CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

LOW HAMMOND ROWE ARCHITECTS

CoolAid everyone deserves home

TL HOUSING SOLUTIONS

ISSUED FOR REZONING AND DEVELOPMENT PERMIT

FEBRUARY 25, 2018

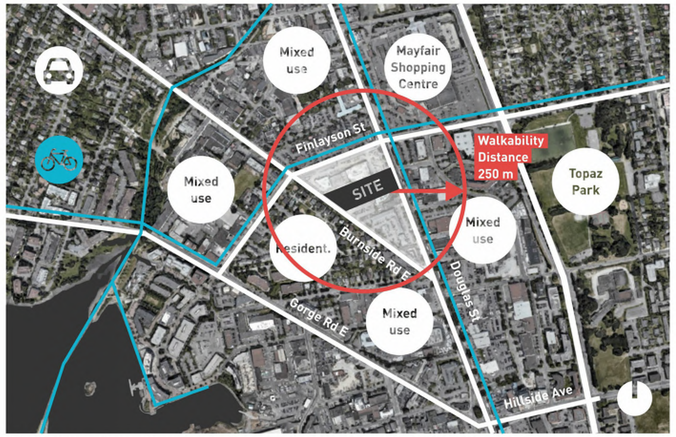
CROSSTOWN WHERE COMMUNITY CONNECTS

Site context and photos

INDEX

ARCHITECTURAL

Urban context City of Victoria



Neigbourhood 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

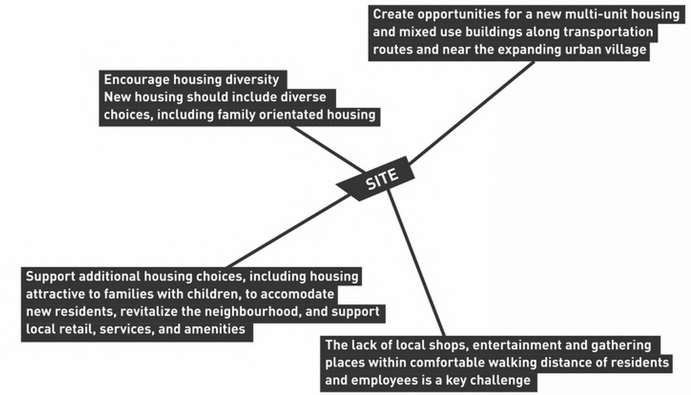
08. Site from Douglas St:
left- Tally Ho, right- Toyota

CROSSTOWN
WHERE COMMUNITY CONNECTS

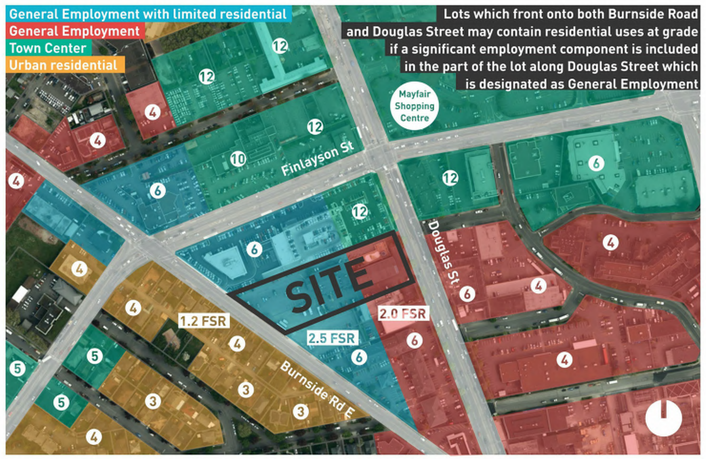
City of Victoria Official Community Plan / 2017-07 and Burnside Gorge Neighbourhood Plan / 2017-07

Neighbourhood context (BGNP p.9)

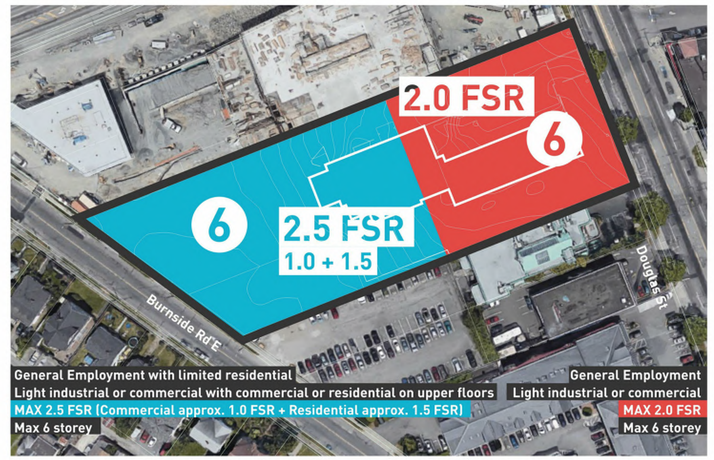
Big moves (BGNP p.15)



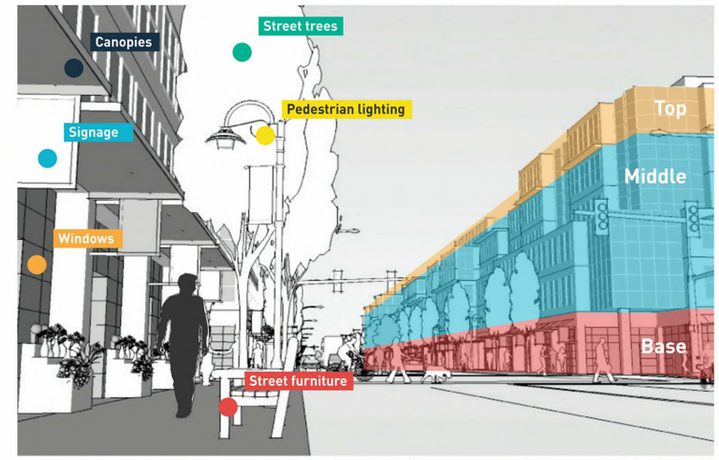
Goals/ land use policies/ issues (BGNP p.11/ 19/ 50)



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

08-FEB-2018 — **Project Introduction**: Building program and initial input from neighbours

17-FEB-2018 — **Interactive Workshop**: Design introduction and massing exploration

19-APR-2018 — **Key Factors**: Defining the main areas of consideration

05-MAY-2018 — **Design Principles**: Incorporating community input into the design proposal

09-JUL-2018 — **Concept Design**: Refining the concept design in preparation for community review / further feedback

13-AUG-2018 — **CALUC Meeting**: Presenting a summary of key project factors, and design requirements/ concept to the Burnside Gorge Community and Land Use Committee (CALUC) and neighbours

AUG-2018 ON — **Design Refinement**: Incorporation of CALUC feedback into project design, in preparation for a rezoning / DP application to the City of Victoria

CROSSTOWN
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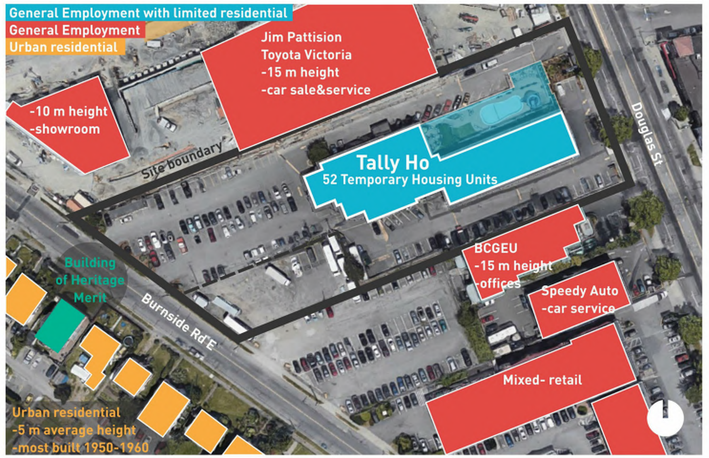
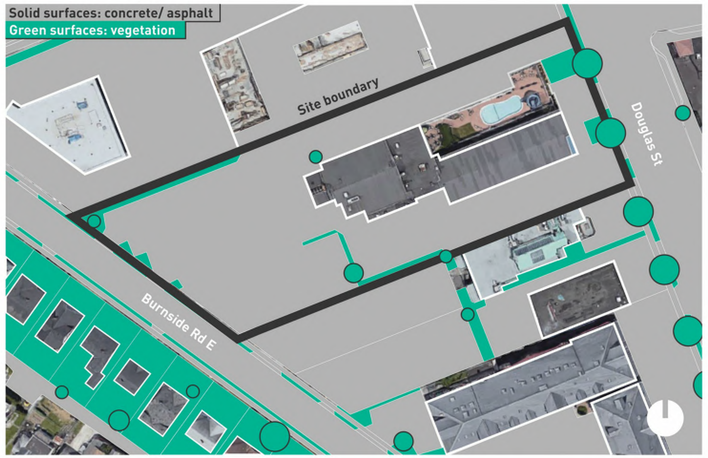
Existing site



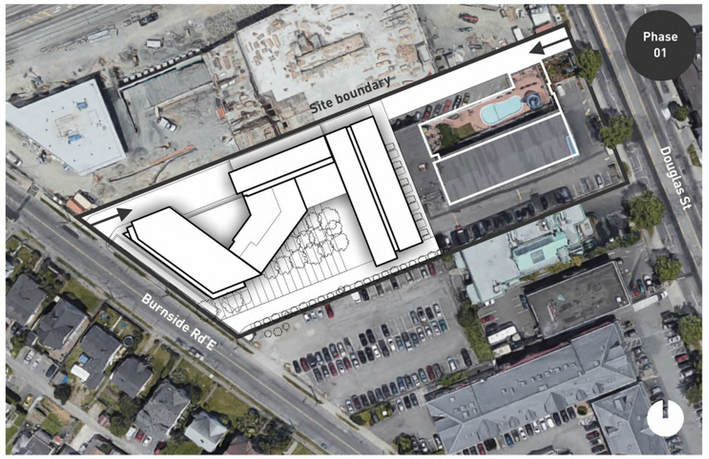
Existing neighbourhood- program and height



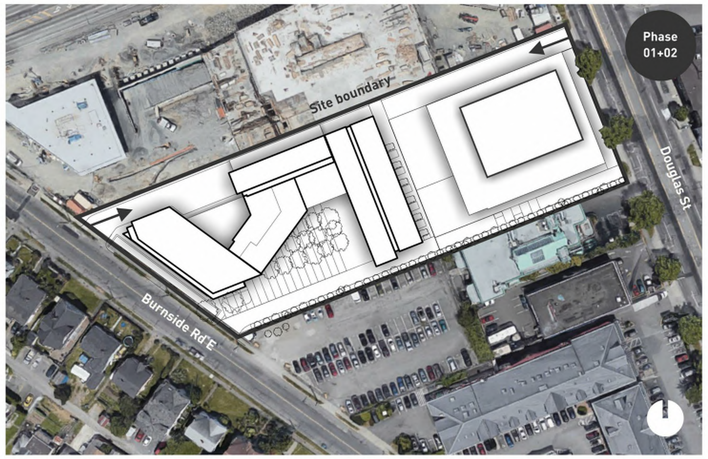
Existing landscape

Existing circulation

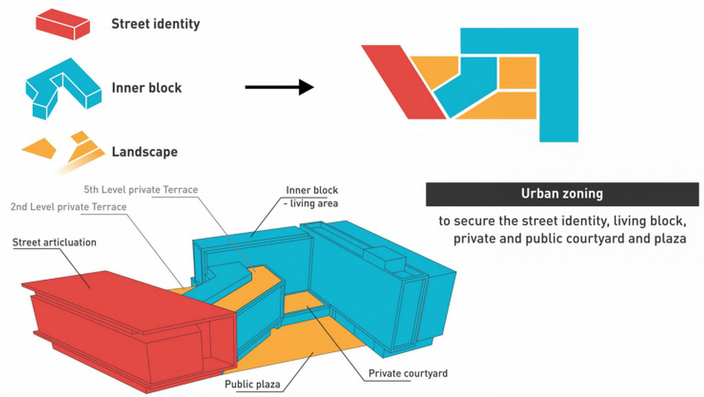
Design and phasing



Phase 01

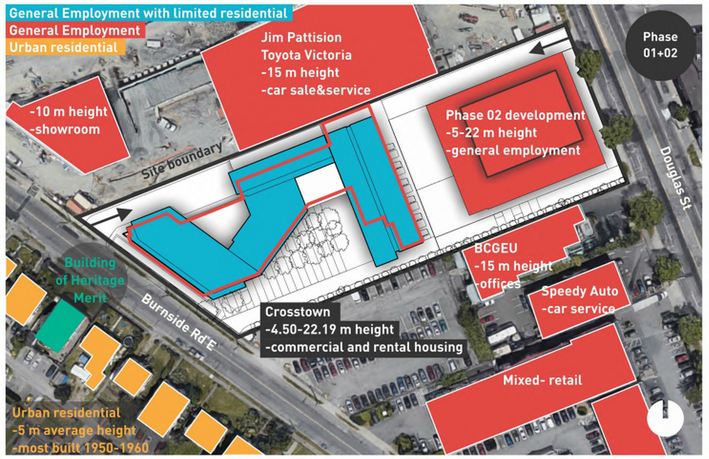


Phase 02

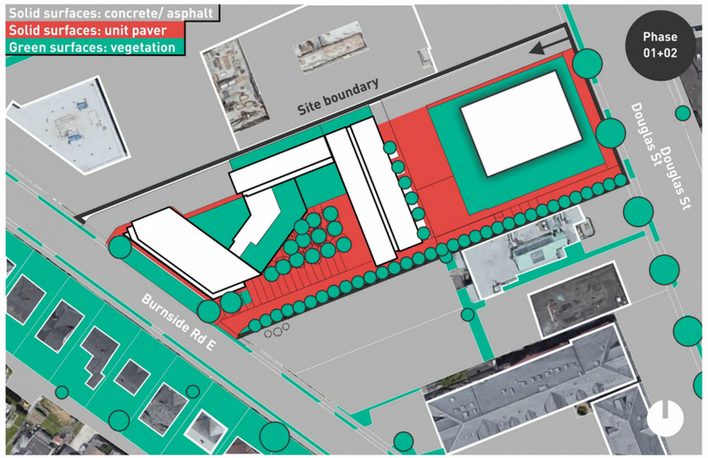


Phase 01- Urban design objectives

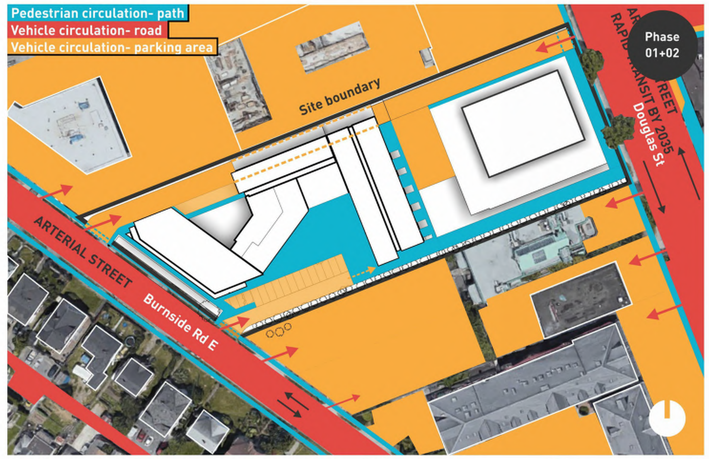
Proposed site



Proposal/ neighbourhood- program- Phase 01+02



Proposed landscape- Phase 01+02



Proposed site circulation- Phase 01+02

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SITE ANALYSIS & DESIGN PARTI
Feb. 25 | 2019

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DP03

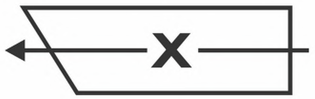
A Site design

Community input

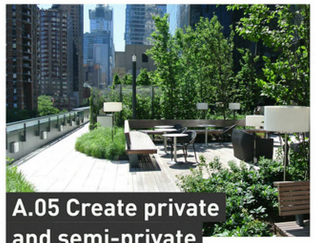
A.01 Provide public thorough-fare from Burnside to Douglas St

A.02 Green space for the community

A.03 Safe areas for kids to play



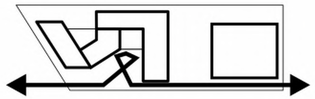
A.04 Direct car access through the site to be avoided or controlled

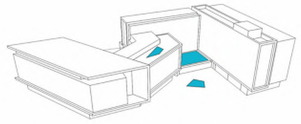


A.05 Create private and semi-private outdoor spaces

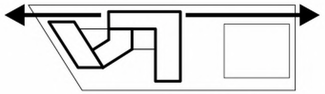
A.06 Give a street the identity and create boulevard

Design proposal

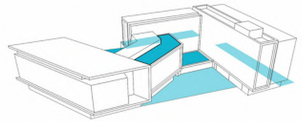




Daycare at level +2, playground areas at +1 and +5



Underground car park



Terraces at different levels

B Building form

Community input

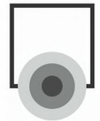
B.01 Dynamic street- level retail spaces fronting Burnside Rd

B.02 Building height appropriate for the neighbourhood

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

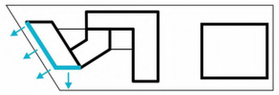
B.04 Courtyard

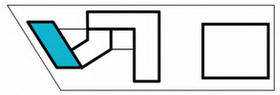
B.05 Avoid monolithic forms; step back building form



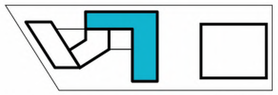
B.06 Daycare spills out onto courtyard space

