

REPORTS OF COMMITTEES

2. Committee of the Whole – February 22, 2018

4. Development Permit with Variances Application No. 00045 for 777 Herald Street

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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. 00045 for 777 Herald Street, in accordance with:

1. Plans date stamped January 24, 2018
2. Ensuring the ongoing provision and maintenance of the sky garden
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 72 metres to 75 metres
 - ii. reduce the massing step back from 13.2m to 2.1m measured at the upper most storey of the building
 - iii. reduce the minimum site area from 4480m² to 2100m²
4. The Development Permit lapsing two years from the date of this resolution.

Carried

For:

Mayor Helps, Councillors Alto, Coleman, Lucas, Thornton-Joe, and Young
Councillors Isitt, Loveday, and Madoff

Opposed:

5.3 Development Permit with Variances Application No. 00045 for 777 Herald Street (Downtown)

Committee received a report dated February 7, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the Development Permit with Variances Application to construct a twenty-six storey mixed-use building. The variances relates to height, reduction of the setback ratio and a reductions in the minimum site area.

Councillor Lucas withdrew from the meeting at 12:08 p.m. and returned at 12:10 p.m.

Committee discussed:

- Whether underground parking will be available to the public.
- How the sky gardens will be maintained.
- The long-term viability of the sky gardens.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, 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. 00045 for 777 Herald Street, in accordance with:

1. Plans date stamped January 24, 2018
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 - i. increase the height from 72 metres to 75 metres
 - ii. reduce the massing step back from 13.2m to 2.1m, measured at the upper most storey of the building
 - iii. reduce the minimum site area from 4480m² to 2100m²
3. The Development Permit lapsing two years from the date of this resolution.

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:

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. 00045 for 777 Herald Street, in accordance with:

1. Plans date stamped January 24, 2018
2. **Ensuring the ongoing provision and maintenance of the sky garden.**
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4. The Development Permit lapsing two years from the date of this resolution.

On the amendment:
CARRIED 18/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Lucas, Thornton-Joe and Young
Against: Councillors Loveday and Madoff

On the main motion as amended:

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. 00045 for 777 Herald Street, in accordance with:

1. Plans date stamped January 24, 2018
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4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 18/COTW



Committee of the Whole Report

For the Meeting of February 22, 2018

To: Committee of the Whole **Date:** February 7, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance Application No. 00045 for 777 Herald Street

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. 00045 for 777 Herald Street, in accordance with:

1. Plans date stamped January 24, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 72 metres to 75 metres
 - ii. reduce the massing step back from 13.2m to 2.1m, measured at the upper most storey of the building
 - iii. reduce the minimum site area from 4480m² to 2100m²
3. The Development Permit 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 *Official Community Plan*, 2012. 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.

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances application for the property located at 777 Herald Street. The proposal is to construct a twenty-six storey, mixed-use building containing approximately 176 residential units and one ground-floor commercial unit. The variances are related to increasing the height and reducing the building massing step back.

The following points were considered in assessing this application:

- general consistency with *The Bay Site Design Guidelines (2006)* in terms of form and character, podium level landscaping and animation, and the continuation of the mid-block carriageway
- consistency with the *Downtown Core Area Plan* with regard to building heights, views, and the urban amphitheatre concept
- a height variance related to the access for the roof top mechanical units, elevator machine room, and roof top decks is recommended for Council's consideration as supportable as the additional height would not be seen from any at-grade location
- the variance to reduce the massing step back is recommended as being supportable as the proposed step back improves the building separation and improves unit liveability by increasing the distance between units in adjacent buildings. This also results in an increased area for the third level roof-top deck which provides an outdoor amenity area for residents
- the variance to reduce the minimum site area is related to an earlier subdivision of the property. The subdivision and variance has no effect on the application, nor does it have any effect on the applicant's ability to fulfill the Development contemplated in the MDA. On this basis, Staff recommend for council's consideration that this variance is supportable.

BACKGROUND

Description of Proposal

The proposal is for a twenty-six storey, mixed-use building containing approximately 176 residential units and one ground-floor commercial unit. Specific details include:

- podium level design expression, traditionally proportioned and complementary to The Hudson Building
- third floor outdoor rooftop deck and resident amenity area comprising of a patio, children's play area, dining area, dog run, seating, and an effective building separation which provides a green outlook from adjacent tall buildings
- varied deck planting throughout the tower portion of the building
- brick veneer and composite wood slats at podium level, painted architectural concrete with clear and tinted glazing throughout the building body, and a distinctive building top defined by glazing and a roof top feature
- six levels of underground parking
- continuation of a cohesive mid-block carriageway
- publicly accessible bicycle parking, located at the corner of the internal carriageway and Herald Street
- residential bike parking located on the main level and accessed through a bike lobby connecting to the carriageway
- the associated Master Development Agreement (MDA) secures public realm improvements as they relate to the internal mid-block walkway and the provision of public art.

The proposed variances are related to:

- increasing the building height from 72m to 75m
- allowing building massing within the 1:5 step back plane, resulting in a reduction of the building massing step back from 13.2m to 2.1m, measured at the upper most storey
- reducing the minimum site area from 4480m² to 2100m².

Sustainability Features

As indicated in the applicant's letter dated January 23, 2018, the applicant has provided a LEED (NC) scorecard which they intend to adhere to; however, LEED certification is not being sought.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variances application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The associated MDA specifies a number of adaptable housing requirements which the proposal has achieved.

Existing Site Development and Development Potential

The site is presently vacant. The existing CA-59 Zone, Hudson Bay District, references the CA-4 Zone, Central Area Commercial Office District for permitted uses, which includes offices, residences, transient accommodation and hospitals. Permitted building heights range from 43m to 72m, depending on the provision of amenities, densities range from 5.1:1 to 7.47:1 under the same provisions.

Data Table

The following data table compares the proposal with the existing CA-59 Zone, Hudson Bay District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	CA-59 Zone Hudson Bay District
Site area (m ²) - minimum	2111.69 *	4480
Density (Floor Space Ratio) - maximum	7.46	7.47
Total floor area (m ²) - maximum	15746	N/A
Height (m) - maximum	75.0 *	72.0
Storeys - maximum	26	N/A
Site coverage (%) - maximum	N/A	N/A
Setbacks (m) – minimum		
Front (Herald Street)	0	0

Zoning Criteria	Proposal	CA-59 Zone Hudson Bay District
Front (Herald Street) Step Back Ratio 1:5 (measured at the upper most storey)	2.1 *	13.2
Rear (south)	0.0	0
Side (east)	5.17	0
Side (west)	6.23	0
Parking - minimum	259	123
Visitor parking (minimum) included in the overall units	26	26
Bicycle parking stalls – minimum		
Class 1 (secure stalls)	182	176
Class 2 (visitor stalls)	6	6

Community Consultation

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.

Relevant History

The subject property is within the city block which was rezoned on March 1, 2007 to create the CA-59 Zone, Hudson Bay District. Following the original rezoning process, development applications for Phase 1 and 2 were approved by Council. This included a Heritage Alteration Permit for rehabilitation of the Hudson's Bay Company department store building and the mixed-use residential building along Fisgard Street. At that time, the rezoning envisioned a predominantly residential focus to the district with a strong commercial presence at ground level. This is somewhat counter to the updated *Official Community Plan* (2012) which envisions this area as primarily business-oriented. Despite being inconsistent with the OCP, the application is consistent with the use and density in the Zoning Bylaw. The form and character of the building, as well as the appropriateness of the variances, are the focus of Council's consideration with this application.

ANALYSIS

The *Official Community Plan*, 2012 (OCP) identifies this property as being within Development Permit Area 2 (HC): Core Business. The objectives of this designation are to revitalize the central business district through high-rise commercial buildings and low to medium-rise residential mixed-use buildings. Additional objectives aim to enhance the area with high-quality architecture, landscape and urban design that reflect the function of a central business district in scale; and massing and character of buildings.

Design guidelines that apply to Development Permit Area 2 are the *Downtown Core Area Plan*, 2012 (DCAP), *Bay Site Design Guidelines* (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

Design Guidelines

Building setbacks are specified within the *Bay Site Design Guidelines* (2006) and are mainly intended to reduce building massing at street level. Variances to this requirement are anticipated within the guidelines, specifically when considering buildings that intergrade with the podium, such as with this application. Design features within the proposal, such as recessed balconies, articulated building massing, strong cornice reveals and covered entries, adequately address this guideline and staff recommend that the intent of the guideline has been achieved. The Advisory Design Panel supports this evaluation as noted in the attached ADP minutes dated October 25, 2017.

Being within the Hudson District, the Guidelines promote a complementary use of cladding materials, and scale and massing to the historical Hudson building. A variety of cladding materials and architectural elements have been employed, which staff believe effectively achieves the intent of these guidelines.

The *Downtown Core Area Plan* (DCAP) identifies the subject property in the Central Business District. Policy relevant to this application focuses on creating a well-designed, active public realm. The proposal includes a water feature at the main residential entrance on the carriageway, as well as, a small commercial unit at the corner of Herald Street and the carriageway. The continuity of the carriageway is well maintained, designed, and activated with the proposal; staff recommend for Council's consideration that the public realm meets the intent of the guidelines.

The DCAP further provides policy in support of creating distinctive building elements: base, body and top. Two strategies for building tops are supported: making the building top subordinate to the body, or providing a distinctive top element. The proposal includes a distinctive top element, which staff consider to be complementary to the overall district concept, the city skyline, and in keeping with the intent of the guidelines. The ADP similarly assessed this element and were in accord with staff's assessment.

Regulations

The Zoning Bylaw specifies a 1:5 building step back ratio, starting at 10m from average grade. Plan A4.02 of the applicant's submission illustrates this setback line in red. The DCAP also provides policy for a building step back ratio that is less stringent than that in the zone, starting at 15m from grade. The proposal is inconsistent with the zoning and the design guidelines for the building step back ratio. The rationale provided by the applicant for this variance relates to the effect on livability, as conforming to this bylaw and policy would narrow the separation distances between adjacent buildings, and larger floor plates would be needed to realize the density permitted on site. The purpose of the building step back ratio is to reduce the impact large buildings have at the street level and to permit light access through sufficient building separation. Staff's assessment of this criteria was noted against the design guidelines and, together with the ADP comments, recommend that the intent of the Guidelines is achieved, and the impact of this variance is minimal considering the benefits gained from improved livability throughout the units.

Height Variance

The height variance relates to accesses to the mechanical units, elevator machine room and roof top decks. All habitable units are below the maximum permitted height. The Urban Amphitheatre concept within the DCAP provides guidance around an evaluation of height. The relevant Urban Amphitheater policy looks to build on the pattern of historical development in the Downtown Core Area, and reflect and emphasize the natural topography. Additional applicable Skyline Policies relate to evaluating the impact and influence of new development within the

skyline, and consider the massing, orientation and expression of the base, body and top of the building.

Staff recommend that the proposed height variance maintains the intent of the Guidelines as is evidenced in the view studies provided within the application. The ADP supported this interpretation.

Master Development Agreement

The applicant has requested that the phasing be amended from what was proposed in the Master Development Agreement (MDA). To permit the reordering of phases, the MDA sets out a provision that the applicant submit advance written notice of this request. This has been received, a letter dated September 29, 2017 is attached to this report. Staff are satisfied that the proposed alterations to the phasing will not affect meeting the requirements or development intent set out in the MDA.

Advisory Design Panel Review

At the Advisory Design Panel (ADP) meeting of October 25, 2017, the panel reviewed this application; minutes and the proposed motion from the panel are attached. The panel recommended that the application be supported as presented.

CONCLUSIONS

The proposal will result in the tallest building within the Central Business District and represents a significant addition of residential accommodation and well-designed public realm to the City. Through both Staff and the Advisory Design Panel, the key considerations around height, massing, form and character, and context within the Hudson District have been evaluated. The application largely adheres to the design guidelines and, where it differs, offers either improvements or presents a broader consideration of design outcomes. On this basis, staff recommend for Council's consideration that the application be supported.

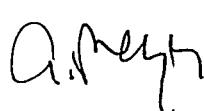
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00045 for the property located at 777 herald Street.

Respectfully submitted,

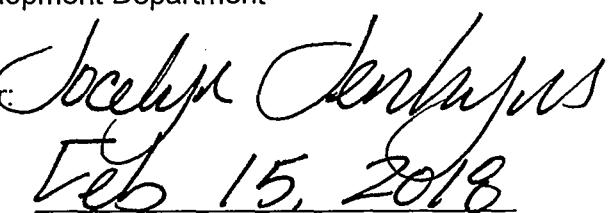


Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

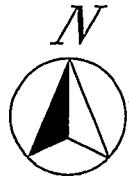
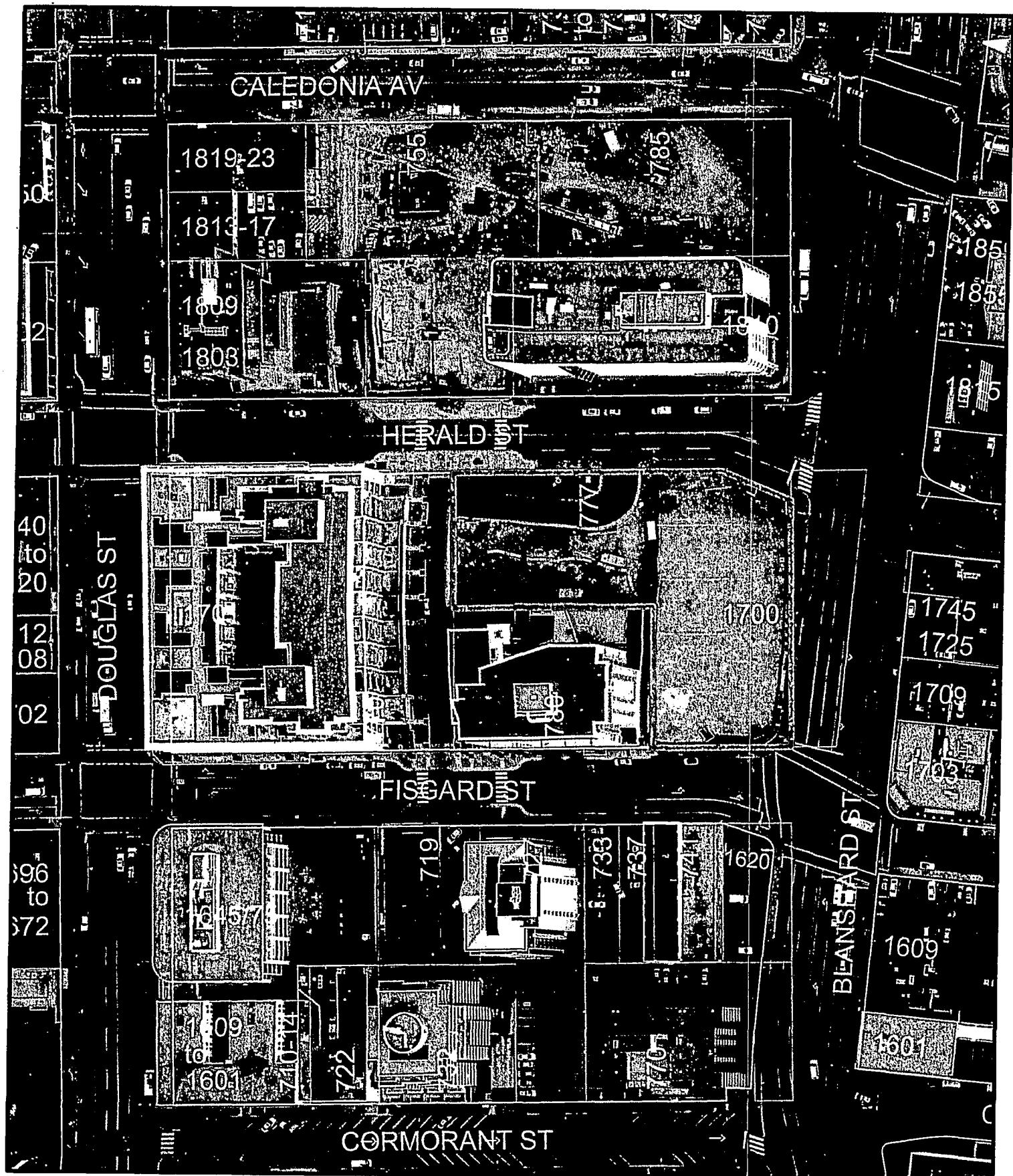
Report accepted and recommended by the City Manager:

Date:


Feb 15, 2018

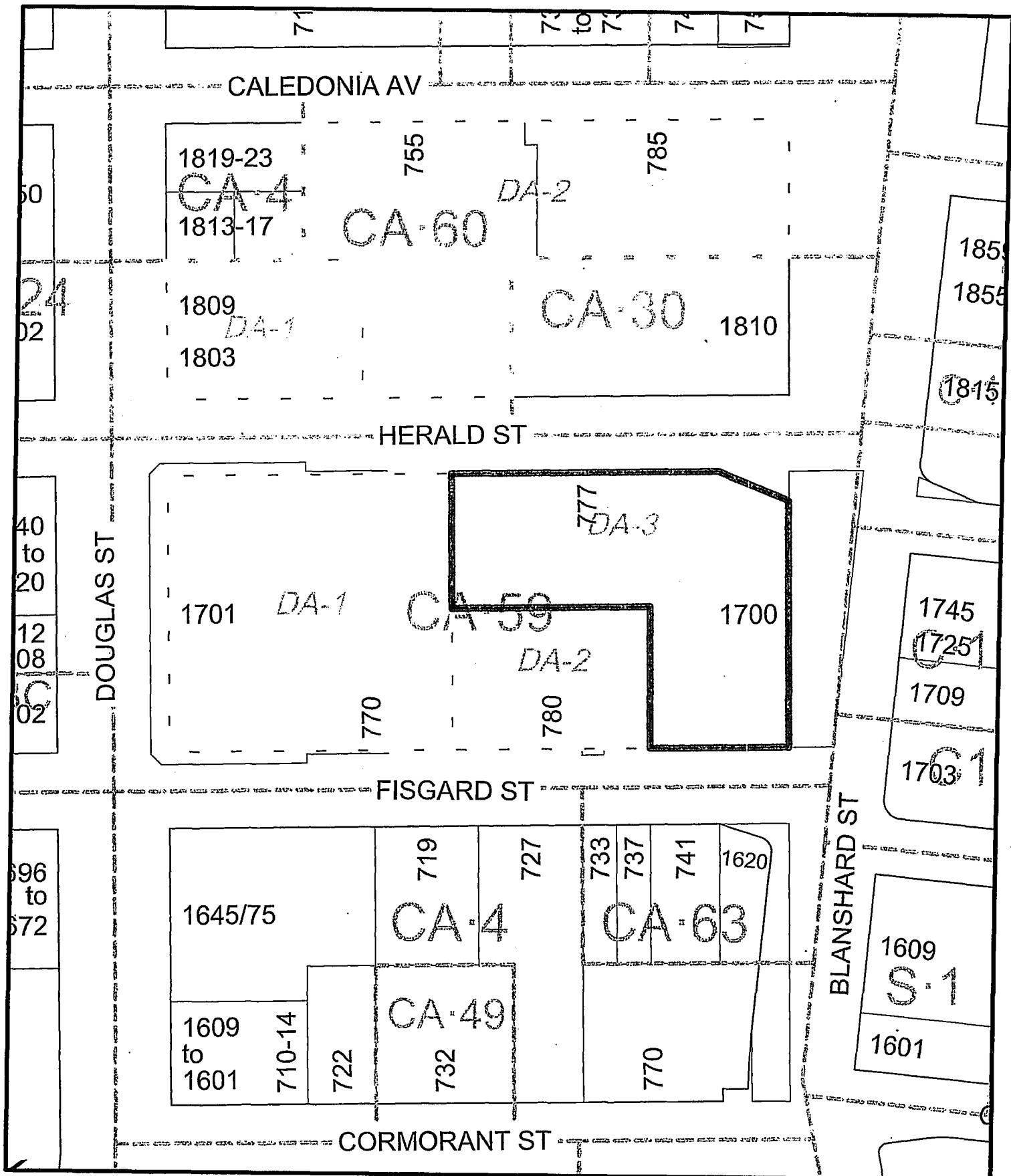
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped January 24, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 23, 2018
- Attachment E: Letter from the applicant regarding phasing dated September 29, 2017
- Attachment F: Advisory Design Panel Minutes dated October 25, 2017
- Attachment G: Correspondence.



777 Herald Street
Development Permit with Variance #00045





777 Herald Street
Development Permit with Variance #00045





Received
City of Victoria

JAN 24 2018

Planning & Development Department
Community Planning Division

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	2017-03-12	DP-160415-001
2	2017-09-29	DP-PSUBMISSION
3	2018-01-19	DP-PSUBMISSION

HUDSON PLACE 1

777 Herald Street, VICTORIA, B.C.

DRAWING LIST

SHEET #/O	SHEET NAME
A0.00	COVER SHEET
A0.01	PROJECT DATA
A0.02	SPATIAL ANALYSIS
A0.03	SKYLINE ANALYSIS
A0.04	VIEW SHED ANALYSIS
A0.05	CONTEXT PLAN AND PHOTO STRIP
A0.06	CONTEXT ELEVATIONS
A0.07	SHADOW STUDY SUMMER SOLSTICE
A0.08	SHADOW STUDY WINTER SOLSTICE
A0.09	ASSESSMENT CRITERIA CALCULATION
A0.10	FAR OVERLAY 14.20
A0.11	FAR OVERLAY 15.14 MECH ROOF
A1.01	SURVEY PLAN
A1.02	LEVEL 1
A1.03	PARKING ACCESS DIAGRAM
A2.01	P1 PARKING PLAN
A2.02	P2 PARKING PLAN
A2.03	P3 PARKING PLAN
A2.04	P4 PARKING PLAN
A2.05	P5 PARKING PLAN
A2.06	P1 PARKING PLAN
A2.07	LEVEL 2
A2.08	LEVEL 3 - AMENITY
A2.09	LEVEL 4 + 20
A2.10	LEVEL 5 + 20
A2.11	LEVEL 6 + PH
A2.12	LEVEL 7 + PH
A2.13	PH/ROOF DECK PLAN
A2.14	ELEVATOR MACHINE ROOM & TOP ROOF PLAN
A3.01	WEST ELEVATION
A3.02	SOUTH ELEVATION
A3.04	EAST ELEVATION
A4.01	BUDGLD SECTION A-A
A4.02	IND. GROUND SECTION
A4.03	BUDGLD SECTION B-B
A4.04	BUDGLD SECTION C-C
A4.05	BUDGLD SECTION D-D
A4.06	URIT PLANS 1-2 EDR/ROOF/PLATEFORMS
A4.07	URIT PLANS 2-2 EDR/ROOF/PLATEFORMS
A4.08	URIT PLANS 2-2 EDR/ROOF/PLATEFORMS
A4.09	URIT PLANS 2-2 EDR/ROOF/PLATEFORMS
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A4.49	URIT PLANS 2-2 EDR/ROOF/PLATEFORMS
A4.50	URIT PLANS 2-2 EDR/ROOF/PLATEFORMS



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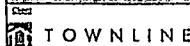
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SUITE ONE

1600 HOWE ST

VANCOUVER BC

V6Z 2L9 CANADA



HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

Drawings

COVER SHEET

Date	Project No
01/02/2018	15-37-1
Scale	Drawing No
1: 1000	A0.00
Author	
File name	
Rev	

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City of Victoria

JAN 24 2018

Planning & Development Department
Community Planning Division

Comments Received:
This plan and design are, and at all times, subject to the individual interpretation of the City's Development Services Department regarding the application of the relevant zoning bylaws and other regulations. Variances dimensions shall have been determined by the City's Development Services Department. It is the responsibility of the designer to verify and be responsible for all dimensions and calculations. You are responsible for the drawing and for the accuracy of any information taken from the dimensions and conditions shown on the drawing.

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2017-07-12	OP-1 CLASS 2019
2	2017-09-29	OP-2 REVISION 2019
3	2018-01-19	OP-3 REVISION 2019

R A F I L A R C H I T E C T S I N C.



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1600 HOWE ST
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TOWNLINE

Project
HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

Director
PROJECT DATA

Date	Printed No
C110202018	15-37-1
Score	Drawing No
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Drawn By	A0.01
Author	
File name	
Rev	



BLANSHARD STREET & HERALD STREET AT DUSK

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City of Victoria

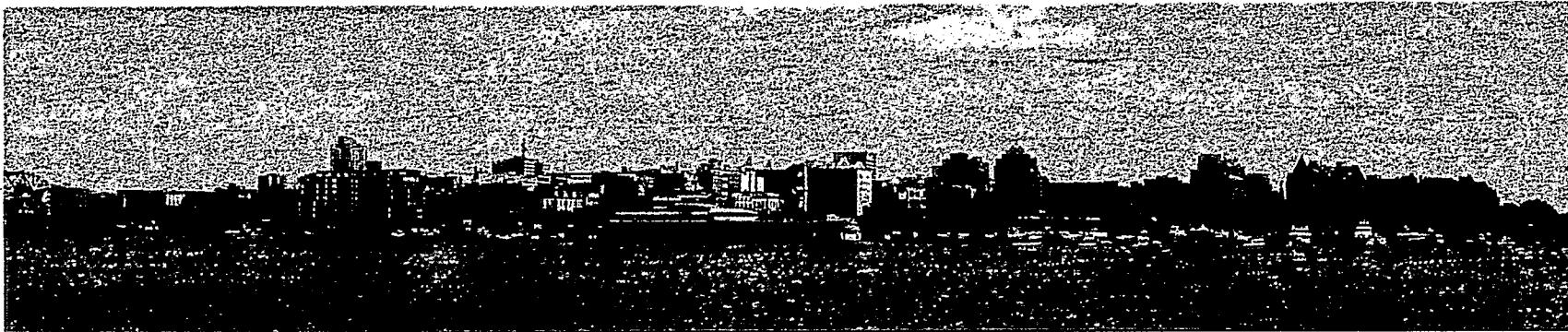
JAN 24 2018

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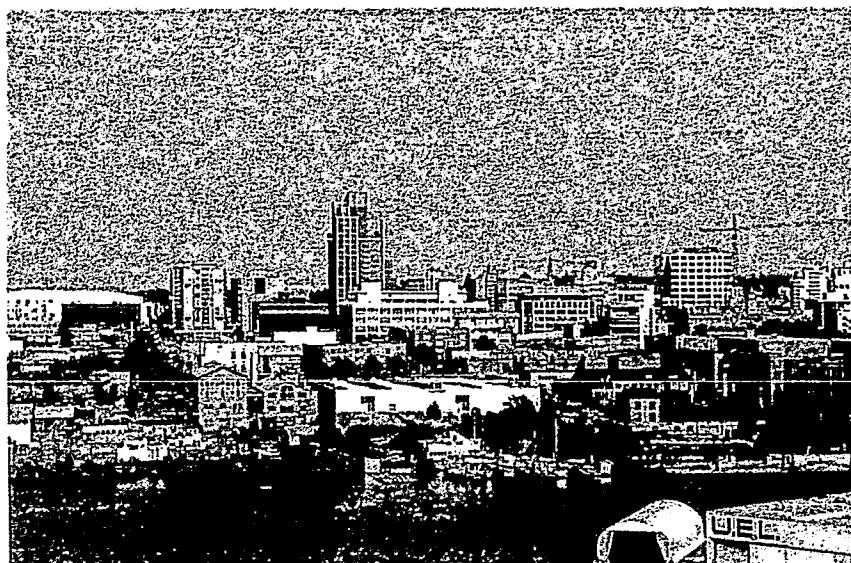
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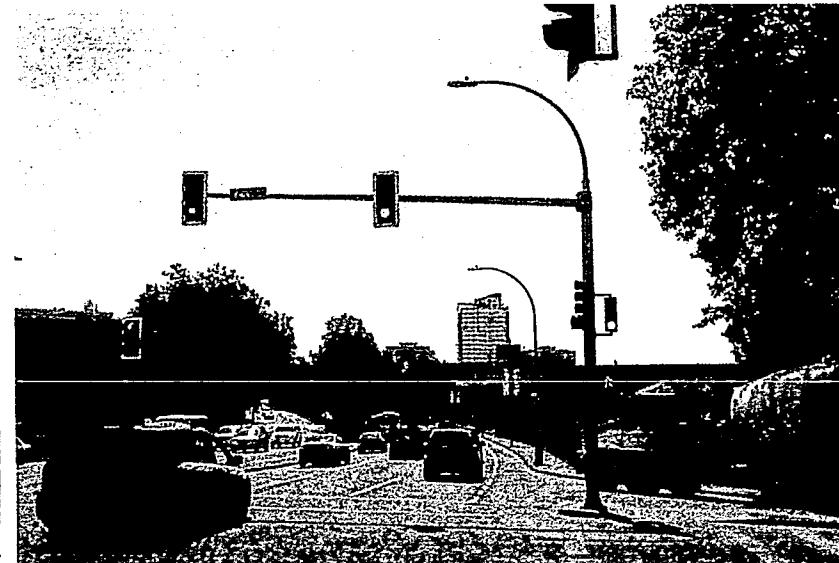
Revision Schedule		
Rev #	Date	Description
1	2017-02-12	DP SUBMISSION
2	2017-09-29	DP RESUBMISSION
3	2018-01-18	DP RESUBMISSION



LAUREL POINT



FROM VIC WEST (DOCKSIDE GREEN)



BAY STREET

RAFI ARCHITECTS INC.



111

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rafiarchitects.com

www.

rafiarchitects.com

SUITE ONE

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http://rafiarchitects.com

TOWNLINE

Email:
**HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.**

Service:
SKYLINE ANALYSIS

Date	Project No.
01/09/2018	15-37-1
Scan	Drawing No.
Drawn By:	A0.02
Author	
File Name	
Rev	

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JAN 24 2018

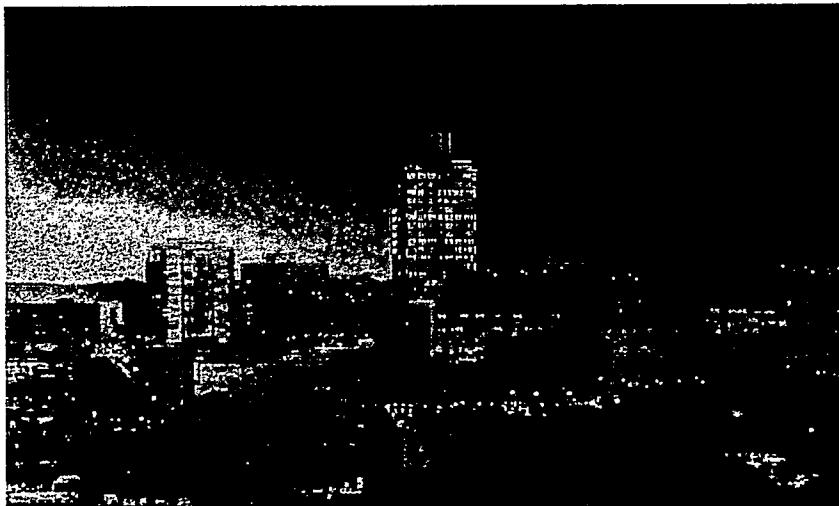
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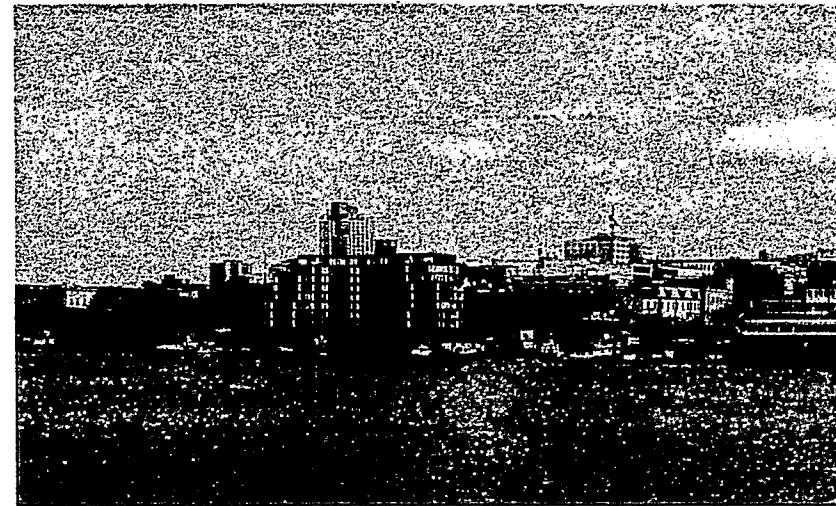
Drawing Issue Date

Revision Schedule

Rev #	Date	Description
2	2011/09/29	OP#1537-1
1	2011/01/19	OP#1537-0



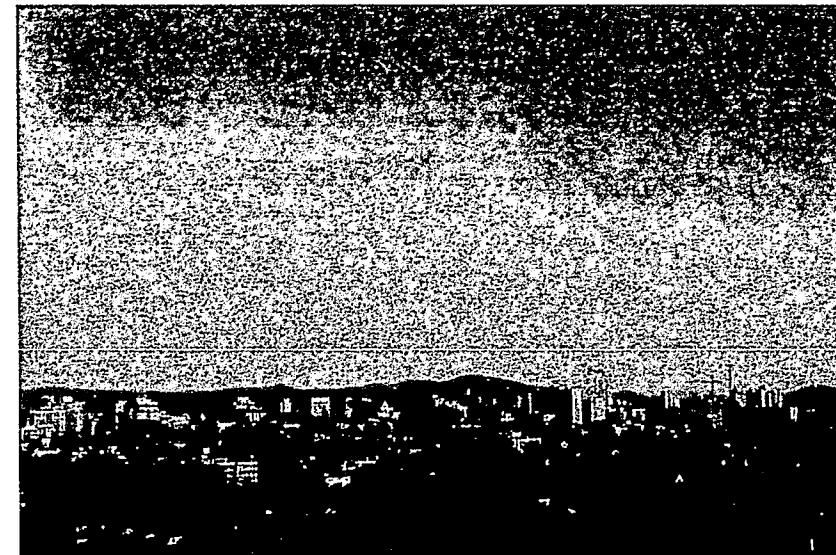
FROM VIC WEST NIGHT VIEW



SEGMENT OF LAUREL POINT PANORAMA



NORTH PARK AT QUADRA



MOSS ROCK



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777 Herald Street,
VICTORIA, B.C.

