



## Council Report

For the Meeting of January 25, 2018

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

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### RECOMMENDATION

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

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

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

### EXECUTIVE SUMMARY

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

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

Respectfully submitted,

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

Alison Meyer  
Assistant Director  
Development Services

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

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*Bochyn Senhays*

Date:

*Jan 17, 2018*

**List of Attachments**

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



## Committee of the Whole Report For the Meeting of January 11, 2018

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

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

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

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### RECOMMENDATION

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

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

### LEGISLATIVE AUTHORITY

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

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

### EXECUTIVE SUMMARY

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



The following points were considered in assessing this application:

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

## BACKGROUND

### Description of Proposal

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

- building design and finishes similar and complementary to the design of the Phase One residential tower (completed in 2016)
- 106 suites ranging in size from 38m<sup>2</sup> to 95m<sup>2</sup>
- five ground-floor townhouses along Caledonia Avenue
- underground parking (75 stalls)
- 139 secure bicycle stalls and eight publicly accessible stalls.

Exterior building materials include:

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

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

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

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

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

Landscaping materials include:



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

### **Sustainability Features**

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

### **Active Transportation Impacts**

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

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

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

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

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

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of the zoning requirements
- at least 20% open site space
- a 3m wide carriageway secured by a Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800m<sup>2</sup> of floor area exclusively for residential use.

Phase One of the overall site development (755 Caledonia Avenue) was completed in 2016. With a lot line adjustment between Phase One and Two, the total development will not exceed the base density of 3:1 FSR for either phase. The lot line adjustment is currently in progress, and staff have included appropriate wording to ensure this is registered prior to issuing the development permit. While not necessary as the base density has not been exceeded, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m<sup>2</sup>.

### **Data Table**

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

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

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

## Relevant History

The Development Permit for Phase One of “Hudson Walk” was approved by Council on December 18, 2014. The approval included a variance to permit 218m<sup>2</sup> of ground-floor residential use, including a number of townhouses on Caledonia Avenue. A further application to increase the amount of ground-floor residential use by another 435m<sup>2</sup> in Phase One was approved by Council on September 10, 2015.

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

The following minor changes have been made to the design:

- enclosure of a patio for the ground level commercial unit, for a total of 136.31m<sup>2</sup>
- lot line adjustment to ensure the additional floor area does not exceed the maximum



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

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

### **Community Consultation**

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

### **ANALYSIS**

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

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

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

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

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

### **Design Guidelines for Buildings, Signs and Awnings (1981)**

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



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

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There are no Tree Preservation Bylaw impacts with this application.

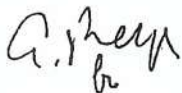
### **CONCLUSIONS**

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

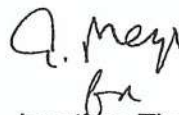
### **ALTERNATE MOTION**

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

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

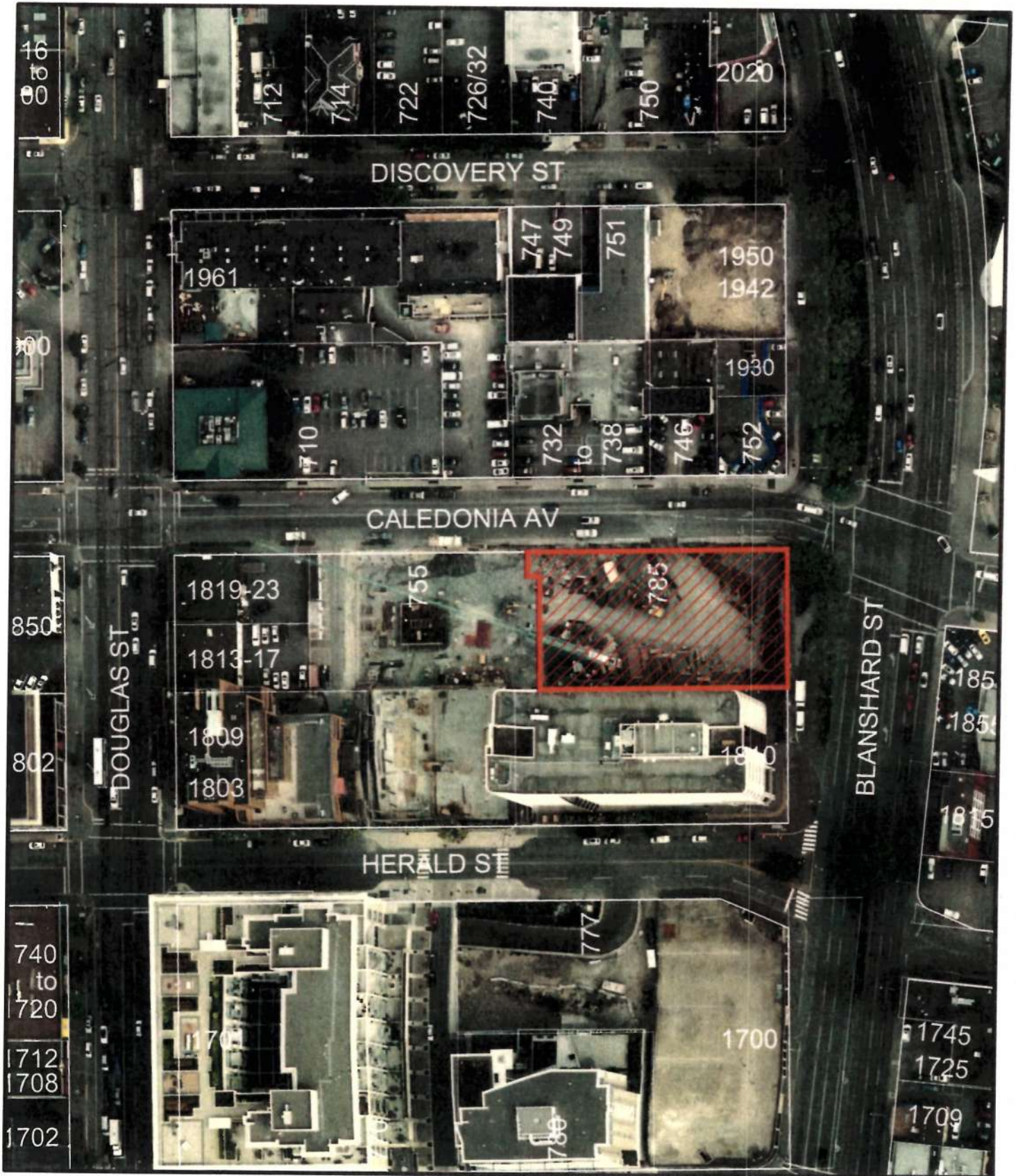
  
Date: Dec 21, 2017

### **List of Attachments:**

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







785 Caledonia Avenue  
Development Permit with Variance #00064







T O W N L I N E

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

Dear Mayor Helps and Council;

**RE: Development Permit Amendment – 785 Caledonia**

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

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

#### **Outdoor Amenity Revisions**

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

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

#### **Building Exterior Changes**

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



T O W N L I N E

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

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

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

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

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

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

Sincerely,

Justin Filuk  
Director of Development - Victoria





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



## PROJECT DATA

## PROJECT SUMMARY:

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

## ZONING OVERVIEW:

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

SITE AREA: Phase 2  
 2533.0 m<sup>2</sup>

TOTAL FLOOR AREA: 7557.34 m<sup>2</sup>  
 FLOOR SPACE RATIO: 2.954

BUILDING AREA OVERVIEW: Phase 2  
 RESIDENTIAL: 7058.14 m<sup>2</sup>  
 RETAIL/COMMERCIAL: 499.20 m<sup>2</sup>

## PARKING OVERVIEW:

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

## VEHICLE PARKING REQUIREMENTS

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

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

## BICYCLE STORAGE REQUIREMENTS

	REQUIRED	PROVIDED
RESIDENTIAL 1 PER UNIT = 106	106	131
CLASS 1 = 100% = 106	106	7
CLASS 2 = 6-SPACE RACKS PER BUILDING	7	7
RETAIL/COMMERCIAL 1 PER 205m <sup>2</sup> FOR FIRST 5000m <sup>2</sup> GROSS AREA	25	8
499.2 m <sup>2</sup> / 205m <sup>2</sup> = 2.4	2	8
CLASS 1 = 50% = 1.5	1.5	8
CLASS 2 = 50% = 1.5	1.5	8

## RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 2 SIZE m<sup>2</sup>  
 BREAKDOWN PER UNIT TYPE:  
 1 BEDROOM 66 38-50 m<sup>2</sup>  
 2 BEDROOM 34 55-77 m<sup>2</sup>  
 TOWNHOME 6 90-95 m<sup>2</sup>  
 TOTAL 106

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Drawing Issue Date

Revision Schedule

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

RAFI ARCHITECTS INC.



TEL  
604.688.3655  
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info@rafiarchitects.com  
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rafiarchitects.com

SUITE ONE  
1600 HOWE ST  
VANCOUVER B.C  
V6Z 2Y9 CANADA

11/22/2017 2:05:04 PM

Client

TOWNLINE

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

General Notes

PROJECT DATA

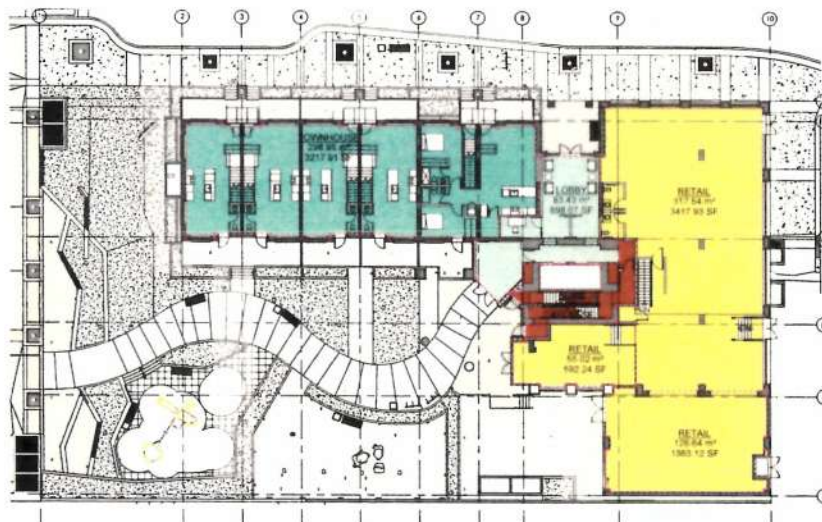
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Received  
City of Victoria

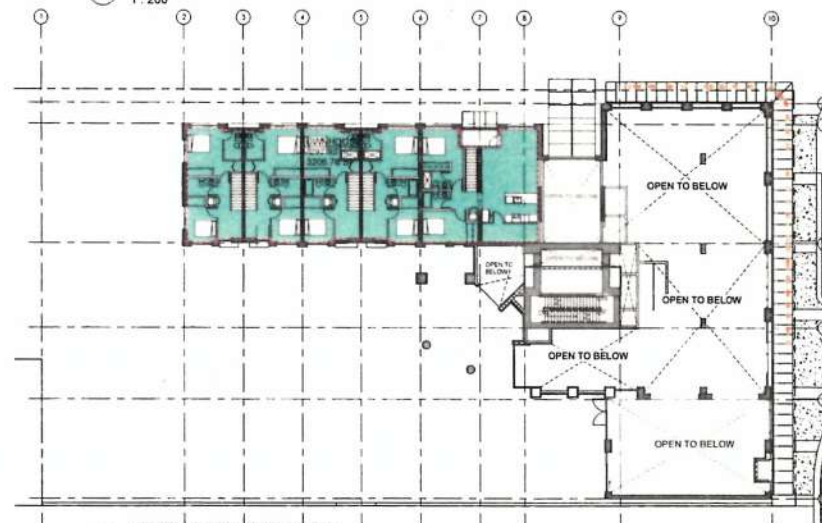
NOV 23 2017

Planning & Development Department  
Development Services Division

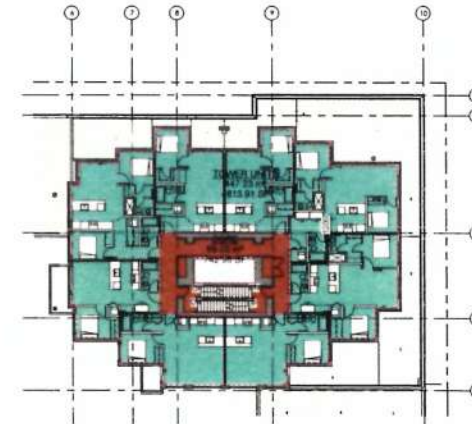




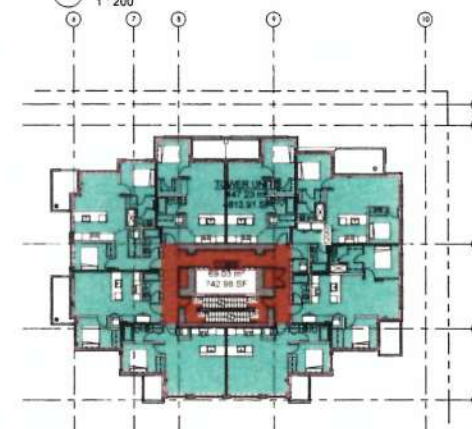
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1:200



3 LEVEL 3 FAR OVERLAY  
1:200



4 LEVEL 4 TO 8 FAR OVERLAY  
1:200



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Drawing Issue Date

Rev #	Date	Description
1	28 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	09 OCT 2015	REVISION FOR DEVELOPMENT PERMIT
3	10 DEC 2015	ISSUED FOR BUILDING PERMIT
4	29 JAN 2016	REVISION FOR BUILDING PERMIT
5	24 FEB 2016	ISSUED FOR CONSTRUCTION
6	14 APR 2017	ISSUED FOR SP AMENDMENT
7	14 APR 2017	REVISION FOR SP AMENDMENT
8	31 AUG 2017	REVISION FOR SP AMENDMENT
9	22 NOV 2017	REVISION FOR SP AMENDMENT

**RAFI ARCHITECTS INC.**  
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 SUITE ONE  
 1600 HOWE ST  
 VANCOUVER BC  
 V6Z 2P9 CANADA

Client: **TOWNLINE**

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

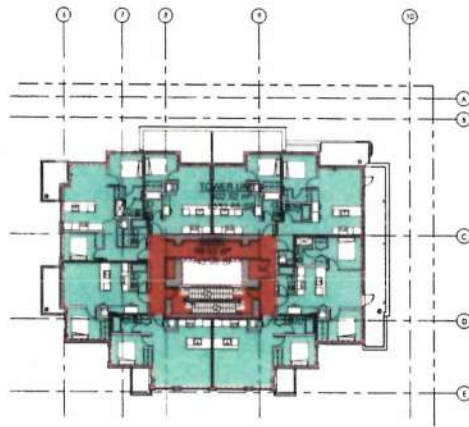
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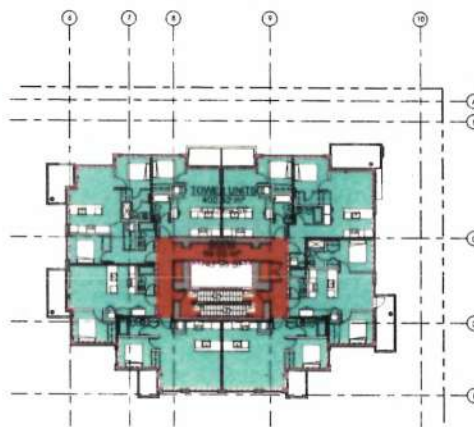
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City of Victoria

NOV 23 2017

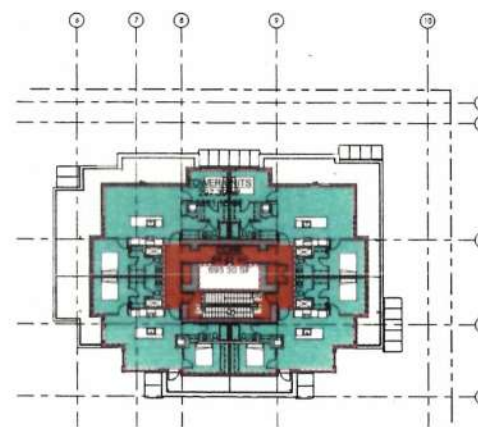
Planning & Development Department  
Development Services Division



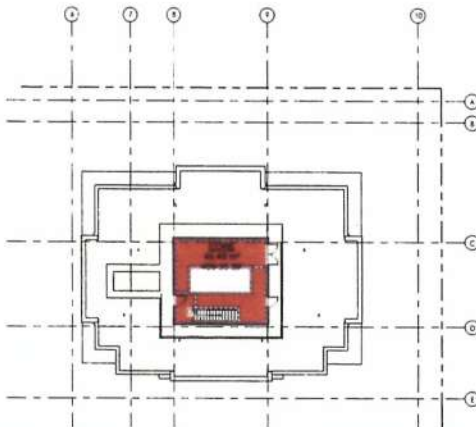
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2 LEVEL 10 FAR OVERLAY  
1 : 200



