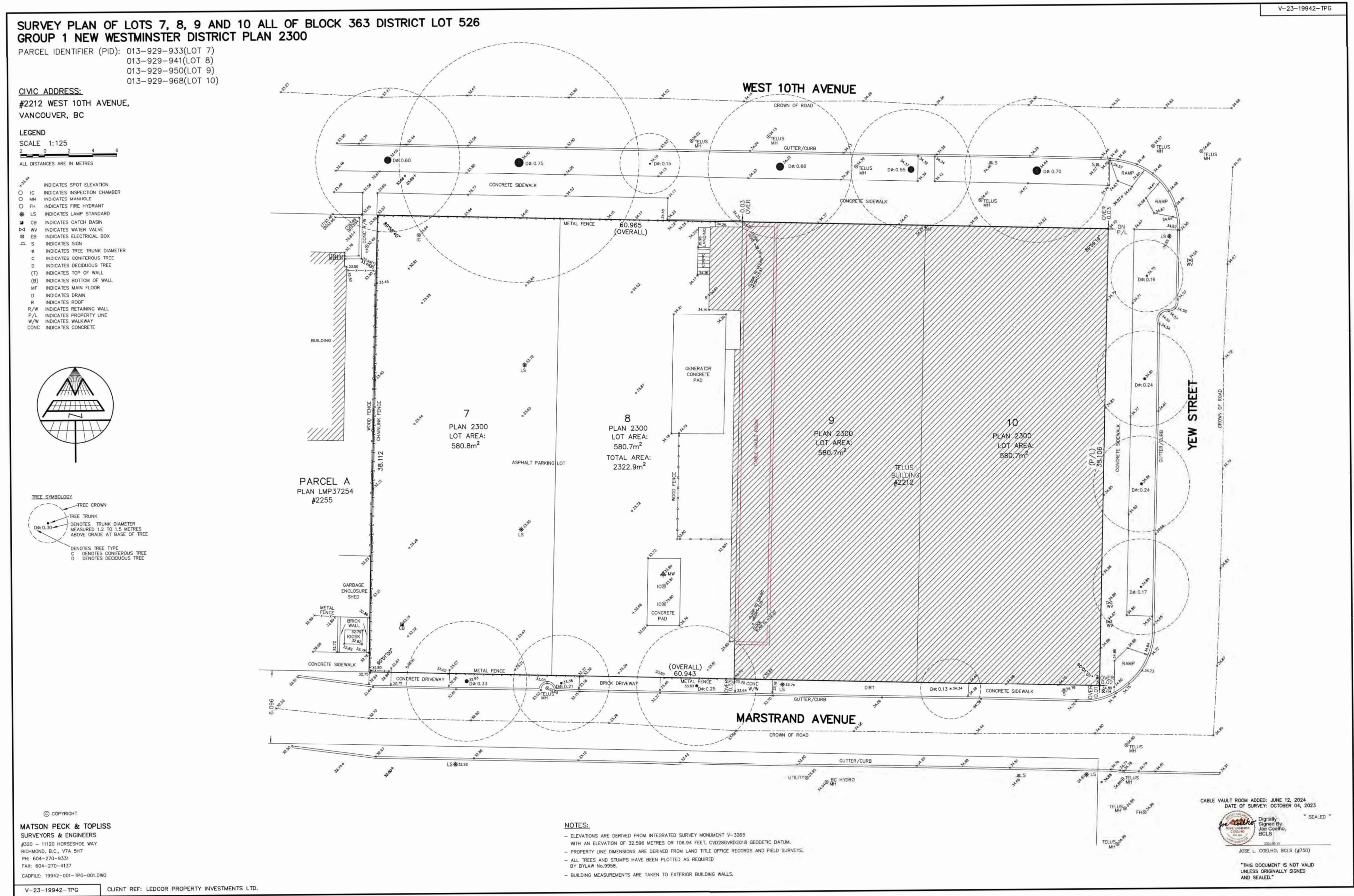


SURVEY PLAN



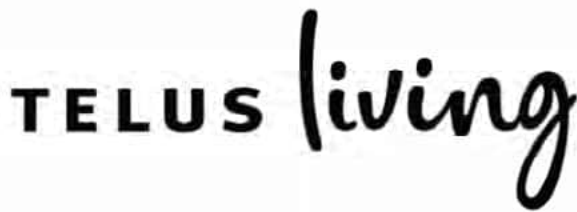
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

SURVEY

DEVELOPMENT PERMIT
SEPT. 03 2025

SHADOW STUDY



JUNE 20 - 10:00 AM



JUNE 20 - 12:00 PM



JUNE 20 - 2:00 PM



JUNE 20 - 4:00 PM



MARCH 20/SEPTEMBER 22 - 10:00 AM



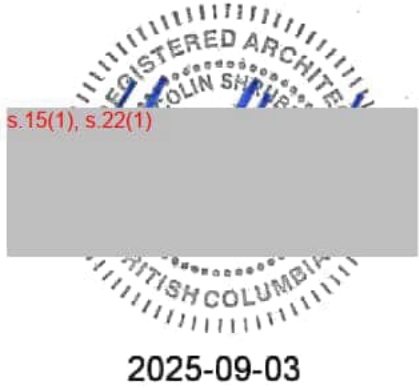
MARCH 20/SEPTEMBER 22 - 12:00 PM



MARCH 20/SEPTEMBER 22 - 2:00 PM



MARCH 20/SEPTEMBER 22 - 4:00 PM



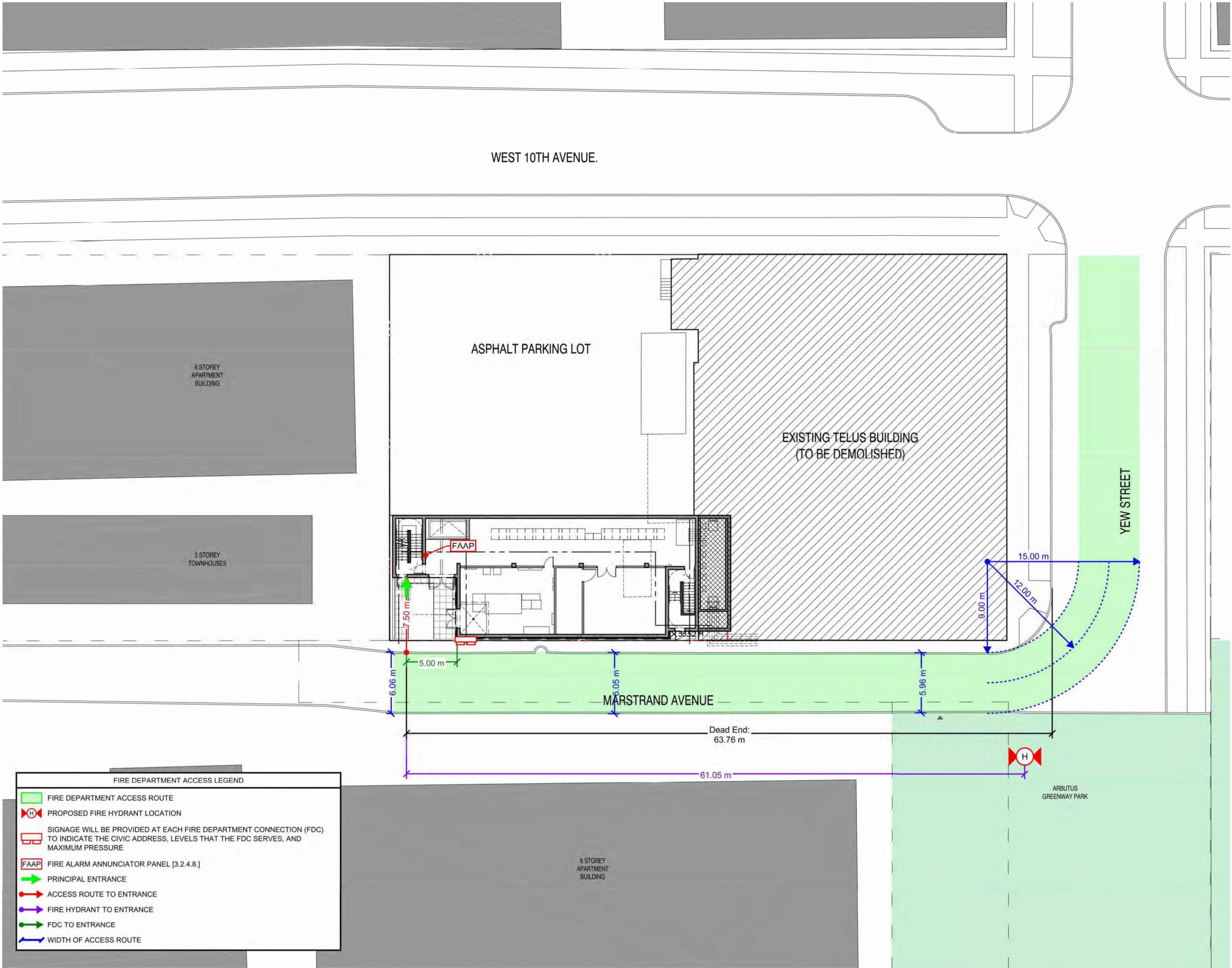
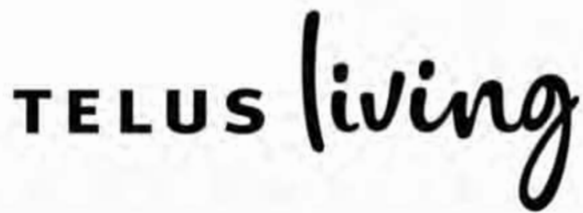
NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

SHADOW STUDY

DEVELOPMENT PERMIT
SEPT. 03 2025

FIRE DEPARTMENT ACCESS PLAN

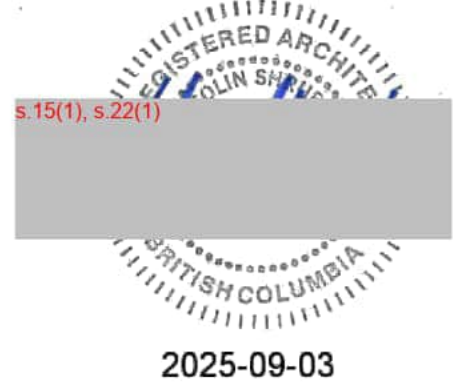
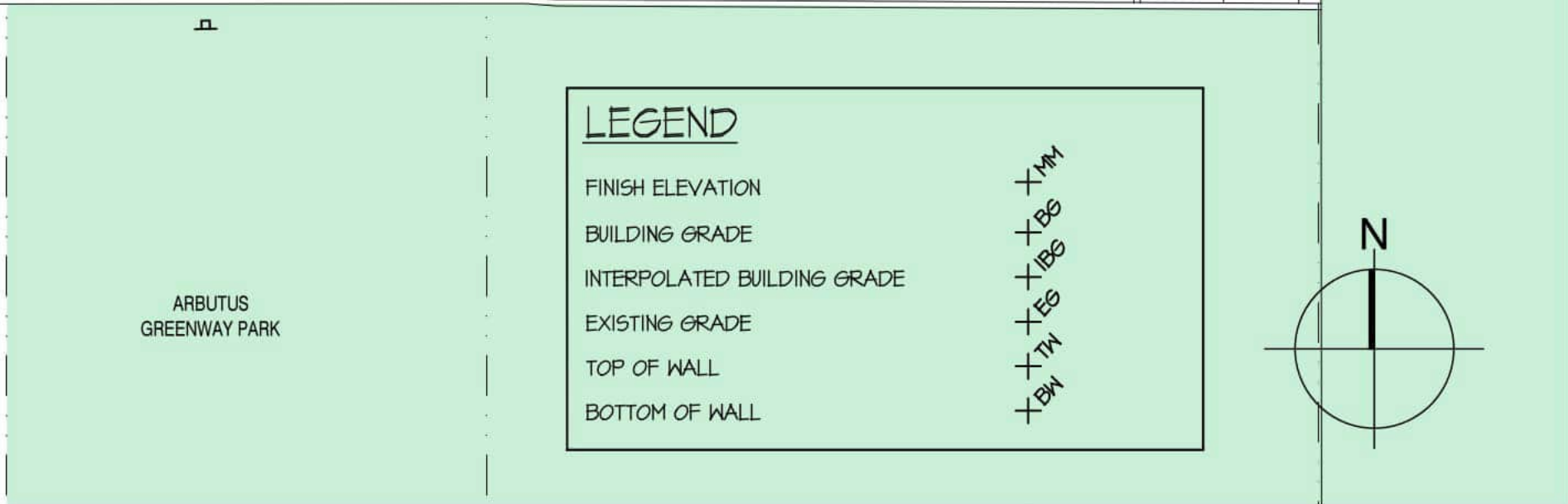
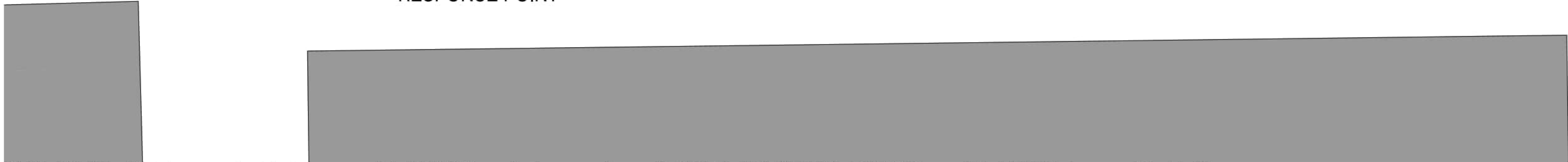
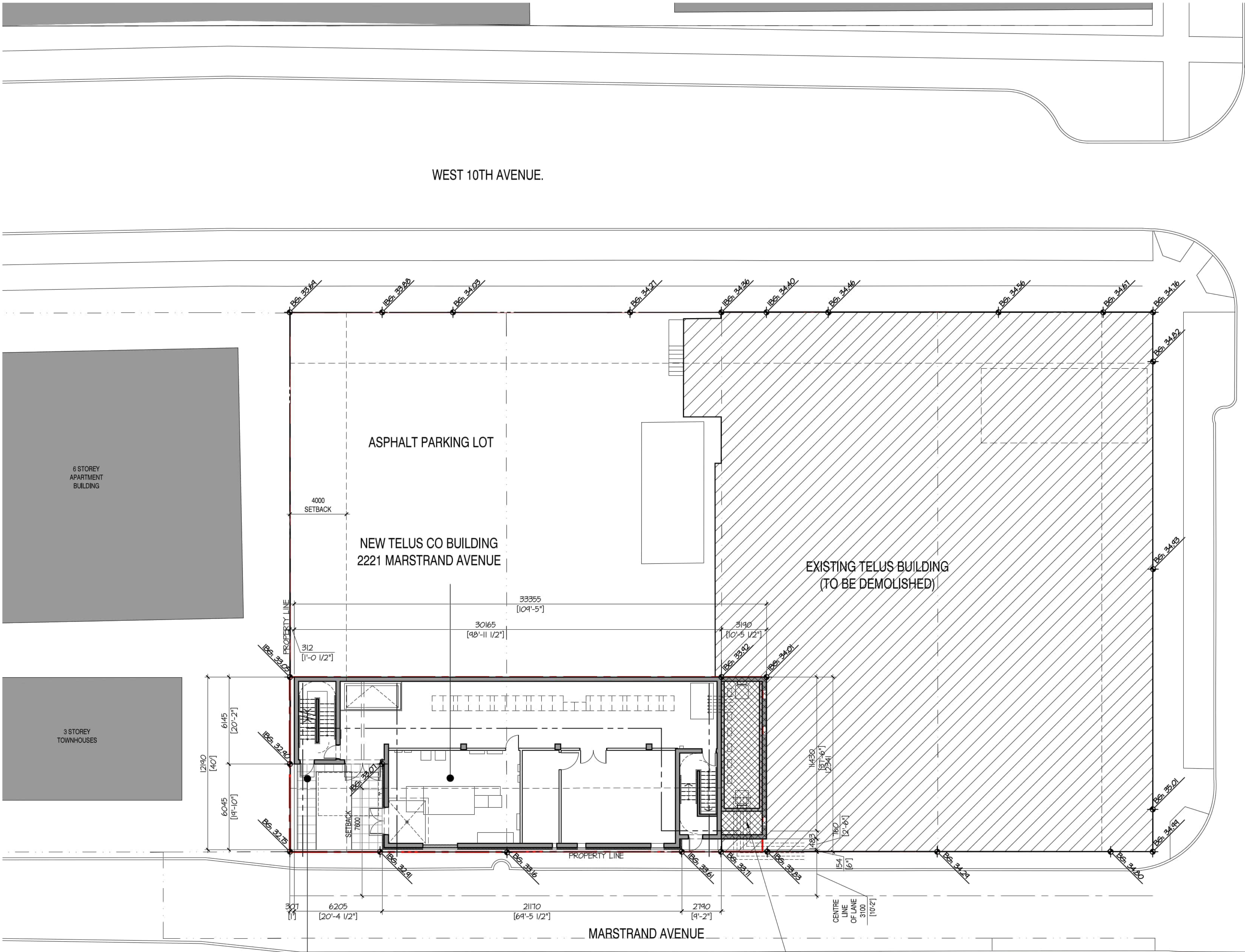


NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

FIRE ACCESS

DEVELOPMENT PERMIT
SEPT. 03 2025



PROJECT
NEW TELUS CO BUILDING

2221 MARSTRAND AVENUE
VANCOUVER, BC

SITE PLAN

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PROJECT A224606
DRAWN JC CHECKED LM
SCALE 1:150
DATE JULY 2025

City of Vancouver - FOI 2026-032 - Page 99 of 111

A1.01

CLIENT

LPI MANAGEMENT /
TELUS LIVING

NO. | DATE | ISSUE
1 | 2025-09-03 | ISSUED FOR PRIOR TO

NO. | DATE | REVISION

TELUS living



2025-09-03

PROJECT

NEW TELUS CO BUILDING

2221 MARSTRAND AVENUE
VANCOUVER, BC

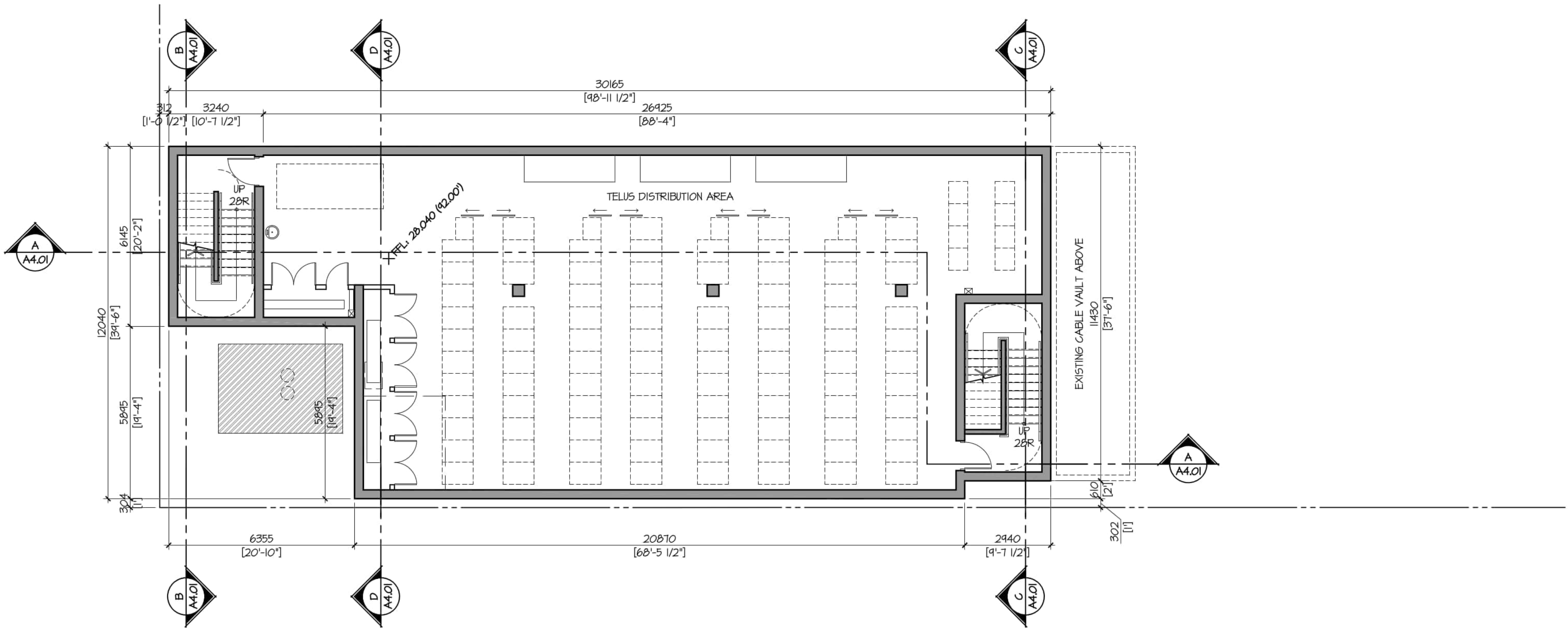
FLOOR PLANS

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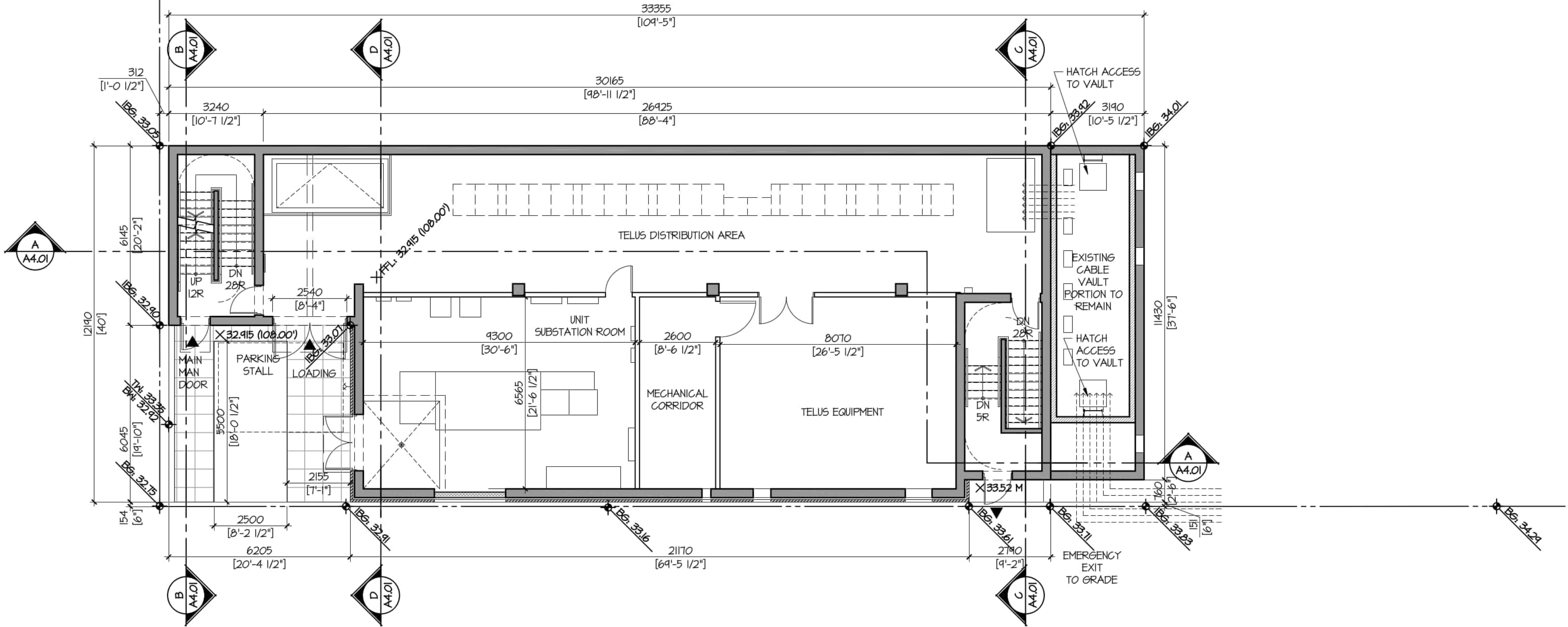
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PROJECT A224606
DRAWN JC CHECKED LM

SCALE 1:100
DATE JULY 2025



01 BASEMENT
1:100



02 LEVEL 1
1:100

A2.01

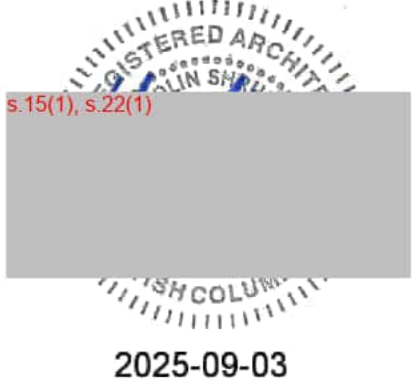
CLIENT

LPI MANAGEMENT /
TELUS LIVING

NO. | DATE | ISSUE
1 | 2025-09-03 | ISSUED FOR PRIOR TO

NO. | DATE | REVISION

TELUS living



PROJECT

NEW TELUS CO BUILDING

2221 MARSTRAND AVENUE
VANCOUVER, BC

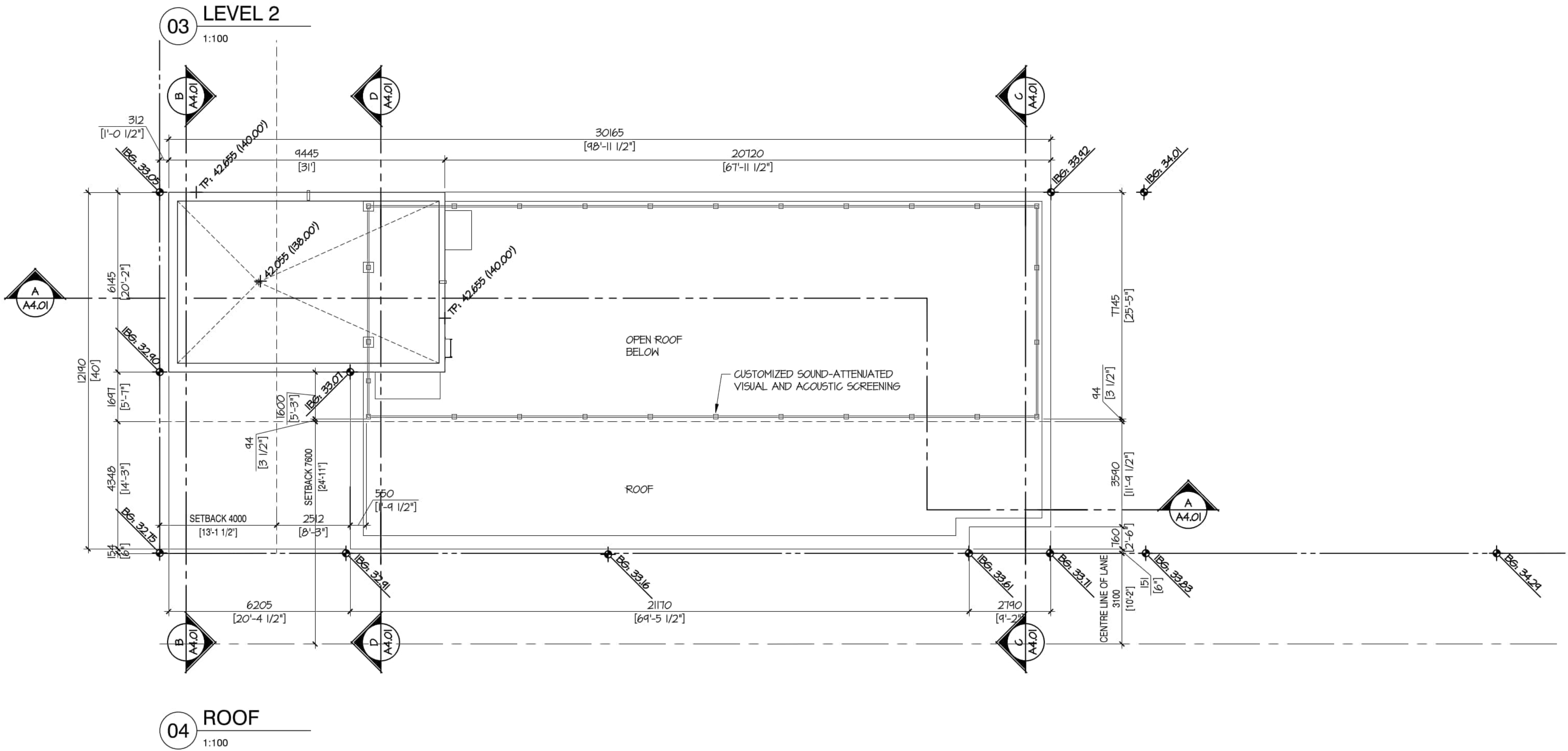
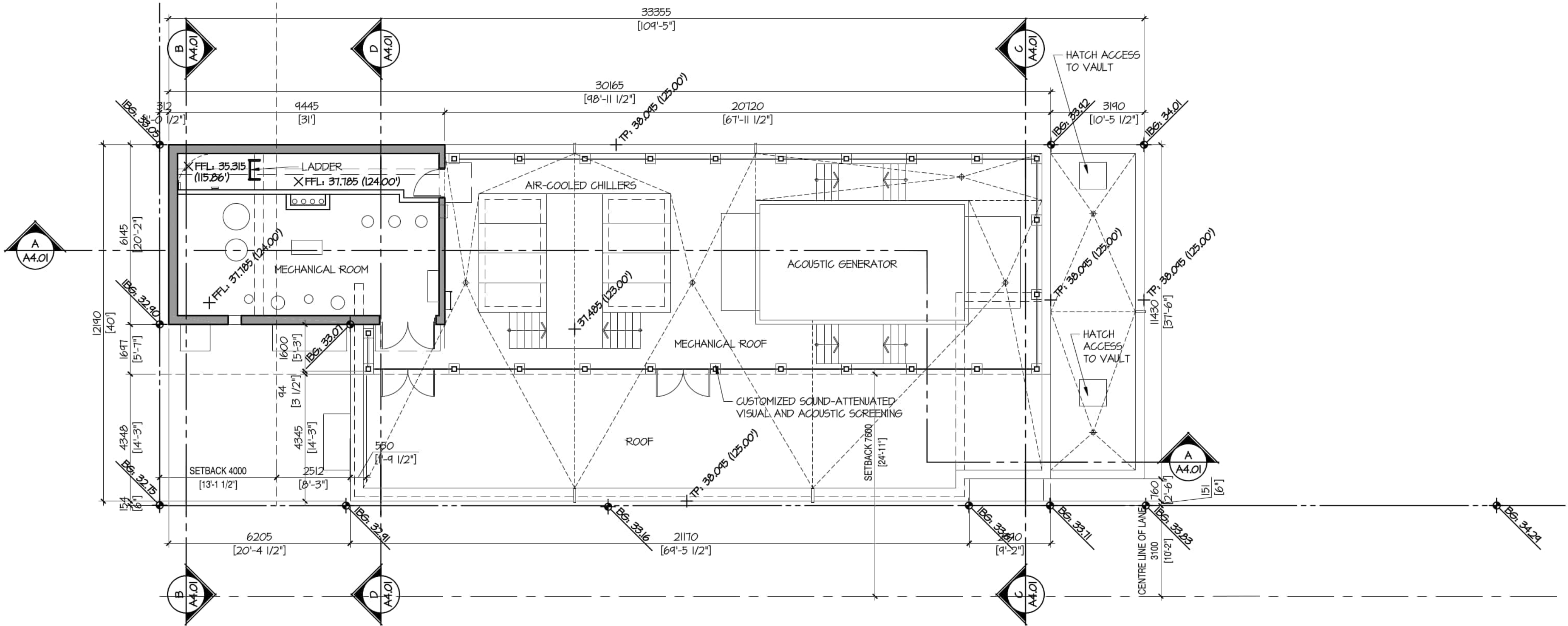
FLOOR PLANS

