



741 FISGARD ST.
DP & REZONING

Architectural Rezoning

- A0.10

A0.11

A0.50

A0.51

A0.52

A0.53

A0.54

A1.02

A2.00

A2.01

A2.02

A2.04

A2.05

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A2.12

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A3.00

A3.01

A3.02

A4.00

A5.01

A9.00

A9.01
- Survey, Existing Site Plan

Site Plan and Project Data

Code Analysis

Code Analysis

Code Analysis

Spatial Separations South + West

Spatial Separations North + East

Area Plans and Calculations

Floor Plan - Parkade Level 1

Floor Plan - Parkade Level 2

Floor Plan - Parkade Level 3

Floor Plan - Level 1

Floor Plan - L2 + L3

Floor Plan - Level 4 Amenity

Floor Plan - Typical Residential

Floor Plan - Typical Sky Garden Level - SE

Floor Plan - Typical Sky Garden Level - NE

Floor Plan - Typical Sky Garden Level - NW

Floor Plan - Typical Sky Garden Level - SW

Floor Plan - Level 22 - Penthouse

Roof Level

Elevations South + West

Elevations North + East

Context Elevations

Material Board

Shadow Study

Perspectives

Building Sections

- Civil

C100
- Conceptual Site Servicing

Landscape

- L0.01

L0.02

L0.03

L1.01

L1.02

L1.03

L1.04

L3.01

L3.02

L3.03
- General Information Sheet

Tree Replacement

Stormwater Management

Landscape Materials - Ground Level

Landscape Materials - Amenity

Landscape Materials - Sky Gardens

Landscape Materials - Penthouses

Planting - Ground Level

Planting - Amenity

Planting - Sky Gardens

PROJECT LOCATION



PROJECT CONTACTS

OWNER

1620 Blanshard St Holdings Ltd.
330-4392 W Saanich Road
Victoria, BC

Contact
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Travis Lee, Director
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ARCHITECT

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STRUCTURAL ENGINEER

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LANDSCAPE ARCHITECT

MDI Landscape Architects Inc.
3388A Tennyson Avenue
Victoria, BC V8Z 3P6

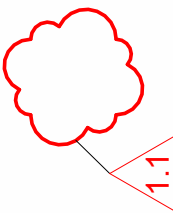
Scott Murdoch, R.P. Bio.
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CIVIL ENGINEER

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, B.C. V8Z 4B7

Ross Tuck, P.Eng
rtuck@jeanderson.com

NOTE



REVISIONS ARE NUMBERED IN CONJUNCTION WITH
BUILDING PERMIT COMMENTS. REFER TO LETTER
ITEMIZING COMMENTS.

A1, A2 INDICATE ARCHITECTURAL CHANGES

Development Permit / Rezoning Application

741 Fisgard Street

April 16th, 2025

Project # 2328	Date April 16th, 2025	Revision April 3rd, 2025	1
	Sheet # A0.00		



BC LAND SURVEYORS SITE PLAN OF:

Civic: 1620 Blanshard Street

Legals:

– The Easterly and Westerly Halves of Lot 685, Victoria City

Parcel Identifier: 000-039-098 In the City of Victoria

– Lot 684, Victoria City

Parcel Identifier: 000-015-521 In the City of Victoria

– Lot 683, Victoria City, Except Part Shown Coloured Red on Plan 316BL

Parcel Identifier: 000-015-512 In the City of Victoria

LEGEND

Dimensions are graphic and referenced to the CAD280C datum.

- HM - denotes - existing elevation
- HM - denotes - mobile lift
- HM - denotes - fire hydrant
- HM - denotes - catch basin
- HM - denotes - water meter

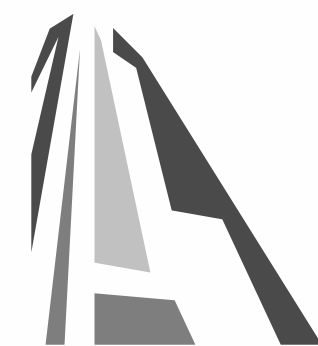
Tree diameters are in centimetres.

Site Area = 1760 m2

The following not-financial charges are shown on the current title and may affect the property.
FB12551 – Covenant
FB12552 – Statutory Right of Way



NO.	DESCRIPTION	DATE
1	DP Rezoning Resubmission	April 3rd, 2025



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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name
Survey, Existing Site Plan

Date
April 16th, 2025

Scale
Project #
2328

Revision
April 3rd, 2025

Sheet #
A0.10

File: 3952-17
V.L. POWELL & ASSOCIATES
250-2850 DOUGLAS ST
VICTORIA, BC V8M 4M4
250-382-8855

Setbacks are derived from field survey.
Parcel dimensions shown herein are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.
Site information beyond 1620 Blanshard Street
is conceptual in nature. Any critical information such
as curb, sidewalk, etc. should be confirmed.

Scale - 1:200
Distances are in metres.
0 2 10 20
The intended print size is 24" by 36".



certified CORRECT
dated this 13th day of February, 2024
April Laroque
B.C.L.S.

DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	741 FISGARD STREET, VICTORIA, BC
PID	000-015-512
LEGAL DESCRIPTION	LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA
PROJECT DESCRIPTION	22 STOREY MIXED USE RESIDENTIAL BUILDING

PROJECT INFORMATION

	CURRENT	PROPOSED
ZONE	CBD-2 SITE SPECIFIC: Central Business District-2 - Site Specific Regulations	SITE SPECIFIC
SITE AREA (m²)	1760m²	1760m²
TOTAL FLOOR AREA (m²)	5280m²	13376m²
FLOOR SPACE RATIO	Base Density: 3.0:1 / Bonus to 7.6:1*	7.6:1*
SITE COVERAGE (%)	N/A	79%
OPEN SITE SPACE (%)	N/A	21%
HEIGHT OF BUILDING (m)	58.0m	82.13m
NUMBER OF STOREYS	N/A	22
PARKING STALLS (#) ON SITE	154	107
BICYCLE PARKING (#) LONG TERM	164	192
BICYCLE PARKING (#) SHORT TERM	20	24

*Subject to terms of the 2018 Zone and historical 2003 MDA.

BUILDING SETBACKS (m)

	CURRENT	PROPOSED
FRONT (NORTH)	0.00m	2.45m to L4 (15m) / 5.50m above
REAR (SOUTH)	0.0m to 5m / 8.0m to 18.0m / 10.00 above	0.30m to L4 (15m) / 8.00m above
SIDE (WEST)	0.0m to 23.0m / 10.0m above	3.70m to L4 (15m) / 14.60m above
SIDE (EAST)	0.0m to 23m / 10.0m above	3.87m to L4 (15m) / 4.98m above

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	191
UNIT TYPE	STUDIO (15), 1-BED (66), 1-BED + DEN (45), 2-BED (29), 3-BED (6)
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	36m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	11146m²

COMMERCIAL USE DETAILS

TOTAL NUMBER OF UNITS	5
TOTAL COMMERCIAL FLOOR AREA (m²)	466m²

AVERAGE GRADE CALCULATIONS

ZONING REGULATION BYLAW
SCHEDULE A

Grade Points		Lengths	
A	21.90m	A-B	5.71m
B	22.06m	B-C	11.75m
C	21.94m	C-D	1.50m
D	22.08m	D-E	1.27m
E	22.08m	E-F	7.46m
F	22.26m	F-G	22.69m
G	21.96m	G-H	38.0m
H	20.73m	H-I	5.59m
I	20.87m	I-J	0.60m
J	20.87m	J-K	26.19m
K	21.30m	K-L	2.36m
L	21.40m	L-M	1.23m
M	21.44m	M-N	21.15m
N	21.81m	N-O	1.17m
O	21.80m	O-P	1.77m
P	21.91m	P-A	1.17m

Calculation			
A-B	(21.90 + 22.06)/2	X 5.71m	= 125.51
B-C	(22.06 + 21.94)/2	X 11.75m	= 258.5
C-D	(21.94 + 22.08)/2	X 1.50m	= 33.02
D-E	(22.08 + 22.08)/2	X 1.27m	= 28.04
E-F	(22.08 + 22.26)/2	X 7.46m	= 165.39
F-G	(22.26 + 21.96)/2	X 22.69m	= 501.68
G-H	(21.96 + 20.73)/2	X 38.0m	= 811.11
H-I	(20.73 + 20.87)/2	X 5.59m	= 116.27
I-J	(20.87 + 20.87)/2	X 0.60m	= 12.52
J-K	(20.87 + 21.30)/2	X 26.19m	= 552.22
K-L	(21.30 + 20.40)/2	X 2.36m	= 49.21
L-M	(20.40 + 21.44)/2	X 1.23m	= 25.73
M-N	(21.44 + 21.81)/2	X 21.15m	= 457.37
N-O	(21.81 + 21.80)/2	X 1.17m	= 26.51
O-P	(21.80 + 21.91)/2	X 1.77m	= 38.68
P-A	(21.91 + 21.90)/2	X 1.17m	= 25.63
			149.61m 3,226.39

AVERAGE GRADE = 3,226.39 / 149.61 = 21.57

NOTE: There is no proposed change to the average grade of the site.

BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's West side (H-I): (20.73 + 20.87)/2 = 20.80

BCBC GRADE = 20.80

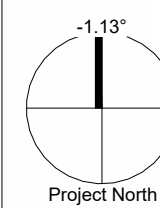
1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application



Sheet Name
Site Plan and Project Data

Date
April 16th, 2025

Scale
As indicated

Project #
2328

Revision
April 3rd, 2025

1

Sheet #

A0.11

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BUILDING CODE ANALYSIS

GENERAL INFORMATION

PROJECT TYPE

☒ NEW CONSTRUCTION☐ RENOVATION☐ ADDITION

GOVERNING BUILDING CODE

2018 BC BUILDING CODE☒ PART 3☐ PART 9

MAJOR OCCUPANCIES

A1☐A2☒A3☐A4☐B1☐B2☐B3☐C☒D☒E☒F1☐F2☐F3☒

MULTIPLE MAJOR OCCUPANCIES

YES☒NO☐

BUILDING AREA

1399 sq. ft.

1.11

No. OF STREETS FACING

2

GRADE

20.80 m

BUILDING HEIGHT (STOREYS, m)

22 STOREYS ABOVE GRADE

73.24 m

HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL

3 STOREYS BELOW GRADE

HIGH BUILDING

YES☒NO☐

FIRE ALARM & DETECTION SYSTEM

REQUIRED☒PROVIDED☒N/A☐

AUTOMATIC SPRINKLER SYSTEM

REQUIRED☒PROVIDED☒N/A☐

ROOF ACCESS

REQUIRED☒PROVIDED☒N/A☐

FIRE DEPARTMENT ACCESS ROUTE

REQUIRED☒PROVIDED☒N/A☐

STANDPIPE SYSTEM

REQUIRED☒PROVIDED☒N/A☐

LIGHTING & EMERGENCY POWER

REQUIRED☒PROVIDED☒N/A☐

EMERGENCY GENERATOR

REQUIRED☒PROVIDED☒N/A☐

INTERCONNECTED FLOOR SPACE

YES☐NO☒

3.1.2.1. & 3.2.1.2.

3.1.3.

1.4.1.2.

1.4.1.2.

3.2.6.

3.2.4.

3.2.2. & 3.2.5.12.

3.2.5.3.

3.2.5.4.

3.2.5.8.

3.2.7.4.

3.2.7.8. & 3.2.7.9.

3.2.8.

CONSTRUCTION CLASSIFICATION - PARKADE

Storage Garage Considered as a Separate Building

3.2.1.2

CLASSIFICATION

Group F, Division 3, Up to 4 Storeys, Sprinklered

3.2.2.86.

MAX. BUILDING AREA PERMITTED

4,800 m2

3.2.2.86.(1)(c)(iii)

CONSTRUCTION TYPES PERMITTED

☒ COMBUSTIBLE☒ NON-COMBUSTIBLE

3.2.2.86.(2)

HORIZONTAL SEPARATIONS

45 Min FLOORSN/A MEZZANINE2 HR ROOF¹

3.2.2.86.(2)(a)3.2.1.2

LOADBEARING STRUCTURE

F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY

CONSTRUCTION CLASSIFICATION - BUILDING

Superimposed Major Occupancies

3.2.2.7.

CLASSIFICATION

Group A, Division 2, Any Height, Any Area, Sprinklered (LEVEL 1)
Group D, Any Height, Any Area, Sprinklered (LEVEL 1)
Group E, Any Height, Any Area, Sprinklered (LEVEL 1)
Group C, Any Height, Any Area, Sprinklered

3.2.2.23.
3.2.2.56
3.2.2.66
3.2.2.47

MAX. BUILDING AREA PERMITTED

N/A

CONSTRUCTION TYPES PERMITTED

☐ COMBUSTIBLE☒ NON-COMBUSTIBLE

HORIZONTAL SEPARATIONS

2 HR FLOORSN/A MEZZANINEN/A ROOF

LOADBEARING STRUCTURE

F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY

FIRE RATINGS AND SEPARATIONS
(REFER TO FLOOR PLANS & SECTIONS FOR SHOWN FIRE SEPARATIONS)

BETWEEN STORAGE GARAGE & COMMERCIAL

2 HR

3.2.1.2

BETWEEN COMMERCIAL (E) & RESIDENTIAL (C)

2 HR

3.1.3.1

BETWEEN BUSINESS (D) & RESIDENTIAL (C)

1 HR

3.1.3.1

BETWEEN SUITES

1 HR

3.3.1.1.

BETWEEN SUITES & PUBLIC CORRIDOR

1 HR

3.3.4.2.

STORAGE ROOMS

1 HR

3.3.4.3.

STORAGE GARAGE FROM OTHER OCCUPANCIES

1.5 HR

3.3.5.6.

EXIT ENCLOSURES

1 HR

3.4.4.1.

ELEVATOR HOISTWAY

1 HR

3.5.3.1.

SERVICE ROOMS

1 HR

3.6.2.1.

COMBUSTIBLE REFUSE STORAGE

1 HR

3.6.2.5.

VERTICAL SERVICE SPACES

45 MINS

3.6.3.1.

HORIZONTAL SERVICE SPACES

30 MINS

3.6.4.2.

SAFETY WITHIN FOORS

EGRESS DOORWAYS (FROM EACH FLOOR)

REQUIRED2PROVIDED2

DOORS TO BE SEPARATED BY LESSER OF 1/3 DIAGONAL DIMENSION OF FLOOR AREA OR 9m

3.3.1.5
3.4.2.3

TRAVEL DISTANCE

REQUIRED≤ 45mPROVIDED≤ 45m

3.3.1.6 & 3.4.2.4 / 5

EXIT WIDTH

CORRIDORS & PASSAGES

REQUIRED≥ 1100mmPROVIDED≥ 1100mm

RAMPS

REQUIRED≥ 1100mmPROVIDED≥ 1100mm

STAIRS

REQUIRED≥ 1100mmPROVIDED≥ 1100mm

DOORWAYS

REQUIRED≥ 800mmPROVIDED≥ 800mm

3.4.3.2
TABLE 3.4.3.2-A

CLEARANCE

EXITS

REQUIRED≥ 2050mmPROVIDED≥ 2050mm

STAIRS

REQUIRED≥ 2050mmPROVIDED≥ 2050mm

STORAGE GARAGE

REQUIRED≥ 2000mmPROVIDED≥ 2000mm

3.4.3.4.
3.4.3.4.
3.3.5.4.(5)

ELEVATORS

PROVIDED3

3.5.1.1

FIREFIGHTERS ELEVATOR

REQUIRED☒PROVIDED☒

3.2.6.5

STRETCHER ACCOMMODATION

REQUIRED☒PROVIDED☒

3.5.4.1

STAIRS

TREAD WIDTH (RUN)

REQUIRED≥ 280mmPROVIDED≥ 280mm

RISER HEIGHT (RISE)

REQUIRED125mm - 180mmPROVIDED125mm - 180mm

LANDING

REQUIRED≥ 1100mmPROVIDED≥ 1100mm

3.4.6.8
3.4.6.4

STAIR HANDRAILS

HEIGHT

REQUIRED☒PROVIDED☒

EXTENSION

REQUIRED865mm - 1070mmPROVIDED865mm - 1070mm

REQUIRED≥ 300mm, ONE SIDEPROVIDED≥ 300mm, ONE SIDE

3.4.6.5

STAIR FINISHES

SLIP RESISTANT FINISH / CONTRASTING EDGE

REQUIRED☒PROVIDED☒

TACTILE WARNING AT LANDINGS

REQUIRED☒PROVIDED☒

3.4.6.1
3.4.6.3
3.8.2.10.(3)

DEADEND CORRIDORS

REQUIRED≥ 6mPROVIDED≥ 6m

3.3.1.9.(7)

ENERGY EFFICIENCY

ENERGY STANDARD

STEP CODE 3
TEUI & TEDI TO CONFORM TO NEBC PART 8

10.2.2.1. & 10.2.3.1
10.2.3.4

ENERGY MODELING

REQUIRED

10.2.3.4

BUILDING AIR TIGHTNESS TESTING

REQUIRED

10.2.3.5

OCCUPANCY SUMMARY¹

Level	Use	Occupancy
Parkade (P1, P2, P3)	Storage	108 Total
Main (L1)	Residential Lobby	15
	CRU1	44
	CRU2	34
	CRU3	39
	CRU4	6
	CRU5	5
	Bike Storage	8
	Total	151
Podium (L2, L3)	Residential Lounge	8
	Residential Units	68
	Total	76
Amenity (L4)	Lounge	29
	Gym	63
	Office	11
	Residential Units	4
	Total	107
Typical Residential (L5,L6,L11,L16,L21)	Residential Units	100
	Total	100
Typical Skygarden 1 (L7,L17)	Residential Units	36
	Skygarden	60
	Total	96
Typical Skygarden 2 (L14)	Residential Units	36
	Skygarden	30
	Total	66
Typical Skygarden 3 (L9)	Residential Units	32
	Skygarden	26
	Total	58
Typical Skygarden 4 (L12,L19)	Residential Units	32
	Skygarden	60
	Total	92
Pentouse (L22)	Penthouse 1	4
	Penthouse 2	4
	Total	8
Building Total		862

¹ SEE DIAGRAMS ON SHEET A0.51

1 Spatial Separation Limiting Distances
SCALE = 1 : 300

1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE

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741 Fisgard Street
Development Permit /
Rezoning Application

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Project North

Sheet Name

Code Analysis

Date

April 16th, 2025

Scale

As indicated

Project #

2328

Revision

April 3rd, 2025

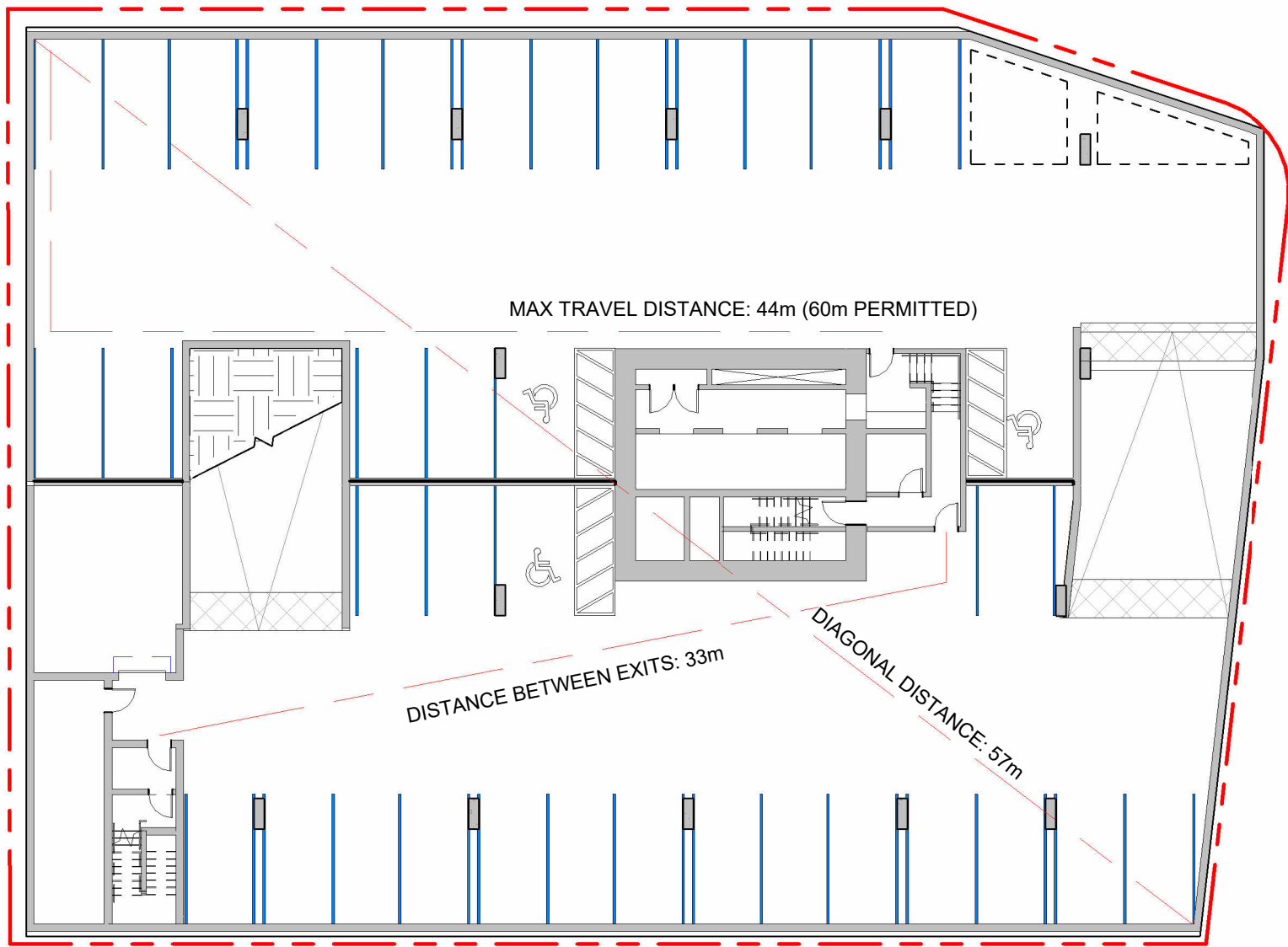
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Sheet #

