Council Report
For the Meeting of May 28, 2020

To:	Council	**Date:**	May 14, 2020
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Update Council Report for Rezoning Application No. 00676 and Development Permit with Variances Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East**		

RECOMMENDATION

1. That Council give first and second reading of the Zoning Regulation Amendment Bylaw (No. 20-050) and first, second, and third reading of the Housing Agreement Bylaws (No. 20-030 and No. 20-031).

2. That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00676, if it is approved, consider the following revised motion:

   "That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:
   1. Plans date stamped March 9, 2020.
   2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
      i. increase the height of the building from 17m to **23.93m**; and
      ii. **locate 54 long-term bicycle parking spaces on parking level 2**.
   3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variances Applications for the properties located at 3020 Douglas Street and 584 Burnside Road East, considered by Council at the Committee of the Whole meeting on May 23, 2019. The proposal is to rezone from the C-1 Zone, Limited Commercial District, to a new zone in order to permit a mixed-use development consisting of commercial and residential uses at an overall density of 2.01:1 floor space ratio. The variances are associated with building height and long-term bicycle parking in Phase 1 of the proposed development.

In accordance with Council's motion of May 23, 2019, included below, the necessary conditions to advance Rezoning Application No. 00681 to a Public Hearing have been fulfilled. The motion from the May 23, 2019, Council meeting is as follows:

Rezoning Application No. 00676

1. *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00676 for 3020 Douglas Street and 584 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*
   a. *Prepare and execute a housing agreement to secure the following:*
      i. *all dwelling units remain affordable and rental in perpetuity*
      ii. *a minimum of nine three-bedroom units are provided*
      iii. *a minimum of ten accessible dwelling units are provided.*
   b. *Prepare and execute legal agreements to secure the following:*
      i. *a 3.95m Statutory Right-of-Way on Burnside Road East*
      ii. *the location and construction of a publicly-accessed pathway linking Douglas Street and Burnside Road East*
      iii. *a rain garden and shrub planting in the City-owned Right-of-Way along Burnside Road East.*
2. *That Council authorize the extension of the existing Temporary Use Permit (TUP) No. 00003 for another three years to allow the existing building to operate as transitional housing and direct staff to make any necessary modifications to the existing Section 219 Covenant (CA6508837 and CA6508838) to permit the extension of the TUP.*

Development Permit with Variance Application No. 000542

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00676, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East in accordance with:
1. *Plans date stamped March 8, 2019.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
   i. *increase the height of the building from 17m to 24.24m.*
3. *The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Number of Storeys

At Committee of the Whole (COTW), the proposed mixed-use building in Phase 1 of the proposed development was considered a six-storey building. Following COTW, the applicant made some modifications to the design of the underground parkade resulting in the roof of the underground parkade structure slightly projecting above grade, which is defined as a storey in the *Zoning Regulation Bylaw*. Even though the proposed mixed-use building is now technically considered a seven-storey building, including the underground parkade projection, the building would still appear five storeys along Burnside Road East with the fifth storey setback approximately two metres from the fourth storey, and six storeys for the mid-block, L-shaped portion of the building, as presented at Committee of the Whole.

Location of Long-Term Bicycle Parking Spaces

In order to maintain controlled access for the proposed supportive housing program and the ancillary spaces in the mixed-use building, the applicant is proposing to relocate the long-term bicycle parking spaces for the supportive dwelling units to parking level 2 (P2). The supportive housing tenants would bring their bikes through the lobby of the supportive housing building and travel by elevator to store their bikes in the bicycle storage room on P2. This proposed change would ensure safety and security for the supportive housing tenants. Schedule C: Off-street Parking requires long-term bicycle parking spaces to be located within one level below finished grade and so a variance is required to facilitate this change. The recommendation for Council's consideration includes this additional variance.

Total Number of Unit Types

In the original proposal presented at COTW, the plans identified a total of 157 dwelling units, including four work-live units. The applicant has modified the number and mix of dwelling units in order to increase the number of one-bedroom dwelling units in the development. Currently, the applicant is proposing a total of 154 dwelling units, including four work-live units, and the unit breakdown is summarized in the following table:

Dwelling Unit Type	Number of Units Original Proposal	Number of Units Revised Proposal
Studio	95	88
Accessible Studio	9	6
One-bedroom	11	20
Accessible One-bedroom	25	4
Adaptable One-bedroom	0	21 (these units could be converted to accessible units subject to funding from the Canada Mortgage and Housing Corporation (CMHC)
Two-bedroom	4	4
Three-bedroom	9	9
Work-Live	4	4
Total Number of Units	157	154

Affordable Housing

The Rezoning Application was received and subject to a definition of affordable housing approved by Council on November 22, 2018, which states the following:

> *That Council adopt and consistently apply the definition of affordable housing, as housing where the price does not exceed 30% of the gross annual household income for very-low, low, low to-moderate, and moderate income households.*

The levels of affordability secured in the Housing Agreements are consistent with the above definition of affordable housing and the 2018 City of Victoria's Housing Target Incomes, which are summarized in the tables below.

Affordable Housing by Definition - Detailed

Unit Type	Target Incomes	Rent Levels	Income Quintile	Annual Targets	
Single (Bachelor/ 1 Bedroom)	< $20,000	< $500	Very Low	29	"Affordable"
	$20,000 - $35,000	$500 - 875	Low	34	
	$35,000 - $55,000	$875 - $1375	Low-Moderate	40	
	$55,000 - $85,000	$1375-$2125	Moderate	161	"Below Market" or "Market"
	$85,000 +	$2,125+	Above Moderate	152	

Unit Type	Target Incomes	Rent Levels	Income Quintile	Annual Targets	
Family (2+ Bedrooms)	< $20,000	< $500	Very Low	7	"Affordable"
	$20,000 - $35,000	$500 - 875	Low	9	
	$35,000 - $55,000	$875 - $1375	Low-Moderate	10	
	$55,000 - $85,000	$1,375 - $2,125	Moderate	40	
	$85,000 +	$2,125+	Above Moderate	38	"Below Market" or "Market"

The applicant is proposing 154 non-market dwellings units, which comprises of 100 units of affordable rental and 54 supportive (deep subsidized) dwelling units. The proposed supportive housing program would be replacing the 52 temporary dwelling units on-site. The current tenants would remain in the existing building during the construction phase and relocate into the new mixed-use building once it is completed.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to these applications, staff can report that the applicant has executed the following legal agreements:

- a housing agreement to ensure that all dwelling units remain affordable and rental in perpetuity
- Section 219 Covenants securing the following items:
  - a minimum of nine three-bedroom units and ten accessible dwelling units
  - a 3.95m Statutory Right-of-Way on Burnside Road East
  - a six-metre-wide, publicly-accessed pathway linking Douglas Street and Burnside Road East
  - a rain garden and shrub planting in the City-owned Right-of-Way along Burnside Road East.

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: May 21, 2020

Date: _____

List of Attachments

- Attachment A: Letter from applicant summarizing proposed changes dated March 5, 2020
- Attachment B: Plans date stamped March 9, 2020
- Attachment C: CALUC letter dated April 10, 2020.

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March 5, 2020

Leanne Taylor
Senior Planner
City of Victoria
#1 Centennial Square
Victoria BC V8W 1P6

DP #000542– 3020 Douglas Street and 584 Burnside Rd E - Letter of DP Revisions

Dear Leanne,

We are submitting further DP revisions for the aforementioned development permit application and we have outlined these changes in the enclosed package. As we proceeded with further design development over the past year, these changes were found to be necessary in order to accommodate structural and mechanical design and to balance the programmatic needs of multiple different users across the site.

While there has been a reduction of 4 units overall, we have retained the family sized two and three bedroom units (13 units total). These changes have resulted in a reduction of 3 studio units (now 92 units total) and a subsequent increase in 10 one bedroom units (now 45 units total). We have retained the 4 live-work units at the ground level.

Enclosed is a transmittal from Low Hammond Rowe Architects outlining these changes which corresponds with the revisions made in our drawing submission. Should you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Deanna Bhandar,
Director, Real Estate Development
Victoria Cool Aid Society

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Phone: (250) 383-1977 Fax: (250) 383-1639 CoolAid.org society@CoolAid.org
Charitable Tax No. 12820 5069 RR0001

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DP | SUMMARY OF CHANGES

Crosstown Development
584 Burnside Rd East | 3020 Douglas St, Victoria BC

Date of LHRA Summary: March 6, 2020
LHRa Project No. 18.06

Re: Crosstown Development - | DP Resubmission

Since our last DP resubmission on May 13, 2019, we have been developing the project and have made various changes as summarized below. Please note, the numbers below correspond to the numbers shown on the bubbled drawing resubmission.

1. Subdivision between phase 1 and phase 2 has been adjusted. Phase 1 site area has increased from 5752.6m^2 to 5753.7m^2, while phase 2 site area has decreased from 3327m^2 to 3326.3m^2.
2. Average grade has been recalculated to account for the larger P1 footprint and has been revised from 19.16m to 19.14m.
3. Total commercial area has increased from 2960 m^2 to 2972 m^2. Total residential area has increased from 8629 m^2 to 8635 m^2. (FSR commercial: 0.52:1 ; FSR residential 1.5:1)
4. The total number of residential units has been reduced from 153 to 150, plus 4 work-live units at the ground floor. The number of supportive housing units has increased from 52 to 54, while the number of affordable housing units has decreased from 101 to 96. Two 1 bedroom units adjacent to the firewall on level 3 &4 have been converted from affordable housing units into supportive housing units. In total there are 154 units (including 4 work-live).
5. The total number of unit types has changed as follows:
    a. Studios – reduced from 95 to 88.
    b. Accessible studios – reduced from 9 to 6.
    c. One-bedroom units – increased from 11 to 20
    d. Accessible one-bedroom units – revised to 4 accessible units and 21 adaptable units, which can be converted to accessible pending confirmation of CMHC funding.
    e. Two- and three-bedroom unit numbers remain the same as our previous submission (4 and 9, respectively).
6. The commercial elevator has been shifted north to also serve the residential units above. The commercial lobbies (including stairs to Level 2) have been revised to suit this revision. The daycare can also access the 5th floor patio area via this elevator. At level 3- level 6, two studio units have been revised to one one-bedroom unit, to accommodate new elevator location.
7. The affordable rental elevator at the south-east has been reduced to one elevator (from 2). The lobby at this location has shifted to the north (lobby and elevator have been flipped).
8. The exit stair at grid line K &4 in the last drawing set has been rotated by 90 degree.
9. Level 2 CRU spaces and daycare have been reconfigured according to client's needs.

10. The floor area of underground structure has increased at both P1 and P2 level via extra excavation. Electrical room, mechanical room and water entry rooms have been expanded and relocated.
11. Heat treatment room has been newly added to P1.
12. Tenant storage has been added at P2.
13. Supportive Housing Garbage and Recycling Room has been added at P1.
14. The supportive housing bicycle room has been relocated to P2 to meet the client's programmatic requirements.
15. Commercial Garbage and Recycling Room has been added at L1.
16. Vehicular Parking: The total number of vehicle parking provided has decreased from 144 to 143 stalls. Commercial parking stalls have increased from 77 to 78. Residential parking stalls have decreased from 67 to 65. Please also refer to DP43 for summary of required vehicle parking stalls.
17. Bicycle Parking: The total number of long-term bike parking has decreased from 181 to 180, while the total number of short-term bike parking remains 30. Commercial long-term bike parking has increased from 13 to 16. Residential long-term parking increased from 168 to 164.
18. Setback at south has been increased from 3.5m to 4.2m.
19. Laundry room has been relocated from L3 to L2 at affordable rental housing wing.
20. Meeting rooms have been added at L3, L4, L5 adjacent to the supportive housing lobby area.
21. The curtain-wall glazing system has been revised to a window-wall glazing system.
22. The fenestration has been revised at the south side of the single loaded corridor along the north wing.
23. The Mechanical Roof-top unit locations and numbers have been revised as shown.
24. The elevator over-run and mechanical screens have been revised as shown.
25. Roof access hatches have been added.
26. Gas meter location has been revised.
27. A studio unit has been added at level 2 north-east corner.
28. Landscape planters have been revised as shown (refer to landscape drawings).
29. Mechanical exhaust shafts (2) at south PL landscape area from P1 have been added.
30. Surface parking at plaza level has been revised to 13 commercial stalls and one loading bay.

Above is the summary of changes to date. Please do not hesitate to contact our office should you have any further questions.

Sincerely,
Low Hammond Rowe Architects Inc

Paul Hammond, Architect AIBC

ATTACHMENT C

CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

CITY OF VICTORIA
Revisions
Received Date:
March 9, 2020

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ISSUED FOR REZONING AND DEVELOPMENT PERMIT

REVISED MARCH 06, 2020

CROSSTOWN WHERE COMMUNITY CONNECTS

Site context and photos

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L3.03	STORMWATER MANAGEMENT PLAN

CIVIL

C1	BURNSIDE ROAD EAST FRONTAGE

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

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

PROJECT CONTEXT
20.03.06

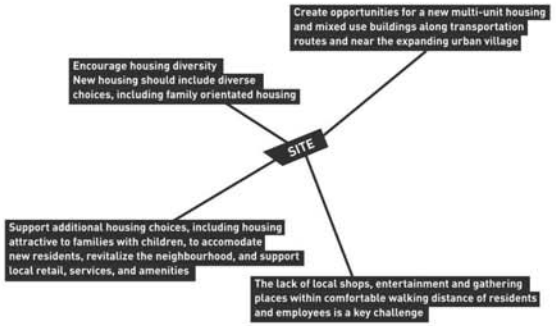
N

DP01

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

- **Project Introduction** — Building program and initial input from neighbours (08-FEB-2018 17-FEB-2018)
- **Interactive Workshop** — Design introduction and massing exploration
- **Key Factors** — Defining the main areas of consideration (19-APR-2018 05-MAY-2018)
- **Design Principles** — Incorporating community input into the design proposal
- **Concept Design** — Refining the concept design in preparation for community review / further feedback (09-JUL-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 (13-AUG-2018)
- **Design Refinement** — Incorporation of CALUC feedback into project design, in preparation for a rezoning / DP application to the City of Victoria (AUG-2018 ON)

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COMMUNITY PLAN
20.03.06

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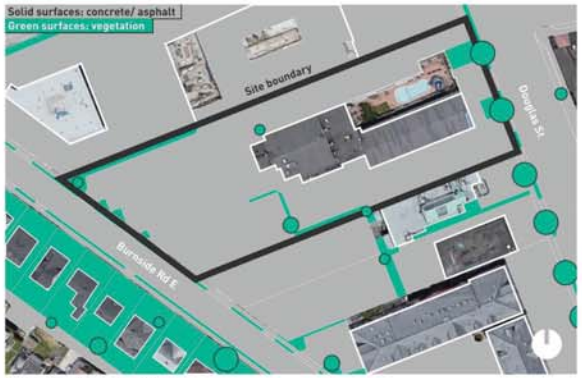
DP02

Existing site

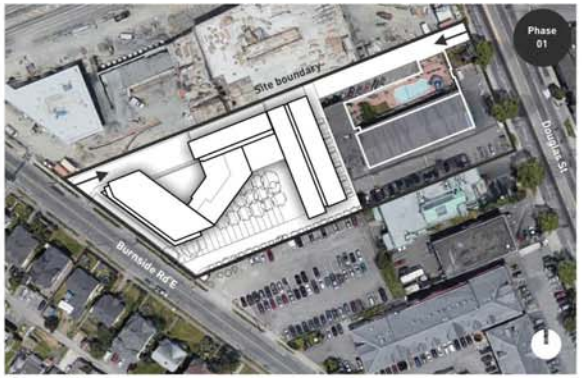
Existing neighbourhood- program and height



