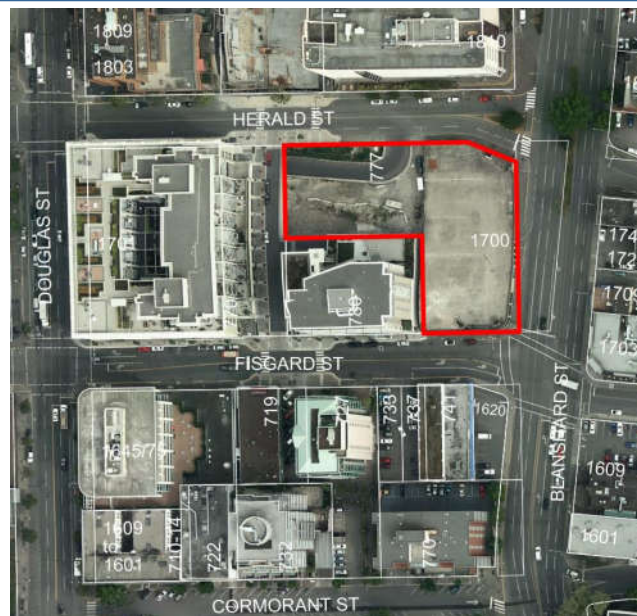
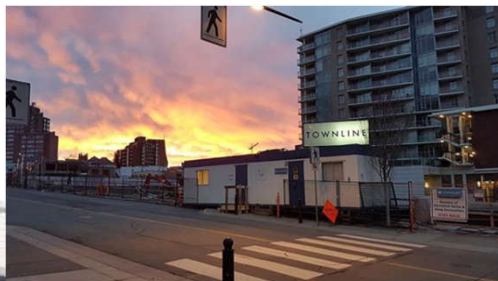
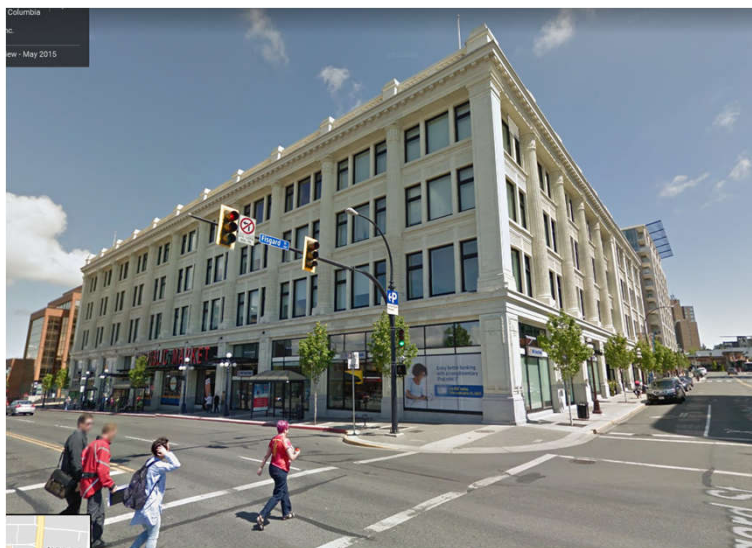

