

CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC



Site context
and photos

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LANDSCAPE

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CIVIL

BURNSIDE ROAD EAST FRONTAGE



Urban context City of Victoria



Neighbourhood context



Photo map



01. Douglas St- looking south



02. Douglas St- looking north



03. Burnside Rd E- looking south



04. Burnside Rd E- looking north



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



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



07. Site from Douglas St- looking north



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



LOW HAMMOND ROWE ARCHITECTS



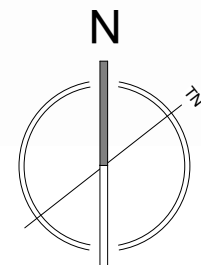
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PROJECT CONTEXT

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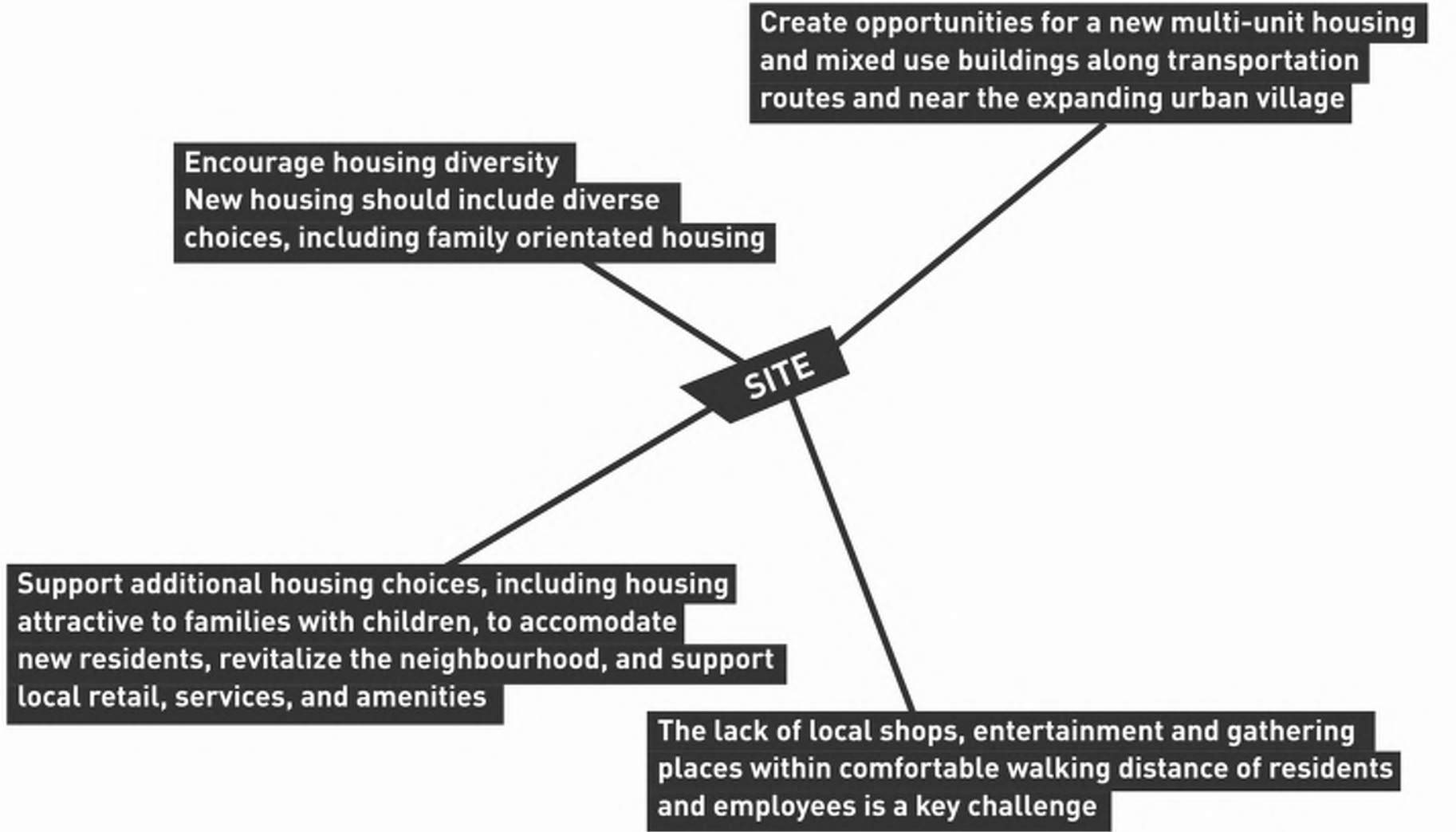
DP01



Neighbourhood context (BGNP p.9)



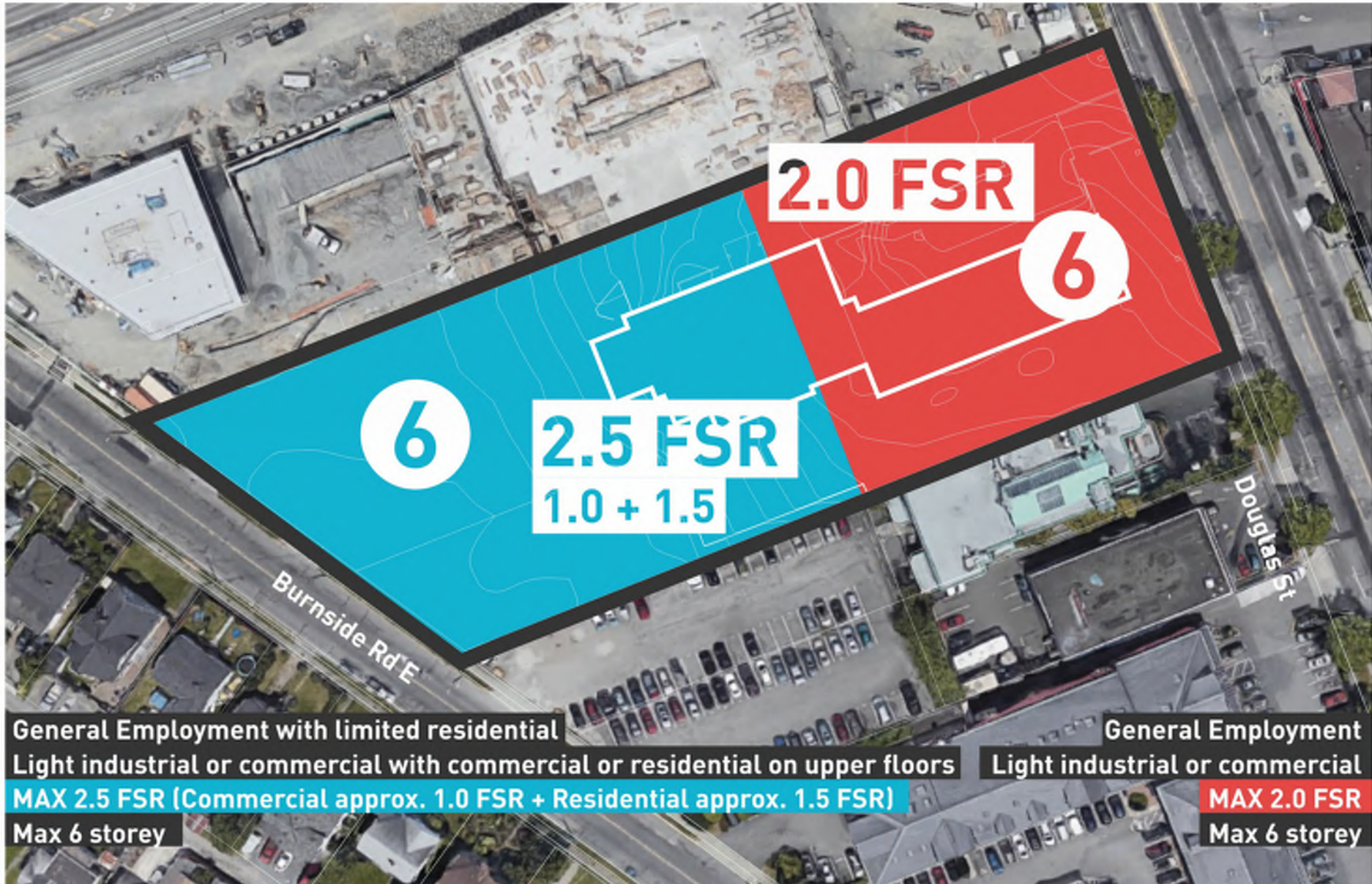
Big moves (BGNP p.15)



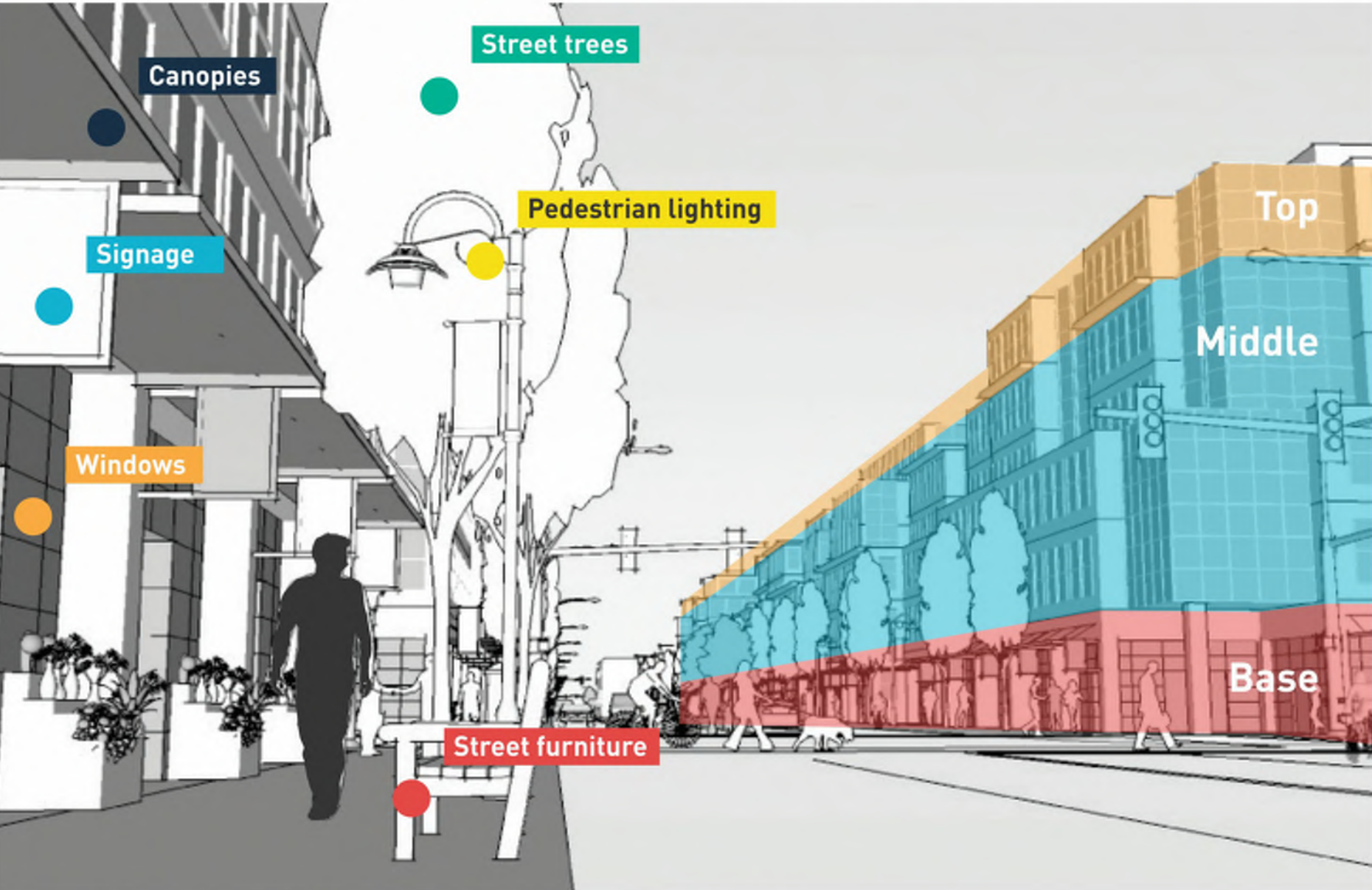
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



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

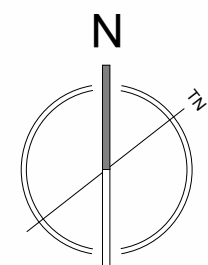
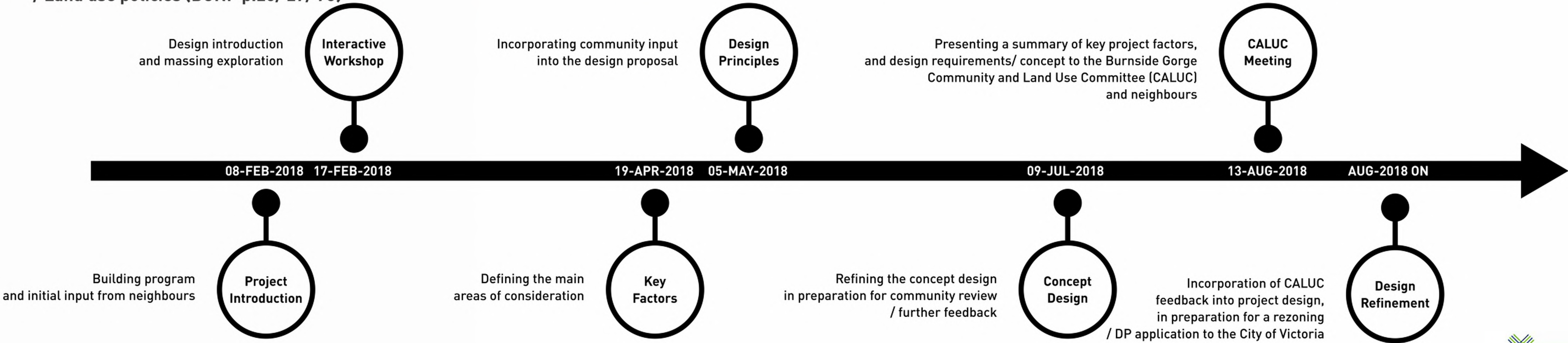


Land use policies- site (BGNP p.25/ 27/ 75)



Human scale requirement (OCP p.75)

