

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, November 26, 2015 for:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following Hearings be held in Council Chambers, City Hall, on **THURSDAY, NOVEMBER 26, 2015, at 7 p.m.:**

1. Development Permit with Variance No. 000437 for 755 Caledonia Avenue

Carried Unanimously

Reports of the Committee

Planning and Land Use Committee – October 29, 2015

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

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that after the Public Hearing for Development Permit with Variances No. 000437, that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

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

Carried Unanimously

3.2 Development Permit with Variances Application Permit No. 000437 for 755 Caledonia Avenue

Committee received a report regarding an application for 755 Caledonia Avenue. The proposal is to construct Phase Two of the "Hudson Walk" development, a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street.

Councillor Isitt questioned what would demarcate the public and private areas.

Action: It was moved by Councillor Isitt, seconded by Councillor Loveday that the applicant be permitted to address Committee.

CARRIED UNANIMOUSLY 15/PLUC256

J. Filuk (Townline): The private space will include a dog run accessed by a key fob. The children's play area would have open access with bushes being used to segregate the area from the roadway.

Councillor Young asked if the surplus parking bonus amenity proposal has been eliminated with this application.

Action: It was moved by Councillor Young, seconded by Councillor Loveday that the applicant be permitted to address Committee.

CARRIED UNANIMOUSLY 15/PLUC258

J. Filuk (Townline): They will only be developing Phase 2 with two levels of parking. The requirement to provide 330 parking spots was part of the proposed up zoning. They are only developing 3:1 FSR. There is always a demand for parking but it is a considerable expense to undertake. To achieve the 330 spaces on top of what is required by the application, they would have to excavate two or three more levels at a significant expense.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Committee recommends 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 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.

Committee discussed:

- The application provides many good amenities including a dog park and allowance of pets.
- The play area is important and there is a need to see more in the downtown especially in public areas.

CARRIED UNANIMOUSLY 15/PLUC259



Planning and Land Use Committee Report

For the Meeting of October 29, 2015

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

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

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

RECOMMENDATION

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

“That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue, in accordance with:

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

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

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

proposal is to construct Phase Two of the “Hudson Walk” development. Phase Two is a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. A pocket park is proposed with private space for residents as well as open space for the public. A variance is required to permit ground-floor residential use.

The following points were considered in assessing this Application:

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

BACKGROUND

Description of Proposal

The proposal is for Phase Two of the “Hudson Walk” development. Phase Two is a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. A pocket park is proposed with private space for residents as well as open space for the public. Variances are requested to permit residential uses on the ground floor as well as massing ratios adjusted on Blanshard Street and Caledonia Avenue to permit minor intrusions of upper floor balconies.

Specific details include:

- building design and finishes similar and complementary to the design of the Phase One residential tower (currently under construction)
- 106 suites ranging in size from 38m² to 130m²
- six ground-floor townhouses along Caledonia Avenue
- underground parking (127 stalls)
- 142 bicycle stalls (class 1 and class 2).

Exterior building materials include:

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

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

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

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

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

Landscaping materials include:

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

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Existing Site Development and Development Potential

The property was rezoned in 2009 to the site-specific CA-60 Zone, Radius District. The Zone permits a base density of 3:1 FSR. However, if amenities are provided as defined in the Zone then a maximum density of 4.85:1 FSR is permitted. The amenities defined in the Zone include the following:

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of the zoning requirements
- at least 20% open site space
- a 3m wide carriageway secured by a Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800m² of floor area exclusively for residential use.

Phase one of the overall site development is currently under construction. With phase two, the total development will not exceed the base density of 3:1 FSR. While not necessary, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m².

Data Table

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

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

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

Relevant History

The Development Permit for Phase One of “Hudson Walk” was approved by Council on December 18, 2014. The approval included a variance to permit 218m² 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 435m² in Phase One was approved by Council on September 10, 2015.

Community Consultation

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

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

ANALYSIS

Development Permit Area and Design Guidelines

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

Design Guidelines for Buildings, Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on these general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan. The Application is consistent with the Guidelines.

Downtown Core Area Plan (2011)

The intent of the Guidelines contained within the DCAP is to ensure new development is integrated into the existing neighborhood in a sensitive manner. The Guidelines provide direction to animate the street frontage with landscaping and entrances to residential units that are easily identifiable. The proposed entrance to the apartment tower, as well as the entrances to the proposed townhouses on Caledonia Avenue, are in accord with these Guidelines. The requested variance to permit ground-floor residential uses in the form of townhouses on Caledonia Avenue is in keeping with the approval given for similar ground-floor townhouse units in Phase One and appropriate in this location on the northern edge of Downtown. The requested massing variances are for portions of balconies only and minor in nature.

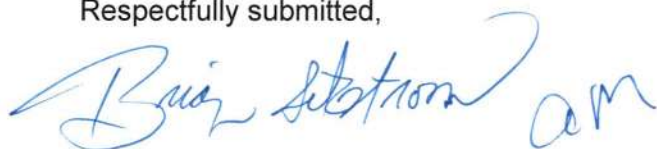
CONCLUSIONS

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

ALTERNATE MOTION

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

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 20, 2015

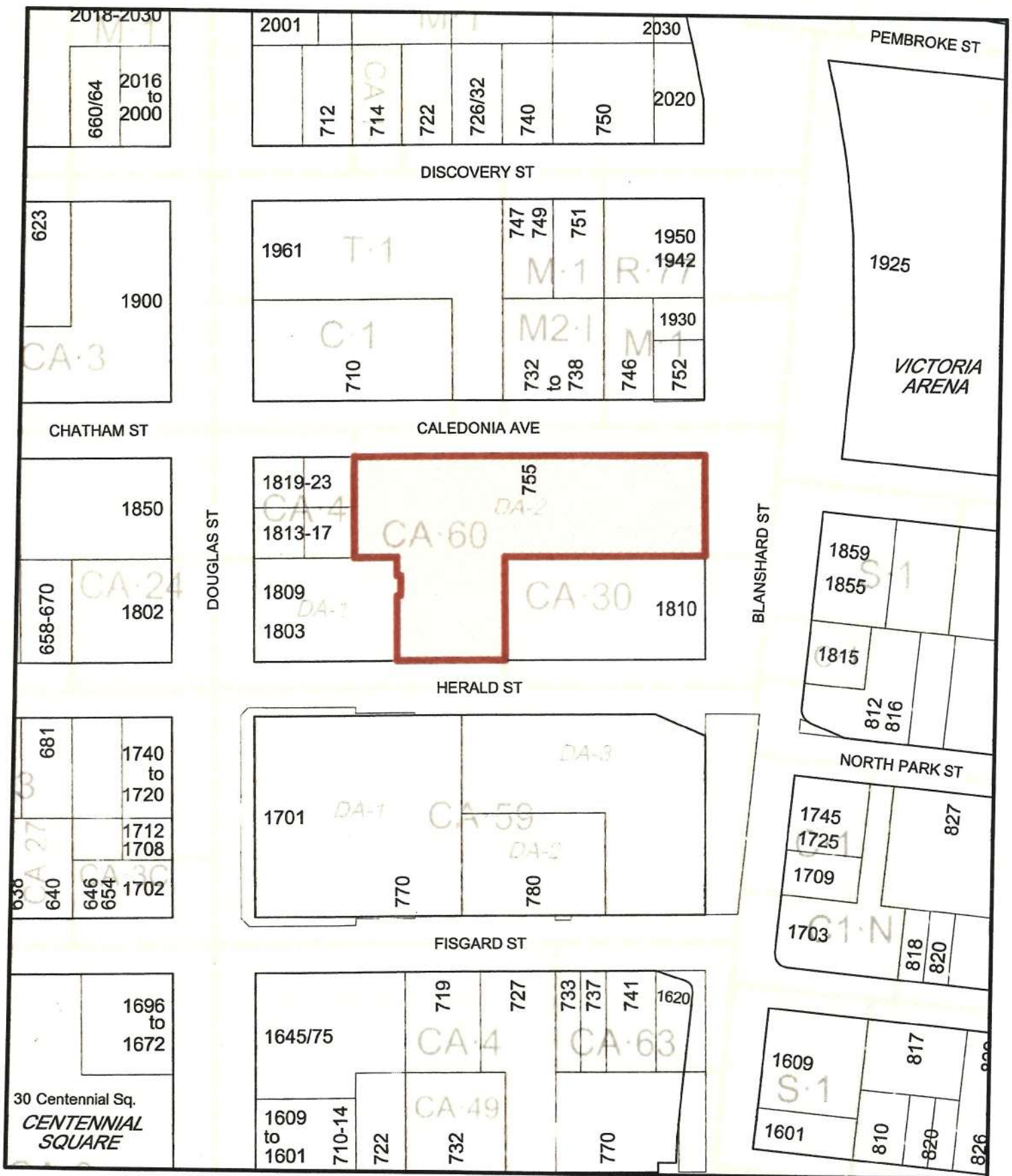
List of Attachments

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



755 Caledonia Avenue
Development Permit #000437





755 Caledonia Avenue
Development Permit #000437





October 5, 2015

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



Dear Mayor Helps and Council,

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

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

Project Information

The entire Hudson Walk project site is 6186 m² (66,500 s.f.) and is bounded by Caledonia Avenue to the north, Herald Street to the south, and Blanshard to the east. The phase 2 portion of the site is approximately 40% of the parcel, or 2459 m². This development permit application is being submitted under the existing CA-4 (Central Area Commercial Office District) zoning at a site density of 3.1 FSR.

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

Project Overview

The proposed application for Phase 2 of Hudson Walk is for a mixed use residential and commercial development that will consist of a 16-storey tower with a residential podium. The building will include 106 rental units ranging in size from 38 m² up to 130 m² with a mix of 1 and 2 bedroom units and at-grade townhouse units. Our plan is to mirror the use of Phase 1 and develop the site as a purpose-built rental to meet the continued demand for rentals in downtown Victoria.

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



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

The retail component of the project will provide 312 m² of commercial space fronting Blanshard St and Caledonia. Townline is currently in discussions with a potential tenant interested in establishing a craft brew pub and has made some small adjustments to the space. An additional storage area is provided behind the main CRU space and a future slab opening is shown in the drawings to provide for a future freight elevator and/or staircase down into the parkade level.

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

Architectural Design

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

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

Landscaping and Outdoor Amenity Space

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

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

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



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

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

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

Variances Requested

This application is seeking the following two variances:

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

Other Project Highlights and Benefits

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

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



T O W N L I N E

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

Sincerely,

Justin Filuk
Development Manager
justin.filuk@townline.ca

LEED Canada-NC 2009 Project Checklist

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

Received

City of Victoria

AUG 10 2015

Planning & Development Department
Development Services Division

Yes ? No

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

Yes ? No

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

Yes ? No

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

Yes ? No

5 0 0

Energy & Atmosphere

35 Points

Prereq 1 Fundamental Commissioning of Building Energy Systems

Required

Prereq 2 Minimum Energy Performance

Required

Prereq 3 Fundamental Refrigerant Management

Required

Credit 1 Optimize Energy Performance

1 - 19 Improve by 20% for new buildings

Credit 2 On-Site Renewable Energy

1 - 7

Credit 3 Enhanced Commissioning

2

Credit 4 Enhanced Refrigerant Management

2

Credit 5 Measurement and Verification

3

Credit 6 Green Power

2

Yes ? No

6 0 0

Materials & Resources

14 Points

Prereq 1 Storage and Collection of Recyclables

Required

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

1 - 3

Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements

1

Credit 2 Construction Waste Management

1 - 2 Divert 50%- 75% from landfill

Credit 3 Materials Reuse

1 - 2

Credit 4 Recycled Content

1 - 2 Use building material with 15% recycled content

Credit 5 Regional Materials

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

Credit 6 Rapidly Renewable Materials

1 Bamboo flooring

Credit 7 Certified Wood

1

Yes ? No

11 0 0

Indoor Environmental Quality

15 Points

Prereq 1 Minimum Indoor Air Quality Performance

Required

Prereq 2 Environmental Tobacco Smoke (ETS) Control

Required

Credit 1 Outdoor Air Delivery Monitoring

1 Install Co2 monitoring equipment

Credit 2 Increased Ventilation

1 Naturally ventilated spaces

Credit 3.1 Construction IAQ Management Plan: During Construction

1 Prevent indoor air quality problems for construction workers

Credit 3.2 Construction IAQ Management Plan: Before Occupancy

1 Flush-out or air testing

Credit 4.1 Low-Emitting Materials: Adhesives and Sealants

1 Specifications

Credit 4.2 Low-Emitting Materials: Paints and Coatings

1 Specifications

Credit 4.3 Low-Emitting Materials: Flooring Systems

1 Specifications

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

1 Specifications



1			Credit 5	Indoor Chemical and Pollutant Source Control	1	Minimize & control pollutants (3 m long entryway, MERV filters)
1			Credit 6.1	Controllability of System: Lighting	1	Occupant control
1			Credit 6.2	Controllability of System: Thermal Comfort	1	Occupant control
		0	Credit 7.1	Thermal Comfort: Design	1	
		0	Credit 7.2	Thermal Comfort: Verification	1	
1			Credit 8.1	Daylight and Views: Daylight	1	
1			Credit 8.2	Daylight and Views: Views	1	
Yes	?	No				

3	0	0	Innovation in Design	6 Points
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1			Credit 1.1	Innovation in Design	1	Electric vehicle stalls - 25% roughed in
1			Credit 1.2	Innovation in Design	1	Maintenance Green Clean package
		0	Credit 1.3	Innovation in Design	1	
		0	Credit 1.4	Innovation in Design	1	
		0	Credit 1.5	Innovation in Design	1	
1			Credit 2	LEED® Accredited Professional	1	
Yes	?	No				

2	0	0	Regional Priority	4 Points
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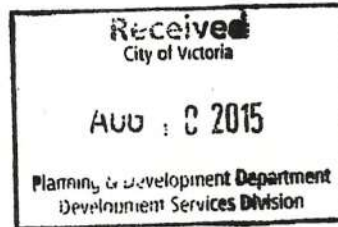
1			Credit 1	Durable Building	1	
1			Credit 2.1	Regional Priority Credit	1	Extensive Community Connectivity
		0	Credit 2.2	Regional Priority Credit	1	
		0	Credit 2.3	Regional Priority Credit	1	



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

July 23, 2015

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



To whom it may concern:

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

Sincerely,

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



HUDSON WALK Ph 2

725 Caledonia Avenue, Victoria, B.C.

DRAWINGS LIST	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	PROJECT DATA
A0.02	CONTEXT PLAN AND PHOTO STRIP
A0.03	SHADOW STUDY - SPRING EQUINOX
A0.04	SHADOW STUDY - SUMMER SOLSTICE
A0.05	AVERAGE GRADE CALCULATION
A0.06	FAR OVERLAY
A0.07	FAR OVERLAY
A1.01	SURVEY PLAN
A1.02	SITE PLAN
A1.03	P1 OVERALL PARKADE PLAN
A1.04	P2 OVERALL PARKADE PLAN
A1.05	P3 OVERALL PARKADE PLAN
A2.01	P2 PARKING PLAN
A2.02	P1 PARKING PLAN
A2.03	MAIN FLOOR PLAN
A2.04	L2 FLOOR PLAN
A2.05	L3 FLOOR PLAN
A2.06	L4-L8 TYPICAL MID TOWER FLOOR PLAN
A2.07	L9 FLOOR PLAN
A2.08	L10-L15 TYPICAL UPPER TOWER FLOOR PLAN
A2.09	L16 PENTHOUSE FLOOR PLAN
A2.10	ROOF ARCH & TOP LEVEL
A3.01	NORTH ELEVATION
A3.02	EAST ELEVATION
A3.03	WEST ELEVATION
A3.04	SOUTH ELEVATION
A4.01	SECTION A-A
A4.02	SECTION B-B
A4.03	SECTION C-C
A6.01	UNIT PLANS 1 BEDROOM UNITS
A6.02	UNIT PLANS 2 BEDROOM UNITS
A6.03	UNIT PLANS PENTHOUSE UNITS
A6.04	UNIT PLANS TOWNHOME UNITS

Received
City of Victoria

OCT - 5 2015

Planning & Development Department
Development Services Division

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 APR 2015	ISSUED FOR PERMIT
2	05 OCT 2015	PERMIT REQUIRED FOR DEVELOPMENT

RAFIARCH PROJECTS INC.



