

# CROSSTOWN MIXED USE DEVELOPMENT

584 BURNSIDE RD EAST & 3020 DOUGLAS ST, VICTORIA BC  
PRESENTATION FOR PUBLIC HEARING





## PROJECT TEAM

### VICTORIA COOL AID SOCIETY

Kathy Stinson - CEO

Deanna Bhandar - Director, Real Estate Develop't

### TL HOUSING SOLUTIONS

Craig Lochhead - Vice President

Lauren Antifeau - Development Manager

### LOW HAMMOND ROWE ARCHITECTS

Paul Hammond - Principal Architect

Roya Darvish - Project Architect

### MURDOCH DE GREEFF INC

Paul de Greeff - Landscape Architect

Melissa Lim -Landscape Architect



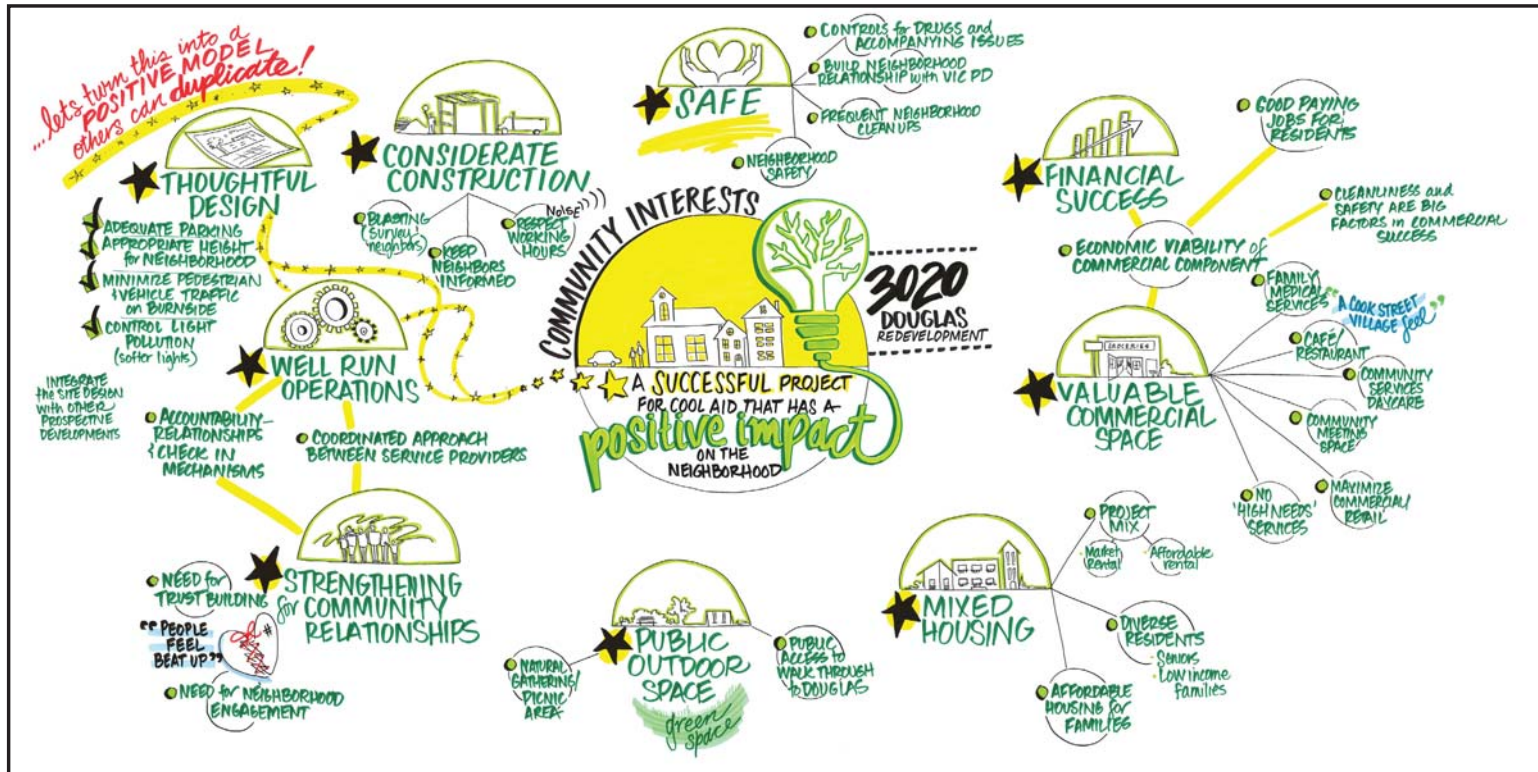
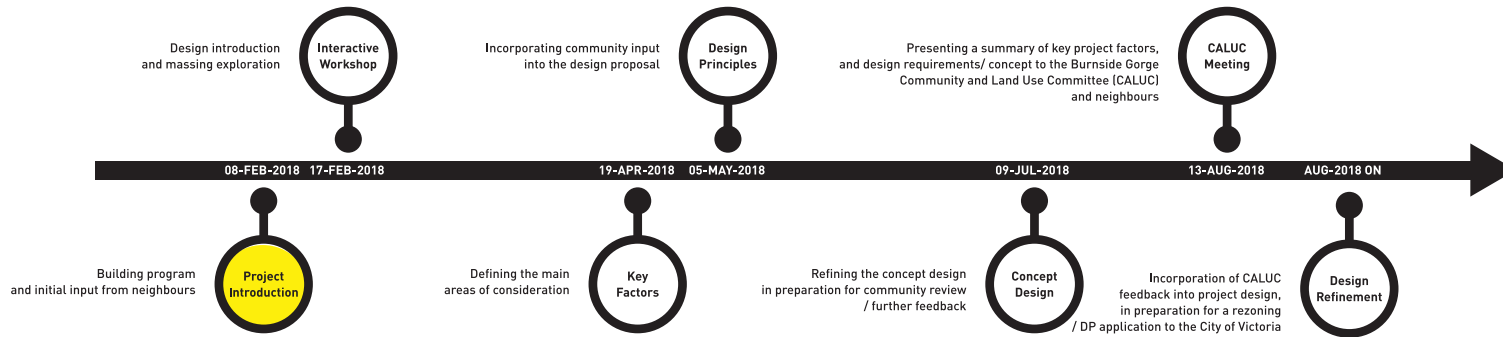
LOW HAMMOND ROWE ARCHITECTS



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# COMMUNITY CONSULTATION



LOW HAMMOND ROWE ARCHITECTS

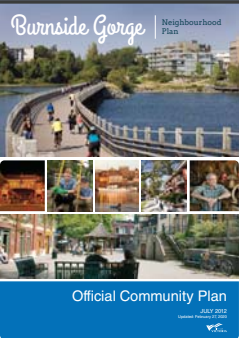


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# CITY OF VICTORIA POLICY OBJECTIVES



## OFFICIAL COMMUNITY PLAN + BURNSIDE GORGE LOCAL AREA PLAN

### OBJECTIVES

- PHASE 1: 2.5 FSR
- General Employment with Limited Residential
- PHASE 2: 2.0 FSR
- General Employment

### CROSTOWN DEVELOPMENT

- PHASE 1:
- Rezoning & Development Permit
  - 150 units of Affordable Rental Housing with 4 Work-live units at grade
- PHASE 2:
- Rezoned for commercial use (up to 6 storeys)



## THE VICTORIA HOUSING STRATEGY 2016-2025

- Encourage New Housing Supply for all Victoria Residents
- Improve affordability, stability and choice for renters in the City of Victoria

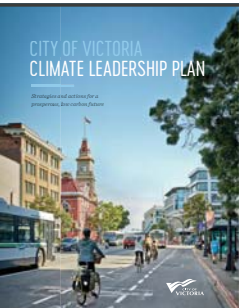
- Providing a range of affordable rental housing including 2 and 3 bedroom units in addition to supportive housing



## CREATE VICTORIA ARTS & CULTURE MASTER PLAN

- Ensure equitable access to affordable spaces for creative participation and production

- 4 Work-Live units at grade to support an "Artist in Residence" program for low-income artists
- Community Based Art Studio



## CLIMATE ACTION PLAN

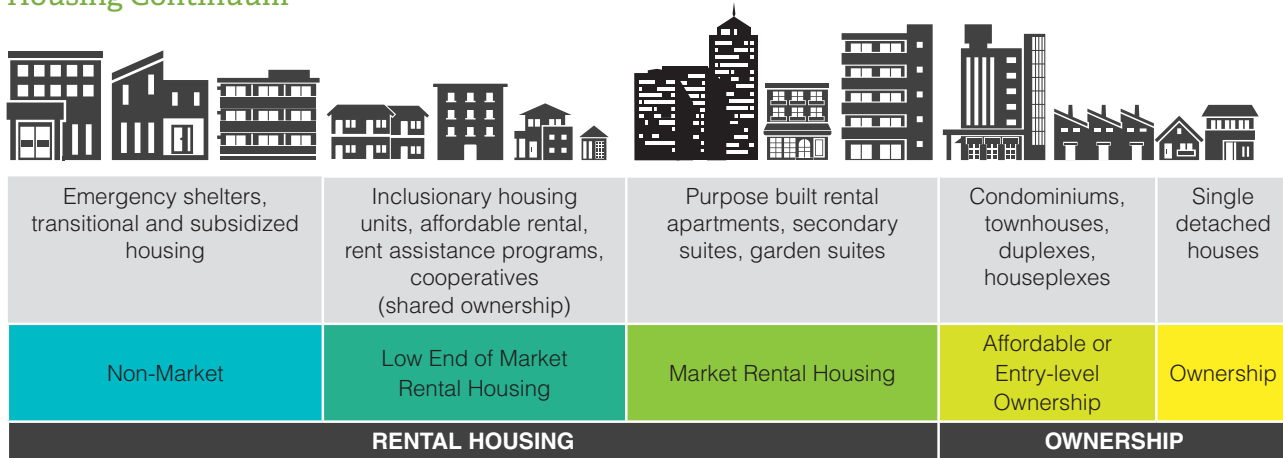
- Support the development of low carbon high performance buildings

- Residential spaces meet Step Code 3
- Commercial Spaces meet Step Code 2



# HOUSING AFFORDABILITY

## Housing Continuum



### 54 SUPPORTIVE HOUSING UNITS

For every dollar invested in supportive housing, approximately \$4-5 in social and economic value is created including a decrease in emergency service use and an increase in individual and community wellness.



### BUILDING BC: SUPPORTIVE HOUSING PROGRAM

### 100 AFFORDABLE RENTAL UNITS

- 20% UNITS - VERY LOW INCOME (<\$20,000)
- 50% UNITS - LOW INCOME (\$20,000 - \$75,000)
- 30% UNITS - MODERATE INCOME (\$40,000 - \$107,000)

### 10 ACCESSIBLE UNITS

### 21 ADAPTABLE UNITS

### 13 HOMES FOR FAMILIES

- BUILDING BC: COMMUNITY HOUSING FUND**
- CMHC NATIONAL CO-INVESTMENT FUNDING** (to be confirmed)
- VICTORIA HOUSING RESERVE FUND** (to be confirmed)



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## COMMUNITY BENEFITS AND AMENITIES

### 36 DAYCARE SPACES

- 12 infant spaces and 24 preschool spaces operated by a non-profit daycare operator



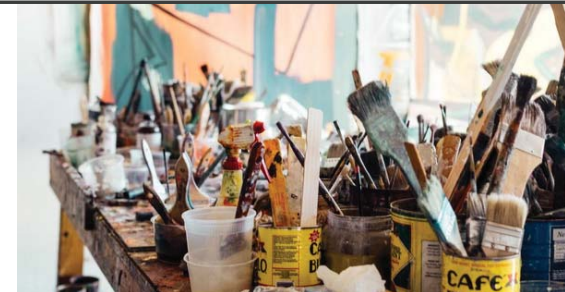
### CULINARY TRAINING PROGRAM FOR PEOPLE FACING BARRIERS TO EMPLOYMENT

- Modelled on the HAVE Café program in Vancouver, this culinary training program would provide training for 48 people annually and prepare people for entry level jobs in the food services industry



### COMMUNITY BASED ART STUDIO

- 4 Live-work units at grade to support low income artists.
- An Art Studio that will be available for community use and programs



### PUBLIC WALKWAY THROUGH THE SITE & A COMMUNITY GATHERING SPACE

- An SRW has been registered through the site, allowing access from Burnside through to Douglas



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## CROSTOWN DEVELOPMENT

- 100 AFFORDABLE RENTAL UNITS (4 WORK-LIVE)
- 54 SUPPORTIVE HOUSING UNITS
- CAFE / RESTAURANT
- DAYCARE
- COMMUNITY ART SPACE
- COMMERCIAL / RETAIL
- GREEN COMMUNITY PLAZA
- PRIVATE & SEMI-PRIVATE
- 6 ROOF TERRACES



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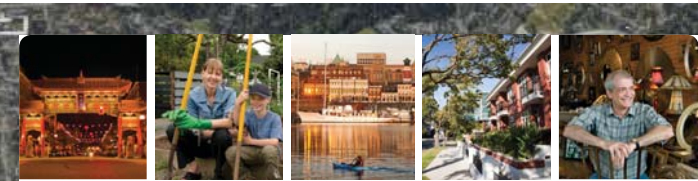
  
CROSTOWN  
WHERE COMMUNITY CONNECTS



An aerial photograph of a city street grid. A central area is highlighted with a bright yellow glow, indicating the site of interest. The surrounding area shows various buildings, parking lots, and streets.


