

Planning and Land Use Committee Report

For Meeting of October 16, 2014

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 m² 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,

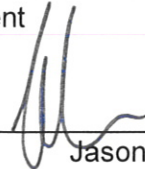


Mike Wilson
Senior Planner – Urban Design
Development Services Division



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson
Date: October 8, 2014

MW:aw

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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 ²) - minimum	3727.7	n/a
Total floor area (m ²) - 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 m² 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.
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3. That Council authorize City of Victoria staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² 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.



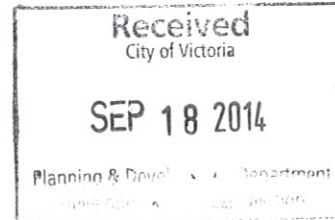
755 Caledonia Avenue
Development Permit #000375





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 27th**

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 27th.

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 27th 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

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

Enclosed: Supplementary Design Illustrations



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 m² (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 m²) 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 m² up to 130 m² 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 m² (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 m² (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 ²	2458.9 m ²
<i>Residential</i>	10199.11 m ²	N/A
<i>Commerical</i>	795.14 m ²	TBD
<i>Office/Commercaill</i>	N/A	7,376.7 m ²
<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

cc

Rick Illich, President, Townline
Steve Jederich, VP Development, Townline

LEED Canada-NC 2009 Project Checklist

13-26 HUDSON WALK- Residential Tower & Mixed-use Podium



Yes ? No

52	0	0	0	Project Totals (pre-certification estimates)	110 Possible Points
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Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

Yes ? No

21	0	0	0	Sustainable Sites	26 Points
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Prereq 1	Construction Activity Pollution Prevention	Required	Comments
Credit 1	Site Selection	1	Controlling soil erosion, waterway sedimentation, airborne dust generation
Credit 2	Development Density and Community Connectivity	3, 5	Avoid development of inappropriate sites to reduce envir. Impact
Credit 3	Brownfield Redevelopment	1	Channel developments to urban areas with existing infrastructure, protect habitat
Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6	Contaminated site has been remediated
Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	Public transportation access
Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	Bicycle storage & change rooms
Credit 4.4	Alternative Transportation: Parking Capacity	2	Hybrid and alternative fuel vehicles
Credit 5.1	Site Development: Protect and Restore habitat	1	Size parking capacity to meet but not exceed local zoning requirements, and provide preferred parking for carpools equal to 10% of the number of non visiting parking spaces
Credit 5.2	Site Development: Maximize Open Space	1	Conserve existing natural areas/ restore damaged areas to provide habitat
Credit 6.1	Stormwater Design: Quantity Control	1	Vegetated open space
Credit 6.2	Stormwater Design: Quality Control	1	Rate and Quantity - managing storm water runoff
Credit 7.1	Heat Island Effect: Non-Roof	1	Increase on site filtration and eliminating contaminants
Credit 7.2	Heat Island Effect: Roof	1	Reduce heat island; use hardscape material with SRI>29, open grid pavement system; provide shade from tree canopy for 50% of site
Credit 8	Light Pollution Reduction	1	Vegetated roof for 50% of roof area or hi-albedo roof to reduce heat absorption
		1	Minimize light trespass from building and site

Yes ? No

4	0	0	0	Water Efficiency	10 Points
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Prereq 1	Water Use Reduction	Required	Comments
Credit 1	Water Efficient Landscaping	2, 4	Use 20% less water than the water use baseline
Credit 2	Innovative Wastewater Technologies	2	Reduce by 50%. No potable water used for irrigation
Credit 3	Water Use Reduction	2 - 4	Reduce by 30%-35%-40%

Yes ? No

Energy & Atmosphere				35 Points
5	0	0		
✓			Prereq 1	Fundamental Commissioning of Building Energy Systems
✓			Prereq 2	Minimum Energy Performance
✓			Prereq 3	Fundamental Refrigerant Management
5			Credit 1	Optimize Energy Performance
		0	Credit 2	On-Site Renewable Energy
		0	Credit 3	Enhanced Commissioning
		0	Credit 4	Enhanced Refrigerant Management
		0	Credit 5	Measurement and Verification
		0	Credit 6	Green Power

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

Yes ? No

Materials & Resources				14 Points
6	0	0		
✓			Prereq 1	Storage and Collection of Recyclables
		0	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof
		0	Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements
1			Credit 2	Construction Waste Management
		0	Credit 3	Materials Reuse
2			Credit 4	Recycled Content
2			Credit 5	Regional Materials
1			Credit 6	Rapidly Renewable Materials
		0	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

Indoor Environmental Quality				15 Points
11	0	0		
✓			Prereq 1	Minimum Indoor Air Quality Performance
✓			Prereq 2	Environmental Tobacco Smoke (ETS) Control
1			Credit 1	Outdoor Air Delivery Monitoring
1			Credit 2	Increased Ventilation
1			Credit 3.1	Construction IAQ Management Plan: During Construction
		0	Credit 3.2	Construction IAQ Management Plan: Before Occupancy
1			Credit 4.1	Low-Emitting Materials: Adhesives and Sealants
1			Credit 4.2	Low-Emitting Materials: Paints and Coatings
1			Credit 4.3	Low-Emitting Materials: Flooring Systems
		0	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			Credit 5	Indoor Chemical and Pollutant Source Control	1	Minimize & control pollutants (3 m long entryway, MERV filters)
1			Credit 6.1	Controllability of System: Lighting	1	Occupant control
1			Credit 6.2	Controllability of System: Thermal Comfort	1	Occupant control
	0		Credit 7.1	Thermal Comfort: Design	1	
	0		Credit 7.2	Thermal Comfort: Verification	1	
1			Credit 8.1	Daylight and Views: Daylight	1	
1			Credit 8.2	Daylight and Views: Views	1	

Yes ? No

3	0	0	Innovation in Design	6 Points

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

Yes ? No

2	0	0	Regional Priority	4 Points

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

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Sheet	Date	Revision	Comments
1	1/14/2014	ISSUED FOR DEVELOPMENT	
2	1/14/2014	REVISION FOR DEVELOPMENT	
3	1/14/2014	REVISION FOR DEVELOPMENT	
4	1/14/2014	REVISION FOR DEVELOPMENT	

SOUTH-EAST VIEW

Sheet Number	DRAWING LIST	Sheet Name
A0.00	COVER SHEET	
A0.01	PROJECT DATA	
A0.02	CONTEXT PLAN AND PHOTO STRIP	
A0.03	ANALYSIS OF EXISTING SITE	
A0.04	SHADOW STUDY SPRING EQUINOX	
A0.05	AVERAGE GRADE CALCULATION	
A0.06	FAR OVERLAY	
A0.07	FAR OVERLAY	
A0.08	RENDERINGS	
A0.09	RENDERINGS	
A0.10	RENDERINGS	
A0.11	RENDERINGS	
A0.12	RENDERINGS	
A0.13	RENDERINGS	
A0.14	RENDERINGS	
A0.15	RENDERINGS	
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A0.99	RENDERINGS	
A0.100	RENDERINGS	



HUDSON WALK

755 Caledonia Avenue, Victoria, B.C.

Received
City of Victoria

SEP 18 2014

Planning & Development Department
Development Services Division

RAFI ARCHITECTS INC.



604.688.3455
604.688.3322
1811 RICHMOND ST. W.
SUITE ONE
V6Z 2V9 CANADA

TOWNLINE

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

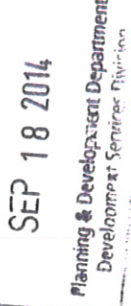
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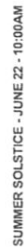
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2	11/AUG/2014	RE ISSUED FOR DEVELOPMENT PERMIT
4	17/FEB/2014	WE IMPROVE TO ADP COMMENTS


TOWNLINE

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Drawn By	
SMS	
File name	Name





RAFI ARCHITECTS INC.



CHARTER TOWNLINE

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755 Caledonia Ave.,
VICTORIA, B.C.

