



## Planning and Land Use Committee Report

### For the Meeting of October 29, 2015

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**To:** Planning and Land Use Committee                      **Date:** October 8, 2015

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

**Subject:** **Development Permit with Variances Application Permit No. 000437 for 755 Caledonia Avenue**

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:

"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."

### LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920(8) 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, 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 Application for the property located at 755 Caledonia Avenue. The

proposal is to construct Phase Two of the “Hudson Walk” development. Phase Two is 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. A pocket park is proposed with private space for residents as well as open space for the public. A variance is required to permit ground-floor residential use.

The following points were considered in assessing this Application:

- The proposal is consistent with the applicable design guidelines found within the *Downtown Core Area Plan*, 2011.
- The building design complements the nearby Phase One residential tower with height, massing, roofline, street relationship and landscaping that enhances this prominent corner site on the northern edge of Downtown.
- The proposed pocket park along the carriage way will provide an attractive amenity for both residents and the general public.
- The requested variance for ground-floor residential use in the form of townhouses fronting on Caledonia Avenue is appropriate in this location.
- The requested variance for upper floor setbacks is for portions of balconies only and is minor in nature.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for Phase Two of the “Hudson Walk” development. Phase Two is 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. A pocket park is proposed with private space for residents as well as open space for the public. Variances are requested to permit residential uses on the ground floor as well as massing ratios adjusted on Blanshard Street and Caledonia Avenue to permit minor intrusions of upper floor balconies.

Specific details include:

- building design and finishes similar and complementary to the design of the Phase One residential tower (currently under construction)
- 106 suites ranging in size from 38m<sup>2</sup> to 130m<sup>2</sup>
- six ground-floor townhouses along Caledonia Avenue
- underground parking (127 stalls)
- 142 bicycle stalls (class 1 and class 2).

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.

Landscaping features for the private area of the pocket park include:

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

Landscaping features for the public area of the pocket park include:

- children's play area
- interactive art
- seating wall.

Landscaping materials include:

- broom-finished concrete
- pea gravel
- a mix of coniferous and deciduous trees
- ground cover, bushes and shrubs.

### **Sustainability Features**

As indicated in the applicant's letter dated October 6, 2015, and the LEED scorecard (attached), the applicant is intending to meet many sustainable development elements. The applicant indicates that they are targeting 52 points. This would equate to a LEED Silver standard but certification will not be sought.

### **Active Transportation Impacts**

The Application proposes bike storage and racks above the minimum required which support active transportation.

### **Public Realm Improvements**

No public realm improvements beyond City requirements are proposed in association with this Application. Note: The proposed development contains an overhead projection into the public right of way. The City Property Manager will be seeking council approval in a future report to council.

### **Existing Site Development and Development Potential**

The property was rezoned in 2009 to the site-specific CA-60 Zone, Radius District. The Zone permits a base density of 3:1 FSR. 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 8800m<sup>2</sup> of floor area exclusively for residential use.

Phase one of the overall site development is currently under construction. With phase two, the total development will not exceed the base density of 3:1 FSR. While not necessary, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m<sup>2</sup>.

## Data Table

The following data table compares Phase Two, and Phases One and Two combined, with the CA-60 Zone, Radius District. A single asterisk is used to identify where the proposal is less stringent than the existing Zone.

| Zoning Criteria                              | Phase 2                      | Combined Phases 1 + 2                             | CA-60 Zone Standard**             |
|--|------------------------------|---|-----------------------------------|
| Site area (m <sup>2</sup> ) - minimum        | 2458.90                      | 6186.60   | N/A                               |
| Location of residential uses                 | <b>Ground floor*</b>         | Permitted* (variance approved in phase one)       | Not permitted                     |
| Total floor area (m <sup>2</sup> ) - maximum | 7376.70                      | 18,319.92   | 18, 559.80                        |
| Density (Floor Space Ratio) - maximum        | 3.00:1                       | 2.96:1  | 3.00:1                            |
| Height (m) – maximum                         | 41.10                        | 41.10 and 46.00* (variance approved in phase one) | 43.00                             |
| Storeys - maximum                            | 15                           | 15 (and 16 in phase one)                          | N/A                               |
| Site coverage % - maximum                    | 50.5                         | 50.10   | N/A                               |
| Setbacks (m) - minimum                       |                              |   |                                   |
| East (Blanshard St.)                         | <b>6:1 massing over 10m*</b> | N/A   | 5:1 massing over 10m              |
| North (Caledonia Ave.)                       | <b>5:1 massing over 10m*</b> |   | 5:1 massing over 10m              |
| South West                                   | 9.61<br>N/A                  |   | 4.50<br>Nil                       |
| Parking - minimum                            | 127                          | 335   | 199 ( 0.7 per unit)               |
| Visitor parking - minimum                    | 8                            | 20  | 10% of residential parking spaces |
| Bicycle parking stalls – minimum             |                              |   |                                   |
| Total  | 142                          | 349   | 296                               |
| Residential Units                            | 130                          |   | 290                               |
| Commercial                                   | 12                           |   | 6                                 |

Note: \*\* Based on maximum Floor Space Ratio of 3:1 where amenities are not provided.

## 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 218m<sup>2</sup> 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 435m<sup>2</sup> in Phase One was approved by Council on September 10, 2015.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 1, 2015, the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. A revised set of plans identifying the massing variances was sent to the Downtown Residents Association on October 13, 2015. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

### **ANALYSIS**

#### **Development Permit Area and Design Guidelines**

The *Official Community Plan (OCP)* identifies this property within 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 Development Permit Area 2 are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan (DCAP)*, 2012.

#### **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.

#### **Downtown Core Area Plan (2011)**

The intent of the Guidelines contained within the DCAP is 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. The requested variance to permit ground-floor residential uses in the form of townhouses on Caledonia Avenue is in keeping with the approval given for similar ground-floor townhouse units in Phase One and appropriate in this location on the northern edge of Downtown. The requested massing variances are for portions of balconies only and minor in nature.

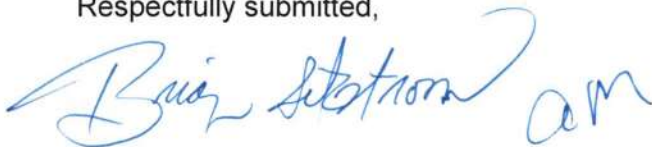
## CONCLUSIONS

The proposal is consistent with the applicable design guidelines found within *the Downtown Core Area Plan*, 2011. The building design complements the nearby Phase One residential tower with height, massing, roofline, street relationship and landscaping that enhances this prominent corner site on the northern edge of Downtown. The proposed pocket park along the carriage way will provide an attractive amenity for both residents and the general public. The requested variance for ground-floor residential use in the form of townhouse fronting on Caledonia Avenue is appropriate in this location. The requested massing variances are for portions of upper floor balconies only and are minor in nature.

## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000437 for the property located at 755 Caledonia Avenue.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: October 20, 2015

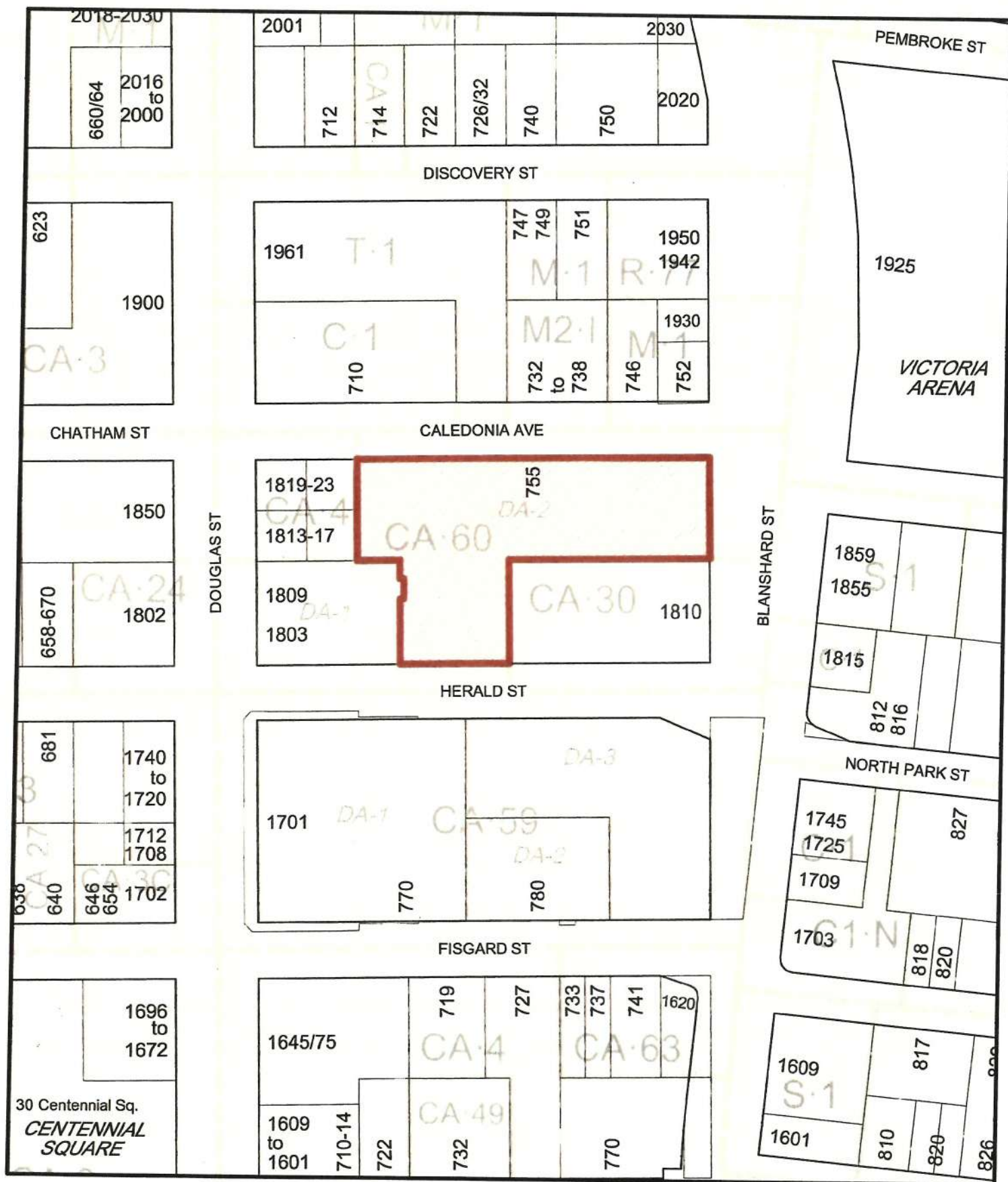
## List of Attachments

- Zoning map
- Aerial map
- Letter from Applicant dated October 5, 2015
- LEED Scorecard dated August 10, 2015
- Letter of support from Real Estate Operations, Ministry of Technology, Innovation & Citizens' Services
- Plans date stamped October 5, 2015.



755 Caledonia Avenue  
Development Permit #000437





755 Caledonia Avenue  
Development Permit #000437





October 5, 2015

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



Dear Mayor Helps and Council,

**RE:    Développement Permit Application - " Hudson Walk" Phase 2, 725 Caledonia Avenue, Victoria,  
B.C. Legal - PID 027-272-338 Lot 1 of Lots 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728,  
729 Victoria City Plan VIP 838911**

The Townline Group of Companies on behalf of PTR Development Holdings LTD. is pleased to submit a development permit application for the second phase of Hudson Walk at 755 Caledonia Ave. Please find below a summary of the project and general supporting information outlining the details and requested variances for the project. As you are aware, construction of Phase 1 of Hudson Walk is now underway with a targeted completion date for the fall of 2016; our plan is to move forward with construction start of Phase 2 in early 2016.

#### **Project Information**

The entire Hudson Walk project site is 6186 m<sup>2</sup> (66,500 s.f.) and is bounded by Caledonia Avenue to the north, Herald Street to the south, and Blanshard to the east. The phase 2 portion of the site is approximately 40% of the parcel, or 2459 m<sup>2</sup>. This development permit application is being submitted under the existing CA-4 (Central Area Commercial Office District) zoning at a site density of 3.1 FSR.

