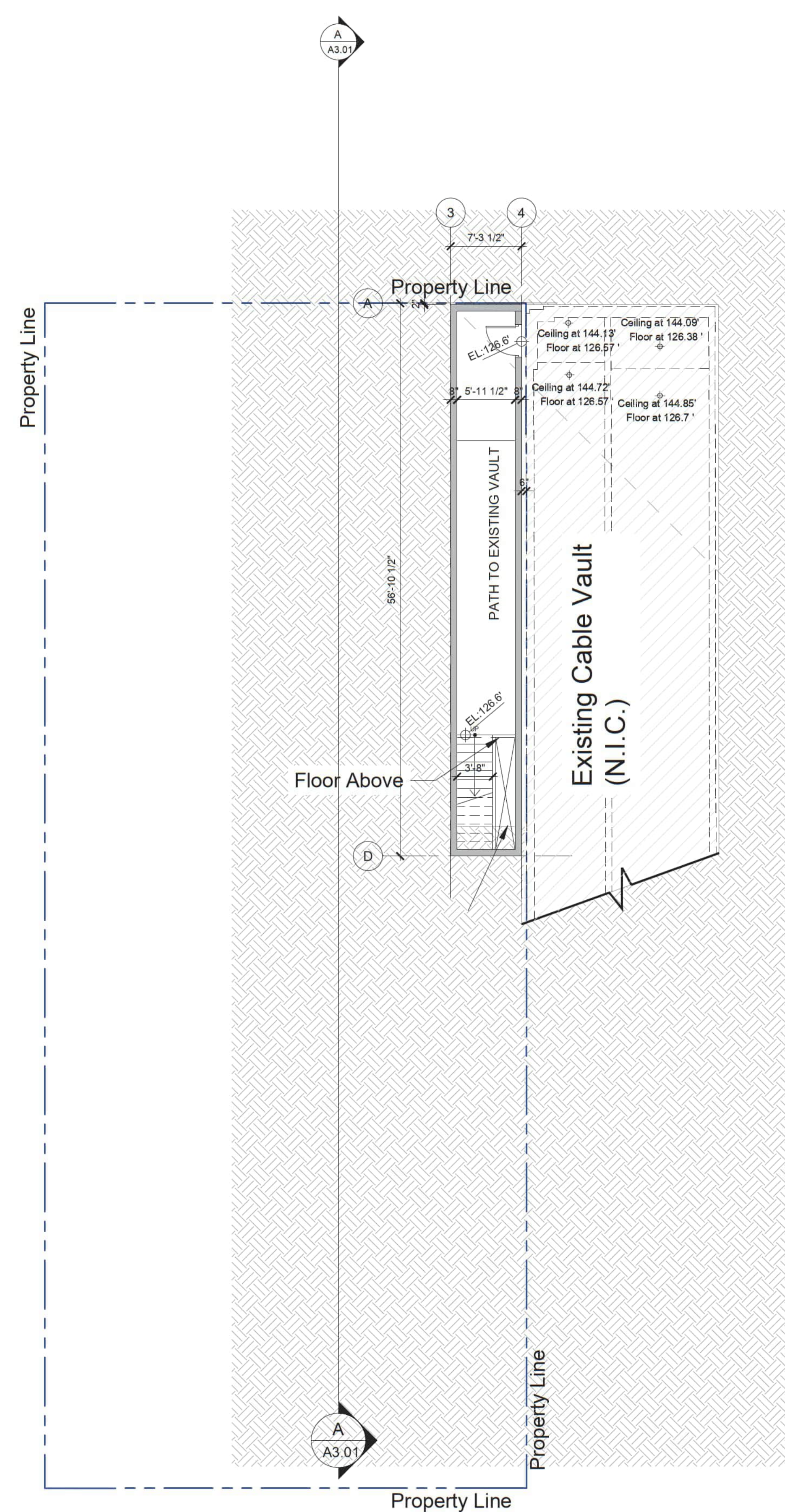
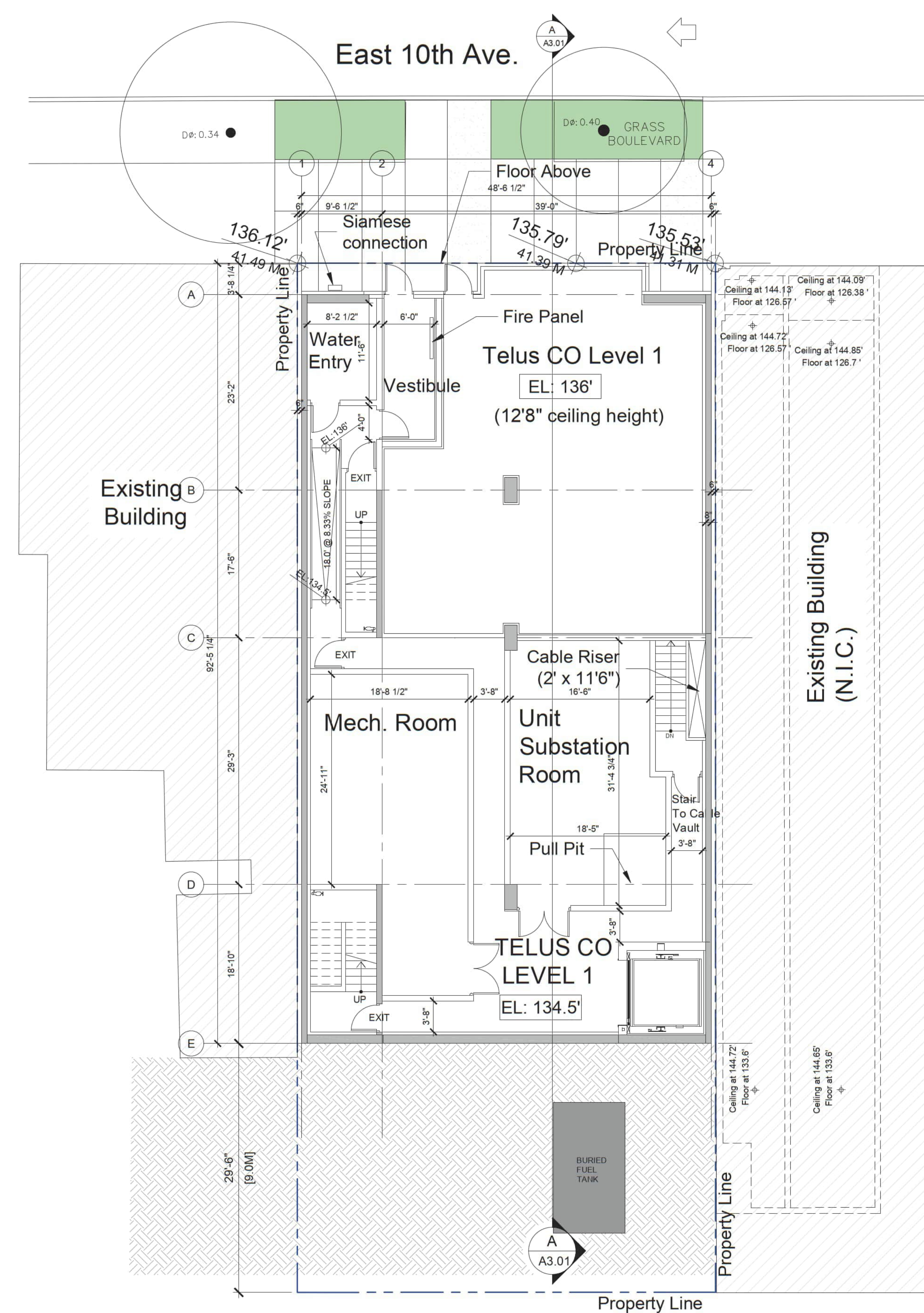




1 **Basement Floor Plan**
1/8"=1'-0"



2 **Level 1 Floor Plan**
1/8"=1'-0"

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Vancouver, BC

PROJECT NO:

147390

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FX

CHECKED BY:

GV

PROJECT MGR:

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SHEET TITLE

Basement Floor Plan and Level 1 Floor Plan

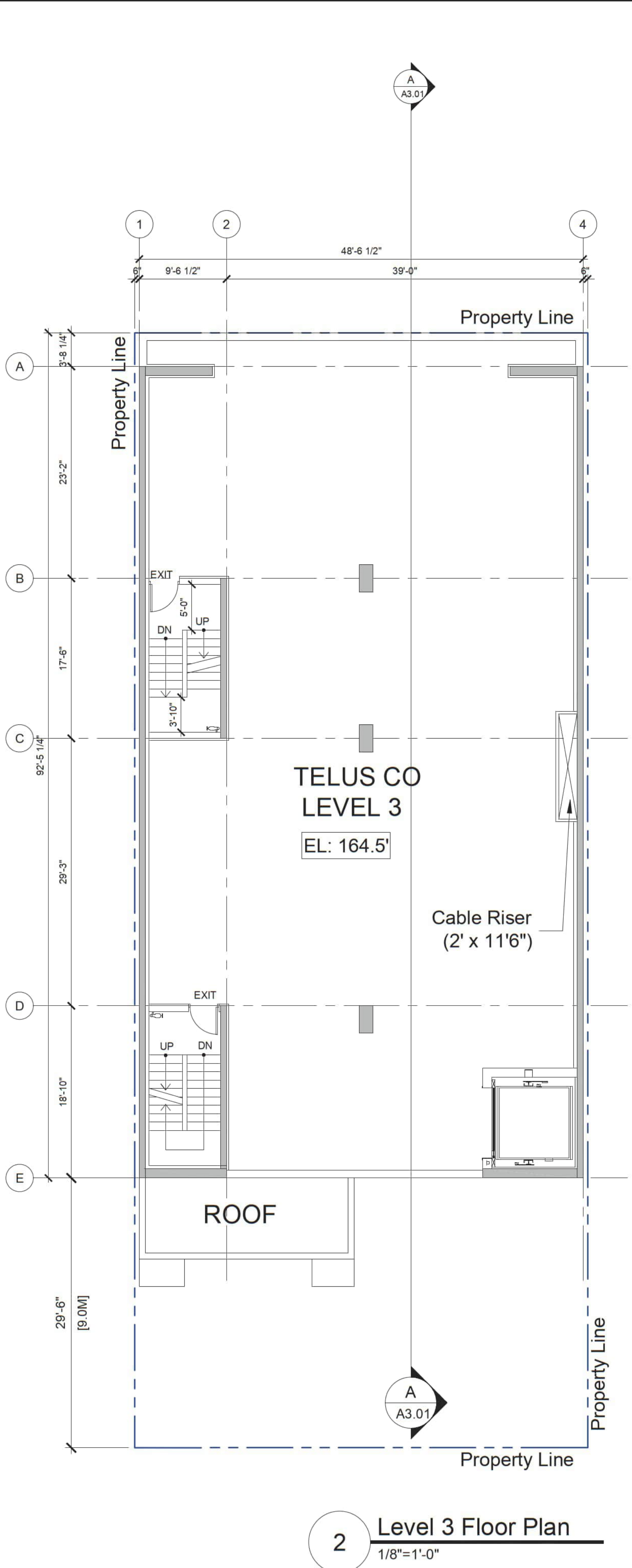
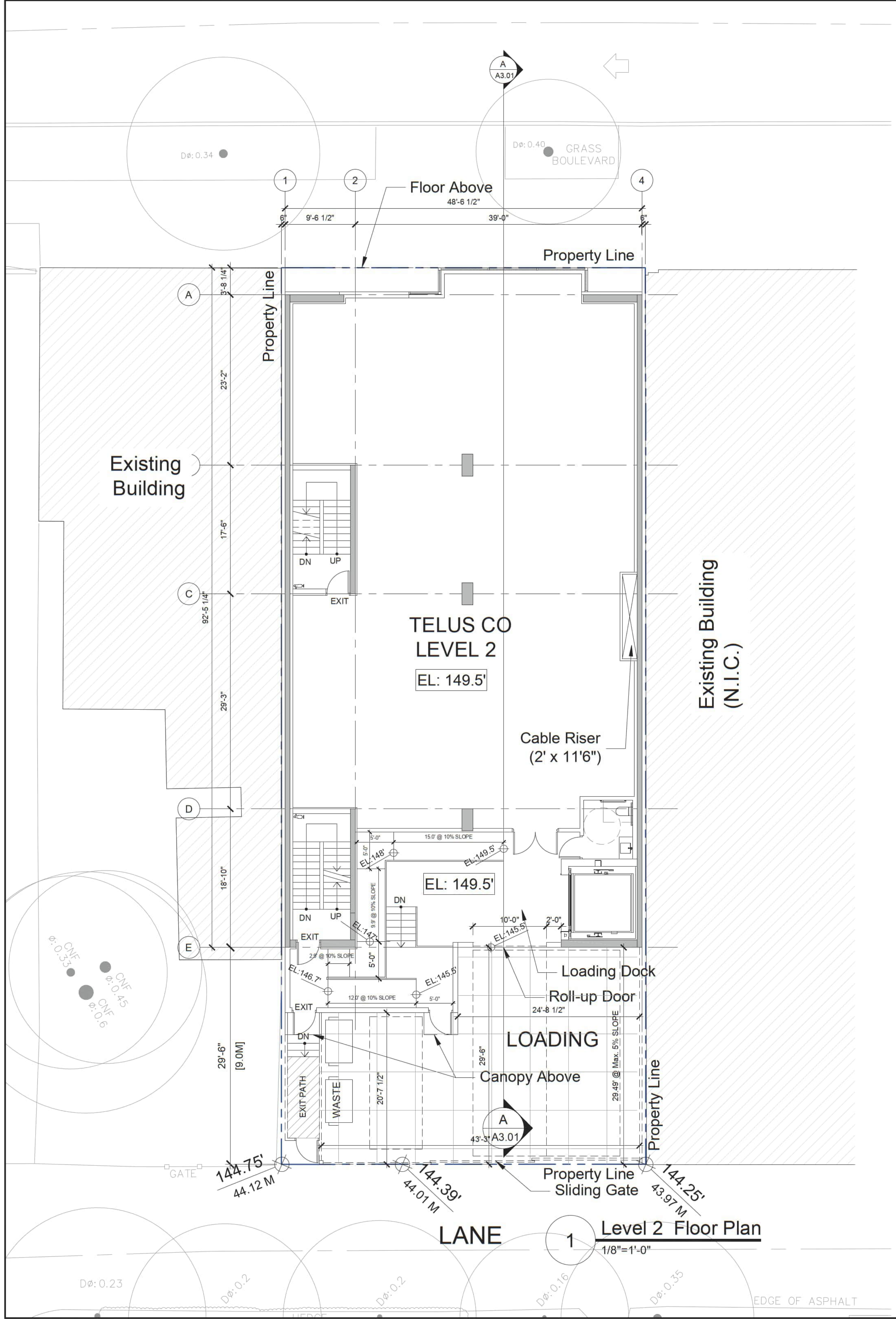
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A1.01

