



CALUC

28 May 2025

517 / 533 Chatham Street
532 / 536 Herald Street
Victoria, Canada

INTRACORP
Building the Extraordinary

SHAPE
Architecture Inc.

connect
LANDSCAPE ARCHITECTURE

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INTRACORP

Building the Extraordinary

Intracorp Homes

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For over 47 years, Intracorp has developed extraordinary homes. From intimate townhomes to iconic gateway towers to apartment residences, Intracorp has been adding value to not only the homes they build, but also the communities they build in, and work to bring unique opportunities to their homeowners, residents and partners.

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SHAPE

Architecture Inc.

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SHAPE Architecture is an award-winning practice of architects and designers based in Vancouver. Over the last two decades, their projects have strived for design excellence and include high-performance public buildings, innovative housing typologies, and urban mixed-use projects that together form a critical perspective on how we might create an engaging, humane, and sustainable future for public citizens in modern cities and landscapes.

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connect

LANDSCAPE ARCHITECTURE

Connect Landscape Architecture

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Connect LA is a full-service landscape architecture firm based in Vancouver, British Columbia. Over 35 years of award-winning success make us a recognized leader in the design and transformation of healthy, vibrant communities. Connect is not just a word in our name. It is the foundation of who we are and what we do. The connections to each other, our clients, and our community fuel our collaborative nature.

We respectfully acknowledge that we are privileged to pursue design on lands situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations, as well as this project being located on the unceded traditional territory of the Lekwungen-speaking peoples of the Songhees Nation and Xwsepsum Nation, and WSÁNEĆ peoples.

2 Intracorp Homes | SHAPE Architecture | Connect Landscape Architecture

517 / 533 Chatham Street + 532 / 536 Herald Street Rezoning Pre-Application

Introduction

Intracorp Homes is pleased to submit this proposal for 517–533 Chatham Street and 532–536 Herald Street, located in the heart of Victoria’s historic Old Town. This proposal has been thoughtfully developed in alignment with the Downtown Core Area Plan and Old Town Design Guidelines, reflecting a deep respect for the area’s rich architectural heritage. The project preserves the landmark Biggerstaff and B. Wilson Buildings while introducing a sensitive infill development that complements the existing historic fabric and vibrant urban character.

The project aims to deliver a carefully designed six-storey mixed-use building introducing 134 new homes, consisting of a diverse assortment of unit types to accommodate all walks of life. This diverse housing mix supports an inclusive and dynamic downtown community, meeting the pressing demand for accessible, high-quality homes in Victoria’s urban core.

The development will also incorporate sustainable design features to meet BC Energy Step Code 3 and Zero Carbon Emissions Level 4 standards. Ground-floor neighbourhood-serving retail spaces will activate Chatham Street, enhancing the pedestrian experience and supporting local businesses. A new public Pocket Park along Herald Street will introduce much-needed green space, providing a welcoming oasis for residents and visitors alike, and contributing to the overall livability and social fabric of the neighbourhood.

Exceptional connectivity is a key feature of the proposal, extending historic pedestrian passageways and creating new mid-block connections that promote walkability and community interaction. Intracorp looks forward to collaborating closely with Staff and community members to refine this proposal and deliver lasting public value through high-quality housing, heritage preservation, thoughtful urban design, and enhanced public amenities that will enrich Victoria’s vibrant downtown.



Description of Proposal

This application proposes a ~21.5 m or 6-storey height, for which a variance is proposed to the 15 m / 5-storey height limit outlined in the Downtown Core Area Plan. The applicant considers the proposed 6-storey height as contextually appropriate provided the higher density of the Arts & Innovation District (up to 14 storeys) across Chatham Street. The sixth storey also contributes to a varied roofline across the Chatham block, adding architectural interest and creating a sense of uniqueness and distinction to each building's character across Chatham Street.

Development Statistics

Zoning

OTD-1

Proposed Land Use

Residential, Retail Trade

Height

6-Storeys, ~21.5m, Variance Requested

Total Floor Area

10,322 m²

Homes

134

Residential Floor Area

7,460 m²

Commercial Floor Area

558 m²

Maximum Allowable FAR

3.0

Existing Density

1.17

Proposed Infill Density

1.83



Chatham Street: Looking West



Chatham Street: Looking East



Chatham Street Elevation



Chatham Street



Chatham Street Active Commercial Frontage



Pocket Park

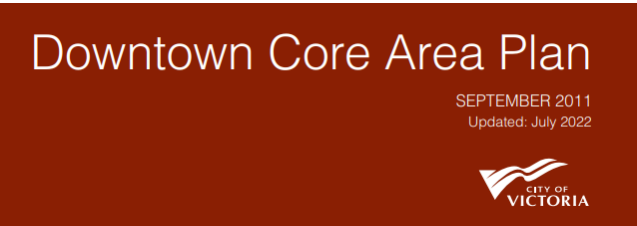


Pocket Park



Government Policies

The project site is located within the “Historic Commercial District” of the Downtown Core Area. There are six objectives specific to this district that are supported by a number of policies and actions, outlined below. In addition, the following pages make reference to specific policies that the project supports. It is the intent of the proposed project to support each of these objectives:



1. That the placemaking character of the HCD is retained and continues to contribute to Victoria’s competitive advantage as a destination for retail, entertainment and tourism.
Project Response: The design and planning intent of the project are directly informed by the historic context and urban fabric of the HCD, and aspires to reinforces the character of the neighbourhood.

3. That the HCD becomes a model for sensitive integration of new infill development and public realm improvements into the historic environment.
Project Response: The proposal within utilizes a courtyard housing typology to create a variety of liveable homes, while including ground floor retail to activate the public realm.

4. That the HCD is able to attract and accommodate growth in the tourism, retail, entertainment sectors.
Project Response: The addition of retail on the ground floor adds a significant amount of leasable space for new businesses.

5. That the compact, diverse, low-scale and small-lot character of the HCD is retained.
Project Response: The design intent is sensitive to the historic property scale, and intends to break down the building scale to fit within this context.

6. That the local population base is increased through the integration of residential dwellings on the upper storeys of existing buildings.
Project Response: Although this is an entirely new building, the project will add 134 residential units, including studios, 1 bedroom, 2 bedroom and 3 bedroom units, with the majority of units having two orientations for access to light and air from two directions.



Project Benefits & Amenities

The neighbourhood is rich in history and character, and with limited development opportunities remaining in the area, we view this as a unique opportunity to contribute to its storied context and carry forward its legacy through a contemporary lens. The building features exceptional architecture that offers a modern interpretation of the historic setting, and includes 134 residential units along with ground-floor commercial retail space. The proposed Pocket Park, located within the Chinatown District, will reflect the cultural character of the area while introducing much-needed greenspace. This project is rooted in the goal of delivering meaningful public benefits across six key areas.

Creating 134 New Homes in the Downtown Core Area

New homes in the Downtown Core Area, consisting of a diverse mix of unit types, will strengthen the urban fabric and provide residents with diverse options to live, work and play in this growing community, while also helping to meet future housing needs.

Extending a Public Passageway Corridor

The project site connects Herald Street and Chatham Street with a continuous pedestrian connection including a new public Pocket Park, a lush residential Courtyard, and two urban Passages reminiscent of the unique alleyways of Downtown Victoria which are a direct extension of Dragon Alley from across Herald Street.

New Public Pocket Park

The proposal includes a new 7,400 square feet public Pocket Park on Herald Street, which will add meaningful urban greenspace in an area where there currently is none.

Activating the Public Realm on Chatham Street

The historic public realm of the adjacent streets offers a wealth of inspiration for a contemporary expression of neighbourhood values and presents a unique opportunity to reinforce these traditions with both reverence and reinterpretation.

Neighbourhood-Serving Retail

Over 6,000 square feet of retail space facing on Chatham Street will serve the community, while creating new economic opportunities and activating the local public realm.

Off-Site Streetscape Improvements

Improving the Chatham Street frontage with offsite pedestrian sidewalk improvements, to connect to a future Crosswalk to the north Capital Iron Arts & Innovation District site.

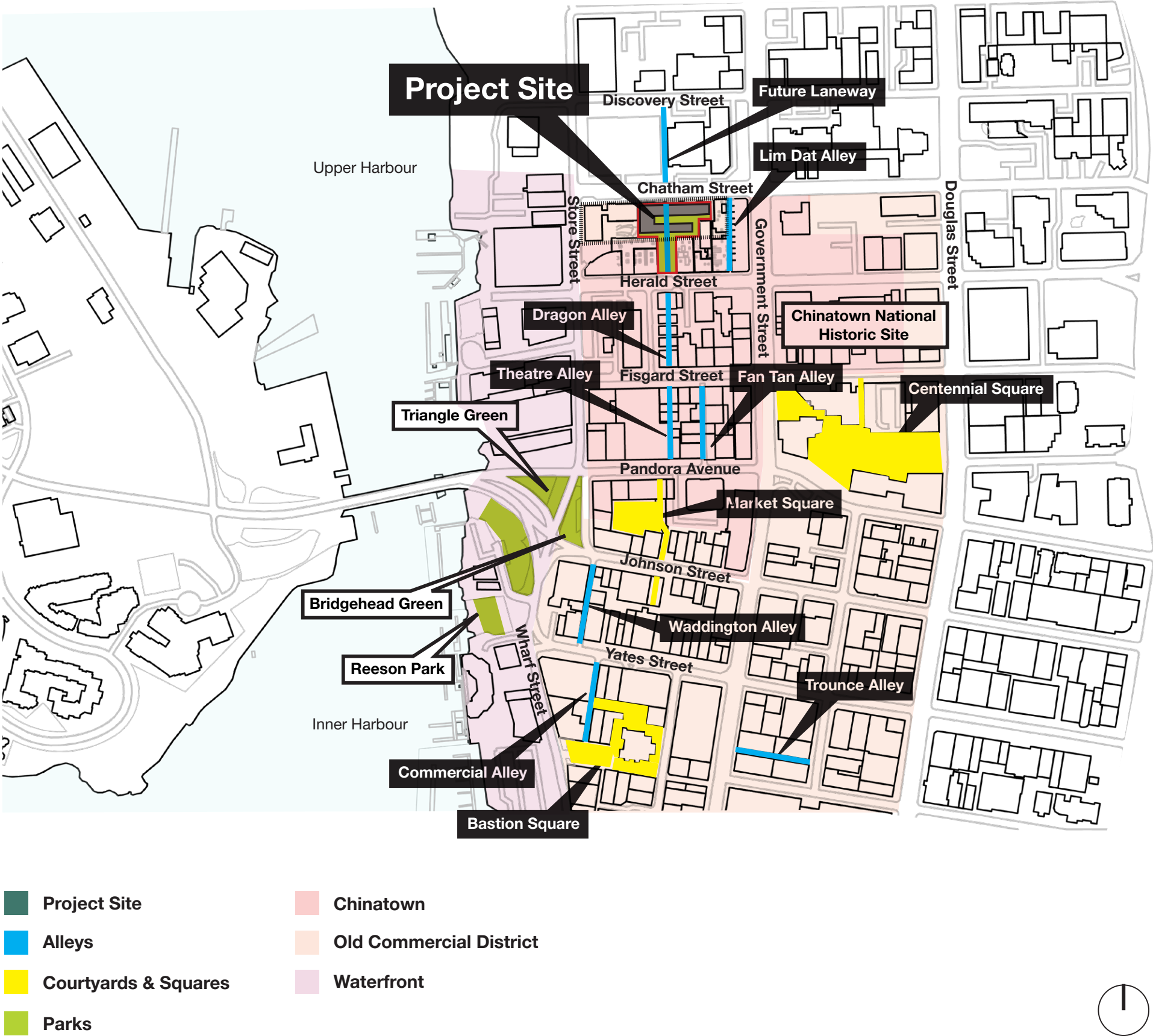


Site Location

Neighbourhood

Within the network of courtyards, squares, and alleyways in Old Town, the site serves as the northern terminus of these urban connections. Directly across Herald Street, Dragon Alley aligns seamlessly with the site's pocket park, reinforcing the continuity of the pedestrian experience.

The project strives to extend and reinterpret this distinctive urban network of pedestrian connections, integrating it across the site in a contemporary manner. Furthermore, it aims to strengthen the street wall along Chatham Street by introducing ground-floor neighbourhood serving retail, activating the streetscape while presenting a façade which is rooted in the materiality, rhythm and scale of this historically significant area.