Design proposal

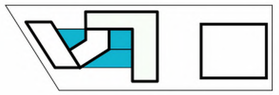


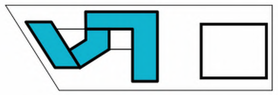


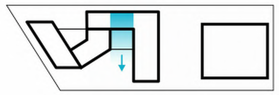
4+1 Storeys towards Burnside



6 Storeys in the middle







C Building program

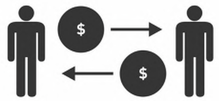
Community input

C.01 Daycare

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

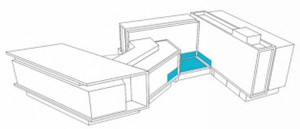
C.03 Mix of affordable rental and work-live

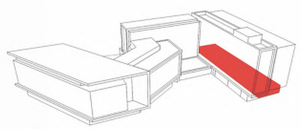
C.04 Diverse group of residents: low income, family and seniors



C.05 Commercial development to add social value

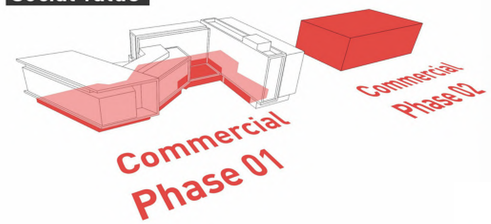
Design proposal



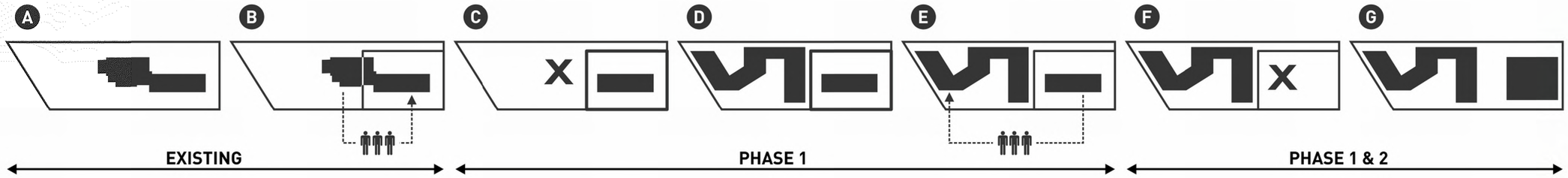


Work-live

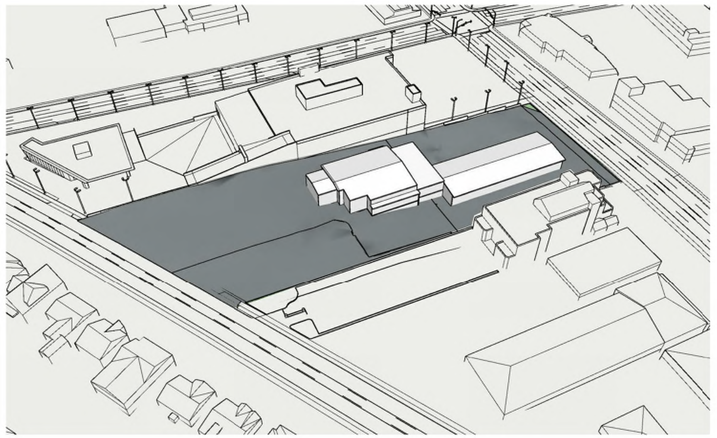
Studio/ 1 bedroom
2 bedroom/ 3 bedroom



CROSSTOWN
WHERE COMMUNITY CONNECTS



PHASING SEQUENCE



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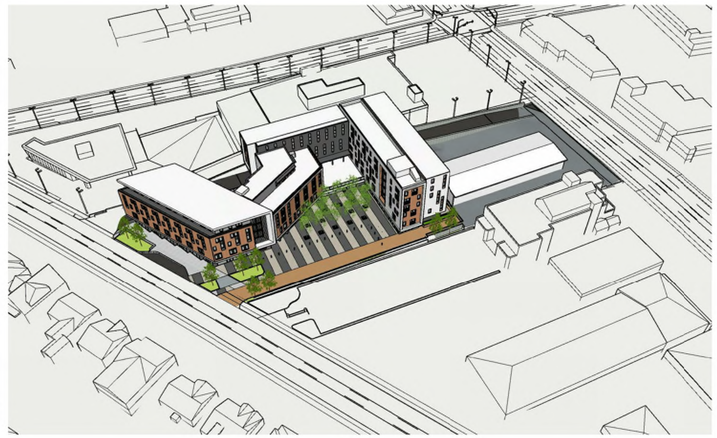

PHASE 1

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 m²		3327 m²	
Lot Width	56.78 m		49.18 m	
Total Floor Area	11,632.0 m²		6654 m²	
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
Average Grade	19.16 m GEOD.		n.a	
Commercial Floor Area	2960 m²		6654 m²	
Site Coverage	4025m² / 5752.59 m² = 69.97% (includes P1)		1500 m² / 3327 m² = 45%	
Open Site Space	619.41m² / 5752.59 m² = 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		139	141
Bicycle Stalls	**Long Term**	175	186
	Short Term	29	24
	Total	204	210
Total Number of Units		153	
Unit Type		STUDIO	97
		STUDIO ACCESSIBLE	9
		1 BEDROOM	9
		1 BEDROOM ACCESSIBLE	25
		2 BEDROOM	4
		3 BEDROOM	9
Ground-oriented Units		WORK-LIVE UNITS	4
Minimum Unit Floor Area		32.2 m²	
Total Residential Floor Area		8,629 m²	

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PROJECT DATA

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1 : 1

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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

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@jeanderson.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.

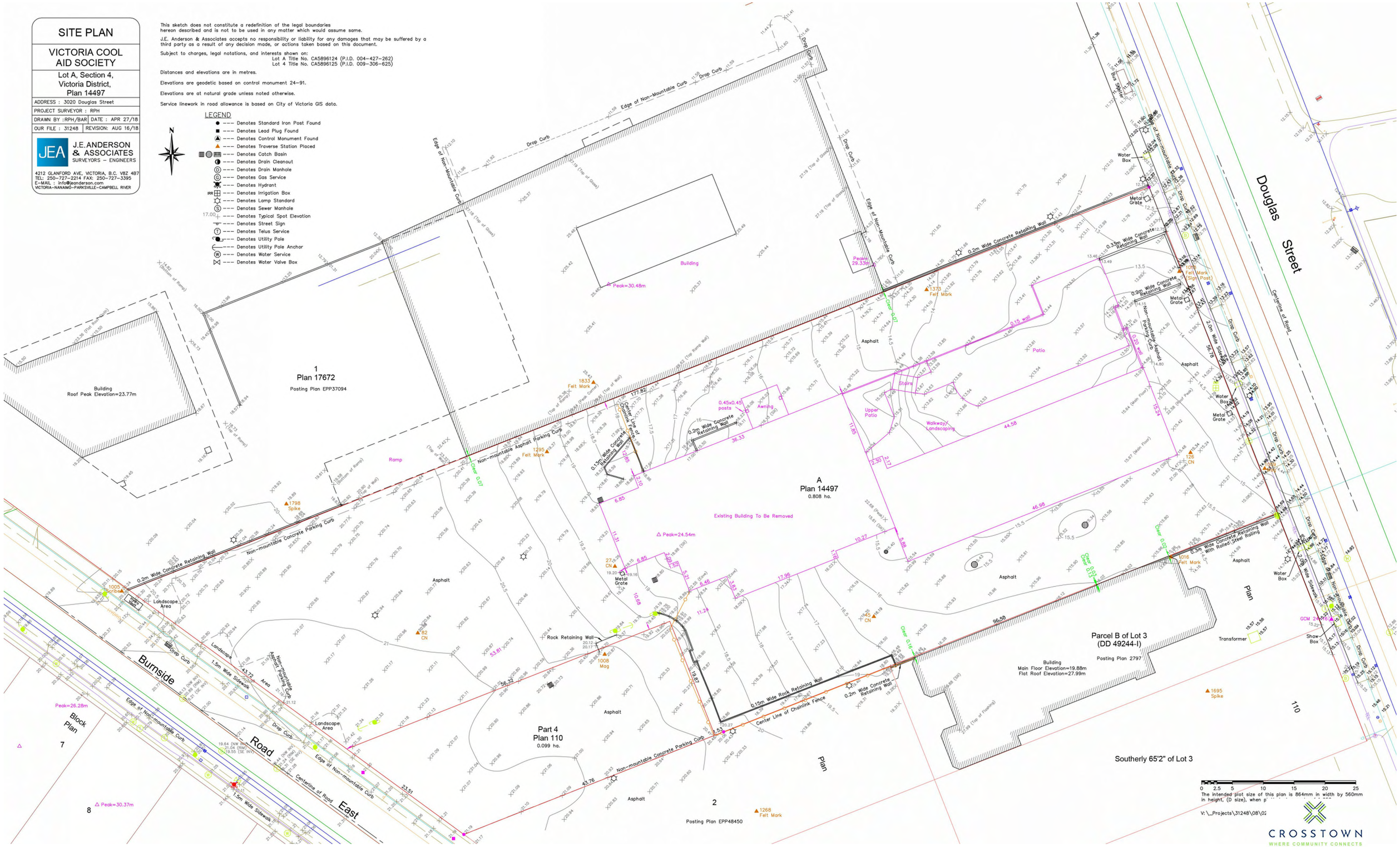
Elevations are geodetic based on control monument 24-91.

Elevations are at natural grade unless noted otherwise.

Service linework in road allowance is based on City of Victoria GIS data.

LEGEND

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



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EXISTING SURVEY

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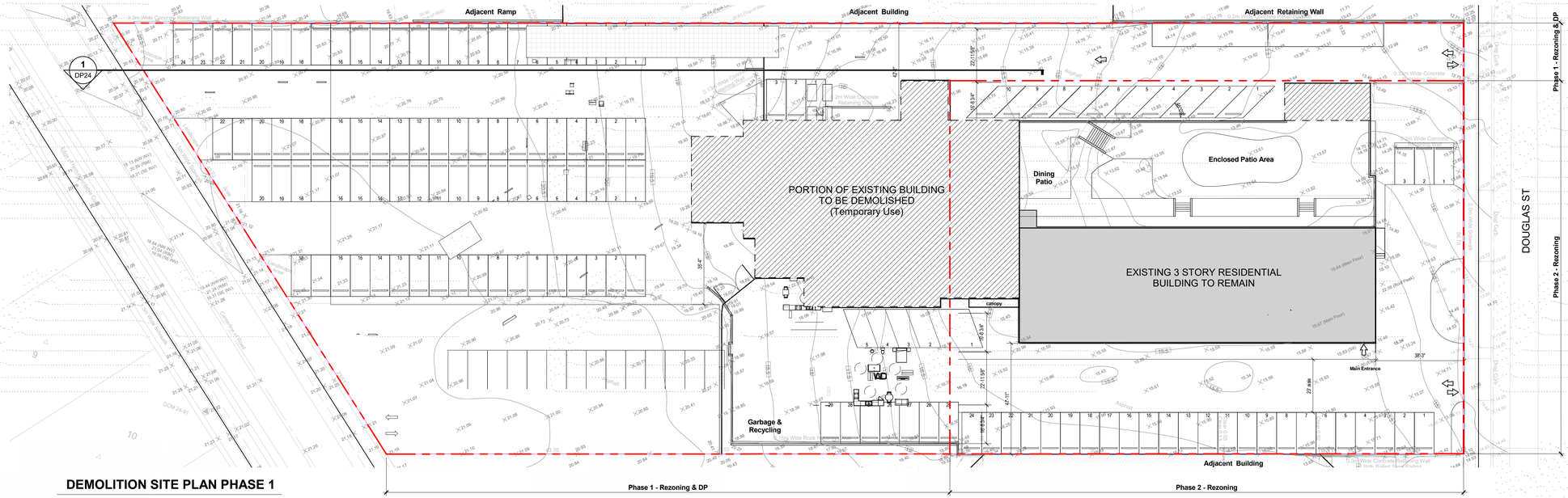
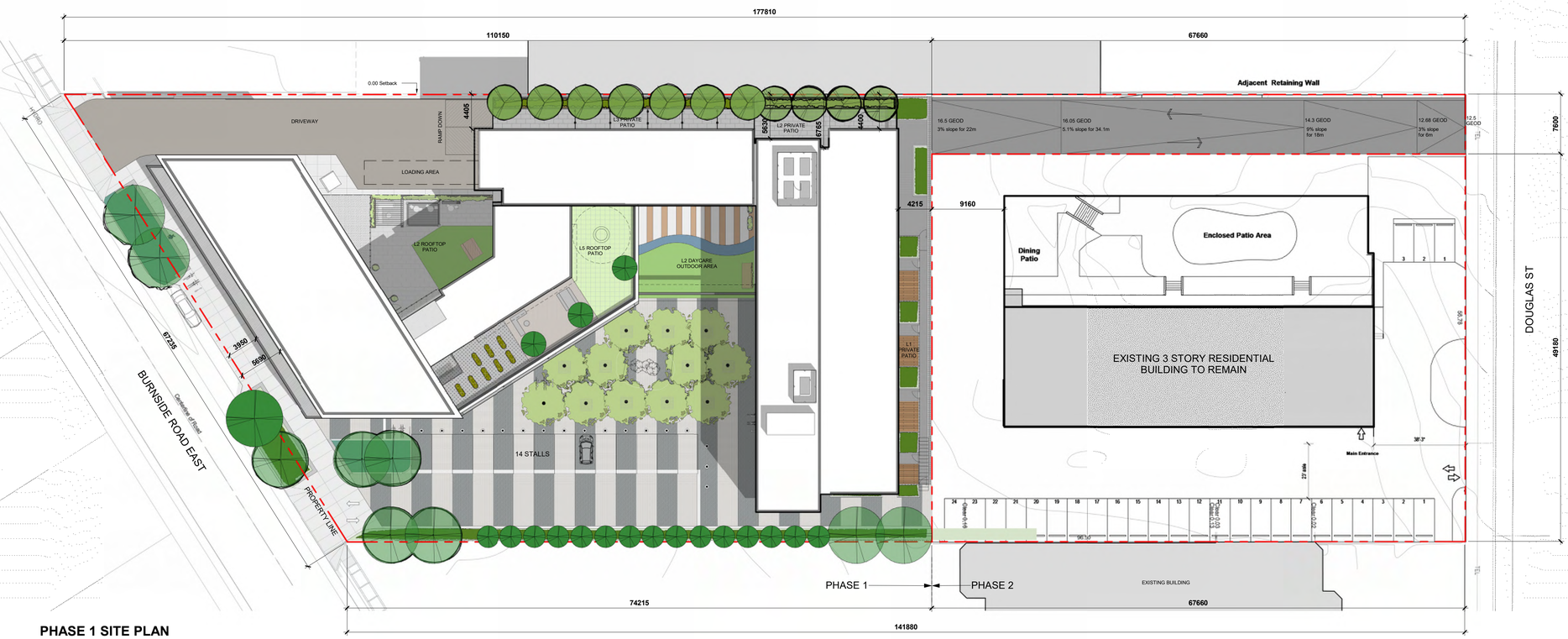
DP06



DEMOLITION SITE PLAN PHASE 1



PHASE 1 SITE PLAN

CROSSTOWN
WHERE COMMUNITY CONNECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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DEMOLITION & PHASING SITE PLAN

Feb. 25 | 2019
1 : 300

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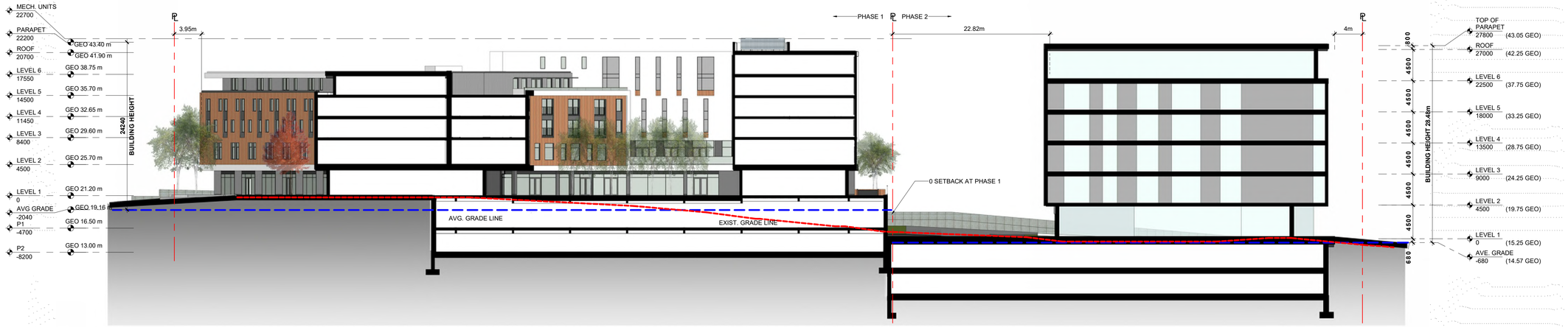
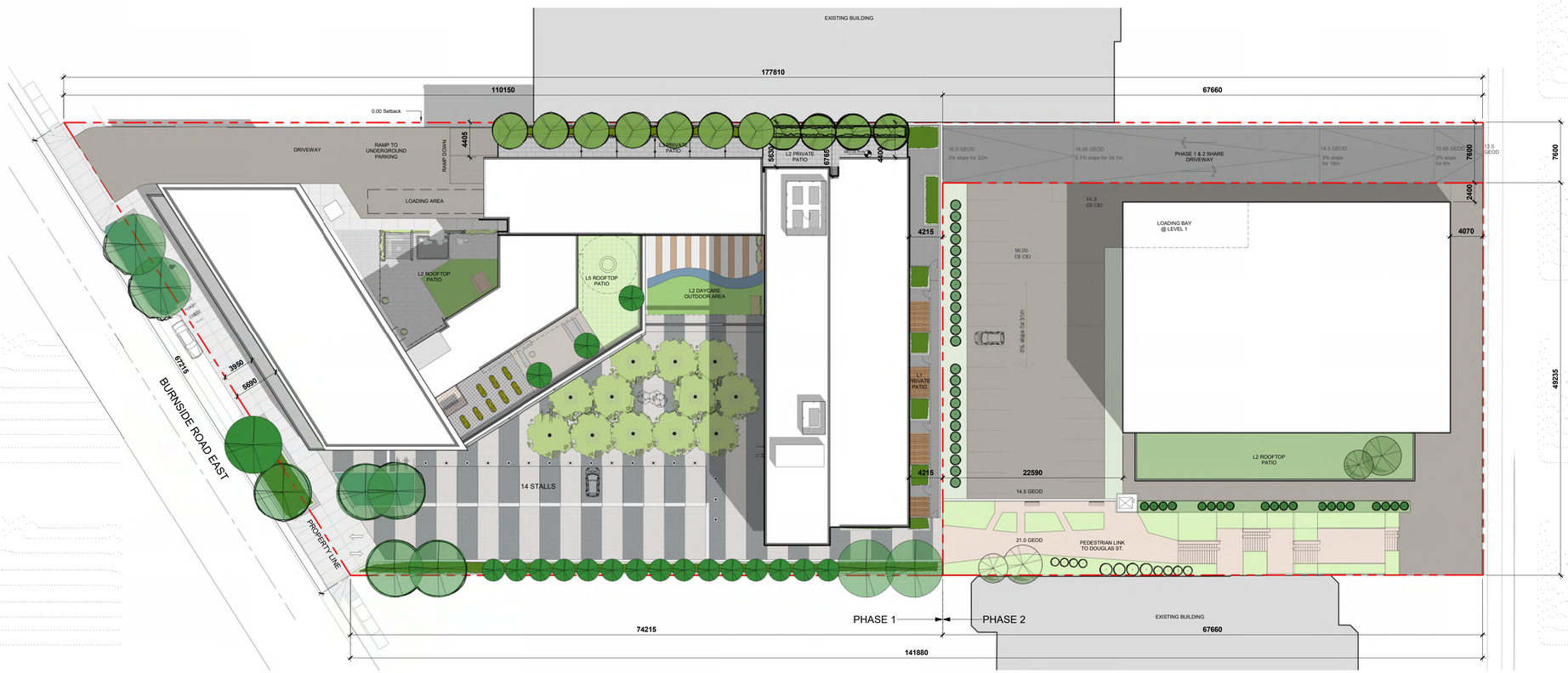
DP07



