TOWNLINE

SUITE 1212, 450 SW MARINE DRIVE
VANCOUVER, BC, CANADA V5X 0C3

604 327 8760
TOWNLINE.CA

April 24, 2020
City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6

Dear Mayor Helps and Council,

RE: Hudson Place Two – 1700 Blanshard Street
Development Permit with Variances Application No. 00106
Subdivision Application with Statutory Right of Way

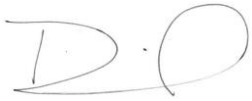
Please find enclosed a set of plans that form part of Townline's subdivision application to adjust the lot line between Hudson Place One and Hudson Place Two. The plans show two Statutory Right of Ways for the sidewalk and portion of roadway along Blanshard Street, and an Encroachment along Blanshard Street and Fisgard Street for canopy overhangs.

In order to register a Road Dedication along Blanshard Street, consent from all affected charge holders on the Hudson Place One and Hudson Place Two lands is required. Currently there are four Easements on title benefitting the Hudson building and Hudson Mews. These Easements were generally intended to be temporary or otherwise discharged once the Hudson building received Occupancy or other components of the Hudson block developments were completed. However, no discharges were filed for these easements. Therefore, the Hudson strata was formed and each individual strata lot received (and continues to hold) the benefit of these easements. This unintentionally creates the issue of requiring many charge holders – including every single individual owner in the Hudson building – to sign the Subdivision Application so long as it includes the road dedication.

Through working with the City's legal, planning, and transportation departments, the Deputy Approving Officer, the Deputy Registrar of the Land Title Office, the applicant's surveyor, and the applicant's legal counsel, we have come to an acceptable solution to provide a Statutory Right of Way in place of the Road Dedication, thereby releasing the applicant from obtaining signatures from all affected charge holders on title.

We understand this is an extenuating circumstance, and we appreciate the City making this exception in this particular instance. We continue to look forward working with City staff to finalize this Subdivision Application.

Kind regards,



Dave English
Senior Development Manager