Townline no longer intends to subdivide the site to create two separate parcels. At the time of the DP submission for Phase 1, a subdivision application was made in light of uncertainty around timing and future development of the remainder of the site. With this Phase 2 submission, Townline intends to build out the site remainder in sequence with Phase 1; therefore, we request to withdraw the previous conditional approval for the subdivision of the site.

#### **Project Overview**

The proposed application for Phase 2 of Hudson Walk is for a mixed use residential and commercial development that will consist of a 16-storey tower with a residential podium. The building will include 106 rental units ranging in size from 38 m<sup>2</sup> up to 130 m<sup>2</sup> with a mix of 1 and 2 bedroom units and at-grade townhouse units. Our plan is to mirror the use of Phase 1 and develop the site as a purpose-built rental to meet the continued demand for rentals in downtown Victoria.

Our similar project, Hudson Mews, was completed in 2014 and has attracted a wide demographic of renters including students, urban professionals, young families and seniors. The units will feature contemporary finishes and unique features such as built-in workstations, large balconies, ample in-suite storage and full appliances, as well as secure underground bike parking and storage. The current plan is to operate both phases of Hudson Walk together, allowing residents to enjoy the amenity features of



both buildings. Phase 1 will include an amenity lounge and large fitness room and Phase 2 will feature an outdoor amenity space discussed in more detail below.

The retail component of the project will provide 312 m<sup>2</sup> of commercial space fronting Blanshard St and Caledonia. Townline is currently in discussions with a potential tenant interested in establishing a craft brew pub and has made some small adjustments to the space. An additional storage area is provided behind the main CRU space and a future slab opening is shown in the drawings to provide for a future freight elevator and/or staircase down into the parkade level.

Underground parking will provide 125 parking stalls which will serve both residential, visitor and commercial requirements. Parking access will be shared with the Phase 1 lane access off of Caledonia Ave. The project will also accommodate 142 type 1/class 1 and type2/class 2 bike parking stalls for both residential and commercial tenants through a series of secure bike rooms that are easily accessible.

## Architectural Design

The building of Hudson Walk Phase 2 will be complementary to the building of Phase 1, using materials and building scale to create a more contemporary look. Street walls facing Blanshard and Caledonia will be emphasized with brick while the upper tower will make use of an energy efficient window wall system that will include pops of an “autumn orange” accent colour. The tower tapers upwards, setting back the top floor but still providing a defined top through the use of glass canopies and parapets to complete the building. The building is celebrated by a prominent building edge at the corner of Blanshard, integrating well with the existing landscape at the SW corner of the intersection, and will mark a prominent entranceway to downtown Victoria along Blanshard St. To further enhance the corner condition, Townline is proposing to add architectural screens to the balconies of the NE corner. These screens will include an art component and Hudson District branding. We intend to incorporate the design of the screens and signage as part of an art competition described further below.

Along Caledonia Ave, a row of ground floor units similar in style to those of Phase 1 follow the grade down the street, creating a unique residential experience for visitors and residents in the neighbourhood alike. There will be two entrances to the building. The main entrance is off of Caledonia, and a prominent back entrance has been designed to provide convenient access for residents coming home to a rewarding amenity space or out to downtown Victoria.

## Landscaping and Outdoor Amenity Space

An outdoor amenity will be the signature element of the Hudson Walk community. This pocket park will be developed as part of Phase 2 and will be located behind the building and adjacent to the midblock carriage way that will connect Herald with Caledonia. Nestled behind a row of trees off of the carriage way, the pocket park will serve as a place of refuge, gathering, and amenity in the Hudson District.

Against the backdrop of a double-storey glass vestibule, an outdoor area that includes a dog run, accessible bike parking, and outdoor flex space will welcome residents into the back entrance of Hudson Walk Phase 2. This covered outdoor area will be gated to ensure privacy and security.

Moving away from the building, the outdoor area will feature public elements including a large children’s play area, interactive art, and a specially-designed seating wall that features a rolling patch of grass that will offer a sanctuary from the urban environment.



From the carriageway, the space gently transitions into an organic form with a curving central pathway and landscape elements to provide a green buffer from the residential townhomes. Hardscape materials will include brick, broom-finished concrete and pea gravel, while the perimeter of the space will be landscaped with a mix of coniferous and deciduous trees along with hearty ground cover, bushes and shrubs to provide year-round greenery and seasonal variation.

It is Townline's aim that this space will enhance the entire Hudson District neighbourhood, serving as gathering spot for locals and visitor attraction. Townline intends to engage a private art consultant to develop an interactive art feature as part of the space. Keeping with the theme of the Hudson District, the interactive art feature will evoke a sense of history, geography and culture that is relevant to the site and Victoria. As we pursue this process, we expect that some design elements, such as the children's playground, may change or take on a different character or theme. As such, we respectfully ask that the City support any requirements to amending the development permit once details are complete.

Finally, Townline acknowledges that while a portion of this space is expected to be accessible to the public, we are aware of potential security and nuisance issues that may arise in the space. The design strongly considers this in applying CPTED principles throughout the design process.

### **Variances Requested**

This application is seeking the following two variances:

- **Ground floor residential with street entrances** – As with Phase 1, the residential component of Phase 2 includes at-grade townhouse units fronting Caledonia St. The CA-4 district does not permit ground floor residential use. The rationale behind this is two-fold: First, ground-oriented townhouse units introduce a different unit typology to the project which will broaden the appeal of the complex to renters. Second, Townline's analysis of the local market reveals that retail or commercial on Caledonia would not be successful.
- **1m massing variance for exterior balconies on levels 14 and 15**– a 1m variance is requested to allow for the balconies on levels 14 and 15 to encroach into the required upper setback from the property line. This only affects portions of the balconies on the building and will provide a consistent look up the side of the building with having to adjust or reduce the size of the two affected units. Discussions with City of Victoria planning staff confirmed support for this variance.

### **Other Project Highlights and Benefits**

Townline is committed to ensuring its efforts towards development are as sustainable as possible. Our "Down to Earth" corporate policy mandates we seek to construct buildings that are durable, efficient and rewarding places to live. Hudson Walk is currently being designed to satisfy a number of building performance and site development criteria as outlined by the LEED® New Construction (NC). A LEED® NC scorecard has been completed and is attached with this development application submission. Our intention is to achieve as many of these measures as possible while still ensuring that the project delivers rental units that are affordable to the Victoria market.

Townline is excited to move ahead with the second phase of Hudson Walk. Our aim is to start construction by the end of the year. Our experience thus far working with the City of Victoria staff on



T O W N L I N E

The Hudson, Victoria Public Market, Hudson Mews and most recently Phase 1 of Hudson Walk has been very rewarding, and we wish to extend our gratitude for the cooperation and support in helping our projects become a success. If you have any questions on the submission or would like further details, please contact me directly at 604.276.8823 ext 259.

Sincerely,

Justin Filuk  
Development Manager  
[justin.filuk@townline.ca](mailto:justin.filuk@townline.ca)

# LEED Canada-NC 2009 Project Checklist

## 13-26-2 HUDSON WALK PHASE 2 - Residential Tower & Mixed-use Podium

Received

City of Victoria

AUG 10 2015

Planning & Development Department  
Development Services Division

Yes ? No

52 0 0 **Project Totals (pre-certification estimates)** 110 Possible Points

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

Yes ? No

21 0 0 **Sustainable Sites** 26 Points **Comments**

Prereq 1 **Construction Activity Pollution Prevention**

Required Controlling soil erosion, waterway sedimentation, airborne dust generation

Credit 1 **Site Selection**

1 Avoid development of inappropriate sites to reduce envir. Impact

Credit 2 **Development Density and Community Connectivity**

3, 5 Channel developments to urban areas with existing infrastructure, protect habitat

Credit 3 **Brownfield Redevelopment**

1 Contaminated site has been remediated

Credit 4.1 **Alternative Transportation: Public Transportation Access**

3, 6 Public transportation access

Credit 4.2 **Alternative Transportation: Bicycle Storage & Changing Rooms**

1 Bicycle storage & change rooms

Credit 4.3 **Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles**

3 Hybrid and alternative fuel vehicles

Credit 4.4 **Alternative Transportation: Parking Capacity**

2 Size parking capacity to meet but not exceed local zoning requirements, and provide preferred parking for carpools equal to 10% of the number of non-visiting parking spaces

Credit 5.1 **Site Development: Protect and Restore habitat**

1 Conserve existing natural areas/ restore damaged areas to provide habitat

Credit 5.2 **Site Development: Maximize Open Space**

1 Vegetated open space

Credit 6.1 **Stormwater Design: Quantity Control**

1 Rate and Quantity - managing storm water runoff

Credit 6.2 **Stormwater Design: Quality Control**

1 Increase on site filtration and eliminating contaminants

Credit 7.1 **Heat Island Effect: Non-Roof**

1 Reduce heat island; use hardscape material with SRI>29, open grid pavement system; provide shade from tree canopy for 50% of site

Credit 7.2 **Heat Island Effect: Roof**

1 Vegetated roof for 50% of roof area or hi-albedo roof to reduce heat absorption

Credit 8 **Light Pollution Reduction**

1 Minimize light trespass from building and site

Yes ? No

4 0 0 **Water Efficiency** 10 Points

Prereq 1 **Water Use Reduction**

Required Use 20% less water than the water use baseline

Credit 1 **Water Efficient Landscaping**

2, 4 Reduce by 50%; No potable water used for irrigation

Credit 2 **Innovative Wastewater Technologies**

2

Credit 3 **Water Use Reduction**

2 - 4 Reduce by 30%-35%-40%

Yes ? No

5 0 0

## Energy & Atmosphere

35 Points

Prereq 1 Fundamental Commissioning of Building Energy Systems

Required

Prereq 2 Minimum Energy Performance

Required

Prereq 3 Fundamental Refrigerant Management

Required

Credit 1 Optimize Energy Performance

1 - 19 Improve by 20% for new buildings

Credit 2 On-Site Renewable Energy

1 - 7

Credit 3 Enhanced Commissioning

2

Credit 4 Enhanced Refrigerant Management

2

Credit 5 Measurement and Verification

3

Credit 6 Green Power

2

Yes ? No

6 0 0

## Materials & Resources

14 Points

Prereq 1 Storage and Collection of Recyclables

Required

Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof

1 - 3

Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements

1

Credit 2 Construction Waste Management

1 - 2 Divert 50%- 75% from landfill

Credit 3 Materials Reuse

1 - 2

Credit 4 Recycled Content

1 - 2 Use building material with 15% recycled content

Credit 5 Regional Materials

1 - 2 Use building material 20% extracted and manufactured locally

Credit 6 Rapidly Renewable Materials

1 Bamboo flooring

Credit 7 Certified Wood

1

Yes ? No

11 0 0

## Indoor Environmental Quality

15 Points

Prereq 1 Minimum Indoor Air Quality Performance

Required

Prereq 2 Environmental Tobacco Smoke (ETS) Control

Required

Credit 1 Outdoor Air Delivery Monitoring

1 Install Co2 monitoring equipment

Credit 2 Increased Ventilation

1 Naturally ventilated spaces

Credit 3.1 Construction IAQ Management Plan: During Construction

1 Prevent indoor air quality problems for construction workers

Credit 3.2 Construction IAQ Management Plan: Before Occupancy

1 Flush-out or air testing

Credit 4.1 Low-Emitting Materials: Adhesives and Sealants

1 Specifications

Credit 4.2 Low-Emitting Materials: Paints and Coatings

1 Specifications

Credit 4.3 Low-Emitting Materials: Flooring Systems

1 Specifications

Credit 4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products

1 Specifications



|   |  |   |            |  |   |   |
|---|--|---|------------|--|---|---|
| 1 |  |   | Credit 5   | Indoor Chemical and Pollutant Source Control | 1 | Minimize & control pollutants (3 m long entryway, MERV filters) |
| 1 |  |   | Credit 6.1 | Controllability of System: Lighting          | 1 | Occupant control  |
| 1 |  |   | Credit 6.2 | Controllability of System: Thermal Comfort   | 1 | Occupant control  |
|   |  | 0 | Credit 7.1 | Thermal Comfort: Design                      | 1 |   |
|   |  | 0 | Credit 7.2 | Thermal Comfort: Verification                | 1 |   |
| 1 |  |   | Credit 8.1 | Daylight and Views: Daylight                 | 1 |   |
| 1 |  |   | Credit 8.2 | Daylight and Views: Views                    | 1 |   |

