

POLICY & GUIDELINES

BROADWAY PLAN COMPLIANCE

In the following aspects we are compliant with the Broadway Plan:

- 8.8.1 KBAD Policy Summary Table
- Uses - The project is mixed use residential.
- Option/Tenure - The project is **compliant** as Rental Housing
- Max Density - The project is **compliant** with a 6.65 FSR
- The project will **include a minimum of 20%** of the residential floor area as secured at below-market rental
- 11.1.5 The minimum frontage for a site with a tower is generally 45.7m (150 ft) - Minimum frontage **requirement provided**.
- 11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks - There are currently no existing towers in the surrounding area. When factoring the future potential for towers to be developed along Broadway a minimum setback of 80ft to a residential tower is **achievable**
- 11.1.8 Tower units should be designed so as to minimize direct line of sight between adjacent uses where possible - **Compliant** - The tower has been designed to minimize direct line of sight between the existing and future adjacent uses where possible.
- 11.1.9 Front yard setbacks should consider nature and character of the fronting streets - The proposed design **improves** the existing street interface and connection.
- 11.1.10 Rear yard setbacks should support a pedestrian-friendly lane interface - **Compliant**
- 11.1.11 Building setbacks should apply to whole building - **Compliant** The project proposes a single tower and a four storey podium that complies with setbacks for the whole building.
- 11.1.13 A partial storey for rooftop amenity spaces is encouraged to support common outdoor amenity space - A rooftop common outdoor amenity space has been **provided** at L5.
- 11.1.20 All residential units should have access to private outdoor space. - Private outdoor space has been **provided** for all units.
- 11.1.22 For outdoor amenity spaces and facilities that support communal meals, gathering and socializing, agriculture planters should be provided. - Urban agriculture planters have been **provided** at the ground floor and roof top amenity spaces.
- 11.1.23 Consider locating outdoor amenity spaces adjacent to or visible from indoor shared space for passive supervision. **Compliant** - Levels 1 and 5 have outdoor spaces adjacent to indoor amenity spaces for passive supervision.
- 11.1.25 Building should be designed to maximize sunlight on outdoor play spaces. **Compliant**
- 11.1.29 Building architecture should be of its time while considering the architectural history of the neighbourhood, the surrounding neighbourhood context, and the emerging character of the neighbourhood. **Compliant**
- 11.1.30 Within a single, strong architectural concept, variety is encouraged between buildings to avoid repetition and to create an

interesting streetscape environment. **Compliant**

- 11.1.31 Typically, residential buildings will have a secondary expression at the higher level with a clear expression of the base and entry. **Compliant**
- 11.1.32 Building entrances should be clearly recognizable and appropriately scaled to street and neighbourhood context - The building main entrance designed at a scale to match the existing neighbourhood and is clearly **defined**.
- 11.1.35 Ground floors should be lively, people-focused and urban in character, and provide a sense of security at all hours. **Compliant**
- 11.1.43 Front building facades should be animated... engaging edges that promote social interaction - The project at grade has been designed with ground floor patios that **engage** the street frontage while providing an abundance of landscape elements at the street/sidewalk interface.
- 11.1.44 Weather protection should be provided for common entrances, and for exterior residential entrances. **Compliant**
- 11.1.45 Building and landscape design should create clearly delineated transitions from the public realm to the private. At each transition, consider how layers of planting and/or grade change can be utilized to provide the appropriate balance of privacy and sociability. **Compliant**
- 11.1.46 The use of hedges and planted barriers or screens are encouraged, however, full height, solid fencing and other continuous visual barriers should be minimized allowing filtered views between spaces. **Compliant**
- 11.1.47 Lane buildings should activate and animate the lane with entrances and windows that directly face the lane. Blank or opaque facades should be avoided. **Compliant**
- 11.1.49 Maximize tree retention - **Compliant** - The project will maintain a number of significant trees.
- 11.1.50 Below grade parkades should be set back from the property line to provide adequate space and soil volume for trees. Parkades should be notched at the site perimeter to support tree retention and growth - The parkade is set back from the West 10th Avenue property line to allow for proper soil depth.
- 11.1.51 Enhance habitat for birds, pollinators, and other flora and fauna where possible. **Compliant**
- 11.1.52 Incorporate strategies for integrated rainwater management in frontage improvements, landscaped areas, public plazas and outdoor amenity spaces. **Compliant**
- 11.1.54 Solar shading devices integrated into the overall building expression should be incorporated where appropriate - **Compliant**
- 11.1.55 Parking entries, loading and service facilities should be located at the lane. Where lane access is not available, these elements should be located to minimize impact on key pedestrian and cycling connections and frontages. **Compliant**
- 11.1.56 Screening in the form of feature landscaping or architectural treatment should be provided where required to visually divide service areas from the public realm. **Compliant**

- 11.1.57 Loading spaces may be located at grade open to the lane, but should be solidly roofed to avoid noise and visual impacts. Negative impacts are to be avoided through appropriate height, lighting, painting, and screening (including doors). **Compliant**
- 11.1.59 Building entrances and layouts should be designed to facilitate easy access to secured bike parking and storage. **Compliant**
- 11.4.2 A consistent 4-storey podium should be provided in residential areas. Four-storey architectural expression has been **provided**.
- 11.4.5 Minimum frontage: 45.7m - **Compliant**, 11.4.6 Minimum lot depth: 33.5m - **Compliant**
- 11.4.7 Front yard setbacks should be minimum 3.7m (12ft).. - A 12ft front yard setback has been **provided**.
- 11.4.8 Underground parking structures should be setback from the front property line to ensure adequate soil depth. **Compliant** along West 10th.
- 11.4.9 Side yard setback for the podium should be a minimum 2.4m (8ft) - A **greater** than 8ft setback has been provided for the side yards.
- 11.4.10 Rear yard setbacks should allow for useable ground floor outdoor space... - A rear yard setback that allows for useable ground floor outdoor space has been **provided**.
- 11.4.11 ...maximum tower floor plates of 604 sq.m. (6,500 sq.ft.) - **Compliant**
- 11.4.14 Where possible, ground floor units should open onto useable outdoor space. - Ground floor units have been **provided** with access to private patios, useable outdoor space.
- 11.4.15 Where ground floor units are accessed primarily from an interior corridor, outdoor spaces should be designed... with improved privacy screening and more generous dimensions. - Larger patios have been **provided** for ground floor units.
- 11.4.16 Shared outdoor amenity space should be provided at the ground floor, podium and/or rooftop. - Outdoor amenity spaces are **provided** both at the ground floor and the podium rooftop.
- 11.4.18 Building form, massing and design should reduce the apparent scale of the building, provide human-scaled design and ground level, and mitigate both overlook and shadowing. - **Compliant** - The project incorporates architectural elements that reduce the scale of the building at the ground level and mitigate overlook and shadowing but simplifying the overall building footprint.
- 11.4.19 Buildings should promote socialization among residents and include sufficient co-located indoor and outdoor amenity spaces. multiple indoor and outdoor amenity spaces have been **provided**

Broadway Plan Variance

Based on the existing conditions of the site the following item would require a variance:

- 8.8.1 Policy Summary Table Allowed - Maximum Height - 20 storeys.

Proposed - 25 storeys (See Broadway Plan Amendments-Building Heights-"Where additional height is required it is expected to range from 1-2 storeys up to a maximum of 5 storeys. Where building heights are increased, there would be greater public open space provided on the ground, or more space between buildings"



TELUS living

2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION

SEPTEMBER, 2024

POLICY & GUIDELINES

Guideline compliance with regards to **High-Density Housing For Families With Children :**

2.1 Site Selection

2.1.1 Objective: *Families with children should have reasonable and effective access to essential community services and recreational amenities.*

Compliant: Site is less than 0.8 km walking distance of an elementary school and its outdoor play area, a daycare centre, an after-school care facility, a community centre, grocery shopping, and within 0.4 km walking distance to a playground and a public transit stop.



2.2 Surrounding Land Uses

2.2.1 Objective: *Housing for families with children should be protected from conflicts with adjacent land uses*

Compliant: Site sits within the heart of the Broadway/Arbutus South neighbourhood next to many single family homes and 4-6 storey residential strata and rental properties.

2.3 Neighbourhood Compatibility

2.3.1 Objective: *To encourage new high-density family developments to fit into their surrounding neighbourhoods.*

Compliant: Project scale and design will be to comparable to surrounding setbacks, materials, and form.

2.4 Number of Family Units

2.4.1 Objective: *There should be a sufficient number of family units in a project in order to give children peers to play with; to encourage a sense of community; and to support provision of adequate outdoor and indoor amenities for families and children.*

Compliant: Project contains 88 family units.

2.5 Household Mix

2.5.1 Objective: *In developments planned for a mix of household types, the family units should be grouped together in the most appropriate parts of the building or site.*

Compliant: The majority of the family units are in close proximity to other units.

3.1 Hierarchy of Spaces

3.1.1 Objective: *To ensure that residents and visitors can easily distinguish among the private, semi-private (areas for the use of residents only), semi-public (accessible to the public but still on-site), and public realms in and around a development.*

Compliant: Individual units, their entries, and private outdoor spaces have been designed to maximize security. All common outdoor spaces and indoor amenity spaces are limited to residents and invited guests and will be in accordance to the Crime Prevention Through Environmental Design (CPTED)

3.2 Common Open Space

3.2.1 Objective: *There should be appropriate open space to meet the on-site needs of children and adults.*

Compliant: The project will include both indoor and outdoor amenity spaces. The indoor amenity spaces will be located on Main Floor and Level 05 for a total 5887.9 ft² (546.9 m²) and over 8300 ft² (777.0 m²) of outdoor space.

3.3 Outdoor Play Areas for Children

3.3.1 Objective: *Children of all ages should have easy access to appropriately located, designed and landscaped outdoor play areas.*

Compliant: The project will include 8300 ft² (777.0 m²) of outdoor space with the largest area being on level 5 with covered and open areas. This open space will receive uninterrupted sunlight from 11:00am - 4:00pm on December 21.

3.4 Supervision of Children's Play

3.4.1 Objective: *Recognize that small children require supervision while playing in common outdoor and indoor play spaces and facilitate opportunities to achieve that supervision by parents and other caregivers from within individual units or their private open spaces*

Compliant: Both outdoor amenity spaces, located on the Main Floor and the 5th floor, have unobstructed views from the connecting indoor amenity space and across the entire space.

3.5 Children's Safety

3.5.1 Objective: *Design the whole environment with the safety needs of children in mind.*

Compliant: All spaces accessible to children will be safe and any children's equipment installed to follow the manufacturer's specification.

3.6 Pedestrian Circulation Routes

3.6.1 Objective: *Ensure that both internal and external circulation routes are designed to enhance security, especially for women, children and seniors, and to accommodate the full range of activities which can be expected to occur in them.*

Compliant: All external circulation routes will be designed in accordance to the Crime Prevention Through Environmental Design (CPTED).

3.7 Common Indoor Amenity Space

3.7.1 Objective: *Provide appropriate common indoor amenity space for families with children where individual units are not suited to desired indoor activities*

Compliant: An MPR (Multi Purpose Room) equipped with a kitchenette and accessible washroom that can house 40% of the estimated population will be incorporated into the project on level 5.

3.8 Residents' Parking

3.8.1 Objective: *Parking should be secure, accessible and adequate for the needs of residents and visitors.*

Compliant: Project will provide a fully secured underground parkade for residents and visitors.

4.0 Guidelines for Unit Design

4.1 Unit Size and Interior Layout Parking should be secure, accessible and adequate for the needs of residents and visitors.

4.1.1 Objective: The size and layout of units should be appropriate to meet the needs of families with children.

Compliant: Family units are appropriately sized.

4.2 Privacy

4.2.1 Objective: *Protect the privacy of family households.*

Compliant: Project will minimize the visual and acoustic intrusion into all dwelling units and into their private open spaces.

4.3 Private Open Space

4.3.1 Objective: *Ensure that each household has a private outdoor open space adjacent to its unit for its exclusive use*

Compliant: Project will provide all tenants with a private outdoor space.

4.4 Storage

4.4.1 Objective: *Provide sufficient bulk storage within the unit or within easy access of the unit.*

Compliant: Project will provide a minimum of 5.7 m³ (2.3 m²) of bulk storage as well as bike storage for each dwelling unit



POLICY & GUIDELINES

GREEN BUILDING POLICY FOR REZONINGS

1.1 Energy & Emissions



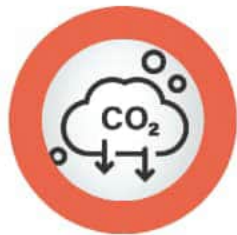
Performance Limits

- The *Energy & Emissions Design Report* (formerly called the *ZEBP Rezoning Energy Checklist*) 2 is included in this submission.
- This project will meet the *Vancouver Building By-law* energy and emissions performance limits expected to be in force at the time of the project's first Building Permit application. See preliminary energy modelling report for further detail.

Technical Guidance:

- Refer to the *City of Vancouver Energy Modelling Guidelines* 2 for technical guidance on assessing compliance with the applicable limits.

1.2 Embodied Carbon Limits



- An *Embodied Carbon Design Report*3, showing the inputs and results of a whole-building life-cycle assessment (LCA) is included in this submission as per the *City of Vancouver Embodied Carbon Guidelines*4
- Submission is to demonstrate that the project is on track to meet the *Vancouver Building By-law* embodied carbon limits expected to be in force at the time of the project's first Building Permit application.

Technical Guidance:

- Refer to the *City of Vancouver Embodied Carbon Guidelines* for technical guidance on demonstrating compliance.

1.3 Resilient Buildings Planning



- Developments must complete the *Resilient Buildings Planning Worksheet*6 to demonstrate an understanding of the hazards and risks to the projects and how these risks may change over time due to climate change, and to identify possible resilience strategies to mitigate the identified risks. A resilient project is built to withstand, or recover quickly from natural and human-caused hazards and disasters, and delivers co-benefits to people and systems in the absence of hazards and disasters.
- A resilient building workshop has taken place for this project with all consultants and the Resilient Buildings Planning worksheet is included in this submission.

Technical Guidance:

- Refer to the *Resilient Buildings Planning Worksheet* for technical guidance.

2.0 Enhanced Commissioning



- Rezoning applications shall include a Letter of Commitment from the project owner to design and build to incorporate energy system main metering and sub-metering as outlined below. A letter of commitment from the building owner has been submitted as part of this package.

Technical Guidance:

- A third-party Commissioning Authority (CxA) must be designated to oversee the enhanced commissioning process. Where the proposed CxA is from the same company as a member of the design or project team, a disclosure letter signed by the CxA and the owner must be included in the Commissioning Plan that describes how the CxA will remain independent and objective in fulfilling their duties to the owner. The CxA must be able to demonstrate experience commissioning projects of similar size and complexity, and be a member in good standing of the Association of Professional Engineers and Geoscientists of British Columbia or the Architectural Institute of BC, or otherwise holds a professional designation in building commissioning, energy management, efficiency or sustainability (for example, a credential issued by a post-secondary institution or a third party certification body such as ASHRAE or LEED),
- The owner and CxA are responsible for developing and documenting the Owner's Project Requirements (OPR), and the design team and CxA are responsible for developing and documenting the Basis of Design (BOD). Both documents should contain the project and design requirements of this Policy and other applicable green building and sustainability policies and standards.

3.0 Energy System Sub-Metering



- Rezoning applications shall include a Letter of Commitment from the project owner to design and build to incorporate energy system main metering and sub-metering as outlined below.
- This project will provide separate metering for each utility and sub meter all major uses. A letter of commitment from the building owner has been submitted as part of this package,

Technical Guidance:

- Main metering for each energy utility and each building must be installed to provide the basic tools for energy auditing and benchmarking. To provide the tools for building owners to better understand where and how energy is used in buildings, the Policy also requires sub-metering of major energy end-uses and/or space uses within each building.
- Major energy end-uses for sub-metering may include, but are not limited to, domestic hot water, space heating, make-up air heating, cooling, fans, lighting, plugs, EV charging, and others.
- Major space uses for sub-metering may include, but are not limited to, parkades, common and amenity areas, retail, and other spaces that differ from the primary space type of the building.
- While other applicable standards or by-laws may contain additional requirements, this Policy does not require sub-meters for:

- 1.0 - each individual residential suite, where meters are not otherwise required by a utility;
- 2.0 - energy end-uses contained entirely within a residential suite; or,
- 3.0 - energy end-uses estimated to use approximately 10% of total building energy use or less.

If the project includes metering of individual suites, meter data from suites must be aggregated to include 20 suites or more, or otherwise be made anonymous.

- The energy sub-metering strategy used should be appropriate for the size and complexity of the building. Smaller or simpler buildings with less systems and space uses may require relatively few meters compared to a large mixed-use building with complex energy systems. To maximize cost effectiveness and the quality of metered data, the strategy may choose to: use a combination physical and virtual meters; interface with the Building Automation System (BAS), which can collect and aggregate energy use data from mechanical equipment and other systems; or connect digitally with meters already provided or required by utilities. The strategy should be created with direct input from the mechanical and electrical designers as well as the Commissioning Authority, and must be designed to provide building owners with the level of sub-meters and data necessary to conduct a high-quality energy assessment or retro-commissioning activities.