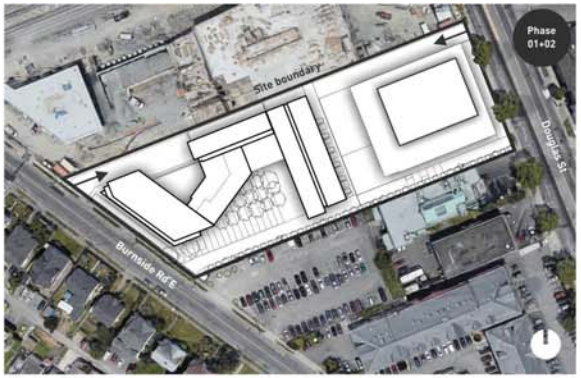
Existing landscape

Existing circulation

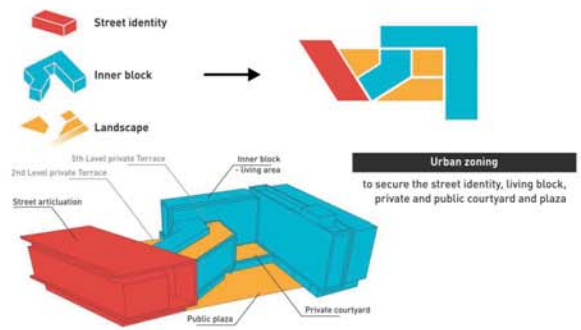
Design and phasing



Phase 01

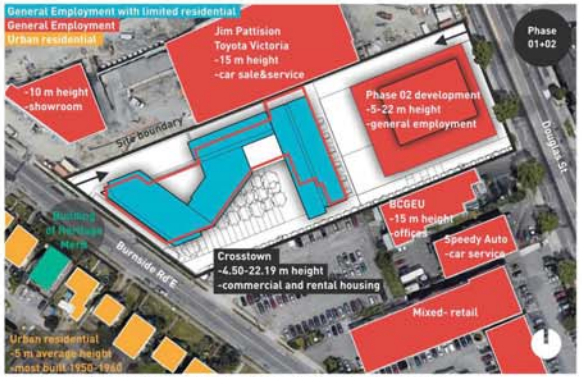


Phase 02

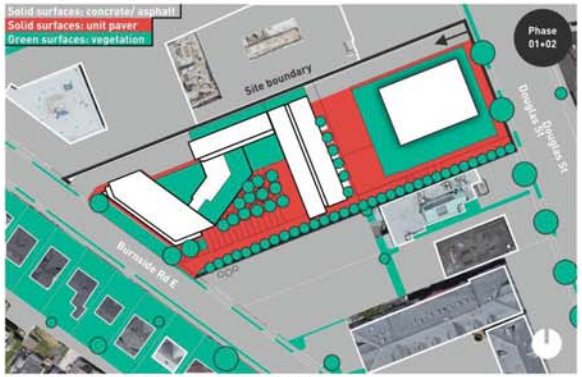


Phase 01- Urban design objectives

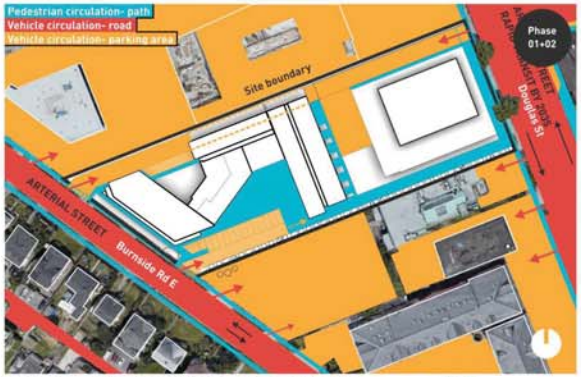
Proposed site



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
20.03.06

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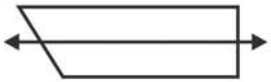
DP03

A Site design

Community input

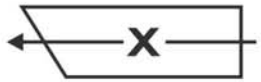
Design proposal



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

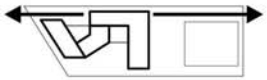


A.04 Direct car access through the site to be avoided or controlled

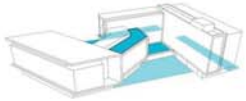
A.05 Create private and semi-private outdoor spaces

A.06 Give a street the identity and create boulevard

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



Underground car park



Terraces at different levels

B Building form

Community input

Design proposal

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

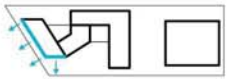
B.02 Building height appropriate for the neighbourhood

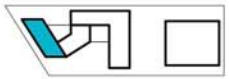
B.03 Mid-portion of site can absorb a higher height density

B.04 Courtyard

B.05 Avoid monolithic forms; step back building form

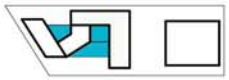
B.06 Daycare spills out onto courtyard space





4+1 Storeys towards Burnside

6 Storeys in the middle

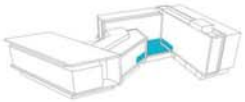


C Building program

Community input

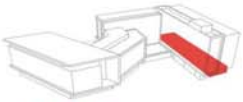
Design proposal

C.01 Daycare



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

C.03 Mix of affordable rental and work-live

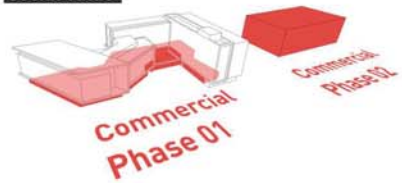


Work-live

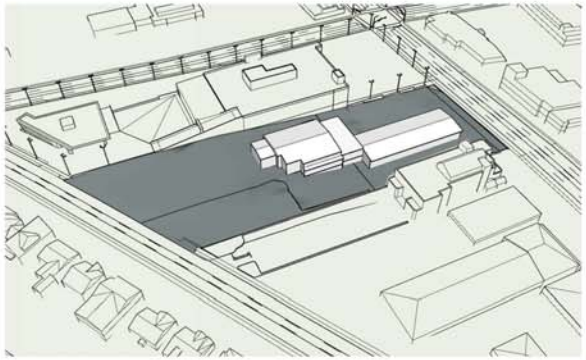
C.04 Diverse group of residents: low income, family and seniors

Studio/ 1 bedroom
2 bedroom/ 3 bedroom

C.05 Commercial development to add social value



CROSSTOWN
WHERE COMMUNITY CONNECTS



EXISTING

PHASE 1

PHASE 1 & 2

PROJECT DATA

Project description	SIX STOREY MIXED USE BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING. MIXED USED IS COMPRISED OF COMMERCIAL RETAIL SPACES, COMMERCIAL OFFICE, AND DAYCARE ON LEVELS 1 AND 2 RESPECTIVELY. LEVELS 2-6 ARE MULTI-FAMILY RESIDENTIAL.
Owner	VICTORIA COOL AID SOCIETY
Municipal Address	584 BURNSIDE RD EAST, VICTORIA, BC 3020 DOUGLAS STREET, VICTORIA, BC
Municipality	CITY OF VICTORIA
Compliance	BRITISH COLUMBIA BUILDING CODE 2018
Energy Requirements	RESIDENTIAL AREAS - Step Code 3 COMMERCIAL AREAS - Step Code 2
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 : CD-15 ZONE, CROSSTOWN DISTRICT

Phase	PHASE 1 - DP & REZONING		PHASE 2 - REZONING	
Site Area	5753.7 m^2		3326.3 m^2	
Lot Width	56.83m		49.18 m^2	
Total Floor Area	11,601.82 m^2		6654 m^2	
Floor Space Ratio	ALLOWABLE BY OCP	PROPOSED	ALLOWABLE BY OCP	PROPOSED
	COMMERCIAL= 1 : 1 RESIDENTIAL= 1.5 : 1	0.52 : 1 1.5 : 1	COMMERCIAL = 2 : 1	2 : 1
Average Grade	19.14 m GEOD.		14.57 m GEOD.	
Commercial Floor Area	2972 m^2		6654 m^2	
Site Coverage	4066.9m^2 / 5753.7 m^2 = 70.7% (includes P1 above existing grade)		1500 m^2 / 3327 m^2 = 45%	
Open Site Space	602.67m^2 / 5753.7 m^2 = 10.48%		TBD	
Height	24.24 m		28.5 m^2	
No. of Storeys	7		6	
Basement	Yes		YES	
Setbacks	FRONT (WEST): 3.95m REAR (EAST): 0.0m @ P1) 4.0m @ L1 - L6 SIDE (NORTH): 0.0m SIDE (SOUTH): 4.2m		FRONT (EAST): 4.0m REAR (WEST): 20.0m SIDE (NORTH): 2.4m SIDE (SOUTH): 11.0m	

PHASE 1 - DP & REZONING			
VEHICLE & BICYCLE PARKING			
		Required	Proposed
Vehicle Parking Stalls - total		143	143
Commercial Parking Stalls		78	78 plaza - 13 P1 - 65
Supportive Parking Stalls		16	16 P1 - 1 P2 - 15
Affordable Parking Stalls		49	49 P2 - 49
Bicycle Stalls commercial	Long Term	16	16
	Short Term	14	14
Bicycle Stalls supportive	Long Term	54	54
	Short Term	5	6
Bicycle Stalls affordable	Long Term	110	110
	Short Term	10	10

PHASE 1 - DP & REZONING		
UNIT TYPES		
Supportive Housing Unit Types (Rental A)	STUDIO (INCLUDES 3 ADAPTABLE)	51
	STUDIO ACCESSIBLE	1
	1 BEDROOM	2
	Total Supp Hsg Units	54
Affordable Rental Housing Unit Types (Rental B)	STUDIO	35
	STUDIO ACCESSIBLE	5
	1 BEDROOM	39
	1 BEDROOM ACCESSIBLE	4
	2 BEDROOM	4
	3 BEDROOM	9
	Total Afford Hsg Units	96
Total Number of Units	150 UNITS	
Total Accessible Units	10 UNITS	
Ground-oriented Units	WORK-LIVE UNITS	4
Minimum Unit Floor Area (permitted by zoning)	31.0 m^2	
Total Residential Floor Area	8,635 m^2	

CROSSTOWN
WHERE COMMUNITY CONNECTS

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

PROJECT DATA
20.03.06
1 : 1

N

DP05

DISCLAIMER:

SURVEY PREPARED BY J.E. ANDERSON & ASSOCIATED. DATED APRIL 27, 2018; REVISED JULY 15, 2019. SURVEY IS PROVIDE HERE FOR INFORMATION ONLY. REFER TO ORIGINAL SURVEY DOCUMENT FROM OWNER AND PERFORM ACTUAL FIELD REVIEW TO CONFIRM ACCURACY OF EXISTING CONDITIONS.

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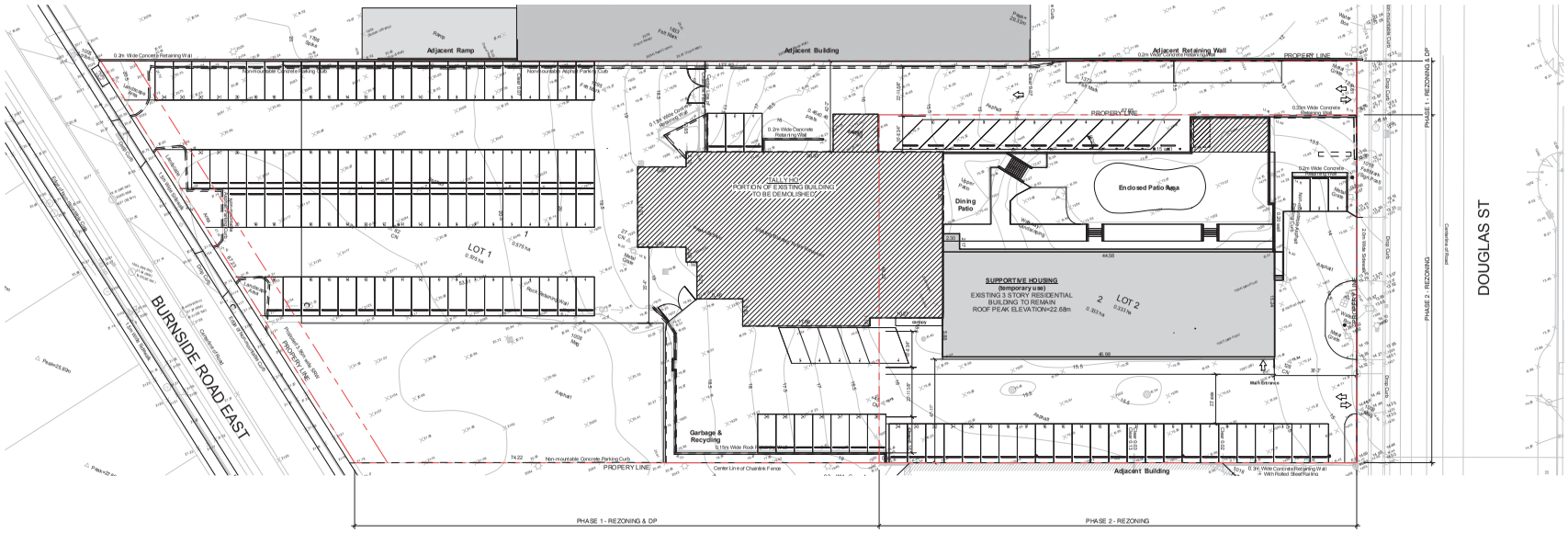
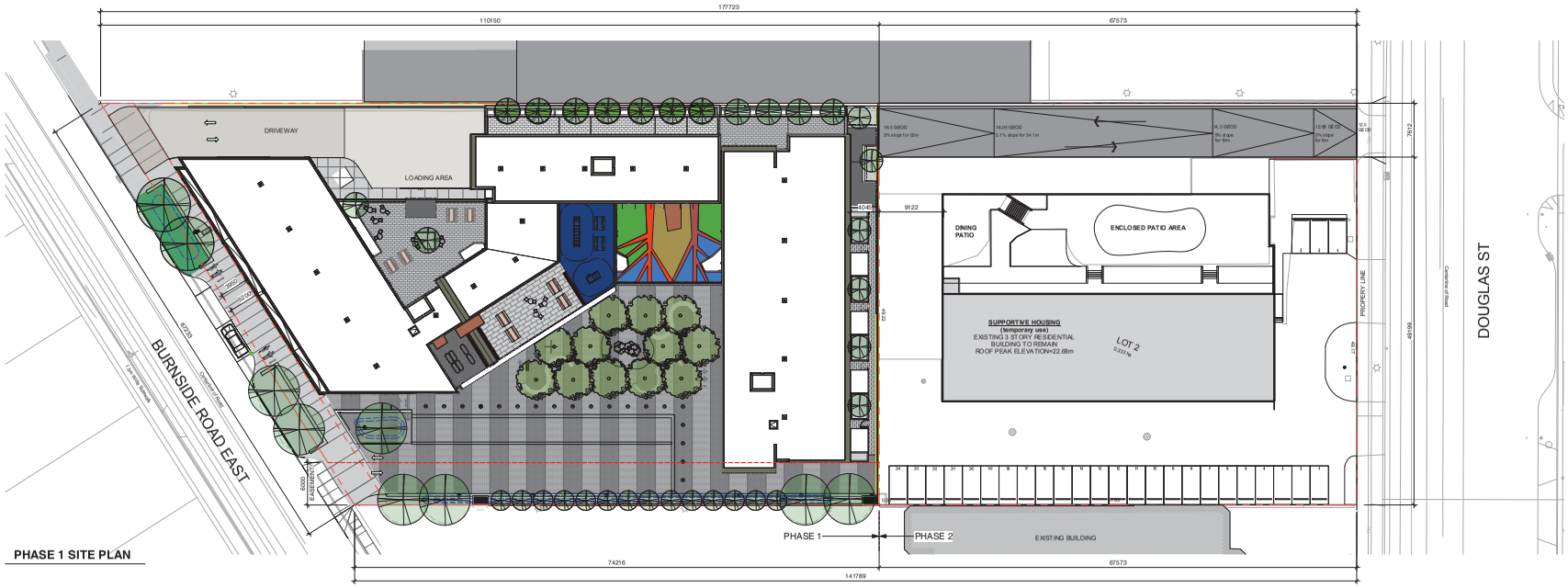
EXISTING SURVEY

20.03.06

DP06



DEMOLITION SITE PLAN PHASE 1



PHASE 1 SITE PLAN

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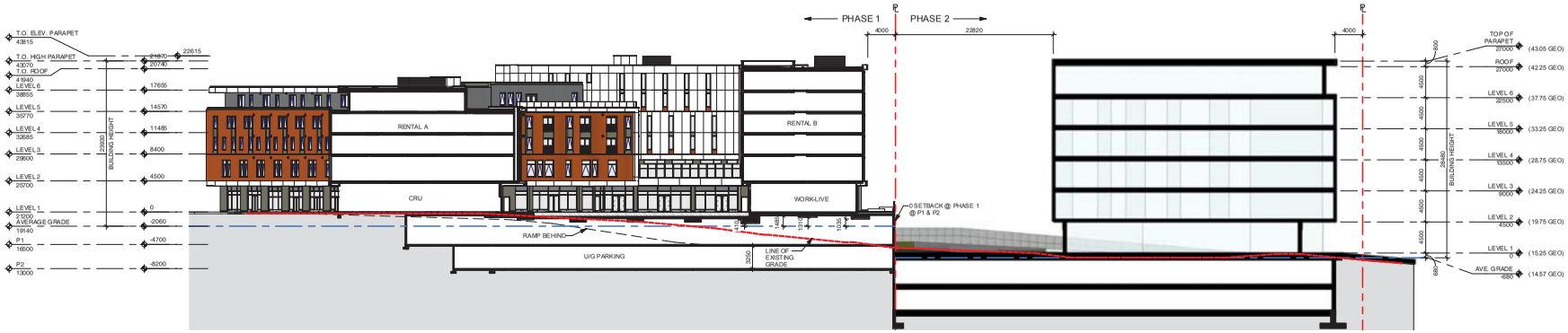
DEMOLITION & PHASING SITE PLAN

