



D I S C O V E R Y K I T

T O W N L I N E

Statement Living.

Welcome to Hudson Place One – the landmark of Victoria’s beautiful harbour skyline, will shine as a beacon of sophistication and luxury. Boasting the highest elevated views in the downtown core, these intelligently designed, well-appointed residences with over 11,000 sf of indoor and outdoor amenities offer much more than just a premier lifestyle in a vibrant and energetic urban setting. They are undeniably statement making.



HUDSON PLACE
ONE



SOUTH

WEST

DALLAS ROAD/
BEACH

BEACON HILL
PARK

FAIRMONT
EMPRESS

BC PARLIAMENT
BUILDINGS

BAY CENTRE

CLIPPER FERRY
TERMINAL

FLOAT PLANE
TERMINAL

CRUISE SHIP
TERMINAL

INNER
HARBOUR

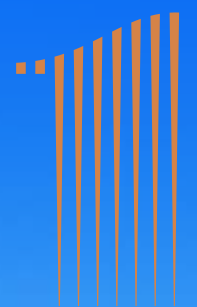
CHINATOWN

SAVE-ON-FOODS
MEMORIAL CENTRE

CFB ESQUIMALT
CANADIAN PACIFIC FLEET

GALLOPING GOOSE
TRAIL

MT FINLAYSON/
BEAR MOUNTAIN GOLF



Everything on Your Doorstep.

Victoria is a city that has it all. Abundant in life yet unhurried in time – it is a place where you can spend hours wandering its historic streets, or be at the beach within minutes of leaving the office. As one of the most desired places to live in all of Canada, its rare combination of culture and natural beauty makes the city a true destination. It is home to some of the finest restaurants in North America, as well as spectacular parks and world renowned golf courses.

Located in the heart of Townline's Hudson District, Hudson Place One neighbours a unique mix of artisan shops as well as a diverse range of services. A community built for life and leisure, it takes nothing more than a step outside for easy access to banking, exercise, cafés, boutiques, specialty stores and the Victoria Public Market. The beautiful downtown core is a short walk away, and close transportation links make reaching Vancouver and beyond effortless. Hudson Place One – the true height of living.

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graph TD
    VP1((Hudson Place One  
Downtown Victoria))
    VAY((Victoria Airport YYJ))
    DV((Downtown Vancouver))
    YVR((YVR International Airport))
    S((Seattle))

