

UNFINISHED BUSINESS

1. Update Report for Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue

Council received a report providing an updated recommendation for Council's consideration.

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except reducing the sideyard setback from 4.5 metres to 0.
3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
4. The Development Permit with Variance lapsing two years from the date of this resolution."

Carried Unanimously



Council Report

For the Meeting of January 25, 2018

To: Council **Date:** January 12, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, **except reducing the sideyard setback from 4.5 metres to 0.**
3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
4. The Development Permit with Variance lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an updated motion for Council's consideration related to the Development Permit with Variance application for the property located at 785 Caledonia. On January 11, 2018, Council considered this matter, and although the report detailed the requested variance, the motion inadvertently did not identify it. Additionally, the direction related to giving notice regarding the variance was omitted. These two items are identified in bold text above.

With this updated direction from Council, the application would advance as originally planned to an opportunity for public comment on February 8, 2018. The Committee of the Whole Report dated January 11, 2018 is attached for Council's reference.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Meyer'.

Alison Meyer
Assistant Director
Development Services

A handwritten signature in blue ink, appearing to read 'J. Tinney'.

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Bochyn Senhays

Date:

Jan 17, 2018

List of Attachments

- Attachment A: Committee of the Whole Report, dated January 11, 2018.



Committee of the Whole Report

For the Meeting of January 11, 2018

To: Committee of the Whole **Date:** December 21, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue

RECOMMENDATION

That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
4. The Development Permit with Variance lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 785 Caledonia Avenue. The proposal is for changes to the exterior of the building and landscaping, and to enclose a portion of the patio in a previously approved mixed-use building. There is one variance related to a side yard associated with this proposal.

The following points were considered in assessing this application:

- the decreased side yard variance is considered supportable as adequate breathing space and carriage way are maintained across the site
- the proposal is generally consistent with the *Downtown Core Area Plan*, 2011
- the proposed changes from the previous proposal presented to, and approved by Council on November 26, 2015 (minutes attached), are considered to be minor in nature and consistent with the original intent of the previous proposal.

BACKGROUND

Description of Proposal

The proposal is for changes to the exterior of the building and landscaping, and to enclose a portion of the ground-level commercial retail unit patio in a previously approved mixed-use building, as part of Phase Two of the "Hudson Walk" development which is currently under construction. Phase Two includes a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue, as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. Outdoor amenity space is proposed with private space for residents, as well as open space for the public. Specific details include:

- building design and finishes similar and complementary to the design of the Phase One residential tower (completed in 2016)
- 106 suites ranging in size from 38m² to 95m²
- five ground-floor townhouses along Caledonia Avenue
- underground parking (75 stalls)
- 139 secure bicycle stalls and eight publicly accessible stalls.

Exterior building materials include:

- street walls of brick veneer
- painted architectural concrete with reveals
- clear glazing in prefinished aluminum frames
- aluminum guardrails and gates
- vertical spandrel glazing with autumn orange colour accents
- decorative metal screens for balcony enclosures.

The programming elements of the outdoor amenity space proposed as part of the original submission have been maintained. Landscaping features for the private area of the outdoor amenity space include:

- a dog run
- accessible bike parking
- flex space
- seating areas.

Landscaping features for the public area of the outdoor amenity space include:

- a children's play area
- interactive art
- a seating wall
- tables and benches.

Landscaping materials include:

- broom-finished concrete
- concrete unit pavers
- fiber surface for the children's play area
- birds eye gravel for the dog park
- a mix of coniferous and deciduous trees
- lawn, ground cover planting, bushes and shrubs.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes a total of 139 secure bike racks, and eight publicly accessible racks, which supports active transportation.

Public Realm Improvements

No public realm improvements beyond City requirements are proposed in association with this Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The property was rezoned in 2009 to the site-specific CA-60 Zone, Radius District. Where amenities are not provided, the zone permits a base density of 3:1 FSR, under the regulations of the CA-4 Zone, Central Area Commercial Office District. However, if amenities are provided, as defined in the zone, then a maximum density of 4.85:1 FSR is permitted. The amenities defined in the Zone include the following:

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of the zoning requirements
- at least 20% open site space
- a 3m wide carriageway secured by a Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800m² of floor area exclusively for residential use.

Phase One of the overall site development (755 Caledonia Avenue) was completed in 2016. With a lot line adjustment between Phase One and Two, the total development will not exceed the base density of 3:1 FSR for either phase. The lot line adjustment is currently in progress, and staff have included appropriate wording to ensure this is registered prior to issuing the development permit. While not necessary as the base density has not been exceeded, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m².

Data Table

The following data table compares Phase Two with the regulations of the existing CA-60 Zone, Radius District, as well as the proposed CBD-1 Zone, Central Business District-1. A single asterisk is used to identify where the proposal is less stringent than the existing Zone and a

double asterisk is used to identify where variances were approved through previous approvals.

Zoning Criteria	Phase Two Previous Proposal 2015	Phase Two Current Proposal	CA-60 Zone
Site area (m ²) - minimum	2458.90	2533.00	N/A
Location of residential uses on ground floor	Permitted**	Permitted**	Not permitted
Density (Floor Space Ratio) - maximum	3.00:1	2.98:1	3:00:1
Height (m) – maximum	41.09	41.09	43.00
Storeys - maximum	15	15	N/A
Setbacks (m) - minimum			
Front (East) Blanshard St.	6:1 massing over 10m** 5:1 massing over 10m**	6:1 Permitted** (variance approved in Phase Two)	5:1 massing over 10m 5:1 massing over 10m
Side (North) Caledonia Ave.	9.61	9.61	4.5
Interior (South)	0.64	Nil*	Nil
Rear (West)	12.72	15.80	
Parking - minimum	122	122	74
Visitor parking - minimum	8	8**	8
Bicycle parking stalls – minimum (long-term)	142	139	108
Bicycle parking stalls – minimum (short-term)	8	8	8

Relevant History

The Development Permit for Phase One of “Hudson Walk” was approved by Council on December 18, 2014. The approval included a variance to permit 218m² of ground-floor residential use, including a number of townhouses on Caledonia Avenue. A further application to increase the amount of ground-floor residential use by another 435m² in Phase One was approved by Council on September 10, 2015.

A previous Development Permit with Variances application for Phase Two of “Hudson Walk” was approved by Council at the meeting of November 26, 2015 (minutes attached). A staff delegated Development Permit to partially enclose a portion of the patio in Phase Two was approved on February 10, 2016. The current proposal is very similar to the original design although the enclosed portion of the patio was extended, prompting a request to reduce the requirement of a 4.5 meter setback to nil.

The following minor changes have been made to the design:

- enclosure of a patio for the ground level commercial unit, for a total of 136.31m²
- lot line adjustment to ensure the additional floor area does not exceed the maximum

- 3.0:1 floor space ratio (FSR) density in the current CA-60 Zone, Radius District
- incorporation of a HW pattern in the metal screens, and removal of the illuminated 'Hudson' lettering for the exterior balconies on the corner of Blanshard Street and Caledonia Avenue
- reconfiguration of the landscaping of the outdoor amenity space, with the introduction of 'Hudson's Bay' themed public art.

A concurrent rezoning application for a brewpub and distillery was originally submitted with this application, but this is no longer being pursued by the applicant, at this time.

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. At the time of writing this report, a letter from the CALUC had not been received; any correspondence received prior to an opportunity for public comment, provided Council advances the application through the process, will be referred to Council for consideration.

ANALYSIS

The proposal is generally consistent with the design policies and guidelines contained within the *Official Community Plan, 2012*, and the *Downtown Core Area Plan, 2011* and its appendices. Further analysis of the proposal's consistency with these guidelines is contained below. The requested reduction in the south side yard setback is recommended as supportable as the building, remains largely unchanged with adequate breathing room and the carriageway through the site maintained.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) 2 (Heritage Conservation) Core Business. The objectives of the designation are to conserve and enhance the character of the Downtown, realize the architectural potential of the area, and encourage revitalization of the area through design control of new infill buildings and landscaping. Design guidelines that apply to DPA 2 are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan* (DCAP), 2012.

Downtown Core Area Plan (2011)

The intent of the guidelines contained within the DCAP are to ensure new development is integrated into the existing neighborhood in a sensitive manner. The guidelines provide direction to animate the street frontage with landscaping and entrances to residential units that are easily identifiable. The proposed entrance to the apartment tower, as well as the entrances to the proposed townhouses on Caledonia Avenue, are in accord with these guidelines.

Design Guidelines for Buildings, Signs and Awnings (1981)

These guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on these general aspects: design approach, relevancy of expression, context, pedestrian access, massing,

scale, roofline, street relationship and landscape plan. The Application is consistent with the Guidelines.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

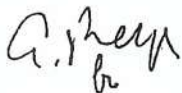
CONCLUSIONS

The proposal is consistent with the design policies and guidelines contained within the *Downtown Core Area Plan*, 2011 and its appendices. The changes that have occurred since the original proposal's approval in 2015 are minor in nature and do not alter the integrity of the design. For this reason, staff recommend Council support the application.

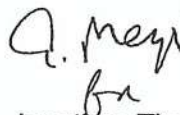
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00064 for the property located at 785 Caledonia Avenue.

Respectfully submitted,




Charlotte Wain
Senior Planner – Urban Design
Development Services Division



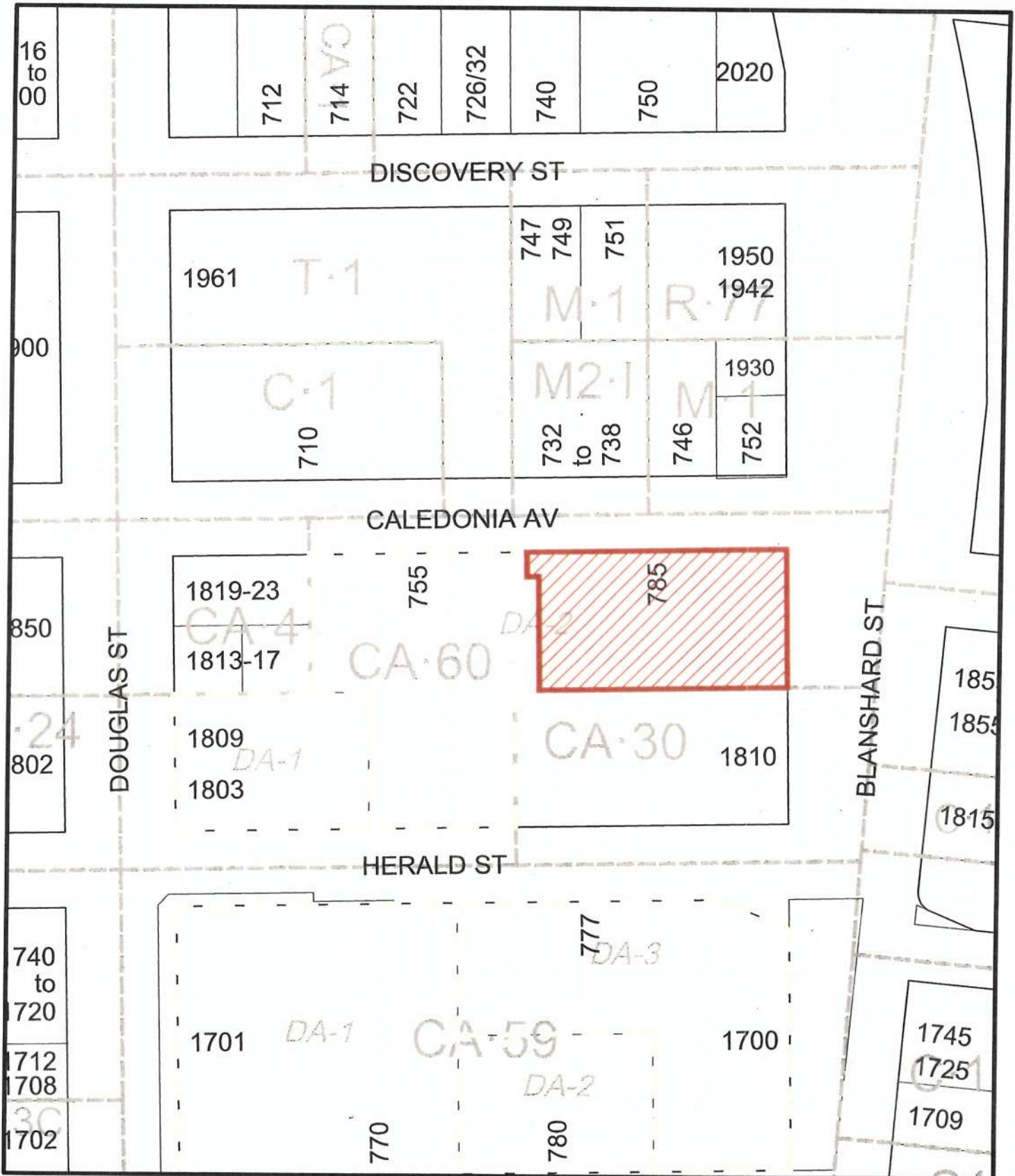
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Dec 2, 2018

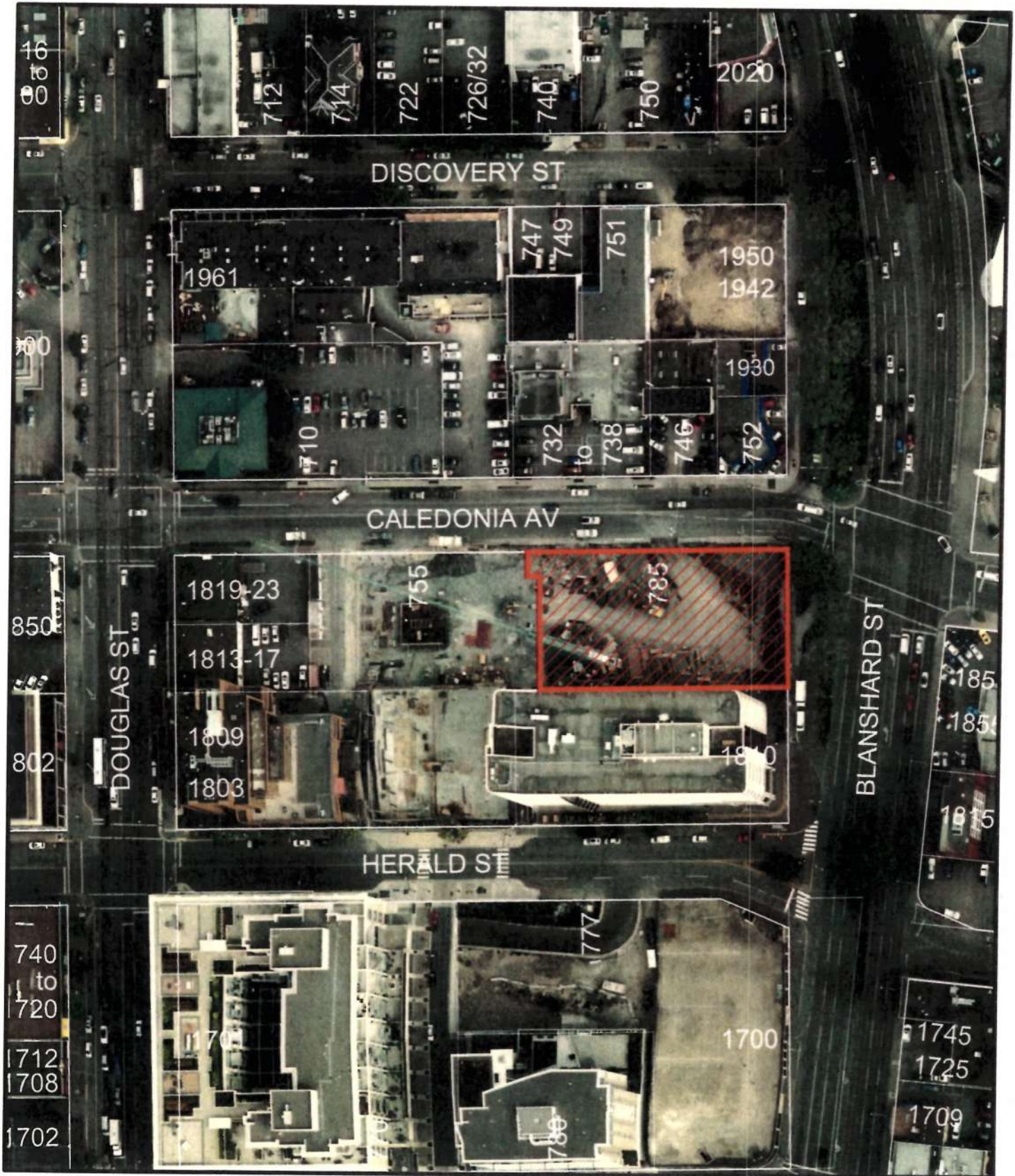
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated December 28, 2017
- Attachment D: Plans date stamped November 23, 2017
- Attachment E: Minutes from Council meeting of November 26, 2015
- Attachment F: Correspondence



785 Caledonia Avenue
Development Permit with Variance #00064





785 Caledonia Avenue
Development Permit with Variance #00064





T O W N L I N E

December 28, 2017
 City of Victoria
 1 Centennial Square
 Victoria, BC V8W, 1P6

Dear Mayor Helps and Council;

RE: Development Permit Amendment – 785 Caledonia

Legal Description: Parcel Identifier: 000-059-897 LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND OF LOTS 703 TO 707 INCLUSIVE, VICTORIA CITY, PLAN 13333, EXCEPT PART IN PLAN EPP3862

Townline is pleased to submit for a development permit amendment for our project, Hudson Walk Two, located at 785 Caledonia. The purposed of the permit amendment is to cover changes made to the building during construction which include: the outdoor landscape design; subtle exterior changes and a change to expand the floor space of the commercial space for the building. The building was completed in June 2017 and granted an “okay to occupy” based on the condition that the above noted changes would be finalized through both development permit and building permit amendments.

Outdoor Amenity Revisions

Townline revised the landscape design of the outdoor amenity area which connects the Hudson Walk towers after the start of construction of the second phase. The rationale for changing the design was to better integrate the outdoor program areas with a public art piece that was commissioned by Townline for the project. The revisions to the design retained the intent of satisfying the original program that was approved as part of the original development permit. This includes a dog run, extensive plants, shrubs and trees, a children’s play area, seating areas, historic artifacts from the Hudson’s Bay Building and a sculptural art piece designed by Mark Ashby and Kate Stefiuk entitled “Trade Blanket”. The revisions to the space were made to integrate the art piece into the space which conveys the idea of laying a blanket out over the space.

The now completed amenity space is a vibrant and unique destination which is open to both Hudson District residents and the general public. We have received many compliments on the space and we are pleased that it has become such a successful component of the Hudson District and adds yet another interesting space to downtown Victoria

Building Exterior Changes

During the project Townline and its design team made slight revisions to the exterior design of the building including removal of some exterior brick on the north commercial façade which was done to provide continuity with Hudson Walk One. A revised design to the exterior decorative panels was also submitted, this change was made to marry the design to features in the amenity area. A picture of the decorative panels on the NE side of the building (i.e. Blanshard and Caledonia) is provided, these were



T O W N L I N E

proposed and approved as part of the original development permit application to provide visual interest to the building.

Expansion of Commercial Retail Area and Request for Side Yard Setback Variance

As you may be aware, Townline is working with a prospective tenant interested in operating a brew pub in the commercial space of Hudson Walk 2. While this proposal is contingent on the use being approved under the City's Downtown Bylaw update, the space was reconfigured during construction to allow for this potential use (i.e. increased slab thickness, rough in for freight elevator, etc...). The tenant also requested additional interior space in order to meet the seating requirements for the business plan and asked if an area that was previously approved as a covered outdoor patio could be enclosed to match the rest of the podium.

Townline representatives discussed this change with City staff understanding that development and building permit amendments would be required. At risk, Townline proceeded with enclosing the area while concurrently preparing the revised plans to submit to the City. However, upon further review with City staff, the matter was more complex beyond a delegated development permit amendment and resulted in the delay to obtaining final occupancy for the entire building. This includes the requirement for a side yard setback variance along the south property line from 4.5 to 0.68m as the commercial podium portion of the building was extended along the Blanshard elevation of the building which resulted in a improved façade for the building design.

To secure the commitment to resolve the matter, Townline register a clean hands covenant and provided a security deposit in favour of the City. The changes being requested through the development permit amendment will allow for Townline to finalize the outstanding permitting and finalize the project.

I trust the above outlines the changes being requested to amend our development permit, if you have any questions; please contact me directly at 250.383.2122 or at justin.filuk@townline.ca

Sincerely,

Justin Filuk
Director of Development - Victoria



DAY AND NIGHT VIEW FROM CORNER OF BLANSHARD ST. AT CALEDONIA AVE.



PROJECT DATA

PROJECT SUMMARY:

CIVIC ADDRESS: 785 CALEDONIA AVENUE, VICTORIA, B.C.
 LEGAL ADDRESS: LOT B OF LOTS 723, 724, 725 AND 726 VICTORIA EPP66100
 OWNER: PRT DEVELOPMENT HOLDINGS LTD
 AUTHORITY HAVING JURISDICTION: CITY OF VICTORIA, B.C.

ZONING OVERVIEW:

ZONING: CA-60 (DA 2)
 SETBACKS: FRONT (Blanshard) 6.1 (massing over 10m)
 REAR (South) 0.64m
 SIDE (Caledonia) 5.1 (massing over 10m)
 SIDE (West) N/A
 HEIGHT 41.09m

SITE AREA: Phase 2
 2533.0 m²

TOTAL FLOOR AREA: 7557.34 m²
 FLOOR SPACE RATIO: 2.954

BUILDING AREA OVERVIEW: Phase 2
 RESIDENTIAL: 7058.14 m²
 RETAIL/COMMERCIAL: 499.20 m²

PARKING OVERVIEW: REQUIRED PROVIDED
 LOADING OFF-STREET 0 2 (Ph 1)

VEHICLE PARKING REQUIREMENTS

	REQUIRED	PROVIDED
APARTMENTS (Phase 2) 0.7 PER UNIT = 0.7 x 106 =	75	75
VISITORS 10% OF 75 = 7.5	8	8
RETAIL (Phase 2) 1 PER 37.5m ² = 499.2 m ² / 37.5m ² =	14	14
NEIGHBOURING OFFICE BUILDING	25	25
TOTAL	97	122

PROPOSED VEHICLE PARKING: Phase 2
 P1 57
 P2 65
 TOTAL 122

BICYCLE STORAGE REQUIREMENTS

	REQUIRED	PROVIDED
RESIDENTIAL 1 PER UNIT = 106 CLASS 1 = 100% = 106 CLASS 2 = 6-SPACE RACKS PER BUILDING	131	131
RETAIL/COMMERCIAL 1 PER 205m ² FOR FIRST 5000m ² GROSS AREA 499.2 m ² / 205m ² = 2.4 CLASS 1 = 50% = 1.5 CLASS 2 = 50% = 1.5	8	8

RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 2 SIZE m²
 BREAKDOWN PER UNIT TYPE:
 1 BEDROOM 66 38-50 m²
 2 BEDROOM 34 55-77 m²
 TOWNHOME 5 90-95 m²
 TOTAL 106

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	01 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT
3	01 MAY 2015	ISSUED FOR CLIENT REVIEW
4	10 OCT 2015	ISSUED FOR BUILDING PERMIT
5	02 JAN 2016	REISSUED FOR DP AMENDMENT
6	22 JAN 2016	REISSUED FOR BUILDING PERMIT
7	24 FEB 2016	ISSUED FOR CONSTRUCTION
8	24 APR 2017	REISSUED FOR DP AMENDMENT
9	14 JUN 2017	RECORD DRAWINGS
10	13 JUN 2017	REISSUED FOR DP AMENDMENT
11	12 NOV 2017	REISSUED FOR DP AMENDMENT

RAFI ARCHITECTS INC.



