

2212 WEST 10TH AVENUE

VANCOUVER, BC

RENTAL RESIDENTIAL DEVELOPMENT
REZONING APPLICATION

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LANDSCAPE DRAWINGS

2212 WEST 10TH AVENUE
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SEPTEMBER, 2024

INTRODUCTION

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INTRODUCTION

REZONING INTENT

On behalf of TL REGENT PROPERTY INC. Ledcor Property Investments Ltd. is pleased to submit a Rezoning Application for the property located at 2212 West 10th Avenue. Ledcor Property Investments Inc. intends to rezone the property at 2212 West 10th Avenue to permit a purpose-built rental project. The property is one of a number of sites in the city where significant investment in fibre optic infrastructure by TELUS over the past decade is helping drive opportunities for redevelopment that will add much needed rental homes to neighbourhoods, like Kitsilano, with the intent of transforming sites that have housed infrastructure uses for many decades into developments that will add much needed rental homes to many neighborhoods.

2212 West 10th Avenue is currently improved with a TELUS Central Office (CO) that houses telecommunications equipment, and a surface parking lot for vehicles and related equipment. A new much smaller CO will be constructed onsite and will be located to facilitate the new development. The site currently does not have any rental housing on it, therefore redevelopment will not result in any tenant displacement.

The site is located within the Broadway Plan area, in the Kitsilano neighborhood and specifically in the Broadway - Arbutus South sub-area. The Plan allows for a rezoning to be considered for the development of a mixed-use or 100% residential building with secured rental and below-market rental up to 20-storeys and a density of up to 6.5 FSR. A rezoning enquiry was submitted to the City of Vancouver in January 2024 and a staff response was received in May 2024. This rezoning submission responds to the intent and policies of the Broadway Plan and addresses the comments provided in the May 2024 staff response letter.

PROPOSAL

Our proposal is consistent with the Broadway Plan (and proposed Broadway Plan amendments) and includes a 25-storey residential building, including a four-storey podium, providing approximately 221 units of rental housing (20% at below-market rates), with a density of 6.5 FSR. The proposal also includes a new CO located on the southwestern portion of the site along Marstrand Avenue, which takes the existing CO off the more prominent corner at West 10th Avenue and Yew Street and allows for the creation of more pedestrian-friendly frontages. The new CO will be two levels, with one level located below-grade, which helps to reduce the visual impact of the structure. The density of the at-grade portion of the CO is 0.15 FSR, for a total project density of 6.65 FSR.

Ledcor Property Investments Ltd.

Lorne Wolinsky
Vice-President, Development

INTRODUCTION

New Rental Housing through Technological Innovation

TELUS is currently transitioning their copper telephone wires to fiber optics, significantly reducing the footprint of their telephone exchanges, allowing the area to be redeveloped to have space for much needed rental buildings for the community.

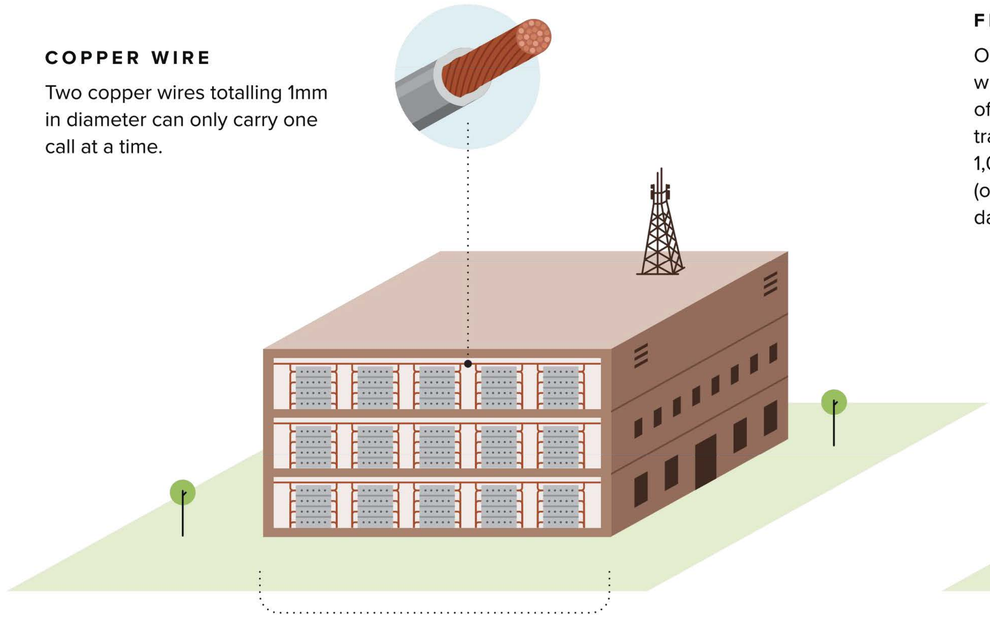
Throughout modern history, telephone exchanges have been responsible for routing phone calls, ensuring that callers are instantly connected with friends, family, businesses and emergency services.

CURRENT

Telephone Central Office

COPPER WIRE

Two copper wires totalling 1mm in diameter can only carry one call at a time.



CURRENT SITE

The current site is improved with a Central Office (CO) (also known as a Telephone Exchange) and parking lot. The CO is a 3-storey “bunker-like” structure.

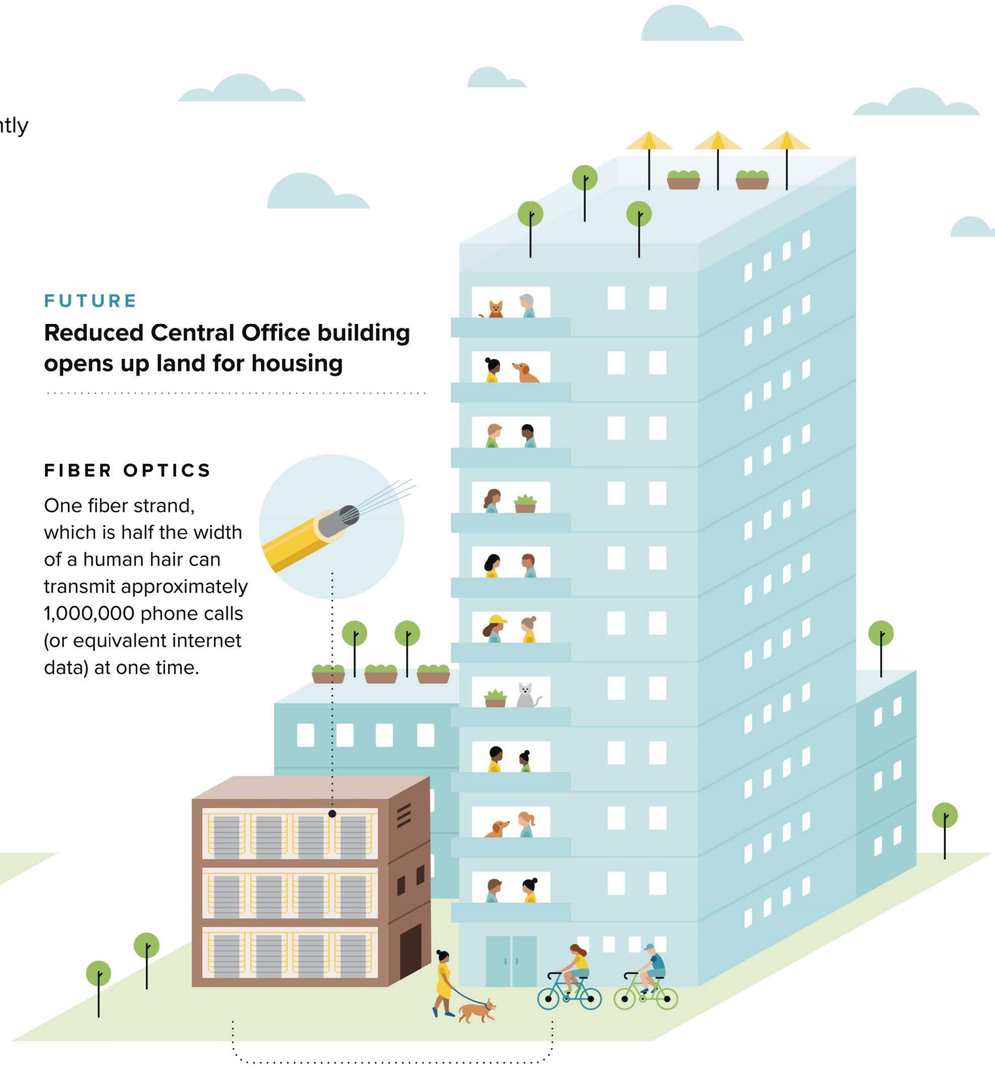
COs generally contain a cable vault, line equipment, battery room, HVAC and an emergency generator. Despite its name, COs do not serve any office functions.

FUTURE

Reduced Central Office building opens up land for housing

FIBER OPTICS

One fiber strand, which is half the width of a human hair can transmit approximately 1,000,000 phone calls (or equivalent internet data) at one time.



REDEVELOPED SITE

When the footprint of the CO is dramatically reduced, it opens up the surrounding area for new purpose built rental housing, in some cases complemented by community servicing commercial spaces.

