INTRACORP
Building the Extraordinary

SHAPE
Architecture Inc.



ARCHITECTURAL DRAWINGS COTW

A000 (DP/RZ)	Cover + Drawing List
A002	Project Statistics
A010	Site Survey
A011	Site Plan - Demolition
A012	Site Plan
A013	Site Photos - Street Context
A014	Average Grade Calculations
A050	FSR - Level P1 + P2
A051	FSR - Level 1 + Mezzanine
A052	FSR - Level 2 + 3
A053	FSR - Level 4 + 5
A054	FSR - Level 6 + Roof
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
A209	Roof Level Plan
A300	Building Elevations - East and West
A301	Building Elevations - North and South
A302	Building Elevations - Courtyard
A303	Building Elevations - Passages
A400	Building Sections E-W
A401	Building Sections E-W
A402	Building Sections N-S
A403	Building Sections N-S
A800	Renders
A801	Renders
A802	Renders
A803	Renders
A804	Renders
A805	Renders
A806	Renders
A807	Renders
A808	Renders
A809	Renders
A810	Renders
A811	Renders
A812	Renders
A813	Renders
A814	Renders
A815	Renders
A816	Renders
A817	Renders

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Issued for Rezoning and Development Permit June 18 2026

DEVELOPER

Intracorp Homes

Suite 600 – 550 Burrard Street
Vancouver BC V6C 2B5

Matt Kolec
mkolec@intracorphomes.com

Sasha Kosmajac
skosmajac@intracorphomes.com

ARCHITECT

SHAPE Architecture Inc.

1462 - 1464 W 7th Ave
Vancouver, Canada V6H 1C1

Nick Sully
n.sully@shapearchitecture.ca

Avery Titchkosky
a.titchkosky@shapearchitecture.ca

STRUCTURAL

Weiler Smith Bowers - Consulting Structural Engineers

3855 Henning Drive #118, Burnaby, BC V5C 6N3

Darryl Bowers
bowers@wsb-eng.com

Chris Anglin
canglin@wsb-eng.com

MECHANICAL

Pinchin Ltd.
Suite 301, 3645 Tillicum Rd
#200, Victoria,

Tim Y. Zhang
tyzhang@pinchin.com

Kun Wang
kwang@pinchin.com

ELECTRICAL

Opal Engineering Inc.

1523 Derby Road Victoria, BC V8P 1T6

Kevin Zirul
kevin@opaleng.com

Jaime van Doorn
jaime@opaleng.com

LANDSCAPE

Connect Landscape Architecture

2305 Hemlock St, Vancouver BC, V6H 2V1

Oren Mizrahi
oren@connectla.ca

Livia Newman
livia@connectla.ca

CIVIL

JE Anderson & Associates

4212 Glanford Ave, Victoria, BC V8Z 4B7

Ross Tuck
rtuck@jeanderson.com

Jacob Ash
JAsh@jeanderson.com

BUILDING ENVELOPE

BC Building Science Ltd.

611 Bent Court, New Westminster, BC, V3M 1V3

Farshid Bagheri
farshid@bcbuildingscience.com

Chad Cranswick
chad@bcbuildingscience.com

GEOTECHNICAL

GeoPacific Consultants Ltd.

2nd Floor - 3351 Douglas Street, Victoria, BC V8Z 3L4 -

James Carson
jcarson@geopacific.ca

Raymond Dickof
dickof@geopacific.ca

BUILDING CODE

GHL Consultants Ltd.

800 – 700 West Pender St., Vancouver BC Canada V6C 1G8

Khash Vorell
kv@ghl.ca

Khaleel Sumar
ks@ghl.ca

INTERIOR DESIGN

CHIL Interior Design

Suite 400 1706 West 1st Avenue
Vancouver BC Canada V6J 0E4

Diana Ellis
Diana.Ellis@childesign.com

Jenica Lee
Jenica.Lee@childesign.com

Above Grade Areas

Level	A Residential	B Commercial	C Interior Lobby and Circulation	D Exterior Common/Circulation	E Amenity	F Mech/Elec/Service	G Storage/Bikes	J GBA (H= Sum A-G)	K Exclusion - Bikes	L Exclusion - Loft Mezzanine	M FAR Area (M=J-K-L)
6	14,781	-	143	2,476	-	121	-	17,522	-	-	17,522
5	14,735	-	136	2,530	-	122	-	17,522	-	-	17,522
4	14,738	-	136	2,527	-	121	-	17,522	-	-	17,522
3	14,734	-	136	2,528	-	124	-	17,522	-	-	17,522
2	14,730	-	136	2,534	-	122	-	17,522	-	-	17,522
1.5	1,803	-	-	442	-	-	-	2,245	-	-	2,245
1	4,557	4,374	1,187	535	1,752	-	-	12,405	-	-	12,405
Subtotal	**80,078**	**4,374**	**1,874**	**13,572**	**1,752**	**610**	**-**	**102,261**	**-**	**-**	**102,261**

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	17,116	900	1,014	-	91	1,525	3,451	24,097			
P2	22,208	-	962	-	-	51	875	24,097			
Total	119,402	5,274	3,850	13,572	1,843	2,135	4,326	150,454	-	-	102,261

Total Site Statistics

Total - All Lots	Area (sq.m)	Area (sf)
Site Area - Total	4,734.4	50,960.6
Floor Area - Proposed Development	9,500.4	102,261.0
FAR - Proposed Development	**2.01**	**2.01**
Floor Area - B. Wilson Building	2,814.4	30,293.9
Floor Area - Biggerstaff Building	2,689.2	28,946.3
Total Floor Area - All Buildings	**15,004.0**	**161,501.2**
FAR - All Buildings	**3.17**	**3.17**

Post-Subdivision Statistics

Proposed Development	Area (sq.m)	Area (sf)
Site Area - Lot 481	676.4	7,280.7
Site Area - Lot 482	676.7	7,283.9
Site Area - Lot 483	676.2	7,278.5
Site Area - Lot A of Lots 475 and 480 - Nort	465.7	5,012.7
Site Area - Proposed Development	**2,495.0**	**26,855.9**
Floor Area	**9,500.4**	**102,261.0**
FAR	**3.81**	**3.81**

536 Herald St - B. Wilson Building	Area (sq.m)	Area (sf)
Site Area - Lot A of Lots 475 and 480 - Sou	886.3	9540.0
Floor Area	2,814.4	30,293.9
FAR	3.18	3.18

532 Herald St - Biggerstaff Building	Area (sq.m)	Area (sf)
Site Area - Lot A of Lot 473 and 474	1,353.1	14,564.6
Floor Area	2,689.2	28,946.3
FAR	1.99	1.99

Residential Unit Schedule

UNIT SCHEDULE - BY LEVEL

Level	Name	Count	%
Level 1			
Level 1	Unit 1E	5	56%
Level 1	Unit 1F	1	11%
Level 1	Unit 2E	1	15%
Level 1	Unit 3C	1	18%
Level 2			
Level 2	Unit 1A	14	48%
Level 2	Unit 1B	1	3%
Level 2	Unit 1C	1	4%
Level 2	Unit 1D	1	3%
Level 2	Unit 2A	1	5%
Level 2	Unit 2B	1	6%
Level 2	Unit 2C	1	5%
Level 2	Unit 2D	3	14%
Level 2	Unit 3A	1	6%
Level 2	Unit 3B	1	6%
Level 3			
Level 3	Unit 1A	14	48%
Level 3	Unit 1B	1	3%
Level 3	Unit 1C	1	4%
Level 3	Unit 1D	1	3%
Level 3	Unit 2A	1	5%
Level 3	Unit 2B	1	6%
Level 3	Unit 2C	1	5%
Level 3	Unit 2D	3	14%
Level 3	Unit 3A	1	6%
Level 3	Unit 3B	1	6%
Level 4			
Level 4	Unit 1A	14	48%
Level 4	Unit 1B	1	3%
Level 4	Unit 1C	1	4%
Level 4	Unit 1D	1	3%
Level 4	Unit 2A	1	5%
Level 4	Unit 2B	1	6%
Level 4	Unit 2C	1	5%
Level 4	Unit 2D	3	14%
Level 4	Unit 3A	1	6%
Level 4	Unit 3B	1	6%
Level 5			
Level 5	Unit 1A	14	48%
Level 5	Unit 1B	1	3%
Level 5	Unit 1C	1	4%
Level 5	Unit 1D	1	3%
Level 5	Unit 2A	1	5%
Level 5	Unit 2B	1	6%
Level 5	Unit 2C	1	5%
Level 5	Unit 2D	3	14%
Level 5	Unit 3A	1	6%
Level 5	Unit 3B	1	6%
Level 6			
Level 6	Unit 1A	14	47%
Level 6	Unit 1B	1	3%
Level 6	Unit 1C	1	4%
Level 6	Unit 1D	1	3%
Level 6	Unit 2A	1	5%
Level 6	Unit 2B	1	6%
Level 6	Unit 2C	1	5%
Level 6	Unit 2D	3	14%
Level 6	Unit 3A	1	6%
Level 6	Unit 3B	1	6%
Total Units: 133		**133**	

Unit Mix Schedule

Unit Type	Size	Count	%
	1 Bedroom		
1D	390	5	4%
1B	422	5	4%
1A	476	70	53%
1C	503	5	4%
1F	659	1	1%
1E	689	5	4%
1 Bedroom Units	**484**	**91**	**61%**
	2 Bedroom		
2D	657	15	11%
2A	758	5	4%
2C	759	5	4%
2B	788	5	4%
2E	889	1	1%
2 Bedroom Units	**718**	**31**	**11%**
	3 Bedroom		
3A	862	5	4%
3B	903	5	4%
3C	1136	1	1%
3 Bedroom Units	**906**	**11**	**8%**
Total Unit Count		**133**	

Vehicle Parking

REQUIRED PARKING SPACES
Per 2018 Bylaw OTD-1

UNIT TYPE REQUIREMENTS
- Under 45m² (0.65 parking spaces required per unit)
- 45 - 69m² (0.8 parking spaces required per unit)
- 70m² and above (1.2 parking spaces required per unit)

REGULAR UNITS
85 under 45 (0.65) = 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 + Van Stalls:	
Accessible Car Space - 2.75m x 5.1m	3
Accessible Van Space - 3.4m x 5.1m	1
Commercial Van Space - 3.4m x 5.1m	1
Visitor Van Space - 3.4m x 5.1m	1
Regular Car Stalls:	
Residential (Regular) Car Space - 2.7m x 5.1m	57
Visitor (Regular) Car Space - 2.7m x 5.1m	10
Commercial (Regular) Car Space - 2.7m x 5.1m	11
Total Vehicle Parking:	**84**

Bicycle Parking

Class A/Long term Bike Parking: 1 Space per unit less than 45m² in floor space. 1.25 Spaces required per unit greater than 45m² 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 and B

Class A - Horizontal - 600 x 1000 mm	174	93%
Class B - Horizontal - 600 x 1000 mm	14	7%
Total Bicycle Parking	188	

**20% additional Class A provided*

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:
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.

Total Area Schedule (FSR) - Inclusions

Name	Area (m²)	Area (ft²)
Level 1		
Inclusion - Amenity	163 m²	1,752 ft²
Inclusion - Commercial	406 m²	4,374 ft²
Inclusion - Exterior Circulation	50 m²	535 ft²
Inclusion - Interior Lobby and Circulation	110 m²	1,187 ft²
Inclusion - Residential	423 m²	4,557 ft²
Level 1	**1,152 m²**	**12,405 ft²**
Level 1.5 - Mezzanine		
Inclusion - Exterior Circulation	41 m²	442 ft²
Inclusion - Residential	168 m²	1,803 ft²
Level 1.5 - Mezzanine	**209 m²**	**2,245 ft²**
Level 2		
Inclusion - Exterior Common/Circulation	235 m²	2,534 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	122 ft²
Inclusion - Residential	1,369 m²	14,730 ft²
Level 2	**1,628 m²**	**17,522 ft²**
Level 3		
Inclusion - Exterior Common/Circulation	235 m²	2,528 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	12 m²	124 ft²
Inclusion - Residential	1,369 m²	14,734 ft²
Level 3	**1,628 m²**	**17,522 ft²**
Level 4		
Inclusion - Exterior Common/Circulation	235 m²	2,527 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	121 ft²
Inclusion - Residential	1,369 m²	14,738 ft²
Level 4	**1,628 m²**	**17,522 ft²**
Level 5		
Inclusion - Exterior Common/Circulation	235 m²	2,530 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	122 ft²
Inclusion - Residential	1,369 m²	14,735 ft²
Level 5	**1,628 m²**	**17,522 ft²**
Level 6		
Inclusion - Exterior Common/Circulation	230 m²	2,476 ft²
Inclusion - Interior Lobby and Circulation	13 m²	143 ft²
Inclusion - Mech/Elec/Service	11 m²	121 ft²
Inclusion - Residential	1,373 m²	14,781 ft²
Level 6	**1,628 m²**	**17,522 ft²**
Grand total	**9,500 m²**	**102,261 ft²**

Total Area Schedule (FSR) - Exclusions

Name	Area (m²)	Area (ft²)
Level P2 (T.O Structure)		
Exclusion - Elevator	19 m²	203 ft²
Exclusion - Lobby	24 m²	262 ft²
Exclusion - Mechanical	5 m²	51 ft²
Exclusion - Storage	81 m²	875 ft²
Exclusion - Underground Parking	2,063 m²	22,208 ft²
Exclusion - Stair	46 m²	497 ft²
	2,239 m²	**24,097 ft²**
Level P1 (T.O Structure)		
Exclusion - Bike Parking	320 m²	3,450 ft²
Exclusion - Elevator	26 m²	277 ft²
Exclusion - Electrical / Comm	67 m²	722 ft²
Exclusion - Garbage	84 m²	900 ft²
Exclusion - Lobby	13 m²	142 ft²
Exclusion - Mechanical	14 m²	146 ft²
Exclusion - Dog Wash Facilities	8 m²	91 ft²
Exclusion - Mechanical	59 m²	640 ft²
Exclusion - Underground Parking	1,600 m²	17,219 ft²
Exclusion - Stair	47 m²	511 ft²
	2,239 m²	**24,097 ft²**
Level 1		
Exclusion - Patio	56 m²	604 ft²
	56 m²	**604 ft²**
Level 2		
Exclusion - Balcony	71 m²	769 ft²
Exclusion - Patio	80 m²	866 ft²
	152 m²	**1,635 ft²**
Level 3		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Level 4		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Level 5		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Level 6		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Roof Level		
Exclusion - Exterior Common/Circulation	1,614 m²	17,373 ft²
Exclusion - Elevator	13 m²	136 ft²
	1,627 m²	**17,509 ft²**

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Project Statistics

Date	
Drawn By	Author
Checked By	AT
Scale	12" = 1'-0"
Original Size	A0

A002

SHAPE
Architecture Inc.