TEL: 604.688.3655
 FAX: 604.688.3522
 EMAIL: rafia@rafiarchitects.com
 WWW: rafiaarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER B.C.
 V6Z 2T9 CANADA

11/22/2017 11:20:00 AM

Client

TOWNLINE

PROJECT
 HUDSON WALK - 2,
 785 Caledonia Ave.,
 VICTORIA, B.C.

General Notes

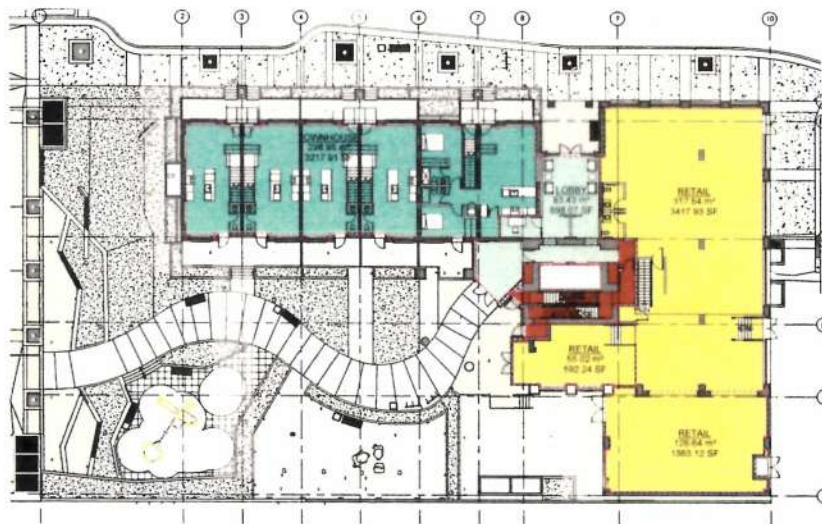
PROJECT DATA

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Drawn By		Auto	
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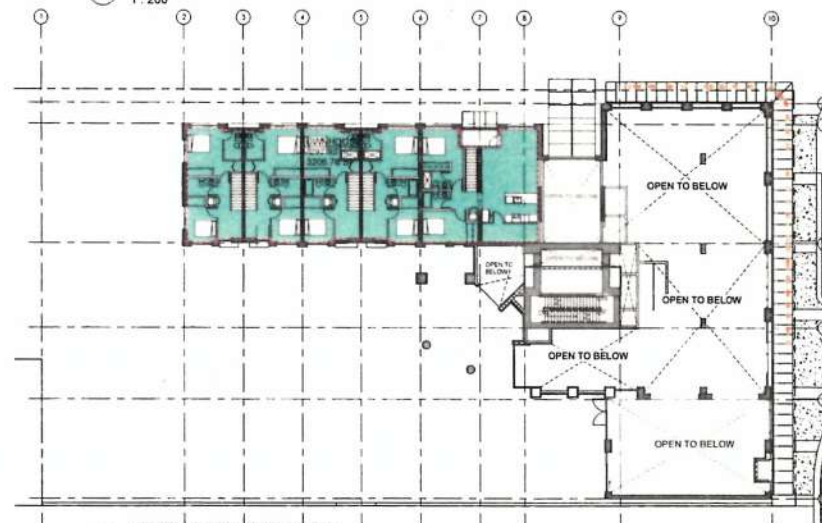
Received
 City of Victoria

NOV 23 2017

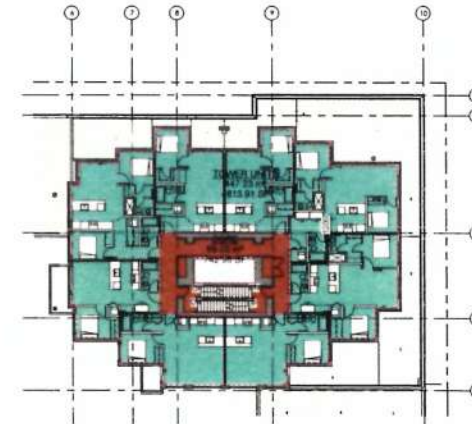
Planning & Development Department
 Development Services Division



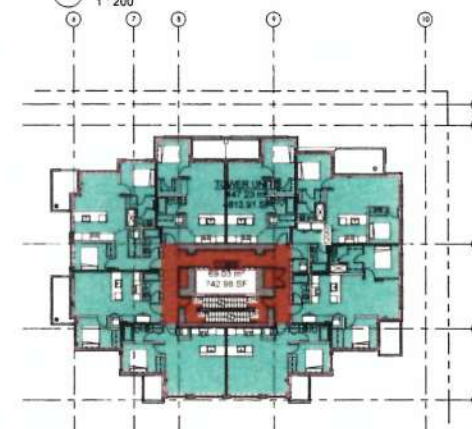
1 LEVEL MAIN - LOBBY FAR OVERLAY
1:200



2 LEVEL 2 FAR OVERLAY
1:200



3 LEVEL 3 FAR OVERLAY
1:200



4 LEVEL 4 TO 8 FAR OVERLAY
1:200



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	09 OCT 2015	REVISION FOR DEVELOPMENT PERMIT
3	10 DEC 2015	REVISION FOR BUILDING PERMIT
4	29 JAN 2016	REVISION FOR BUILDING PERMIT
5	24 FEB 2016	REVISION FOR CONSTRUCTION
6	14 APR 2017	REVISION FOR SP AMENDMENT
7	14 APR 2017	REVISION FOR SP AMENDMENT
8	31 AUG 2017	REVISION FOR SP AMENDMENT
9	22 NOV 2017	REVISION FOR SP AMENDMENT

RAFI ARCHITECTS INC.
TEL: 604.688.2655
FAX: 604.688.3522
EMAIL: info@rafiarchitects.com
WWW: rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2P9 CANADA

Client
TOWNLINE

Project
**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

Document
FAR OVERLAY

Date	Project No.
09/25/15	13-26-2
Scale	Drawing No.
1:200	A0.06
Drawn By	Author
Checked By	File name
Revised By	File

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division



AREA CALCULATIONS																								10/4/2017 15:58		
	POODUM		TOWER	CORE & CONC.		BIKELOCKERS		RETAIL STORAGE		AMENITY		SERVICE		PARKADE		RETAIL		RETAIL, CORE & CONC.		RETAIL BIKE/LOCKERS		RETAIL SERVICE				
	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET	SQ METER	SQ FEET				
LEVEL #2																										
LEVEL #3																										
LEVEL MAIN	288.95	3117.87			127.13	1368.62			497.42	5361.69							499.20		5337.34							
LEVEL 2	287.92	3106.76																								
LEVEL 3			647.23		69.03		740.69																			
LEVEL 4			647.23		69.03		740.69																			
LEVEL 5			647.23		69.03		740.69																			
LEVEL 6			647.23		69.03		740.69																			
LEVEL 7			647.23		69.03		740.69																			
LEVEL 8			647.23		69.03		740.69																			
LEVEL 9			602.52		69.03		740.69																			
LEVEL 10			602.52		69.03		740.69																			
LEVEL 11			602.52		69.03		740.69																			
LEVEL 12			602.52		69.03		740.69																			
LEVEL 14			602.52		69.03		740.69																			
LEVEL 15			602.52		69.03		740.69																			
LEVEL 16			237.79																							
LEVEL ROOF																										
	596.87	6434.86	5355.89		35088.80	1210.68	13008.80	313.48	3393.80	245.42	2643.68	0.00	8.80	216.16	2020.80	1509.13	5777.83	499.20		5375.34	0.00	0.00	19.66	311.62	37.27	402.30
TOTAL RESIDENTIAL: 7058.14 sq Meter 76875.30 sq ft																										
TOTAL RETAIL: 499.20 sq Meter 5375.34 sq ft																										
PH 2 G/F AREA												2533 m2	FIR 2 984		7555.34m2	TOTAL FAR PH2		7555.34 sq Meter 82346.88 sq ft								
PROPOSED: FIR 2 984																										

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	16-AUG-2015	ISSUED FOR DEVELOPMENT PERMIT
2	18-OCT-2015	ISSUED FOR DEVELOPMENT PERMIT
4	10-DEC-2015	ISSUED FOR BUILDING PERMIT
7	19-JAN-2016	ISSUED FOR BUILDING PERMIT
8	28-FEB-2016	ISSUED FOR CONSTRUCTION PERMIT
12	28-FEB-2016	ISSUED FOR AMENDMENT
15	14-JUN-2017	TRAIL DRAWING
16	31-AUG-2017	ISSUED FOR OP AMENDMENT
17	22-NOV-2017	ISSUED FOR OP AMENDMENT

RAFI ARCHITECTS INC



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rei@refiliarchitects.com
WWW
refiliarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2I9 CANADA

Client	
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HUDSON WALK - 2
785 Caledonia Ave.,
VICTORIA, B.C.

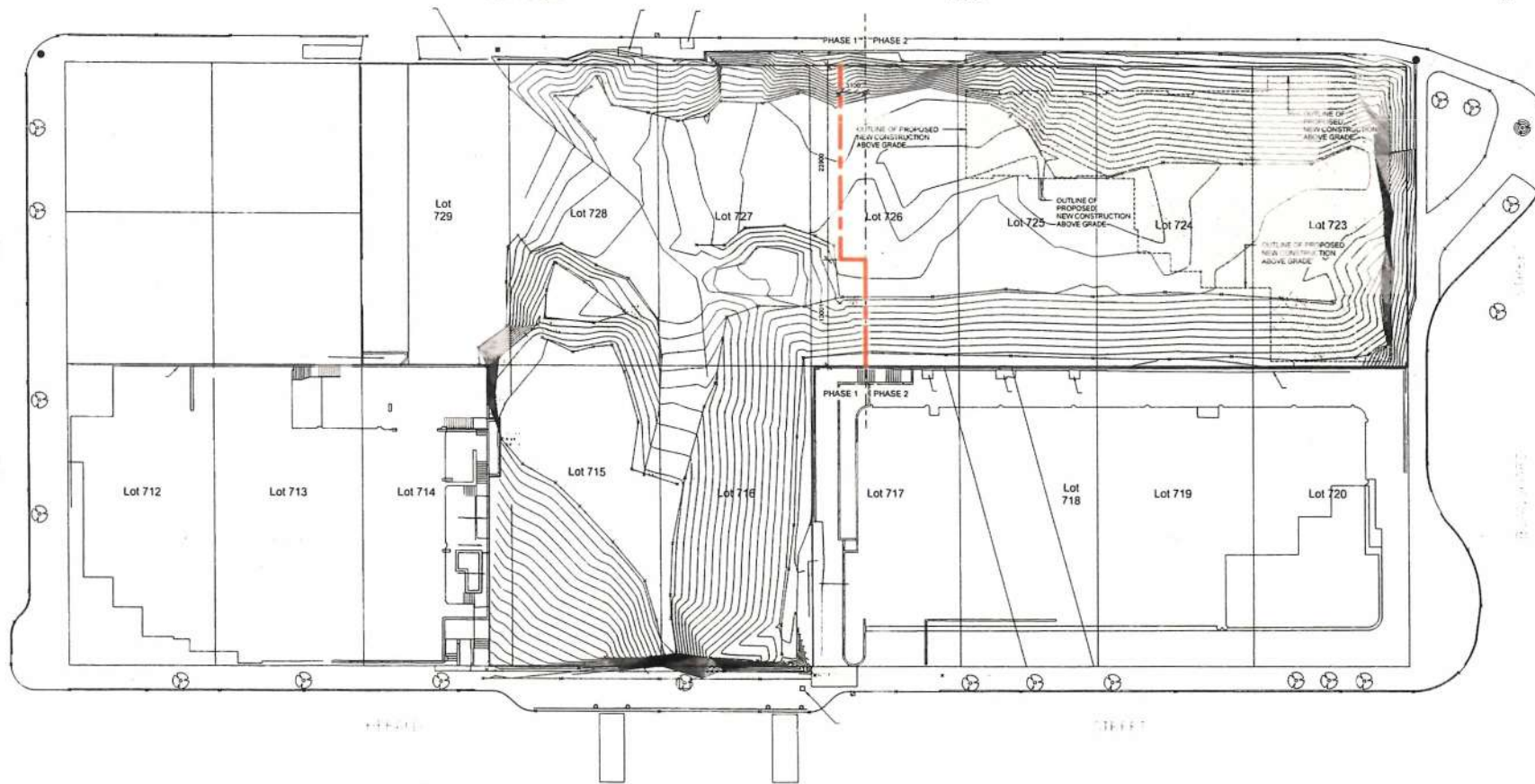
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Date 09/26/15	Project No. 13-26-2
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Drawn By Author	
File name	Rev

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division



1 SURVEY PLAN
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Received
City of Victoria

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	01 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	01 OCT 2017	REISSUED FOR CLIENT REVIEW PERMIT
3	19 NOV 2017	ISSUED FOR CLIENT REVIEW PERMIT
4	01 DEC 2017	ISSUED FOR BUILDING PERMIT
5	19 FEB 2018	ISSUED FOR CONSTRUCTION PERMIT
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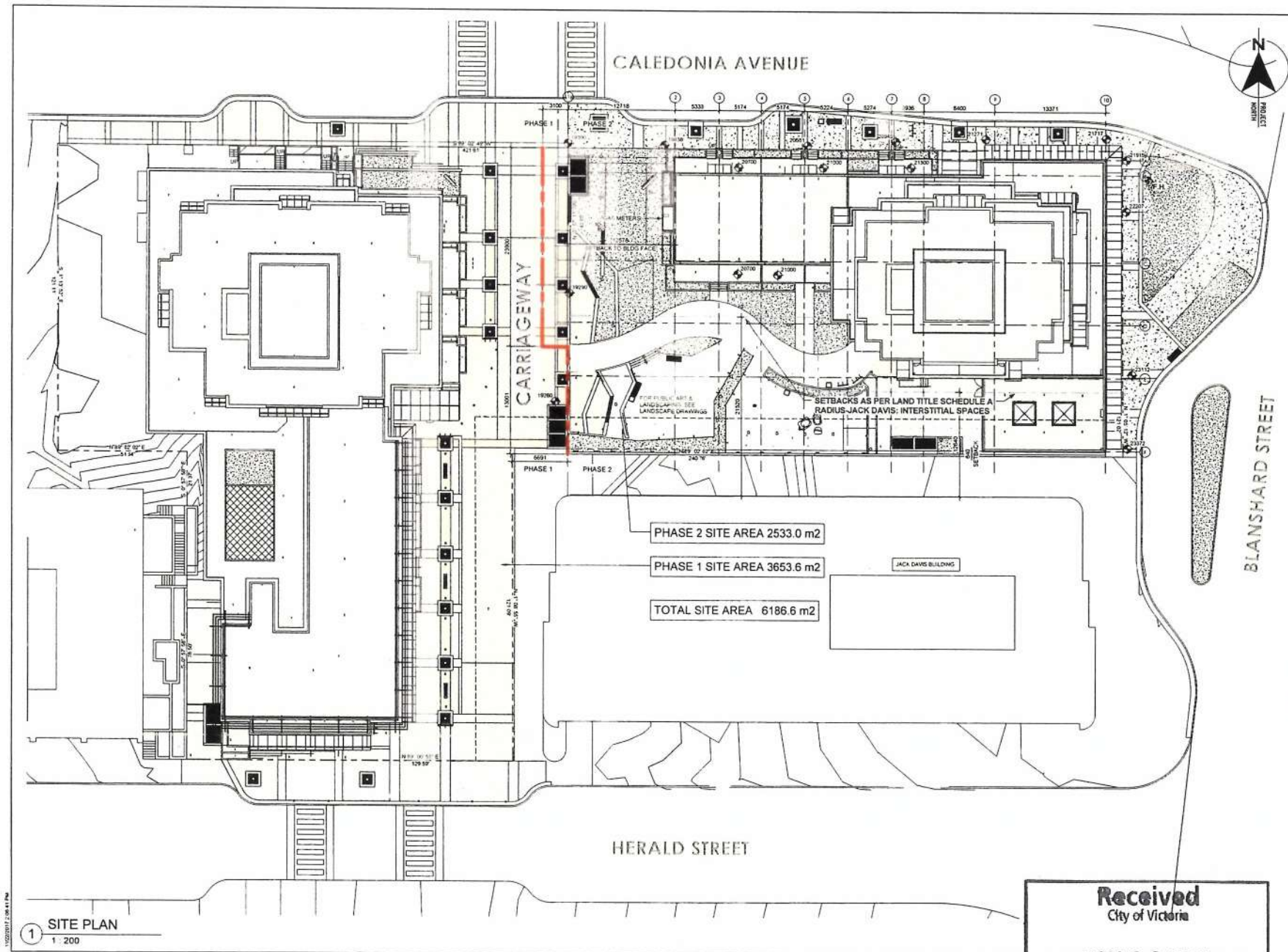
RAFI ARCHITECTS INC.
TEL: 604.688.2655
FAX: 604.688.3522
www.rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

Client: **TOWNLINE**

Location: **HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

Document: **SURVEY PLAN**

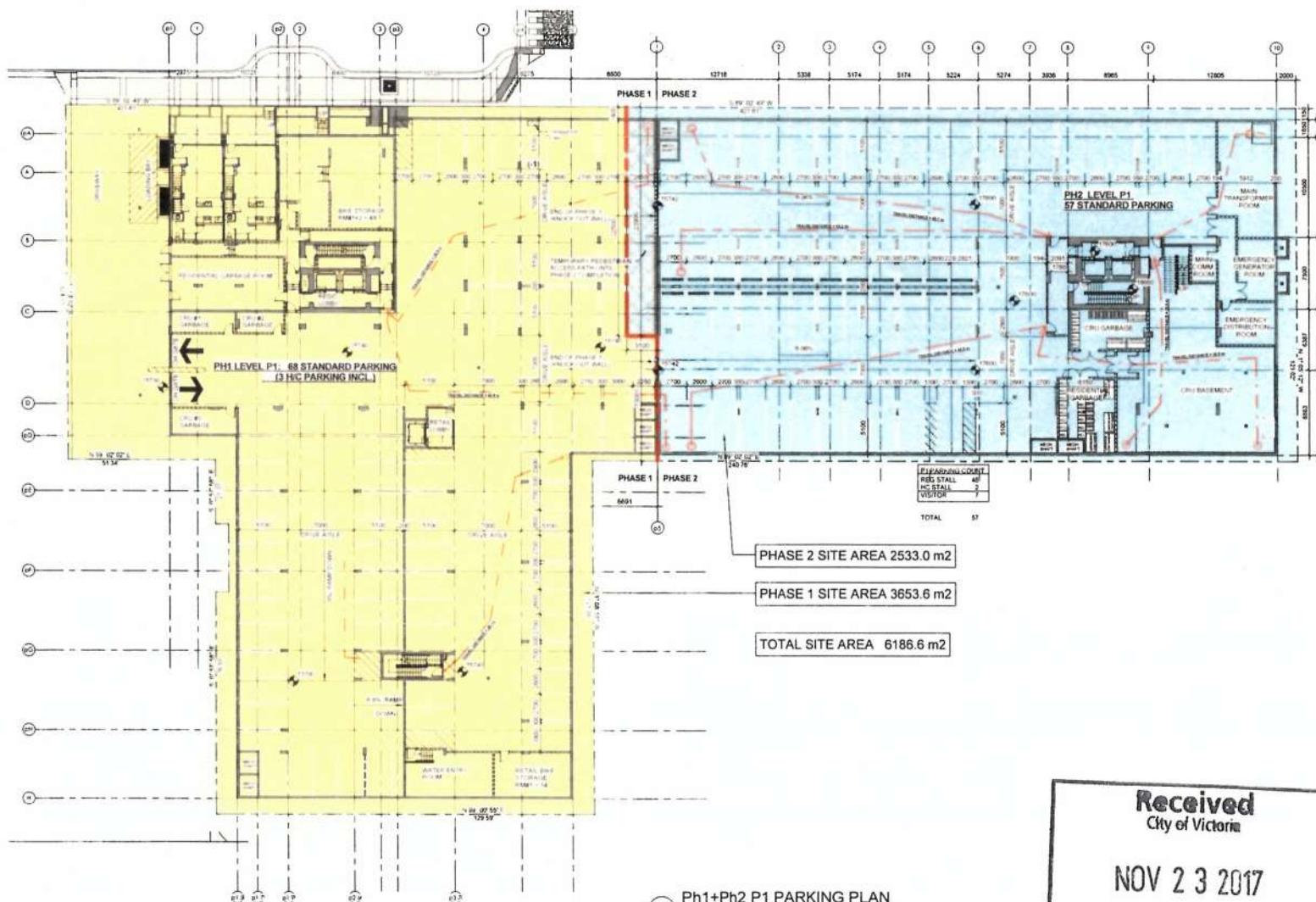
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08/01/15	13-26-2
Scale	Drawing No.
1:250	A1.01
Client No.	
Author	
File Name	Rev



1 SITE PLAN
1:200

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<p>Project: HUDSON WALK - 2, 785 Caledonia Ave., VICTORIA, B.C.</p>																																																																																																																																																																																																																																																																																																																	
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Received
City of Victoria
NOV 23 2017
Planning & Development Department
Development Services Division



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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	05 OCT 2015	PREPARED FOR DEVELOPMENT
2	05 OCT 2015	TRUST
3	05 OCT 2015	TRUST
4	15 OCT 2015	TRUST
5	15 OCT 2015	TRUST
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16	15 OCT 2015	TRUST
17	15 OCT 2015	TRUST

RATIA ARCHITECTS INC.