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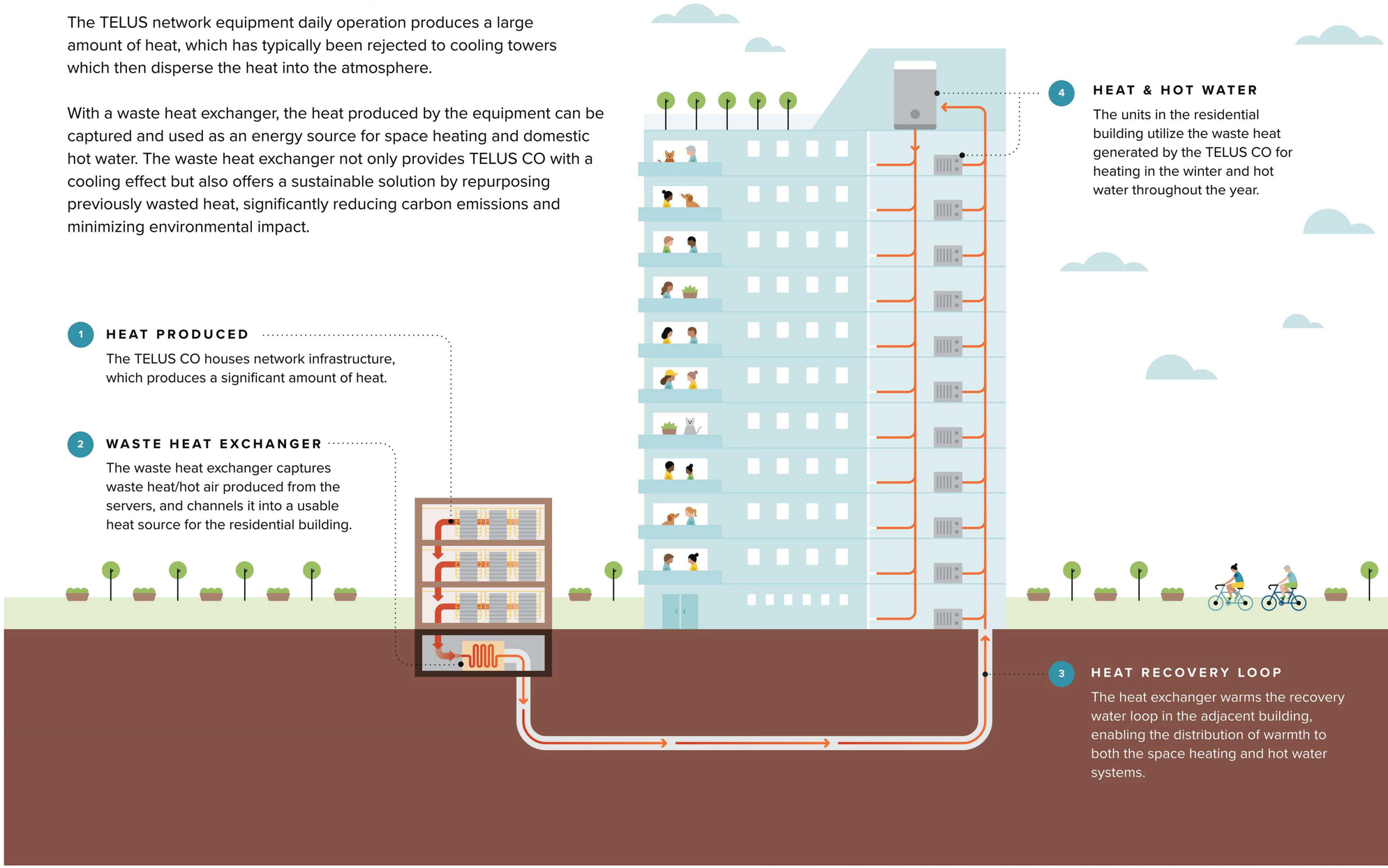
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INTRODUCTION

Waste Heat Recovery

The TELUS network equipment daily operation produces a large amount of heat, which has typically been rejected to cooling towers which then disperse the heat into the atmosphere.

With a waste heat exchanger, the heat produced by the equipment can be captured and used as an energy source for space heating and domestic hot water. The waste heat exchanger not only provides TELUS CO with a cooling effect but also offers a sustainable solution by repurposing previously wasted heat, significantly reducing carbon emissions and minimizing environmental impact.



1 HEAT PRODUCED

The TELUS CO houses network infrastructure, which produces a significant amount of heat.

2 WASTE HEAT EXCHANGER

The waste heat exchanger captures waste heat/hot air produced from the servers, and channels it into a usable heat source for the residential building.

3 HEAT RECOVERY LOOP

The heat exchanger warms the recovery water loop in the adjacent building, enabling the distribution of warmth to both the space heating and hot water systems.

4 HEAT & HOT WATER

The units in the residential building utilize the waste heat generated by the TELUS CO for heating in the winter and hot water throughout the year.

LEDCOR GROUP

TELUS living

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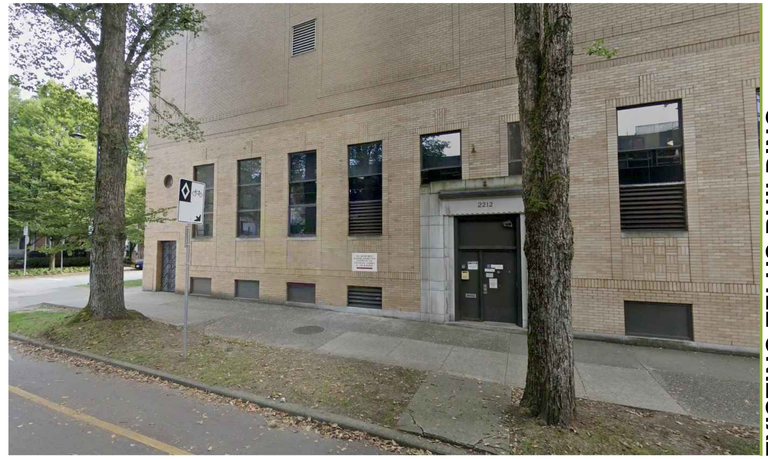
SITE ANALYSIS

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SITE ANALYSIS



PROJECT SITE



EXISTING TELUS BUILDING

NEIGHBOURHOOD & SITE

The proposed development is located at 2212 West 10th Avenue in the Broadway / Arbutus South neighbourhood. The site is currently occupied by the 1945 B.C. Telephone Cedar Exchange Building which through previous building upgrades is currently a TELUS central office (CO).

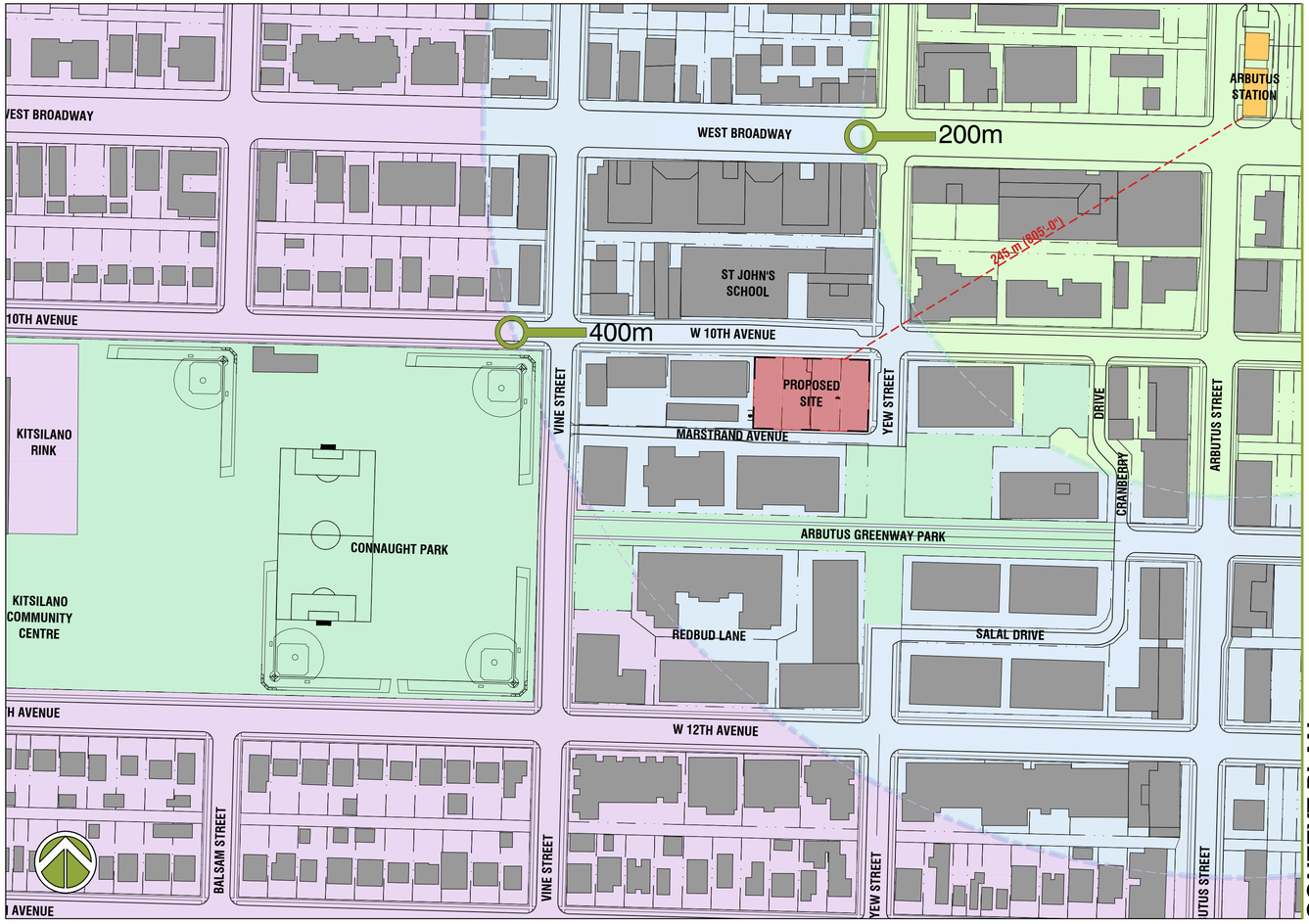
Located in a multi family residential area its immediate neighbours are mid-rise apartment buildings on either side and St Johns School across the street. It is within 400m of the future Arbutus Broadway Subway station and is served by multiple bus routes via West Broadway. It also benefits from close proximity to shops, the Arbutus Greenway, parks at various scales and a variety of community amenities which include Kitsilano Community Centre, Kitsilano Secondary School and Lord Tennyson Elementary School.