Development Permit with Variance for 777 Herald Street



Current Use



Neighbouring Properties - West



Neighbouring Properties – West - Rear



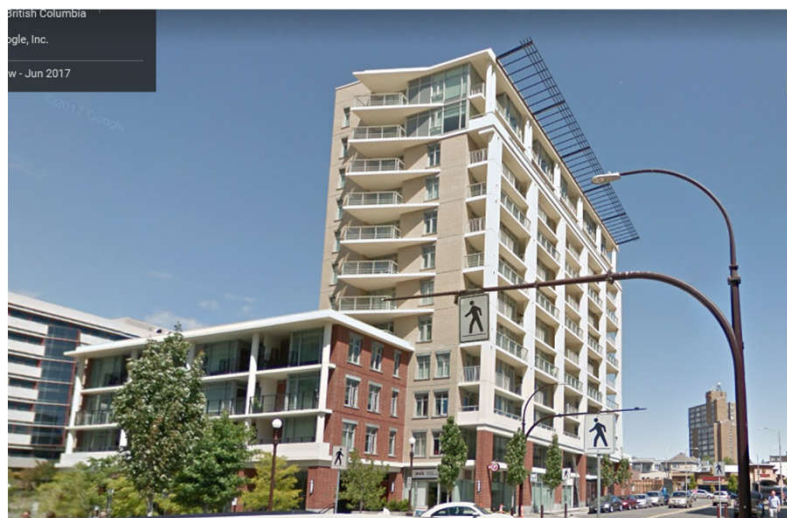
Neighbouring Properties – North East



Neighbouring Properties – North West



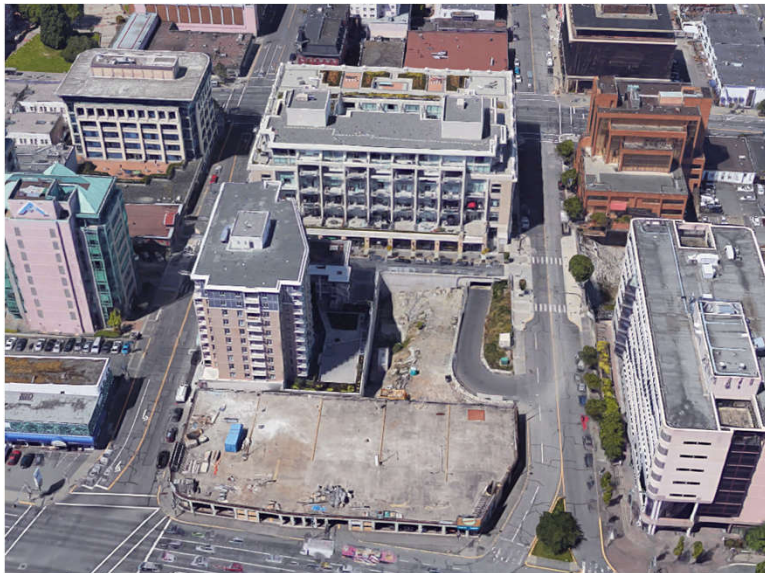
Neighbouring Properties – South



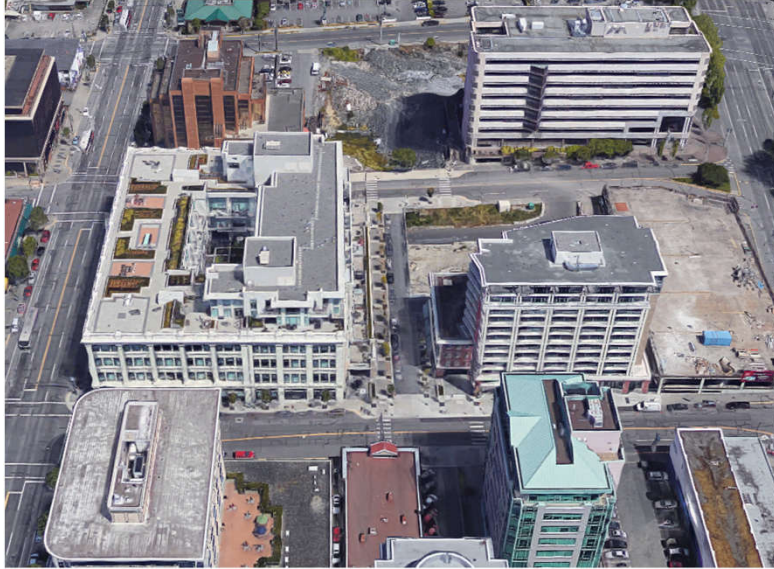
Context– Looking South East



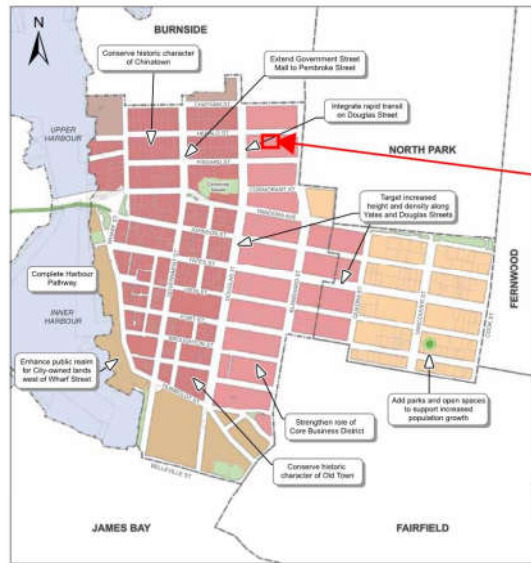
