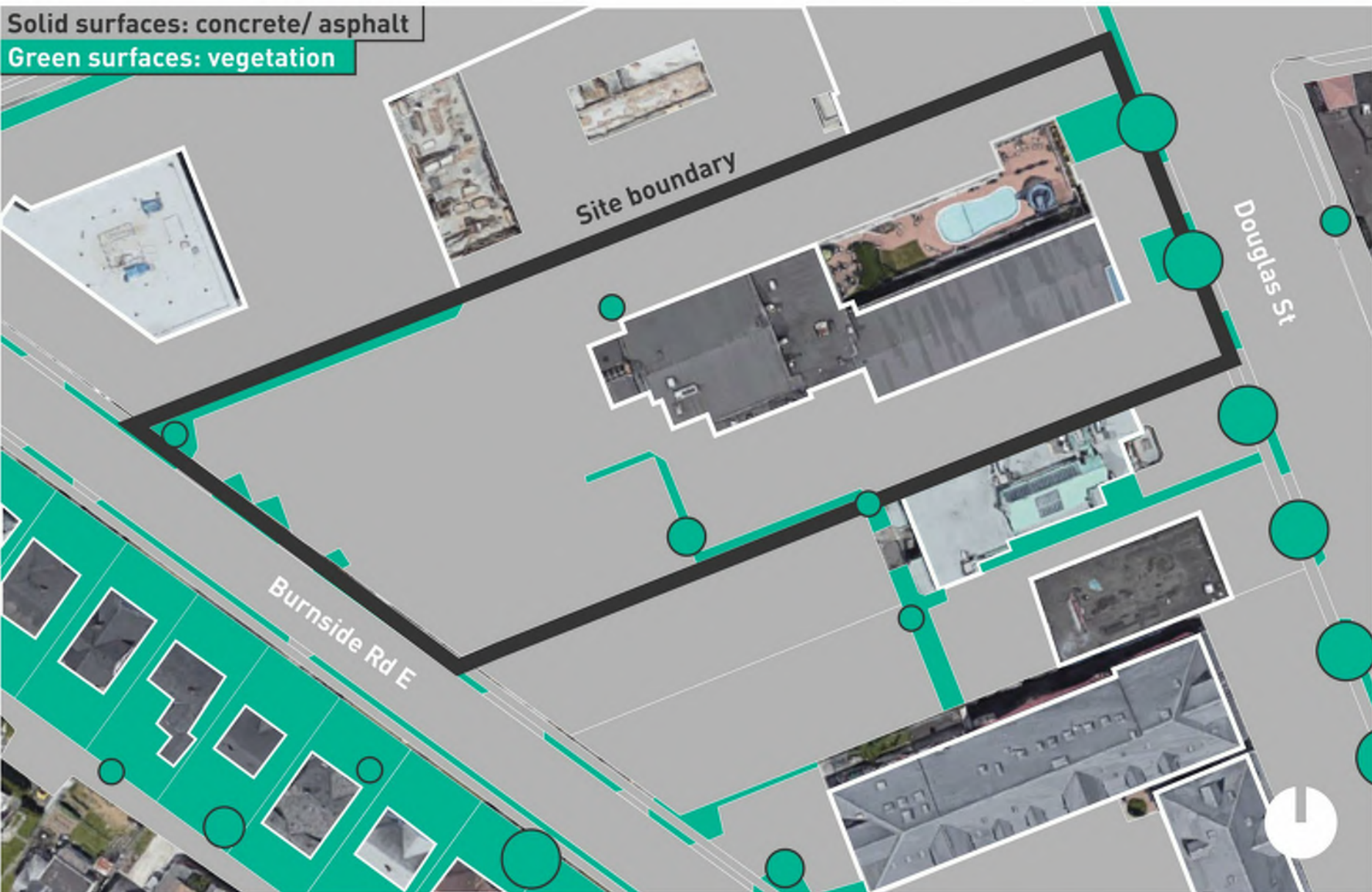
Community engagement timeline



Existing site



Existing neighbourhood- program and height

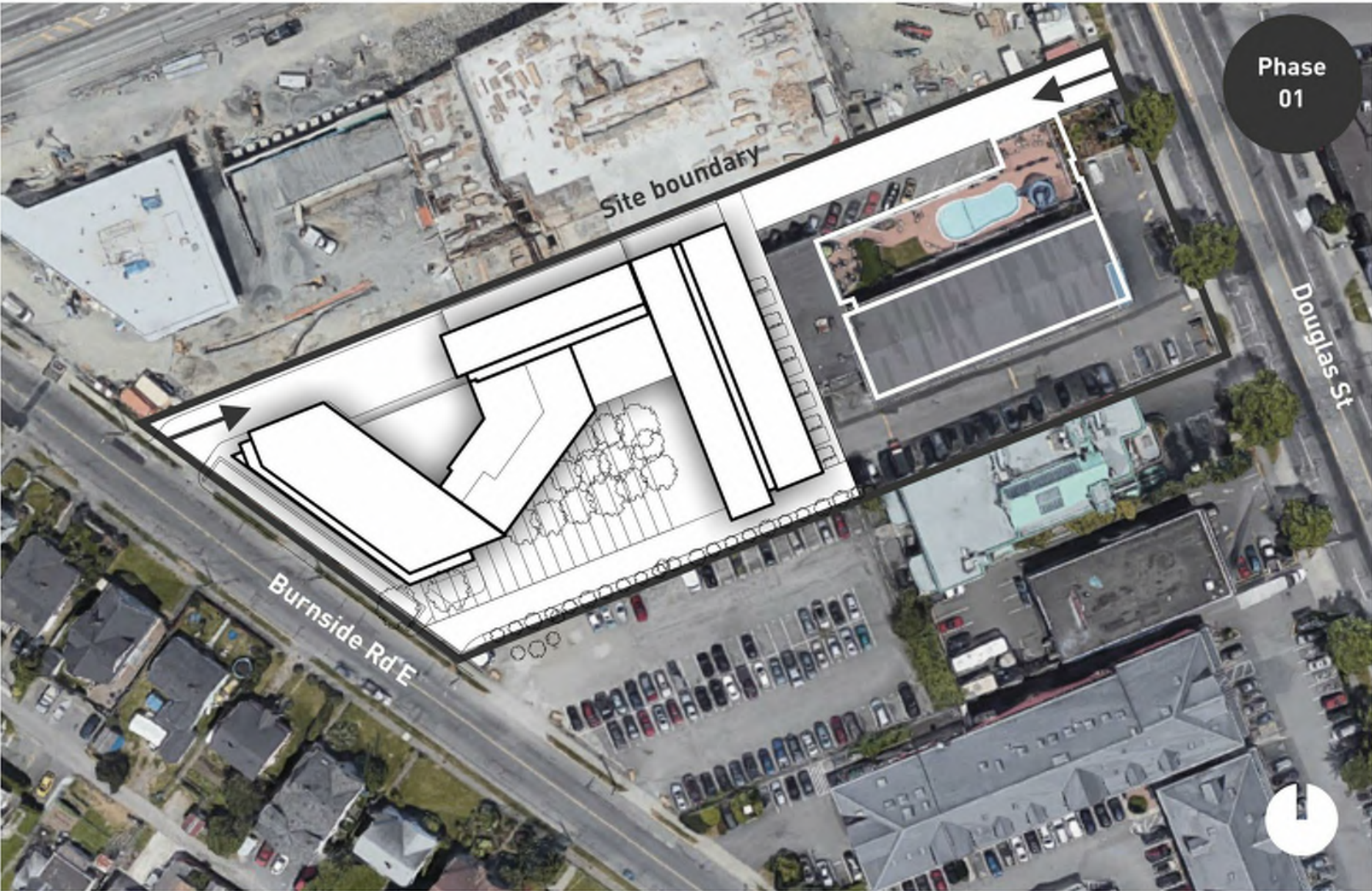


Existing landscape

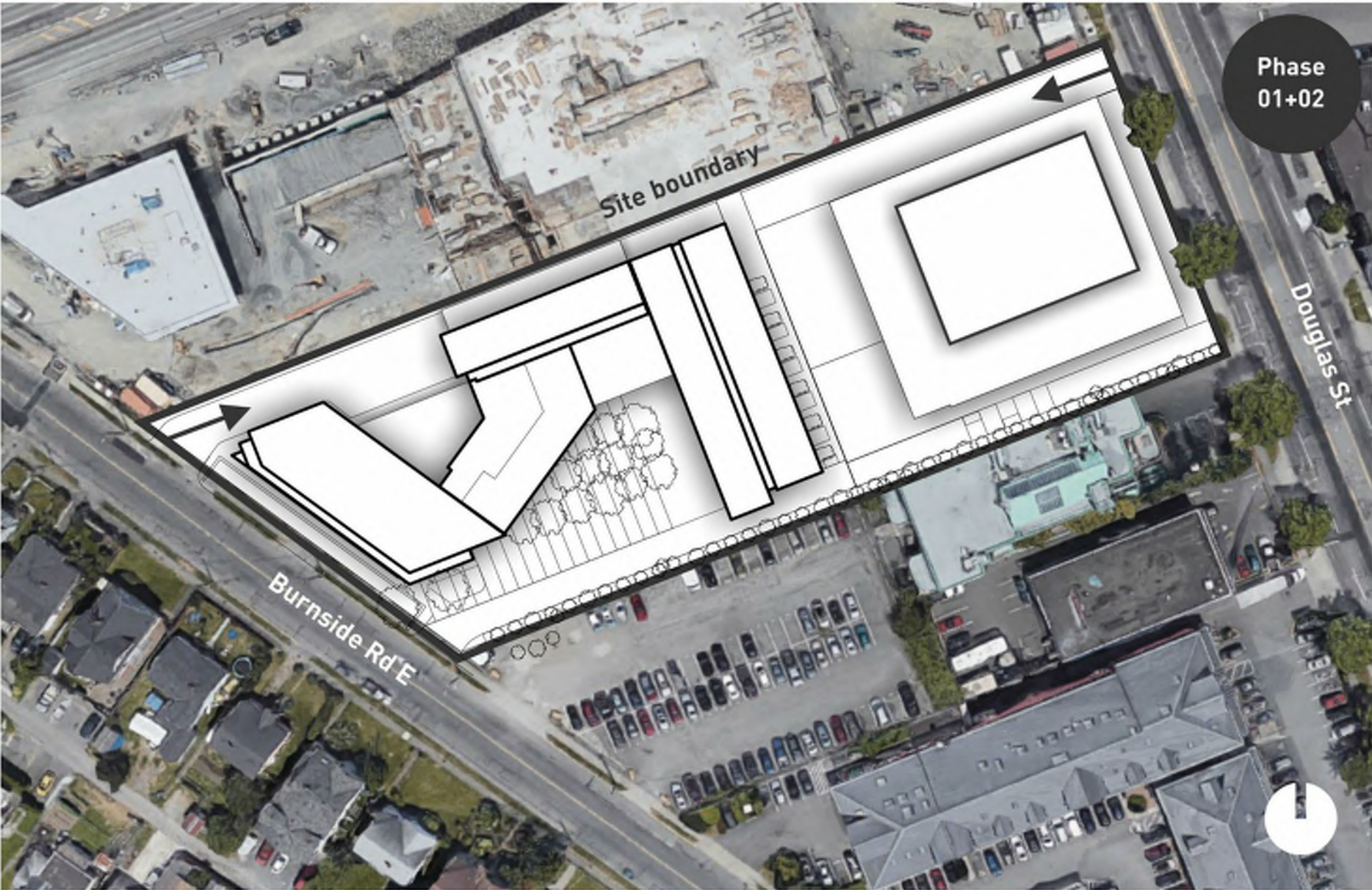


Existing circulation

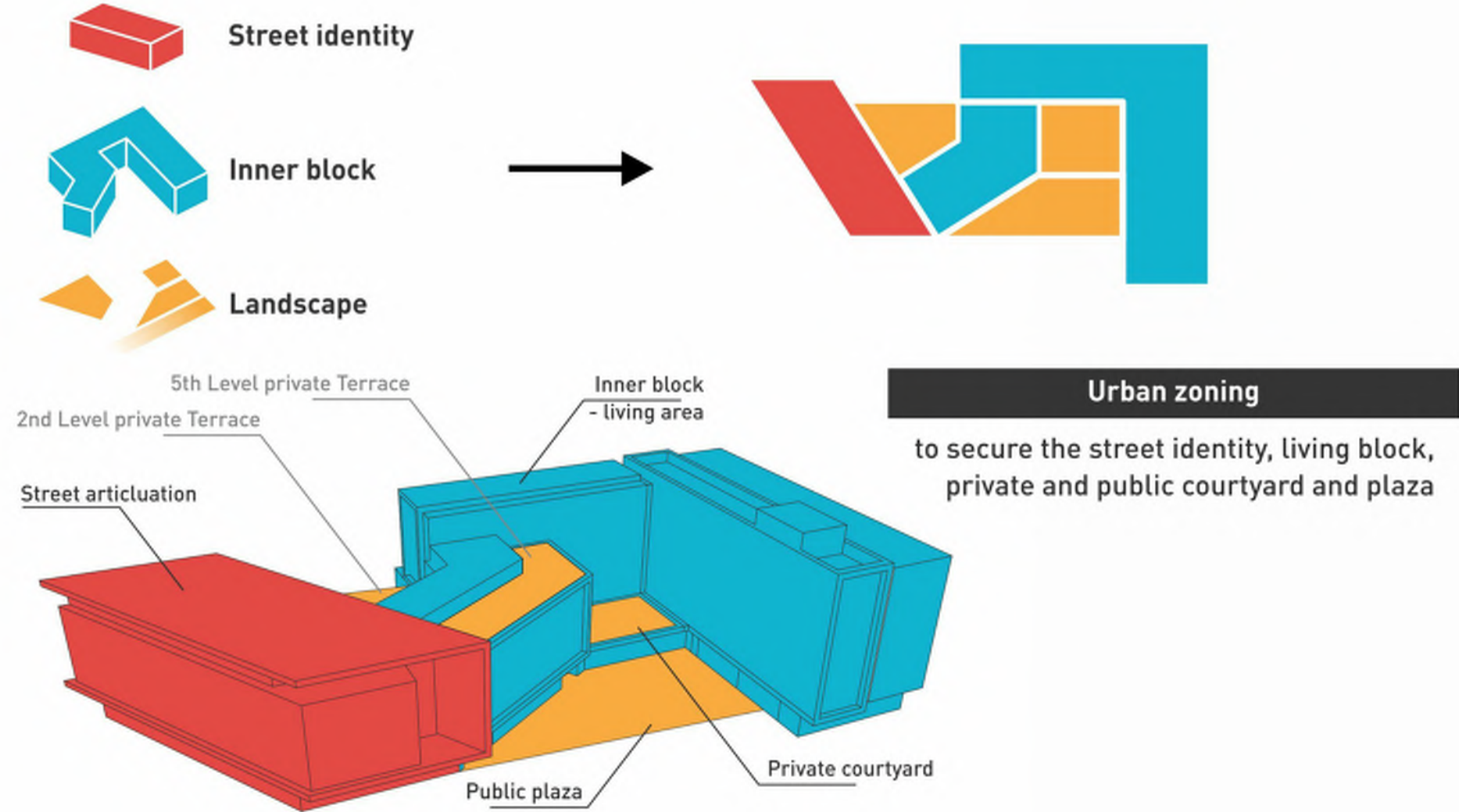
Design and phasing



Phase 01

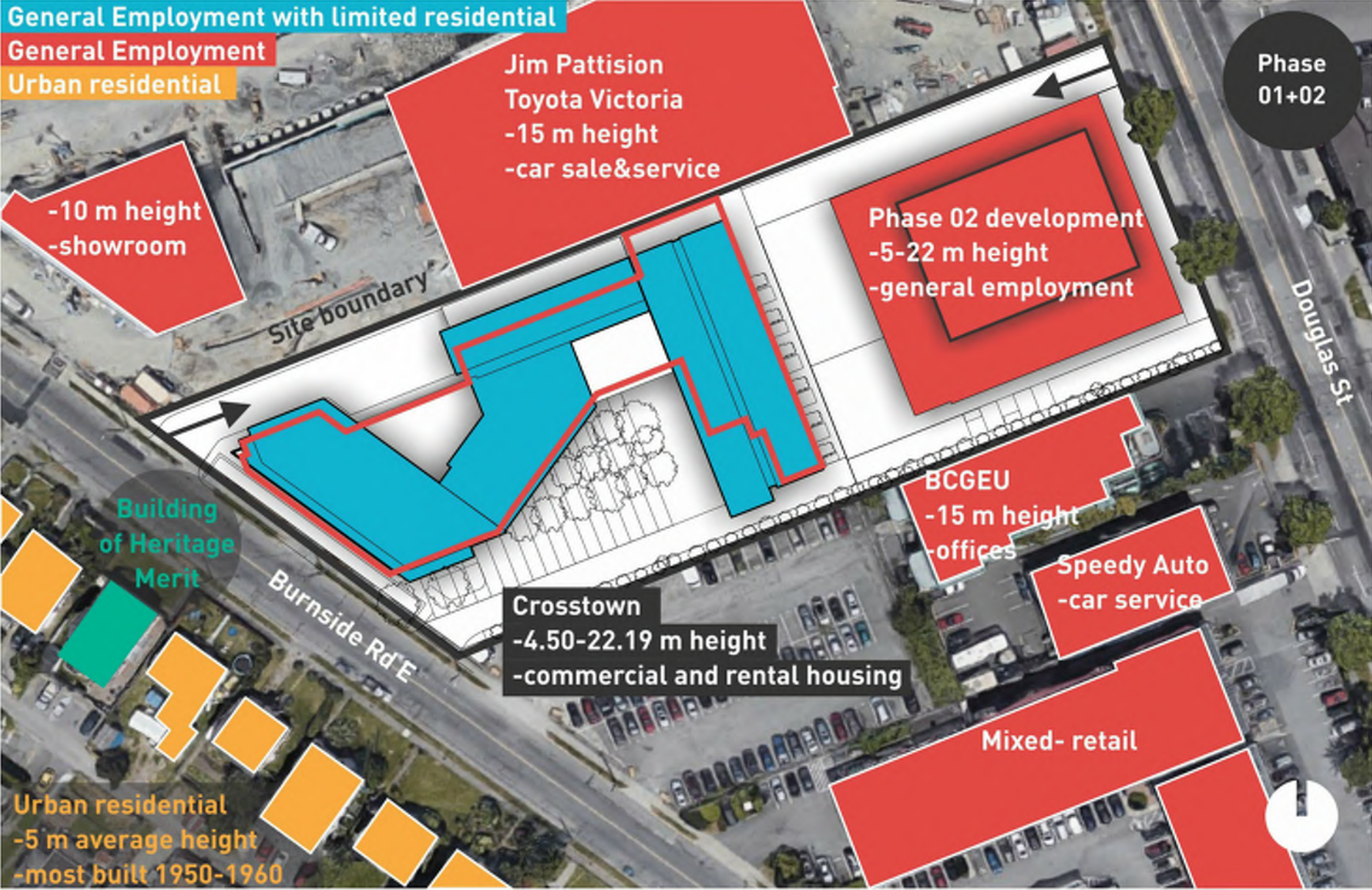


Phase 02

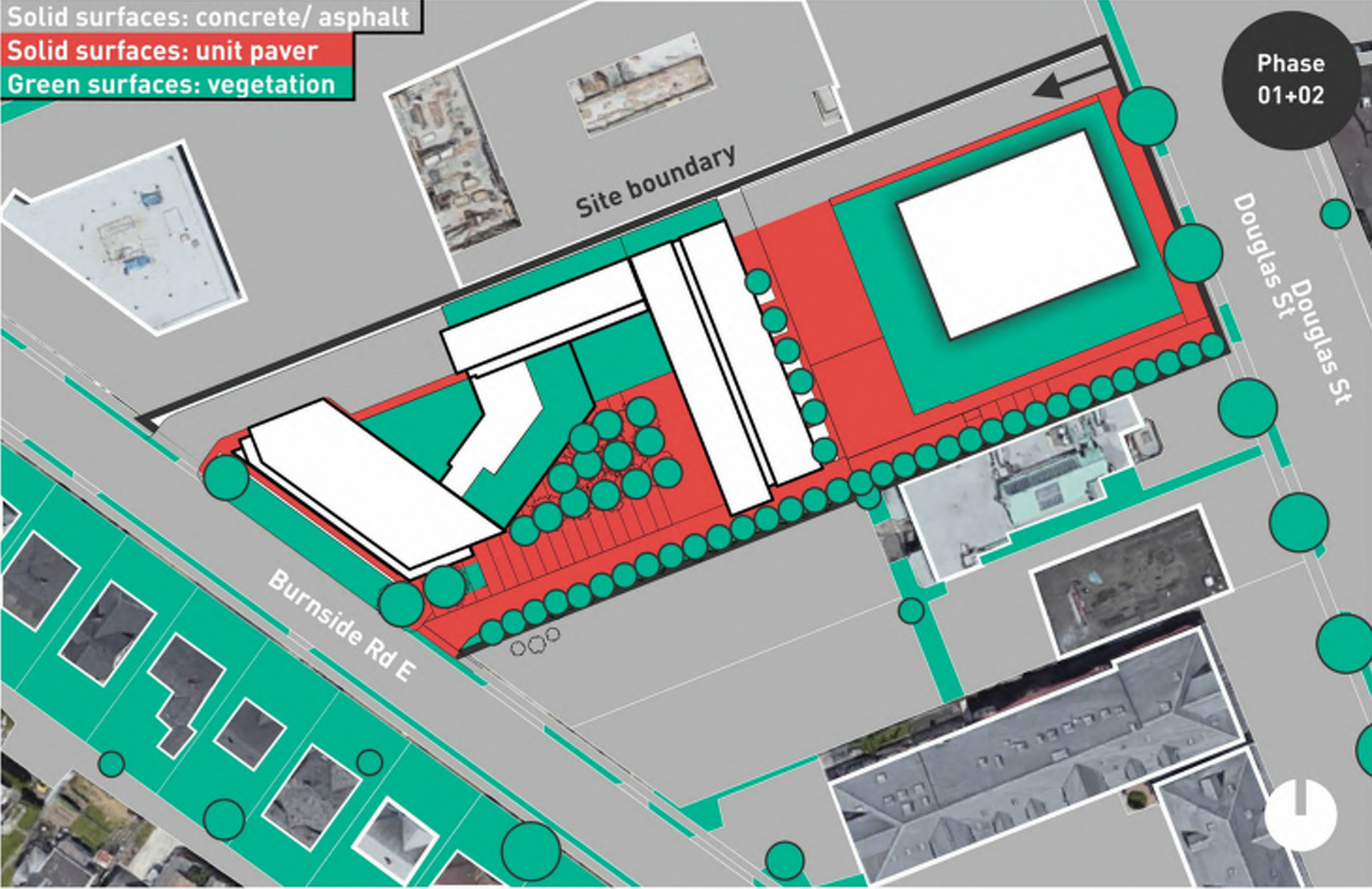


Phase 01- Urban design objectives

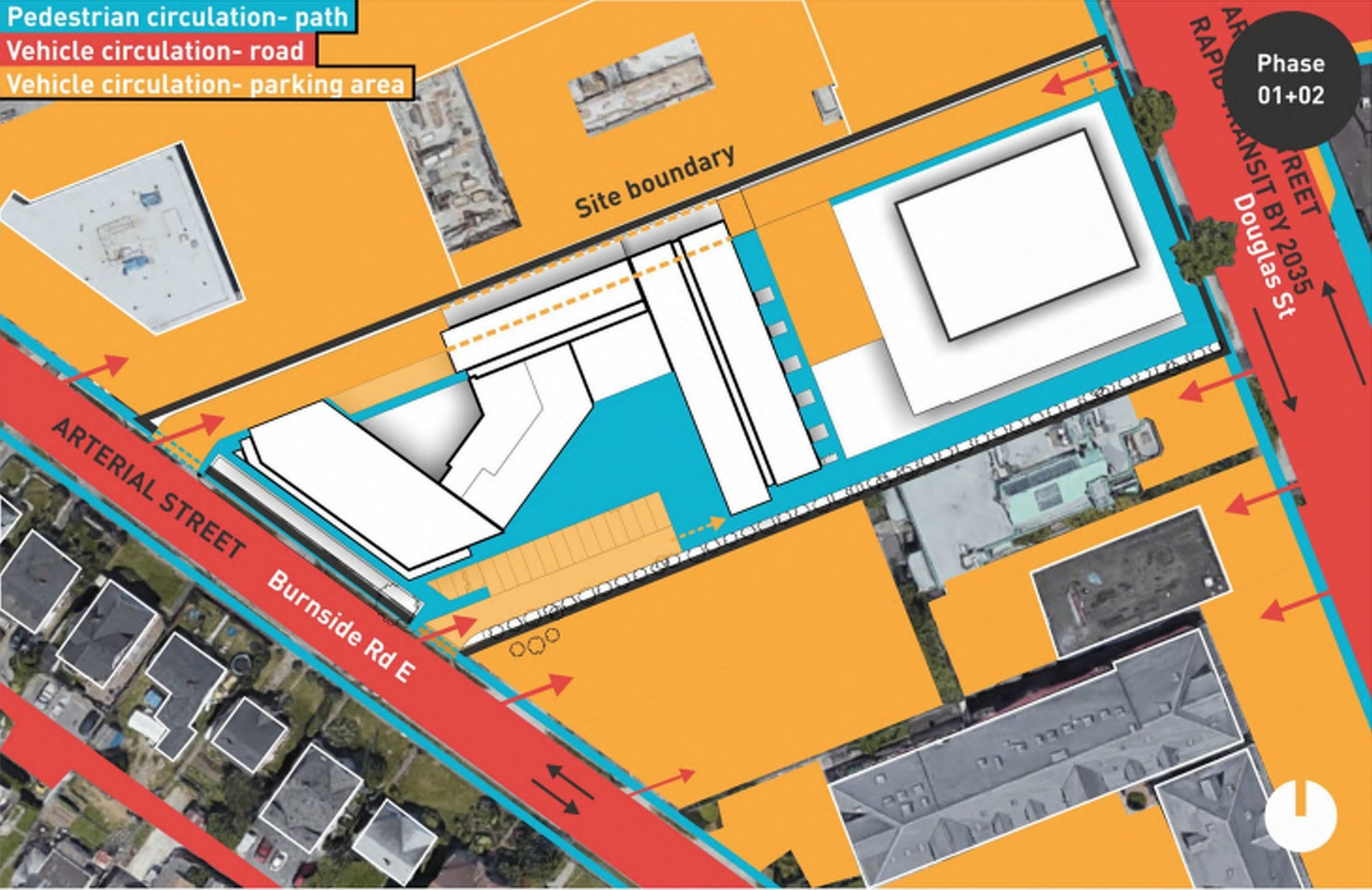
Proposed site



Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02

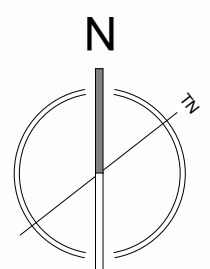


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SITE ANALYSIS & DESIGN PART I
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DP03

A

Site design

Community input



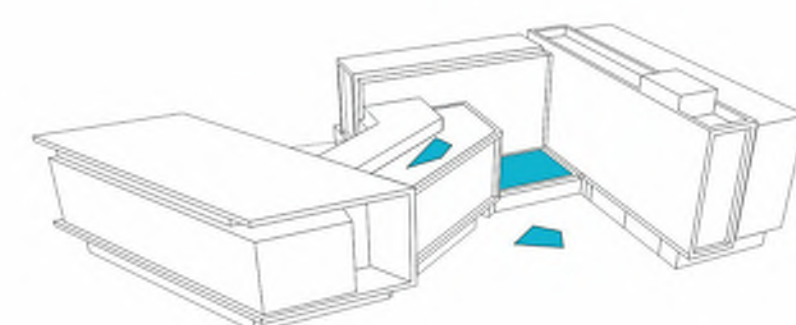
A.01 Provide public thorough-fare from Burnside to Douglas St