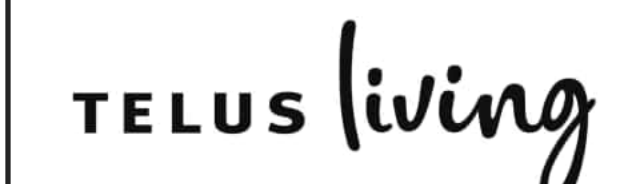
ISSUE

City of Vancouver - FOI 2026-035 - Page 129 of 151

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Last Saved: January 9, 2025, by xuz2110
Plotted: Thursday, January 9, 2025 4:45:07 PM by Xue, Fendi



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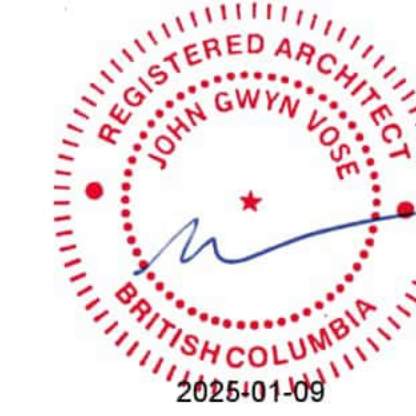
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1	Issued for Rezoning Submission	2024-11-05
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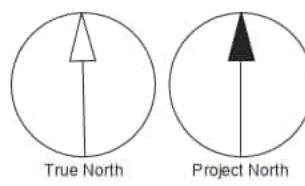
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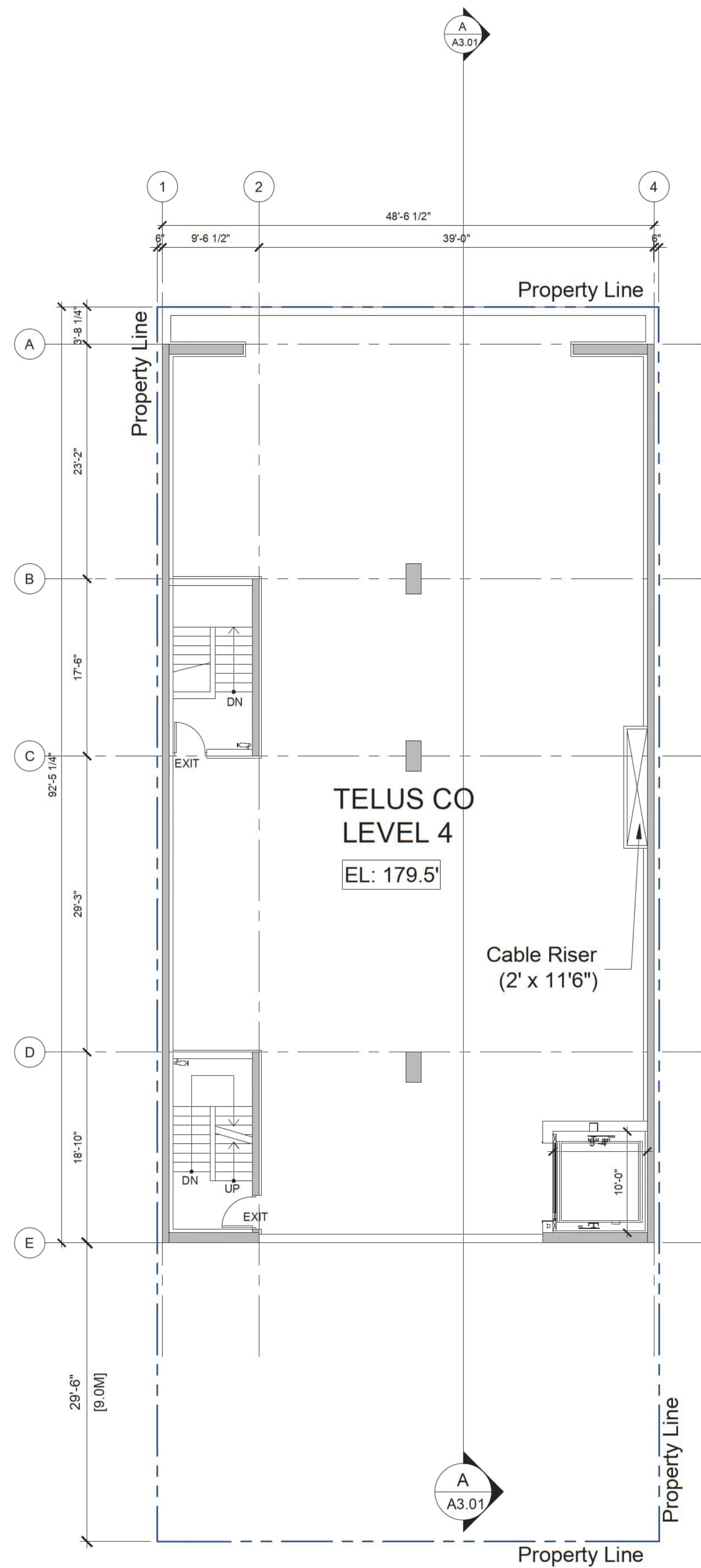
Level 2 and Level 3 Floor Plan

SHEET NUMBER

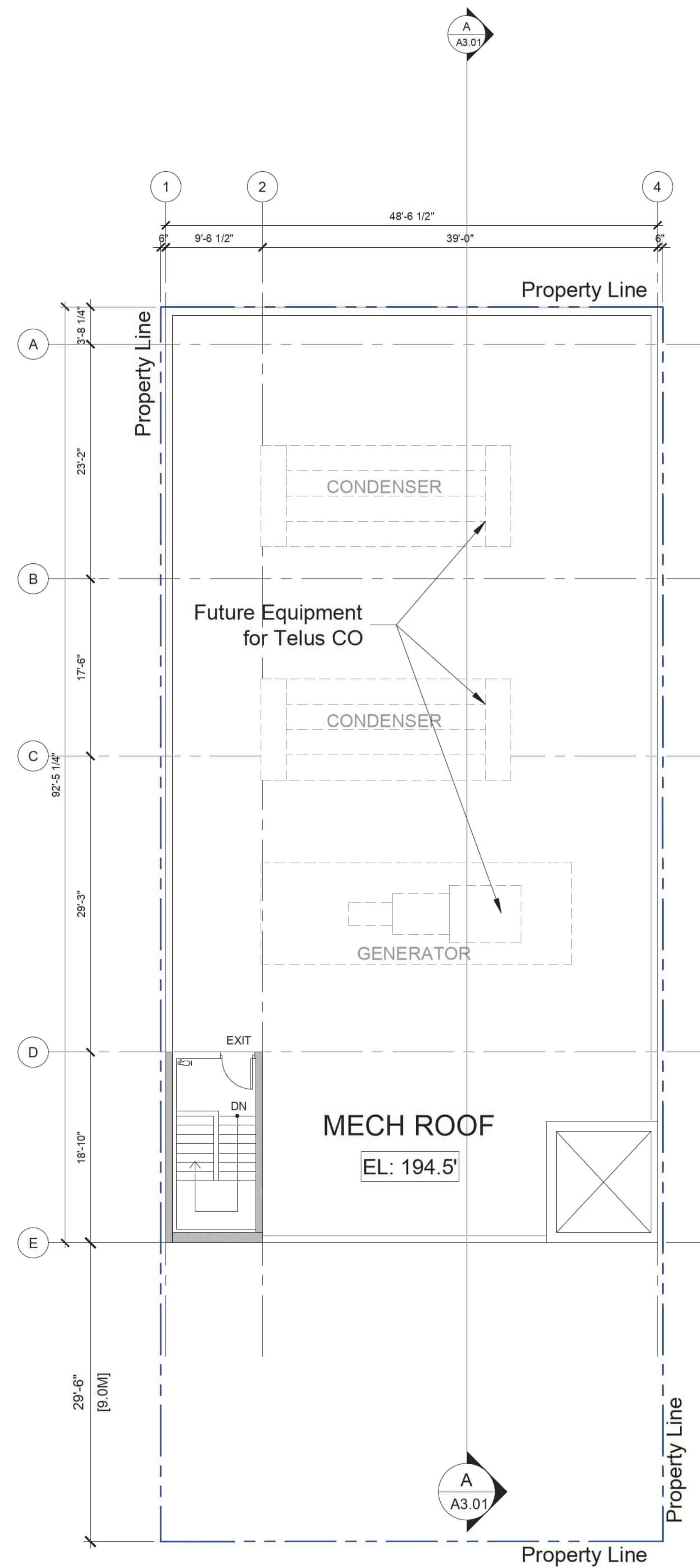
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ISSUE