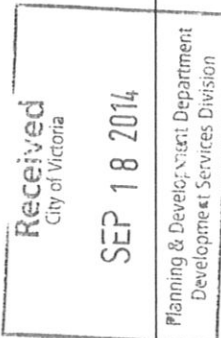
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If the name	Name

SEP 18 2014

Planning & Development Department
Development Services Division

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Signature	Name





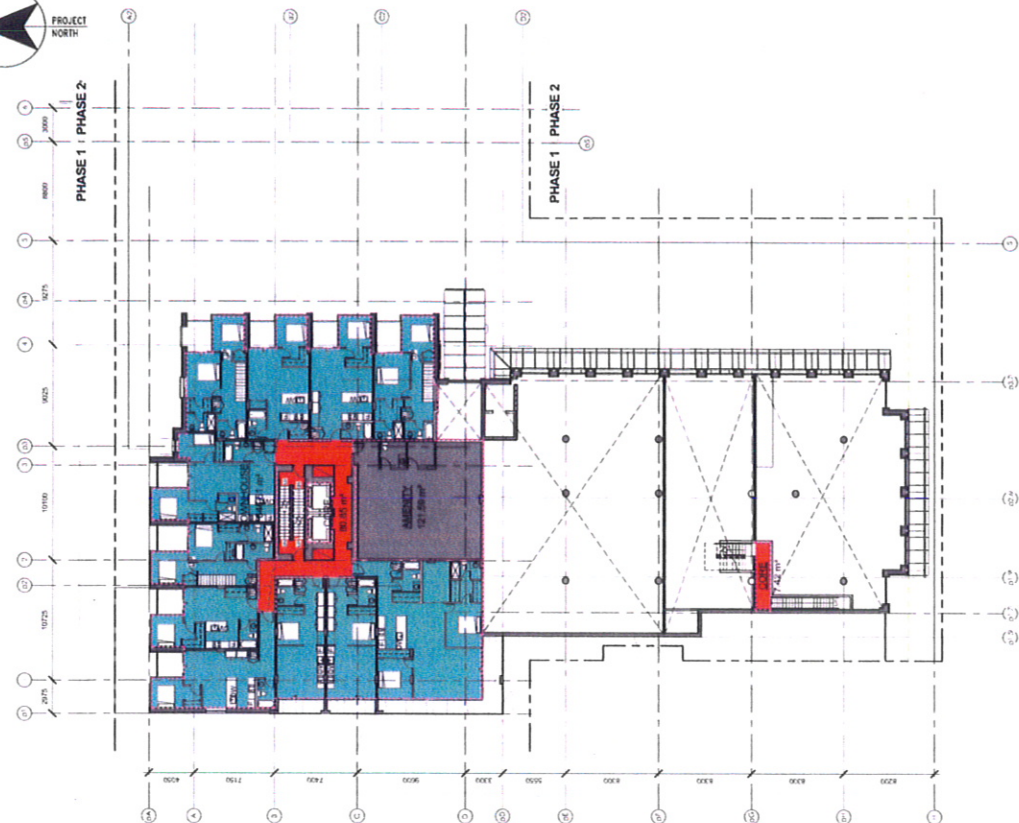
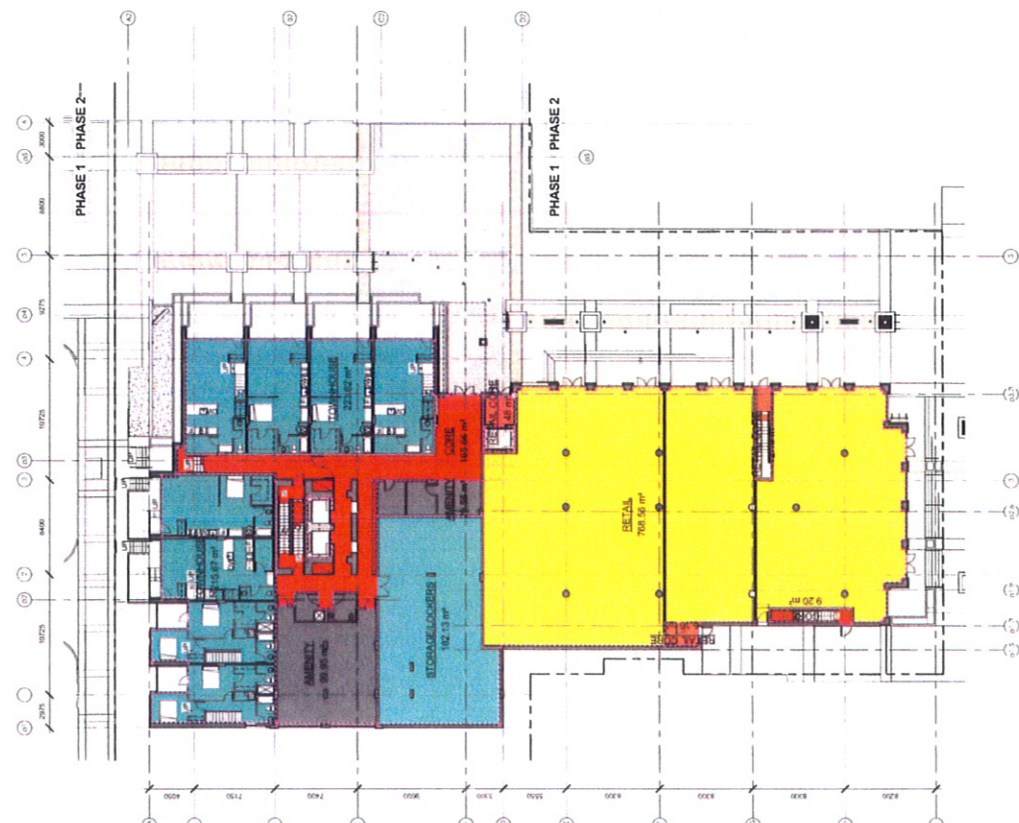
604.688.3655
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SUITE ONE
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VANCOUVER BC
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TOWNLINE

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

FEAR OVERLAY

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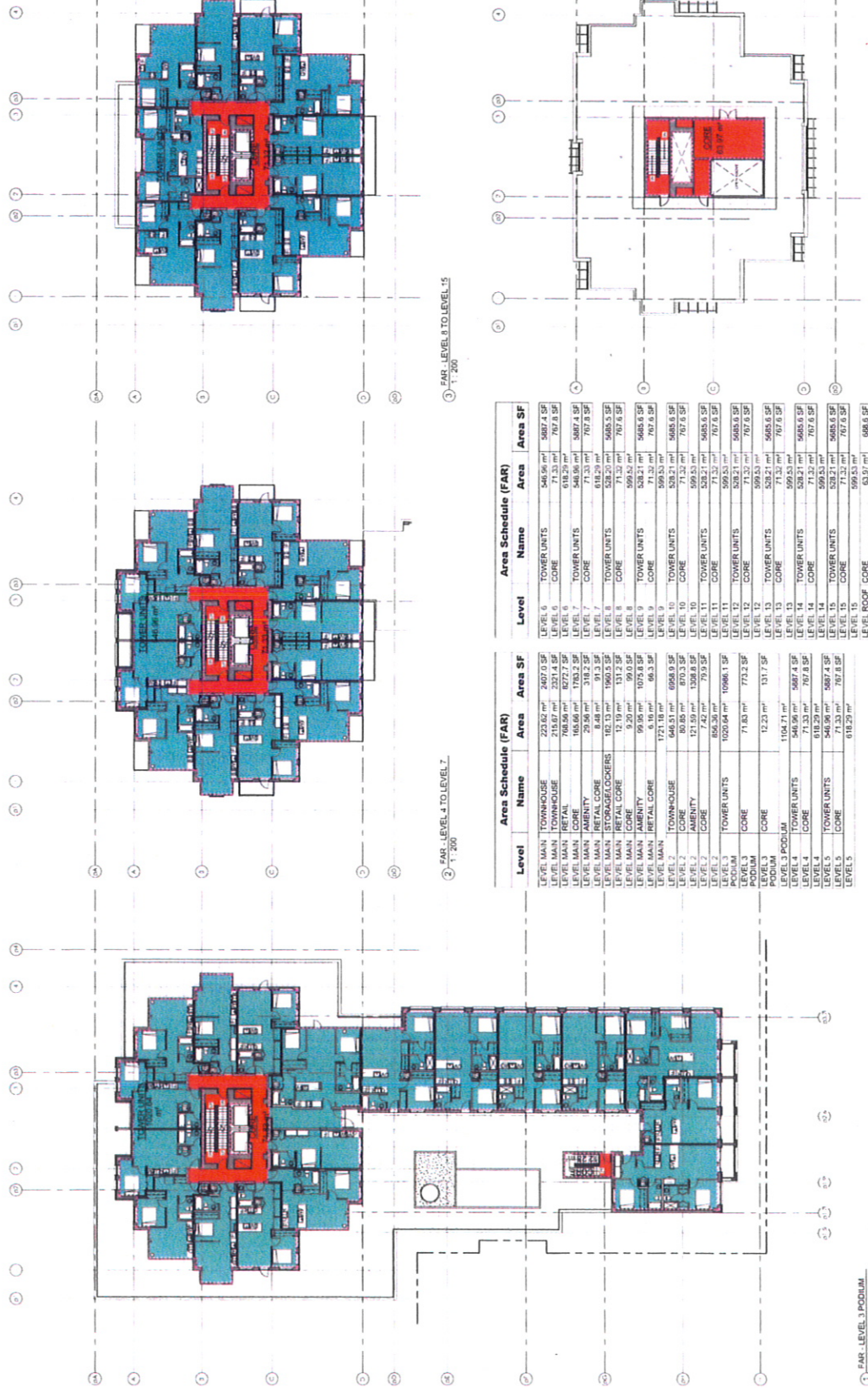
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FAR-LEVEL MAIN

