


ARCHITECTURAL DRAWINGS

- A002 Project Statistics
- A010 Site Survey
- A011 Site Plan - Existing
- A012 Site Plan
- A013 Site Photos - Street Context
- A014 Average Grade Calculations
- A020 FSR - Level P1 + P2
- A051 FSR - Level 1 + Mezzanine
- A052 FSR - Level 2 + 3
- A053 FSR - Level 4 + 5
- A054 FSR - Level 6 + Roof
- A055 Exit Path Diagram
- A200 Level P2 Plan
- A201 Level P1 Plan
- A202 Level 1 Plan
- A203 Level 1.5 Mezzanine Plan
- A204 Level 2 Plan
- A205 Level 3-6 Plan
- A207 Roof Level Plan
- A300 Building Elevations - East and West
- A301 Building Elevations - North and South
- A302 Building Elevations - Courtyard
- A400 Building Sections E-W
- A401 Building Sections E-W
- A402 Building Sections N-S
- A403 Building Sections N-S



**Revisions**

Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date**  
**December 9, 2025**

Herald

517-533 Chatham Street + 530-538 Herald Street

Re-issued for Rezoning + Development Permit - Response 1    December 5 2025

DEVELOPER	ARCHITECT	STRUCTURAL	MECHANICAL	ELECTRICAL	LANDSCAPE	CIVIL	BUILDING ENVELOPE	GEOTECHNICAL	BUILDING CODE
Intracorp Homes  Suite 600 – 550 Burrard Street Vancouver BC V5C 2S5  Matt Kelle mkelle@intracorp-homes.com  Sasha Kosmajac skosmajac@intracorp-homes.com	SHAPE Architecture  1462 - 1464 W 7th Ave Vancouver, Canada V6H 1C1  Nick Sully nsully@shapearchitecture.ca  Avery Tichkosky atichkosky@shapearchitecture.ca	Weller Smith Bowers + Consulting Structural Engineers  3855 Hemming Drive #118, Burnaby, BC V5C 6N3  Darryl Bowers bowers@w-s-b-eng.com  Chris Anglin canglin@w-s-b-eng.com	Pinchin Ltd. Suite 301, 3645 Tillicum Rd F200, Victoria,  Graeme Terrie gterrie@pinchin.com  Kin Wang kwang@pinchin.com	Opal Engineering Inc.  1523 Derby Road Victoria, BC V8P 1T8  Blake Shirn blake@opaleng.com  Kevin Zind kevin@opaleng.com	Connect Landscape Architecture  2305 Hemlock St, Vancouver BC V6H 2V1  Orin Mizanti orin@connect.ca  Livia Newman livia@connect.ca	JE Anderson & Associates  4212 Glenford Ave, Victoria, BC V8Z 6B7  Ross Tuck rtuck@jeanderson.com  Matthew Dudański matthew@bcbuildingsscience.com	BC Building Science Ltd.  611 Bent Court, New Westminster, BC, V3M 1V3  Chad Connors chad@bcbuildingsscience.com  Matthew Dudański matthew@bcbuildingsscience.com	GeoPacific Consultants Ltd.  2nd Floor - 3351 Douglas Street, Victoria, BC V8C 2L4  James Carson jcarson@geopacific.ca  Raymond Dickof dickof@geopacific.ca	GHL Consultants Ltd.  800 – 700 West Pender St. Vancouver BC Canada V6C 1G8  Khash Nouri kn@ghl.ca  Khaled Sumar ks@ghl.ca



Residential Unit Schedule

UNIT SCHEDULE - BY LEVEL

Level	Name	Count	%
Level 1			
Level 1	Loft	8	100%
Level 2			
Level 2	1 Bedroom	16	54%
Level 2	2 Bedroom	7	37%
Level 2	3 Bedroom	1	6%
Level 2	Jr. 1 Bedroom	1	3%
Level 3			
Level 3	1 Bedroom	16	55%
Level 3	2 Bedroom	7	36%
Level 3	3 Bedroom	1	6%
Level 3	Jr. 1 Bedroom	1	3%
Level 4			
Level 4	1 Bedroom	16	55%
Level 4	2 Bedroom	7	36%
Level 4	3 Bedroom	1	6%
Level 4	Jr. 1 Bedroom	1	3%
Level 5			
Level 5	1 Bedroom	16	54%
Level 5	2 Bedroom	7	37%
Level 5	3 Bedroom	1	6%
Level 5	Jr. 1 Bedroom	1	3%
Level 6			
Level 6	1 Bedroom	16	54%
Level 6	2 Bedroom	7	37%
Level 6	3 Bedroom	1	6%
Level 6	Jr. 1 Bedroom	1	3%
Total Units: 133		133	

UNIT SCHEDULE - TOTALS

Name	Count	%
1 Bedroom		
1 Bedroom	80	51%
2 Bedroom		
2 Bedroom	35	35%
3 Bedroom		
3 Bedroom	5	6%
Jr. 1 Bedroom		
Jr. 1 Bedroom	5	3%
Loft		
Loft	8	6%
Total Units: 133	133	

Vehicle

REQUIRED PARKING SPACES  
Per 2018 Bylaw OTD-1

UNIT TYPE REQUIREMENTS  
- Under 45m<sup>2</sup> (0.85 parking spaces required per unit)  
- 45 - 69m<sup>2</sup> (0.8 parking spaces required per unit)  
- 70m<sup>2</sup> and above (1.2 parking spaces required per unit)

REGULAR UNITS  
85 under 45 (0.85) = 55  
33 (0.8) = 26  
15 (1.2) = 18  
Total Required: 100

ACCESSIBLE PARKING STALLS  
As per table 7.1 under Part 5 of the 2018 Zoning Bylaw, 3 accessible  
visitor stalls are required and 1 Accessible Van is required.

VEHICLE PARKING SUMMARY

Accessible Car Space - Wheelstop 2.75m	3
Accessible Van Space - Wheelstop 3.4m x 5.1m	3
Commercial Car Space - Wheelstop 2.7m x 5.1m	9
Regular Car Space - Wheelstop 2.7m x 5.1m	57
Residential Visitor Car Space - Wheelstop 2.7m x 5.1m	13
Total Vehicle Parking: 85	

Bicycle

Class A/Long term Bike Parking: 1 Space per unit less than 45m<sup>2</sup> in floor  
space, 1.25 Spaces required per unit greater than 45m<sup>2</sup> in floor space.  
Class B spaces (Short term) required 0.10 per total units in building.

Class A Calculation:  
1.00 (85 units) = 85  
1.25 (48 units) = 60  
Total Required: 145

Class B Calculation:  
0.10/133 units = 13.3  
Total Required: 13

BICYCLE PARKING - Class A

Class A - Horizontal - 600 x 1000 mm	112	75%
Class A - Vertical - 600 x 1000 mm	38	25%
Total Bicycle Parking	150	

BICYCLE PARKING - Class B

Class B - Horizontal - 200 x 1000 mm	13	100%
Total Bicycle Parking	13	

Floor Space Ratio (FSR)

City of Victoria FSR Inclusion and Exclusions  
The following inclusions are referenced under the City of Victoria's Density  
Framework Guidelines and Zoning Bylaw 2018:

- The site is exempt from the density bonus system.
- The site is zoned As OTD-1
- FSR Drawings are measured to the interior face of exterior walls.

PERMITTED EXCLUSIONS:

- The area of any crawlspace or basement.
- The area of any balcony, veranda, exposed deck, patio or roof (i.e.,  
outdoor unenclosed space) when calculating "Floor Area".
- The area of rooftop structures
- The area used to provide bicycle parking required by the bylaw.

Total Area Schedule (FSR) - Inclusions

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Level 1		
Inclusion - Commercial Space	422 m <sup>2</sup>	4,539 ft <sup>2</sup>
Inclusion - Exterior Circulation	48 m <sup>2</sup>	518 ft <sup>2</sup>
Inclusion - Amenity (Gym)	125 m <sup>2</sup>	1,343 ft <sup>2</sup>
Inclusion - Office	23 m <sup>2</sup>	246 ft <sup>2</sup>
Inclusion - Residential	414 m <sup>2</sup>	4,458 ft <sup>2</sup>
Inclusion - Rest Lobby	43 m <sup>2</sup>	460 ft <sup>2</sup>
Inclusion - Vertical Circulation	15 m <sup>2</sup>	157 ft <sup>2</sup>
Level 1	1,089 m <sup>2</sup>	11,721 ft <sup>2</sup>

Level 1.5 - Mezzanine		
Inclusion - Residential	159 m <sup>2</sup>	1,715 ft <sup>2</sup>
Level 1.5 - Mezzanine	159 m <sup>2</sup>	1,715 ft <sup>2</sup>

Level 2		
Inclusion - Electrical	4 m <sup>2</sup>	46 ft <sup>2</sup>
Inclusion - Mechanical	7 m <sup>2</sup>	71 ft <sup>2</sup>
Inclusion - Outdoor Circulation	212 m <sup>2</sup>	2,281 ft <sup>2</sup>
Inclusion - Residential	1,359 m <sup>2</sup>	14,627 ft <sup>2</sup>
Inclusion - Vertical Circulation	14 m <sup>2</sup>	155 ft <sup>2</sup>
Level 2	1,596 m <sup>2</sup>	17,180 ft <sup>2</sup>

Level 3		
Inclusion - Electrical	4 m <sup>2</sup>	44 ft <sup>2</sup>
Inclusion - Mechanical	7 m <sup>2</sup>	74 ft <sup>2</sup>
Inclusion - Outdoor Circulation	212 m <sup>2</sup>	2,286 ft <sup>2</sup>
Inclusion - Residential	1,359 m <sup>2</sup>	14,630 ft <sup>2</sup>
Inclusion - Vertical Circulation	14 m <sup>2</sup>	155 ft <sup>2</sup>
Level 3	1,597 m <sup>2</sup>	17,189 ft <sup>2</sup>

Level 4		
Inclusion - Electrical	4 m <sup>2</sup>	42 ft <sup>2</sup>
Inclusion - Mechanical	7 m <sup>2</sup>	72 ft <sup>2</sup>
Inclusion - Outdoor Circulation	211 m <sup>2</sup>	2,274 ft <sup>2</sup>
Inclusion - Residential	1,359 m <sup>2</sup>	14,633 ft <sup>2</sup>
Inclusion - Vertical Circulation	14 m <sup>2</sup>	155 ft <sup>2</sup>
Level 4	1,596 m <sup>2</sup>	17,176 ft <sup>2</sup>

Level 5		
Inclusion - Electrical	4 m <sup>2</sup>	43 ft <sup>2</sup>
Inclusion - Mechanical	7 m <sup>2</sup>	72 ft <sup>2</sup>
Inclusion - Outdoor Circulation	213 m <sup>2</sup>	2,295 ft <sup>2</sup>
Inclusion - Residential	1,360 m <sup>2</sup>	14,634 ft <sup>2</sup>
Inclusion - Vertical Circulation	14 m <sup>2</sup>	155 ft <sup>2</sup>
Level 5	1,598 m <sup>2</sup>	17,198 ft <sup>2</sup>

Level 6		
Inclusion - Electrical	4 m <sup>2</sup>	42 ft <sup>2</sup>
Inclusion - Mechanical	7 m <sup>2</sup>	72 ft <sup>2</sup>
Inclusion - Outdoor Circulation	212 m <sup>2</sup>	2,284 ft <sup>2</sup>
Inclusion - Residential	1,360 m <sup>2</sup>	14,634 ft <sup>2</sup>
Inclusion - Vertical Circulation	14 m <sup>2</sup>	155 ft <sup>2</sup>
Level 6	1,597 m <sup>2</sup>	17,186 ft <sup>2</sup>
Grand total	9,231 m <sup>2</sup>	99,366 ft <sup>2</sup>

Total Area Schedule (FSR) - Exclusions

Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Level P2 (T.O Structure)		
Exclusion - Lobby	24 m <sup>2</sup>	254 ft <sup>2</sup>
Exclusion - Underground Parking	2,128 m <sup>2</sup>	22,908 ft <sup>2</sup>
Exclusion - Stair	68 m <sup>2</sup>	734 ft <sup>2</sup>
	2,220 m <sup>2</sup>	23,894 ft <sup>2</sup>

Level P1 (T.O Structure)		
Exclusion - Bike Parking	255 m <sup>2</sup>	2,748 ft <sup>2</sup>
Exclusion - Elevator	28 m <sup>2</sup>	297 ft <sup>2</sup>
Exclusion - Electrical / Comm	71 m <sup>2</sup>	767 ft <sup>2</sup>
Exclusion - Garbage	83 m <sup>2</sup>	1,001 ft <sup>2</sup>
Exclusion - Dog Wash Facilities	17 m <sup>2</sup>	188 ft <sup>2</sup>
Exclusion - Lobby	27 m <sup>2</sup>	293 ft <sup>2</sup>
Exclusion - Mechanical	57 m <sup>2</sup>	617 ft <sup>2</sup>
Exclusion - Underground Parking	1,620 m <sup>2</sup>	17,441 ft <sup>2</sup>
Exclusion - Stair	50 m <sup>2</sup>	533 ft <sup>2</sup>
	2,219 m <sup>2</sup>	23,887 ft <sup>2</sup>

Roof Level		
Exclusion - Rooftop Balcony	1,615 m <sup>2</sup>	17,381 ft <sup>2</sup>
Grand total	6,054 m <sup>2</sup>	65,162 ft <sup>2</sup>

Above Grade Areas

	A	B	C	D	E	F	G	J	K	L	M
Level	Residential	Commercial	Interior Lobby and Circulation	Exterior Common/Circulation	Amenity	Mech/Elec/Service	Storage/Bikes	GBA (H= Sum A-G)	Exclusion - Bikes	Exclusion - Loft Mezzanine	FAR Area (M=J-K-L)
6	14,634	-	155	2,284	-	114	-	17,186	-	-	17,186
5	14,634	-	155	2,295	-	115	-	17,198	-	-	17,198
4	14,633	-	155	2,274	-	114	-	17,176	-	-	17,176
3	14,630	-	155	2,286	-	118	-	17,189	-	-	17,189
2	14,627	-	155	2,281	-	117	-	17,180	-	-	17,180
1.5	1,715	-	-	-	-	-	-	1,715	-	-	1,715
1	4,458	4,539	863	518	1,343	-	-	11,721	-	-	11,721
Subtotal	79,330	4,539	1,637	11,938	1,343	578	-	99,366	-	-	99,366

Below Grade Areas

	Parkade	Garbage and Recycle	Interior Lobby and Circulation	Exterior Common/Circulation	Amenity	Mech/Elec/Service	Storage/Bikes	GBA (H= Sum A-G)	Exclusion - Bikes	Exclusion - Loft Mezzanine	FAR Area (L=H-I-J-K)
P1	17,441	1,001	1,123	-	188	1,384	2,748	23,887			
P2	22,906	-	968	-	-	-	-	23,894			
Total	119,677	5,540	3,748	11,938	1,531	1,962	2,748	147,147	-	-	99,366

Total Site Statistics

Parcel Area	50,961
Dedications	0
Net Parcel Area	50,961
FAR Allowable	3.00

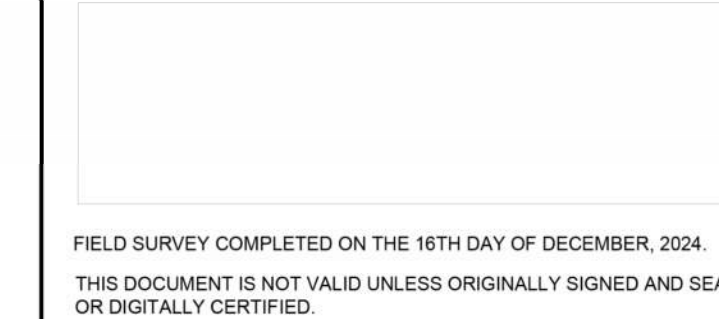
Proposed Building Statistics

Site	FSR	Area (sf)
FSR Proposed	1.95	99,366
FSR Allowable	1.84	93,646
Over/Under	0.11	5,720

Existing Biggerstaff	FSR	Area (sf)
Existing Wilson	0.57	28,944
Proposed Herald	0.59	30,292
Proposed Herald	1.95	99,366
Total FSR	3.11	158,602

Total Units	133
Number of stories	6





Date	
Drawn By	BENNETT LAND SURVEYING LTD.
Checked By	AT
Scale	NTS
Original Size	A0



Chatham Street



1 Site Plan - Existing  
1:150



- The site is exempt from the density bonus system.
- The site is zoned As OTD-1.
- FSR Drawings are measured to the interior face of exterior walls.

