

# PROJECT CONSULTANTS

## ARCHITECT:

RAFI ARCHITECTS INC.  
Suite 1-1600 HOWE STREET,  
VANCOUVER, B.C.  
V6Z 2L9  
TEL: 604-688-3655  
FAX: 604-688-3522  
E-MAIL: raf@rafiarchitects.com

## CERTIFIED PROFESSIONAL & CODE:

GHL CONSULTANTS LTD  
Suite 950 - 409 GRANVILLE STREET,  
VANCOUVER, B.C. V6C 1T2  
TEL: 604-689-4449 Ext. 106  
FAX: 604-689-4419  
E-MAIL: kv@ghl.ca

## STRUCTURAL ENGINEER:

READ JONES CHRISTOFFERSEN LTD.  
Suite 220 - 645 TYEE ROAD,  
VICTORIA, B.C. V8A 6X5  
TEL: 250-366-7794  
FAX: 250-361-7900  
E-MAIL: bjohanson@rjc.ca

## MECHANICAL ENGINEER:

WILLIAMS ENGINEERING CANADA INC.  
#500-34077 GLADYS AVENUE  
ABBOTSFORD, B.C. V2S 2E8  
TEL: 604-855-7890  
FAX: 604-855-7891  
E-MAIL: chryde@williamsengineering.com

## ELECTRICAL ENGINEER:

NEMETZ & ASSOCIATES  
2009 WEST 4TH AVENUE  
VANCOUVER, B.C. V6J 1N3  
TEL: 604-736-6562  
FAX: 604-736-6805  
E-MAIL: ron@nemetz.com

## BUILDING ENVELOPE:

AQUA-COAST ENGINEERING LTD.  
#201-5155 LADNER TRUNK ROAD  
DELTA, B.C. V4K 1W4  
TEL: 604-946-9910  
CELL: 604-314-0096  
E-MAIL: paul@aquacoast.ca

## LANDSCAPE ARCHITECT:

LOMBARD NORTH GROUP (B.C.) INC.  
836 CORMORANT STREET  
VICTORIA, B.C. V8W 1R1  
TEL: 250-366-3336  
FAX: 250-366-4132  
E-MAIL: lombard@shaw.ca

## CIVIL ENGINEER:

STANTEC  
400 - 655 TYEE ROAD,  
VICTORIA, B.C. V8A 6X5  
TEL: 250-389-2345  
CELL: 250-216-1316  
FAX: 250-382-0514  
E-MAIL: ken.french@stantec.com

## INTERIOR DESIGNER:

Q DESIGN  
3410 CHARLES STREET,  
VANCOUVER, B.C. V6J 0H8  
TEL: 604-662-8008  
FAX: 604-662-8078  
E-MAIL: hduong@qdesign.ca



## NORTH-EAST VIEW

### PROJECT INFORMATION TABLE

#### PROJECT SUMMARY:

Civic ADDRESS: 755 CALEDONIA AVENUE, VICTORIA, B.C.  
LEGAL ADDRESS: P.I. 027-272-338 LOT 1 OF LOTS 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728, 729 VICTORIA CITY PLAN VP 83911

OWNER: PRT DEVELOPMENT HOLDINGS LTD.  
AUTHORITY HAVING JURISDICTION: CITY OF VICTORIA, B.C.

ZONING OVERVIEW: EXISTING PROPOSED

ZONING: CA-4 CA-4

SETBACKS:  
FRONT - 0m  
REAR - 0m  
SIDE - 4.5m  
SIDE - 4.5m

SITE AREA: Phase 1 3727.7m<sup>2</sup> Phase 2 N/A TOTAL 6196.6m<sup>2</sup>

SITE COVERAGE: 40.5% N/A N/A

TOTAL FLOOR AREA: 10943.22m<sup>2</sup> N/A N/A

FLOOR SPACE RATIO: 2.936 N/A N/A

#### BUILDING AREA OVERVIEW:

RESIDENTIAL 10659.58 m<sup>2</sup> N/A  
RETAIL / COMMERCIAL 283.64 m<sup>2</sup> N/A

#### PARKING OVERVIEW:

VEHICLE PARKING REQUIREMENTS:  
LOADING 0 PROVIDED 2  
APARTMENTS 0.7 PER UNIT = 0.7 x 178 = 125  
RETAIL / COMMERCIAL 1 PER 37.5m<sup>2</sup> = 283.64 m<sup>2</sup> / 37.5m<sup>2</sup> = 8  
VISITOR / CARPools 10% OF 125 13  
NEIGHBOURING OFFICE BUILDING 82  
TOTAL 133 208

PROPOSED VEHICLE PARKING: Phase 1 Phase 2 TOTAL  
P1 68 N/A N/A  
P2 78 N/A N/A  
P3 64 N/A N/A

BICYCLE STORAGE REQUIREMENTS:  
RESIDENTIAL 1 PER UNIT = 178 PROVIDED 192  
CLASS 1 = 100% = 178  
CLASS 2 = 6 SPACE RACKS PER BUILDING PROVIDED 6

RETAIL / COMMERCIAL 1 PER 205m<sup>2</sup> FOR FIRST 5000m<sup>2</sup> GROSS AREA  
283.64 m<sup>2</sup> / 205m<sup>2</sup> = 2 PROVIDED 14  
CLASS 1 = 50% = 1  
CLASS 2 = 50% = 1 PROVIDED 6

#### RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 1 SIZE m<sup>2</sup> Phase 2  
BREAKDOWN PER UNIT TYPE: STUDIO 57 38-49 m<sup>2</sup> N/A  
1 BEDROOM 92 48-63 m<sup>2</sup> N/A  
2 BEDROOM 17 67-121 m<sup>2</sup> N/A  
TOWNHOME 12 56-131 m<sup>2</sup> N/A  
TOTAL 178

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Drawing Issue Date

### Revision Schedule

Rev	Date	Description
1	20/05/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	THE ISSUED FOR DEVELOPMENT PERMIT
4	11/06/2014	RESPONSE TO ADP COMMENTS
5	07/07/2014	ISSUED FOR CLIENT REVIEW
6	18/07/2014	TOP Submitted for Public Hearing
7	17/07/2014	ISSUED FOR BUILDING PERMIT
9	14/08/2014	ISSUED FOR TENDER
12	27/08/2014	ISSUED FOR CONSTRUCTION
13	19/09/2014	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI ARCHITECTS INC.



TEL: 604-688-3655

FAX: 604-688-3522

raf@rafiarchitects.com

rafiarchitects.com

SUITE 018

1400 HOWE ST

VANCOUVER B.C.

V6Z 3J9 CANADA

Client

TOWNLINE

Project HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title PROJECT DATA

Date: 9/10/2015 12:53:15 PM

Project No: 13-26

Scale: 1:1

Drawing No: A0.01

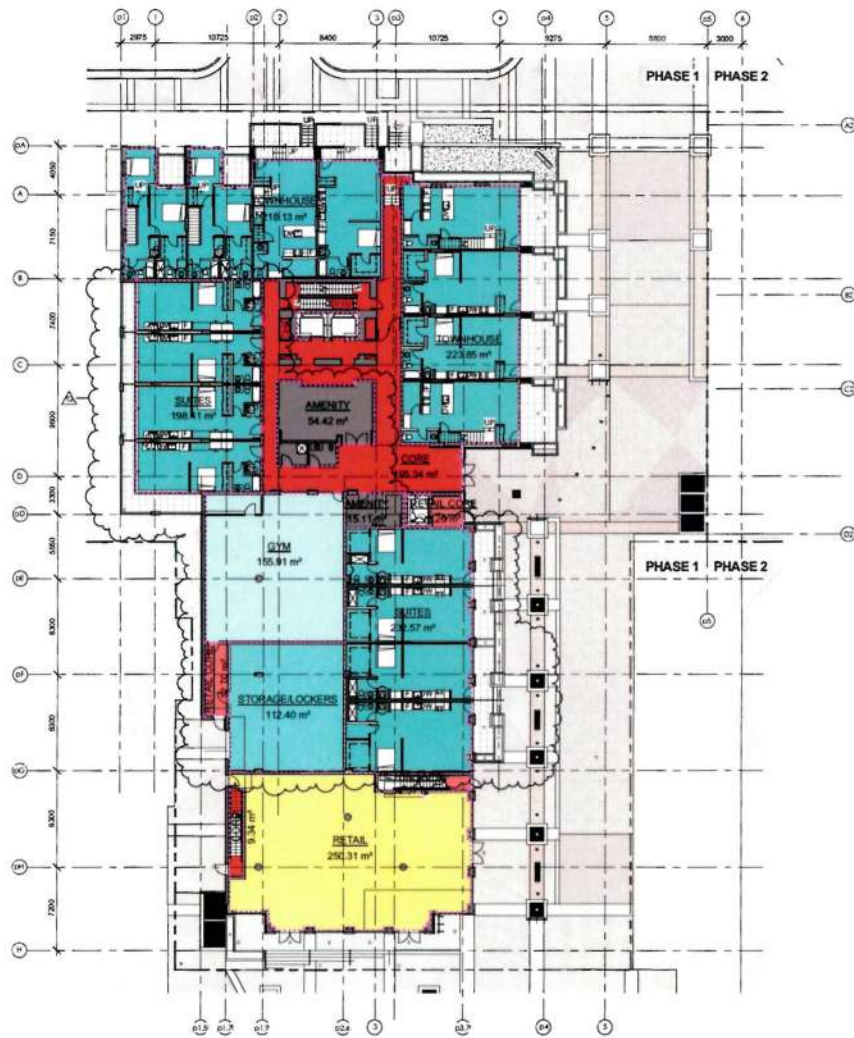
Drawn By: BMS

File name: Rev:

Received  
City of Victoria

MAY 07 2015

Planning & Development Department  
Development Services Division



1 FAR-LEVEL MAIN  
A337 1:200



2 FAR-LEVEL 2  
A338 1:200



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Drawing Issue Date

Rev #	Date	Description
1	06 JUN 2014	ISSUED FOR DEVELOPMENT PERMIT
2	11 AUG 2014	REVISED FOR DEVELOPMENT PERMIT
3	17 SEP 2014	RESPONSE TO ADP COMMENTS
4	31 OCT 2014	ISSUED FOR CLIENT REVIEW
5	13 NOV 2014	FOR Submission to Public Hearing
6	13 NOV 2014	ISSUED FOR BUILDING PERMIT
7	14 NOV 2014	ISSUED FOR TENDER
8	20 MAR 2015	ISSUED FOR CONSTRUCTION
9	10 MAY 2015	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

**RAFI ARCHITECTS INC.**  
 604 688 3655  
 604 688 3522  
 info@rafiarchitects.com  
 rafiarchitects.com  
 SUITE ONE  
 1600 HOWE ST  
 VANCOUVER BC  
 V6Z 2J9 CANADA

Client  
**TOWNLINE**

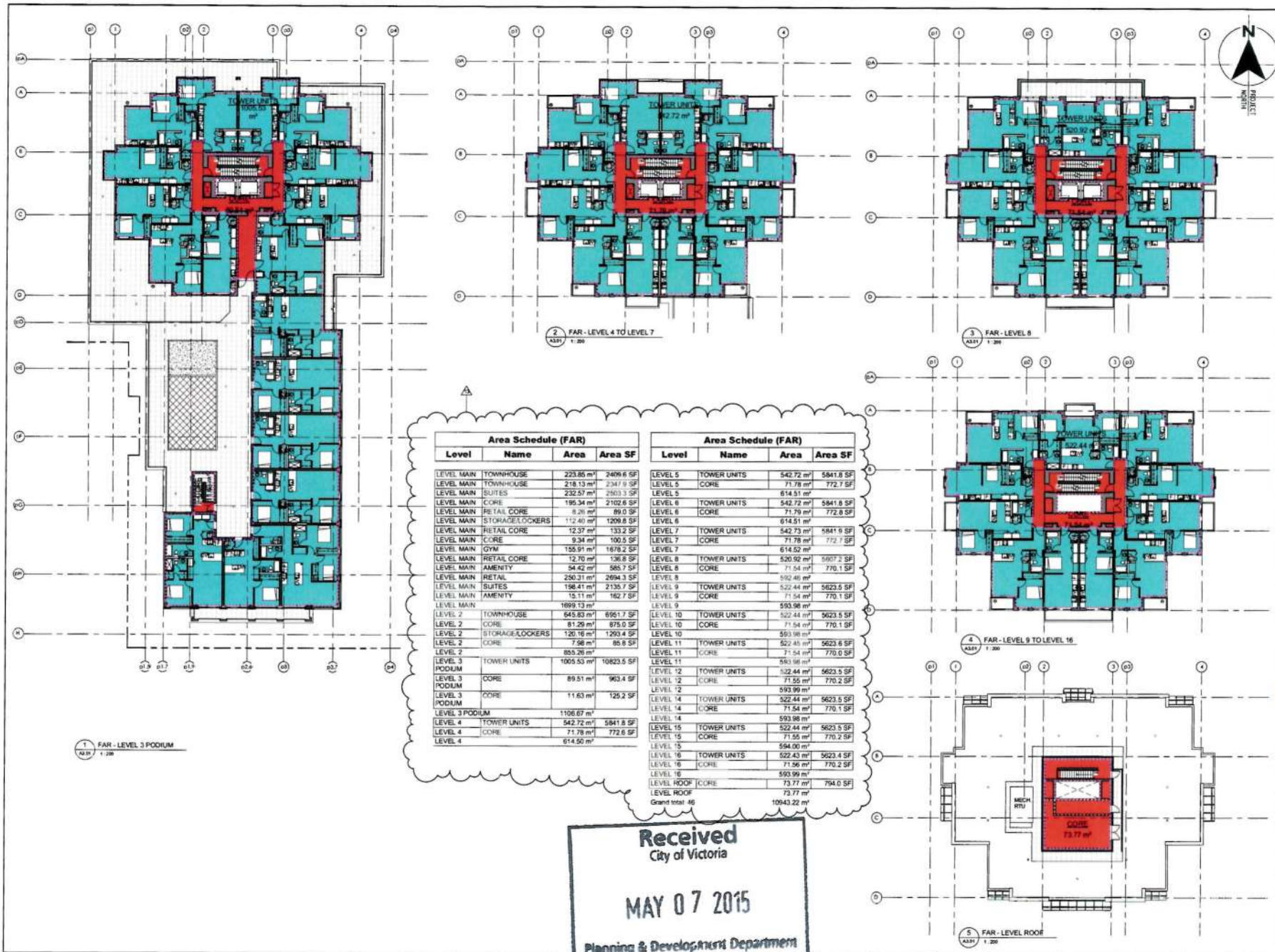
Project  
**HUDSON WALK,  
 755 Caledonia Ave.,  
 VICTORIA, B.C.**

Drawing Title  
**FAR OVERLAY**

Date 5/12/2015 12:55:40 PM	Project No 13-26
Scale 1:200	Drawing No A0.06
Drawn By BAG	Rev
File name	

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**Revision Schedule**

Rev#	Date	Description
1	2014/05/24	ISSUED FOR DEVELOPMENT PERMIT
2	2014/05/24	ISSUED FOR DEVELOPMENT PERMIT
3	2014/05/24	RESPONSE TO ACP COMMENTS
4	2014/05/24	ISSUED FOR CLIENT REVIEW
5	2014/05/24	ISSUED FOR CLIENT REVIEW
6	2014/05/24	ISSUED FOR BUILDING PERMIT
7	2014/05/24	ISSUED FOR BUILDING PERMIT
8	2014/05/24	ISSUED FOR BUILDING PERMIT
9	2014/05/24	ISSUED FOR BUILDING PERMIT
10	2014/05/24	ISSUED FOR BUILDING PERMIT
11	2014/05/24	ISSUED FOR BUILDING PERMIT
12	2014/05/24	ISSUED FOR BUILDING PERMIT
13	2014/05/24	ISSUED FOR BUILDING PERMIT

**RAFI ARCHITECTS INC.**  
504-888-3655  
504-888-3522  
info@rafiarchitects.com  
rafiarchitects.com  
SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2S9 CANADA

**TOWNLINE**

**Project:** HUDSON WALK, 755 Caledonia Ave., VICTORIA, B.C.

**Drawn By:** FAR OVERLAY

**Date:** 10/01/2015 12:57:10 PM

**Scale:** 1:200

**Author:** A0.07

**File Name:** Far

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Drawing Issue Date

Rev#	Date	Description
1	06/04/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/03/2014	REDESIGNED FOR DEVELOPMENT PERMIT
3	17/03/2014	RESPONSE TO ADP COMMENTS
4	21/03/2014	ISSUED FOR CLIENT REVIEW
5	19/03/2014	CFP Submission for Public Hearing
6	17/03/2014	ISSUED FOR BUILDING PERMIT
7	14/03/2015	ISSUED FOR TENDER
12	14/03/2015	ISSUED FOR CONSTRUCTION PERMIT
13	10/04/2015	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI ARCHITECTS INC.



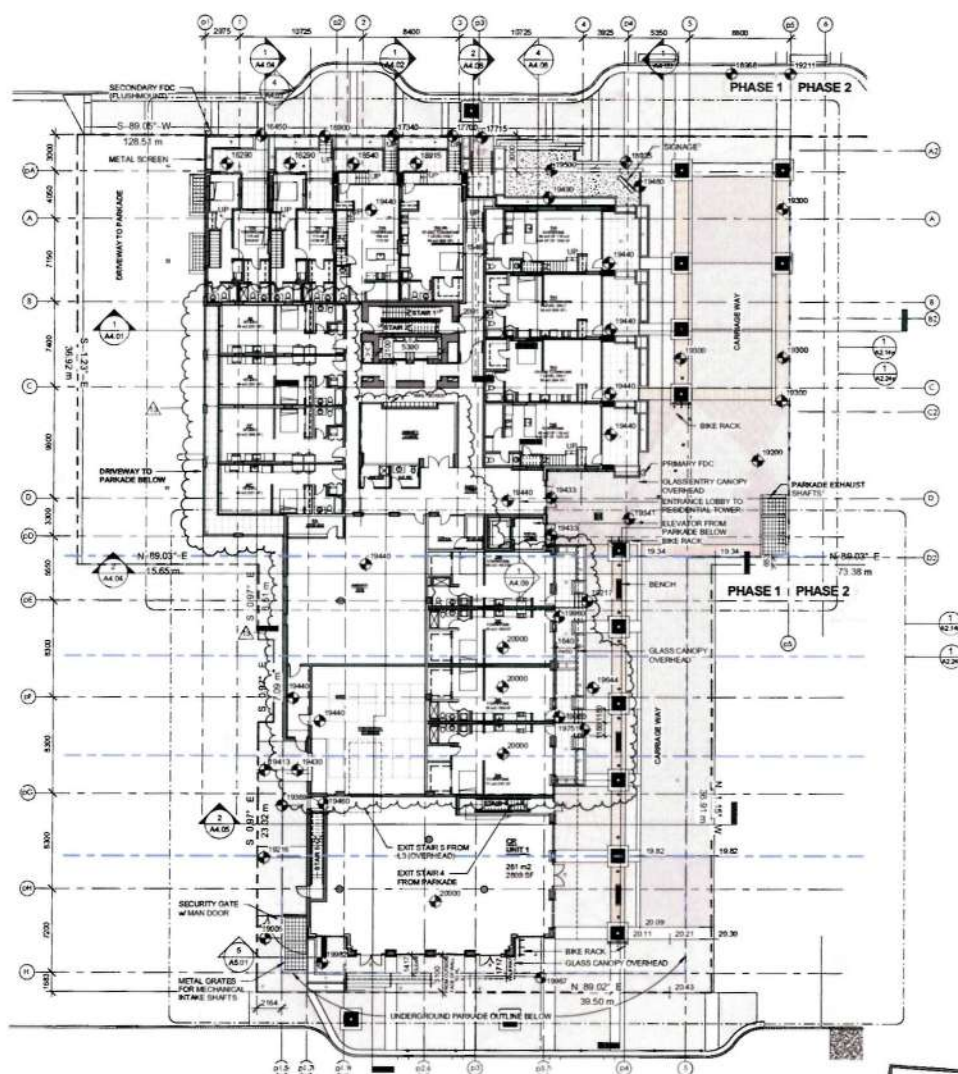
771  
604 888 2655  
FAX  
604 488 3522  
EMAIL  
rafi@rafiarchitects.com  
WWW  
rafiarchitects.com  
SUITE 018  
1600 HOWE ST  
VANCOUVER B.C.  
V6Z 2Y9 CANADA

Client  
TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
MAIN LEVEL FLOOR PLAN

Date 01/05/15 12:51:54 PM	Project No. 13-26
Scale 1:200	Drawing No. A2.04
Drawn By Author	Rev.
File name	



1 L1 MAIN FLOOR PLAN  
A2.04 1:200

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**Drawing Issue Date**

**Revision Schedule**

Rev #	Date	Description
1	2014.02.24	ISSUED FOR DEVELOPMENT PERMIT
2	2014.03.24	ISSUED FOR DEVELOPMENT PERMIT
3	2014.03.24	RESPONSE TO ADP COMMENTS
4	2014.03.24	ISSUED FOR CLIENT REVIEW
5	2014.03.24	FOR Submission For Public Hearing
6	2014.03.24	ISSUED FOR BUILDING PERMIT
7	2014.03.24	ISSUED FOR TENDER
8	2014.03.24	ISSUED FOR CONSTRUCTION PERMIT AMENDMENT

**RAFI ARCHITECTS INC.**



604 688 3655  
604 688 3522  
info@rafiarchitects.com  
rafiarchitects.com

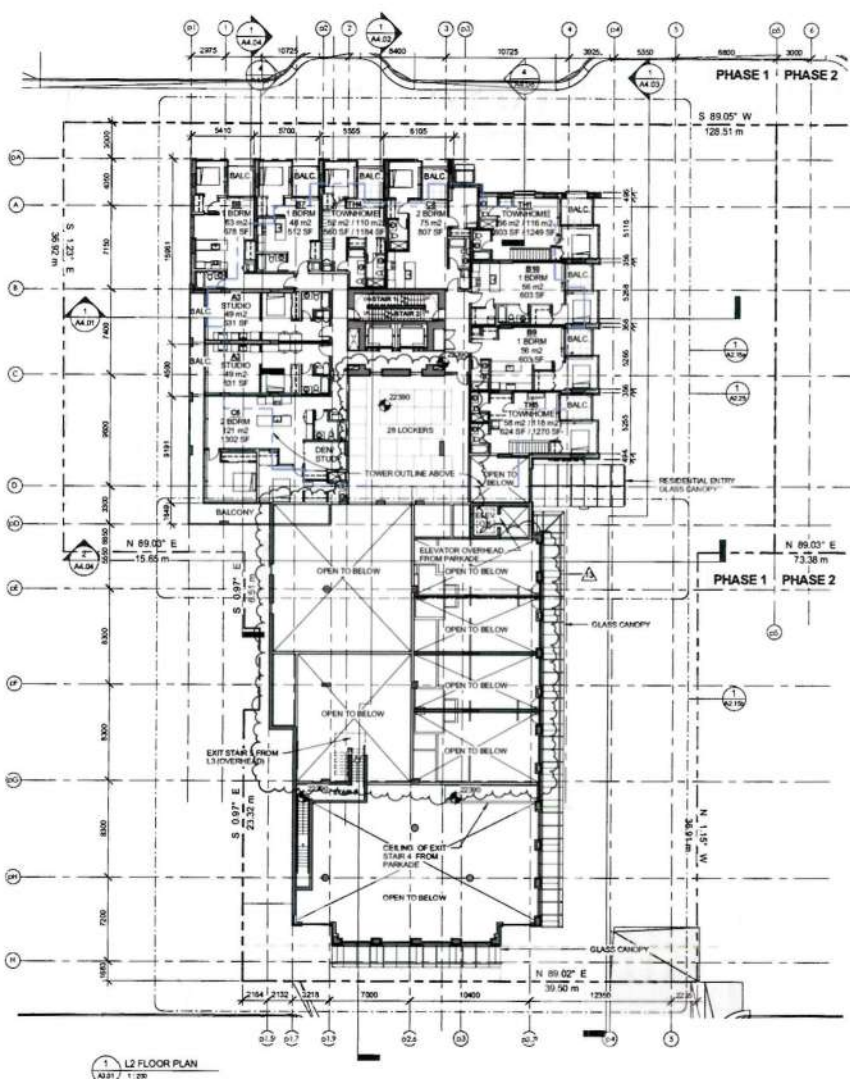
SUITE ONE  
1650 HOWE ST  
VANCOUVER BC  
V6Z 2T9 CANADA

**Client**  
 **TOWNLINE**

**Project**  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

**Drawing Title**  
**L2 FLOOR PLAN**

Date:	15/03/2015 1:05:04 PM	Project No:	13-26
Scale:	1:200	Drawing No.:	A2.05
Drawn by:		Author:	
File name:		Rev:	



**1 L2 FLOOR PLAN**  
A2.01 1/20

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**MAY 07 2015**

Planning & Development Department  
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1 WEST ELEVATION  
1:200

#### MATERIAL FINISHES

1. BRICK VENEER - HEBRON - ONYX IRONSPOT, SMOOTH 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. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / " AF-655 SILHOUETTE (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / " SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / " BLACK
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / " OFF WHITE - WHITE DIAMOND
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / " LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / " SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / " BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY / " BLACK
13. PREFINISHED METALS (DOORS TO MATCH FRAMES)
14. PREFINISHED MISCELLANEOUS METALS / " BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL
18. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " CC-546 METROPOLIS (B Moore)
19. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " AF-685 THUNDER (B Moore)

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Drawing Issue Date

Rev #	Date	Description
1	10/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	RE-REVISED FOR DEVELOPMENT PERMIT
4	11/06/2014	RESPONSE TO ACP COMMENTS
5	27/06/2014	ISSUED FOR CLIENT REVIEW
6	28/06/2014	CP Submission for Public Hearing
7	17/07/2014	ISSUED FOR BUILDING PERMIT
9	14/08/2015	ISSUED FOR TENDER
12	11/04/2015	ISSUED FOR CONSTRUCTION PERMIT AMENDMENT
13	10/04/2015	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI ARCHITECTS INC.



404 688 3655

404 688 3522

info@rafiarchitects.com

rafi-architects.com

SUITE ONE

1600 HOWE ST

VANCOUVER B.C.

V6Z 2L9 CANADA

MEMBER OF ARCHITECTS ASSOCIATION OF B.C.

