



SOUTH ELEVATION
WITH TELUS BUILDING

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3 SOUTH ELEVATION WITH TELUS BUILDING
1/32" = 1'-0"

CLIENT

LEDCOR

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

EAST ELEVATION

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PROJECT A224606
DRAWN LM CHECKED CS

SCALE 1/16"=1'-0"
DATE Sept 2024
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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

WEST ELEVATION

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SCALE 1/16"=1'-0"
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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

WEST ELEVATION

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PROJECT A224606
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SCALE 1/16"=1'-0"
DATE Sept 2024

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6 WEST ELEVATION WITH TELUS BUILDING
1/32" = 1'-0"



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NO. | DATE | REVISION

PROJECT
REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

NORTH + EAST
STREETSCAPE

CLIENT

LEDCOR

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NO. | DATE | REVISION

PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION A

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PROJECT A224606

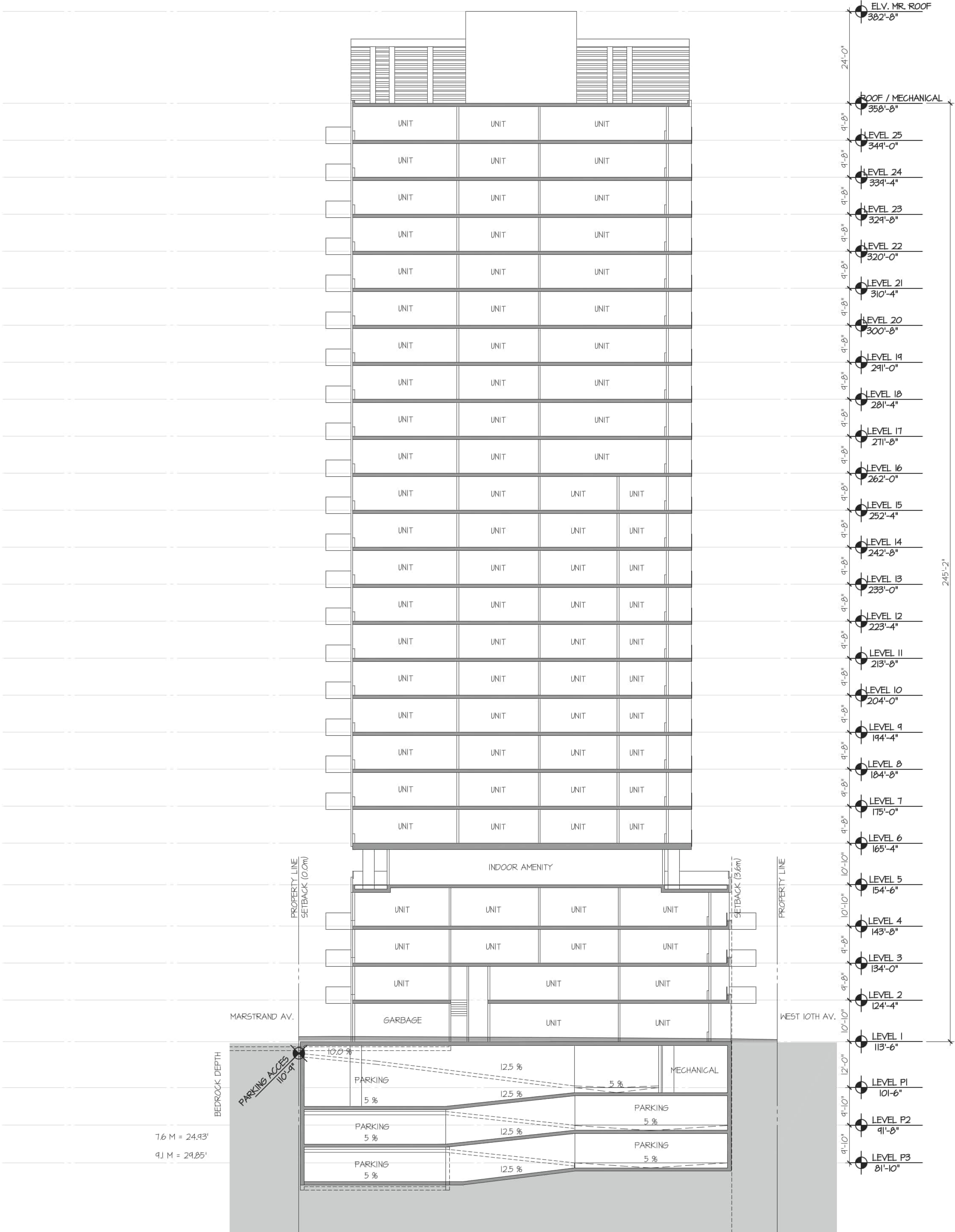
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SCALE 1/16"=1'-0"

DATE JUNE 2024

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A4.01



SECTION A

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PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION B

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PROJECT A224606

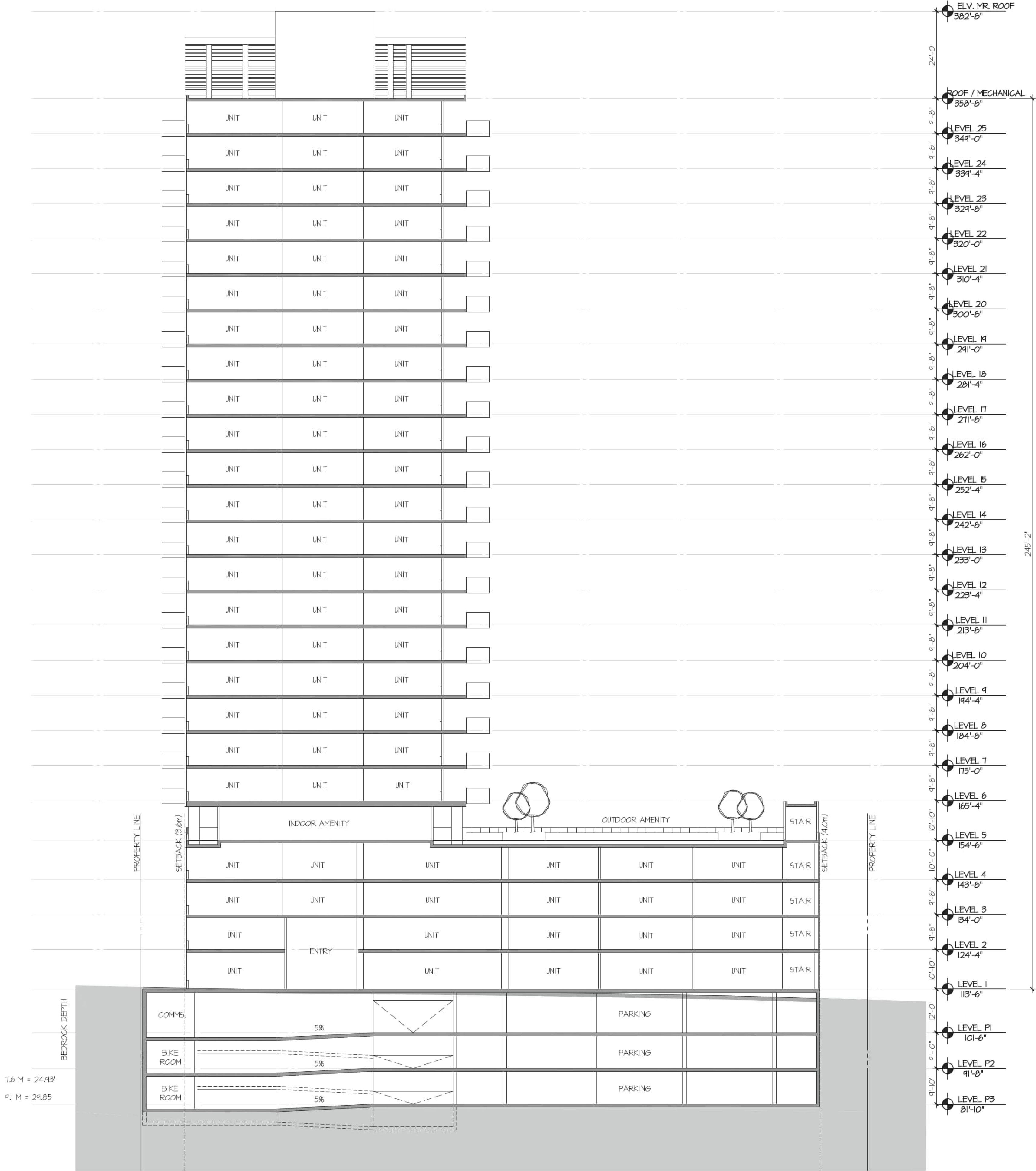
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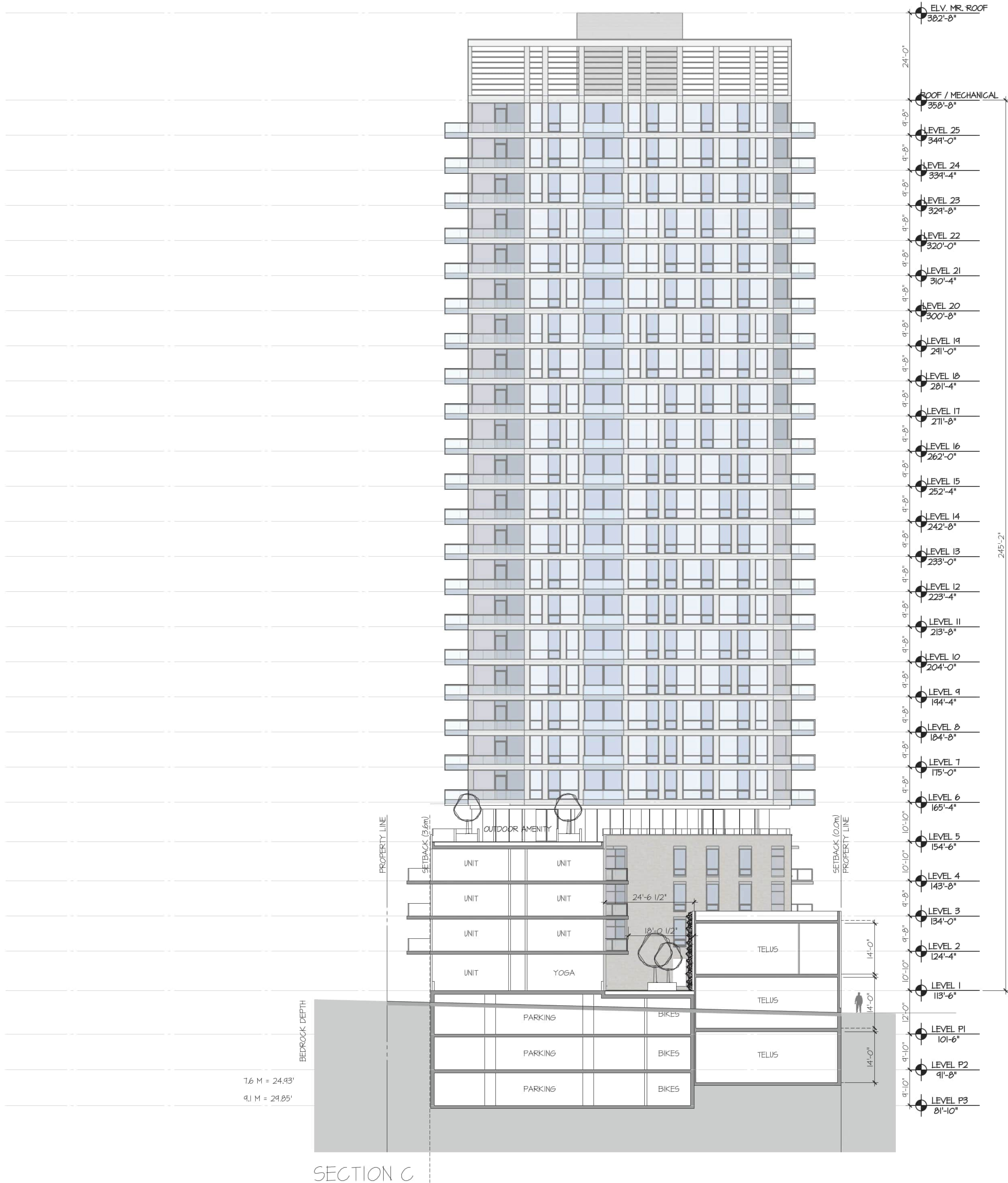
DATE JUNE 2024

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A4.02



SECTION B



CLIENT

LEDCOR

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NO. | DATE | REVISION

PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION D

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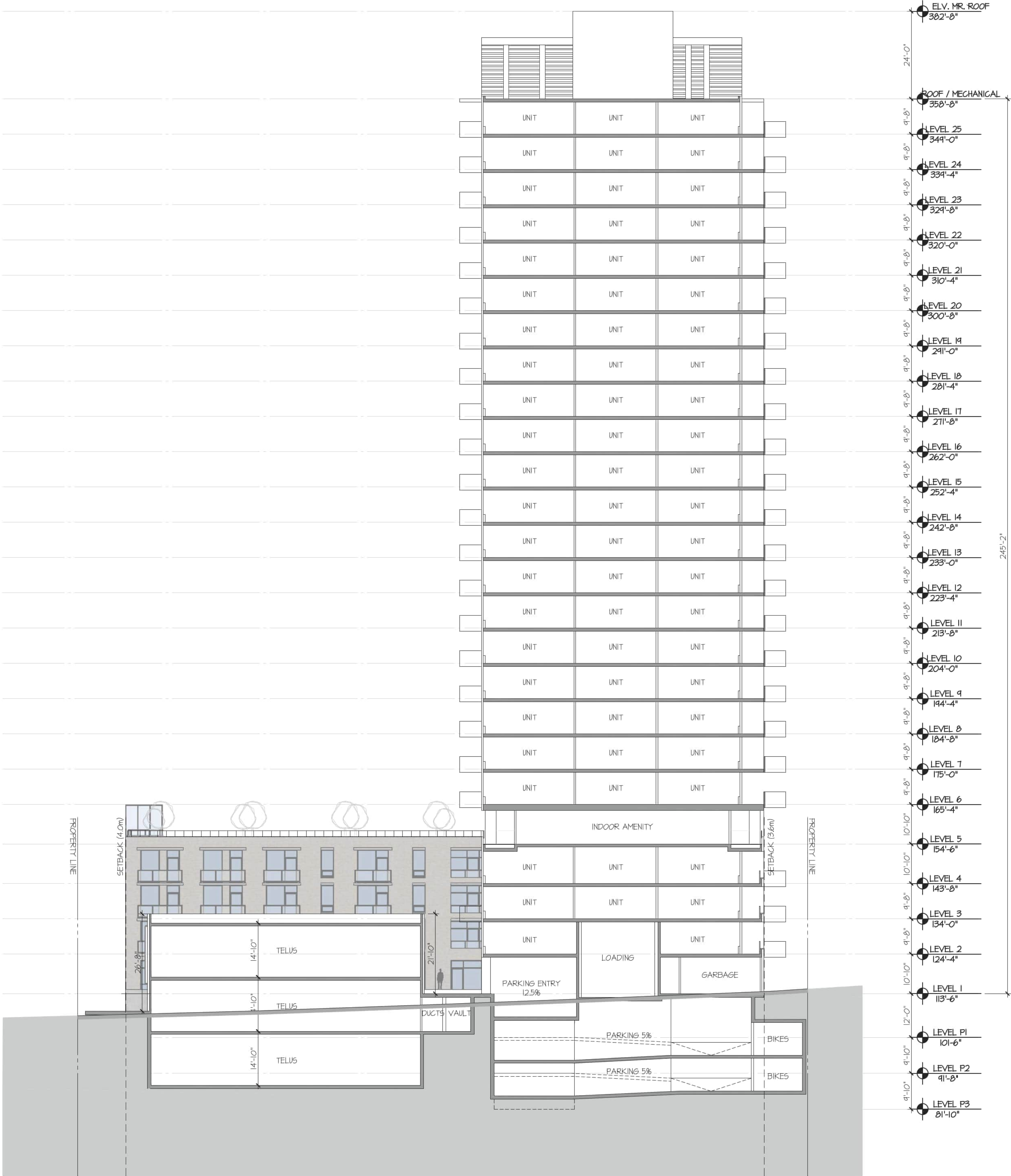
PROJECT A224606

