

## NEW-HOME PROJECT PROFILE

# Townline completes Victoria transformation

Hudson's Bay store, abandoned after 80 years, now an address for 152 residences while incorporating ideas on recycling, sustainability

BY SUZANNE MORPHET

Four years and \$80 million later, the transformation from old Victoria department store to new condominium project is complete.

The Hudson's Bay Store is now The Hudson. And what was once a four-storey, state-of-the-art shopper's paradise is now a six-storey, 152-unit, modern residential building with enough retail space on its first floor to recall those vibrant retail years.

The road from retail to residential was about as rough as the weathered exterior on the Georgian-styled building when the Bay abandoned it after 82 years. Old buildings always have surprises — and this one was no exception — but the Vancouver developer who bought the property in 2006, Townline Group of Companies, wasn't counting on enduring

a recession halfway through the reconstruction.

Vice-president Bob Pearce says the economic meltdown a couple years ago brought the restoration almost to a halt for about eight months as the company had to subdivide the block-size property into three smaller chunks to satisfy lenders. Pearce admits "when the wheels fell off [the economy] in 2008" he questioned whether the company had made the right decision to even take on the massive heritage project.

Townline has converted some Vancouver heritage buildings into condos, including the Crane Building on Beatty Street and 1180 Homer in Yaletown, but the company is better known for new construction and infill.

But any second thoughts have obviously passed, as Pearce was all smiles a few weeks ago when he got to show off The Hudson in its restored

glory for the cameras. "We are thrilled to be involved with perhaps the most historically significant heritage re-adaptation in B.C.," he said. "This will not only breathe new life into the building itself, but into the surrounding Uptown Victoria community."

Steven Barber, Victoria's heritage planner, couldn't agree more. "The Hudson's Bay Company was the company that founded Victoria, and now here we are with their department store being rejuvenated in such a magnificent fashion."

Barber said his goals for the property were twofold: put the old building to new use and retain important heritage elements such as the terra cotta exterior and the original wood windows. "They've done all that, they've done a fabulous job," he enthused as he walked about the property.

"It's really one of the most significant landmarks in the

city, and I think the attention to detail that they paid ... they had to completely reconstruct the whole thing and at the same time had to incorporate seismic upgrading details ... so [an] incredibly complex technical exercise," Barber said.

Part of that process included replacing any cracked or missing terra cotta tiles. Broken ones were sent to one of the few terra cotta manufacturers still in existence — in New York — for new moulds to be made by hand, as they were back at the turn of the last century.

The Hudson's Bay Store is unique in Victoria for the extent of its terra cotta facade — about 25,000 tiles cover three sides of the building from top to bottom on the original four floors. Other local historic buildings, such as the Union Club and the Royal Theatre, have some terra cotta but are mostly brick, which was a cheaper



building material at the time. "This is part of the prestige of the Hudson's Bay being the premier department store in Canada," explained Ken Johnson, Townline's heritage consultant. Johnson researched the store's history and found numerous references to it in *The Beaver*, a magazine the company started as a newsletter for its employees. In

the magazine's October 1921 edition, for instance, associate editor A.S. Woollard described the store this way: "Architecturally, the new store is an edifice of splendid design and execution, having been planned and erected along the lines of the most up-to-date department stores on the continent. It embodies the latest ideas in store construction as developed in the greatest mercantile centres of the world." Today, the Hudson embodies the latest thinking about recycling and sustainability, with about half the old building incorporated into the new one, according to Johnson. Each home is also heated and cooled by geothermal heat pumps, which work by taking heat from the ground in the winter months and putting unwanted heat into the ground in the summer months.

CONTINUES ON D18



After an expenditure of \$80 million, The Hudson, from Townline Group of Companies, is ready for occupancy. The main photo shows the finished exterior; the top photo, the new common entrance. The photos above display the project's show home. The building used to house a Hudson's Bay department store.



# BUSINESS

[timescolonist.com](http://timescolonist.com)

**WEB EXTRA: Ottawa defends food safety after audit concerns**

- Go to [timescolonist.com/funds](http://timescolonist.com/funds) for full mutual fund lists
- Go to [timescolonist.com/stocks](http://timescolonist.com/stocks) for full stock lists

 Editor: Darron Kloster > Telephone: 250-380-5235 > E-mail: [tcbusiness@tc.canwest.com](mailto:tcbusiness@tc.canwest.com) ■ FP MARKETS, B3, B4

## HERITAGE DEVELOPMENT

# The Hudson set to open its doors



DARREN STONE, TIMES COLONIST

The Hudson is almost ready for its new residents to move in.

**\$80 million, 4 years later, downtown has new landmark**

**ANDREW A. DUFFY**  
Times Colonist

Bob Pearce had been waiting for a day like this for four years, and yesterday he beamed as he got to show off the end product of his company's massive \$80-million reinvention and reclamation of the historic Hudson's Bay Company building.

