

**J. BYLAWS**

**J.1 Bylaws for 3020 Douglas Street and 584 Burnside Road East: Rezoning Application No. 00676 and Development Permit with Variances Application No. 000542**

**Moved By** Councillor Potts  
**Seconded By** Councillor Alto

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1223) No. 20-050

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (3020 Douglas Street and 584 Burnside Road East)  
Bylaw (2020) No. 20-030
2. Housing Agreement (3020 Douglas Street and 584 Burnside Road East)  
Bylaw (2020) No. 20-031

**CARRIED UNANIMOUSLY**



## Council Report

For the Meeting of May 28, 2020

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**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**

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### 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:

<b>Dwelling Unit Type</b>	<b>Number of Units Original Proposal</b>	<b>Number of Units Revised Proposal</b>
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
<b>Total Number of Units</b>	<b>157</b>	<b>154</b>

### 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.



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,

A handwritten signature in blue ink, appearing to read "Deanna Bhandar".

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



LOW  
HAMMOND  
ROWE  
ARCHITECTS

## 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

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### 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<sup>2</sup> to 5753.7m<sup>2</sup>, while phase 2 site area has decreased from 3327m<sup>2</sup> to 3326.3m<sup>2</sup>.
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<sup>2</sup> to 2972 m<sup>2</sup>. Total residential area has increased from 8629 m<sup>2</sup> to 8635 m<sup>2</sup>. (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 5<sup>th</sup> 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

# CROSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC

ATTACHMENT C



**Revisions**  
Received Date:  
March 9, 2020



 LOW HAMMOND ROWE ARCHITECTS

 CoolAid  
everyone deserves to cool

 TL HOUSING  
SOLUTIONS

 CROSTOWN  
WHERE COMMUNITY CONNECTS

**ISSUED FOR REZONING AND DEVELOPMENT PERMIT**  
REVISED MARCH 06, 2020

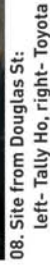
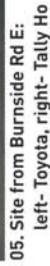
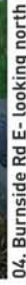


## INDEX X

LANDSCAPE

L1.01	LANDSCAPE PLAN - GROUND LEVEL
L1.02	LANDSCAPE PLAN - SECOND, THIRD & FIFTH LEVEL
L3.01	PLANTING PLAN GROUND LEVEL
L3.02	PLANTING PLAN UPPER LEVELS
L3.03	STORMWATER MANAGEMENT PLAN

Case

C1 BURNSIDE ROAD EAST FRONTAGE



DP02

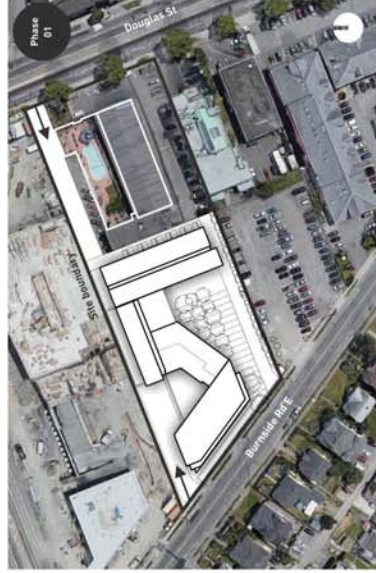


## Existing site



Existing neighbourhood- program and height

## Design and phasing

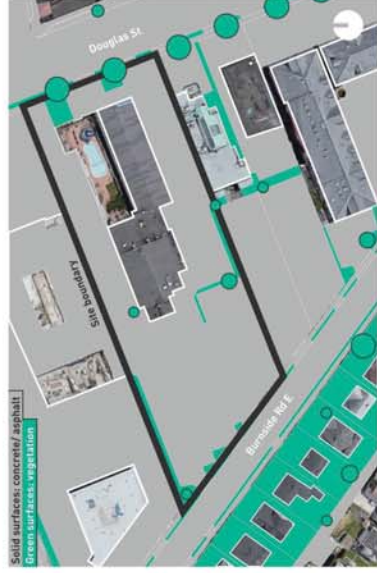


Phase 01

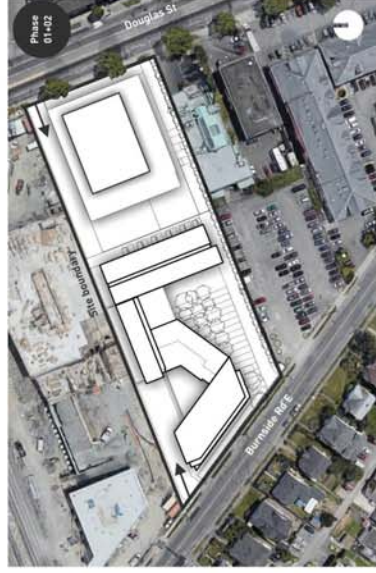


Proposal/ neighbourhood- program- Phase 01+02

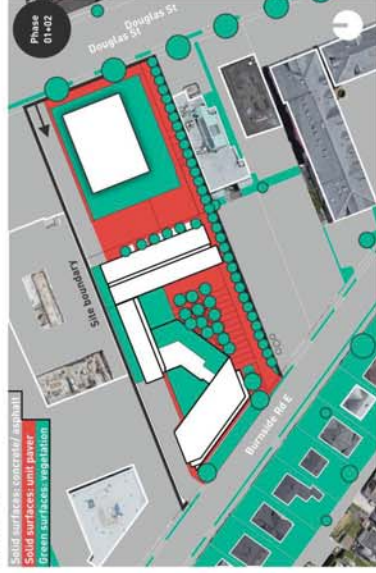
## Proposed site



Existing landscape



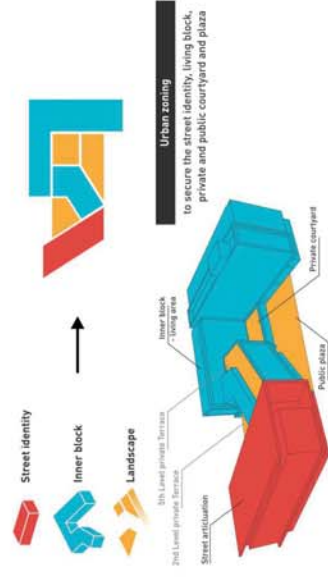
Phase 02



Proposed landscape- Phase 01+02



Existing circulation



Phase 01- Urban design objectives



Proposed site circulation- Phase 01+02



LOW HAMMOND ROWE ARCHITECTS



CoolAid  
everyone deserves home



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

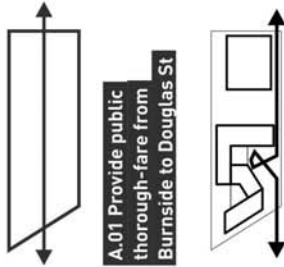
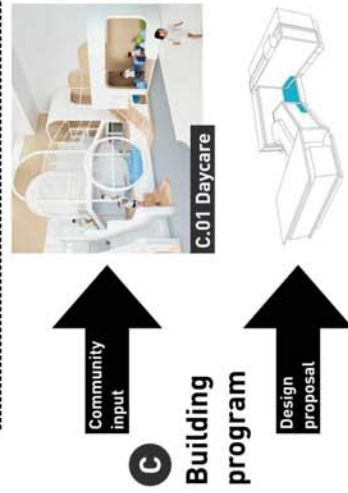
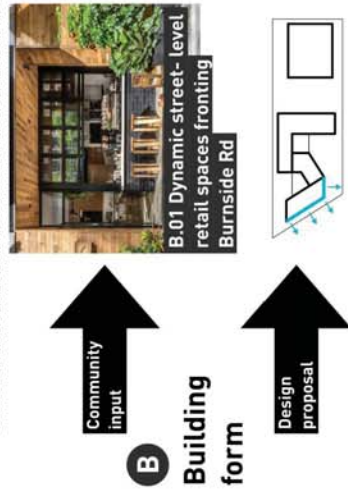
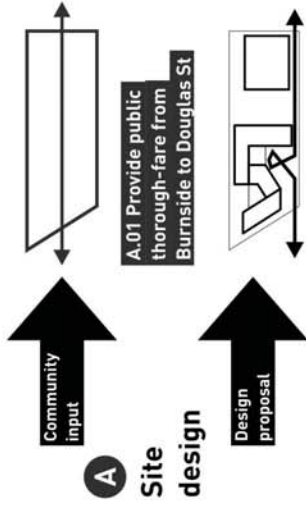
SITE ANALYSIS & DESIGN PART I  
20.03.06



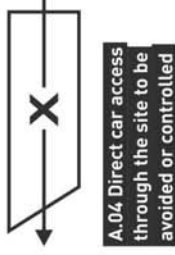
DP03

CROSSTOWN  
WHERE COMMUNITY CONNECTS





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



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



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



Terraces at different levels



A.05 Create private and semi-private outdoor spaces



A.06 Give a street the identity and create boulevard



B.02 Building height appropriate for the neighbourhood



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



B.04 Courtyard



B.05 Avoid monolithic forms; step back building form



B.06 Daycare spills out onto courtyard space



6 Storeys in the middle



4+1 Storeys towards Burnside



C.03 Mix of affordable rental and work-live



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



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



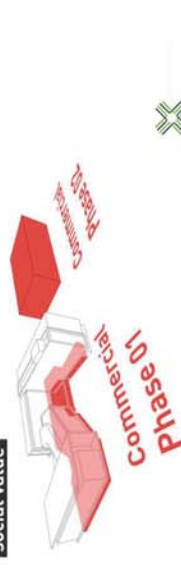
C.01 Daycare



Studio/ 1 bedroom  
2 bedroom/ 3 bedroom



Work-live



C.05 Commercial development to add social value



COMMUNITY ENGAGEMENT  
20.03.06

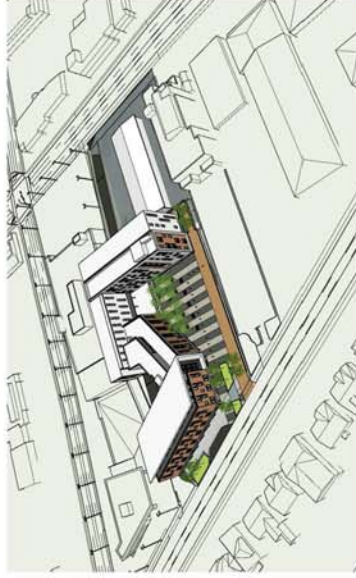
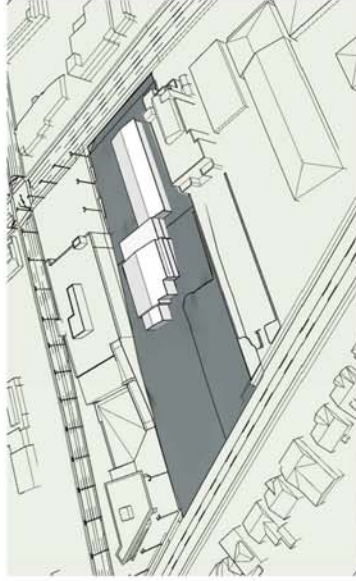
CROSSTOWN MIXED-USE DEVELOPMENT  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST. VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT



LOW HAMMOND ROWE ARCHITECTS



DP04



EXISTING

## PHASE 1

## PHASE 1 &amp; 2



PROJECT DATA			PHASE 1 - DP & REZONING				PHASE 2 - REZONING				PHASE 1 - DP & REZONING				PHASE 2 - REZONING			
Project description	Owner	Municipal Address	Municipality	Compliance	Energy Requirements	Legal Description	Zoning	Phase 1		Phase 2		Phase 1		Phase 2		UNIT TYPES	Total Accessible Units	
								Site Area	Site Coverage	Site Area	Site Coverage	Site Area	Site Coverage	Site Area	Site Coverage			
BIG STORY MIXED USE INCLUDING TWO LEVELS OF COMMERCIAL, RETAIL SPACES, COMMERCIAL OFFICE, AND LIFESTYLE & ARE MULTI-FAMILY RESIDENTIAL	VICTORIA COOL AND SOCIETY	566 BUSINESS RD EAST, VICTORIA, BC	CITY OF VICTORIA	Compliance	RESIDENTIAL, ANGLAS - Step One 3	Lot 10 of Strata Plan 12345 Section 1 Land District 1	R100	1937 m <sup>2</sup>	15.40%	3263 m <sup>2</sup>	15.40%	1937 m <sup>2</sup>	15.40%	3263 m <sup>2</sup>	15.40%	Supportive Housing Unit Types: (Printed A)	150 UNITS	
								48.3m	24.24 m	48.18 m	24.24 m	48.3m	24.24 m	48.18 m	24.24 m	Supportive Housing Unit Types: (Printed A)	150 UNITS	
Total Floor Area	Floor Space Ratio	Allowable BY OCP	Proposed	PROPOSED	ALLOWABLE BY OCP	PROPOSED	2: 1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1	Supportive Housing Unit Types: (Printed A)	150 UNITS	
																		19.16 m BCOO.
Average Grade	Commercial Floor Area	Site Coverage	Site Coverage	Site Coverage	Site Coverage	Site Coverage	Site Coverage	19.16 m BCOO.	14.47 m BCOO.	19.16 m BCOO.	14.47 m BCOO.	19.16 m BCOO.	14.47 m BCOO.	19.16 m BCOO.	14.47 m BCOO.	Supportive Housing Unit Types: (Printed A)	150 UNITS	
																		19.16 m BCOO.
Open Site Space	Height	Basement	Basement	Basement	Basement	Basement	Basement	602.8m <sup>2</sup> / 2937.7 m <sup>2</sup> 15.40%	TBD	602.8m <sup>2</sup> / 2937.7 m <sup>2</sup> 15.40%	TBD	602.8m <sup>2</sup> / 2937.7 m <sup>2</sup> 15.40%	TBD	602.8m <sup>2</sup> / 2937.7 m <sup>2</sup> 15.40%	TBD	Supportive Housing Unit Types: (Printed A)	150 UNITS	
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No. of Storeys	No. of Storeys	No. of Storeys	No. of Storeys	No. of Storeys	No. of Storeys	No. of Storeys	No. of Storeys	7	6	7	6	7	6	7	6	Supportive Housing Unit Types: (Printed A)	150 UNITS	
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																		3.5m
Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Supportive Housing Unit Types: (Printed A)	150 UNITS	
																		3.5m
Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Supportive Housing Unit Types: (Printed A)	150 UNITS	
																		3.5m
Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Supportive Housing Unit Types: (Printed A)	150 UNITS	
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Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Supportive Housing Unit Types: (Printed A)	150 UNITS	
																		3.5m
Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Front (WEST):	Rear (EAST):	Side (NORTH):	Side (SOUTH):	Supportive Housing Unit Types: (Printed A)	150 UNITS	
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																		3.5m
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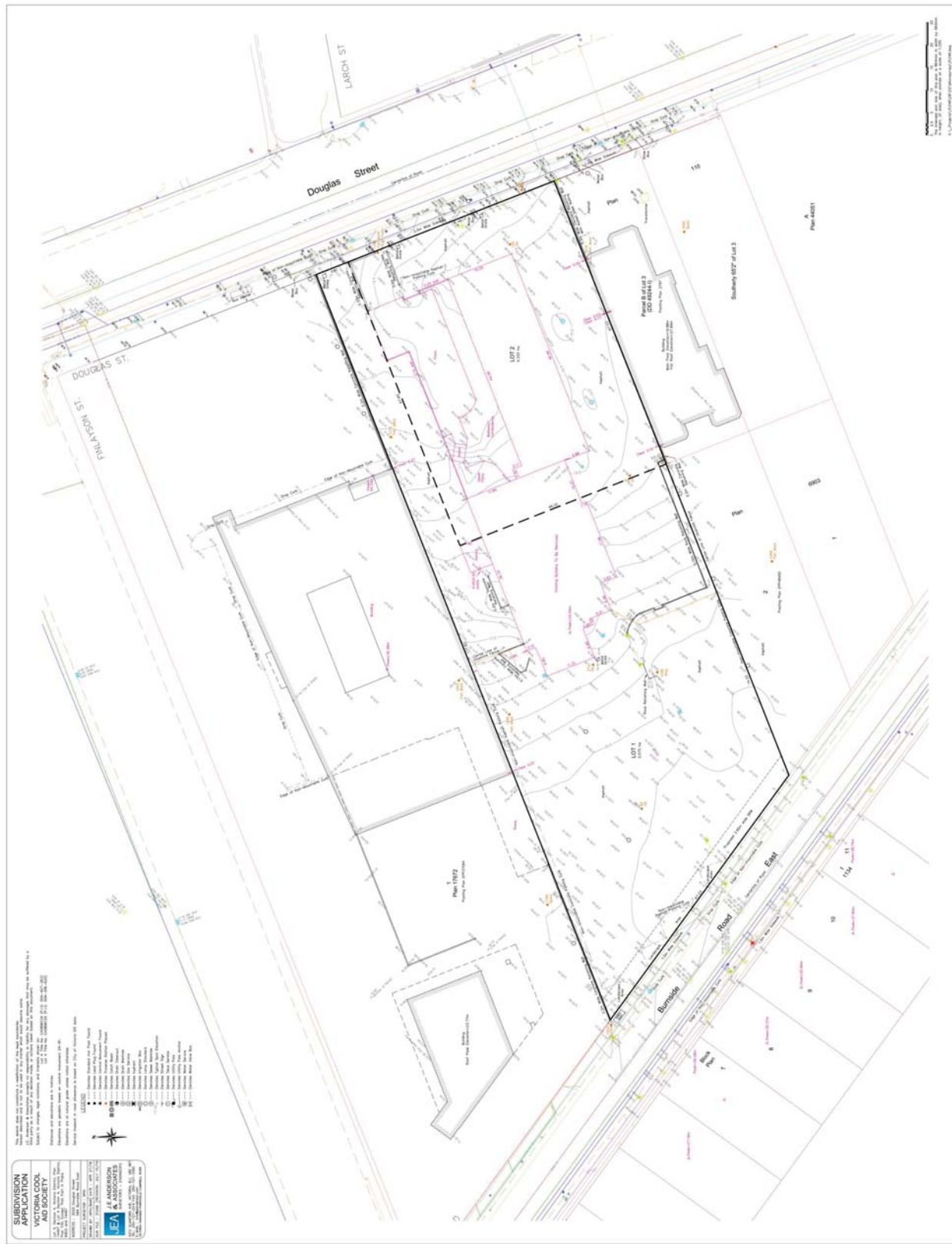
SURVEY PREPARED BY J.E. ANDERSON & ASSOCIATED,  
DATED APRIL 27, 2018; REVISED JULY 15, 2019.  
SURVEY IS PROVIDED HERE FOR INFORMATION ONLY.  
REFER TO ORIGINAL SURVEY DOCUMENT FROM OWNER  
AND PERFORM ACTUAL FIELD REVIEW TO CONFIRM  
ACCURACY OF EXISTING CONDITIONS.

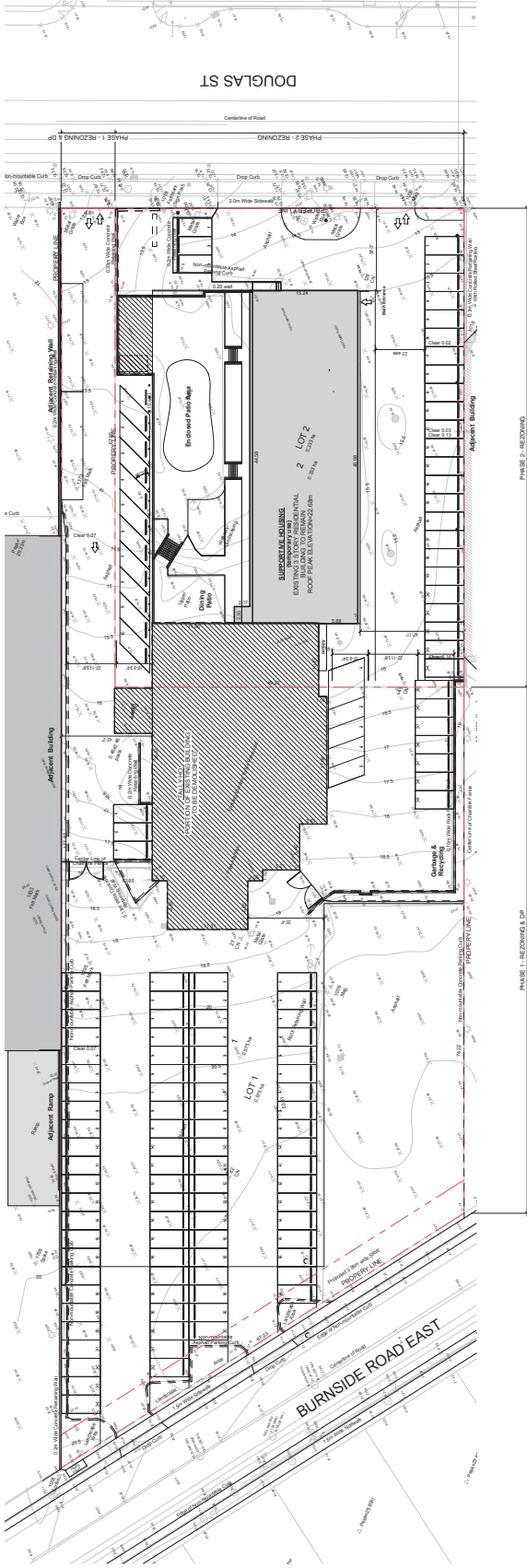


**CROSSTOWN MIXED-USE DEVELOPMENT**  
 3684 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
 ISSUED FOR REZONING & DEVELOPMENT PERMIT