3 LEVEL 16 FAR OVERLAY  
1 : 200



4 LEVEL ROOF/ MECH. FAR OVERLAY  
1 : 200

### F.A.R. CALCULATION TABLE

AREA CALCULATIONS																								10/4/2017 15:18	
	PODIUM		TOWER	CORE & CIRC.		BIKE LOCKERS		RETAIL STORAGE		AMENITY		SERVICES		PARKADE		RETAIL		RETAIL CORE & CIRC.		RETAIL BIKE/LOCKERS		RETAIL SERVICE			
	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET	SQ.METER	SQ.FEET			
LEVEL P2					71.44	768.09							41.52	444.31	2763.47	29642.46					18.84	203.81			
LEVEL P1					71.44	768.09							41.52	444.31	2763.47	29642.46					18.84	203.81			
LEVEL MAIN	288.95	3122.67			122.13	1326.63			491.42	5281.68			41.52	444.31	2763.47	29642.46	499.20	5379.34							
LEVEL 2	297.92	3206.76																							
LEVEL 3			447.23	4813.84	69.03	742.09																			
LEVEL 4			447.23	4813.84	69.03	742.09																			
LEVEL 5			447.23	4813.84	69.03	742.09																			
LEVEL 6			447.23	4813.84	69.03	742.09																			
LEVEL 7			447.23	4813.84	69.03	742.09																			
LEVEL 8			447.23	4813.84	69.03	742.09																			
LEVEL 9			452.52	4870.60	69.03	742.09																			
LEVEL 10			452.52	4870.60	69.03	742.09																			
LEVEL 11			452.52	4870.60	69.03	742.09																			
LEVEL 12			452.52	4870.60	69.03	742.09																			
LEVEL 13			452.52	4870.60	69.03	742.09																			
LEVEL 14			452.52	4870.60	69.03	742.09																			
LEVEL 15			452.52	4870.60	69.03	742.09																			
LEVEL 16			297.92	3206.76	64.45	695.80																			
LEVEL ROOF					45.48	489.54																			
	156.87	1694.68	1195.89	12888.88	1210.15	13022.80	115.48	1245.80	245.42	2643.68	0.00		4.00	218.16	2350.80	1309.13	14177.81	499.20	5379.34	0.00	0.00	19.64	212.62		
TOTAL RESIDENTIAL					7056.14 sq Meter		75975.33 sq ft																		
TOTAL RETAIL					499.20 sq Meter		5379.34 sq ft		PR. 2 SITE AREA		25.53 m2		FAR 2.884		7553.34m2		TOTAL FAR P&Z		7629.36 sq Meter		82346.23 sq ft				



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Revision Schedule		
Rev #	Date	Description
1	06 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	06 JULY 2017	REVISED FOR DEVELOPMENT PERMIT
3	10 DEC 2015	ISSUED FOR BUILDING PERMIT
4	29 JAN 2016	REVISED FOR BUILDING PERMIT
5	24 FEB 2016	REVISED FOR CONSTRUCTION
6	24 FEB 2016	REVISED FOR CONSTRUCTION
7	14 JUN 2017	REVISED FOR OP AMENDMENT
8	31 AUG 2017	REVISED FOR OP AMENDMENT
9	31 AUG 2017	REVISED FOR OP AMENDMENT
10	31 AUG 2017	REVISED FOR OP AMENDMENT
11	31 AUG 2017	REVISED FOR OP AMENDMENT
12	31 AUG 2017	REVISED FOR OP AMENDMENT
13	31 AUG 2017	REVISED FOR OP AMENDMENT
14	31 AUG 2017	REVISED FOR OP AMENDMENT
15	31 AUG 2017	REVISED FOR OP AMENDMENT
16	31 AUG 2017	REVISED FOR OP AMENDMENT
17	31 AUG 2017	REVISED FOR OP AMENDMENT

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Client  
TOWNLINE

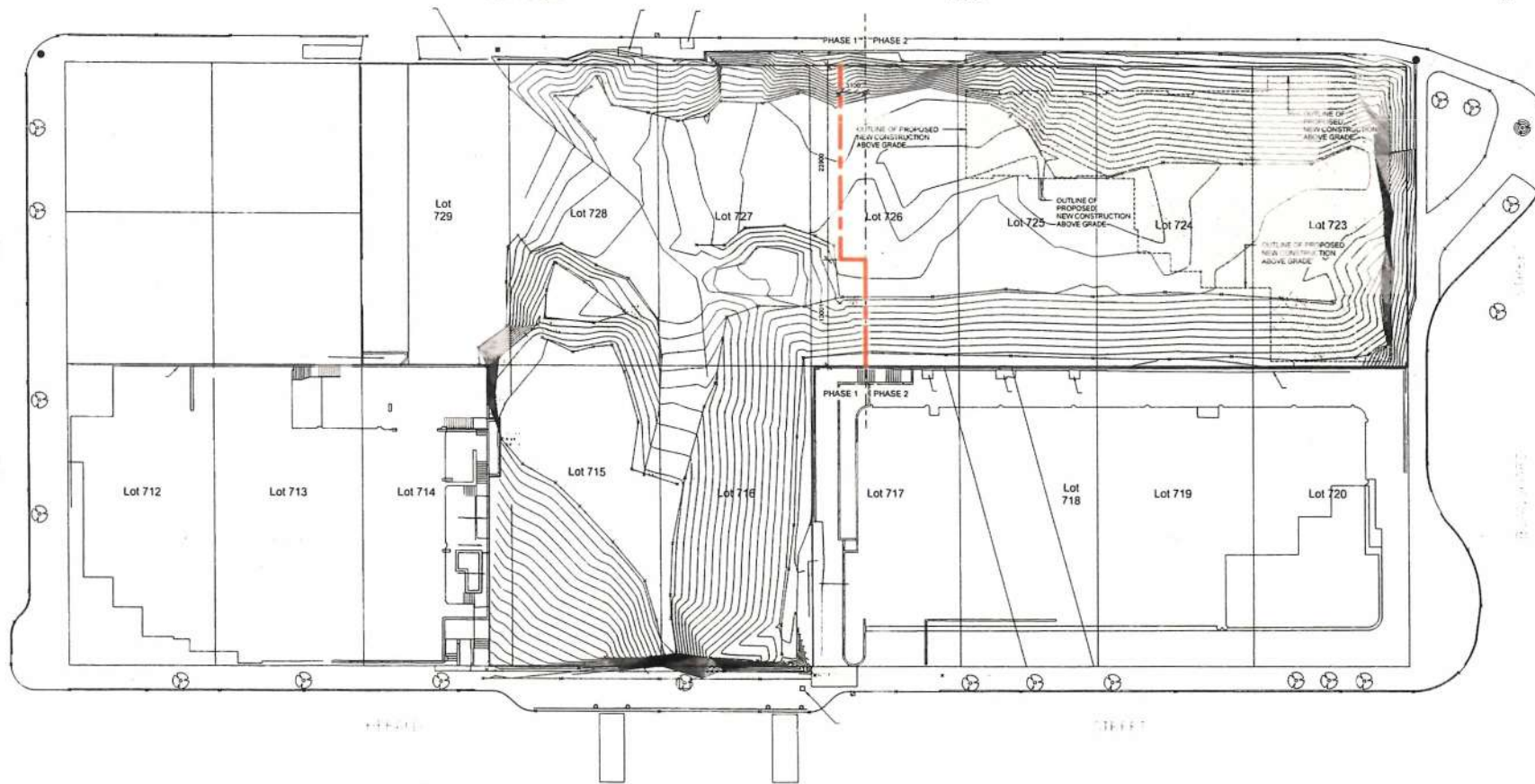
Project  
HUDSON WALK - 2,  
785 Caledonia Ave.,  
VICTORIA, B.C.

Document  
FAR OVERLAY

Date 06/08/15	Project No. 13-29-2
Scale 1 : 200	Drawing No. A0.07
Drawn By Author	Rev
File name	

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





1 SURVEY PLAN  
1:250

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	01 AUG 2015	PROPOSED FOR DEVELOPMENT PERMIT
2	01 OCT 2015	RECEIVED FOR DEVELOPMENT PERMIT
3	19 NOV 2015	ISSUED FOR CLIENT REVIEW
4	01 DEC 2015	ISSUED FOR BUILDING PERMIT
5	19 FEB 2016	ISSUED FOR CONSTRUCTION
6	19 APR 2017	ISSUED FOR DP AMENDMENT
7	14 JUN 2017	ISSUED FOR DP AMENDMENT
8	11 AUG 2017	ISSUED FOR DP AMENDMENT
9	12 NOV 2017	ISSUED FOR DP AMENDMENT

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Client TOWNLINE

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

Document SURVEY PLAN

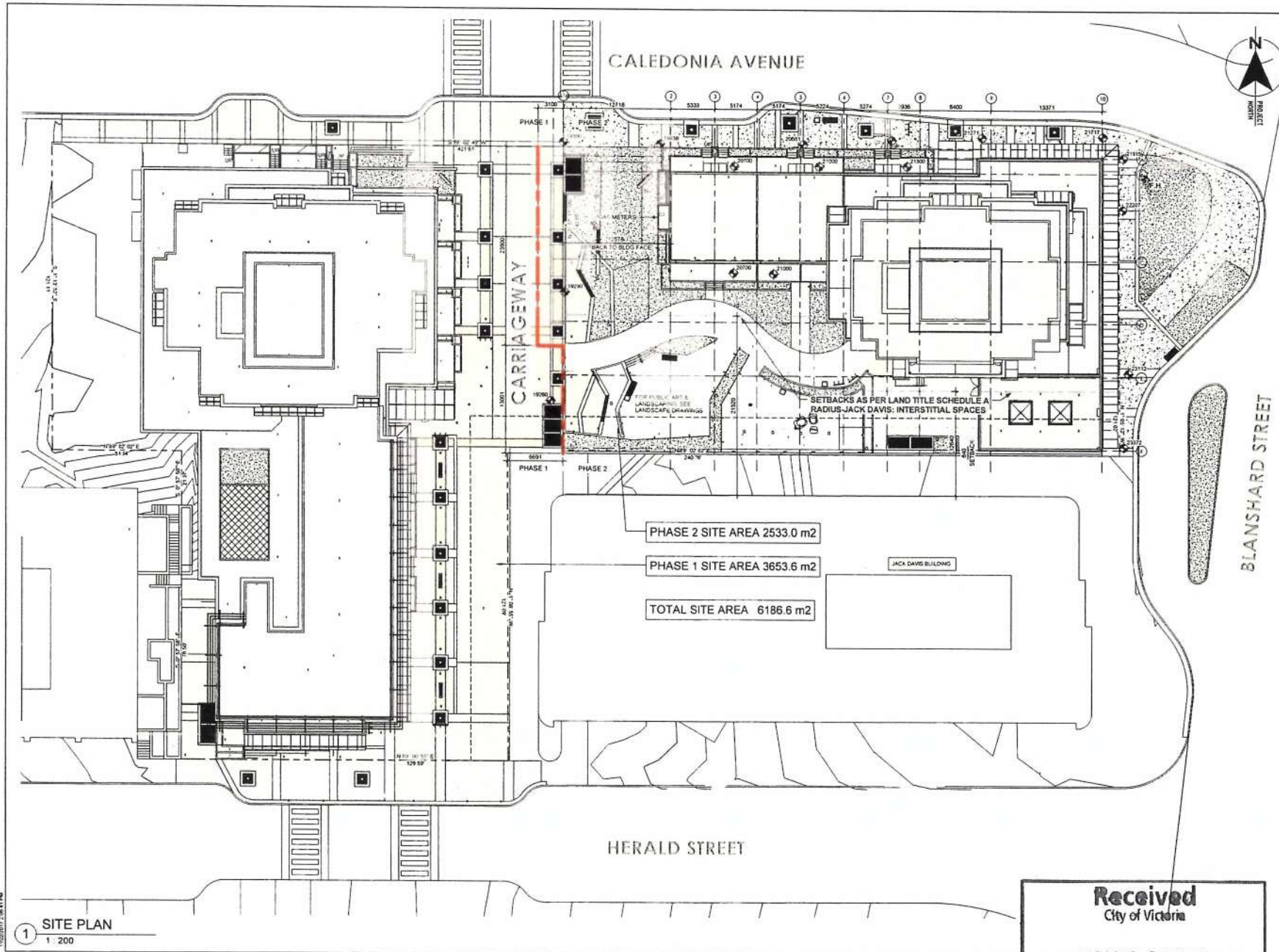
Date 08/01/15	Project No 13-26-2
Scale 1:250	Drawing No A1.01
Client No	
Author	
File Name	
Rev	

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City of Victoria

NOV 23 2017

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
3	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
4	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
5	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
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35	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
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73	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
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75	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
76	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
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83	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
84	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
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98	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
99	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
100	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT

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TOWNLINE

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

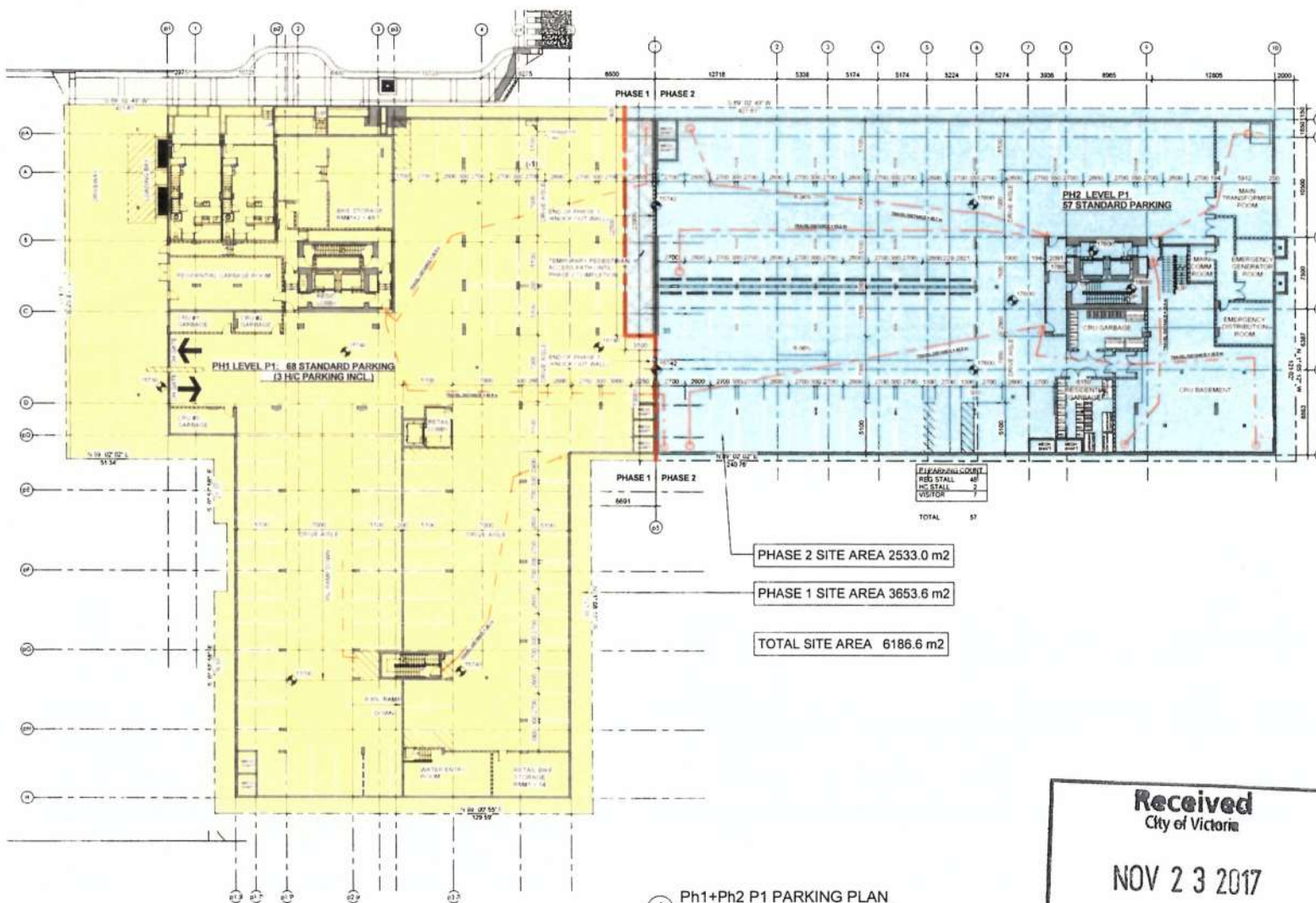
SITE PLAN

Date	13-26-2
Scale	A1.02
Drawn By	
Author	
File Name	

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City of Victoria

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Revision Schedule		
Rev#	Date	Description
1	05 OCT 2015	PREPARED FOR DEVELOPMENT
2	05 OCT 2015	REVISION
3	05 OCT 2015	REVISION FOR CLIENT REVIEW
4	15 OCT 2015	REVISION FOR BUILDING PERMIT
5	20 FEB 2016	REVISION FOR 10% DEVELOPMENT COST
6	24 APR 2017	REVISION FOR 10% DEVELOPMENT COST
7	14 JUN 2017	REVISION FOR 10% DEVELOPMENT COST
8	17 JUL 2017	REVISION FOR 10% DEVELOPMENT COST
9	22 NOV 2017	REVISION FOR 10% DEVELOPMENT COST