DRAWN LM CHECKED CS

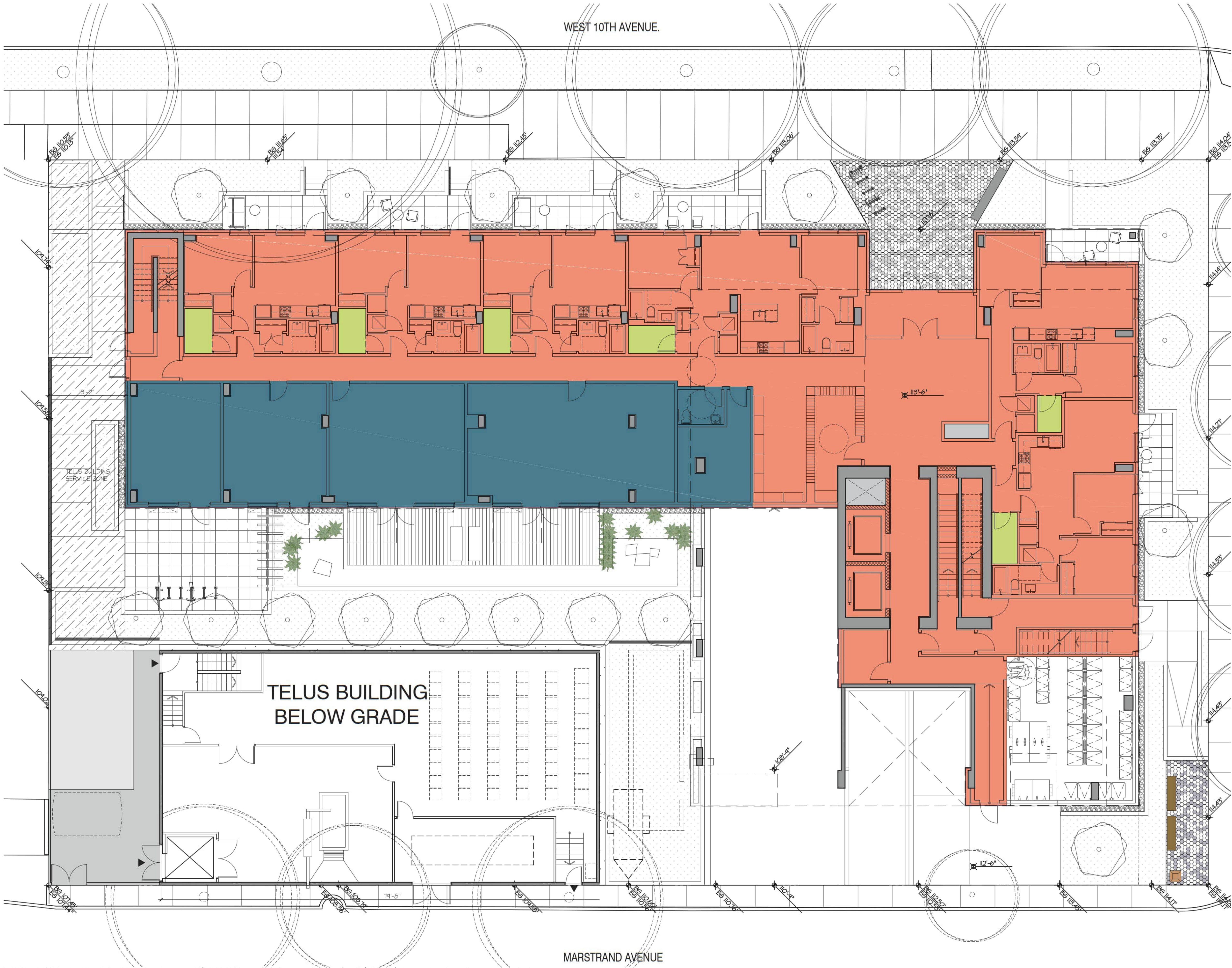
SCALE 1/16"=1'-0"

DATE JUNE 2024

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SECTION D



CLIENT

LEDCOR / TELUS LIVING

GFA Rental Building
10319.8 sq.ft.

Residential FSR
7044.0 sq.ft.

Amenity (exc.)
2339.2 sq.ft.

Mech./Elec. (exc.)
50.71 sq.ft.

Storage (exc.)
214.25 sq.ft.

Envelope (exc.)
87.0 sq.ft.

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

**LEVEL 1
(AREA OVERLAY)**

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PROJECT A224606

DRAWN LM CHECKED CS

SCALE 1/8"=1'-0"

DATE SEPT 2024

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CLIENT

LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 2
(AREA OVERLAY)

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PROJECTA224606

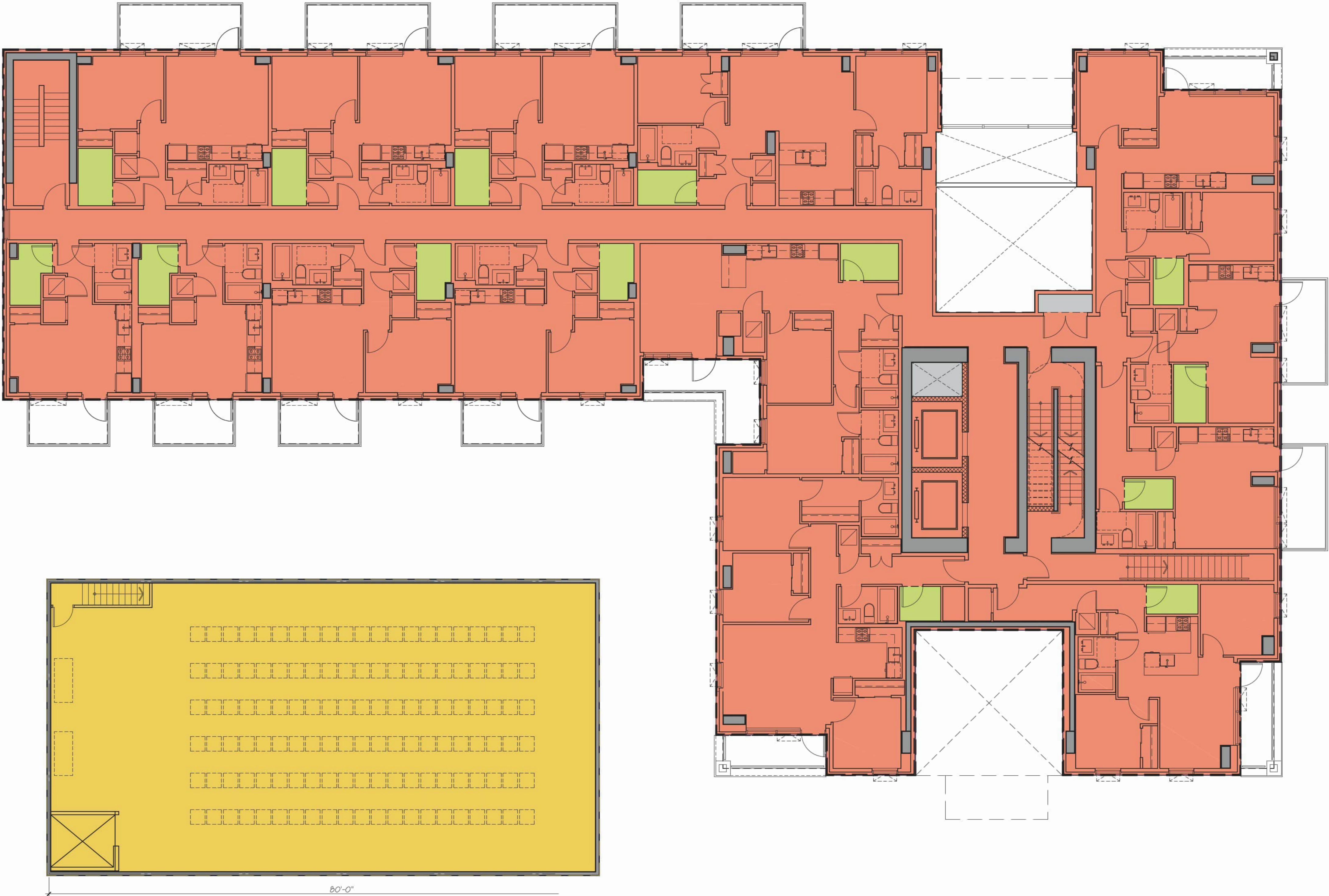
DRAWN LM CHECKED CS

SCALE 1/8" = 1'-0"

DATE SEPT 2024

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A2.05



GFA Rental Building
10894.7 sq.ft.

Residential FSR
10257.6 sq.ft.

Amenity (exc.)
0 sq.ft.

Storage (exc.)
484.18 sq.ft.

Mech./Elec. (exc.)
50.71 sq.ft.

Envelope (exc.)
102.1 sq.ft.

GFA At Grade Utility
3057.8 sq.ft.

Industrial
3057.8 sq.ft.

CLIENT

LEDOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 3-4
(AREA OVERLAY)

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PROJECTA224606
DRAWN LM CHECKED CS

SCALE 1/8" = 1'-0"
DATE SEPT 2024
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A2.06



CLIENT
LEDOR / TELUS LIVING

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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

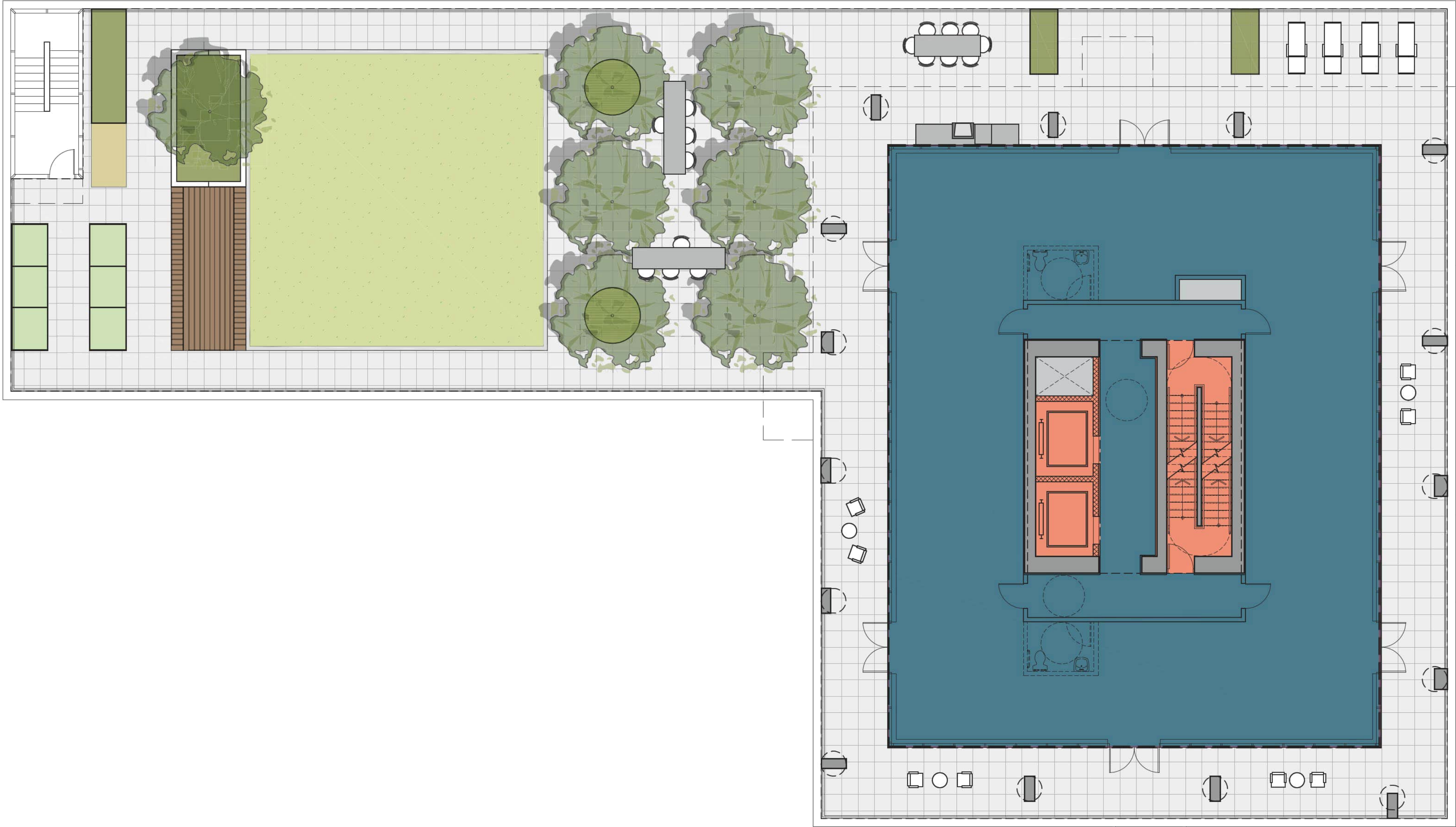
LEVEL 5
(AREA OVERLAY)

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PROJECT A224606
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SCALE 1/8"=1'-0"
DATE SEPT 2024
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CLIENT

LEDCOR / TELUS LIVING

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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 6-15
TYPICAL FLOOR
(AREA OVERLAY)

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SCALE 1/8"=1'-0"

DATE SEPT 2024

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A2.08

GFA Rental Building
6502.8 sq.ft.