DRAWING NO.
SKYLINE ANALYSIS

Date	Project No.
01/02/2018	15-37-1
Scale	Drawing No.
1:2000	A0.03
Drawn by	
Approved by	
For whom	
Rev	

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Drawing Issue Date

Revision Schedule

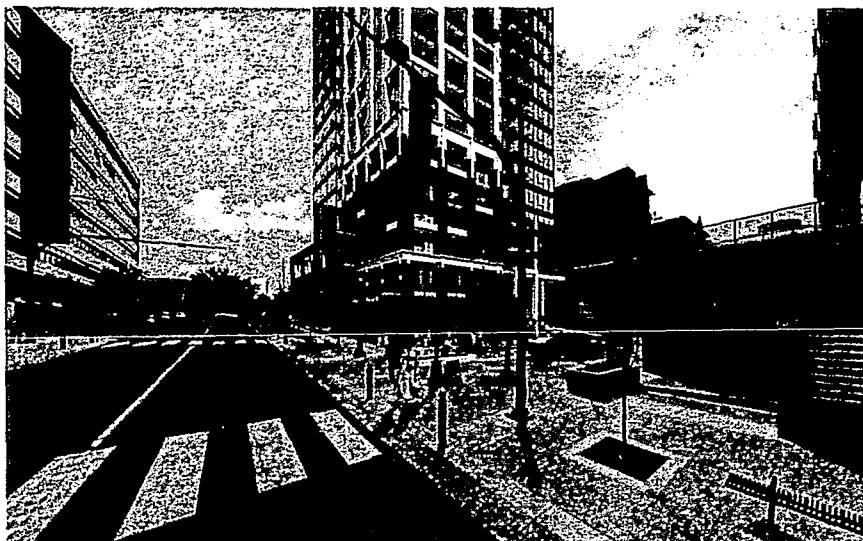
Rev #	Date	Description
1	2017-02-28	OP-FEASIBILITY
2	2017-04-18	OP-FEASIBILITY



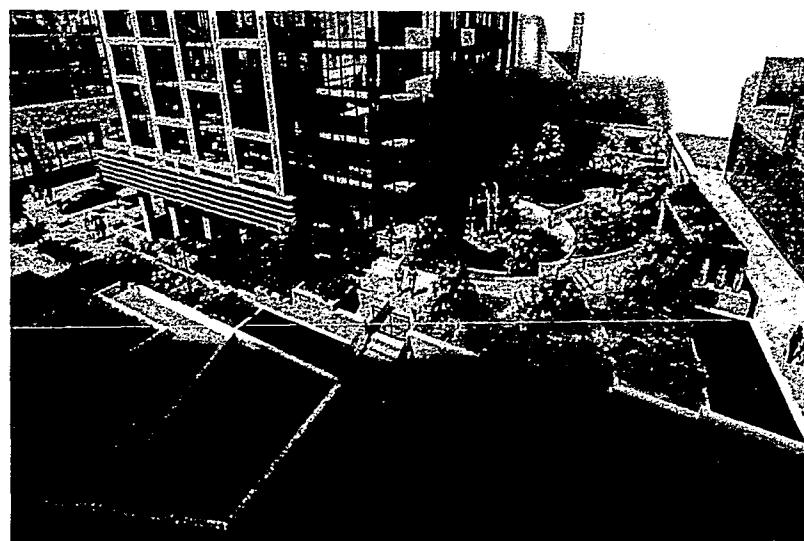
CARRIAGEWAY & HERALD STREET



CARRIAGEWAY TO UPPER PLAZA



HERALD STREET AT CARRIAGEWAY



OUTDOOR AMENITY AND UPPER PLAZA

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Drawing
CLOSE UP VIEWS

Date 01/09/2018	Project No 15-37-1
Scale	Drawing No
Drawn By Author	A0.04
File Name	Rev

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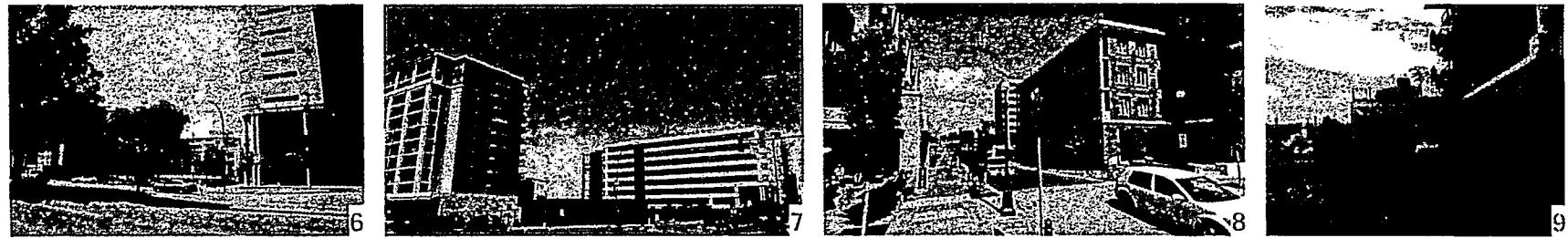
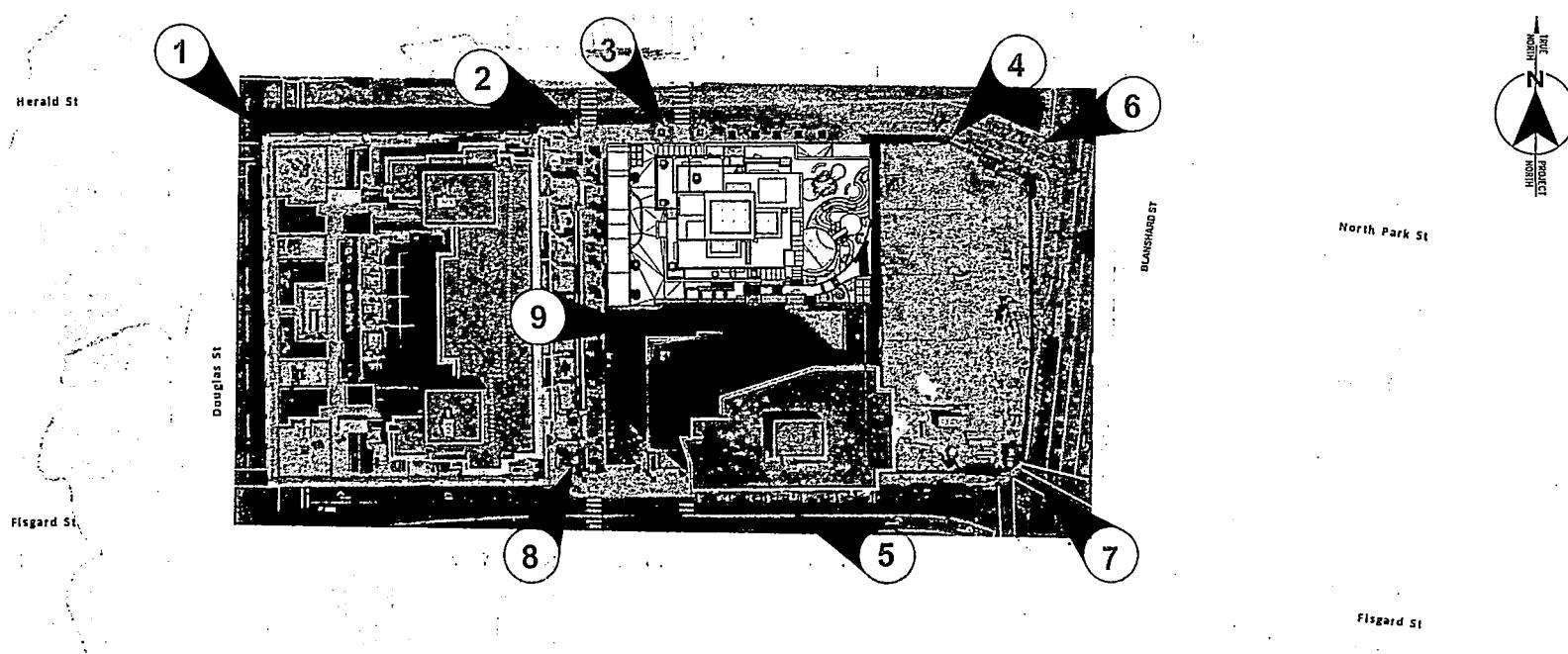
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Drinking Water Date

Revision Schedule

Rev #	Date	Description
1	2017-02-28	DP PLANNING
2	2017-02-28	DP REGULATION
3	2018-01-19	DP REGULATION



Address:
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Document:
CONTEXT PLAN
AND PHOTO STRIP

Date 01/09/18	Project No. 15-37-1
Scale 1:500	Drawing No. A0.05
Drawn By Author	
File Name	Rev

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Drawing Issue Date:

Revision Schedule		
Rev #	Date	Description
1	2017-09-29	DP REQUESTED
1	2018-01-19	DP RECALLED

BLANSARD STREET

CARRIAGEWAY

DOUGLAS STREET

FISCHER STREET

HERALD STREET

FINCH AV NOCCP

CARRIAGEWAY

(1) NORTH CONTEXT ELEVATION

1:500

(2) EAST CONTEXT ELEVATION

1:500

DOUGLAS STREET

CARRIAGEWAY

BLANSARD STREET

CARRIAGEWAY

DOUGLAS STREET

CARRIAGEWAY

FISCHER STREET

CARRIAGEWAY

(3) SOUTH CONTEXT ELEVATION

1:500

(4) WEST CONTEXT ELEVATION

1:500

R A F I A R C H I T E C T S I N C .



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Context
ELEVATIONS

Date	Project No
01/09/2018	15-37-1
Scale	
1:500	
Drawn By	
Author	
File Name	
Rev	

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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	2017-07-12	DP-CLUECLASS-1A
2	2017-09-29	DP-FESCLASS-1A
3	2018-01-18	DP-FESCLASS-1A

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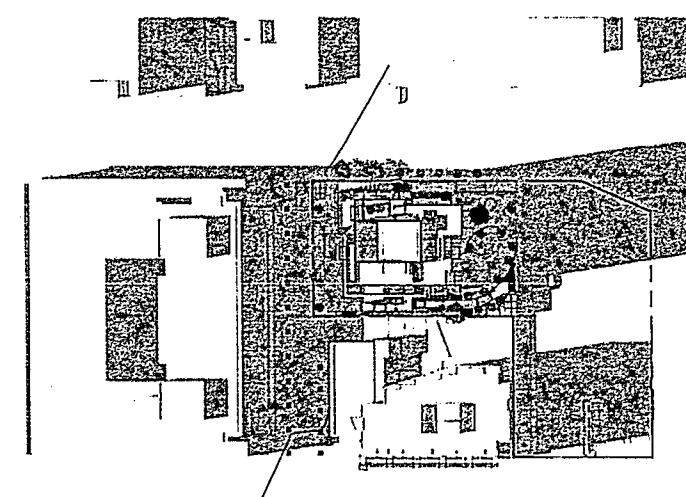
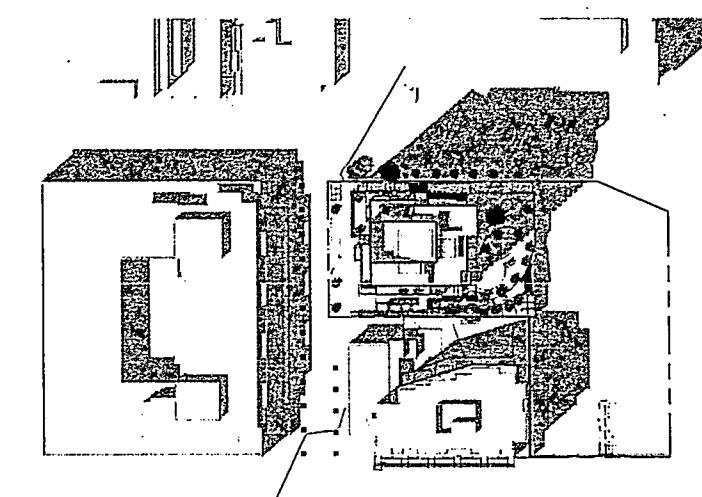
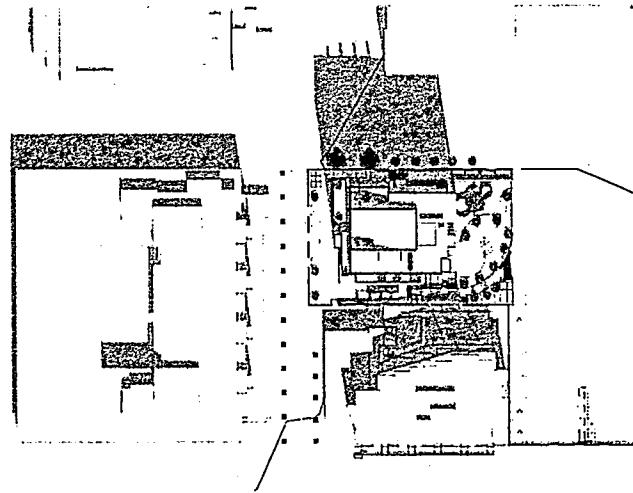
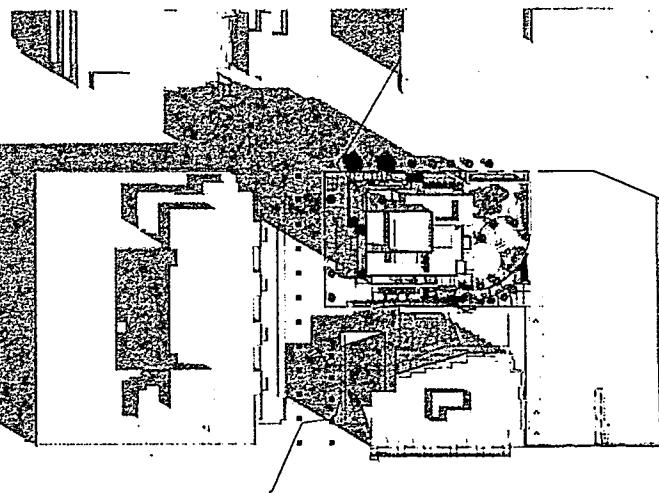
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TOWNLINE

**HUDSON PLACE 1,
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**Item#12
SHADOW STUDY
SUMMER SOLSTICE**

Date	Project No.
01/06/2018	15-01-1
Scale	1:200
Drawn By	
Author	
File name	
Rev	



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Revision Schedule
Rev# Ed# Description
2017-05-12 DP REVISIONS
2017-09-29 DP RESUBMISSION
2018-01-19 DP RESUBMISSION

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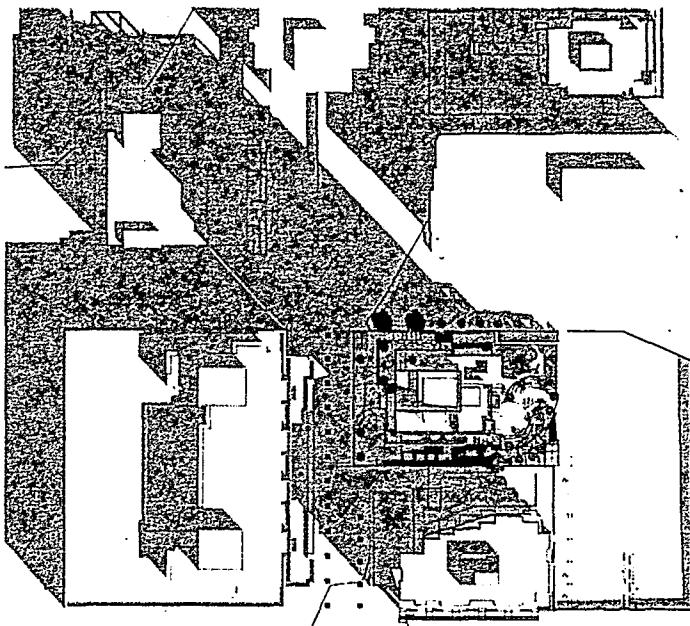
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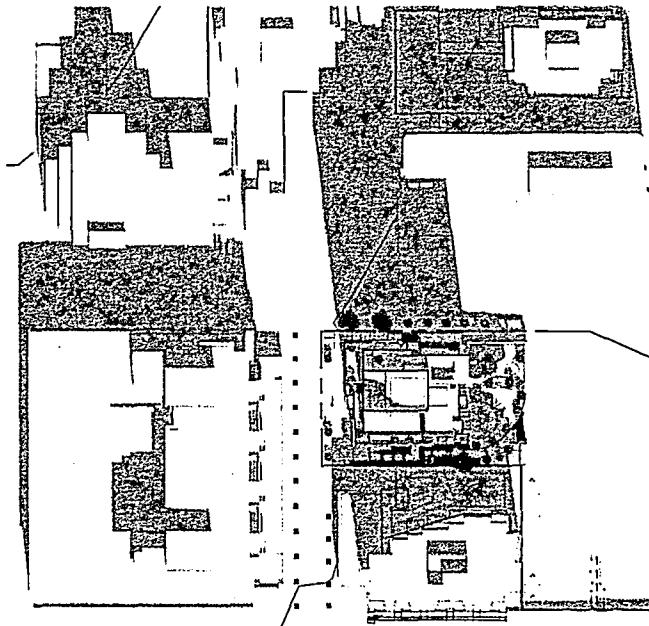
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Project
SHADOW STUDY
SPRING EQUINOX

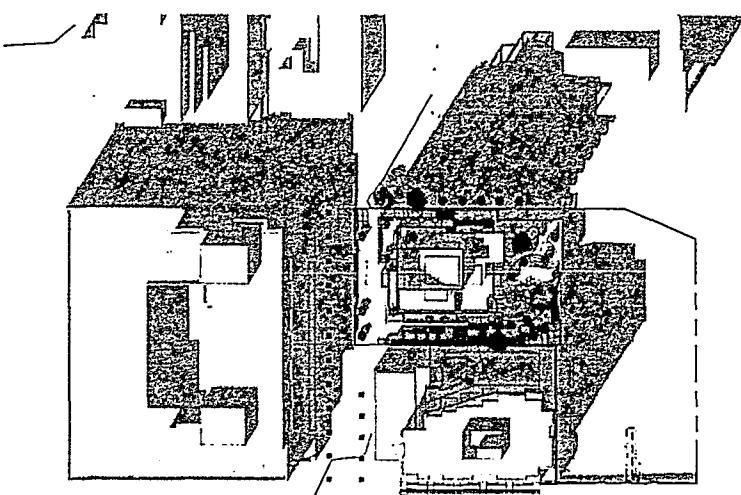
Date	Project No.
01/26/2018	15-37-1
Scale	
1:600	
Drawn By	
Author	
Fax 1-877	
Rev	



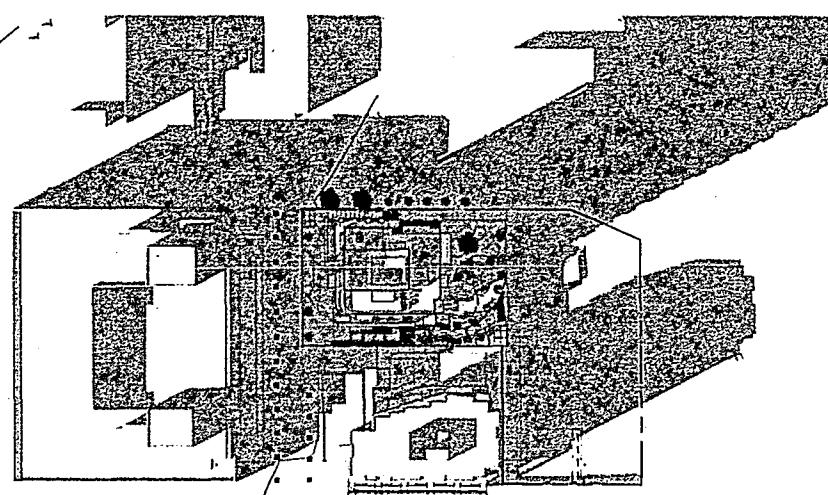
SPRING EQUINOX - MARCH 21 - 10 AM



SPRING EQUINOX - MARCH 21 - 12 NOON



SPRING EQUINOX - MARCH 21 - 2 PM



SPRING EQUINOX - MARCH 21 - 4 PM

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Revision Schedule

Rev #	Date	Description
1	2017-05-12	DP SLUGASSCH
2	2017-09-21	DP FESLAMSON
3	2018-01-18	DP FESLAMSON

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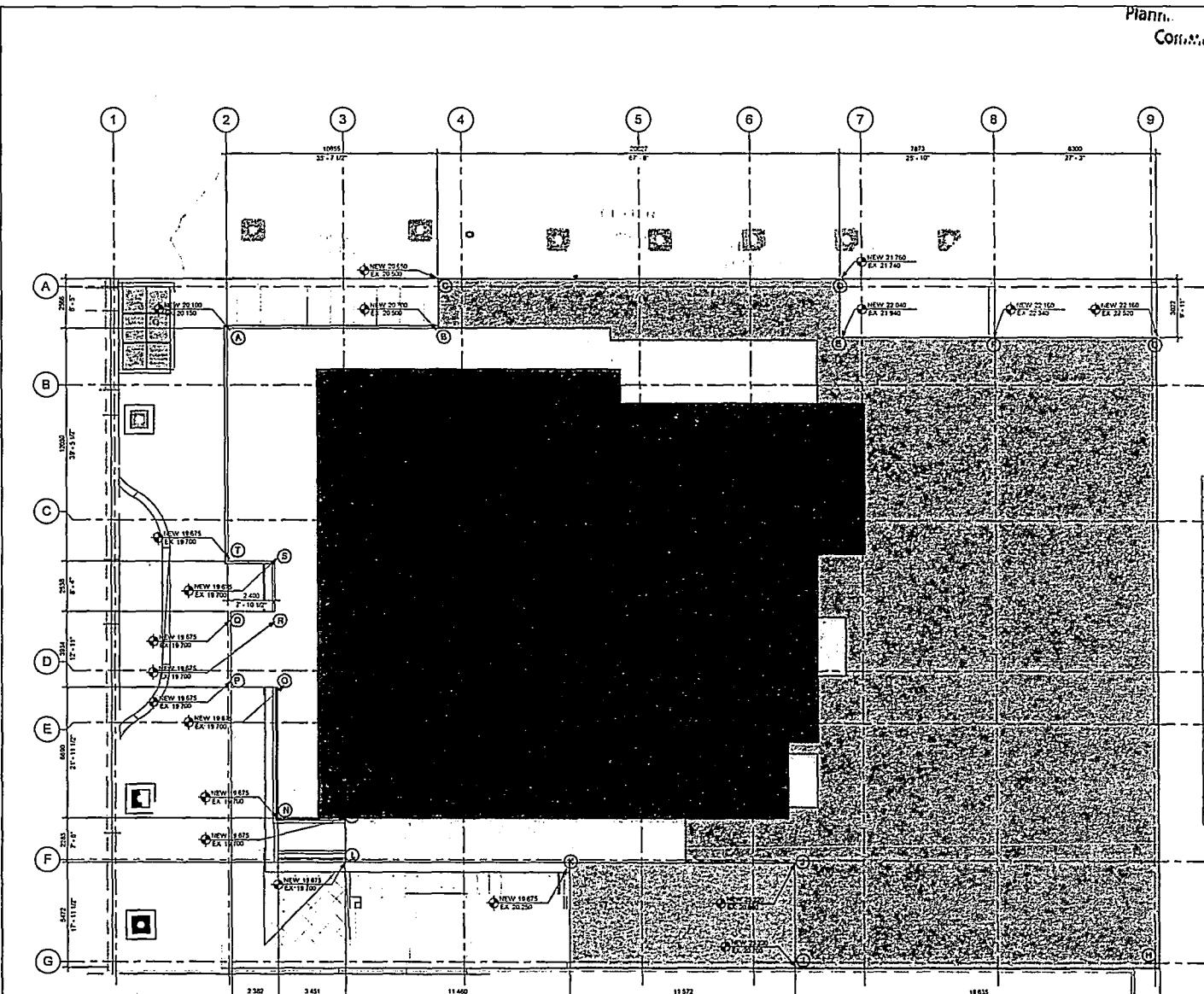
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Item No.
AVERAGE GRADE
CALCULATION

Date	Project No.
2018-01-18	15-37-1
Scale	
1:100	Drawing No.
Drawn By:	A0.09
Author:	
For Name:	
Rev:	



GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS
A-B	20.30	10.86	210.36
B-C	20.50	2.57	53.60
C-D	21.12	10.53	435.64
D-E	21.84	3.02	65.02
E-F	22.05	7.87	173.60
F-G	22.16	8.30	183.93
G-H	21.83	32.49	709.26
H-I	21.10	18.61	392.67
I-J	20.75	5.47	113.54
J-K	20.24	11.57	234.19
K-L	19.68	12.45	225.48
L-M	19.68	2.28	44.92
M-N	19.68	3.45	67.90
N-O	19.68	6.69	131.63
O-P	19.68	2.38	46.87
P-Q	19.68	3.93	77.40
Q-R	19.68	2.38	46.87
R-S	19.68	2.54	49.94
S-T	19.68	2.40	47.22
T-A	19.69	12.03	239.25
GRADE CALCULATION		20.82	

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2017-03-12	GP-FESTIVAL-CORE
2	2017-09-29	GP-FESTIVAL-SIDE
3	2018-01-18	GP-FESTIVAL-SIDE

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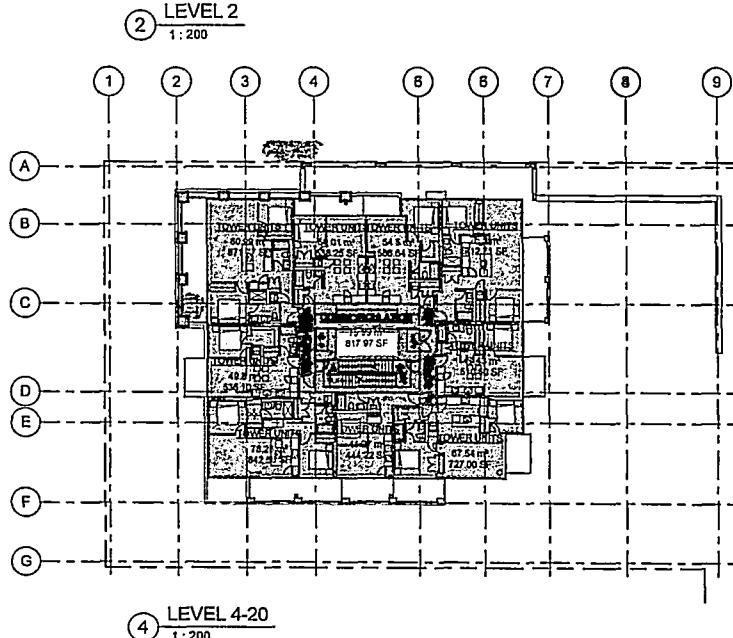
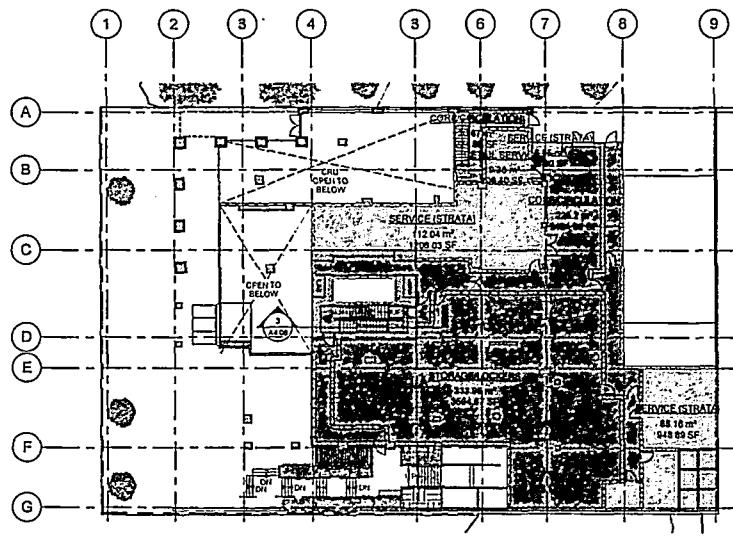
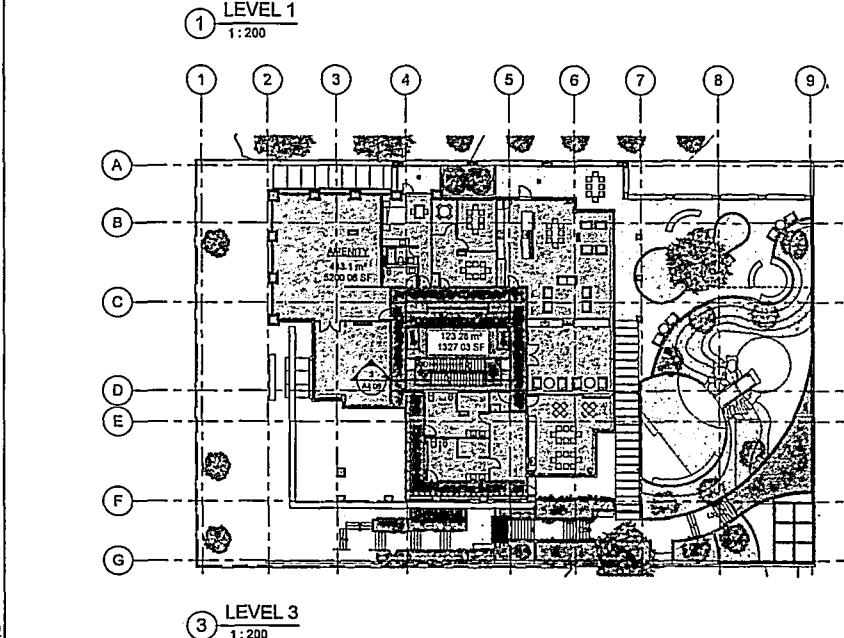
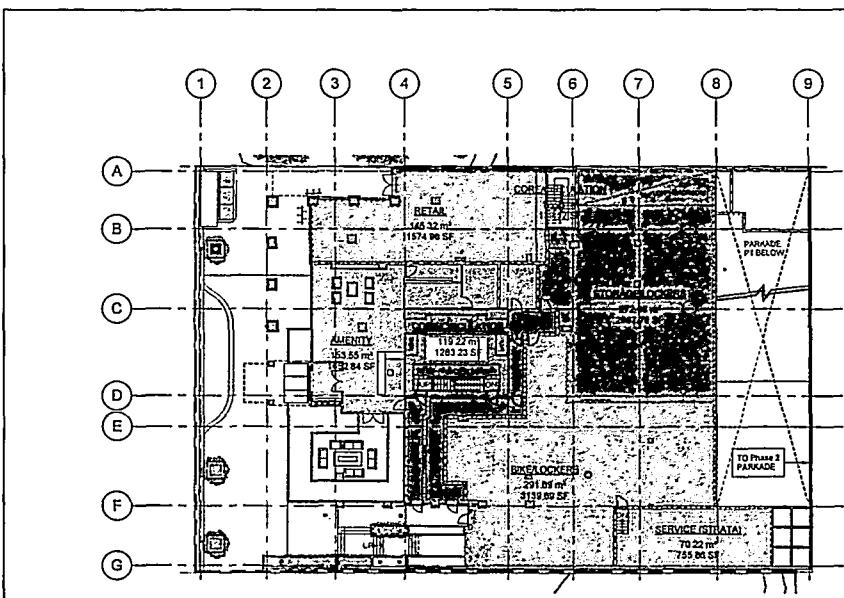
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Drawings
FAR OVERLAY
L1-L20

Drawn By	Project No.
Author	15-37-1
File Name	Drawing No.
Rev	A0.10



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Plan.

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TOPOGRAPHIC PLAN OF PART OF THE REMAINDER LOT A, AND OF LOT 2, PLAN EPP3862, BEING THE HUDSON MEWS AND HUDSON PLACE DEVELOPMENTS.

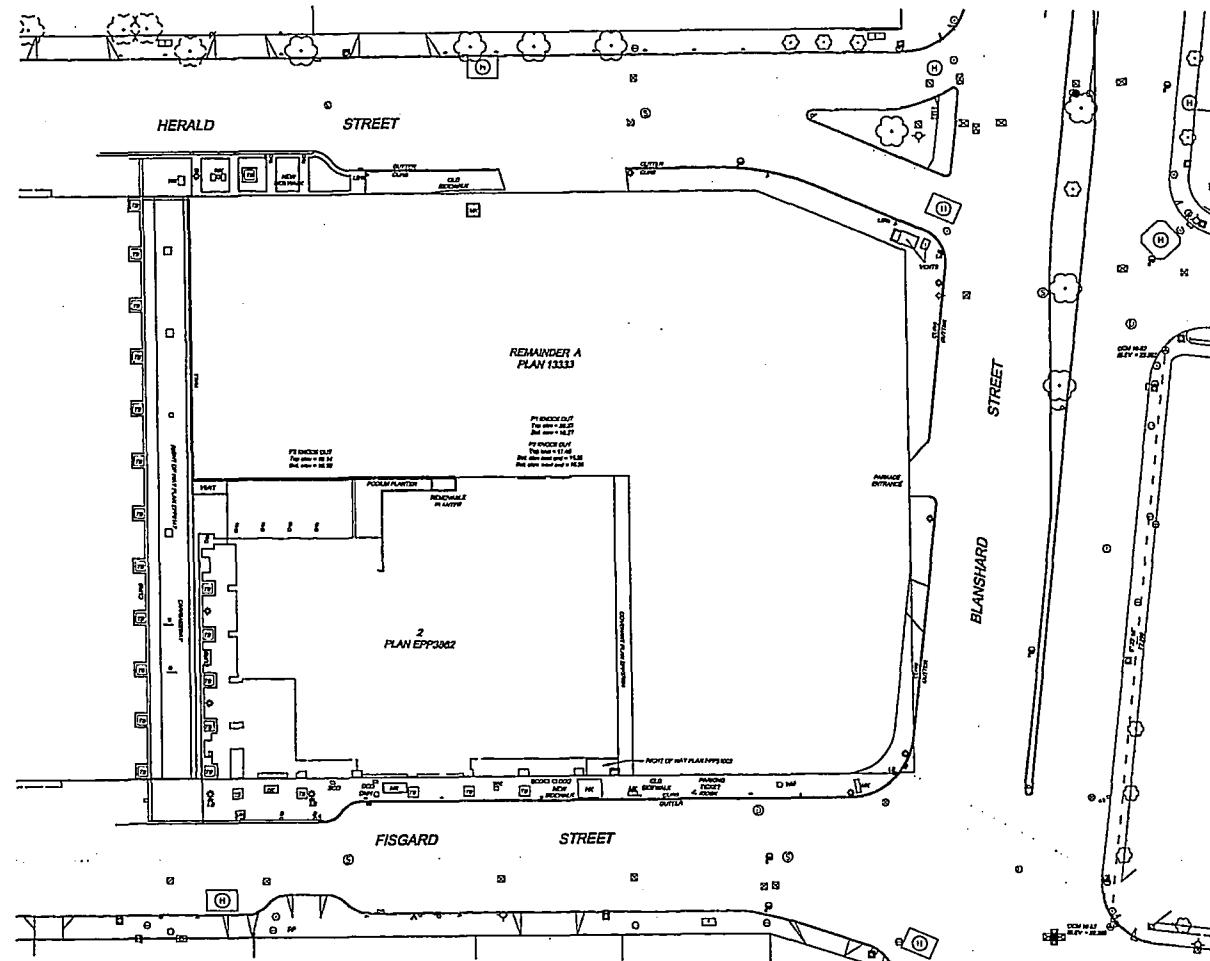
Scale 1:250
All distances are in metres and decimal
places, unless otherwise noted.
The intended plot size of this plan is 600m²
This plan is drawn at a scale of 1:250
when plotted at a scale of 1:250.

LEGEND

- (S) Survey control instrument
- (C) Surveyed Land Plot
- (T) Surveyed Tree Reserve Plot
- (W) Surveyed Water Plot
- (R) Surveyed Reserve Plot
- (L) Surveyed Land Reserve Plot
- (D) Surveyed Development Plot
- (B) Surveyed Building Plot
- (P) Surveyed Park Plot
- (M) Surveyed Meter Plot
- (G) Surveyed Gas Plot
- (W) Surveyed Water Meter

Distances are in metres and are based on Integrated Survey
Area instrument 18-52.