404 B.B. 1A15
404 B.B. 1A22
VANCOUVER, BC
V6Z 2G9 CANADA

TOWNLIN

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

COVER SHEET

Date	10/05/2015 11:34:43 AM	Project No.	13-26-2
Scale		Drawing No.	A0.00
Drawn By		Author	
For name		Rev	



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



PROJECT DATA

PROJECT SUMMARY:

CIVIC ADDRESS: 725 CALEDONIA AVENUE, VICTORIA, B.C.
 LEGAL ADDRESS: P1 027-272-338 LOT 1 OF LOTS 712, 713, 714, 715, 716, 723, 724, 725, 726, 727, 728, 729 VICTORIA CITY PLAN VIP 83911

OWNER: PRT DEVELOPMENT HOLDINGS LTD.

AUTHORITY HAVING JURISDICTION: CITY OF VICTORIA, B.C.

ZONING OVERVIEW: EXISTING: CA-4 PROPOSED: CA-4

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

SITE AREA: Phase 1: 3727.7 m² Phase 2: 2458.9 m² TOTAL: 6186.6 m²

SITE COVERAGE: 50.5% 49.5% 100%

TOTAL FLOOR AREA: 10943.22 m² 7423.61 m² 18366.83 m²

FLOOR SPACE RATIO: 2.936 3.019 2.969

BUILDING AREA OVERVIEW: Phase 1: 10659.58 m² Phase 2: 7059.93 m² TOTAL: 17719.51 m²
 RESIDENTIAL: 10659.58 m² 7059.93 m² 17719.51 m²
 RETAIL/ COMMERCIAL: 283.64 m² 363.68 m² 647.32 m²

PARKING OVERVIEW: LOADING OFF-STREET: 0 2 (Ph 1)

VEHICLE PARKING REQUIREMENTS: APARTMENTS (Phase 1) 0.7 PER UNIT = 0.7 x 178 = 125 125
 APARTMENTS (Phase 2) 0.7 PER UNIT = 0.7 x 106 = 74 74
 VISITORS 10% OF 200 = 20 (Phase 1+3 + Phase 2+7) 7 7
 RETAIL (Phase 2) 1 PER 37.5m² = 363.68 m² / 37.5m² = 10 10
 NEIGHBOURING OFFICE BUILDING TOTAL: 92 33
 TOTAL: 208 125

PROPOSED VEHICLE PARKING: Phase 1: 68 61 125
 P1: 68 61 125
 P2: 78 64 142
 P3: 62 62 125
 TOTAL: 208 125 333

BICYCLE STORAGE REQUIREMENTS: RESIDENTIAL 1 PER UNIT = 106 CLASS 1 = 100% = 106 PROVIDED 124
 CLASS 2 = 6-SPACE RACKS PER BUILDING PROVIDED 6
 RETAIL/ COMMERCIAL 1 PER 205m² FOR FIRST 5000m² GROSS AREA PROVIDED 6
 363.68 m² / 205m² = 2 CLASS 1 = 50% = 1 PROVIDED 6
 CLASS 2 = 50% = 1 PROVIDED 6

RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 1: 57 38-49 m² Phase 2: 66 38-50 m²
 BREAKDOWN PER UNIT TYPE: STUDIO: 92 48-63 m² 34 55-77 m²
 1 BEDROOM: 17 67-121 m² 1 90-95 m²
 2 BEDROOM: 12 55-131 m² 106
 TOWNHOME: 178
 TOTAL: 178

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 City of Victoria

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Drawing Issue Data

Revision Schedule

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT

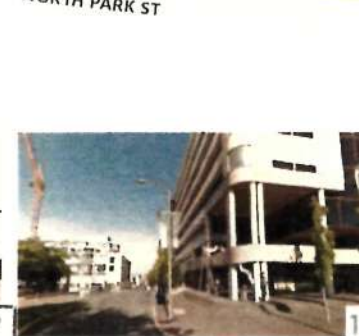
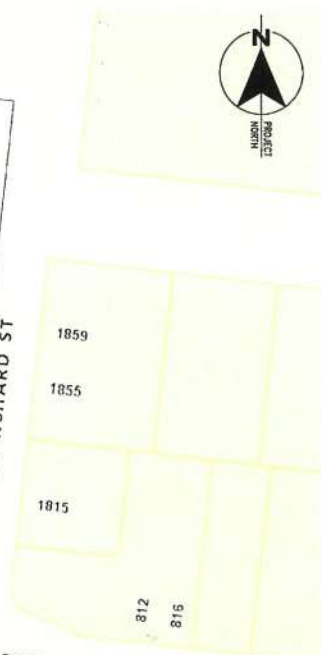
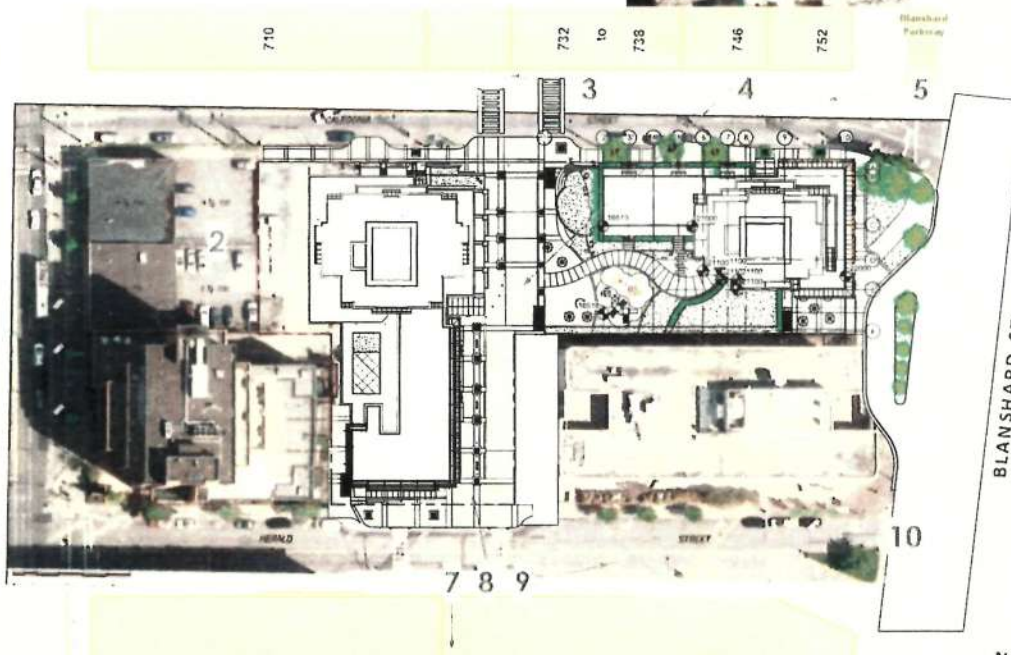
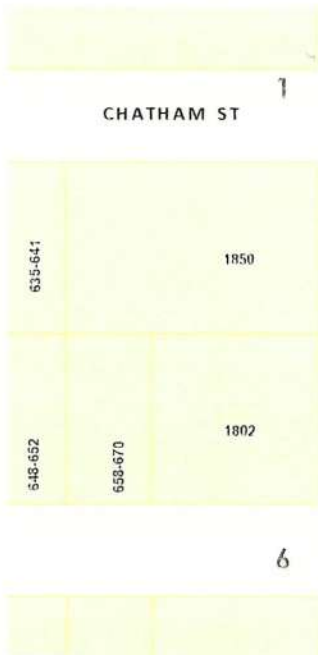
RAFI ALCANTARA ELECTRIC INC.

TOWNLINE

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

Drawing Title
 PROJECT DATA

Date 10/05/2015 11:35:14 AM	Project No. 13-26-2
Scale 1:1	Drawing No. A0.01
Drawn By Author	Rev



1 CONTEXT PLAN
1:500

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2	05 OCT 2015	REVISED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

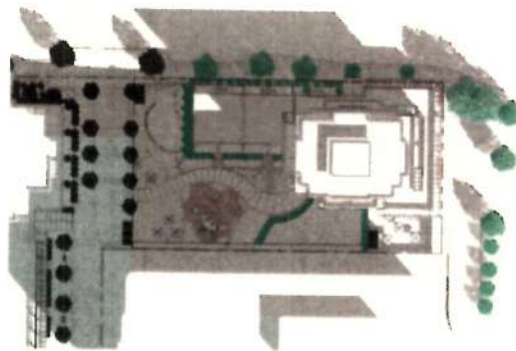
RAFI ARCHITECTS INC.
404-408-5555
404-408-5555
1000 HASTINGS ST
VICTORIA, BC
V8T 2L8 CANADA

TOWNLINE

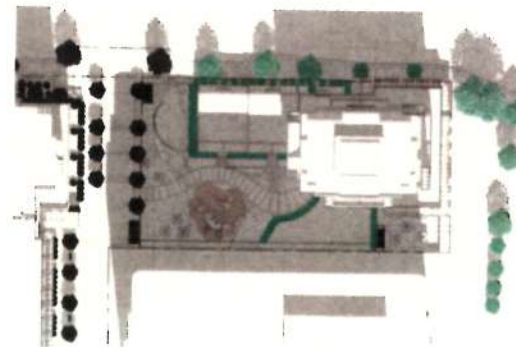
HUDSON WALK - 2,
725 Caledonia Ave.,
VICTORIA, B.C.

CONTEXT PLAN
AND PHOTO STRIP

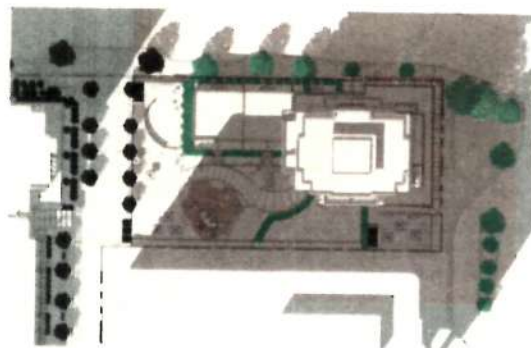
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Drawn By		Author	
File name		Rev	



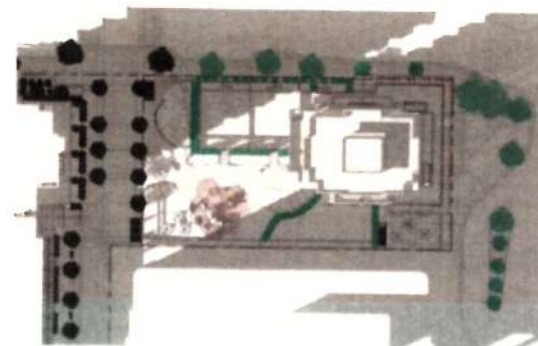
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1:500



② MARCH 21, 12:00PM
1:500



③ MARCH 21, 2:00PM
1:500



④ MARCH 21, 4:00PM
1:500



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



404 KERR ST. S.
VICTORIA, B.C. V8V 1K2
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SUITE 101, 101 KERR ST.
VICTORIA, B.C. V8V 1K2
TEL: 250-363-1111
FAX: 250-363-1112
WWW.RAFIARCHITECTS.COM

TOWNLINE

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

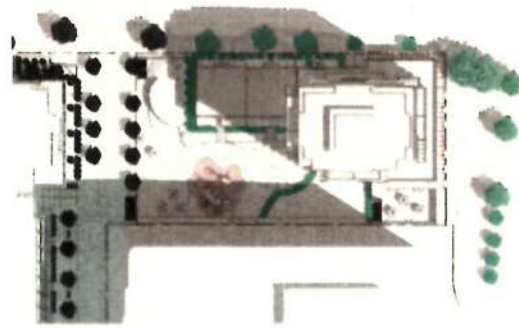
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SPRING EQUINOX**

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Author	
File name	

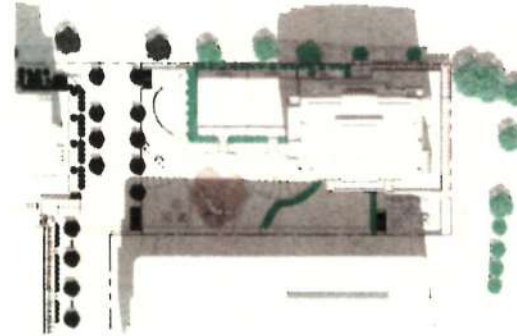
Received
City of Victoria

OCT - 5 - 2015

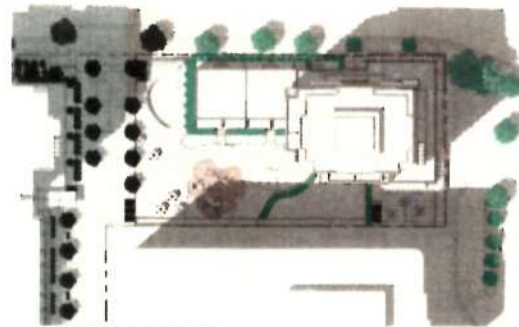
Planning & Development Department
Development Services Division



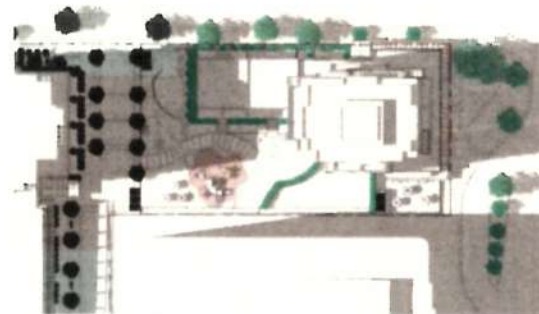
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1 : 500



2 JUNE 21, 12:00PM
1 : 500



3 JUNE 21, 2:00PM
1 : 500



4 JUNE 21, 4:00PM
1 : 500



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	08 AUG 2014	PROJECT FOR DEVELOPMENT
2	25 OCT 2015	RE-DESIGNED FOR DEVELOPMENT

RAFI I A B C T
ARCHITECTS
INC.