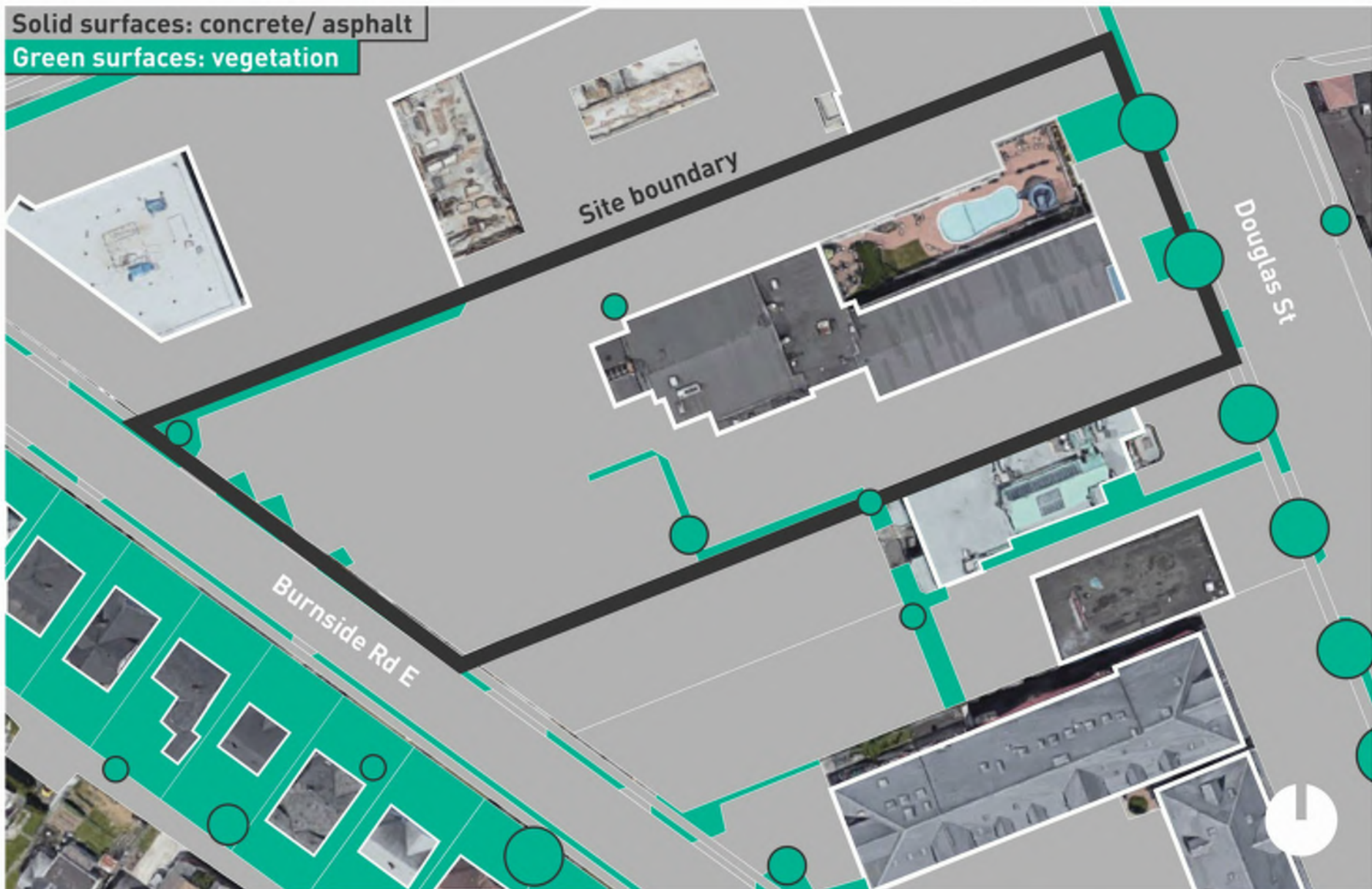
Community
engagement
timeline



Existing site



Existing neighbourhood- program and height

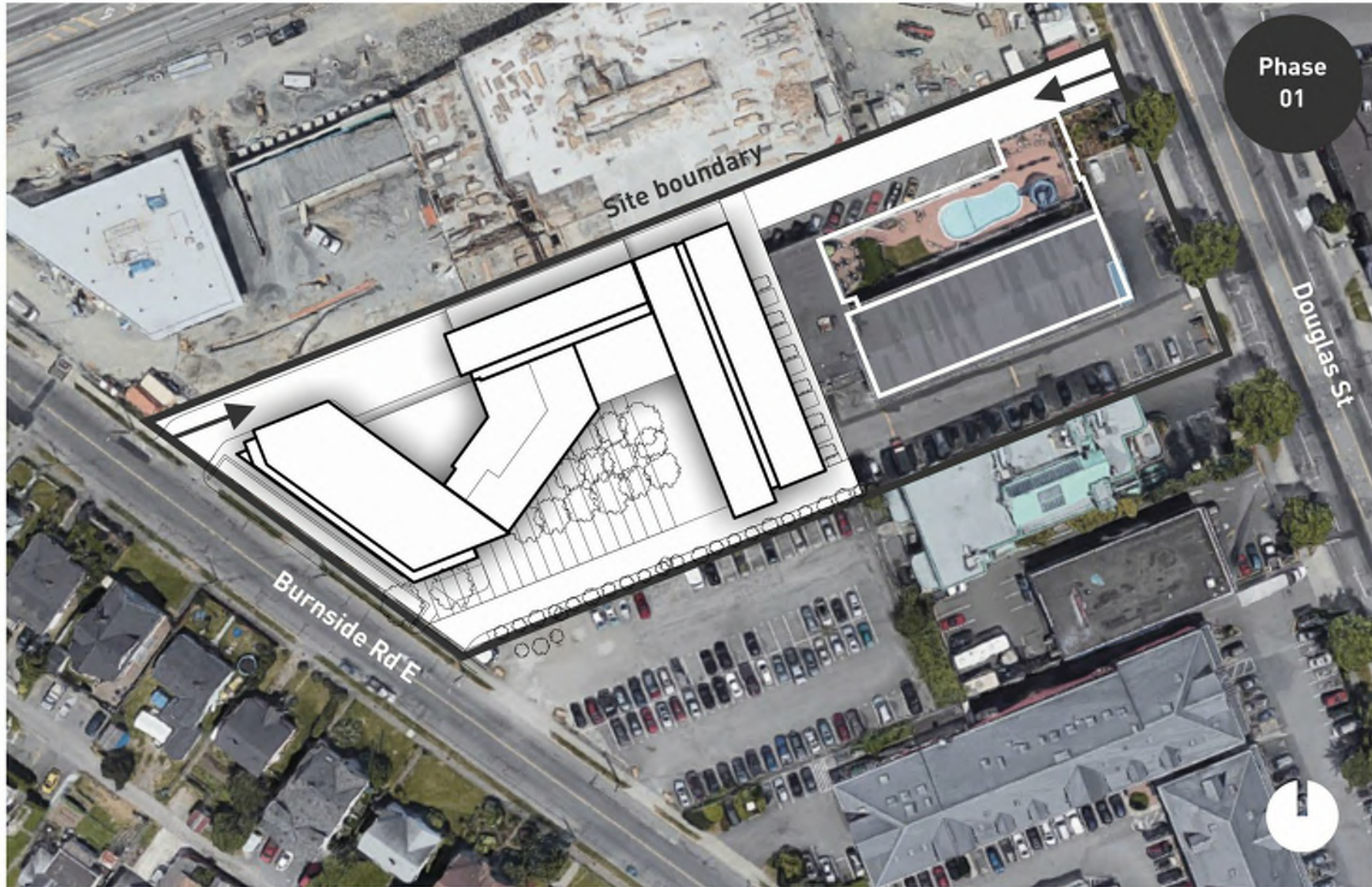


Existing landscape

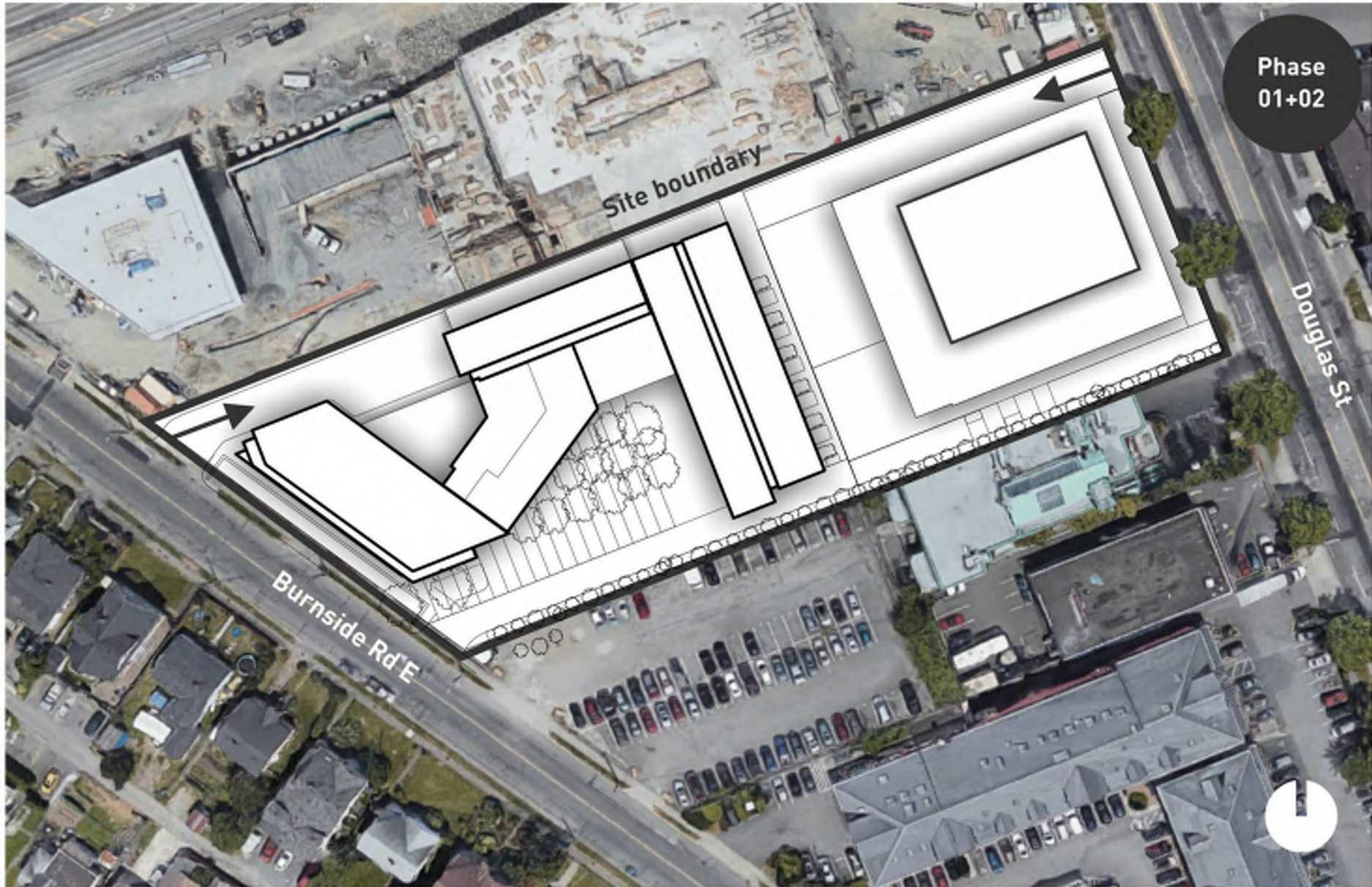


Existing circulation

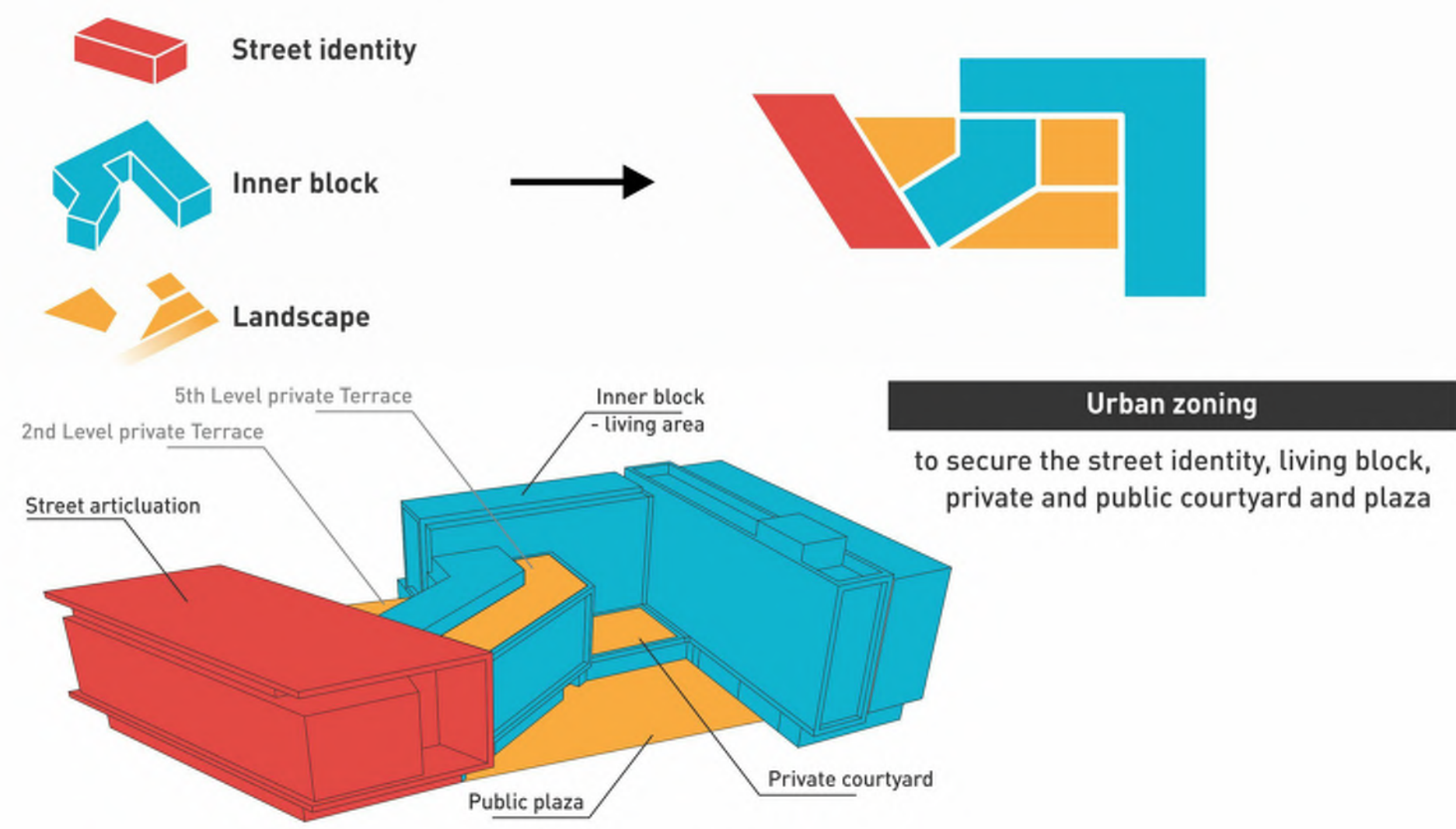
Design and phasing



Phase 01

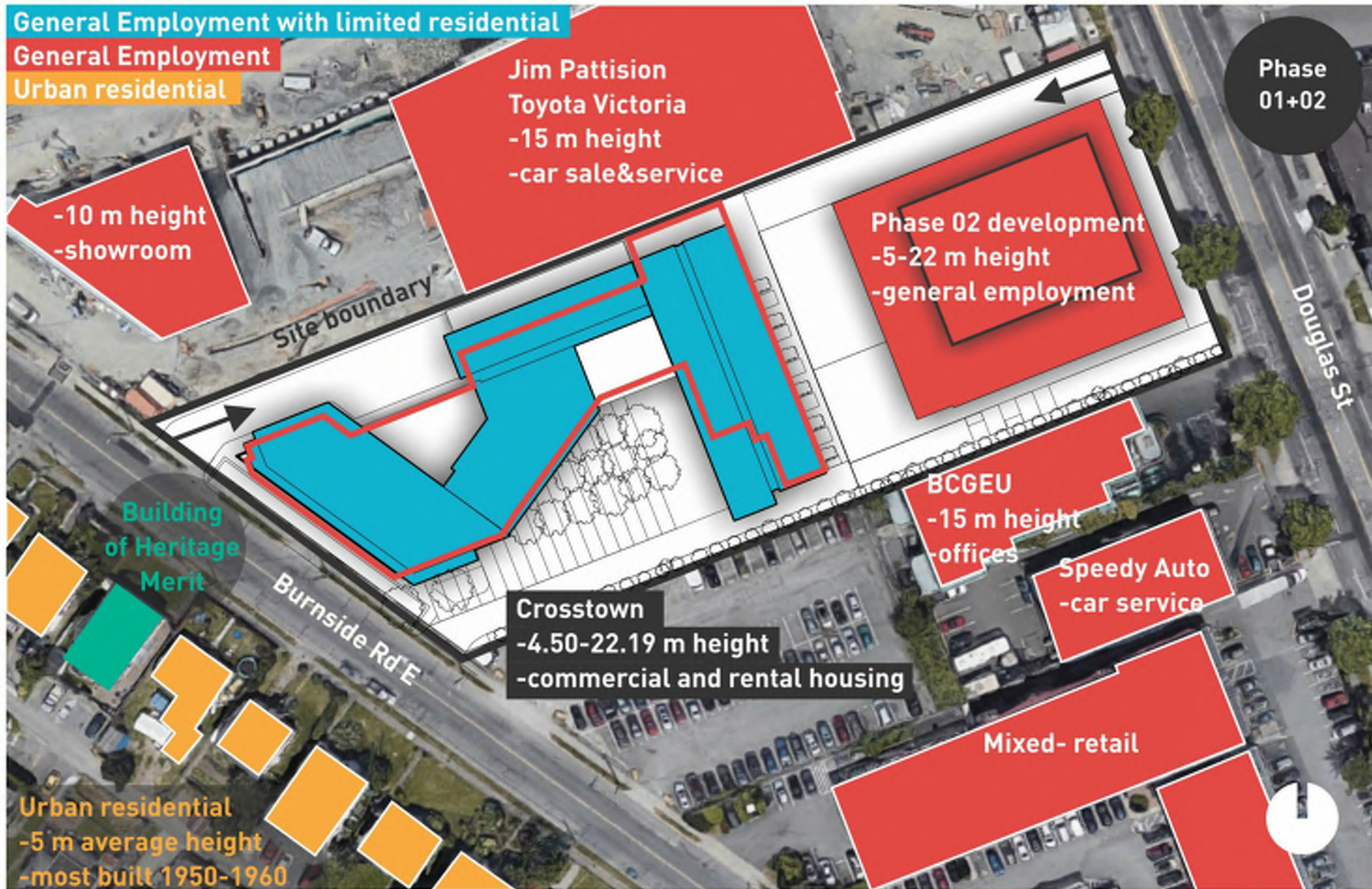


Phase 02

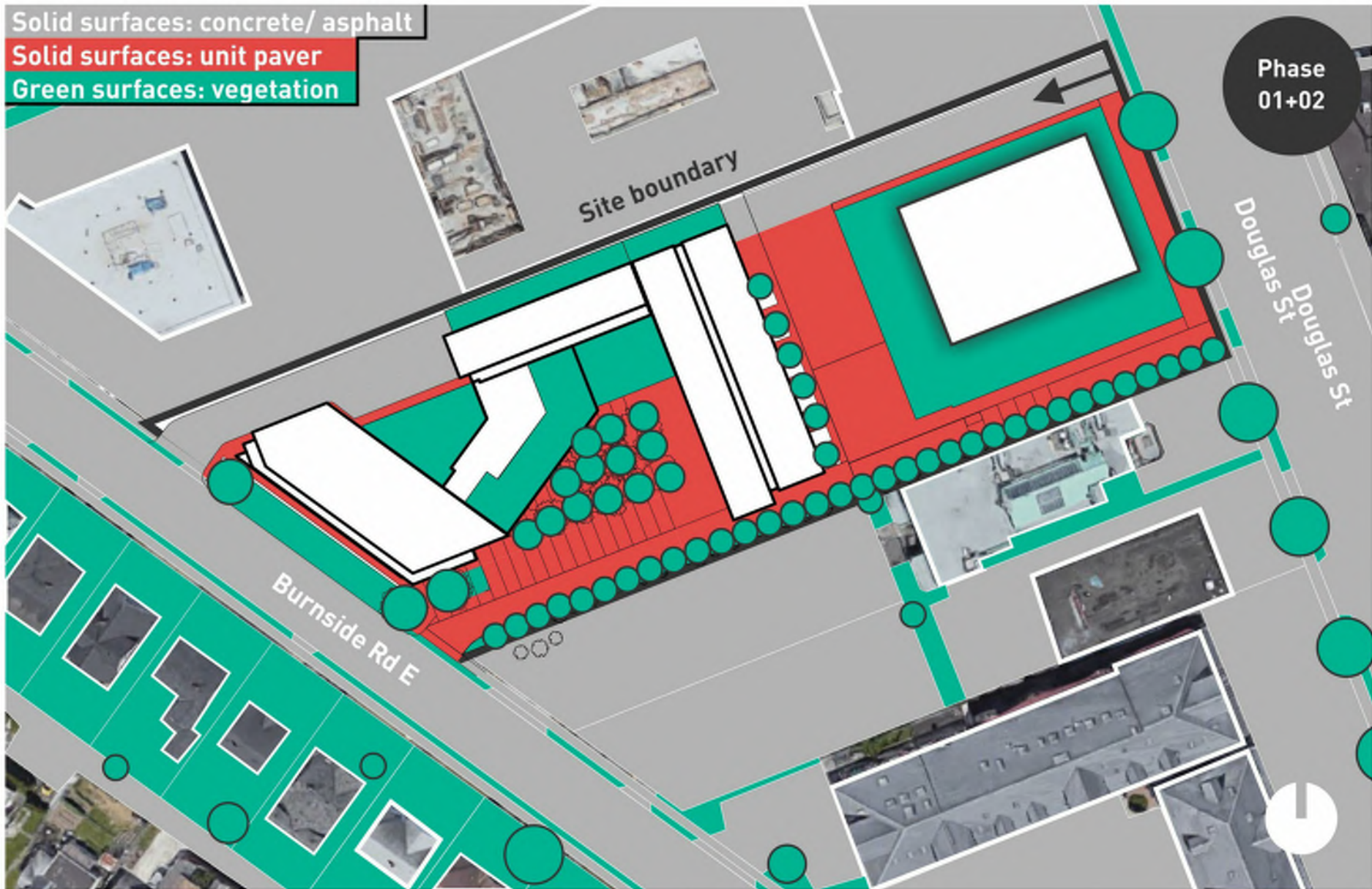


Phase 01- Urban design objectives

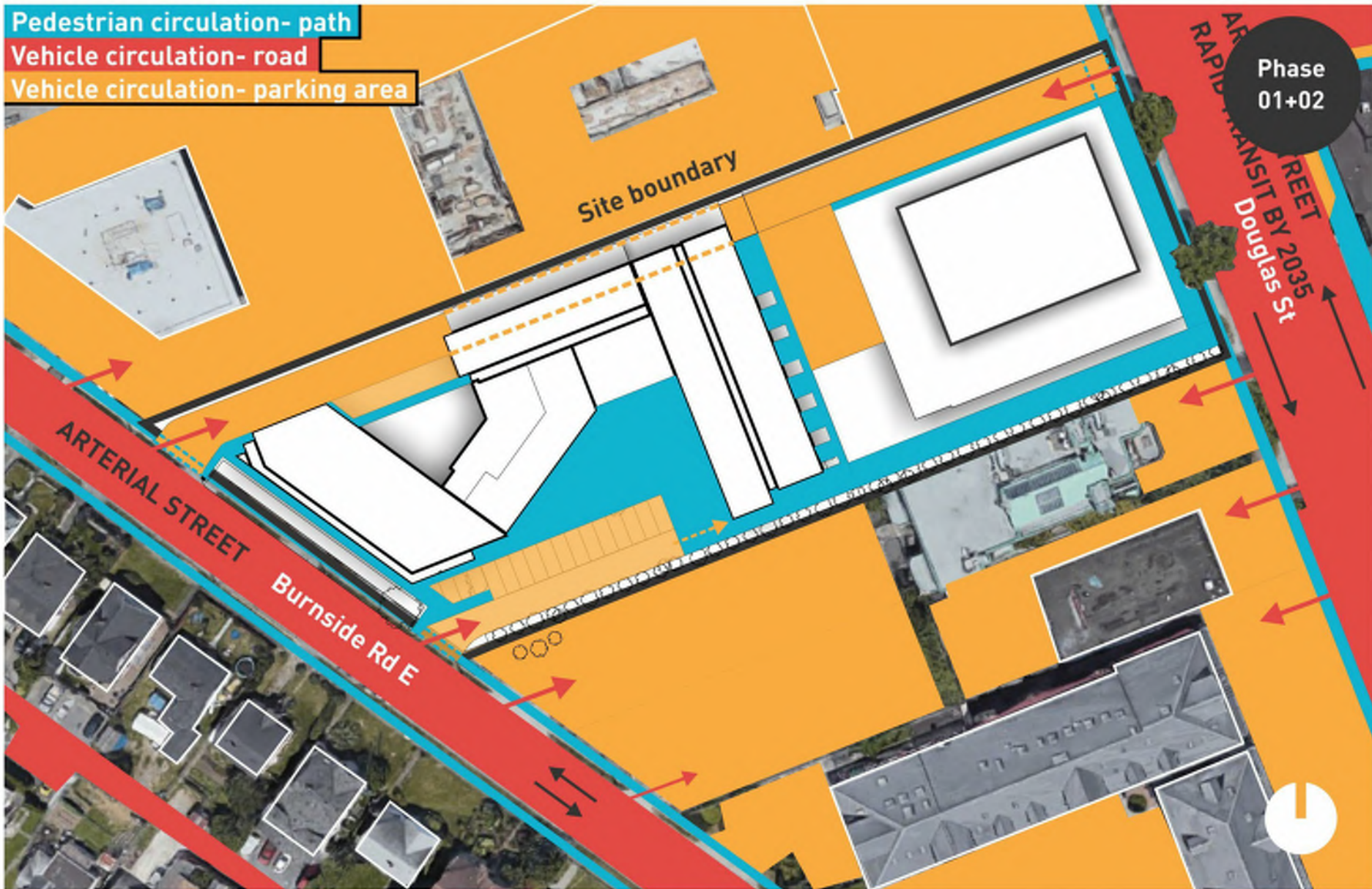
Proposed site



Proposal/ neighbourhood- program- Phase 01+02



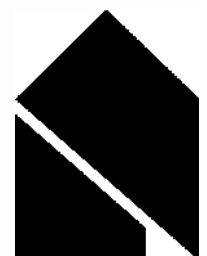
Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02



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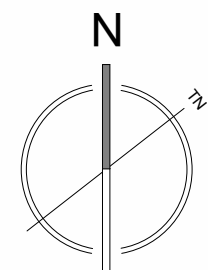
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SITE ANALYSIS & DESIGN PART I

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CROSTOWN
WHERE COMMUNITY CONNECTS

DP03

A

Site design

Community input



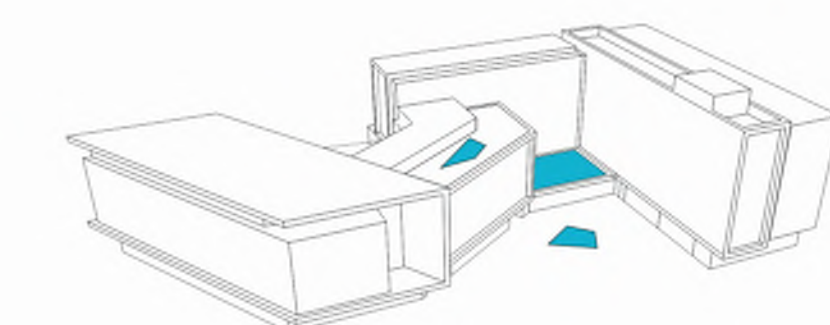
A.01 Provide public thorough-fare from Burnside to Douglas St



A.02 Green space for the community



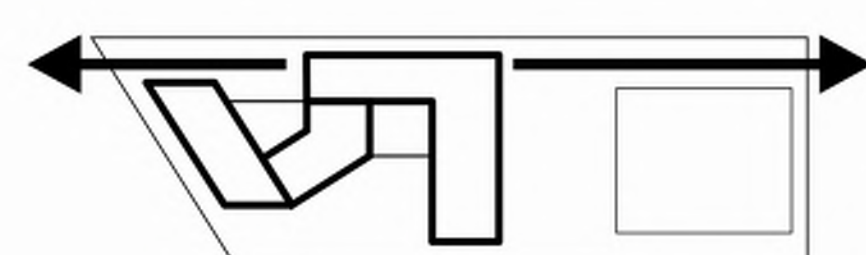
A.03 Safe areas for kids to play



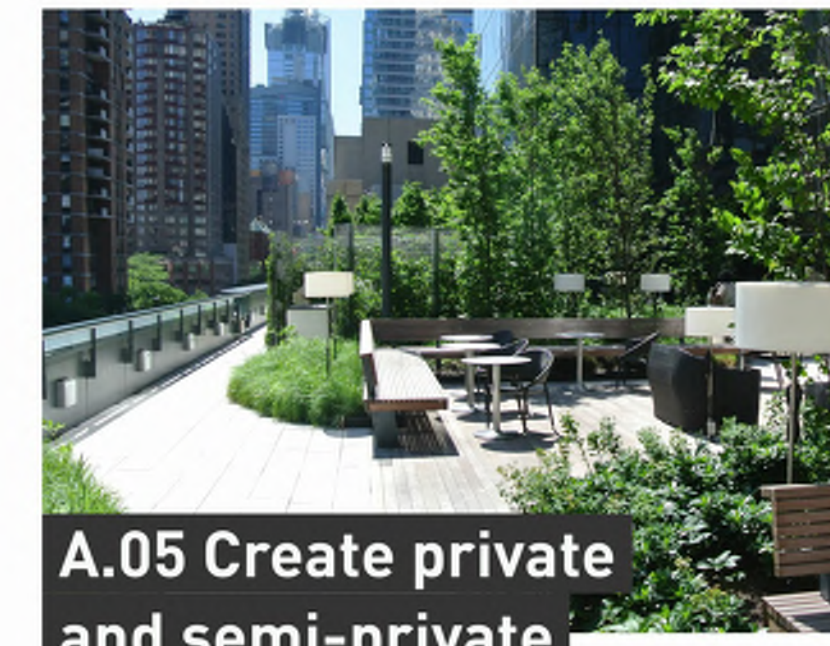
Daycare at level +2, playground areas at +1 and +5



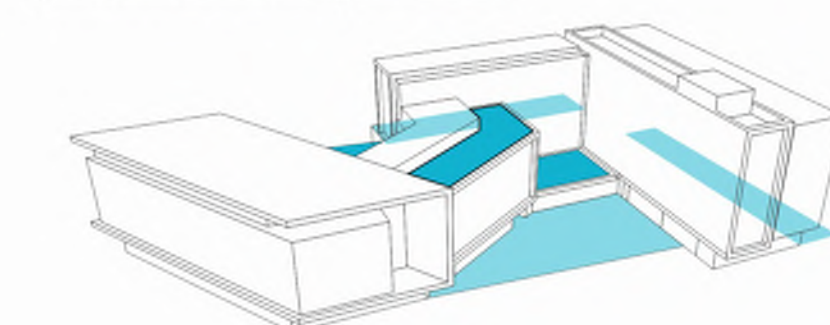
A.04 Direct car access through the site to be avoided or controlled



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

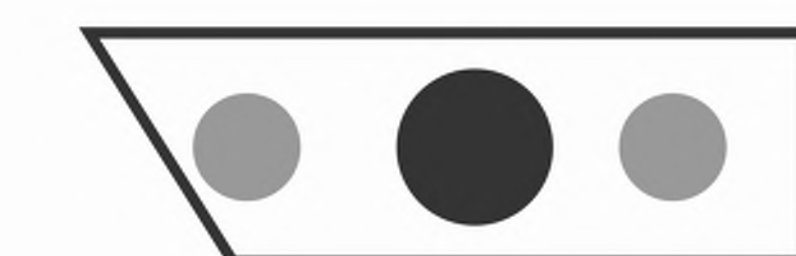
Community input



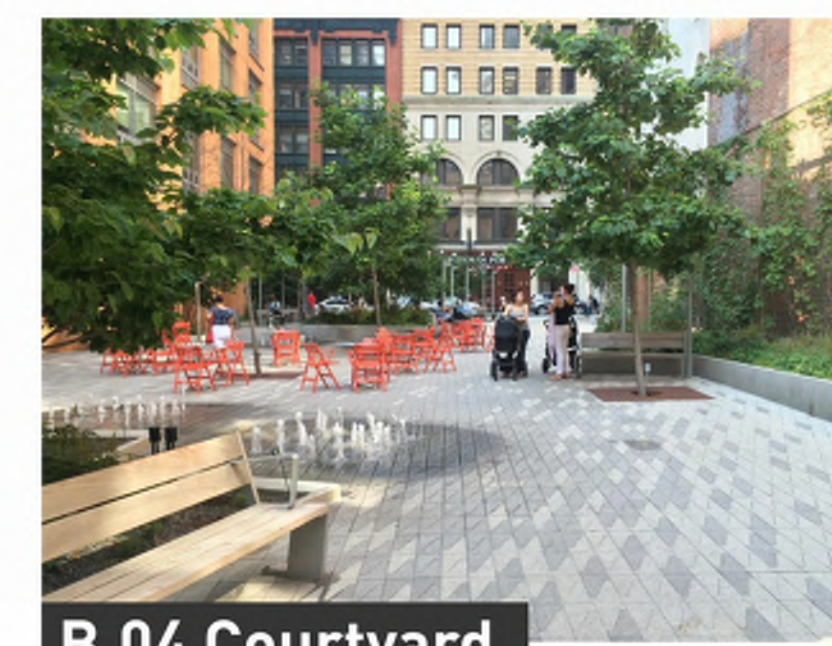
B.01 Dynamic street- level retail spaces fronting Burnside Rd



B.02 Building height appropriate for the neighbourhood



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



B.04 Courtyard

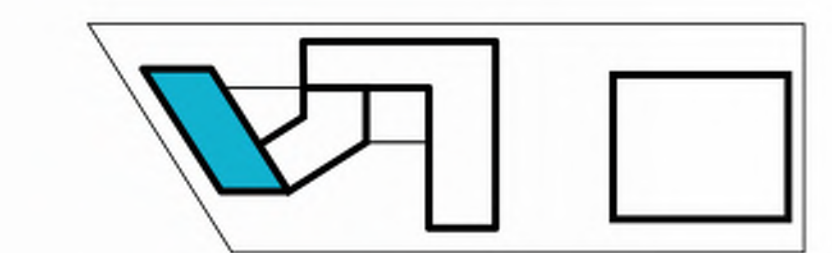
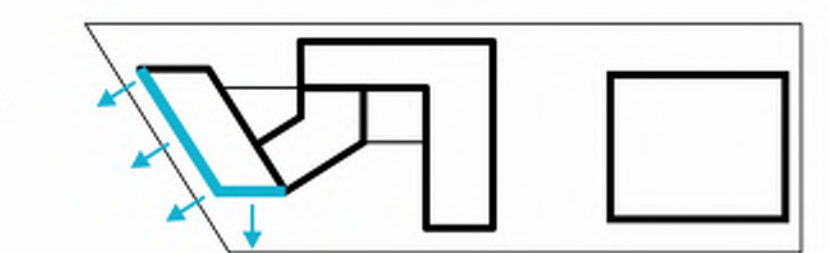


B.05 Avoid monolithic forms; step back building form

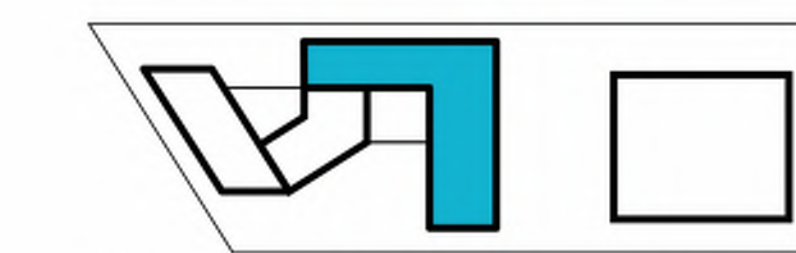


B.06 Daycare spills out onto courtyard space

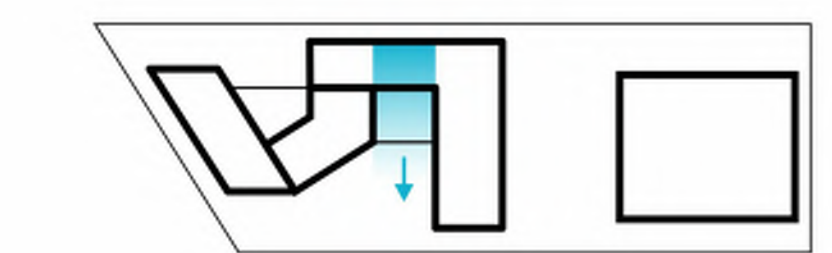
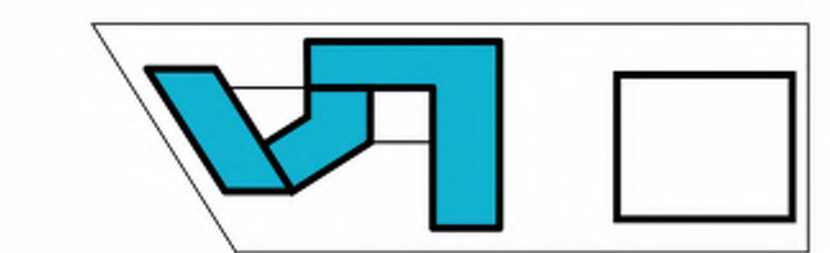
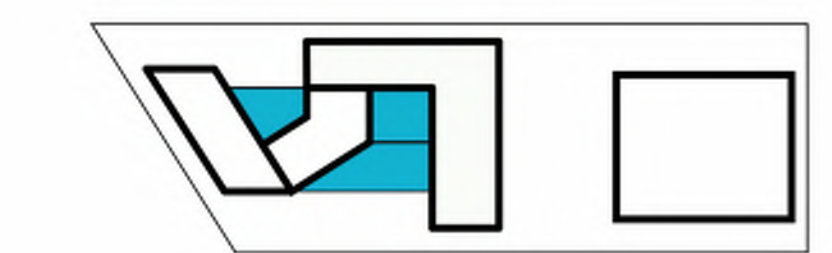
Design proposal