A0.50

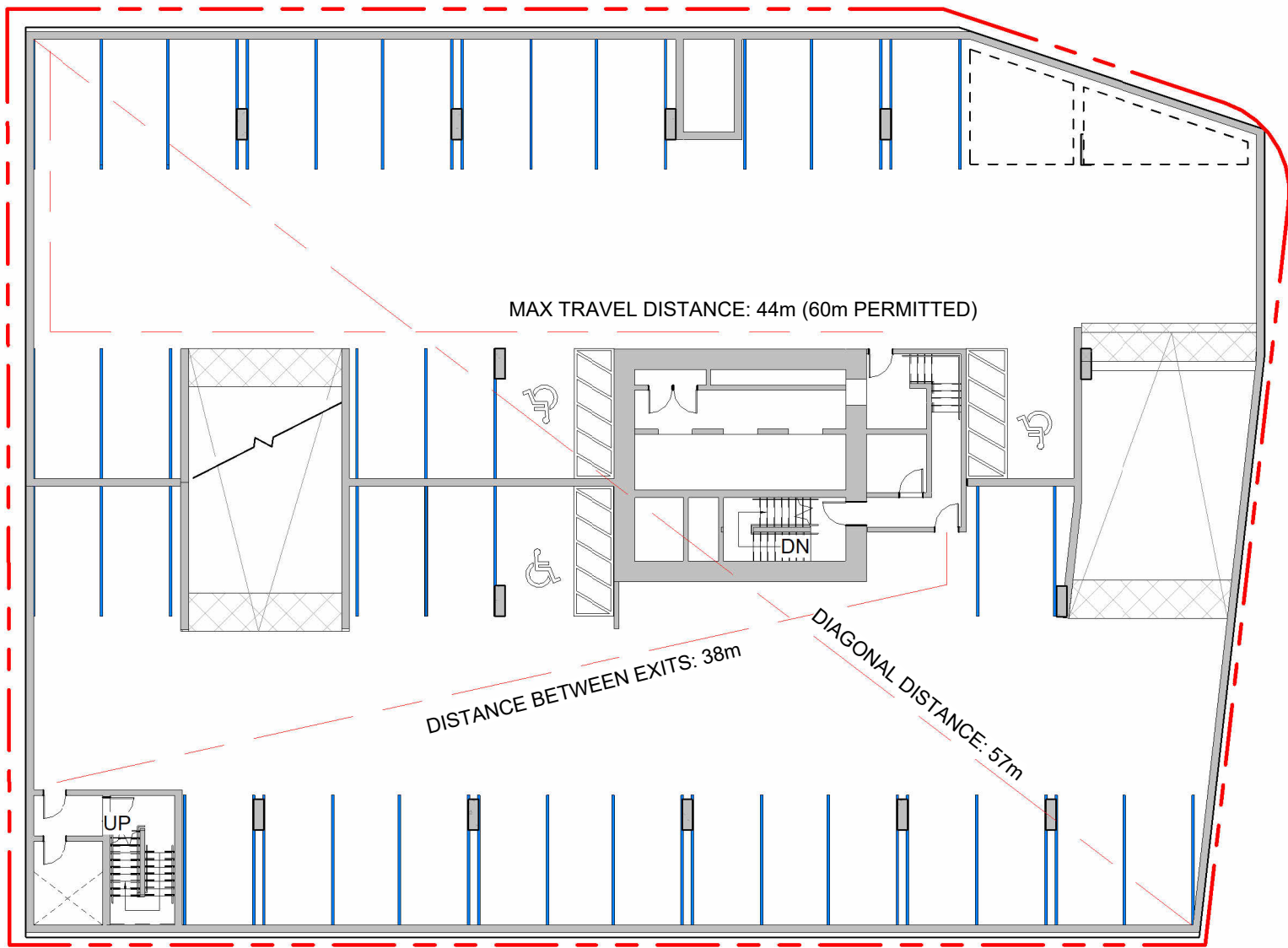
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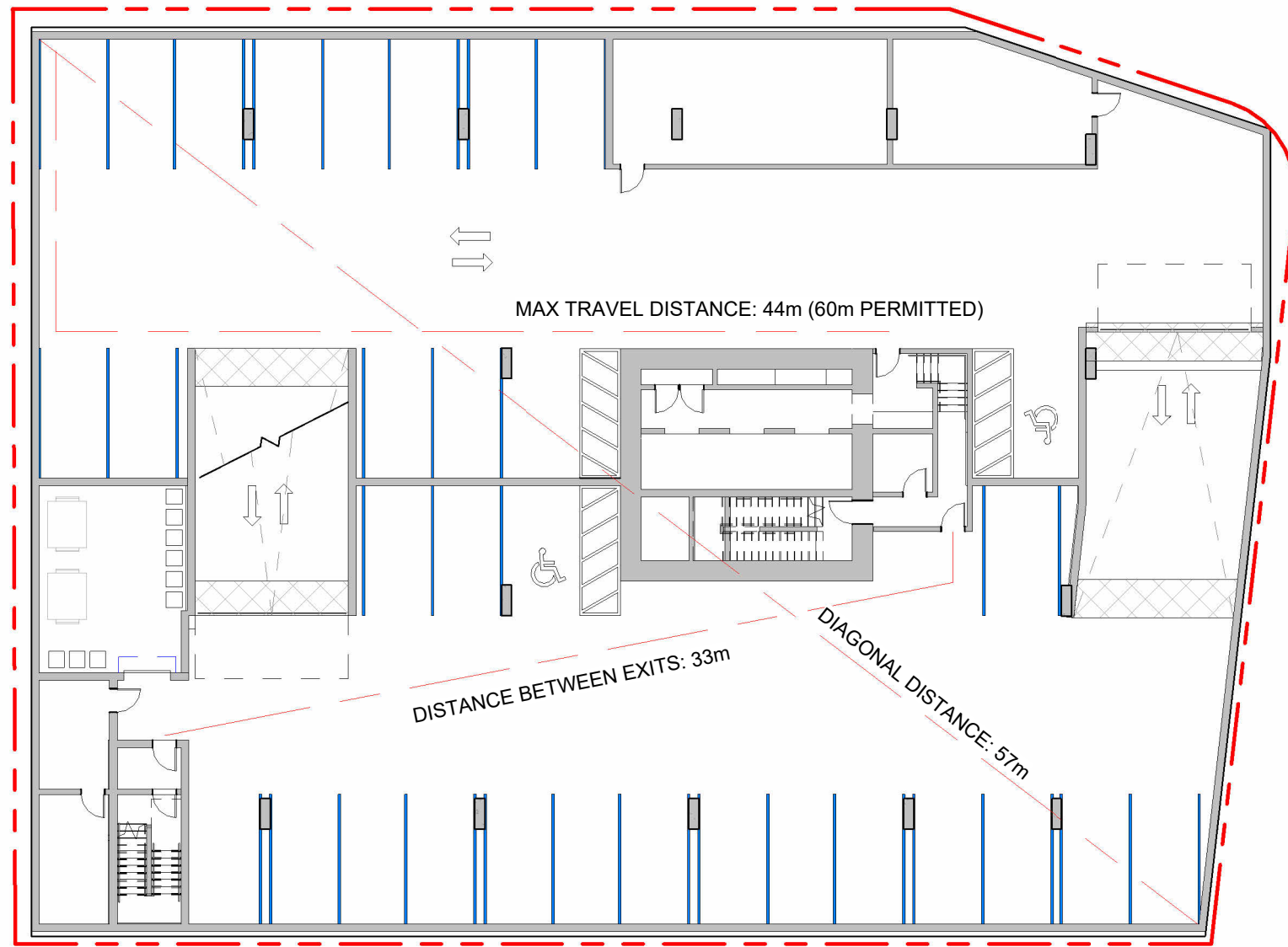
1 Parkade Level 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



2 Parkade Level 2 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



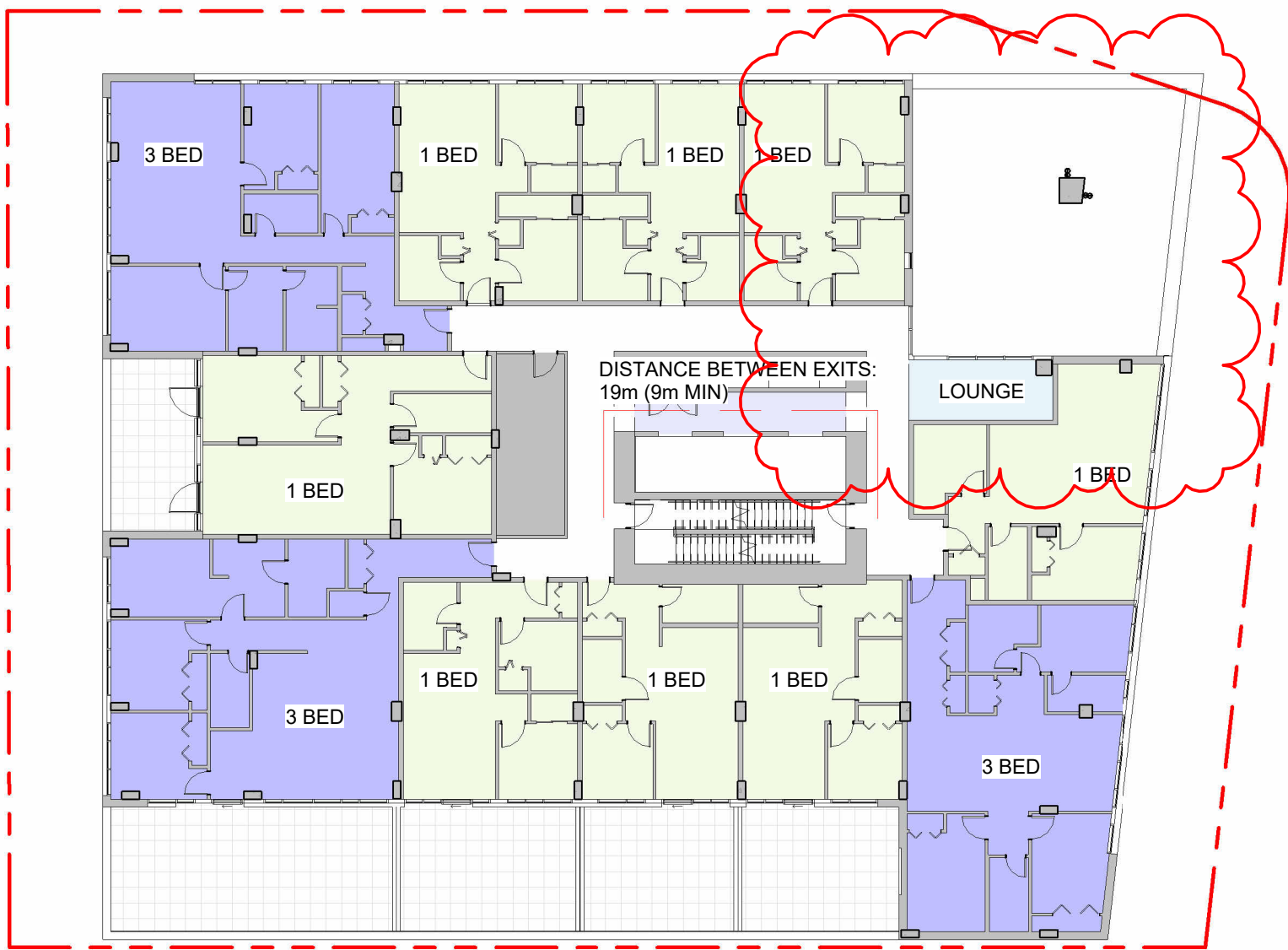
3 Parkade Level 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



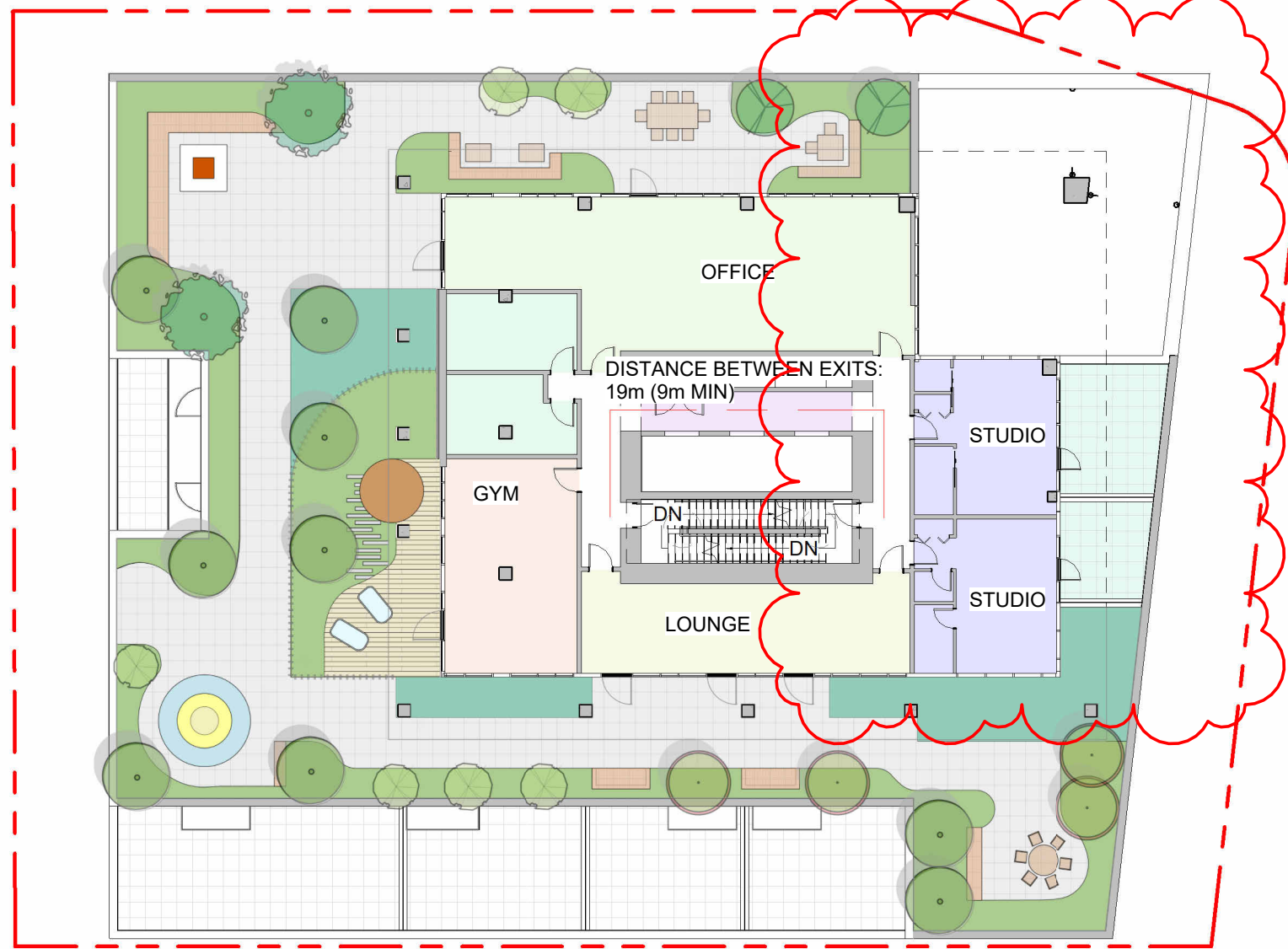
4 Floor Plan - Level 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Public corridors intended for occupancies (Residential Lobby)
56 / A.7 = 15 persons
Occupancy: Group E, CRU1
161 / 3.7 = 44 persons
Occupancy: Group E, CRU2
124 / 3.7 = 34 persons
Occupancy: Group E, CRU3
143 / 3.7 = 39 persons
Occupancy: Group E, CRU4
21 / 3.7 = 6 persons
Occupancy: Group E, CRU5
17 / 3.7 = 5 persons
Occupancy: Group E, Division 3 Storage (Bike Storage)
368 / 46 = 8 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



5 Floor Plan - Level 2 / 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Public corridors intended for occupancies (Lounge)
13 / 3.7 = 4 persons
Occupancy: Group C (Residences)
17 bedrooms x 2 persons per bedroom = 34 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



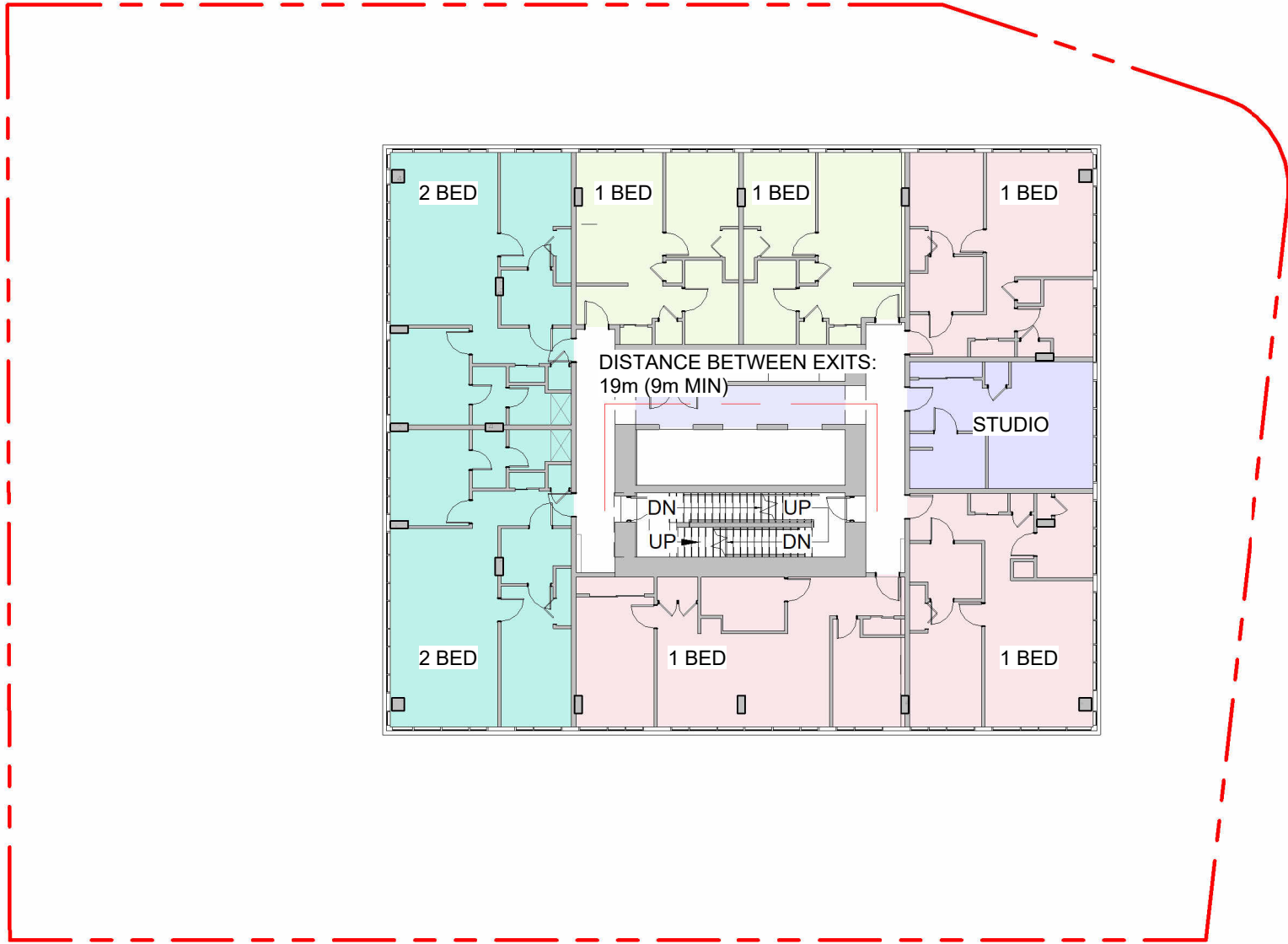
6 Floor Plan - Level 4 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group A, Division 2 (Lounge)
53 / 1.85 = 29 persons
Occupancy: Group A, Division 2 (Gym)
47 / 0.75 = 63 persons
Occupancy: Group C (Offices)
106 / 9.3 = 11 persons
Occupancy: Group C (Residences)
2 bedrooms x 2 persons per bedroom = 4 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



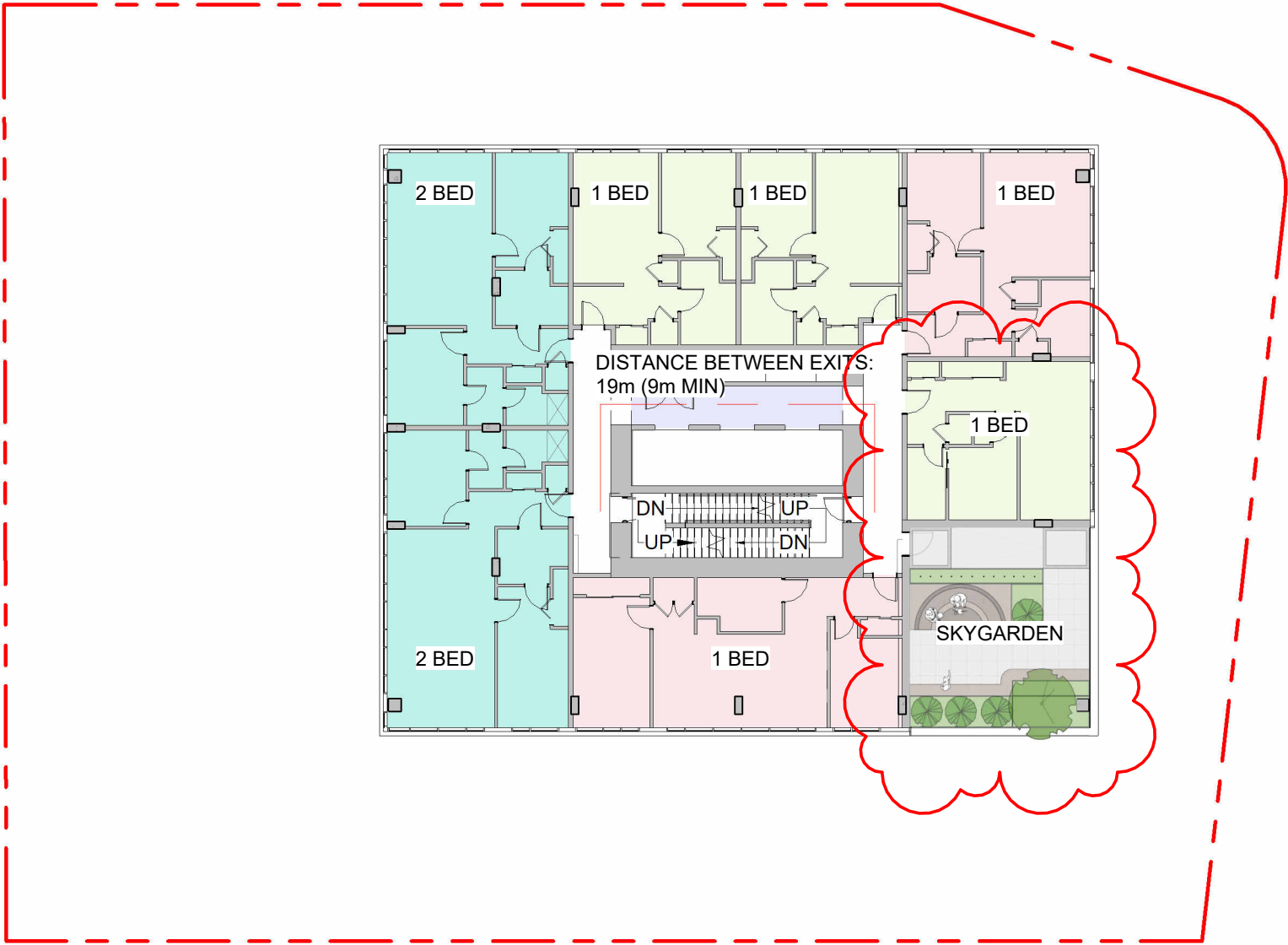
741 Fisgard Street Development Permit / Rezoning Application	
Date	April 16th, 2025
Scale	1 : 250
Project #	2328
Revision	1
Sheet #	A0.51



