

755 Caledonia DP # 00042



755 Caledonia DP # 00042
View from Caledonia Street



755 Caledonia DP # 00042
View from Herald Street



755 Caledonia DP # 00042
View from Caledonia Street



755 Caledonia DP # 00042

PROJECT CONSULTANTS

ARCHITECT:
RAFI ARCHITECTS INC.
Suite 1-1600 HOWE STREET,
VANCOUVER, B.C.
V6Z 2L9
TEL: 604-688-3655
FAX: 604-688-3622
E-MAIL: raf@rafiarchitects.com

CERTIFIED PROFESSIONAL & CODE:

GHL CONSULTANTS LTD
Suite 350 - 409 GRANVILLE STREET,
VANCOUVER, B.C. V6C 1T2
TEL: 604-689-4449 Ext. 106
FAX: 604-689-4419
E-MAIL: kv@gvl.ca

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

MECHANICAL ENGINEER:
WILLIAMS ENGINEERING CANADA INC.
8500-34277 GLADYS AVENUE
ABBOTSFORD, B.C. V2S 2S5
TEL: 604-855-7890
FAX: 604-855-7891
E-MAIL: chyd@williamsengineering.com

ELECTRICAL ENGINEER:
NEMETZ & ASSOCIATES
2009 WEST 4TH AVENUE
VANCOUVER, B.C. V6J 1N3
TEL: 604-736-6562
FAX: 604-736-6505
E-MAIL: ron@nemetz.com

BUILDING ENVELOPE:
AQUA-COAST ENGINEERING LTD.
#201-6155 LAKNER TRUNK ROAD
DELTA, B.C. V4K 1W4
TEL: 604-949-9910
CELL: 604-914-0266
E-MAIL: paul@coast@aqua-coast.ca

LANDSCAPE ARCHITECT:
LOMBARD NORTH GROUP (B.C.) INC.
836 CORMORANT STREET
VICTORIA, B.C. V8W 1R1
TEL: 250-386-3336
FAX: 250-386-3132
E-MAIL: lombard@gnh.ca

CIVIL ENGINEER:
STANTEC
400 - 555 TYBEE ROAD,
VICTORIA, B.C. V8A 6X5
TEL: 250-389-2345
CELL: 250-216-3116
FAX: 250-382-0514
E-MAIL: ken.french@stantec.com

INTERIOR DESIGNER:
D DESIGN
2410 CHARLES STREET
VANCOUVER, B.C. V6J 6H8
TEL: 604-662-8008
FAX: 604-662-8078
E-MAIL: nduong@ddesign.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 VIP 83911

OWNER: PRT 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: 3727.7m² Phase 2: N/A **TOTAL:** 3727.7m²

SITE COVERAGE: 50.5% N/A N/A

TOTAL FLOOR AREA: 10943.22m² N/A N/A

FLOOR SPACE RATIO: 2.936 N/A N/A

BUILDING AREA OVERVIEW:

RESIDENTIAL: 10659.58 m² N/A
RETAIL/COMMERCIAL: 283.64 m² N/A

PARKING OVERVIEW:

VEHICLE PARKING REQUIREMENTS:
LOADING: OFF-STREET REQUIRED: 0 PROVIDED: 2
APARTMENTS: 0.7 PER UNIT = 0.7 x 178 = 125 PROVIDED: 125
RETAIL/COMMERCIAL: 1 PER 37.5m² = 283.64 m² / 37.5m² = 8 PROVIDED: 8
VISITORS/CARPOOLS: 10% OF 125 PROVIDED: 13
NEIGHBOURING OFFICE BUILDINGS: 62 PROVIDED: 62
TOTAL: 208 PROVIDED: 208

PROPOSED VEHICLE PARKING: Phase 1: 68 Phase 2: N/A **TOTAL:** N/A
P1: 68 N/A N/A
P2: 78 N/A N/A
P3: 62 N/A N/A
TOTAL: 208 N/A N/A

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

RETAIL/COMMERCIAL: 1 PER 205m² FOR FIRST 5000m² GROSS AREA PROVIDED: 14
283.64 m² / 205m² = 2
CLASS 1 = 50% = 1 PROVIDED: 1
CLASS 2 = 50% = 1 PROVIDED: 6

RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 1: 57 SIZE m² Phase 2: N/A
BREAKDOWN PER UNIT TYPE: STUDIO: 38-49 m² N/A
1 BEDROOM: 48-63 m² N/A
2 BEDROOM: 67-121 m² N/A
TOWNHOME: 55-131 m² N/A
TOTAL: 178

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Drawing Issue Date

Revision Schedule		
Rev	Date	Description
1	2024-01-15	ISSUED FOR DEVELOPMENT PERMIT
2	2024-01-15	ISSUED FOR DEVELOPMENT PERMIT
3	2024-01-15	RESPONSE TO ACP COMMENTS
4	2024-01-15	ISSUED FOR DEVELOPMENT PERMIT
5	2024-01-15	ISSUED FOR BUILDING PERMIT
6	2024-01-15	ISSUED FOR BUILDING PERMIT
7	2024-01-15	ISSUED FOR BUILDING PERMIT
8	2024-01-15	ISSUED FOR BUILDING PERMIT
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12	2024-01-15	ISSUED FOR BUILDING PERMIT
13	2024-01-15	ISSUED FOR BUILDING PERMIT
14	2024-01-15	ISSUED FOR BUILDING PERMIT
15	2024-01-15	ISSUED FOR BUILDING PERMIT

RAFI ARCHITECTS INC.