Yes ? No

|   |   |   |                             |          |
|---|---|---|-----------------------------|----------|
| 3 | 0 | 0 | <b>Innovation in Design</b> | 6 Points |
|---|---|---|-----------------------------|----------|

|   |  |   |            |                               |   |  |
|---|--|---|------------|-------------------------------|---|--|
| 1 |  |   | Credit 1.1 | Innovation in Design          | 1 | Electric vehicle stalls - 25% roughed in |
| 1 |  |   | Credit 1.2 | Innovation in Design          | 1 | Maintenance Green Clean package          |
|   |  | 0 | Credit 1.3 | Innovation in Design          | 1 |  |
|   |  | 0 | Credit 1.4 | Innovation in Design          | 1 |  |
|   |  | 0 | Credit 1.5 | Innovation in Design          | 1 |  |
| 1 |  |   | Credit 2   | LEED® Accredited Professional | 1 |  |

Yes ? No

|   |   |   |                          |          |
|---|---|---|--------------------------|----------|
| 2 | 0 | 0 | <b>Regional Priority</b> | 4 Points |
|---|---|---|--------------------------|----------|

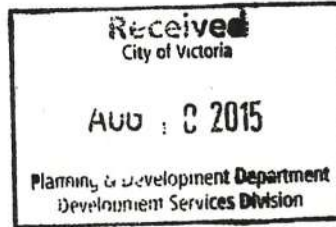
|   |  |   |            |                          |   |                                  |
|---|--|---|------------|--------------------------|---|----------------------------------|
| 1 |  |   | Credit 1   | Durable Building         | 1 |                                  |
| 1 |  |   | Credit 2.1 | Regional Priority Credit | 1 | Extensive Community Connectivity |
|   |  | 0 | Credit 2.2 | Regional Priority Credit | 1 |                                  |
|   |  | 0 | Credit 2.3 | Regional Priority Credit | 1 |                                  |



**REAL ESTATE  
OPERATIONS**  
A BRANCH SHARED SERVICES BC

July 23, 2015

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



To whom it may concern:

This document shall serve to notify the City of Victoria that I, as legal representative of the Province of BC with respect to ownership of the property described as 1810 Blanshard Street, provide agreement in principle with the proposed development of Hudson Walk Phase 2, located in the 1800 block of Caledonia Street, as presented to me on July 9<sup>th</sup>, 2015 by Justin Filuk, representative for Townline Developments.

Sincerely,

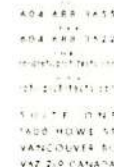
**Graeme Sykes**  
**Real Estate Manager**  
Real Estate Operations | Ministry of Technology, Innovation & Citizens' Services  
(250) 217-3027  
Graeme.sykes@gov.bc.ca




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| Growing Issue Date |             |                               |
|--------------------|-------------|-------------------------------|
|                    |             |                               |
| Revision Schedule  |             |                               |
| Rev #              | Date        | Description                   |
| 1                  | 16 AUG 2015 | ISSUED FOR DEVELOPMENT PERMIT |
| 2                  | 05 OCT 2015 | REISSUED FOR DEVELOPMENT      |

RAFI ARCHITECTS INC



Client  TOWNLINE

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

Drawing Title  
**COVER SHEET**

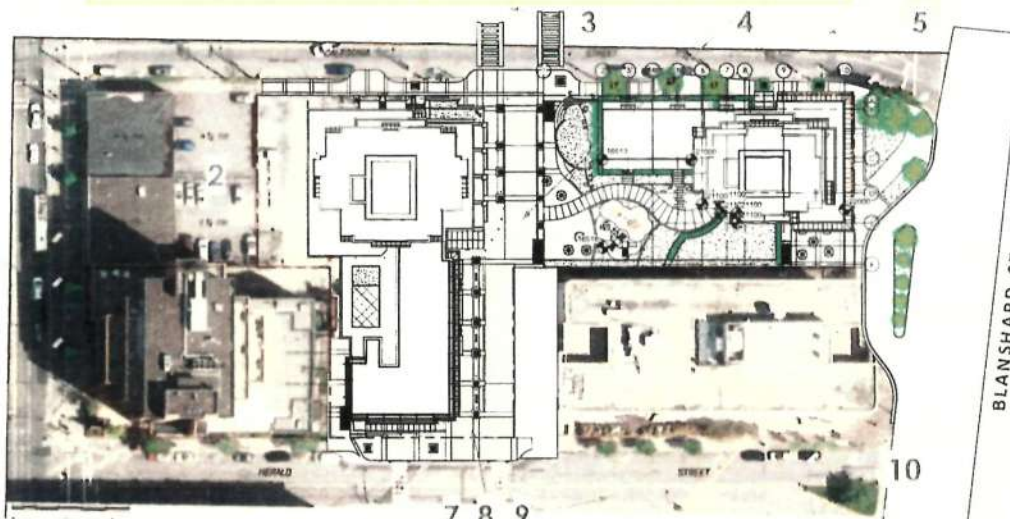
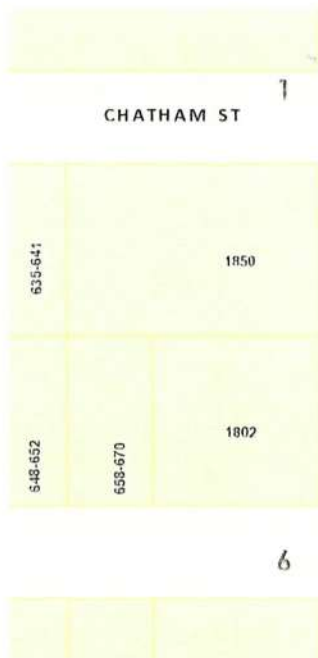
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| Scale     |                        | Drawing for | A0.00   |
| Drawn by  |                        |             |         |
| Author    |                        |             |         |
| File name |                        |             |         |

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City of Victoria

OCT - 5 2015

Planning & Development Department  
Development Services Division





1 CONTEXT PLAN  
1:500

Received  
City of Victoria

OCT - 5 2015

Planning & Development Department  
Development Services Division

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| Revision Schedule |             |                          |
|-------------------|-------------|--------------------------|
| Rev #             | Date        | Description              |
| 1                 | 06 AUG 2015 | ISSUED FOR DEVELOPMENT   |
| 2                 | 05 OCT 2015 | REISSUED FOR DEVELOPMENT |

**RAFI ARCHITECTS INC.**

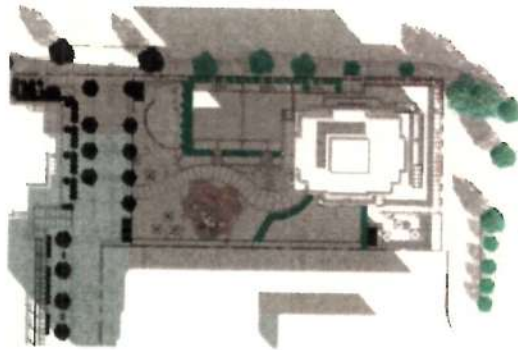
404-488-3475  
404-488-1722  
info@rafi.ca  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2P8 CANADA

**TOWNLINE**

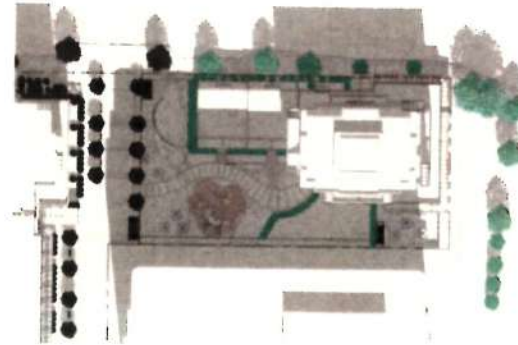
Project:  
**HUDSON WALK - 2,  
725 Caledonia Ave.,  
VICTORIA, B.C.**

Drawn To:  
**CONTEXT PLAN  
AND PHOTO STRIP**

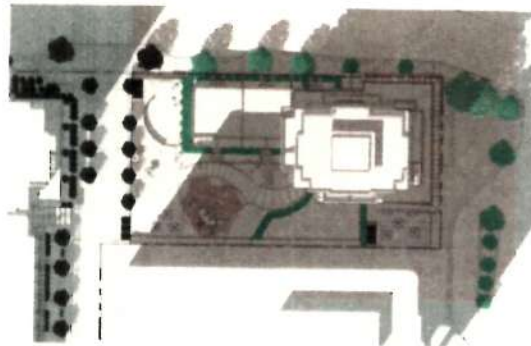
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| Drawn By:<br>Author          | Rev:                   |



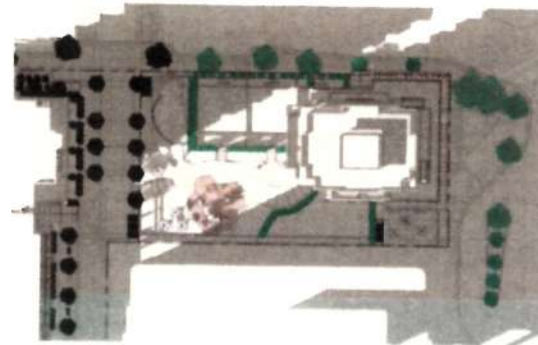
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1 : 500



② MARCH 21, 12:00PM  
1 : 500



③ MARCH 21, 2:00PM  
1 : 500



④ MARCH 21, 4:00PM  
1 : 500



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Drawing Issue Date

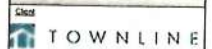
Revision Schedule

| Rev # | Date        | Description                        |
|-------|-------------|------------------------------------|
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| 2     | 05 OCT 2015 | RESUBMITTED FOR DEVELOPMENT PERMIT |

RAFI ARCHITECTS INC.



A04 A08 T415  
A04 A08 T412  
1000-1010-1011  
1012-1013-1014-1015  
SUITE 101  
1000-1010-1011 ST  
VANCOUVER BC  
V6T 2T7 CANADA

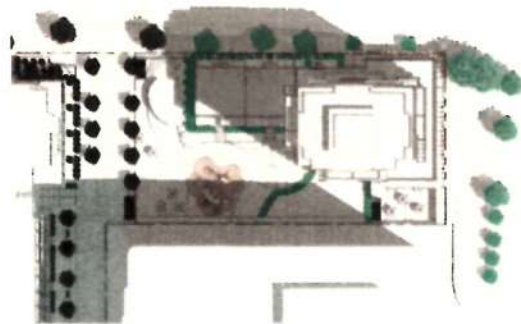


**HUDSON WALK - 2,  
725 Caledonia Ave.,  
VICTORIA, B.C.**

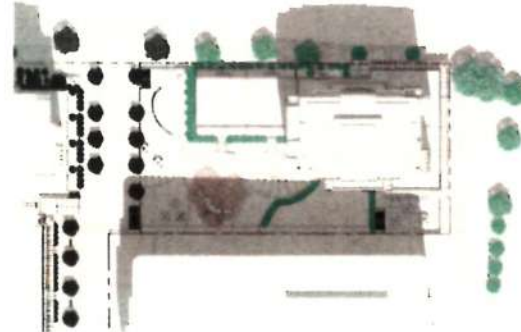
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SPRING EQUINOX**

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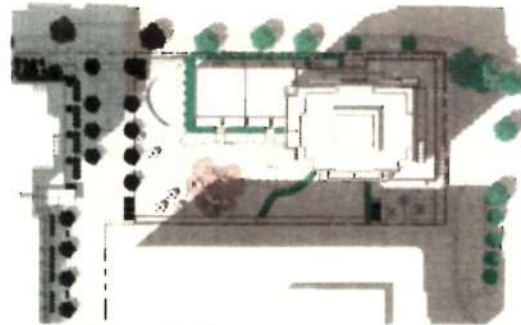
**Received**  
City of Victoria  
  
OCT - 5 2015  
  
Planning & Development Department  
Development Services Division



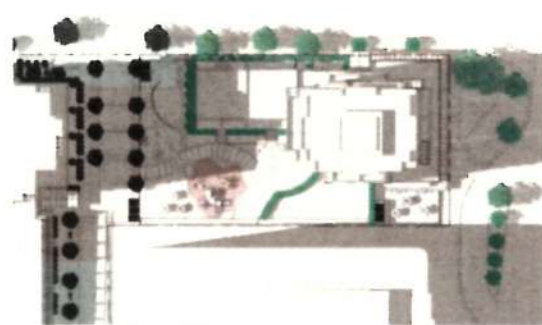
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1:500



2 JUNE 21, 12:00PM  
1:500



3 JUNE 21, 2:00PM  
1:500



4 JUNE 21, 4:00PM  
1:500



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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description               |
|-------|-------------|---------------------------|
| 1     | 08 AUG 2014 | RECEIVED FOR DEVELOPMENT  |
| 2     | 05 OCT 2015 | RE-ISSUED FOR DEVELOPMENT |

RAFI AEC INC.