The vice-president of development for the Townline Group, which bought the historic building in 2006, was clearly relishing the chance to show off the development.

"I get to see this every day, so there really is a sense of accomplishment and it's quite rewarding to be able to show it off finally," he said. "It's especially rewarding when you think what a livable space it is, and what a great place it will be to live."

The Hudson, a 152-unit residential project built within the 89 year-old walls of the Hudson's Bay building on Douglas Street is near completion as workers put finishing touches on the units homeowners will take possession of over the next few weeks.

It's taken four years, \$80 million and plenty of patience to get to this point.

It was just two years ago that he led the *Times Colonist* through the rubble-strewn skeleton of the building that looked more like a war zone than a potential home.

He said the road has been long one with a few surprises along the way, but he is trying to keep it all in perspective.

"Yes it's been a long time, but it's not so much when you consider the restoration and the size of the building, most restorations are much more manageable, but this is a big building with big challenges," he said.

Most of those challenges were beyond the view of the average passerby — often it looked as though there was little happening at the site leading to plenty of speculation over the last four years that the Hudson would never get built.

But behind the shuttered windows and terra cotta facade, and often well below the ground, there was an army at work.

"Take the seismic upgrades alone, that was a year just going through the structure and doing it in a way that it's basically buried in the building, that takes a while and a lot of work," he said, adding the terra cotta refurbishing and establishing an underground parkade also took time. "Yes it all extended the time period but the gratification is there in the end."



DARREN STONE, TIMES COLONIST

The main entrance features touches of the past.

[timescolonist.com](http://timescolonist.com)

Go inside the Hudson with a virtual tour of the site and new suites. Also check the photo gallery

### HUDSON TIMELINE

**1909** - Fact finding mission leads Hudson's Bay Company to separate retail business from fur and land business.

**1913** - Construction begins on the store at what is now 1701 Douglas St.

**1914** - Construction halts due to depressed economy and labour shortage resulting from First World War.

**1921** - The Georgian-styled store opens Sept. 19 after \$1.5 million is spent to build it. There are 50 departments and 250 employees and state of the art heating, cooling and ventilation systems, elevators and escalators.

**2002** - Hudson's Bay Company announces in September it will move to the former Eaton Centre in the downtown core

**2003** - The 1701 Douglas St. store is shuttered.

**2006** - Townline buys the building.

**2010** - Conversion to a modern residential building with a historic facade is complete.

modern spaces wrapped in history, with overheight ceilings and the massive original windows to create a bright and seemingly spacious living area.

There are also some touches to tie the sleek inwards of the new building with its past. An original chandelier hangs at the main entrance off Fisgard Street and a display of old heating and boiler gauges and a lighted red-lettered sign reclaimed from the original parking garage that reads Entrance to Store hangs at the south elevator lobby.

The package gets a thumbs up from the city's heritage department.

"I think it's fabulous," said Steve Barber, the city's heritage planner. "I remember walking by this building when it was shuttered and wondering what's going to happen and to see this now, it's fantastic. They did a wonderful job on the exterior on the heritage element restoring the terra cotta and keeping the old wood windows."

The Hudson has sold 95 of its 152 units, and Pearce said they were fortunate they did not lose any sales despite the recession.

"That's always a concern when the market changes like that," he said, noting they sold two-thirds of the

years.

The sales centre reopened in June, and sales manager Tracy Menzies said they have had a number of inquiries, but at this point the Victoria market wants to see the finished product before buying.

The same holds true for the 40,000 square feet of retail space at the ground level which almost surrounds the Hudson.

There are no leases signed as yet, but Pearce said there has been a lot of interest.

He envisions about 15 tenants splitting up the space.

"We want to maintain the right kind of mix of tenants, we want to create vibrancy on the streets," he said.

"There will probably be one or two large ones in there but the objective and preference is a series of small, hopefully local tenants, to add personality to what happens here."

What's happening in the area, according to the City of Victoria is a rejuvenation of the northern end of the downtown core.

Barber said the Hudson — the first part of Townline's four-phase development — is a move in the right direction.

"It's all part and parcel of a strategy to strengthen and rejuvenate downtown," he said. "We really don't have enough people living downtown, but this project has brought a huge number of units to the centre core of the city and it will really help the whole north end of Douglas Street."

Townline is already at work on the next phase, a 12-storey tower on a portion of the old Bay parkade. The 120-unit tower was to have been a partnership with the province to establish affordable housing downtown. The province recently pulled out of the deal, which would have cost B.C. \$18 million and provided about \$10,000 toward the rental units in the building, but Townline intends to go ahead.

"We have had a number of people we've talked to and continue to do so and expect we will have a new partner to help us kick it off," said Pearce, who said they hope to start pouring the foundation in January.