Revision Schedule		
Rev#	Date	Description
10	05 OCT 2015	PREPARED FOR DEVELOPMENT
11	05 OCT 2015	REVISION
12	05 OCT 2015	REVISION FOR CLIENT REVIEW
13	15 OCT 2015	REVISION FOR BUILDING PERMIT
14	20 FEB 2016	REVISION FOR 10% DEVELOPMENT COST
15	24 APR 2017	REVISION FOR 10% DEVELOPMENT COST
16	14 JUN 2017	REVISION FOR 10% DEVELOPMENT COST
17	17 JUL 2017	REVISION FOR 10% DEVELOPMENT COST
18	22 NOV 2017	REVISION FOR 10% DEVELOPMENT COST

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**TOWNLINE**

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

**P1 OVERALL  
PARKADE PLAN**

Date	06/13/15	Project No.	13-25-2
Scale	1:200	Drawing No.	A1.03
Client	City of Victoria	Drawn By	
Check		Rev	

**Received**  
City of Victoria

**NOV 23 2017**

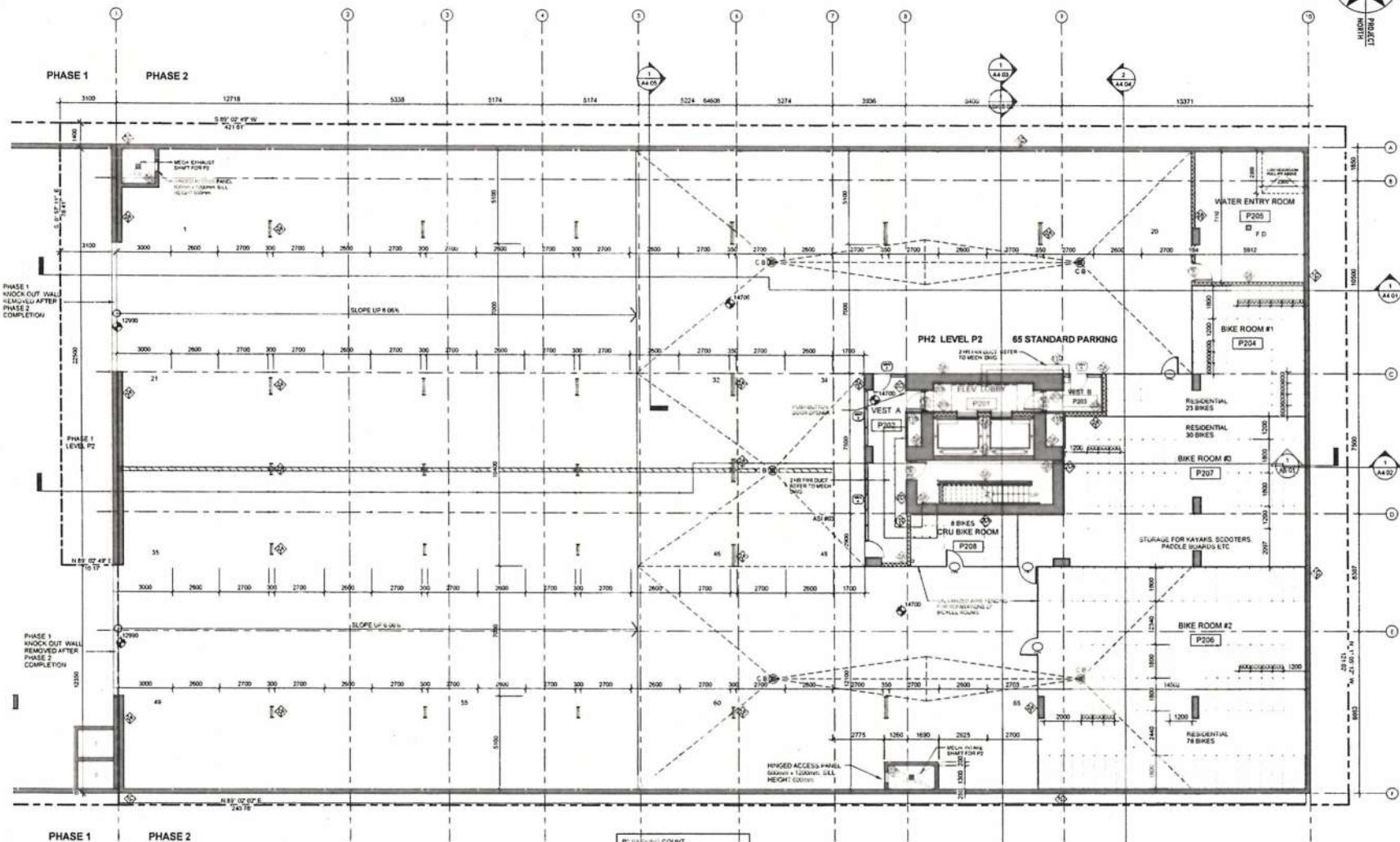
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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	26 AUG 2017	PERMITTED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	PERMITTED FOR DEVELOPMENT PERMIT
3	20 NOV 2017	PROPOSED FOR CLIENT REVIEW
4	17 DEC 2017	PROPOSED FOR CLIENT REVIEW
5	20 FEB 2018	PROPOSED FOR CONSTRUCTION
6	11 MAR 2018	PROPOSED FOR CONSTRUCTION
7	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
8	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
9	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
10	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
11	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
12	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
13	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
14	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
15	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
16	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT
17	14 JUN 2017	PERMITTED FOR DEVELOPMENT PERMIT

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

**P2 PARKING PLAN**

Date	13-26-2
Scale	1:100
Drawn By	A2.01
Author	
File Name	

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**1 P2 PARKING PLAN**  
1:100

P2 PARKING COUNT	
REG STALL	65
TOTAL	65



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Drawing Issue Date

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

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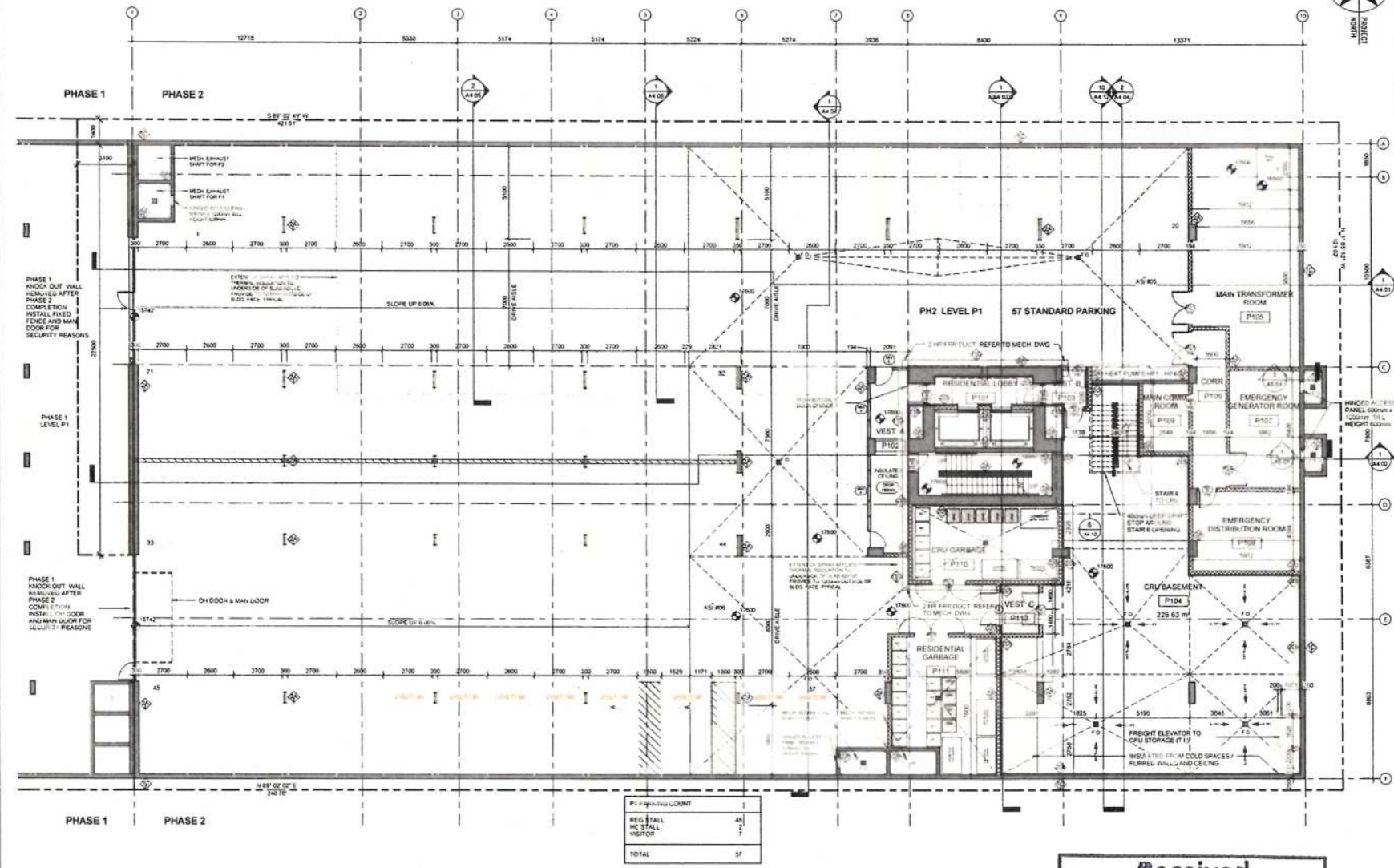
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**TOWNLINE**

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

PLAN  
**P1 PARKING PLAN**

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

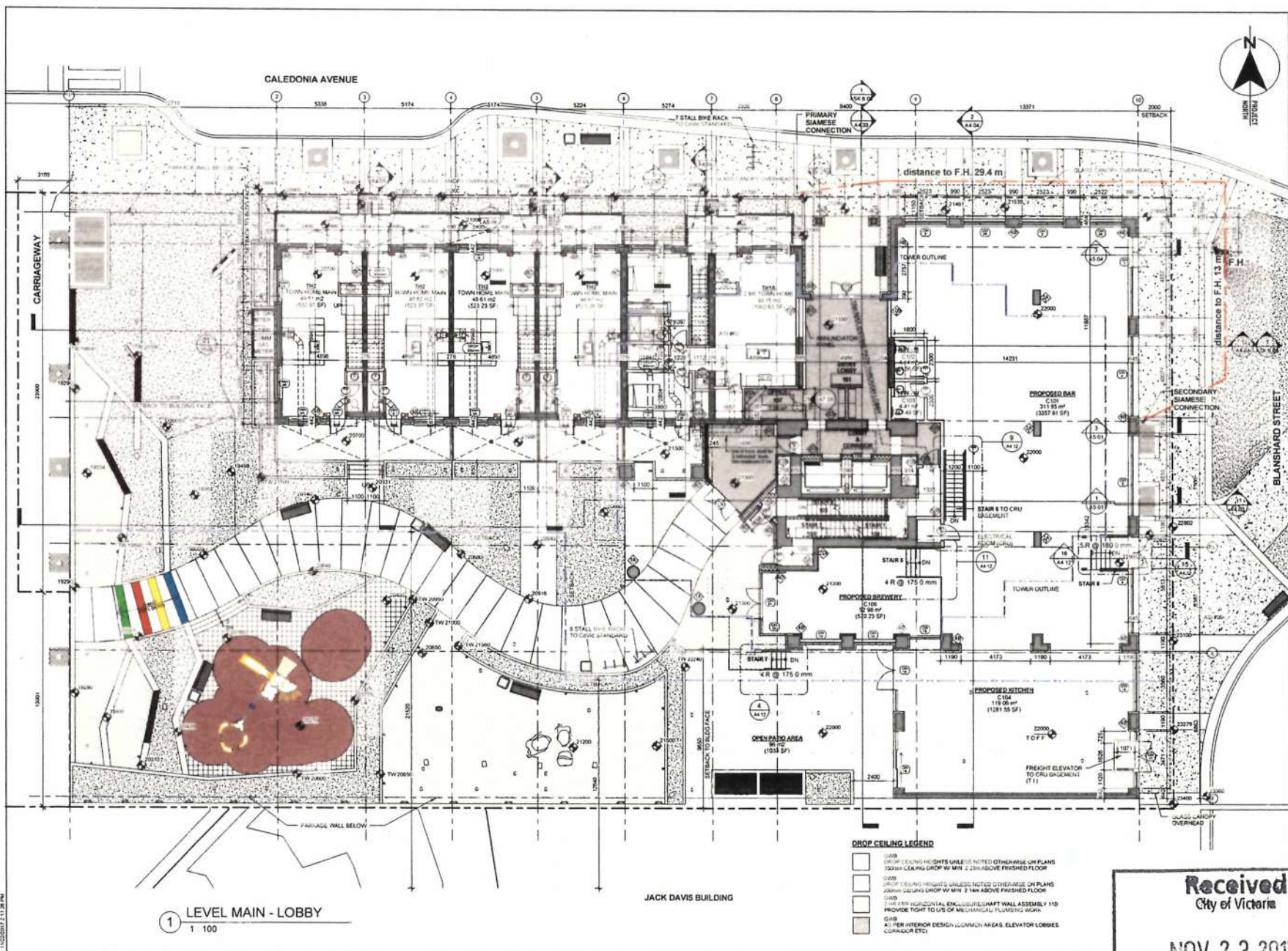


P1 Parking Count	
REG STALL	45
HC STALL	1
VISITOR	1
TOTAL	57

**1 P1 PARKING PLAN**  
1 100

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Issued Date

Revision Schedule

Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT
2	08 OCT 2015	REVISIONS FOR DEVELOPMENT
3	03 NOV 2015	REVISIONS FOR CLIENT REVIEW
4	10 DEC 2015	REVISIONS FOR BUILDING PERMIT
5	17 JAN 2016	REVISIONS FOR BUILDING PERMIT
6	28 JAN 2016	REVISIONS FOR BUILDING PERMIT
7	28 FEB 2016	REVISIONS FOR BUILDING PERMIT
8	17 MAR 2016	REVISIONS FOR BUILDING PERMIT
9	17 MAR 2016	REVISIONS FOR BUILDING PERMIT
10	24 APR 2016	REVISIONS FOR BUILDING PERMIT
11	16 FEB 2016	REVISIONS FOR BUILDING PERMIT
12	14 MAR 2016	REVISIONS FOR BUILDING PERMIT
13	21 AUG 2016	REVISIONS FOR BUILDING PERMIT
14	22 NOV 2016	REVISIONS FOR BUILDING PERMIT

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**TOWNLINE**

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

**MAIN FLOOR PLAN**

Scale: 1/8" = 1'-0"

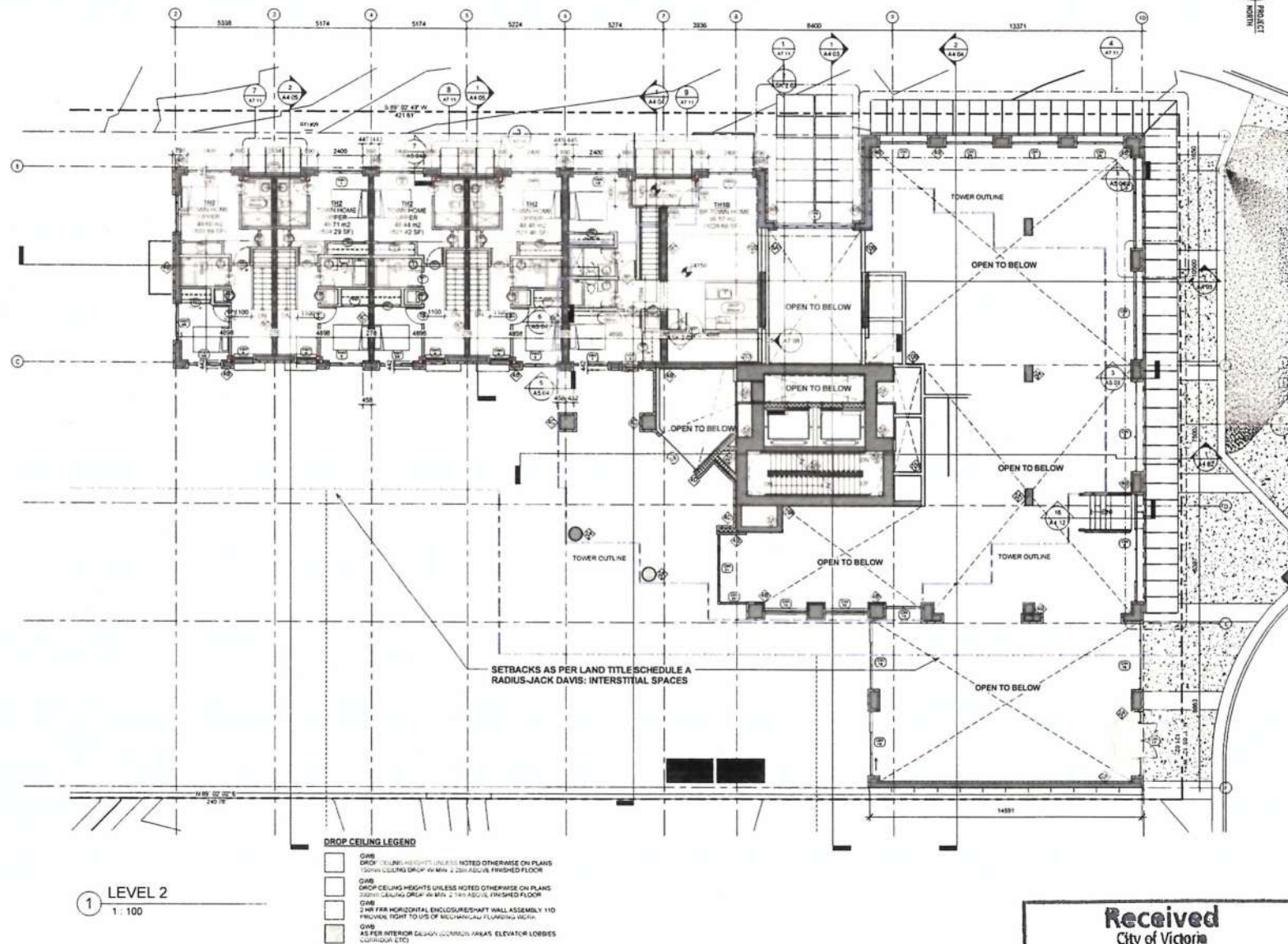
Project No: 13.26.2  
Drawing No: A2.03  
Rev: 1

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Revision Schedule	
Rev #	Date
1	28 AUG 2015
2	08 OCT 2015
3	10 NOV 2015
4	17 JAN 2016
5	17 JAN 2016
6	17 JAN 2016
7	17 JAN 2016
8	17 JAN 2016
9	17 JAN 2016
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13	17 JAN 2016
14	17 JAN 2016
15	17 JAN 2016
16	17 JAN 2016
17	17 JAN 2016

Revision Schedule	
Rev #	Date
1	28 AUG 2015
2	08 OCT 2015
3	10 NOV 2015
4	17 JAN 2016
5	17 JAN 2016
6	17 JAN 2016
7	17 JAN 2016
8	17 JAN 2016
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11	17 JAN 2016
12	17 JAN 2016
13	17 JAN 2016
14	17 JAN 2016
15	17 JAN 2016
16	17 JAN 2016
17	17 JAN 2016

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

Drawing Title  
L2 FLOOR PLAN

Date	13-26-2
Scale	As indicated
Drawn By	BMV
Checked By	BMV
Project No.	A2.04
Rev.	