Context– Looking West



Context– Looking North



SECTION 21: NEIGHBOURHOOD DIRECTIONS



MAP 20
Downtown and
Harris Green
Strategic Directions

Urban Place Designations*

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

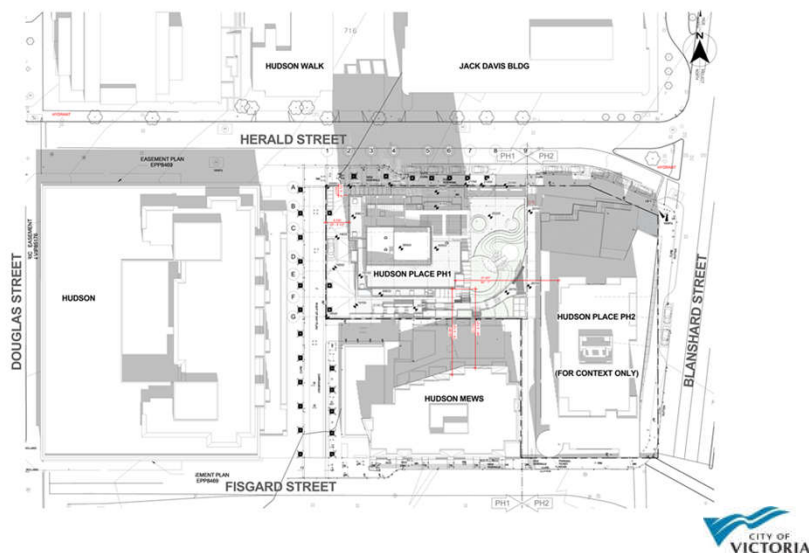
Public Facilities

- Proposed Park (approximate location)

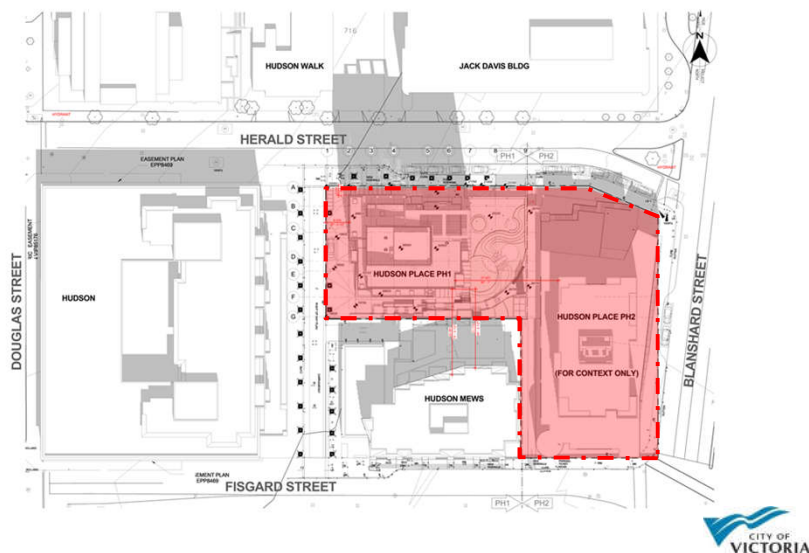
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 6 for designation information.