**PERMITTED EXCLUSIONS:**

1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e. outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email [info@shapearchitecture.ca](mailto:info@shapearchitecture.ca)  
web [www.shapearchitecture.ca](http://www.shapearchitecture.ca)

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Seal

Reserved

## Revisions

No.	Description	Date
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### Key Plan

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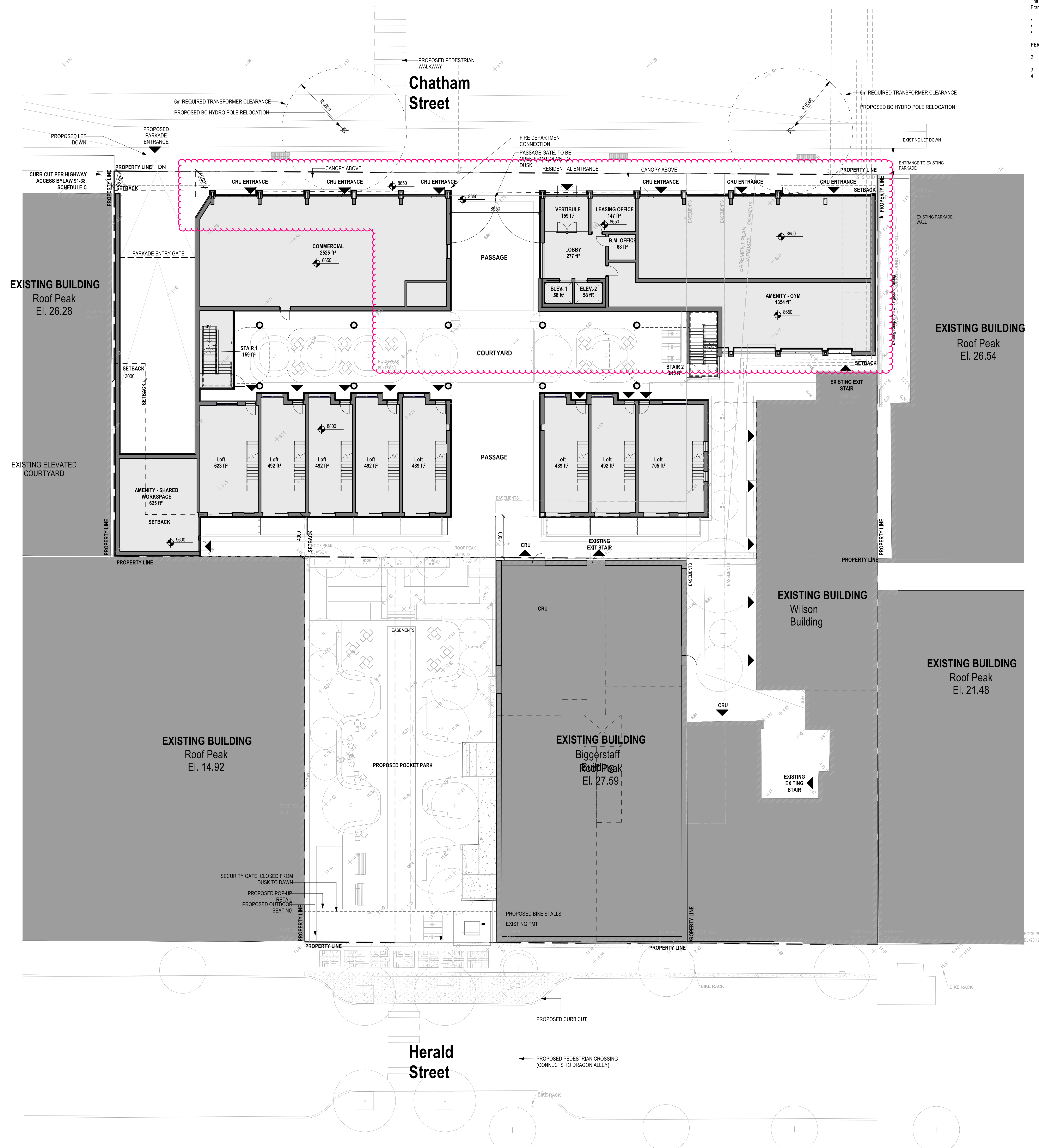
Project 2502

Herald

517-533 Chatham Street + 530-538  
Herald Street

## Site Plan

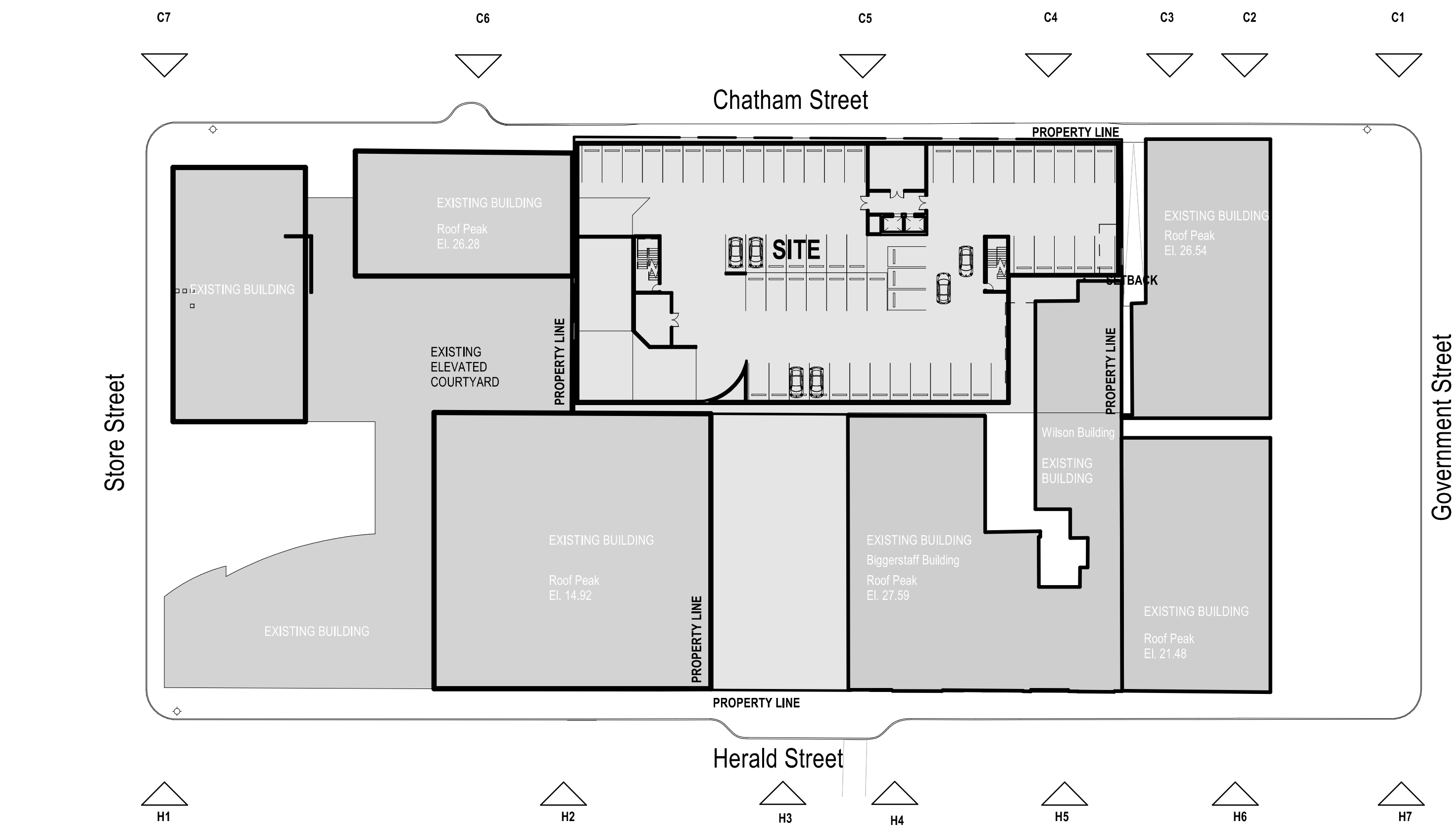
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Checked By	AT
Scale	As Indicated
Original Size	A0



1 Site Plan  
1 : 150



SITE IMAGE KEY



CHATHAM STREET



Image Reference #: C1  
Description: Commercial Building, Two Storey Residential



Image Reference #: C2  
Description: Commercial Building, Two Storey Residential



Image Reference #: C3  
Description: Adjacent Commercial & Residential Building



Image Reference #: C4  
Description: Wilson Building



Image Reference #: C5  
Description: North Facade of Biggerstaff



Image Reference #: C6  
Description: Adjacent Residential Building, Ironworks



Image Reference #: C7  
Description: Adjacent Residential Building, Ironworks

HERALD STREET



Image Reference #: H1  
Description: Commercial Unit



Image Reference #: H2  
Description: Adjacent Commercial Unit



Image Reference #: H3  
Description: Site, with existing trees



Image Reference #: H4  
Description: Adjacent Existing Building, Biggerstaff Building (Historical)



Image Reference #: H5  
Description: Level Once Commercial, Two Storeys Residential



Image Reference #: H6  
Description: Break between buildings



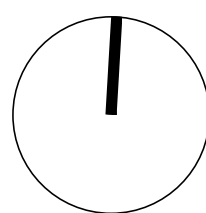
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Revisions

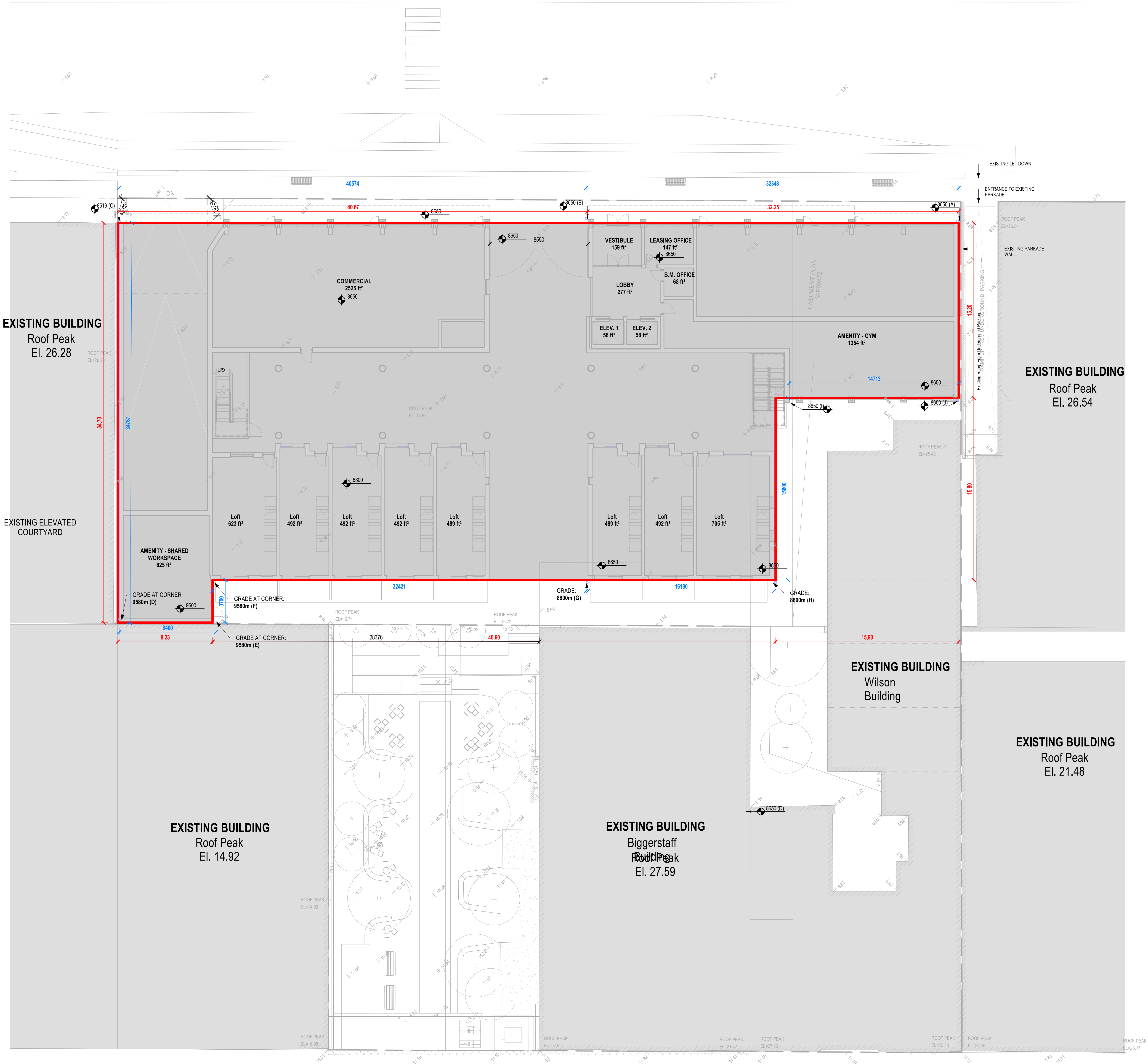
No.	Description	Date
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Site Photos - Street Context

Date	Author
Drawn By	AT
Checked By	
Scale	
Original Size	A0







1 SITE PLAN - AVERAGE GRADE  
1 : 150

### AVERAGE GRADE POINT CALCULATION:

#### GRADE POINTS:

Grade Point A: 8.65	Grade Point E: 9.58	Grade Point I: 8.65
Grade Point B: 8.65	Grade Point F: 9.58	Grade Point J: 8.65
Grade Point C: 8.52	Grade Point G: 8.80	
Grade Point D: 9.58	Grade Point H: 8.80	

#### Calculation:

Grade Points	Average of Points	Distance between grade points	Totals
Points B + C:	8.58	x 40.67	349.13
Points C + D:	9.05	x 34.70	314.02
Points D + E:	9.58	x 8.40	80.47
Points E + F:	9.58	x 3.70	35.45
Points F + G:	9.19	x 32.42	297.94
Points G + H:	8.80	x 16.18	142.38
Points H + I:	8.73	x 15.80	137.86
Points I + J:	8.65	x 14.83	128.28
Points J + A:	8.65	x 15.20	131.48
Total:		181.90	Total: 1617.01