Client

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
WEST ELEVATION

Date: 5/10/2015 12:44:56 PM	Project No: 13-26
Scale: As indicated	Drawing No: A3.03
Drawn By: Author	Rev:
File Name:	

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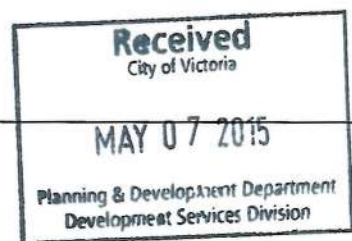




1 EAST ELEVATION  
1:200

#### MATERIAL FINISHES

1. BRICK VENEER - HEBRON - ONYX IRONSPOT, SMOOTH 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. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* AF-685 SILHOUETTE (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* OFF WHITE - WHITE DIAMOND
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* LIGHT GRAY - SILVER MARLIN
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / \* SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / \* BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY / \* BLACK
13. PREFINISHED METAL SLIDING DOORS TO MATCH FRAMES
14. PREFINISHED MISCELLANEOUS METALS / \* BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL
18. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / \* CC-546 METROPOLIS (B Moore)
19. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / \* AF-685 THUNDER (B Moore)



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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	2014/02/24	ISSUED FOR DEVELOPMENT PERMIT
2	2014/02/24	ISSUED FOR DEVELOPMENT PERMIT
3	2014/02/24	RESPONSE TO ADP COMMENTS
4	2014/02/24	ISSUED FOR CLIENT REVIEW
5	2014/02/24	CP Submission to Public Hearing
6	2014/02/24	ISSUED FOR BUILDING PERMIT
7	2014/02/24	ISSUED FOR TENDER
8	2014/02/24	ISSUED FOR CONSTRUCTION PERMIT AMENDMENT

**RAFI ARCHITECTS INC.**

**RAFI**

604 688 3655  
604 688 3522  
info@rafiarchitects.com  
rafiarchitects.com

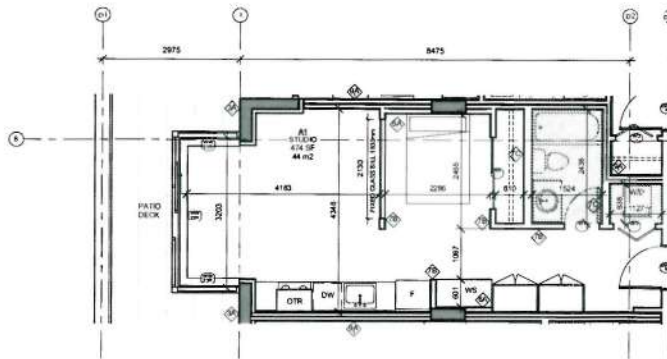
SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2J9 CANADA

Client  
**TOWNLINE**

Project  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

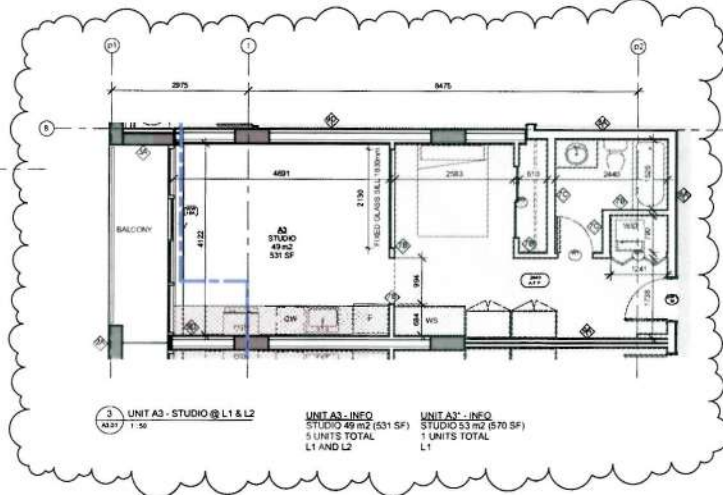
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**EAST ELEVATION**

Date: 2015/05/12 4:18 PM	Project No: 13-26
Scale:	Drawing No: A3.04
As indicated:	
Drawn by:	
Author:	
File name:	Rev:



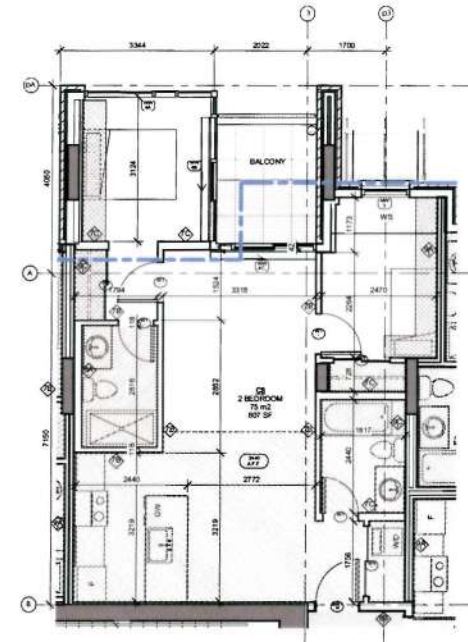
1 UNIT A1 - STUDIO @ L3  
A3.0 1:50

UNIT A1 - INFO  
STUDIO 414 m<sup>2</sup> (474 SF)  
26 UNITS TOTAL  
L3-L16



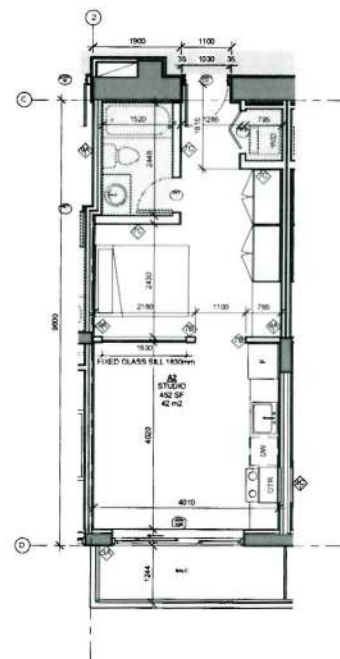
3 UNIT A3 - STUDIO @ L1 & L2  
A3.0 1:50

UNIT A3 - INFO  
STUDIO 491 m<sup>2</sup> (531 SF)  
5 UNITS TOTAL  
L1 AND L2



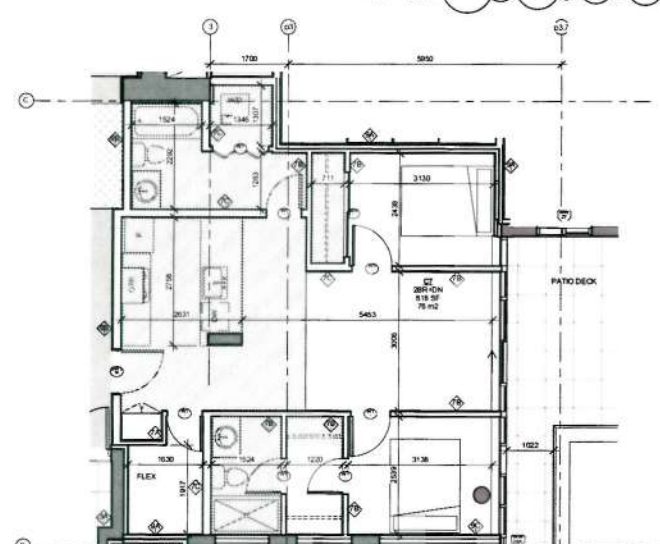
5 UNIT C5 - 2 BDRM @ L2  
A3.0 1:50

UNIT C5 - INFO  
2 BDRM 75 m<sup>2</sup> (807 SF)  
1 UNIT TOTAL  
L2



2 UNIT A2 - STUDIO  
A3.0 1:50

UNIT A2 - INFO  
STUDIO 42 m<sup>2</sup> (452 SF)  
25 UNITS TOTAL  
L3-L16



4 UNIT C7 - 2 BDRM + DEN  
A3.0 1:50

UNIT C7 - INFO  
2 BDRM + DEN 76 m<sup>2</sup> (818 SF)  
1 UNIT TOTAL  
L3

- REVISIONS**
- 1. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 2. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 3. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 4. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 5. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 6. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 7. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 8. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 9. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 10. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 11. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 12. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)
  - 13. REVISED PER TOWNLINE COMMENTS (DATE 01/01/2015)



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Drawing Issue Date

Rev	Date	Description
1	01/01/2015	ISSUED FOR DEVELOPMENT PERMIT
2	11/01/2015	REVISED FOR DEVELOPMENT PERMIT
3	11/01/2015	REVISED TO ADD COMMENTS
4	11/01/2015	ISSUED FOR CLIENT REVIEW
5	11/01/2015	TOP SURVEYED FOR PLANNING
6	11/01/2015	ISSUED FOR BUILDING PERMIT
7	11/01/2015	ISSUED FOR CLIENT REVIEW
8	11/01/2015	ISSUED FOR CLIENT REVIEW
9	11/01/2015	ISSUED FOR CONSTRUCTION PERMIT
10	11/01/2015	ISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

1111

604-688-3655

604-688-3522

info@rafiarchitects.com

rafiarchitects.com

SUITE 201

1600 HOWE ST

VANCOUVER BC

V6Z 2Y9 CANADA

Client

TOWNLINE

Project

HUDSON WALK,

755 Caledonia Ave.,

VICTORIA, B.C.

Drawing Title

UNIT PLANS -

STUDIO UNITS

+ 2 BDRM UNITS

Date

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Project No

13-26

Scale

As indicated

Drawing No

A6.01

University

UBC

File Name

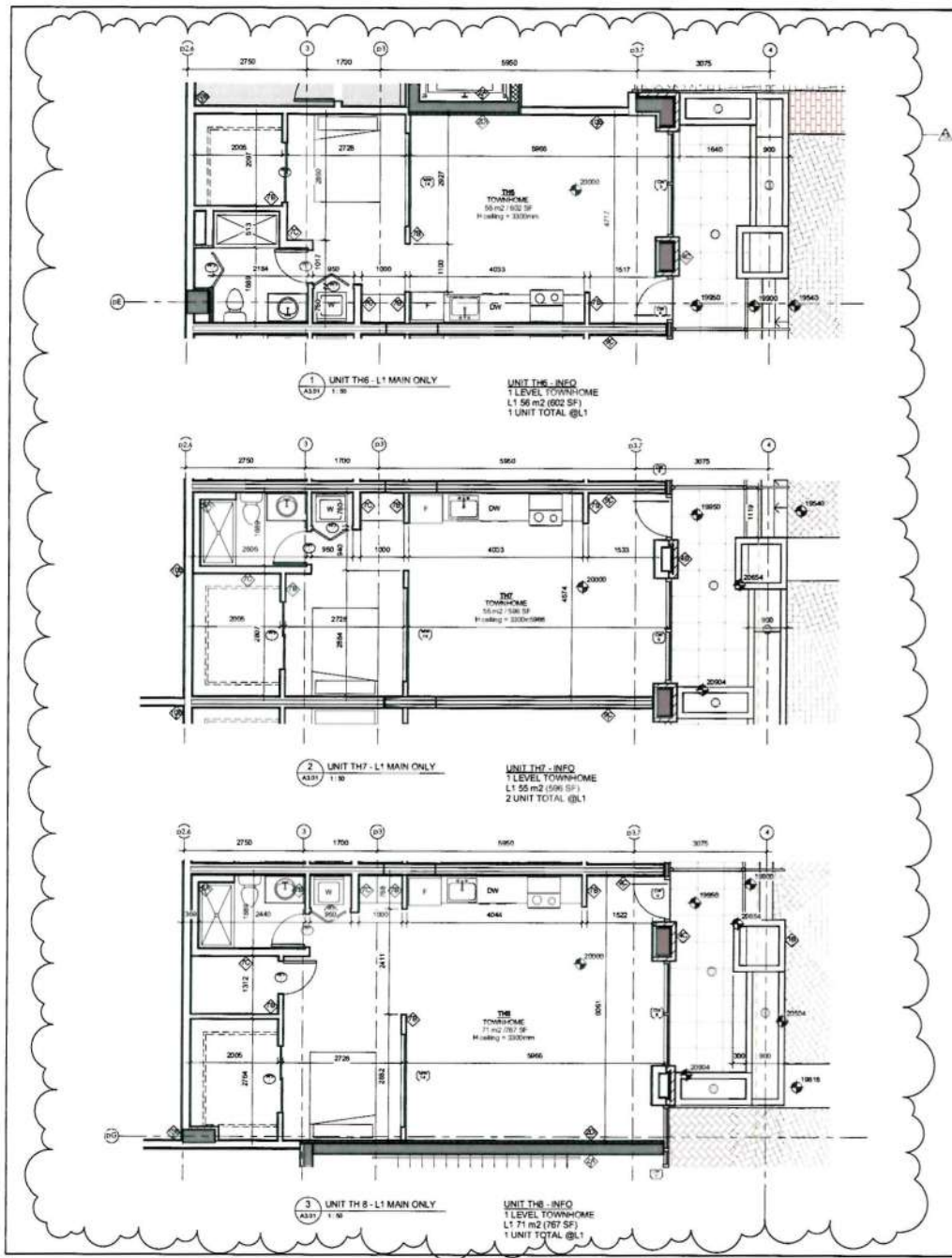
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City of Victoria

MAY 07 2015

Planning & Development Department





- NOTES**
- 1. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.
  - 2. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.
  - 3. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.
  - 4. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.
  - 5. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.
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  - 10. SEE ALL NEW WORK FOR DETAILS AND DIMENSIONS.



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Drawing Issue Date

Rev #	Date	Description
01	05/07/2015	ISSUED FOR DEVELOPMENT (PERMIT AMENDMENT)

**RAFI ARCHITECTS INC.**

141  
 604 688 3655  
 604 688 3522  
 info@rafiarchitects.com  
 rafiarchitects.com

SUITE ONE  
 1400 HOWE ST  
 VANCOUVER BC  
 V6Z 2J9 CANADA

Client  
**TOWNLINE**

Project  
**HUDSON WALK,  
 755 Caledonia Ave.,  
 VICTORIA, B.C.**

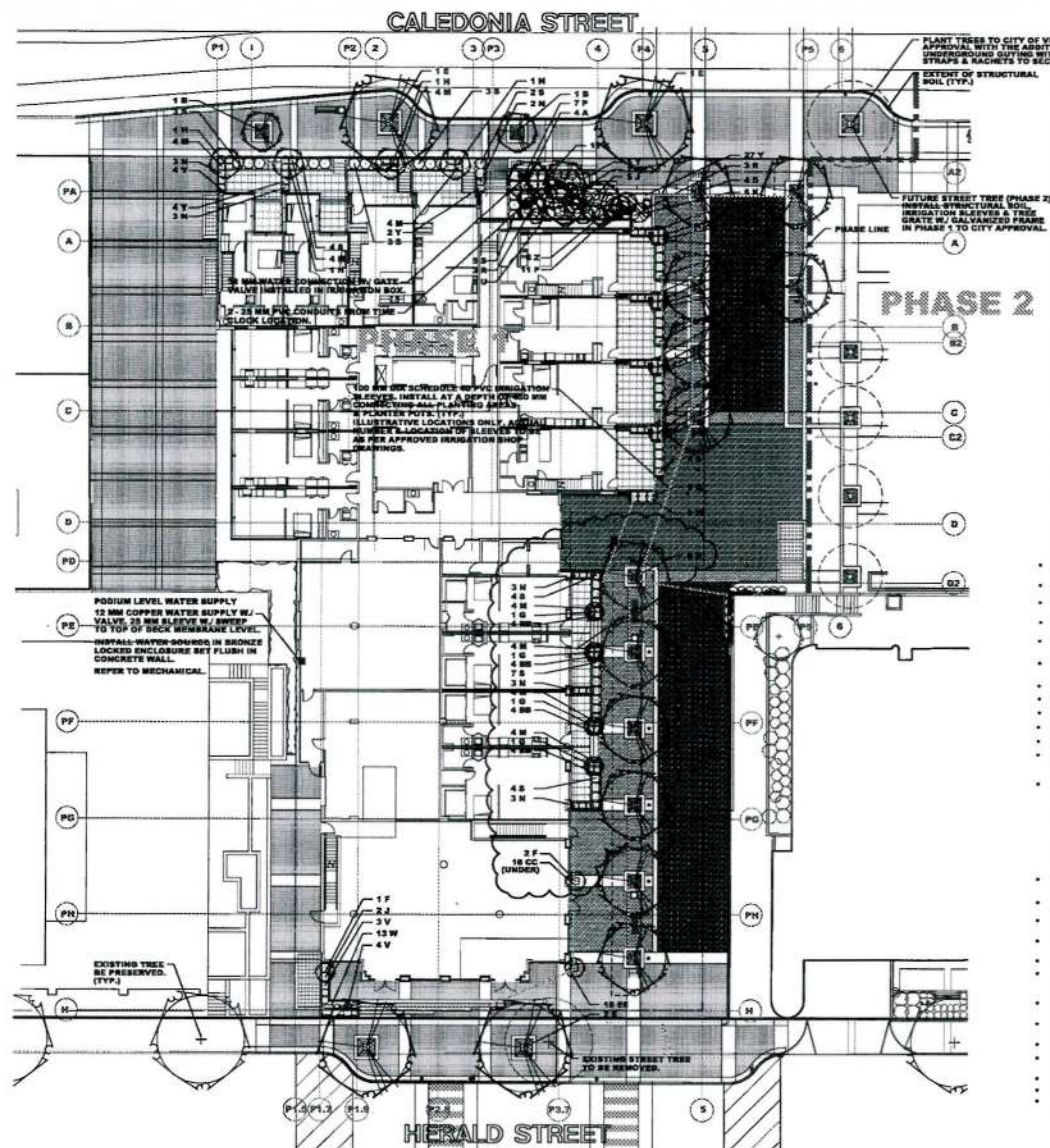
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**UNIT PLANS -  
 TOWNHOUSE  
 UNITS**

Date 05/07/2015 1:05:45 PM	Project No 13-26
Scale As Indicated	Drawing No A6.07
Owner SME	Rev 01
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**MAY 07 2015**

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 Development Services Division



## PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	4	ACER CINERATUM	VINE MAPLE	2.5 - 3.5 M HT.	R & R	MULTI-STEM, MIN. 3 STEMS, FULL
B	2	ACER RUBRUM 'BONNALL'	BONNALL RED MAPLE	7.5 CM CAL. / 4.0 - 4.5 M HT.	R & R	FULL, 1.5 M HT. STANDARD
C	1	CERCIDIPHYLLUM JAPONICUM	KATYURA TREE	7.5 CM CAL. / 4.0 - 4.5 M HT.	R & R	FULL
D	12	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	9.5 CM CAL. / 3.5 - 4.0 M HT.	R & R	FULL, 1.5 M HT. STANDARD
E	4	QUERCUS RUBRA	RED OAK	10 CM CAL. / 5.0-5.5 M HT.	R & R	FULL, 1.5 M HT. STANDARD, SPECIMEN
F	3	AGNUS UNDO 'COMPACTA'	COMPACT STRAWBERRY TREE	1.0 M HT.	R & R	FULL, SPECIMEN
G	15	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CALIFORNIA LEAC	1.2 M HT.	R & R	FULL, SPECIMEN
H	4	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2.5 - 3.5 M HT.	R & R	MULTI-STEM, MIN. 3 STEMS, FULL
I	21	MAHONIA AQUIFOLIUM 'COMPACT'	COMPACT OREGON GRAPE	30 CM HT.	27 CM POT	FULL
J	15	MAHONIA NERVOZA	LONG LEAF MAHONIA	40 CM BPH.	27 CM POT	FULL
K	24	PHYLLASTACHYS NIGRA	BLACK BARBEE	40 CM HT.	27 CM POT	FULL
L	45	PIERIS JAPONICA 'ACHIMANUM 'PRELUDE'	PIERIS PIERIS	1.5 - 1.2 M HT.	27 CM POT	FULL, MIN. 3 X 38 IN. STEMS
M	25	PIERIS JAPONICA 'VALLEY VALENTINE'	VALLEY VALENTINE PIERIS	40 CM HT.	27 CM POT	FULL
N	15	POLYTAETHUM RUMICUM	WOODSPERM	40 CM HT.	27 CM POT	FULL
O	3	PRUNUS LUSITANICA 'MYRTIFOLIA'	SMALL LEAF PORTUGAL LAUREL	40 CM HT.	27 CM POT	FULL
P	6	RIBES BANQUINUM 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	1.5 - 1.75 M HT.	R & R	FULL
Q	53	ROSA BRUGLAND WHITE	WHITE BRUGLAND ROSE	40 CM HT.	27 CM POT	FULL
R	7	ROSA NOTKANA	WOODHA ROSE	50 CM HT.	27 CM POT	FULL
S	5	ROSA WOODBII	WOODS ROSE	50 CM HT.	27 CM POT	FULL
T	7	VIORNIUM DAVIDI	DAVID VIBURNUM	40 CM HT.	27 CM POT	FULL
V	21	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER JADE'	KINKIDINKICK	40 CM BPH. MIN. 3 LEADERS	15 CM POT	FULL, PLANT 45 CM O.C.
W	45	GAULTHERIA PROLIFERA	WINTERGREEN	30 CM BPH. MIN. 3 LEADERS	15 CM POT	FULL, PLANT 25 CM O.C.
X	2	GAULTHERIA SHALLOO	BALAL	30 CM HT.	21 CM POT	FULL, MIN. 3 LEADERS
AA	4	HYDRANGEA ANOMALA 'PETITLARS'	CLIMBING HYDRANGEA	1.0 M HT.	21 CM POT	FULL, MIN. 3 LEADERS
BB	32	LIROPE NUCIFERA 'SARAWAT'	SARAWAT LILY TURF	1.0 M HT.	21 CM POT	FULL, PLANT 45 CM O.C.
CC	18	OPHIOPOGON PLANISCAPUS 'MUSKESSE'	BLACK MONDO GRASS	25 CM BPH.	15 CM POT	FULL
DD	84	FESTUCA OVINA 'BLAUCA'	BLUE FESCUE	15 CM POT	15 CM POT	FULL
EE	18	ANNUALS IN SEASON		GARDEN CENTRE QUALITY	10 CM POT	FULL, PLANT 20 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED SCALA STANDARDS. AREA OF PLANT MATERIAL SOURCES TO INCLUDE WESTERN NORTH AMERICA.

## NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UNDER GROUND SERVICES AND ANY DAMAGES TO THE SAME CAUSED BY HIS WORK.
- LOCATIONS AND DIMENSIONS OF EXISTING STRUCTURES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- CONTRACTOR TO MAKE GOOD ANY DAMAGE CAUSED BY HIS WORK INSIDE AND OUTSIDE LIMIT OF LANDSCAPE CONSTRUCTION.
- CONTRACTOR TO GIVE TIMELY NOTICE TO ALL RELATED UTILITIES (E.G. HYDRO, FORTIS GAS, B.C. TEL., ETC.) WHERE HIS WORK MAY AFFECT ANY UTILITIES.
- CONTRACTOR TO SCHEDULE AND COORDINATE ALL WORK WITH OTHER TRADES.
- DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS.
- FOR SITE GRADING REFER TO CIVIL DRAWINGS.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS.
- PROVIDE 450 MM MIN. DEPTH TOPSOIL UNLESS SPECIFIED OTHERWISE IN ALL PLANTING BEDS.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL, TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH. FILL VOIDS W/ 10MM CLEAN, WASHED #24 GRAVEL. RIVER ROCK TO STAMP PRODU.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR. TIMER CLOCK LOCATION IS IN THE WATER ENTRY ROOM LEVEL P1. REFER TO ELECTRICAL.

## BOULEVARD NOTES

- STREET TREES TO BE AS PER PLANT LIST.
- CITY TO REVIEW AND APPROVE TREES ON SITE PRIOR TO PLANTING.
- CONTRACTOR RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDER GROUND SERVICES AND ANY DAMAGES TO THE SAME CAUSED BY HIS WORK.
- CONTRACTOR TO GIVE TIMELY NOTICE TO ALL RELATED UTILITIES (E.G. HYDRO, FORTIS GAS, TELCO, ETC.) WHERE HIS WORK MAY AFFECT ANY UTILITIES.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF VICTORIA STANDARDS AND APPROVAL.
- TREE LOCATIONS SHOWN ARE APPROXIMATE ONLY. STAKE LOCATIONS ON SITE AND SECURE VICTORIA PARKS APPROVAL PRIOR TO DIGGING. ENSURE THERE ARE NO UNDERGROUND UTILITY CONFLICTS PRIOR TO DIGGING.
- ALL BOULEVARDS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO CITY OF VICTORIA APPROVAL, EXCEPT HERALD STREET FOR ESTABLISHMENT ONLY.
- WATER TO BE SUPPLIED FROM DEVELOPMENT WITH ISOLATION VALVE PROVIDED IN BOULEVARD ON CITY SIDE TO CITY REQUIREMENTS AND APPROVAL.
- PROVIDE SHOP DRAWINGS TO CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- COORDINATE IRRIGATION SLEEVES, TIMER LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR TO CITY OF VICTORIA APPROVAL.
- PROVIDE IRRIGATION AS-BUILT DRAWINGS TO CITY OF VICTORIA UPON COMPLETION.
- ALL WORKS TO CITY OF VICTORIA STANDARDS AND APPROVAL.
- SHOULD CITY REQUIREMENTS DIFFER FROM CRITERIA AND STANDARDS ABOVE CITY OF VICTORIA STANDARDS WILL APPLY.

## BOULDER SCHEDULE

- BOULDERS FOR SITE TO BE WELL ROUNDER, CLEAN & WASHED TO MATCH RIVER ROCK TO LANDSCAPE ARCHITECT PRE-APPROVAL.
  - BOULDERS ARE TO BE PLACED IN LANDSCAPE AREAS AS FOLLOWS:
- | SIZE   | 1.25 M DIA. TOTAL (1) | 1.00 M DIA. TOTAL (2) | .75 M DIA. TOTAL (3) |
|--------|-----------------------|-----------------------|----------------------|
| LARGE  | 15 CM POT             | 15 CM POT             | 15 CM POT            |
| MEDIUM | 21 CM POT             | 21 CM POT             | 21 CM POT            |
| SMALL  | 21 CM POT             | 21 CM POT             | 21 CM POT            |
- LAYOUT & PLACEMENT OF ALL BOULDERS AS PER PLAN TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ISSUED FOR CONSTRUCTION APRIL 22, 2015

DATE	BY	REVISION
05/06/15	S.P. RESIDENTIAL ADOPT	
DATE	BY	REVISION
APRIL 22, 2015	J.P.	
DATE	BY	REVISION
05/06/15	S.P. RESIDENTIAL ADOPT	
DATE	BY	REVISION
05/06/15	S.P. RESIDENTIAL ADOPT	



HUDSON WALK  
VICTORIA, B.C.

Received  
City of Victoria



PLANTING PLAN

LT

MAY 07 2015

Planning & Development Department  
Development Services Division









## Planning and Land Use Committee Report For Meeting of October 16, 2014

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**To:** Planning and Land Use Committee      **Date:** September 25, 2014  
**From:** Mike Wilson Senior Planner – Urban Design, Development Services Division  
**Subject:** **Development Permit Application with Variances #000375 for 755 Caledonia Street** - Application to permit subdivision and construction of a 16-storey, multi-unit residential building

---

### Executive Summary

The purpose of this report is to provide information, analysis and recommendations regarding a Development Permit Application with Variances for the property located at 755 Caledonia Street. The applicant proposes a mixed-use development called the "Hudson Walk" which will include residential and commercial uses within a 16-storey building. The proposal represents the first phase of a two-phase development. The applicant proposes to subdivide the existing parcel.

The following points were considered in assessing these applications:

- Two variances to the *Zoning Regulation Bylaw* are proposed including the location of residential uses at grade and an increase in building height from 43 m to 46 m. Both variances are considered appropriate for this location.
- The proposal is generally consistent with the applicable design guidelines found within the *Downtown Core Area Plan*, 2011.
- The provision of a through-block carriageway in this location is consistent with City Policy and the applicant has offered to secure public access over this area via a legal agreement.
- Underground parking will be provided with access off Caledonia Avenue. The applicant proposes a total of 210 parking stalls.

The Application was presented to the Advisory Design Panel (ADP) on August 27, 2014. The ADP recommended that Council support the Application subject to conditions. The applicant has revised the Application in accordance with the recommended revisions.

Staff recommend that Council support this Application.

### Recommendations

That Development Permit with Variances #000375 for 755 Caledonia Avenue proceed to a Hearing, in accordance with plans date stamped August 18, 2014, for Development Permit with Variances #000375, subject to:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 6.8.1(e) – Variance to permit residential use on the first storey;
  - b. Section 6.8.3(c) – Variance to increase building height from 43 m to 46 m.



2. The registration of a legal agreement to secure public pedestrian and vehicle access over the proposed through-block carriageway to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
3. That Council authorize City of Victoria staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,



Mike Wilson  
Senior Planner – Urban Design  
Development Services Division



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

\_\_\_\_\_  
Jason Johnson

Date: \_\_\_\_\_

MW:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000375\PLUSC PLANNING REPORT TEMPLATE REZ2.DOC

## **1.0 Purpose**

The purpose of this report is to provide information, analysis and recommendations regarding a Development Permit Application with Variances for the property located at 755 Caledonia Avenue.

## **2.0 Background**

### **2.1 Description of Proposal**

The applicant is proposing a mixed-use development called the "Hudson Walk" that will include residential and commercial uses within a 16-storey building. The applicant proposes to subdivide the parcel as this proposal represents the first phase of a two-phase development.

Underground parking (210 stalls) will be provided with access off Caledonia Avenue. A through-block carriageway is proposed connecting Herald Street with Caledonia Avenue.

Two variances to the *Zoning Regulation Bylaw* are proposed with respect to the location of residential uses at grade and an increase in building height from 43 m to 46 m.

Exterior building materials include:

- brick veneer
- painted architectural concrete with reveals
- clear glazing in prefinished aluminum frames
- aluminum guardrails and gates
- vertical spandrel glazing.

Landscaping materials for the mid-block carriageway and open space include:

- pavers and flush concrete curbs
- tree grates
- planter walls
- various tree and shrub species (noted on planting plan)
- exterior lighting.

### **2.2 Sustainability Features**

The applicant has provided a LEED scorecard and is intending to meet as many of the requirements as indicated. The applicant indicates that they are targeting 51 points. This would equate to a LEED Silver standard but certification will not be sought. The LEED scorecard has been attached to this report.

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

The site is currently vacant and has remained in an excavated state for several years. The CA-60 Zone, Radius District, permits a range of uses including commercial and residential. The density allowance within this Zone is set at a base of 3:1 FSR without the provision of amenities. If the amenities are provided in accordance with the Master Development Agreement, the density entitlement increases to 4.85:1 FSR. This Application proposes a density of 2.96:1.



## 2.4 Data Table

The following data table compares the proposal with the CA-60 Zone, Radius District. An asterisk is used to identify where the proposal is less stringent than the CA-60 Zone.

Zoning Criteria	Proposal	Existing Zone Standard CA-60
Site area (m <sup>2</sup> ) - minimum	3727.7	n/a
Total floor area (m <sup>2</sup> ) - maximum	11,016	n/a
Density (Floor Space Ratio) - maximum	2.96:1	3.0:1
Height (m) - maximum	46*	43
Storeys - maximum	16	n/a
Site coverage (%) - maximum	50.5	n/a
Setbacks (m) - minimum		
Front - Caledonia	3	1/5 setback ratio over 10 m in height
Rear - Herald	3.1	1/5 setback ratio over 10 m in height
Side - East	13.4	4.5
Side - West	0.86	0
Parking	210 (proposed)	120 (minimum)
Visitor Parking - minimum 10% of total parking provided	12	12
Bicycle Storage - minimum	207	173
Bicycle Rack - minimum	12	8

## 2.5 Legal Description

Lot 1 of Lots 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728 and 729, Victoria City, Plan VIP83911 except that part in Plan VIP86828.

## 2.6 Relevant History

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, if amenities are not provided, and a maximum density of 4.85:1 FSR, if amenities are provided, that include the following:

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of zoning requirements
- at least 20% open site space

- a 3 m wide carriageway secured by Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800 m<sup>2</sup> of floor area exclusively for residential use.