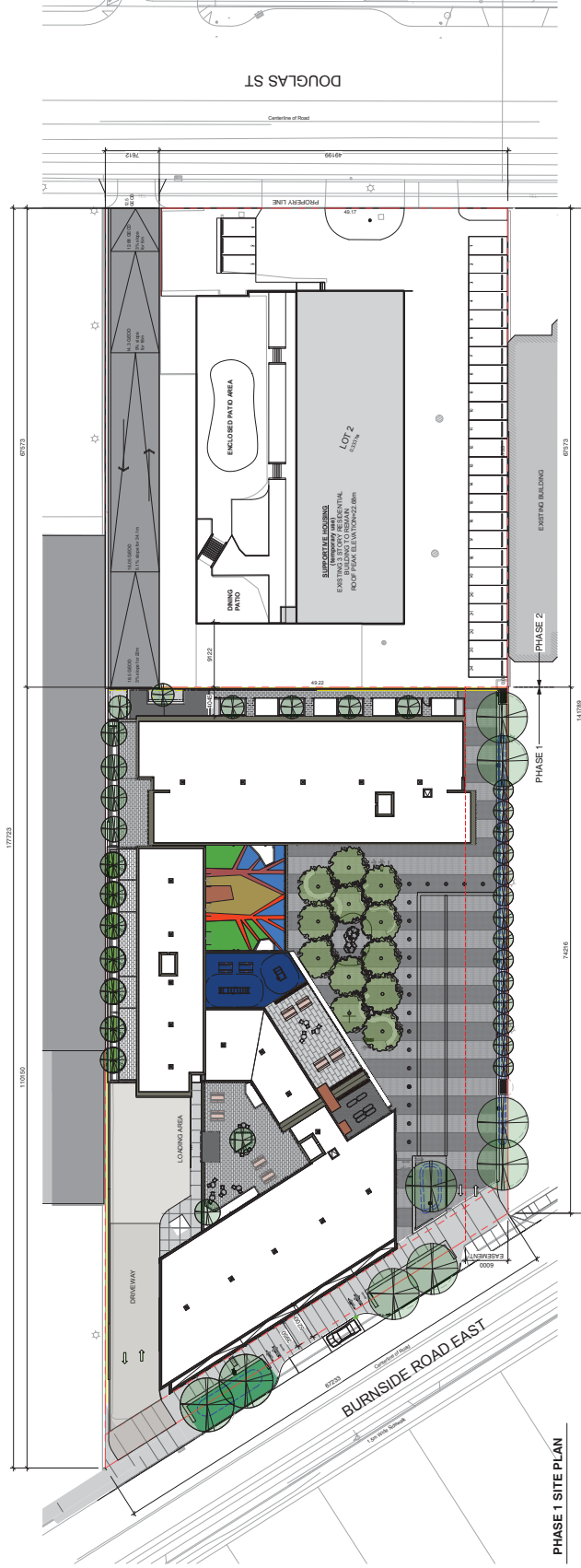


LOW HAMMOND ROWE ARCHITECTS





DEMOLITION SITE PLAN PHASE 1



PHASE 1 SITE PLAN



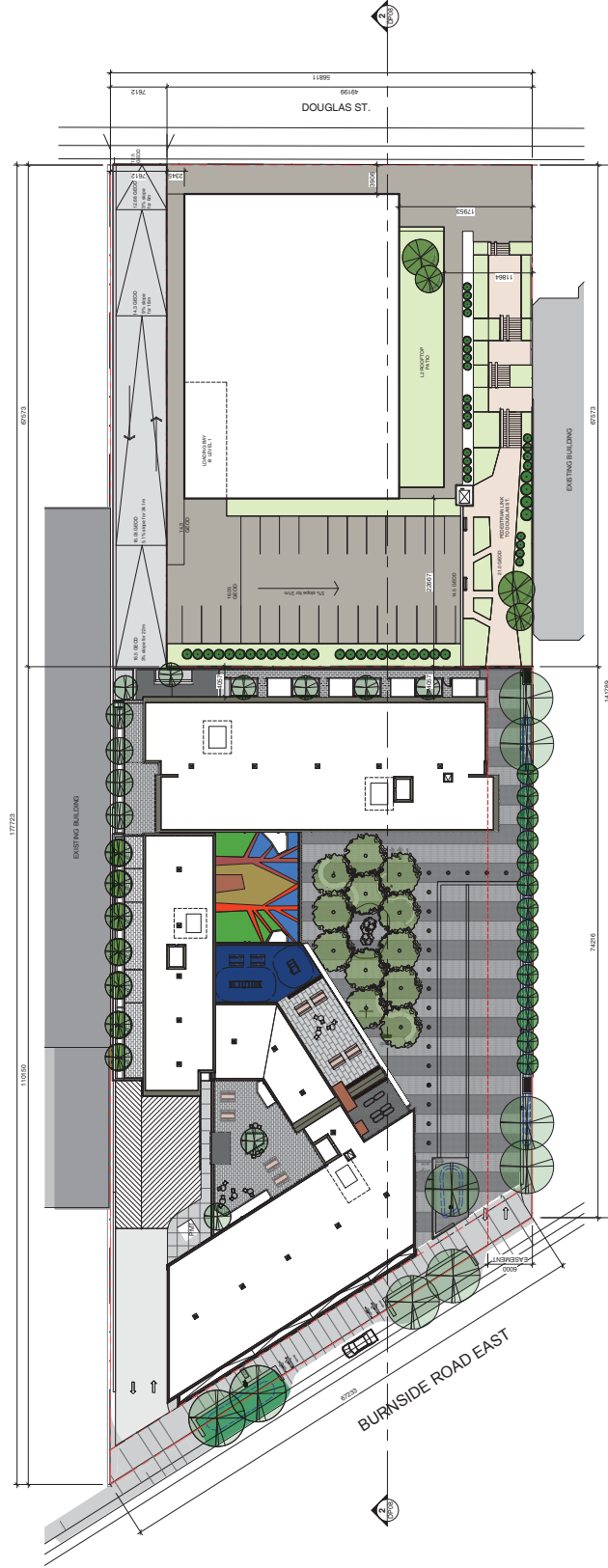
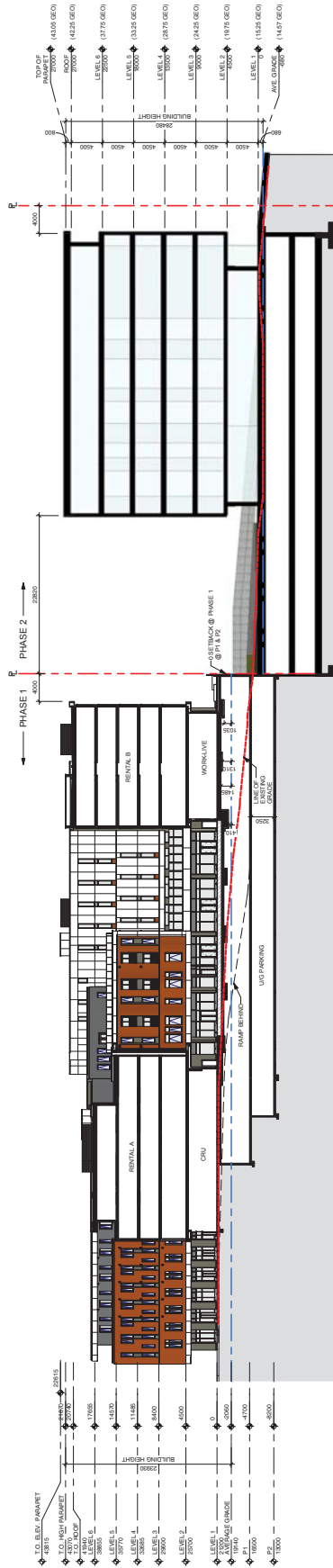
**CROSSTOWN MIXED-USE DEVELOPMENT** DEMOLITION & PHASING SITE PLAN  
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
 20.03.06  
 1:300



**LOW HAMMOND ROWE ARCHITECTS**



**DP07**







# SITE PLAN KEYNOTES

- 1 PLAZA
- 2 SERVICE LANE
- 3 SURFACE PARKING
- 4 RECREATION LANE (PHASE 2)
- 5 MOUNTAIN TREES
- 6 TREES & PLANTING
- 7 ROLL-ON
- 8 ESTABLISH BACK (REFER TO LANDSCAPE)

SITE PLAN PHASE 1



**SITE PLAN PHASE 1**  
20.03.06  
As indicated

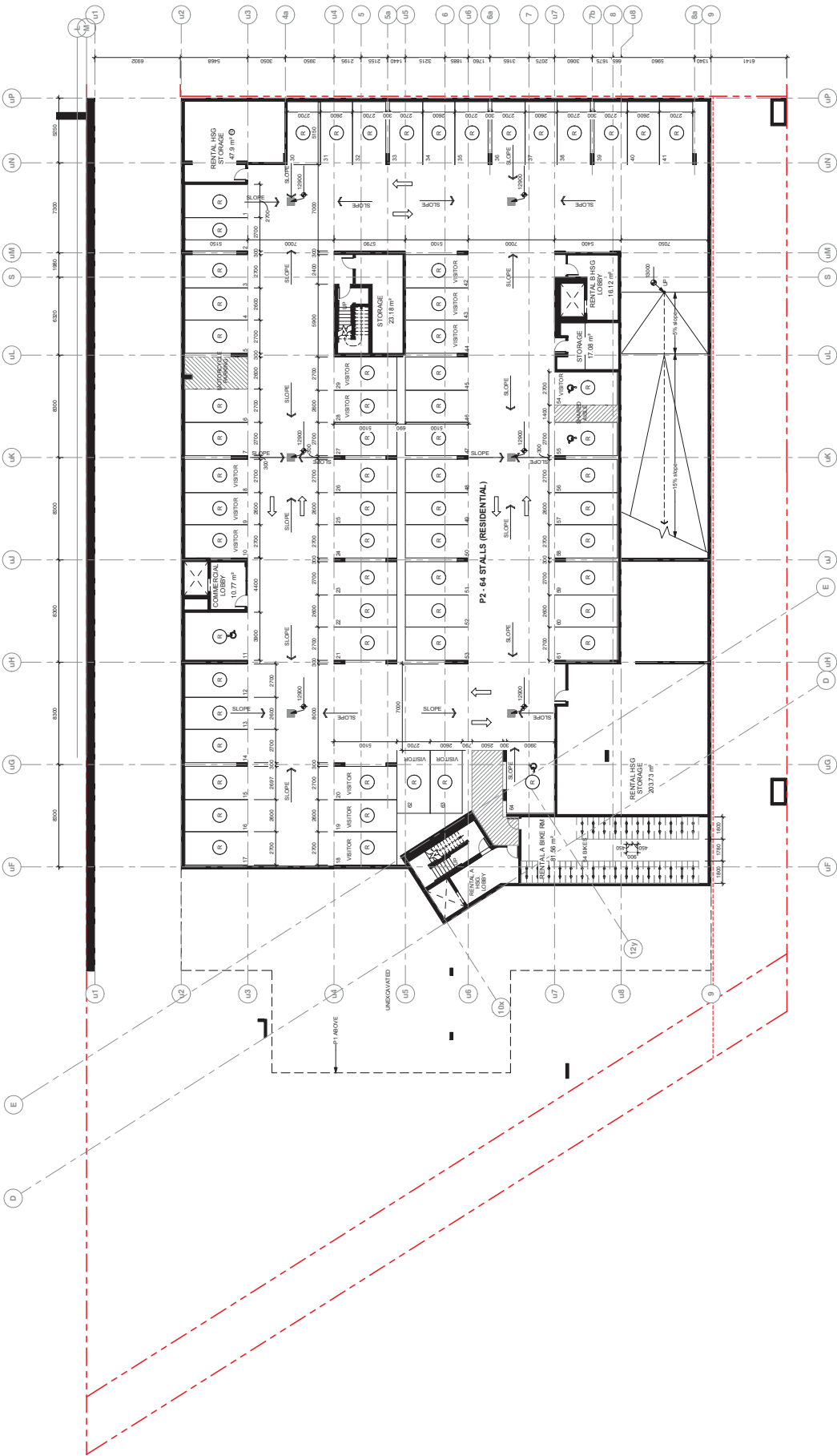
**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
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**LOW HAMMOND ROWE ARCHITECTS**



**DP09**



Notes:  
 1. All dimensions are indicated by inside face of typical. For other methods of measurement, refer to the relevant code of practice.



**P2 FLOOR PLAN**  
 20.03.06  
 1 : 150

**CROSSTOWN MIXED-USE DEVELOPMENT**  
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
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**LOW HAMMOND ROWE ARCHITECTS**



**DP10**









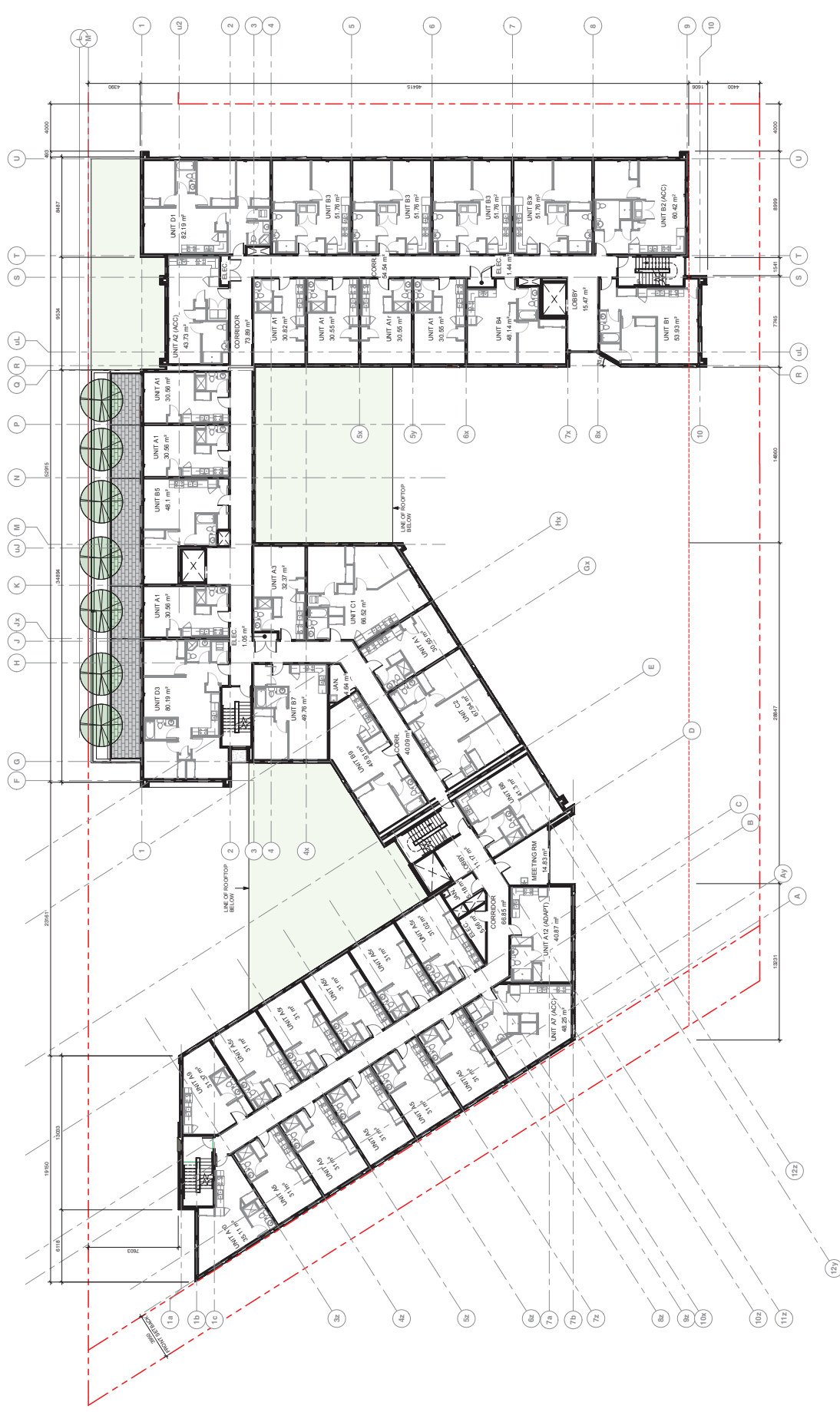


**LEVEL 3 FLOOR PLAN**  
20.03.06  
1:150

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



**LOW HAMMOND ROWE ARCHITECTS**



Notes:  
1. All dimensions are indicated by inside face of typical. For other methods of measurement, refer to the relevant standard.  
2. All dimensions are indicated by inside face of typical. For other methods of measurement, refer to the relevant standard.