    VP1 --- VAY
    VP1 --- DV
    VP1 --- YVR
    VP1 --- S
  
```

Destination	Travel Time / Mode
Downtown Vancouver	35 Min Float Plane (Harbour to Harbour) 35 Min Helijet 3 Hr Drive (via BC Ferries)
YVR International Airport	25 Min YYJ–YVR 30 Min Float Plane to YVR
Seattle	30 Min YYJ–Seattle Tacoma International Airport 1 Hr 45 Min Ferry (Harbour to Harbour)

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Hudson Place One
Downtown Victoria

Victoria Airport YYJ

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The Daily

- 1 Discovery Coffee
- 2 Shoppers Drug Mart
- 3 Dolce Vita Coffee Art
- 4 The Market On Yates
- 5 Habit Coffee
- 6 Vintage Spirits Liquor Store
- 7 Serious Coffee
- 8 Studio 4 Athletics
- 9 London Drugs
- 10 Magnolia Hotel & Spa
- 11 Save-On-Foods
- 12 Willow Stream Spa at The Fairmont Empress
- 13 Deco De Mode - The Beauty Clinic
- 14 Fol Epi Patisserie
- 15 La Roux Patisserie

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Entertainment

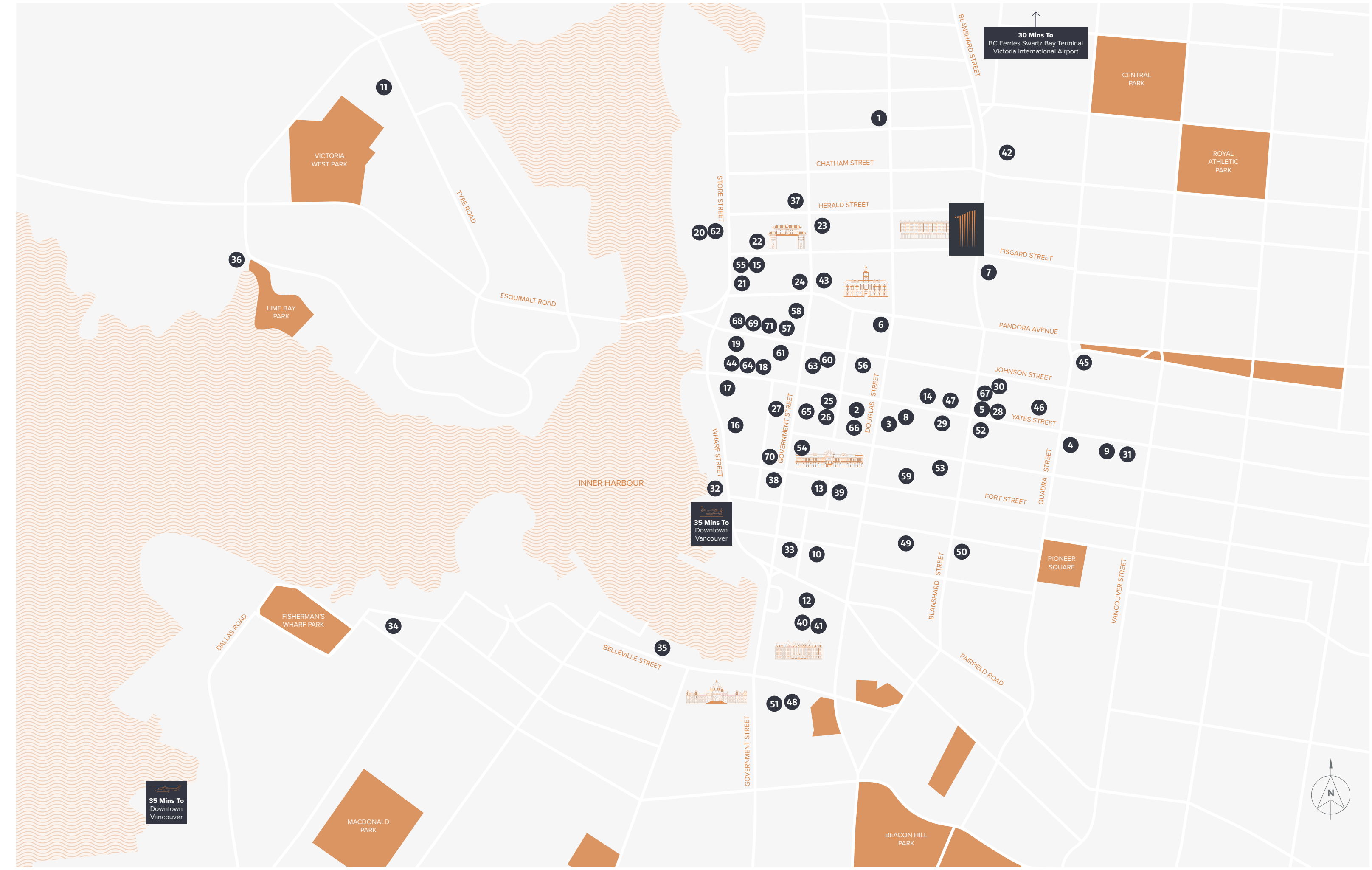
42	Save-On-Foods Memorial Centre
43	McPherson Playhouse
44	Lucky Bar
45	Alix Goolden Performance Hall
46	Capital Ballroom
47	Cineplex Odeon
48	Royal BC Museum
49	Greater Victoria Public Library
50	Royal Theatre
51	IMAX Victoria
52	Capitol 6 Theatres
53	Hermann's Jazz Club

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- | | |
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Shopping

- 54 The Bay Centre
- 55 Insideout Homestore
- 56 Four Horsemen Shop
- 57 Lululemon
- 58 Mountain Equipment Co-op (MEC)
- 59 Russell Books
- 60 Paradise Boutique
- 61 Reunion Boutique
- 62 Chintz & Company
- 63 Spank Clothing
- 64 Outlooks for Men
- 65 Sitka
- 66 Chapters
- 67 Cook Culture
- 68 Still Life for Him
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Welcome to the Hudson District. A Thriving Urban Community.

In 2006, Townline purchased the historic Hudson Bay Building with the vision of not only preserving the iconic 4-storey department store, but revitalizing the area into a vibrant, new downtown neighbourhood – the Hudson District – where urbanites of all ages could live, work, socialize and play. Carefully incorporating heritage architecture with modern sensibilities, the building was faithfully restored to its former glory as stylish urban residences atop street-level commercial, anchored by the Victoria Public Market at The Hudson.

