

HERALD & CHATHAM

REISSUED FOR REZONING + DP
DECEMBER 05, 2025

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LANDSCAPE DRAWING INDEX

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No.	Description	Date
4	Issued for CALUC	25-09-22
5	Issued for Draft 1	25-08-11
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8	Issued for Draft 3	25-07-03
9	Issued for Rezoning + DP	25-07-15
10	Issued for Draft RZDP Response	25-11-07
11	Reissued for RZDP	25-10-05

Key Plan

Project 25-108

Herald

532-538 Herald Street &
517-533 Chatham Street

COVER SHEET

Date
Drawn By LIA
Checked By OM
Scale 1/8"

Original Size



L0.00

VISION

Inspired by the local context at the edge of historic Chinatown and Old Town in Victoria, the landscape emphasizes placemaking, culture, and green space. The design aspires to create a vibrant public and private realm where neighbors and the local community can come together through shared spaces and activities.



PLACE MAKING

Seamlessly blends in the historic
Old Town neighbourhood context.



CULTURE & COMMUNITY

Invite gathering, play, celebration, and reflection.
Cultivate engagement and foster social connection



URBAN NATURE

Enrich urban life by weaving green space throughout
Dissolve boundaries between built and wild



Revisions		
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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-12-05
Key Plan		

Project	25-158
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Herald

532-538 Herald Street &
517-533 Courtenay Street

INSPIRATION AND PRINCIPLES

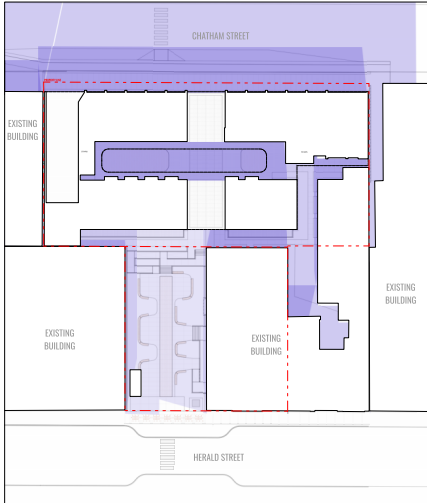
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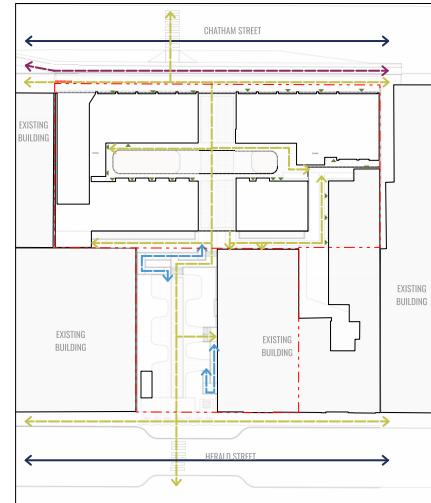
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SUN/SHADE



CIRCULATION



CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- ACCESSIBLE PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

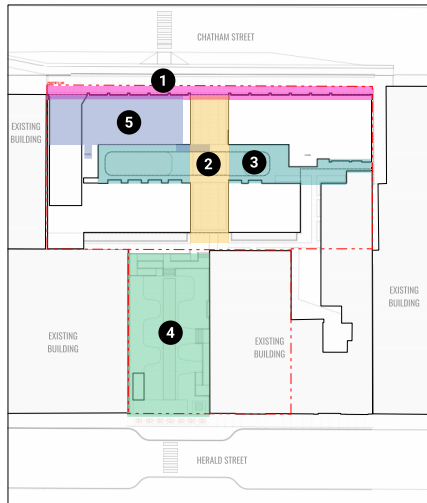
TREE MANAGEMENT



TREE MANAGEMENT LEGEND

- EXISTING TREES TO BE RETAINED (TOTAL 14)
- EXISTING TREES TO BE REMOVED (TOTAL 11)
- PROPOSED TREES (ONSITE - 4 SMALL & 9 MEDIUM (OFFSITE TOTAL 4))

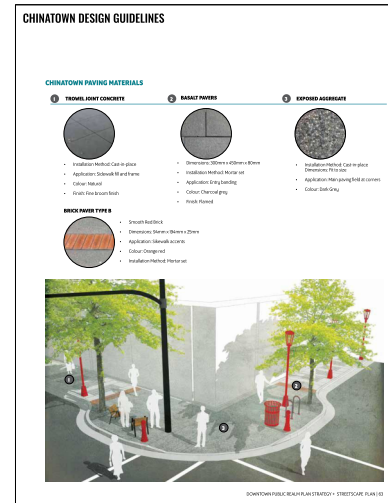
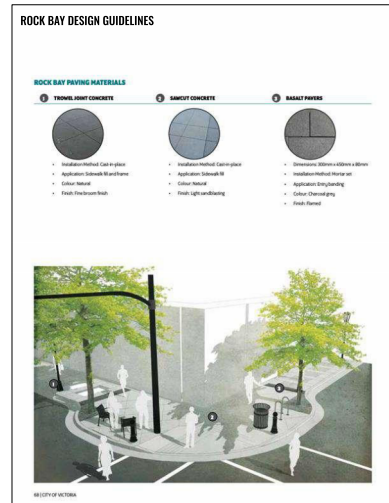
PROGRAM



PROGRAM LEGEND

- 1. CHATHAM STREETScape
- 2. THE PASSAGE
- 3. THE COURTYARD
- 4. THE POCKET PARK
- 5. ROOF AMENITY

DESIGN GUIDELINES



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11	Revised for RZOP	25-10-05

Key Plan

Project 25-108

Herald

535-588 Herald Street &
517-588 Chatham Street

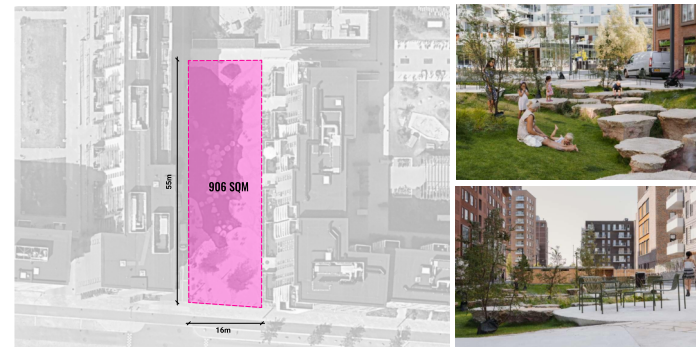
DIAGRAMS

Date
Drawn By L/S
Checked By OM
Scale 1:400
Original Size

SUN HOP PARK, VANCOUVER



MELLEMROMMET PARK, COPENHAGEN



MARKET SQUARE, VICTORIA

**HERALD & CHATHAM**

Revisions		
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8	Issued for Draft 3	25-07-03
9	Issued for Reconciling + DP	25-07-15
10	Issued for Draft R2/GP Response	25-11-07
11	Released for R2/DP	25-12-05

Key Plan

Project 25-108

Herald

532-538 Herald Street &

SPATIAL STUDIES

Date	
Drawn By	LN
Checked By	OM
Scale	1:400
Original Size	

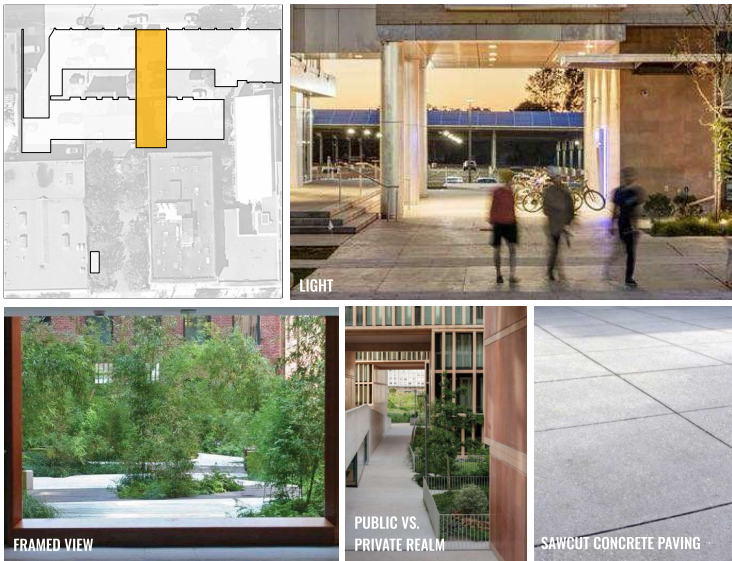
POCKET PARK

Nestled within the urban fabric, the Pocket Park offers a welcoming green retreat for the community—a place to pause, connect, or enjoy a quiet moment. A central walkway, framed by lush planting, guides visitors through the space, with access provided via a staircase and accessible ramp from the north. This intimate park balances openness and enclosure, creating a flexible, inclusive environment for everyday use.



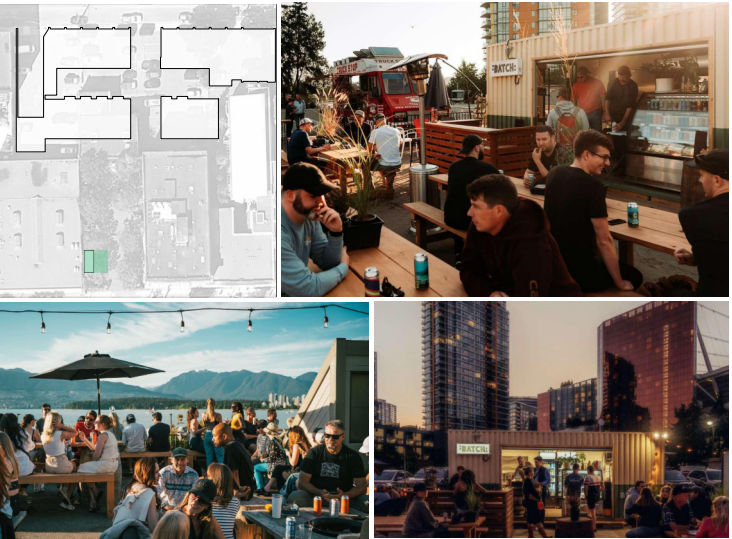
THE PASSAGE

The Passage is a publicly accessible north-south corridor that connects Chatham and Herald Street, offering a clear and welcoming route through the development. Designed to support the historic network of alleyways and laneways in adjacent Chinatown, it invites the public into the site while reinforcing the area's cultural and spatial heritage. This connection enhances permeability and encourages exploration within the urban fabric.



POP-UP RETAIL

Anchored by a refurbished shipping container, the Pop-Up Retail brings a food and beverage offering to the Pocket Park, creating a lively destination within the green space. This unique feature invites park-goers to gather, dine, and socialize, becoming a vibrant focal point that enhances the park's sense of place and community.



CHATHAM FRONTAGE

The Chatham Street frontage is envisioned as a vibrant commercial edge, supporting local businesses and encouraging pedestrian activity through active retail frontages. Streetscape materials are selected in alignment with the Old Town Design Guidelines, reinforcing the historic character of the area. This treatment creates a cohesive and inviting public realm that blends heritage with contemporary urban life.



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Key Plan

Project	25-108
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Herald

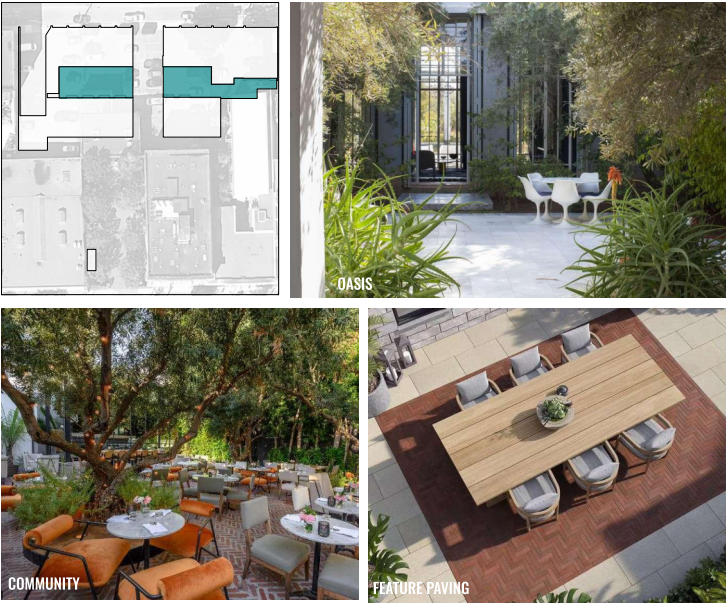
535-539 Herald Street &
517-523 Chatham Street

PROGRAM & MATERIAL PRECEDENTS

Date	
Drawn By	L1
Checked By	OM
Scale	N/A
Original Size	

THE COURTYARD

The Courtyard is a quiet, private garden space designed for residents to enjoy from within their homes or viewed from above. Shaded seating, lush planting, and a sculptural water bowl create a serene atmosphere for reflection, conversation, or calm retreat. This intimate landscape offers a moment of pause within the residential setting.



ROOFTOP AMENITY

The rooftop amenity offers residents a dynamic, multi-use outdoor space designed to foster connection and community. With features including a pet relief area, edible gardens, sun deck with bocce court, BBQ dining, and lounge zones, it supports a wide range of shared activities. This elevated retreat becomes a social heart of the building, encouraging everyday interaction and relaxation.