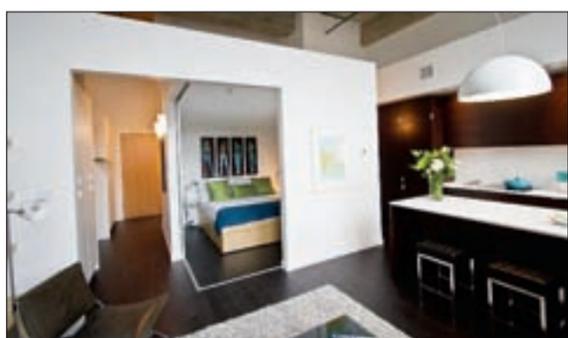
There are two other towers to come on that lot, a 19-storey tower on Blanshard Avenue and a 24-storey building on Herald Street.

At the same time Townline is also working on new plans for the old Radius building site at the corner of Caledonia and Blanshard.

 — [aduffy@timescolonist.com](mailto:aduffy@timescolonist.com)


DARREN STONE, TIMES COLONIST

The \$80-million development features 152 units.



DARREN STONE, TIMES COLONIST

The developers kept much of the height ceilings and large windows.



DARREN STONE, TIMES COLONIST

B C C O N D O S . N E T

NEW-HOME PROJECT PROFILE | FROM D13

## Exterior facade and other historic elements preserved



In addition to maintaining the exterior facade and windows, other historic elements have also been preserved. Units on the second, third and fourth floors have exposed ceilings that reveal the old mortar, for instance. And in the inner courtyard, where escalators once transported shoppers from one floor to another, the original columns have been left as they were.

Cathy Grant, vice-president of sales and marketing for Townline, says this building is attracting a wide cross-section of buyers, people from their 20s to their 60s, from Vancouver Island, the mainland and as far away as the United Kingdom. "I think the common denominator is a love of heritage, a love of something that's a little bit out of the ordinary."

For buyers who don't like cookie-cutter units, The Hudson is made to order, with 33 different style of homes.

"From a marketing perspective, a sales perspective, it was a nightmare, but for a homeowner, anyone buying, you've got something with a little bit of personality in each of them," Grant said, showing off the extra storage space beside the kitchen in one unit.

All feel spacious, even if the square footage would suggest otherwise. That's because of the dramatic overheight ceilings, some as high as 17 feet.

Architect Paul Merrick of Merrick Architecture says, "people respond to volume, to space. And as we just found with the group of people going around looking, you put a dozen people in a 500-square-foot unit with an eight-foot ceiling and it feels crowded, you put the same [number] in a space like that and it feels quite comfortable."

Units at The Hudson range from 647 to 1,435 sq.-ft, some with a loft. Sleek, modern kitchens with Miele appliances hidden from view help create



**Project name:** The Hudson

**Location:** Downtown Victoria at the corner of Douglas Street and Fisgard Street. (Entrance is 770 Fisgard Street)

**Project size/ scope:** a part of a phased strata development consisting of 152 suites ranging from flats to two-level lofts and innovative courtyard homes from 647 sq. ft to 1435 sq. ft.

**Prices:** \$377,000 – \$911,000 (PH's not included)

**Monthly fees:** The strata fees are from \$248 per month and cover items as one would expect to pay on private, non-strata property such as geothermal heating and cooling, landscaping, repairs and main-

And as Grant pointed out, the contemporary, clean lines and neutral interior colours don't fight with the heritage elements.

And owners certainly won't forget this is a heritage building they're living in.

The front entrance boasts a chandelier cobbled artfully together from lamps found in the old store.

Heat and boiler pressure gauges also decorate the lobby and neon letters that once directed shoppers from the parkade to the old store now point owners and visitors to the condominiums.

In a 1922 Beaver, a writer

tenance of the common areas, and common lighting.

**Contact:** Tracy Menzies, Sales Manager

**Telephone:** 250-388-0018  
E-mail: info@hudsonliving.ca

**Website:** www.hudsonliving.ca

**Developers:** Townline Group of Companies

**Builder:** Townline Construction Inc.

**Architect:** Paul Merrick, Merrick Architecture, Vancouver

**Interiors:** Cecconi Simone and Evoke International Design

**Occupancy:** Immediate

**Sales centre:** 1803 Douglas Street, Victoria

Victoria often want to "take a run through the ... store ... for of Victoria it can be truly said — as of Winnipeg and Edmonton — the Hudson's Bay Company founded this city and the Hudson's Bay Company is still here and with a store of outstanding interest to visit."

No doubt residents of Victoria will continue to feel the same way about the new Hudson — especially if they call it home.

*Suzanne Morphet is a freelance writer in Victoria and the co-author of the Vancouver Island Book of Everything.*

Special to The Sun

PARKSVILLE BC

### Cottage Living ... Island Dream Location

Vancouver Island Cottages  
from \$244,900 for Full-Ownership

Expect all the amenities and recreational opportunities that a terrific location provides.