404 ABBOTT ST.  
SUITE 100  
VANCOUVER, BC  
V6B 5A1 CANADA

Client

TOWNLINE

Project

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

Drawing Title

SHADOW STUDY -  
SUMMER SOLSTICE

Date

10/05/2015 11:44:41 AM

Project No.

13-26-2

Scale

1:500

Drawing No.

A0.04

Drawn By

Author

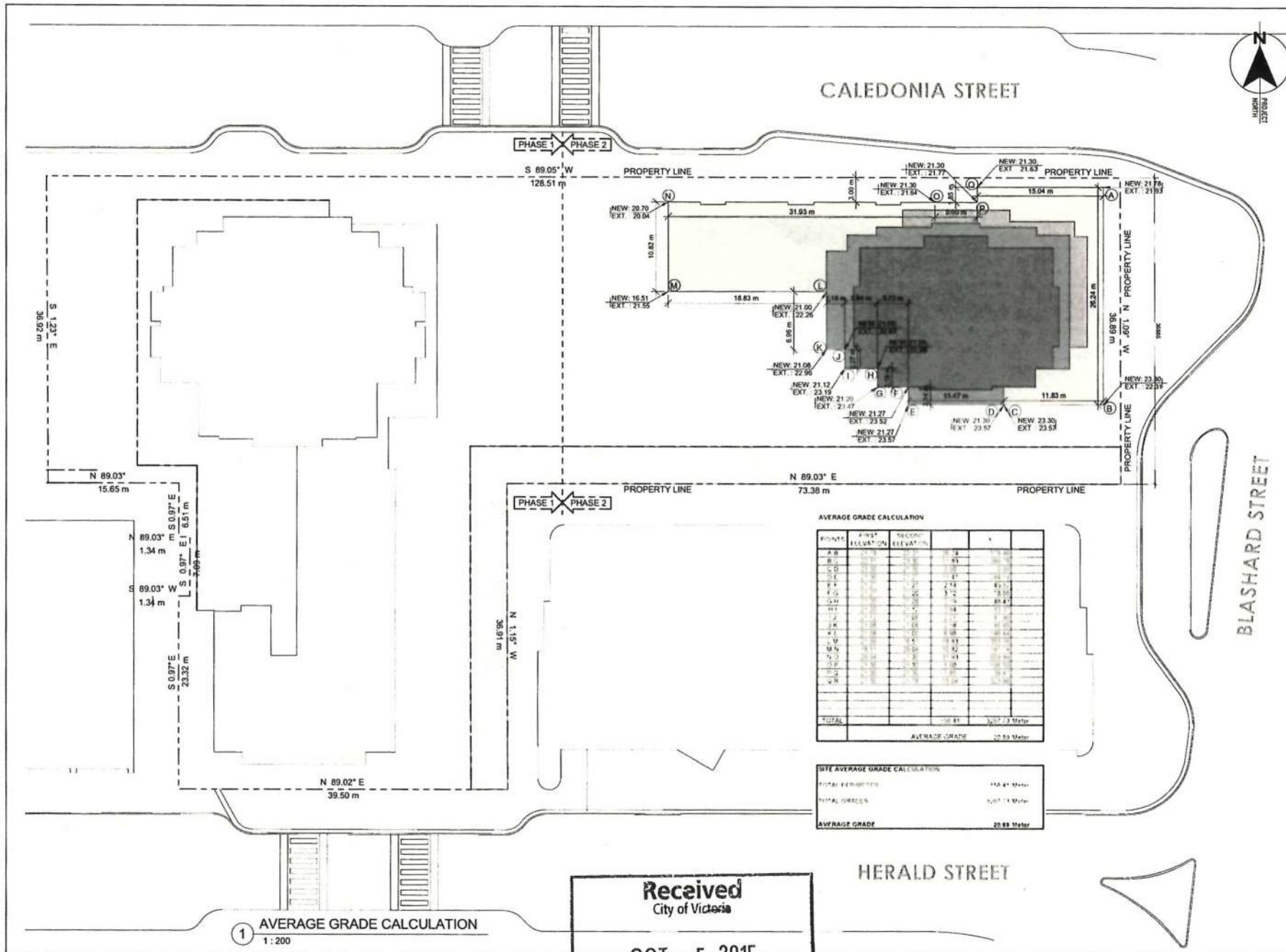
File Name

Rev

Received  
City of Victoria

OCT - 5 - 2015

Planning & Development Department  
Development Services Division



#### AVERAGE GRADE CALCULATION

| POINTS        | FIRST ELEVATION | SECOND ELEVATION | DIFFERENCE | AVG    |
|---------------|-----------------|------------------|------------|--------|
| A-B           | 20.70           | 21.30            | 0.60       | 21.00  |
| B-C           | 20.04           | 21.53            | 1.49       | 20.785 |
| C-D           | 20.04           | 21.53            | 1.49       | 20.785 |
| D-E           | 20.04           | 21.53            | 1.49       | 20.785 |
| E-F           | 20.04           | 21.53            | 1.49       | 20.785 |
| F-G           | 20.04           | 21.53            | 1.49       | 20.785 |
| G-H           | 20.04           | 21.53            | 1.49       | 20.785 |
| H-I           | 20.04           | 21.53            | 1.49       | 20.785 |
| I-J           | 20.04           | 21.53            | 1.49       | 20.785 |
| J-K           | 20.04           | 21.53            | 1.49       | 20.785 |
| K-L           | 20.04           | 21.53            | 1.49       | 20.785 |
| L-M           | 20.04           | 21.53            | 1.49       | 20.785 |
| M-N           | 20.04           | 21.53            | 1.49       | 20.785 |
| N-O           | 20.04           | 21.53            | 1.49       | 20.785 |
| O-P           | 20.04           | 21.53            | 1.49       | 20.785 |
| P-Q           | 20.04           | 21.53            | 1.49       | 20.785 |
| Q-R           | 20.04           | 21.53            | 1.49       | 20.785 |
| R-S           | 20.04           | 21.53            | 1.49       | 20.785 |
| S-T           | 20.04           | 21.53            | 1.49       | 20.785 |
| T-U           | 20.04           | 21.53            | 1.49       | 20.785 |
| U-V           | 20.04           | 21.53            | 1.49       | 20.785 |
| V-W           | 20.04           | 21.53            | 1.49       | 20.785 |
| W-X           | 20.04           | 21.53            | 1.49       | 20.785 |
| X-Y           | 20.04           | 21.53            | 1.49       | 20.785 |
| Y-Z           | 20.04           | 21.53            | 1.49       | 20.785 |
| Z-A           | 20.04           | 21.53            | 1.49       | 20.785 |
| TOTAL         | 100.00          | 100.00           | 0.00       | 100.00 |
| AVERAGE GRADE |                 | 20.83 Meter      |            |        |

#### SITE AVERAGE GRADE CALCULATION

|                 |              |
|-----------------|--------------|
| TOTAL PERIMETER | 154.47 Meter |
| TOTAL GRACES    | 100.00 Meter |
| AVERAGE GRADE   | 20.83 Meter  |

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**Drawing Issue Date**  
13/20/2015

**Revision Schedule**

| Rev # | Date        | Description             |
|-------|-------------|-------------------------|
| 1     | 08 AUG 2015 | REVISED FOR PERMIT      |
| 2     | 08 OCT 2015 | REVISED FOR DEVELOPMENT |

**RAFI ARCHITECTS INC.**

404 HURON ST.  
SUITE 100  
V6C 2R9 CANADA

**TOWNLINE**

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

**Drawing Title**  
AVERAGE GRADE  
CALCULATION

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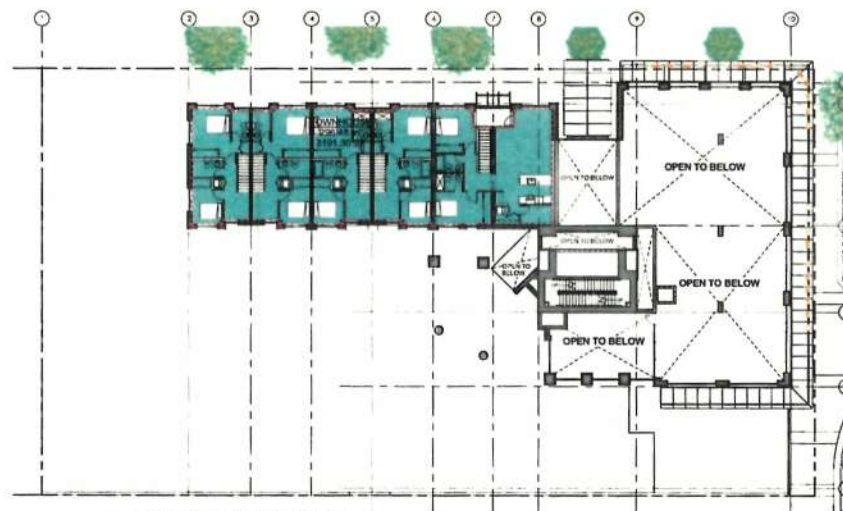
**Received**  
City of Victoria

**OCT - 5 2015**

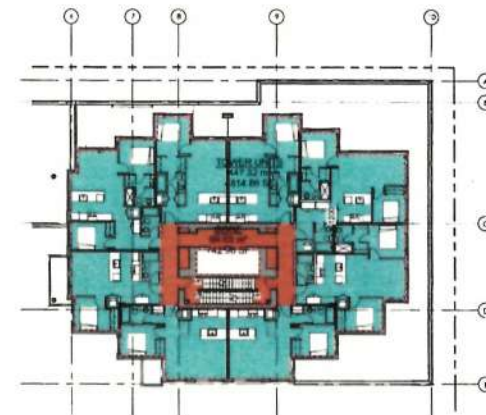
Planning & Development Department  
Development Services Division



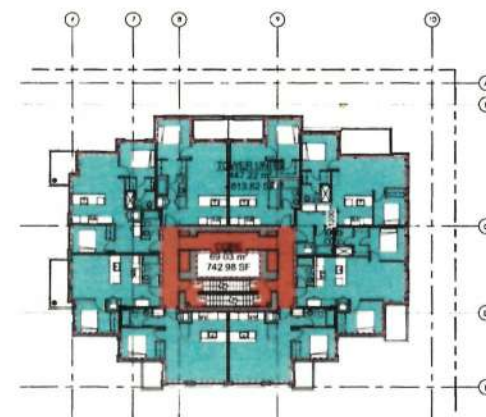
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1:200



② LEVEL 2 FAR OVERLAY  
1:200



③ LEVEL 3 FAR OVERLAY  
1:200



④ LEVEL 4 TO 8 FAR OVERLAY  
1:200

Received  
City of Victoria

OCT - 5 2015

Planning & Development Department  
Development Services Division



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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description            |
|-------|-------------|------------------------|
| 1     | 06 AUG 2015 | PERMIT FOR DEVELOPMENT |
| 2     | 05 OCT 2015 | PERMIT FOR DEVELOPMENT |

RAFI ARCHITECTS INC.