Site Location

Existing Urban Streetscape

Herald Street looking North

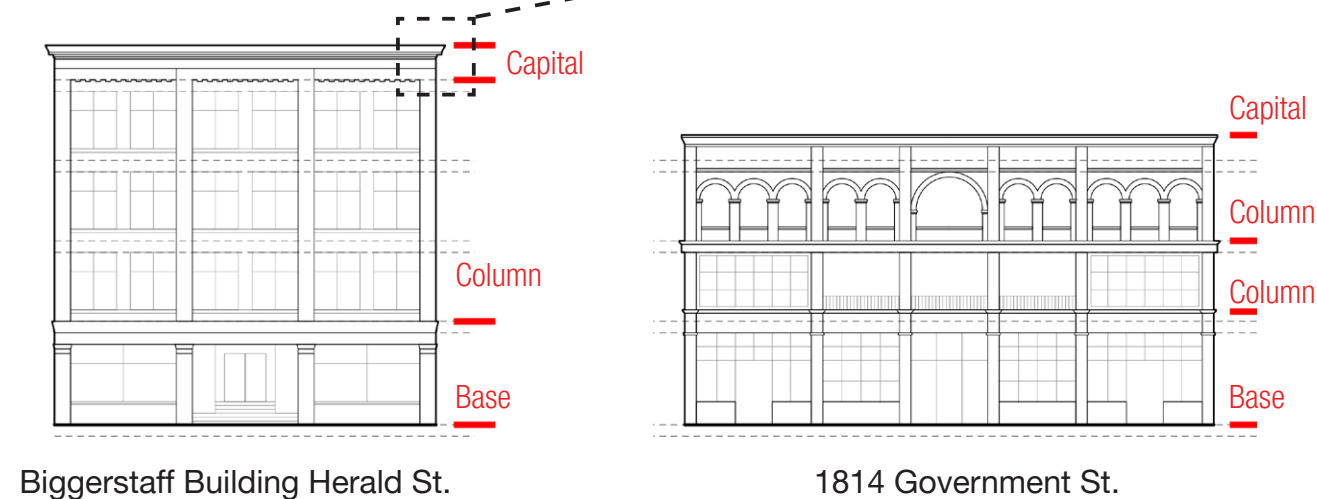


Chatham Street looking South



Contextual Analysis

Concept: Building Form



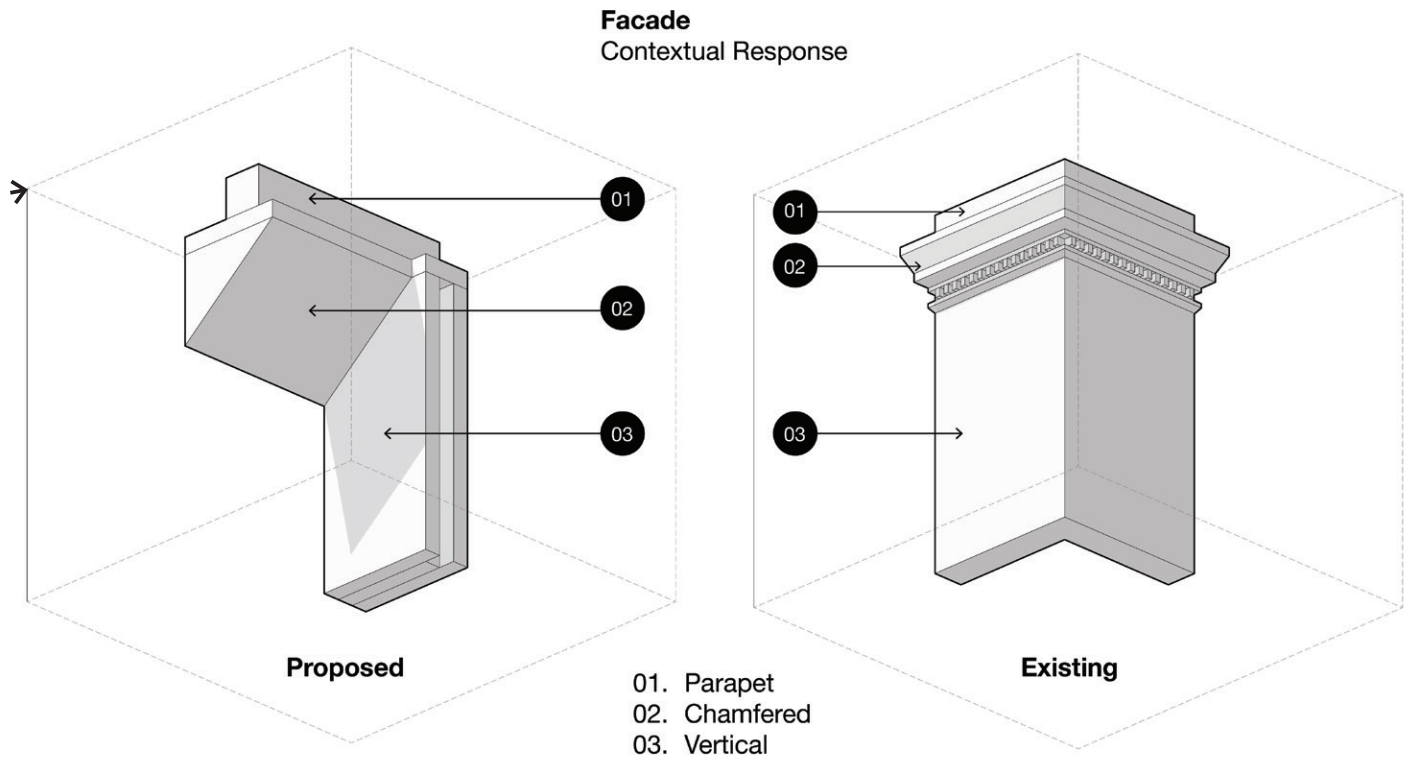
The Old Town Design Guidelines (2019) have five Design Principles and seven Topics of Design Guidelines that apply to this site. The proposal will be designed to meet the architectural merits of the Old Town Design Guidelines and surrounding neighborhood context.

The proposed building reinforces the street wall along Chatham Street while activating the ground floor with neighbourhood-serving retail units and the residential lobby entrance. The inclusion of the Passages, Courtyard and Pocket Park creates a continuous, accessible network of public space which connects between Herald Street and Chatham Street. These

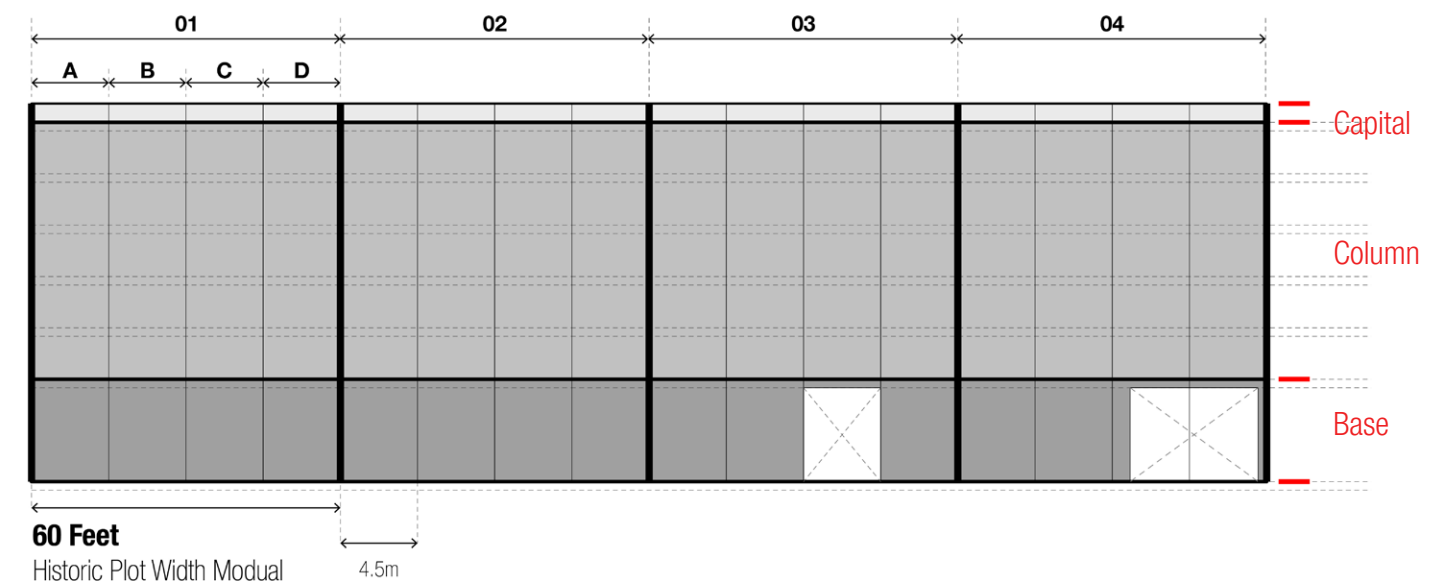
three fundamental design elements directly supports the following Downtown Core Area Plan (DCAP) Sections.

Residential units on the ground floor also activate the semi-public courtyard at various times of the day. The ordering of the primary Chatham St. Elevation is informed by the tripartite ordering of base, column and capital, found in many of the surrounding heritage buildings.

The Chatham Street elevation is modulated horizontally with four distinct ordering lines which imprint the original property plat of 60' onto the street front.



01. Conceptual Detail Investigation Diagram



02. Proposed Building Elevation Diagram

Contextual Analysis

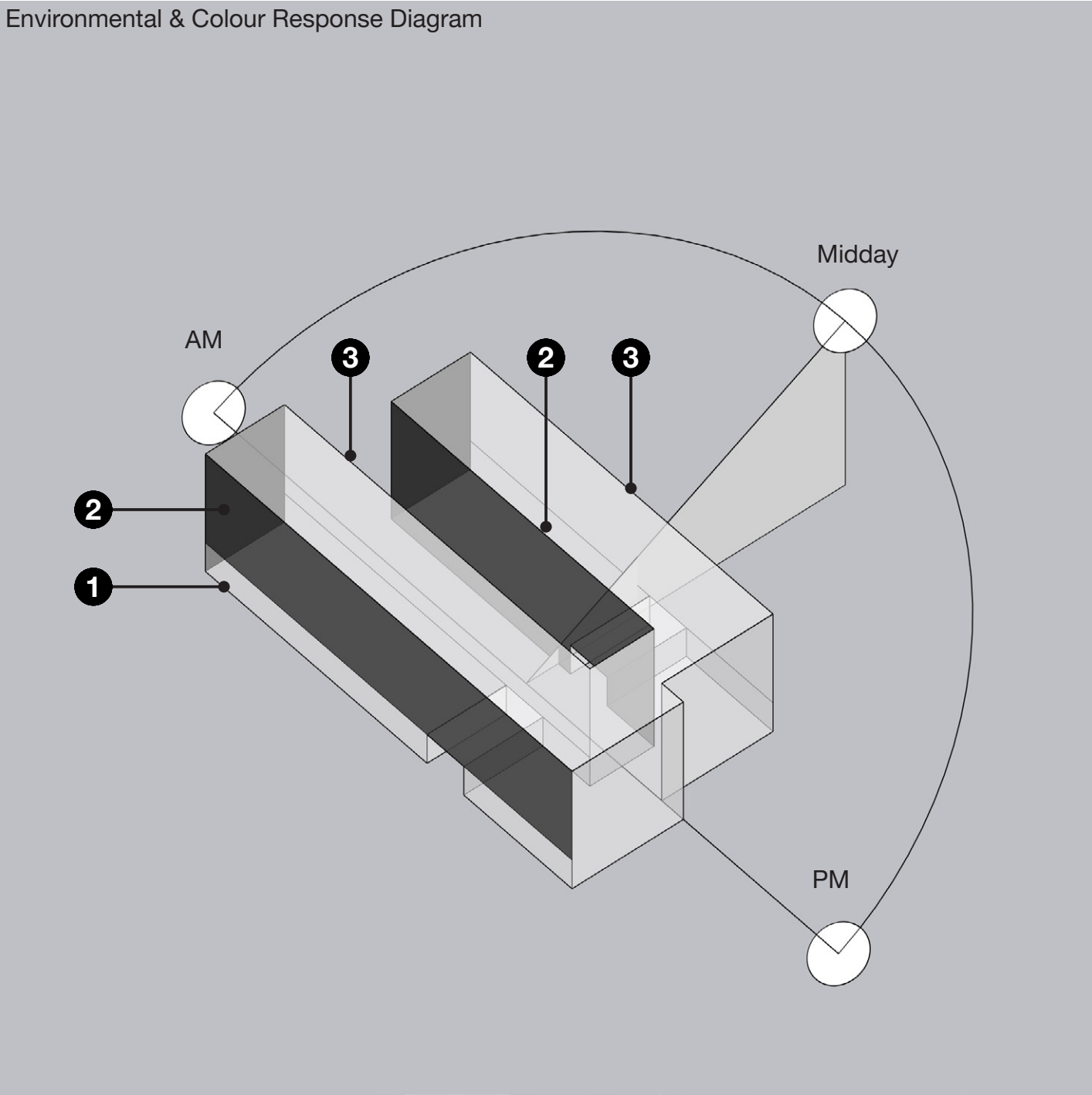
Concept: Environmental Response to Materiality

Hierarchy of Colour

01. Primary: Brick base and framing elements on the North facade to indicate response to historic plot widths and contextual materiality

02. Secondary: Darker tone materiality for facade elements located on North facing aspect

03. Tertiary: Lighter tone materiality for elements located on South facade to reflect solar heat gain and respond to environment



Design and Development Permit Guidelines

Urban Green Space

1. The Passages

> DCAP 5.38 “Mid-Block Street Crossings” by providing a “mid-block walkway” aligned to a new “mid-block street crossing”.

This improved public connection, evoking the character of the existing alleyway network, would further enhance the connectivity through this neighbourhood in downtown Victoria. These upgrades would also include off-site enhancements to infrastructure, public spaces, and accessibility.

2. Pocket Park

> DCAP 6.25 “New Parks, Plazas and Open Space” by contributing a new urban park to an area that is currently limited in it’s greenspace.

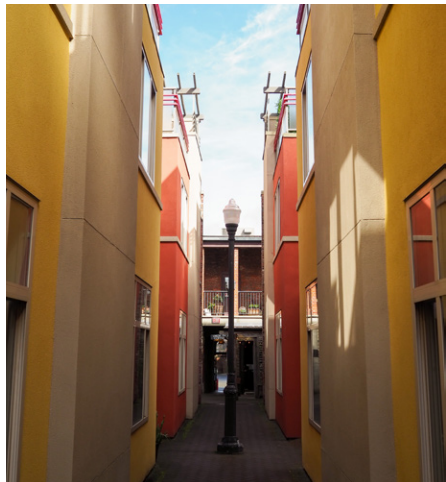
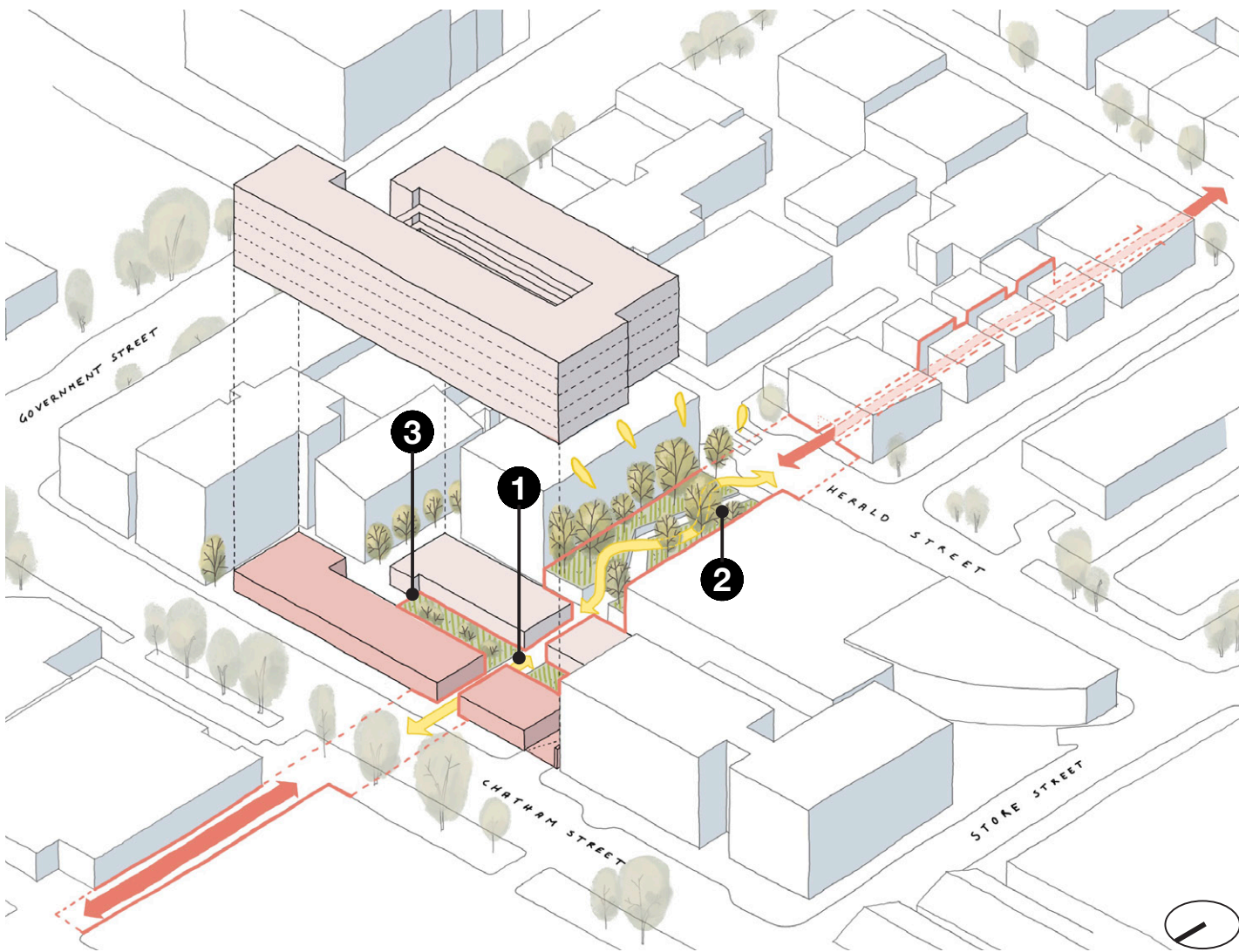
Integral to this is the public Pocket Park along Herald Street, at approximately 7,400 square feet, serves as a gateway for pedestrians, seamlessly linking to Chatham Street via the semi-public Passages and Courtyard. Offering a variety of seating options and luscious

planting, this park will provide both residents and the greater community with a place to socialize and relax.