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

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Member of Architect Institute of B.C.

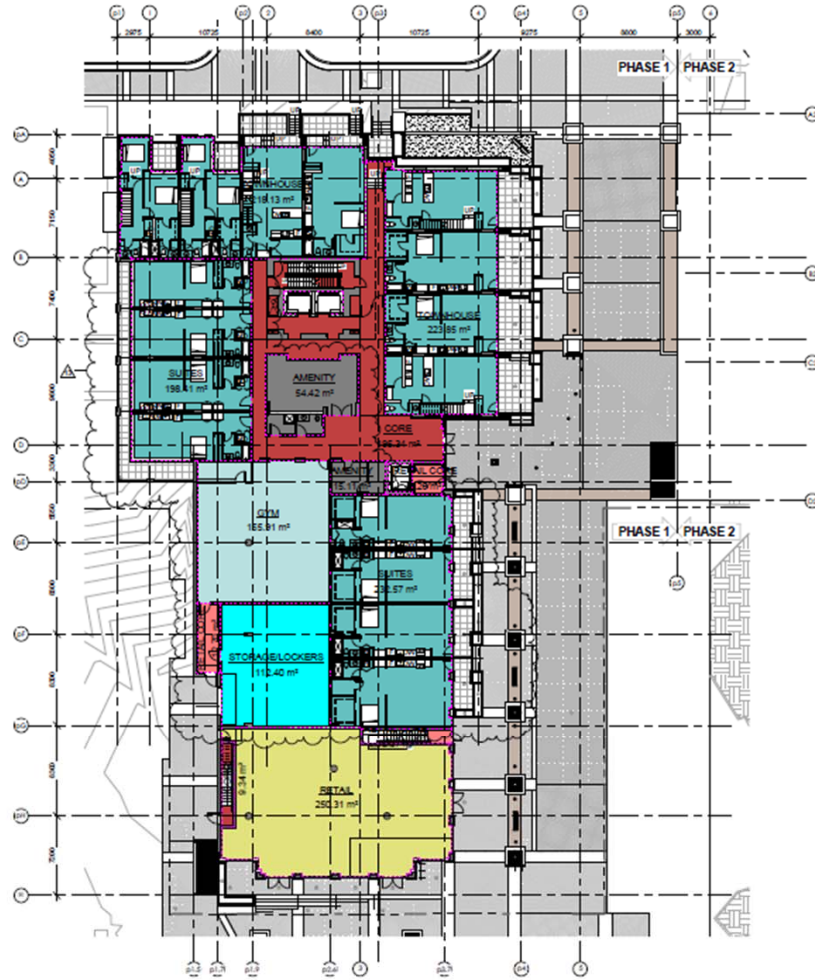
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**HUDSON WALK,
755 Caledonia Ave.,
VICTORIA, B.C.**

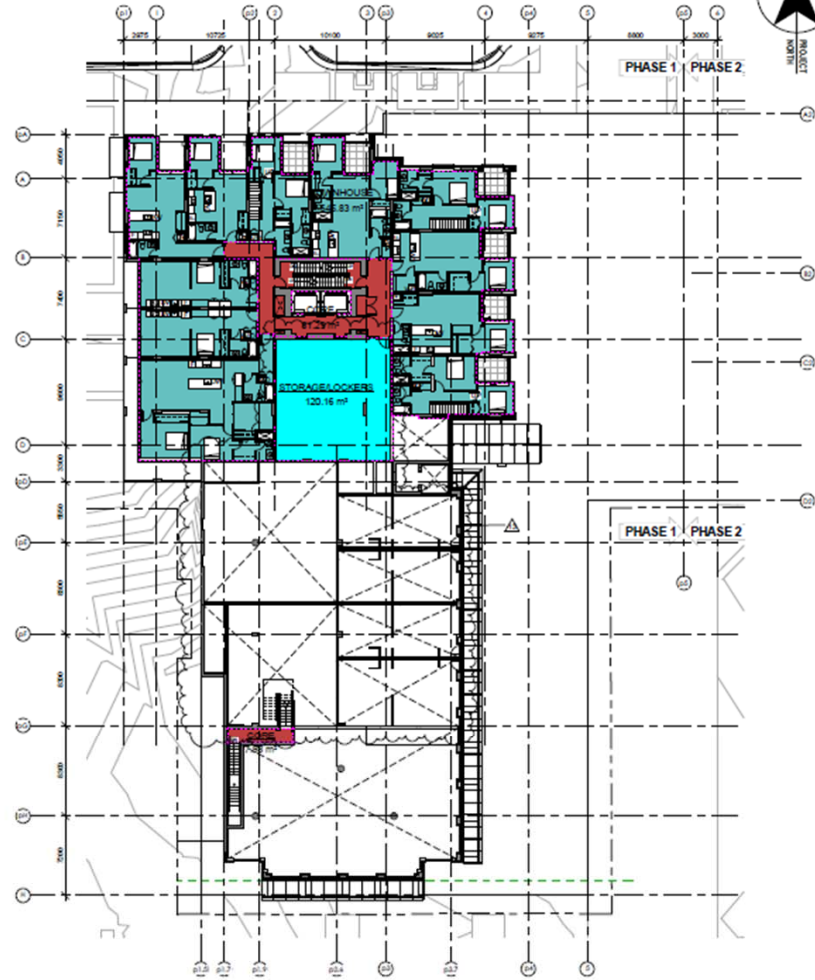
PROJECT DATA

Date:	Project No:
5/1/2018 (12:43:15 PM)	13-26
Scale:	Drawing No:
1:1	A0.01
Drawn By:	
DAIS	
File Name:	Rev:

755 Caledonia DP # 00042



1 FAR - LEVEL MAIN
1:200



2 FAR - LEVEL 2
1:200

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Drawing Issue Date

Rev #	Date	Description
1	2015/01/15	ISSUED FOR DEVELOPMENT PERMIT
2	2015/01/15	ISSUED FOR DEVELOPMENT PERMIT
3	2015/01/15	RESPONSE TO ADR COMMENTS
4	2015/01/15	ISSUED FOR CLIENT REVIEW
5	2015/01/15	FOR SUBMISSION FOR PHASE 1 PERMIT
6	2015/01/15	ISSUED FOR BUILDING PERMIT
7	2015/01/15	FOR SUBMISSION FOR PHASE 2 PERMIT
8	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT
9	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT
10	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT
11	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT
12	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT
13	2015/01/15	FOR SUBMISSION FOR CONSTRUCTION PERMIT

RAFI ARCHITECTS INC.
TEL: 604.688.3655
FAX: 604.688.3522
EMAIL: rafi@rafiarchitects.com
WWW: rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

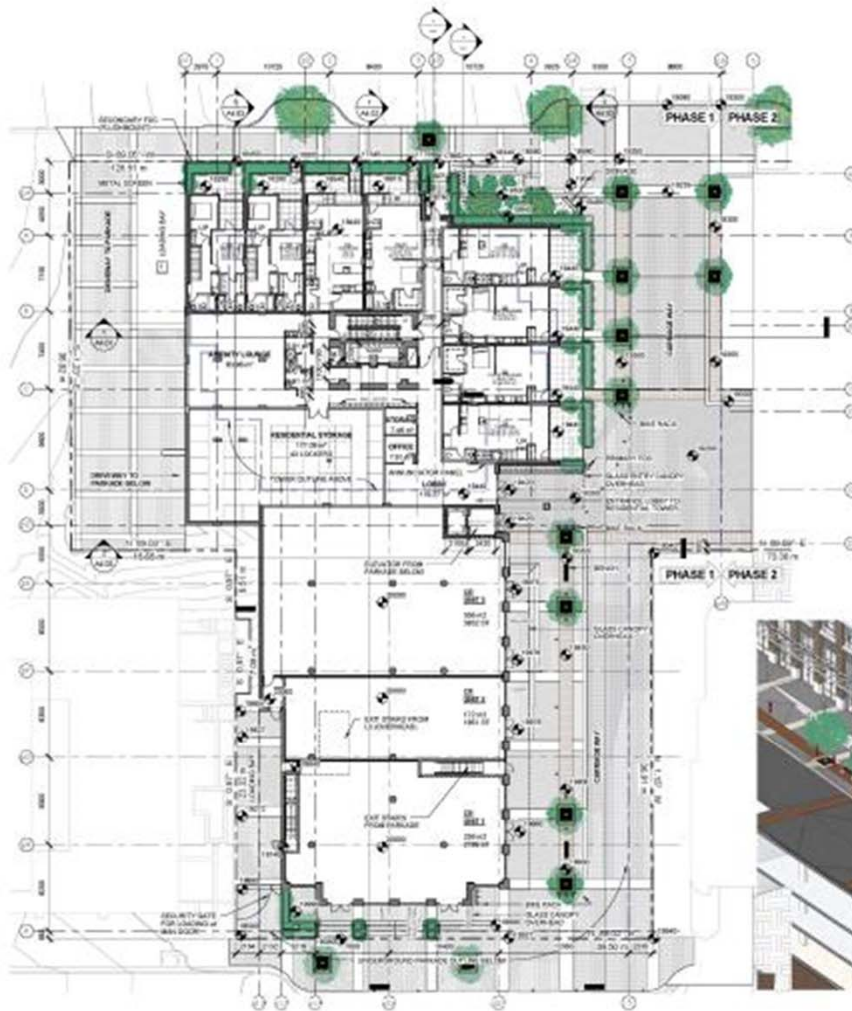
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FAR OVERLAY

Date: 2015/01/15 12:53:43 PM
Scale: 1:200
Drawing No: A0.06
Project No: 13-25
Drawing No: A0.06

755 Caledonia DP # 00042



1:1 MAIN FLOOR PLAN
1-208



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Drawings/Issue Date

Rev.	Date	Description
1	01/01/2011	ISSUED FOR DEVELOPMENT
2	01/01/2011	ISSUED FOR DEVELOPMENT
3	01/01/2011	ISSUED FOR DEVELOPMENT

Comments

RAFI ARCHITECTS INC.