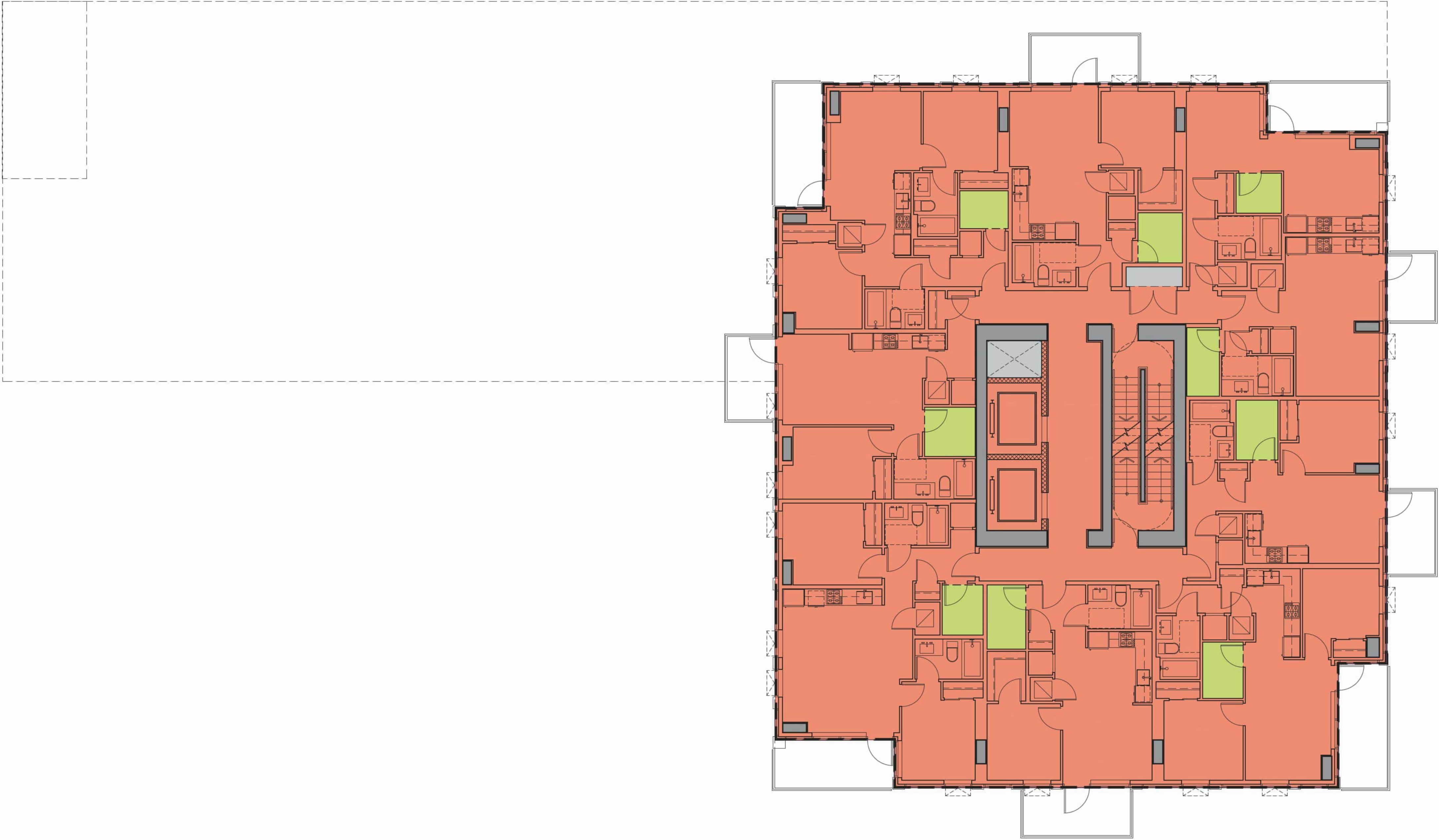
Residential FSR
6087.8 sq.ft.

Amenity (exc.)
0 sq.ft.

Mech./Elec. (exc.)
50.71 sq.ft.

Storage (exc.)
317.63 sq.ft.

Envelope (exc.)
55.3 sq.ft.



CLIENT

LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 16-25
TYPICAL FLOOR
(AREA OVERLAY)

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PROJECT A224606
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SCALE 1/8"=1'-0"
DATE SEPT 2024
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A2.09

GFA Rental Building
6502.9 sq.ft.

Residential FSR
6101.6 sq.ft.

Amenity (exc.)
0 sq.ft.

Mech./Elec. (exc.)
50.71 sq.ft.

Storage (exc.)
296.1 sq.ft.

Envelope (exc.)
55.3 sq.ft.



CLIENT

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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

ROOFTOP MECH. ROOM
(AREA OVERLAY)

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SCALE 1/8"=1'-0"

DATE SEPT 2024

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GFA Rental Building
814.0 sq.ft.

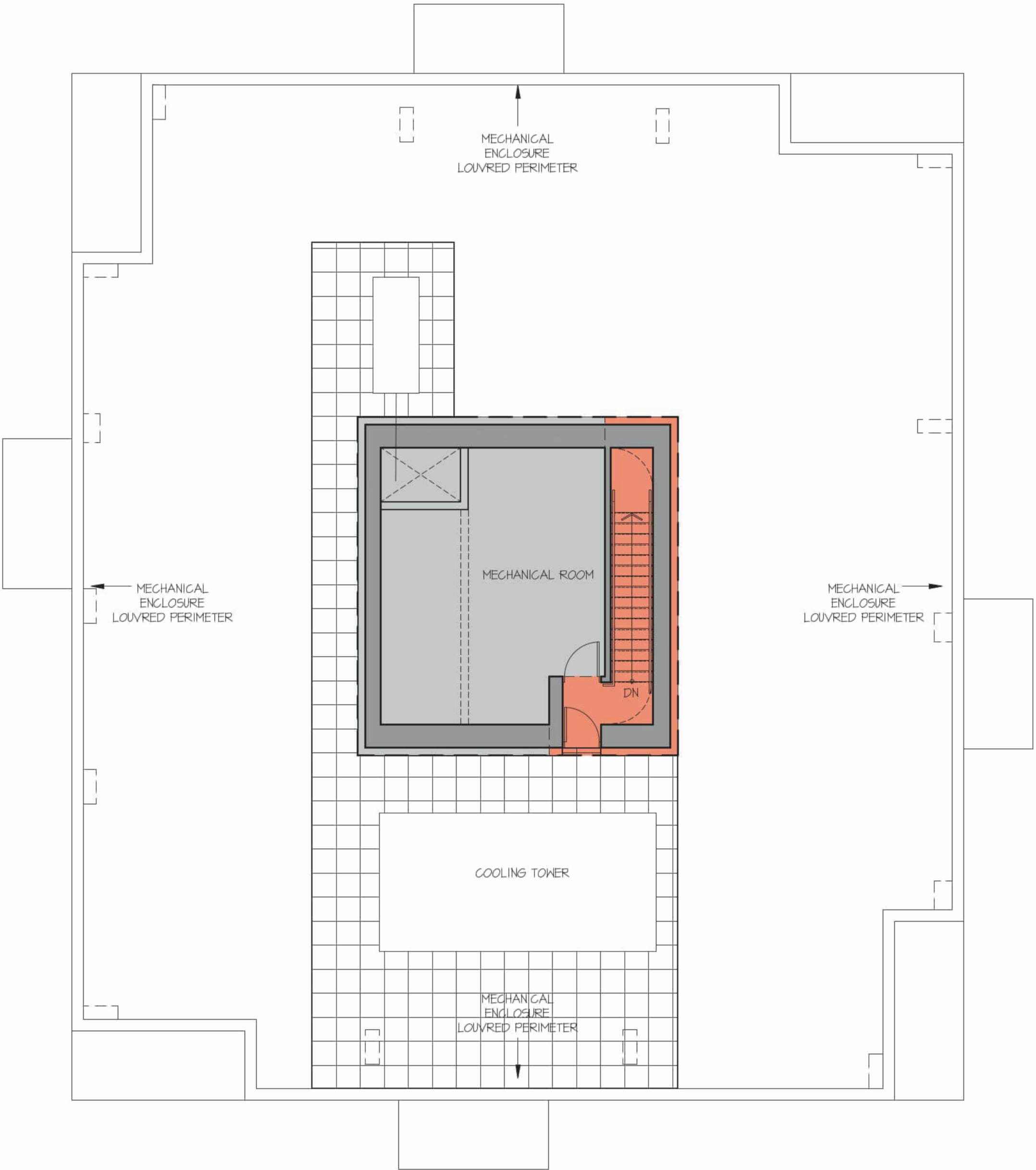
Residential FSR
218.8 sq.ft.

Amenity (exc.)
0 sq.ft.

Mech./Elec. (exc.)
595.2 sq.ft.

Storage (exc.)
0 sq.ft.

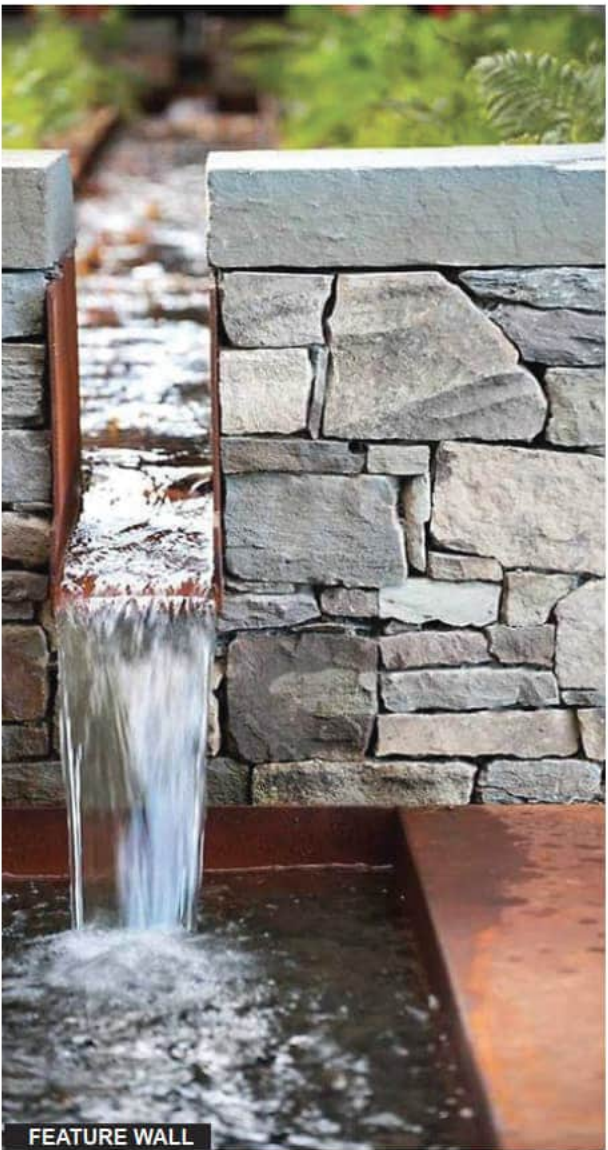
Envelope (exc.)
0 sq.ft.



LANDSCAPE RATIONALE

Landscape Rationale

The landscape design aims to craft an open and inviting entry experience that is well integrated with the streetscapes of West 10th Avenue, Yew Street and Marstrand Avenue. To preserve the large, mature trees along both boulevards, the design will respect tree protection zones through the maintenance of existing grades and the selection of materials that will support soil permeability and aeration. In addition to tree preservation, soil volumes for new trees and shrub planting will be prioritized. Moreover, planting selections will utilize pollinator friendly principles, and be layered with a variety of textures, heights and densities for our small bird and insect friends.



Ground Level Precedents

Outdoor amenity spaces for residents are thoughtfully distributed on the ground and podium levels offering a range of programmed and flex-use spaces. Private patios wrap the north and east sides and help ground the building. Each unit has direct access to the sidewalks and a level of understory planting will help define the transition of the private and public realm. Ground level amenity between the Telus building consists of meditative gardens, a wood deck for outdoor fitness, generous planting with a feature wall and water feature that could capture and treat stormwater runoff. Spill out space for the dog wash and bike maintenance rooms has been provided. The opportunity for a distinct sculptural piece at the corner of Yew Street and 10th avenue and an additional seating node at Yew Street and Marstrand Avenue further activates the ground plane and allows for opportunities for respite.