A.02 Green space for the community



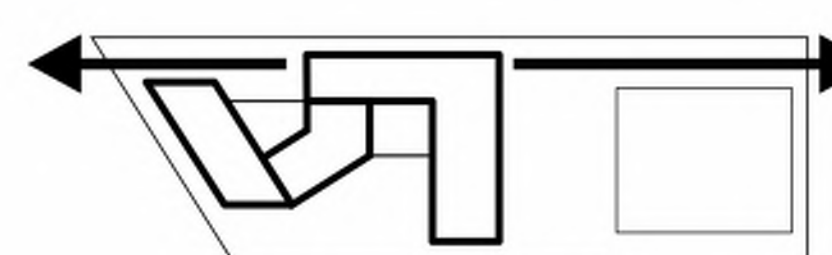
A.03 Safe areas for kids to play



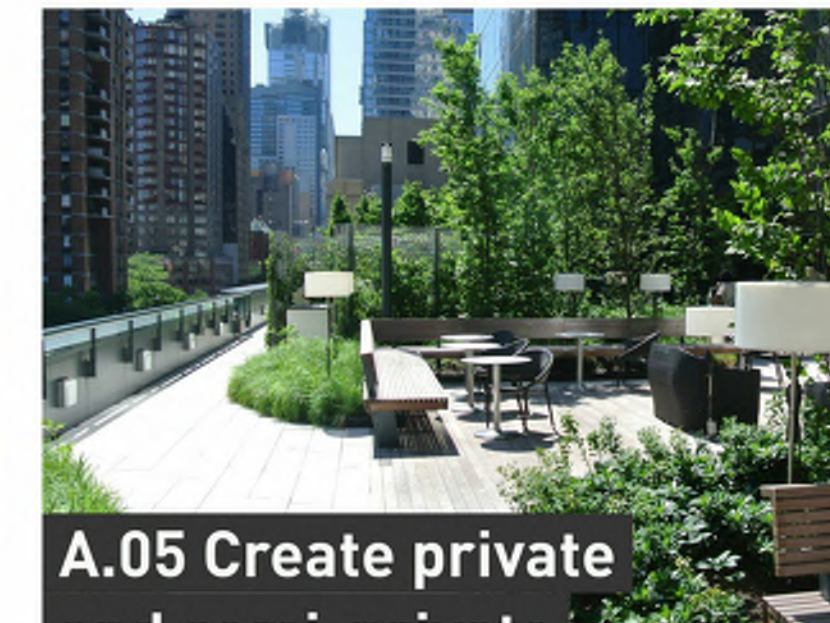
Daycare at level +2, playground areas at +1 and +5



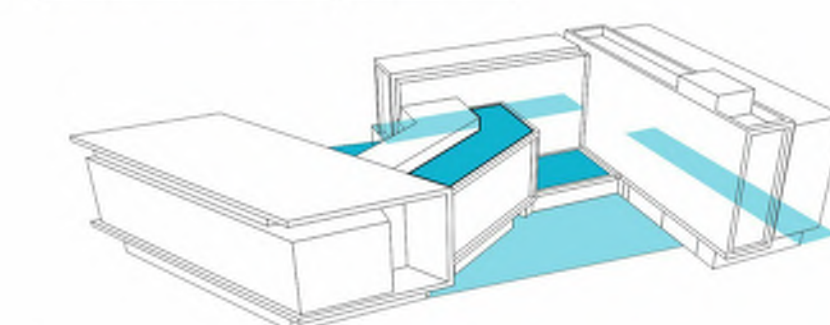
A.04 Direct car access through the site to be avoided or controlled



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

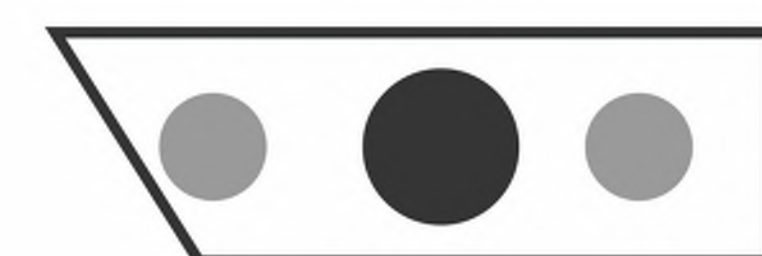
Community input



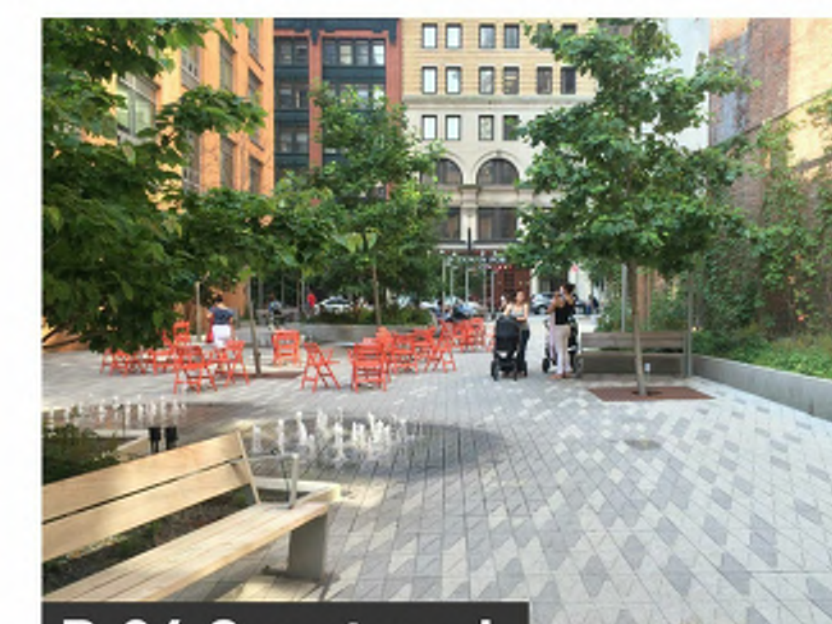
B.01 Dynamic street- level retail spaces fronting Burnside Rd



B.02 Building height appropriate for the neighbourhood



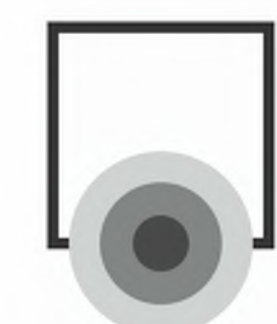
B.03 Mid-portion of site can absorb a higher height density



B.04 Courtyard

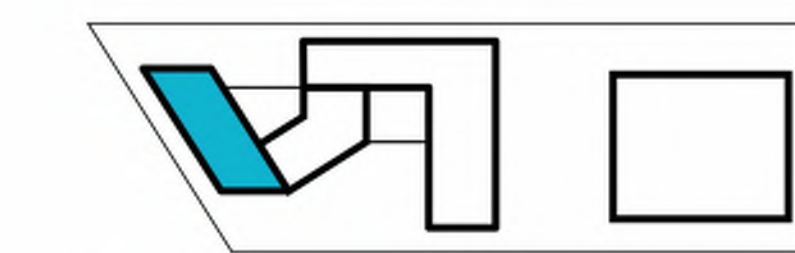
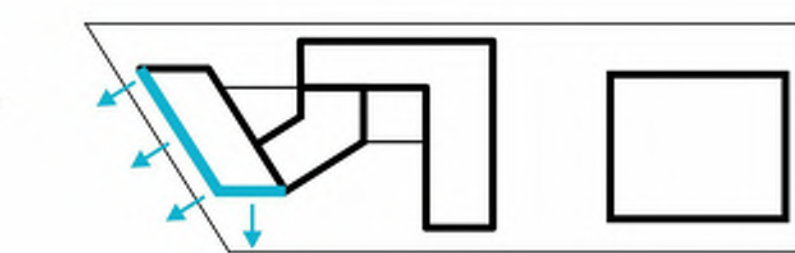


B.05 Avoid monolithic forms; step back building form

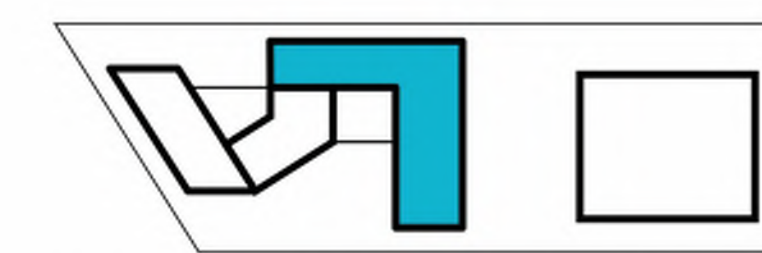


B.06 Daycare spills out onto courtyard space

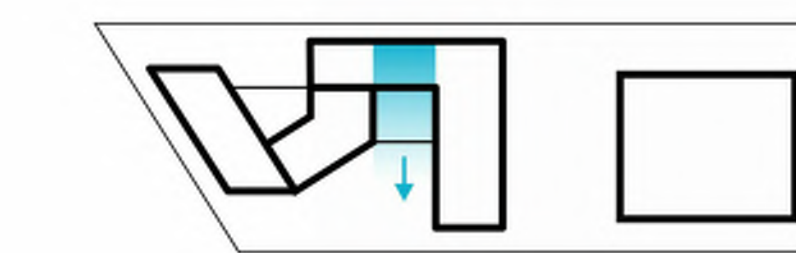
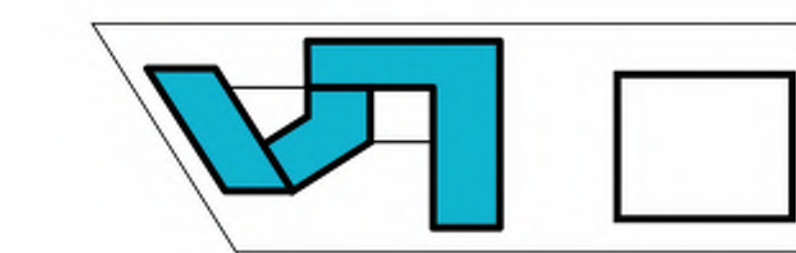
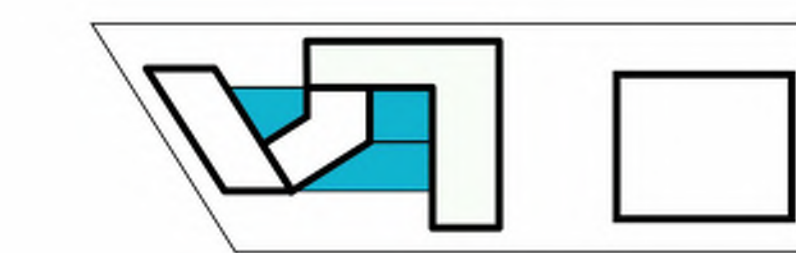
Design proposal



4+1 Storeys towards Burnside



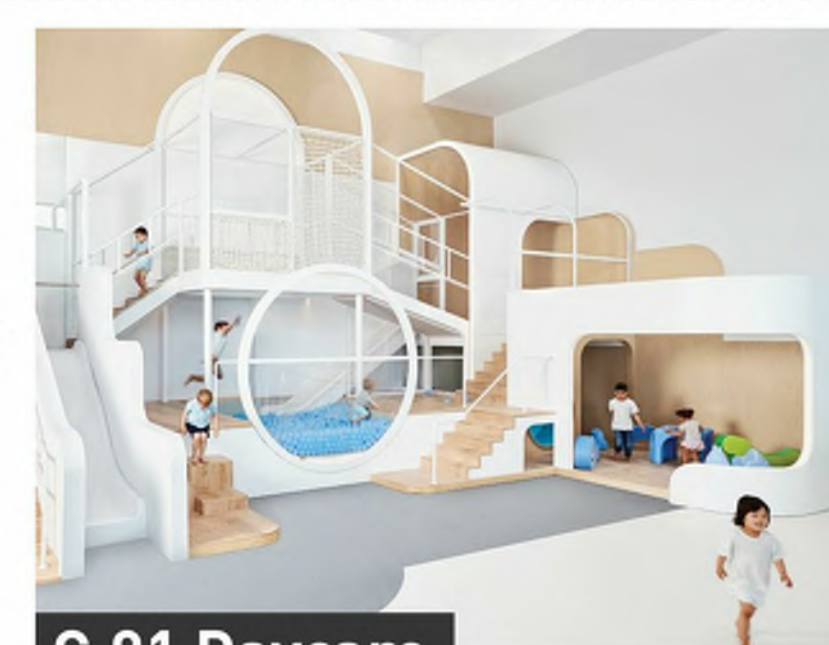
6 Storeys in the middle



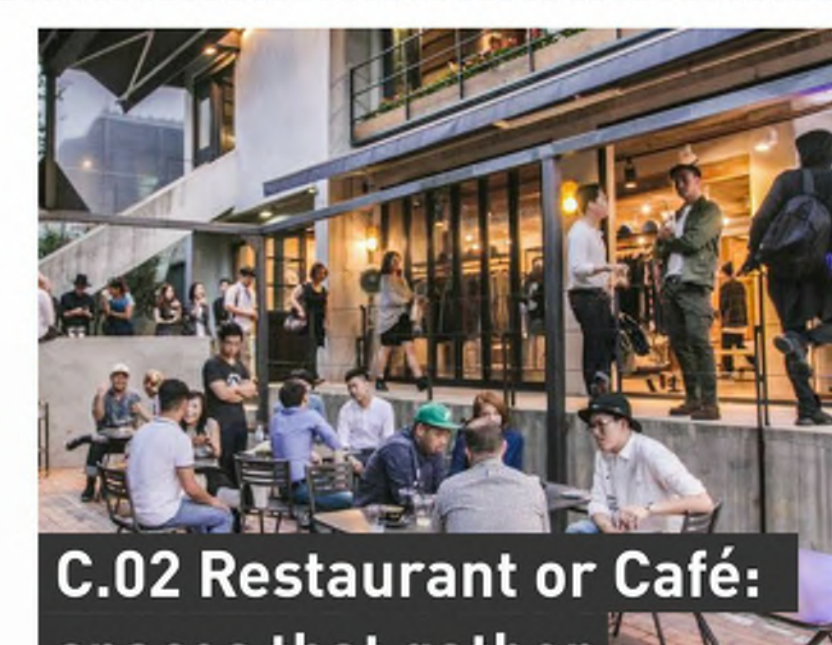
C

Building program

Community input



C.01 Daycare



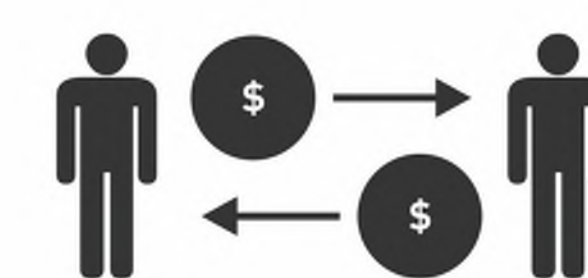
C.02 Restaurant or Café: spaces that gather community together



C.03 Mix of affordable rental and work-live



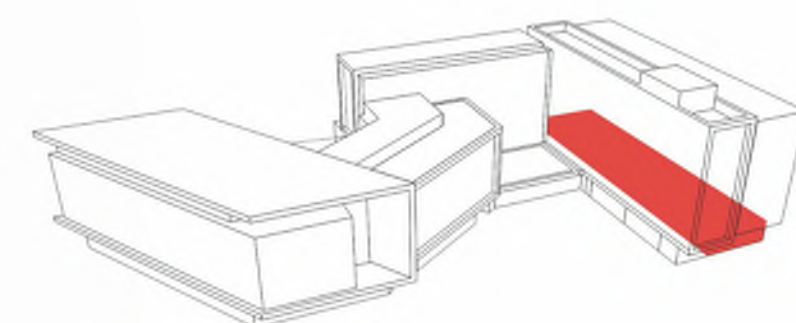
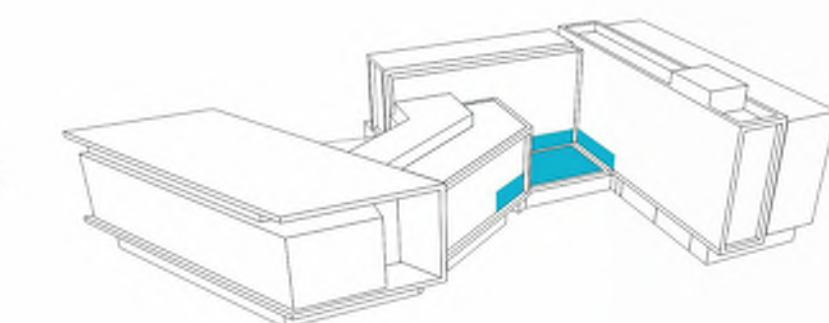
C.04 Diverse group of residents: low income, family and seniors



C.05 Commercial development to add social value



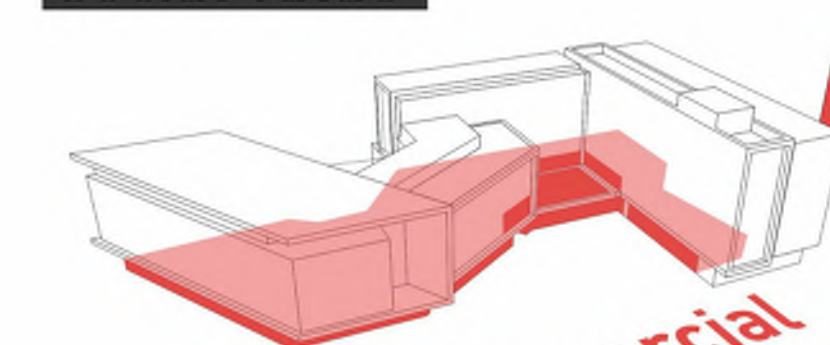
Design proposal



Work-live



Studio/ 1 bedroom
2 bedroom/ 3 bedroom



Commercial Phase 01



Commercial Phase 02



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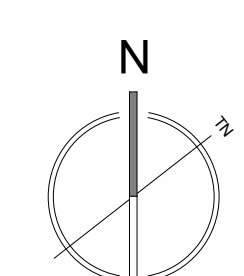
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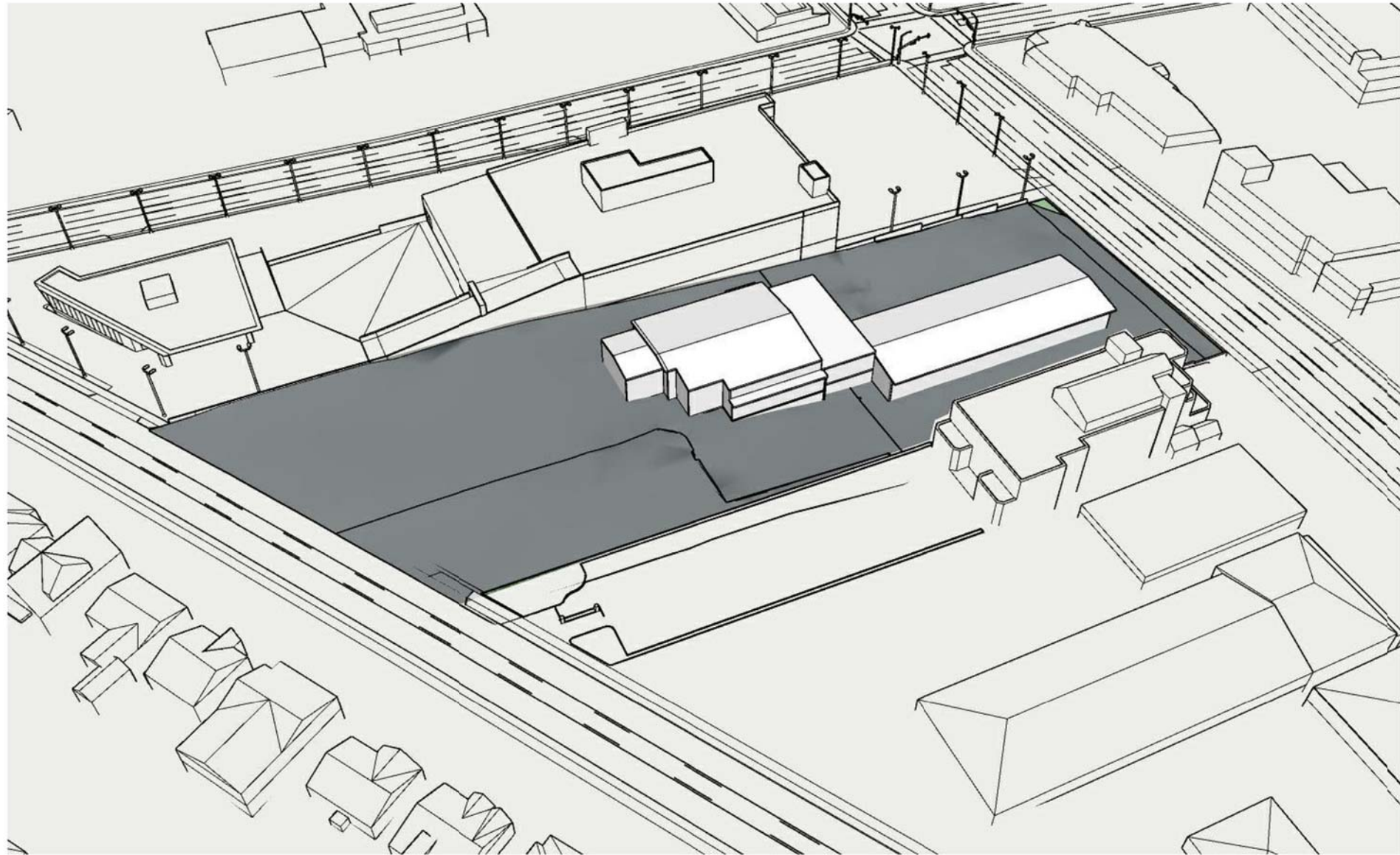
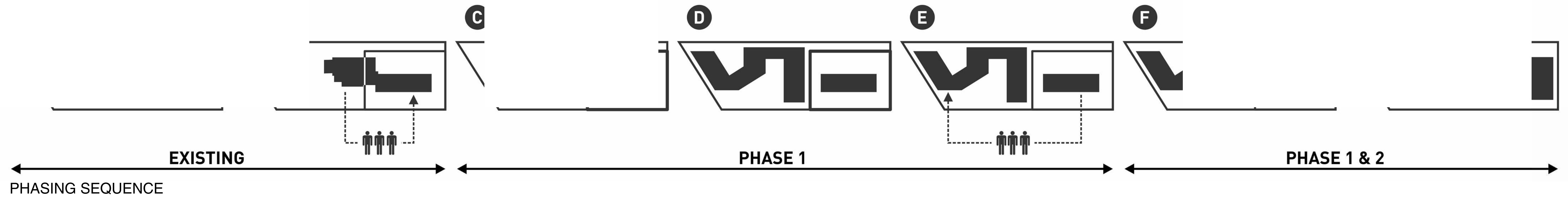
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COMMUNITY ENGAGEMENT

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DP04



EXISTING



PHASE 1



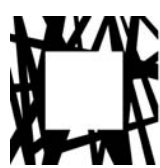
PHASE 1 & 2

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	COOL AID SOCIETY
Municipal Address	3020 DOUGLAS STREET, VICTORIA, BC 584 BURNSIDE RD EAST, VICTORIA, BC
Municipality	CITY OF VICTORIA
Reference	BRITISH COLUMBIA BUILDING CODE 2018
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 : SITE SPECIFIC ZONE

Phase	PHASE 1 (DP & REZONING)		PHASE 2 (REZONING)	
Site Area	5752.6 m ²		3327 m ²	
Lot Width	56.78 m		49.18 m	
Total Floor Area	11,632.0 m ²		6654 m ²	
Floor Space Ratio	ALLOWABLE BY	PROPOSED	ALLOWABLE BY	PROPOSED
	COMMERCIAL= 1 : 1 RESIDENTIAL= 1.5 : 1	0.51 : 1 1.5 : 1	COMMERCIAL : 2 :	2 : 1
Average Grade	19.16 m GEOD.		n.a	
Commercial Floor Area	2960 m ²		6654 m ²	
Site Coverage	4025m ² / 5752.59 m ² = 69.97% (includes		1500 m ² / 3327 m ² = 45%	
Open Site Space	619.41m ² / 5752.59 m ² = 10.77%		TBD	
Height	24.24 m		28.5 m	
No. of Storeys	7		6	
Basement	Yes		Yes	
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	

Phase	PHASE 1 (DP & REZONING)	
	Required	Proposed
Vehicle Parking Stalls	142	144
Bicycle Stalls	Long Term	181
	Short Term	30
	Total	211
Total Number of Units	153	
Unit Type	STUDIO	95
	STUDIO ACCESSIBLE	9
	1 BEDROOM	11
	1 BEDROOM ACCESSIBLE	25
	2 BEDROOM	4
	3 BEDROOM	9
Ground-oriented Units	WORK-LIVE UNITS	4
Minimum Unit Floor Area	32.2 m ²	
Total Residential Floor Area	8,629 m ²	

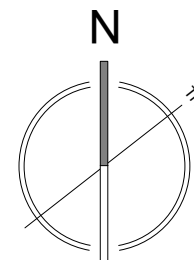


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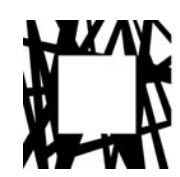
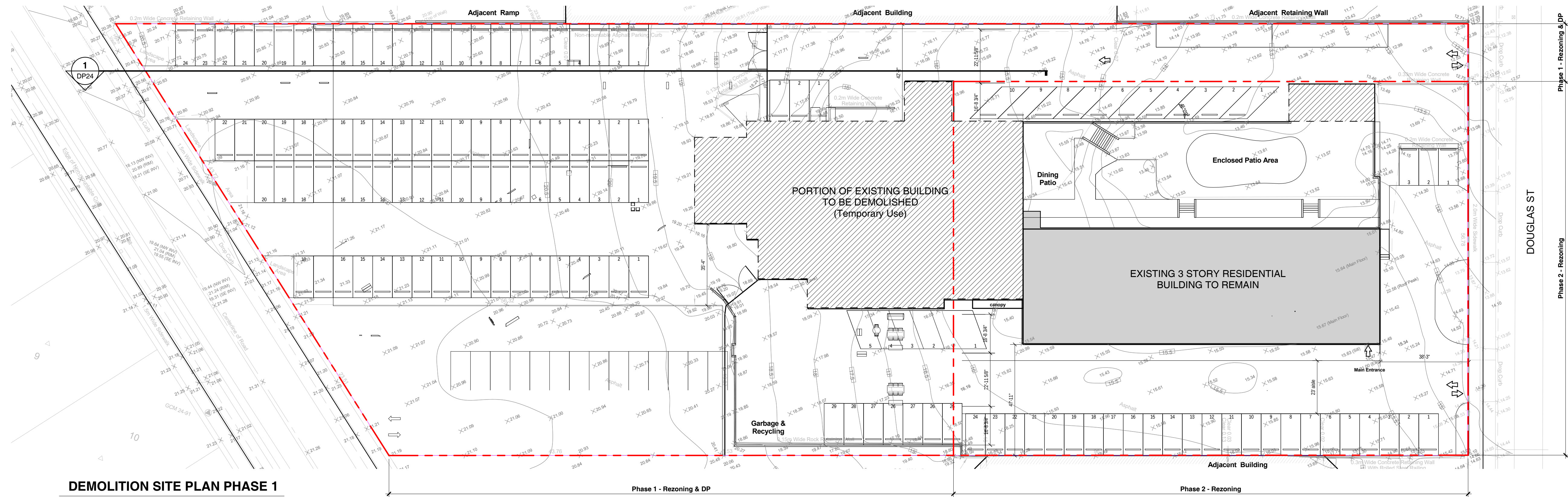


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PROJECT DATA
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1 : 1