111
604.688.3655
FAX
604.688.3522
www.ratiarchitects.com
www.ratiarchitects.com

SUITE ONE
1400 HOWE ST
VANCOUVER B.C.
V6Z 2H9 CANADA

TOWNLINE

HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

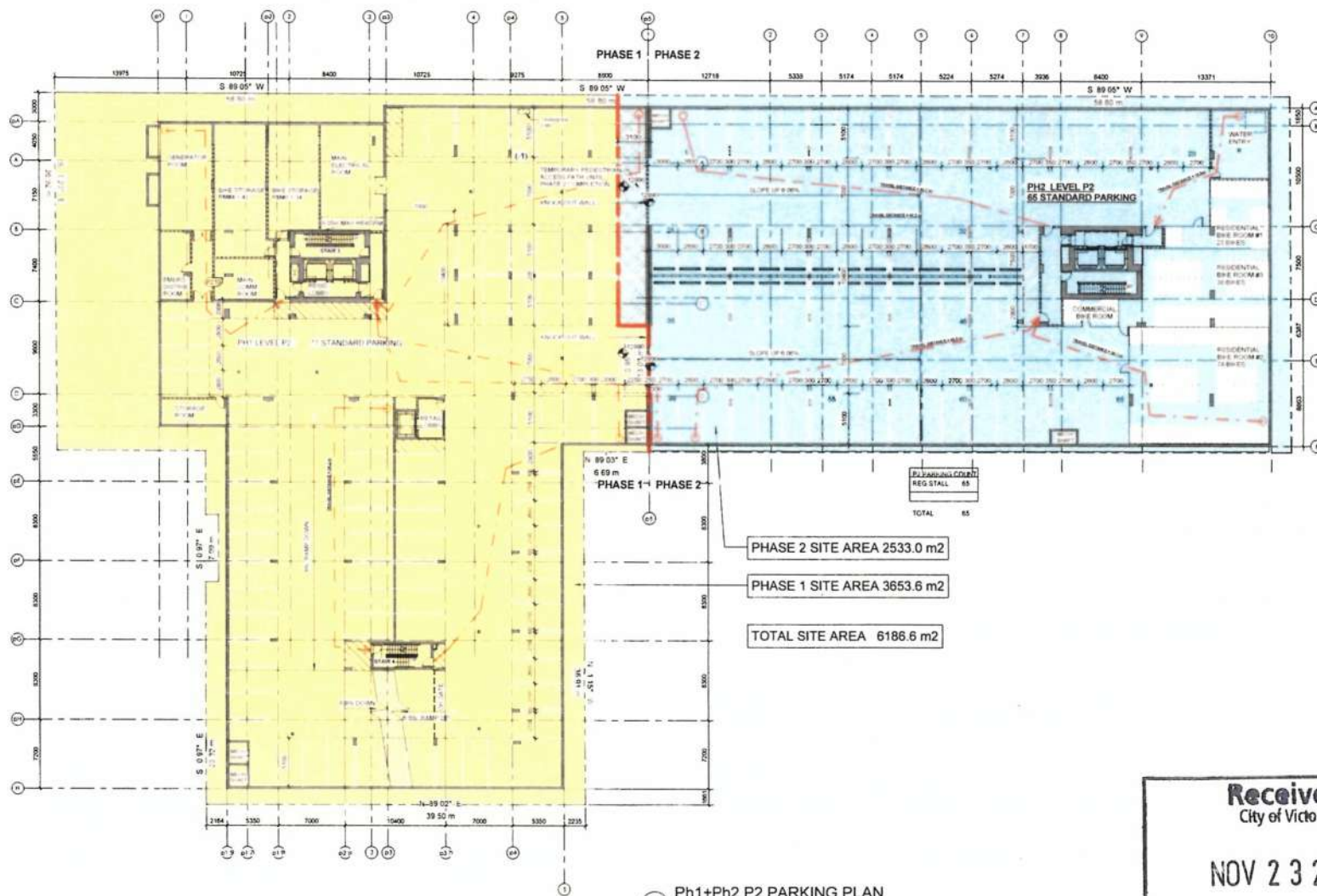
**P1 OVERALL
PARKADE PLAN**

Date	Project No.
06/13/15	13-25-2
Scale	Drawing No.
1:200	A1.03
Client	
City	
File Name	Rev

Received
City of Victoria

NOV 23 2017

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
2	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
3	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
4	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
5	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
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15	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
16	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
17	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
www.rafiarchitects.com
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

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HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

P2 OVERALL
PARKADE PLAN

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division

Date	Project No.
06/11/15	13-26-2
Scale	Drawing No.
1:200	A1.04
Author	Rev
Checked	



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Revision	Date	Description
1	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
2	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
3	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
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19	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
20	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT

Revision	Date	Description
1	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
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3	15 OCT 2016	ISSUED FOR DEVELOPMENT PERMIT
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Revision	Date	Description
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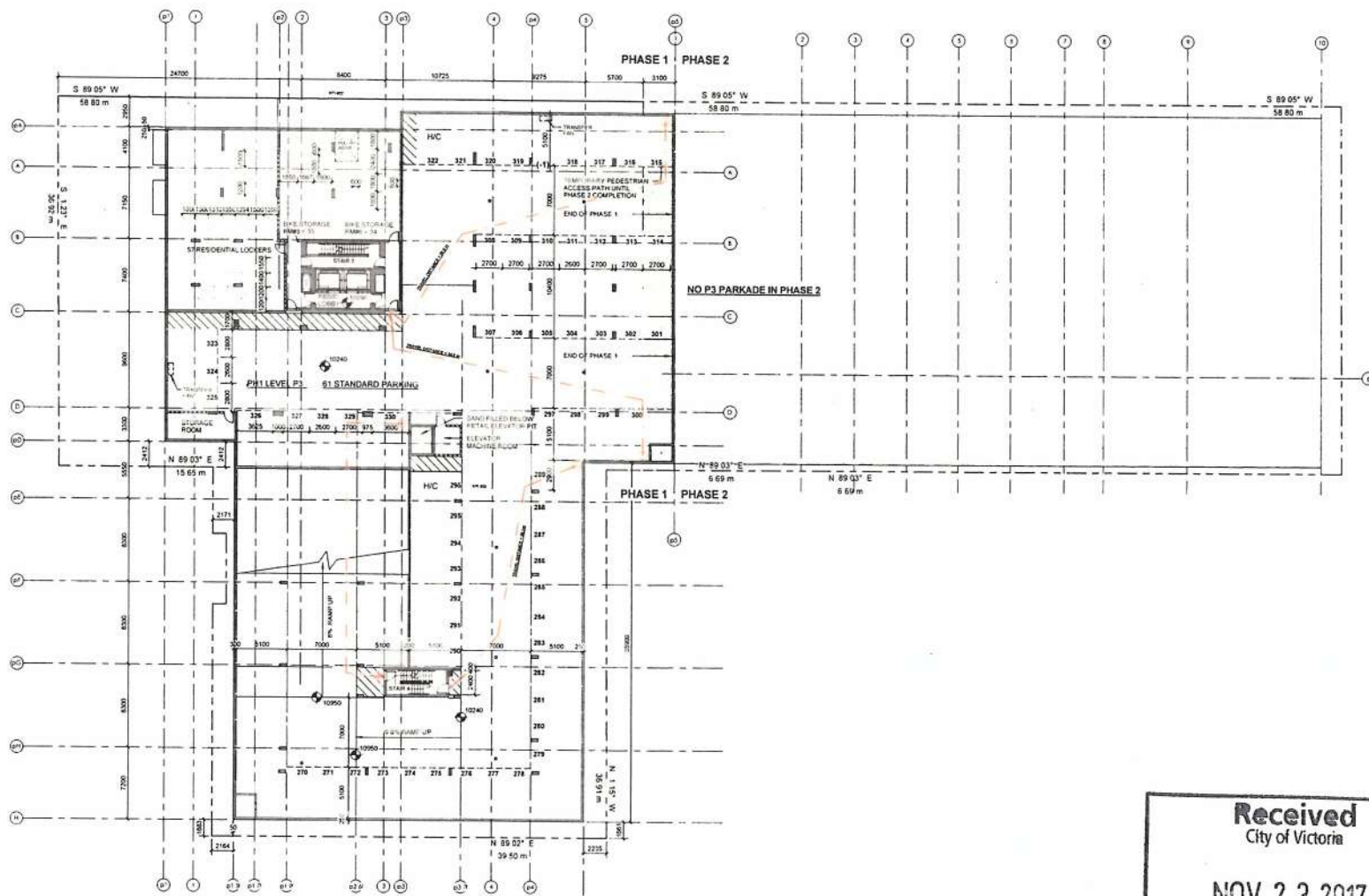
RAFI ARCHITECTS INC.
TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: info@rafiarchitects.com
WWW: rafiarchitects.com
SUITE ONE
1400 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

TOWNLINE

**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

**P3 OVERALL
PARKADE PLAN**

Date	Project No.
15 OCT 2016	13-26-2
Scale	Drawing No.
1:200	A1.05
Drawn By	Author
Author	Rev
File name	



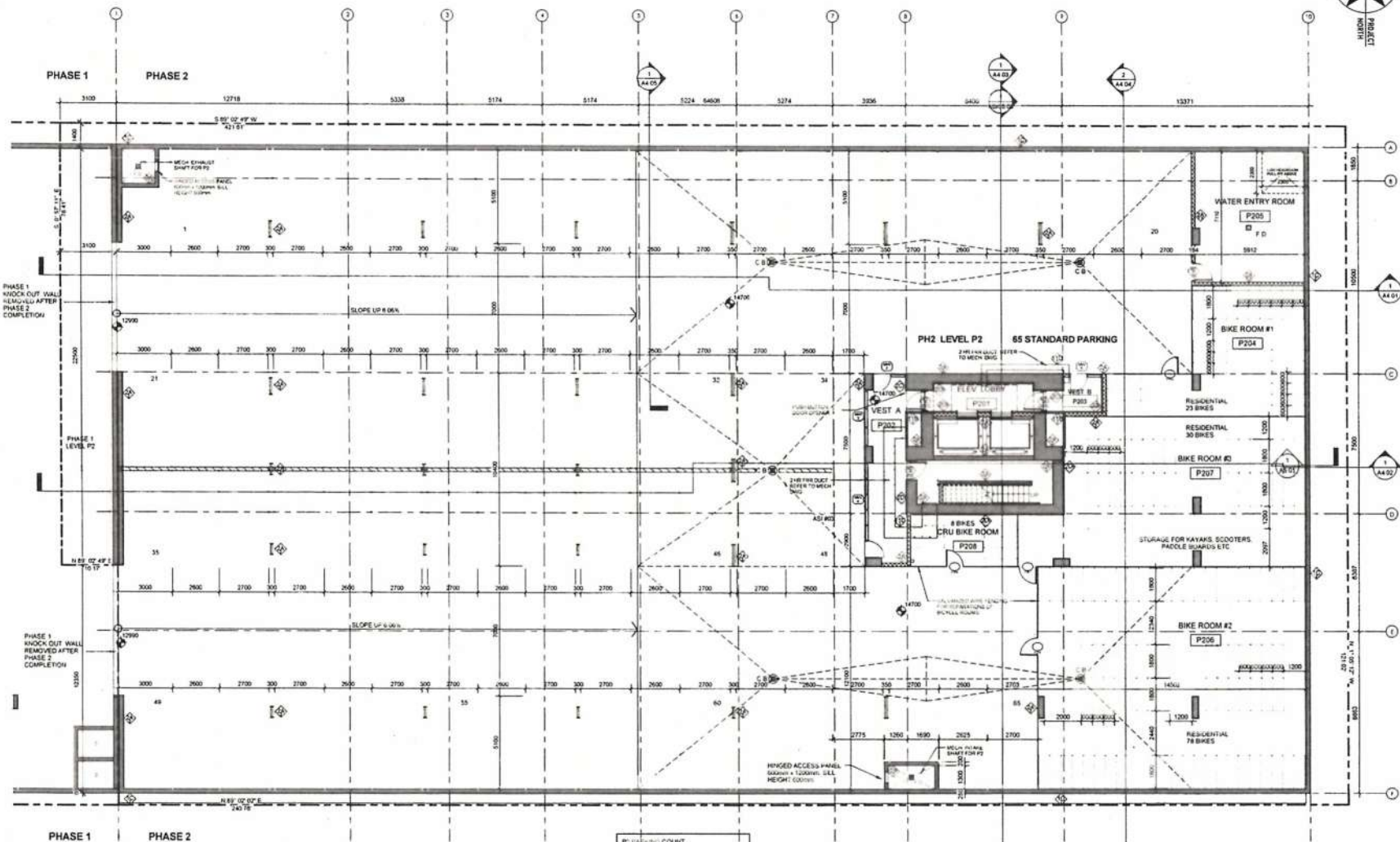
1 Ph1+Ph2 P3 PARKING PLAN
1:200

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City of Victoria

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11/20/2017 2:08:50 PM



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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	26 AUG 2017	PERMITTED FOR DEVELOPMENT PERMIT
2	26 OCT 2017	PERMITTED FOR DEVELOPMENT PERMIT
3	26 NOV 2017	PERMITTED FOR CLIENT REVIEW
4	26 DEC 2017	PERMITTED FOR CLIENT REVIEW
5	26 JAN 2018	PERMITTED FOR CLIENT REVIEW
6	26 FEB 2018	PERMITTED FOR CLIENT REVIEW
7	26 MAR 2018	PERMITTED FOR CLIENT REVIEW
8	26 APR 2018	PERMITTED FOR CLIENT REVIEW
9	26 MAY 2018	PERMITTED FOR CLIENT REVIEW
10	26 JUN 2018	PERMITTED FOR CLIENT REVIEW
11	26 JUL 2018	PERMITTED FOR CLIENT REVIEW
12	26 AUG 2018	PERMITTED FOR CLIENT REVIEW
13	26 SEP 2018	PERMITTED FOR CLIENT REVIEW
14	26 OCT 2018	PERMITTED FOR CLIENT REVIEW
15	26 NOV 2018	PERMITTED FOR CLIENT REVIEW
16	26 DEC 2018	PERMITTED FOR CLIENT REVIEW
17	26 JAN 2019	PERMITTED FOR CLIENT REVIEW

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rafiiarchitects.com
WWW rafiiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA



HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

P2 PARKING PLAN

1 P2 PARKING PLAN
1:100

P2 PARKING COUNT	
REG STALL	65
TOTAL	65

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISIONS FOR DEVELOPMENT PERMIT
3	03 NOV 2015	REVISIONS FOR CLIENT REVIEW
4	10 DEC 2015	REVISIONS FOR BUILDING PERMIT
5	28 FEB 2016	ISSUED FOR CONSTRUCTION
6	15 MAR 2016	REVISIONS & SITE INSTRUCTIONS
13	14 APR 2017	ISSUED FOR DEVELOPMENT PERMIT
14	14 APR 2017	REVISIONS & SITE INSTRUCTIONS
15	31 AUG 2017	REVISIONS FOR DEVELOPMENT PERMIT
17	22 NOV 2017	REVISIONS FOR DEVELOPMENT PERMIT

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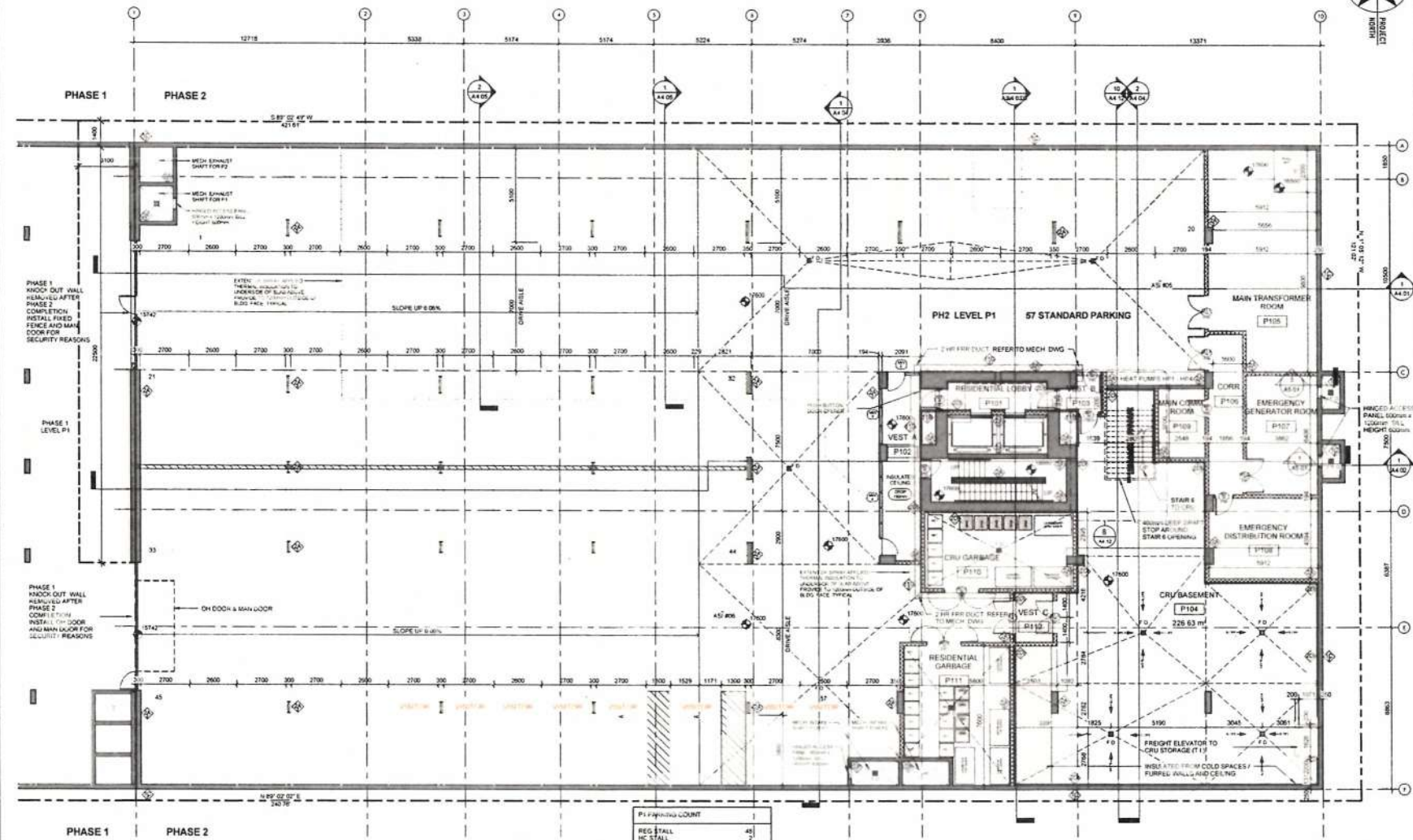
TEL 604.688.3655
FAX 604.688.3522
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2P1 CANADA



HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

P1 PARKING PLAN

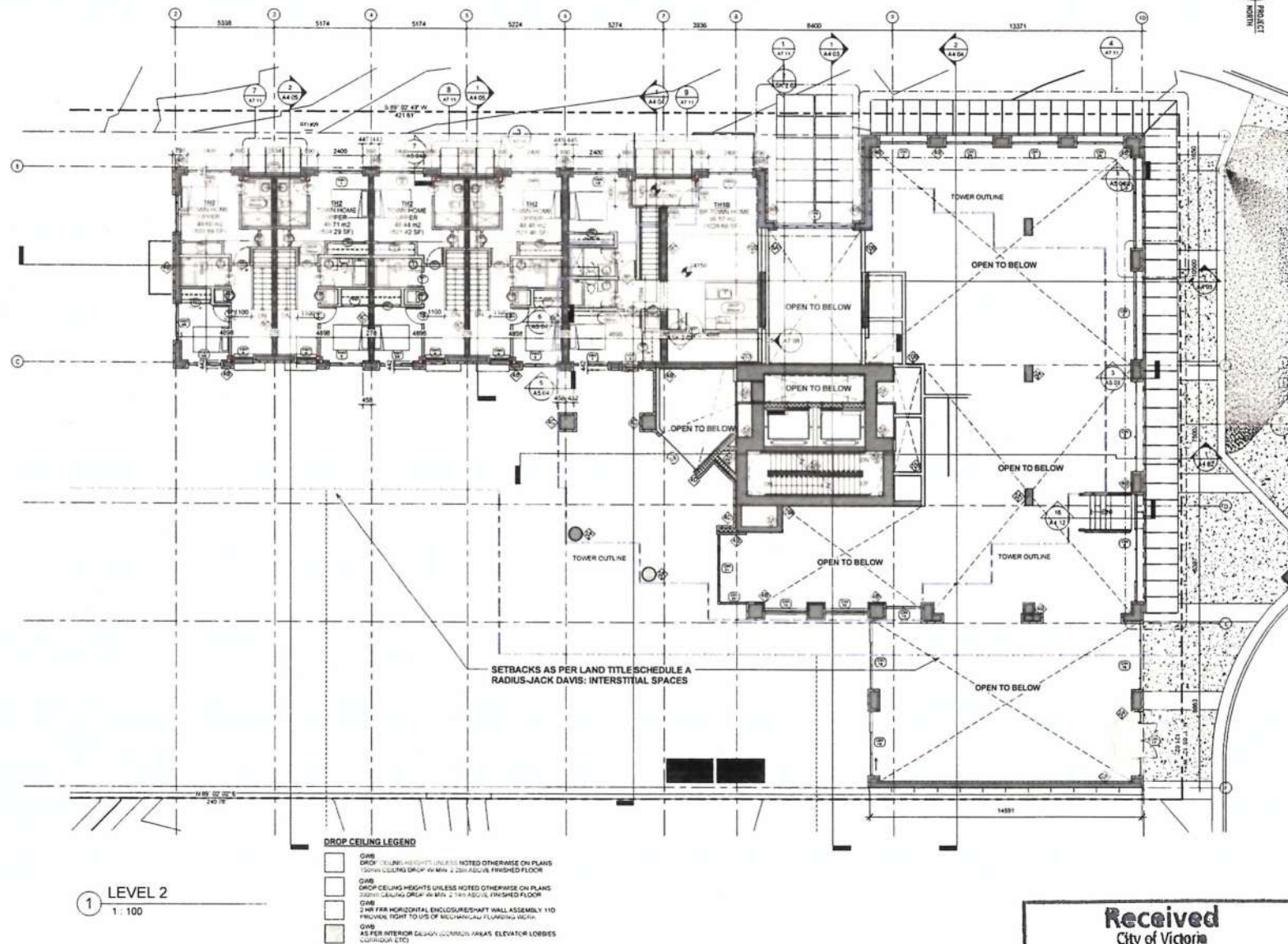
Date	15/04/15	Project No.	13-26-2
Scale	1" = 100'	Drawing No.	A2.02
Drawn By	RAFI	Check By	
File Name		Rev	



P1 Parking Count	
REG STALL	45
HC STALL	1
VISITOR	1
TOTAL	57

1 P1 PARKING PLAN
1 100

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Issued/Issue Date

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	08 OCT 2015	PERMITTED FOR DEVELOPMENT PERMIT
3	10 NOV 2015	PERMITTED FOR CLIENT REVIEW
4	10 NOV 2015	PERMITTED FOR CLIENT REVIEW
5	17 JAN 2016	PERMITTED FOR DEVELOPMENT PERMIT
6	19 JAN 2016	PERMITTED FOR BUILDING PERMIT
7	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
8	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
9	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
10	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
11	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
12	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
13	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
14	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
15	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
16	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT
17	19 FEB 2016	PERMITTED FOR CONSTRUCTION PERMIT

RAFI ARCHITECTS INC.