The site consists of 4 lots with a total area 2322.9 m2 (25,004.3 sq. ft.). It has a frontage along West 10th Avenue of 61m (200ft) and a depth of 38m (125ft). The TELUS property has transitioned to fibre optics cables and the existing building is larger than required. This creates the opportunity to build much needed rental accomodation and a new smaller TELUS CO on the same property.

The proposed building is a 25 storey, 100% rental building (20% of which is below market), with three levels of secure underground parking. The proposed FSR is 6.5 for residential density and 0.15 for at-grade utility - the new TELUS CO. The total combined density is 6.65 FSR.

Existing Zoning: C-7
Existing use: Utility & communication building - Telus Central Office (CO) and surface parking

Proposed Zoning: CD-1 (Comprehensive Development)
Proposed Use: Rental Residential & Utility



CONTEXT PLAN

KEY PLAN

- PROPOSED SITE
- CONTEXT BUILDINGS
- GREENWAYS
- ARBUTUS STATION
- 200 m
- 400 m
- 800 m

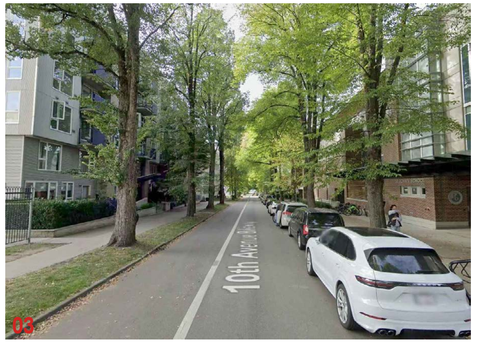
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SITE ANALYSIS



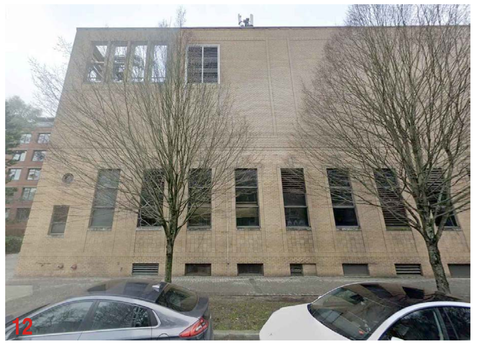




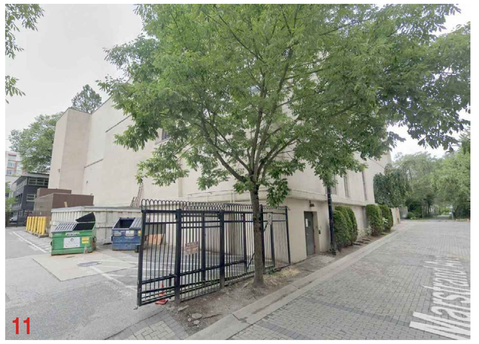




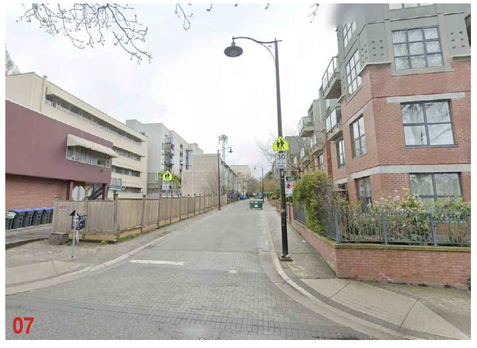




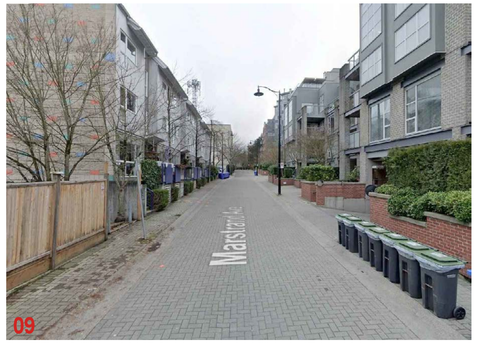




KEY MAP









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POLICY & GUIDELINES

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POLICY & GUIDELINES

BROADWAY PLAN

2212 West 10th is located in the Broadway / Arbutus South - Area D sub area of the Broadway Plan. The Broadway Plan is a comprehensive framework designed to guide the development and revitalization of the Broadway Corridor, a key area in Vancouver. The plan focuses on transforming this area into a vibrant, mixed-use, and sustainable urban neighborhood. Here are the main components of the Broadway Plan:

- *Development and Density: The plan envisions increased density along the Broadway Corridor, especially around key transit stations. This involves higher residential and commercial buildings to accommodate a growing population and support local businesses.*
- *Public Transportation: A major component of the plan is the enhancement of public transit. The Broadway Plan supports the expansion of the SkyTrain system, particularly the extension of the Millennium Line, to improve connectivity and reduce congestion.*
- *Affordable Housing: Addressing the need for affordable housing is a priority. The plan includes strategies to integrate affordable housing options within new developments to ensure diverse and inclusive communities.*
- *Public Spaces and Amenities: The plan emphasizes the creation of public spaces, parks, and recreational facilities to enhance the quality of life for residents. It also aims to improve pedestrian and cycling infrastructure.*
- *Economic Growth: By fostering a mix of residential, commercial, and cultural spaces, the plan aims to stimulate local economic growth and support a thriving neighbourhood.*
- *Sustainability: Sustainable development practices are central to the plan, including energy-efficient buildings, green infrastructure, and initiatives to reduce the carbon footprint.*
- *Overall, the Broadway Plan seeks to create a dynamic, accessible, and sustainable urban environment that meets the needs of Vancouver's growing population while preserving the character of the city.*

6.1 - CHARACTER AREAS

The Broadway Plan provides long-term guidance on topics such as: land use, urban design, housing, jobs and economy, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features, sustainability, and community facilities. Given the complexity and reach of this policy, its intent is to provide a framework to guide future developments within each policy area. The Broadway Plan has broken False Creek Flats, Mount Pleasant, Fairview, and Kitsilano into four distinct Character Areas. These areas include:

- Centres
- Industrial/Employment Areas
- Existing Low Density Areas
- Existing Apartment Areas
- Villages

6.1 - PLANNING DIRECTION, CENTRES

CENTRE

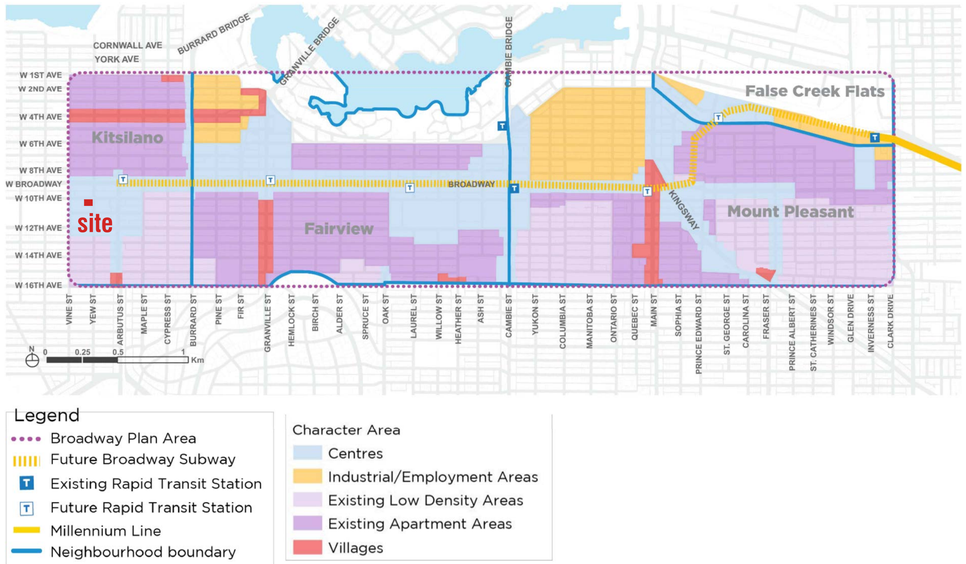
At 10th and Yew the project is located in a 'centre' which is described as newer mixed use and commercial area.

Relevant plan directions from the policy are;

**Strategically locate new housing opportunities, particularly secured rental and social housing, through increased heights and densities*

**Integrate the Broadway Subway stations into the surrounding neighbourhood with active commercial uses, wider sidewalks and public realm improvements, and intensify opportunities for new housing and job space in the station areas.*

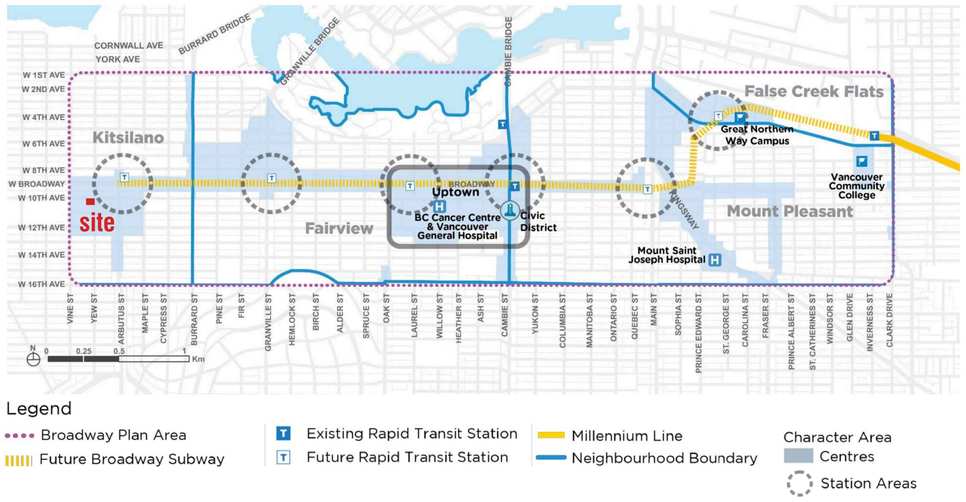
The location and program of this project seeks to build on these aspirations as it will provide 100% rental and it is located close to the new Broadway Subway station at Arbutus.