DP05



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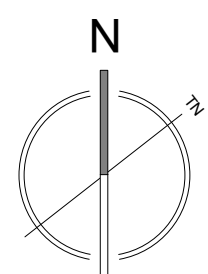
CROSTOWN MIXED USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

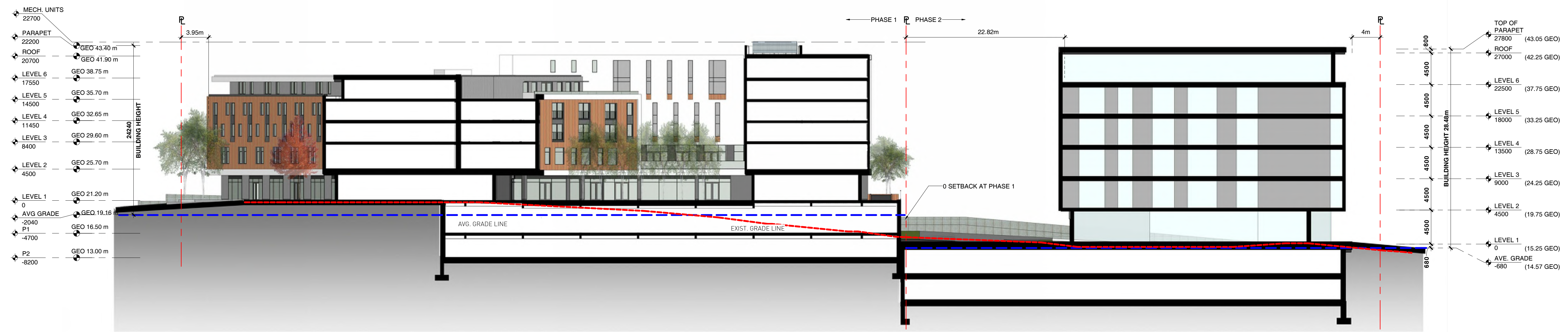
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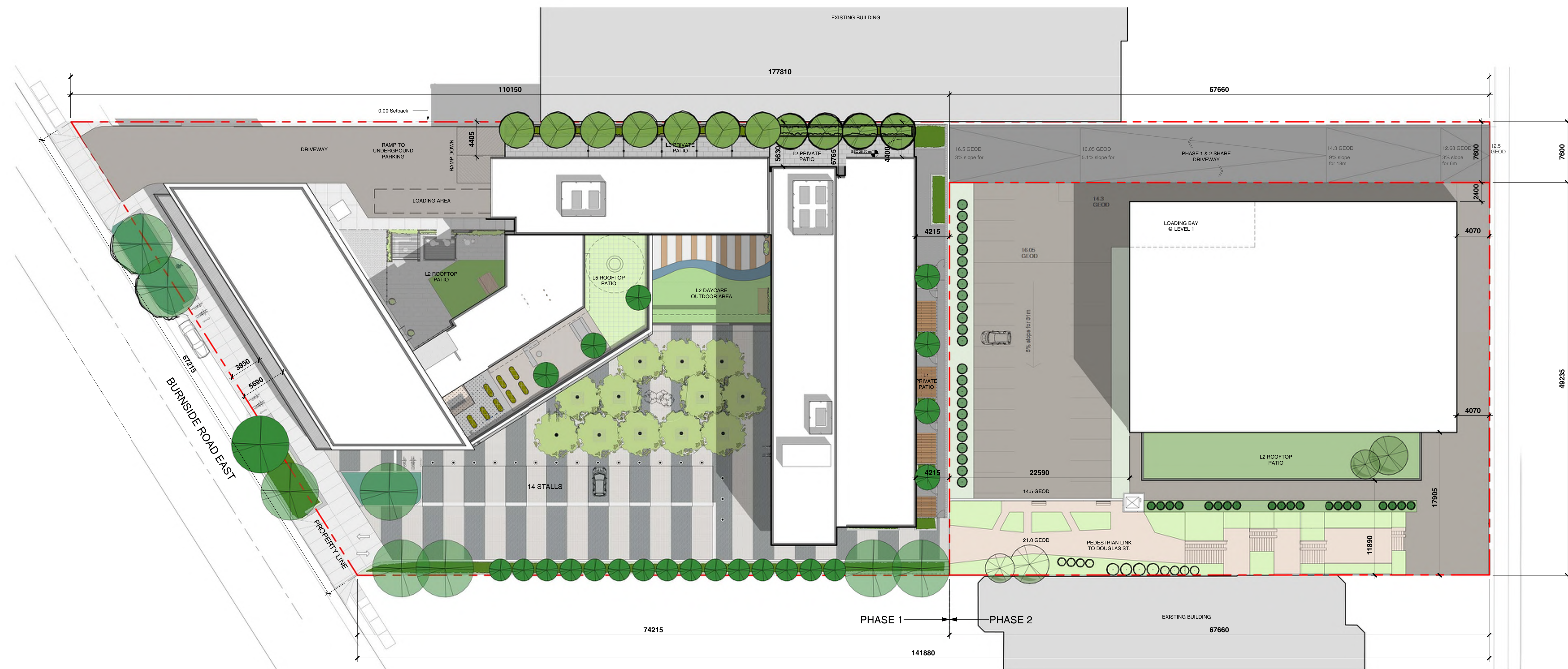
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DP07



SITE PLAN SECTION



PHASE 2 SITE PLAN



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

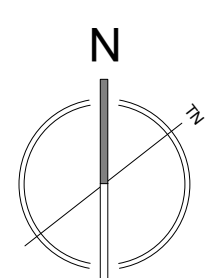
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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PHASE 2 - SITE PLAN & SECTION

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As indicated



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)

SITE PLAN PHASE 1



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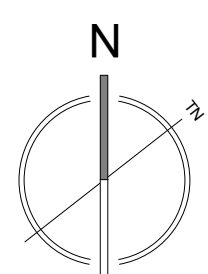
CROSTOWN MIXED USE DEVELOPMENT

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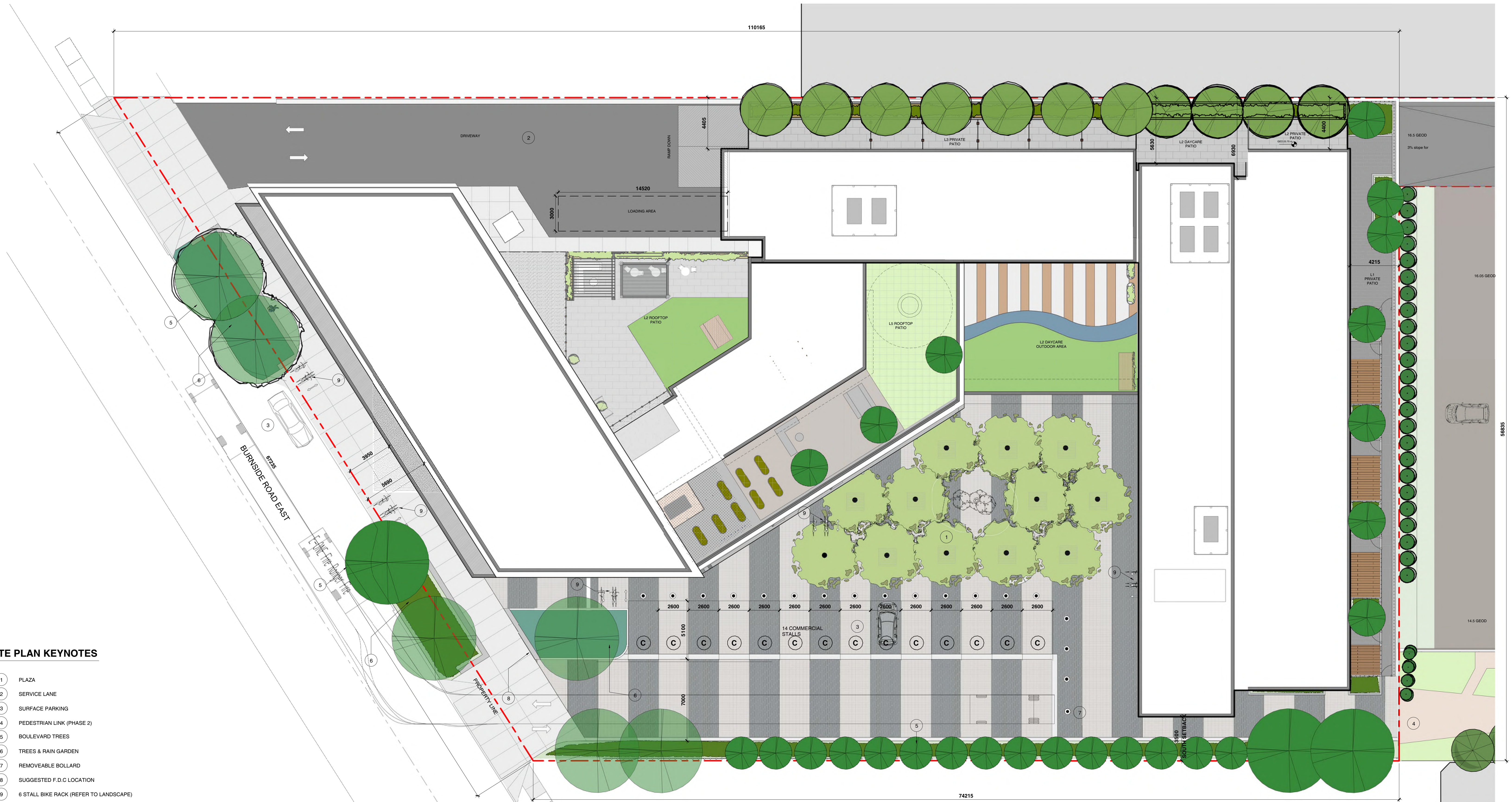
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SITE PLAN PHASE 1

REV. April 26| 2019
As indicated



DP09

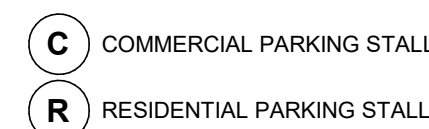


LONG-TERM BIKE PARKING				
TYPE OF USE		FLOOR AREA	UNITS	LONG-TERM BIKE PARKING REQUIRED
RESIDENTIAL		< 40 m ²	95	95 X 1 = 95.0
		> 40 m ²	58	58 X 1.25 = 72.5
		TOTAL		167.5 → 168
COMMERCIAL	DAY CARE	674.48 m ²		674.48 / 700 = 1.0
	OFFICE	1142.81 m ²		1142.81 / 500 = 2.3
	RESTAURANT	621.05 m ²		621.05 / 400 = 1.6
	RETAIL	497.72 m ²		497.72 / 200 = 2.5
		TOTAL		12.6 → 13
TOTAL				181

BIKE PARKING PROVIDED	LONG TERM	186
	SHORT TERM	30

VEHICLE PARKING PROVIDED	RESIDENTIAL	UNDERGROUND	52
	VISITOR	UNDERGROUND	15
	COMMERCIAL	UNDERGROUND	63
		SURFACE	14
	TOTAL		

NOTE: ** REFER TO DP43 FOR AREA CALCULATION SPECIFICALLY USED FOR PARKING NUMBER



PARKING STALL SCHEDULE		
LEVEL	TYPE	SIZE / LAYOUT
LEVEL 1	regular	5100 x 2600mm - 90 deg @ 7.9m
P1	accessible	5100 x 3900mm - ACCESSIBLE
P1	regular	5100 x 2600mm - 90 deg @ 7.9m
P2	regular	5100 x 2700mm - 90 deg @ 7.9m
P2	accessible	5100 x 3900mm - ACCESSIBLE
P2	regular	5100 x 2600mm - 90 deg @ 7.9m
P2	regular	5100 x 2700mm - 90 deg @ 7.9m
P2	regular	5100 x 3900mm - 90 deg @ 7.9m

LONG-TERM BIKE PARKING			
TYPE OF USE	FLOOR AREA	UNITS	LONG-TERM BIKE PARKING REQUIRED
RESIDENTIAL	< 40 m ²	95	95 X 1 = 95.0
	> 40 m ²	58	58 X 1.25 = 72.5
	TOTAL		167.5 → 168
COMMERCIAL	DAY CARE	674.48 m ²	674.48 / 700 = 1.0
	OFFICE	1142.81 m ²	1142.8 / 150 = 7.6
	RESTAURANT	621.05 m ²	621.05 / 400 = 1.6
	RETAIL	497.72 m ²	497.72 / 200 = 2.5
	TOTAL		12.6 → 13
TOTAL			181

SHORT-TERM BIKE PARKING			
TYPE OF USE	FLOOR AREA	UNITS	SHORT-TERM BIKE PARKING REQUIRED
RESIDENTIAL		153	153 X 0.1 = 15.3 → 15
COMMERCIAL	DAY CARE	674.48 m ²	674.48 / 200 = 3.4
	OFFICE	1142.81 m ²	1142.8 / 400 = 2.9
	RESTAURANT	621.05 m ²	621.05 / 100 = 6.2
	RETAIL	497.72 m ²	497.72 / 200 = 2.5
	TOTAL		14.9 → 15
TOTAL			30

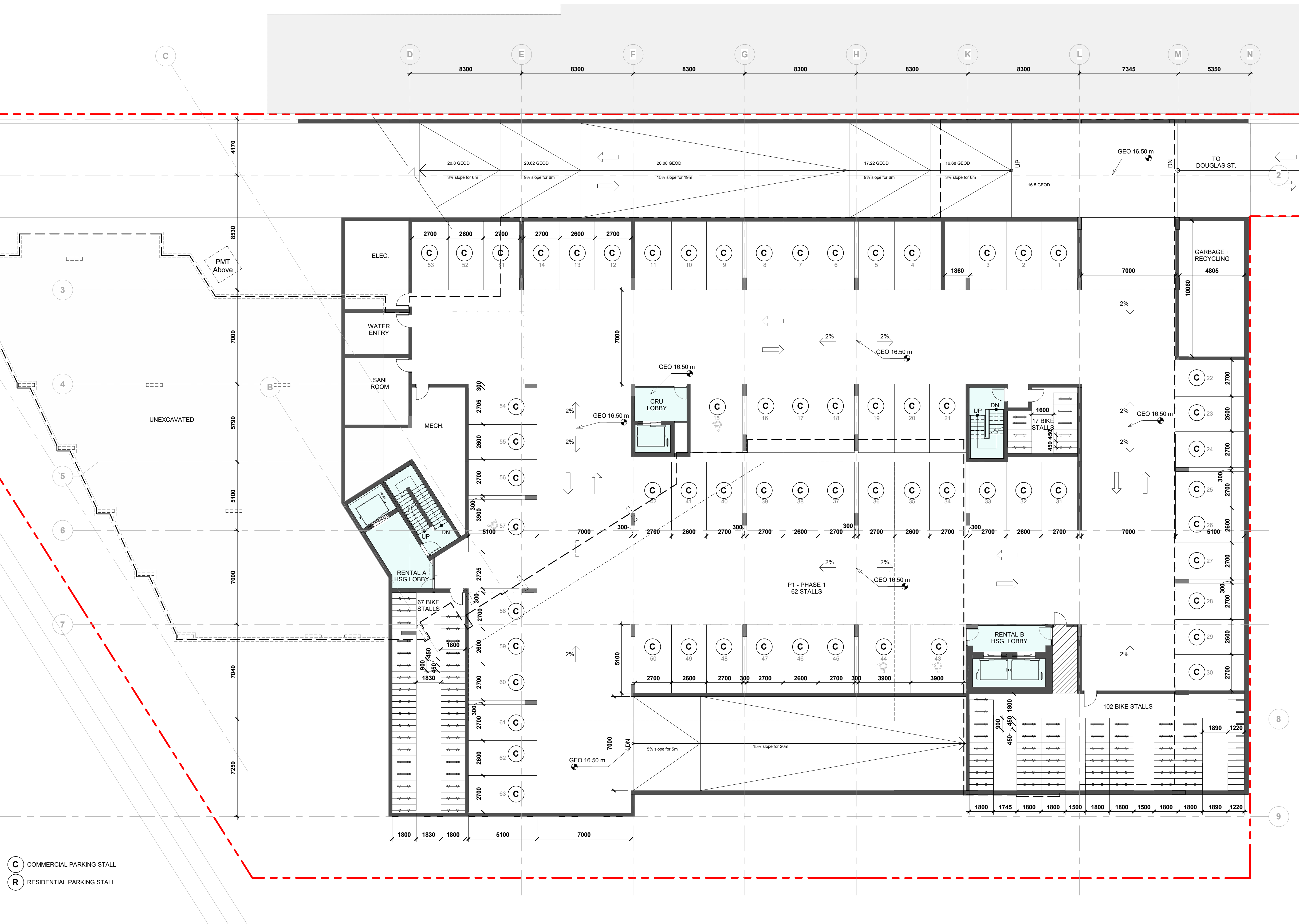
BIKE PARKING PROVIDED	LONG TERM	186
	SHORT TERM	30

VEHICLE PARKING			
TYPE OF USE	FLOOR AREA	UNITS	VEHICLE PARKING REQUIRED
RESIDENTIAL	< 40 m ²	95	95 X 0.2 = 19.0
	40-70 m ²	47	47 X 0.5 = 23.5
	> 70 m ²	11	11 X 0.75 = 8.3
	TOTAL		50.8 → 51
VISITOR		153	153 X 0.1 = 15.3 → 15
COMMERCIAL	DAY CARE	674.48 m ²	674.48 / 80 = 8.4
	OFFICE	1142.81 m ²	1142.8 / 50 = 22.9
	RESTAURANT	621.05 m ²	621.05 / 20 = 31.1
	RETAIL	497.72 m ²	497.72 / 37.5 = 13.3
	TOTAL		75.6 → 76
TOTAL			142

VEHICLE PARKING PROVIDED			
RESIDENTIAL	UNDERGROUND	52	
	UNDERGROUND	15	
	UNDERGROUND	63	
COMMERCIAL	SURFACE	14	
TOTAL			144

- C COMMERCIAL PARKING STALL
R RESIDENTIAL PARKING STALL

NOTE: ** REFER TO DP43 FOR AREA CALCULATION SPECIFICALLY USED FOR PARKING NUMBER.



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

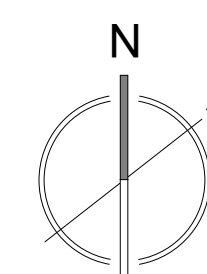
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

P1 FLOOR PLAN

REV. April. 26| 2019

1 : 150



DP11



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

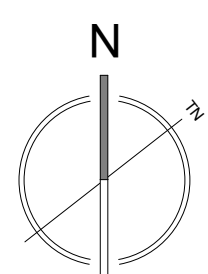
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

MAIN FLOOR PLAN

REV. April. 26| 2019

1 : 150



DP12



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

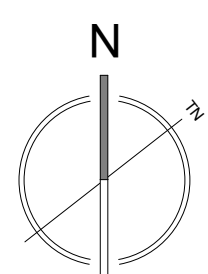
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

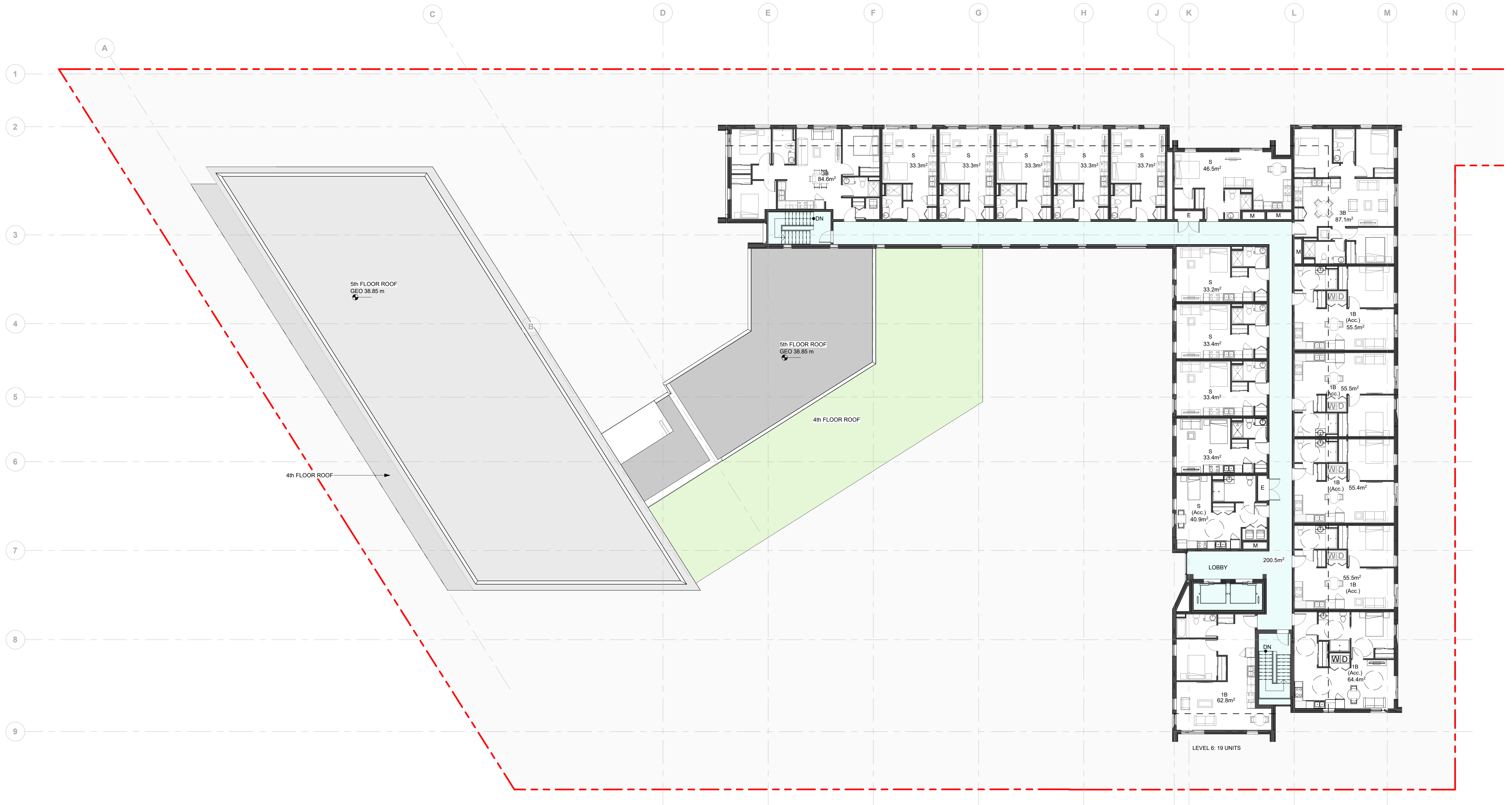
LEVEL 3 FLOOR PLAN

REV. April. 26| 2019

1 : 150



DP14



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

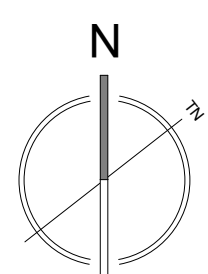
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

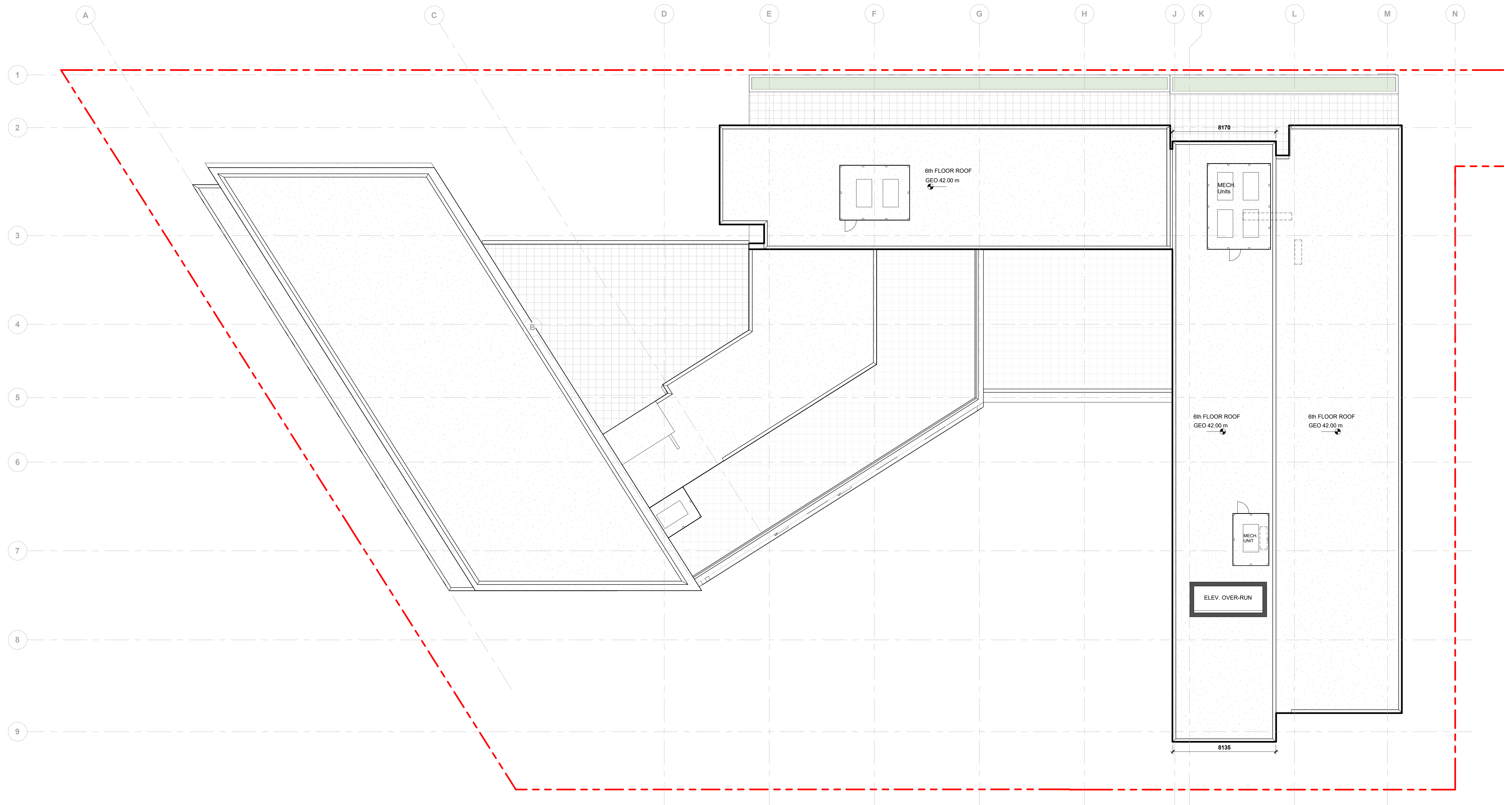
LEVEL 6 FLOOR PLAN

REV. April. 26| 2019

1 : 150



DP17



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

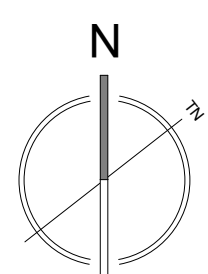
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

ROOF PLAN

REV. April. 26| 2019

1 : 150



DP18



ELEVATION - WEST



ELEVATION - SOUTH

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)



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

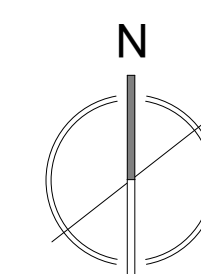
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

REV. April. 26| 2019

As indicated



DP19

MATERIAL LEGEND

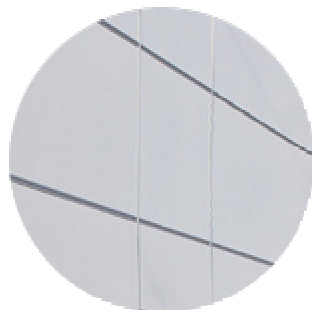
- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 VERTICAL METAL PANEL - WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- 4 METAL PANEL @ WINDOW - CHARCOAL
- 5 METAL PANEL @ WINDOW - WARM WOOD TONE
- 6 METAL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