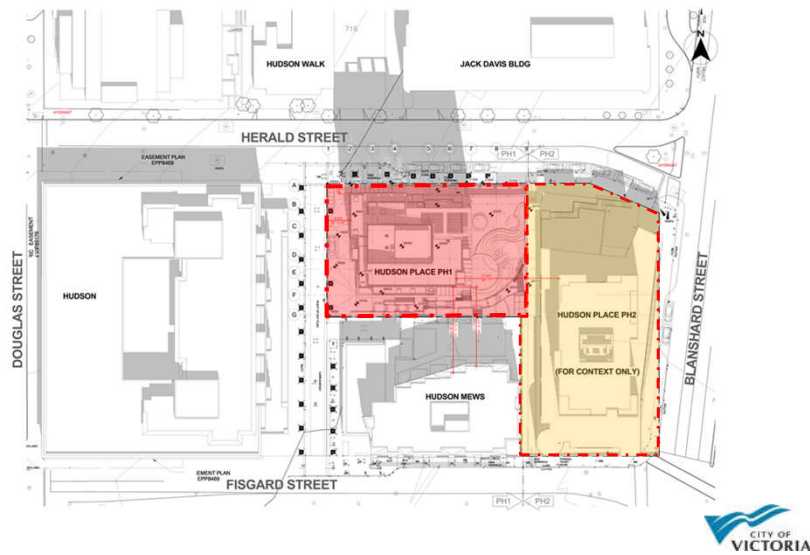
Site Plan



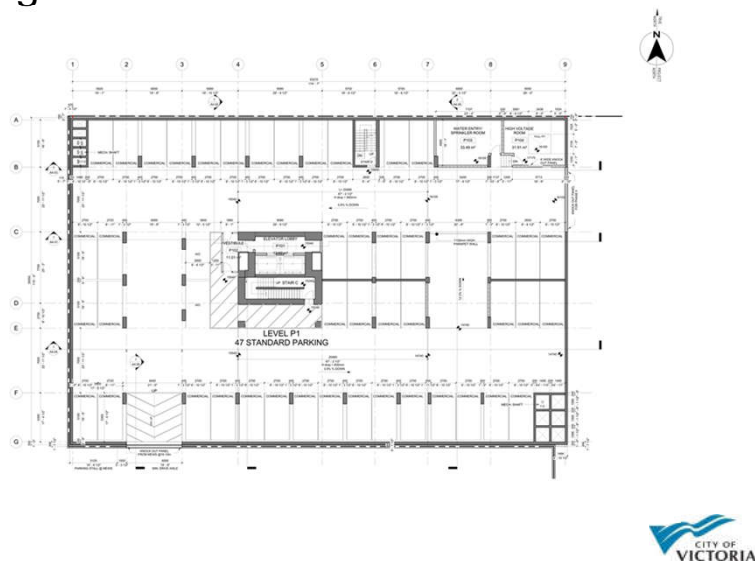
Site Plan – Subdivision



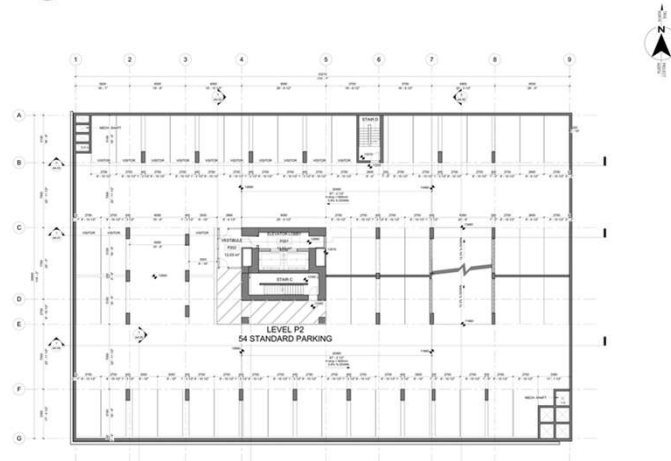
Site Plan – Subdivision



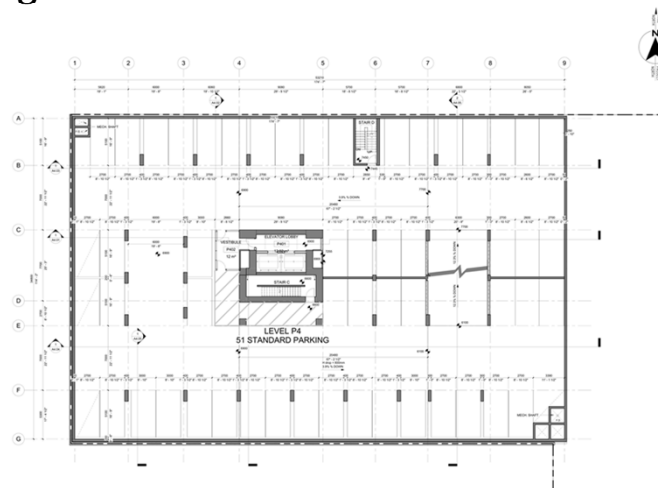
Parking Level 1 Plan



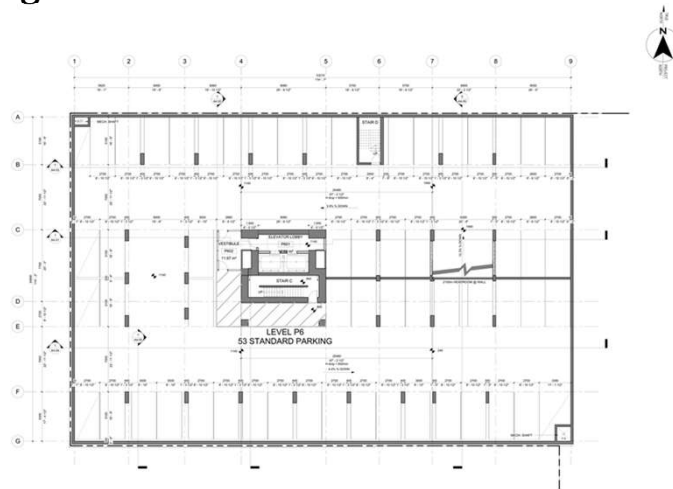
