



T O W N L I N E

September 29, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6
Attn: Miko Betanzo

Dear Miko:

**RE: CA-59 Zone, Hudson Bay District - Municipal Development Agreement (MDA)
Request to Phase Project, Amend MDA and Subdivide Parcel**

As per your request, I am submitting this letter to provide a formal request to the City of Victoria to allow for the development of Hudson Place to be phased as two separate buildings. Townline understands that this will require certain amendments to the Municipal Development Agreement that was approved in 2007 as part of the CA-59 Hudson Bay District rezoning.

As part of this request, Townline is requesting that the subject parcel be legally subdivided into two separate parcels. A survey plan depicting the proposed subdivision line is enclosed with this letter identifying the two phases of Hudson Place. As you may be aware, the City of Victoria has already issued a unique civic address for Hudson Place One (777 Herald Street) and Hudson Place Two (1700 Blanshard).

Our rationale for requesting this approach to the project is as follows:

- Simplify ownership structure for the various components planned between the two buildings (i.e. residential suite stratification and air space parcel creation of commercial and parking areas of the buildings);
- Reduce overall risk on the project and simplify financing;
- Allow for the two buildings to have individual connections to municipal and private services;
- Avoid confusion with various City departments as the two projects will likely overlap in the permitting and construction phases.

I am aware that subdividing the parcel will require a review of the density entitlement granted for the site. Our request is that the City of Victoria allow Townline to proceed with the subdivision application concurrent with our development permit application for Hudson Place One that is in progress.

Sincerely

Justin Filuk
Director of Development