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PROJECT A224606
DRAWN JC CHECKED LM

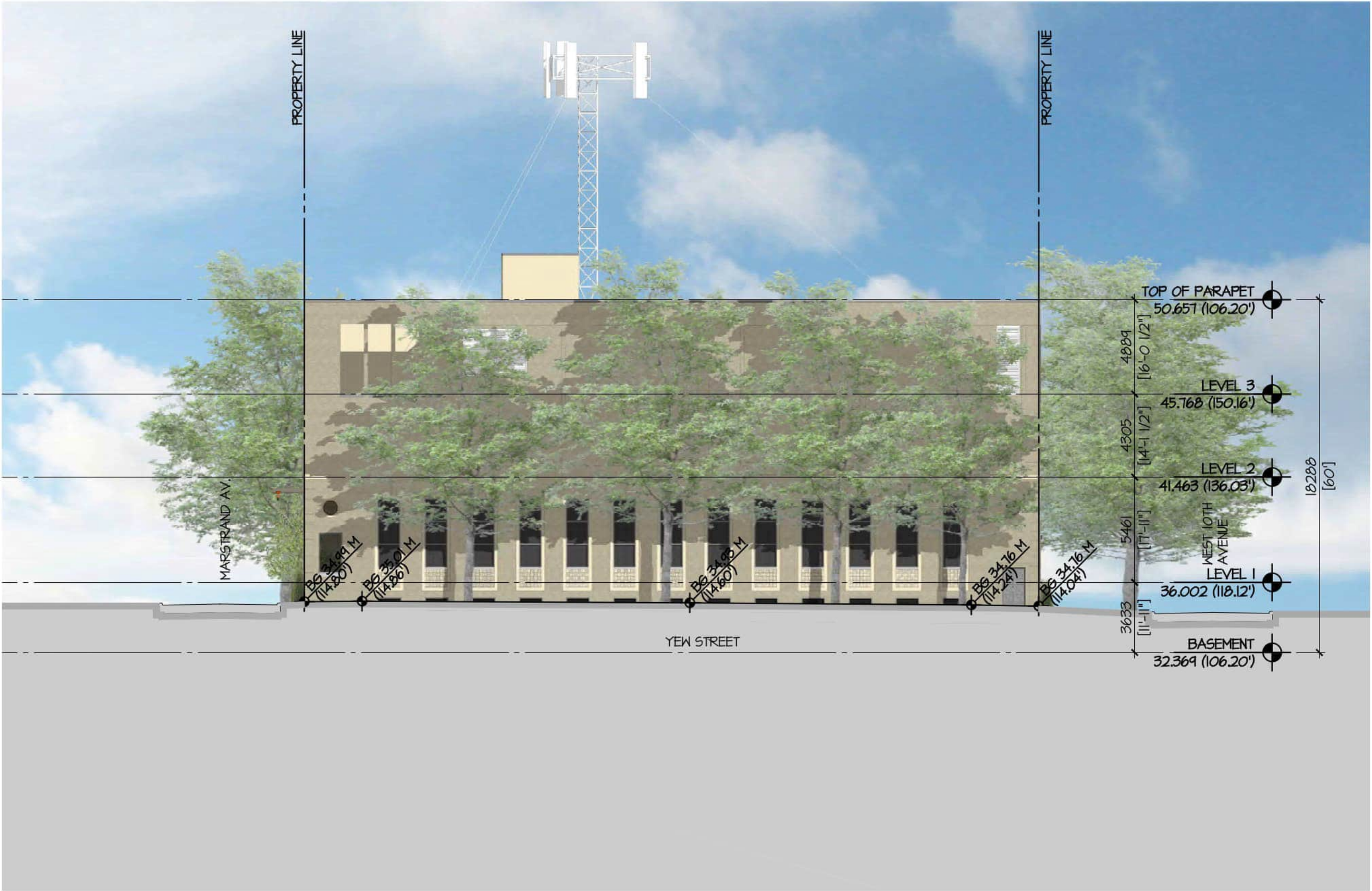
SCALE 1:100
DATE JULY 2025



04
ROOF
1:100



01 NORTH ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



04 WEST ELEVATION

NO.	DATE	ISSUE
1	[2025-07-14]	ISSUED FOR ADDRESSING
2	[2025-09-03]	ISSUED FOR PRIOR TO

NO.	DATE	REVISION
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CLIENT

LPI MANAGEMENT /
TELUS LIVING

NO.	DATE	ISSUE
1	[2025-07-14]	ISSUED FOR ADDRESSING
2	[2025-09-03]	ISSUED FOR PRIOR TO

NO.	DATE	REVISION
-----	------	----------

- MATERIALS LEGEND
1. PAINTED CONCRETE (LIGHT GREY)
 2. BRICK - BRONZESTONE
 3. LOUVRE SCREEN (CUSTOM
SOUND-ATTENUATED ENCLOSURE
WITH VISUAL AND ACOUSTIC
SCREENING)
 4. CONCRETE CANOPIES

TELUS living



2025-09-03

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

EXISTING TELUS
WITH NEW TELUS
BUILDING

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PROJECT A224606
DRAWN CH CHECKED CS

SCALE 1:200
DATE AUG 28 2025

A3.02



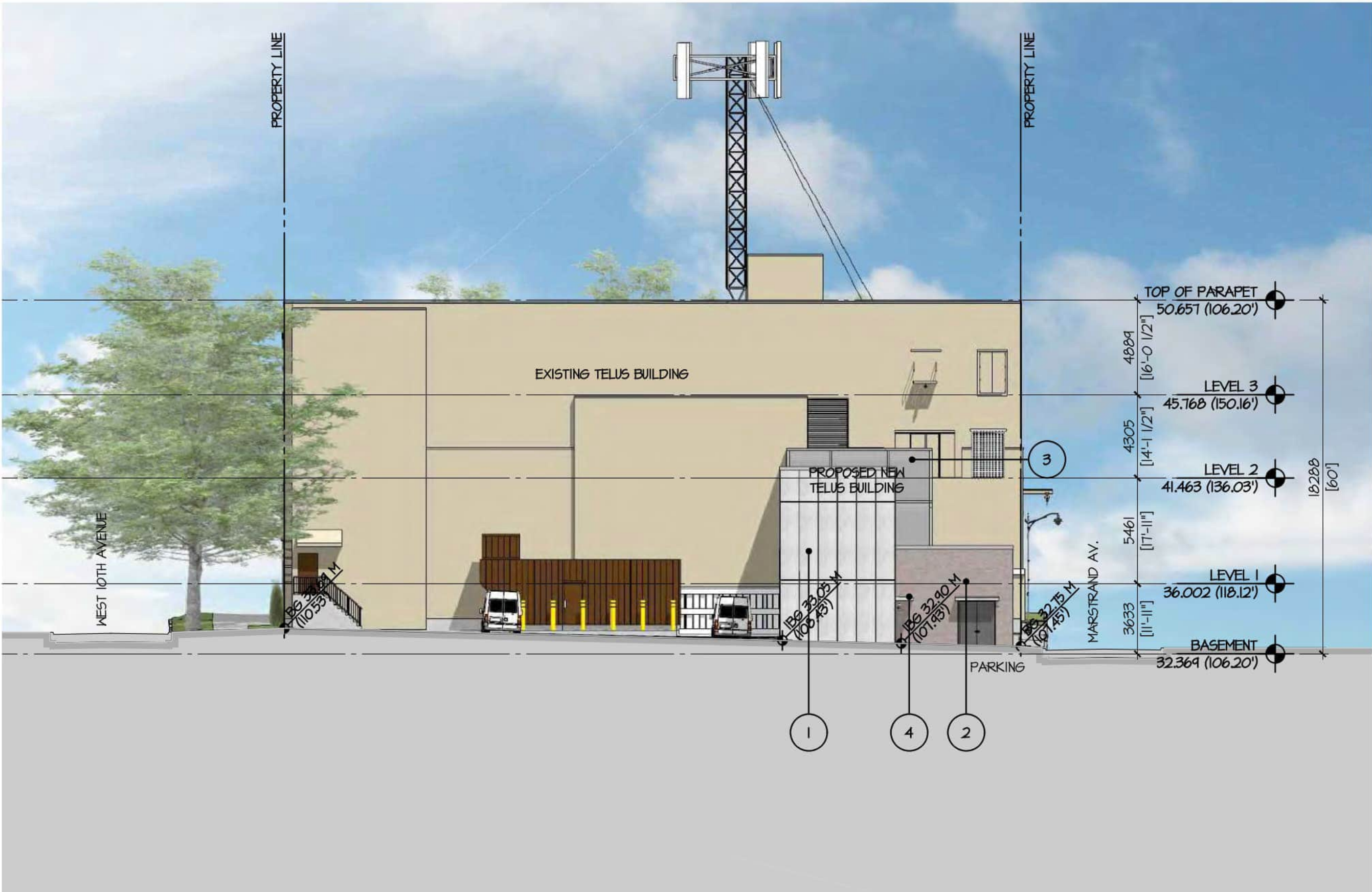
01 NORTH ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



04 WEST ELEVATION

CLIENT

LPI MANAGEMENT /
TELUS LIVING

NO.	DATE	ISSUE
1	[2025-07-14]	ISSUED FOR ADDRESSING
2	[2025-09-03]	ISSUED FOR PRIOR TO

NO.	DATE	REVISION
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MATERIALS LEGEND	
1.	PAINTED CONCRETE (LIGHT GREY)
2.	BRICK - BRONZESTONE
3.	LOUVRE SCREEN (CUSTOM SOUND-ATTENUATED ENCLOSURE WITH VISUAL AND ACOUSTIC SCREENING)
4.	CONCRETE CANOPIES

TELUS living



2025-09-03

PROJECT

2221 MARSTRAND AVENUE
VANCOUVER, BC

NEW TELUS
BUILDING

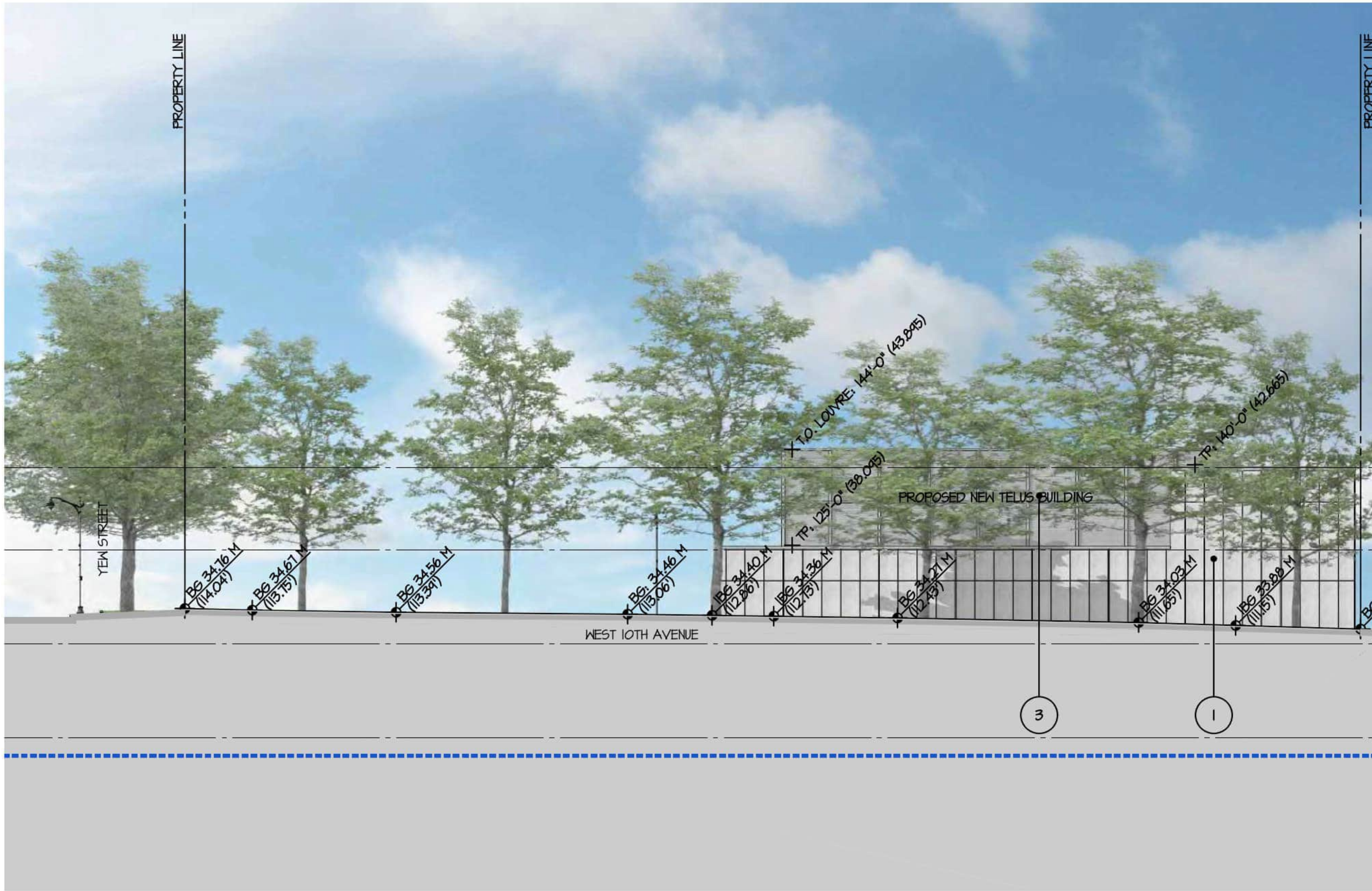
This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all sums due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