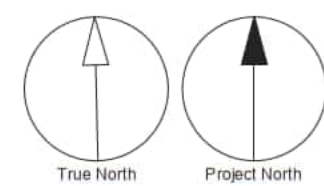




1 Level 4 Floor Plan
1/8"=1'-0"



2 Mech Roof Plan
1/8"=1'-0"



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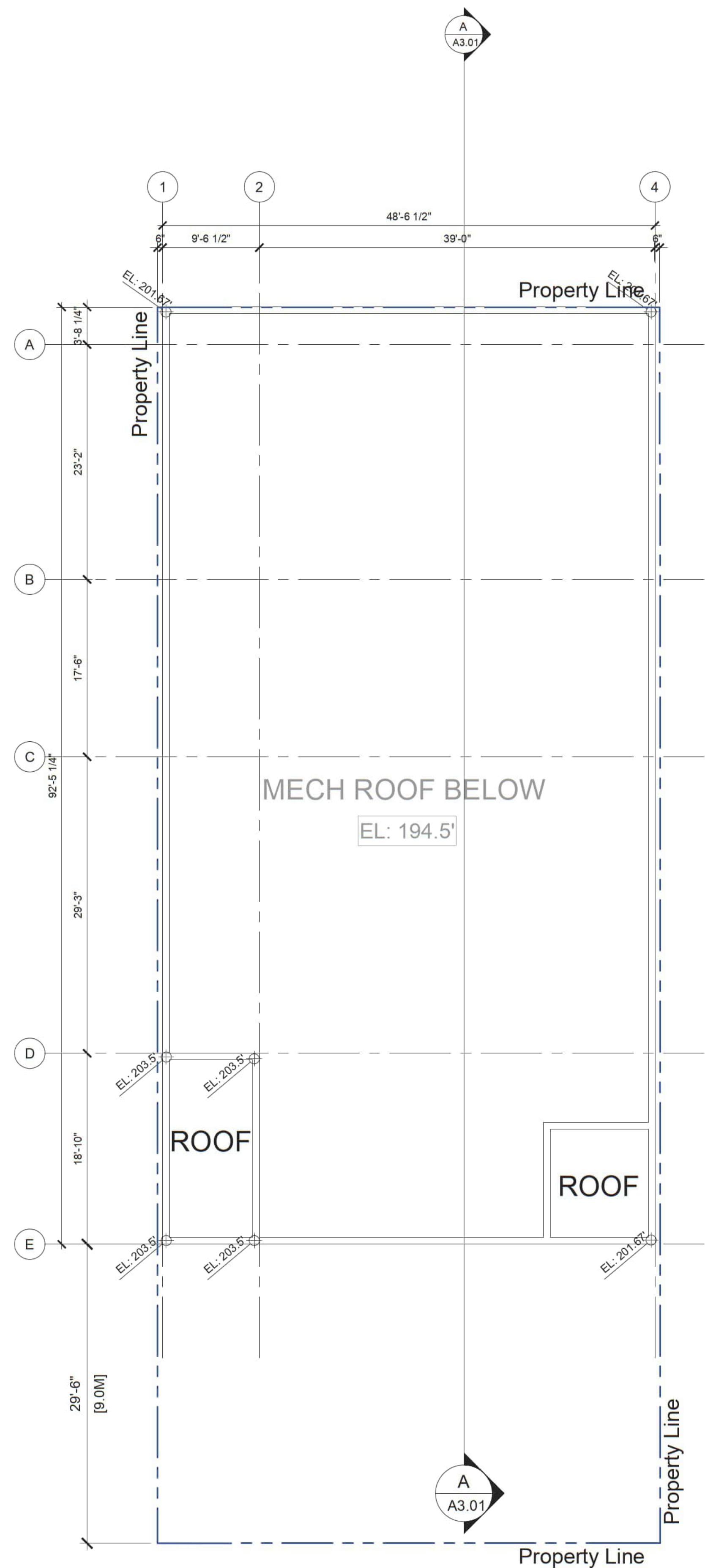
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Level 4 and Mech Roof Plan

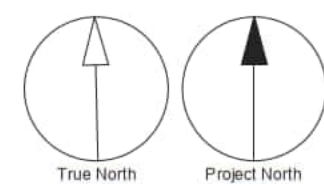
SHEET NUMBER

A1.03

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1 Roof Plan
1/8"=1'-0"



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TELUS living

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SHEET TITLE

Roof Plan

SHEET NUMBER

A1.04

ISSUE

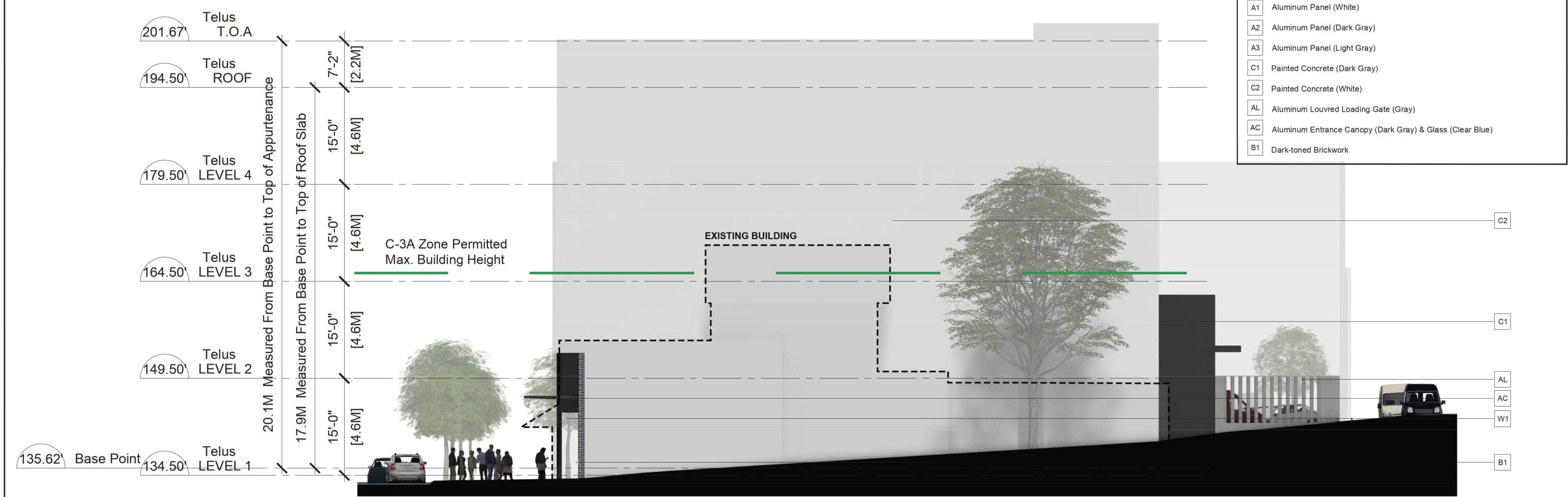
City of Vancouver - FOI 2026-035 - Page 132 of 151

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Last Saved: January 9, 2025, by xue2110
Plotted: Thursday, January 9, 2025 4:46:01 PM by Xue, Fendi

1 in



3 West Elevation (Prince Edward Street)
1/8"=1'-0"



4 East Elevation
1/8"=1'-0"

MATERIAL LEGEND	
W1	Curtain Wall (SSG), & Glass (Clear Blue)
S1	Spandrel Glass (Dark Gray)
A1	Aluminum Panel (White)
A2	Aluminum Panel (Dark Gray)
A3	Aluminum Panel (Light Gray)
C1	Painted Concrete (Dark Gray)
C2	Painted Concrete (White)
AL	Aluminum Louvred Loading Gate (Gray)
AC	Aluminum Entrance Canopy (Dark Gray) & Glass (Clear Blue)
B1	Dark-toned Brickwork

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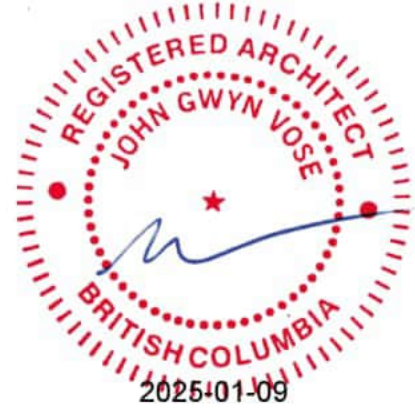
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354 & 380 E10th Avenue

Vancouver, BC

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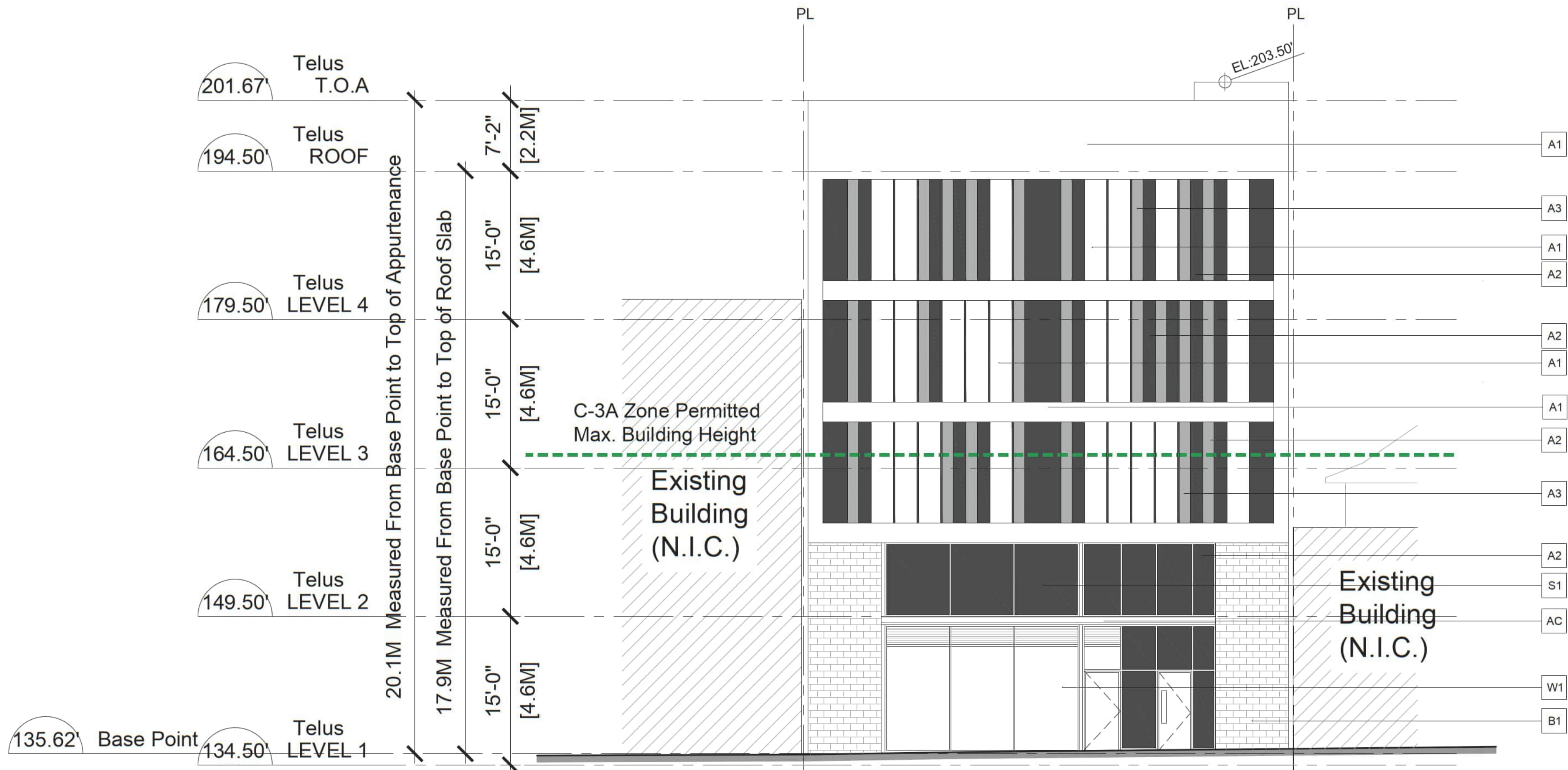
Colored Elevations-East and West