Considered the heart and soul of the neighbourhood, the Victoria Public Market is a unique, one-stop indoor shopping destination and venue, showcasing a diverse range of farm fresh, locally sourced artisan foods, handcrafted goods, gourmet items and live entertainment. The Market, along with Hudson District's other dynamic street-level retail surrounding its perimeter, provides residents and visitors alike with convenient doorstep access to shops, services, leisure and wellness activities, as well as many opportunities for social interaction.

The Victoria Public Market –
Home to Over 28
Local Merchants.





An Elevated Urban Lifestyle.

Timeless Design

176 intelligently designed concrete homes built by award-winning local developer, Townline

Contemporary architecture by acclaimed West Coast architect, Rafii Architects Inc.

Meticulous interiors by Cristina Oberti Interior Design

Statement Living

Choice of two curated West Coast colour palettes

High-end designer finishes and oversized outdoor living spaces

Over-height, smooth painted ceilings in all main living areas

Air-conditioning and programmable thermostats for optimal temperature control

Wide-plank laminate flooring throughout

Roller blinds on all windows

Front-loading, energy efficient Blomberg washer and dryer

Over 11,000 square feet of outstanding indoor and outdoor amenities

Scenic Urban Convenience

Highest elevated ocean, mountain and city views in downtown Victoria

Doorstep access to a vibrant, amenity-rich urban village with shops, services and the Victoria Public Market

Walking distance to the city's best restaurants, boutiques, hotspots and scenic inner harbour

World-Class Kitchens

Full-height, wood-grained laminate cabinetry

Integrated custom wine rack and open shelving*

Durable, easy-to-clean, square-edged quartz countertops with matching full-height backsplash

Premium Bosch integrated and stainless-steel appliance package with Panasonic microwave**

Large kitchen islands feature quartz countertops with waterfall edge*

Kitchen island in select homes also includes dining and seating for 4*

Soft-close cabinet doors and drawers

Full-extension, hidden garbage and recycling centre

Under-cabinet lighting

Full-height, built-in pantry*

USB charging port conveniently located in kitchen islands

Spa Inspired Bathrooms & Ensuites

All Bathrooms Feature:

Floating soft-close cabinetry with LED under-lighting for easy night time visibility

Solid quartz countertops

Full-height, large-format tile extravagantly extends from the floors to the walls

Undermount sinks with Hansgrohe faucets

Quiet-close, dual-flush toilets by Duval

Frameless mirrored medicine cabinet

Ensuite and Main Bathrooms Feature:

Comforting, heated tile floors

Elegant frameless glass shower or indulgent soaker tub with Rainshower® by Grohe

Convenient, recessed one-piece niche provides thoughtful storage

Glass bath shield

Peace of Mind

Secure residential underground parking

Comprehensive warranty protection by Travelers Guarantee Company of Canada:

- 2 Year Material Warranty
- 5 Year Building Envelope Warranty
- 10 Year Structural Defects Warranty

Dedicated support from Townline's renowned customer care team

*JR. 1 Bedroom seating capacity may vary and excludes: kitchen island, pantry, wine rack and open shelving. **JR. 1 Bedroom also excludes microwave.

The developer reserves the right to make modifications to building materials in the plans and specifications, provided that such material is of quality equal to or better than the materials provided for in the plans and specifications. E.&O.E.



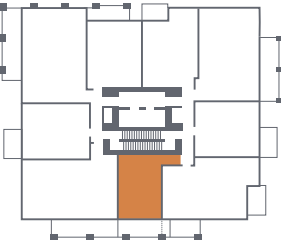
HUDSON PLACE ONE ENTRY AND FIRESIDE LOUNGE



Plan A1

JR. 1 BED + 1 BATH

INTERIOR:	455 SF
EXTERIOR:	101 – 121 SF
TOTAL:	556 – 576 SF



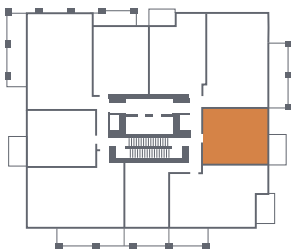
LEVELS 4 – 20



Plan A2

1 BED + 1 BATH

INTERIOR:	533 SF
EXTERIOR:	71 SF
TOTAL:	604 SF



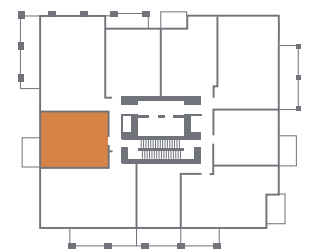
LEVELS 4 – 20



Plan A3

1 BED + 1 BATH

INTERIOR:	556 SF
EXTERIOR:	71 SF
TOTAL:	627 SF



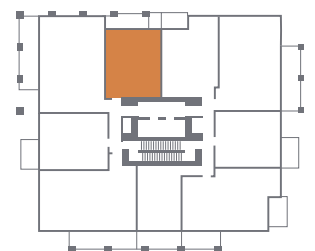
LEVELS 4 – 20



Plan A4

1 BED + 1 BATH

INTERIOR:	554 SF
EXTERIOR:	88 – 118 SF
TOTAL:	642 – 672 SF



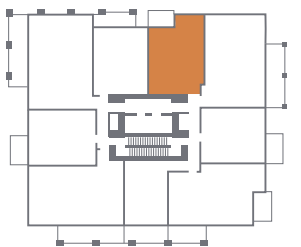
LEVELS 4 – 20



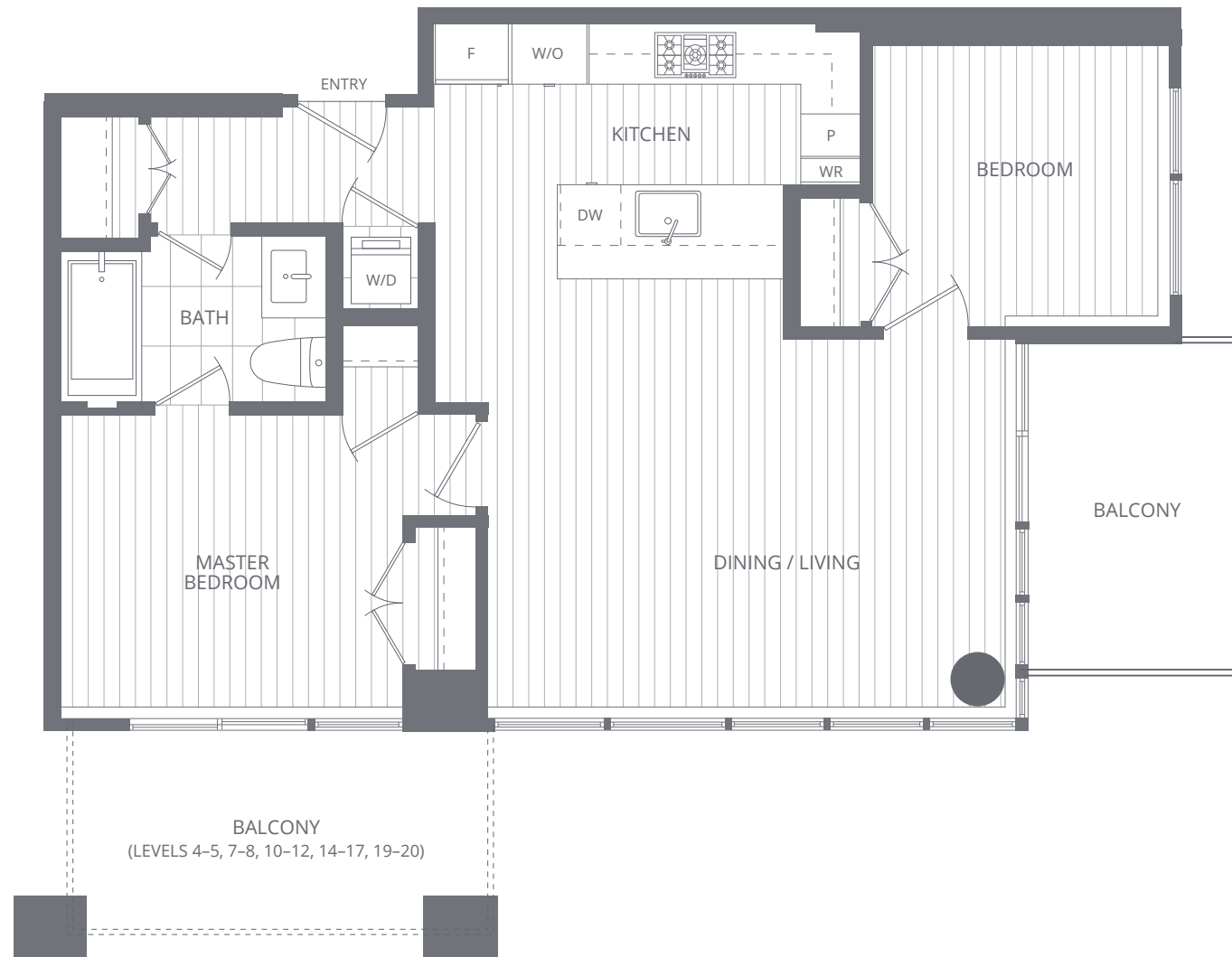
Plan A5

1 BED + 1 BATH

INTERIOR:	606 SF
EXTERIOR:	59 SF
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TOTAL:	665 SF



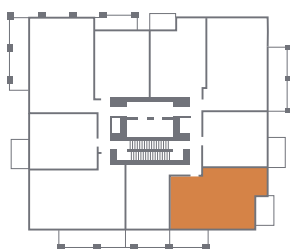
LEVELS 4 – 20



Plan B1

2 BED + 1 BATH

INTERIOR:	783 SF
EXTERIOR:	79 – 175 SF
TOTAL:	862 – 958 SF



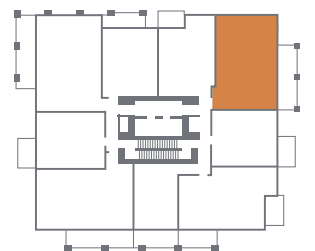
LEVELS 4 – 20



Plan B2

2 BED + 2 BATH

INTERIOR:	865 SF
EXTERIOR:	119 – 170 SF
TOTAL:	984 – 1035 SF



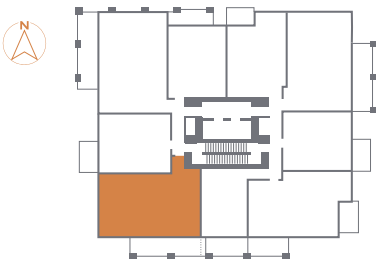
LEVELS 4 – 20