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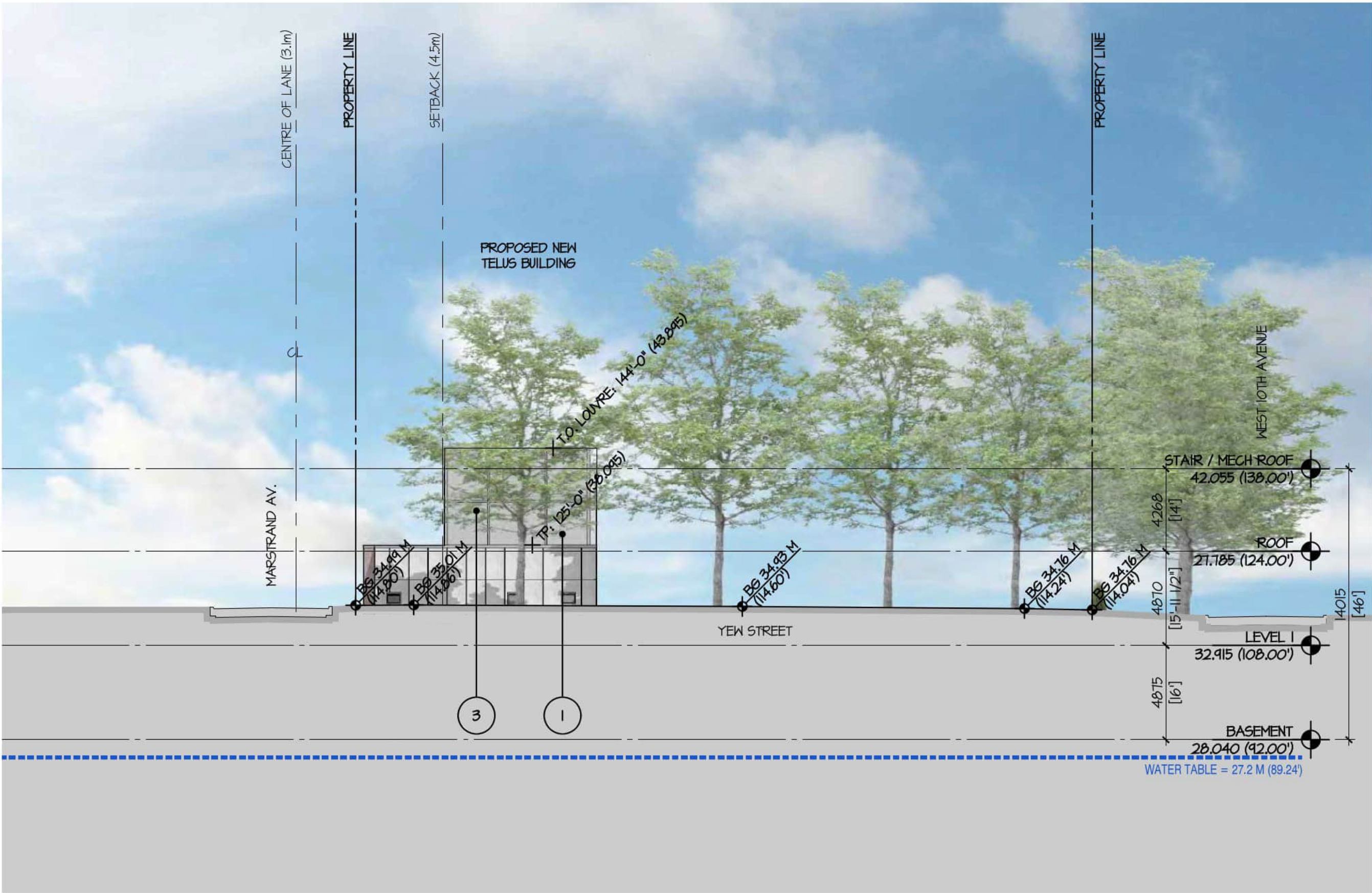
PROJECT A224606
DRAWN CH CHECKED CS

SCALE 1:200
DATE AUG 28 2025

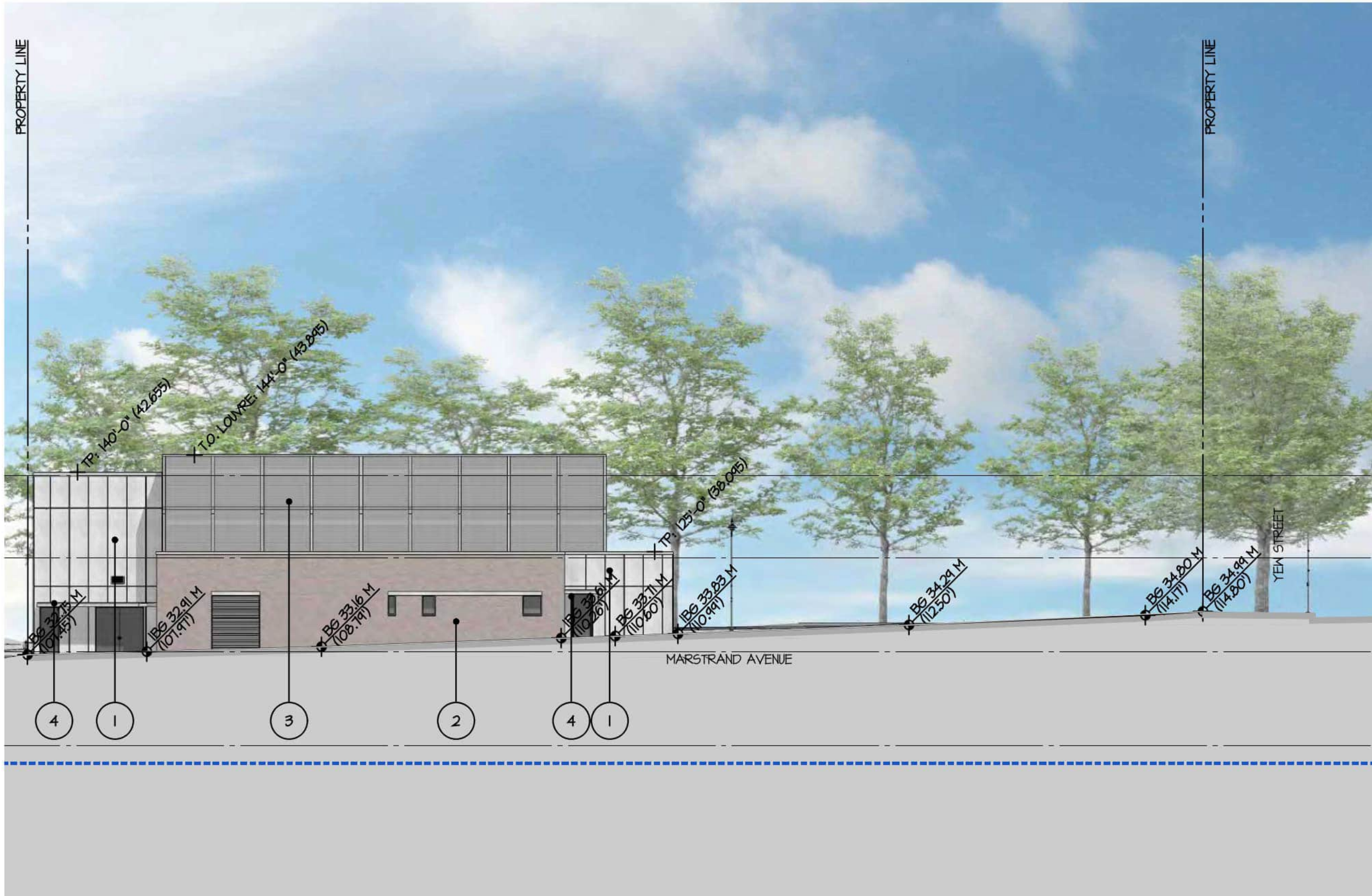
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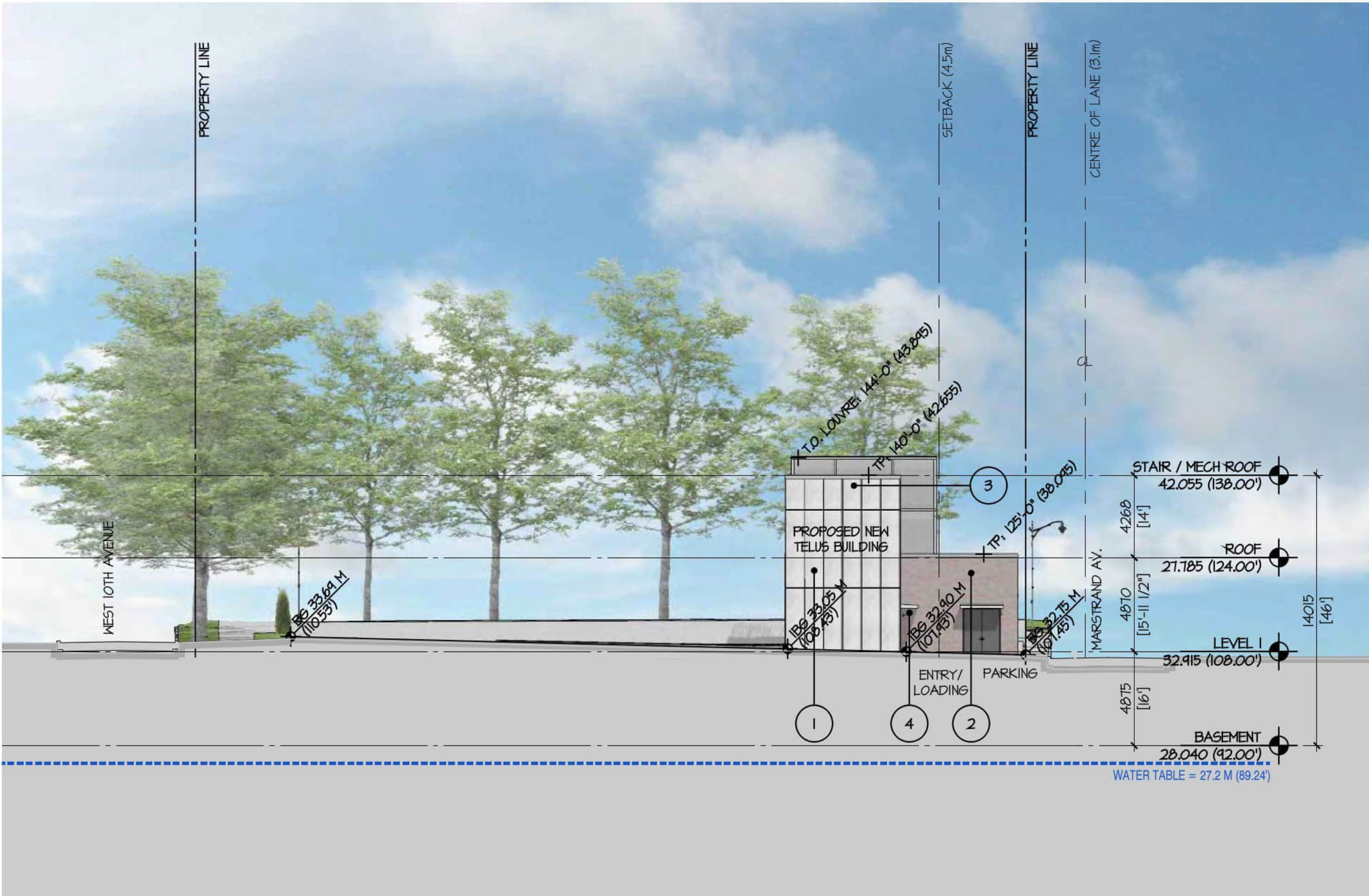
01 NORTH ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



04 WEST ELEVATION

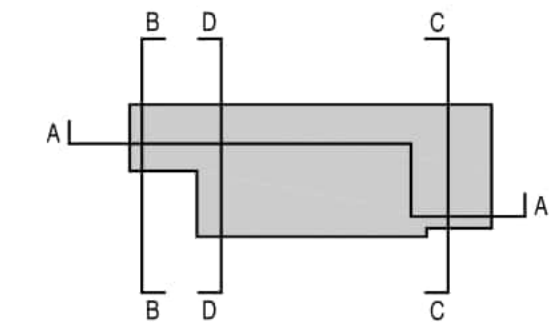
CLIENT

**LPI MANAGEMENT /
TELUS LIVING**

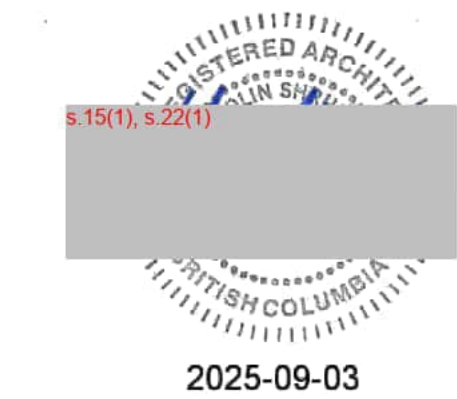
NO. | DATE | ISSUE
1 | 2025-09-03 | ISSUED FOR PRIOR TO

NO. | DATE | REVISION

KEYPLAN



TELUS living



PROJECT

NEW TELUS CO BUILDING

2221 MARSTRAND AVENUE
VANCOUVER, BC

BUILDING SECTIONS

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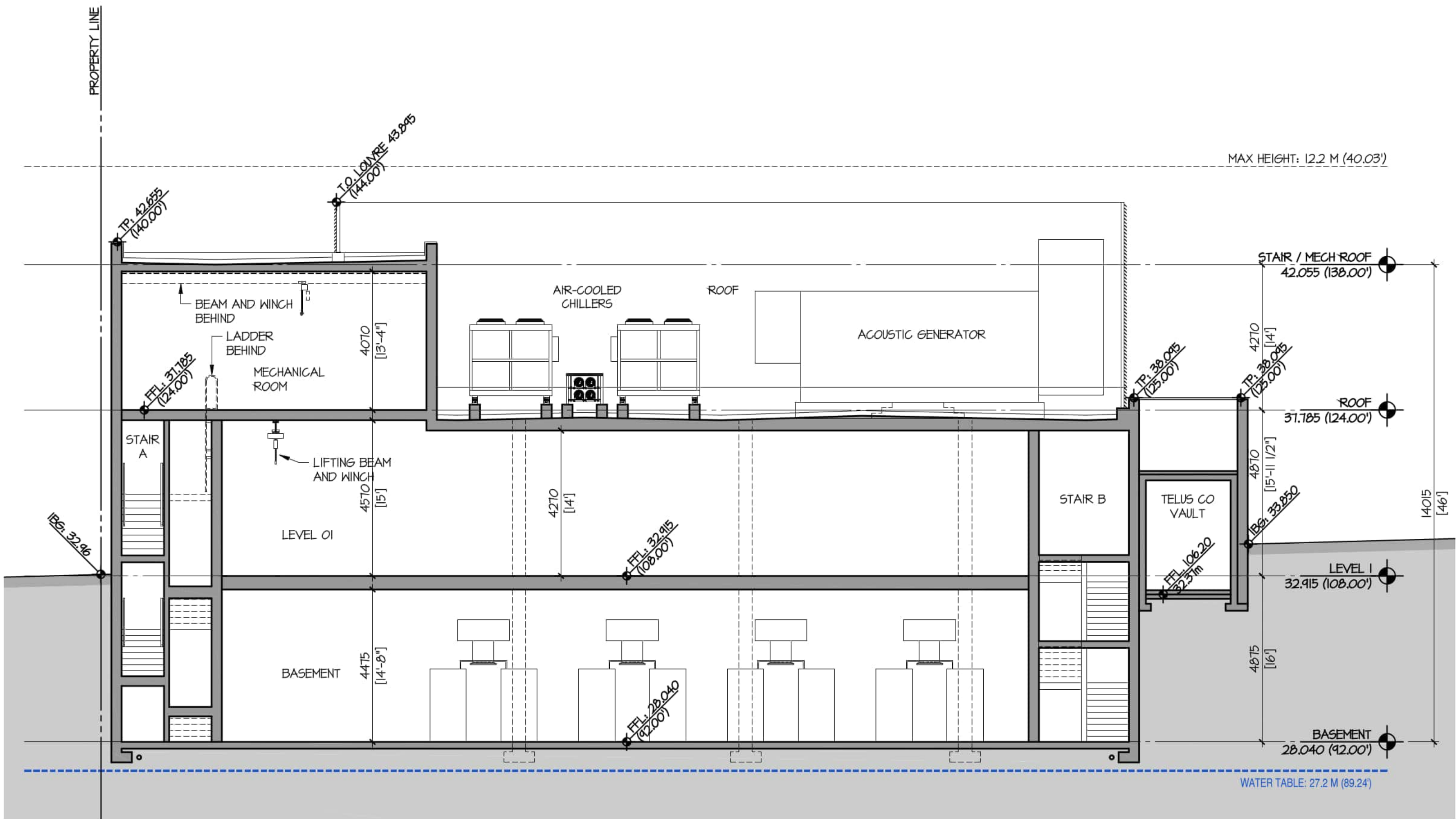
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PROJECT A224606
DRAWN JC CHECKED LM