SHEET NUMBER

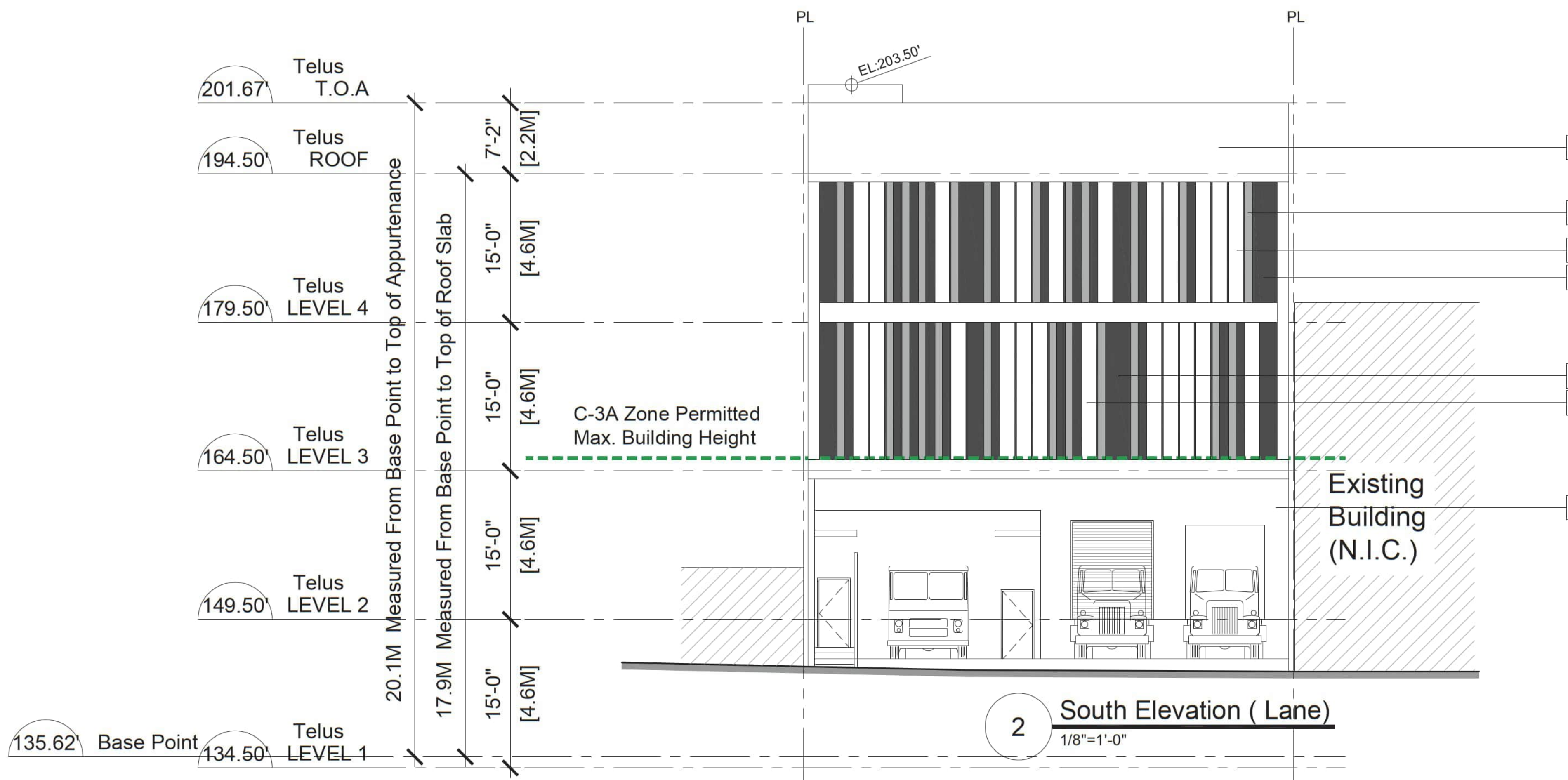
A2.02

ISSUE

City of Vancouver - FOI 2026-035 - Page 134 of 151



1 North Elevation (E10th Avenue)
1/8"=1'-0"



2 South Elevation (Lane)
1/8"=1'-0"

MATERIAL LEGEND	
W1	Curtain Wall (SSG), & Glass (Clear Blue)
S1	Spandrel Glass (Dark Gray)
A1	Aluminum Panel (White)
A2	Aluminum Panel (Dark Gray)
A3	Aluminum Panel (Light Gray)
C1	Painted Concrete (Dark Gray)
C2	Painted Concrete (White)
AL	Aluminum Louvred Loading Gate (Gray)
AC	Aluminum Entrance Canopy (Dark Gray) & Glass (Clear Blue)
B1	Dark-toned Brickwork

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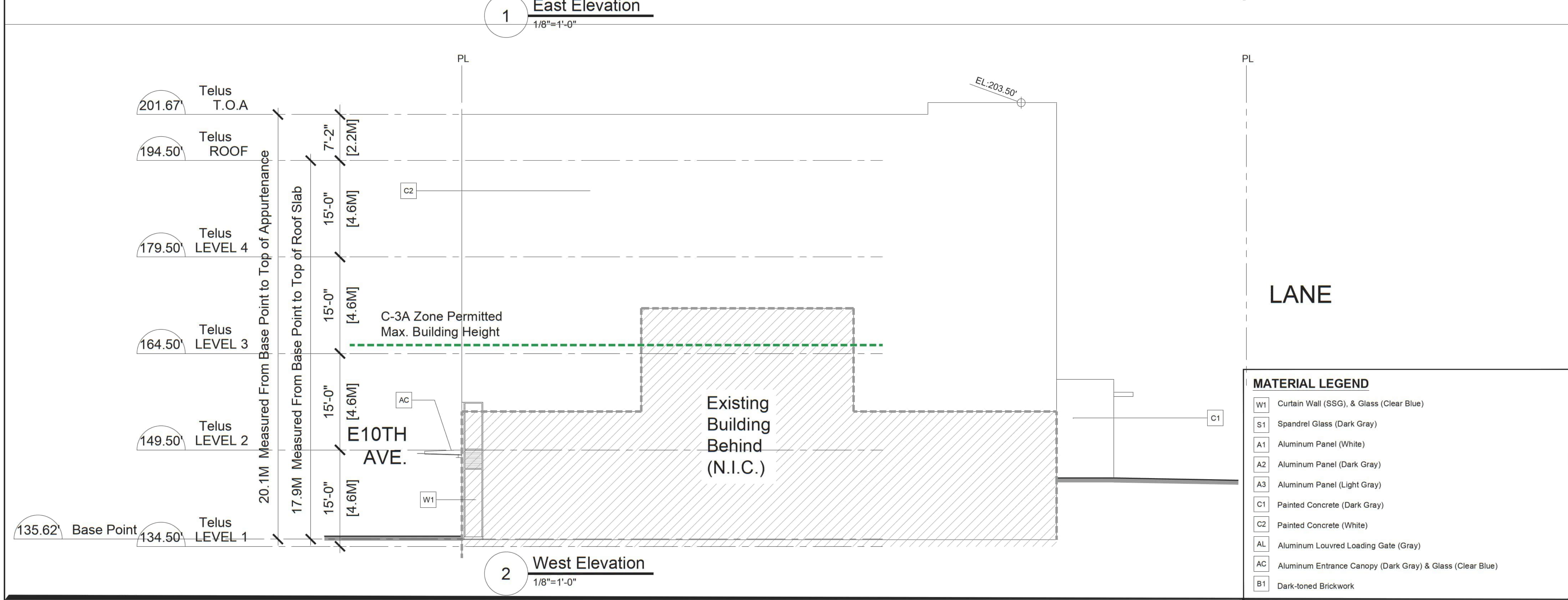
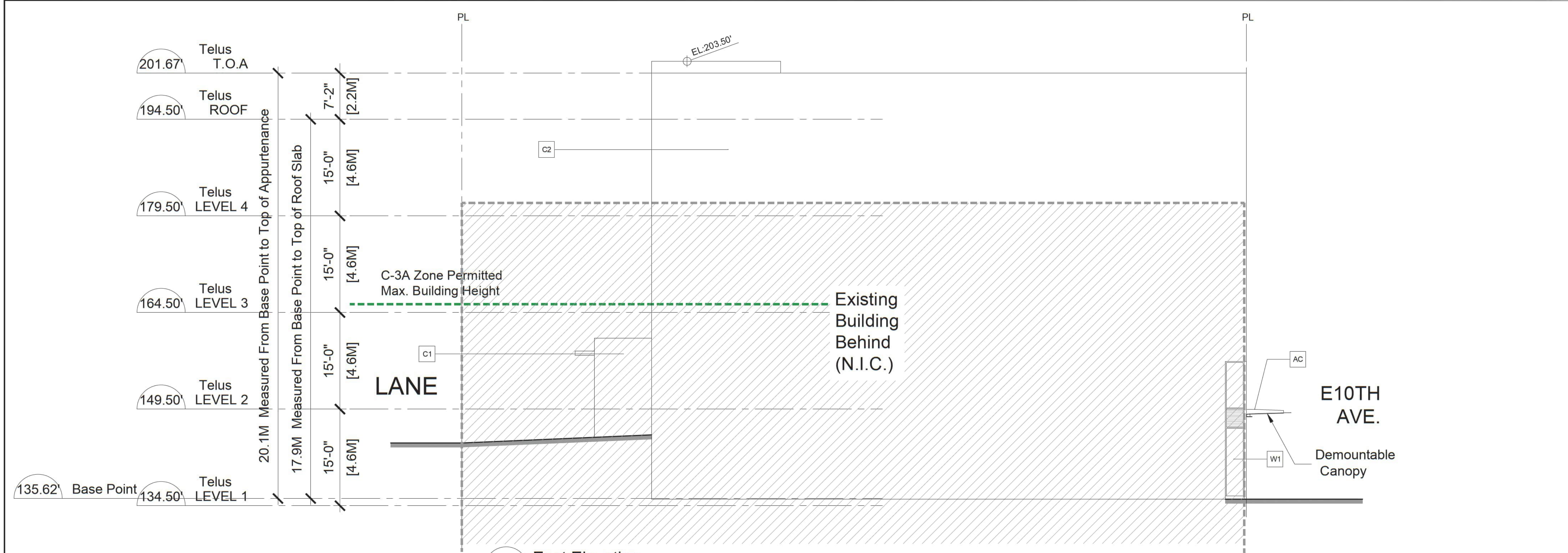
CHECKED BY:
GV

APPROVED BY:
GV

SHEET TITLE

North and South Elevations-
Black & White

SHEET NUMBER	ISSUE
A2.03	



MATERIAL LEGEND	
W1	Curtain Wall (SSG), & Glass (Clear Blue)
S1	Spandrel Glass (Dark Gray)
A1	Aluminum Panel (White)
A2	Aluminum Panel (Dark Gray)
A3	Aluminum Panel (Light Gray)
C1	Painted Concrete (Dark Gray)
C2	Painted Concrete (White)
AL	Aluminum Louvred Loading Gate (Gray)
AC	Aluminum Entrance Canopy (Dark Gray) & Glass (Clear Blue)
B1	Dark-toned Brickwork

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Vancouver, BC

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PROJECT MGR: FX	APPROVED BY: GV