4+1 Storeys towards Burnside



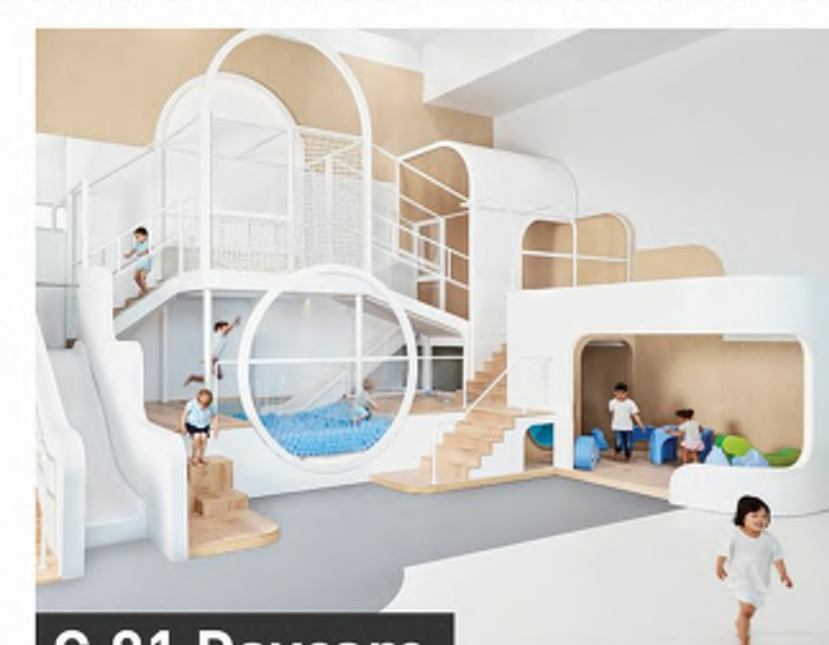
6 Storeys in the middle



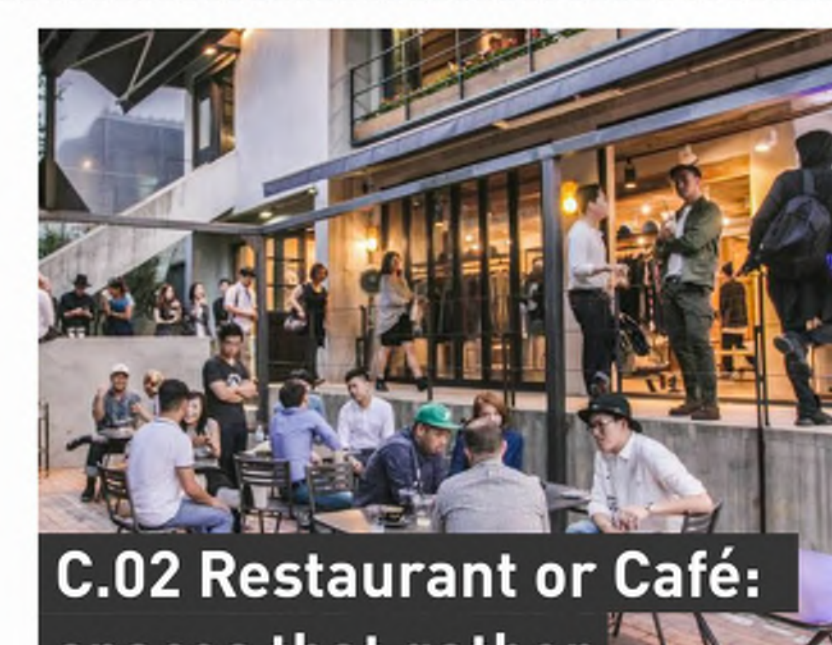
C

Building program

Community input



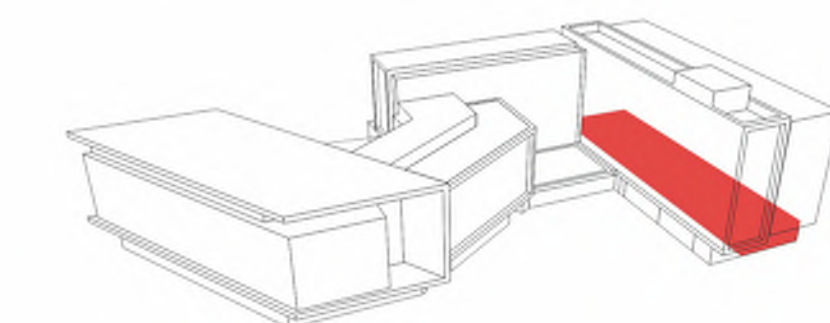
C.01 Daycare



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



C.03 Mix of affordable rental and work-live



Work-live



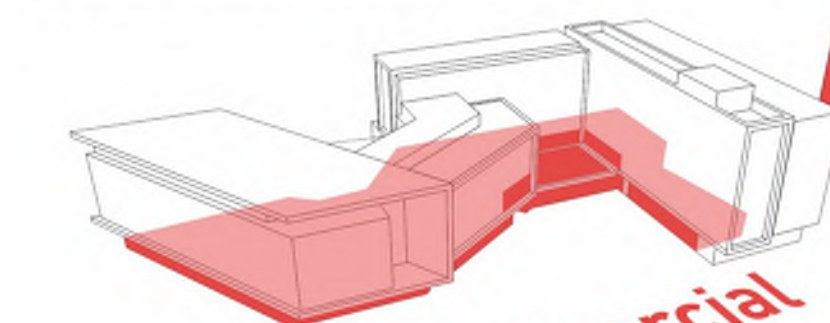
C.04 Diverse group of residents: low income, family and seniors



Studio/ 1 bedroom
2 bedroom/ 3 bedroom



C.05 Commercial development to add social value



Commercial Phase 01



Commercial Phase 02



LOW HAMMOND ROWE ARCHITECTS



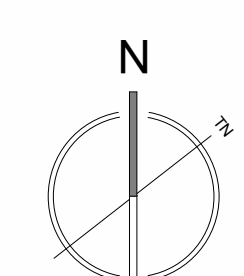
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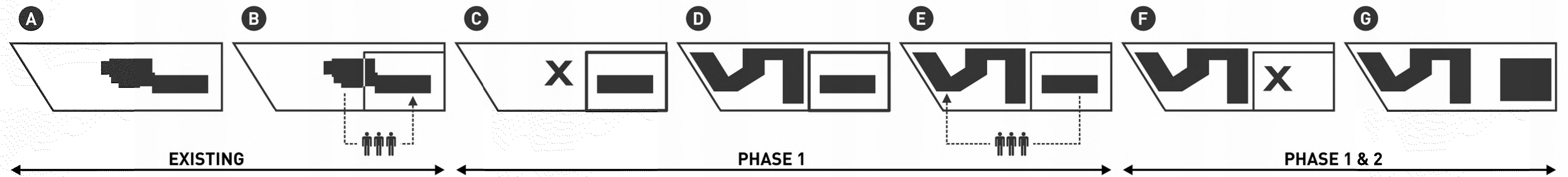
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COMMUNITY ENGAGEMENT

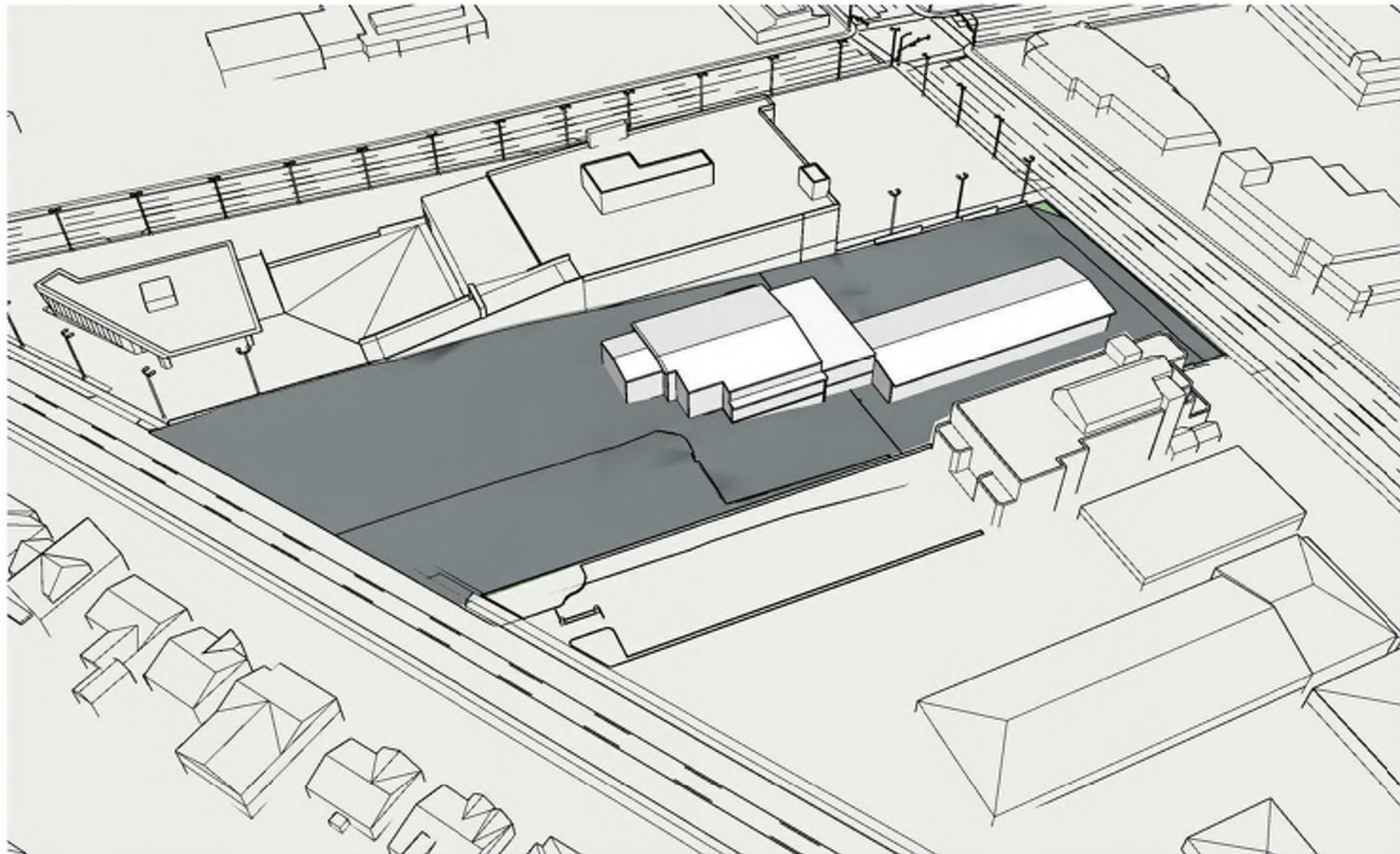
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DP04



PHASING SEQUENCE



EXISTING



PHASE 1



PHASE 1 & 2

PROJECT DATA

Project description	SIX STOREY MIXED USE BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING. MIXED USE IS COMPRISED OF COMMERCIAL RETAIL SPACES, COMMERCIAL OFFICE, AND DAYCARE ON LEVELS 1 AND 2 RESPECTIVELY. LEVELS 2-6 ARE MULTI-FAMILY RESIDENTIAL.
Owner	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)	
Lot Area	5752.6 m ²		3327 m ²	
Total Floor Area	11,589 m ²		6654 m ²	
Commercial Floor Area	2960 m ²		6654 m ²	
Floor Space Ratio	ALLOWABLE BY OCP	PROPOSED	ALLOWABLE BY OCP	PROPOSED
	COMMERCIAL : 1 : 1 RESIDENTIAL : 1.5 : 1	0.51 : 1 1.5 : 1	COMMERCIAL : 2 : 1	2 : 1
Site Coverage	2894.32 m ² / 5752.59 m ² = 50.31%		1500 m ² / 3327 m ² = 45%	
Open Site Space	1546.8 m ² / 5752.59 m ² = 26.89%		TBD	
Height	24.2 m		28.5 m	
No. of Storeys	6		6	
Setbacks	FRONT (WEST):	3.95m	FRONT (EAST):	4.0m
	REAR (EAST):	4.3m	REAR (WEST):	20.0m
	SIDE (NORTH):	0.0m	SIDE (NORTH):	2.4m
	SIDE (SOUTH):	4.3m	SIDE (SOUTH):	11.0m

Phase	PHASE 1 (DP & REZONING)	
	Required	Proposed
Parking Stalls	135	141
Bicycle Stalls	Class 1	175
	Class 2	29
	Total	204
Total Number of Units	153	
Unit Type	STUDIO	97
	STUDIO ACCESSIBLE	9
	1 BEDROOM	9
	1 BEDROOM ACCESSIBLE	25
Ground-oriented Units	2 BEDROOM	4
	3 BEDROOM	9
Minimum Unit Floor Area	32.2 m ²	
Total Residential Floor Area	8,629 m ²	



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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.

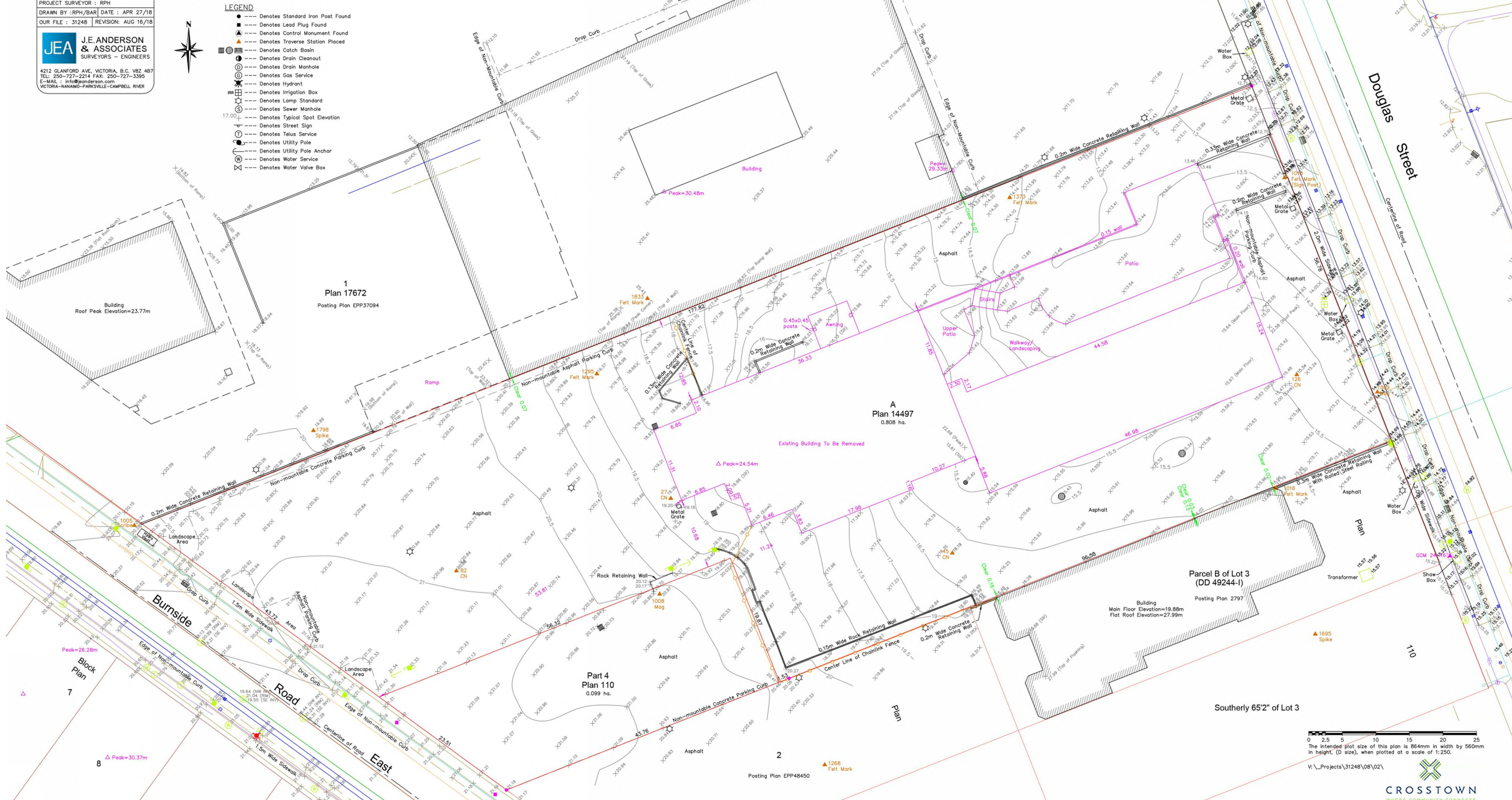
Subject to charges, legal notations, and interests shown on:
Lot A Title No. CA5896124 (P.I.D. 004-427-262)
Lot 4 Title No. CA5896125 (P.I.D. 009-306-625)

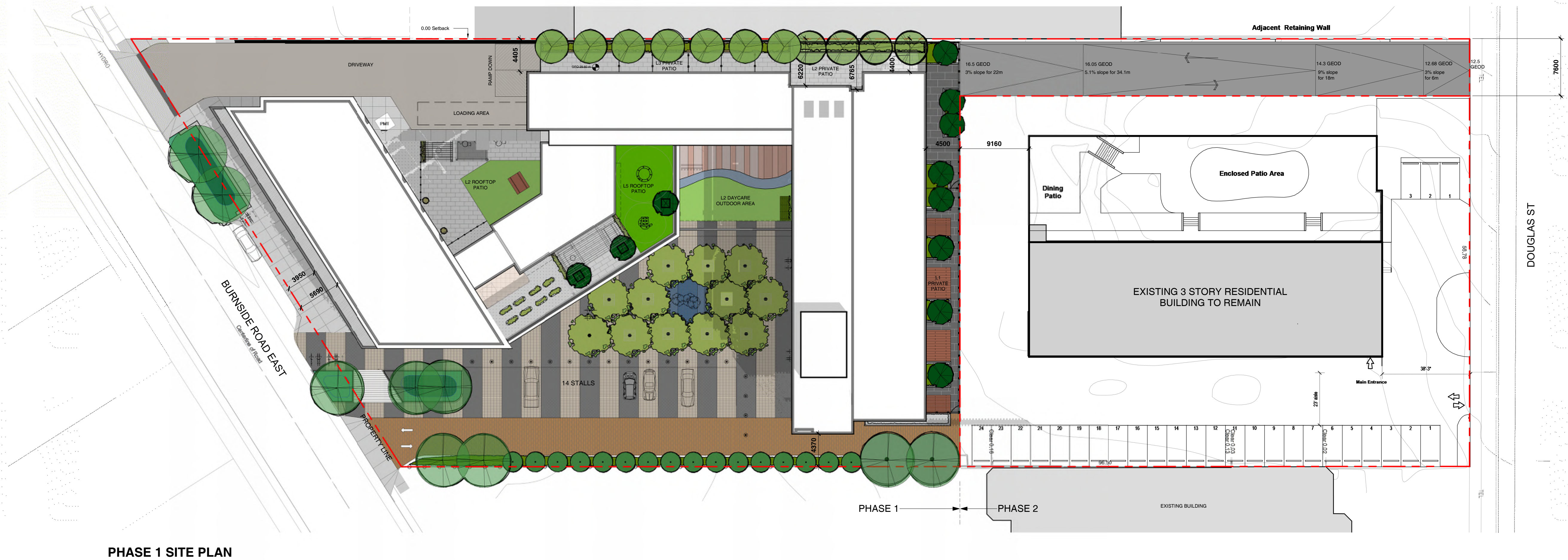
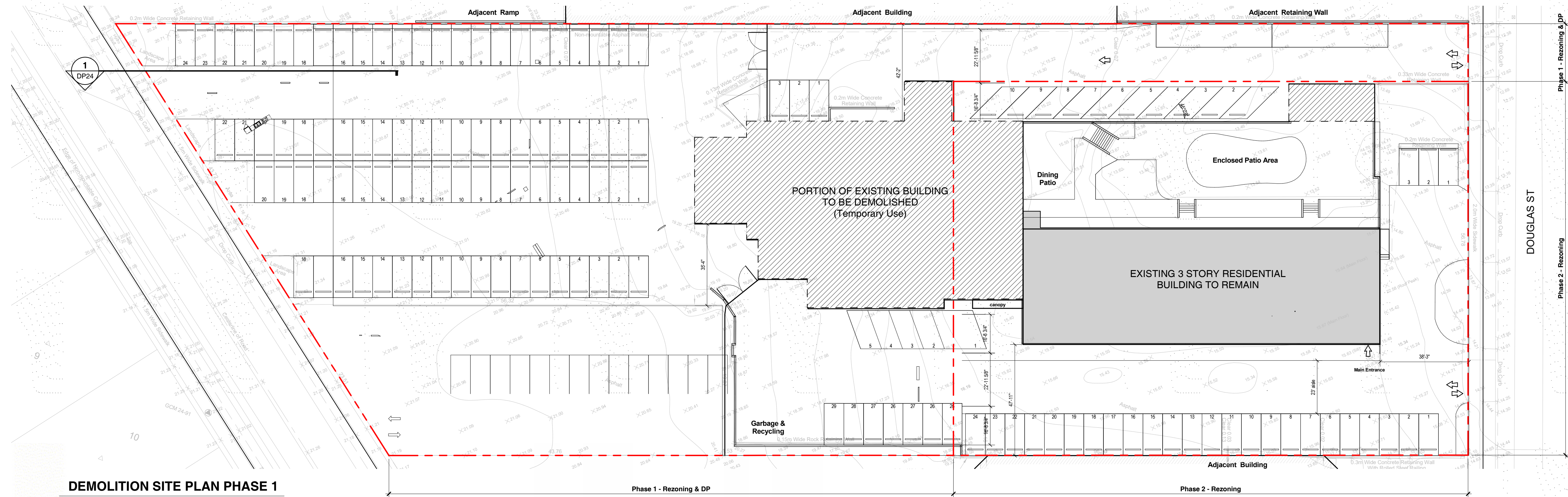
Distances and elevations are in metres.

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.





LOW HAMMOND ROWE ARCHITECTS



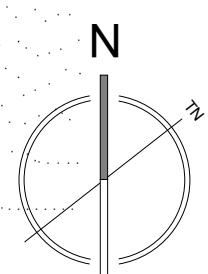
CROSSTOWN MIXED USE DEVELOPMENT DEMOLITION & PHASING SITE PLAN

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

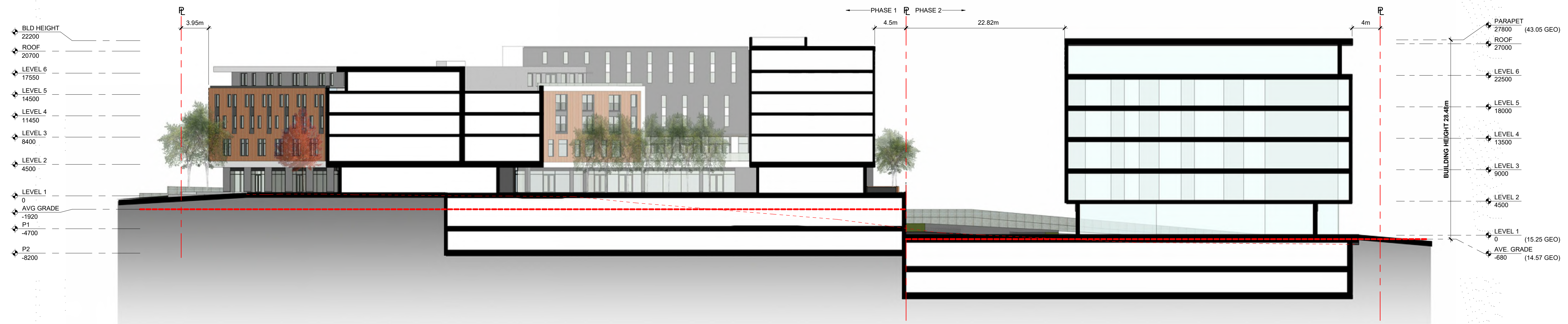
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1 : 300



DP07



SITE PLAN SECTION



PHASE 2 SITE PLAN



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

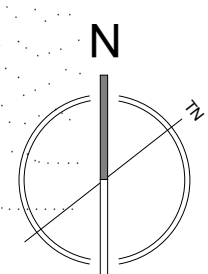
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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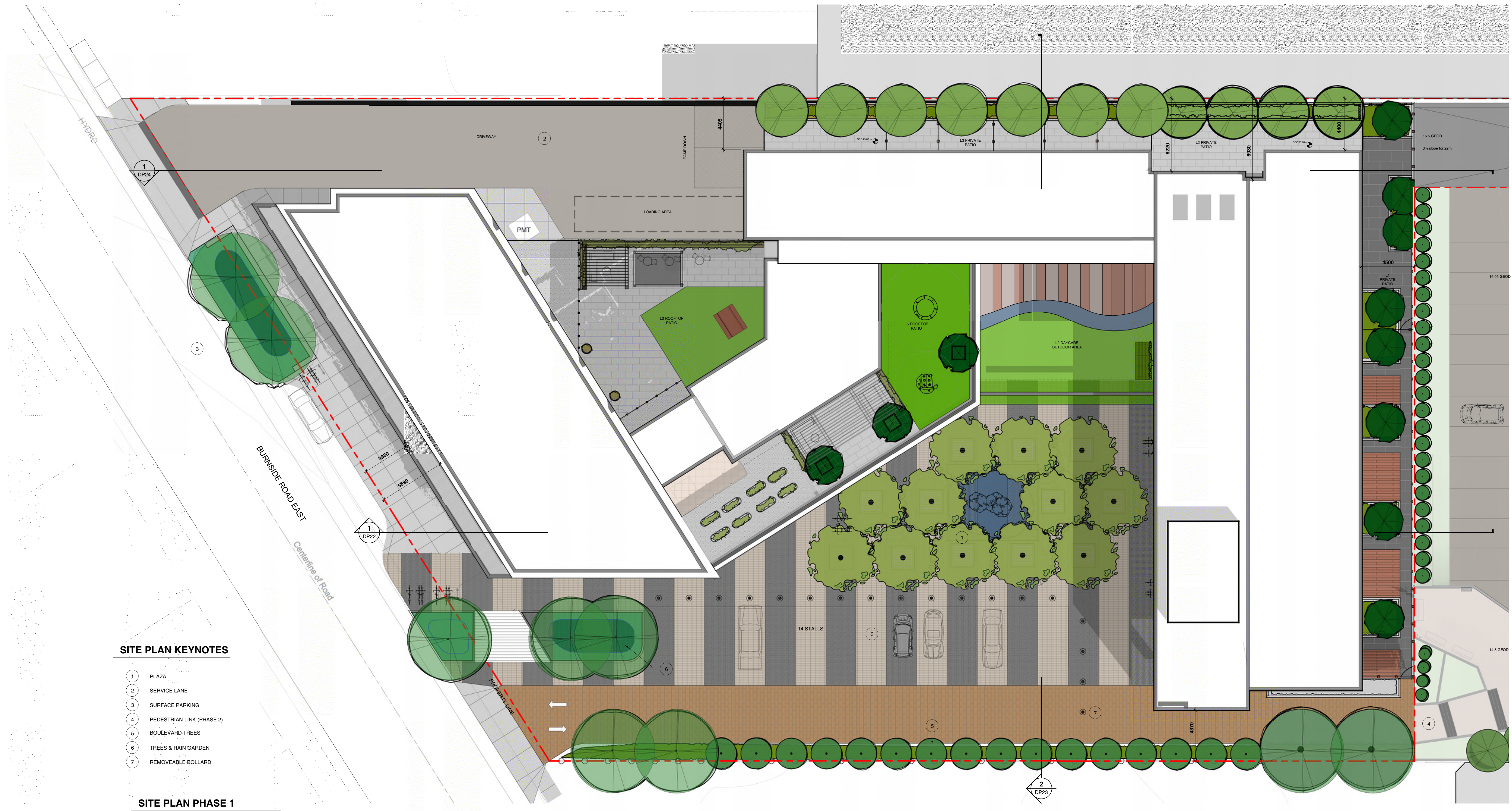
PHASE 2 - SITE PLAN & SECTION