Enjoy the Power Smart benefits for a lifetime of comfort and energy-efficient design that comes standard with every well-appointed cottage.

Come see why we have over 100 satisfied cottage owners

Contact us for your personal tour.

UP TO 100% HST INPUT TAX CREDIT  
SPECIAL RENTAL RATES IN OCTOBER



Oceanside  
VILLAGE RESORT II

1-250-248-6766

www.OSVT.ca | sales@oceansidevillag

BC Hydro

DF/MAX

B C C O N D O S . N E T

# THE HUDSON – HISTORY IN THE RE-MAKING.

If we lived in Europe, where more ancient western architecture is abundant, modernizing the interior of a historic structure would seem more familiar to all of us. And, if you've travelled to Europe, it's likely that you know what we mean. Noble structures that have stood through the centuries, but that have been updated as our living styles and needs have changed.

In The Hudson, we've had the opportunity to do that in one grand gesture – from restoring the historic Georgian exterior to creating the thoroughly modern homes within. And, we have let history teach us what it is that will make these homes not only smart looking, but smart living.

Here are the highlights of what you will find in and around your new home at The Hudson:

- Architectural restoration and revisioning by Merrick Architecture.
- Interior design by Ceconi Simone and Evoke International Design
- Pedestrian-friendly carriageway with made in Victoria, boutique-style shops and access to new, secured underground parkade
- Restored, operable pivot windows (some homes)
- State-of-the-art building technologies, including the Dynamic Buffer Zone, a humidity control system for heritage buildings
- Exposed heritage columns and ceilings in 2nd, 3rd and 4th floor homes
- Low-E, energy-efficient window system<sup>†</sup>
- Non-toxic paints, sealants and adhesives<sup>†</sup>
- Newly planted trees along City sidewalks extend a green canopy to the pedestrian-oriented carriageway
- Internal courtyard featuring extensive greenery and reflecting pool

## Inside your home

- Choose from three colour schemes – Dark, Light and White
- Over-height loft-style ceilings in all homes – ceiling heights range from over 10 ft. to 17 ft.
- White or dark stain engineered oak hardwood floors<sup>†</sup>
- Radiant in-floor heating
- Air conditioning for homes on Levels 5 and 6
- Lever-style satin chrome interior door hardware
- Sliding translucent glass panels in bedroom
- Low VOC painted walls with Ecospec, semi-gloss finish on trim and doors<sup>†</sup>
- Ceiling fan in living area in 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor homes
- Water and energy efficient, full-size, front loading, Bosch™, Energy Star™ washer and dryer<sup>†</sup>

## Kitchen

- Linear kitchens with fully integrated appliances
- ¾-inch white quartz slab countertops and backsplash
- White or dark stain oak, rift-cut, wood veneer or white lacquer cabinetry
- Soft-closing cabinet doors and drawers
- Square, stainless steel right-angled, single-bowl undermount sink (double-bowl in Level 5 and 6 homes)
- Polished chrome, single lever low-flow faucet with pull-out sprayer<sup>†</sup>
- In-drawer, sliding stainless steel recycling sorting bins<sup>†</sup>
- Miele™ ceramic glass electric cooktop (gas cooktop in Level 5 and 6 homes) and Miele™ built-in wall oven
- Miele™ frost-free, bottom-mount refrigerator with fully-integrated custom panel to match kitchen cabinetry
- Miele™ stainless steel, ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry<sup>†</sup>
- In-cabinet, Panasonic stainless steel microwave
- Built-in Liebherr wine fridge in Level 5 and 6 homes
- Miele™ built-in coffee system in Level 5 and 6 homes
- Recessed, incandescent pot lights
- Under-cabinet lighting<sup>†</sup>

## Bathroom

- White or dark stain oak, rift-cut, wood veneer or white lacquer cabinetry
- White solid surface countertop
- Hand-laid stone and cement Terrazzo tile flooring and tub skirt<sup>†</sup>
- Full-height, white glass ceramic wall tiles (4-inch by 15 ¾-inch) on vanity wall and tub surround
- Classic white, semi-inset basin with polished chrome, single-lever faucet in Main Bath and Ensuite<sup>†</sup>
- Deep soaker tub with polished chrome adjustable showerhead and pressure-balanced faucet<sup>†</sup>
- Glass shower enclosure with 2-inch by 2-inch porcelain mosaic floor tiles and built-in pressure balanced single-lever chrome faucet<sup>†</sup> (most homes)
- Flow-wise toilets with elongated skirt design and soft-close hinge<sup>†</sup>
- Diffused lighting fixture with aluminum edging
- Recessed pot lighting

## Parking & Storage

- A parking stall for every home in new, secured underground parking.
- Visitor parking
- Dedicated parking for a co-op car programme<sup>†</sup>
- Plug ins for electric vehicles<sup>†</sup>
- Out-of-suite storage locker for every home
- Secured bicycle storage areas

## Peace of Mind

- Personally encoded key-fobs permit entry to building lobby, elevators and individual residential floors
- Video-monitored enter-phone system
- Provision for in-suite security system
- Guest suite for real peace of mind
- State-of-the art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Warranty includes 10-year structural defects coverage, 5-year envelope coverage and 2-year materials and labour coverage<sup>††</sup>

† Denotes Townline's Down to Earth solutions for sustainable living.