Parking Level 2-3 Plan



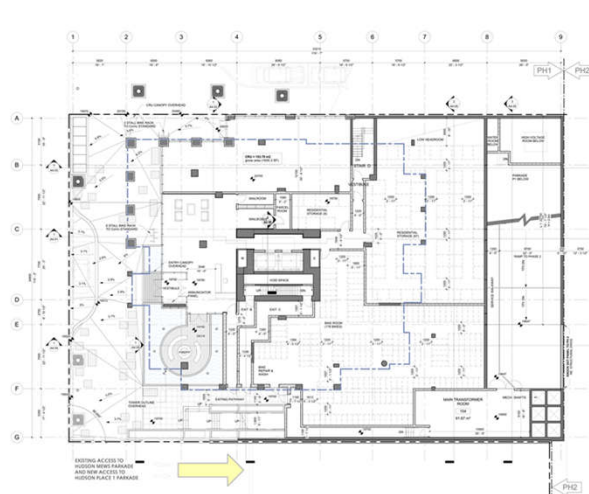
Parking Level 4-5 Plan



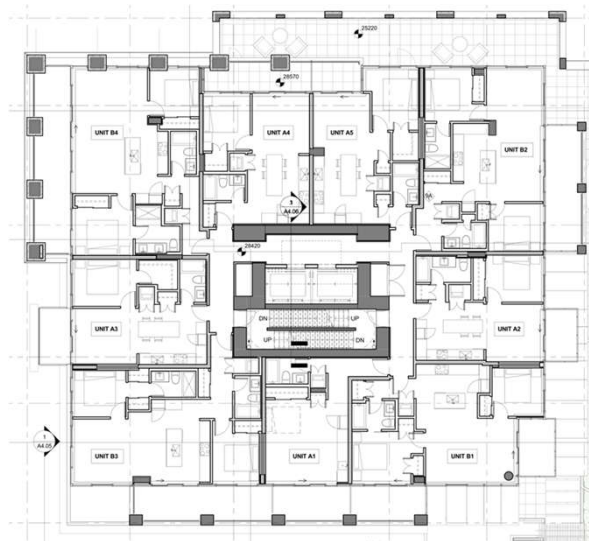
Parking Level 6 Plan



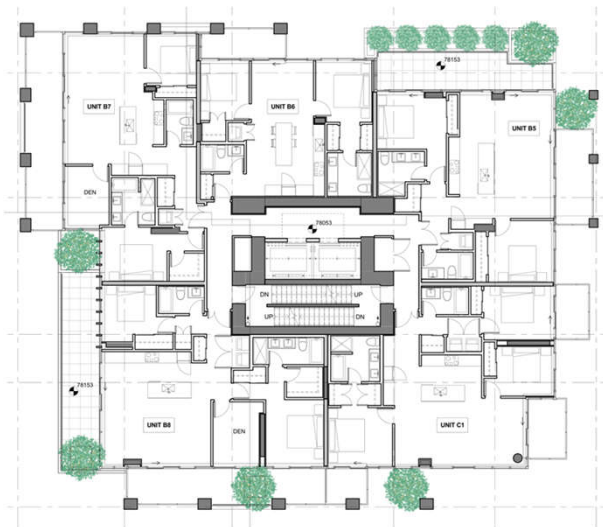
At-Grade Plan



Typical Floor Plan (Levels 4-20)



Typical Floor Plan (Levels 21-24)



North Elevation- Herald St.