Nov. 29 | 2018

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

SITE PLAN PHASE 1

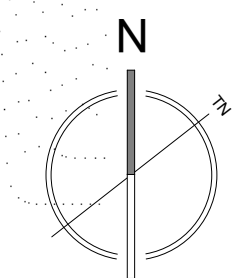


LOW HAMMOND ROWE ARCHITECTS



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SITE PLAN PHASE 1
 Nov. 29 | 2018
 As indicated



DP09

PARKING STALL SCHEDULE			
LEVEL	SIZE / LAYOUT	COUNT	
LEVEL 1	5100 x 2600mm - 90 deg @ 7.9m	14	
LEVEL 1: 14		14	
P1	5100 x 2600mm - 90 deg @ 7.9m	18	
P1	5100 x 2700mm - 90 deg @ 7.9m	40	
P1	5100 x 3900mm - ACCESSIBLE	4	
P1: 62		62	
P2	5100 x 2600mm - 90 deg @ 7.9m	18	
P2	5100 x 2700mm - 90 deg @ 7.9m	42	
P2	5100 x 3900mm - ACCESSIBLE	5	
P2: 65		65	
Grand total: 141		141	

CAR PARKING REQUIREMENTS

COMMERCIAL	area (m²)	Required
Restaurant	594 1/20	30 stalls
Retail	429 2/75	12 stalls
Office	893 1/50	18 stalls
Day Care	681 1/80	9 stalls
Total		69 stalls

SUPPORTIVE HOUSING	area (m²)	Required
Studio (<40m²)	52 0.2	11 stalls
Visitors	0.1	6 stalls
Total		17 stalls

AFFORDABLE HOUSING	area (m²)	Required
Studio (<40m²)	47 0.2	11 stalls
1 Bedroom (<70m²)	33 0.5	17 stalls
2 Bedroom (>70m²)	16 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	135 stalls

TOTAL STALLS PROVIDED	127 underground 14 surface
141 TOTAL	

BIKE PARKING REQUIREMENTS

COMMERCIAL	Required
11 LONG TERM	14 SHORT TERM
TOTAL	25 BIKE STALLS

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

SUPPORTIVE HOUSING	Required
52 LONG TERM	5 SHORT TERM
TOTAL	57 BIKE STALLS

CLASS 1	175
CLASS 2	29
TOTAL BIKE STALLS REQUIRED	204

TOTAL PROVIDED:	
CLASS 1	186
CLASS 2	18
TOTAL	204



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

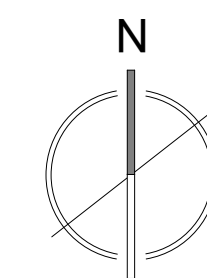
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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P2 FLOOR PLAN

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1 : 150



DP10

PARKING STALL SCHEDULE		
LEVEL	SIZE / LAYOUT	COUNT
LEVEL 1	5100 x 2600mm - 90 deg @ 7.9m	14
LEVEL 1: 14		14
P1	5100 x 2600mm - 90 deg @ 7.9m	18
P1	5100 x 2700mm - 90 deg @ 7.9m	40
P1	5100 x 3900mm - ACCESSIBLE	4
P1: 62		62
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P2	5100 x 3900mm - ACCESSIBLE	5
P2: 65		65
Grand total: 141		141

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AFFORDABLE HOUSING

Required	area (m²)	stalls
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1 Bedroom (<70m²)	33 0.5	17 stalls
2 Bedroom (>70m²)	16 0.75	3 stalls
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Total		49 stalls

TOTAL RESIDENTIAL STALLS:

66 stalls

TOTAL REQUIRED

135 stalls

TOTAL STALLS PROVIDED

127 underground
14 surface
141 TOTAL

BIKE PARKING REQUIREMENTS

COMMERCIAL	11 LONG TERM	14 SHORT TERM
TOTAL	25 BIKE STALLS	

RESIDENTIAL RENTAL

113 LONG TERM	10 SHORT TERM
TOTAL	123 BIKE STALLS

SUPPORTIVE HOUSING

52 LONG TERM	5 SHORT TERM
TOTAL	57 BIKE STALLS

TOTAL BIKE STALLS REQUIRED

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TOTAL

204



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

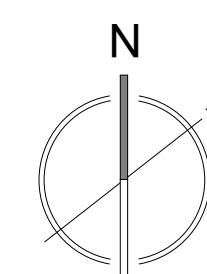
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

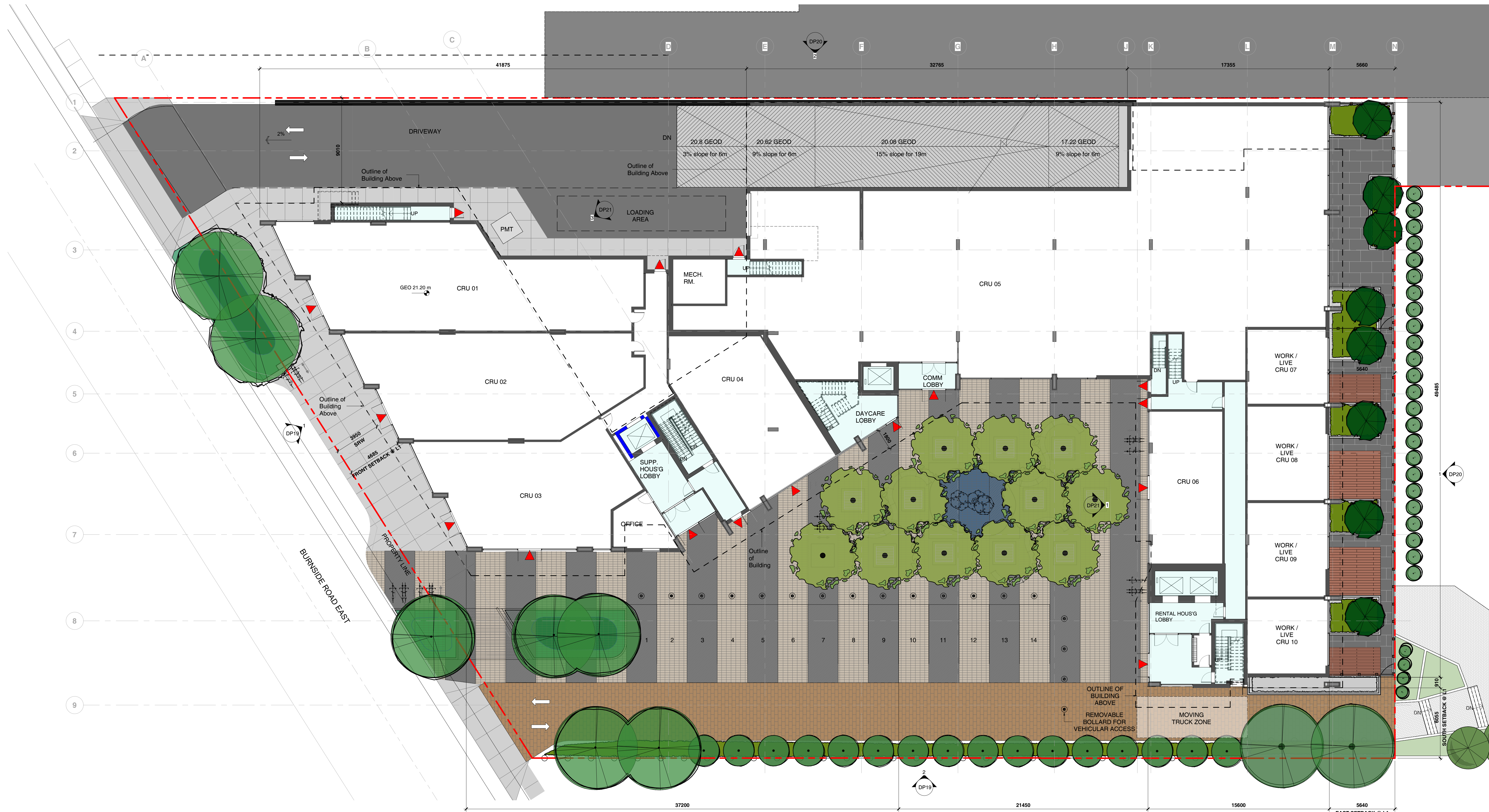
P1 FLOOR PLAN

Nov. 29 | 2018

1 : 150



DP11



1 A4.10 **LEVEL 1 FLOOR PLAN 24*36**
DP12 1 : 150



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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MAIN FLOOR PLAN

Nov. 29 | 2018

1 : 150

DP12



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

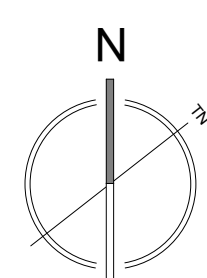
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 3 FLOOR PLAN

Nov. 29 | 2018

1 : 150



DP14





LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

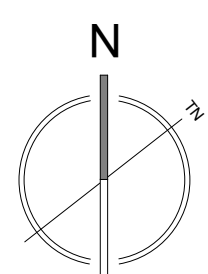
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

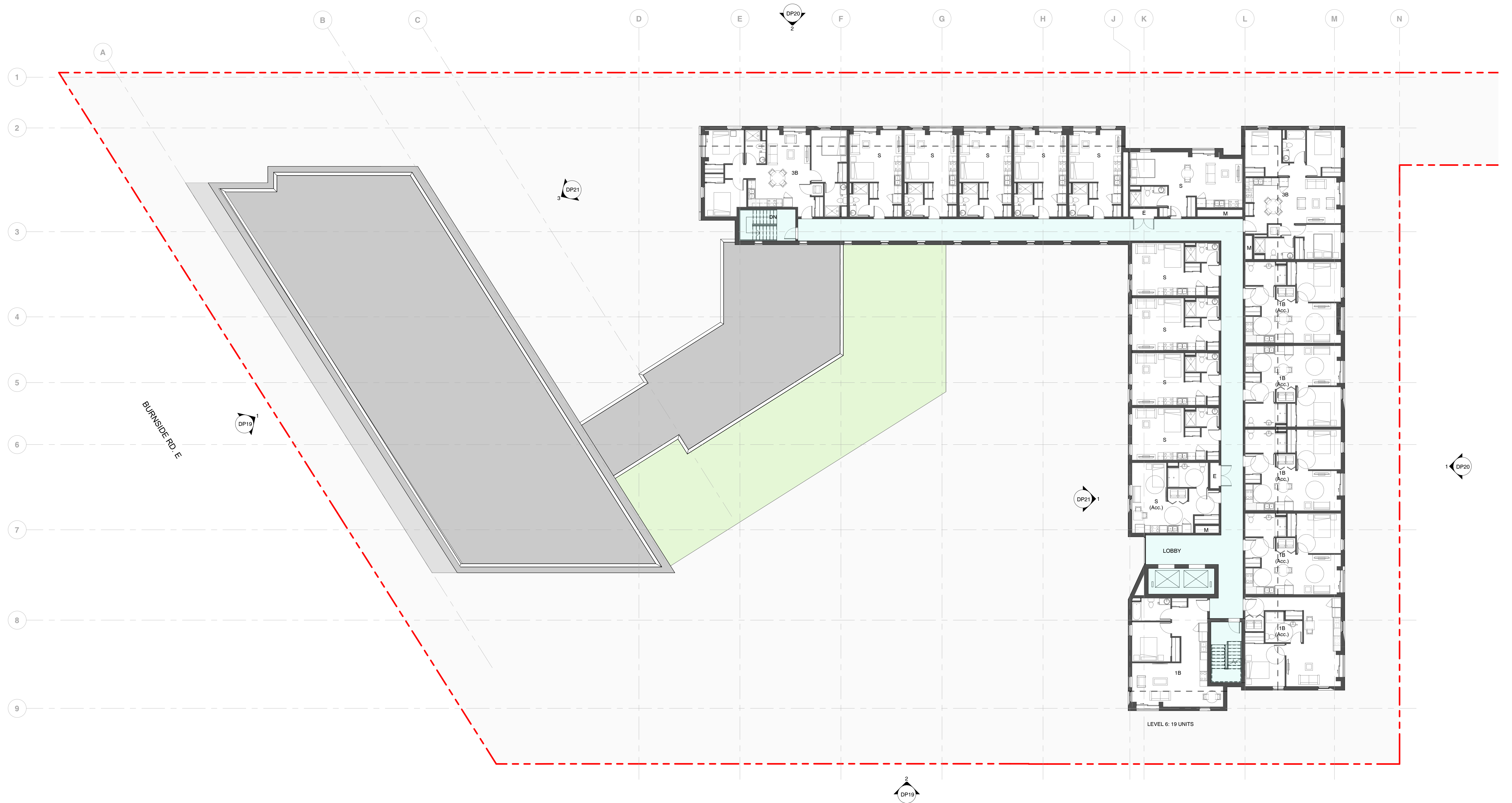
LEVEL 5 FLOOR PLAN

Nov. 29 | 2018

1 : 150



DP16



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

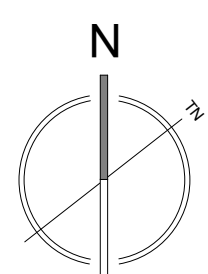
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

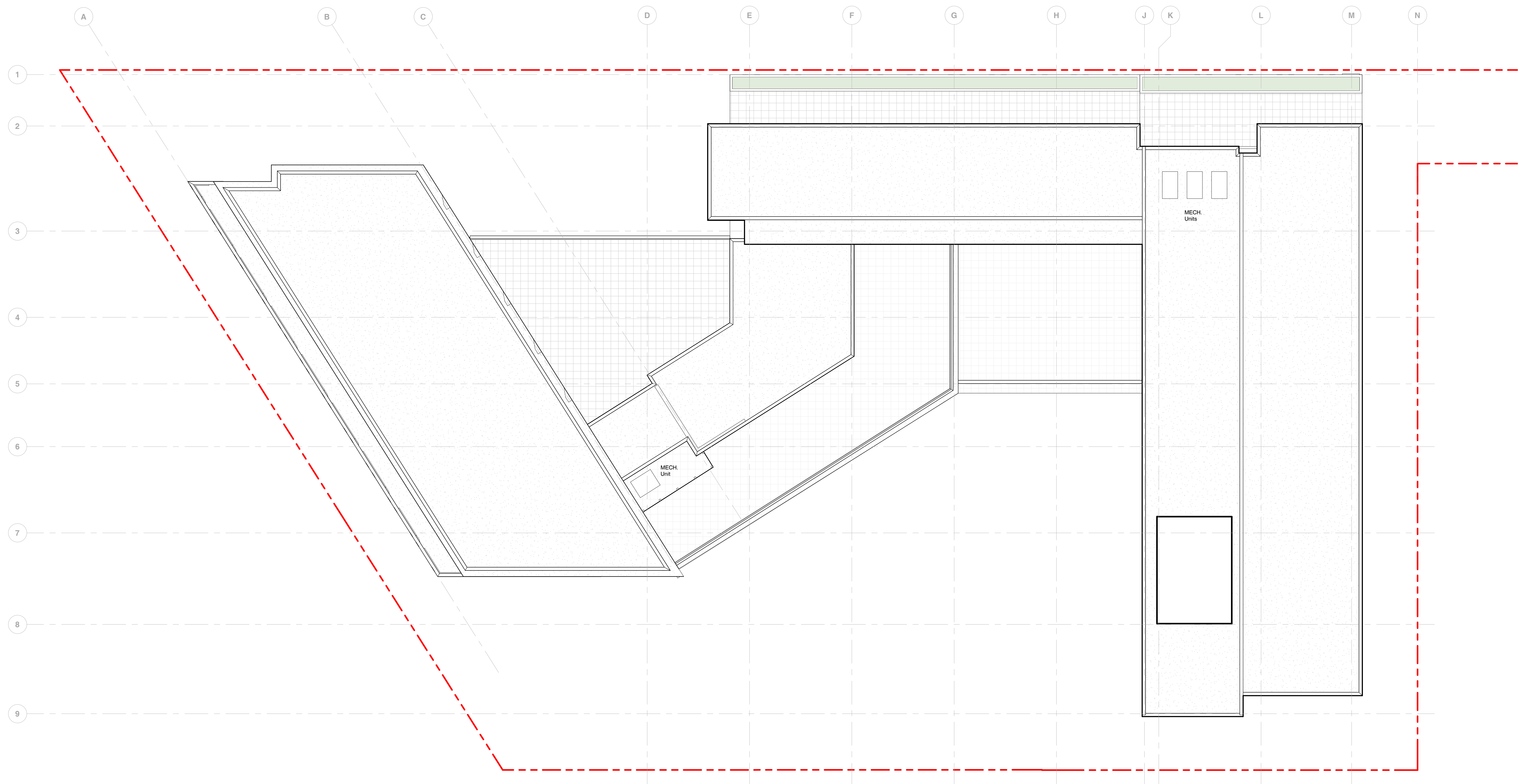
LEVEL 6 FLOOR PLAN

Nov. 29 | 2018

1 : 150



DP17



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

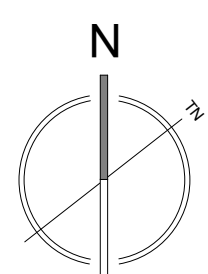
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

ROOF PLAN

Nov. 29 | 2018

1 : 150



DP18

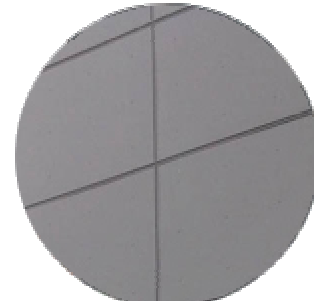
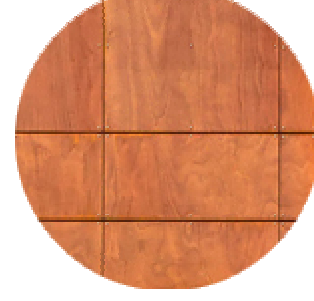
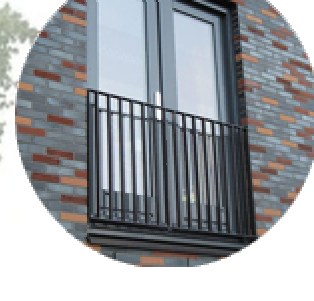


1 DP12 **ELEVATION - WEST**
DP19 1 : 150



2 DP12 **ELEVATION - SOUTH**
DP19 1 : 150

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** LANDSCAPE CABLE



LOW HAMMOND ROWE ARCHITECTS



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

BUILDING ELEVATIONS
Nov. 29 | 2018
As indicated

DP19

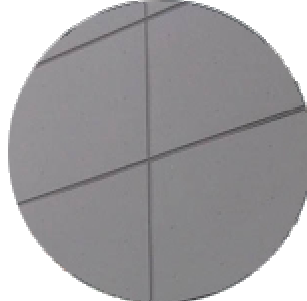
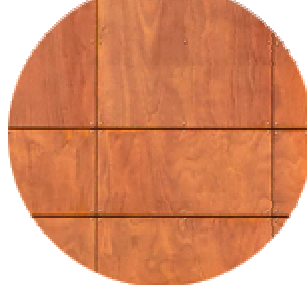
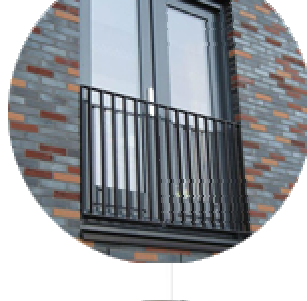


1 DP12
DP20 **ELEVATION - EAST**
1 : 150



2 DP12
DP20 **ELEVATION - NORTH**
1 : 150

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** LANDSCAPE CABLE



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

Nov. 29 | 2018

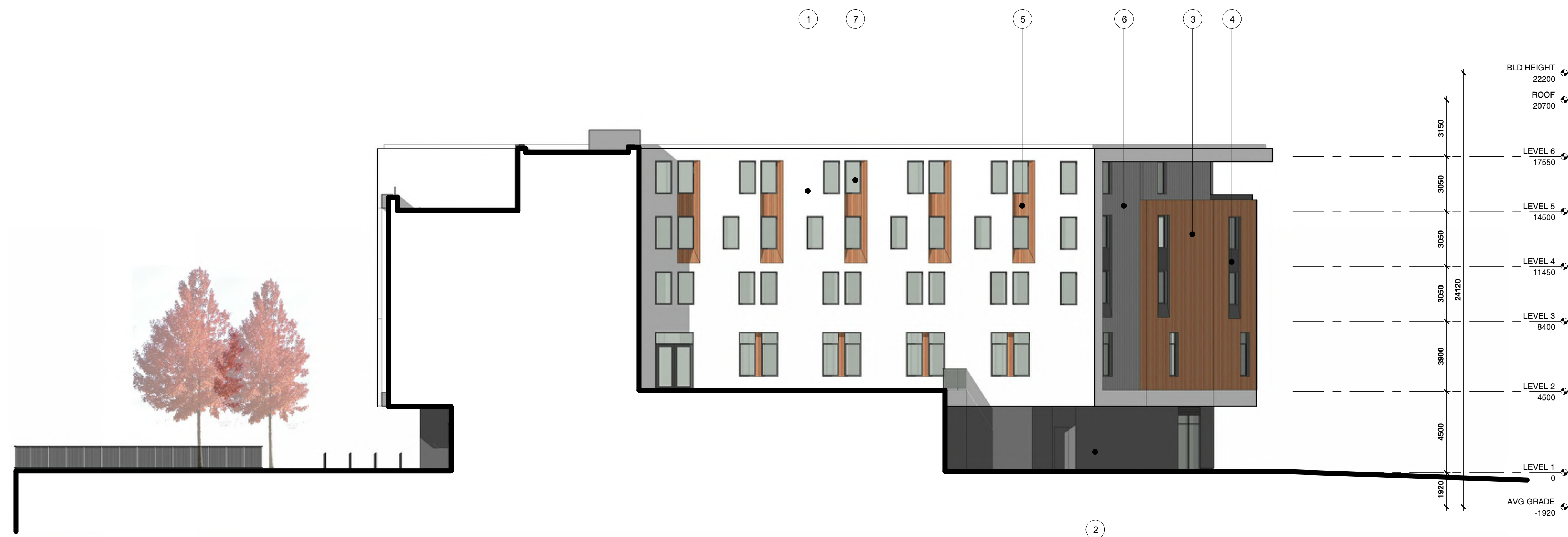
As indicated



DP20

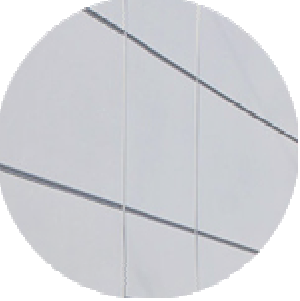
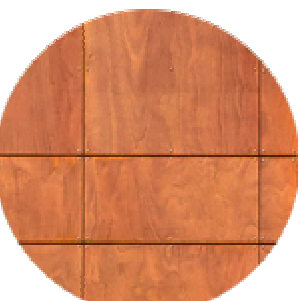
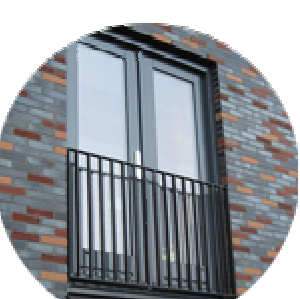


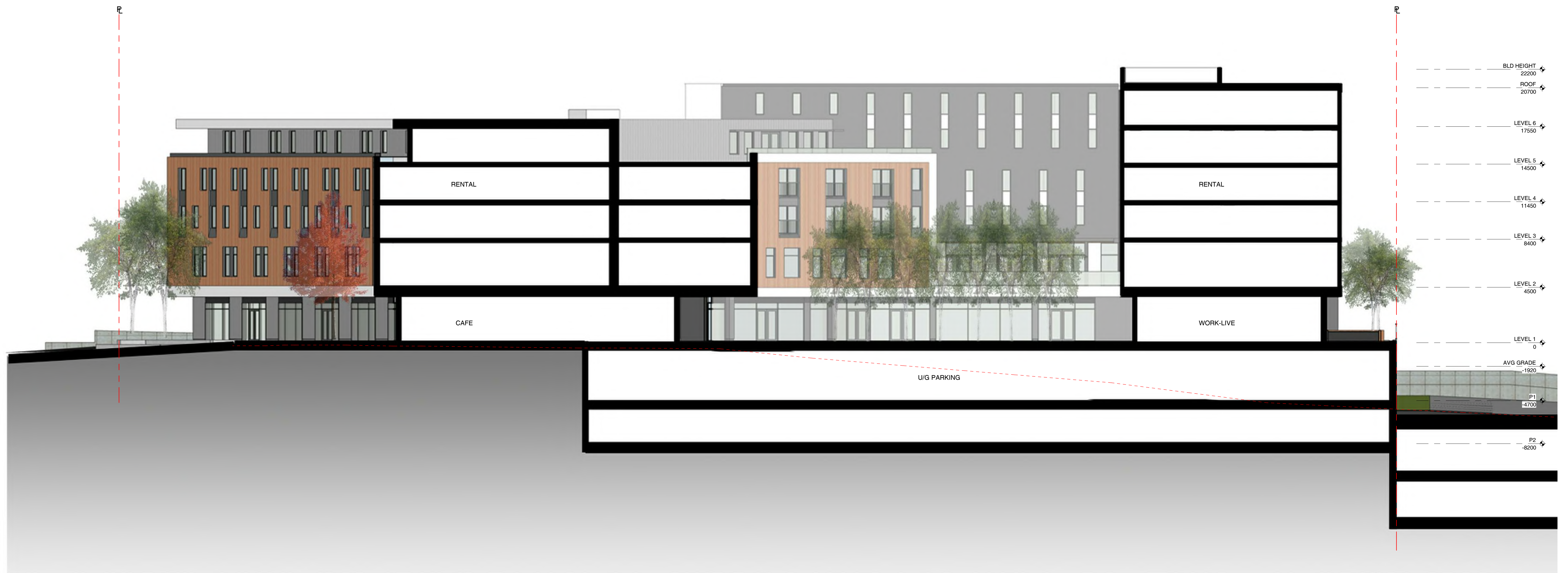
1 D25
DP21 **ELEVATION - WEST COURTYARD**
1 : 150



3 D04
DP21 **ELEVATION - EAST COURTYARD**
1 : 150

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** LANDSCAPE CABLE



BUILDING SECTION 01



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

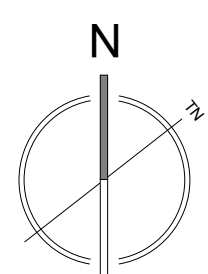
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