SITE PLAN SECTION



PHASE 2 SITE PLAN

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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PHASE 2 - SITE PLAN & SECTION

Feb. 25 | 2019
As indicated

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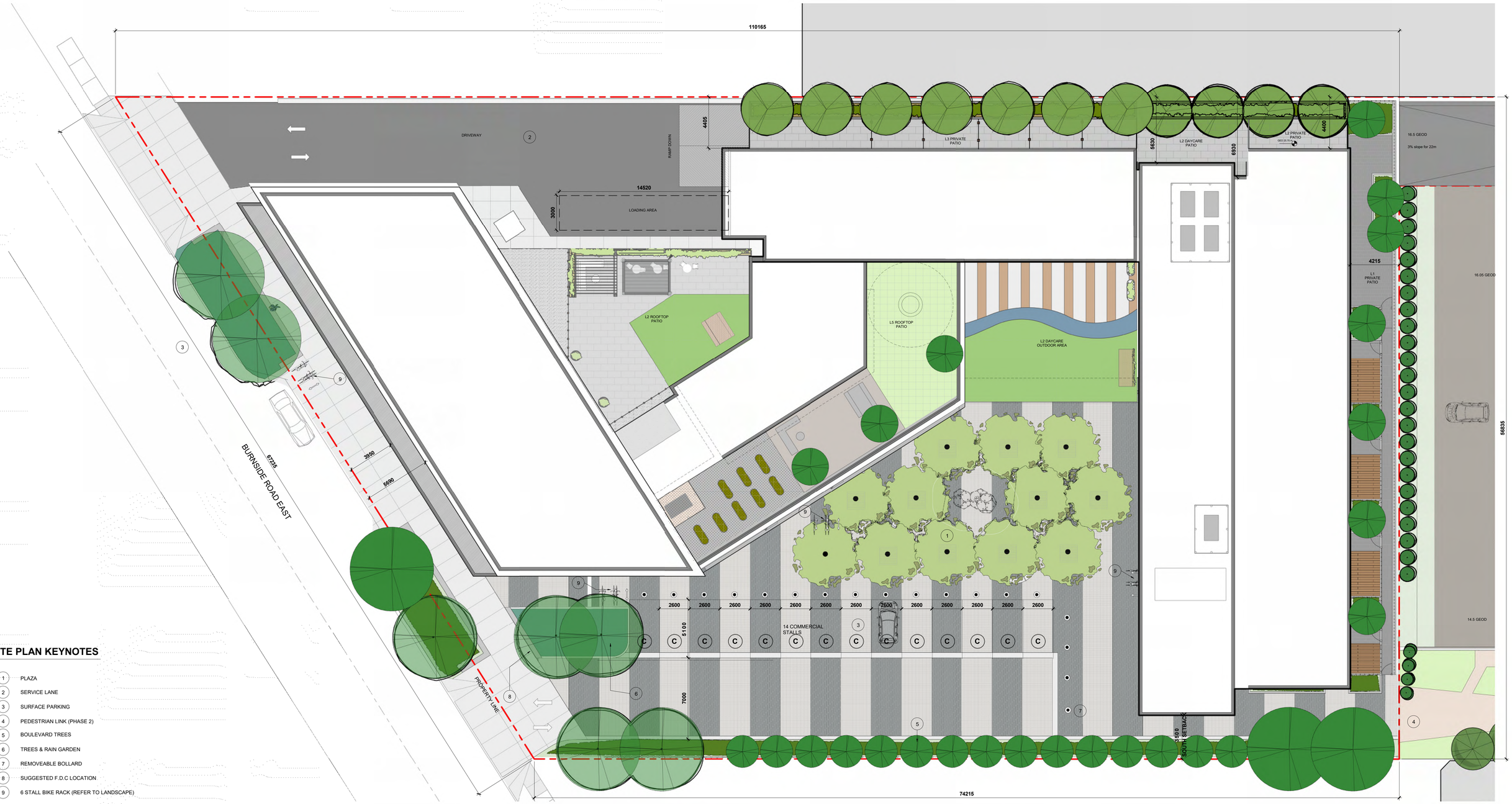
DP08



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

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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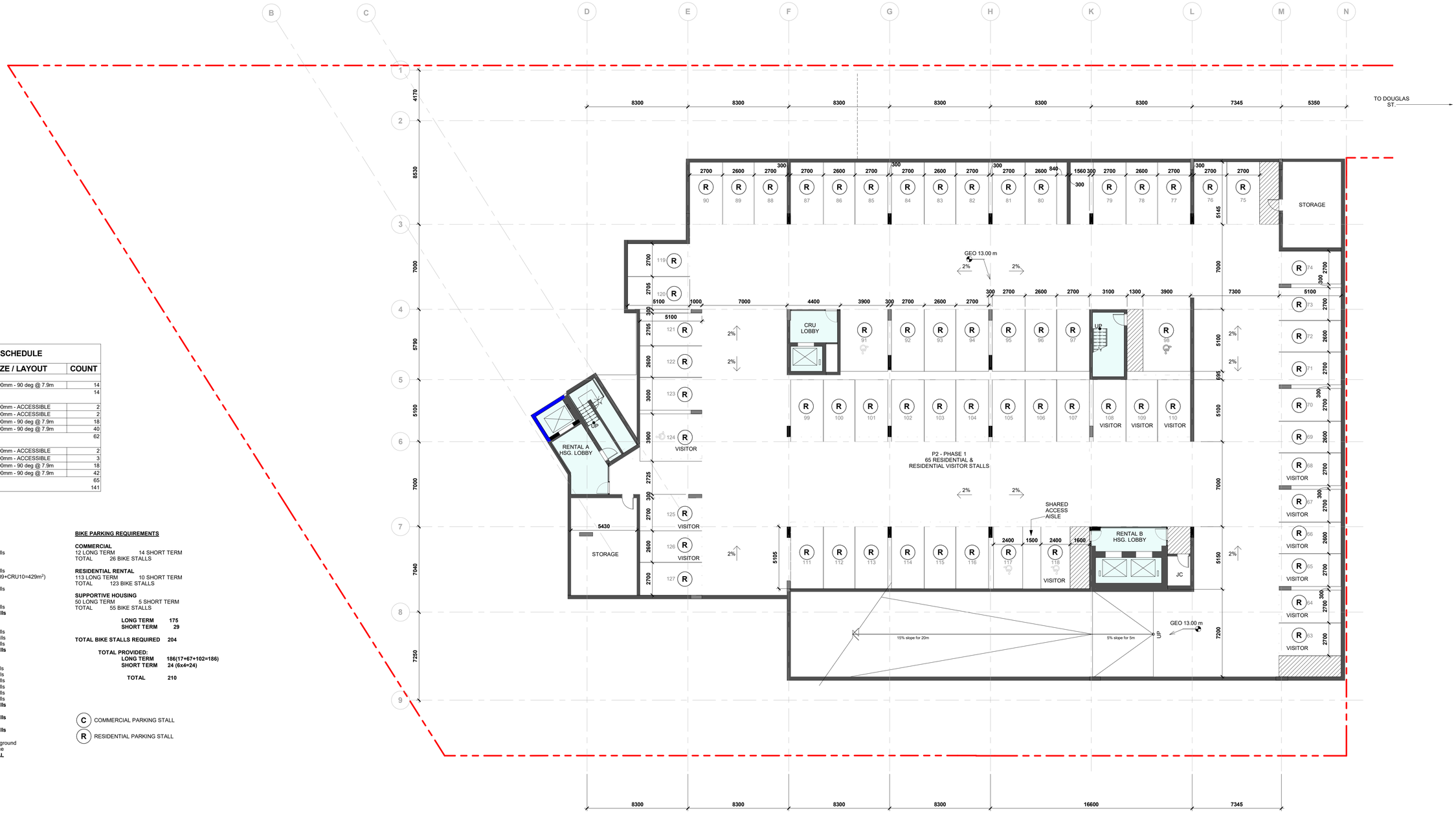
SITE PLAN PHASE 1

Feb. 25 | 2019
As indicated

N

DP09



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	18
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	18
P2	regular	5100 x 2700mm - 90 deg @ 7.9m	42
P2: 65			65
Grand total: 141			141

CAR PARKING REQUIREMENTS

COMMERCIAL	area (m²)		Required	
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			Required	
Studio (<45m2)	50	0.2	10	stalls
Studio (<70m2)	2	0.5	1	stalls
Visitors	0.1		6	stalls
Total			**17**	**stalls**

AFFORDABLE HOUSING			Required	
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
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

CROSSTOWN
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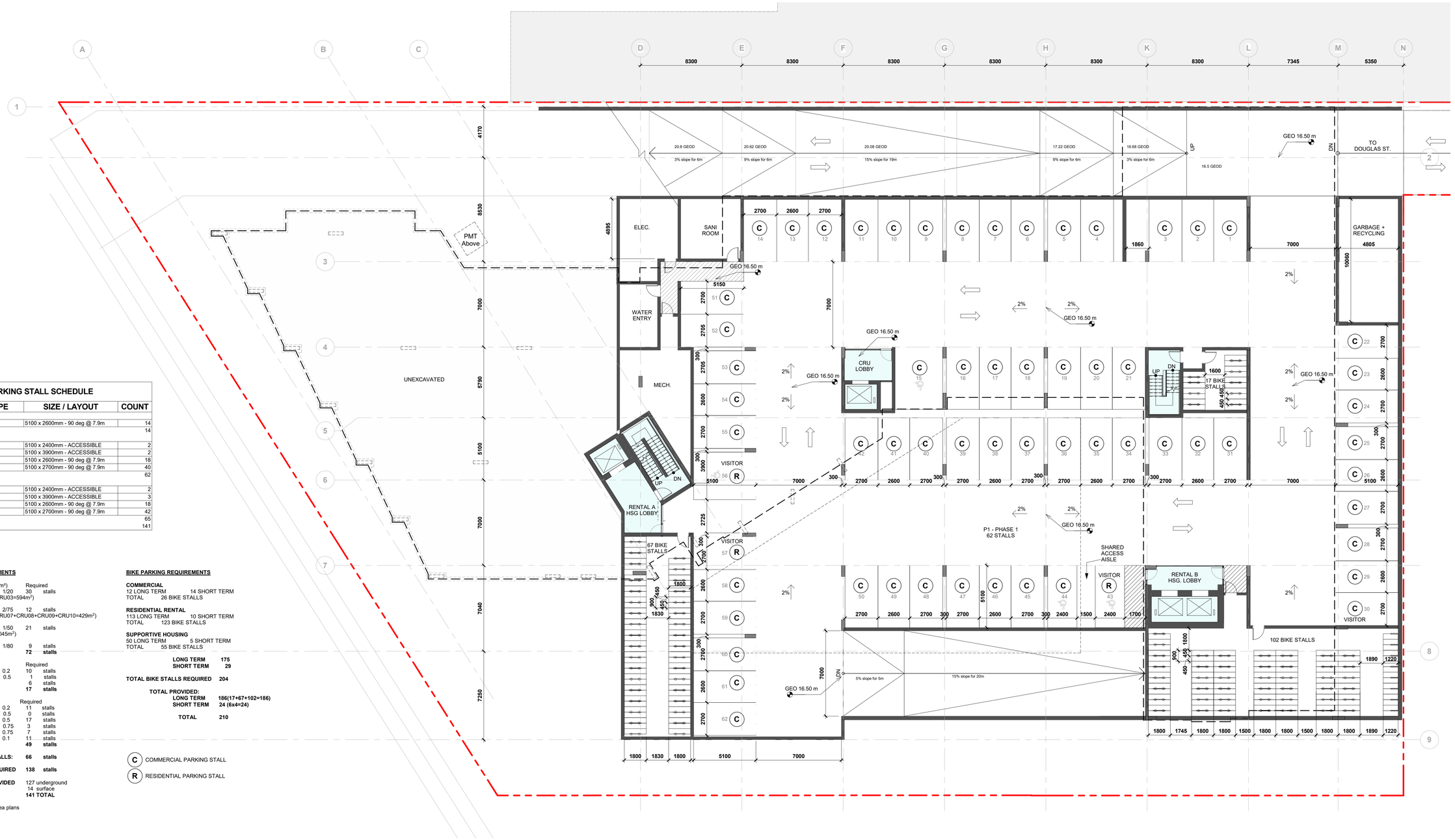
P2 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP10



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* refer to DP38,39,40 for area plans

BIKE PARKING REQUIREMENTS

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12 LONG TERM 14 SHORT TERM
TOTAL 26 BIKE STALLS

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

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50 LONG TERM 5 SHORT TERM
TOTAL 55 BIKE STALLS

LONG TERM	**175**
SHORT TERM	**29**
TOTAL BIKE STALLS REQUIRED	**204**
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LONG TERM	**186(17+67+102=186)**
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C COMMERCIAL PARKING STALL

R RESIDENTIAL PARKING STALL

CROSSTOWN
WHERE COMMUNITY CONNECTS

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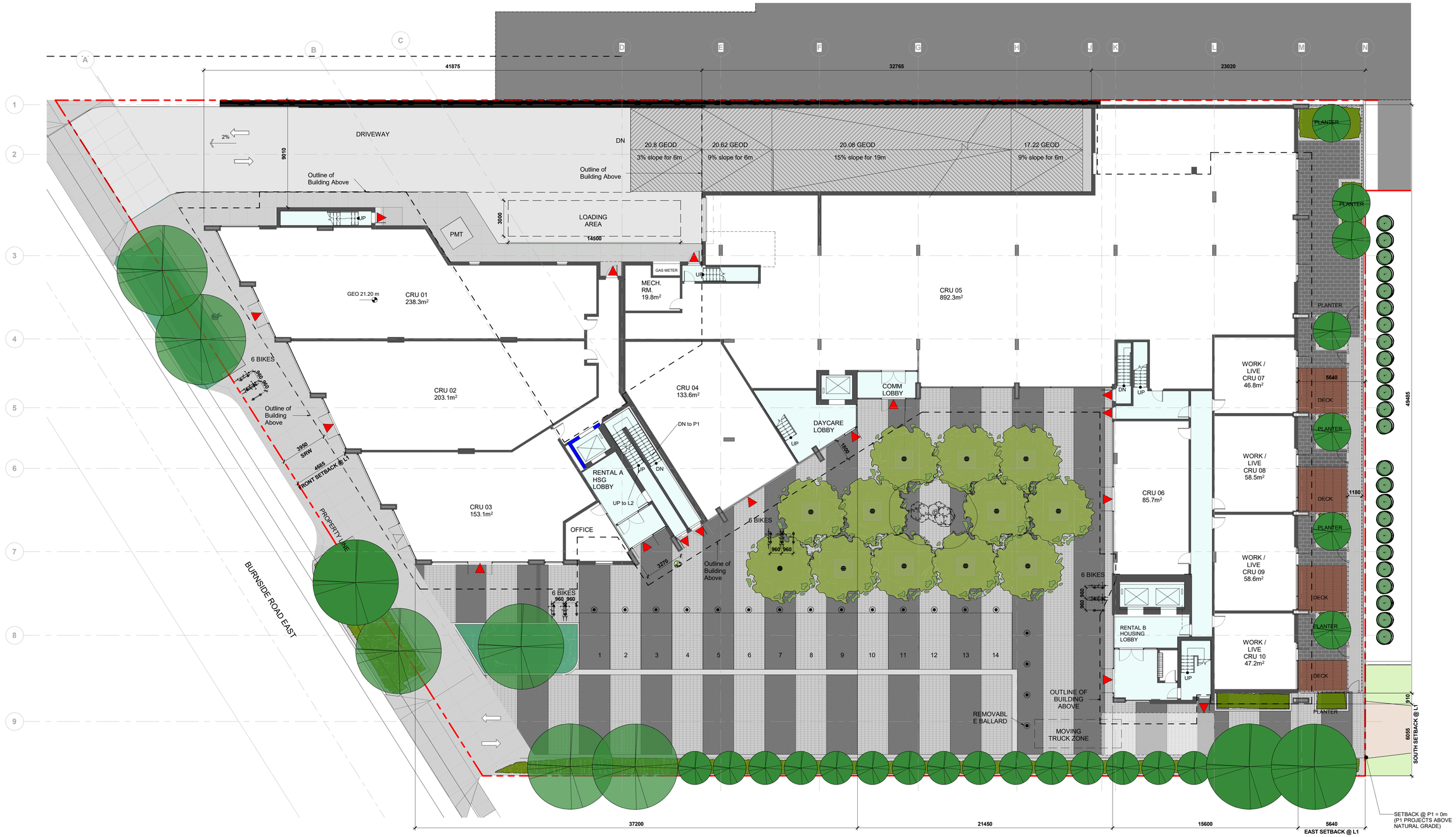
P1 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP11