1 Floor Plan - Typical Residential Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
10 bedrooms x 2 persons per bedroom = **20 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

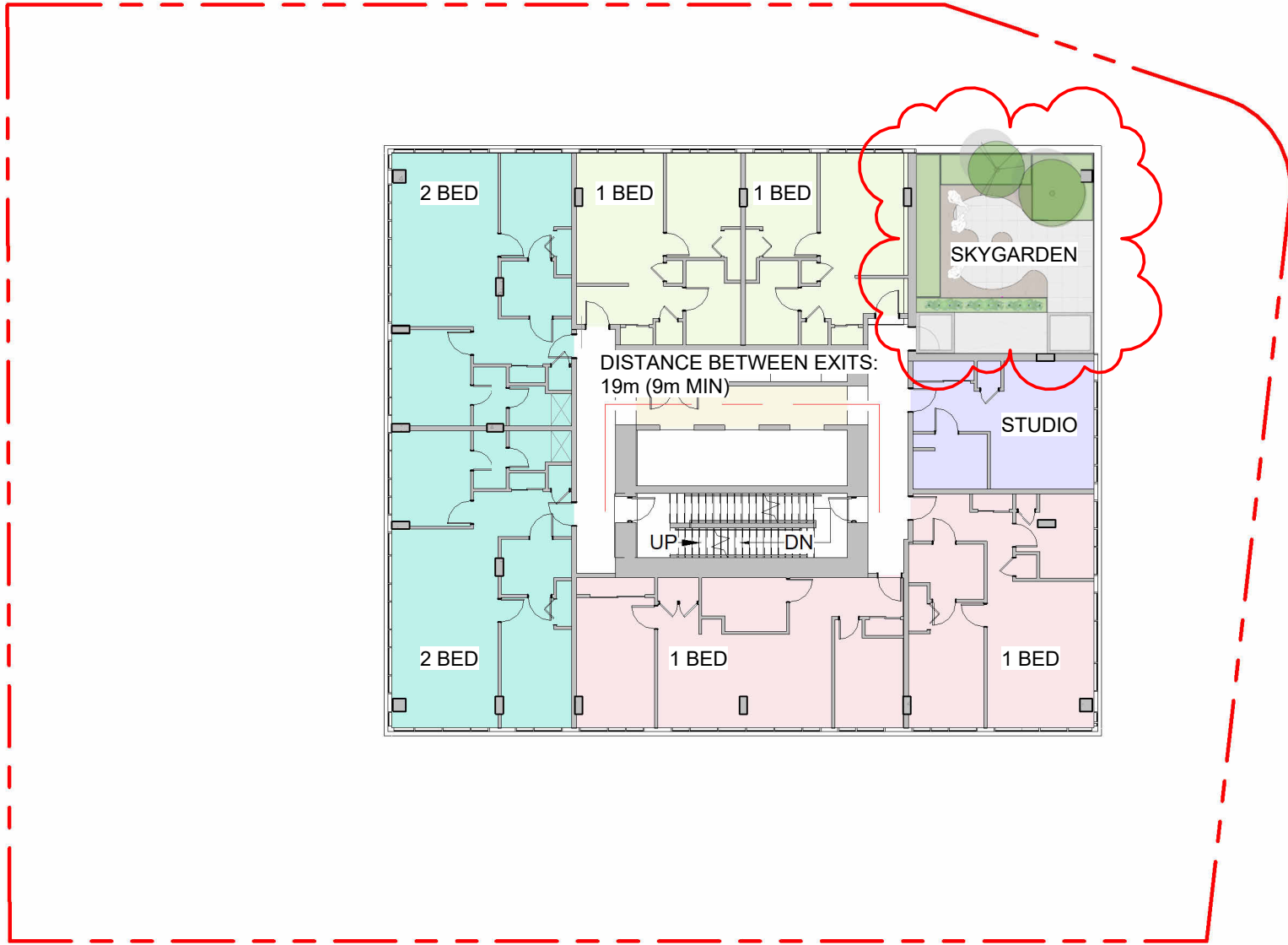


2 Floor Plan - Sky Garden 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
8 bedrooms x 2 persons per bedroom = **16 persons**
Occupancy: Group A, Division 2 (Skygarden Lounge)
55 / 1.85 = **30 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

1.14

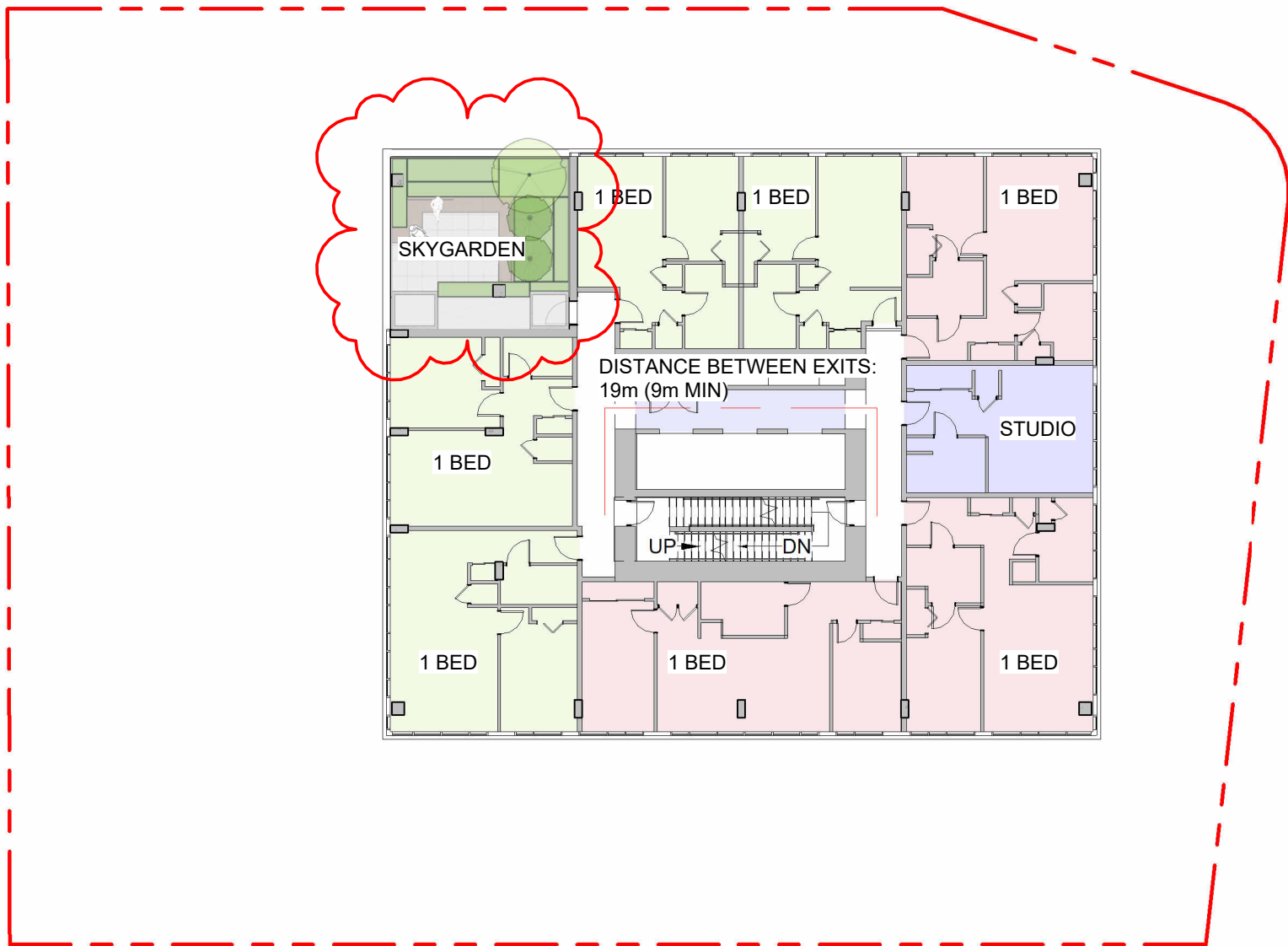


3 Floor Plan - Sky Garden 2 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
9 bedrooms x 2 persons per bedroom = **18 persons**
Occupancy: Group A, Division 2 (Skygarden Lounge)
55 / 1.85 = **30 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

1.14

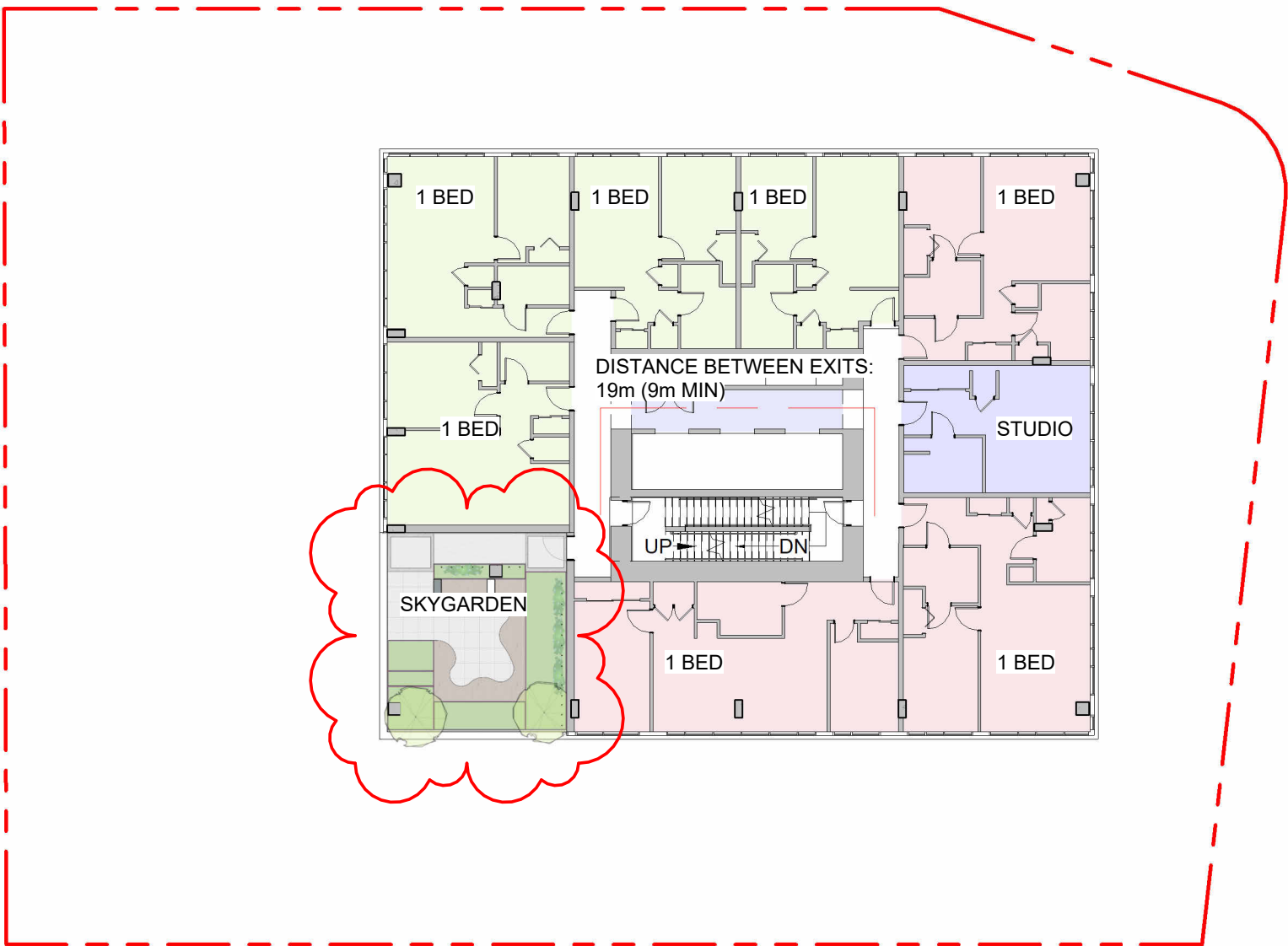


4 Floor Plan - Sky Garden 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
8 bedrooms x 2 persons per bedroom = **16 persons**
Occupancy: Group A, Division 2 (Skygarden Lounge)
47 / 1.85 = **26 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

1.14

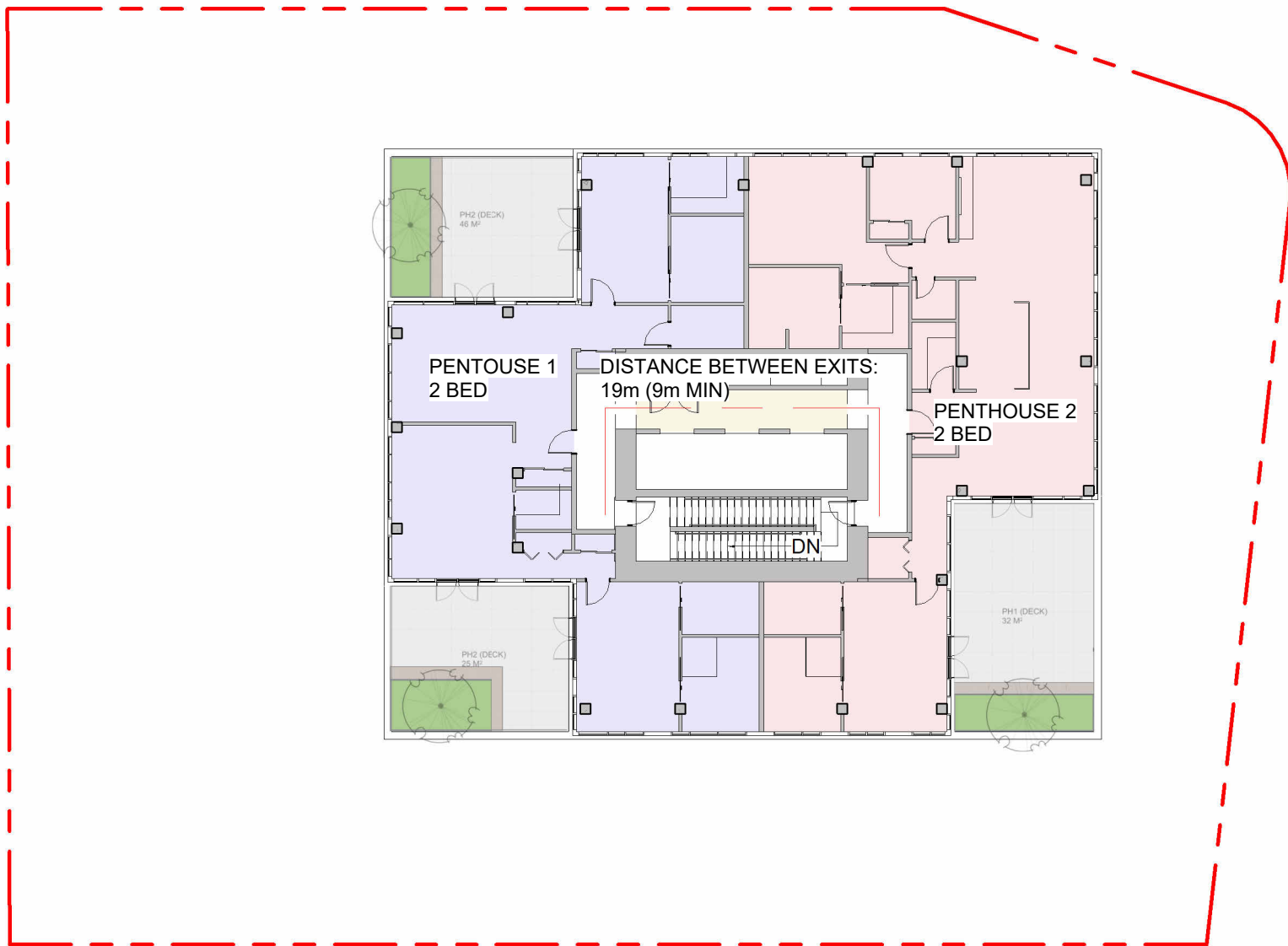


5 Floor Plan - Sky Garden 4 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
8 bedrooms x 2 persons per bedroom = **16 persons**
Occupancy: Group A, Division 2 (Skygarden Lounge)
55 / 1.85 = **30 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

1.14



6 Floor Plan - Penthouse Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group C (Residences)
4 bedrooms x 2 persons per bedroom = **8 persons**

MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

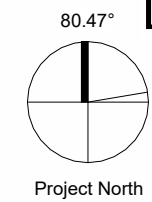
1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application



Sheet Name

Code Analysis

Date April 16th, 2025

Scale 1 : 250 Project # 2328

Revision April 3rd, 2025 1

Sheet # A0.52

2025-04-16 2025-04-16 5:29:46 PM

SOUTH ELEVATION

L1. PODIUM

Occupancy
Classification
Group C

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
5.5m	493.5m²	46%	111.56m²	23%

1.14

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Noncombustible

TOWER

Occupancy
Classification
Group A, C & D

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
8.1m	1826.9m²	83%	738.7m²	40%

A2

1.14

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

WEST ELEVATION

L1. PODIUM

Occupancy
Classification
Group A & C

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
3.7m	456.3m²	28%	121.8m²	27%

1.14

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Noncombustible

TOWER

Occupancy
Classification
Group C & D

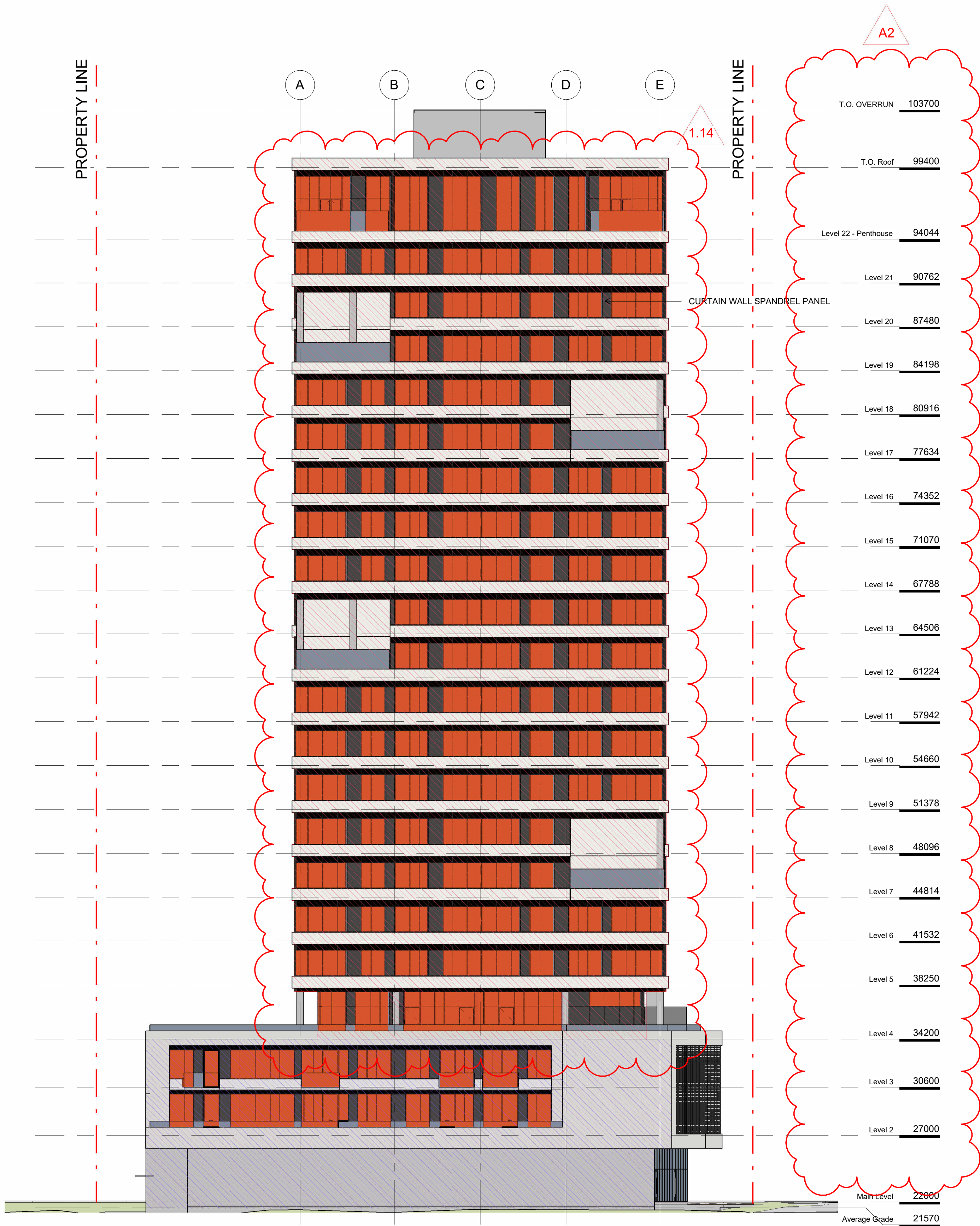
Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
14.7m	1495.1m²	100%	656.8m²	44%