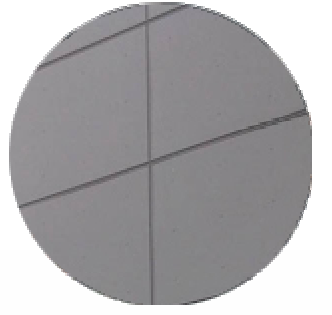
ELEVATION - NORTH



ELEVATION - EAST



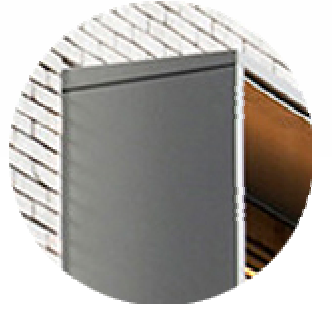
1 CEMENTITIUS PANELS - WHITE



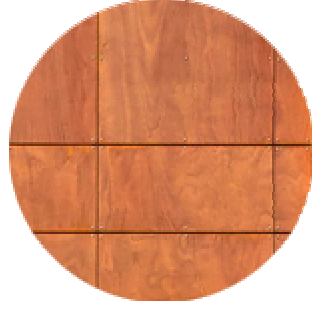
2 CEMENTITIUS PANELS - CHARCOAL



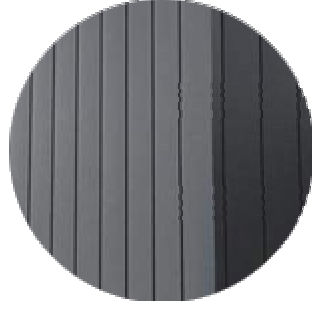
3 VERTICAL METAL PANEL WITH WOOD PRINT (LONGBOARD) OR PHENOLIC CORE PANEL WITH WOOD TEXTURE (PARKLEX) OR CEMENTITIUS PANEL IN WARM WOOD TONE



4 METAL PANEL @ WINDOW - CHARCOAL



5 METAL PANEL @ WINDOW - WARM WOOD TONE



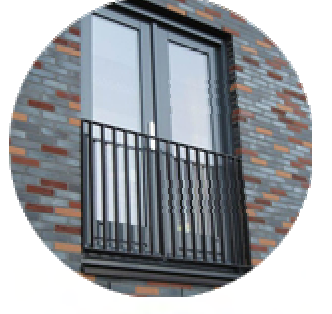
6 METAL CLADDING - CHARCOAL



7 VINYL WINDOW - CHARCOAL



8 CURTAIN WALL GLAZING - CHARCOAL



9 PICKET GUARDRAIL - CHARCOAL

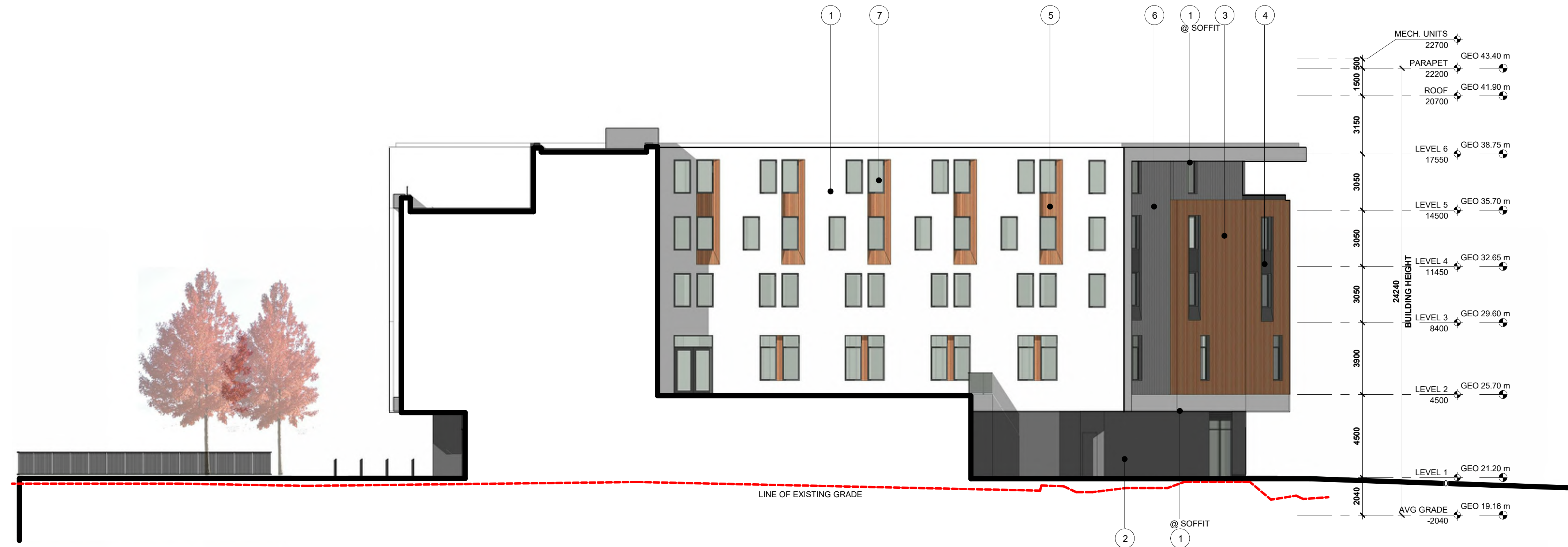


10 MECHANICAL SCREEN - (METAL LOUVERS)

ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

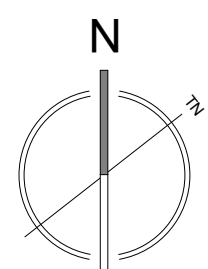
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

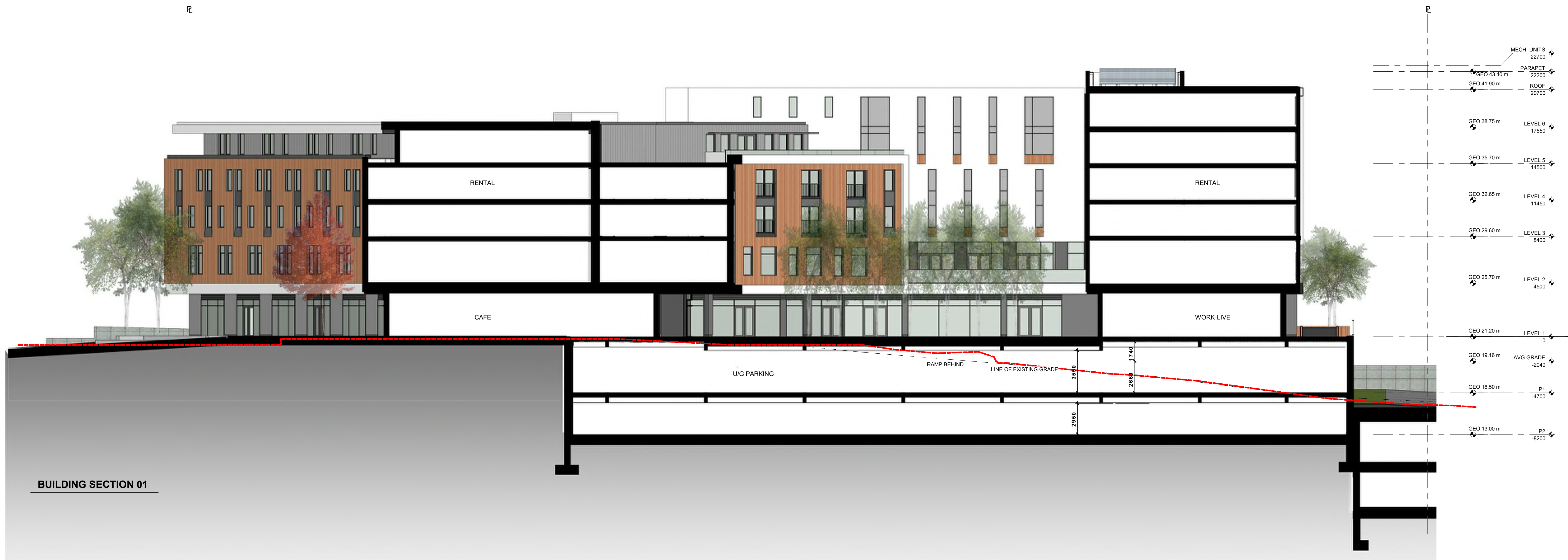
BUILDING ELEVATIONS

REV. April. 26| 2019

As indicated



DP21



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

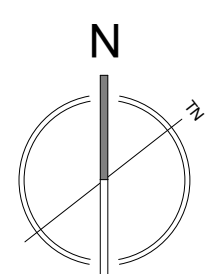
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

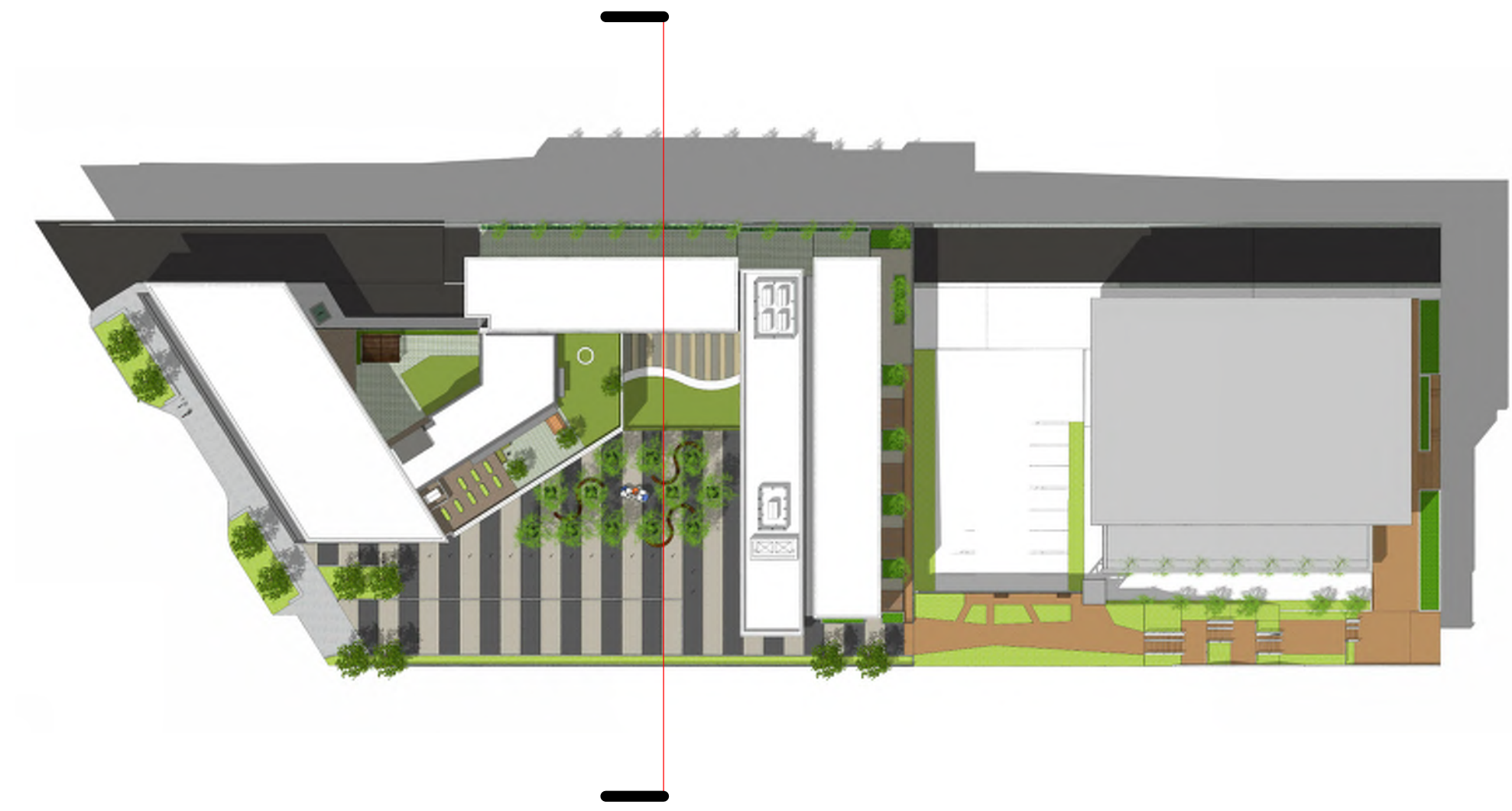
BUILDING SECTION

REV. April. 26| 2019

As indicated



DP22



BUILDING SECTION 02



LOW HAMMOND ROWE ARCHITECTS



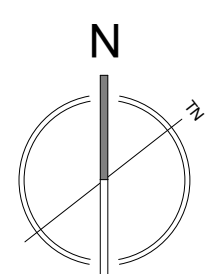
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

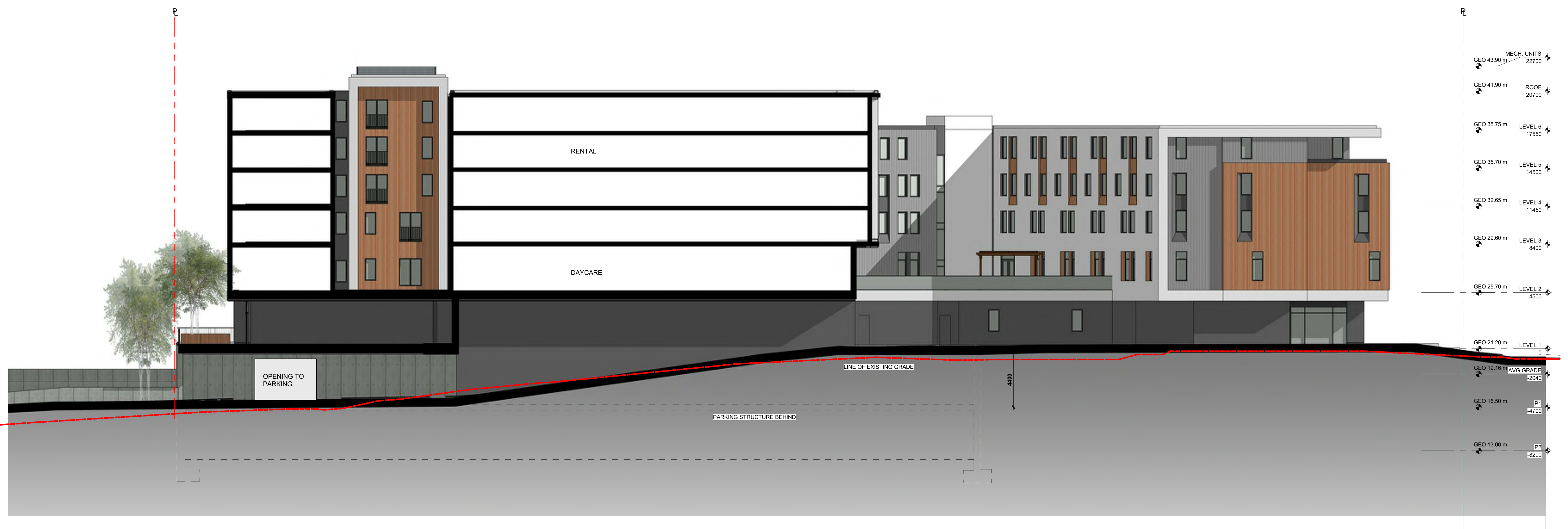
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

REV. April. 26| 2019
 As indicated



DP23



BUILDING SECTION 03



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

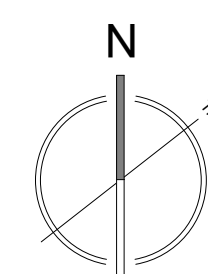
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

REV. April. 26 | 2019

As indicated



DP24













LOW HAMMOND ROWE ARCHITECTS



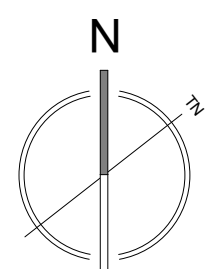
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

NORTH EAST CORNER VIEW

REV. April. 26| 2019



DP30





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

REV. April. 26| 2019



DP32







VIEW FROM BURNSIDE



VIEW FROM DOUGLAS



LOW HAMMOND ROWE ARCHITECTS



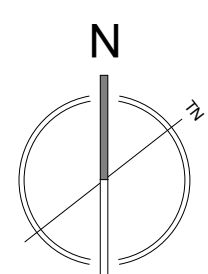
CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

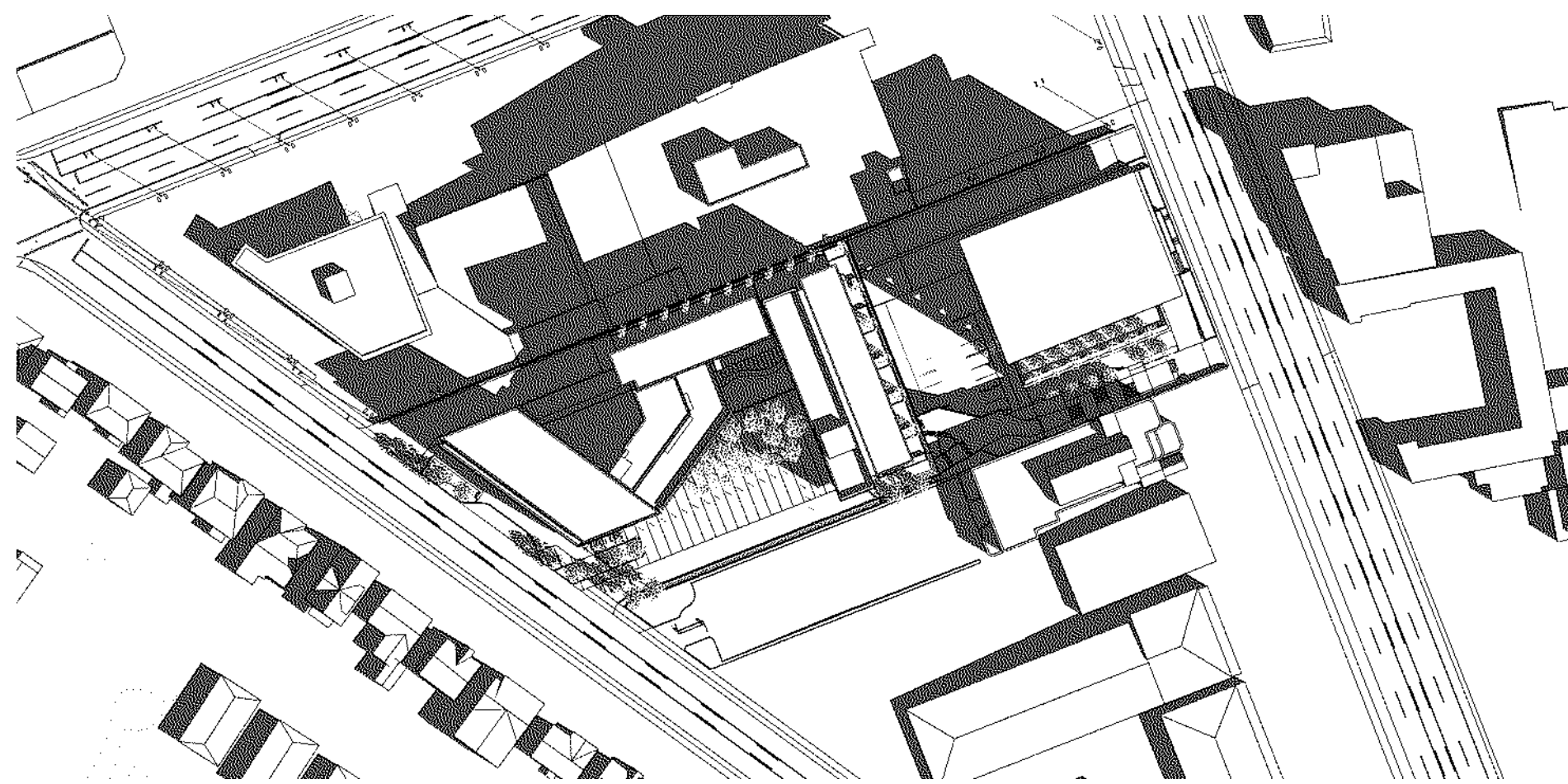
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ILLUSTRATIVE VIEWS