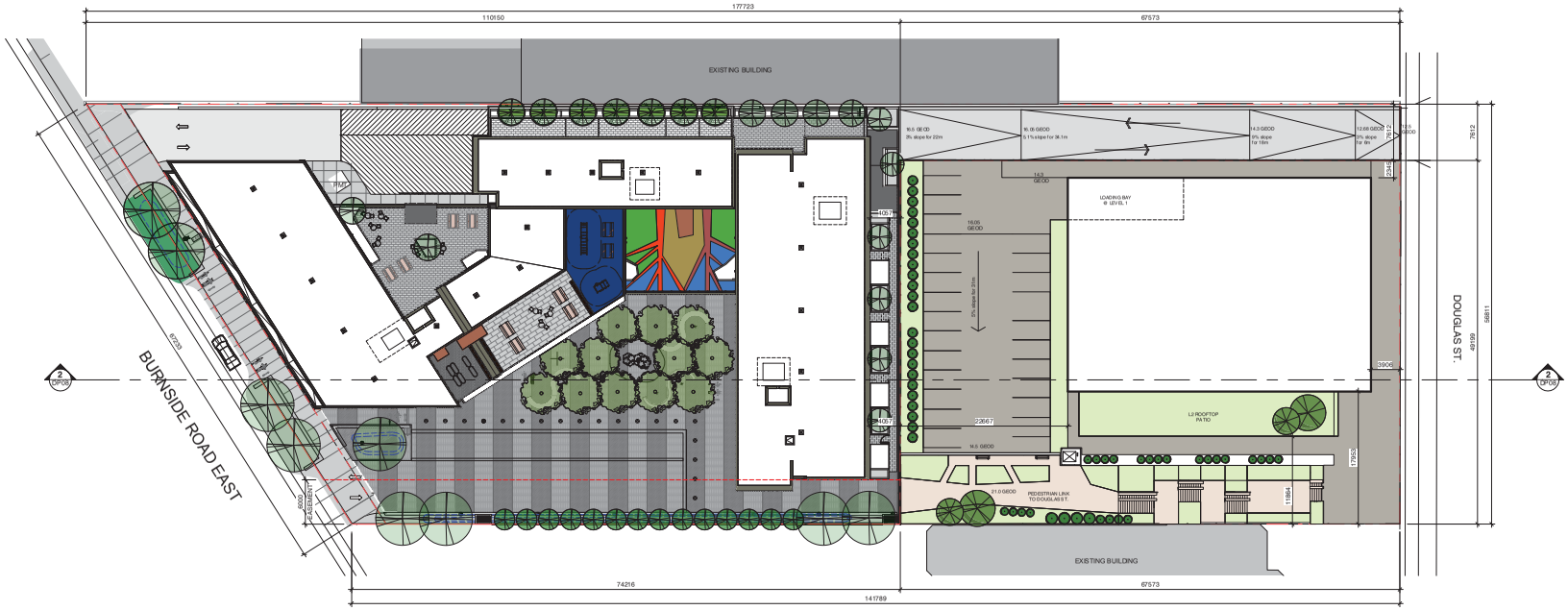
20.03.06
1 : 300

N

DP07



SITE PLAN SECTION



PHASE 2 SITE PLAN

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WHERE COMMUNITY CONNECTS

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PHASE 2 - SITE PLAN & SECTION

20.03.06
1 : 300

N

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. BOLLARDS
8. 6 STALL BIKE RACK (REFER TO LANDSCAPE)

SITE PLAN PHASE 1

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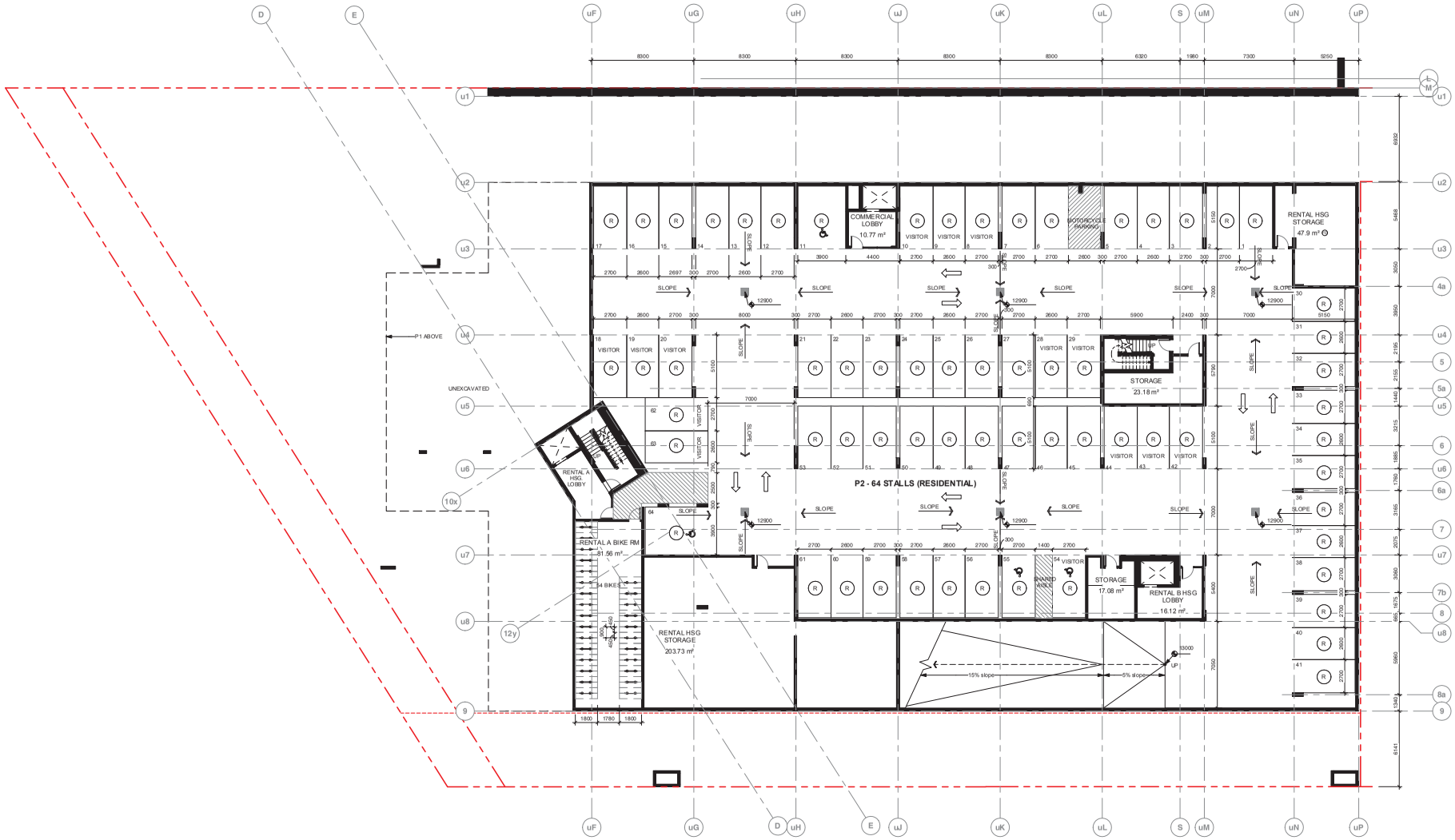
SITE PLAN PHASE 1
20.03.06
As indicated

N

DP09



Note:
Areas shown are calculated to inside face of drywall. For other methods of area calculation, refer to DP38-DP43.

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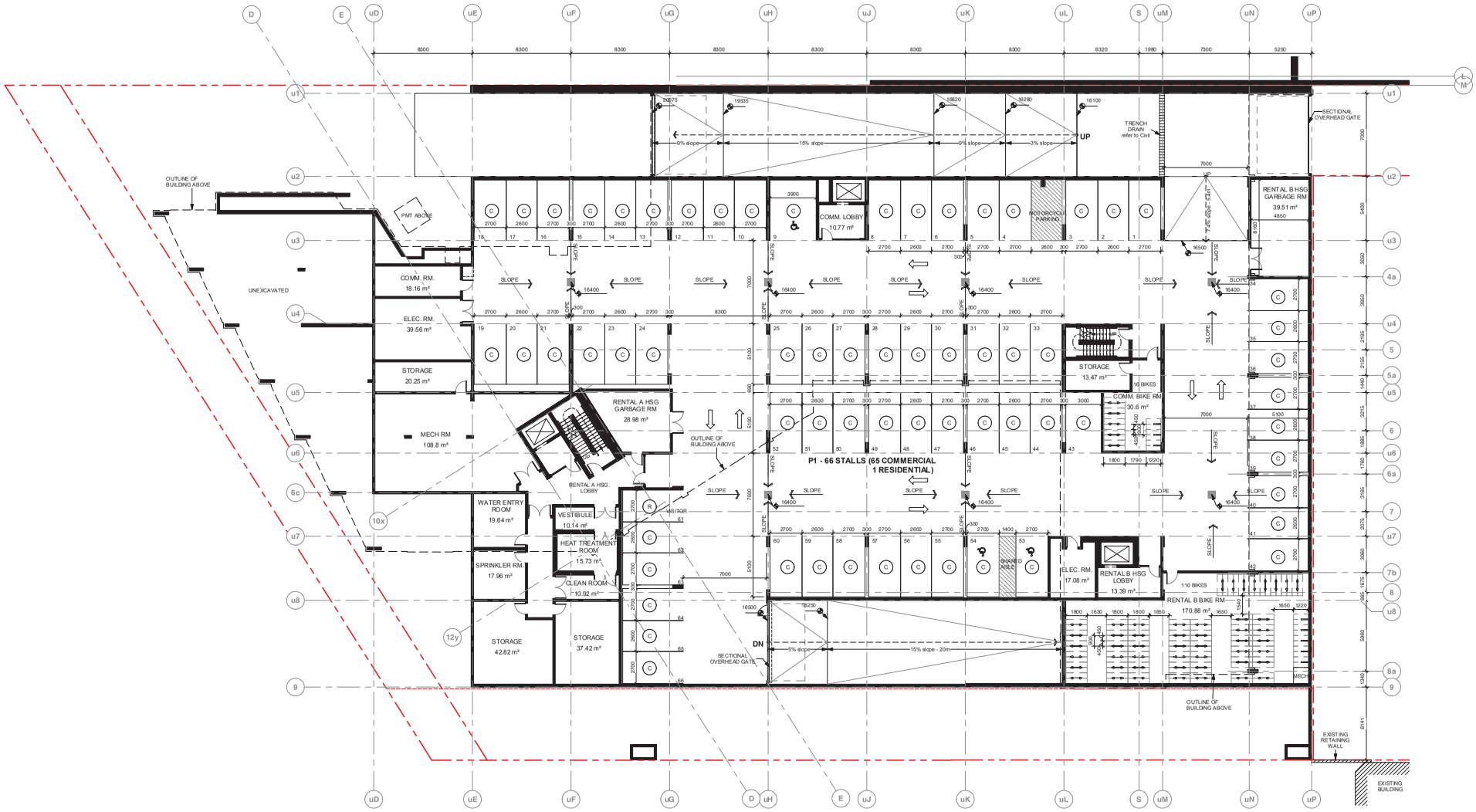
P2 FLOOR PLAN

20.03.06
1 : 150

N

DP10



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P1 FLOOR PLAN

20.03.06
1 : 150

N

DP11

Note:
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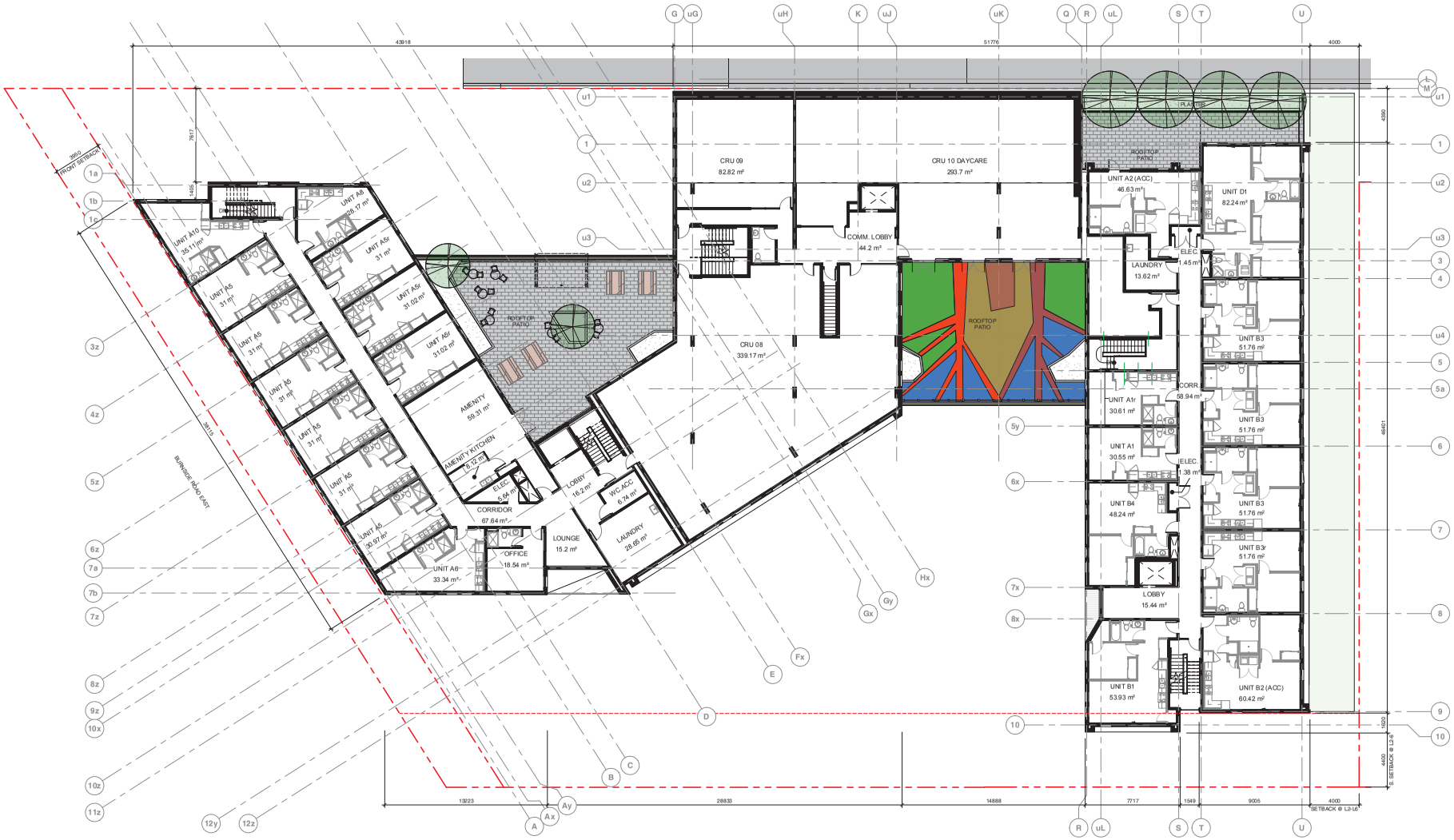
MAIN FLOOR PLAN

20.03.06
1 : 150

N

DP12



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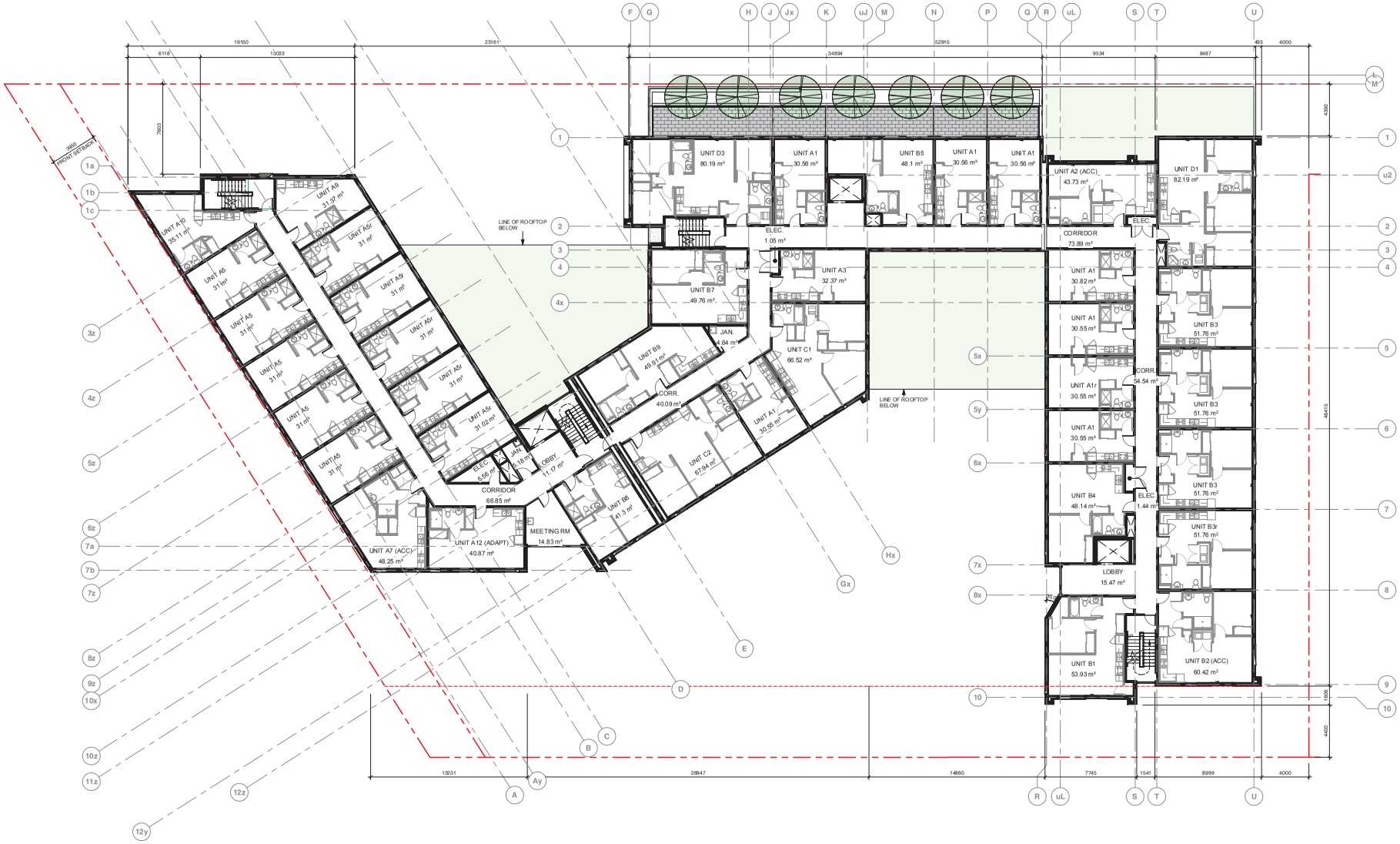
LEVEL 2 FLOOR PLAN