Centres

The centres are generally the newer mixed-use and commercial areas where the majority of housing and job space has been built in the past 40 years. They also include the larger institutional campuses. Highly accessible and with a varied character, these higher-density places will integrate with the Broadway Subway and provide additional opportunities for housing, job space, shops and services, and amenities to meet both local community and city-wide needs.

Figure 6.2 - Centres



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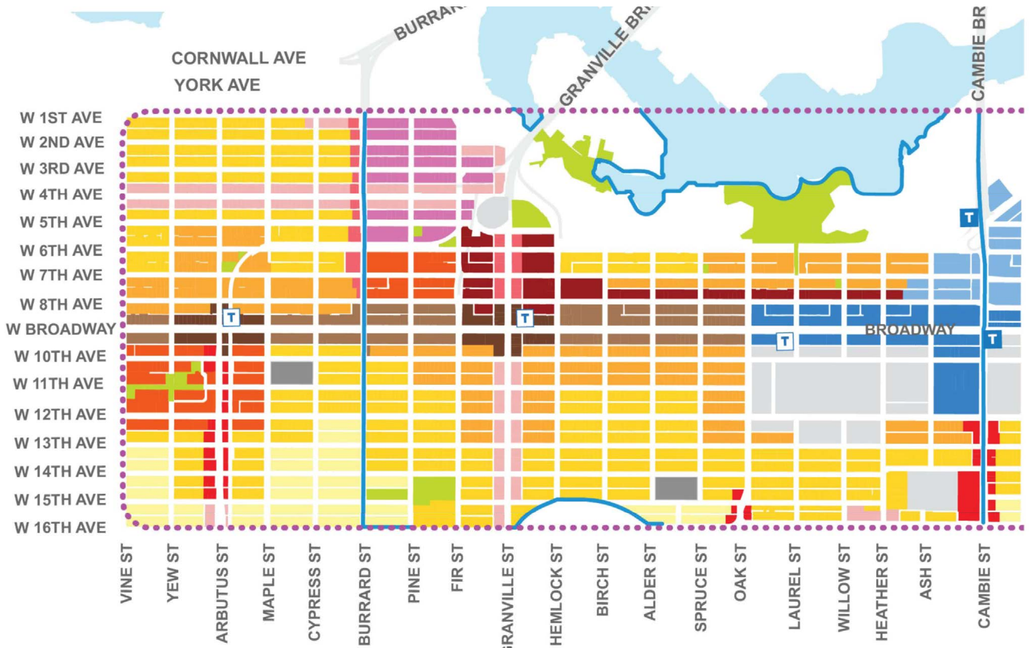
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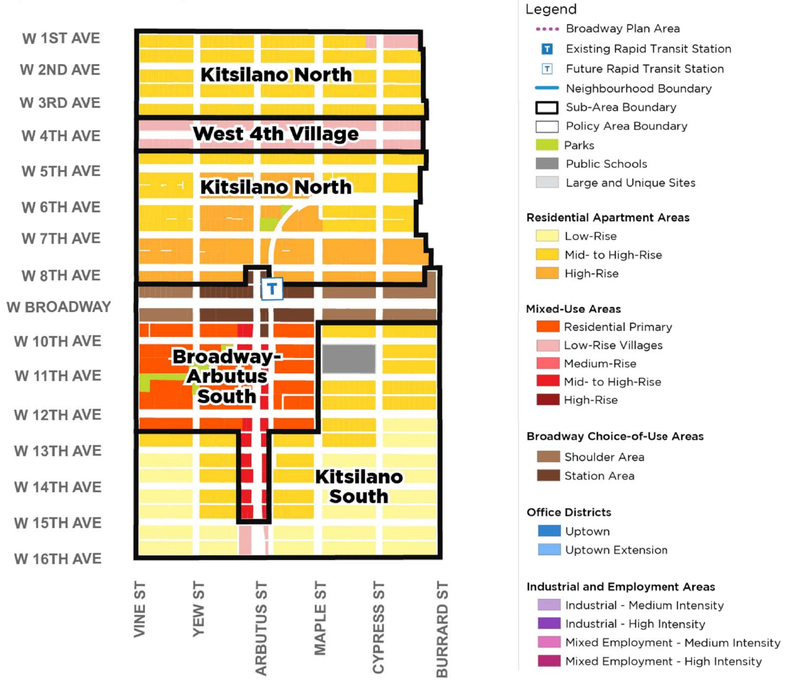
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POLICY & GUIDELINES

7.1-OVERALL LAND USE CONCEPT PLAN



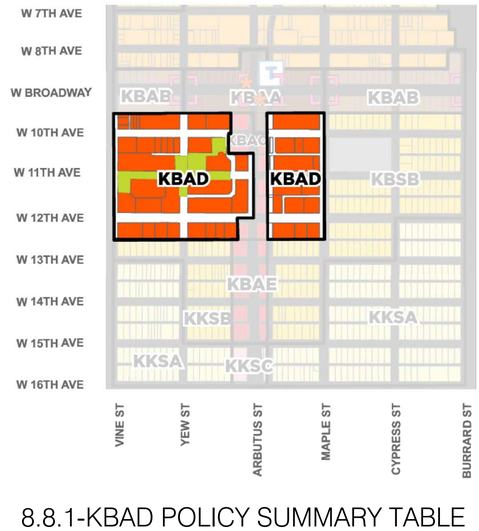
8.1-KITSILANO NEIGHBOURHOOD LAND USE



BROADWAY/ARBUTUS SOUTH

The overall intent is to strengthen Broadway/Arbutus South neighbourhood as a vibrant, walkable mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, amenities and local-serving retail/service uses.

8.8-BROADWAY/ARBUTUS SOUTH-AREA D



Intent

Introduce new affordable housing opportunities on limited sites and maintain job space in this primarily residential area.

CENTRE

8.8.1-KBAD POLICY SUMMARY TABLE

Policy Area	Broadway/Arbutus South - Area D (C-7 Zone Sites)	KBAD
Uses	Retail/service, office, residential	
Option/Tenure	Secured rental and below-market rental housing	Strata ownership housing
Max Height	20 storeys	
Max Density	6.5 FSR	
Min frontage**	36.6 m (120 ft.)	
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).	• A minimum of 20% of residential floor area is required to be delivered as turnkey social housing units to the City.
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	

Additional Policies

8.8.2 For sites with existing job space, a minimum of 0.25 FSR of retail/service or office uses is required.

8.8.3 Support the renewal and expansion of independent schools with additional height and density. For the Fraser Academy School site (2294 West 10th Avenue), additional height and density generally up to 12 storeys and 8.0 FSR can be considered for institutional uses.

8.8.4 There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.

The proposed architecture of 2212 West 10th Avenue meets aspirations and requirements of the Broadway/Arbutus South Sub Area D (KBAD) by providing a high rise multi family residential building. It has 221 rental units and as per policy 20% of these units are below market.

A podium and tower building the podium is 4 storeys - in compliance with the Broadway Plan and the overall building height is 25 storeys as per the maximum deviation above the current maximum of 20 storeys. This is noted in the proposed Broadway plan amendments.

The total FSR is 6.65 which is in line with what is allowed for the site and previous city guidance - 6.5 for Residential and 0.15 for the above grade portion of the new TELUS Central Office.

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REZONING APPLICATION

SEPTEMBER, 2024

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.
- 11.1.51Enhance 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"

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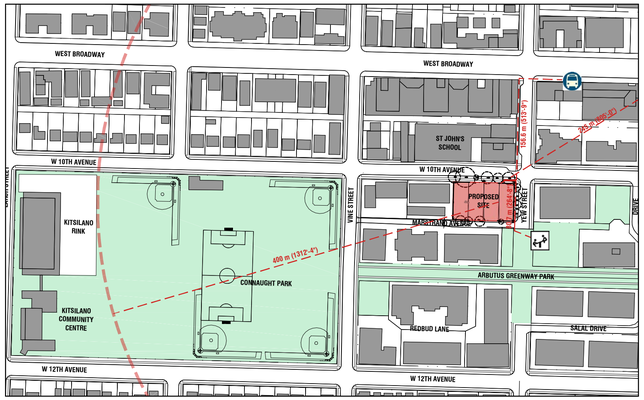
POLICY & GUIDELINES

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

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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 Guidelines4*
- 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 resiliant 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 builidng 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.

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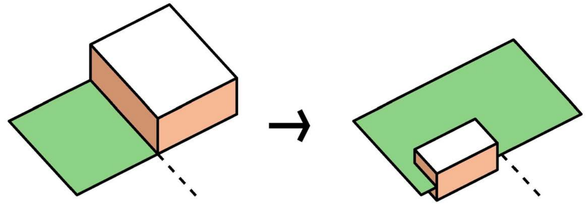
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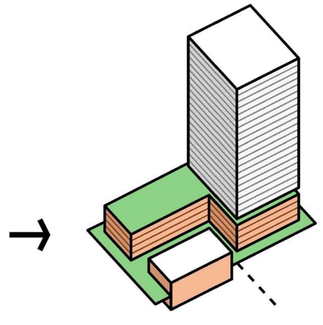
DESIGN RATIONALE

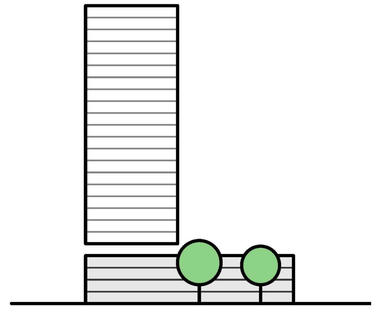
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DESIGN RATIONALE

ARCHITECTURAL CONCEPT







PROJECT PHASING

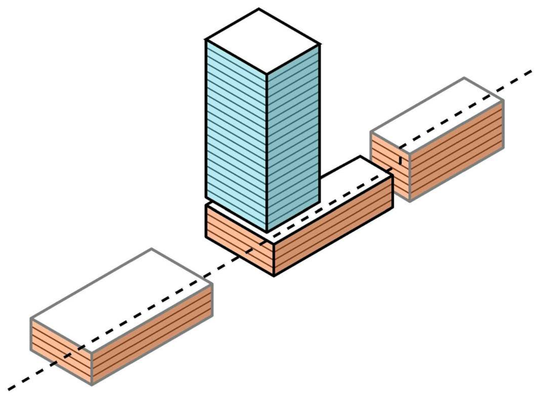
The existing CO will remain in place whilst the new smaller CO is constructed. This will allow for a continuous service. Once the new CO is operational the previous CO will be demolished and the balance of the site will be available to construct the rental building.