BENCH SEATING



POLLINATOR GARDEN



LENDING LIBRARY



HONEYCOMB CANOPY



YOGA DECK



WATER FEATURE

Ground Level Site Plan

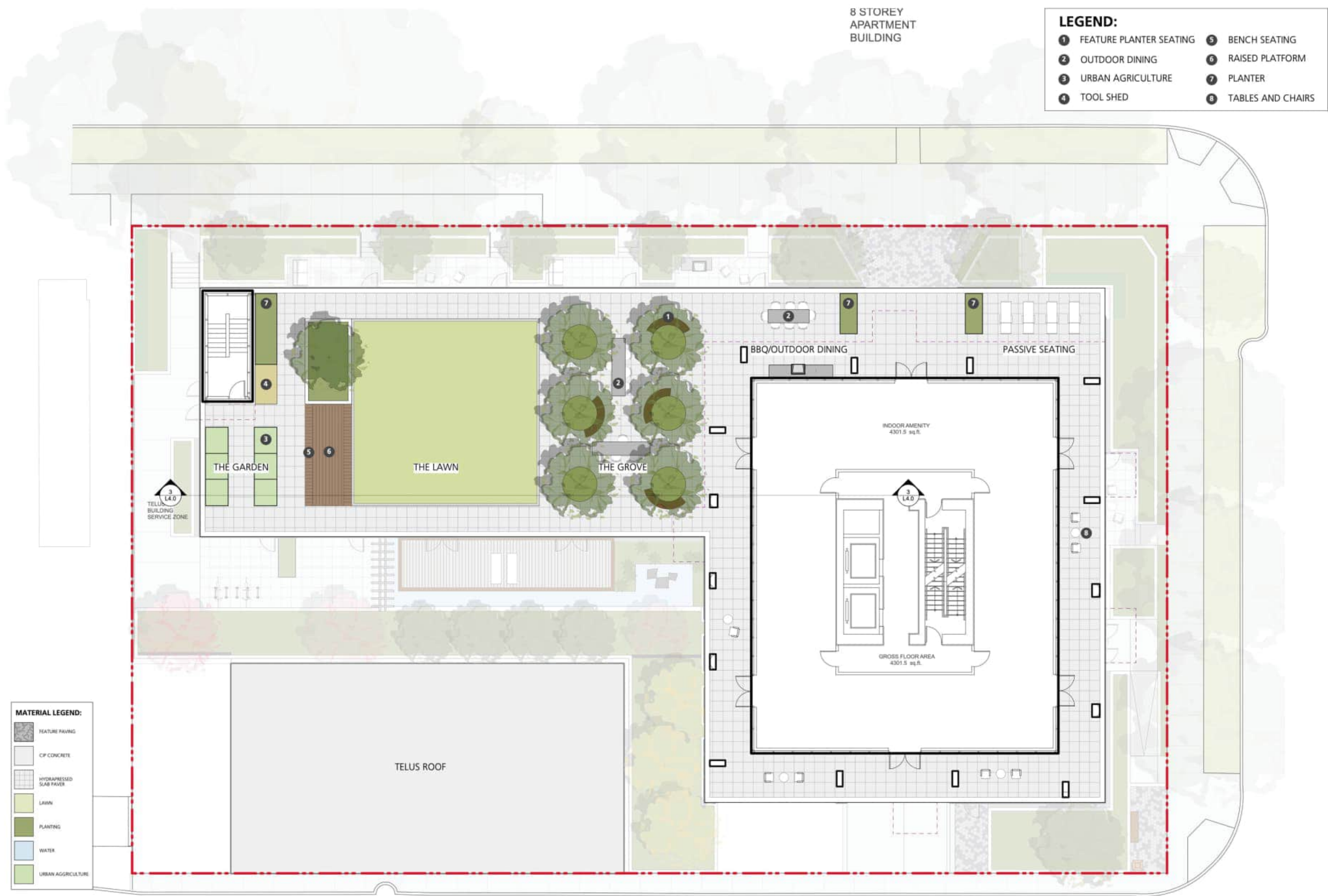


Level 5 Precedents

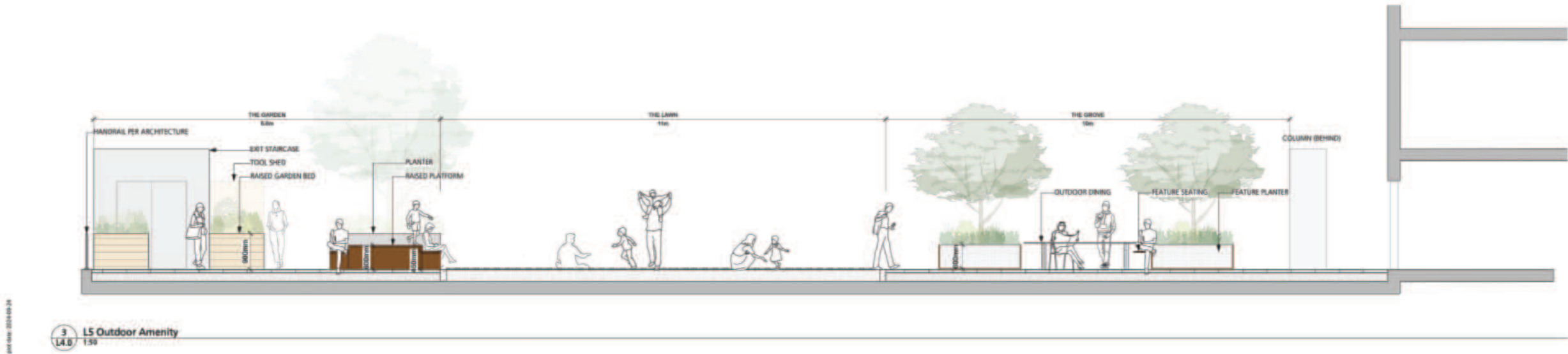
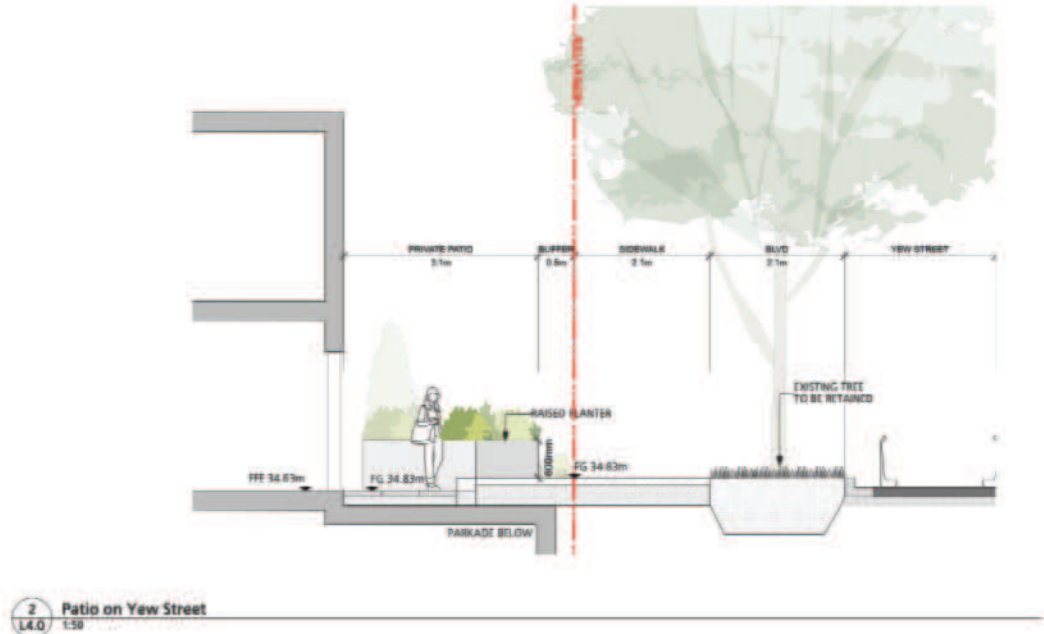
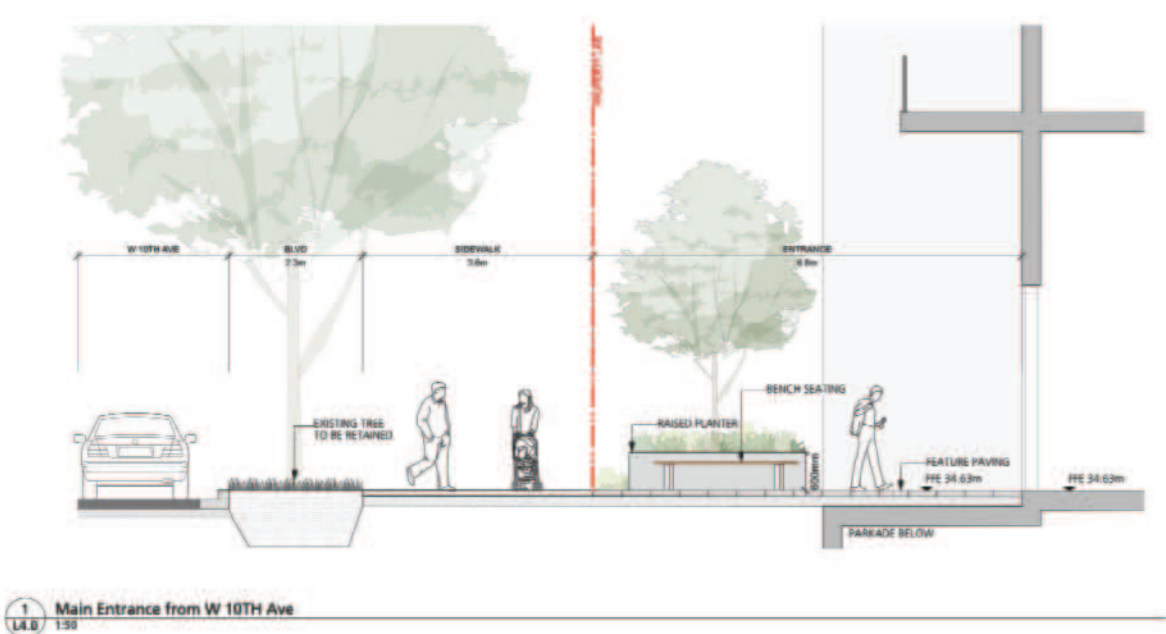
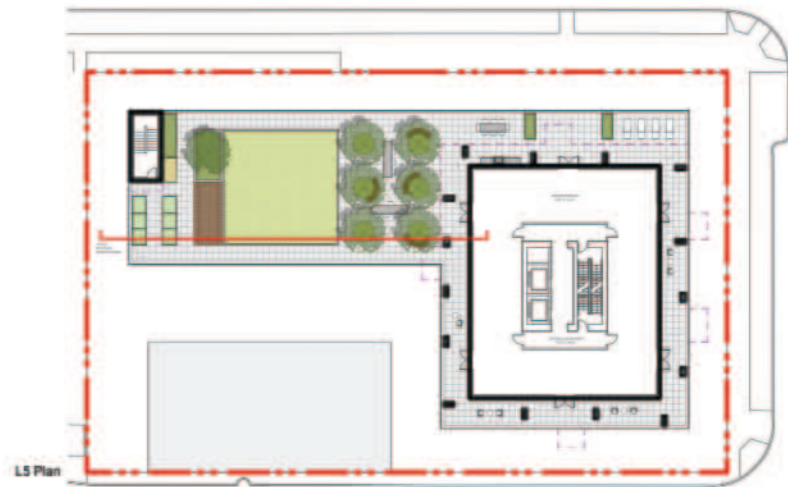
The outdoor amenity for the level 5 podium aims to maximize the views to the north by integrating a mix of seating and lounging options for resident enjoyment and social interaction. Amenities will include outdoor dining spaces focused around 'The Grove'. Elevated planters with wraparound seating will create a consistent canopy to provide shade and cooling in the warmer months, and when the leaves fall will help warm the building in the cooler months. 'The Lawn' is intended to be a flex-use area for all kinds of activities. A raised bench and seating platform create the transition to 'The Garden' which builds community through shared herb and vegetable garden planters. The remaining planting palette will include drought tolerant native and adaptive species minimizing the irrigation demands of the project while delivering seasonal interest, privacy and durability.



Level 5 Plan



Landscape Sections



LANDSCAPE DRAWINGS



- LEGEND:**
- | | | |
|------------------------|-------------------|--|
| 1 CLASS B BICYCLE RACK | 5 FEATURE WALL | 9 CIP CONCRETE |
| 2 BENCH SEATING | 6 LENDING LIBRARY | 10 HEDGE |
| 3 FEATURE PAVING | 7 WATER FEATURE | 11A 11B POTENTIAL PUBLIC ART LOCATIONS |
| 4 YOGA DECK | 8 FENCE | 12 PERGOLA |

Issues	No.	Description	Date
1	Issued for Rezoning		2024/09/24

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Client:



Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Landscape Key Plan
Level 1

Project North:	PN	Drawn By:	SZ
Scale:	1:100	Checked By:	TH/JM
Sheet No.:		Job No.:	24-018

L1.0

LEGEND:

- 1

FEATURE PLANTER SEATING
- 2

OUTDOOR DINING
- 3

URBAN AGRICULTURE
- 4

TOOL SHED
- 5

BENCH SEATING
- 6

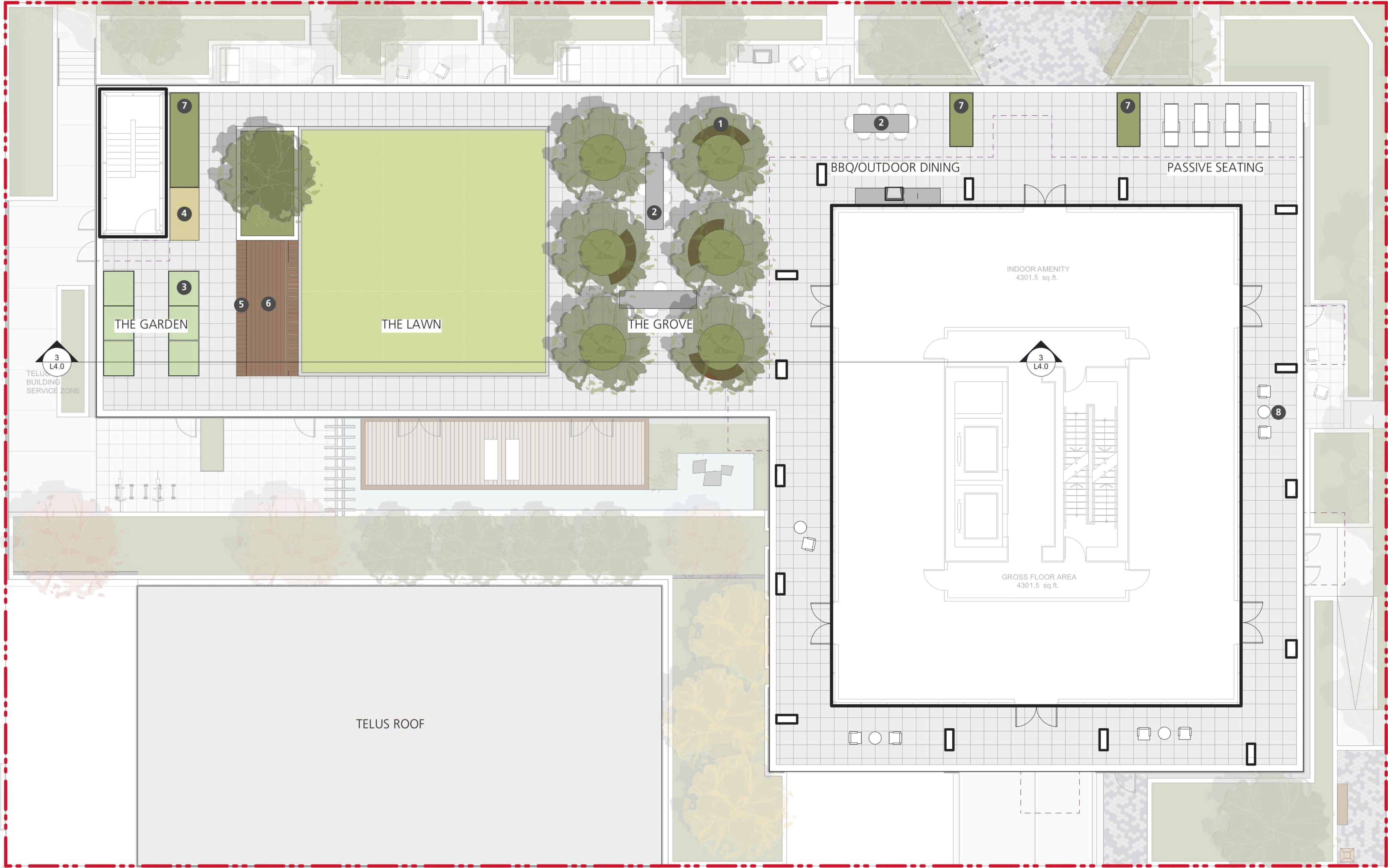
RAISED PLATFORM
- 7

PLANTER
- 8

TABLES AND CHAIRS

Issues	No.	Description	Date
	1	Issued for Rezoning	2024/09/24

MATERIAL LEGEND:	
	FEATURE PAVING
	CIP CONCRETE
	HYDRAPRESSED SLAB PAVER
	LAWN
	PLANTING
	WATER
	URBAN AGRICULTURE



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Client:



Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Landscape Key Plan
Level 5

Project North:	PN	Drawn By:	SZ
		Checked By:	TH/JM
Scale:	1:100	Job No.:	24-018
Sheet No.:			