408-488-1455
408-488-1522
info@rafiibc.com
2111 EASTERN AVE
SUITE 100
1450 HAYWARD ST
VANCOUVER, BC
V6P 2L2 CANADA

Client
TOWNLINE

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

Drawing Title
**SHADOW STUDY -
SUMMER SOLSTICE**

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Drawn By	
Author	
File Name	Rev

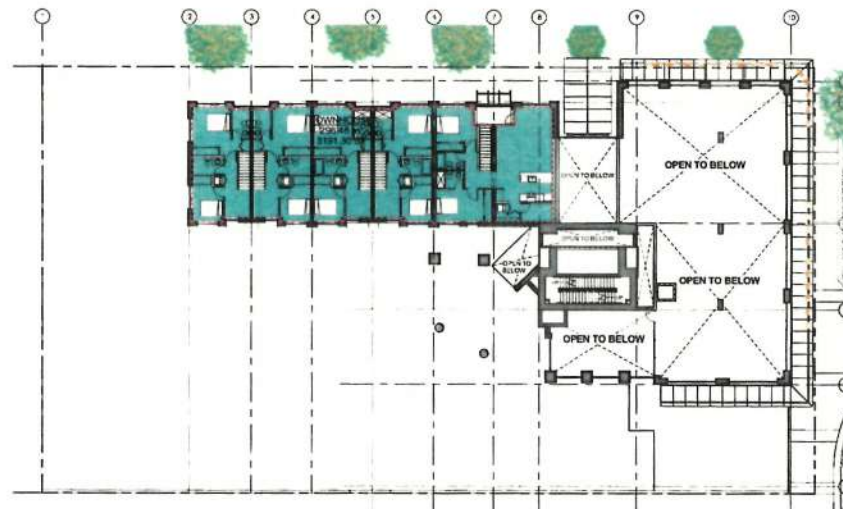
Received
City of Victoria

OCT - 5 - 2015

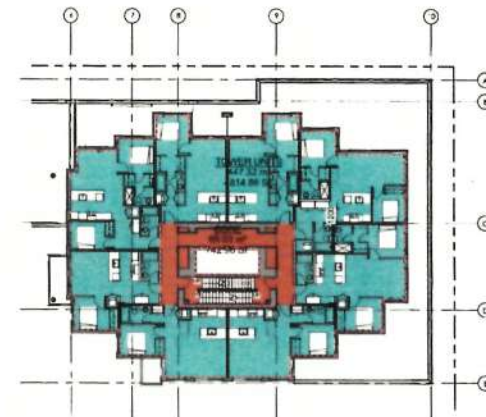
Planning & Development Department
Development Services Division



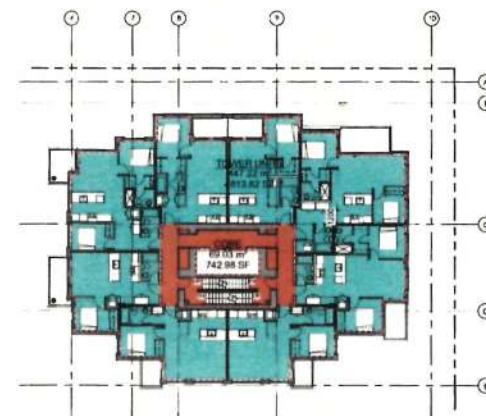
① LEVEL MAIN - LOBBY FAR OVERLAY
1:200



② LEVEL 2 FAR OVERLAY
1:200



③ LEVEL 3 FAR OVERLAY
1:200



④ LEVEL 4 TO 8 FAR OVERLAY
1:200



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Revision Schedule

Rev #	Date	Description
1	05 JUL 2014	PERMIT FOR DEVELOPMENT
2	05 OCT 2014	PERMIT FOR DEVELOPMENT

RAFI ARCHITECTS INC.

404 AVE. 1011
SUITE 101
VANCOUVER, BC
V6C 2E8
TEL: 604-261-1111
FAX: 604-261-1111

TOWNLINE

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

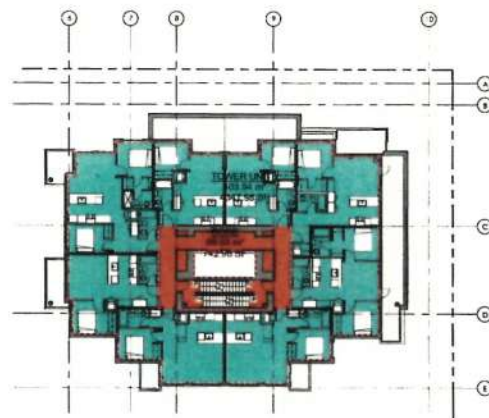
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FAR OVERLAY

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Drawn By Author	Rev
File name	

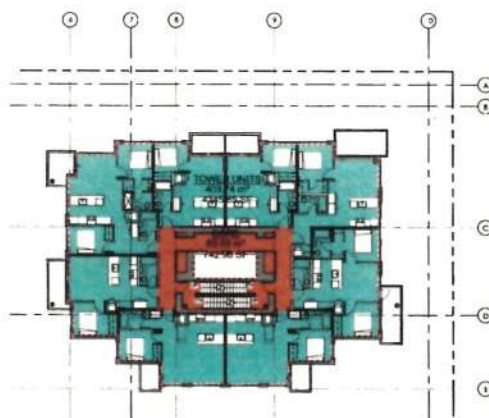
Received
City of Victoria

OCT - 5 2015

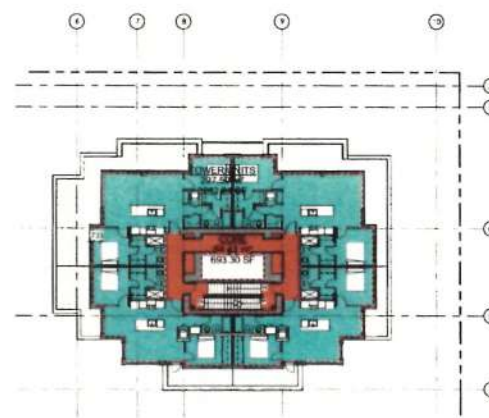
Planning & Development Department
Development Services Division



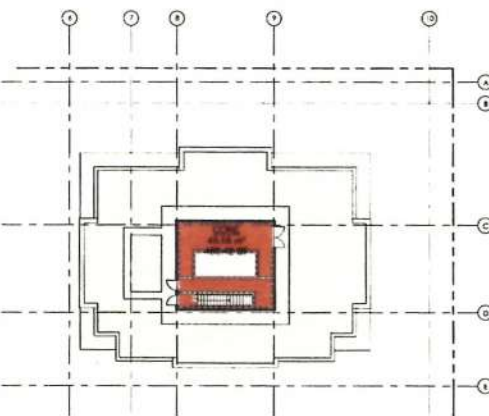
1 LEVEL 9 FAR OVERLAY
1:200



2 LEVEL 10 FAR OVERLAY
1:200



3 LEVEL 16 FAR OVERLAY
1:200



4 LEVEL ROOF/ MECH. FAR OVERLAY
1:200

F.A.R. CALCULATION TABLE

AREA CALCULATIONS											
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	AREA (SQ. FT.)	AREA (SQ. M.)	AREA (SQ. FT.)	AREA (SQ. M.)	AREA (SQ. FT.)	AREA (SQ. M.)	AREA (SQ. FT.)	AREA (SQ. M.)
1	LEVEL 9 FAR OVERLAY	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48
2	LEVEL 10 FAR OVERLAY	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48
3	LEVEL 16 FAR OVERLAY	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48
4	LEVEL ROOF/ MECH. FAR OVERLAY	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48	1,200.00	111.48
TOTAL FAR CALCULATION											
TOTAL FAR CALCULATION											



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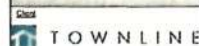
Drawing Issue Data

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	06 OCT 2015	REVISION FOR DEVELOPMENT PERMIT

RAFIAC CONSULTANTS INC.



404 ARA ST. S.
VICTORIA, B.C. V8T 1A2
TEL: 250-383-1111
WWW.RAFIAC.COM



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

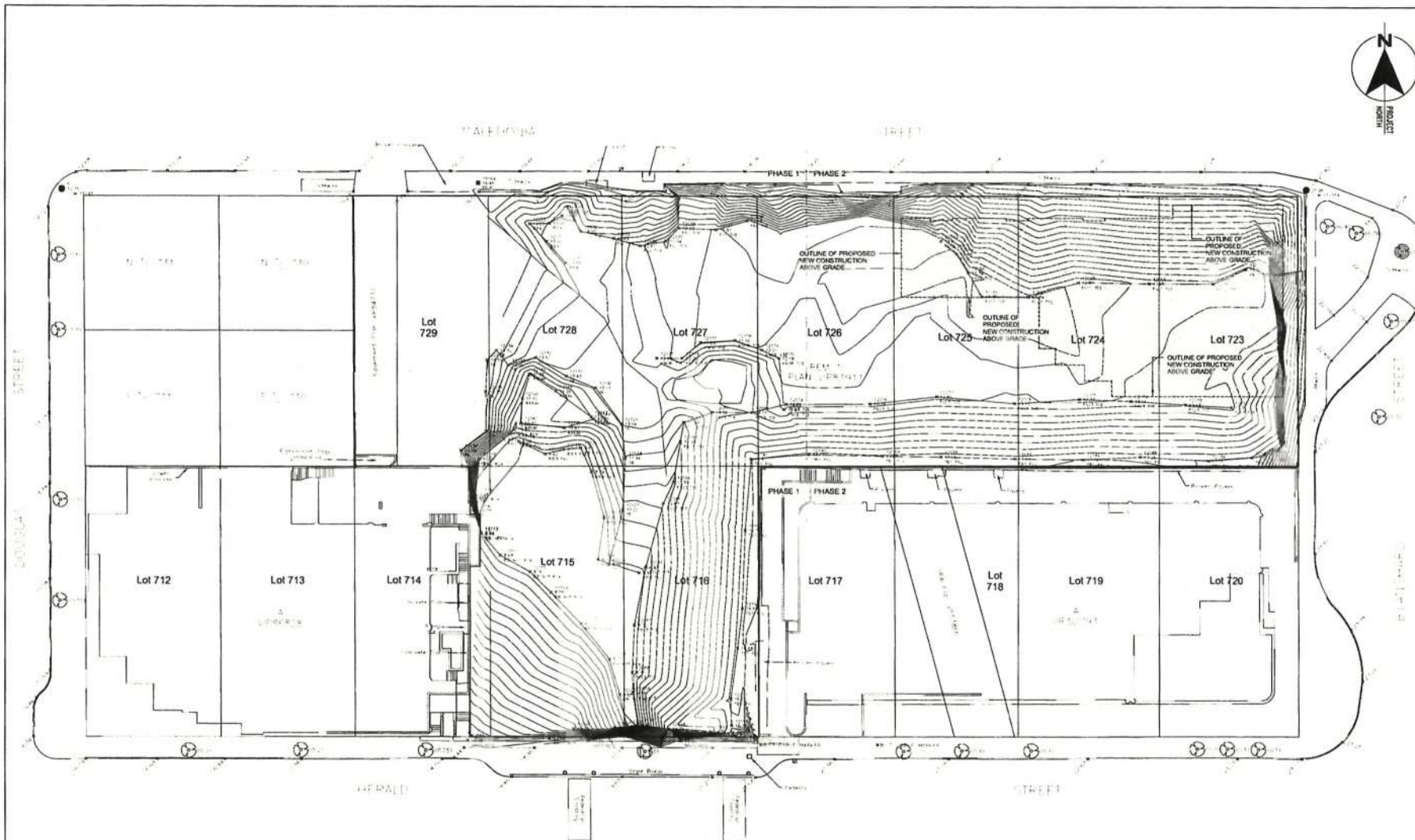
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FAR OVERLAY

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Scale:
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Author:
File name:
Project No:
13-26-2
Drawing No:
A0.07
Rev:

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① SURVEY PLAN
1:250

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Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR PERMIT
2	26 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR PERMIT
2	26 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT

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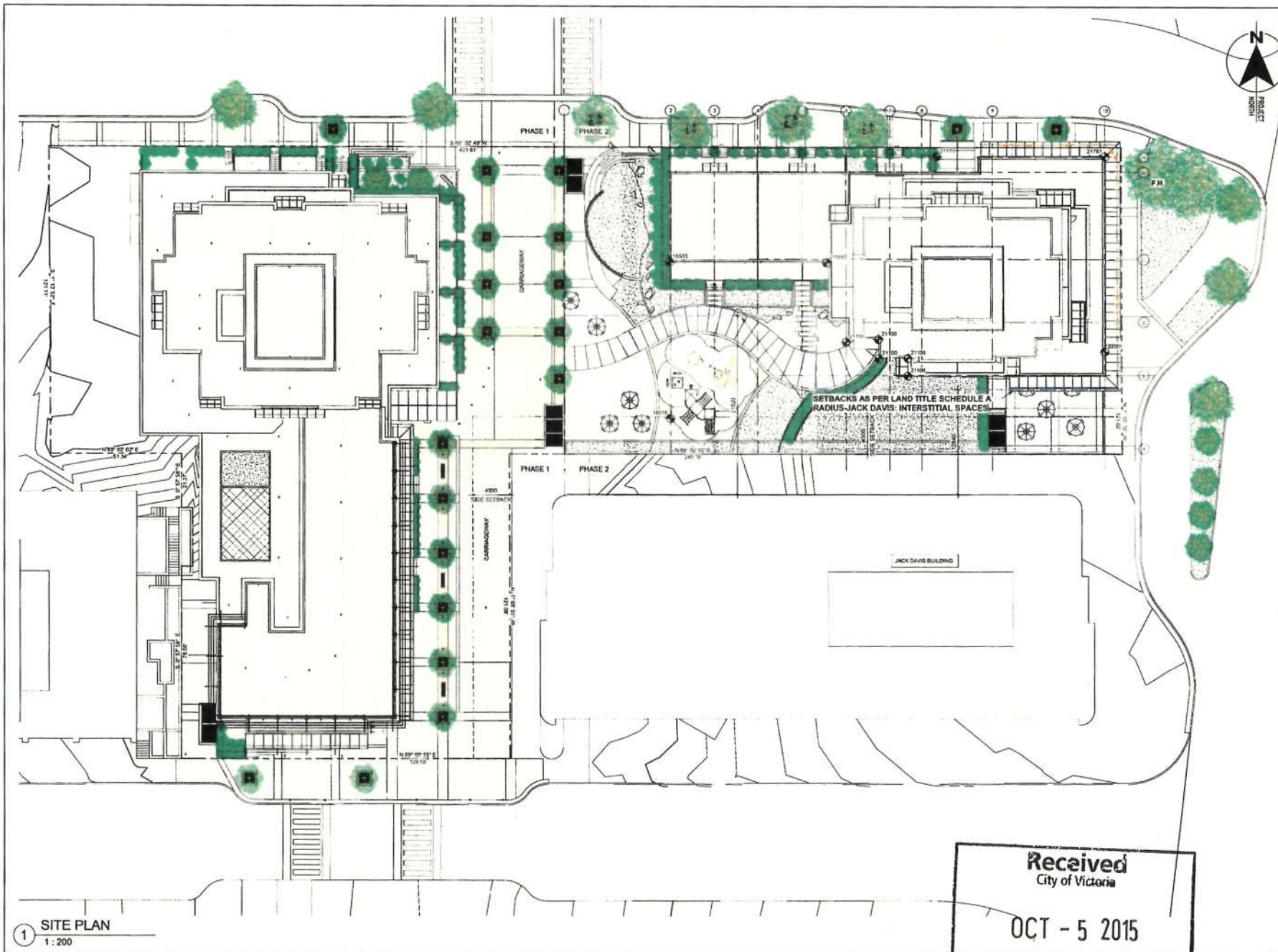
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504-689-1522
14-001-1471-1111
101-201-1471-1111
101-201-1471-1111
101-201-1471-1111
VANCOUVER BC
V6Z 2R9 CANADA

TOWNLINE

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

SURVEY PLAN

Date	11:50:42 AM	Project No.	13-26-2
Scale	1:250	Drawing No.	A1.01
Drawn By		Author	
File name		Rev	



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Revision Schedule

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1	06 AUG 2015	ISSUED FOR PERMIT
2	05 OCT 2015	REVISION FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

404-488-1444
404-488-1442
604-488-1443
101-101-1444
SUITE 101
1000 HOWE ST
VANCOUVER BC
V6Z 2D9 CANADA

TOWNLINE

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

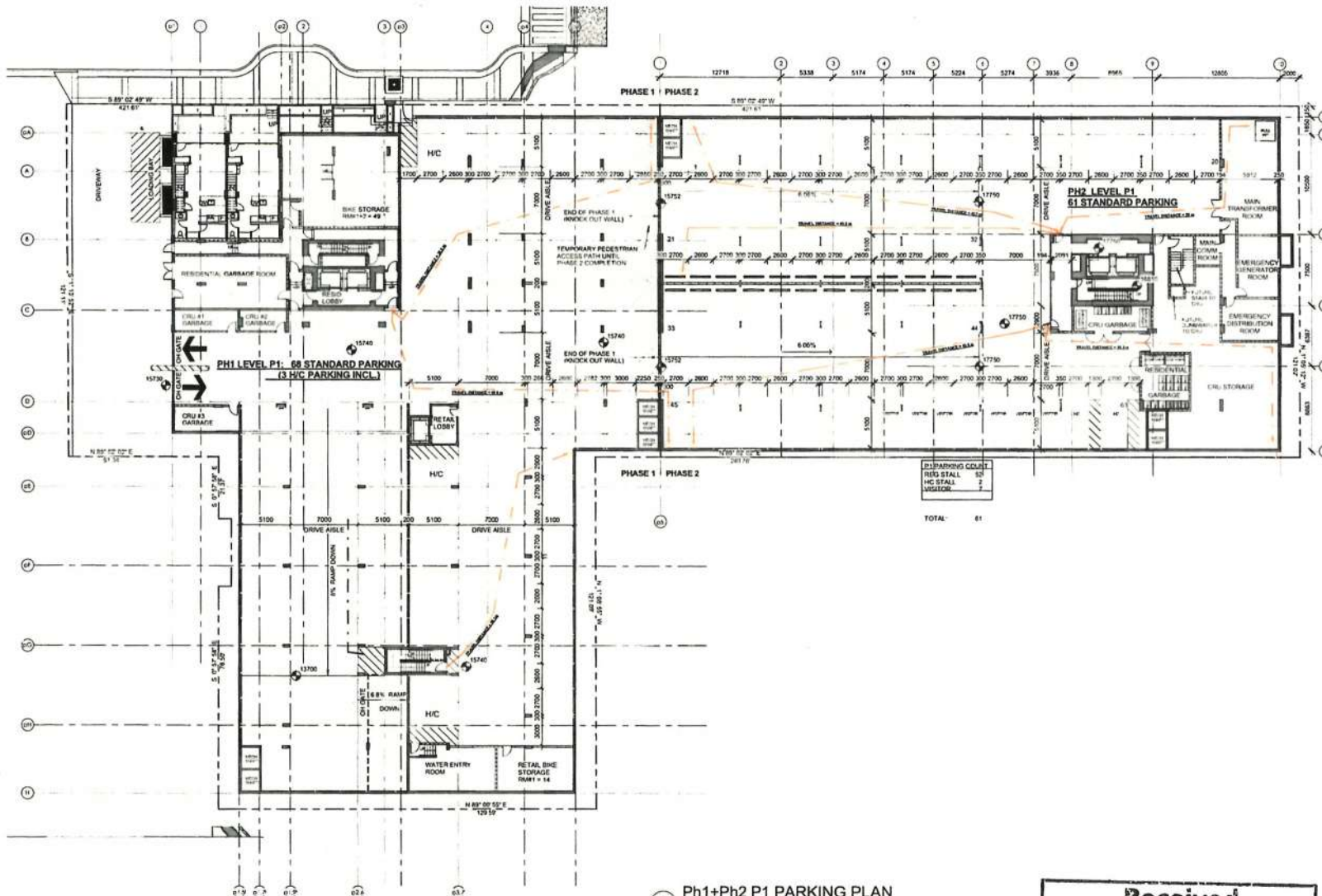
Drawing Title
SITE PLAN

Date 10/05/2015 11:54:34 AM	Project No 13-26-2
Scale 1:200	Drawing No A1.02
Drawn By Author	Rev
File name	

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City of Victoria

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Planning & Development Department
Development Services Division



① Ph1+Ph2 P1 PARKING PLAN
1:200

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Drawing Issue Data

Revision Schedule

Rev #	Date	Description
1	05 OCT 2015	FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



404 ABBOTT ST.
VANCOUVER, B.C. V6B 5K1
TEL: 604-681-1111
FAX: 604-681-1112
WWW.RAFIARCHITECTS.COM

Client
TOWNLINE

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

Drawing Title
P1 OVERALL
PARKADE PLAN

Date 10/05/2015 11:54 AM	Project No. 13-26-2
Scale 1:200	Drawing No. A1.03
Drawn By BMS	Rev
File Name	



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	10 OCT 2015	REVISED FOR DEVELOPER PERMIT

RAFI ARCHITECTS INC.

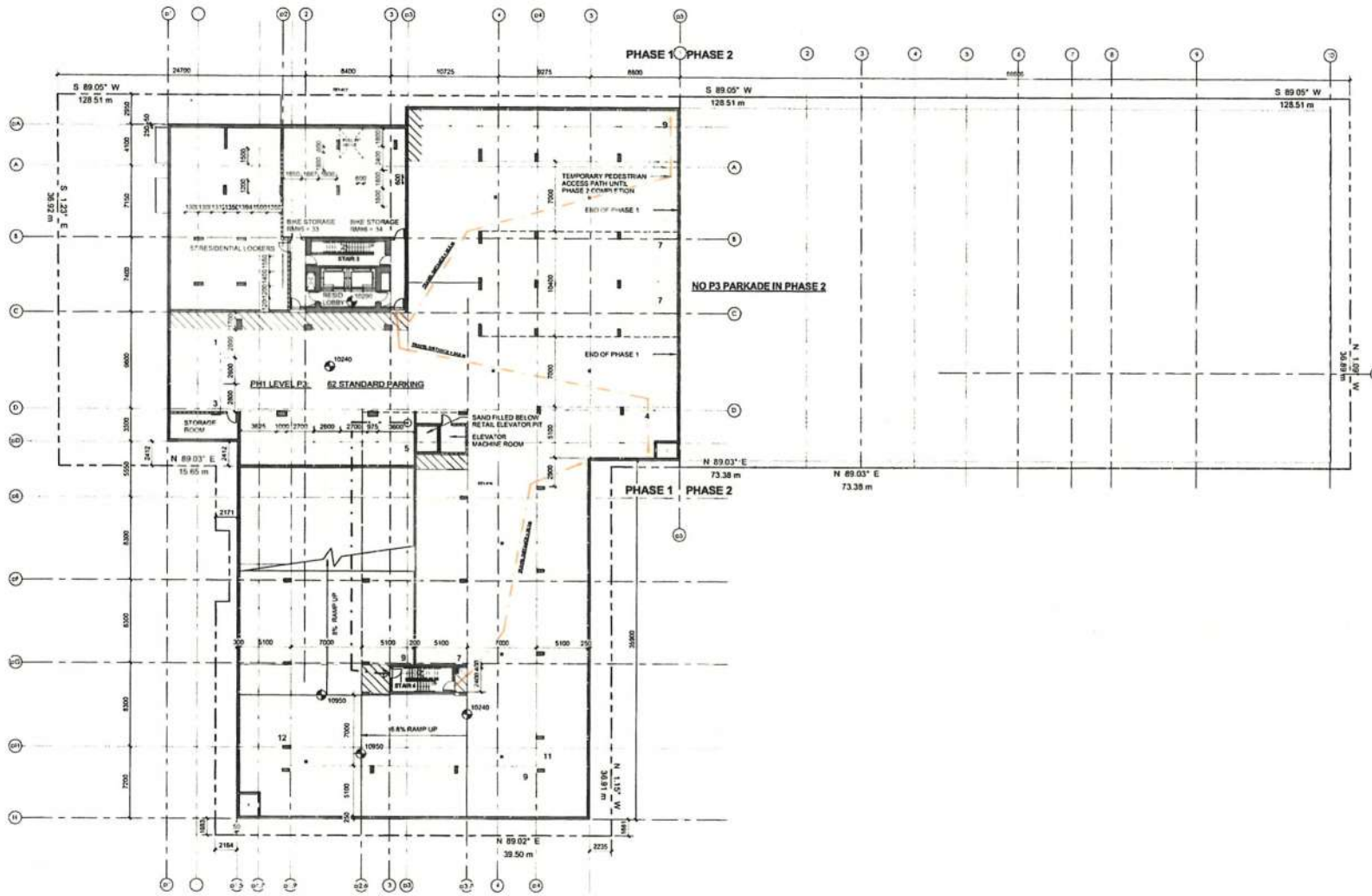
404-488-1415
404-488-1522
info@rafi.ca
rafi.ca
SUITE 201
1400 HOWE ST
VANCOUVER BC
V6Z 1T4 CANADA

TOWNLINE

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

Drawing Title
P3 OVERALL
PARKADE PLAN

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Scale 1:200	Planning No. A1.05
Drawn By Author	Rev
File Name	

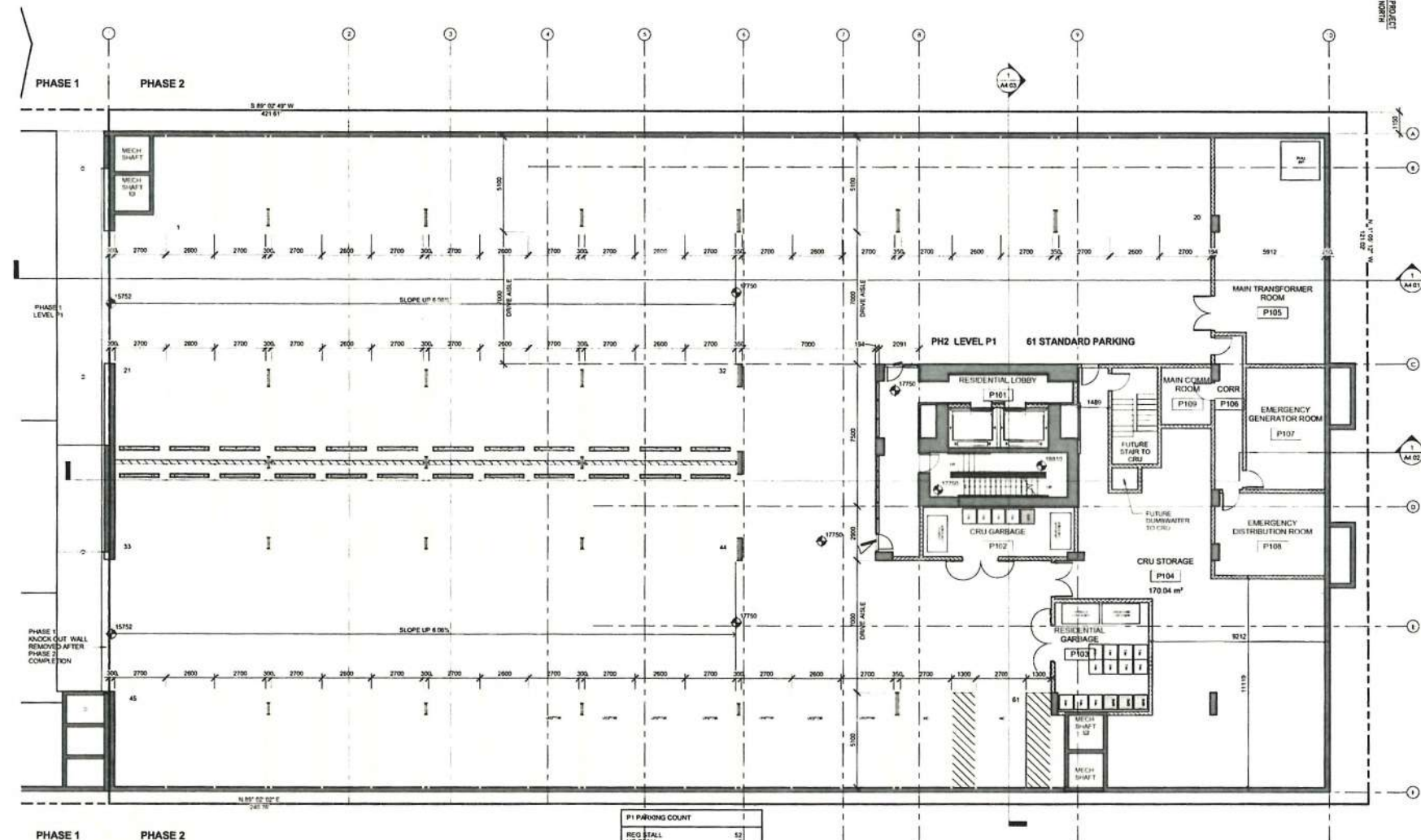


Ph1+Ph2 P3 PARKING PLAN
1:200

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City of Victoria

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Development Services Division