PROGRAM LEGEND

1. CHATHAM STREETScape
2. THE PASSAGE
3. THE COURTYARD
4. THE POCKET PARK
5. POP-UP PATIO
6. ROOF AMENITY



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Key Plan

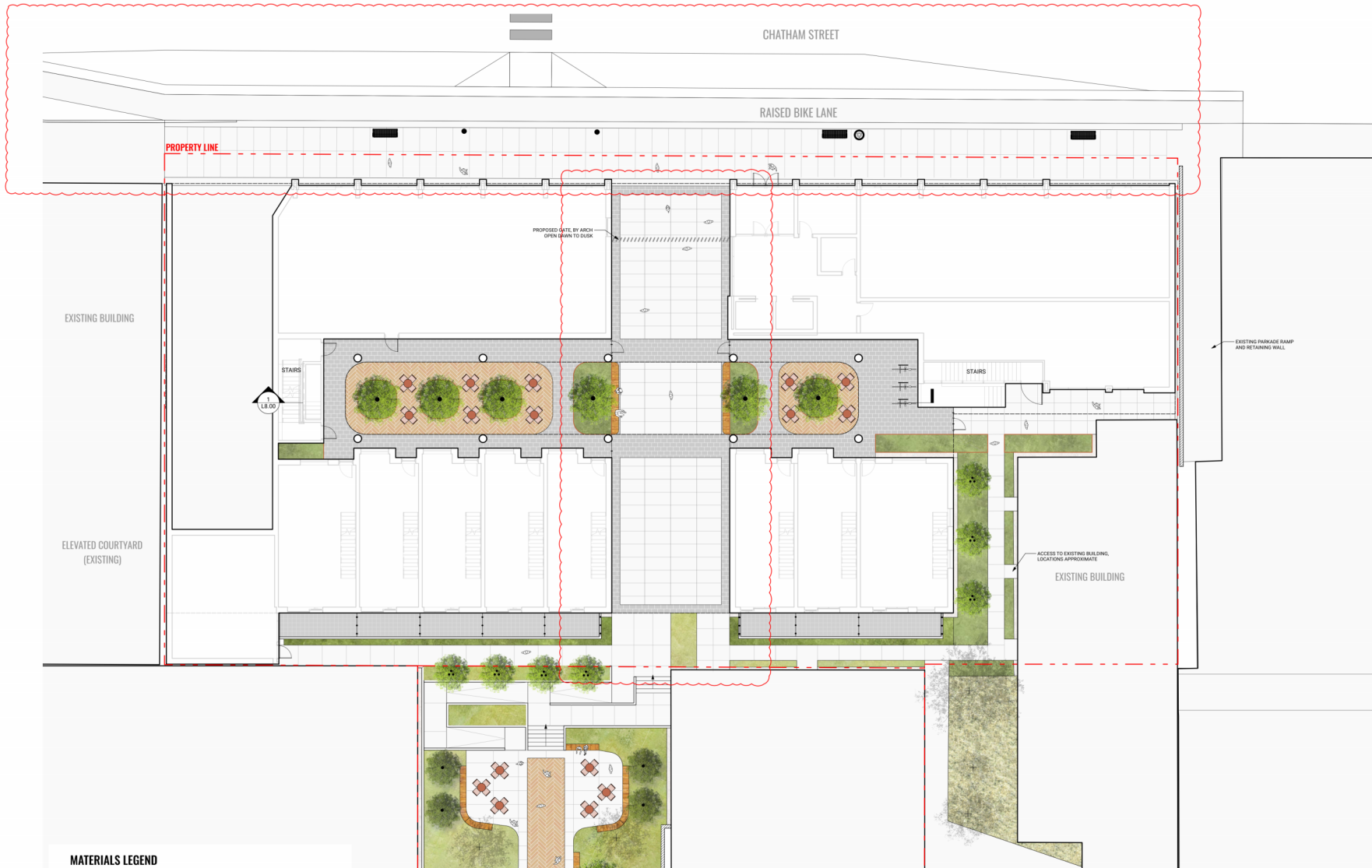
Project 25-108

Herald

532-538 Herald Street &
517-523 Chatham Street

OVERALL SITE PLAN

Date
Drawn By LK
Checked By OM
Scale 1:150
Original Size



MATERIALS LEGEND

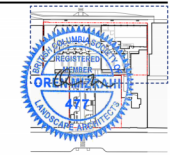
KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING HERALD STREET FINE BROOM FINISH, TROWEL JOINTS, WITH EXPOSED AGGREGATE BAND AND RED BRICK PER CHINATOWN PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING CHATHAM STREET TROWEL, JOINT EDGES, 1200 SCORE LINE PATTERN, FINE BROOM FINISH PER ROCK BAY PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING ONSITE SAW-CUT, NATURAL	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER PERMEABLE	4 / L9.00 5 / L9.00
	STONE PAVER BASALT	7 / L9.00 8 / L9.00
	CONCRETE SLAB PAVER TYPE 1	9 / L9.00
	CONCRETE SLAB PAVER TYPE 2	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF TRAYS	5 / L9.10
	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	

	BIKE RACK QTY: 5 (10 SPACES)	8 / L9.20
	BENCH TYPE 1 SEAT WALL	4 / L9.20
	BENCH TYPE 2 FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE	
	OUTDOOR DINING TABLE	6 / L9.20
	LOUNGING FURNITURE BY OWNER	

	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
	TRELLIS	
	BBQ & COUNTER	10 / L9.20
	FIRE PIT	11 / L9.20
	OFFSITE FURNISHINGS PER CITY OF VICTORIA STANDARDS	
	FENCE AND GATE	12 / L9.20
	ENTRANCE FENCE AND GATE	

0 10 M



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11	Reissued for RZDOP	25-12-05

Key Plan

Key Plan

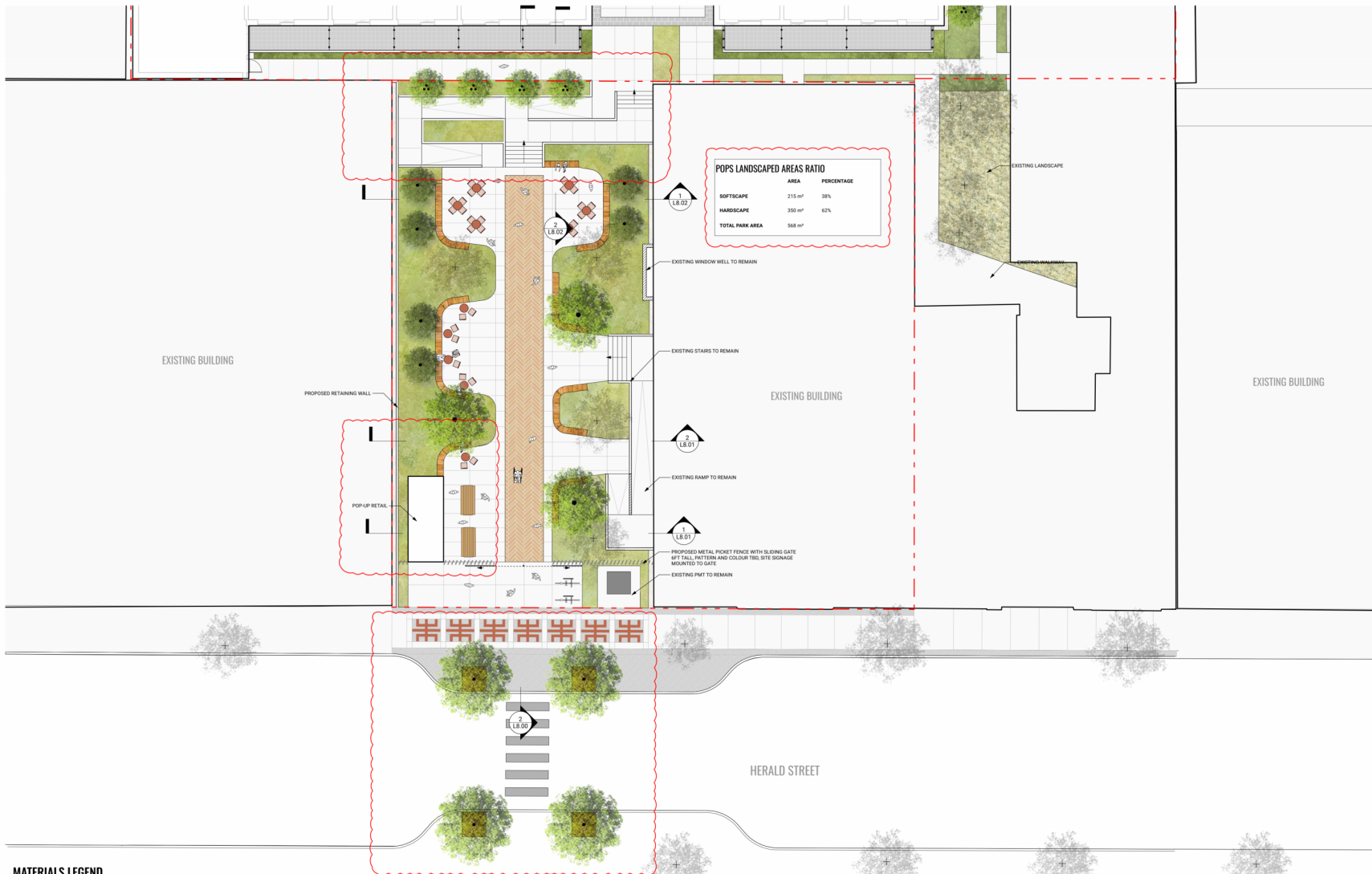
Project 25-108

Herald

532-538 Herald Street &
517-523 Chatham Street

MATERIALS PLAN - GROUND LEVEL NORTH

Drawn By	L9
Checked By	OM
Scale	1:100
Original Size	



POPS LANDSCAPED AREAS RATIO

	AREA	PERCENTAGE
SOFTSCAPE	215 m ²	38%
HARDSCAPE	350 m ²	62%
TOTAL PARK AREA	565 m ²	

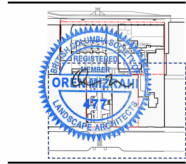
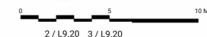
MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING HERALD STREET FINE BROOM FINISH, TROWEL JOINTS, WITH EXPOSED AGGREGATE BAND AND RED BRICK PER CHINATOWN PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING CHATHAM STREET TROWEL, JOINT EDGES, 1200 SCORE LINE PATTERN, FINE BROOM FINISH PER ROCK BAY PAVING STANDARDS	1 / L9.00 2 / L9.00
	CIP CONCRETE PAVING ONSITE SAW-CUT, NATURAL	1 / L9.00 2 / L9.00
	CONCRETE UNIT PAVER PERMEABLE	4 / L9.00 5 / L9.00
	STONE PAVER BASALT	7 / L9.00 8 / L9.00
	CONCRETE SLAB PAVER TYPE 1	9 / L9.00
	CONCRETE SLAB PAVER TYPE 2	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

	SOFTSCAPE	
	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF TRAYS	5 / L9.10
	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	

	FURNISHING	
	BIKE RACK QTY: 5 (10 SPACES)	8 / L9.20
	BENCH TYPE 1 SEAT WALL	4 / L9.20
	BENCH TYPE 2 FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE	
	OUTDOOR DINING TABLE	6 / L9.20
	LOUNGING FURNITURE BY OWNER	

	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
	TRELLIS	
	BBQ & COUNTER	10 / L9.20
	FIRE PIT	11 / L9.20
	OFFSITE FURNISHINGS PER CITY OF VICTORIA STANDARDS	
	FENCE AND GATE	12 / L9.20
	ENTRANCE FENCE AND GATE	



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11	Revised for RZOP	25-12-05

Key Plan

Project 25-108

Herald

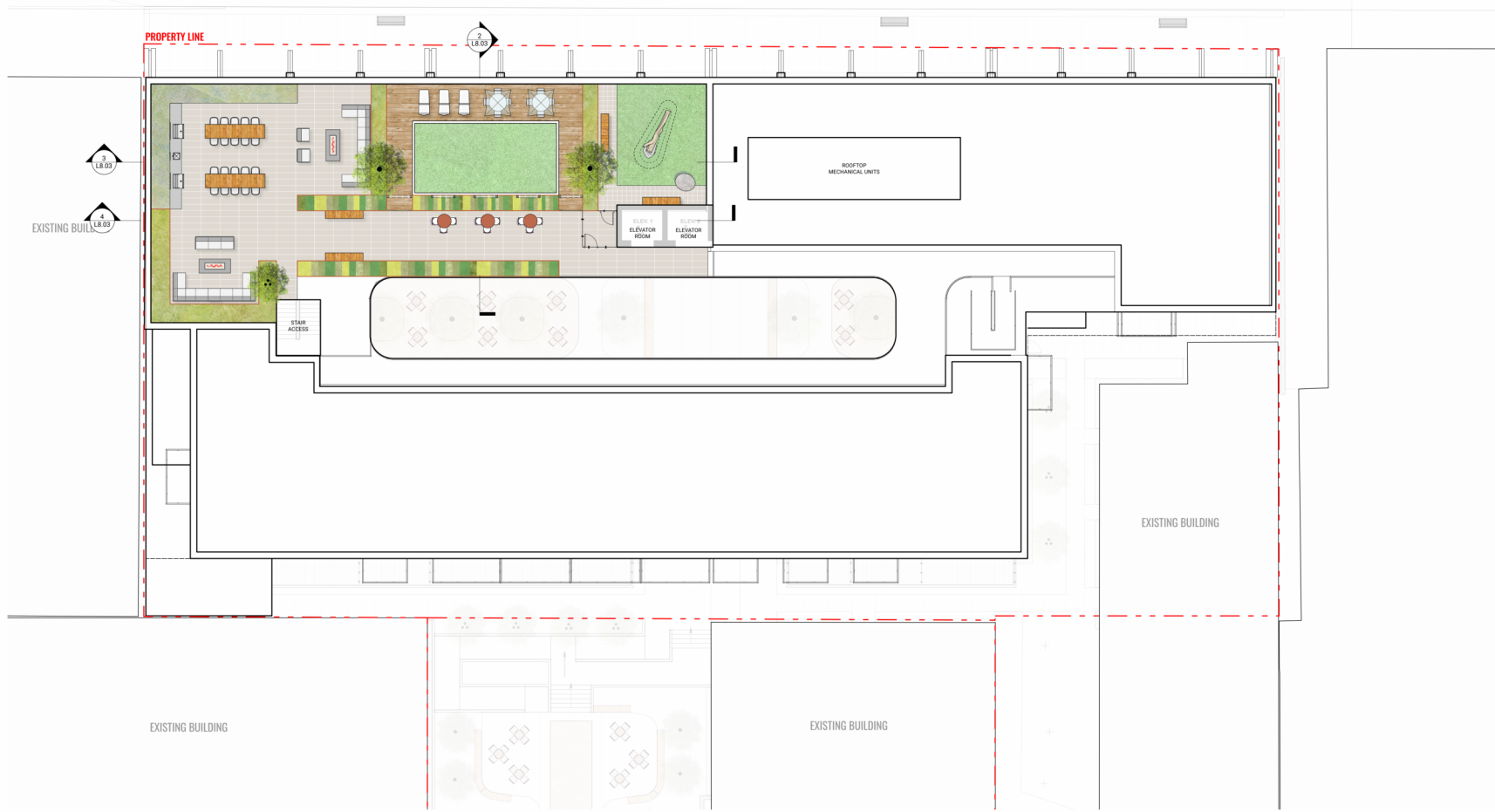
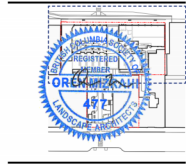
532-538 Herald Street &
517-523 Chatham Street