20.03.06
1 : 150

N

DP13



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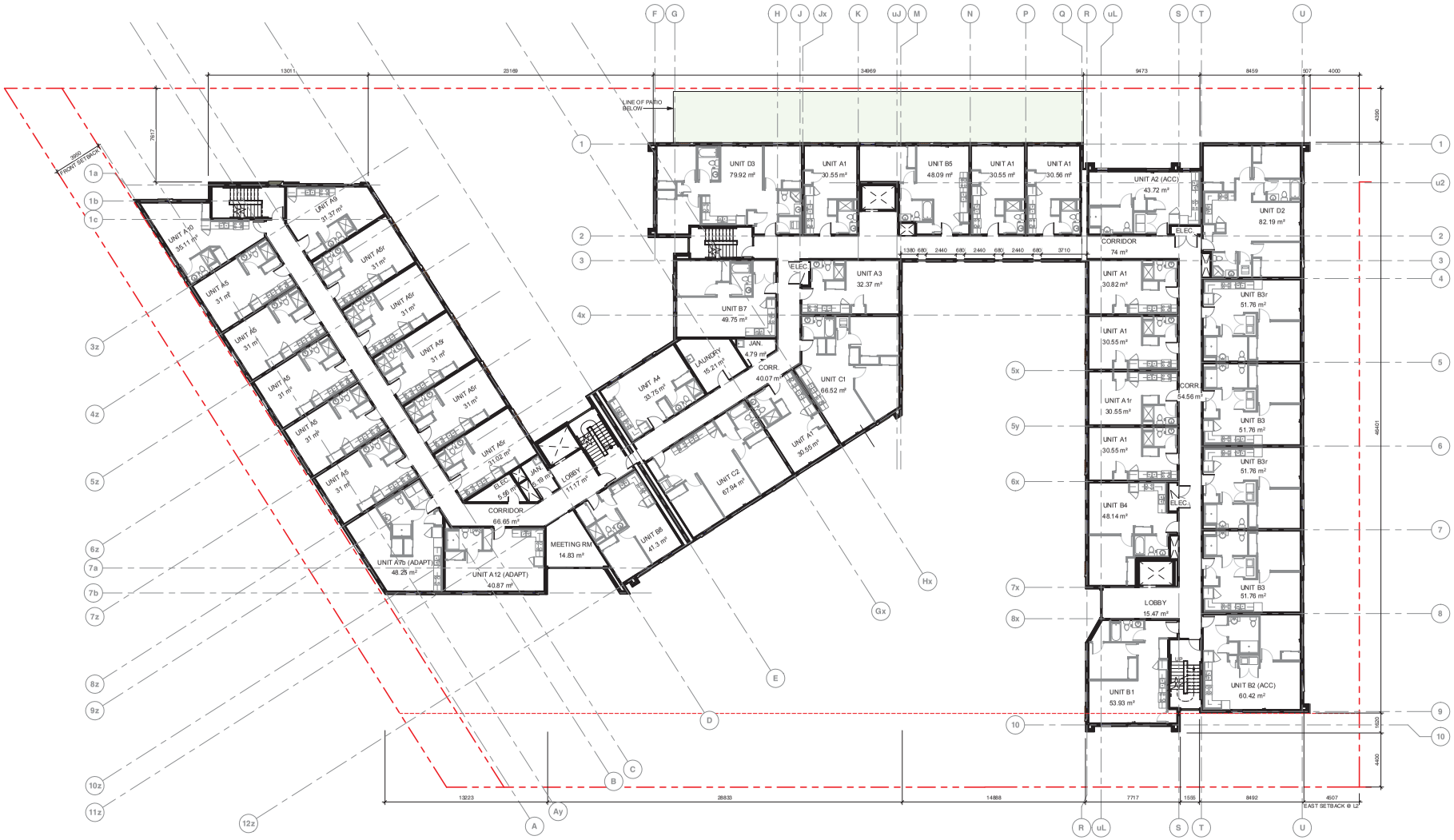
LEVEL 3 FLOOR PLAN

20.03.06
1 : 150

N

DP14



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LEVEL 4 FLOOR PLAN

20.03.06
1 : 150

N

DP15

Note:
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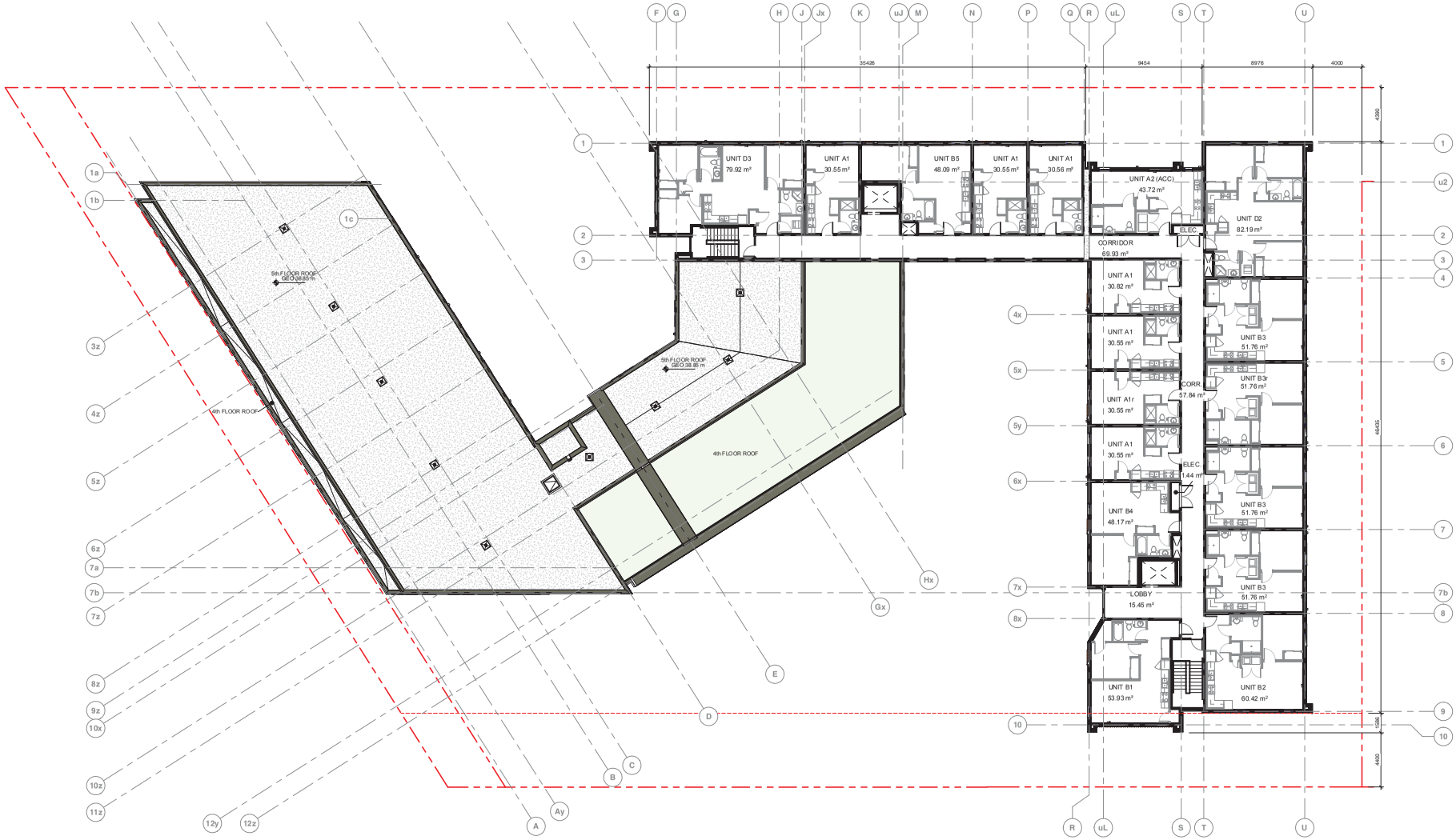
LEVEL 5 FLOOR PLAN

20.03.06
1 : 150

N

DP16



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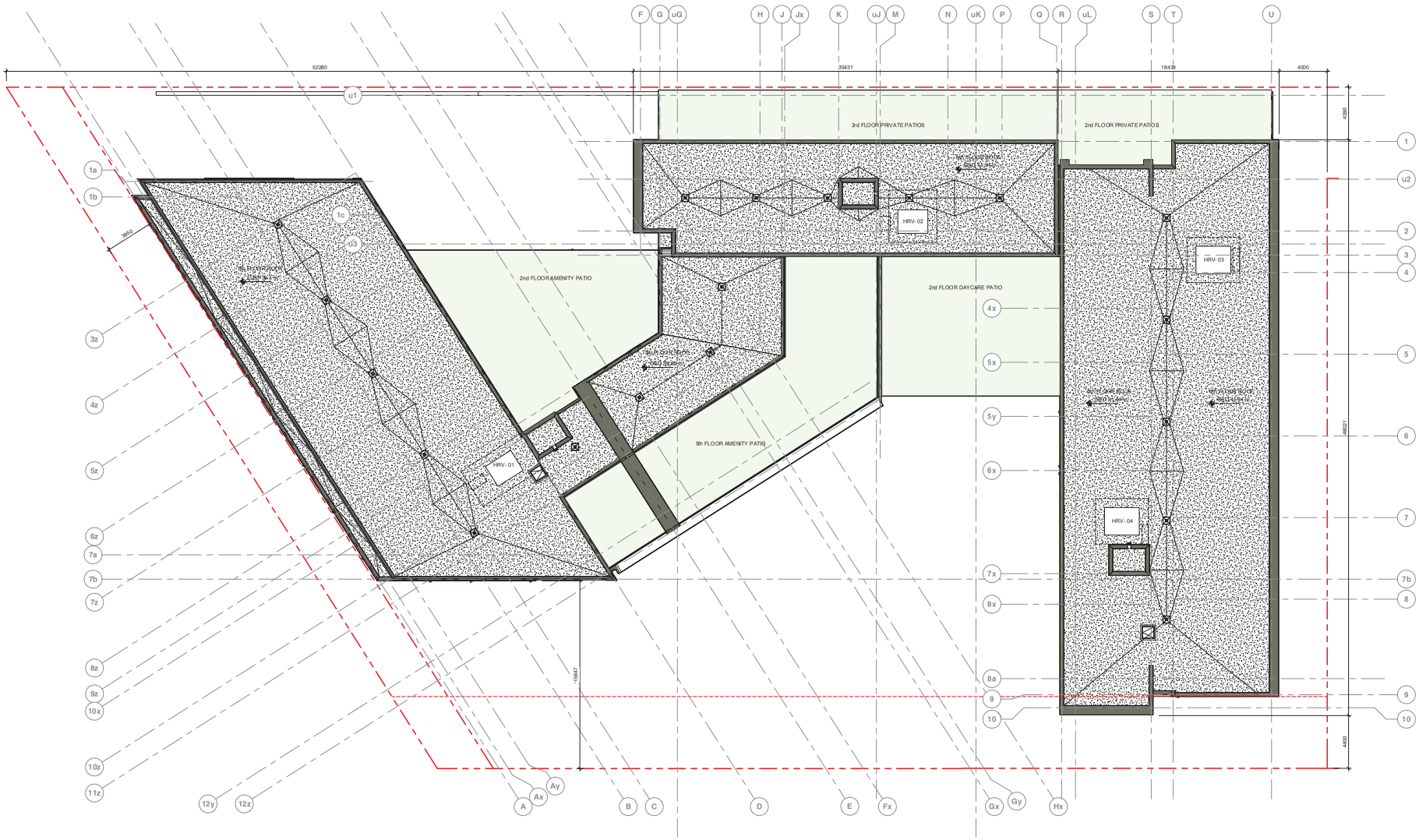
LEVEL 6 FLOOR PLAN

20.03.06
1 : 150

N

DP17



CROSSTOWN
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ROOF PLAN

20.03.06
1 : 150

N

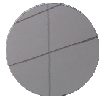
DP18

ELEVATION - WEST

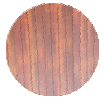
ELEVATION - SOUTH

MATERIAL LEGEND

1 CEMENTITIOUS PANELS - WHITE



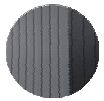
2 CEMENTITIOUS PANELS - CHARCOAL



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 WINDOW 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 ELEVATIONS

20.03.06
As indicated

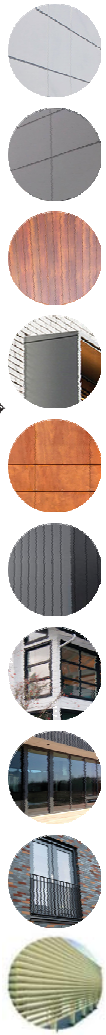
N

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. WINDOW 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 ELEVATIONS

20.03.06
As indicated

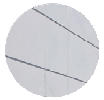
N

DP20

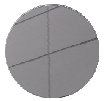
ELEVATION - WEST COURTYARD

ELEVATION - EAST COURTYARD

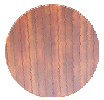
MATERIAL LEGEND



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 WINDOW WALL GLAZING - CHARCOAL

9 PICKET GUARDRAIL - CHARCOAL

10 MECHANICAL SCREEN - (METAL LOUVERS)

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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ISSUED FOR REZONING & DEVELOPMENT PERMIT

BUILDING ELEVATIONS

20.03.06
As indicated

N

DP21

BUILDING SECTION 01

CROSSTOWN
WHERE COMMUNITY CONNECTS

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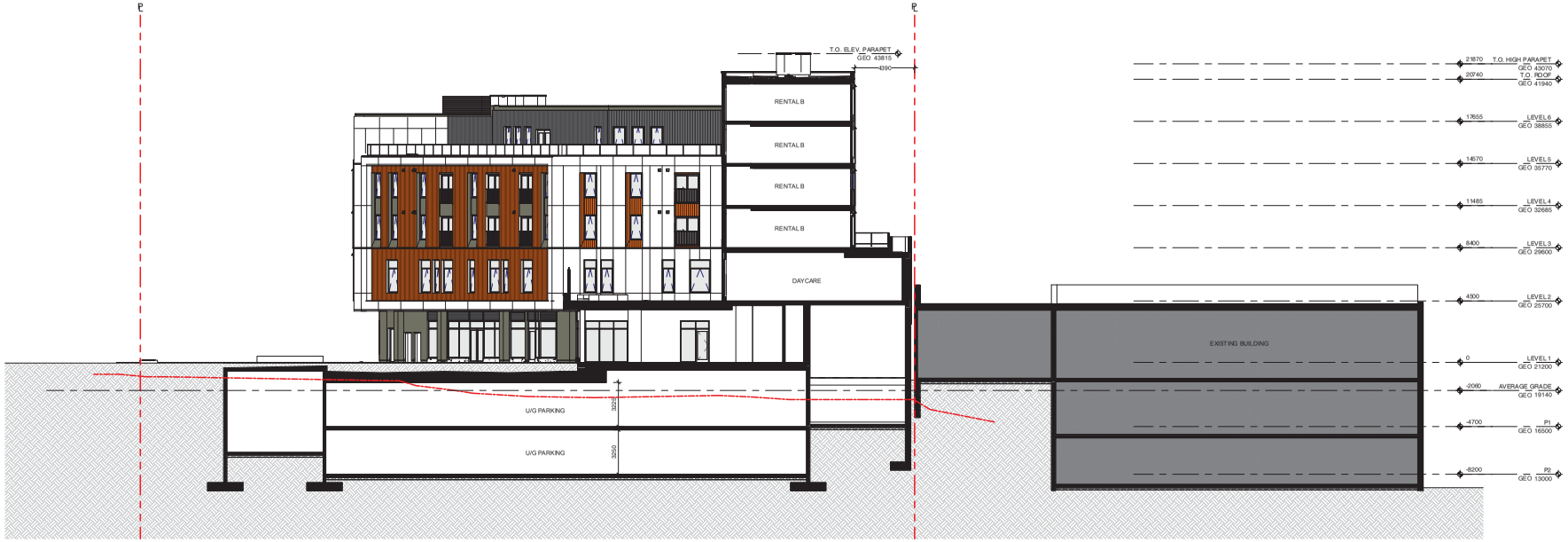
BUILDING SECTION
20.03.06
1 : 150