LOW HAMMOND ROWE ARCHITECTS



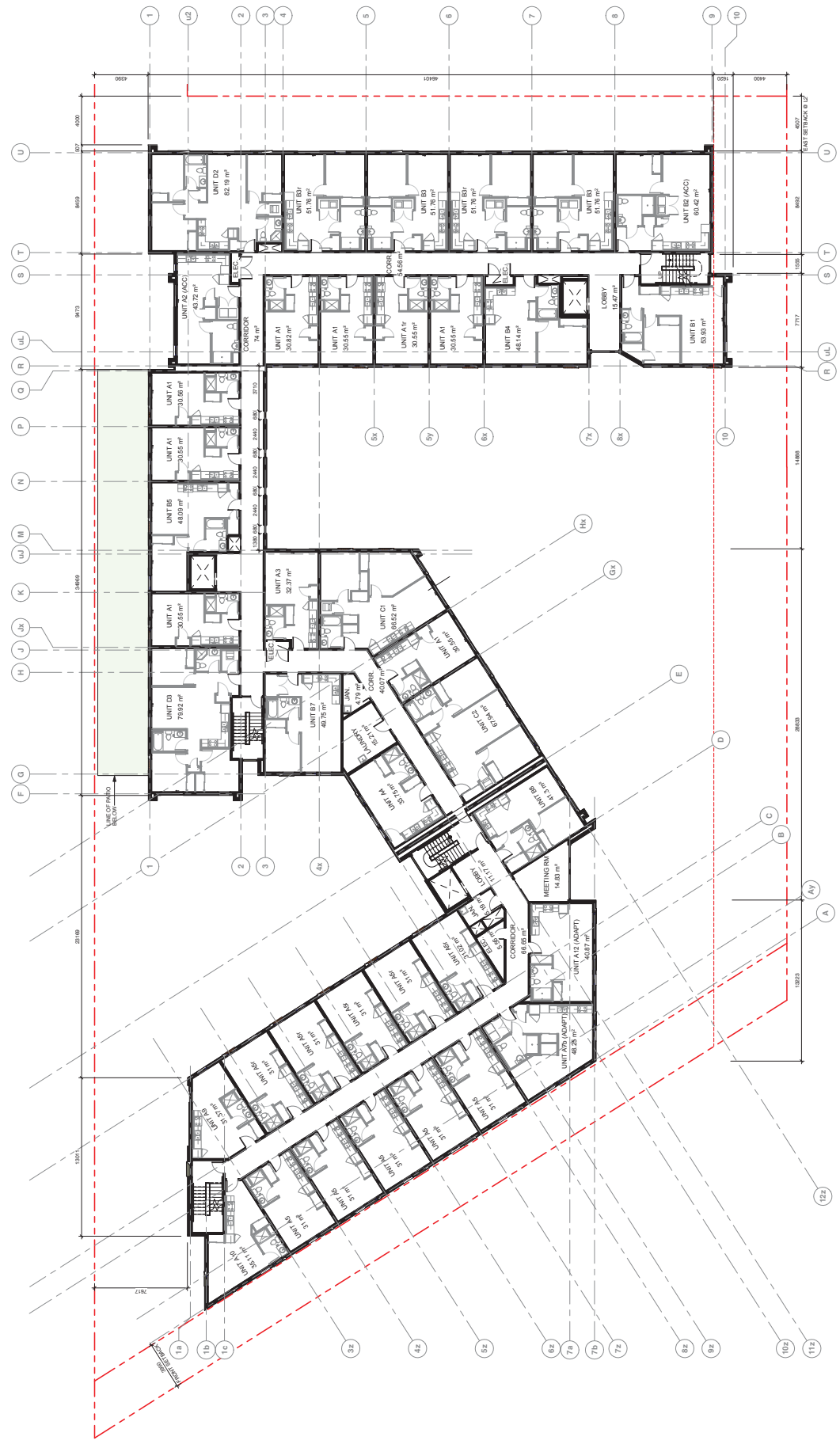
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**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT

**LEVEL 4 FLOOR PLAN**  
20.03.06  
1:150



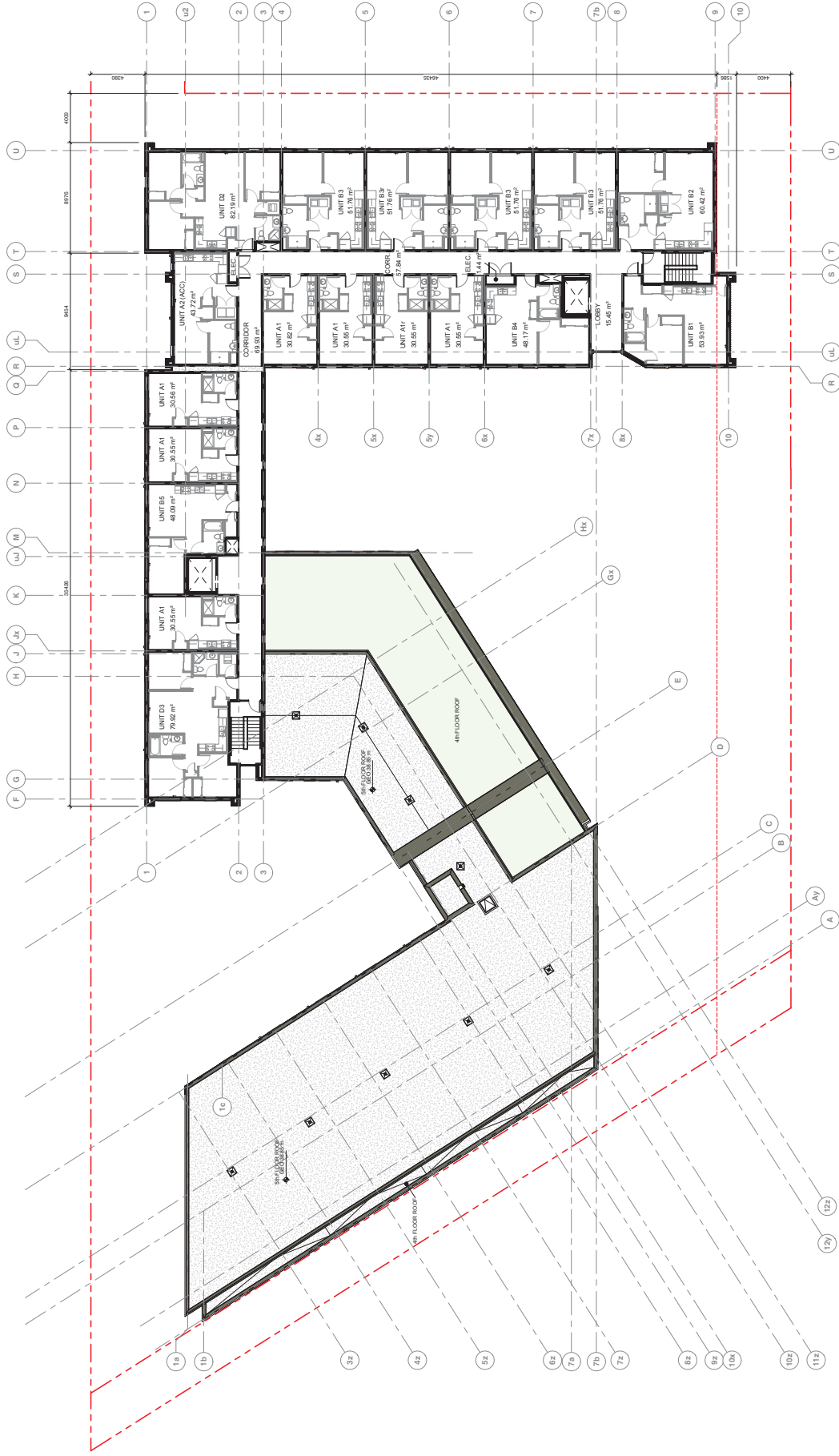
**DP15**



Notes:  
1. All dimensions are indicated by inside face of typical. For other methods of measurement, refer to the relevant standard.







Notes:  
 1. All areas are calculated to inside face of typical. For other methods of area calculation, refer to S20-36 (2014).



**LEVEL 6 FLOOR PLAN**  
 20.03.06  
 1 : 150

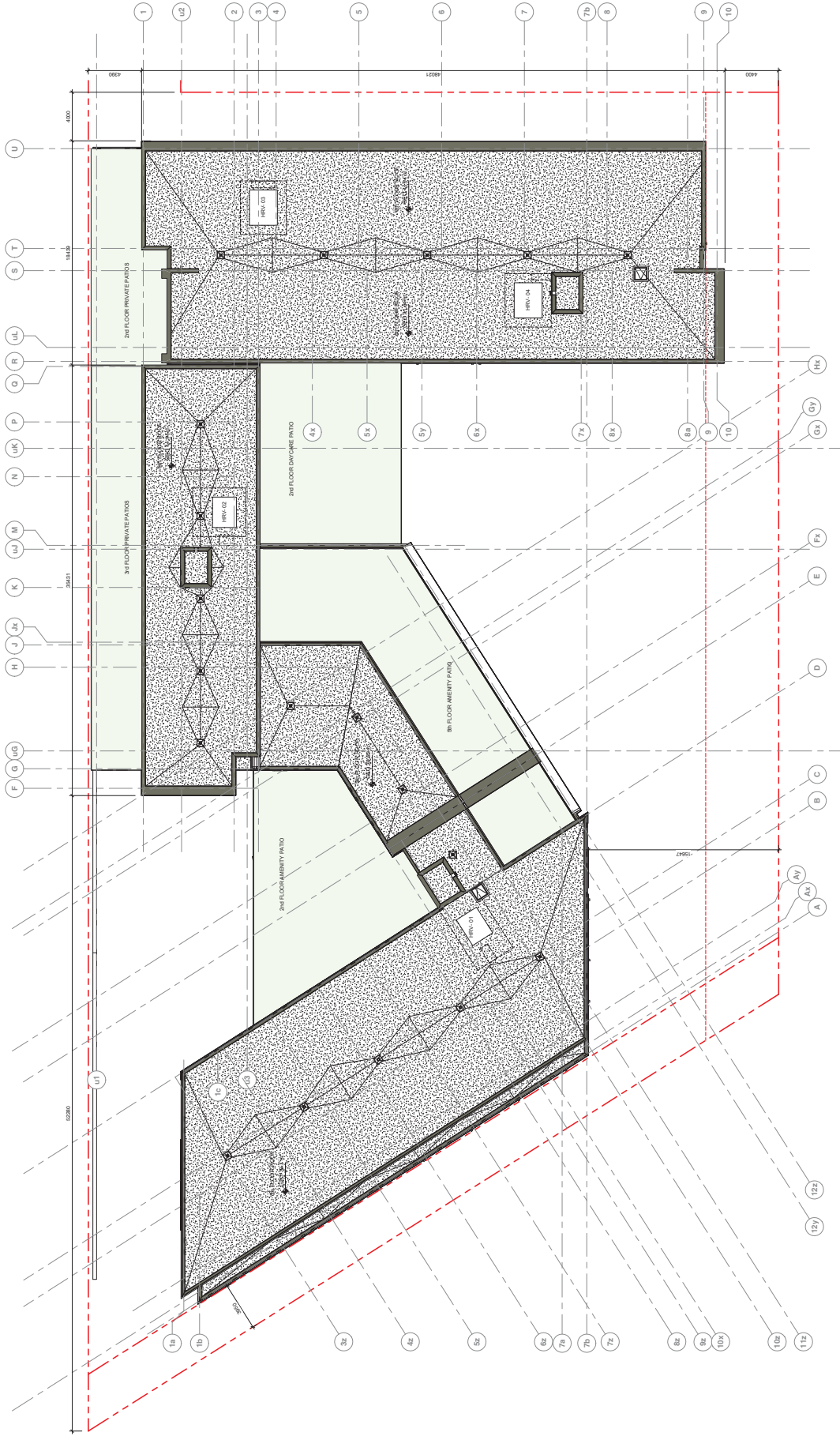
**CROSSTOWN MIXED-USE DEVELOPMENT**  
 584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
 ISSUED FOR REZONING & DEVELOPMENT PERMIT