LENDING LIBRARY



BENCH SEATING



BICYCLE RACK



FEATURE WALL



ZEN GARDEN



ENTRY FEATURE PAVING



HYDRAPRESSED SLAB



HONEYCOMB CANOPY



YOGA DECK



WATER FEATURE

GROUND LEVEL ENTRY AND AMENITY LANDSCAPE



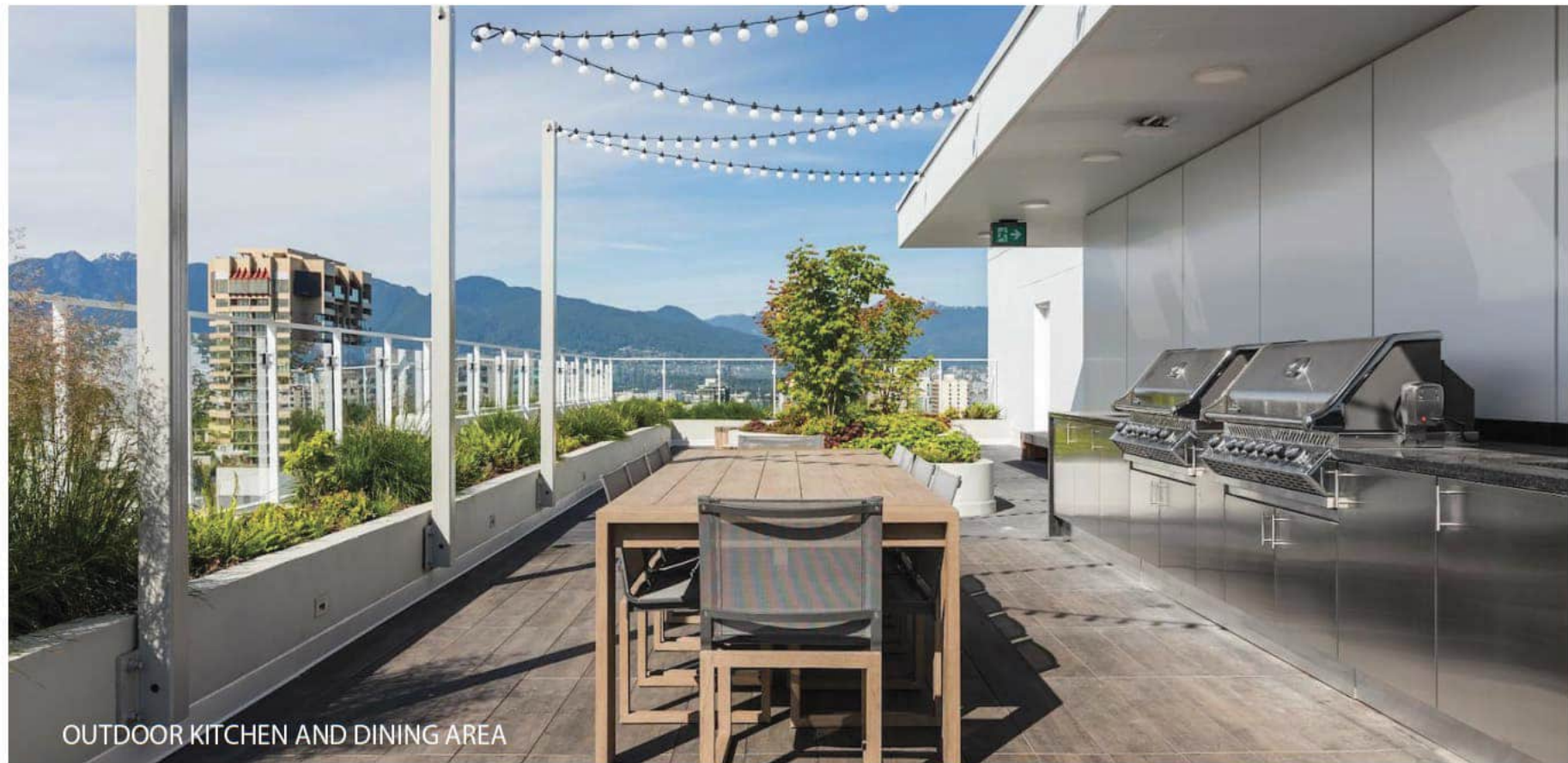
POLLINATOR GARDEN



URBAN AGRICULTURE



THE GROVE WITH PLANTER SEATING



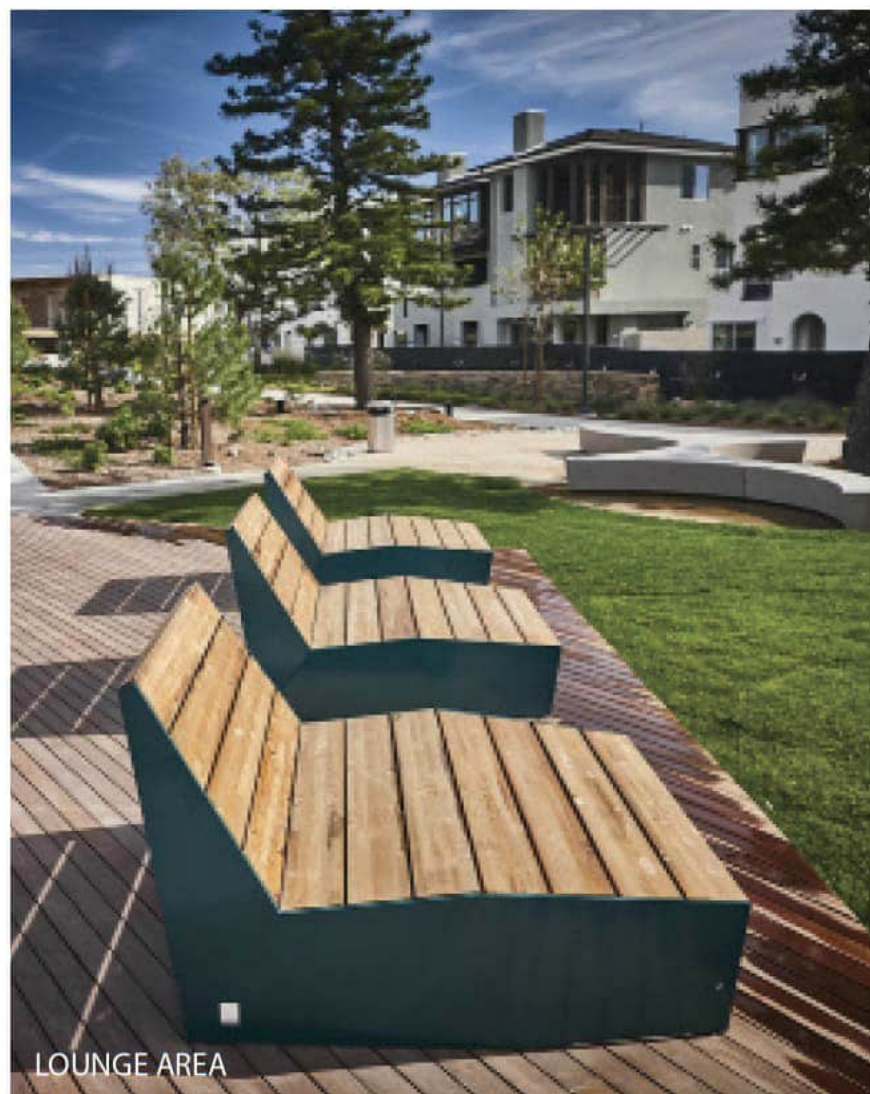
OUTDOOR KITCHEN AND DINING AREA



RAISED PLATFORM



THE LAWN



LOUNGE AREA



OPEN LOUNGE AREA WITH VIEWS

UPPER LEVEL AMENITY DECK

UPPER LEVEL PENTHOUSE

Issues		
No.	Description	Date
1	Issued for Rezoning	2024/09/24

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Client:

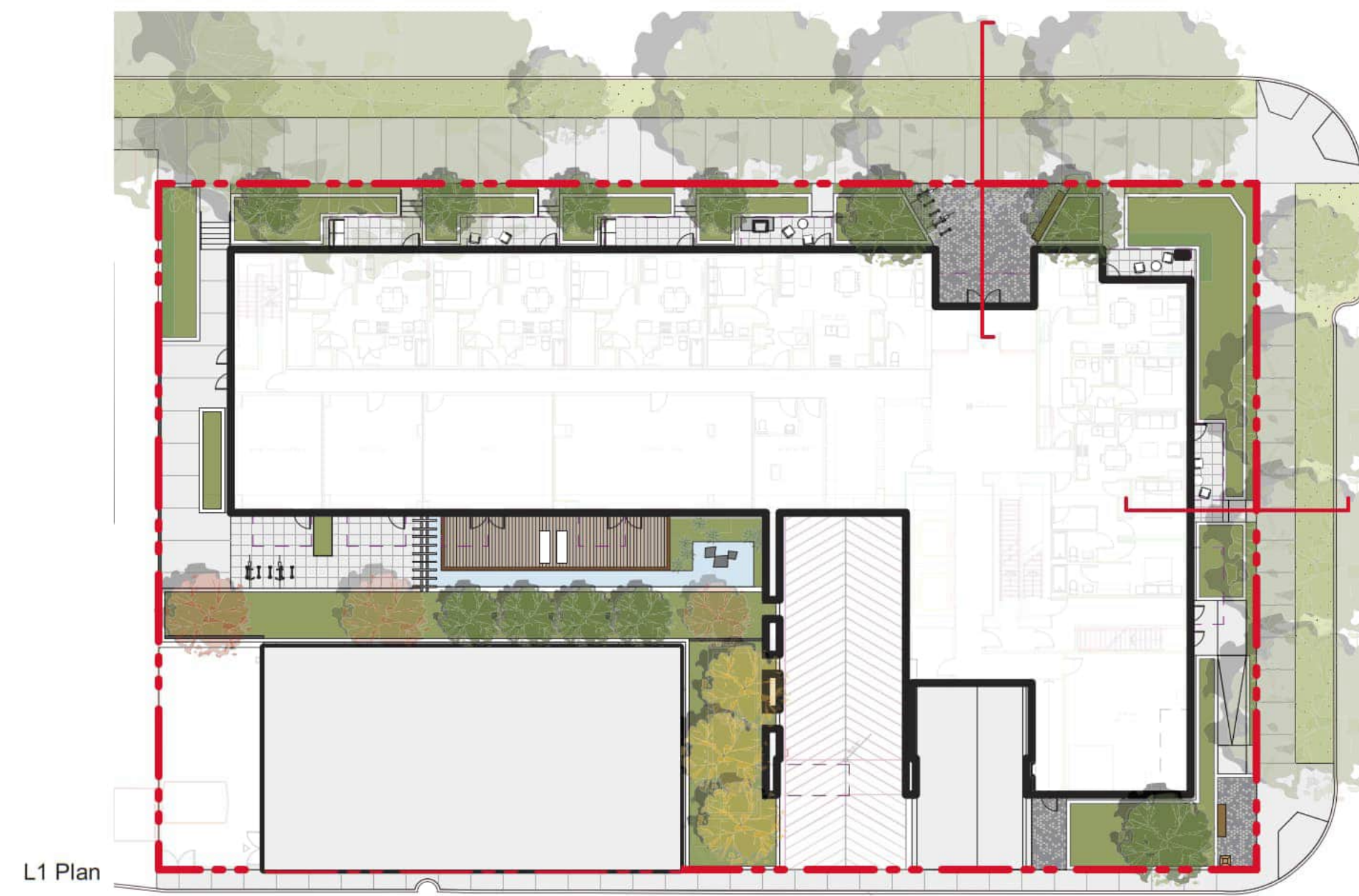


Project Title:
2212 West 10th Avenue,
Vancouver, BC

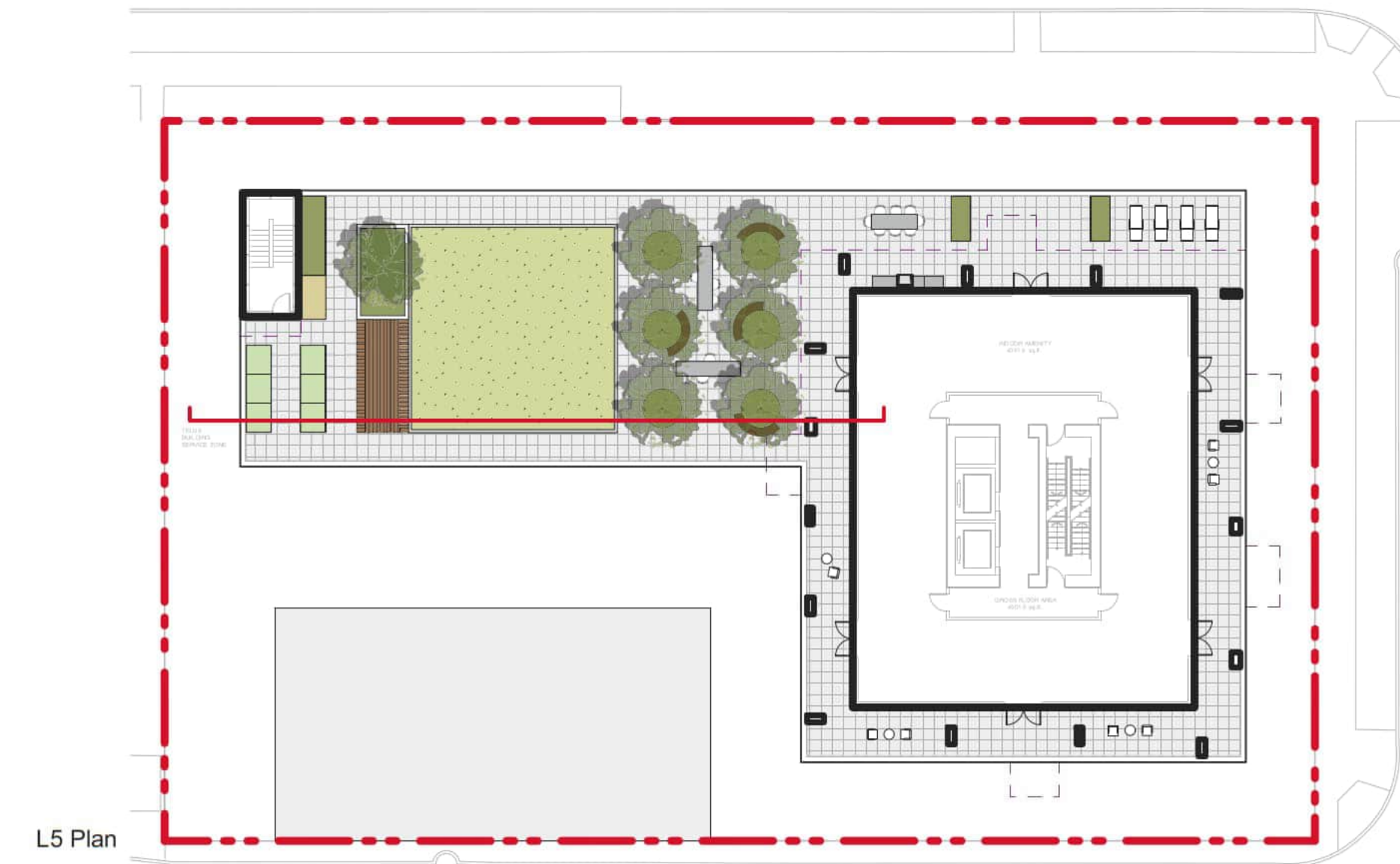
Drawing Title:
Landscape Precedent
Images

Project North:	Drawn By:	SZ
	Checked By:	TH/JM
Scale:	Job No.:	24-018
Sheet No.:		

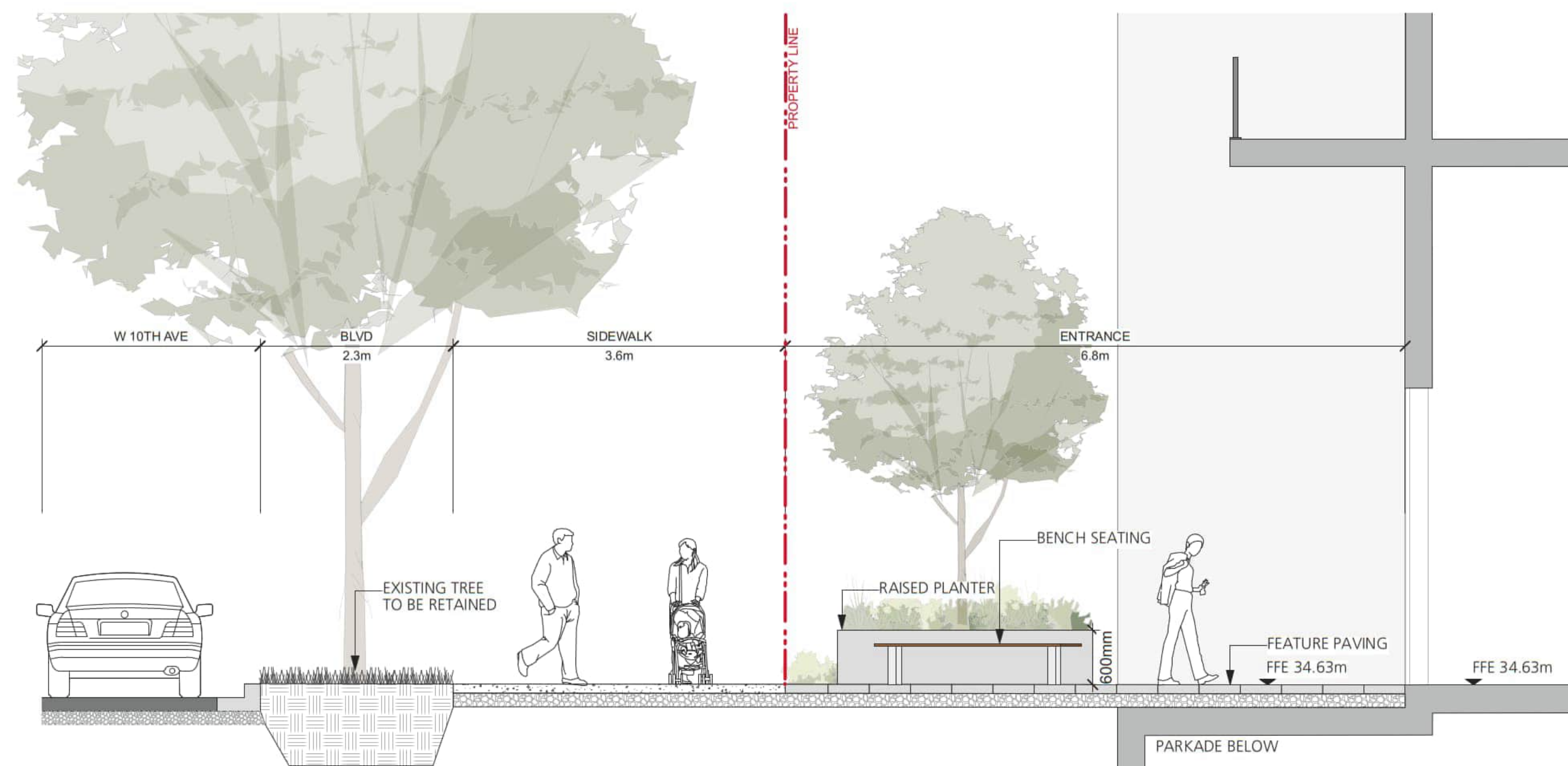
Issues	Description	Date
No.		
1	Issued for Rezoning	2024/09/24