The beaver says: "The developer reserves the right to make modifications and changes without notice to building design, specifications, features and floorplans. Final dimensions, floorplans and square footage may vary. E&OE"





# THE HUDSON

The Hudson is a comprehensive rehabilitation of the historic Hudson's Bay building in Uptown Victoria - converting this once grand department store into intelligently designed, modern flats, double-height lofts and magnificent penth... Check out all that is new through our content on this site, Facebook and Flickr.



# THE HUDSON

HOME • LOCATION • PLANS & PRICES • FEATURES • PHOTOS • FAQs • CONTACT • REGISTER

WANT TO GET TO UVic?

UPPER HARBOUR

HARBOUR ROAD

INNER HARBOUR



PEMBROKE  
DISCOVERY  
CHATHAM  
HERALD  
FISGARD  
PANDORA

OLDTOWN  
LANGLEY

GOVERNMENT

QUEENS  
PRINCESS

DOUGLAS

CITY HALL

JOHNSON  
UPTOWN DISTRICT

CALEDONIA

HUDSON WALK  
HUDSON PLACE  
HUDSON MEWS

THE HUDSON

DOWLER

SAVE-ON FOODS ARENA

BLANSHARD

CORMORANT

THEATRE DISTRICT

VIEW

BROUGHTON

QUADRA

CENTRAL PARK

ROYAL ATHLETIC PARK

NORTH PARK

BELMONT

MASON

YATES

HARRIS GREEN

VANCOUVER

COOK

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE GROUP OF COMPANIES

PRIVACY POLICY



BCCONDOS.NET



## OVERVIEW

INSIDE YOUR HOME

KITCHEN

BATHROOM

PARKING & STORAGE

PEACE OF MIND

## WHAT YOU WILL FIND IN AND AROUND YOUR NEW HOME AT THE HUDSON:

- Architectural restoration and revisioning by Merrick Architecture.
- Interior design by Cecconi Simone and Evoke International Design
- Pedestrian-friendly carriageway with made in Victoria, boutique-style shops and access to new, secured underground parkade
- Restored, operable pivot windows
- State-of-the-art building technologies, including the Dynamic Buffer Zone, a humidity control system for heritage buildings
- Dramatic overheight ceilings in all homes - ceiling heights range from 10ft to 17ft
- Exposed heritage columns and ceilings in 2nd, 3rd and 4th floor homes
- Low-E, energy-efficient window system ‡
- Non-toxic paints, sealants and adhesives ‡
- Newly planted trees along City sidewalks extend a green canopy to the pedestrian-oriented carriageway
- Internal courtyard featuring extensive greenery and reflecting pool
- Rooftop garden offering skyline views

‡ Denotes Townline's Down to Earth solutions for sustainable living



JOIN OUR MAILING LIST



[Download a PDF of the features](#)

First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



**OVERVIEW**

**INSIDE YOUR HOME**

**KITCHEN**

**BATHROOM**

**PARKING & STORAGE**

**PEACE OF MIND**

**INSIDE YOUR HOME**

- Over-height loft-style ceilings in all homes - ceiling heights range from over 10 ft. to 17 ft.
- Dark stain engineered oak hardwood floors‡
- Radiant in-floor heating in Ensuite Bathroom
- Geothermal heating and cooling throughout
- Lever-style satin chrome interior door hardware
- Sliding translucent glass panels in bedroom
- Low VOC painted walls with Ecospec, semi-gloss finish on trim and doors‡
- Ceiling fan in living area in 2nd, 3rd and 4th floor homes
- Water and energy efficient, full-size, front loading, Bosch™, Energy Star™ washer and dryer‡