3. The Courtyard

> DCAP 3.33 “Locate Residential Units on upper stories...except where residential dwellings are located directly adjacent to...a through-block walkway”

The two Passages converge on the central Courtyard, which is a semi-private amenity for the residential units, experienced both at grade and at the level of the residential circulation. The public Passages also pass through this naturally lit, landscaped space.



Dragon Alley, this pedestrian path is to the South of the development



Waddington Alley, the incorporation of green and planting along pathway



Market Square exterior circulation around the central courtyard

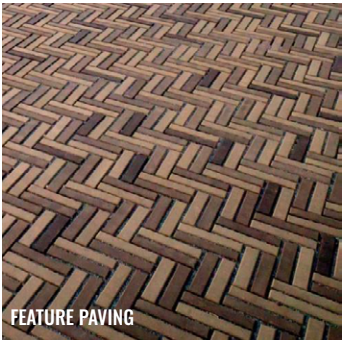
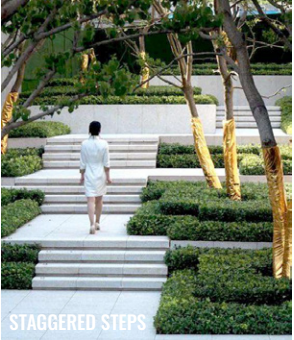
Design and Development Permit Guidelines

Urban Green Space

MATERIALS LEGEND	
KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE UNIT PAVER TYPE 1 LINEAR SLAB
	CONCRETE UNIT PAVER TYPE 2 LINEAR HERRINGBONE W/ BASALT BANDS
	CONCRETE UNIT PAVER TYPE 3 LINEAR HERRINGBONE
SOFTSCAPE	
	LOW PLANTING AREA
	SHADE GARDEN
	EXISTING LANDSCAPE
	PROPOSED TREE TOTAL 42
	EXISTING TREE TO RETAIN TOTAL 16
	EXISTING TREE TO REMOVE TOTAL 9
FURNISHING	
	BIKE RACK QTY: 6 (16 SPACES)
	BENCH
	FLEXIBLE SEATING
	WATER BOWL
	RAISED METAL PLANTER
	GATE



POCKET PARK



Design and Development Permit Guidelines

Active Streetscape

Neighborhood serving, ground-oriented retail fosters opportunities for both new and existing residents to live, shop, and enjoy their neighborhood. The inviting retail environment fronting Chatham, maximizes visibility which contributes to a lively streetscape and provides a sense of security for the community.

Human scale ground floor condition

The ground floor along Chatham Street includes neighbourhood-serving commercial retail units with scale appropriate for the context. The scale along Chatham Street is intended to be broken down into a module in line with surrounding retail, approximately 12-18' wide, with welcoming entrances (OTD 5.4.2). Ground floor height will be greater than 4.5m (OTD 5.4.3), with a sufficient awning for weather protection and lighting create a human scaled pedestrian experience (OTD 5.4.7, 5.4.8, 5.4.9, 5.4.10).

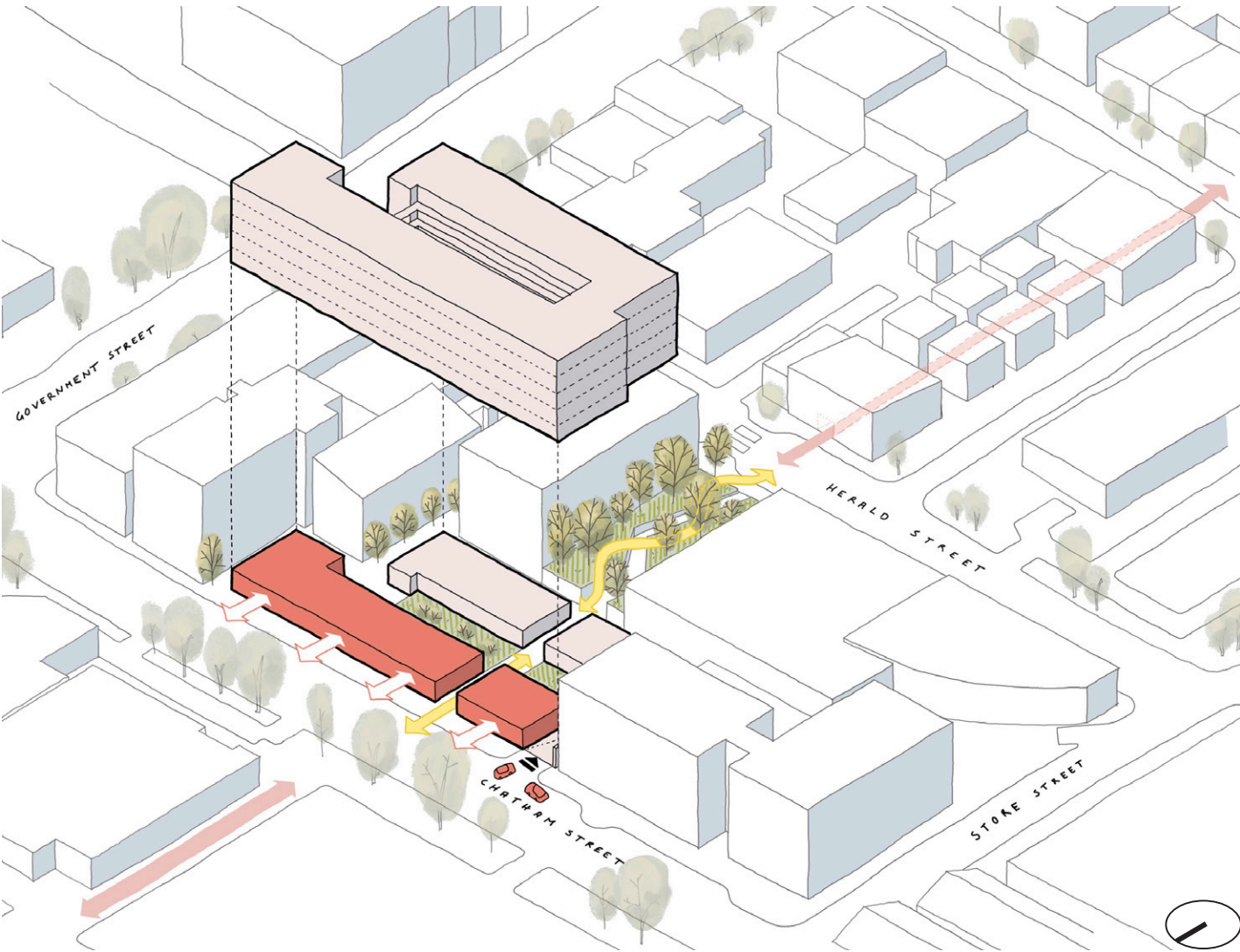
The ground floor retail along Chatham Street is also in direct support of the DCAP Historic Commercial District Objective 3.24 to “Locate active commercial uses...at the street level”.

Integrating the Parkade Entrance

The parkade entrance is intended to be integrated into a similar module bay to match the retail, thus appearing integral to the ground level streetscape (OTD 5.7).

OTD 5.4 Relationship to Street and Open Space

OTD 5.7 Off-Street Parking



Herald Street, Victoria



Johnson Street, Victoria



Government Street, Victoria

Design and Development Permit Guidelines

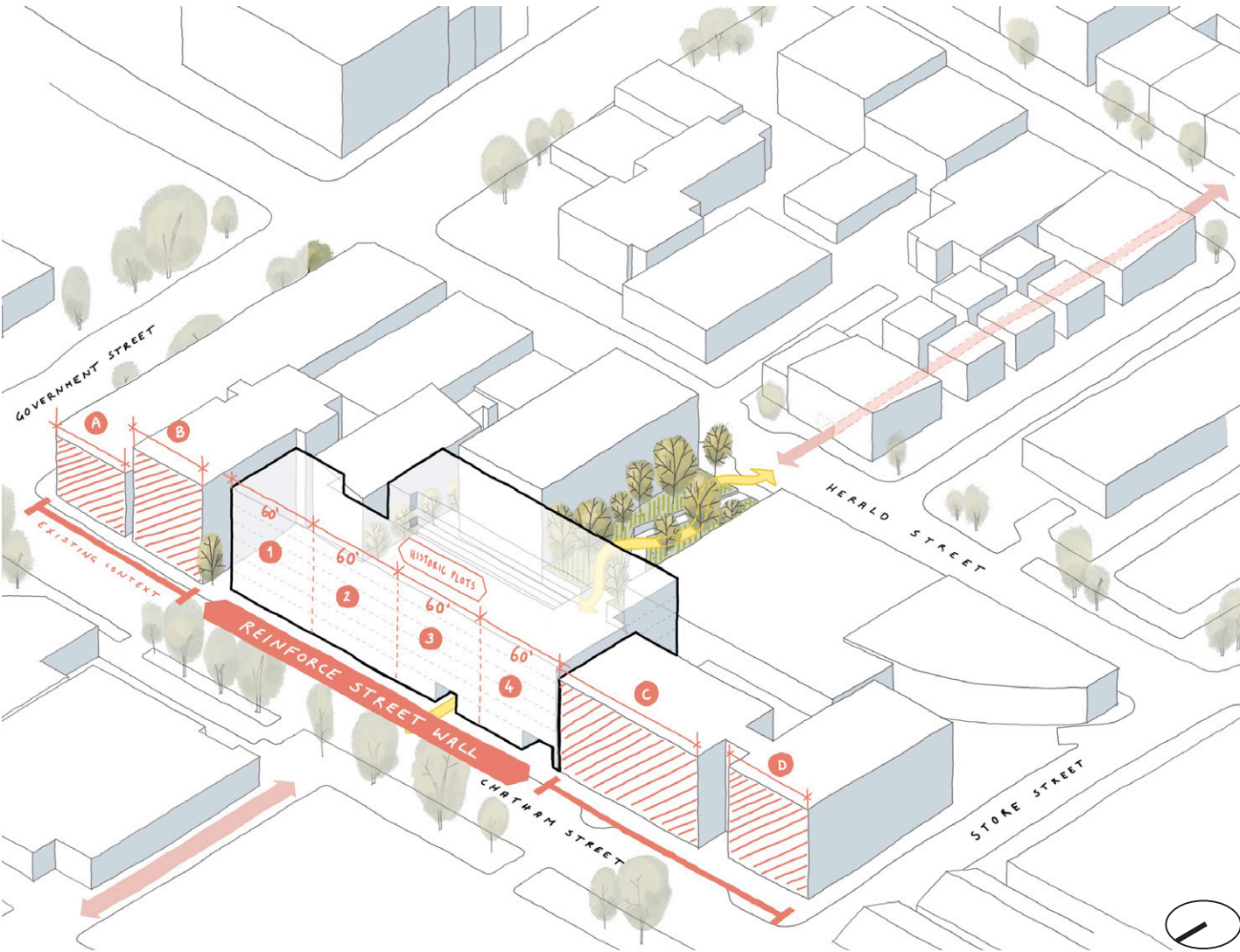
Contextual Response 1.0

Express Smaller Historic Lot Widths

The proposed building spans an assembly of multiple lots. The design intent is to reference the traditional 66ft (20m) lot and building width pattern within the facade design per the Old Town Design Guidelines (OTD 5.1.8 and 5.2.4), thus articulating the building to fit within the neighbouring context.

Continue the Street Wall

The project intends to support the Old Town Design Guidelines by providing a continuous street wall frontage along Chatham Street, continuous with the Ironworks building to the west. Within this, we are currently exploring the rhythm, proportion and materiality of the facade elements including openings, cladding and balcony guards (OTD 5.2.5).