MATERIALS PLAN - GROUND LEVEL SOUTH

Drawn By LK
Checked By DM
Scale 1:100
Original Size

L2.02

CHATHAM STREET



MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CIP CONCRETE PAVING HERALD STREET FINE BROOM FINISH, TROWEL JOINTS, WITH EXPOSED AGGREGATE BAND AND RED BRICK PER CHINATOWN PAVING STANDARDS	1 / L9.00 2 / L9.00
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	STONE PAVER BASALT	7 / L9.00 8 / L9.00
	CONCRETE SLAB PAVER TYPE 1	9 / L9.00
	CONCRETE SLAB PAVER TYPE 2	9 / L9.00
	ARTIFICIAL TURF WITH MOUND	11 / L9.00 12 / L9.00
	WOOD DECK	10 / L9.00

SOFTSCAPE		
	LOW PLANTING AREA	1 / L9.10 2 / L9.10
	SHADE GARDEN	3 / L9.10 4 / L9.10
	HEDGE	1 / L9.10 2 / L9.10
	EXISTING LANDSCAPE	
	EDIBLE PLANTING	4 / L9.10
	GREEN ROOF TRAYS	5 / L9.10
	PROPOSED TREE	1 / L9.10 2 / L9.10
	EXISTING TREE TO RETAIN	

FURNISHING		
	BIKE RACK QTY: 5 (10 SPACES)	8 / L9.20
	BENCH TYPE 1 SEAT WALL	4 / L9.20
	BENCH TYPE 2 FREE STANDING	5 / L9.20
	FLEXIBLE SEATING	7 / L9.20
	PICNIC TABLE	
	OUTDOOR DINING TABLE	6 / L9.20
	LOUNGE FURNITURE BY OWNER	

	RAISED METAL PLANTER	2 / L9.20 3 / L9.20
	TRELLIS	
	BBQ & COUNTER	10 / L9.20
	FIRE PIT	11 / L9.20
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Key Plan

Project	25-108
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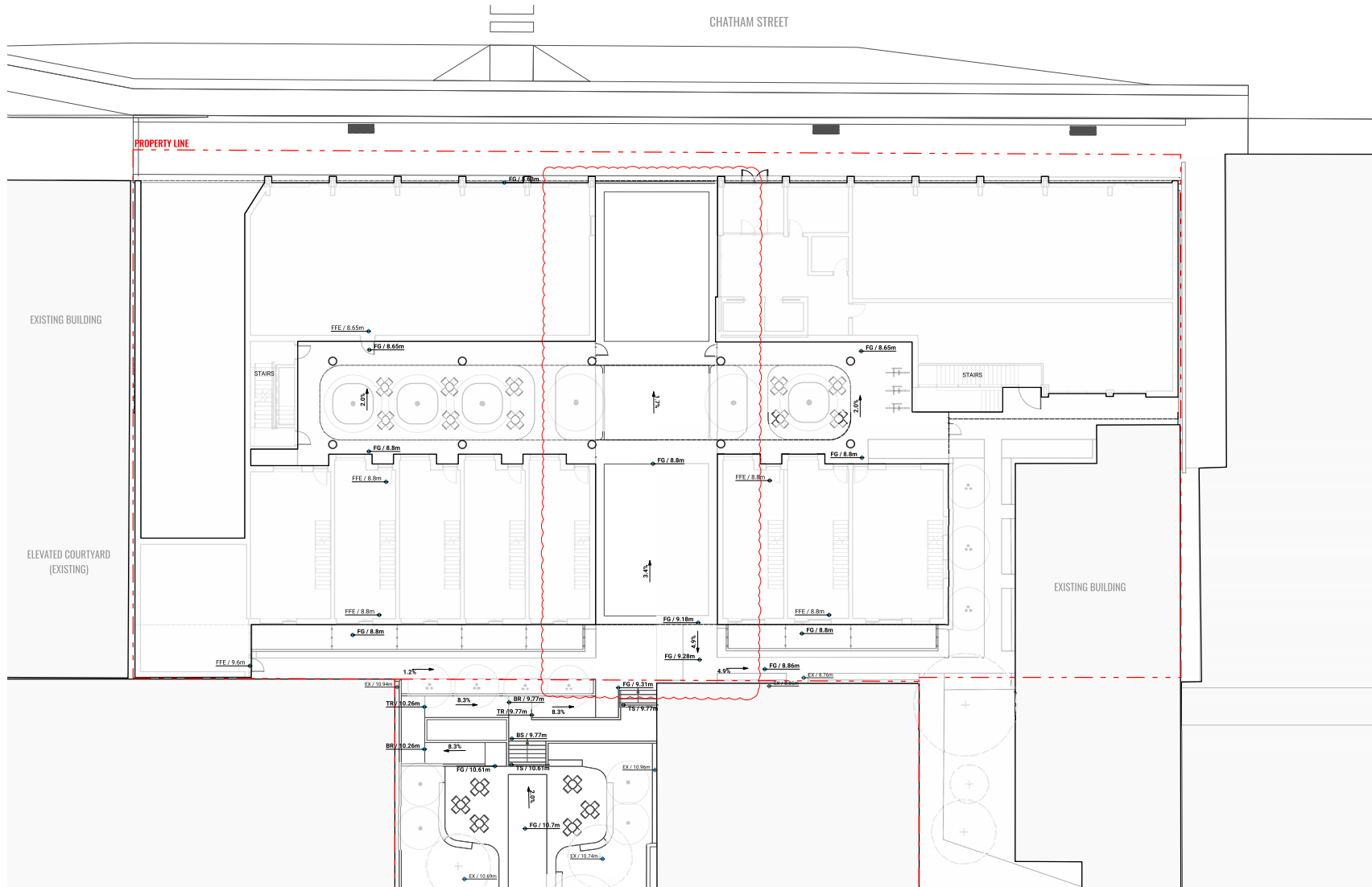
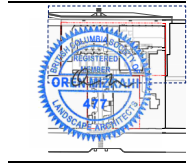
Herald

532-538 Herald Street &
517-533 Chatham Street

MATERIALS PLAN - ROOF

Drawn By	L2
Checked By	OM
Scale	1:100
Original Size	

CHATHAM STREET



GRADING LEGEND

KEY	DESCRIPTION
	PROPOSED FIELD GRADE
	TOP OF STAIR / BOTTOM OF STAIR
	TOP OF WALL / BOTTOM OF WALL
	PROPOSED SLOPE
	HIGH POINT / RIDGE ELEVATION
	LOW POINT / DRAIN ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)

	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
	INTERPOLATED BUILDING GRADE
	EXISTING GRADE (PER SURVEY)
	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
	TOP OF SLAB ELEVATION (PER ARCHITECTURE)

0 10 M

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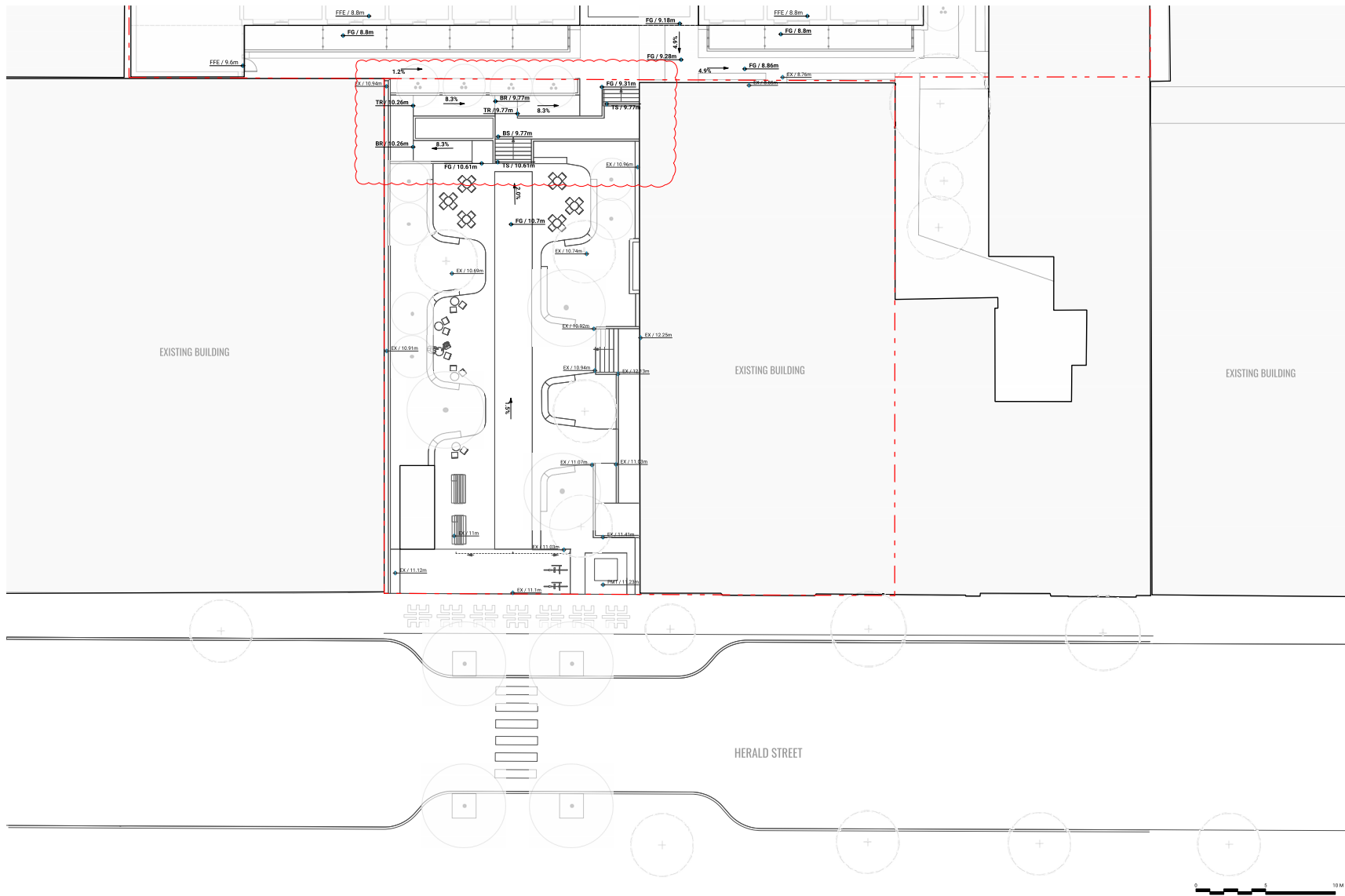
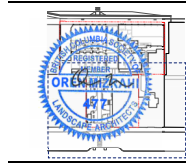
Project 25-108

Herald

532-538 Herald Street &
517-533 Courtyard Street

GRADING PLAN - GROUND
LEVEL NORTH

Date	
Drawn By	LJA
Checked By	OM
Scale	1:100
Original Size	



GRADING LEGEND

KEY DESCRIPTION

	PROPOSED FIELD GRADE
	TOP OF STAIR / BOTTOM OF STAIR
	TOP OF WALL / BOTTOM OF WALL
	PROPOSED SLOPE
	HIGH POINT / RIDGE ELEVATION
	LOW POINT / DRAIN ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)

	BUILDING GRADE (PER SURVEY/ARCHITECTURE)
	INTERPOLATED BUILDING GRADE
	EXISTING GRADE (PER SURVEY)
	TOP OF CURB / BOTTOM OF CURB (PER CIVIL)
	FINISHED FLOOR ELEVATION (PER ARCHITECTURE)
	TOP OF SLAB ELEVATION (PER ARCHITECTURE)

Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
5	Issued for Draft 1	25-08-11
6	Issued for Draft 2	25-08-17
7	Issued for Coordination	25-08-25
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9	Issued for Reviewing + DP	25-07-15
10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-10-05

Key Plan

Project 25-108

Herald

532-538 Herald Street &
517-533 Courtenay Street

GRADING PLAN - GROUND LEVEL SOUTH

Date	
Drawn By	LH
Checked By	OM
Scale	1:100
Original Size	

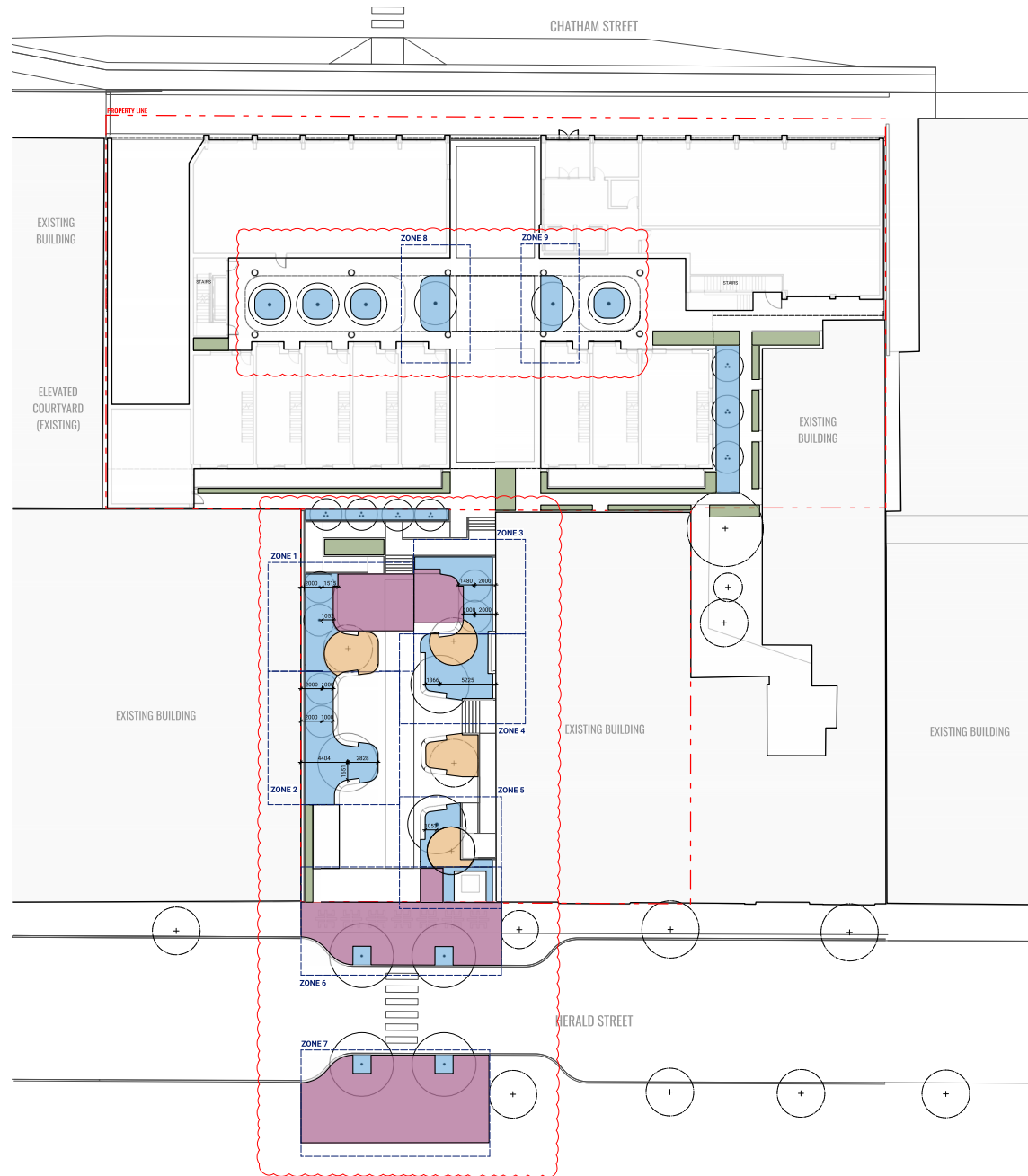


SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM 200MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 600MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH

TREE SOIL VOLUME LEVEL 1

ZONE	AREA	SOIL VOLUME
ZONE 1		
GROWING MEDIA ON GRADE	23 m ²	23m ³
STRUCTURAL SOIL ON GRADE	40 m ²	7m ³
SUM		30m ³
NO. OF MED TREES	2	
SOIL VOLUME/TREE		15m ³
ZONE 2		
GROWING MEDIA ON GRADE	48 m ²	48m ³
NO. OF MED TREES	3	
SOIL VOLUME/TREE		16m ³
ZONE 3		
GROWING MEDIA ON GRADE	26 m ²	26m ³
STRUCTURAL SOIL ON GRADE	21 m ²	4m ³
SUM		30m ³
NO. OF MED TREES	2	
SOIL VOLUME/TREE		15m ³
ZONE 4		
GROWING MEDIA ON GRADE	25 m ²	25m ³
NO. OF MED TREES	1	
SOIL VOLUME/TREE		25m ³
ZONE 5		
GROWING MEDIA ON GRADE	18 m ²	18m ³
STRUCTURAL SOIL ON GRADE	7 m ²	1m ³
SUM		19m ³
NO. OF MED TREES	1	
SOIL VOLUME/TREE		19m ³
ZONE 6 (OFFSITE)		
GROWING MEDIA ON GRADE	13 m ²	13m ³
STRUCTURAL SOIL ON GRADE	102 m ²	18m ³
SUM		32m ³
NO. OF MED TREES	2	
SOIL VOLUME/TREE		16m ³
ZONE 7 (OFFSITE)		
GROWING MEDIA ON GRADE	6 m ²	6m ³
STRUCTURAL SOIL ON GRADE	132 m ²	24m ³
SUM		30m ³
NO. OF MED TREES	2	
SOIL VOLUME/TREE		15m ³
ZONE 8		
0.1M DEPTH GROWING MEDIA ON STRUCTURE	14 m ²	13m ³
NO. OF SMALL TREES	1	
SOIL VOLUME/TREE		13m ³
ZONE 9		
0.1M DEPTH GROWING MEDIA ON STRUCTURE	10 m ²	9m ³
NO. OF SMALL TREES	1	
SOIL VOLUME/TREE		9m ³



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Revisions		
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11	Revised for RZOP	25-12-05

Key Plan

Project 25-108

Herald

532-538 Herald Street &
517-533 Chatham Street

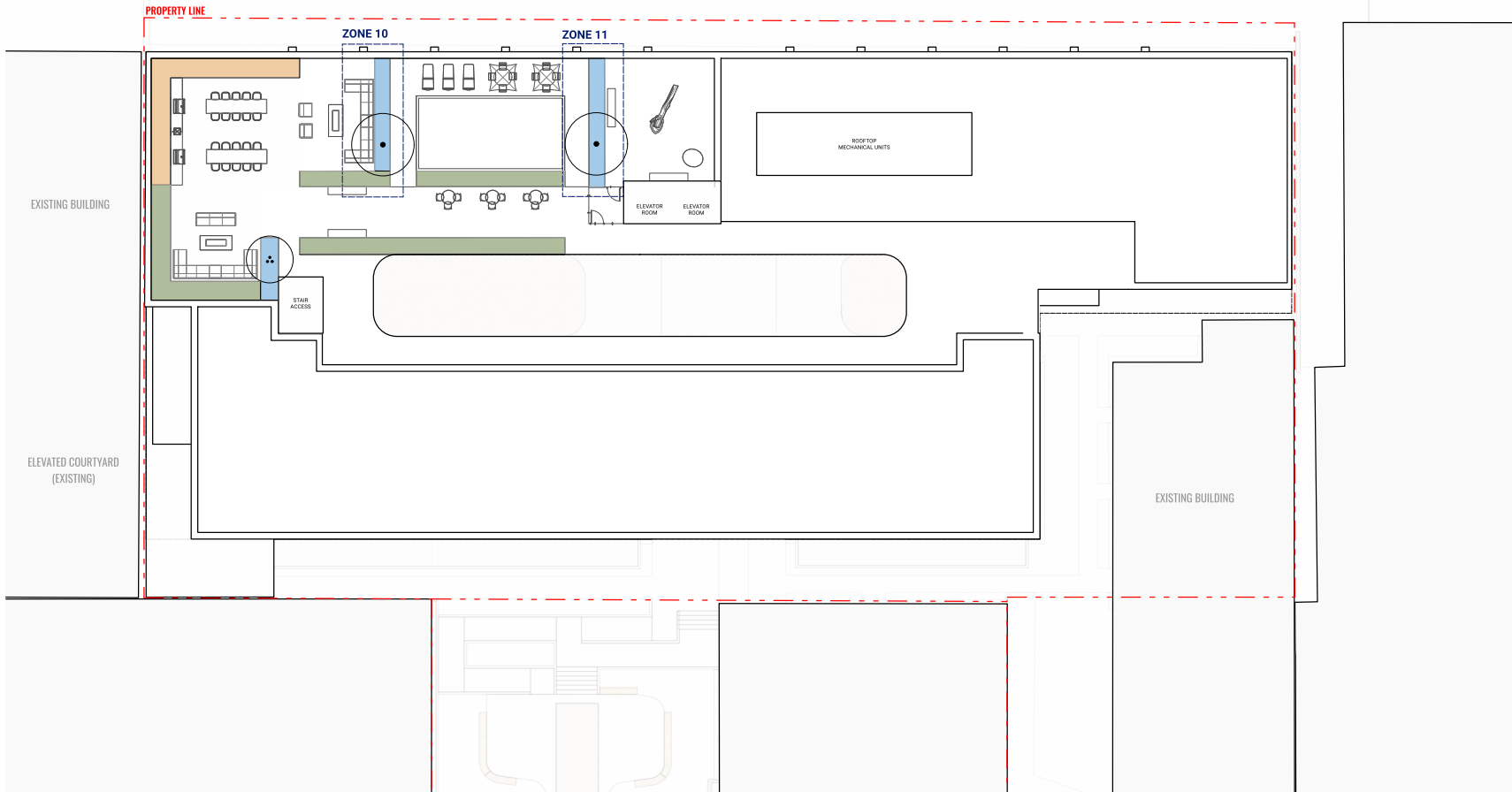
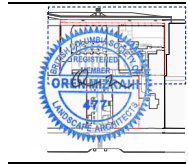
SOILS PLAN - GROUND LEVEL

Date	
Drawn By	LH
Checked By	OM
Scale	1:150
Original Size	



L5.00

CHATHAM STREET



SOILS LEGEND

KEY	DESCRIPTION
	GROWING MEDIUM 200MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 600MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH

TREE SOIL VOLUME ROOF

ZONE	AREA	SOIL VOLUME
ZONE 10		
GROWING MEDIA ON GRADE	7 m ²	6m ³
NO. OF SMALL TREES	1	
SOIL VOLUME/TREE		6m ³
ZONE 11		
GROWING MEDIA ON GRADE	8 m ²	7m ³
NO. OF SMALL TREES	1	
SOIL VOLUME/TREE		7m ³

Revisions

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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-10-05

Key Plan

Project 25-100

Herald

535-500 Herald Street &
517-500 Chatham Street

SOILS PLAN - ROOF

Date	
Drawn By	L5
Checked By	OM
Scale	1:100
Original Size	



L5.01

PLANT LIS

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AA	4	Alnus crispatum	Vine Maple	2.5m HL, multistem	AS SHOWN
AA	8	Amelanchier alnifolia	Servicberry	2.5m HL, multistem	AS SHOWN
BN	3	Betula nigra (DWARF HEAT TOLERANT)	Pyramidal River Birch	Korn, cal	AS SHOWN
CK	4	Comus kousa	Kousa Dogwood	Korn, cal	AS SHOWN
CONIFEROUS TREES					
PC	6	Pinus contorta ssp. contorta	Shore Pine	3m HL	AS SHOWN

MASS PLANTING LIST

AREA NAME	QTY	% BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Hedge					
Low Planting Area					
Hedge	97	100% Taxus x media 'Hydax'	Hicks Yew	1.5m HL	600 o.c.
	117	10% Aquilegia formosa	Red Columbine	#1 pot	450 o.c.
	131	5% Anemone hepatica	Kleinheide	#1 pot	300 o.c.
	117	10% Rhododendron spicatum	Deer Fern	#1 pot	450 o.c.
	131	5% Fagus sylvatica	Cornus	100m pot	300 o.c.
	85	20% Maackia amurensis	Platanus (Jap. Rainier)	#1 pot	750 o.c.
	117	10% Mahonia repens	Creeper Oregon Grape	#1 pot	450 o.c.
	60	5% Mahonia repens	False Solomon Seal	#1 pot	450 o.c.
	131	5% Dracopis angustifolius	Redwood Fern	#1 pot	300 o.c.
	131	20% Polystichum petiolarum	Soft Field Fern	#1 pot	600 o.c.
Shrub/ Shrub					
Shrub/ Shrub	20	5% Allium caeruleum	Holding Onion	bulbs	300 o.c.
	9	5% Aster laevis	Smooth Aster	#1 pot	450 o.c.
	9	5% Echinacea purpurea	Coneflower	#1 pot	450 o.c.
	131	15% Euonymus alatus	Sailor	#1 pot	600 o.c.
	9	20% Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	7	15% Philadelphus bicolor 'Blosser'	Blosser Mock Orange	#3 pot	900 o.c.
	9	20% Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	7	15% Rhus typhina	Hickory Haze	#3 pot	900 o.c.
	25	2% Anemone hepatica	Kleinheide	#1 pot	300 o.c.
	14	5% Allium fluviatile	Lady Fern	#1 pot	600 o.c.
Shade Garden					
Shade Garden	27	5% Anemone hepatica	Kleinheide	#1 pot	450 o.c.
	6	15% Cornus sericea	Red Twig Dogwood	#3 pot	1500 o.c.
	25	5% Euonymus alatus	Wynne	#1 pot	300 o.c.
	14	5% Euonymus alatus	Sailor	#1 pot	600 o.c.
	11	15% Holodiscus discolor	Oceanspray	#1 pot	1200 o.c.
	27	5% Mahonia repens	Creeper Oregon Grape	#1 pot	450 o.c.
	25	2% Dracopis angustifolius	Redwood Fern	#1 pot	300 o.c.
	11	15% Physocarpus opulifolius	Pacific Ninebark	#1 pot	1200 o.c.
	11	15% Ribes sanguineum	Red Flowering Currant	#3 pot	1200 o.c.
	11	15% Vaccinium ovatum	Evergreen Huckleberry	#1 pot	1200 o.c.