Received  
City of Victoria

NOV 23 2017

Planning & Development Department  
Development Services Division

LEVEL 2  
1:100

**DROP CEILING LEGEND**  
 GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS  
 100mm CEILING DROP AS MIN. 2.20m ABOVE FINISHED FLOOR  
 GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS  
 300mm CEILING DROP AS MIN. 2.10m ABOVE FINISHED FLOOR  
 GWS 2 HR FIRE RATED HORIZONTAL ENCLOSURE/WALL ASSEMBLY 110  
 PROVIDE RIGHT TO USE OF MECHANICAL FLOORING AREA  
 GWS AS PER INTERIOR DESIGN CONTRACT AREAS: ELEVATOR LOBBIES  
 (CONTINUED)



NOV 23 2017

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Drawing Issue Code

Revision Schedule		
Rev #	Date	Description
1	06 AUG 2011	SUBMITTED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	RECEIVED FOR DEVELOPMENT PERMIT
3	10 DEC 2015	TERMINED FOR FINAL REVIEW
4	10 DEC 2015	TERMINED FOR BUILDING PERMIT
5	27 JAN 2016	RECEIVED FOR GP AMENDMENT
6	26 FEB 2016	SUBMITTED FOR CONSTRUCTION PERMIT
7	15 MAR 2016	APPROVED SITE INSTRUCTIONS
8	24 APR 2016	RECEIVED FOR AMENDMENT
9	15 JUN 2017	RECEIVED FOR GP AMENDMENT
10	31 AUG 2017	RECEIVED FOR GP AMENDMENT
11	22 NOV 2017	RECEIVED FOR GP AMENDMENT

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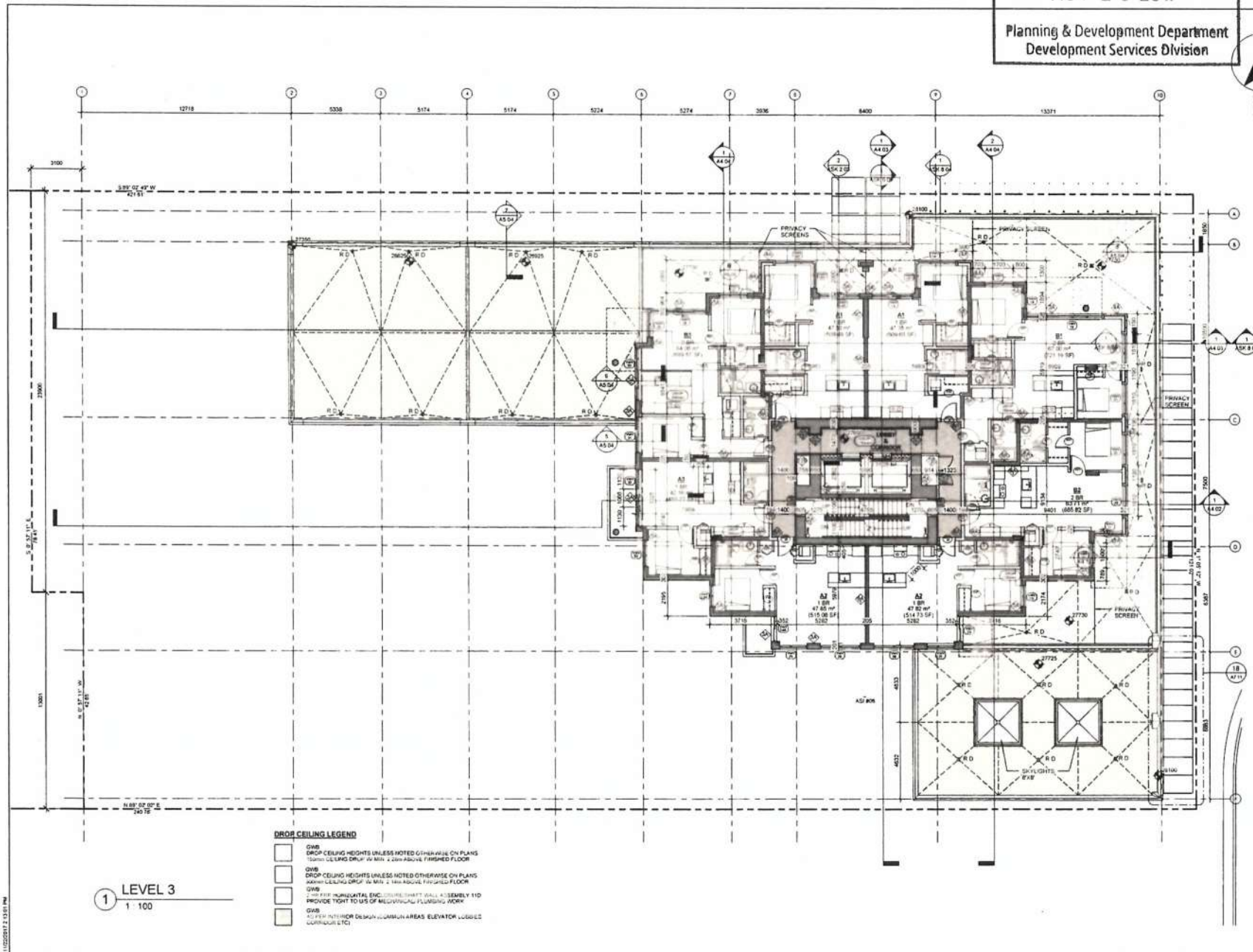
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Client  TOWNLINE

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

L3 FLOOR PLAN

Date	Project No.
05/25/15	13-26-2
Scale	Drawing No.  <b>A2.05</b>
As indicated	
Drawn By Author	
File Name	



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Journal Name

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	28 FEB 2016	ISSUED FOR CIVIL/STRUCTURAL
13	24 APR 2017	ISSUED FOR DP AMENDMENT
15	16 JUN 2017	RECORD DRAWING
16	31 AUG 2017	ISSUED FOR DP AMENDMENT
17	22 NOV 2017	ISSUED FOR DP

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V47 818 5-1184

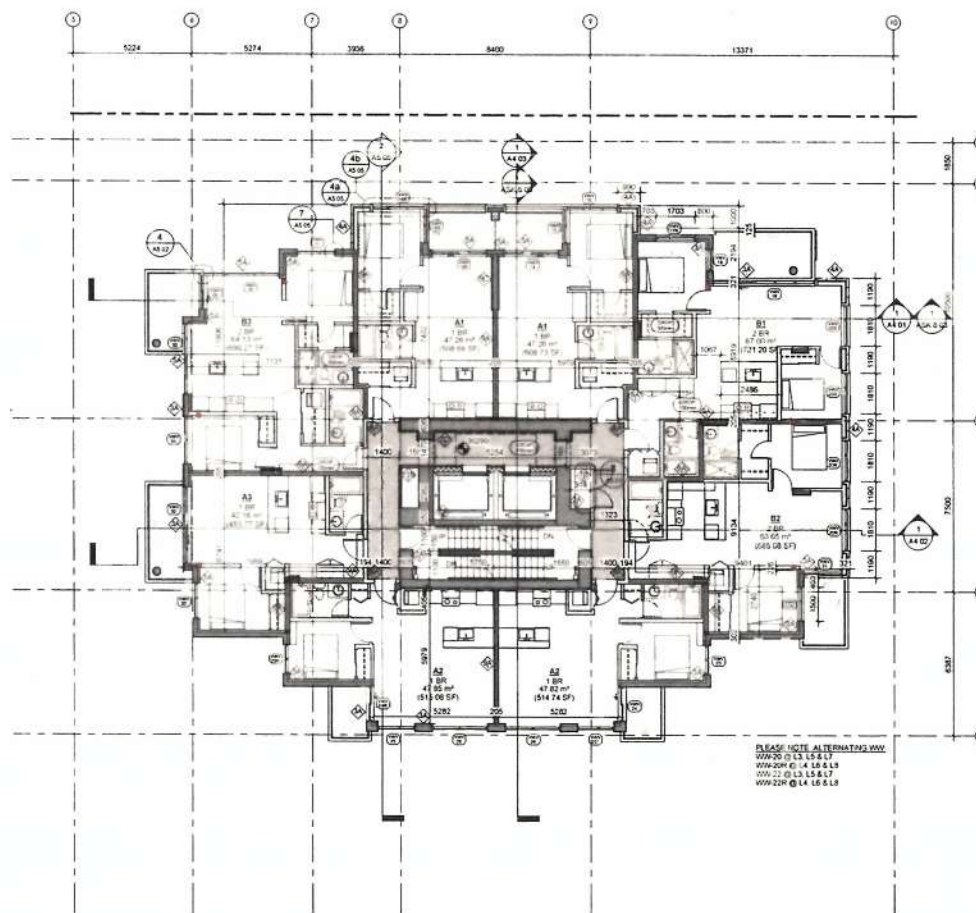
Chert

 TOWNLINE

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

**L4-L8 TYPICAL MID  
TOWER FLOOR  
PLAN**

Date 01/05/15	Project No. 13-26-2
Scale As indicated	Drawing No. <b>A2.06</b>
Drawn By Author	
File name	
	Rev



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

### DROP CEILING LEGEND

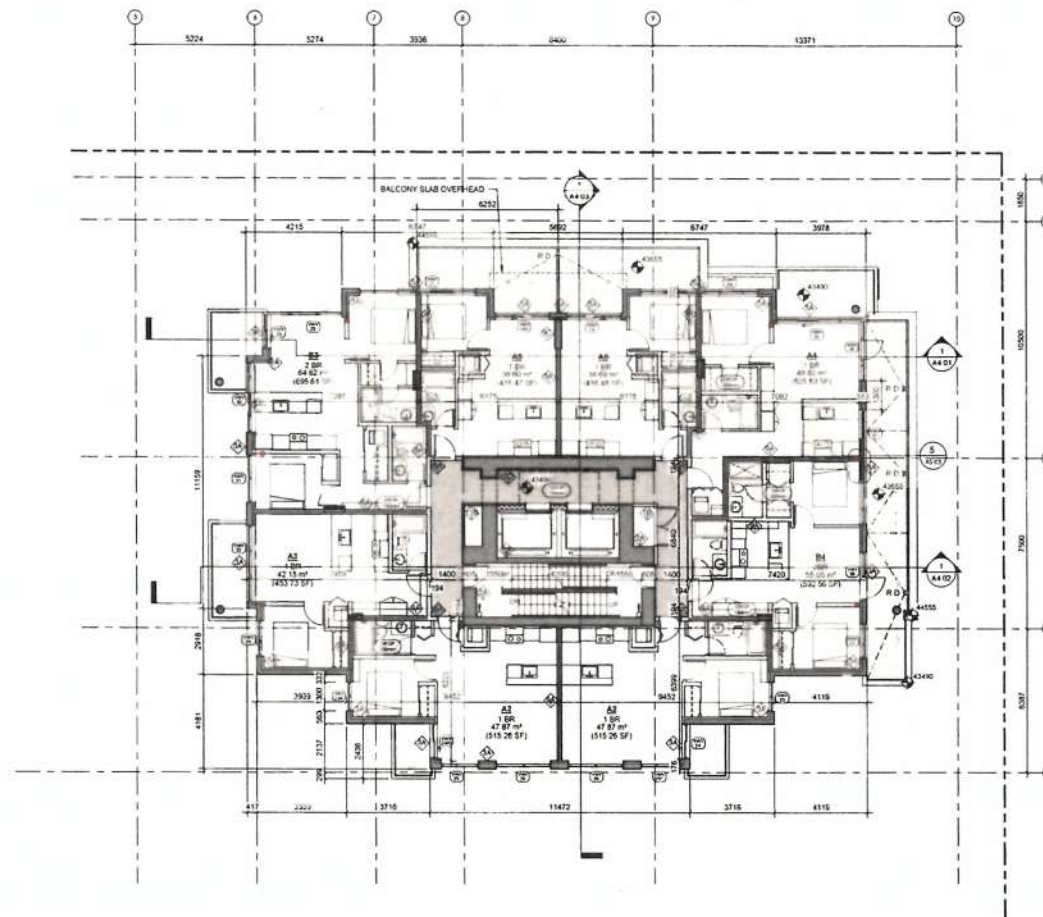
- ☐ GWB  
DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS  
10' MIN CEILING DROP W/ MIN. 2 1/2" MIN ABOVE FINISHED FLOOR
- ☐ GWB  
DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS  
10' MIN CEILING DROP W/ MIN. 2 1/4" MIN ABOVE FINISHED FLOOR
- ☐ GWB  
2 HR FIRE HORIZONTAL ENCL. SURF. SHAFT WALL ASSEMBLY 1YD  
PROVIDE TIGHT TO TOP OF MECHANICAL PLUMBING AREA
- ☐ GWB  
AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES,  
CORRIDORS, ETC.)



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**1 LEVEL 9**  
1:100

**DROP CEILING LEGEND**

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



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Drawing Issue Date

**Revision Schedule**

Rev #	Date	Description
1	15 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	PREPARED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	REVISIONS OF CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR BUILDING PERMIT
13	24 APR 2017	ISSUED FOR UP AMENDMENT
15	16 JUN 2017	RECORD DRAWINGS
16	31 AUG 2017	PREPARED FOR UP AMENDMENT
17	22 NOV 2017	PREPARED FOR UP AMENDMENT

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**TOWNLINE**

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

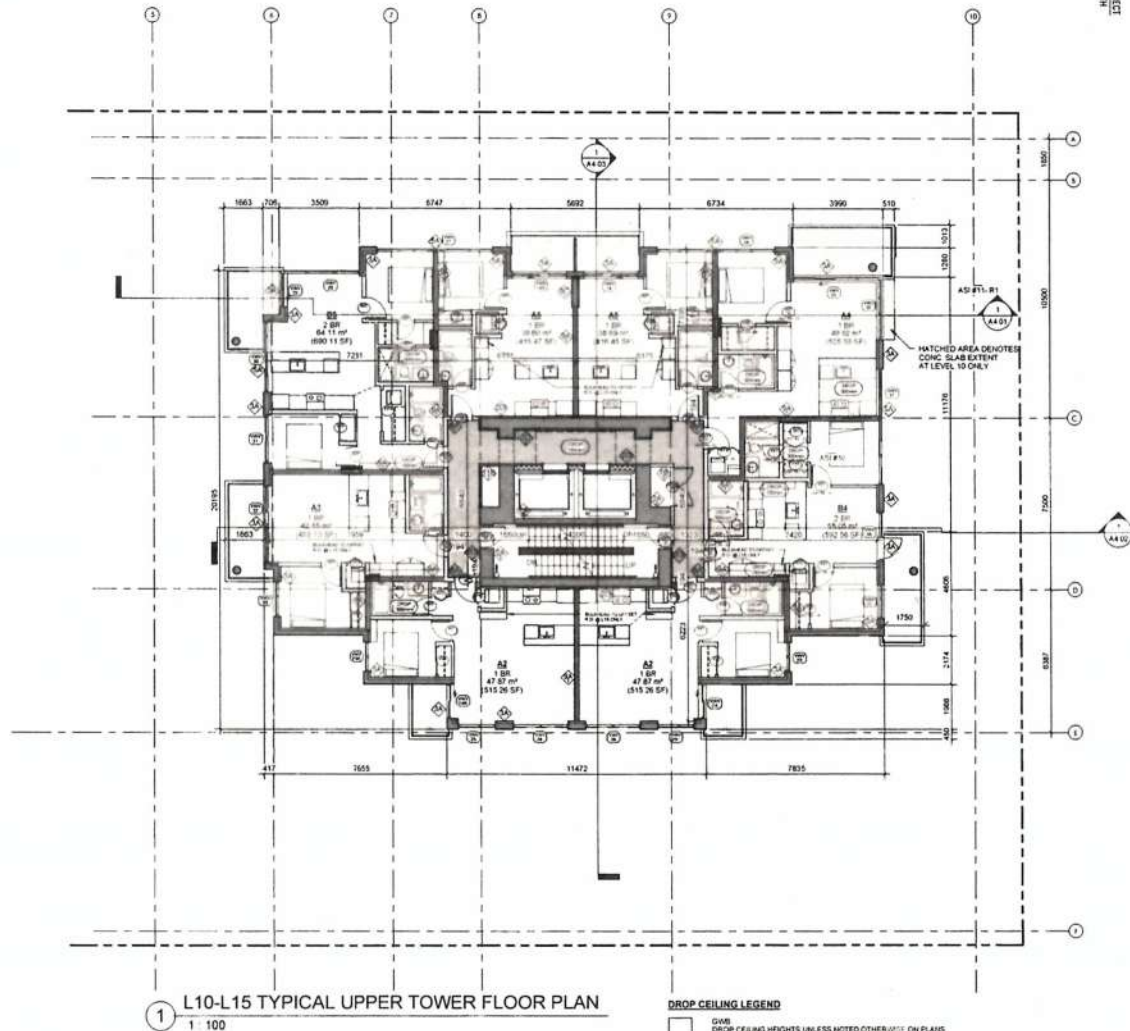
**L9 FLOOR PLAN**

Date	Project No.
04/2/17	13-26-2
Drawn	Drawing No.
As Noted	A2.07
Checked By	
Author	
File Name	Rev