SHEET TITLE

East and West Elevations-
Black & White

SHEET NUMBER	ISSUE
A2.04	

FSR AREA SUMMARY

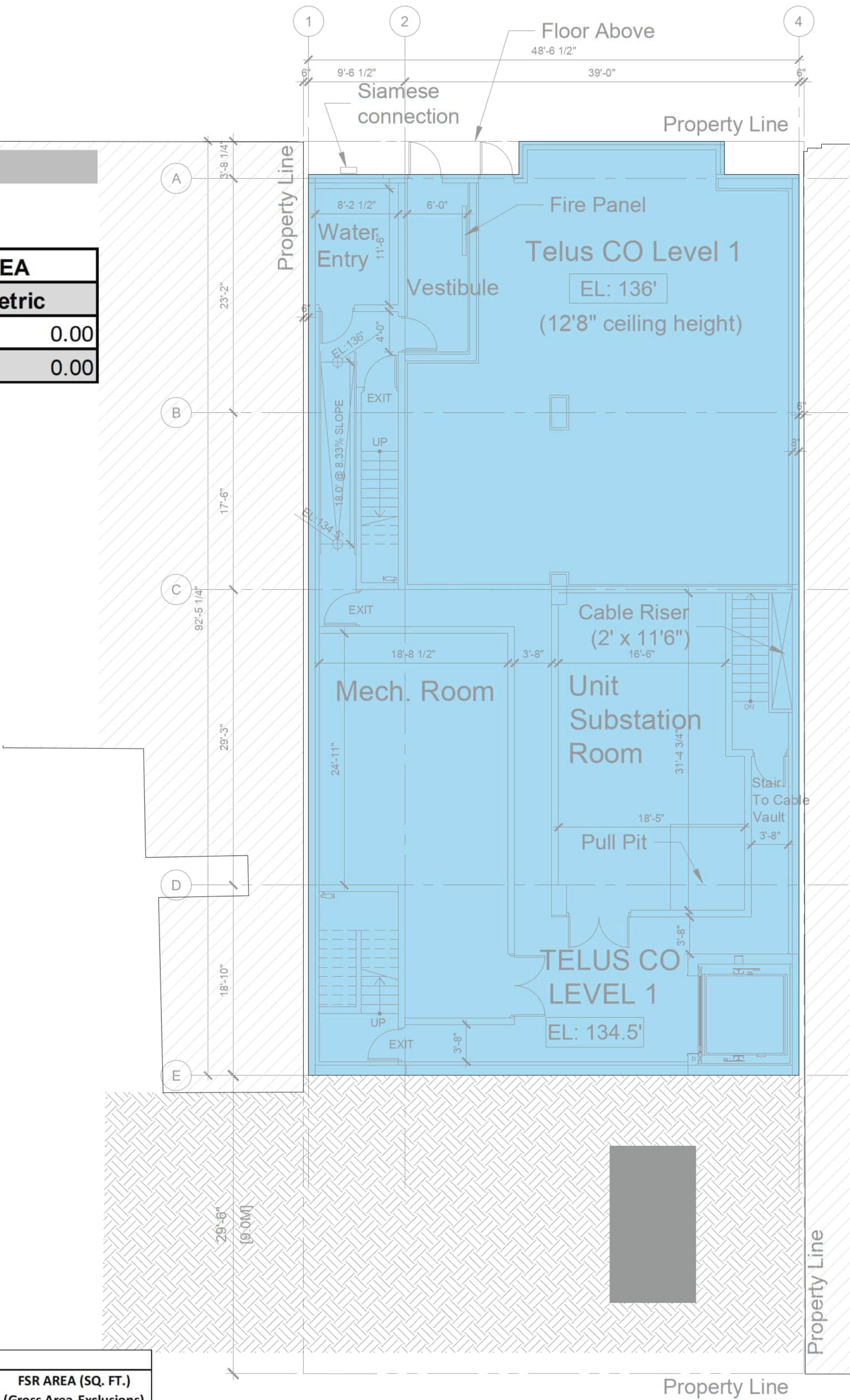
Telus Building

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

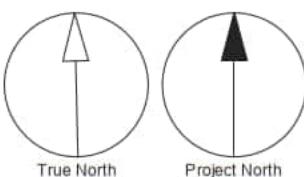
Floor By Floor FSR AREA

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

TELUS BUILDING - LEVEL 1			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY	4,394	4,394	
TOTAL	4,394	4,394	0.00



1 FAR Overlay - Level 1 Floor Plan
1/8"=1'-0"



TELUS living



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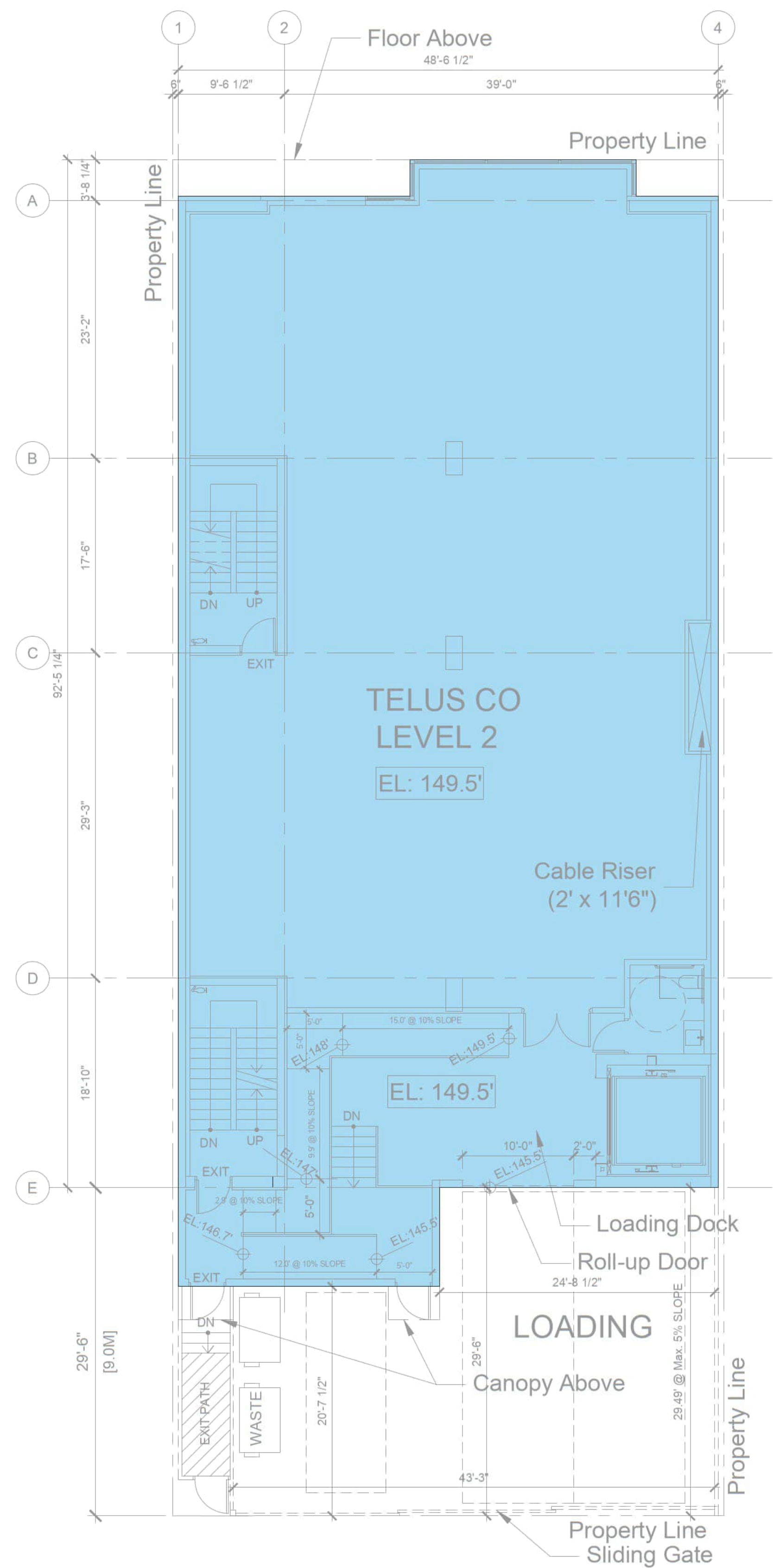
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SHEET TITLE
FAR Summary & FAR
Overlay - Level 1

SHEET NUMBER

FAR 7.01

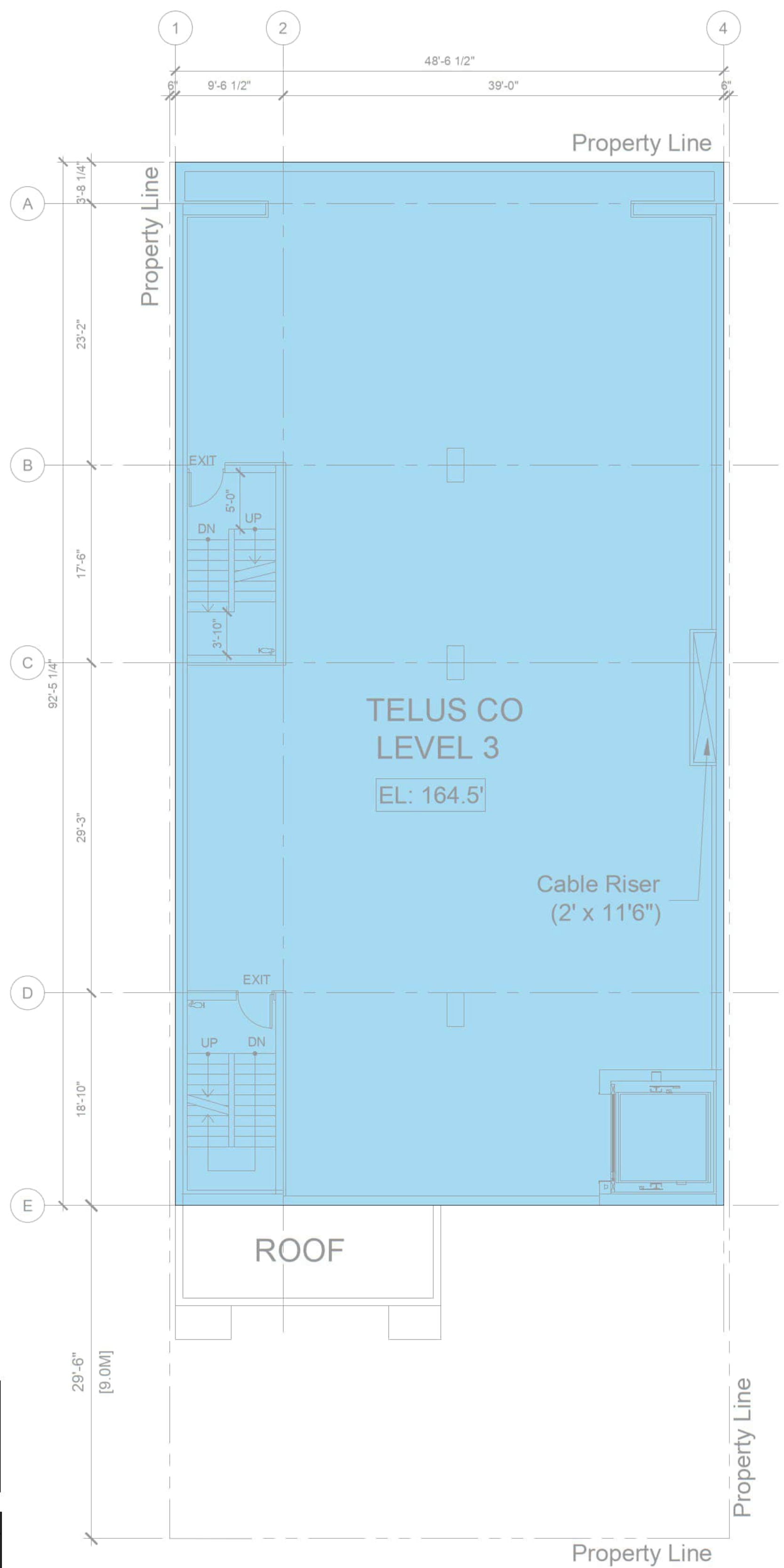
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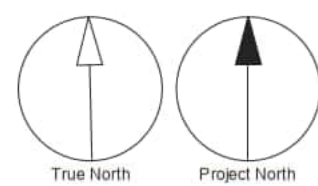
1 FAR Overlay - Level 2 Floor Plan
1/8"=1'-0"

TELUS BUILDING - LEVEL 2			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY	4,602	4,602	
TOTAL	4,602	4,602	0.00

TELUS BUILDING - LEVEL 3			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY	4,486	4,486	
TOTAL	4,486	4,486	0.00