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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-10-05

Key Plan

Project	25-108
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Herald

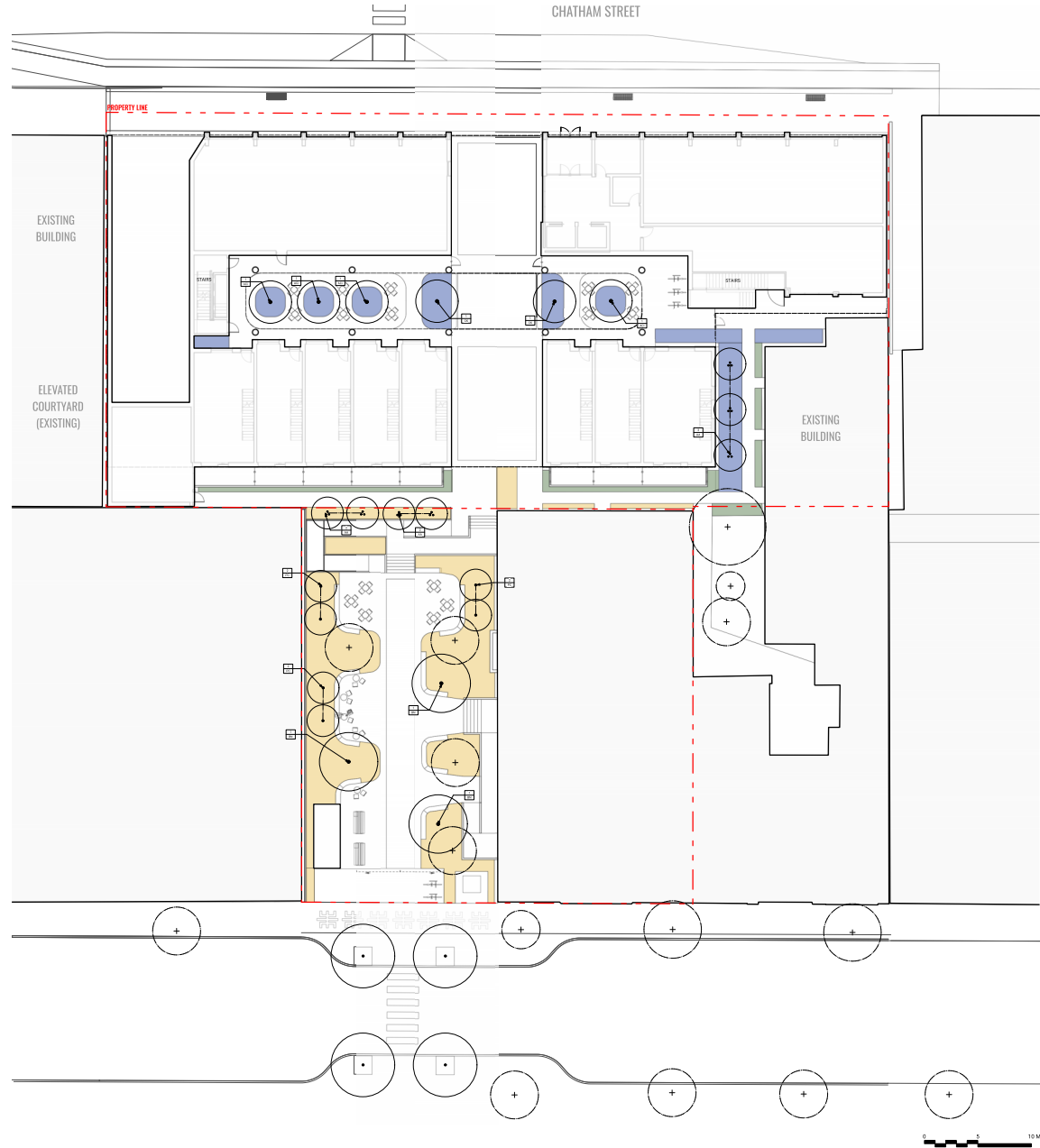
515-508 Herald Street &
515-508 Courtenay Street

PLANT LIST AND IMAGES

Date	
Drawn By	LJA
Checked By	OM
Scale	N/A
Original Size	



L6.00



Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
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11	Revised for RZOP	25-12-05

Key Plan

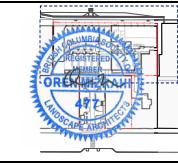
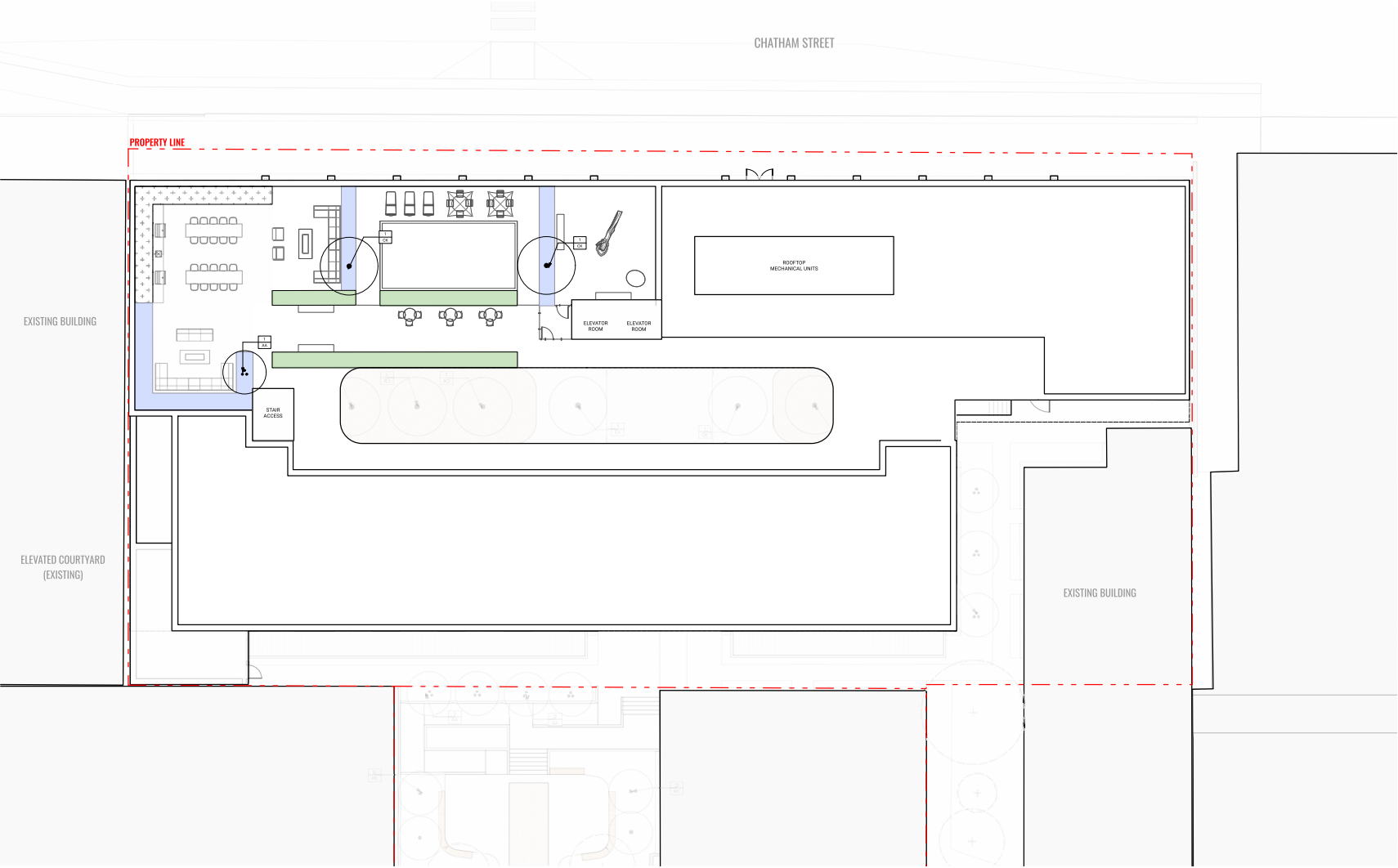
Project 25-158

Herald

532-538 Herald Street &
517-523 Chatham Street

PLANTING PLAN - GROUND LEVEL

Date
Drawn By LJA
Checked By OM
Scale 1:150
Original Size



Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-12-05
Key Plan		

Project	25-108
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Herald

532-538 Herald Street &
517-533 Chatham Street

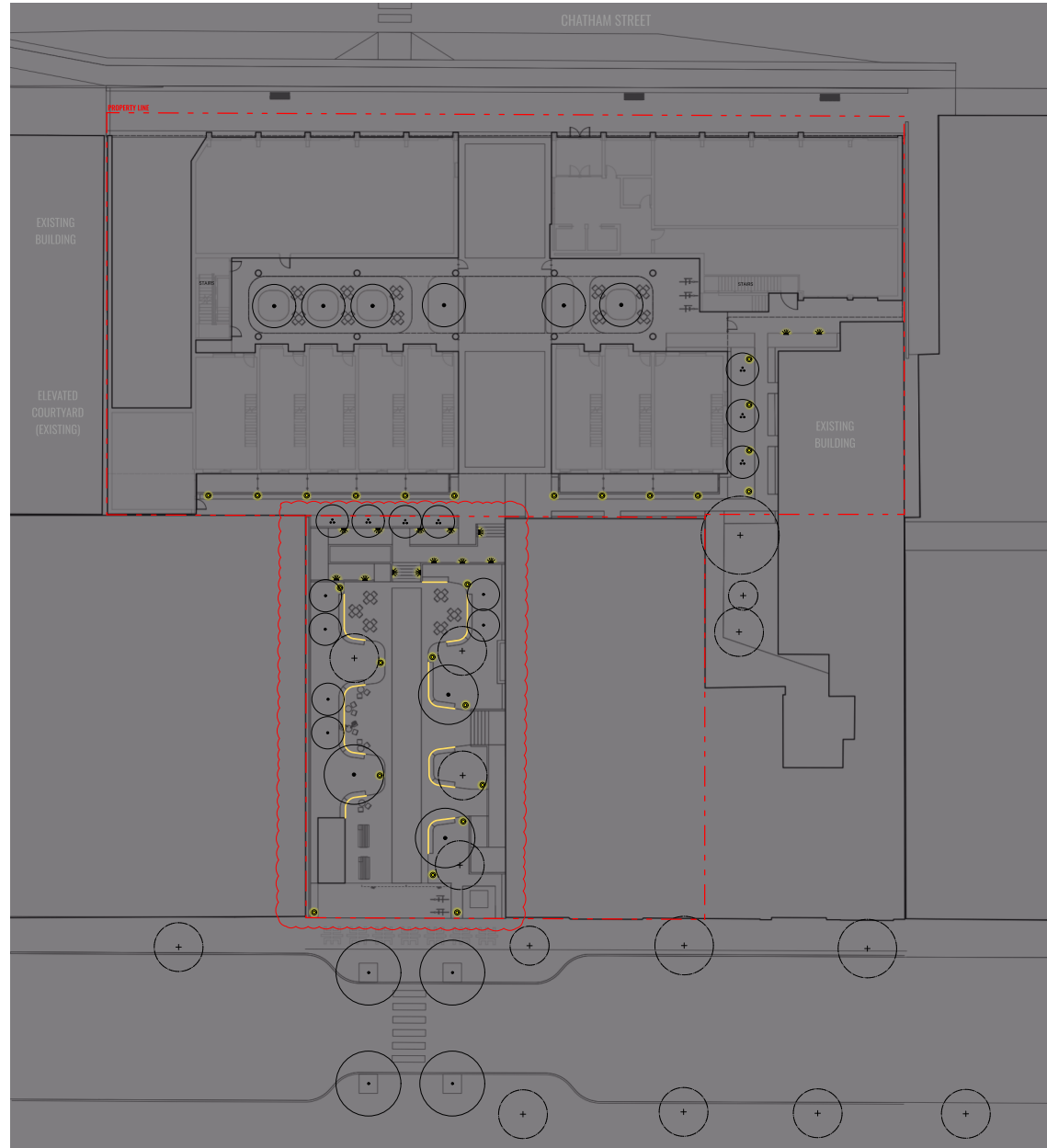
PLANTING PLAN - ROOF

Date	
Drawn By	LH
Checked By	OM
Scale	1:100
Original Size	

LIGHTING LEGEND

KEY	DESCRIPTION
	LIGHT TYPE 1: WALL / STEP LIGHT
	LIGHT TYPE 2: INGROUND LIGHT
	LIGHT TYPE 3: BOLLARD LIGHT
	LIGHT TYPE 4: LED LIGHT STRIP

NOTE:
LIGHTS AS PER ELECTRICAL, SHOWN FOR REFERENCE ONLY



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Revisions		
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11	Revised for RZOP	25-12-05

Key Plan

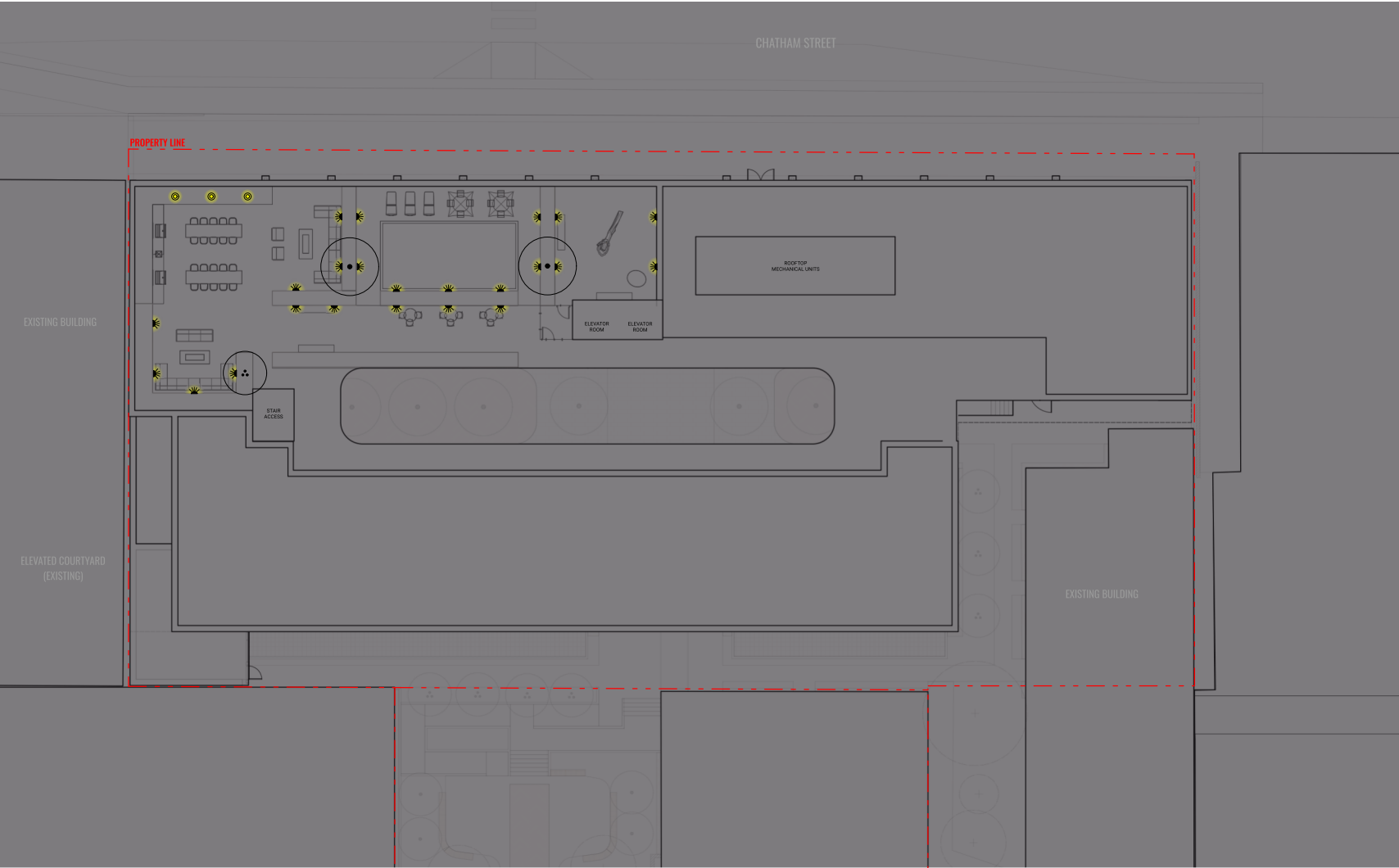
Project 25-158

Herald

532-538 Herald Street &
517-533 Courtyard Street

LIGHTING PLAN - GROUND LEVEL

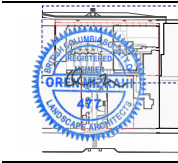
Date	
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11	Revised for RZOP	25-10-05