# 1. SITE ANALYSIS





Official Community Plan

JULY 2012  
Updated: July 13, 2017



Burnside Gorge

Neighbourhood Plan

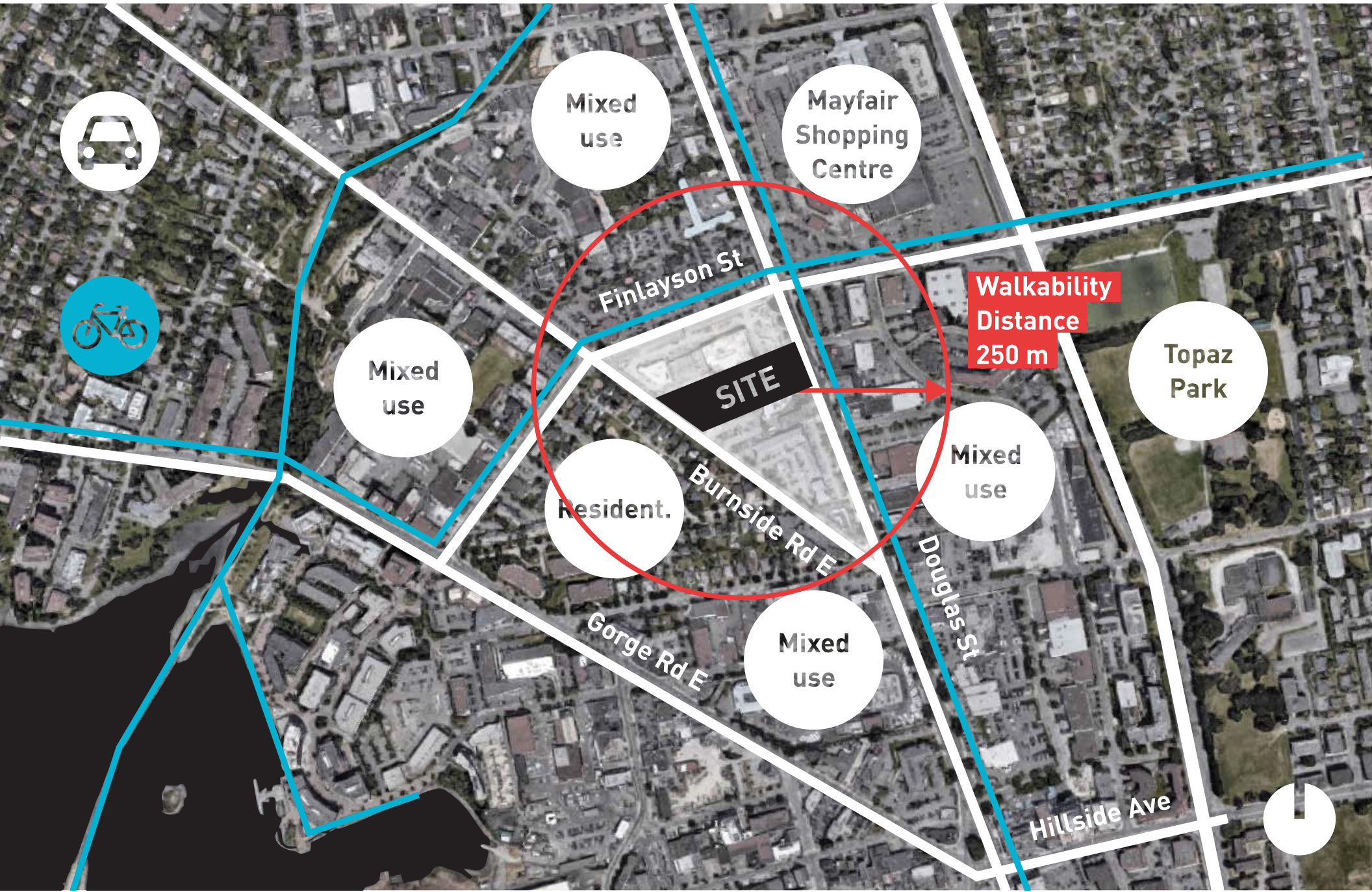


CITY OF VICTORIA

July 2017







Mixed use

Mayfair Shopping Centre

Mixed use

Resident.

Burnside Rd E

Mixed use

Topaz Park

Mixed use

Gorge Rd E

Douglas St

Hillside Ave

Walkability Distance 250 m

Finlayson St

SITE







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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CROSTOWN



General Employment with limited residential  
General Employment  
Town Center  
Urban residential