604.488.3453
FAX
604.488.3522
EMAIL
info@rafiarchitects.com
WWW
www.rafiarchitects.com
SUITE ONE
1400 HOWE ST
VANCOUVER BC
V6Z 2H9 CANADA

Version 01 - Approved/Issued 01/01/2011

TOWNLINE

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

MAIN LEVEL FLOOR PLAN

Scale	Project No.
1:200	13-27
Drawn By	Working No.
Author	A2.04
File name	

755 Caledonia DP # 00042



755 Caledonia DP # 00042



Herald Street

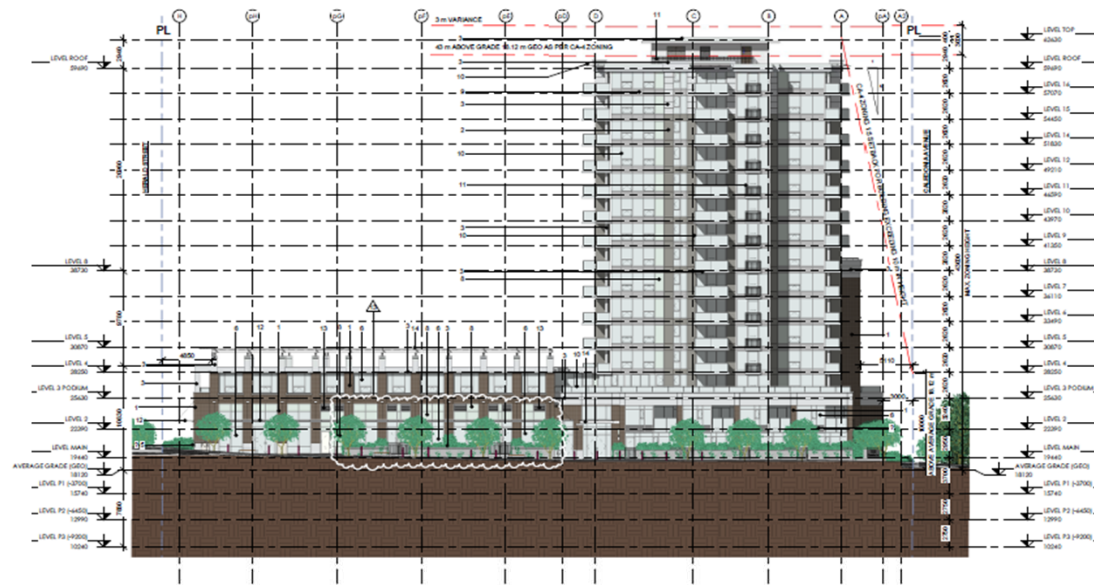
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755 Caledonia DP # 00042



755 Caledonia DP # 00042
Revised East Elevation



MATERIAL FINISHES

1. BRICK VENEER - HERRON - ONYX (RONSOP, 2500th)
2. PRINTED ARCHITECTURAL CONCRETE - CEMENT REVEALS - C-4548 METROPOLE (B Moore)
3. PRINTED ARCHITECTURAL CONCRETE - CEMENT REVEALS - C-4548 THUNDER (B Moore)
4. CLEAR SEALED ARCHITECTURAL CONCRETE - CEMENT REVEALS - C-4555 SILVER (B Moore)
5. CLEAR SEALED ARCHITECTURAL CONCRETE - CEMENT REVEALS - C-4555 WHITE (B Moore)
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES - P-1000
7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES - P-1000 - SILVER DIAMOND
8. VERTICAL - SPANDREL GLAZING IN ALUMINUM FRAMES - P-1000 - SILVER MARLIN
9. HORIZONTAL - SPANDREL GLAZING IN ALUMINUM FRAMES - P-1000 - SILVER MARLIN
10. GLAZING IN PREFINISHED ALUMINUM FRAMES - P-1000 - SILVER MARLIN
11. PREFINISHED ALUMINUM GATES AND POCKET SAILINGS - P-1000 - SILVER MARLIN
12. GLAZING IN PREFINISHED ALUMINUM FRAMES - P-1000 - SILVER MARLIN
13. PREFINISHED METALS (LOWERS TO MATCH FRAMES)
14. PREFINISHED METALS (UPPERS TO MATCH FRAMES)
15. PREFINISHED METALS (WALLS TO MATCH FRAMES)
16. ARCHITECTURAL LIGHTING WALL MOUNTED
17. SERVICE LOUVER WALL MOUNTED
18. ALUMINUM GUARD RAIL WALL MOUNTED
19. ALUMINUM GUARD RAIL WALL MOUNTED - IN PREFINISHED ALUMINUM FRAMES - C-4548 METROPOLE (B Moore)
20. ALUMINUM GUARD RAIL WALL MOUNTED - IN PREFINISHED ALUMINUM FRAMES - C-4548 THUNDER (B Moore)
21. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES - P-1000 THUNDER (B Moore)

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Graveling Issue Code

Revision Schedule		
Rev #	Date	Description
1	16/03/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/04/2014	RESUBMITTED FOR DEVELOPMENT PERMIT
4	17/SEP/2014	RESPONSE TO ASP COMMENTS
6	3/NOV/2014	ISSUED FOR CLIENT REVIEW
8	10/NOV/2014	CP Submission for Public Hearing
7	17/NOV/2014	ISSUED FOR BUILDING PERMIT
9	14/NOV/2015	ISSUED FOR TENDERS
12	27/MAR/2016	ISSUED FOR CONSTRUCTION
13	07/MAY/2016	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI I ARCHITECTS INC.



TEL
604.688.3655
FAX
604.688.3522
EMAIL
rai@raifiliorchitects.com
WWW
raifiliorchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

New York at Whitehall Castle at 8.