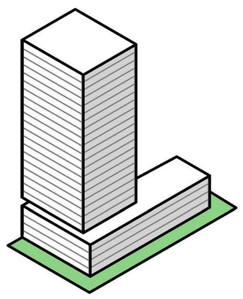
SITE STRATEGY

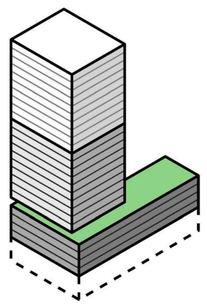
The South-West location of the CO maximizes the street frontage available along 10th Avenue and Yew Street. The architectural and building challenge is to fit the required parking and program around a functioning CO building. This has led to L- shape parking levels and podium floors with the tower form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

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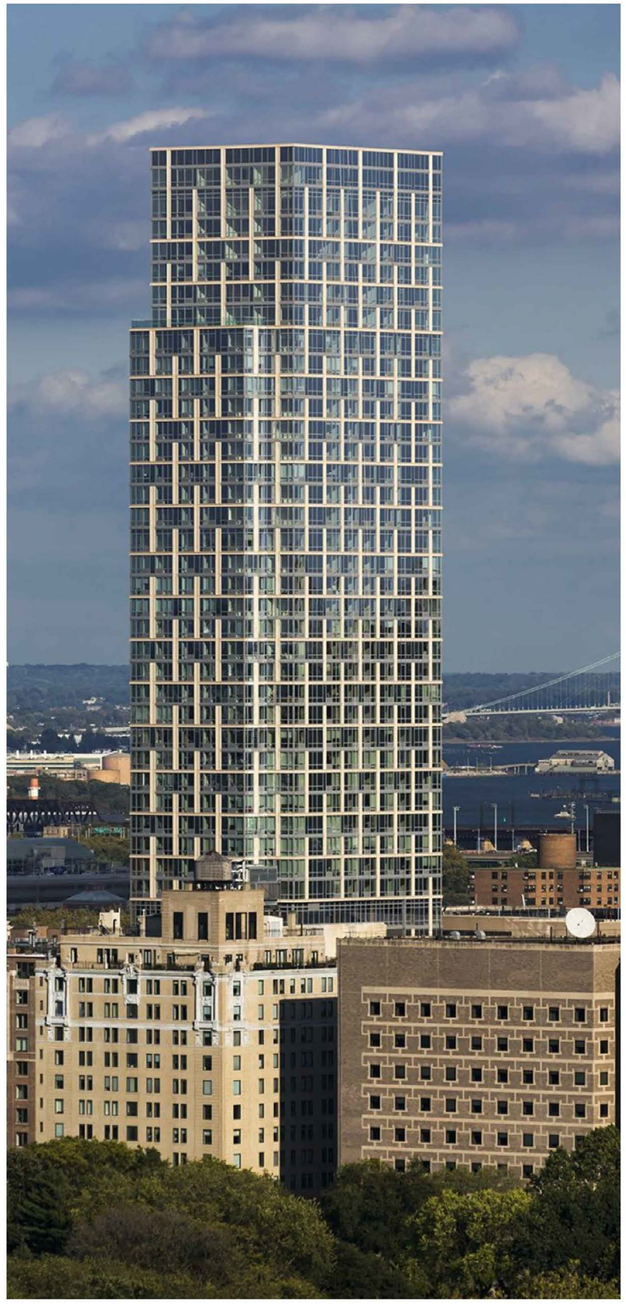
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DESIGN RATIONALE

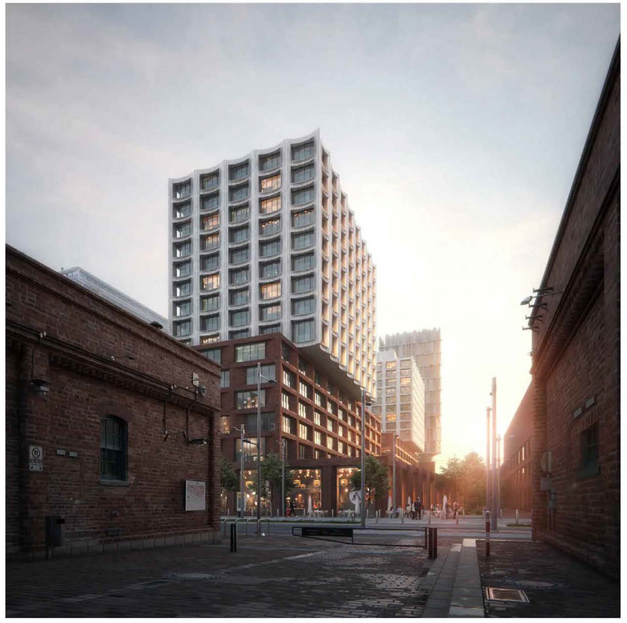
PRECEDENT STUDIES



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

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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

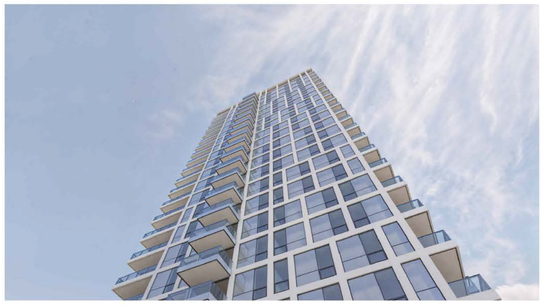
4. Glass Guard Rail Frame / Other Metal Details
Iron Grey

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

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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



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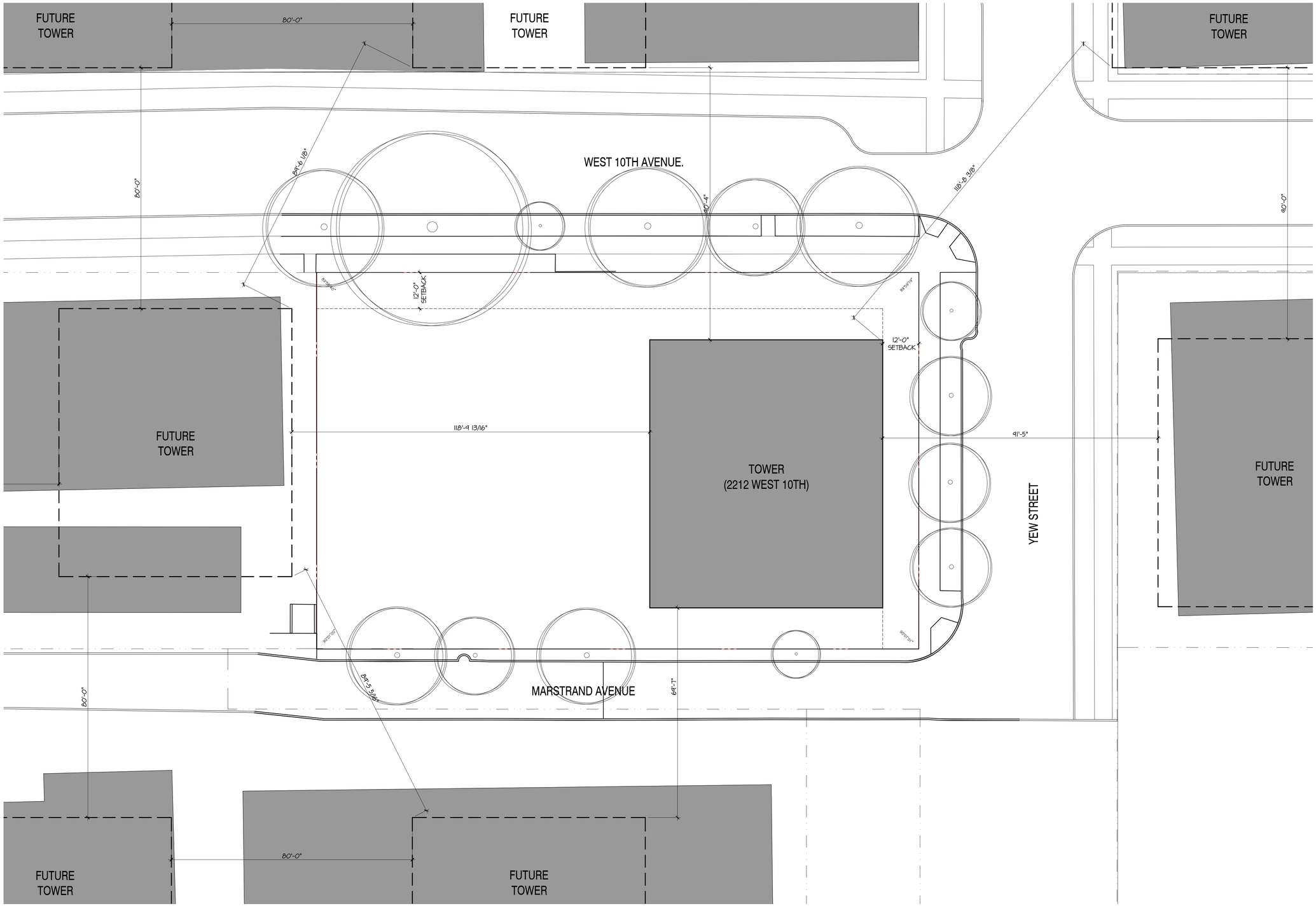
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CONTEXT RESPONSE

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CONTEXT RESPONSE

TOWER SEPERATION



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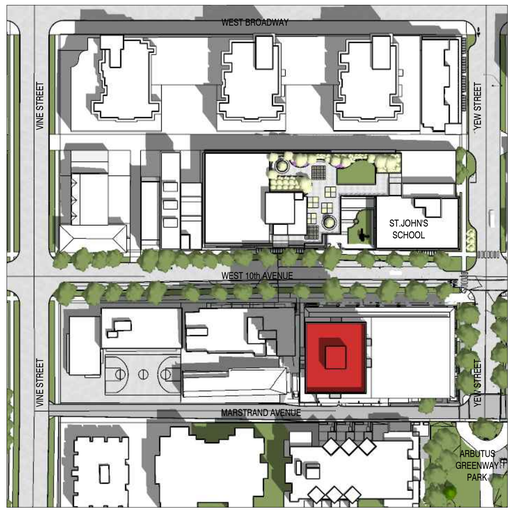
CONTEXT RESPONSE

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.