NOTE: Features shown street side of the
plots are from old records and shown for
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Drawn: 2016-12-16
Drawing: 0111-PLAT-HUDSON-1
Layout: Topo Plan

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Revision Schedule

Rev #	Date	Description
1	2016-12-16	OP-2016-12-16
2	2017-01-10	OP-2017-01-10
3	2017-01-10	OP-REVISIONS-2017

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TOWNLINE

Drawn:
HUDSON PLACE 1,
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Surveyors:
SURVEY PLAN

Date: 01/05/2018 Project No: 15-37-1
Scale: Drawing: 0111-PLAT-HUDSON-1
Trinity
Actor
Ferrage
Rev:

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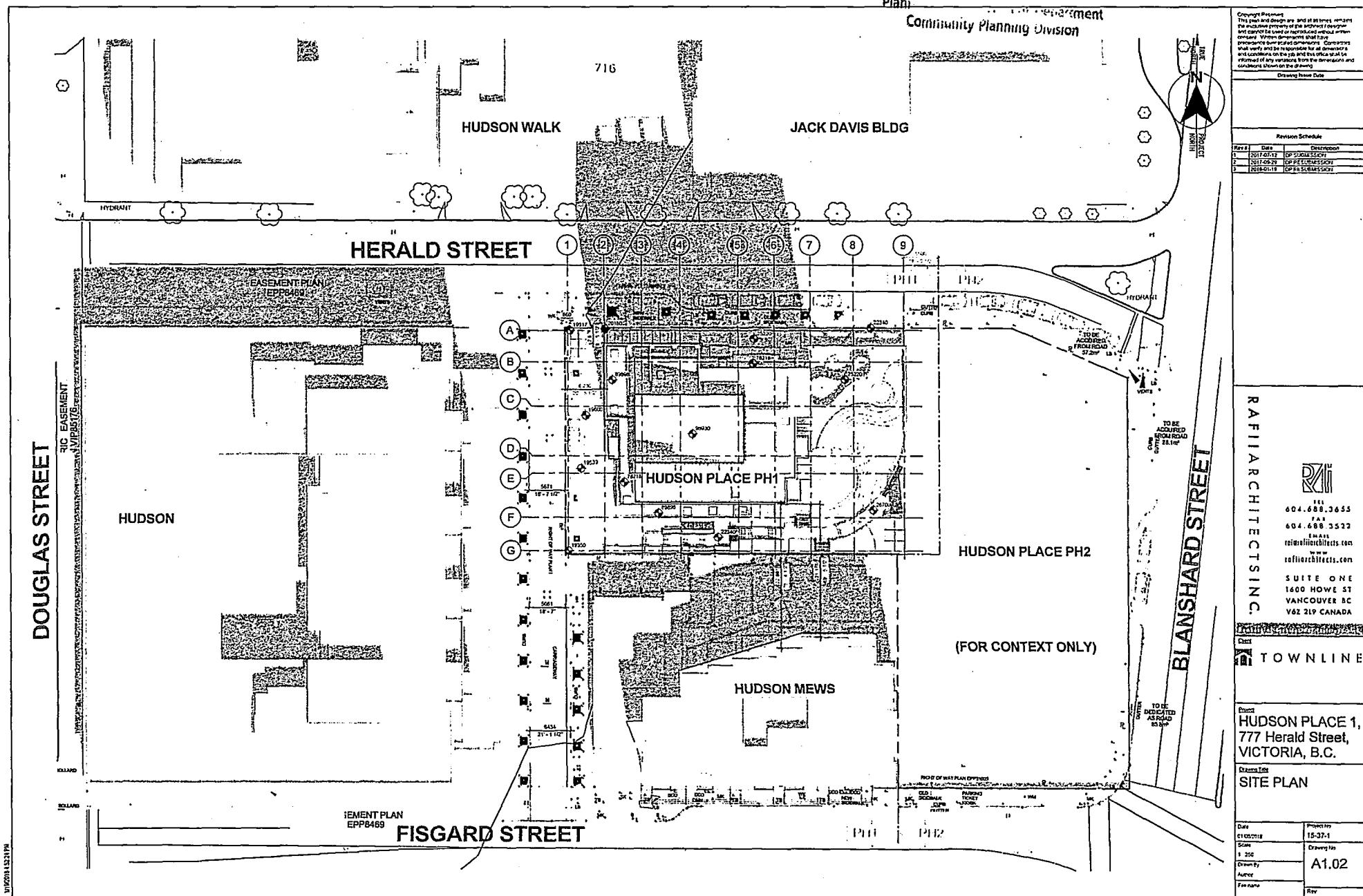
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Revision Schedule

Rev #	Date	Description
1	2017-07-12	OP SUBMISSION
2	2017-09-29	OP PERMIT ISSUED
3	2018-01-19	OP RELEASED TO CLO



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Community Planning Division

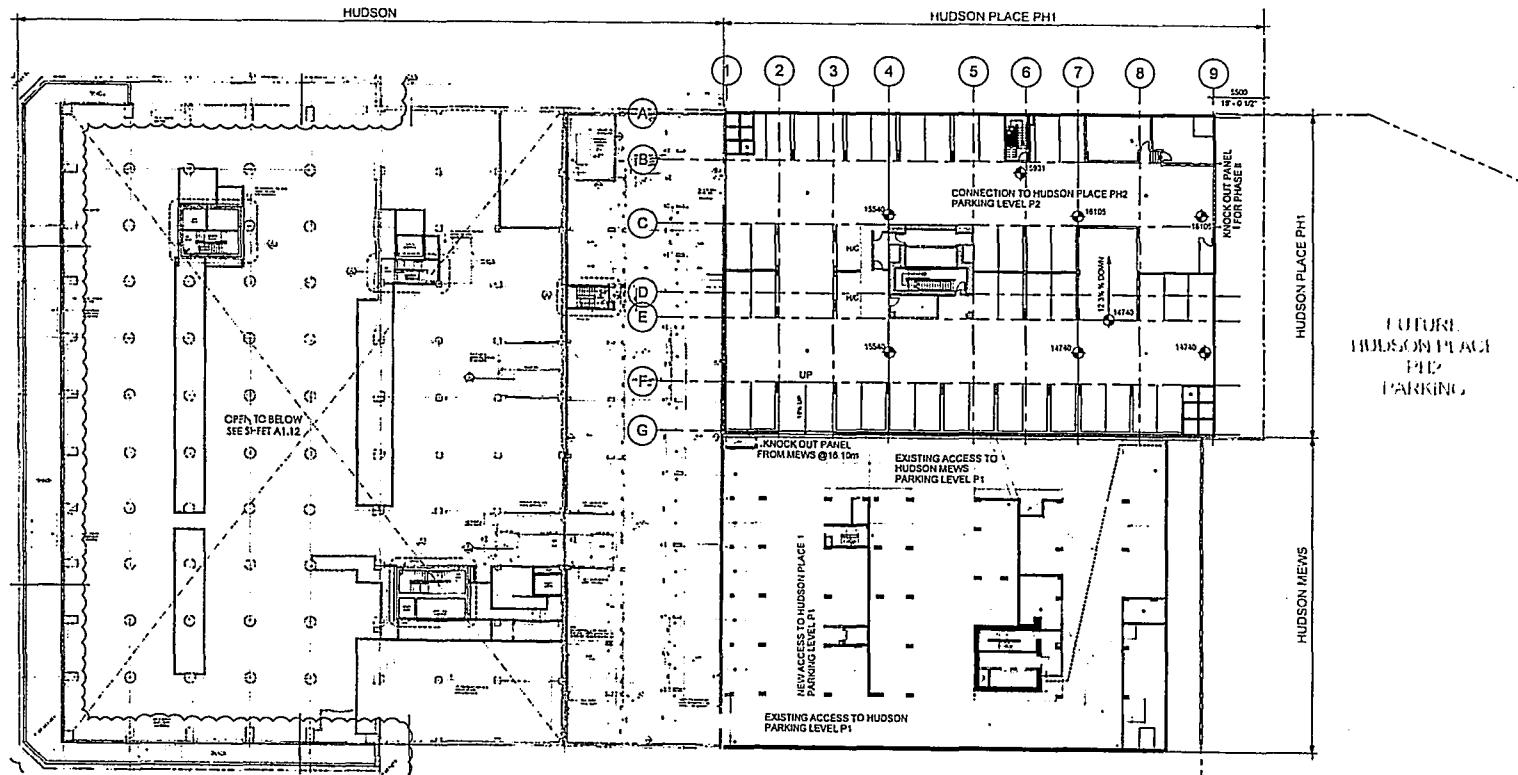


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Revision Schedule

Rev #	Date	Description
1	2011-01-19	DP-REGULAR-COM
2	2011-09-29	DP-REGULAR-COM
3	2016-01-19	DP-REGULAR-SKRY



① PARKING ACCESS DIAGRAM
1:250

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HUDSON PLACE 1,
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PARKING ACCESS
DIAGRAM

Date	Project No
8/10/2018	15-37-1
Scale	1:250
Drawn by	
Author	A1.03
Supervised	
Rev	

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Revision Schedule

Rev #	Date	Description
2	2017-09-22	DP RESUBMISSION
3	2018-01-12	DP RESUBMISSION

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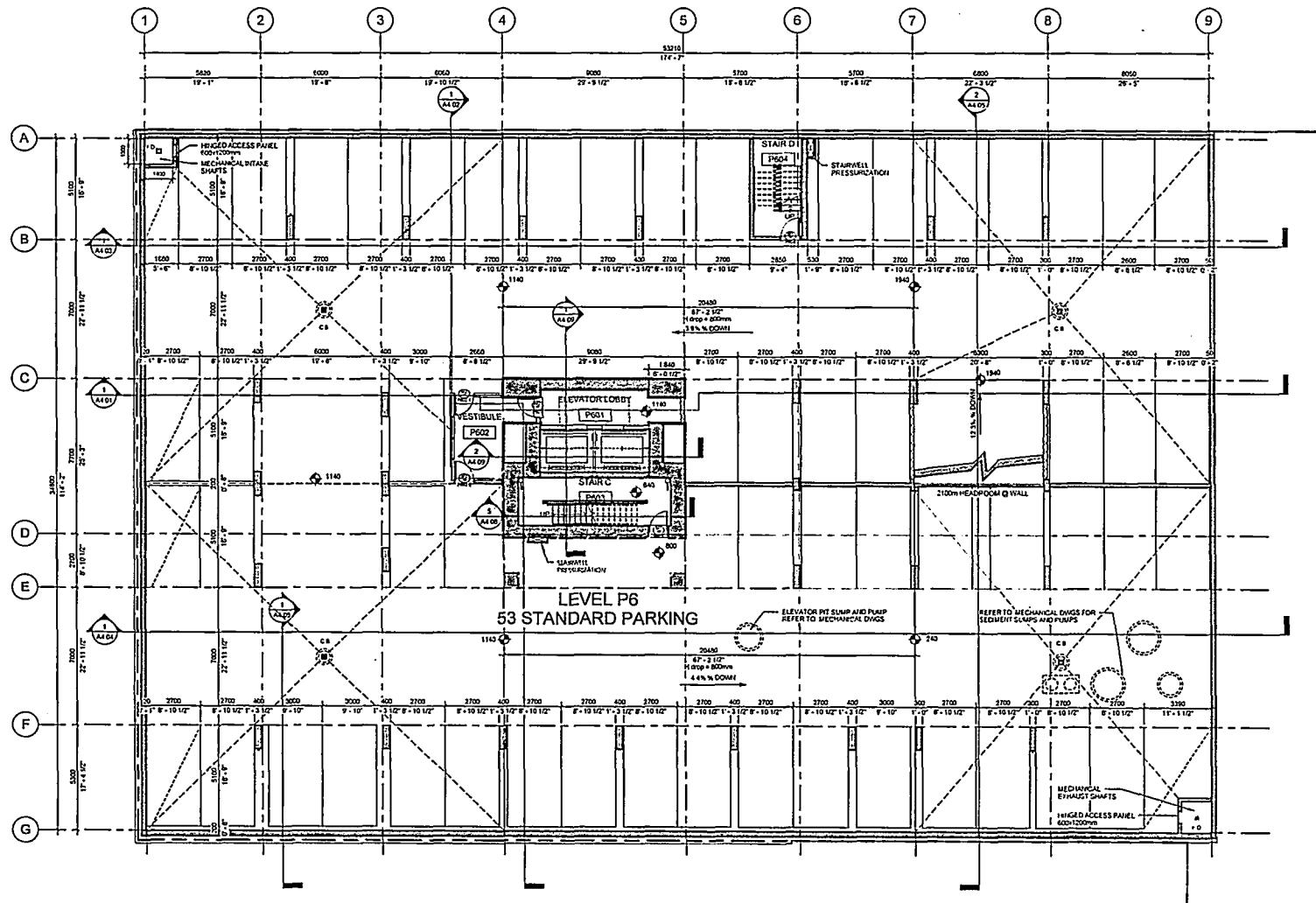
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TOWNLINE

Hudson Place 1,
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P6 PARKING PLAN

Date	Project#
01/05/2018	15-37-1
SCM	Drawing#
100	A2.01
Drawn by	
Checked by	
Rev	



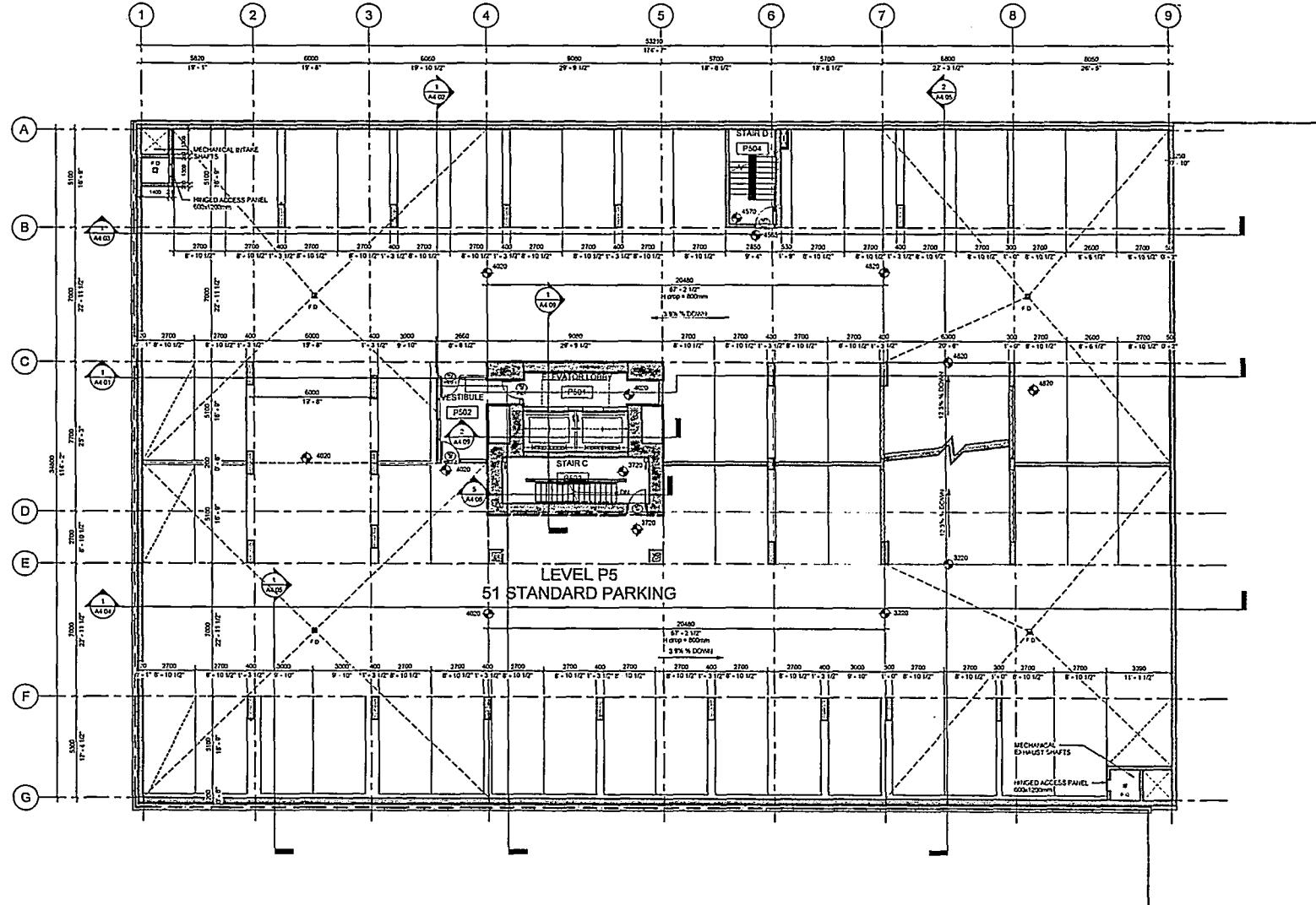
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CITY TOWLINE

HUDSON PLACE 1,
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Drawing No.
P5 PARKING PLAN

Date	Project No.
01/02/2018	15-37-1
Scale	Drawing No.
1:100	A2.02
Comments	
MNS	
File name	
Rev	

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Revision Schedule

Rev #	Date	Description
1	2017-07-12	CFI STANDARD
2	2017-08-29	CFI PERTINENT
3	2018-01-18	CFI AS BUILT

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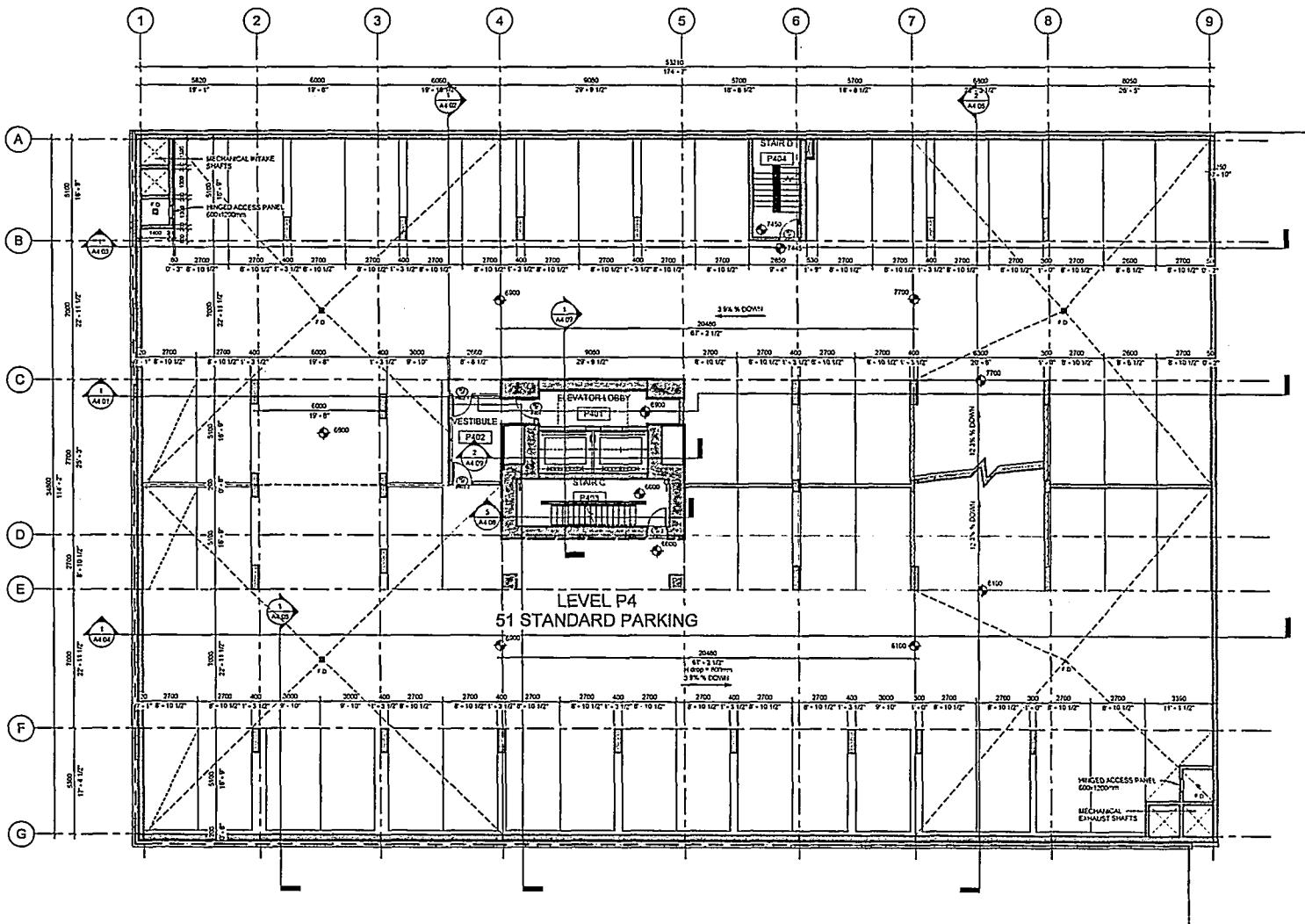
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T O W N L I N E

H U D S O N P L A C E 1,
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P4 PARKING PLAN

Date	Project No.
01002018	15-37-1
Scale	
1:100	Drawing No.
Drawn By	A2.03
Authored By	
Checked By	
Rev	



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2017-05-12	GP-GUARDRAILS
2	2017-09-29	GP-RESTAURANT/AC
3	2018-01-17	GP-REFUGESPACE

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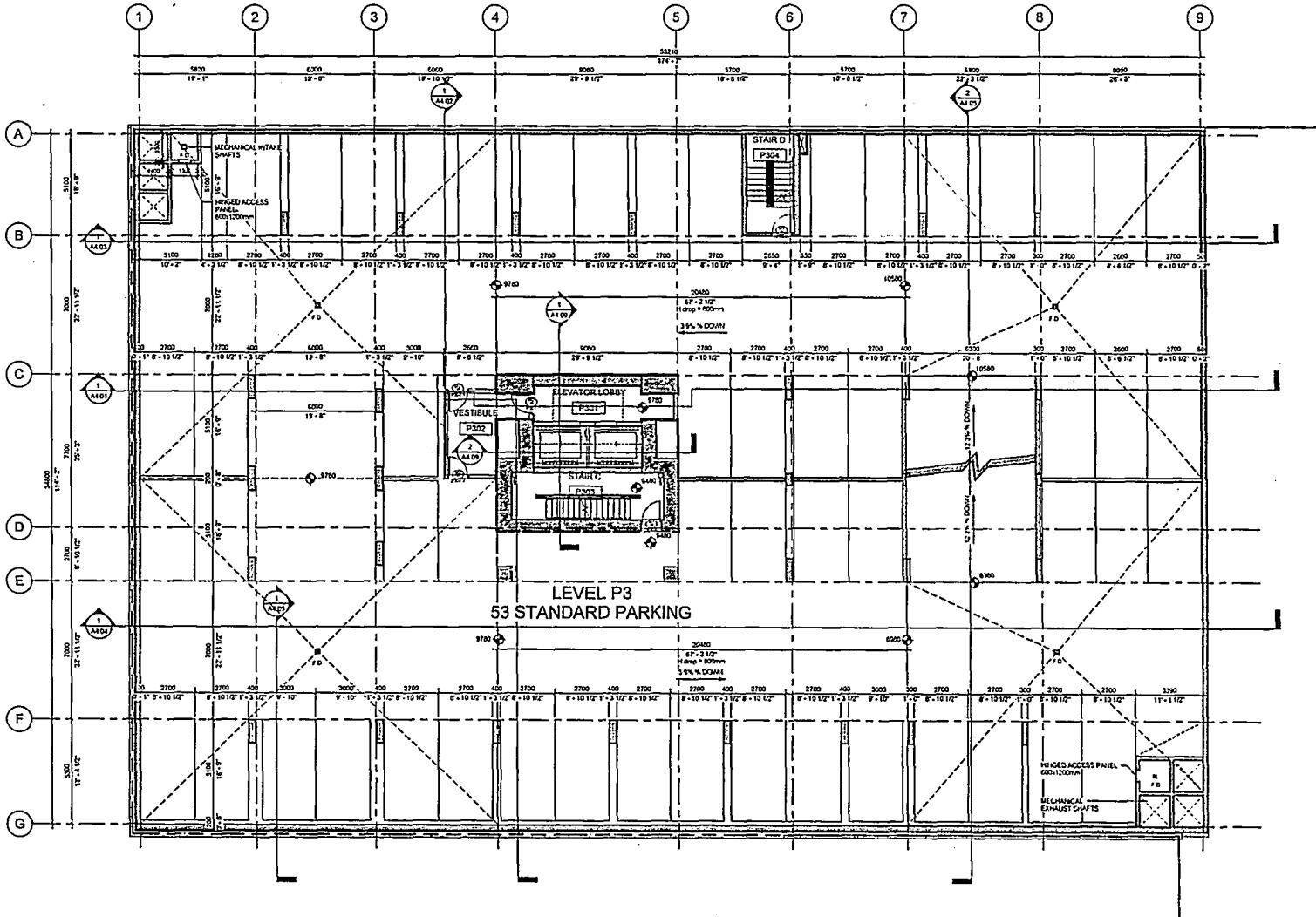
 604.688.3655
 FAX 604.688.3522
 EMAIL raffi@raffiaclists.com
 WWW raffiaclists.com
 SUITE ONE
 1600 HOWE ST
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TOWNLINE

HUDSON PLACE 1,
777 Herald Street,
Victoria, B.C.

Director
P3 PARKING PLAN

Date	Project No.
01/02/2018	15-37-1
Scan	
1.100	
Drawings	A2.04
Author	
File Name	
Rev	



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Drawing Issue Data

Revision Schedule

Rev #	Date	Description
1	2017/07/12	OP SUBMISSION
2	2017/07/23	CW PERMIT ISSUED
3	2018/01/19	OP REISSUE ASKED

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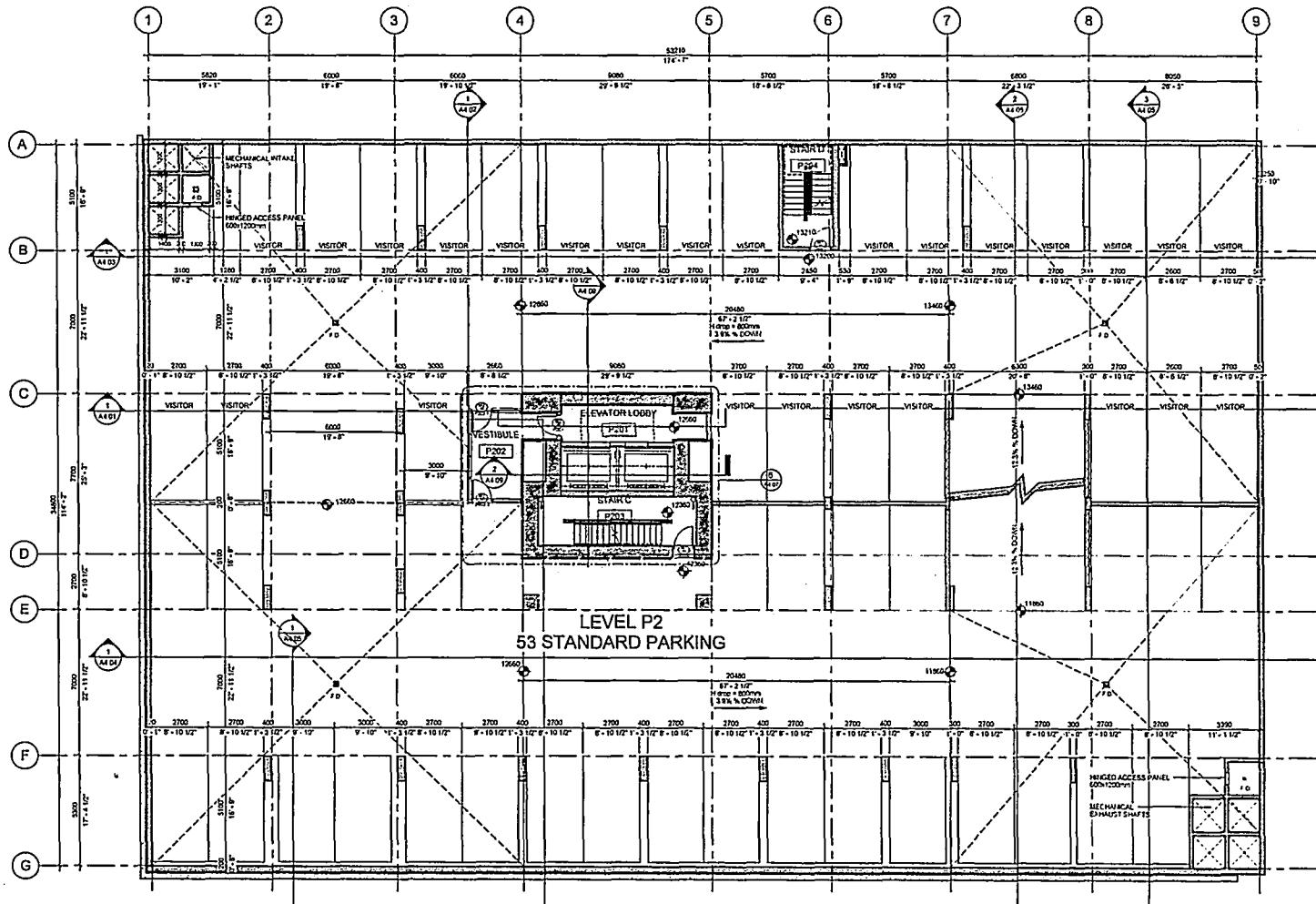
Engineering Services Ltd. (ESL)

Date: TOWLINE

Hudson Place 1,
777 Herald Street,
Victoria, B.C.

Document: P2 PARKING PLAN

Date	Project No.
01/09/2018	15-37-1
Scale	1:100
Drawn By	Drawing No.
Author	A2.05
Fee Name	REV



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Drawing Issue Date

Revision Schedule		
Rev#	Date	Description
1	2017-02-12	DP SUBMISSION
2	2017-09-29	DP RESUBMISSION
3	2018-01-19	DP RESUBMISSION

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TOWNLINE

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VICTORIA, B.C.**

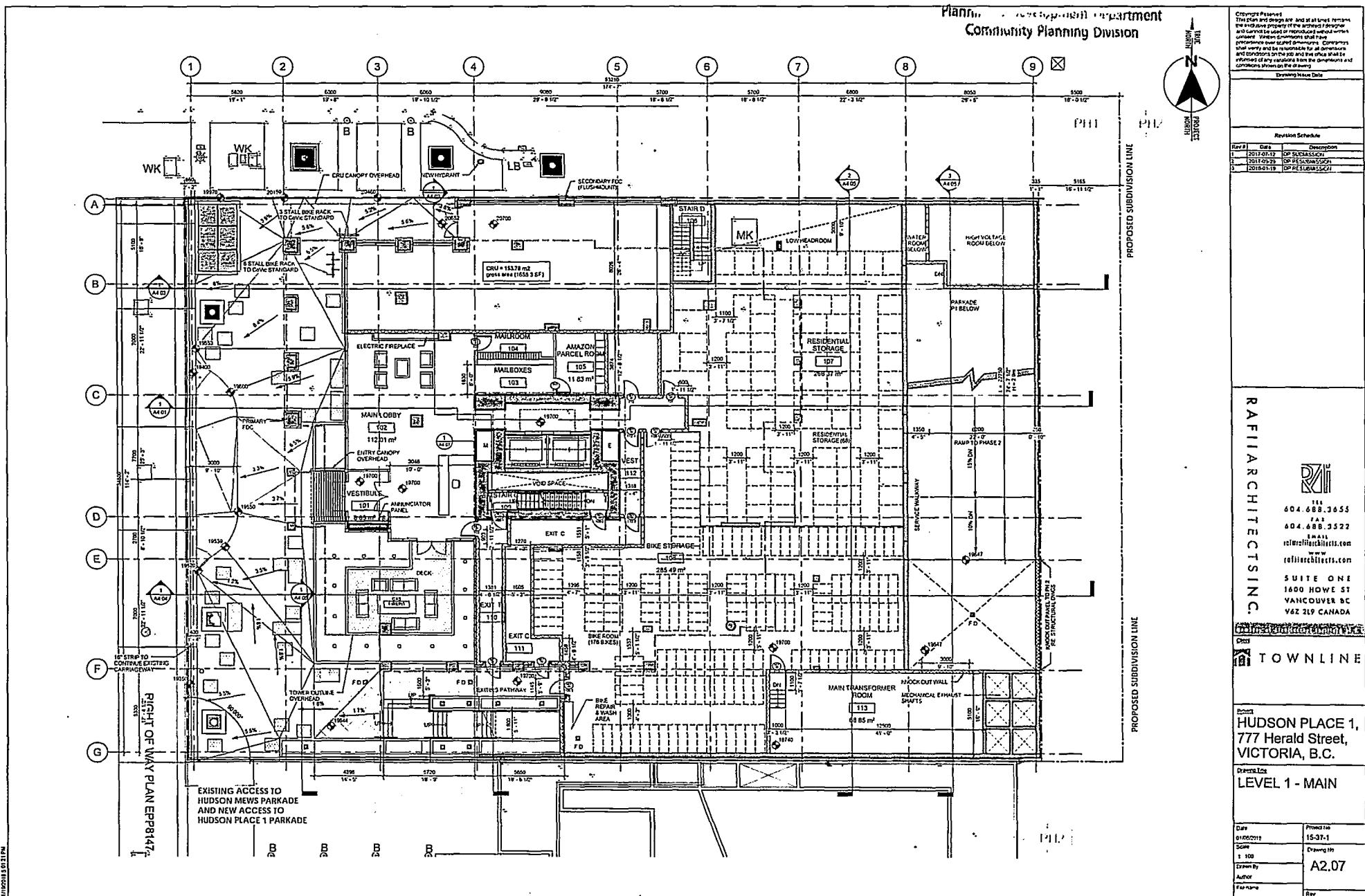
P1 PARKING PLAN

Date 01/06/2018	Proj. No 15-37-1
Date 1/10	Drawing No
Drawn By	A.206
Author	
File name	Rev

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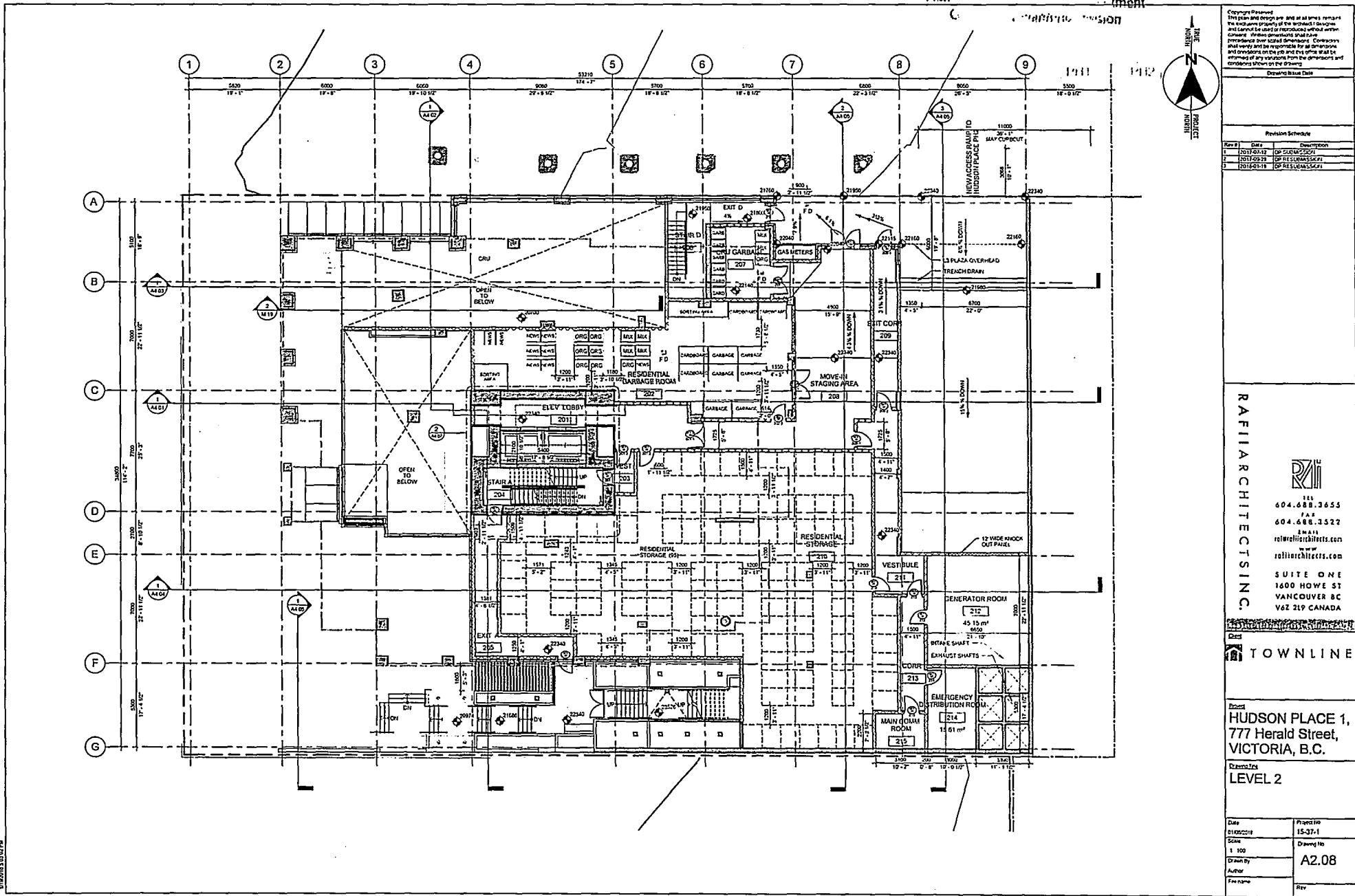


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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2017/07/12	OP SUBMISSION
2	2017/08/01	OP REVISIONS
3	2017/08/15	OP REVISIONS