# LAND USE POLICIES

OCP & BURNSIDE GORGE  
NEIGHBOURHOOD PLAN





General Employment with limited residential

General Employment

Urban residential

-10 m height  
-showroom

Jim Pattison  
Toyota Victoria  
-15 m height  
-car sale&service

Tally Ho  
52 Temporary Housing Units

BCGEU  
-15 m height  
-offices

Speedy Auto  
-car service

Mixed- retail

Building of Heritage Merit

Urban residential  
-5 m average height  
-most built 1950-1960

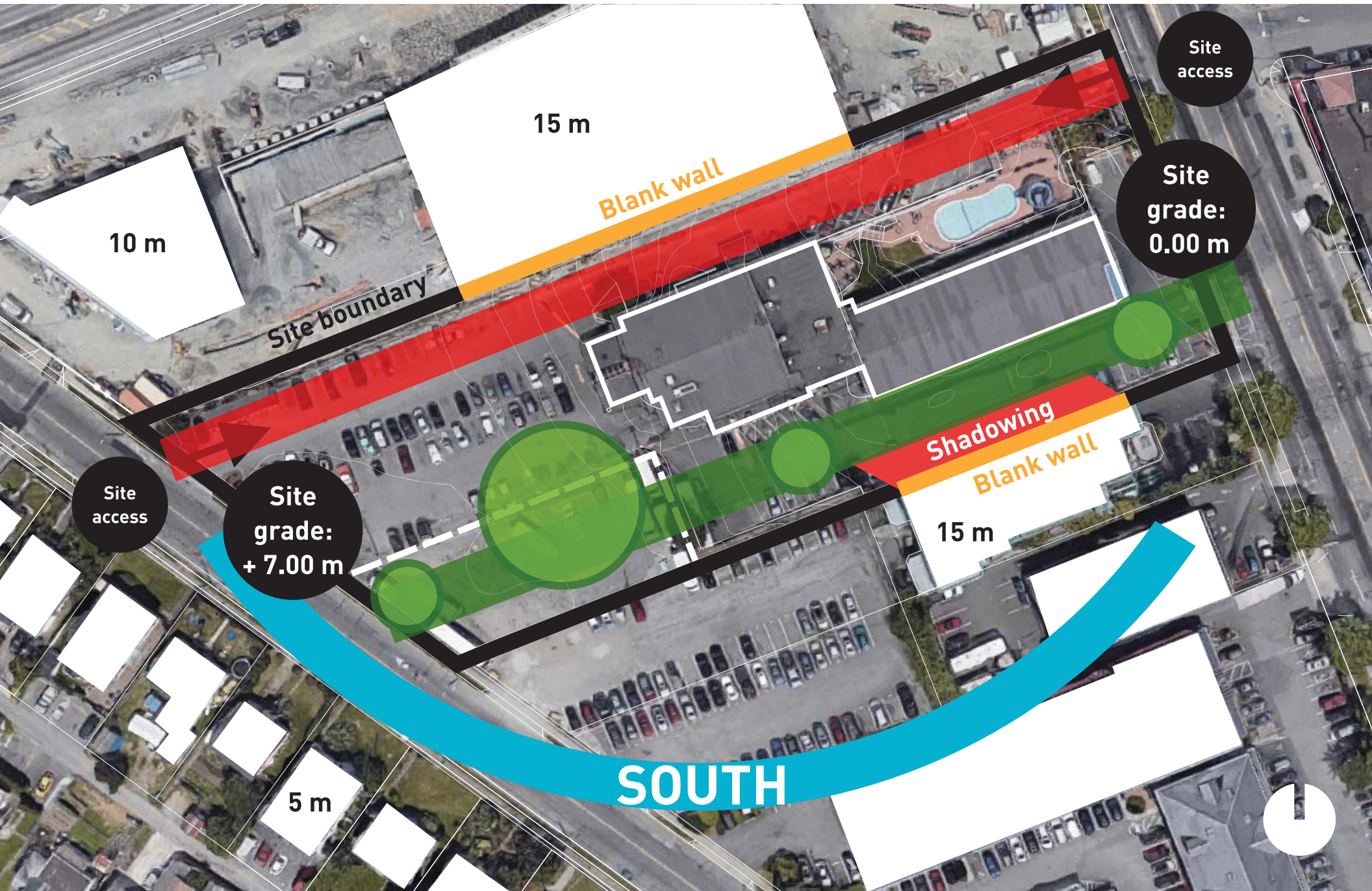
Site boundary

Burnside Rd E

Douglas St







10 m

15 m

Blank wall

Site boundary

Site access

Site grade: 0.00 m

Site access

Site grade: + 7.00 m

Shadowing

Blank wall

15 m

5 m

SOUTH





Phase 1

Phase 2

Blank wall/ don't build open facade

Site access

Site access

Site grade: 0.00 m

Site grade: + 7.00 m

Vehicle circulation on the Northern side

Tally Ho  
52 Temporary Housing Units

<<< 2 storey grade change/ build 2 storey of underground

Pedestrian circulation on the Southern side

Wynnside Rd E

Douglas St

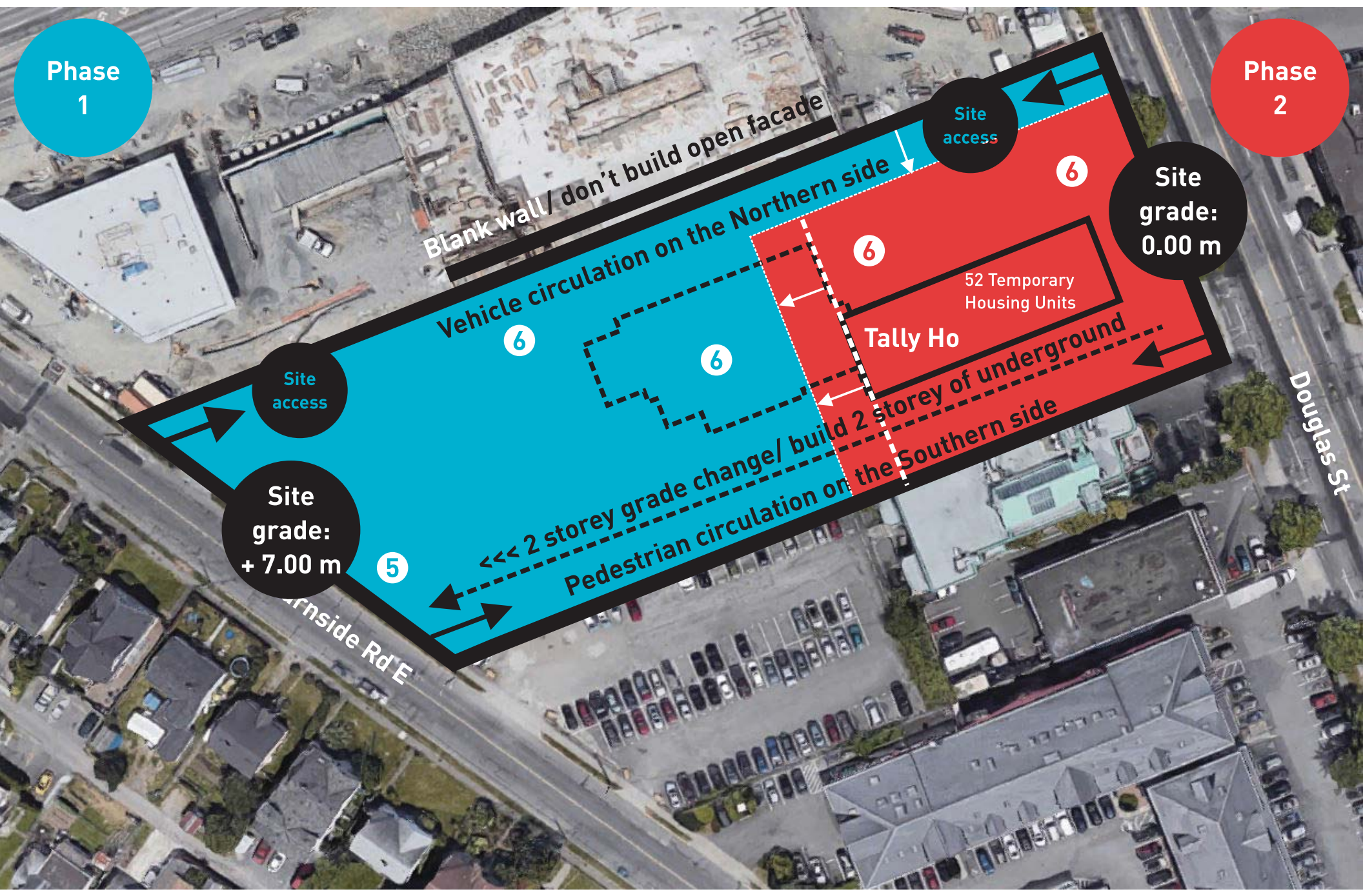
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6

6

6

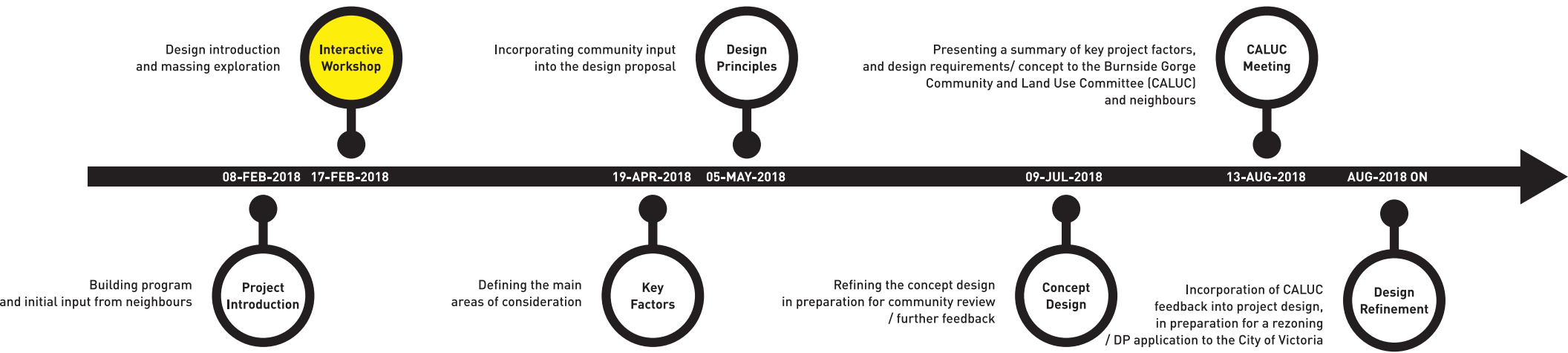
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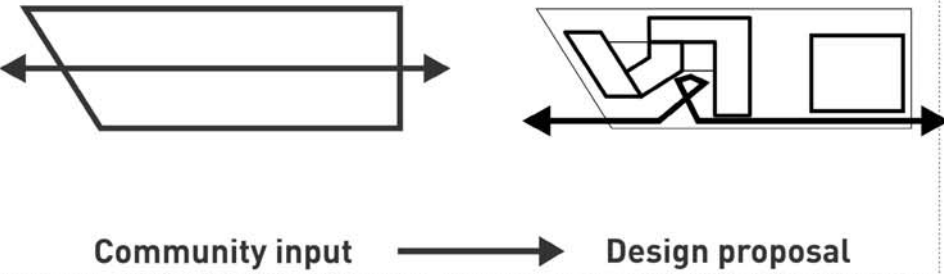
An architectural rendering of a modern building facade. The upper portion of the image shows a three-story building with a light-colored wood slat finish. The facade is punctuated by a grid of windows, including several tall, narrow vertical windows and smaller rectangular windows. A large, leafy tree is on the left side. A bright yellow horizontal band is superimposed over the middle of the image, containing the text '2. DESIGN CONCEPT'. Below this band, the ground level is shown with a paved plaza. A purple hatchback car is parked in the foreground. People are depicted in various activities: walking, pushing a stroller, and sitting at outdoor tables under green umbrellas. There are also bicycles and a landscaped area with plants and flowers on the left.

## 2. DESIGN CONCEPT

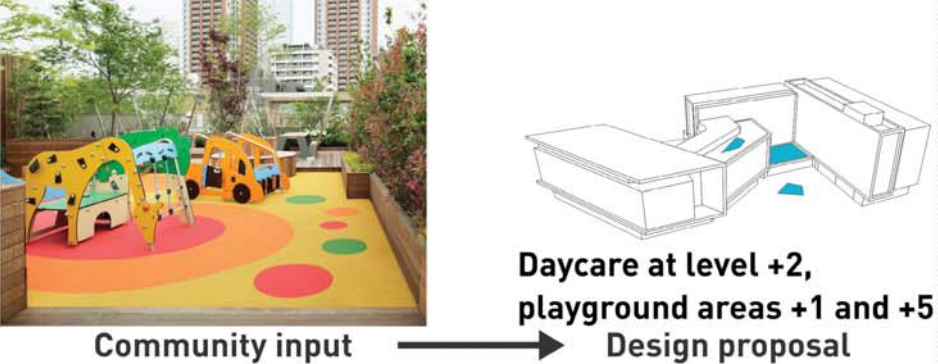




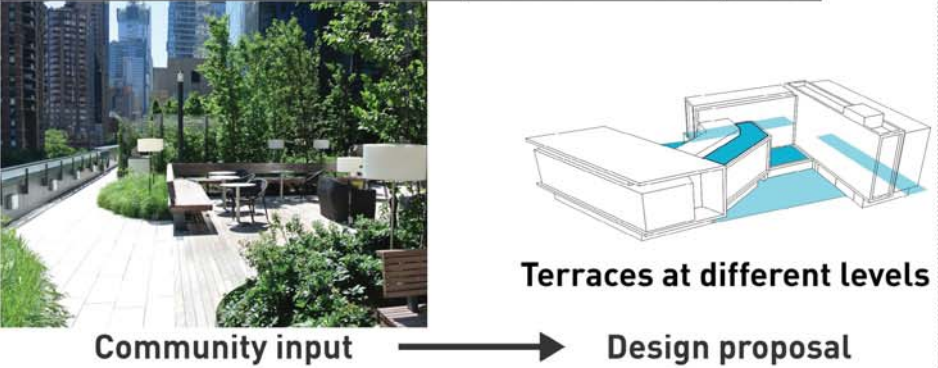
**A.01 Provide public through-fare from Burnside to Douglas St**



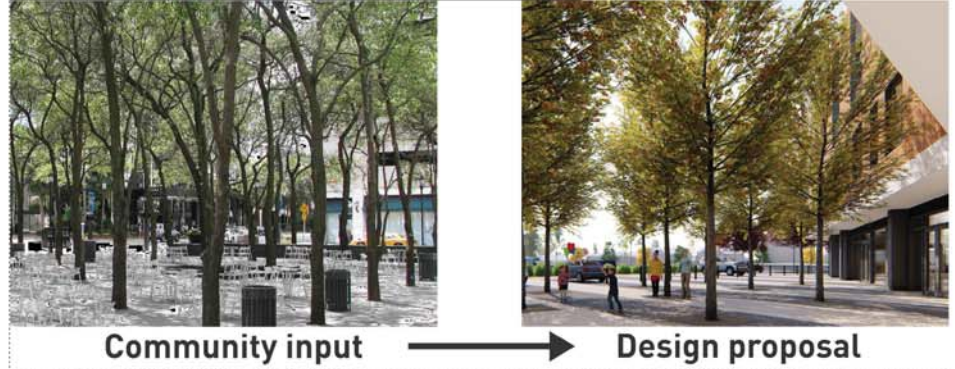
**A.03 Safe areas for kids to play**



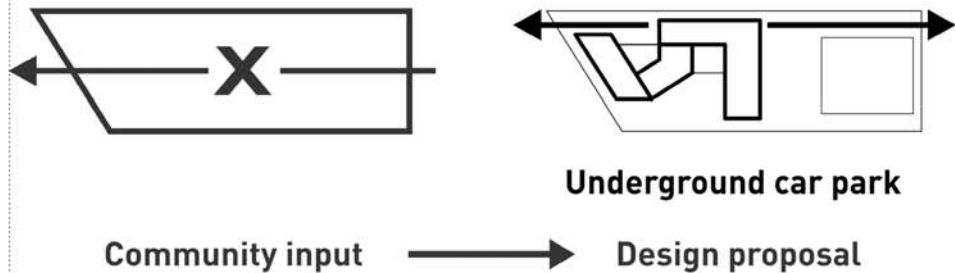
**A.05 Create private and semi-private outdoor spaces**