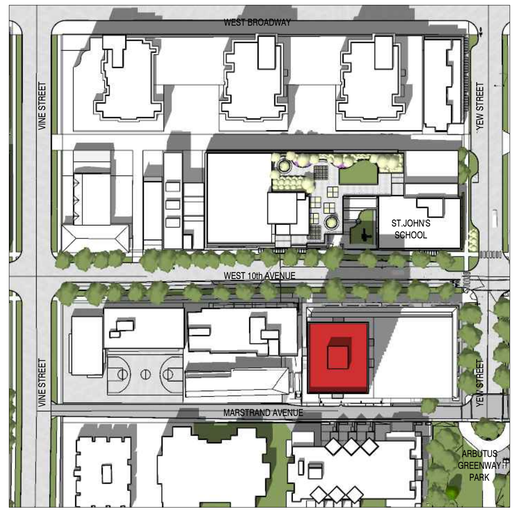
TOWER: WEST LOCATION



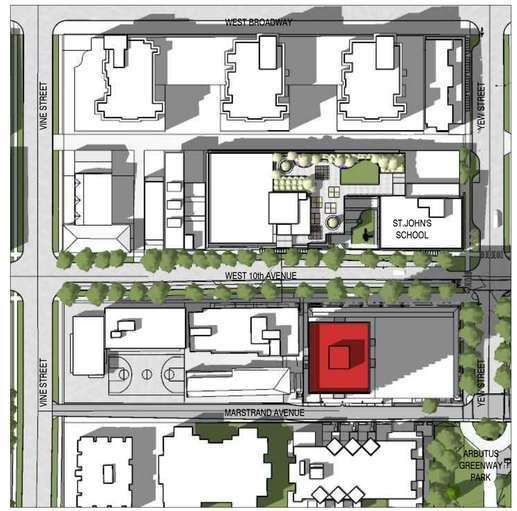
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JUNE 20 - 12:00 PM



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.

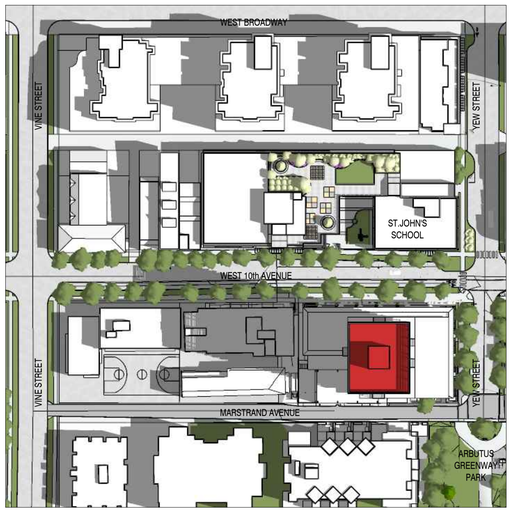
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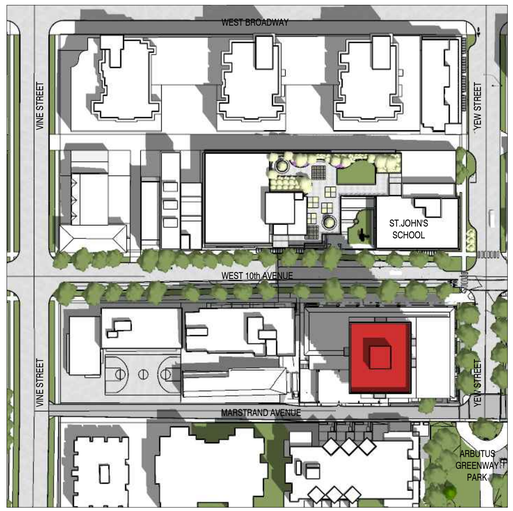
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CONTEXT RESPONSE

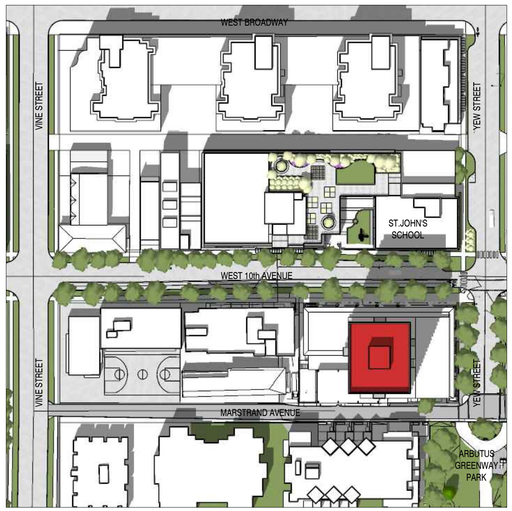
TOWER: CENTRE LOCATION



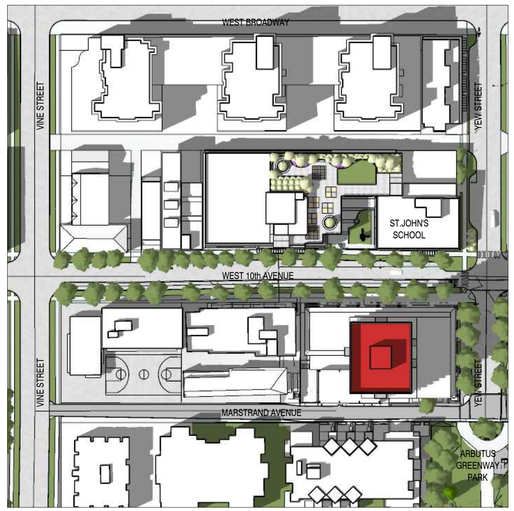
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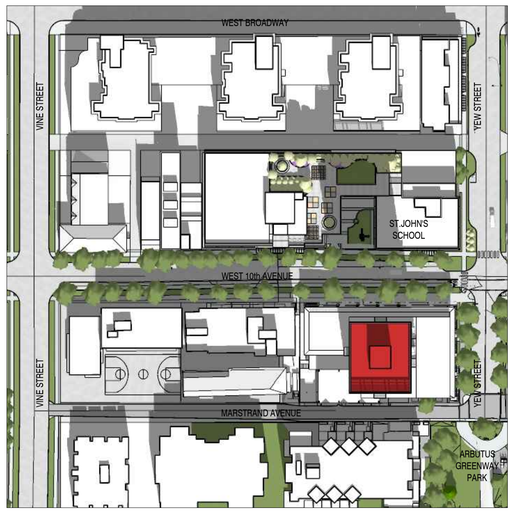
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CENTRE OF SITE:

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.

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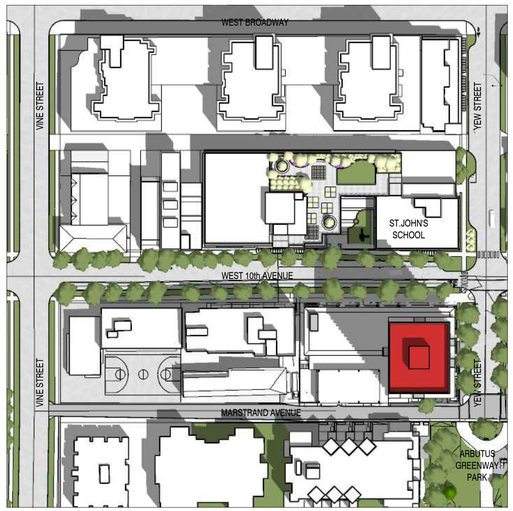
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CONTEXT RESPONSE

TOWER: EAST LOCATION



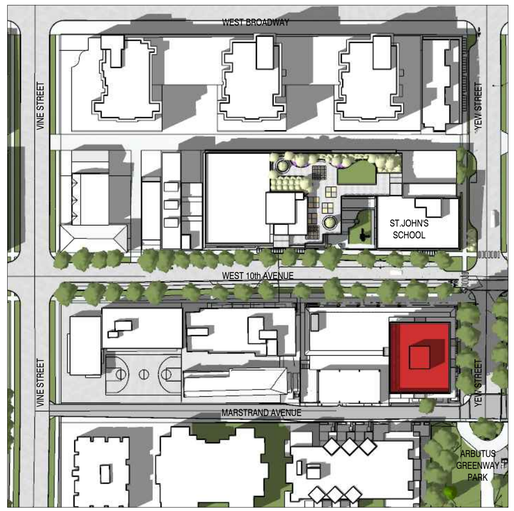
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MARCH 20/SEPTEMBER 22 - 12:00 PM



MARCH 20/SEPTEMBER 22 - 2:00 PM



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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.