LEVEL 1 FLOOR PLAN_

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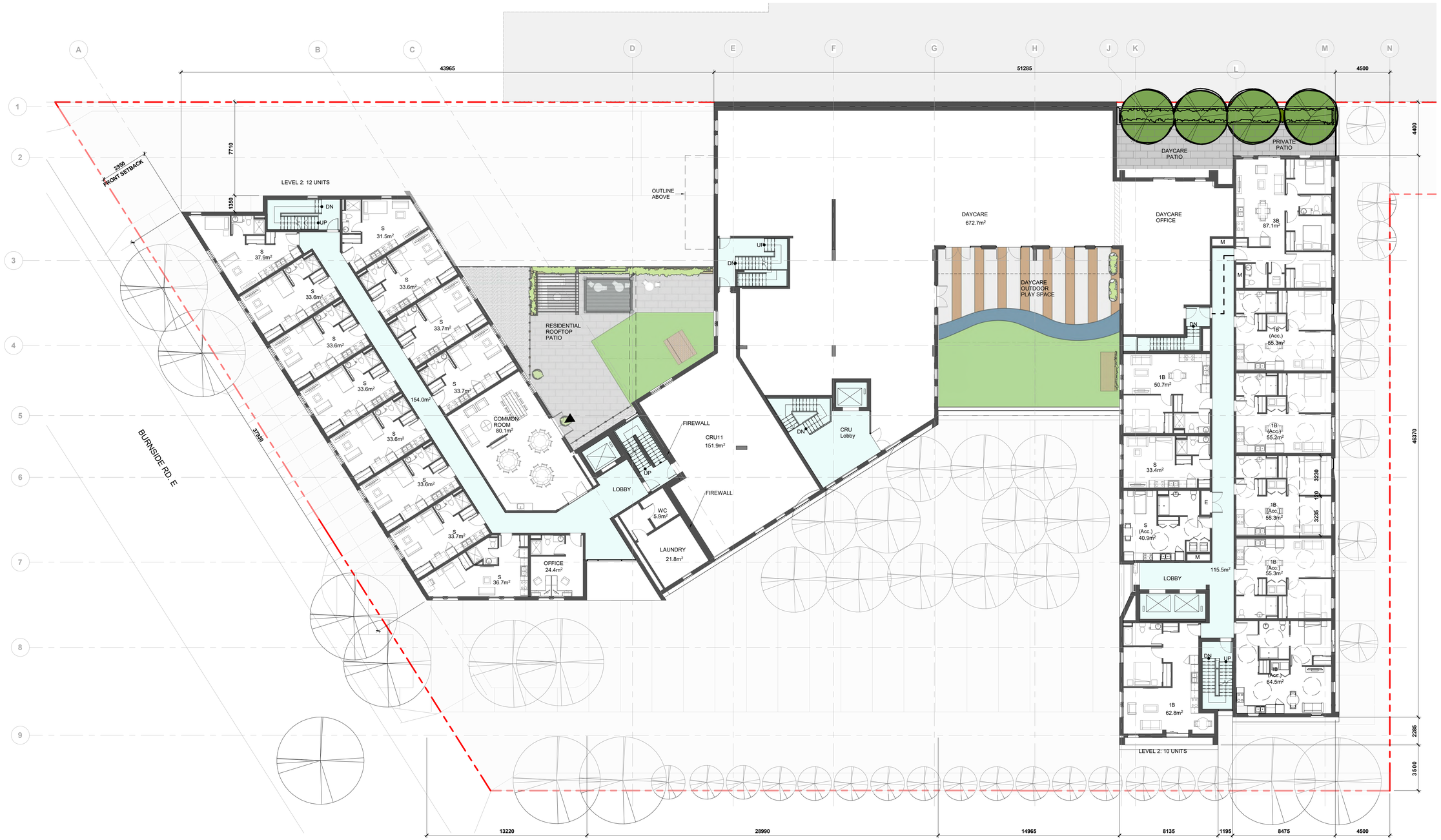
MAIN FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP12



CROSSTOWN
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LEVEL 2 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP13

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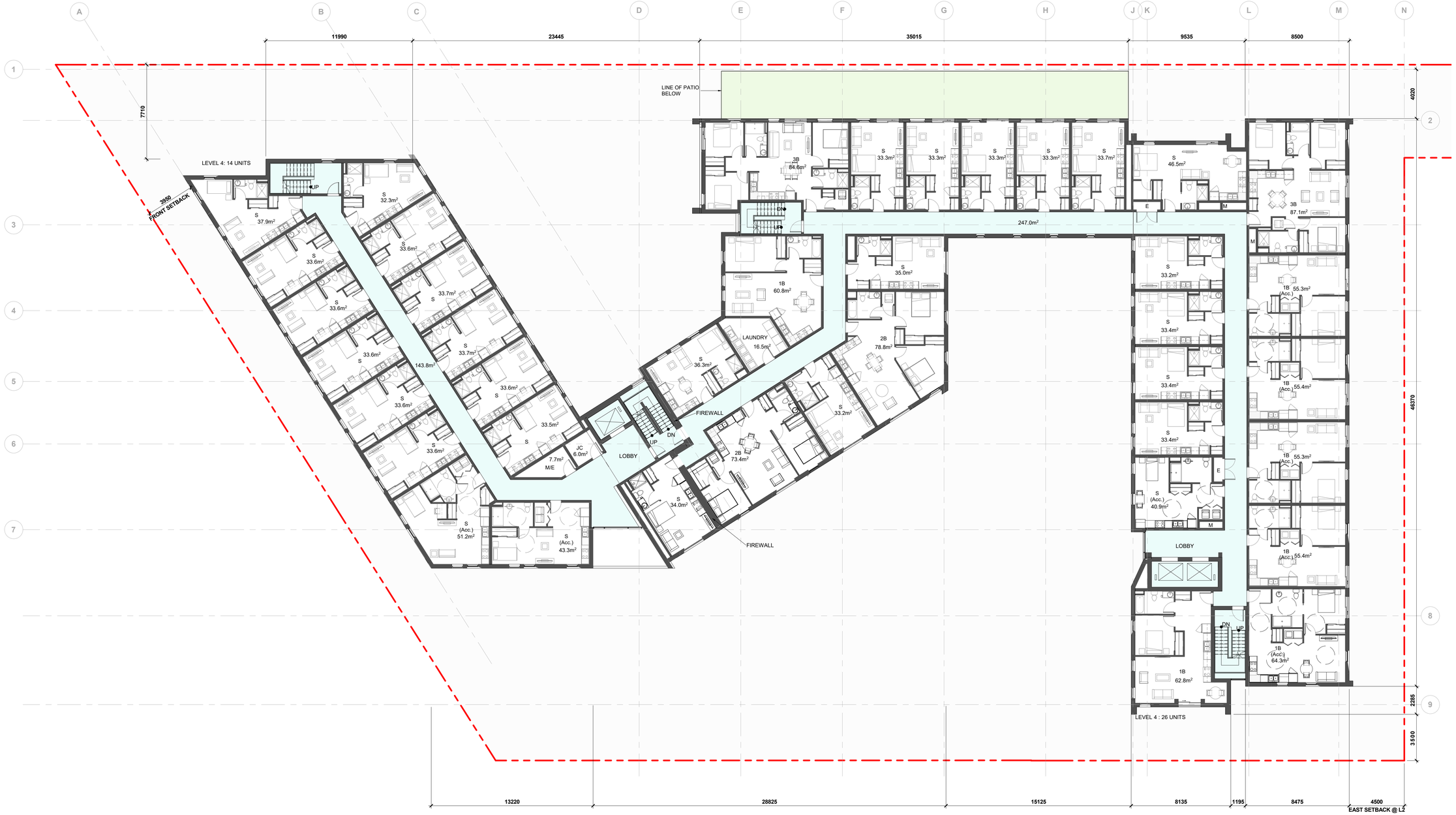
LEVEL 3 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP14



CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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LEVEL 4 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP15

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WHERE COMMUNITY CONNECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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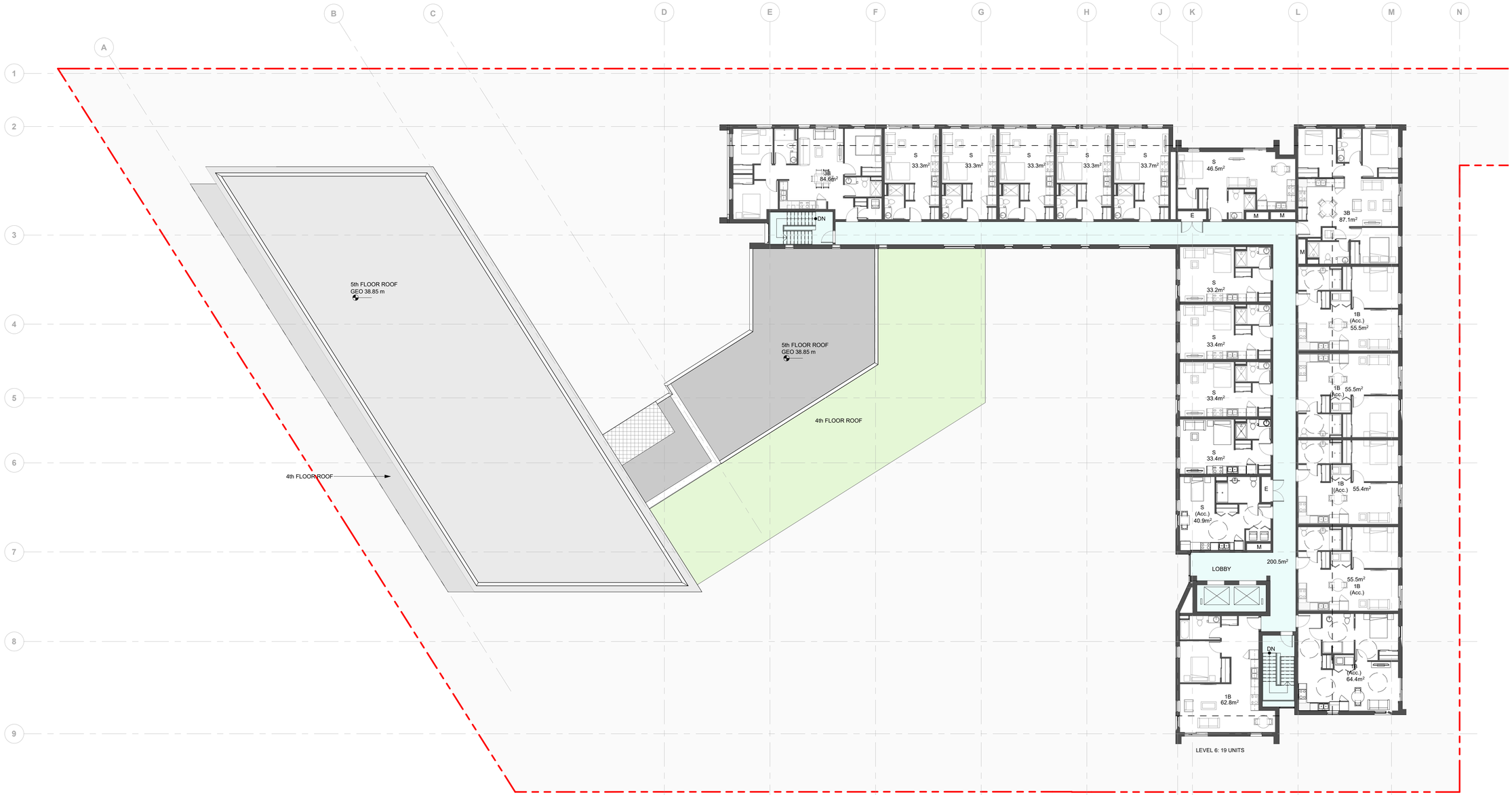
LEVEL 5 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP16



CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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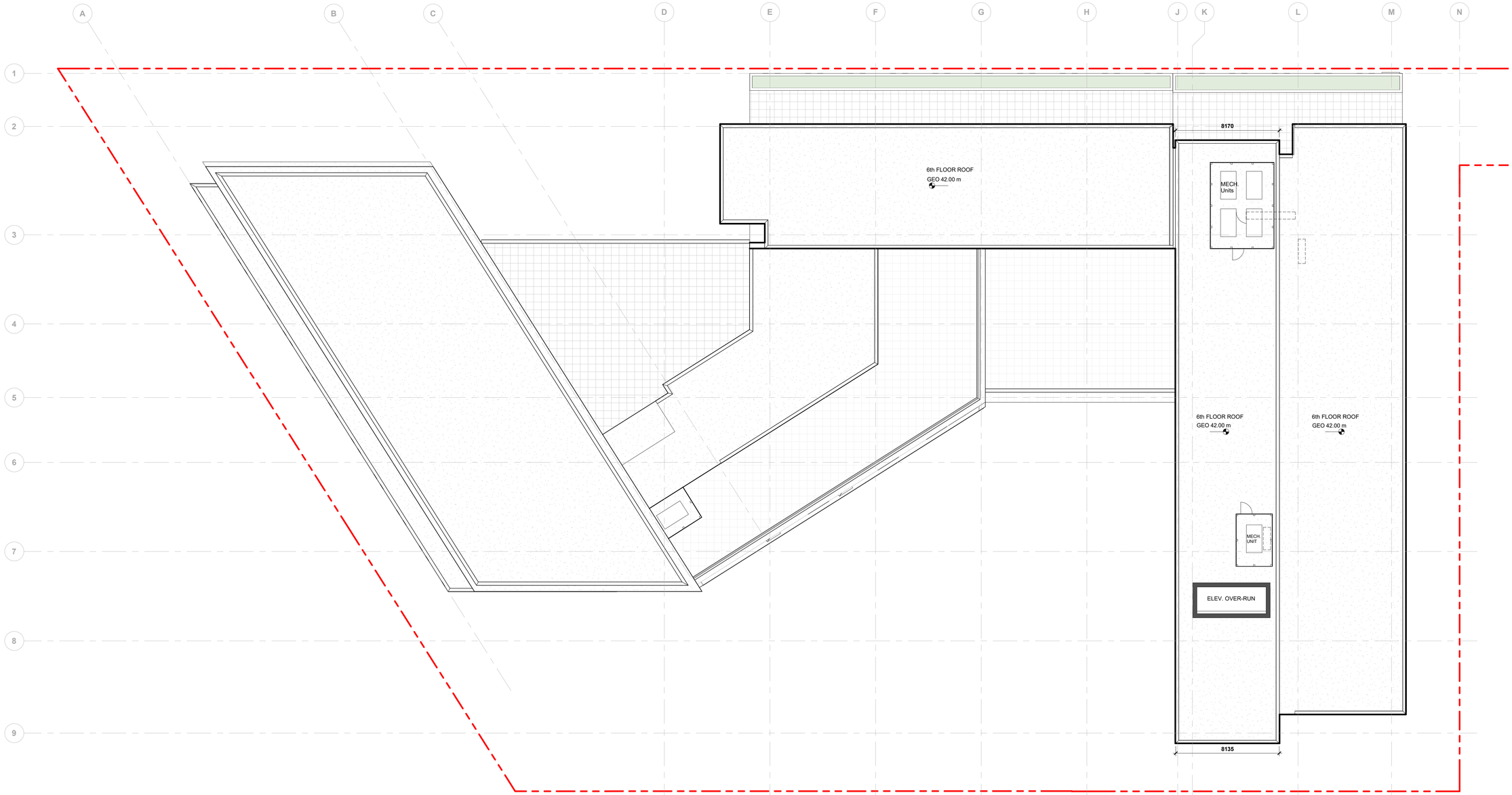
LEVEL 6 FLOOR PLAN