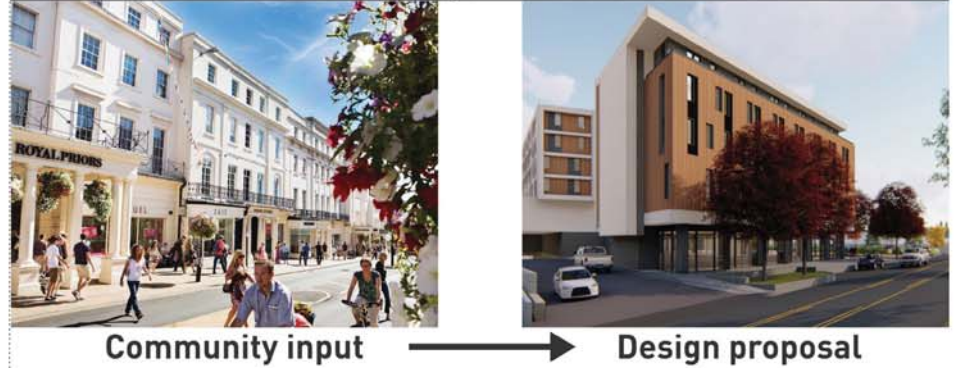
**A.02 Green space for the community**



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



**A.06 Give a street the identity and create boulevard**



**A**  
**Site design**



## A.02 Green space for the community



**Community input**



**Design proposal**

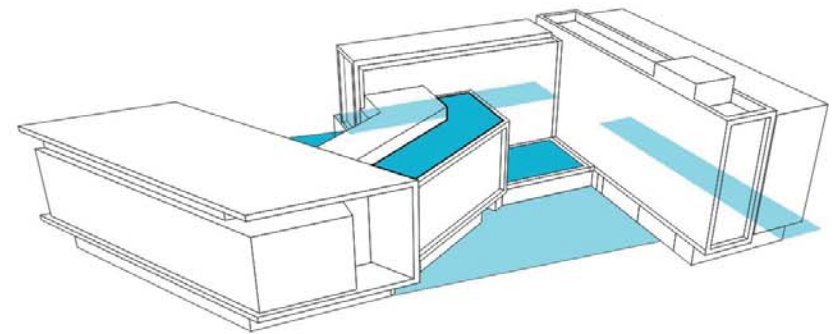




## A.05 Create private and semi-private outdoor spaces



**Community input**



**Terraces at different levels**

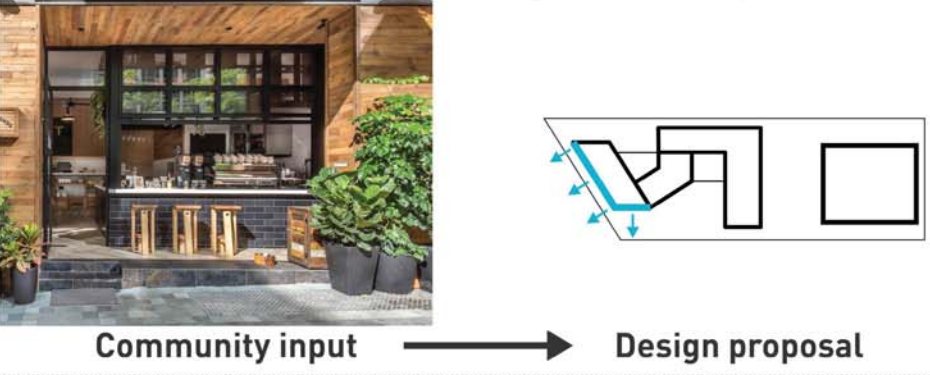
**Design proposal**

**6 SEPARATE OUTDOOR SPACES**

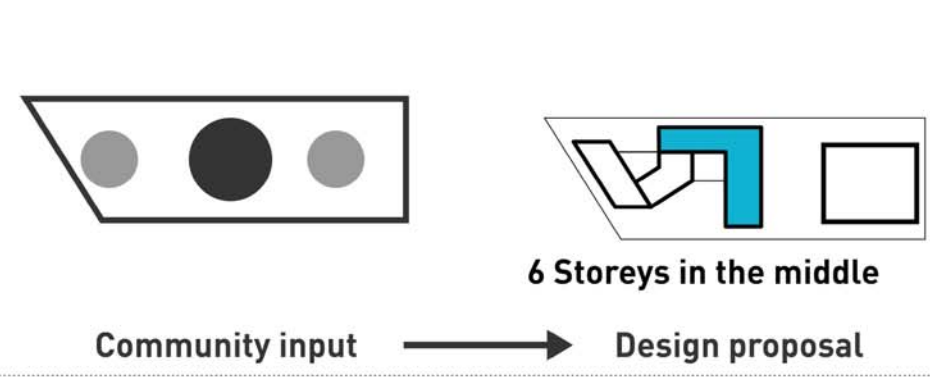




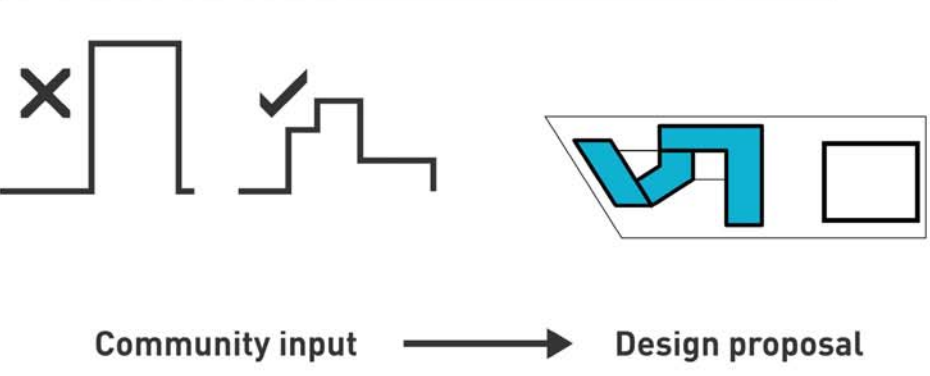
**B.01 Dynamic street-level retail spaces fronting Burnside Rd**



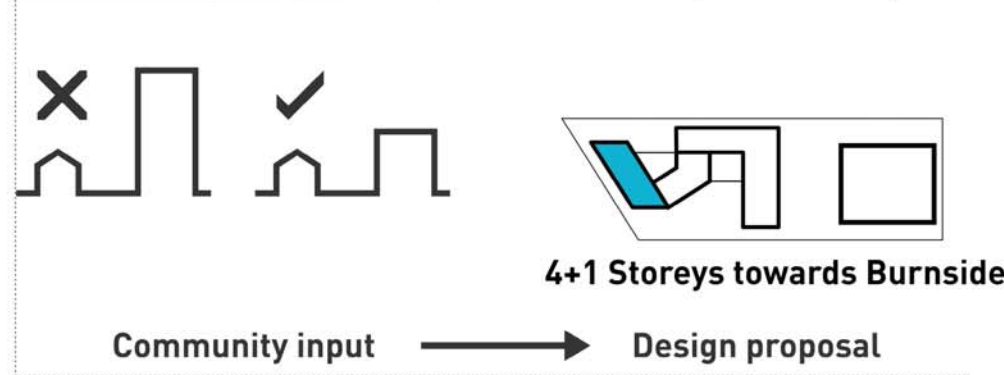
**B.03 Mid-portion of site can absorb a higher height density**



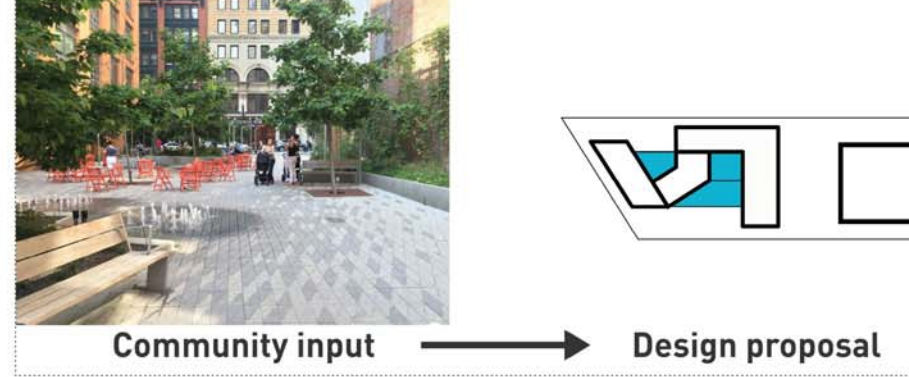
**B.05 Avoid monolithic forms; step back building form**



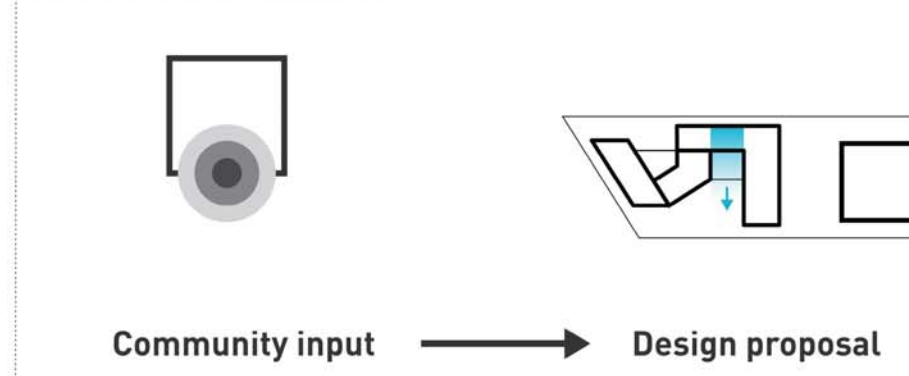
**B.02 Building height appropriate for the neighbourhood**



**B.04 Courtyard**



**B.06 Daycare spills out onto courtyard space**



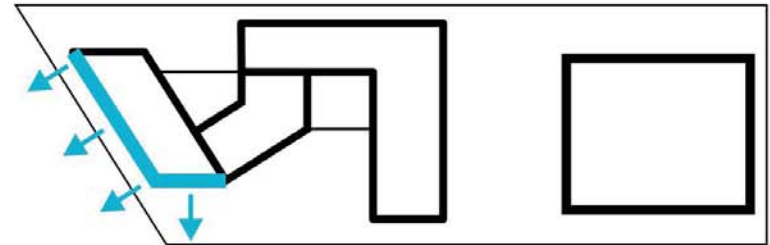
**B Building form**



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



**Community input**

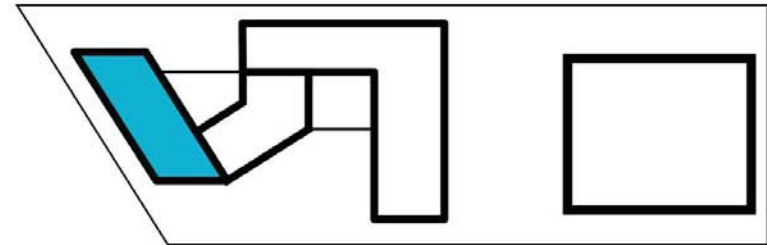


**Design proposal**





## B.02 Building height appropriate for the neighbourhood



**4+1 Storeys towards Burnside**

**Community input**



**Design proposal**



LOW HAMMOND ROWE ARCHITECTS

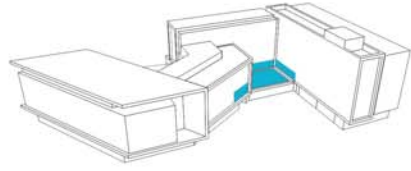


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**C.01 Daycare**



Community input



Design proposal

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

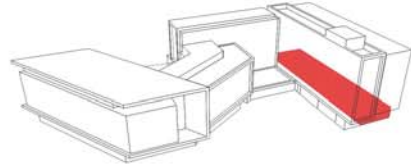
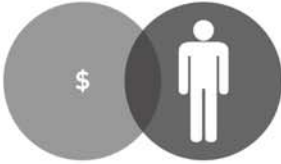


Community input



Design proposal

**C.03 Mix of affordable rental and work-live**



Work-live

Community input



Design proposal

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



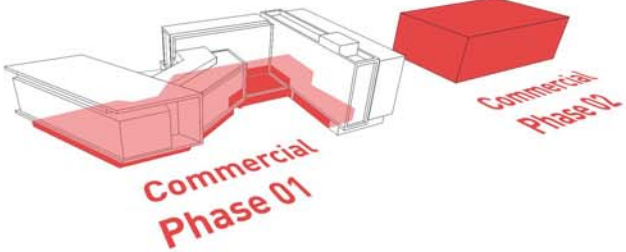
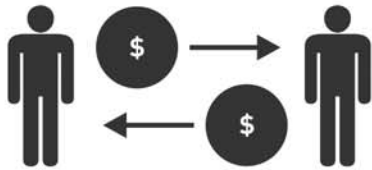
Studio/ 1 bedroom  
2 bedroom/ 3 bedroom