TOWNLINE

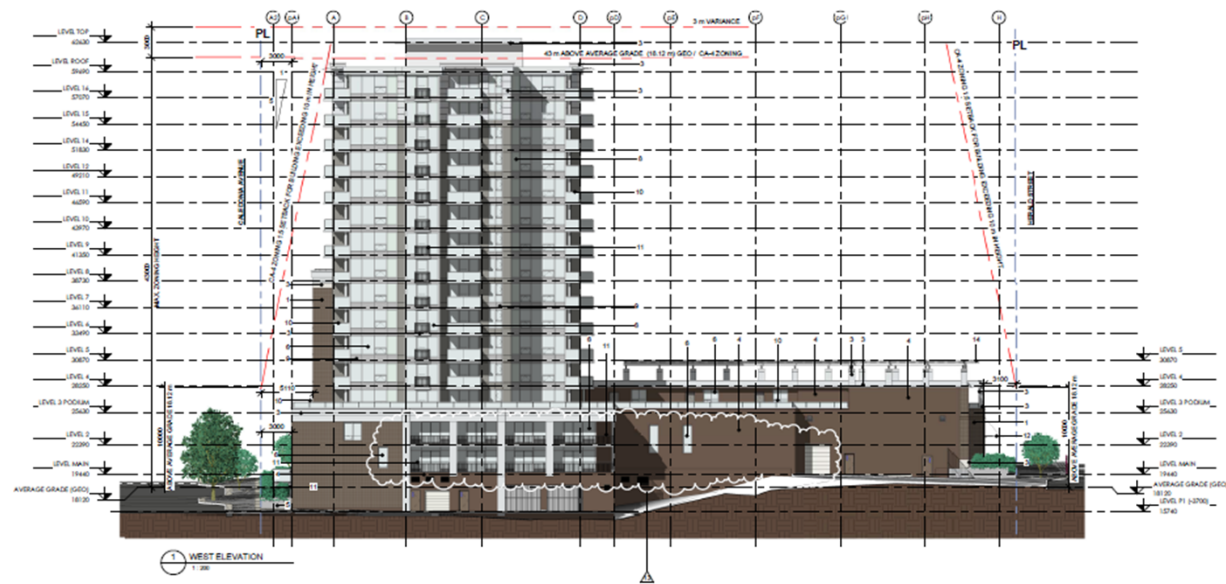
Project
HUDSON WALK,
755 Caledonia Ave.,
VICTORIA, B.C.

Creating Title
EAST ELEVATION

Date: 5/1/05 12:47:18 PM	Project No. 13-26
Scale As Indicated	Drawing No. A3.04
Drawn By: Author	
File name:	
	Rev:

755 Caledonia DP # 00042

Revised West Elevation



MATERIAL FINISHES

1. BRICK VENEER - HERRON - ONYX IRONPOT, SMOOTH FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * CC-546 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * AF-465 THUNDER (B Moore)
4. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * AF-455 SILHOUETTE (B Moore)
5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES P SILVER
6. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES P BLACK
7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES P OFF WHITE - WHITE DIAMOND
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES P LIGHT GRAY - SILVER MARLIN
9. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS P SILVER
10. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS P BLACK
11. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANOPY / * BLACK
12. PREFINISHED METALS (LOUVERS TO MATCH FRAMES)
13. PREFINISHED MISCELLANEOUS METALS P BLACK
14. ARCHITECTURAL LIGHTING WALL MOUNTED
15. SERVICE LIGHTING WALL MOUNTED
16. ALUMINUM GLASS RAIL
17. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES P CC-546 METROPOLIS (B Moore)
18. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES P AF-465 THUNDER (B Moore)

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Drawing Issue Date

Rev #	Date	Description
1	06/10/2014	ISSUED FOR DEVELOPMENT
2	14/06/2014	REVISION FOR DEVELOPMENT
3	15/06/2014	REVISION TO ADP
4	16/06/2014	ISSUED FOR CLIENT REVIEW
5	17/06/2014	ISSUED FOR CLIENT REVIEW
6	18/06/2014	ISSUED FOR BUILDING PERMIT
7	19/06/2014	ISSUED FOR BUILDING PERMIT
8	20/06/2014	ISSUED FOR BUILDING PERMIT
9	21/06/2014	ISSUED FOR BUILDING PERMIT
10	22/06/2014	ISSUED FOR BUILDING PERMIT
11	23/06/2014	ISSUED FOR BUILDING PERMIT
12	24/06/2014	ISSUED FOR BUILDING PERMIT
13	25/06/2014	ISSUED FOR BUILDING PERMIT

RAFI ARCHITECTS INC.