#### Grade Calculation:

1617.01 / 181.90 = 8.89

#### Revisions

No.	Description	Date
-----	-------------	------

#### Key Plan

Project 2602

Herald  
517-533 Chatham Street + 530-538  
Herald Street

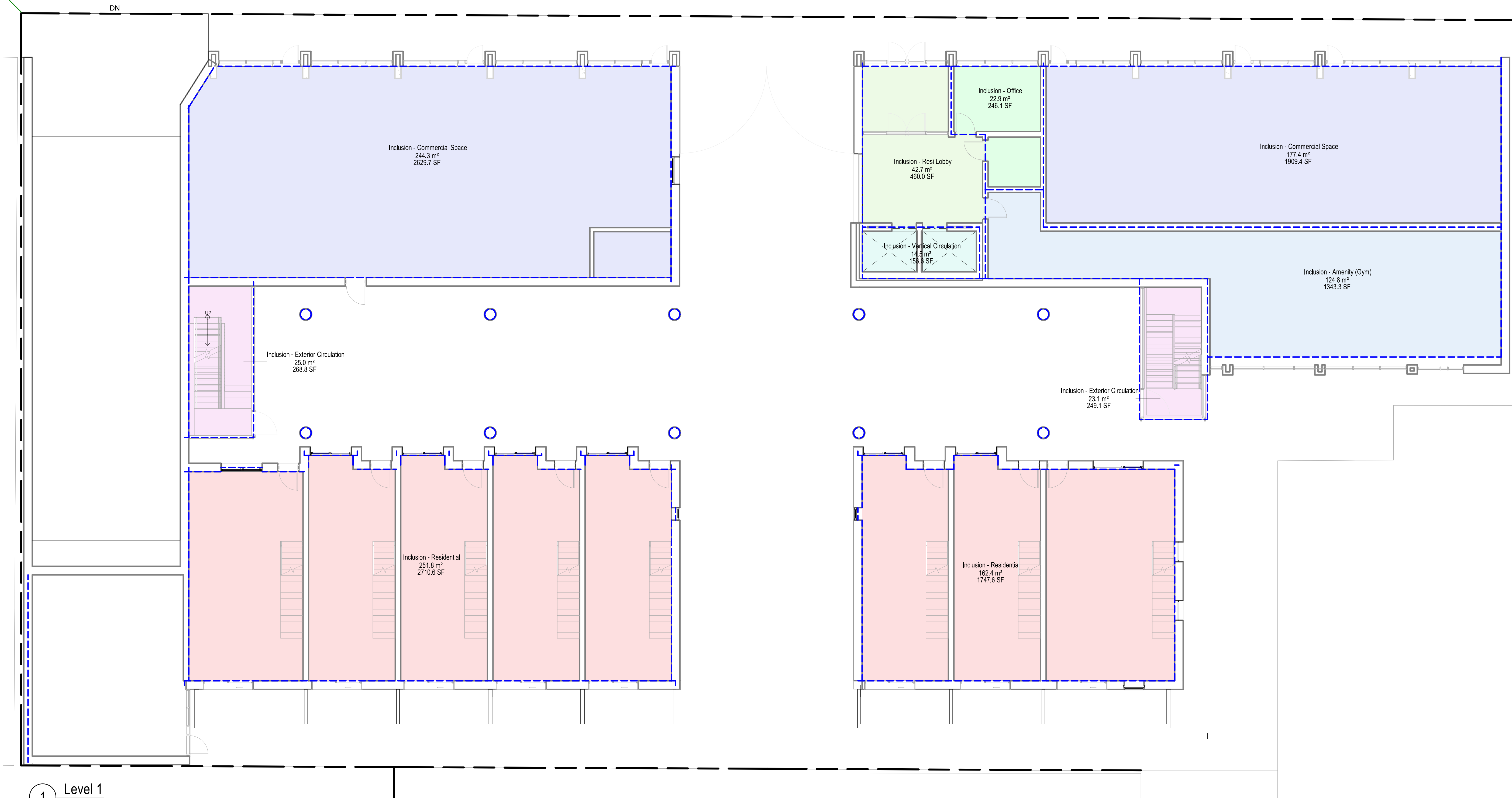
#### Average Grade Calculations

Date	
Drawn By	BB
Checked By	AT
Scale	1 : 150
Original Size	A0









FSR LEGEND

- Inclusion - Commercial Space
- Inclusion - Exterior Circulation
- Inclusion - Indoor Amenity
- Inclusion - Office
- Inclusion - Residential
- Inclusion - Residential Lobby
- Inclusion - Vertical Circulation

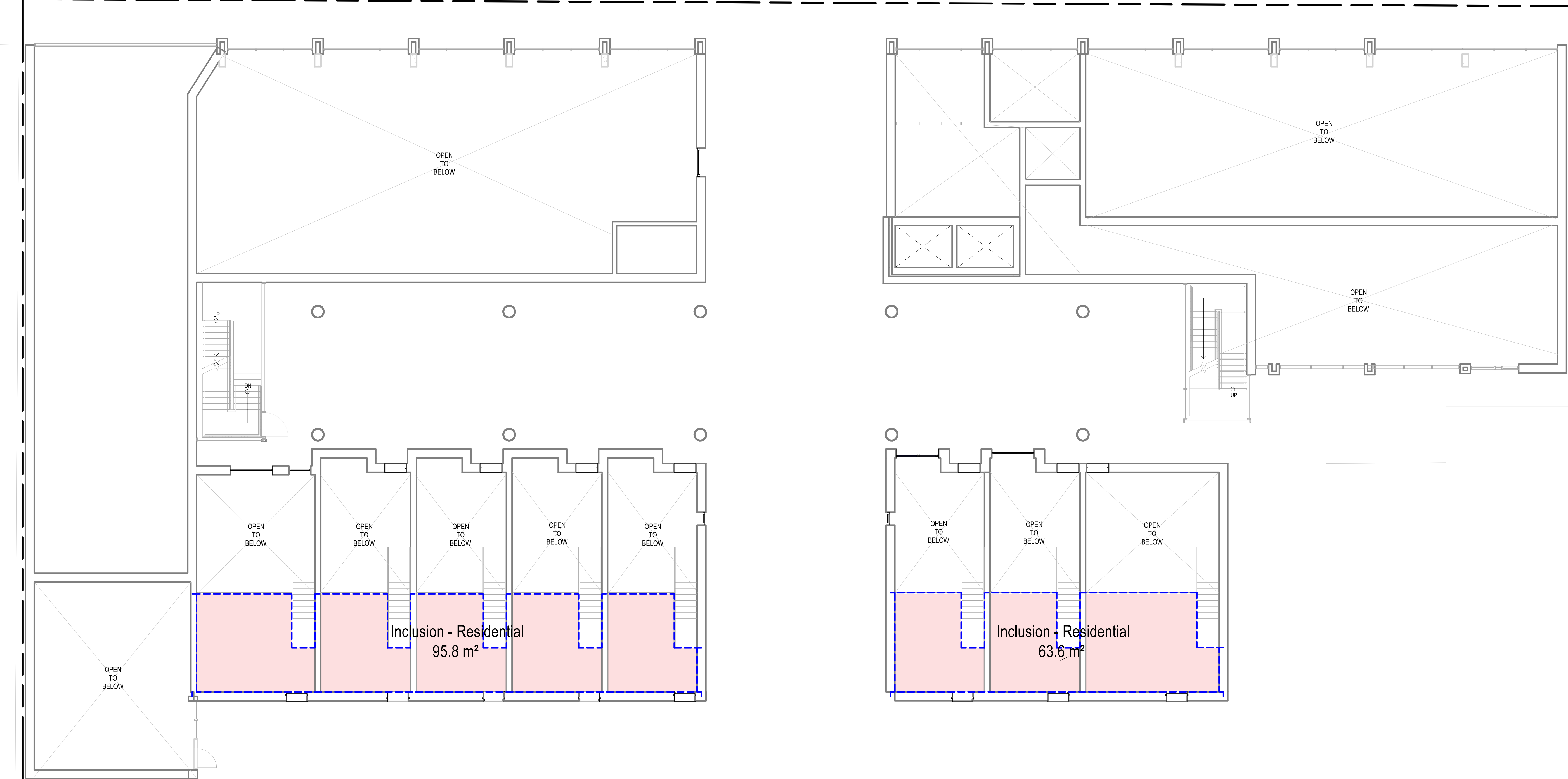
Area Schedule (FSR) - Exclusions - Level 1

Name	Area (m²)	Area (ft²)
------	-----------	------------

Area Schedule (FSR) - Inclusions - Level 1

Name	Area (m²)	Area (ft²)
Level 1		
Inclusion - Commercial Space	422 m²	4,539 ft²
Inclusion - Exterior Circulation	48 m²	518 ft²
Inclusion - Amenity (Gym)	125 m²	1,343 ft²
Inclusion - Office	23 m²	246 ft²
Inclusion - Residential	414 m²	4,458 ft²
Inclusion - Resil Lobby	43 m²	460 ft²
Inclusion - Vertical Circulation	15 m²	157 ft²
Level 1	1,089 m²	11,721 ft²
Grand total	1,089 m²	11,721 ft²

1 Level 1  
1 : 100



FSR LEGEND

- Inclusion - Residential

Area Schedule (FSR) - Exclusions - ...

Name	Area (m²)	Area (ft²)
------	-----------	------------

Area Schedule (FSR) - Inclusions - Mezzanine

Name	Area (m²)	Area (ft²)
Level 1.5 - Mezzanine		
Inclusion - Residential	159 m²	1,715 ft²
Level 1.5 - Mezzanine	159 m²	1,715 ft²
Grand total	159 m²	1,715 ft²

2 Level 1.5 - Mezzanine  
1 : 100

City of Victoria FSR Inclusion and Exclusions

The following inclusions are referenced under the City of Victoria's Density Framework Guidelines and Zoning Bylaw 2016:

- The site is exempt from the density bonus system.
- The site is zoned As 07D-1.
- FSR Drawings are measured to the interior face of exterior walls.

PERMITTED EXCLUSIONS:

- The area of any crawlspace or basement.
- The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

SHAPE

Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

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Seal

Reserved

Revisions		
No.	Description	Date

Key Plan

Project 2502

Herald

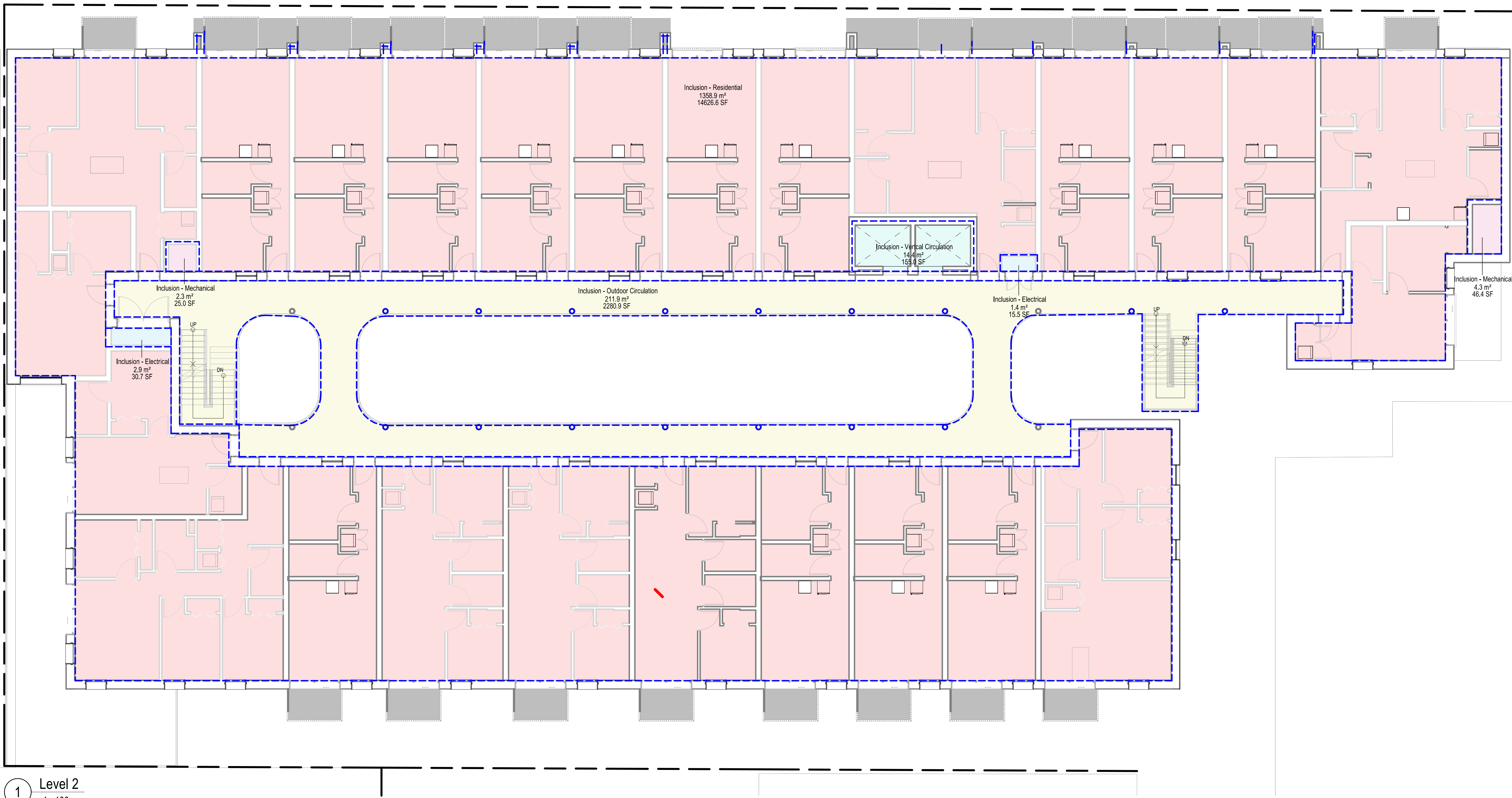
517-533 Chatham Street + 530-538 Herald Street