Following rezoning, the previous landowner excavated the site in preparation for development and to remediate the site in accordance with the Provincial Ministry of Environment Site Contamination Regulations. The site was remediated, but the previous landowner did not proceed with the project that was envisioned at the time of rezoning. The site remains in an excavated state.

## **2.7 Consistency with Design Guidelines**

The subject property is designated within Development Permit Area 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.

### **2.7.1 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 generally consistent with the Guidelines, however, staff have provided further analysis on minor design-related issues in Section 4 of this report.

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

The intent of the Guidelines contained within the DCAP is to ensure new development is integrated into the existing neighbourhood 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 Application is generally consistent with the guidelines, however, staff have provided further analysis on minor design-related issues in Section 4 of this report.

## **2.8 Community Consultation**

In compliance with the *Community Association Land Use Committee (CALUC) Procedures for Processing Variances*, the Application was referred to the Downtown Residents Association (DRA) for comment. A letter from the DRA is attached to this report.

This Application proposes variances, therefore, consistent with the City's *Land Use Procedures Bylaw*, it requires notification, sign posting and a Hearing.



## **2.9 Consistency with Master Development Agreement**

There is a Master Development Agreement (MDA) registered on the property's title as part of a previous Rezoning Application process. The MDA details delivery of public amenities required for the density lift, but it also permits development to proceed under the base density scenario without the provision of amenities consistent with the regulations in the CA-4 Zone.

## **3.0 Issues**

The following issues are associated with this Application:

- at-grade building interface with through-block carriageway, Herald Street and Caledonia Avenue
- increase in building height
- Statutory Right-of-Way
- encroachment for underpinning.

## **4.0 Analysis**

### **4.1 At-Grade Interface with Through-Block Carriageway, Herald Street and Caledonia Avenue**

The subject site presents some challenges with regard to changes in grade. The site generally slopes from east to west. The through-block carriageway also slopes downward from south to north. The applicant has proposed stairs between the retail units and the through-block carriageway in order to deal with the change in grade.

With regard to Herald Street, the applicant proposes retail uses set back 3.1 m from the street edge. Due to the change in grade, the entry points to the building are separated by up to five stair risers. Staff had suggested revisions to this interface in order to provide retail units that are designed to meet the grade of the public sidewalk. The applicant has maintained the proposed stairs stating that there are significant cost implications to rectifying this issue. This issue was reviewed by the ADP, and no concern was expressed with respect to this issue.

The applicant proposes residential units at grade fronting Caledonia Avenue. This requires a variance from the *Zoning Regulation Bylaw*. Staff recommend that the Committee support this variance as the subject site is on the northern edge of the Central Business District. It is expected that the opposite side of Caledonia Avenue will include residential uses at grade.

### **4.2 Increase in Building Height**

The applicant proposed an increase in building height above the CA-60 Zone standard of 43 m. The plans, as shown, indicate a 45 m tall building. The applicant proposes a 3 m increase in height to 46 m. The additional metre in height is requested in order to provide some minor flexibility in design development as the project moves through to working drawings. The applicable DCAP policy envisions buildings potentially up to 60 m in this location. Staff recommend that the Committee support the proposed increase in building height.

### **4.3 Statutory Right-of-Way**

The applicant has offered a Statutory Right-of-Way for public access (vehicle and pedestrian) over the through-block carriageway. Staff recommend that this agreement be finalized prior to a Hearing.

### **4.4 Encroachment for Underpinning**

The proposed development includes an underground parking structure. If the excavation requires anchor-pinning into the City Right-of-Way during the excavation process, this would need to be legally secured to the satisfaction of the Director of Engineering and Public Works and the City Solicitor. This will allow temporary shoring anchors to be placed in the public Right-of-Way under all infrastructure and then abandoned once shoring is no longer required. The anchors will be left in the Right-of-Way as there is no practical way to remove them once the building walls are installed. There should be no impact to the existing City of Victoria or utility infrastructure.

### **5.0 Resource Impacts**

There are no resource impacts anticipated with this development.

### **6.0 Conclusions**

The proposal to construct a 16-storey residential building is consistent with many of the design guidelines prescribed within Development Permit Area 2 and has benefited from design revisions as recommended by the ADP. The proposed variances, related to an increase in height and to allow residential uses at grade, are both considered appropriate given the local context and relevant City policies. Staff recommend that the Committee support the Application.

### **7.0 Recommendations**

#### **7.1 Staff Recommendations**

That Development Permit with Variances #000375 for 755 Caledonia Avenue proceed to a Hearing, in accordance with plans date stamped August 18, 2014, for Development Permit with Variances #000375, subject to:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 6.8.1(e) – Variance to permit residential use on the first storey;
  - b. Section 6.8.3(c) – Variance to increase building height from 43 m to 46 m.
2. The registration of a legal agreement to secure public pedestrian and vehicle access over the proposed through-block carriageway to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.



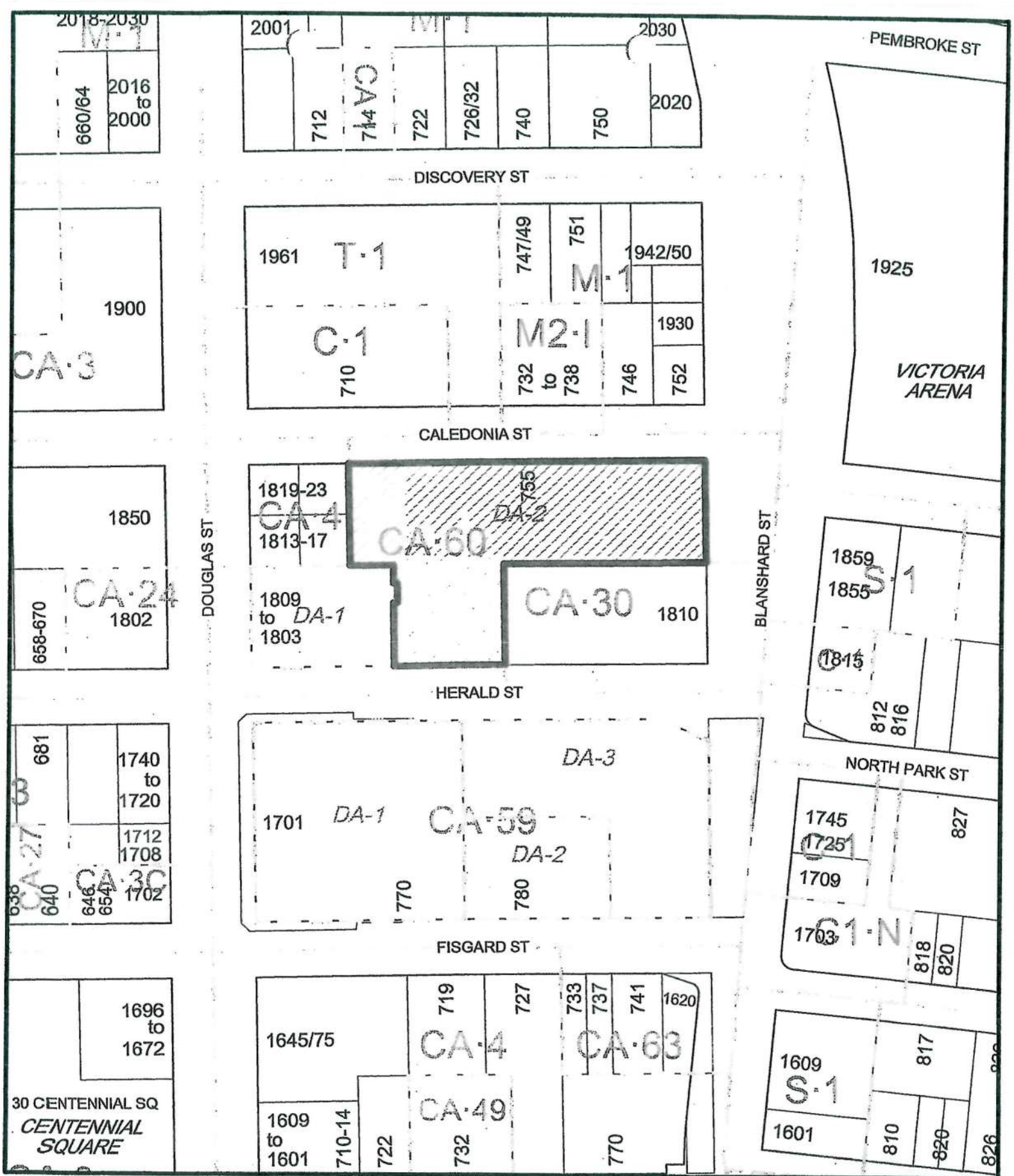
3. That Council authorize City of Victoria staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
4. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

## **7.2 Alternate Recommendation (Decline)**

That Council decline Development Permit with Variances #000375 for 755 Caledonia Avenue.

## **8.0 List of Attachments**

- Zoning map
- Aerial map
- Letter from Applicant dated June 9, 2014, and September 18, 2014
- LEED Scorecard dated September 19, 2014
- Plans date stamped September 18, 2014
- Letter from Downtown Residents Association dated August 20, 2014.



755 Caledonia Avenue  
Development Permit #000375







755 Caledonia Avenue  
Development Permit #000375



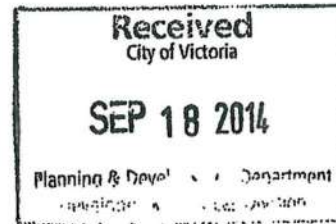




September 16, 2014

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

Dear Mayor Fortin and Council,



**RE: Hudson Walk Phase 1, 755 Caledonia Ave.  
Development Permit Application #000375  
Design Response , Advisory Design Panel Review, August 27<sup>th</sup>**

The Townline Group of Companies on behalf of PTR Development Holdings LTD. is pleased to provide this letter outlining our design response for Hudson Walk from both comments/recommendations provided by the Advisory Design Panel (ADP) on August 27<sup>th</sup>.

The draft minutes of the ADP recommend that Council approve the Development Permit Application subject to the following:

- *Reconsideration of the design of the roof termination to further accentuate the top of the building possibly through further colour change or other minor articulation.*

In response to this, Raffi Architects have extended the colour change to be pronounced on the upper two storeys of the tower. Further, the upper cornice detail has been emphasized to appear stronger and the use of glass canopies further helps the upper articulation of creating a prominent tower top. Options to increase glazing on the upper floors of the tower were explored however with the already significant amount of glazing, the changes made the overall tower design appear incoherent. A simple 3D snapshot from digital model is enclosed for reference.

- *Reconsideration of the design of the entrance facing the carriageway such that it is more prominent when viewed from both Herald Street and Caledonia Avenue and to further develop the native garden on the corner of Caledonia Avenue and the carriageway.*

The residential canopy has been redesigned to extend further out, making it more visible from both Herald Street and Caledonia Avenue. Further, signage has been added to assist in way finding to the main residential entrance off the Carriage Way. This includes signage on the south facing wall by the residential entrance which will be visible from Herald Street and a monument sign featured as part of the native garden and visible from Caledonia Ave. A simple 3D snapshot from digital model illustrating this is enclosed for reference.

- *Consideration of better security measures for the patio of the northwest townhouse*

An ornamental fence has been added to patio at this location. Further security measures will be implemented as the building design is refined including exterior lighting along the loading bay.





- *Consideration of an architectural element to better wrap the corner at Caledonia Avenue and the carriageway.*

The proposed landscaping element (i.e. native garden) at the Northeast corner of the building has been revised to help transition from the sidewalk into the Carriage Way. The grades of this feature have been changed to include stepped seat walls and a monument sign. The patio on the second floor of the townhouse unit on this corner has been opened up to the North and East. A simple 3D snapshot from digital model illustrating this is enclosed for reference.

A number of further revisions have been made to Hudson Walk based on comments and recommendations from City staff reviews of the project. These include:

- Addition of a gate with man-gate at the proposed loading bay off of Herald Street;
- Addition of an ornamental rock pattern on the roof of the podium intended to mimic the outline of Victoria Harbour. This will be a visually stimulating feature for residents and occupants of nearby buildings;
- Creation of an active secondary entrance off of Caledonia which will serve as a secured secondary entrance for residents in the building;
- Vine planters on the retail podium on the upper trellis have been deleted as directed by Townline based on consideration of the panel discussion from the August 27<sup>th</sup> ADP meeting.

Townline is excited to move ahead with the development of Phase 1 of Hudson Walk. We are pleased that City staff has provided their general support and constructive feedback on the project to date and feel confident in our plans to commence construction in early 2015. We look forward to Hudson Walk becoming an important part of downtown Victoria and another successful part of the Hudson District.

Sincerely,

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

CC: Rick Ilich, President Townline, Group of Companies  
Steve Jedreich, VP Development, Townline Group of Companies

Enclosed: Supplementary Design Illustrations



**TOWNLINE**  
GROUP OF COMPANIES

120-13575 Commerce Parkway  
Richmond, BC, Canada V6V 2L1

Main 604 276 8823  
Fax 604 270 0854

[www.townline.ca](http://www.townline.ca)

September 19, 2014

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

Dear Mayor Fortin and Council,

**RE: Development Permit Application - "Hudson Walk" Phase 1,  
755 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 Phase 1 of Hudson Walk at 755 Caledonia Ave. Situated on the former Radius site, Hudson Walk will be a two phased development that will be an integral part of Townline's flourishing Hudson District. Please find below a summary of the design and general supporting information outlining the project details, requested variances and project phasing.

#### **Project Information**

The entire Radius site is 6185 m<sup>2</sup> (66,500 s.f.) and is bounded by Caledonia Avenue to the north, Herald Street to the south, Blanshard to the east. The site sits adjacent to the fronting commercial and office use along Douglas Street. The entire site slopes at approximately 5% from Blanshard to Douglas and has been sitting excavated to approximately 2.5 levels below grade since it was purchased by PTR Development Holdings LTD. A previous development permit (i.e. Development Permit #000248) was approved for the entire site in November 2011.

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. A phasing strategy for the subject property is discussed later in this letter, however the intent is only to develop Phase 1, equivalent to 60% of the site (i.e. 372.7 m<sup>2</sup>) and apply for subdivision to split Phase 2 for future development.

#### **Project Overview**

The proposed application for Phase 1 of Hudson Walk is for a mixed use residential and commercial development that will consist of a 13 storey tower on top of a 3 storey podium. This phase will also see the construction of mid-block connection from Herald Street to Caledonia Street providing an extension of the "Carriage Way" from the Hudson District. This will provide a logical link between the two blocks, creating a unique urban experience that mixes pedestrian, bicycle and vehicular uses.

The proposed Hudson Walk Phase 1 building includes 170 residential units ranging in size from 38 m<sup>2</sup> up to 130 m<sup>2</sup> with a mix of studios, 1 and 2 bedroom units, podium garden units and at-grade townhouse units. Similar to our Hudson Mews project which recently completed in June of this year, Hudson Walk is being planned as a purpose built market rental building. The demand and interest in our Hudson Mews project has helped to inform our unit types and the building amenities which will include a resident lounge, gym and outdoor amenity space. Our recent market data from the Hudson Mews project indicates there will be a continued demand for rentals in downtown Victoria from students,



urban professionals, young families and seniors. Units will feature contemporary finishes and unique features such as built in workstations, large balconies with rewarding views.

The retail component of the project will provide 760 m<sup>2</sup> (8200 s.f.) of commercial space fronting off of Herald Street and lining the Carriage Way. The easy connection across Herald Street will provide a coherent extension of the retailers at the Hudson building and in the Victoria Public Market. This will space will likely attract a complementary tenant(s) and will further enhance the urban renewal in this area of Downtown Victoria.

Underground parking will provide 210 parking stalls which will serve the residential and commercial uses of the building as well as provide excess capacity for nearby office buildings. Parking access will be focused on the West side of the building at Caledonia Street utilizing an existing access into the parkade used for the building at 1803 Douglas Street. The project will also accommodate 219 bike parking stalls for both residential and commercial tenants through a series of secure bike rooms that are easily accessed.

### **Architectural and Landscape Design**

Phase 1 of Hudson Walk will feature a contemporary architectural style which respects the existing Heritage Conservation Area by combining classic elements and design cues from Downtown Victoria. Beginning at Herald Street, the three storey podium provides a strong visual connection and vista termination from the Carriage Way at the Hudson Block. City of Victoria design guidelines have been implemented to create a strongly articulated street wall effect along Herald Street in between the adjacent Jack Davis and 1803 Douglas office buildings. This portion of the project will be dedicated to street level retail uses that will encourage pedestrian flow into and around the building. Street furniture, glass canopies and numerous store front entrances will make this area very active and vibrant for pedestrians.

Above the two-storey retail units are residential garden units accessed of an exterior courtyard and resident amenity space. As one continues along the Carriage Way, a central plaza identified by varied paving patterns marks a transition point to the residential section of the building. A prominent main entrance into the residential tower is featured creating a strong sense of place for residents. This entry canopy will clearly demarcate the building entrance from both Caledonia and Herald Streets. Likewise, a wayfinding scheme of lighting, signage and other urban design elements will help to identify the main entrance to the residential tower.

The 13 storey tower sits atop a three storey podium, stepping back from a street wall along Caledonia and clearly illustrating a massing transition which illustrates a bottom, middle and top section of the building. Ground floor townhouse finished in brick wrap around this bottom of the building and down Caledonia, while upper floor units feature expansive glazing and generous patios.

The landscape design mimics that of the Carriage Way of the Hudson Block, street trees are strategically placed to create a strong pedestrian environment but also to allow for parking and loading zones to service the needs of the building tenants. The Northeast corner of the building features an indigenous shade garden that will soften the corner of the building, serving to enhance the pedestrian experience into the Hudson Walk and along Caledonia Street.

The current building shown for Phase 2 is of the same architectural style as that of Phase 1 featuring stepped street walls of brick, large windows and modern elements such as aluminum and glass balconies. The two buildings will be linked off of the Carriage Way, Phase 2 contemplates a prominent stepped courtyard which will address the grade difference and create a rewarding plaza space with opportunities for cafes, a restaurant patio or other programmed uses.



## Phasing Strategy

A massing and design scheme has been considered by Townline and has been shown as part of this application for context purposes only. Phase 2 is envisaged to be a 6 storey, 2458 m<sup>2</sup> (26,500 s.f.) mixed-use office and commercial building linked to Phase 1 off of the Carriage Way. This phase would see the addition of 240 underground parking stalls and the requisite secured bicycle parking. The parking between phases would be linked at planned connection points and centrally accessed off the main entrance point off of Caledonia.

Our seeking application for Phase 1 only at this time is in part due to a conservative approach to the considerable investment in building out the entire project. The office market in Victoria at this time does not support the development of office space without a secure anchor tenant. Should an opportunity to develop this Phase be presented, Townline will proceed with a Phase 2 development and building permit for this portion on Hudson Walk. Further, the City of Victoria's 2012 OCP document now supports a density in this area of downtown at 6:1 FSR and should market conditions favour a larger project in the future, Townline may seek to rezone the second portion of the site and revise the strategy for Phase 2. To summarize, the Phase 1 and Phase 2 statistics are as follows:

	<u>Phase 1 (for Development Application)</u>	<u>Phase 2 (for context purposes only)</u>
<i>Site Area</i>	3727.7 m <sup>2</sup>	2458.9 m <sup>2</sup>
<i>Residential</i>	10199.11 m <sup>2</sup>	N/A
<i>Commerical</i>	795.14 m <sup>2</sup>	TBD
<i>Office/Commercaill</i>	N/A	7,376.7 m <sup>2</sup>
<i>Parking</i>	210 space	240 spaces (max)
<i>Bicycle Parking</i>	219 spaces	TBD
<i>FSR</i>	2.95:1	3:1 (balance)

## Subdivision Application and Air Space Parcel Submission

A subdivision application to create two separate parcels as designated by Phase 1 and Phase 2 is being submitted concurrently to the City of Victoria's Land Development Section. As the project proceeds into detailed design, an Air Space Parcel proposal will also be developed that will be presented to the City for initial review.

It should be noted that this subdivision and phasing strategy has been discussed and received input from senior planning staff at the City of Victoria.

## Variances Requested

This application is seeking the following two variances:

- **Ground floor residential with street entrances** – The residential component of phase 1 of the tower contemplates at grade townhouse units fronting off the carriageway and off of Caledonia Street. The CA-4 district does not permit ground floor residential use. The rationale behind this is twofold; first the townhouse units introduce a different unit typology to the project which will broaden the appeal of the complex for renters. Secondly, Townline's analysis of the local



market does not feel that retail or commercial at this end of the Carriage Way or along Caledonia would be successful.

- **3.0 metre height variance for residential tower (CA-4 Height Limit is 43m)** – a 3.0 metre height variance is requested to allow for the building to sit at 45m above the average grade calculated for the entire Radius site which is 19.89m. As we are at this stage only seeking development approval for Phase 1, the average grade calculation on this portion of the site results in our current design exceeding the 43m limit. Preliminary discussions with City of Victoria planning staff confirmed support for this variance, understanding that the preliminary massing design of the project considered the average grade of the entire Radius site and also be mentioned that Victoria's Official Community Plan from 2012 envisages this area have a 60m height limit. The 2m height variance will allow for any variances in the design that may arise once final structural engineering is completed for the project.

#### **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 have been completed and 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.

The project will also bring forth street front improvements on both Herald Street and most importantly will be an initial piece in the development of the Caledonia Greenway as designated by the City of Victoria's Greenways Plan.

It goes without saying that Hudson Walk will play an important role in the urban renewal underway in this area of Downtown Victoria. Townline's investment in the Hudson District will only prompt further interest for further development in the immediate vicinity. The recent success in our opening of the Hudson Mews Rental Tower and the Victoria Public Market are indicative of the growing popularity of this neighbourhood as a destination for both tourists and locals.

Townline is excited to move ahead with the development of Phase 1 of Hudson Walk. We intend to submit a Building Permit shortly after Design Panel with the focus on starting construction as soon as possible. Our aim is to start construction by the end of the year. Our experience thus far in working with the City of Victoria staff on both the Hudson, Victoria Public Market and Hudson Mews 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 HUDSON WALK- Residential Tower & Mixed-use Podium

Received  
City of Victoria

SEP 19 2014

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
1			Credit 1	Site Selection	1	Avoid development of inappropriate sites to reduce envir. Impact
5			Credit 2	Development Density and Community Connectivity	3, 5	Channel developments to urban areas with existing infrastructure, protect habitat
1			Credit 3	Brownfield Redevelopment	1	Contaminated site has been remediated
6			Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6	Public transportation access
1			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	Bicycle storage & change rooms
3			Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	Hybrid and alternative fuel vehicles
2			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
		0	Credit 5.1	Site Development: Protect and Restore habitat	1	Conserve existing natural areas/ restore damaged areas to provide habitat
		0	Credit 5.2	Site Development: Maximize Open Space	1	Vegetated open space
		0	Credit 6.1	Stormwater Design: Quantity Control	1	Rate and Quantity - managing storm water runoff
		0	Credit 6.2	Stormwater Design: Quality Control	1	Increase on site filtration and eliminating contaminants
1			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
1			Credit 7.2	Heat Island Effect: Roof	1	Vegetated roof for 50% of roof area or hi-albedo roof to reduce heat absorption
		0	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
2			Credit 1	Water Efficient Landscaping	2, 4	Reduce by 50%; No potable water used for irrigation
		0	Credit 2	Innovative Wastewater Technologies	2	
2			Credit 3	Water Use Reduction	2 - 4	Reduce by 30%-35%-40%



Yes ? No

5 0 0

**Energy & Atmosphere**

35 Points

✓		
✓		
✓		
5		
		0
		0
		0
		0
		0

- Prereq 1 **Fundamental Commissioning of Building Energy Systems**
- Prereq 2 **Minimum Energy Performance**
- Prereq 3 **Fundamental Refrigerant Management**
- Credit 1 **Optimize Energy Performance**
- Credit 2 **On-Site Renewable Energy**
- Credit 3 **Enhanced Commissioning**
- Credit 4 **Enhanced Refrigerant Management**
- Credit 5 **Measurement and Verification**
- Credit 6 **Green Power**

- Required
- Required
- Required
- 1 - 19 Improve by 20% for new buildings
- 1 - 7
- 2
- 2
- 3
- 2

Yes ? No

6 0 0

**Materials & Resources**

14 Points

✓		
		0
		0
1		
		0
2		
2		
1		
		0

- Prereq 1 **Storage and Collection of Recyclables**
- Credit 1.1 **Building Reuse: Maintain Existing Walls, Floors, and Roof**
- Credit 1.2 **Building Reuse: Maintain Interior Non-Structural Elements**
- Credit 2 **Construction Waste Management**
- Credit 3 **Materials Reuse**
- Credit 4 **Recycled Content**
- Credit 5 **Regional Materials**
- Credit 6 **Rapidly Renewable Materials**
- Credit 7 **Certified Wood**

- Required
- 1 - 3
- 1
- 1 - 2 Divert 50%- 75% from landfill
- 1 - 2
- 1 - 2 Use building material with 15% recycled content
- 1 - 2 Use building material 20% extracted and manufactured locally
- 1 Bamboo flooring
- 1

Yes ? No

11 0 0

**Indoor Environmental Quality**

15 Points

✓		
✓		
1		
1		
1		
		0
1		
1		
1		
		0

- Prereq 1 **Minimum Indoor Air Quality Performance**
- Prereq 2 **Environmental Tobacco Smoke (ETS) Control**
- Credit 1 **Outdoor Air Delivery Monitoring**
- Credit 2 **Increased Ventilation**
- Credit 3.1 **Construction IAQ Management Plan: During Construction**
- Credit 3.2 **Construction IAQ Management Plan: Before Occupancy**
- Credit 4.1 **Low-Emitting Materials: Adhesives and Sealants**
- Credit 4.2 **Low-Emitting Materials: Paints and Coatings**
- Credit 4.3 **Low-Emitting Materials: Flooring Systems**
- Credit 4.4 **Low-Emitting Materials: Composite Wood and Agrifibre Products**

- Required
- Required
- 1 Install Co2 monitoring equipment
- 1 Naturally ventilated spaces
- 1 Prevent indoor air quality problems for construction workers
- 1 Flush-out or air testing
- 1 Specifications
- 1 Specifications
- 1 Specifications
- 1 Specifications

1		
1		
1		
		0
		0
1		
1		

Credit 5 **Indoor Chemical and Pollutant Source Control**

Credit 6.1 **Controllability of System: Lighting**

Credit 6.2 **Controllability of System: Thermal Comfort**

Credit 7.1 **Thermal Comfort: Design**

Credit 7.2 **Thermal Comfort: Verification**

Credit 8.1 **Daylight and Views: Daylight**

Credit 8.2 **Daylight and Views: Views**

1 Minimize & control pollutants (3 m long entryway, MERV filters)

1 Occupant control

1 Occupant control

1

1

1

1

Yes ? No

3	0	0
---	---	---

## Innovation in Design

6 Points

1		
1		
		0
		0
		0
1		

Credit 1.1 **Innovation in Design**

Credit 1.2 **Innovation in Design**

Credit 1.3 **Innovation in Design**

Credit 1.4 **Innovation in Design**

Credit 1.5 **Innovation in Design**

Credit 2 **LEED® Accredited Professional**

1 Electric vehicle stalls - 25% roughed in

1 Maintenance Green Clean package

1

1

1

1

Yes ? No

2	0	0
---	---	---

## Regional Priority

4 Points

1		
1		
		0
		0

Credit 1 **Durable Building**

Credit 2.1 **Regional Priority Credit**

Credit 2.2 **Regional Priority Credit**

Credit 2.3 **Regional Priority Credit**

1

1 Extensive Community Connectivity

1

1





# HUDSON WALK

755 Caledonia Avenue, Victoria, B.C.

Received  
City of Victoria

SEP 18 2014

Planning & Development Department  
Development Services Division

## SOUTH-EAST VIEW

DRAWING LIST	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	PROJECT DATA
A0.02	CONTEXT PLAN AND PHOTO STRIP
A0.03	SHADOW STUDY SUMMER SOLSTICE
A0.04	SHADOW STUDY SPRING EQUINOX
A0.05	AVERAGE GRADE CALCULATION
A0.06	FAR OVERLAY
A0.07	FAR OVERLAY
A0.08	RENDERINGS
A1.01	SURVEY PLAN
A1.02	SITE PLAN
A1.03	SITE SERVICING PLAN
A2.01	P3 PARKING
A2.02	P2 PARKING
A2.03	P1 PARKING
A2.04	MAIN LEVEL FLOOR PLAN
A2.05	L2 FLOOR PLAN
A2.06	L3 PODIUM FLOOR PLAN
A2.07	L4 PODIUM ROOF PLAN
A2.08	L5-L7 TYPICAL MID TOWER FLOOR PLANS
A2.09	L8-L15 TYPICAL UPPER TOWER FLOOR PLAN
A2.10	ROOF PLAN
A3.01	NORTH ELEVATION
A3.02	SOUTH ELEVATION
A3.03	WEST ELEVATION
A3.04	EAST ELEVATION
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
A4.03	BUILDING SECTIONS
A5.01	UNIT PLANS - STUDIO UNITS + 2 BDRM UNITS
A5.02	UNIT PLANS - 1 BEDROOM UNITS
A5.03	UNIT PLANS - 1 BEDROOM UNITS
A5.04	UNIT PLANS - 2 BEDROOM UNITS
A5.05	UNIT PLANS - TOWNHOUSE UNITS
A5.06	UNIT PLANS - TOWNHOUSE UNITS



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Drawing Issues Data

Rev#	Date	Description
1	04/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/02/2014	REVISED FOR DEVELOPMENT PERMIT
3	05/02/2014	RESPONSE TO ADP COMMENTS

RAFI ARCHITECTS INC.