South Elevation- Hudson Mews/Fisgard St.



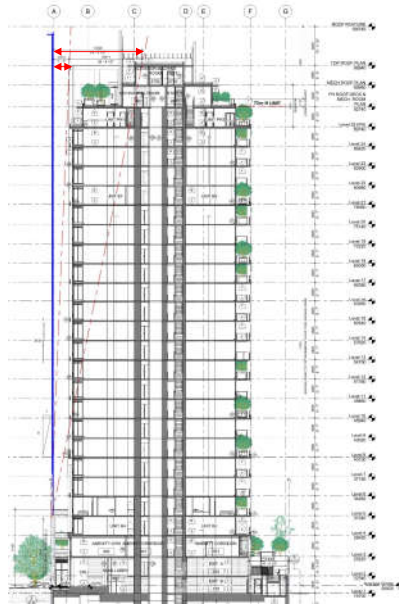
East Elevation- Blanshard St.



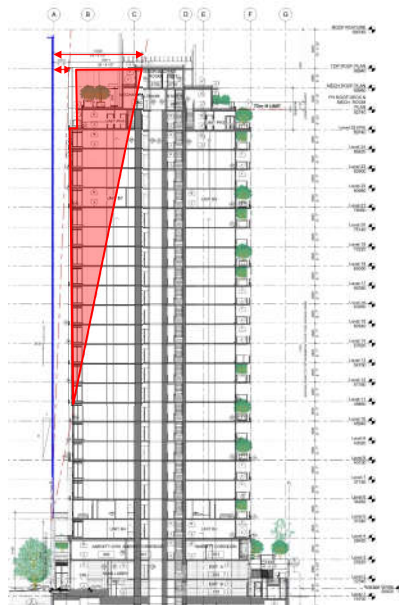
West Elevation- The Hudson/Douglas St.