N

DP22



BUILDING SECTION 02

CROSSTOWN
WHERE COMMUNITY CONNECTS

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CROSSTOWN MIXED-USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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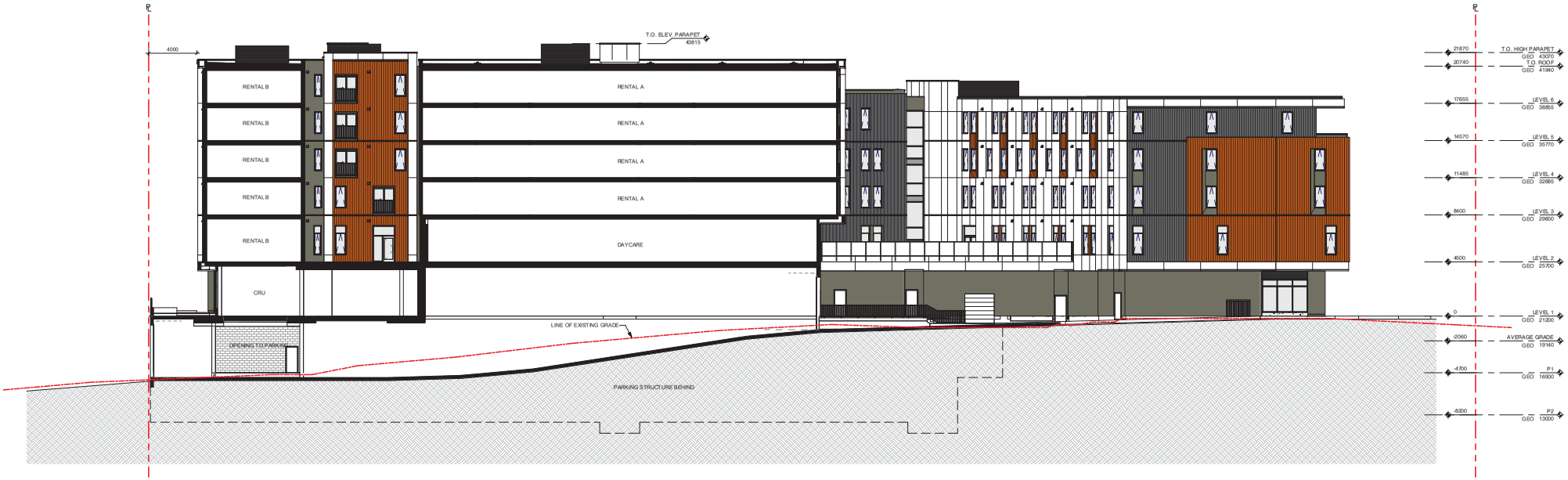
BUILDING SECTION
20.03.06
1 : 150

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
20.03.06
1 : 150

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

ISSUED FOR REZONING & DEVELOPMENT PERMIT

AERIAL VIEW

20.03.06

N

DP25

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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VIEW DOWN BURNSIDE
20.03.06

N

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
ISSUED FOR REZONING & DEVELOPMENT PERMIT

PLAZA LOOKING WEST

20.03.06

N

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
ISSUED FOR REZONING & DEVELOPMENT PERMIT

COURTYARD
20.03.06

N

DP28

CROSSTOWN
WHERE COMMUNITY CONNECTS

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CROSSTOWN MIXED-USE DEVELOPMENT
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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SOUTHEAST CORNER VIEW
20.03.06

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

NORTHEAST CORNER VIEW

20.03.06

N

DP30

CROSSTOWN
WHERE COMMUNITY CONNECTS

LOW HAMMOND ROWE ARCHITECTS

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CROSSTOWN MIXED-USE DEVELOPMENT

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ISSUED FOR REZONING & DEVELOPMENT PERMIT

VIEW DOWN BURNSIDE

20.03.06

N

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

20.03.06

N

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
ISSUED FOR REZONING & DEVELOPMENT PERMIT

BURNSIDE & FINLAYSON
20.03.06

N

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
20.03.06

N

DP34

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

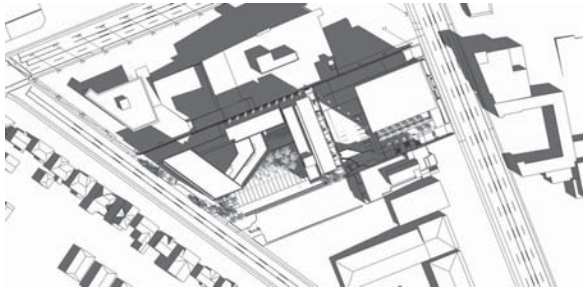
ISSUED FOR REZONING & DEVELOPMENT PERMIT

ILLUSTRATIVE VIEWS

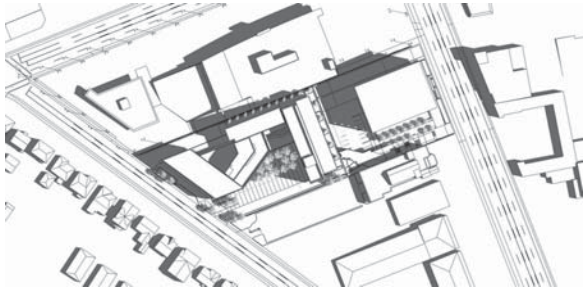
20.03.06

N

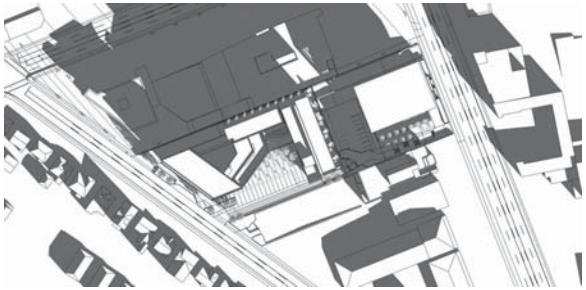
DP35



MARCH 21 SPRING 9AM



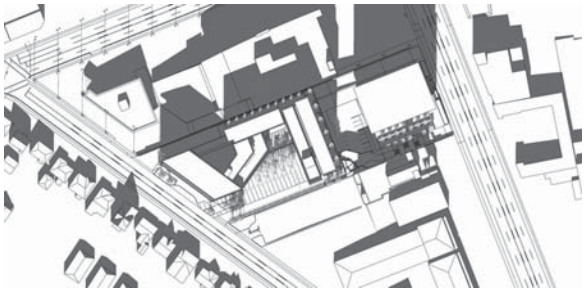
JULY 21 SUMMER 9AM



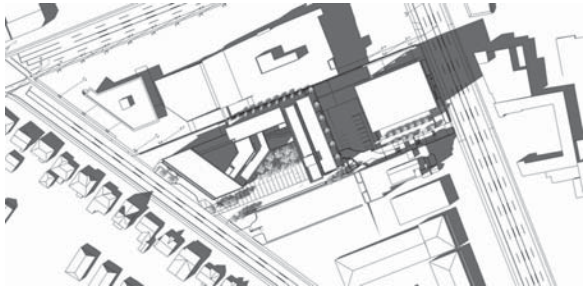
DECEMBER 21 WINTER 9AM

MARCH 21 SPRING 12PM

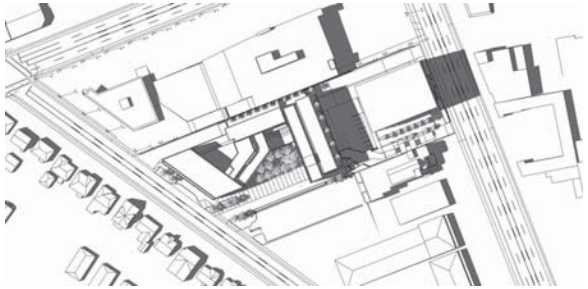
JULY 21 SUMMER 12PM



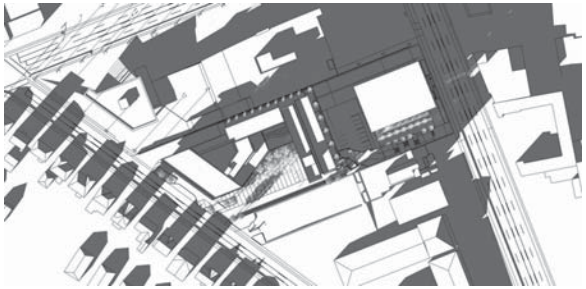
DECEMBER 21 WINTER 12PM



MARCH 21 SPRING 3PM



JULY 21 SUMMER 3PM



DECEMBER 21 WINTER 3PM

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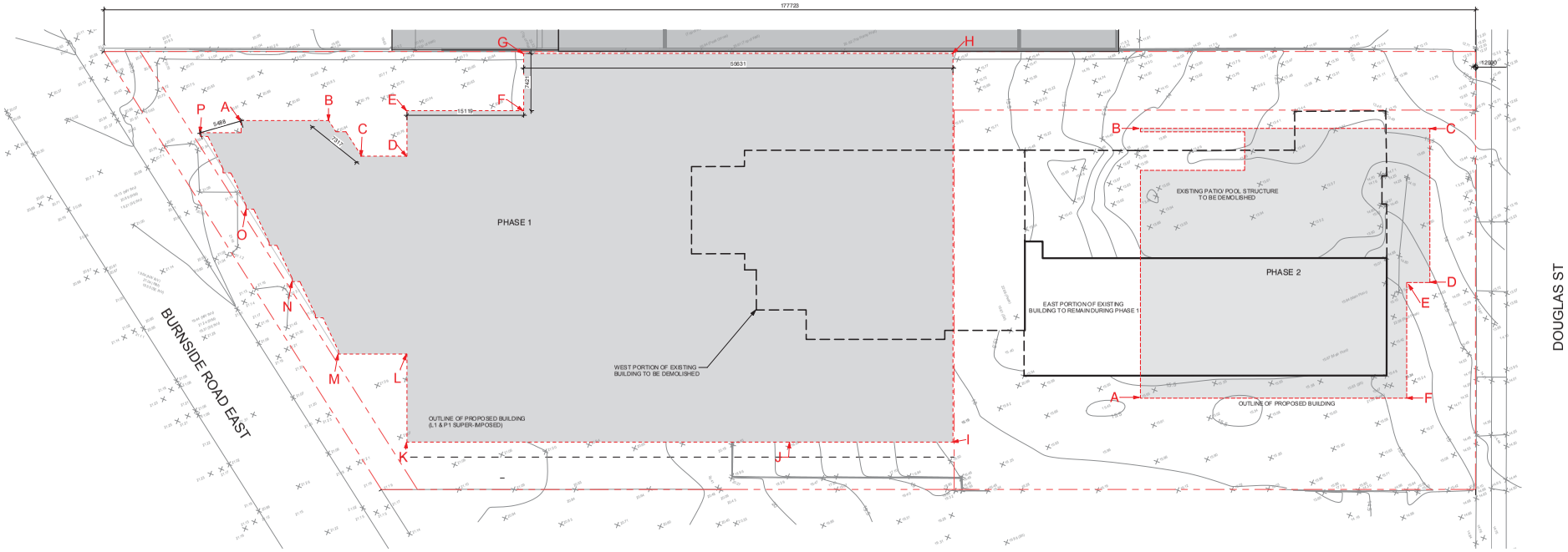
SUN STUDIES
20.03.06

N

DP36



PHASE 1 PHASE 2

Grade Points(m. - Geodedic) Existing	Proposed	Grade Points	Average a	=	b	/2 =	Distance	Calculation
A 20.93	21.20	Points A & B	(20.93	+	20.87)	/2 = 20.90	9.86	206.07
B 20.87	21.20	Points B & C	(20.87	+	20.86)	/2 = 20.87	7.32	152.73
C 20.86	21.20	Points C & D	(20.86	+	20.60)	/2 = 20.73	5.90	122.31
D 20.78	20.60	Points D & E	(20.60	+	20.45)	/2 = 20.53	5.90	121.10
E 20.75	20.45	Points E & F	(20.45	+	20.08)	/2 = 20.27	15.12	306.41
F 20.50	20.08	Points F & G	(20.08	+	20.08)	/2 = 20.08	7.42	148.99
G 20.50	20.08	Points G & H	(20.08	+	16.00)	/2 = 18.04	55.63	1003.57
H 16.00	16.10	Points H & I	(16.00	+	16.40)	/2 = 16.20	50.41	816.64
I 16.40	21.20	Points K & L	(16.40	+	21.07)	/2 = 18.74	21.27	398.49
J 18.39	21.20	Points L & M	(18.39	+	21.10)	/2 = 19.75	49.63	979.94
K 21.07	21.20	Points M & N	(21.07	+	21.10)	/2 = 21.09	11.42	240.79
L 21.10	21.20	Points N & O	(21.10	+	21.20)	/2 = 21.15	8.87	187.60
M 21.20	21.20	Points O & P	(21.20	+	21.20)	/2 = 21.20	11.15	236.38
N 21.31	21.20	Points O & P	(21.20	+	21.16)	/2 = 21.18	11.15	236.16
O 21.16	21.20	Points O & P	(21.16	+	20.92)	/2 = 21.04	11.54	242.80
P 20.92	21.20	Points P& A	(20.92	+	20.93)	/2 = 20.93	5.49	114.88
							288.08	5514.86

Average Grade:
(5514.86 / 288.08)
= 19.14 (m)

PROPOSED HEIGHT
=ROOF HEIGHT - AVG GRADE
=43.07m-19.14m GEO
=23.93m 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
= 43.09m GEO BUILDING HEIGHT

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584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC
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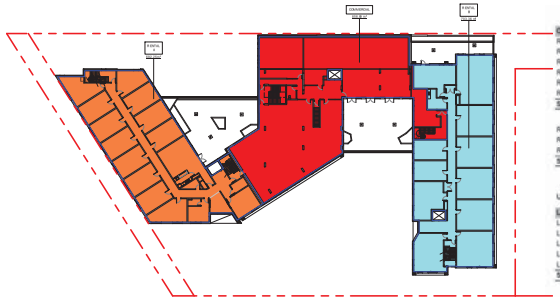
SURVEY - AVG. GRADE

20.03.06
As indicated

N

DP37

LEVEL 1 FSR



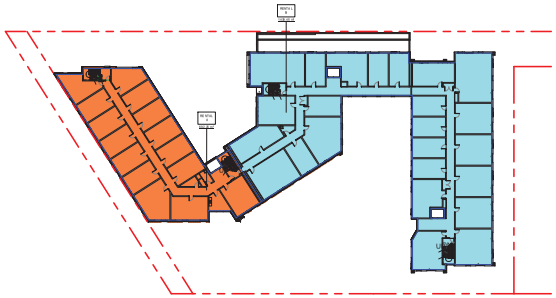
LEVEL 2 FSR

UNIT COUNTS BY TYPE

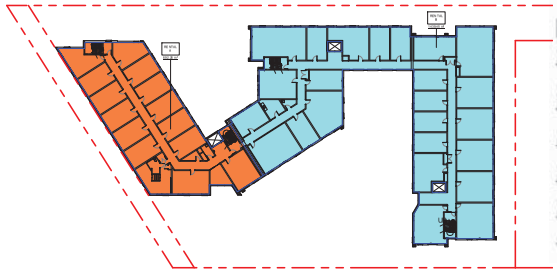
OCCUPANCY	Unit Type	Count	Unit Type Percentage
Rental B	S (access)	5	5%
Rental B	S	35	36%
Rental B	3B	9	9%
Rental B	2B	4	4%
Rental B	1B (access)	4	4%
Rental B	1B	39	41%
SUB TOTAL		96	100%
Rental A	S	51	94%
Rental A	S (access)	1	2%
Rental A	1B	2	4%
SUB TOTAL		54	100%

UNIT COUNTS BY LEVEL

LEVEL	RENTAL B	RENTAL A
LEVEL 2	11	12
LEVEL 3	24	15
LEVEL 4	24	15
LEVEL 5	19	12
LEVEL 6	18	
SUB TOTAL	96	54



LEVEL 3 FSR



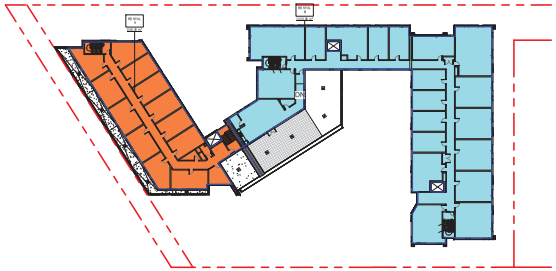
LEVEL 4 FSR

NET AREA SCHEDULE

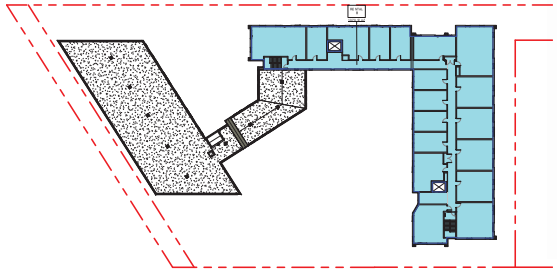
Level	Name	Area (sqm)	Area (sqft)
LEVEL 1	Commercial	2115	22763
LEVEL 1	Rental A	79	848
LEVEL 1	Rental B	52	560
TOTAL AREA		2246	24171
LEVEL 2	Commercial	857	9225
LEVEL 2	Rental A	692	7449
LEVEL 2	Rental B	703	7567
TOTAL AREA		2252	24240
LEVEL 3	Rental A	692	7449
LEVEL 3	Rental B	1440	15500
TOTAL AREA		2132	22948
LEVEL 4	Rental A	692	7449
LEVEL 4	Rental B	1440	15500
TOTAL AREA		2132	22948
LEVEL 5	Rental A	549	5909
LEVEL 5	Rental B	1226	13197
TOTAL AREA		1775	19106
LEVEL 6	Rental B	1070	11517
TOTAL AREA		1070	11517

OPEN SPACE AREA: 602.67 M2
PHASE 1 SITE AREA: 5753.7 M2
OPEN SPACE RATIO: 602.67 / 5753.7 = 10.48%

OPEN SPACE AREA PLAN.