**LOW HAMMOND ROWE ARCHITECTS**



**DP17**



**DP18**



**ROOF PLAN**  
20.03.06  
1 : 150

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



**LOW HAMMOND ROWE ARCHITECTS**

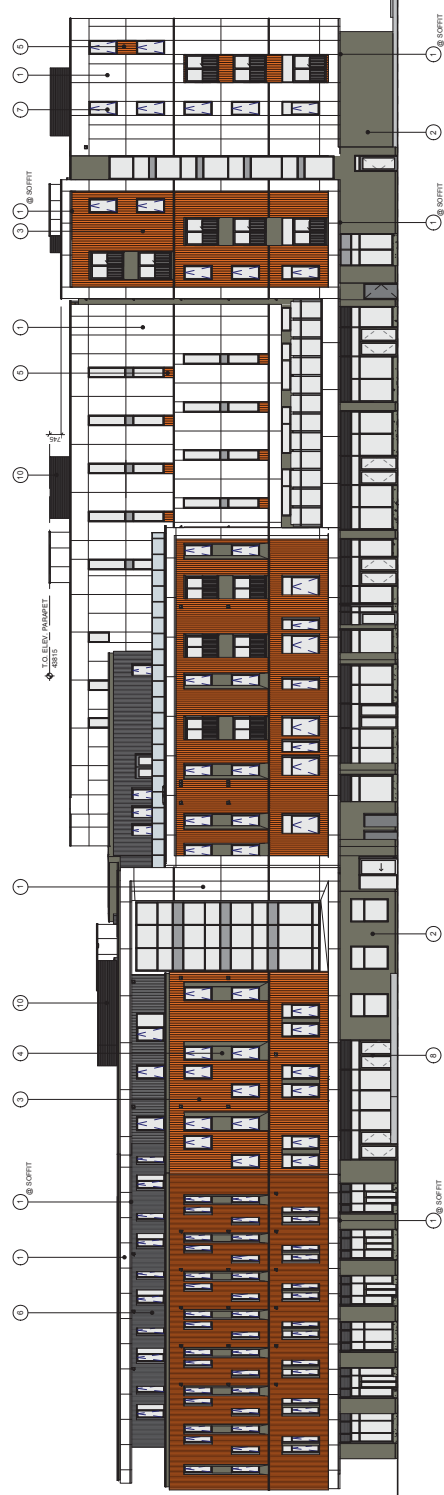


MATERIAL LEGEND

- 1 CEMENTITIOUS PANELS - WHITE
- 2 CEMENTITIOUS PANELS - CHARCOAL
- 3 VERTICAL METAL PANELS WITH PHENOLIC CORE PANELS WITH WOOD TEXTURE (PAINTED OR STAINED) METAL PANELS 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 POCKET GUARDRAIL - CHARCOAL
- 10 MECHANICAL SCREEN - (METAL LOUVERS)



ELEVATION - WEST



ELEVATION - SOUTH



**BUILDING ELEVATIONS**  
20.03.06  
As indicated

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



**LOW HAMMOND ROWE ARCHITECTS**



**DP19**

# MATERIAL LEGEND

- CEMENTITIOUS PANELS - WHITE
- CEMENTITIOUS PANELS - CHARCOAL
- VERTICAL METAL PANEL WITH WOOD PRINT (LONGBOARD) OR WOOD PRINT (LONGBOARD) OR WOOD TEXTURE PANELS OR CEMENTITIOUS PANEL IN WARM WOOD TONE
- METAL PANEL @ WINDOW - CHARCOAL
- METAL PANEL @ WINDOW - WARM WOOD TONE
- METAL CLADDING - CHARCOAL
- VINYL WINDOW - CHARCOAL
- WINDOW WALL GLAZING - CHARCOAL
- POCKET GUARDRAIL - CHARCOAL
- METALLIC SCREEN - METALLIC SCREEN



ELEVATION - NORTH



ELEVATION - EAST



**DP20**



**BUILDING ELEVATIONS**  
20.03.06  
As indicated

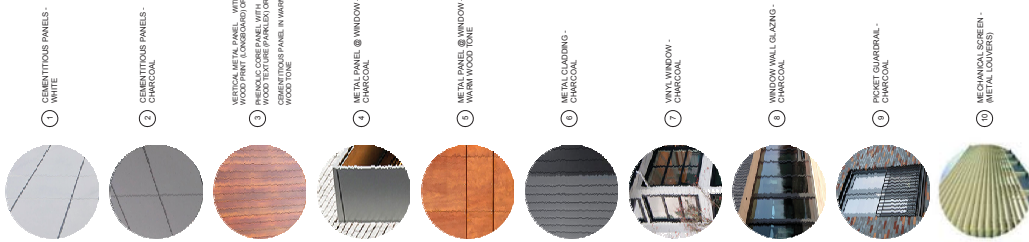
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584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT



**LOW HAMMOND ROWE ARCHITECTS**



MATERIAL LEGEND



ELEVATION - WEST COURTYARD



ELEVATION - EAST COURTYARD



**BUILDING ELEVATIONS**  
20.03.06  
As indicated

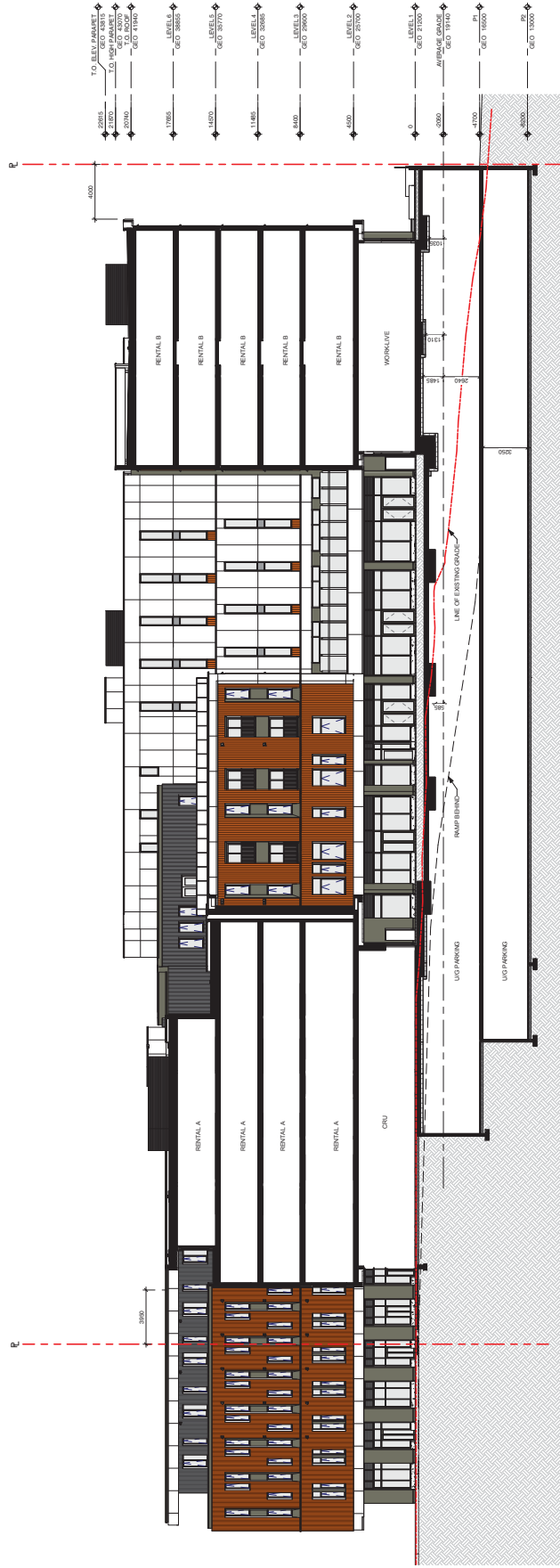
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584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT



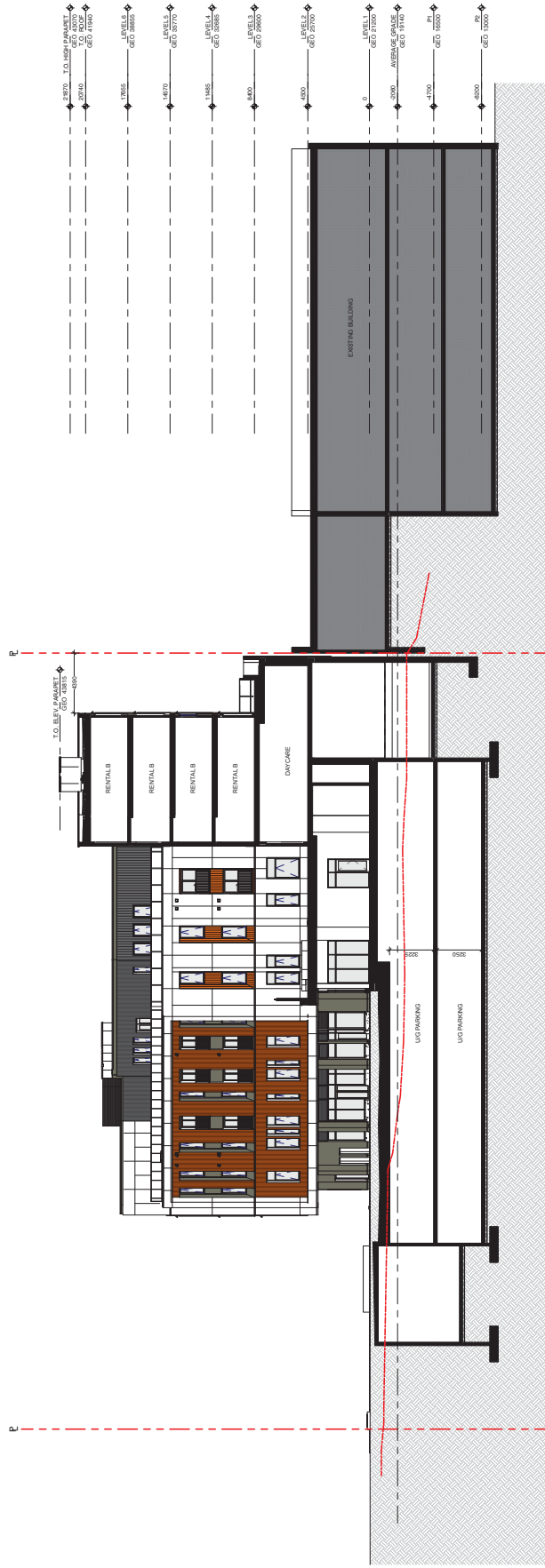
**LOW HAMMOND ROWE ARCHITECTS**



**DP21**



DP22



BUILDING SECTION 02



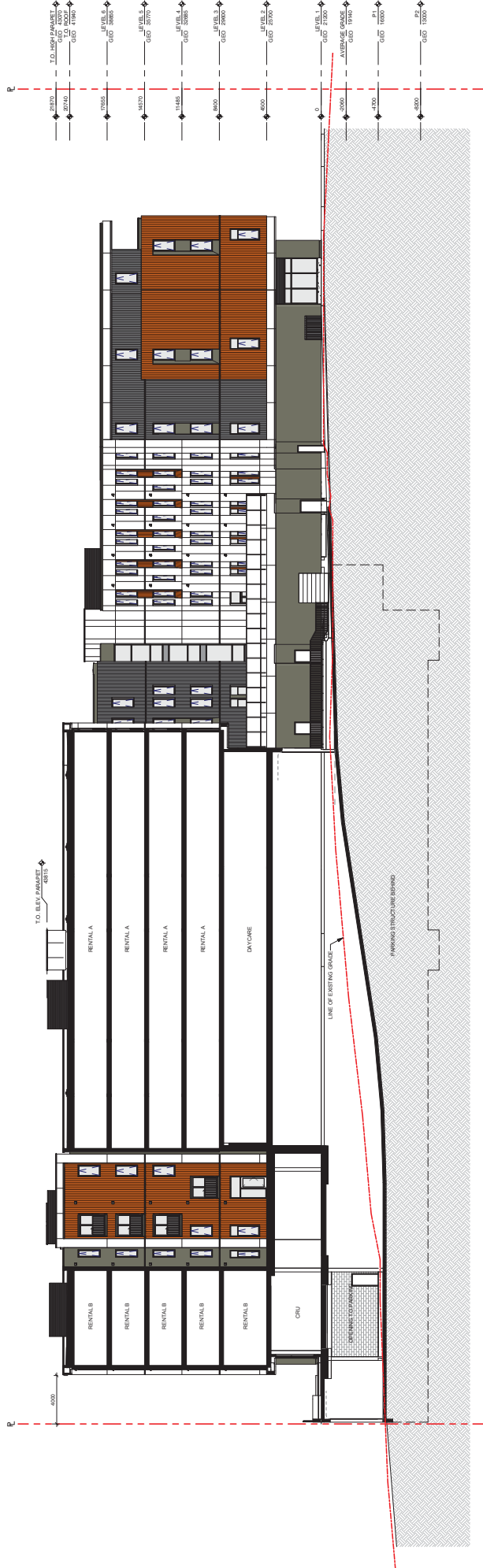
**BUILDING SECTION**  
20.03.06  
1 : 150

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



**LOW HAMMOND ROWE ARCHITECTS**





**CROSTOWN**  
WHERE COMMUNITY CONNECTS

A diagram showing a circular cross-section of a pipe. A horizontal crack is shown passing through the center of the circle. The crack is labeled with a 'Z' on the left and an 'R' on the right, indicating the crack's orientation and position.