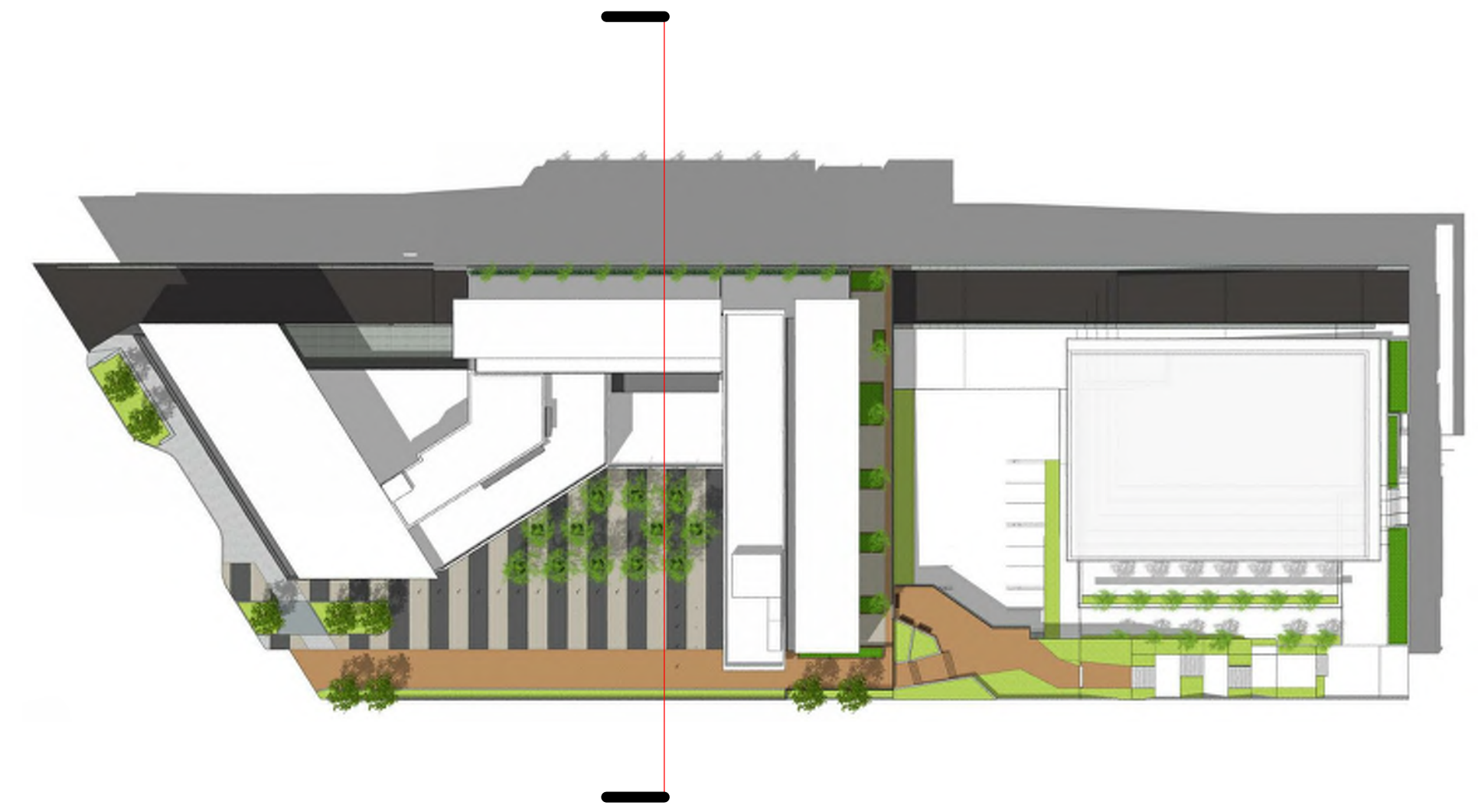
BUILDING SECTION

Nov. 29 | 2018

As indicated



DP22



BUILDING SECTION 02



LOW HAMMOND ROWE ARCHITECTS



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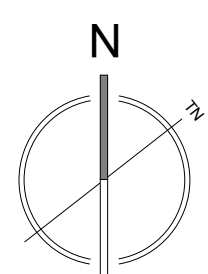
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

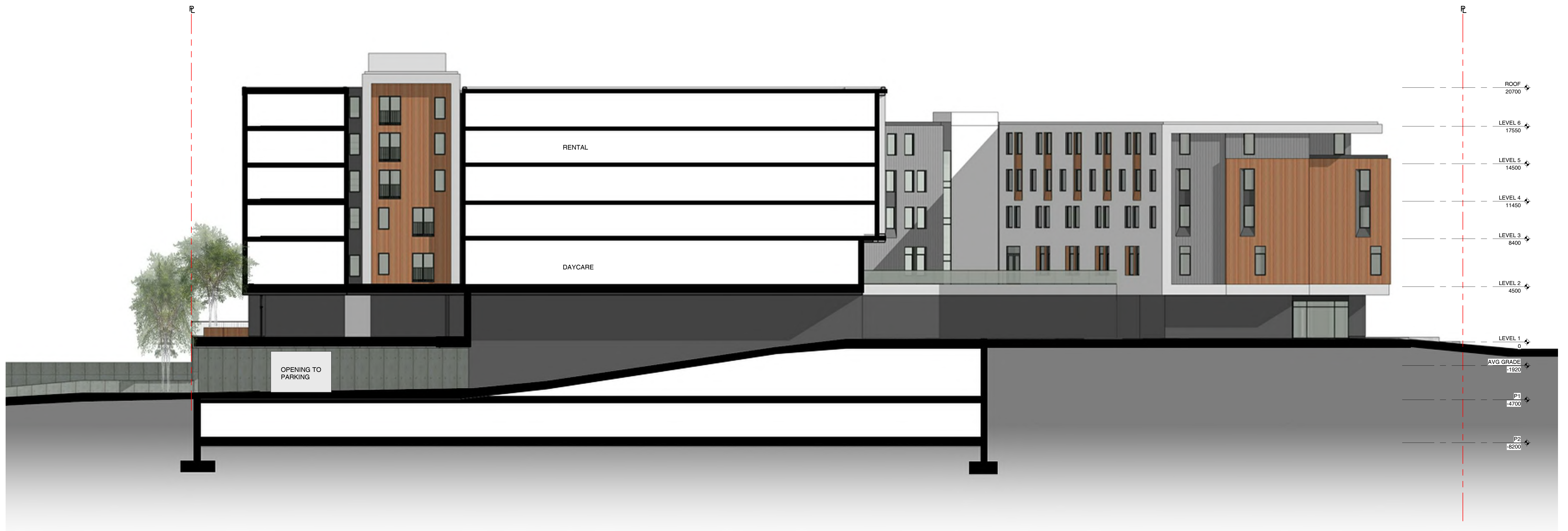
BUILDING SECTION

Nov. 29 | 2018

As indicated



DP23



BUILDING SECTION 03



LOW HAMMOND ROWE ARCHITECTS



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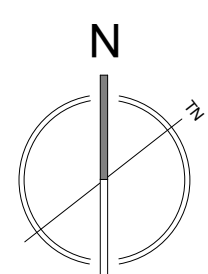
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

Nov. 29 | 2018

As indicated



DP24



















LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

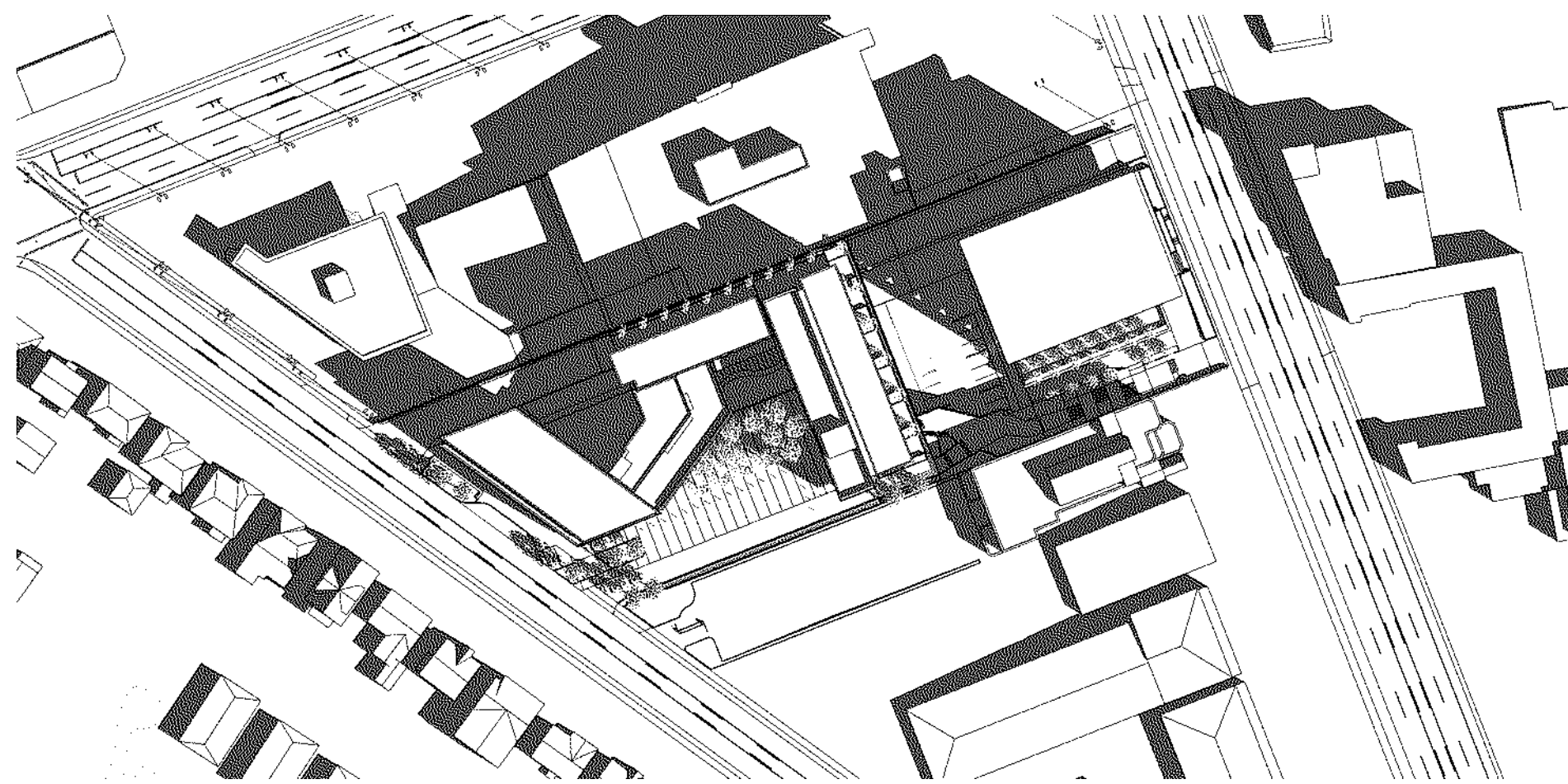
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