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

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

REVISIONS OF ARCHITECTURAL DRAWINGS AT 1:20

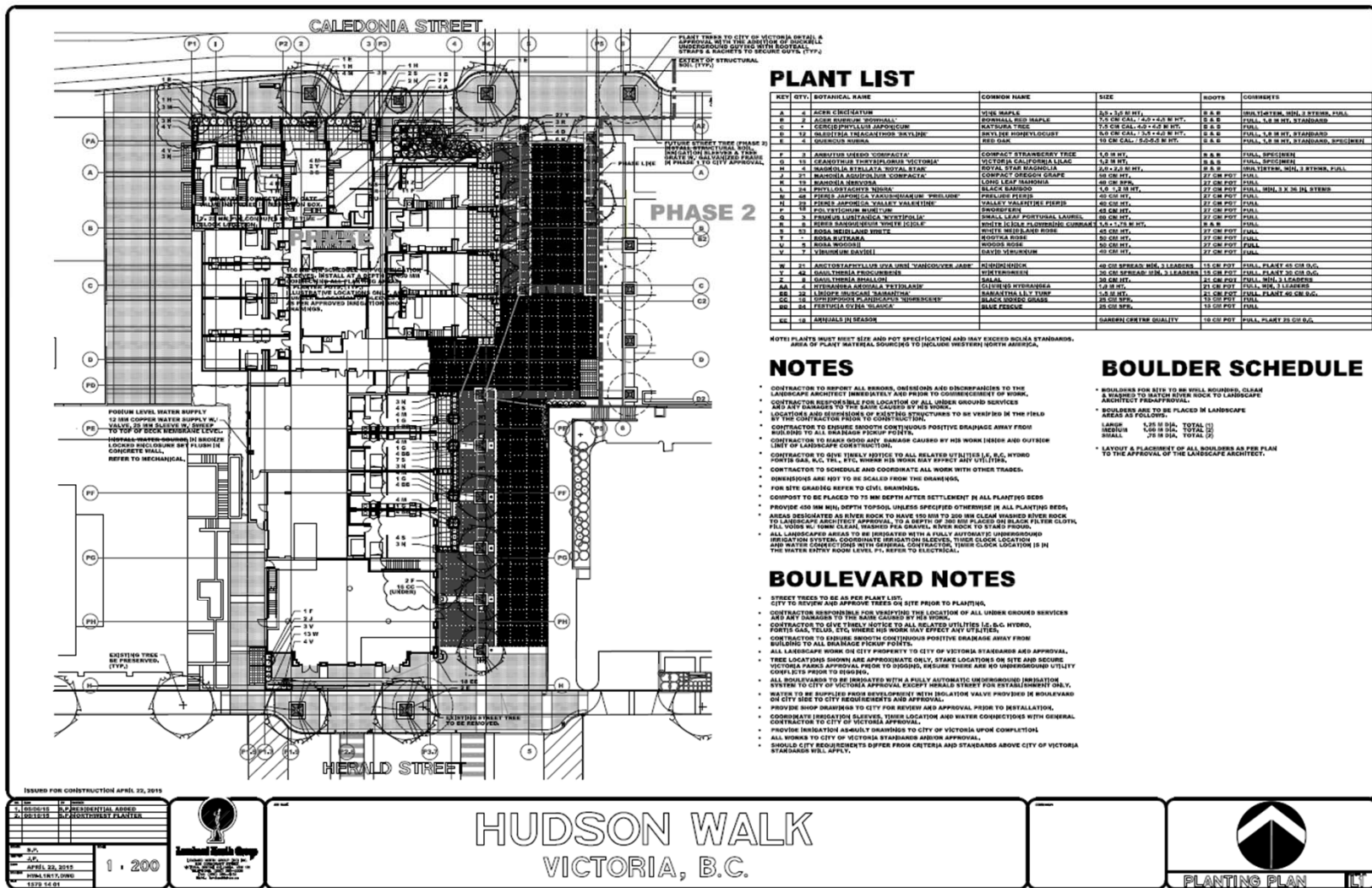
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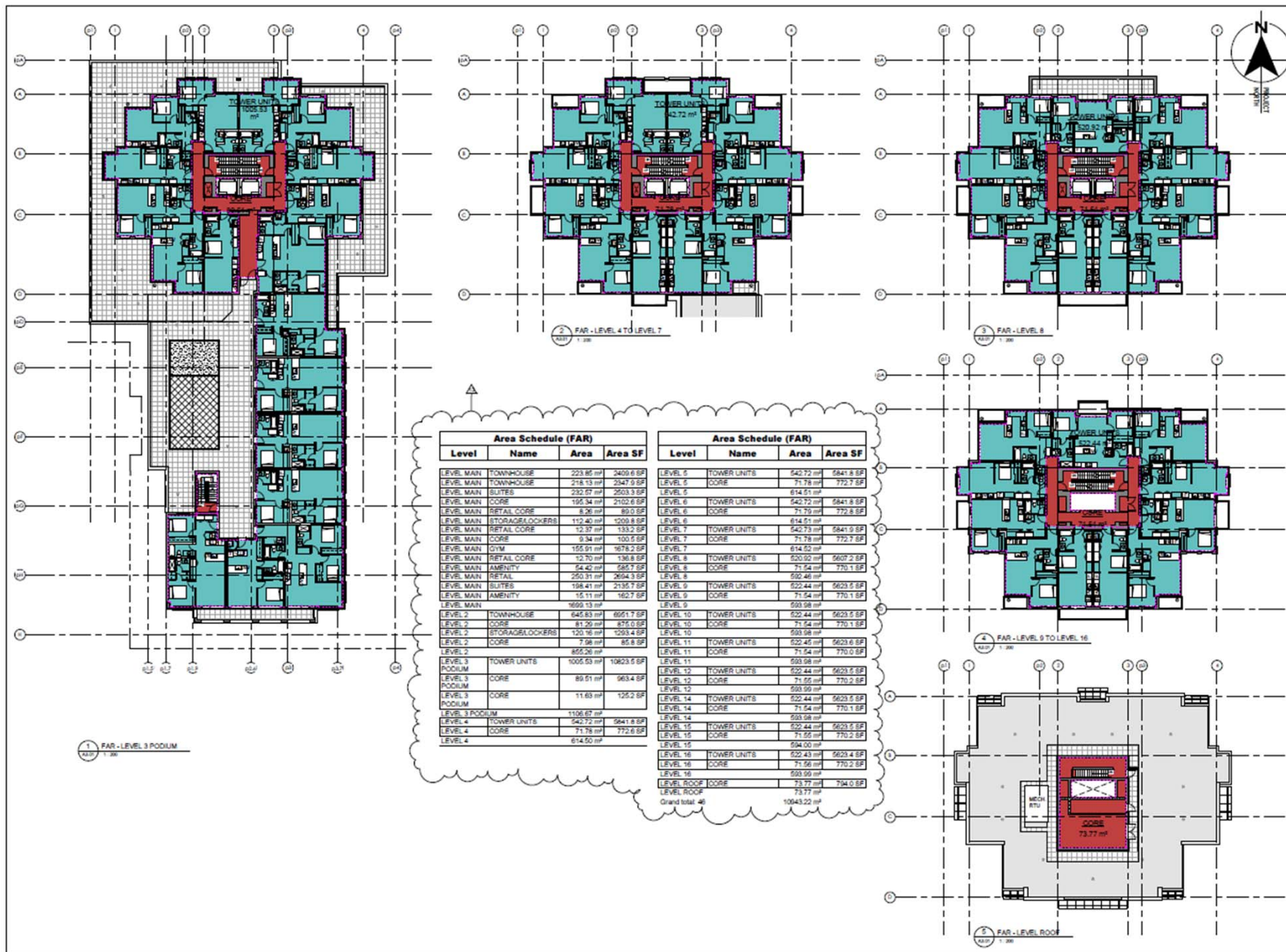
Project:
HUDSON WALK,
755 Caledonia Ave.,
VICTORIA, B.C.