RAFI
TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: info@rafiarchitects.com
WWW: rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2V9 CANADA

TOWNLINE

Project:
**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

Drawing Title:
L2 FLOOR PLAN

Date: 15-02-15	Project No: 13-26-2
Scale: As indicated	Drawing No: A2.04
Drawn By: BMS	Rev:
File Name:	

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	23 NOV 2015	ISSUED FOR CURRENT REVIEW
4	10 DEC 2015	ISSUED FOR BILLING PERMIT
5	27 JAN 2016	ISSUED FOR CONSTRUCTION PERMIT
6	26 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
7	15 MAR 2016	ISSUED FOR CONSTRUCTION PERMIT
8	24 APR 2016	ISSUED FOR CONSTRUCTION PERMIT
9	15 JUN 2016	ISSUED FOR CONSTRUCTION PERMIT
10	14 JUL 2017	ISSUED FOR CONSTRUCTION PERMIT
11	31 AUG 2017	ISSUED FOR CONSTRUCTION PERMIT
12	22 NOV 2017	ISSUED FOR CONSTRUCTION PERMIT

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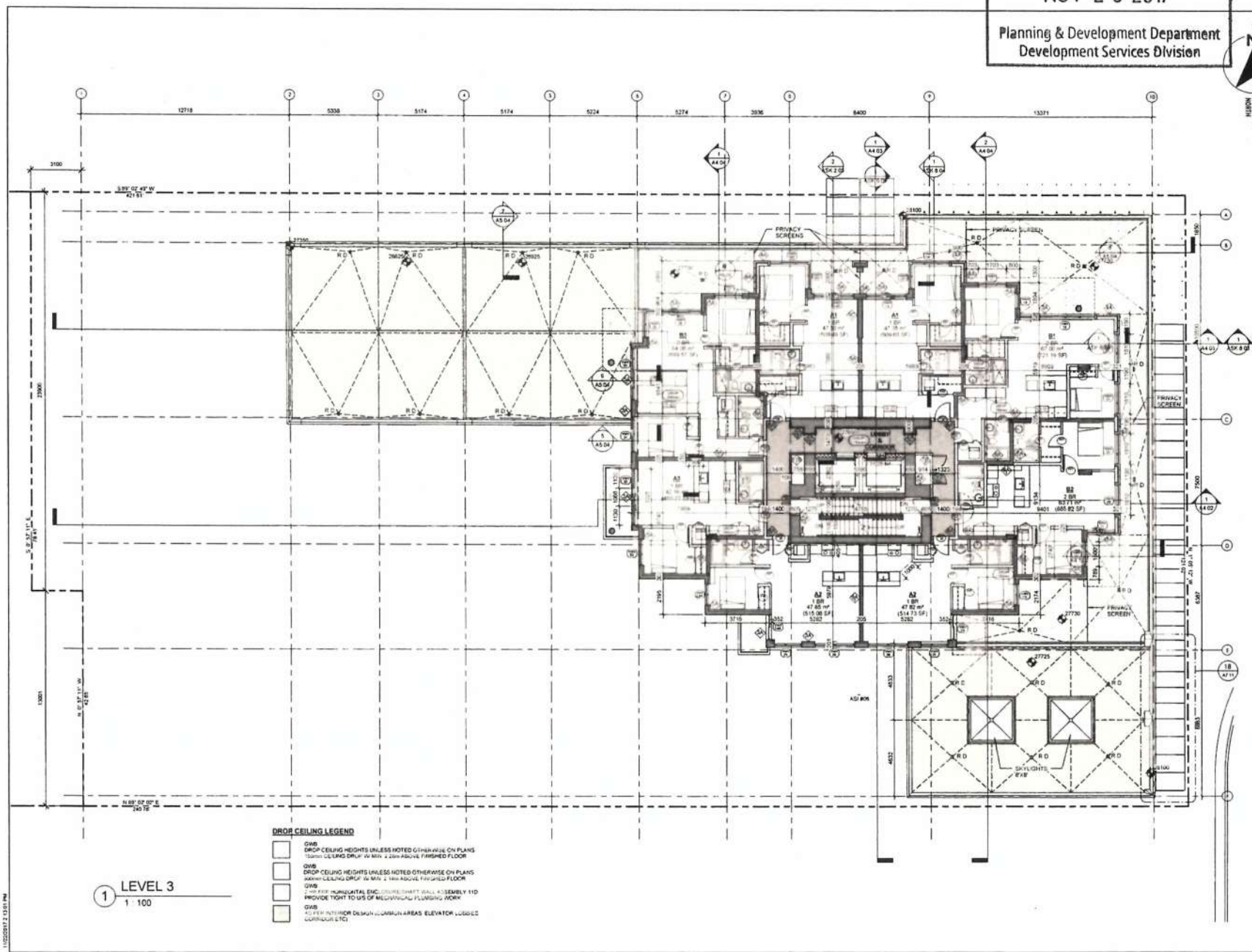
TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@raifirstarchitects.com
OR
raifirstarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2J9 CANADA

 TOWNLINE

Project
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

L3 FLOOR PLAN

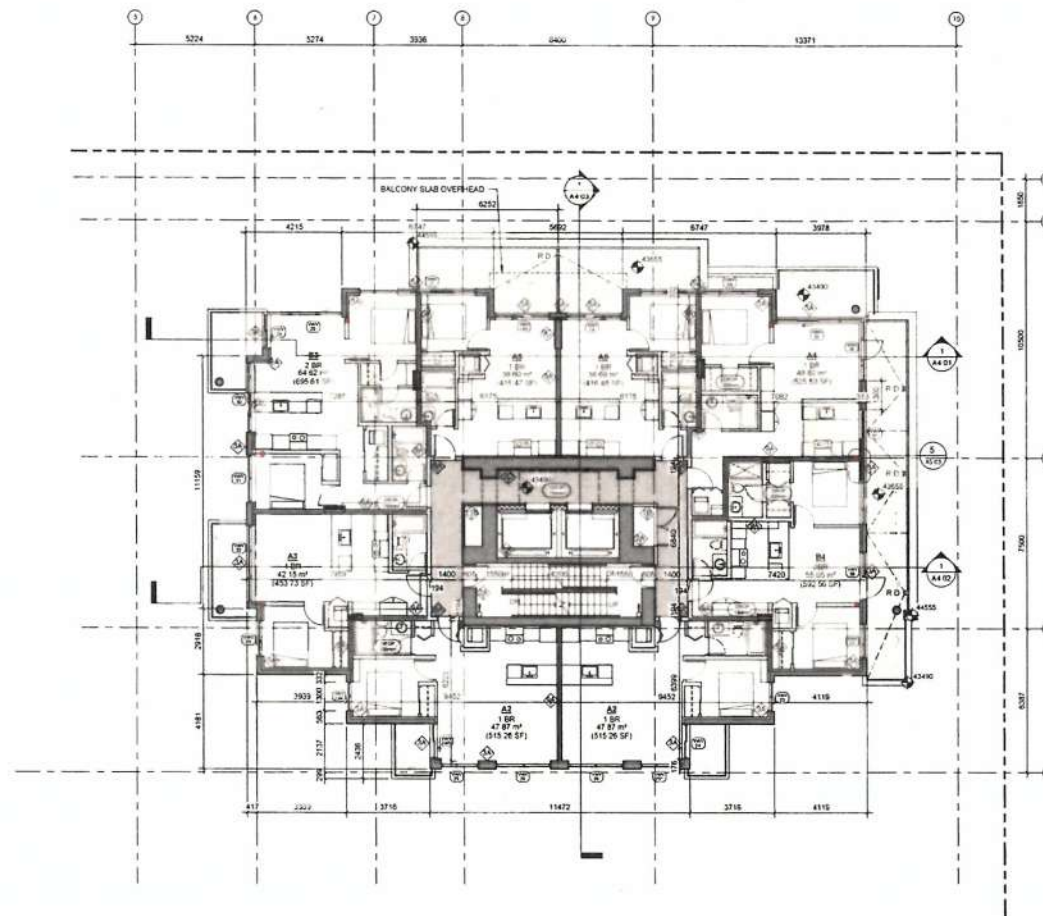
Date	Project No
06/26/15	13-26-2
Scale	Drawing No
As indicated	A2.05
Drawn By	
Author	
File name	Rev



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1 LEVEL 9
1:100

DROP CEILING LEGEND

- ☐ GAB: EXPOSED CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
TYPICAL CEILING DROP AT MIN. 2.2M ABOVE FINISHED FLOOR
- ☐ GAB: DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
TYPICAL CEILING DROP AT MIN. 2.2M ABOVE FINISHED FLOOR
- ☐ GAB: 2.2M FLOOR HORIZONTAL ENCLOSURE PART SHALL BE MIN. 1.1M
PROVIDE TIGHT TO UPS OF MECHANICAL PLUMBING WORK
- ☐ GAB: AS PER INTERIOR DESIGN COMMON AREAS: ELEVATOR LOBBIES
CORRIDORS ETC.



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	15 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	PERMITTED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	REVISIONS FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR BUILDING PERMIT
6	14 APR 2016	ISSUED FOR BUILDING PERMIT
7	14 JUN 2016	ISSUED FOR BUILDING PERMIT
8	14 JUN 2016	ISSUED FOR BUILDING PERMIT
9	14 JUN 2016	ISSUED FOR BUILDING PERMIT
10	14 JUN 2016	ISSUED FOR BUILDING PERMIT
11	14 JUN 2016	ISSUED FOR BUILDING PERMIT
12	14 JUN 2016	ISSUED FOR BUILDING PERMIT
13	14 JUN 2016	ISSUED FOR BUILDING PERMIT
14	14 JUN 2016	ISSUED FOR BUILDING PERMIT
15	14 JUN 2016	ISSUED FOR BUILDING PERMIT
16	14 JUN 2016	ISSUED FOR BUILDING PERMIT
17	14 JUN 2016	ISSUED FOR BUILDING PERMIT

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rafia@rafiarchitects.com
WEBSITE rafiaarchitects.com

SUITE ONE
1400 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

TOWNLINE

**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

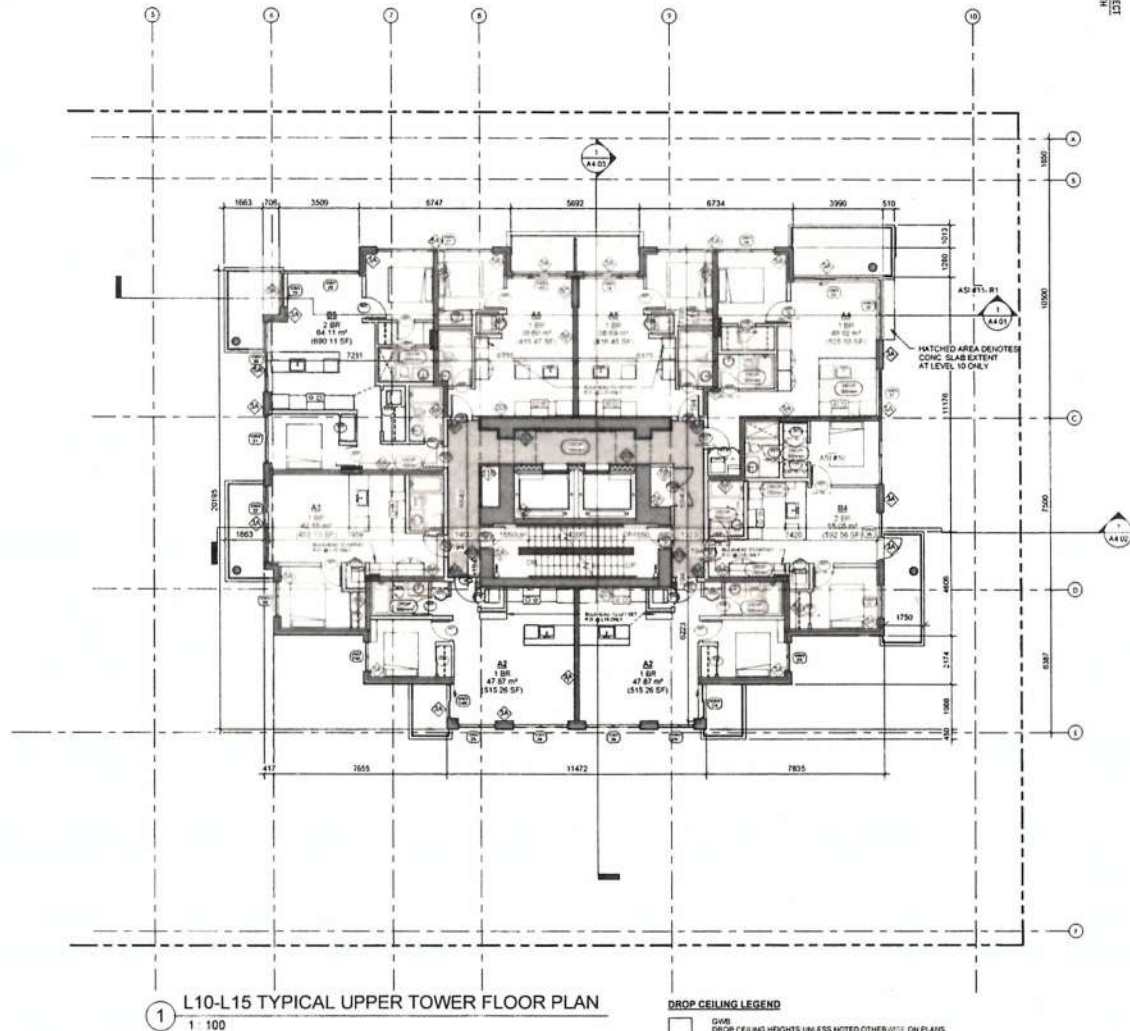
L9 FLOOR PLAN

Date	Project No.
04/2/15	13-26-2
Drawn	Drawing No.
As Noted	A2.07
Checked	
Author	
Designer	

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1 L10-L15 TYPICAL UPPER TOWER FLOOR PLAN
1 100

- DROP CEILING LEGEND**
- ☐ DWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS 150mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
 - ☐ DWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS 150mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
 - ☐ DWS 2 INCH PER HORIZONTAL ENCLOSURE SHAFT WALL ASSEMBLY 110 PROVIDE TIGHT TO UPS OF MECHANICAL PLUMBING WORK
 - ☐ DWS AS PER EXTERIOR DESIGN (CORRIDOR AREAS, ELEVATOR LOBBIES, CORRIDOR ETC)

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Drawing Issue Date

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	06 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	02 DEC 2015	ISSUED FOR DEVELOPMENT PERMIT
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	28 FEB 2016	ISSUED FOR CONSTRUCTION
6	14 APR 2016	ISSUED FOR CONSTRUCTION
7	14 APR 2016	ISSUED FOR CONSTRUCTION
8	14 APR 2016	ISSUED FOR CONSTRUCTION
9	14 APR 2016	ISSUED FOR CONSTRUCTION
10	11 AUG 2017	ISSUED FOR CONSTRUCTION
11	22 NOV 2017	ISSUED FOR CONSTRUCTION

RAFIARCHITECTS INC.

Rafi

TEL 604.688.3655
FAX 604.688.3522
EMAIL rafia@rafiarchitects.com
WWW rafiaarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

Client **TOWNLINE**

Project **HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

Drawing Title **L10-L15 TYPICAL UPPER TOWER FLOOR PLAN**

Date	Project No.
06/07/15	13-26-2
Scale	Drawing No.
As indicated	A2.08
Drawn By	Author
File Name	Rev

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City of Victoria

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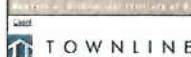
Issued Issue Date

Revision Schedule		
Rev #	Date	Description
1	10 AUG 2015	ISSUED FOR DEVELOPMENT "CHART"
2	26 OCT 2015	ISSUED FOR DEVELOPMENT "PERMIT"
3	02 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	28 FEB 2016	ISSUED FOR CONSTRUCTION
6	14 JUN 2016	PERMIT FOR CONSTRUCTION
7	31 AUG 2016	PERMITTED FOR EP IMPROVEMENT
8	22 NOV 2017	IMPROVED FOR EP AMENDMENT

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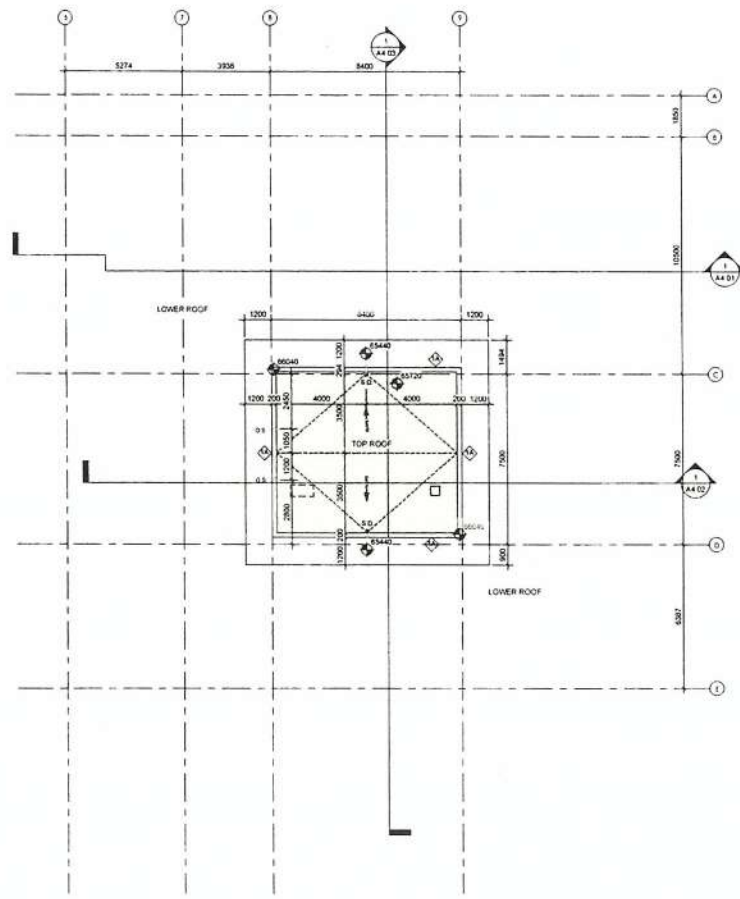
TEL 604.688.3655
FAX 604.688.3522
EMAIL raifiarchitects.com
WWW raifiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2G9 CANADA



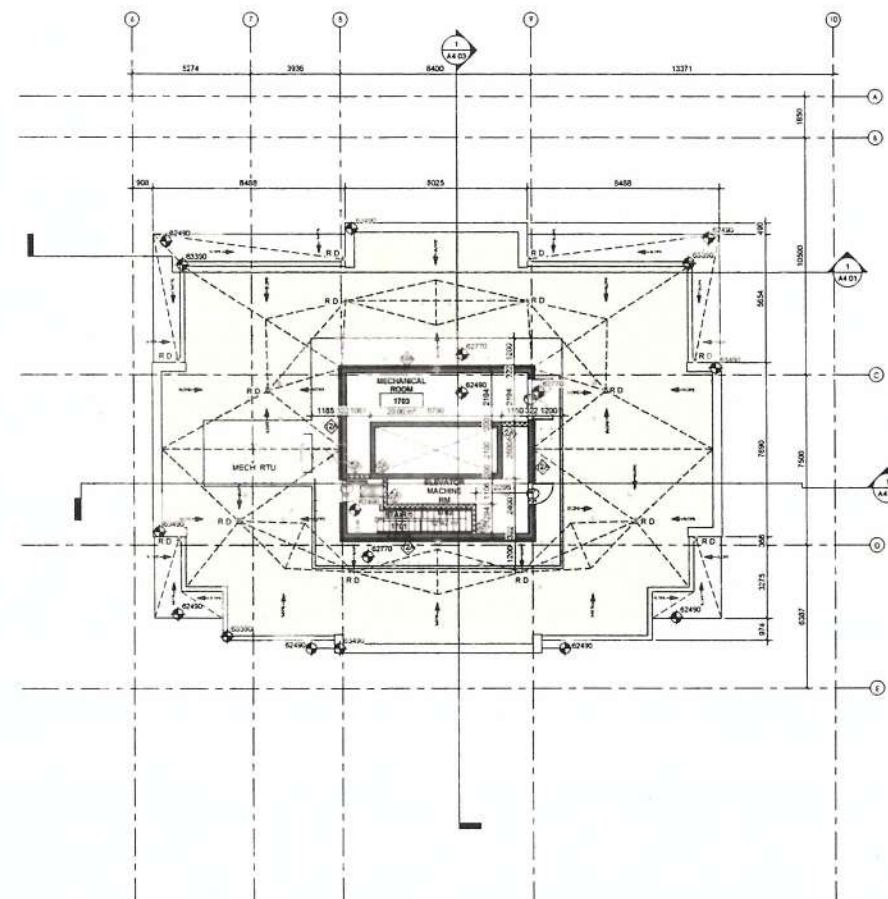
PROJECT
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

Schema Title
ROOF / MECH. &
TOP LEVEL

Date	Project No.
09/27/15	13-26-2
Scale	Drawing No.
1 : 100	A2.10
Drawn By	Author
RAIFI	RAIFI
File Name	Rev