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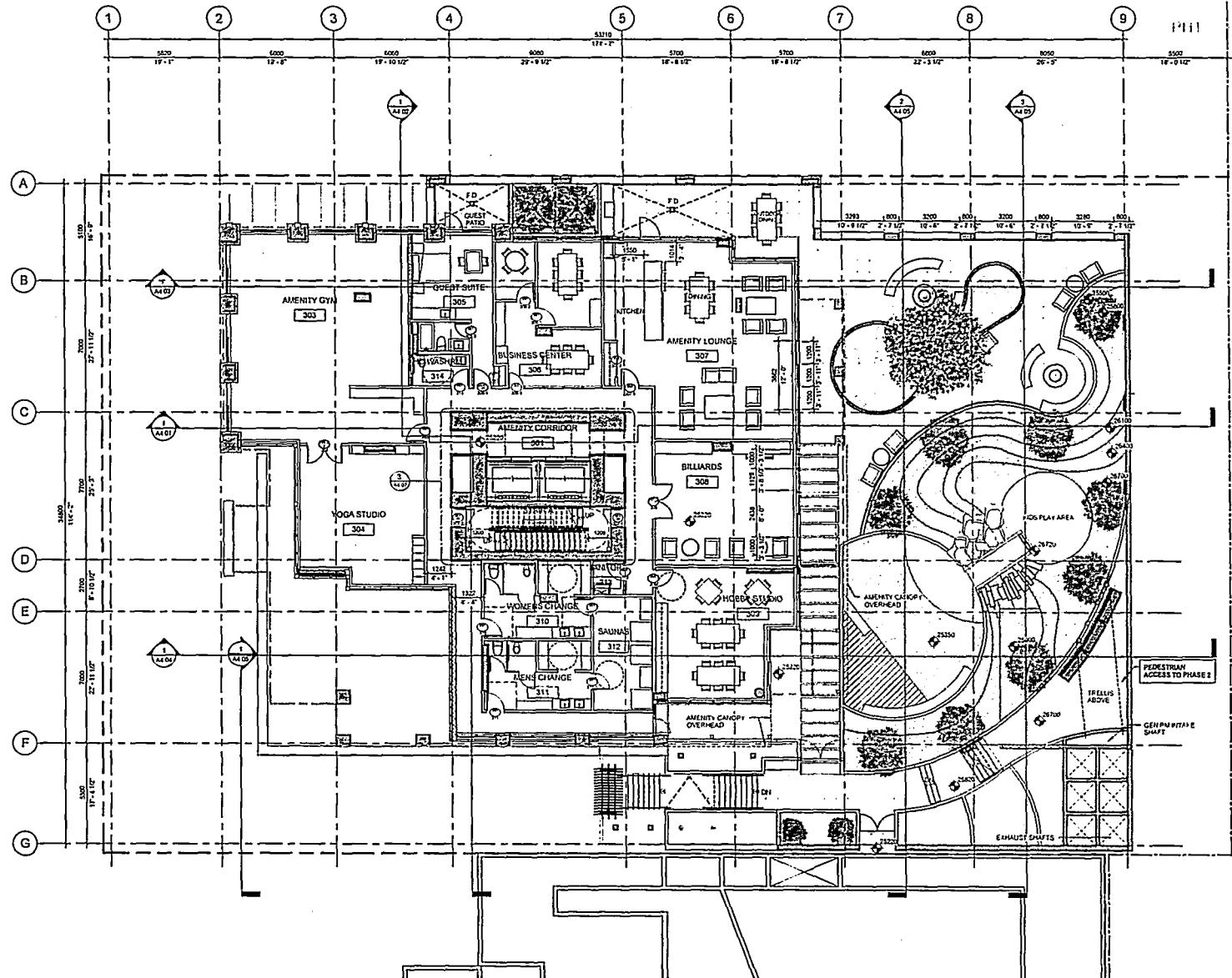
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Townline

**HUDSON PLACE 1,
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LEVEL 3 - AMENITY

Date	Project No
01/20/2018	15-37-1
Score	Ordnance
1-100	A.09
Drawn By	
Author	
Filename	
Ref	



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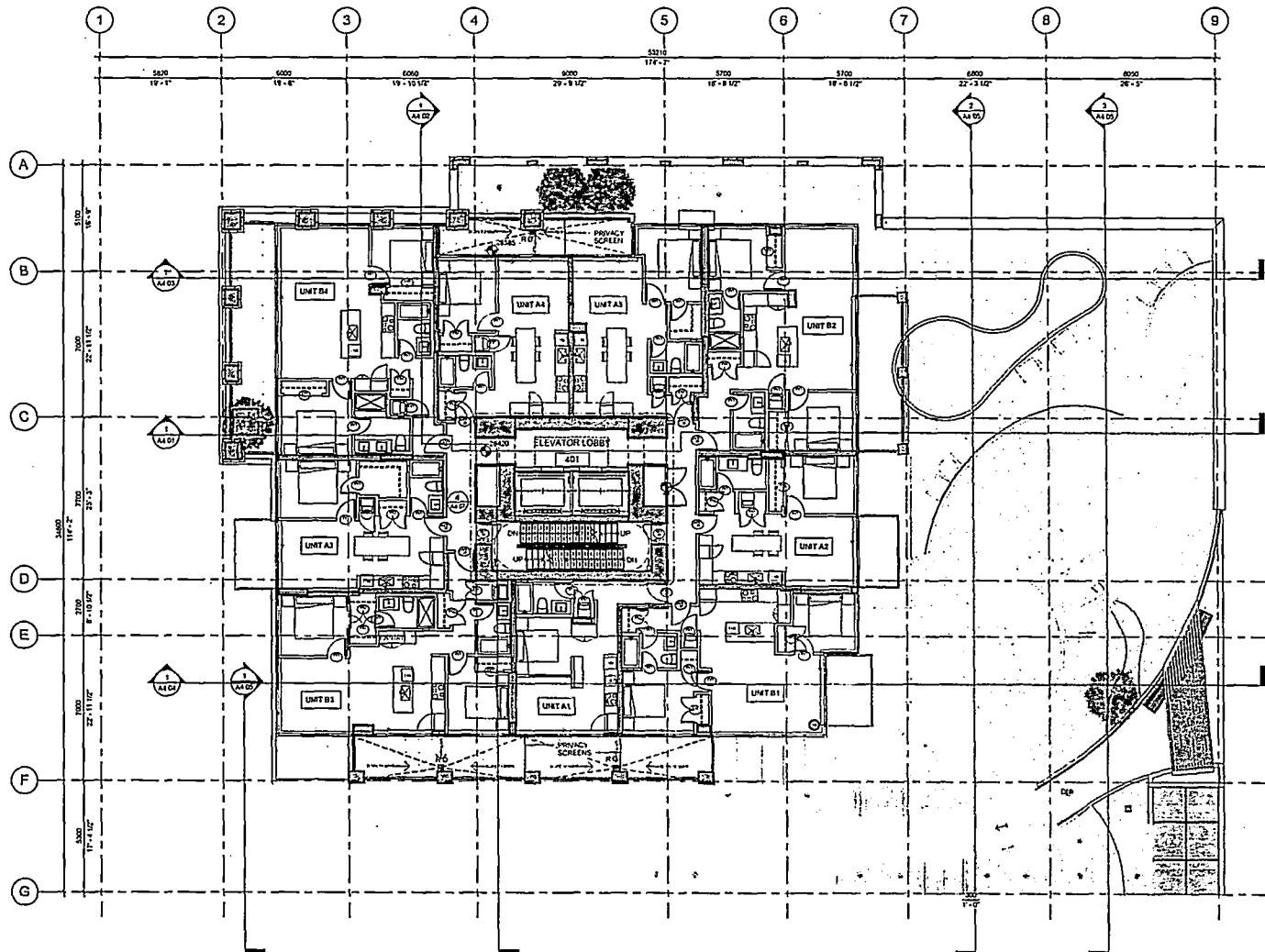
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LEVEL 4 - 20

Date	Project No
01/24/2018	15-37-1
Scale	Drawing No
1:100	A2.10
Drawn By	
Author	
File Name	
Rev	

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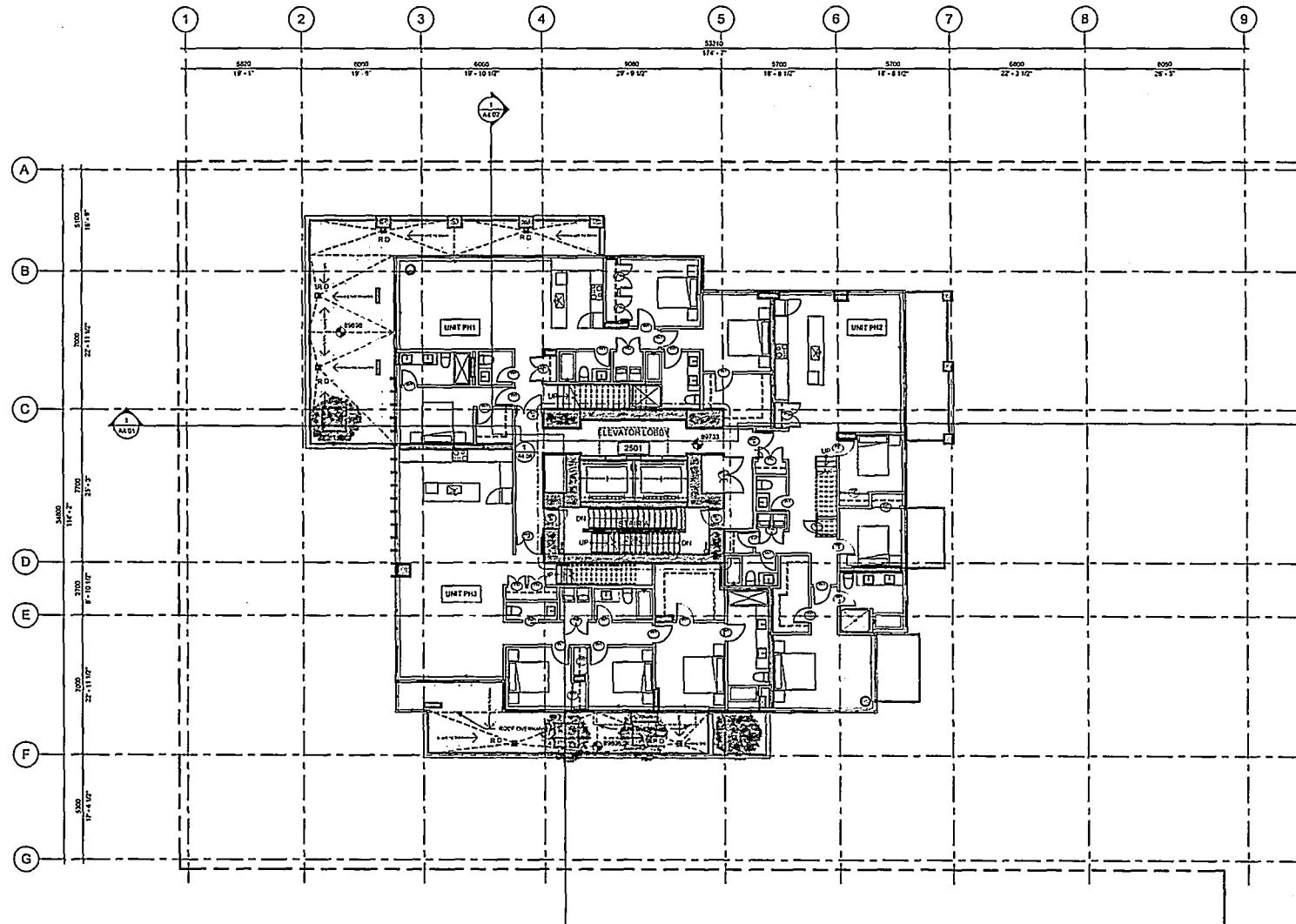


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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	2011-03-13	OP-CUSMSSZC1
2	2011-09-29	OP-REFURBISHMENT
3	2015-01-13	OP-FEASIBILITY



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Drawn by TOWNLINE

Project No. 1
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Drawing No. LEVEL 25 - PH

Date	Printed by
01/05/2018	15-07-1
Score	
I 100	Drawing No.
Drawn by	A2.12
Author	
File name	
Rev	

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Revision Schedule		
Rev #	Date	Description
1	2017-01-12	DP FLOOR PLAN
2	2017-03-22	DP FLOOR PLAN
3	2017-03-22	DP FLOOR PLAN

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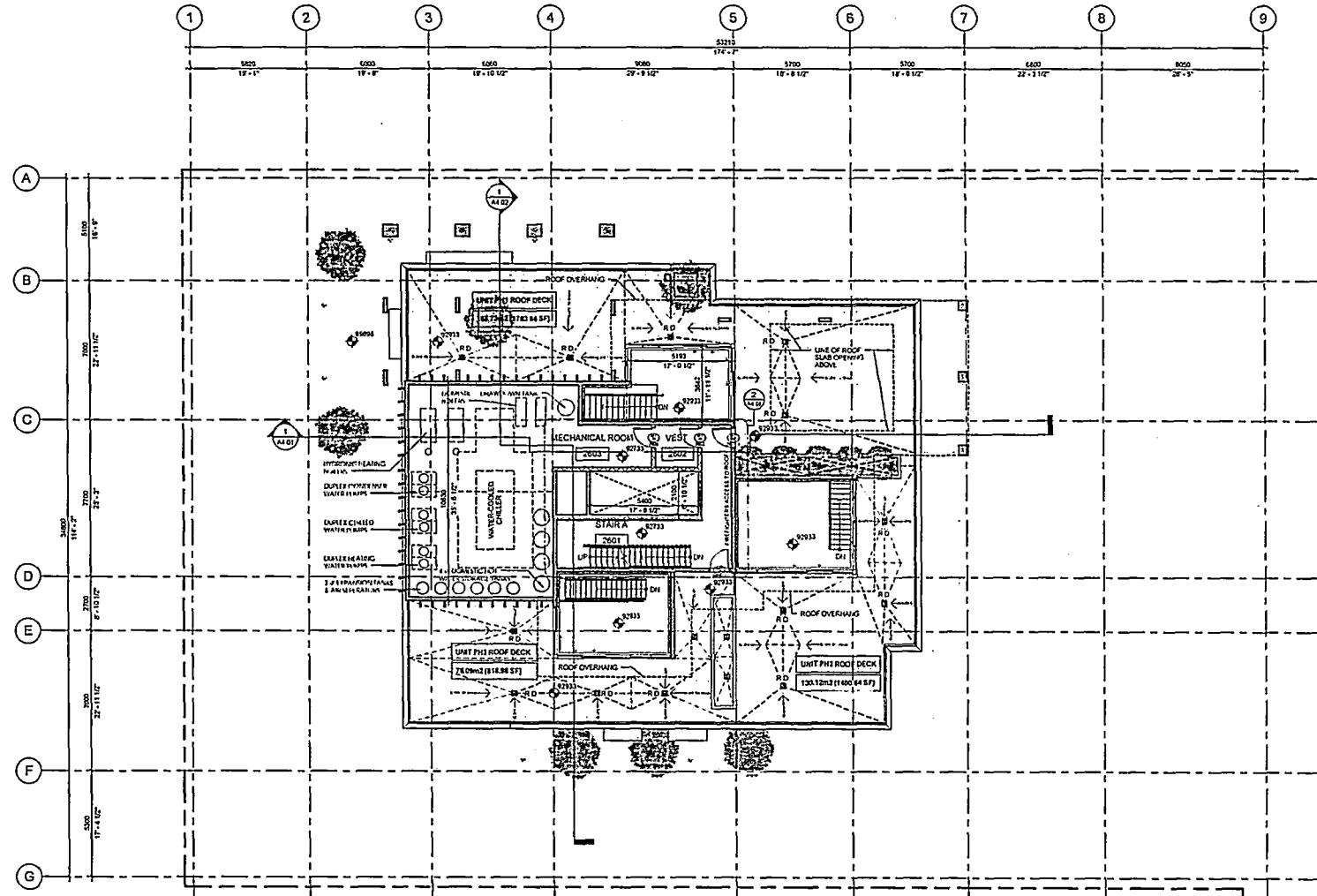
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Reviewed
PH ROOF DECK
PLAN

Date	Project No
01/09/2018	15-37-1
Scale	1:100
Drawn By	A2.13
Author	
File Name	
Rev	

PH ROOF DECK & MECH ROOM PLAN

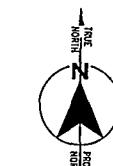
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Revision Schedule

Rev # Date Description

1 2018-01-24 ORIG DRAWINGS

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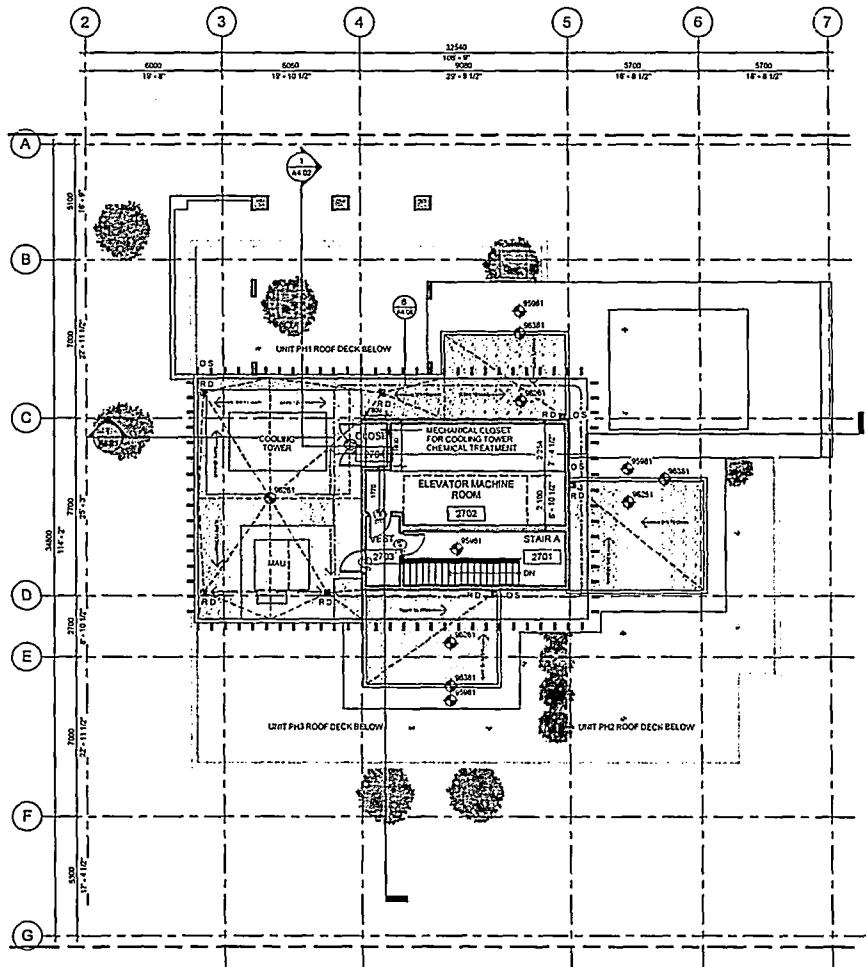
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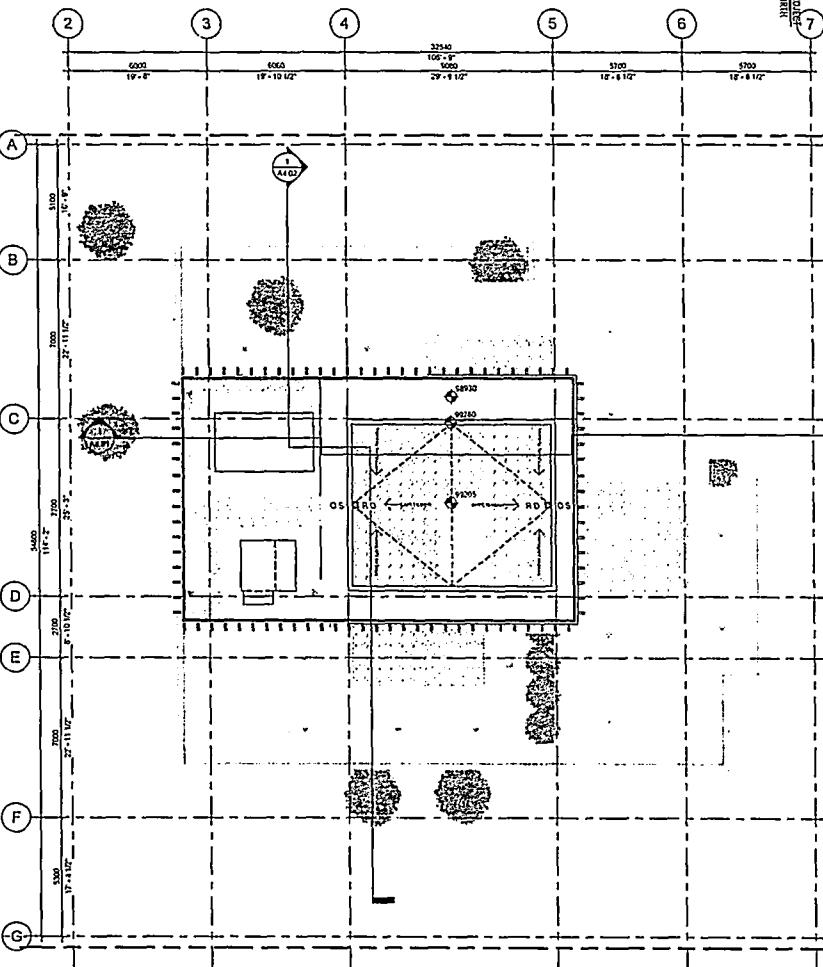
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Drawing
ELEVATOR
MACHINE ROOM &
TOP ROOF PLAN

Date	Project No
Printed	15-37-1
Scale	1:100
Drawn by	A2.14
Author	
For name	
	Rev



(1) MECH ROOF PLAN
1:100



(2) TOP ROOF PLAN
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Revision Schedule		
Rev #	Date	Description
1	2017/07/12	OFF-SUBMISSION
2	2018/01/19	OFF-SUBMISSION
3	2018/01/19	OFF-SUBMISSION

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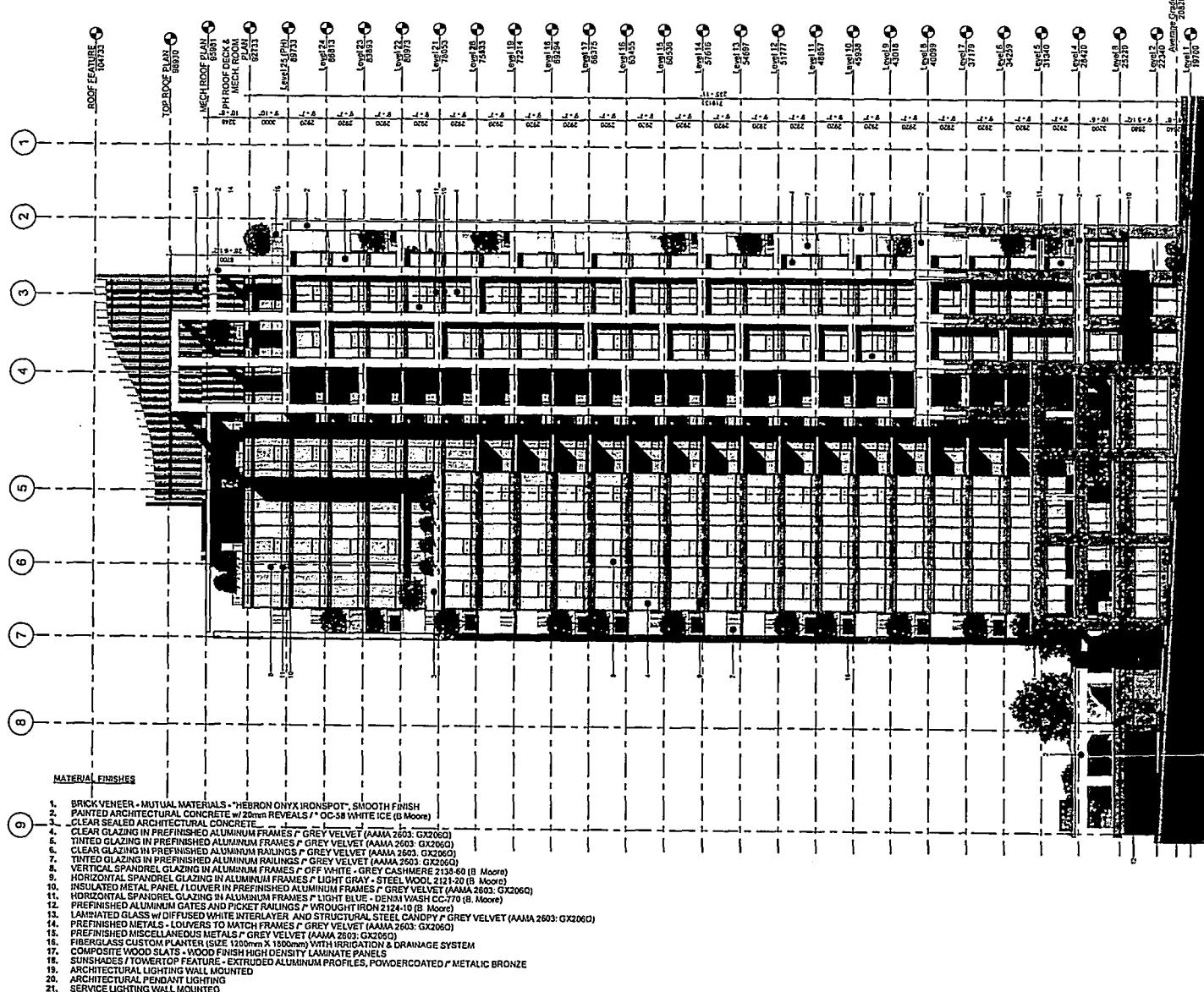
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NORTH ELEVATION

Date	Printed By
01/24/2018	15-37-1
Scale	From To
As Indicated	
Drawn By	A3.01
Author	
File Name	
Rev	



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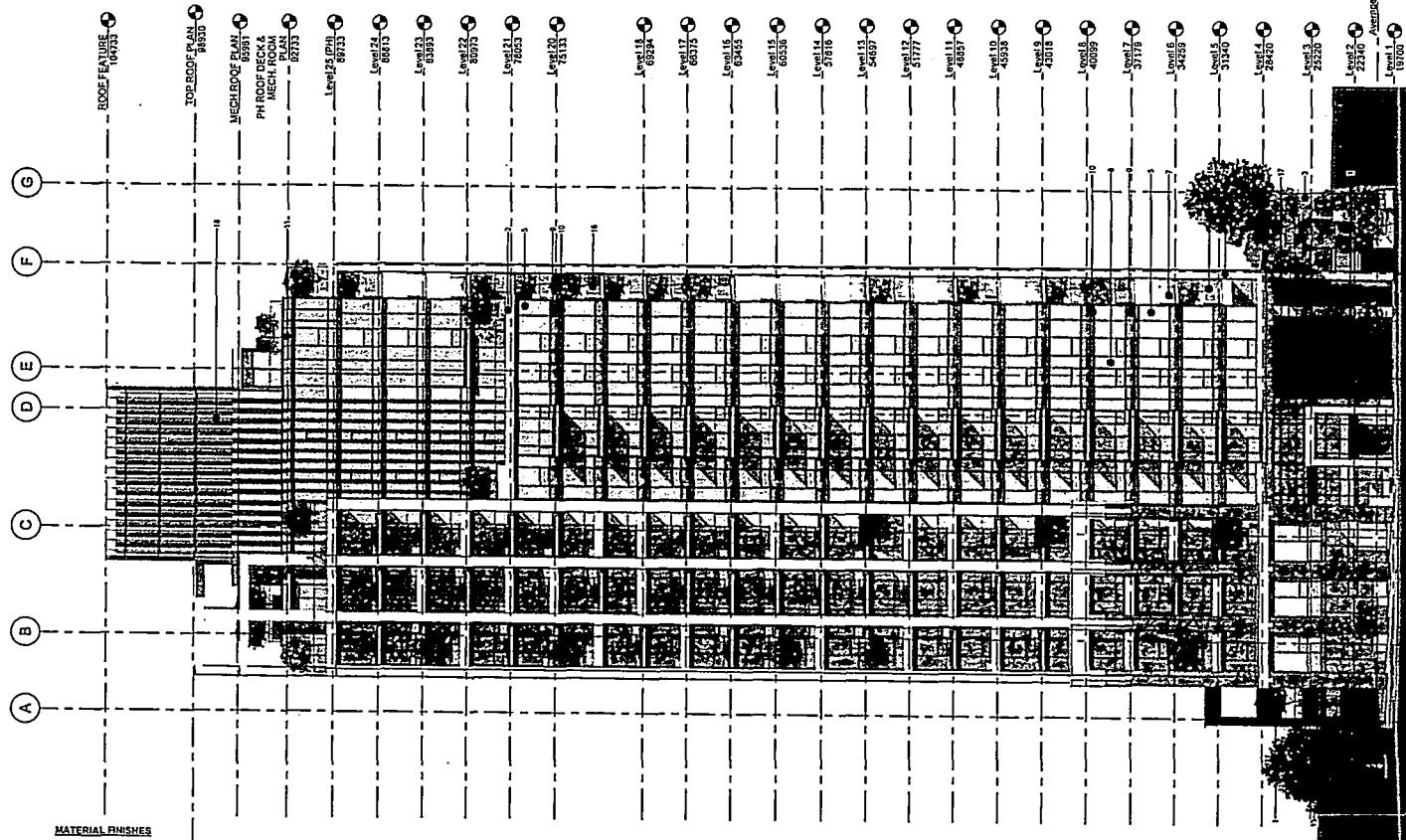
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Revision Schedule

Rev #	Date	Description
1	2017/07/12	DP SUBMISSION
2	2017/09/29	DP RE-SUBMISSION
3	2018/01/19	DP RESUBMISSION



MATERIAL FINISHES

1. BRICK VENEER - MORTAR MATERIALS - "HEBRON ONYX IRONSPOT", SMOOTH FINISH
2. PAINTED AND TEXTURED CONCRETE w/ 20mm REVEALS / OC-58 WHITE ICE (B. Moore)
3. CLEAR SEALED ARCHITECTURAL CONCRETE (B. Moore)
4. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603 GX206Q)
5. TINTED GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603 GX206Q)
6. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / GREY VELVET (AMA 2603 GX206Q)
7. TINTED GLAZING IN PREFINISHED ALUMINUM RAILINGS / GREY VELVET (AMA 2603 GX206Q)
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / GREY VELVET (AMA 2603 GX206Q)
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY - STEEL WCOL 212120 (B. Moore)
10. INSULATED METAL PANEL / LOUVER IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603 GX206Q)
11. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT BLUE - DENIM WASH CC-770 (B. Moore)
12. PREFINISHED ALUMINUM METAL PANELS / GREY VELVET (AMA 2603 GX206Q)
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER, AND STRUCTURE - GREY VELVET (AMA 2603 GX206Q)
14. PREFINISHED METALS - LOUVERS TO MATCH FRAMES / GREY VELVET (AMA 2603 GX206Q)
15. PREFINISHED MISCELLANEOUS METALS / GREY VELVET (AMA 2603 GX206Q)
16. PRECAST CONCRETE PAVING STONES SIZE 1200mm x 1500mm) WITH IRRIGATION & DRAINAGE SYSTEM
17. COMPOSITE WOOD SLATS - WOOD DECK HIGH DENSITY LAMINATE PANELS
18. SUNSHADES / TOWER TOP FEATURE - EXTRUDED ALUMINUM PROFILES, POWDERCOATED / METALLIC BRONZE
19. ARCHITECTURAL LIGHTING WALL MOUNTED
20. ARCHITECTURAL PENDANT LIGHTING
21. SERVICE LIGHTING WALL MOUNTED

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TOWLINE

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WEST ELEVATION

Date	Project No
01/09/2018	15-37-1
Scale	Drawing No
As Issued	
Drawn By	
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For Name	
Rev	

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Revision Schedule

Rev #	Date	Description
1	2017-09-27	OR-INITIALS-CFA
2	2017-09-29	OR-FINALS-CFA
3	2018-01-19	OR-PERMISSION

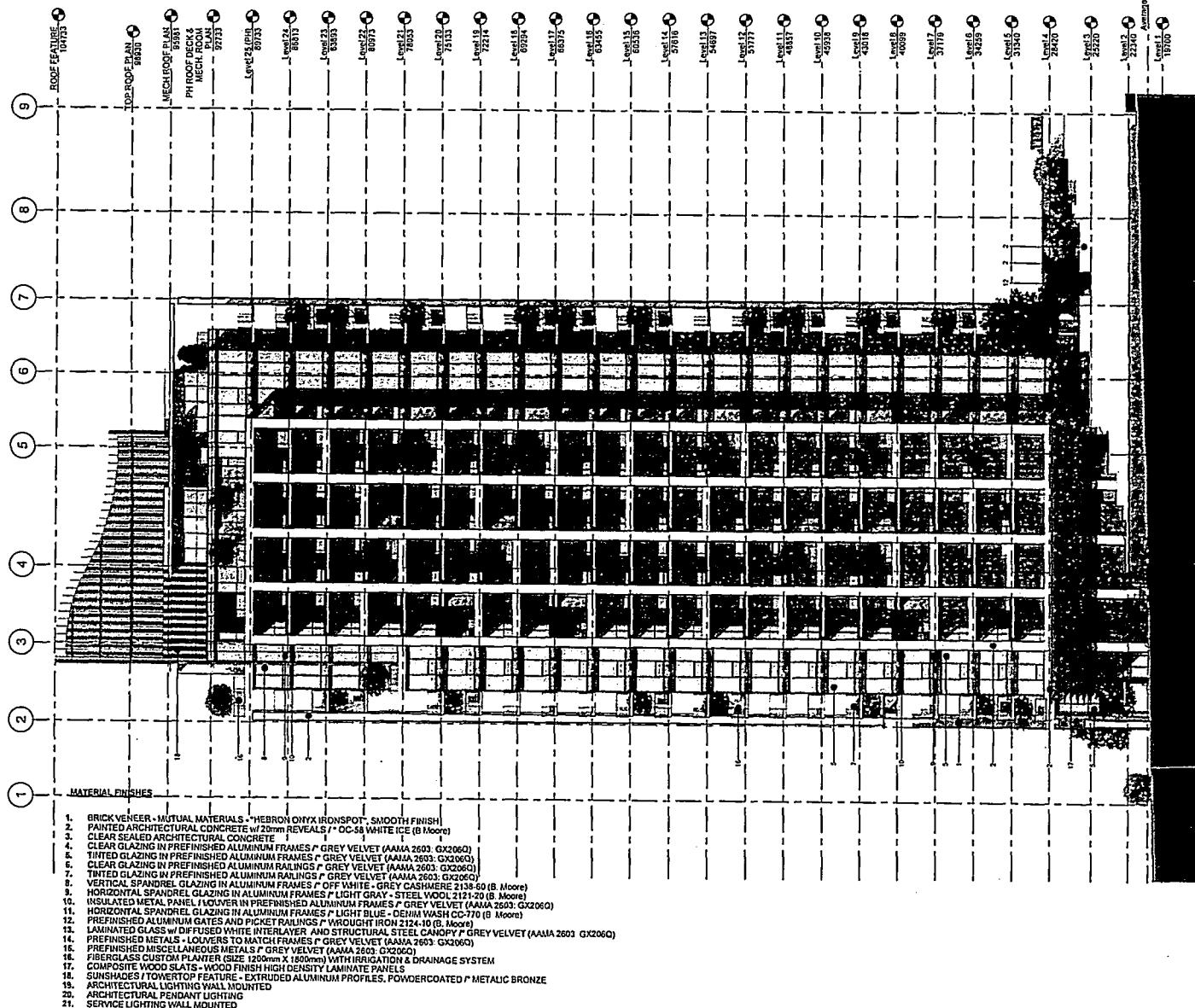
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TOWLINE

Project
HUDSON PLACE 1,
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Drawing
SOUTH ELEVATION

Date	Project No
01/02/2018	15-37-1
Scale	Drawings
Assumed	Drawn By
	A3.03
Drawn By	
Author	
File Name	Rev