Drawing Title:
WEST ELEVATION

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Scale:	As Indicated	Drawing No:	A3.03
Drawn By:	Author	File name:	
Check:			

755 Caledonia DP # 00042
Revised Landscape Plan





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Drawing Issue Date

Rev. #	Date	Description
1	11/05/2015	ISSUED FOR DEVELOPMENT PERMIT
2	11/05/2015	REVISIONS FOR DEVELOPMENT PERMIT
3	11/05/2015	RESPONSE TO ADP COMMENTS
4	11/05/2015	ISSUED FOR CLERK REVIEW
5	11/05/2015	ISSUED FOR CLERK REVIEW
6	11/05/2015	ISSUED FOR CLERK REVIEW
7	11/05/2015	ISSUED FOR CLERK REVIEW
8	11/05/2015	ISSUED FOR CLERK REVIEW
9	11/05/2015	ISSUED FOR CLERK REVIEW
10	11/05/2015	ISSUED FOR CLERK REVIEW
11	11/05/2015	ISSUED FOR CLERK REVIEW
12	11/05/2015	ISSUED FOR CLERK REVIEW
13	11/05/2015	ISSUED FOR CLERK REVIEW

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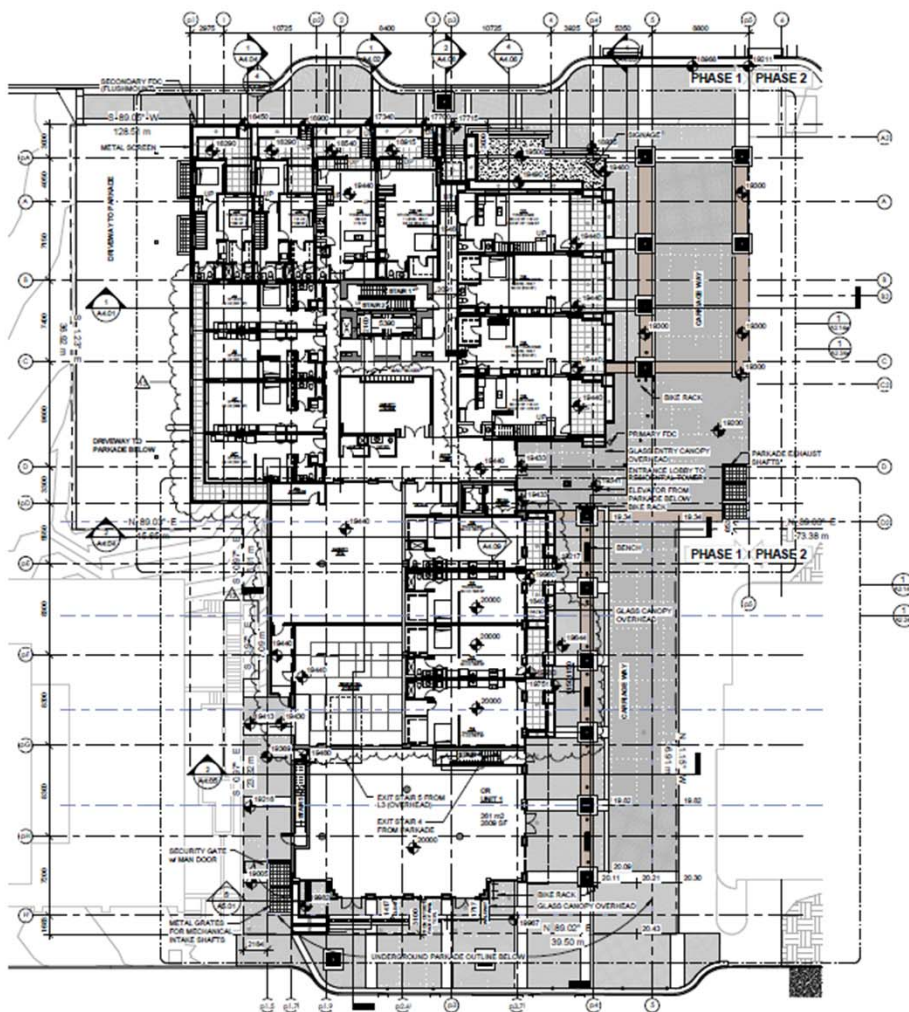
TEL 604.688.3655
FAX 604.688.3622
EMAIL raf@rafiarchitects.com
WWW rafichitects.com

SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

PROJECT: HUDSON WALK, 755 CALEDONIA AVE., VICTORIA, B.C.