Design and Development Permit Guidelines

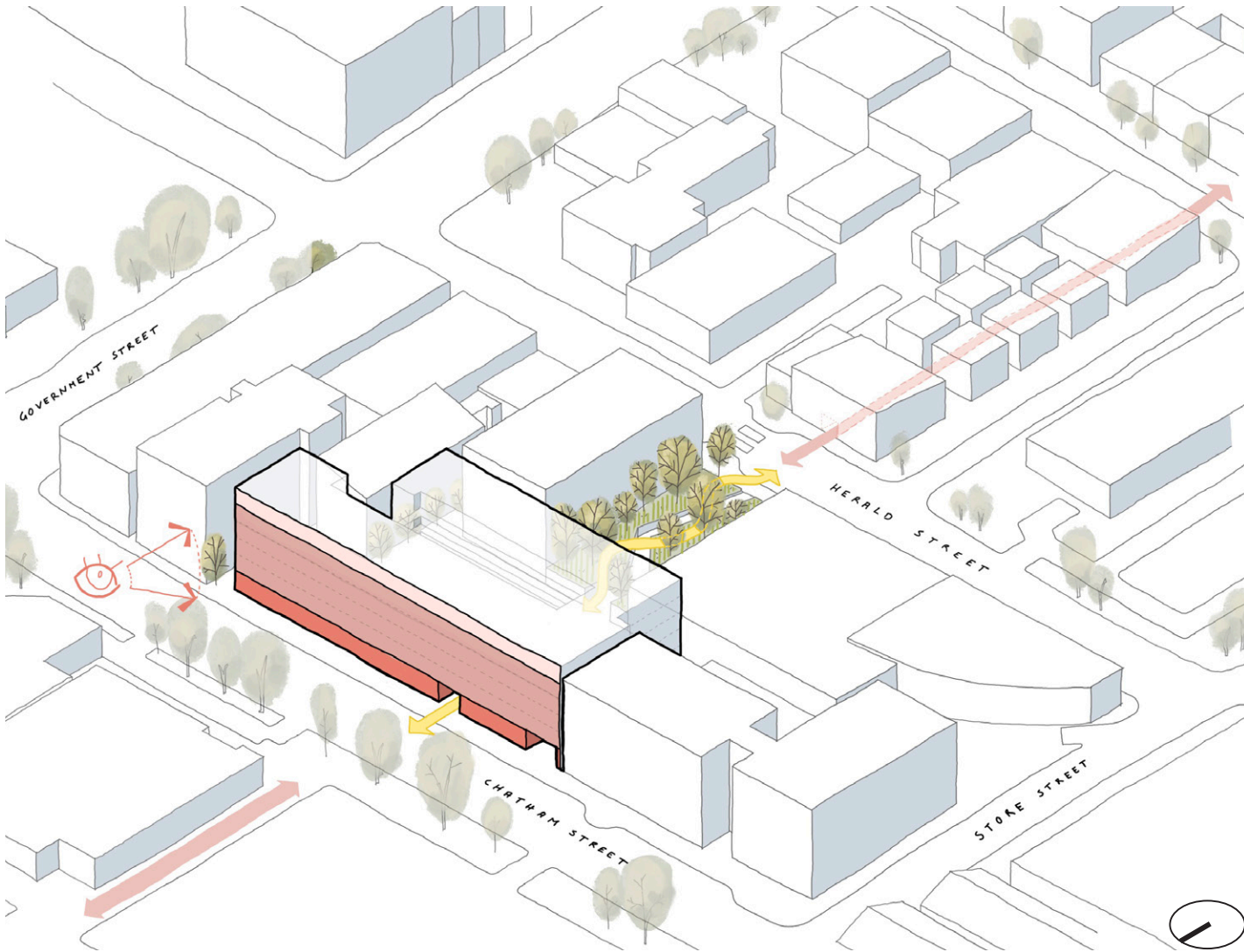
Contextual Response 2.0

Articulate Historic Horizontal Datums

To fit in with the articulated facades of the context buildings, the intent is to incorporate a contemporary and distinct roofline (OTD 5.1.4). The scale of the street level weather protection and height of glazing is an important consideration, both in the overall elevation composition and also for the human experience at street level.

Contextual Materiality

Materials for the outward facing elevations could include glazing, metal panelling of a scale and texture to fit within the industrial nature of the neighbourhood, and brick, which all have the potential to develop a subtle patina, and thus further adapting to the existing context with time.



Investigative Material Palette



Precedent Images: Images are included for material suggestions of the palette that the project is likely to include at critical elevations and interfaces

Design and Development Permit Guidelines

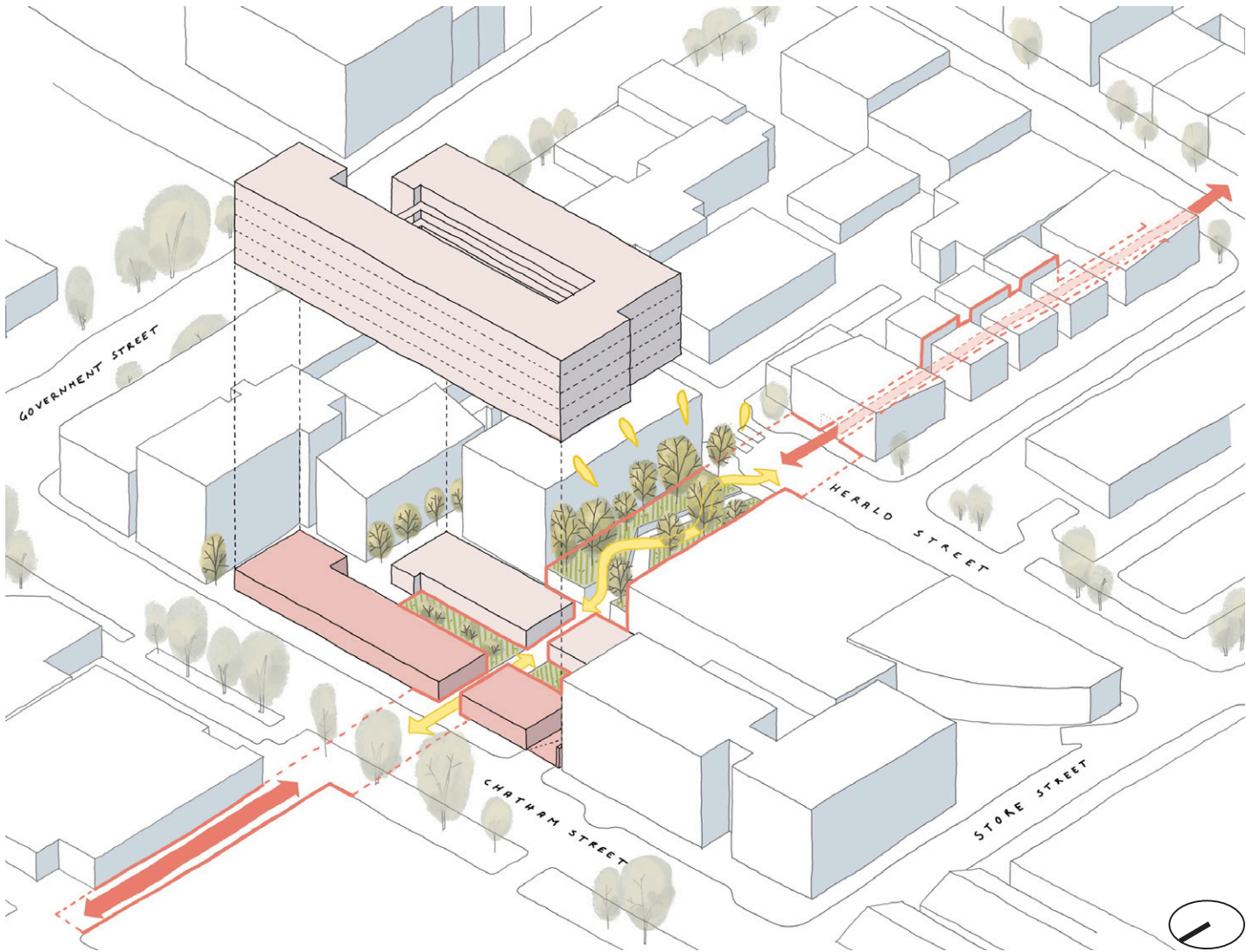
The Passages - a New Urban Connection, Inspired by the Past

To allow a connection across the site, the project utilizes two Passages that connect from Chatham Street and the Pocket Park to the central Courtyard. The Passages are inspired by the many alleyways, arcades and squares of Downtown Victoria that create an urban network of pedestrian connections. Many are remnants from another time, yet have adapted over the years to be a positive contribution to the current fabric of the city, and also a poignant reminder of a divided past. The Passages’

dimensions and materiality are still under consideration, but will take cues from existing alleyways, as well as the building materials and facade rhythm.

The addition of this mid-block connection is in support of the DCAP “Connectivity” Section 6.34 which states that “where an urban plaza is not located on a corner site, consider a direction connection to a through-block walkway”.

- Retail
- Residential



Bevan Place, Swanley, UK
Gillespies



The Wessel Quarter, Asker Norway
Vignæs+Kosberg++ Architects



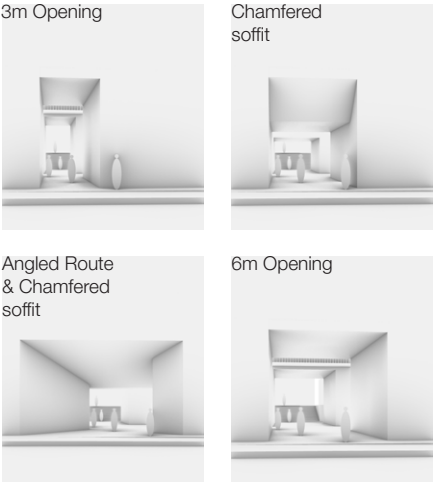
Queens Marque, Halifax
MacKay-Lyons Sweetapple



Johnson Street Shopping Arcade,
Victoria



Market Square Shopping Arcade,
Victoria



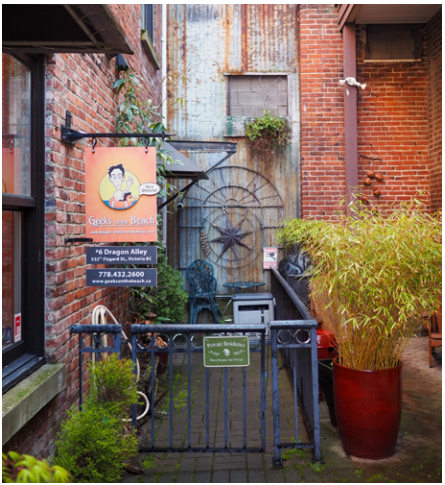
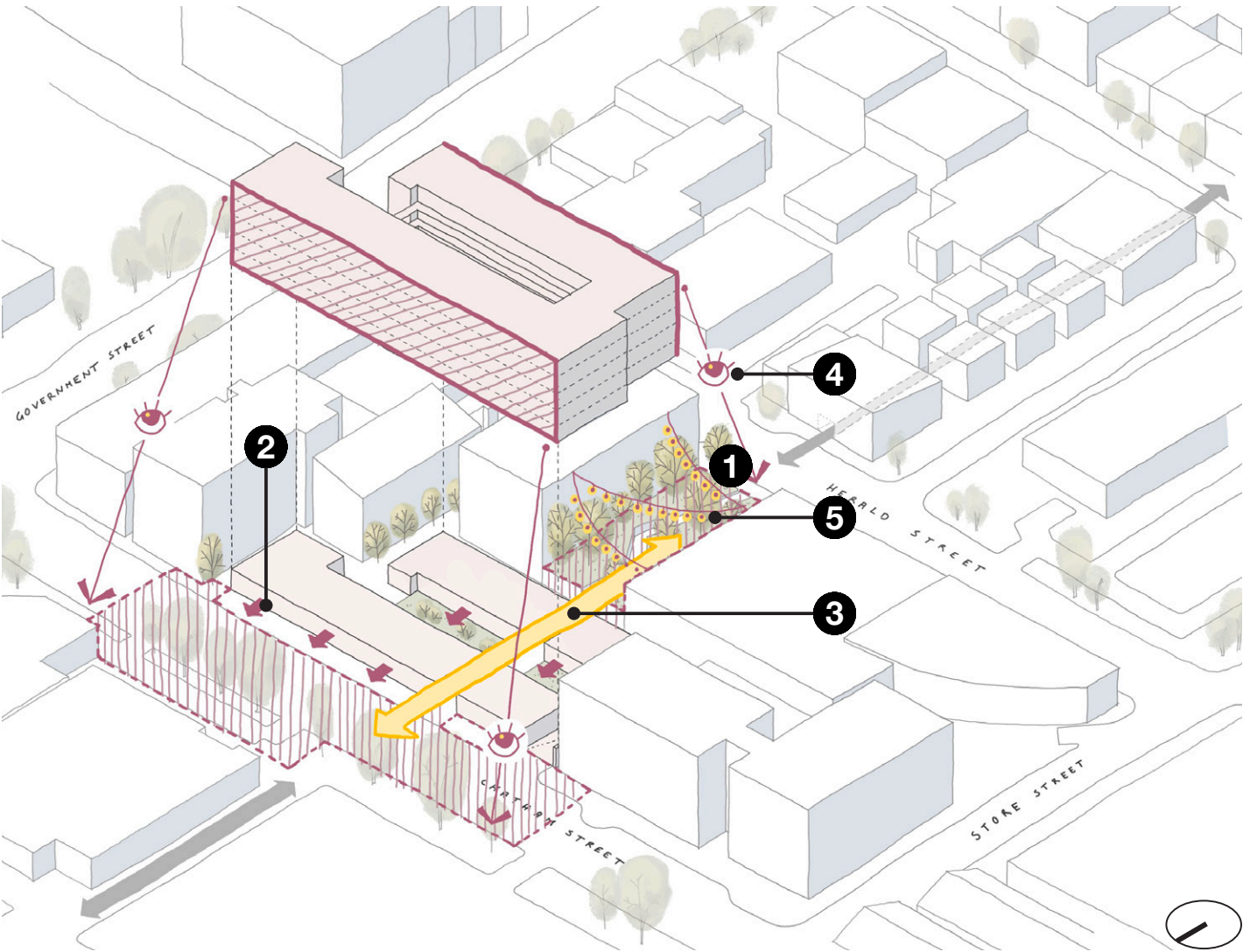
Studies of the Passage

Safety & Security

The exterior residential circulation is contained within the courtyard and is intended to be designed as an integral element of the overall exterior space (OTD 5.6.5). This circulation pattern enhances the character of the development while creating a unique passive surveillance condition that directly addresses CPTED (Crime Prevention Through Environmental Design) principles. By encouraging frequent and visible movement within the semi-private courtyard, the design promotes safety through a significant number of “eyes on the street.”

Additionally, the inclusion of a pocket park and active commercial frontage further contribute to public realm activation. These elements enhance street-level vibrancy and visibility, encouraging positive social interaction, increasing passive surveillance, and fostering a safer, more welcoming environment for both residents and the broader community.