A2

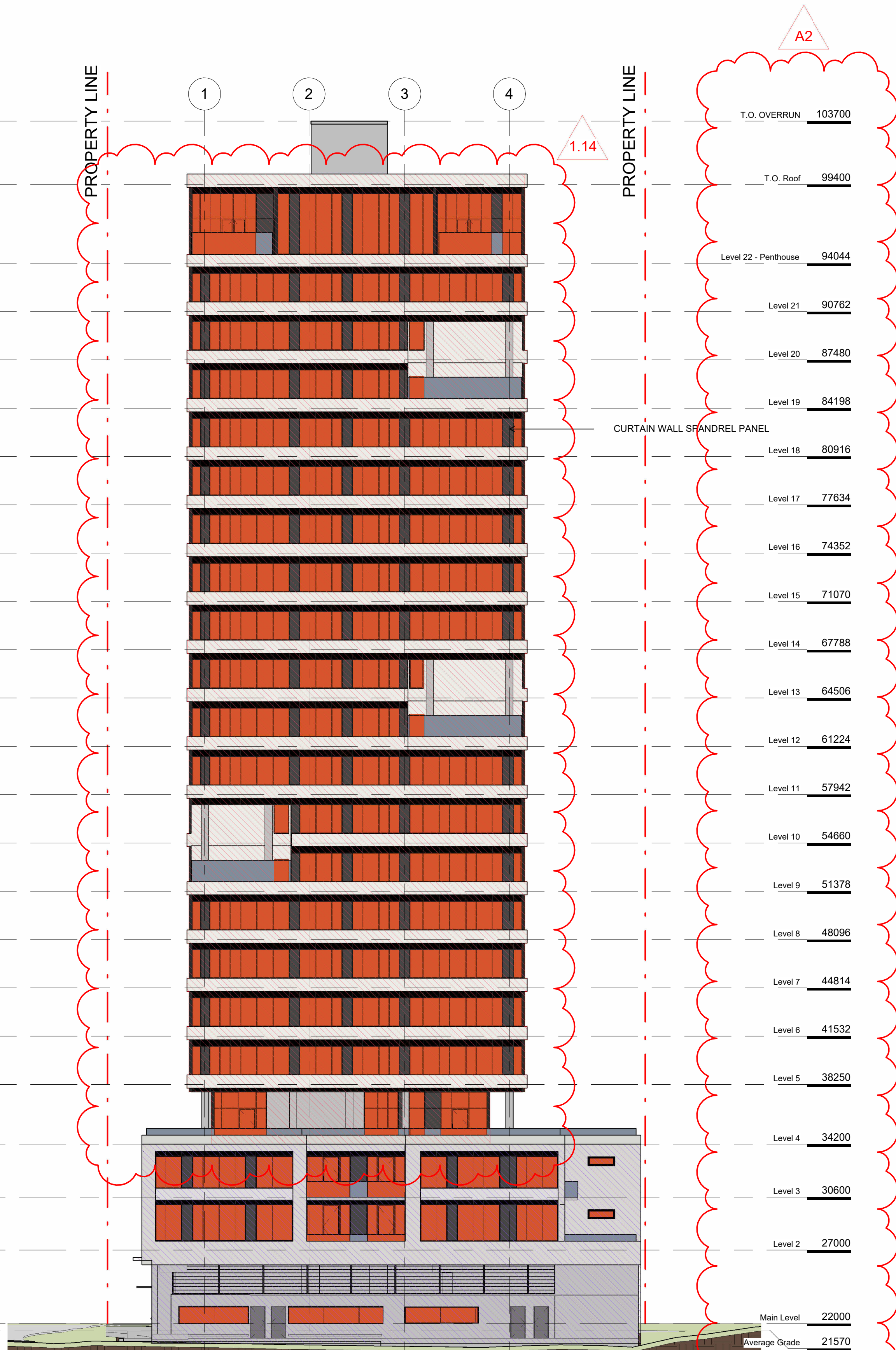
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Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

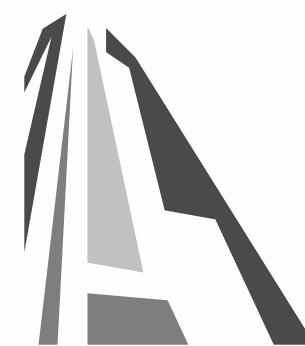


1 Elevation - South Limiting Distance Key
SCALE = 1 : 200



2 Elevation - West Limiting Distance Key
SCALE = 1 : 200

1	DP Rezoning Resubmission	April 3rd, 2025
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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name
Spatial Separations South +
West

Date
April 16th, 2025

Scale
1 : 200

Project #
2328

Revision
April 3rd, 2025

1

Sheet #
A0.53

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NORTH ELEVATION

L1

Occupancy
Classification
Group E

Table 3.2.3.1-E

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
13.3m	210.2m²	98%	110.8m²	53%

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
1 Hr	Any	Combustible or Noncombustible

1.14

PODIUM

Occupancy
Classification
Group C

Table 3.2.3.1-D

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
11.6m	310.5m²	100%	127.5m²	41%

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

TOWER

Occupancy
Classification
Group A, C & D

Table 3.2.3.1-D

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
15.5m	1824.3m²	100%	778.0m²	43%

Table 3.2.3.7

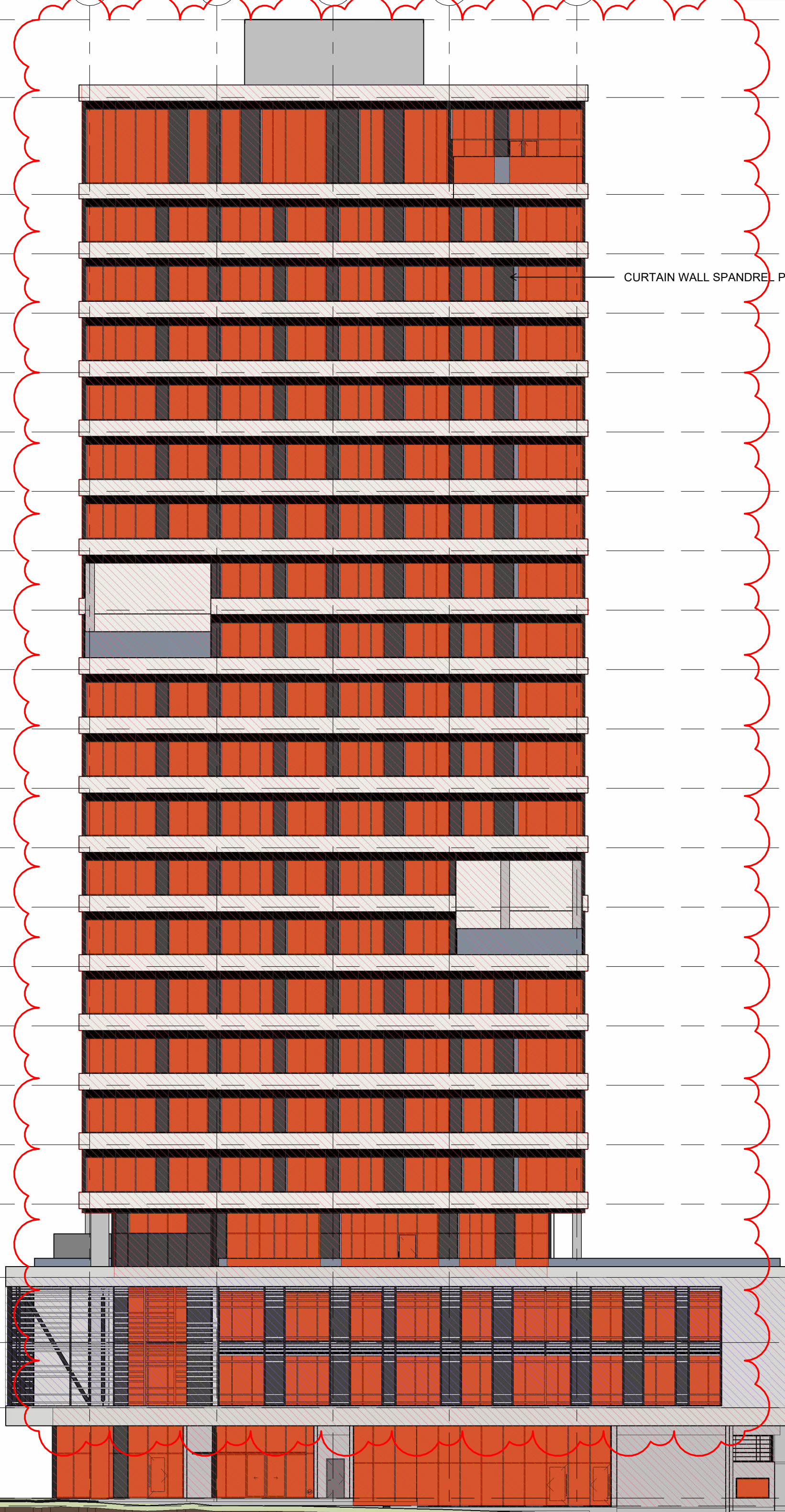
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

A2

1.14

PROPERTY LINE

E D C B A



PROPERTY LINE

1.14

T.O. OVERRUN	103700
T.O. Roof	99400
Level 22 - Penthouse	94044
Level 21	90762
Level 20	87480
Level 19	84198
Level 18	80916
Level 17	77634
Level 16	74352
Level 15	71070
Level 14	67788
Level 13	64506
Level 12	61224
Level 11	57942
Level 10	54660
Level 9	51378
Level 8	48096
Level 7	44814
Level 6	41532
Level 5	38250
Level 4	34200
Level 3	30600
Level 2	27000
Main Level	22000
Average Grade	21570

A2

EAST ELEVATION

L1

Occupancy
Classification
Group E

Table 3.2.3.1-E

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
18.0m	167.0m²	100%	126.8m²	76%

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
1 Hr	Any	Combustible or Noncombustible

1.14

PODIUM

Occupancy
Classification
Group C

Table 3.2.3.1-D

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
16.6m	244.7m²	100%	88.7m²	36%

Table 3.2.3.7

Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

TOWER

Occupancy
Classification
Group C

Table 3.2.3.1-D

Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
17.8m	1497.6m²	100%	631.8m²	42%

Table 3.2.3.7

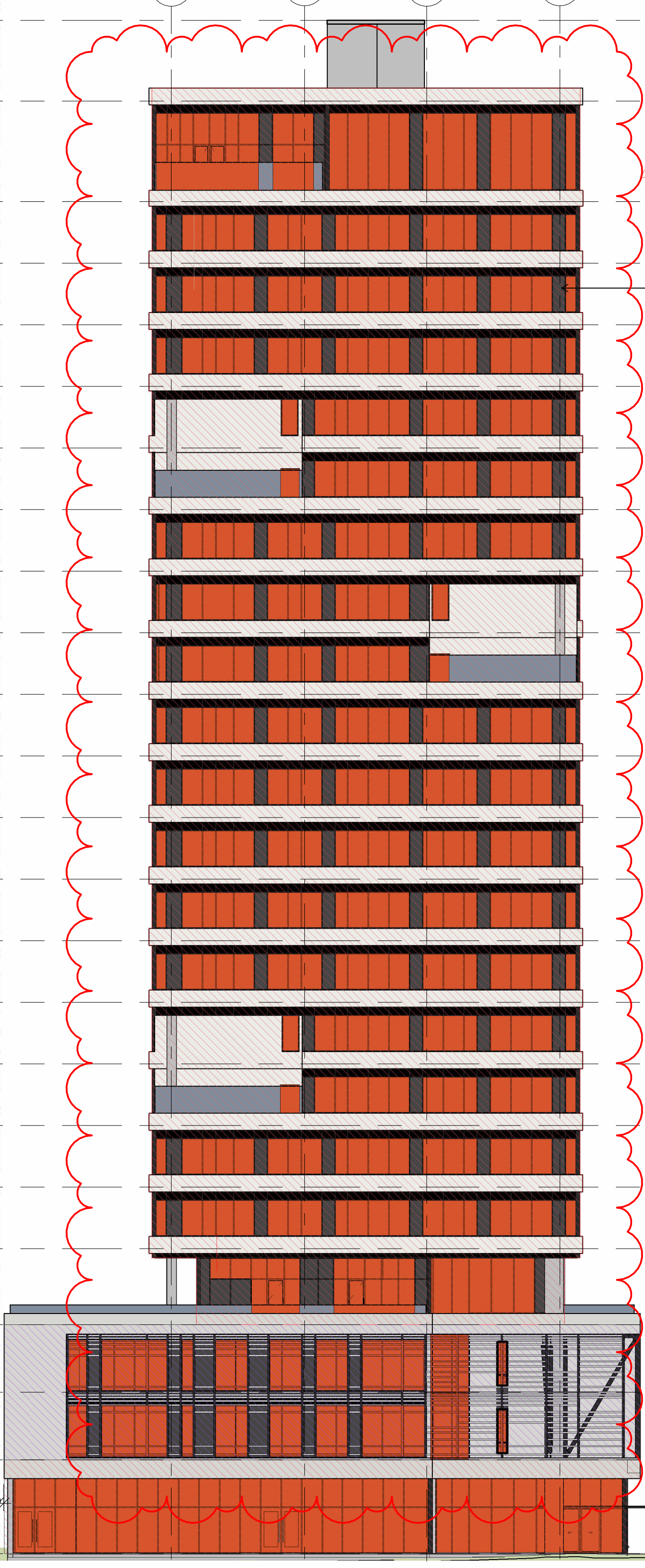
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

A2

1.14

PROPERTY LINE

4 3 2 1



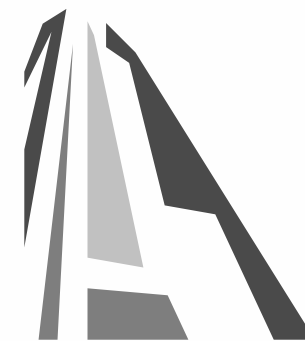
PROPERTY LINE

1.14

T.O. OVERRUN	103700
T.O. Roof	99400
Level 22 - Penthouse	94044
Level 21	90762
Level 20	87480
Level 19	84198
Level 18	80916
Level 17	77634
Level 16	74352
Level 15	71070
Level 14	67788
Level 13	64506
Level 12	61224
Level 11	57942
Level 10	54660
Level 9	51378
Level 8	48096
Level 7	44814
Level 6	41532
Level 5	38250
Level 4	34200
Level 3	30600
Level 2	27000
Main Level	22000

A2

1	DP Rezoning Resubmission	April 3rd, 2025
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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name
Spatial Separations North +
East