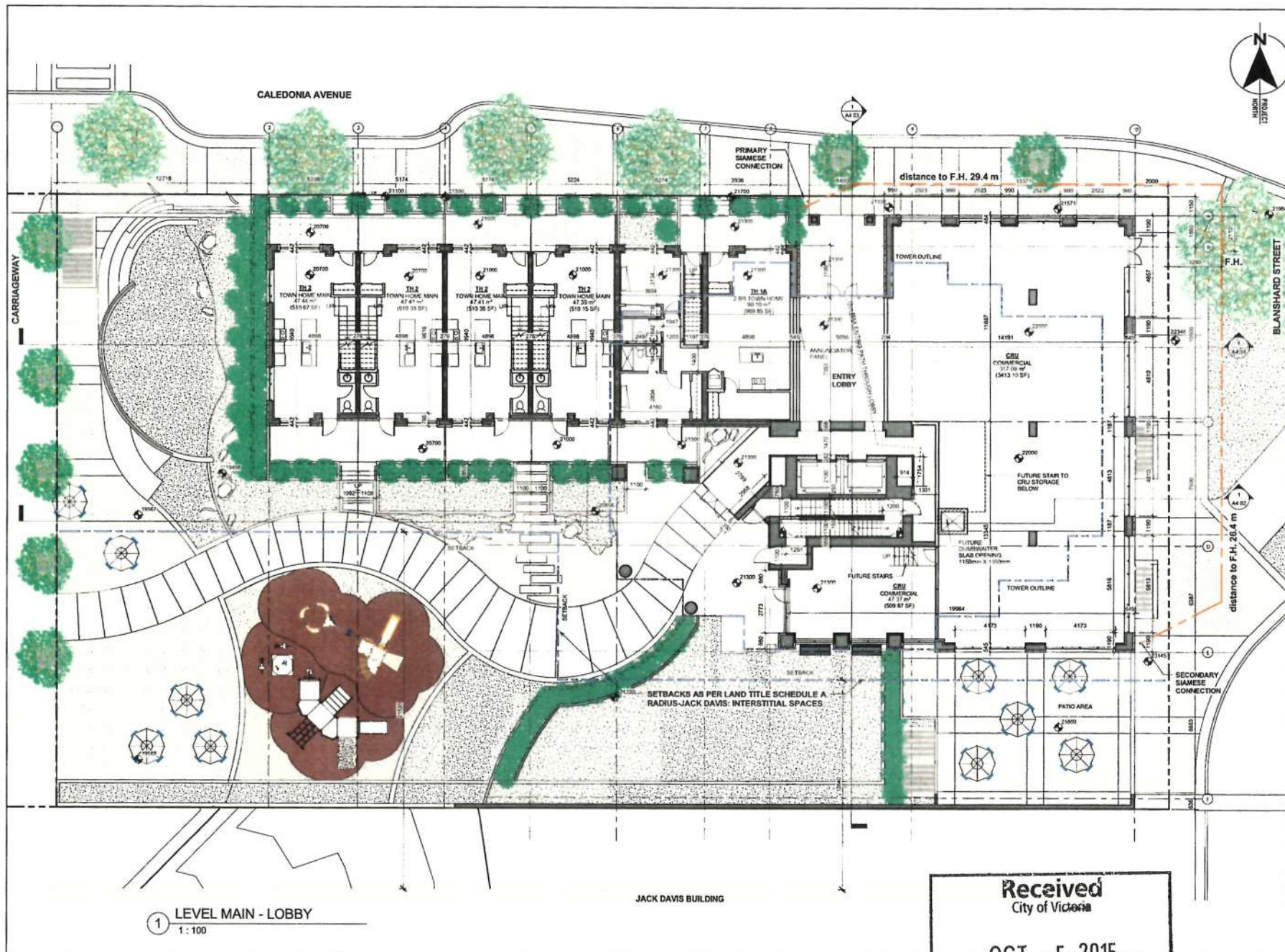
P1 PARKING COUNT	
REG STALL	52
HC STALL	2
VISITOR	7
TOTAL	61

① P1 PARKING PLAN
1 : 100

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City of Victoria
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<p>Drawing Issue Date</p>	
<p>Revision Schedule</p>	
Rev #	Date Description
1	05 AUG 2014 PROJECT COMMENCEMENT
2	05 OCT 2015 REVISIONS FOR DEVELOPMENT PERMIT
<p>RAFI ARCHITECTS INC.</p> <p>404 ABB 1A15 404 ABB 1A22 11-2015-2117-1000 11-2015-2117-1000 SUITE 4124 1420 HURVEY ST VANCOUVER BC V6Z 2G6 CANADA</p>	
<p>Client TOWNLINE</p>	
<p>Project HUDSON WALK - 2, 725 Caledonia Ave., VICTORIA, B.C.</p>	
<p>Drawing Title P1 PARKING PLAN</p>	
Date 10/05/2015 11:56:14 AM	Project No 13-26-2
Scale 1 : 100	Drawing No A2.02
Drawn By Author	Rev
File name	



1 LEVEL MAIN - LOBBY
1:100

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Drawing Issue Data

Revision Schedule		
Rev #	Date	Description
01	09 MAY 2015	ISSUED FOR PERMIT - PERMIT
02	25 OCT 2015	ISSUED FOR DEVELOPMENT - PERMIT

RAFI ARCHITECTS INC.

604 488 3411
604 488 1522
101-10101 101
101-10101 101
101-10101 101
101-10101 101
101-10101 101
101-10101 101

TOWNLINE

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

Drawing Title
MAIN FLOOR PLAN

Date 10/02/2015 11:58:43 AM	Project No. 13-26-2
Scale 1:100	Drawing No. A2.03
Drawn By Author	Rev

Received
City of Victoria

OCT - 5 2015

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Development Services Division



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Drawing Issue Date

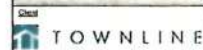
Revision Schedule

Rev.	Date	Description
1	06 AUG 2014	PERMIT FOR DEVELOPMENT
2	05 OCT 2014	PERMIT FOR DEVELOPMENT

RAFI ARCHITECTS INC.



404 KERR ST. S.
SUITE 200
VICTORIA, B.C. V8Y 1H4
TEL: 250-383-1111
FAX: 250-383-1112
WWW.RAFIARCHITECTS.COM



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

Drawing Title
L3 FLOOR PLAN

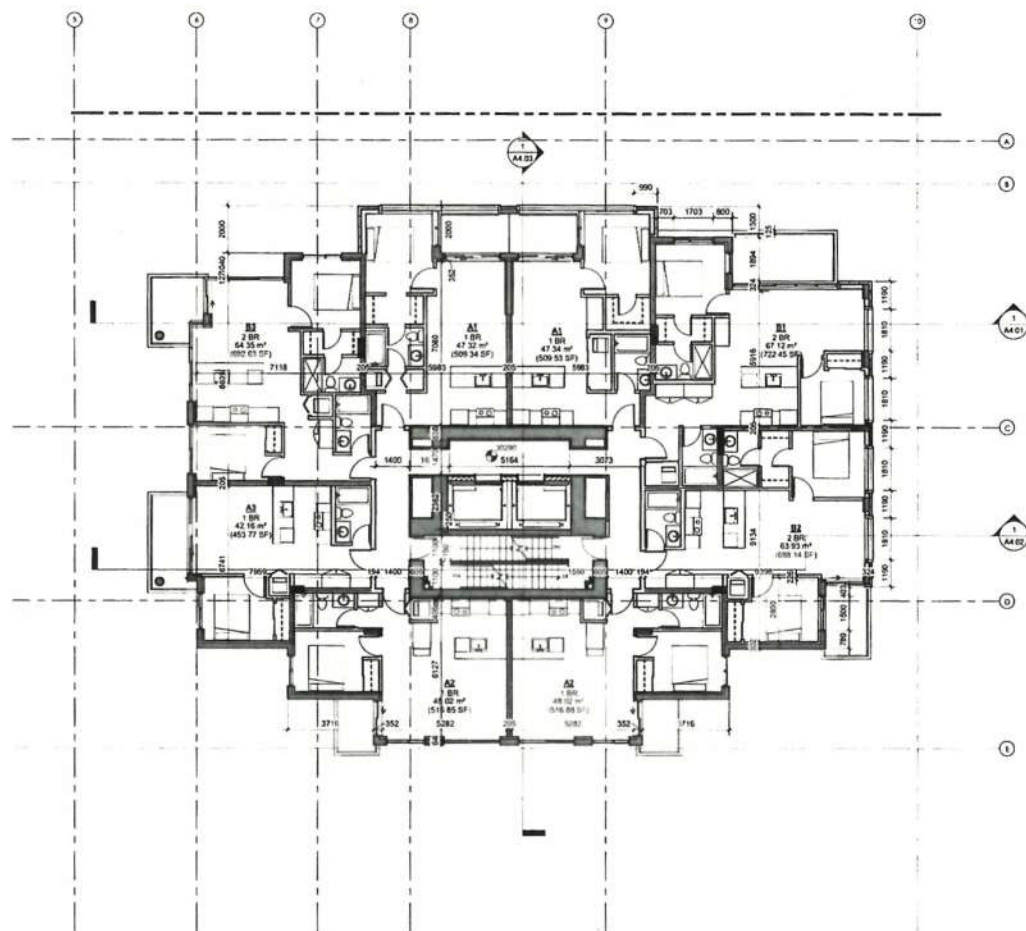
Date	10/02/2014 11:59:45 AM	Project No.	13-26-2
Scale	1:100	Drawing No.	A2.05
Drawn By		Author	
File name		Rev	

1 LEVEL 3
1:100

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City of Victoria

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Development Services Division



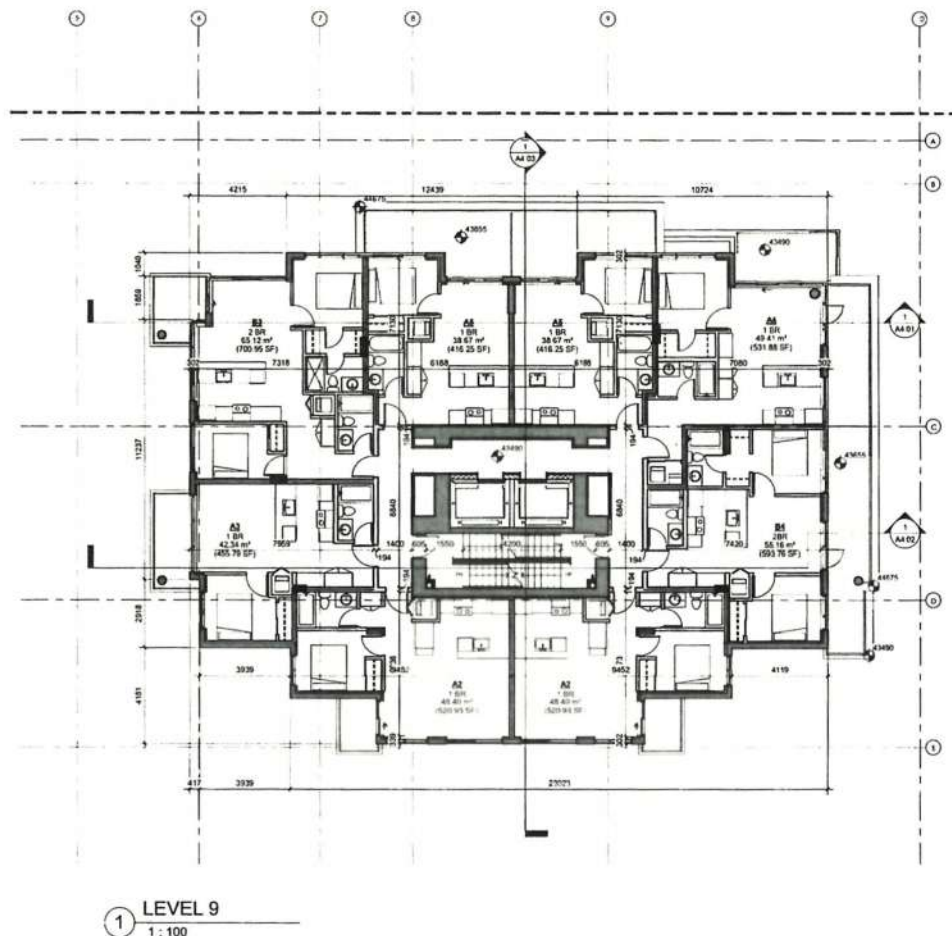
1 L4-L8 TYPICAL MID TOWER FLOOR PLAN
1:100

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City of Victoria

OCT - 5 2015

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<p>Drawing Issue Data</p>		
<p>Revision Schedule</p>		
Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT
<p>RAFI ARCHITECTS INC.</p>		
<p>TOWNLINE</p>		
<p>Project HUDSON WALK - 2, 725 Caledonia Ave., VICTORIA, B.C.</p>		
<p>Drawing Title L4-L8 TYPICAL MID TOWER FLOOR PLAN</p>		
Date	11/02/2015 12:00:10 PM	Project No.
Scale	1:100	Drawing No.
Drawn By		A2.06
Author		
File name		Rev



1 LEVEL 9
1 : 100



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	19 MAY 2014	ISSUED FOR PERMIT
2	04 OCT 2015	REVISED FOR PERMIT COMMENT

RAFI ARCHITECTS INC.