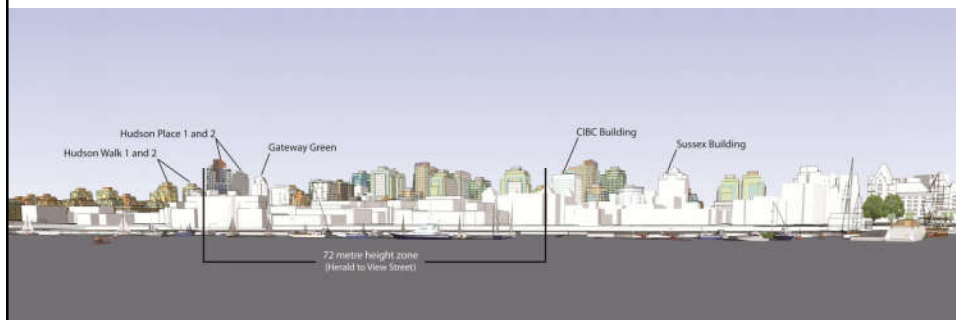
Step Back Variance



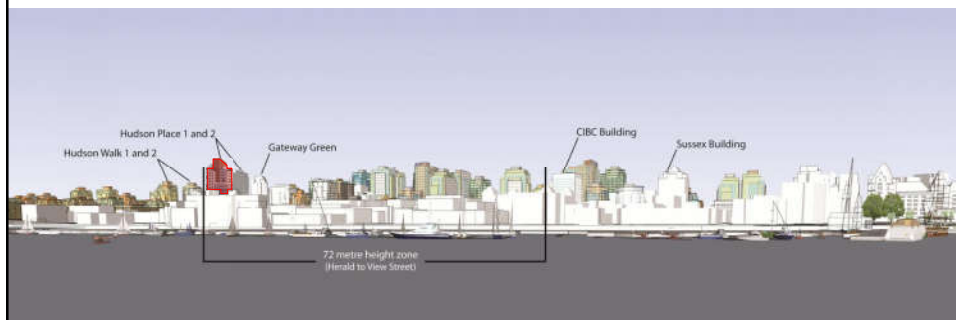
Step Back Variance



Context Massing



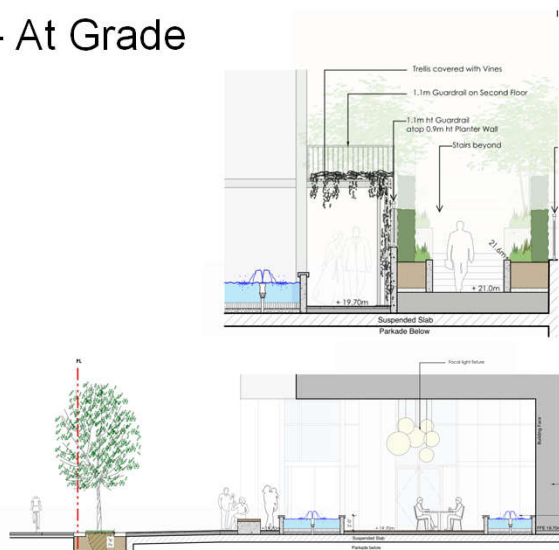
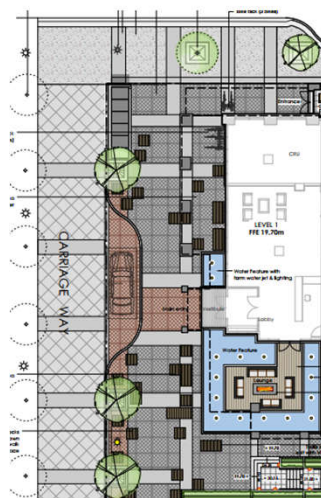
Context Massing