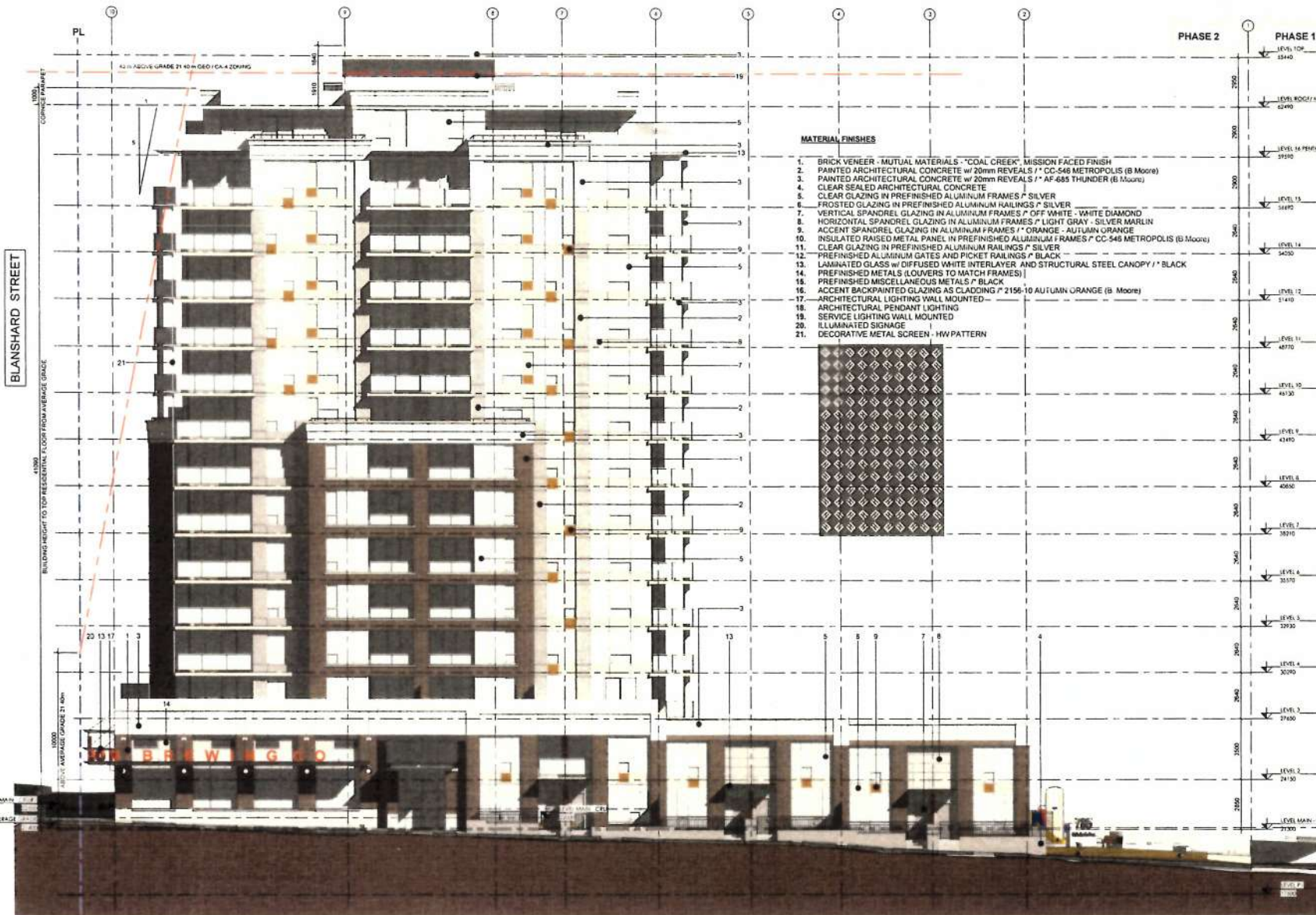


2 LEVEL TOP
1 : 100



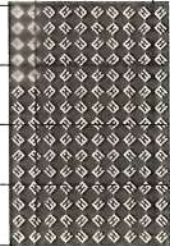
1 LEVEL ROOF/ MECH.
1 : 100

BLANSHARD STREET



MATERIAL FINISHES

1. BRICK VENEER - MUTUAL MATERIALS - "COAL CREEK" MISSION FACED FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " CC-546 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " AF-685 THUNDER (B Moore)
4. CLEAR SEALED ARCHITECTURAL CONCRETE
5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / SILVER
6. FROSTED GLAZING IN PREFINISHED ALUMINUM RAILINGS / SILVER
7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / OFF WHITE - WHITE DIAMOND
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY - SILVER MARLIN
9. ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / " ORANGE - AUTUMN ORANGE
10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " CC-546 METROPOLIS (B Moore)
11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / SILVER
12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / BLACK
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / " BLACK
14. PREFINISHED METALS (LOUVERS TO MATCH FRAMES)
15. PREFINISHED MISCELLANEOUS METALS / " BLACK
16. ACCENT BACKPAINTED GLAZING AS CLADDING / " 2156-16 AUTUMN ORANGE (B Moore)
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ARCHITECTURAL PENDANT LIGHTING
19. SERVICE LIGHTING WALL MOUNTED
20. ILLUMINATED SIGNAGE
21. DECORATIVE METAL SCREEN - HW PATTERN



PHASE 2 PHASE 1

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Drawing Issue Date

Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	12 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR CONSTRUCTION
13	24 APR 2017	ISSUED FOR DP AMENDMENT
15	14 JUN 2017	RECORD DRAWINGS
16	17 JUL 2017	PHASED FOR DP AMENDMENT
17	22 NOV 2017	AMENDMENT

RAFI ARCHITECTS INC.



TEL 604.688.3655
604.688.3522
E-MAIL rafia@rafiarchitects.com
rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2V9 CANADA

Working as a sub-contractor to the City of Victoria

TOWNLINE

Project
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

General Info
NORTH ELEVATION

Date	Project No
05/20/15	13-26-2
Scale	Drawing No
As indicated	A3.01
Drawn By	Author
Checked By	Rev

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1 NORTH ELEVATION
1:100

10/25/2017 3:14 PM

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City of Victoria

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Drawing Issue Date

Rev #	Date	Description
1	28 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2017	REVISED FOR DEVELOPMENT PERMIT
3	25 NOV 2017	REVISED FOR DEVELOPMENT PERMIT
4	10 DEC 2017	REVISED FOR BUILDING PERMIT
5	27 JAN 2018	REVISED FOR BUILDING PERMIT
6	29 JAN 2018	REVISED FOR BUILDING PERMIT
7	26 FEB 2018	REVISED FOR BUILDING PERMIT
8	15 MAR 2018	REVISED FOR BUILDING PERMIT
9	27 SEP 2018	REVISED FOR BUILDING PERMIT
10	14 JUN 2017	REVISED FOR BUILDING PERMIT
11	31 AUG 2017	REVISED FOR BUILDING PERMIT
12	22 NOV 2017	REVISED FOR BUILDING PERMIT

RAFI ARCHITECTS INC.



TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: info@rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA



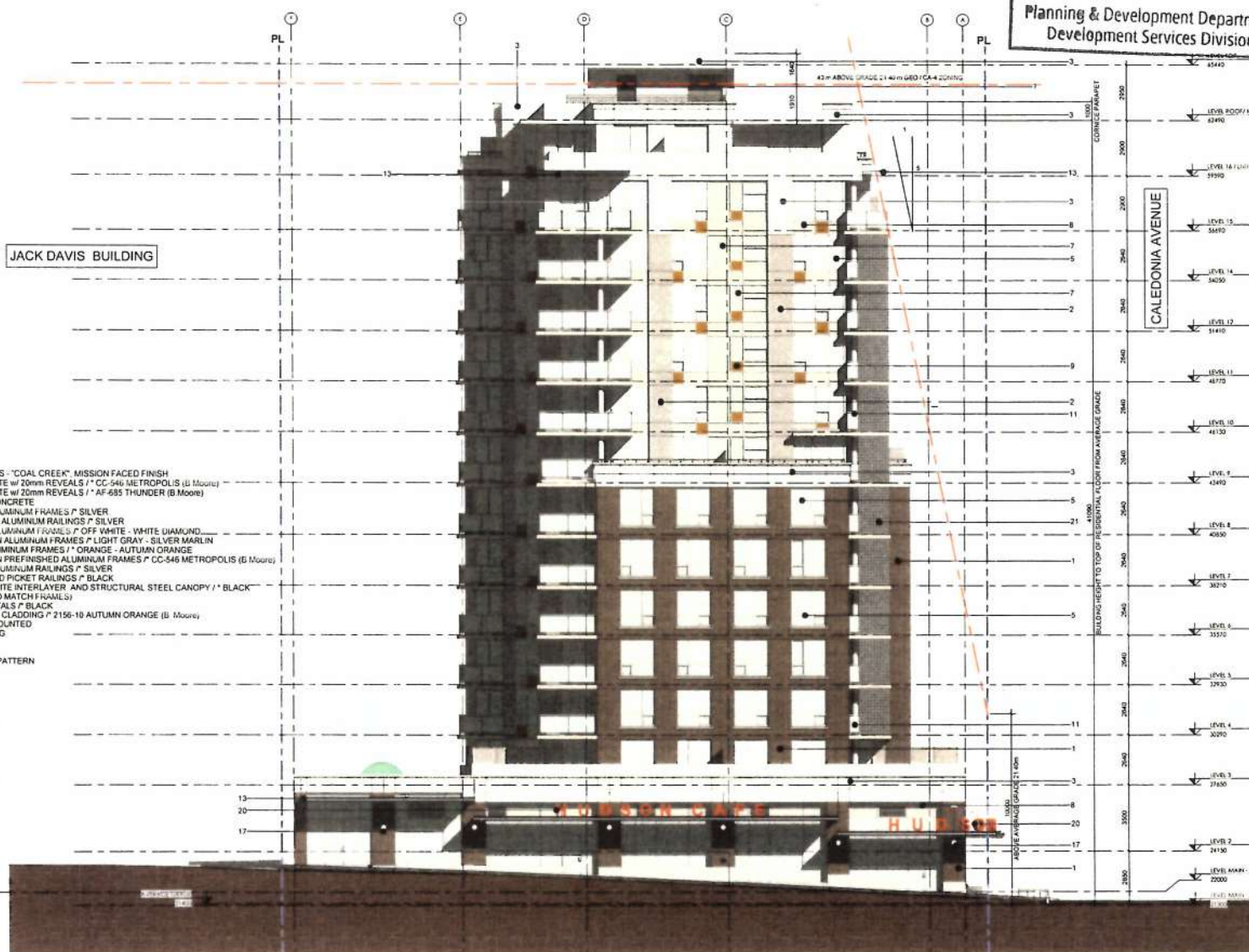
Project:
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

East Elevation

Date	13-26-2
Scale	As indicated
Drawn By	A3.02
File Name	Rev.

MATERIAL FINISHES

- BRICK VENEER - MUTUAL MATERIALS - "COAL CREEK" MISSION FACED FINISH
- PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / "CC-546 METROPOLIS (B Moore)
- PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / "AF-635 THUNDER (B Moore)
- CLEAR SEALED ARCHITECTURAL CONCRETE
- CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / "SILVER
- FROSTED GLAZING IN PREFINISHED ALUMINUM RAILINGS / "SILVER
- VERTICAL SPANDREL GLAZING IN ALUMINUM / "OFF WHITE - WHITE DIAMOND
- HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / "LIGHT GRAY - SILVER MARLIN
- ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / "ORANGE - AUTUMN ORANGE
- INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / "CC-546 METROPOLIS (B Moore)
- CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / "SILVER
- PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / "BLACK
- LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / "BLACK
- PREFINISHED METALS (LOUVERS TO MATCH FINISHES)
- PREFINISHED MISCELLANEOUS METALS / "BLACK
- ACCENT BACKPAINTED GLAZING AS CLADDING / "2156-10 AUTUMN ORANGE (B Moore)
- ARCHITECTURAL LIGHTING WALL MOUNTED
- ARCHITECTURAL PENDANT LIGHTING
- SERVICE LIGHTING WALL MOUNTED
- ILLUMINATED SIGNAGE
- DECORATIVE METAL SCREEN - HWY PATTERN



1 EAST ELEVATION
1 100

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	20 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	27 JAN 2016	ISSUED FOR DEVELOPMENT PERMIT
6	19 JAN 2016	REVISED FOR BUILDING PERMIT
7	20 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
8	24 APR 2017	ISSUED FOR TOP AMENDMENT
9	14 JUN 2017	REVISED FOR TOP AMENDMENT
10	21 AUG 2017	REVISED FOR TOP AMENDMENT
11	22 NOV 2017	REVISED FOR TOP AMENDMENT

RAI ARCHITECTS INC.



TEL
604.688.3655
604.688.3522
E-MAIL
rai@raichitects.com
raichitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

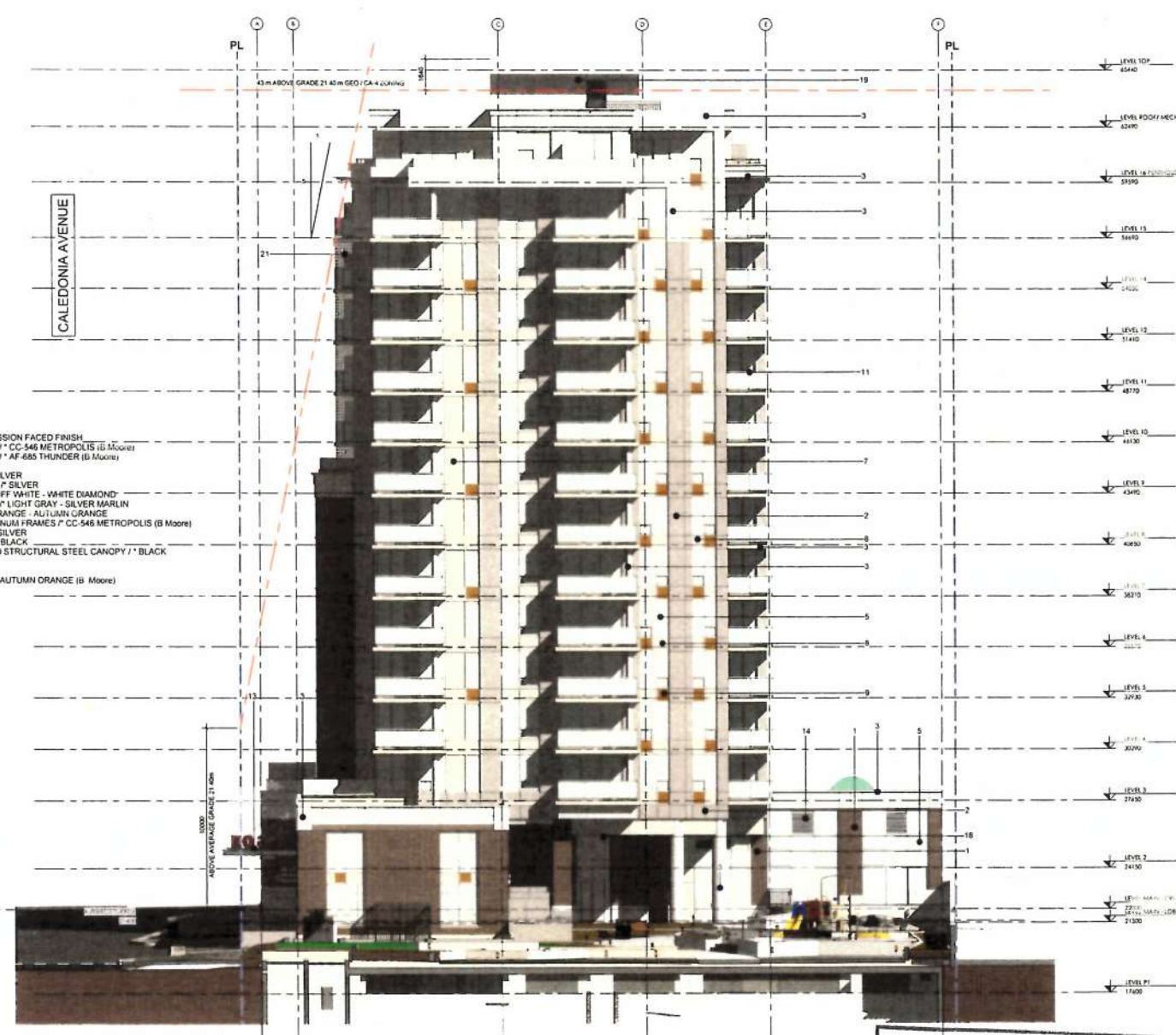
TOWNLINE

Project
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

Current Date
WEST ELEVATION

Date	10/26/15	Project No.	13-26-2
Drawn	As indicated	Drawing No.	A3.03
Drawn By		Author	
File name		Rev	

Received
City of Victoria
NOV 23 2017
Planning & Development Department
Development Services Division



- MATERIAL FINISHES**
1. BRICK VENEER - MUTUAL MATERIALS - "COAL CREEK" MISSION FACED FINISH
 2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " CC-546 METROPOLIS (B Moore)
 3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " AF-685 THUNDER (B Moore)
 4. CLEAR SEALED ARCHITECTURAL CONCRETE
 5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / " SILVER
 6. FROSTED GLAZING IN PREFINISHED ALUMINUM FRAMES / " SILVER
 7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / " OFF WHITE - WHITE DIAMOND
 8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / " LIGHT GRAY - SILVER MARLIN
 9. ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / " ORANGE - AUTUMN ORANGE
 10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " CC-546 METROPOLIS (B Moore)
 11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / " SILVER
 12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / " BLACK
 13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / " BLACK
 14. PREFINISHED METALS (LOVERS TO MATCH FRAMES)
 15. PREFINISHED MISCELLANEOUS METALS / " BLACK
 16. ACCENT BACKPAINTED GLAZING AS CLADDING / " 2156-10 AUTUMN ORANGE (B Moore)
 17. ARCHITECTURAL LIGHTING WALL MOUNTED
 18. ARCHITECTURAL PENDANT LIGHTING
 19. SERVICE LIGHTING WALL MOUNTED
 20. ILLUMINATED SIGNAGE
 21. DECORATIVE METAL SCREEN - HW PATTERN



1 WEST ELEVATION
1:100

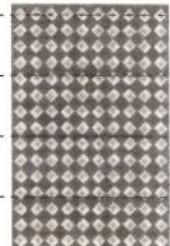
10/26/15 2:12 PM

PHASE 1

PHASE 2

MATERIAL FINISHES

1. BRICK VENEER - MUTUAL MATERIALS - "COAL CREEK" MISSION FACED FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " CC-546 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " AF-685 THUNDER (B Moore)
4. CLEAR SEALED ARCHITECTURAL CONCRETE
5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / " SILVER
6. FROSTED GLAZING IN PREFINISHED ALUMINUM RAILINGS / " WHITE DIAMOND
7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / " OFF WHITE - WHITE MARLIN
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / " LIGHT GRAY - SILVER MARLIN
9. ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / " ORANGE - AUTUMN ORANGE
10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " CC-546 METROPOLIS (B Moore)
11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / " SILVER
12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / " BLACK
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / " BLACK
14. PREFINISHED METALS (LOUVERS TO MATCH FRAMES)
15. PREFINISHED MISCELLANEOUS METALS / " BLACK
16. ACCENT BACKPAINTED GLAZING AS CLADDING / " 2156-10 AUTUMN ORANGE (B Moore)
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ARCHITECTURAL PENDANT LIGHTING
19. SERVICE LIGHTING WALL MOUNTED
20. ILLUMINATED SIGNAGE
21. DECORATIVE METAL SCREEN - HW PATTERN



1 SOUTH ELEVATION

1:100

PL

LEVEL TOP

85440

LEVEL 800/MECH

82490

LEVEL 16 PENTHOUSE

83990

LEVEL 15

84690

LEVEL 14

84690

LEVEL 13

84690

LEVEL 12

84690

LEVEL 11

84690

LEVEL 10

84690

LEVEL 9

84690

LEVEL 8

84690

LEVEL 7

84690

LEVEL 6

84690

LEVEL 5

84690

LEVEL 4

84690

LEVEL 3

84690

LEVEL 2

84690

LEVEL 1

84690

LEVEL 0

84690

LEVEL -1

84690

LEVEL -2

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LEVEL -3

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LEVEL -4

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LEVEL -5

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LEVEL -6

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LEVEL -7

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LEVEL -22

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LEVEL -23

84690

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR DEVELOPMENT PERMIT
4	02 DEC 2015	ISSUED FOR DEVELOPMENT PERMIT
5	27 JAN 2016	ISSUED FOR DEVELOPMENT PERMIT
6	19 JAN 2016	ISSUED FOR DEVELOPMENT PERMIT
7	23 FEB 2016	ISSUED FOR DEVELOPMENT PERMIT
8	24 APR 2017	ISSUED FOR DEVELOPMENT PERMIT
9	14 JUN 2017	ISSUED FOR DEVELOPMENT PERMIT
10	31 JUL 2017	ISSUED FOR DEVELOPMENT PERMIT
11	22 NOV 2017	ISSUED FOR DEVELOPMENT PERMIT

RAI ARCHITECTS INC.

RAI

TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: rai@raichitects.com
WWW: raiarchitects.com

SUITE ONE
1400 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

TOWNLINE

**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

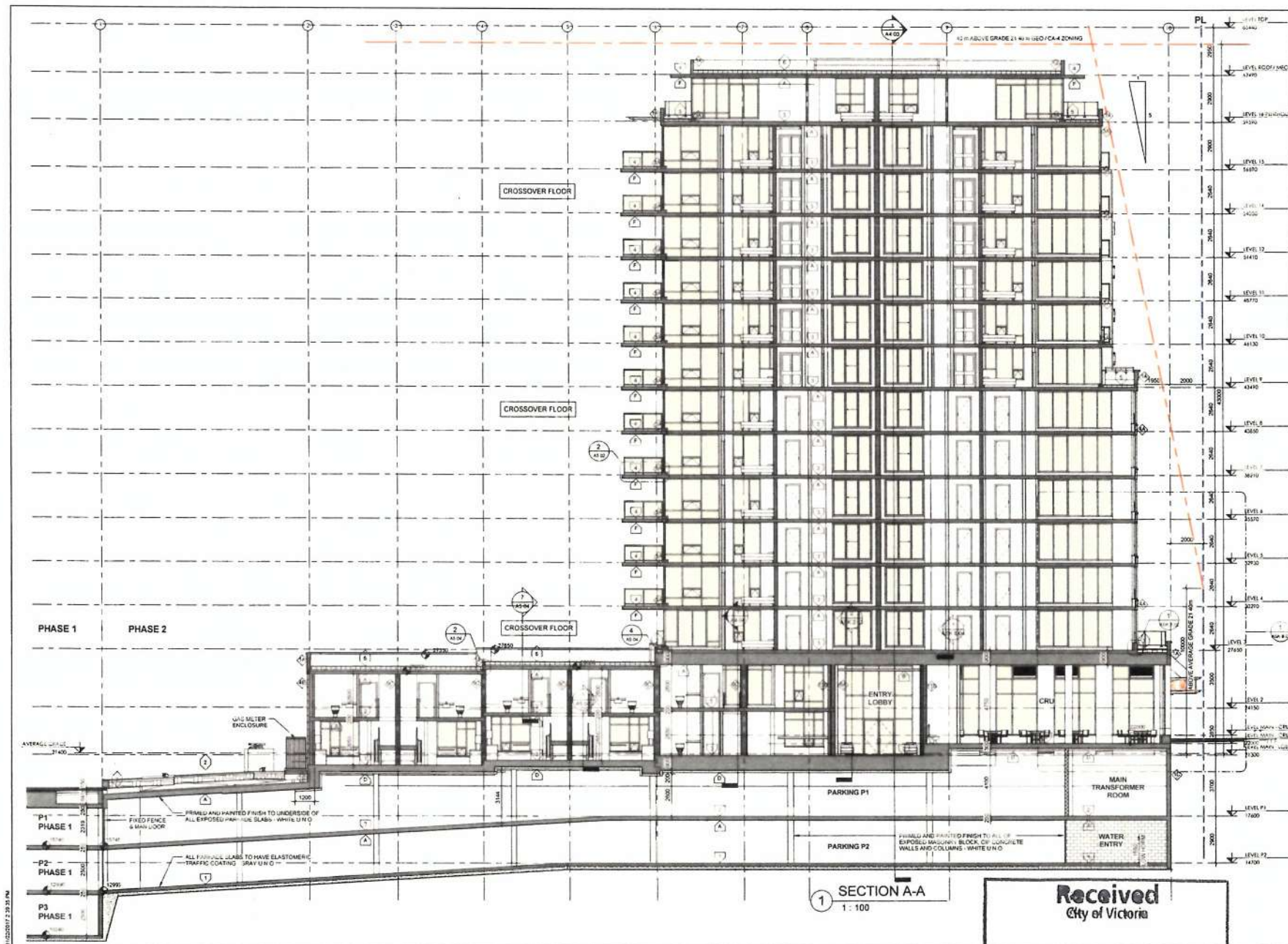
SOUTH ELEVATION

Date	Project No.
05/05/15	13-26-2
Scale	Drawing No.
As indicated	A3.04
Drawn By	
Author	
File Name	Rev

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	02 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
6	24 APR 2016	ISSUED FOR CP AMENDMENT
7	14 JUN 2017	ISSUED FOR CP AMENDMENT
8	31 AUG 2017	ISSUED FOR CP AMENDMENT
9	22 NOV 2017	ISSUED FOR CP AMENDMENT

RAFI ARCHITECTS INC.