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City of Victoria

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

- DROP CEILING LEGEND**
- ☐ DWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS 150mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
  - ☐ DWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS 150mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
  - ☐ DWS 2.1m PER HORIZONTAL ENCLOSURE SHAFT WALL ASSEMBLY 110 PROVIDE TIGHT TO UPS OF MECHANICAL PLUMBING WORK
  - ☐ DWS AS PER EXTERIOR DESIGN (CORRIDOR AREAS, ELEVATOR LOBBIES, CORRIDOR ETC)

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	26 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	12 DEC 2015	ISSUED FOR DEVELOPMENT PERMIT
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR BUILDING PERMIT
6	14 APR 2016	ISSUED FOR BUILDING PERMIT
7	14 APR 2016	ISSUED FOR BUILDING PERMIT
8	14 APR 2016	ISSUED FOR BUILDING PERMIT
9	14 APR 2016	ISSUED FOR BUILDING PERMIT
10	11 AUG 2017	ISSUED FOR BUILDING PERMIT
11	22 NOV 2017	ISSUED FOR BUILDING PERMIT

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Client **TOWNLINE**

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

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

Date	13-26-2
Scale	As indicated
Drawn By	A2.08
Author	
File Name	





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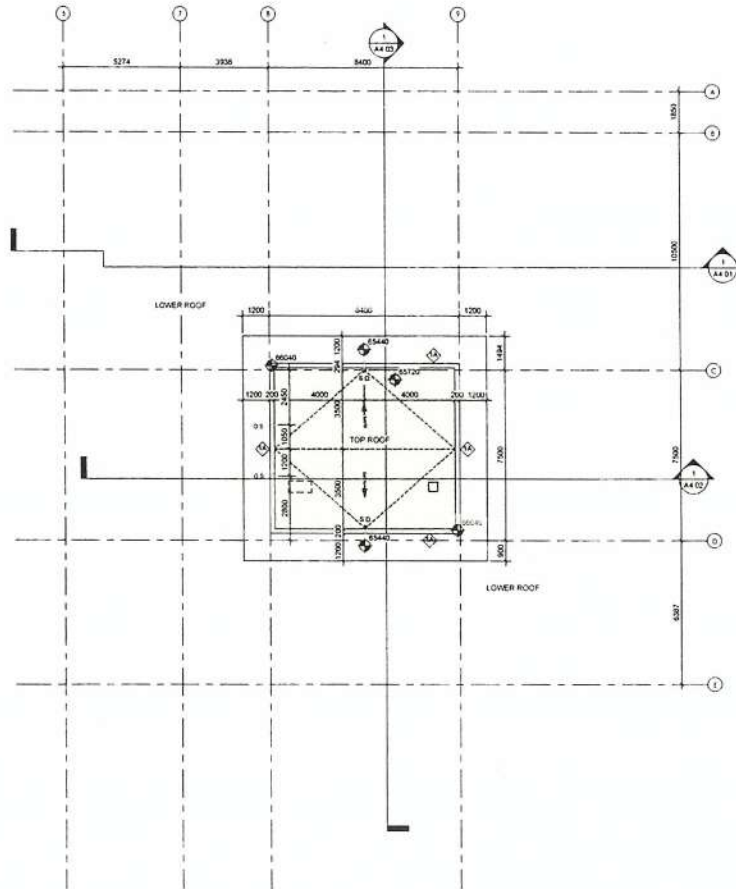
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Development Services Division



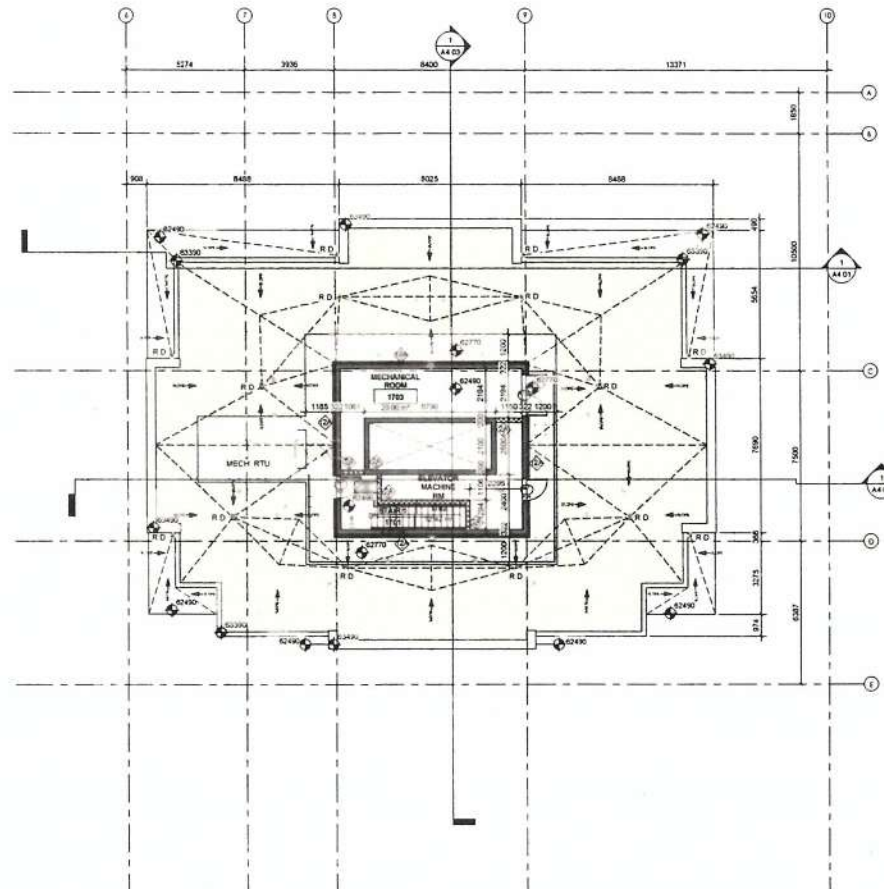
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Issued Issue Date

Revision Schedule		
Rev #	Date	Description
1	10 AUG 2015	ISSUED FOR DEVELOPMENT "CHART"
2	06 OCT 2016	ISSUED FOR DEVELOPMENT "PERMIT"
3	02 NOV 2016	ISSUED FOR CLIENT REVIEW
4	10 DEC 2016	ISSUED FOR BUILDING PERMIT
5	28 FEB 2018	ISSUED FOR CONSTRUCTION
6	14 JUN 2017	PERMIT CANCELLATION
7	31 AUG 2017	PREPARED FOR EP AMENDMENT
17	22 NOV 2017	PREPARED FOR EP AMENDMENT



2 LEVEL TOP  
1:100



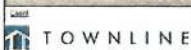
1 LEVEL ROOF/ MECH.  
1:100

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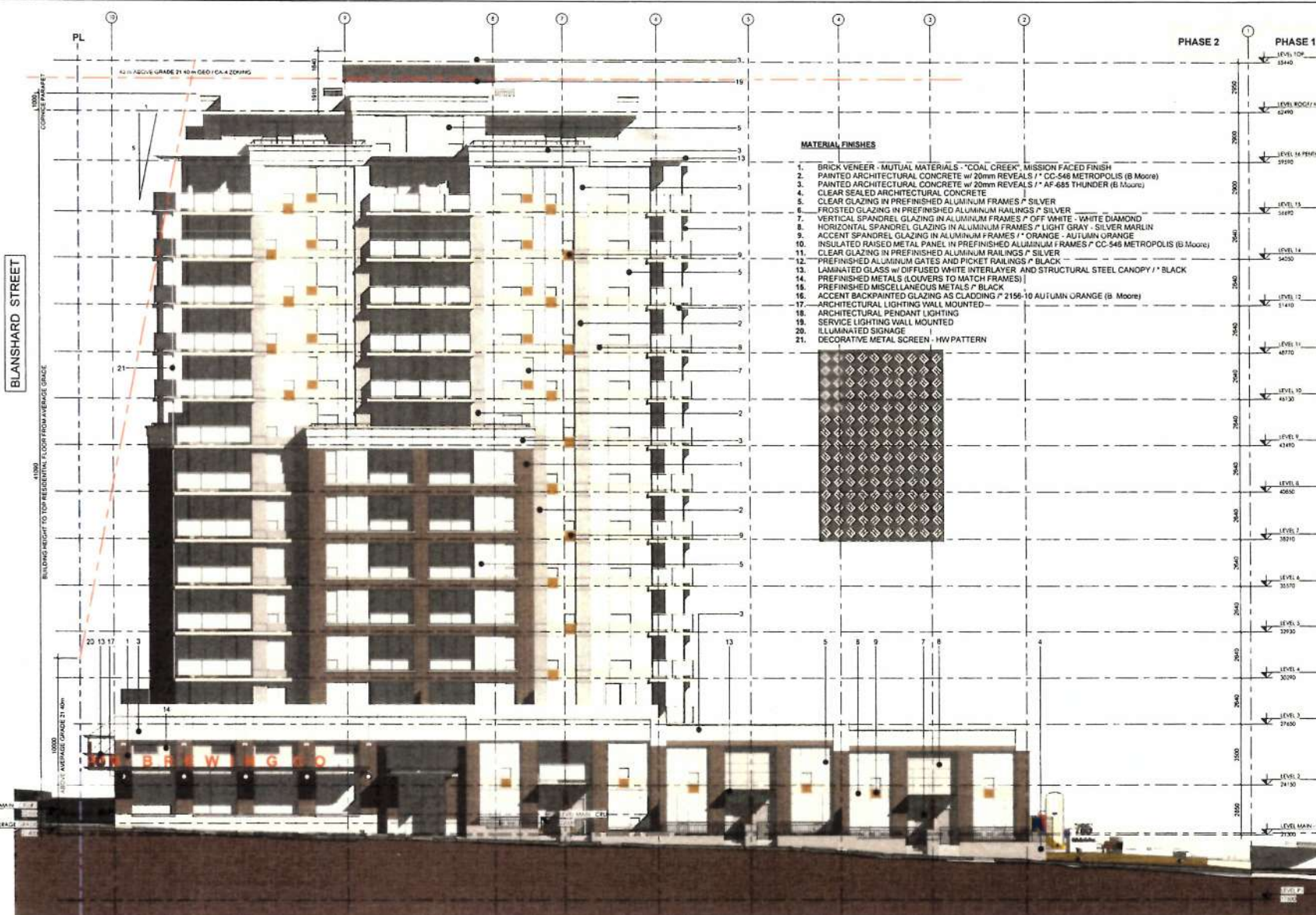
PROJECT  
HUDSON WALK - 2,  
785 Caledonia Ave.,  
VICTORIA, B.C.

Schema Title  
ROOF / MECH. &  
TOP LEVEL

Date	Project No.
09/07/15	13-26-2
Scale	Drawing No.
1:100	A2.10
Drawn By	Author
RAFI	RAFI
File Name	Rev



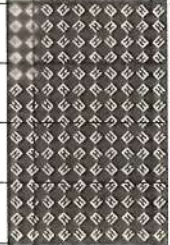
BLANSHARD STREET



1 NORTH ELEVATION  
1:100

**MATERIAL FINISHES**

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



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Drawing Issue Date

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

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**TOWNLINE**

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

General Info  
**NORTH ELEVATION**

Date	Project No
05/20/15	13-26-2

Scale	Drawing No
As indicated	A3.01

Author	Rev

File Name	Rev

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Drawing Issue Date

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

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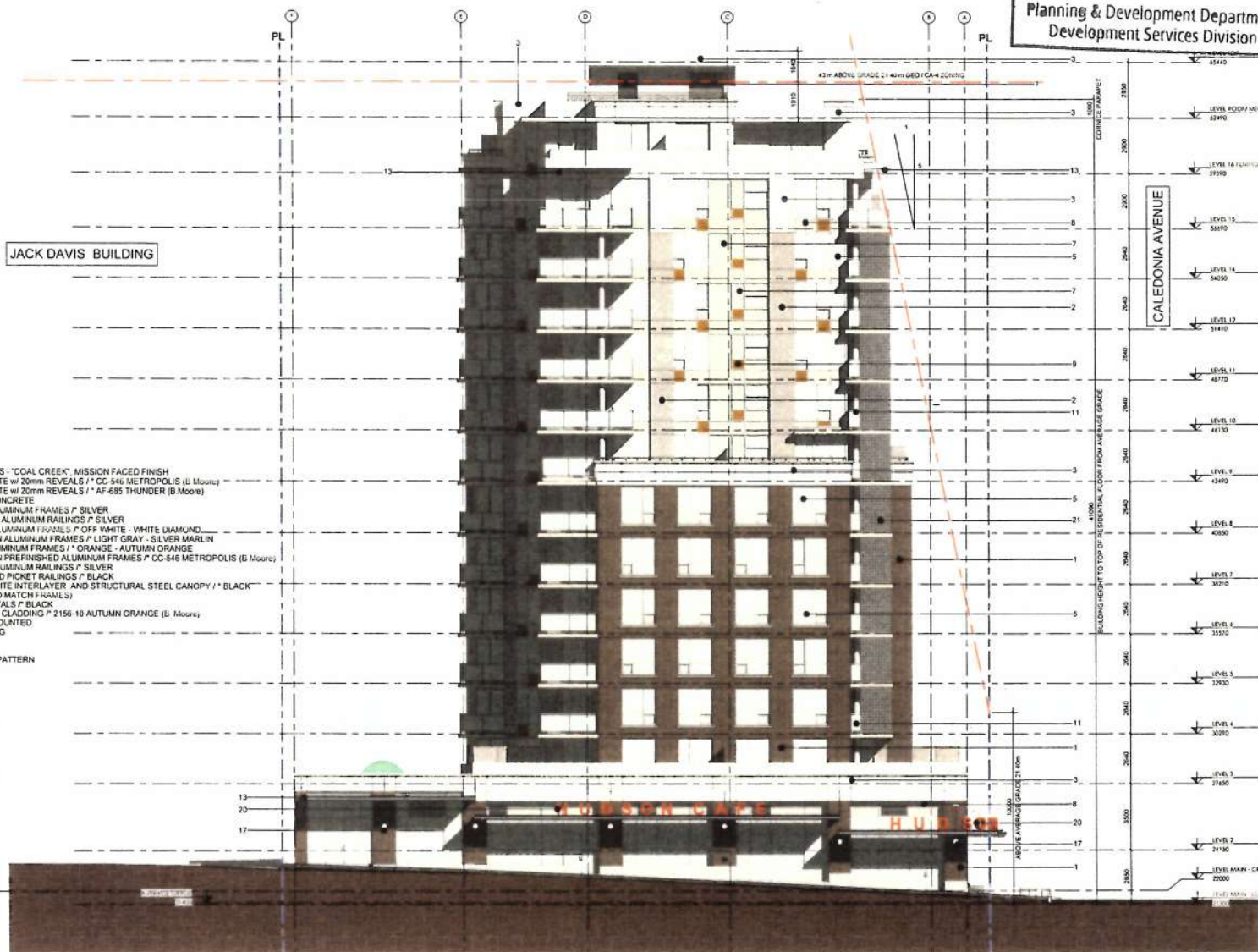
Project:  
HUDSON WALK - 2,  
785 Caledonia Ave.,  
VICTORIA, B.C.

Sheet Title:  
EAST ELEVATION

Date: 05/09/15	Project No: 13-26-2
Scale: As indicated	Drawing No: A3.02
Drawn By: [Signature]	Rev: [Signature]
File Name: [Signature]	

# MATERIAL FINISHES

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



1 EAST ELEVATION  
1 100



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Drawing Issue Date

Revision Schedule

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

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Check TOWNLINE

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

Current Date  
WEST ELEVATION

Date 05/26/15	Project No. 13-26-2
Drawn By As indicated	Drawing No. A3.03
Checked By As indicated	Rev.