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City of Victoria

SEP 18 2014

Planning & Development Department
Development Services Division



② FAR - LEVEL 4 TO LEVEL 7
1 : 200

④ FAR - LEVEL ROOF
4 - 300

Area Schedule (FAR)		Area SF	
Level	Name	Level	Name
LEVEL 1	TOWNHOUSE	LEVEL 6	TOWER UNITS
LEVEL 2	LEVEL 1 MAN. CORE	LEVEL 7	CORE
LEVEL 3	LEVEL 2 MAN. CORE	LEVEL 8	TOWER UNITS
LEVEL 4	LEVEL 3 MAN. CORE	LEVEL 9	CORE
LEVEL 5	LEVEL 4 MAN. CORE	LEVEL 10	TOWER UNITS
LEVEL 6	LEVEL 5 MAN. CORE	LEVEL 11	CORE
LEVEL 7	LEVEL 6 MAN. CORE	LEVEL 12	TOWER UNITS
LEVEL 8	LEVEL 7 MAN. CORE	LEVEL 13	CORE
LEVEL 9	LEVEL 8 MAN. CORE	LEVEL 14	TOWER UNITS
LEVEL 10	LEVEL 9 MAN. CORE	LEVEL 15	CORE
LEVEL 11	LEVEL 10 MAN. CORE	LEVEL 16	TOWER UNITS
LEVEL 12	LEVEL 11 MAN. CORE	LEVEL 17	CORE
LEVEL 13	LEVEL 12 MAN. CORE	LEVEL 18	TOWER UNITS
LEVEL 14	LEVEL 13 MAN. CORE	LEVEL 19	CORE
LEVEL 15	LEVEL 14 MAN. CORE	LEVEL 20	TOWER UNITS
LEVEL 16	LEVEL 15 MAN. CORE	LEVEL 21	CORE
LEVEL 17	LEVEL 16 MAN. CORE	LEVEL 22	TOWER UNITS
LEVEL 18	LEVEL 17 MAN. CORE	LEVEL 23	CORE
LEVEL 19	LEVEL 18 MAN. CORE	LEVEL 24	TOWER UNITS
LEVEL 20	LEVEL 19 MAN. CORE	LEVEL 25	CORE
LEVEL 21	LEVEL 20 MAN. CORE	LEVEL 26	TOWER UNITS
LEVEL 22	LEVEL 21 MAN. CORE	LEVEL 27	CORE
LEVEL 23	LEVEL 22 MAN. CORE	LEVEL 28	TOWER UNITS
LEVEL 24	LEVEL 23 MAN. CORE	LEVEL 29	CORE
LEVEL 25	LEVEL 24 MAN. CORE	LEVEL 30	TOWER UNITS
LEVEL 26	LEVEL 25 MAN. CORE	LEVEL 31	CORE
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LEVEL 28	LEVEL 27 MAN. CORE	LEVEL 33	CORE
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LEVEL 113	LEVEL 112 MAN. CORE	LEVEL 118	TOWER UNITS
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LEVEL 254	LEVEL 253 MAN. CORE	LEVEL 259	CORE
LEVEL 255	LEVEL 254 MAN. CORE	LEVEL 260	TOWER UNITS
LEVEL 256	LEVEL 255 MAN. CORE	LEVEL 261	CORE
LEVEL 257	LEVEL 256 MAN. CORE	LEVEL 262	TOWER UNITS
LEVEL 258	LEVEL 257 MAN. CORE	LEVEL 263	CORE
LEVEL 259	LEVEL 258 MAN. CORE	LEVEL 264	TOWER UNITS
LEVEL 260	LEVEL 259 MAN. CORE	LEVEL 265	CORE
LEVEL 261	LEVEL 260 MAN. CORE	LEVEL 266	TOWER UNITS
LEVEL 262	LEVEL 261 MAN. CORE	LEVEL 267	CORE
LEVEL 263	LEVEL 262 MAN. CORE	LEVEL 268	TOWER UNITS
LEVEL 264	LEVEL 263 MAN. CORE	LEVEL 269	CORE
LEVEL 265	LEVEL 264 MAN. CORE	LEVEL 270	TOWER UNITS
LEVEL 266	LEVEL 265 MAN. CORE	LEVEL 271	CORE
LEVEL 267	LEVEL 266 MAN. CORE	LEVEL 272	TOWER UNITS
LEVEL 268	LEVEL 267 MAN. CORE	LEVEL 273	CORE
LEVEL 269	LEVEL 268 MAN. CORE	LEVEL 274	TOWER UNITS
LEVEL 270	LEVEL 269 MAN. CORE	LEVEL 275	CORE
LEVEL 271	LEVEL 270 MAN. CORE	LEVEL 276	TOWER UNITS
LEVEL 272	LEVEL 271 MAN. CORE	LEVEL 277	CORE
LEVEL 273	LEVEL 272 MAN. CORE	LEVEL 278	TOWER UNITS
LEVEL 274	LEVEL 273 MAN. CORE	LEVEL 279	CORE
LEVEL 275	LEVEL 274 MAN. CORE	LEVEL 280	TOWER UNITS
LEVEL 276	LEVEL 275 MAN. CORE	LEVEL 281	CORE
LEVEL 277	LEVEL 276 MAN. CORE	LEVEL 282	TOWER UNITS
LEVEL 278	LEVEL 277 MAN. CORE	LEVEL 283	CORE
LEVEL 279	LEVEL 278 MAN. CORE	LEVEL 284	TOWER UNITS
LEVEL 280	LEVEL 279 MAN. CORE	LEVEL 285	CORE
LEVEL 281	LEVEL 280 MAN. CORE	LEVEL 286	TOWER UNITS
LEVEL 282	LEVEL 281 MAN. CORE	LEVEL 287	CORE
LEVEL 283	LEVEL 282 MAN. CORE	LEVEL 288	TOWER UNITS
LEVEL 284	LEVEL 283 MAN. CORE	LEVEL 289	CORE
LEVEL 285	LEVEL 284 MAN. CORE	LEVEL 290	TOWER UNITS
LEVEL 286	LEVEL 285 MAN. CORE	LEVEL 291	CORE
LEVEL 287	LEVEL 286 MAN. CORE	LEVEL 292	TOWER UNITS
LEVEL 288	LEVEL 287 MAN		

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Project No.	1
Client	1
Scale	1:250
Date	2014-04-03
Author	1
Checker	1
Project Manager	1

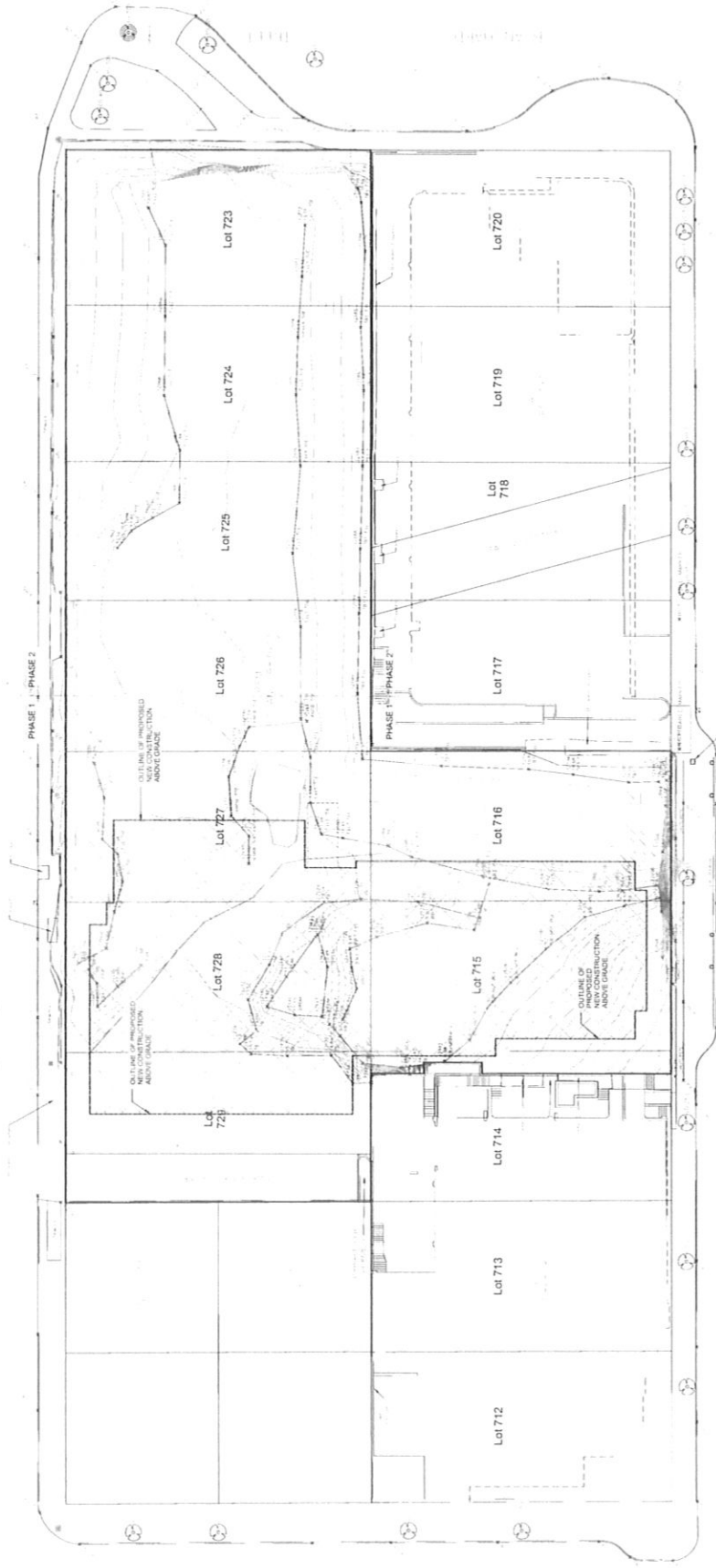
Revision Schedule	
Rev.	Description
1	Initial Survey
2	Final Survey
3	Final Survey
4	Final Survey