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

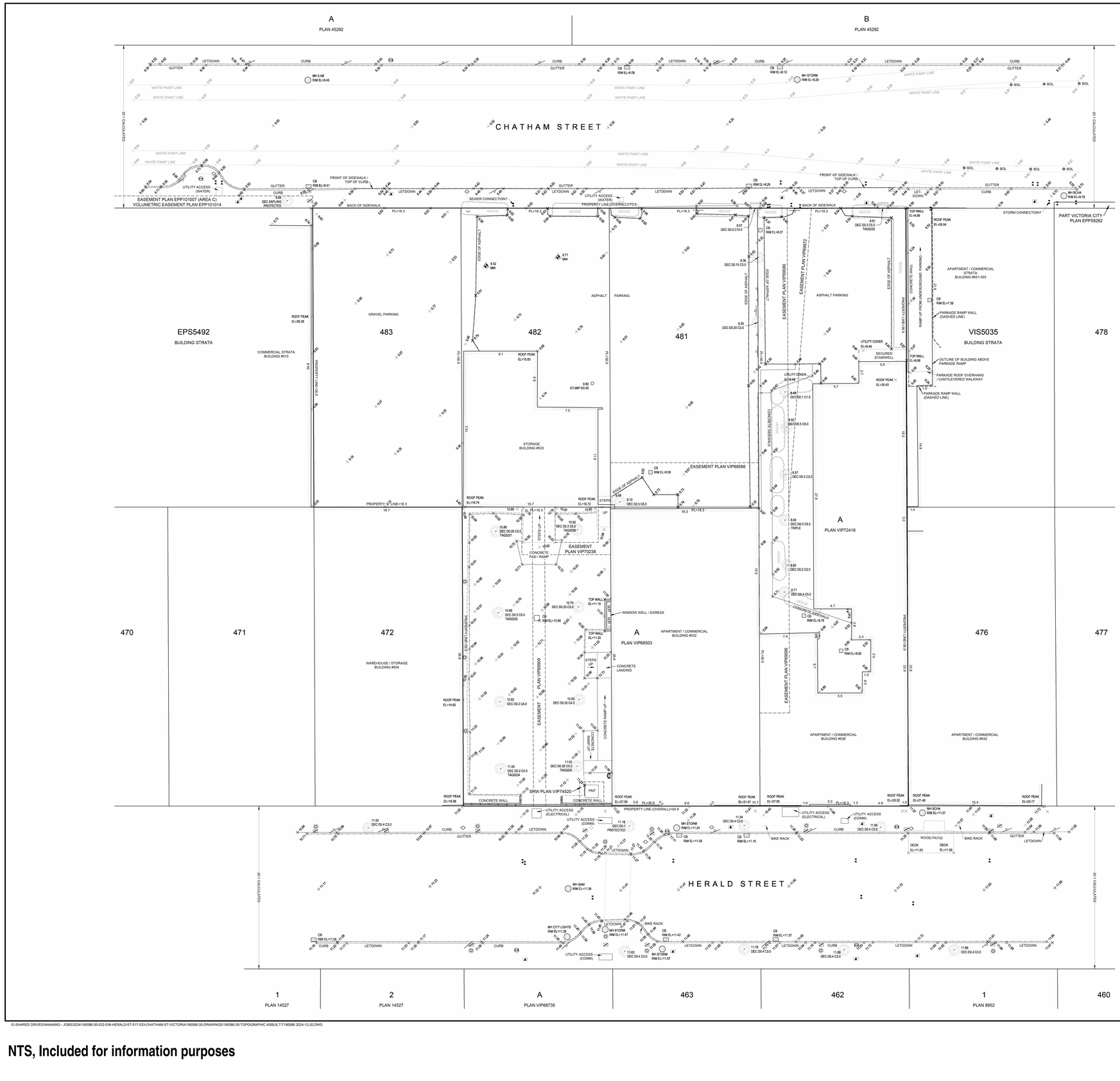
tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary



BOOK OF REFERENCE - AREAS

LEGAL DESCRIPTION	AREA (m²)
LOT 481, VICTORIA CITY	676.4
LOT 482, VICTORIA CITY	676.7
LOT 483, VICTORIA CITY	676.2
LOT A OF LOTS 475 AND 480, VICTORIA CITY, PLAN VIP72416	1352.0
LOT A OF LOTS 473 AND 474, VICTORIA CITY, PLAN VIP68503	1353.1
TOTAL	**4734.4 (0.473 ha)**

TOPOGRAPHIC SURVEY PLAN OF: 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.

CITY OF VICTORIA
INTEGRATED SURVEY AREA #17

CIVIC ADDRESS:	PID:
517 CHATHAM STREET	009-370-765
533 CHATHAM STREET	006-087-094
	006-087-108
532 HERALD STREET	024-380-270
536 HERALD STREET	025-047-752

SCALE 1:150
1 0 1 2 3 4 5 10
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:

- 8.58 - DENOTES SPOT ELEVATION OF 8.58 METRES (TYPICAL)
- EL - DENOTES ELEVATION
- PL - DENOTES PROPERTY LINE
- BOL - DENOTES BOLLARD
- DENOTES PARKING METER
- DENOTES STREET SIGN
- DENOTES POWER POLE
- DENOTES POWER POLE ANCHOR
- DENOTES LAMP STANDARD
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES GAS VALVE
- DENOTES GAS METER
- CB - DENOTES CATCH BASIN
- MH - DENOTES MANHOLE
- DENOTES MONITORING WELL
- DENOTES CHAIN LINK FENCE
- DENOTES TOP OF 10-15cm HIGH ASPHALT BARRIER CURB
- 8.48 DEC 00.1 C1.5 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER = 0.1m, CANOPY DIAMETER = 1.5m, AND GROUND ELEVATION =8.48m

HORIZONTAL DATUM:

COORDINATES ARE UTM GROUND LEVEL, DERIVED FROM TIES TO MONUMENTS 17-16 AND 17-96, SCALED BY 1/0.9996103 ABOUT MONUMENT 17-16 : NORTHING 5364188.866, EASTING 472964.866.

VERTICAL DATUM:

ELEVATIONS ARE GEODETIC (CGVD28) AND DERIVED FROM CONTROL MONUMENT 17-16 PUBLISHED ELEVATION = 10.193 METRES.

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN EPP87927. DIMENSIONS ARE SUBJECT TO ADJUSTMENT PENDING FURTHER LEGAL SURVEY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
3089 WASHINGTON AVENUE VICTORIA, BC V9A 1P7
TEL 250-754-5518 www.bennettlsurveys.com

DATE:	BY:
2024-12-20	RG
REVISION:	

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON THE 16TH DAY OF DECEMBER, 2024.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

G:\SHARED DRIVES\NANAIMO - JOBS\2024\190066.00-532-536-HERALD-ST-517-533-CHATHAM-ST-VICTORIA\190066.00-DRAWINGS\190066.00-TOPOGRAPHIC ASBUILT\T190066 2024-12-20.DWG

NTS, Included for information purposes

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

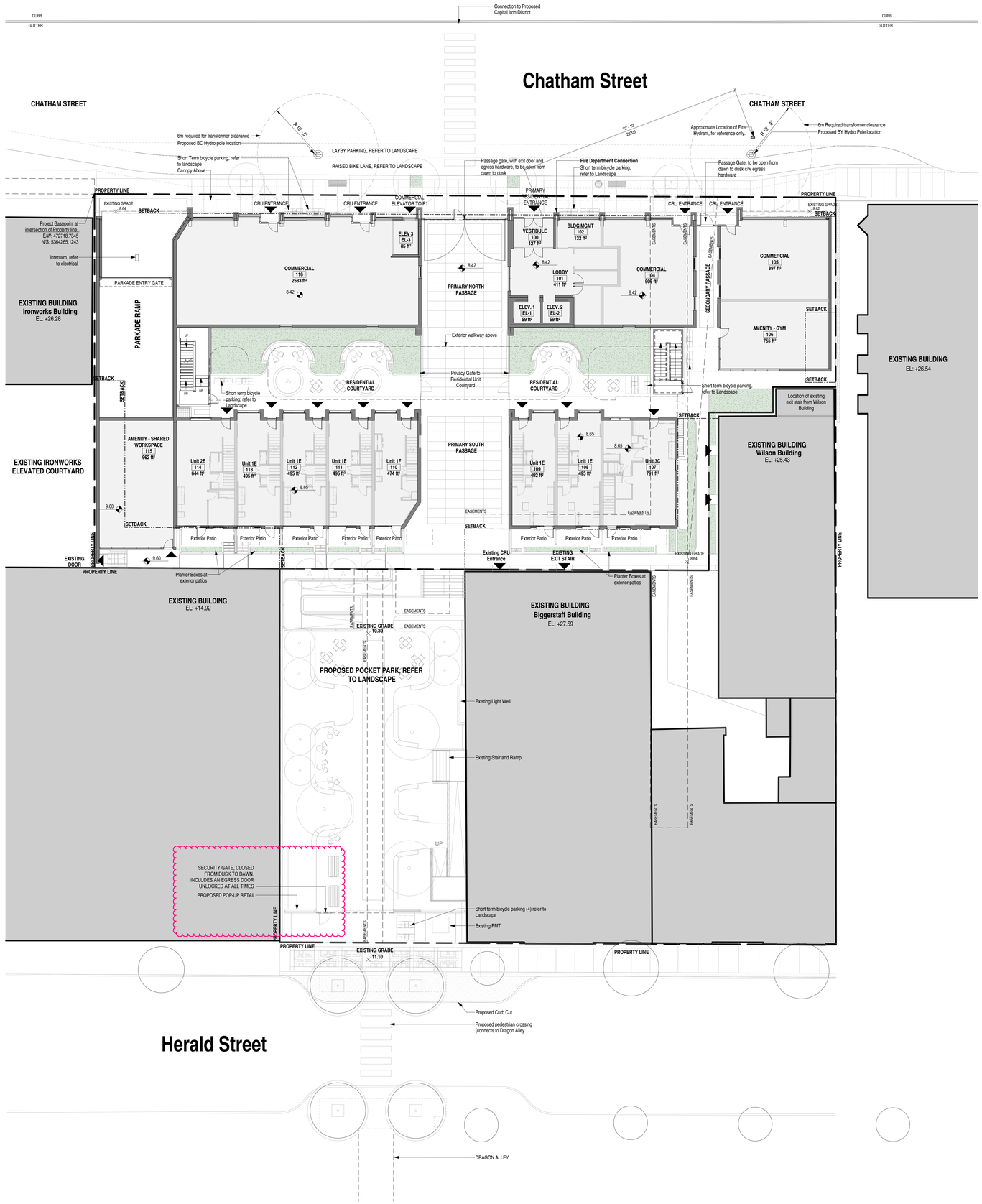
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Survey

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

A010



1 | **Site Plan**
A012 | 1 : 150

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:

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.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Plan

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

A012

SITE IMAGE KEY



CHATHAM STREET

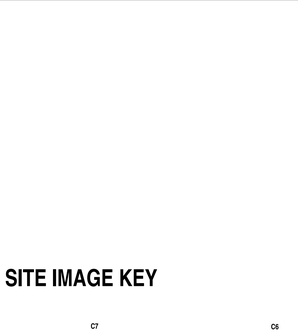


Image Reference #: C1
Description: Commercial Building, Two Storey Residential

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

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

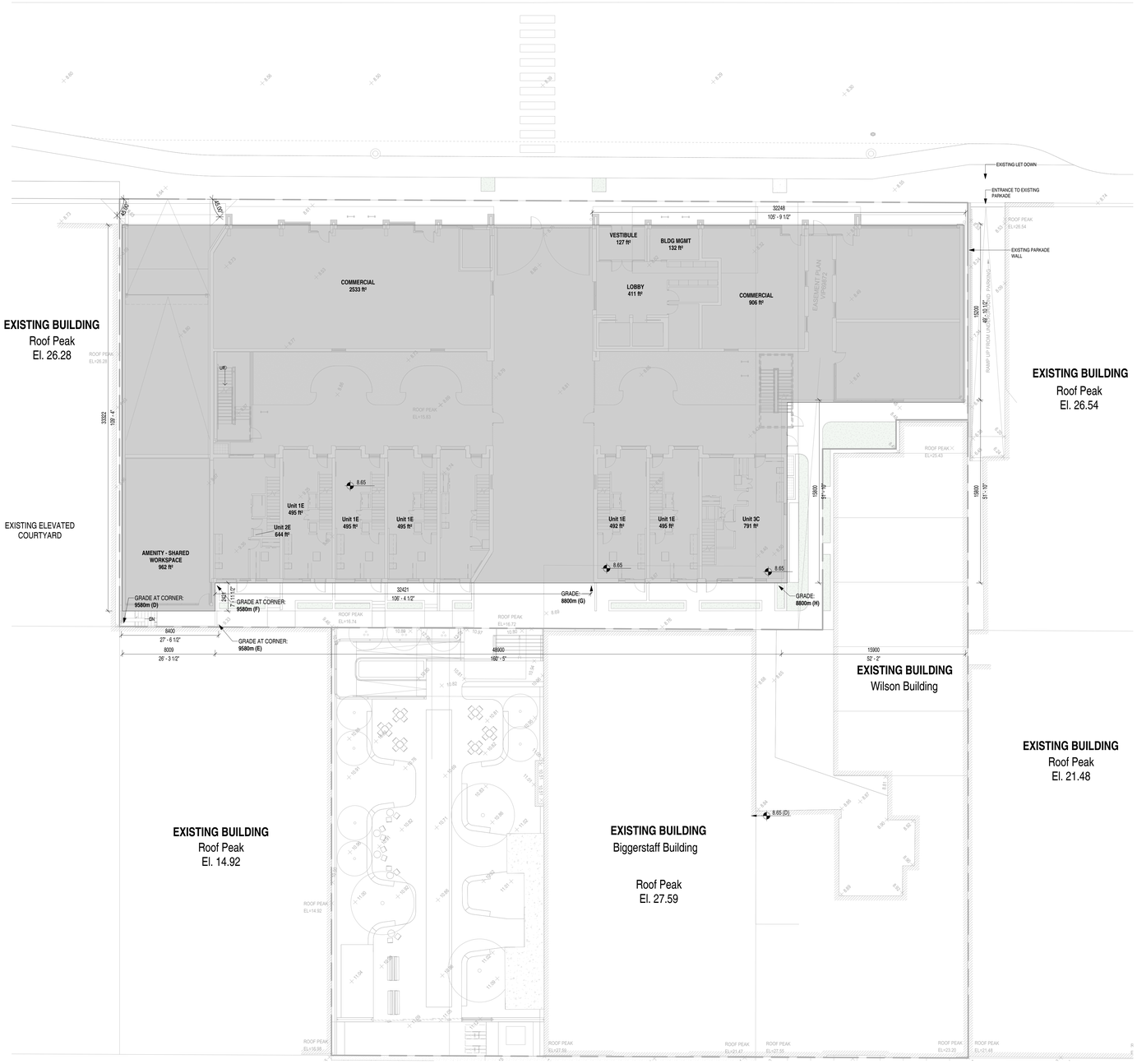
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Site Photos - Street Context

Date	
Drawn By	Author
Checked By	AT
Scale	1 : 500
Original Size	A0

A013



1 | **Site Plan - Average Grade**
A014 | 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

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client
INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

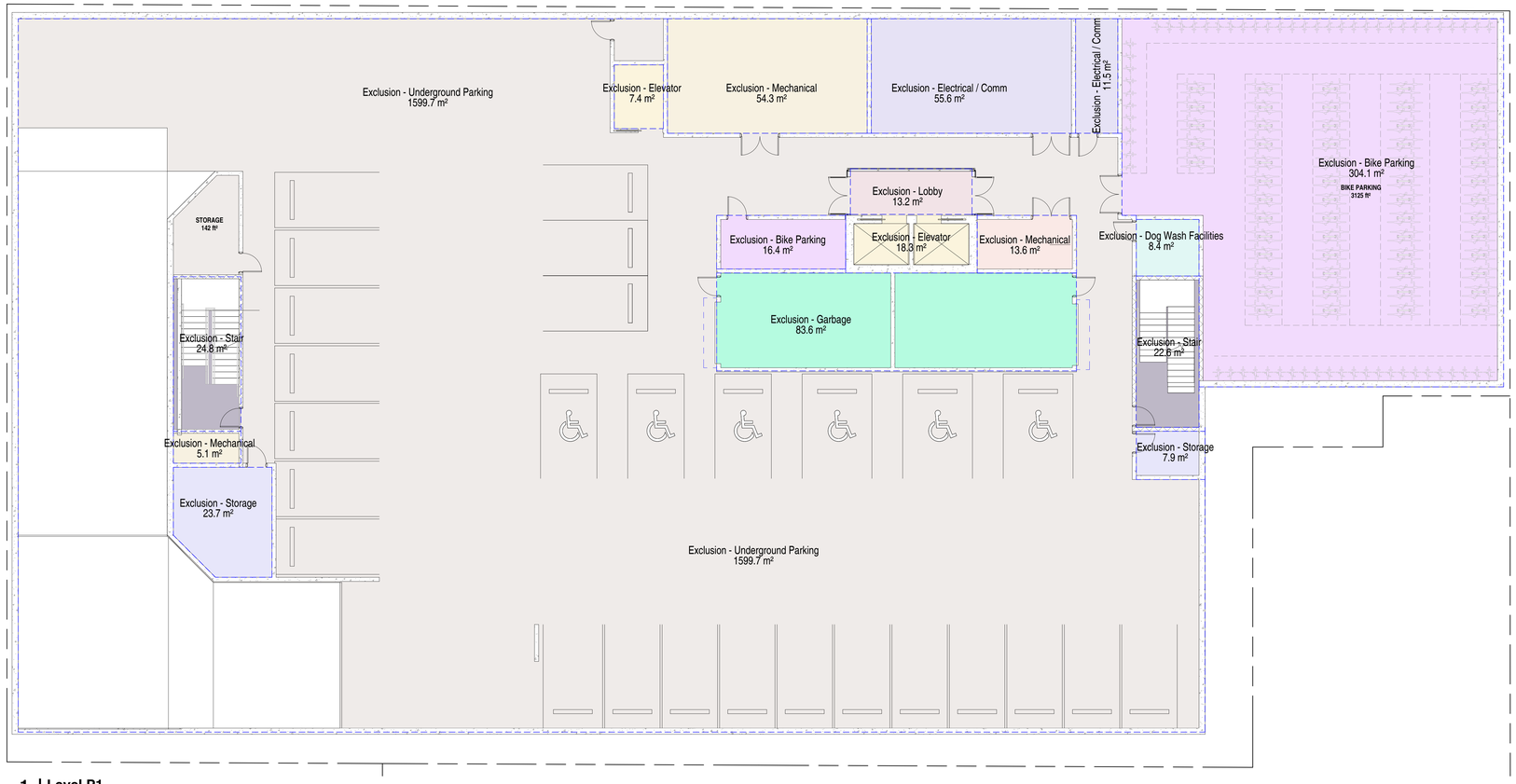
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