Received  
City of Victoria

NOV 23 2017

Planning & Development Department  
Development Services Division

# MATERIAL FINISHES

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



1 WEST ELEVATION  
1:100

1/05/2017 2:12 PM



PHASE 1

PHASE 2

**MATERIAL FINISHES**

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



**SOUTH ELEVATION**

1:100

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Drawing Issue Date

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

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

Quotation:  
**SOUTH ELEVATION**

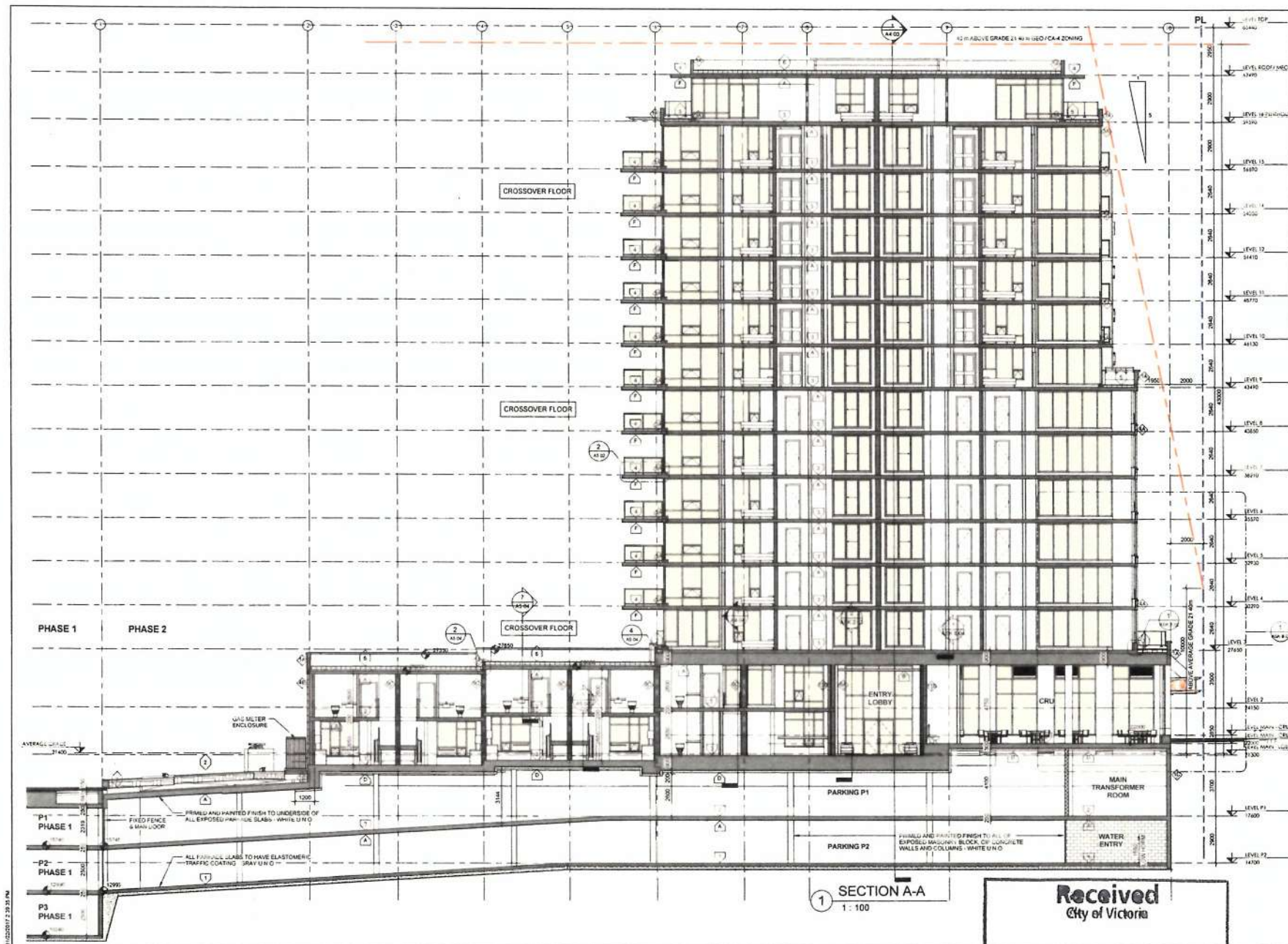
Date:	Project No:
05/01/16	13-26-2
Scale:	Drawing No:
As indicated	A3.04
Drawn By:	
Author:	
File name:	Rev:

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Drawing Issue Date

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

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Client TOWNLINE

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

SECTION A-A

Date 13-26-2	Project No 13-26-2
Scale 1:100	Drawing No A4.01
Drawn By Author	Rev
File Name	

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CROSSOVER FLOOR

PARKING P2

1 SECTION B-B  
1 : 100

**Eligibility Entry Date**

Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	RESUBMITTED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
6	26 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
13	24 APR 2017	ISSUED FOR DP AMENDMENT PERMIT
15	14 JUN 2017	RETRACTED DRAWINGS
16	31 AUG 2017	RESUBMITTED FOR DP AMENDMENT
17	22 NOV 2017	RESUBMITTED FOR DP AMENDMENT

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 TOWNLINE

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

SECTION B-B

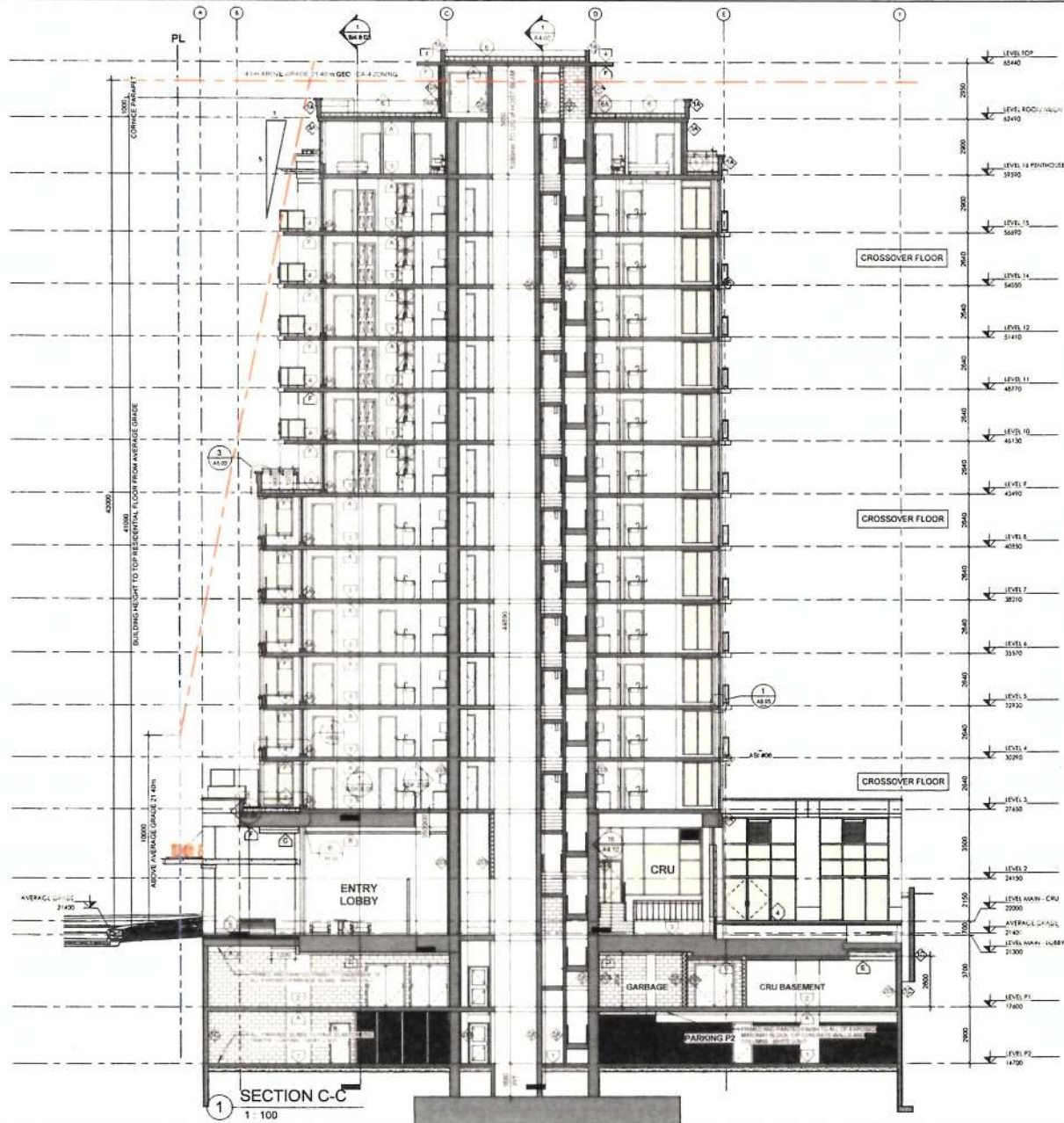
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05/28/15	13-26-2
Scale	Drawing No.
1:100	A4.02
Drawn By	
Author	
File Name	Sheet



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Drawing Issue Date

Revision Schedule

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

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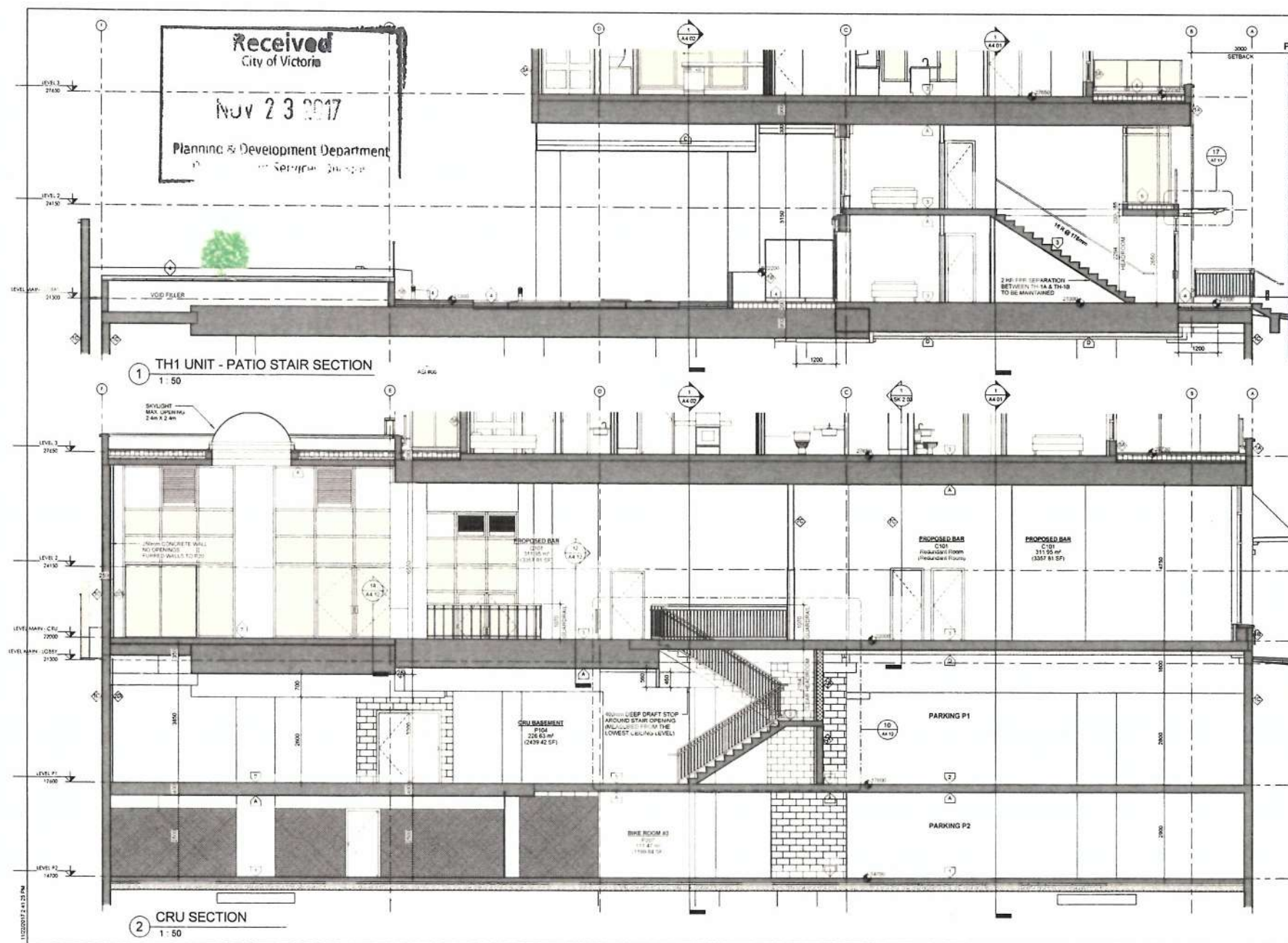
PROJECT NO. 13-26-2  
CLIENT TOWNLINE

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

Section Title SECTION C-C

Date 05/06/16 Project No. 13-26-2  
Scale 1:100 Drawing No. A4.03  
Drawn By Auditor  
File name Rev

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Rev #	Date	Description
1	28 FEB 2017	ISSUED FOR CONSTRUCTION
2	15 MAR 2017	ISSUED FOR CONSTRUCTION
3	14 JUN 2017	ISSUED FOR CONSTRUCTION
4	14 JUN 2017	ISSUED FOR CONSTRUCTION
5	14 JUN 2017	ISSUED FOR CONSTRUCTION
6	14 JUN 2017	ISSUED FOR CONSTRUCTION
7	14 JUN 2017	ISSUED FOR CONSTRUCTION
8	14 JUN 2017	ISSUED FOR CONSTRUCTION
9	14 JUN 2017	ISSUED FOR CONSTRUCTION
10	14 JUN 2017	ISSUED FOR CONSTRUCTION
11	14 JUN 2017	ISSUED FOR CONSTRUCTION
12	14 JUN 2017	ISSUED FOR CONSTRUCTION
13	14 JUN 2017	ISSUED FOR CONSTRUCTION
14	14 JUN 2017	ISSUED FOR CONSTRUCTION
15	14 JUN 2017	ISSUED FOR CONSTRUCTION
16	14 JUN 2017	ISSUED FOR CONSTRUCTION
17	22 NOV 2017	ISSUED FOR CONSTRUCTION

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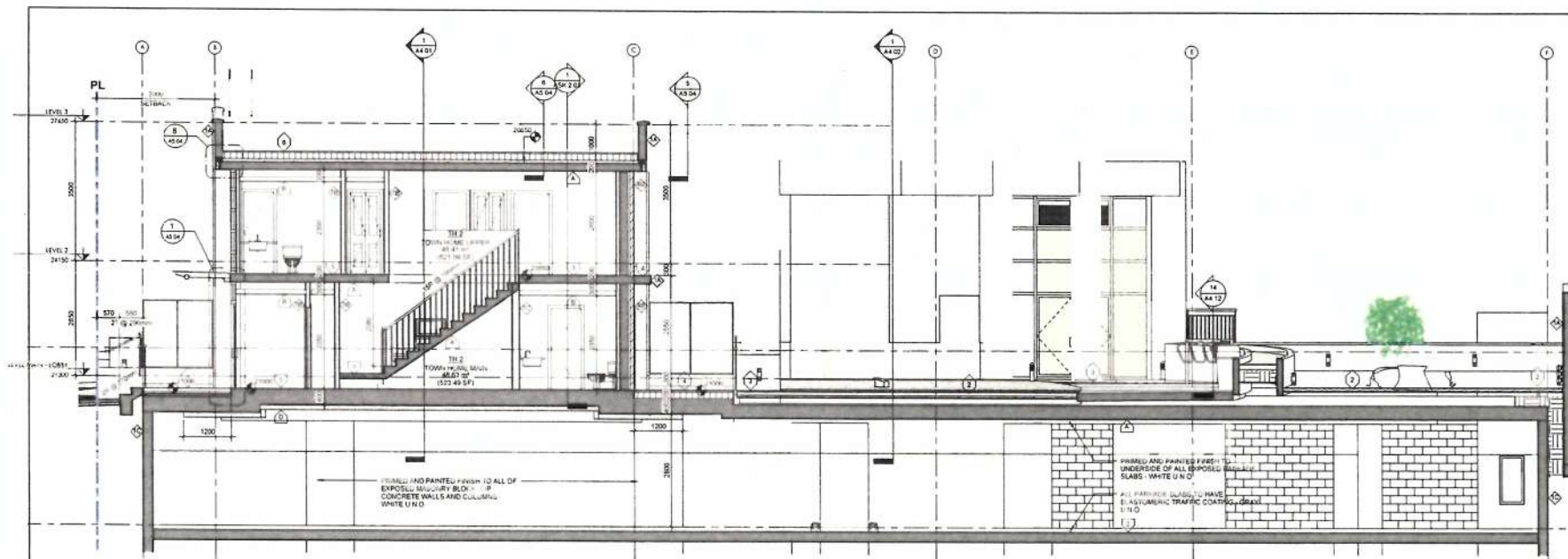
**TOWNLINE**

