

May 15, 2020

City of Victoria  
City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

Attention: **Mayor and Council**

Dear Sirs and Mesdames:

Re: **HUDSON PLACE TWO: RENTAL RESIDENTIAL  
OUR PROJECT NO. 218032- 6.1  
DEVELOPMENT PERMIT with VARIANCE APPLICATION**

This design rationale is in support of our application for a Development Permit with Variance for Hudson Place Two, 1700 Blanshard Street, Victoria.

### **Location**

Located at the edge of Downtown on a bend in Blanshard street, Hudson Place Two is a prominent landmark on the way into and out of Victoria city center. It bookends the street block and completes the Hudson District development. As such, the building was designed as a portal and point of transitioning. It breaks down the scale of the thoroughfare with a progression from public plaza at the northeastern corner, along activated sidewalks to where it is interrupted by an inviting, high volume entrance courtyard, which in turn leads to an intimate passageway connected to the core of the development. This spatial network invokes a sense of discovery typical of and unique to Victoria. It also offers ample opportunity to integrate and blur the boundaries between public and private, outside and inside.

### **Massing**

As the last piece in a larger development considerable attention was paid to the placing and shaping of the building in relation to the existing buildings. A solid podium base, with wrap around decks, defines strong interactive street faces on three sides. Shaped around an amenity courtyard the building maintains visual and physical connection to the outdoor spaces within the street block. To the south the orientation and scale of the podium relates sensitively to the Hudson Mews and to the north the building face is a continuation of the Hudson Place One podium and matches its cornice in height. The tower was placed with thoughtful consideration of its proximity to the other buildings, allowing for views from, and light into the site. Further enhancing the spatial separation from the Hudson Place One tower, the proposed tower was split and shifted, articulating two slender slabs that break down the perceived bulk of the tower. Terminating at different heights further differentiate the massing elements while the uneven skyline also diminishes the perception of mass. A double volume amenity with large scale windows provides a distinguishable top to the tower, capping the taller element while a change in material defines a top to the lower element. On Blanshard street the tower breaks through the podium to grade, emphasizing the residential

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Mayor and Council, City of Victoria  
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entry and creating a strong focal point on the Blanshard street bend. At the heart of the project, this entrance court is flanked by podium elements of varying heights. To the south a distinct six storey building mass provides a solid footing and strong corner. To the north of the entrance court a complimentary 4 storey mass erodes slightly to an open frame, revealing the tower layered behind. Dark recessed reveals help to outline the massing elements while also tying it all together into a pleasing and balanced composition.

**Materials**

The design aims to create a building shaped by and from its surroundings, an integral part of the city fabric. The massing elements and materials are layered as if evolving over time. Referencing the city's historic character, tumbled red brick, enhanced with corbel detail, cornices and dark metal accents define the familiar rhythm of the podium retail bays. In contrast the tower is a light and modern compliment. The two tower components are defined by a calm play of punched window wall in contrasting colours of raised metal panels. An alternating pattern of operable windows maintains interest and rhythm while balconies wrap around the corners, extending in different directions to optically dissolve the hard edges and mass. Dark and contrasting, laser cut metal privacy screens adds another layer and carries some of the grit of the podium up the tower.

In summary, we believe this project will help in meeting policy objectives for the City of Victoria for this area, and provide a very livable and affordable opportunity for residents.

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS**

A handwritten signature in black ink, appearing to read 'MCM/S.', with a period at the end. The signature is stylized and somewhat abstract.

Gerda Geldenhuys, Architect AIBC, LEED GA. Associate.

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