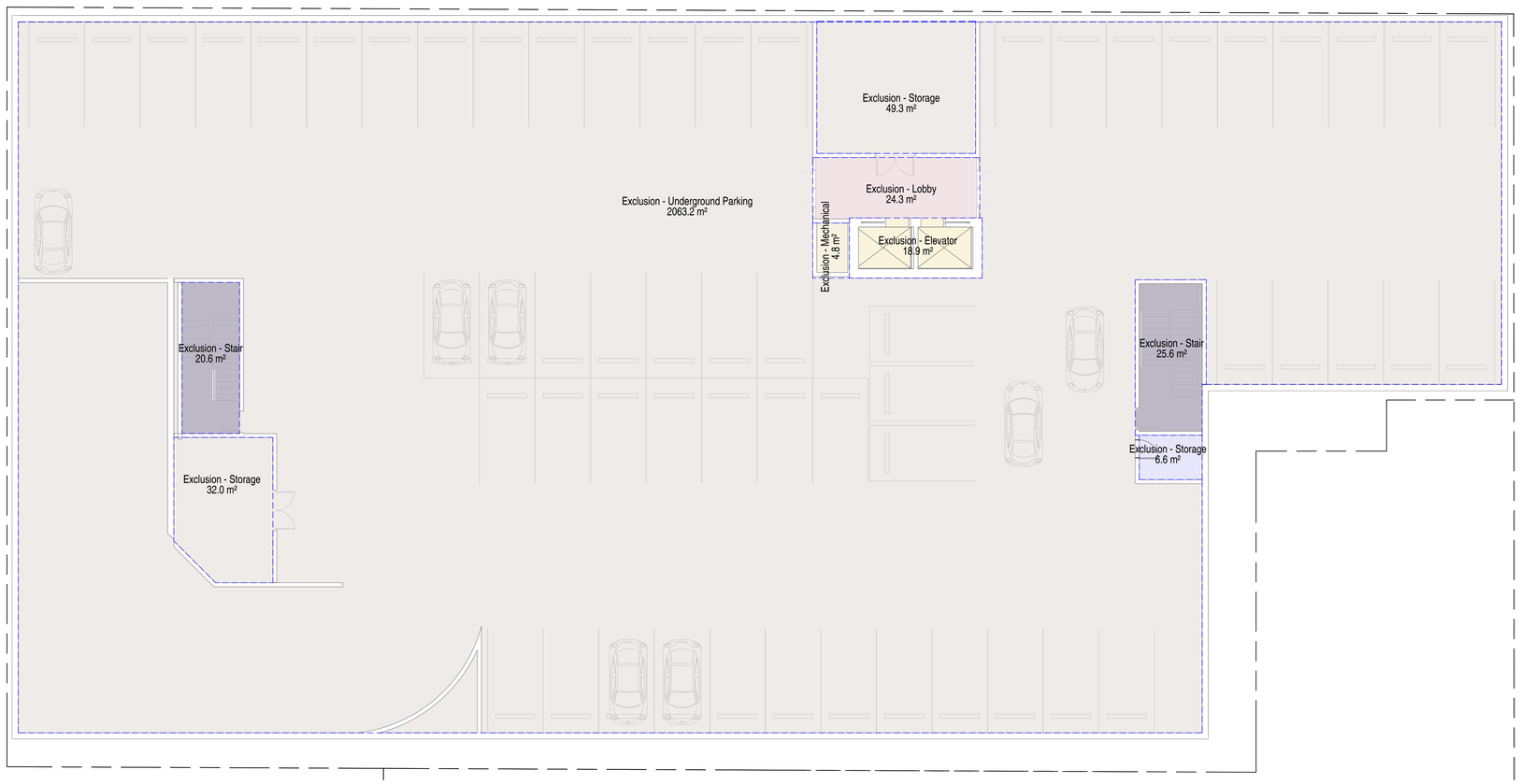
Average Grade Calculations

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

A014



1 | **Level P1**
A050 | 1/8" = 1'-0"



2 | **Level P2**
A050 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Bicycle Parking
- Exclusion - Core
- Exclusion - Electrical
- Exclusion - Garbage + Recycling
- Exclusion - Lobby
- Exclusion - Mezzanine
- Exclusion - Open Balcony / Deck
- Exclusion - Parkade (Mechanical)
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation
- Storage

Area Schedule (FSR) - Inclusions - P1

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Exclusions - P1

Name	Area (m²)	Area (ft²)
Level P1 (T.O Structure)		
Exclusion - Bike Parking	320 m²	3,450 ft²
Exclusion - Elevator	26 m²	277 ft²
Exclusion - Electrical / Comm	67 m²	722 ft²
Exclusion - Garbage	84 m²	900 ft²
Exclusion - Lobby	13 m²	142 ft²
Exclusion - Mechanical	14 m²	146 ft²
Exclusion - Dog Wash Facilities	8 m²	91 ft²
Exclusion - Mechanical	59 m²	640 ft²
Exclusion - Underground Parking	1,600 m²	17,219 ft²
Exclusion - Stair	47 m²	511 ft²
	2,239 m²	**24,097 ft²**
Grand total	**2,239 m²**	**24,097 ft²**

FSR LEGEND

- Exclusion - Core
- Exclusion - Lobby
- Exclusion - Parkade (Mechanical)
- Exclusion - Parking / Storage
- Exclusion - Vertical Circulation
- Storage

Area Schedule (FSR) - Inclusions - P2

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Exclusions - P2

Name	Area (m²)	Area (ft²)
Level P2 (T.O Structure)		
Exclusion - Elevator	19 m²	203 ft²
Exclusion - Lobby	24 m²	262 ft²
Exclusion - Mechanical	5 m²	51 ft²
Exclusion - Underground Parking	2,063 m²	22,208 ft²
Exclusion - Storage	49 m²	531 ft²
Exclusion - Storage	32 m²	344 ft²
Exclusion - Stair	26 m²	276 ft²
Exclusion - Stair	21 m²	221 ft²
	2,239 m²	**24,097 ft²**
Grand total	**2,239 m²**	**24,097 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 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:

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.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level P1 + P2

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

A050



1 | **Level 1**
A051 | 1/8" = 1'-0"



2 | **Level 1.5 - Mezzanine**
A051 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Amenity
- Inclusion - Commercial
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Residential

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:

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.

Area Schedule (FSR) - Exclusions - Level 1

Name	Area (m²)	Area (ft²)
Level 1		
Exclusion - Patio	56 m²	604 ft²
	56 m²	**604 ft²**
Grand total	**56 m²**	**604 ft²**

Area Schedule (FSR) - Inclusions - Level 1

Name	Area (m²)	Area (ft²)
Level 1		
Inclusion - Amenity	163 m²	1,752 ft²
Inclusion - Commercial	406 m²	4,374 ft²
Inclusion - Exterior Circulation	50 m²	535 ft²
Inclusion - Interior Lobby and Circulation	110 m²	1,187 ft²
Inclusion - Residential	423 m²	4,557 ft²
Level 1	**1,152 m²**	**12,405 ft²**
Grand total	**1,152 m²**	**12,405 ft²**

FSR LEGEND

- Inclusion - Exterior Common/Circulation
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Mezzanine

Name	Area (m²)	Area (ft²)

Area Schedule (FSR) - Inclusions - Mezzanine

Name	Area (m²)	Area (ft²)
Level 1.5 - Mezzanine		
Inclusion - Exterior Circulation	41 m²	442 ft²
Inclusion - Residential	168 m²	1,803 ft²
Level 1.5 - Mezzanine	**209 m²**	**2,245 ft²**
Grand total	**209 m²**	**2,245 ft²**

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

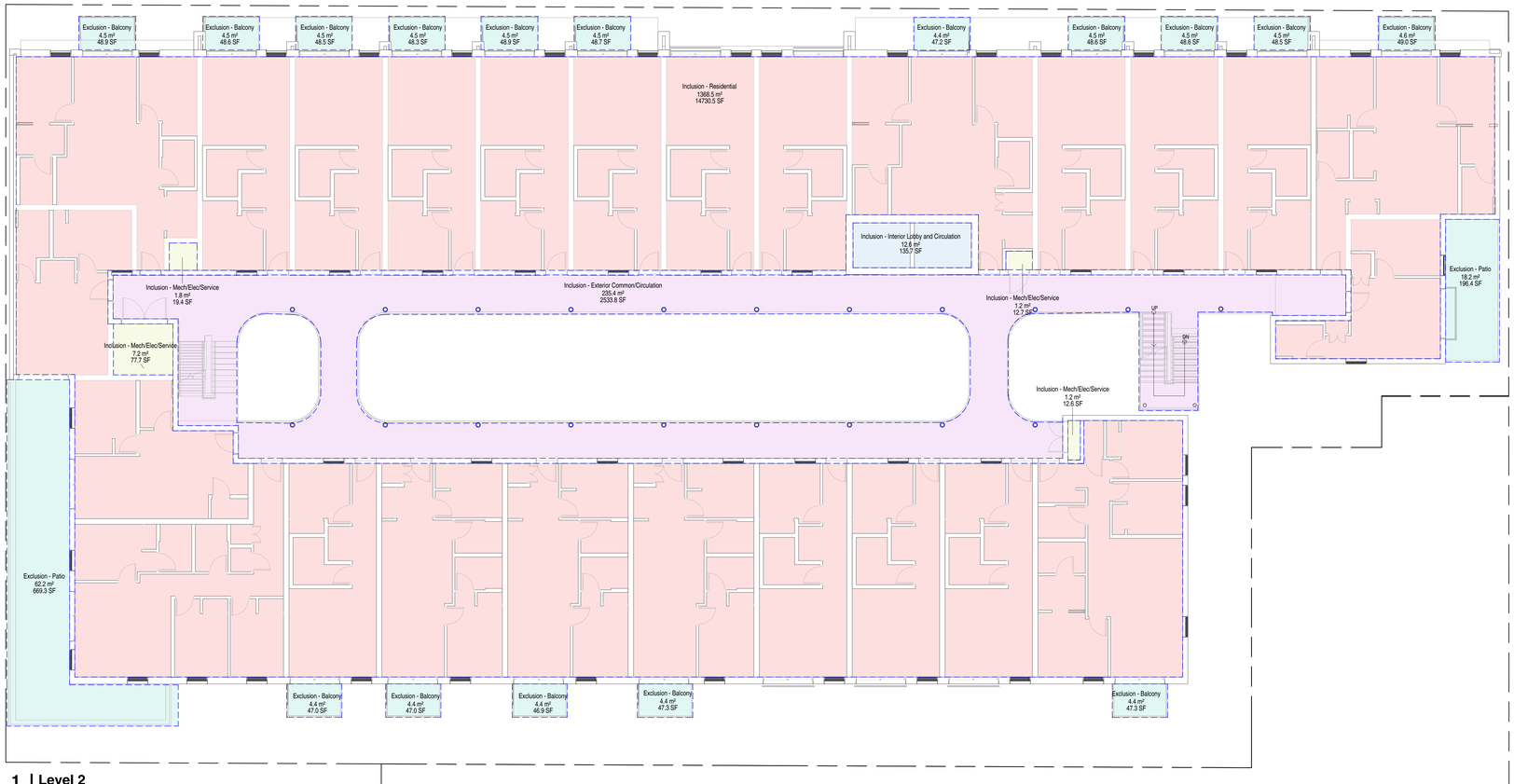
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 1 + Mezzanine

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

A051



1 | **Level 2**
A052 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

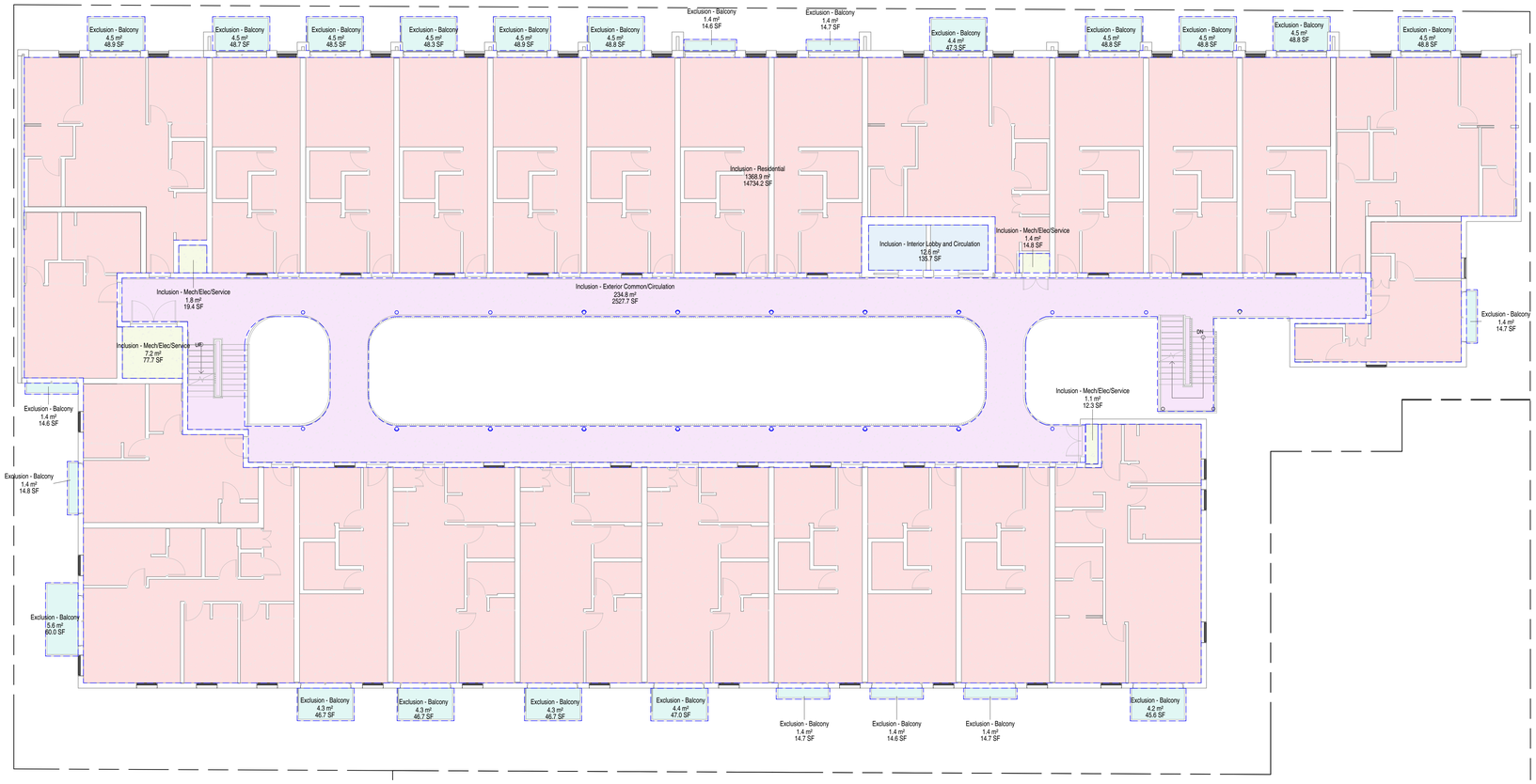
1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

Area Schedule (FSR) - Exclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Exclusion - Balcony	71 m²	769 ft²
Exclusion - Patio	80 m²	866 ft²
	152 m²	**1,635 ft²**
Grand total	**152 m²**	**1,635 ft²**

Area Schedule (FSR) - Inclusions - Level 2

Name	Area (m²)	Area (ft²)
Level 2		
Inclusion - Exterior Common/Circulation	235 m²	2,534 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	122 ft²
Inclusion - Residential	1,369 m²	14,730 ft²
Level 2	**1,628 m²**	**17,522 ft²**
Grand total	**1,628 m²**	**17,522 ft²**



2 | **Level 3**
A052 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Level 3

Name	Area (m²)	Area (ft²)
Level 3		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Grand total	**88 m²**	**945 ft²**