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION

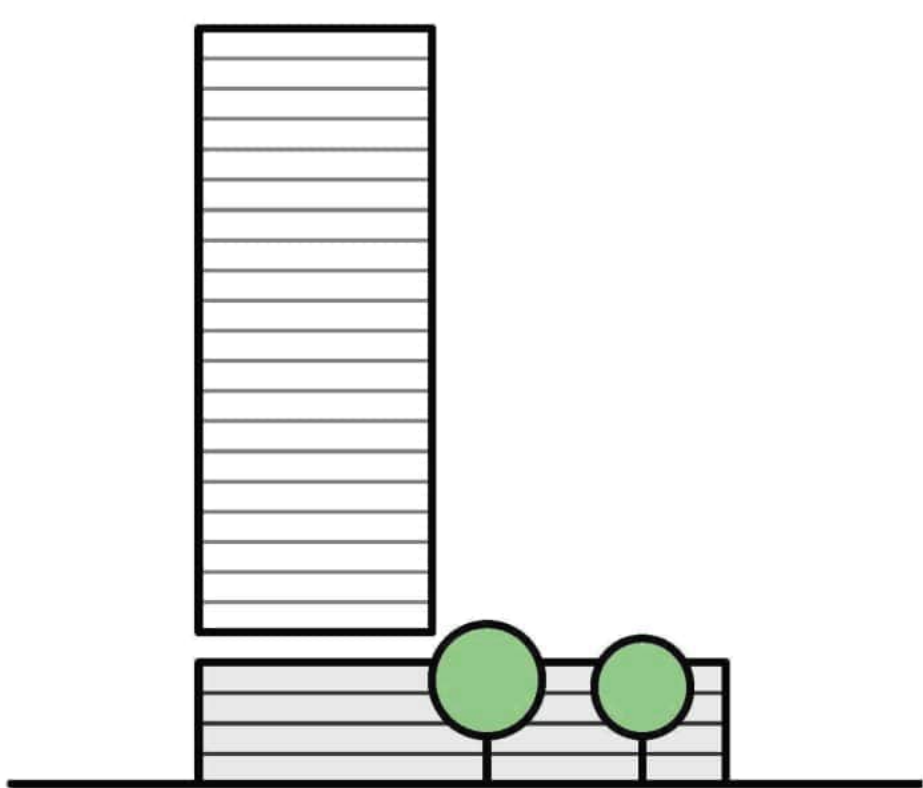
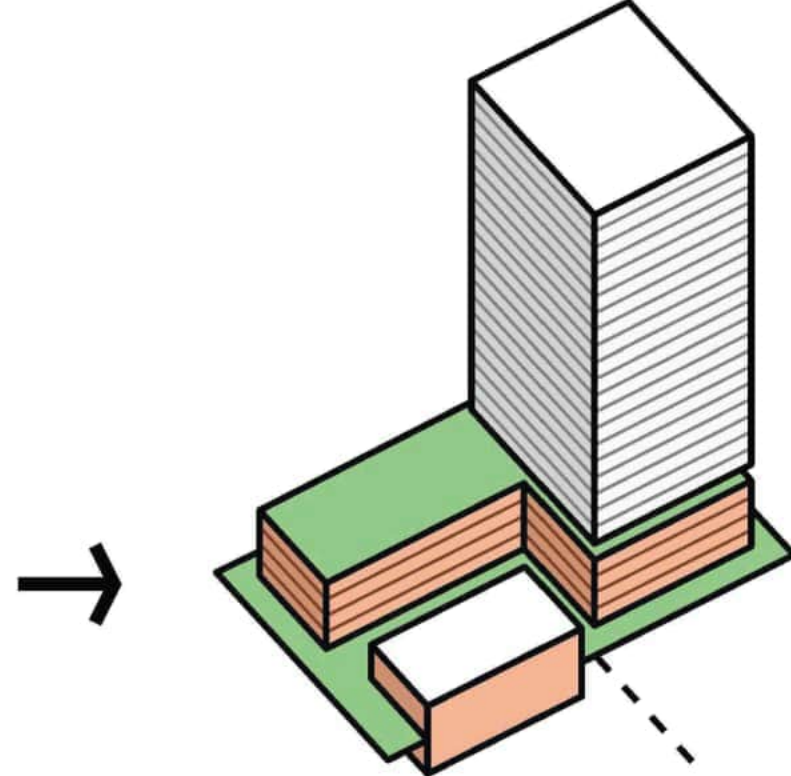
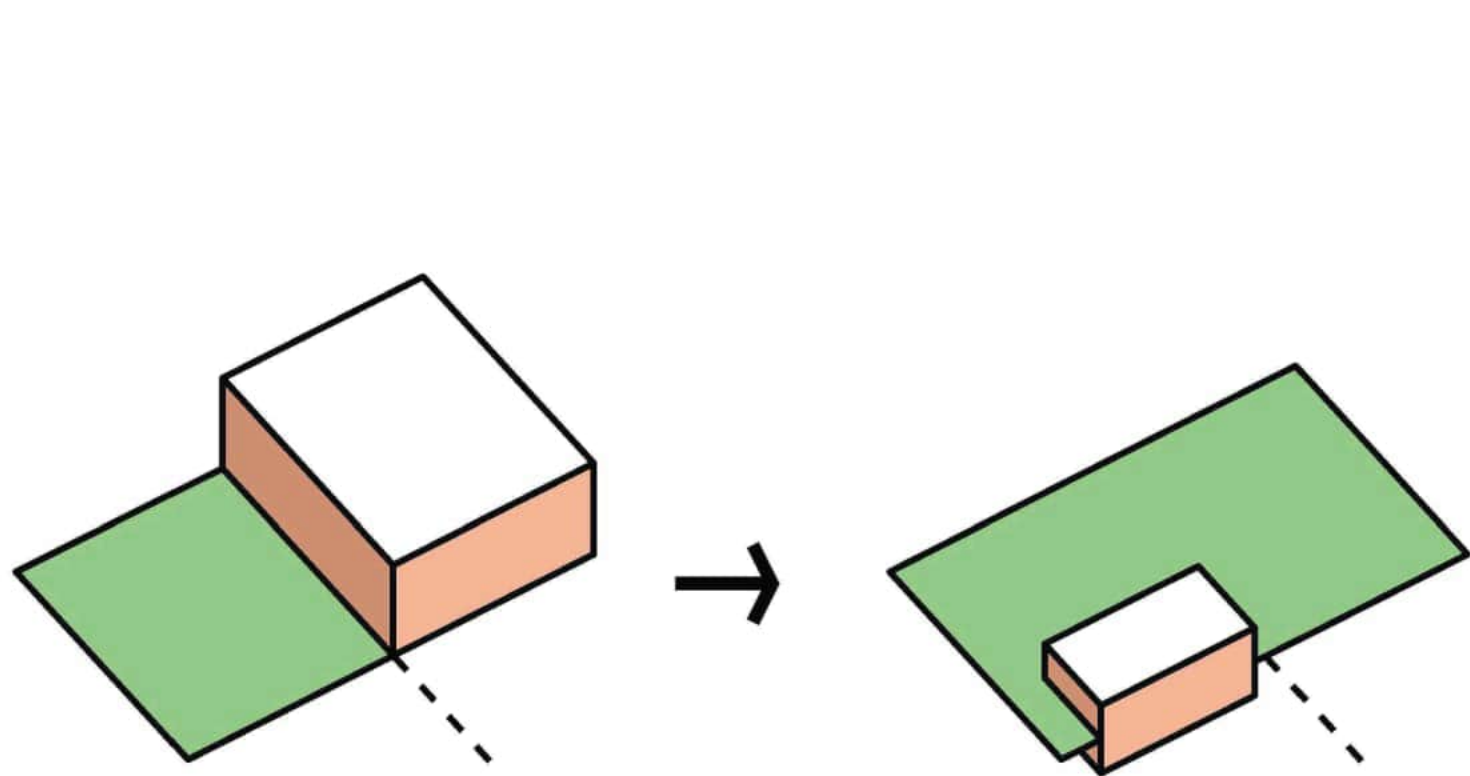
SEPTEMBER, 2024



DESIGN RATIONALE

DESIGN RATIONALE

ARCHITECTURAL CONCEPT



PROJECT PHASING

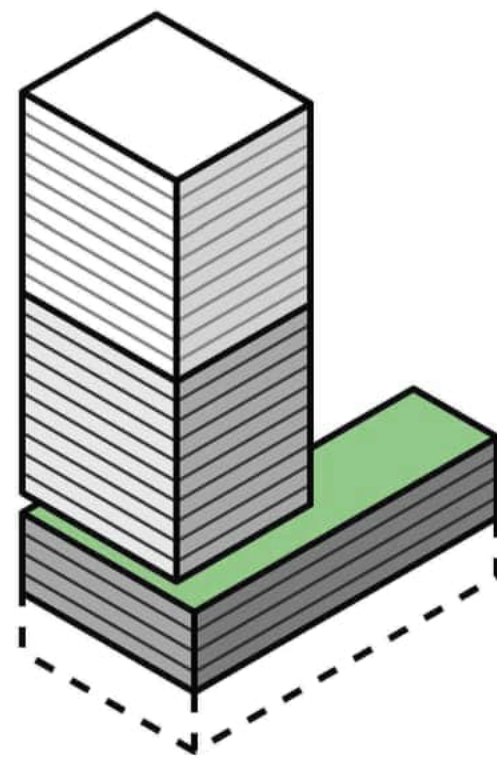
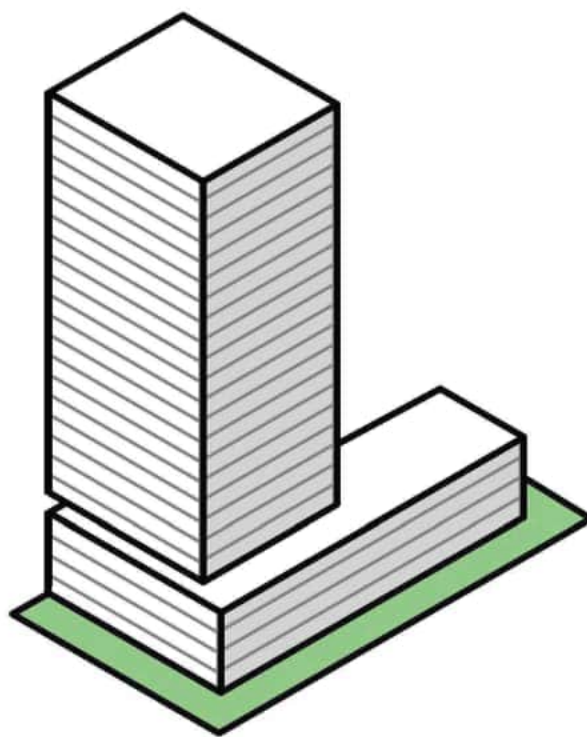
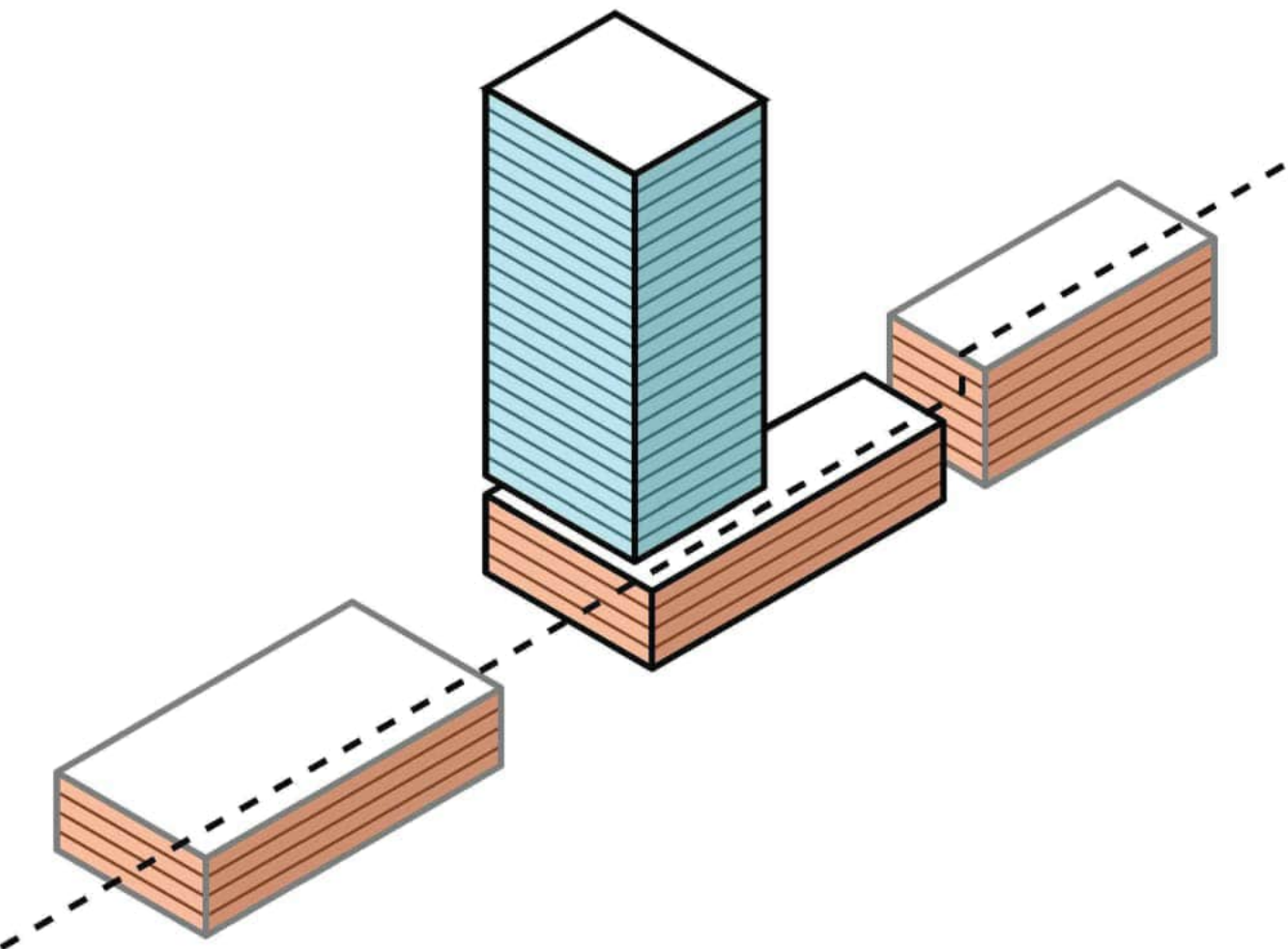
The existing CO will remain in place whilst the new smaller CO is constructed. This will allow for a continuous service. Once the new CO is operational the previous CO will be demolished and the balance of the site will be available to construct the rental building.

SITE STRATEGY

The South-West location of the CO maximizes the street frontage available along 10th Avenue and Yew Street. The architectural and building challenge is to fit the required parking and program around a functioning CO building. This has led to L- shape parking levels and podium floors with the tower form on the East of the site activating the street corner of 10th and Yew.

PODIUM HEIGHT & CHARACTER

At 4 storeys the podium height is below the existing mature trees on West 10th Avenue. This lessens the impact of shadowing on adjacent properties (the street already has a shadowing and shade condition from the trees) and is at an appropriate scale for the neighbourhood.



MASSING

A tower form sits atop a 4-storey brick podium which adheres to the Broadway Plan and creates a continuous mid-rise street frontage. Above the podium, the 20-storey tower forms a vertical accent, harmonizing with the future high-rise buildings planned for the area.

SETBACKS

All setbacks adhere to the Broadway plan above grade and have been implemented below grade along West 10th Avenue. These setbacks have assisted in the preservation of existing trees along West 10th Avenue and Yew Street, keeping consistent the existing maturity of a green street and integrating the natural environment into the project.

BUILDING PROGRAM

Above three-levels of underground parking the four-story podium includes the bulk of the 20% Below Market Rental Units. Amenities are located on the Ground and 5th floors. Floors 6 to 15 primarily feature studios and one-bedroom units, while floors 16 to 25, which offer the best views, contain more spacious one-, two-, and three-bedroom apartments.

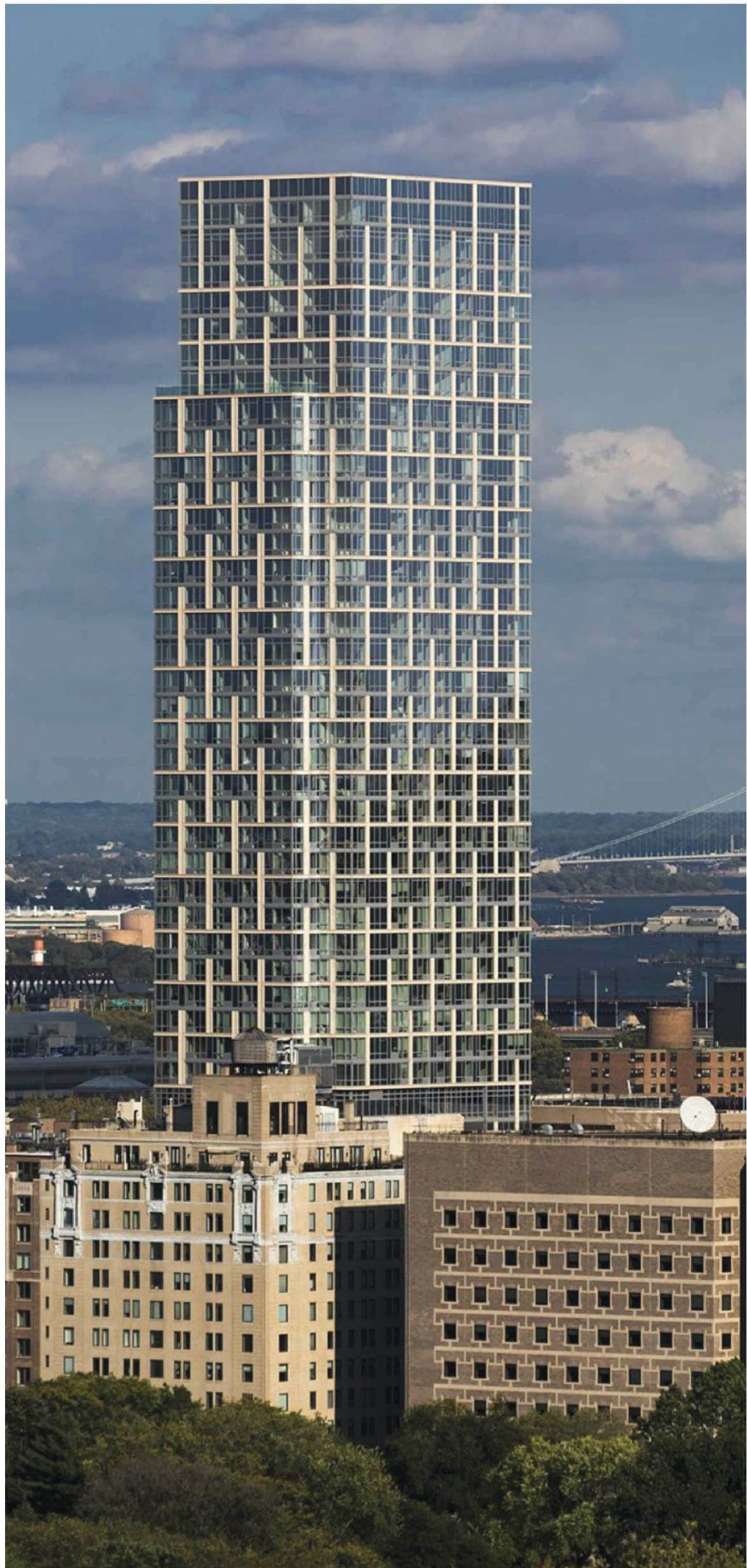
2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION