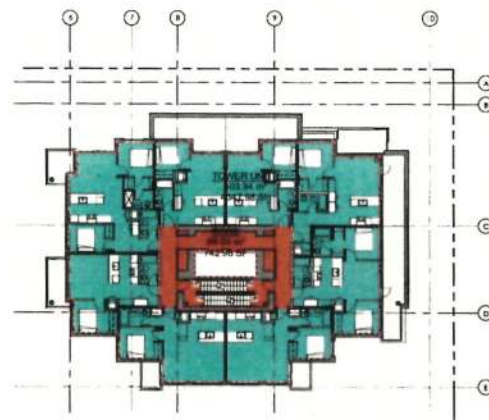
404 KERR ST. S.  
SUITE 100  
VICTORIA, B.C. V8V 1K1  
TEL: 250.363.1234  
FAX: 250.363.1235  
WWW.RAFIARCHITECTS.COM

Client  
TOWNLINE

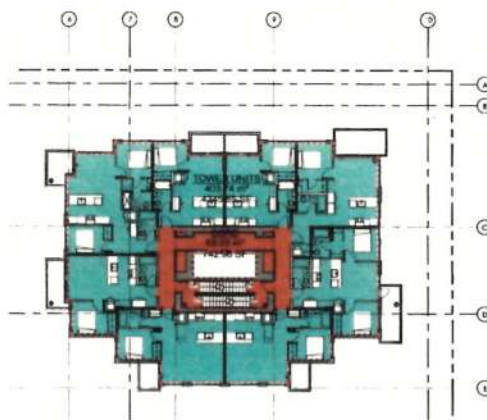
Project  
HUDSON WALK - 2,  
725 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
FAR OVERLAY

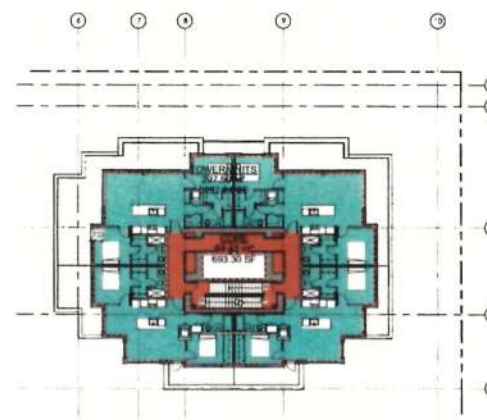
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| File Name                      |                        |



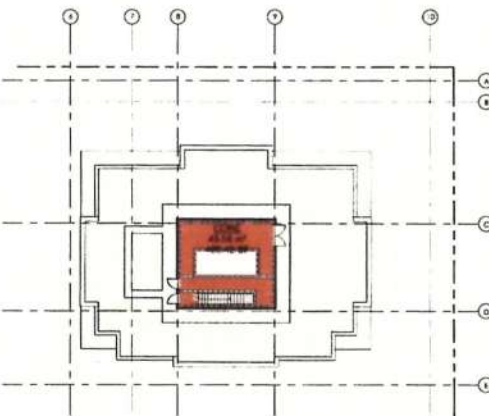
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1:200



2 LEVEL 10 FAR OVERLAY  
1:200



3 LEVEL 16 FAR OVERLAY  
1:200



4 LEVEL ROOF/ MECH. FAR OVERLAY  
1:200

### F.A.R. CALCULATION TABLE

| AREA CALCULATIONS                       |                               |                |                |                |                |                |                |                |                |                |                |                |                |                |
|---|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| NO.                                     | DESCRIPTION                   | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) | AREA (sq. ft.) |
| 1                                       | LEVEL 9 FAR OVERLAY           | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         |
| 2                                       | LEVEL 10 FAR OVERLAY          | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         |
| 3                                       | LEVEL 16 FAR OVERLAY          | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         |
| 4                                       | LEVEL ROOF/ MECH. FAR OVERLAY | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         | 608.50         |
| TOTAL FAR OVERLAY AREA: 2435.00 sq. ft. |                               |                |                |                |                |                |                |                |                |                |                |                |                |                |



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| Drawing Issue Data |             |
|--------------------|-------------|
| Rev.               | Description |

| Revision Schedule |             |
|-------------------|-------------|
| Rev.              | Date        |
| 1                 | 15 AUG 2015 |
| 2                 | 15 OCT 2015 |

| Revision Schedule |             |
|-------------------|-------------|
| Rev.              | Date        |
| 1                 | 15 AUG 2015 |
| 2                 | 15 OCT 2015 |

**RAFI ARCHITECTS INC.**

404 ABBOTT ST. S.  
VICTORIA, B.C. V8W 2G2  
TEL: 250-383-1111  
FAX: 250-383-1112  
WWW.RAFIARCHITECTS.COM

**TOWNLINE**

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

Drawing Title:  
**FAR OVERLAY**

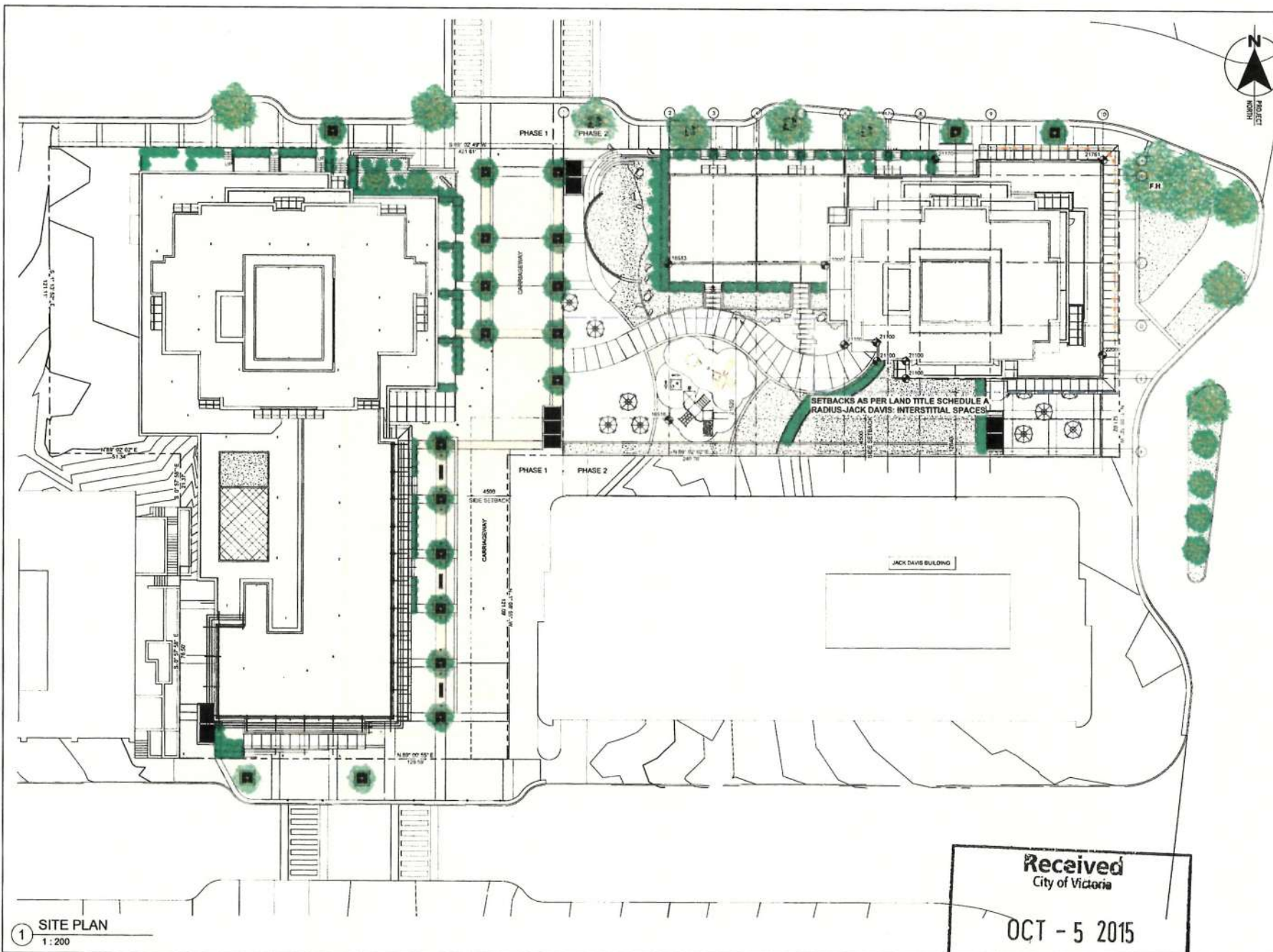
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| Drawn By:<br>Author             | Rev:                   |

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City of Victoria

**OCT - 5 2015**

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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description                     |
|-------|-------------|---------------------------------|
| 1     | 18 AUG 2015 | ISSUED FOR PRELIMINARY PERMIT   |
| 2     | 10 OCT 2015 | REVISION FOR DEVELOPMENT PERMIT |

RAFI ARCHITECTS INC.

404-488-3411  
404-488-1422  
info@rafi.ca  
101-1011-1011  
SUITE 201  
1400 HOWE ST  
VANCOUVER BC  
V6Z 2B9 CANADA

Client  
TOWNLINE

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

Drawing Title  
SITE PLAN

|                                 |                        |
|---------------------------------|------------------------|
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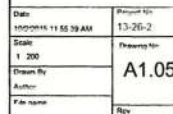
Received  
City of Victoria  
OCT - 5 2015  
Planning & Development Department  
Development Services Division







Planning & Development Department  
Development Services Division





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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description                     |
|-------|-------------|---------------------------------|
| 1     | 15 OCT 2015 | PERMIT                          |
| 2     | 15 OCT 2015 | REQUIRED FOR DEVELOPMENT PERMIT |