Key Plan

Project 25-100

Herald

532-500 Herald Street &
517-500 Courtyard Street

LIGHTING PLAN - ROOF

Date	
Drawn By	LH
Checked By	OM
Scale	1:100
Original Size	



L7.01

IRRIGATION LEGEND

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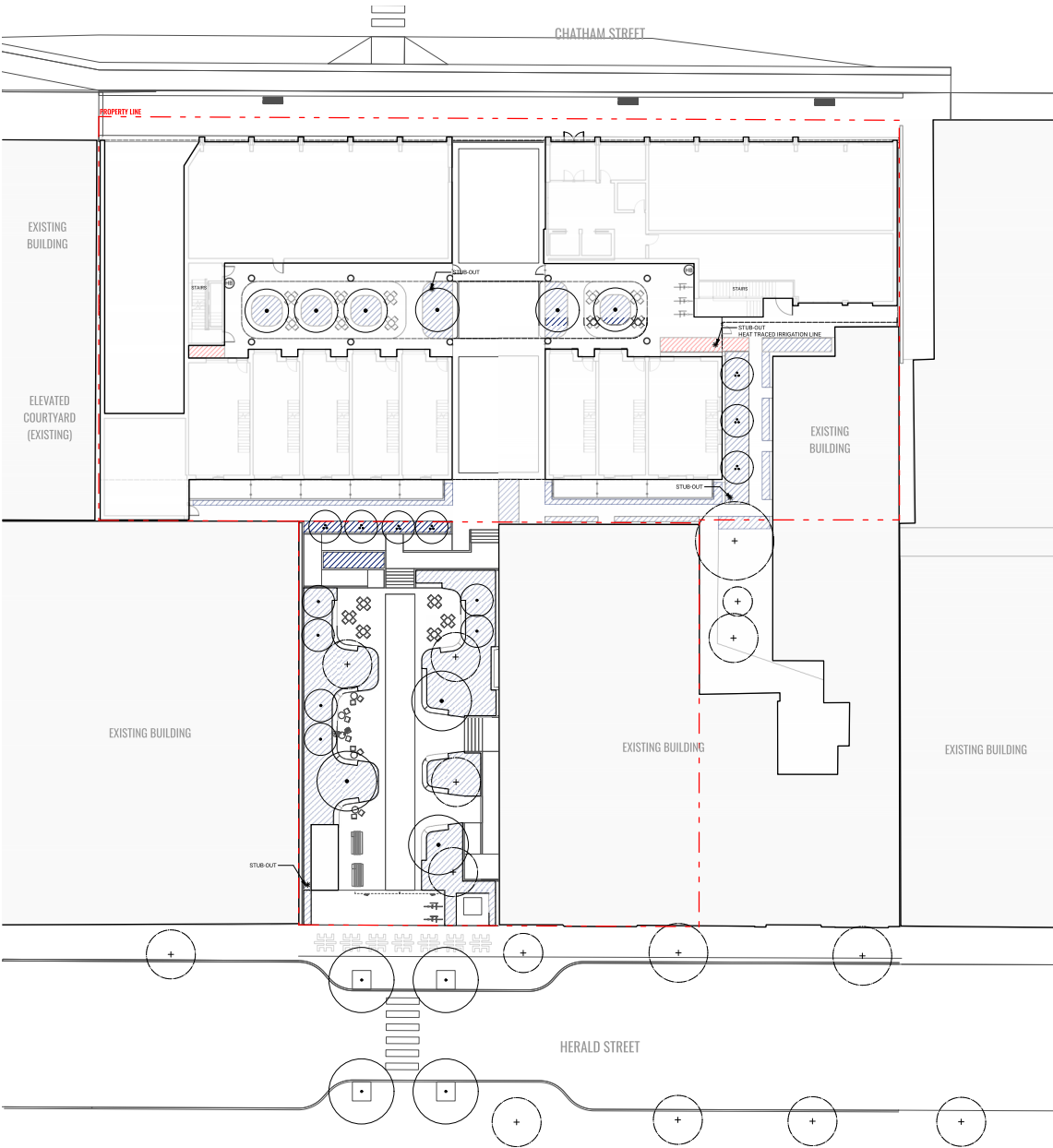
DESCRIPTION

NOISE WB
REFER TO ELECTRICAL & MECHANICAL

STUB-OUT
REFER TO ELECTRICAL & MECHANICAL

IRRIGATED PLANTING
HEAT TRACED

IRRIGATED PLANTING



connect
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501



Revisions

No.	Description	Date
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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-12-05

Key Plan

Project 25-158

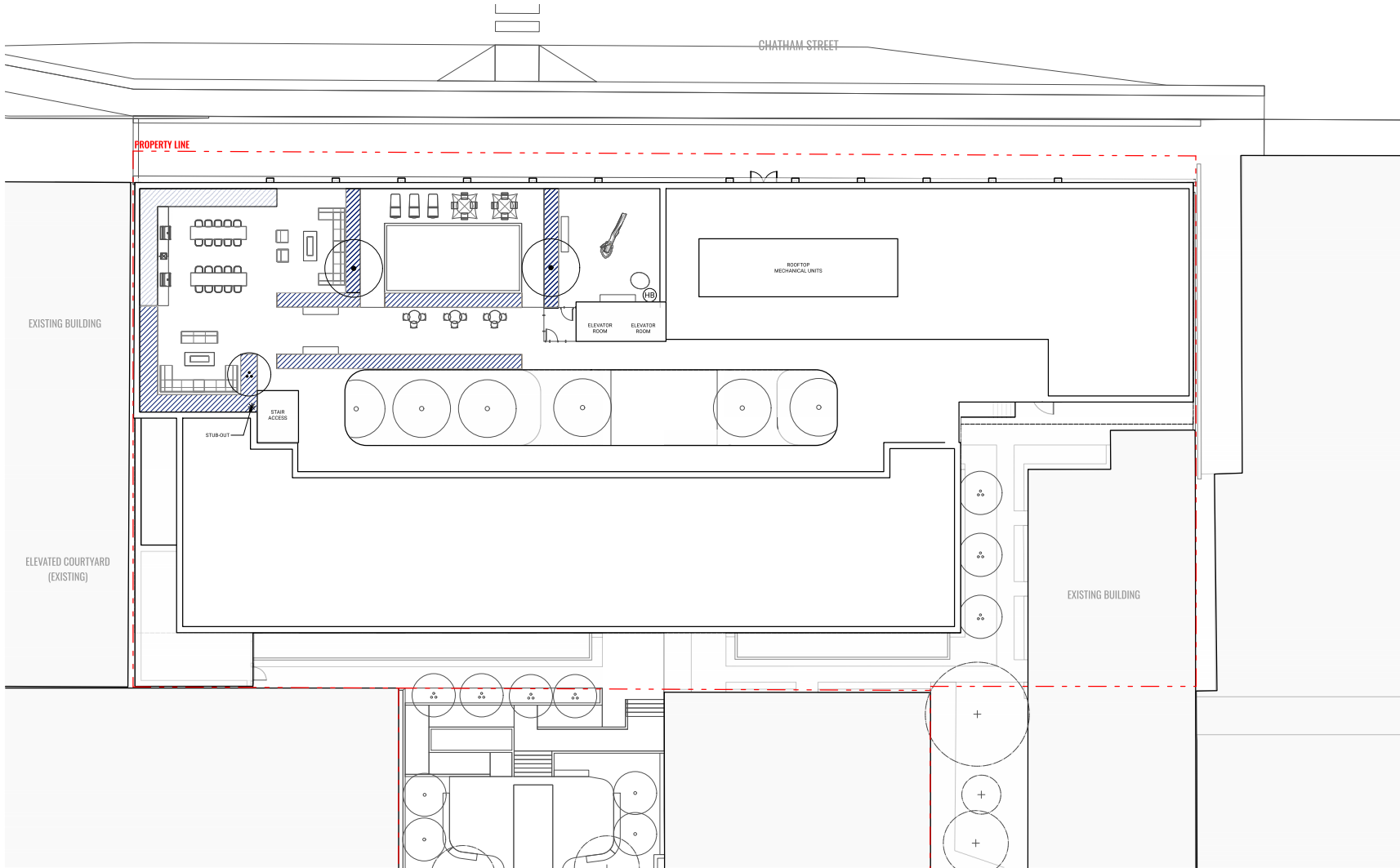
Herald

532-538 Herald Street &
517-533 Chatham Street

IRRIGATION PLAN - GROUND LEVEL

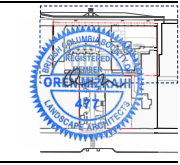
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Drawn By	LH
Checked By	OM
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Original Size	

L7.02



IRRIGATION LEGEND

KEY	DESCRIPTION
	HOSE BIB REFER TO ELECTRICAL & MECHANICAL
	STUB-OUT REFER TO ELECTRICAL & MECHANICAL
	IRRIGATED PLANTING HEAT TRACED
	IRRIGATED PLANTING



No.	Description	Date
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9	Issued for Reviewing + DP	25-07-15
10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-12-05

Key Plan

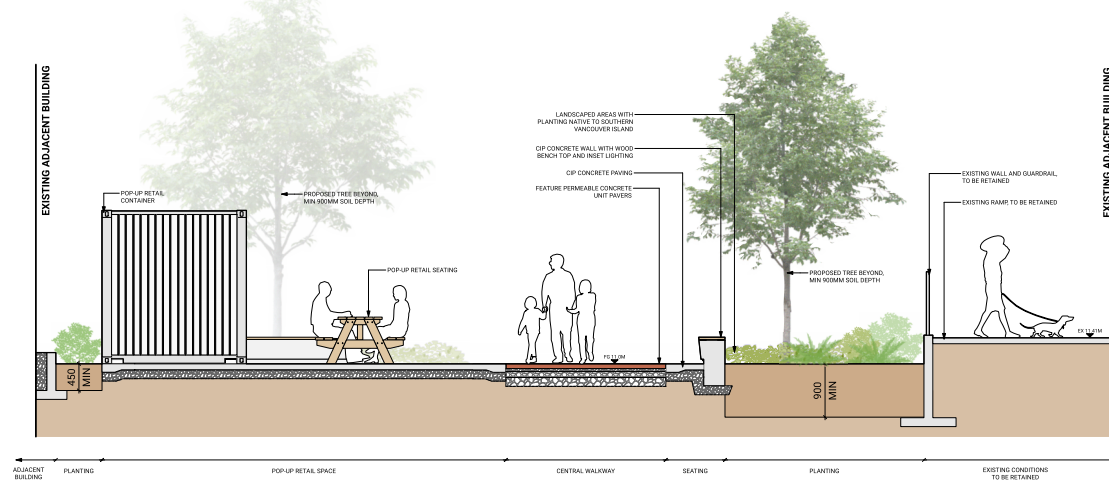
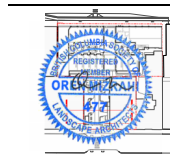
Project	25-108
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Herald

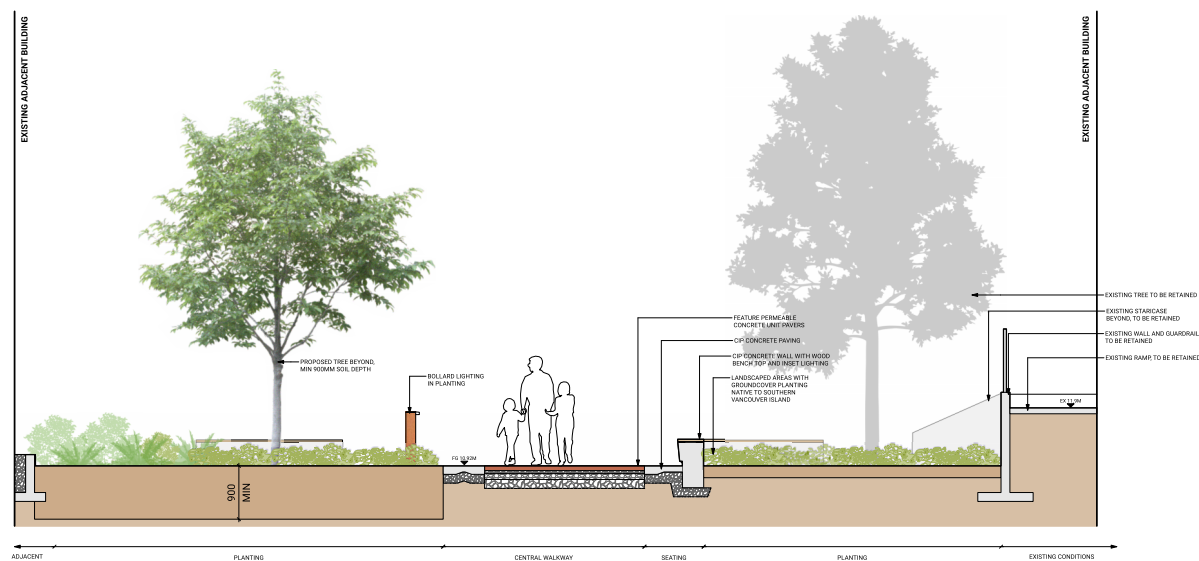
535-538 Herald Street &
517-523 Courtenay Street

IRRIGATION PLAN - ROOF

Date	
Drawn By	L/S
Checked By	OM
Scale	1:100
Original Size	



1 SECTION THROUGH PARKLET - POP UP RETAIL SPACE
Scale: 1/30



2 SECTION THROUGH PARKLET
Scale: 1/32"

Revisions		
No.	Description	Date
4	Issued for CALUC	25-05-22
5	Issued for Draft 1	25-06-11
6	Issued for Draft 2	25-06-17
7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Raising + DP	25-07-15
10	Issued for Draft RZ/DP Response	25-11-07
11	Reissued for RZ/DP	25-12-05