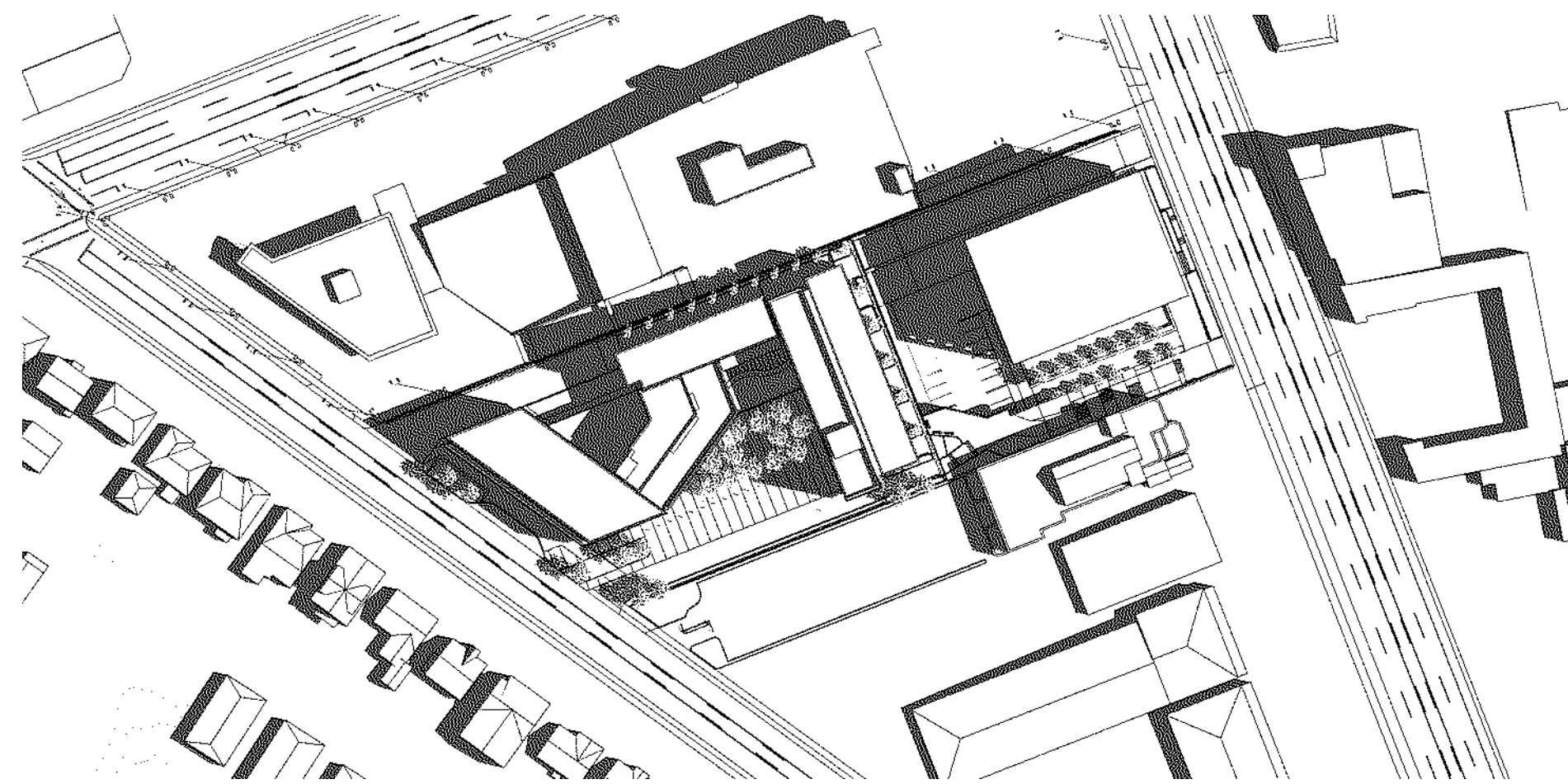
REV. April. 26| 2019



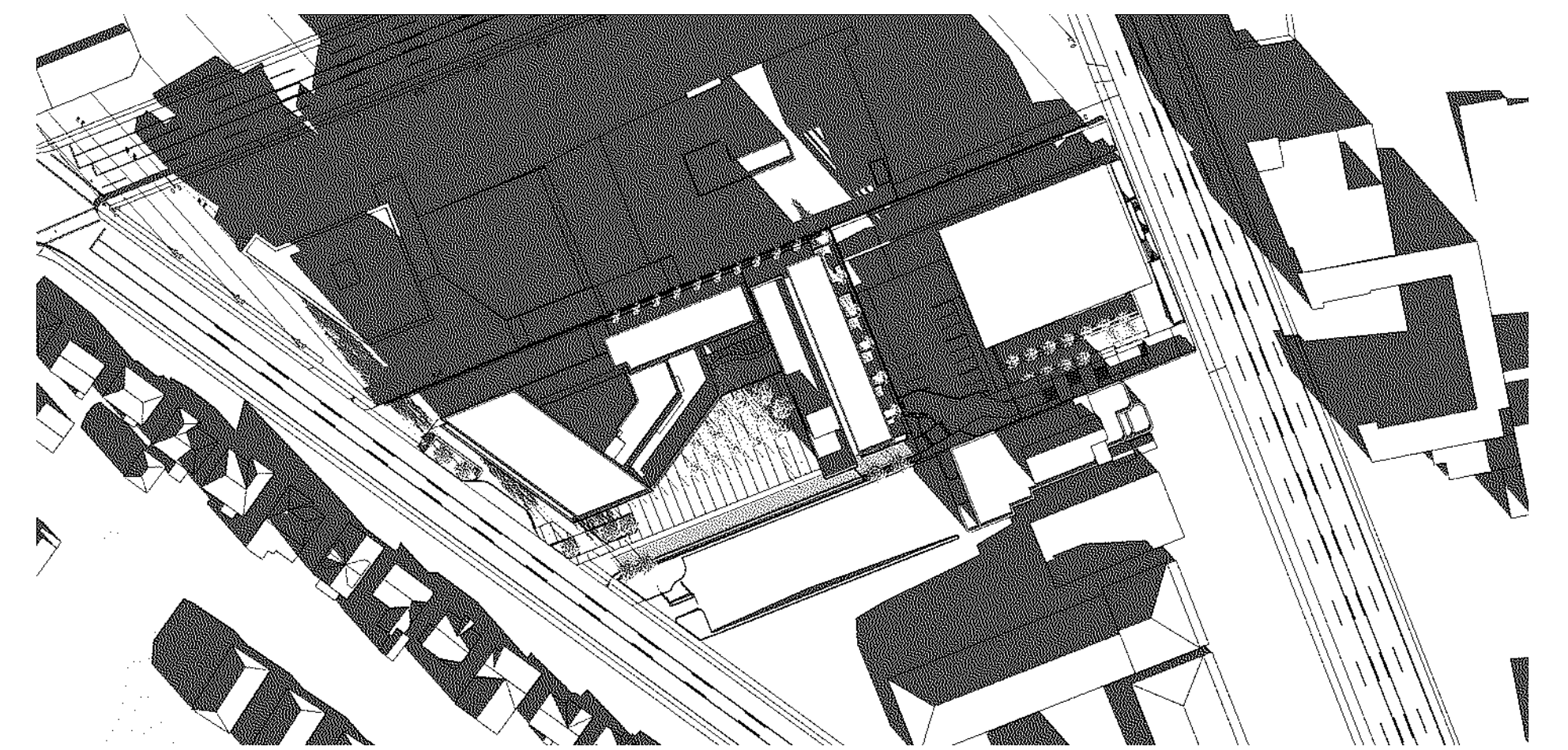
DP35



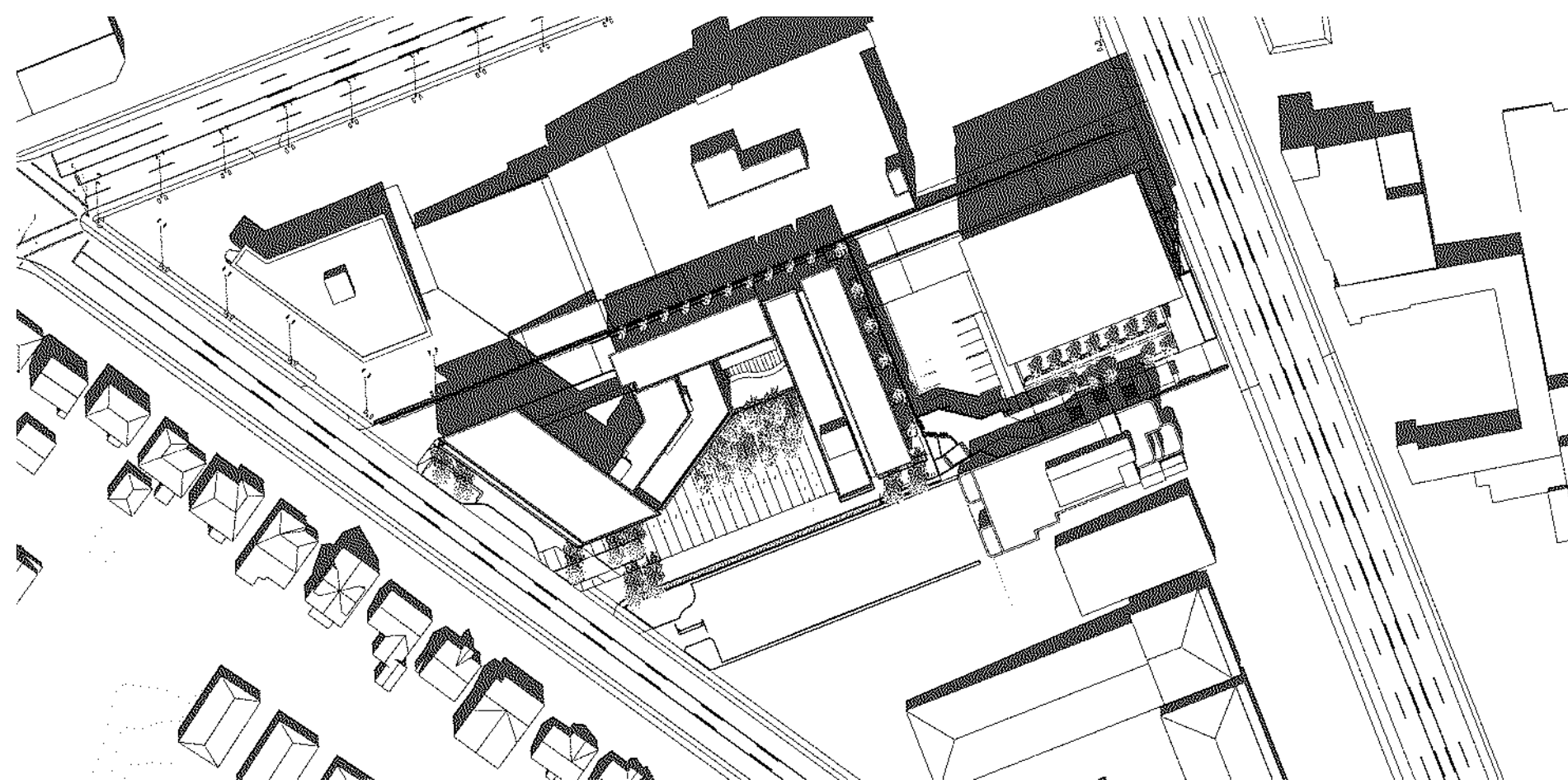
MARCH 21 SPRING 9AM



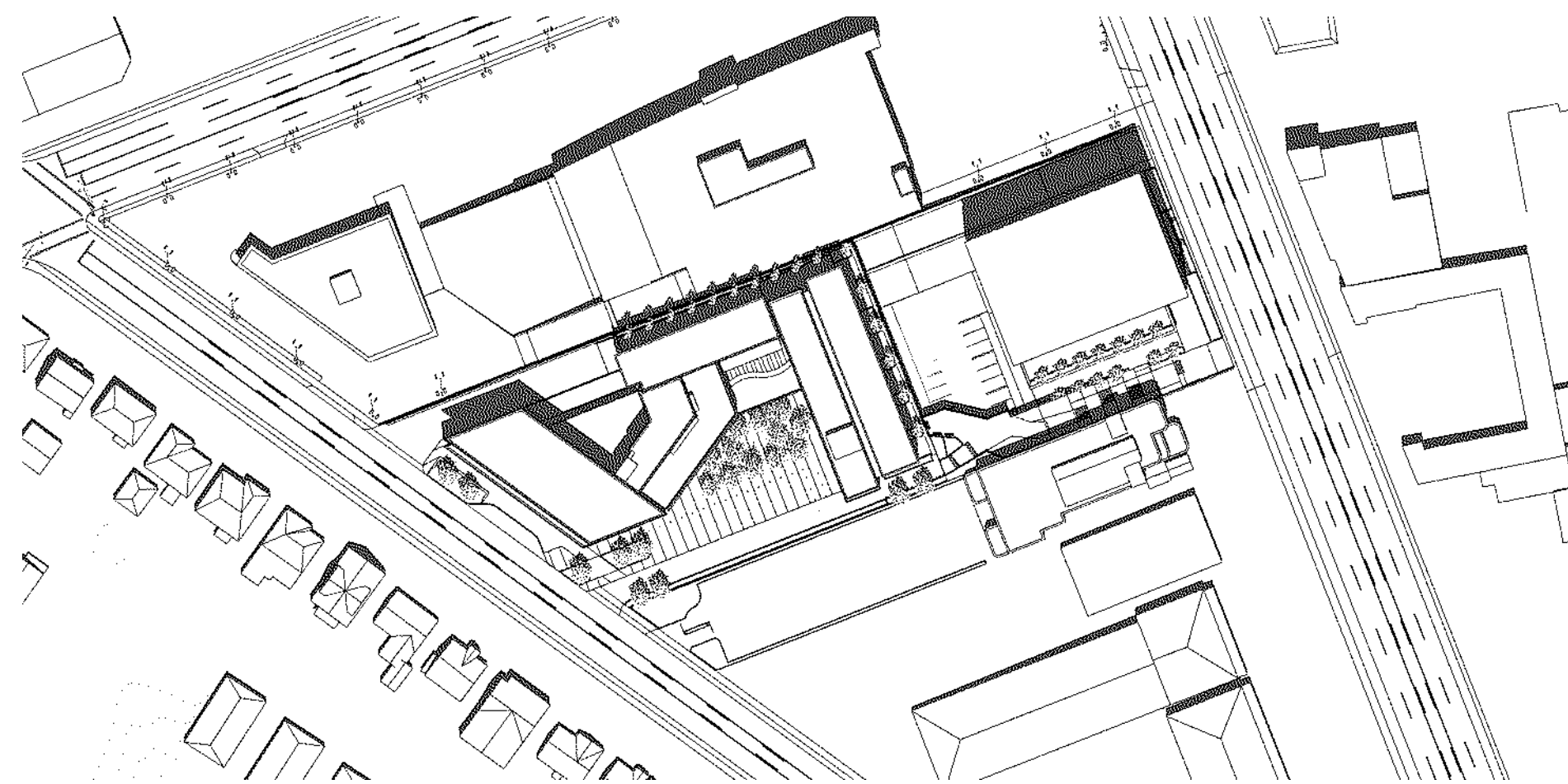
JULY 21 SUMMER 9AM



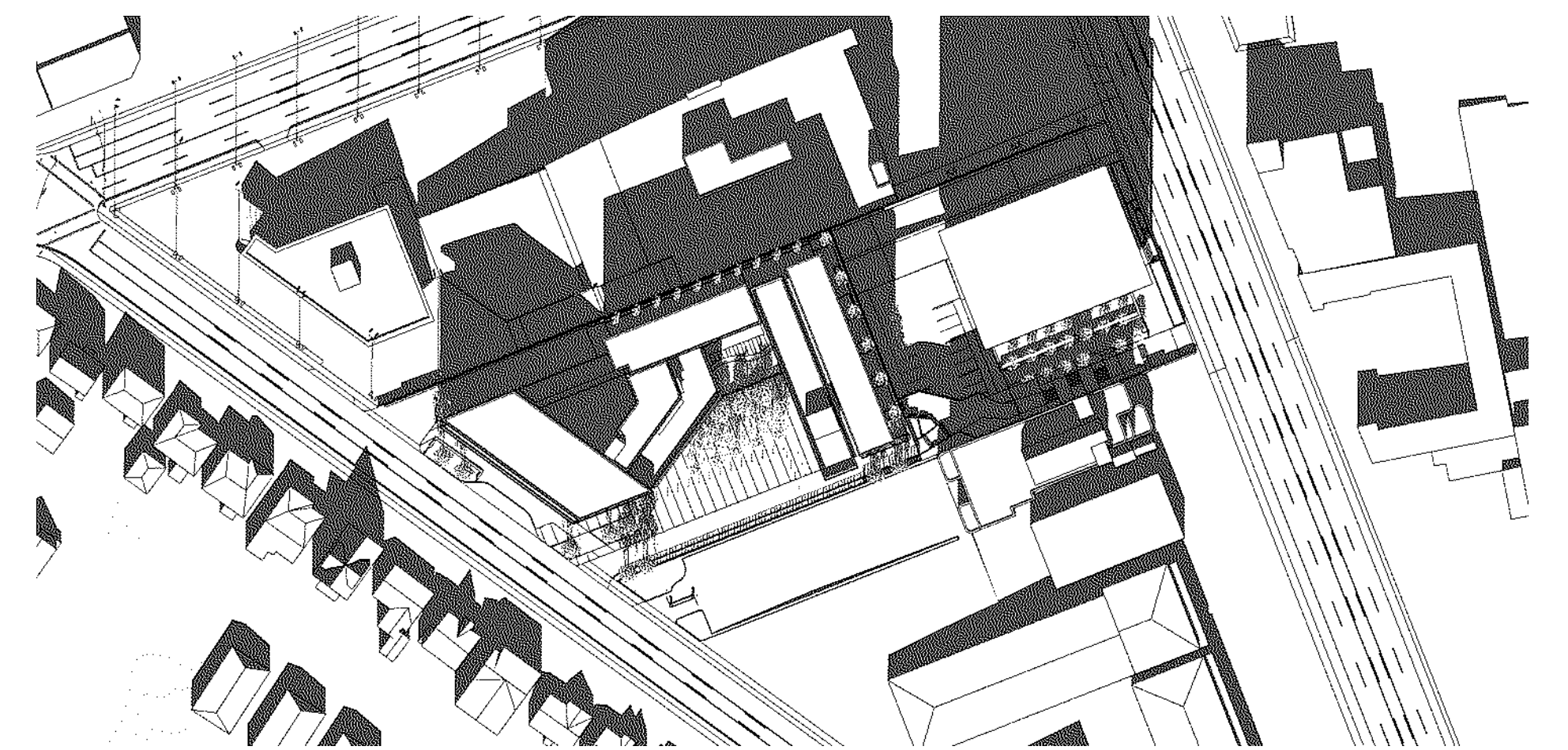
DECEMBER 21 WINTER 9AM



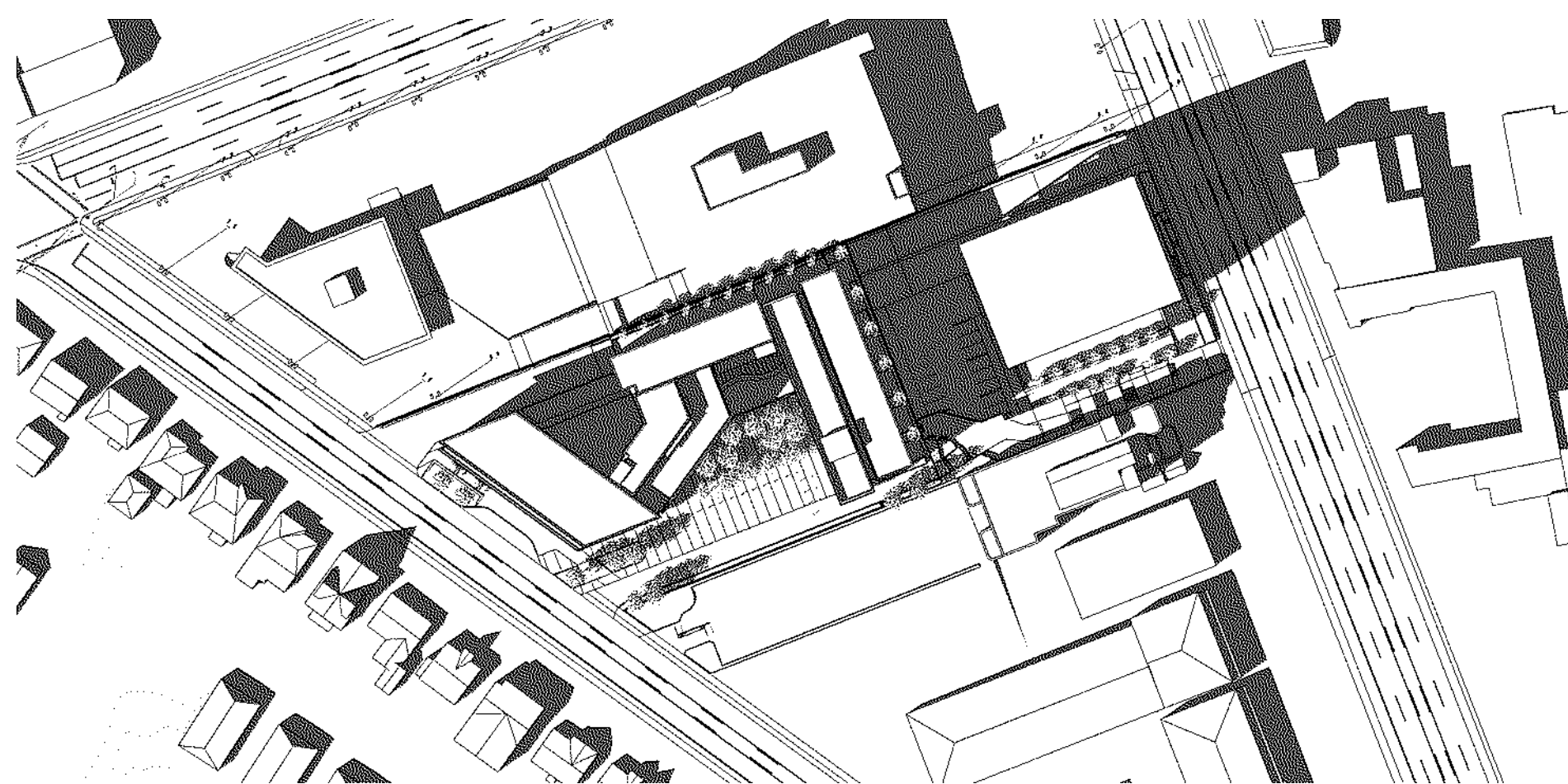
MARCH 21 SPRING 12PM



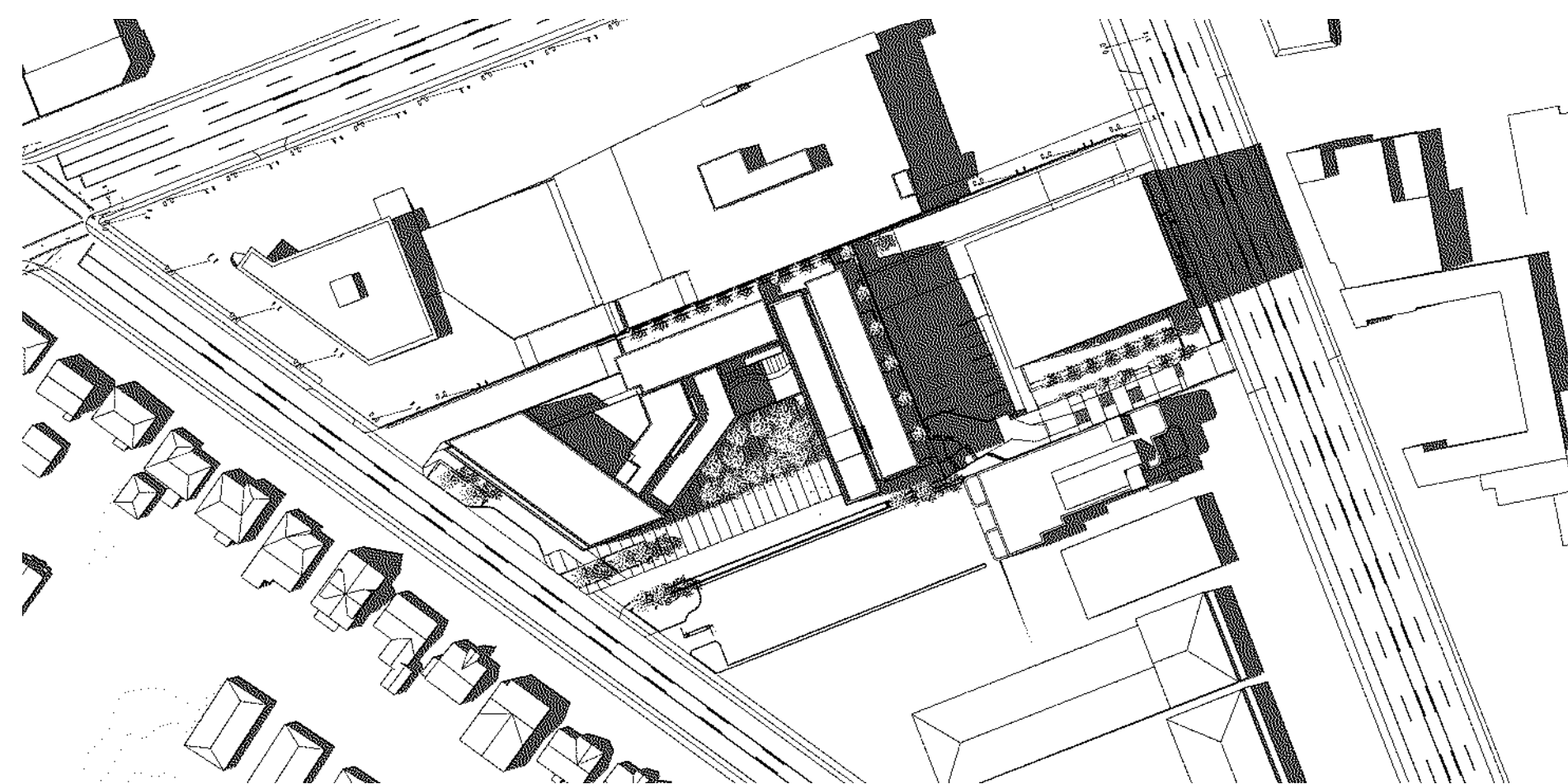
JULY 21 SUMMER 12PM



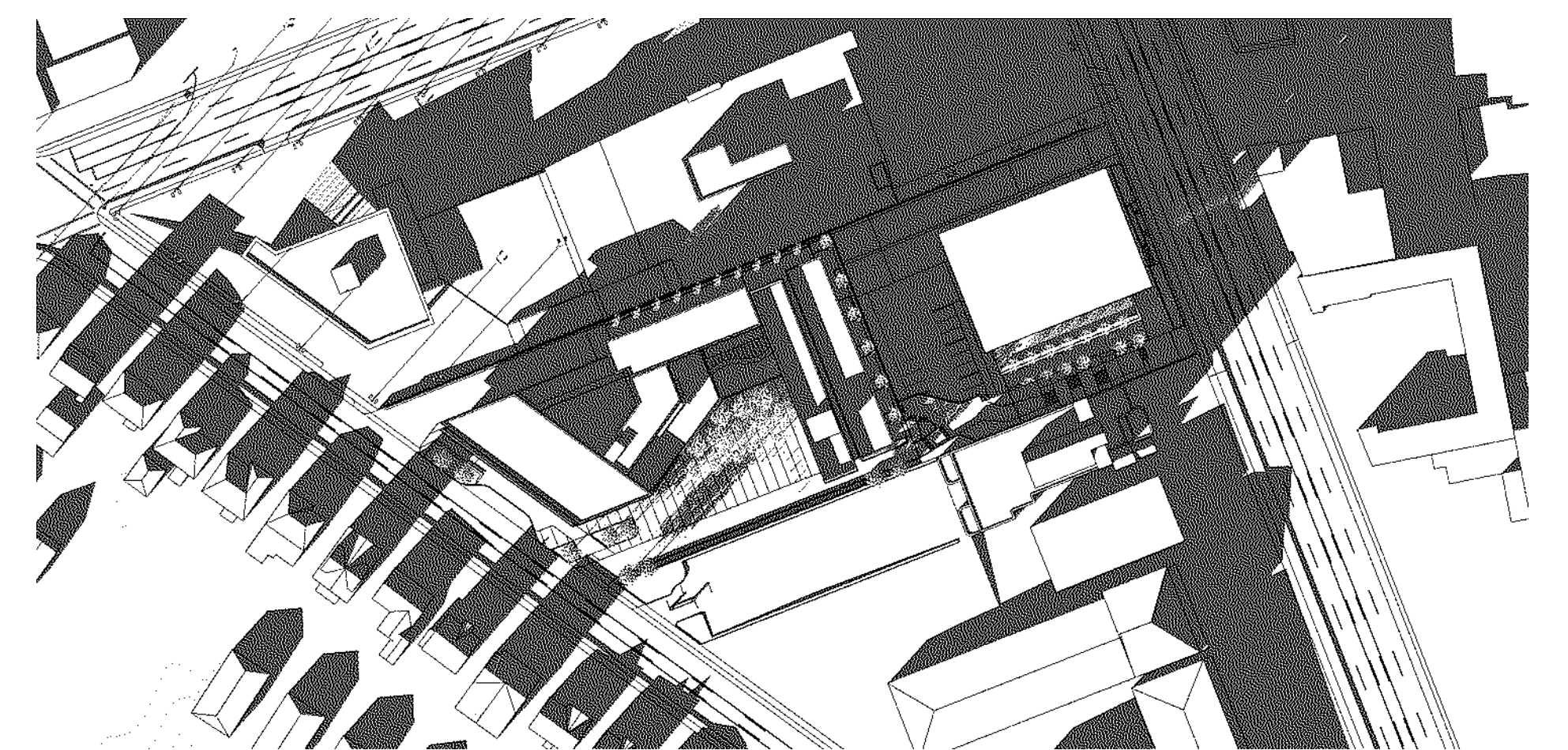
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS



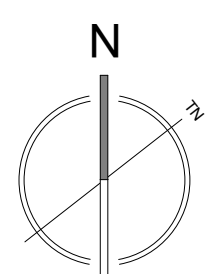
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

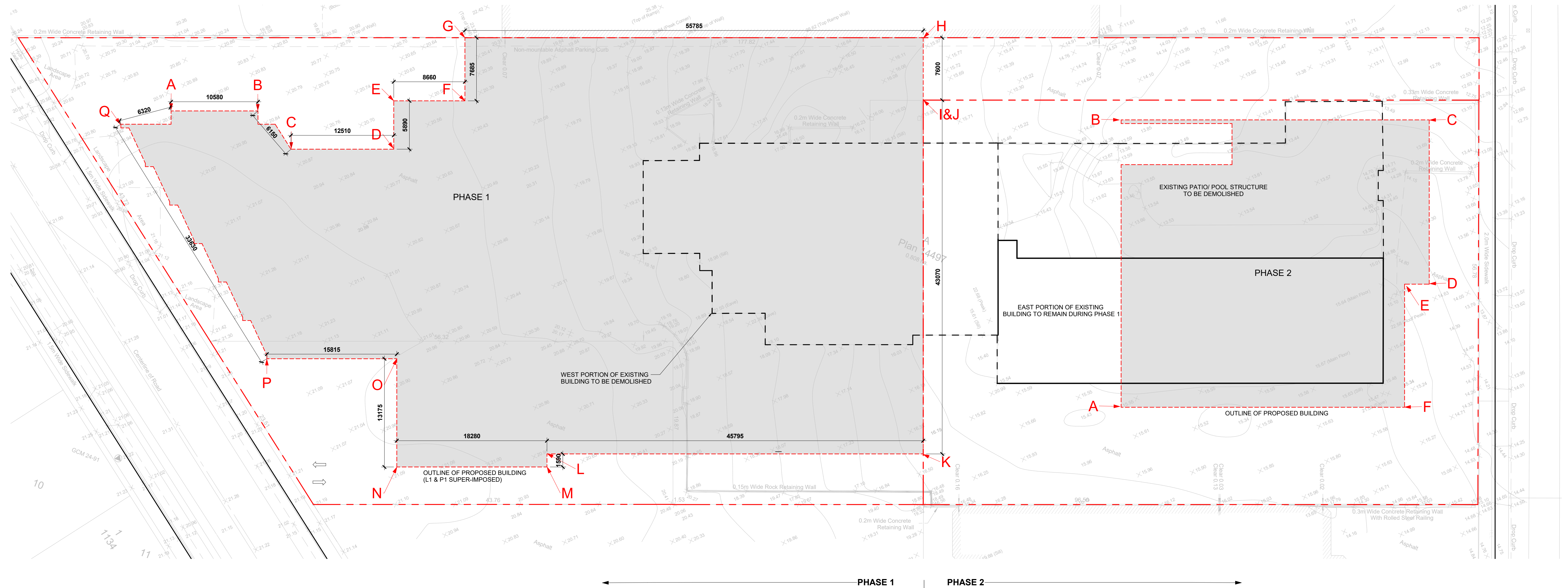
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SUN STUDIES

REV. April. 26| 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

Average Grade:
(5606.08 / 292.535)
= 19.16 (m)

PROPOSED HEIGHT:
= ROOF HEIGHT - AVG GRADE
= 43.40m -19.16m GEO

= 24.24m BUILDING HEIGHT
= 43.40m GEO BUILDING HEIGHT

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

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

Average Grade
(2112.80/ 144.98) = 14.57m geodetic

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

= 28.50m BUILDING HEIGHT
= 43.05m GEO BUILDING HEIGHT



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

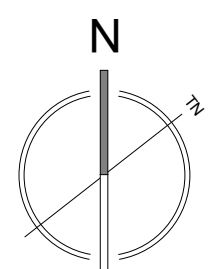
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