Area Schedule (FSR) - Inclusions - Level 3

Name	Area (m²)	Area (ft²)
Level 3		
Inclusion - Exterior Common/Circulation	235 m²	2,528 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	12 m²	124 ft²
Inclusion - Residential	1,369 m²	14,734 ft²
Level 3	**1,628 m²**	**17,522 ft²**
Grand total	**1,628 m²**	**17,522 ft²**

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

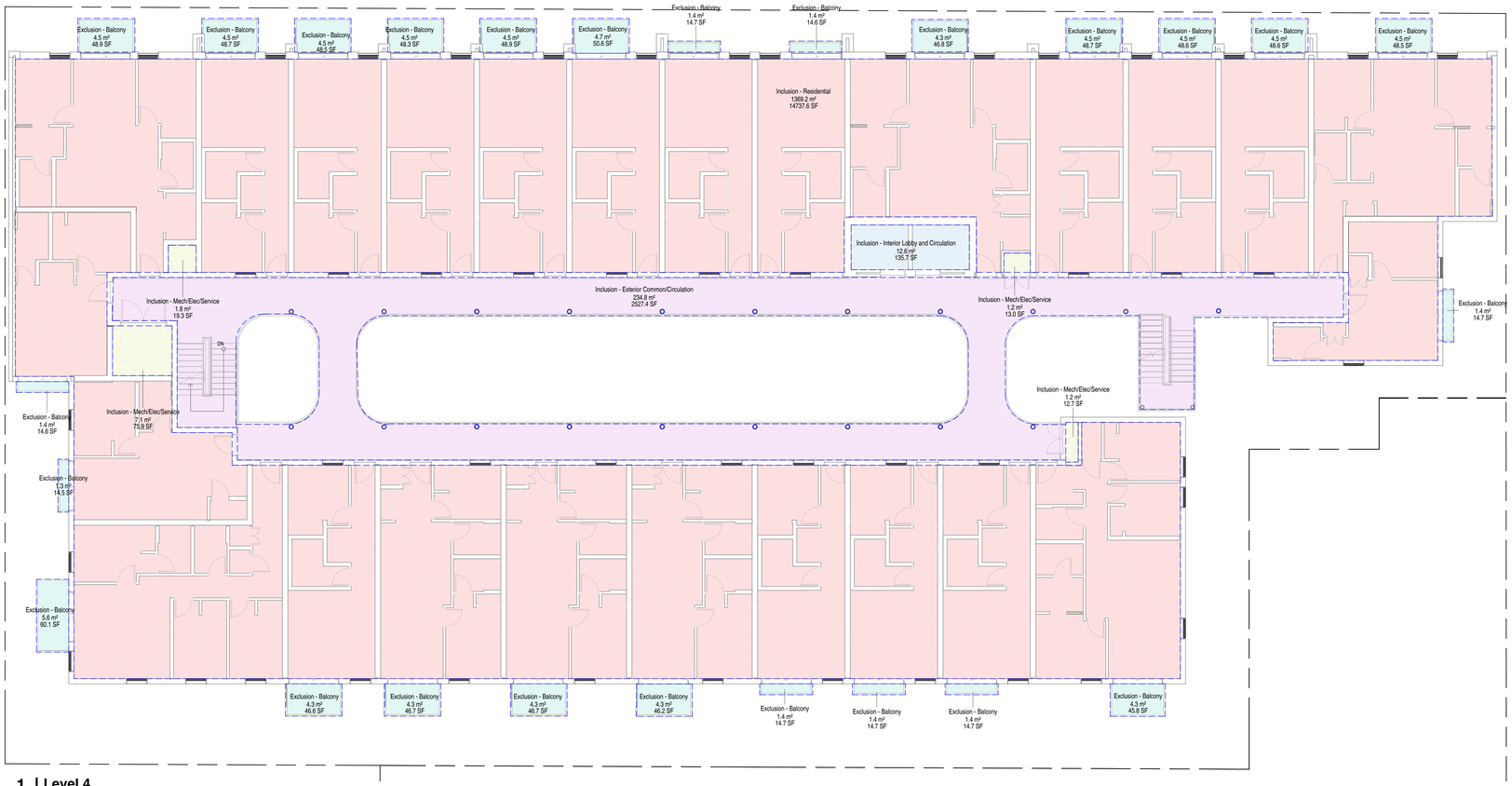
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 2 + 3

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

A052



1 | **Level 4**
A053 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

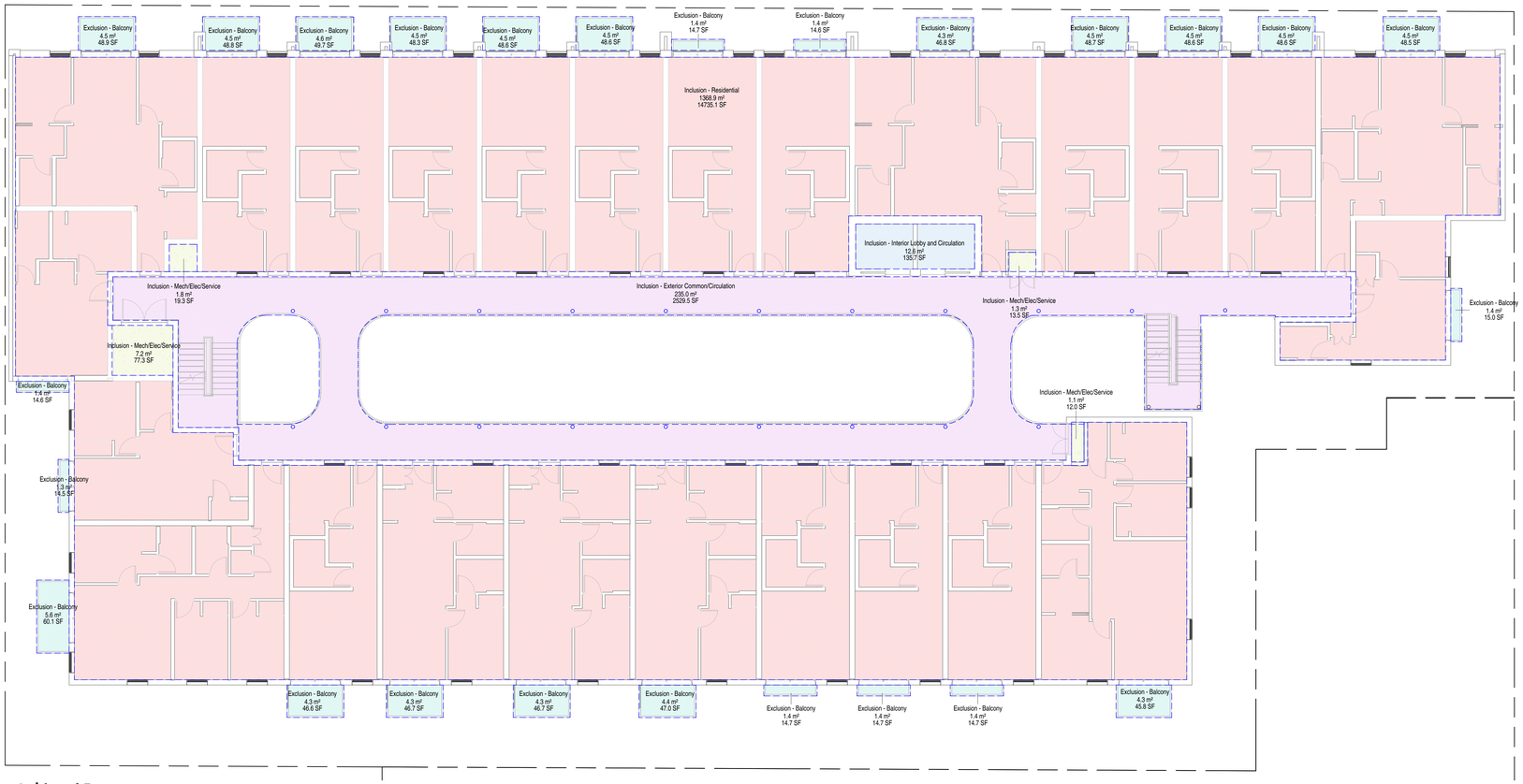
1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

Area Schedule (FSR) - Exclusions - Level 4

Name	Area (m²)	Area (ft²)
Level 4		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Grand total	**88 m²**	**945 ft²**

Area Schedule (FSR) - Inclusions - Level 4

Name	Area (m²)	Area (ft²)
Level 4		
Inclusion - Exterior Common/Circulation	235 m²	2,527 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	121 ft²
Inclusion - Residential	1,369 m²	14,738 ft²
Level 4	**1,628 m²**	**17,522 ft²**
Grand total	**1,628 m²**	**17,522 ft²**



2 | **Level 5**
A053 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

Area Schedule (FSR) - Exclusions - Level 5

Name	Area (m²)	Area (ft²)
Level 5		
Exclusion - Balcony	98 m²	945 ft²
	88 m²	**945 ft²**
Grand total	**88 m²**	**945 ft²**

Area Schedule (FSR) - Inclusions - Level 5

Name	Area (m²)	Area (ft²)
Level 5		
Inclusion - Exterior Common/Circulation	235 m²	2,530 ft²
Inclusion - Interior Lobby and Circulation	13 m²	136 ft²
Inclusion - Mech/Elec/Service	11 m²	122 ft²
Inclusion - Residential	1,369 m²	14,735 ft²
Level 5	**1,628 m²**	**17,522 ft²**
Grand total	**1,628 m²**	**17,522 ft²**

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

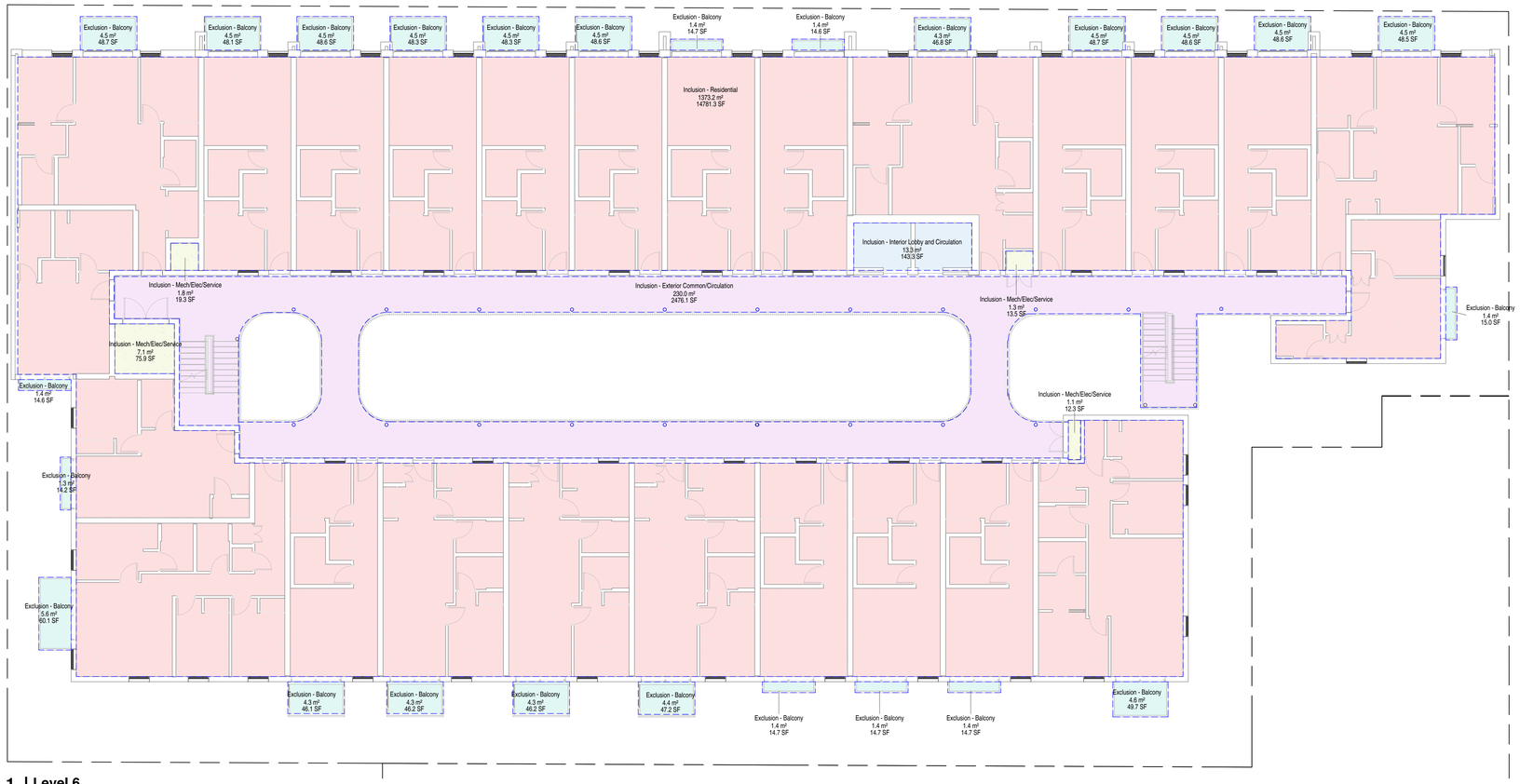
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 4 + 5

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

A053



1 | **Level 6**
A054 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Open Balcony / Deck
- Inclusion - Exterior Common/Circulation
- Inclusion - Interior Lobby and Circulation
- Inclusion - Mech/Elec/Service
- Inclusion - Residential

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:

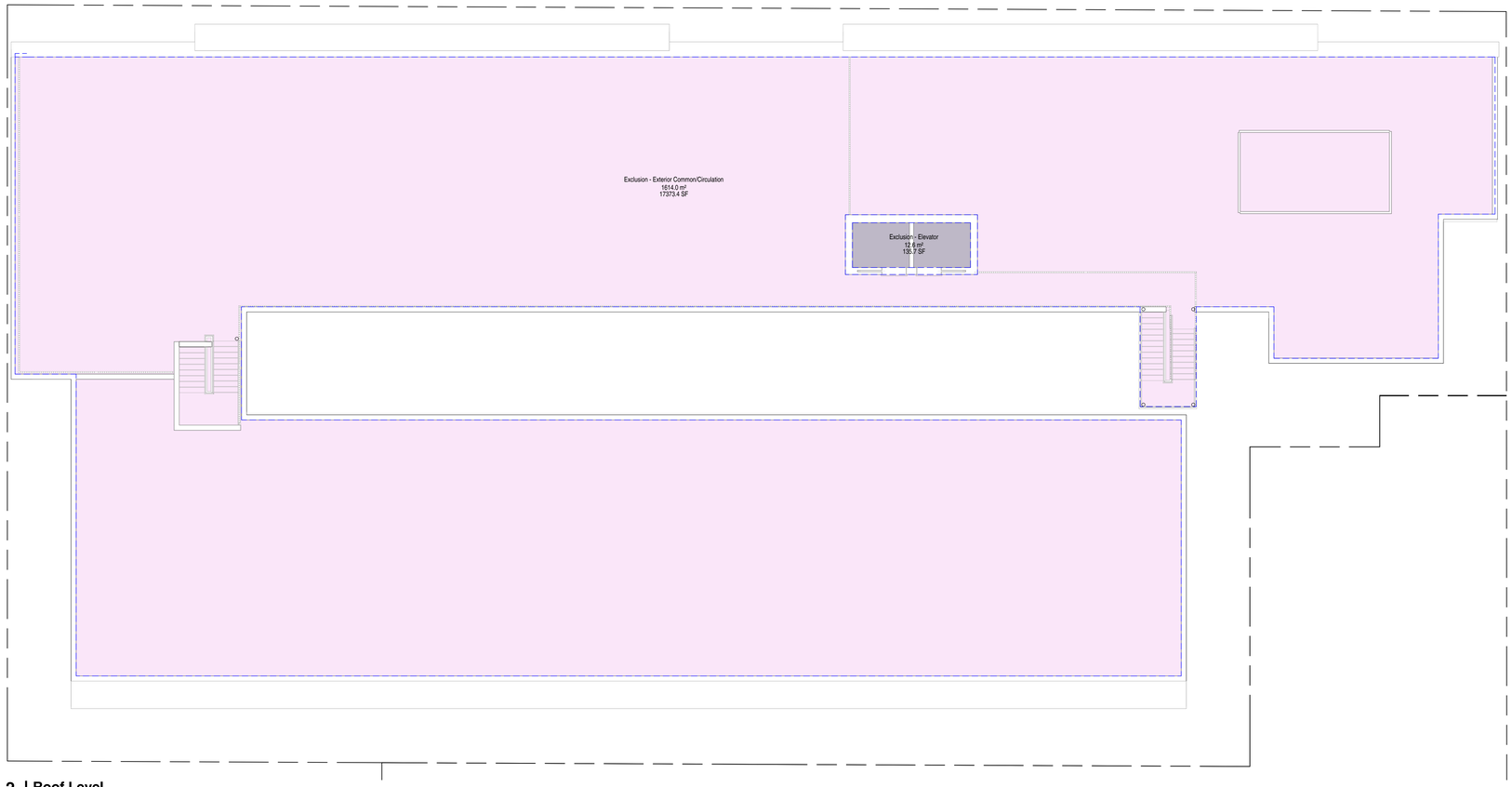
1. The area of any crawlspace or basement.
2. The area of any balcony, veranda, exposed deck, patio or roof (i.e., outdoor unenclosed space) when calculating "Floor Area".
3. The area of rooftop structures
4. The area used to provide bicycle parking required by the bylaw.