‡ Denotes Townline's Down to Earth solutions for sustainable living



**JOIN OUR MAILING LIST**



Download a PDF of the features

First name

Last name

Your email address

**SUBMIT**



**TOWNLINE**  
GROUP OF COMPANIES

**PRIVACY POLICY**



**B C C O N D O S . N E T**



OVERVIEW

INSIDE YOUR HOME

**KITCHEN**

BATHROOM

PARKING & STORAGE

PEACE OF MIND

## KITCHEN

- Linear kitchens with fully integrated appliances
- ¾-inch white quartz slab countertops and backsplash
- Dark stain oak, rift-cut, wood veneer cabinetry
- Soft-closing cabinet doors and drawers
- Square, stainless steel right-angled, single-bowl undermount sink (double-bowl in Level 5 and 6 homes)
- Polished chrome, single lever low-flow faucet with pull-out sprayer‡
- In-drawer, sliding stainless steel recycling sorting bins‡
- Miele™ ceramic glass electric cooktop (gas cooktop in Level 5 and 6 homes) and Miele™ built-in wall oven
- Miele™ frost-free, bottom-mount refrigerator with fully-integrated custom panel to match kitchen cabinetry
- Miele™ stainless steel, ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry‡
- In-cabinet, Panasonic™ stainless steel microwave
- Built-in Liebherr™ wine fridge in Level 5 and 6 homes
- Miele™ built-in coffee system in Level 5 and 6 homes
- Recessed, incandescent pot lights
- Under-cabinet lighting‡

‡ Denotes Townline's Down to Earth solutions for sustainable living



JOIN OUR MAILING LIST



Download a PDF of the features

First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



OVERVIEW

INSIDE YOUR HOME

KITCHEN

**BATHROOM**

PARKING & STORAGE

PEACE OF MIND

## BATHROOM

- Dark stain oak, rift-cut, wood veneer cabinetry
- White solid surface Karadon™ countertop
- Hand-laid stone and cement Terrazzo tile flooring and tub skirt‡
- Full-height, white glass ceramic wall tiles (4 inch by 15 3/4 inch) on vanity wall and tub surround
- Classic white, semi-inset basin with polished chrome, single-lever faucet in Main Bath and Ensuite‡
- Deep soaker tub with polished chrome adjustable showerhead and pressure-balanced faucet‡
- Glass shower enclosure with 2-inch by 2-inch porcelain mosaic floor tiles and built-in pressure balanced single-lever chrome faucet‡ (most homes)
- Flow-wise toilets with elongated skirt design and soft-close hinge‡
- Diffused lighting fixture with aluminum edging
- Recessed pot lighting

‡ Denotes Townline's Down to Earth solutions for sustainable living



JOIN OUR MAILING LIST



Download a PDF of the features

First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



[OVERVIEW](#)

[INSIDE YOUR HOME](#)

[KITCHEN](#)

[BATHROOM](#)

**[PARKING & STORAGE](#)**

[PEACE OF MIND](#)

## PARKING & STORAGE

- Parking stalls for select homes in new, secured underground parking
- Visitor parking
- Dedicated parking for a co-op car programme‡
- Plug ins for electric vehicles‡
- Out-of-suite storage locker for every home
- Secured bicycle storage areas

‡ Denotes Townline's Down to Earth solutions for sustainable living



**JOIN OUR MAILING LIST**



[Download a PDF of the features](#)

First name

Last name

Your email address

**SUBMIT**



**TOWNLINE**  
GROUP OF COMPANIES

[PRIVACY POLICY](#)



**B C C O N D O S . N E T**



OVERVIEW

INSIDE YOUR HOME

KITCHEN

BATHROOM

PARKING & STORAGE

**PEACE OF MIND**

## PEACE OF MIND

- Personally encoded key-fobs permit entry to building lobby, elevators and individual residential floors
- Video-monitored enter-phone system
- Provision for in-suite security system
- Guest suite for real peace of mind
- State-of-the art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Warranty includes 10-year structural defects coverage, 5-year envelope coverage and 2-year materials and labour coverage

‡ Denotes Townline's Down to Earth solutions for sustainable living



JOIN OUR MAILING LIST



Download a PDF of the features

First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



**STRUCTURE**

- PARKING
- SECURITY & ACCESS
- SUITES & FINISHES
- AMENITIES
- FOR & ABOUT REALTORS
- FINANCIAL
- FOR UVIC STUDENTS

**How many homes are there at The Hudson?**

There are 152 suites within The Hudson.

**When will construction be completed at The Hudson?**

The anticipated completion is Fall 2010.

**How does your construction team convert an 80 year old department store to modern loft living?**

The conversion process is obviously a lengthy one with numerous technical steps. The easiest way to understand it is to break it down to the following steps:

**Step 1** - Back to Basics: stripping the interior down to the bare structure.

**Step 2** - Selective demolition to create new courtyard and seismic upgrades.

**Step 3** - Exterior Historical Restoration: rehabilitation of terra cotta façade and exterior windows .

**Step 4** - New Construction: interior mechanical and interior finishings as per the construction process for newly built Townline homes.

**What warranty coverage is provided for the building?**

Each home is backed by Canada's leading insurer , Travelers Guarantee Company of Canada, with a comprehensive 2-5-10 Warranty.

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



STRUCTURE

**PARKING**

SECURITY & ACCESS

SUITES & FINISHES

AMENITIES

FOR & ABOUT REALTORS

FINANCIAL

FOR UVIC STUDENTS

### **Is there parking?**

There are parking stalls for select homes in The Hudson's secure underground parking garage.