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TOWNLINE

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

Client	1
Project No.	1
Scale	1:250
Date	2014-04-03
Author	1
Checker	1
Project Manager	1



SITE SURVEY REFERENCE:
FOCUS TOPOGRAPHIC SURVEY
DATE: 2014-04-03
FILE: ACAD-010029892-CNS101-R02.dwg

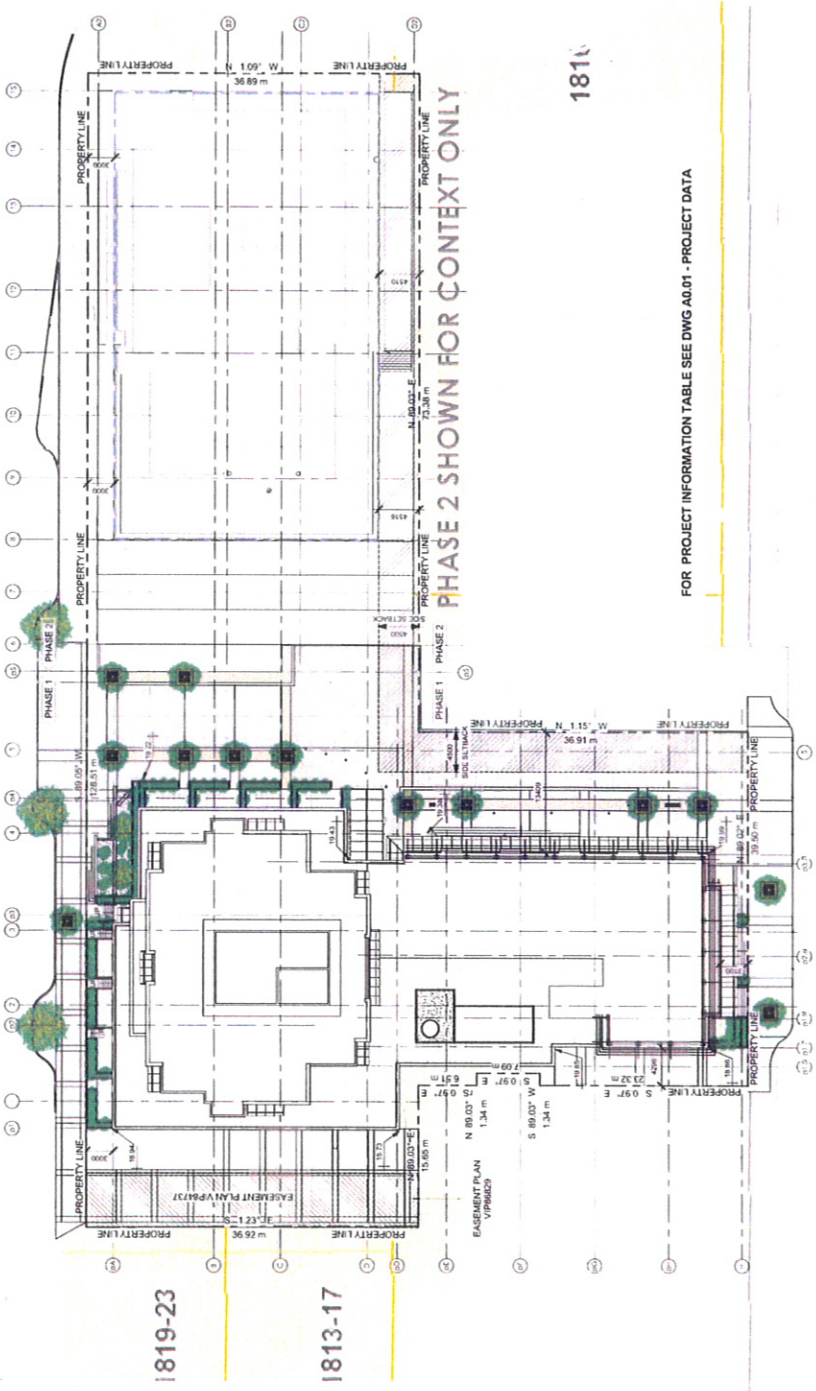
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75: 74: 73: 71:

CALEDONIA STREET

DOUGLAS ST



PHASE 2 SHOWN FOR CONTEXT ONLY

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

HERALD STREET

BLASHARD STREET

181:

1819-23

1813-17

EASEMENT PLAN
VIR66629

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Rev.	Date	Revisions
1	1/15/2014	ISSUED FOR DEVELOPMENT
2	1/15/2014	ISSUED FOR DEVELOPMENT
3	1/15/2014	ISSUED FOR DEVELOPMENT
4	1/15/2014	ISSUED FOR DEVELOPMENT

Rev.	Date	Revisions
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Rev.	Date	Revisions
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Rev.	Date	Revisions
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4	1/15/2014	ISSUED FOR DEVELOPMENT

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4	1/15/2014	ISSUED FOR DEVELOPMENT

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4	1/15/2014	ISSUED FOR DEVELOPMENT

Rev.	Date	Revisions
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4	1/15/2014	ISSUED FOR DEVELOPMENT

Rev.	Date	Revisions
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2	1/15/2014	ISSUED FOR DEVELOPMENT
3	1/15/2014	ISSUED FOR DEVELOPMENT
4	1/15/2014	ISSUED FOR DEVELOPMENT

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TOWNLINE

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

SITE PLAN

Date	Project No
01/16/2014 5:50:26 PM	13-28
Drawn By	Checked By
BMG	BMG
File Name	Drawing No
	A1.02

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250	name	A1.03
name	name	

Date	9/16/20
Score	1/250
Drawn by	(BMD)
File name	

1 SITE SERVICING PLAN
1 - 260



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Drawing Sheet Data	
Sheet No.	1
Project No.	11-200
Client	City of Victoria
Scale	1:200
Author	RAFI ARCHITECTS INC.
Check	RAFI ARCHITECTS INC.
Drawn	RAFI ARCHITECTS INC.
Revised	RAFI ARCHITECTS INC.
Comments	RAFI ARCHITECTS INC.

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2	ISSUED FOR DEVELOPMENT
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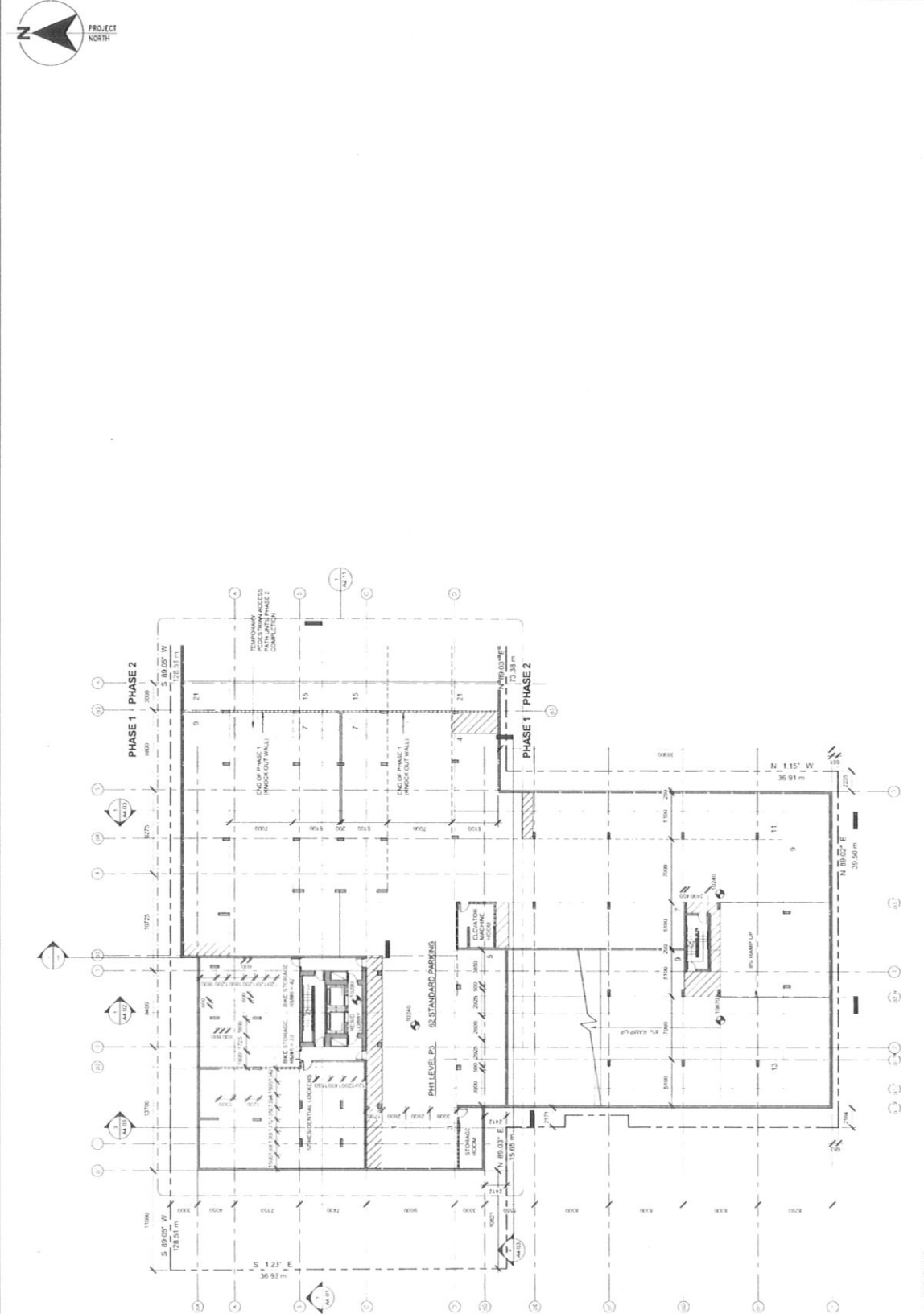
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1	ISSUED FOR DEVELOPMENT
2	ISSUED FOR DEVELOPMENT
3	ISSUED FOR DEVELOPMENT
4	ISSUED FOR DEVELOPMENT