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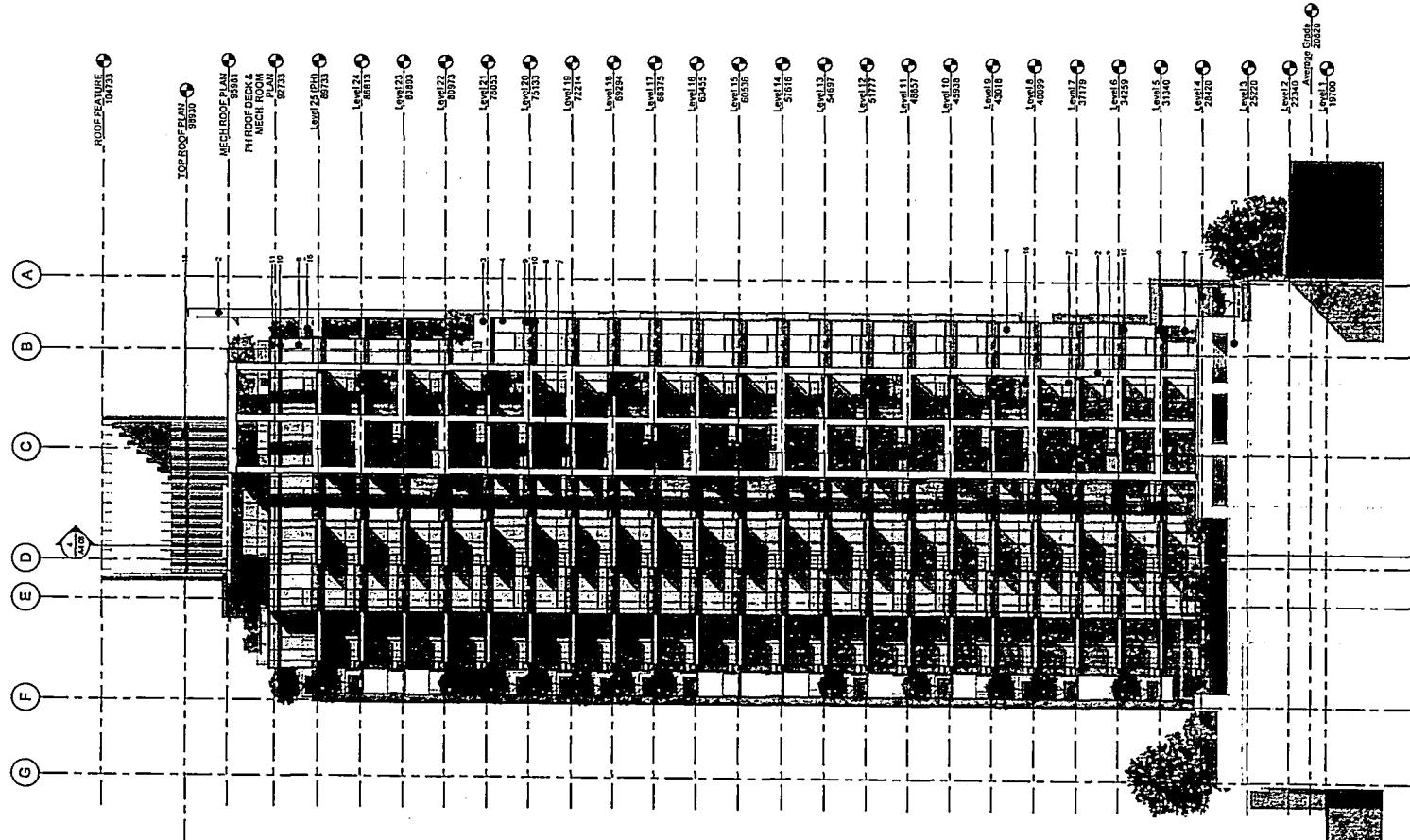
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Drawing Issue Date

Revision Schedule		
Rev #	Date	Description
1	2011/05/23	DR F1 SUBMISSION
2	2011/05/23	DR F2 SUBMISSION
3	2014/05/19	DR F3 SUBMISSION



MATERIAL FINISHES

1. BRICK VENEER - MUTUAL MATERIALS - "HEBON ONYX IRONSPOT", SMOOTH FINISH
2. PAINTER SEALED ALUMINUM FRAME / 10mm REVEALS / OC-58 WHITE ICE (B Moore)
3. CLEAR SEALED ARCHITECTURAL CONCRETE
4. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603: GX2060)
5. TINTED GLAZING IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603: GX2060)
6. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / GREY VELVET (AMA 2603: GX2060)
7. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / GREY VELVET (AMA 2603: GX2060)
8. VERTICAL SPANDREL GLAZING IN ALUMINUM FRAMES / WHITE, GREY VELVET (AMA 2603: GX2060) (B Moore)
9. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY - STEEL V-GOL 2121-20 (B Moore)
10. INSULATED METAL PANEL / LOUVER IN PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603: GX2060)
11. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / LIGHT BLUE - DENIM WASH CC-770 (B. Moore)
12. PREFINISHED ALUMINUM FRAMES / GREY VELVET (AMA 2603: GX2060)
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER, AND STRUCTURAL STEEL CANOPY / GREY VELVET (AMA 2603: GX2060)
14. PREFINISHED METALS - LOUVERS TO MATCH FRAMES / GREY VELVET (AMA 2603: GX2060)
15. PREFINISHED MISCELLANEOUS METALS / GREY VELVET (AMA 2603: GX2060)
16. COMPOSITE WOOD SLATS - WOOD FINISH HIGH DENSITY VAMING PANELS
17. SUNSHADES / TOWER TO FEATURE - EXTRUDED ALUMINUM PROFILES, POWDERCOATED / METALLIC BRONZE
18. ARCHITECTURAL LIGHTING WALL MOUNTED
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20. SERVICE LIGHTING WALL MOUNTED

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HUDSON PLACE 1,
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Drawn by
EAST ELEVATION

Date	Printed No
01/05/2018	15-37-1
Scale	Drawing No
Architect	
Drawn By	A3.04
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File Name	
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Revision Schedule

Rev #	Date	Description
1	2017-03-13	OP-FULLY DRAWN
2	2017-03-29	OP-FE SUBMISSION
3	2018-01-19	OP-FE APPROVAL

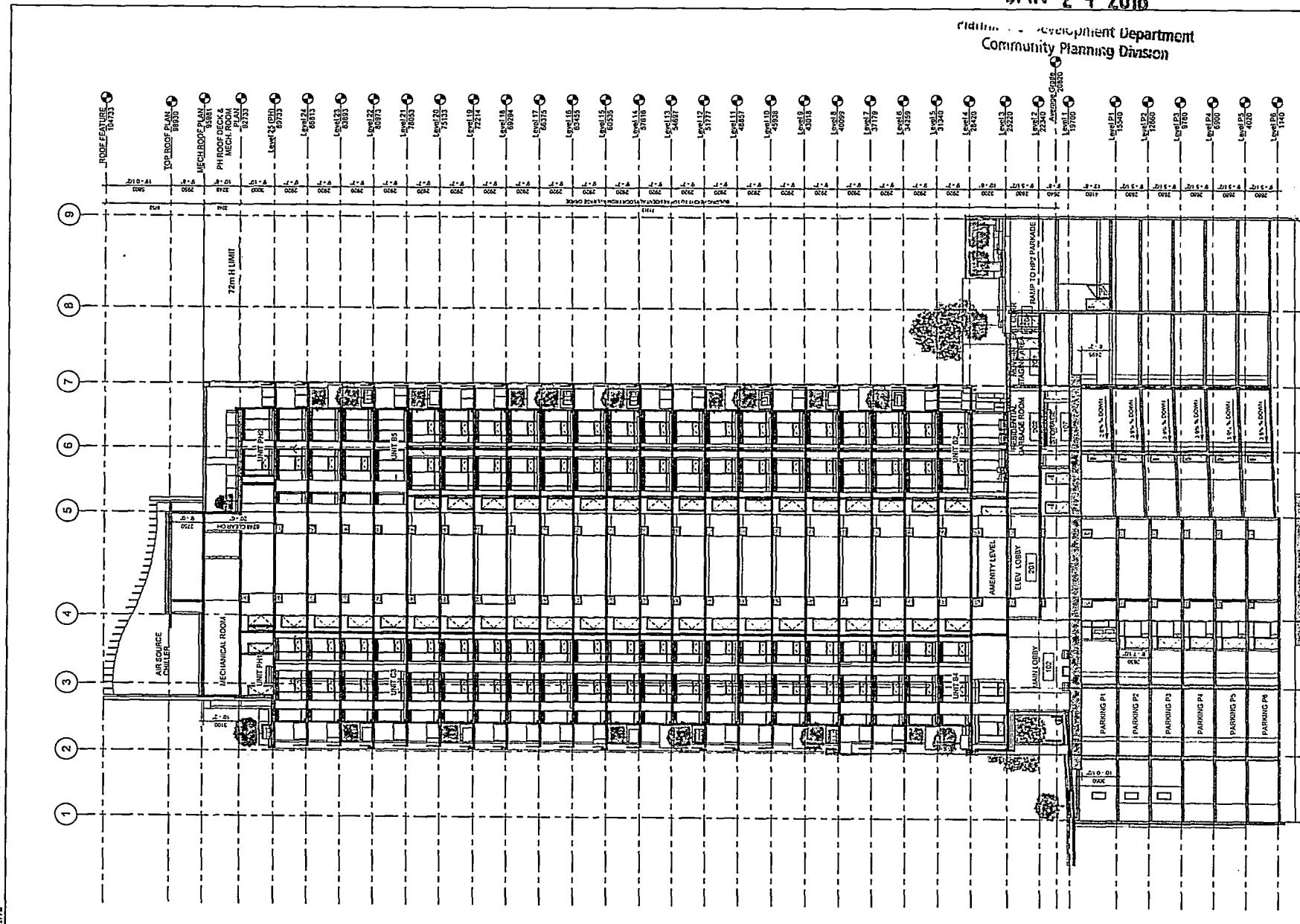
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HUDSON PLACE 1,
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BUILDING SECTION

Date	Project No
2018/01/19	15-37-1
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1:100	
Drawn By	
Author	
File Name	
Rev	



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Revision Schedule		
Rev#	Date	Description
1	2017/01/12	EDP RESOURCES CAN
2	2017/02/29	EDP RESOURCES CAN
3	2018-01-19	EDP RESOURCES CAN



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TOWLINE

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BUILDING SECTION

Date	Project No.
01/02/2018	15-37-1
Scale	1:150
Drawn By	
Checked By	
File Name	A4.02
Rev	

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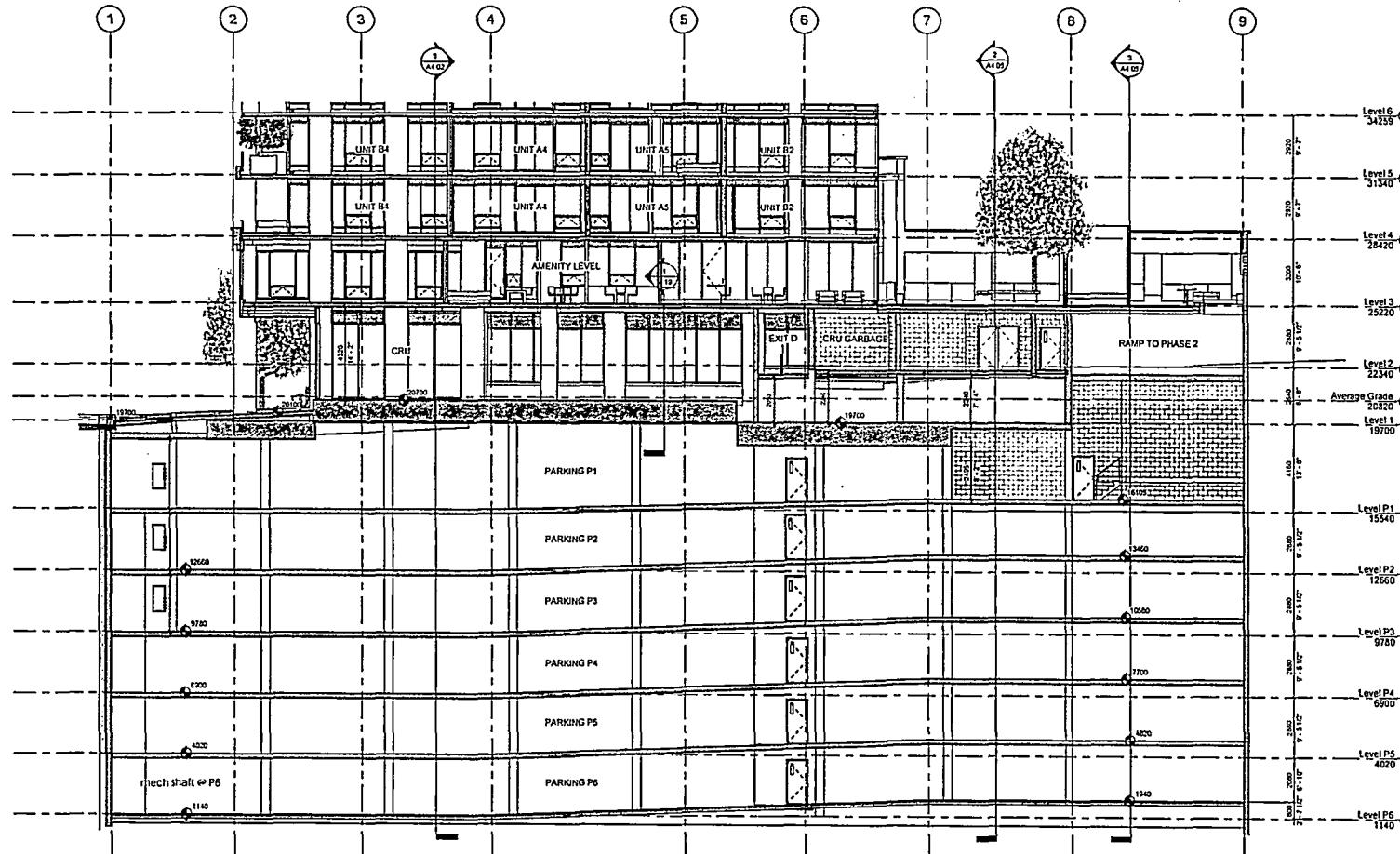
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Revision Schedule

Rev #	Date	Description
1	2017-07-12	OP-SCHEM-001
2	2017-09-29	OP-SCHEM-002
3	2017-09-29	OP-SCHEM-003



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Project No.: 15-37-1
Date: 01/04/2018
Scale: 1:100
Drawing No.: A4.03
Drawn By: Acme
File Name: Rev

Client: TOWNLINE

Address: HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

Section: BUILDING SECTION
AA

Date	Project No.
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Scale	
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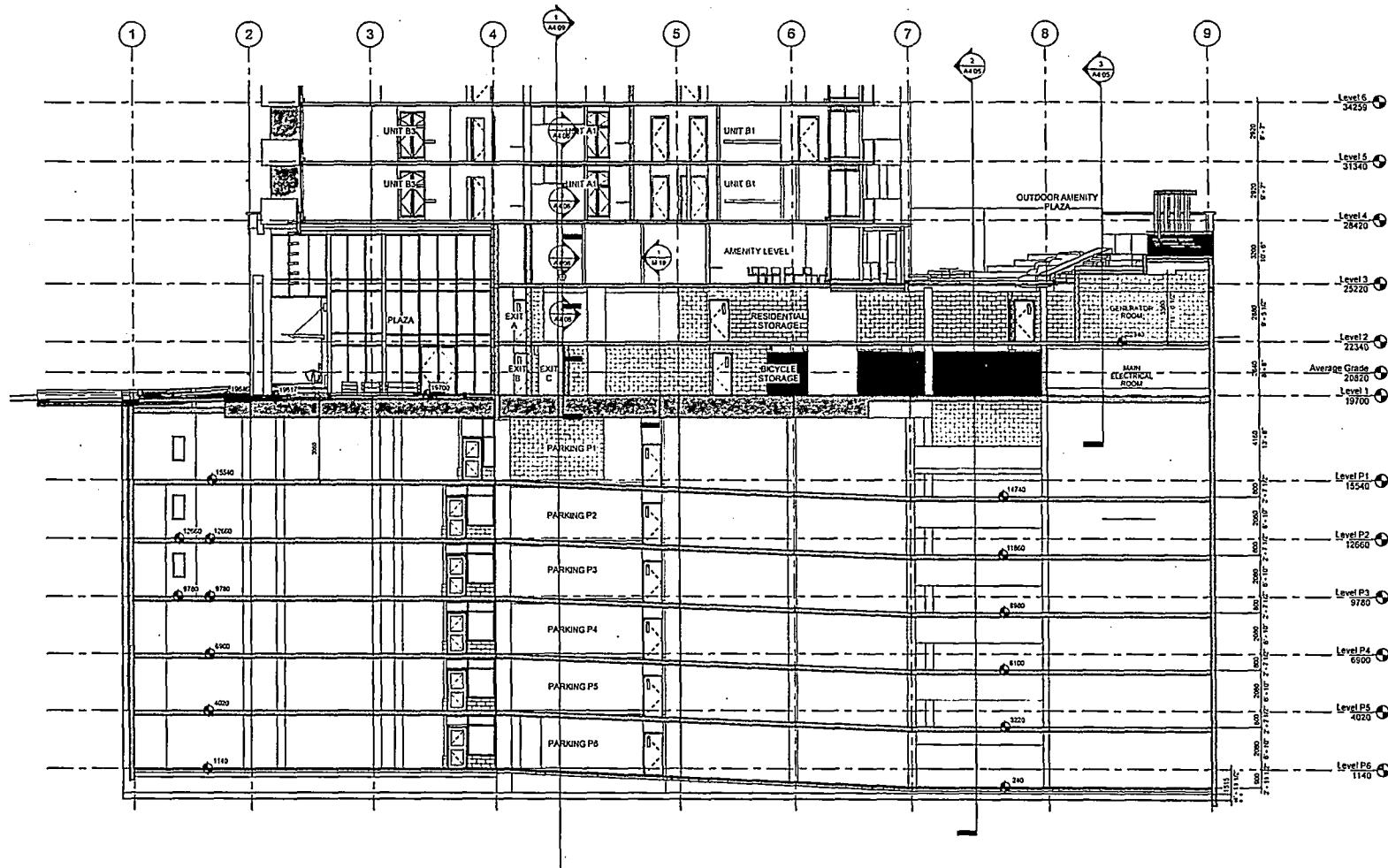
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Drawing Issue Date

Revision Schedule		
Rev 1	Date	Description
1	2017/07/13	GP-2016MS-SG-A
2	2018/02/27	GP-2016MS-SG-B
3	2018/03/19	GP-2016MS-SG-C



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TOWLINE

Project:
HUDSON PLACE 1,
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Section:
BUILDING SECTION
BB

Date	Project No.
20160321B	15-37-1
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Architect	
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Revision Schedule

Rev #	Date	Description
1	2017/01/12	DP SUBMISSION
2	2017/23/29	DP RE-SUBMISSION
3	2018/01/19	DP RESUBMISSION

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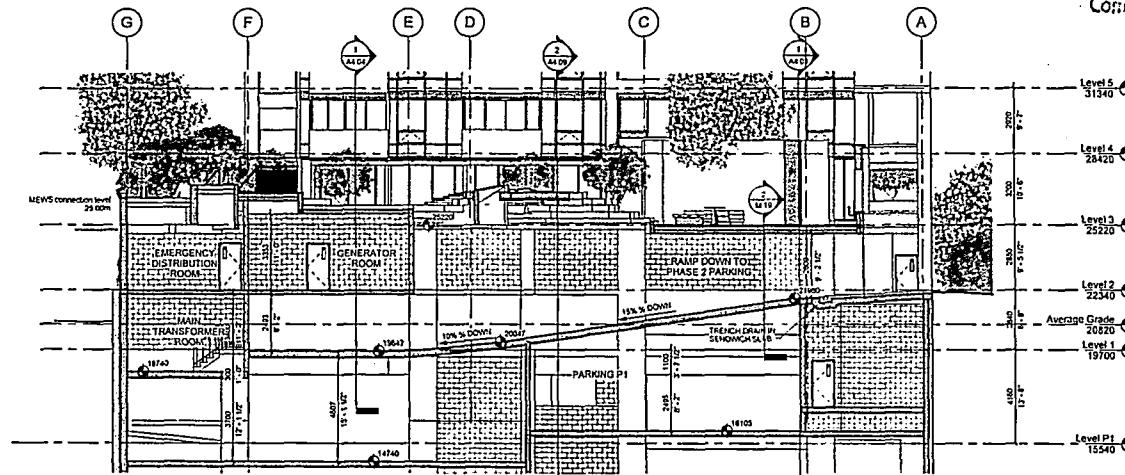
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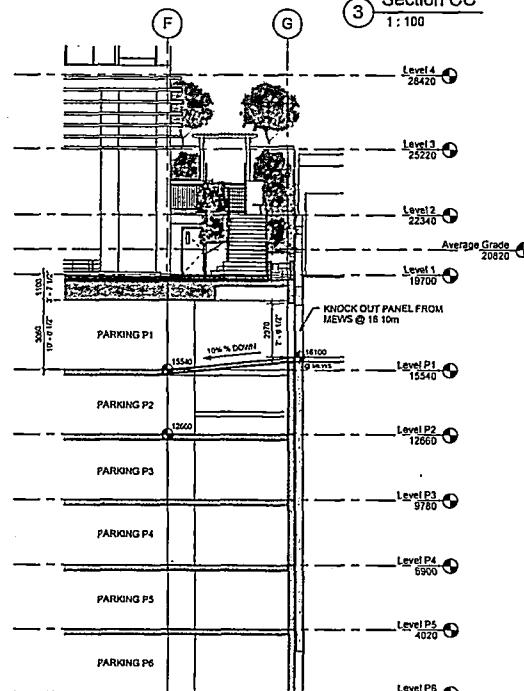
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**BUILDING
SECTIONS**

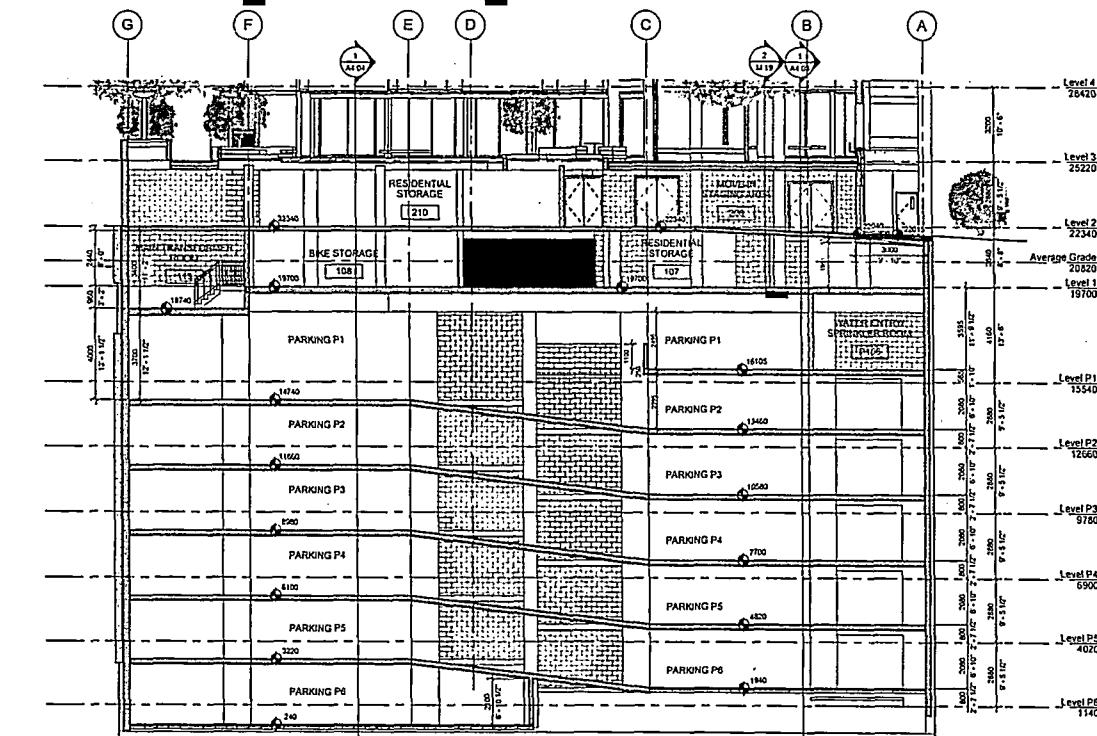
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Permit No	
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Section CC
1:100



MEWS CONNECTION
1:100



SECTION DD
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Drawing Issue Data

Revision Schedule

Rev #	Date	Description
1	2017/02/28	OP RELEASED/COPY
2	2017/02/28	OP RELEASED/COPY
3	2018/01/19	OP RELEASED/COPY



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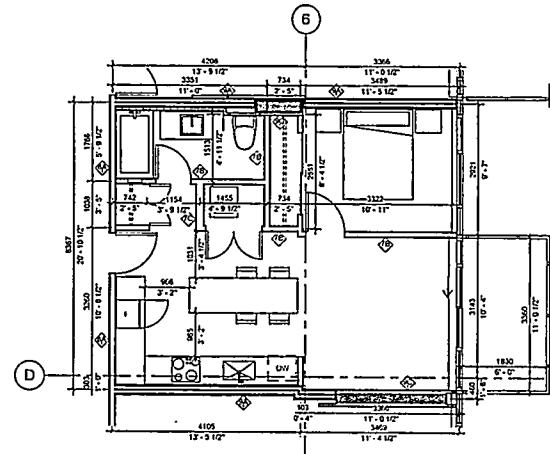
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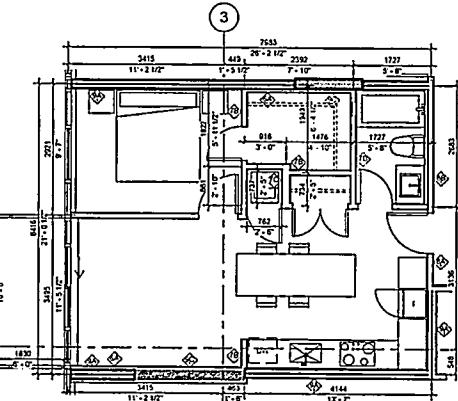
Demolition
UNIT PLANS
1-BEDROOM UNITS

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Author	
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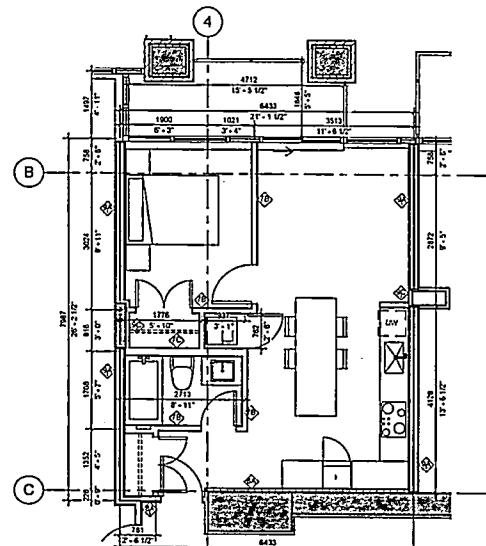
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17 UNITS TOTAL
LA-L20



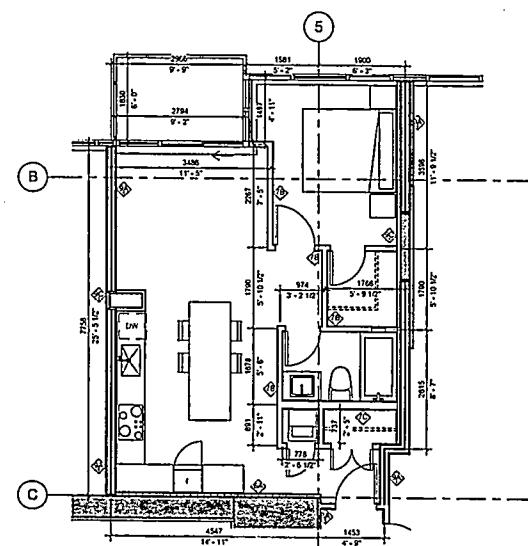
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STUDIO 42.0m² (452.4 SF)
17 UNITS TOTAL
LA-L20



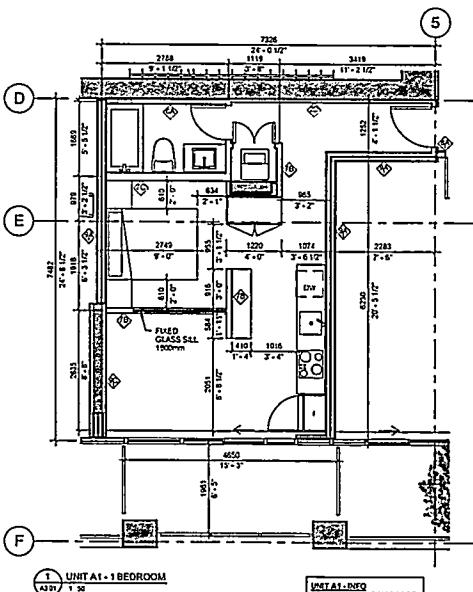
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1 BEDROOM 31.37m² (332.70 SF)
17 UNITS TOTAL
LA-L20



UNIT A3-INFO
1 BEDROOM 31.37m² (332.70 SF)
17 UNITS TOTAL
LA-L20



UNIT A4-INFO
1 BEDROOM 31.37m² (332.70 SF)
17 UNITS TOTAL
LA-L20



UNIT A5-INFO
1 BEDROOM 31.37m² (332.70 SF)
17 UNITS TOTAL
LA-L20

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Drawing Issue Date

Revision Schedule
Rev #
Date
Description
1
2017/01/12
OP-CUDRNSC01
2
2017/01/29
OP-RESAMSC01
3
2018/01/19
OP-RESAMSC04

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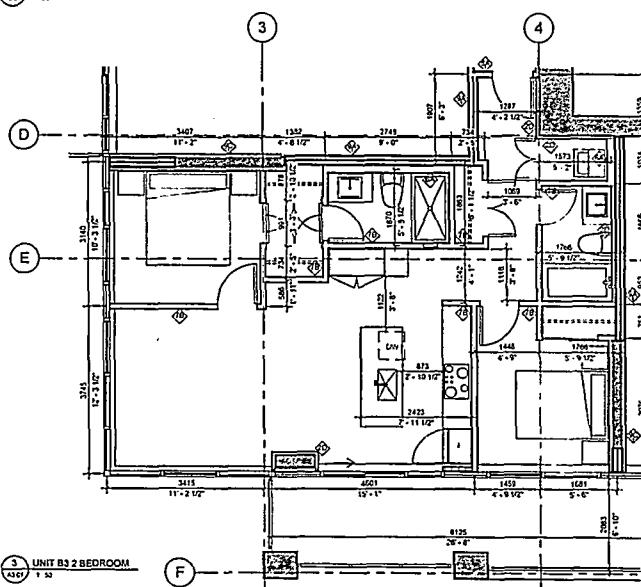
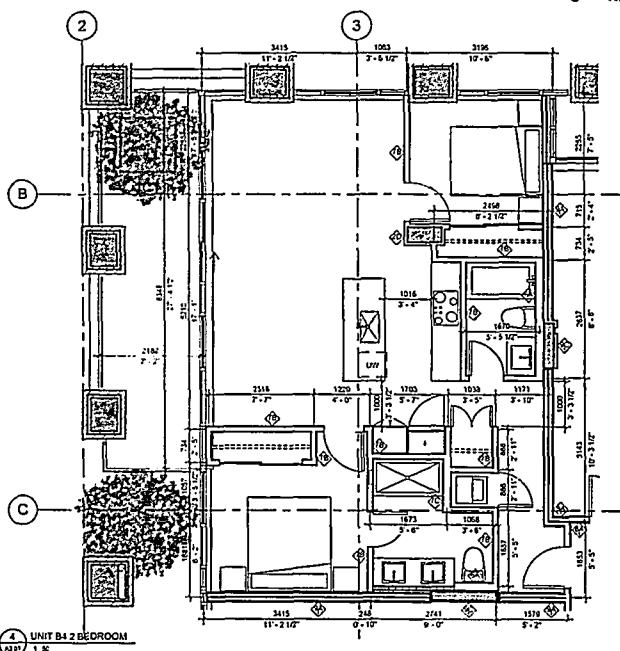
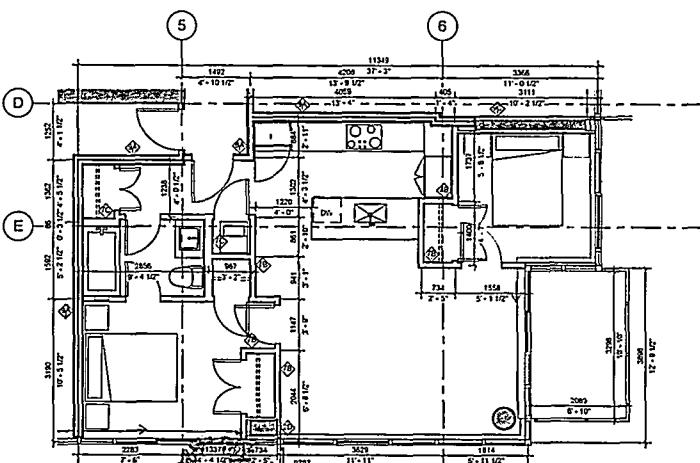
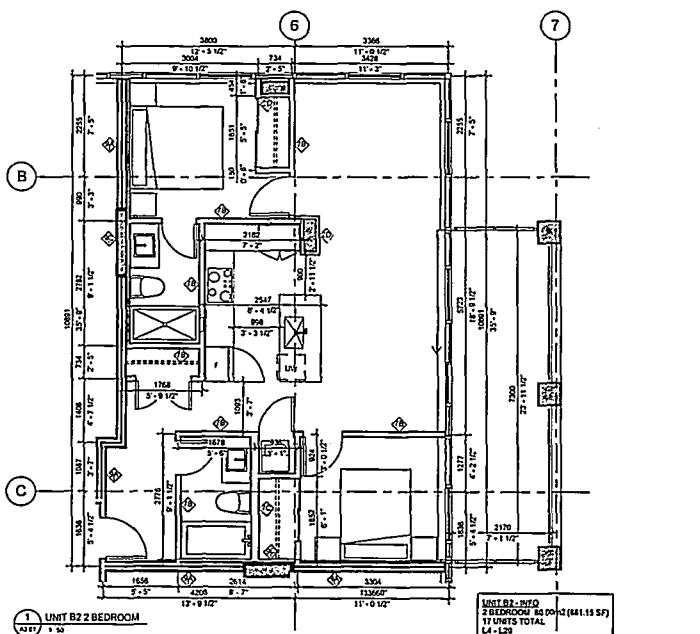
SUITE ONE
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TOWNLINE

HUDSON PLACE 1,
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UNIT PLANS
2-BEDROOM UNITS
(1)

Date	Printed To
01/22/2018	15-37-1
Scale	Drawing No
1 : 50	A6.02
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Revision Schedule		
Rev #	Date	Description
1	2017/07/12	OP CLEARFACADE
2	2017/07/29	OP REZONING
3	2017/07/29	OP REZONING

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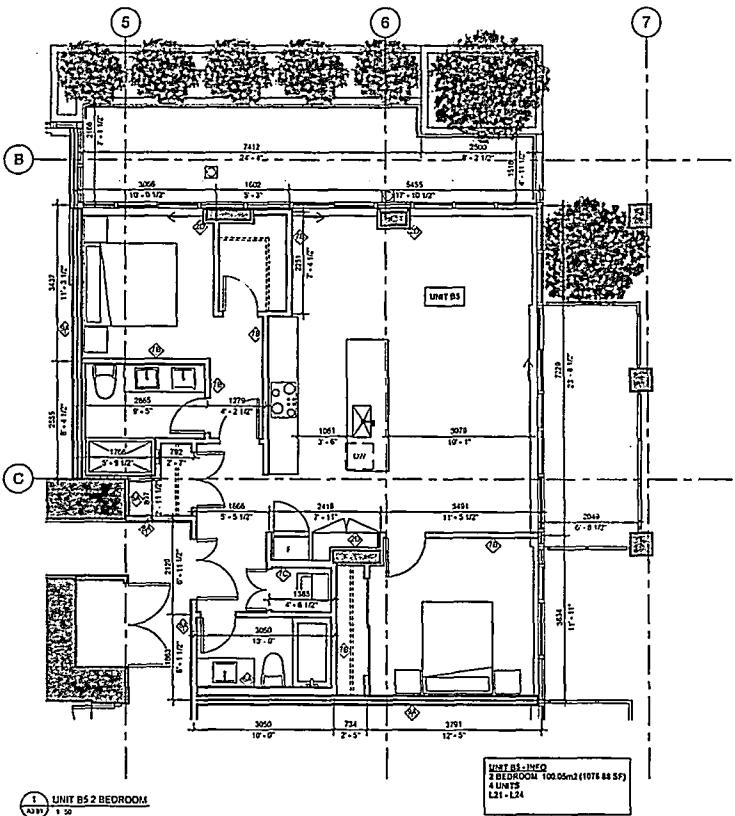
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HUDSON PLACE 1,
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UNIT PLANS
2-BEDROOM UNITS
(2)