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

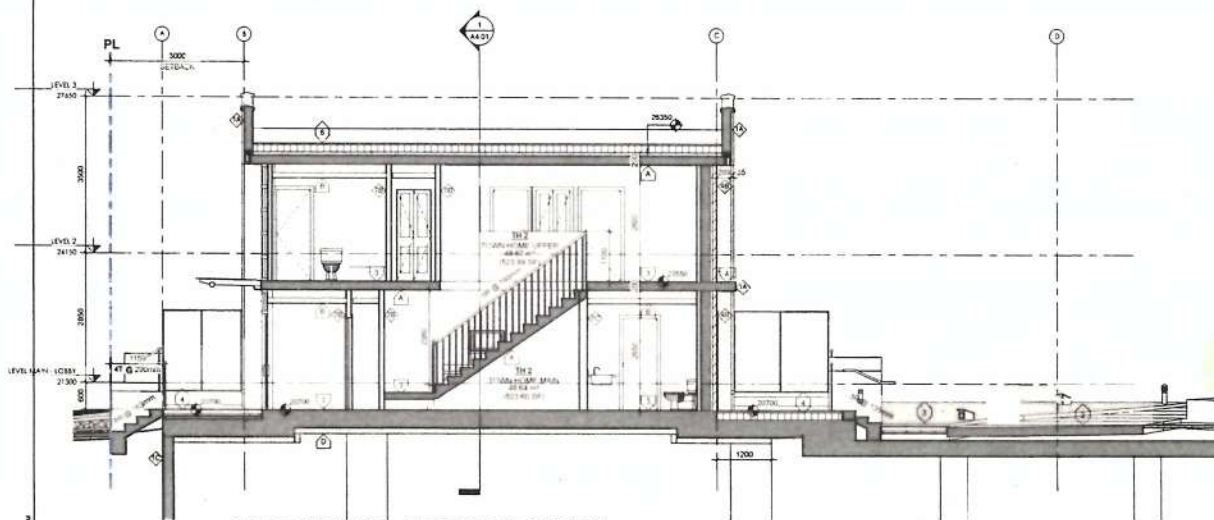
CLIENT  
PODIUM SECTIONS

Date	Project No.
12/22/2017	13-26-2
Scale	Drawing No.
1:50	A4.04
Drawn By	Author
File Name	Rev





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



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

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Drawing Issue Date

Revision Schedule

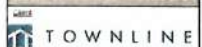
Rev #	Date	Description
1	26 FEB 2016	ISSUED FOR CONSTRUCTION
2	24 APR 2017	ISSUED FOR DP AMENDMENT
3	14 JUN 2017	PRELIMINARY DRAWINGS
4	31 AUG 2017	ISSUED FOR DP AMENDMENT
5	12 NOV 2017	PRELIMINARY DRAWINGS

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

Consulting  
PODIUM SECTIONS

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

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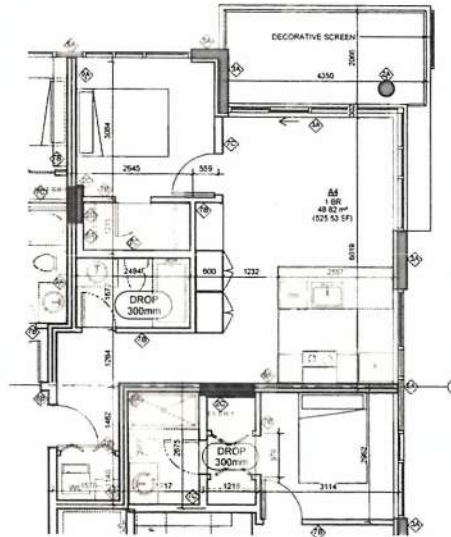
Drawing Issue Date

Revision Schedule

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

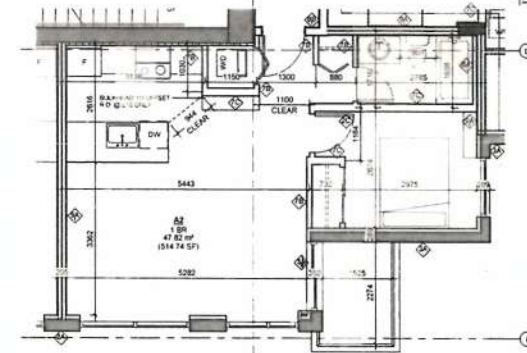
**DROP CEILING LEGEND**

- GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 1200mm CEILING DROP 1200mm 2.0m ABOVE FINISHED FLOOR
- GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 1200mm CEILING DROP 1200mm 2.0m ABOVE FINISHED FLOOR
- GWS 1200mm INDIVIDUAL ENCLICLURE (DRAFT ONLY) 1200mm 1.10m ABOVE FINISHED FLOOR TO US OF MECHANICAL/PLUMBING MAINS
- GWS AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES, CORRIDORS ETC)



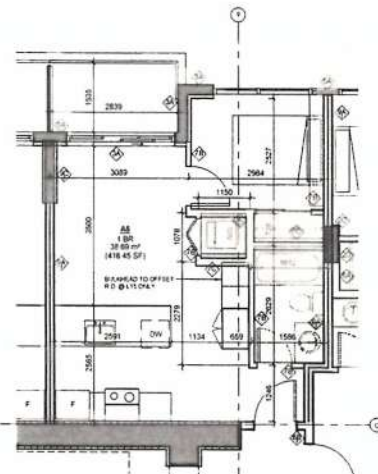
4 UNIT A4 - 1 BEDROOM  
1:50

UNIT A4 - INFO  
1 BEDROOM 50.39 m<sup>2</sup> (542 SF)  
6 UNITS TOTAL  
L9-L15



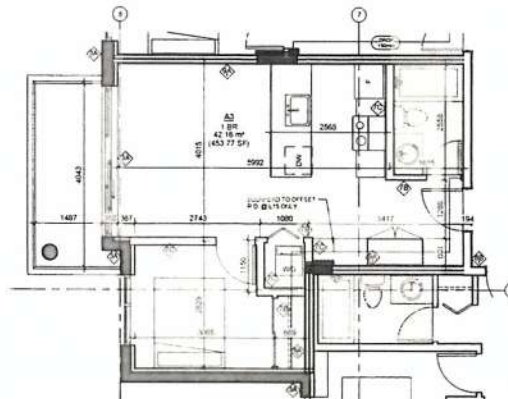
2 UNIT A2 - 1 BEDROOM  
1:50

UNIT A2 - INFO  
1 BEDROOM 48.40 m<sup>2</sup> (521 SF)  
24 UNITS TOTAL  
L3-L15



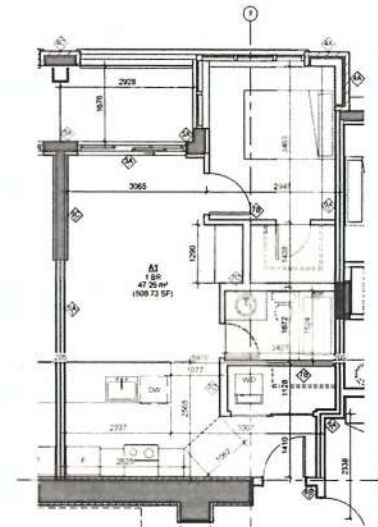
5 UNIT A5 - 1 BEDROOM  
1:50

UNIT A5 - INFO  
1 BEDROOM 39.87 m<sup>2</sup> (416 SF)  
12 UNITS TOTAL  
L9-L15



3 UNIT A3 - 1 BEDROOM  
1:50

UNIT A3 - INFO  
1 BEDROOM 42.34 m<sup>2</sup> (456 SF)  
12 UNITS TOTAL  
L3-L15



1 UNIT A1 - 1 BEDROOM  
1:50

UNIT A1 - INFO  
1 BEDROOM 47.33 m<sup>2</sup> (509 SF)  
12 UNITS TOTAL  
L3-L15

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TOWNLINE

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

Drawn By  
UNIT PLANS  
1 BEDROOM UNITS

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



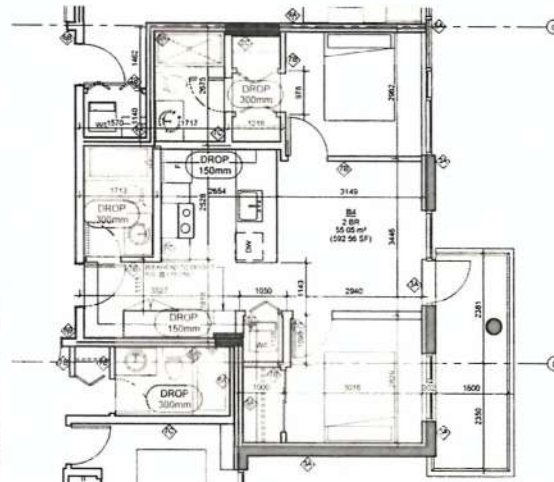
# DROP CEILING LEGEND

- GAB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS. FROM CEILING DROP TO MIN. 2' (610mm) ABOVE FINISHED FLOOR.
- QMB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS. FROM CEILING DROP TO MIN. 2' (610mm) ABOVE FINISHED FLOOR.
- QMB 2 HR FRK HORIZONTAL ENCLOSURE/SHUTT WALL ASSEMBLY 110 MINIMUM RISE TO TOP OF ENCLOSURE/SHUTT WALL ASSEMBLY.
- GAB AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR COBBLES, COURTYARD, ETC).

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City of Victoria

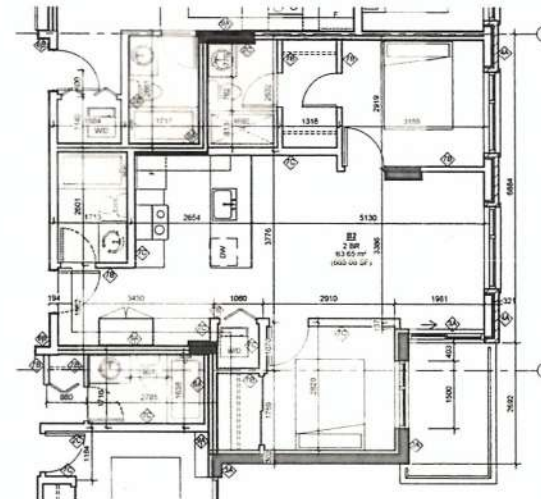
NOV 23 2017

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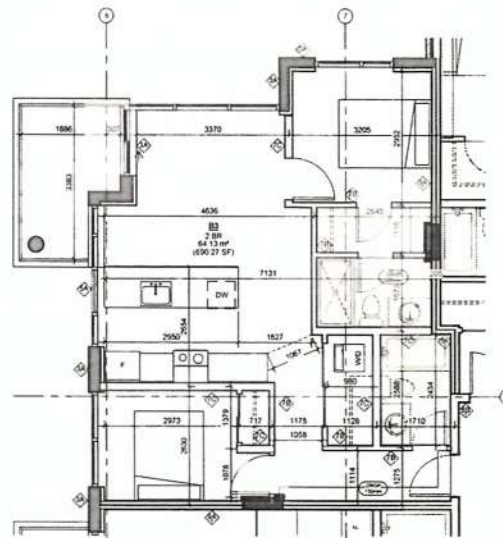
④ UNIT B4 - 2 BEDROOM  
1:50

UNIT B4 - INFO  
2 BEDROOM 55.21 m<sup>2</sup> (594 SF)  
6 UNITS TOTAL  
L3-L15



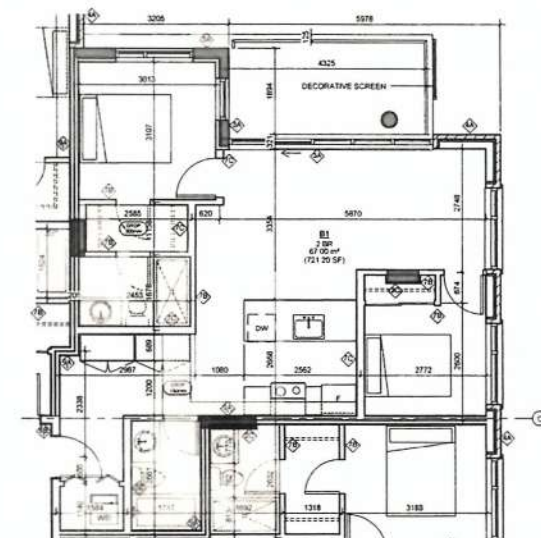
② UNIT B2 - 2 BEDROOM  
1:50

UNIT B2 - INFO  
2 BEDROOM 63.93 m<sup>2</sup> (688 SF)  
6 UNITS TOTAL  
L3-L15



③ UNIT B3 - 2 BEDROOM  
1:50

UNIT B3 - INFO  
2 BEDROOM 64.35 m<sup>2</sup> (693 SF)  
12 UNITS TOTAL  
L3-L15



① UNIT B1 - 2 BEDROOM  
1:50

UNIT B1 - INFO  
2 BEDROOM 67.12 m<sup>2</sup> (722 SF)  
6 UNITS TOTAL  
L3-L15

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

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Client: TOWNLINE

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

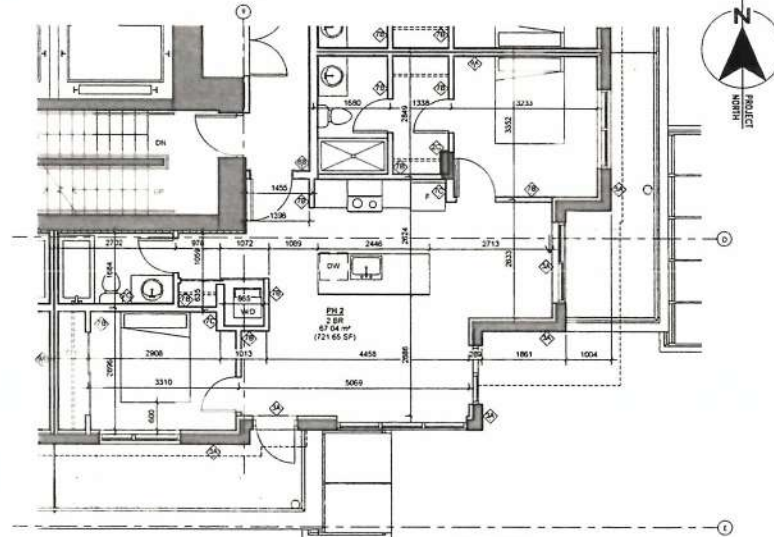
Drawing Title: UNIT PLANS  
2 BEDROOM UNITS

Date	13-26-2
Drawn By	6 UNITS TOTAL
Scale	A6.02
Project No.	
Rev	

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City of Victoria

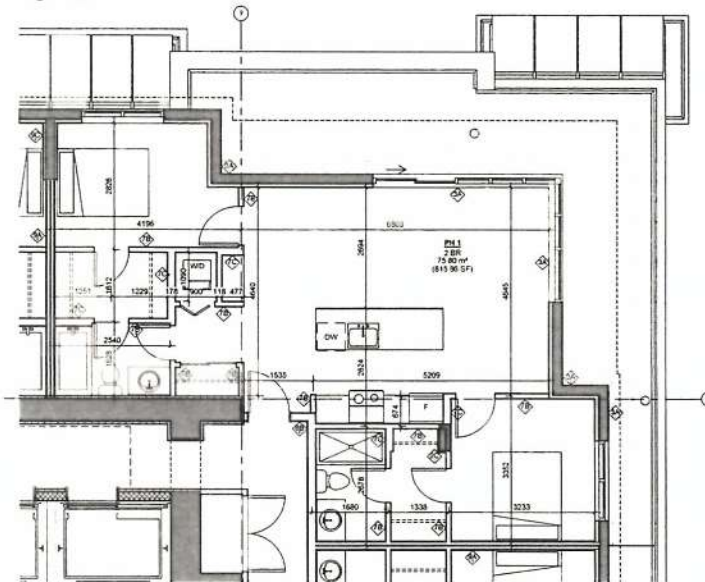
NOV 23 2017

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Development Services Division



UNIT PH2 - 2 BEDROOM  
1:50

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



UNIT PH1 - 2 BEDROOM  
1:50

UNIT PH1 - INFO  
1 BEDROOM 75.93 m<sup>2</sup> (815 SF)  
2 UNIT TOTAL  
L16

DROP CEILING LEGEND

- CWS  
150mm ceiling drop w/ min. 2.2m above finished floor
- CWS  
1200mm ceiling drop w/ min. 2.2m above finished floor
- CWS  
2.1m horizontal enclosure assembly w/ min. 2.1m above finished floor
- CWS  
AS per interior design (common areas, elevator lobbies, etc.)