P3 PARKING
1:200

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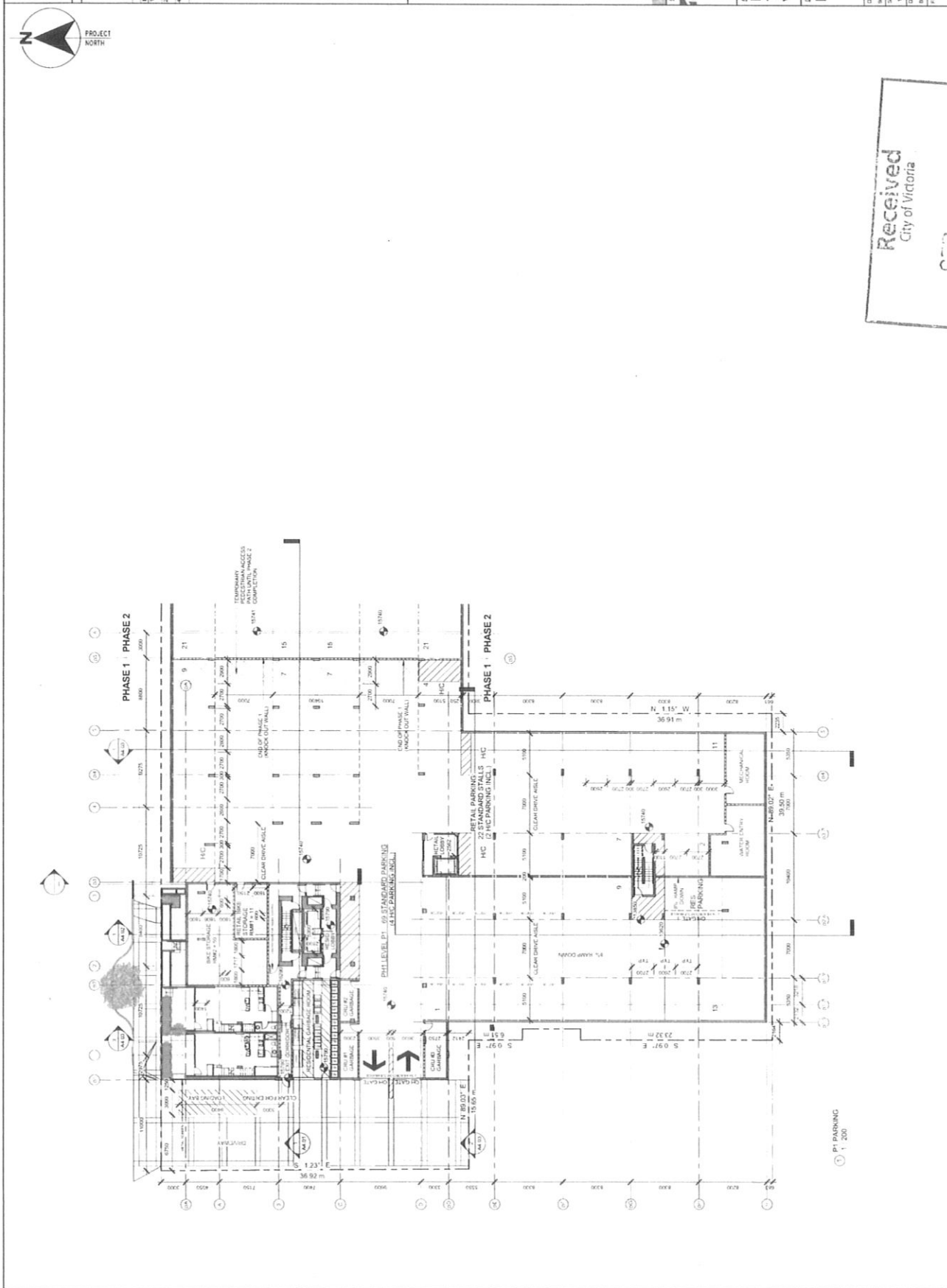
TOWNLINE

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

P3 PARKING

Project No.	11-200
Sheet No.	A2.01
Author	RAFI ARCHITECTS INC.
Check	RAFI ARCHITECTS INC.
Drawn	RAFI ARCHITECTS INC.
Revised	RAFI ARCHITECTS INC.
Comments	RAFI ARCHITECTS INC.





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2	11/01/2014	ISSUED FOR DEVELOPMENT
3	11/01/2014	ISSUED FOR DEVELOPMENT
4	11/01/2014	ISSUED FOR DEVELOPMENT

Comments:
1. SEE PHASE 1 FOR DEVELOPMENT

RAFI ARCHITECTS INC.



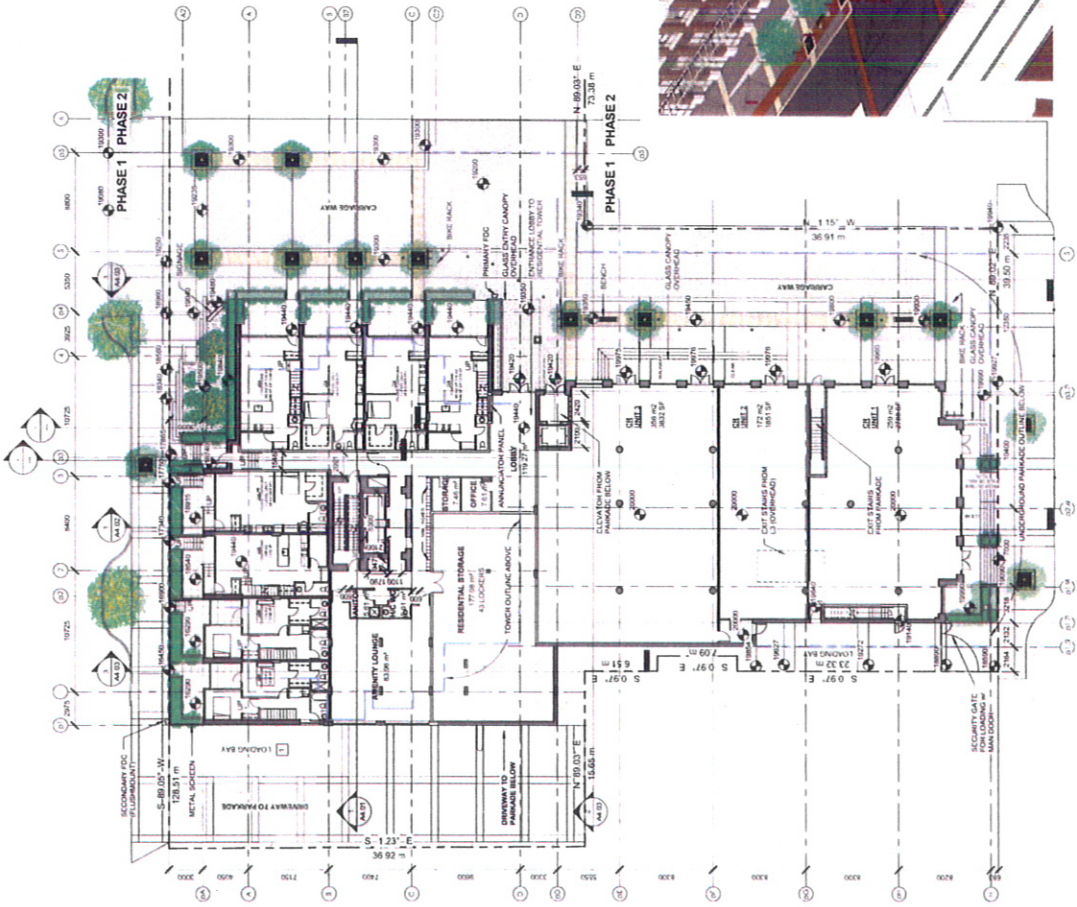
904.688.3655
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VANCOUVER B.C.
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TOWNLINE