LEVEL 5 FSR



LEVEL 6 FSR

RESIDENTIAL TOTAL FSR

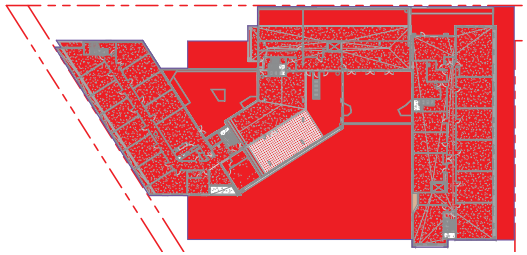
Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	131	1407	0.02
LEVEL 2	1396	15022	0.24
LEVEL 3	2132	22945	0.37
LEVEL 4	2132	22945	0.37
LEVEL 5	1775	19106	0.31
LEVEL 6	1070	11518	0.19
TOTAL AREA	8635	92945	1.50

COMMERCIAL TOTAL FSR

Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	2115	22763	0.37
LEVEL 2	857	9221	0.15
TOTAL AREA	2972	31985	0.52

TOTAL FSR

Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	2246	24171	0.39
LEVEL 2	2252	24244	0.39
LEVEL 3	2132	22945	0.37
LEVEL 4	2132	22945	0.37
LEVEL 5	1775	19106	0.31
LEVEL 6	1070	11518	0.19
TOTAL AREA	11606	124930	2.02



SITE COVERAGE AREA: 4066.89 M2
SITE AREA: 5753.7 M2
SITE COVERAGE RATIO: 4066.89 / 5753.7 M2 = 70.7 %

SITE COVERAGE

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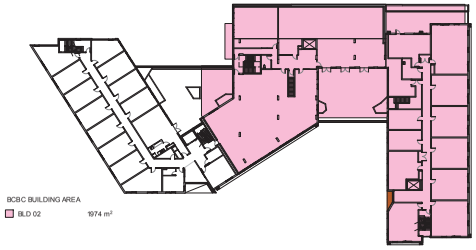
FSR AREA SUMMARY

20.03.06
1 : 500

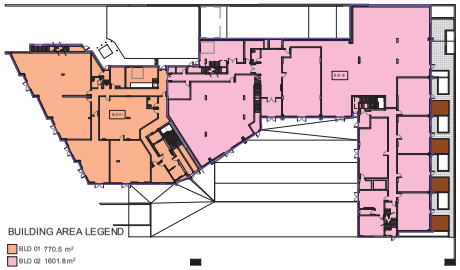
N

DP38

BCBC BUILDING AREA_BLD01

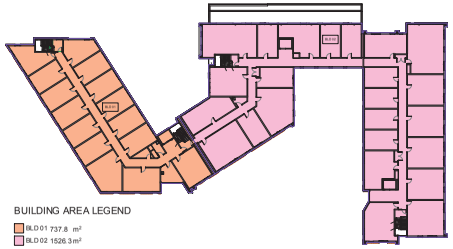


BCBC BUILDING AREA_BLD02

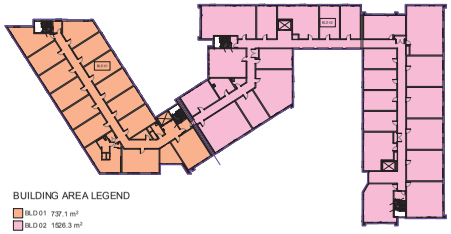


LEVEL 1 BUILDING AREA

LEVEL 2 BUILDING AREA

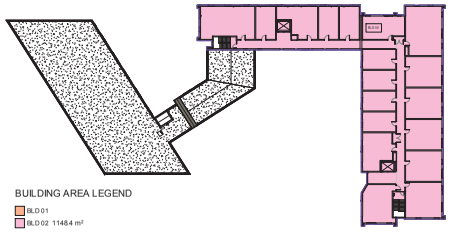


LEVEL 3 BUILDING AREA



LEVEL 4 BUILDING AREA

LEVEL 5 BUILDING AREA



LEVEL 6 BUILDING AREA

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

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GROSS BUILDING AREA_BCBC
20.03.06
1 : 500

N

DP39

LEVEL 1 AREA BREAKDOWN

L1 RENTAL A GROSS AREA SCHEDULE

Name	Area	Area sqft.
COMM. KITCHEN	101.3 m²	1090.42 SF
CORRIDOR	27.81 m²	299.33 SF
ELE	6.64 m²	71.51 SF
STAFF W/C	6.11 m²	65.74 SF
STAIR	17.64 m²	189.92 SF
STAIR	18.8 m²	202.41 SF
STORAGE COMM. KITCHEN	15.92 m²	171.4 SF
SUPP. HSG OFFICE	17.73 m²	190.8 SF
	211.96 m²	

L1 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sqft.
CORRIDOR	80.69 m²	868.55 SF
CRU 07	86.43 m²	930.45 SF
ELE	7.38 m²	79.43 SF
ELE	6.92 m²	74.47 SF
L1 OFFICE	26.25 m²	282.56 SF
STAIR	21.09 m²	227.03 SF
	228.96 m²	

L1 COMMERCIAL GROSS AREA SCHEDULE

Name	Area	Area sqft.
SERVICE ROOM	9.69 m²	104.3 SF
STAFF W/C	6.18 m²	66.53 SF
STAFF W/C	6.29 m²	67.7 SF
COMM MECH ROOM	19.37 m²	208.47 SF
COMMERCIAL GARBAGE RM	33.98 m²	365.71 SF
CORRIDOR	40.76 m²	438.77 SF
CRU01	229.97 m²	2475.41 SF
CRU02	76.73 m²	825.96 SF
CRU03	80.77 m²	869.43 SF
CRU06	275.22 m²	2962.48 SF
CRU05	124 m²	1334.69 SF
CRU06	448.71 m²	4829.92 SF
LOADING COMMERCIAL	57.49 m²	618.82 SF
SERVICE ROOM	16.79 m²	180.77 SF
STAIR	12.4 m²	133.48 SF
STORAGE	3.86 m²	41.31 SF
CORRIDOR	76.7 m²	826.05 SF
CORRIDOR	103.72 m²	1116.41 SF
STAIR	31.5 m²	339.08 SF
	1652.12 m²	

LEVEL 2 AREA BREAKDOWN

L2 RENTAL A GROSS AREA SCHEDULE

Name	Area	Area sqft.
CORRIDOR	49.13 m²	528.87 SF
STAIR	8.16 m²	87.87 SF
STAIR	24.66 m²	265.48 SF
COMMON LOUNGE	77.09 m²	829.83 SF
CORRIDOR	96.36 m²	1037.24 SF
E/M	3.87 m²	41.61 SF
E/M	2.71 m²	29.12 SF
ELE	7.25 m²	78.07 SF
LAUNDRY ROOM	31.79 m²	342.15 SF
LOUNGE	12.61 m²	135.73 SF
OFFICE	25.69 m²	276.57 SF
STAIR	19.51 m²	209.98 SF
STAIR	16.45 m²	177.12 SF
WC	7.69 m²	82.78 SF
A6	33.82 m²	364.01 SF
A5	33.82 m²	364.01 SF
A5	33.82 m²	364.01 SF
A5	33.82 m²	364.01 SF
A5	33.82 m²	364.01 SF
A5	33.79 m²	363.7 SF
A5r	33.89 m²	364.81 SF
A5r	33.89 m²	364.81 SF
A5r	33.89 m²	364.81 SF
A4	34.74 m²	374.09 SF
A8	31.03 m²	334.05 SF
A10	39 m²	419.74 SF
	794.33 m²	

L2 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sqft.
CORRIDOR	49.13 m²	528.87 SF
STAIR	8.16 m²	87.87 SF
STAIR	24.66 m²	265.48 SF
CORRIDOR	83.03 m²	893.7 SF
E/M	2.07 m²	22.26 SF
E/M	1.58 m²	16.97 SF
E/M	2.01 m²	21.61 SF
E/M	1.41 m²	15.15 SF
ELE	6.23 m²	67.11 SF
ELE	6.84 m²	73.68 SF
LAUNDRY ROOM	15.33 m²	165.02 SF
SG	3.6 m²	38.77 SF
STAIR	15.5 m²	166.86 SF
A1	33.63 m²	361.97 SF
A1	33.63 m²	361.97 SF
A2	50.29 m²	541.34 SF
B1	58.27 m²	627.22 SF
B2	64.82 m²	697.71 SF
B3	55.62 m²	598.53 SF
B3	55.62 m²	598.53 SF
B3	55.62 m²	598.53 SF
B3r	55.62 m²	598.53 SF
B4	52.81 m²	568.49 SF
D1	87.63 m²	943.2 SF
	821.93 m²	

L2 COMMERCIAL GROSS AREA SCHEDULE

Name	Area	Area sqft.
CRU08	362.3 m²	3899.73 SF
CRU09	91.38 m²	983.74 SF
CRU10 DAYCARE	316.96 m²	3411.74 SF
MECH	0.64 m²	6.94 SF
WC	6.86 m²	73.6 SF
	778.32 m²	

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

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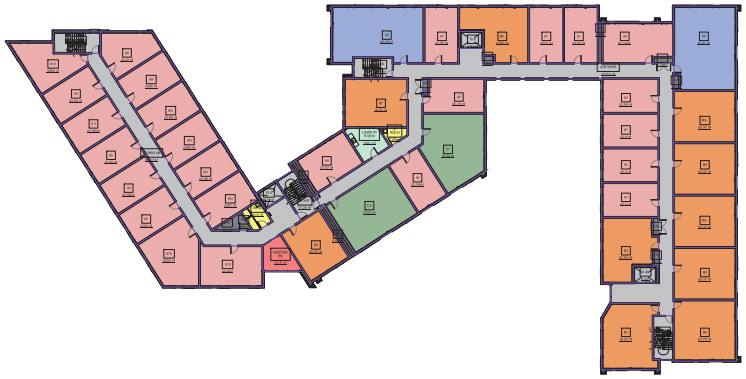
LEVEL 1 & 2 AREA BREAKDOWN

20.03.06
1 : 300

N

DP40



LEVEL 3 AREA BREAKDOWN

L3 RENTAL A GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	86.21 m²	927.91 SF
E/M	2.7 m²	29.1 SF
E/M	3.84 m²	41.3 SF
ELE	7.23 m²	77.83 SF
JC ROOM	9.15 m²	98.5 SF
MEETING RM	16.77 m²	180.5 SF
SG	6.58 m²	70.86 SF
SG	4.8 m²	51.62 SF
STAIR	17.01 m²	183.06 SF
STAIR	17.29 m²	186.06 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.85 m²	364.41 SF
A5r	33.91 m²	364.99 SF
A7	52.05 m²	560.22 SF
A9	34.42 m²	370.46 SF
A10	38.99 m²	419.66 SF
A12	44.4 m²	477.91 SF
B8	44.05 m²	474.18 SF
	724.26 m²	

L3 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	203.56 m²	2191.89 SF
E/M	1.32 m²	14.2 SF
E/M	2.01 m²	21.61 SF
E/M	2.05 m²	22.11 SF
E/M	1.43 m²	15.39 SF
E/M	1.54 m²	16.53 SF
E/M	1.57 m²	16.9 SF
ELE	6.84 m²	73.68 SF
ELE	6.9 m²	74.24 SF
JC ROOM	5.82 m²	62.59 SF
SG	3.09 m²	33.23 SF
STAIR	15.59 m²	167.82 SF
STAIR	13.78 m²	148.32 SF
A1	33.56 m²	361.23 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	32.73 m²	352.3 SF
A1	33.82 m²	364.09 SF
A1	33.36 m²	358.86 SF
A1	33.55 m²	361.17 SF
A2	47.14 m²	507.41 SF
A3	35.16 m²	378.42 SF
B1	58.23 m²	626.83 SF
B2	64.76 m²	697.02 SF
B3	55.37 m²	595.95 SF
B3	55.37 m²	595.95 SF
B3	55.37 m²	595.95 SF
B3r	55.37 m²	595.95 SF
B4	52.6 m²	566.22 SF
B5	52.65 m²	566.72 SF
B7	52.91 m²	569.53 SF
B9	53.97 m²	580.94 SF
C1	70.89 m²	763.05 SF
C2	72.32 m²	778.41 SF
D1	87.6 m²	942.96 SF
D3	85.92 m²	920.57 SF
	1487.9 m²	

LEVEL 4 AREA BREAKDOWN

L4 RENTAL A GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	86.17 m²	927.53 SF
E/M	2.7 m²	29.1 SF
E/M	3.86 m²	41.58 SF
ELE	7.23 m²	77.83 SF
JC ROOM	9.14 m²	98.4 SF
MEETING RM	16.77 m²	180.5 SF
SG	6.58 m²	70.86 SF
SG	4.8 m²	51.63 SF
STAIR	17.01 m²	183.06 SF
STAIR	17.29 m²	186.06 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5	33.89 m²	364.81 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.85 m²	364.41 SF
A5r	33.91 m²	364.99 SF
A7b	52.05 m²	560.22 SF
A9	34.42 m²	370.46 SF
A10	38.99 m²	419.66 SF
A12	44.4 m²	477.91 SF
B8	44.05 m²	474.18 SF
	724.26 m²	

L4 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	203.56 m²	2190.89 SF
E/M	1.39 m²	15.01 SF
E/M	2.01 m²	21.61 SF
E/M	2.05 m²	22.11 SF
E/M	1.45 m²	15.99 SF
E/M	1.54 m²	16.53 SF
E/M	1.57 m²	16.85 SF
ELE	6.86 m²	73.68 SF
ELE	6.9 m²	74.24 SF
JC ROOM	5.82 m²	62.59 SF
LAUNDRY ROOM	16.91 m²	181.97 SF
SG	3.09 m²	33.23 SF
STAIR	15.59 m²	167.82 SF
STAIR	13.78 m²	148.32 SF
A1	33.56 m²	361.23 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	32.73 m²	352.3 SF
A1	33.82 m²	364.09 SF
A1	33.36 m²	358.86 SF
A1	33.55 m²	361.17 SF
A2	47.14 m²	507.41 SF
A3	35.16 m²	378.42 SF
A4	27.07 m²	291.37 SF
B1	58.23 m²	626.83 SF
B2	64.76 m²	697.02 SF
B3	55.37 m²	595.95 SF
B3	55.37 m²	595.95 SF
B3	55.37 m²	595.95 SF
B3r	55.37 m²	595.95 SF
B4	52.53 m²	565.41 SF
B5	52.65 m²	566.72 SF
B7	52.91 m²	569.53 SF
C1	70.89 m²	763.05 SF
C2	72.32 m²	778.41 SF
D2	87.61 m²	943.01 SF
D3	85.92 m²	920.57 SF
	1487.9 m²	

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

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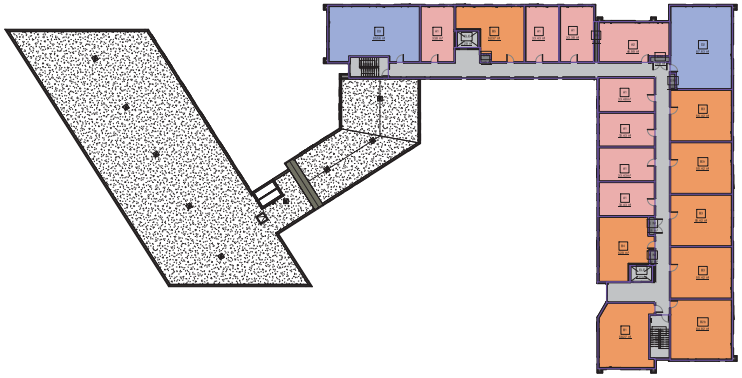
LEVEL 3 & 4 AREA BREAKDOWN
20.03.06
1 : 300

N

DP41



LEVEL 5 AREA BREAKDOWN

L5 RENTAL A GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	86.4 m²	930 SF
E/M	2.7 m²	29.1 SF
E/M	3.86 m²	41.58 SF
ELE	7.23 m²	77.83 SF
JC ROOM	9.16 m²	98.6 SF
MEETING RM	17.18 m²	184.94 SF
SG	6.42 m²	69.11 SF
STAIR	16.25 m²	174.87 SF
STAIR	16.7 m²	179.74 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.86 m²	364.41 SF
A5r	33.85 m²	364.41 SF
A5r	33.91 m²	364.99 SF
A9	34.42 m²	370.66 SF
A11	33.65 m²	362.16 SF
A13	35.18 m²	378.67 SF
A13	35.14 m²	378.23 SF
A13	35.18 m²	378.67 SF
A14	33.46 m²	360.18 SF
A15	35.89 m²	386.37 SF
	578.15 m²	