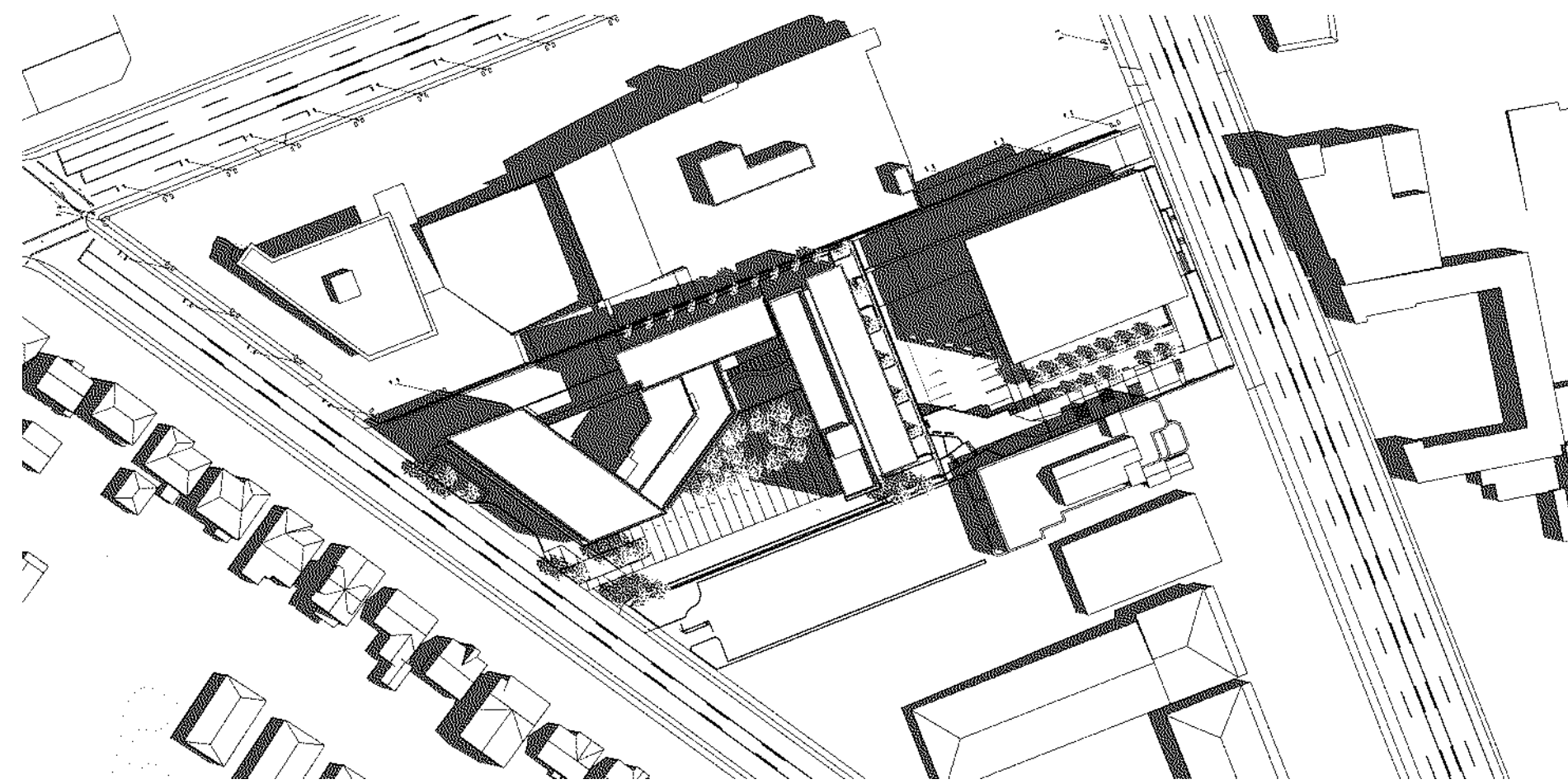
DOUGLAS & FINLAYSON

Nov. 29 | 2018

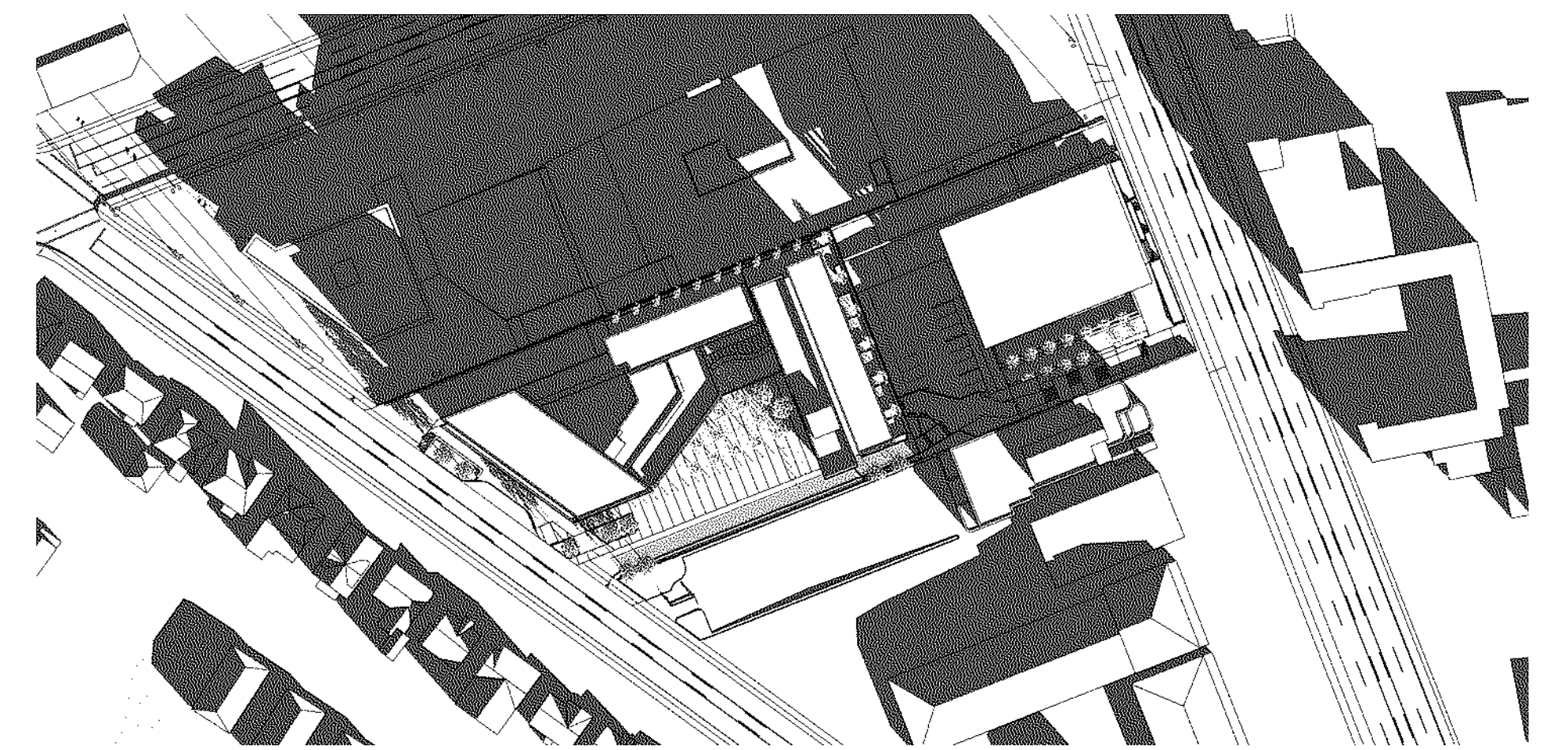
DP33



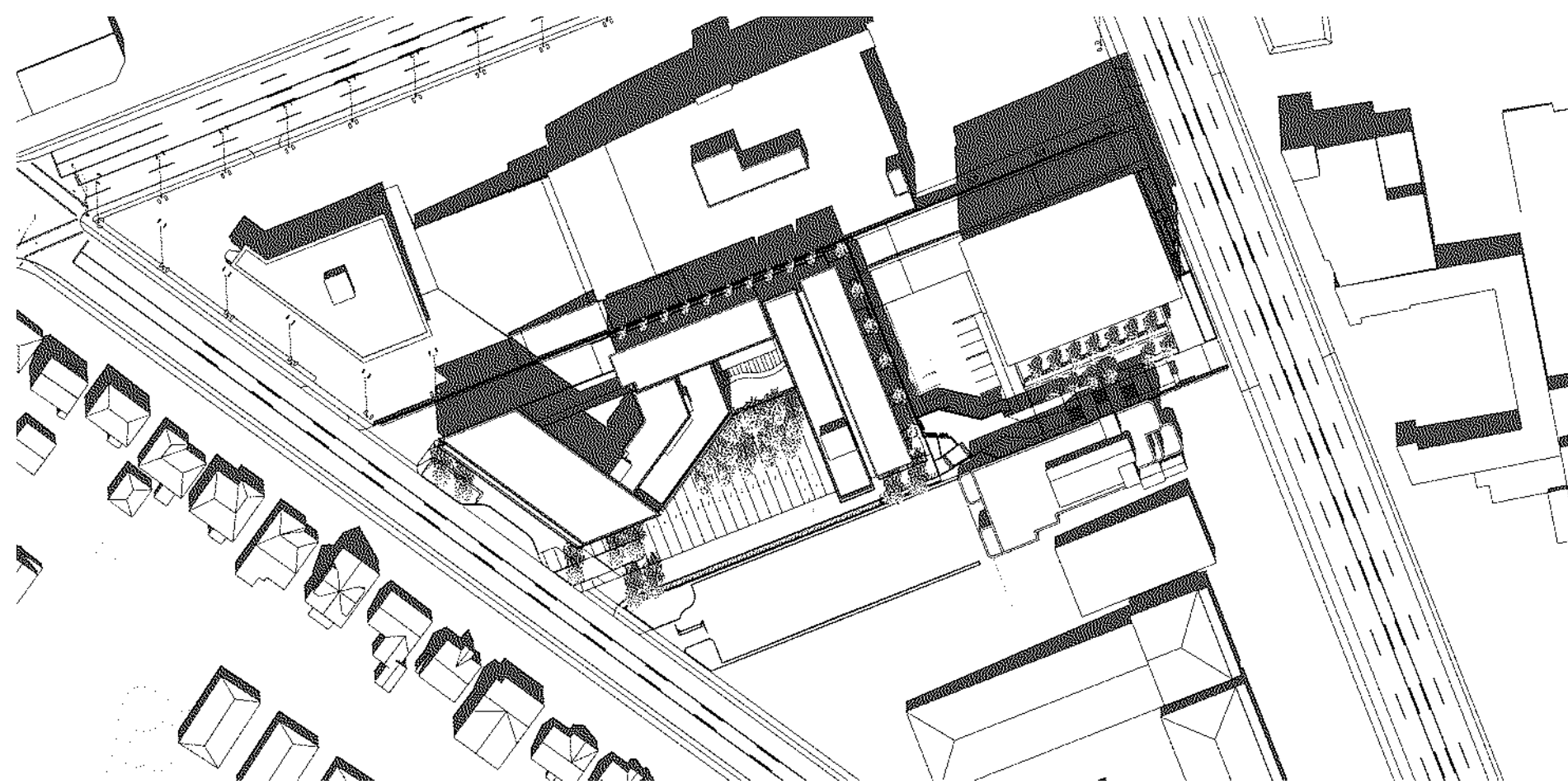
MARCH 21 SPRING 9AM



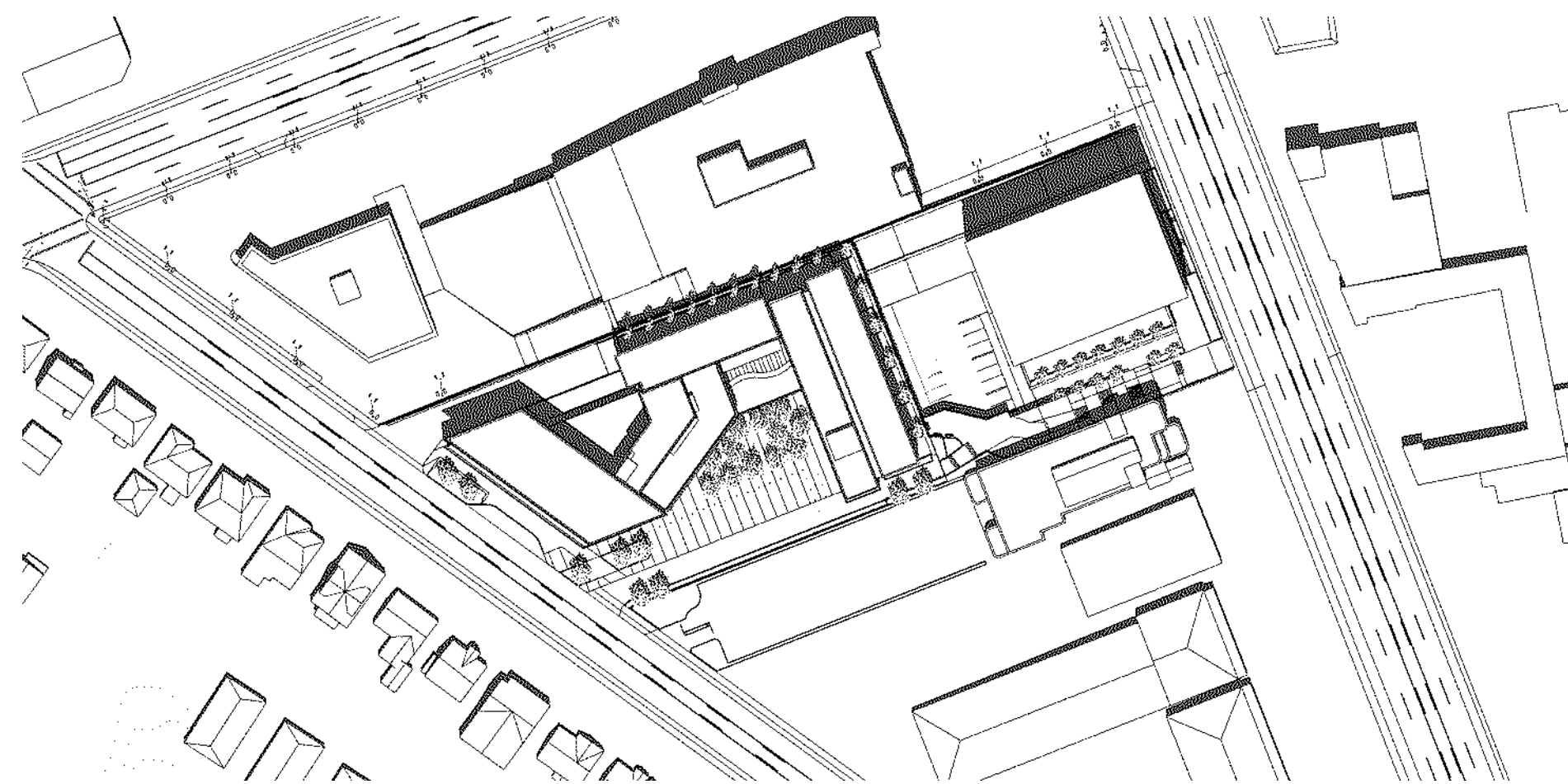
JULY 21 SUMMER 9AM



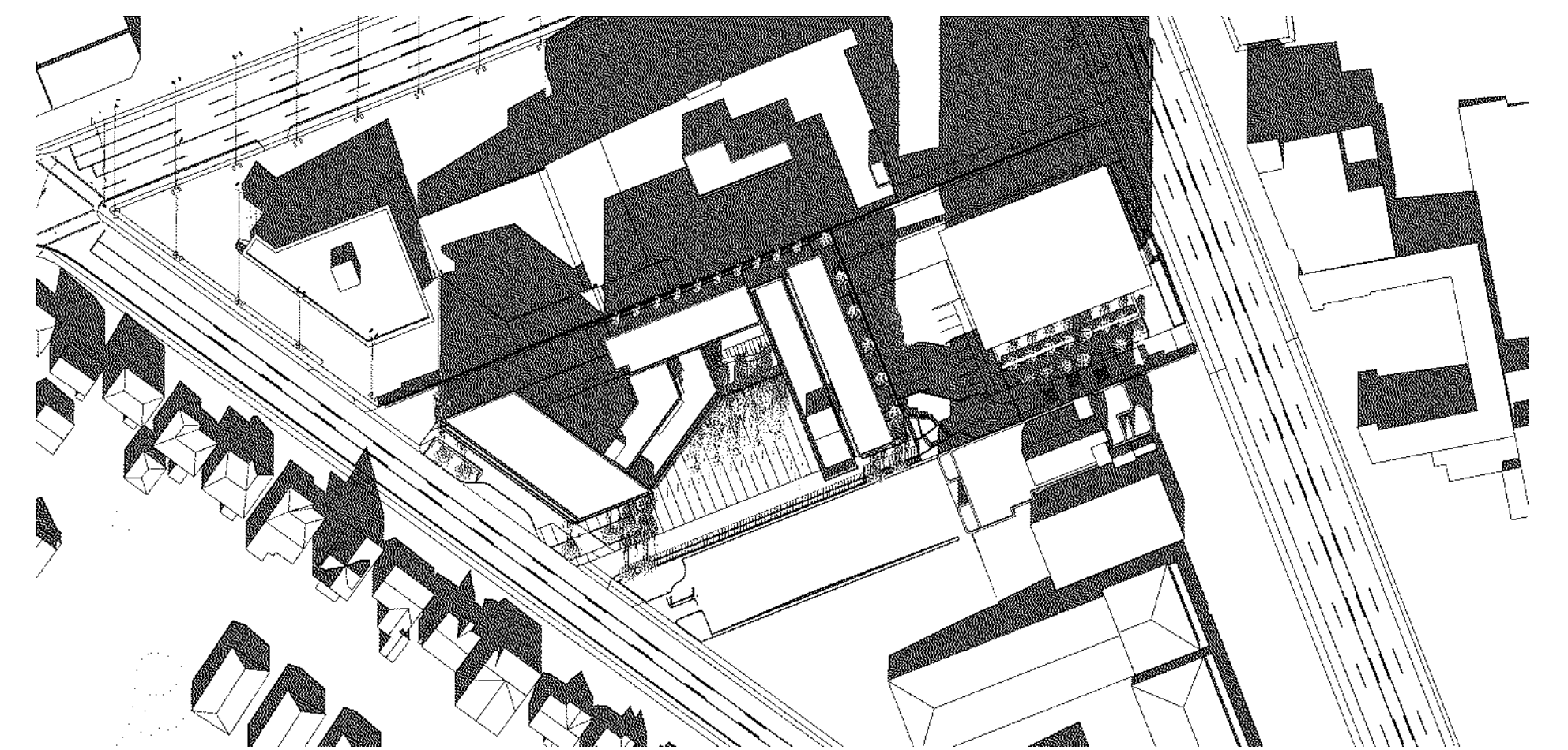
DECEMBER 21 WINTER 9AM



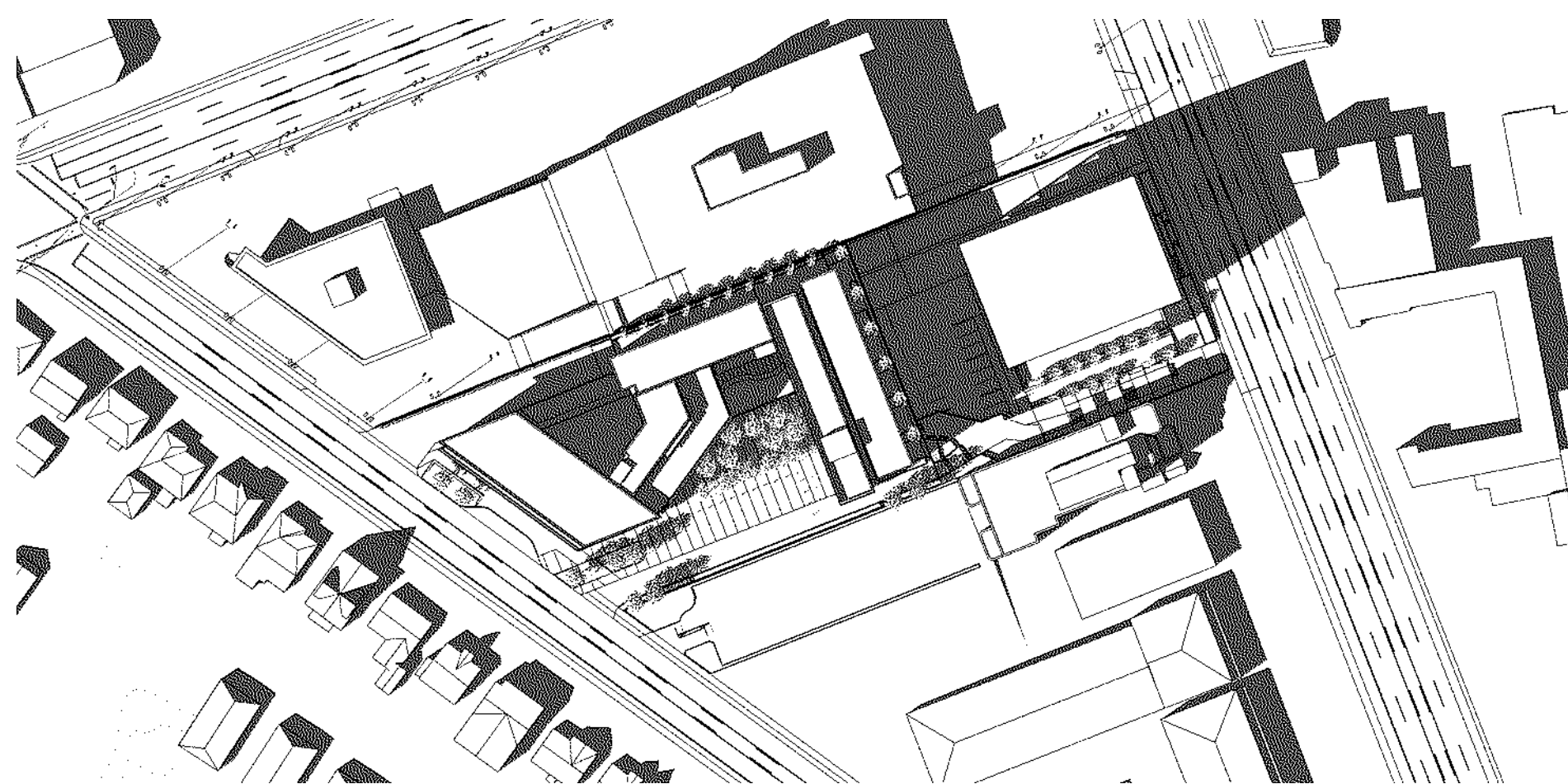
MARCH 21 SPRING 12PM



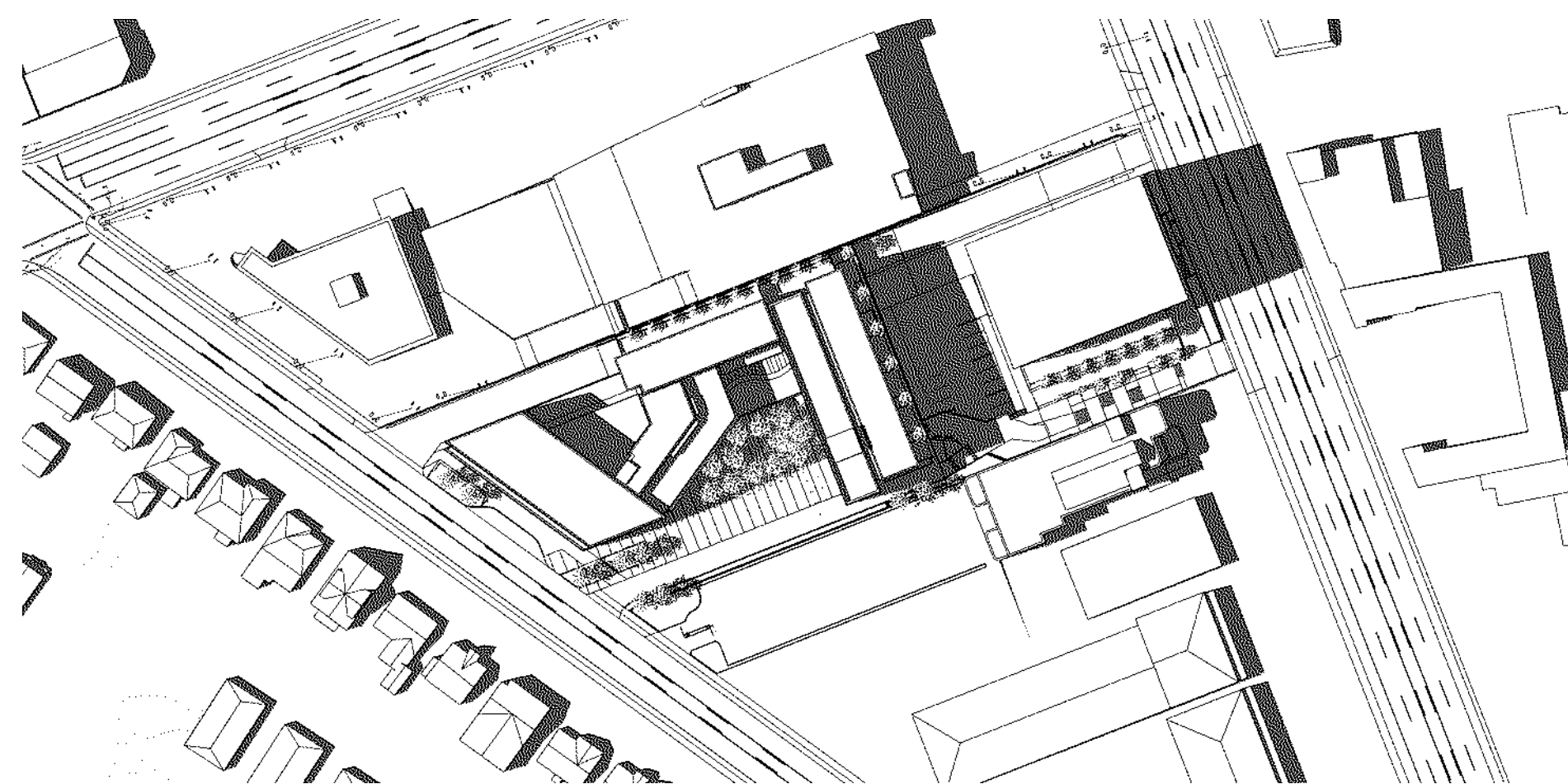
JULY 21 SUMMER 12PM



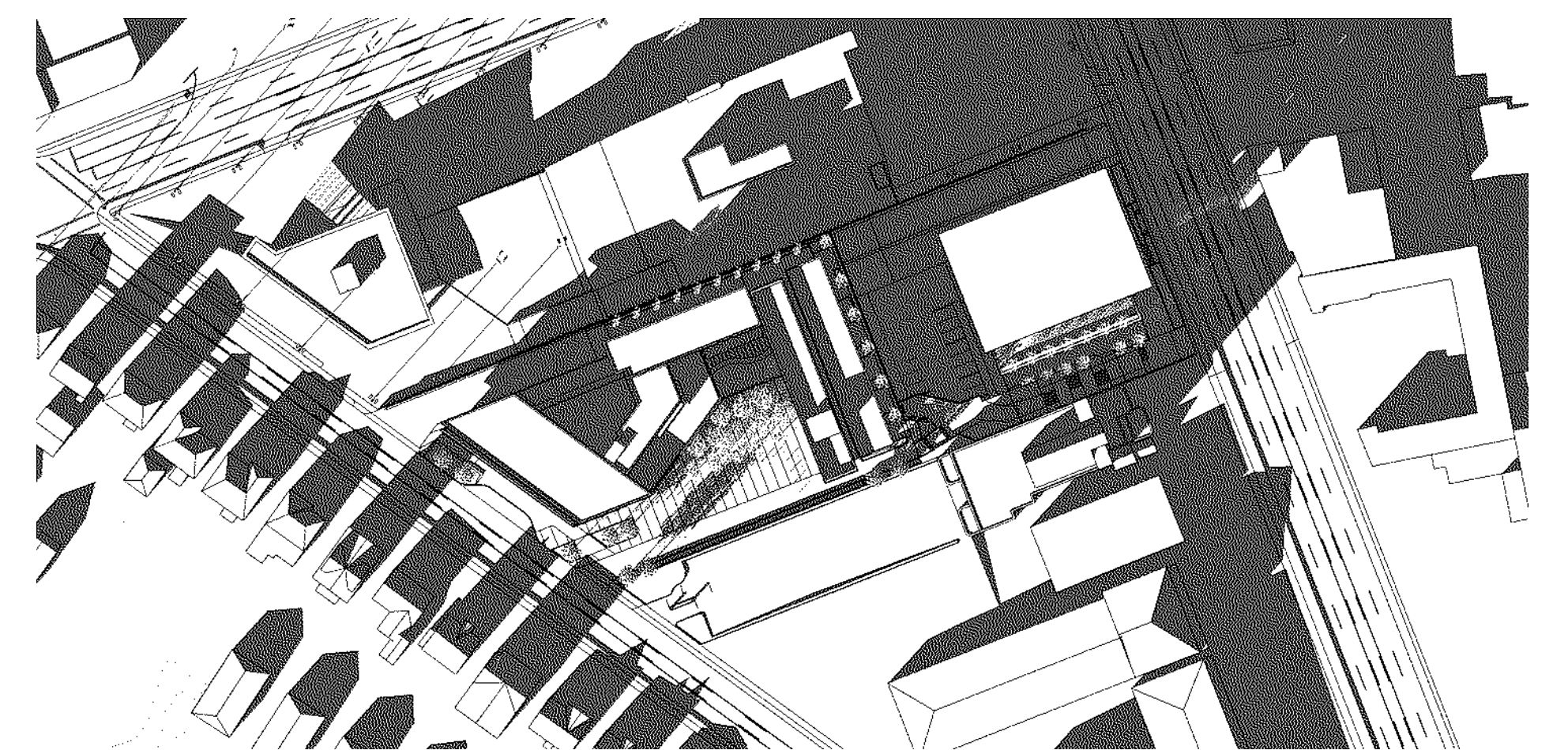
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS



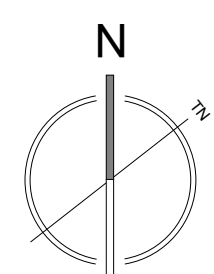
CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

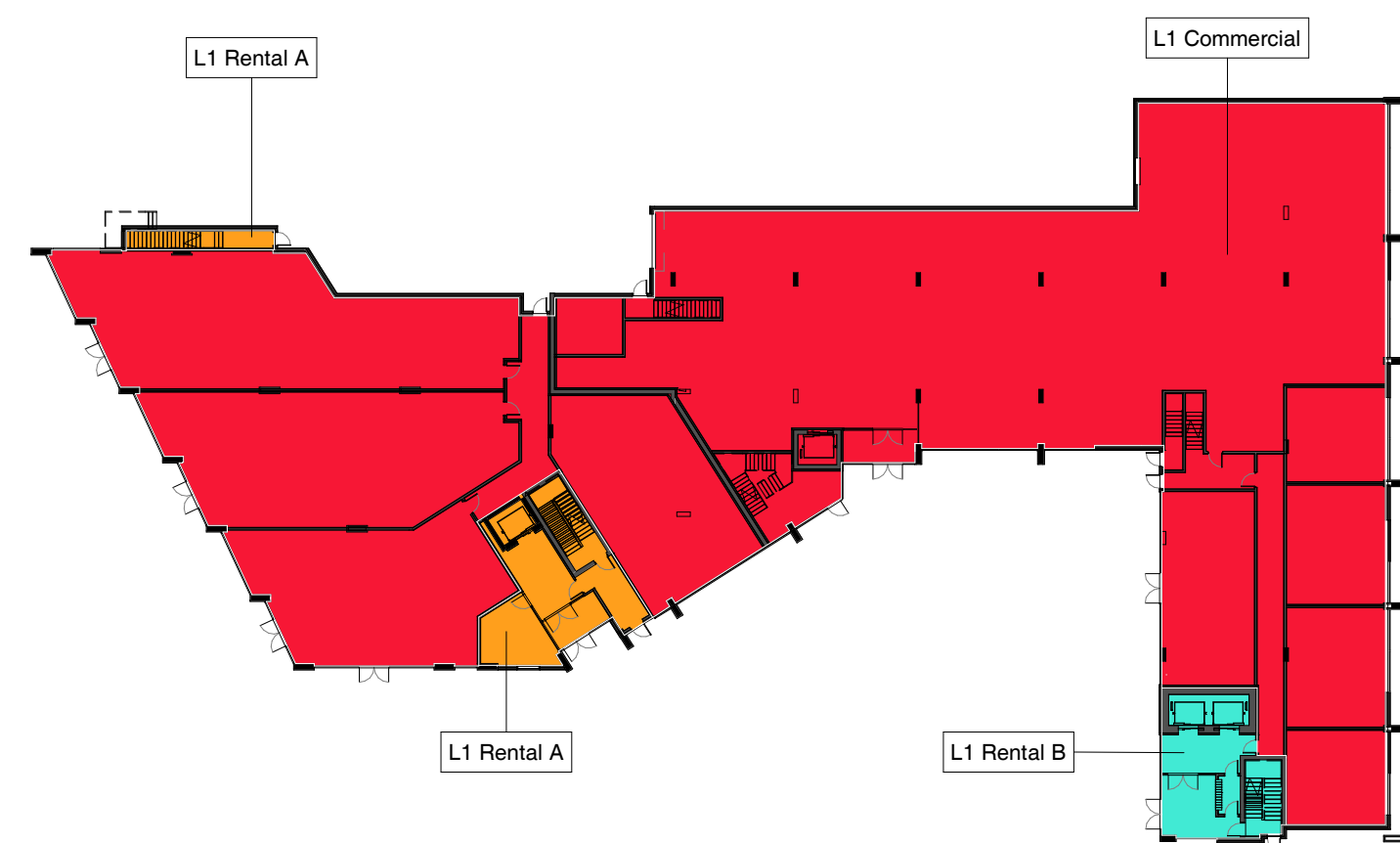
ISSUED FOR REZONING & DEVELOPMENT PERMIT

SUN STUDIES

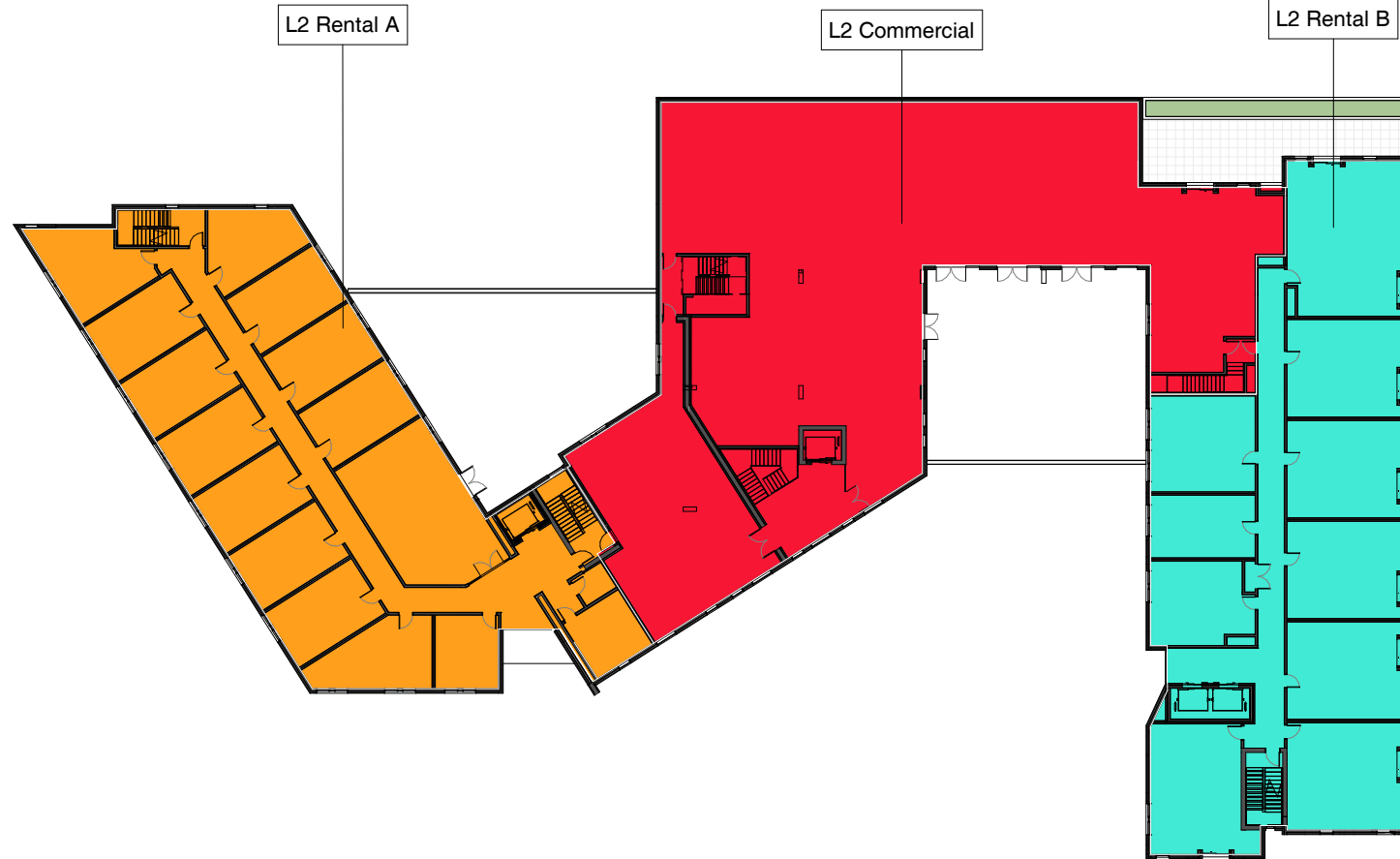
Nov. 29 | 2018



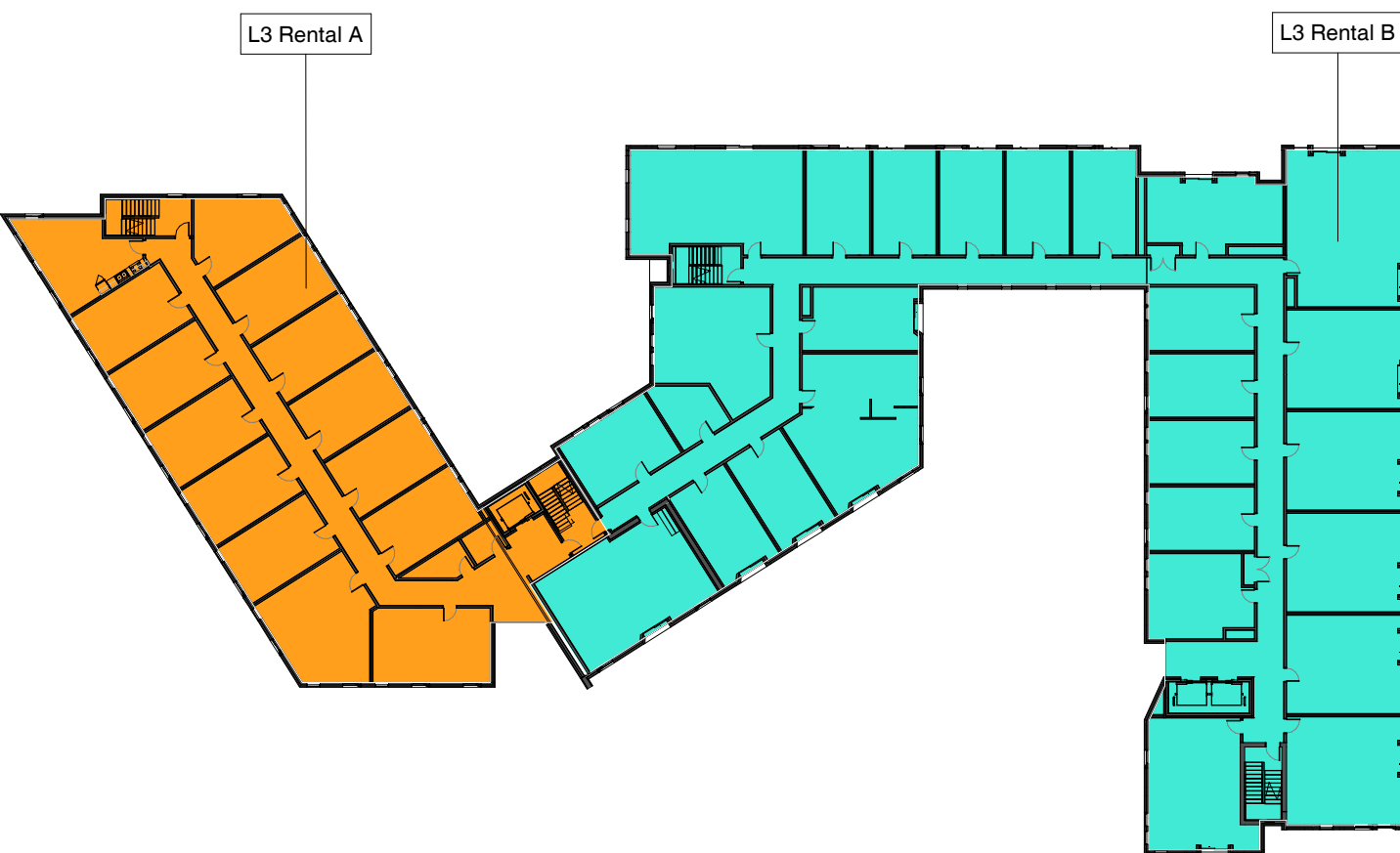
DP34



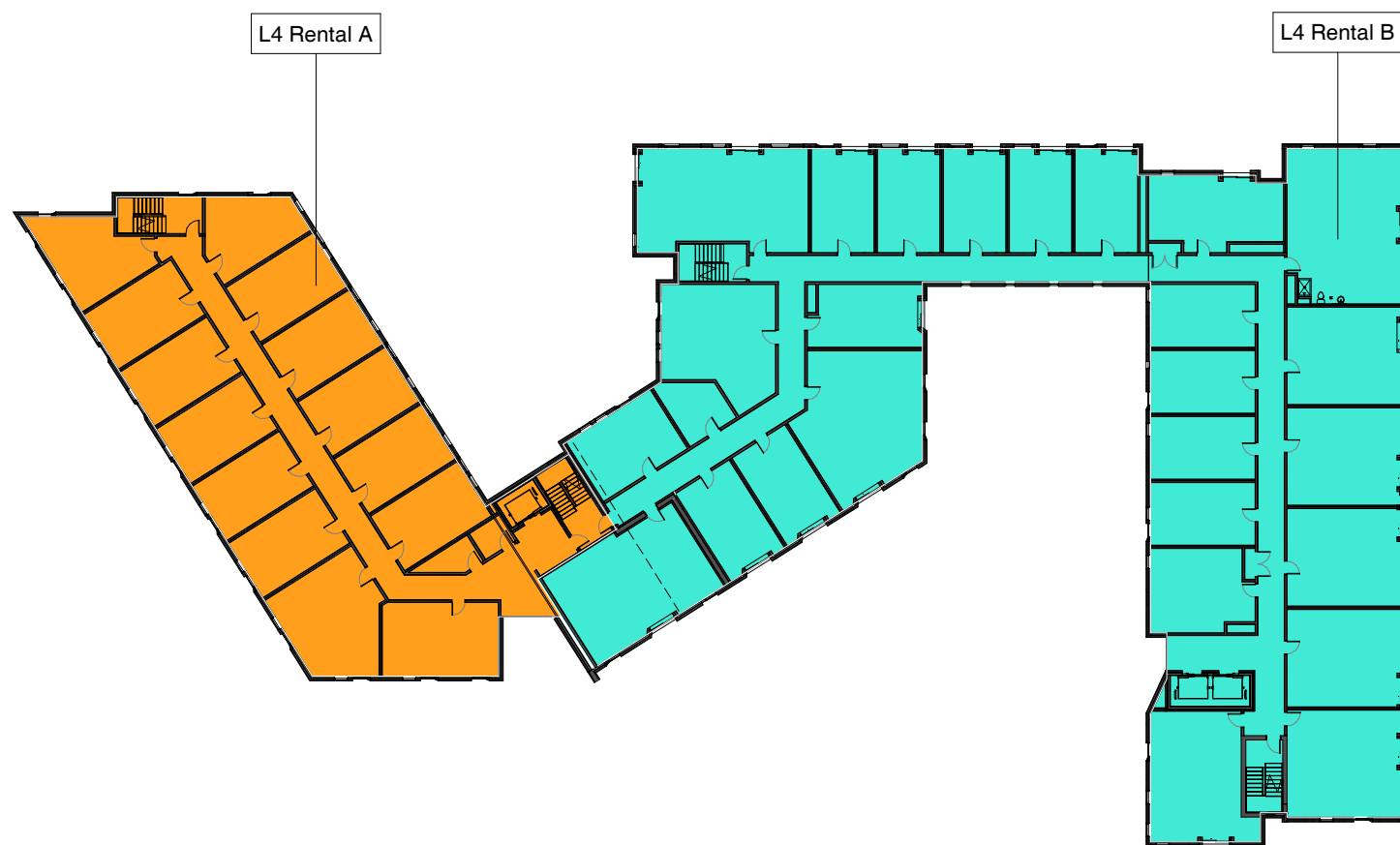
LEVEL 1 FSR.