2 FAR Overlay - Level 3 Floor Plan
1/8"=1'-0"



TELUS living



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PROJECT MGR:
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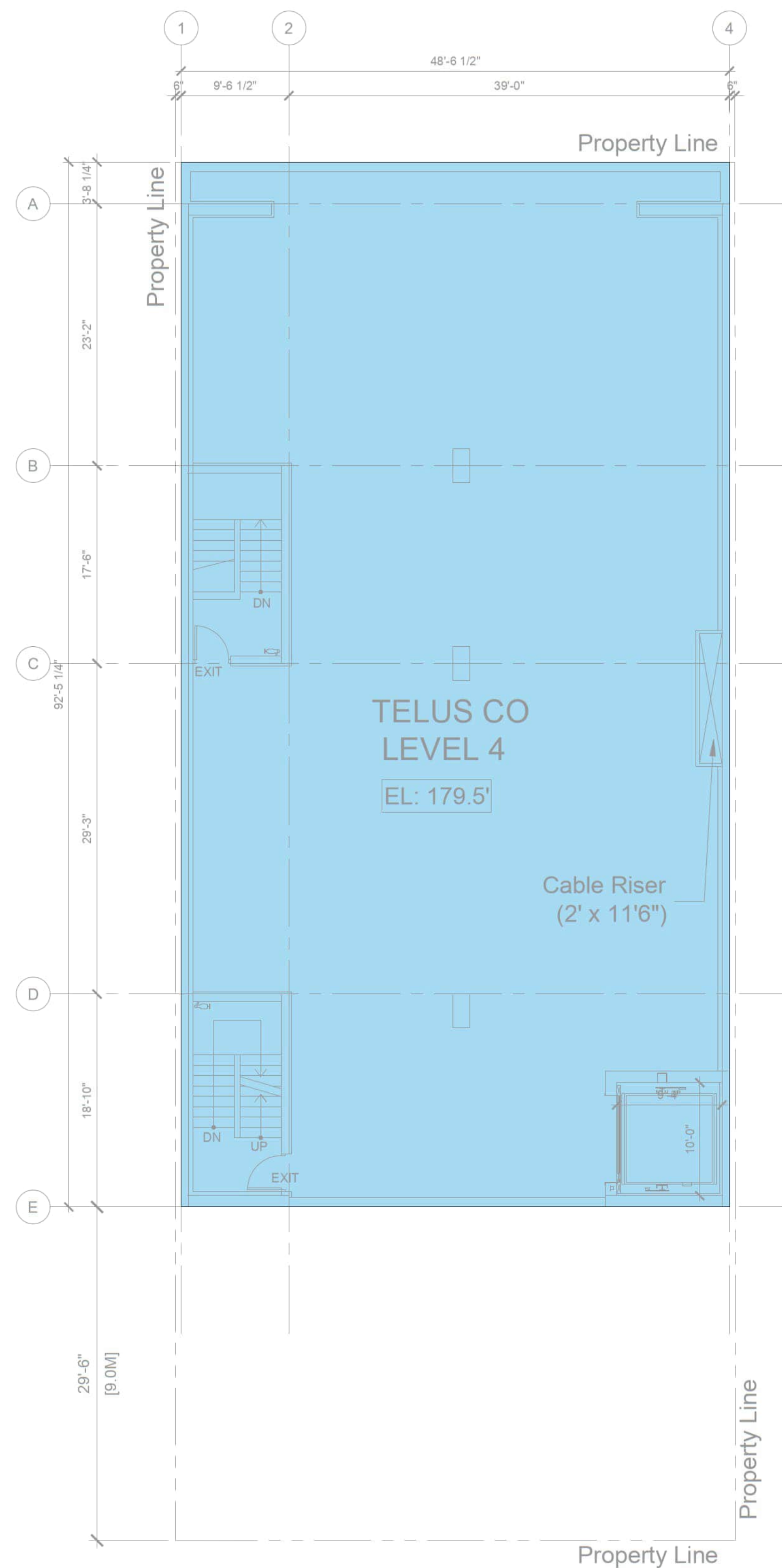
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GV

SHEET TITLE
FAR Overlay- Level 2 and Level 3

SHEET NUMBER

FAR 7.02

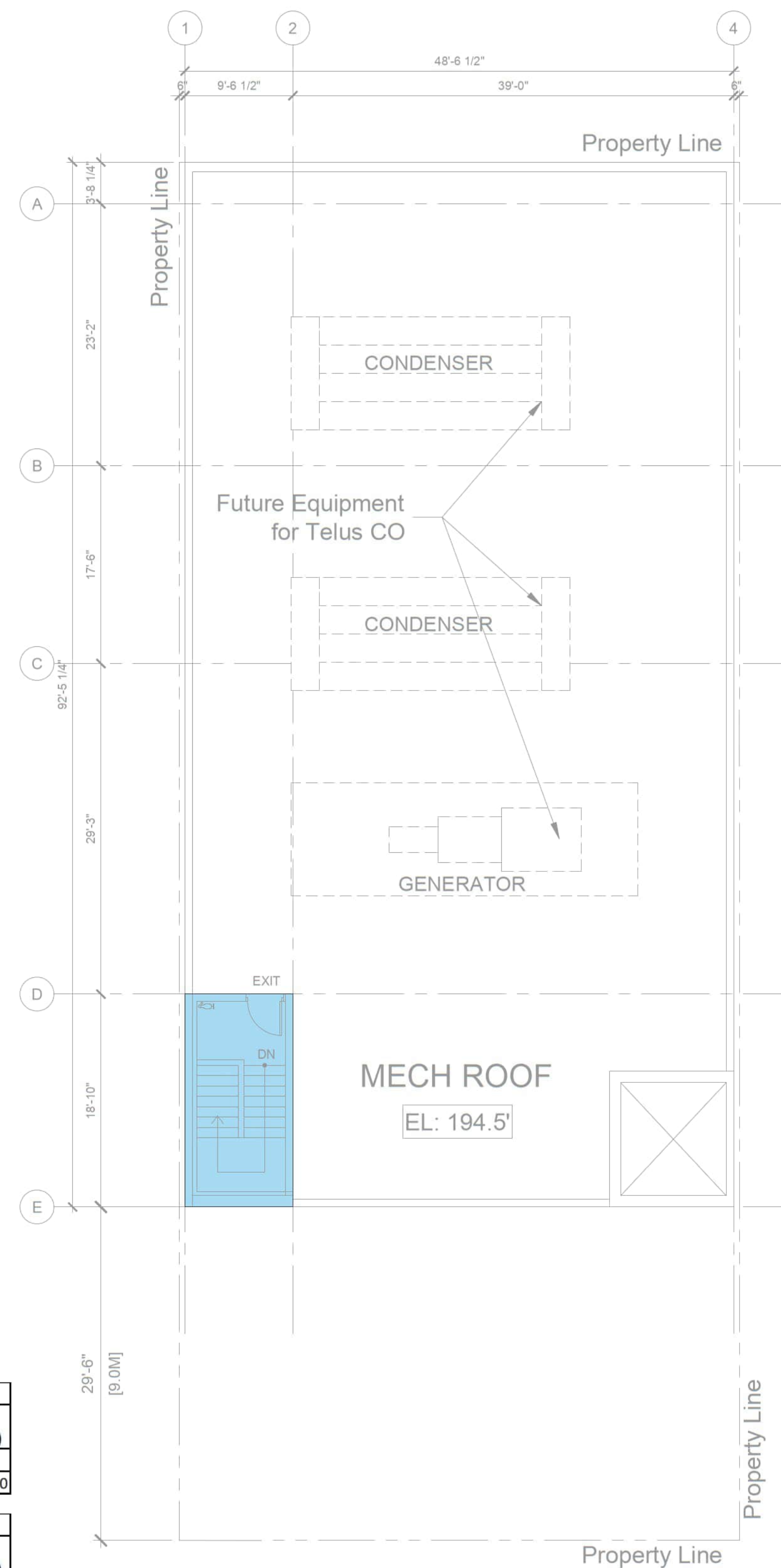
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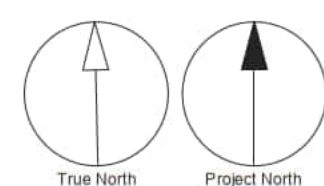
1 FAR Overlay - Level 4 Floor Plan
1/8"=1'-0"

TELUS BUILDING - LEVEL 4			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY	4,486	4,486	
TOTAL	4,486	4,486	0.00

TELUS BUILDING - ROOF			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY	180	180	
TOTAL	180	180	0.00



2 FAR Overlay - Mech. Roof
1/8"=1'-0"



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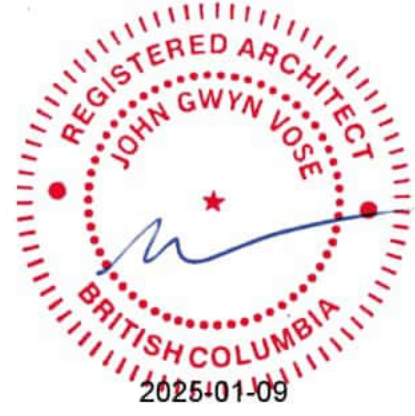
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SHEET TITLE

FAR Overlay - Level 4 and Mech Roof

SHEET NUMBER

ISSUE

FAR 7.03



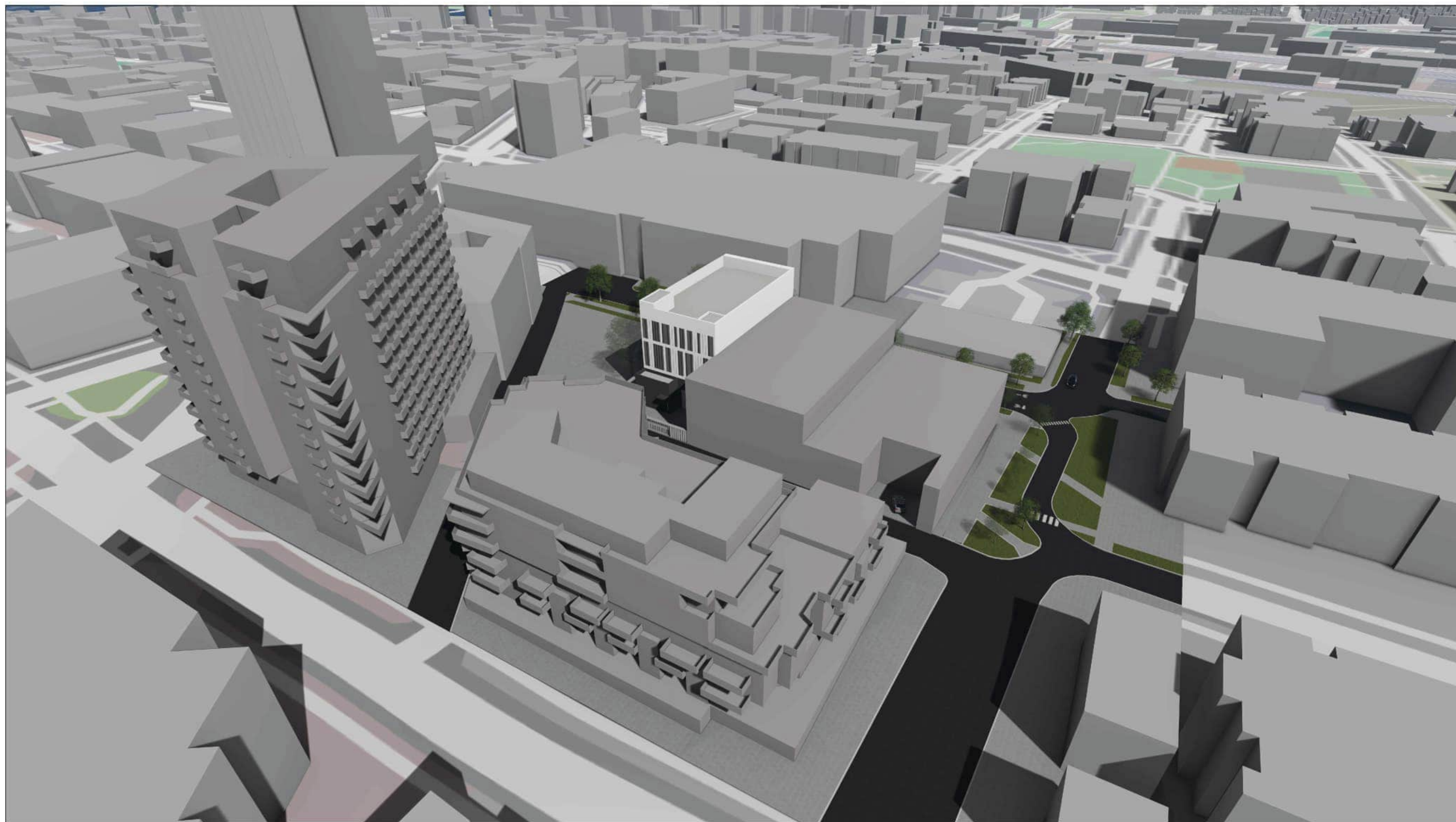
DEVELOPMENT RENDER LOOKING AT E10TH AVENUE