Feb. 25 | 2019
1 : 150

N

DP17



CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

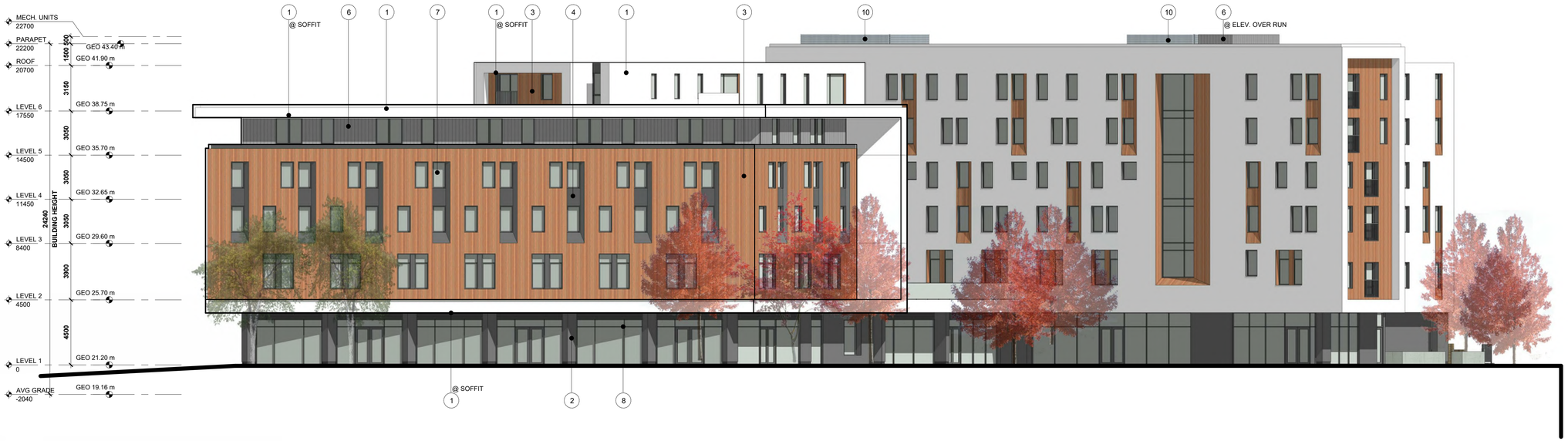
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ROOF PLAN

Feb. 25 | 2019
1 : 150

N

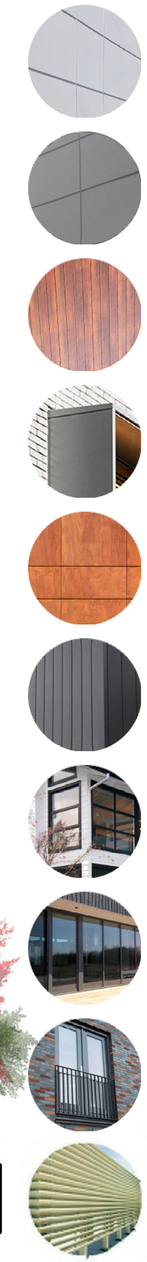
DP18



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)

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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BUILDING ELEVATIONS

Feb. 25 | 2019
As indicated

N

DP19

ELEVATION - NORTH

ELEVATION - EAST

MATERIAL LEGEND

1 CEMENTITIOUS PANELS - WHITE

2 CEMENTITIOUS PANELS - CHARCOAL

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

4 METAL PANEL @ WINDOW - CHARCOAL

5 METAL PANEL @ WINDOW - WARM WOOD TONE

6 METAL CLADDING - CHARCOAL

7 VINYL WINDOW - CHARCOAL

8 CURTAIN WALL GLAZING - CHARCOAL

9 PICKET GUARDRAIL - CHARCOAL

10 MECHANICAL SCREEN - (METAL LOUVERS)

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

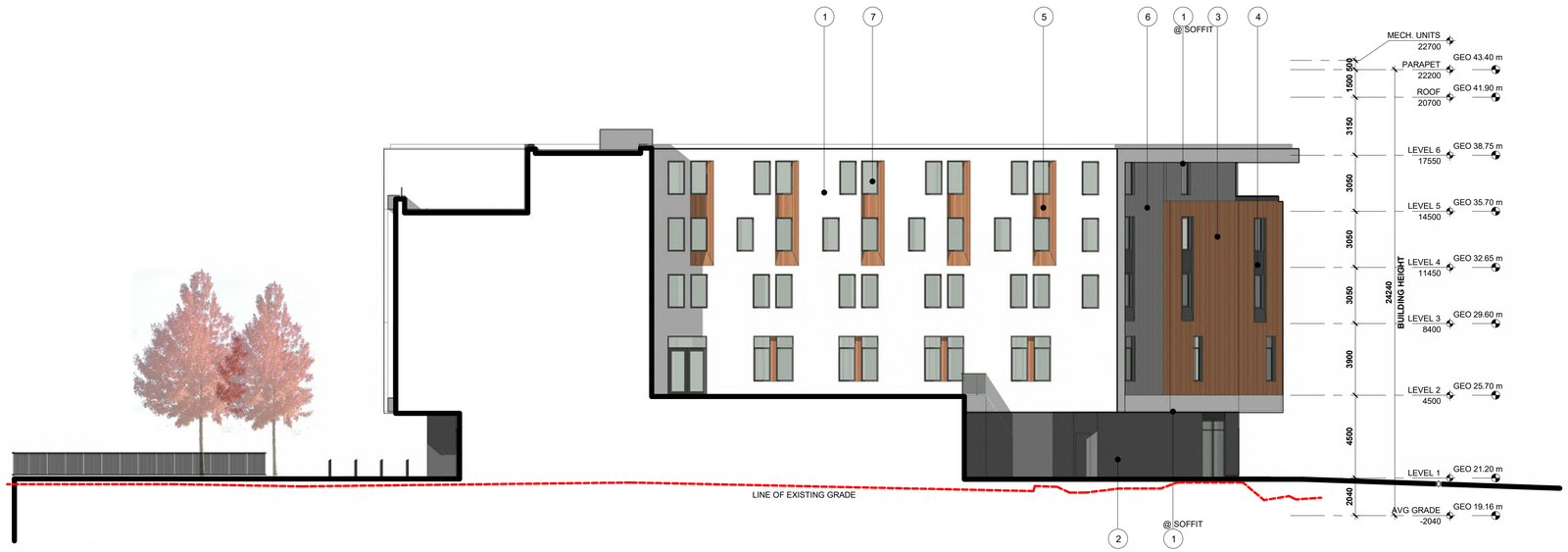
BUILDING EVEVATIONS

Feb. 25 | 2019
As indicated

N

DP20

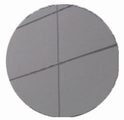
ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD

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)

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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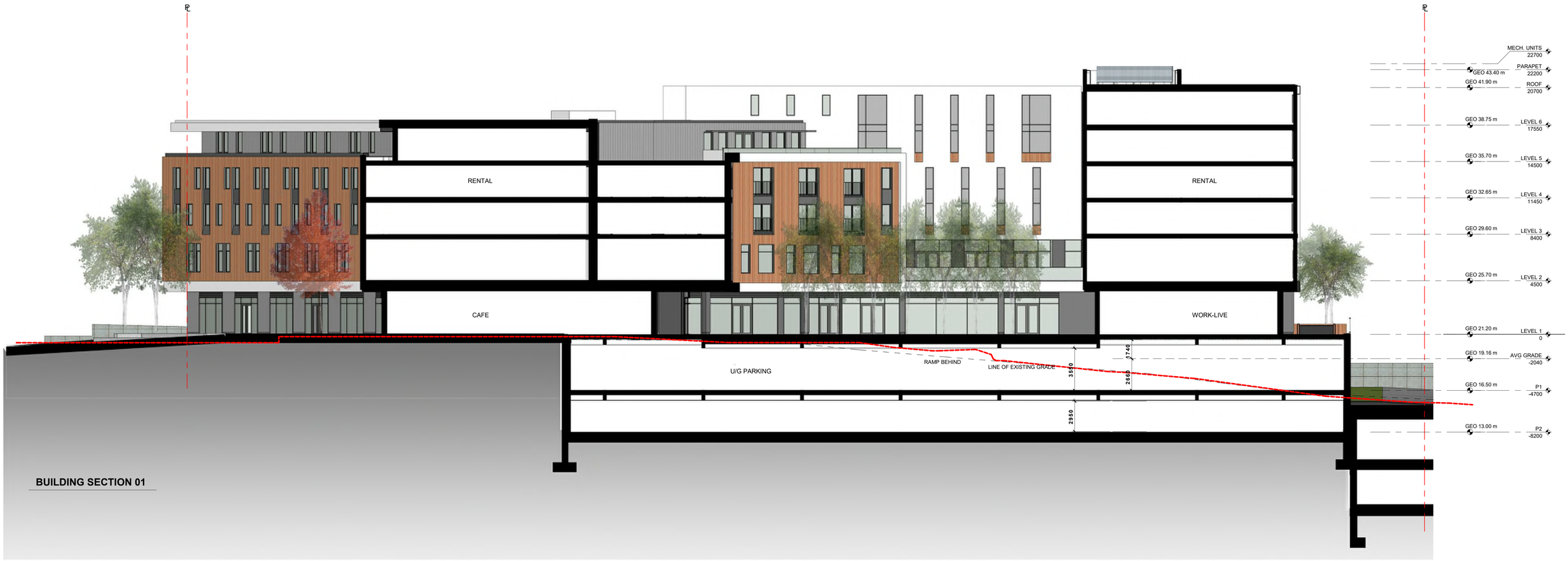
BUILDING ELEVATIONS

Feb. 25 | 2019
As indicated

N

DP21



BUILDING SECTION 01

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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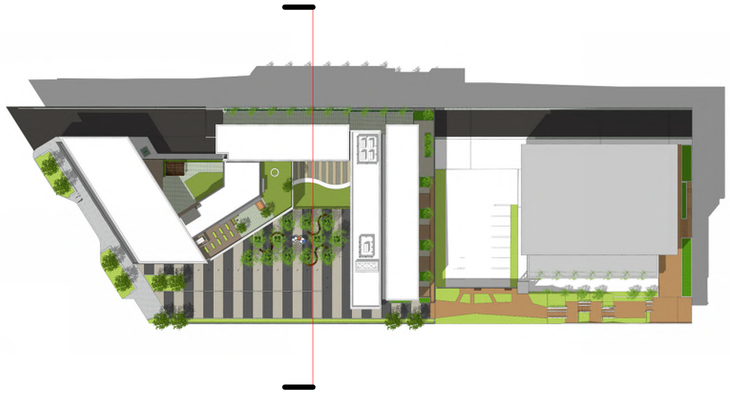
BUILDING SECTION

Feb. 25 | 2019
As indicated

N

DP22



BUILDING SECTION 02

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

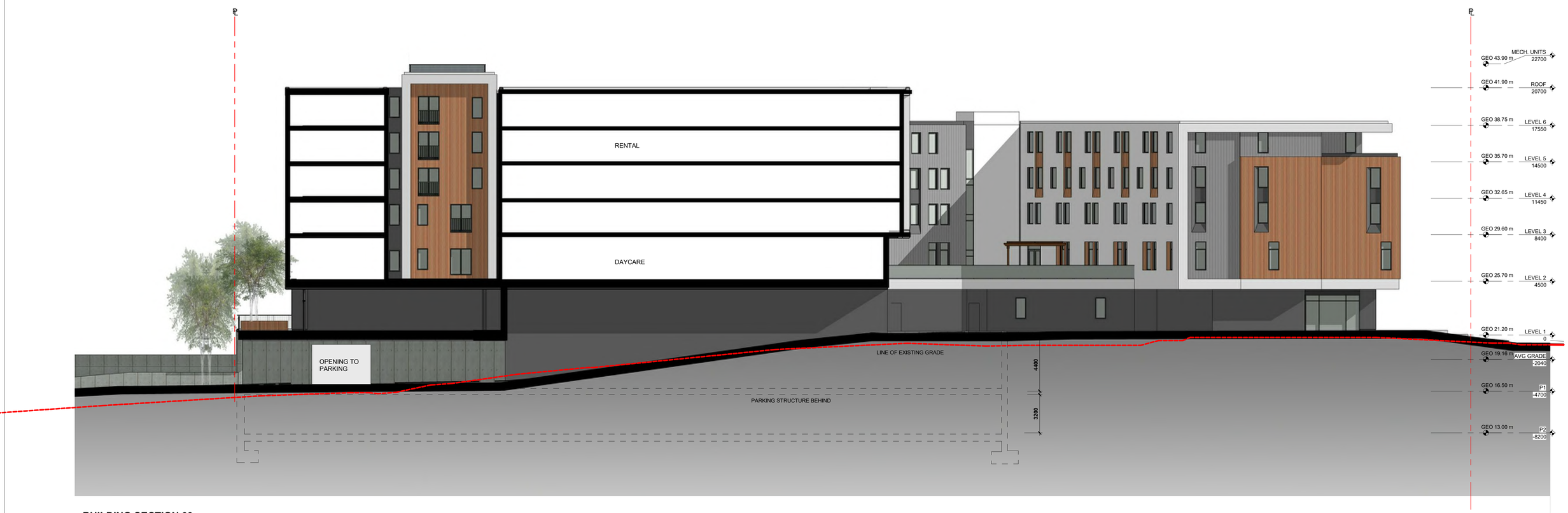
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

Feb. 25 | 2019
As indicated

N

DP23



BUILDING SECTION 03

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING SECTION

Feb. 25 | 2019
As indicated

N

DP24

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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AERIAL VIEW
Feb. 25 | 2019

DP25

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
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VIEW DOWN BURNSIDE
Feb. 25 | 2019

DP26

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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PLAZA LOOKING WEST
Feb. 25 | 2019

DP27

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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COURTYARD
Feb. 25 | 2019

DP28

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

SOUTH EAST CORNER VIEW
Feb. 25 | 2019

N

DP29

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

NORTH EAST CORNER VIEW
Feb. 25 | 2019

N

DP30

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW DOWN BURNSIDE
Feb. 25 | 2019

DP31

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW FROM BURNSIDE
Feb. 25 | 2019

DP32

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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BURNSIDE & FINLAYSON
Feb. 25 | 2019

DP33

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

DOUGLAS & FINLAYSON
Feb. 25 | 2019

DP34

VIEW FROM BURNSIDE

VIEW FROM DOUGLAS

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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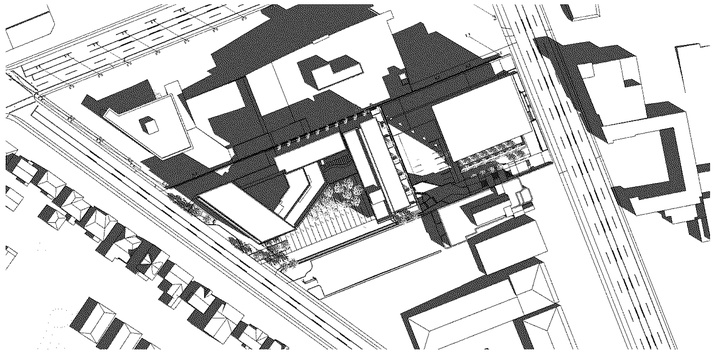
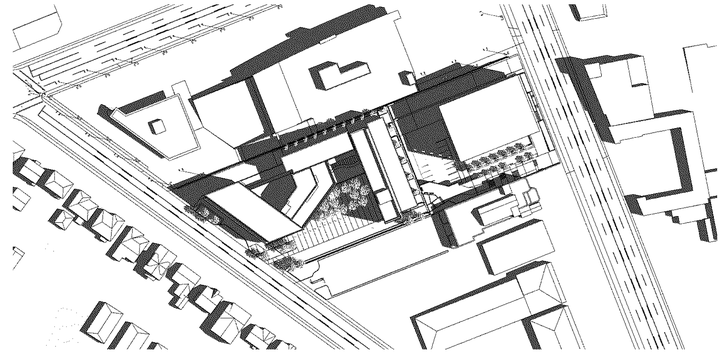
ILLUSTRATIVE VIEWS
Feb. 25 | 2019