Date
April 16th, 2025

Scale
1 : 200

Project #
2328

Revision
April 3rd, 2025

1

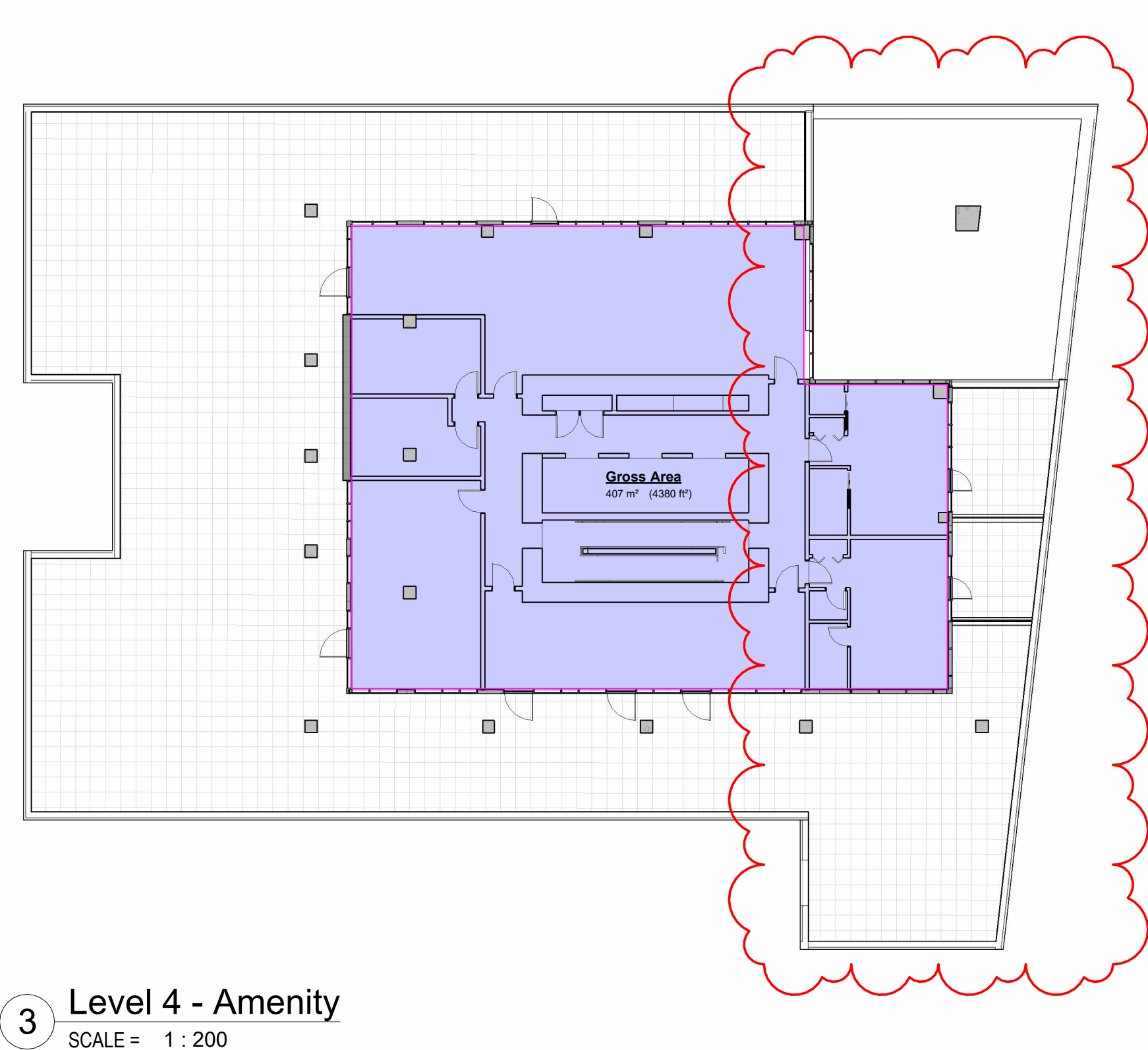
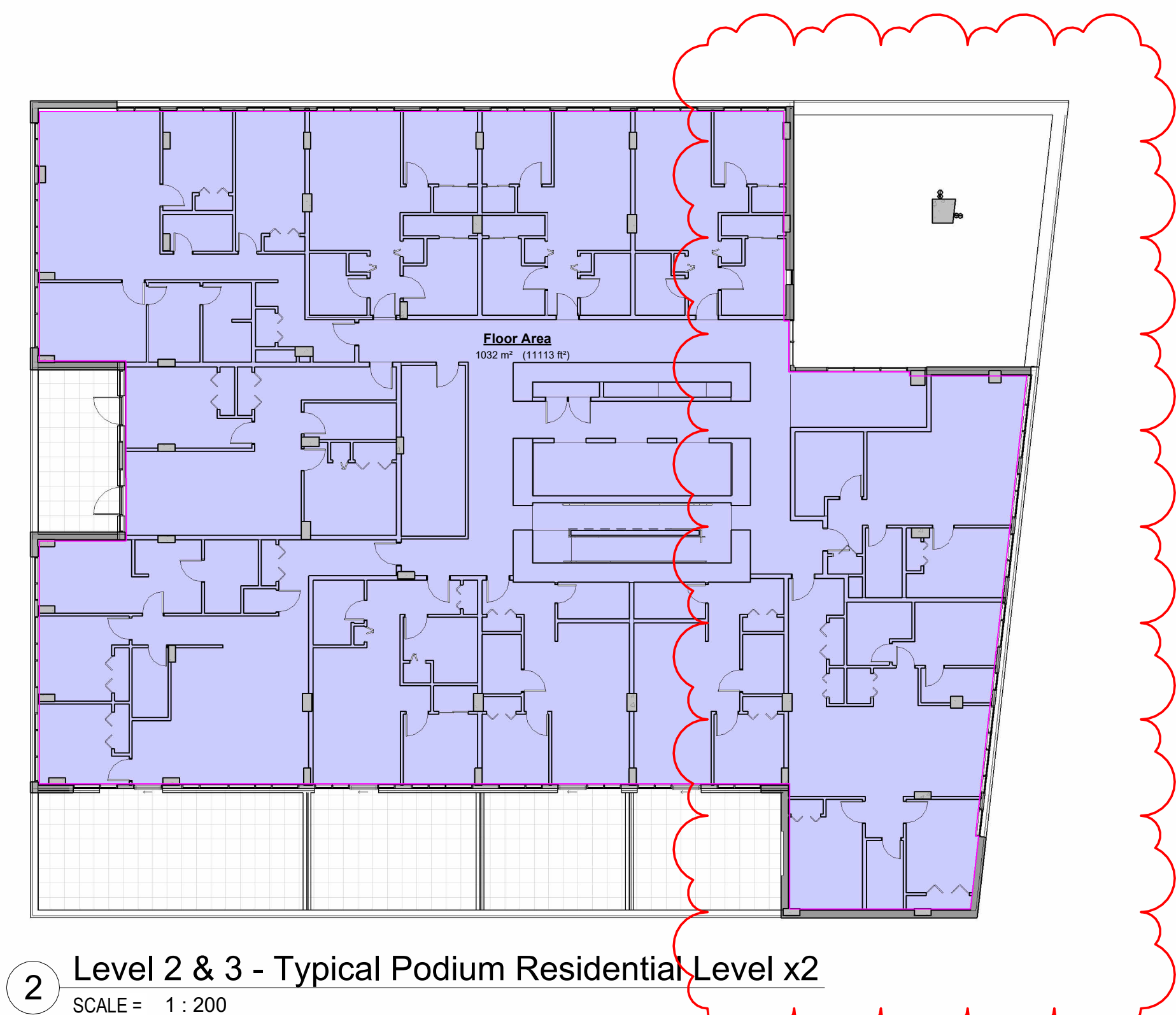
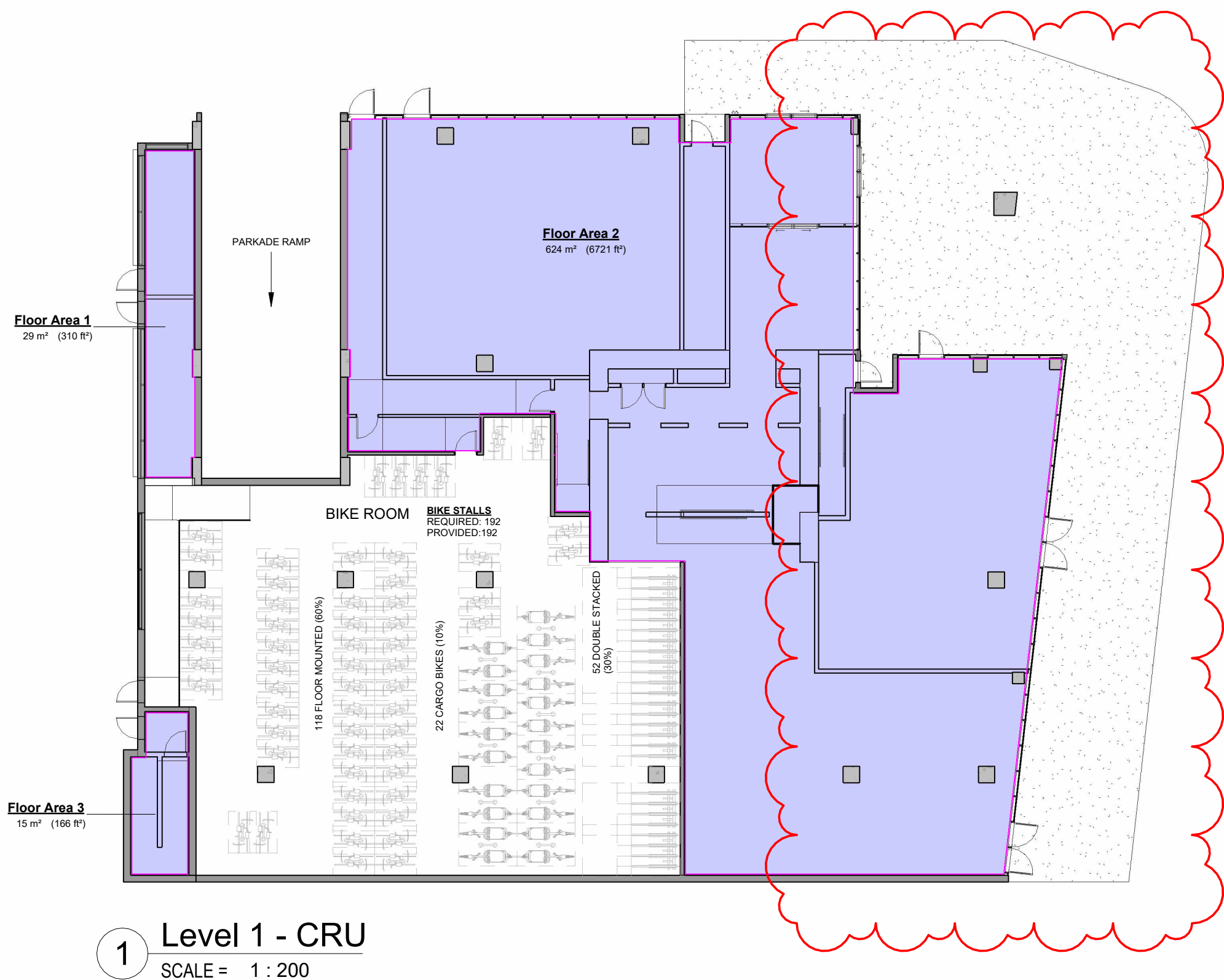
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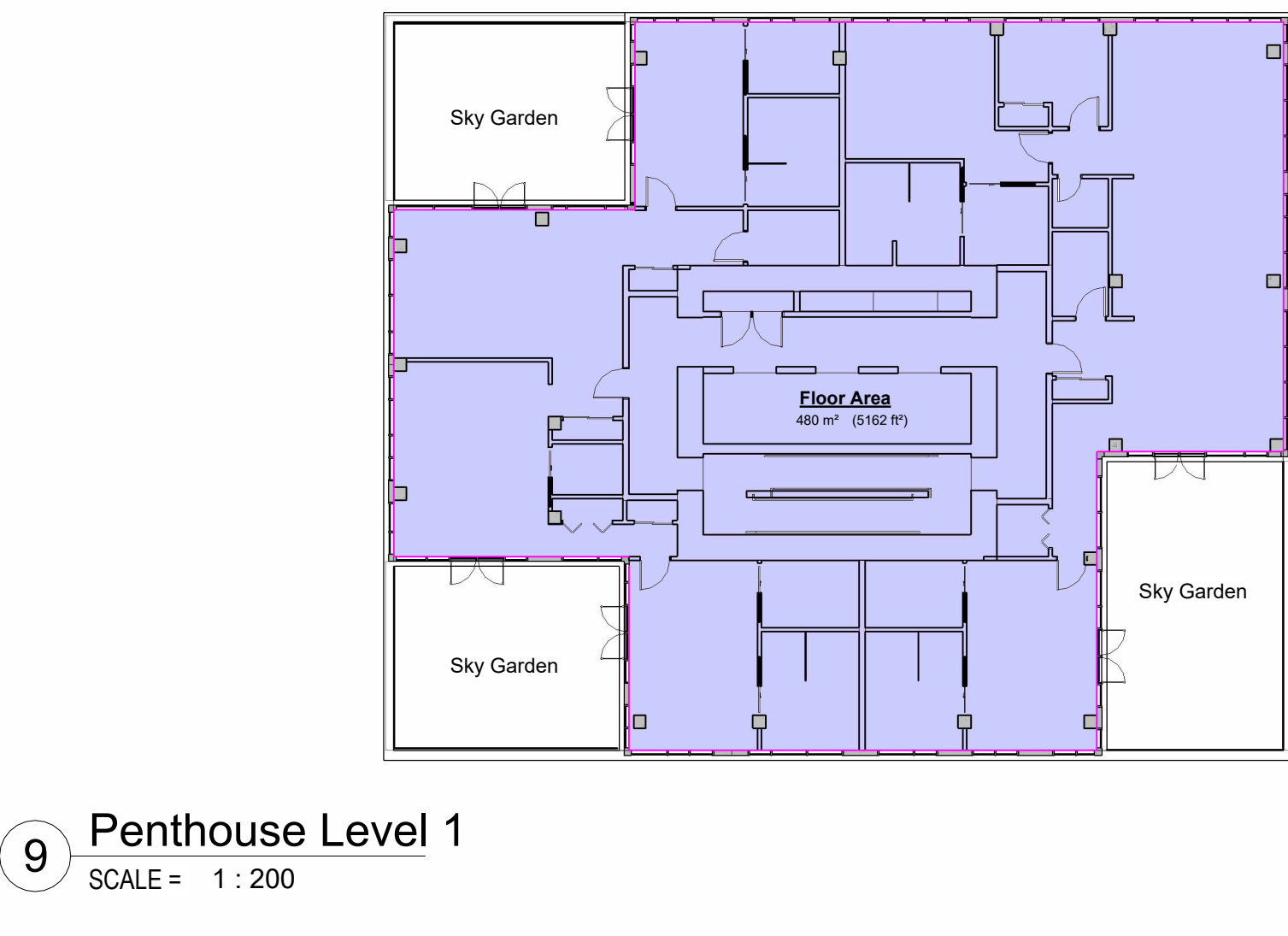
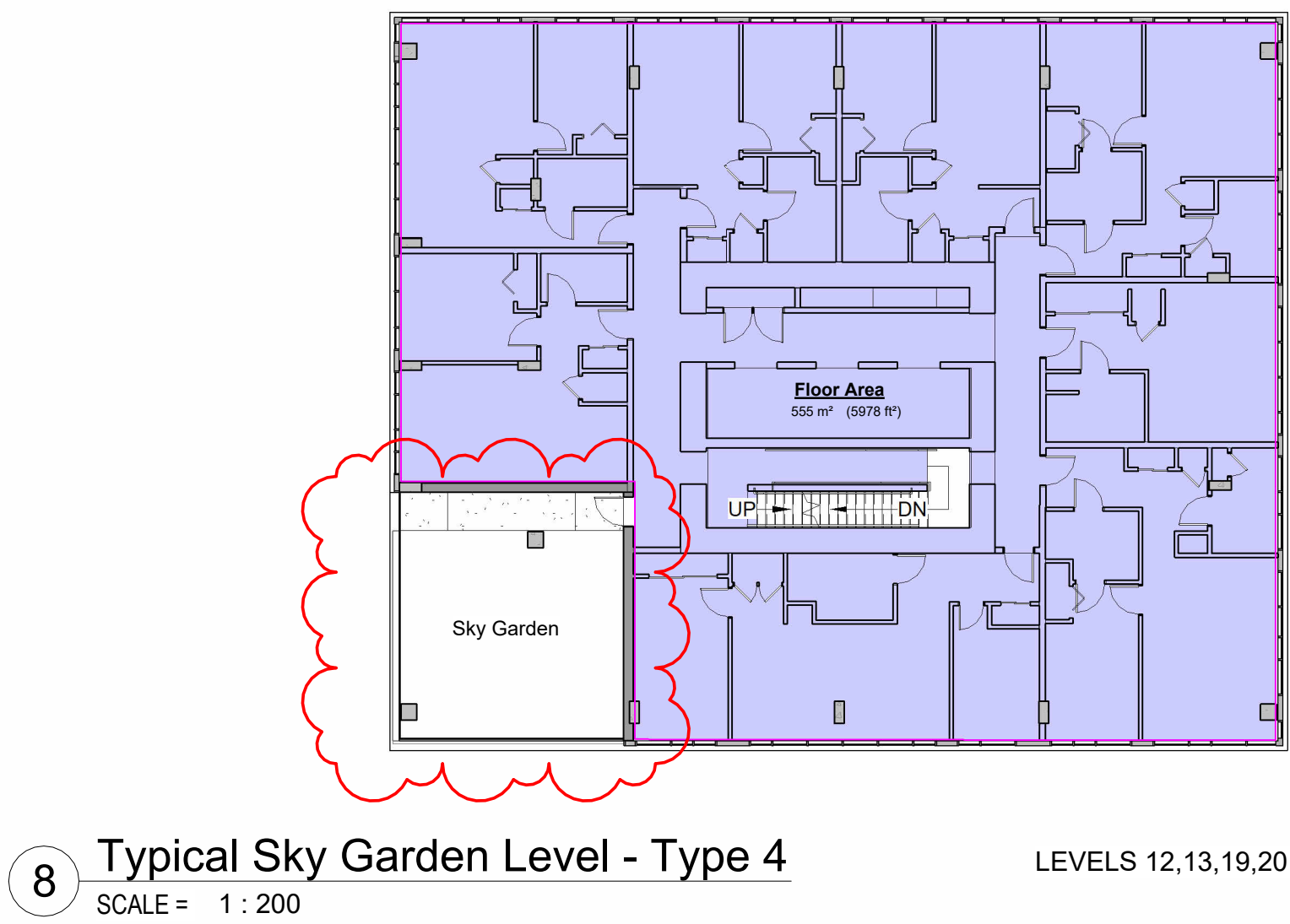
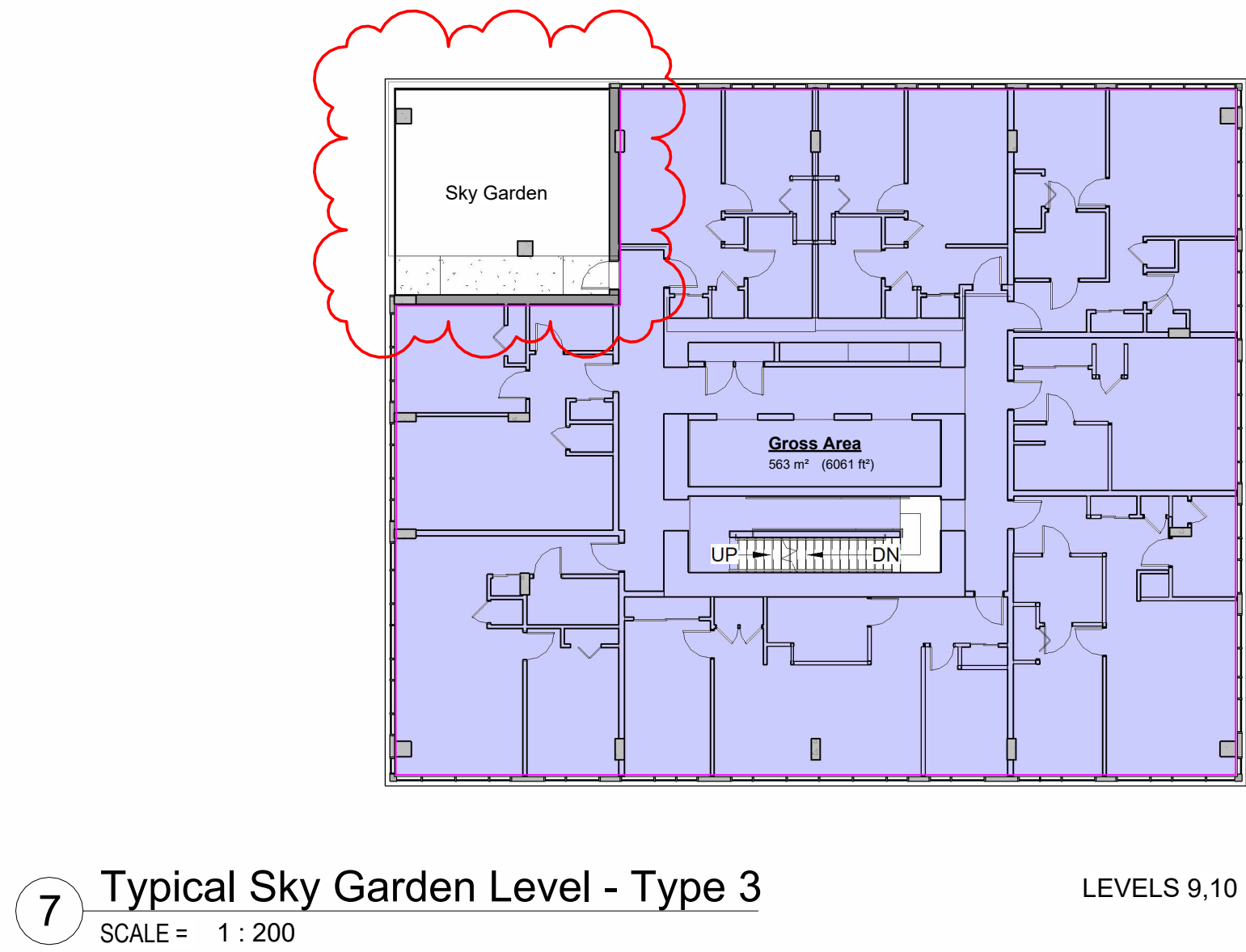
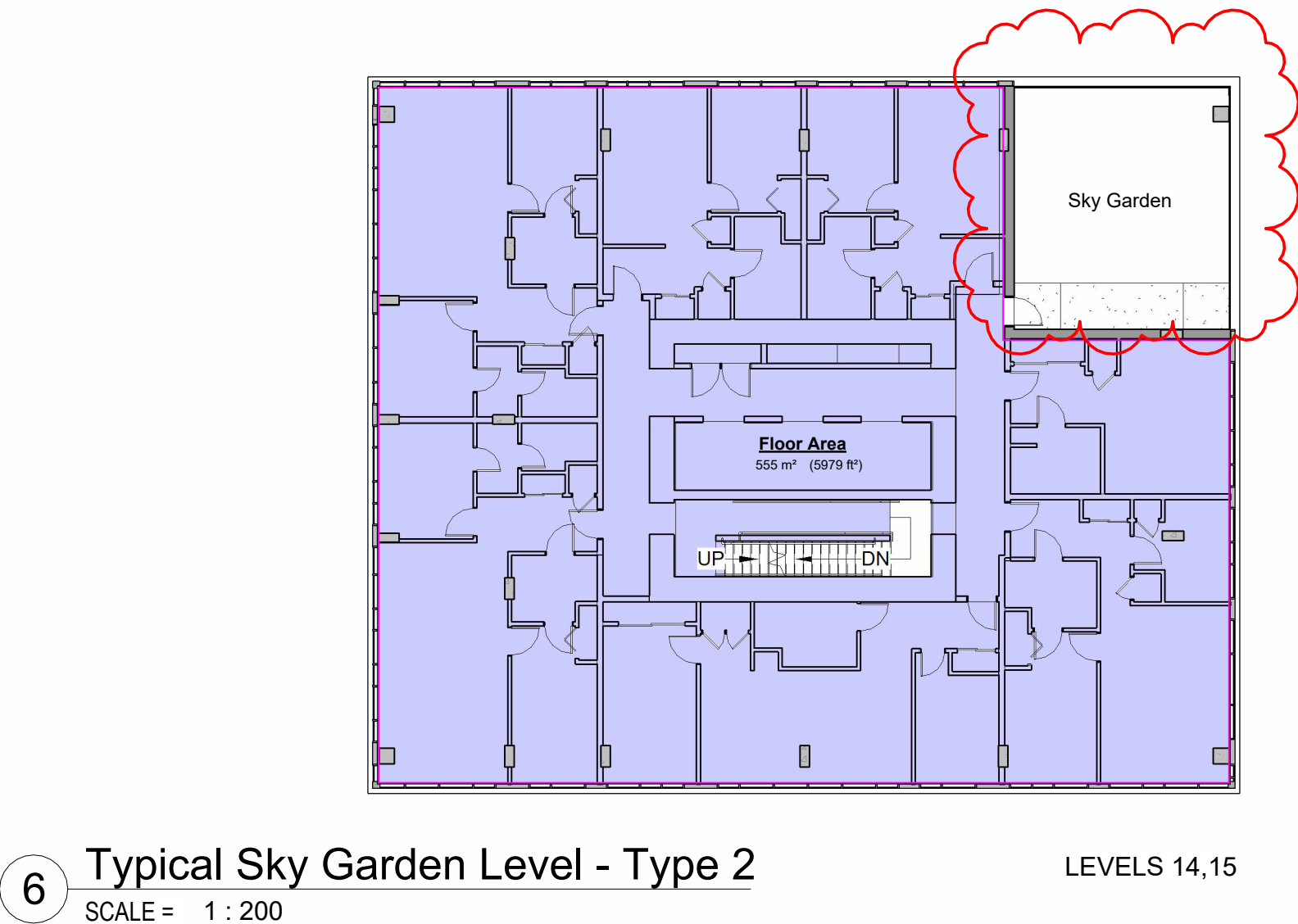
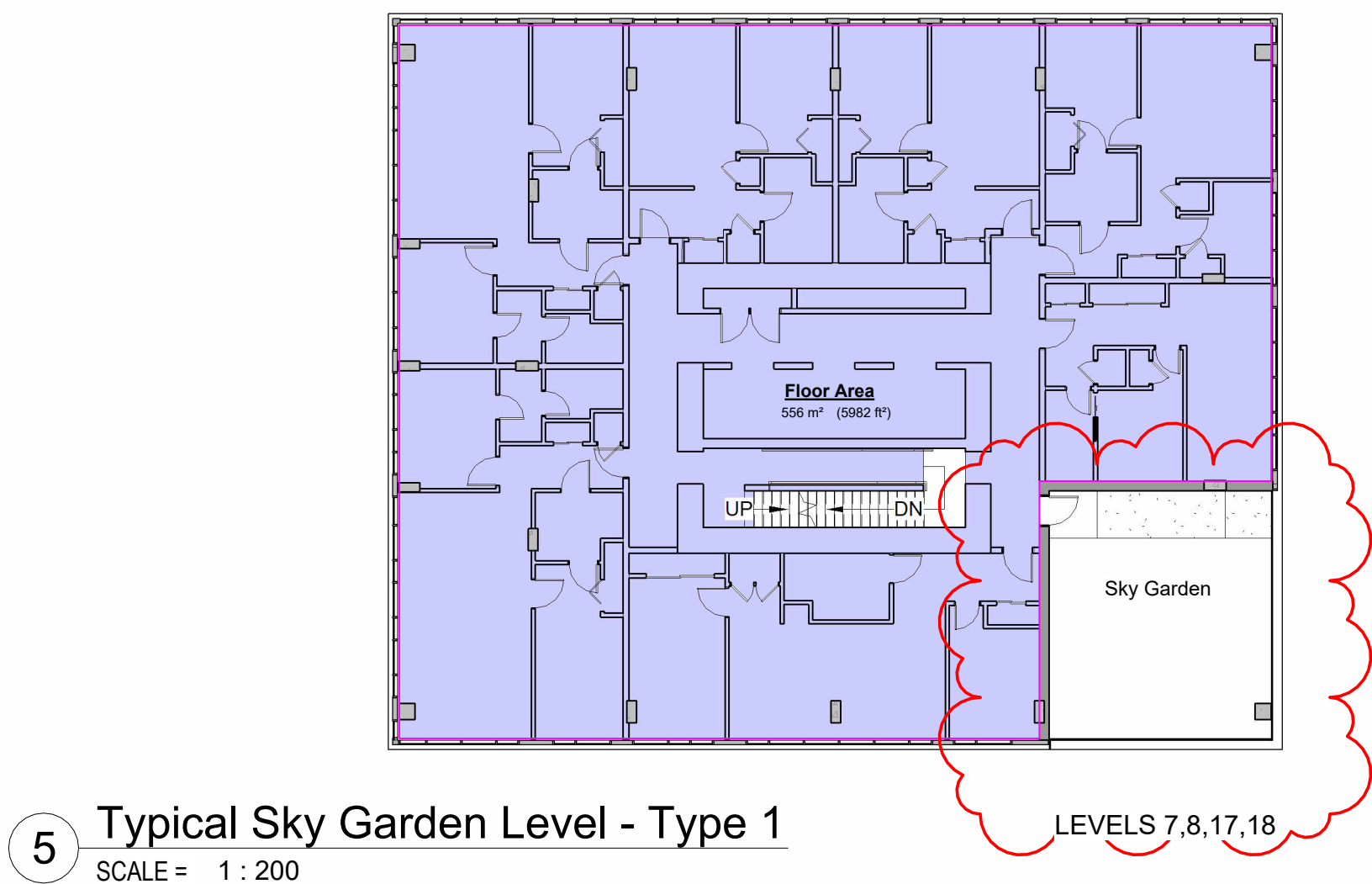
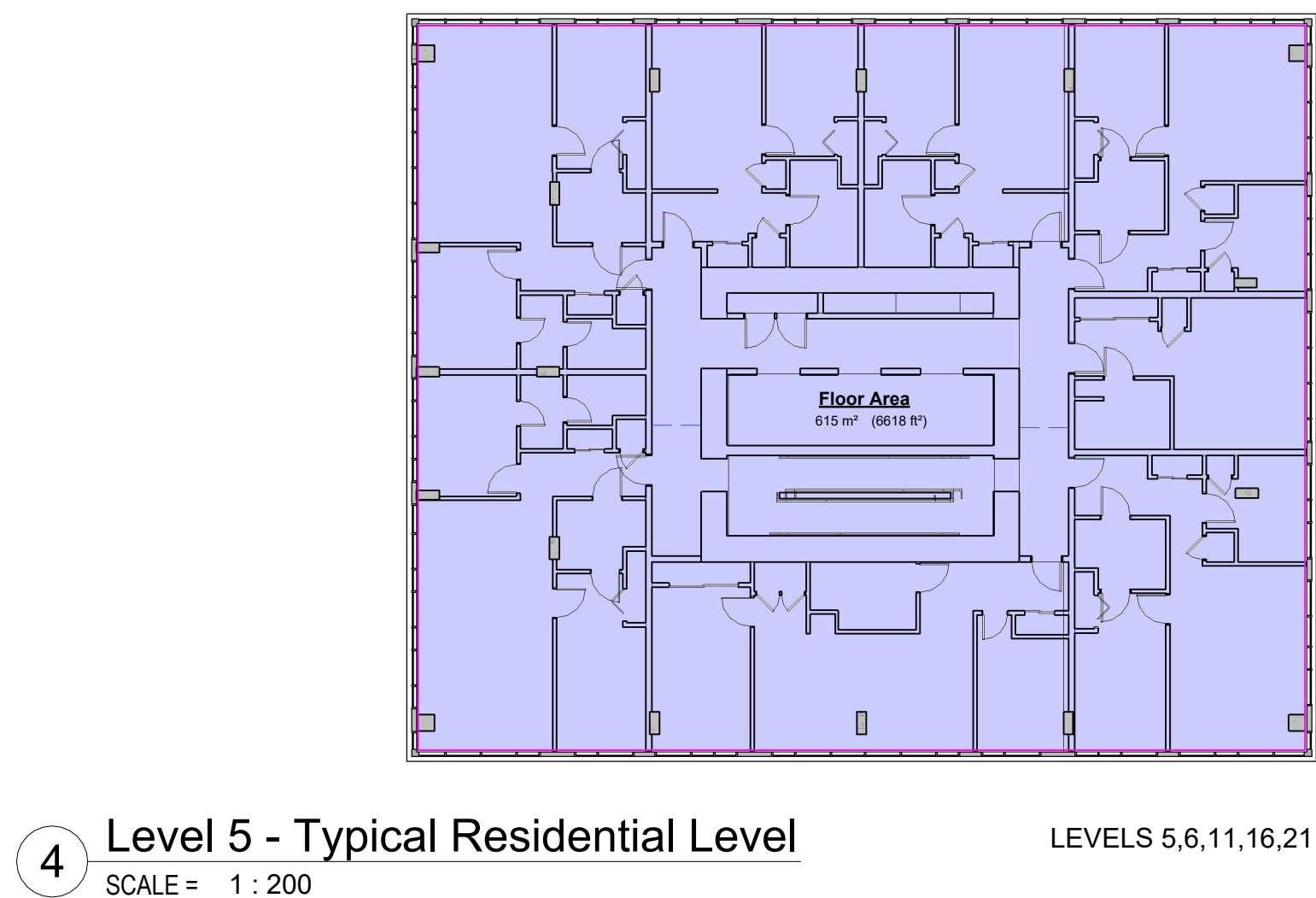
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SCALE = 1 : 200