404-484-3415
404-484-3412
100-201-10-10-10
SUITE 204 F
1400 HOWE ST
VANCOUVER BC
V6Z 2L0 CANADA

TOWNLINE

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

Drawing Title
L9 FLOOR PLAN

Date 10/02/2015 12:00:27 PM	Project No. 13-26-2
Scale 1 : 100	Drawing No. A2.07
Drawn By Author	Rev

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City of Victoria

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City of Victoria

OCT - 5 2015

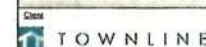
Planning & Development Department
Development Services Division

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

RAFI ARCHITECTS INC



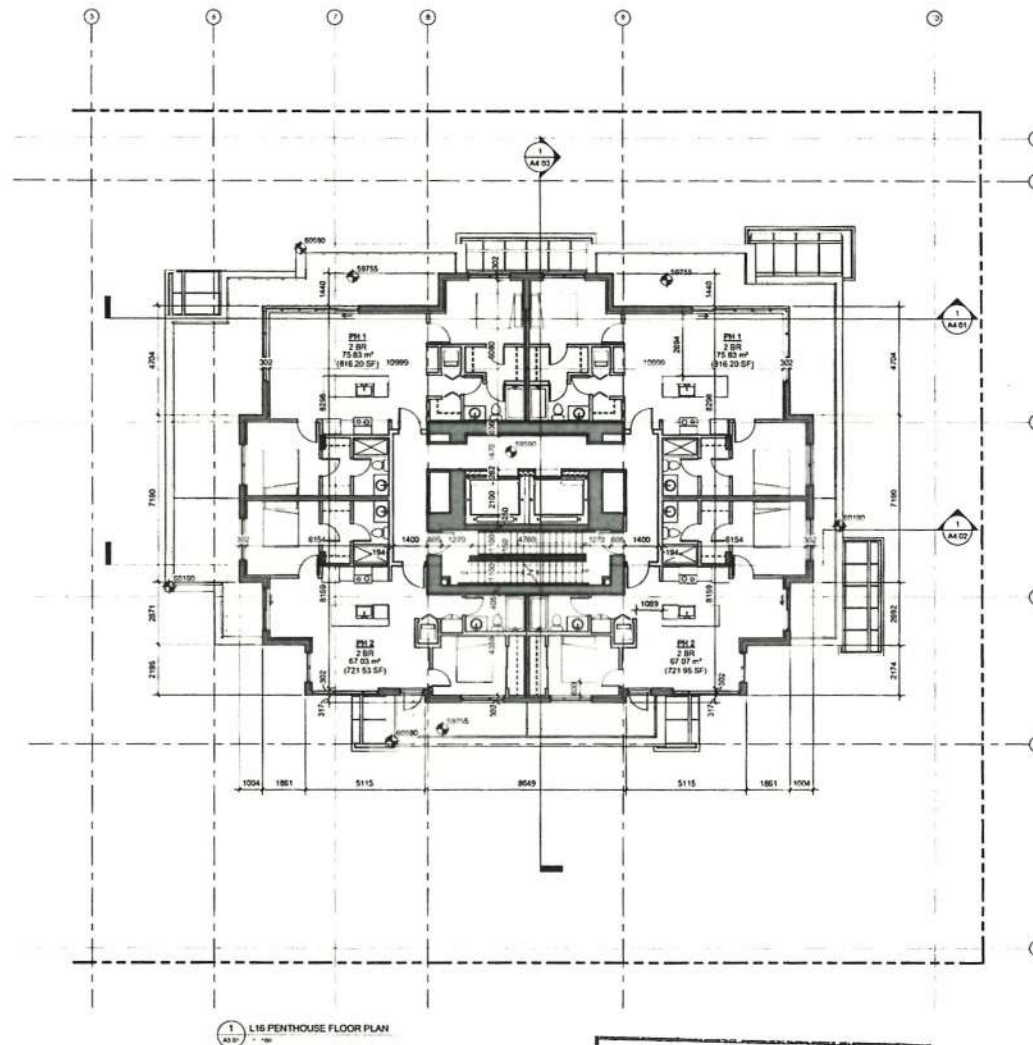
804 829 9855
504 882 9822
704 829 9855
511 874 9796
1800 HOWE 57
VANCOUVER BC
VAT 210 CAPATA



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

Drawing Title
L10-L15 TYPICAL
UPPER TOWER
FLOOR PLAN

Date	10/2/2015 12:00:48 PM	Report No	13-26-2
Scale	1:100	Drawing No	A2.08
Drawn By			
Author			
File name			



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Drawing Issue Date

Revision Schedule

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

RAFI ARCHITECTS INC.



404-488-1411
404-688-1522
101-213-1815 (M)
SUITE 101
1400 HURON ST
VANCOUVER BC
V6Z 2H6 CANADA

Client
TOWNLINE

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

Drawing Title
**L16 PENTHOUSE
FLOOR PLAN**

Date 10/02/2015 12:01:08 PM	Project No. 13-26-2
Scale 1:100	Drawing No. A2.09
Drawn By Author	Rev

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City of Victoria

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	18 AUG 2015	PERMIT
2	26 OCT 2015	PERMIT

RAFI ARCHITECTS INC.



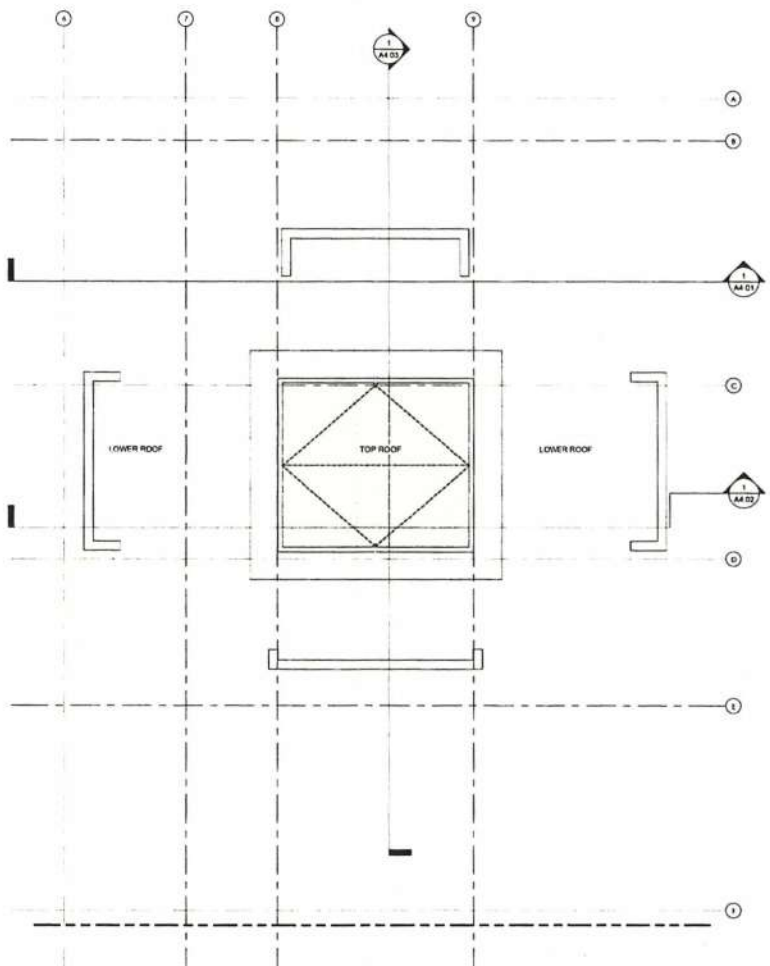
404 488 3455
604 580 3522
1000 HILWY ST
VANCOUVER B.C.
V6Z 2L2 CANADA

Client
TOWNLINE

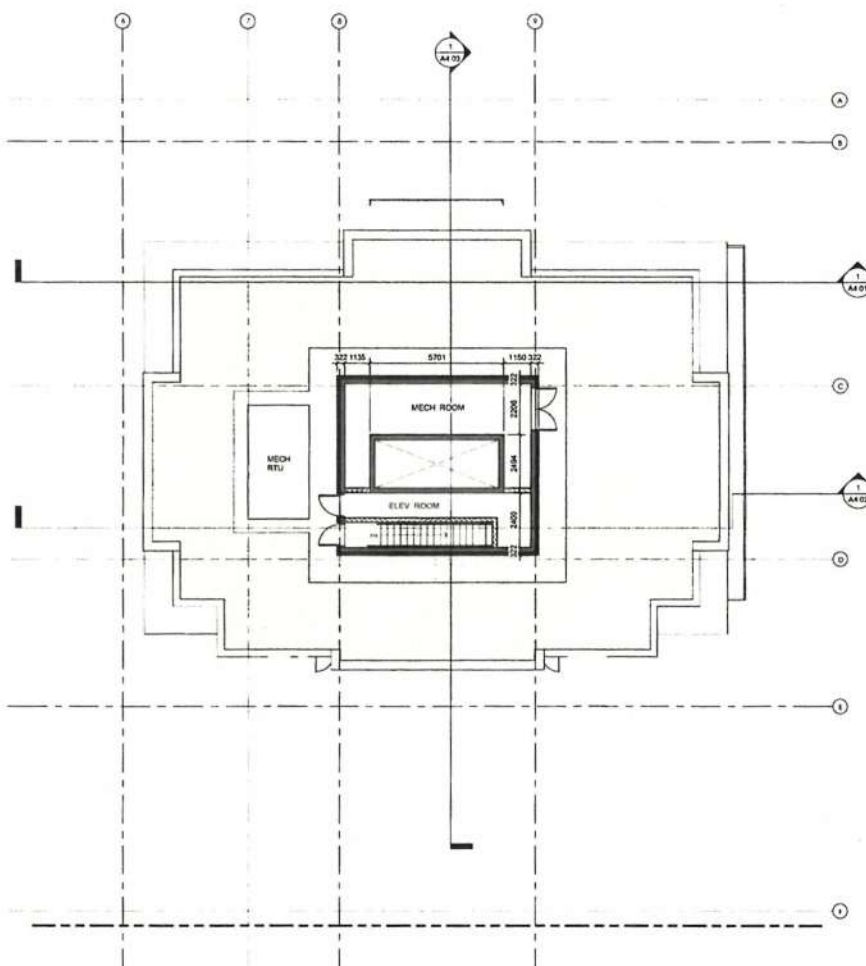
Project
**HUDSON WALK - 2,
725 Caledonia Ave.,
VICTORIA, B.C.**

Drawing Title
**ROOF /MECH. &
TOP LEVEL**

Date 10/05/15 12:01:43 PM	Project No. 13-26-2
Scale 1:100	Drawing No. A2.10
Drawn By Author	Rev



2 LEVEL TOP
1:100



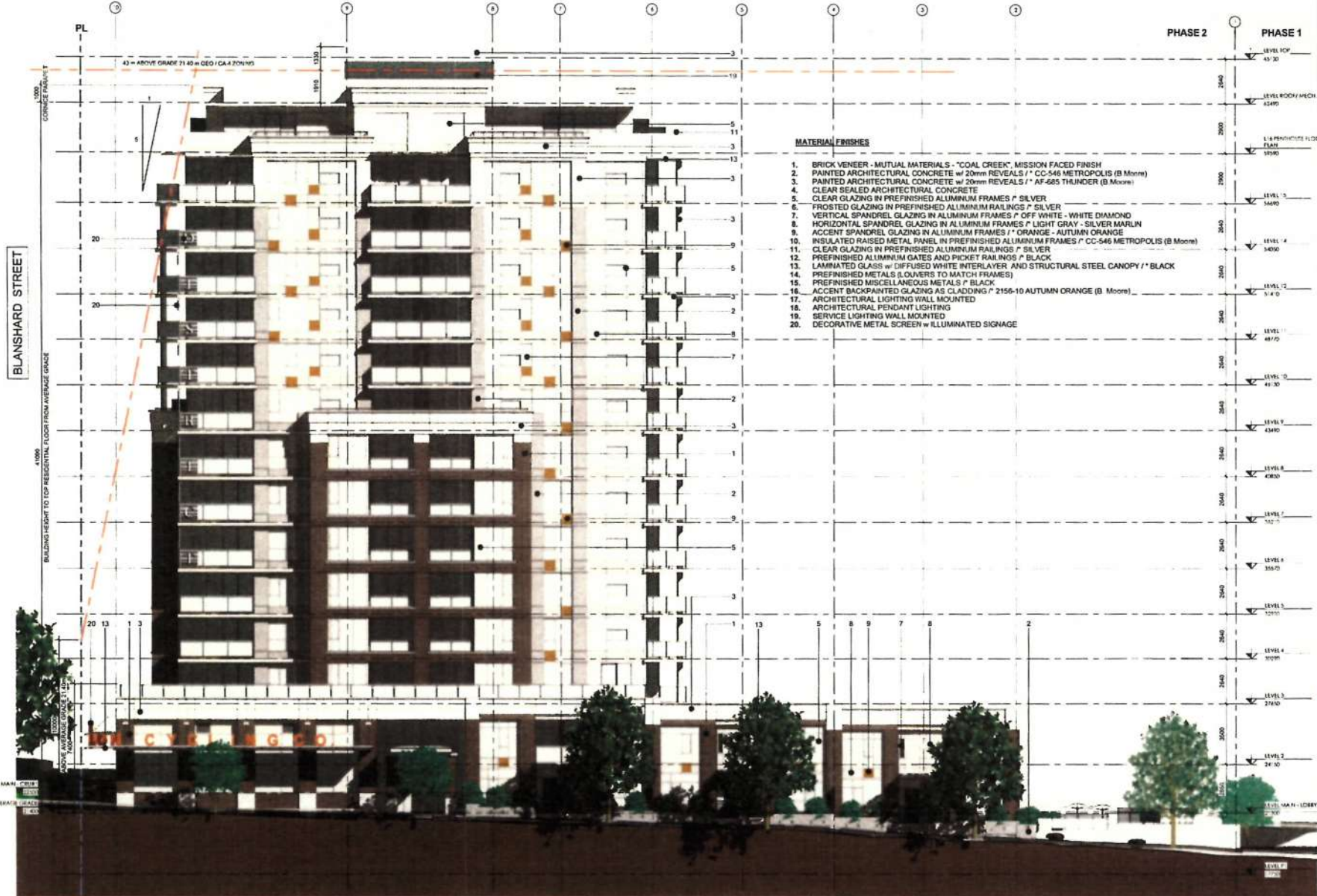
1 LEVEL ROOF/ MECH.
1:100

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Development Services Division

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 RAILINGS / " SILVER
7. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / " OFF WHITE - WHITE DIAMOND
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / " LIGHT GRAY - SILVER MARLIN
9. ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / " ORANGE - AUTUMN ORANGE
10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / " CC-546 METROPOLIS (B Moore)
11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / " SILVER
12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / " BLACK
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / " BLACK
14. PREFINISHED METALS (LOWERS TO MATCH FRAMES)
15. PREFINISHED MISCELLANEOUS METALS / " BLACK
16. ACCENT BACKPAINTED GLAZING AS CLADDING / " 2156-10 AUTUMN ORANGE (B Moore)
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ARCHITECTURAL PENDANT LIGHTING
19. SERVICE LIGHTING WALL MOUNTED
20. DECORATIVE METAL SCREEN w/ ILLUMINATED SIGNAGE

PHASE 2

PHASE 1

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Drawing Issue Date

Revision Schedule		
Rev	Date	Description
1	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.