FSR - Level 1 + Mezzanine

Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0

A051





1 Level 2  
1 : 100

FSR LEGEND

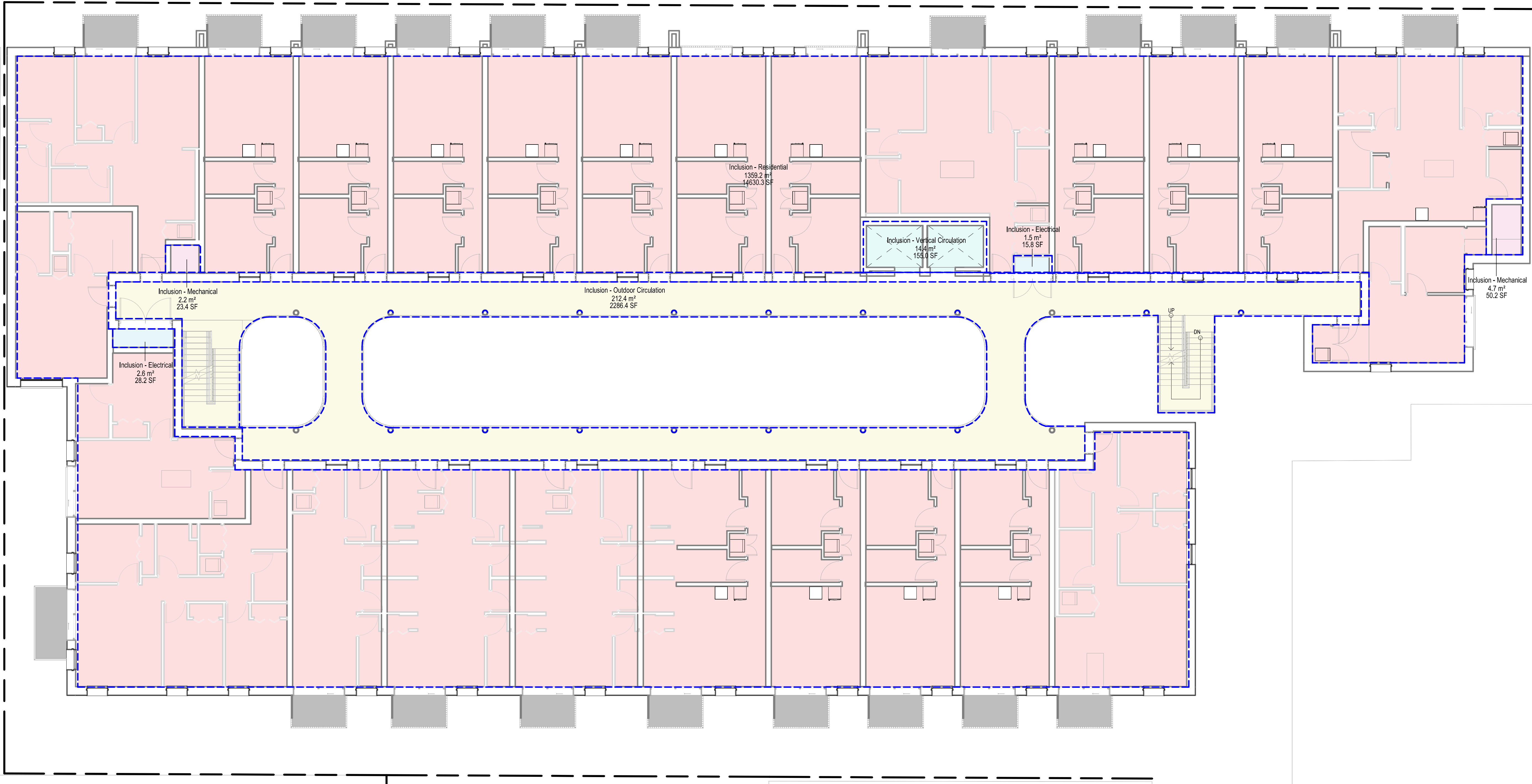
- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Level 2

Name	Area (m²)	Area (ft²)
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Area Schedule (FSR) - Inclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Inclusion - Electrical	4 m²	46 ft²
Inclusion - Mechanical	7 m²	71 ft²
Inclusion - Outdoor Circulation	212 m²	2,281 ft²
Inclusion - Residential	1,359 m²	14,627 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 2	1,596 m²	17,189 ft²
Grand total	1,596 m²	17,189 ft²



2 Level 3  
1 : 100

FSR LEGEND

- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Leve...

Name	Area (m²)	Area (ft²)
------	-----------	------------

Area Schedule (FSR) - Inclusions - Level 3

Name	Area (m²)	Area (ft²)
Level 3		
Inclusion - Electrical	4 m²	44 ft²
Inclusion - Mechanical	7 m²	74 ft²
Inclusion - Outdoor Circulation	212 m²	2,286 ft²
Inclusion - Residential	1,359 m²	14,630 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 3	1,597 m²	17,189 ft²
Grand total	1,597 m²	17,189 ft²

City of Victoria FSR Inclusion and Exclusions

The following inclusions are referenced under the City of Victoria's Density Framework Guidelines and Zoning Bylaw 2016:

- The site is exempt from the density bonus system.
- The site is zoned As C1D-1.
- FSR Drawings are measured to the interior face of exterior walls.

PERMITTED EXCLUSIONS:

- The area of any crawlspace or basement.
- The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed spaces) when calculating "Floor Area".
- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

SHAPE

Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

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Seal

Reserved

Revisions		
No.	Description	Date

Key Plan

Project 2502

Herald

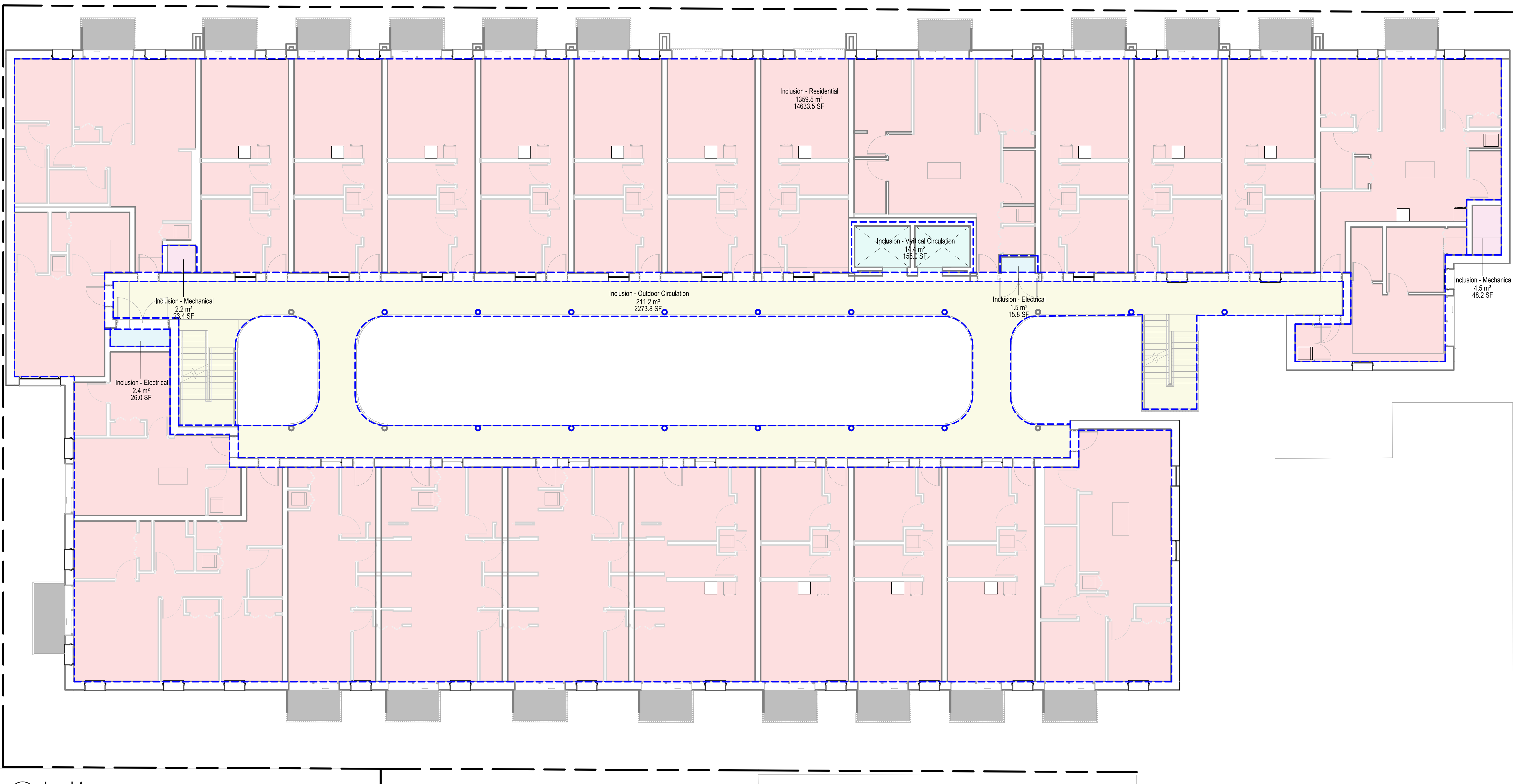
517-533 Chatham Street + 530-538  
Herald Street

FSR - Level 2 + 3

Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0

A052





1 Level 4  
1 : 100

#### FSR LEGEND

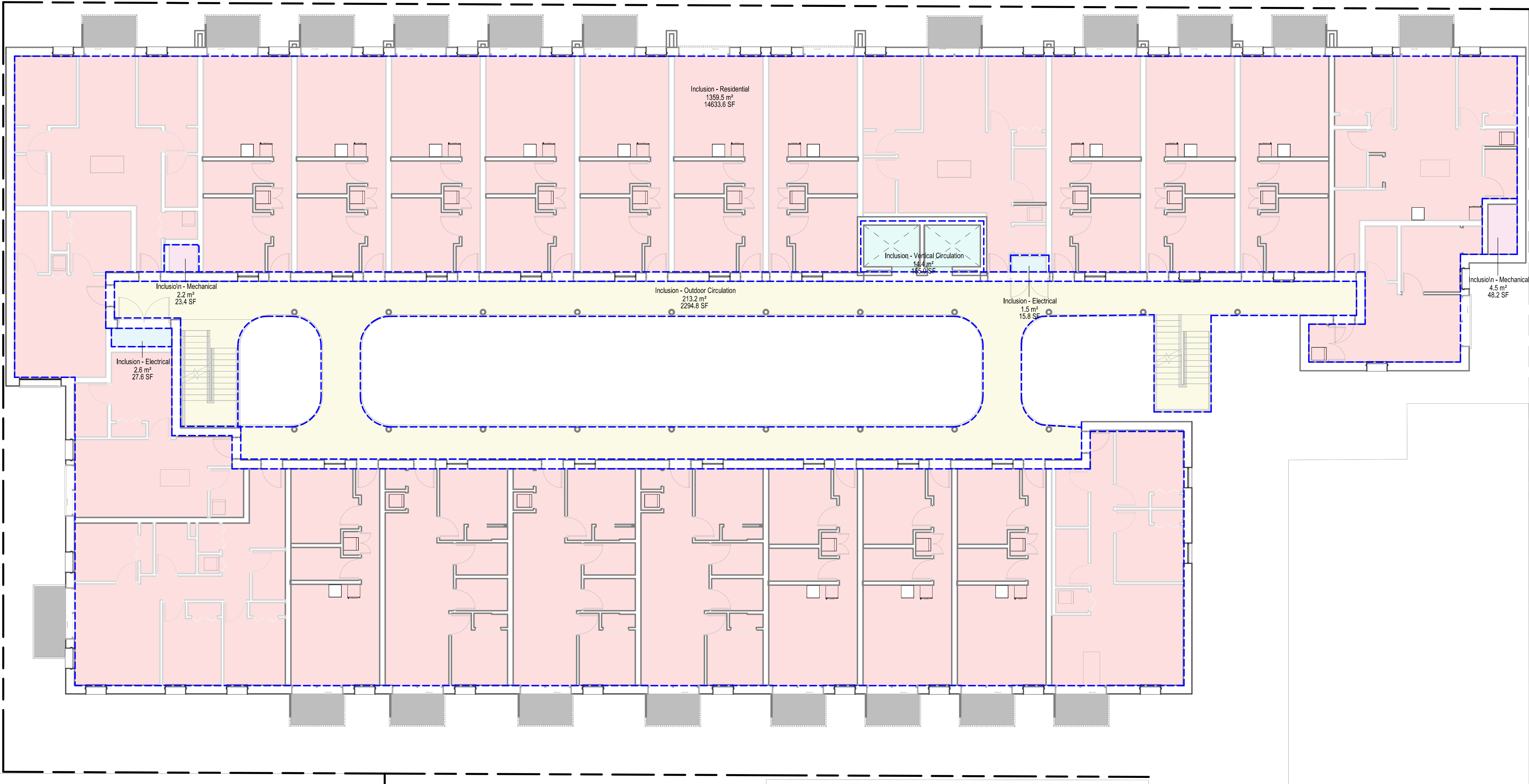
- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

#### Area Schedule (FSR) - Exclusions - Level 4

Name	Area (m²)	Area (ft²)
------	-----------	------------

#### Area Schedule (FSR) - Inclusions - Level 4

Name	Area (m²)	Area (ft²)
Level 4		
Inclusion - Electrical	4 m²	42 ft²
Inclusion - Mechanical	7 m²	72 ft²
Inclusion - Outdoor Circulation	211 m²	2,274 ft²
Inclusion - Residential	1,399 m²	14,933 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 4	1,596 m²	17,176 ft²
Grand total	1,596 m²	17,176 ft²



2 Level 5  
1 : 100

#### FSR LEGEND

- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

#### Area Schedule (FSR) - Exclusions - Level 5

Name	Area (m²)	Area (ft²)
------	-----------	------------

#### Area Schedule (FSR) - Inclusions - Level 5

Name	Area (m²)	Area (ft²)
Level 5		
Inclusion - Electrical	4 m²	43 ft²
Inclusion - Mechanical	7 m²	72 ft²
Inclusion - Outdoor Circulation	213 m²	2,295 ft²
Inclusion - Residential	1,399 m²	14,934 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 5	1,598 m²	17,198 ft²
Grand total	1,598 m²	17,198 ft²