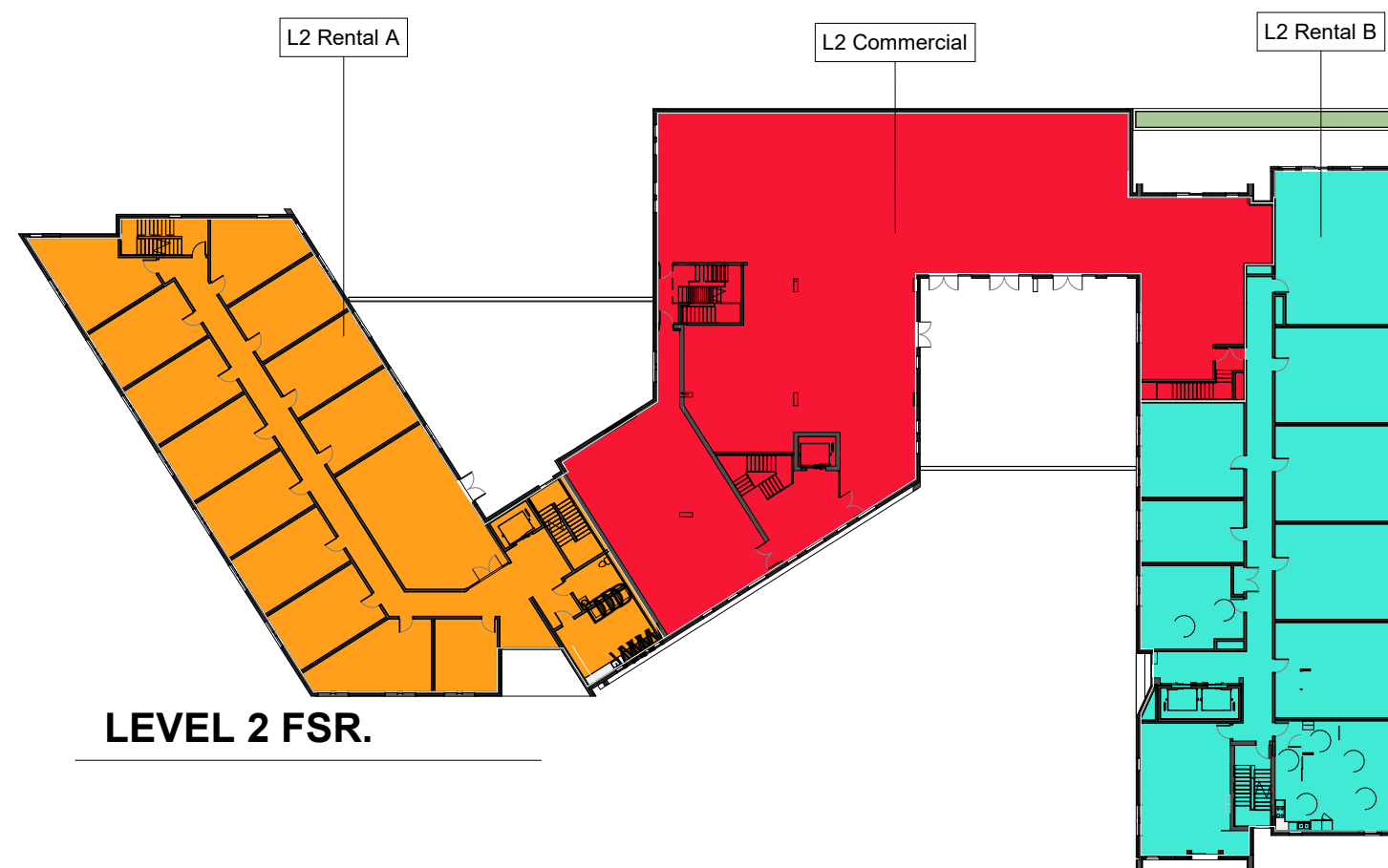
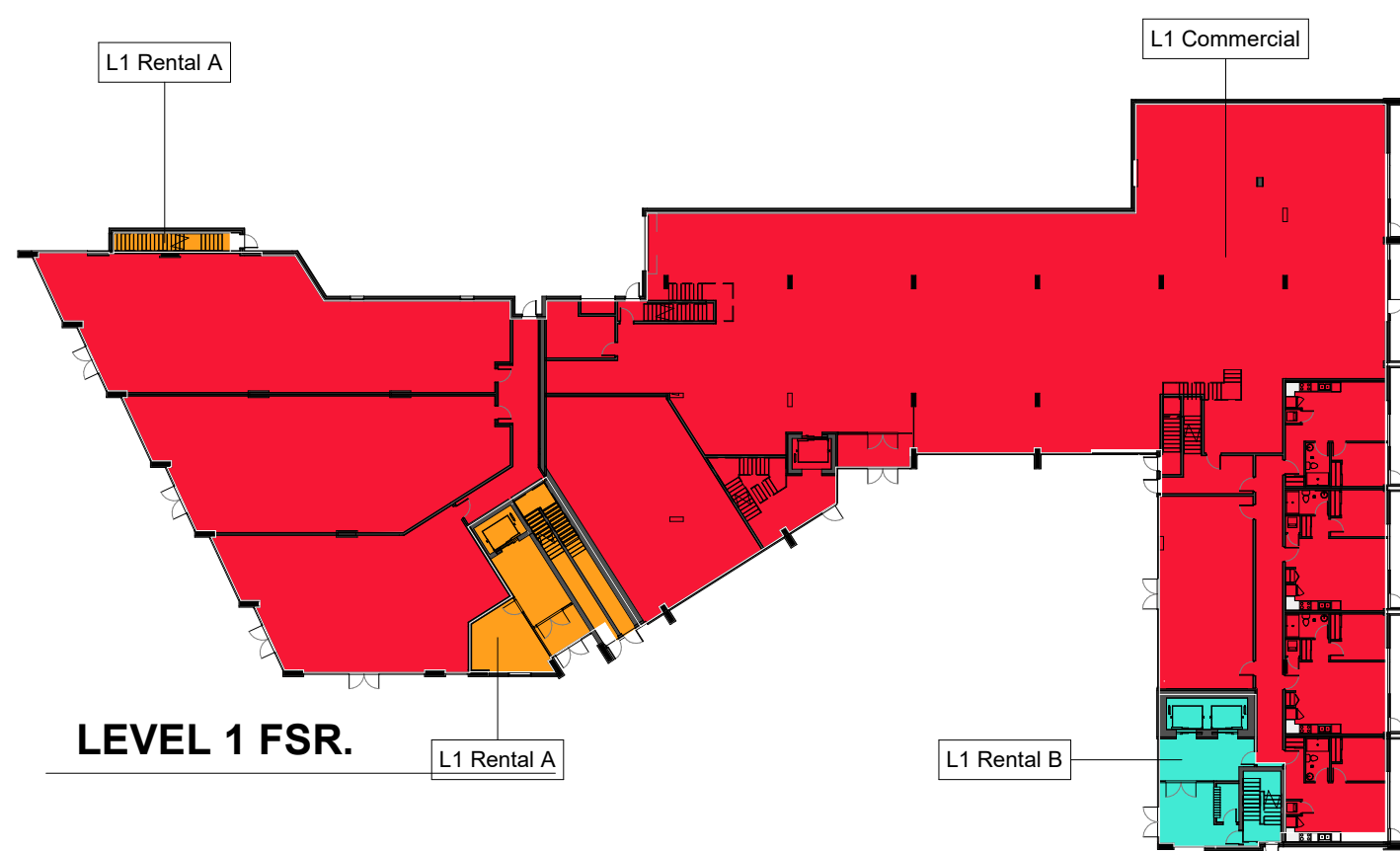
SURVEY - AVERAGE GRADE

REV. April. 26| 2019

As indicated



DP37



UNIT COUNTS BY TYPE			
OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental B	S (A)	5	5%
Rental B	S	48	48%
Rental B	3B	9	9%
Rental B	2B	4	4%
Rental B	1B (A)	25	25%
Rental B	1B	10	10%
SUB TOTAL NO.: 101		101	100%

Rental A	S (A)	4	8%
Rental A	S	48	92%
SUB TOTAL NO.: 52		52	100%

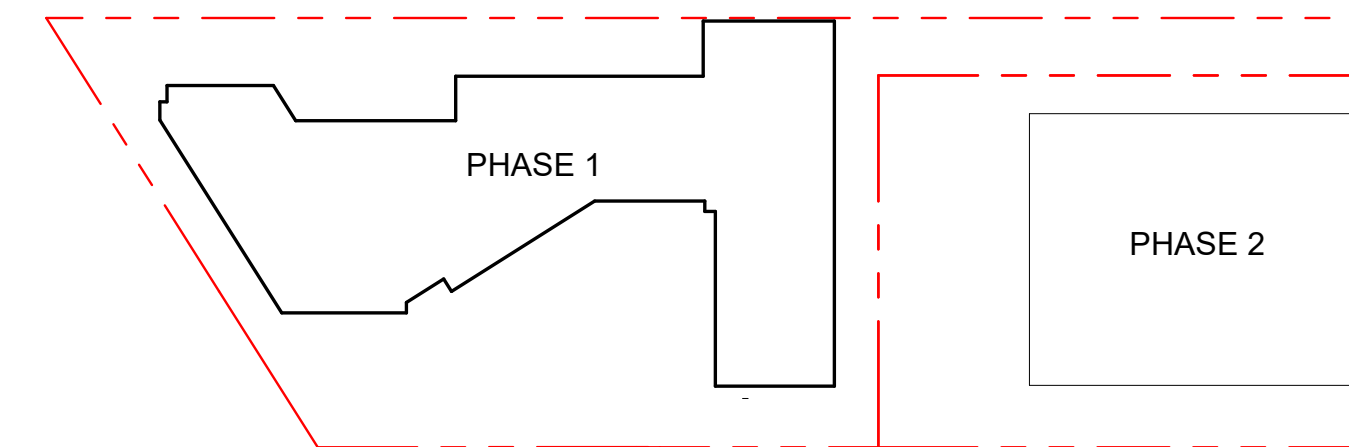
UNIT COUNTS BY LEVEL		
LEVEL	RENTAL B	RENTAL A
LEVEL 2	10	12
LEVEL 3	26	14
LEVEL 4	26	14
LEVEL 5	20	12
LEVEL 6	19	
	101	52

NET AREA SCHEDULE				
Level	Name	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	L1 Commercial	2070.1	22283	0.36
LEVEL 1	L1 Rental A	96.7	1041	0.02
LEVEL 1	L1 Rental B	75.8	816	0.01
TOTAL AREA		2242.6	24140	0.39
LEVEL 2	L2 Commercial	887.4	9552	0.15
LEVEL 2	L2 Rental A	686	7384	0.12
LEVEL 2	L2 Rental B	665.1	7160	0.12
TOTAL AREA		2238.5	24095	0.39
LEVEL 3	L3 Rental A	641.5	6905	0.11
LEVEL 3	L3 Rental B	1506.2	16213	0.26
TOTA AREA		2147.8	23118	0.37
LEVEL 4	L4 Rental A	638.5	6873	0.11
LEVEL 4	L4 Rental B	1502.5	16173	0.26
TOTAL AREA		2141.1	23046	0.37
LEVEL 5	L5 Rental A	543.1	5846	0.09
LEVEL 5	L5 Rental B	1239.2	13338	0.22
TOTAL AREA		1782.3	19184	0.31
LEVEL 6	L6 Rental B	1087.9	11710	0.19
TOTAL AREA		1087.9	11710	0.19

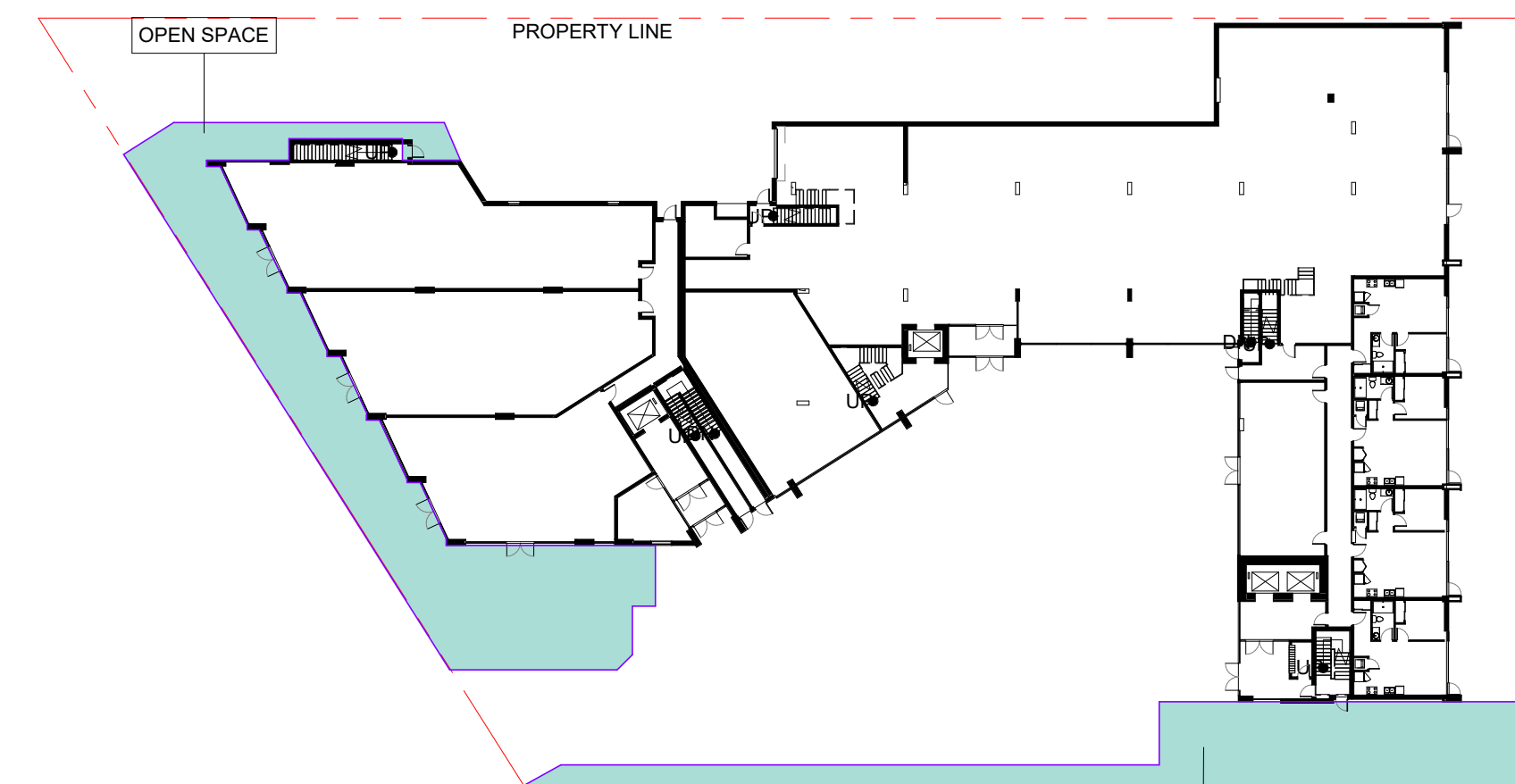
RESIDENTIAL TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	172.5	1857	0.02
LEVEL 2	1351.1	14543	0.23
LEVEL 3	2147.8	23118	0.37
LEVEL 4	2141.1	23046	0.37
LEVEL 5	1782.3	19184	0.31
LEVEL 6	1087.9	11710	0.19
TOTAL AREA	8682.6	93459	1.50

COMMERCIAL TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2070.1	22283	0.36
LEVEL 2	887.4	9552	0.15
TOTAL AREA	2957.5	31835	0.51

TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2242.6	24140	0.39
LEVEL 2	2238.5	24095	0.39
LEVEL 3	2147.8	23118	0.37
LEVEL 4	2141.1	23046	0.37
LEVEL 5	1782.3	19184	0.31
LEVEL 6	1087.9	11710	0.19
TOTAL AREA	11640.1	125294	2.02

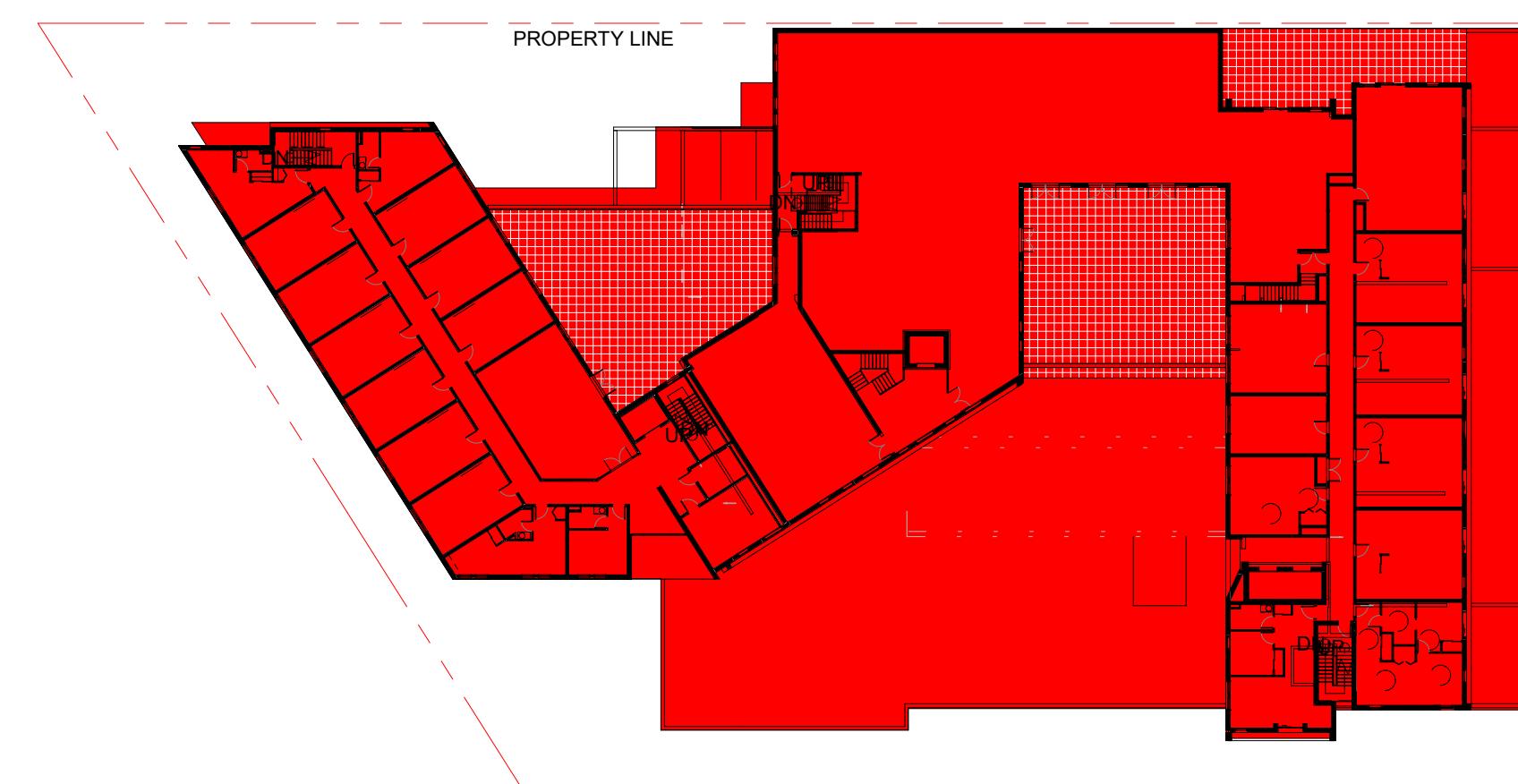
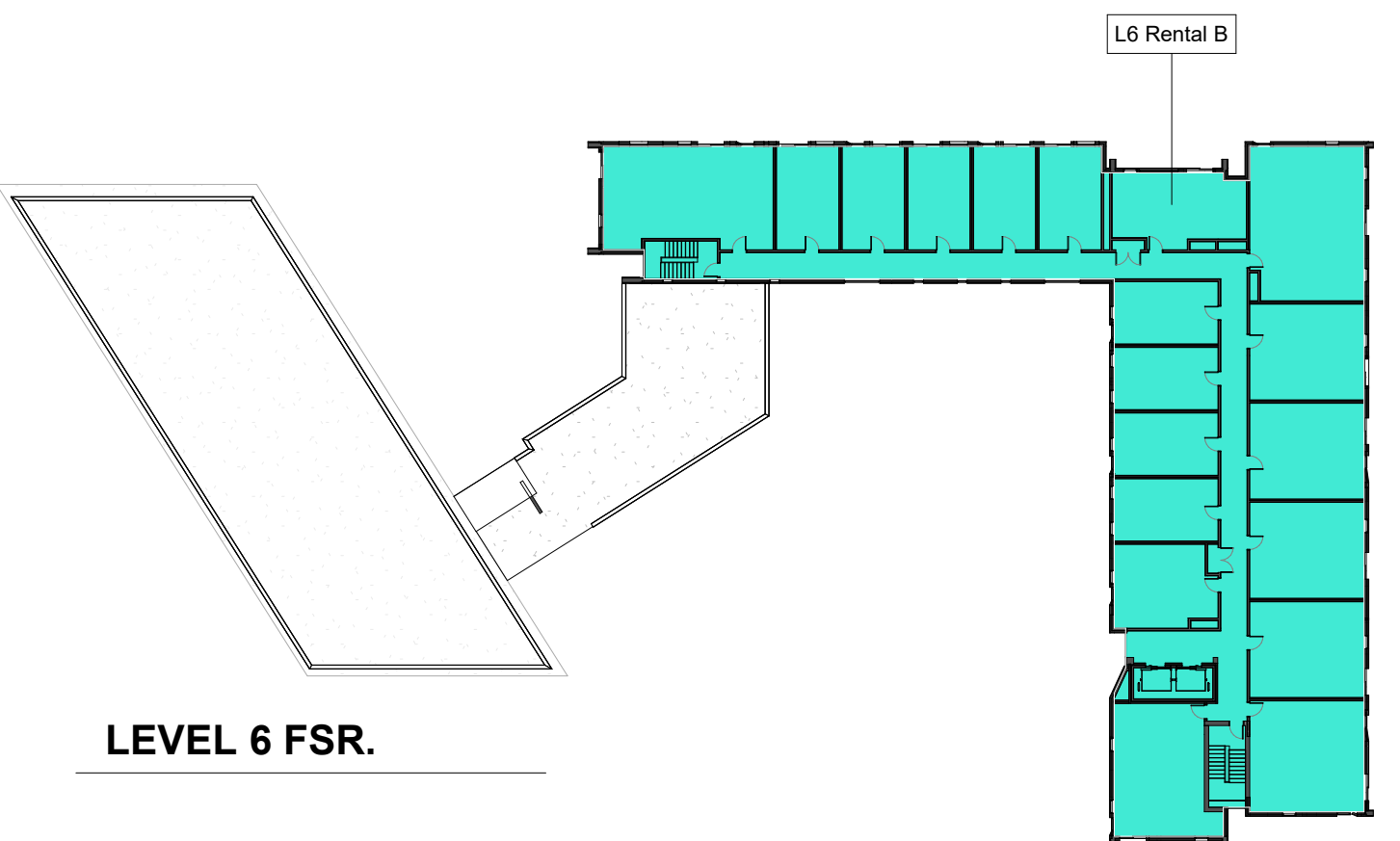
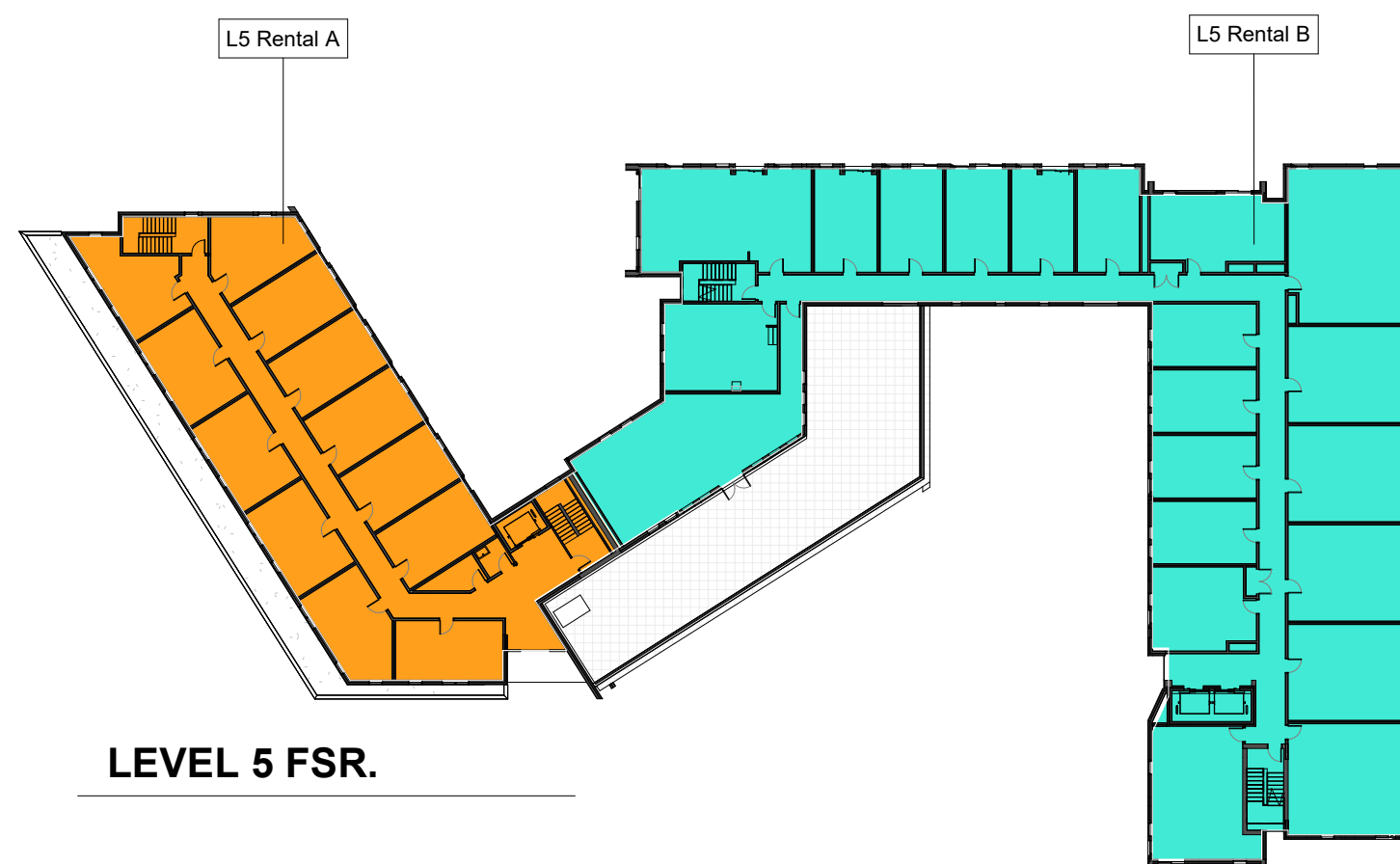
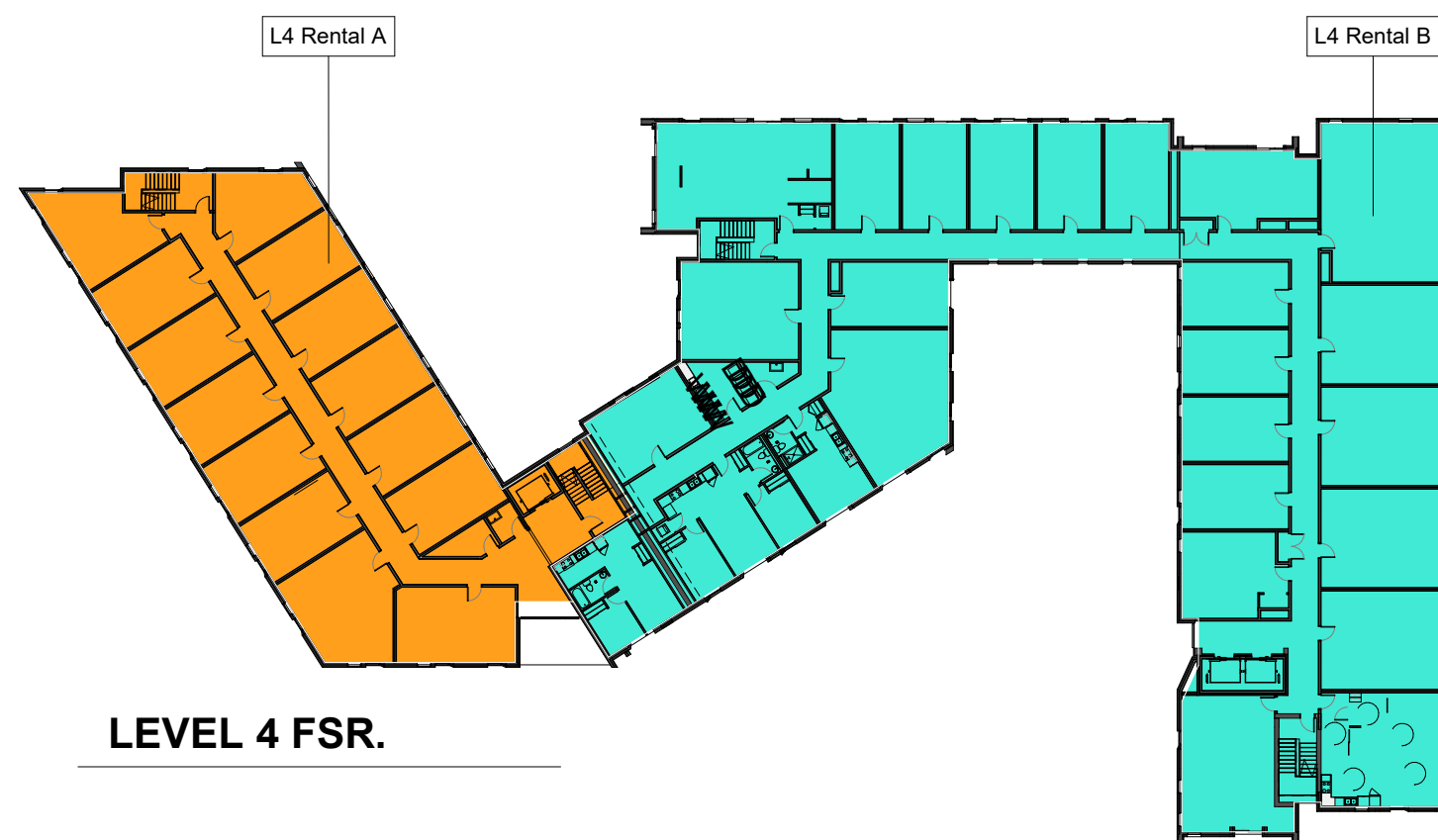
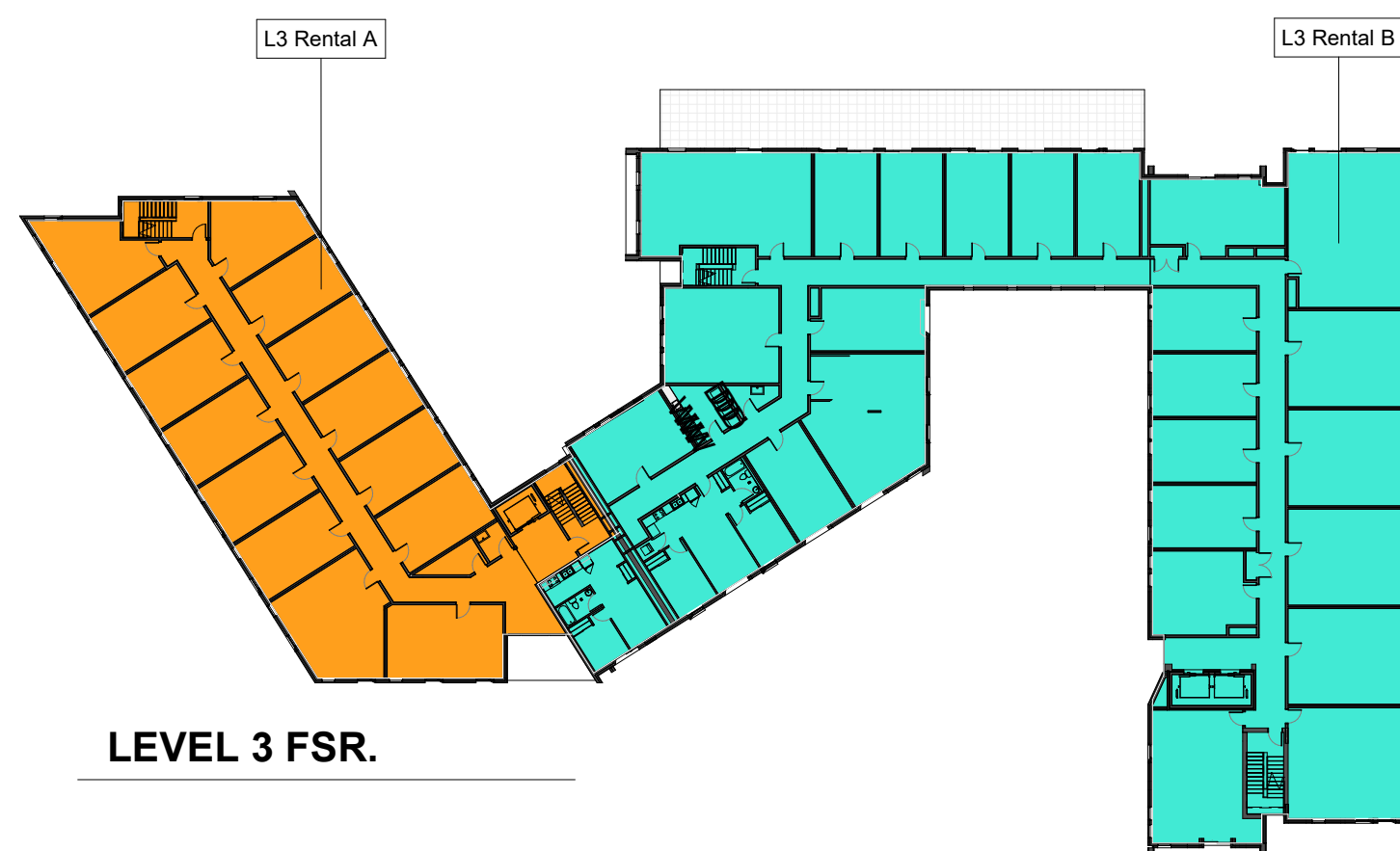