Key Plan

Project 25-108

Herald

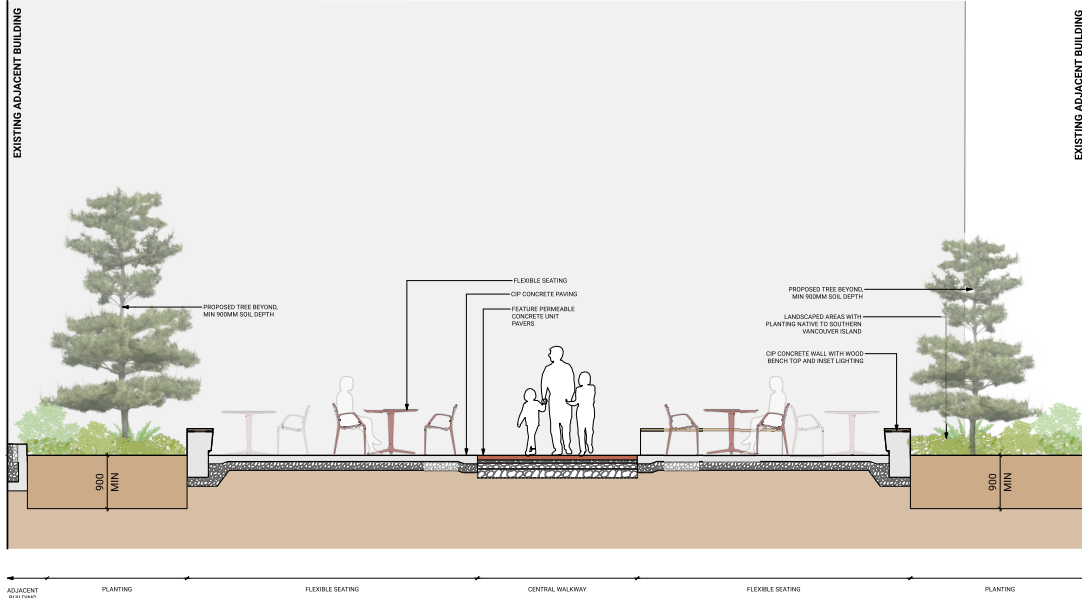
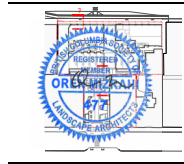
532-538 Herald Street &
517-533 Chatham Street

SECTIONS + ELEVATIONS (2)

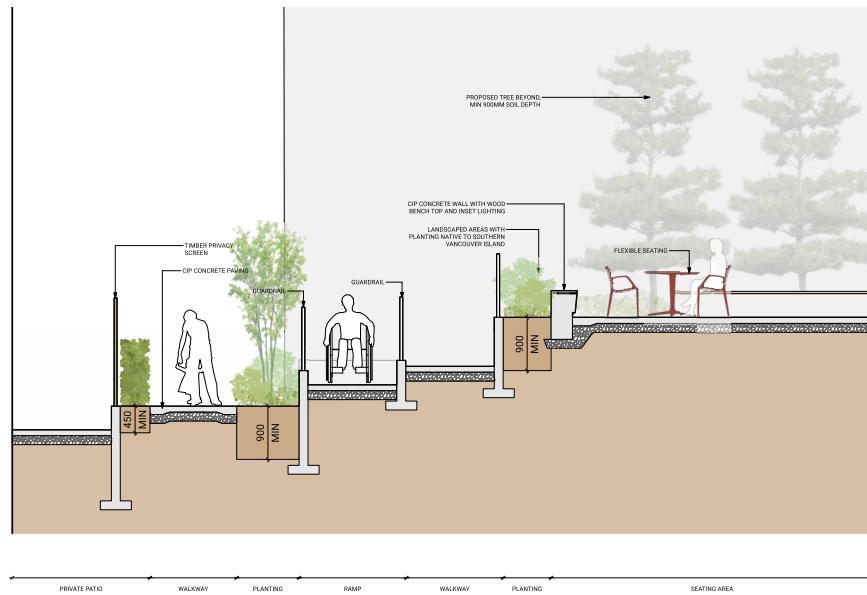
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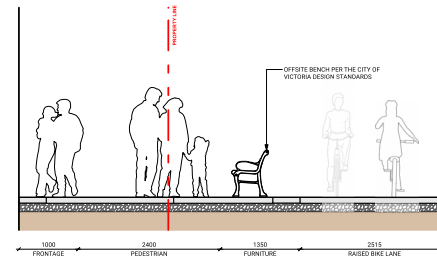
L8.01



1 SECTION THROUGH PARKLET - FLEXIBLE SEATING AREA
Scale: 1:50



2 SECTION THROUGH PARKLET - RAMP AND ACCESS STAIRS
Scale: 1:50



3 CHATHAM STREETScape
Scale: 1:50

Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
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10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-12-05

Key Plan

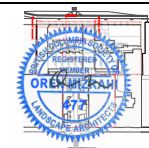
Project 25-108

Herald

532-538 Herald Street &
517-523 Chatham Street

SECTIONS + ELEVATIONS (3)

Date
Drawn By LK
Checked By OM
Scale 1:50
Original Size



Revisions		
No.	Description	Date
4	Issued for CALUC	25-05-22
5	Issued for Draft 1	25-06-11
6	Issued for Draft 2	25-06-17
7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Reconciling + DP	25-07-15
10	Issued for Draft R2/DP Response	25-11-07
11	Relicensed for R2/DP	25-12-06

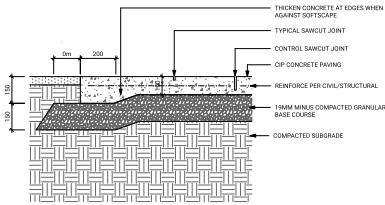
Project 25-108

Herald

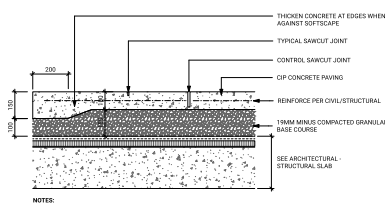
532-538 Herald Street &
S.E. 522 Chisholm (Alaska)

SECTIONS + ELEVATIONS (4)

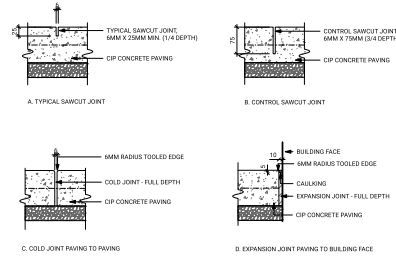
Date	
Drawn By	LN
Checked By	OM
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Original Size	



- NOTES:
1. EXPANSION JOINTS @ 6M O.C. MAX. CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
 2. ALL JOINTS/SOCCRELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONCRETE PLAT WORKS.

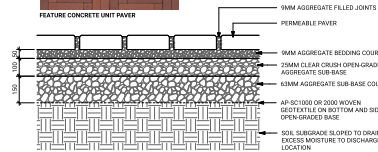


- NOTES:
1. EXPANSION JOINTS @ 6M O.C. MAX. CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
 2. ALL JOINTS/SOCCRELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. REFER TO CITY STANDARDS FOR ALL OFF-SITE CONCRETE PLAT WORKS.



1 CIP CONCRETE - ON GRADE

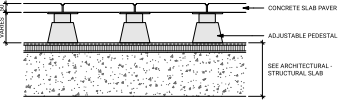
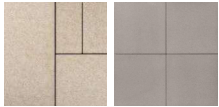
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- NOTES:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
 2. JOINT SPACING PER PERMEABLE PAVEMENT MANUFACTURER.

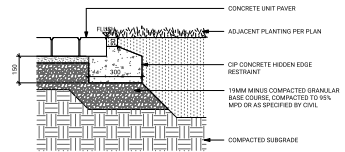
5 PERMEABLE CONCRETE UNIT PAVERS - ON GRADE

Scale: 1:10



9 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB

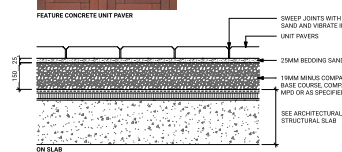
Scale: 1:10



- NOTES:
1. CIP CONCRETE HIDDEN EDGE RESTRAINT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PAVEMENT INSTALLATION.

2 CIP CONCRETE - ON SLAB

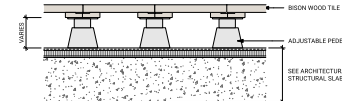
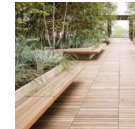
Scale: 1:10



- NOTES:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

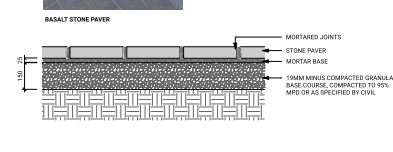
6 CONCRETE UNIT PAVERS - ON SLAB

Scale: 1:10



3 CIP CONCRETE PAVING JOINTS

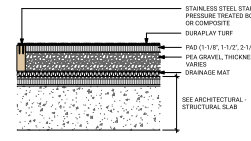
Scale: 1:5



7 STONE PAVEMENT - ON GRADE

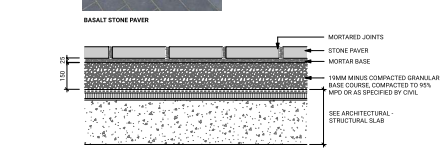
Scale: 1:10

PRODUCT: DURAPLAY ARENA PRO BY CHALLENGER TURF OR EQUIVALENT
PILE HEIGHT: 1 1/4"
PILE GAUGE: 3/16"

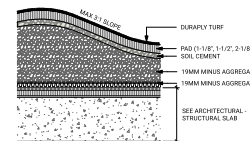


8 STONE PAVEMENT - ON SLAB

Scale: 1:10

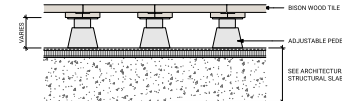
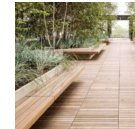


PRODUCT: DURAPLAY ARENA PRO BY CHALLENGER TURF OR EQUIVALENT
PILE HEIGHT: 1 1/4"
PILE GAUGE: 3/16"



10 WOOD TILE - ON SLAB

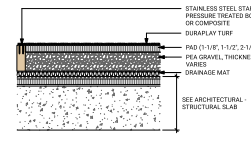
Scale: 1:10



11 ARTIFICIAL TURF - ON SLAB

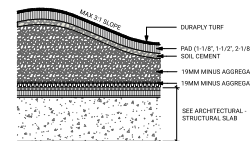
Scale: 1:10

PRODUCT: DURAPLAY ARENA PRO BY CHALLENGER TURF OR EQUIVALENT
PILE HEIGHT: 1 1/4"
PILE GAUGE: 3/16"



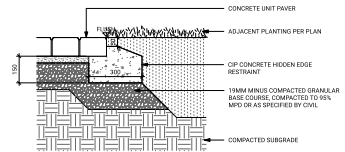
12 ARTIFICIAL TURF MOUND - ON SLAB

Scale: 1:10



13 UNIT PAVEMENT AT PLANTING

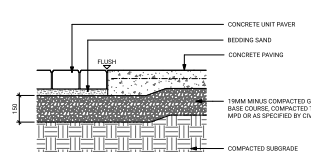
Scale: 1:10



- NOTES:
1. CIP CONCRETE HIDDEN EDGE RESTRAINT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PAVEMENT INSTALLATION.

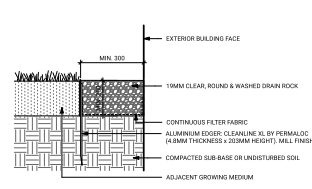
14 UNIT PAVEMENT AT CONCRETE PAVING

Scale: 1:10



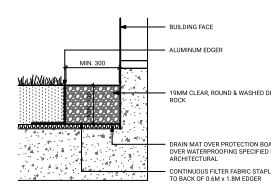
15 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON GRADE

Scale: 1:10



16 GRAVEL DRAIN STRIP (ALUMINUM EDGER) - ON SLAB

Scale: 1:10



Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
5	Issued for Draft 1	25-08-11
6	Issued for Draft 2	25-08-17
7	Issued for Coordination	25-08-25
8	Issued for Draft 3	25-07-03
9	Issued for Receiving + DP	25-07-15
10	Issued for Draft RZDP Response	25-11-07
11	Revised for RZDP	25-10-05

Key Plan

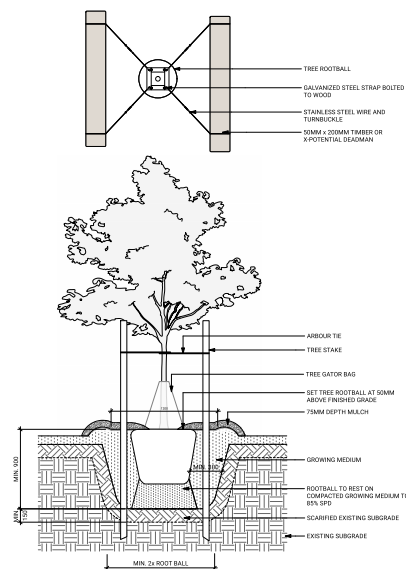
Project 25-108

Herald

532-538 Herald Street &
517-533 Outpost Street

HARDSCAPE DETAILS

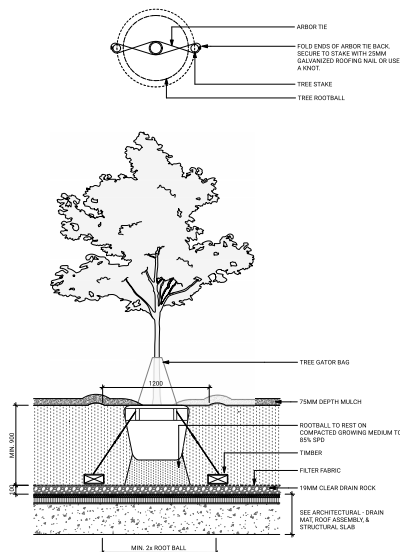
Date	
Drawn By	LH
Checked By	OM
Scale	AS SHOWN
Original Size	



- NOTES:**
1. ADJACENT CONDITIONS VARY PER PLAN.
 2. DECIDUOUS TREES UP TO 12CM CAL AND CONIFEROUS TREES UP TO 3M HEIGHT PLACE 2 STAKES PER TREE.
 3. PLANTING PIT TO BE FREE DRAINING.