Area Schedule (FSR) - Exclusions - Level 6

Name	Area (m²)	Area (ft²)
Level 6		
Exclusion - Balcony	88 m²	945 ft²
	88 m²	**945 ft²**
Grand total	**88 m²**	**945 ft²**

Area Schedule (FSR) - Inclusions - Level 6

Name	Area (m²)	Area (ft²)
Level 6		
Inclusion - Exterior Common/Circulation	230 m²	2,476 ft²
Inclusion - Interior Lobby and Circulation	13 m²	143 ft²
Inclusion - Mech/Elec/Service	11 m²	121 ft²
Inclusion - Residential	1,373 m²	14,781 ft²
Level 6	**1,628 m²**	**17,522 ft²**
Grand total	**1,628 m²**	**17,522 ft²**



2 | **Roof Level**
A054 | 1/8" = 1'-0"

FSR LEGEND

- Exclusion - Exterior Common/Circulation
- Exclusion - Vertical Circulation

Area Schedule (FSR) - Exclusions - Roof

Name	Area (m²)	Area (ft²)
Roof Level		
Exclusion - Exterior Common/Circulation	1,614 m²	17,373 ft²
Exclusion - Elevator	13 m²	136 ft²
	1,627 m²	**17,509 ft²**
Grand total	**1,627 m²**	**17,509 ft²**

Area Schedule (FSR) - Inclusions - Roof

Name	Area (m²)	Area (ft²)

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

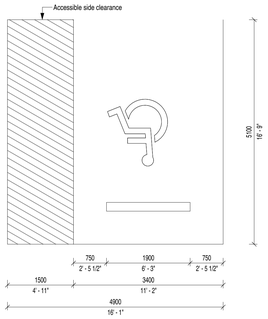
517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

FSR - Level 6 + Roof

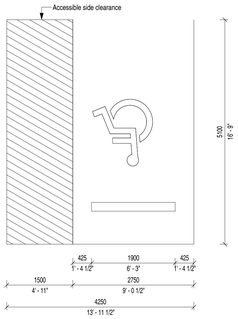
Date	
Drawn By	Author
Checked By	AT
Scale	As indicated
Original Size	A0

A054

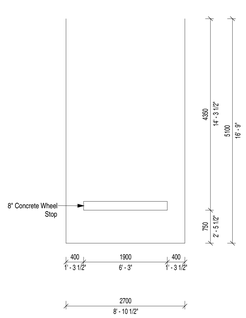
VAN PARKING STALL
(Accessible)



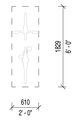
REGULAR PARKING STALL
(Accessible)



REGULAR PARKING STALL.
(Standard)



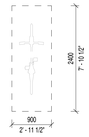
BIKE PARKING - FREESTANDING
(Standard Class A)



BIKE PARKING - WALL MOUNTED
(Standard)



BIKE PARKING - FREESTANDING
(Oversized Class A)

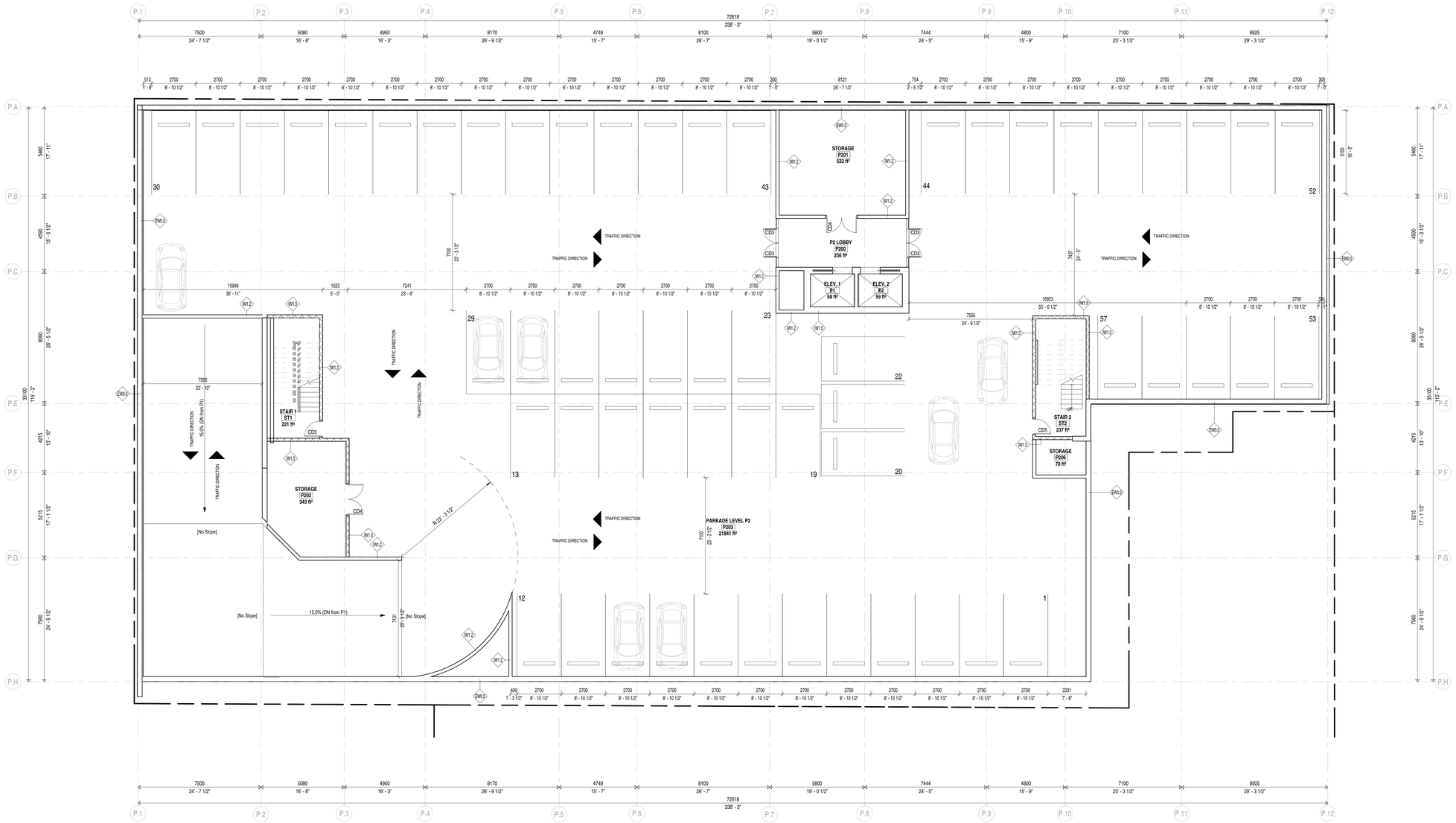


GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

Typical Parking Stall Legend

1/4" = 1'-0"



1 | **Floor Plan - Level P2**
A200 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

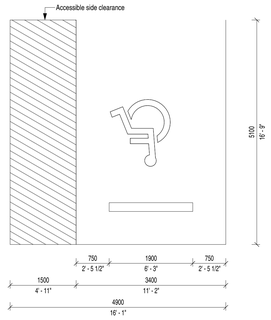
517-533 Chatham Street + 530-538
Herald Street, Victoria, BC, Canada

Level P2 Plan

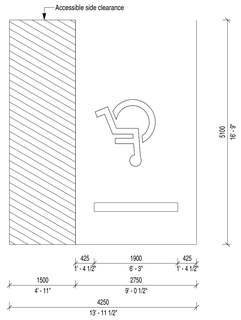
Date	
Drawn By	ME
Checked By	AT
Scale	As indicated
Original Size	A0

A200

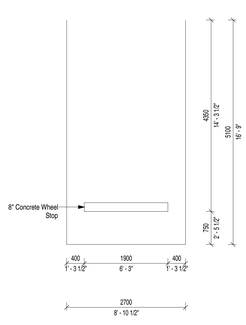
VAN PARKING STALL (Accessible)



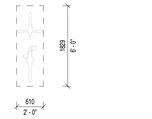
REGULAR PARKING STALL (Accessible)



REGULAR PARKING STALL. (Standard)



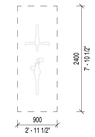
BIKE PARKING - FREESTANDING (Standard Class A)



BIKE PARKING - WALL MOUNTED (Standard)



BIKE PARKING - FREESTANDING (Oversized Class A)



Typical Parking Stall Legend

1/4" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

SHAPE
Architecture Inc.

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

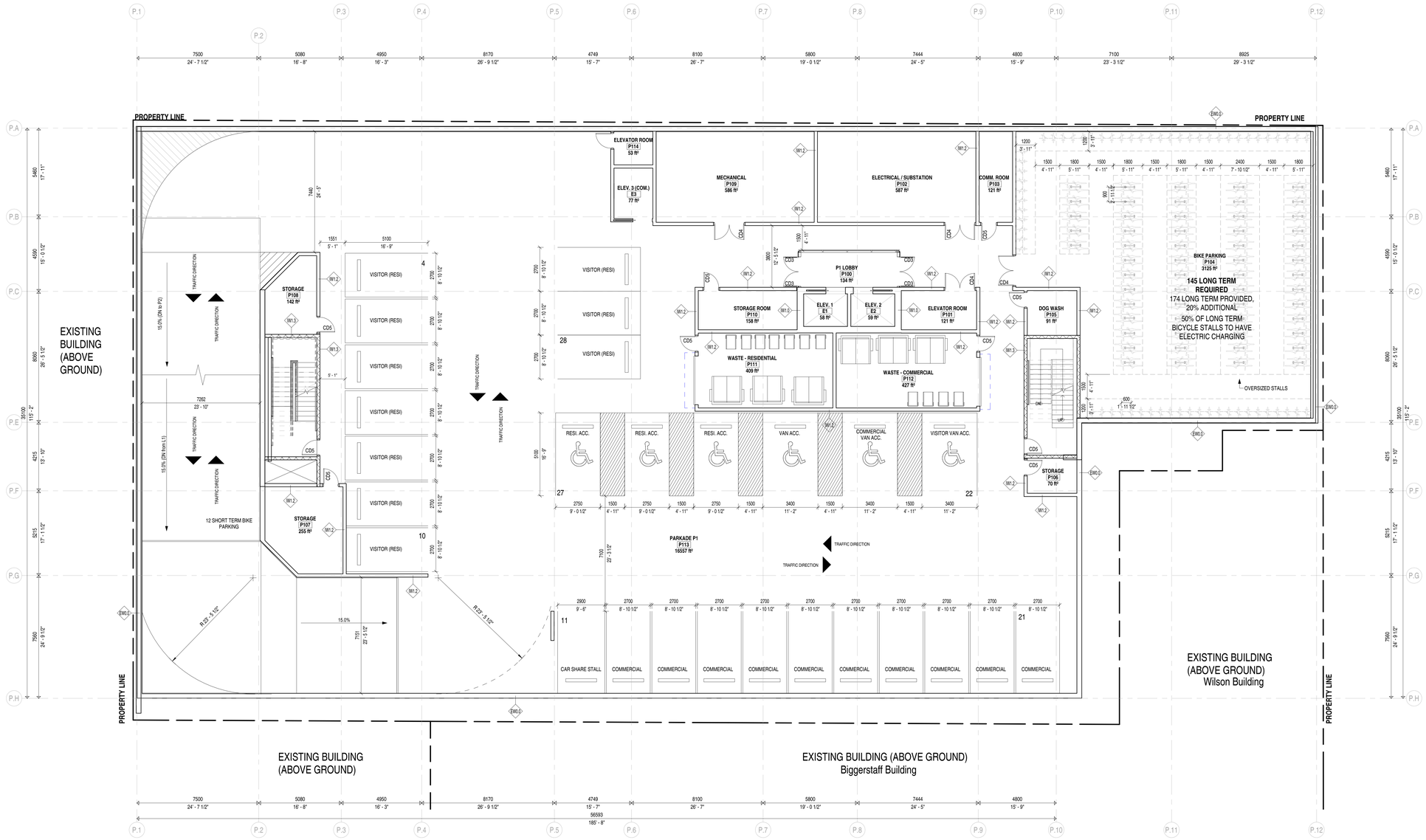
tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary



1 | **Floor Plan - Level P1**
A201 | 1/8" = 1'-0"

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

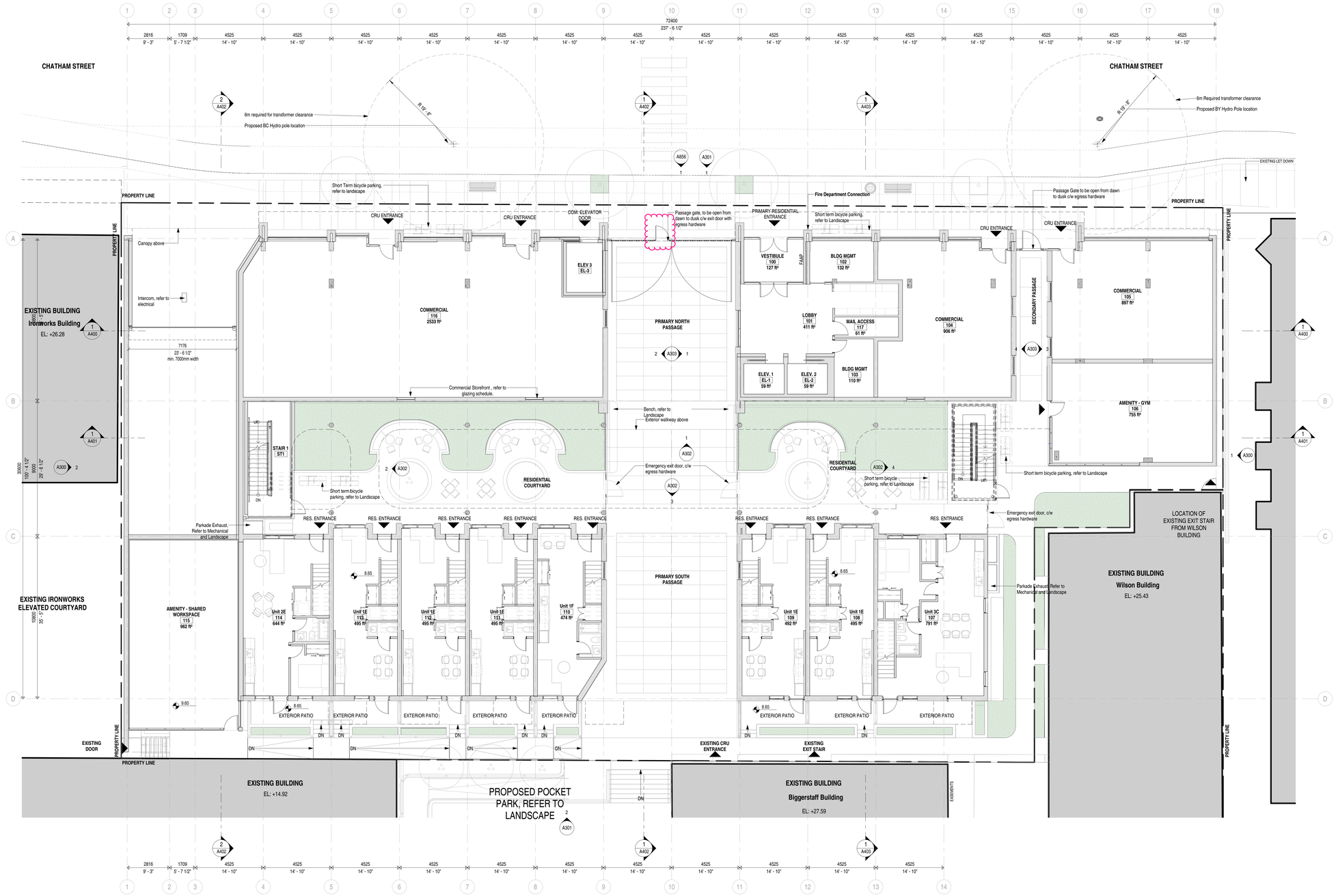
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level P1 Plan