TEL 604.688.3655

FAX 604.688.3522

EMAIL raf@rafiarchitects.com

rafiarchitects.com

SUITE ONE

1600 HOWE ST

VANCOUVER BC

V6Z 2V9 CANADA

PHASE 2 CONSTRUCTION SITE

Client TOWNLINE

PROJECT HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

Current Date SECTION A-A

Date 13-26-2

Scale 1:100

Drawn By A4.01

Author

File Name

Rev

Received
City of Victoria

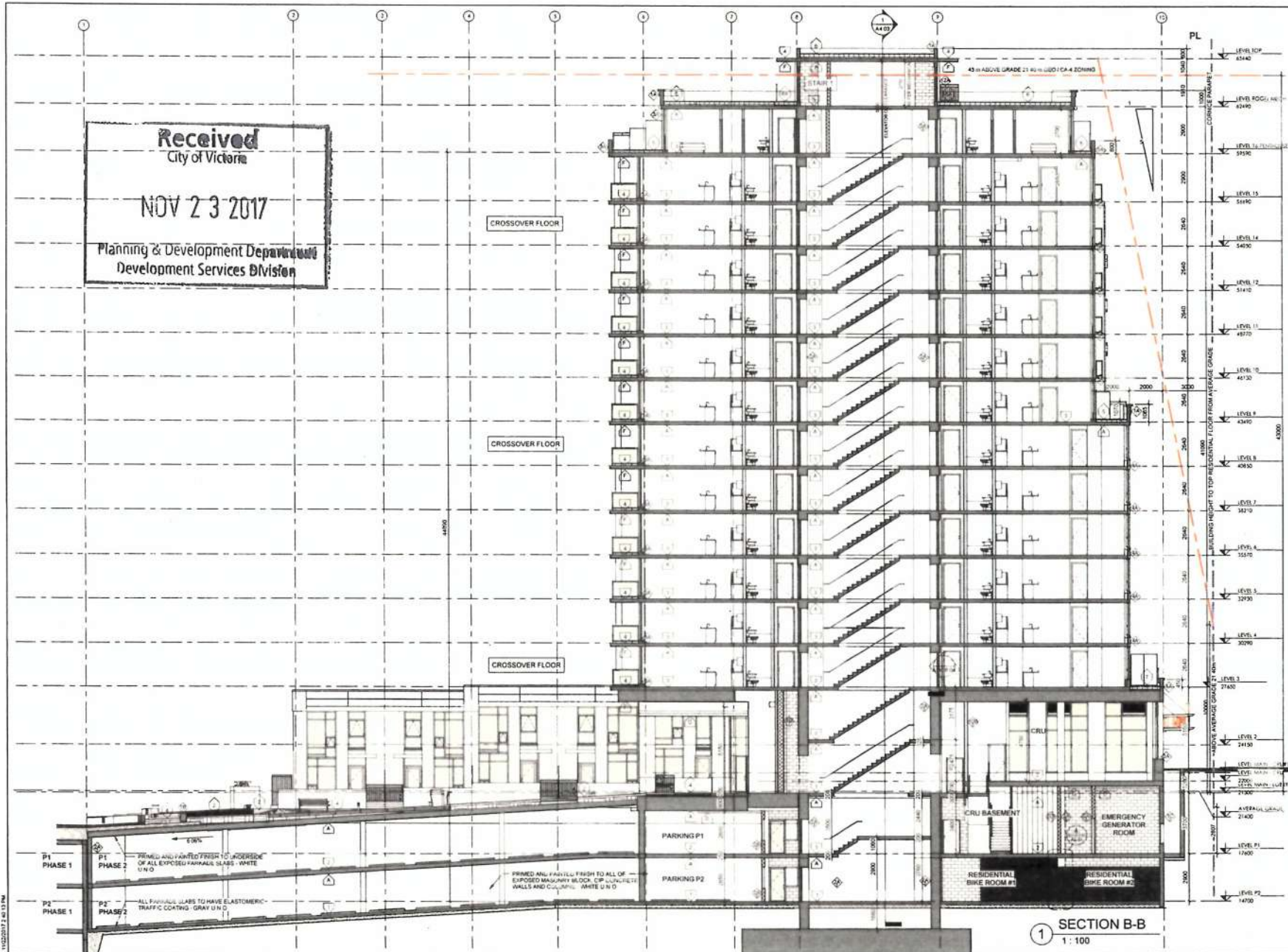
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Drawing Issue 009

Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	05 NOV 2015	ISSUED FOR CLIENT REVIEW
4	26 FEB 2016	ISSUED FOR CONSTRUCTION
5	24 APR 2016	ISSUED FOR DP AMENDMENT
6	14 JUN 2017	ISSUED FOR DP AMENDMENT
7	22 NOV 2017	ISSUED FOR DP AMENDMENT

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3522
EMAIL rafia@rafiarchitects.com
rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

TOWNLINE

Project
**HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.**

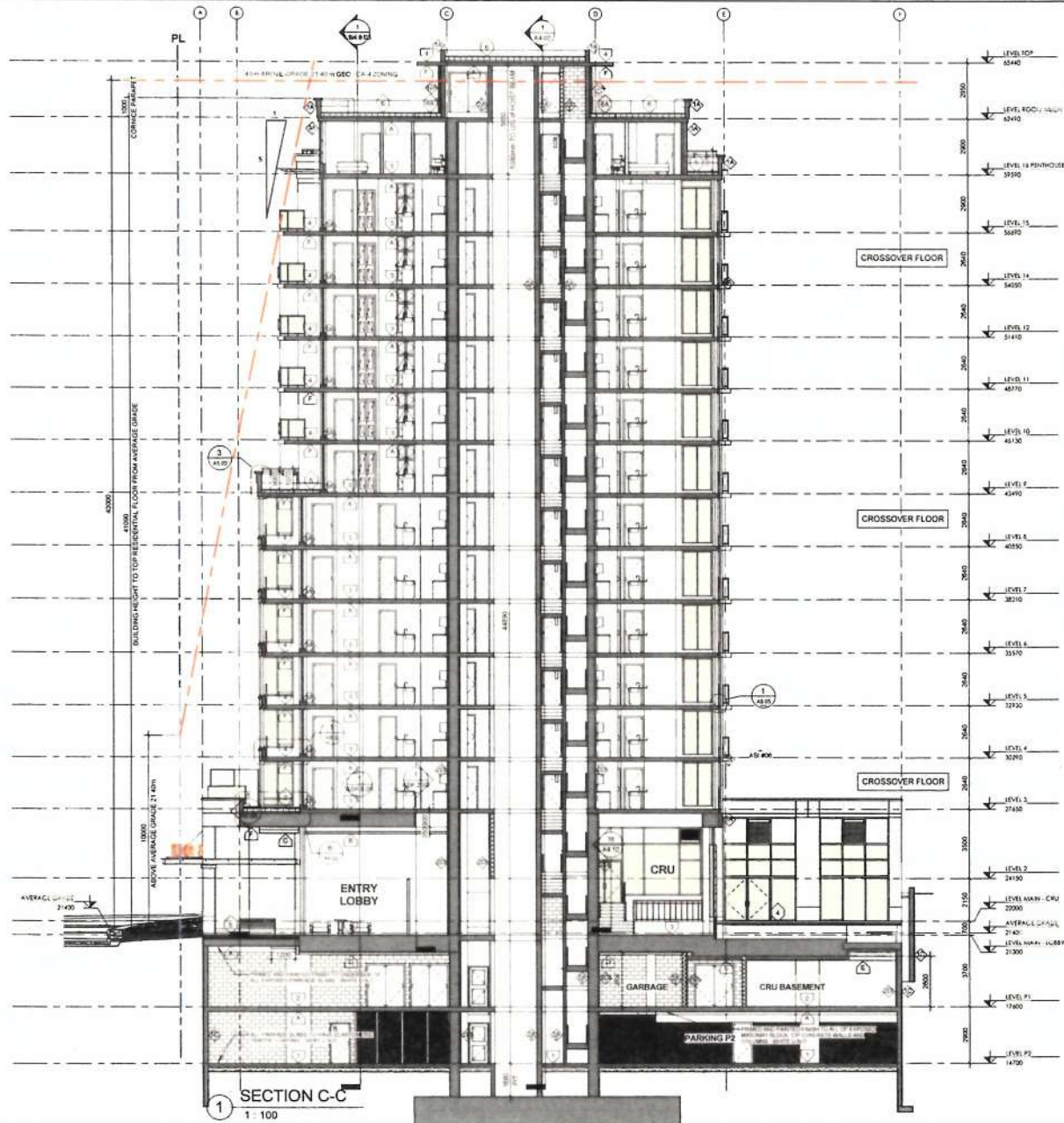
Section Title
SECTION B-B

Date	13-26-2
Scale	1:100
Drawn By	A4.02
Author	
File Name	

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City of Victoria

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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	06 AUG 2016	ISSUED FOR DEVELOPMENT PERMIT
2	25 OCT 2016	PROPOSED FOR DEVELOPMENT PERMIT
3	25 NOV 2016	ISSUED FOR CLIENT REVIEW
4	26 FEB 2016	ISSUED FOR CONSTRUCTION
5	15 MAR 2016	ISSUED FOR CONSTRUCTION
6	24 APR 2016	PROPOSED FOR DEVELOPMENT PERMIT
7	14 JUN 2017	PROPOSED FOR DEVELOPMENT PERMIT
8	31 AUG 2017	PROPOSED FOR DEVELOPMENT PERMIT
9	12 NOV 2017	PROPOSED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: rafi@rafiarchitects.com
WWW: rafiarchitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2H9 CANADA

PROJECT: HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

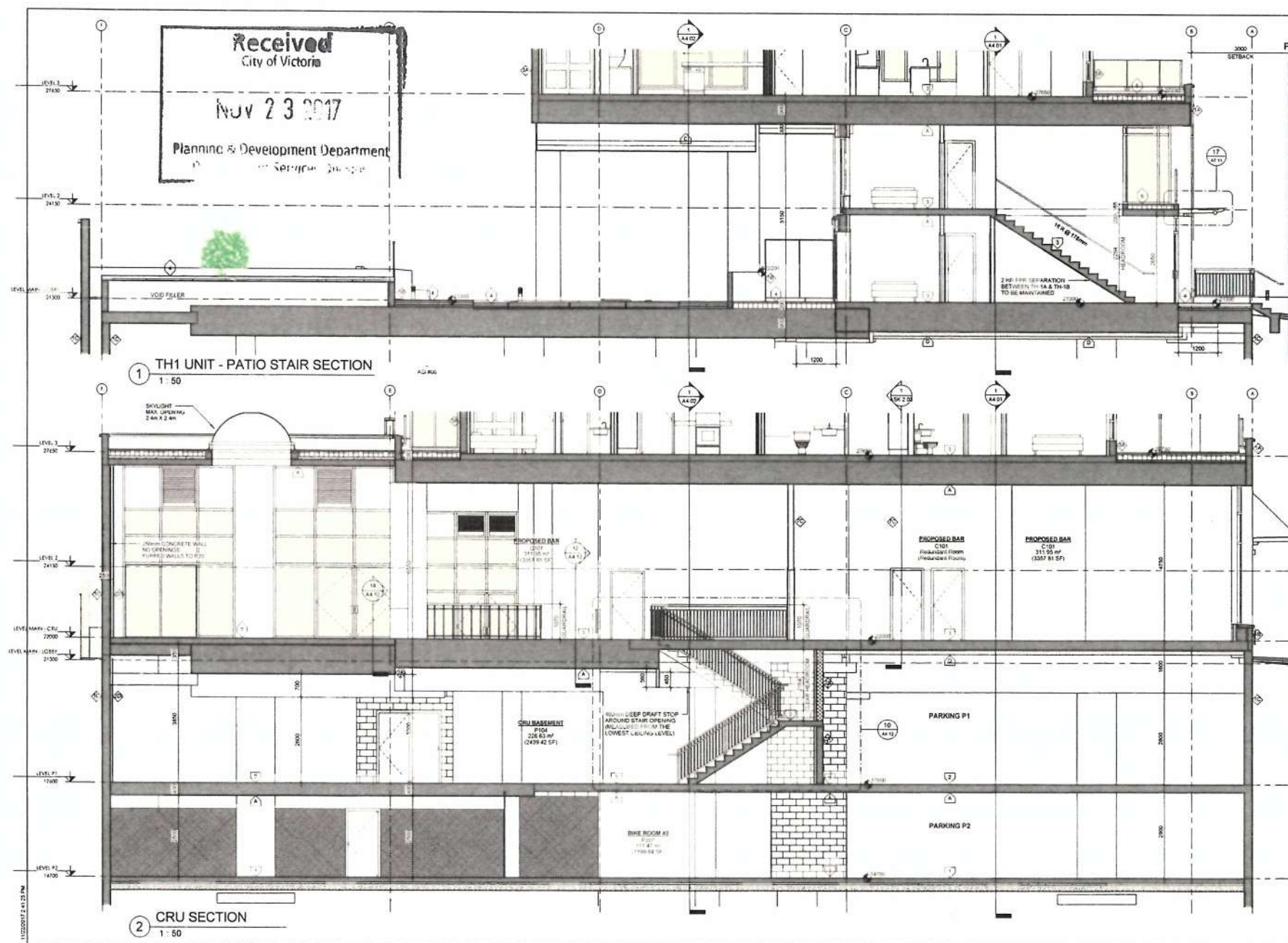
SECTION C-C

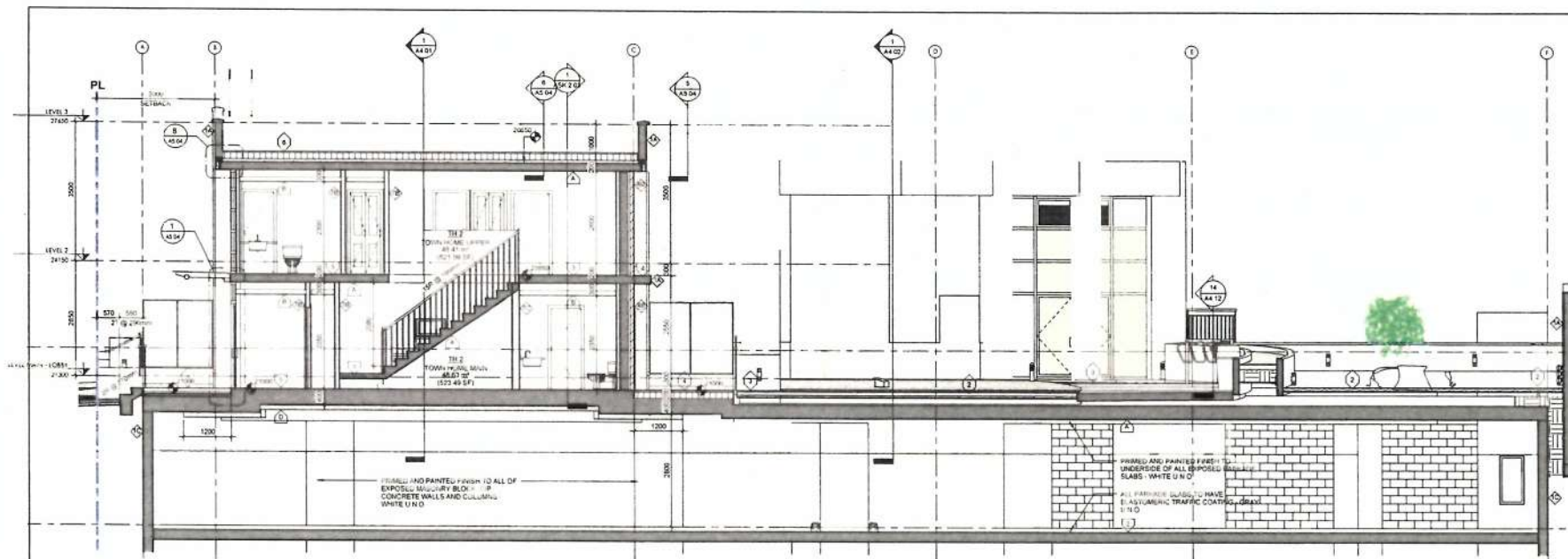
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Scale: 1/100
Drawing No: A4.03

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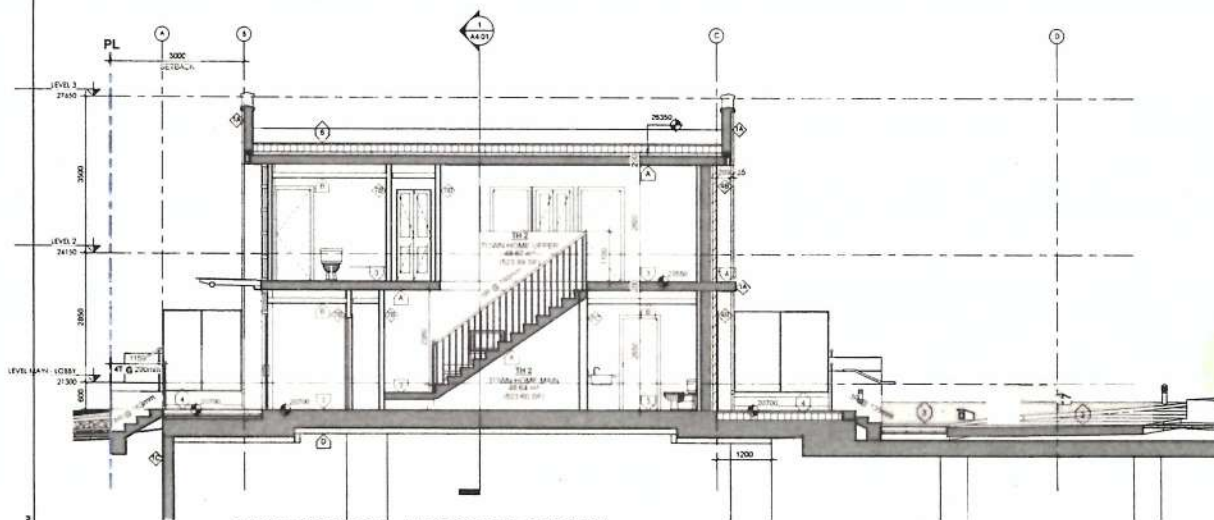
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City Services Division





1 TH2 UNIT (EAST) - PATIO STAIR SECTION
1:50



2 TH2 UNIT (WEST) - PATIO STAIR SECTION
1:50

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Drawing Issue Date

Revision Schedule

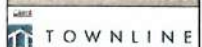
Rev #	Date	Description
1	26 FEB 2016	ISSUED FOR CONSTRUCTION
2	24 APR 2017	ISSUED FOR DP AMENDMENT
3	14 JUN 2017	PRELIMINARY DRAWINGS
4	31 AUG 2017	ISSUED FOR DP AMENDMENT
5	12 NOV 2017	PRELIMINARY DRAWINGS

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rafia@rafiarchitects.com
WWW rafiaarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

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Project
HUDSON WALK - 2,
785 Caledonia Ave.,
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Consulting
PODIUM SECTIONS

Date	Project No.
02/11/16	13-26-2
Scale	Drawing No.
1:50	A4.05
Drawn By	
BMS	
File Name	

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City of Victoria

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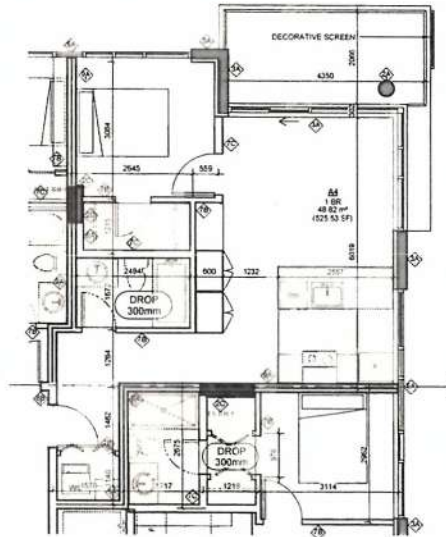
Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	12 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BC ENVIRONMENTAL PERMIT
5	28 FEB 2016	ISSUED FOR BC ENVIRONMENTAL PERMIT
6	15 MAR 2016	ISSUED FOR BC ENVIRONMENTAL PERMIT
7	12 APR 2016	ISSUED FOR BC ENVIRONMENTAL PERMIT
8	14 JUN 2017	RECORD DRAWING
9	31 AUG 2017	RECORD DRAWING
10	22 NOV 2017	RECORD DRAWING

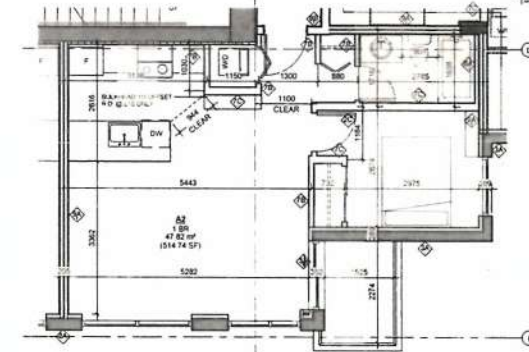
DROP CEILING LEGEND

- GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 1200mm CEILING DROP 1200mm 2.0m ABOVE FINISHED FLOOR
- GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 1200mm CEILING DROP 1200mm 2.0m ABOVE FINISHED FLOOR
- GWS 1200mm INDIVIDUAL ENCLAVE CHART ONLY, ACCESSIBLE 1100mm PROVIDE TO US OF MECHANICAL/PLUMBING WORK
- GWS AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES, CORRIDORS ETC)



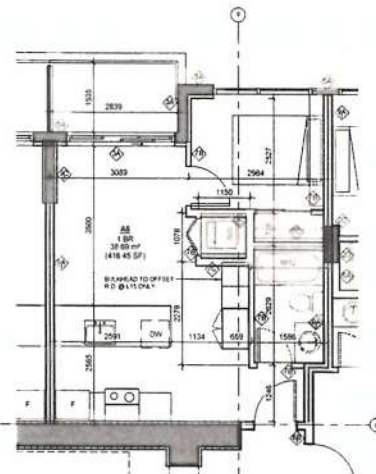
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1:50