DEVELOPMENT RENDER LOOKING AT LANE



DEVELOPMENT RENDER AERIAL VIEW NORTH



DEVELOPMENT RENDER AERIAL VIEW SOUTH

CLIENT

TELUS living



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SHEET TITLE

Renders

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A9.01

ISSUE

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6486 CHESTER ST, VANCOUVER BC

TELUS INFRASTRUCTURE DEVELOPMENT

ISSUED FOR PRE-APPLICATION
JANUARY 06 2025

CIVIL ADDRESS: 6486 CHESTER STREET, VANCOUVER
LEGAL DESCRIPTION: LOT A, BLOCK 2, DISTRICT LOT 662, GROUP 1 NEW WESTMINISTER DISTRICT PLAN 15183

TOTAL SITE AREA: INCLUDING 2 ADJACENT LOTS 2,518.8 SQ.M (27,112.0 SQ.FT)

STATISTICS:

CIVIC ADDRESS:	6486 CHESTER STREET, VANCOUVER, BC		
LEGAL DESCRIPTION:			
CURRENT ZONING:	RR-2B		
	PRE-DEDICATED		
TOTAL SITE AREA:	2,619.0 SQ.M.	=	(28,191.0 SQ.FT.) (0.647 ACRES)
<u>BUILDING HEIGHT</u>	EXISTING ZONING / ALLOWABLE	PROPOSED	
4.3	4 STOREYS; 13.8M	2 STOREYS; 5.03M (16'6")	
<u>SETBACKS</u>	REQUIRED	PROVIDED	
FRONT YARD	3.7M	21.79M (CHESTER ST)	
SIDE YARD	2.4M	2.41M AT NORTH (NEIGHBOUR) - 42.2M AT SOUTH (E49TH AVE)	
REAR YARD	2.4m	1.52M (LANE)	
<u>FLOOR SPACE RATIO</u>	EXISTING ZONING / ALLOWABLE	PROPOSED	
3.1.1	0.70 FSR	19,733.7 SQ.FT.	8,078.0 SQ.FT. 0.29 FSR
<u>PROPOSED FLOOR AREA:</u>			
BASEMENT FLOOR TELUS.	417.0 SQ.M.	(4,489.0 SQ.FT.)	
1ST FLOOR TELUS :	333.4 SQ.M.	(3,589.0 SQ.FT.)	
1ST FLOOR TELUS :	0.0 SQ.M.	(0.0 SQ.FT.)	
TOTAL :	750.5 SQ.M.	(8,078.0 SQ.FT.)	
GFA:	750.5 SQ.M.	(8,078.0 SQ.FT.)	

PROJECT INFORMATION

CLIENT
LPI MANAGEMENT LTD.
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ARCHITECT
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PHONE: 604.731.1127

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL & PLUMBING ENGINEER

ELECTRICAL ENGINEER

ENVELOPE ENGINEER

CODE CONSULTANT

CIVIL ENGINEER

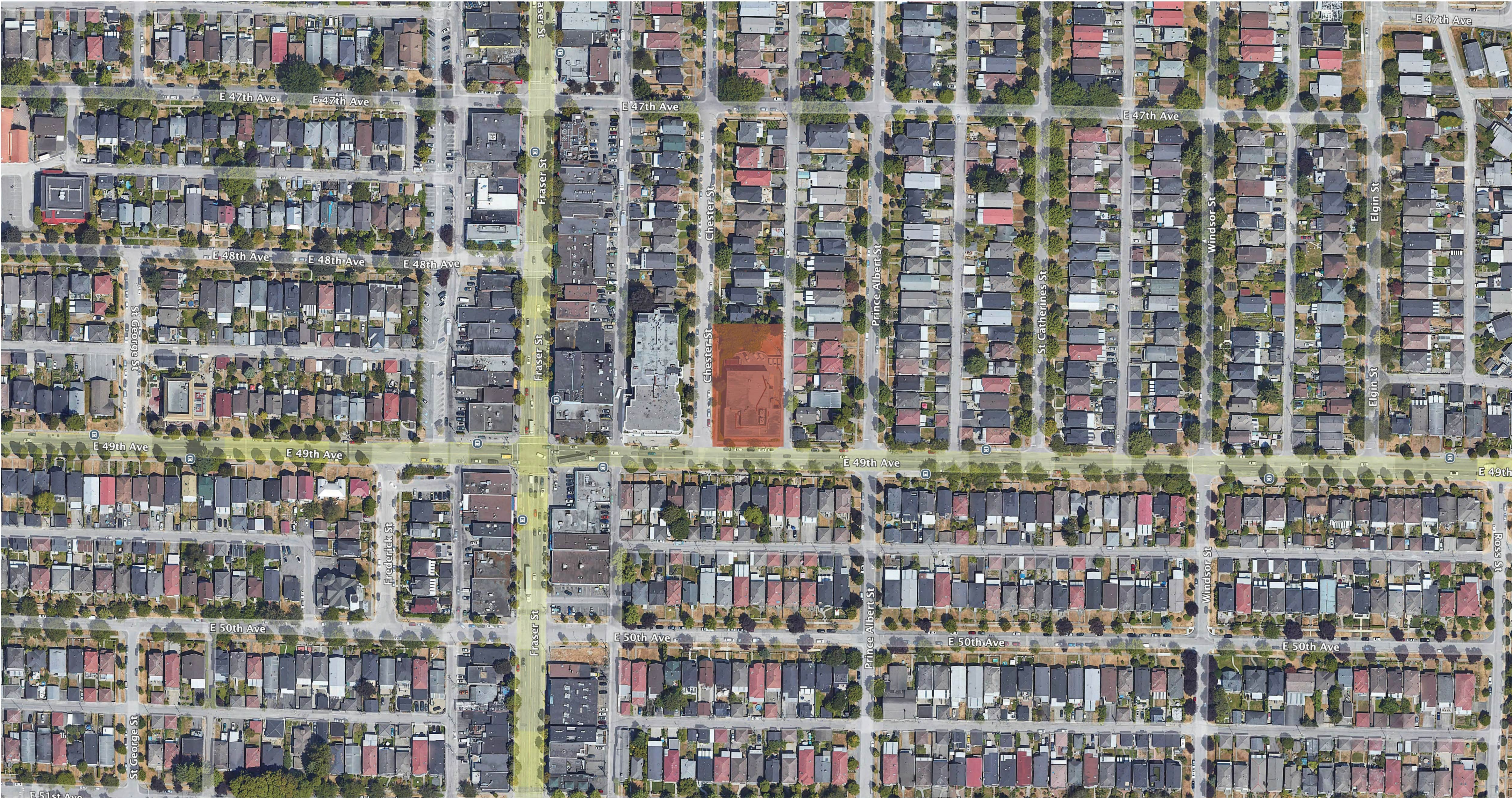
SUSTAINABILITY CONSULTANT

GEOTECHNICAL CONSULTANT

DRAWING LIST

T1.1 CONTEXT PLAN
T1.2 BUILDING GRADES
T1.3 SITE SURVEY

T2.0 SITE PLAN
T2.0-S SITE PLAN W. SURVEY OVERLAY
T2.B1 B1 BASEMENT PLAN
T2.1 1ST FLOOR PLAN
T2.2 2ND FLOOR PLAN



CONTEXT PLAN

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PROJECT — Mixed-Use Development — 6486 Chester Street Vancouver, BC			
DRAWING TITLE — CONTEXT PLAN			
SCALE — NTS		SHEET NO. —	
DATE — JAN 06, 2025		T1.1	
DRAWN — TY			

City of Vancouver - FOI 2026-035 Page 14 of 1512410

City of Vancouver - FOI 2026-035 Page 14 of 1512410



City of Vancouver - FOI 2026-035 - Page 146 of 151

EAST 49TH AVENUE

71'-6"

30'-6"

15'-0"

5'-0 1/4"

SITE PLAN
SCALE: 1/8" = 1'-0"

CHESTER STREET

131'-9"

81'-0 1/2"

3'-3"

7'-11 1/2"

CIVIL ADDRESS:
LEGAL DESCRIPTION:

6486 CHESTER STREET, VANCOUVER
LOT A, BLOCK 2, DISTRICT LOT
662, GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 15183

TOTAL SITE AREA:

INCLUDING 2 ADJACENT LOTS
2,518.8 SQ.M (27,112.0 SQ.FT)

STATISTICS:

CIVIC ADDRESS:	6486 CHESTER STREET, VANCOUVER, BC		
LEGAL DESCRIPTION:	LOT A, BLOCK 2, DISTRICT LOT 662, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15183		
CURRENT ZONING:	RR-2B	PRE-DEDICATED	(0.647 ACRES)
TOTAL SITE AREA:	2,619.0 SQ.M	=	(28,191.0 SQ.FT) (0.647 ACRES)
BUILDING HEIGHT:	4.3	EXISTING ZONING / ALLOWABLE	PROPOSED
		4 STOREYS, 13.8M	2 STOREYS, 5.03M (16'6")
SETBACKS:	REQUIRED	PROVIDED	
FRONT YARD	3.7M	21.79M (CHESTER ST)	
SIDE YARD	2.4M	2.41M AT NORTH (NEIGHBOUR) - 42.2M AT SOUTH (E49TH AVE)	
REAR YARD	2.4m	1.52M (LANE)	
FLOOR SPACE RATIO:	3.1:1	EXISTING ZONING / ALLOWABLE	PROPOSED
		0.70 FSR	19,733.7 SQ.FT. 8,078.0 SQ.FT. 0.29 FSR
PROPOSED FLOOR AREA:			
BASEMENT FLOOR TELUS:	417.0 SQ.M	(4,489.0 SQ.FT)	
1ST FLOOR TELUS:	333.4 SQ.M	(3,589.0 SQ.FT)	
1ST FLOOR TELUS:	0.0 SQ.M	(0.0 SQ.FT)	
TOTAL:	750.5 SQ.M	(8,078.0 SQ.FT)	
GFA:	750.5 SQ.M	(8,078.0 SQ.FT)	

FUTURE RESIDENTIAL BUILDING

THE CO IS LOCATED ON THE BACK LANE. A PATH IS PROVIDED FROM CHESTER ST. THAT IS 26.9 M LONG.

2.5M SETBACK - SPATIAL SEPARATION

PROPOSED CO

4.6M REARYARD SETBACK - (3.1.2.4c)

3M OFFSET FROM CLOSEST POWER LINE

1.5M REARYARD SETBACK - (3.1.2.4a)

OVERHEAD WIRES

LANE

131'-5"

15'-0"

66'-0 1/2"

3'-3"

8'-3 1/4"