- 1 Active Support** - Encourages community use of shared courtyard and pocket park
- 2 Threshold** - Defined edges and design elements establish a sense of ownership
- 3 Natural Access Control** - Path guides movement through clear, visible routes
- 4 Natural Surveillance** - Windows and balconies overlook courtyard and park for visibility
- 5 Maintenance** - Landscaping and lighting kept clean and functional for safety



Examples of external thresholds for commercial spaces along Dragon Alley



Examples of lighting applications along Dragon Alley for both internal and external spaces

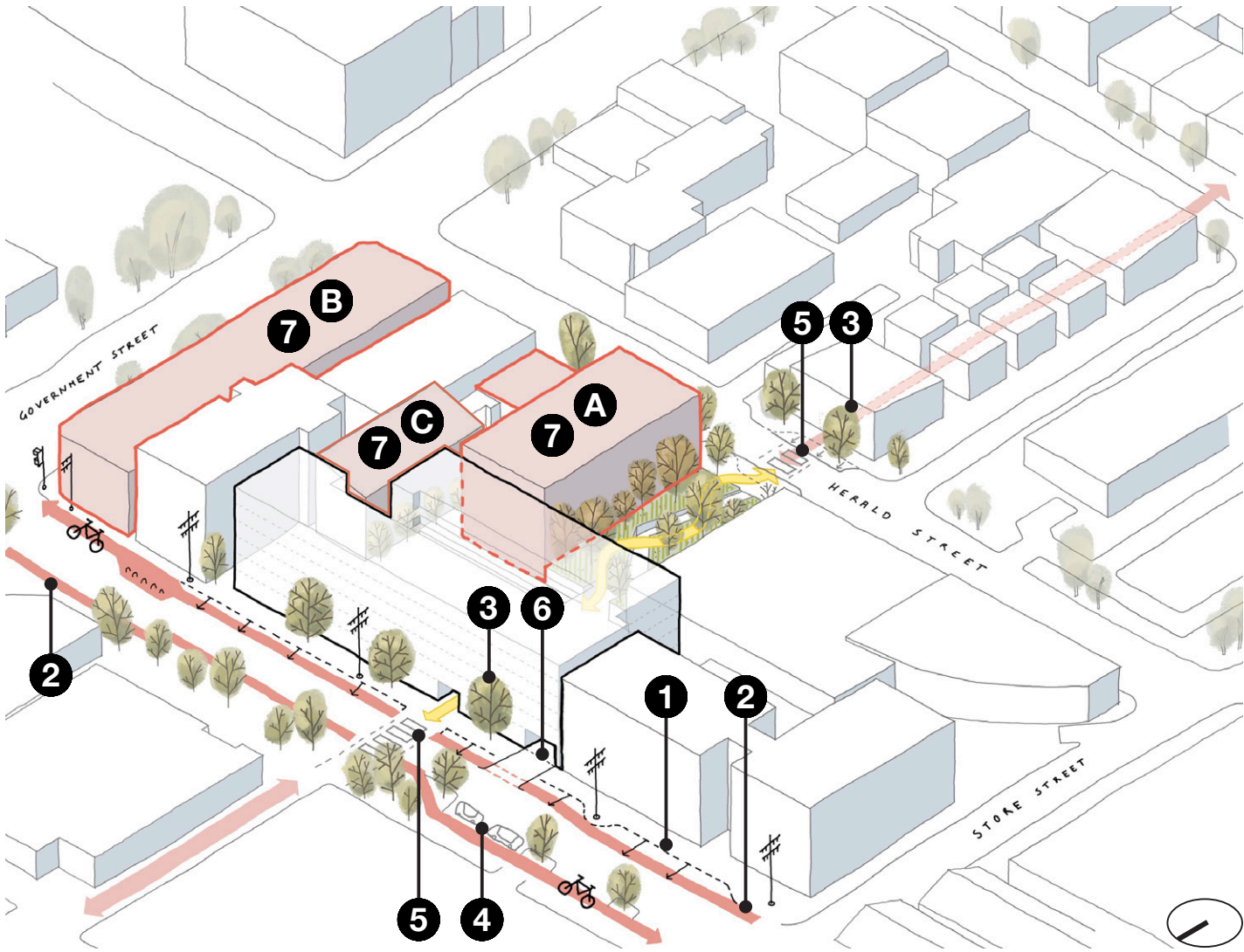
Transport & Heritage

Transport

This downtown Victoria site is exceptionally well-connected to sustainable transportation networks, aligning with the City’s Climate Leadership Plan and GoVictoria mobility strategy. Located directly along major bicycle tracks and within steps of multiple high-frequency transit routes, the project supports reduced car dependence and promotes active, low-carbon commuting. While the proposal provides vehicle parking for residential and commercial parking, it also includes enhanced bicycle facilities beyond minimum standards, encouraging cycling as a primary mode of travel. Diagrams from the Official Community Plan highlight this area as a multimodal hub, reinforcing the site’s strong access to local infrastructure and its alignment with long-term transportation goals.

Heritage

The proposed development honours the heritage significance of the site by preserving both the Biggerstaff Building and B. Wilson Building; two landmark historic structures that enrich downtown Victoria’s character. The design thoughtfully draws inspiration from these buildings, ensuring the new infill complements and integrates seamlessly with the surrounding historic context. By retaining the heritage fabric and reflecting their architectural language in the new construction, the project reinforces the neighborhood’s unique identity and supports both cultural preservation and sensitive urban growth.



1. Existing pavement boundary - proposal steps out existing curb to facilitate bike lane and tree planting

2. Raised grade bike lane

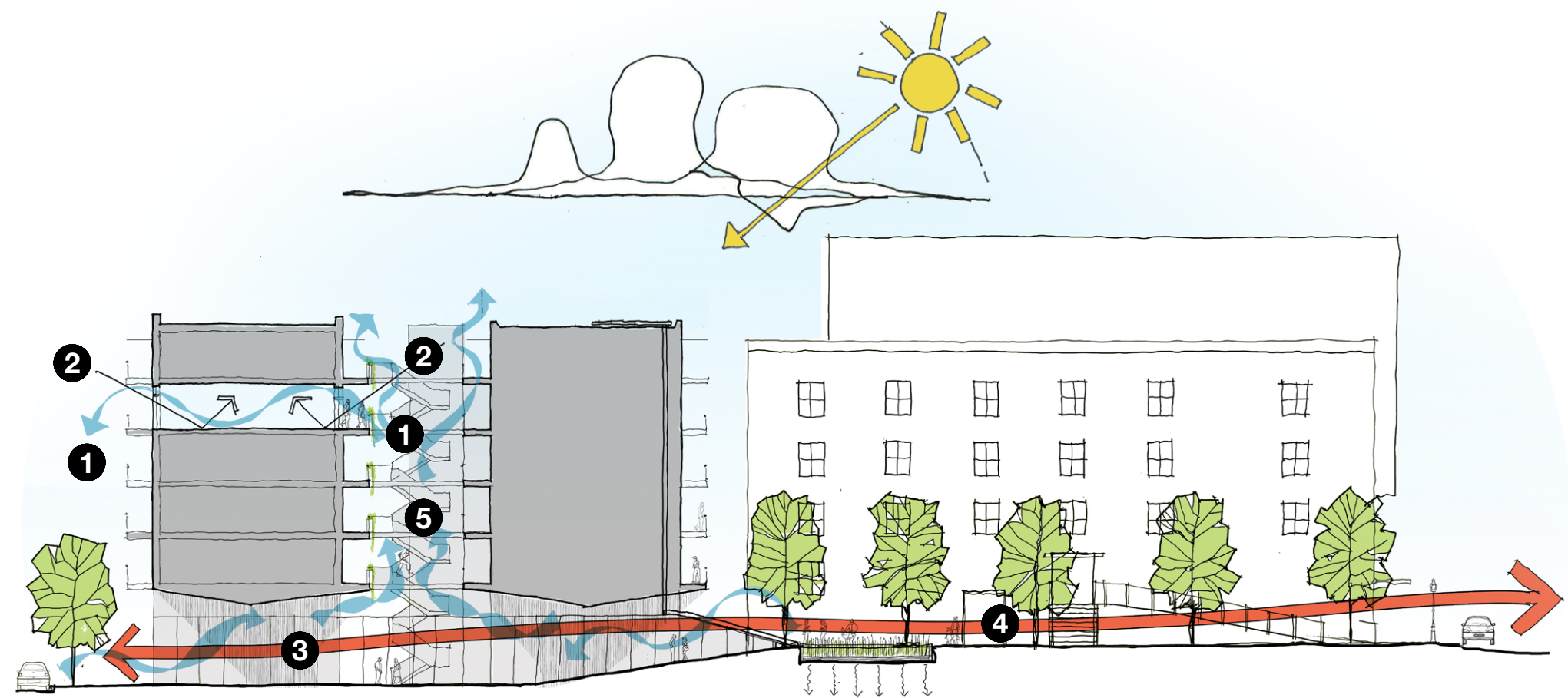
3. Maximise street tree planting

4. Accommodate vehicle loading

5. Encourage urban pedestrian routes with strategically aligned crossings
6. Driveway for parkade access

7. Historic buildings of architectural significance. To be referred to in contextual response to design:
A. 532 Herald St. - The Biggerstaff Building
B. 1814 Government Street
C. 536 Herald St. - B. Wilson Building

Climate-Forward Building Features



- 1 Passive Ventilation - reduced cooling load for circulation and units
- 2 Passive Natural Light - double aspect access to exterior
- 3 Enhanced Public Realm - weather protected breezeway
- 4 CPTED* - Passive natural surveillance through site
- 5 Exterior Circulation and Residential Courtyard

*Crime Prevention through Environmental Design

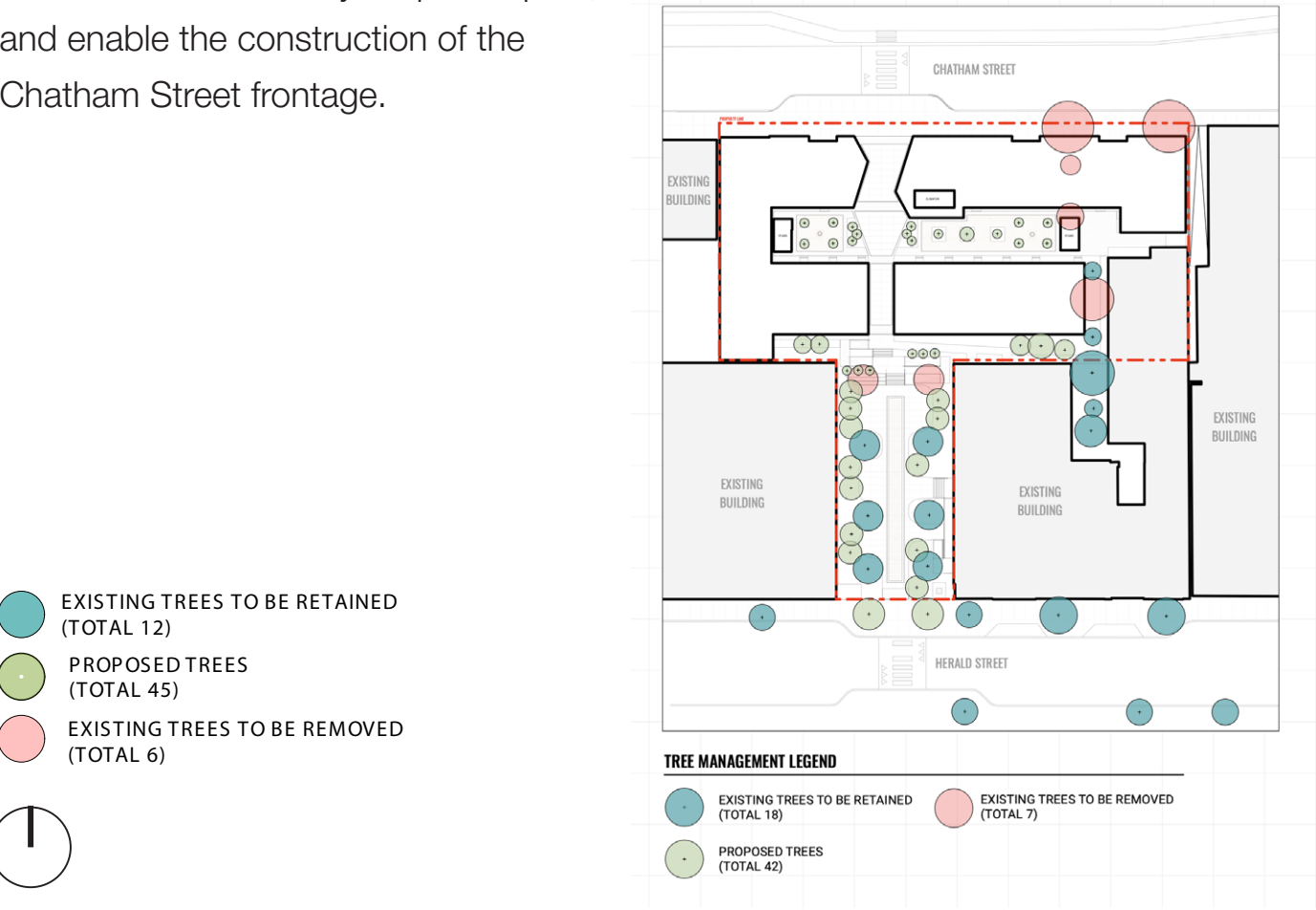


A core tenet of the project is the provision of dual aspect residential units which improve livability by providing access to natural light and fresh air from two orientations. This building typology utilizes a chimney effect to create passive cooling, making the residential units more

comfortable in the hottest of months of the year. Additionally, common area energy use will be reduced by naturally ventilating common circulation. There are many local examples of this courtyard typology and the inherent benefits of natural light and air in the immediate context of Victoria.

Urban Forestry

In accordance with the City of Victoria’s Tree Protection Bylaw, this project proposes to retain the majority of existing on-site trees and add over 40 new trees. Some trees, including two municipal street trees along Chatham Street, will need to be removed to accommodate a continuous street wall, facilitate the relocation of the BC Hydro power pole, and enable the construction of the Chatham Street frontage.



Infrastructure

The project proposes improvements to the Chatham Street frontage, including offsite pedestrian sidewalk enhancements that will connect to a future crosswalk leading to the Capital Iron Arts & Innovation District to the north. Additionally, at Herald Street to the south of the site, the development includes extending the sidewalk bulge at the entrance to the Pocket Park, further enhancing the public

realm. Located within Victoria’s urban core, the development does not anticipate requiring upgrades to the existing City of Victoria sewer, water, or drainage infrastructure. The consultant team will collaborate closely with the City of Victoria to design a frontage that aligns with the City’s goals and standards.