L5 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
AMENITY SPACE	103.98 m²	1119.25 SF
CORRIDOR	160.79 m²	1730.7 SF
E/M	1.32 m²	14.2 SF
E/M	2.01 m²	21.61 SF
E/M	2.05 m²	22.11 SF
E/M	1.43 m²	15.39 SF
E/M	1.57 m²	16.85 SF
ELE	6.86 m²	73.88 SF
ELE	6.9 m²	74.24 SF
SG	3.09 m²	33.23 SF
STAIR	15.54 m²	167.3 SF
STAIR	13.76 m²	147.88 SF
A1	33.56 m²	361.23 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	33.4 m²	359.48 SF
A1	32.73 m²	352.3 SF
A1	33.82 m²	364.09 SF
A1	33.27 m²	358.13 SF
A2	47.12 m²	507.18 SF
B1	58.23 m²	626.83 SF
B2	66.76 m²	697.02 SF
B3	55.37 m²	595.95 SF
B3r	55.37 m²	595.95 SF
B3r	55.37 m²	595.95 SF
B3r	55.37 m²	595.95 SF
B4	52.6 m²	566.22 SF
B5	52.01 m²	559.78 SF
B6	52.95 m²	569.95 SF
D2	87.58 m²	942.74 SF
D3	85.52 m²	920.57 SF
	1275.09 m²	

LEVEL 6 AREA BREAKDOWN

L6 RENTAL B GROSS AREA SCHEDULE

Name	Area	Area sq.ft.
CORRIDOR	159.36 m²	1715.33 SF
E/M	2.07 m²	22.26 SF
E/M	1.58 m²	16.97 SF
E/M	2.01 m²	21.61 SF
E/M	1.32 m²	14.24 SF
E/M	1.43 m²	15.41 SF
ELE	6.23 m²	67.11 SF
ELE	6.28 m²	67.57 SF
SG	3.6 m²	38.77 SF
STAIR	15.5 m²	166.86 SF
STAIR	14.37 m²	154.7 SF
A1	33.43 m²	359.96 SF
A1	33.48 m²	360.36 SF
A1	33.43 m²	359.87 SF
A1	33.43 m²	359.87 SF
A1	33.43 m²	359.87 SF
A1	33.8 m²	363.78 SF
A1	33.38 m²	359.35 SF
A2	46.79 m²	503.77 SF
B1	58.27 m²	627.22 SF
B2b	64.82 m²	697.71 SF
B3	55.42 m²	596.53 SF
B3	55.42 m²	596.53 SF
B3	55.42 m²	596.53 SF
B3r	55.42 m²	596.53 SF
B4	52.9 m²	569.41 SF
B6	52.37 m²	563.75 SF
D2	87.43 m²	940.2 SF
D3	85.54 m²	920.91 SF
	1118.37 m²	

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

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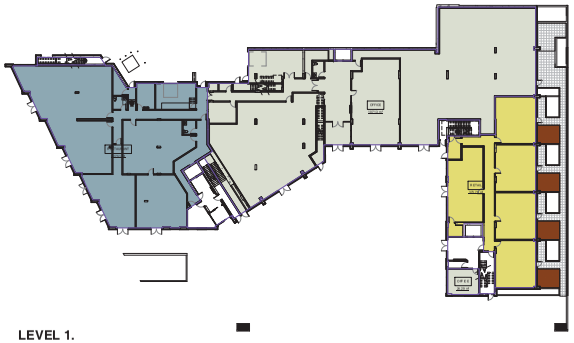
LEVEL 5 & 6 AREA BREAKDOWN
20.03.06
1 : 300

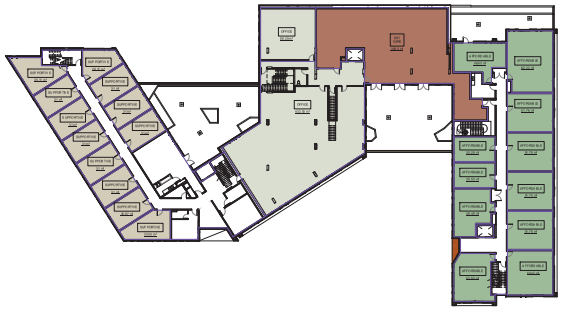
N

DP42



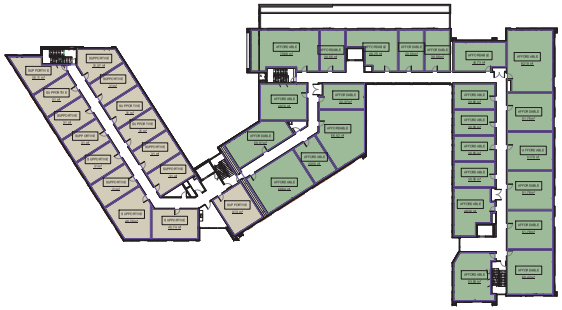
LEVEL 1.

LEVEL 4.

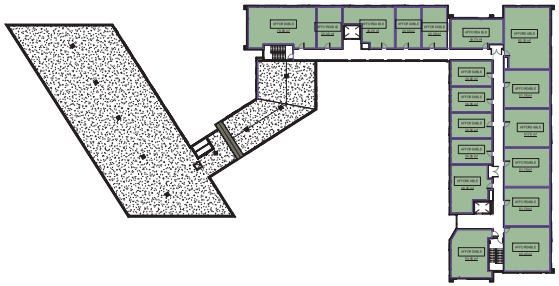


LEVEL 2.

LEVEL 5.



LEVEL 3.



LEVEL 6.

VEHICLE PARKING BREAKDOWN:
PHASE 1

Building Type	Units/Area (m^2)		Required	Rounded	Proposed
COMMERCIAL					
Restaurant	628	1/20	31.4		
Retail	397	2/75	10.6		
Office	1617	1/50	32.3		
Daycare	309	1/80	3.9		
Total			78.2	78	78 stalls
RENTAL A			Required	Rounded	Proposed
Unit (<45m2)	54	0.2	10.8		
Total(Non-Visitor)			10.8	11	11
Visitors		0.1	5.4	5	5
Total	54			16	16 stalls
RENTAL B			Required	Rounded	Proposed
Unit (<45m2)	39	0.2	7.8		
Unit (45-70m2)	48	0.5	24.0		
Unit (>70m2)	9	0.75	6.8		
Total(Non-Visitor)			38.6	39	39
Visitors		0.1	9.6	10	10
Total	96			49	49 stalls
TOTAL RESIDENTIAL STALLS				65	65
TOTAL STALLS:				143	143 stalls

BICYCLE PARKING BREAKDOWN:
PHASE 1

Building Type	Units/Area (m^2)		Required Long Term		Provided Long Term	Required Short Term		Provided Short Term
COMMERCIAL								
Restaurant	628	1/400	1.6	2		1/100	6.3 stalls	6
Retail	397	1/200	2.0	2		1/200	2.0 stalls	2
Office	1617	1/150	10.8	11		1/400	4.0 stalls	3
Day Care	309	1/700	0.44	1		1/200	1.5 stalls	3
		Total		16	16	Total	14 stalls	14 stalls
RENTAL A			Required Long Term		Provided Long Term	Required Short Term		Provided Short Term
Unit (<45m2)	54	1	54.0 stalls			0.1	5.4 stalls	
	54	Total	54 stalls		54	Total	5 stalls	6 stalls
RENTAL B			Required Long Term		Provided Long Term	Required Short Term		Provided Short Term
Unit (<45m2)	39	1	39.0 stalls			0.1	3.9 stalls	stalls
Unit (>45m2)	57	1.25	71.3 stalls			0.1	5.7 stalls	stalls
	96	Total	110 stalls		110	Total	10 stalls	10 stalls

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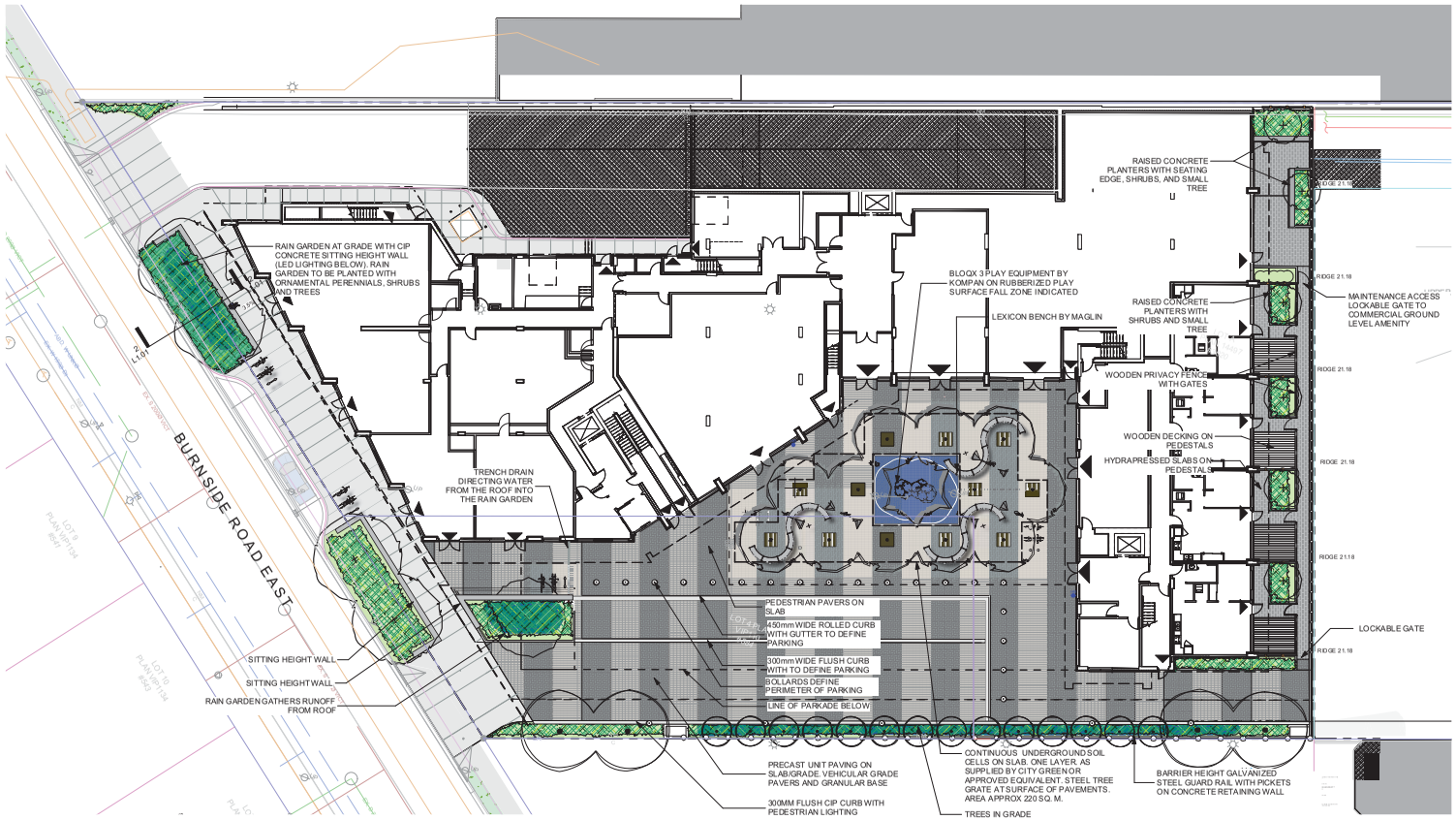
AREA_PARKING CALCULATIONS

20.03.06
1 : 400

N

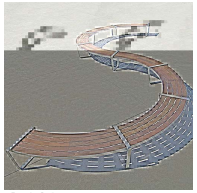
DP43

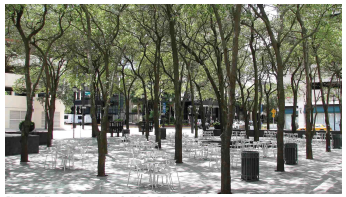


1 Materials Plan- Level One
Scale: 1:200

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work


Bench- Option


Plaza with Trees in Pavement. Soil Cells Below Grade.

Honeylocust- Option for Plaza

Plaza with Trees in Pavement. Ingrade Lighting.

LEGEND

- Property Line
- Parking Structure Below Grade
- Building Entrance/ Egress

MATERIALS

- Plaza Pavements (Non- porous)- Expocrete V5.5 Collection 75 x various x 108mm.
- Concrete Walkways
- Poreclain Tiles on Pedestals. By Abbottsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.
- Hydrapressed Slabs on Pedestals- 610mm x 305mm x 50mm. Texada. Charcoal.
- Rubberized Play Surface

FURNITURE/ STRUCTURES

- Bike Rack (6 bicycle capacity)
- Sitting Height Wall with inset lighting
- Wood Decking on Pedestals
- Bollard Defines Parking Lot
- Bench- By Maglin
- Tree Grate. 1200 x 1200mm. Clyde by CityGreen
- Raised Concrete Planters Various Heights
- Visually Permeable Fence on Concrete Upstand
- Privacy Fence between Patios
- Metal Guardrail - See Arch dwgs
- Locally Sourced Doug Fir Picnic Table. Various Lengths.

PLANTING

- Shrub Planting
- Trees on Slab- Soil Cells below. Soil Cells by City Green
- Trees on Grade
- Rain garden

N

NOT FOR CONSTRUCTION

rev no	description	date
6	DDP	03/03/20
5	Revisions to DP	12/04/19
4	50% BCH Review	10/03/19
3	Revisions to DP	04/15/19
2	Revised Rezoning	02/20/19
1	DP	11/21/18

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Gladstone Road
Victoria BC V9E 1G1
Phone: 250.412.0591
Fax: 250.412.0592

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: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	6
sheet no.	L1.01

DRAWING NOTES

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2. All plan dimensions in metres and all detail dimensions in millimetres.
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5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
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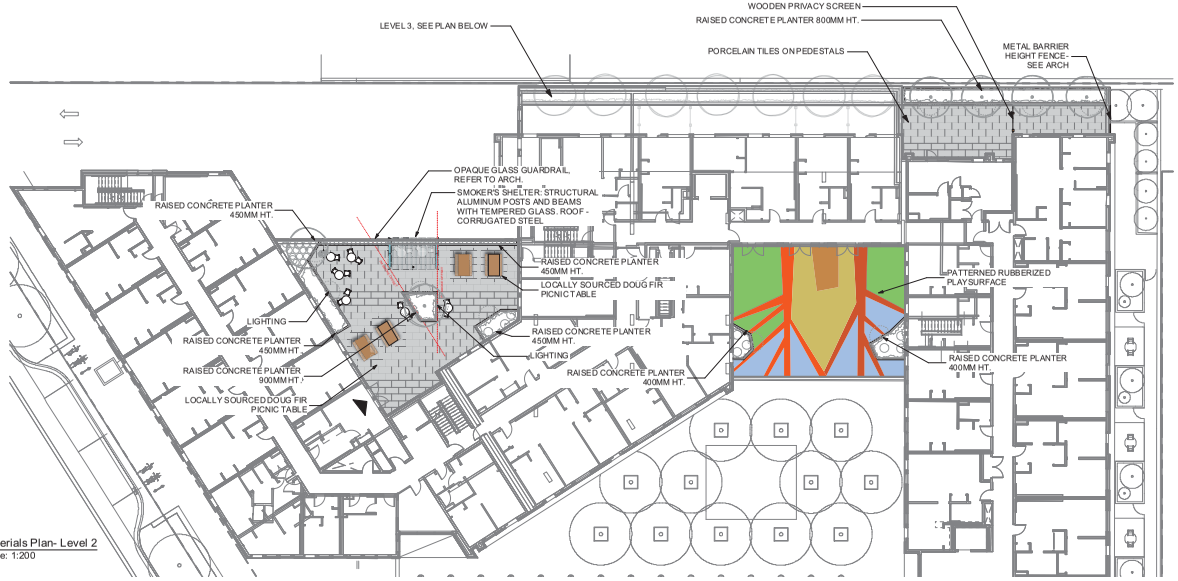
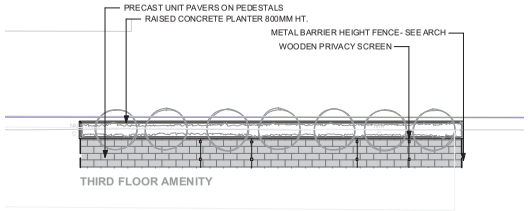
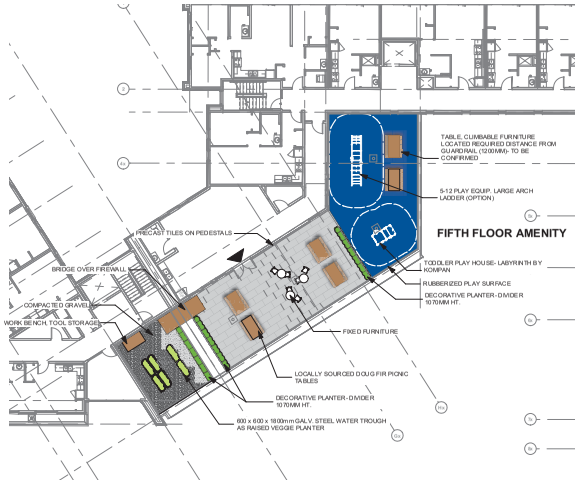
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



1 Materials Plan- Level 2
Scale: 1:200



2 Materials Plan- Level 3
Scale: 1:200



3 Materials Plan- Level 5
Scale: 1:200

CHARACTER IMAGES:

Roof Top Amenity Space

Roof Top Play Space

LEGEND

Property Line	
Parking Structure Below Grade	
Building Entrance/ Egress	
MATERIALS	
Plaza Pavements (Non- porous)- Expocrete VSS Collection 75 x various x 108mm.	
Concrete Walkways	
Porcelain Tiles on Pedestals. By Abbotsford Concrete or approved equivalent. 450 x 900 x 20mm. Final pattern TBD.	
Hydrapressed Slabs on Pedestals- 610mm x 305mm x 50mm. Texada. Charcoal.	
Rubberized Play Surface	
FURNITURE / STRUCTURES	
Bike Rack (6 bicycle capacity)	
Sitting Height Wall with Inset Lighting	
Wood Decking on Pedestals	
Bollard Defines Parking Lot	
Bench- By Maglin	
Tree Grate. 1200 x 1200mm. Clyde by CityGreen	
Raised Concrete Planters Various Heights	
Visually Permeable Fence on Concrete Upstand	
Privacy Fence between Patios	
Metal Guardrail - See Arch dwgs	
Locally Sourced Doug Fir Picnic Table. Various Lengths.	
PLANTING	
Shrub Planting	
Trees on Slab- Soil Cells below. Soil Cells by CityGreen	
Trees on Grade	
Rain garden	

N

NOT FOR CONSTRUCTION

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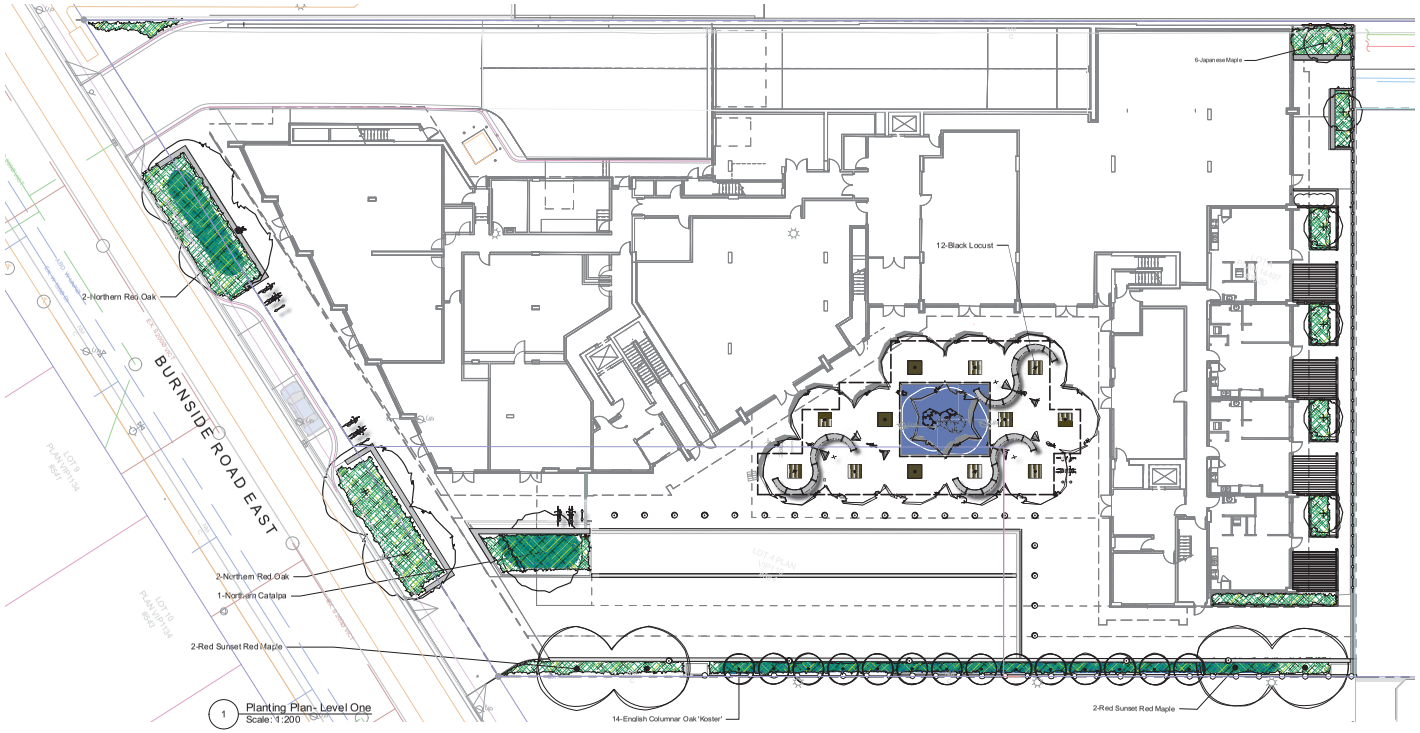
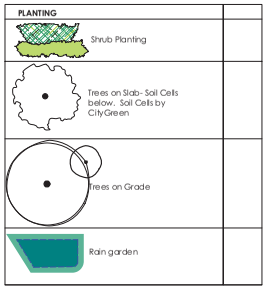
project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
Landscape Plan- Second, Third and Fifth Level

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	6
sheet no.	**L1.02**



1 Planting Plan- Level One
Scale: 1:200



PLANT LIST - GROUND LEVEL

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	6	Acer palmatum	Japanese Maple	1.8 m height, specimen
	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
	1	Catalpa speciosa	Northern Catalpa	6.0 cm cal, wb
	14	Quercus robur 'Fastigiata Koster'	English Columnar Oak 'Koster'	6.0cm cal, b&b
	4	Quercus rubra	Northern Red Oak	6.0cm cal, b&b
	12	Robinia pseudoacacia	Black Locust	5.0 cm cal, b+b
SHRUBS/PERENNIALS/GRASSES/VINES:				
AL	15	Anemanthele lessoniana	New Zealand Wind Grass	#1 Pot
Brs	20	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
Bmg	9	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot
Co	180	Carex obnupta	Slough Sedge	#1 pot
Csm	15	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
CjEN	6	Cryptomeria japonica 'Elegans Nana'	Elegans Nana Japanese Cedar	#3 pot
End	10	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Gsh	59	Gaultheria shallon	Salal	#2 pot
Glw	9	Gaura lindheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
HAL	34	Hydrangea annabelle 'Limelight'	Limelight Hydrangea	#3 pot
Jcg	92	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	145	Lonicera pileata	Privet Honeysuckle	#2 pot
NDH	302	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#1 Pot
Pq	27	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot
Ptwb	25	Pittosporum tenuifolium 'Wrinkled Blue'	Wrinkled Blue Kohuhu	1.2 m ht, b&b
SJa	15	Spiraea japonica var. albiflora	Japanese spirea	#1 pot

DRAWING NOTES

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2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

GENERAL PLANTING NOTE

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape and rain planter installations, a root barrier will be installed to protect exposed water proof membranes . A dimple board (drain mat) will be installed over the root barrier in most applications.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Landscape within boulevard areas to be irrigated (unless otherwise indicated).
5. Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
6. Design and installation of boulevard irrigation system to meet current IIABC and Municipal Specifications.
7. Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
8. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
9. All trees within boulevard to be irrigated with double ring drip irriation system c/w double check valve.

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rev no	description	date
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4	50% BCH Review	10/03/19
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2	Revised Rezoning	02/20/19
1	DP	11/21/18

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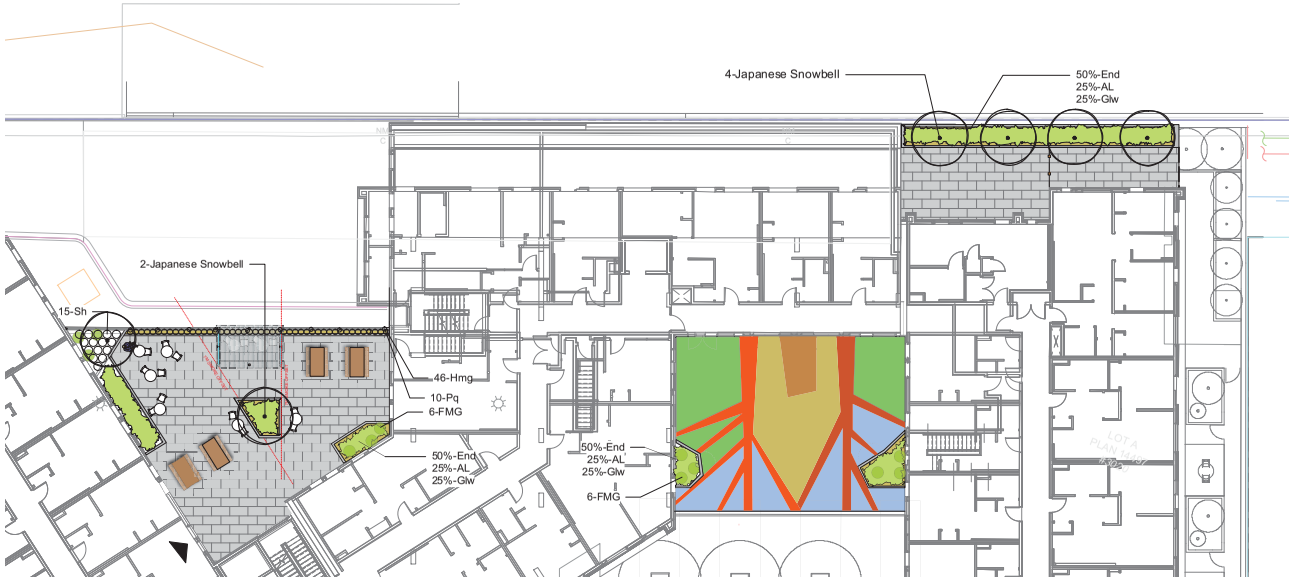
project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
Planting Plan
Ground Level

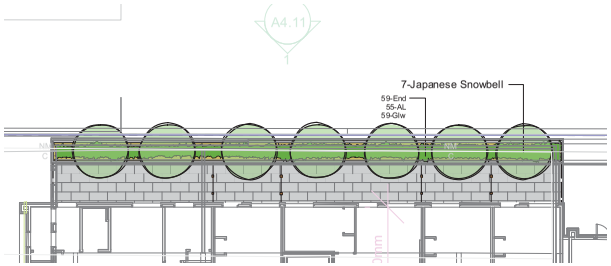
project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	6
sheet no.	**L3.01**



1 Planting Plan- Level Two
Scale: 1:150

PLANT LIST - LEVEL 2

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	6	Styrax japonicus 'Emerald Pagoda'	Japanese Snowbell	5.0cm cal, b&b
	0			
SHRUBS/PERENNIALS/GRASSES/VINES:				
AL	68	Anemanthele lessoniana	New Zealand Wind Grass	#1 Pot
End	44	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
FMG	12	Fuchsia 'Magellanica' var. Gracilis	Hardy Fuschia	#3 Pot
Glw	92	Gaura lindheimerii 'Whirling Butterflies'	Whirling Butterflies Gaura	#1 pot
Hmg	46	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Pq	38	Parthenocissus quinquefolia	Virginia Creeper	#2 Pot
Sh	15	Sarcococca hookeriana var humilis	Himilayan Sweet Box	#2 pot
	0			



2 Planting Plan- Level 3
Scale: 1:150

PLANT LIST - LEVEL 3

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
	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
	0			

DRAWING NOTES

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ON-SLAB TREE PLANTING NOTES

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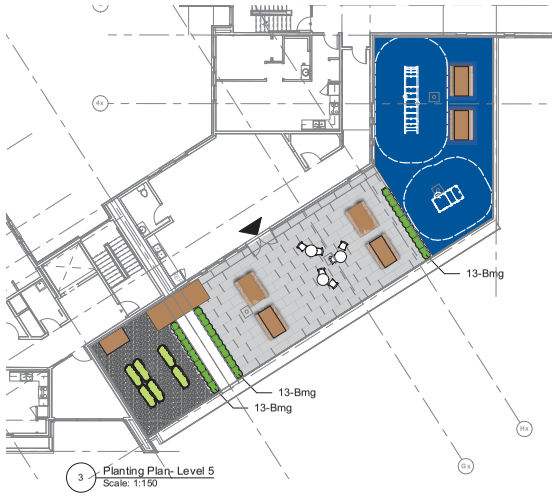

3 Planting Plan- Level 5
Scale: 1:150

PLANT LIST - LEVEL 5

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
Bmg	39	Buxus 'Green Beauty'	Green Beauty Boxwood	#2 pot

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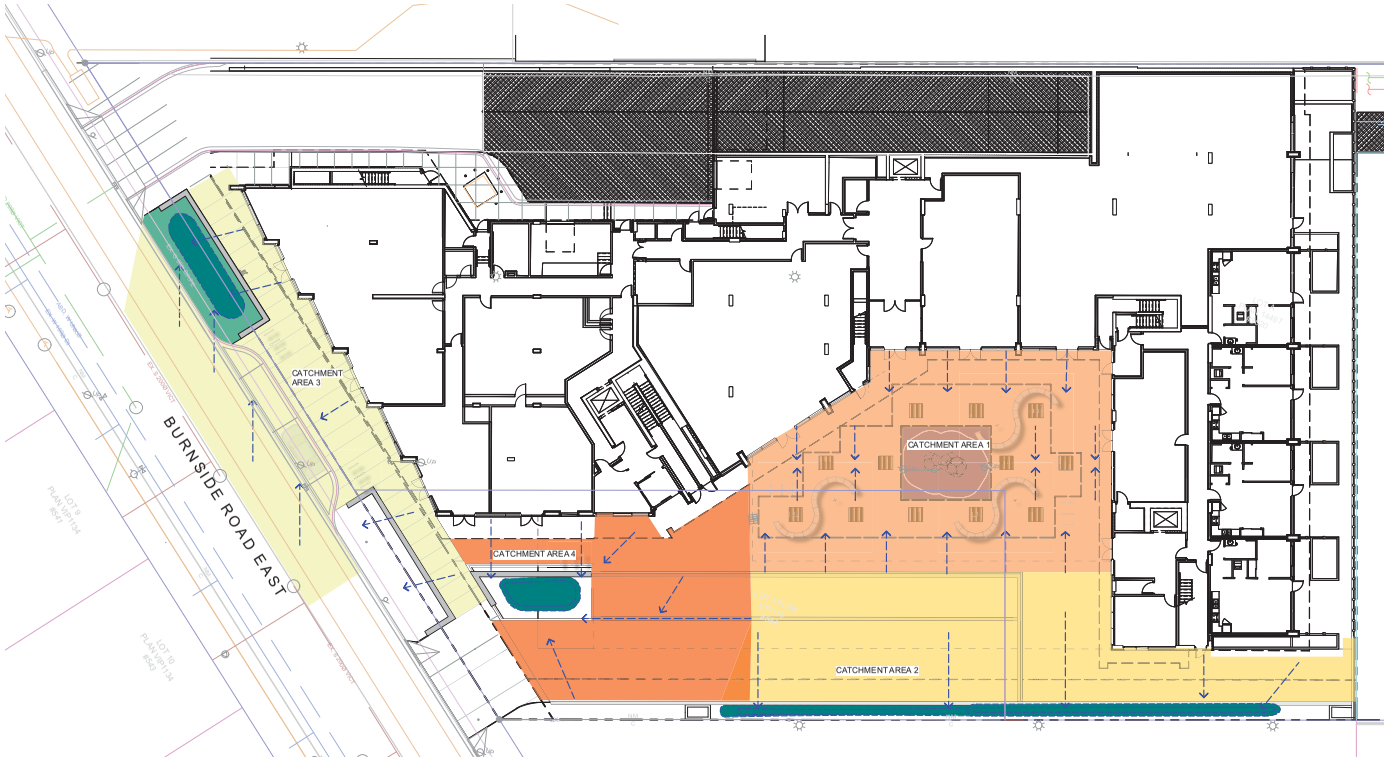
project
Crosstown
3020 Douglas
Ave, Victoria BC

sheet title
Planting Plan Upper Levels

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	6
sheet no.	**L3.02**



LEGEND

- Extent of Parkade, below
- Rain garden - BOTTOM OF POOL
- Direction of flow
- Catchment Area 1- Surface flow to area drains. Drains connected to pipe in soil cells below grade. Runoff exfiltrates into soil cell growing medium.
- Catchment Area 2- Surface flow to rain garden/landscape planter, overflow drains connected to storm system.
- Catchment Area 3- Surface flow to road, which is captured by rain gardens.
- Catchment Area 4- Roof and Surface flow drains to rain garden, overflow drains to storm system.
- Rain Garden

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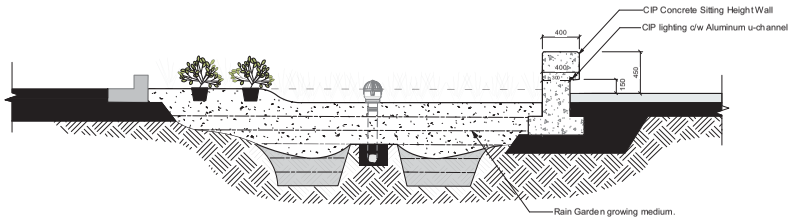

1 Raingarden/ Sitting Height Wall with Inset Lighting
Scale: 1:25

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project
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sheet title
Stormwater Management Plan

project no.	118.16
scale	1: 200 @ 24"x36"
drawn by	GJ
checked by	SM
revison no.	6
sheet no.	**L3.03**