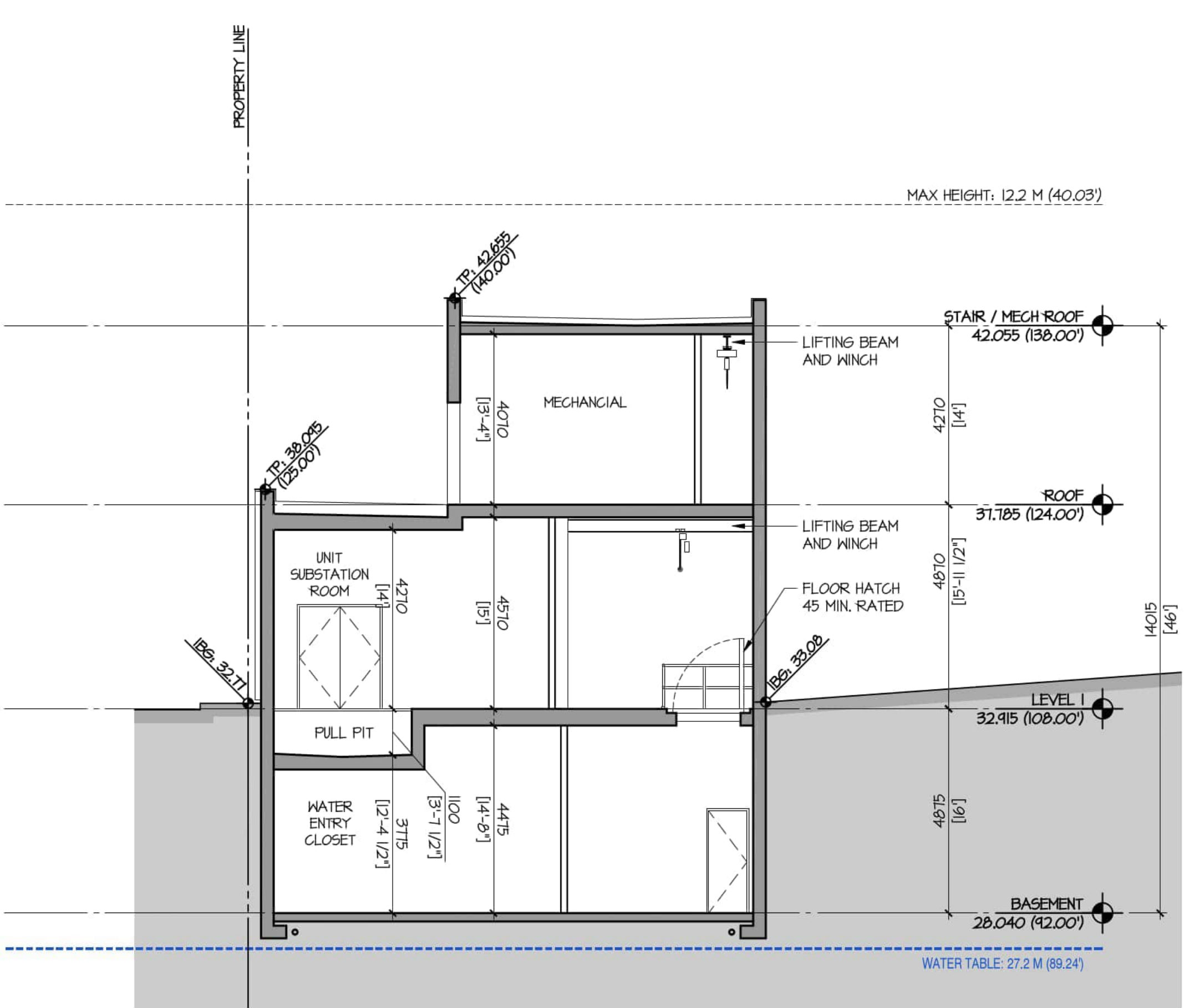
SCALE 1:100
DATE JULY 2025

City of Vancouver - FOI 2026-032 - Page 105 of 111

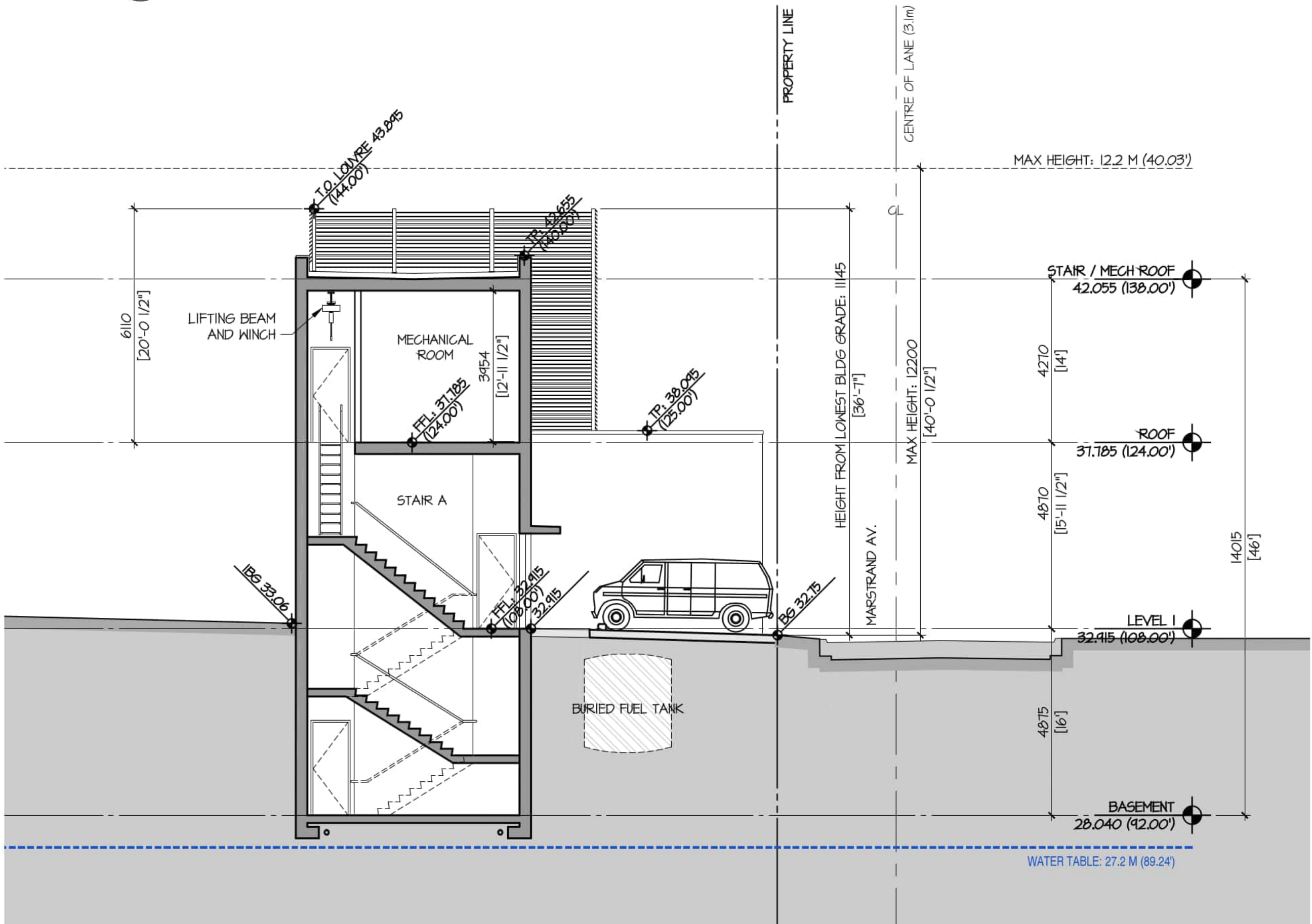
A4.01



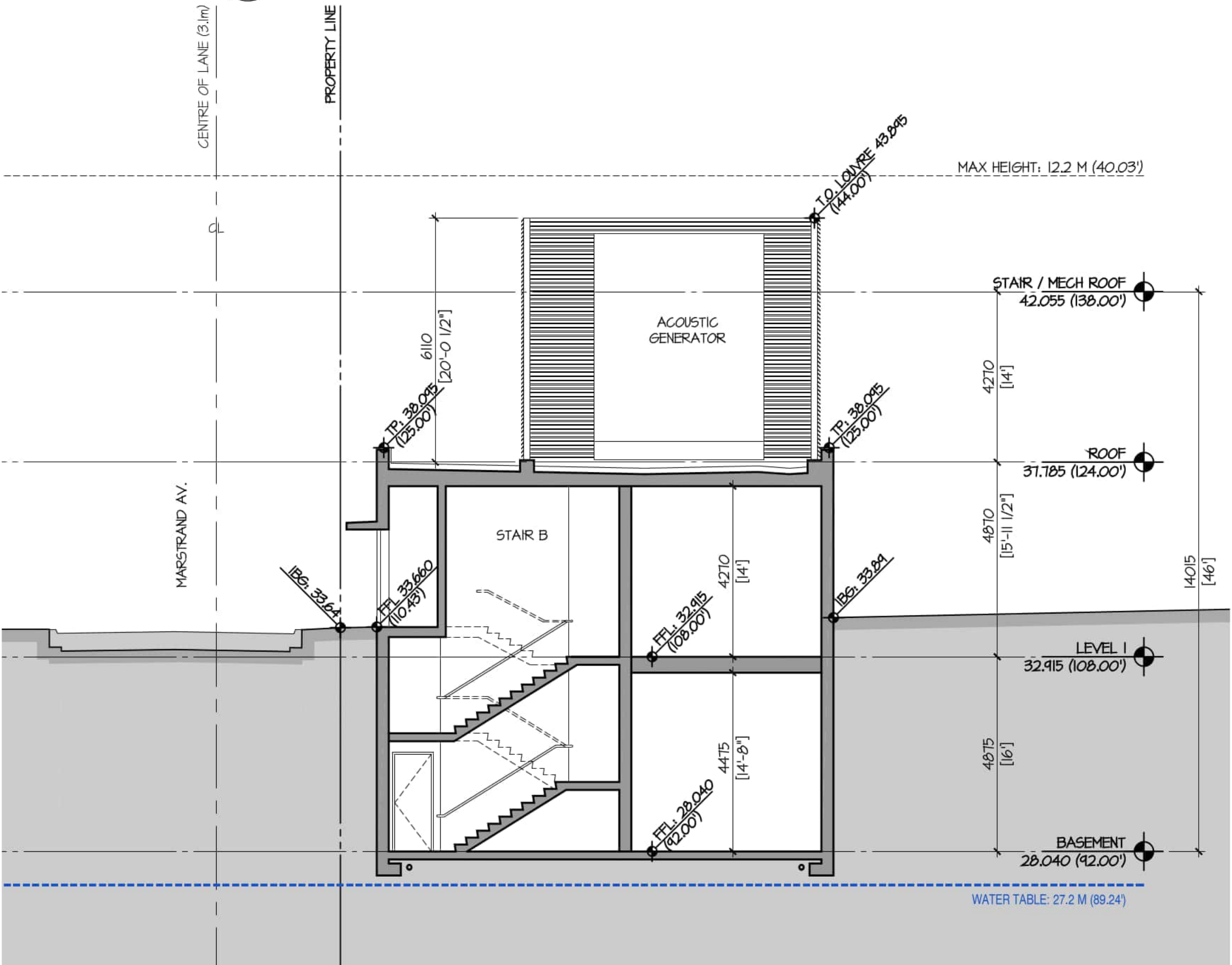
01 SECTION A



02 SECTION D



03 SECTION B



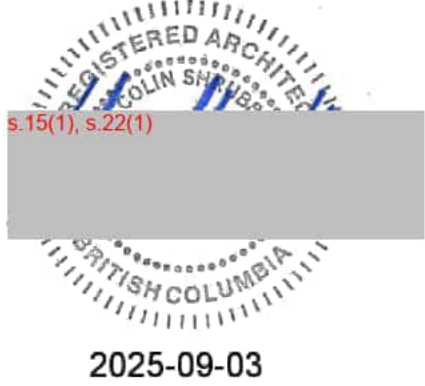
04 SECTION C

CLIENT

LPI MANAGEMENT /
TELUS LIVING

NO. | DATE | ISSUE
1 | 2025-09-03|ISSUED FOR PRIOR TO

NO. | DATE | REVISION



PROJECT

NEW TELUS CO BUILDING

2221 MARSTRAND AVENUE
VANCOUVER, BC

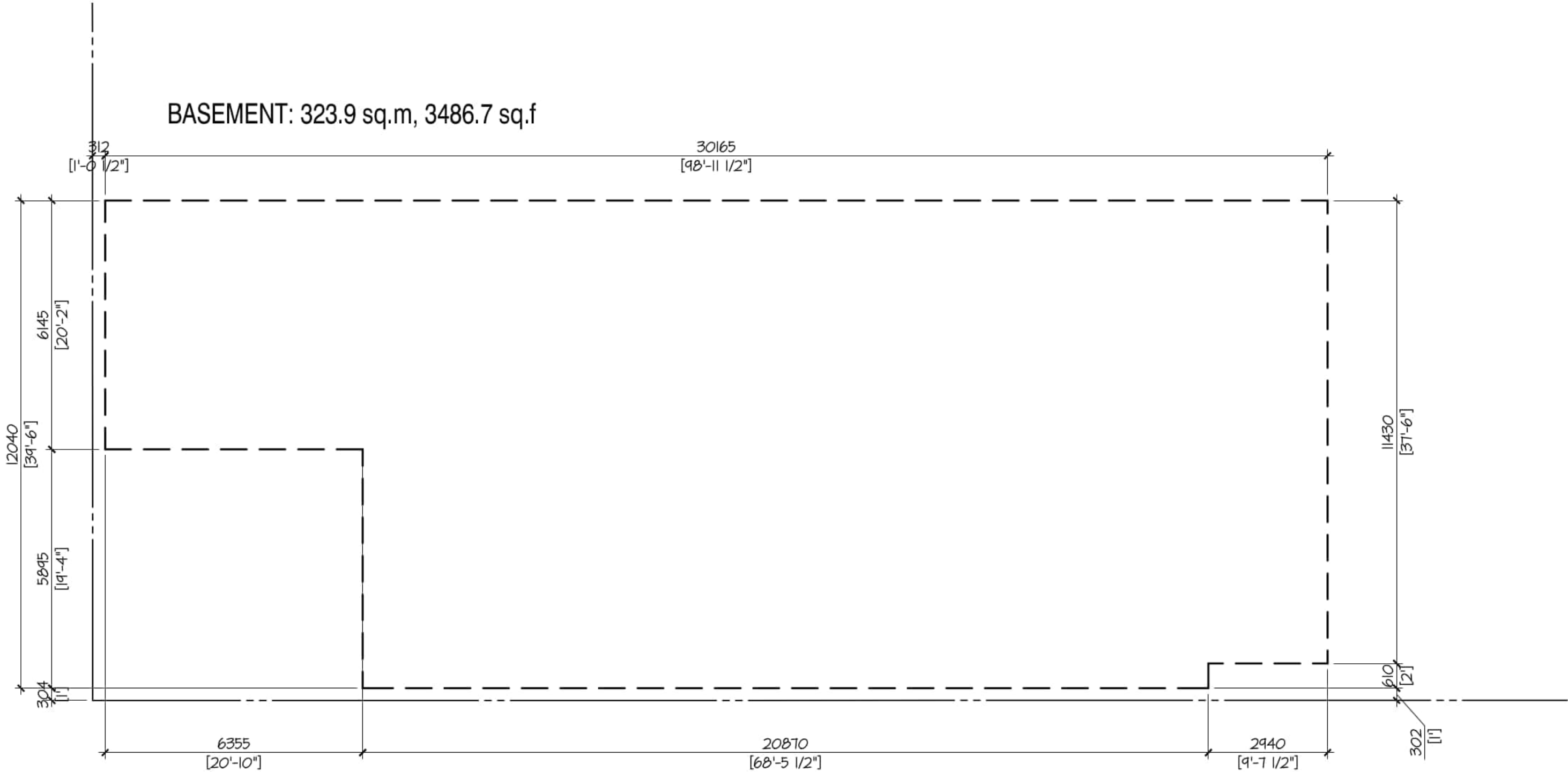
FSR OVERLAYS

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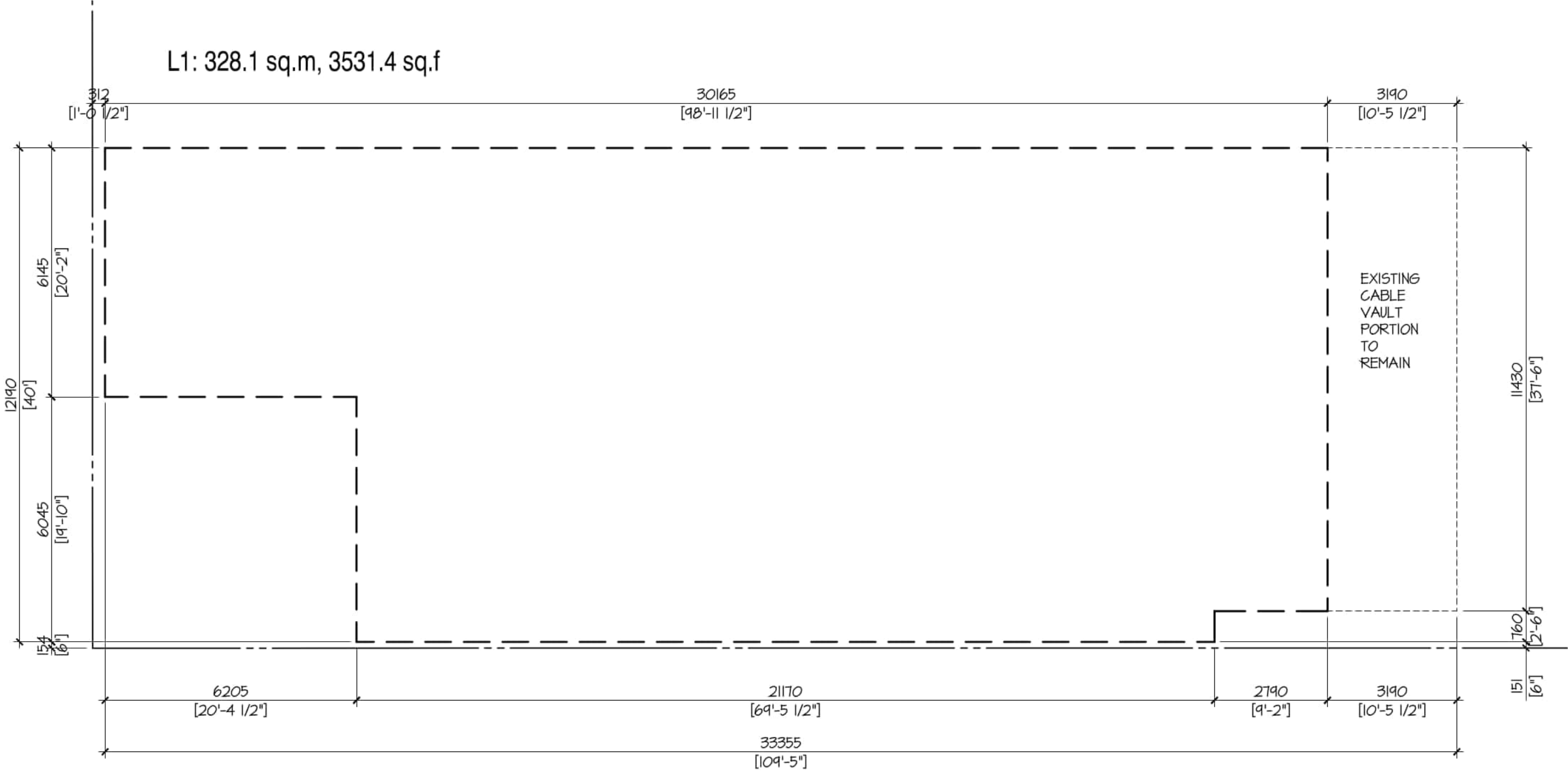
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PROJECT A224606
DRAWN JC CHECKED LM

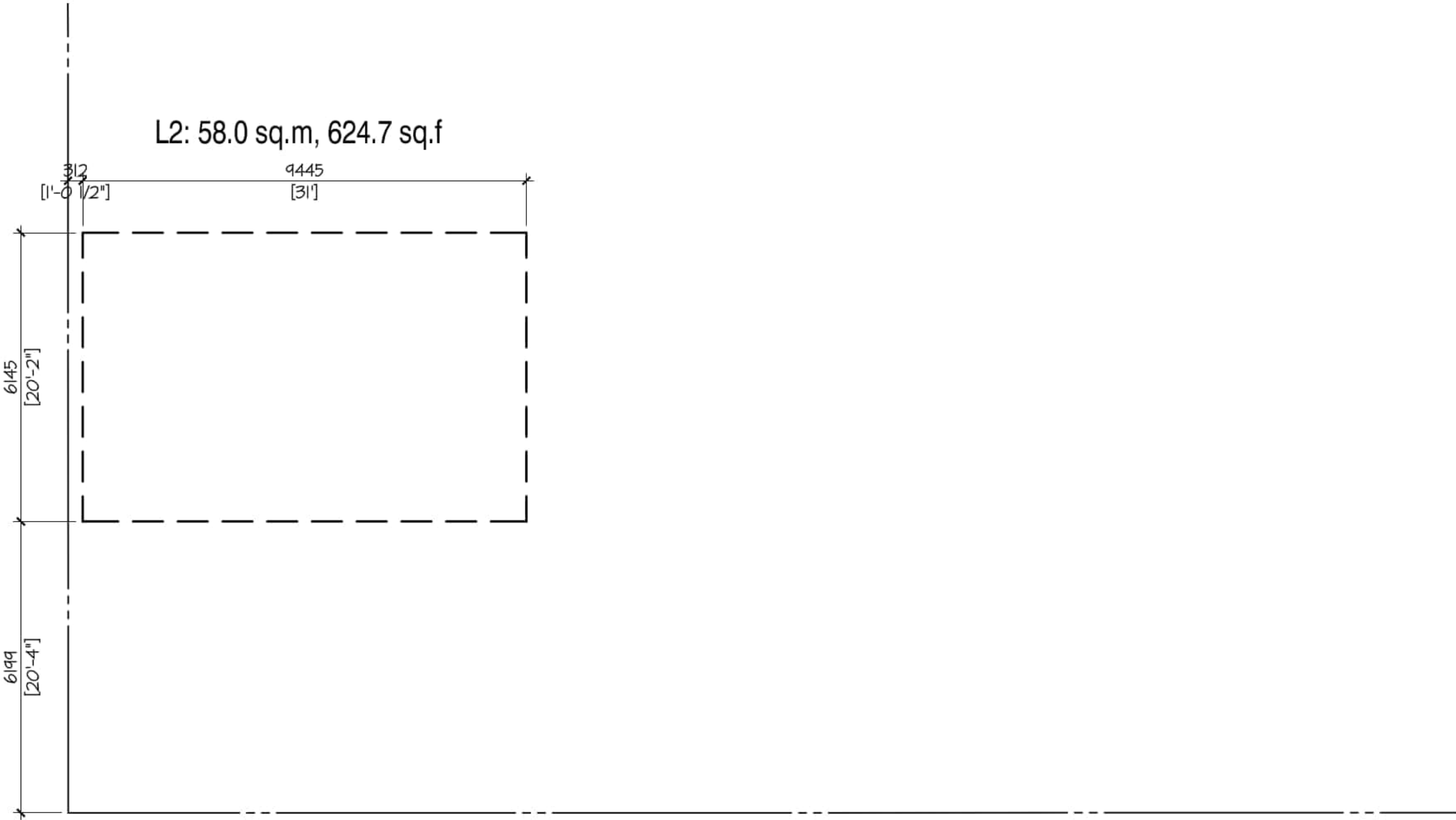
SCALE 1:100
DATE JULY 2025



01 BASEMENT



02 LEVEL 1



03 LEVEL 2

1:100

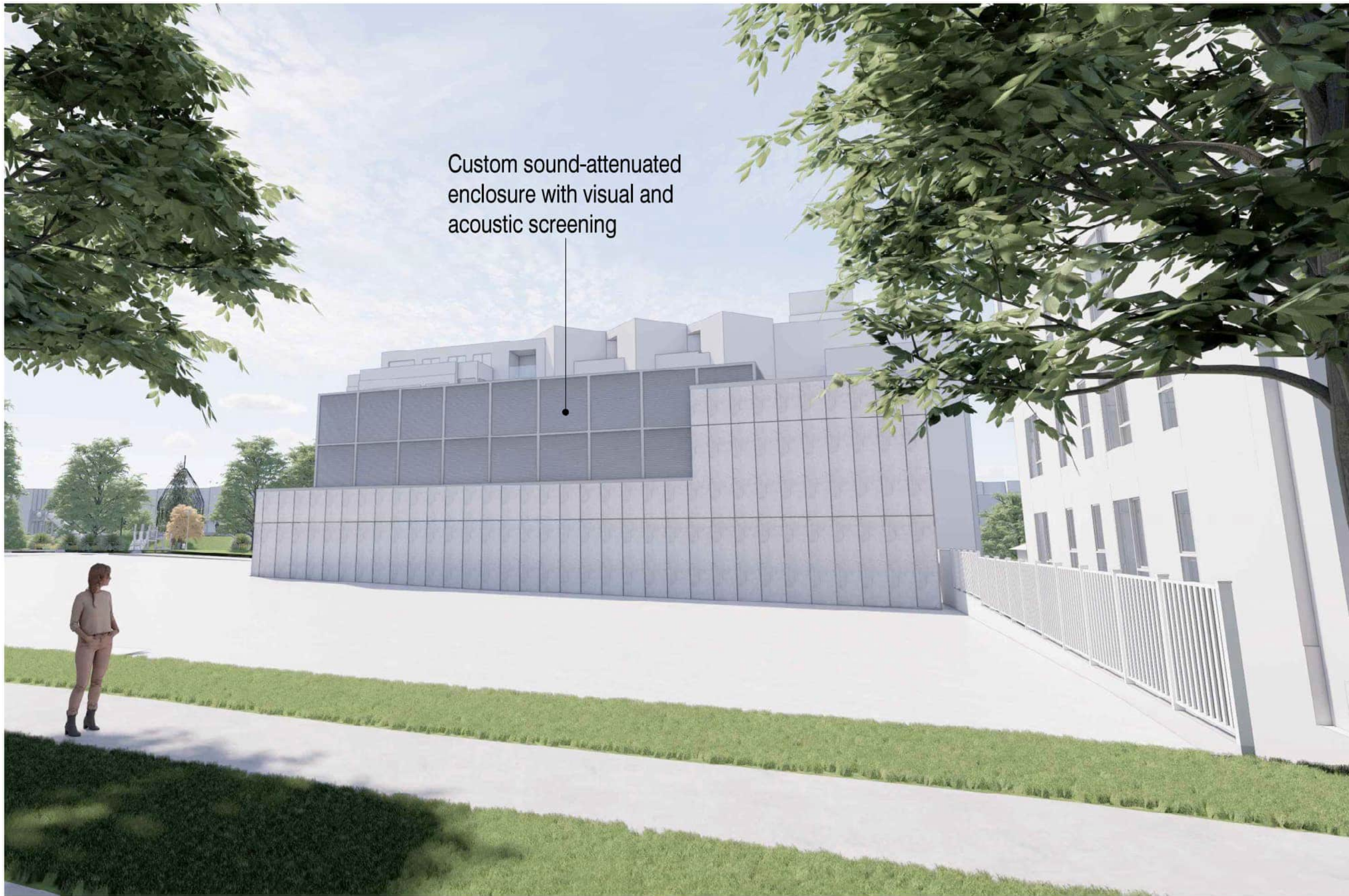
FSR AREA SUMMARY	LEVEL	GROSS FLOOR AREA	BELOW GRADE EXCLUSION	FSR AREA
	BASEMENT	323.9	323.9	0 sq.m
	LEVEL 1	328.1	0	328.1 sq.m
	LEVEL 2	58.0	0	58.0 sq.m
	TOTAL	710	323.9	386.1 sq.m
			PROPOSED AT GRADE UTILITY FSR	0.17



01 MARSTRAND AVENUE LOOKING NORTH EAST