N

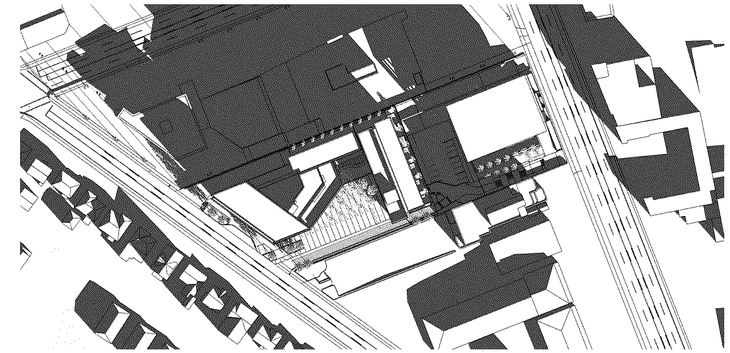
DP35



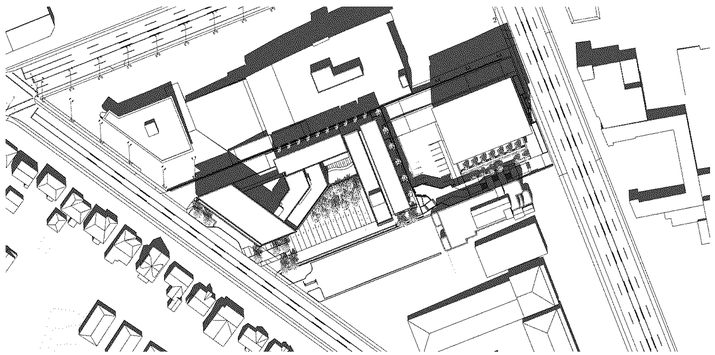
MARCH 21 SPRING 9AM



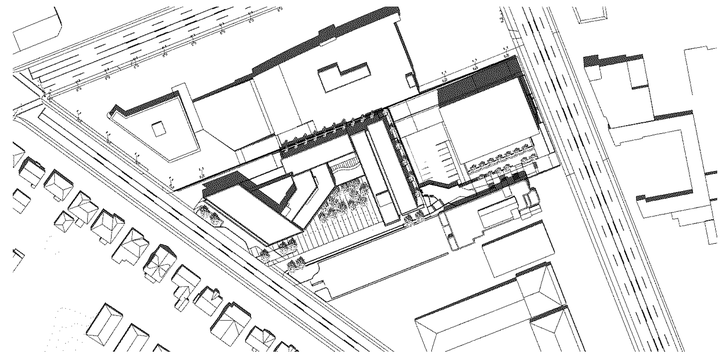
JULY 21 SUMMER 9AM



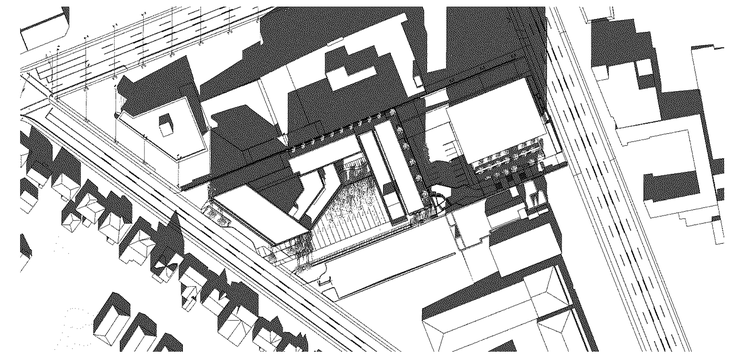
DECEMBER 21 WINTER 9AM



MARCH 21 SPRING 12PM



JULY 21 SUMMER 12PM



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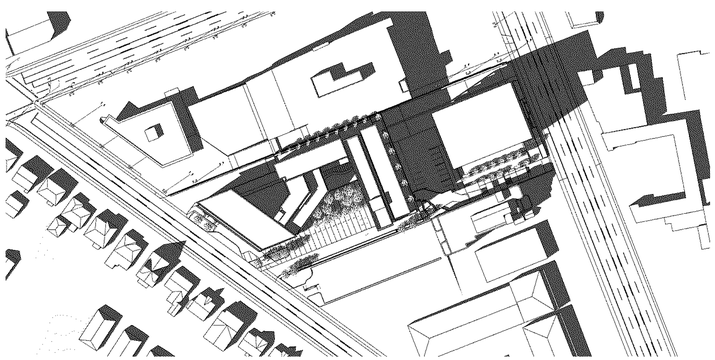
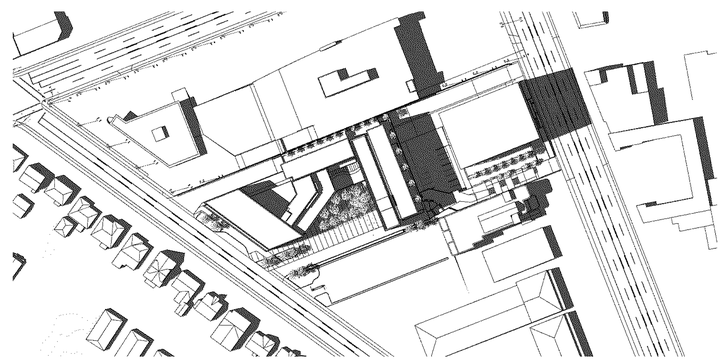
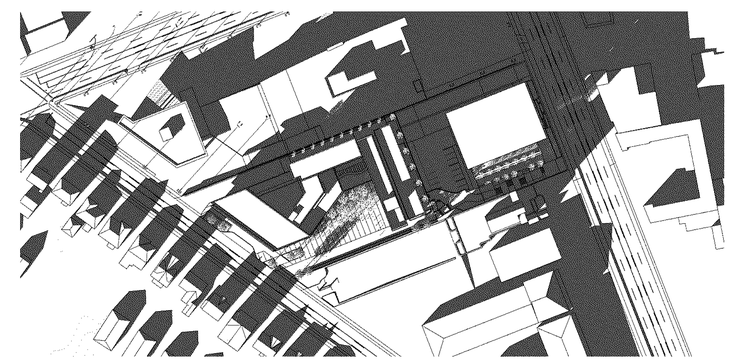


MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM

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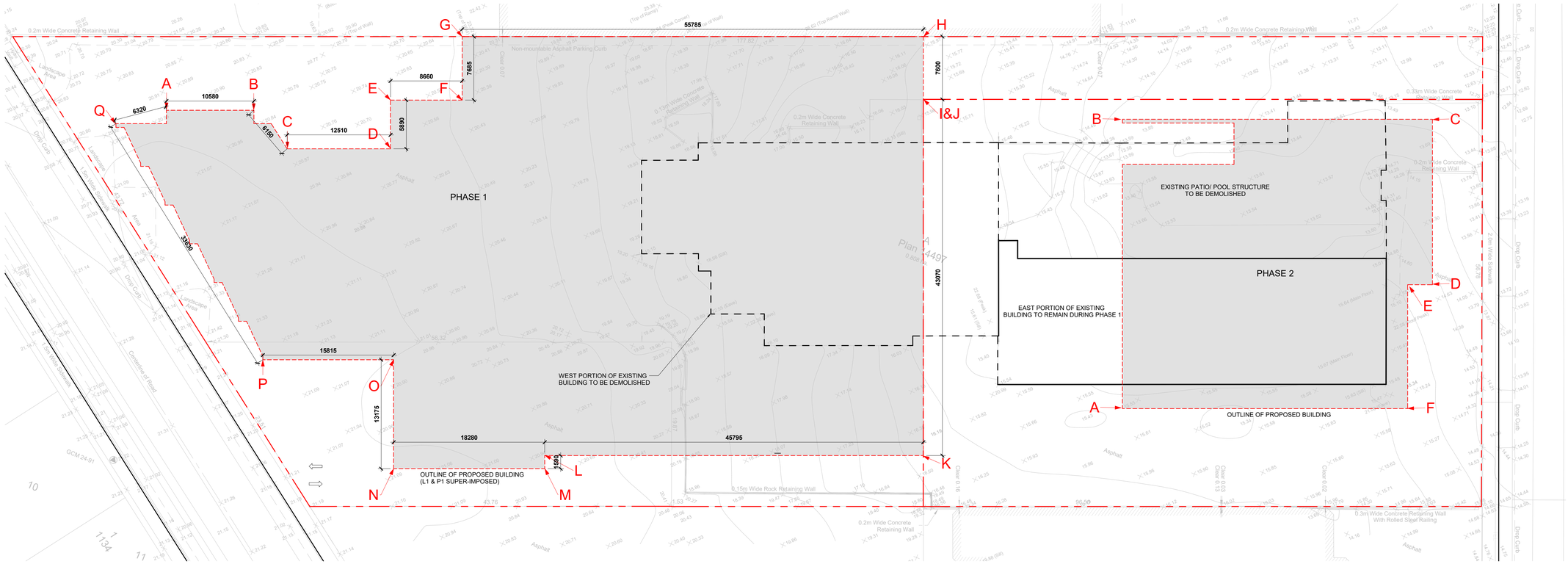

PHASE 1 | PHASE 2

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

	Grade Points(m. - Geodedic) Existing	Proposed	Grade Points	Average	Distance	Calculation
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. - Geodedic) Existing	Proposed	Grade points	Average (geod)	Distance (m)	Calculation
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 geodedic

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

= 28.50m BUILDING HEIGHT
= 43.05m GEO BUILDING HEIGHT

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SURVEY - AVERAGE GRADE

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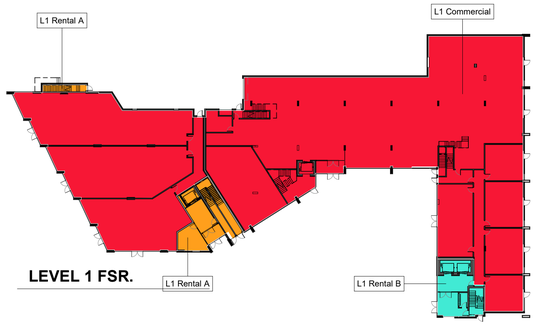
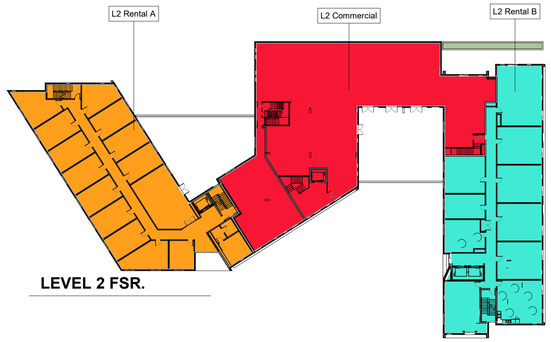
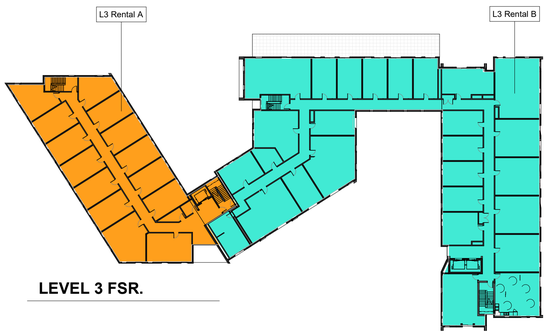


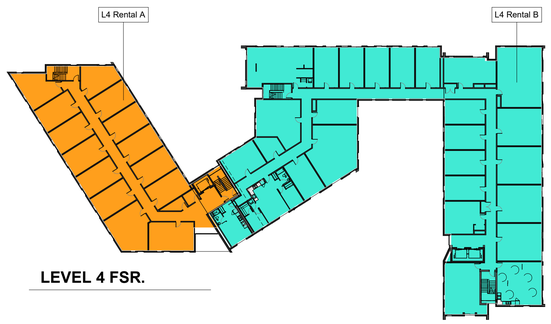
LEVEL 1 FSR.



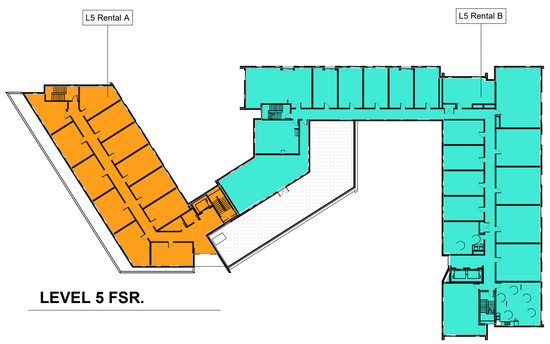
LEVEL 2 FSR.



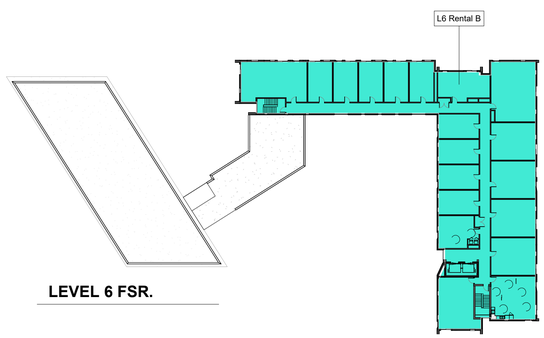
LEVEL 3 FSR.



LEVEL 4 FSR.



LEVEL 5 FSR.



LEVEL 6 FSR.

UNIT COUNTS BY TYPE

OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental B	S (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
TOTA 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
TOTA 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
TOTA AREA		1782.1	19182	0.31
LEVEL 6	L6 Rental B	1085.7	11686	0.19
TOTA AREA		1085.7	11686	0.19

RESIDENTIAL TOTAL FSR

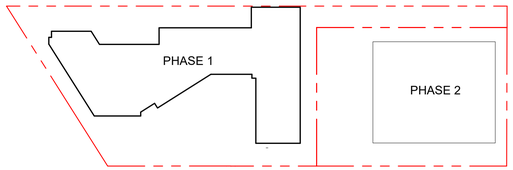
Level	Area (sqm)	AREA (sqft)	FSR
LEVEL 1	177	1905	0.02
LEVEL 2	1343	14456	0.23
LEVEL 3	2144.6	23084	0.37
LEVEL 4	2139.6	23031	0.37
LEVEL 5	1782.1	19182	0.31
LEVEL 6	1085.7	11686	0.19
TOTA AREA	8671.9	93344	1.50

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

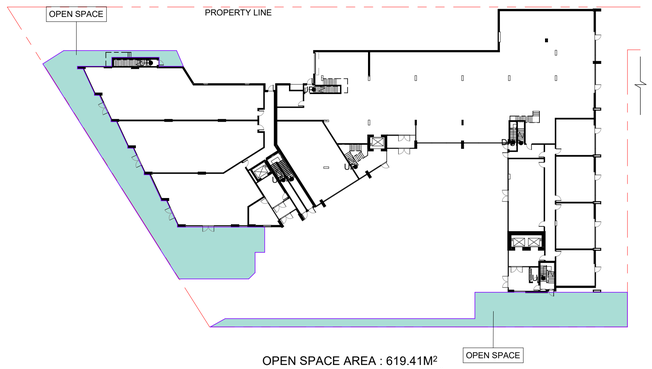
TOTAL FSR

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
TOTA AREA	11632	125206	2.02



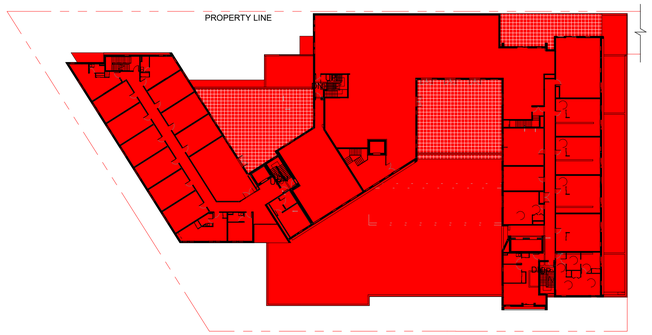
AREA SCHEDULE - PROPERTY

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



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%

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FSR AREA SUMMARY

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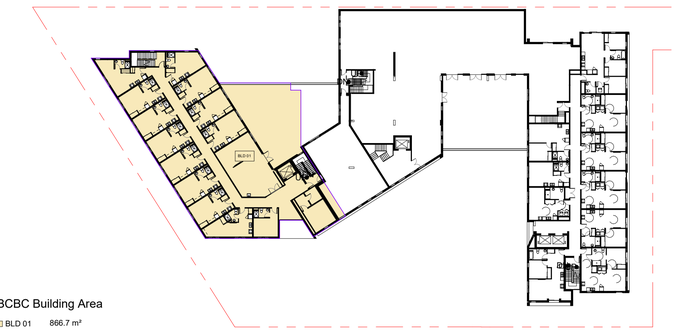
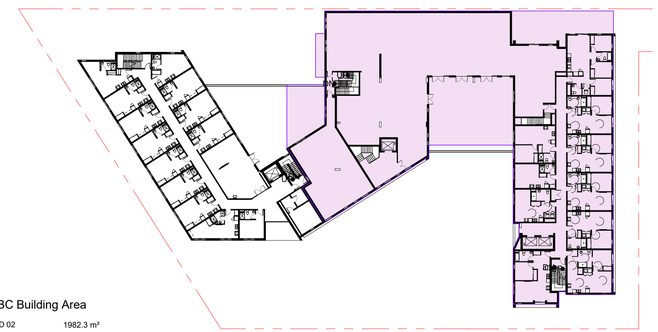