Plan B3

2 BED + 2 BATH

INTERIOR:	890 SF
EXTERIOR:	118 – 184 SF
TOTAL:	1008 – 1074 SF



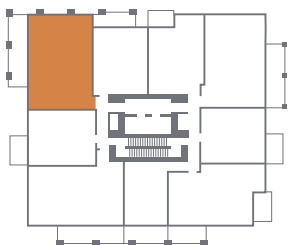
LEVELS 4 – 20



Plan B4

2 BED + 2 BATH

INTERIOR:	929 SF
EXTERIOR:	139 – 258 SF
TOTAL:	1068 – 1187 SF



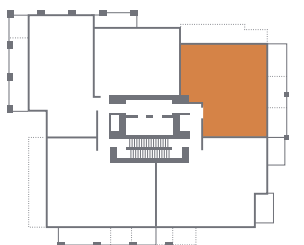
LEVELS 4 – 20



Plan B5

2 BED + 2 BATH

INTERIOR:	1085 SF
EXTERIOR:	124 – 515 SF
TOTAL:	1209 – 1600 SF



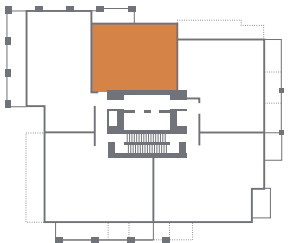
LEVELS 21 – 24



Plan B6

2 BED + 2 BATH

INTERIOR:	854 SF
EXTERIOR:	88 SF
TOTAL:	942 SF



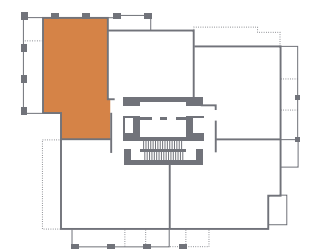
LEVELS 21 – 24



Plan B7

2 BED & DEN + 2 BATH

INTERIOR:	1121 SF
EXTERIOR:	200 – 255 SF
TOTAL:	1321 – 1376 SF



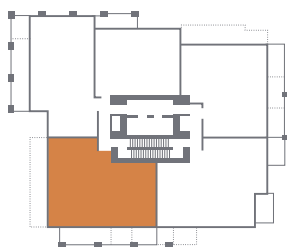
LEVELS 21 – 24



Plan B8

2 BED + 2 BATH

INTERIOR: 1253 SF
EXTERIOR: 202 – 563 SF
TOTAL: 1455 – 1816 SF



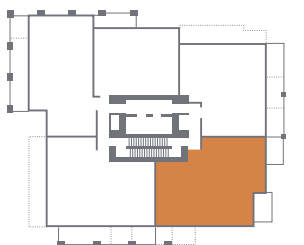
LEVELS 21 – 24



Plan C1

3 BED + 2 BATH

INTERIOR:	1251 SF
EXTERIOR:	196 – 277 SF
TOTAL:	1447 – 1528 SF



LEVELS 21 – 24

Over 11,000 Square Feet of Expansive Indoor & Outdoor Amenities.

Style & Convenience

Grand lobby with double-height ceiling and fireside seating

Full service concierge

Outdoor fireside social lounge with water feature surround

Fresh Room: cold and dry storage for residents' deliveries

Electronic parcel delivery room

Secure bike storage with repair station and wash area, conveniently accessed through separate entrance next to lobby

Hotel-inspired guest suite with private patio

Health & Wellness

State-of-the-art fitness centre

Yoga studio

His and hers infrared saunas and change rooms

Meet & Create

Modern business centre with copier/scanner and coffee station

Creative studio space for private parties, hobbies and crafts

Socialize, Dine & Play

Dining and social lounge with gourmet chef's kitchen for entertaining guests

Billiards and games lounge

Outdoor dining area with BBQ and harvest table

Two intimate outdoor fireside social lounges in a beautifully landscaped courtyard

Outdoor children's play area with stepping stones and slide



HUDSON PLACE ONE GRAND LOBBY WITH FIRESIDE SEATING



HUDSON PLACE ONE DINING AND SOCIAL LOUNGE



HUDSON PLACE ONE COURTYARD

TOWNLINE

Townline is an industry-leading, Vancouver-based real estate developer known for its innovative living solutions, unparalleled attention to detail, and renowned customer care. For nearly 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by purposeful design, meticulous construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in.