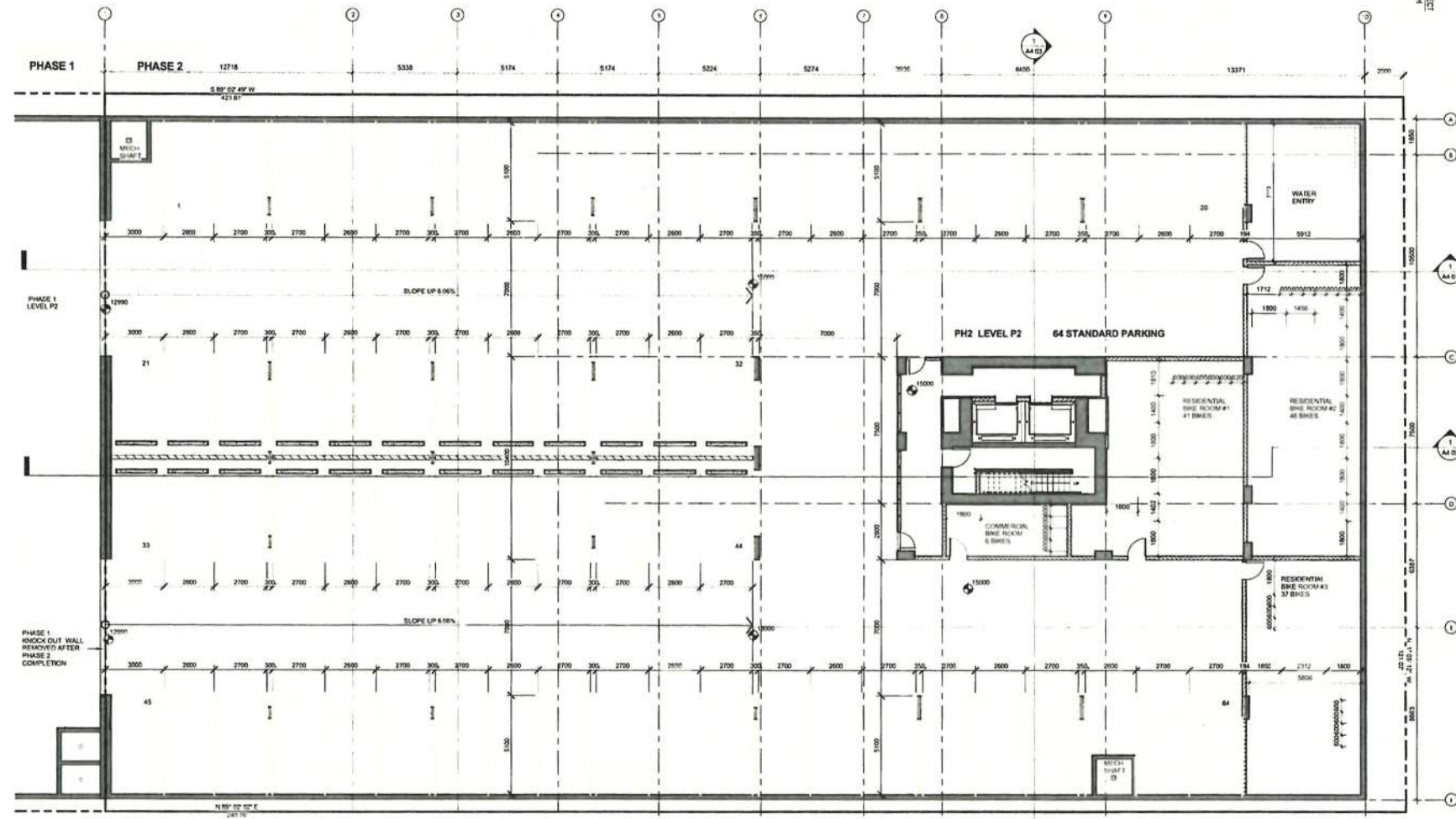
**RAFI ARCHITECTURAL INC.**  
404 ABB 1455  
404 ABB 1522  
1000 MELB ST  
VANCOUVER BC  
V6Z 2P8 CANADA

Client  
**TOWNLINE**

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

Drawing Title  
**P2 PARKING PLAN**

|                                 |                        |
|---------------------------------|------------------------|
| Date<br>15 OCT 2015 11:45:44 AM | Project No.<br>13-26-2 |
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| Drawn By<br>Author              | Rev                    |
| File name                       |                        |



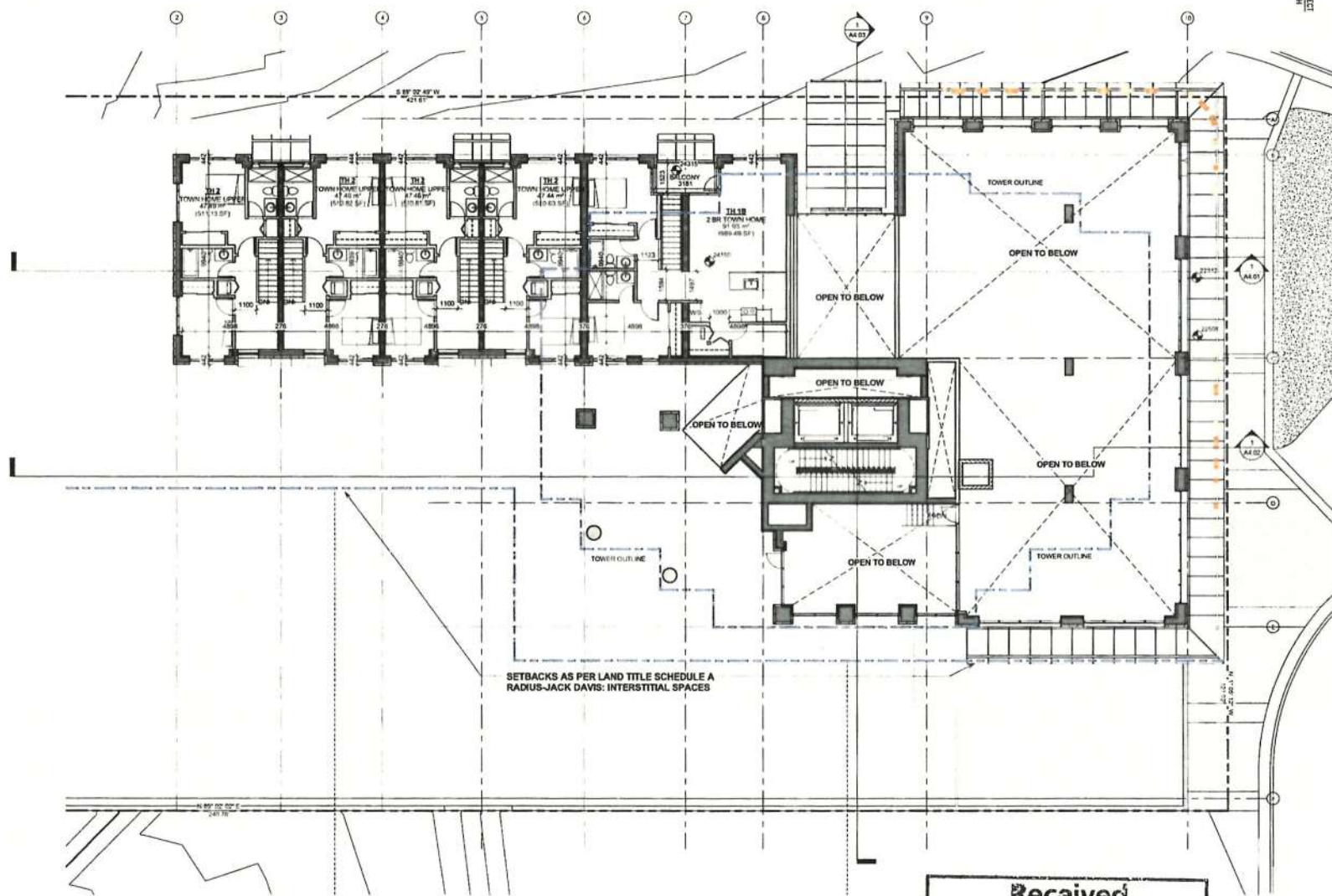
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|------------------|----|
| REG STALL        | 64 |
| TOTAL            | 64 |

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1:100

**Received**  
City of Victoria  
  
**OCT - 5 2015**  
  
Planning & Development Department  
Development Services Division





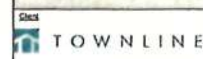


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| Revision Schedule |             |
|-------------------|-------------|
| Rev #             | Description |

|    |                                    |
|----|------------------------------------|
| 01 | 08 AUG 2015 PERMIT FOR DEVELOPMENT |
| 02 | 15 OCT 2015 PERMIT FOR DEVELOPMENT |

**RAFI ARCHITECTS INC.**  
404-424-7475  
604-424-1522  
10-1010 21st Ave. S.  
Suite 200-1010  
1400 Howe St  
Vancouver BC  
V6Z 2H9 CANADA



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

Drawing Title:  
**L2 FLOOR PLAN**

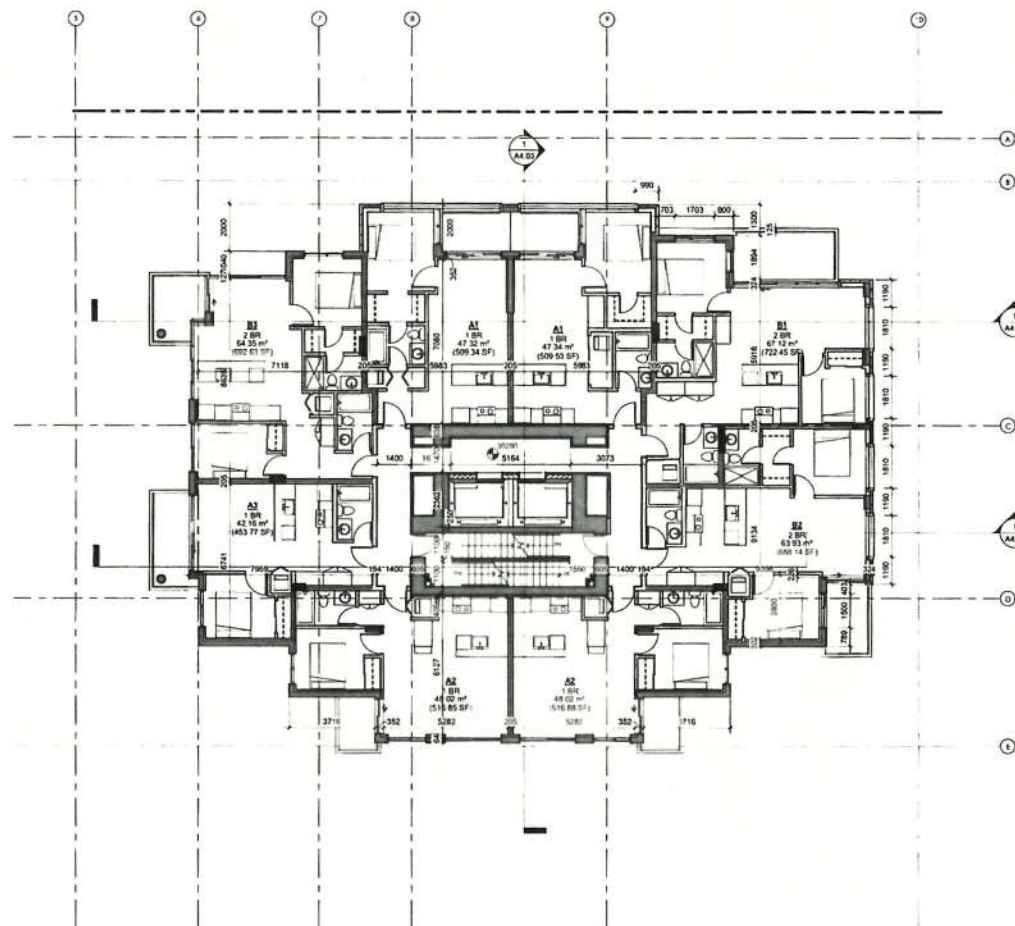
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| Author:                         | Rev:                   |
| File name:                      |                        |

Received  
City of Victoria

OCT - 5 2015

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1 L4-L8 TYPICAL MID TOWER FLOOR PLAN  
1:100

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City of Victoria

OCT - 5 2015

Planning & Development Department  
Development Services Division



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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description                      |
|-------|-------------|----------------------------------|
| 1     | 04 AUG 2014 | ISSUED FOR PERMIT                |
| 2     | 05 OCT 2015 | REVISIONS FOR DEVELOPMENT PERMIT |

RAFI ARCHITECTS INC.