AREA SCHEDULE - PROPERTY	
Name	Area
PHASE 1 - 3020 Douglas Street	5752.59 m²
PHASE 2 - 3020 Douglas Street	3327.04 m²



OPEN SPACE AREA PLAN

OPEN SPACE AREA : 619.41M²
 PHASE 1 SITE AREA: 5752.59M²
 OPEN SPACE RATIO: 619.4/5752.59=10.77%



SITE COVERAGE

SITE COVERAGE AREA : 4025.05M²
 SITE AREA: 5752.59M²
 SITE COVERAGE RATIO: 4025.05/5752.59=69.97%



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

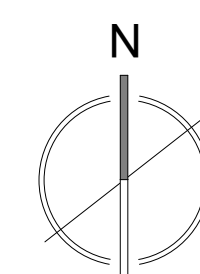
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

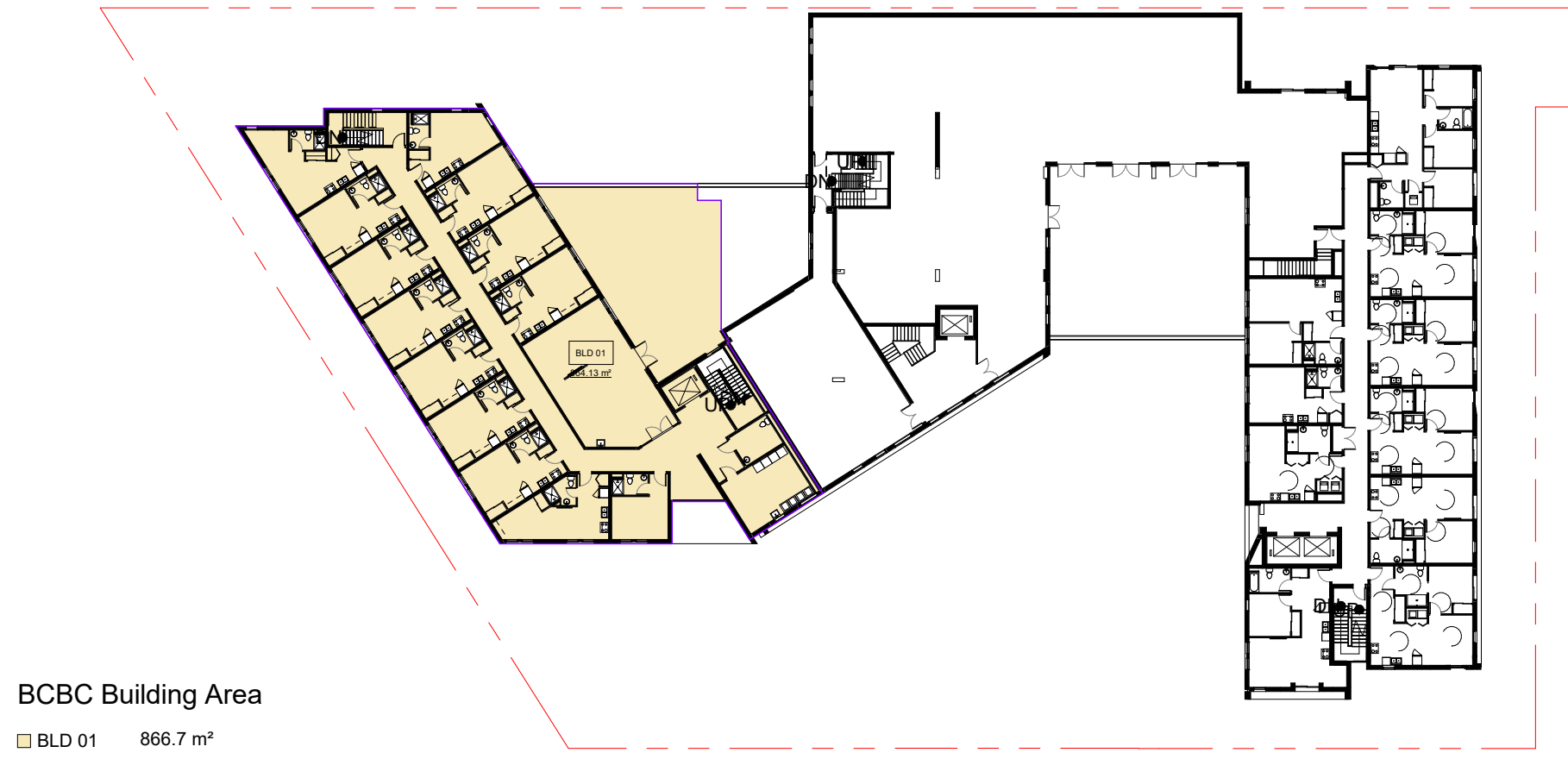
FSR AREA SUMMARY

REV. April. 26] 2019

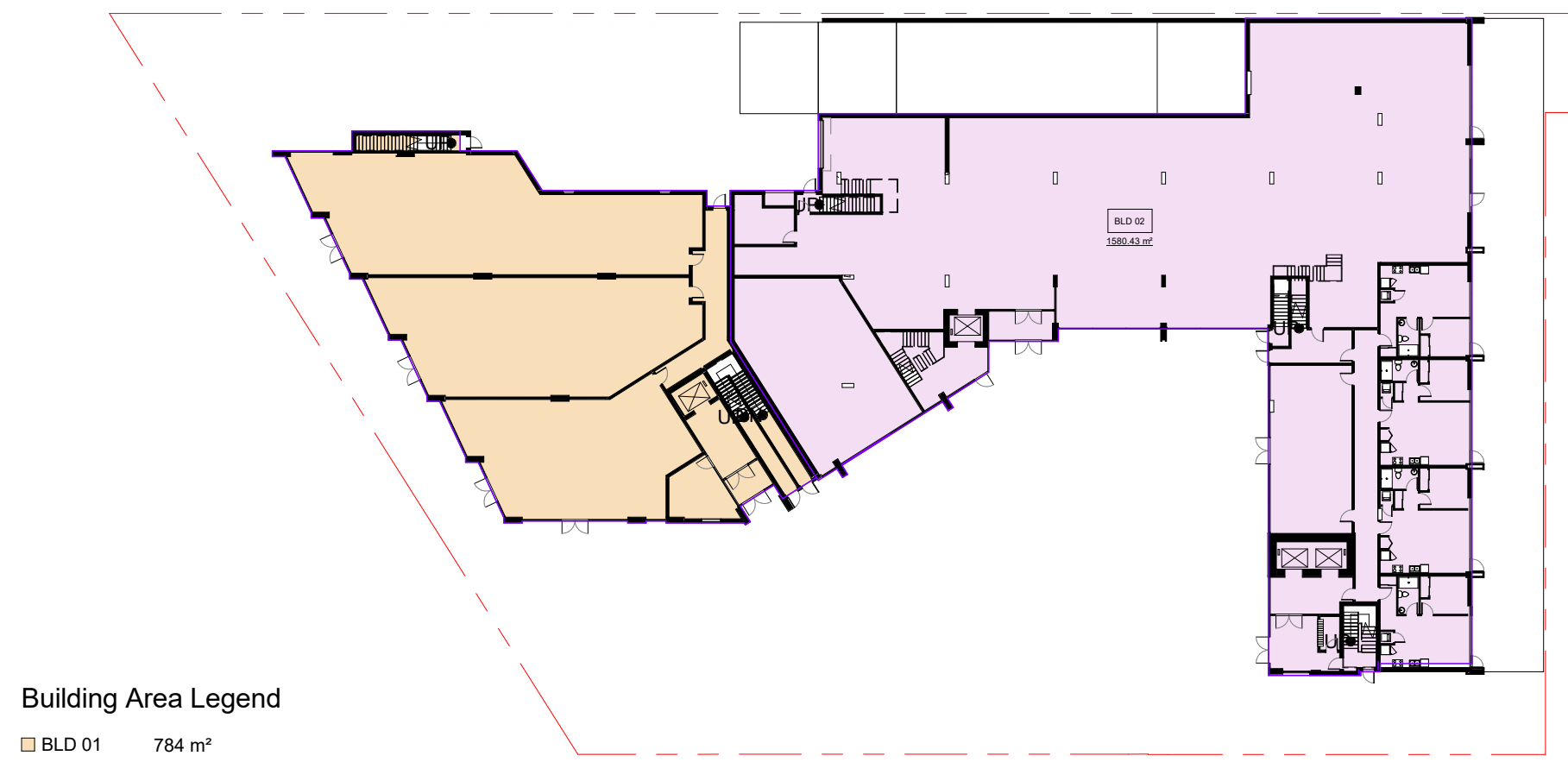
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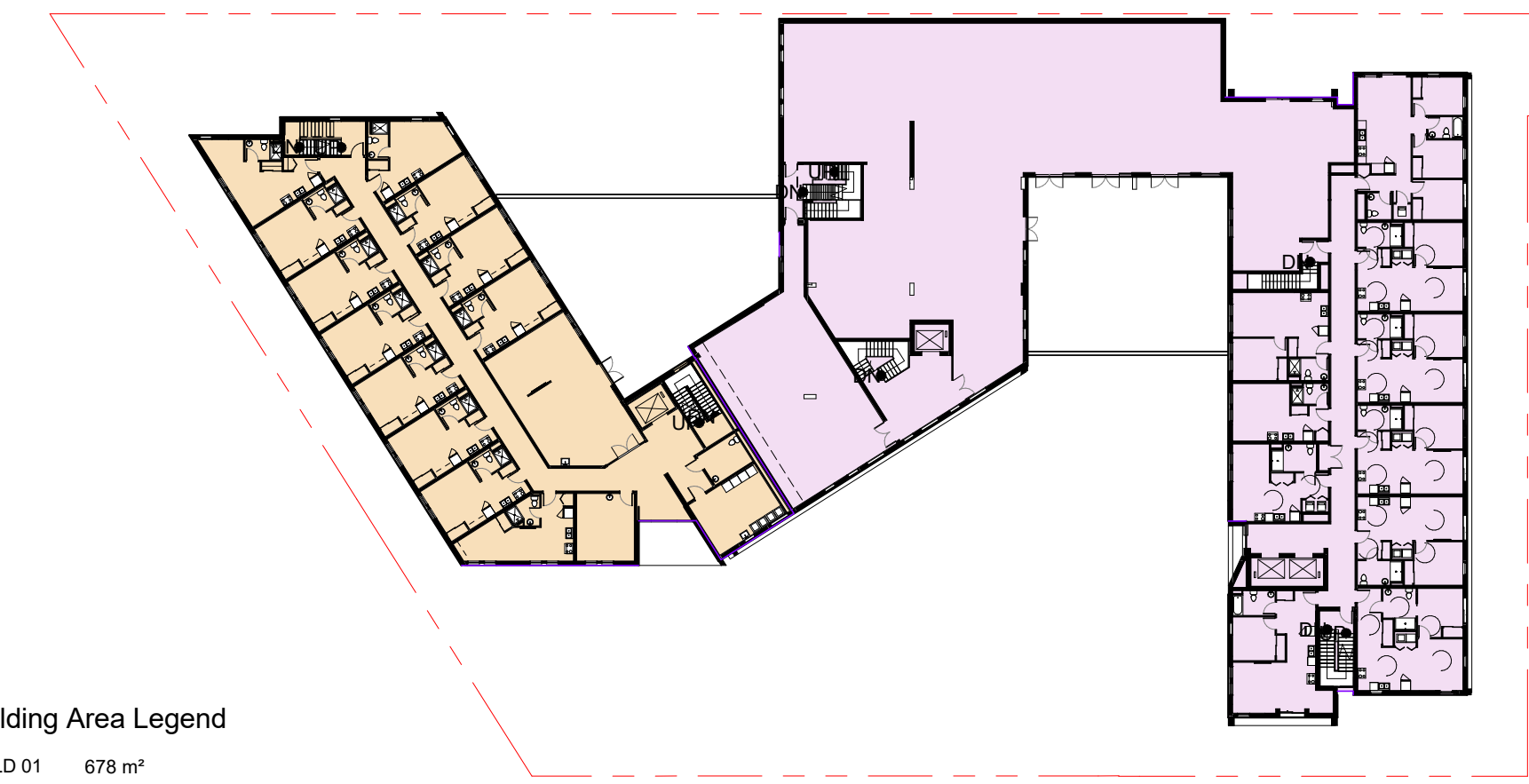
DP38