02 MARSTRAND AVENUE LOOKING WEST



03 SOUTH EAST FROM WEST 10TH AVENUE



04 AERIAL LOOKING SOUTH WEST

NO.	DATE	ISSUE
1	[2025-07-14]	ISSUED FOR ADDRESSING
2	[2025-09-03]	ISSUED FOR PRIOR TO

NO.	DATE	REVISION
-----	------	----------



01 MARSTRAND AVENUE LOOKING NORTH EAST



02 MARSTRAND AVENUE LOOKING NORTH WEST



03 AERIAL FROM WEST END



04 AERIAL PLAN VIEW

NO.	DATE	ISSUE
1	[2025-07-14]	ISSUED FOR ADDRESSING
2	[2025-09-03]	ISSUED FOR PRIOR TO

NO.	DATE	REVISION
-----	------	----------



2025-09-03

PROJECT

NEW TELUS CO BUILDING

2212 WEST 10TH AVENUE
VANCOUVER, BC

RENDERINGS-
WITH PROPOSED
TOWER + PODIUM

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PROJECT A224606
DRAWN LM CHECKED CS

SCALE NTS
DATE AUG 28 2025



Issues	No.	Description	Date
	1	Issued for DP	2025-03-05
	2	Re-issued for DP	2025-08-21

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Client:

TELUS living

Project Title:

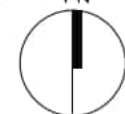
New Telus CO Building

2212 West 10th Avenue
Vancouver, BC

Drawing Title:

Landscape Plan
Level 1

Project North:



Drawn By:

SZ

Checked By:

TH/JM

Scale:

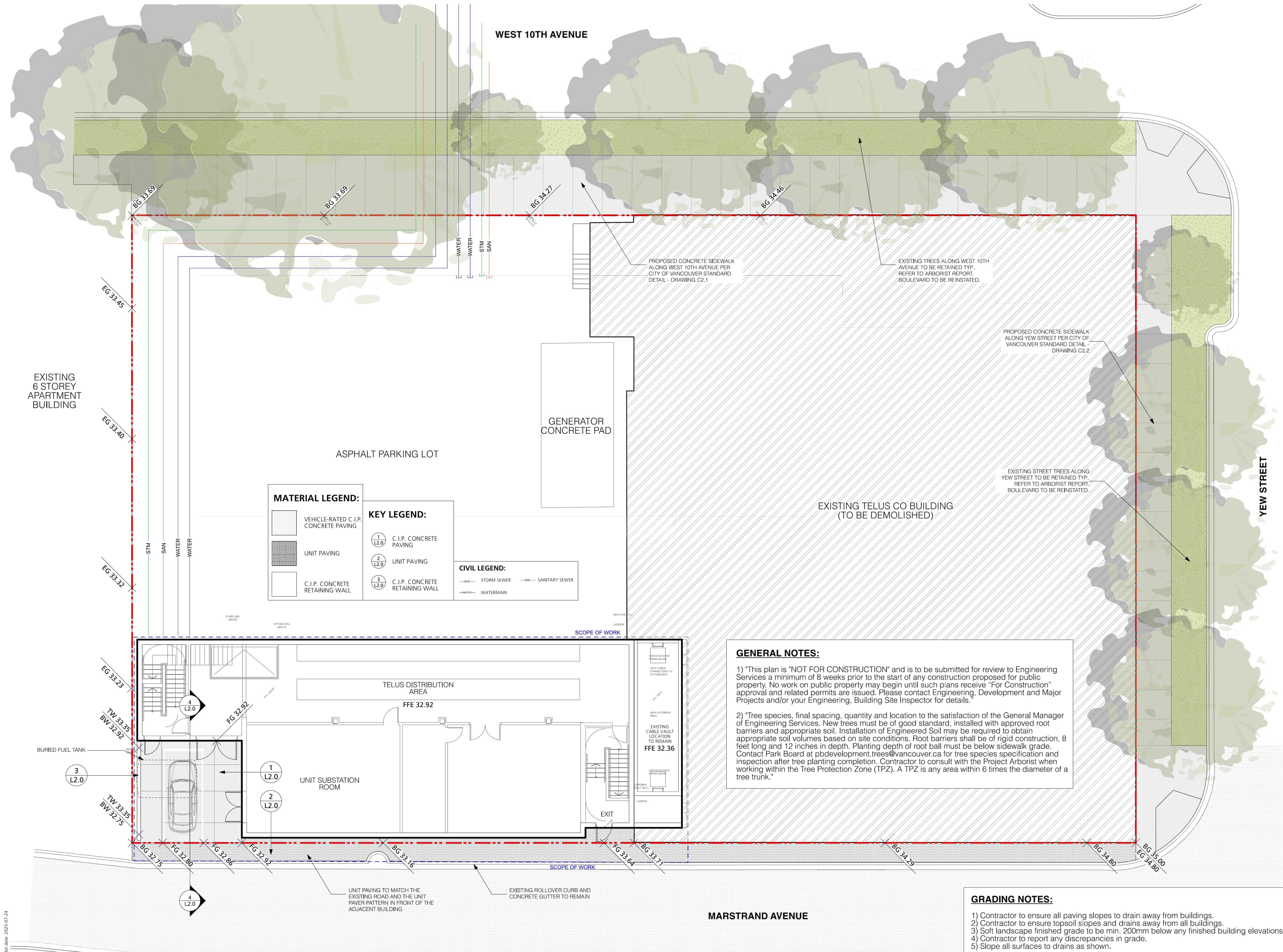
1:100

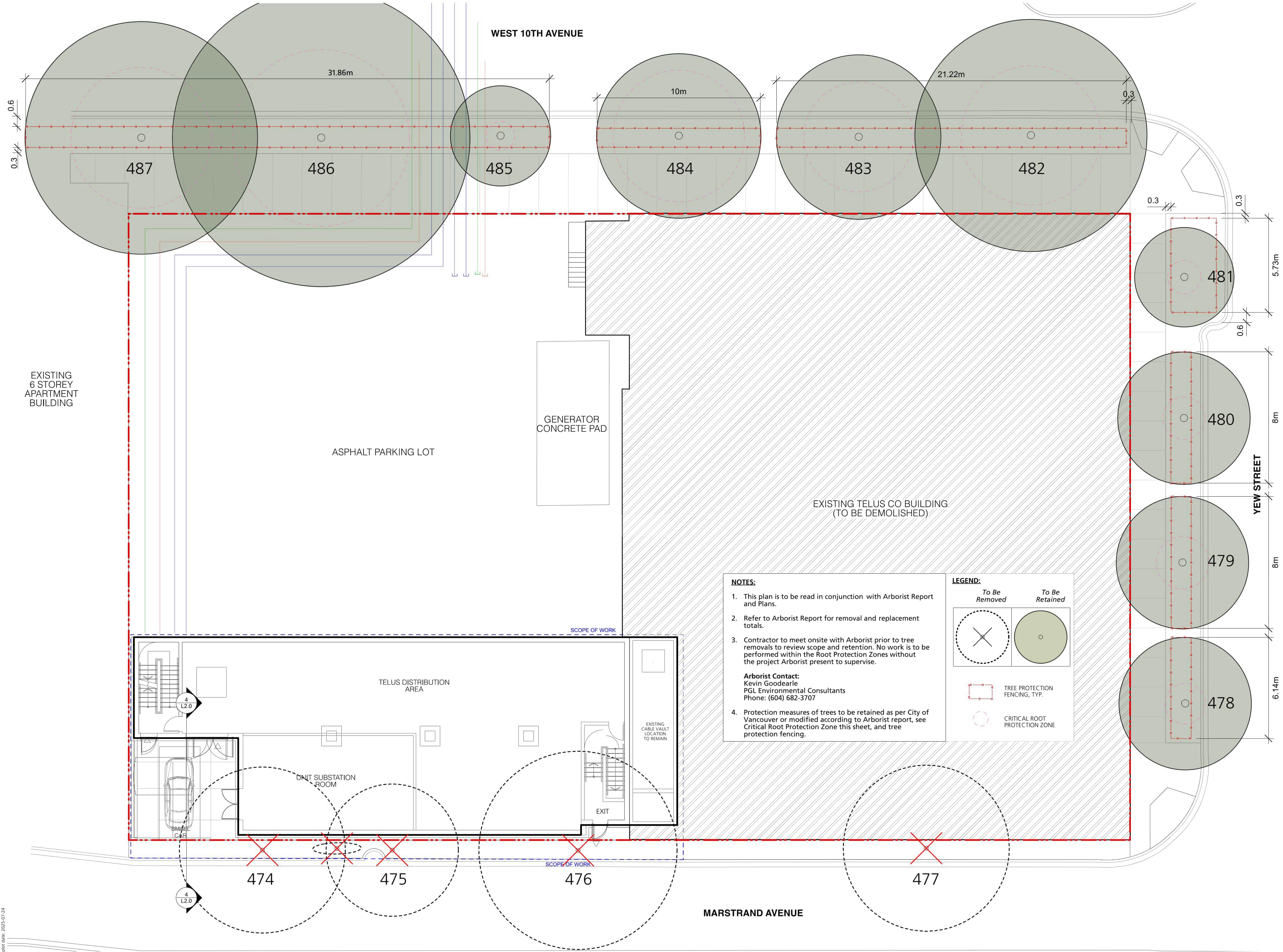
Job No.:

24-018

Sheet No.:

L1.0





Issues	No.	Description	Date
1	Issued for DP		2025-03-05
2	Re-issued for DP		2025-08-21

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Client:



Project Title:

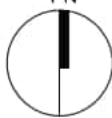
New Telus CO Building

2212 West 10th Avenue
Vancouver, BC

Drawing Title:

Tree Management Plan
Level 1

Project North:



Drawn By:

SZ

Checked By:

TH/JM

Scale:

1:100

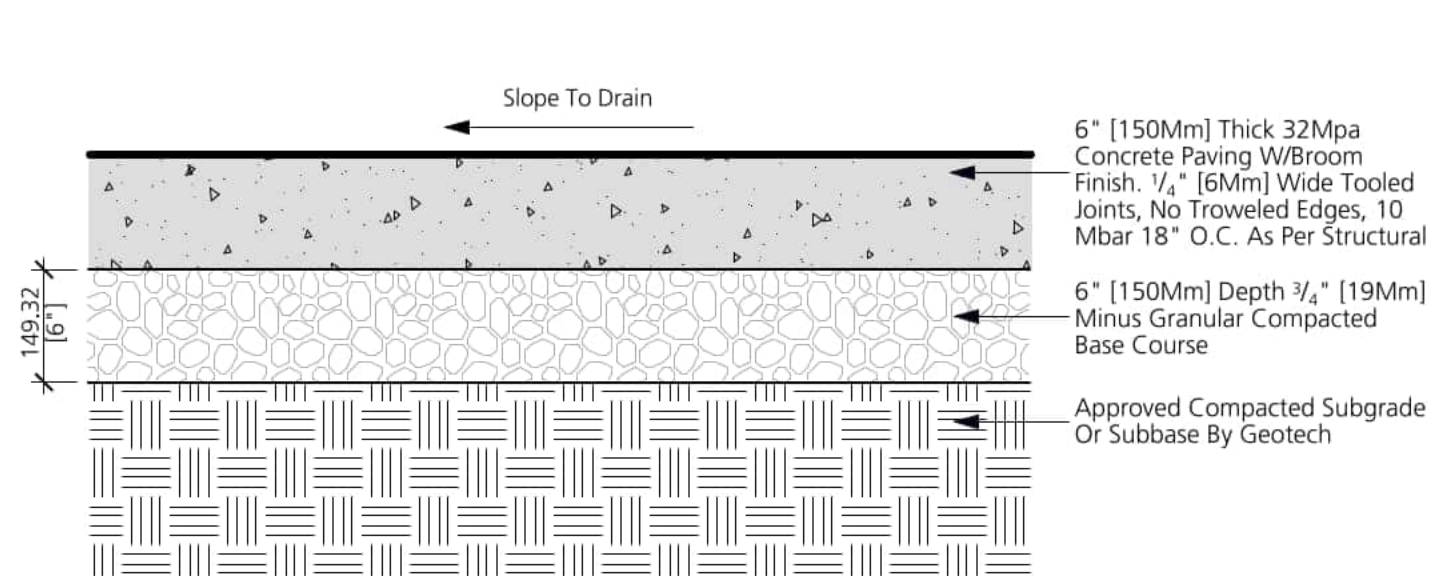
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24-018

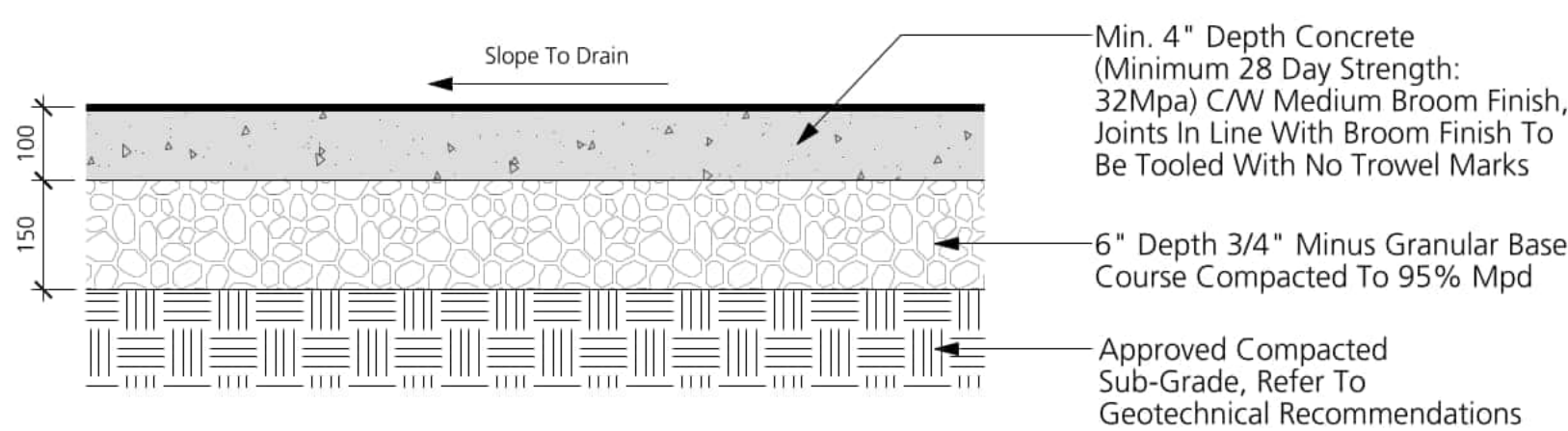
Sheet No.:

L1.1

Issues		
No.	Description	Date
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2	Re-issued for DP	2025-08-21