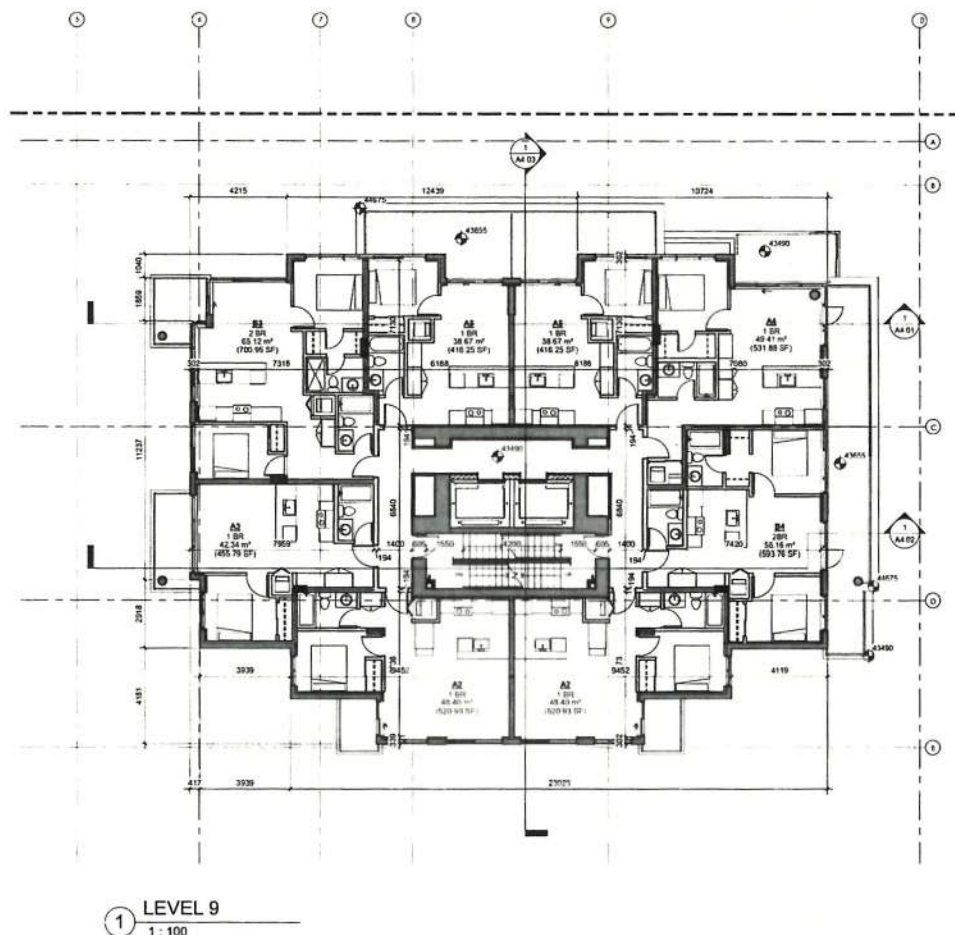
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404 ABR 3A99  
404 ABR 3A100

TOWNLINE

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

Drawing Title  
L4-L8 TYPICAL MID  
TOWER FLOOR  
PLAN

|           |                        |             |         |
|-----------|------------------------|-------------|---------|
| Date      | 11/02/2015 12:00:10 PM | Project No. | 13-26-2 |
| Scale     | 1:100                  | Drawing No. | A2.06   |
| Drawn By  |                        | Author      |         |
| File name |                        | Rev         |         |



1 LEVEL 9  
1 : 100

OCT - 5 2015

Planning & Development Department  
Development Services Division

Drawing Issue Date

### Revolutionary Scholarship

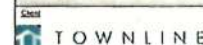
| Rev # | Date        | Description                              |
|-------|-------------|--|
| 1     | 06 AUG 2015 | ISSUED FROM DEPT. OF HEALTH<br>DEPART    |
| 2     | 05 OCT 2015 | RE-ISSUED FROM DEPT. OF HEALTH<br>DEPART |

RAFI ARCHITECTS INC



604 888 3479  
604 889 1322

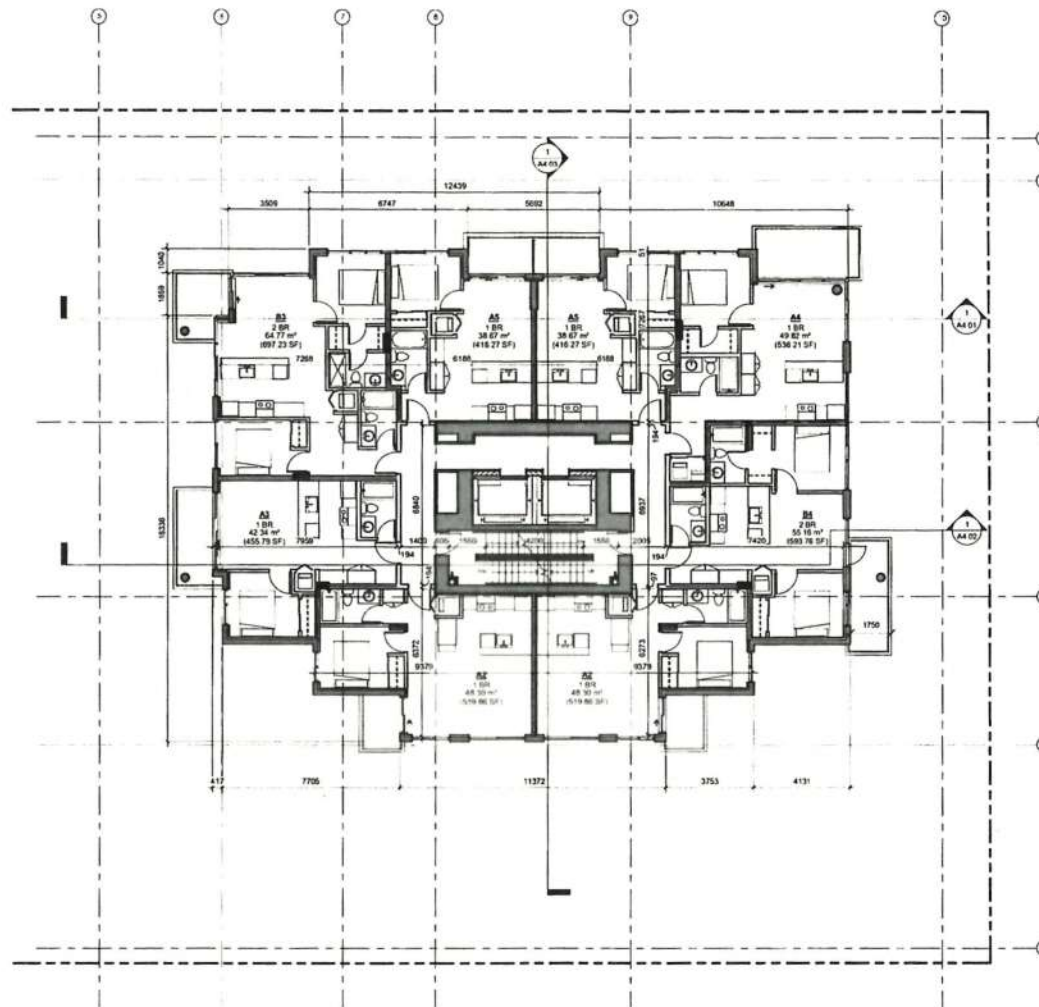
501 E. 2ND ST., SUITE 100  
WINNIPEG, MB R2N 2Y5  
CANADA



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

Drawing Title  
**L9 FLOOR PLAN**

|                               |                            |
|-------------------------------|----------------------------|
| Date<br>10/2/2015 12:00:27 PM | Project No<br>13-26-2      |
| Scale<br>1:100                | Drawing No<br><b>A2.07</b> |
| Drawn By<br>Author            |                            |
| File name                     |                            |
|                               | Rev                        |



① L10-L15 TYPICAL UPPER TOWER FLOOR PLAN  
1:100

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City of Victoria

**OCT - 5 2015**

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Drawing Issue Data

Revision Schedule

| Rev # | Date        | Description            |
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| 2     | 05 OCT 2015 | PERMIT FOR DEVELOPMENT |

**RAFI ARCHITECTS INC.**

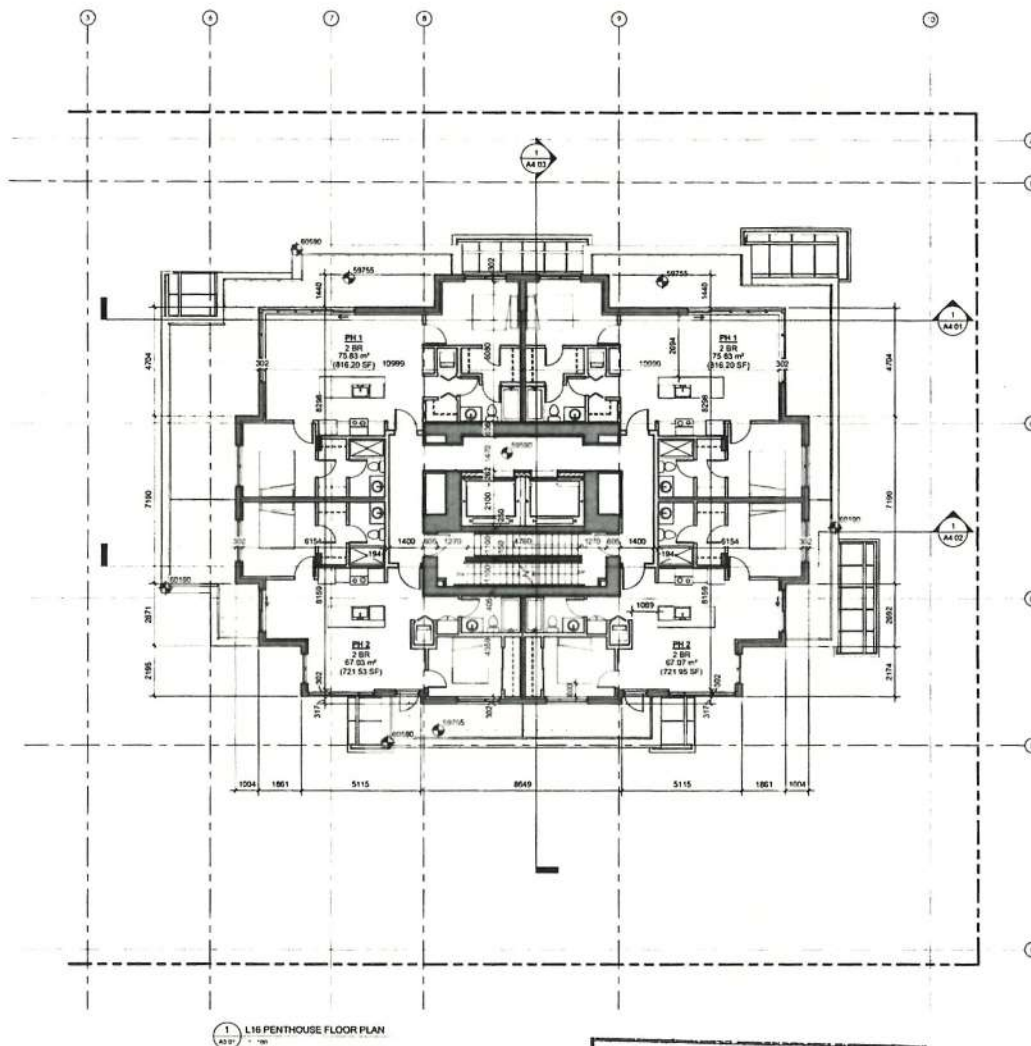
404-829-3455  
404-829-1522  
info@rafi.ca  
www.rafi.ca  
5111 15th Ave S  
Vancouver, BC  
V6T 2L2 CANADA

**TOWNLINE**

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

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

|           |                       |             |         |
|-----------|-----------------------|-------------|---------|
| Date      | 10/2/2015 12:00:43 PM | Project No. | 13-26-2 |
| Scale     | 1:100                 | Drawing No. | A2.08   |
| Drawn By  | Author                | Rev         |         |
| File name |                       |             |         |



1 L16 PENTHOUSE FLOOR PLAN  
A4.01



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Drawing Issue Date

Revision Schedule

| Rev # | Date        | Description              |
|-------|-------------|--------------------------|
| 1     | 08 AUG 2015 | ISSUED FOR REVIEW        |
| 2     | 05 OCT 2015 | PERMIT                   |
| 3     | 05 OCT 2015 | REQUIRED FOR DEVELOPMENT |

RAFI ARCHITECTS INC.