BCBC Building Area

BLD 01 866.7 m²

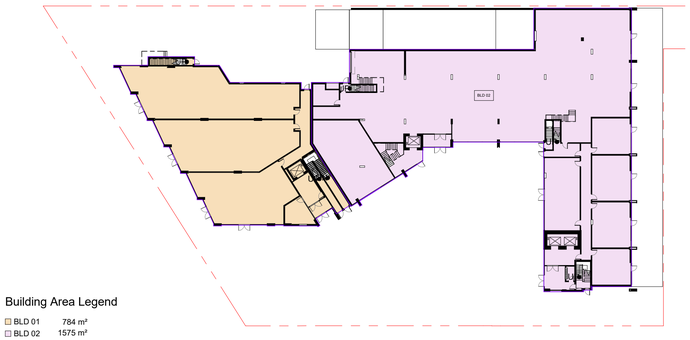
BCBC BUILDING AREA PLAN_BLD01



BCBC Building Area

BLD 02 1982.3 m²

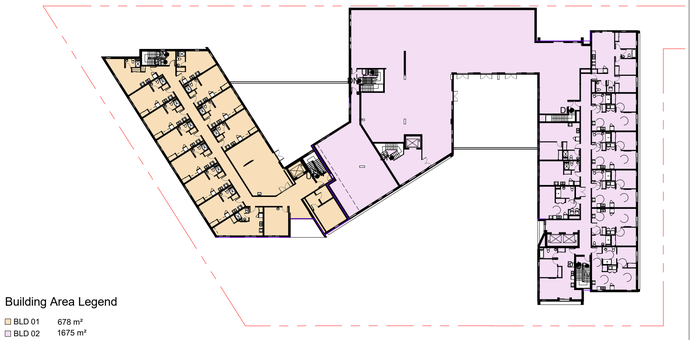
BCBC BUILDING AREA_BLD02



Building Area Legend

BLD 01 784 m²
BLD 02 1575 m²

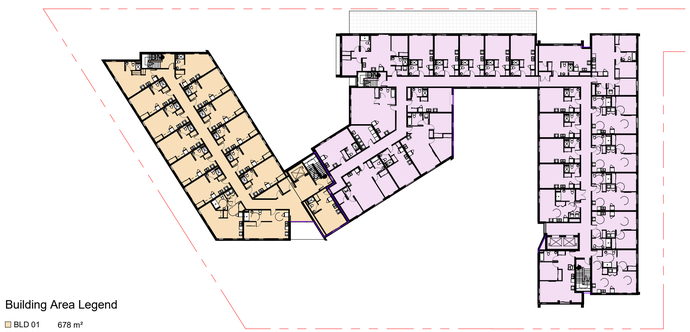
LEVEL 1 BUILDING AREA_



Building Area Legend

BLD 01 678 m²
BLD 02 1675 m²

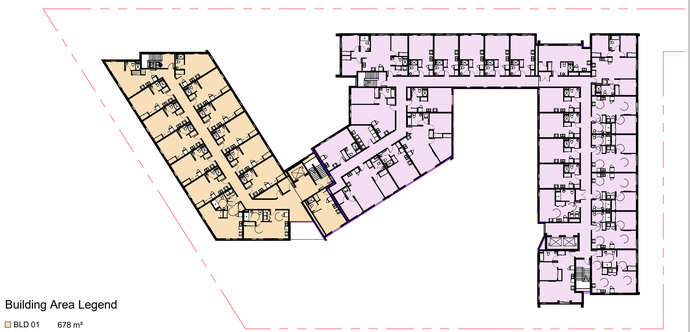
LEVEL 2 BUILDING AREA_



Building Area Legend

BLD 01 678 m²
BLD 02 1583 m²

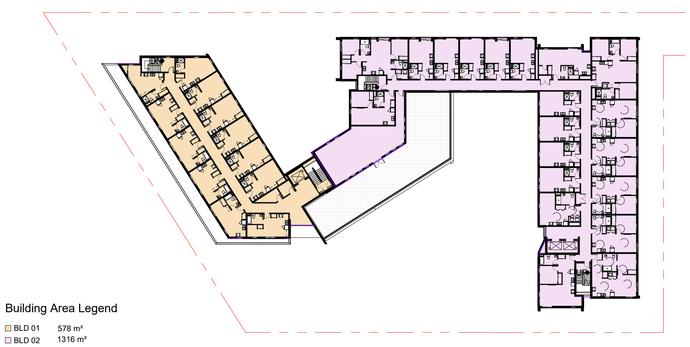
LEVEL 3 BUILDING AREA_



Building Area Legend

BLD 01 678 m²
BLD 02 1582 m²

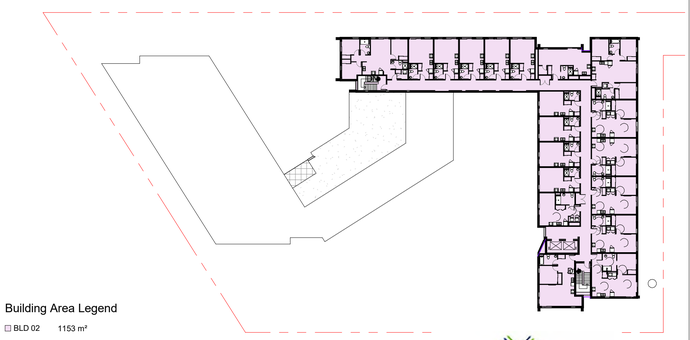
LEVEL 4 BUILDING AREA_



Building Area Legend

BLD 01 578 m²
BLD 02 1316 m²

LEVEL 5 BUILDING AREA_



Building Area Legend

BLD 02 1153 m²

LEVEL 6 BUILDING AREA_

CROSSTOWN
WHERE COMMUNITY CONNECTS

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GROSS BUILDING AREA

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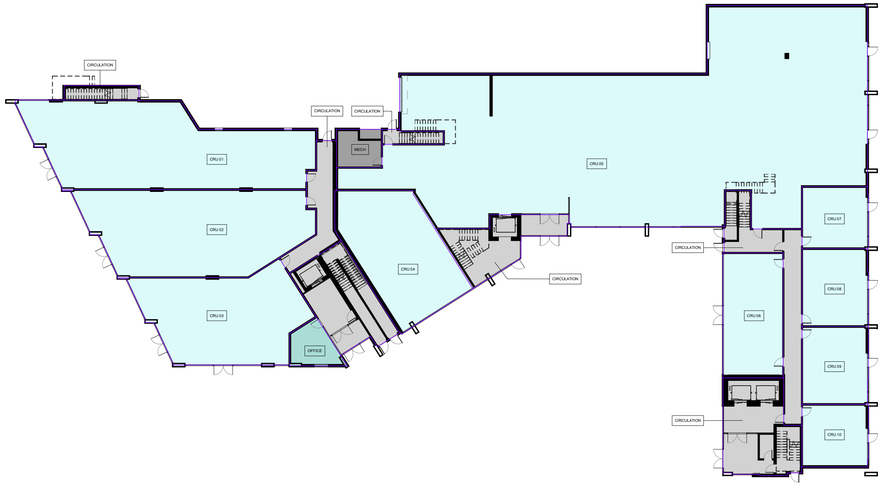

LEVEL 1.

LEVEL 2.

L1 Rental A GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	12.5 m²	134.5 SF
CIRCULATION	71.7 m²	771.5 SF
OFFICE	20.8 m²	224 SF
TOTAL AREA	105 m²	1130 SF

L1 Rental B GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	76.8 m²	826.4 SF
TOTAL AREA	76.8 m²	826.4 SF

L1 COMMERCIAL GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	69.1 m²	743.6 SF
CIRCULATION	9.5 m²	102.3 SF
CIRCULATION	37.1 m²	399.6 SF
CIRCULATION	53.8 m²	578.8 SF
CRU 01	238.2 m²	2563.9 SF
CRU 02	203.1 m²	2186.6 SF
CRU 03	153.1 m²	1647.6 SF
CRU 04	133.6 m²	1438.3 SF
CRU 05	892.3 m²	9604.8 SF
CRU 06	85.7 m²	922.3 SF
CRU 07	46.8 m²	503.3 SF
CRU 08	58.5 m²	629.8 SF
CRU 09	58.6 m²	630.3 SF
CRU 10	47.2 m²	507.6 SF
MECH	19.8 m²	213.1 SF
TOTAL AREA	2106.3 m²	22671.8 SF

L1 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2288.04 m²	24628.2 SF

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	33.5 m²	360.1 SF
OFFICE: 2	57.8 m²	622.4 SF
COMMON AREA	80.1 m²	862.2 SF
COMMON AREA: 1	80.1 m²	862.2 SF
CIRCULATION	147.8 m²	1591.1 SF
CIRCULATION: 1	147.8 m²	1591.1 SF
TOTAL AREA	694.6 m²	7476.7 SF

L2 RENTAL B GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
S (A)	40.8 m²	439.5 SF
S (A): 1	40.8 m²	439.5 SF
S	33.4 m²	359.1 SF
S: 1	33.4 m²	359.1 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	540.1 SF
1B: 2	114.2 m²	1228.9 SF
TOTAL AREA	677.4 m²	7291 SF

L2 COMMERCIAL GROSS AREA SCHEDULE

Unit Type	Area sqm.	AREA sqf.
CIRCULATION	25.5 m²	274.8 SF
CIRCULATION	14.2 m²	152.5 SF
CIRCULATION	51.1 m²	550.4 SF
CRU11	152.2 m²	1638.8 SF
L2 DAYCARE	672.7 m²	7240.4 SF
TOTAL AREA	915.7 m²	9856.9 SF

L2 TOTAL GROSS AREA

Area sqm.	AREA sqf.
2295.71 m²	24710.8 SF

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LEVEL 1 & 2 AREA BREAKDOWN

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LEVEL 3.

LEVEL 4.

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.
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

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	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

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

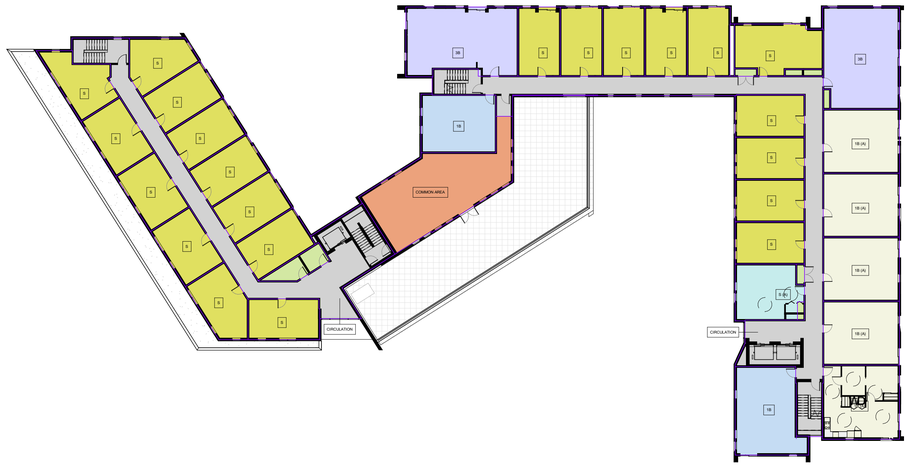
ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 3 & 4 AREA BREAKDOWN

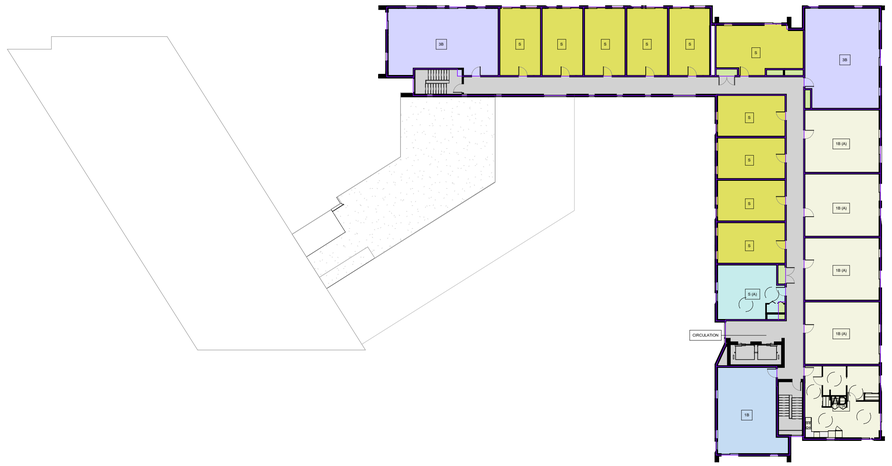
Feb. 25 | 2019
1 : 300

N

DP41



LEVEL 5.



LEVEL 6.

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

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

CROSSTOWN
WHERE COMMUNITY CONNECTS

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

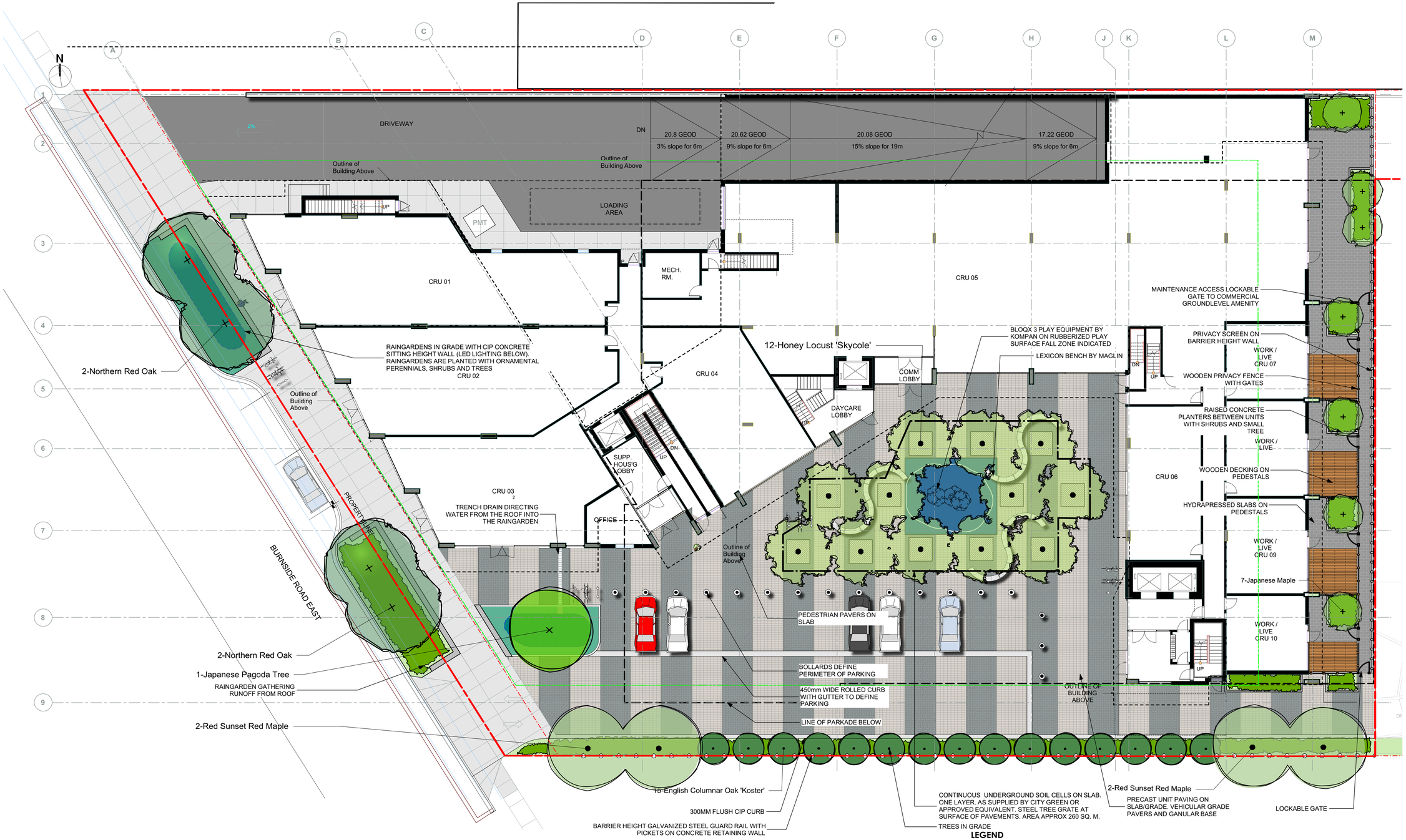
ISSUED FOR REZONING & DEVELOPMENT PERMIT

LEVEL 5 & 6 AREA BREAKDOWN

Feb. 25 | 2019
1 : 300

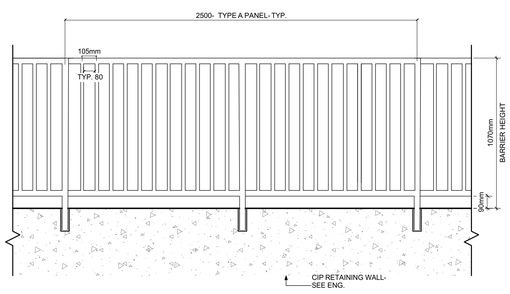
N

DP42



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	7	Acer palmatum	Japanese Maple	1.8 m height, specimen quality
	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
	12	Gleditsia triacanthos inermis 'Skycole'	Honey Locust 'Skycole'	7.0cm cal, b&b
	15	Quercus robur 'Fastigiata Koster'	English Columnar Oak 'Koster'	6.0cm cal, b&b
	4	Quercus rubra	Northern Red Oak	6.0cm cal, b&b
	1	Styphnolobium japonicum	Japanese Pagoda Tree	6.0cm cal, b&b
SHRUBS/PERENNIALS/GRASSES/VINES:				
AL	124	Anemanthele lessoniana	New Zealand Wind Grass	#1 Pot
Brs	23	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Bw-1	12	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot
Csk	31	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
CjEN	6	Cryptomeria japonica 'Elegans Nana'	Elegans Nana Japanese Cedar	#3 pot
Glw	12	Gaura lindheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
HAL	24	Hydrangea annabelle 'Limelight'	Limelight Hydrangea	#3 pot
Jcg	174	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	127	Lonicera pileata	Privet Honeysuckle	#2 pot
NDH	208	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot
Sco	17	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
SJa	15	Spiraea japonica var. albiflora	Japanese spirea	#1 pot



TYPICAL BARRIER HEIGHT GUARDRAIL (ON CONCRETE RETAINING WALL)

CHARACTER IMAGE: PRIVACY SCREEN (WALL BARRIER HEIGHT) @ LIVE/ WORK

LEGEND

- Property Line
- Parking Structure Below Grade
- Plaza Pavements (Non- porous)- Expocrete V55 Collection 75 x various x 108mm. See L4 Stormwater Management Plan
- Concrete Walkways
- Poreclain Tiles on Pedestals. By Abbottsford 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
- Raingarden
- Deciduous Trees
- Shrub Planting