Community input



Design proposal

**C.05 Commercial development to add value**



Community input



Design proposal

**Building program**

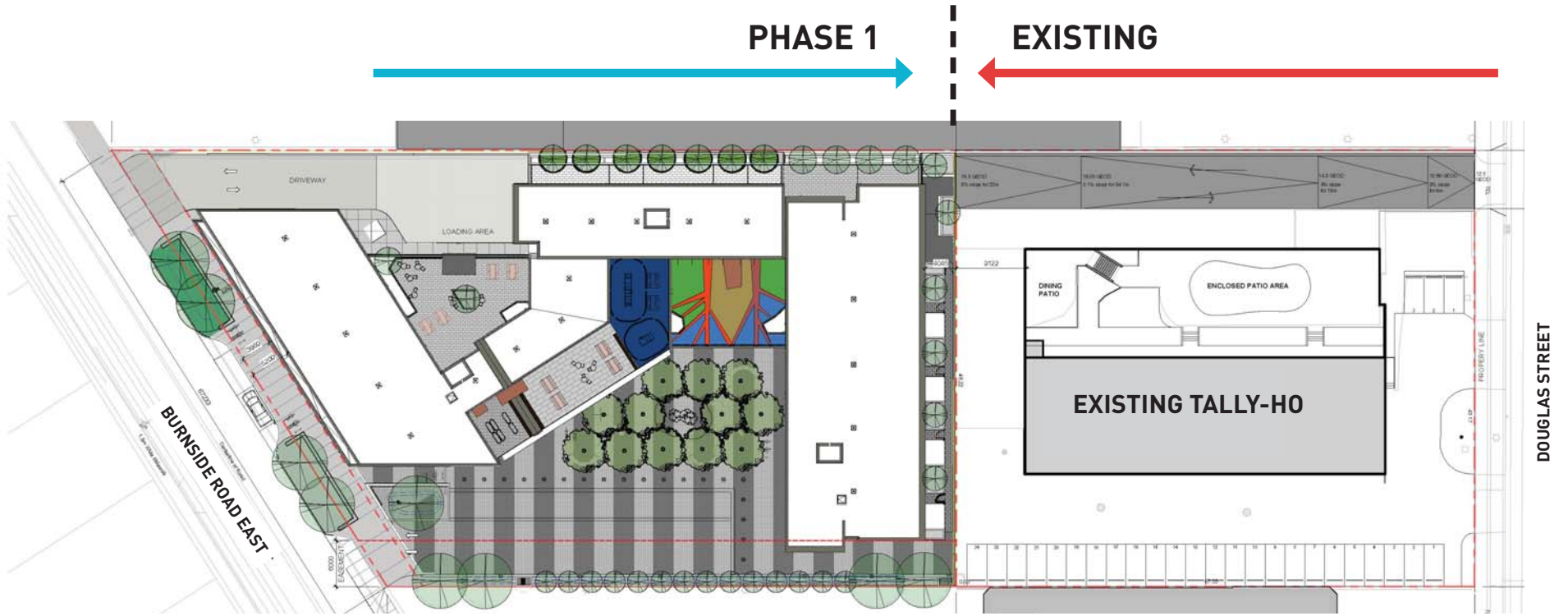
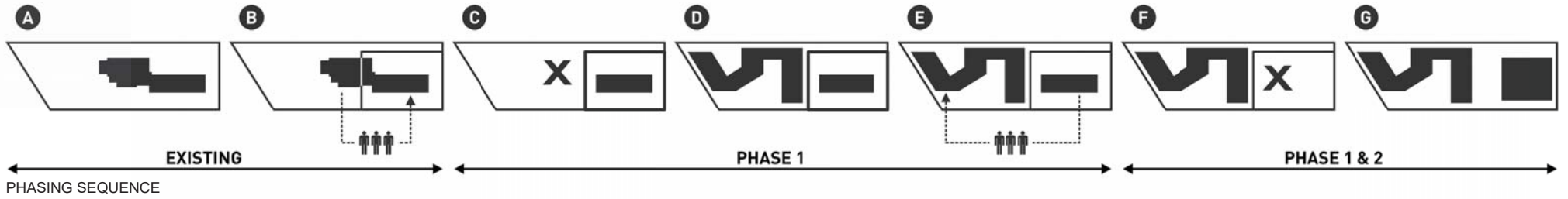






## **3. PLANS & SECTIONS**





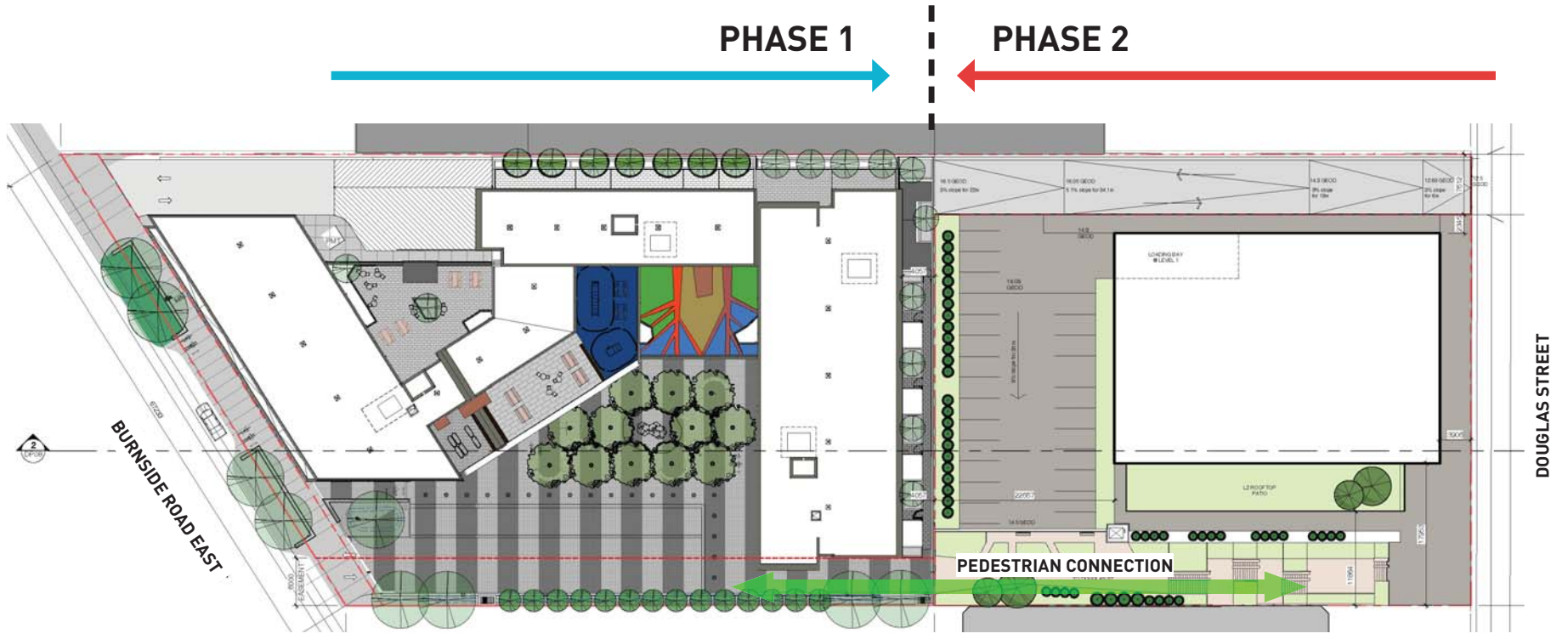
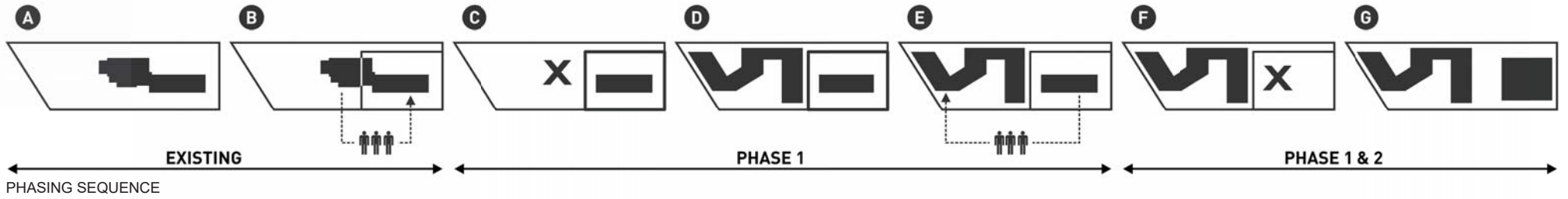
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**PHASE 1**





LOW HAMMOND ROWE ARCHITECTS



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**PHASE 2**







PHASE 02

A  
BLOCK A - 54 LIVING UNITS

B  
BLOCK B - 96 LIVING UNITS

COMMERCIAL

CAFE

B  
ROOF TOP DECK

DAYCARE

COMMUNITY SPACE

4 WORK-LIVE

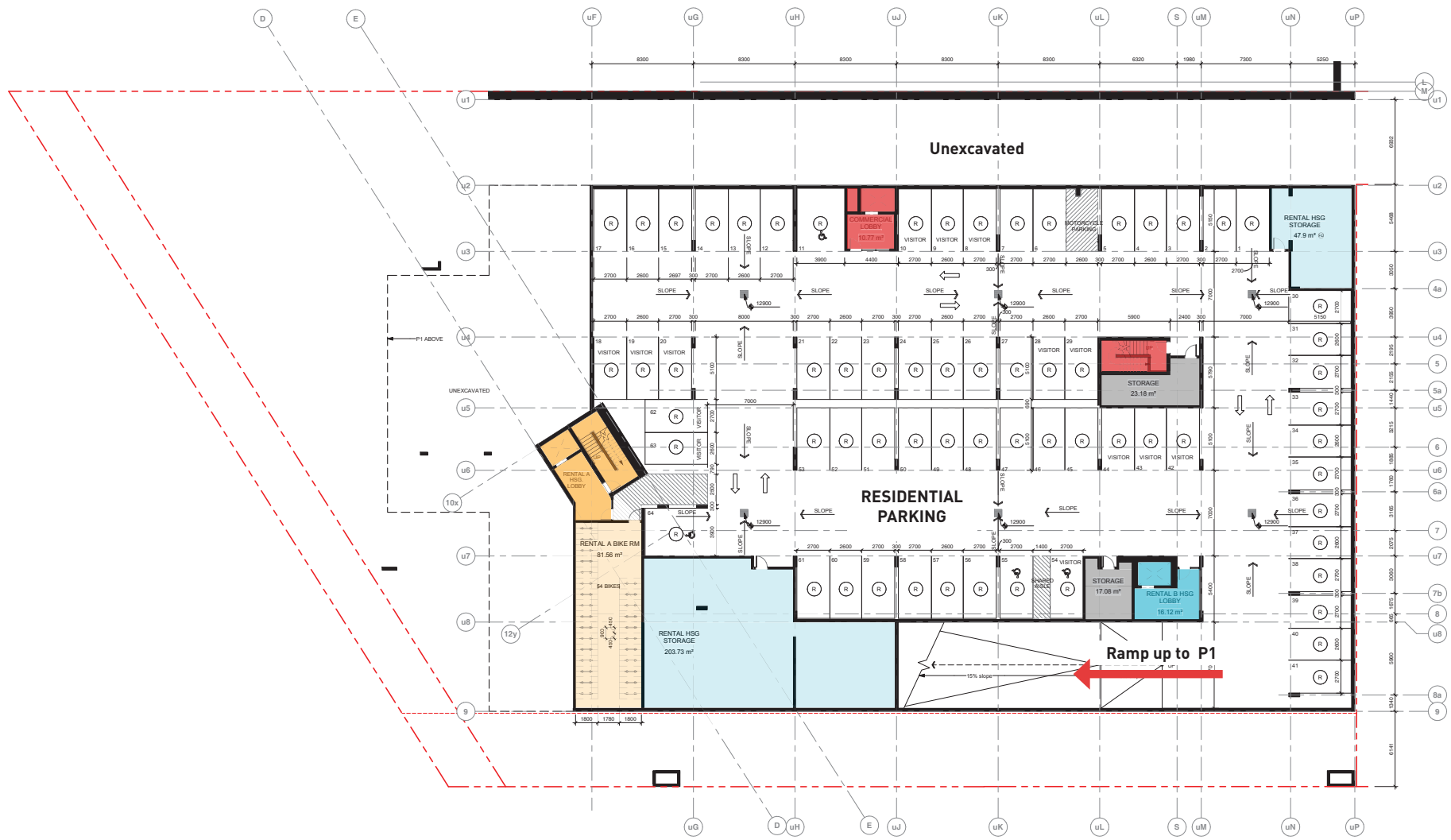
BURNSIDE RD E

PUBLIC THROUGH FARE FROM BURNSIDE TO DOUGLAS ST

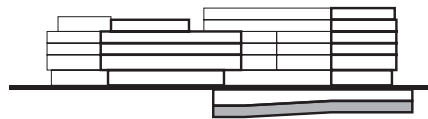
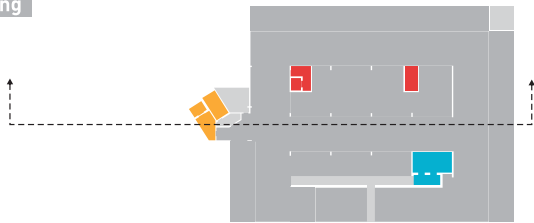