Revisions		
No.	Description	Date

Key Plan

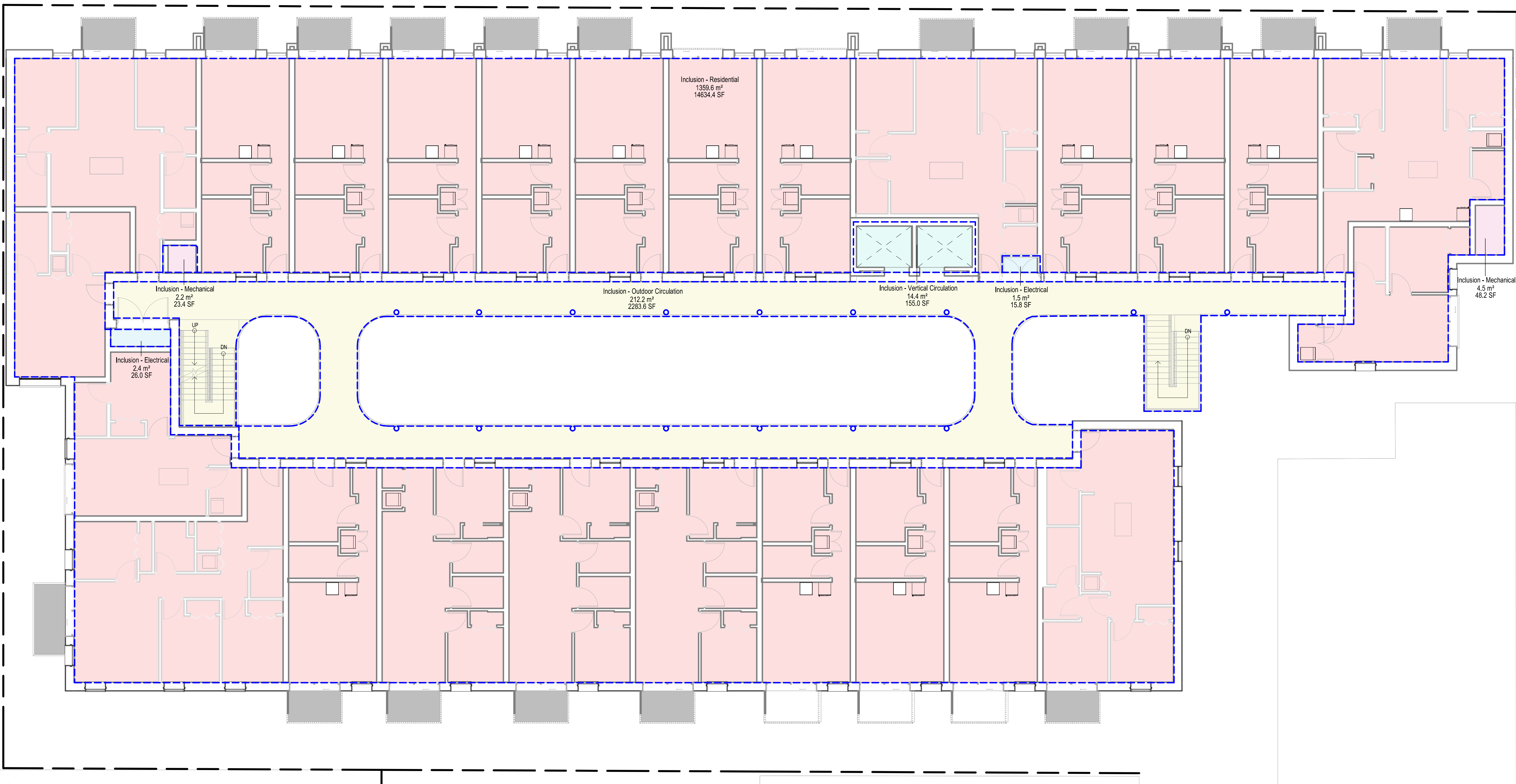
Project 2502

Herald  
517-533 Chatham Street + 530-538  
Herald Street

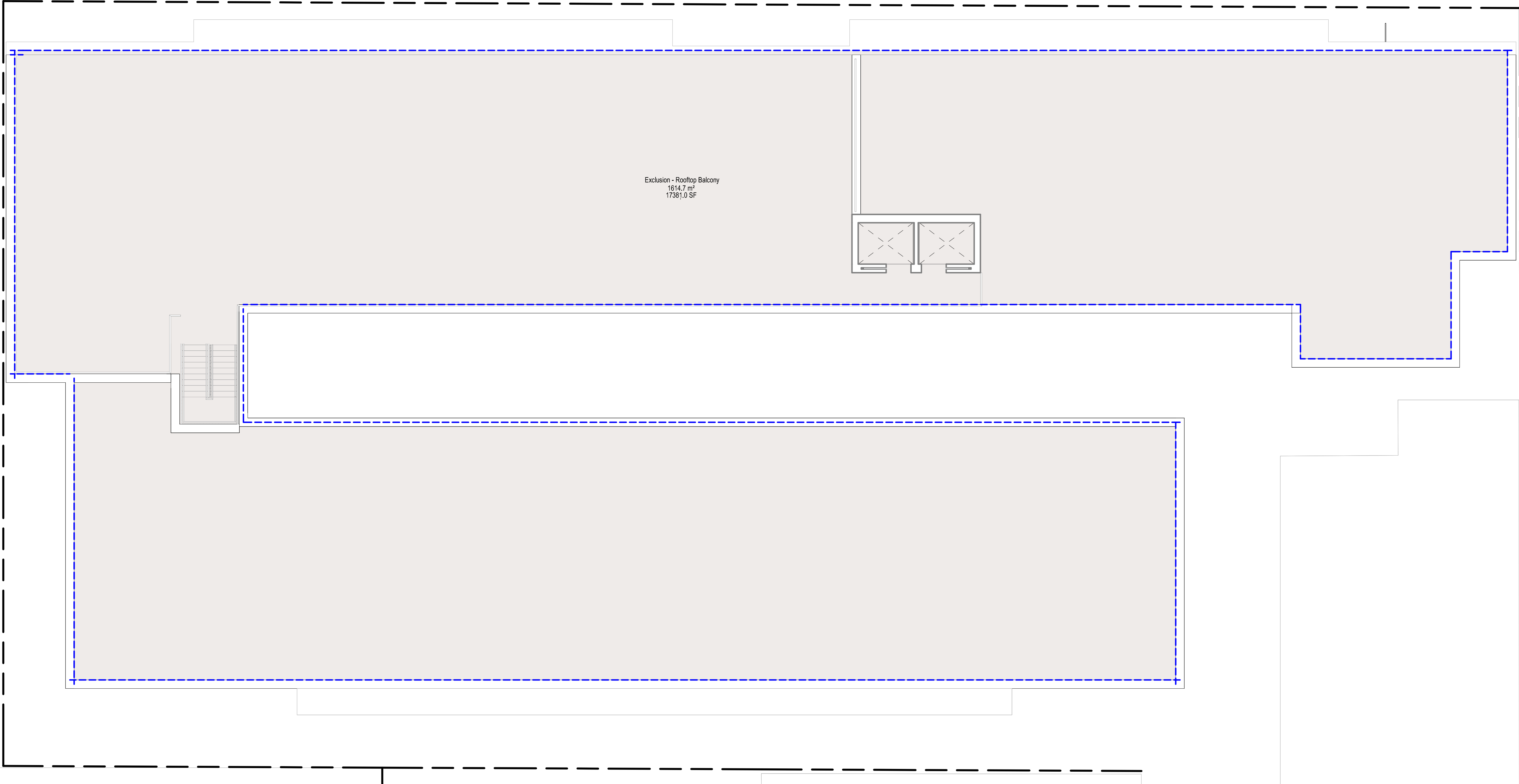
#### FSR - Level 4 + 5

Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0





1 Level 6  
1 : 100



2 Roof Level  
1 : 100

### FSR LEGEND

- Inclusion - Electrical
- Inclusion - Mechanical
- Inclusion - Outdoor Circulation
- Inclusion - Residential
- Inclusion - Vertical Circulation

#### Area Schedule (FSR) - Exclusions - Level 6

Name	Area (m²)	Area (ft²)
------	-----------	------------

#### Area Schedule (FSR) - Inclusions - Level 6

Name	Area (m²)	Area (ft²)
Level 6		
Inclusion - Electrical	4 m²	42 ft²
Inclusion - Mechanical	7 m²	72 ft²
Inclusion - Outdoor Circulation	212 m²	2,284 ft²
Inclusion - Residential	1,360 m²	14,634 ft²
Inclusion - Vertical Circulation	14 m²	155 ft²
Level 6	1,597 m²	17,186 ft²
Grand total	1,597 m²	17,186 ft²

### FSR LEGEND

- Exclusion - Rooftop Deck

#### Area Schedule (FSR) - Exclusions - Roof

Name	Area (m²)	Area (ft²)
Roof Level		
Exclusion - Rooftop Balcony	1,615 m²	17,381 ft²
Exclusion - Rooftop Deck	1,615 m²	17,381 ft²
Grand total	1,615 m²	17,381 ft²

#### Area Schedule (FSR) - Inclusions - Roof

Name	Area (m²)	Area (ft²)
------	-----------	------------

#### City of Victoria FSR Inclusion and Exclusions

The following inclusions are referenced under the City of Victoria's Density Framework Guidelines and Zoning Bylaw 2016:

- The site is exempt from the density bonus system.
- The site is zoned AS-OTD-1.
- FSR Drawings are measured to the interior face of exterior walls.

#### PERMITTED EXCLUSIONS:

- The area of any crawlspace or basement.
- The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
- The area of rooftop structures.
- The area used to provide bicycle parking required by the bylaw.

# SHAPE Architecture Inc.

1462-1464 West 7th Avenue  
Vancouver, BC V6H 1C1  
Canada

tel +1 778 735 1405  
email info@shapearchitecture.ca  
web www.shapearchitecture.ca

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Seal

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#### Revisions

No.	Description	Date
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Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538  
Herald Street

#### FSR - Level 6 + Roof

Date

Drawn By

Checked By

Scale

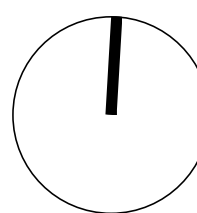
Original Size

Author

AT

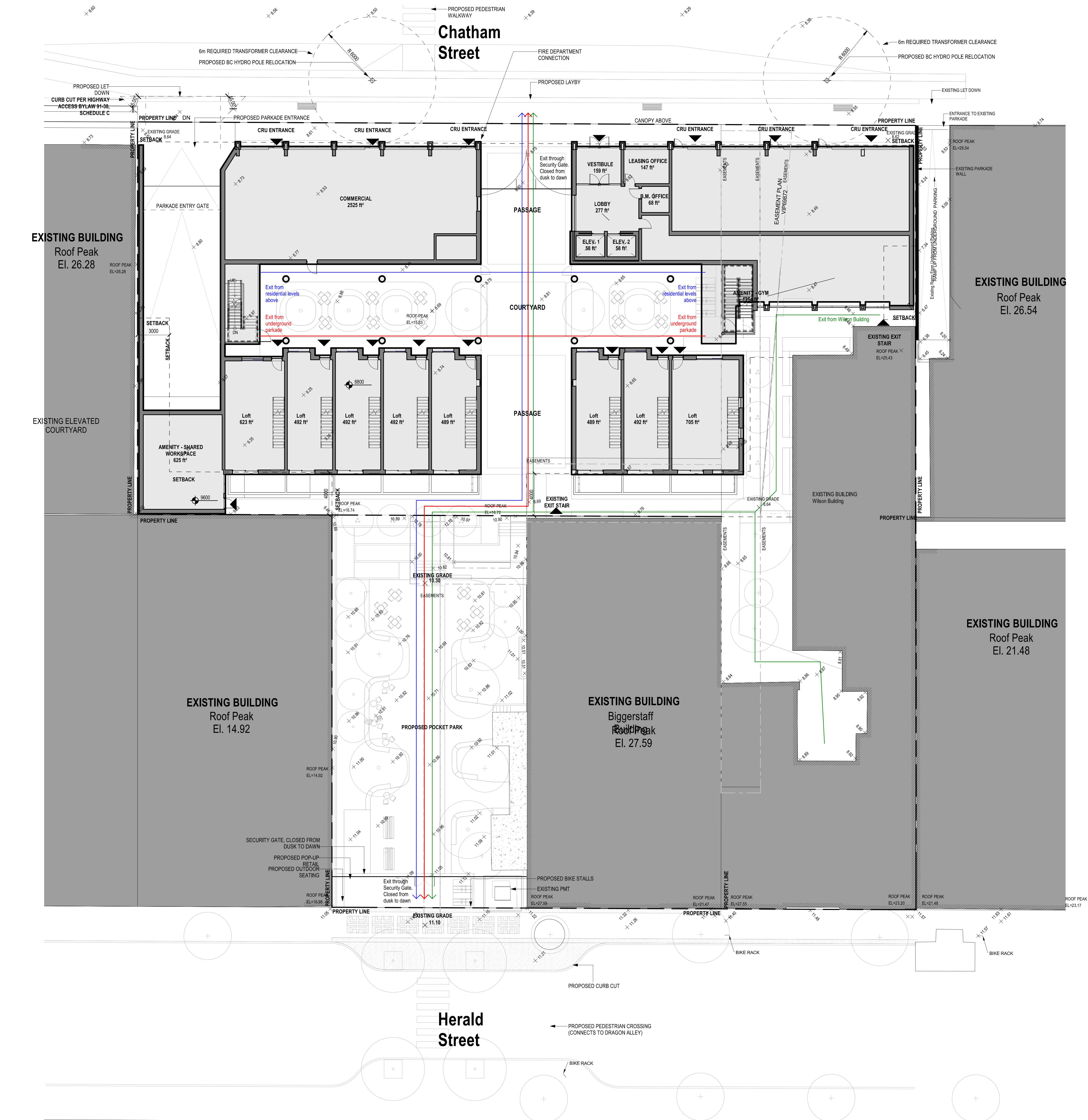
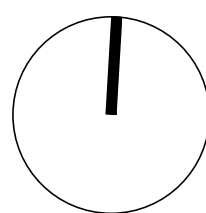
As indicated