SEPTEMBER, 2024

DESIGN RATIONALE

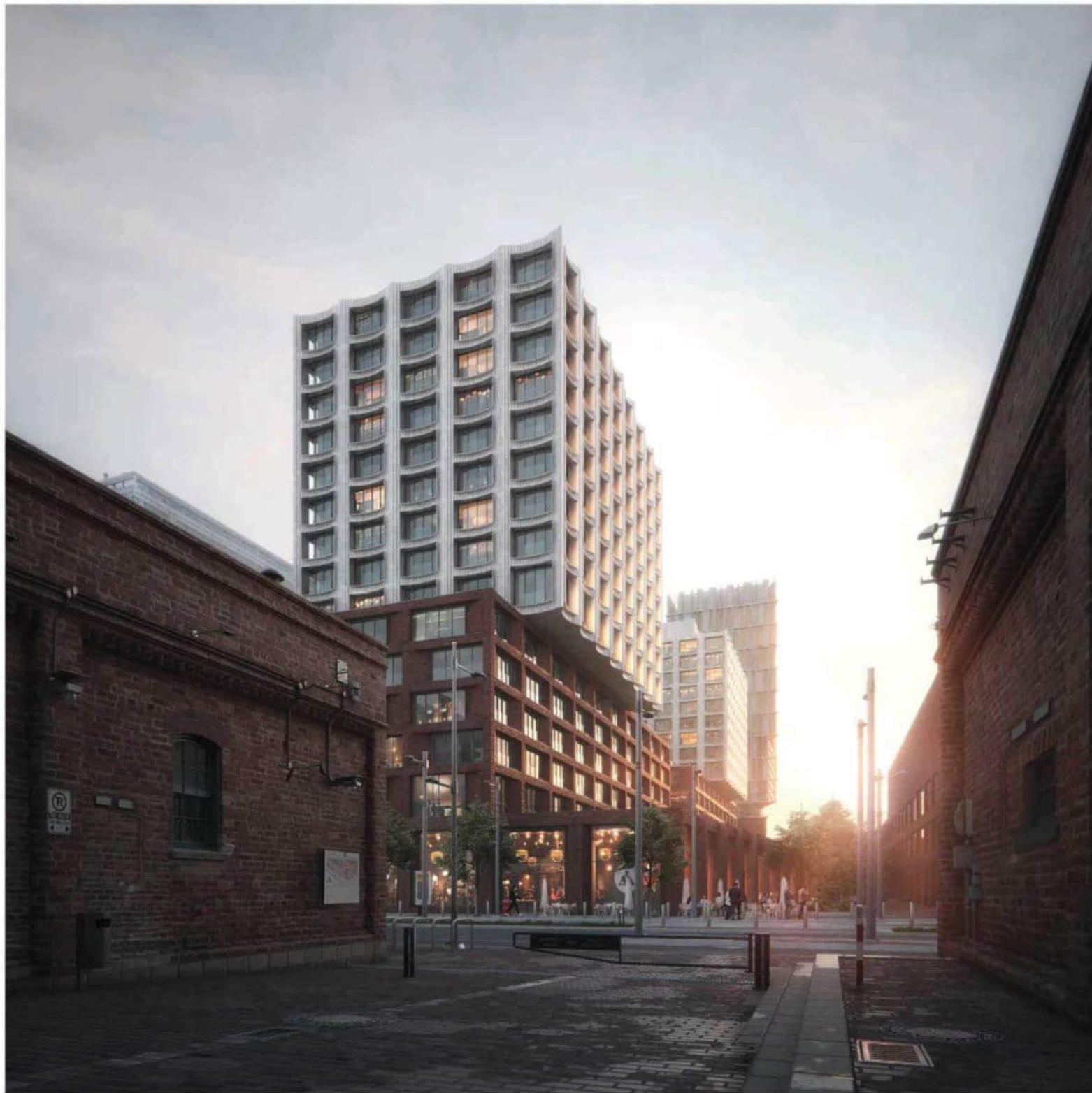
PRECEDENT STUDIES



1214 Fifth Avenue1214 Fifth Avenue (New York, NY, USA)
Pelli Clarke & Partners



35 Spring Street Residential Tower (Melbourne, Australia)
Bates Smart



Maple House (Toronto, Canada)
Cobe



101 Warren (New York, NY, USA)
SOM



2212 WEST 10TH AVENUE
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DESIGN RATIONALE

MATERIALS

1. Aluminium Window Wall
Iron Grey

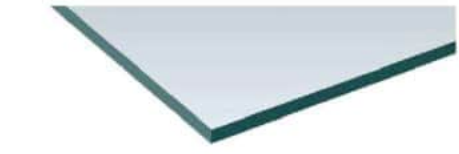
2. Opaque Glass Spandrel
White Water

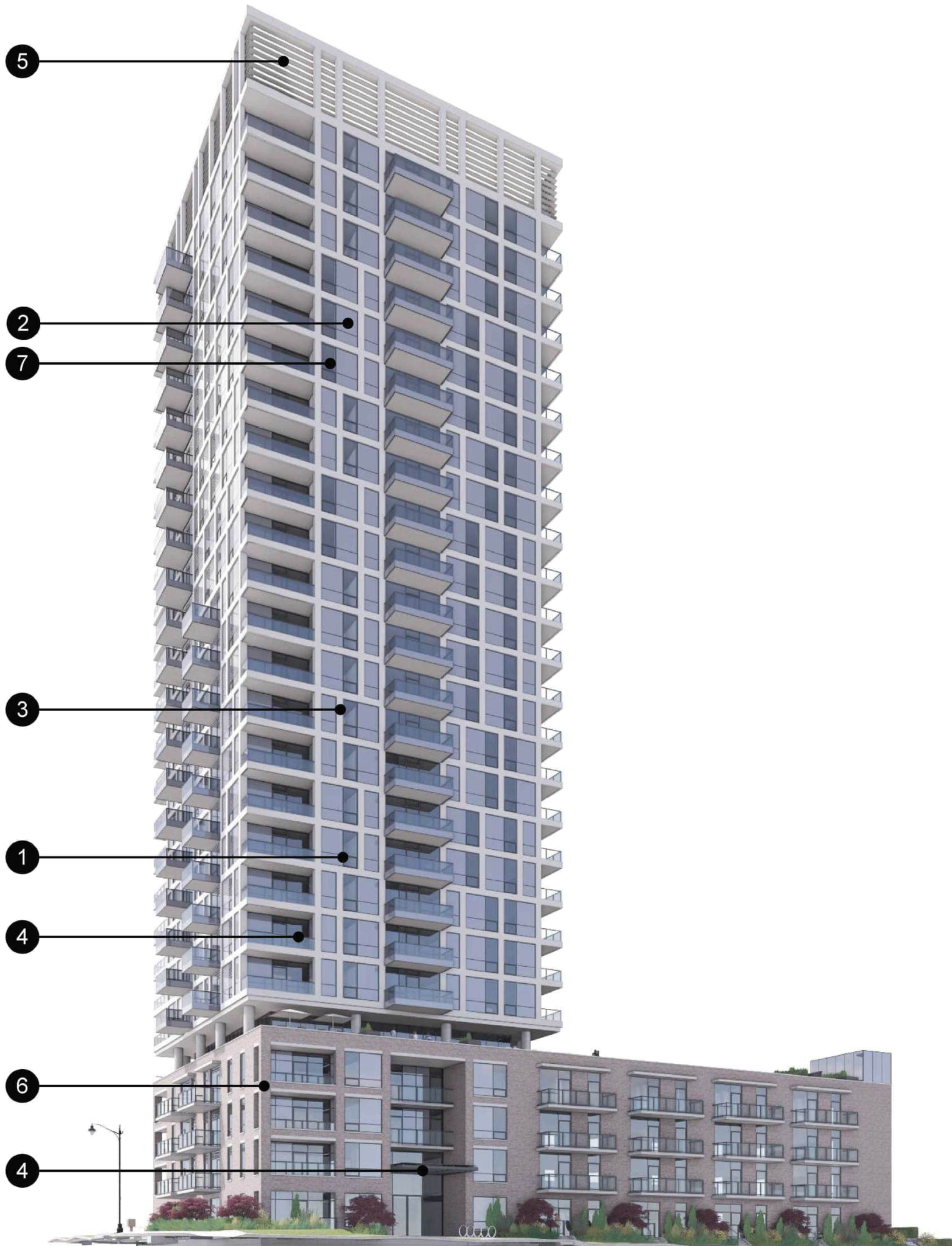
3. Metal Spandrel Panel
Light Grey

4. Glass Guard Rail Frame / Other Metal Details
Iron Grey

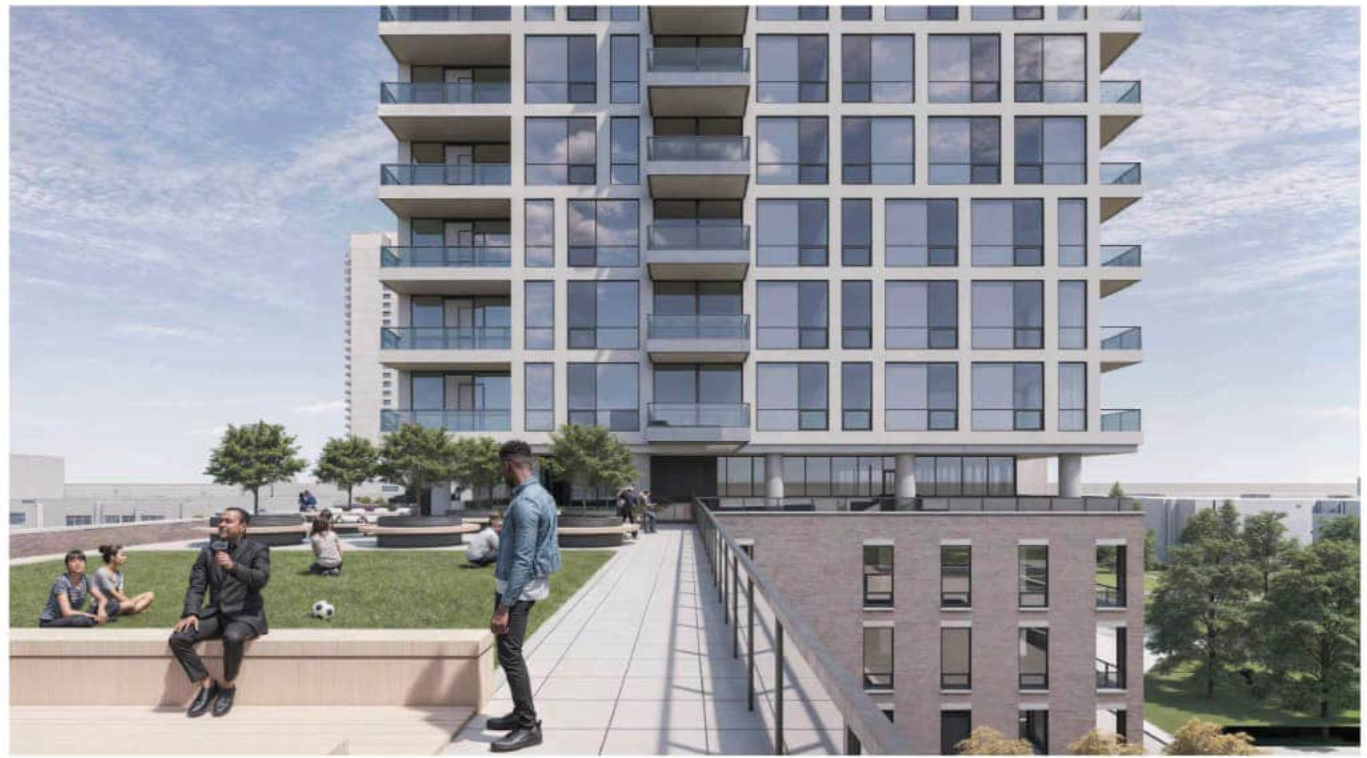
5. Metal Louvers
Light Gray

6. Brick Cladding
Pink Sanded

7. Window Wall Glass
Grey




Tower view
Back-painted light colored glass spandrel / dark transparent glass / light grey metal spandrel



Amenity Floor view
Transparent recessed window wall separates the heavy brick podium and the light tower



Main Entrance view
Brick podium / metal framed canopy / dark gray frame windows



DESIGN RATIONALE

SUSTAINABILITY

SOCIAL

Amenities:

- Communal spaces at Level 1 and Level 5 are shared between affordable and market rental units and connect to external space

Affordability:

- Proposed development includes 20% Below Market Rental Units

CPTED:

- Security entry is provided at the entrance lobby, parkade entrance, and between resident parking and visitor parking stalls
- All exits doors, stairwells, and walking paths will be well lit and secured where appropriate to delineate between public and private spaces

ENVIRONMENTAL

Building and Mechanical Systems:

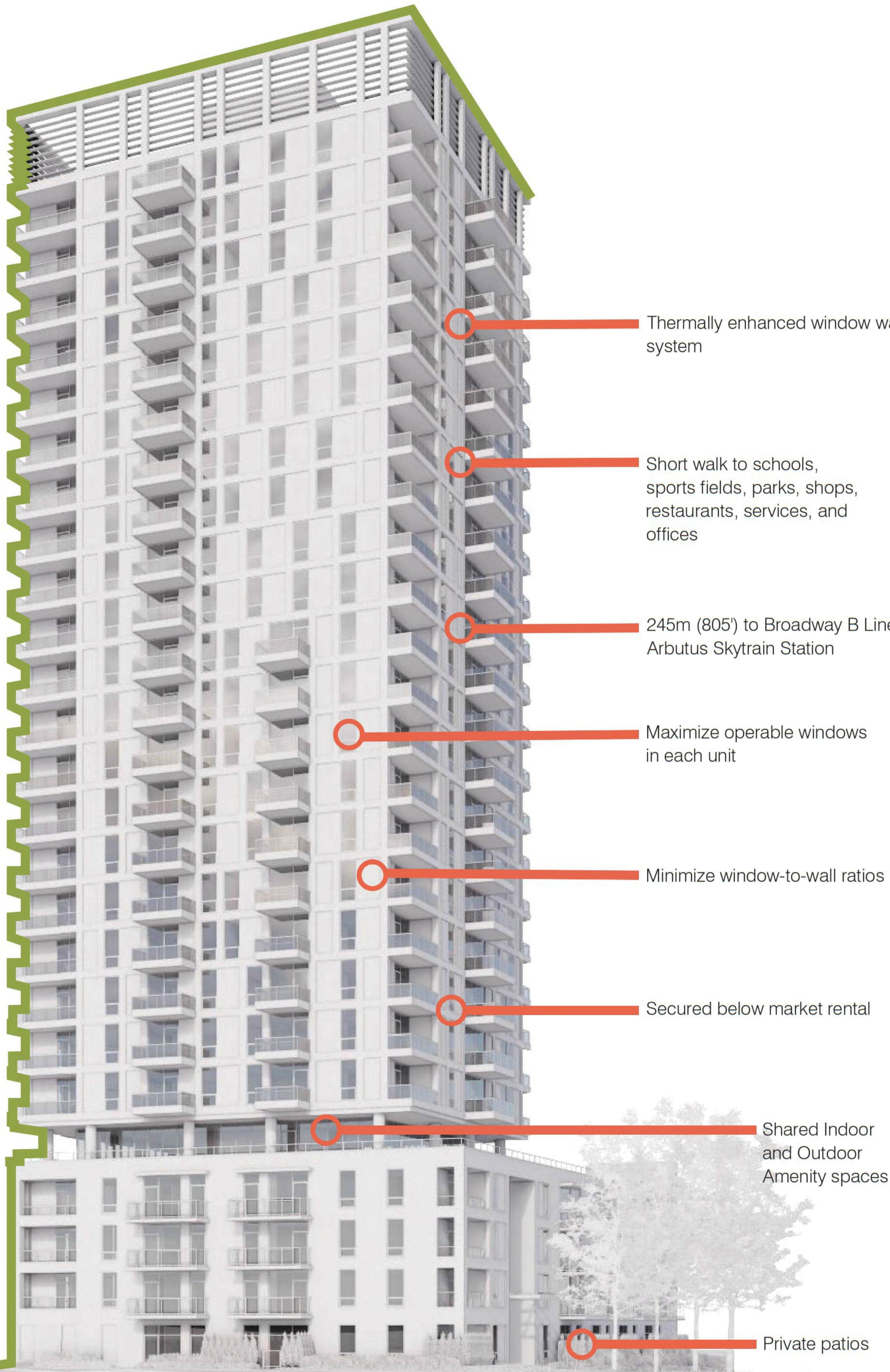
- Window-To-Wall Ratio of less than 40%
- Continuous exterior insulation at the podium levels and thermally enhanced window wall in the tower form.
- Maximized operable windows in each residential unit for natural ventilation
- In line with low carbon initiatives, the building will be fully electric
- Daily operation of the TELUS building will create a large amount of heat. This will be captured and used as an energy source for space heating and domestic hot water in the Rental building.