### **Have more than one car?**

Additional spaces can be purchased with select homes. Please speak to The Hudson Sales Team for more information.

### **Is there parking for guests and visitors?**

Yes, there is parking available on site for guests and visitors.

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



STRUCTURE

PARKING

**SECURITY & ACCESS**

SUITES & FINISHES

AMENITIES

FOR & ABOUT REALTORS

FINANCIAL

FOR UVIC STUDENTS

**Are the parking areas secured? Is there keyless access to the parkade?**

Yes and yes.

**How many elevators are there?**

There are two main elevators as well as an additional elevator for moving.

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE GROUP OF COMPANIES

PRIVACY POLICY



BCCONDOS.NET



STRUCTURE

PARKING

SECURITY &amp; ACCESS

SUITES &amp; FINISHES

AMENITIES

FOR &amp; ABOUT REALTORS

FINANCIAL

FOR UVIC STUDENTS

**What appliances are included at The Hudson?**

- Miele™ ceramic glass electric cooktop (gas cooktop in Level 5 and 6 homes) and Miele™ built-in wall oven
- Miele™ frost-free, bottom-mount refrigerator with fully-integrated custom panel to match kitchen cabinetry
- Miele™ stainless steel, ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry
- In-cabinet, Panasonic™ stainless steel microwave
- Built-in Liebherr™ wine fridge in Level 5 and 6 homes
- Miele™ built-in coffee system in Level 5 and 6 homes
- Water and energy efficient, full-size, front loading, Bosch™, Energy Star™ washer and dryer‡

**Can I rent my home at The Hudson?**

There are no restrictions on renting out your home at this time. In fact, the City of Victoria has placed a restrictive covenant on the property that will always permit rentals in The Hudson.

**Are pets allowed at The Hudson? Cats, dogs, birds, fish?**

You bet. Anything more exotic than that, you'll probably want to clear it with the strata council first.

**Has The Hudson been wired for high-speed Internet access?**

Yes.

**What are some of the benefits to the Georexchange heating and cooling system at The Hudson?**

1. A big factor is comfort. These systems have been routinely rated as more comfortable than conventional home heating systems. Georexchange Systems can control and virtually eliminate humidity changes within your home that conventional home heating systems are typically prone to.
2. Georexchange Systems are quieter than conventional home heating and cooling systems.
3. The systems are low maintenance. There are no flames, pilot lights or chimneys. With a low maintenance Georexchange System, cleaning the electrostatic filter once a month is all that's needed to keep the system in good running order.
4. As well, with safety always a concern, Georexchange Systems can limit the danger of fire or carbon monoxide poisoning.

In the long term, a Georexchange System provides home energy savings when compared to traditional home heating systems. Georexchange energy is not subject to rising costs or unpredictable price swings, and is not transported over long distances. It is always available, right beneath your feet.

**How does a Georexchange heating and cooling system work?**

It's actually pretty simple. Loops of pipe are set up underground and buried. A liquid is circulated through these loops of pipe, the heat is extracted from the liquid by heat pumps, and the heat is dispersed throughout the home. In the summer, with the warm air that is trapped from the house and directed into the ground below using the



[STRUCTURE](#)

[PARKING](#)

[SECURITY & ACCESS](#)

[SUITES & FINISHES](#)

[AMENITIES](#)

[FOR & ABOUT REALTORS](#)

[FINANCIAL](#)

[FOR UVIC STUDENTS](#)

### What are the amenities at The Hudson?

You'll find that when living in the historic Hudson's Bay building, all your family from out of town will conveniently want to stay with you and enjoy your home as well as the skyline views from The Hudson rooftop garden. Don't worry, there's plenty of room for your distant cousin twice removed in The Hudson guest suite.

[JOIN OUR MAILING LIST](#)



First name

Last name

Your email address

[SUBMIT](#)



 **TOWNLINE**  
GROUP OF COMPANIES

[PRIVACY POLICY](#)



**B C C O N D O S . N E T**



STRUCTURE

PARKING

SECURITY & ACCESS

SUITES & FINISHES

AMENITIES

**FOR & ABOUT REALTORS**

FINANCIAL

FOR UVIC STUDENTS

### **Can I use my realtor to buy a home at The Hudson?**

Of course. We love realtors.

### **Do I have to use a realtor when buying a home?**

No, it's not required. The Hudson's own professional sales staff can help you with every aspect of the purchase of your home.

### **Will using a realtor increase my cost when buying a home at The Hudson?**

Not at all.

### **I'm a realtor, how do I register my clients?**

Bring your clients to The Hudson Sales Centre or register them online and we will do the rest! To learn more about our commission structure, please speak to a member of The Hudson Sales Team.