Appendix A

Architectural Drawings



PROJECT STATISTICS

SITE DATA

LEGAL DESCRIPTION

LOTS 481-483, VICTORIA CITY; LOT A OF LOTS 473 AND 474, VICTORIA CITY, PLAN VIP68503; AND LOT A OF LOTS 475 AND 480, VICTORIA CITY, PLAN VIP72416
532-536 Herald Street &
517-533 Chatham Street

CIVIC ADDRESS

ZONING

EXISTING ZONING
PROPOSED ZONING

OTD-1
New Zone

MAXIMUM FSR

Maximum 3.0 (5-Lot Consolidation), Existing FSR: 1.17, Project FSR: 1.63

SITE AREA

4734.4m² (50960.65ft²)

PROJECT DATA

BUILDING HEIGHT

BUILDING HEIGHT

15.0 m

~21.5 m

SITE COVERAGE

4734.4m² (50960.65ft²)

1,509.4 m2 16,246.59 ft2 31.91% Site Coverage

SETBACKS

NORTH SETBACK
SOUTH SETBACK
EAST SETBACK
WEST SETBACK

N/A
4.0M
3.0M, Mid-site setback
3.0M, Mid-site setback

1.87M
4.0M
3.0M Mid-site setback
3.0M Mid-site setback

PARKING DATA

VEHICLE PARKING STALLS

REGULAR STALLS

N/A

35 Stalls

PERCENTAGE OF SMALL CARS
SMALL CAR STALLS

N/A
N/A(MAX.)

N/A
N/A

ACCESSIBLE STALLS

1 Accessible, 1 Van Accessible

2 Stalls

VISITOR STALLS

1 Visitor

1 Visitor

BICYCLE PARKING STALLS

BICYCLE SPACES

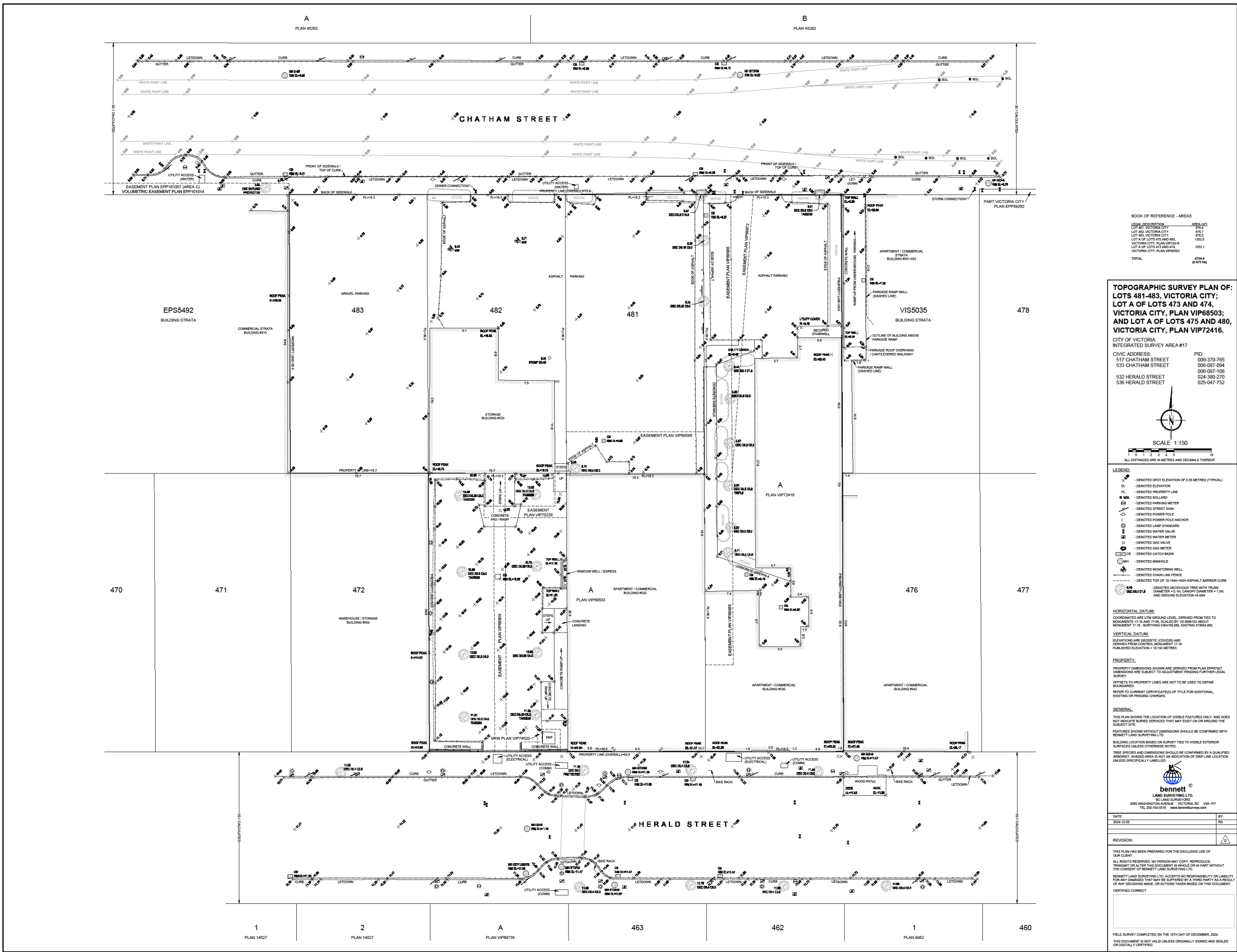
165 Stalls

165 Stalls

BICYCLE LOCKER PERCENTAGE
BICYCLE LOCKERS

N/A
N/A

N/A
N/A



DEMOLITION NOTES

1. Notes to be written

DEMOLITION LEGEND

Demolish Elements

Revisions

No. Description Date

Key Plan

Project 2502

Herald

532-536 Herald Street &
517-533 Chatham Street

Issued For CALUC Review

Existing Site Plan

Date 2025-05-22
Drawn By Author
Checked By AT
Scale 1:150
Original Size A0



A011



1 Site - Existing Plan
1:150

Revisions

No.	Description	Date
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Key Plan

Project

2502

Herald

532-536 Herald Street &
517-533 Chatham Street

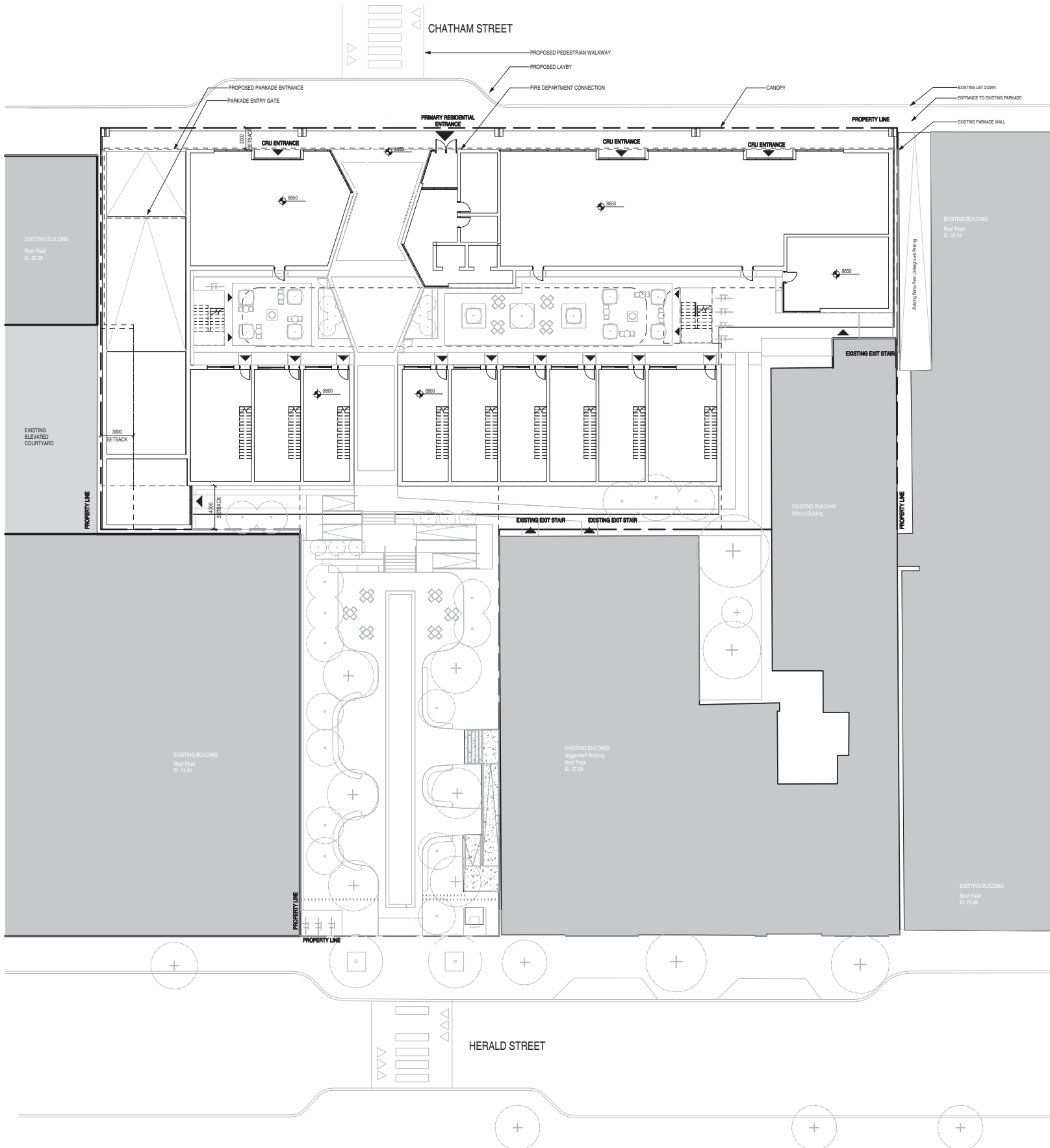
Issued For CALUC Review

Site Plan

Date	2025-05-22
Drawn By	Author
Checked By	AT
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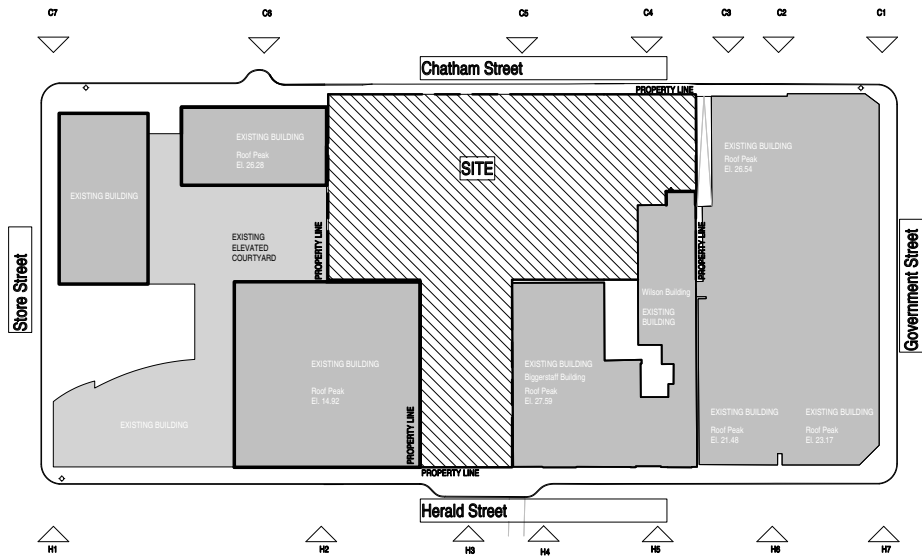


A012



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



Image Reference #: H7
Description: Commercial Building, Two Storey Residential

Seal

Revised

Revisions

No.	Description	Date
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Key Plan

Project 2502

Herald

532-536 Herald Street &
517-533 Chatham Street

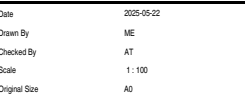
Issued For CALUC Review

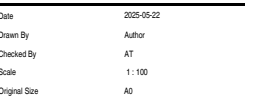
Site Photos - Street Context

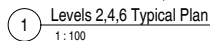
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Drawn By	Author
Checked By	AT
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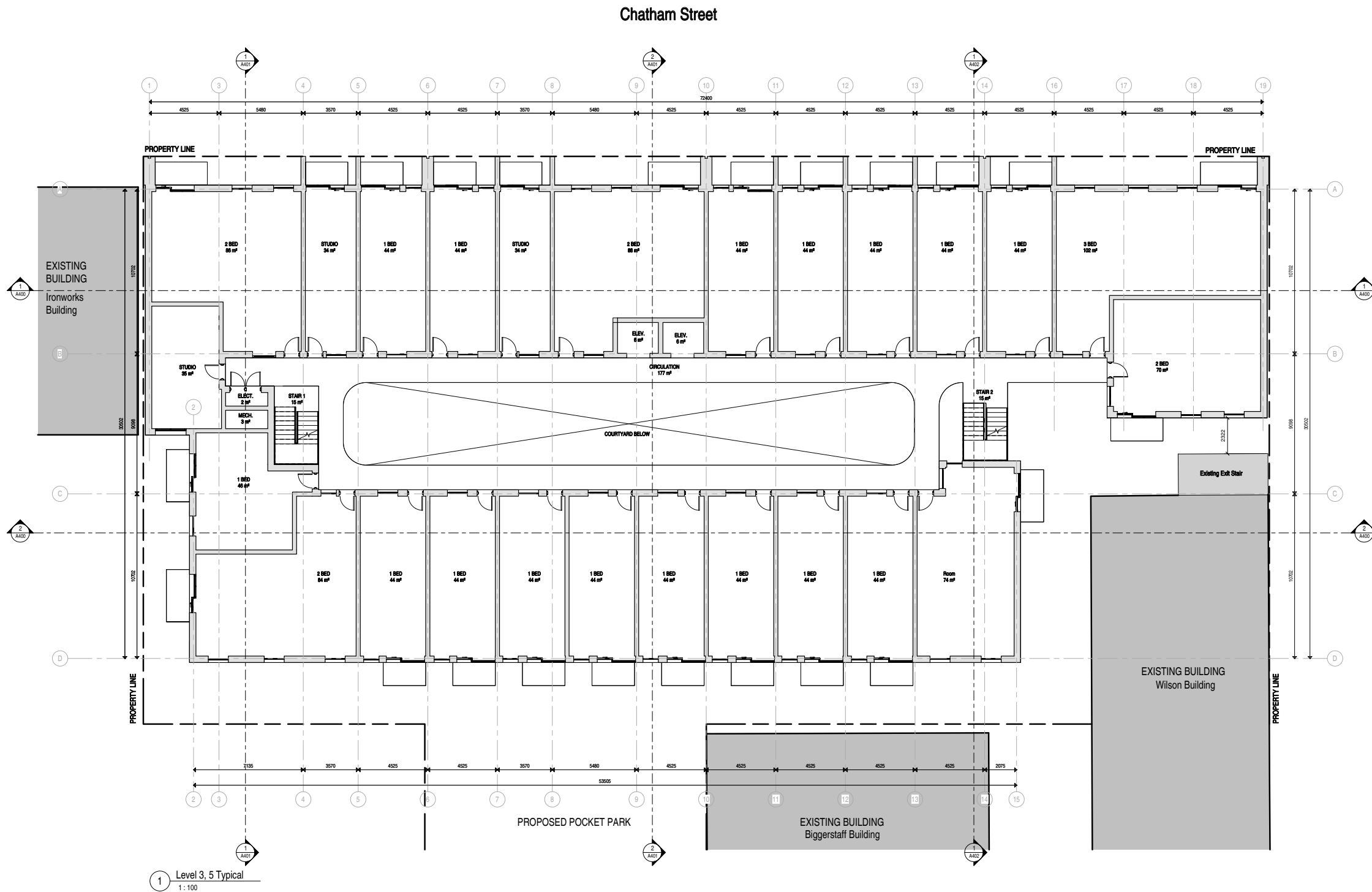