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

A201



1 | **Floor Plan - Level 1**
A202 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

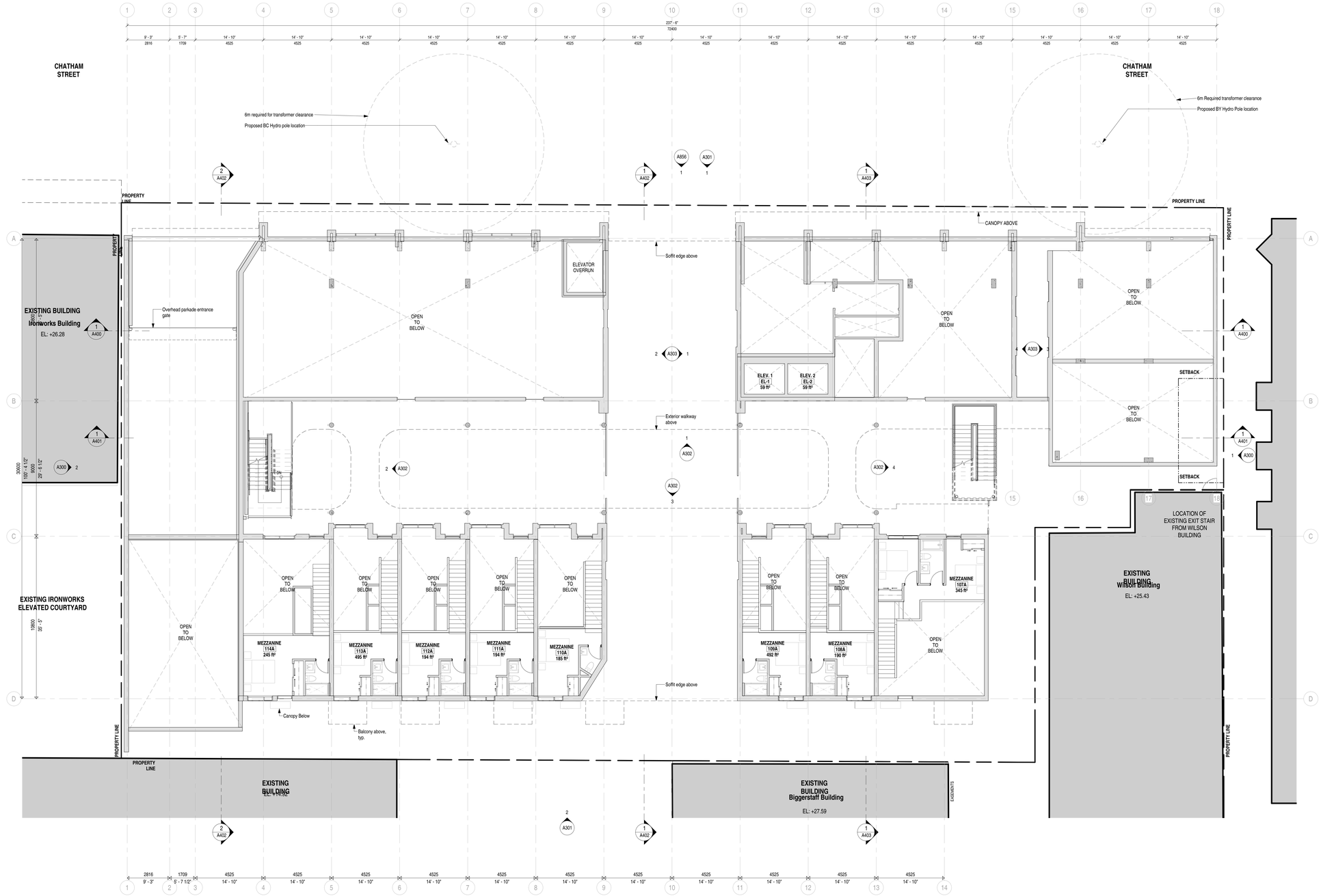
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 1 Plan

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

A202



1 | **Floor PLan - Level 1.5 (Mezzanine Plan)**
A203 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

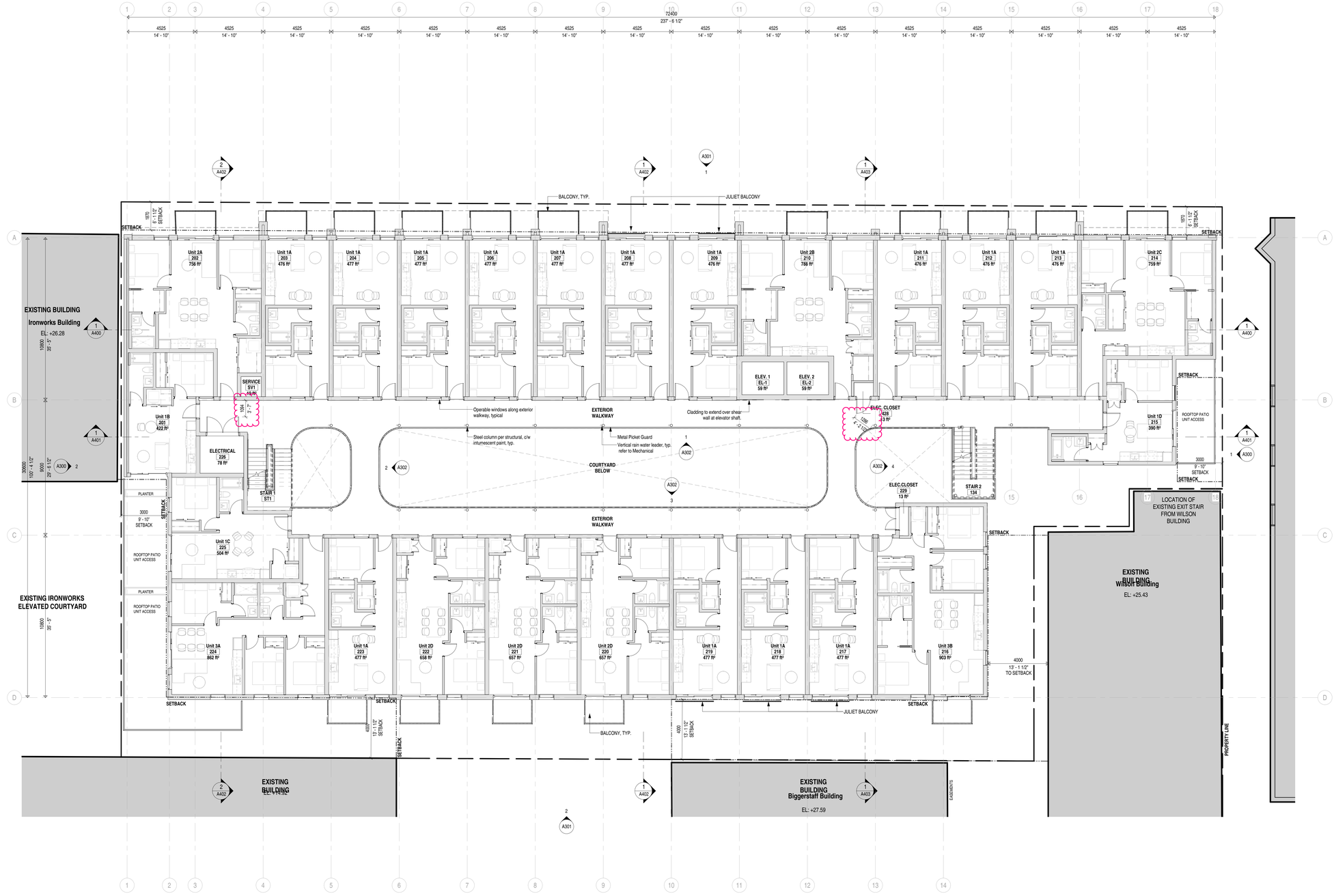
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 1.5 Mezzanine Plan

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

A203



1 | **Floor Plan - Level 2 Plan**
A204 | 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

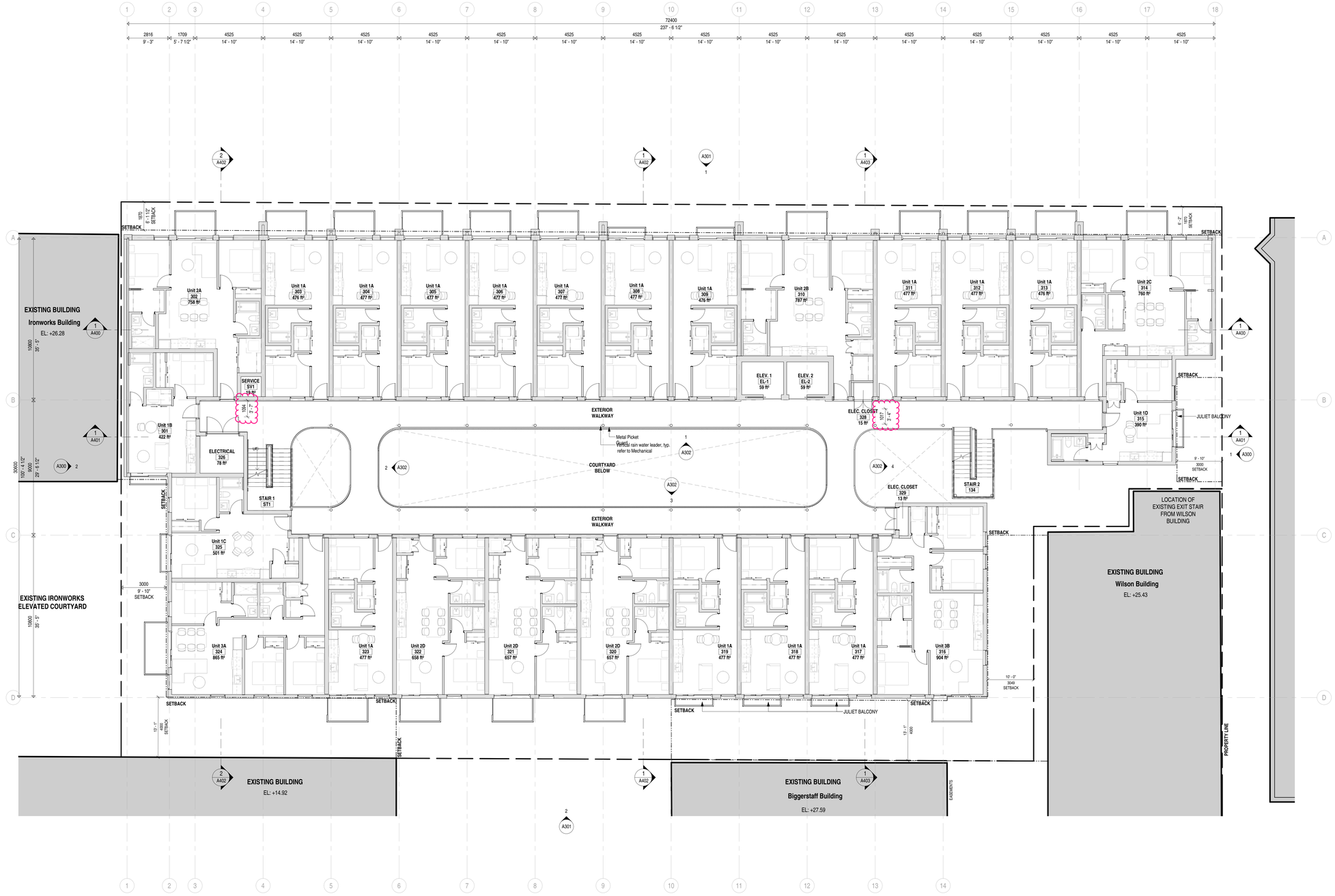
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 2 Plan

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

A204



GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

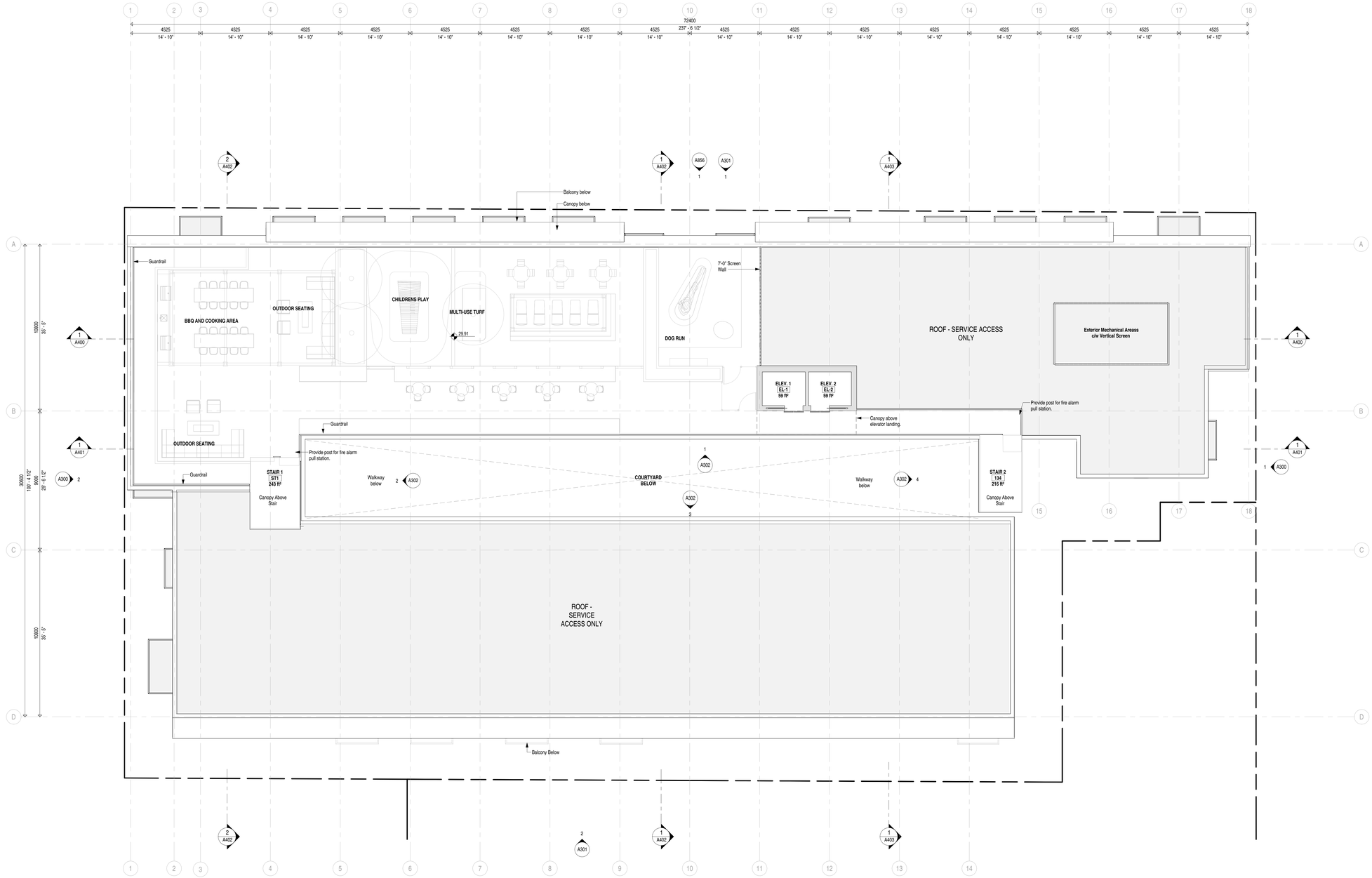
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Level 3-6 Plan

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

A205



GENERAL NOTES - FLOOR PLANS

1. Read and compare all Drawings and Specifications. Notify the Architect of any discrepancies prior to commencement of work.
2. Do not scale drawings. Use figured dimensions only.
3. Verify all dimensions, elevations, and existing site conditions prior to fabrication and construction. Report discrepancies to the Architect.
4. Dimensions are from finished face to finished face or from gridlines to centerline of structure unless noted otherwise.
5. Coordinate all work with Structural, Mechanical, Electrical, Civil, and Landscape drawings. Report conflicts prior to construction.
6. Provide shop drawings, product data, and samples where specified. Do not proceed with fabrication until review is complete where required.
7. Install all materials and assemblies in accordance with manufacturer's written instructions and recommendations.
8. Provide all required backing, blocking, and reinforcement in walls for wall-mounted fixtures, millwork, equipment, and accessories.
9. Maintain continuity of fire-resistance rated assemblies including walls, floors, ceilings, and penetrations. Seal all penetrations through rated assemblies with approved fire-stopping systems.
10. Fire separations shall extend full height to the underside of structure or to the rated assembly above unless noted otherwise.
11. All work shall comply with the requirements of the British Columbia Building Code 2024 and all applicable authorities having jurisdiction.
12. Accessible routes, door clearances, ramps, stairs, and handrails shall comply with accessibility requirements of BCBC Section 3.8 unless noted otherwise.
13. All ramps and stairs including treads, risers, and nosings shall conform to BCBC requirements.
14. Handrails and guardrails shall conform to BCBC requirements and be securely anchored to structure.
15. Maintain continuity of the air barrier, vapour barrier, and weather barrier systems at all assemblies, interfaces, and penetrations. Seal and flash all penetrations through the building envelope to maintain weather tightness.
16. Provide flashing at all openings, penetrations, and transitions in accordance with architectural details and specifications.
17. Slope all low-slope roofs to drains at a minimum of 2% unless noted otherwise.
18. Protect completed work from damage during construction. Repair or replace damaged materials to the satisfaction of the Architect.
19. Maintain safe access and site safety throughout construction in accordance with applicable regulations.