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Drawn By:	A6.03
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Revision Schedule

Rev.	Date	Description
1	2017-01-12	OP-CAMPSITE
2	2017-09-19	OP-RESUMASS-LC
3	2018-01-18	OP-RESUM-LC

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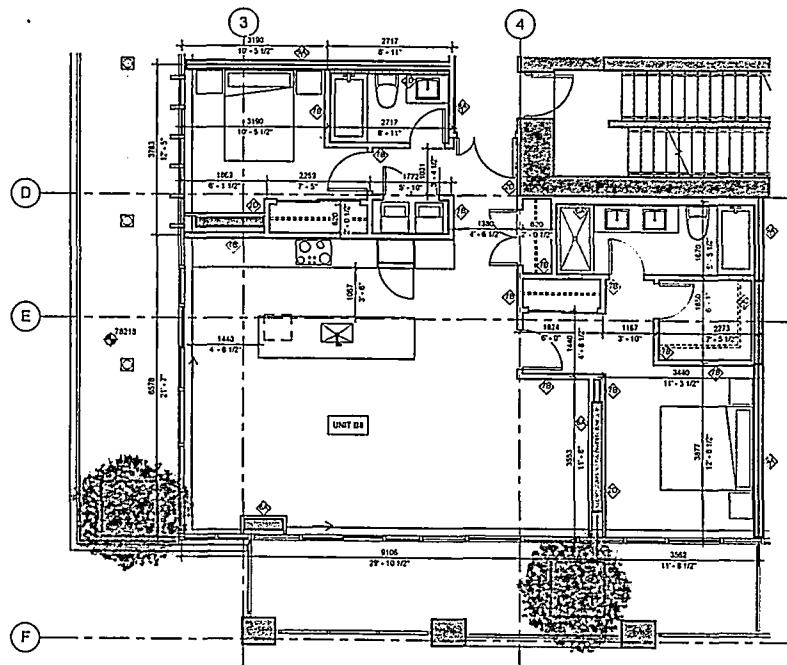
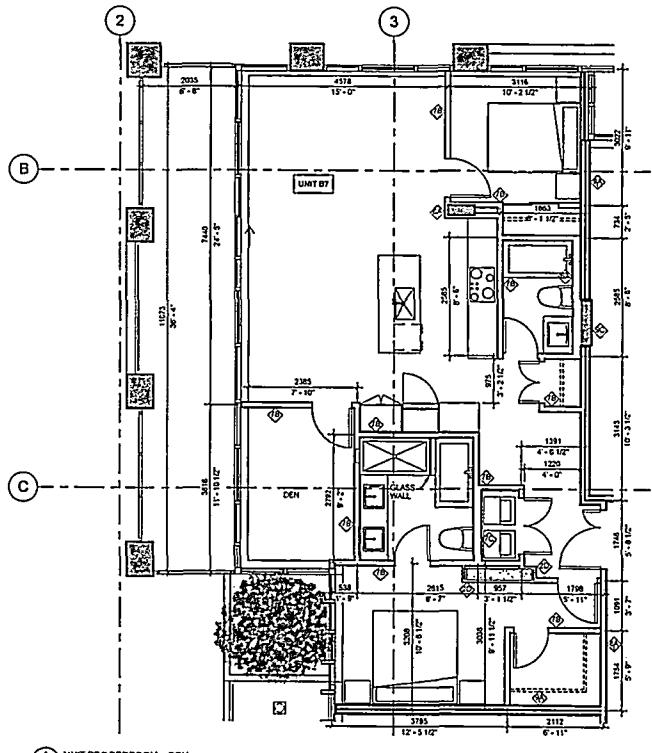
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TOWLINE

HUDSON PLACE 1,
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UNIT PLANS
2-BEDROOM UNITS
(3)

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DRW219	15-371
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Revision Schedule

Rev No	Date	Description
1	2017-01-12	GP SUBMISSION
2	2018-01-19	GP APPROVAL
3	2018-01-19	GP FEE RECEIVED

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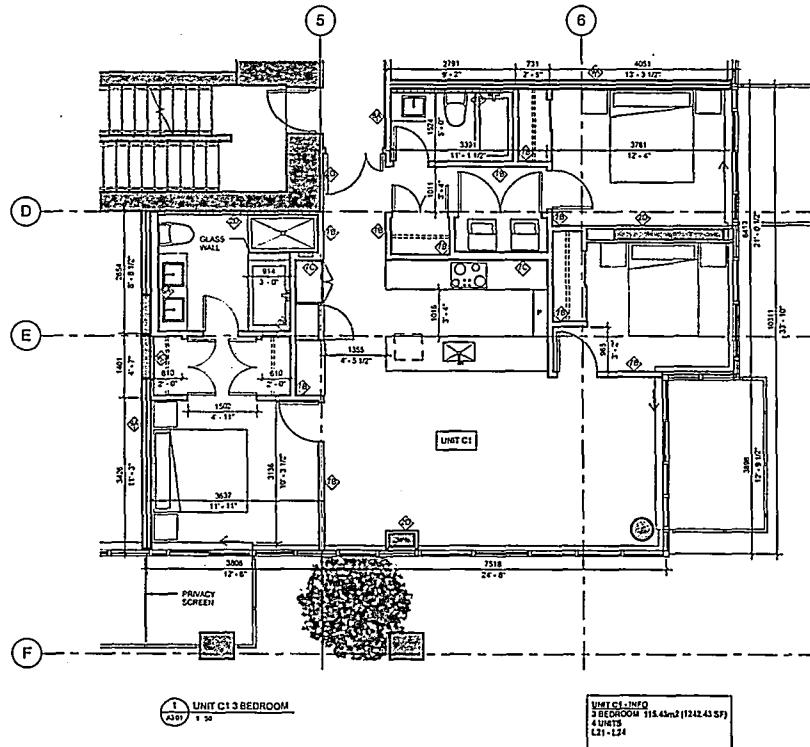
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**HUDSON PLACE 1,
777 Herald Street,
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D

**UNIT PLANS
3-BEDROOM UNITS
(1)**

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01062018	15-37-1
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Author	
File Name	
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Drawing Status Date

Rev #	Date	Description
1	2017-01-12	OP-1 (REV 1)
2	2017-01-29	OP-2 (SUBMISSION)
3	2018-01-18	OP-3 (SUGGESTIONS)

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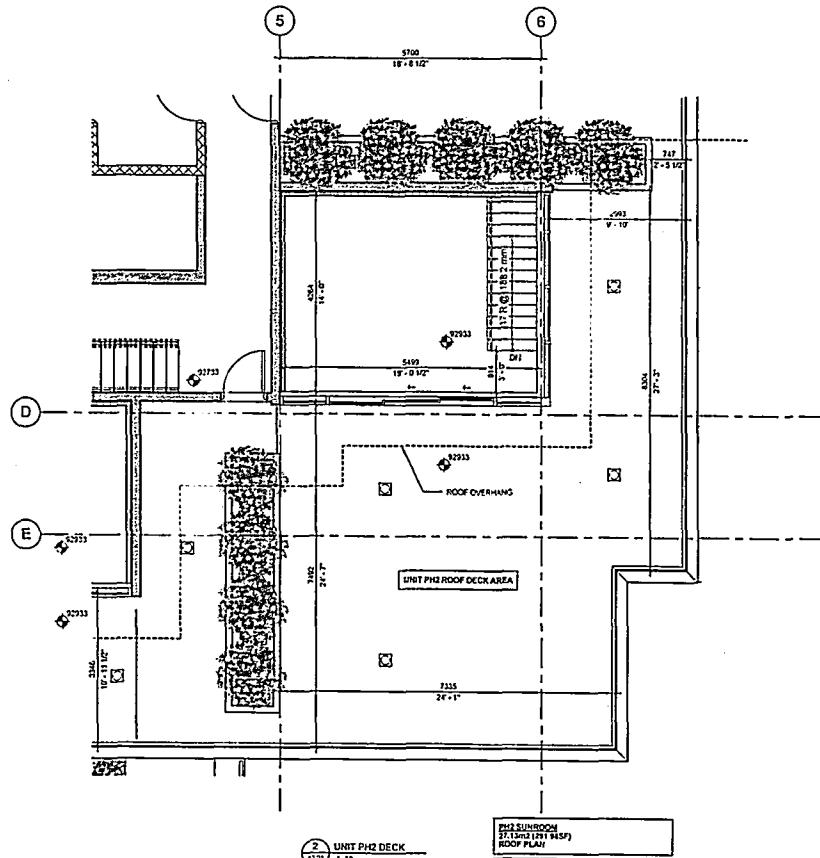
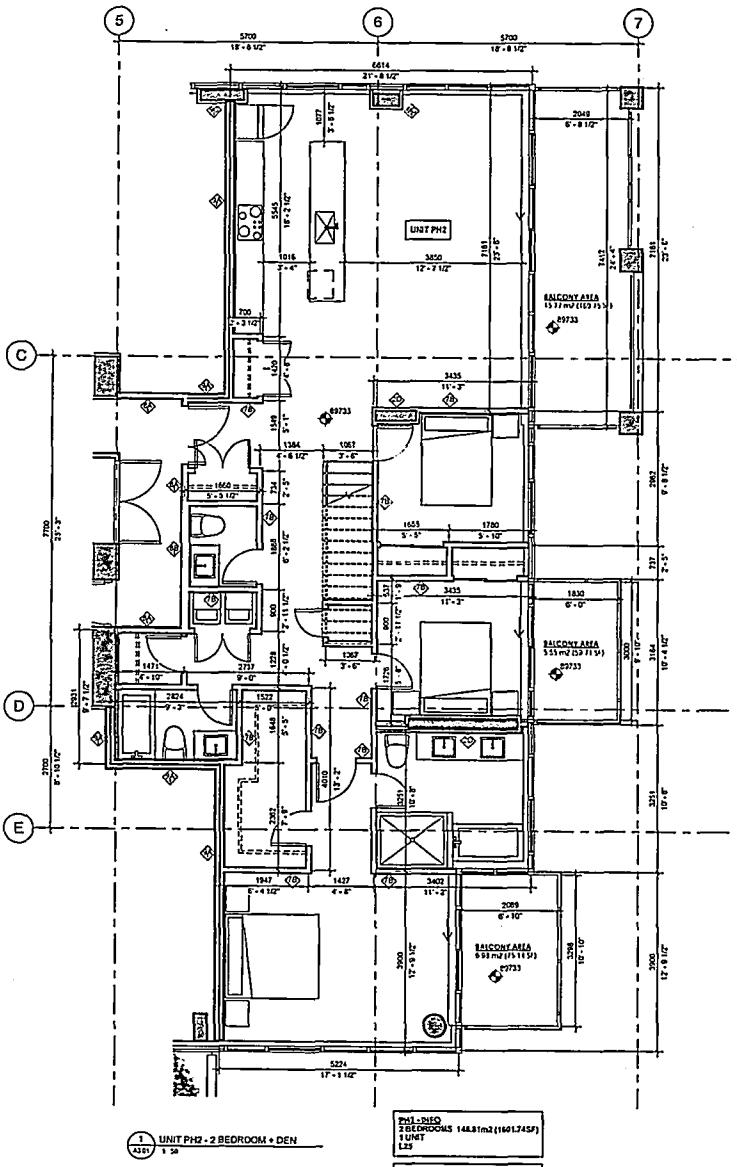
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2B9 CANADA

TOWNLINE

Project
HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

Crema 1cs
UNIT PLANS
PH2 + ROOF DECK

Date	Printed
2018-01-24	15-37-1
Scale	1:50
Drawn By	A6.07
Author	
File Name	
Rev	



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Drawing Issue Date		
Rev E	Date	Description
2	2017-09-29	DP-PH3-GS&PH3-ROOF

Revision Schedule		
Rev E	Date	Description
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3	2018-01-19	DP-PH3-GS&PH3-ROOF

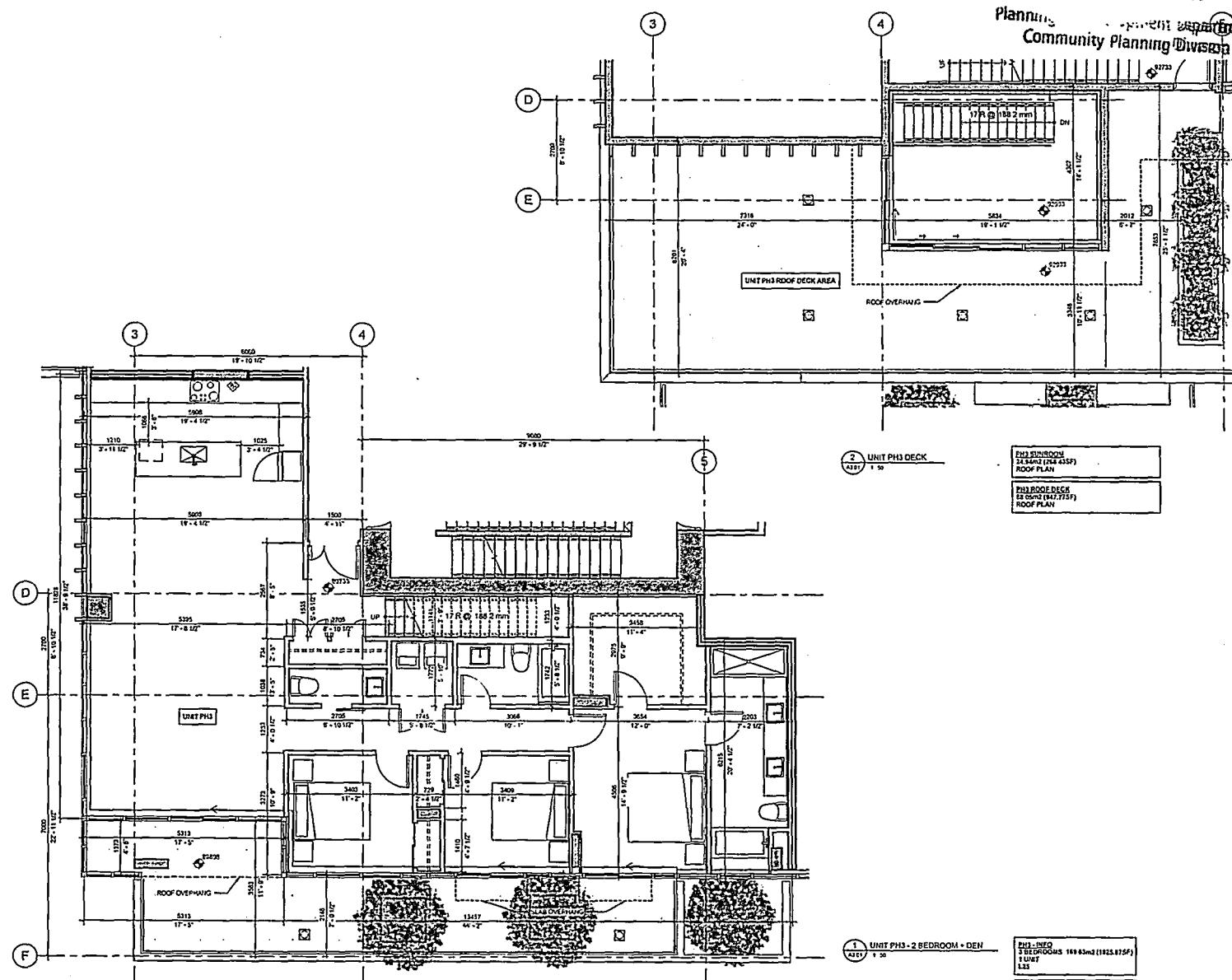
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UNIT PLANS
PH3 + ROOF DECK

Date	Project No.
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Planning & Development Department
Community Planning Division

January 23, 2017
City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6

Dear Mayor Helps and Council;

RE: Development Permit Application – 777 Herald Street (Phase 1 of 2)

**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, on behalf of Hudson Place LP, is pleased to submit for development permit application for Hudson Place One (Phase 1) the next and most important building of our master planned community known as the Hudson District.

Townline has been actively developing the Hudson District since 2007 and we are very much focused on continuing to build a diverse and rewarding downtown community. To date, we have completed a number of milestones of this multi-phased project. This includes the renovation of The Hudson in 2010 with 152 market condos and the completion of three purpose built rentals buildings since 2014, bringing a total of 404 market rentals to Downtown Victoria.

In an effort to enhance the district and to the benefit of the City, we opened the Victoria Public Market in 2013. With our recently completed Hudson Walk Two project, we opened a publically accessible amenity space which includes a dog run, children's play area, public art and outdoor seating. Along with these achievements, Townline and its affiliate, Townline Housing Solutions (TLHS), have also helped to deliver 159 non-market rental units in Victoria West in partnership with Pacifica Housing and currently we are working on future non-market projects.

We remain committed to being an active partner in Victoria's development community and we are truly excited to move forward with this highly anticipated project.

Approved Zoning and Master Development Agreement (MDA)

The subject site we refer to as Hudson Place is defined as Development Area 3 under the site specific CA-59 (Hudson District) zoning. This zoning was approved by the City of Victoria and secured with a MDA in 2007. This rezoning also included Development Areas 1 (The Hudson) and 2 (The Hudson Mews), both of which have been completed.

Hudson Place has an approved floor space ratio (FSR) of 7.47 to 1 and the site falls within the permitted maximum height of 72 metres per the City of Victoria's Downtown Core Area Plan. The overall parcel size is 4480 square metres (48,222 square feet) which allows for 33,465 square metres of total floor area (360,090 square feet) under the allowable 7.47 FSR.



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The density was approved in recognition for the preserving and restoring the iconic Hudson's Bay Company department store on Douglas and, as outlined in the MDA, for providing certain amenity contributions, these include:

- A publically accessible mid-block connection between Fisgard and Herald Streets, secured with a Statutory Right of Way (completed);
- Following the terms and conditions of a housing agreement executed in 2007; and
- A public art contribution of \$60,000 (minimum) to be completed as part of the final phases of the site (discussed below).

The MDA also contemplated that Hudson Place would be developed as two phases as part of the four buildings envisaged for the block, shown in Schedule E of the MDA. Townline intends to pursue this phased approach to the project by seeking a subdivision on the parent parcel.

Request to Subdivide Parent Parcel

As part of our development permit application, Townline is requesting approval of Council to subdivide (Development Area 3, CA-59 Zone) into two separate lots. Given the magnitude of the project and the challenge of constructing the buildings on the site, we feel this is a logical strategy. Our plan is to submit for development permit application on Phase 2 sometime in late 2018 and as such we are requesting to subdivide the site in order to simplify servicing and ownership tenure of the various building program components (i.e. stratification and air space parcels).

A preliminary subdivision application has been submitted to the City and our current development permit drawings do reflect this proposed subdivision line. Please note that the proposed subdivision line preserves the density 7.47 to 1 density entitlement on each parcel.

Hudson Place One (Phase 1)

Townline proposes to build Hudson Place One located at 777 Herald Street as a market condominium project and will feature 176 well-design suites ranging from studios to three bedroom units. This mix will appeal to first time buyers, investors, urban professionals, downsizers and families. This mix we feel is important in building vibrancy in downtown and attracting a diverse demographic of residents to the Hudson District.

At grade, the main entrance to the building will be located off the carriageway and will include extensive landscaping, public seating, a water feature and public art. A commercial retail unit of approximately 153.78 square metres will be featured prominently at the corner of the building and further help to activate the pedestrian experience along Herald Street.

Other features of Hudson Place One include:

- A bold architectural design which reflects key elements of the design guidelines from the City's Official Community Plan and complements the historical prominence of the Hudson Building in the use of building materials, colours and fenestration. A design rationale provided by Foad Rafii is enclosed with this letter and outlines key features of the building including sky gardens and a prominent tower top architectural feature which both distinguishes the building and shrouds all the mechanical equipment for the building;



T O W N L I N E

- Public realm enhancements centred at the base of Hudson Place One with the creation of a plaza space that will become a focal point of the Hudson carriageway and will provide opportunities for outdoor seating. This is where we propose to commission the public art requirement for the project (discussed later);
- Large exterior decks featuring randomly placed Arbutus species trees which are an integral part of the building's overall design (i.e. sky gardens);
- Residential bike parking that will be located at grade and accessed through a thoughtful and convenient bike lobby connecting to the carriageway. The bike lobby will feature a repair stand, air pump and wash station;
- Upper podium level outdoor amenity area for residents that will include outdoor seating areas, a children's play area and a dog run. This area will link to an internal block walkway that will provide pedestrian connection from the carriageway to all three buildings;
- A dedicated floor of amenity programming to appeal to all owners including an expansive workshop/hobby room, business centre, guest suite, lounge, saunas, yoga studio and fitness room; and
- A dedicated level of commercial and retail parking that will be available at both hourly and daily rates on par with current street parking. This will connect with the current commercial parking available in the Hudson Mews building.

Project Variances

Townline is seeking the following variances on Phase 1:

1) Height Variance of 4.0 Metres

We are seeking a height variance of 4.0 metres to allow for the use of roof top decks on the top floor of the building. This level (Level 26) overlaps with the mechanical penthouse and is being sought to allow access to the roof decks associated with residential units on Level 25. The roof decks are proposed to be access via private stairs from Level 25 to Level 26 and a small sun room to provide protection from the elements. This variance will not add additional height to the building as the roof decks overlap with the mechanical and architectural feature on the building which is exempt from the overall height calculation of the building.

2) 1:24 metre Street Wall Setback on Herald Street

We are requesting a variance to the upper floor setback requirement on Herald Street. The dimensions of the Phase 1 development site are constrained by a shallow depth off Herald Street of approximately 35 metres. Following the current 1 to 5m upper setback guideline, this would result in the building needing to be set back almost 14 metres at the top level which poses considerable design challenges. Foad Rafii and his team have incorporated street walls and setbacks into the north elevation off Herald. Again with the challenge of placing density on the site, we request this requirement be relaxed. As illustrated on the enclosed diagram, the required setback as shown is 1 to 24m.



T O W N L I N E

3) Sideyard Setback from Proposed East Property Line

The subdivision of the parent parcel will create two separate lots. As per direction of planning staff, we request a setback variance along what will be the newly created east side yard facing Herald Street.

Public Art Contribution

Townline has taken preliminary steps in planning this exciting part of Hudson Place by engaging EOS Lightmedia out of Vancouver to work on a unique and interactive lighting feature which will be submitted to the City as the public art contribution for this project. EOS Lightmedia is responsible for the captivating lighting at BC Place Stadium, TELUS World of Science, the new Surrey Civic Centre as well as a number of smaller installations for residential developers. EOS Lightmedia collaborated with Mark Ashby on Townline's art installation for Hudson Walk II (785 Caledonia) entitled 'Trade Blanket' which was recently completed in January.

Our objective for the public art is to enhance the pedestrian experience along the Hudson Carriageway through a dynamic and interactive light and media installation. Similar to Eos Lightmedia's 'Luminaires' and 'A Cloud Scatters Light' project (pictured on the enclosed), the installation commissioned for Hudson Place One would involve both programmed and interactive light displays which would be site-specific and based on user input through either a web based application or a medium located within the space. We feel this ability to invite user input would provide a rewarding and contemporary experience to the Hudson District and would contribute greatly to the City's unique portfolio of public art.

Our plan is to finalize the design while the building is being constructed. The designers want to see the physical dimensions of the space before finalizing the design; we expect to be in a position to submit a proposal to the City in early 2019. Currently Townline has a security deposit in place with the City of Victoria to ensure the public art is completed.

Hudson Place Two (Phase 2)

Phase 2 has been conceptualized as part of the overall project design for Hudson Place. We have included a preliminary massing design and layout of this building with our development permit package to illustrate how the approved density fits on the site. Our intended program for this building may include a mix of retail, office, residential and additional public parking. We expect the building program to be finalized over the next few months and anticipate a development permit submission by the end of 2018. One exciting aspect of this project will be the enhancement of the street and pedestrian experience along Blanshard Street.

Sustainability

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 Place One is currently being designed to satisfy a number of building performance and site development criteria as outlined by the LEED® New Construction (NC). A LEED® NC scorecard have been completed and attached with this development application submission. Some of the smart and sustainable features we now include as standard in our buildings include motion sensor lights in all common areas, programmable NEST thermostats and in suite LED light fixtures. Our



T O W N L I N E

intention is to achieve as many measures as possible while ensuring that the project delivers a rewarding and efficient building.

Conclusion

On behalf of Townline I would like to express our excitement to be moving forward with Hudson Place. We continue to appreciate the support and dedication of City staff as we work through our projects. Please contact me directly if you have any questions on our application.

Sincerely,

Justin Filuk Director of Development - Victoria
justin.filuk@townline.ca

Encl: Public Art Proposal (Preliminary)
 Upper Setback Variance Diagram
 Design Rationale – Foad Rafil



T O W N L I N E



Public Art Proposal – Hudson Place One

LIGHTMEDIA

Townline intends to engage EOS Lightmedia out of Vancouver to work on a unique and interactive lighting feature which will be submitted to the City as the public art contribution for Hudson Place One. EOS Lightmedia is responsible for the captivating lighting at BC Place Stadium, TELUS World of Science, the new Surrey Civic Centre as well as a number of smaller installations for residential developers. EOS Lightmedia collaborated with Mark Ashby on Townline's art installation for Hudson Walk II (785 Caledonia) entitled 'Trade Blanket' which was recently completed in January.

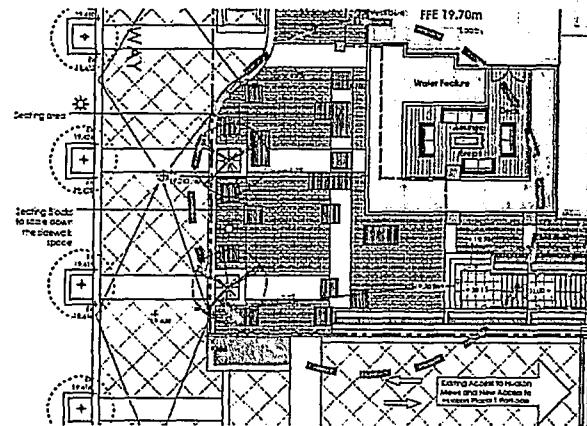
Townline has identified a location for the proposed work as well as objectives for the work:

- To be placed in a location that will be a focal point for the Hudson District;
- To enhance the public realm and public experience of the space; and
- To be dynamic and interactive, different from other public art pieces in Victoria.

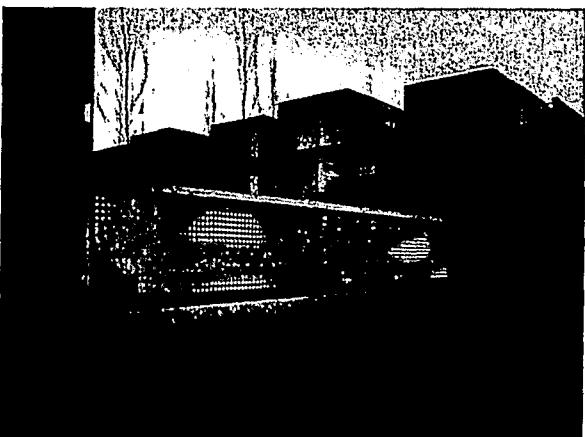
Received
City of Victoria

JAN 24 2018

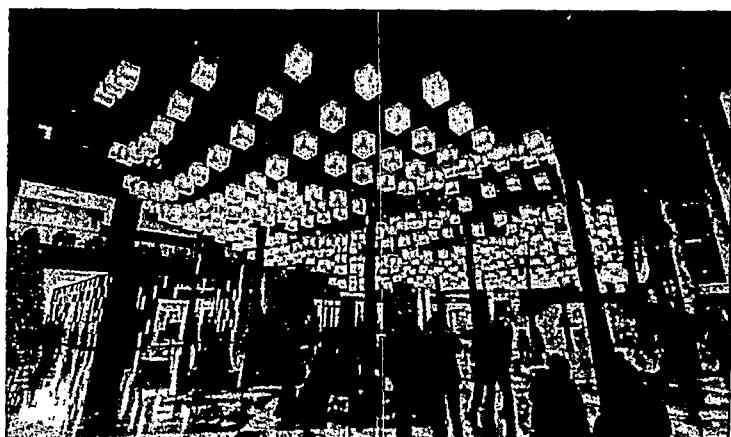
Planning & Development Department
Community Planning Division



Townline is proposing for the installation to be adjacent to the lobby of Hudson Place One and opposite the entrance to the Victoria Public Market. As shown in the above rendering and site plan, a small plaza area is being shown which will serve as a gathering place for residents and retail patrons. A portion of this area is covered and will contain a water feature and areas for seating.



A Cloud Scatters Light – MODA by Polygon, Burnaby



Luminaries at Brookfield Place, New York

THE TOWNLINE GROUP OF COMPANIES

1212 – 450 Marine Drive, Vancouver, BC V5X 0C3 Tel 604 327 8760 www.townline.ca



T O W N L I N E

Public Art Proposal – Hudson Place One



LIGHTMEDIA

There are multiple opportunities within the space to design a site specific installation that will enhance this intimate plaza space with the intent that the art piece will be active and visible both day and night. Our envisioning workshop for the space sees a component of the piece extending out and over the carriageway.

Similar to Eos Lightmedia's 'Luminaires' and 'A Cloud Scatters Light' project (pictured above), the installation commissioned for Hudson Place One would involve both programmed and interactive light displays which would be site-specific and based on user input through either a web based application or a medium located within the space. We feel this ability to invite user input would provide a rewarding and contemporary experience to the Hudson District and would contribute greatly to the City's unique portfolio of public art.

About EOS Lightmedia

Eos Lightmedia is an artistic lighting design company built on strong technical foundations. Our work is based on a deep understanding of light and its effects on people, places and objects. We also understand the mechanics of lighting and the importance of integrating fixtures and architecture. Eos creates visual experiences which inspire and delight.

Shaun August – Partner and Creative Director

Received

City of Victoria

JAN 24 2018

Planning & Development Department
Community Planning Division

R A F I I

INC.

HUDSON PLACE ONE, Victoria BC – DESIGN RATIONALE

When approaching the design of Hudson Place One – a landmark building for Victoria – the goal was to create something very unique and distinguished to complement the city's quaint character, charm and one-of-a-kind feel.

The exterior design of this elegant, urban tower, can be seen as a modern interpretation that encapsulates the traditional language of architecture prevalent throughout this beautiful capital city of BC. Known as "The Garden City", Victoria is world-renowned for its historically-rich architecture and beautiful flower and garden areas that bloom virtually year-round in its temperate climate. This served as a great source of inspiration when approaching the architectural design of Hudson Place One. A key design element simulating and capturing this is its introduction of beautiful 'sky gardens' that combine urban high-rise with the beauty, appeal and calming aesthetic of the outdoors.

The colors and materials incorporated in Hudson Place One's architectural design, further speak to and complement its surroundings and neighbouring heritage buildings, including the historic Hudson, while emulating its own unique flair and appeal. Once complete, Hudson Place One will also create a brand-new skyline for this popular destination, helping achieve the city's goal of creating an amphitheater affect as one moves away from its scenic and pristine inner harbor and waterfront areas.

These aspects, combined with the incredible, unobstructed views of the Olympic and local mountains, the city, inner harbor and views of the Georgia Straight in the distance offered on the building's upper floors, along with its state-of-the-art collection of amenity spaces for homeowner entertaining and enjoyment, will make living at Hudson Place One an experience as unique as the City of Victoria itself.

Foad Rafii, M. Arch FRAIC
Architect AAA, AIBC, NSAA.
Principal
RAFII ARCHITECTS INC.



RAFII ARCHITECTS INC.
1205 HORNBY ST.
VANCOUVER, BC
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604 568 1111
info@rafiiarch.com
www.rafiiarch.com



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

HUDSON PLACE 1
07/12/2017

Y ? N

卷10

Credit Integrative Process

1

11	0	0	Location and Transportation	16
		.0	Credit LEED for Neighborhood Development Location	16
			Credit Sensitive Land Protection	1
		.0	Credit High Priority Site	2
			Credit Surrounding Density and Diverse Uses	5
			Credit Access to Quality Transit	5
			Credit Bicycle Facilities	1
		.0	Credit Reduced Parking Footprint	1
			Credit Green Vehicles	1

5	0	0	Materials and Resources	13
Y		Prereq	Storage and Collection of Recyclables	Required
Y		Prereq	Construction and Demolition Waste Management Planning	Required
	0	Credit	Building Life-Cycle Impact Reduction	5
		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2	Credit	Construction and Demolition Waste Management	2

9	0	0	Sustainable Sites	10	
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
3			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
		0	Credit	Light Pollution Reduction	1

12	0	0	Indoor Environmental Quality	16
Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control	Required
2		Credit	Enhanced Indoor Air Quality Strategies	2
3		Credit	Low-Emitting Materials	3
2		Credit	Construction Indoor Air Quality Management Plan	1
2		Credit	Indoor Air Quality Assessment	2
1		Credit	Thermal Comfort	1
2		Credit	Interior Lighting	2
1		Credit	Daylight	3
2		Credit	Quality Views	1
1		Credit	Acoustic Performance	1

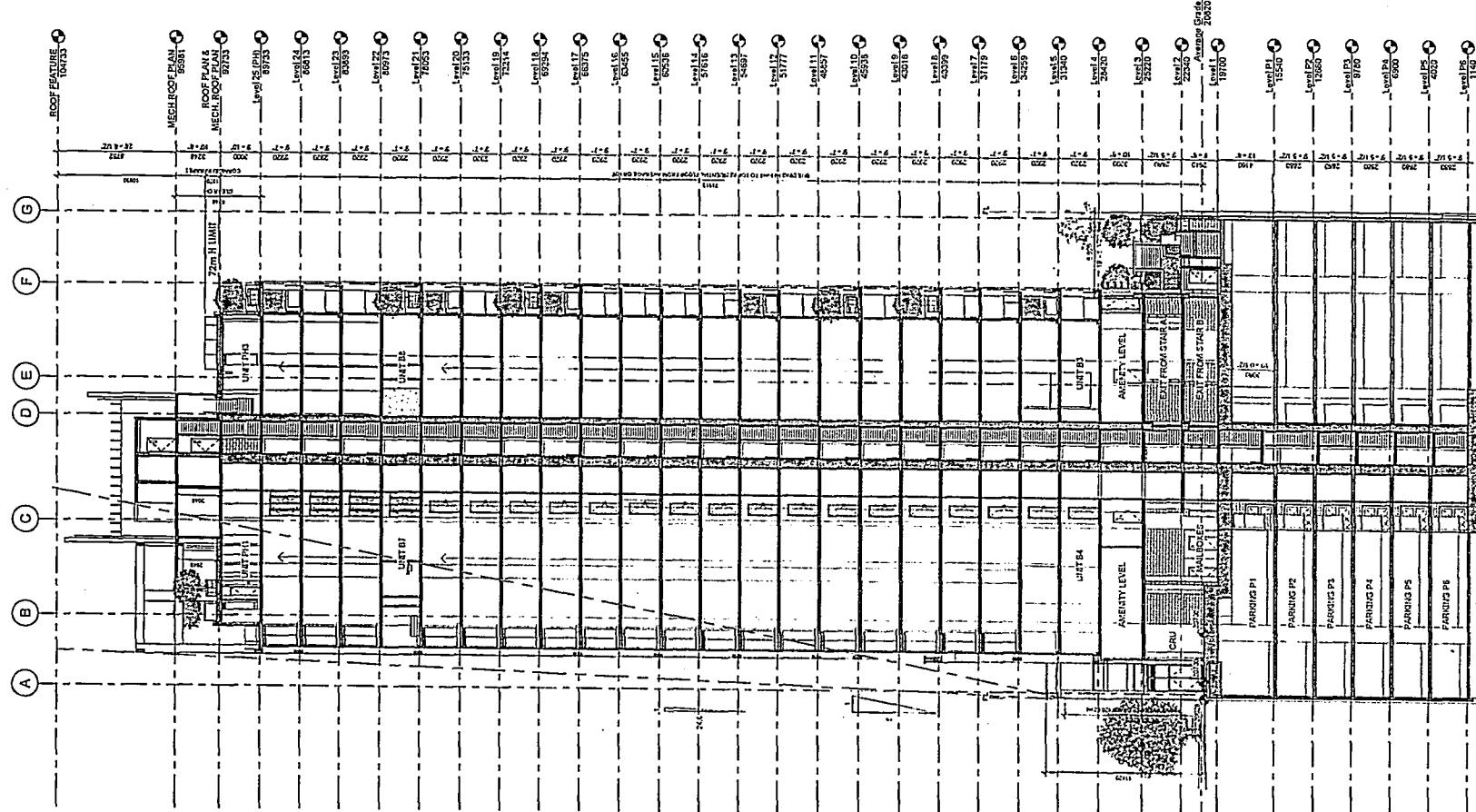
4	0	0	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
22			Credit Outdoor Water Use Reduction	2
22			Credit Indoor Water Use Reduction	6
22		0	Credit Cooling Tower Water Use	2
22		0	Credit Water Metering	1

3	0	0	Innovation	6
125			Credit Innovation (Electric Vehicle Stalls - 25% roughed in; Maintenance Green Clean Package)	5
15			Credit LEED Accredited Professional	1

7	0	0	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
22		Credit	Enhanced Commissioning	6
25		Credit	Optimize Energy Performance	18
22		Credit	Advanced Energy Metering	1
22		Credit	Demand Response	2
22		Credit	Renewable Energy Production	3
20		Credit	Enhanced Refrigerant Management	1
20		Credit	Green Power and Carbon Offsets	2

2	0	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit (Durable Building)	1
1			Credit Regional Priority: Specific Credit (Extensive Community Connectivity)	1
1		0	Credit Regional Priority: Specific Credit	1
1		0	Credit Regional Priority: Specific Credit	1

TOTALS Possible Points:



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that verify and/or responsible for all dimensions
and drawings. Any changes made to the drawings
must be informed if any variations from the dimensions and
conditions given on the drawings.