404 BURNHAMTHORPE RD. #101
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FAX: 250-363-1112
WWW.RAFIARCHITECTS.COM

TOWNLINE

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

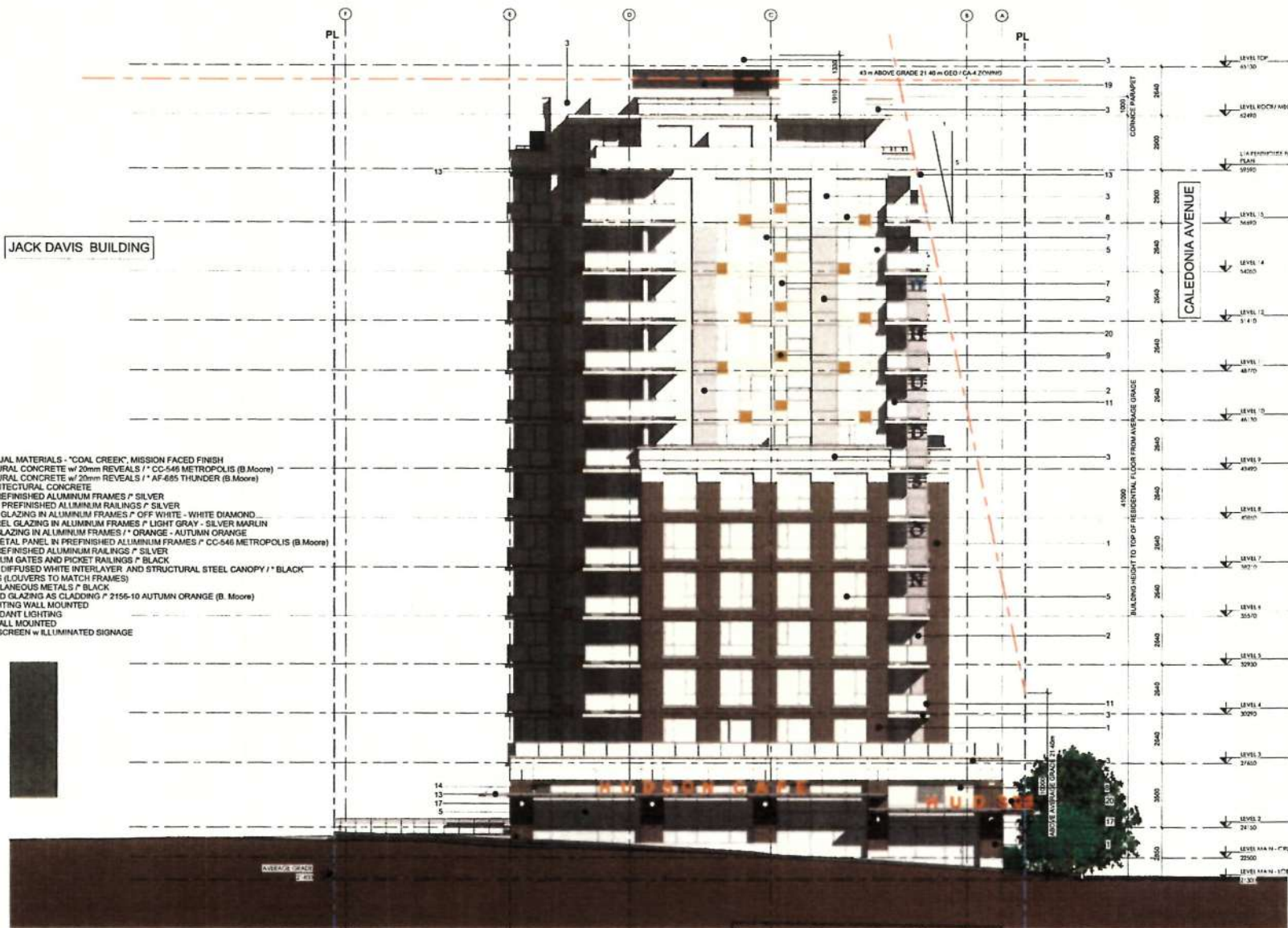
NORTH ELEVATION

Date:	10/02/2015 12:00:43 PM	Project No:	13-26-2
Scale:	As indicated	Drawing No:	A3.01
Drawn By:		Author:	
File name:		Rev:	

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1 EAST ELEVATION
1:100

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City of Victoria

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Drawing Name Date

Revision Schedule

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR PERMIT
2	16 DEC 2015	REVISED FOR PERMIT

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404 ARB ST
404 ARB ST
VANCOUVER BC
V6Z 2D9 CANADA

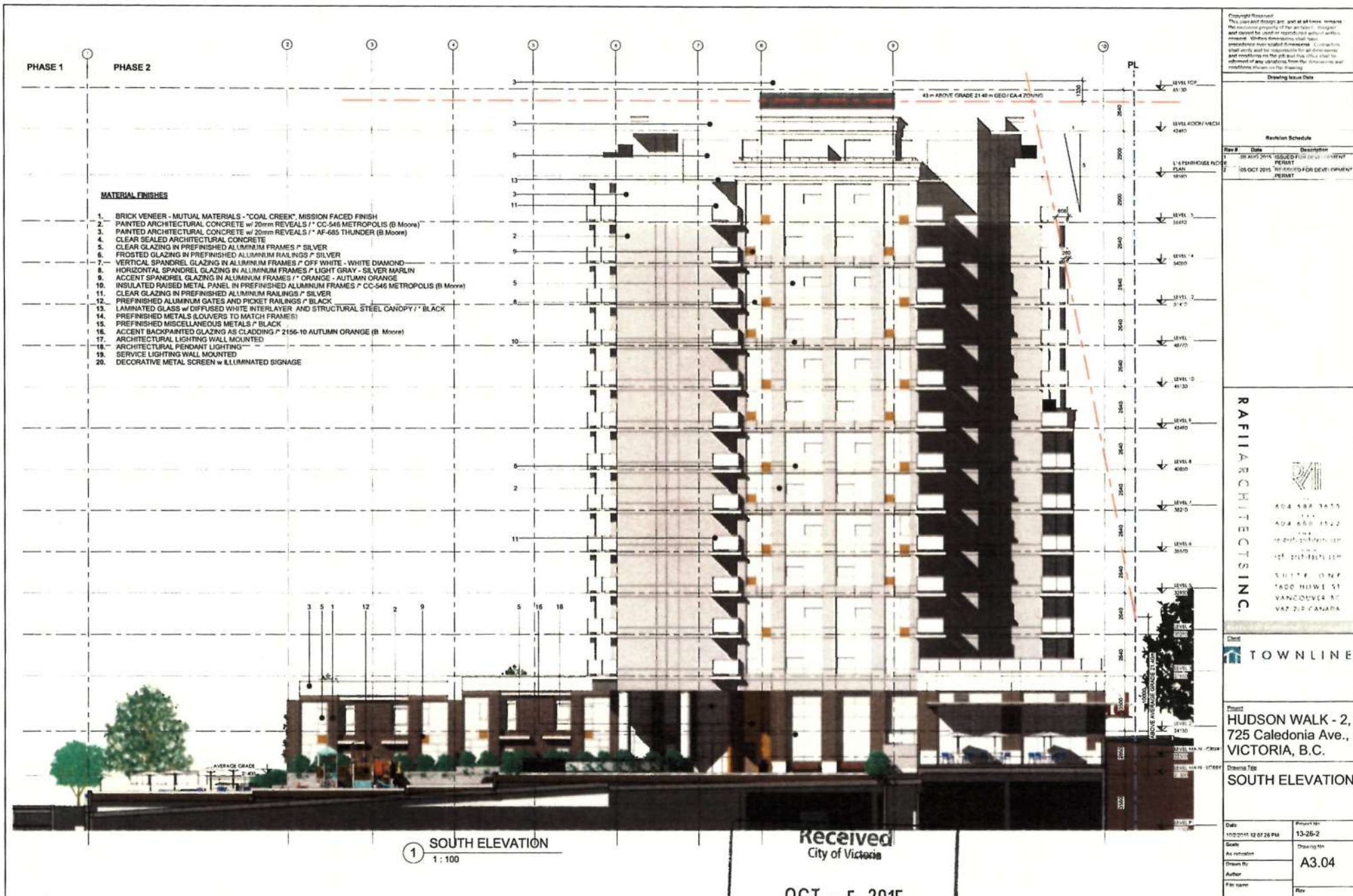
TOWNLINE

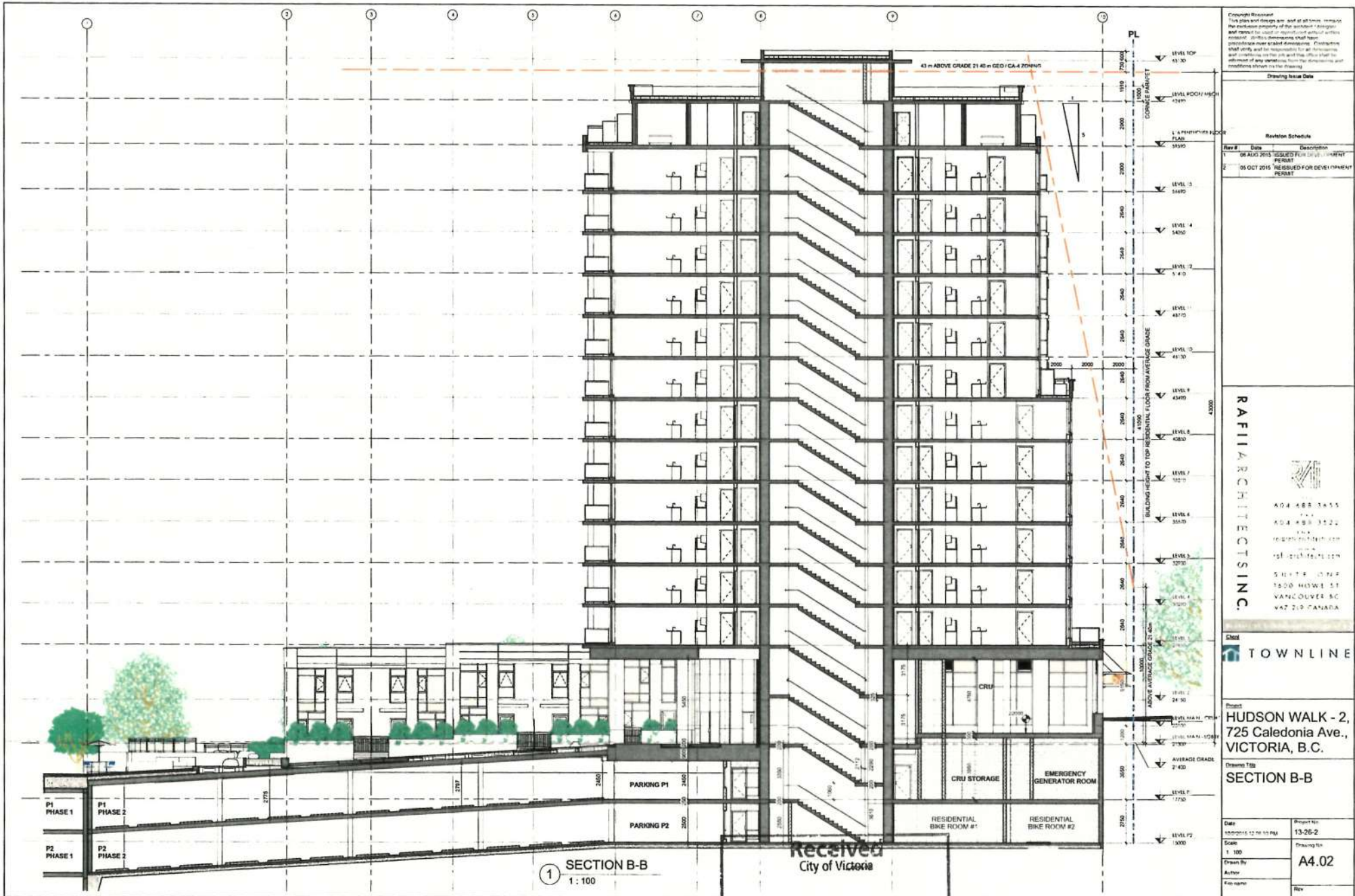
HUDSON WALK - 2,
725 Caledonia Ave.,
VICTORIA, B.C.