**BUILDING SECTION**  
20.03.06  
1:150

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



LOW HAMMOND ROWE ARCHITECTS



# DP24





AERIAL VIEW  
20.03.06

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



LOW HAMMOND ROWE ARCHITECTS



**DP25**





**VIEW DOWN BURNSIDE**  
20.03.06

**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
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**LOW HAMMOND ROWE ARCHITECTS**



**DP26**





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



CROSSTOWN  
WHERE COMMUNITY CONNECTS

**DP27**









SOUTHEAST CORNER VIEW  
20.03.06

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



LOW HAMMOND ROWE ARCHITECTS







NORTHEAST CORNER VIEW  
20.03.06

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



LOW HAMMOND ROWE ARCHITECTS



**DP30**



VIEW DOWN BURNSIDE  
20.03.06

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



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LOW HAMMOND ROWE ARCHITECTS



**DP31**





VIEW FROM BURNSIDE  
20.03.06

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



LOW HAMMOND ROWE ARCHITECTS



**DP32**





**BURNSIDE & FINLAYSON**  
20.03.06

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



**LOW HAMMOND ROWE ARCHITECTS**



**DP33**



DOUGLAS & FINLAYSON  
20.03.06

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



LOW HAMMOND ROWE ARCHITECTS



**DP34**





ILLUSTRATIVE VIEWS  
20.03.06

**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST VICTORIA BC  
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**LOW HAMMOND ROWE ARCHITECTS**



**DP35**

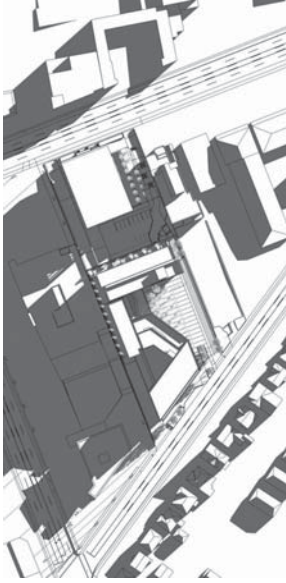




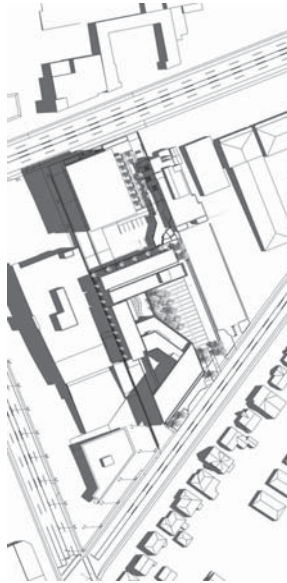
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SPRING 9AM



JULY 21  
SUMMER 9AM



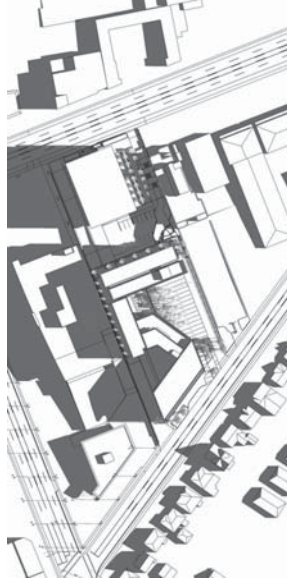
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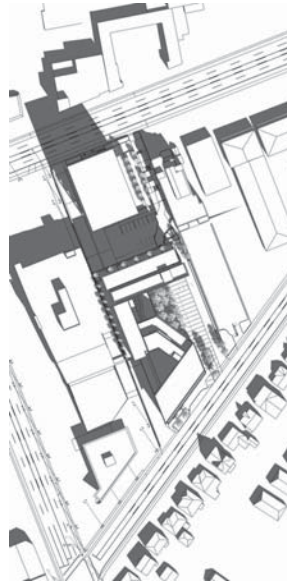
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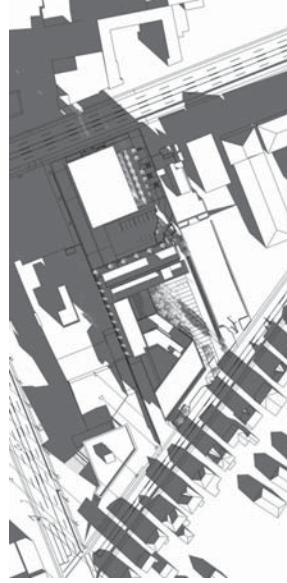
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MARCH 21  
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JULY 21  
SUMMER 3PM



DECEMBER 21  
WINTER 3PM



LOW HAMMOND ROWE ARCHITECTS



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

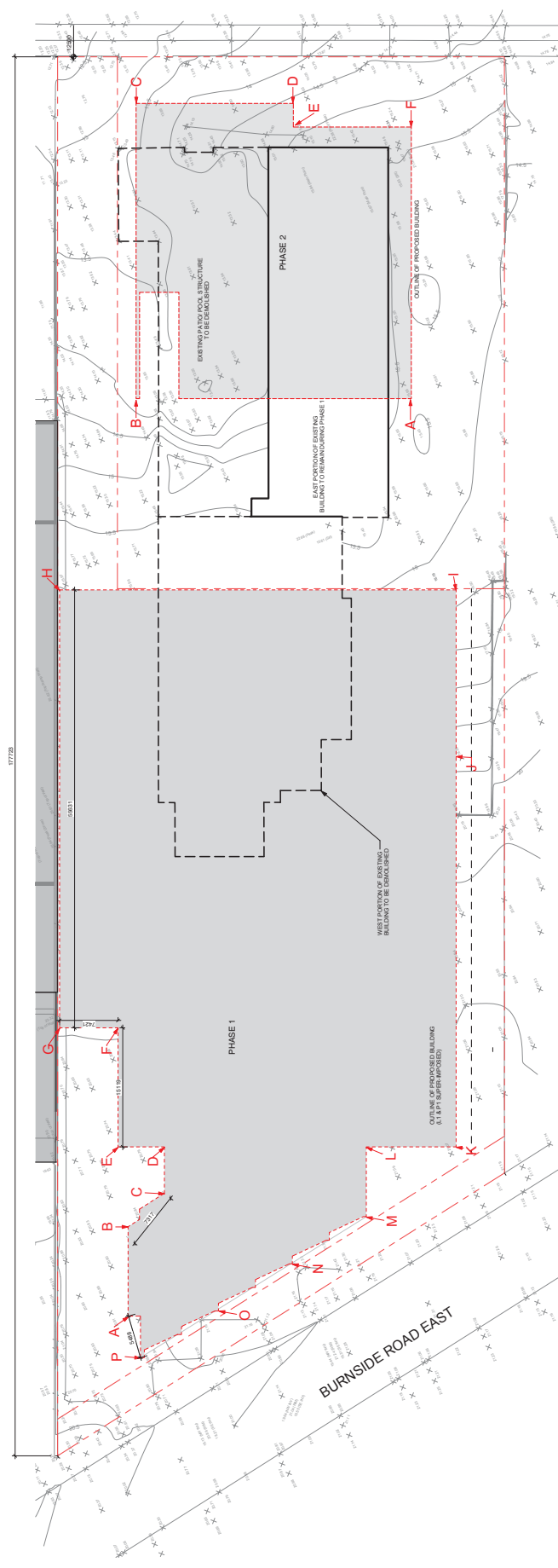


**SUN STUDIES**  
20.03.06



**DP36**

17778



PHASE 1

PHASE 2

Grade Points (m. - Geoidals)		Average	Distance	Calculation	
Existing	Proposed				
A 20.93	21.20	20.57	9.86	206.07	
B 20.87	21.20				
C 20.86	21.20	20.53	7.32	152.71	
D 20.78	20.60				
E 20.75	20.45	20.60	5.90	121.10	
F 20.45	20.08				
G 20.50	20.08	20.29	15.12	306.41	
H 16.40	16.00				
I 16.40	16.10	16.20	56.41	816.64	
J 21.07	21.20				
K 21.07	21.20	21.14	11.42	240.79	
L 21.10	21.20				
M 21.20	21.20	21.20	11.15	236.38	
N 21.31	21.20				
O 20.92	21.20	20.95	5.49	114.88	
P 20.92	21.20				
Average Grade:			288.08	5514.86	
[ 5514.86			288.08 ]		
			19.34 (m)		

PROPOSED HEIGHT  
OF BUILDING TO GRADE  
= 43.0m (141.0ft)  
= 43.0m BUILDING HEIGHT

PHASE 2 - AVERAGE GRADE CALCULATION  
ALL DATA IN GEOMETRIC METERS

ALL DATUMS IN GEODETIC METERS				
Grade Points (m. - Geoidals)		Average (geod)	Distance (m)	Calculation
Existing	Proposed			
A 15.55	15.20	A B 8	(15.20 + 14.30)/2 = 14.75	34.99
B 14.30	15.20	C D 6	(14.30 + 14.70)/2 = 14.50	28.00
C 14.30	15.20	D E 6	(14.30 + 14.70)/2 = 14.50	28.00
D 14.70	15.20	E F 6	(14.70 + 15.05)/2 = 14.88	37.50
E 15.05	15.20	F A 6	(15.05 + 15.20)/2 = 15.13	44.63
F 15.40	15.20	F A 6	(15.40 + 15.20)/2 = 15.30	49.00
Average Grade				144.98
(2112.80) / 144.98 =			14.57m geoidals	
PROPOSED HEIGHT			= 43.0m (141.0ft)	
= 43.0m BUILDING HEIGHT			= 43.0m	

Average Grade  
(2112.80) / 144.98 =  
14.57m geoidals  
PROPOSED HEIGHT  
= 43.0m (141.0ft)  
= 43.0m BUILDING HEIGHT



LOW HAMMOND ROWE ARCHITECTS



CoolAid  
everyone deserves home

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

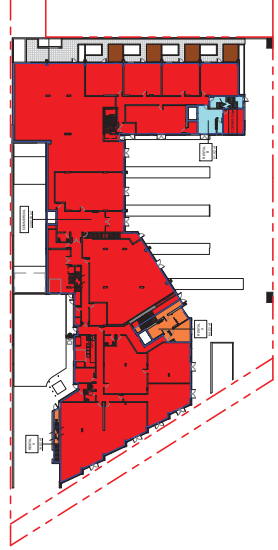
SURVEY - AVG. GRADE  
20.03.06  
As indicated