Drawing Issue Date

Previous Schedule

Date	Description
2017-07-17	DP-14520-0001
2017-07-19	DP-14520-0002

RAFFI ARCHITECTS INC.



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FAX:

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raffia@raffiaarchitects.com

WEBSITE:

www.raffiaarchitects.com

SUITE ONE

1600 HOWE ST

VANCOUVER BC

V6Z 2L9 CANADA

TOWNLINE

HUDSON PLACE 1,
777 Herald Street,
VICTORIA, B.C.

BUILDING SECTION

Date	Print No
07/20/18	Print 01
Scale	1:100
Drawn by	A4.02
Checked by	
File name	
Rev	

Received
City of Victoria

JAN 24 2018

Planning & Development Department
Community Planning Division



T O W N L I N E

September 29, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6
Attn: Miko Betanzo

Dear Miko:

**RE: CA-59 Zone, Hudson Bay District - Municipal Development Agreement (MDA)
Request to Phase Project, Amend MDA and Subdivide Parcel**

As per your request, I am submitting this letter to provide a formal request to the City of Victoria to allow for the development of Hudson Place to be phased as two separate buildings. Townline understands that this will require certain amendments to the Municipal Development Agreement that was approved in 2007 as part of the CA-59 Hudson Bay District rezoning.

As part of this request, Townline is requesting that the subject parcel be legally subdivided into two separate parcels. A survey plan depicting the proposed subdivision line is enclosed with this letter identifying the two phases of Hudson Place. As you may be aware, the City of Victoria has already issued a unique civic address for Hudson Place One (777 Herald Street) and Hudson Place Two (1700 Blanshard).

Our rationale for requesting this approach to the project is as follows:

- Simplify ownership structure for the various components planned between the two buildings (i.e. residential suite stratification and air space parcel creation of commercial and parking areas of the buildings);
- Reduce overall risk on the project and simplify financing;
- Allow for the two buildings to have individual connections to municipal and private services;
- Avoid confusion with various City departments as the two projects will likely overlap in the permitting and construction phases.

I am aware that subdividing the parcel will require a review of the density entitlement granted for the site. Our request is that the City of Victoria allow Townline to proceed with the subdivision application concurrent with our development permit application for Hudson Place One that is in progress.

Sincerely

Justin Filuk
Director of Development

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 25, 2017 AT 12:30 PM**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:40 PM

Present: Sorin Birliga; Patty Graham; Jesse Garlick; Jason Niles; Carl-Jan Rupp; Justin Gammon; Paul Hammond

Absent: Elizabeth Balderston; Deborah LeFrank

**Absent for a
Portion of the meeting:** Paul Hammond

Staff Present: Charlotte Wain – Senior Planner, Urban Design
Miko Betanzo – Senior Planner, Urban Design
Katie Lauriston – Secretary, Advisory Design Panel

2. MINUTES

Minutes from the Meeting held August 30, 2017

Action:

It was moved by Sorin Birliga, seconded by Patty Graham, that the Minutes of the Meeting of Advisory Design Panel held August 30, 2017 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Rezoning Application No. 00593 and Development Permit No. 000502 for 930 Fort Street

The City is considering a rezoning application to allow for a 12 storey, mixed use building with commercial on the ground floor and residential above.

Applicant Meeting attendees:

DANIEL ROBBINS	SAKURA DEVELOPMENTS
FRASER MCCOLL	SAKURA DEVELOPMENTS
CHRIS BOYD	SAKURA DEVELOPMENTS
DAVID MCGRATH	SAKURA DEVELOPMENTS
DANIKA PROVEN	CALID SERVICES LTD.

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Lack of a through-block walkway
- Design of the podium
- Height and retail bays at street level
- Uniformity of the tower design, in particular in the north (rear) and side elevations
- The building setbacks and separation distances
- The functionality of the residential amenity deck
- Any opportunities for refinement of the materials and finishes
- The need for landscaping enhancement.

David McGrath provided the Panel with a detailed presentation of the site and context of the proposal, and Danika Proven provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- the rationale for the 12-storey height?
 - to maximize Floor Space Ratio (FSR) while raising the podium
 - the Downtown Core Area Plan (DCAP) limits the height in this location
- the rationale for using brick only in the one location?
 - a response to staff concerns for the initially proposed green wall. Brick brings solid materials to the palette, and adds a simple accent to the façade
- any functional issues in increasing the height of the podium?
 - increased podium height would reduce the building height due to FSR limitations
 - increased podium height would also take away significant functional areas of the tower
- how does the northeast bicycle storage connect to the street, given the difference in elevation?
 - there are two areas for bicycle parking; the commuter parking is level with the street elevation and the residential parking at the northeast has a set of stairs with a runnel connecting to the street
- has the applicant considered shifting the proposed tower to the west to reduce or eliminate the setback relaxation?
 - this was considered, but the downstairs parking dictates the tower location. To allow for two driving aisles on either side, the drive aisle in the east would be affected by moving the tower over
- could the stairs in the central core be moved to the other side of the elevators?
 - the core has to go all the way down through the tower, and the overall size would remain the same. Moving the stair poses the same challenges as moving the whole tower
- could the core and parkade be moved further west?
 - geotechnical conditions on the site require soil improvements on east and west property line prior to any work. The parkade is set back from the property line to accommodate this issue
 - trying to avoid any more stress to the adjacent Lund's building
- a two-storey podium makes sense, but the street elevation seems lower than two storeys. Is it possible to raise the podium a bit more to give greater height in the patio space?

- the applicants have looked at pushing the podium higher, but have been restricted by the core
 - the landscaping and front wall have been designed to raise and soften the front edge
- how does the proposed façade relate to the podium across the street?
 - no direct comparison has been made, but the façade is sensitive to existing adjacent buildings
 - the applicants would prefer to design something more modern to highlight heritage buildings in the area rather than trying to match the corridor's heritage aspects
- can the impression of a higher podium be given by moving the screen upwards?
 - this is a possibility, and increasing the landscaping on the second floor could change the entrance area significantly and create two distinct level changes
- is there an intended tenant for the recessed retail space?
 - a café with seating could easily suit the space, but other retailers could have installations on the exterior, and the seating in the area can create a public space and activate the retail bay
- the location of the glazing wall, and whether a less deep overhang was considered?
 - commercial space is approximately 15ft from the property line, and with the front panel raised there will be more daylight in the recessed area
 - perforated metal panels help to let light in
 - pushing the retail bay towards the property line it reduces the seating area
- the colour of the perforated metal screen?
 - different options being considered, with lighter material
 - considering the possibility of varying the transparency
- is the roof deck amenity space being further developed?
 - yes, the applicants are considering adding a rooftop amenity space on the twelfth floor
- for staff: what is the heritage intent from the Official Community Plan (OCP)?
 - this is a heritage conservation area under the OCP; the heritage objectives are to conserve the heritage value, special character, features and characteristics of the area and to achieve a more cohesive design and enhanced appearance through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions

Panel members discussed:

- the area's suitability for commercial space
- concern about deeply recessed commercial bay and overhang size
- the eastern retail space responds well to the adjacent building, but podium could be pulled back
- further articulation of the retail bays is not necessary, but further refinement is desired for the corner with recessed commercial bay
- desire for refinement of the screen design
- concern about the screen material and how it will age over time
- the possibility of bringing more tower materials into the screen instead of it being a distinct element
- the potential for a landscaping structure such as a trellis to add another horizontal line

- further detail on the corner by retail bay could be achieved in part with landscaping details
- ground floor landscaping
- no immediate concern about the lack of a through-block walkway
- support for increased tower height
- further articulation of the tower design is not necessary
- desire for additional, narrow bedroom windows to allow north-south views
- apprehension about the reduced setback with possible future developments, especially considering the bedroom locations
- support for increasing the amenity space, and a desire for increased public space
- asymmetry of podium on ground floor.

Motion:

It was moved by Paul Hammond, seconded by Justin Gammon, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00593 and Development Permit Application No. 000502 for 930 Fort Street be approved with the following recommendations:

- Improve the ground floor public realm, specifically outside the retail space, to address natural light, landscaping, access and CPTED concerns
- Reconsider the materials of the metal architectural screen along the Fort Street façade to improve durability and appropriateness to the context and increase the perceived height of the podium through materials and landscaping, with consideration to the setback and height of immediately adjacent buildings
- Support for the applicant's intent to increase the rooftop amenity space
- Support the idea of an additional storey through a slender tower and increased setbacks
- Explore adding bedroom windows to allow north-south views
- Refine the drawings to ensure the horizontal eyebrows are accurately noted.

Carried Unanimously

2:00 p.m. – Paul Hammond recused himself from Development Permit with Variances Application No. 00034.

3.2 Development Permit with Variances No. 00045 for 777 Herald Street

The City is considering a Development Permit with Variance Application to construct a 26 storey, mixed use building.

Applicant Meeting attendees:

JUSTIN FILUK
LAUREN ANTIFEAU
JOHN O'DONNELL
FOAD RAFII
BRANA STANIMIROV

TOWNLINE GROUP OF COMPANIES
TOWNLINE GROUP OF COMPANIES
TOWNLINE GROUP OF COMPANIES
RAFII ARCHITECTS
RAFII ARCHITECTS

PETER KREUK

DURANTE KREUK LTD LANDSCAPE
ARCHITECTS

Mr. Betanzo provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Massing and step back ratio
- Pedestrian experience of the ground floor design
- Distinctions in base, body and top
- Design with regards to height variance.

Justin Filuk provided the Panel with a detailed presentation of the site and context of the proposal, Foad Rafii provided details on the architectural design, and Peter Kreuk provided details on the landscape design.

Questions of clarification were asked by the Panel on the following:

- what is the finish on the top portion of the building?
 - a copper-coloured powder coat paint
- what is on the wall at the top of the building?
 - vertical fins concealing the machine room and a cooling unit
- who can use the outdoor patio space?
 - this is a private space for strata use
- will the passage through be closed off?
 - yes, if it became a CPTED issue
 - the southern portion is public and can still be walked through
- could you speak to the liveliness of the main floor, with the deck and water feature?
 - the intention is to create an outdoor space to brighten the public market and differentiate the experience along the carriageway
 - the design creates depth with the water feature and lighting while the public art wall will help with wayfinding
- where is the property line between the public space and the carriageway?
 - the carriageway is jointly owned, with a statutory right-of-way favouring the City
 - while the carriageway will be maintained by all the buildings, the sidewalk and seating area will be maintained by Hudson Place 1
- was the design of the top element considered as a beacon?
 - ways of lighting up the top element at night are being explored
- can you see through the fins at the top of the building?
 - these are vertical blades with 12" separation, so you can see between them at some angles

Panel members discussed:

- the proposal presents an elegant solution to the desired density and base/body/top guidelines
- layers of interest are added by the top copper fins
- satisfactory ground level elements
- setback and massing, especially at the corner of Herald Street and the carriageway
- the introduction of the horizontal screen and the material change (white cornice) at level 7 give the appearance of varying the setback, but could be more cohesive

- the dark colour of materials on northwest corner sets it apart from the other buildings as a substantial edifice
- the public space is recessed, but there is considerable depth allowing light
- apprehension regarding lack of public space
- public benefit of walkway, amenity space and carriageway
- the possibility of extending public space from the front deck through landscaping changes
- carriageway as public space, with chairs and garden area as secondary connection
- good access to bicycle parking.

Motion:

It was moved by Justin Gammon, seconded by Sorin Birliga, that the Advisory Design Panel recommend to Council Development Permit with Variance Application No. 00045 for 777 Herald Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of October 25, 2017 adjourned at 3:00 pm.

Jesse Garlick, Chair

Lacey Maxwell

From: Aaron Webster [REDACTED] >
Sent: August 15, 2017 8:56 PM
To: Victoria Mayor and Council
Subject: Support for Hudson Place One at 29 stories

Hello Mayor and Council,

I am writing to inform you that I am in support of Townline's Hudson Place One going ahead at 29 stories. I currently live at 827 North Park St and will be able to see this tower from my condo. I applaud Townline for investing in the north end of downtown and have full trust in their capabilities in developing this land as being proposed.

It is my understanding that Townline is not requesting additional density, but is requesting to re-organize it in such a way that the tower has a nice aesthetic form. I will tell you I would much rather see a slim 29 story tower than a wide tower at 24 stories. Wide towers block views, and are not as pleasing to the eye as slim towers. Please approve this as is!

Thanks,

Aaron Webster
[REDACTED]

Lacey Maxwell

From: Christel Gebauer [REDACTED] >
Sent: August 15, 2017 5:33 PM
To: Victoria Mayor and Council
Subject: Height of New Building - 29 Feet

Dear Mayor and Council,

The new building at a height of 29 feet, would not only detract from Victoria's beauty and uniqueness, it would be dangerous as well. Victoria is on a fault line! Also, after seeing the high death toll from recent high rise fires, such a high building should not even be considered!

Sincerely,

Christel Gebauer

Sent from Outlook

Lacey Maxwell

From: Martha [REDACTED] >
Sent: August 15, 2017 9:16 AM
To: Victoria Mayor and Council
Subject: Reject Townline's request for variance

I encourage the City to DENY Townline's request for variance on the development of the former Bay site.

There is a city plan which states the allowable height of buildings. It had City and public approval and should be followed. Every few years the City should review the plan to allow it to evolve in an appropriate, controlled manner. Allowing 'one-off' variances means that there is NO overall plan. We have seen this before: an area plan sets the height at 4 floors, and a developer gets a variance to build 6 floors. If you give variance for one developer, it is almost an automatic approval for the next request – which will probably be for 8 floors.

The developer may offer many things in trade for variance approval. It is a type of development blackmail. Again, stick to the city plan.

And approving a variance in trade for public art is NOT the way to get public art – such as the mattress 'art' at the condo at Douglas and Southgate.

Martha Burd
2412A Wark Street

Lacey Maxwell

From: webforms@victoria.ca
Sent: August 16, 2017 8:19 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Brett Hinch

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/councillors/pamela-madoff.html>

Daytime Phone : [REDACTED]

I am concerned about another variance coming to council.

I heard the building under construction at "the Hudson" has applied for a buliding variance to take the tower from 24 stories to 29!

I urge you to vote against this request. 24 stories is more than enough.

I am a true Victorian born and raised and I am very concerned with the rapid, and sometimes reckless, development of our city.

I thought the highrise destruction of our city's skyline had ended with the View Towers. How terribly wrong I was.

Vote "No!" to this request for 5 more stories. Please.

Sincerely, Brett Hinch

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IP Address: [REDACTED]

Lacey Maxwell

From: webforms@victoria.ca
Sent: August 17, 2017 4:23 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Genevieve Stainton

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : Not provided

Good afternoon,

I am writing to request Mayor and Council to approve the plans for the increase in floors to 29, at the new high rise tower on the old Hudsons Bay parking lot site downtown. I live and work downtown and have for the past seven years. I don't feel this would negatively impact the city and would in fact enhance the livability of downtown residents.

As we all know, we desperately need more rental and affordable condo units to purchase downtown. I am fortunate to have found my place seven years ago and while I make a decent income and have savings, I have been completely unable to find a condo to purchase in my price range anywhere near the city. The market needs more units.

Sincerely,

Genevieve Stainton

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IP Address: [REDACTED]

Lauren Martin

From: webforms@victoria.ca
Sent: Thursday, August 17, 2017 8:22 AM
To: Community Planning email inquiries
Subject: Community Planning

From: patti.grey

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/residents/planning-development/community-planning.html>

Daytime Phone : [REDACTED]

I have very serious concerns about stripping Victoria of what makes it 'authentic' and 'unique', and that would be allowing a 29 story 'Townline' (?) building to be approved. It is only tax dollars that would make one decision to approve over the allowance and I believe we need to stand up for what is the minimum allowance.

New developers will always come along, with Victoria now being discovered...which is even more of a reason to apply even more strict bylaws about height .

These decisions are forever....Is there an on-line place for public to 'vote' or express concerns. I am not someone who has ever stepped up to push my thoughts about something in my community and I have lived here since 1967.

I really feel that in these sensitive times, it is important to really consider what makes us so unique and aesthetically beautiful and a good place to live overall....stand our ground for generations to come. about where our values are....allowing this 29 stories is about money , not in best interest of city and not in best interest for generations to come.....sorry for repeated ramble !!

Thank you so much for your time.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: [REDACTED]

Lacey Maxwell

From: DAVE AMOSS [REDACTED]
Sent: August 25, 2017 4:15 PM
To: Victoria Mayor and Council
Subject: Hudson 1

I would like to put my support behind the 29 story Hudson building Victoria needs more buildings like this it's a beautiful design and it is outside of old town you need to pass this David Amoss

Sent from my iPhone

Lucas De Amaral

From: Malcolm & Donna Blyth [REDACTED]
Sent: Thursday, August 24, 2017 11:14 AM
To: Victoria Mayor and Council
Subject: tall buildings

To Mayor and Council of Victoria

I do not feel that I am a dinosaur and am against progress but I strongly disagree with buildings in Victoria over twenty stories. Sometimes progress is keeping the status quo. It is not only the height I am concerned about but unless we have a better transportation system in place downtown it cannot cope with the added traffic. I think it is wishful thinking that all who live downtown, work downtown and won't need a vehicle.

No 29 storied buildings please.

Donna Blyth
Victoria

Lucas De Amaral

From: DAVID SCHELL [REDACTED] >
Sent: Friday, August 25, 2017 11:31 AM
To: Victoria Mayor and Council
Subject: Support for 777 Herald Street

Hello,

As a long time resident of Victoria. It has been very exciting to watch the Hudson district be redeveloped into a exciting vibrant area of the city.

I encourage you to approval the requested increase in height to 29 stories.

Besides the obvious benefits that higher density brings to the area, it will also be a landmark feature to the Victoria Skyline, which up and until remains me a of the crew cuts I got as a child.

I look forward to the day when I can downsize out of my house, freeing it up for the next generation to raise their family in while I enjoy the more relaxed lifestyle of condo living and am speaking out now to help ensure their will be something of my liking available for me to choose from.

Regards,
David Schell

Lucas De Amaral

From: [REDACTED] [REDACTED]
Sent: Thursday, August 24, 2017 10:28 PM
To: Victoria Mayor and Council
Subject: Hudson Place

Importance: High

To the Mayor and Council:

I understand that Townline, the developer who has single-handedly revitalized a formerly lifeless portion of downtown Victoria, is seeking a variance to increase the height of their latest project known as Hudson Place (777 Herald Street). As someone who lives just 2 blocks from this development, I want to voice my very strong support for Townline's request. Here are just a few of the reasons why I think this project merit's Council's support.

- I like the varying cladding on the corners, giving it a pillared look
- I like the tapering and altering mass at different heights
- I like the way the architect has included exterior trees and sky gardens on the levels where the tower steps back
- I like the more slender appearance, while still maintaining a large number of units (a creative use of density)
 - I like that it will stand out, rather than blend in
 - I like that it has an interesting roof line
 - I like that it will breakaway from Victoria's "tabletop" skyline, since it will be substantially taller than anything around it
 - I like that it looks like nothing else we currently have in Victoria
- I like that it won't be another "wide-scraper" slab like View Towers
- I like that it will contrast with the short & wide Jack Davis Building
 - I like that it pushes boundaries and nudges people out of their comfort zones
- I like the way the proposal speaks to a form and materials that are highly complementary to the nearby built environment
- I like that it will take elements from the historical Hudson's Bay building and re-interpret them in a contemporary way
- I like that I will be able to look out my window and see Victoria's newest landmark building so close
- I like that I will be able to brag about this building to my friends and family in other places and encourage them to come and see it for themselves
 - I like that it will dispel the "height equals bad" myth that seems to prevail in our city
- I like that it proves Victoria is a real, living city and not a museum or theme park frozen in time and never allowed to change
- I like that by building up rather than out, urban sprawl is reduced and our greenbelt is protected
 - I like that it will bring much needed additional housing stock to downtown Victoria
 - I like that several hundred people will have a more livable environment by allowing this project to be built taller and slimmer

I trust that my municipal government will allow this project to proceed unhindered and create a lasting legacy for future generations to enjoy.

John Longhurst

307 - 930 North Park Street
Victoria BC V8T 1C6

Lucas De Amaral

From: Mike Winquist [REDACTED]
Sent: Friday, August 25, 2017 10:20 AM
To: Victoria Mayor and Council
Subject: Townline project Hudson

To Mayor Helps and city council.

I fully support the current proposal by townline to built the 29 story project. I believe it is very important for the city of Victoria to start getting more dense in the downtown core rather than losing more and more of our Forrest land example West hills.

I'd like to see more projects like this in the near future as long as the projects are done tastefully, not ugly rectangular boxes.

If anyone reads this thank you for your time,
Mike Winquist (Downtown resident)

Sent from my iPhone

Lacey Maxwell

From: [REDACTED]
Sent: August 27, 2017 9:25 AM
To: Victoria Mayor and Council
Subject: Support for Hudson Place 1 increase in height to 84m (29 storeys)

Hello.

I am writing in support of this project and hope the City of Victoria makes the appropriate decision in the upcoming months to allow for the height alteration.

I have lived in Victoria all my life - 37 years - and have witnessed its great densification in the last ten-to-fifteen years and believe it has been a great for the city and region. Victoria should have a distinguishable city centre and slowly it has emerged. But Victoria's skyline, with all of the recent additions, is still a flat line and is almost boring (my recent arrival via the MV Coho was an eye opener of just how flat the skyline is). It needs something, and a slightly taller condo may be the answer. It would be a break in the flat skyline all of the recent 12 - 17 storey structures has created.

As long as a high rise is aesthetically pleasing the height shouldn't matter. We will never be that miniature replica of Vancouver when it comes to densification so I don't think we need to worry about drawing lines in the concrete regarding building heights and what's appropriate. And whether we like it or not Victoria is not small anymore.

Victoria needs a signature tower that stands out. If Hudson Place 1 is not it then we need to attract and welcome some new designs to the skyline. It does not have to be "sky-high". Nor does it have to be the tallest. But every great city centre has an iconic signature tower. We are on the right track so let's keep it moving in the right direction.

Thanks for your time and I wish everyone the very best! I know it's not an easy decision, as we all have our beliefs and views and a direction we wish to follow. Good luck with it!

Ryan Kennett

Sent from my Samsung Galaxy smartphone.

Lacey Maxwell

From: [REDACTED]
Sent: September 1, 2017 11:07 AM
To: Victoria Mayor and Council
Subject: Fwd: comments on development in Victoria

Categories: Awaiting Staff Response

----- Forwarded Message -----

From: [REDACTED]
To: "mayor&council" <mayor&council@victoria.ca>
Sent: Thursday, August 31, 2017 4:12:23 PM
Subject: comments on development in Victoria

To the mayor & council of Victoria, BC

I wish to extend to you my opinion on two matters re:development in Victoria.

Do NOT grant approval to add more stories to the last building to be put on the old Hudson's Bay property - or any other proposed developments - once one developer gets approval it will be "onto the slippery slope" for higher and higher buildings,

Do not allow the "public lands/park" area near the Johnson St building to become part of a development - I hope that you would never consider allowing this horrendous "toe in the door" situation to be approved - let alone even given any serious consideration!!

Please maintain any green spaces that we have - they add so much to the quality of our city.

with hope - Mary Brownscombe

Lacey Maxwell

From: Valma Lanceley [REDACTED] >
Sent: September 11, 2017 3:15 PM
To: Victoria Mayor and Council
Subject: Development in the City of Victoria

Mayor and Council:

Today I wrote to Mayor Helps with regard to development in the City of Victoria. In the automatic reply from Mayor Helps, it was suggested that I send my email to you, which is below. A copy of the automatic reply is also below.

I appreciate your consideration of this matter.

Thank you. Valma Lanceley

To the Mayor and Council of the City of Victoria

Dear Mayor Helps and Victoria Council Members:

I have lived in Victoria for 46 years and have seen enormous changes to the Downtown core – not all to my liking. I am totally against high-rise buildings in general and particularly in Victoria as I feel that Victoria has always been extremely attractive and unique because of the minimal amount of such high buildings. Until recently, that is. I was dismayed to learn that Townline have requested permission for a variance to enable a 29-storey building to be erected on the former Bay parkade location. This is unbelievable!

I am also disappointed that enormous high-rises have been approved on the site bordered by Fisgard, Herald and Blanshard Streets and now the Developers are wanting to increase their height!

The City is beginning to resemble the cities of Vancouver and New York – where it's difficult to find any sunshine on the streets!

I do realize that all such projects and decisions by the City are based on finances. I believe that it's always about money where development is concerned. But, I humbly request that you and the other members of Council in the City of Victoria reflect greatly on this decision and do not give permission for either of the buildings to be erected so ridiculously high. They will alter the skyline enormously and will destroy the ambiance of our beautiful city.

I appreciate your consideration of this matter.

Yours sincerely,

Valma Lanceley
Saanich

Automatic response from Mayor Helps:

I appreciate hearing from you. It's important to me that you know that I read each and every email that comes into this inbox personally.

With the high volume of ideas and emails that come my way, I'm not always able to respond directly in a timely way. But, I don't want your email to go without action, so here are all the ways we can make sure you get the response and service you need:

- If you'd like to request a meeting, email Danielle St. Jacques at [<mailto:dstjacques@victoria.ca>](mailto:dstjacques@victoria.ca)
- If you'd like to come to my Community Drop In, please visit [<http://www.victoria.ca/dropin>](http://www.victoria.ca/dropin) to see the schedule or call 250.361.0200
- If you'd like to invite me to speak at an event, email Danielle St. Jacques at [<mailto:dstjacques@victoria.ca>](mailto:dstjacques@victoria.ca)
- If you're sending us feedback on a proposed development in your neighbourhood please write to [<mailto:mayorandcouncil@victoria.ca>](mailto:mayorandcouncil@victoria.ca)
- If you have an issue with Parking, email [<mailto:parkingservices@victoria.ca>](mailto:parkingservices@victoria.ca) or call 250.361.0260
- If you need attention from our Engineering department, including Transportation, email [<mailto:eng@victoria.ca>](mailto:eng@victoria.ca) or call 250.361.0300
- If you need attention from our Public Works department, email [<mailto:pw@victoria.ca>](mailto:pw@victoria.ca) or call 250.361.0400
- If you need attention from our Parks department, email [<mailto:parks@victoria.ca>](mailto:parks@victoria.ca) or call 250.361.0600

If your email was regarding any of the above, I will assume you have emailed the appropriate department and will let our wonderful staff reply and help you out. If you don't get what you need and/or still need a reply from me personally, please write again! For a full list of City departments, visit our Department Directory here: [<http://www.victoria.ca/EN/meta/contact/department-directory.html>](http://www.victoria.ca/EN/meta/contact/department-directory.html)

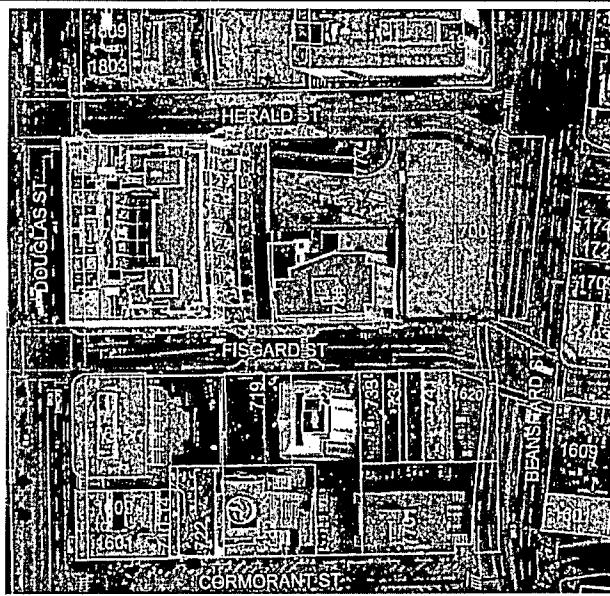
Thanks for all you do to help make Victoria great,

Lisa

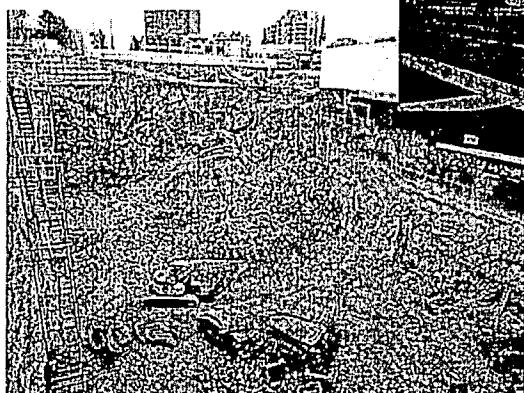
Lisa Helps, Victoria Mayor
[<http://www.lisahelpsvictoria.ca/>](http://www.lisahelpsvictoria.ca)
250-661-2708
@lisahelps

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."
- Jane Jacobs

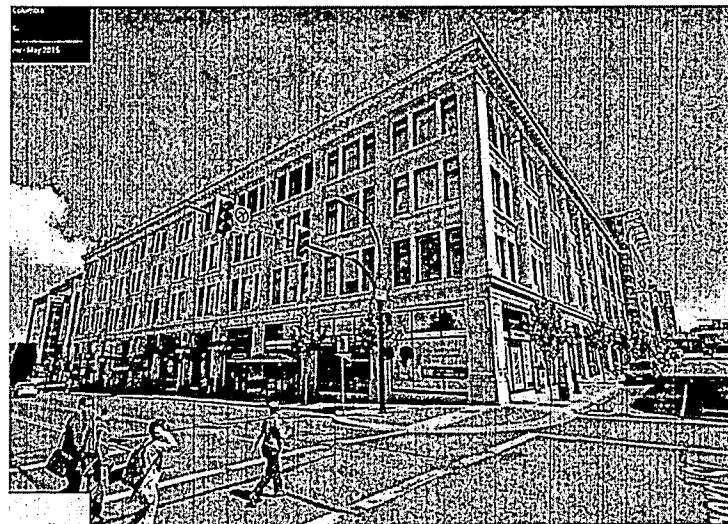
Development Permit with
Variance
for
777 Herald Street



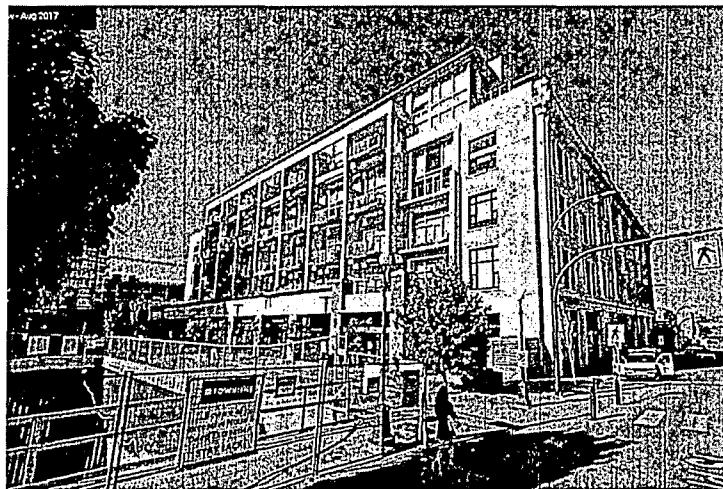
Current Use



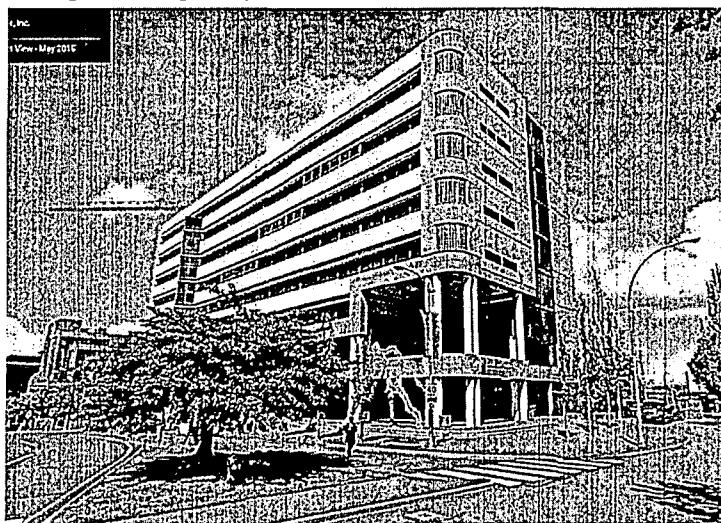
Neighbouring Properties - West



Neighbouring Properties – West - Rear



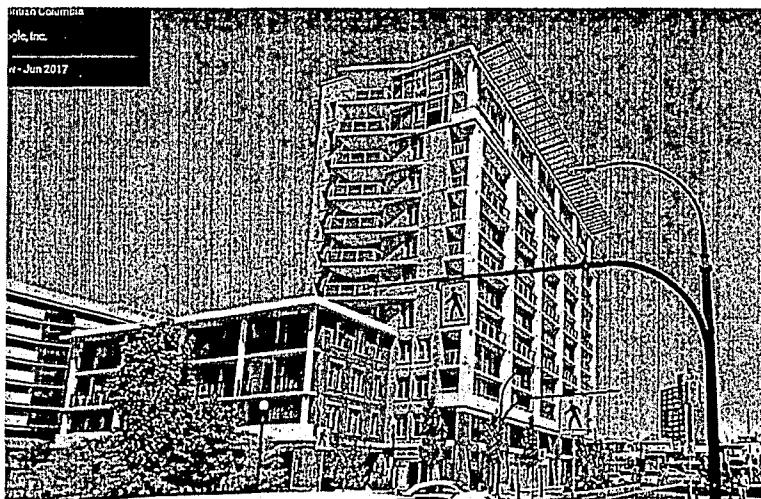
Neighbouring Properties – North East



Neighbouring Properties – North West



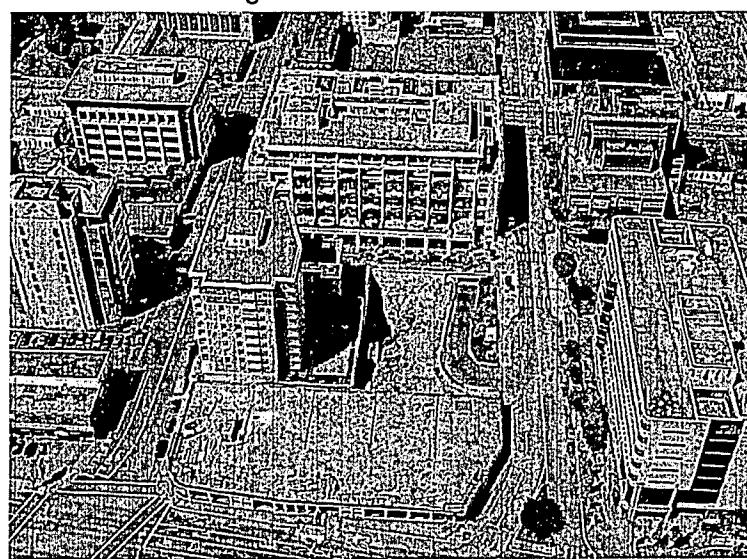
Neighbouring Properties – South

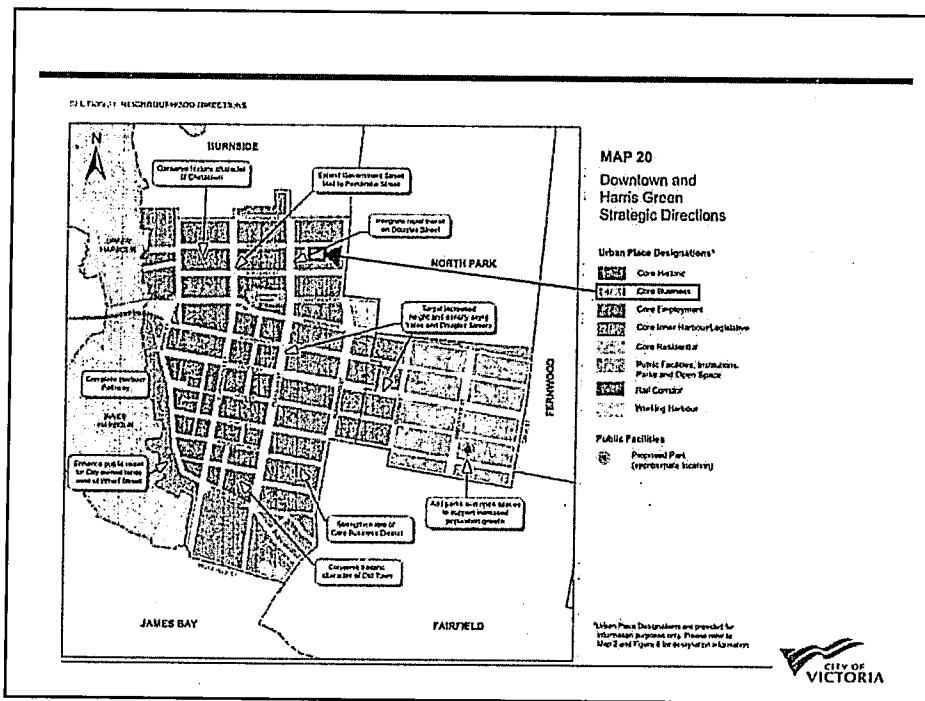
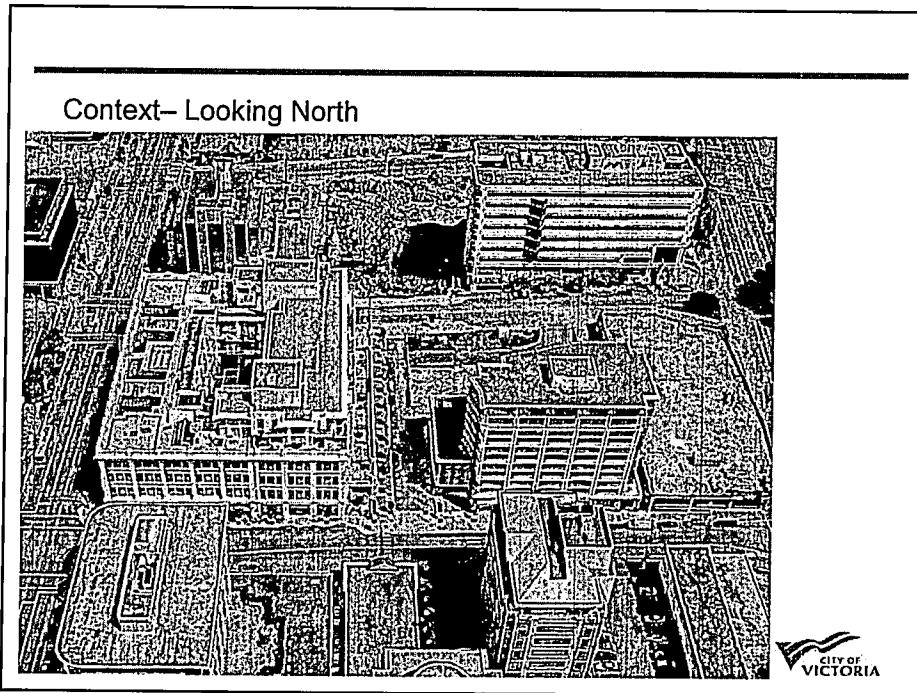