A0



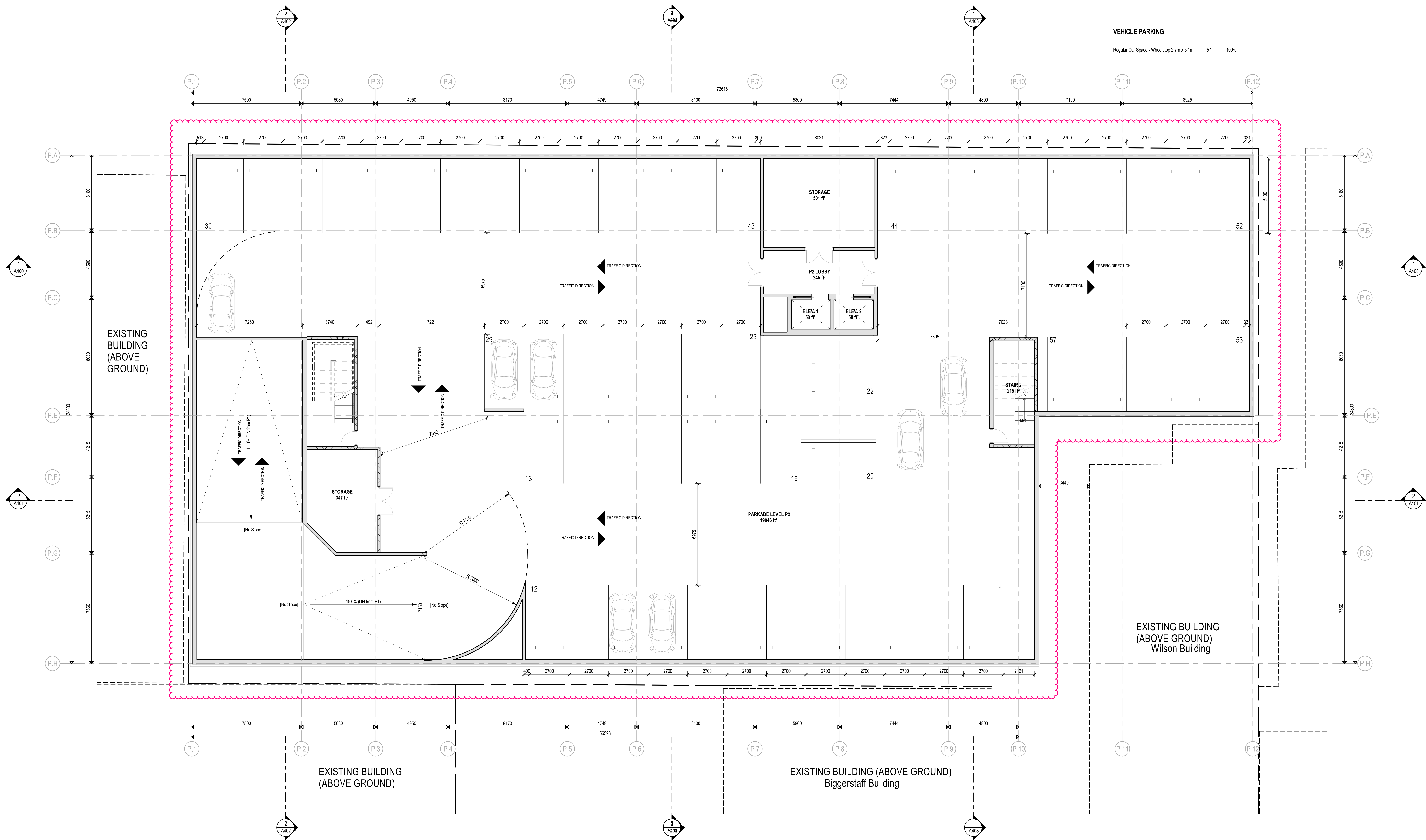
# A054





1 Site Plan - Building Exiting Diagram  
1 : 150





1 Level P2 Plan  
1:100

Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16

Key Plan

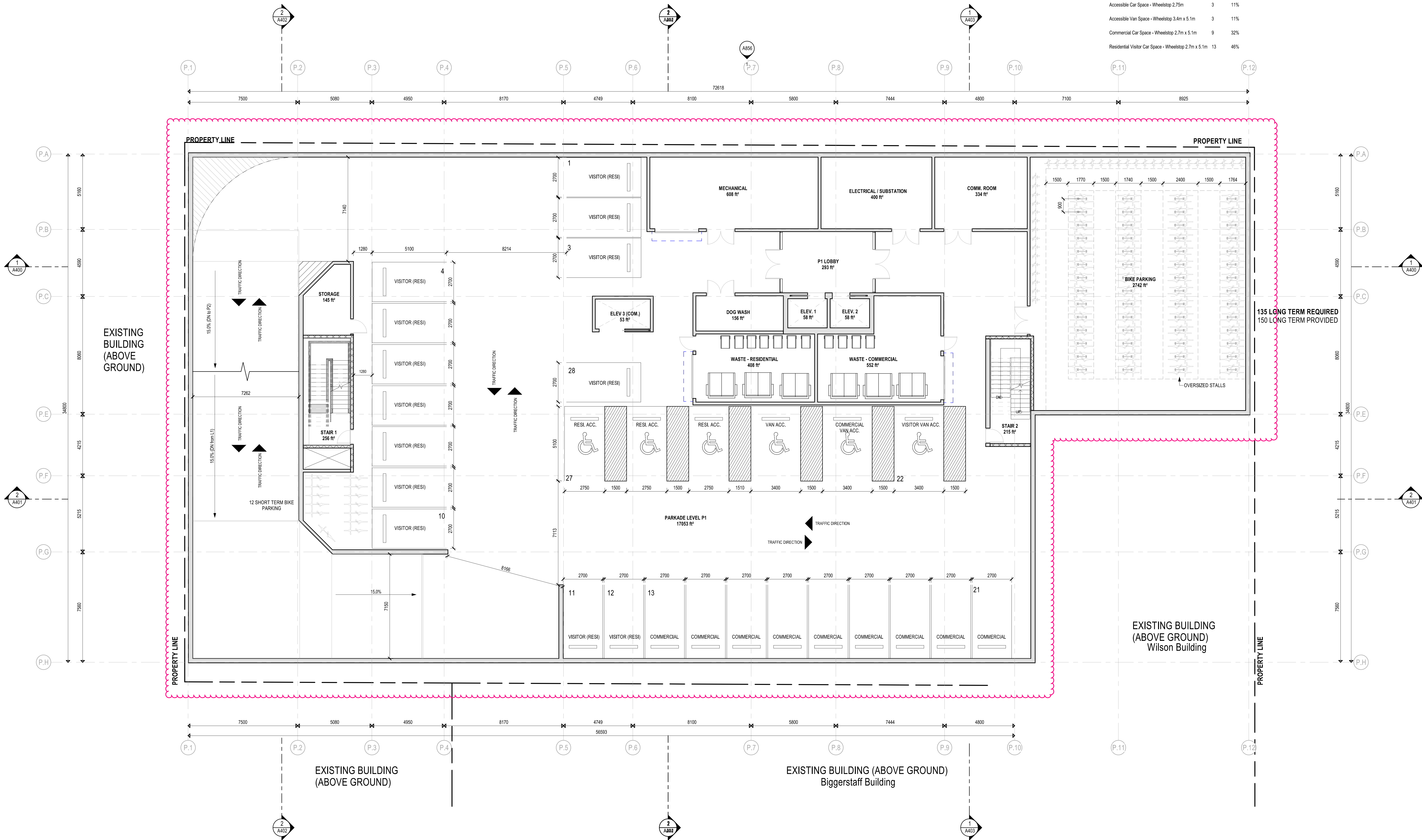
Project 2502  
Herald  
517-533 Chatham Street + 530-538  
Herald Street

Level P2 Plan		
Date		
Drawn By	ME	
Checked By	AT	
Scale	1:100	
Original Size	A0	



VEHICLE PARKING

Accessible Car Space - Wheelstop 2.75m	3	11%
Accessible Van Space - Wheelstop 3.4m x 5.1m	3	11%
Commercial Car Space - Wheelstop 2.7m x 5.1m	9	32%
Residential Visitor Car Space - Wheelstop 2.7m x 5.1m	13	46%



1 Level P1 Plan  
1:100

Revisions		
No.	Description	Date
1	Issued for DPR/2	2025-07-16

Key Plan

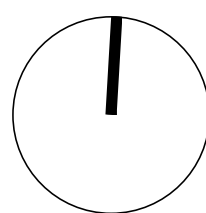
Project 2502

Herald

517-533 Chatham Street + 530-538  
Herald Street

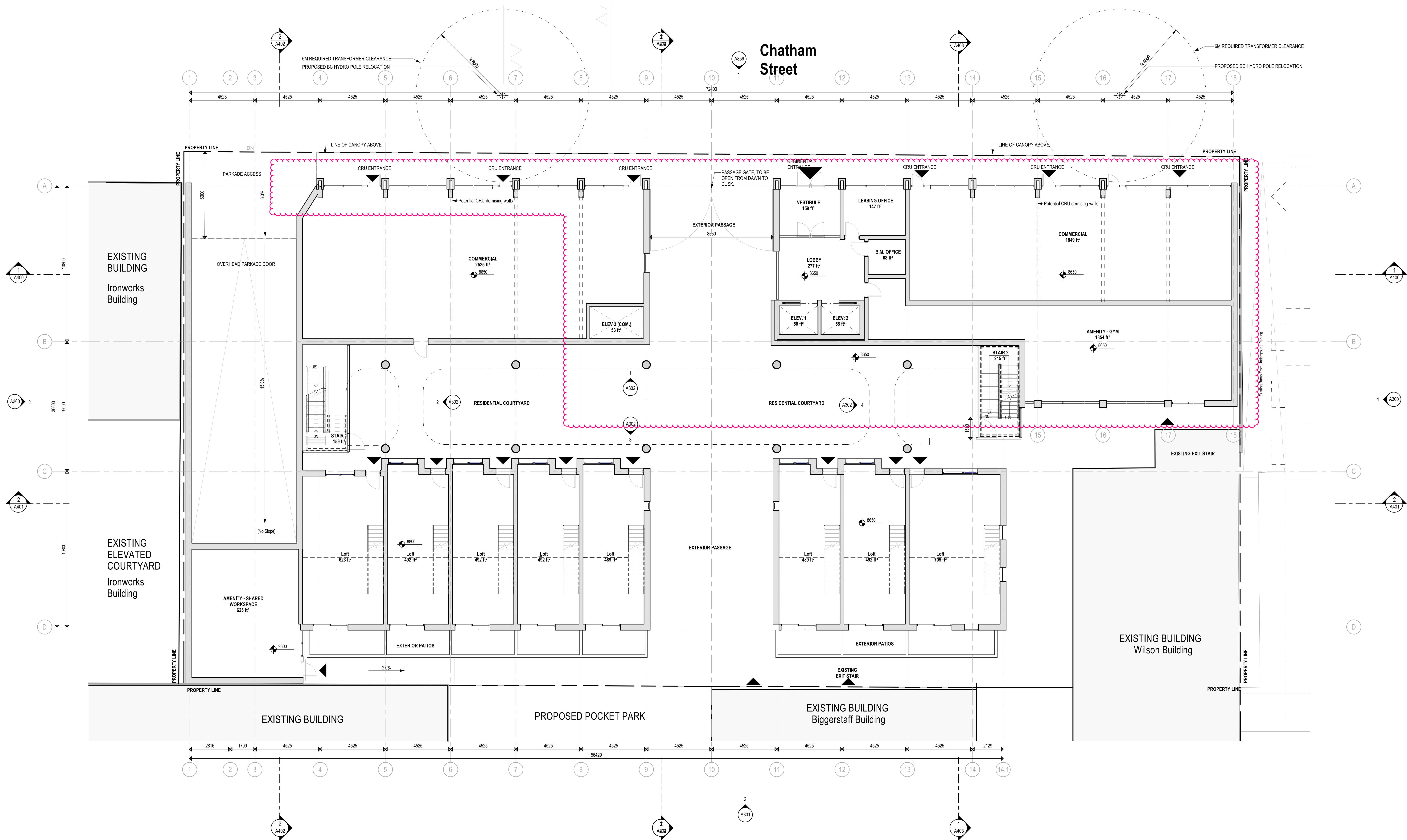
Level P1 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



A201





1 Level 1 Plan  
1:100

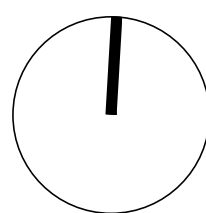
Revisions		
No.	Description	Date
1	Issued for DPR/Z	2025-07-16

Key Plan

Project 2502  
Herald  
517-533 Chatham Street + 530-538  
Herald Street

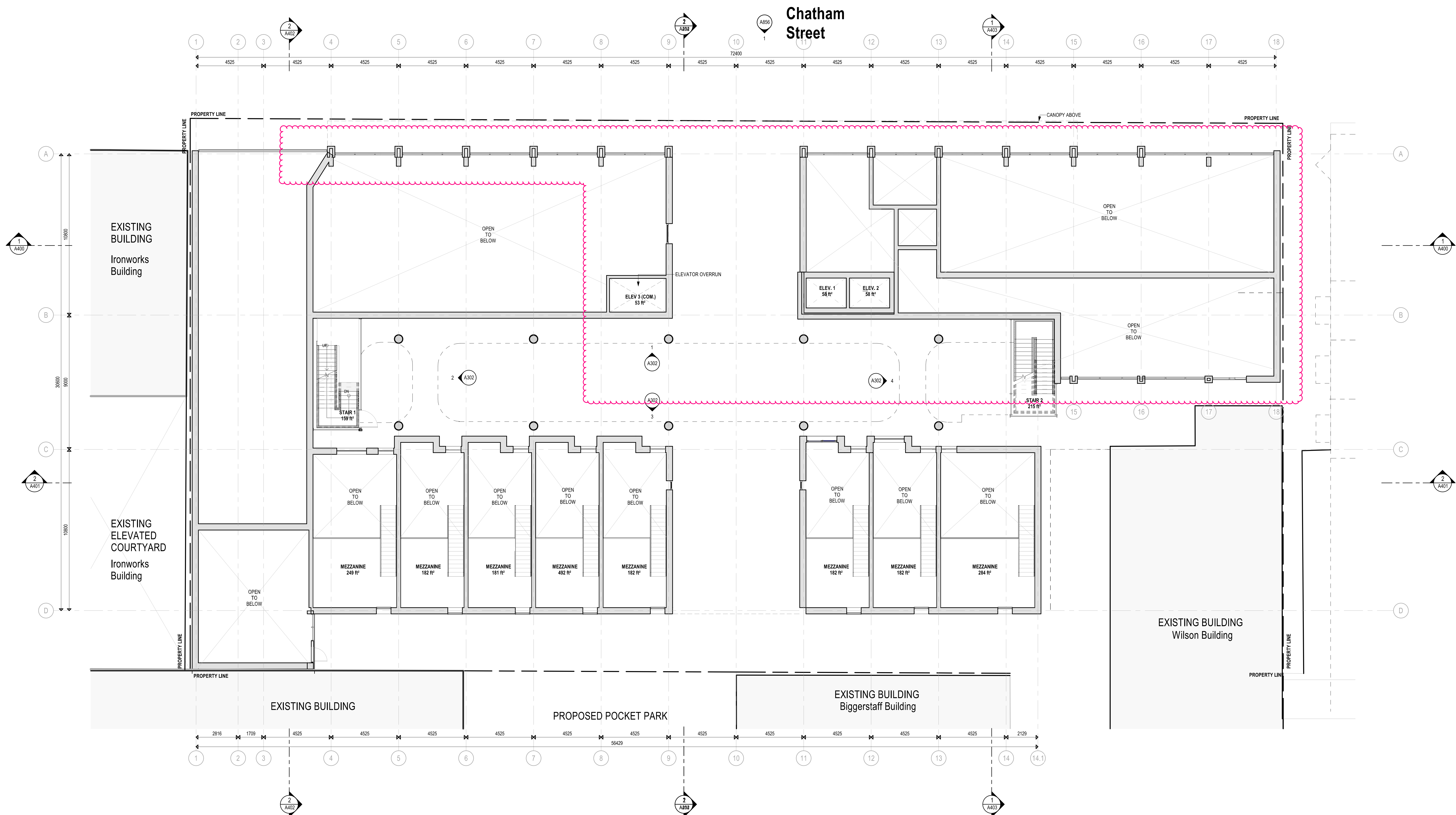
Level 1 Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



A202





1 Level 1.5 - Mezzanine Plan  
1:100

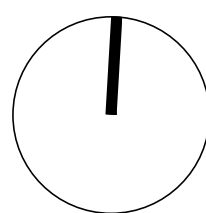
Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16

Key Plan

Project 2502  
Herald  
517-533 Chatham Street + 530-538  
Herald Street

Level 1.5 - Mezzanine Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



A203

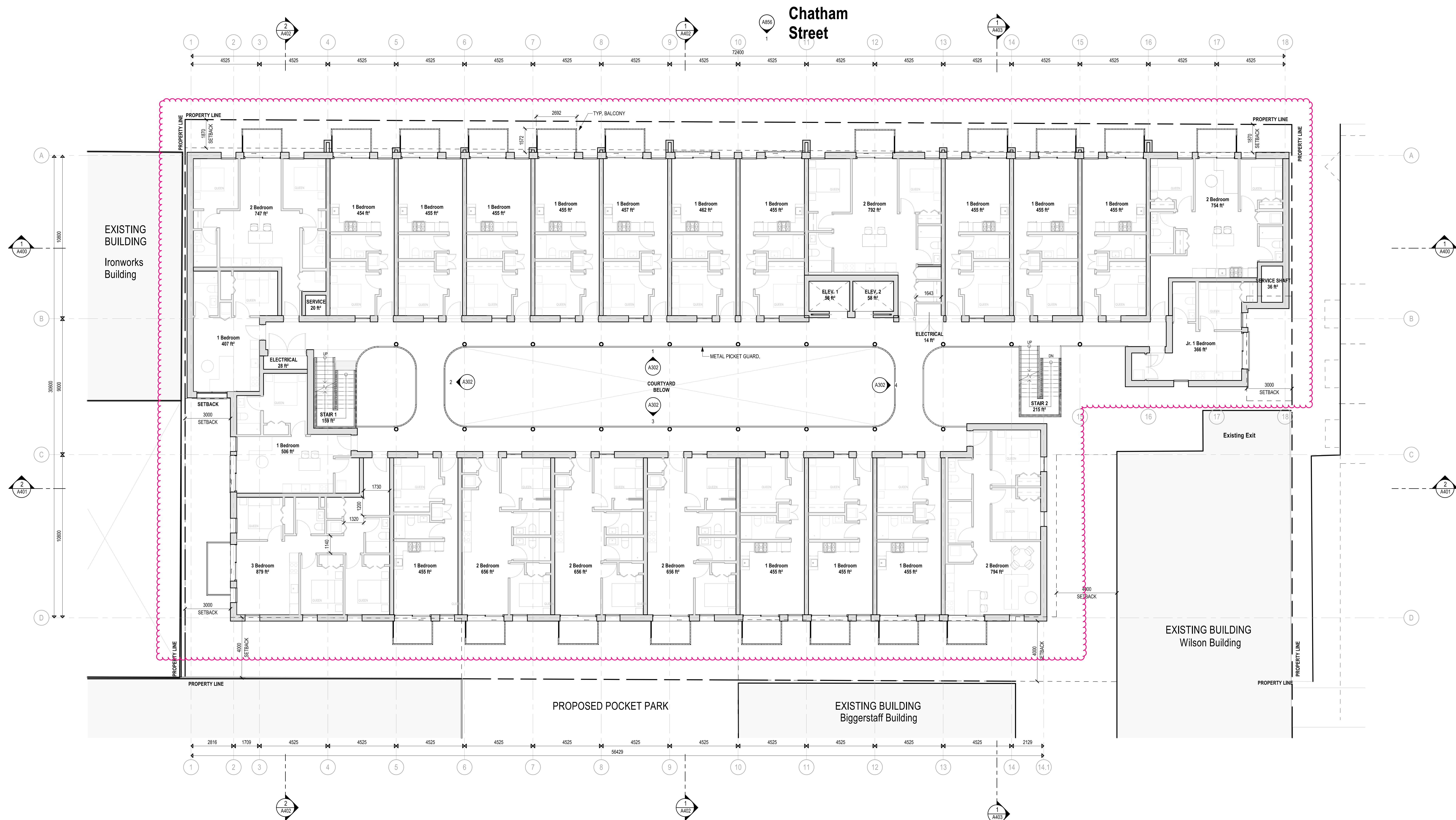




## Level 2 Plan

Date	
Drawn By	GM
Checked By	AT
Scale	1 : 100
Original Size	A0





1 Level 3-6 Plan  
1:100

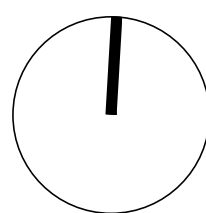
Revisions		
No.	Description	Date
1	Issued for DPR/Z	2025-07-16