2 Elevation - East Limiting Distance Key
SCALE = 1 : 200

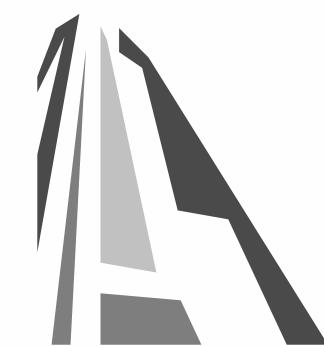


Floor Area FSR		
Level	Area	
Main Level	624 m²	
Main Level	29 m²	
Main Level	15 m²	
Level 2	1832 m²	
Level 3	1032 m²	
Level 4	407 m²	
Level 5	615 m²	
Level 6	615 m²	
Level 7	555 m²	
Level 8	555 m²	
Level 9	563 m²	
Level 10	563 m²	
Level 11	615 m²	
Level 12	555 m²	
Level 13	555 m²	
Level 14	555 m²	
Level 15	555 m²	
Level 16	615 m²	
Level 17	555 m²	
Level 18	555 m²	
Level 19	555 m²	
Level 20	555 m²	
Level 21	615 m²	
Level 22 - Penthouse	480 m²	
Grand total: 24	13376 m²	

GROSS BUILDING AREA (ZONING)
MEASURED TO INTERIOR FACE OF EXTERIOR WALLS EXCLUSIVE OF PARKADE,
BIKE PARKING AND ELEVATOR SHAFT
TOTAL: 13,514m²
LOT AREA: 1,760 m²
FSR: 13,514/1,760 = 7.68



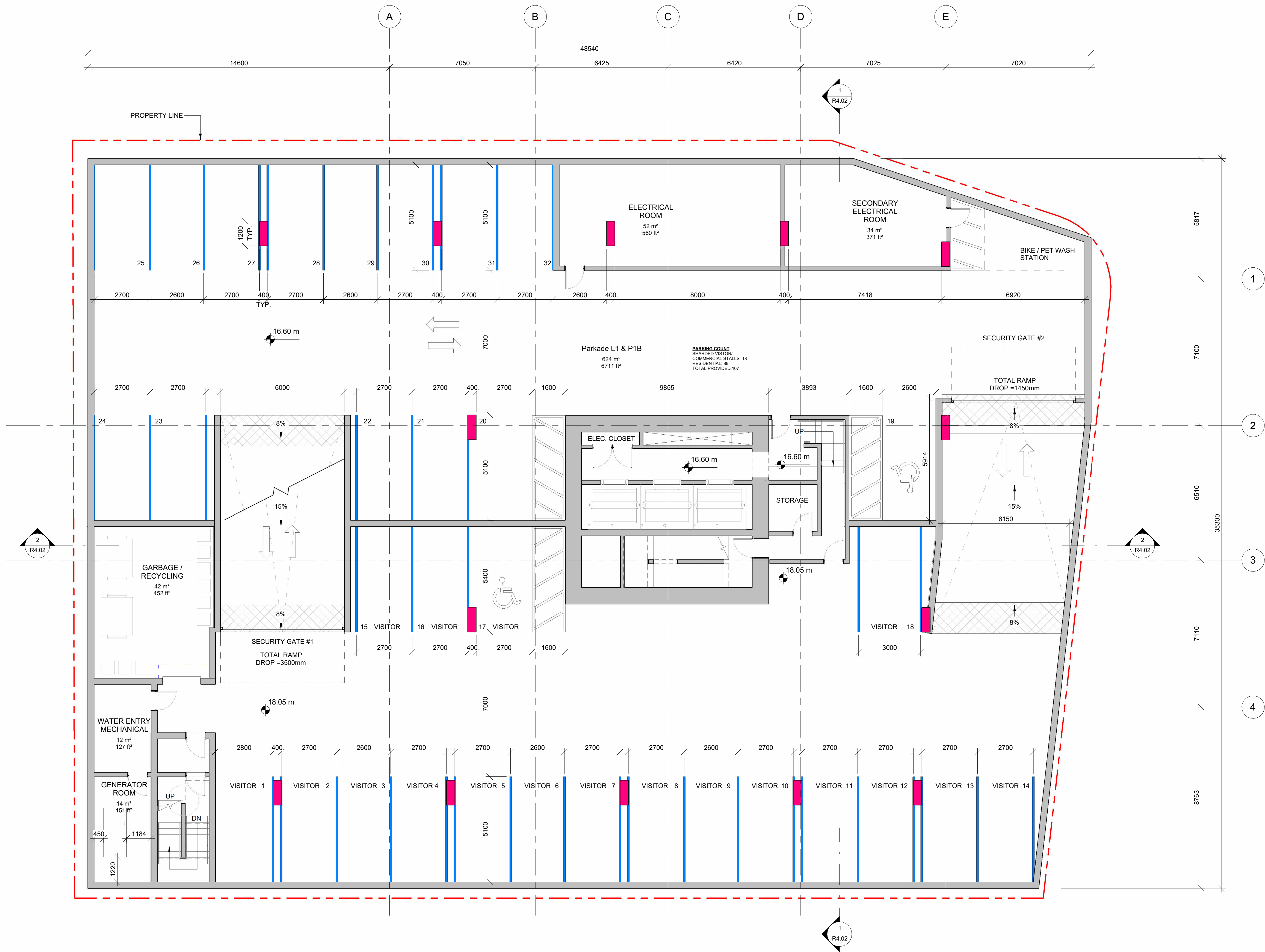
1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street Development Permit / Rezoning Application	
Project North	
Sheet Name	
Area Plans and Calculations	
Date	April 16th, 2025
Scale	1 : 200
Project #	2328
Revision	April 3rd, 2025
Registered Architect RICHARD JOHANNESSEN BC COLUMBIA	1
Sheet #	A1.02
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741 Fisgard Street
Development Permit /
Rezoning Application

Project North

Sheet Name

Floor Plan - Parkade
Level 1

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

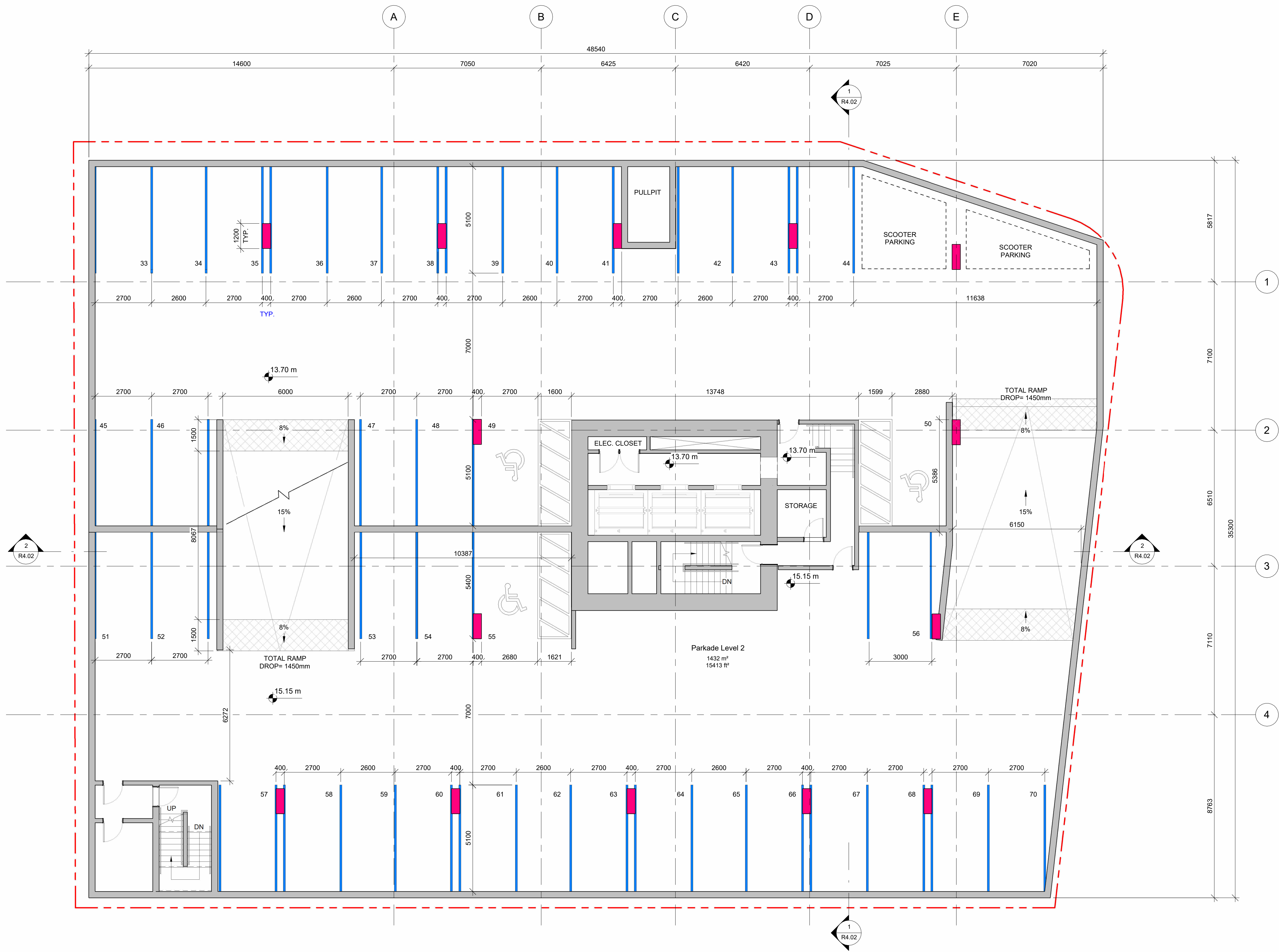
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Sheet #

A2.00

2025-04-16

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NO.	DESCRIPTION	DATE
1	DP Rezoning Resubmission	April 3rd, 2025



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80.47"

Project North

741 Fisgard Street

Development Permit /

Rezoning Application

Sheet Name

Floor Plan - Parkade Level 2

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

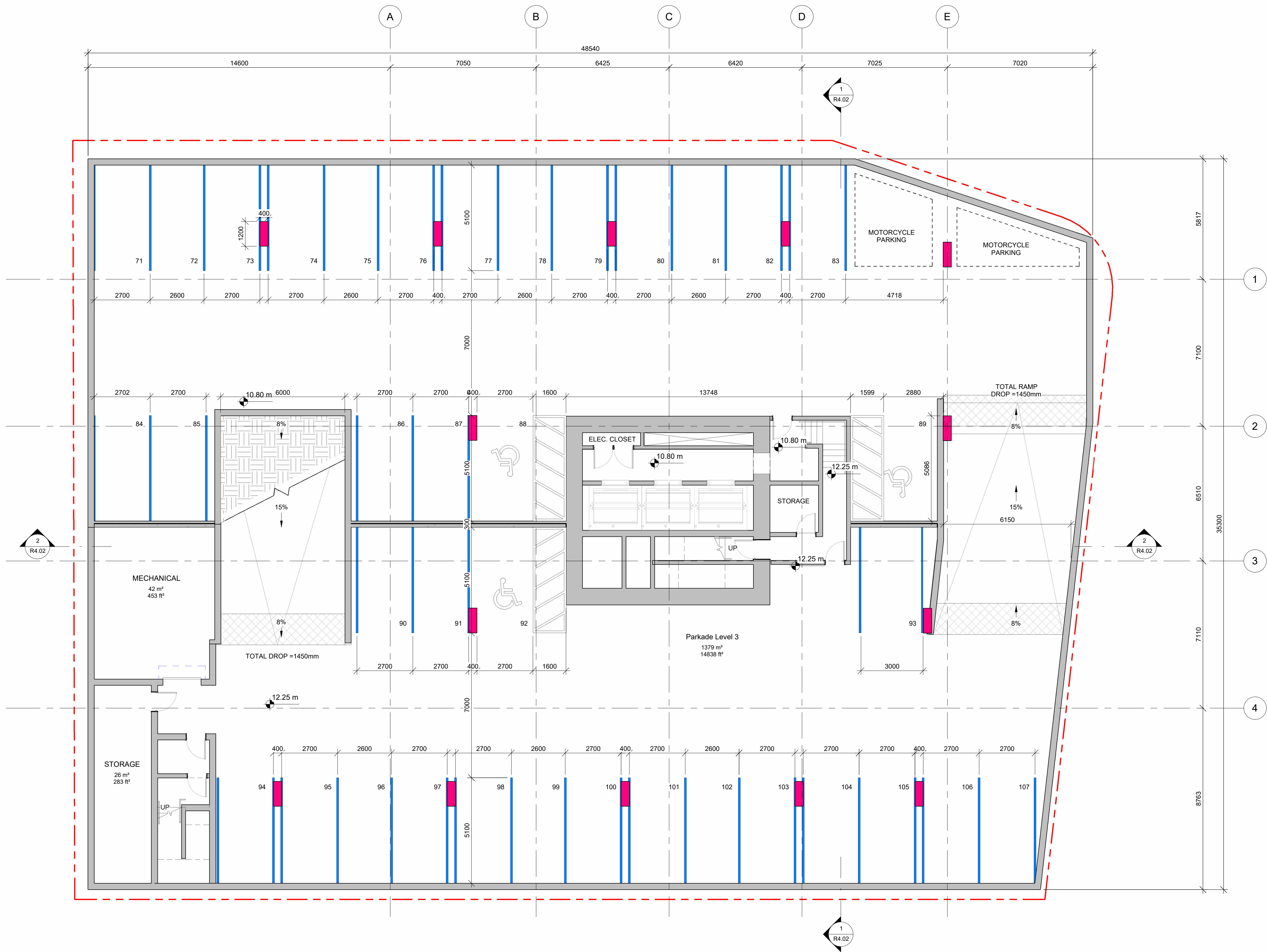
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Sheet #

A2.01

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1	DP Rezoning Resubmission	April 3rd, 2025



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80.47"

Project North

741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Parkade Level 3

Date

April 16th, 2025

Scale

1 : 100

Project #

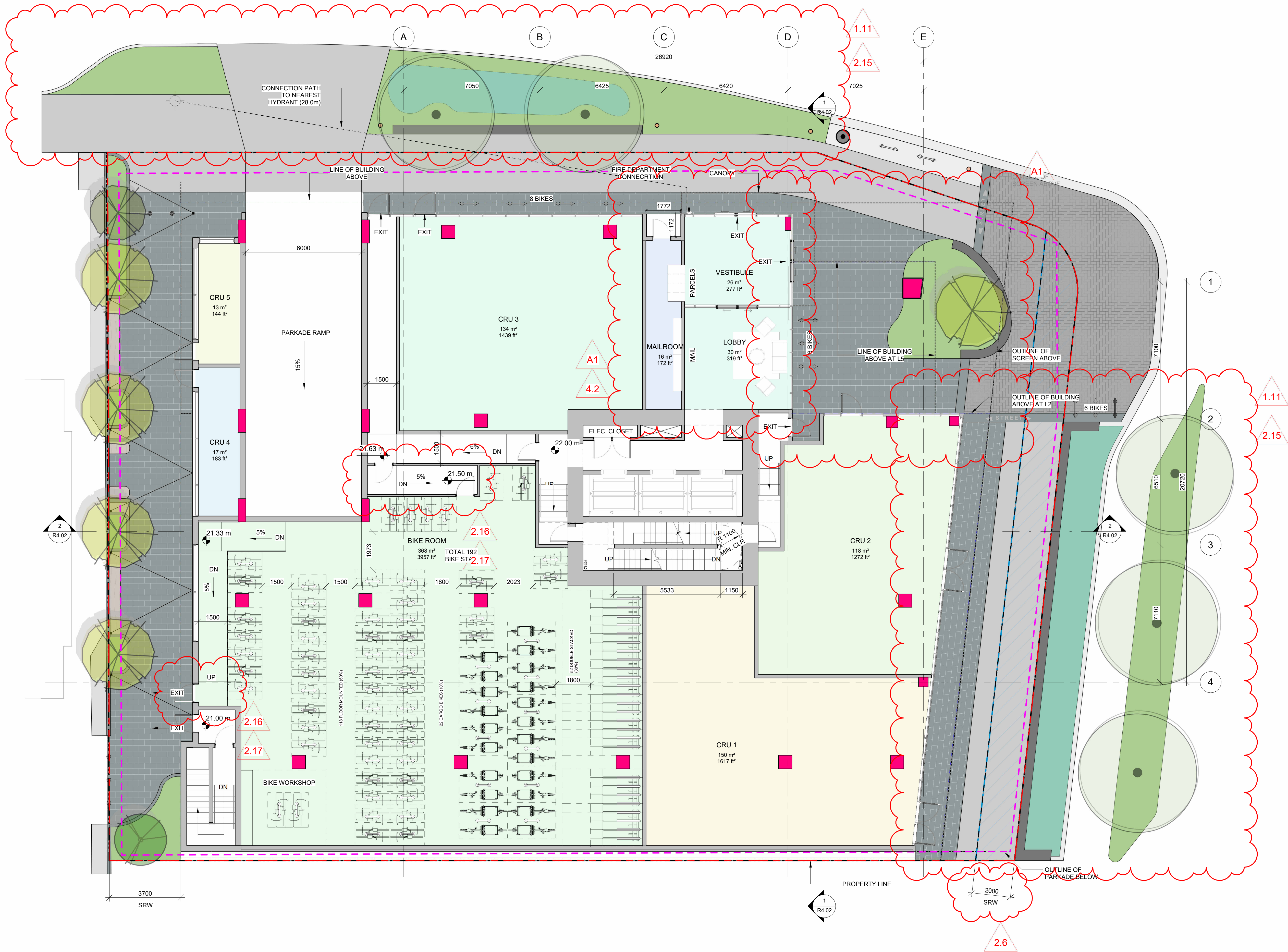
2328

Revision

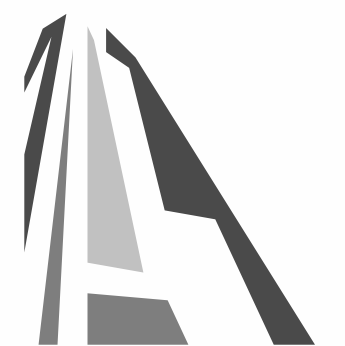
April 3rd, 2025

Sheet #

A2.02



NO.	DESCRIPTION	DATE
1	DP Rezoning Resubmission	April 3rd, 2025



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80.47°
Project North

Sheet Name

Date

Scale

Project #

Revision

Sheet #

741 Fisgard Street
Development Permit /
Rezoning Application

Floor Plan - Level 1

April 16th, 2025

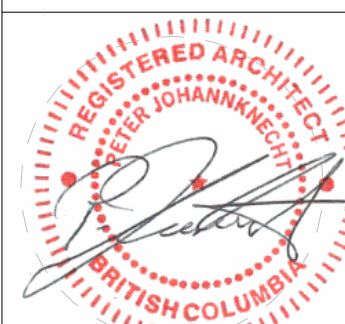
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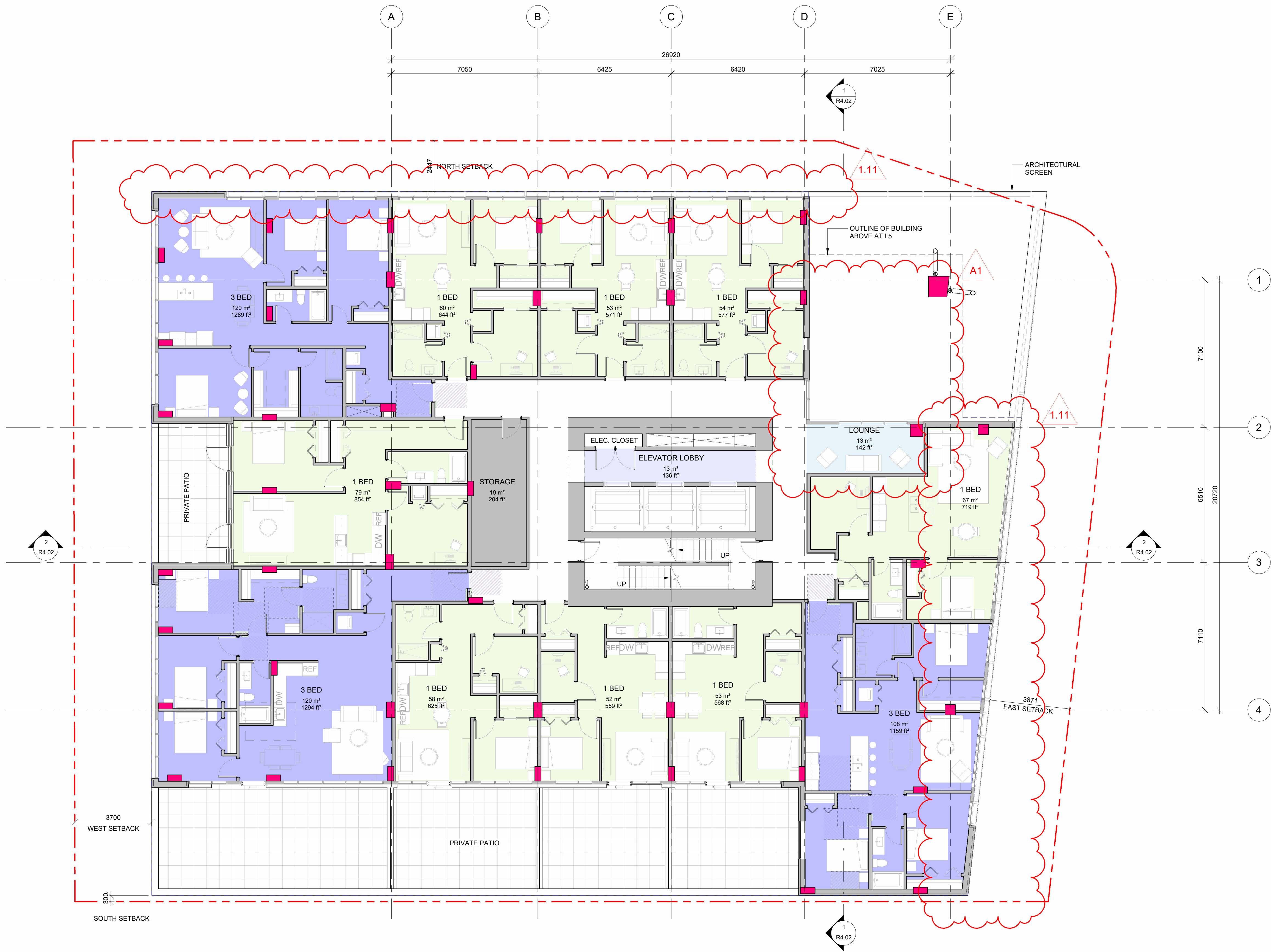
2328