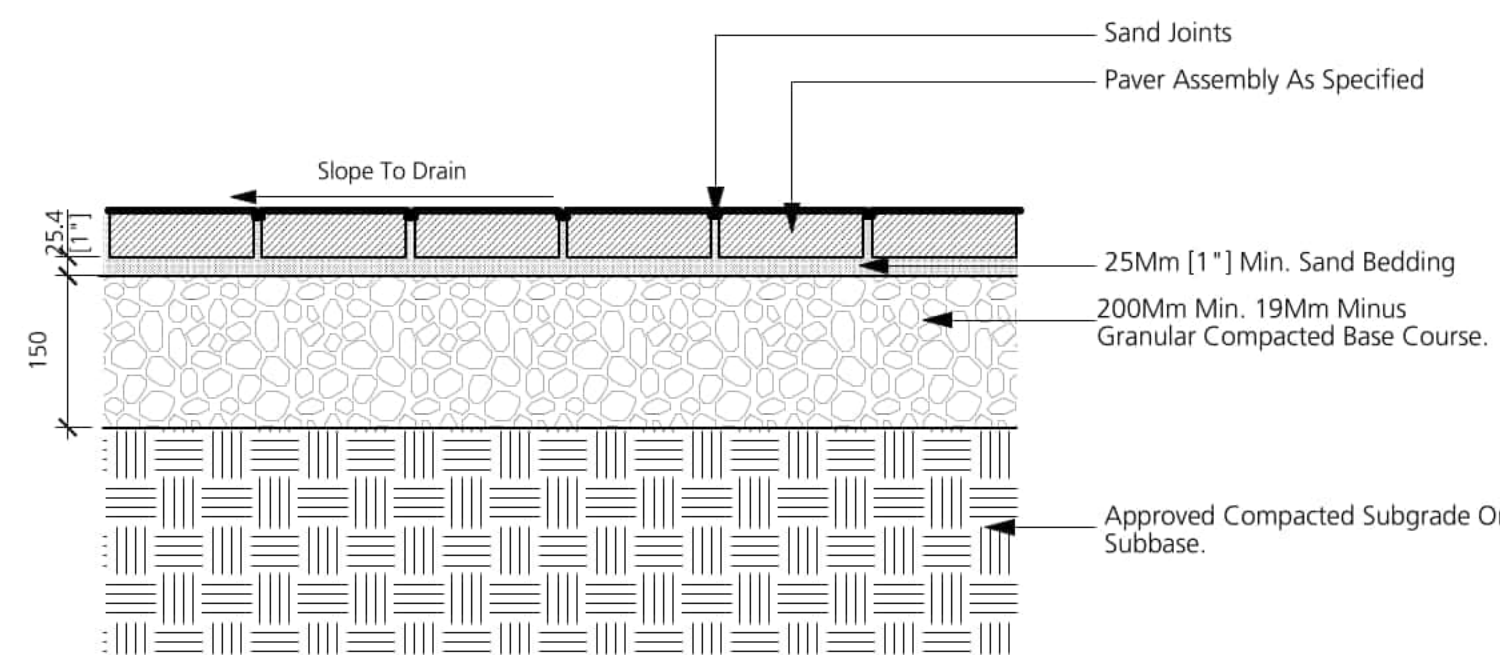


A) Vehicular On-Grade

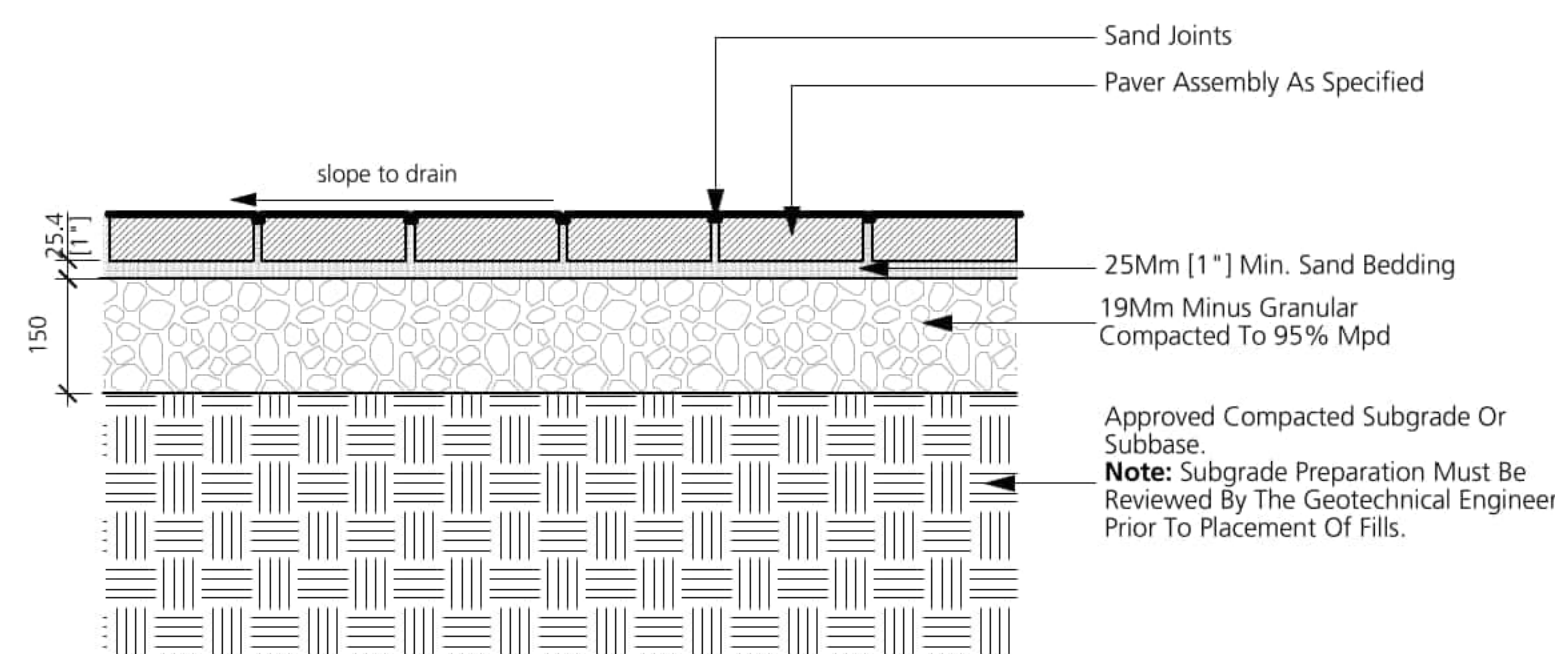


B) Pedestrian On-Grade

1
L2.0 C.I.P. Concrete Paving
1:10

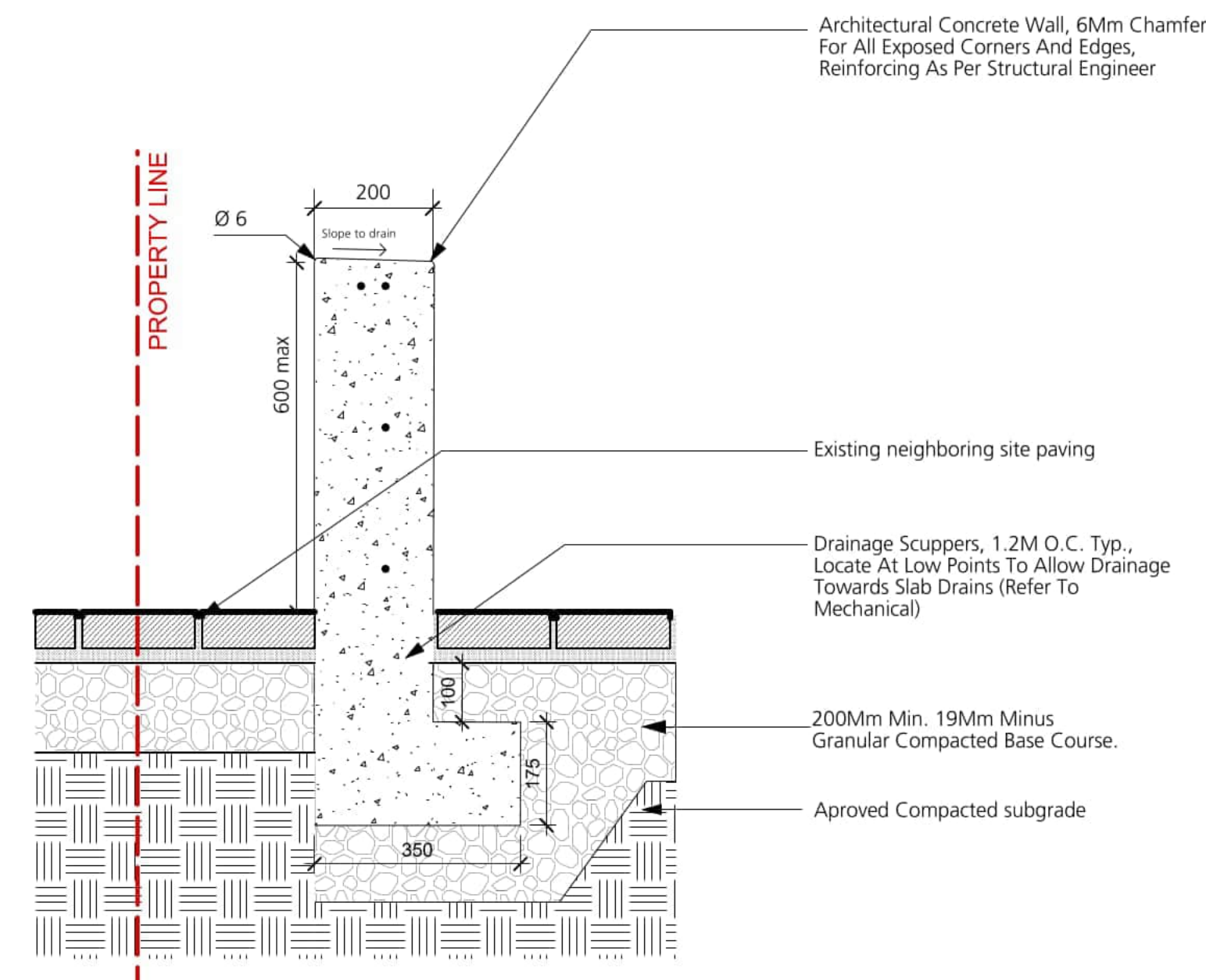


A) Vehicular On-Grade

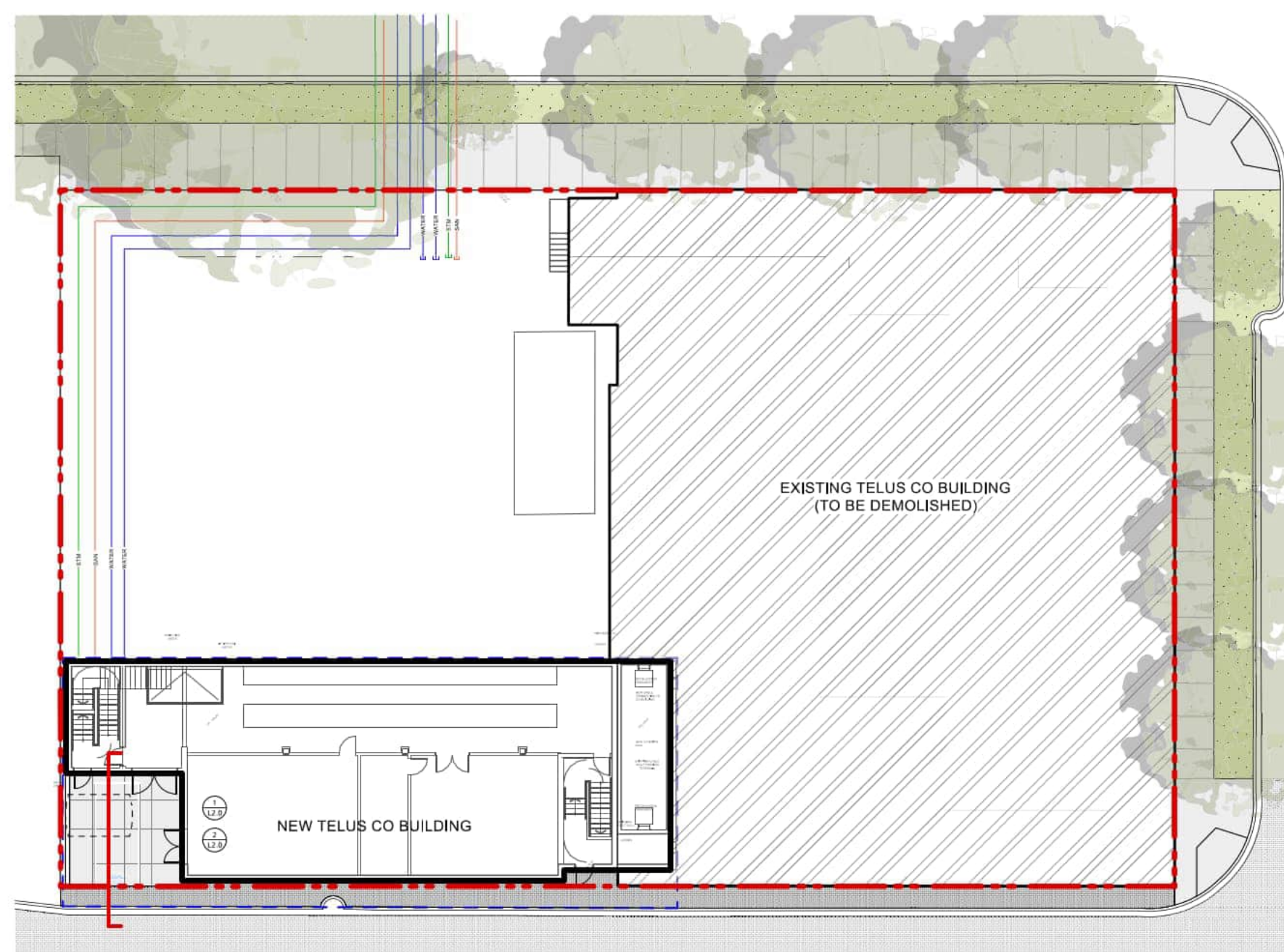


B) Pedestrian On-Grade

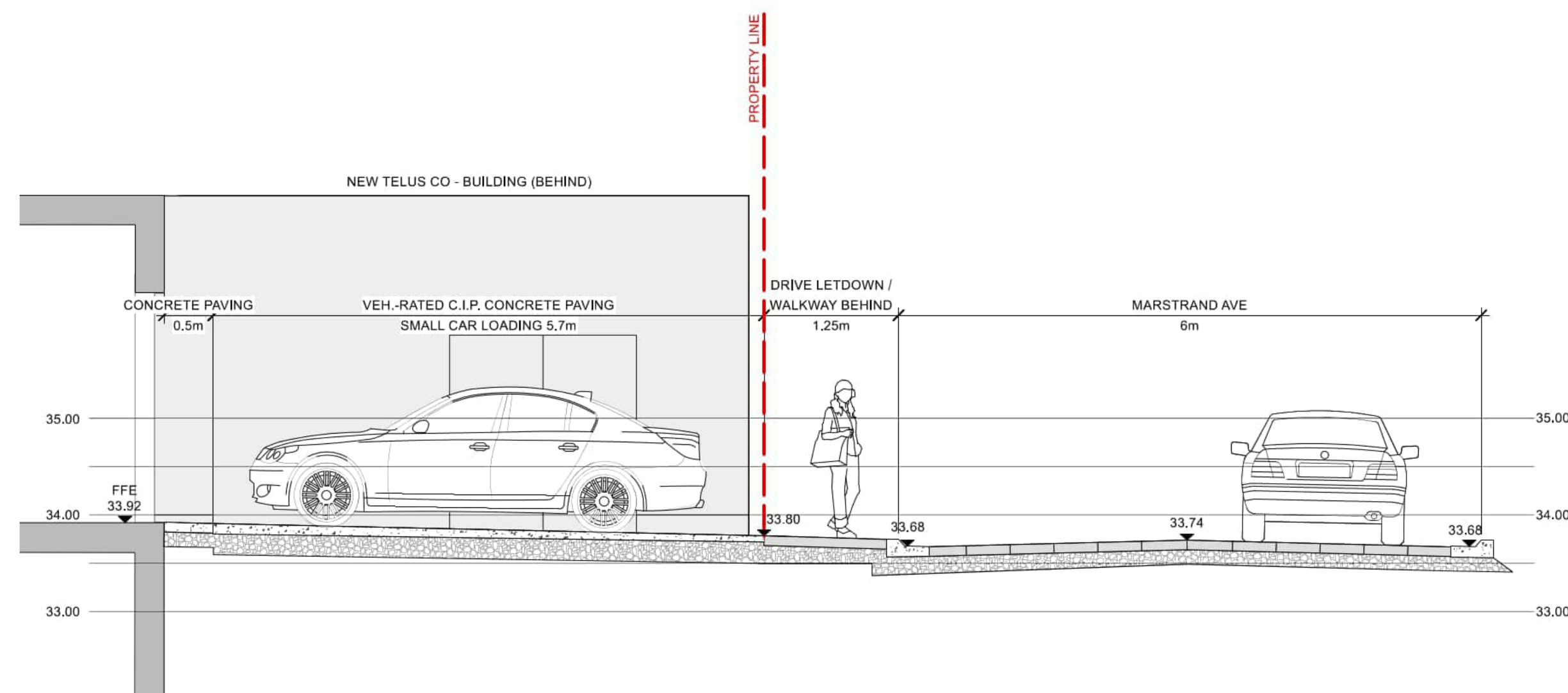
2
L2.0 Unit Paving
1:10



3
L2.0 C.I.P. Concrete Retaining Wall
1:10



SECTION KEY PLAN



4
L2.0 Loading & Entry from Marstrand Ave
1:50

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Client:

TELUS living

Project Title:

New Telus CO Building

2212 West 10th Avenue
Vancouver, BC

Drawing Title:

Details & Illustrative
Landscape Section

Project North:

Drawn By:

SZ

Checked By:

TH/JM

Scale:

Job No.:

As Shown

24-018

Sheet No.:

L2.0