Key Plan

Project 2502  
Herald  
517-533 Chatham Street + 530-538  
Herald Street

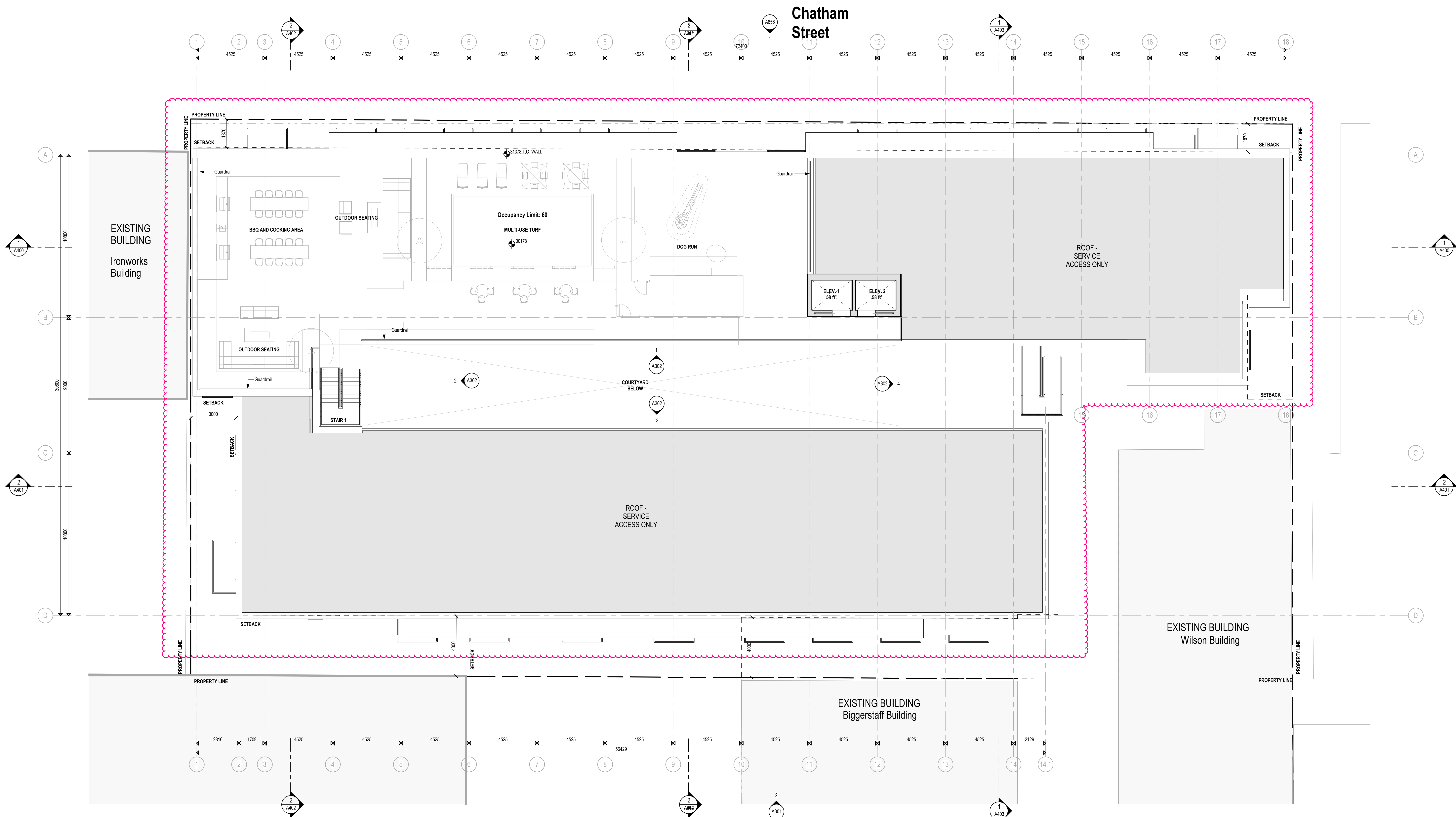
Level 3-6 Plan

Date	
Drawn By	GM
Checked By	AT
Scale	1:100
Original Size	A0



A205





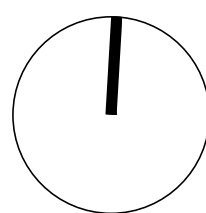
Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16

Key Plan

Project	2502
Herald	
517-533 Chatham Street + 530-538 Herald Street	

Roof Level Plan

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



A207



## MATERIAL LEGEND

- 01 - Glazing  
02 - Sliding Glass Door  
03 - Red Brick  
04 - Charcoal Brick  
05 - Metal - Vertical Picket Guards  
06 - Cementitious Panel - Light  
07 - Cementitious Panel - Dark  
08 - Concrete

## Revisions

No.	Description	Date
1	Issued for DPR/RZ	2025-07-16

## Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538  
Herald Street

## Building Elevations - East and West

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0



1 East Elevation  
1 : 100



2 West Elevation  
1 : 100





- 01 - Glazing
- 02 - Sliding Glass Door
- 03 - Red Brick
- 04 - Charcoal Brick
- 05 - Metal Picket Guard
- 06 - Cementitious Panel - Light
- 07 - Cementitious Panel - Dark
- 08 - Concrete

Herald  
517-533 Chatham Street + 530-538  
Herald Street

Date	
Drawn By	BB
Checked By	AT
Scale	1 : 100
Original Size	A0



## MATERIAL LEGEND

- 01 - Glazing
- 02 - Sliding Glass Door
- 03 - Red Brick
- 04 - Charcoal Brick
- 05 - Metal - Vertical & Picket Guards
- 06 - Cementitious Panel - Light
- 07 - Cementitious Panel - Dark
- 08 - Concrete