LOW HAMMOND ROWE ARCHITECTS





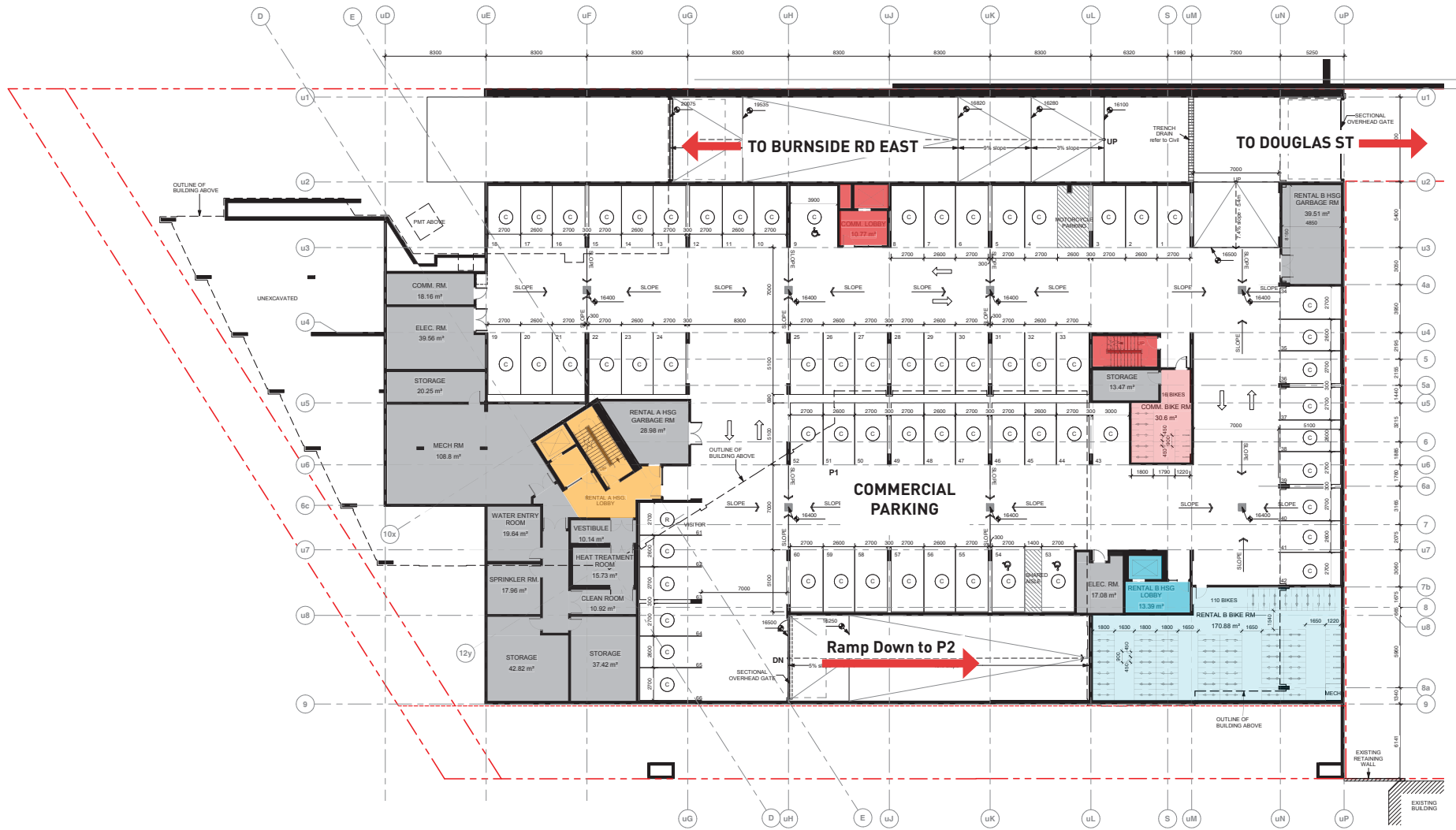
- Block A
- Block B
- Commercial
- Parking



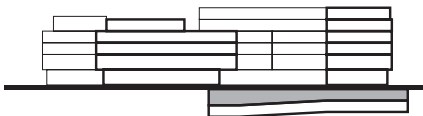
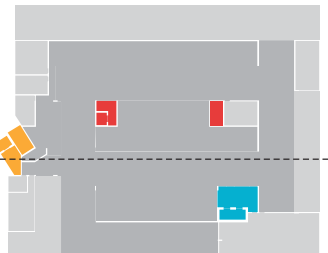
- 64 RESIDENTIAL PARKING STALLS
- 54 BICYCLE STALLS
- 2,700 SF TENANT STORAGE

**P2**



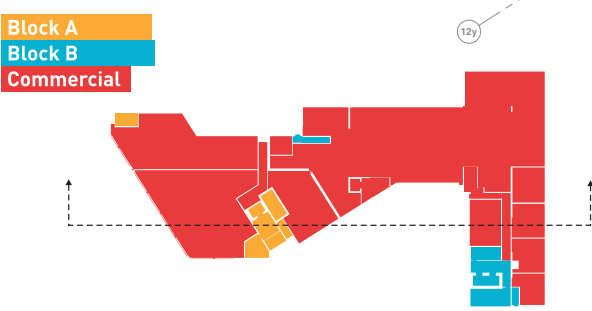
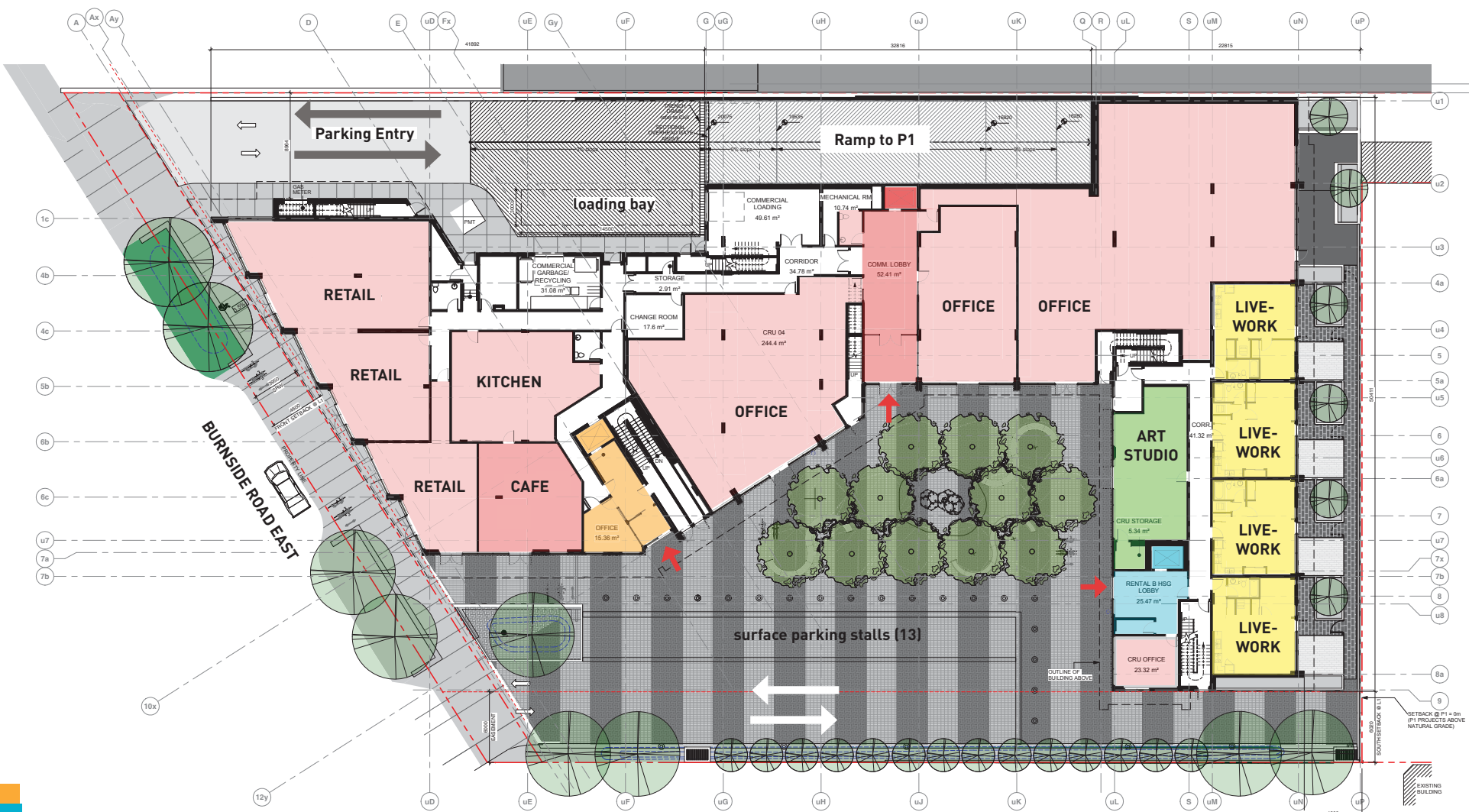