TREE PLANTING - ON GRADE

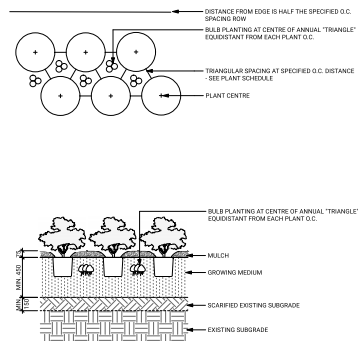
Scale: 1:20



- NOTES:
1. ADJACENT CONDITIONS VARY PER PLAN

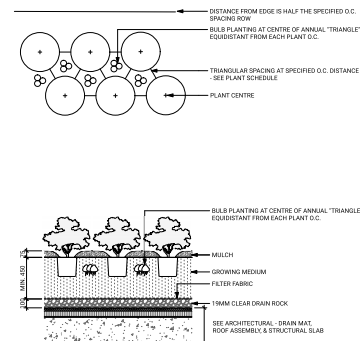
TREE PLANTING - ON SLAB

Scale: 1:20



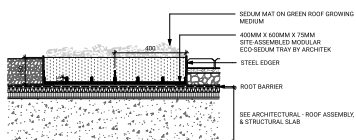
Ⓒ PLANTING - ON GRADE

Scale: 1/20



PLANTING - ON SLAB

PLANT



GREEN ROOF

Scale: 1:10



Revisions		
No.	Description	Date
4	Issued for GALUC	25-05-22
5	Issued for Draft 1	25-06-11
6	Issued for Draft 2	25-06-17
7	Issued for Coordination	25-06-25
8	Issued for Draft 3	25-07-03
9	Issued for Reasoning + DP	25-07-15
10	Issued for Draft R2/DP Response	25-11-07
11	Reissued for R2/DP	25-12-06

Key Plan

Project
25-108

Herald

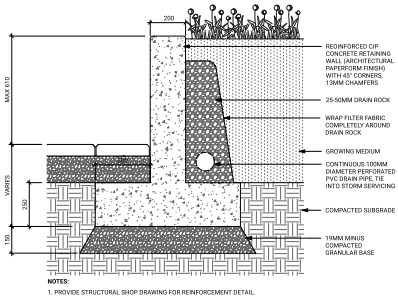
532-538 Herald Street &

SOFTSCAPE DETAILS

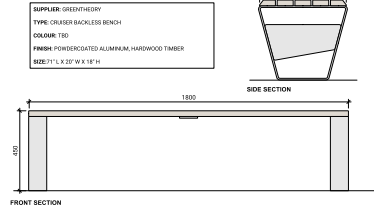
Date	
Drawn By	LN
Checked By	OM
Scale	AS SHOWN
Original Size	



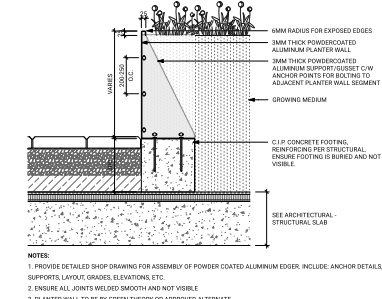
L9.10



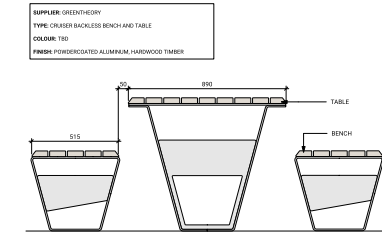
1 CIP CONCRETE WALL - ON GRADE
Scale: 1:10



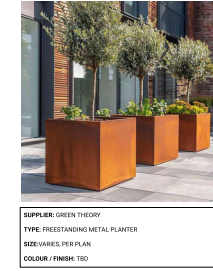
5 BENCH TYPE 2
Scale: 1:10



2 METAL PLANTER WALL ON FOOTING - ON SLAB
Scale: 1:10



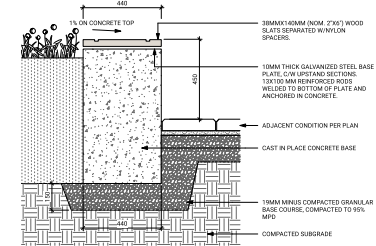
6 HARVEST TABLE
Scale: 1:10



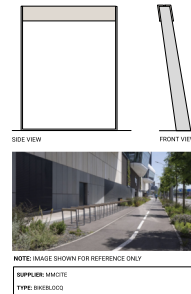
3 METAL PLANTER - FREESTANDING
Scale: 1:10



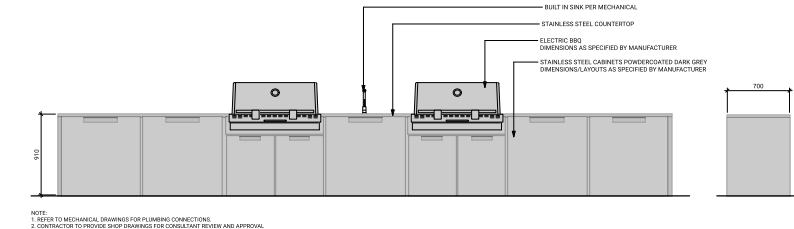
7 TABLE AND CHAIRS
Scale: 1:10



4 BENCH TYPE 1 - SEAT WALL
Scale: 1:10



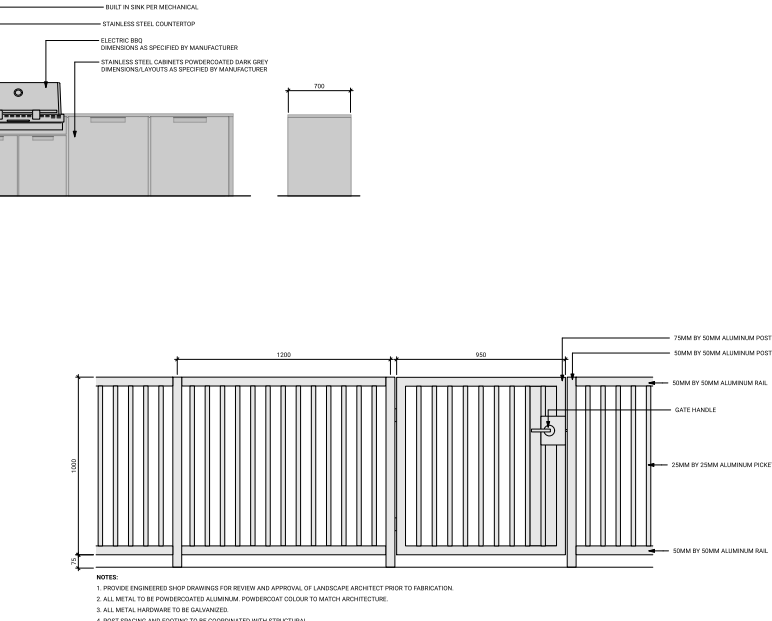
8 BIKE RACK
Scale: 1:10



10 BBQ AND COUNTER
Scale: 1:20



11 FIRE PIT
Scale: 1:10



12 FENCE AND GATE
Scale: 1:10



Revisions		
No.	Description	Date
4	Issued for CALUC	25-09-22
5	Issued for Draft 1	25-08-11
6	Issued for Draft 2	25-08-17
7	Issued for Coordination	25-08-25
8	Issued for Draft 3	25-07-03
9	Issued for Rectifying + DP	25-07-15
10	Issued for Draft RZOP Response	25-11-07
11	Revised for RZOP	25-10-05

Key Plan

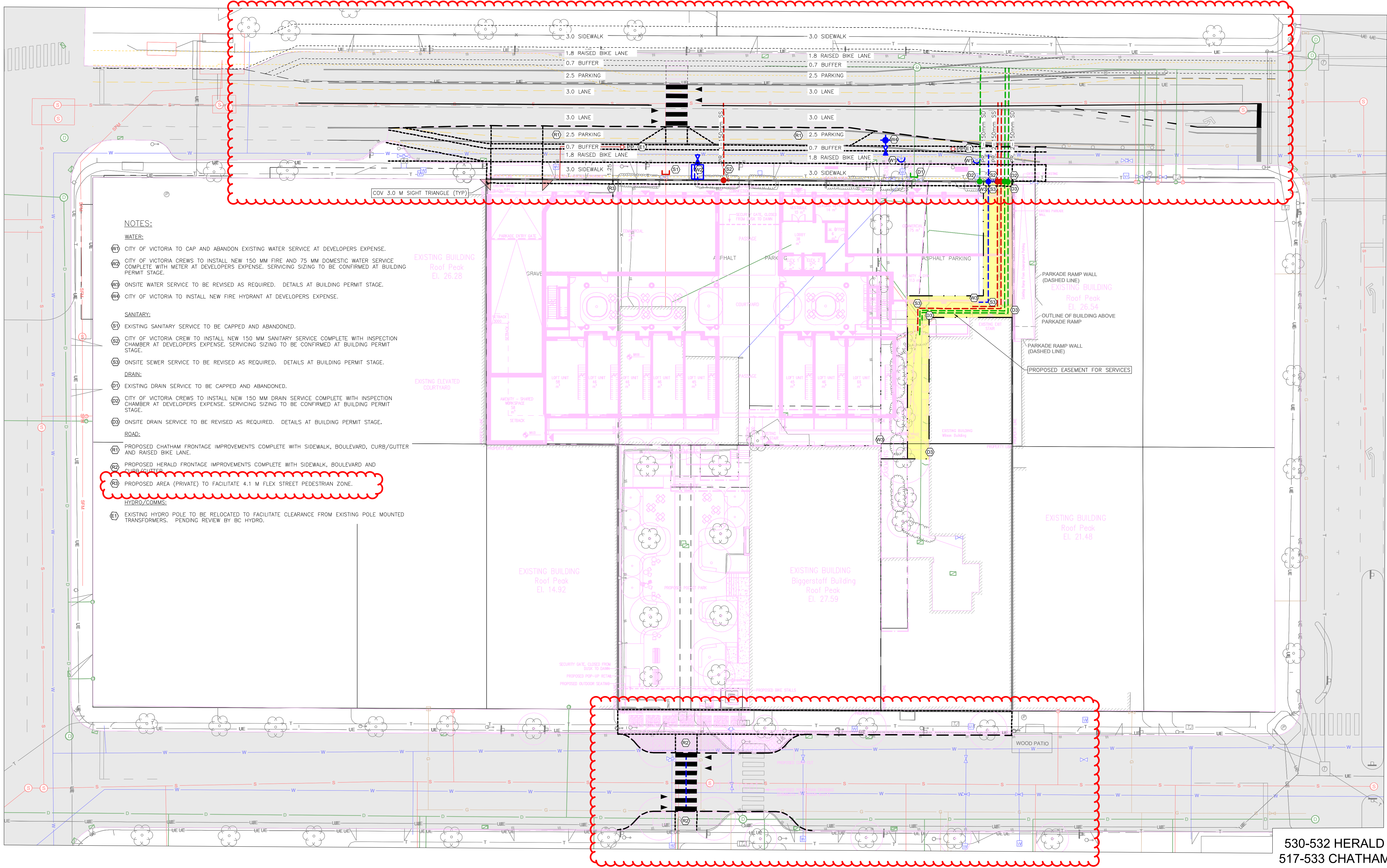
Project: 25-108

Herald

532-538 Herald Street &
517-533 Courten Street

FURNISHING DETAILS

Date:	
Drawn By:	L/S
Checked By:	OM
Scale:	AS SHOWN
Original Size:	



- NOTES:**
- WATER:**
- W1 CITY OF VICTORIA TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
 - W2 CITY OF VICTORIA CREWS TO INSTALL NEW 150 MM FIRE AND 75 MM DOMESTIC WATER SERVICE COMPLETE WITH METER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - W3 ONSITE WATER SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.
 - W4 CITY OF VICTORIA TO INSTALL NEW FIRE HYDRANT AT DEVELOPERS EXPENSE.
- SANITARY:**
- S1 EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED.
 - S2 CITY OF VICTORIA CREW TO INSTALL NEW 150 MM SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - S3 ONSITE SEWER SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.
- DRAIN:**
- D1 EXISTING DRAIN SERVICE TO BE CAPPED AND ABANDONED.
 - D2 CITY OF VICTORIA CREWS TO INSTALL NEW 150 MM DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. SERVICING SIZING TO BE CONFIRMED AT BUILDING PERMIT STAGE.
 - D3 ONSITE DRAIN SERVICE TO BE REVISED AS REQUIRED. DETAILS AT BUILDING PERMIT STAGE.
- ROAD:**
- R1 PROPOSED CHATHAM FRONTAGE IMPROVEMENTS COMPLETE WITH SIDEWALK, BOULEVARD, CURB/GUTTER AND RAISED BIKE LANE.
 - R2 PROPOSED HERALD FRONTAGE IMPROVEMENTS COMPLETE WITH SIDEWALK, BOULEVARD AND RAISED BIKE LANE.
 - R3 PROPOSED AREA (PRIVATE) TO FACILITATE 4.1 M FLEX STREET PEDESTRIAN ZONE.
- HYDRO/COMMS:**
- E1 EXISTING HYDRO POLE TO BE RELOCATED TO FACILITATE CLEARANCE FROM EXISTING POLE MOUNTED TRANSFORMERS. PENDING REVIEW BY BC HYDRO.

ISSUED FOR DISCUSSION

530-532 HERALD
517-533 CHATHAM
PRELIMINARY SERVICING PLAN

Scale
horiz. 1:250
vert. N/A
Sheet 1 of 1
Eng. Project No. 35054

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

LEGEND		
LAMP STANDARD	LS	CLEANOUT
POLE(Hydro, Tel.)	PP	CATCHBASIN
U/G WIRING	UE	MANHOLE
GAS	G	SERVICE RISER
WATER	W	MOUNTABLE CURB
SEWER	S	NON-MOUNT. CURB
DRAIN	D	EDGE ASPHALT
		DITCH
		METER
		FLUSH VALVE
		VALVE
		REDUCER
		HYDRANT
		AIR VALVE