April 3rd, 2025

1

A2.04





1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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80.47°
Project North

741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name
Floor Plan - L2 + L3

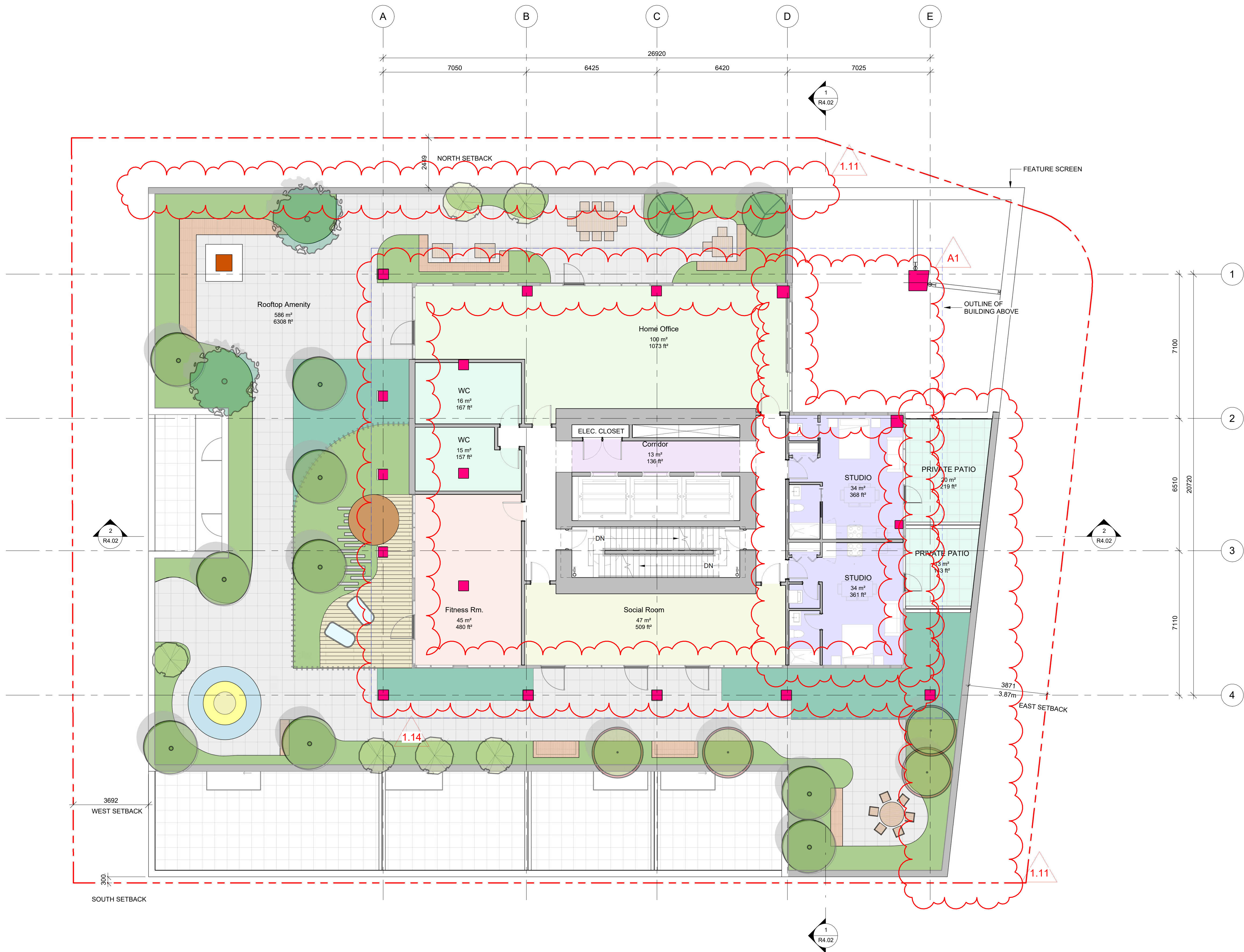
Date
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Scale
1 : 100

Project #
2328

Revision
April 3rd, 2025
1

Sheet #
A2.05



NO.	DESCRIPTION	DATE
1	DP Rezoning Resubmission	April 3rd, 2025



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80.47"

Project North

741 Fisgard Street

Development Permit /

Rezoning Application

Sheet Name

Floor Plan - Level 4
Amenity

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

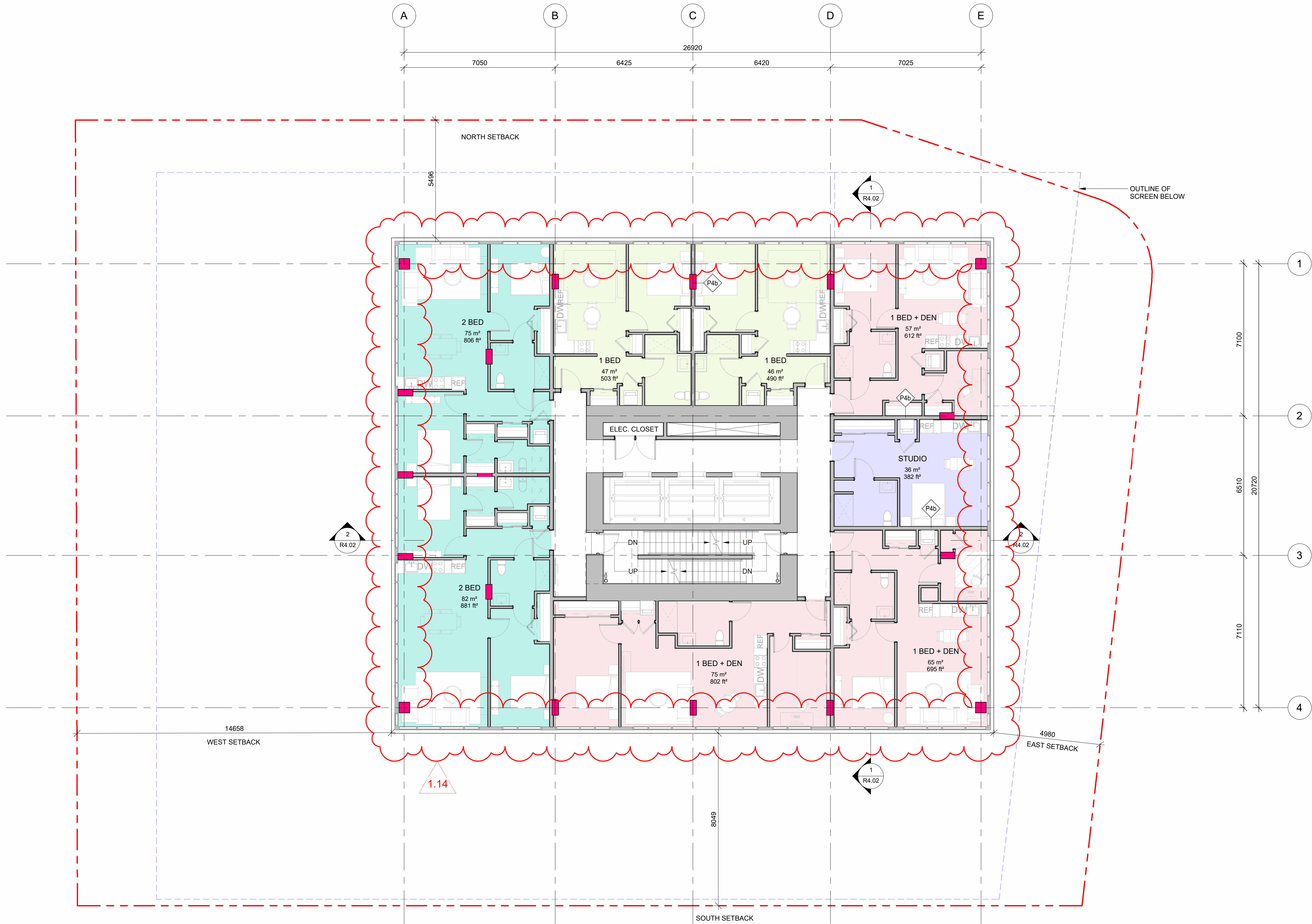
April 3rd, 2025

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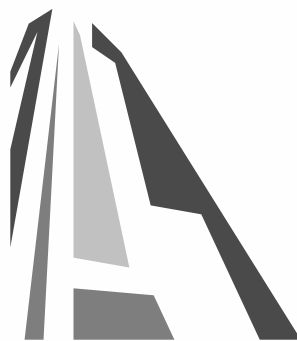
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1	DP Rezoning Resubmission	April 3rd, 2025
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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Typical
Residential

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

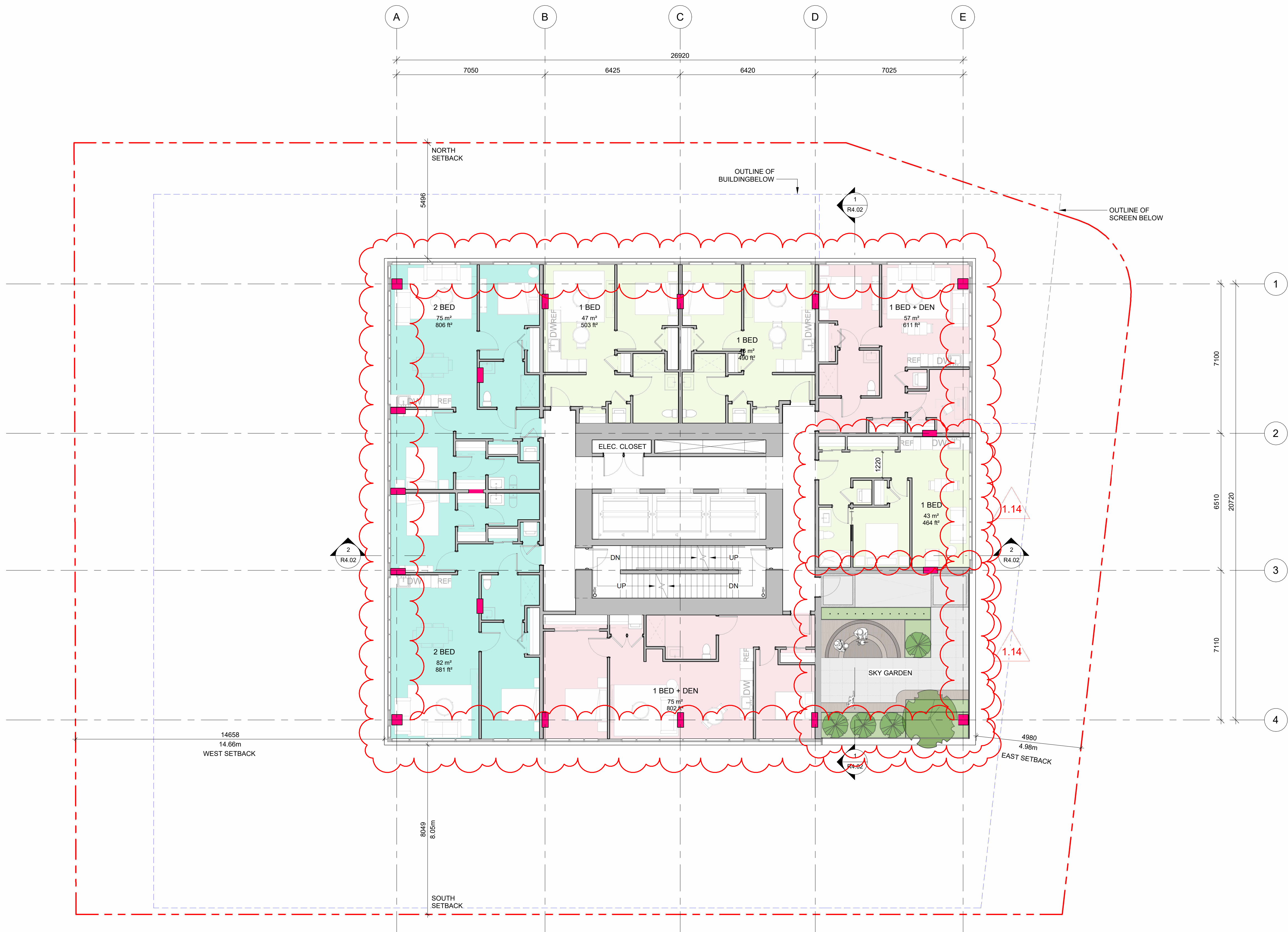
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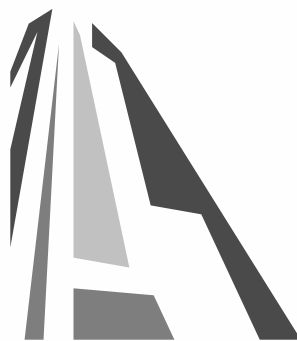
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2025-04-16

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1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application

Project North

1 13'

Sheet Name

Floor Plan - Typical Sky Garden Level - SE

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

Sheet #

A2.08

1

2

3

4

1

2

3

4

1

2

3

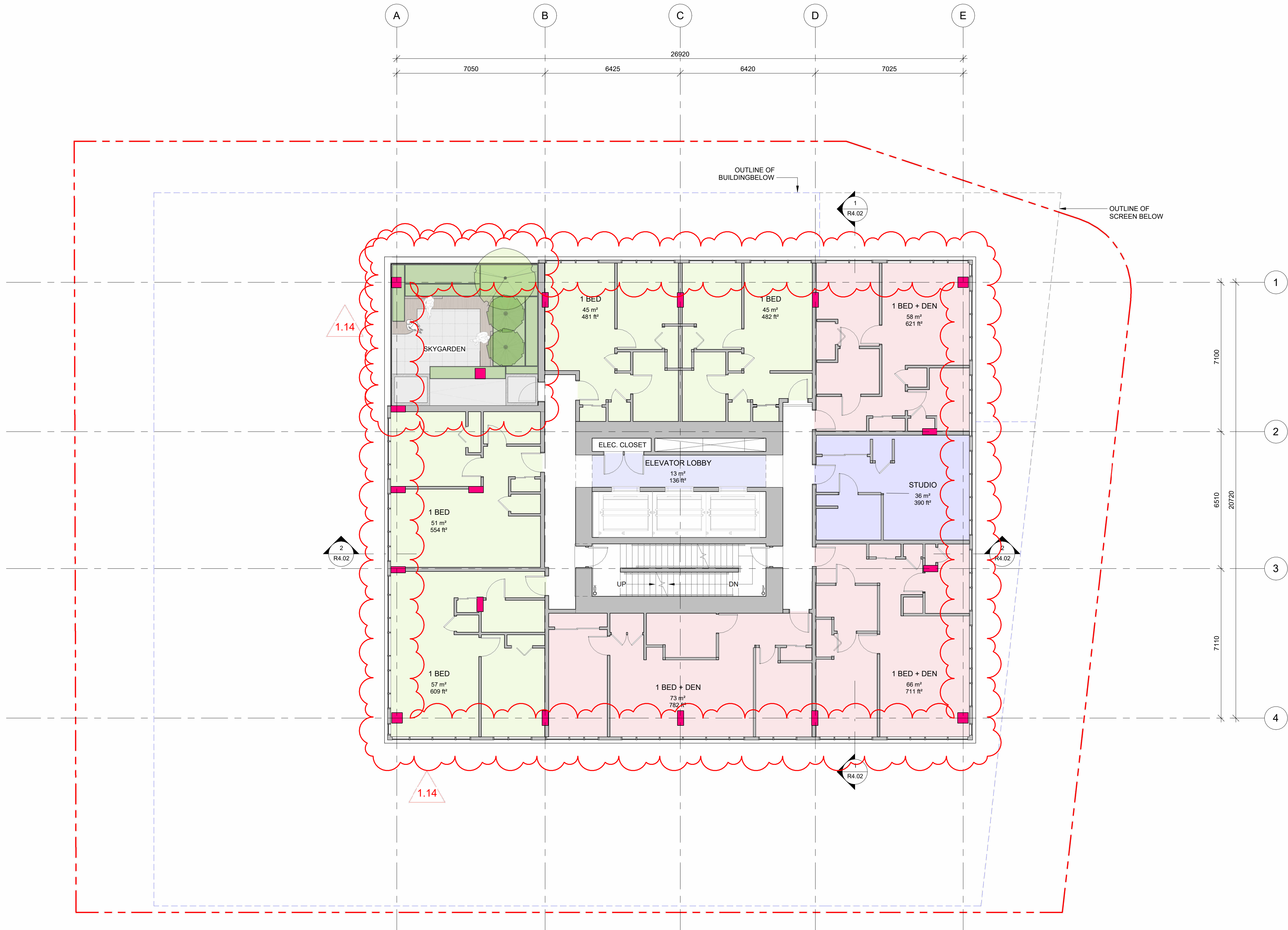
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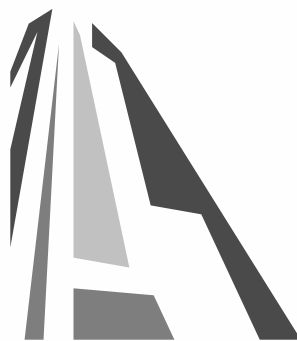
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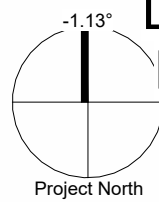
1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application



Sheet Name
Floor Plan - Typical Sky
Garden Level - NW

Date
April 16th, 2025

Scale
1 : 100

Project #
2328

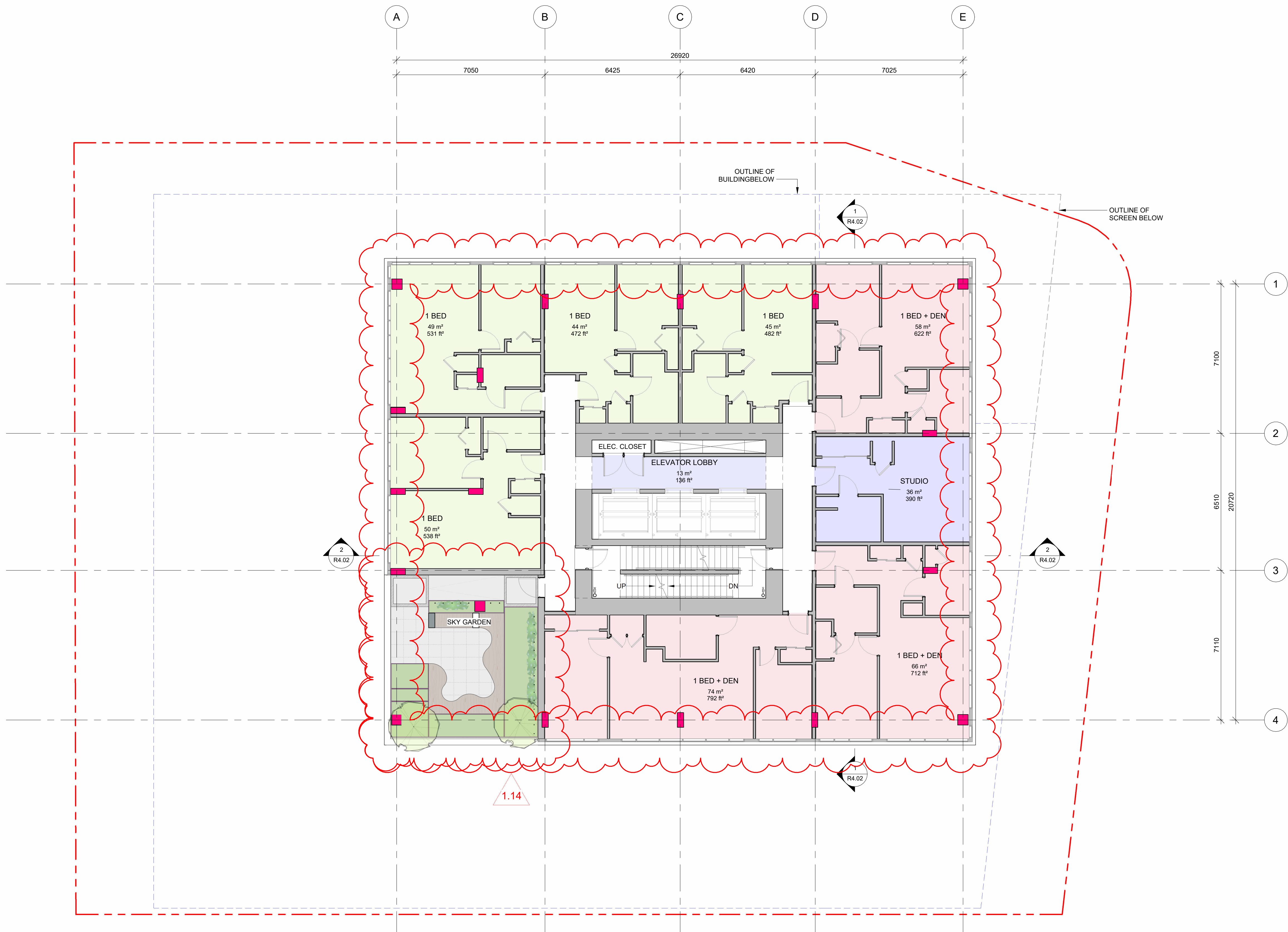
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Project North

1 13'