- Block A
- Block B
- Commercial
- Parking



- 65 COMMERCIAL PARKING STALLS
- 01 RESIDENTIAL PARKING STALLS
- 110 BICYCLE STALLS

**P1**

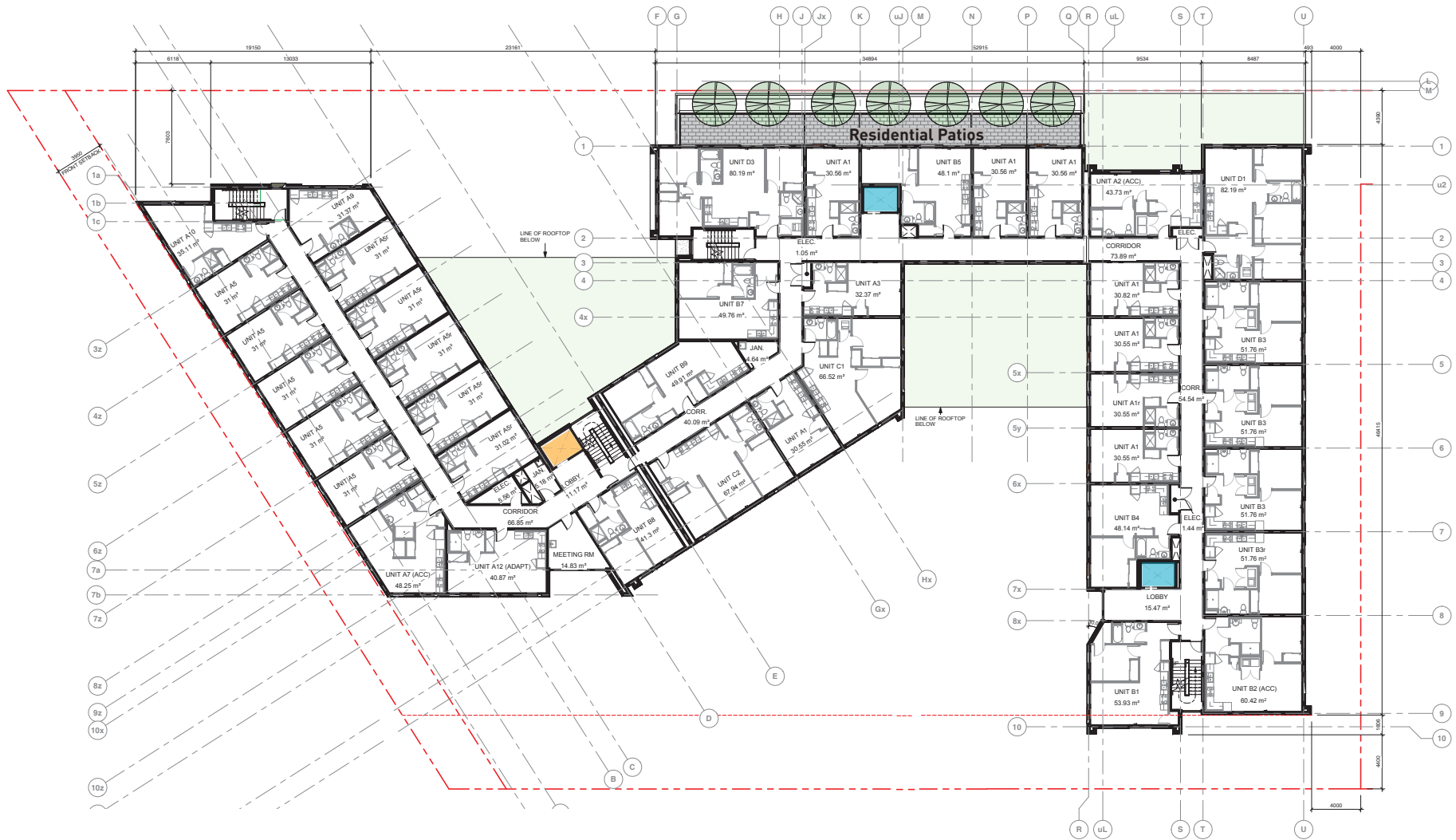


- CAFE
- RETAIL | OFFICE SPACE
- COMMERCIAL KITCHEN
- COMMUNITY ART STUDIO
- 4 WORK-LIVE UNITS

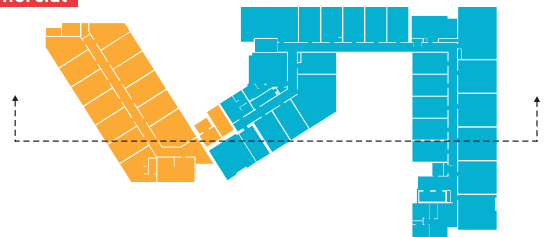
L1







Block A  
Block B  
Commercial



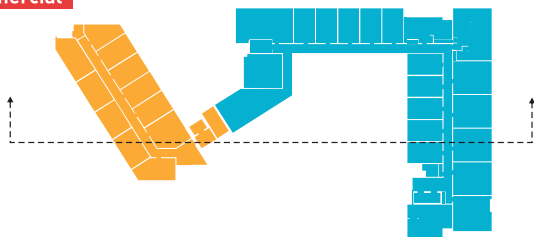
• RESIDENTIAL UNITS

L3



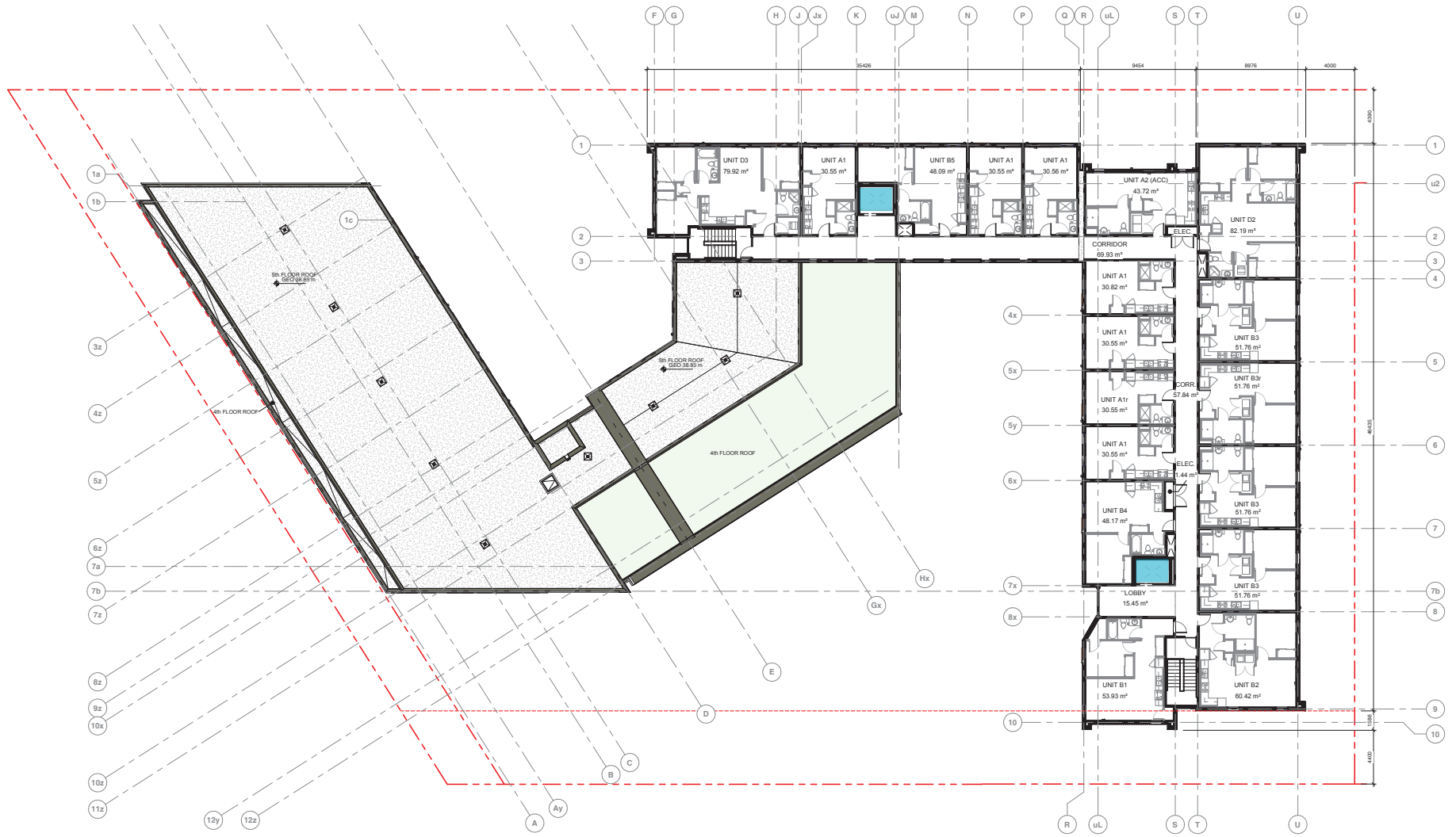


Block A  
Block B  
Commercial



- RESIDENTIAL UNITS
- RESIDENTIAL AMENITY SPACE

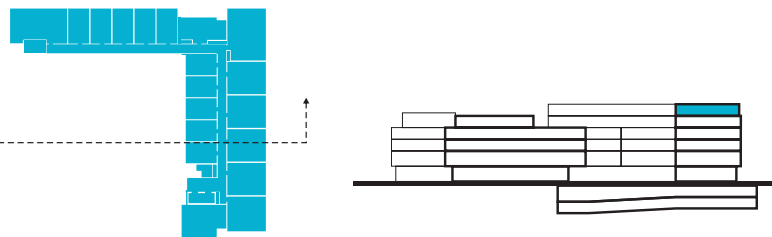
L5



Block A  
Block B  
Commercial

**RESIDENTIAL UNITS**

**L6**





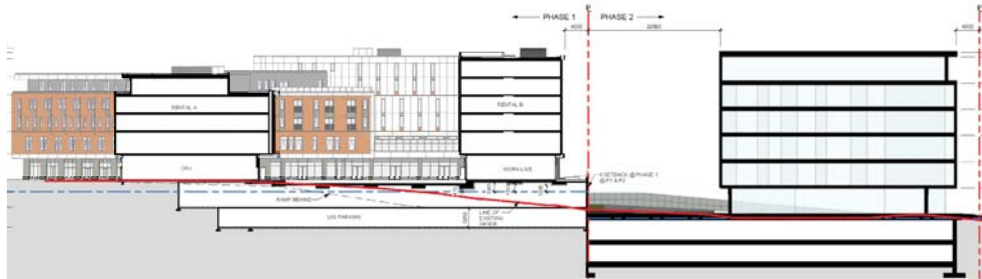


**SITE PLAN KEYNOTES**

- 1 PLAZA
- 2 SERVICE LANE
- 3 SURFACE PARKING
- 4 PEDESTRIAN LINK (PHASE 2)
- 5 BOLLEAVARD TREES
- 6 TREES & RAIN GARDEN
- 7 BOLLARDS
- 8 STALL BIKE RACK (REFER TO LANDSCAPE)

# ROOF PLAN

BURNSIDE ROAD EAST



DOUGLAS ST



BURNSIDE ROAD EAST



### EAST-WEST BUILDING SECTION THROUGH PLAZA + RESIDENTIAL WINGS



LOW HAMMOND ROWE ARCHITECTS

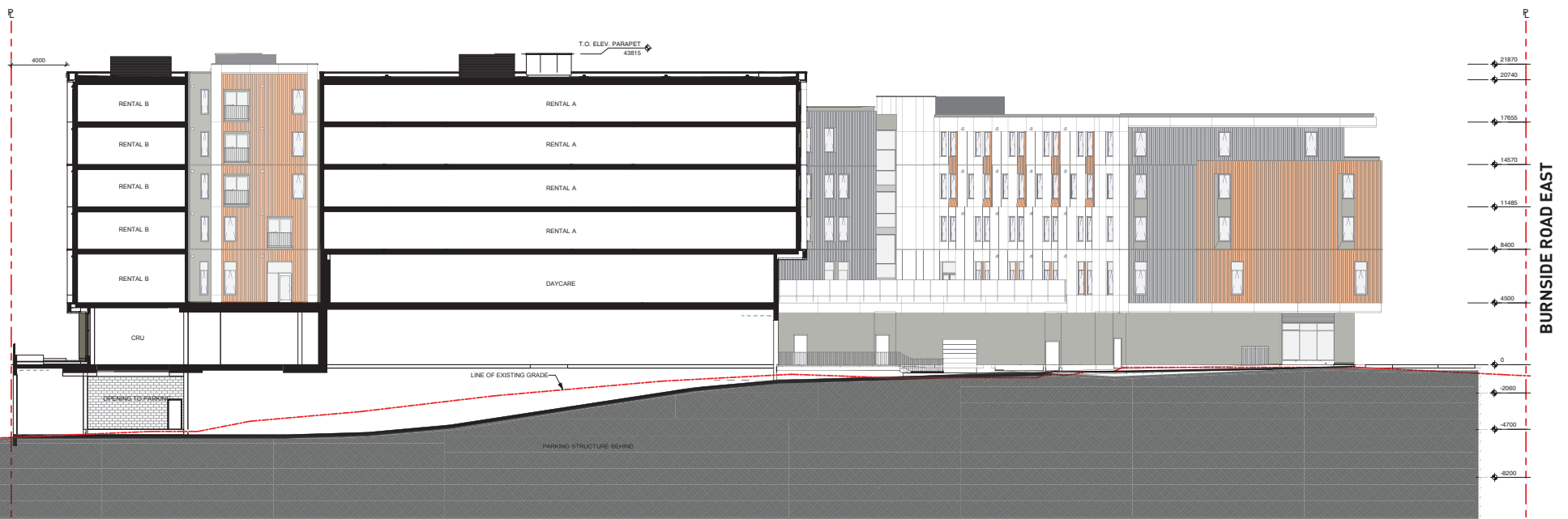


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### BUILDING SECTION







**EAST-WEST BUILDING SECTION THROUGH PARKADE RAMP**



LOW HAMMOND ROWE ARCHITECTS



**BUILDING SECTION**

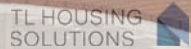




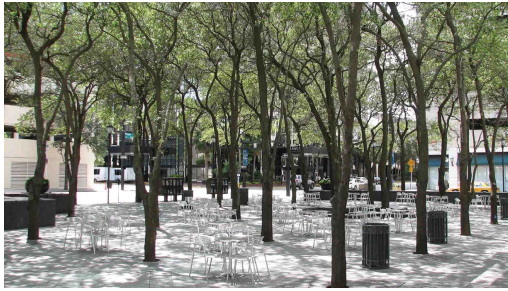
# 5. LANDSCAPE DESIGN



LOW HAMMOND ROWE ARCHITECTS







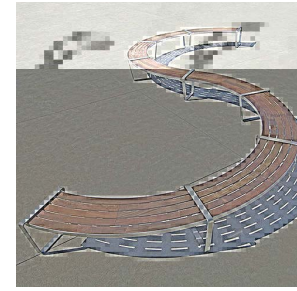
Plaza with Trees in Pavement. Soil Cells Below Grade.