Townline is deeply involved at each stage of every project, with in-house development, finance, construction, marketing, sales and leasing, and customer care teams. We believe in a person-to-person approach with each of our stakeholders, partners, homeowners, and tenants to ensure we meet the unique needs of neighbourhoods and the individuals within them. That's the Townline Way.

Rafii Architects

RAFII ARCHITECTS INC, established in 1983, has been credited to being “one of the architectural firms that shaped today’s Vancouver.” (*Vancouver Sun*). After becoming a leading firm in downtown Vancouver, and across the lower mainland, RAFII ARCHITECTS INC has since expanded to design many successful projects abroad, as other cities covet a taste of Vancouver. RAFII ARCHITECTS both designs and defines. RAFII is a multi-award-winning firm that takes pride in designing innovative yet practical projects, which are timeless in design, and always contextually sensitive to their environment.

Cristina Oberti Interior Design

Cristina Oberti Interior Design Inc. is an interior design firm that specializes in multi-unit residential developments and commercial designs. Whether the project is a modern hi-rise, a corporate office or a marketing centre, they offer their clients leading industry experience, extensive knowledge and a systematic design process. Because each project has its own story, they create interiors that convey a unique, coherent yet stylish message.



SUSSEX



DAHLIA AT THE GARDENS



OXFORD LANE



THE PARKER



THE STRAND



HUDSON WALK ONE



HUDSON WALK TWO



T O W N L I N E

More information and inquiries call 250.388.0018
Hudson Place One Presentation Centre
740 Herald Street, Victoria, BC
hudsonplaceone@townline.ca
townline.ca

Sales and Marketing by Townline Marketing Inc. The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Balcony/patio sizes vary and some balcony/patio areas include sky gardens and other architectural elements that vary floor to floor. Interior square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. Renders and images are artist representations only and may be subject to change. This is not an offering for sale. Any such offering can only be made with a disclosure statement. E.&O.E.