PROJECT TITLE: FAR OVERLAY

Date: 01/05/2015 10:57:10 PM
Scale: 1:200
Drawing No: A0.07
Author: Rafi Architects Inc.
File name: Rafi



1 L1 MAIN FLOOR PLAN
A2.04 1:200



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Drawing Issue Date

Rev	Date	Description
1	04/03/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/08/2014	REVISED FOR DEVELOPMENT PERMIT
3	10/09/2014	RESPONSE TO ADP COMMENTS
4	03/03/2014	ISSUED FOR CLIENT REVIEW
5	10/03/2014	FOR SUBMISSION TO BUILDING PERMIT
6	17/03/2014	ISSUED FOR BUILDING PERMIT
7	14/04/2014	ISSUED FOR TENDER
8	17/04/2014	ISSUED FOR CONSTRUCTION PERMIT
9	07/04/2015	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI ARCHITECTS INC.



TEL 604.688.3655
FAX 604.688.3522
EMAIL raf@rafiarchitects.com
www.rafiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA



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

MAIN LEVEL FLOOR PLAN

Date: 01/09/15 12:51:54 PM	Project No: 13-25
Scale: 1:200	Drawing No: A2.04
Drawn By: Author	
File name:	



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Rev #	Date	Description
1	04/01/2014	ISSUED FOR DEVELOPMENT PERMIT
2	11/05/2014	REQUESTED FOR DEVELOPMENT PERMIT
3	17/05/2014	RESPONSE TO ACP COMMENTS
4	04/07/2014	ISSUED FOR CLIENT REVIEW
5	10/07/2014	CP Submission for Public Hearing
6	17/07/2014	ISSUED FOR BUILDING PERMIT
7	14/08/2014	ISSUED FOR TENDER
8	07/09/2014	ISSUED FOR CONSTRUCTION
9	07/09/2014	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

RAFI ARCHITECTS INC.

TEL 604.688.3655
FAX 604.688.3622
EMAIL raf@rafiarchitects.com
WWW rafichitects.com

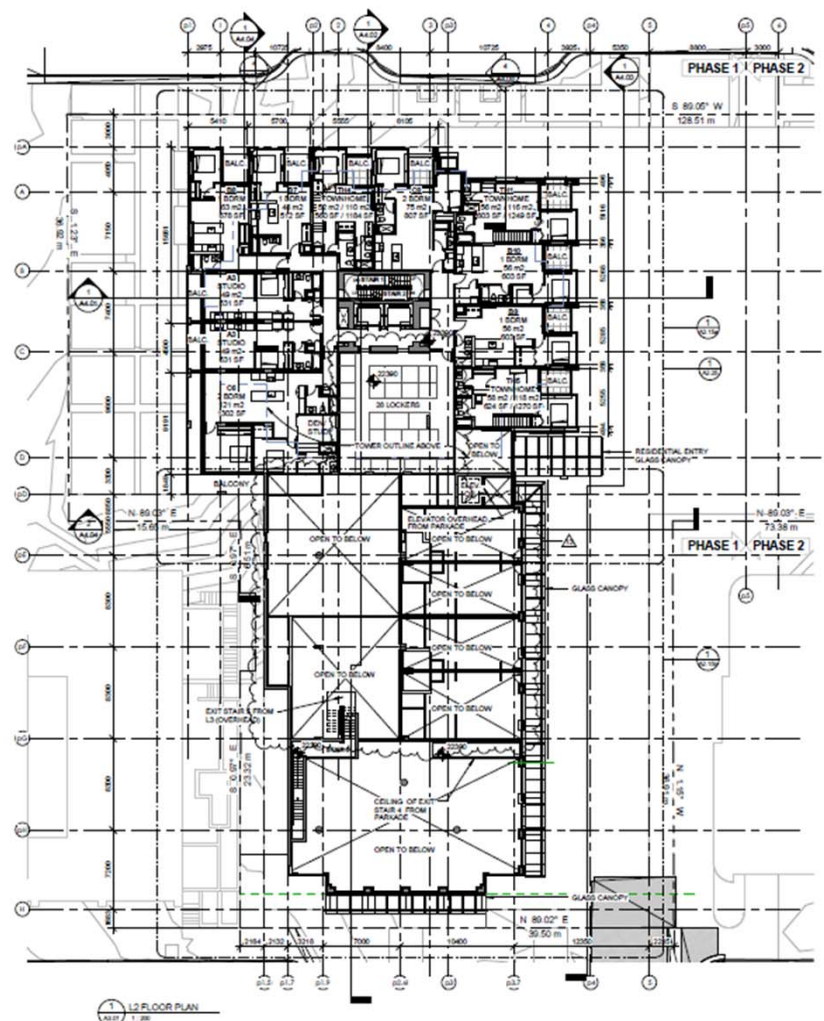
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L2 FLOOR PLAN

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



L2 FLOOR PLAN
1:200