Context– Looking South East

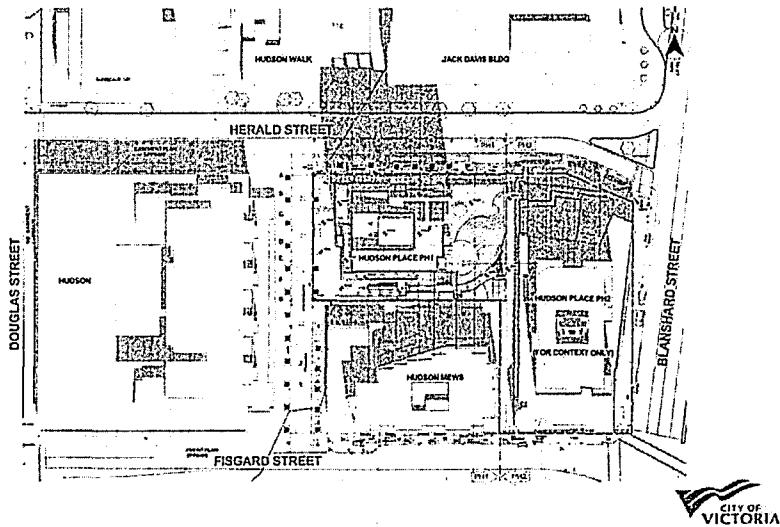


Context– Looking West

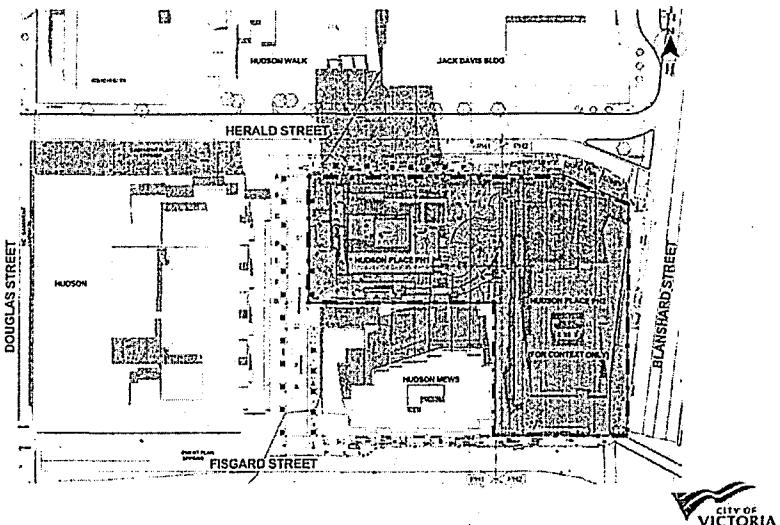




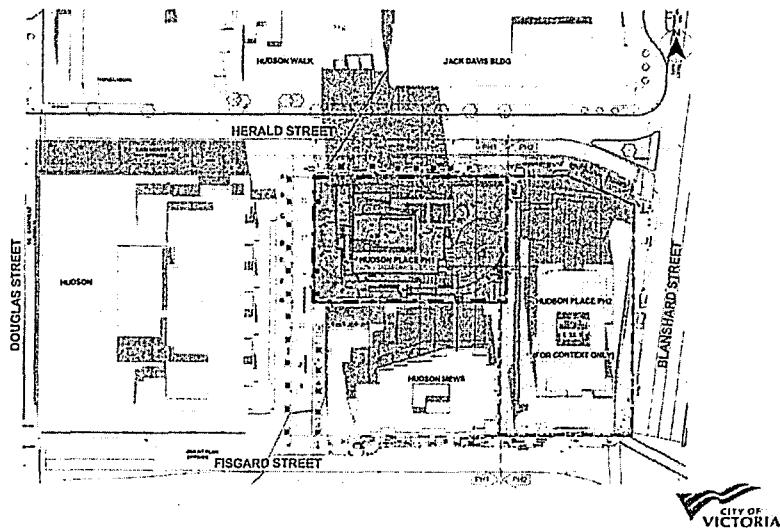
Site Plan



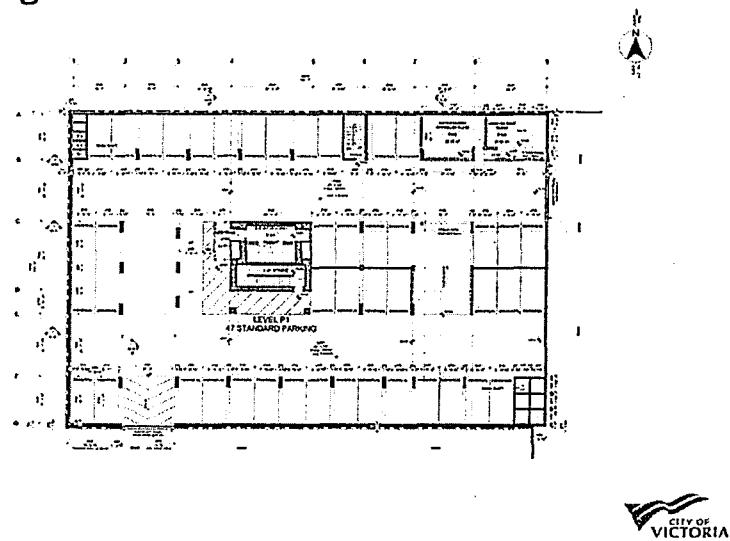
Site Plan – Subdivision



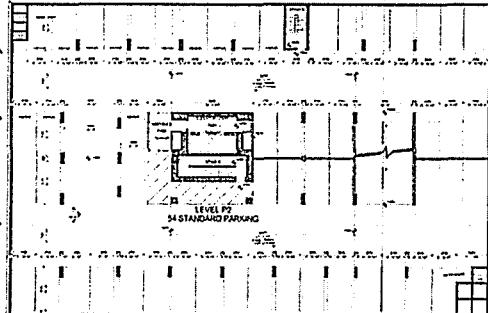
Site Plan – Subdivision



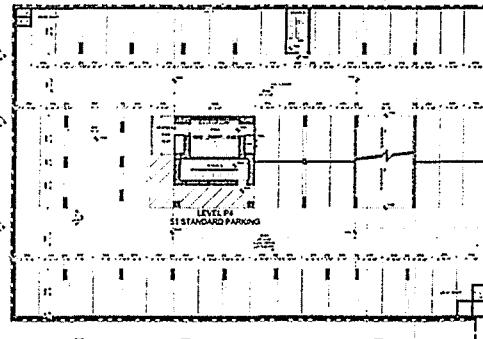
Parking Level 1 Plan



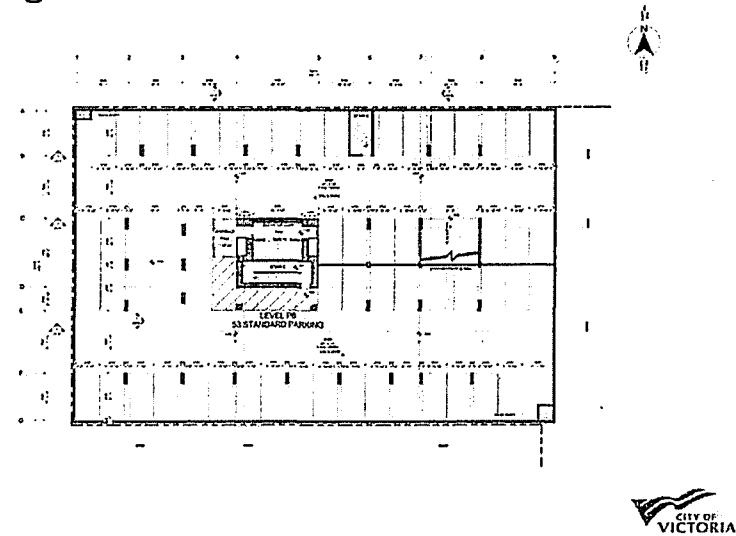
Parking Level 2-3 Plan



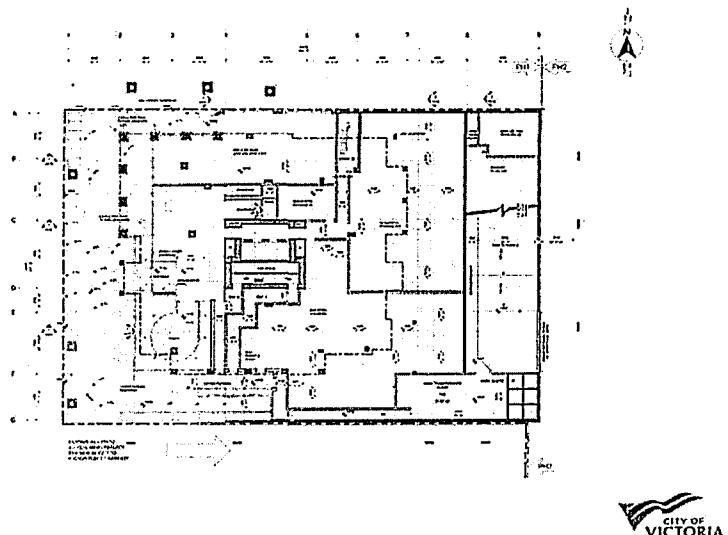
Parking Level 4-5 Plan



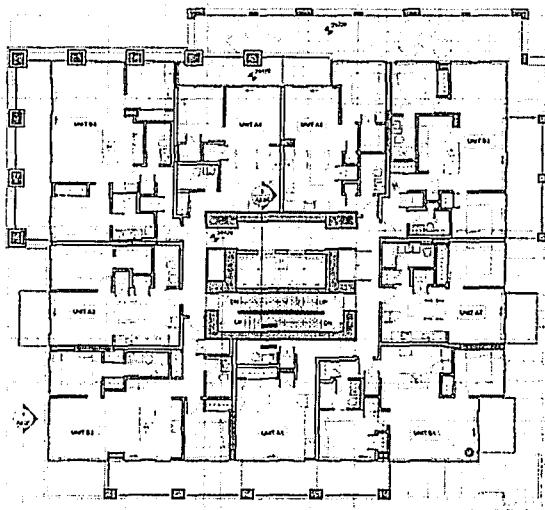
Parking Level 6 Plan



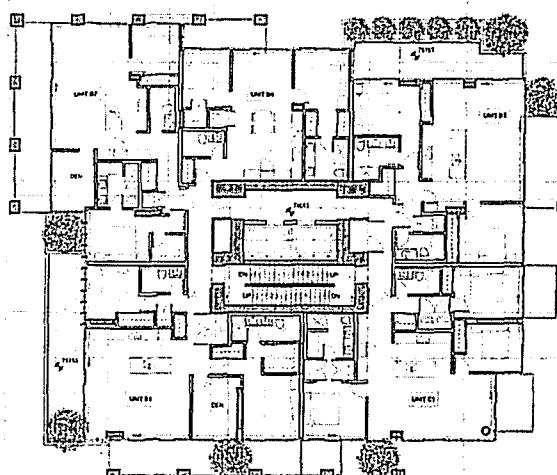
At-Grade Plan



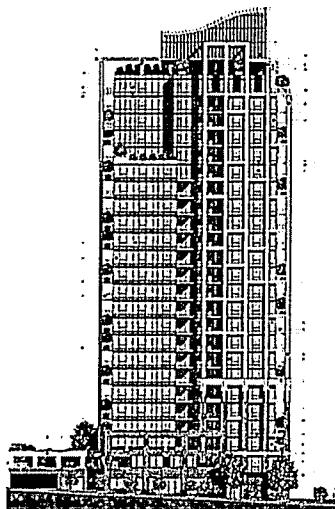
Typical Floor Plan (Levels 4-20)



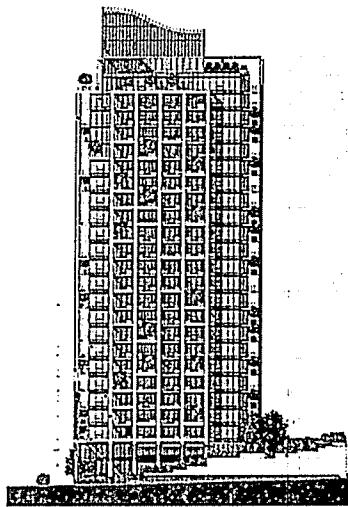
Typical Floor Plan (Levels 21-24)



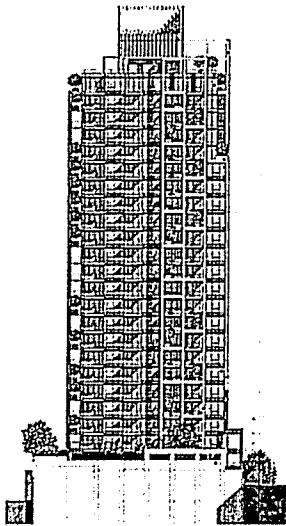
North Elevation- Herald St.



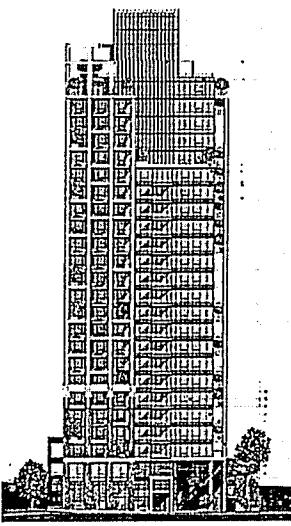
South Elevation- Hudson Mews/Fisgard St.



East Elevation- Blanshard St.

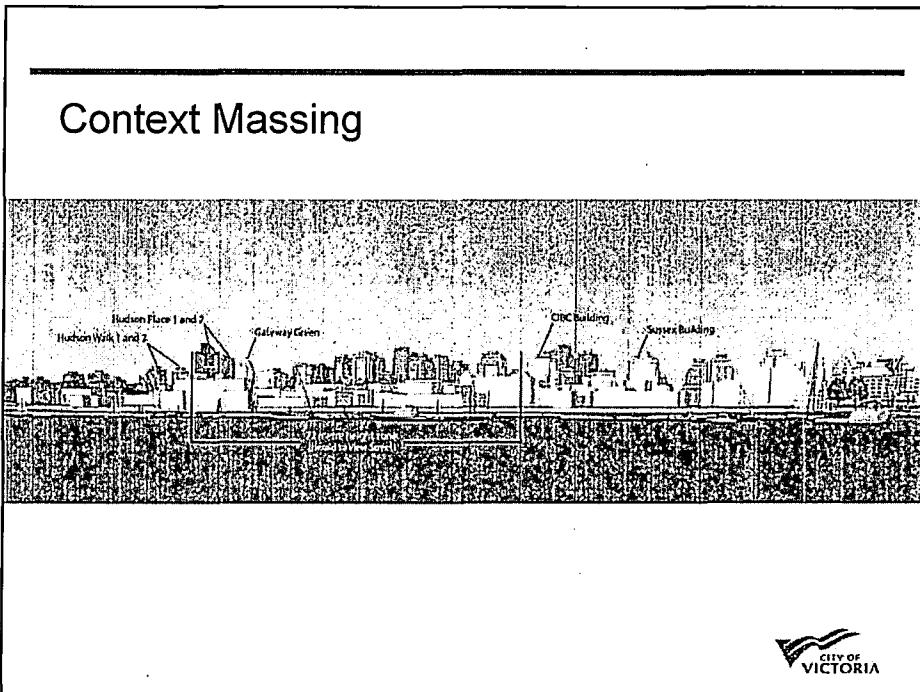
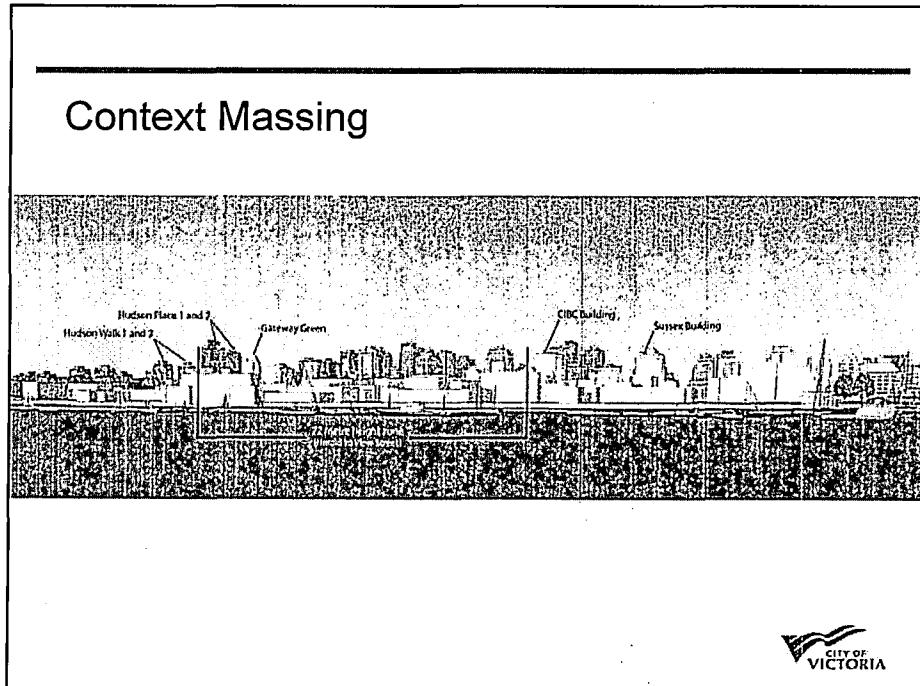


West Elevation- The Hudson/Douglas St.

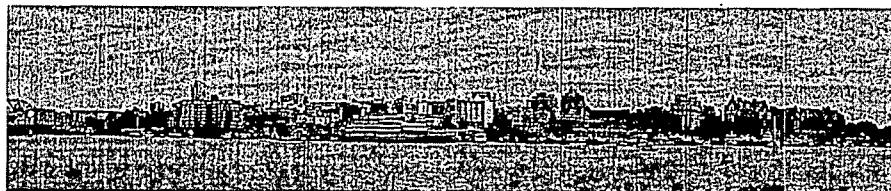


Step Back Variance

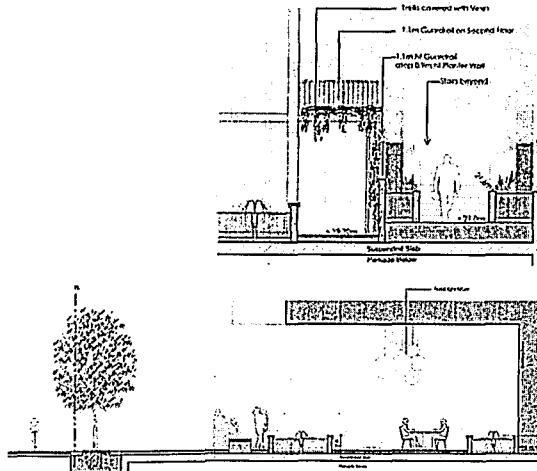
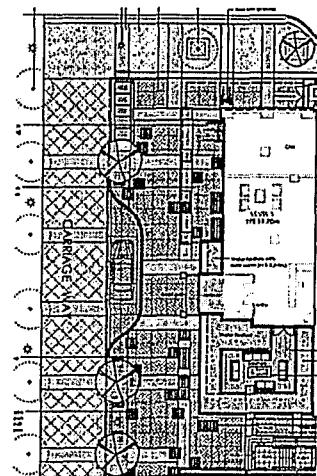
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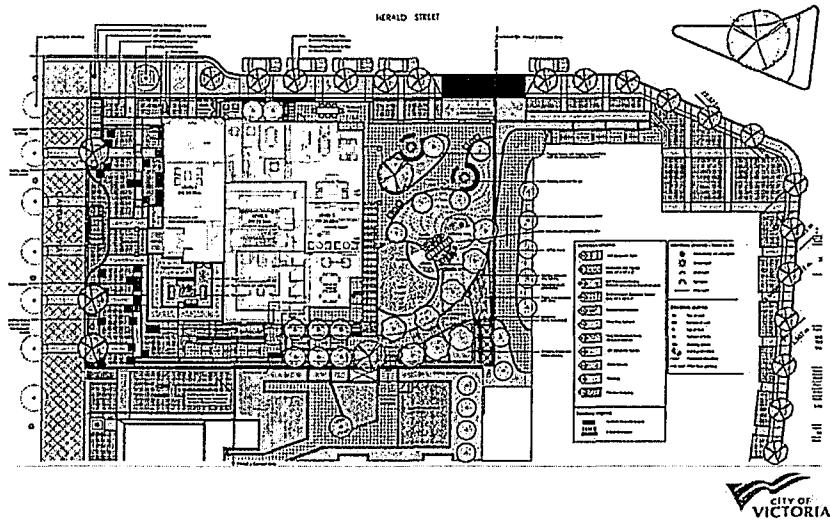
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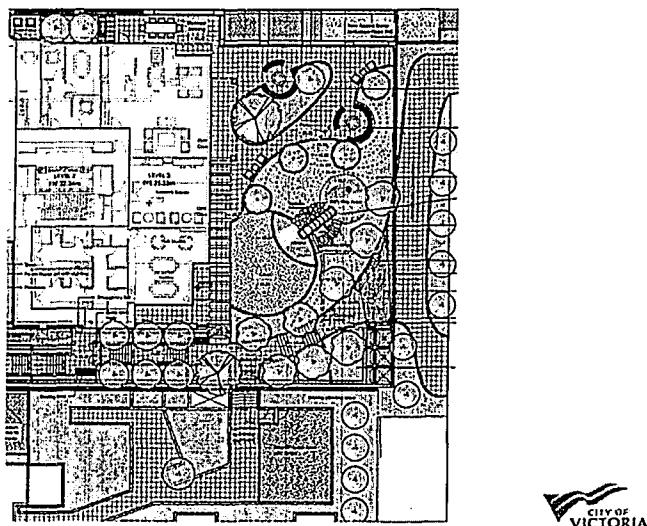
Landscape Plan- At Grade

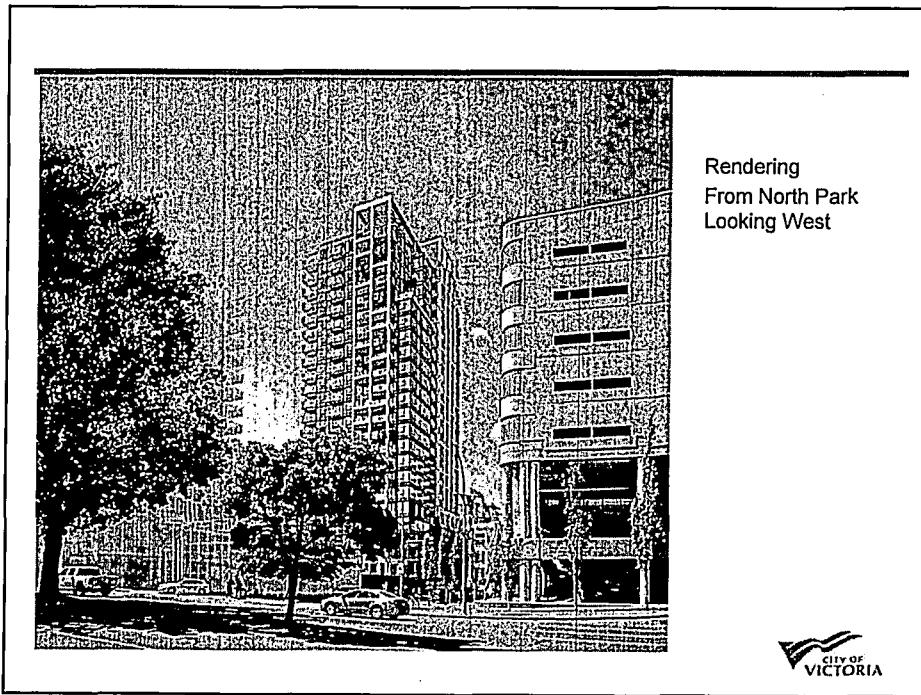
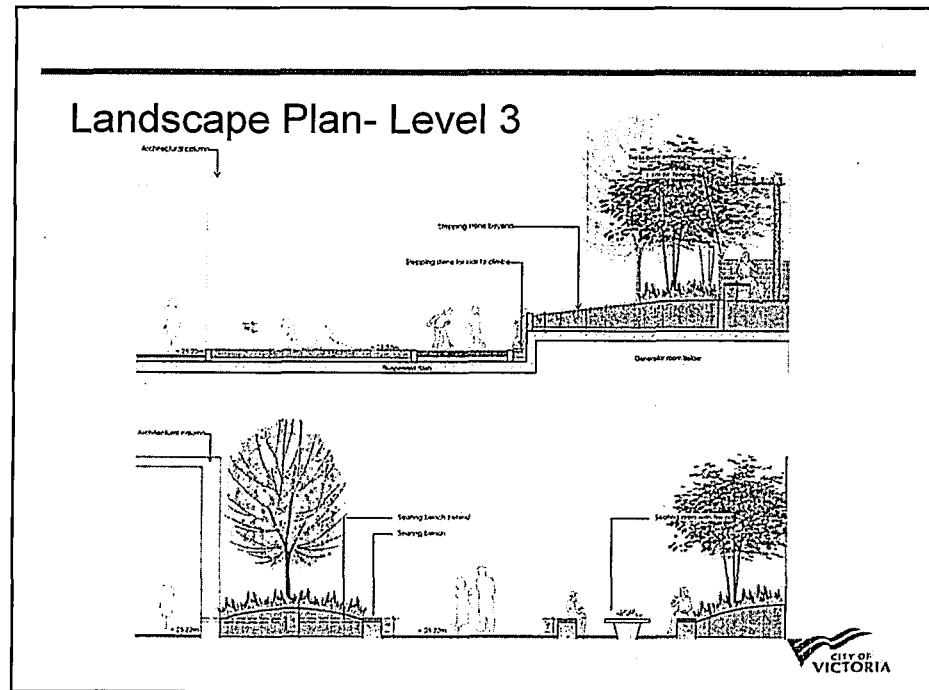


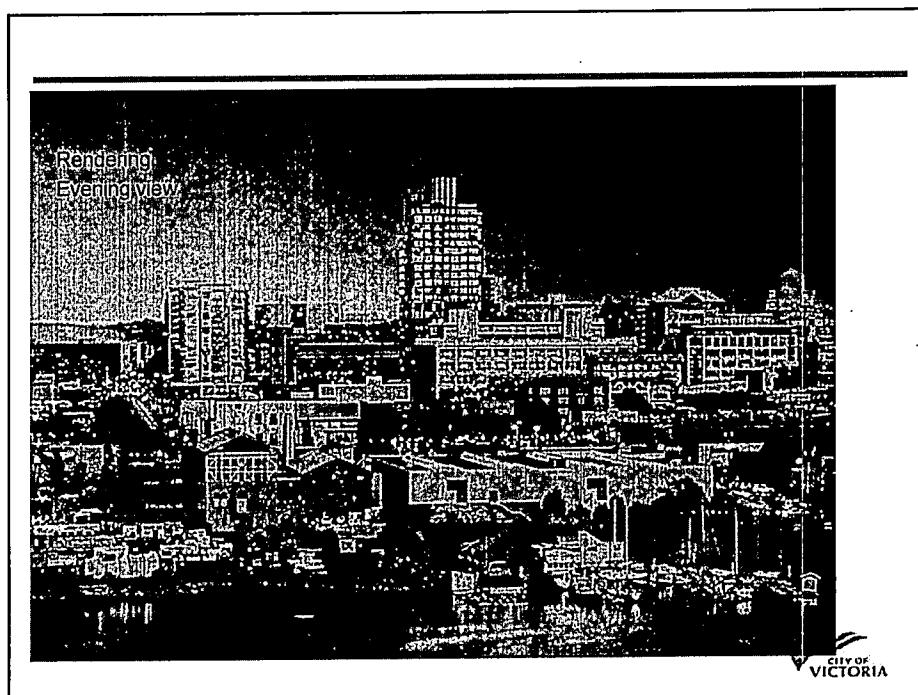
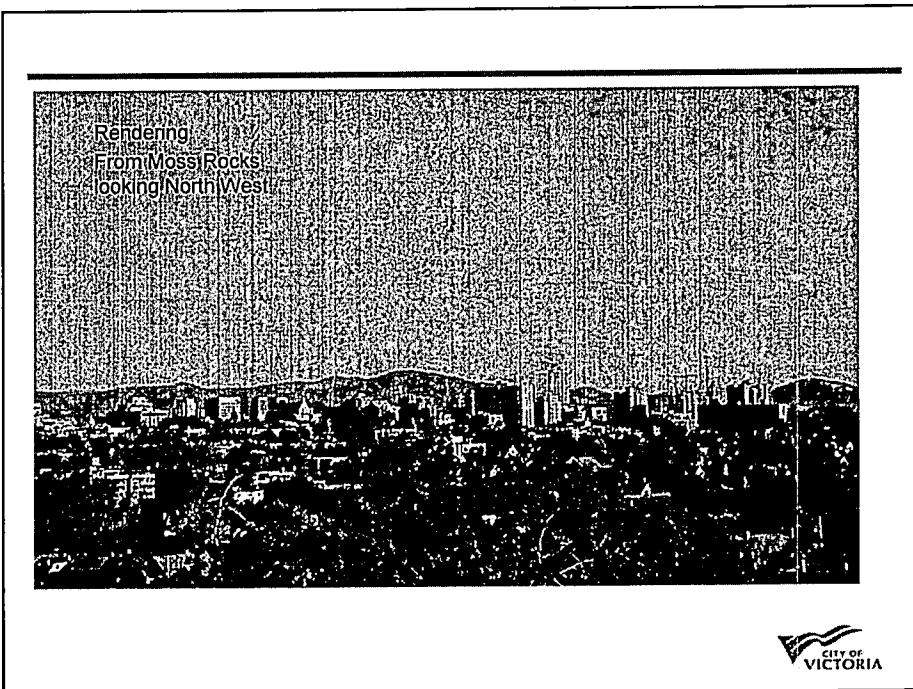
Landscape Plan- Overview



Landscape Plan- Level 3



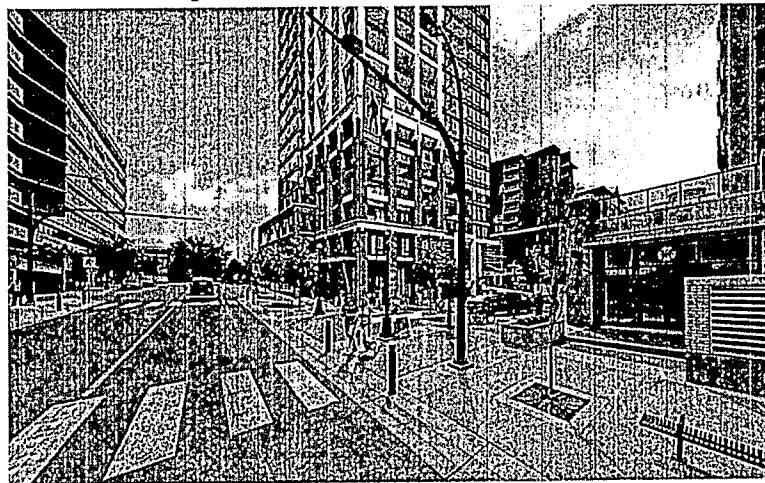




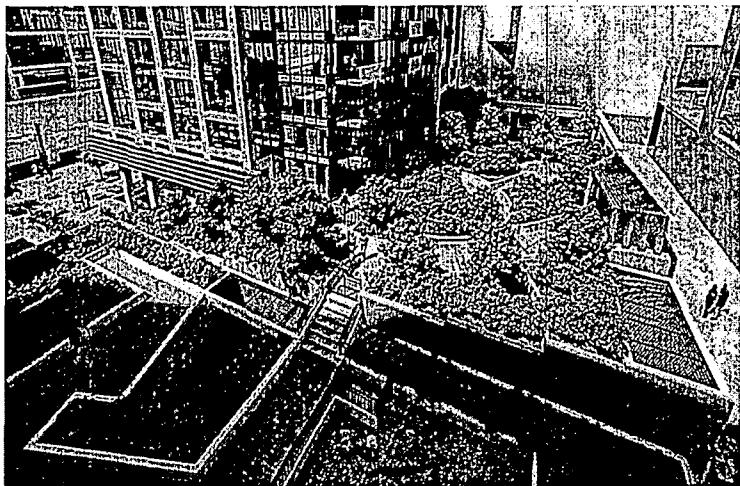
Rendering – Looking South from Herald



Rendering
From Herald Looking South East



Rendering
From Phase 2, Looking North West



Materials Board