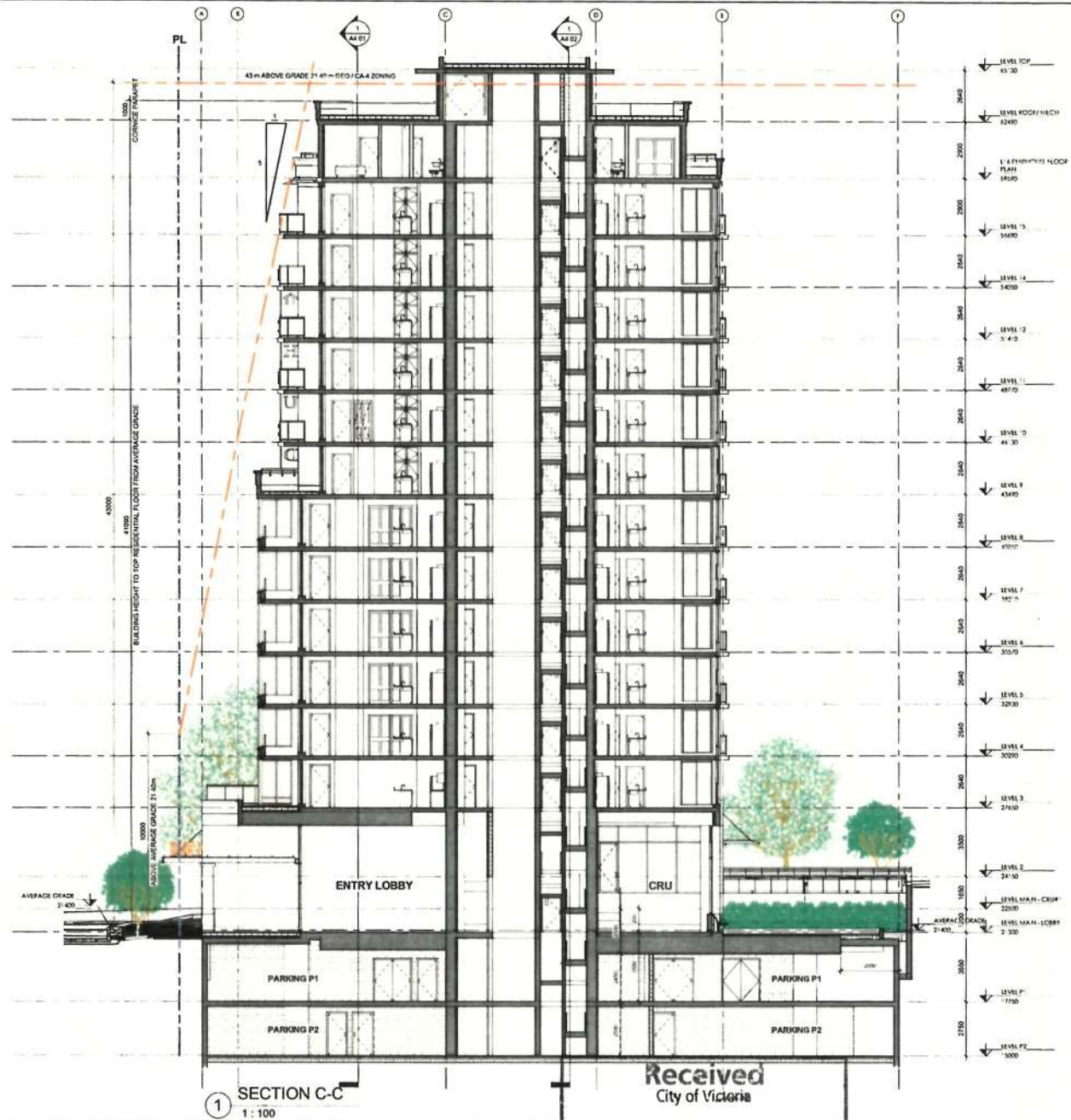
EAST ELEVATION

Date: 10/05/15 12:03:59 PM
Scale: As indicated
Drawn By: A. Piro
For name: Rev

Project No: 13-26-2
Drawing No: A3.02







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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	08 AUG 2015	ISSUED FOR PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT PERMIT

RAFI ARCHITECTS INC.

404 ABB 1A15
604 ABB 1A12
1000 HODGE ST
VANCOUVER BC
V6Z 2B7 CANADA

TOWNLINE

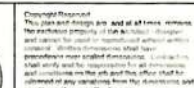
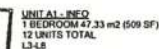
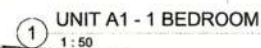
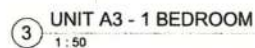
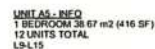
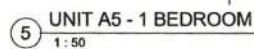
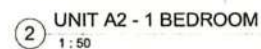
**HUDSON WALK - 2,
725 Caledonia Ave.,
VICTORIA, B.C.**

SECTION C-C

Date	13-26-2
Scale	1 : 100
Drawn By	A4.03
Author	
File name	

OCT - 5 2015

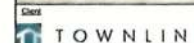
Planning & Development Department
Development Services Division

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERIST
2	05 OCT 2015	REJECTED FOR DEVELOPMENT PERIST

RAFI ARCHITECTS INC.

[illegible]

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

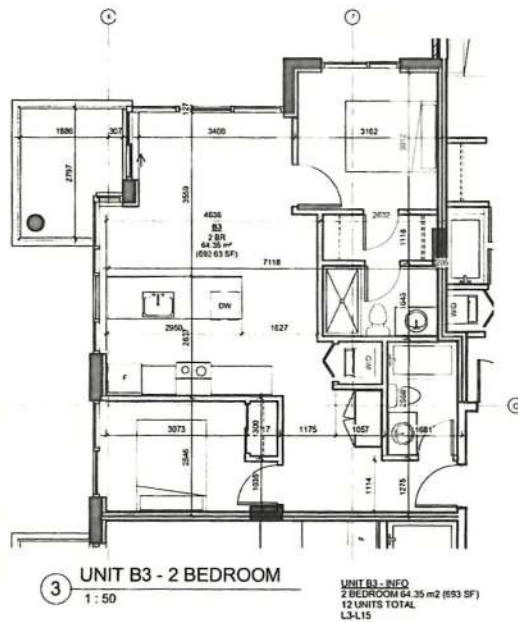
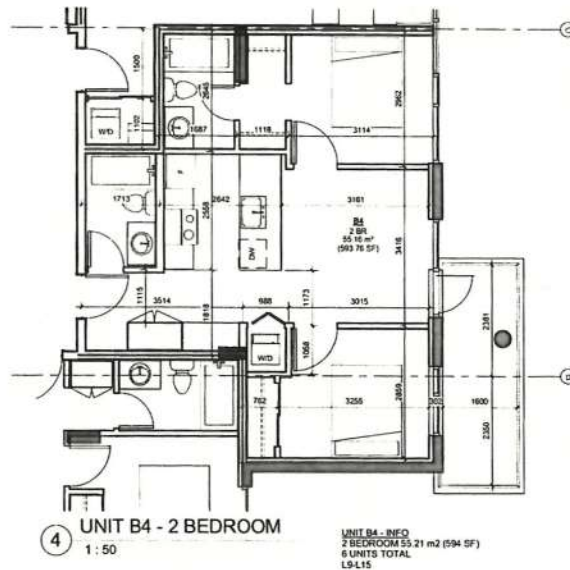
UNIT PLANS
1 BEDROOM UNITS

Date Wednesday 12-09-11 PM	Project No. 13-26-2
Scale 1:50	Drawing No. A6.01
Drawn By Author	
File name	
	Rev

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Drawing Issue Date

Revision Schedule

Rev. #	Date	Description
1	10 AUG 2014	ISSUED FOR PERMIT
2	08 OCT 2015	REVISED FOR DEVELOPMENT PERMIT

RAFI AEC CONSULTANTS INC.

408-485 3475
574-485 1522
1000-1000 1000
1000-1000 1000
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1000-1000 1000
1000-1000 1000

TOWNLINE

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

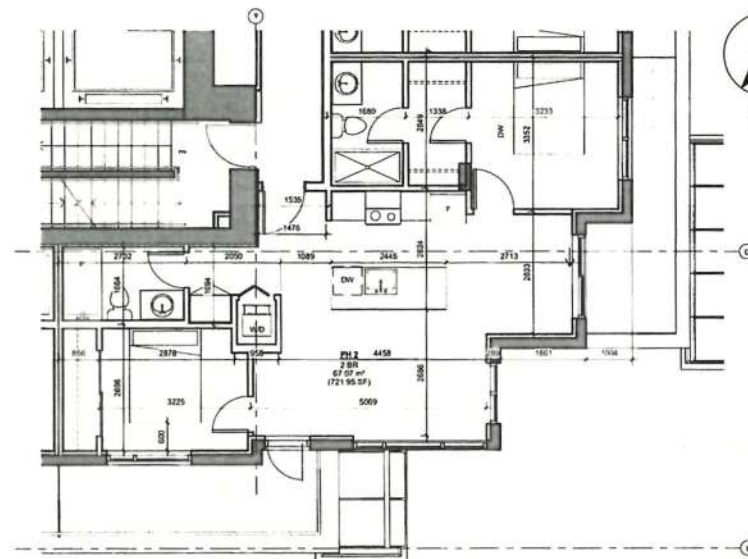
**UNIT PLANS
2 BEDROOM UNITS**

Date	10/08/14 12:00:00	Project No.	13-26-2
Scale	1:50	Drawing No.	A6.02
Drawn By		Author	
Check By		Rev	

Received
City of Victoria

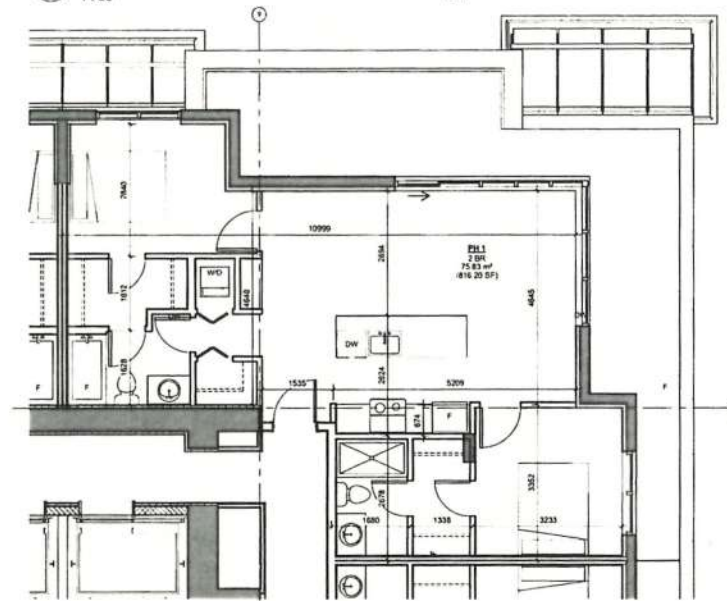
OCT - 5 2015

Planning & Development Department
Development Services Division



② UNIT PH2 - 2 BEDROOM
1 : 50

UNIT PH2 - INFO
1 BEDROOM 67.07 m² (722 SF)
2 UNIT TOTAL
L16



① UNIT PH1 - 2 BEDROOM
1 : 50

UNIT PH1 - INFO
1 BEDROOM 75.83 m² (816 SF)
2 UNIT TOTAL
L16



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Drawing Issue Date

Rev #	Date	Description
1	16 OCT 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REBUILT FOR DEVELOPMENT PERMIT

Revision Schedule

Client

TOWNLINE

Project

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

Drawing Title

UNIT PLANS
PENTHOUSE UNITS

Date	Drawn By	Checked By
11/03/2015 12:10:12 PM		13-26-2

Scale	Author	Rev
1 : 50		A6.03










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City of Victoria

OCT - 5 2015

Planning & Development Department
Development Services Division

LANDSCAPE PLAN | P1



-  ORNAMENTAL, INCIPIENT THIST TO BE A
SELECTION OF FLOWERING GEMMETY.
JAPANESE FLOWERING CHAM APPLIN
SIZE 3.5 CM COL. 3.5- 5.0 N HT.
APPROXIMATE NO. - 92
-  SMALL DISCOCHLOUS THIST TO BE A
SELECTION OF THE BALS
AURUM MAPLE PINK DOWNWOOD
SIZE 3.5-4.0 CM HT. APPROXIMATE NO. - 98
-  COMBINATION INCIPIT THIST TO BE A
SELECTION OF SUMMER PYRAMIDAL ASPEN,
SUNSHINE WILD,
RED MAPLE
SIZE 7.5 COL. 4.5- 5.0 N HT., APPROXIMATE NO. - 10
-  CONTINUOUS THIST TO BE A SELECTION OF:
DOUGLAS FIR, HEDGECORN
SIZE 3.5- 4.5 N HT., APPROXIMATE NO. - 93
-  MULTISTEM THIST TO BE A SELECTION OF:
STAR MARSHALL (COL), STAGHORN
SUNLARK (COL), LILAC (COL)
SIZE 27 CM POT; APPROXIMATE NO. - 99
-  SPECIMENS SHUNT TO BE A SELECTION OF:
HYDROCHOERON (COL), VERMILION (COL),
AZALEA (COL), LILAC (COL), PORTULACA LAUREL (COL),
SIZE 27 CM POT; APPROXIMATE NO. - 14
-  LARGE SUNBURST TO BE A SELECTION OF:
PETER ARABIA (COL), HYPERICUM
HYDROCHOERON (COL), AMERICAN CANNABIS
COTONEUTER (COL), BLUE PLUMBING
LAUREL (COL), HYDRANGEA
SIZE 37 CM POT; APPROXIMATE NO. - 78
-  MEDIAN SUNBURST TO BE A SELECTION OF:
PETER ARABIA (COL), HYPERICUM
HYDRANGEA (COL), PINK SCALFADIA (COL), GERSON GRAPE
BALL, WHITEWINE SWOONER (COL),
LILAC (COL), PENNY (COL)
SIZE 27 CM POT; APPROXIMATE NO. - 118
-  SMALL SUNBURST TO BE A SELECTION OF:
LOW LEAF MARSHALL (BALL), BALL (COL),
VERMILION (COL), HYPERICUM
ARABIA (COL), REDWARD SONCHER ARABIA (COL),
LAYARDER (COL), JAMES ARABIA (COL),
NEWPORT SPRUCE SCALFADIA (COL),
SIZE 18 CM POT; APPROXIMATE NO. - 73
-  VINES TO BE A SELECTION OF: BRUSHMAN
LYT (COL), GLORIOUS HYPERICUM (COL)
SIZE 27 CM POT; APPROXIMATE NO. - 19
-  GROUNDERCOVER TO BE A SELECTION OF:
MINI-MINI (COL), LILAC (COL),
PENNY (COL)
SIZE 37 CM POT; PLANT 48 CM O.C.

NOTES

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

BUBBLED

HUDSON WALK PHASE 2

VICTORIA, B.C.



LANDSCAPE PLAN