1 | Floor Plan - Roof
A209 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

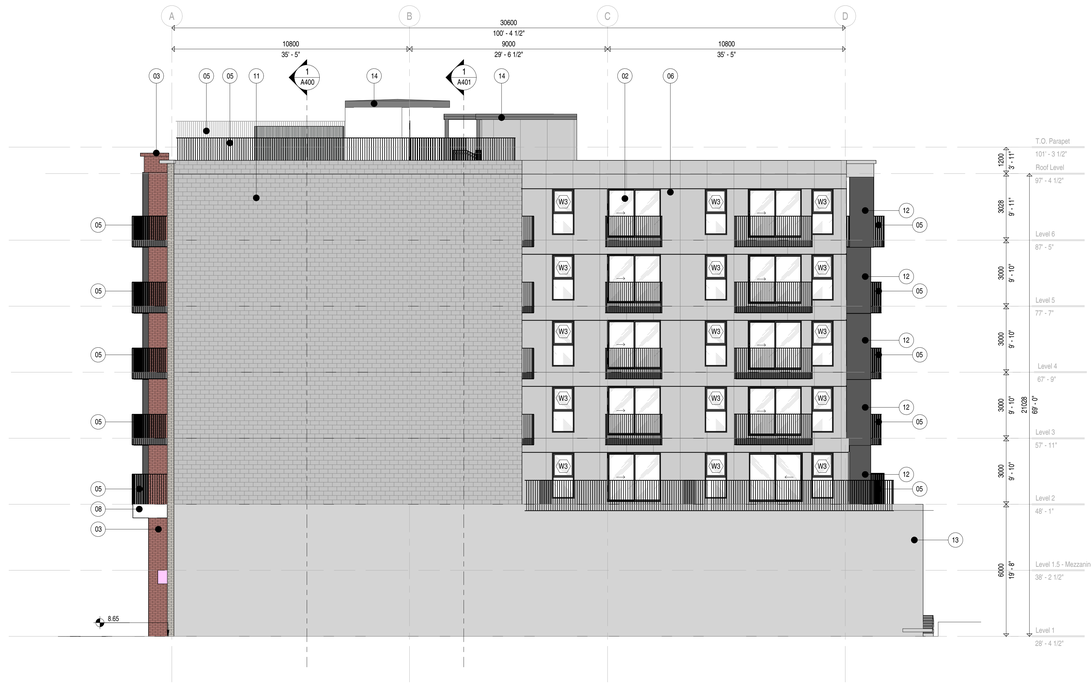
Roof Level Plan

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

A209



1 | **Overall East Elevation**
A300 | 1/8" = 1'-0"



2 | **Overall West Elevation**
A300 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

MATERIAL LEGEND

01	Glazing
02	Sliding Glass Door
03	Red Brick
04	Grey Brick
05	Metal - Vertical Picket Guards
06	Cementitious Panel - Light Grey
07	Cementitious Panel - Dark Grey
08	Metal Fascia Panel
09	Metal Vertical Picket Screen
10	Fibre Cement Board Soffit
11	Concrete Masonry Units
12	Balcony Privacy Screen
13	Concrete Wall
14	Roof Canopy
15	Metal Soffit

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Elevations - East and West

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

A300



1 | **Overall North Elevation**
A301 | 1/8" = 1'-0"



2 | **Overall South Elevation**
A301 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

MATERIAL LEGEND

01	Glazing
02	Sliding Glass Door
03	Red Brick
04	Grey Brick
05	Metal - Vertical Picket Guards
06	Cementitious Panel - Light Grey
07	Cementitious Panel - Dark Grey
08	Metal Fascia Panel
09	Metal Vertical Picket Screen
10	Fibre Cement Board Soffit
11	Concrete Masonry Units
12	Balcony Privacy Screen
13	Concrete Wall
14	Roof Canopy
15	Metal Soffit

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

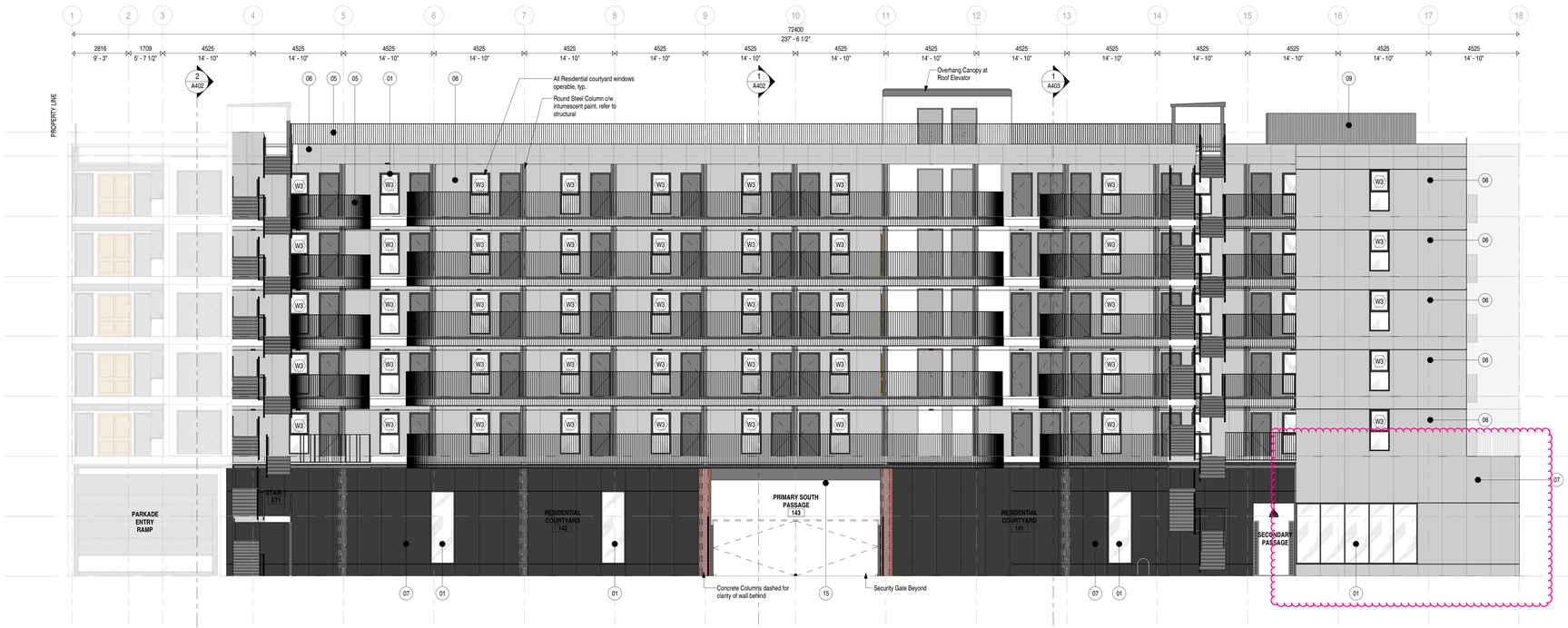
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

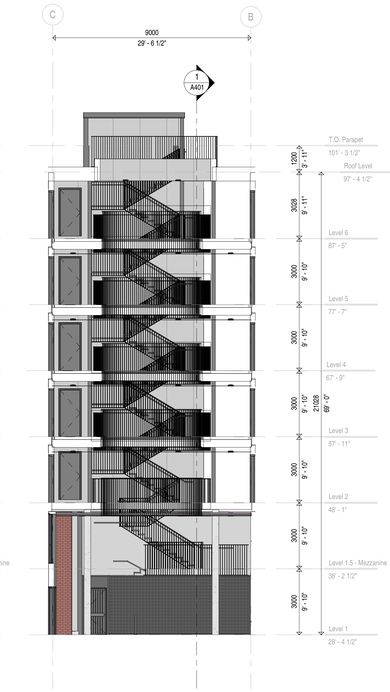
Building Elevations - North and South

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

A301



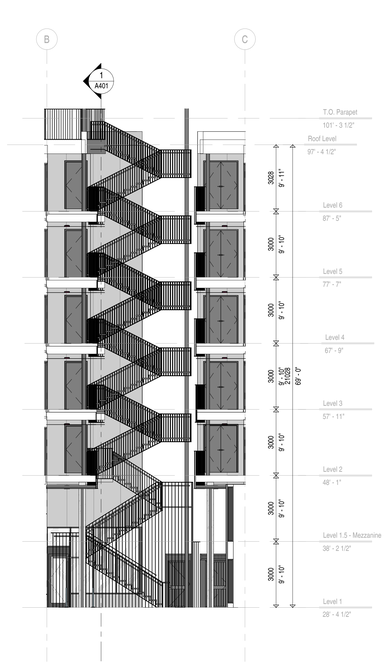
1 | **Elevation - Courtyard Looking North**
A302 | 1/8" = 1'-0"



2 | **Elevation - West Courtyard**
A302 | 1/8" = 1'-0"



3 | **Elevation - Courtyard Looking South**
A302 | 1/8" = 1'-0"



4 | **Elevation - East Courtyard**
A302 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

MATERIAL LEGEND

01	Glazing
02	Sliding Glass Door
03	Red Brick
04	Grey Brick
05	Metal - Vertical Picket Guards
06	Cementitious Panel - Light Grey
07	Cementitious Panel - Dark Grey
08	Metal Fascia Panel
09	Metal Vertical Picket Screen
10	Fibre Cement Board Soffit
11	Concrete Masonry Units
12	Balcony Privacy Screen
13	Concrete Wall
14	Roof Canopy
15	Metal Soffit

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01
3	Issued for COTW Rev. 1	2026-06-12

Key Plan

Project 2502

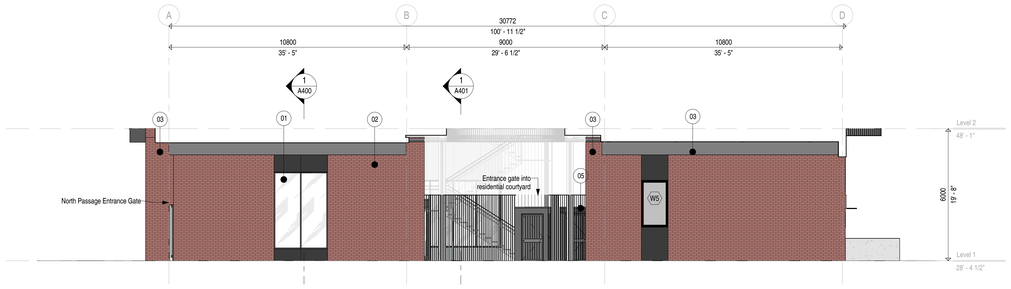
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

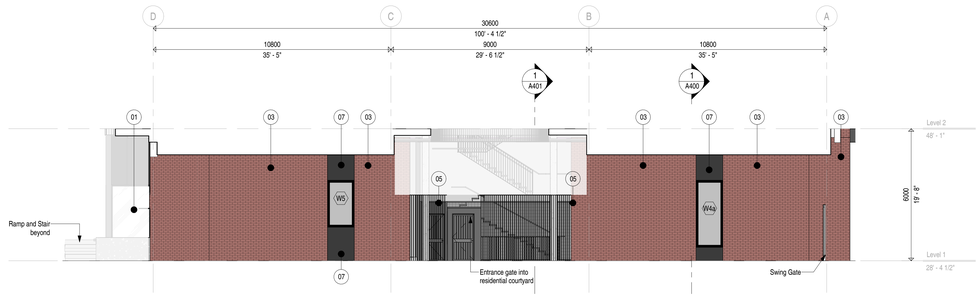
Building Elevations - Courtyard

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

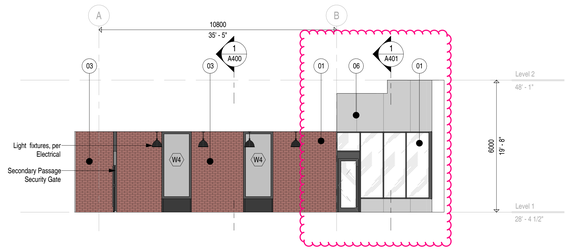
A302



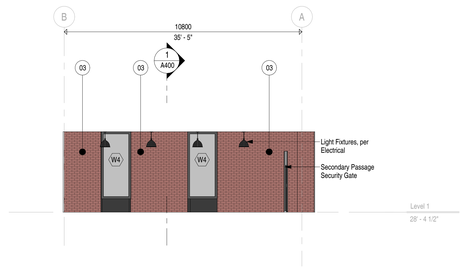
1 | **Elevation - Exterior Passage - East Elevation**
A303 | 1/8" = 1'-0"



2 | **Elevation - Exterior Passage - West Elevation**
A303 | 1/8" = 1'-0"



3 | **Elevation - Secondary Passage East**
A303 | 1/8" = 1'-0"



4 | **Elevation - Secondary Passage West**
A303 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

MATERIAL LEGEND

01	Glazing
02	Sliding Glass Door
03	Red Brick
04	Grey Brick
05	Metal - Vertical Picket Guards
06	Cementitious Panel - Light Grey
07	Cementitious Panel - Dark Grey
08	Metal Fascia Panel
09	Metal Vertical Picket Screen
10	Fibre Cement Board Soffit
11	Concrete Masonry Units
12	Balcony Privacy Screen
13	Concrete Wall
14	Roof Canopy
15	Metal Soffit

**Applicant to explore enhanced materiality to cementitious panel through course of development permit process*

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

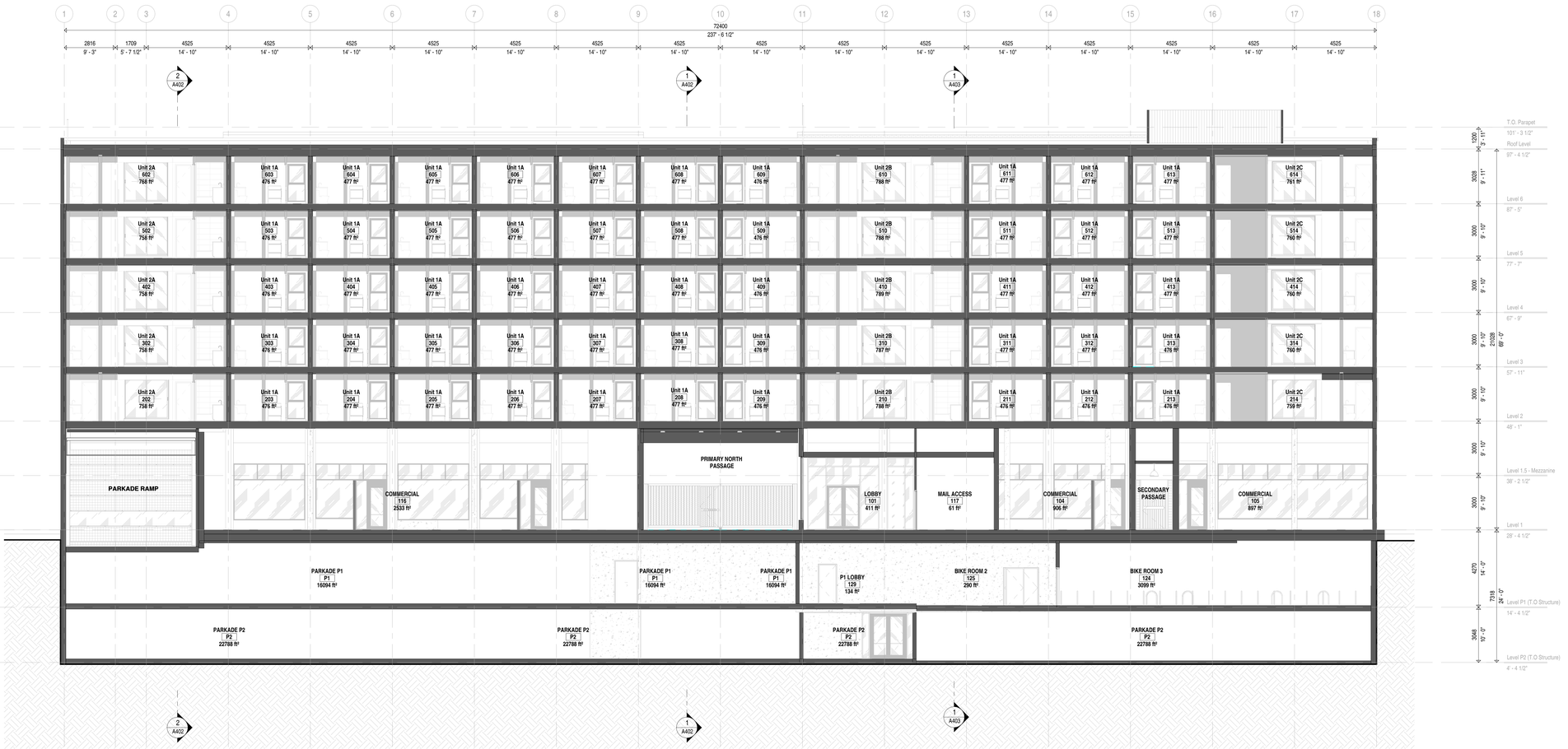
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Elevations - Passages