A013









Revisions		
No.	Description	Date

Key Plan

Project 2502

Herald

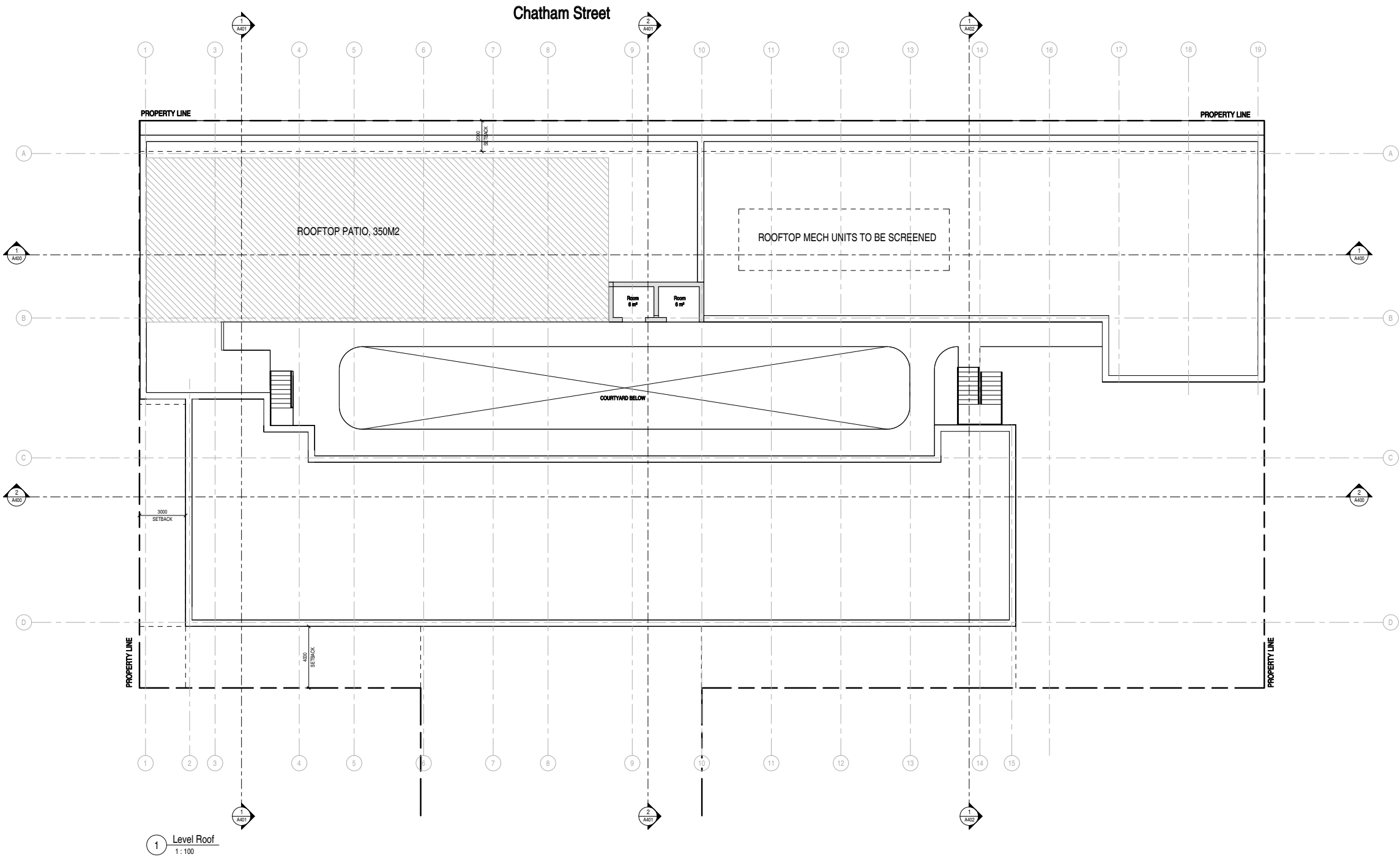
532-536 Herald Street &
517-533 Chatham Street

Issued For CALUC Review

Level 3,5 Plan

Date	2025-05-22
Drawn By	Author
Checked By	AT
Scale	1:100
Original Size	A0





Revisions		
No.	Description	Date

Key Plan

Project 2502

Herald

532-536 Herald Street &
517-533 Chatham Street

Issued For CALUC Review

Level Roof Plan	
Date	2025-05-22
Drawn By	Author
Checked By	AT
Scale	1:100
Original Size	A0



A204



1 North Elevation
1 : 100



2 South
1 : 100

GENERAL NOTES - ELEVATIONS

1. Carefully review architectural drawings to understand the design intent with respect to continuous horizontal and vertical alignment of flashing and sheet metal elements that may span across multiple building systems such as windows, doors, parapets and cladding materials, and with respect to specific flashing profiles that architecturally define the building's composition. The Contractor is responsible to achieve the design intent described by the Drawings and Contract Documents. The execution of flashing and sheet metal work by various trades, or across various building systems, cannot be used as a rationale to fail to achieve design intent.

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

Seal

Reserved

Revisions

No.	Description	Date
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Key Plan

Project: 2502

Herald

532-536 Herald Street &
517-533 Chatham Street

Issued For CALUC Review

Building Elevations - North and South

Date:	2025-05-22
Drawn By:	Author
Checked By:	AT
Scale:	As indicated
Original Size:	A0



A301

Appendix B

Landscape Architecture Drawings

HERALD & CHATHAM

ISSUED FOR CALUC

MAY 22, 2025

CONTACTS

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LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L0.03	SPATIAL STUDIES
L1.01	PROGRAM & MATERIAL PRECEDENTS
L1.02	PROGRAM & MATERIAL PRECEDENTS
L2.00	MATERIALS PLAN LEVEL 1
L2.01	MATERIALS PLAN ROOF
L3.00	SECTIONS + ELEVATIONS



Reserved

Revisions

No.	Description	Date
1	Issued For Schematic Design	25-04-02
2	Issued for CALUC Review	25-05-07
3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22

Key Plan

Project 25-108

Herald

535-536 Herald Street &
517-533 Chatham Street

COVER SHEET

Date	25-04-02
Drawn By	BM 05-07
Checked By	OM 25-05-21
Scale	N/A
Original Size	25-05-22



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		
No.	Description	Date
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3	Issued for Coordination	25-05-21
4	Issued for CALLUC	25-05-22

Key Plan

Project 25-108

Herald

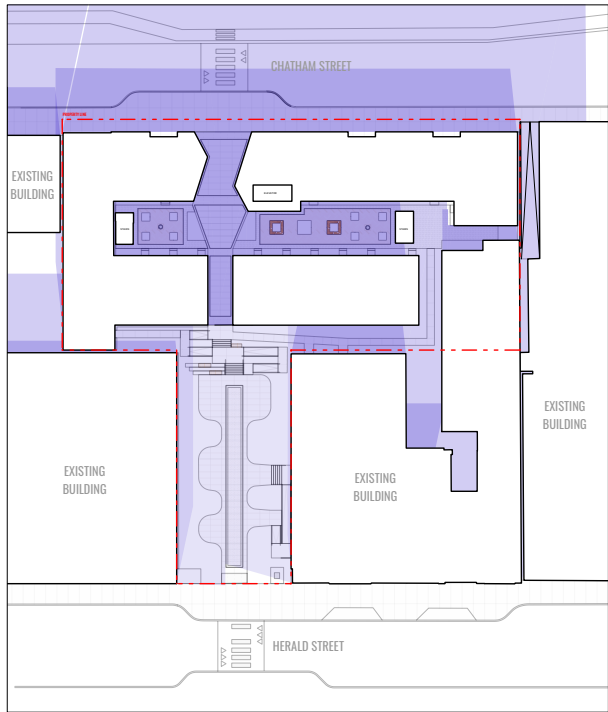
532-536 Herald Street &
517-535 Chatham Street

INSPIRATION AND PRINCIPLES

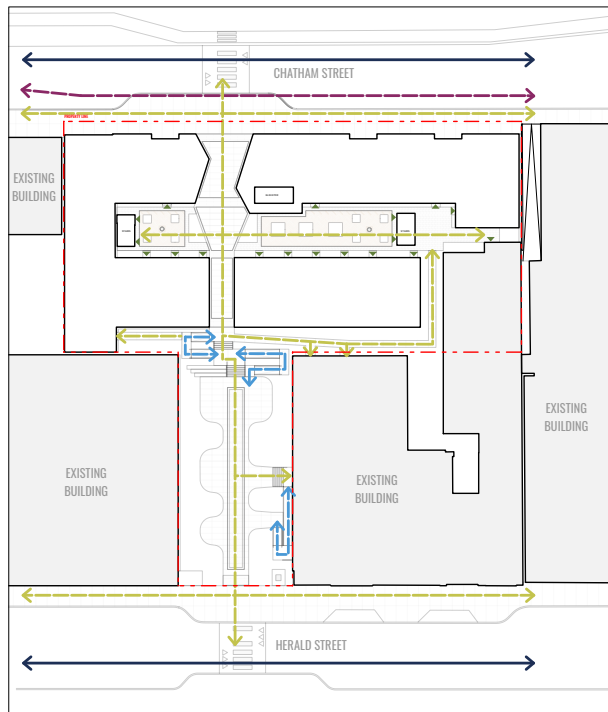
Date	25-04-02
Drawn By	25-05-07
Checked By	25-05-21
Scale	N/A
Original Size	25-05-22



SUN/SHADE



CIRCULATION



CIRCULATION LEGEND

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

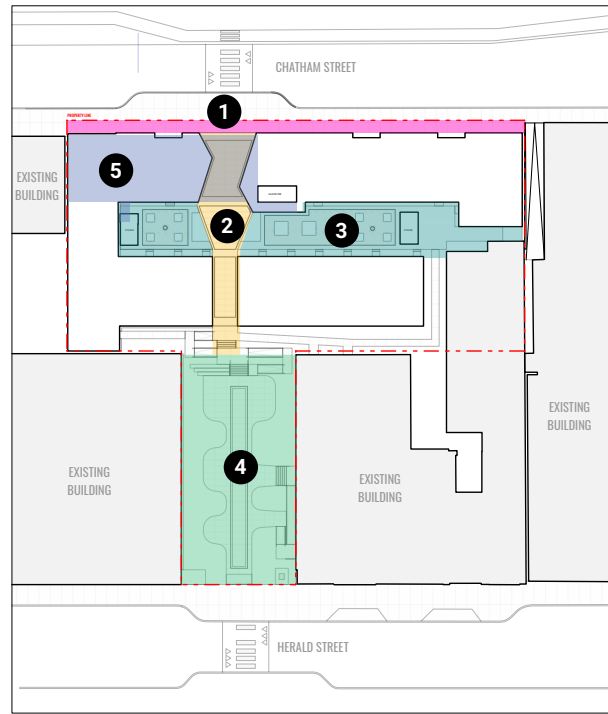
TREE MANAGEMENT



TREE MANAGEMENT LEGEND

- EXISTING TREES TO BE RETAINED (TOTAL 16)
- EXISTING TREES TO BE REMOVED (TOTAL 9)
- PROPOSED TREES (TOTAL 42)

PROGRAM



PROGRAM LEGEND

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

DESIGN GUIDELINES

OLD TOWN DESIGN GUIDELINES

OLD TOWN PAVING MATERIALS

- TROWEL JOINT CONCRETE**
 - Installation Method: Cast in place
 - Application: Sidewalk fill and frame
 - Colour: Natural
 - Finish: Fine broom finish
- BRICK PAVES TYPE C**
 - Dimensions: 300mm x 300mm x 30mm
 - Application: Riving field
 - Colours: Red/brick
 - Finish: Hand
 - Installation Method: Mortar set
- BASALT PAVES**
 - Dimensions: 300mm x 400mm x 40mm
 - Application: Riving banding
 - Colour: Grey
 - Finish: Flamed
 - Installation Method: Mortar set



DOWNTOWN PUBLIC REALM PLAN STRATEGY • STREETSCAPE PLAN | 53

CHINATOWN DESIGN GUIDELINES

CHINATOWN PAVING MATERIALS

- TROWEL JOINT CONCRETE**
 - Installation Method: Cast in place
 - Application: Sidewalk fill and frame
 - Colour: Natural
 - Finish: Fine broom finish
- BASALT PAVES**
 - Dimensions: 300mm x 400mm x 40mm
 - Application: Riving banding
 - Colour: Charcoal/grey
 - Finish: Flamed
- EXPOSED AGGREGATE**
 - Installation Method: Cast in place
 - Dimensions: Fill to size
 - Application: Main paving field at corners
 - Colour: Dark grey



DOWNTOWN PUBLIC REALM PLAN STRATEGY • STREETSCAPE PLAN | 53

Revisions

No.	Description	Date
1	Issued For Schematic Design	25-04-02
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3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22

Key Plan

Project 25-108

Herald

533-536 Herald Street & 517-533 Chatham Street

DIAGRAMS

Date	25-04-02
Drawn By	25-05-07
Checked By	25-05-21
Scale	1:400
Original Size	25-05-22