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

MAIN LEVEL FLOOR
PLAN

Date	Project No.
11/01/2014	11-200
Client	City of Victoria
Drawn By	A2.04
Author	
File Name	

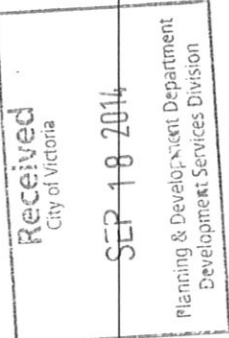


1.1 MAIN FLOOR PLAN
1:200



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① L2 FLOOR PLAN
1" = 200'





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Revisions	
No.	Description
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS

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No.	Description
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3	REVISIONS
4	REVISIONS

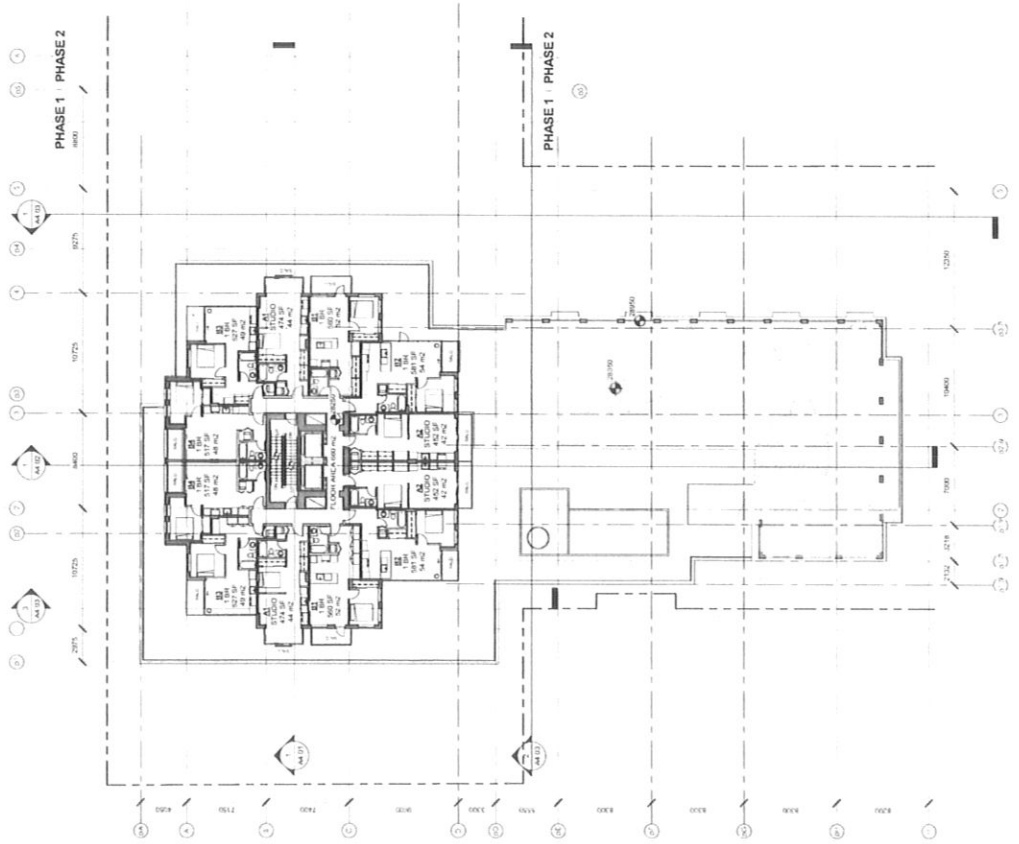
RAFI ARCHITECTS INC.
111
504.688.3655
504.688.3222
1000 HOWE ST.
VANCOUVER, BC
V6Z 2Y9 CANADA
SUITE ONE
1000 HOWE ST.
VANCOUVER, BC
V6Z 2Y9 CANADA

TOWNLINE

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

CLIENT
L4 PODIUM ROOF
PLAN

Date	9/10/2014 10:29:51 AM
Sheet No.	13-20
Scale	1" = 20'
Author	BMG
Check	
Drawn	



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City of Victoria
SEP 18 2014
Planning & Development Department
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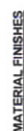
1 TYPICAL FLOOR PLAN L8-L15
1" = 200'

Planning & Development Department
Development Services Division



Date 1/16/2014 10:20 AM Job# 1 250 Drawn By Author See name	Project No 13-26 Drawing No A2.10 How
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Development Services Division



1. BRICK PATTERN - HERRON / OFFICE RENOVAT / SMOOTH FINISH.
2. PAINTED ARCHITECTURAL CONCRETE / 20mm REVEALS // C-6466 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE / 20mm REVEALS // A-6405 TANDLER (B Moore)
4. CLEAR SEALED ARCHITECTURAL CONCRETE
5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES // SILVER
6. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES // OFF WHITE
7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES // LIGHT GRAY / SILVER MARLIN
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES // LIGHT GRAY / SILVER MARLIN
9. PREFINISHED ALUMINUM GATES AND PARTIAL RAILING
10. PREFINISHED ALUMINUM GATES AND STRUCTURAL STEEL CANOPY // BLACK
11. CLEAR ARMED GLASS AND STRUCTURAL STEEL CANOPY // BLACK
12. PREFINISHED METAL LOCUST REVEALS // BLACK
13. PREFINISHED METAL LOCUST REVEALS // BLACK
14. ARCHITECTURAL LIGHTING WALL MOUNTED
15. SILVER SHIMMERS WALL MOUNTED
16. SILVER SHIMMERS WALL MOUNTED

SEP 18 2014

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Rev	By	Date	Description
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2	RA	2014-09-18	PHASE 1 & 2
3	RA	2014-09-18	PHASE 1 & 2
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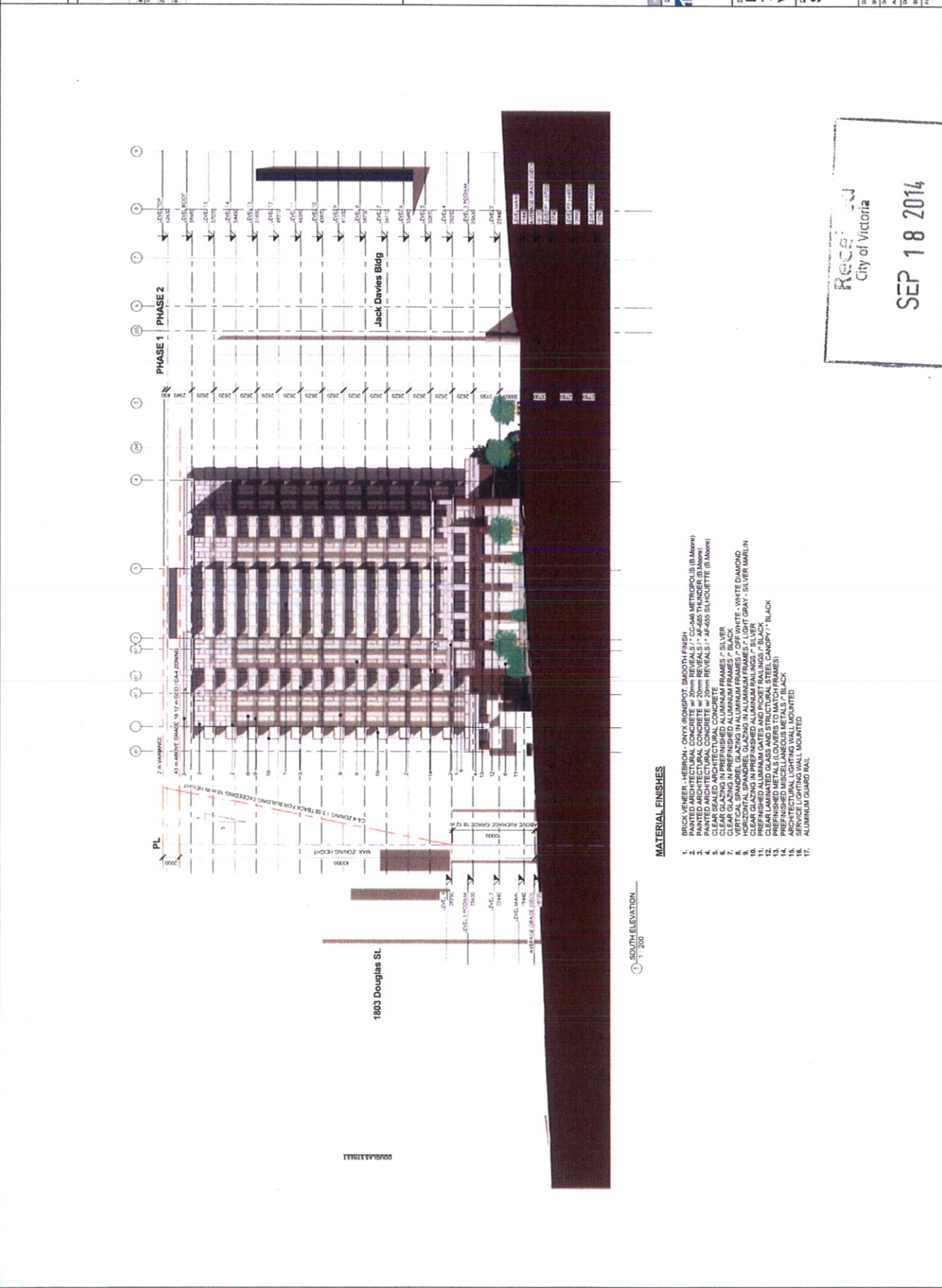
RAFII ARCHITECTS INC.
110
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VANCOUVER BC
V6Z 2V6 CANADA