404.688.3655  
404.688.3522  
info@rafiarchitects.com  
rafiarchitects.com

SUITE  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

TOWNLIN

HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

COVER SHEET

Date	Project No
09/18/2014 10:38:13 PM	13-26
Scale	Drawing No
	A0.00
Drawn By	
BMS	
File name	Rev

# PROJECT CONSULTANTS

## ARCHITECT:

RAFI ARCHITECTS INC.  
Suite 1-1600 HOWE STREET,  
VANCOUVER, B.C.  
V6Z 2L9  
TEL: 604-688-3655  
FAX: 604-688-3522  
E-MAIL: raf@rafiarchitects.com

## CERTIFIED PROFESSIONAL & CODE:

GHL CONSULTANTS LTD  
Suite 950 - 409 GRAHNSVILLE STREET,  
VANCOUVER, B.C. V6C 1T2  
TEL: 604-689-4449 Ext. 106  
FAX: 604-689-4419  
E-MAIL: k@ghl.ca

## STRUCTURAL ENGINEER:

READ JONES CHRISTOFFERSEN LTD.  
Suite 220 - 645 TYEE ROAD,  
VICTORIA, B.C. V8A 6X5  
TEL: 250-386-7794  
FAX: 250-381-7900  
E-MAIL: bpharson@rjc.ca

## MECHANICAL ENGINEER:

WILLIAMS ENGINEERING CANADA INC.  
#500-34077 GLADYS AVENUE  
ABBOTSFORD, B.C. V2S 2E8  
TEL: 604-855-7890  
FAX: 604-855-7891  
E-MAIL: dhyde@williamsengineering.com

## ELECTRICAL ENGINEER:

NEMETZ & ASSOCIATES  
2009 WEST 4TH AVENUE  
VANCOUVER, B.C. V6J 1N3  
TEL: 604-736-6562  
FAX: 604-736-9505  
E-MAIL: ron@nemetz.com

## BUILDING ENVELOPE:

AQUA-COAST ENGINEERING LTD.  
#201-5155 LADNER TRUNK ROAD  
DELTA, B.C. V4K 1V4  
TEL: 604-946-9910  
CELL: 604-314-0096  
E-MAIL: paul.bort@aquacoast.ca

## LANDSCAPE ARCHITECT:

LOWBARD NORTH GROUP (B.C.) INC.  
830 CONSUMMANT STREET  
VICTORIA, B.C. V8W 1R1  
TEL: 250-386-3336  
FAX: 250-386-4132  
E-MAIL: lombard@shaw.ca

## CIVIL ENGINEER:

STANTEC  
400 - 655 TYEE ROAD,  
VICTORIA, B.C. V8A 6X5  
TEL: 250-389-2345  
CELL: 250-216-1316  
FAX: 250-389-0514  
E-MAIL: ken.french@stantec.com



## NORTH-EAST VIEW

### PROJECT INFORMATION TABLE

#### PROJECT SUMMARY:

CIVIC ADDRESS:	755 CALEDONIA AVENUE, VICTORIA, B.C.
LEGAL ADDRESS:	P.1. 027-272-338 LOT 1 OF LOTS 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728, 729 VICTORIA CITY PLAN VP# 83911
OWNER:	PKT DEVELOPMENT HOLDINGS LTD.
AUTHORITY HAVING JURISDICTION:	CITY OF VICTORIA, B.C.
ZONING OVERVIEW:	EXISTING: CA-4 PROPOSED: CA-4
SETBACKS:	FRONT: 0m REAR: 0m SIDE: 4.5m SIDE: 4.5m
SITE AREA:	Phase 1: 3727.7m <sup>2</sup> Phase 2: N/A TOTAL: 6185.6m <sup>2</sup>
SITE COVERAGE:	50.5% N/A N/A
TOTAL FLOOR AREA:	11015.58m <sup>2</sup> N/A N/A
FLOOR SPACE RATIO:	2.955 N/A N/A
BUILDING AREA OVERVIEW:	Phase 1 Phase 2
RESIDENTIAL	10220.18 m <sup>2</sup> N/A
RETAIL/ COMMERCIAL	795.40 m <sup>2</sup> N/A

#### PARKING OVERVIEW:

VEHICLE PARKING REQUIREMENTS:			
LOADING	OFF-STREET REQUIRED	0	PROVIDED 2
APARTMENTS	0.7 PER UNIT = 0.7 x 171 =	120	120
RETAIL/ COMMERCIAL	1 PER 37.5m <sup>2</sup> = 795.40m <sup>2</sup> / 37.5m <sup>2</sup> =	22	22
VISITORS/ CARPOOLS	10% OF 120	12	12
NEIGHBOURING OFFICE BUILDING		56	56
TOTAL		162	210
PROPOSED VEHICLE PARKING:	Phase 1 Phase 2 TOTAL		
P1	68	N/A	N/A
P2	79	N/A	N/A
P3	62	N/A	N/A
	210	N/A	N/A
BICYCLE STORAGE REQUIREMENTS:			
RESIDENTIAL	1 PER UNIT = 171 CLASS 1 = 100% = 171 CLASS 2 = 6 SPACE RACKS PER BUILDING		PROVIDED 196
RETAIL/ COMMERCIAL	1 PER 205m <sup>2</sup> FOR FIRST 5000m <sup>2</sup> GROSS AREA 795.14m <sup>2</sup> / 205m <sup>2</sup> = 4 CLASS 1 = 50% = 2 CLASS 2 = 50% = 2		PROVIDED 11

#### RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE:	Phase 1	SIZE m <sup>2</sup>	Phase 2
BREAKDOWN PER UNIT TYPE:			
STUDIO	55	38-49 m <sup>2</sup>	N/A
1 BEDROOM	92	48-63 m <sup>2</sup>	N/A
2 BEDROOM	16	67-121 m <sup>2</sup>	N/A
TOWNHOME	8	56-131 m <sup>2</sup>	N/A
TOTAL	171		

Received  
City of Victoria

SEP 18 2014

ing & Development Department  
velopment Services Division

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Drawing Issue Date

Rev #	Date	Description
1	04/01/2014	ISSUED FOR DEVELOPMENT
2	11/02/2014	REVISED FOR DEVELOPMENT
4	11/02/2014	REVISED TO ADD COMMENTS

RAFI ARCHITECTS INC.



TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: raf@rafiarchitects.com  
www.rafiarchitects.com

SUITE 1-1600 HOWE STREET  
VANCOUVER, B.C. V6Z 2L9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Project Data  
PROJECT DATA

Date:	Project No:
09/18/2014 10:35:25 PM	13-26
Scale:	Drawing No:
1:1	A0.01
Drawn By:	
BMS	
File name:	Rev:





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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	08/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	ISSUED FOR DEVELOPMENT PERMIT
3	11/06/2014	ISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



TEL 604.688.3655

FAX 604.688.3522

EMAIL rafia@rafiarchitects.com

WWW rafiaarchitects.com

SUITE 201

1600 HOWE

VANCOUVER

V6Z 2L9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Context Plan  
CONTEXT PLAN  
AND PHOTO STRIP

Date	Project No.
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Scale	Drawing No.
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Drawn By	
GAS	
File name	Rev

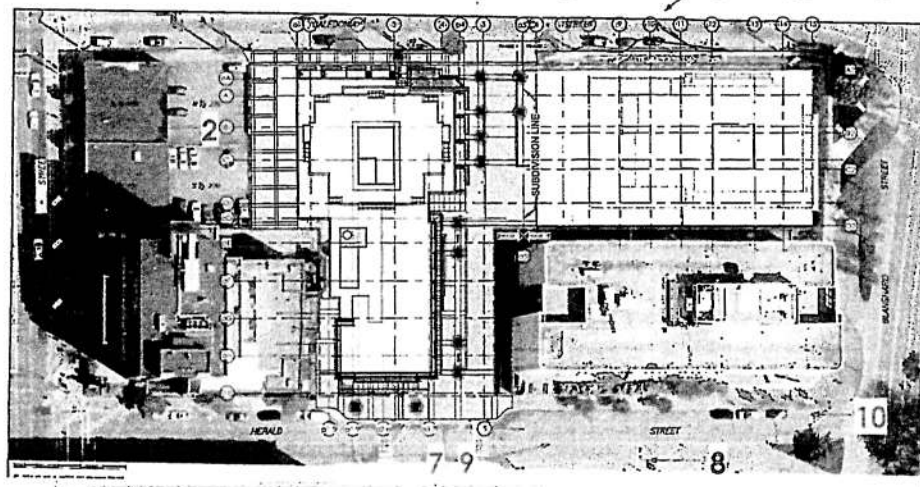
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1850

1802

658-570

6



BLANSHARD ST

1859

1855

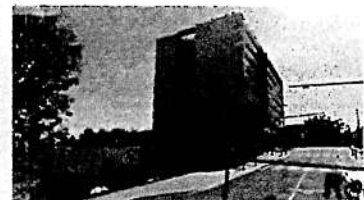
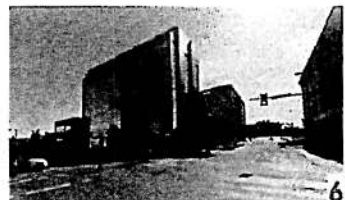
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812

816

NORTH PARK ST

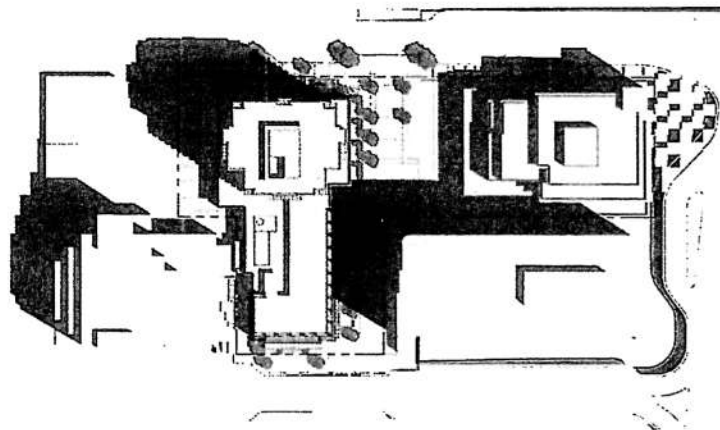
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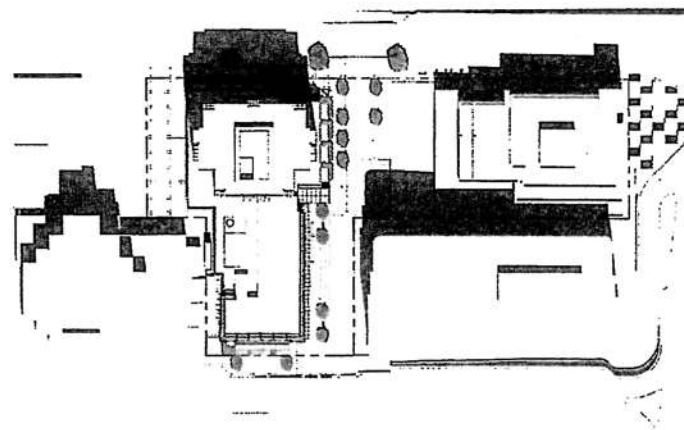
Redacted  
City of Victoria

SEP 18 2014

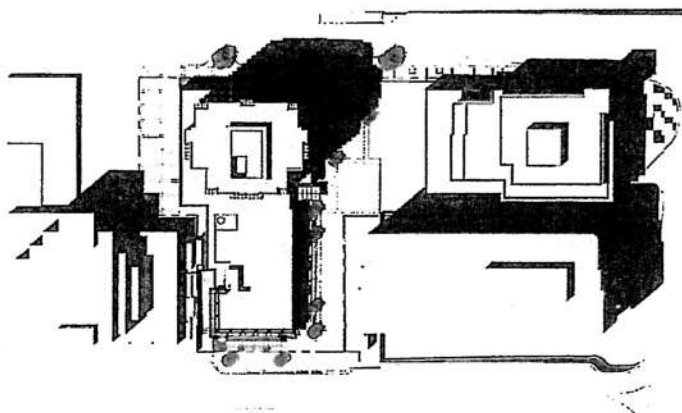
Planning & Development Department  
Development Services Division



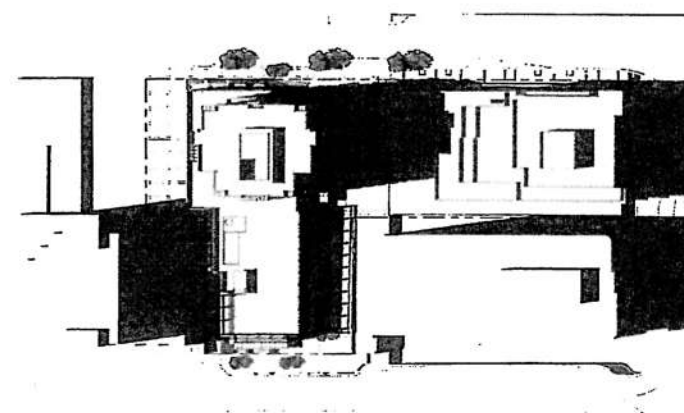
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SUMMER SOLSTICE - JUNE 22 - 12:00PM



SUMMER SOLSTICE - JUNE 22 - 2:00PM



SUMMER SOLSTICE - JUNE 22 - 4:00PM



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**Drawing Issue Data**

Rev #	Date	Description
1	03/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	17/06/2014	REVISED FOR DEVELOPMENT PERMIT
3	10/07/2014	REVISED TO ADD COMMENTS

**RAFI ARCHITECTS INC.**



TEL 604.688.3635  
FAX 604.688.3522  
EMAIL rafia@rafiarchitects.com  
WWW rafiaarchitects.com

SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2T9 CANADA

**TOWNLINE**

**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

**SHADOW STUDY  
SUMMER SOLSTICE**

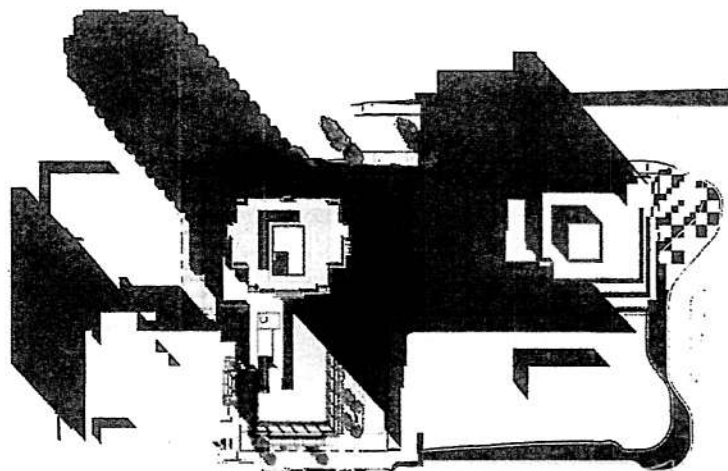
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03/06/2014 4:58:21 PM	13-26
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Drawn By	Rev
RAFI	
File name	

**Received**  
City of Victoria

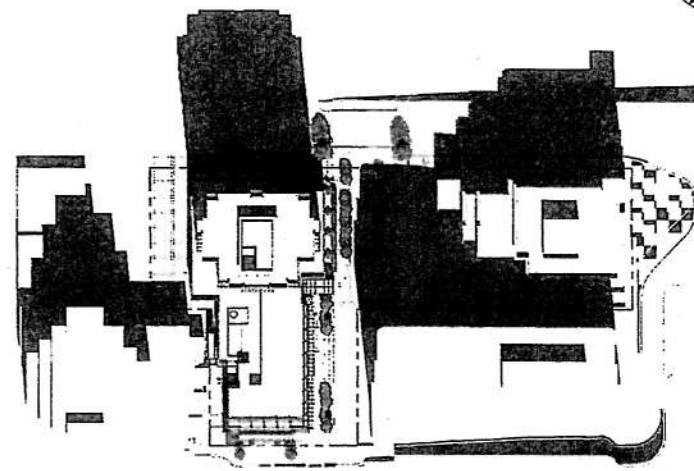
**SEP 18 2014**

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Development Services Division

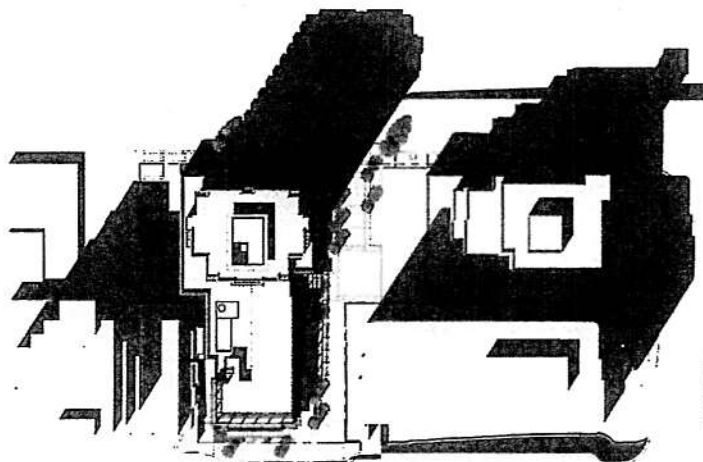




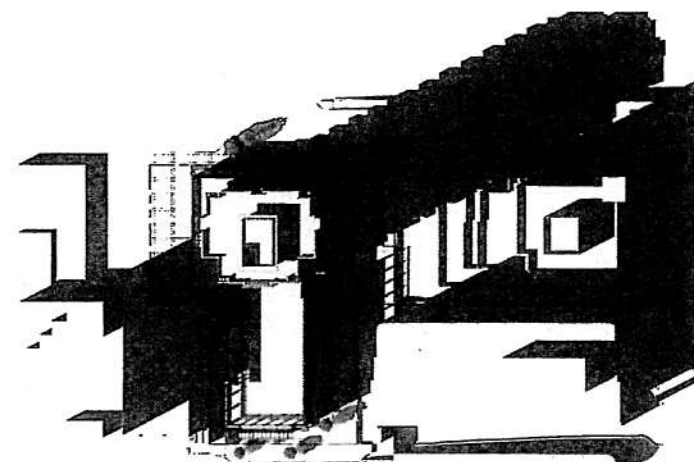
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SPRING EQUINOX - MARCH 21 - 12:00PM



SPRING EQUINOX - MARCH 21 - 2:00PM



SPRING EQUINOX - MARCH 21 - 4:00PM



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Drawing Title: Shadow Study

Rev#	Date	Description
1	03/20/2014	ISSUED FOR DEVELOPMENT
2	04/02/2014	REVISED FOR DEVELOPMENT
3	07/22/2014	RESPONSE TO ACP COMMENTS

RAFI ARCHITECTS INC.



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

SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
SHADOW STUDY  
SPRING EQUINOX

Date	Project No.
09/18/2014 5:21 PM	13-26
Scale	Drawing No.
1:100	A0.04
Drawn By	
HR	
File Name	Rev

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City of Victoria

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CALEDONIA STREET



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Rev#	Date	Description
1	04/02/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/04/2014	REVISED FOR DEVELOPMENT PERMIT
3	11/04/2014	REVISED FOR ADP COMMENTS

Revision Schedule

**RAFI ARCHITECTS INC.**  
 TEL: 604.688.3655  
 FAX: 604.688.3522  
 Email: raf@rafiarchitects.com  
 www.rafiarchitects.com  
 SUITE 0-N  
 1400 HOWE  
 VANCOUVER  
 V6Z 2Y9 CANADA

**TOWNLINE**

Address  
**HUDSON WALK,  
 755 Caledonia Ave.,  
 VICTORIA, B.C.**

Project Name  
**AVERAGE GRADE CALCULATION**

Drawn by	Project No
Scale	13-26
Drawn by	Drawn by
File name	Drawn by
	Drawn by

Received  
 City of Victoria

SEP 18 2014

Planning & Development Department  
 Development Services Division

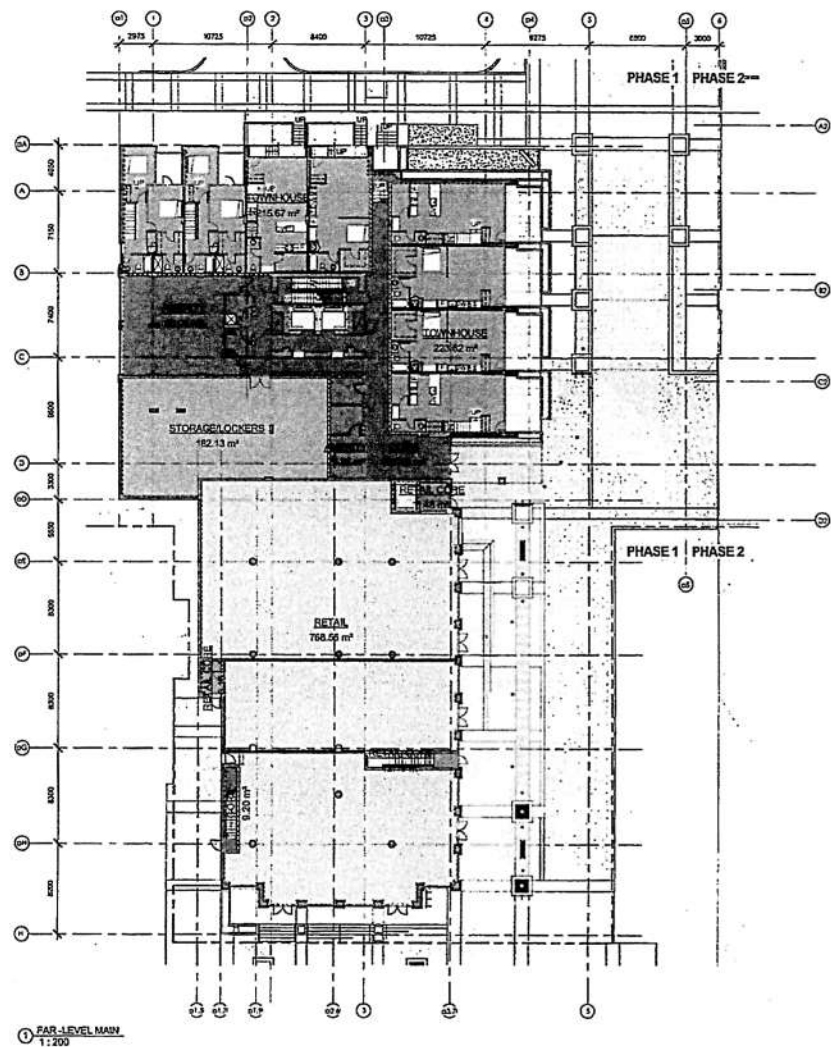
HERALD STREET

① AVERAGE GRADE CALCULATION  
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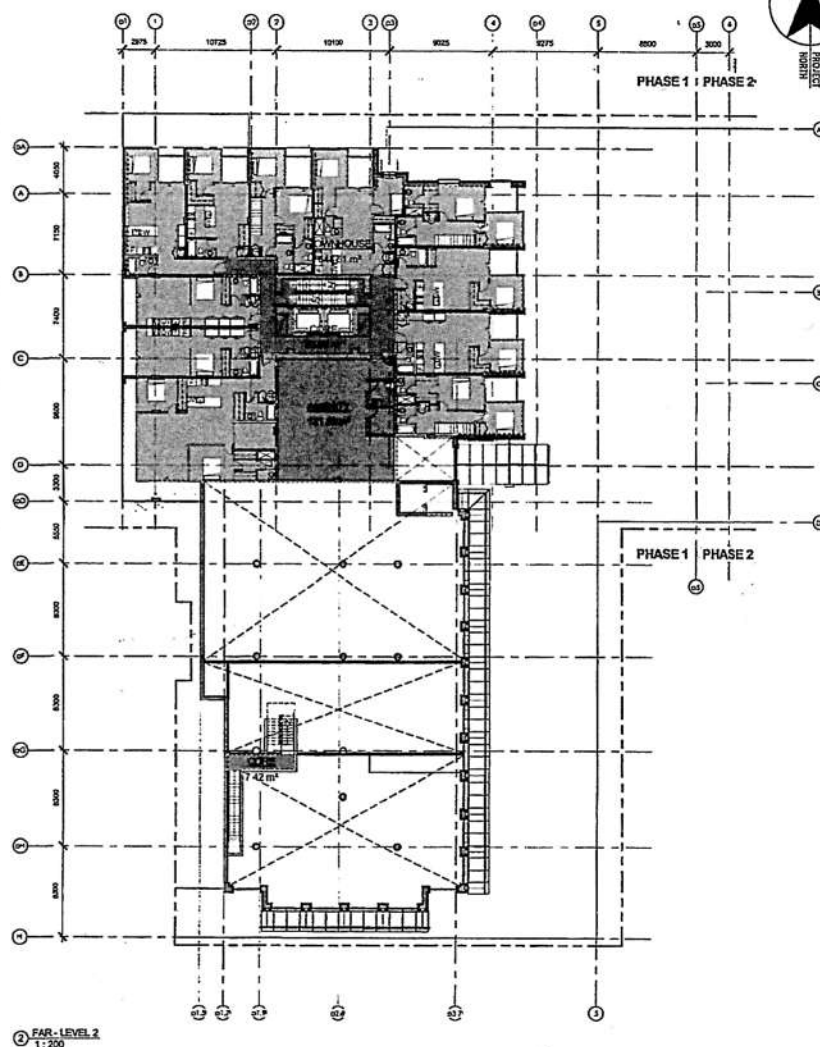
PHASE 1 AVERAGE GRADE CALCULATION

POINTS	FIRST ELEVATION	SECOND ELEVATION	L	X
A-B	18.18	17.8	23.09	282.30
B-C	17.8	17.84	2.88	50.11
C-D	17.84	18.67	12.81	238.46
D-E	18.67	18.1	25.18	457.74
E-F	18.1	18.62	5.79	103.75
F-G	18.62	19.17	5.24	111.35
G-H	19.17	19.77	7.64	150.40
H-I	19.77	19.87	14.15	260.70
I-J	19.87	19.89	1.50	26.41
J-K	19.89	19.78	1.45	25.71
K-L	19.78	19.77	14.10	253.23
L-M	19.77	19.77	1.45	25.69
M-N	19.77	18.68	11.00	24.30
N-O	18.68	19.54	17.74	32.50
O-P	19.54	19.6	1.1	21.10
P-Q	19.6	19.5	17.45	30.01
Q-R	19.5	19.32	1.1	19.18
R-S	19.32	19.18	17.45	291.64
TOTAL			209.24	3792.42 Meter
			AVERAGE GRADE	18.12 Meter





1 FAR - LEVEL MAIN  
1:200



2 FAR - LEVEL 2  
1:200



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Drawing Issue Date

Rev	Date	Description
1	04/03/2014	SUBMIT FOR DEVELOPMENT PERMIT
2	11/03/2014	NEEDED FOR DEVELOPMENT PERMIT
3	05/05/2014	RESPONSE TO ACP COMMENTS

**RAFI ARCHITECTS INC.**



Tel: 604.688.3655  
Fax: 604.688.3522  
Email: info@rafiarchitects.com  
www.rafiarchitects.com

SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

Project  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

Document  
**FAR OVERLAY**

Date 07/02/2014 5:24:44 PM	Project No. 13-20
Scale 1:200	Drawing No. A0.06
Drawn By SAS	Rev.
File Name	

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City of Victoria

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Drawing Issue Data

Rev	Date	Description
1	04/04/2014	ISSUED FOR PERMIT REVIEW
2	15/04/2014	REVISED FOR DEVELOPER
3	15/04/2014	REVISED FOR DEVELOPER

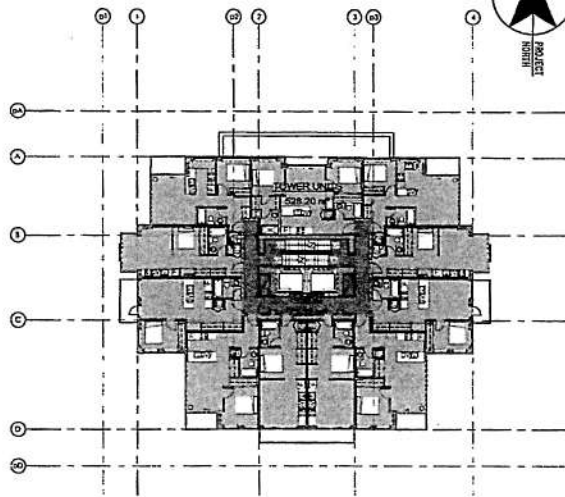
**RAFI ARCHITECTS INC.**  
TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: info@rafiarchitects.com  
www.rafiarchitects.com  
SUITE ONE  
1600 HOWE  
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V6Z 2Y9 CANADA