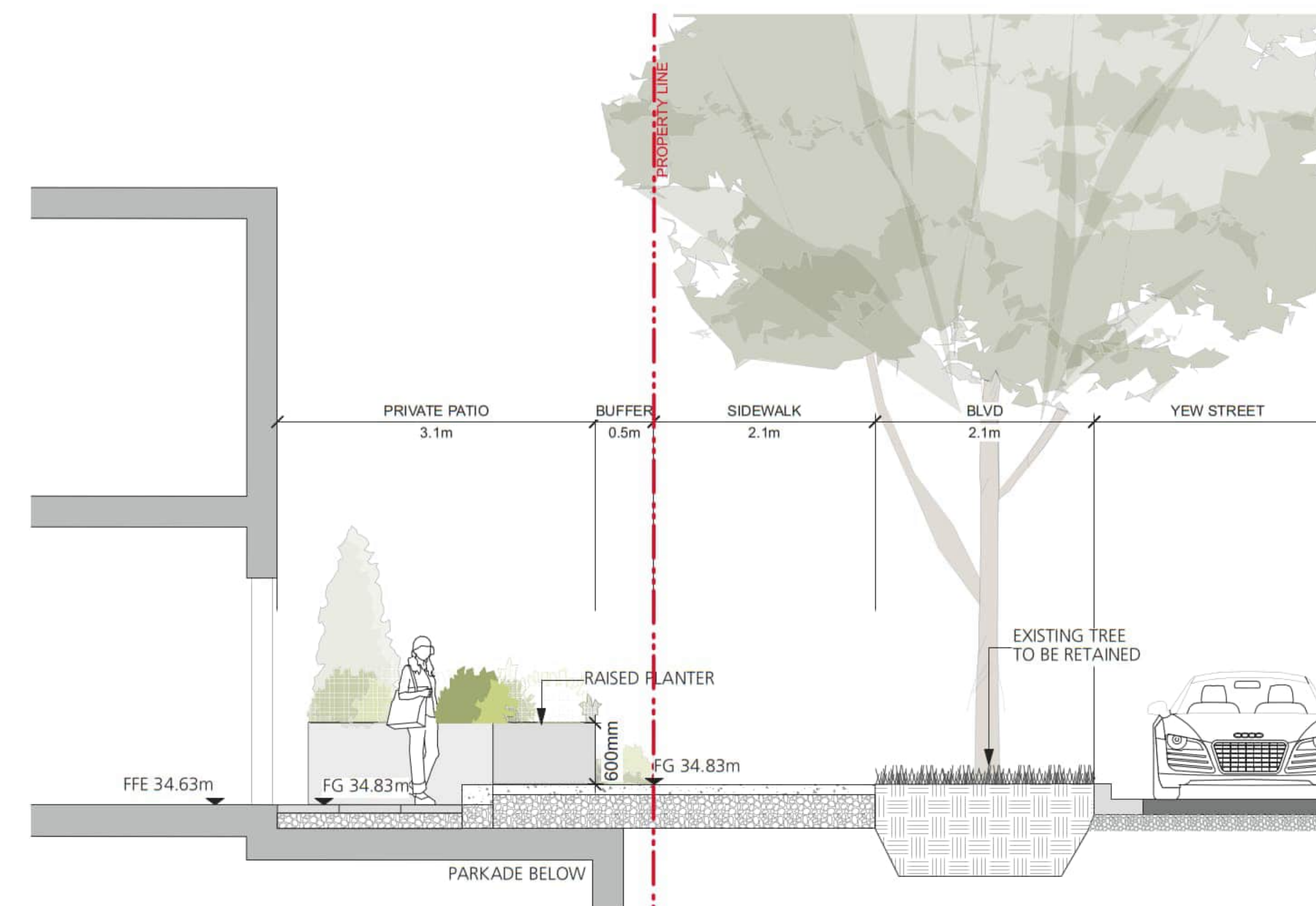
L1 Plan



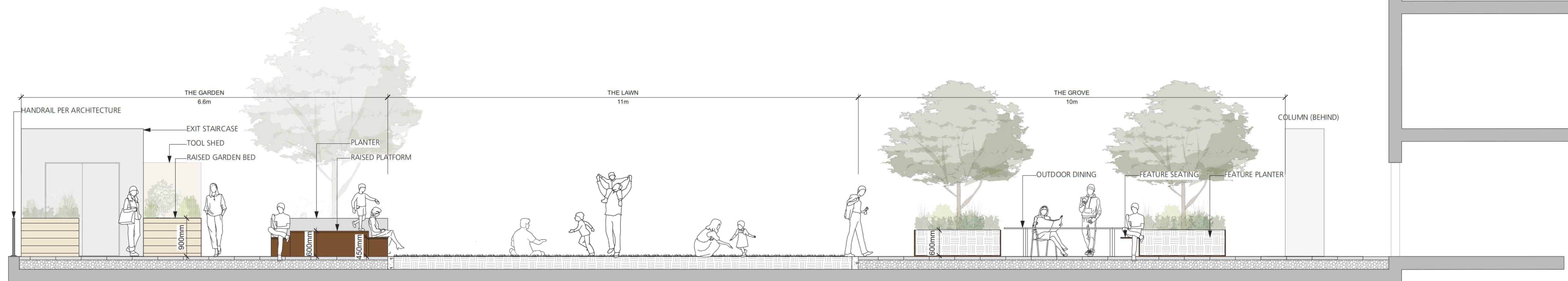
L5 Plan



1 Main Entrance from W 10TH Ave
L4.0 1:50



2 Patio on Yew Street
L4.0 1:50



3 L5 Outdoor Amenity
L4.0 1:50

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Client:



Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Illustrative
Landscape Sections

Project North: Drawn By:

SZ

Checked By:

TH/JM

Scale: Job No.:

As Shown 24-018

Sheet No.:

L4.0

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A9.01	Renders

Consultant List			
Architecture	Arcadis	Gwyn Vose Fendi Xue PJ Dennehy	gwyn.vose @ arcadis.com fendi.xue @ arcadis.com pj.dennehy @arcadis.com
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Civil	Aplin Martin	Robert Lew Catherine Zhang	Rlew @aplinmartin.com Czhang @aplinmartin.com
Code	Pontem / TCCP	Barry Thorson Jack Hui Justin Lau	barry @tccp.ca jhui @pontemgrp.com jlau @ pontemgrp.com
Electrical	Straiton	Megan Sibley Manny Valerio	Msibley @straitoneng.com mvalerio @straitoneng.com
Energy	Evoke	Alex Blue David Fookes	ablue @EvokeBuildings.com dfookes @EvokeBuildings.com
Envelope	Evoke	Sophie Mercier	Smercier @evokebuildings.com
Landscape	LOCI	Mike Enns Niya Yuan Jan Lee	mike @locidesign.ca niya @locidesign.ca jan @locidesign.ca
Mechanical	Straiton	Mike Dixon Stan Poznekoff	mdixon @straitoneng.com spoznekoff @straitoneng.com
Structural	Goltman Simpson	Levi Stoelting Nick Maerkl	lstoelting @glotmansimpson.com nmaerkl @glotmansimpson.com



ISSUED FOR DP SUBMISSION

2025-01-10

Telus CO Building

The proposed façade is clad in a varied array of white and dark metal panels that emulate binary coding, by having the dark panels represent the zeroes and the white panels represent the ones. This creates a prominent facade that conceptually represents the building’s function, while concealing the utilitarian inner workings of the building.

At ground level, the building is clad in dark-toned brickwork and window wall, to create continuity with the area's characteristic ground floor expression. The dark base contrasts with the aluminum panel patterning above, further highlighting the eye-catching nature of the upper façade.



Telus CO Render looking South



Telus CO Render looking North

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TELUS living



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Formerly B| Group Architects (Canada) Inc.

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2	Issued for Telus CO Building DP Enquiry	2024-11-21
3	Issued for Telus CO Building DP Submission	2025-01-10

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www.arcadis.com

PROJECT

354 East 10th Avenue

Vancouver, BC

PROJECT NO:

147390

DRAWN BY:

FX

CHECKED BY:

GV

PROJECT MGR:

FX

APPROVED BY:

GV

SHEET TITLE

Design Rational

SHEET NUMBER

A0.01

ISSUE

PROJECT INFORMATION

PROJECT ADDRESS 354 East 10th Avenue, Vancouver ,BC
LEGAL ADDRESS LOT 4, BLOCK 117, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, EX W 16.5'
PID: 011-898-071
LOT 5, BLOCK 117, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, PORTION W 16.5'
PID: 011-898-089

ZONING C-3A

SITE DIMENSION	Width (m)	Depth (m)	
	15.095	37.167	
SITE AREA (PROJECT)	Imperial	Metric	
	6,039.63	561.10	
PERMITTED DENSITY (3.1.1.1)	6,039.63	561.10	1.0 FSR
PROPOSED DENSITY	0.00	0.00	

Building Height (3.1.2.1) Permitted 9.2 m Proposed 17.5m (Measured from base point to top of roof slab)

Building Setback (C-3A)

	Required		Proposed	
	Imperial	Metric	Imperial	Metric
Front yard (3.1.2.2)	not required	not required	0.00	0.00
Side yard (3.1.2.3 (c))	not required	not required	0.00	0.00
Rear yard -Lane (3.1.2.4) (3.1.2.10)	0.00	0.00	20.3	6.20

Site Coverage

	Imperial	Metric
Building Foot Print	4,602	427.5
Site Coverage Proposed %	76%	
Permitted	N/A	

FSR AREA SUMMARY

Telus Building

USE	GFA		EXCLUSIONS		TOTAL FSR AREA	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
Utility	18,148	1,686.0	18,148	1,686.0	0.00	0.00
TOTAL	18,148	1,686.0	18,148	1,686.0	0.00	0.00

Floor By Floor FSR AREA SF.

Level (s)	Gross Floor Area		Exclusions	FSR Area
	Utility Use	Total	Utility Use	
Roof	180	180	180	0.00
Level 4	4,486	4,486	4,486	0.00
Level 3	4,486	4,486	4,486	0.00
Level 2	4,602	4,602	4,602	0.00
Level 1	4,394	4,394	4,394	0.00
Total	18,148	18,148	18,148	0.00

REQUIRED / PROPOSED TOTAL PARKING / LOADING/BIKE

VALUES FOR TABULATING PARKING & LOADING COUNTS

Uses		Gross Floor Area	
		Imperial (sf.)	Metric (sm.)
Non-Residential Uses	Utility	18,148	1,686

	Uses	Required	Proposed
Parking	Utility	n/a	0
Bicycle Parking	Utility	n/a	0
Loading	Utility	2 Class B Loading	2 Class B

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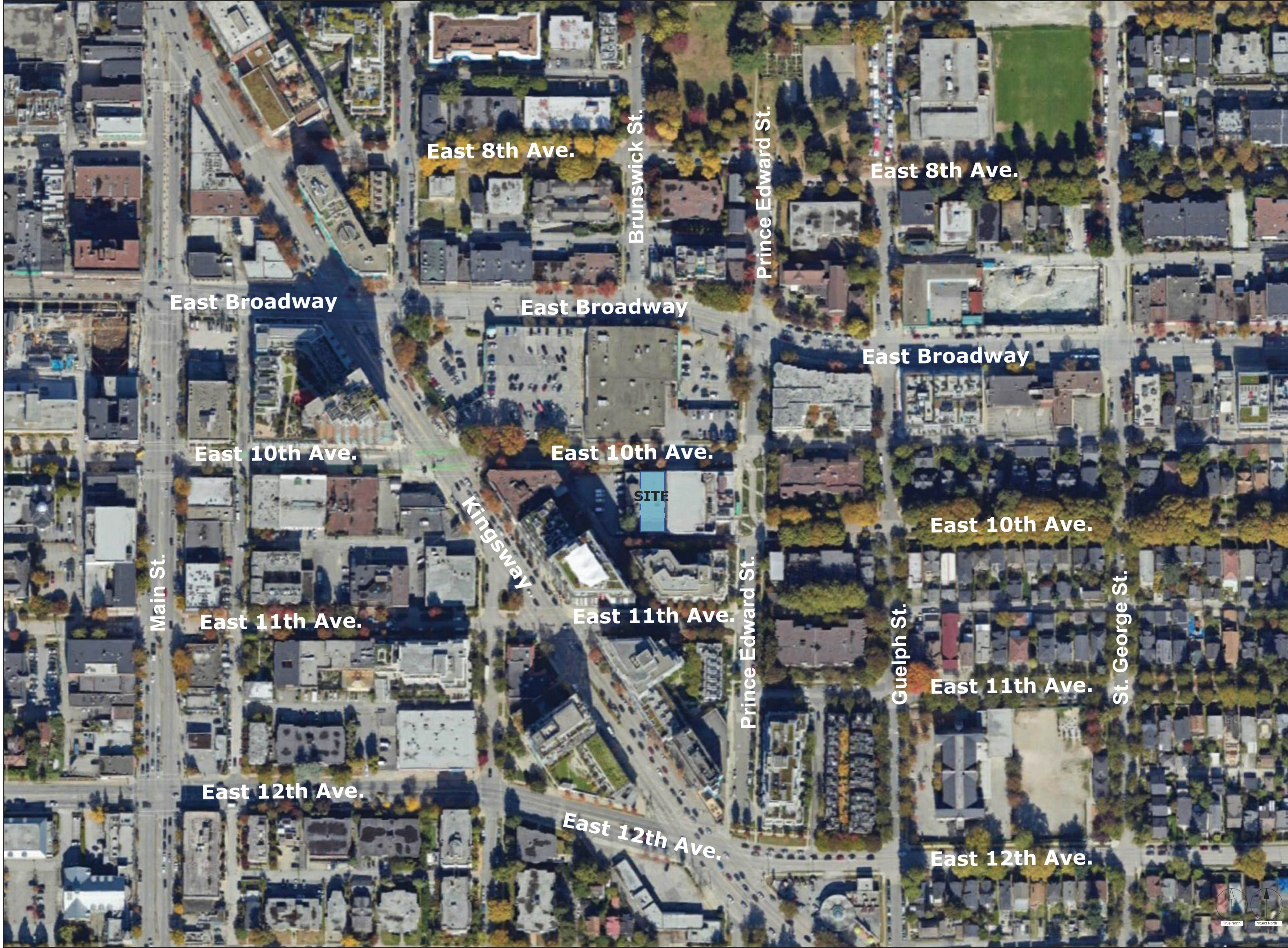