Plaza with Trees in Pavement. Ingrade Lighting.



Honeylocust-Option for Plaza



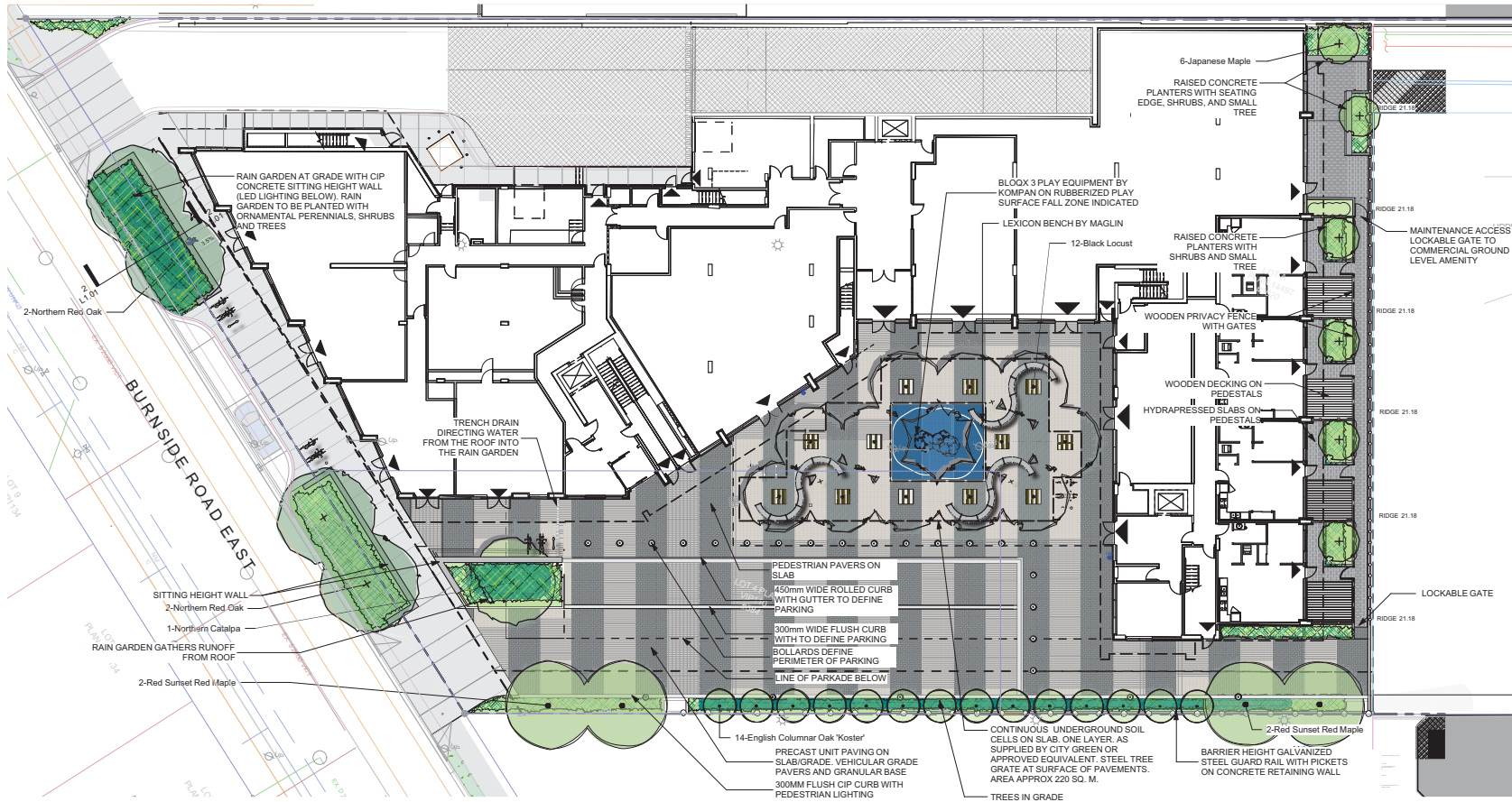
Bench-Option

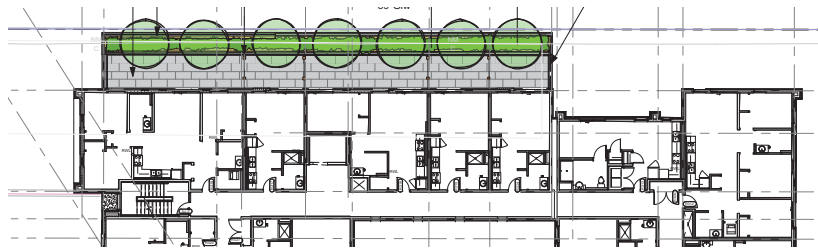
LEGEND

	Property Line
	Parking Structure Below Grade
	Building Entrance/ Egress
<b>MATERIALS</b>	
	Plaza Pavements (Non-porous): Exprocrete VSS Collection 75 x various x 108mm.
	Concrete Walkways
	Porcelain Tiles on Pedestals: By Abbottford Concrete or approved equivalent. 450 x 700 x 20mm. Final pattern TBD.
	Hydrapressed Slabs on Pedestals: 610mm x 305mm x 50mm. Texoclad. Charcoal.
	Rubberized Play Surface

<b>FURNITURE/ STRUCTURES</b>	
	Bike Rack (6 bicycle capacity)
	Sitting Height Wall with Inset Lighting
	Wood Decking on Pedestals
	Boltard Defines Parking Lot
	Bench- By Maglin
	Tree Grate. 1200 x 1200mm. Cycle 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.

<b>PLANTING</b>	
	Shrub Planting
	Trees on Slab- Soil Cells below. Soil Cells by CityGreen
	Trees on Grade
	Rain garden





**LEVEL 3**



Roof Top Play Space



Roof Top Amenity 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
	Poreclain Tiles on Pedestals: By Abbotsford Concrete or approved equivalent. 450 x 700 x 20mm. Final pattern TBD.
	Hydrapressed Slabs on Pedestals: 610mm x 302mm x 50mm. Texacoa. Charcoal.
	Rubberized Play Surface
FURNITURE/ STRUCTURES	
	Bike Rack (6 bicycle capacity)
	Sitting Height Wall with Inset Lighting
	Wood Decking on Pedestals
	Boltard Defines Parking Lot
	Bench- By Maglin
	Tree Grate. 1200 x 1200mm. Cycle 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



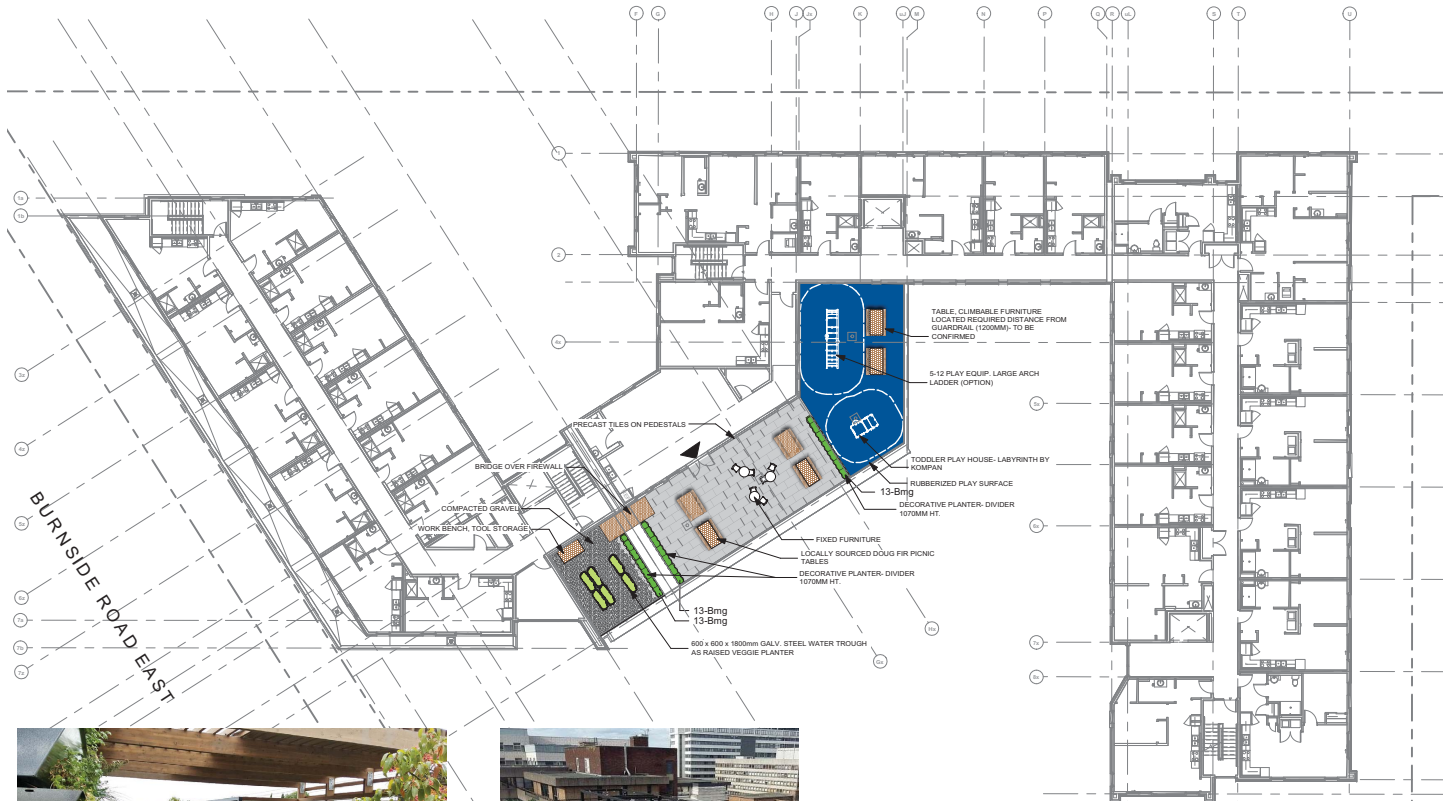
LOW HAMMOND ROWE ARCHITECTS



**L2 + L3 LANDSCAPE PLAN**







**LEGEND**

	Property Line
	Parking Structure Below Grade
	Building Entrance/ Egress

MATERIALS	
	Plaza Pavements (Non-porous): Expecrete VSS Collection 75 x various x 108mm.
	Concrete Walkways
	Poreclain Tiles on Pedestals: By Abbotford Concrete or approved equivalent. 450 x 700 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



Roof Top Play Space



Roof Top Amenity Space

# 4.VIEWS









LOW HAMMOND ROWE ARCHITECTS



TL HOUSING SOLUTIONS