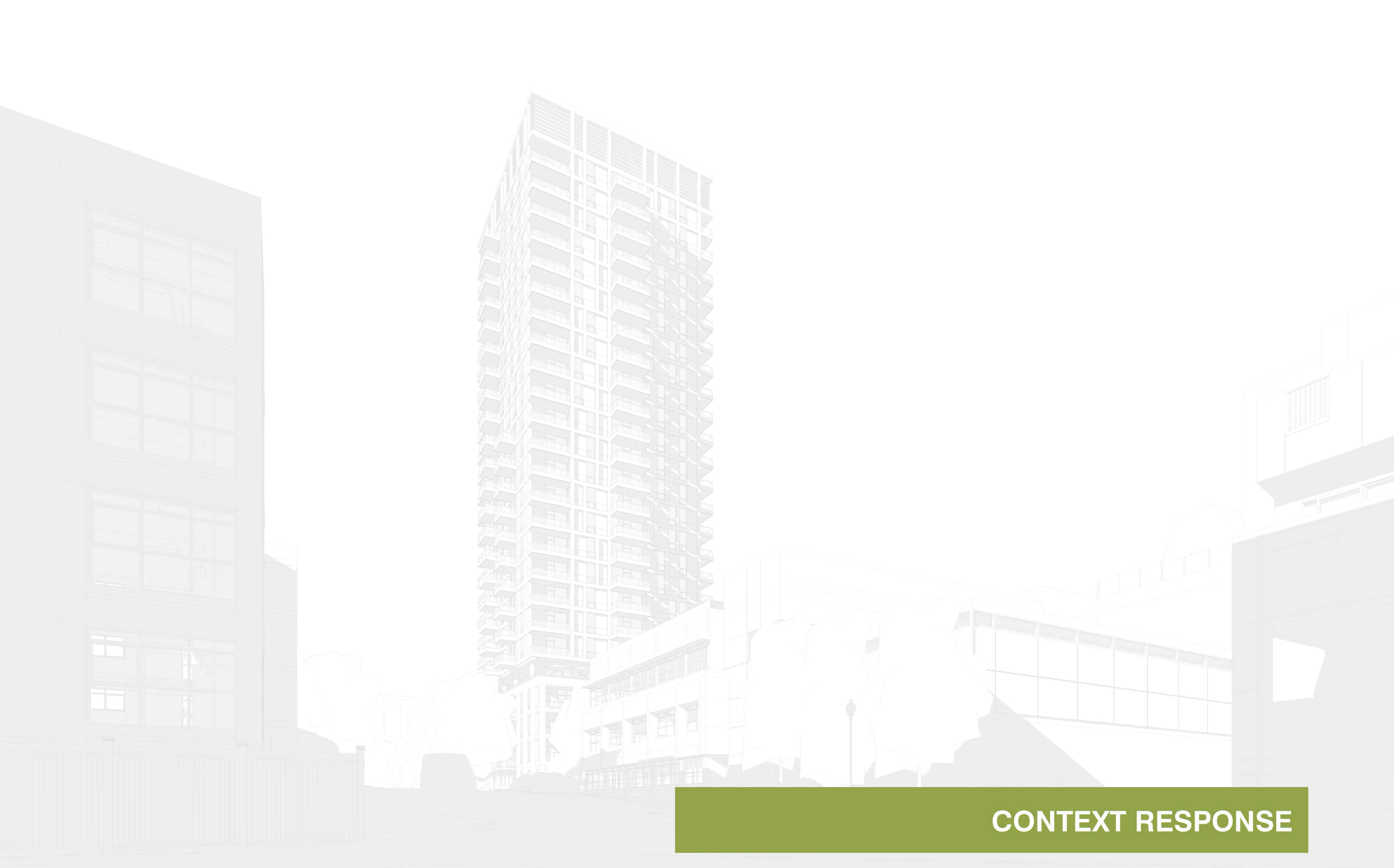
Landscaping:

- Management of storm water runoff, a detention tank has been incorporated.
- Improved air quality by increasing green space
- Provides habitat for local wildlife, supporting biodiversity and ecosystem health
- Landscaping integrates natural features into the project design, promoting ecological balance and enhancing the environment within the development
- Outdoor amenity areas at Level 01 and Level 05 to provide access to communal gardens and social areas

Transportation:

- Secure residential bicycle storage
- EV charging stations within parkade and walking distance to EVO car share locations
- Less than 250 m walking distance to Bus and Train Transit
- Close proximity to Greenways, Cycling Paths, Playing Fields, Shops , Offices, Restaurants, and Services along West Broadway

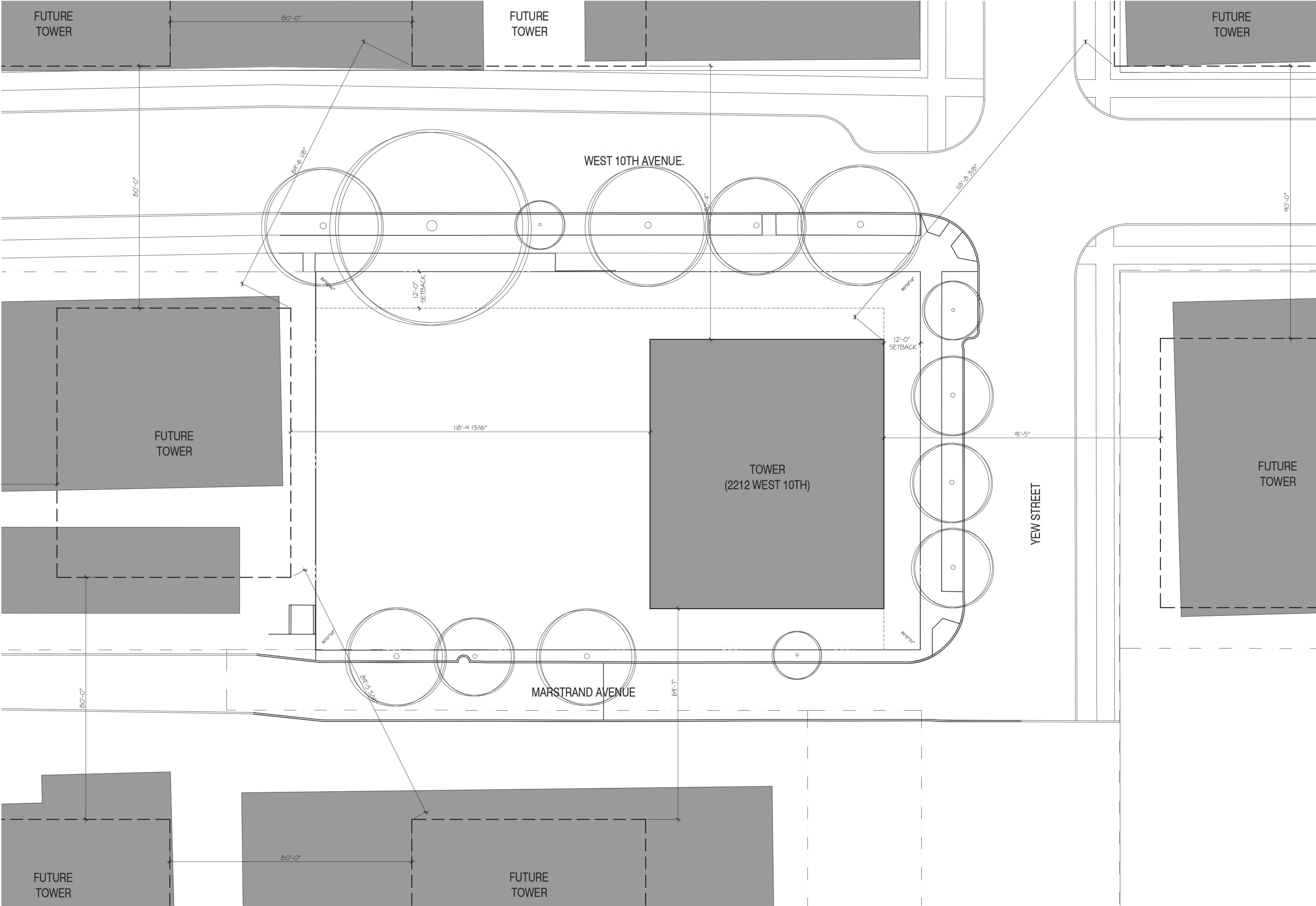




CONTEXT RESPONSE

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TOWER SEPERATION



2212 WEST 10TH AVENUE
VANCOUVER, BC

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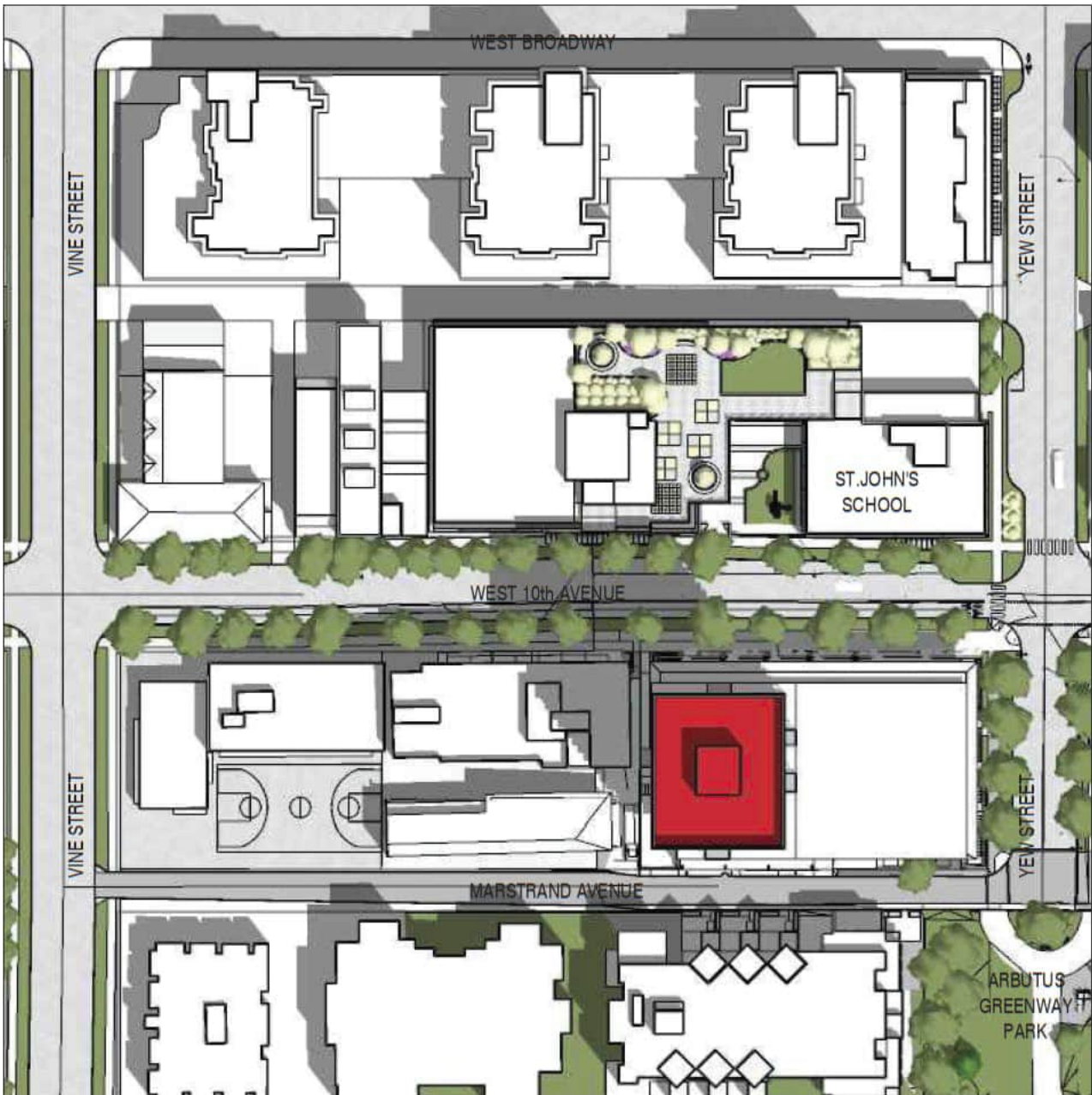
CONTEXT RESPONSE

The following Shadow Studies were created to explore the impacts of shadow from the proposed tower location with regards to the SJS (St.John's School) external teaching spaces located on the fourth floor rooftop. 3 potential locations were identified - West, Centre and East. The results informed location of the tower so that it would minimize impacts during the school day.

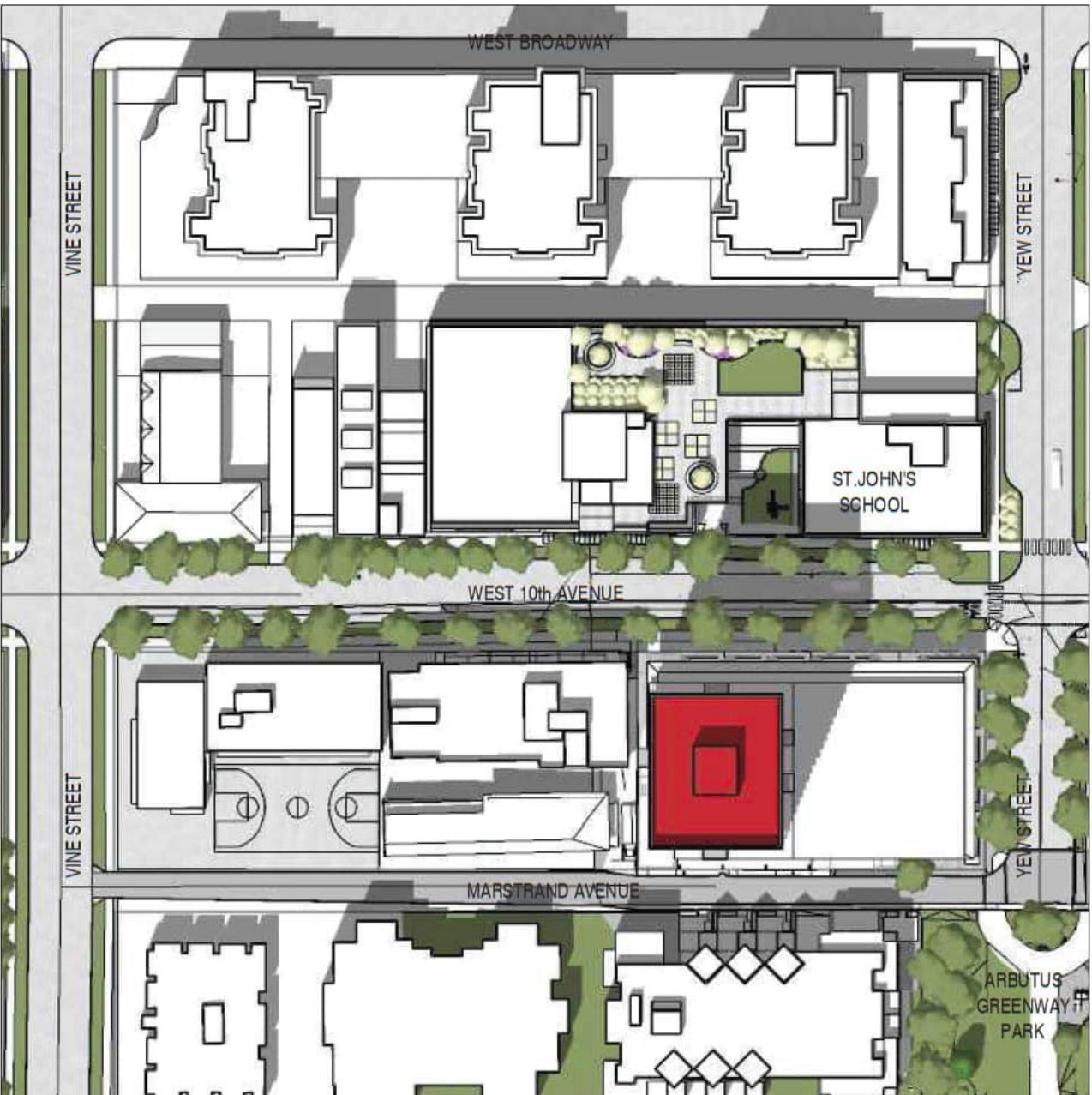
TOWER: WEST LOCATION



JUNE 20 - 10:00 AM



JUNE 20 - 12:00 PM



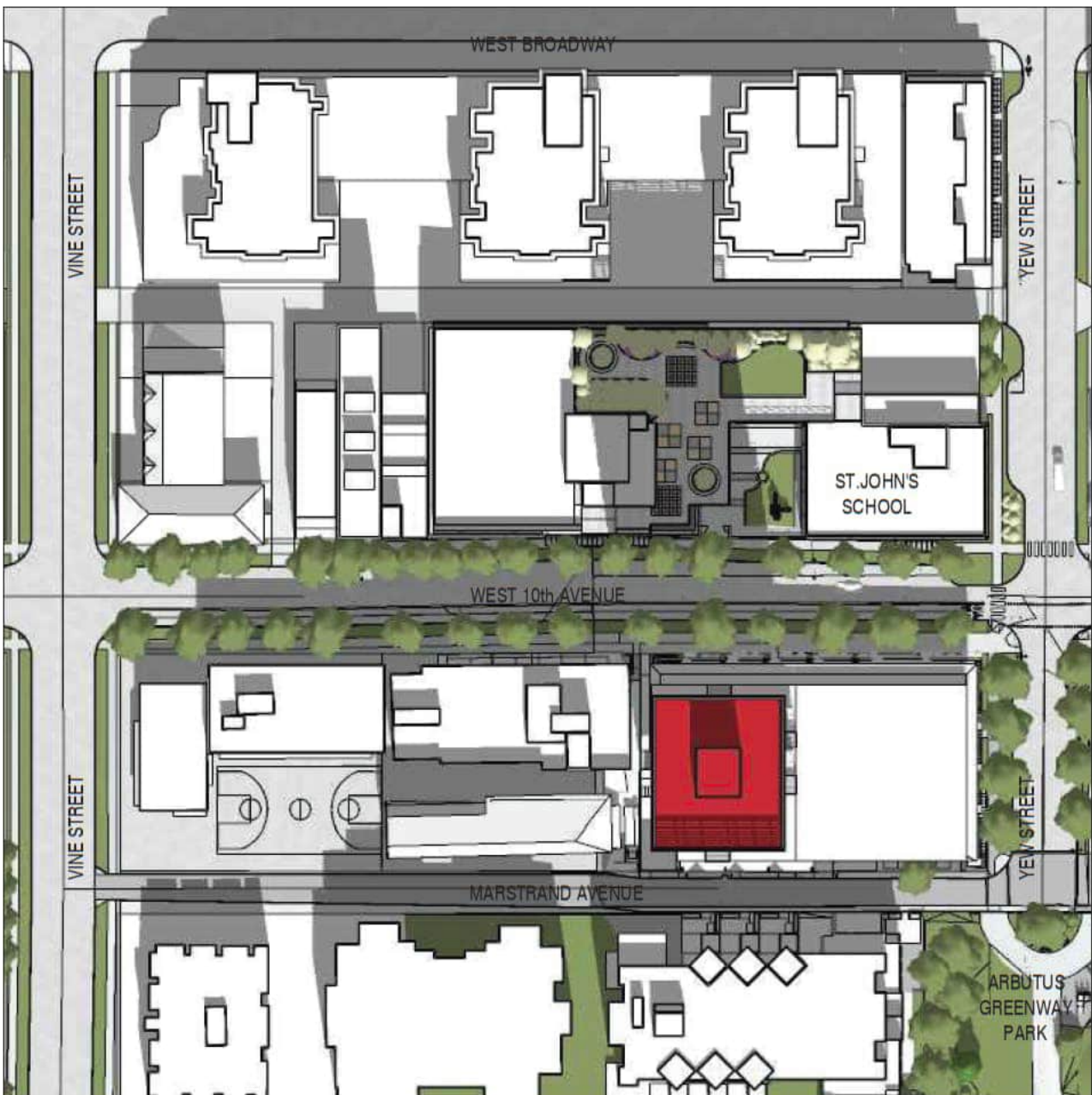
JUNE 20 - 2:00 PM



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

WESTERN EDGE:

This tower position creates less shadowing but is not a viable option because of its proximity to the neighbouring housing units.