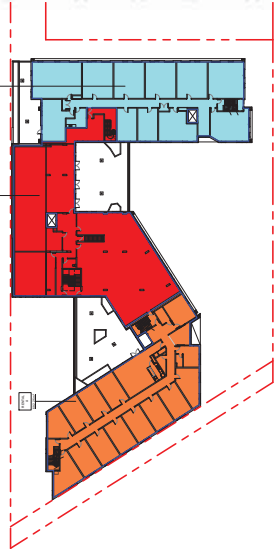
DP37



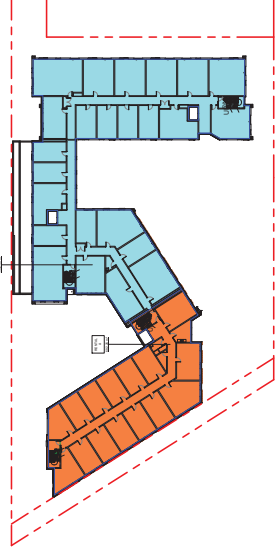
CROSSTOWN  
WHERE COMMUNITY CONNECTS



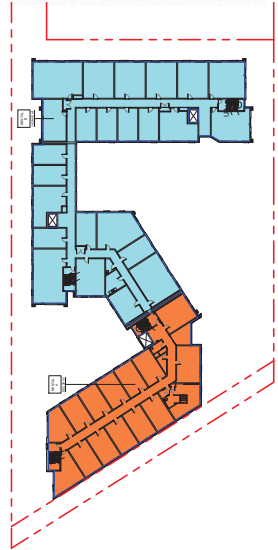
LEVEL 1 FSR



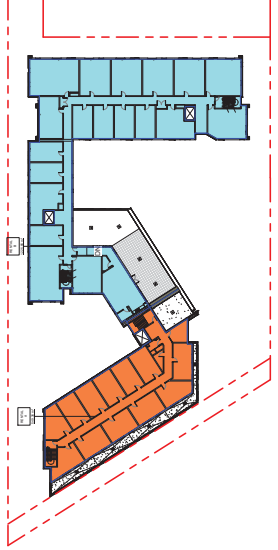
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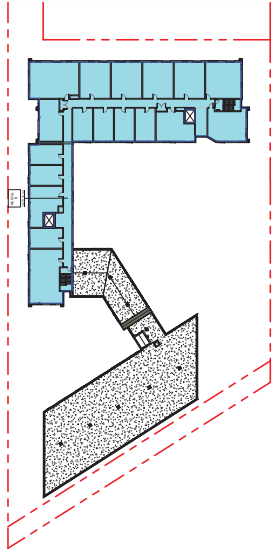
LEVEL 3 FSR



LEVEL 4 FSR



LEVEL 5 FSR



LEVEL 6 FSR

UNIT COUNTS BY TYPE

APPROXIMATE UNIT TYPE	COUNT	UNIT TYPE PERCENTAGE
Residential A	11	11%
Residential B	5	5%
Residential C	20	20%
Residential D	20	20%
Residential E	4	4%
Residential F	18 (Commercial)	18%
Residential G	10	10%
Residential H	10	10%
<b>SUB TOTAL</b>	<b>98</b>	<b>100%</b>

UNIT COUNTS BY LEVEL

LEVEL	Residential A	Residential B	Residential C	Residential D	Residential E	Residential F	Residential G	Residential H	<b>SUB TOTAL</b>
LEVEL 1	11	5	20	20	4	18	10	10	98
LEVEL 2	11	5	20	20	4	18	10	10	98
LEVEL 3	11	5	20	20	4	18	10	10	98
LEVEL 4	11	5	20	20	4	18	10	10	98
LEVEL 5	11	5	20	20	4	18	10	10	98
LEVEL 6	11	5	20	20	4	18	10	10	98
<b>SUB TOTAL</b>	<b>66</b>	<b>30</b>	<b>120</b>	<b>120</b>	<b>24</b>	<b>108</b>	<b>60</b>	<b>60</b>	<b>666</b>

NET AREA SCHEDULE

Level	Area	Area (sqm)	Area (sqft)
LEVEL 1	Commercial	715	770
LEVEL 1	Residential A	71	76
LEVEL 1	Residential B	125	135
LEVEL 1	Residential C	250	270
LEVEL 1	Residential D	250	270
LEVEL 1	Residential E	87	94
LEVEL 1	Residential F	180	194
LEVEL 1	Residential G	100	108
LEVEL 1	Residential H	100	108
LEVEL 1	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>
LEVEL 2	Commercial	715	770
LEVEL 2	Residential A	71	76
LEVEL 2	Residential B	125	135
LEVEL 2	Residential C	250	270
LEVEL 2	Residential D	250	270
LEVEL 2	Residential E	87	94
LEVEL 2	Residential F	180	194
LEVEL 2	Residential G	100	108
LEVEL 2	Residential H	100	108
LEVEL 2	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>
LEVEL 3	Commercial	715	770
LEVEL 3	Residential A	71	76
LEVEL 3	Residential B	125	135
LEVEL 3	Residential C	250	270
LEVEL 3	Residential D	250	270
LEVEL 3	Residential E	87	94
LEVEL 3	Residential F	180	194
LEVEL 3	Residential G	100	108
LEVEL 3	Residential H	100	108
LEVEL 3	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>
LEVEL 4	Commercial	715	770
LEVEL 4	Residential A	71	76
LEVEL 4	Residential B	125	135
LEVEL 4	Residential C	250	270
LEVEL 4	Residential D	250	270
LEVEL 4	Residential E	87	94
LEVEL 4	Residential F	180	194
LEVEL 4	Residential G	100	108
LEVEL 4	Residential H	100	108
LEVEL 4	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>
LEVEL 5	Commercial	715	770
LEVEL 5	Residential A	71	76
LEVEL 5	Residential B	125	135
LEVEL 5	Residential C	250	270
LEVEL 5	Residential D	250	270
LEVEL 5	Residential E	87	94
LEVEL 5	Residential F	180	194
LEVEL 5	Residential G	100	108
LEVEL 5	Residential H	100	108
LEVEL 5	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>
LEVEL 6	Commercial	715	770
LEVEL 6	Residential A	71	76
LEVEL 6	Residential B	125	135
LEVEL 6	Residential C	250	270
LEVEL 6	Residential D	250	270
LEVEL 6	Residential E	87	94
LEVEL 6	Residential F	180	194
LEVEL 6	Residential G	100	108
LEVEL 6	Residential H	100	108
LEVEL 6	<b>TOTAL AREA</b>	<b>1117</b>	<b>1207</b>

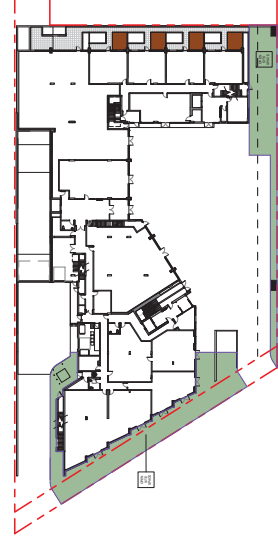
RESIDENTIAL TOTAL FSR

Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	1117	1207	0.24
LEVEL 2	1117	1207	0.24
LEVEL 3	1117	1207	0.24
LEVEL 4	1117	1207	0.24
LEVEL 5	1117	1207	0.24
LEVEL 6	1117	1207	0.24
<b>TOTAL AREA</b>	<b>6702</b>	<b>7242</b>	<b>1.44</b>

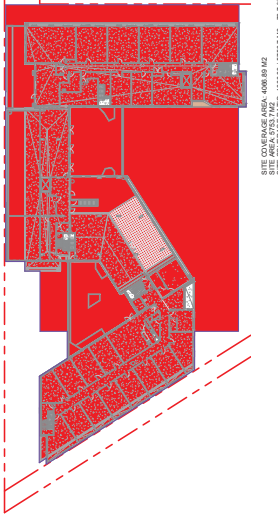
  

COMMERCIAL TOTAL FSR

Level	Area (sqm)	Area (sqft)	FSR
LEVEL 1	715	770	0.37
LEVEL 2	715	770	0.37
LEVEL 3	715	770	0.37
LEVEL 4	715	770	0.37
LEVEL 5	715	770	0.37
LEVEL 6	715	770	0.37
<b>TOTAL AREA</b>	<b>4290</b>	<b>4618</b>	<b>2.22</b>



OPEN SPACE AREA PLAN



SITE COVERAGE



**DP38**

**FSR AREA SUMMARY**  
20.03.06  
1 : 500

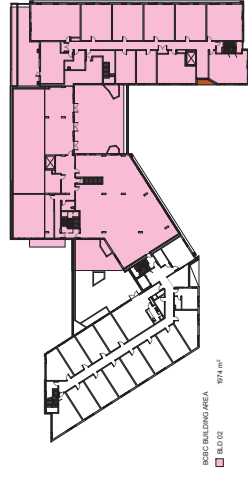
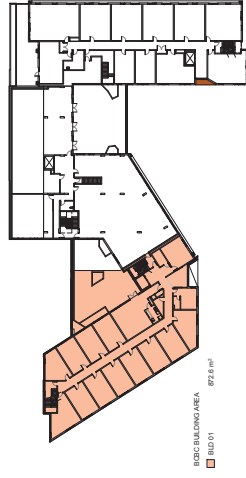
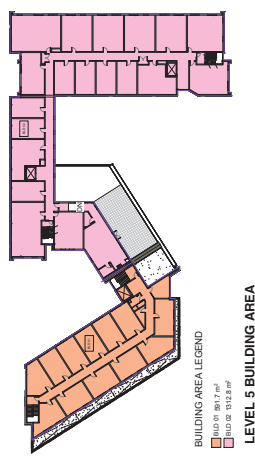
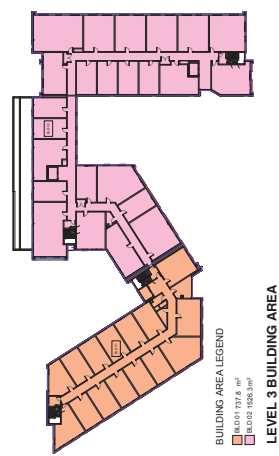
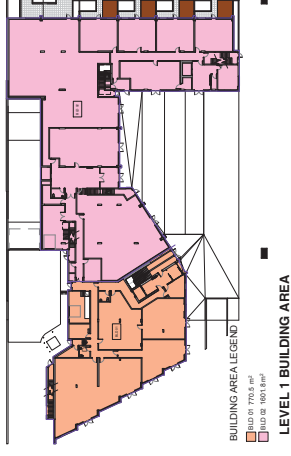
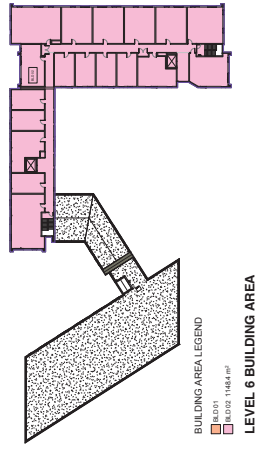
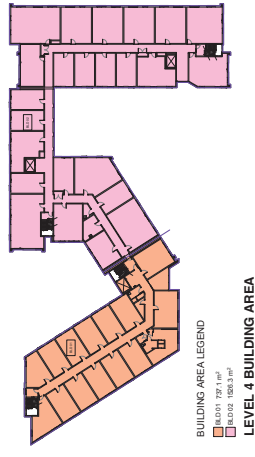
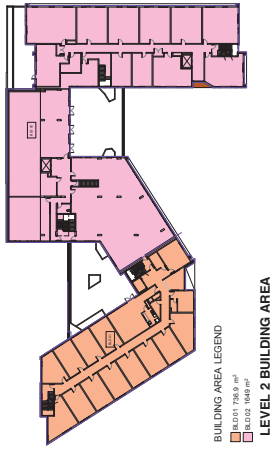
**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT



**LOW HAMMOND ROWE ARCHITECTS**







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



**GROSS BUILDING AREA\_BCBC**  
20.03.06  
1 : 500

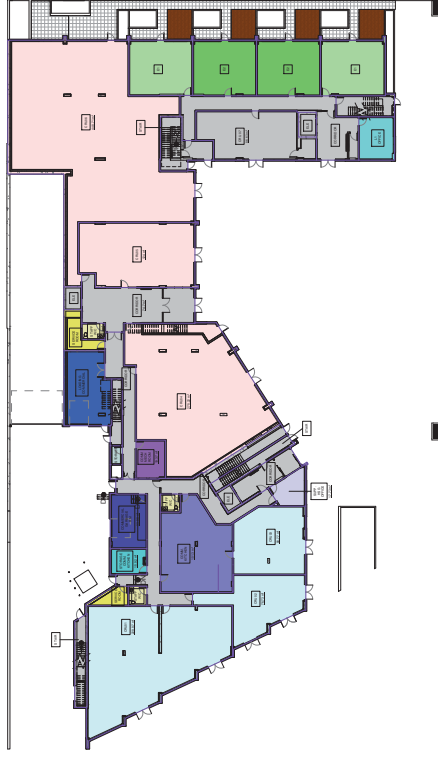
**CROSSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
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**LOW HAMMOND ROWE ARCHITECTS**