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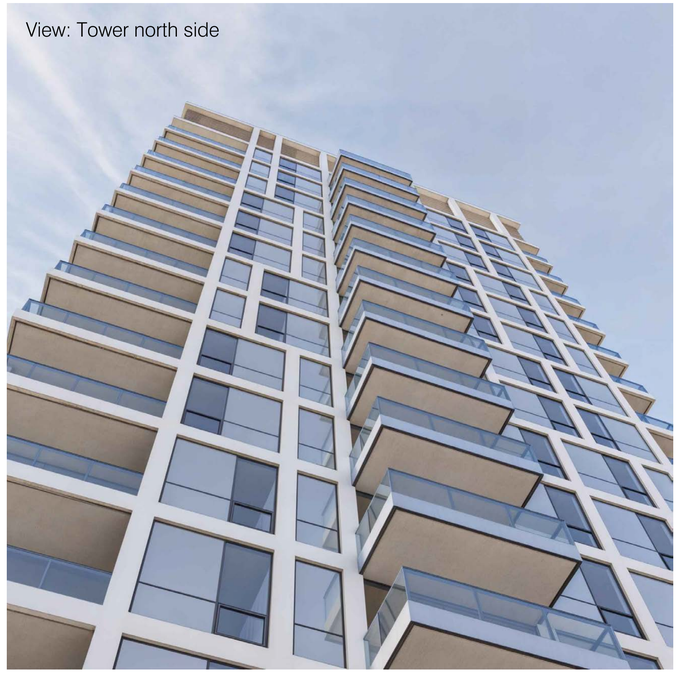
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CONTEXT RESPONSE


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

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SEPTEMBER, 2024

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260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

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

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CONTEXT RESPONSE





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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 Adress: 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:	**Permitted**	**Proposed**
North	3.6m (12ft)	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	**Permitted**	**Proposed**
Podium	4 Storeys	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 propsed 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 (1 per building plus 0.034 per unit)		9	(inc in Res.
	Total	**20**	**78**
Bikes			
Class B bikes (2 spaces for first 20 units + 1 for every additional 20 units)		12	20
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 (1 Above grade, 1 on P1)		2	2
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	3,260.00	-	SF
P1/L1	3,057.80	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	

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CLIENT

LEDCOR / TELUS LIVING

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

PROJECT STATISTICS

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PROJECT A224606
DRAWN LM **CHECKED** CS

SCALE NTS
DATE SEPT, 2024

A0.01

V-23-19942-TPG

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

2 0 2 4 6

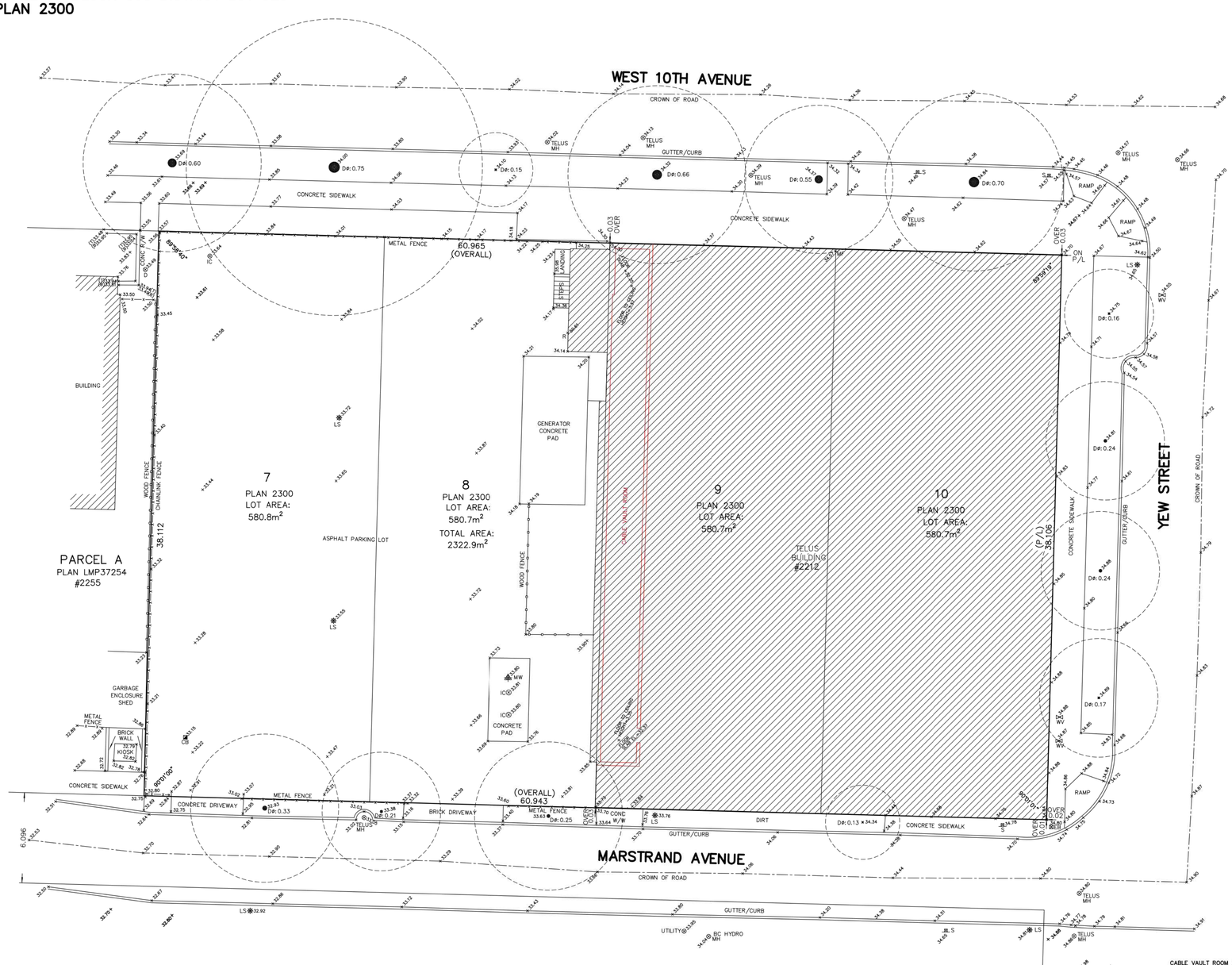
ALL DISTANCES ARE IN METRES

+33.49		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
ø		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
Ø0.30 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.

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

" SEALED "

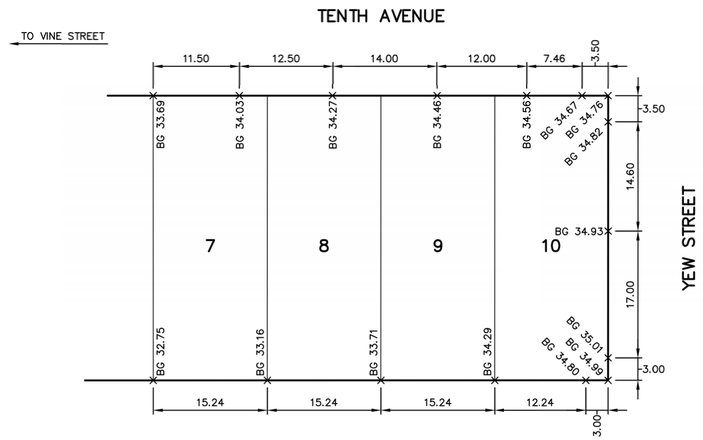
Digitally Signed By: Joe Coelho, BCLS
2024-09-13

JOSE L. COELHO, BCLS (#750)

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

A0.02

PLOT STAMP: 2024-Sep-25 @11:04am – P:\A224606 – Ledcor – Regent\CAD\1-SD\A224606_survey.dwg – 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:

A0.03

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NO. | DATE | REVISION



PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

CONTEXT PLAN

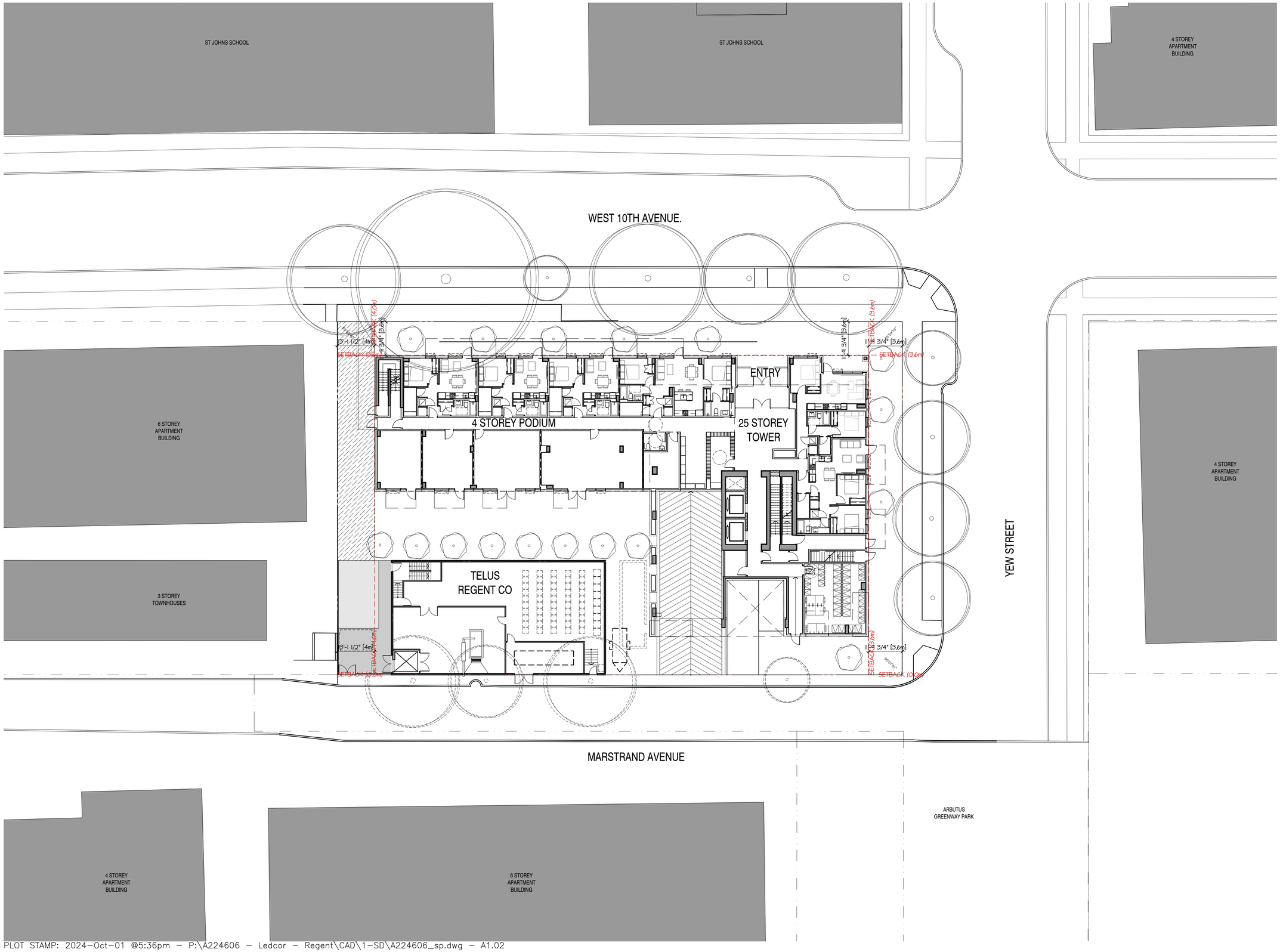
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PROJECT A224606
DRAWN LM **CHECKED** CS