Check **TOWNLINE**

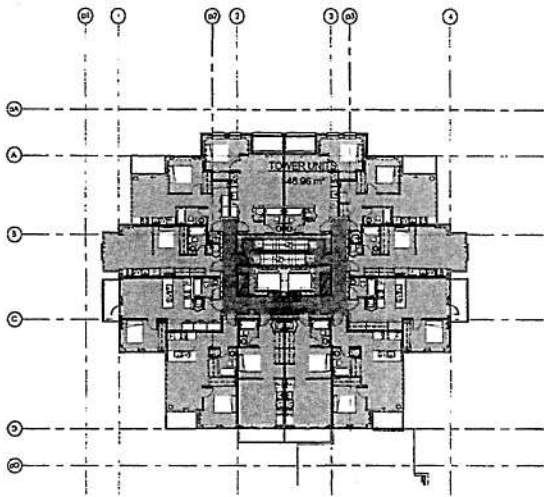
Project: **HUDSON WALK, 755 Caledonia Ave., VICTORIA, B.C.**

Drawing Title: **FAR OVERLAY**

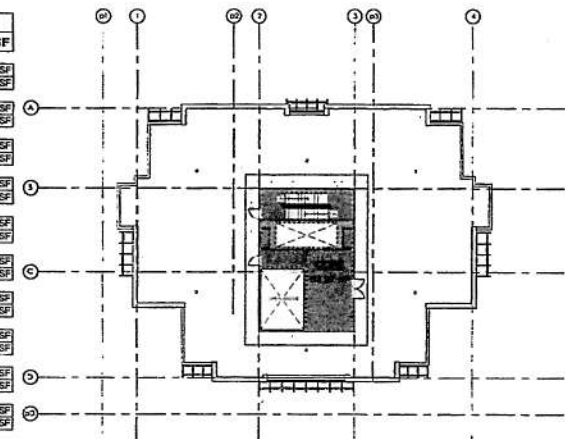
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② FAR - LEVEL 8 TO LEVEL 15  
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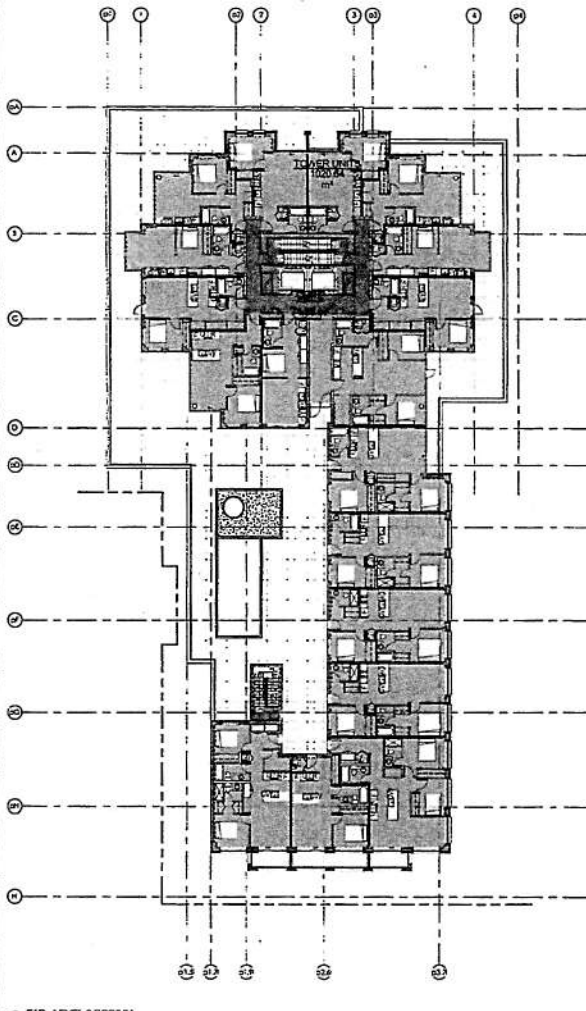
② FAR - LEVEL 4 TO LEVEL 7  
1:200



④ FAR - LEVEL ROOF  
1:200

Area Schedule (FAR)				
Level	Name	Area	Area SF	
LEVEL MAIN	TOWNHOUSE	223.62 m²	2407.0 SF	
LEVEL MAIN	TOWNHOUSE	215.67 m²	2321.4 SF	
LEVEL MAIN	RETAIL	768.58 m²	8322.7 SF	
LEVEL MAIN	CORE	165.08 m²	1783.2 SF	
LEVEL MAIN	AMENITY	29.56 m²	318.2 SF	
LEVEL MAIN	RETAIL CORE	8.48 m²	91.3 SF	
LEVEL MAIN	STORAGE/LOCKERS	182.13 m²	1960.3 SF	
LEVEL MAIN	RETAIL CORE	12.19 m²	131.2 SF	
LEVEL MAIN	CORE	9.20 m²	99.0 SF	
LEVEL MAIN	AMENITY	99.36 m²	1075.6 SF	
LEVEL MAIN	RETAIL CORE	6.16 m²	66.3 SF	
LEVEL MAIN		1721.18 m²	18589.9 SF	
LEVEL 2	TOWNHOUSE	648.51 m²	6988.9 SF	
LEVEL 2	CORE	80.85 m²	870.3 SF	
LEVEL 2	AMENITY	121.59 m²	1308.8 SF	
LEVEL 2	CORE	7.42 m²	79.9 SF	
LEVEL 2		858.36 m²	9248.0 SF	
LEVEL 3	TOWER UNITS	1020.64 m²	10996.1 SF	
LEVEL 3	CORE	71.83 m²	773.2 SF	
LEVEL 3	PODIUM	12.23 m²	131.7 SF	
LEVEL 3	PODIUM	1104.71 m²	11941.0 SF	
LEVEL 4	TOWER UNITS	546.96 m²	5887.4 SF	
LEVEL 4	CORE	71.33 m²	767.8 SF	
LEVEL 4		618.29 m²	6665.2 SF	
LEVEL 5	TOWER UNITS	546.96 m²	5887.4 SF	
LEVEL 5	CORE	71.33 m²	767.8 SF	
LEVEL 5		618.29 m²	6665.2 SF	

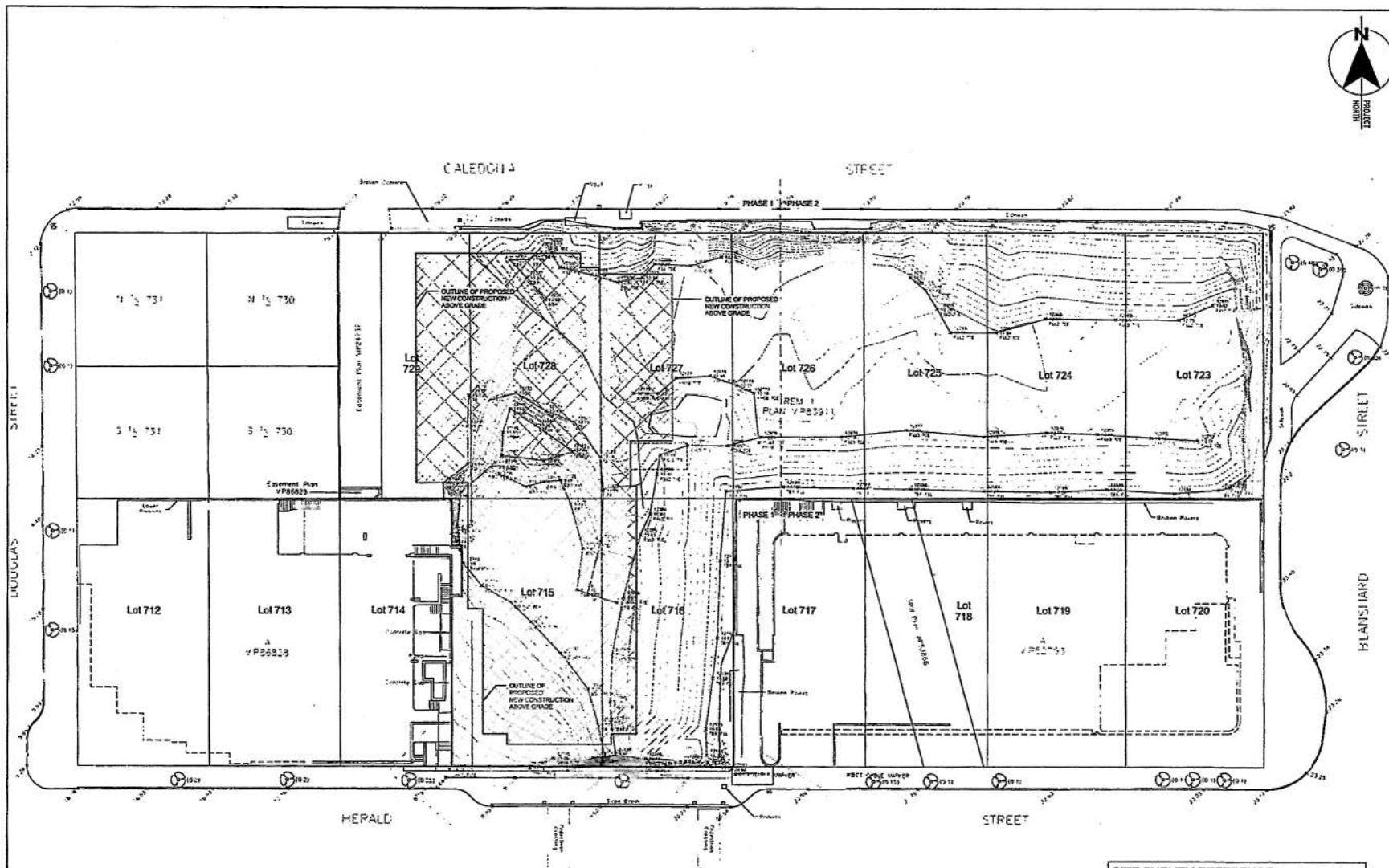
Area Schedule (FAR)				
Level	Name	Area	Area SF	
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LEVEL 6	CORE	71.33 m²	767.8 SF	
LEVEL 6		618.29 m²	6665.2 SF	
LEVEL 7	TOWER UNITS	546.96 m²	5887.4 SF	
LEVEL 7	CORE	71.33 m²	767.8 SF	
LEVEL 7		618.29 m²	6665.2 SF	
LEVEL 8	TOWER UNITS	528.20 m²	5685.5 SF	
LEVEL 8	CORE	71.32 m²	767.6 SF	
LEVEL 8		599.52 m²	6453.1 SF	
LEVEL 9	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 9	CORE	71.32 m²	767.6 SF	
LEVEL 9		599.53 m²	6453.2 SF	
LEVEL 10	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 10	CORE	71.32 m²	767.6 SF	
LEVEL 10		599.53 m²	6453.2 SF	
LEVEL 11	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 11	CORE	71.32 m²	767.6 SF	
LEVEL 11		599.53 m²	6453.2 SF	
LEVEL 12	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 12	CORE	71.32 m²	767.6 SF	
LEVEL 12		599.53 m²	6453.2 SF	
LEVEL 13	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 13	CORE	71.32 m²	767.6 SF	
LEVEL 13		599.53 m²	6453.2 SF	
LEVEL 14	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 14	CORE	71.32 m²	767.6 SF	
LEVEL 14		599.53 m²	6453.2 SF	
LEVEL 15	TOWER UNITS	528.21 m²	5685.6 SF	
LEVEL 15	CORE	71.32 m²	767.6 SF	
LEVEL 15		599.53 m²	6453.2 SF	
LEVEL ROOF	CORE	63.97 m²	688.8 SF	
LEVEL ROOF		63.97 m²	688.8 SF	
Grand total		11015.58 m²	11911.0 SF	



① FAR - LEVEL 3 PODIUM  
1:200

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SEP 18 2014  
  
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conditions shown on this drawing.

Drawing Date

Rev#	Date	Description
1	11/10/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/10/2014	REVISED FOR DEVELOPMENT PERMIT
3	11/10/2014	REVISED FOR DEVELOPMENT PERMIT
4	11/10/2014	REVISED FOR DEVELOPMENT PERMIT

**RAFI ARCHITECTS INC.**

TEL  
604.688.3655  
FAX  
604.688.3522  
EMAIL  
rafi@rafiarchitects.com  
OR  
rafi@rafiarchitects.com

SUITE ON  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

TOWNLINE

Project  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

Drawing Title  
**SURVEY PLAN**

Date	Project No.
01/10/2014 5:47:03 PM	13-25
Scale	Drawing No.
1:250	A1.01
Drawn By	
Author	
File Name	Rev

SITE SURVEY REFERENCE:  
FOCUS TOPOGRAPHIC SURVEY  
DATE: 2014-04-03  
FILE: ACAD-010029892-CNSI01-R02.dwg

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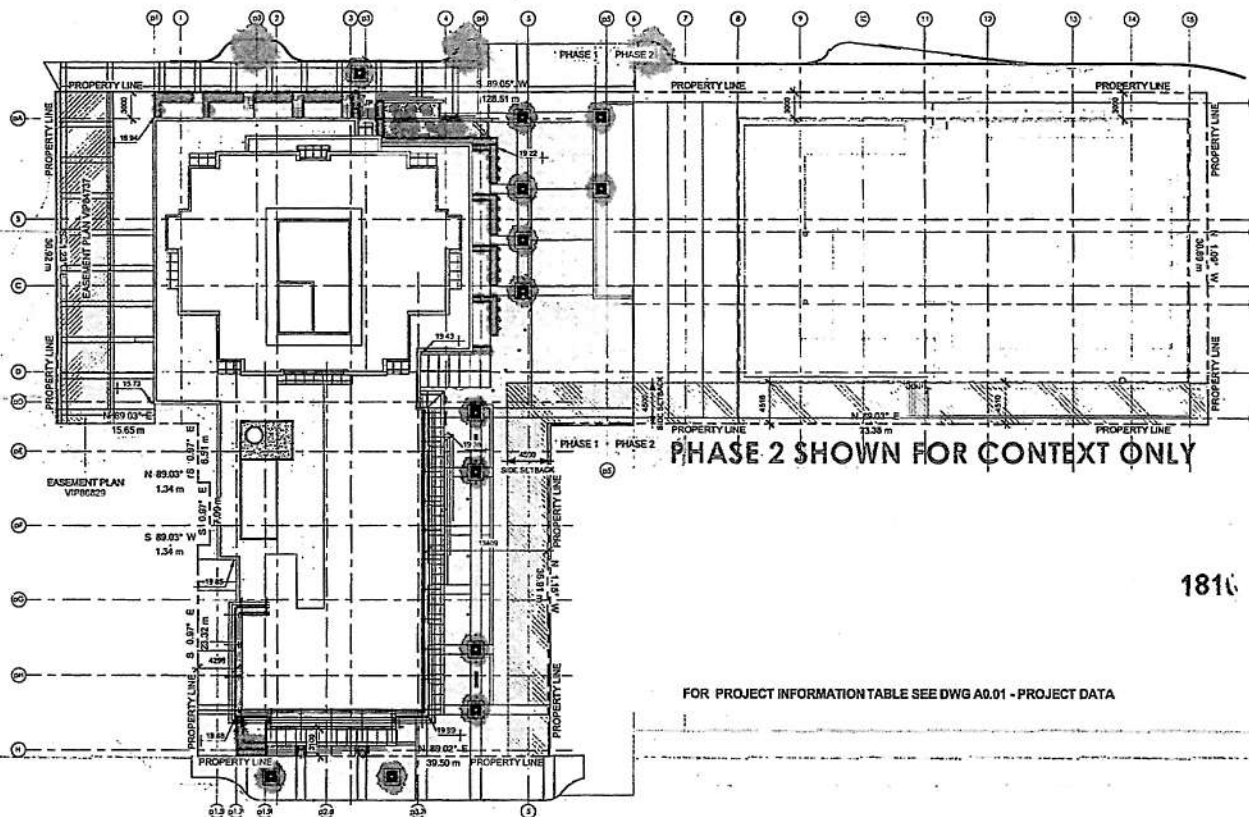
Planning & Development Department  
Development Services Division

DOUGLAS ST

1819-23

1813-17

CALEDONIA STREET



PHASE 2 SHOWN FOR CONTEXT ONLY

FOR PROJECT INFORMATION TABLE SEE DWG A0.01 - PROJECT DATA

HERALD STREET

1810



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Drawing Issue Date

Rev.	Date	Description
1	09/02/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/10/2014	REVISED FOR DEVELOPMENT PERMIT
3	12/03/2014	REVISED TO ADD COMMENTS

RAFI ARCHITECTS INC.



TEL 604.688.3655  
FAX 604.688.3522  
EMAIL rafia@rafiarchitects.com  
WWW rafiaarchitects.com  
SUITE 101  
1600 HOWE  
VANCOUVER  
V6Z 2T9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawn By  
SITE PLAN

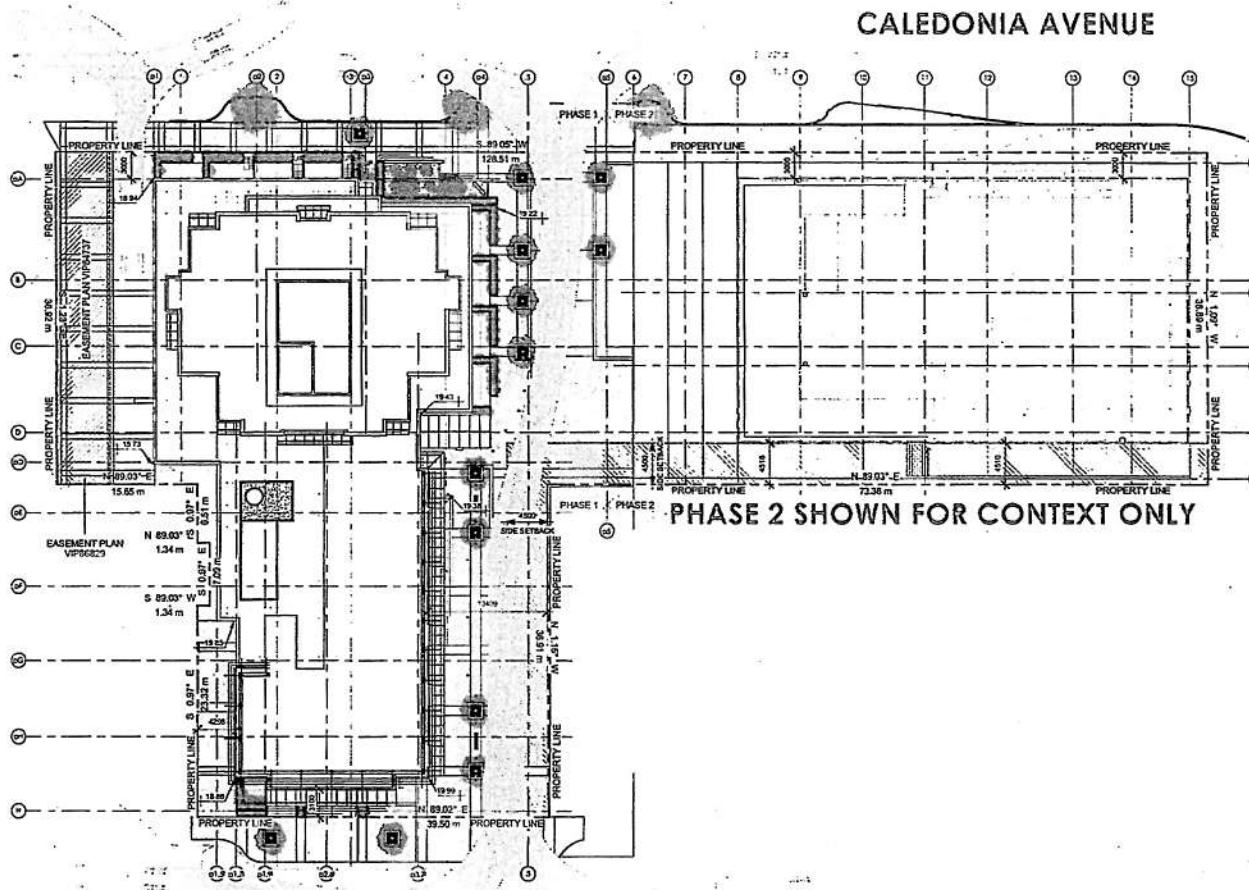
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Scale 1:250	Drawing No. A1.02
Drawn By BMS	
File name	Rev.

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City of Victoria

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Development Services Division





① SITE SERVICING PLAN  
1:250

CALEDONIA AVENUE



BLASHARD STREET

HERALD STREET

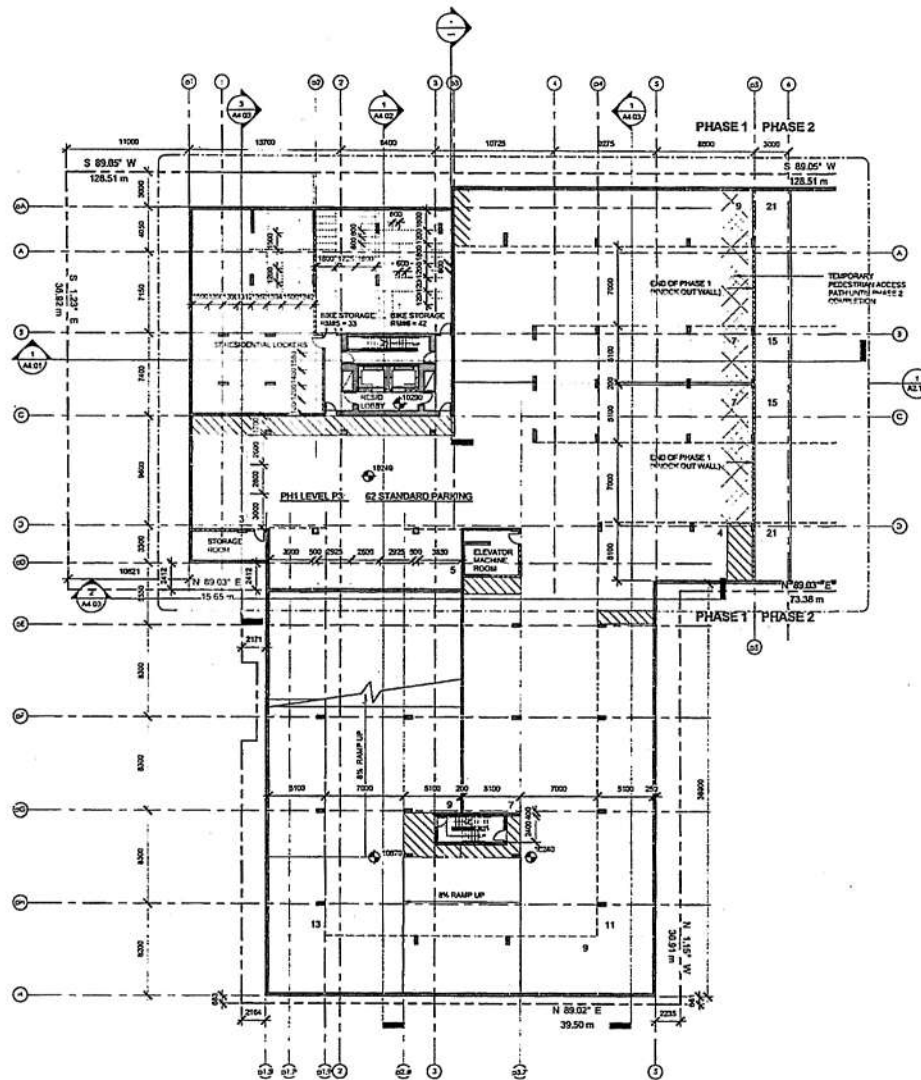
PHASE 2 SHOWN FOR CONTEXT ONLY

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<p><b>Drawing Issue Data</b></p>	
<p><b>Revision Schedule</b></p>	
Rev #	Date Description
1	11/14/2014 RE-issued FOR DEVELOPMENT PERMIT
2	11/26/2014 FOR SPECIFIC TO ASP PLACEMENT'S
<p><b>RAFI ARCHITECTS INC.</b></p> <p>TEL 604.688.3655 FAX 604.688.3522 EMAIL raf@rafiarchitects.com WWW rafichitects.com</p> <p>SUITE ONE 1600 HOWE VANCOUVER V6Z 2L9 CANADA</p>	
<p><b>TOWNLINE</b></p>	
<p><b>Subject</b> HUDSON WALK, 755 Caledonia Ave., VICTORIA, B.C.</p>	
<p><b>Drawing Title</b> SITE SERVICING PLAN</p>	
<p>Date 01/16/2014 5:02:35 PM</p> <p>Scale 1:250</p> <p>Drawn By BMS</p> <p>File Name</p>	<p>Project No. 13-25</p> <p>Drawing No. A1.03</p> <p>Rev.</p>

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City of Victoria

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1:200



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Revision Schedule		
Rev#	Date	Description
1	09/02/2014	ISSUED FOR DEVELOPMENT
2	11/04/2014	PERMIT
3	11/04/2014	REISSUED FOR DEVELOPMENT
4	11/04/2014	PERMIT
5	11/04/2014	REISSUED FOR DEVELOPMENT

**RAFI ARCHITECTS INC.**



111  
604.688.3655  
FAX  
604.688.3522  
EMAIL  
info@rafiarchitects.com  
www.rafiarchitects.com

SUITE 04  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

**P3 PARKING**

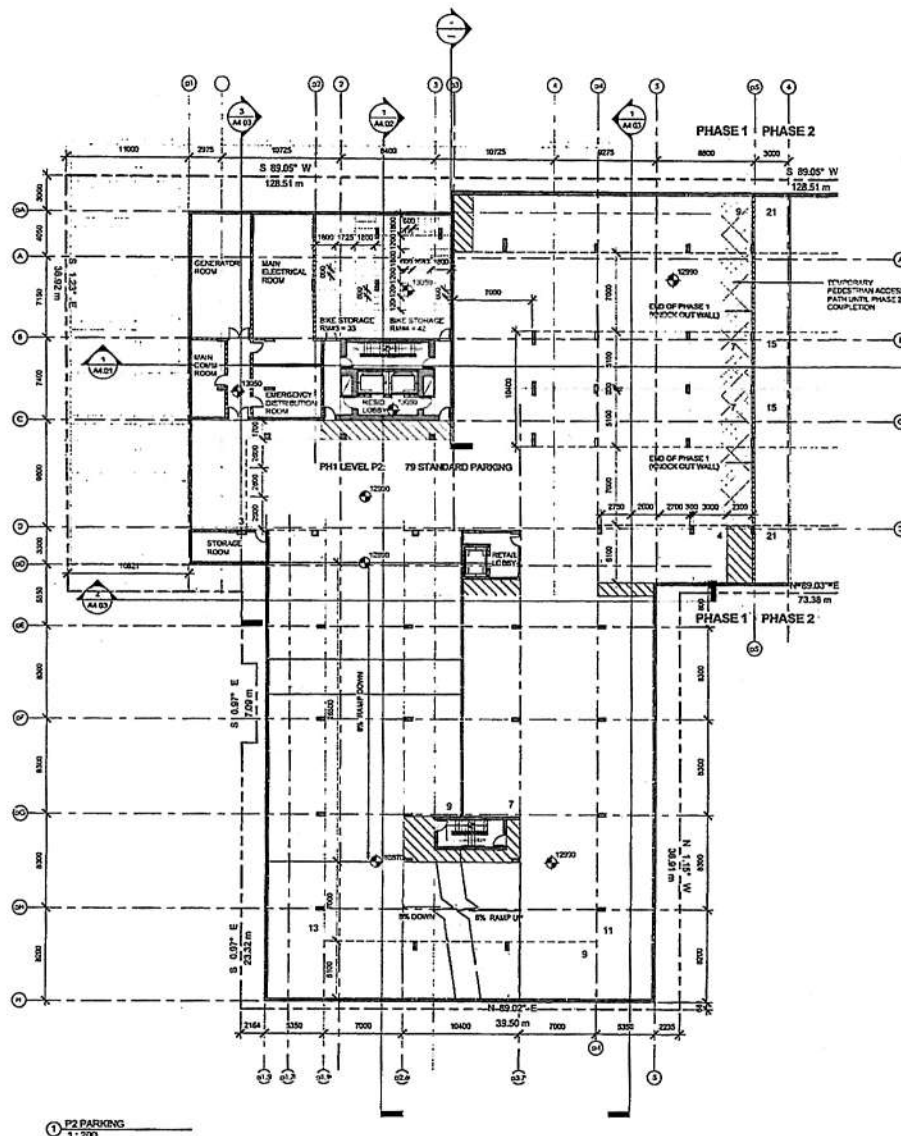
Date	Project No.
09/02/2014 5:07:09 PM	13-26
Scale	Drawing No.
1:200	A2.01
Drawn By	
Author	
File name	Rev

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1 P2 PARKING  
1:200



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Drawing Issue Data

Rev	Date	Description
1	09/18/2014	ISSUED FOR DEVELOPMENT PERMIT
2	09/18/2014	ISSUED FOR DEVELOPMENT PERMIT
3	09/18/2014	ISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: raf@rafiarchitects.com  
WWW: rafarchitects.com

SUITE 100  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

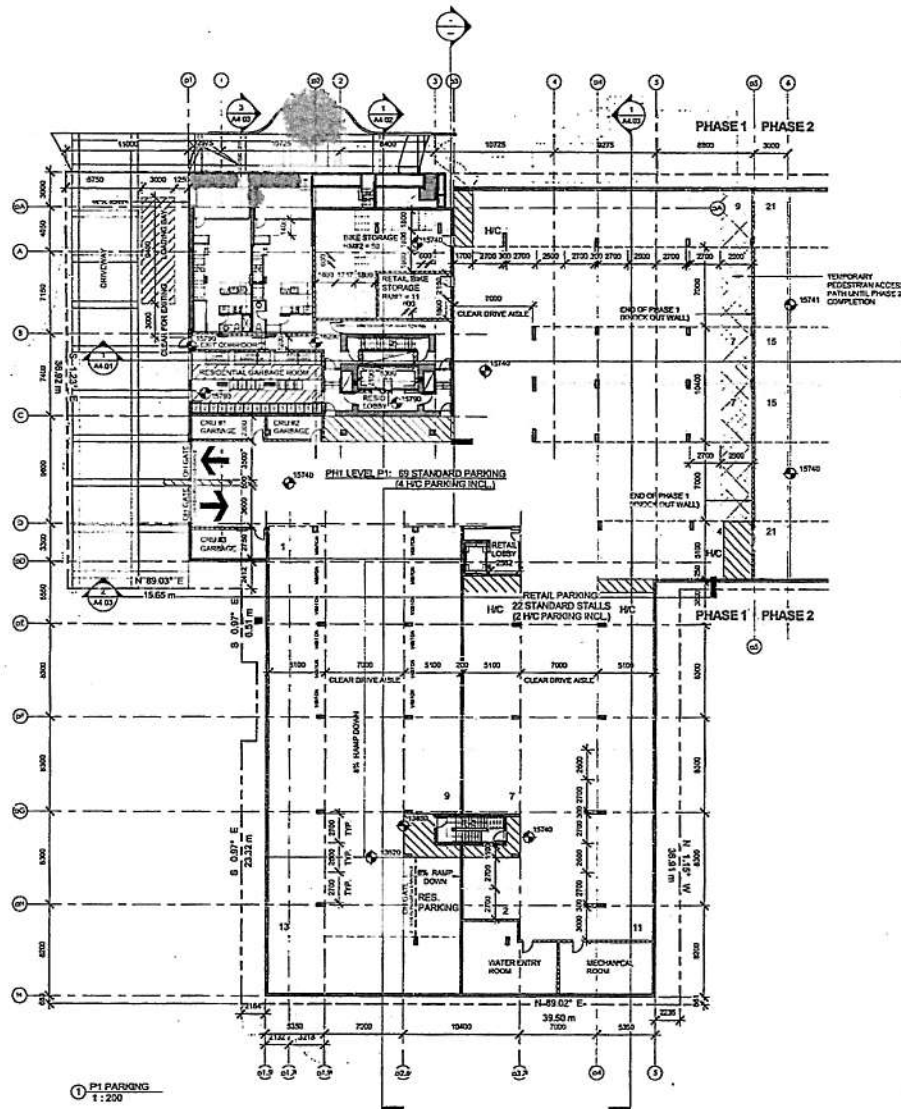
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P2 PARKING

Date	Project No
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Scale	Drawing No
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Drawn By	Author
Author	Rev
File Name	

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Drawing Issue Data

Rev #	Date	Description
1	10/06/2014	ISSUED FOR DEVELOPMENT
2	11/06/2014	REVISOR FOR DEVELOPMENT
3	11/06/2014	REVISOR FOR DEVELOPMENT

RAFI ARCHITECTS INC.



TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: rafia@rafiaarchitects.com  
www.rafiaarchitects.com  
SUITE 100  
1400 HOWE  
VANCOUVER  
V6Z 2T9 CANADA

TOWNLINE

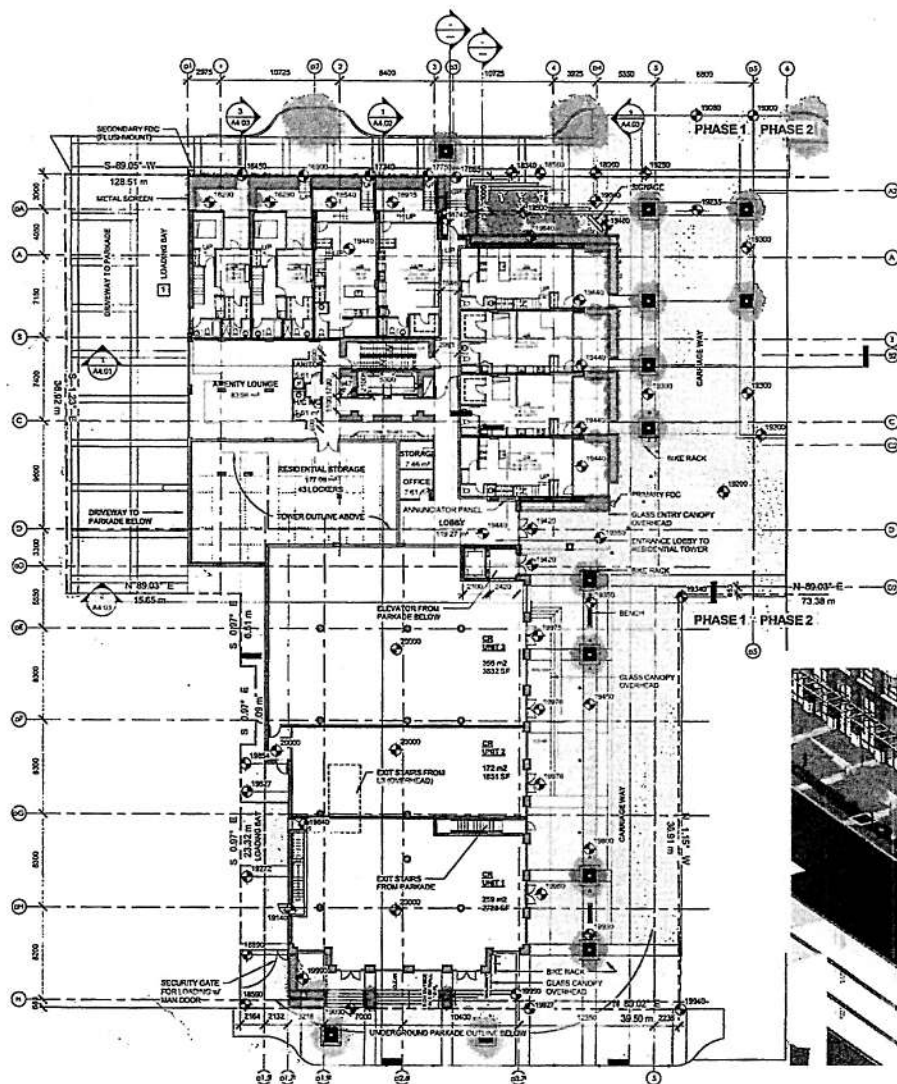
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HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
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Date	Project No.
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Drawn By	
CHK	
File name	Rev

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Revision Schedule		
Rev #	Date	Description
1	09AUG2014	ISSUED FOR DEVELOPER PERMIT
2	11AUG2014	REISSUED FOR DEVELOPER PERMIT
4	17SEP2014	RESPONSE TO AOP COMMENTS

RAFI ARCHITECTS INC.



TEL  
604.688.3655  
FAX  
604.688.3522  
EMAIL  
roi@roifilearchitects.com  
WWW  
roifilearchitects.com

SUITE ON  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA



TOWNLINE

**HUDSON WALK,**  
755 Caledonia Ave.,  
VICTORIA, B.C.

**Drawings Title**  
**MAIN LEVEL FLOOR**  
**PLAN**

Date:	Project No
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Drawn By	
Author	
File name	Bar

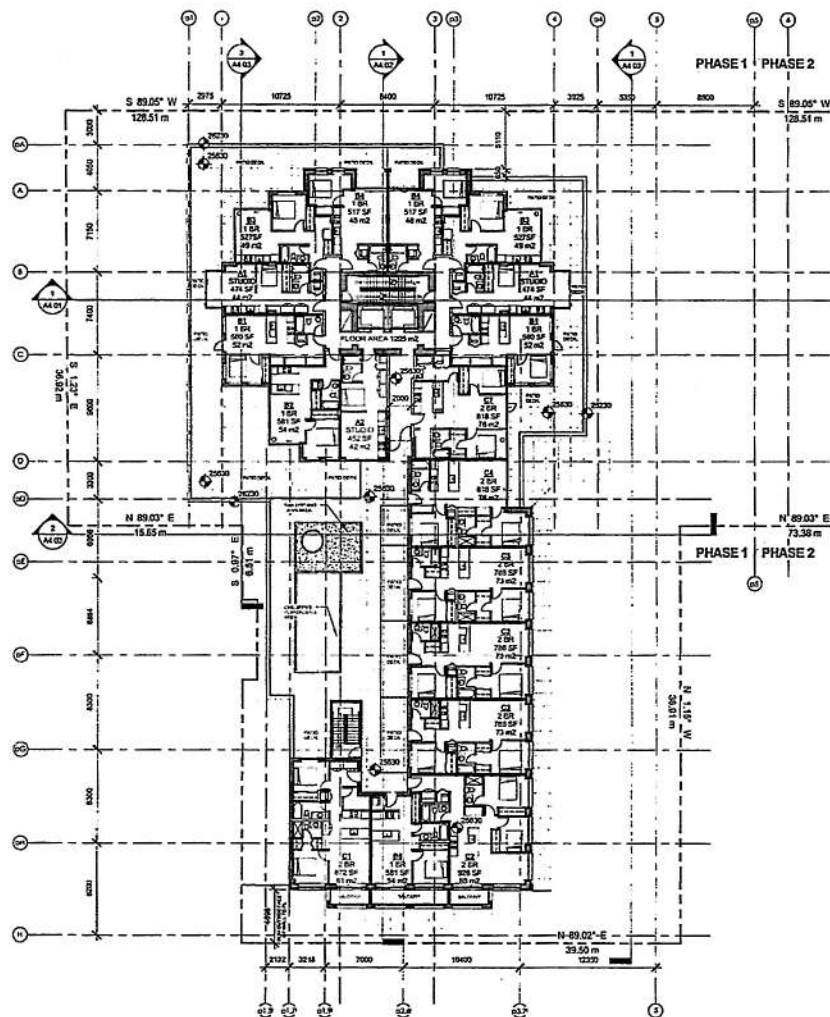
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① L3 PODIUM  
1:200



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Drawing Issue Data

Rev	Date	Description
1	11/05/2014	ISSUED FOR DEVELOPMENT
2	11/05/2014	ISSUED FOR DEVELOPMENT
3	11/05/2014	ISSUED FOR DEVELOPMENT

RAFI ARCHITECTS INC.



TEL 604.688.3655

FAX 604.688.3522

EMAIL rafia@rafiarchitects.com

WWW rafiaarchitects.com

SUITE 201

1600 HOWE

VANCOUVER

V6Z 2L9 CANADA

Client

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HUDSON WALK,  
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Drawing Title

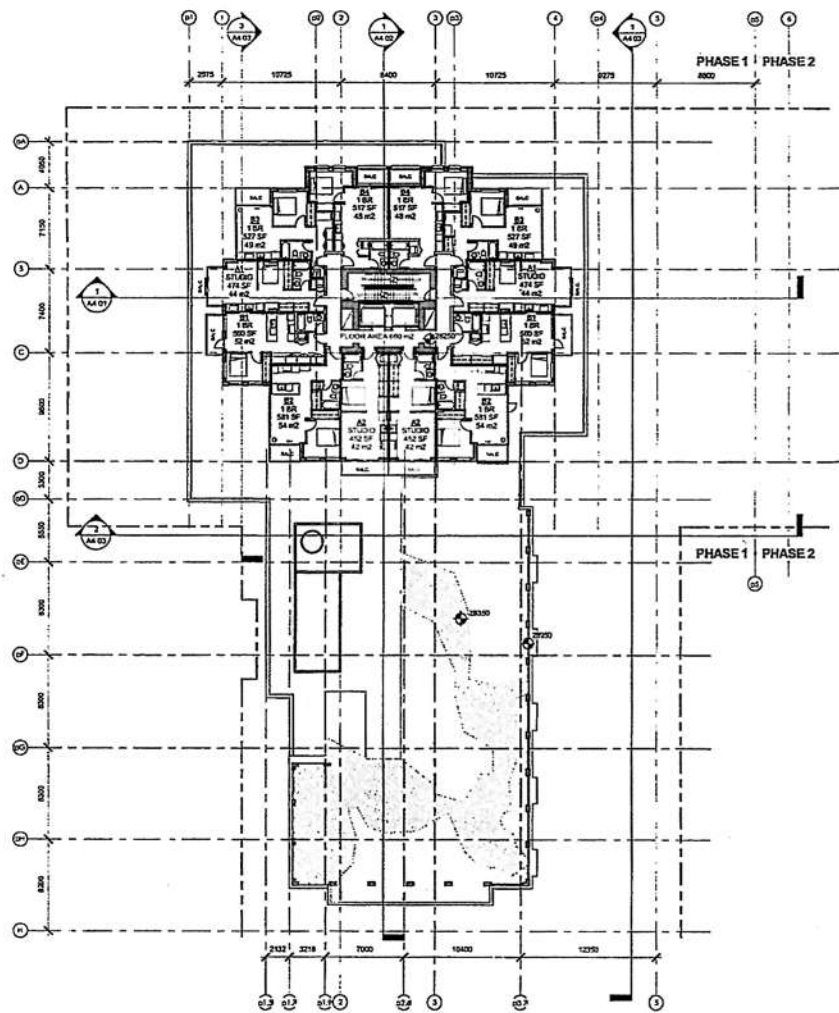
L3 PODIUM FLOOR  
PLAN

Date	Project No.
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Scale	Drawing No.
1:200	A2.06
Drawn By	
BAK	
File Name	Rev

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① L4 PODIUM ROOF  
1:200



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Revision Schedule	
Rev #	Description
1	ISSUED FOR DEVELOPMENT
2	ISSUED FOR DEVELOPMENT
3	ISSUED FOR DEVELOPMENT

Rev #	Date	Description
1	15 SEP 2014	ISSUED FOR DEVELOPMENT
2	15 SEP 2014	ISSUED FOR DEVELOPMENT
3	15 SEP 2014	ISSUED FOR DEVELOPMENT

**RAFI ARCHITECTS INC.**

**RAFI**  
TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: info@rafiarchitects.com  
www.rafiarchitects.com  
SUITE 1000  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

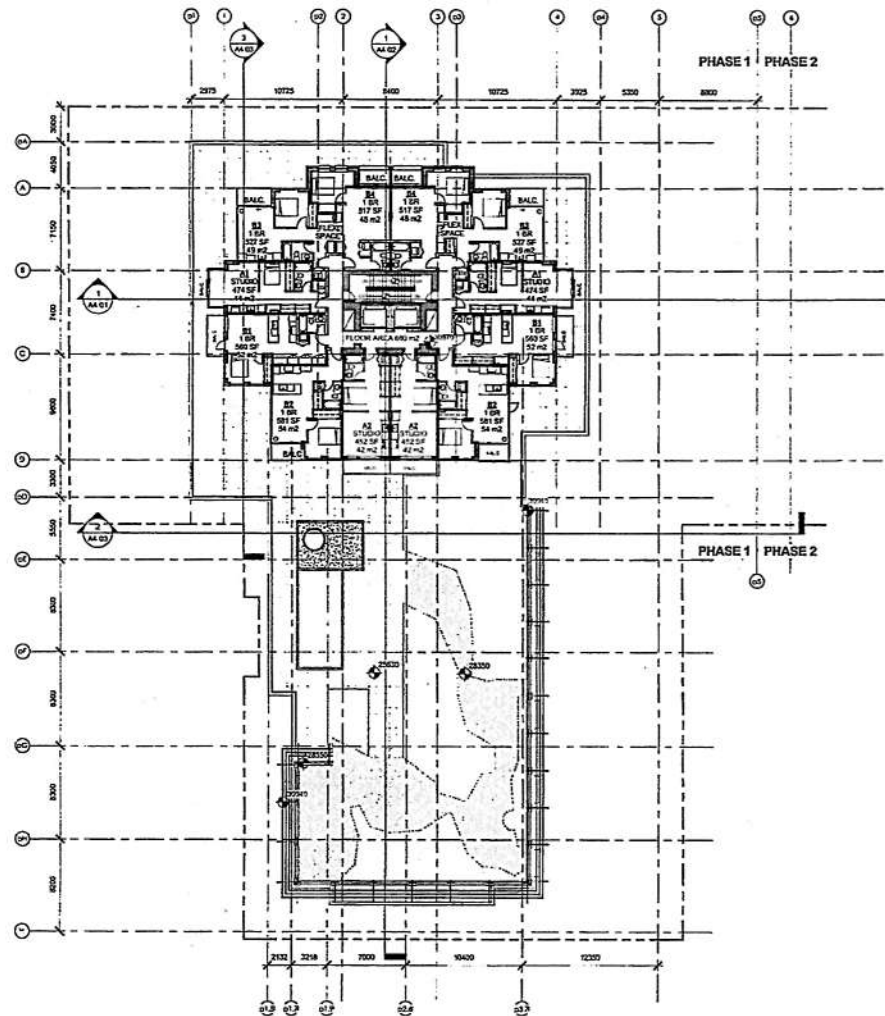
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**L4 PODIUM ROOF  
PLAN**

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Drawn By:	
SWG	
File name:	Rev:

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① TYPICAL FLOOR PLAN L5-L7  
1:200



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Drawing Name Date

Rev	Date	Description
1	04/02/2014	ISSUED FOR DEVELOPMENT
2	11/05/2014	REVISED FOR DEVELOPMENT
3	11/05/2014	REVISED FOR DEVELOPMENT

**RAFI ARCHITECTS INC.**

**RAFI**

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

SUITE 1000  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

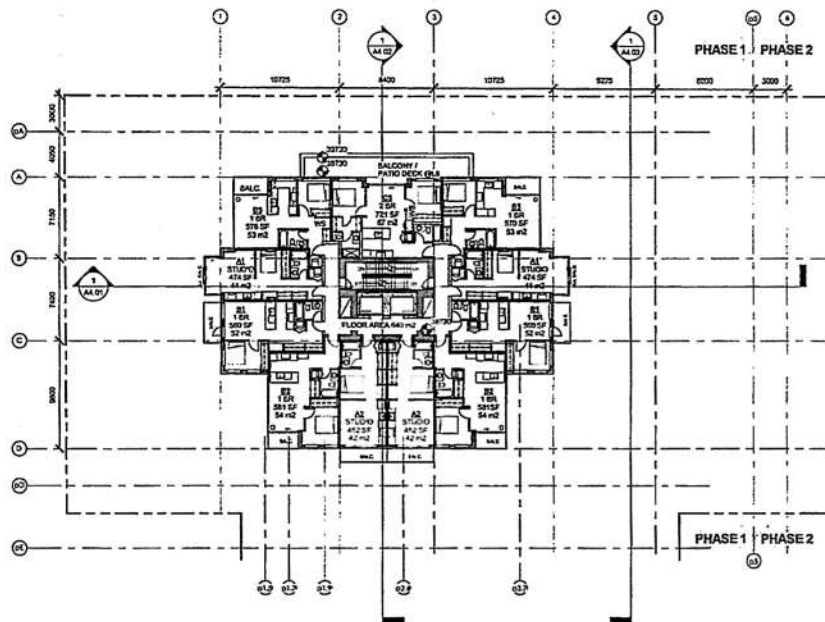
**L5-L7 TYPICAL MID  
TOWER FLOOR  
PLANS**

Date:	04/02/2014 9:20:12 PM	Printed To:	13-25
Scale:	1:200	Drawing No.:	A2.08
Drawn By:	Author	Rev:	
File Name:			

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① TYPICAL FLOOR PLAN L8-L15  
1:200



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1	09/18/2014	ISSUED FOR DEVELOPMENT
2	10/02/2014	PERMIT
3	10/02/2014	PERMIT
4	10/02/2014	PERMIT

RAFI ARCHITECTS INC.



111  
604.688.3655  
FAX  
604.688.3522  
EMAIL  
info@rafiarchitects.com  
www.rafiarchitects.com

SUITE 200  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

Client

TOWNLINE

Address

HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title

L8-L15 TYPICAL  
UPPER TOWER  
FLOOR PLAN

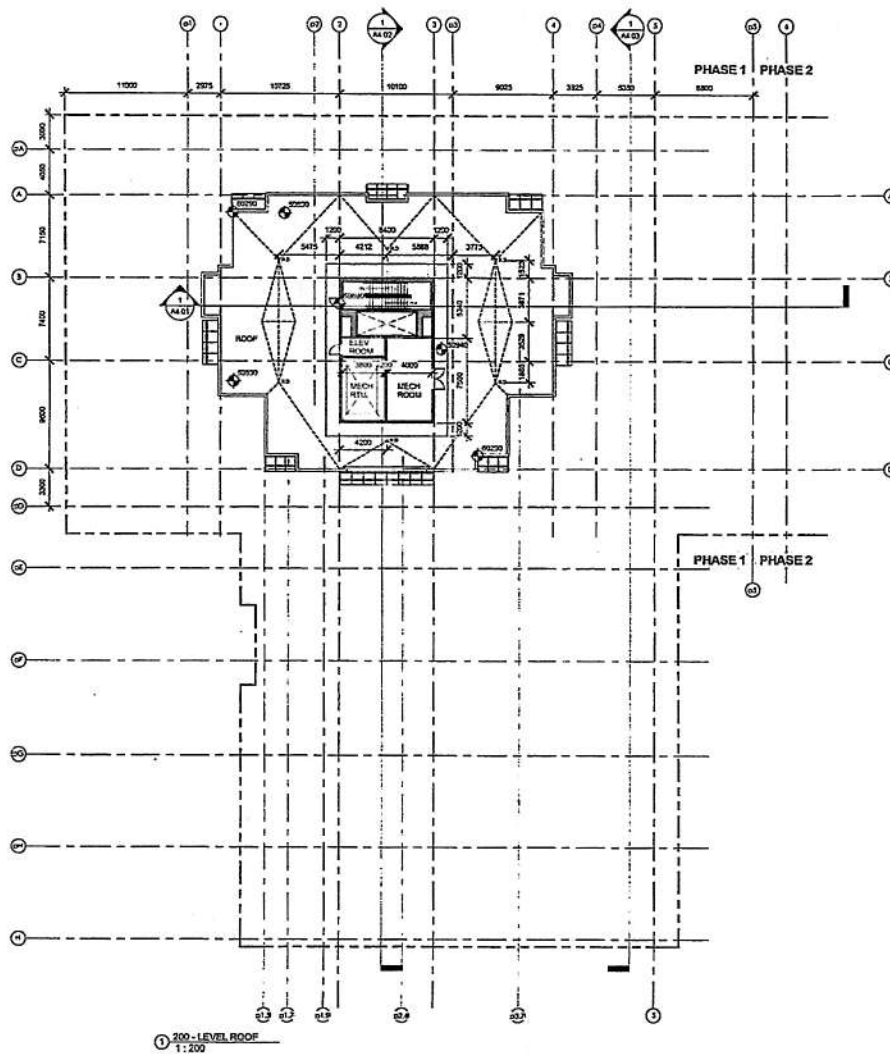
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Author	
File name	Rev

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Drawing Issue Data

Rev#	Date	Description
1	05/06/2014	ISSUED FOR DEVELOPMENT
2	11/06/2014	NO ISSUED FOR DEVELOPMENT
3	11/06/2014	NO ISSUED FOR DEVELOPMENT
4	11/06/2014	NO ISSUED FOR DEVELOPMENT

**RAFI ARCHITECTS INC.**

TEL 604.688.3455  
FAX 604.688.3522  
EMAIL raf@rafiarchitects.com  
or raf@rafiarchitects.com

SUITE ON  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

Client  
**TOWNLINE**

Project  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

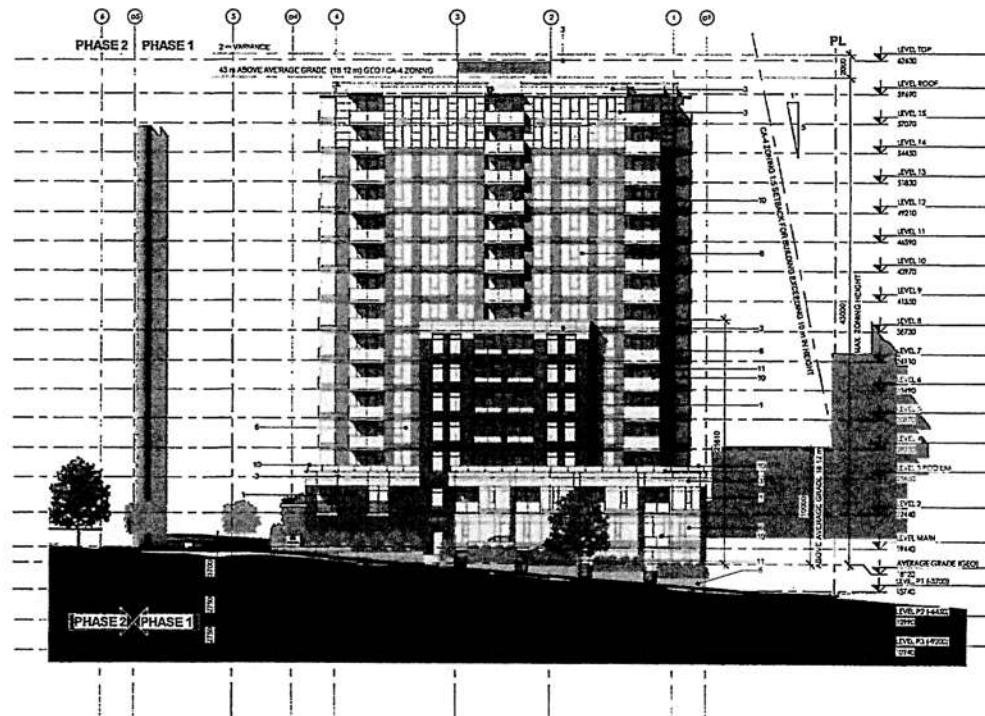
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Date	Project No.
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Scale	Drawing No.
1:200	A2.10
Drawn By:	Author
File name	Rev

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① NORTH ELEVATION  
1:200

#### MATERIAL FINISHES

1. BRICK VENEER - HEBRON - ONYX IRONSPOT, SMOOTH FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS 1" CC-548 METROPOLIS (B. Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS 1" AF-643 TULINDER (B. Moore)
4. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS 1" AF-655 SILHOUETTE (B. Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES 1" SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES 1" BLACK
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES 1" OFF WHITE - WHITE DIAMOND
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES 1" LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS 1" SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS 1" BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY 1" BLACK
13. PREFINISHED METALS (LOUVERS TO MATCH FRAMES)
14. PREFINISHED MISCELLANEOUS METALS 1" BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL

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Drawing Issue Data

Rev #	Date	Description
1	10/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	REVISED FOR DEVELOPMENT PERMIT
4	03/06/2014	REFERENCES TO ADP COMMENTS

RAFI ARCHITECTS INC.