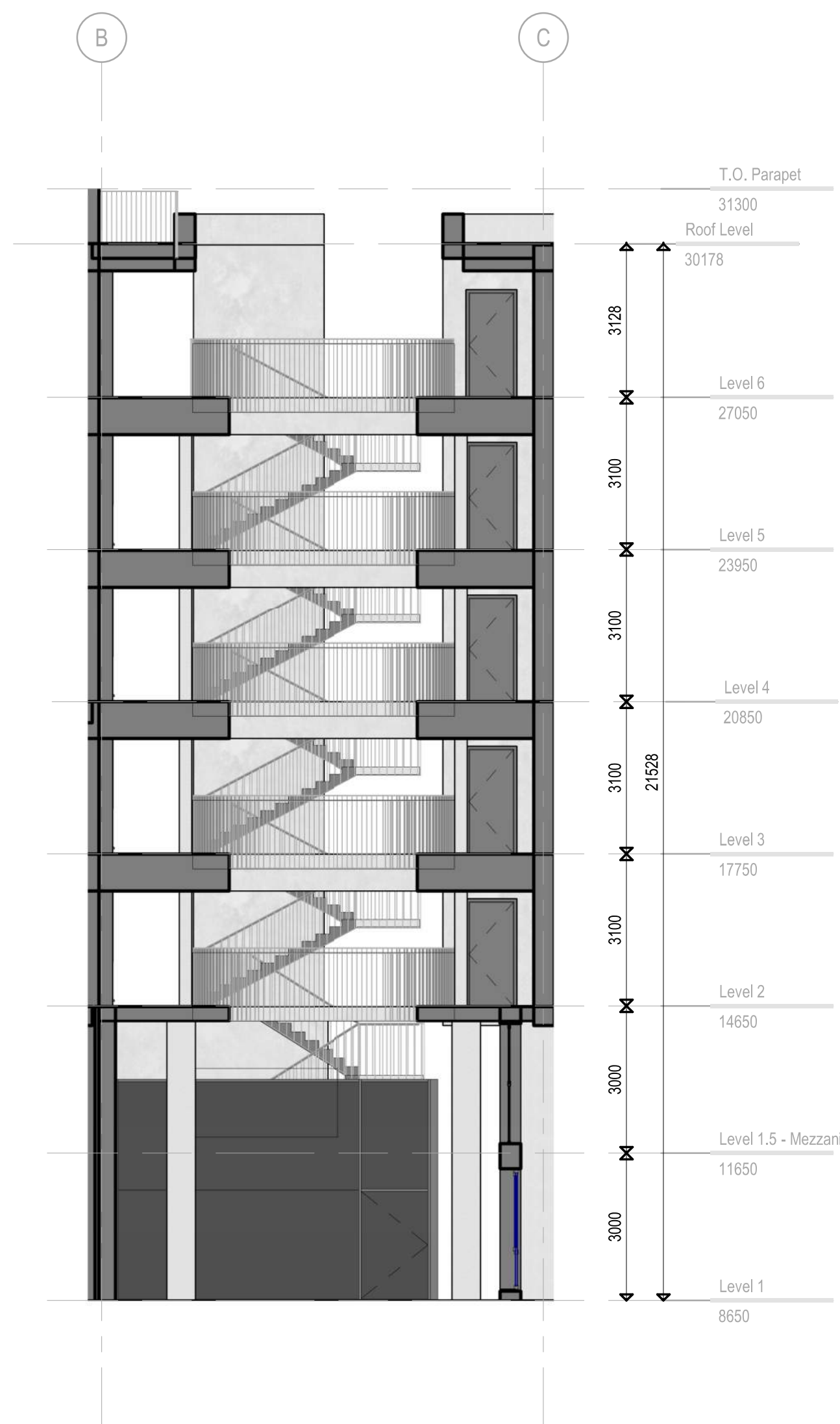


1 Elevation - Courtyard Looking North  
1 : 100

2 Elevation - West Courtyard  
1 : 100



3 Elevation - Courtyard Looking South  
1 : 100



4 Elevation - East Courtyard  
1 : 100

## Revisions

No.	Description	Date
1	Issued for DPRZ	2025-07-16

## Key Plan

Project 2502

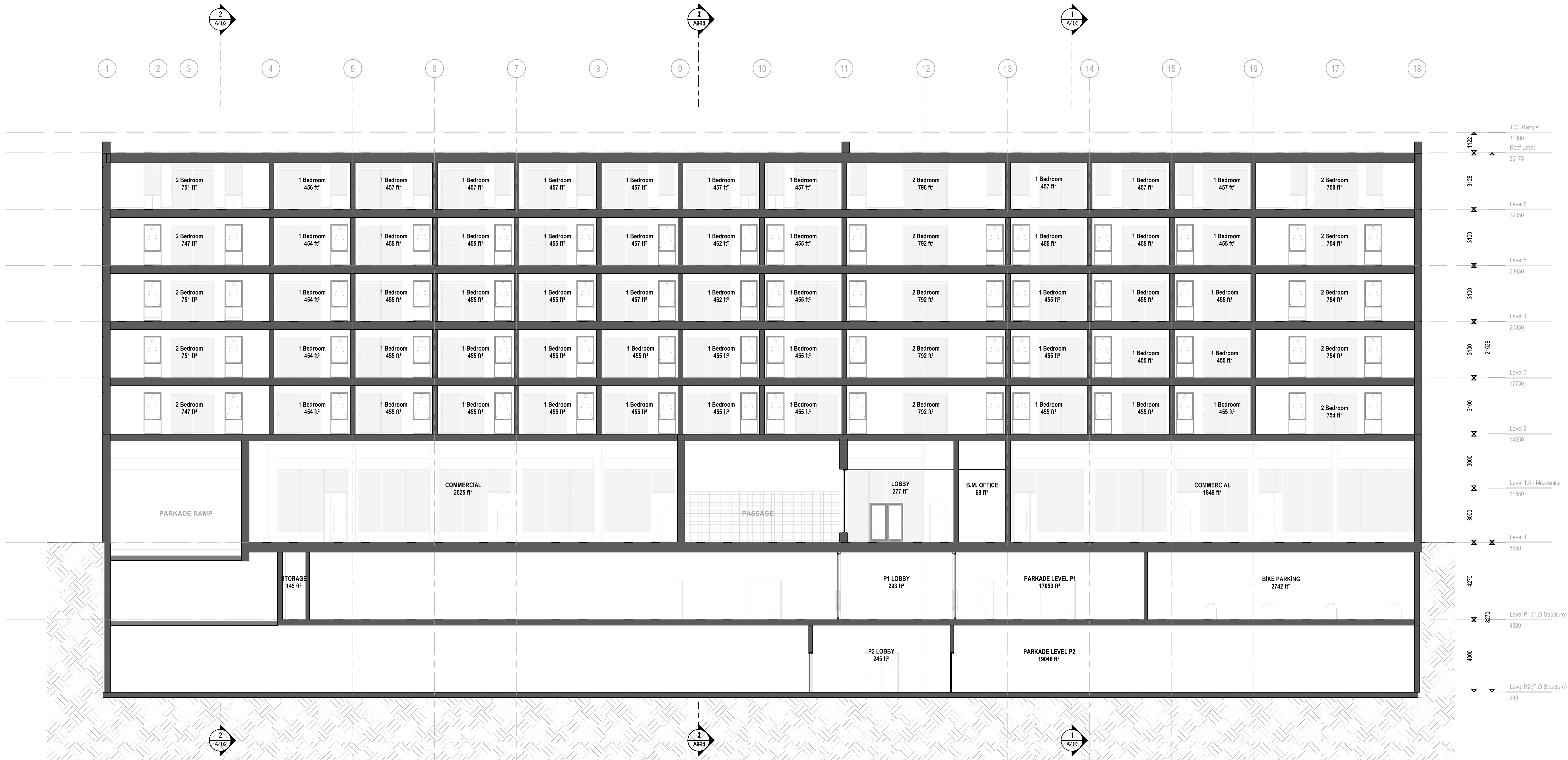
## Herald

517-533 Chatham Street + 530-538  
Herald Street

## Building Elevations - Courtyard

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0





1 East West Building Section through North Block  
1:100

Revisions		
No.	Description	Date
1	Issued for DPR/2	2025-07-16

Key Plan

Project 2502

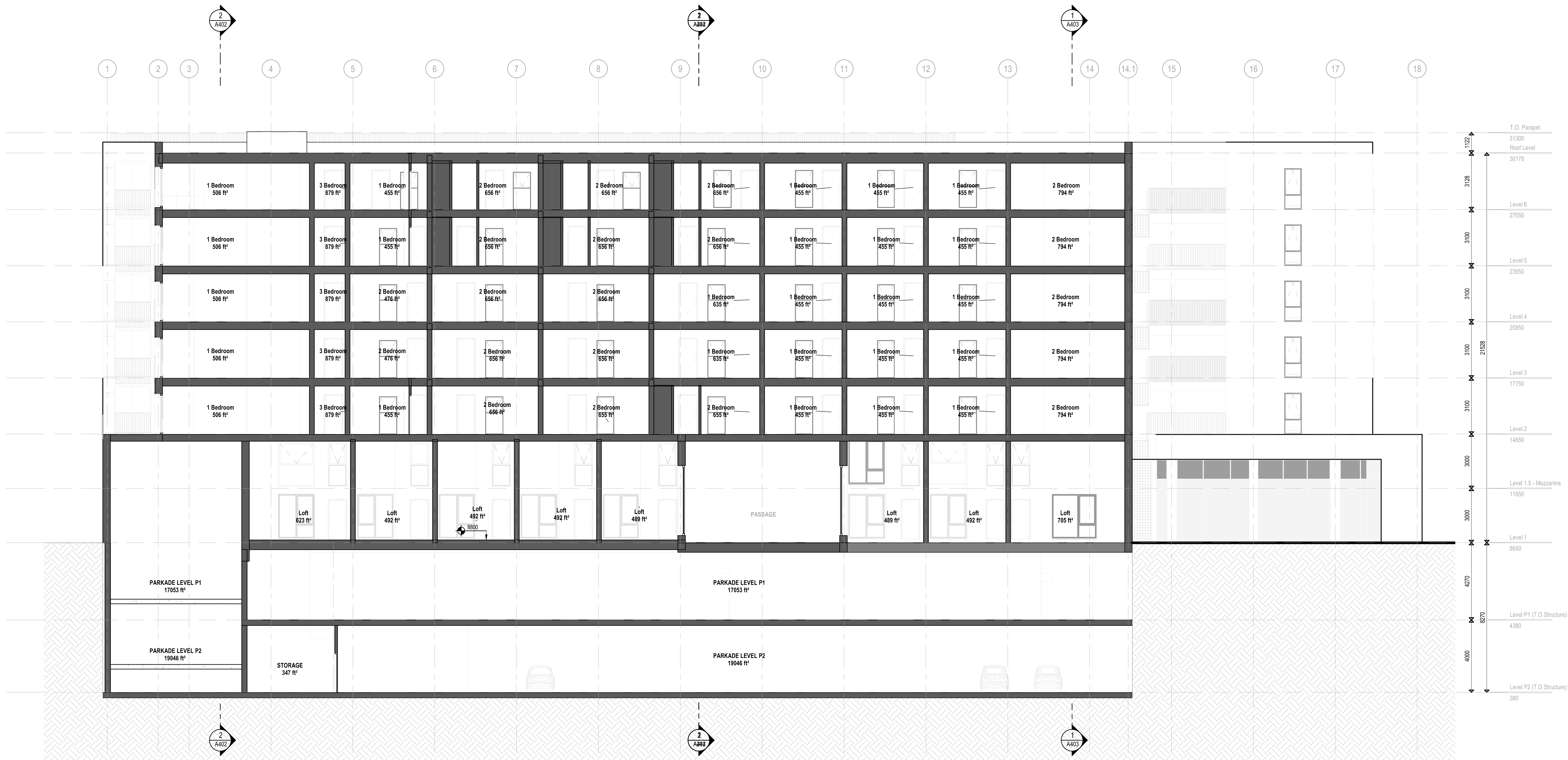
Herald

517-533 Chatham Street + 530-538  
Herald Street

Building Sections E-W

Date	Author
Drawn By	AT
Checked By	AT
Scale	1:100
Original Size	A0





2 East West Building Section through South Block  
1 : 100

Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16

Key Plan

Project 2602

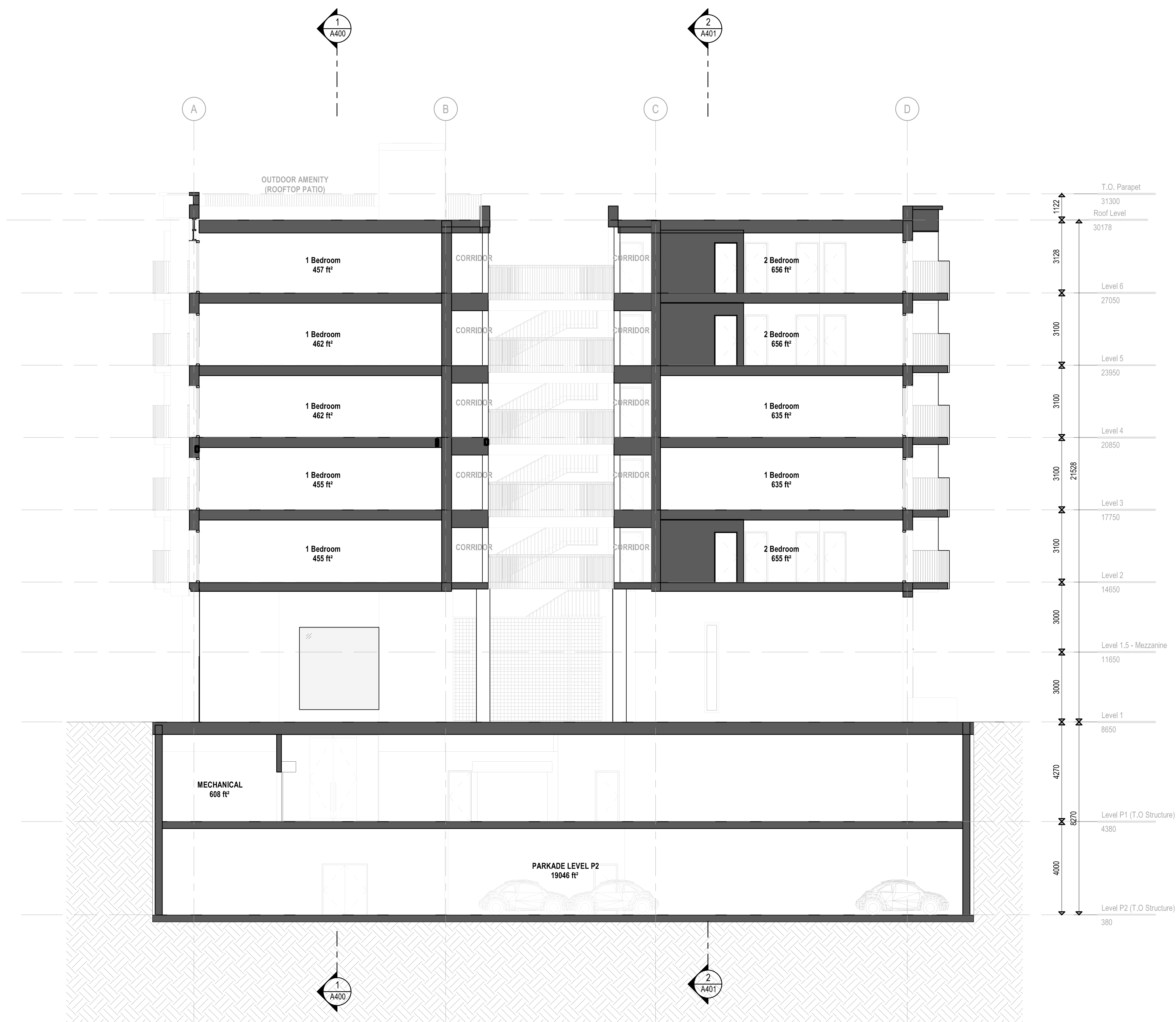
Herald

517-533 Chatham Street + 530-538  
Herald Street

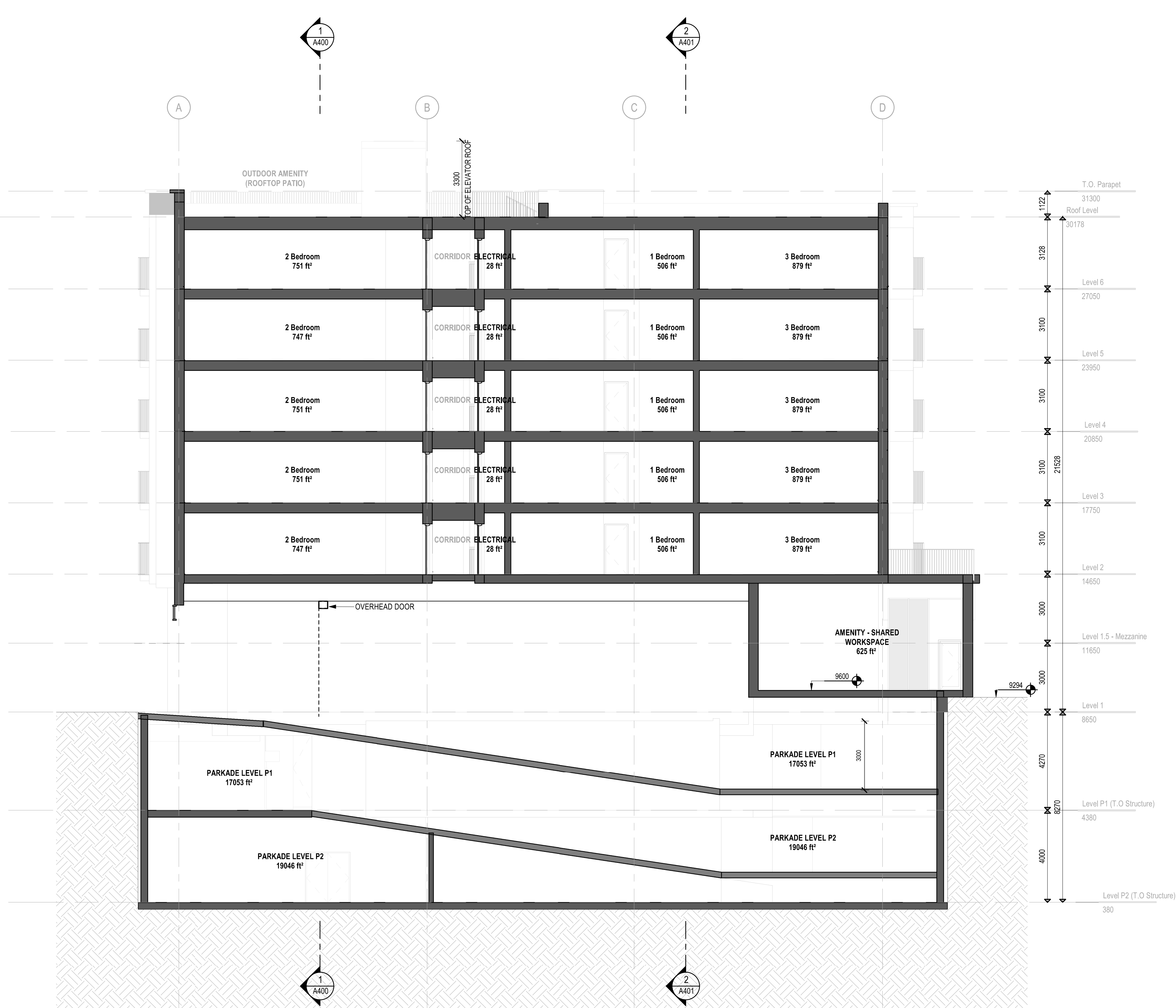
Building Sections E-W

Date	
Drawn By	Author
Checked By	AT
Scale	1 : 100
Original Size	A0





1 North South Section through Courtyard  
1:100



2 North South Section through Parkade Ramp  
1:100

Revisions		
No.	Description	Date
1	Issued for DPRZ	2025-07-16

Key Plan

Project 2502

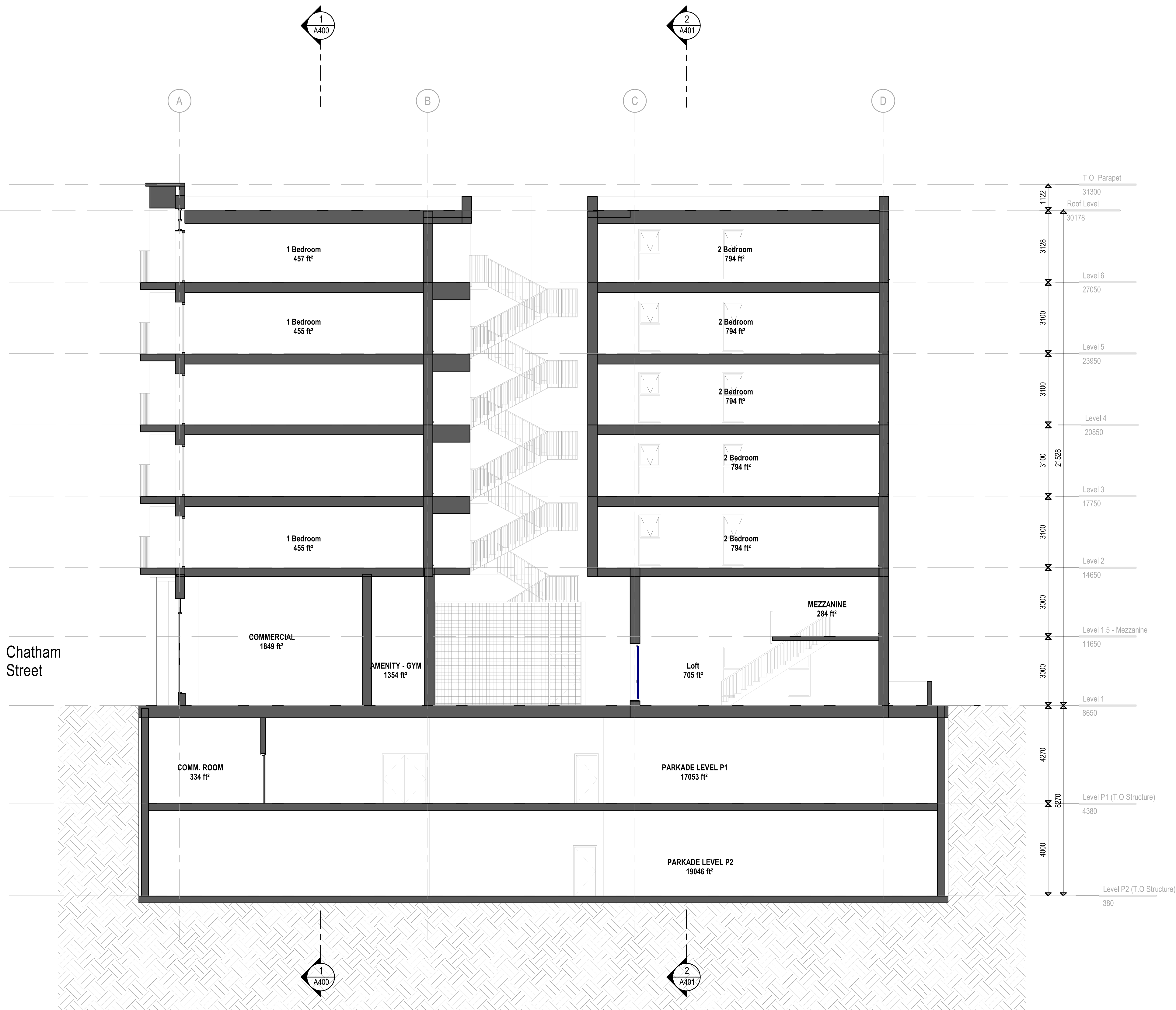
Herald

517-533 Chatham Street + 530-538  
Herald Street

Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	1:100
Original Size	A0





1 North South Section through Stairwell  
1 : 100

Revisions		
No.	Description	Date
1	Issued for DPR/2	2025-07-16

Key Plan

Project 2502  
Herald  
517-533 Chatham Street + 530-538  
Herald Street

Building Sections N-S		
Date		
Drawn By	ME	
Checked By	AT	
Scale	1 : 100	
Original Size	A0	