SUN HOP PARK, VANCOUVER



MELLEMTRUMMET PARK, COPENHAGEN



MARKET SQUARE, VICTORIA



HERALD & CHATHAM



Revisions		
No.	Description	Date
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3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22

Key Plan

Project 25-108

Herald

532-538 Herald Street & 517-523 Chatham Street

SPATIAL STUDIES

Date	25-04-02
Drawn By	25-05-07
Checked By	OM
Scale	1:100
Original Size	25-05-22

CHATHAM FRONTAGE



STREET RETAIL



STREETSCAPE NOOK



URBAN EDGE



ANIMATED

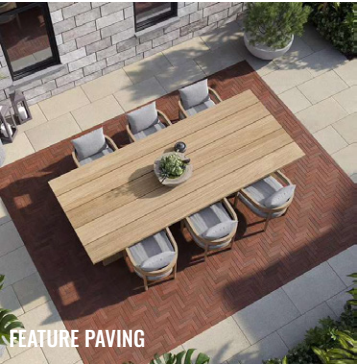
THE COURTYARD



OASIS



COMMUNITY



FEATURE PAVING



LUSH



SYMMETRY

Revisions

No.	Description	Date
1	Issued For Schematic Design	25-04-02
2	Issued for CALUC Review	25-05-07
3	Issued for Coordination	25-05-21
4	Issued for CALUC	25-05-22

Key Plan

Project 25-108

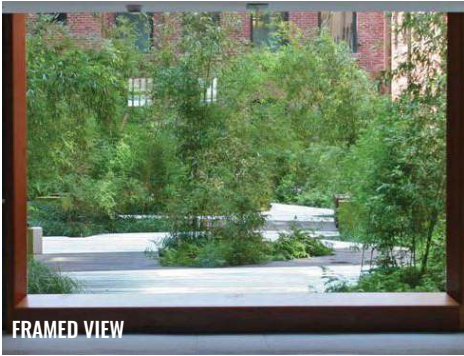
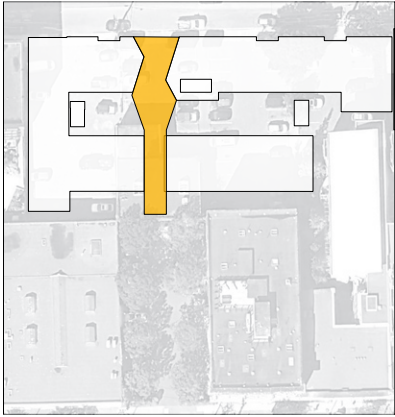
Herald

533-536 Herald Street &
517-533 Chatham Street

PROGRAM & MATERIAL
PRECEDENTS

Date	25-04-02
Drawn By	25-05-07
Checked By	OM
Scale	N/A
Original Size	25-05-22

THE PASSAGE



FRAMED VIEW



PUBLIC VS. PRIVATE REALM



DESTINATION

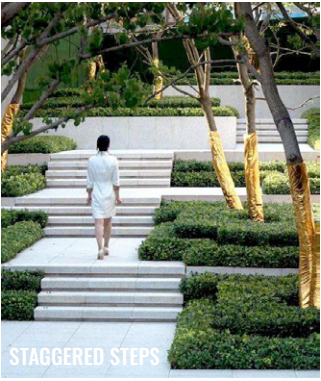


LIGHT



SAWCUT CONCRETE PAVING

POCKET PARK



STAGGERED STEPS



GREEN SPACE



FEATURE PAVING



SEATING NOOKS



ORGANIC FORMS

Revised

Key Plan

Project 25-108

Herald

533-536 Herald Street &
517-533 Chatham Street

PROGRAM & MATERIAL
PRECEDENTS

Date	25-04-02
Drawn By	25-05-07
Checked By	OM
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Original Size	25-05-22

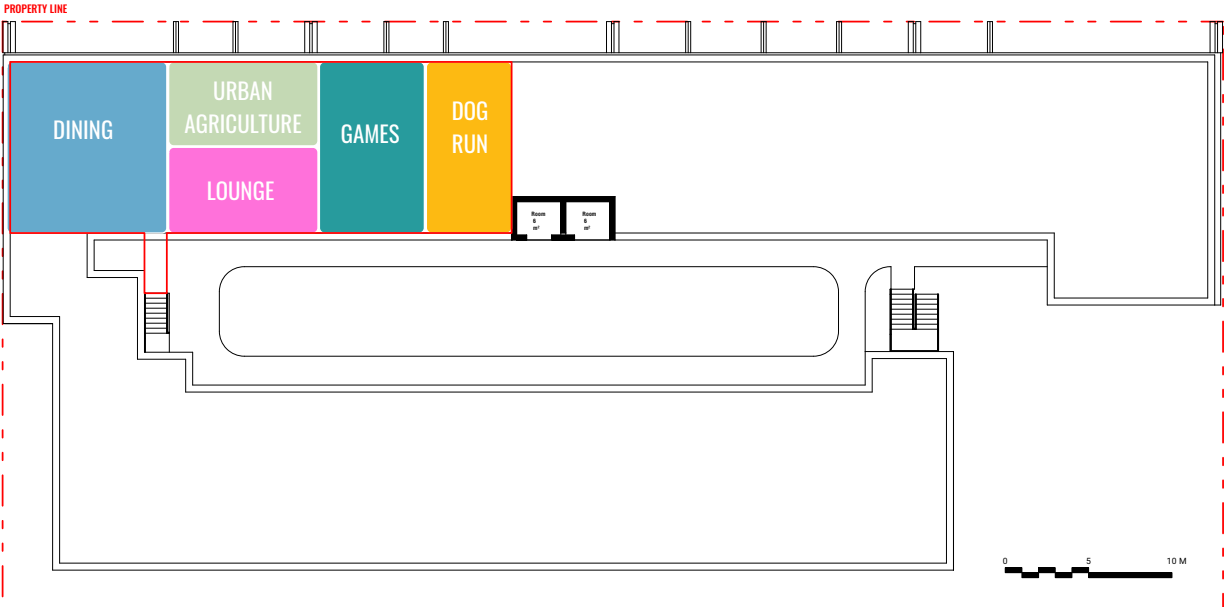
KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE UNIT PAVER TYPE 1 LINEAR SLAB
	CONCRETE UNIT PAVER TYPE 2 LINEAR HERRINGBONE W/ BASALT BANDS
	CONCRETE UNIT PAVER TYPE 3 LINEAR HERRINGBONE
SOFTSCAPE	
	LOW PLANTING AREA
	SHADE GARDEN
	EXISTING LANDSCAPE
	PROPOSED TREE TOTAL 42
	EXISTING TREE TO RETAIN TOTAL 16
	EXISTING TREE TO REMOVE TOTAL 9
FURNISHING	
	BIKE RACK QTY: 8 (16 SPACES)
	BENCH
	FLEXIBLE SEATING
	WATER BOWL
	RAISED METAL PLANTER
	GATE



CHATHAM STREET



FIRE LOUNGE



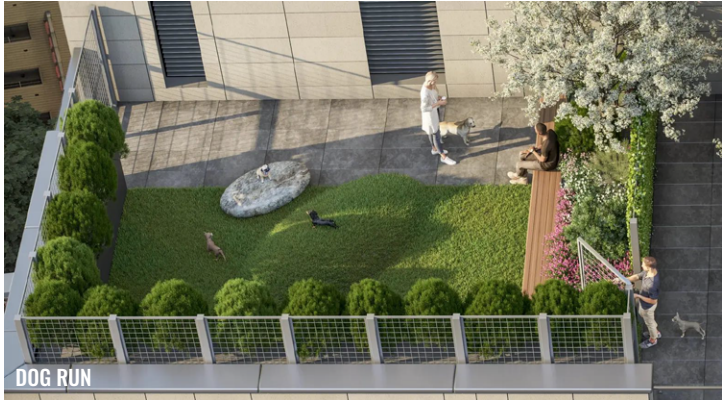
OUTDOOR FITNESS



OUTDOOR THEATRE



GATHERINGS



DOG RUN



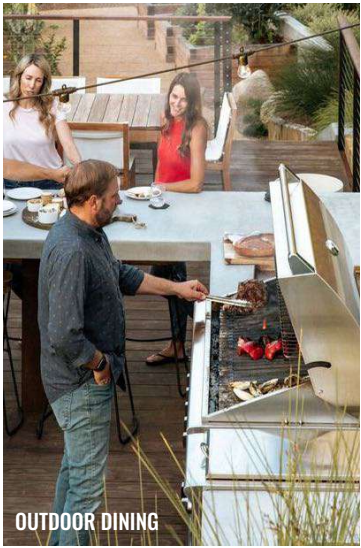
OUTDOOR GAMES



ROOFTOP REDS



FLEXIBLE SEATING



OUTDOOR DINING



COMMUNITY GARDEN

Revisions		
No.	Description	Date
1	Issued For Schematic Design	25-04-02
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Key Plan

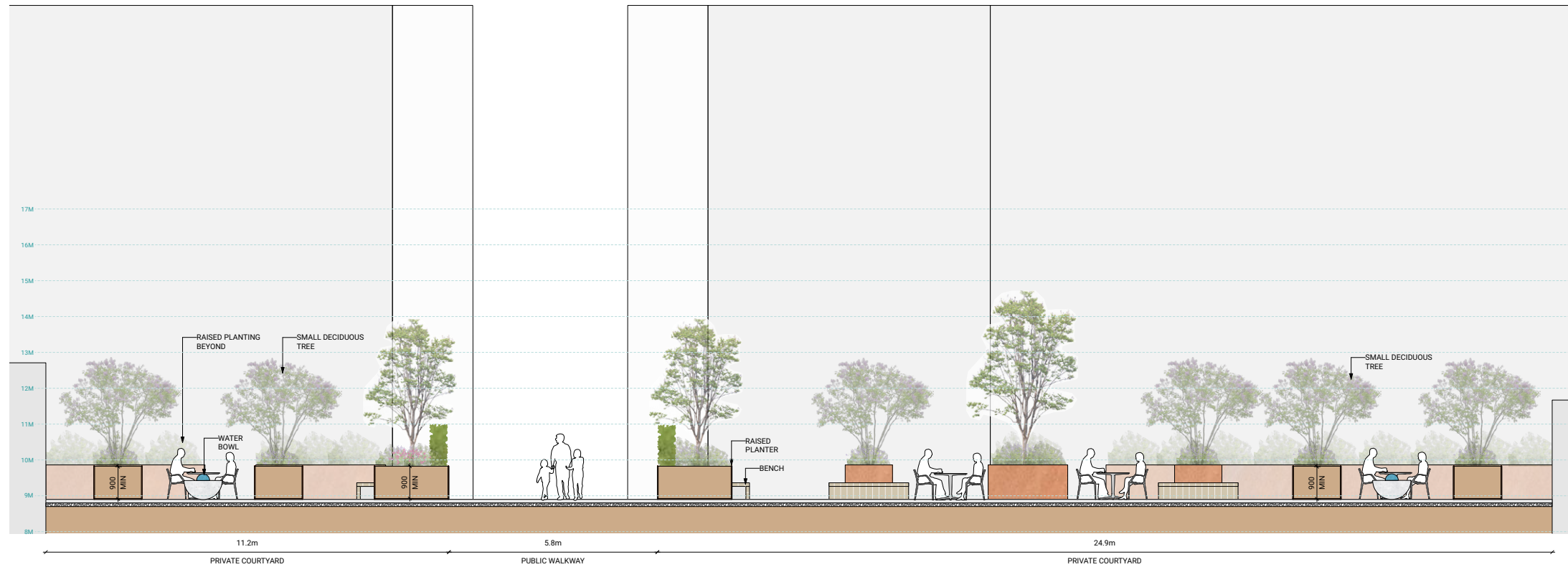
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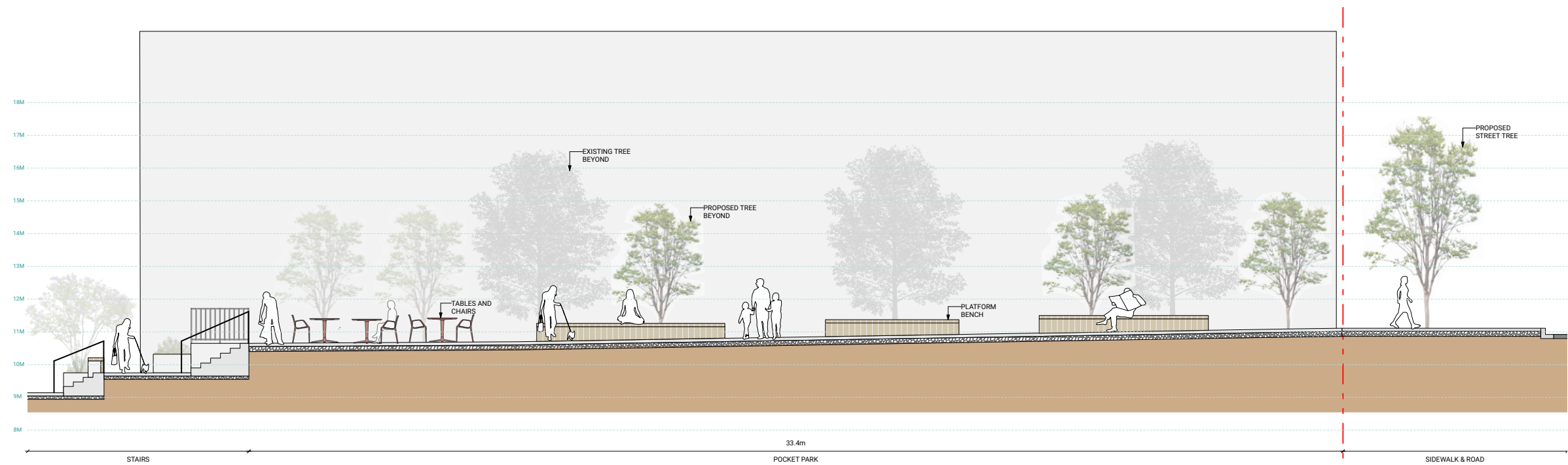
532-538 Herald Street & 517-533 Chatham Street

MATERIALS PLAN ROOF

Date	25-04-02
Drawn By	25-05-07
Checked By	25-05-21
Scale	1:150
Original Size	25-05-22



1 SECTION THROUGH COURTYARD
Scale: 1:50



2 SECTION THROUGH PARKLET
Scale: 1:50

Revisions		
No.	Description	Date
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4	Issued for CALLIC	25-05-22

SECTIONS + ELEVATIONS

Date	25-04-02
Drawn By	BB 05-07
Checked By	OM 25-05-21
Scale	1:50
Original Size	25-05-22