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PROJECT
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Vancouver, BC
PROJECT NO:
147390
DRAWN BY:
FX
PROJECT MGR:
FX
CHECKED BY:
GV
APPROVED BY:
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SHEET TITLE
Project Statistics

SHEET NUMBER
A0.02
ISSUE



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Vancouver, BC

PROJECT NO:
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FX

CHECKED BY:
GV

PROJECT MGR:
FX

APPROVED BY:
GV

SHEET TITLE

Context Plan

SHEET NUMBER
A0.03

ISSUE



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STREETSCAPE ELEVATION LOOKING SOUTH



STREETSCAPE ELEVATION LOOKING NORTH

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PROJECT

354 & 380 E10th Avenue

Vancouver, BC

PROJECT NO:

147390

DRAWN BY:

FX

CHECKED BY:

GV

PROJECT MGR:

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APPROVED BY:

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SHEET TITLE

Streetscape Elevations

SHEET NUMBER

A0.05

ISSUE

City of Vancouver - FOI 2026-035 - Page 122 of 151



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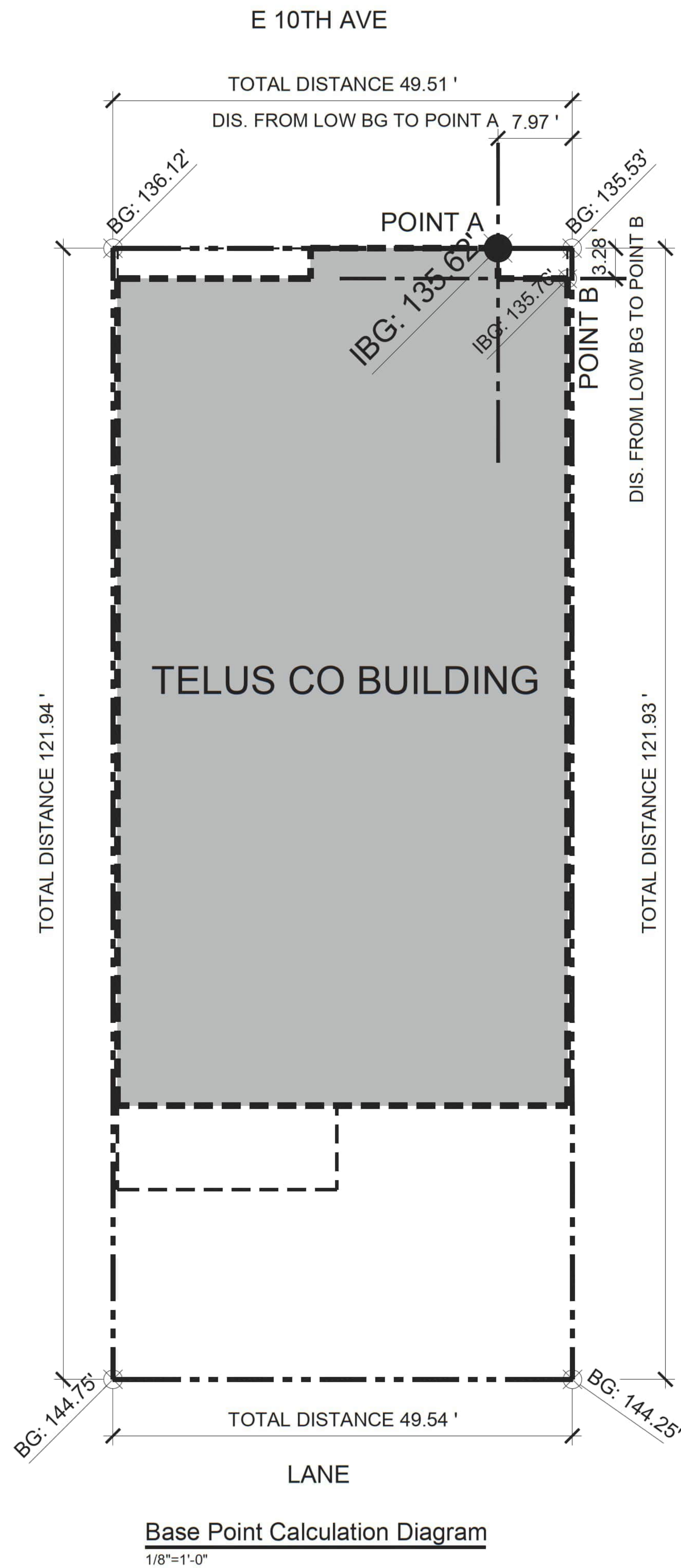
SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

A0.06

ISSUE



$$BG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}} \right) \times D_{low} \right] + BG_{low}$$

BG_{low} = Lower Known Elevation

BG_{high} = Higher Known Elevation

IBG = Interpolated Building Grade

FORMULA FOR PROVING IBG POINT A

$$IBG \text{ (POINT A)} = \left[\left(\frac{136.12 - 135.53}{49.51} \right) \times 7.97 \right] + 135.53 = 135.62'$$

FORMULA FOR PROVING IBG POINT B

$$IBG \text{ (POINT B)} = \left[\left(\frac{144.25 - 135.53}{121.93} \right) \times 3.28 \right] + 135.53 = 135.76'$$

POINT A IS THE LOWER POINT
BUILDING GRADE = 135.62'

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CHECKED BY:
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PROJECT MGR:
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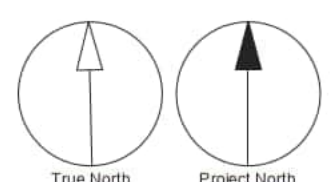
SHEET TITLE

Base Point Calculation

SHEET NUMBER

A0.07

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Vancouver, BC

PROJECT NO:
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PROJECT MGR:

APPROVED BY:

Building Grade

ISSUE

A0.08

ISSUE



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 4 EX. W16.5' & 5 W16.5',		SCALE: 1:400
						PLAN VAP187, AND LOT C, PLAN		DWG. NO. BG-2024-00098
						VAP13745, BLK. 117, D.L. 301.		SHEET 1 / OF 1 REVISION:

SURVEY PLAN OF:
(1) LOT 4 EXCEPT THE WEST 16.5 FEET BLOCK 117 DL 301 GP 1 NWD PLAN 187
(2) THE WEST 16.5 FEET OF LOT 5 BLOCK 117 DL 301 GP 1 NWD PLAN 187

PID: 011-898-071

PID: 011-898-089

CIVIC ADDRESS
#354 EAST 10TH AVENUE
VANCOUVER, B.C.

SCALE 1:150
2 0 2 4 6

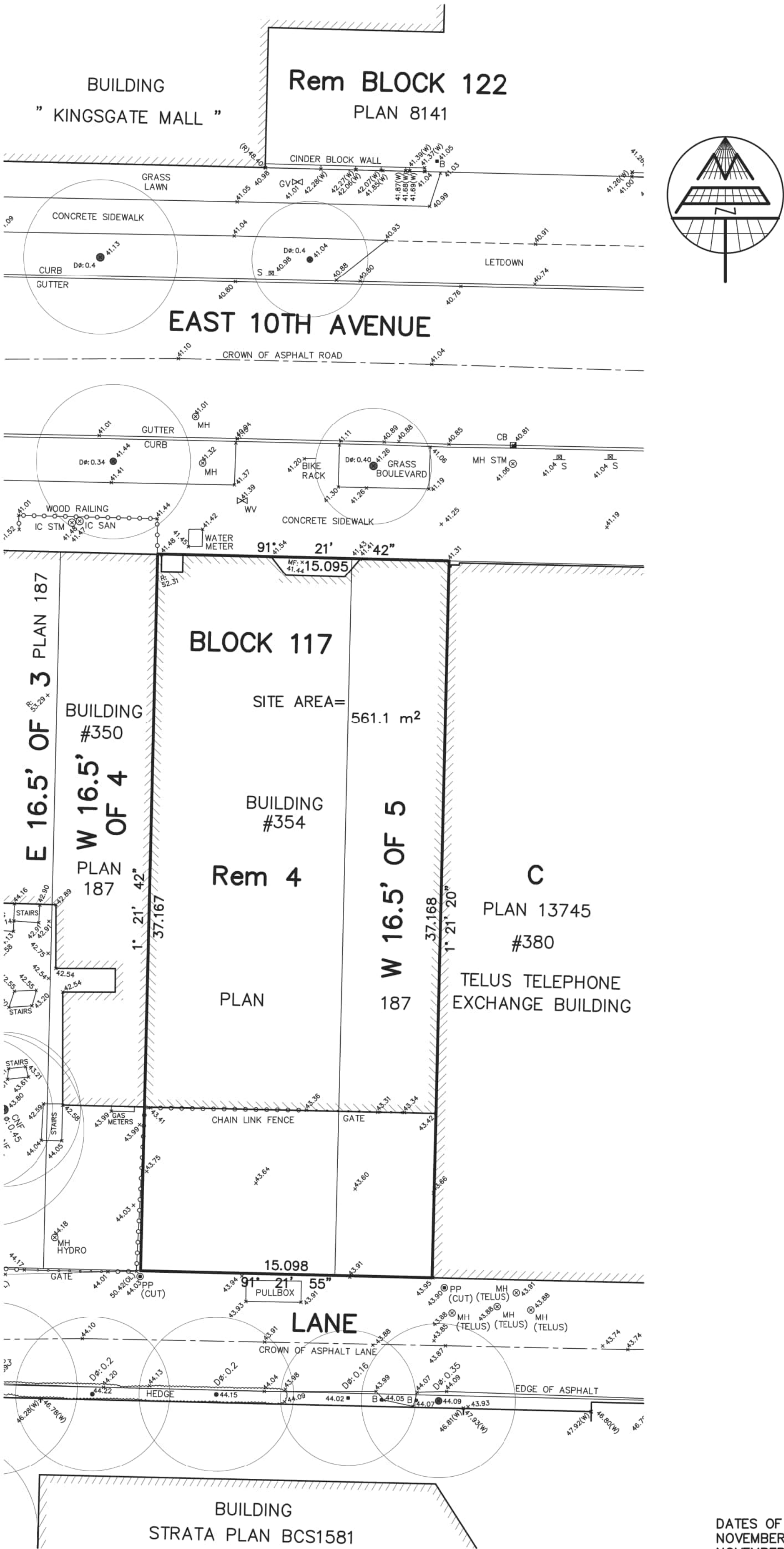
DISTANCES AND ELEVATIONS ARE IN METRES.

PROPERTY LINE DIMENSIONS AND LOT AREA ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS AND FIELD SURVEYS.

ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENT V-1412.
ELEVATION: 43.051 METRES GEODETIC DATUM

LEGEND

- CB DENOTES CATCH BASIN
- GV DENOTES GAS VALVE
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PB DENOTES PULL BOX
- PP DENOTES POWER POLE
- S DENOTES STREET SIGN
- WV DENOTES WATER VALVE
- MF: DENOTES MAIN FLOOR ELEVATION
- R: DENOTES ROOF ELEVATION
- PL DENOTES PROPERTY LINE
- CNFØ: DENOTES CONIFEROUS TREE & TRUNK DIAMETER
- DØ: DENOTES DECIDUOUS TREE & TRUNK DIAMETER



DATES OF SURVEY:
NOVEMBER 21, 2023
NOVEMBER 6, 2023
APRIL 10, 2023

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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: 19828-1-TPG-4.DWG

V-23-19828-1-TPG-4 CLIENT REF: LEDCOR PROPERTY INVESTMENTS

CLIENT

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PROJECT

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Vancouver, BC

PROJECT NO:
147390

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PROJECT MGR:

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SHEET TITLE

Survey

SHEET NUMBER

A0.09

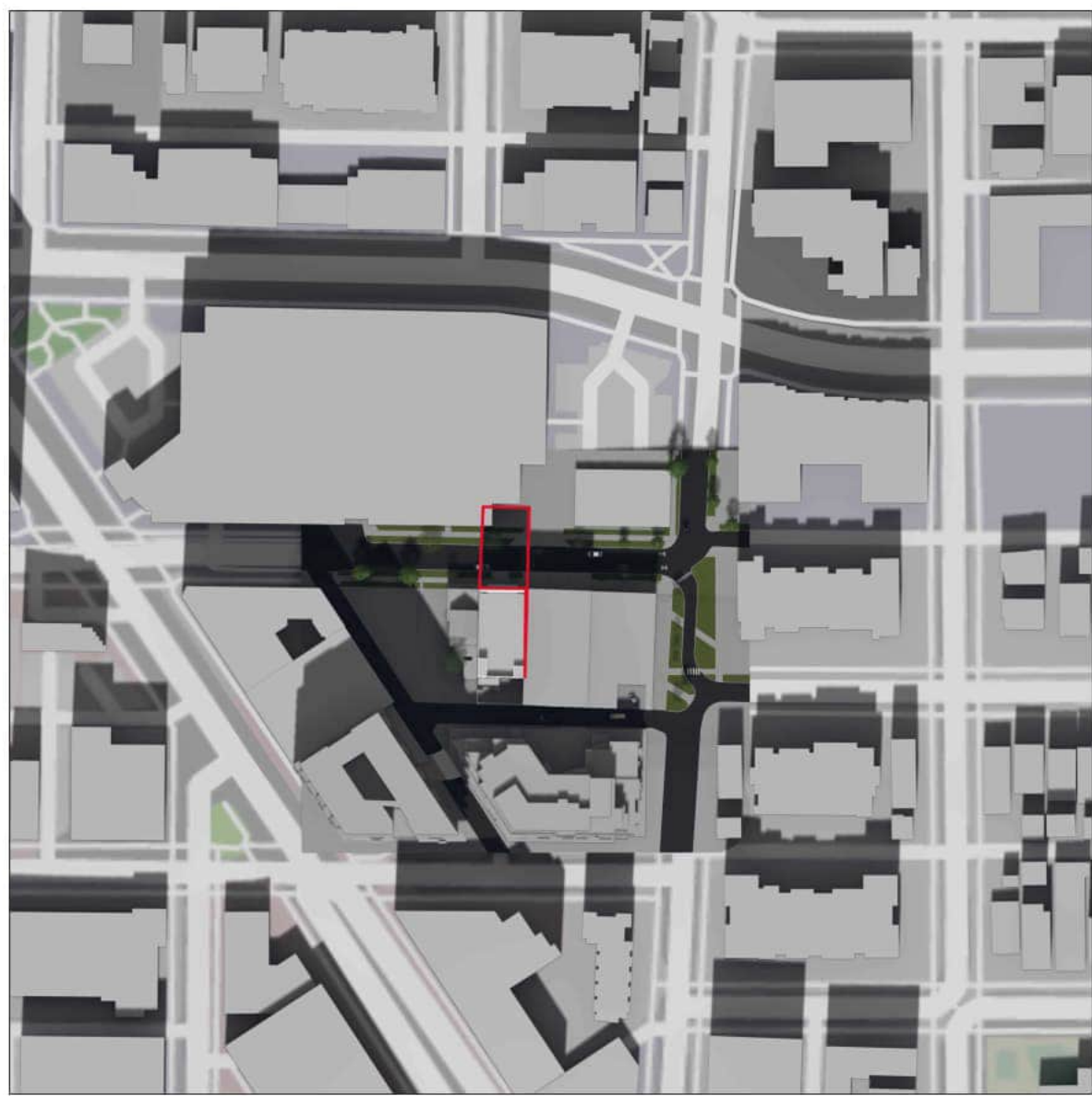
ISSUE

VERNAL EQUINOX -
MARCH 20 (DST)

AUTOMNAL EQUINOX -
SEPTEMBER 22 (DST)