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

A303



1 | **East West Building Section through North Block**
A400 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

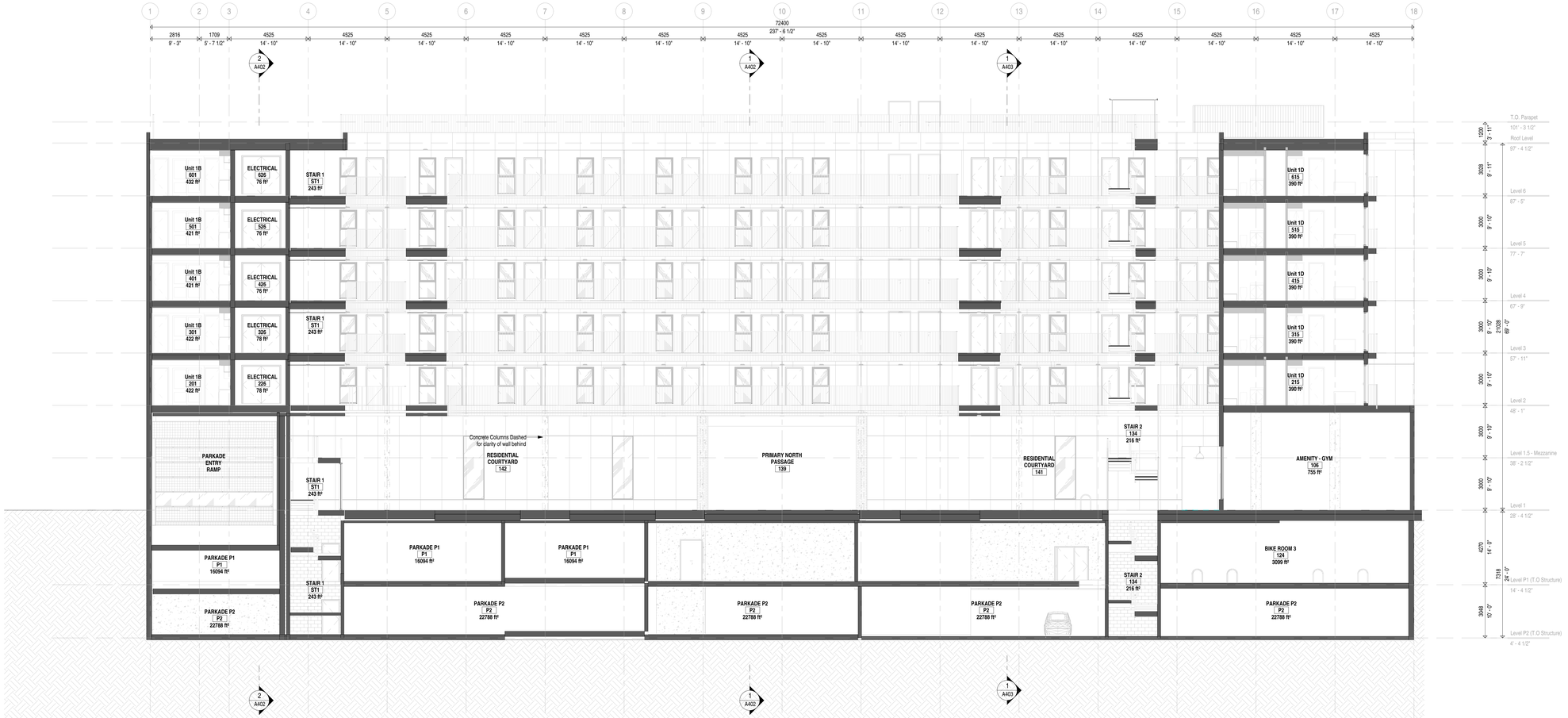
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Sections E-W

Date	
Drawn By	Author
Checked By	AT
Scale	1/8" = 1'-0"
Original Size	A0

A400



1 | **East West Building Section through South Block**
A401 | 1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Sections E-W

Date	
Drawn By	Author
Checked By	AT
Scale	1/8" = 1'-0"
Original Size	A0

A401

SHAPE
Architecture Inc.

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

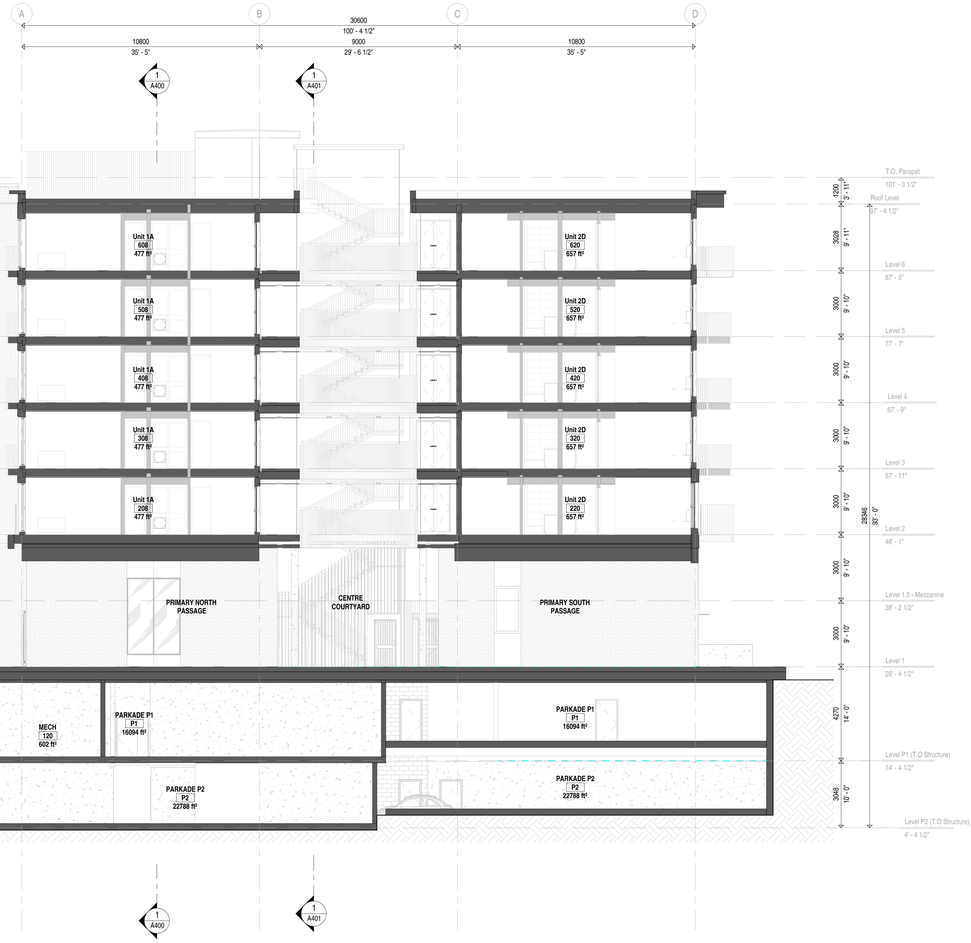
tel +1 778 735 1405
email info@shapearchitecture.ca
web www.shapearchitecture.ca

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

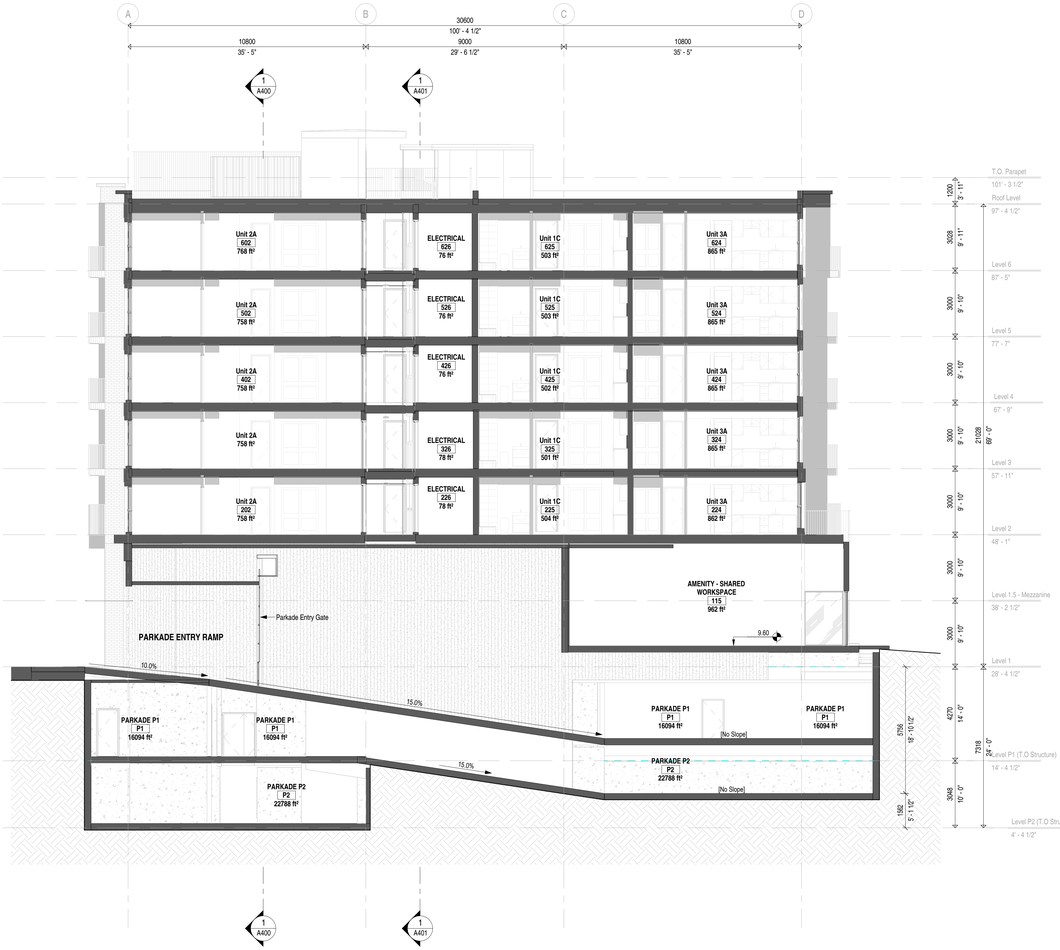
Seal

Client

INTRACORP
Building the Extraordinary



1 | **North South Section through Courtyard and Primary Passages**
A402 | 1/8" = 1'-0"



2 | **North South Section through Parkade Ramp**
A402 | 1/8" = 1'-0"

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

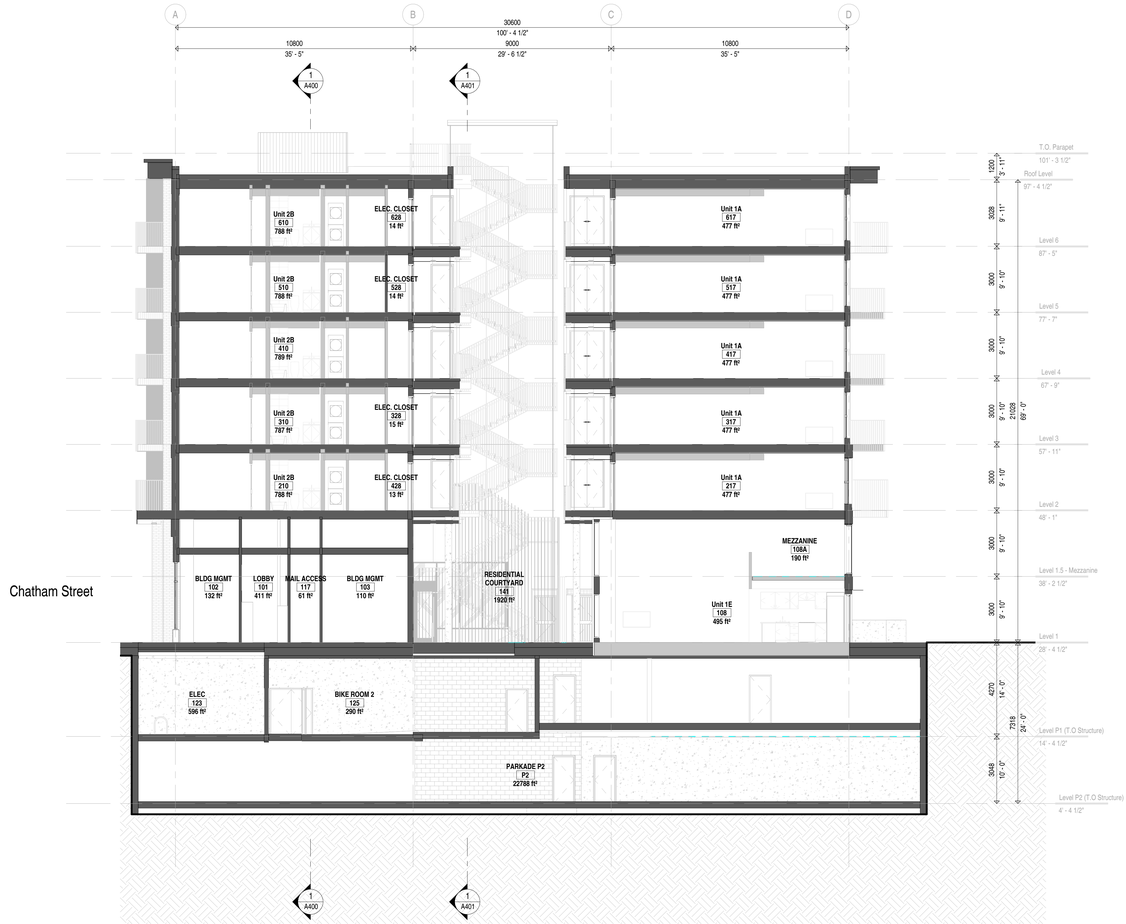
Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	1/8" = 1'-0"
Original Size	A0

A402



1 | A403 **North South Section through Stairwell**

1/8" = 1'-0"

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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-01

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Building Sections N-S

Date	
Drawn By	ME
Checked By	AT
Scale	1/8" = 1'-0"
Original Size	A0

A403



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A800



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A801



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A802



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A803



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A804



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A805



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A806



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A807



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A808



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date
Drawn By HP
Checked By AT
Scale
Original Size A0

A809



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A810



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A811



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A812



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A813



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A814



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A815



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

Copyright Reserved. This drawing and design are, and at all times remain, the exclusive property of SHAPE Architecture Inc. and may not be used or reproduced without written consent.

Seal

Client

INTRACORP
Building the Extraordinary

Revisions

No.	Description	Date
2	Issued for Development Permit and Rezoning	2026-05-04

Key Plan

Project 2502

Herald

517-533 Chatham Street + 530-538 Herald Street, Victoria, BC, Canada

Renders

Date	
Drawn By	HP
Checked By	AT
Scale	
Original Size	A0

A816