741 Fisgard Street
Development Permit /
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Sheet Name

Floor Plan - Typical Sky
Garden Level - SW

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

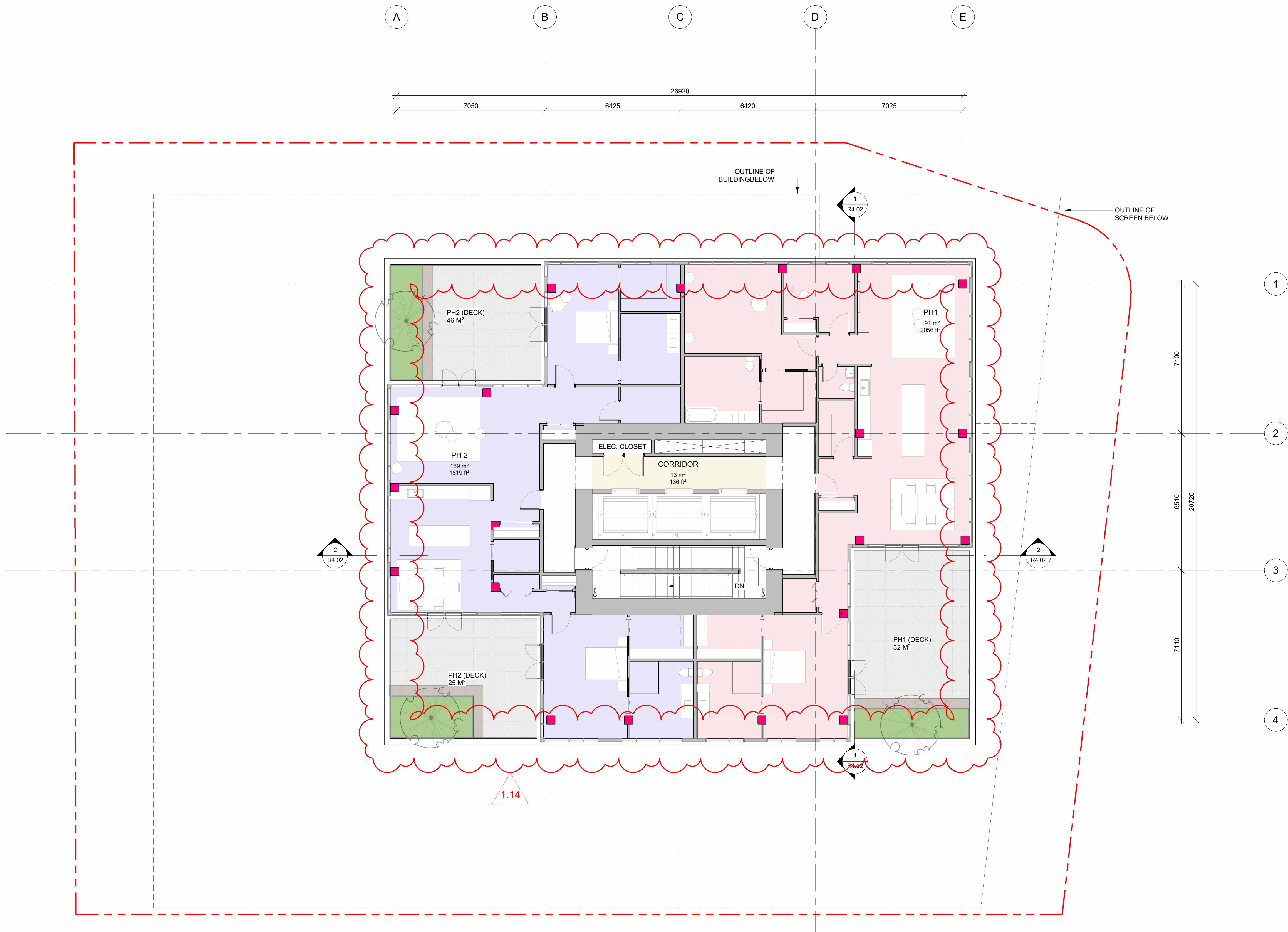
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NO.	DESCRIPTION	DATE
1	DP Rezoning Resubmission	April 3rd, 2025



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Project North

1 13'

741 Fisgard Street

Development Permit /

Rezoning Application

Sheet Name

Floor Plan - Level 22 - Penthouse

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

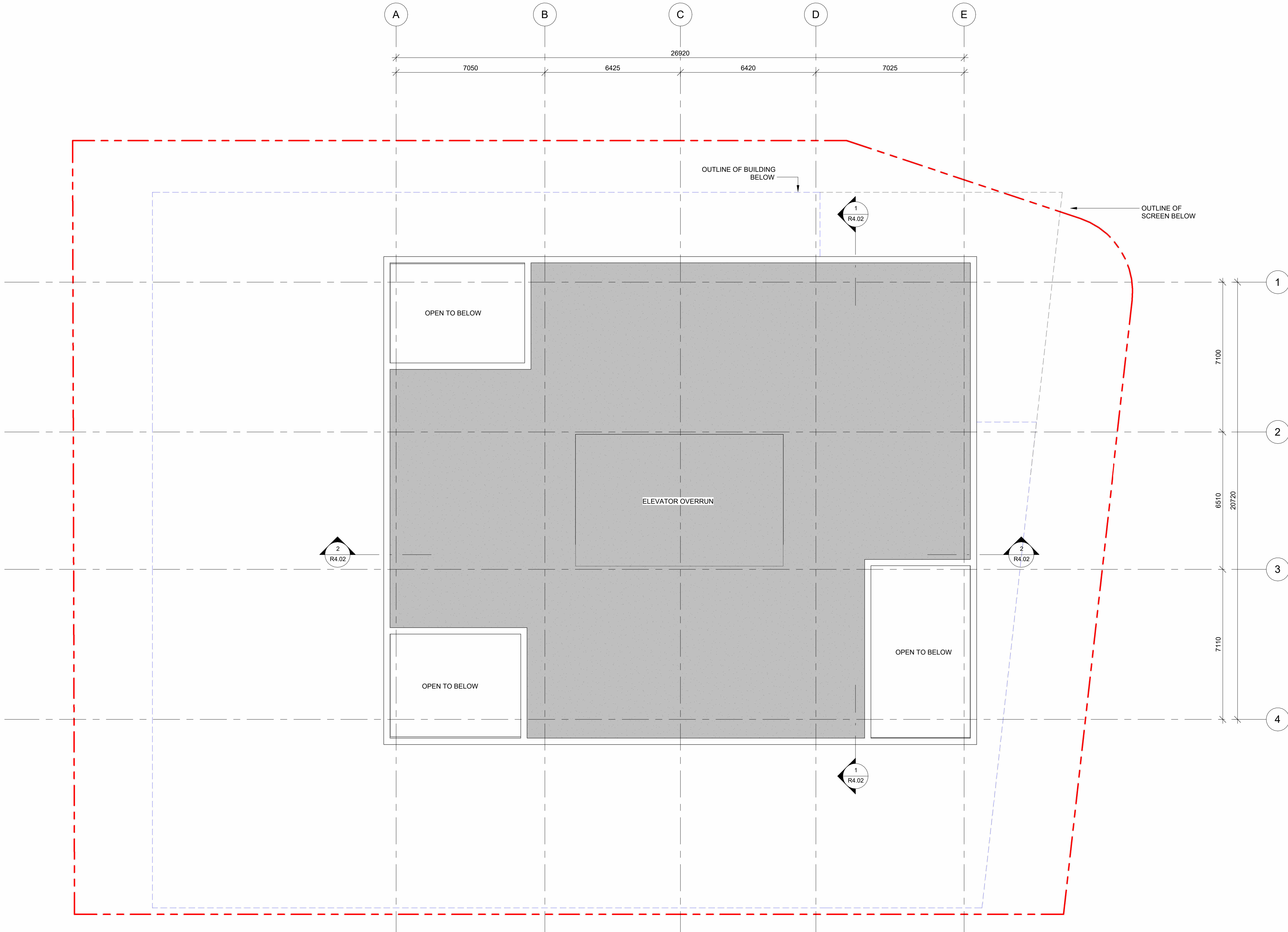
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2025-04-16

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1	DP Rezoning Resubmission	April 3rd, 2025
NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name

Roof Level

Date

April 16th, 2025

Scale

1 : 100

Project #

2328

Revision

April 3rd, 2025

Sheet #

A2.13



1 Elevation - South
SCALE = 1 : 200

1	Architectural Concrete
2	Ceramic Panel (Warm White)
3	Glass Entrance Canopy
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Horizontal Louvre Screen (Warm White)
10	HSS Steel (Black)
11	Landscaping



2 Elevation - West
SCALE = 1 : 200

1	Architectural Concrete
2	Ceramic Panel (Warm White)
3	Glass Entrance Canopy
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Horizontal Louvre Screen (Warm White)
10	HSS Steel (Black)
11	Landscaping

1	DP Rezoning Resubmission	April 3rd, 2025
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741 Fisgard Street Development Permit / Rezoning Application

Sheet Name
Elevations South + West

Date
April 16th, 2025

Scale
1 : 200

Project #
2328

Revision
April 3rd, 2025

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A3.00

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1 Contextual Elevation at Fisgard Street



3 Contextual View Looking East Across Johnson Street Bridge



2 Contextual Elevation at Blanshard Street

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741 Fisgard Street
Development Permit /
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Sheet Name
Context Elevations

Date
April 16th, 2025

Scale	Project #
	2328

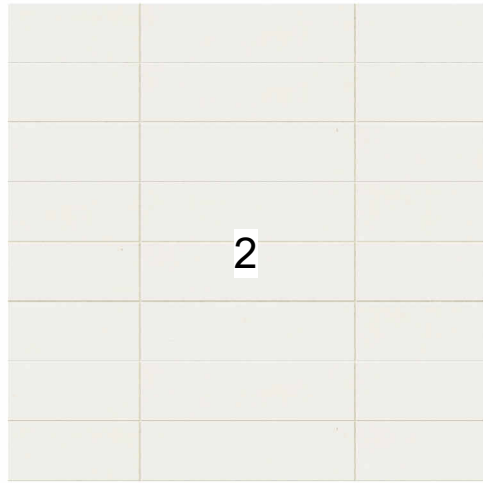
Revision	1
April 3rd, 2025	

Sheet #
A3.02

Architectural Concrete



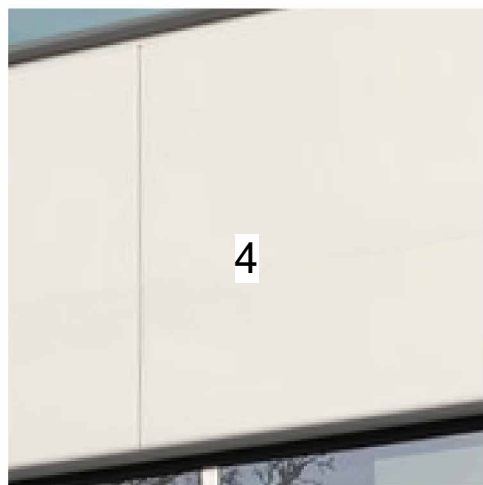
Composite Tile Panel



Glass/Metal Entrance Canopy



Prefabricated Metal Panel



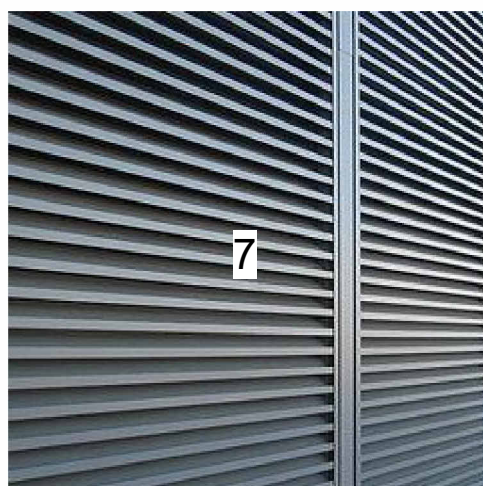
Aluminum Frame Glazing



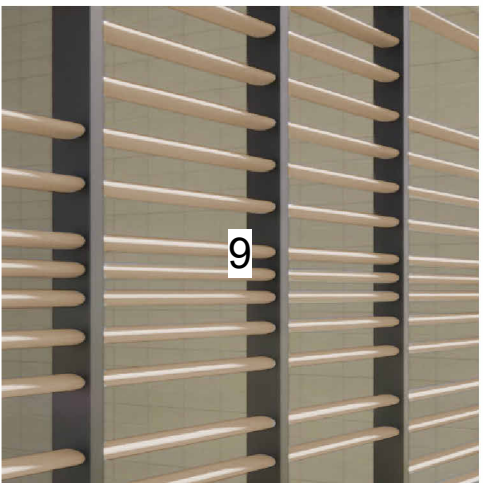
Aluminum Frame Spandrel



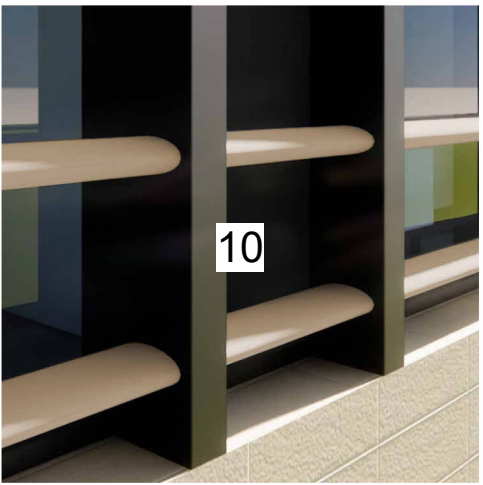
Prefinished Louvre



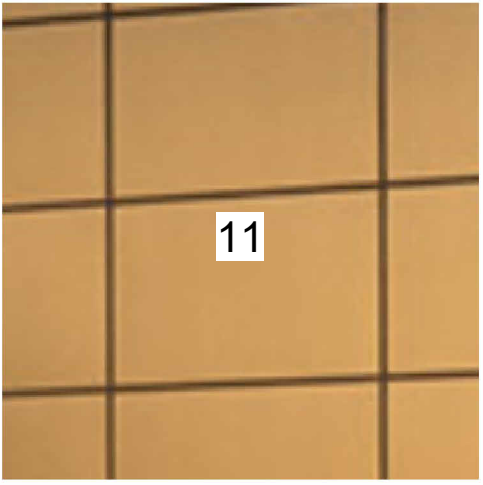
Glass Guard



Horizontal Louvre Screen

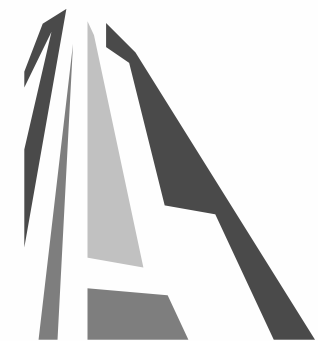


HSS Steel



Pressed Metal Ceiling

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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name
Material Board

Date
April 16th, 2025

Scale
Project #
2328

Revision
April 3rd, 2025
1

Sheet #
A4.00
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1 Equinox 9am
SCALE =



2 Equinox Noon
SCALE =



3 Equinox 3pm
SCALE =



4 Equinox 6pm
SCALE =



5 Summer Solstice 9am
SCALE =



6 Summer Solstice Noon
SCALE =



7 Summer Solstice 3pm
SCALE =



8 Summer Solstice 6pm
SCALE =



9 Winter Solstice 9am
SCALE =



10 Winter Solstice Noon
SCALE =



11 Winter Solstice 3pm
SCALE =



12 Winter Solstice 6pm
SCALE =

1	DP Rezoning Resubmission	April 3rd, 2025
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80.47"

Project North

Sheet Name

Shadow Study

Date

April 16th, 2025

Scale

Project #

2328

Revision

April 3rd, 2025

1

Sheet #

A5.01

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1.16



1 Perspective at Corner of Blanshard and Fisgard

2 Mid Block Street Level View on Fisgard Looking West

3 Perspective Street Level View at Fisgard



4 Perspective Looking North Along Blanshard Street



5 Mid Block Street Level View on Blanshard Looking South

A1

1.14

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741 Fisgard Street
Development Permit /
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Sheet Name
Perspectives

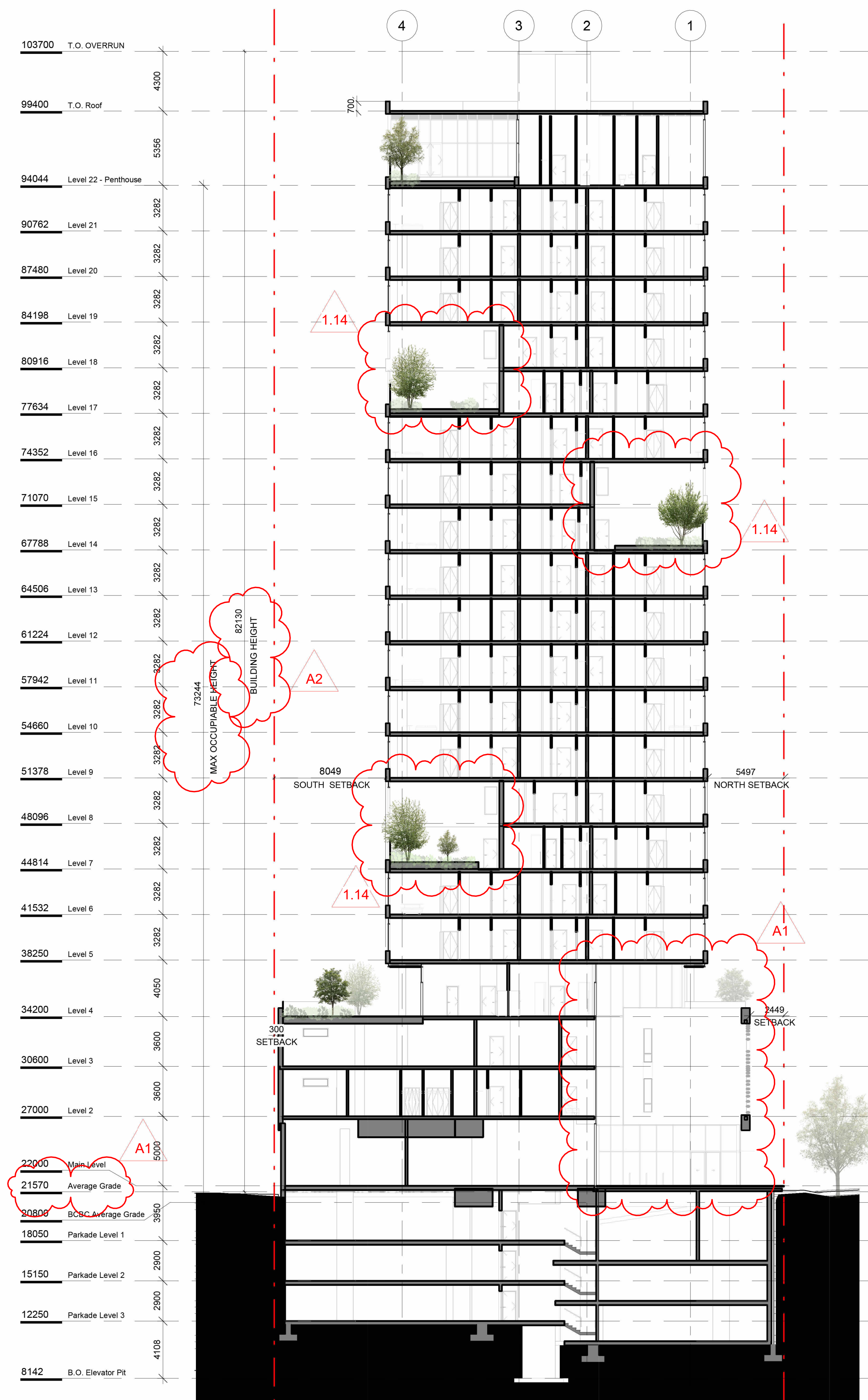
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April 16th, 2025

Scale
Project #
2328

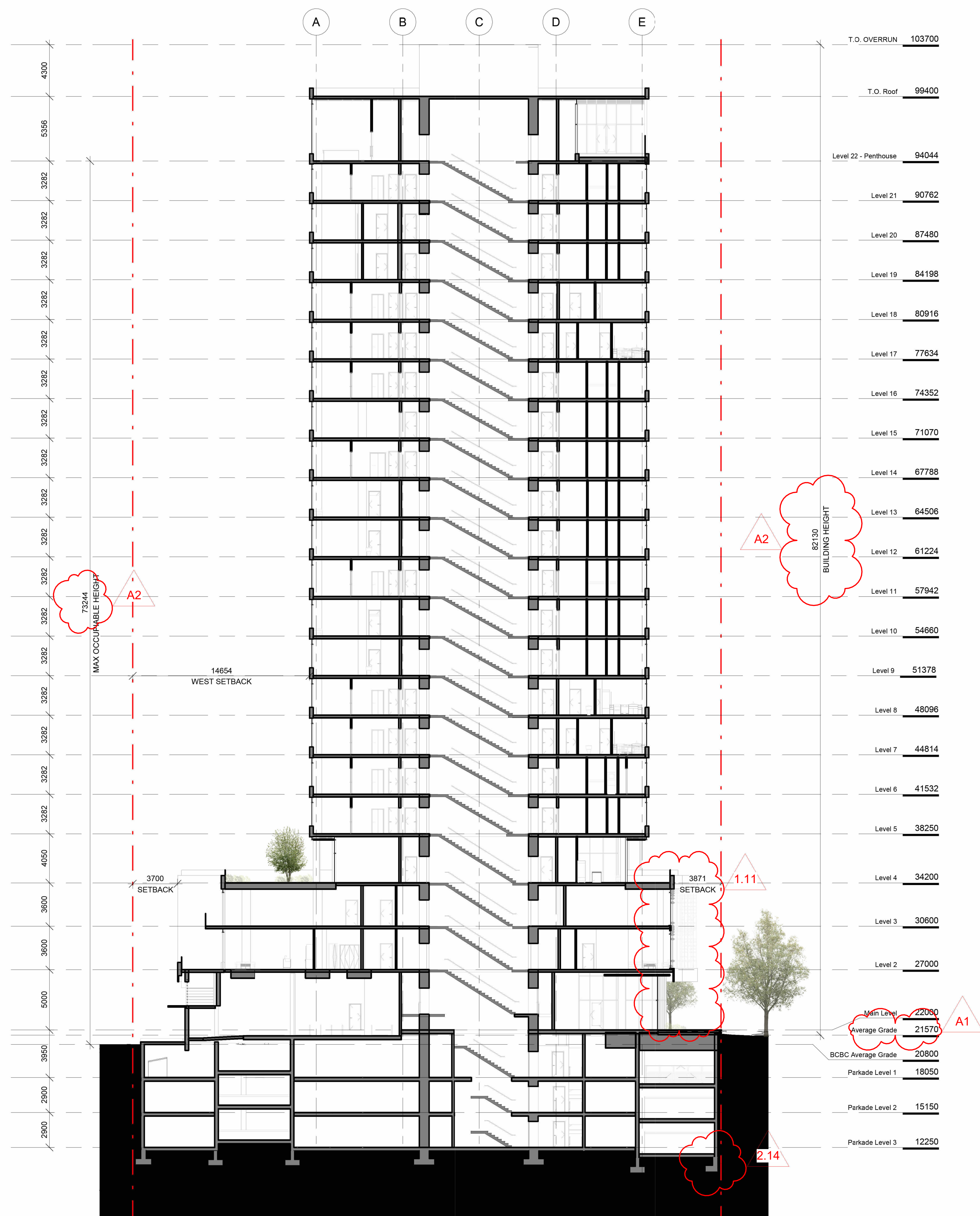
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April 3rd, 2025
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Sheet #
A9.00

2025-04-16 5:34:43 PM



1 Building Section 1
SCALE = 1 : 200



2 Building Section 2
SCALE = 1 : 200

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NO.	DESCRIPTION	DATE



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741 Fisgard Street
Development Permit /
Rezoning Application

Sheet Name	Building Sections
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Date	April 16th, 2025
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Scale	Project #
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	Revision April 3rd, 2025	
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April 3rd, 2025

Sheet #

Sheet # **A9.01**

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