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



B C C O N D O S . N E T



STRUCTURE

PARKING

SECURITY &amp; ACCESS

SUITES &amp; FINISHES

AMENITIES

FOR &amp; ABOUT REALTORS

FINANCIAL

FOR UVIC STUDENTS

**What is The Hudson deposit schedule?**

If you choose to purchase a home at The Hudson, the deposit will be 20%, and the structure will be as follows:

- \$1,000 deposit at time of writing contract
- 5% of the purchase price less the \$1,000 within 7 days
- 5% of the purchase price within 30 days
- 10% of the purchase price within 60 days

**What happens to my deposits?**

All deposits are held IN TRUST by a lawyer on behalf of the developer.

**Is HST included in the Purchase Price?**

No, the prices do not include HST. To learn more about potential rebates, please speak to a member of The Hudson Sales Team.

**How much will my strata fees be and what do they include?**

Strata fees vary with the size of your home. Your strata fees include things like insurance for the building, cleaning and maintenance of the common areas and exterior of The Hudson, landscape maintenance, window cleaning (you still need to take care of the inside), garbage removal, heating, water and sewage. Our Sales Team can provide specific details pertaining to the suite you are interested in.

**How much are my property taxes estimated to be?**

That sounds like a question for our sales team; they'll be able to give you a pretty accurate estimate based on the value of the home you fall in love with.

Usually, the annual gross property taxes, before deducting any homeowner grant, are estimated to be approximately 0.9% of the value of your home. Property taxes will be based on the City of Victoria assessment once the building is completed. Your property taxes will be outlined by an official Property Tax notice from the City.

**Is there a financing package provided for The Hudson purchasers?**

Yes, we have some great financing packages available for Hudson homeowners provided by TD Canada Trust or BMO Bank of Montreal. To learn more, please speak to a member of The Hudson Sales Team.

**Has The Hudson been approved for high ratio mortgage insurance by CMHC?**

Yes. Premiums are based on the amount of the mortgage as a percentage of value — drop by the Sales Centre for current detailed rate sheets.

**I'm not a resident of Canada. Is there any information I must consider?**

Please refer to <http://www.bcrea.bc.ca/buyers/Non-residents.htm>

**What other costs should I consider when purchasing a home?**

When purchasing any home, here are some items that you will want to budget for. Some of these items include the deposits, HST, BC property transfer tax, and applicable legal fees. Upon closing, you should also consider monthly



STRUCTURE

PARKING

SECURITY & ACCESS

SUITES & FINISHES

AMENITIES

FOR & ABOUT REALTORS

FINANCIAL

**FOR UVIC STUDENTS**

### **If I lived at the Hudson, what would be the quickest bus route to get to UVic?**

Take the #14 or the #4. Both buses stop every 5 - 8 minutes on weekdays right outside The Hudson on Douglas Street. Either route takes about 25 minutes to get to UVic.

### **Where are the secret studying spots downtown?**

During the day, the downtown library is by far your best choice. For those late night cram sessions, there are plenty of coffee shops nearby. A local favourite, Serious Coffee is open until 11:00pm Thursday - Saturday, and is blocks away at 632 Yates Street.

### **Where are the best places to get groceries close to The Hudson?**

China Town is great on a student budget and Yates Street Market is the best spot for organic foods, but comes with a higher price tag.

### **What about the closest nightlife spots?**

If you're living at The Hudson, you'll have tons of places on your front doorstep - from pub to posh to party palaces - to pick. (Try saying that after a few of your favourite cocktails.)

JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



BCCONDOS.NET





Phone: **250.388.0018**

Toll Free: **1.877.388.0018**

Email: **info@hudsonliving.ca**

Sales Centre: **1803 Douglas Street, Victoria, BC**

Open Noon - 5pm Daily (Closed Thursdays and Fridays)

Retail Inquiries: **retail@hudsonliving.ca**



JOIN OUR MAILING LIST



First name

Last name

Your email address

SUBMIT



TOWNLINE  
GROUP OF COMPANIES

PRIVACY POLICY



BCCONDOS.NET



Please take the time to fill out the information below so that we can help you learn more about The Hudson. Please note that the fields marked with "\*" are required.

Title

First Name\*

Last Name\*

Phone Number

Email\*

Address

City

Province/State

Postal/Zip Code

Where did you learn about The Hudson?

Are you a realtor?

Although I am or may be registered on the National Do Not Call List, I consent you to contact me by telephone on matters concerning Townline and the above noted project

**SUBMIT**

This is not an offering for sale. E. & O.E. The Townline Group of Companies collects personal information from individuals on a voluntary basis through Registration Forms. The information provided is used to promote The Townline Group of Companies products that meet individual needs or that might be of interest to individuals based on information provided and approved by The Townline Group of Companies. Please view our complete Privacy Policy or contact us for more information at 604.276.8823 extension 255.