TOWNLINE

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

SOUTH ELEVATION

Date	Project No
9/18/2014 10:27:10 PM	13-28
Drawn By	Checked By
RA	RA
File Name	File Path



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City of Victoria
SEP 18 2014
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Development Services

Drawings Issue Date	Revision Schedule	
	Date	Description
	04JUN2014	ISSUED FOR DEVELOPMENT PERMIT
	14AUG2014	RECEIVED FOR DEVELOPMENT PERMIT
	17SEP2014	RESPONSE TO A250 COMMENTS

 TEL 604.688.3655
FAX 604.688.2572
REFII@ARCHITECTS.COM
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RAFII ARCHITECTS INC.

WEST ELEVATION

No.	16C2014 10/26/03 PM	Project No 13-26	Drawing No A3.03	Name
Name	unclassified			
Created By	User			
Name				



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3. PAINTED ARCHITECTURAL CONCRETE 20" (50.8CM) METROPOLIS (B Moore)
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6. CLEAR GLAZING IN ALUMINUM FRAMES / SILVER
7. CLEAR GLAZING IN ALUMINUM FRAMES / OFF WHITE
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / OFF WHITE
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY SILVER MARLIN
10. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANTOPY / BLACK
11. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANTOPY / BLACK
12. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANTOPY / BLACK
13. CLEAR LAMINATED GLASS AND STRUCTURAL STEEL CANTOPY / BLACK
14. PREFINISHED METAL ANGIOLUS MATERIALS / BLACK
15. PREFINISHED METAL ANGIOLUS MATERIALS / BLACK
16. ARCHITECTURAL LIGHTING WALL MOUNTED
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ALUMINUM GUARD RAIL

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Drawing Sheet Data

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3	A3.04	POCKET	1
4	A3.04	POCKET	1

Project Schedule

Item	Start Date	End Date	Notes
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3	10/20/14	10/20/14	POCKET
4	10/20/14	10/20/14	POCKET

RAFI ARCHITECTS INC.



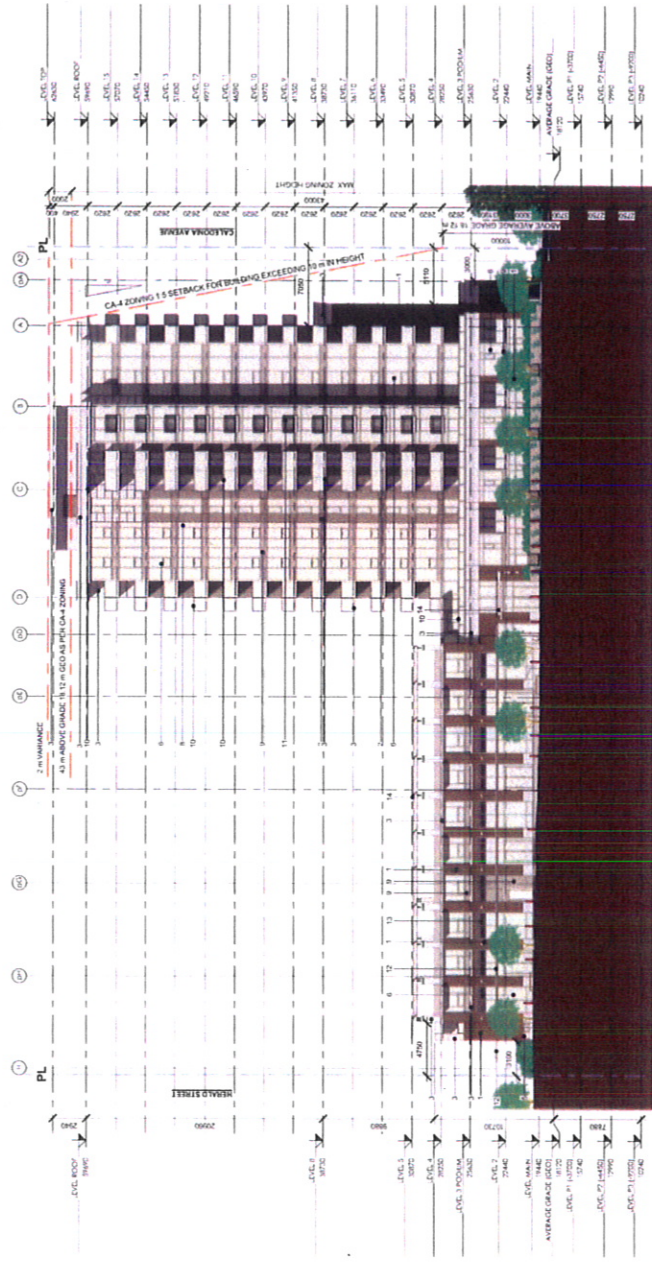
904.688.3655
904.688.3522
1000 HUBBARD STREET
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

TOWNLINE

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

EAST ELEVATION

Date	Project No.
10/20/14 10:28:51 PM	13-20
Author	Checker
Drawn By	Checked By
Project	Scale



MATERIAL FINISHES

1. BRICK VENEER - HEBRON - ONYX IRONSPOT, SMOOTH FINISH
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7. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES - BLACK
8. PREFINISHED ALUMINUM GATES AND POCKET RAILINGS - SILVER
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15. PREFINISHED METALS (LOWERS TO MATCH FRAMES)
16. SERVICE LIGHTING WALL MOUNTED
17. ALUMINUM GUARD RAIL

EAST ELEVATION
1:200

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SEP 18 2014

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Drawing Issue Date

<p>Received City of Victoria</p> <p>SEP 18 2014</p>	<p>Planning & Development Department Development Services Division</p>
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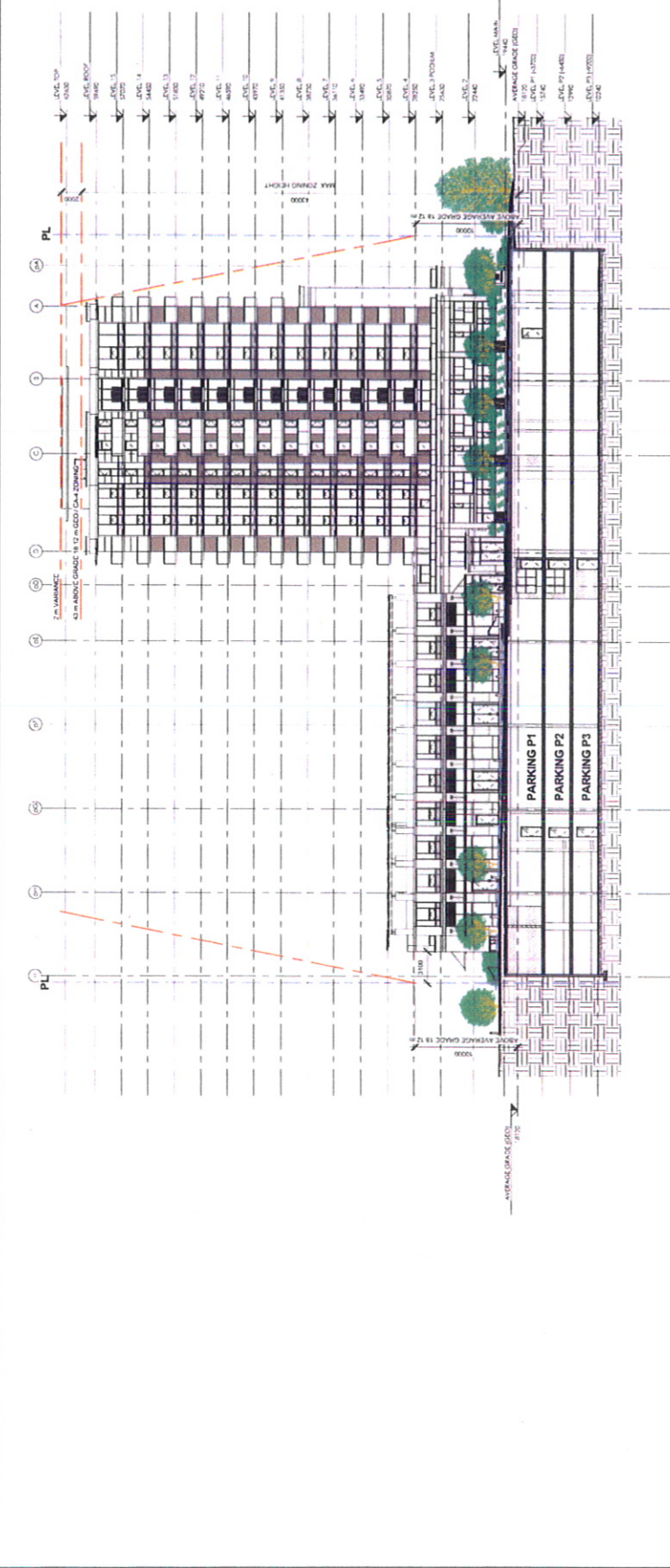
Sheet	Date	Revision
1	11/05/2014	ISSUED FOR DEVELOPMENT
2	11/05/2014	ISSUED FOR DEVELOPMENT
3	11/05/2014	ISSUED FOR DEVELOPMENT
4	11/05/2014	ISSUED FOR DEVELOPMENT
5	11/05/2014	ISSUED FOR DEVELOPMENT