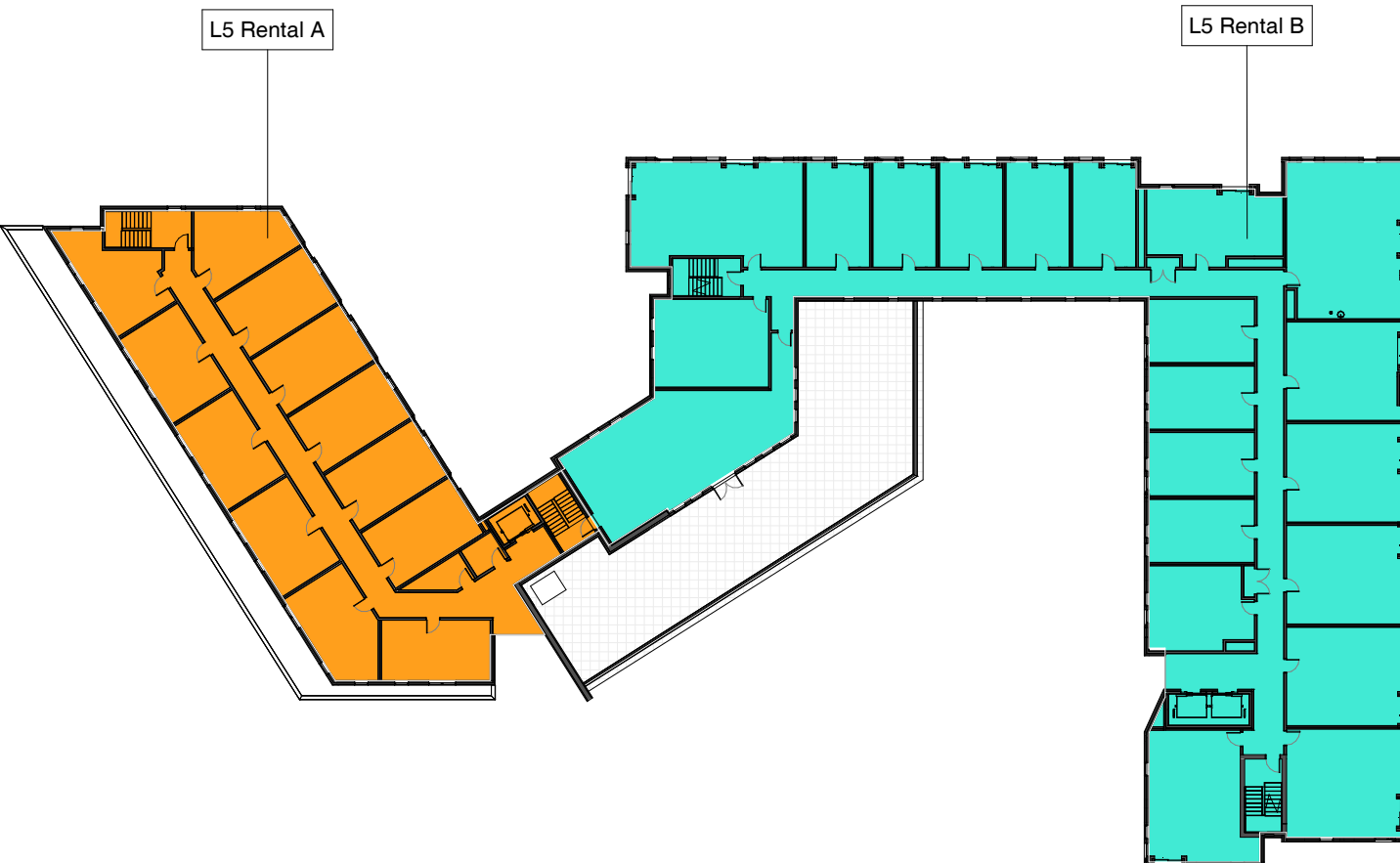
LEVEL 2 FSR.



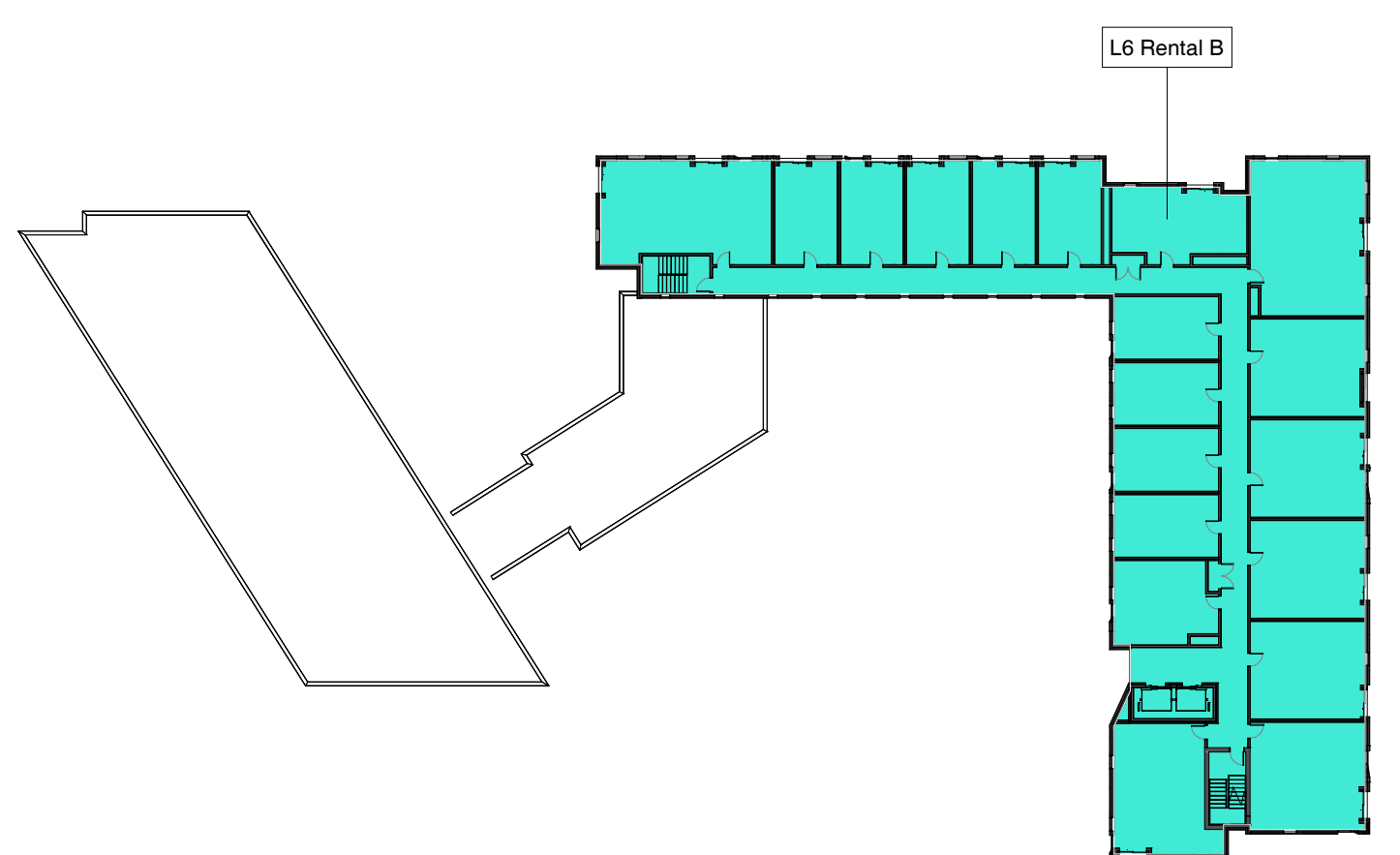
LEVEL 3 FSR.



LEVEL 4 FSR.

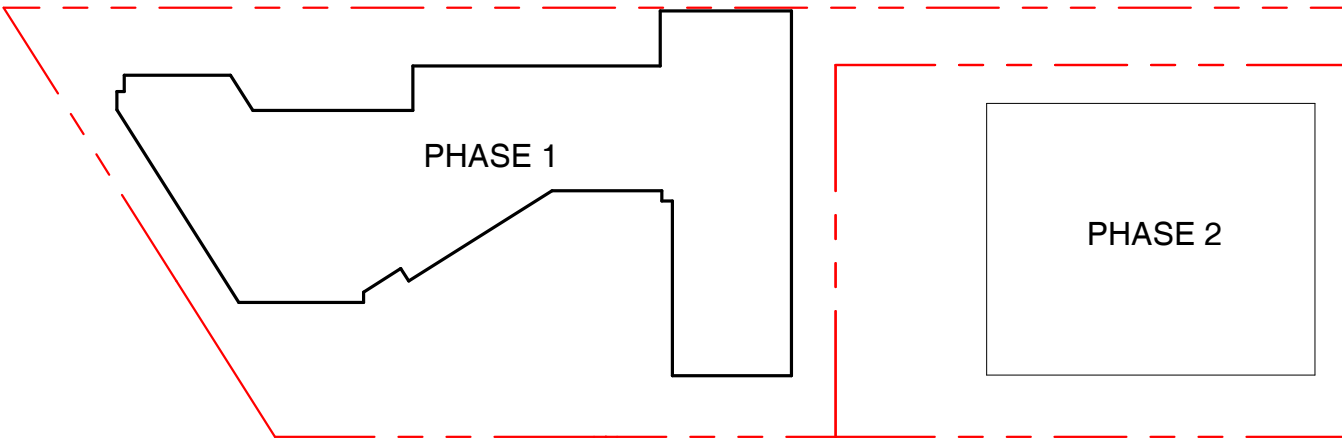


LEVEL 5 FSR.



LEVEL 6 FSR.

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



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	68	92%
SUB TOTAL NO.: 52		52	100%

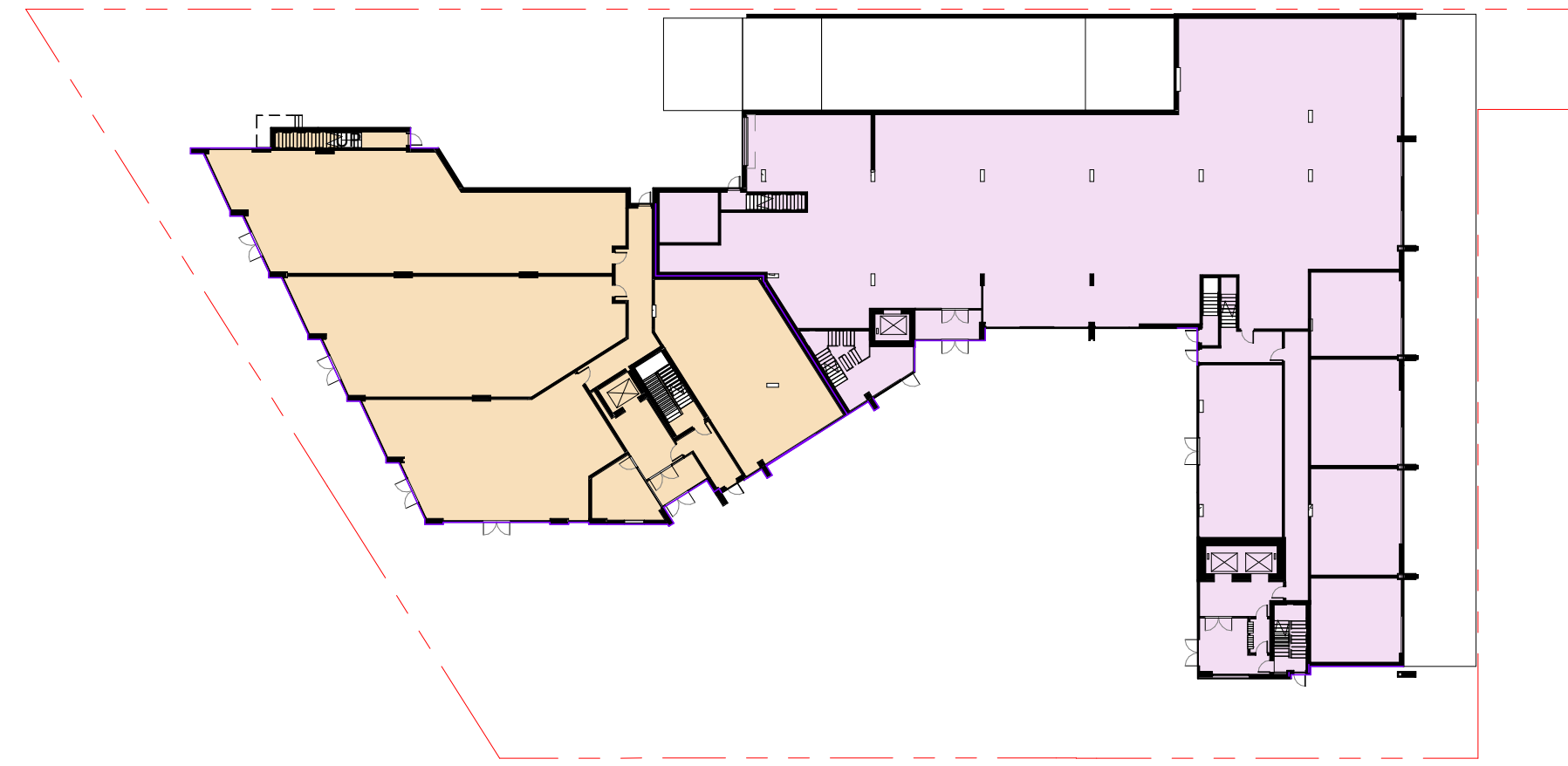
UNIT COUNTS BY LEVEL		
LEVEL	RENTAL HOUSING	SUPPORTIVE HOUSING
LEVEL 2	10	12
LEVEL 3	26	14
LEVEL 4	26	14
LEVEL 5	20	12
LEVEL 6	19	
	101	52

NET AREA SCHEDULE				
Level	Name	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	L1 Commercial	2065.7	22235	0.36
LEVEL 1	L1 Rental A	104	1119	0.02
LEVEL 1	L1 Rental B	75.9	816	0.01
TOTAL AREA		2245.5	24170	0.39
LEVEL 2	L2 Commercial	894.4	9627	0.16
LEVEL 2	L2 Rental A	673.9	7254	0.12
LEVEL 2	L2 Rental B	663.4	7161	0.12
TOTAL AREA		2231.7	24022	0.39
LEVEL 3	L3 Rental A	639.6	6884	0.11
LEVEL 3	L3 Rental B	1500.1	16147	0.26
TOTAL AREA		2139.7	23031	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	530.5	5710	0.09
LEVEL 5	L5 Rental B	1239	13336	0.22
TOTAL AREA		1769.5	19047	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	179.8	1935	0.03
LEVEL 2	1337.3	14394	0.23
LEVEL 3	2139.7	23031	0.37
LEVEL 4	2139.6	23031	0.37
LEVEL 5	1769.5	19047	0.31
LEVEL 6	1085.7	11686	0.19
TOTAL AREA	8651.6	93125	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
TOTAL AREA	2960.1	31862	0.51

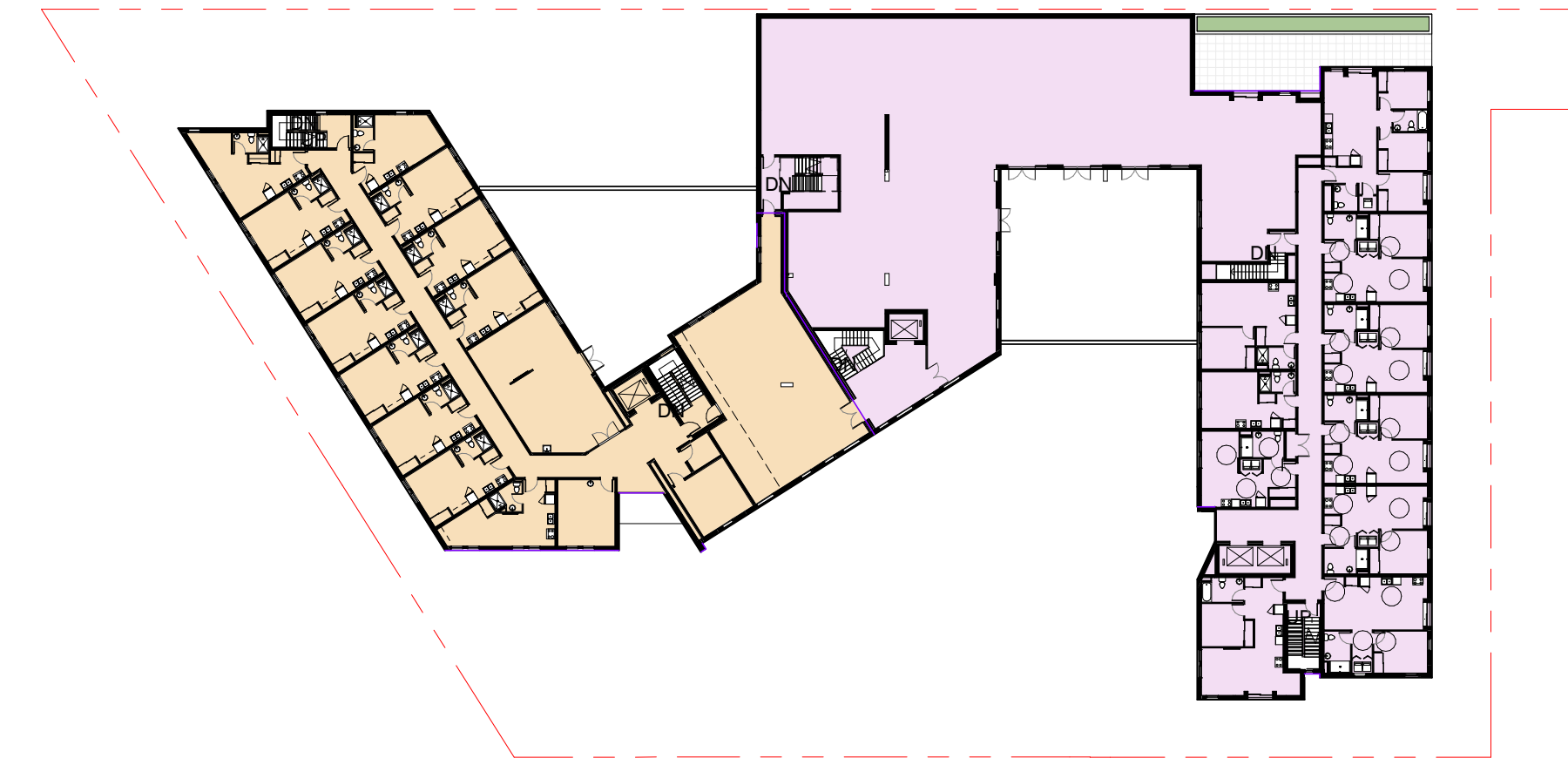
TOTAL FSR			
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	2245.5	24170	0.39
LEVEL 2	2231.7	24022	0.39
LEVEL 3	2139.7	23031	0.37
LEVEL 4	2139.6	23031	0.37
LEVEL 5	1769.5	19047	0.31
LEVEL 6	1085.7	11686	0.19
TOTAL AREA	11611.7	124987	2.02



Building Area Legend

BLD 01	886 m²
BLD 02	1442 m²
Calculating...	

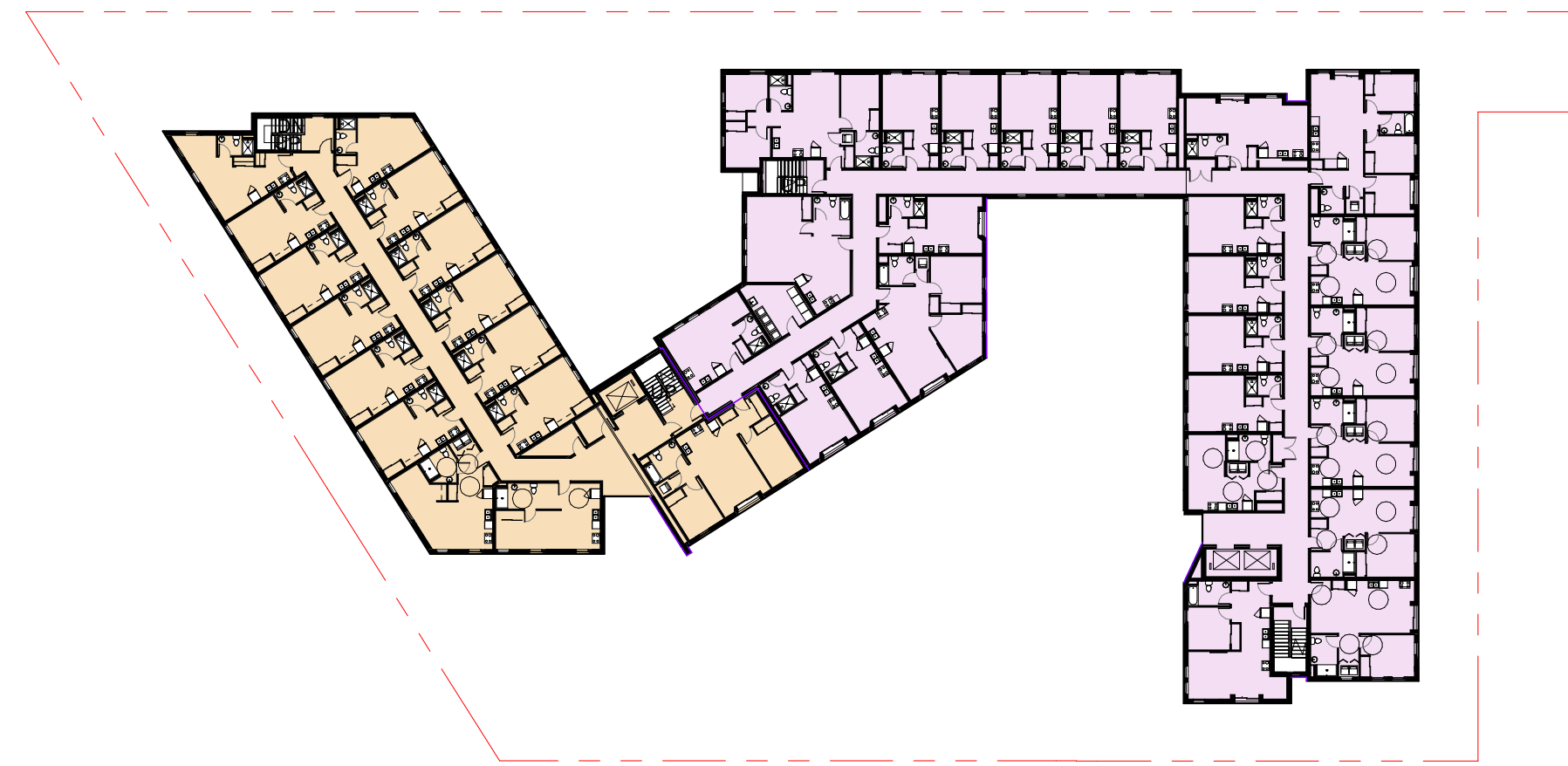
LEVEL 1 BUILDING AREA 24*36



Building Area Legend

BLD 01	868 m²
BLD 02	1480 m²
Calculating...	

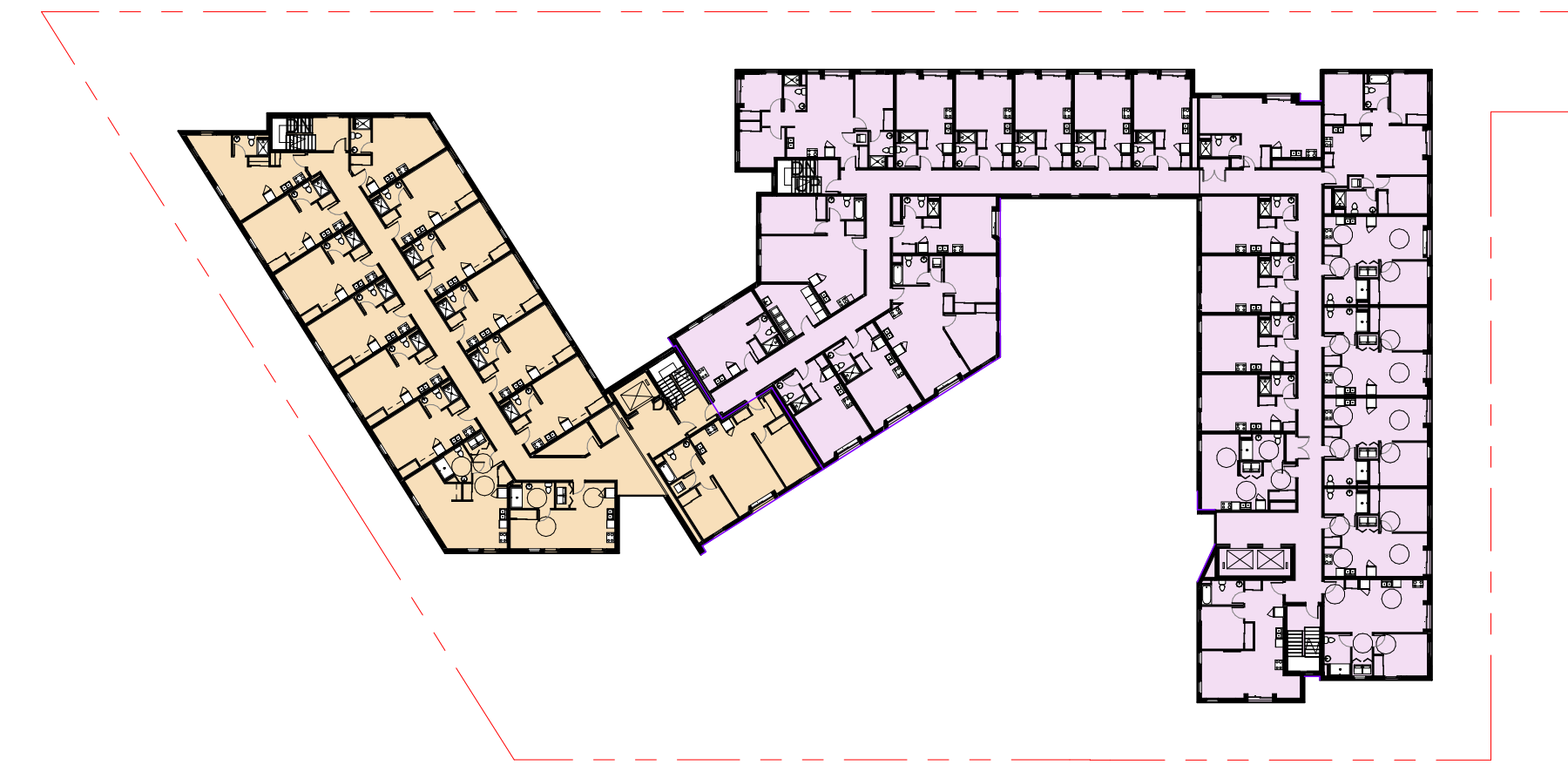
LEVEL 2 BUILDING AREA 24*36



Building Area Legend

BLD 01	757 m²
BLD 02	1498 m²
Calculating...	