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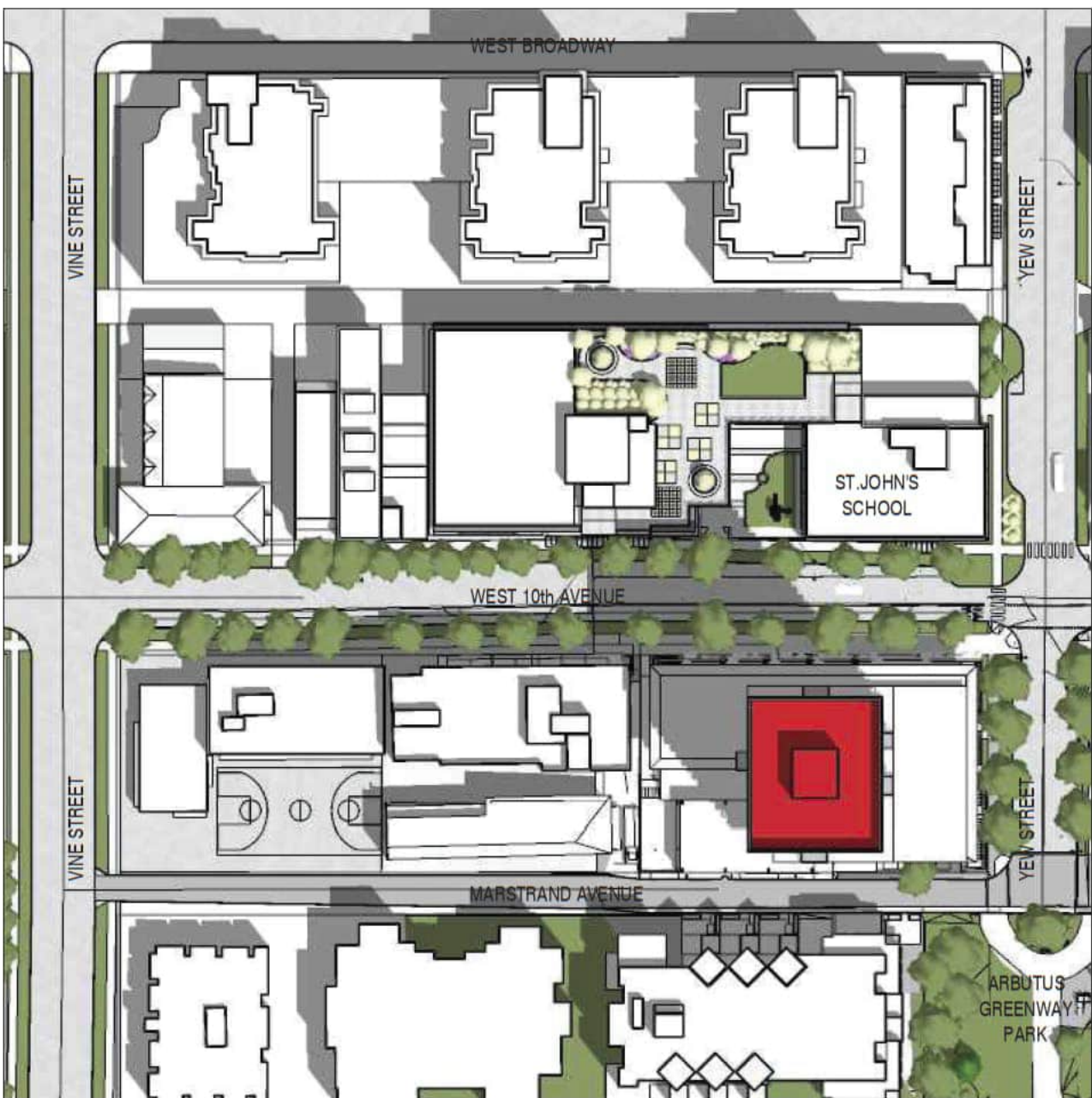


CONTEXT RESPONSE

TOWER: CENTRE LOCATION



JUNE 20 - 10:00 AM



JUNE 20 - 12:00 PM



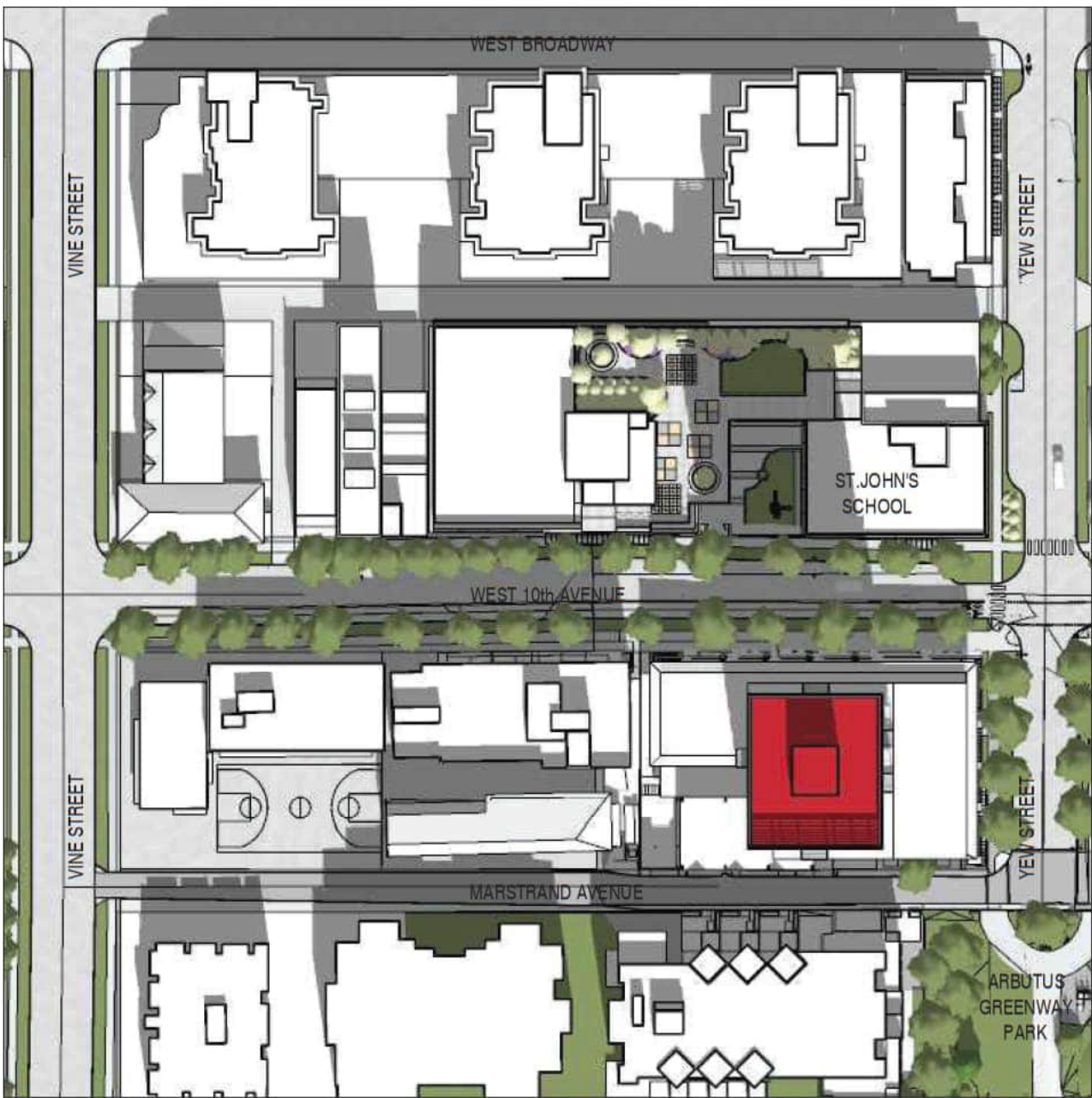
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MARCH 20/SEPTEMBER 22 - 12:00 PM



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CENTRE OF SITE:

This tower position creates the most impact for shadows on the SJS (St.John's School) external teaching spaces located on the fourth floor rooftop.



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024

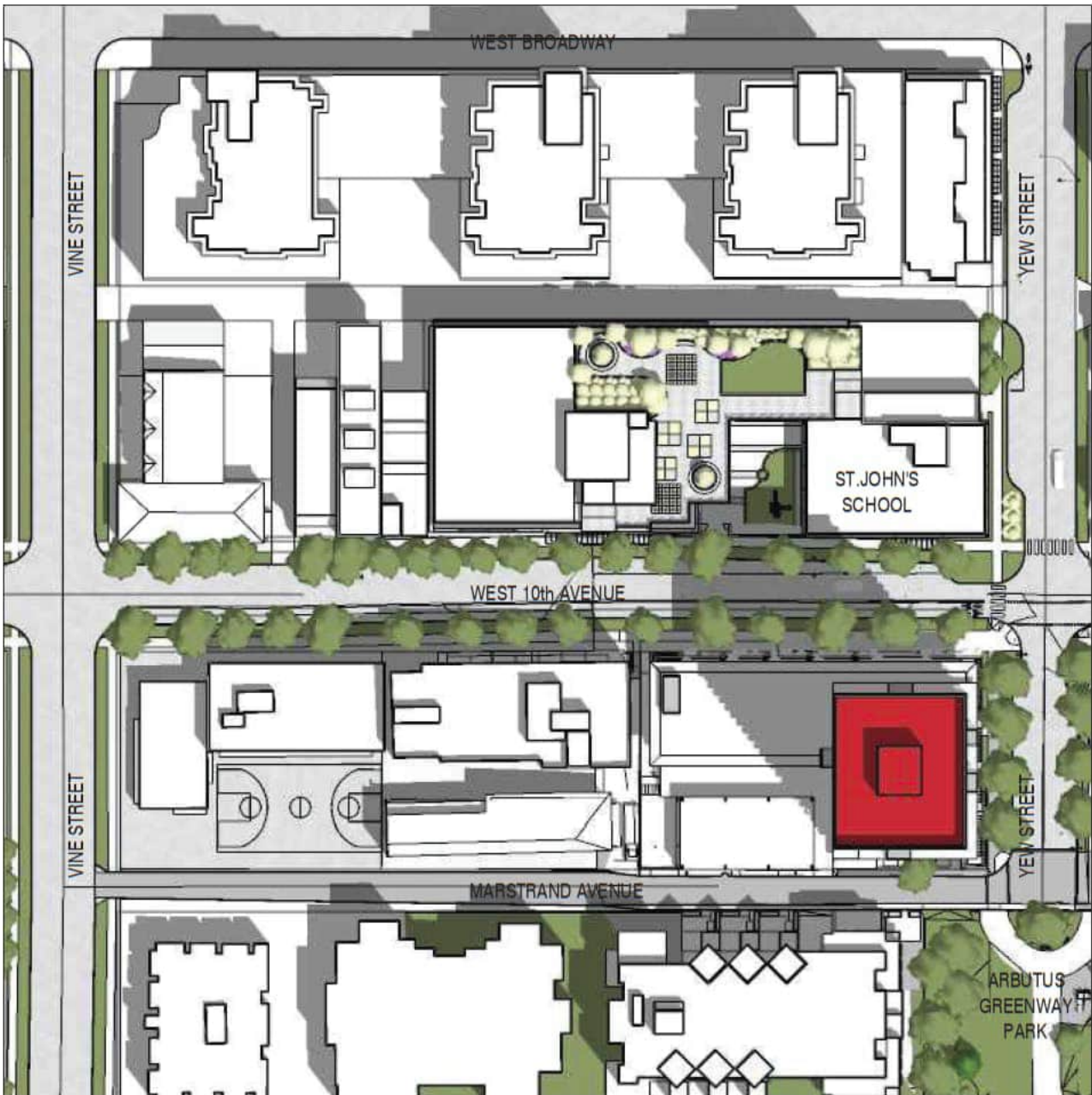


CONTEXT RESPONSE

TOWER: EAST LOCATION



JUNE 20 - 10:00 AM



JUNE 20 - 12:00 PM



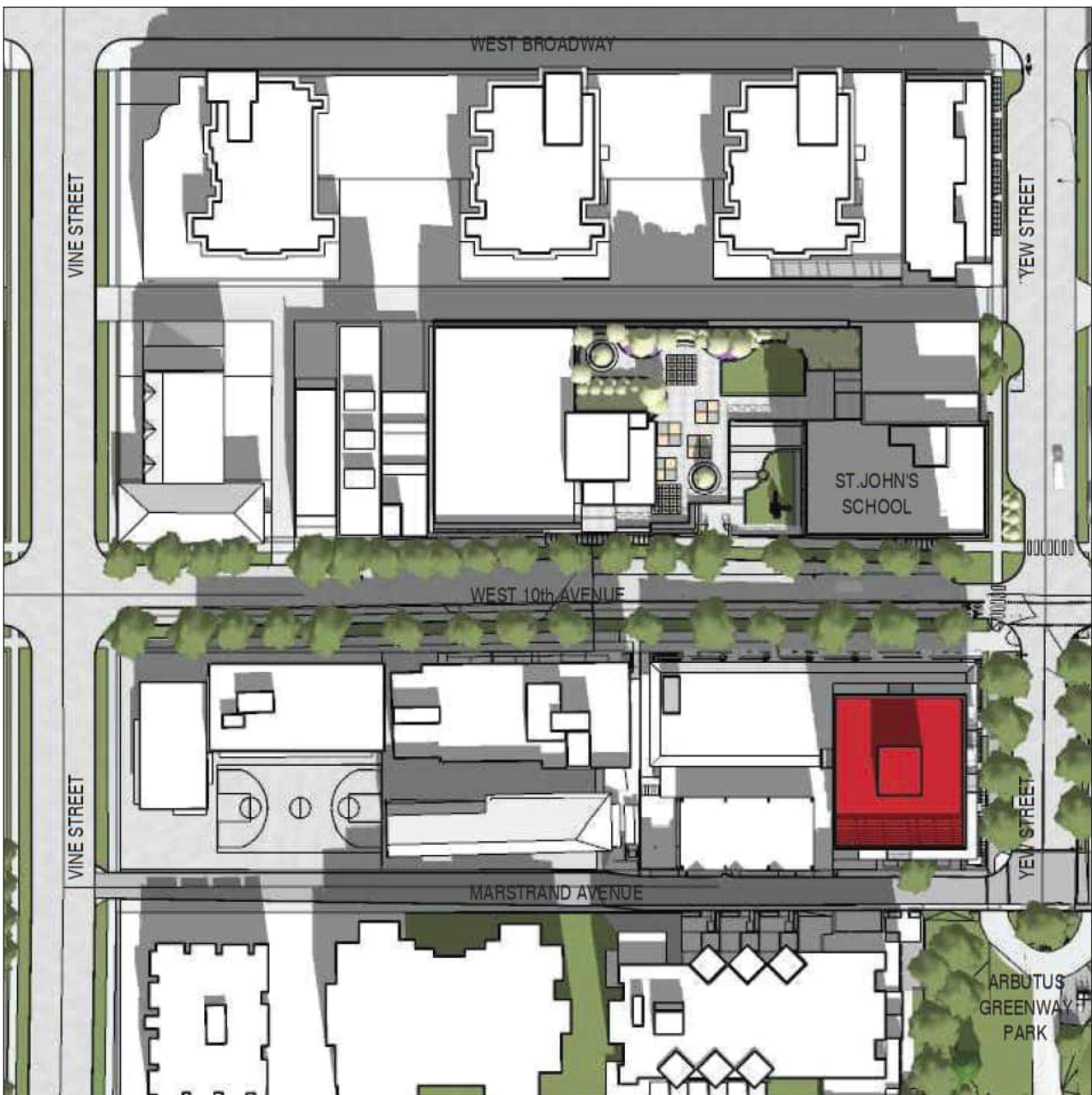
JUNE 20 - 2:00 PM



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

EASTERN EDGE:

This tower position is the optimal location for the least impacts of shadowing and achieves separation from the surrounding buildings and future towers.