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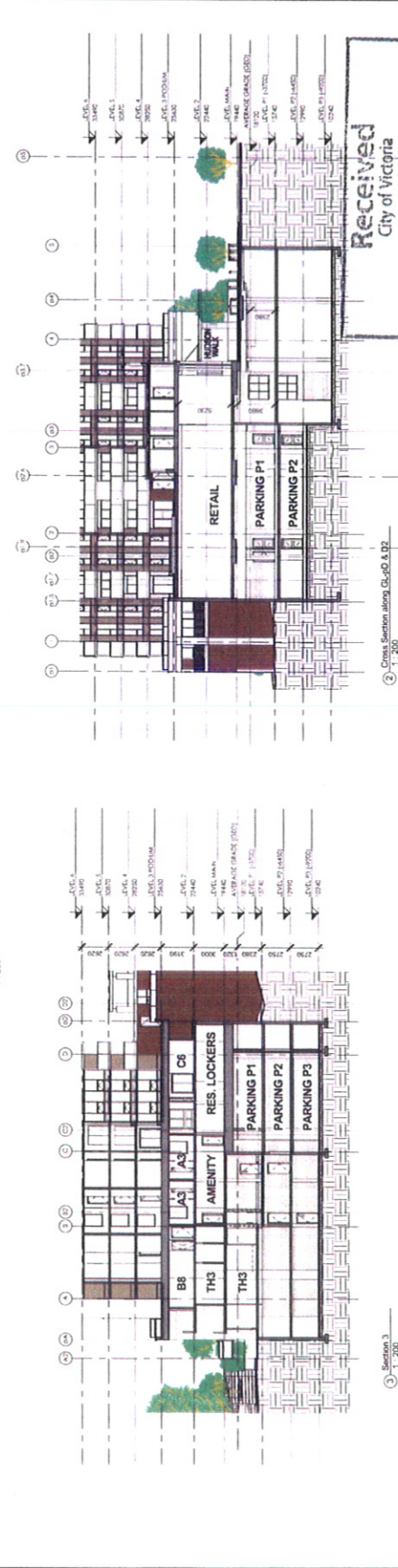
TOWNLINE

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

**BUILDING
SECTIONS**



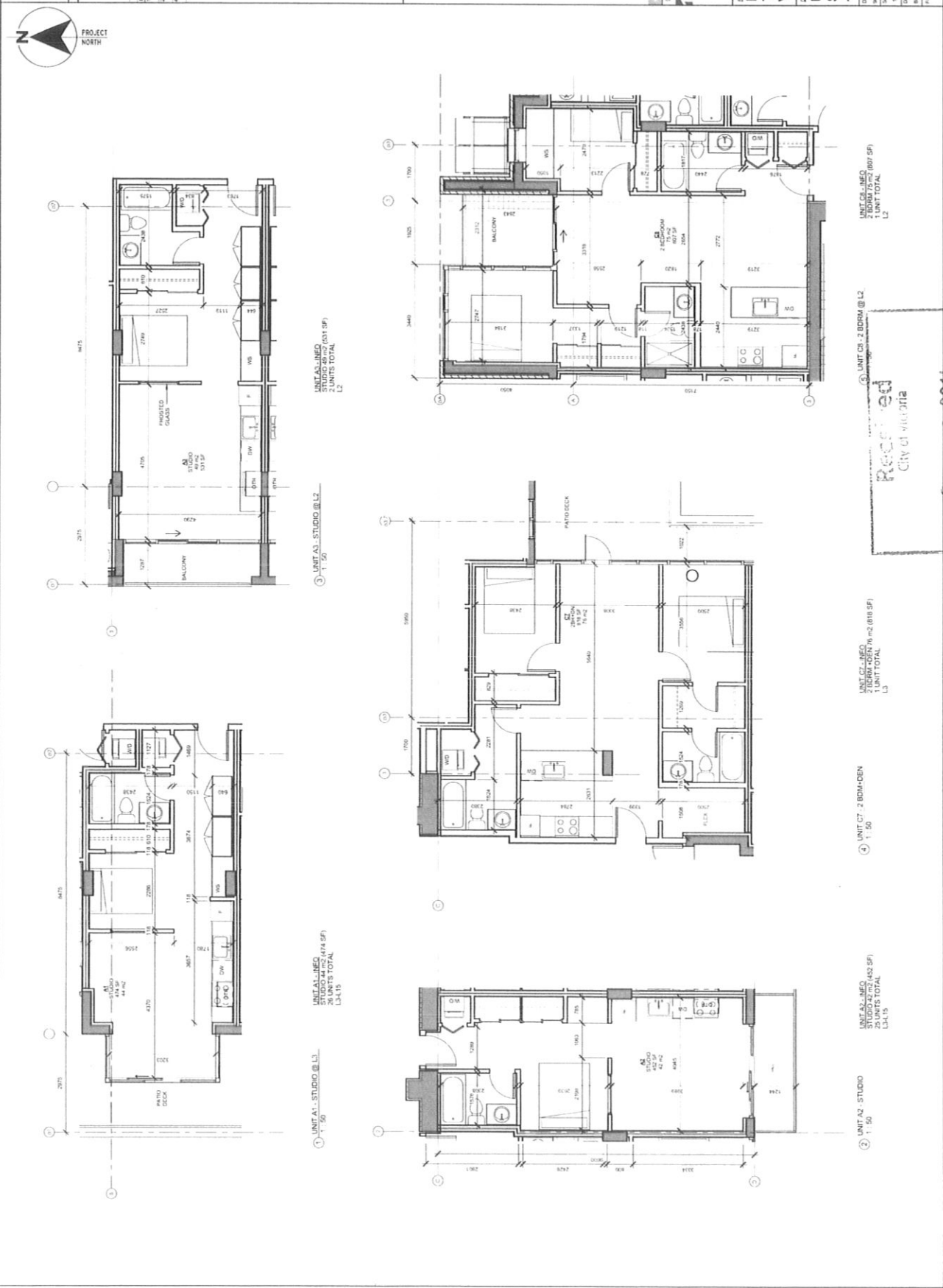
① Carriage Way Section
1/200



② Cross Section along G1-D1 & D2
1/200

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③ Section 3
1/200



Planning & Development
 City of Victoria
 SEP 18 2014
 Unit Department
 Services Division



LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

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Victoria

8 2014

Department
Services Division

1



LANDSCAPE PLAN

SEP 18 2014

Planning & Development Department
Development Services Division

HUDSON WALK
VICTORIA, B.C.



Lombard North Gary
 Lombard North Gary, Inc.
 11111 Lombard North Gary
 North Gary, Indiana 46341-1111

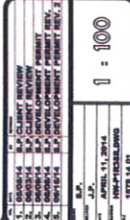
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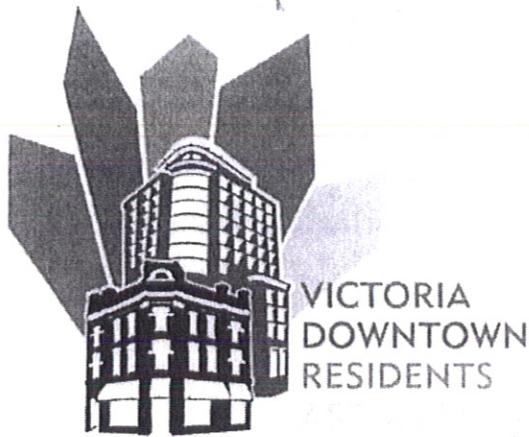
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HUDSON WALK
VICTORIA, B.C.

Planning & Development Department
Development Services Division

 $1 = 100$



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