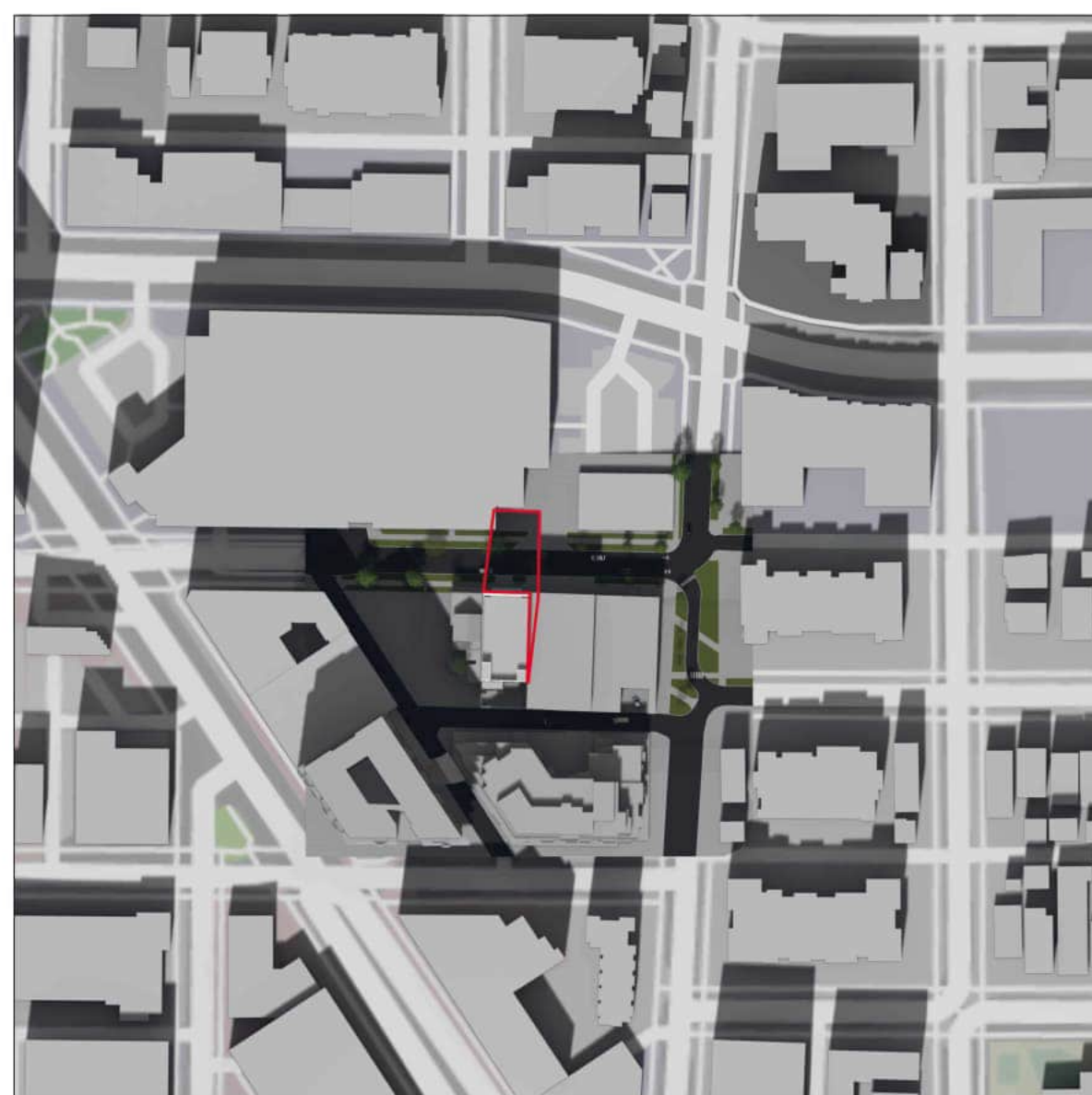
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12 PM



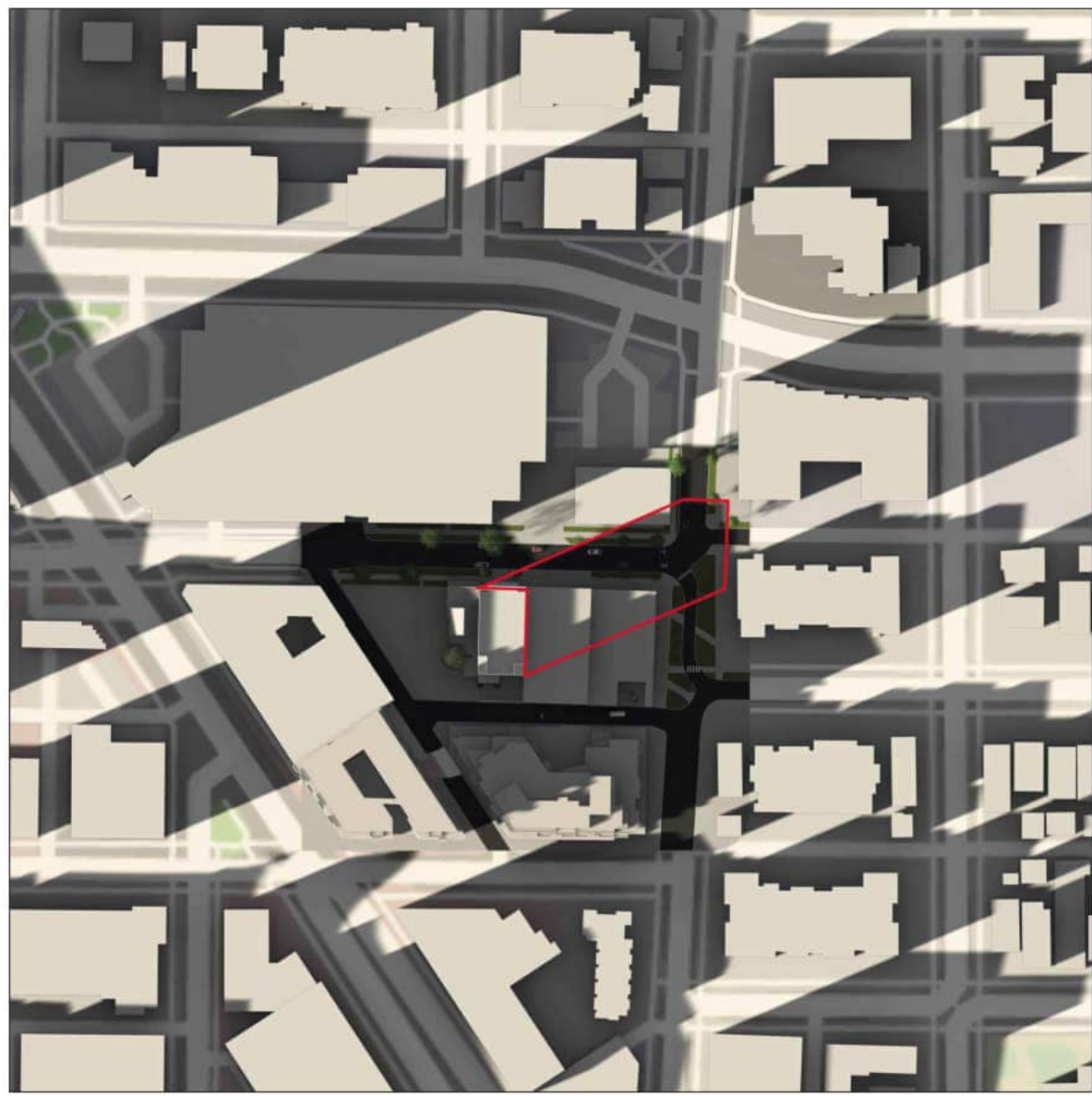
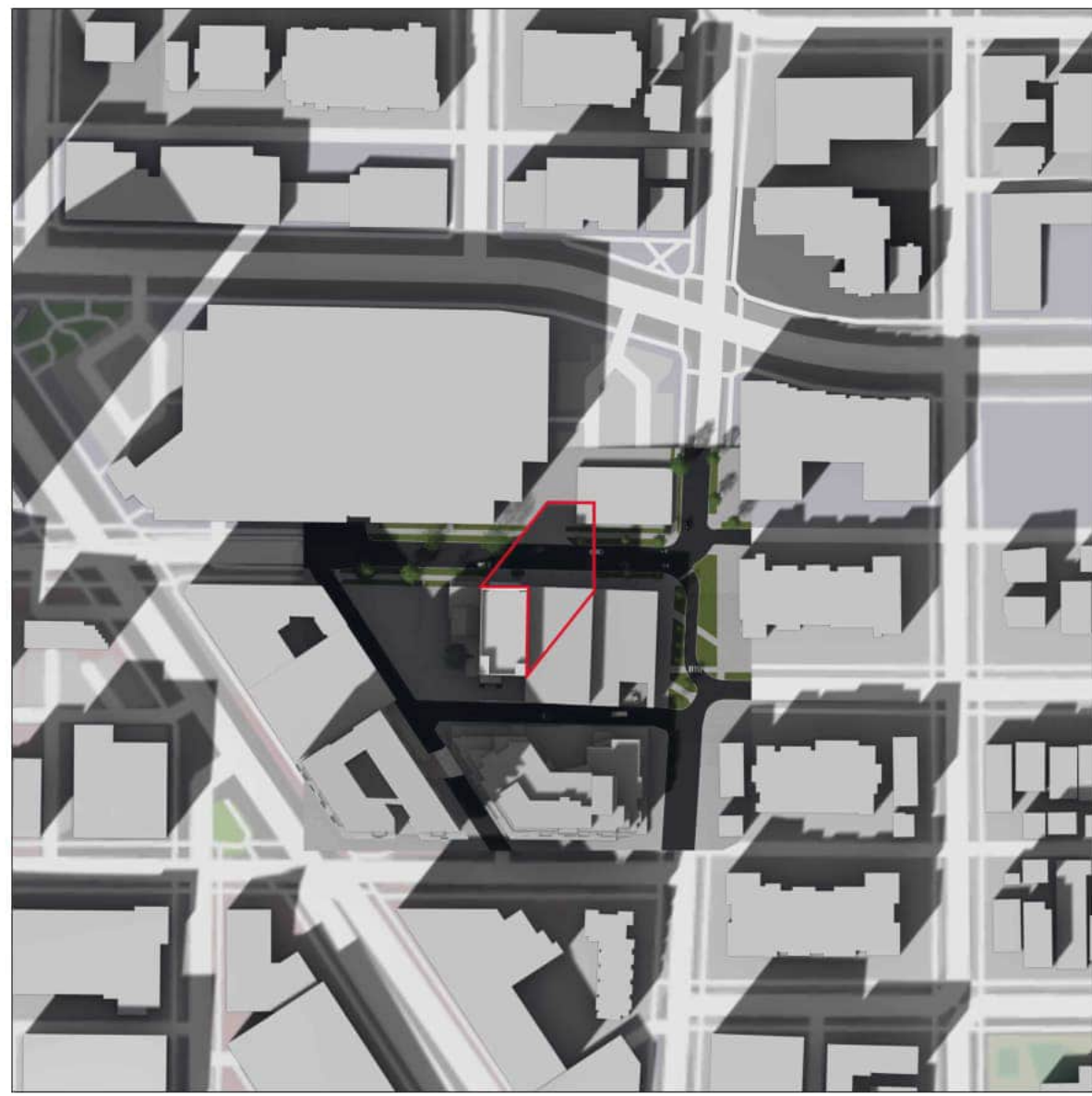
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12 PM



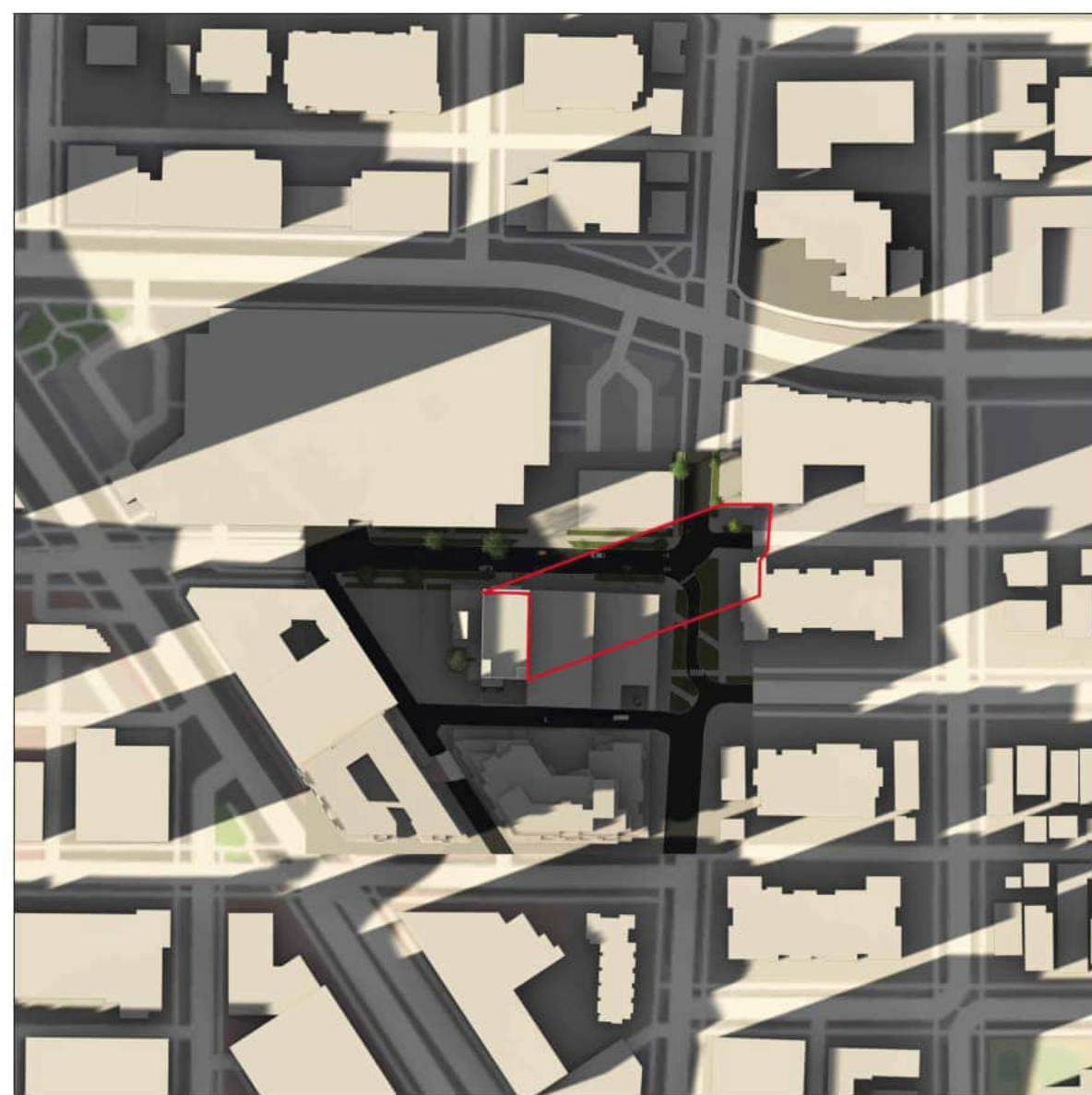
2 PM

4 PM



2 PM

4 PM



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PROJECT
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Vancouver, BC

PROJECT NO: 147390	
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PROJECT MGR: FX	APPROVED BY: GV

SHEET TITLE
Shadow Study

SHEET NUMBER A0.10	ISSUE
------------------------------	--------------