2212 WEST 10TH AVENUE
VANCOUVER, BC

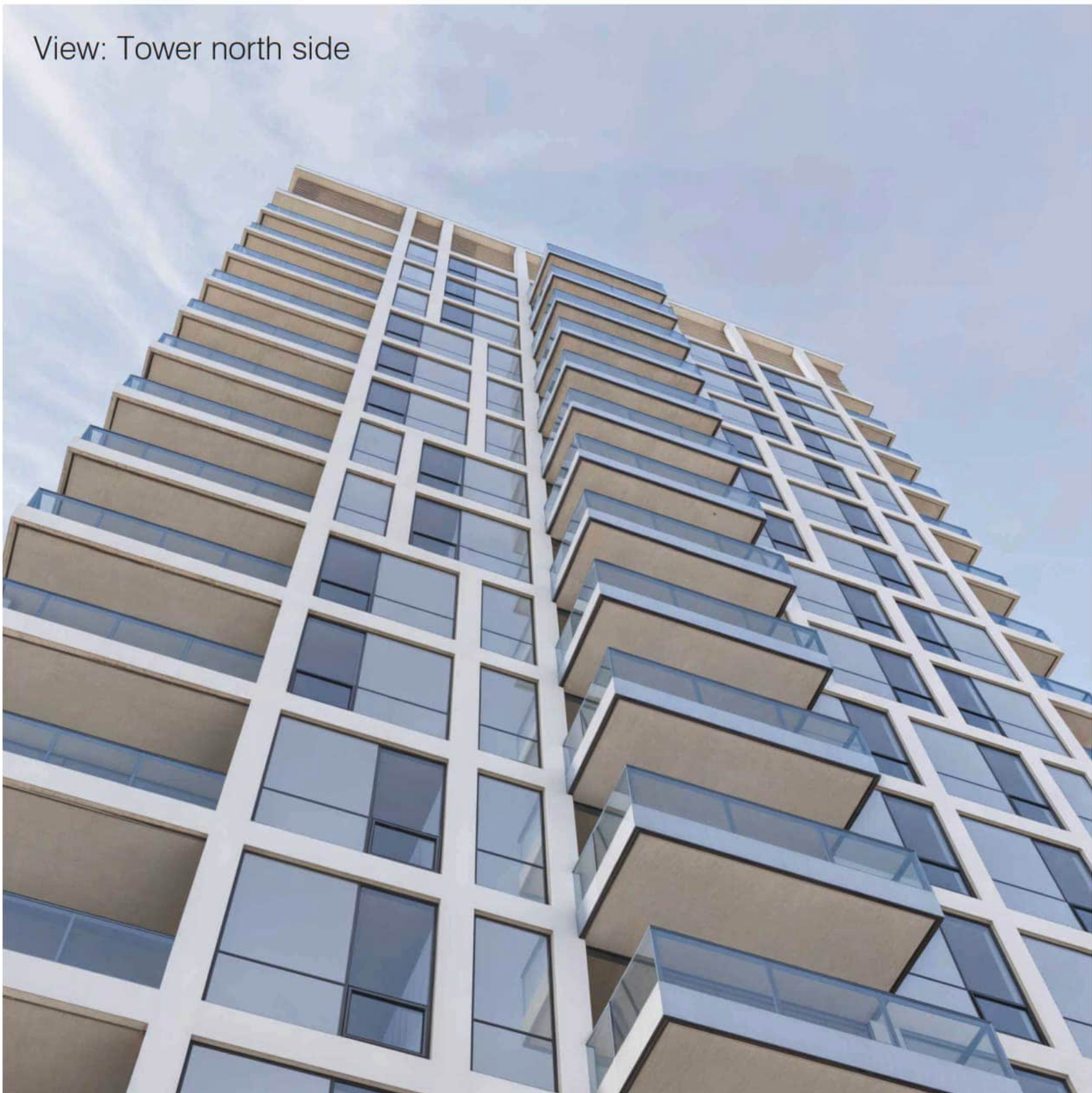
REZONING APPLICATION
SEPTEMBER, 2024



CONTEXT RESPONSE



View: Overall looking along West 10th Avenue



View: Tower north side



View: South east along West 10th Avenue



View: North entry on West 10th Avenue



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024

CONTEXT RESPONSE



View: Arbutus Greenway Park looking North



View: South down Yew Street



View: Arbutus Greenway Park looking North West



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024

CONTEXT RESPONSE

View: Level 05 Outdoor Amenity Space



View: Level 01 Bike Maintenance and Amenity Space



2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024

CONTEXT RESPONSE



View: Telus Building along Marstrand Avenue



View: Telus Building along Marstrand Avenue

2212 WEST 10TH AVENUE
VANCOUVER, BC

REZONING APPLICATION
SEPTEMBER, 2024



ARCHITECTURAL DRAWINGS

Project Statistics

Civic Address: 2212 West 10th Avenue, Vancouver BC
Legal Description: Lots 7, 8, 9 and 10 all of block 363 District lot 526
Group 1 New Westminster District Plan 2300

Zoning:
Current Zoning C7
Proposed Zoning CD-1

Site Area:		
Lot Area 7	580.8 sq.m	6,251.67 SF
Lot Area 8	580.7 sq.m	6,250.60 SF
Lot Area 9	580.7 sq.m	6,250.60 SF
Lot Area 10	580.7 sq.m	6,250.60 SF

Total Site Area: 2322.9 sq.m 25,003.46 SF

Permitted FSR:		
6.5	Residential Density	15,098.85 sq.m 162,522.51 SF
0.15	At grade utility	348.44 sq.m 3,750.52 SF
Total	[6.65]	15,447.29 sq.m 166,273.03 SF

Proposed FSR 6.60 15,337.27 sq.m 165,089.09 SF

Max. Floor Plate Size: 604 sq.m 6,501.40 SF

Setbacks:		
North	Permitted 3.6m (12ft)	Proposed 3.6m (12ft)
East	3.6m (12ft)	3.6m (12ft)
West (Side Yard)	2.44 (8ft)	4.0m (13.16ft)
South	3.6m (12ft)	4.16m(13.66ft)

* Dimensions above relate to the proposed Rental building, the at grade utility has zero setback to the South similar to its existing condition

Buidling Height		
Podium	Permitted 4 Storeys	Proposed 4 Storeys
Overall Height (Podium + Tower)	20 Storeys	25 Storeys*
Height in ft		254.67 ft
Height in m		77.62 m

*25 storeys is a variance to the current Broadway Plan however it is in accordance with the proposed Broadway plan amendments which provides flexibility on height up to an additional 5 storeys.

	Required	Proposed
Parking		
Resident Stalls	0	66
Visitor Stalls (0.05 per unit)	11	11
Telus		1
Accessible Stalls	9	(inc in Res.
(1 per building plus 0.034 per unit)		
Total	20	78

Bikes		
Class B bikes	12	20
(2 spaces for first 20 units + 1 for every additional 20 units)		
Class A Bikes		
1.5 per unit under 65sq.m	215	409
2.5 per unit from 65-105sq.m	193	
Total	421	429

Loading		
Class A	2	2
(1 Above grade, 1 on P1)		
Class A (Passenger)	2	2
Class B (shared with TELUS)	1	1
Total	3	3

FSR Calculations

Residential		Exclusions							
Level	Gross Floor Area	Amenity	Storage	Walls (2")	Mech/Elec.	Garbage	FSR Area		
L1	10,319.80	2,339.20	214.25	87.00	51.23	584.05	7,044.07	SF	
L2	10,894.70		484.18	102.10	50.71		10,257.71	SF	
L3	11,797.70		593.58	98.60			11,105.52	SF	
L4	11,797.70		593.58	98.60			11,105.52	SF	
L5	4,301.50		3,704.70		43.80		50.92	502.08	SF
L6	6,502.78			317.83	55.30		50.71	6,078.94	SF
L7	6,502.78			317.83	55.30		50.71	6,078.94	SF
L8	6,502.78			317.83	55.30		50.71	6,078.94	SF
L9	6,502.78			317.83	55.30		50.71	6,078.94	SF
L10	6,502.78			317.83	55.30		50.71	6,078.94	SF
L11	6,502.78	317.83		55.30	50.71	6,078.94	SF		
L12	6,502.78	317.83		55.30	50.71	6,078.94	SF		
L13	6,502.78	317.83		55.30	50.71	6,078.94	SF		
L14	6,502.78	317.83		55.30	50.71	6,078.94	SF		
L15	6,502.78	317.83	55.30	50.71	6,078.94	SF			
L16	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L17	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L18	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L19	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L20	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L21	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L22	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L23	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L24	6,502.93		296.10	55.30	50.71		6,100.82	SF	
L25	6,502.93		296.10	55.30	50.71		6,100.82	SF	
MECH	813.96				595.17		218.79	SF	
Total	179,982.46	6,043.90	8,024.89	1,536.10	1,762.23	584.05	162,031.29	SF	
Proposed Residential FSR							6.48	-491.22	

At Grade Utility			
Level	Gross Floor Area	Below Grade Exclusion	FSR Area
P2	3,260.00		- SF
P1/L1	3,057.80		- SF
L2	3,057.80		3,057.80 SF
Total			3,057.80 SF
Proposed at grade utility FSR			0.12 -692.72

Unit Breakdown (overall)

Floor Level	3 BED	2 BED	1 BED	STUDIO	TOTAL
L1	0	3	3	0	6
L2	1	4	6	2	13
L3	1	4	8	3	16
L4	1	4	8	3	16
L5	0	0	0	0	0
L6	0	3	4	2	9
L7	0	3	4	2	9
L8	0	3	4	2	9
L9	0	3	4	2	9
L10	0	3	4	2	9
L11	0	3	4	2	9
L12	0	3	4	2	9
L13	0	3	4	2	9
L14	0	3	4	2	9
L15	0	3	4	2	9
L16	2	2	3	1	8
L17	2	2	3	1	8
L18	2	2	3	1	8
L19	2	2	3	1	8
L20	2	2	3	1	8
L21	2	2	3	1	8
L22	2	2	3	1	8
L23	2	2	3	1	8
L24	2	2	3	1	8
L25	2	2	3	1	8
	23	65	95	38	221

Unit Mix (overall)			
Target (%)		Proposed	
10%	3 Bed	23	10.41%
25%	2 Bed	65	29.41%
45%	1 Bed	95	42.99%
20%	Studio	38	17.19%
		221	

Unit Breakdown (Below Market Rental)

Floor Level	3 BED	2 BED	1 BED	STUDIO	TOTAL
L2	1	4	6	2	13
L3	1	4	8	3	16
L4	1	3	7	3	14
L16	2	0	0	0	2
	5	11	21	8	45

Below Market Rental
20% of units below market = 45

Unit Mix (Below Market)			
Target (%)		Proposed	
10%	3 Bed	5	11.11%
25%	2 Bed	11	24.44%
45%	1 Bed	21	46.67%
20%	Studio	8	17.78%
		45	

CLIENT

LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

PROJECT STATISTICS

SURVEY PLAN OF LOTS 7, 8, 9 AND 10 ALL OF BLOCK 363 DISTRICT LOT 526
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2300

PARCEL IDENTIFIER (PID): 013-929-933(LOT 7)
013-929-941(LOT 8)
013-929-950(LOT 9)
013-929-968(LOT 10)

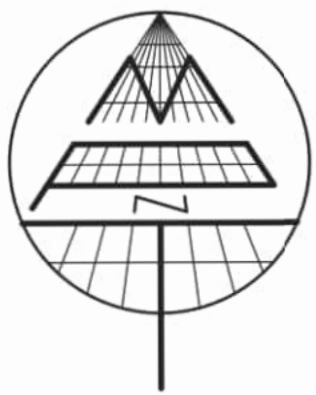
CIVIC ADDRESS:
#2212 WEST 10TH AVENUE,
VANCOUVER, BC

LEGEND

SCALE 1:125

ALL DISTANCES ARE IN METRES

INDICATES SPOT ELEVATION
IC INDICATES INSPECTION CHAMBER
MH INDICATES MANHOLE
FH INDICATES FIRE HYDRANT
LS INDICATES LAMP STANDARD
CB INDICATES CATCH BASIN
WV INDICATES WATER VALVE
EB INDICATES ELECTRICAL BOX
S INDICATES SIGN
INDICATES TREE TRUNK DIAMETER
C INDICATES CONIFEROUS TREE
D INDICATES DECIDUOUS TREE
(T) INDICATES TOP OF WALL
(B) INDICATES BOTTOM OF WALL
MF INDICATES MAIN FLOOR
D INDICATES DRAIN
R INDICATES ROOF
R/W INDICATES RETAINING WALL
P/L INDICATES PROPERTY LINE
W/W INDICATES WALKWAY
CONC INDICATES CONCRETE



TREE SYMBOLOGY

TREE CROWN
TREE TRUNK
DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE
DENOTES TREE TYPE
C DENOTES CONIFEROUS TREE
D DENOTES DECIDUOUS TREE

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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C. V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19942-001-TPG-001.DWG

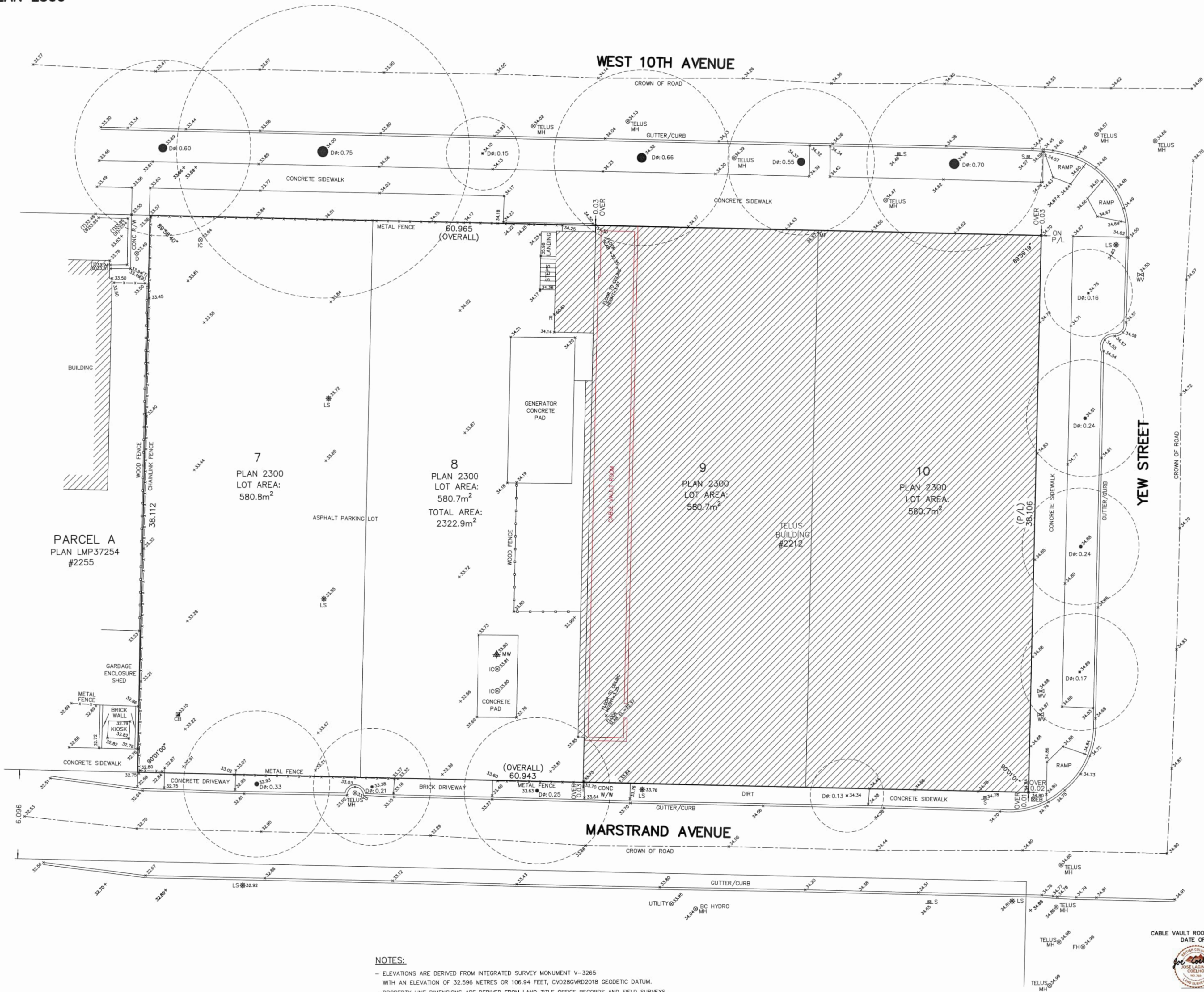
V-23-19942-TPG

CLIENT REF: LEDCOR PROPERTY INVESTMENTS LTD.