TEL 604.688.3655  
FAX 604.688.3522  
EMAIL raf@rafiarchitects.com  
WWW rafichitects.com

SUITE 001  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

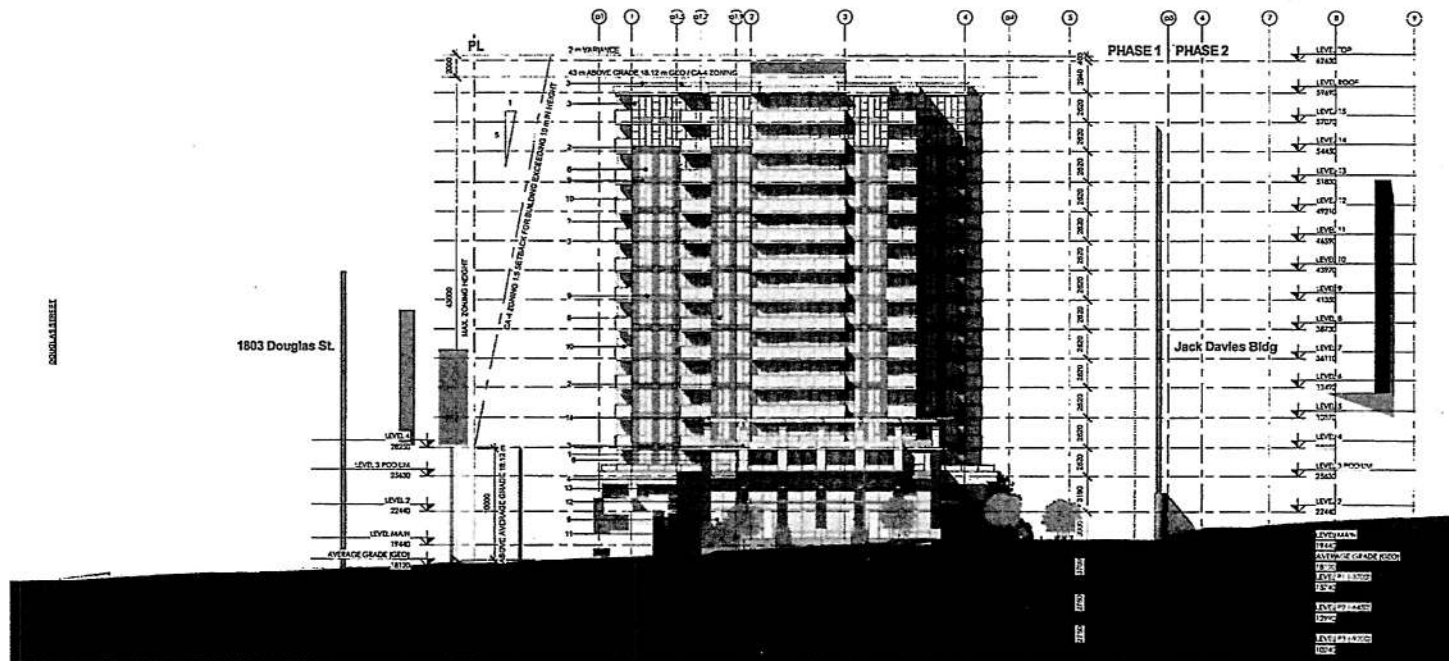
TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Project No.  
NORTH ELEVATION

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File Name		Rev	

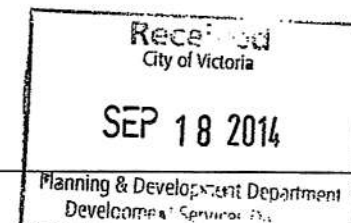




① SOUTH ELEVATION  
1:200

#### MATERIAL FINISHES

1. BRICK VENEER - MERRON - ONYX IRONSPOT, SMOOTH FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS P/ CO-546 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS P/ AF-685 TUNDRER (B Moore)
4. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS P/ AF-655 SILHOUETTE (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES P/ SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES P/ BLACK
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES P/ OFF WHITE - WHITE DIAMOND
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES P/ LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS P/ SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS P/ BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY P/ BLACK
13. PREFINISHED METALS (LOUVERS TO MATCH FRAMES)
14. PREFINISHED MISCELLANEOUS METALS P/ BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL



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**Drawing Name Data**

**Revision Schedule**

Rev #	Date	Description
1	10/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	ISSUED FOR DEVELOPMENT PERMIT
3	12/06/2014	ISSUED FOR DEVELOPMENT PERMIT

**Project Data**

**Project Name**

**Project Address**

**Project City**

**Project Country**

**Project State**

**Project Zip**

**Project Phone**

**Project Email**

**Project Website**

**Project Notes**

**Project Date**

**Project Time**

**Project Location**

**RAFI ARCHITECTS INC.**  
TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: info@rafiarchitects.com  
WWW: rafiarchitects.com  
SUITE ON 1600 HOWE VANCOUVER V6Z 2T9 CANADA

**TOWNLINE**

**Project Address**  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

**Project Title**  
SOUTH ELEVATION

**Date**  
10/06/2014 10:27:10 PM

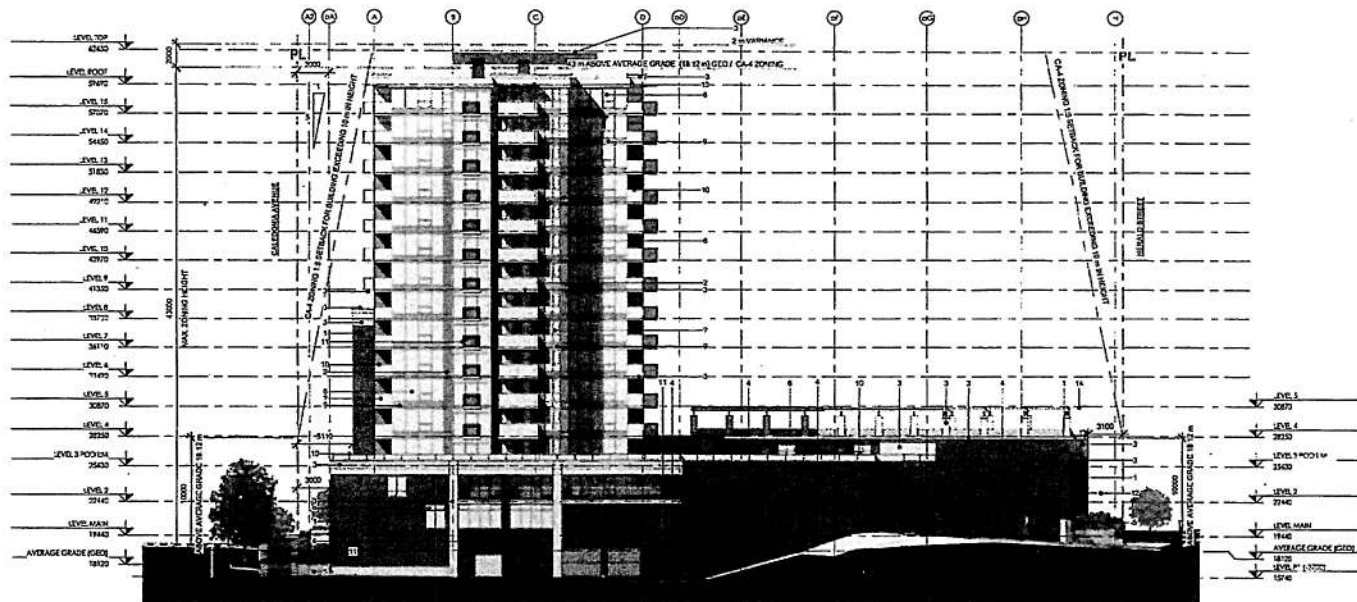
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13-06

**Scale**  
As indicated

**Drawing No.**  
A3.02

**Drawn By**  
BMS

**File Name**  
Raf



① WEST ELEVATION  
1:200

#### MATERIAL FINISHES

1. BRICK VENEER - HEBRON - OXFORD PROMPT, SMOOTH FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* CO-646 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* AF-665 THUNDER (B Moore)
4. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* AF-665 SILHOUETTE (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* BLACK
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* OFF WHITE - WHITE DIAMOND
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / \* SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / \* BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY / \* BLACK
13. PREFINISHED METALS (DOORS TO MATCH FRAMES)
14. PREPARED MISCELLANEOUS METALS / \* BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL

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Drawing Issue Date

Rev #	Date	Description
1	20/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	19/06/2014	RECEIVED FOR DEVELOPMENT PERMIT
3	11/06/2014	RECEIVED TO AGP COMMENTS

RAFI ARCHITECTS INC.



TEL 604.688.3655

FAX 604.688.3522

EMAIL rafia@rafiarchitects.com

WEBSITE rafiaarchitects.com

SUITE 100

1600 HOWE

VANCOUVER

V6Z 2T9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
WEST ELEVATION

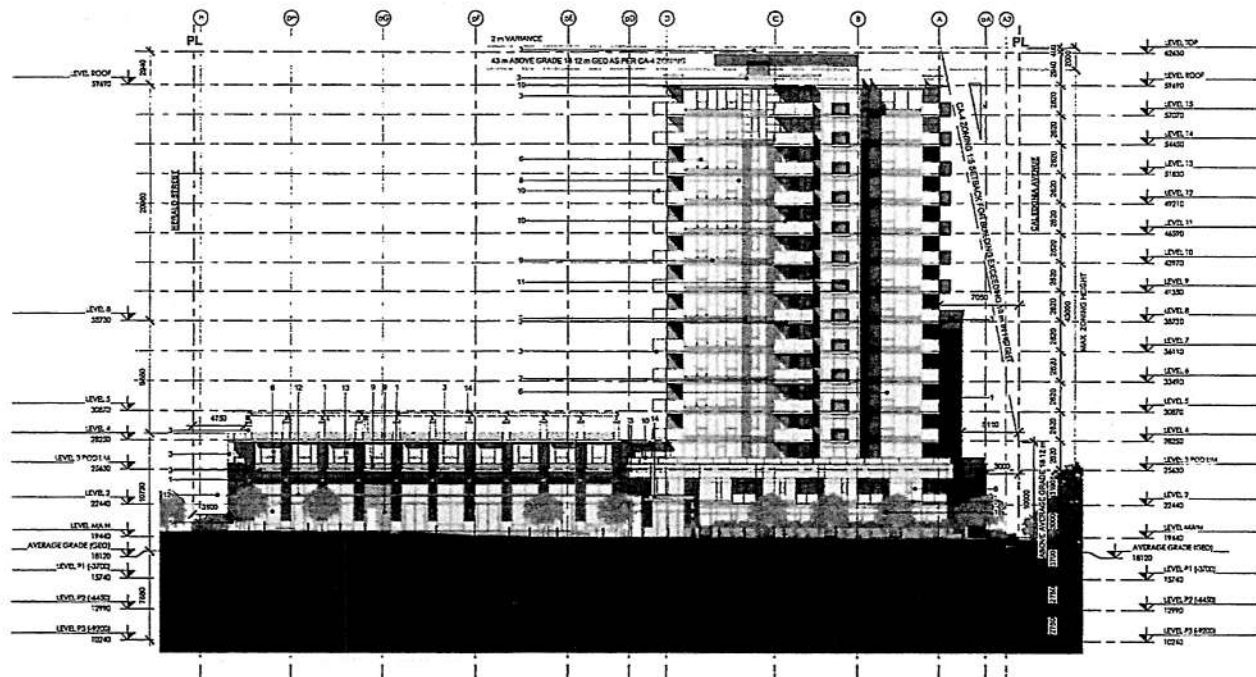
Date	Project No
09/06/2014 10:28:03 PM	13-26
Scale	Drawing No
As indicated	A3.03
Drawn By	
Author	
File name	Rev

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City of Victoria

SEP 18 2014

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Development Services Division





① EAST ELEVATION  
1:200

**MATERIAL FINISHES**

1. BRICK VENEER - HEBRON - ONYX IRONSPOT, SMOOTH FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* CC-446 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* AF-655 THUNDER (B Moore)
4. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / \* AF-655 SILHOUETTE (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* SILVER
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / \* BLACK
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* OFF WHITE - WHITE DIAMOND
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / \* LIGHT GRAY - SILVER MARLIN
10. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / \* SILVER
11. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / \* BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY / \* BLACK
13. PREFINISHED METALS (LOWERS TO MATCH FRAMES)
14. PREFINISHED MISCELLANEOUS METALS / \* BLACK
15. ARCHITECTURAL LIGHTING WALL MOUNTED
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL

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Rev #	Date	Description
1	04/04/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/04/2014	REVISED FOR DEVELOPMENT PERMIT
3	12/04/2014	REVISIONS TO ADP COMMENTS

**RAFI ARCHITECTS INC.**

**RAI**

VIA  
604.688.3655  
FAX  
604.688.3522  
EMAIL  
rafi@rafiarchitects.com  
www.rafiarchitects.com

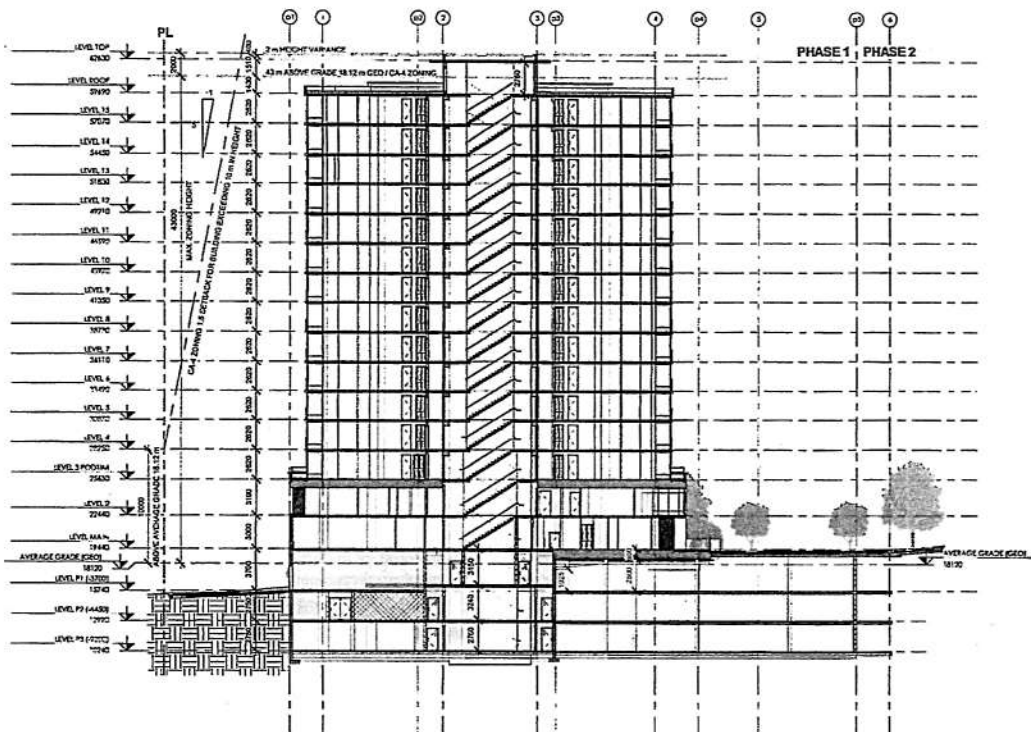
SUITE 08  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

**Project**  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

**Drawing Title**  
EAST ELEVATION

Date	Project No.
10/10/2014 10:24:51 PM	13-26
Scale	Drawing No.
As indicated	A3.04
Drawn By:	Author
File name	Rev:



SECTION B-B  
1:200

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Drawing Issue Data

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1	05/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	REVISED FOR DEVELOPMENT PERMIT
3	11/06/2014	RESPONSE TO ADP COMMENTS

RAFI ARCHITECTS INC.



TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: raf@rafiarchitects.com  
WWW: rafichitects.com

SUITE 100  
1400 HOWE  
VANCOUVER  
V6Z 2T9 CANADA

TOWNLINE

Project  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawing Title  
BUILDING  
SECTIONS

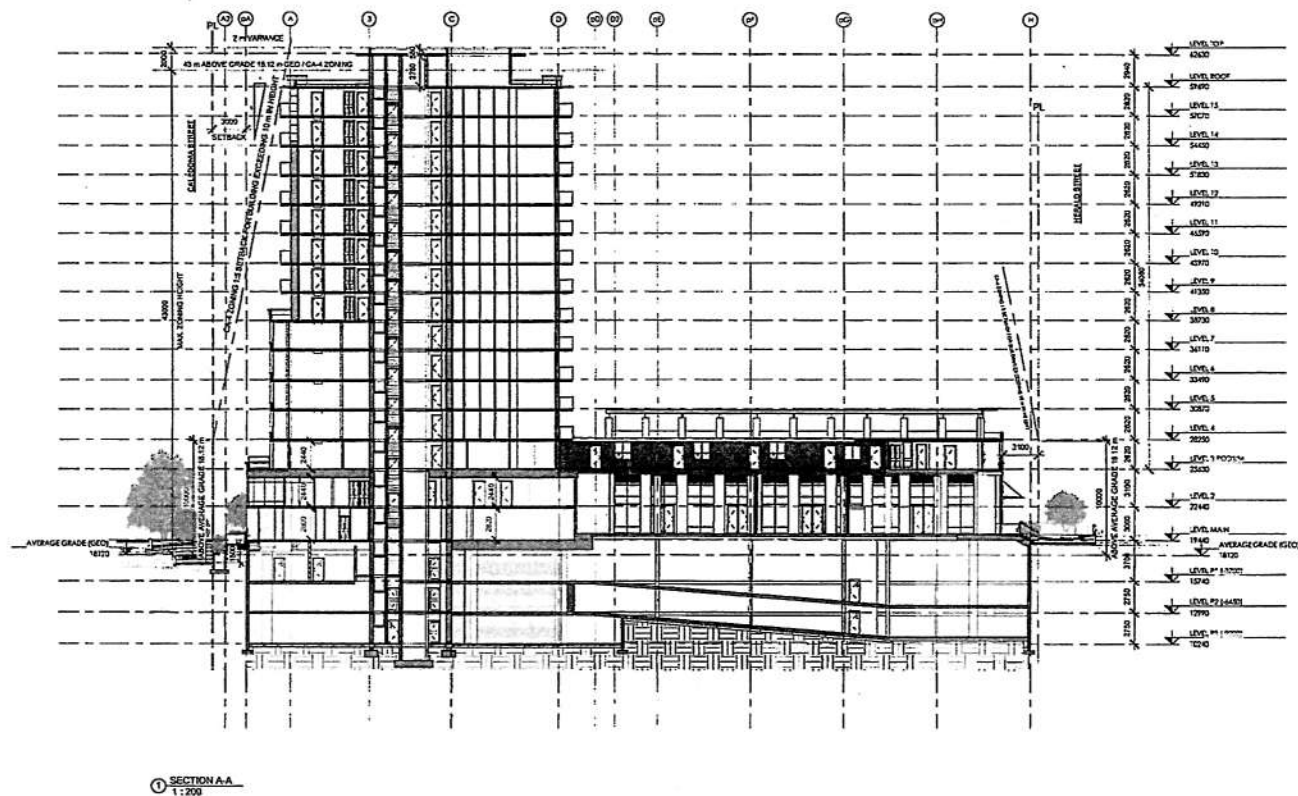
Date: 11/06/2014 10:23:45 PM	Project No: 13-25
Scale: 1:200	Drawing No: A4.01
Drawn By: Author	Rev:
File name:	

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City of Victoria

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Drawing Name: Date:

Rev#	Date	Description
1	05JAN2014	ISSUED FOR DEVELOPMENT PERMIT
2	11AUG2014	REVISED FOR DEVELOPMENT PERMIT
3	11SEP2014	REVISED TO ADD COMMENTS

RAFI ARCHITECTS INC.



TEL: 604.688.3655  
604.688.3522  
EMAIL: info@rafiarchitects.com  
www.rafiarchitects.com

SUITE 001  
1600 HOWE  
VANCOUVER  
V6Z 2T9 CANADA

TOWNLINE

Project:  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

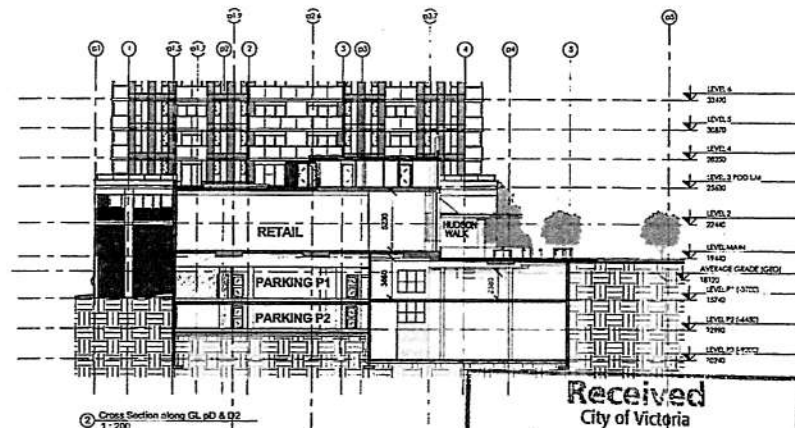
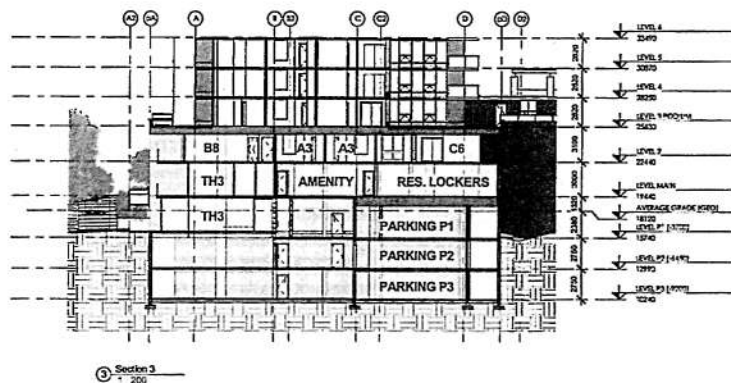
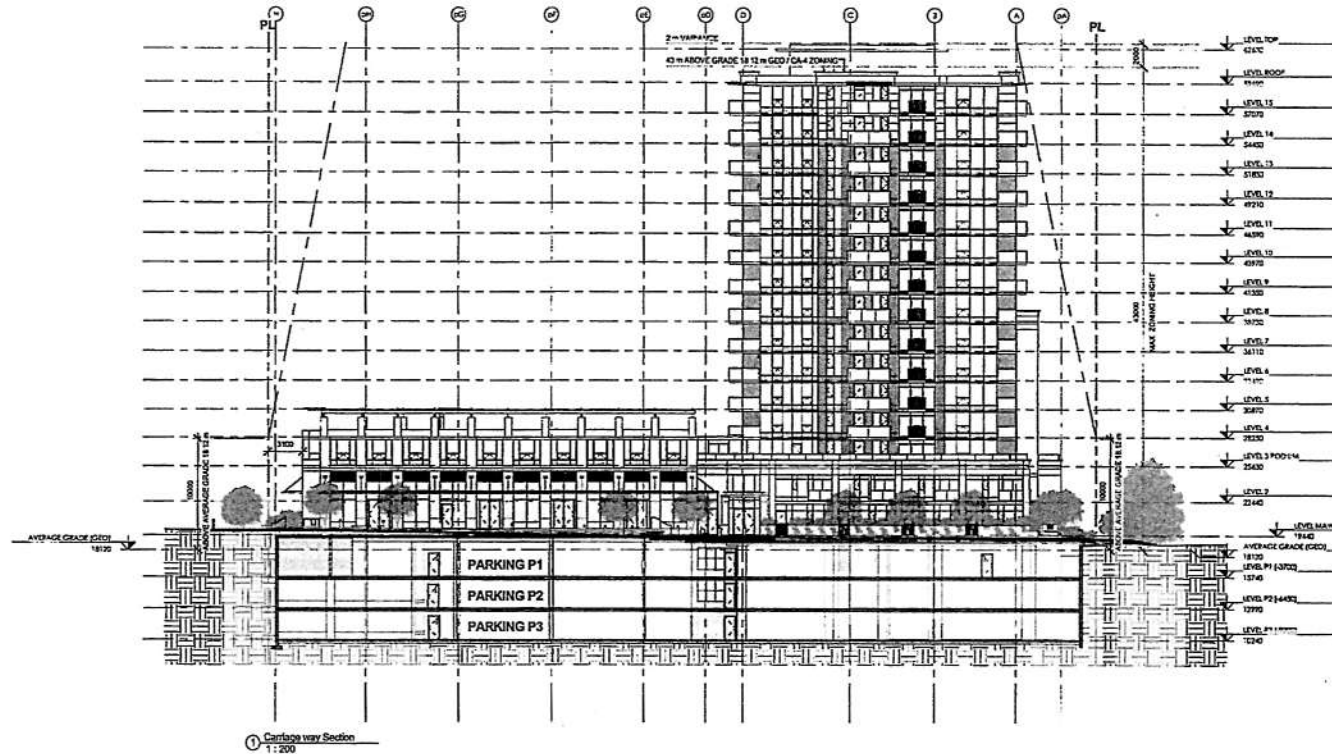
Document Title:  
BUILDING  
SECTIONS

Date: 09/02/2014 10:23:01 PM	Project No: 13-26
Scale: 1:200	Drawing No: A4.02
Drawn By: Author	
File Name:	Rev:

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Drawing Issue Data

Rev	Date	Description
1	05/06/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/06/2014	REVISED FOR DEVELOPMENT PERMIT
3	17/06/2014	REVISED TO ADD COMMENTS

**RAFI ARCHITECTS INC.**  
TEL 604.688.3655  
FAX 604.688.3522  
EMAIL raf@rafiarchitects.com  
WWW rafilarchitects.com  
SUITE 1000  
1600 HOWE  
VANCOUVER, BC  
V6Z 2L9 CANADA

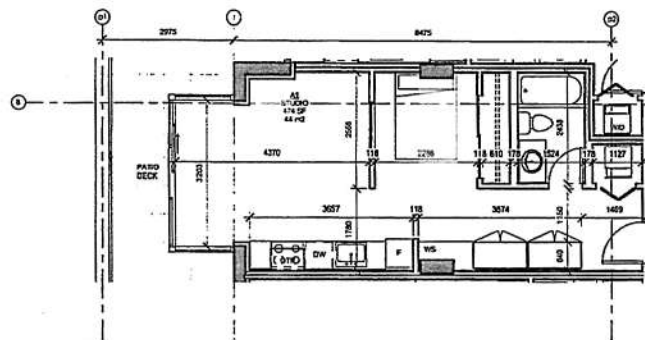
**TOWNLINE**

**HUDSON WALK,**  
755 Caledonia Ave.,  
VICTORIA, B.C.

**BUILDING SECTIONS**

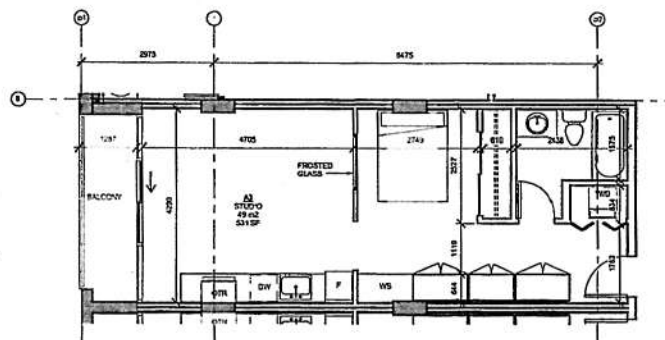
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Scale	1:200	Drawing No	A4.03
Drawn By		Author	
File Name		Rev	

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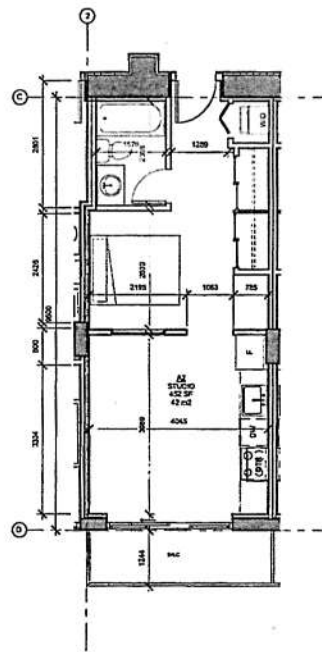
UNIT A1 - STUDIO @ L1  
1:50

UNIT A1 - INFO  
STUDIO 44 m<sup>2</sup> (474 SF)  
20 UNITS TOTAL  
L3-L5



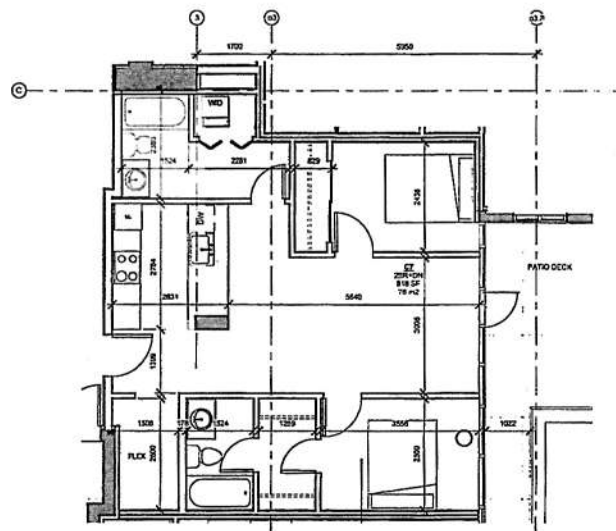
UNIT A3 - STUDIO @ L2  
1:50

UNIT A3 - INFO  
STUDIO 49 m<sup>2</sup> (531 SF)  
2 UNITS TOTAL  
L2



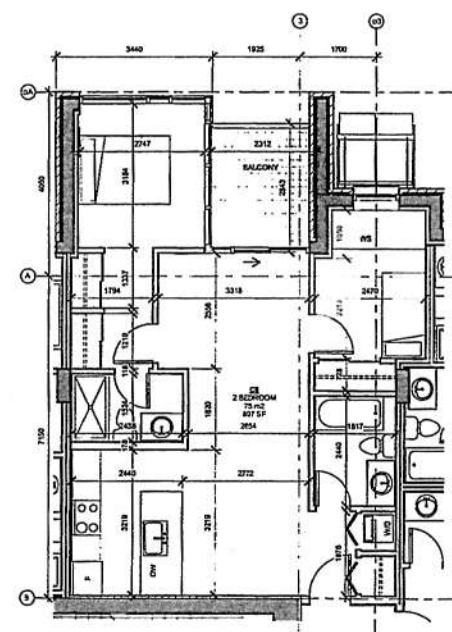
UNIT A2 - STUDIO  
1:50

UNIT A2 - INFO  
STUDIO 42 m<sup>2</sup> (452 SF)  
25 UNITS TOTAL  
L3-L5



UNIT C7 - 2 BDRM + DEN  
1:50

UNIT C7 - INFO  
2 BDRM + DEN 78 m<sup>2</sup> (818 SF)  
1 UNIT TOTAL  
L3



UNIT C8 - 2 BDRM @ L2  
1:50

UNIT C8 - INFO  
2 BDRM 75 m<sup>2</sup> (807 SF)  
1 UNIT TOTAL  
L2



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Drawing to use Data

Rev#	Date	Description
1	2014-07-14	ISSUED FOR DEVELOPMENT
2	2014-07-14	ISSUED FOR DEVELOPMENT
3	2014-07-14	ISSUED FOR DEVELOPMENT
4	2014-07-14	ISSUED FOR DEVELOPMENT

RAFI ARCHITECTS INC.