**DP39**

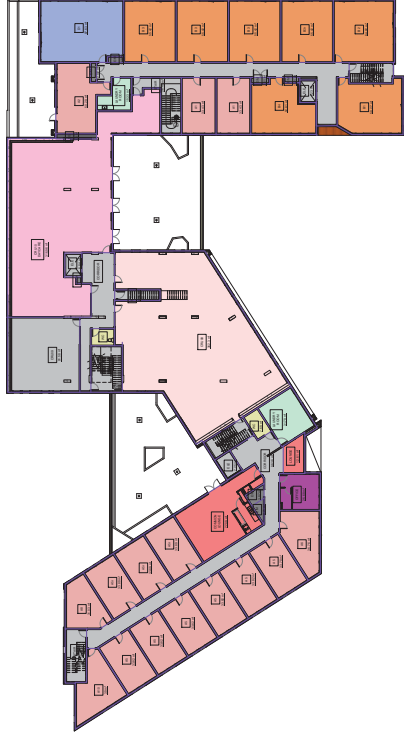


## LEVEL 1 AREA BREAKDOWN

[illegible]

Name	Area	Area sq ft
28	80.69 m <sup>2</sup>	864.0158
	86.63 m <sup>2</sup>	932.4858
	7.38 m <sup>2</sup>	79.4358
	6.92 m <sup>2</sup>	74.4758
	26.25 m <sup>2</sup>	283.5658
29	21.09 m <sup>2</sup>	227.0358
	2,28.96 m <sup>2</sup>	

Name	Area	Area sqft.
SERVICE ROOM	9.61 m <sup>2</sup>	104.33 SF
STAFF WC	8.11 m <sup>2</sup>	87.33 SF
STAFF WC	8.11 m <sup>2</sup>	87.33 SF
STAFF WC	12.97 m <sup>2</sup>	139.56 SF
COMMERCIAL KITCHEN	33.80 m <sup>2</sup>	363.71 SF
COMMERCIAL LAB/WARE RM	40.78 m <sup>2</sup>	438.77 SF
CORRIDOR	229.97 m <sup>2</sup>	2475.61 SF
CR101	76.73 m <sup>2</sup>	829.96 SF
CR102		



## LEVEL 2 AREA BREAKDOWN

Name	Area	Kwasihi
CORRIDOR	451.12 m <sup>2</sup>	32877.57
STAIR	8.84 m <sup>2</sup>	9707.57
STAIR	24.88 m <sup>2</sup>	2684.60
COMMON LUNGE	71.21 m <sup>2</sup>	10721.55
CORRIDOR	94.33 m <sup>2</sup>	10721.55
ELEV	387.87 m <sup>2</sup>	141.51
ELEV	221 m <sup>2</sup>	2912.56
ELEV	725 m <sup>2</sup>	7407.56
LUNGEY ROOM	312.79 m <sup>2</sup>	34215.55

Name	Area	Area sq ft
CORRIDOR	47.13 m <sup>2</sup>	508.95 SQ
STAIR	8.16 m <sup>2</sup>	87.82 SQ
STAIR	24.67 m <sup>2</sup>	266.58 SQ
CORRIDOR	2.07 m <sup>2</sup>	22.36 SQ
EM	2.07 m <sup>2</sup>	22.36 SQ
EM	1.59 m <sup>2</sup>	17.07 SQ
EM	2.01 m <sup>2</sup>	21.63 SQ
EM	1.41 m <sup>2</sup>	15.15 SQ
ELF	6.21 m <sup>2</sup>	67.13 SQ

Name	Area	Area sqft.
GRUB	242.2 yd	3897.70 SF
GRUT	71.30 yd	937.74 SF
GRUT/GRANFIRE	238.84 yd	3417.86 SF
GRUT/GRAN	14.88 yd	194.56 SF
WC	779.32 yd	7315 SF

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



**LEVEL 1 & 2 AREA BREAKDOWN**

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



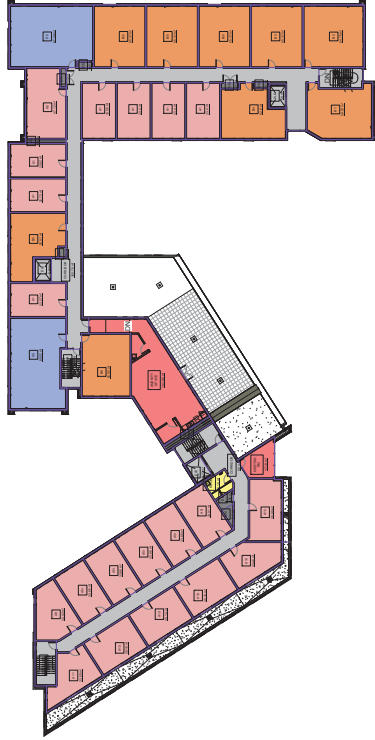
LOW HAMMOND ROWE ARCHITECTS



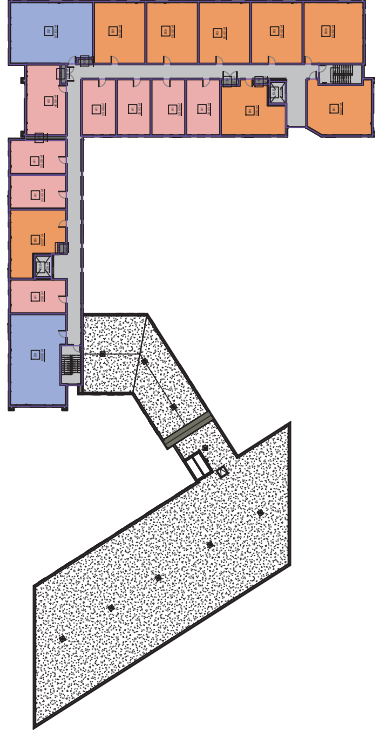
# DP40







## LEVEL 5 AREA BREAKDOWN

[illegible][illegible]

## LEVEL 6 AREA BREAKDOWN

[illegible][illegible]

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



**LEVEL 5 & 6 AREA BREAKDOWN**

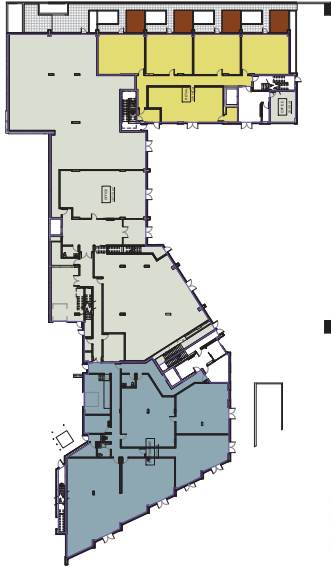
**CROSTOWN MIXED-USE DEVELOPMENT**  
584 BURNSIDE RD EAST & 3020 DOUGLAS ST., VICTORIA BC  
ISSUED FOR REZONING & DEVELOPMENT PERMIT



LOW HAMMOND ROWE ARCHITECTS



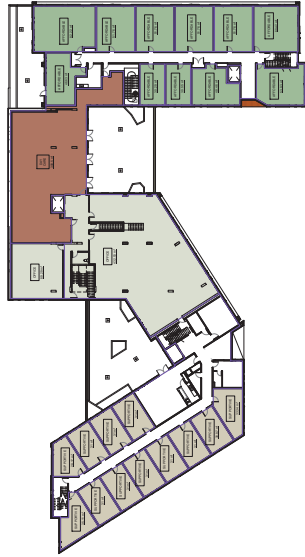
DP42



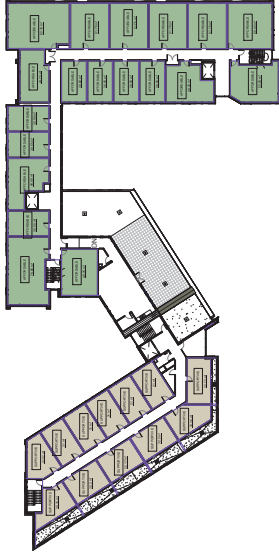
LEVEL 1.



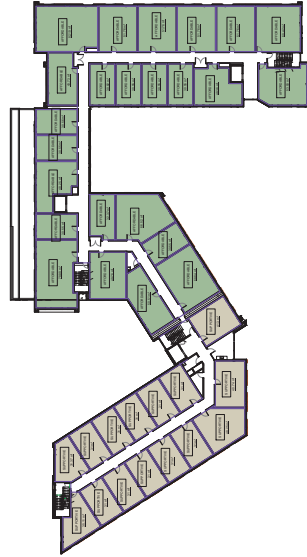
LEVEL 4.



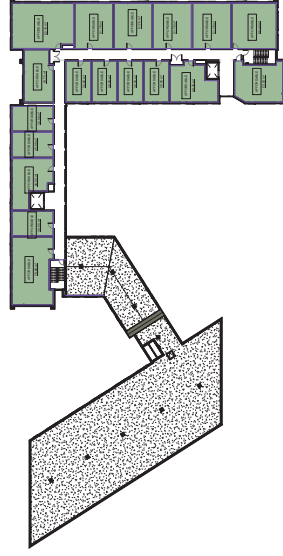
LEVEL 2.



LEVEL 5.



LEVEL 3.



LEVEL 6.

VEHICLE PARKING BREAKDOWN

PHASE 1

Building Type	Units/Area (m <sup>2</sup> )	Required	Provided
COMMERCIAL			
Restaurant	538	520	520
Hotel	397	275	275
Office	1817	1700	1700
Other	209	100	100
<b>Total</b>		<b>794</b>	<b>794</b>
RENTAL A			
Unit (45m <sup>2</sup> )	54	0.2	11
Unit (45m <sup>2</sup> )	54	0.3	11
<b>Total</b>		<b>5.4</b>	<b>22</b>
RENTAL B			
Unit (45m <sup>2</sup> )	39	0.2	11
Unit (45m <sup>2</sup> )	48	0.5	11
Unit (45m <sup>2</sup> )	9	0.75	11
Unit (45m <sup>2</sup> )	9	0.75	11
<b>Total</b>		<b>3.15</b>	<b>44</b>
<b>TOTAL RESIDENTIAL STALLS</b>			<b>49</b>
<b>TOTAL STALLS</b>			<b>143</b>

BICYCLE PARKING BREAKDOWN

PHASE 1

Building Type	Units/Area (m <sup>2</sup> )	Required Long Term	Provided Long Term	Required Short Term	Provided Short Term
COMMERCIAL					
Restaurant	538	1/100	5.4	1/100	5.4
Hotel	397	1/200	2.0	1/200	2.0
Office	1817	1/150	10.8	1/400	4.0
Other	209	1/700	0.44	1/200	1.5
<b>Total</b>		<b>18.64</b>	<b>18</b>	<b>14</b>	<b>14</b>
RENTAL A					
Unit (45m <sup>2</sup> )	54	1	5.4	0.1	5.4
<b>Total</b>		<b>1</b>	<b>5.4</b>	<b>0.1</b>	<b>5.4</b>
RENTAL B					
Unit (45m <sup>2</sup> )	39	1	3.9	0.1	3.9
Unit (45m <sup>2</sup> )	57	1.25	71.8	0.1	5.7
<b>Total</b>		<b>2.25</b>	<b>110</b>	<b>0.2</b>	<b>10</b>



AREA PARKING CALCULATIONS  
20.03.06  
1 : 400

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



LOW HAMMOND ROWE ARCHITECTS

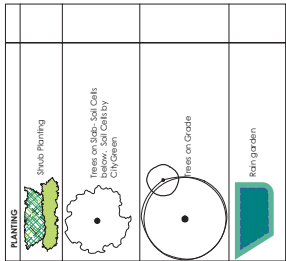


DP43









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



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

project  
Crosstown  
3020 Douglas  
Ave. Victoria BC

Planting Plan  
Ground Level

project no.	118.16
scale	1:200 @ 24"x36"
drawn by	GJ
checked by	SM
revision no.	sheet no.

### 3.01

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

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

9. To confirm location and elevation of all existing services and utilities prior to start of construction.
10. Provide layout of all work for approval by Landscape Architect prior to start of construction.
11. Obtain written confirmation from the City Engineer responsible for all costs related to production and submission to consultant of landscape as-built information including irrigation.
12. From pre-planting survey, establish planting grid, trees to be installed prior to plant quantities.
13. Plant quantities on Plans shall take precedence over text list.

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.

- to convey water to the perimeter drain and protect wall from roots.
3. The barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the below conditions exist 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 from a parkade or foundation wall; *c* where perimeter drains are closer than 3m from a parkade or foundation wall; and *d* where perimeter drains are closer than 3m from a parkade or foundation wall.

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. Boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway. 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.

- be determined through consultation with municipal staff.
- Landscape within boulevard areas to be irrigated (unless otherwise indicated).
- Boulevard irrigation point of connection to be 19"mm service, refer to Civil Drawings for location.
- Time controller for boulevard areas must be readily accessible to municipal staff.
- Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
- Design drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and AutoCAD formats, with 2 weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Boulevard irrigation system 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.
- Systems within boulevard to be irrigated with double drip irrigation system c/w double check valves.

[illegible]