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PROJECT --

Mixed-Use Development

6486 Chester Street
Vancouver, BC

DRAWING TITLE --

SITE PLAN

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

DATE -- JAN 06, 2025

DRAWN -- TY

SHEET NO. --

T2.0

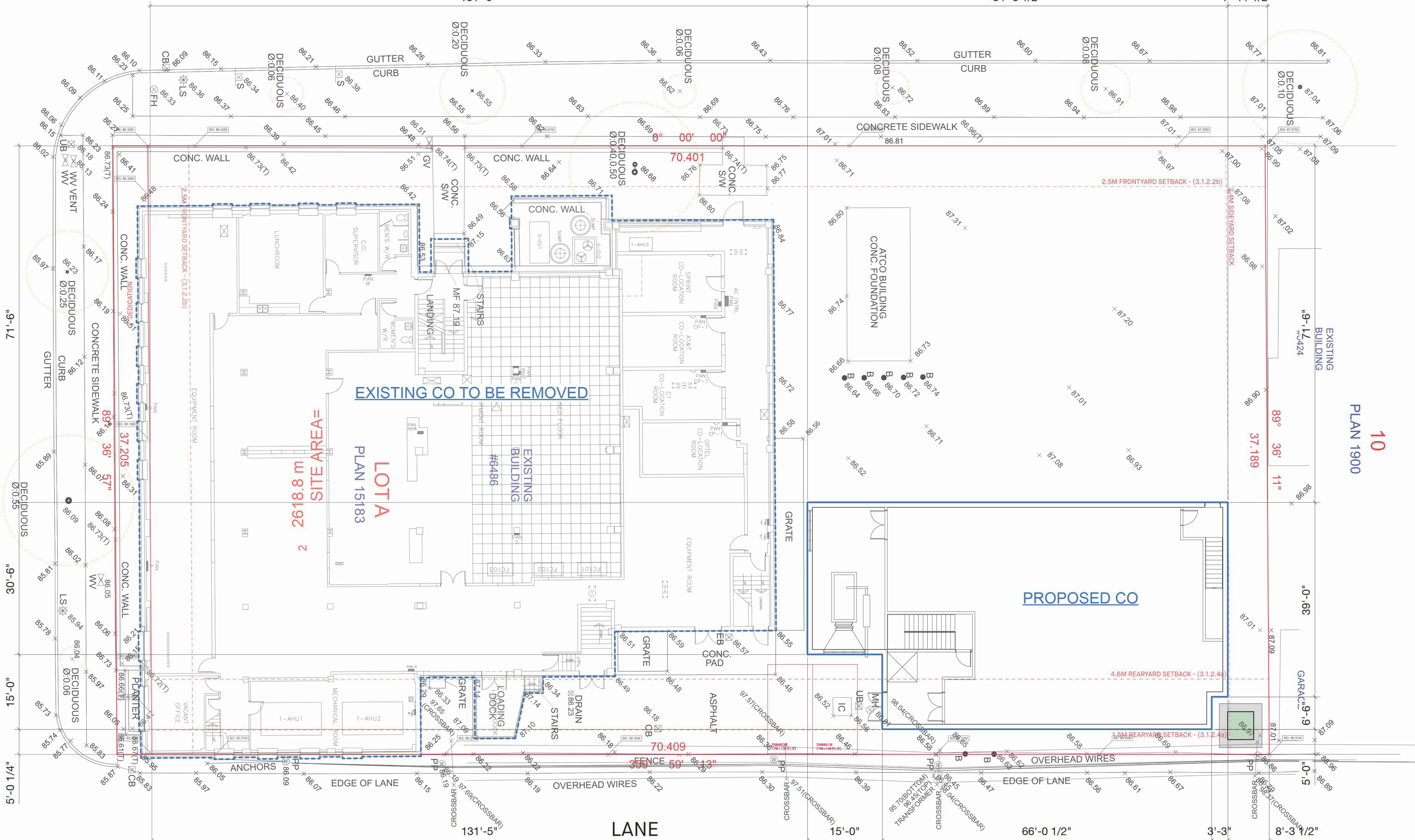
EAST 49TH AVENUE

CHESTER STREET

131'-9"

84'-3 1/2"

7'-11 1/2"

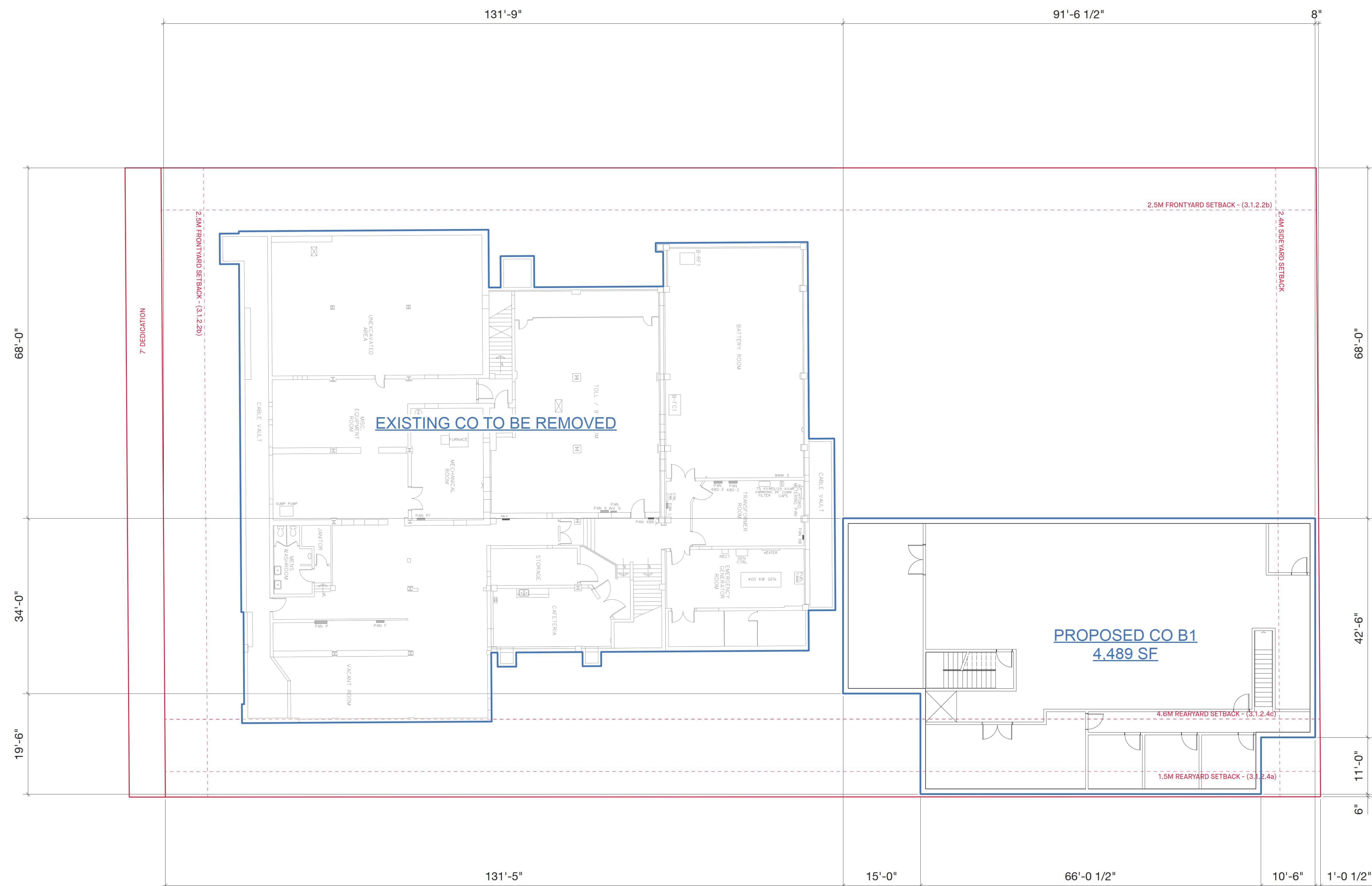


SITE PLAN WITH SURVEY OVERLAY

SCALE: 1/8" = 1'-0"

10
PLAN 1900

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PROJECT --		
Mixed-Use Development		
6486 Chester Street Vancouver, BC		
DRAWING TITLE --		
SITE PLAN W. SURVEY OVERLAY		
SCALE -- 1/8"=1'-0"	SHEET NO. --	
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B1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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PROJECT — Mixed-Use Development — 6486 Chester Street Vancouver, BC		
DRAWING TITLE — B1 BASEMENT PLAN		
SCALE — 1/8"=1'-0"	SHEET NO. —	
DATE — JAN 06, 2025	T2.B1	
DRAWN — TY		

City of Vancouver - FOI 2026-035 | Page 14 of 15 | 1512410

EAST 49TH AVENUE

CHESTER STREET

131'-9"

84'-3 1/2"

7'-11 1/2"

71'-6"

30'-6"

15'-0"

5'-0 1/4"

71'-6"

39'-0"

6'-6"

5'-0"

131'-5"

LANE

15'-0"

66'-0 1/2"

3'-3"

8'-3 1/2"

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING CO TO BE REMOVED

PROPOSED CO L1
3,589 SF

2.5M FRONTYARD SETBACK - (3.1.2.2b)

2.4M SIDEYARD SETBACK

4.6M REARYARD SETBACK - (3.1.2.4c)

1.5M REARYARD SETBACK - (3.1.2.4a)

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PROJECT --

Mixed-Use Development

6486 Chester Street
Vancouver, BC

DRAWING TITLE --

1ST FLOOR PLAN

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

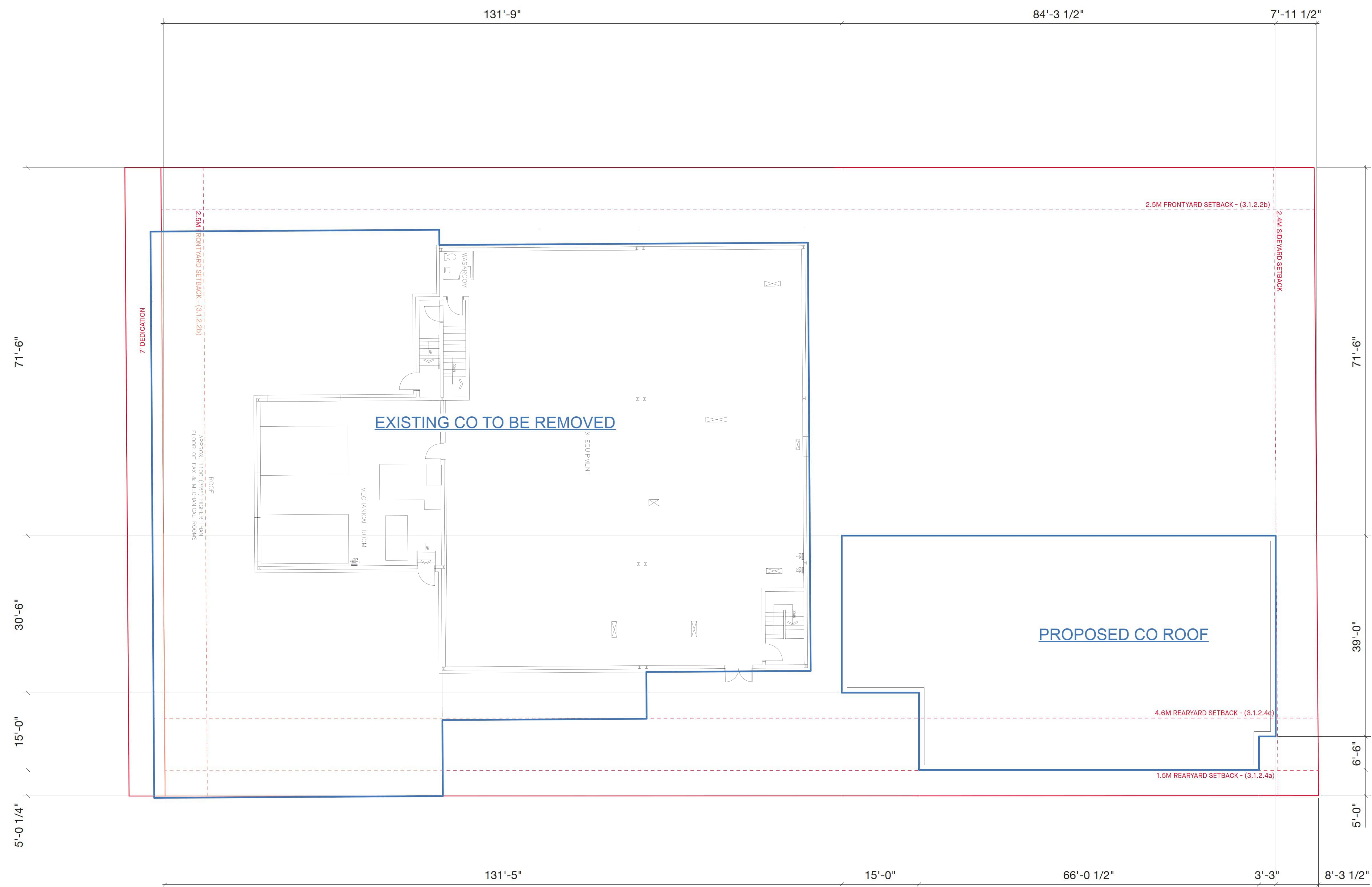
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SHEET NO. --

T2.1

City of Vancouver - FOI 2026-035 Page 151/2410



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT — Mixed-Use Development — 6486 Chester Street Vancouver, BC		
DRAWING TITLE — 2ND FLOOR PLAN		
SCALE — 1/8"=1'-0"	SHEET NO. —	
DATE — JAN 06, 2025	T2.2	
DRAWN — TY		
City of Vancouver - FOI 2026-035 Page 15 of 15		