NOTES:

- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-3265 WITH AN ELEVATION OF 32.596 METRES OR 106.94 FEET, CVD28GVRD2018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

V-23-19942-TPG



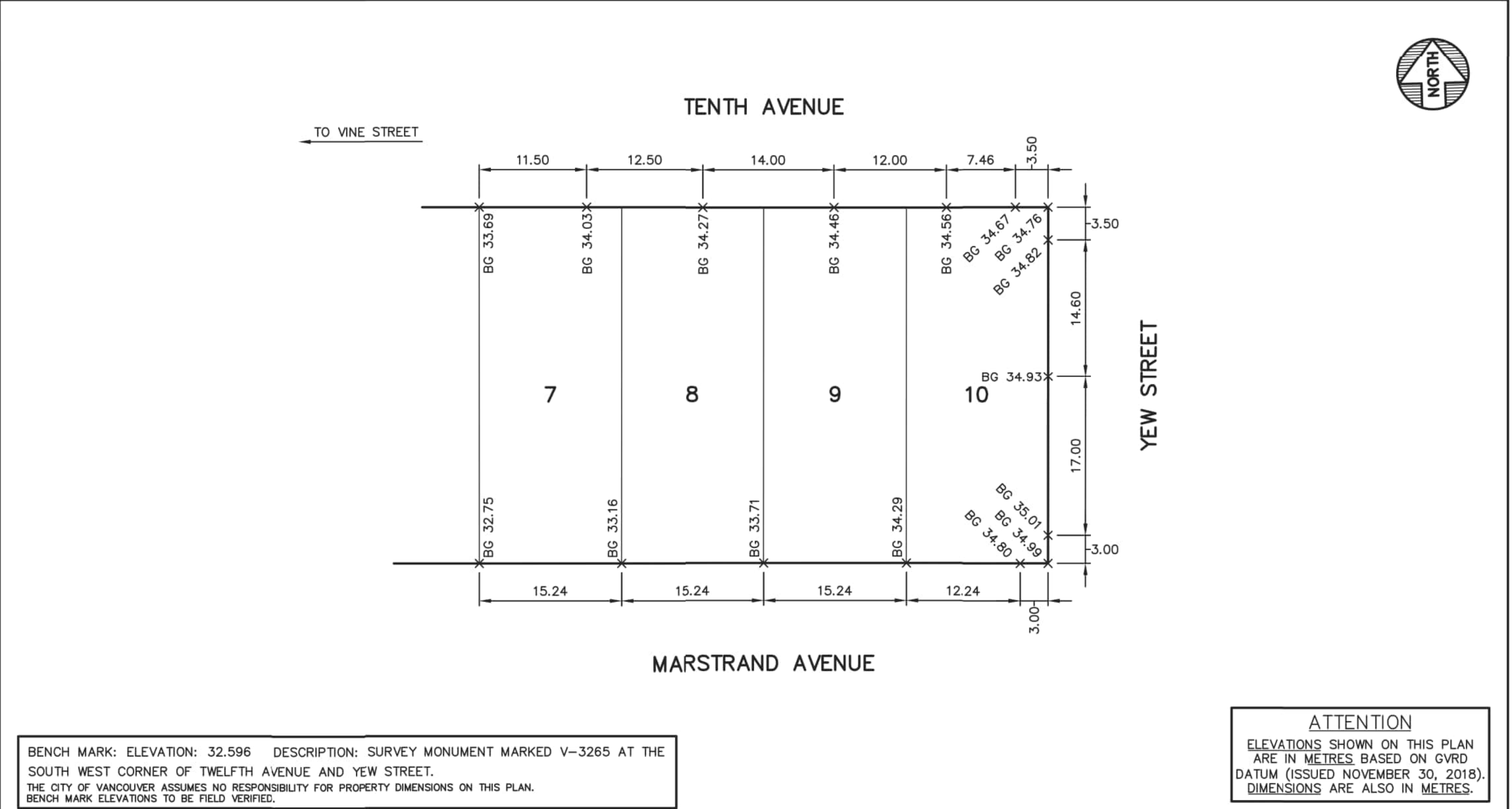
CABLE VAULT ROOM ADDED: JUNE 12, 2024
DATE OF SURVEY: OCTOBER 04, 2023

Digitally Signed By
JOSE L. COELHO
BCLS

JOSE L. COELHO, BCLS (#750)

*THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED.*

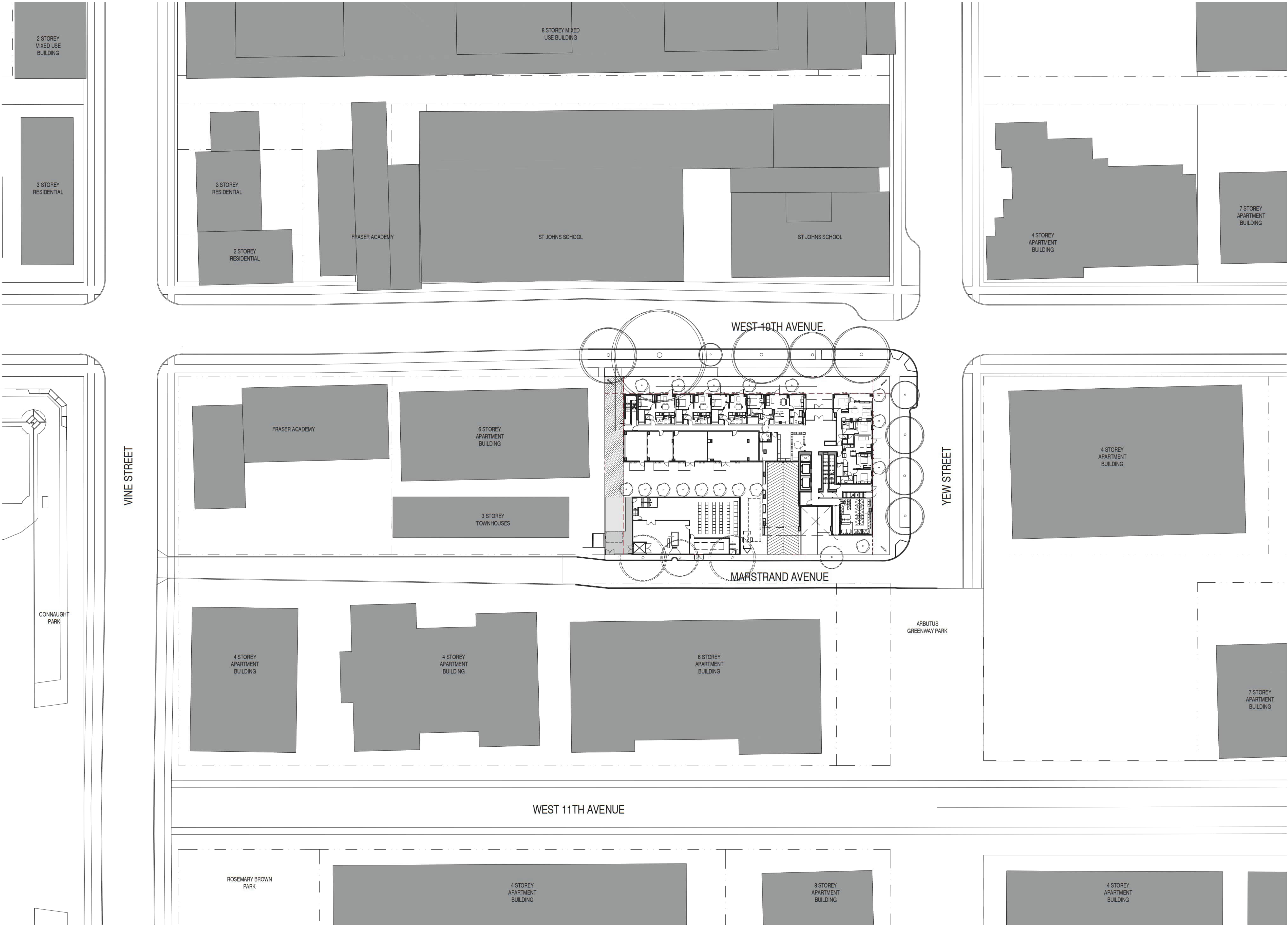
A0.02



BENCH MARK: ELEVATION: 32.596 DESCRIPTION: SURVEY MONUMENT MARKED V-3265 AT THE SOUTH WEST CORNER OF TWELFTH AVENUE AND YEW STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN
ARE IN METRES BASED ON GVRD
DATUM (ISSUED NOVEMBER 30, 2018).
DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES
					BUILDING GRADE ELEVATIONS FOR LOTS 7 TO 10, BLK. 363, D.L. 526, PLAN VAP2300.
					DATE: 2024-08-14 DESIGN: F.G. DWG: B.F.G. CHK: M.P. REF: FILE 2024-00091.
					SCALE: 1:400 DWG. NO. BG-2024-00091 SHEET 1 OF 1 REVISION:



CLIENT
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NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

CONTEXT PLAN

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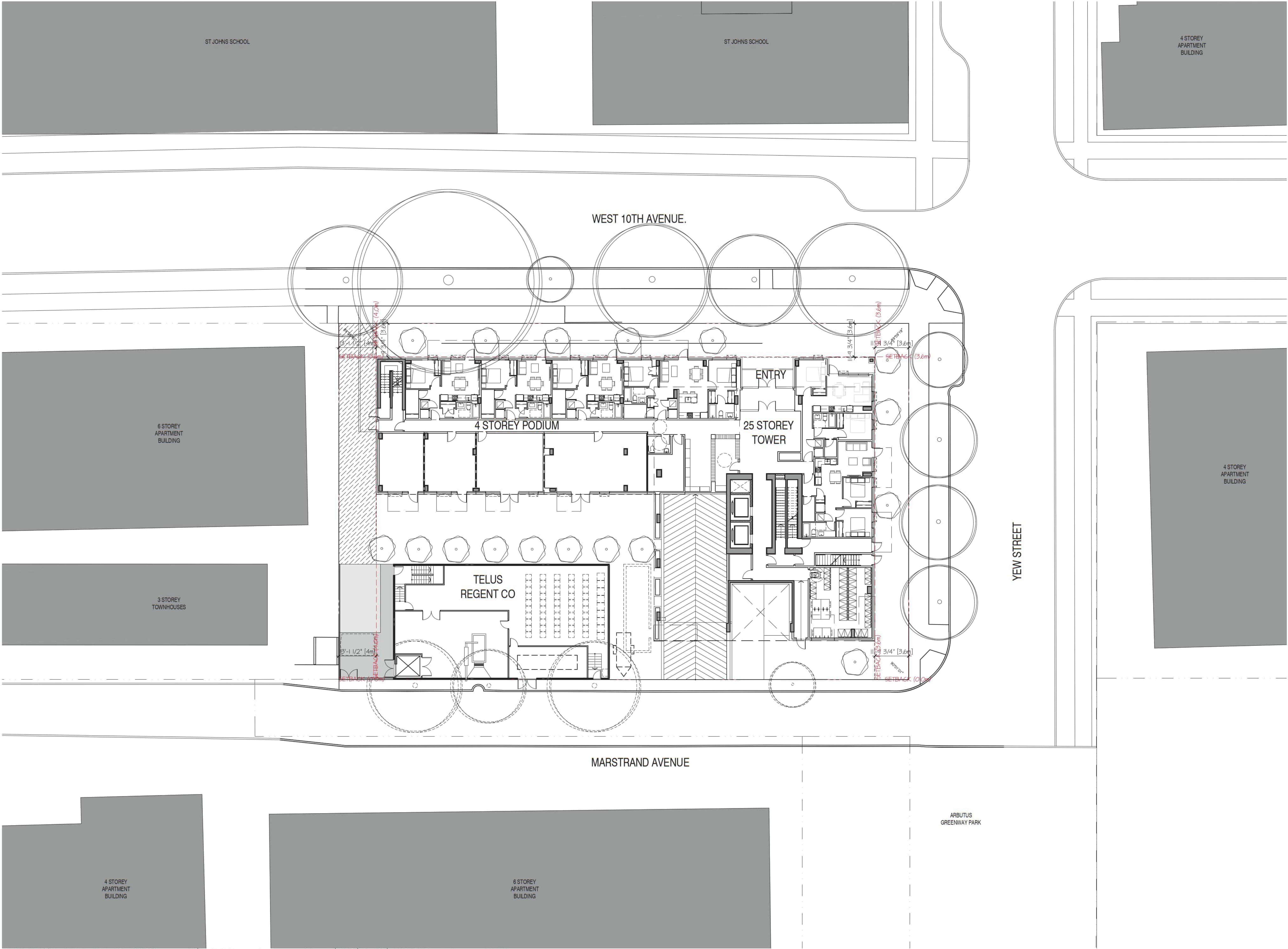
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys architecture** shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys architecture** for review before proceeding with fabrication.

PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/16"=1'-0"

DATE SEPT 2024
City of Vancouver - F01 2026-035 - Page 74 of 151

A1.01



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2212 WEST 10TH AVENUE

VANCOUVER, BC

SITE PLAN

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City of Vancouver - F01 2026-035 - Page 75 of 151

A1.02

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2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P3

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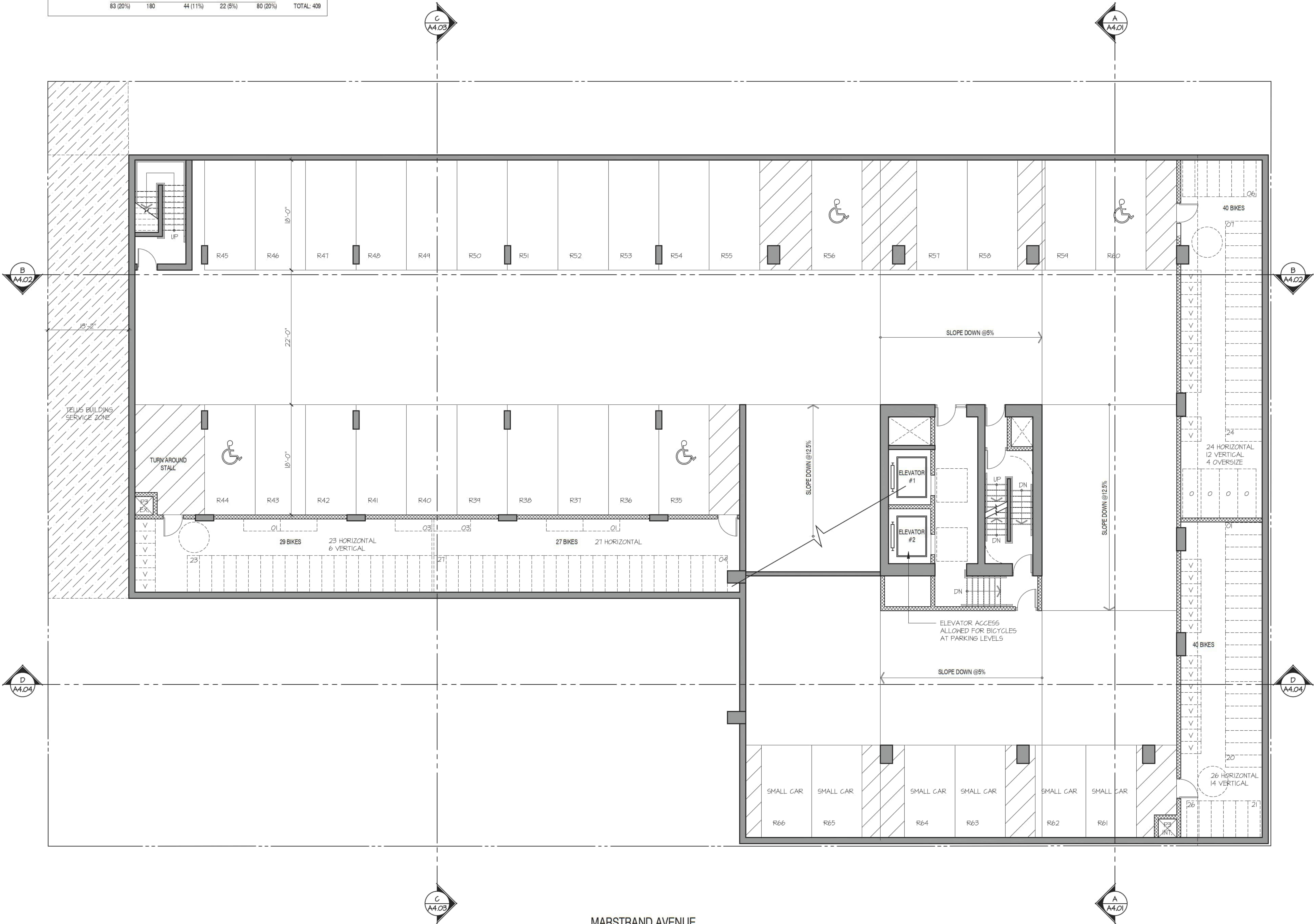
PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/8"=1'-0"
DATE SEPT 2024
City of Vancouver - F01 2026-035 - Page 76 of 151

A2.01

WEST 10TH AVENUE.

MARSTRAND AVENUE



CLIENT
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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL P2

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PROJECT A224606
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SCALE 1/8"=1'-0"

DATE SEPT 2024

City of Vancouver - F01 2026-035 - Page 77 of 151

A2.02

WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET

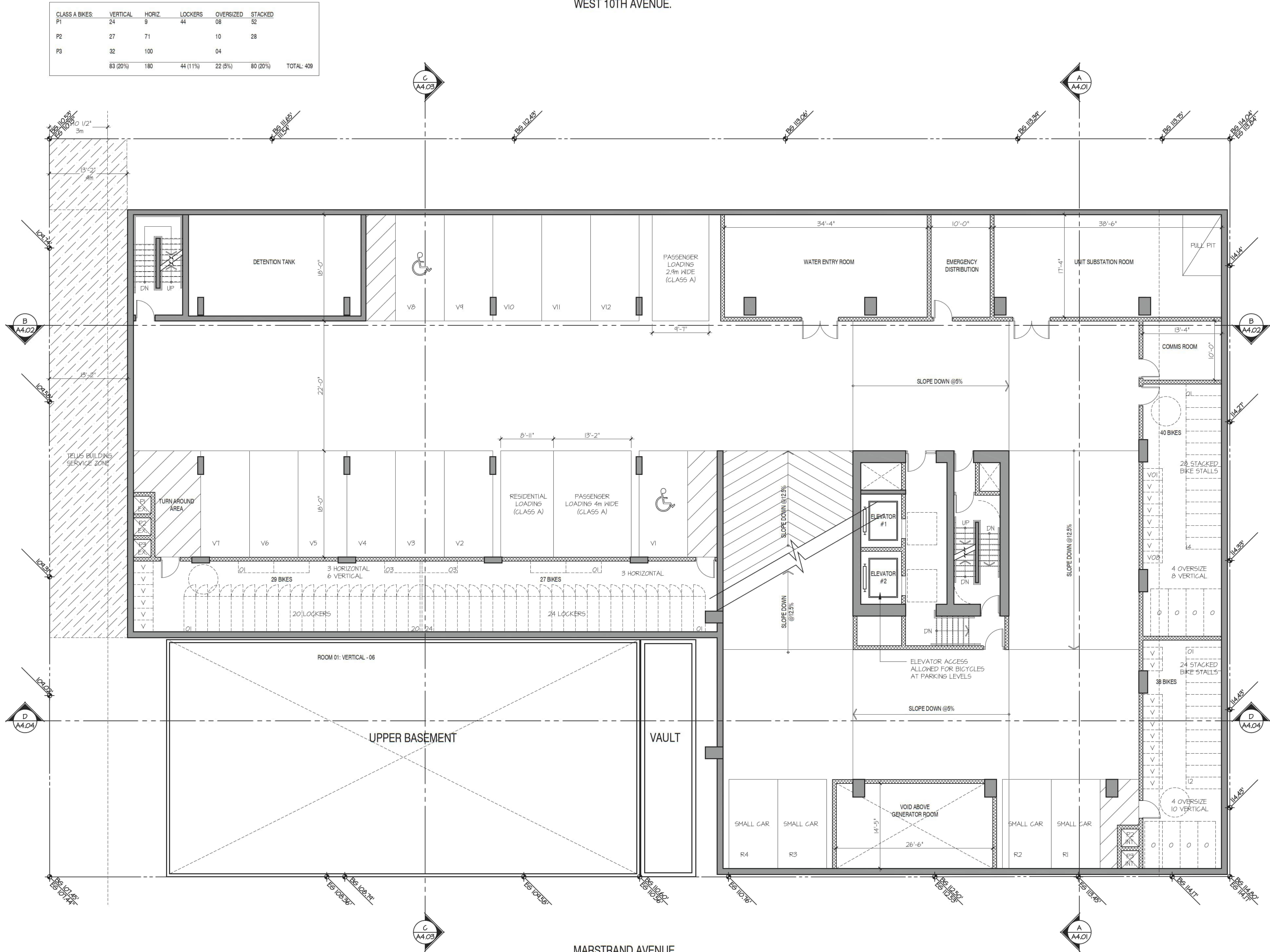
CLASS A BIKES	VERTICAL	HORIZ.	LOCKERS	OVERSIZED	STACKED
P1	24	9	44	08	52
P2	27	71		10	28
P3	32	100		04	
	83 (20%)	180	44 (11%)	22 (5%)	80 (20%)
TOTAL: 409					



WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET



LEGEND

STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 1

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PROJECT A224606

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SCALE 1/8"=1'-0"

DATE SEPT 2024
City of Vancouver - FOI 2026-035 - Page 79 of 151

LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 2

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SCALE 1/8" = 1'-0"

DATE SEPT 2024

City of Vancouver - F01 2026-035 - Page 80 of 151

A2.05



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 3-4

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PROJECTA224606

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SCALE 1/8" = 1'-0"

DATE SEPT 2024

City of Vancouver - FOI 2026-035 - Page 81 of 151

WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET

TELUS REGENT CO. ROOF



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 5

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PROJECT A224606

DRAWN LM

CHECKED CS

SCALE 1/8"=1'-0"

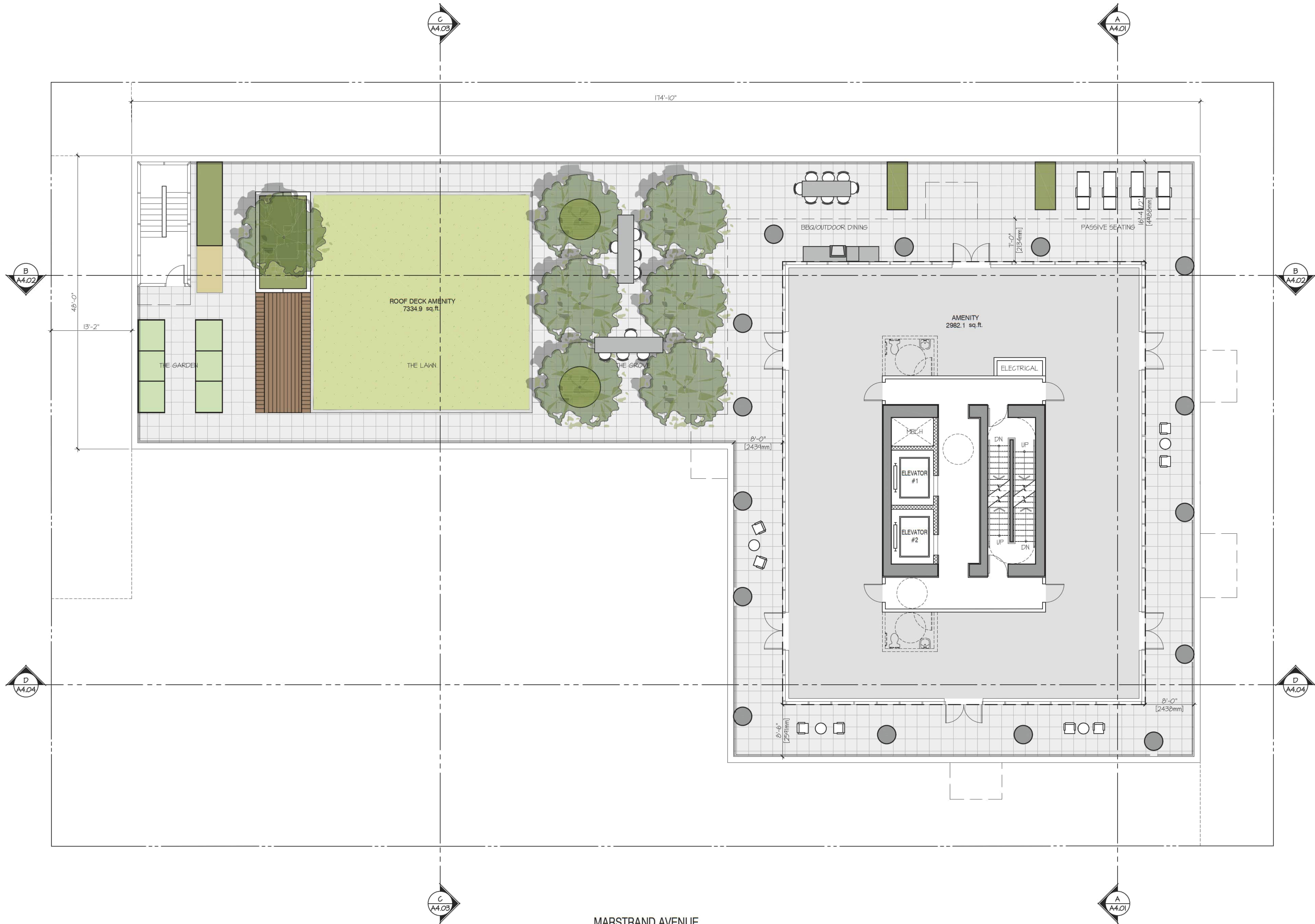
DATE SEPT 2024

City of Vancouver - FOI 2026-035 - Page 82 of 151

WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET



CLIENT

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NO. | DATE | ISSUE

NO. | DATE | REVISION

LEGEND

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 6-15
TYPICAL FLOOR

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PROJECTA224606

DRAWN LM CHECKED CS

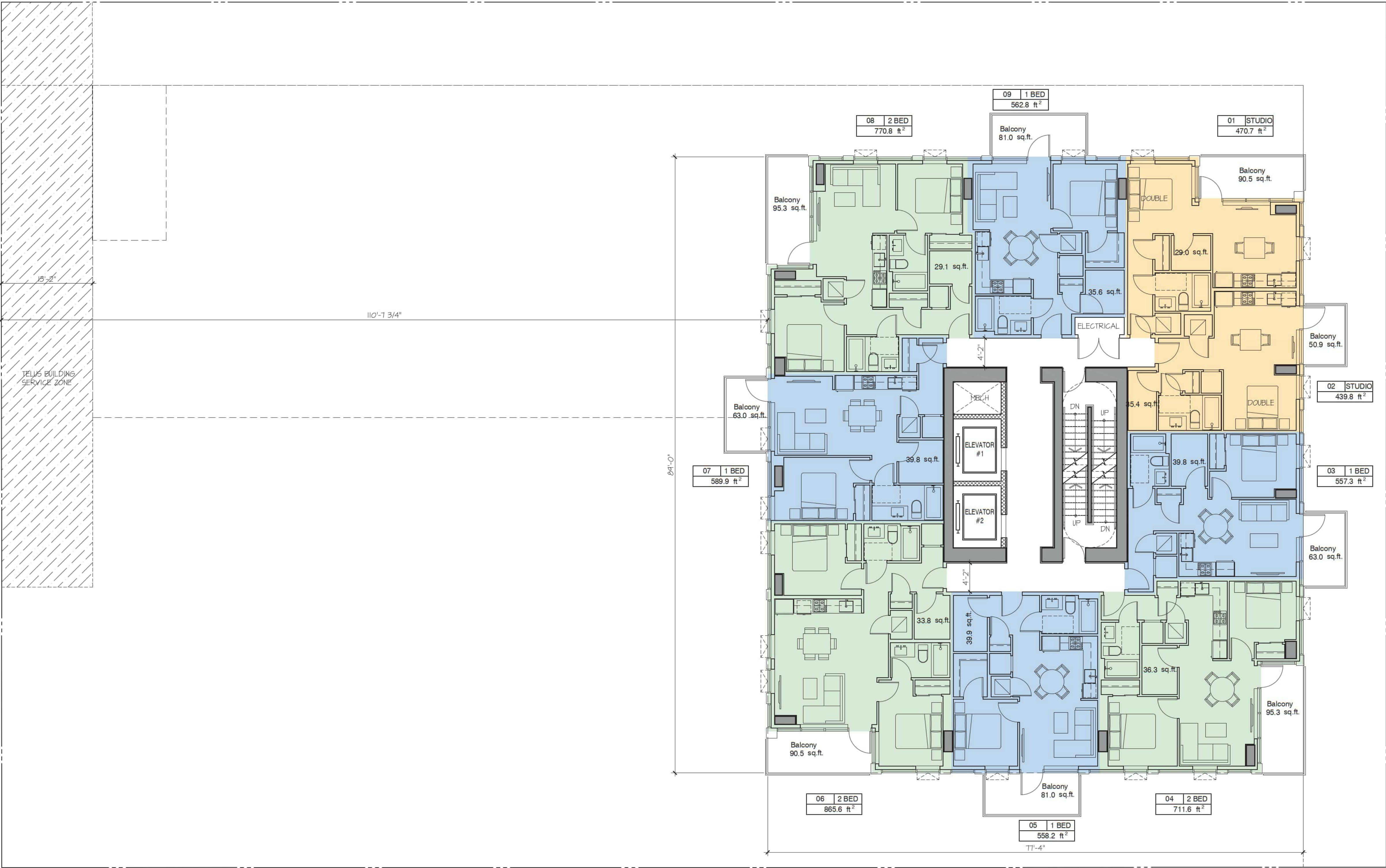
SCALE 1/8"=1'-0"

DATE SEPT 2024

City of Vancouver - FOI 2026-035 - Page 83 of 151

A2.08

WEST 10TH AVENUE.



YEW STREET

MARSTRAND AVENUE

YEW STREET

PLOT STAMP: 2024-Oct-07 @10:50am - P:\A224606 - Ledcor - Regent\CAD\1-SD\A224606_fp 16-25.dwg - A2.09



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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

ROOFTOP MECH. ROOM

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PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/8"=1'-0"

DATE SEPT 2024

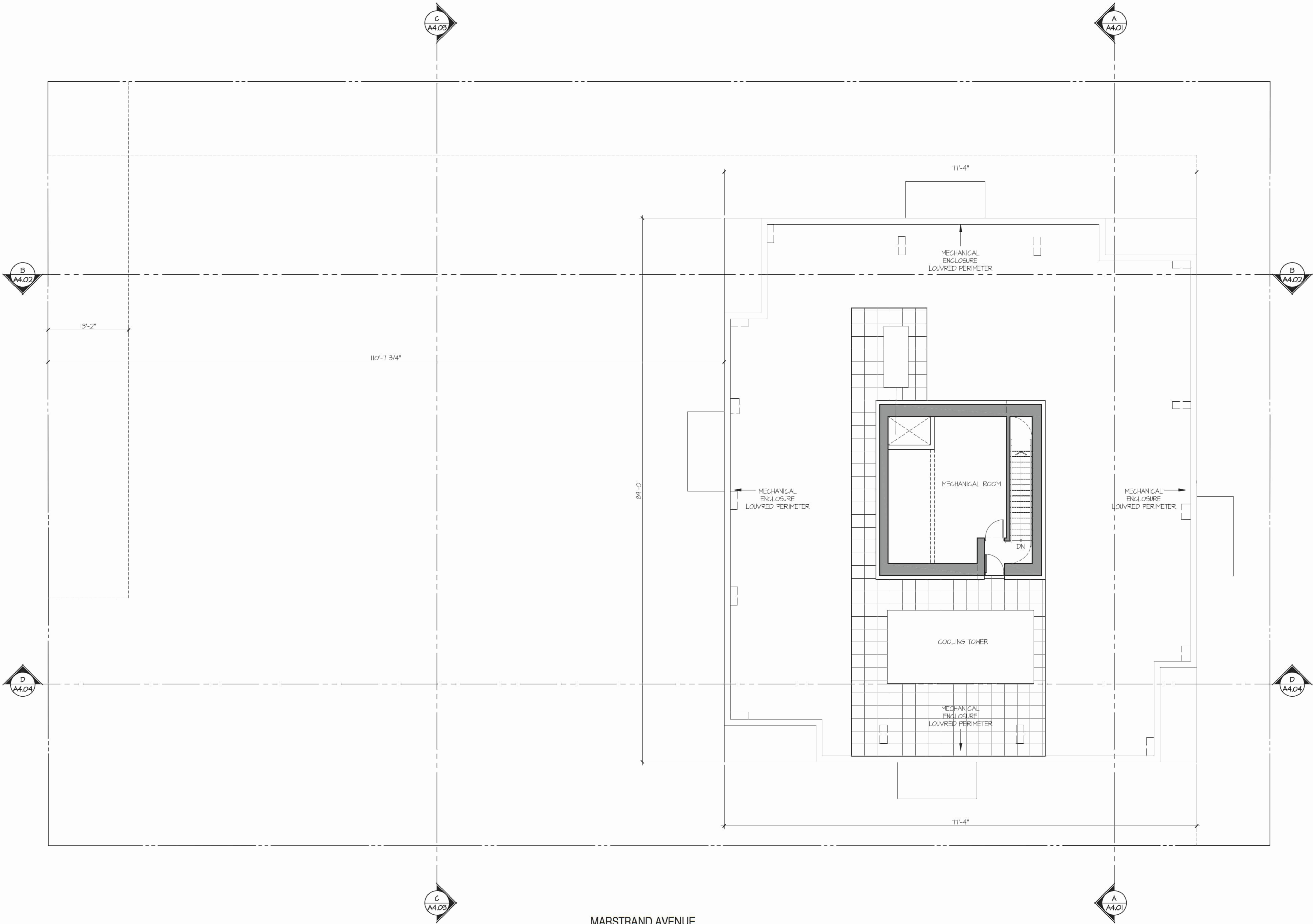
City of Vancouver - For 2026-035 - Page 85 of 151

A2.10

WEST 10TH AVENUE.

MARSTRAND AVENUE

YEW STREET



WEST 10TH AVENUE.

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2212 WEST 10TH AVENUE
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ROOF PLAN

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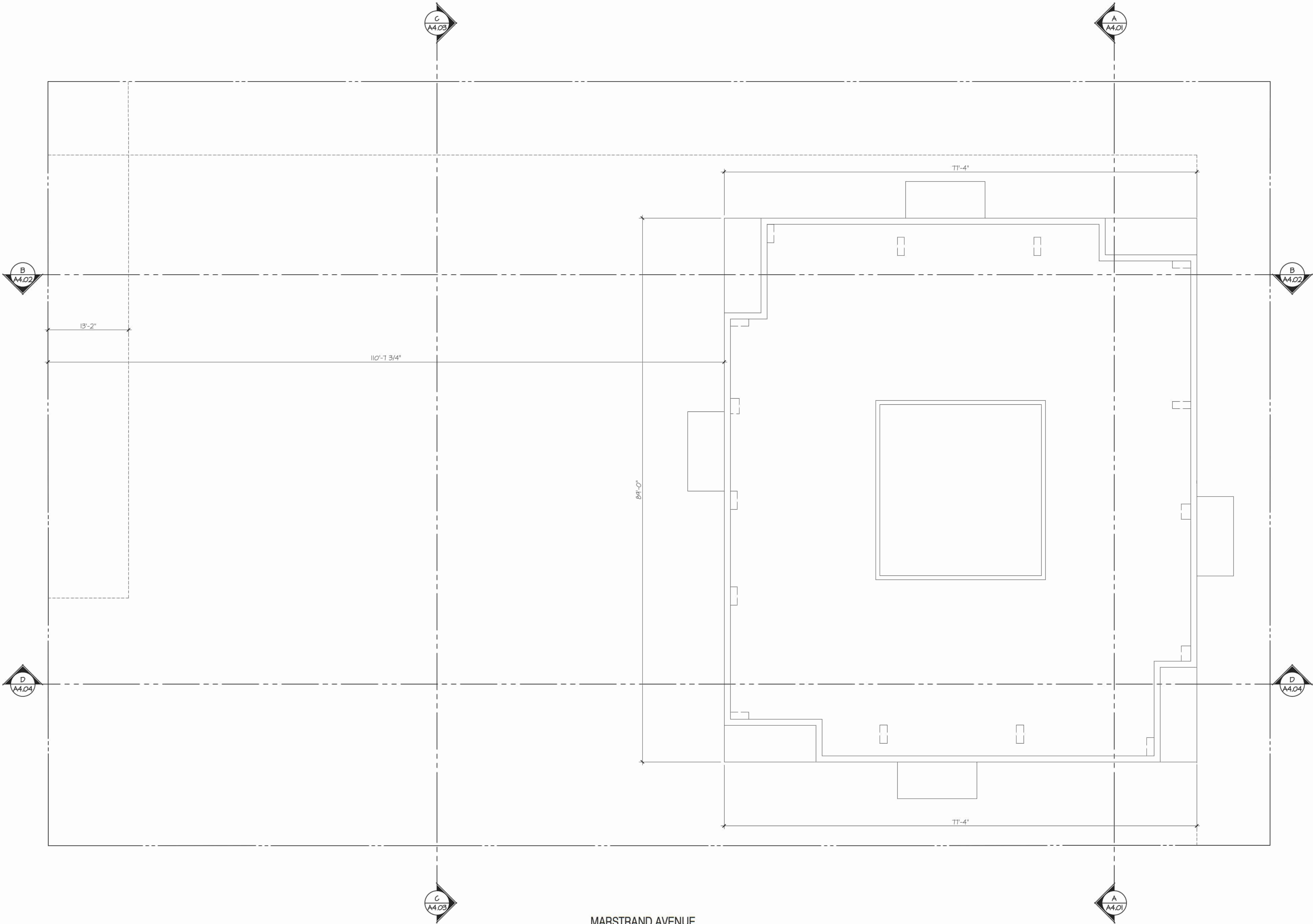
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City of Vancouver - For 2026-035 - Page 86 of 151

MARSTRAND AVENUE

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NORTH ELEVATION

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A3.01