111  
604.688.3655

P.A.S.  
604.688.3522

EMAIL  
rafi@rafiarchitects.com

WWW  
rafiarchitects.com

SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

TOWNLINE

Address  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Project  
UNIT PLANS -  
STUDIO UNITS  
+ 2 BDRM UNITS

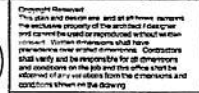
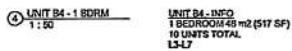
Date	2014-07-14 10:00 AM	Project No	13-28
Scale	1:50	Drawing No	A6.01
Drawn By	RAFI		
File Name			

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City of Victoria

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**RAFI ARCHITECTS INC.**

**RAI**

TEL  
604.688.3555

FAX  
604.688.3522

EMAIL  
rai@rafiarchitects.com

WWW  
rafiarchitects.com

SUITE 1000  
1600 HOWE  
VANCOUVER  
V6Z 2Y9 CANADA

TOWNLINER

**HUDSON WALK,**  
755 Caledonia Ave.,  
VICTORIA, B.C.

**UNIT PLANS -  
1 BEDROOM UNITS**

Date: 07/02/2014 10:08:51 PM	Project No. 13-26
Scale 1:50	Drawing No  <b>A6.02</b>
Drawn By BMS	
File name	
	Rec

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City of Victoria

SEP 18 2014

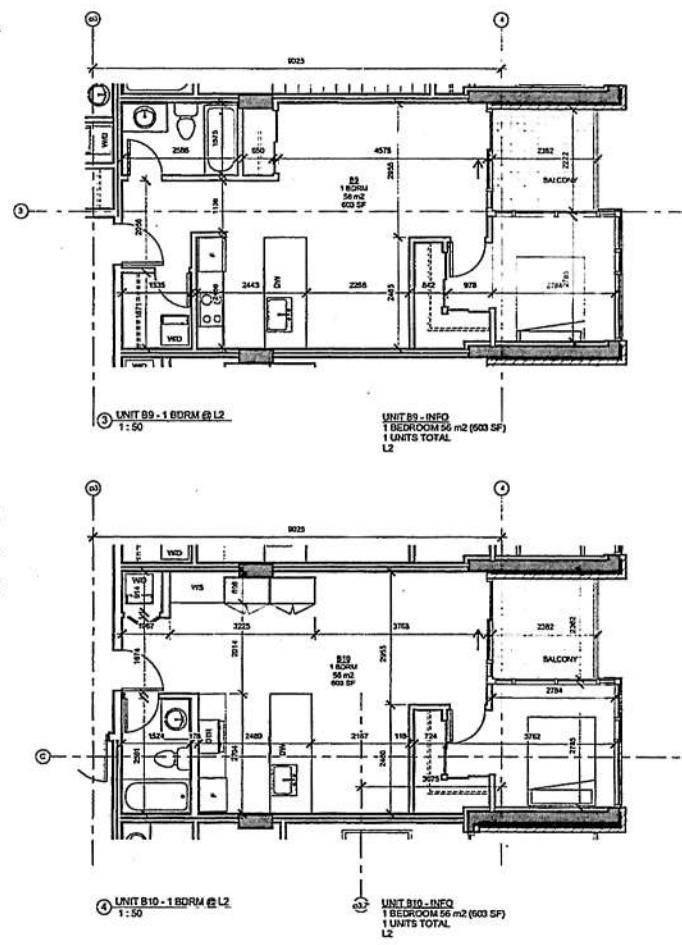
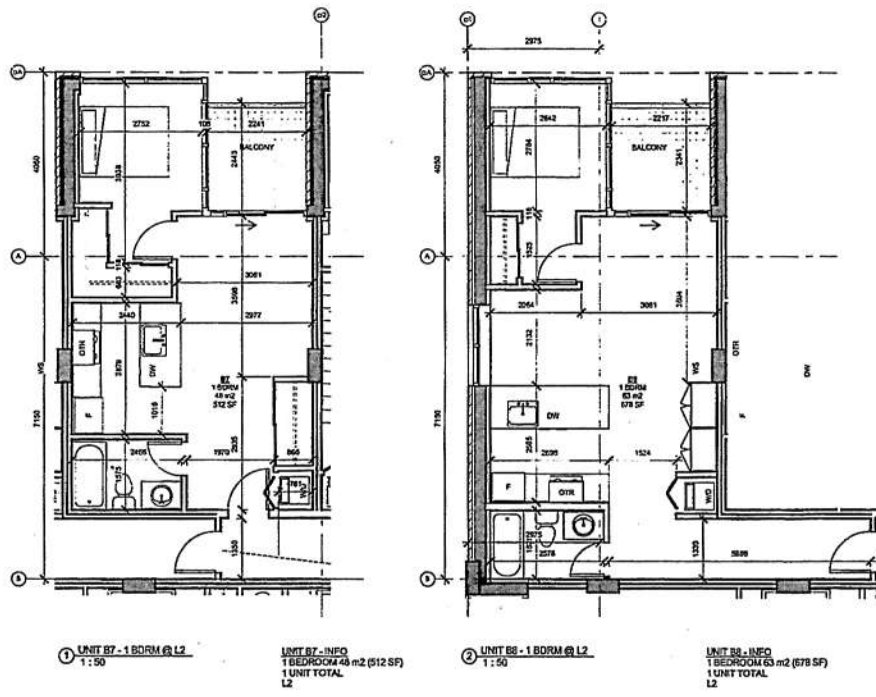
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Drawing Name: \_\_\_\_\_  
Drawing No: \_\_\_\_\_

Rev#	Date	Description
1	09/10/2014	ISSUED FOR DEVELOPMENT
2	10/03/2014	ISSUED FOR DEVELOPMENT
3	10/03/2014	ISSUED FOR DEVELOPMENT
4	10/03/2014	ISSUED FOR DEVELOPMENT



**RAFI ARCHITECTS INC.**

TEL: 504.688.3655  
FAX: 504.688.3522  
EMAIL: rafia@rafiarchitects.com  
WWW: rafiaarchitects.com

SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

Project:  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

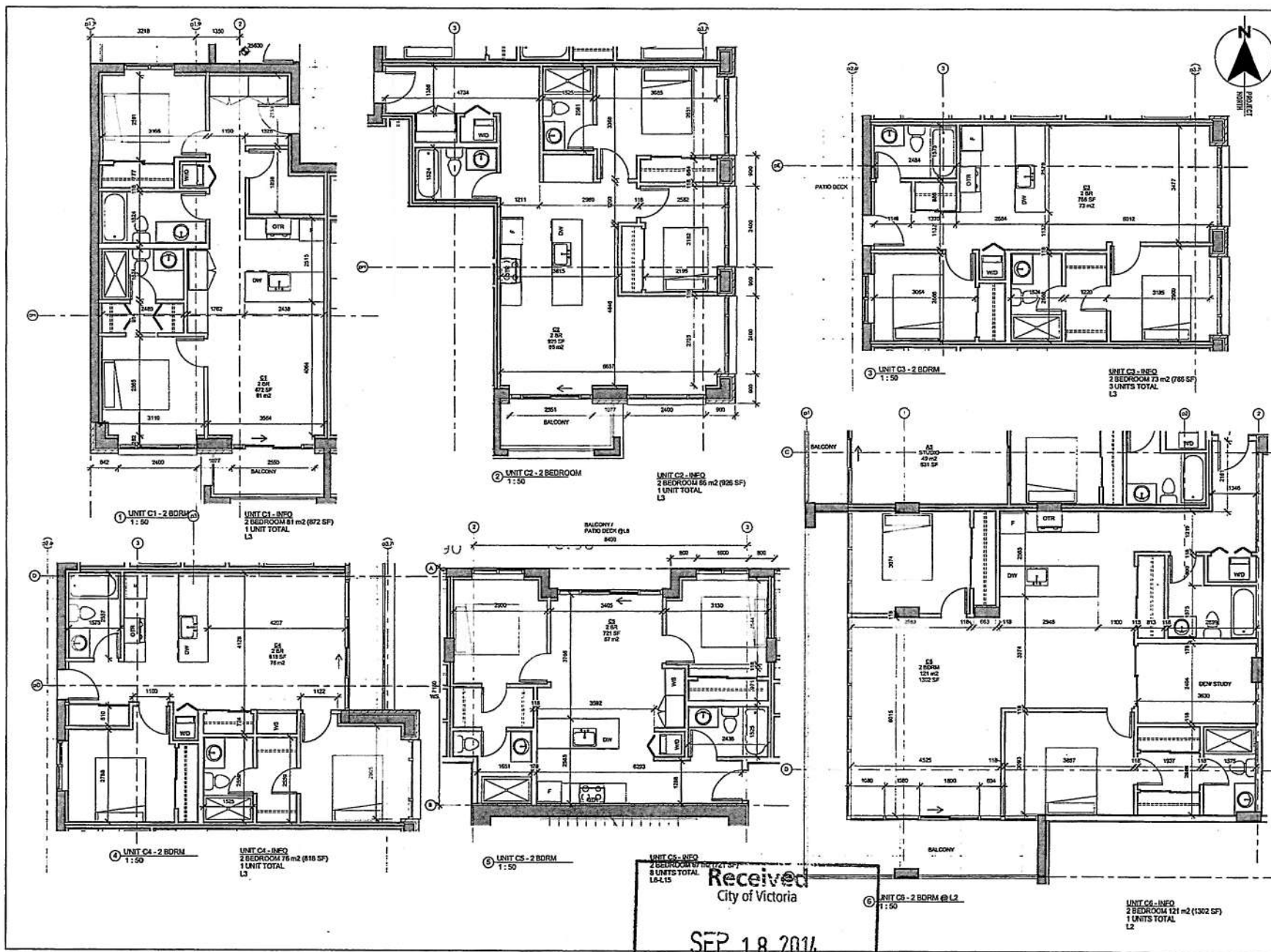
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**UNIT PLANS -  
1 BEDROOM UNITS**

Date: 09/10/2014 13:03:12 PM	Project No: 13-25
Scale: 1:50	Drawing No: A6.03
Drawn By: RVS	
File Name:	Rev:

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Drawing Issue Data

Rev	Date	Description
1	04/02/2014	ISSUED FOR DEVELOPMENT
2	04/02/2014	REVISED FOR DEVELOPMENT
3	04/02/2014	RESPONSE TO ADR COMMENTS

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TEL: 604.688.3655  
FAX: 604.688.3522  
EMAIL: info@rafiarchitects.com  
WWW: www.rafiarchitects.com

SUITE ON  
1400 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

Project: HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

Drawn By: UNIT PLANS -  
2 BEDROOM UNITS

Date: 04/02/2014 10:12:27 PM	Project No: 13-26
Scale: 1:50	Drawing No: A6.04
Drawn By: [Signature]	Check By: [Signature]
File Name: [Name]	Rev: [Number]

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Drawing Issue Data

Rev	Date	Description
1	05/06/2014	ISSUED FOR DEVELOPMENT
2	15/06/2014	APPROVED FOR DEVELOPMENT
3	17/06/2014	APPROVED TO ADJ. COMMENTS

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TEL 604.688.3655  
FAX 604.688.3522  
EMAIL info@rafiarchitects.com  
www.rafiarchitects.com

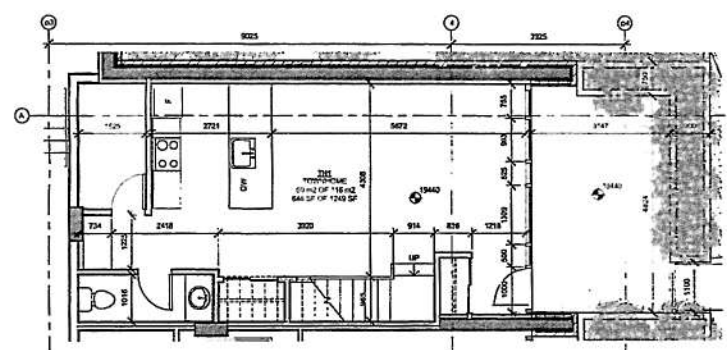
SUITE 201  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

**TOWNLINE**

Project  
**HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.**

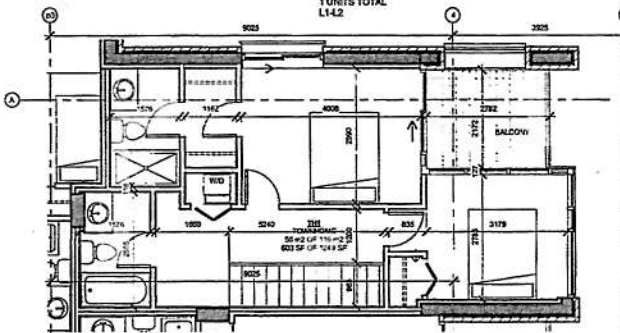
Drawings  
**UNIT PLANS -  
TOWNHOUSE  
UNITS**

Date	Project No
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Scale	Drawing No
1:50	A6.05
Drawn by	Rev
RAI	
File name	



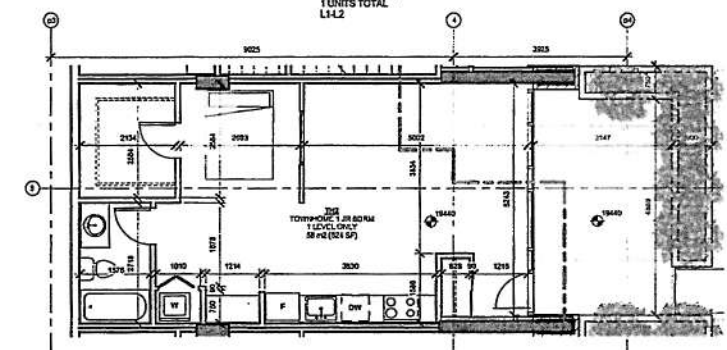
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1:50

UNIT TH1 - INFO  
2 LEVEL TOWNHOME  
L1 60 m2 (646 SF)  
1 UNITS TOTAL  
L142



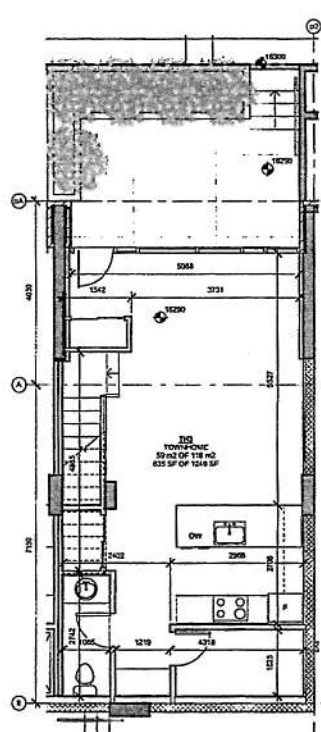
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1:50

UNIT TH1 - INFO  
2 LEVEL TOWNHOME  
L2 56 m2 (603 SF)  
1 UNITS TOTAL  
L142



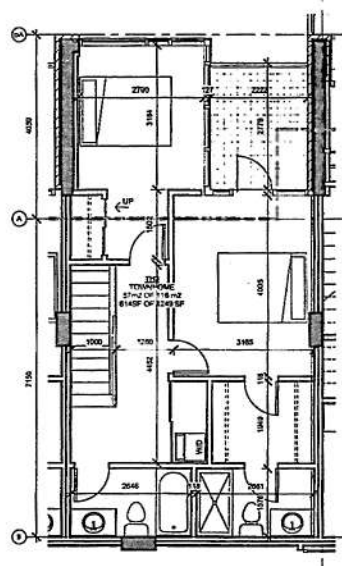
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1:50

UNIT TH2 - INFO  
1 LEVEL TOWNHOME STUDIO  
L1 58 m2 (624 SF)  
2 UNITS TOTAL  
L1



④ UNIT TH3 - LEVEL P1  
1:50

UNIT TH3 - INFO  
2 LEVEL TOWNHOME  
L1 59 m2 (633 SF)  
2 UNITS TOTAL  
P1-L1



⑤ UNIT TH3 - LEVEL 1 MAIN  
1:50

UNIT TH3 - INFO  
2 LEVEL TOWNHOME  
L2 57 m2 (614 SF)  
2 UNITS TOTAL  
P1-L1

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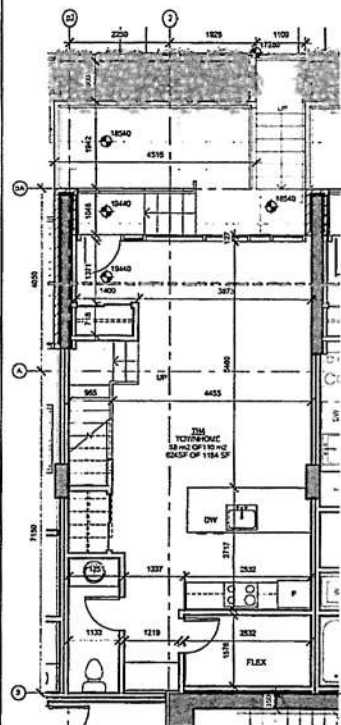
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conditioned changes on the drawings.

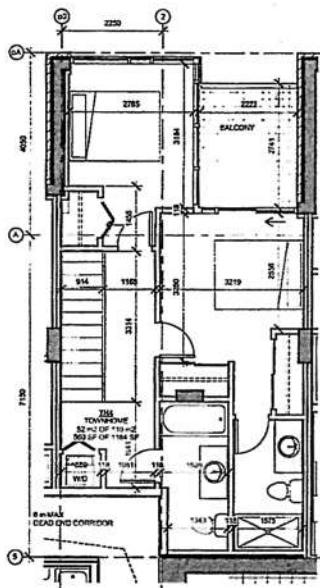
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Rev	Date	Description
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2	14/02/2014	REVISED FOR DEVELOPMENT
3	14/02/2014	REVISED FOR DEVELOPMENT
4	14/02/2014	REVISED FOR DEVELOPMENT



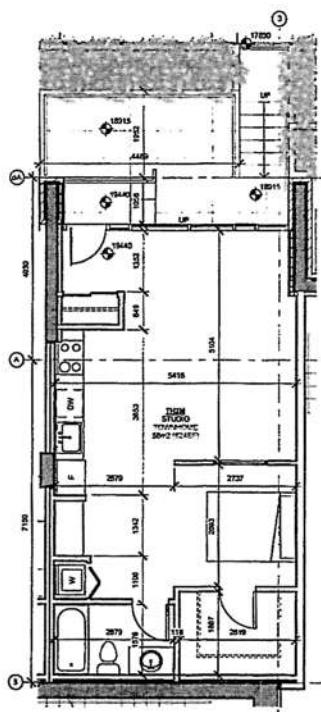
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UNIT TH4 - INFO  
2 LEVEL TOWNHOUSE  
L1 58 m2 (624 SF)  
1 UNIT TOTAL  
L142



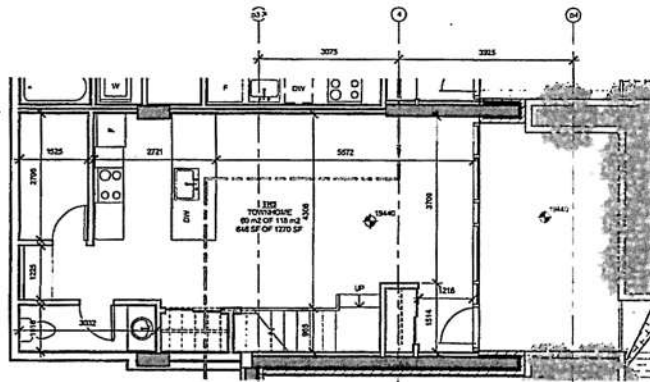
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1:50

UNIT TH4 - INFO  
2 LEVEL TOWNHOUSE  
L2 52 m2 (560 SF)  
1 UNIT TOTAL  
L142



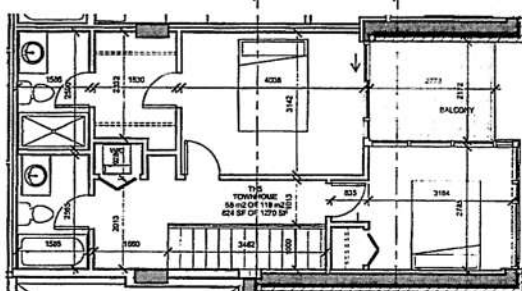
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1:50

UNIT TH2 (M) - INFO  
STUDIO  
L1 58 m2 (624 SF)  
1 UNIT TOTAL  
L1



④ UNIT TH5 - LEVEL 1 MAIN  
1:50

UNIT TH5 - INFO  
2 LEVEL TOWNHOUSE  
L1 60 m2 (648 SF)  
1 UNIT TOTAL  
L142



⑤ UNIT TH5 - LEVEL 2  
1:50

UNIT TH5 - INFO  
2 LEVEL TOWNHOUSE  
L2 52 m2 (560 SF)  
1 UNIT TOTAL  
L142

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RAFIARCHITECTS INC.



604.688.3655  
604.688.3522  
EMAIL: info@rafiarchitects.com  
rafiarchitects.com

SUITE 100  
1600 HOWE  
VANCOUVER  
V6Z 2L9 CANADA

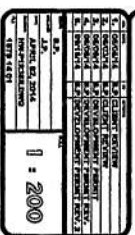


TOWNLINE

Product  
HUDSON WALK,  
755 Caledonia Ave.,  
VICTORIA, B.C.

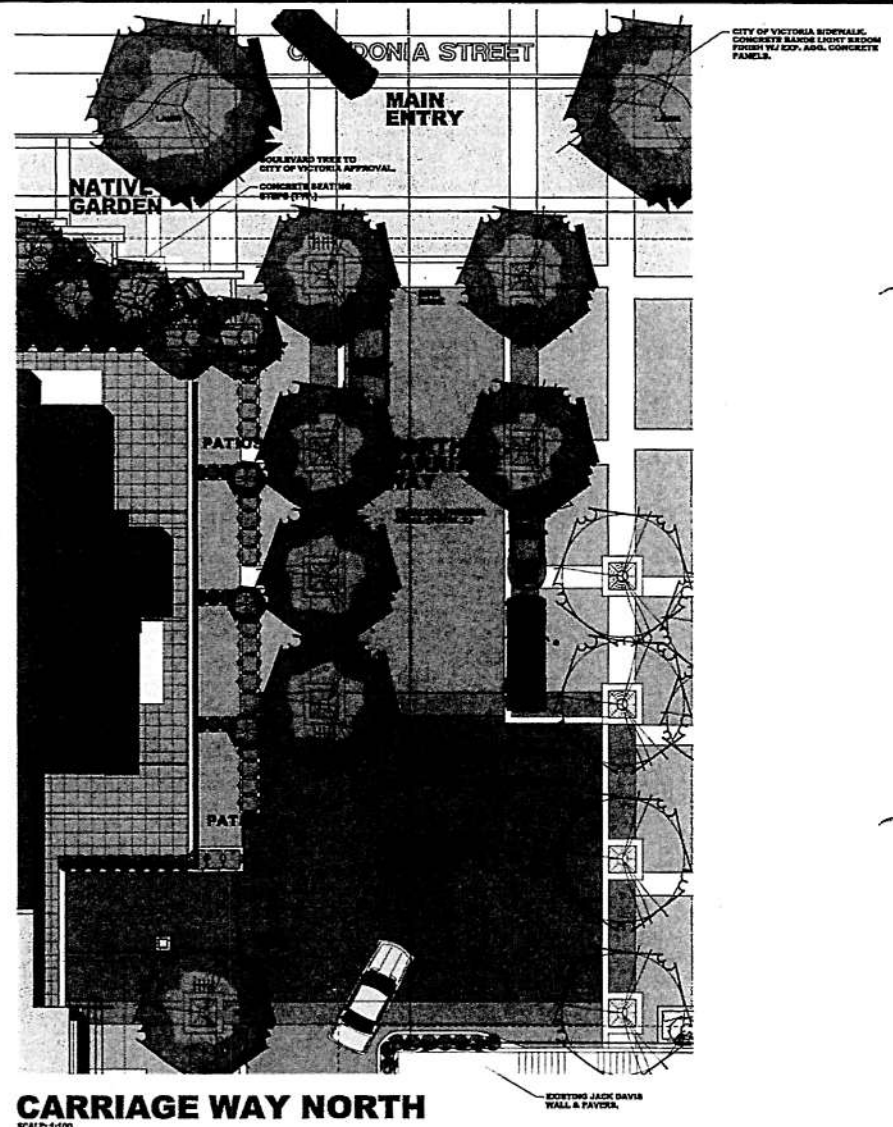
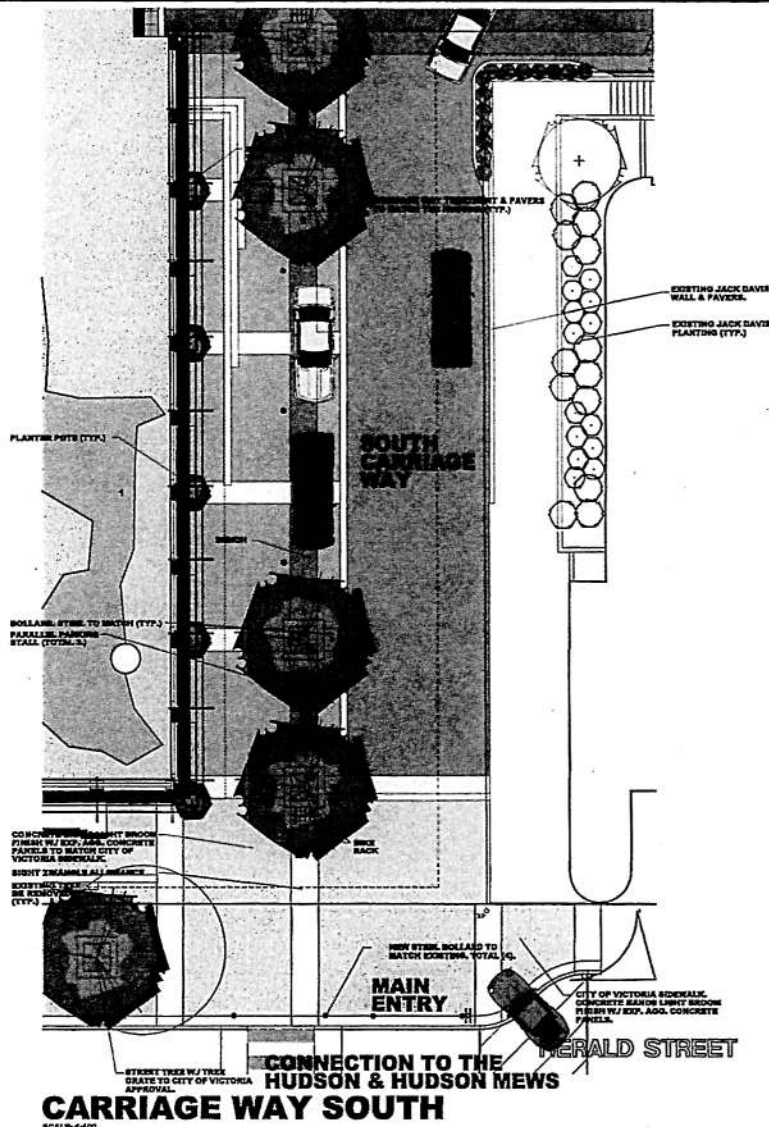
Drawings Title  
UNIT PLANS -  
TOWNHOUSE  
UNITS

Date	Project No.
04/02/2014 9:49:21 PM	13-26
Scale	Drawing No.
1:50	A6.06
Drawn By	
6/2/14	
File Name	Rev



- LANDSCAPE AREAS ARE TO BE ILLUMINATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.





1.	08/05/14	R.P. CLERK REVIEW
2.	08/05/14	R.P. CLERK REVIEW
3.	08/05/14	R.P. DEVELOPMENT PERMIT
4.	08/05/14	R.P. DEVELOPMENT PERMIT REV.
5.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
6.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
7.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
8.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
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10.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
11.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
12.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
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15.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
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19.	08/16/14	R.P. DEVELOPMENT PERMIT REV.
20.	08/16/14	R.P. DEVELOPMENT PERMIT REV.



**HUDSON WALK**  
VICTORIA, B.C.

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City of Victoria

SEP 18 2014

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Development Services

CARRIAGE WAY PLAN P2





1715 Government Street  
Victoria, BC  
V8W 1Z4  
250.386.5503

Mayor Dean Fortin and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

August 20, 2014

**Re: Development Permit #000375-755 Caledonia Avenue**

Dear Mayor Fortin and Council,

The DRA LUC has met with the developer's representatives and has reviewed the drawings for the above mentioned project.

DRA Members are supportive of the following:

- Configuration of the midblock walkway and arrangement of the commercial space and parking access.
- Revision of the project to a taller concrete building of superior build quality to the previously proposed project.
- Members support the liveability and privacy that concrete buildings provide.
- The developer is commended that higher quality cladding materials appear to be specified for the proposed building.
- Members are supportive of the relaxation to allow residential use on the identified portions of the first storey. Members also would support live work on the first storey but acknowledge that the applicant would prefer not to engage in the necessary rezoning to achieve that use.
- Members are supportive of the minor height variance as it appears to affect areas not visible from street level.

Members concerns are:

- The tower portion does not differentiate or step back the upper most floors in any significant way. The application shows a colour change on the top floor only. Some additional differentiation/articulation would provide some visual interest as well as de-accentuating the upper floors. Some form of overhang is recommended on the top floor for both aesthetics and weathering/maintenance protection.



- Members are concerned that the colour pallet for many downtown buildings tends to the grey tones and lacks vibrancy. The developer is encouraged to utilize some "less bleak" colour tones if possible.
- Rather than just plain transparent panel deck guards it is suggested additional dividing bars be added and perhaps some translucent panels for visual interest as was most effectively and attractively utilized on the adjacent Hudson and Hudson Mews projects.

The DRA generally supports this proposal and is supportive of the higher density and concrete construction now proposed.

Sincerely,



Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc Planning and Development Department