NOT FOR CONSTRUCTION

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

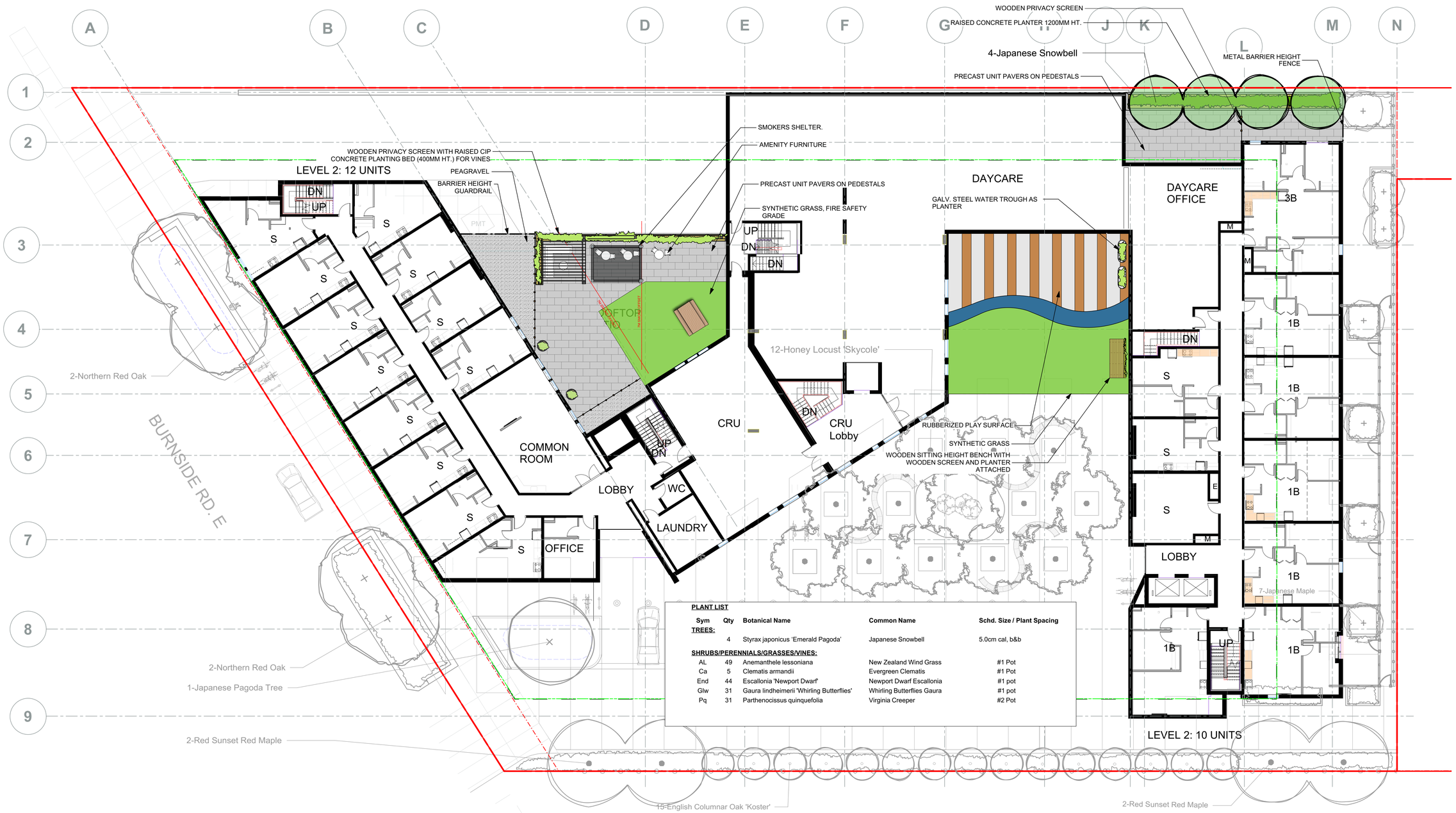
Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

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

project
Crosstown
3020 Douglas Ave, Victoria BC

sheet title
Landscape Plan- Ground Level

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	1
sheet no.	L1



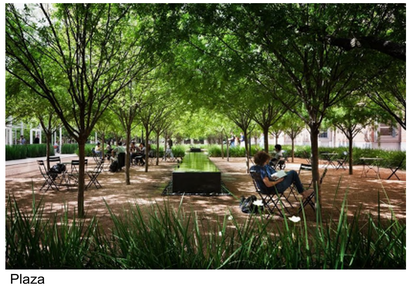
PLANT LIST

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	Anemanthele 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 lindheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
Pq	31	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot

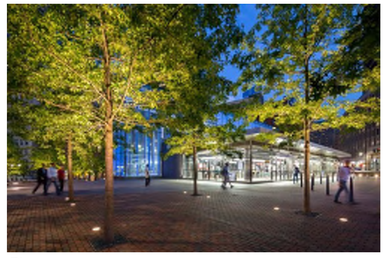
CHARACTER IMAGES:


Roof Top Amenity Space


Roof Top Play Space


Plaza


Bollard


Plaza

NOT FOR CONSTRUCTION

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

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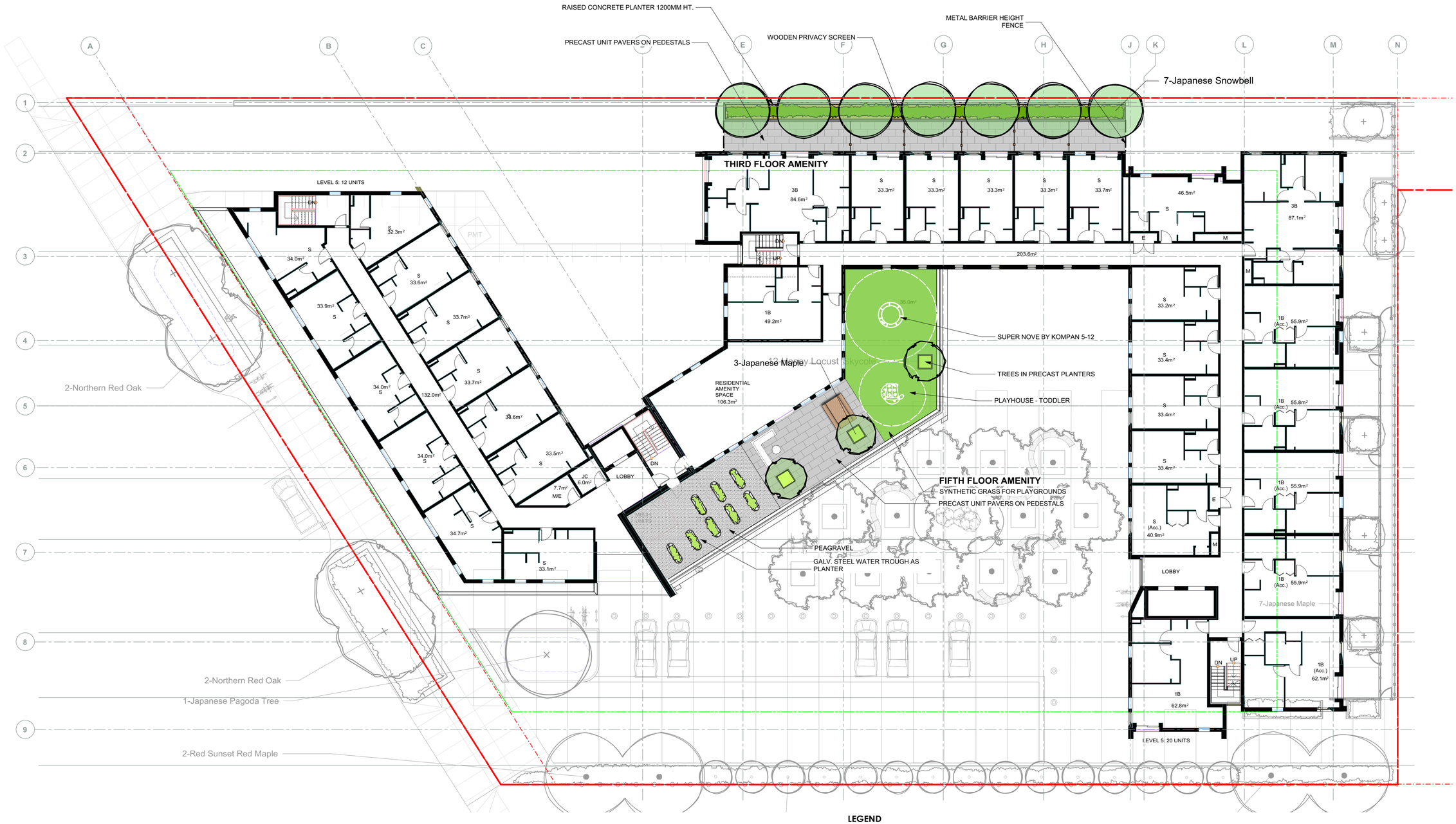
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

project
Crosstown
3020 Douglas Ave, Victoria BC

sheet title
Landscape Plan- Second Level

project no.	118.16
scale	1:150 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	1
sheet no.	**L2**



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 lindheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
NDH	21	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot

LEGEND

- Property Line
- Parking Structure Below Grade
- Plaza Pavements (Non- porous)- Expocrete VS5 Collection 75 x various x 108mm. See L4 Stormwater Management Plan
- Concrete Walkways
- Poreclain Tiles on Pedestals. By Abbottsford 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
- Raingarden
- Deciduous Trees
- Shrub Planting

NOT FOR CONSTRUCTION

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

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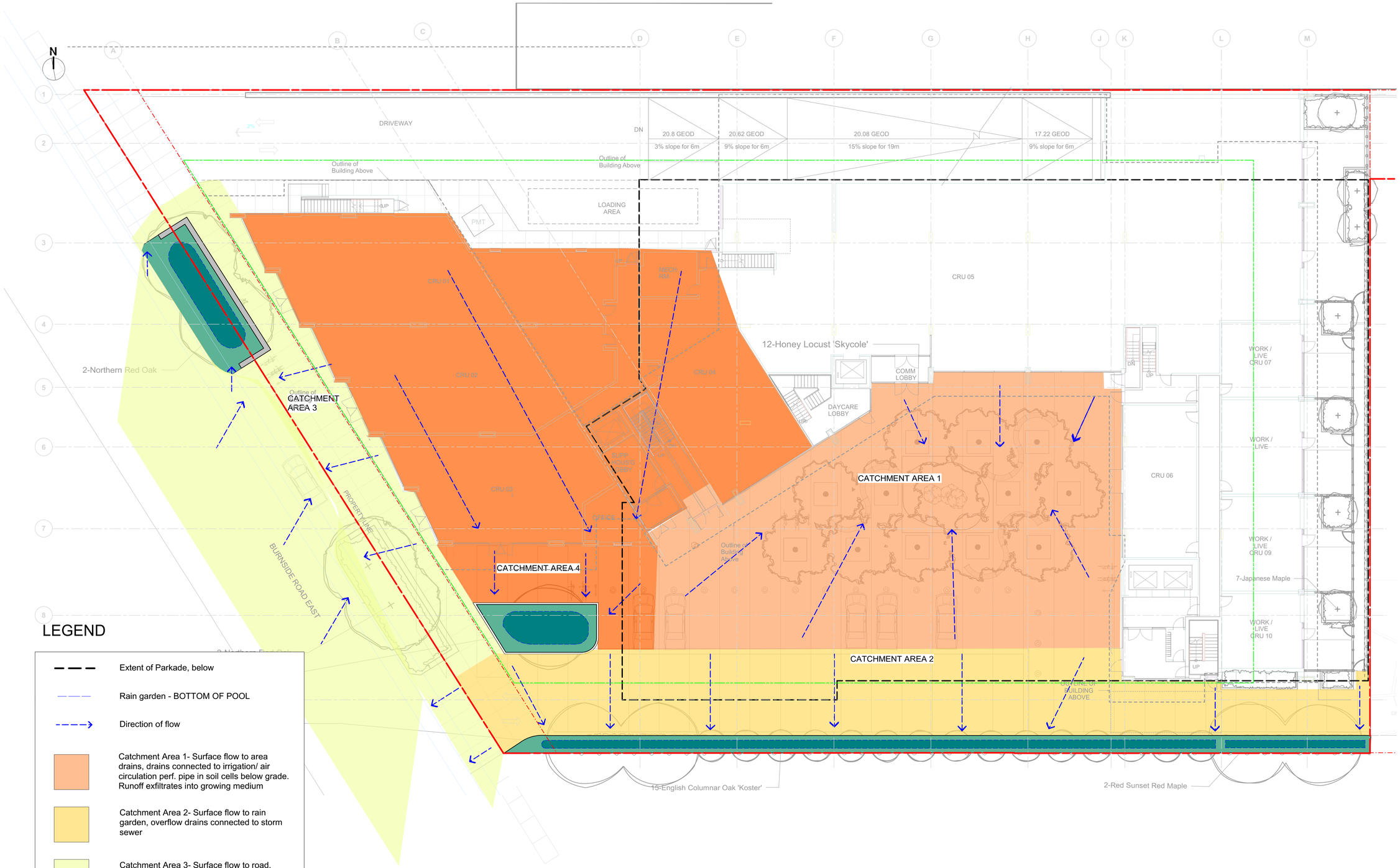
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

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
revison no.	1
sheet no.	**L3**



LEGEND

- Extent of Parkade, below
- Rain garden - BOTTOM OF POOL
- Direction of flow
- Catchment Area 1- Surface flow to area drains, drains connected to irrigation/ air circulation perf. pipe in soil cells below grade. Runoff exfiltrates into growing medium
- Catchment Area 2- Surface flow to rain garden, overflow drains connected to storm sewer
- Catchment Area 3- Surface flow to road, which is captured by rain gardens
- Catchment Area 4- Roof and Surface flow collected by rain garden via Downspout and Trench Drain
- Rain Garden / Rain Planter

NOT FOR CONSTRUCTION

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

Murdoch deGreeff INC
Landscape Planning & Design
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Phone: 250.412-2891
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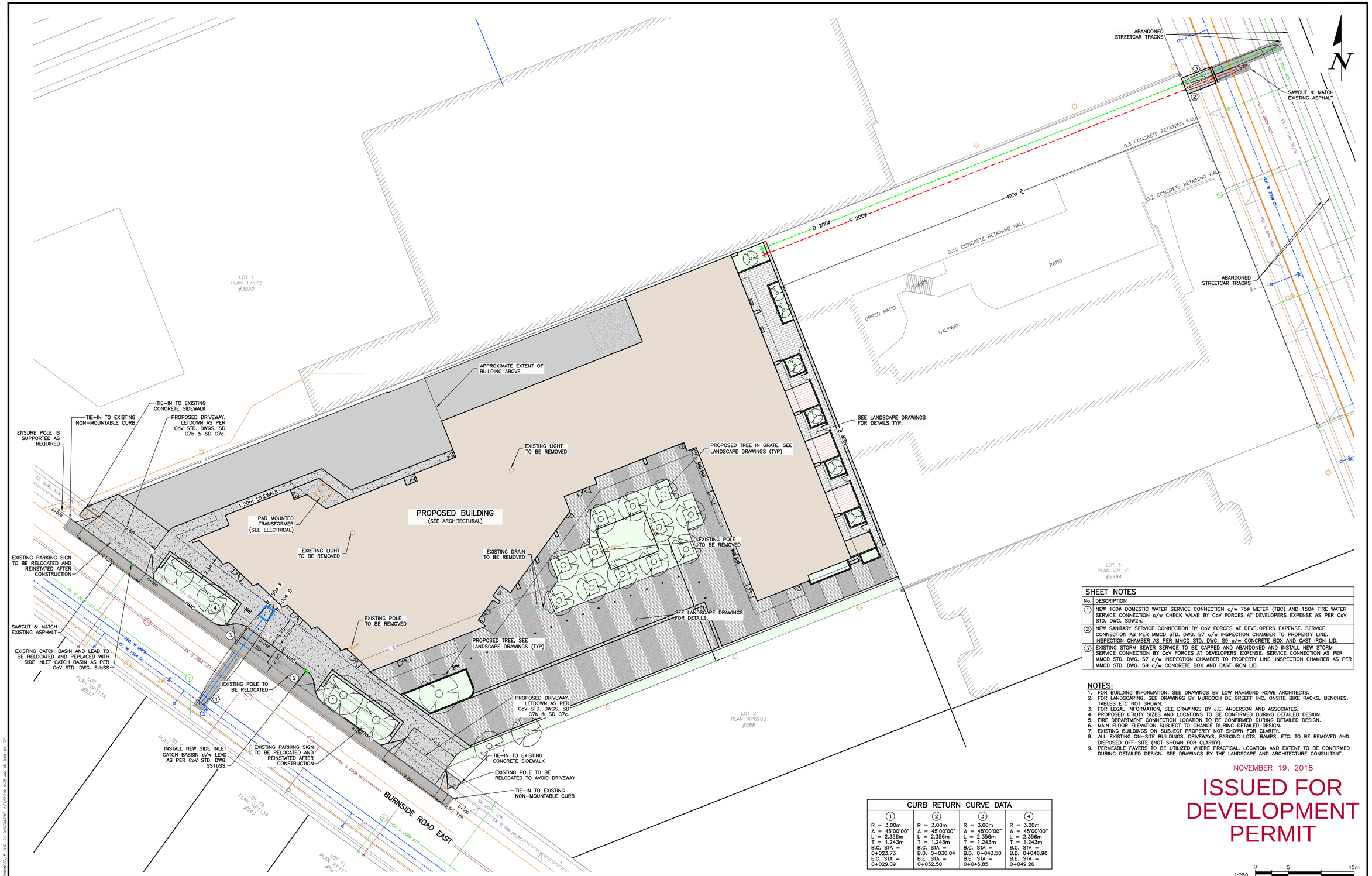
client
Victoria Cool-Aid Society
101-749 Pandora Avenue
Victoria, BC

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
revison no.	1
sheet no.	**L4**



SHEET NOTES

No.	DESCRIPTION
1	NEW 100ø DOMESTIC WATER SERVICE CONNECTION c/w 75ø METER (TBC) AND 150ø 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:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY LOW HAMMOND ROWE ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY MURDOCH DE GREEFF INC. ONSITE BIKE RACKS, BENCHES, TABLES ETC NOT SHOWN.
3. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON AND ASSOCIATES.
4. PROPOSED UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.
6. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
7. EXISTING BUILDINGS ON SUBJECT PROPERTY NOT SHOWN FOR CLARITY.
8. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RAMPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
9. 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	R = 3.00m	R = 3.00m	R = 3.00m
Δ = 45°00'00"	Δ = 45°00'00"	Δ = 45°00'00"	Δ = 45°00'00"
L = 2.356m	L = 2.356m	L = 2.356m	L = 2.356m
T = 1.243m	T = 1.243m	T = 1.243m	T = 1.243m
B.C. STA = 0+023.73	B.C. STA = B.D. 0+030.04	B.C. STA = B.D. 0+043.50	B.C. STA = B.D. 0+046.90
E.C. STA = 0+029.09	B.E. STA = 0+032.50	B.E. STA = 0+045.85	B.E. STA = 0+049.26

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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

NO.	DATE	BY	ISSUED
0	2018-11-19	CDL	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS
1	2019-01-31	CDL	

McElhanney
McElhanney Consulting Services Ltd.
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX (855) 407-3895

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

P:\18-040-01 3020 DOUGLAS ST\10.0 DRAWINGS\18-040-01 DESIGN.DWG 2/1/2019 9:35 AM 18-040-01-DP