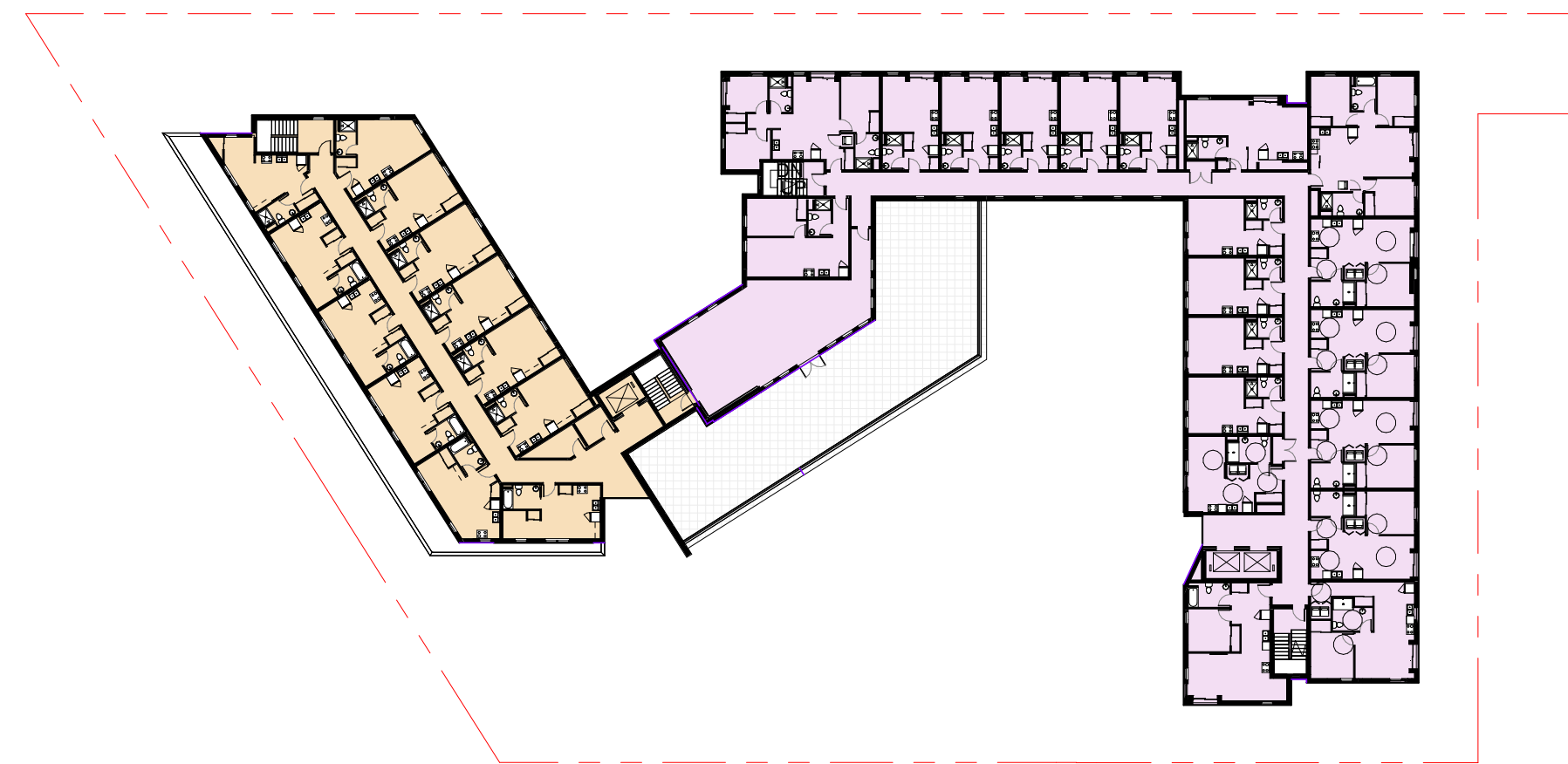
LEVEL 3 BUILDING AREA 24*36



Building Area Legend

BLD 01	758 m²
BLD 02	1498 m²
Calculating...	

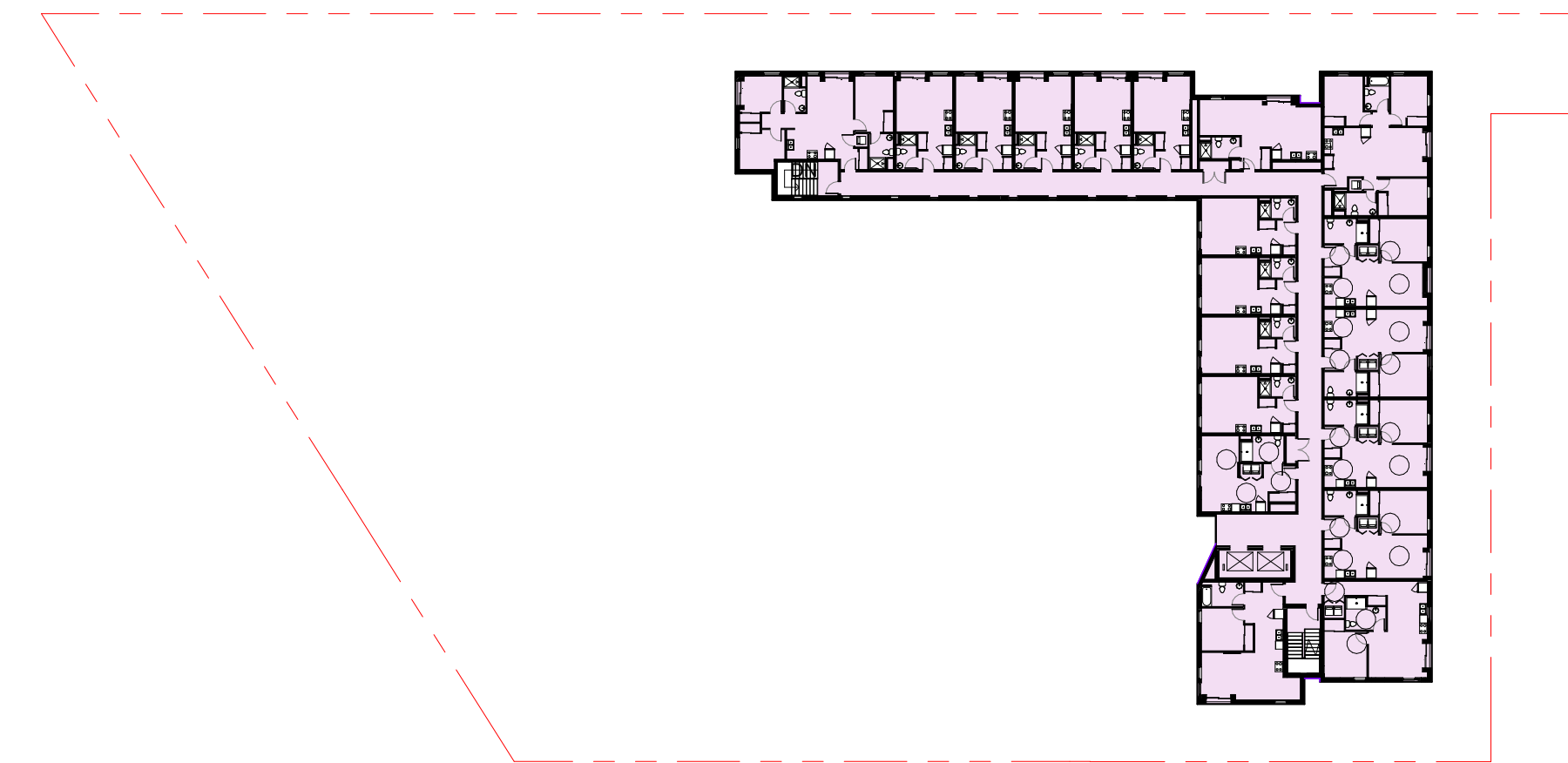
LEVEL 4 BUILDING AREA 24*36



Building Area Legend

BLD 01	56 m²
BLD 02	1317 m²
Calculating...	

LEVEL 5 BUILDING AREA 24*36



Building Area Legend

BLD 02	1153 m²
Calculating...	

LEVEL 6 BUILDING AREA 24*36



LOW HAMMOND ROWE ARCHITECTS



CROSTOWN MIXED USE DEVELOPMENT

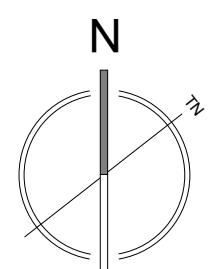
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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GROSS BUILDING AREA

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1 : 500



DP37



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
8		Acer palmatum	Japanese Maple	1.8 m height, specimen quality
7		Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
13		Gleditsia triacanthos inermis 'Skycole'	Honey Locust 'Skycole'	7.0cm cal, b&b
16		Quercus robur 'Fastigiata Koster'	English Columnnar Oak 'Koster'	6.0cm cal, b&b
2		Quercus rubra	Northern Red Oak	6.0cm cal, b&b
SHRUBS/PERENNIALS/GRASSES/VINES:				
AL	357	Anemanthele lessoniana	New Zealand Wind Grass	#1 Pot
Brs	25	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Bw-1	14	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot
Co	10	Carex obnupta	Slough Sedge	#1 pot
Ca	11	Clematis armandii	Evergreen Clematis	#1 Pot
Csk	80	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
CJEN	6	Cryptomeria japonica 'Elegans Nana'	Elegans Nana Japanese Cedar	#3 pot
End	107	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Ghw	104	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
HAL	37	Hydrangea annabelle 'Limelight'	Limelight Hydrangea	#3 pot
Jcg	340	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	53	Lonicera pileata	Privet Honeysuckle	#2 pot
NDH	175	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot
Pq	37	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot
Scs	34	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
SJa	15	Spiraea japonica var. albiflora	Japanese spirea	#1 pot

LEGEND

	Property Line		Bollard- Defines Parking Lot		Bench- Option by Maglin
	Parking Structure Below Grade		Bike Rack		Raising Height Wall
	Plaza Pavements- Expocrete VS5 Collection 75 x various x 108mm. Pattern TBD		Wood Decking on Pedestals		Rubberized Play Surface
	Pedestrian Linkage/ Vehicular Access Pavements- Expocrete VS5 Collection 75 x various x 108mm. Pattern TBD		Synthetic Lawn		Deciduous Trees
	Concrete Walkways				Shrub Planting
	Poreclain Tiles on Pedestals. By Abbotsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.				

NOT FOR CONSTRUCTION

1	DP	11/2118
rev no	description	date



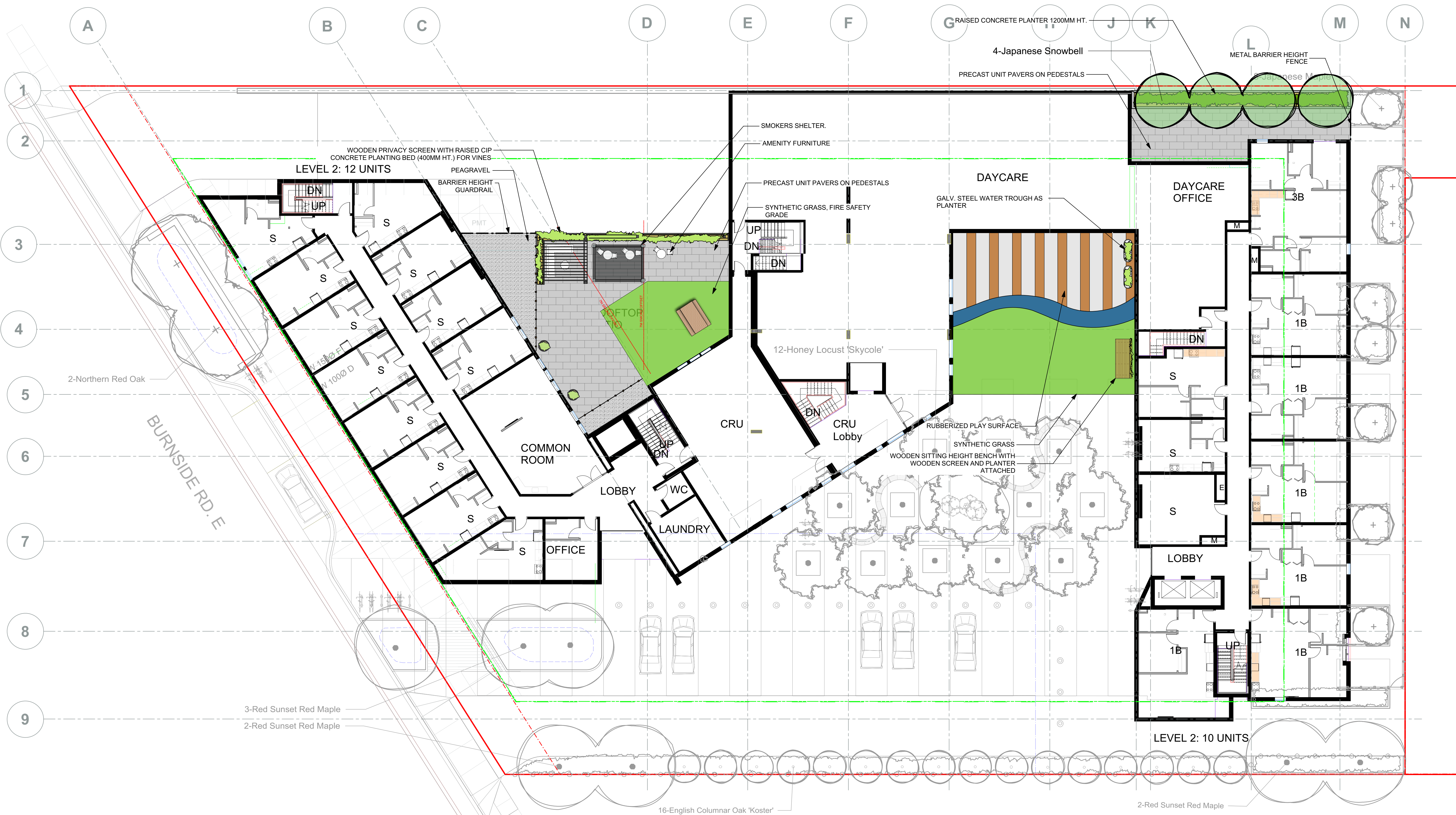
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title

**Landscape Plan-
Ground Level**

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



CHARACTER IMAGES:



Roof Top Amenity Space



Roof Top Play Space



Plaza



Bollard

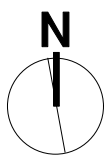


Plaza

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1	DP	11/2118
rev no	description	date

 **Murdoch de Greeff** INC
Landscape Planning & Design
200 - 524 Caldwell Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

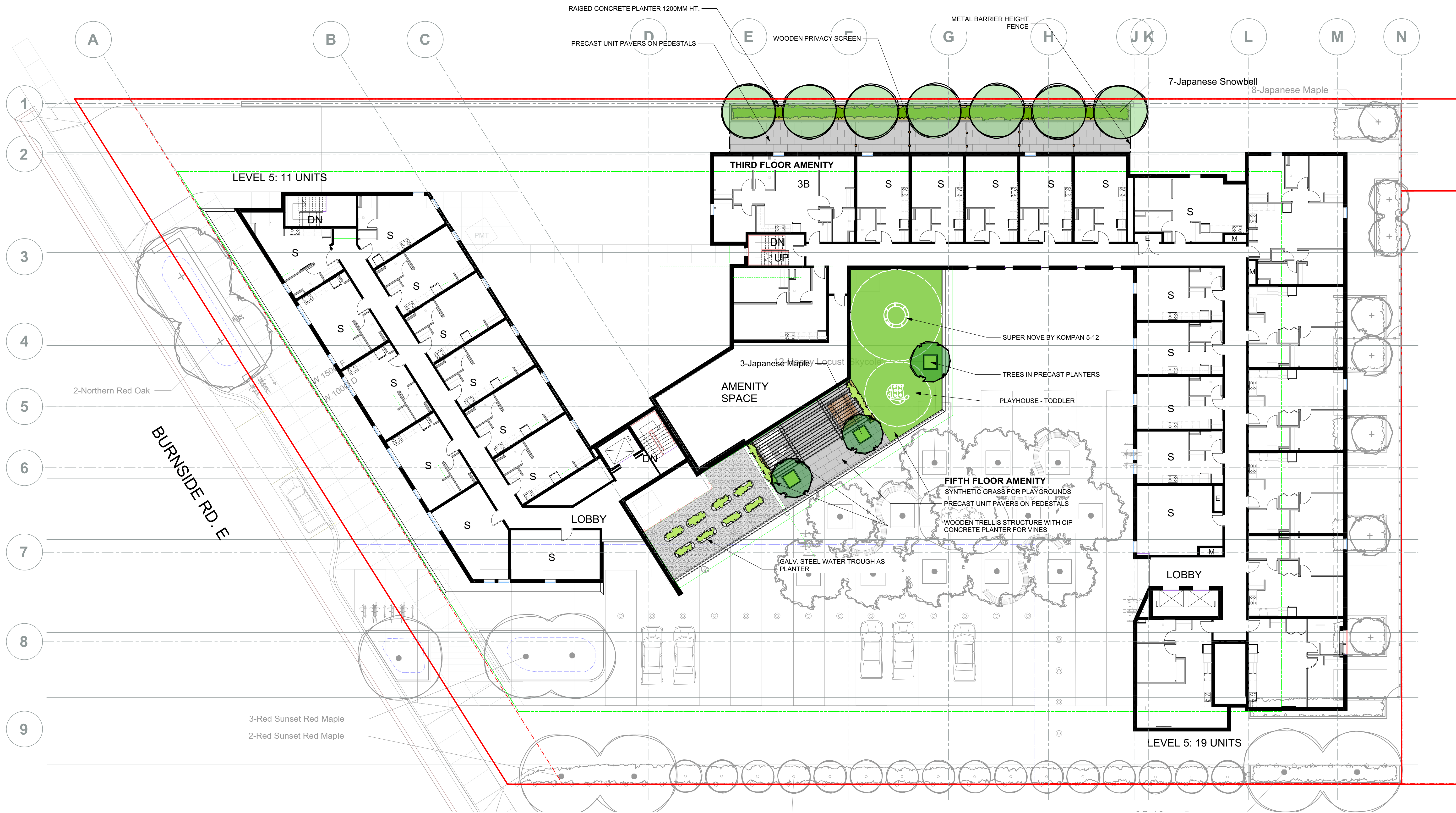


client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

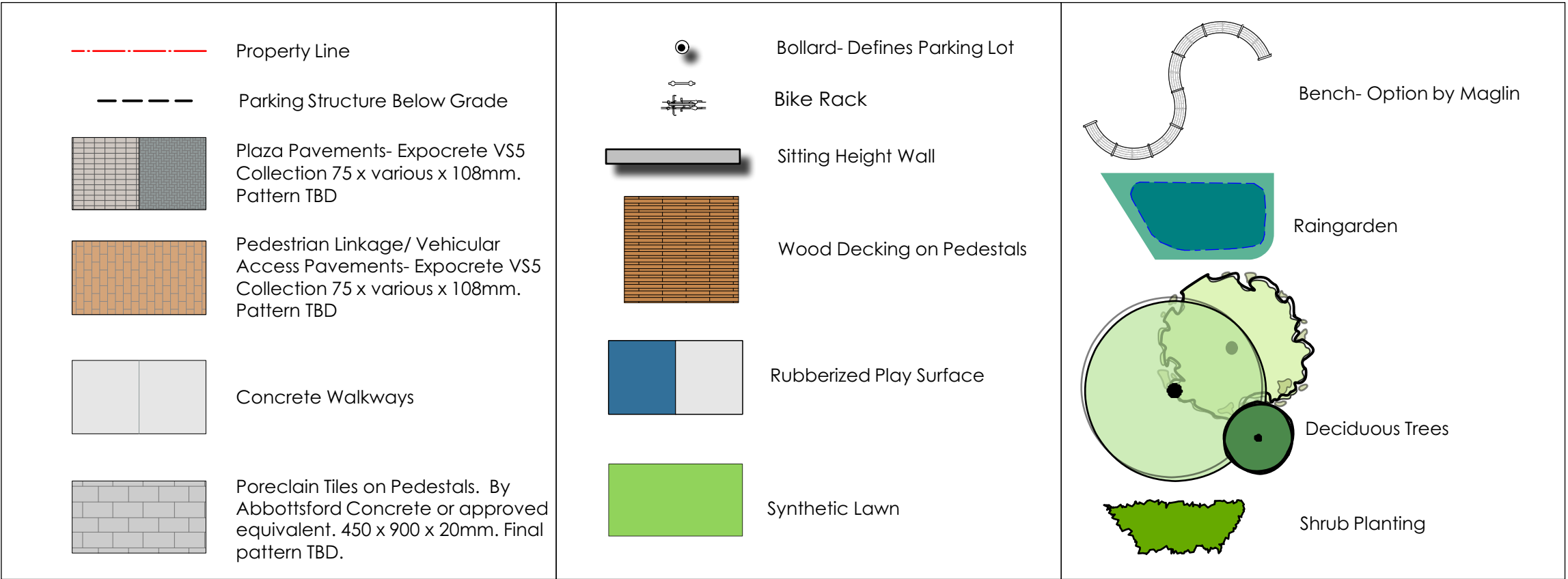
project
Crosstown
3020 Douglas
Ave, Victoria BC

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.



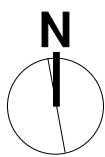
LEGEND



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1	DP	11/2118
rev no	description	date

 **Murdoch de Greeff** INC
Landscape Planning & Design
200 - 524 Cuddehe Road
Victoria, BC V8Z 1G1
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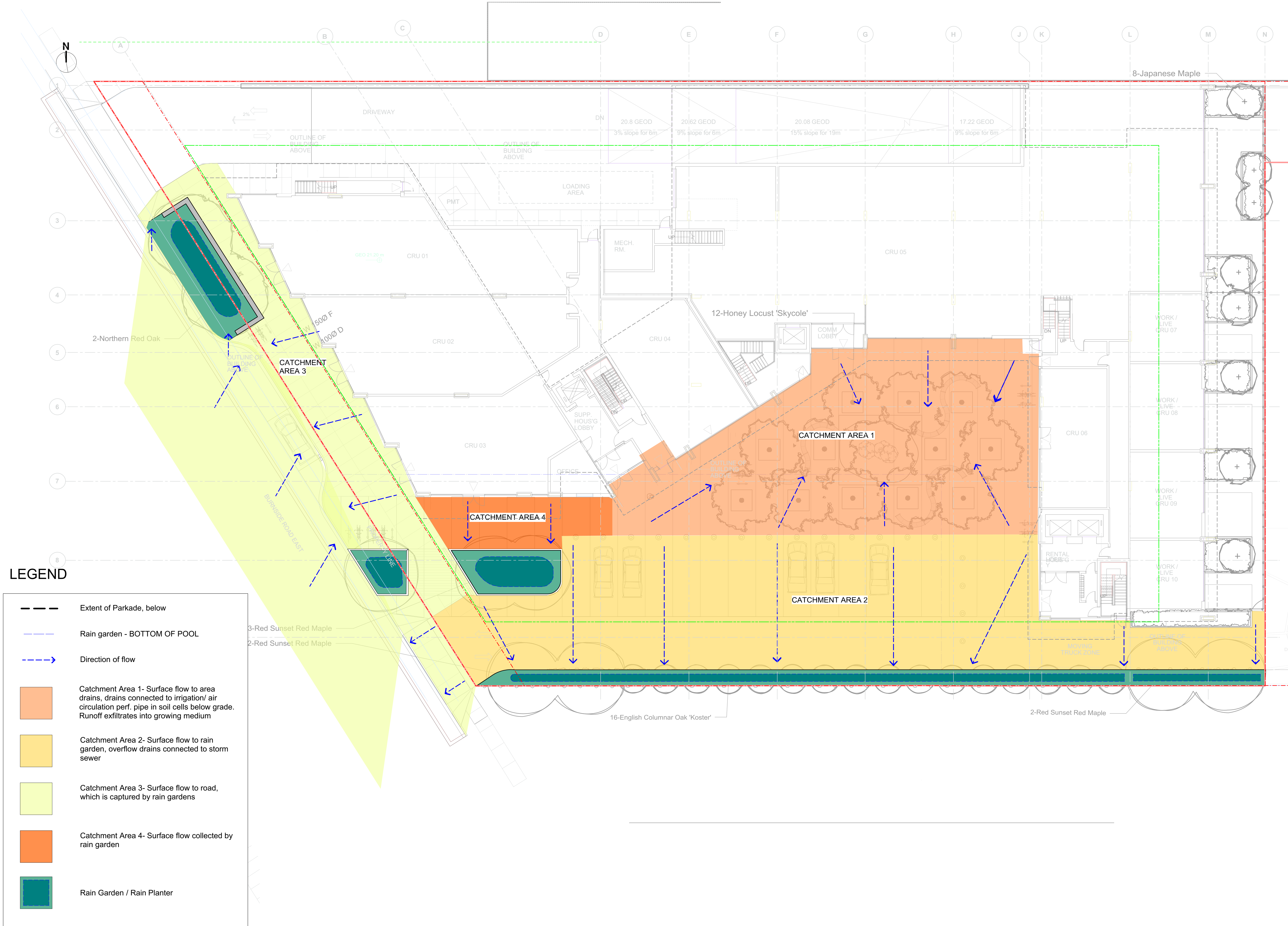
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

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.



NOT FOR CONSTRUCTION

1	DP	11/2118
rev no	description	date

 **Murdoch de Greeff INC**
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client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
**Stormwater
Management Plan**

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