404 B.P. 1415  
504 B.P. 1522  
1000 B.P. 1522  
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1000 B.P. 1522  
1000 B.P. 1522  
1000 B.P. 1522  
1000 B.P. 1522  
1000 B.P. 1522  
1000 B.P. 1522

TOWNLIN

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

Drawing Title  
L16 PENTHOUSE  
FLOOR PLAN

|                                |                        |
|--------------------------------|------------------------|
| Date<br>10/02/2015 12:01:08 PM | Project No.<br>13-26-2 |
| Scale<br>1:100                 | Drawing No.<br>A2.09   |
| Drawn By<br>J. Price           | Rev                    |
| File Name                      |                        |

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City of Victoria

OCT - 5 2015

Planning & Development Department  
Development Services Division





|           |     |
|-----------|-----|
| File name | Rev |
|-----------|-----|



# **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-655 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 / "2156-10 AUTUMN ORANGE (B Moore)
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ARCHITECTURAL PENDANT LIGHTING
19. SERVICE LIGHTING WALL MOUNTED
20. DECORATIVE METAL SCREEN w/ ILLUMINATED SIGNAGE

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Drawing Issue Date

## **Revision Schedule**

| Rev # | Date        | Description                         |
|-------|-------------|-------------------------------------|
| 1     | 05 AUG 2015 | ISSUED FOR CIVIL DEVELOPMENT PERMIT |
| 2     | 05 OCT 2015 | ISSUED FOR DEVELOPMENT PERMIT       |

**RAFI ARCHITECTS INC.**  
404-88 3455  
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10-201-147-1011  
10-201-147-1011  
3011-8 1545  
1400 HOWE ST  
VANCOUVER BC  
V6Z 2E2 CANADA

**TOWNLINE**

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

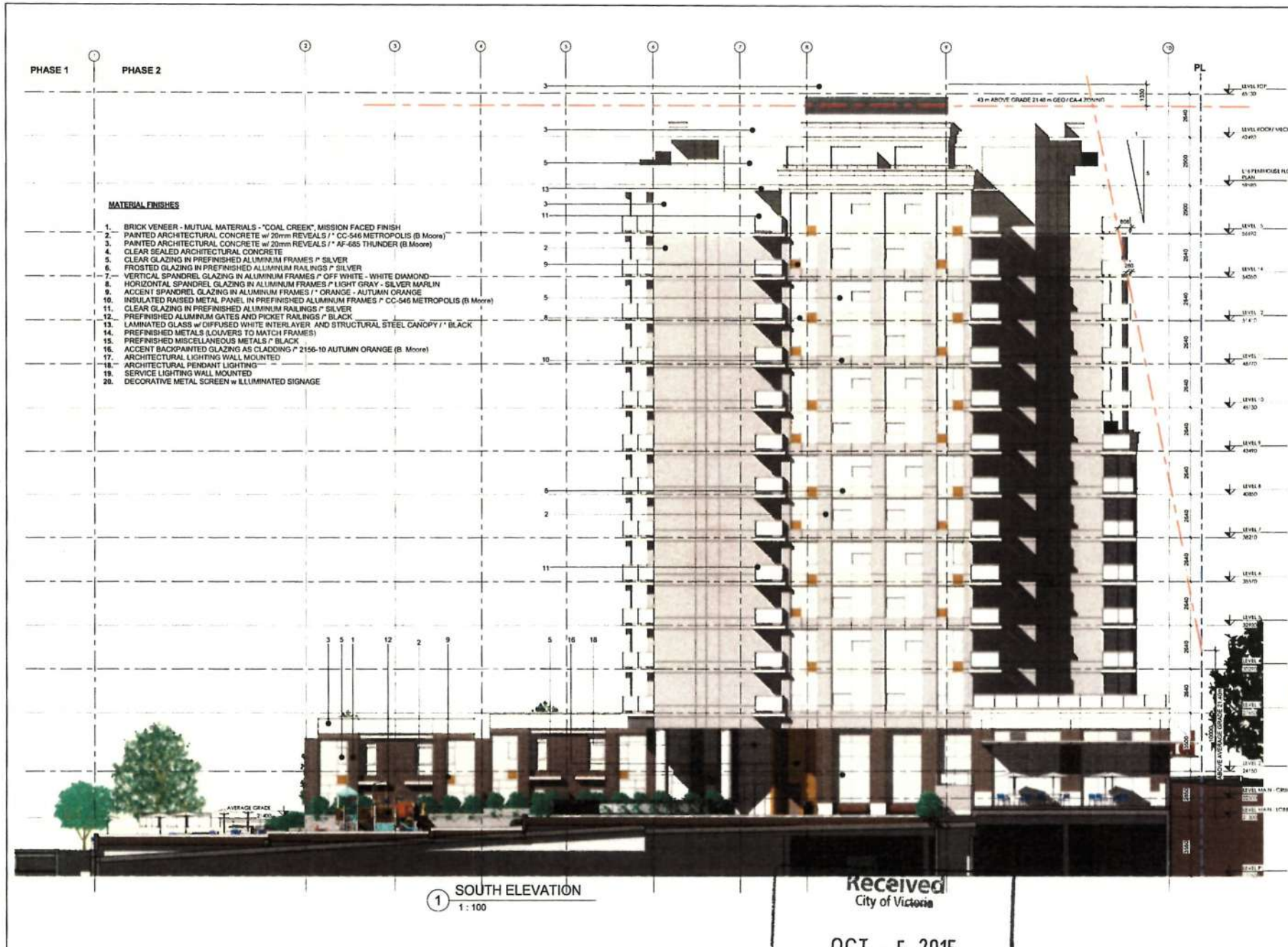
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| Scale     | As indicated         | Drawing No. | A3.03   |
| Drawn By  |                      | Author      |         |
| File name |                      | Rev         |         |

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City of Victoria

**OCT - 5 2015**

**Planning & Development Department  
Development Services Division**



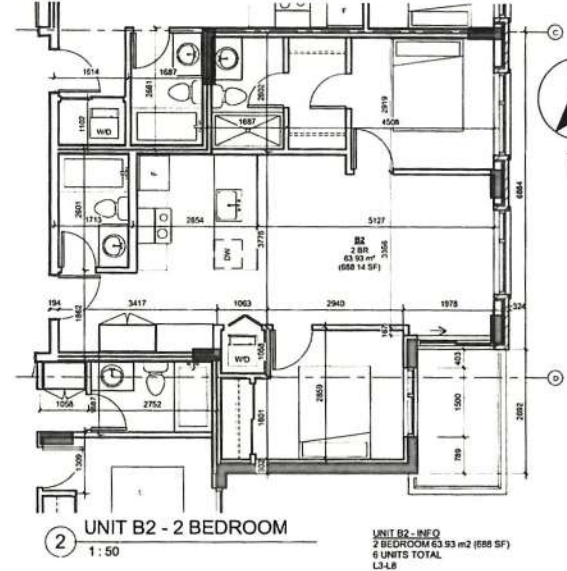
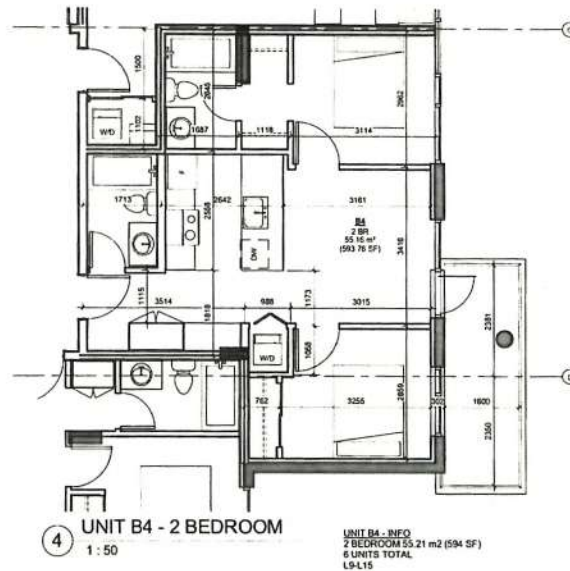
① SOUTH ELEVATION  
1:100











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Drawing Issue Date

| Rev | Date        | Description                       |
|-----|-------------|-----------------------------------|
| 1   | 05 OCT 2015 | ISSUED FOR PERMIT                 |
| 2   | 05 OCT 2015 | REDESIGNED FOR DEVELOPMENT PERMIT |

RAFI ARCHITECTS INC.



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TOWNLINE

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

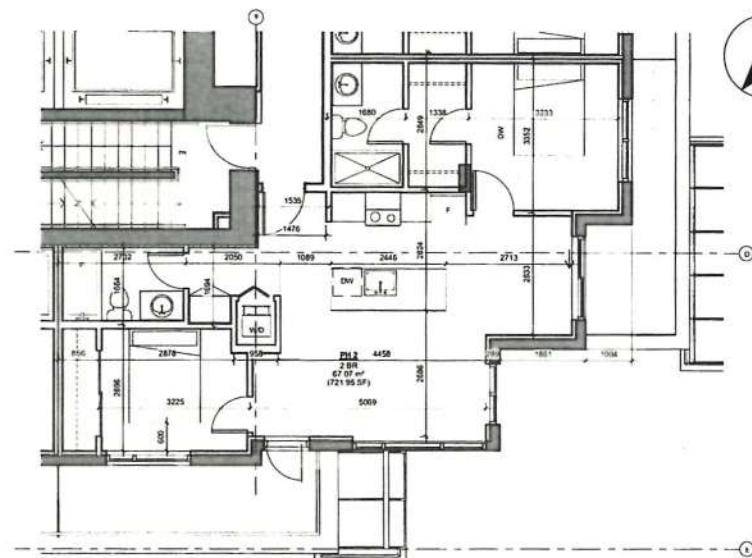
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2 BEDROOM UNITS

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| Drawn By  | A6.02   |
| Author    |         |
| File name |         |

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City of Victoria

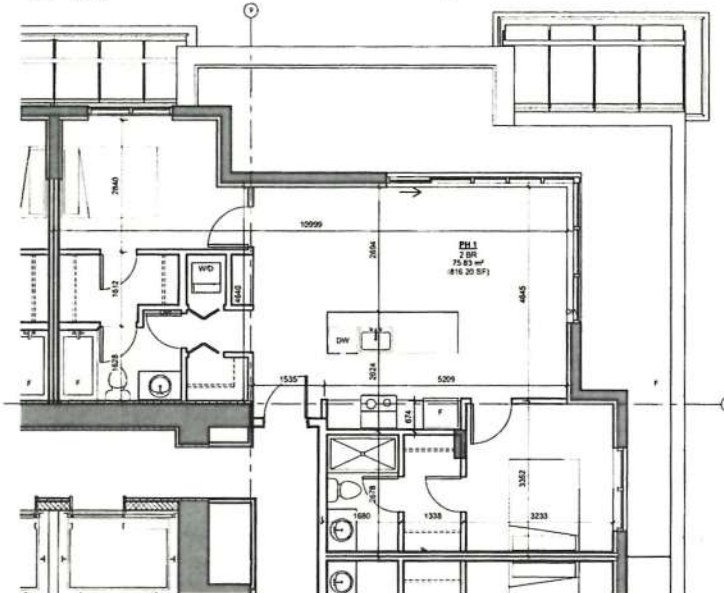
OCT - 5 2015

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Development Services Division



② UNIT PH2 - 2 BEDROOM  
1:50

UNIT PH2 - INFO  
1 BEDROOM 67.07 m<sup>2</sup> (722 SF)  
2 UNIT TOTAL  
L16



① UNIT PH1 - 2 BEDROOM  
1:50

UNIT PH1 - INFO  
1 BEDROOM 75.83 m<sup>2</sup> (816 SF)  
2 UNIT TOTAL  
L16



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**Drawing Issue Data**

| Rev # | Date        | Description                   |
|-------|-------------|-------------------------------|
| 1     | 15 OCT 2015 | ISSUED FOR DEVELOPMENT PERMIT |
| 2     | 15 OCT 2015 | ISSUED FOR DEVELOPMENT PERMIT |

**Revision Schedule**

**RAFI ARCHITECTS INC.**  
504 BAY ST.  
SUITE 1000  
VICTORIA, B.C.  
V8W 2E1  
TEL: 250.383.1234  
FAX: 250.383.1235  
WWW.RAFIARCHITECTS.COM

**Client**  
TOWNLINE

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

**Drawing Title**  
UNIT PLANS  
PENTHOUSE UNITS

|           |                        |             |         |
|-----------|------------------------|-------------|---------|
| Date      | 10/02/2015 12:18:12 PM | Project No. | 13-26-2 |
| Scale     | 1:50                   | Drawing No. | A6.03   |
| Drawn By  |                        | Author      |         |
| File Name |                        | Rev         |         |

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LANDSCAPE PLAN 141