CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING AND DEVELOPMENT PERMIT

REV. APRIL 29, 2019

LOW HAMMOND ROWE ARCHITECTS

TL HOUSING SOLUTIONS

ISSUED FOR REZONING AND DEVELOPMENT PERMIT

REV. APRIL 29, 2019

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

Create opportunities for a new multi-unit housing and mixed use buildings along transportation routes and near the expanding urban village.

Support additional housing choices, including housing attractive to families with children, to accommodate new residents, revitalize the neighbourhood, and support local retail, services, and amenities.

The lack of local shops, entertainment and gathering places within comfortable walking distance of residents and employees is a key challenge.

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

Design introduction, interactive and massing exploration, workshop, incorporating community input into the design proposal, design principles, presenting a summary of key project factors, and design requirements/concept to the Burnside Gorge Community and Land Use Committee (CALUC) and neighbours.

Incorporation of CALUC feedback into project design, in preparation for a rezoning/DP application to the City of Victoria.

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COMMUNITY PLAN
REV. April 26 | 2015
CROSSTOWN MIXED USE DEVELOPMENT

SITE ANALYSIS & DESIGN PARTI

LOW HAMMOND ROWE ARCHITECTS

CROSSTOWN

68 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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REV. April 26 2019

DP03
Daycare at level +2, playground areas at +1 and +5

Terraces at different levels

4+1 Storeys towards Burnside
6 Storeys in the middle

C.02 Restaurant or Cafe; 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

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

B.02 Buildings 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

B.01 Dynamic street level retail spaces fronting Burnside Rd

PlaMmn R: noiii'tmfin! Ho

A.01 Provide public thorough-fares from Burnside to Douglas St
A.02 Green space for the community

A.03 Safe areas for kids to play
Underground car park

CROSSTOWN MIXED USE DEVELOPMENT
LOW HAMMOND ROWE ARCHITECTS
194 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
COMMUNITY ENGAGEMENT
ISSUED FOR REZONING & DEVELOPMENT PERMIT

MAY 08 2019
EXISTING PHASE 1 PHASE 1 & 2

PHASING SEQUENCE

EXISTING

PHASE 1

PHASE 1 & 2

PROJECT DATA

CROSSTOWN MIXED USE DEVELOPMENT
844 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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LOW HAMMOND ROWE ARCHITECTS

CROSSTOWN

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CROSSTOWN

PROJECT DATA

REV. April 26, 2019

DP05
CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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P1 FLOOR PLAN
REV. April 26 2019
1:150

LOW HAMMOND ROWE ARCHITECTS • CoolAid

CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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P1 FLOOR PLAN
REV. April 26 2019
1:150

LOW HAMMOND ROWE ARCHITECTS • CoolAid
A CROSSTOWN MIXED USE DEVELOPMENT

LOW HAMMOND ROWE ARCHITECTS

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

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CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

LEVEL 2 FLOOR PLAN
REV. April 26, 2019
1:150

DP13
CROSSTOWN MIXED USE DEVELOPMENT
68 BURNSIDE RD EAST & 9320 DOUGLAS ST, VICTORIA BC
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LEVEL 6 FLOOR PLAN
REV. April, 26 2019
1:150

DP17
everyone deserves home

ISSUED FOR REZONING & DEVELOPMENT PERMIT
CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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AERIAL VIEW
REV. April 26/2019

LOW HAMMOND ROWE ARCHITECTS
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DP25
everyone deserves home
CROSSTOWN MIXED USE DEVELOPMENT
54 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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MAY 08 2019

COURTYARD
REV. April 26 2019

everyone deserves home
CROSSTOWN MIXED USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
ISSUED FOR REZONING & DEVELOPMENT PERMIT
SOUTH EAST CORNER VIEW
REV. April 26, 2019
DP29
CROSSTOWN MIXED USE DEVELOPMENT

634 BURNSIDE RD EAST & 2020 DOUGLAS ST, VICTORIA BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

NORTH EAST CORNER VIEW

REV. April 26 2019

DP30
everyone deserves home
CROSSTOWN MIXED USE DEVELOPMENT
564 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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BURNSIDE & FINLAYSON
REV. April 26 2019
DP33
**FSR Area Summary**

As indicated by the floor plans and area calculations:

- **Site Coverage Area**: 4025.05 m²
- **Site Area**: 5752.59 m²
- **Site Coverage Ratio**: 4025.05 / 5752.59 = 69.97%

**Floor Plans**

- **Level 1 FSR**
- **Level 2 FSR**
- **Level 3 FSR**
- **Level 4 FSR**
- **Level 5 FSR**
- **Level 6 FSR**

**Open Space Area Plan**

- **Open Space Area**: 619.41 m²
- **Open Space Ratio**: 619.41 / 5752.59 = 10.81%

**Issued for Rezoning & Development Permit**

CROSSTOWN MIXED USE DEVELOPMENT

584 BURMERE RD EAST & 300 DOUGLAS ST, VICTORIA, BC

ISSUED FOR REZONING & DEVELOPMENT PERMIT

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LOW HAMMOND ROWE ARCHITECTS

CROSSTOWN

FSR AREA SUMMARY

REV. April 26, 2019

As Requested

**DP38**

CROSSTOWN MIXED USE DEVELOPMENT
Catchment Area 1 - Surface flow to area drains, drains connected to irrigation/air circulation perf. pipe in sand and other soils. 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 garden.

Catchment Area 4 - Rain garden collecting overflow from Downspout and Trench Drain.