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Drawing Issue 001

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

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TOWNLINE

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

UNIT PLANS  
PENTHOUSE UNITS

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





Planning & Development Department  
Development Services Division

# HUDSON WALK 2 - VICTORIA, BC

725 Caledonia Ave. Victoria, BC

## Owner

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

## Drawing List

### LANDSCAPE PLAN

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

### LANDSCAPE DETAILS

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

### LANDSCAPE SECTIONS

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

## Legends

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



## Notes

### General Notes

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

### Irrigation Notes

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

### Planting Notes

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

### Soil Preparation and Placement Notes

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

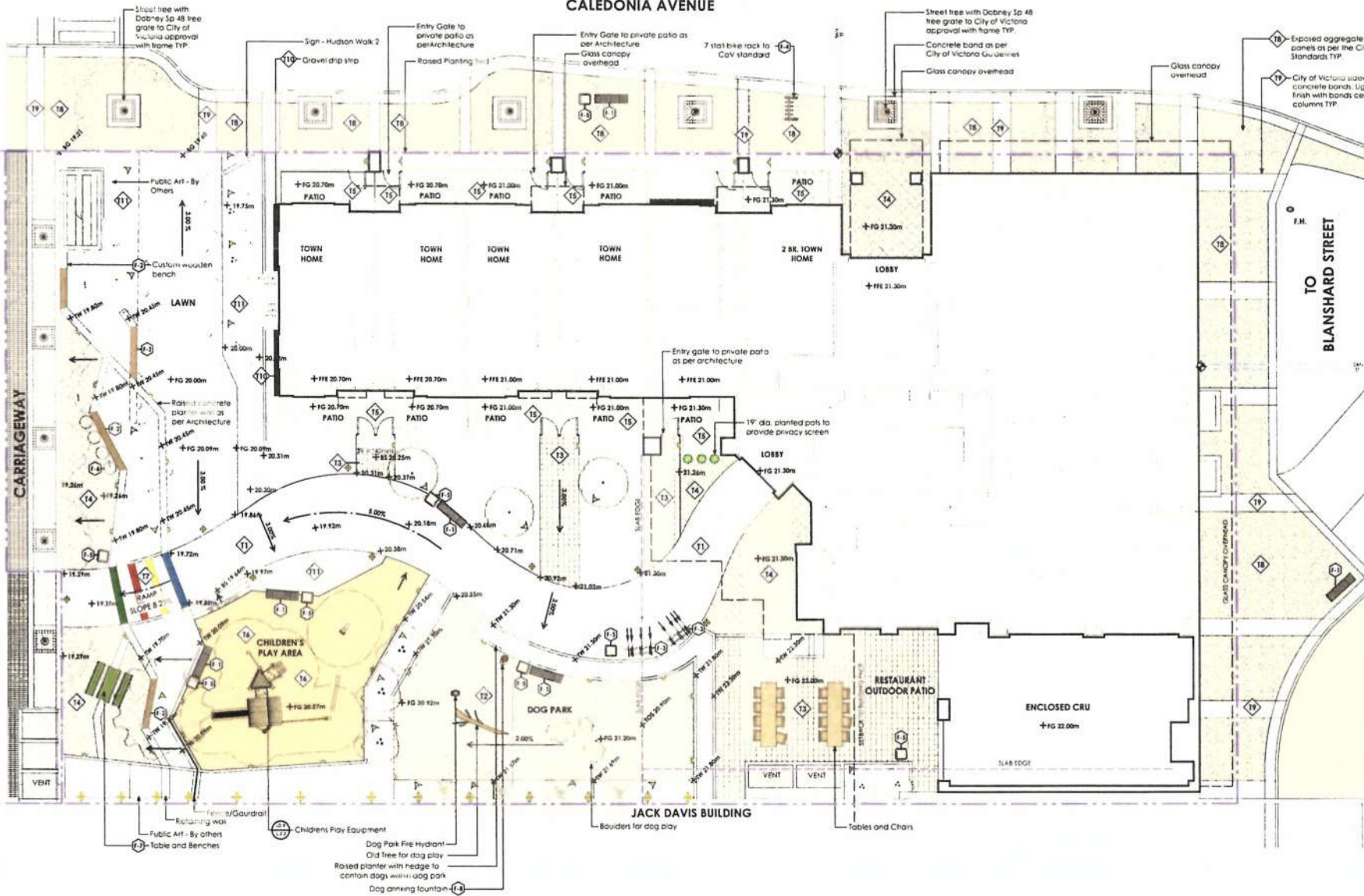
LANDSCAPE DRAWINGS - REISSUED FOR TENDER

February 8, 2017





# CALEDONIA AVENUE



- 1. Mar 30 2017 Public Art Review
- 2. Feb 08 2017 Reviewed for Tender
- 3. Feb 16 2017 Issued for DP Amendment
- 4. Jan 19 2017 Issued for Construction
- 5. Jan 18 2017 Issued for Tender
- 6. Jan 10 2017 Issued for Client Review
- 7. Dec 22 2016 Issued for Client Review



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

Drawn by: JRM/G  
Checked by: JRM  
Date: February 2, 2017  
Scale: 1:100  
Drawing Title: Overall Site Plan

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

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



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City of Victoria

NOV 23 2017

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Development Services Division



F.R.  
TO  
BLANSHARD STREET

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

Rev. date: Item



Project:

Townline Homes Inc.

Hudson Walk 2  
725 Caledonia Ave.  
Victoria BC

Drawn by: NS

Checked by: JS

Date: February 8, 2017

Scale: 1:100

Working Title:

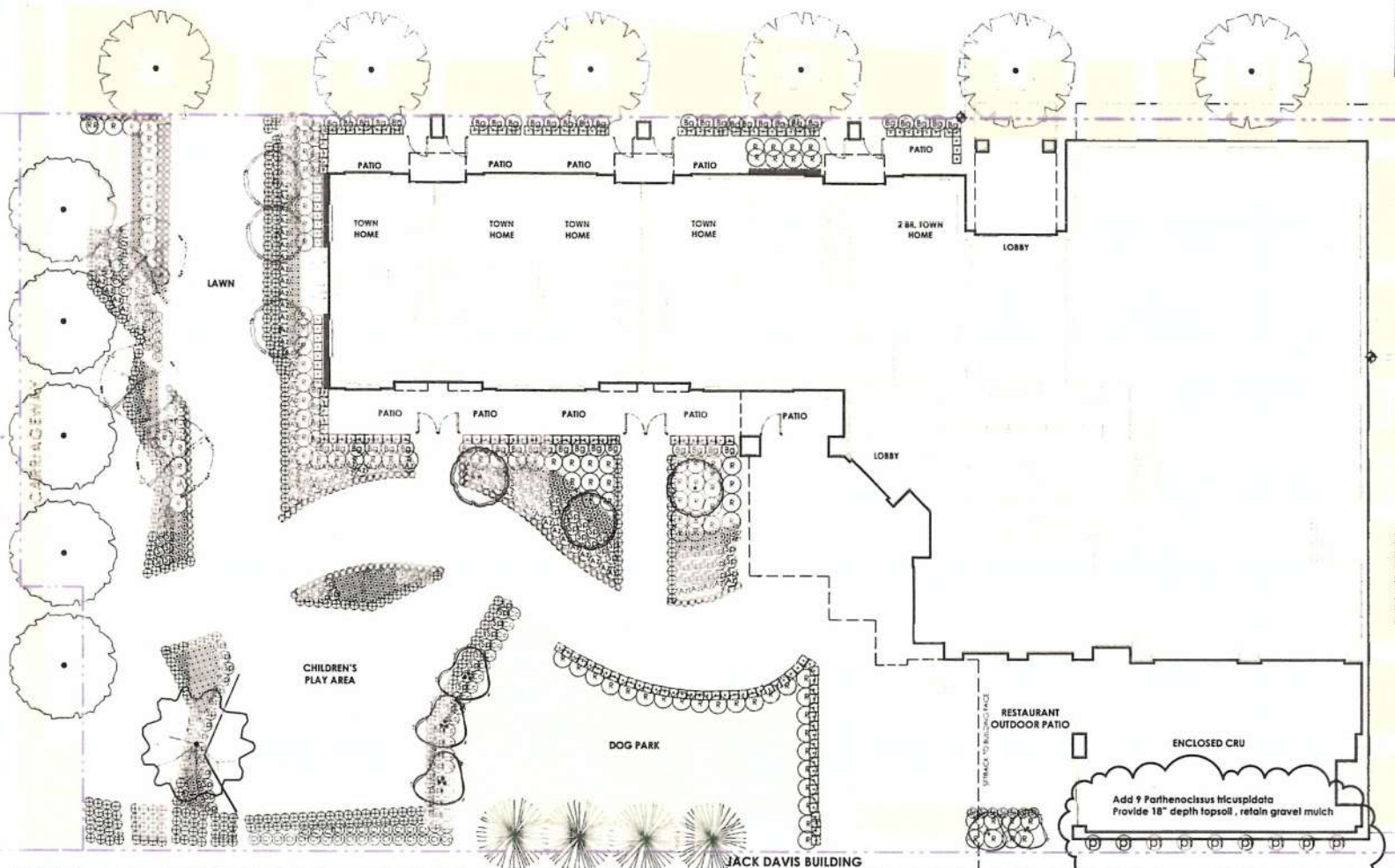
Level 1 Planting Plan

Project No.: 16115

Sheet No.:

L-1.2

CALEDONIA AVENUE

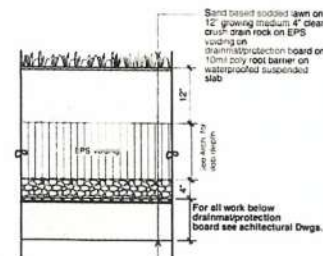


PLANT LIST

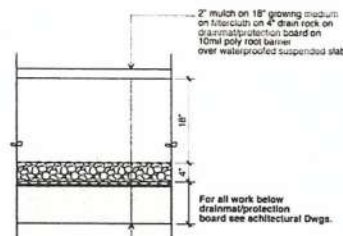
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>						<b>SHRUBS</b>					
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			53	<i>Brachyglottis greyi</i>	Daisy Bush	#1 pot	2 o.c.
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			80	<i>Adiantum pedunculare</i>	Clasner Asplen	#3 pot	2 o.c.
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			415	<i>Leucadendron laurifolium</i>	Leather Reed Grass	#2 pot	12 o.c.
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			127	<i>Leucadendron laurifolium</i>	Leucadendron	#2 pot	16 o.c.
	1	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			21	<i>Leucadendron laurifolium</i>	Leucadendron	#3 pot	24 o.c.
	2	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			55	<i>Leucadendron laurifolium</i>	Leucadendron	#3 pot	24 o.c.
	1	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			147	<i>Leucadendron laurifolium</i>	Leucadendron	#2 pot	14 o.c.
	4	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			122	<i>Leucadendron laurifolium</i>	Leucadendron	#3 pot	36 o.c. B&B
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			87	<i>Leucadendron laurifolium</i>	Leucadendron	#1 pot	24 o.c.
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			37	<i>Leucadendron laurifolium</i>	Leucadendron	#3 pot	20 o.c.
	3	<i>Leucadendron laurifolium</i>	Kahikatea	7m c/d			147	<i>Leucadendron laurifolium</i>	Leucadendron	#1 pot	14 o.c. B&B KR to RB

NOV 23 2017

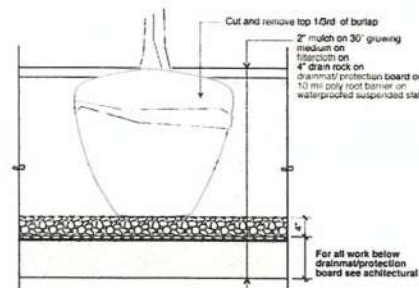
Planning & Development Department  
Development Services Division



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

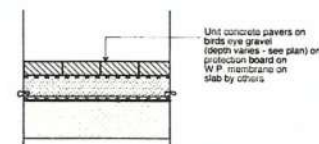


LD-2  
L-2.1 Shrub Planting on Slab - Over Parkade  
Scale 1" = 1'-0"

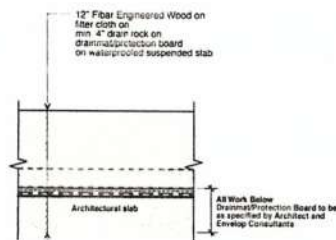


LD-3  
L-2.1 Typical Tree Planting on Slab - Over Parkade  
Scale 1" = 1'-0"

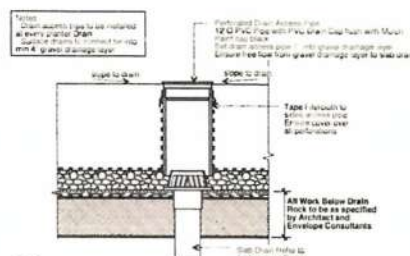
Note: Refer to Specifications for paving pattern and colour



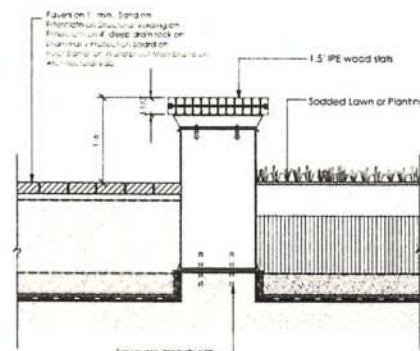
LD-4  
L-2.1 Unit Concrete Pavers on Slab  
Scale 1" = 1'-0"



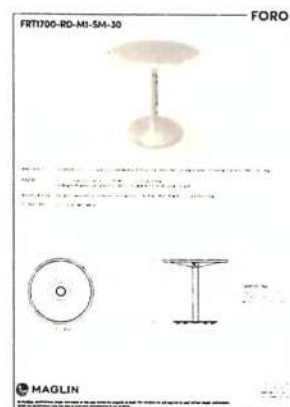
LD-5  
L-2.1 Fiber Play Surface on Slab - Over Parkade  
Scale 1" = 1'-0"



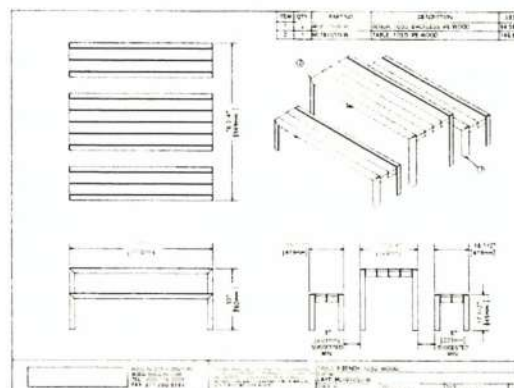
LD-6  
L-2.1 Typical Drain / Access Pipe  
Scale 1" = 1'-0"



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



LD-8  
L-2.1 Maglin Bistro Table - Surface Mounted  
NTS



LD-9  
L-2.1 Maglin Table and Benches - Surface Mounted  
NTS



LD-10  
L-2.1 Murdock Manufacturing Dog Drinking Fountain M-PFS - Surface Mounted on Concrete Pedestal  
NTS



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



Notes:

Townline Homes Inc.

Hudson Walk 2  
725 Caledonia Ave.  
Victoria BC

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

Project No: 16115

Sheet No:

L-2.1



# KOMPAN Product Info

## DOUBLE TOWER WITH SPIDER NET - NRO2006



# KOMPAN Product Info

## PONY - NRO102

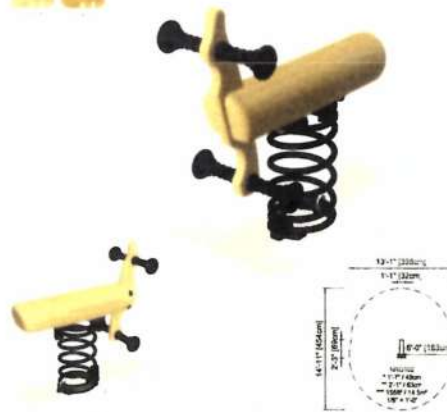
Best User Age: 3-12 years

Footings: no ground installation

Surface installation also available

Technical information available at: [www.kompan.com](http://www.kompan.com)

ADA REQUIREMENTS	Standard to the Code	Standard to the Code	Standard to the Code
Height	0	0	0
Access	0	0	0
Platform	0	0	0



\* \* \* Highest designated play surface.  
We reserve the right to make modifications  
to all our products. The product may not be  
assembled, used or stored in any way that  
violates the safety standards set forth in the  
KOMPAN safety standards. If any changes are required,  
please contact your KOMPAN representative  
at 1.800.426.6766.

# KOMPAN Product Info

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

Best User Age: 6 months - 6 years

Footings: surface installation only

Technical information available at: [www.kompan.com](http://www.kompan.com)

ADA REQUIREMENTS	Standard to the Code	Standard to the Code	Standard to the Code
Height	0	0	0
Access	0	0	0
Platform	0	0	0



\* \* \* Highest designated play surface.  
We reserve the right to make modifications  
to all our products. The product may not be  
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at 1.800.426.6766.



3 Jan 18 2017 Issued for Construction  
2 Jan 18 2017 Issued for Tender  
1 Dec 22 2016 Re-issued for Client Review

NO: 16115  
Name:   
Drawn by:   
Checked by:   
Scale:   
Drawing title:   
Project File:   
Sheet File:   
L-2.2



Townline Homes Inc.

Hudson Walk 2  
725 Caledonia Ave.  
Victoria BC

Drawn by: JFNG  
Checked by: JS  
Date: January 18 2017  
Scale: AS SHOWN  
Drawing title:   
Project File:   
Sheet File:   
L-2.2







## DEVELOPMENT VARIANCE PERMIT APPLICATIONS

### **1. 755 Caledonia Avenue**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **2. Development Permit with Variances Approval:**

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

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

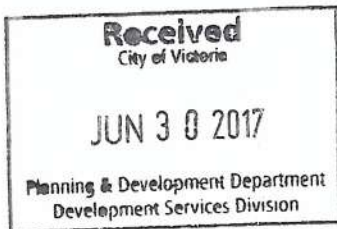
3. The Development Permit lapsing two years from the date of this resolution.

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

**Carried Unanimously**

Council meeting  
November 26, 2015





June 2017

Dear Mrs Wain:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I do thank you for your time

Sincerely,  
Olimpia Cisneros


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