UNIT A4 - INFO
1 BEDROOM 50.39 m² (542 SF)
6 UNITS TOTAL
L9-L15



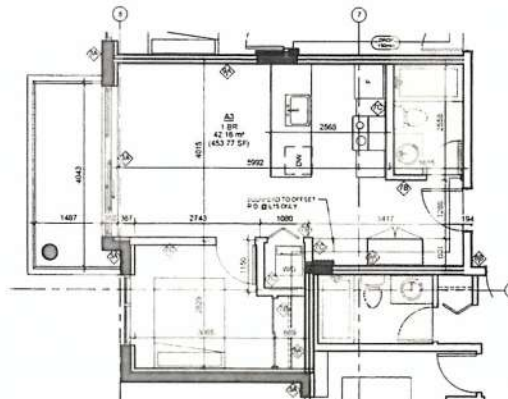
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1:50

UNIT A2 - INFO
1 BEDROOM 48.40 m² (521 SF)
24 UNITS TOTAL
L3-L15



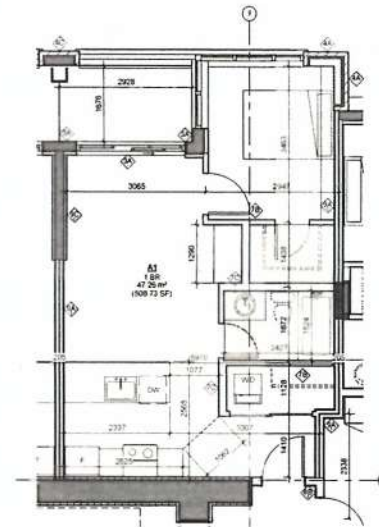
5 UNIT A5 - 1 BEDROOM
1:50

UNIT A5 - INFO
1 BEDROOM 39.87 m² (416 SF)
12 UNITS TOTAL
L9-L15



3 UNIT A3 - 1 BEDROOM
1:50

UNIT A3 - INFO
1 BEDROOM 42.34 m² (456 SF)
12 UNITS TOTAL
L3-L15



1 UNIT A1 - 1 BEDROOM
1:50

UNIT A1 - INFO
1 BEDROOM 47.33 m² (509 SF)
12 UNITS TOTAL
L3-L15

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL rafia@rafiarchitects.com
WWW rafiaarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2V9 CANADA

TOWNLINE

Project
HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

Drawn By
UNIT PLANS
1 BEDROOM UNITS

Date	Project No.
13-26-2	
Drawn By	Drawn By
Author	A6.01
File Name	Rev

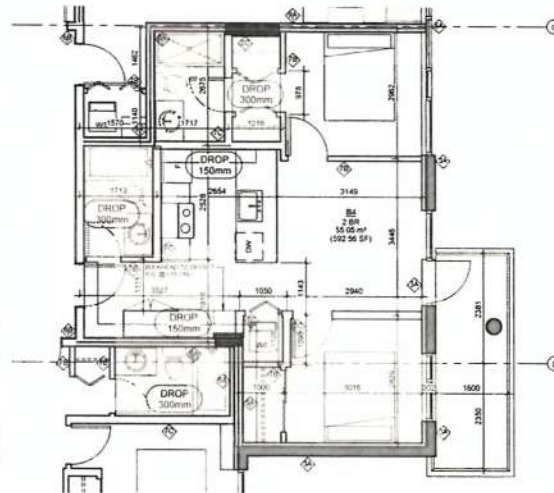
DROP CEILING LEGEND

- QMB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS FROM CEILING DROP TO MIN 2' 0" ABOVE FINISHED FLOOR
- QMB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS FROM CEILING DROP TO MIN 2' 0" ABOVE FINISHED FLOOR
- QMB 2 HR FIRE RESISTANT ENCLOSURE/SHIELD WALL ASSEMBLY 110 MINIMUM RISE TO TOP OF ENCLOSURE/SHIELD WALL
- QMB AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR COBBLES, OUTDOOR ETC)

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City of Victoria

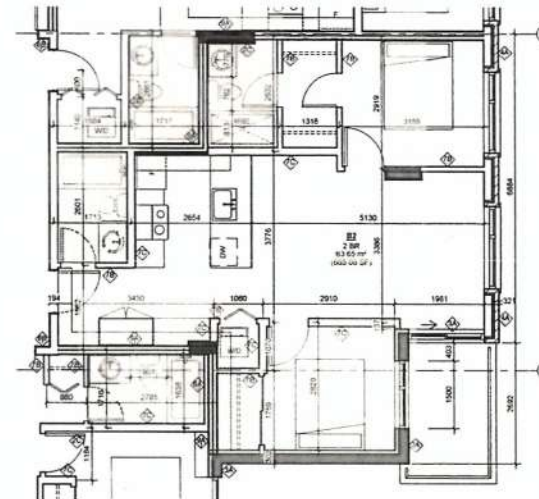
NOV 23 2017

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Development Services Division



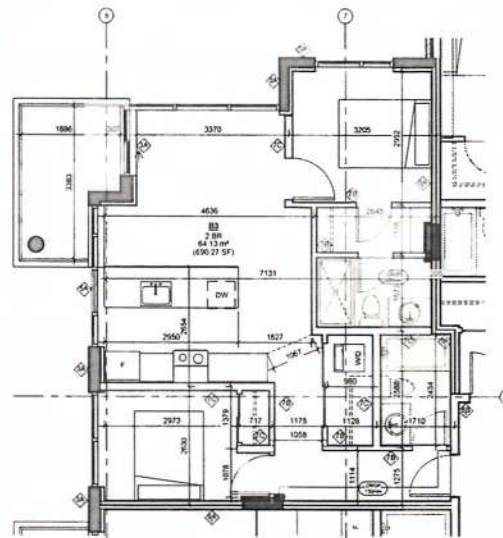
4 UNIT B4 - 2 BEDROOM
1:50

UNIT B4 - INFO
2 BEDROOM 55.21 m² (594 SF)
8 UNITS TOTAL
L3-L15



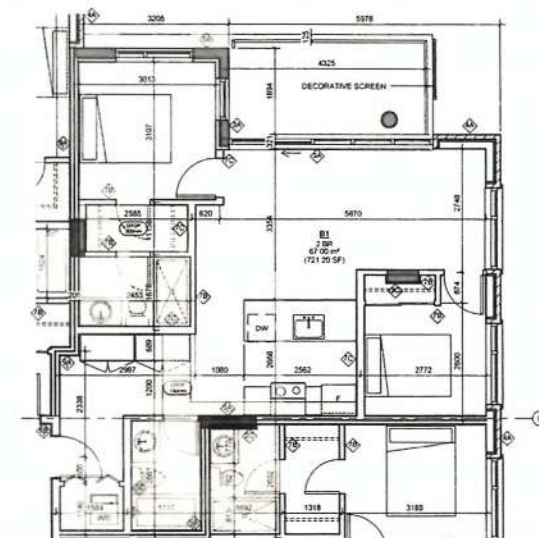
2 UNIT B2 - 2 BEDROOM
1:50

UNIT B2 - INFO
2 BEDROOM 63.93 m² (688 SF)
8 UNITS TOTAL
L3-L8



3 UNIT B3 - 2 BEDROOM
1:50

UNIT B3 - INFO
2 BEDROOM 64.35 m² (693 SF)
12 UNITS TOTAL
L3-L15



1 UNIT B1 - 2 BEDROOM
1:50

UNIT B1 - INFO
2 BEDROOM 67.12 m² (722 SF)
8 UNITS TOTAL
L3-L8

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Revision Schedule		
Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT
3	05 NOV 2015	REISSUED FOR CLIENT REVIEW
4	10 DEC 2015	REISSUED FOR BUILDING PERMIT
5	26 FEB 2016	REISSUED FOR CONSTRUCTION
6	13 MAR 2016	REISSUED FOR CONSTRUCTION
7	24 APR 2016	REISSUED FOR CONSTRUCTION
8	14 JUL 2017	REISSUED FOR CONSTRUCTION
9	31 AUG 2017	REISSUED FOR CONSTRUCTION
10	22 JUN 2017	REISSUED FOR CONSTRUCTION

RAFI ARCHITECTS INC.

TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: info@rafiarchitects.com
WWW: rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

Client: TOWNLINE

Project: HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

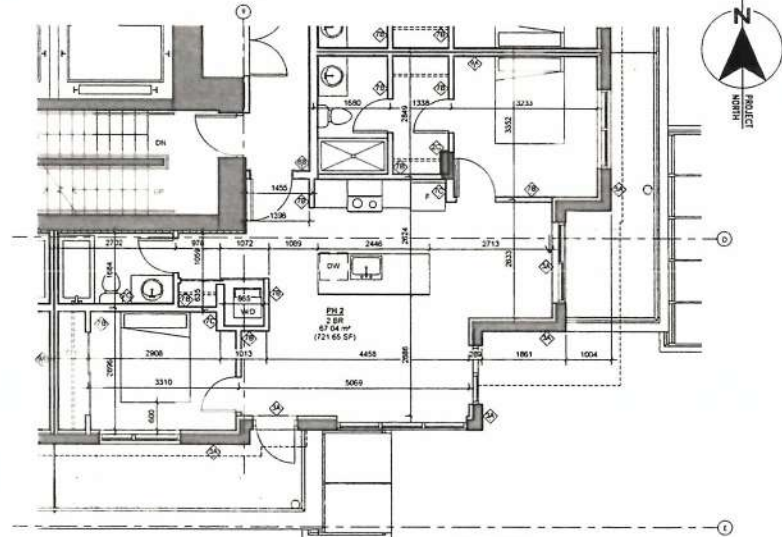
Drawing Title: UNIT PLANS
2 BEDROOM UNITS

Date	13-26-2
Drawn By	13-26-2
Scale	As indicated
Checked By	13-26-2
Author	13-26-2
File Name	13-26-2
Rev	A6.02

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City of Victoria

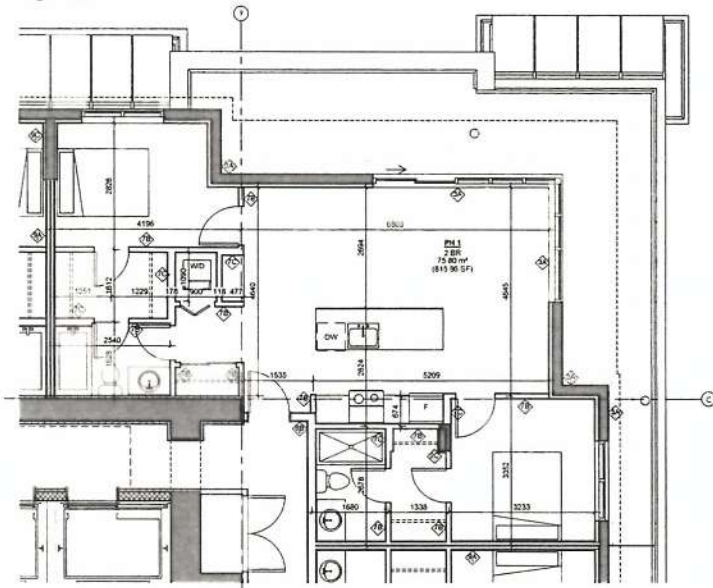
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Development Services Division



UNIT PH2 - 2 BEDROOM
1:50

UNIT PH2 - INFO
1 BEDROOM 67.07 m² (722 SF)
2 UNIT TOTAL
L16



UNIT PH1 - 2 BEDROOM
1:50

UNIT PH1 - INFO
1 BEDROOM 75.93 m² (815 SF)
2 UNIT TOTAL
L16

DROP CEILING LEGEND

- CWS
50mm CWS LUNG HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
150mm CWS LUNG DROP W/ MIN. 2.28m ABOVE FINISHED FLOOR
- CWS
50mm CWS LUNG HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
150mm CWS LUNG DROP W/ MIN. 2.28m ABOVE FINISHED FLOOR
- CWS
2.28m PER HORIZONTAL ENCLOSURE PARTIAL WALL ASSEMBLY YTD
PROVIDE TIGHT TO US OF MECHANICAL PLUMBING WORK
- CWS
AS PER INTERIOR DESIGN COMMUNAL AREAS ELEVATOR LOBBIES
WITHOUT STC

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Drawing Issue ONE

Revision Schedule

Rev #	Date	Description
1	16 AUG 2017	SUBMITTED FOR DEVELOPMENT PERMIT
2	05 OCT 2017	REISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2017	REISSUED FOR CLIENT REVIEW
4	10 DEC 2017	ISSUED FOR BUILDING PERMIT
5	16 FEB 2018	REISSUED FOR BUILDING PERMIT
6	15 MAR 2018	REISSUED FOR BUILDING PERMIT
7	14 JUN 2017	REISSUED FOR BUILDING PERMIT
8	14 JUN 2017	REISSUED FOR BUILDING PERMIT
9	14 JUN 2017	REISSUED FOR BUILDING PERMIT
10	14 JUN 2017	REISSUED FOR BUILDING PERMIT
11	22 NOV 2017	REISSUED FOR BUILDING PERMIT
12	22 NOV 2017	REISSUED FOR BUILDING PERMIT

RAFI ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
info@rafiarchitects.com
www.rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

TOWNLINE

HUDSON WALK - 2,
785 Caledonia Ave.,
VICTORIA, B.C.

UNIT PLANS
PENTHOUSE UNITS

Date	13-06-2
Drawn by	drawing
Checked by	A6.03
Project	
File name	Rev

HUDSON WALK 2 - VICTORIA, BC

725 Caledonia Ave. Victoria, BC

Owner

CLIENT
Townline Homes
120 - 13575 Commerce Parkway
Richmond, BC
V6V 2L1

Drawing List

LANDSCAPE PLAN

L-1.1 Overall Site Plan 1:100
L-1.2 Planting Plan 1:100

LANDSCAPE DETAILS

L-2.1 Landscape Details AS SHOWN
L-2.2 Play Equipment Details NTS

LANDSCAPE SECTIONS

L-2.3 Landscape Section A 1:50
L-2.4 Landscape Section B 1:50
L-2.5 Landscape Section C 1:50

Legends

Material Legend			
Key	Graphic	Description	Detail Key
◆		CIP Concrete Paving Colour: Integral Coloured Pattern: Saw cut as shown on plan Finish: Light Broom	
◆		Birds Eye Gravel - Dog Park	
◆		Concrete Unit Pavers Size: 24" x 12" x 2" Pattern: Staggered running band Colour: Natural Supplier: Abbotsford Concrete	AS SHOWN
◆		Concrete Unit Pavers Size: 8" x 4" Pattern: Herringbone 45 degrees Colour: Charcoal Supplier: Abbotsford Concrete	AS SHOWN
◆		Hydropressed Concrete Pavers Size: 18" x 18" x 2" Pattern: As shown Colour: Natural Supplier: Abbotsford Concrete	AS SHOWN
◆		Fiber Play Surface Depth to meet required fall protection per CSA. Supplier: RecTech Industries OR other	AS SHOWN
◆		Specialty Paving Concrete coloured paving bands by others	
◆		Exposed Aggregate Concrete Field To City of Victoria Standard	
◆		CIP Concrete Bands To City of Victoria Standard Colour: Natural	
◆		Gravel dip strip	
Softscape Legend			
Key	Graphic	Description	Detail Key
◆		Planting	AS SHOWN
◆		Sodded Lawn	AS SHOWN
Product and Material Notes			
1. All materials to be as specified or pre-approved equivalent. 2. All material and products to be installed per manufacturer's specifications.			



Notes

General Notes

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.

Irrigation Notes

1. All Soft Landscape Areas are to be irrigated with a high efficiency design/built irrigation system to IAABC Standards, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimize evapotranspiration and wind loss.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Contractor shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing.
12. All piping shall be class 200.
13. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
14. Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required.
15. Solenoid valves shall be first quality, compatible with the controller selected.
16. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock ball cover, sized to suit valves and other components with adequate room for operation and maintenance.

Planting Notes

1. All plants / planting to be per BCNIA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNIA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNIA [ANSI] Standard.
7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.

Soil Preparation and Placement Notes

1. All growing medium placed on project to meet or exceed BCNIA and B.C. Landscape Standards latest edition.
2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project, minimum 1 litre physical sample.
3. Submittals shall be made at least seven (7) days before.
4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
5. Sub drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.
6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

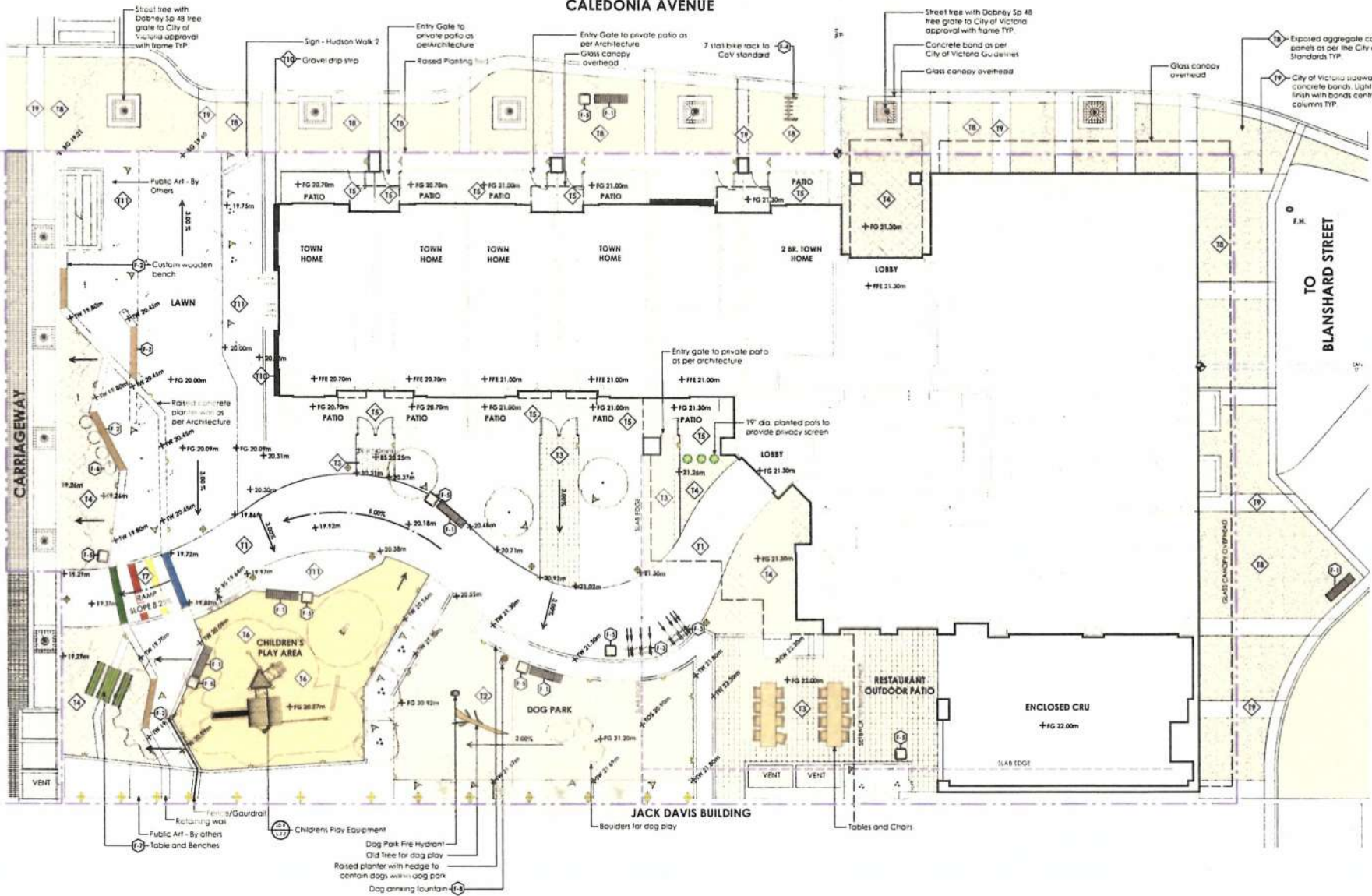
LANDSCAPE DRAWINGS - REISSUED FOR TENDER

February 8, 2017



DURANTE CREATIVE LANDSCAPE ARCHITECTS
102-1637 West 51st Avenue Vancouver B.C. V6J 1M5

CALEDONIA AVENUE



- 1. Mar 30 2017 Public Art Installation
- 2. Feb 08 2017 Issued for Tender
- 3. Feb 16 2017 Issued for DP Amendment
- 4. Jan 19 2017 Issued for Construction
- 5. Jan 18 2017 Issued for Tender
- 6. Jan 10 2017 Issued for Client Review
- 7. Dec 20 2016 Issued for Client Review



Townline Homes Inc.
Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Drawn by: JRM/G
Checked by: JRM
Date: February 3, 2017
Scale: 1:100
Drawing Title: Overall Site Plan

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division

Project No.: 16115
Sheet No.: L-1.1

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division



F.R.
TO
BLANSHARD STREET

4 Feb 8 2017 Received for Approval
3 Feb 8 2017 Issued for Client Review
2 Jan 25 2017 Issued for Client Review
1 Dec 22 2016 Issued for Client Review
Rev. date: Item

Rev. date: Item



Project:

Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Drawn by: NS

Checked by: JS

Date: February 8, 2017

Scale: 1:100

Working Title:

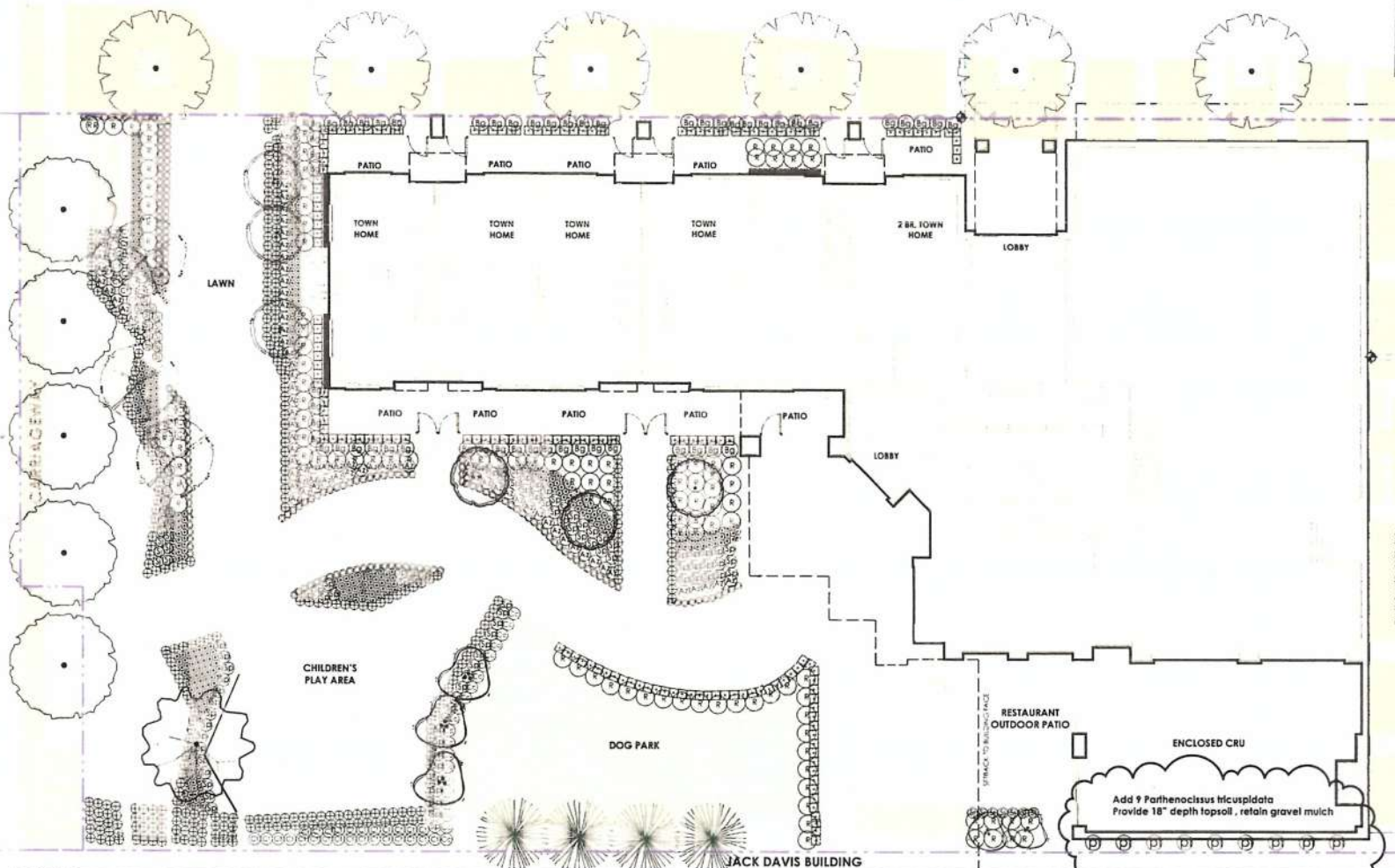
Level 1 Planting Plan

Project No.: 16115

Client No.:

L-1.2

CALEDONIA AVENUE

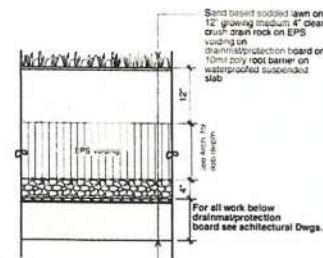


PLANT LIST

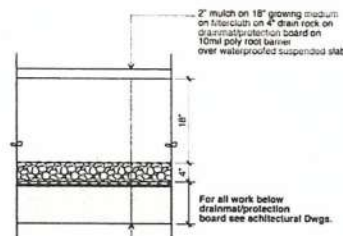
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES						SHRUBS					
	3	<i>Eucalyptus parramattensis</i>	Katona Tree	7cm cal			53	<i>Dory Bush</i>	Dory Bush	#1 pot	2 o.c.
	3	<i>Lonicera edulis</i>	Starlight Dogwood	2m ht	Mult. stem		80	<i>Gleditsia pinnata</i>	Gleditsia pinnata	#3 pot	2 o.c.
	3	<i>Magnolia kobus</i>	Witch Hazel	1.5m ht	Mult. stem		415	<i>Lonicera edulis</i>	Starlight Dogwood	#2 pot	12 o.c.
	1	<i>Magnolia kobus</i>	Katona Tree	7cm cal	B&B		127	<i>Lonicera edulis</i>	Starlight Dogwood	#2 pot	16 o.c.
	2	<i>Magnolia kobus</i>	Star Magnolia	2m ht	B&B, Mult. stem		21	<i>Lonicera edulis</i>	Starlight Dogwood	#3 pot	24 o.c.
	4	<i>Picea canadensis</i>	Sentinel Spruce	3m ht	B&B		55	<i>Lonicera edulis</i>	Starlight Dogwood	#3 pot	24 o.c.
	3	<i>Syringa oblata</i>	Fragrant Snowball	1.5m ht 6cm cal	B&B		149	<i>Lonicera edulis</i>	Starlight Dogwood	#2 pot	14 o.c.
							122	<i>Lonicera edulis</i>	Starlight Dogwood	#3 pot	36 o.c. B&B
							87	<i>Lonicera edulis</i>	Starlight Dogwood	#1 pot	24 o.c.
							147	<i>Lonicera edulis</i>	Starlight Dogwood	#1 pot	27 o.c.
								<i>Lonicera edulis</i>	Starlight Dogwood	#1 pot	14 o.c. B&B KB to RB

NOV 23 2017

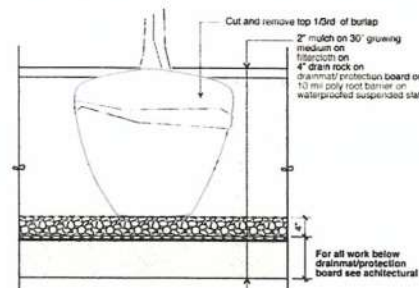
Planning & Development Department
Development Services Division



LD-1
L-2.1 Sodded Lawn on Slab
Scale 1" = 1'-0"

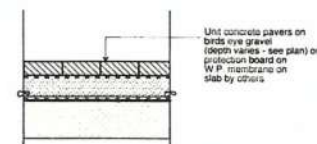


LD-2
L-2.1 Shrub Planting on Slab - Over Parkade
Scale 1" = 1'-0"

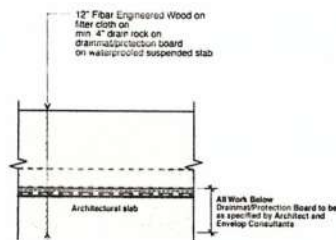


LD-3
L-2.1 Typical Tree Planting on Slab - Over Parkade
Scale 1" = 1'-0"

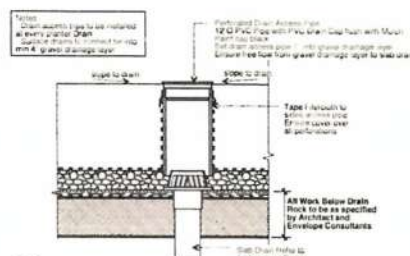
Note: Refer to Specifications for paving pattern and colour



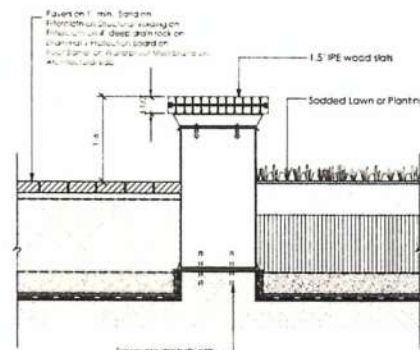
LD-4
L-2.1 Unit Concrete Pavers on Slab
Scale 1" = 1'-0"



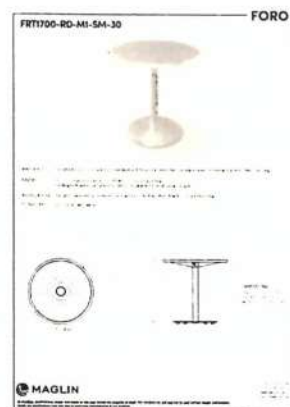
LD-5
L-2.1 Fiber Play Surface on Slab - Over Parkade
Scale 1" = 1'-0"



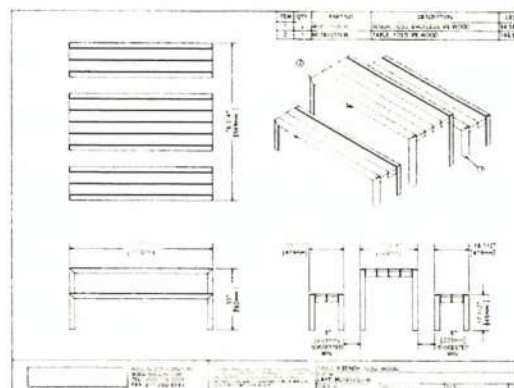
LD-6
L-2.1 Typical Drain / Access Pipe
Scale 1" = 1'-0"



LD-7
L-2.1 IPE Wood Bench Mounted on Concrete
Scale 1" = 1'-0"



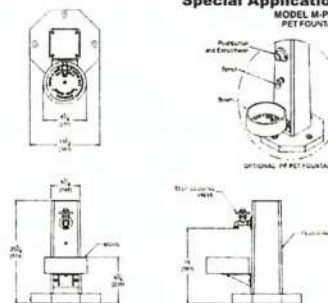
LD-8
L-2.1 Maglin Bistro Table - Surface Mounted
Scale 1" = 1'-0"



LD-9
L-2.1 Maglin Table and Benches - Surface Mounted
Scale 1" = 1'-0"

MURDOCK TRADITIONAL DRINKING FOUNTAINS

**Special Application
MODEL M-PFS
PET FOUNTAIN**



LD-10
L-2.1 Murdock Manufacturing Dog Drinking Fountain M-PFS - Surface Mounted on Concrete Pedestal
Scale 1" = 1'-0"



3 Jan 18 2017 Issued for Construction
2 Jan 18 2017 Issued for Tender
1 Dec 22 2016 Issued for Client Review
NO: date Item:
Revisions:



Notes:

Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Drawn by: J.B.M.G.
Checked by: J.B.
Date: January 18 2017
Scale: AS SHOWN
Drawing title:

Landscape Details

Project No: 16115

Sheet No:

L-2.1

KOMPAN Product Info

DOUBLE TOWER WITH SPIDER NET - NRO2006

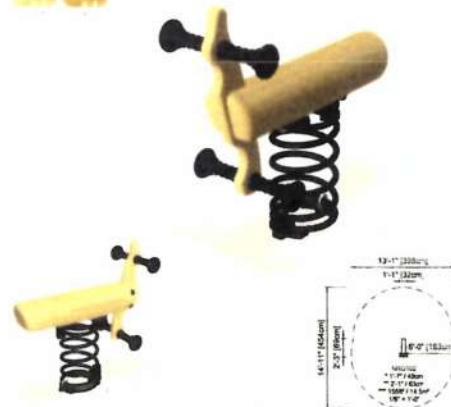


KOMPAN Product Info

PONY - NRO102

Best User Age: 3-12 years
 Footings: no ground installation
 Surface installation also available
 Technical information available at: www.kompan.com

ADA REQUIREMENTS	Standard to the Code	Standard to the Code	Standard to the Code
Platform	0	1	1
Accessible	0	1	1
Platform	0	1	1



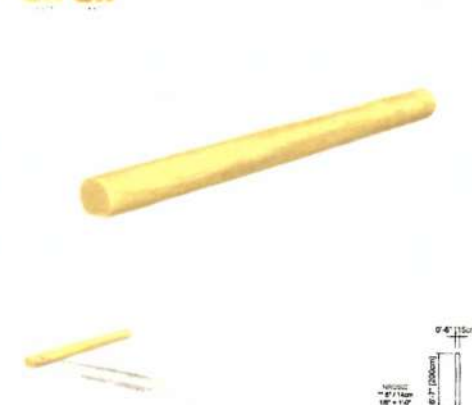
* * * Highest designated play surface.
 ** * * Total height of product.
 *** * * Total area of safety zone.
 Highest designated play surface, square measured and total area of safety zone are according to ASTM F1487.
 Equipment must be installed on a suitable surface.
 Dimensions in the safety guidelines in play area.
 We reserve the right to make modifications to all our products. The product may not be modified, used or altered in any way. Safety zone must be marked by orange fluorescent equipment. If any changes are required, please contact your local representative at 1.800.426.6766.

KOMPAN Product Info

SAND PIT MODULE (6.6 FEET / 2M) - NRO502

Best User Age: 6 months - 6 years
 Footings: surface installation only
 Technical information available at: www.kompan.com

ADA REQUIREMENTS	Standard to the Code	Standard to the Code	Standard to the Code
Platform	0	1	1
Accessible	0	1	1
Platform	0	1	1



* * * Highest designated play surface.
 ** * * Total height of product.
 *** * * Total area of safety zone.
 Highest designated play surface, square measured and total area of safety zone are according to ASTM F1487.
 Equipment must be installed on a suitable surface.
 Dimensions in the safety guidelines in play area.
 We reserve the right to make modifications to all our products. The product may not be modified, used or altered in any way. Safety zone must be marked by orange fluorescent equipment. If any changes are required, please contact your local representative at 1.800.426.6766.



3 Jan 18 2017 Issued for Construction
 2 Jan 18 2017 Issued for Tender
 1 Dec 22 2016 Re-issued for Client Review
 NO: 16115
 Name:
 Comments:
 Drawings:
 Current version: 1.00
 NO: 16115
 NO: 16115
 NO: 16115
 NO: 16115
 NO: 16115



Townline Homes Inc.

Hudson Walk 2
 725 Caledonia Ave.
 Victoria BC

Drawn by: JFNG
 Checked by: JS
 Date: January 18 2017
 Scale: AS SHOWN
 Drawing title:
 Play Equipment Details

Project No: 16115

Sheet No:
 L-2.2



DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 755 Caledonia Avenue

1. Hearing - Development Permit with Variances Application No. 00437

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 755 Caledonia Avenue, in Development Permit Area 2, (Heritage Conservation) Core Business, for purposes of constructing a 16-storey mixed-use building and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- Allowing residential use on the first storey
- Permitting minor intrusions of balconies in the upper floor massing setbacks.

Alison Meyer: This is a Development Permit with Variances application for 755 Caledonia Avenue, phase 2 of Hudson Walk; a 15 storey residential tower. Two variances are being requested to permit ground floor residential and minor intrusions into the upper floor balconies.

Mayor Helps opened the public hearing at 7:36 p.m.

Justin Filuk (Townline Group): Provided information about the Hudson Walk Phase 2 application, which will be a purpose-built rental building and will complement the Phase 1 building. The proposal includes ground floor residential units and the presentation showed how these units will appear. Also described was the public space and the children's play area.

Mayor Helps asked about the changes proposed for the play area.

Justin Filuk: Described the previous play area and how this new opportunity allowed them to develop a larger play area.

Councillor Madoff asked about the process used to select the art.

Justin Filuk: The art was selected through a private process, not through the City, as the art piece is on private property.

Councillor Madoff advised there is an option to work with the City and noted that, in the past, the City has created art that is a play item.

Councillor Thornton-Joe asked about the dog run and if it is open to the public.

Justin Filuk: The proposal is for the dog run to be used for Hudson Walk residents.

Rick (Pandora Avenue): Commented that he was disappointed with the first development.

Councillor Thornton-Joe asked about the letter from the Downtown Residents Association who suggested the deck panels be replaced.

Justin Filuk: Provided information about other projects where they've used frosted deck panels and how that changes the use of the decks. As well they'd like to make the two buildings have a similar look.

Mayor Helps closed the public hearing at 7:51 p.m.

2. Development Permit with Variances Approval:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, "That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

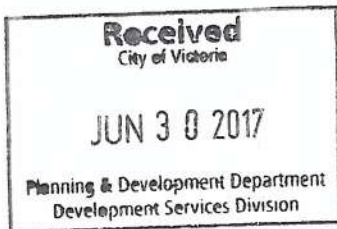
1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - a. Section 6.8.1(e) - Variance to permit residential use on the first storey.
 - b. Section 6.8.3(b) - Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.

3. The Development Permit lapsing two years from the date of this resolution.

Councillor Isitt spoke in support of the proposal though he believes this is the limit in terms of building height.

Carried Unanimously

Council meeting
November 26, 2015



June 2017

Dear Mrs Wain:

I am writing to you (cc: Marianne Alto, Chris Coleman, Ben Isitt, Jeremy Loveday, Margaret Lucas, Pamela Madoff, Charlayne Thornton-Joe and Geoff Young), to give my concerns on the new Townline rezoning proposal at 785 Caledonia Street to allow on site brewing and distillery and to increase in site coverage for a proposed restaurant bar, seeking to amend from CA-4 to CA-4 amended, use of land or buildings and site coverage (%).

My name is Olimpia Cisneros, I am a Mexican woman and recently a proud new Canadian citizen. I do apologize in advance for any grammatical mistake I may have.

I am a double Townline tenant: one as a resident at the Hudson Mews and another as a tenant of the Victoria Public Market. My restaurant is called "mamà Oli", maybe you have visited my kitchen.

I first forwarded my concerns to Mr Sutherland this January 2017. I met him at the CALUC meeting where Townline representative Mr Filuk, was presenting the proposal to the community.

As a tenant of the Mews, I am aware of the noise we get every time a private event takes place at the VPM; and also, I am very aware of the difficulty for us, tenants, to rent a parking spot within our condominium. Parking is difficult for our visiting friends and family, too.

We have a parking crisis here and it is hard on us.

To give up parking spots for a distillery and a restaurant, is not an attractive option for me; even if Townline representative, Justin Filuk, says this will not affect us, I doubt it. This is downtown. We already have a parking crisis and it can be worst if a brew pub distillery and a massive 300 restaurant seat are added to this zone.

I believe noise and lack of parking will be also the everyday companion of residents at the Hudson Walk II as it is to me on a daily basis.

As a tenant of the Victoria Public Market, I am reaching out to you out of sadness and depression. To see the things that happen in the market, to see the way I am treated for speaking up, for defending our work space, as I denounced pollution at the market with Work Safe BC.

Present management at the VPM, Quay properties from Vancouver, has tried to evict me (without success) just because I dare to speak up of all the problems and abuses I have been witness and suffered during almost 4 years of stressful work.

I am one of the few remaining original tenants of the failed Downtown Victoria Farmers Market where we were let down by Townline and the Downtown Victoria Public Market Society.

Soon after we opened the Farmers market, the plan was dismantled and left us, tenants, solely in the hands of an abusive lease with no more vendor association and no input into the management of the market as it was promised by Townline.

To date, under the indifference of Townline managers, 6 businesses have closed due to lack of sales or conflict of interest: Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake; plus, an extra one, this fine restaurant, Smoken Bones, outside the market, in the corner of the old Hudson building, Douglas Street and Herald, now a Townline office. All lost and gone, all this business closed.

These are big losses to the City of Victoria and Victorians, where so much positive presence, investment and knowledge has been lost.

These wonderful vendors quietly disappeared from the Victoria Public Market, nobody to speak out for them. I will now.

As per my e-mails to owner of Townline, Rick Ilich, I am sure he has been always aware of our struggles and did nothing to help us.

Townline proposal to the City of Victoria were to support and promote a Farmer's Market, a premium venue to support local food initiatives and to provide economic opportunity for small, artisan business like mine. City Hall supported Townline's ideas and Townline failed to follow through on their promises. There is no provision on place from City Hall to make Townline to live up to their promises.

As crisis is mounting at the VPM for lack of foot traffic and sales except for some lucky days and a lunch rush (if lucky), for all the many and mostly restaurants at this unique venue, wrongly and permanently advertised as a farmers market, I know my days are numbered here; but not before bringing to your attention of at least this one and big problem we have been suffering at the VPM for almost four years, seemingly under the indifference of Townline, and now, the reason of my opposition to a distillery and to a site coverage (%) extension.

For Townline to propose a 300 seat restaurant means for us, restaurateurs at the VPM, the same fate as Smoken Bones, Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake, closed for lack of enough customers and support. A 300 seat restaurant, a mere few steps away from the Victoria Public Market, most probably will signify our own demise.

Are we disposable? Does this loss matter to the City?

I oppose to a new distillery on the Hudson Walk II because I don't believe in the proposal of a not noisy, clean and non smelly industrial facility as it is a distillery. I also believe, if problems arise, we tenants, will be bullied and harassed to silence, as my experience is here.

But most important of all, please note, distilleries belong to in an industrial zone and not to a urban area like downtown; in fact, the cost of apartment insurance raise when there is a fire hazard below your property like a restaurant and/or a distillery; but that decision is yours, I only present the facts for my opposition.

As a tenant of the Victoria Public Market, I have found myself (and all workers, too) working in a contaminated space since its inception.

Roast Sandwich Shop owner, Maryanne Carmack, our first manager and one of the creators of the Farmers Market idea, has been steadily polluting the market with the potentially dangerous grease laden vapours emanating from her restaurant since 2013, the year we opened; and it was not until this past May 18th, a few days ago, and forced by WSBC that finally, Roast Sandwich Shop installed a proper hood in their facilities. Rick Ilich, as per all my e-mails sent to him, was aware of the situation and the only response I got from him was from his lawyer, Mr Virgin saying: Do not send him anymore e-mails; and as per that communication, I am warned, I can not walk into the market except to go to the washroom and the loading bay area to throw away the thrash. That is humiliating and that is what you get from Townline and Townline managers if you dare to speak up of troubles that need to be solved but for unknown reasons, they are not.

Another stressful problem at the VPM was a disturbing whining noise coming from the HAVC system that I repeatedly denounced to Quay property and Townline and after their indifference, I informed Work Safe BC.

The HVAC System is an enormous apparatus located just right above my kitchen, imposed on me after signing the lease and that services the whole ventilation system of the market.

This terrible noise continued for more than 270 days and was very annoying to my customers and the staff of the market. It was only after many WSBC interventions that this problem was solved.

The records from Work Safe BC attached will explain better the situation to you.

I inform you of this because it clearly demonstrates how Townline does not take health and safety of its tenants and employees seriously

From my managers, I have suffered verbal abuses, racial slurs, bullying and harassment, eviction letters, ostracism, false accusations and all that just because I dared to criticize their failure to act adequately in stopping pollution and attending important needs of the market. Proof of these accusations is available upon request.

I believe the same is going to happen to any other worker or anybody who dare to speak up about problems in the new facilities Townline wants to open.

I'm opposing to a potential case like the one I live every single day of my work here.

As Townline is running free, nobody to supervise them, they are not accountable. As I said before, there is not a provision in place from City Hall to follow up with their

promises to the City of Victoria and its residents. Townline give promises and later, they do as they please, with no obligations at all. That is my sad experience here.

Townline failed to correctly address pollution at the Victoria Public Market for almost 4 years and was found in default of their obligations with Work Safe BC and in contravention of the Health and Safety Act for pollution and still is with other items outstanding. Nothing makes me think they will take care of problems if they arise.

Enclosed are copies of the records from WSBC, an SD card with videos of the steady pollution suffered for almost 4 years and one recording of the punishing noise I was forced to live with for such long and unexplained length of time at the VPM. Lies from management to Work Safe BC can easily be spotted on these pages. Please take a look and judge by yourself.

I also want to ask for, to be given the opportunity to speak up on the public meeting, yet to come.

If you have any question or need more information, please feel free to contact me at my e-mail below.

I do thank you for your time

Sincerely,
Olimpia Cisneros




or, follow this link to videos of pollution at the VPM:
https://drive.google.com/file/d/0B-qdl8OOUiJ4NE1GTmQ1bl9LVWs/view?usp=drive_web