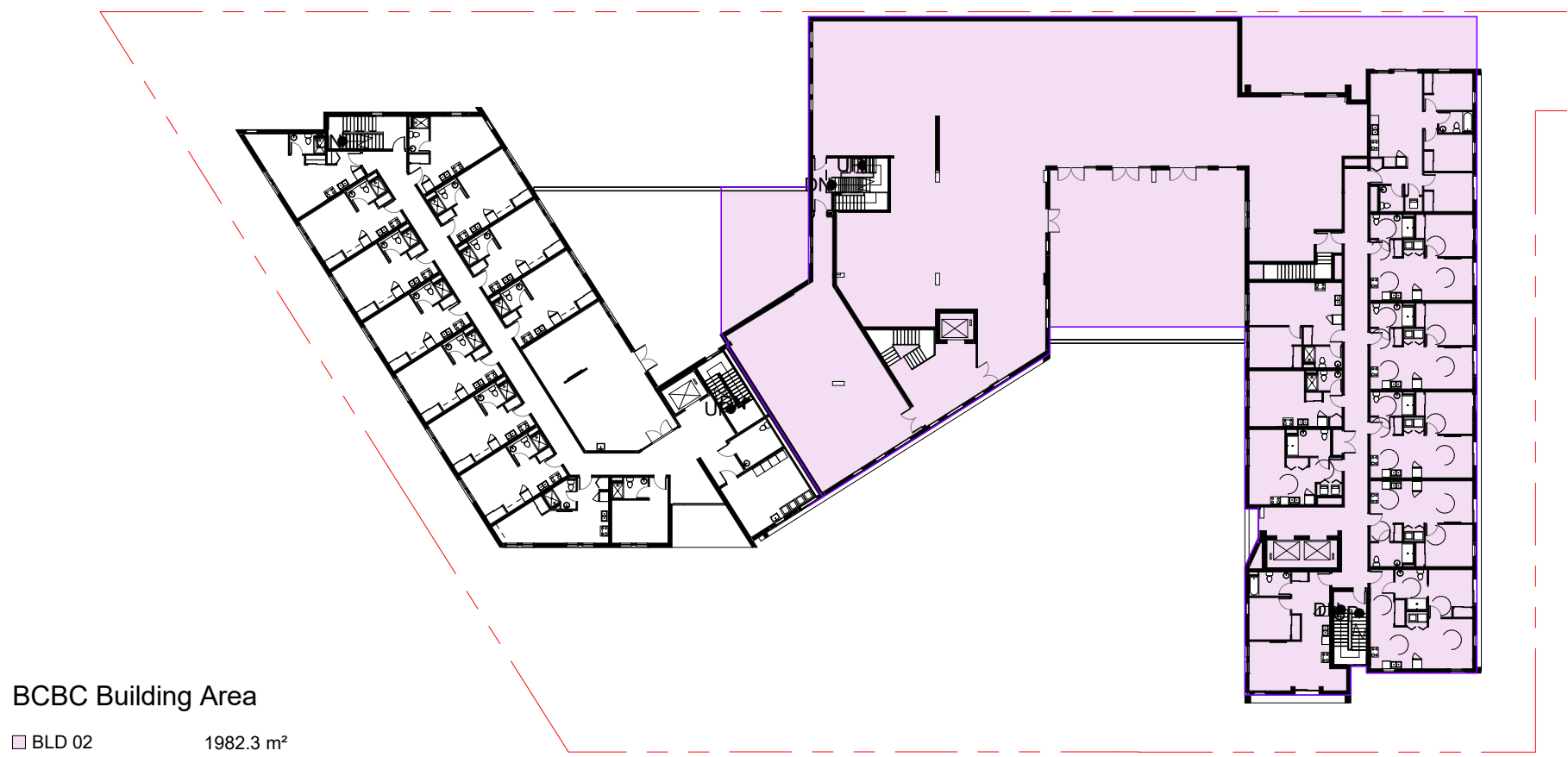
BCBC BUILDING AREA PLAN_BLD01



LEVEL 1 BUILDING AREA_



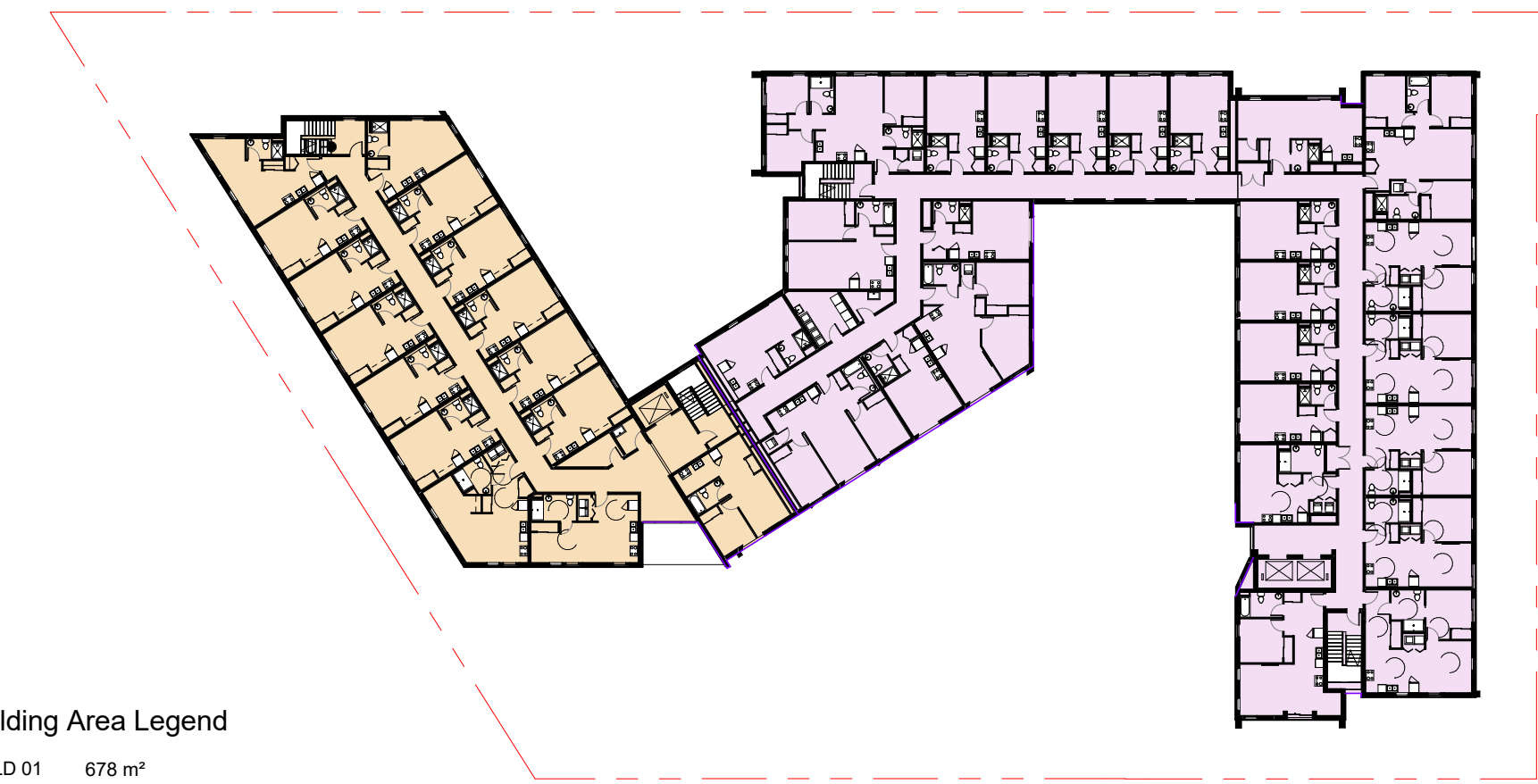
LEVEL 2 BUILDING AREA_



BCBC BUILDING AREA_BLD02

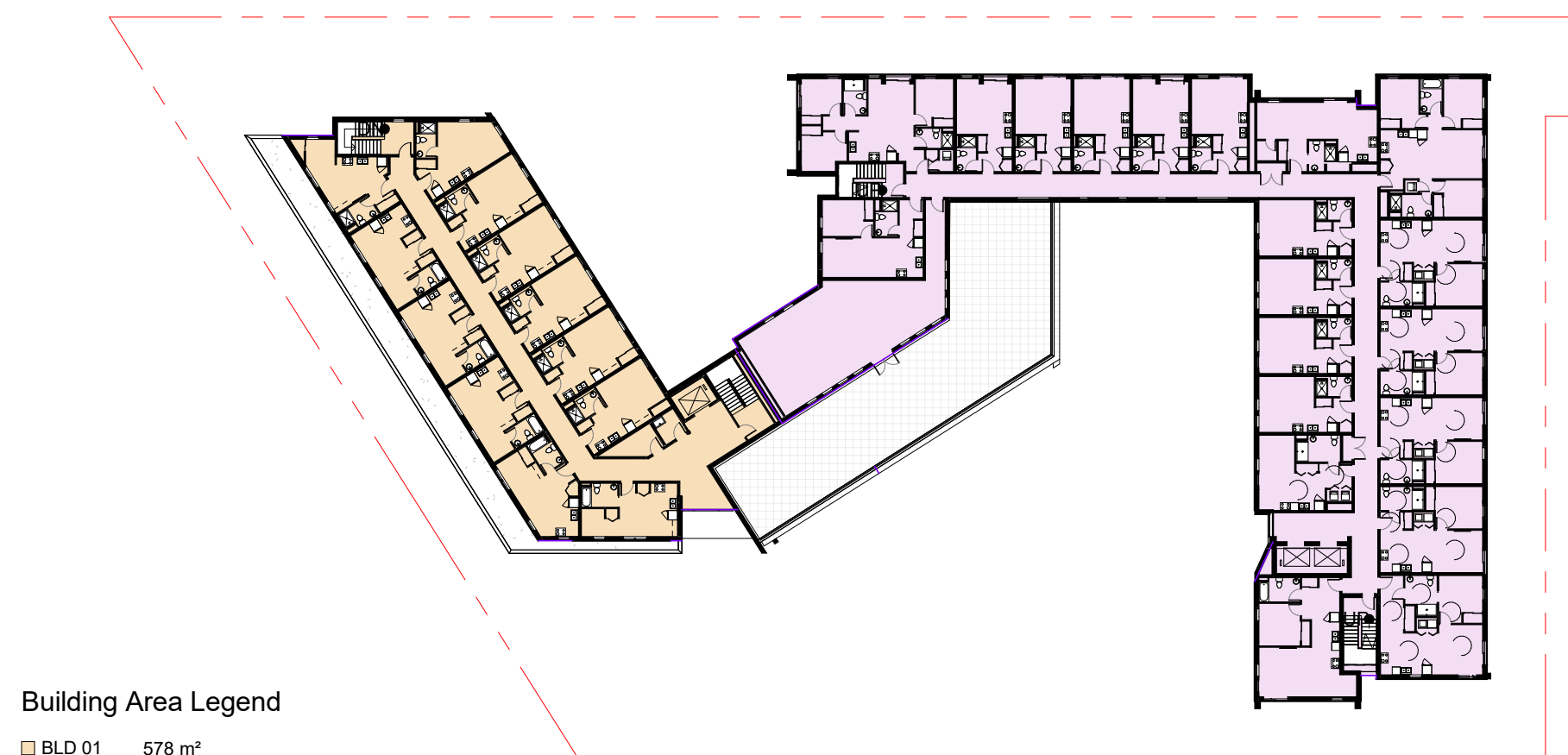


LEVEL 3 BUILDING AREA_

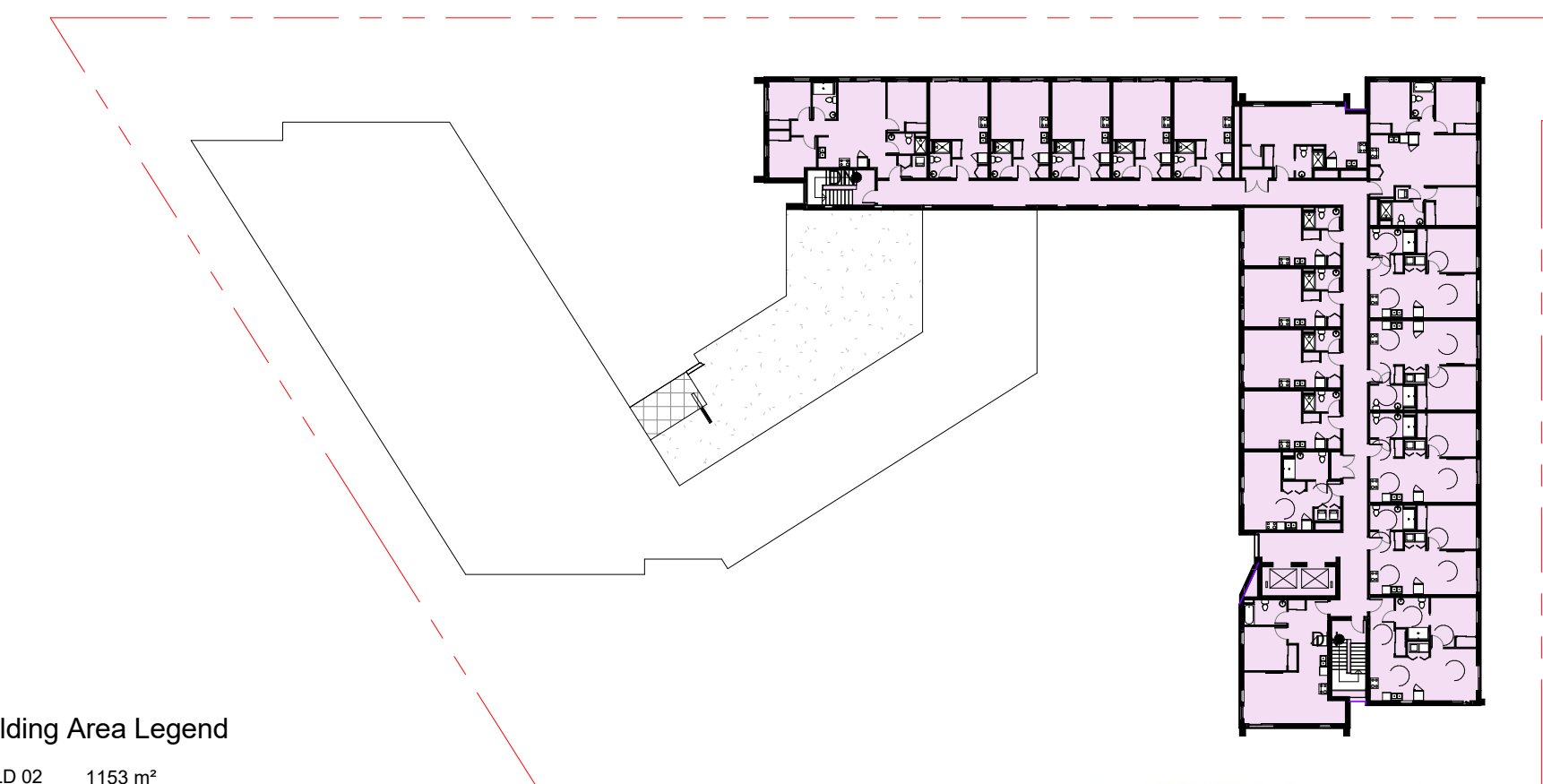


LEVEL 4 BUILDING AREA_

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



LEVEL 5 BUILDING AREA_



LEVEL 6 BUILDING AREA_



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

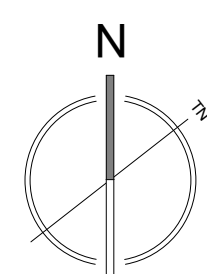
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

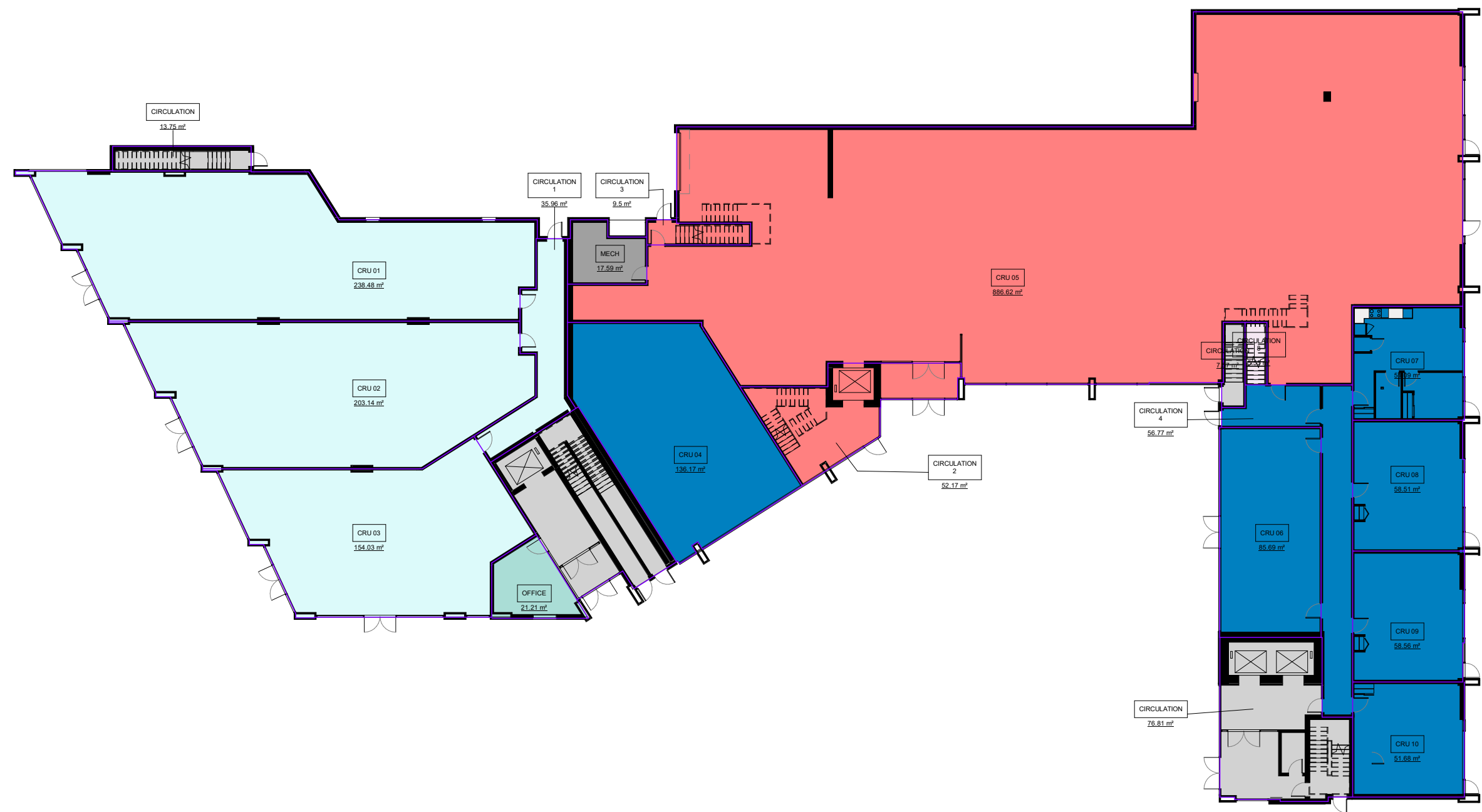
GROSS BUILDING AREA_BCBC

REV. April. 26| 2019

1 : 500



DP39



LEVEL 1.

1 : 300

L1 Rental A GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	13.7 m²	148 SF
CIRCULATION	72.3 m²	777.8 SF
OFFICE	21.2 m²	228.3 SF
TOTAL AREA	107.2 m²	1154.1 SF

L1 Rental B GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	76.8 m²	826.7 SF
CIRCULATION	7.6 m²	81.5 SF
TOTAL AREA	84.4 m²	908.2 SF

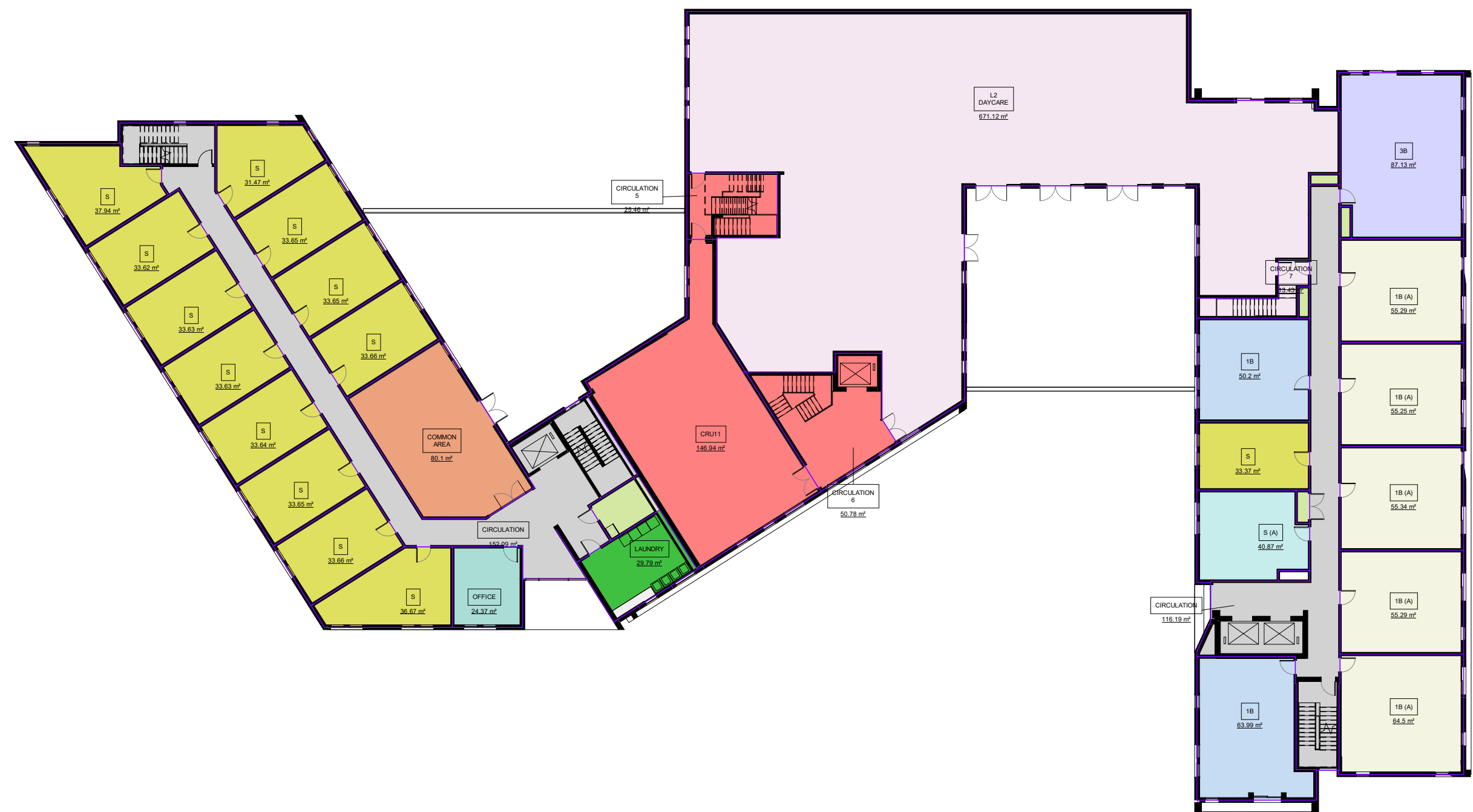
L1 COMMERCIAL GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION 1	36 m²	387 SF
CIRCULATION 2	52.2 m²	561.6 SF
CIRCULATION 3	9.5 m²	102.3 SF
CIRCULATION 4	56.8 m²	611.1 SF
CIRCULATION 8	5.5 m²	59.7 SF
CRU 01	238.5 m²	2566.9 SF
CRU 02	203.1 m²	2186.6 SF
CRU 03	154 m²	1658 SF
CRU 04	136.2 m²	1465.7 SF
CRU 05	886.6 m²	9543.5 SF
CRU 06	85.7 m²	922.3 SF
CRU 07	51.1 m²	550 SF
CRU 08	58.5 m²	629.8 SF
CRU 09	58.6 m²	630.3 SF
CRU 10	51.7 m²	556.2 SF
MECH	17.6 m²	189.4 SF
TOTAL AREA	2101.5 m²	22620.4 SF

L1 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2293.09 m²	24682.6 SF

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



LEVEL 2.

1 : 300

L2 Rental A GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
S	31.5 m²	338.8 SF
S	33.6 m²	362.2 SF
S	33.7 m²	362.3 SF
S	37.9 m²	408.4 SF
S	33.6 m²	361.9 SF
S	33.6 m²	362 SF
S	33.6 m²	362 SF
S	33.6 m²	362.1 SF
S	33.6 m²	362.2 SF
S	33.7 m²	362.3 SF
S	36.7 m²	394.7 SF
S	33.7 m²	362.2 SF
S: 12	408.9 m²	4401 SF
OFFICE	24.4 m²	262.3 SF
OFFICE: 1	24.4 m²	262.3 SF
COMMON AREA	80.1 m²	862.2 SF
COMMON AREA: 1	80.1 m²	862.2 SF
CIRCULATION	152.1 m²	1637.1 SF
CIRCULATION: 1	152.1 m²	1637.1 SF
TOTAL AREA	665.4 m²	7162.6 SF

L2 RENTAL B GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
S (A)	40.9 m²	440 SF
S (A): 1	40.9 m²	440 SF
S	33.4 m²	359.2 SF
S: 1	33.4 m²	359.2 SF
CIRCULATION	116.2 m²	1250.7 SF
CIRCULATION: 1	116.2 m²	1250.7 SF
3B	87.1 m²	937.9 SF
3B: 1	87.1 m²	937.9 SF
1B (A)	55.3 m²	595.2 SF
1B (A)	55.2 m²	594.7 SF
1B (A)	55.3 m²	595.7 SF
1B (A)	55.3 m²	595.2 SF
1B (A)	64.5 m²	694.2 SF
1B (A): 5	285.7 m²	3075 SF
1B	64 m²	688.8 SF
1B	50.2 m²	540.3 SF
1B: 2	114.2 m²	1229.1 SF
TOTAL AREA	677.4 m²	7291.8 SF

L2 COMMERCIAL GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION 5	25.5 m²	274 SF
CIRCULATION 6	50.8 m²	546.5 SF
CIRCULATION 7	13.4 m²	144.6 SF
CRU11	146.9 m²	1581.6 SF
L2 DAYCARE	671.1 m²	7223.9 SF
TOTAL AREA	907.7 m²	9770.6 SF

L2 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2297.08 m²	24725.6 SF



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

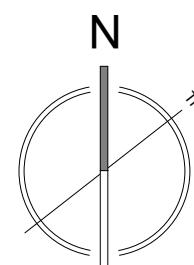
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 1 & 2 AREA BREAKDOWN

REV. April. 26| 2019

1 : 300



DP40



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	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.
2199.98 m²	23680.4 SF

L3 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
1B	54.3 m²	584.7 SF
1B	63.6 m²	684.2 SF
1B	44.6 m²	480 SF
1B: 3	162.5 m²	1749 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	72.9 m²	785 SF
2B	70.2 m²	755.2 SF
2B: 2	143.1 m²	1540.2 SF
3B	87.1 m²	937.9 SF
3B	84.6 m²	910.2 SF
3B: 2	171.7 m²	1848.1 SF
CIRCULATION: 1	248.9 m²	2679.1 SF
S	33.4 m²	359.1 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	358.5 SF
S	33.3 m²	358.5 SF
S	35 m²	376.8 SF
S	38.1 m²	409.6 SF
S	33.3 m²	358.2 SF
S: 13	453.1 m²	4877.1 SF
S (A): 1	40.9 m²	439.9 SF
TOTAL AREA	1505.9 m²	16209.2 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	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: 1	143.3 m²	1542 SF
TOTAL AREA	644.5 m²	6937 SF

L4 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2193.57 m²	23611.4 SF

L4 RENTAL B GROSS AREA SCHEDULE		
Unit Type	Area sqm.	AREA sqf.
S (A)	40.9 m²	440.2 SF
S (A): 1	40.9 m²	440.2 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	358.5 SF
S	33.3 m²	358.5 SF
S	36.9 m²	396.9 SF
S	33.3 m²	358.2 SF
S	45 m²	484.5 SF
S: 14	496.9 m²	5348.9 SF
COMMON AREA	14.9 m²	160.2 SF
COMMON AREA: 1	14.9 m²	160.2 SF
CIRCULATION: 1	246.8 m²	2656.8 SF
CIRCULATION: 1	246.8 m²	2656.8 SF
3B	87.1 m²	937.9 SF
3B	84.6 m²	910.2 SF
3B: 2	171.7 m²	1848.1 SF
2B	72.9 m²	785 SF
2B	70.2 m²	754.6 SF
2B: 2	143.1 m²	1539.7 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	54.3 m²	584.7 SF
1B	64 m²	688.8 SF
1B: 2	118.3 m²	1273.5 SF
TOTAL AREA	1518.3 m²	16343.1 SF

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



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

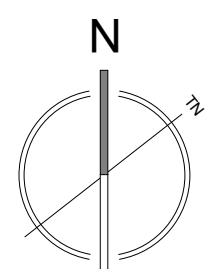
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

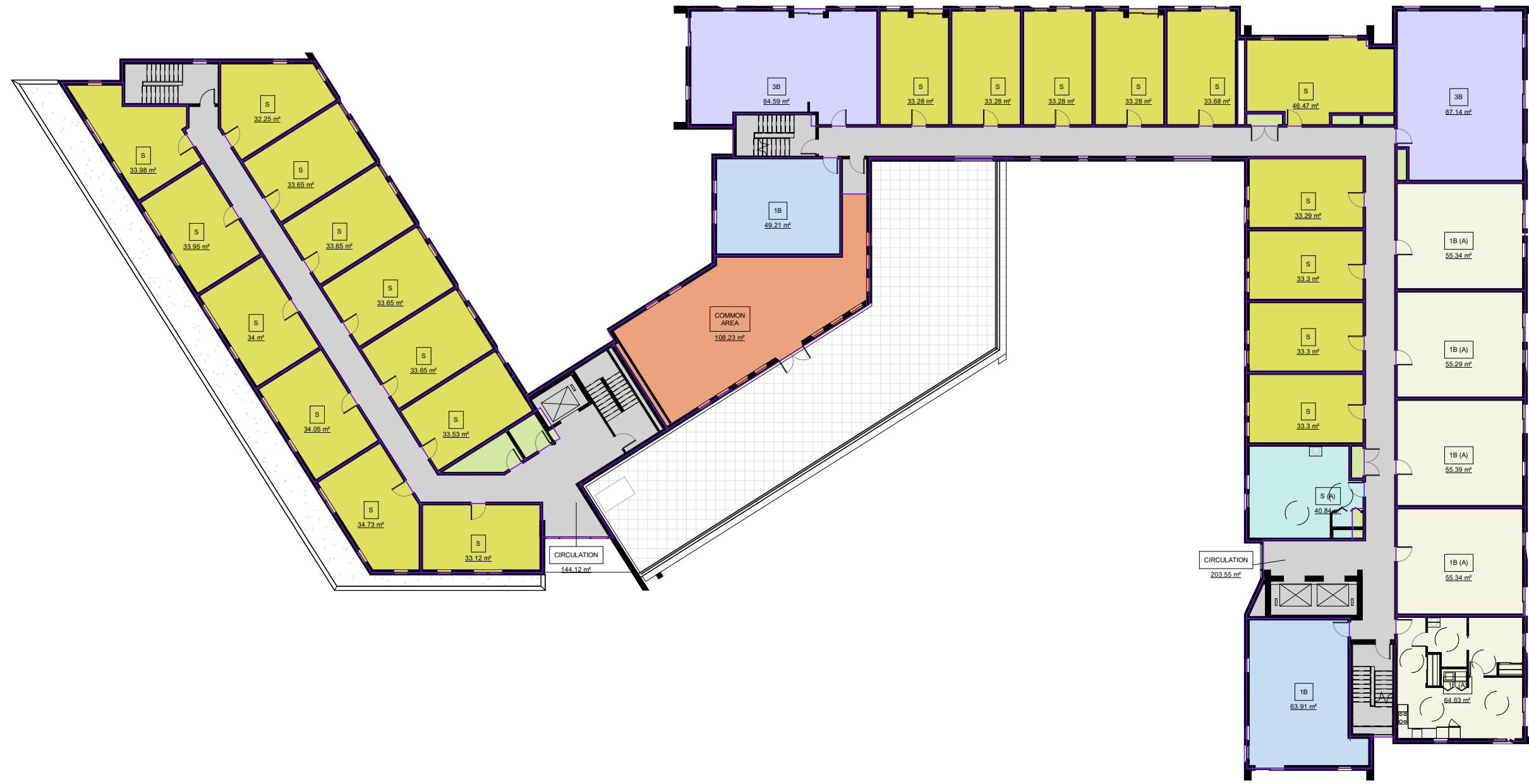
LEVEL 3 & 4 AREA BREAKDOWN

REV. April. 26| 2019

1 : 300



DP41

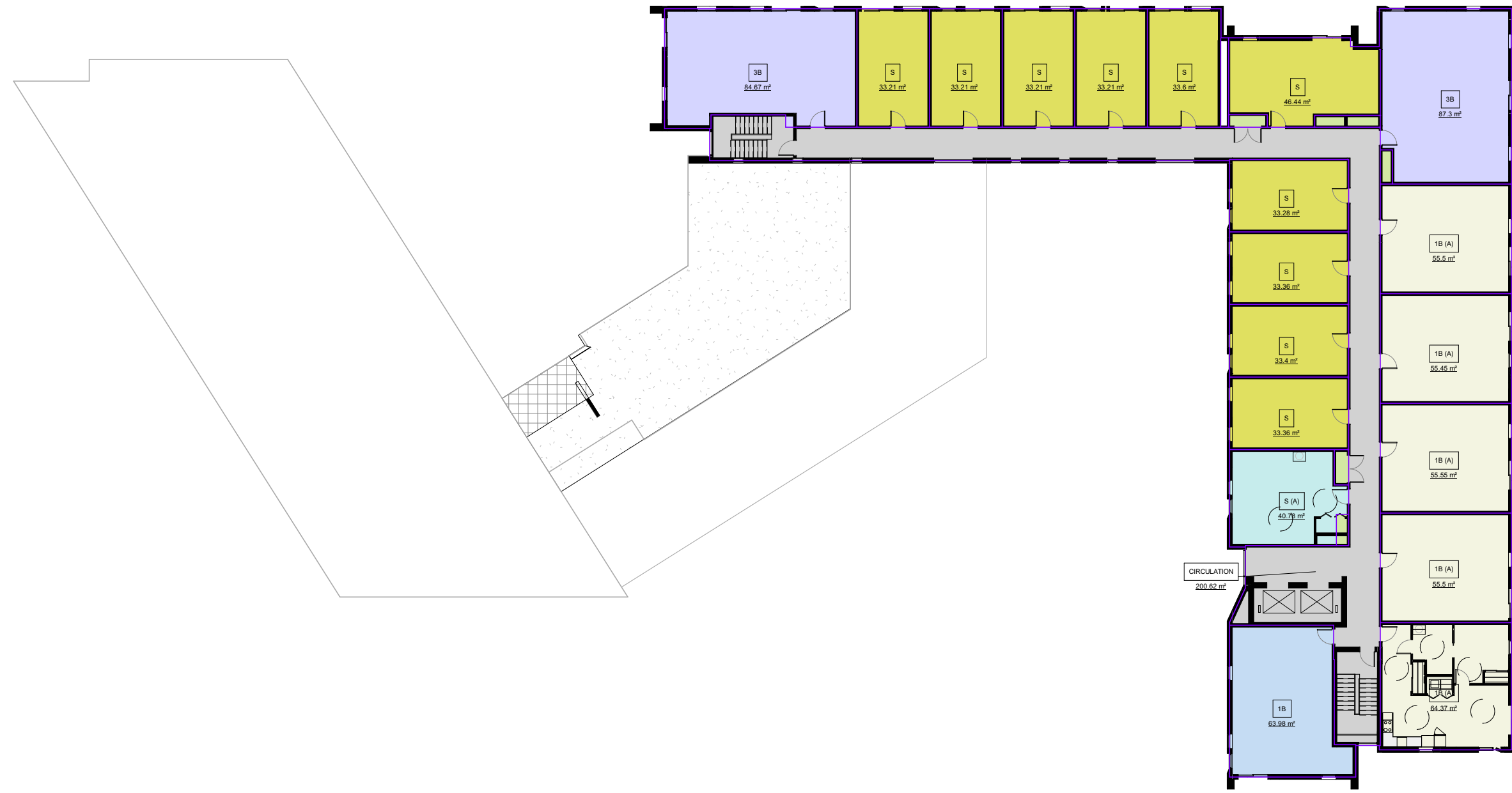


LEVEL 5.

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	144.1 m²	1551.3 SF
CIRCULATION: 1	144.1 m²	1551.3 SF
TOTAL AREA	548.3 m²	5901.8 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	358.2 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.2 SF
S	33.3 m²	358.2 SF
S: 10	346.5 m²	3729.2 SF
COMMON AREA	108.2 m²	1164.9 SF
COMMON AREA: 1	108.2 m²	1164.9 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	1269.9 m²	13669 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

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



LOW HAMMOND ROWE ARCHITECTS



CROSSTOWN MIXED USE DEVELOPMENT

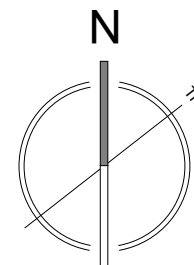
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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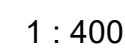
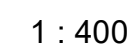
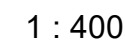
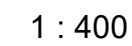
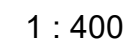
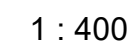
LEVEL 5 & 6 AREA BREAKDOWN

REV. April. 26| 2019

1 : 300

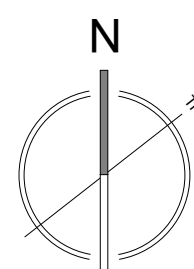


DP42



LEVEL 6: 2		
Grand total: 11		

DP43



DP43