View



Landscape Plan- At Grade



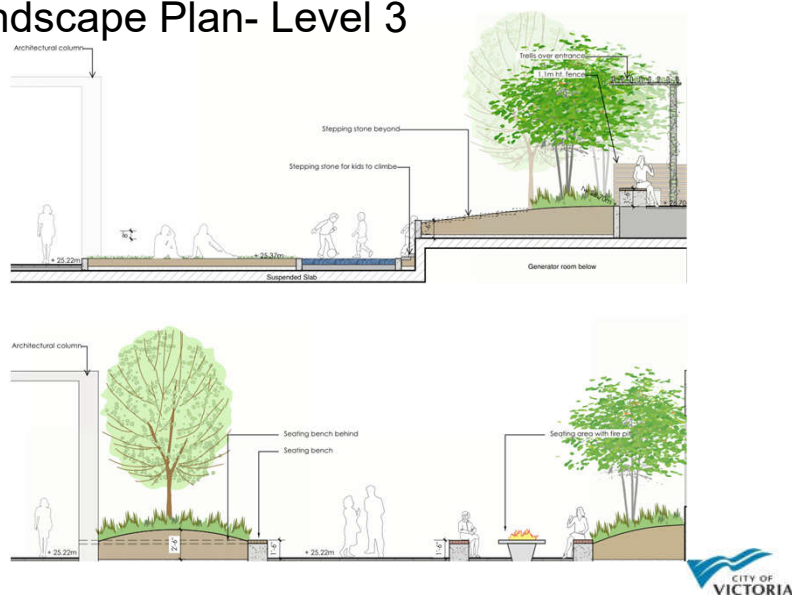
Landscape Plan- Overview



Landscape Plan- Level 3



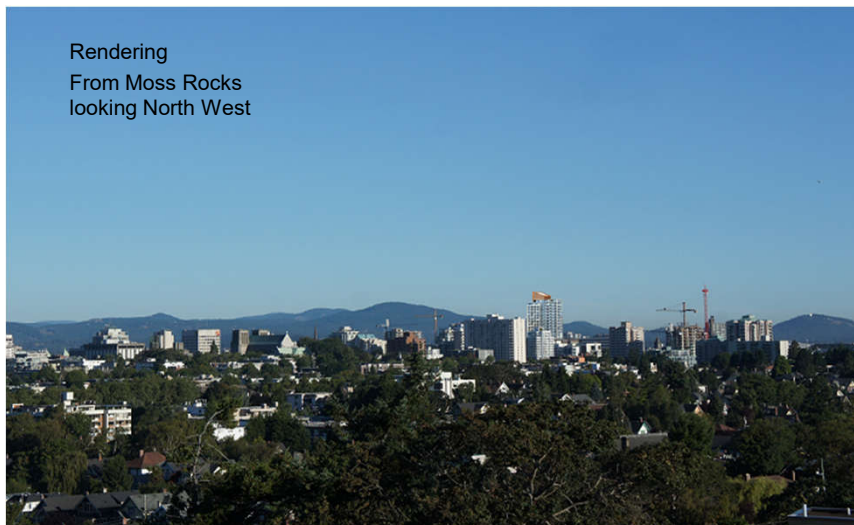
Landscape Plan- Level 3



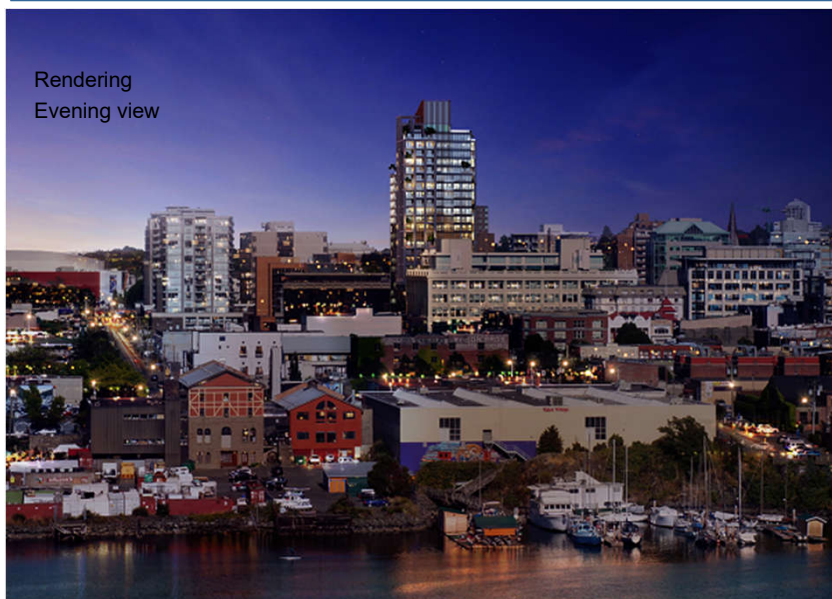
Rendering
From North Park
Looking West



Rendering
From Moss Rocks
looking North West



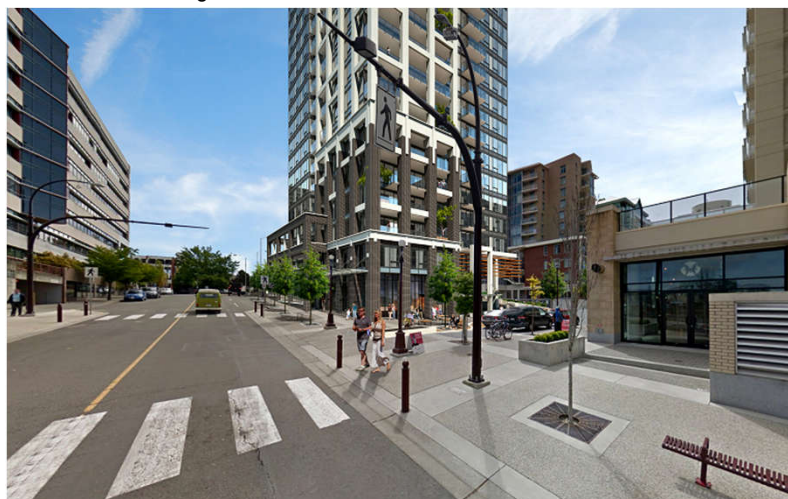
Rendering
Evening view



Rendering – Looking South from Herald



Rendering
From Herald Looking South East



Rendering
From Phase 2, Looking North West



Materials Board