SCALE 1/16"=1'-0"
DATE SEPT, 2024

A1.01



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SITE PLAN

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PROJECT A224606
DRAWN LM **CHECKED** CS

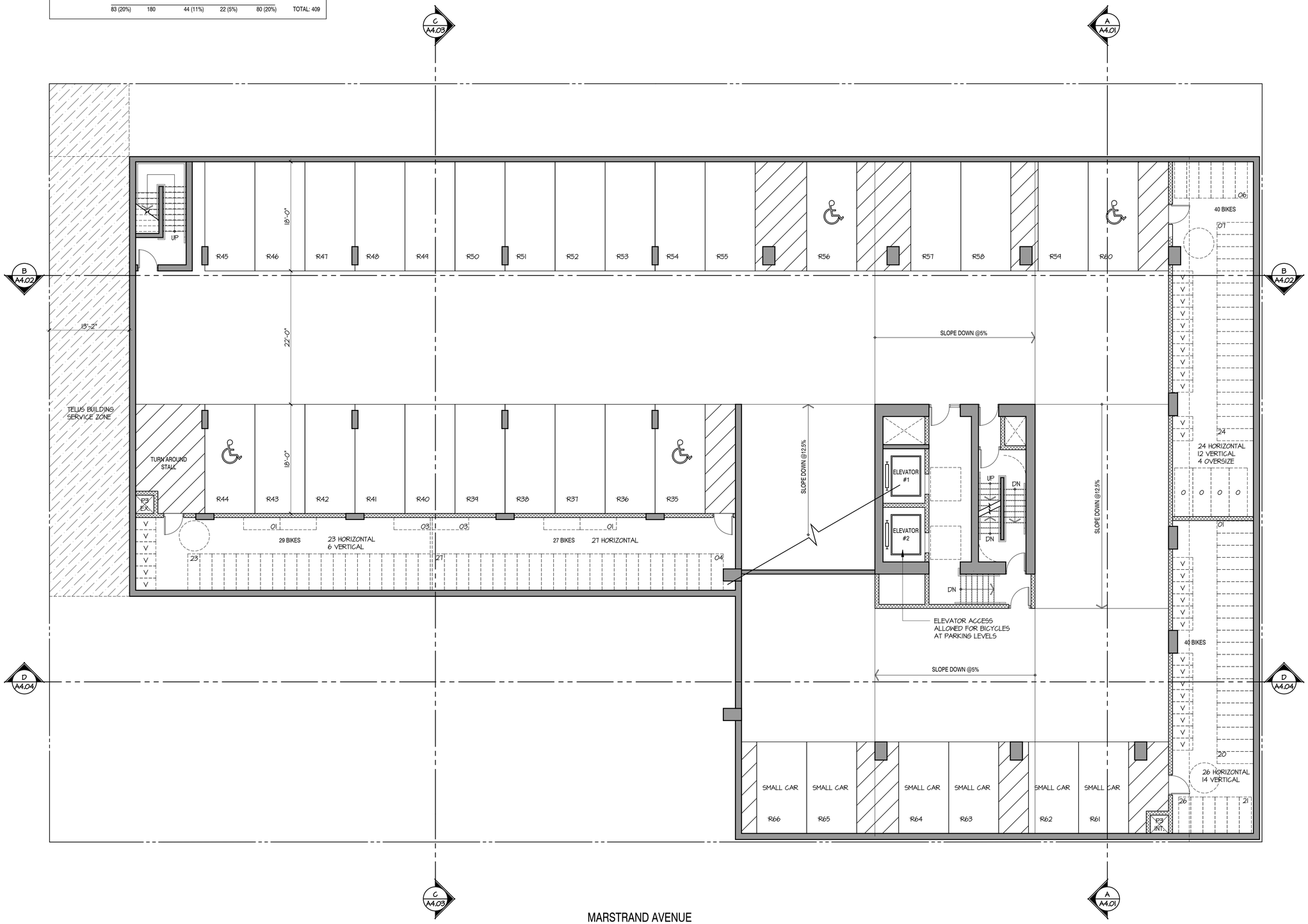
SCALE 1/16"=1'-0"
DATE SEPT, 2024

A1.02

PLOT STAMP: 2024-Oct-01 @5:36pm – P:\A224606 – Ledcor – Regent\CAD\1-SD\A224606_sp.dwg – A1.02

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

PLOT STAMP: 2024-Oct-04 @5:36pm – P:\A224606 – Ledcor – Regent\CAD\1-SD\A224606_fp P3.dwg – A2.01

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PROJECT

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

A2.01

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.



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2212 WEST 10TH AVENUE
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LEVEL P2

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DRAWN LM **CHECKED** CS

SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.02

PLOT STAMP: 2024-Oct-01 @5:38pm – P:\A224606 – Ledcor – Regent\CAD\1-SD\A224606_fp P2.dwg – A2.02

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

TELUS BUILDING SERVICE ZONE

DETENTION TANK

TURN AROUND AREA

PASSENGER LOADING 2.9m WIDE (CLASS A)

RESIDENTIAL LOADING (CLASS A)

PASSENGER LOADING 4m WIDE (CLASS A)

WATER ENTRY ROOM

EMERGENCY DISTRIBUTION

UNIT SUBSTATION ROOM

PULL PIT

COMMS ROOM

ELEVATOR #1

ELEVATOR #2

ELEVATOR ACCESS ALLOWED FOR BICYCLES AT PARKING LEVELS

SLOPE DOWN @5%

SLOPE DOWN @12.5%

29 BIKES

3 HORIZONTAL 6 VERTICAL

27 BIKES

3 HORIZONTAL

20 LOCKERS

24 LOCKERS

40 BIKES

28 STACKED BIKE STALLS

4 OVERSIZE 8 VERTICAL

24 STACKED BIKE STALLS

38 BIKES

4 OVERSIZE 10 VERTICAL

ROOM 01: VERTICAL - 06

UPPER BASEMENT

VAULT

SMALL CAR R4

SMALL CAR R3

VOID ABOVE GENERATOR ROOM

SMALL CAR R2

SMALL CAR R1

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LEVEL P1

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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.03

PLOT STAMP: 2024-Oct-01 @5:40pm — P:\A224606 — Ledcor — Regent\CAD\1-SD\A224606_fp P1.dwg — A2.03

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CLIENT

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NO. | DATE | REVISION

LEGEND
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 1

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PROJECT A224606
DRAWN LM **CHECKED** CS

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

A2.04

WEST 10TH AVENUE.

03 | 1 BED | 579.0 ft²
04 | 1 BED | 547.9 ft²
05 | 1 BED | 547.9 ft²
06 | 2 BED | 909.0 ft²
01 | 2 BED | 796.4 ft²
02 | 2 BED | 768.1 ft²

Patio 106.3 sq.ft.
Patio 93.8 sq.ft.
Patio 106.6 sq.ft.
36.7 sq.ft.
39.4 sq.ft.
25.8 sq.ft.
38.3 sq.ft.

174'-10"
10 CLASS B BIKES
ENTRY
VESTIBULE
LOBBY
113'-6"
ELECTRICAL
MAIL
PARCELS
DIS. WC
BIKE MAINTENANCE 367.6 sq.ft.
DOG SPA 398.9 sq.ft.
YOGA 522.3 sq.ft.
FITNESS / GYM 838.5 sq.ft.
MANAGEMENT 208.3 sq.ft.
TELUS BUILDING SERVICE ZONE
MEDITATION GARDENS / YOGA / OUTDOOR FITNESS
10 CLASS B BIKES
ELEVATOR #1
ELEVATOR #2
JANITOR
DN P1
UP L2
EXIT STAIR 1 + PARKING
EXIT STAIR 2
Garbage 584.0 sq.ft.
CLASS A LOADING
CLASS B LOADING (SHARED)
RAMP UP 5%
STAGING
112'-6"
95'-4 1/2"
OFFSET BUILDING 5' ABOVE GRADE 5'-0"
SLOPE DOWN @12.5%
SLOPE DOWN @10%
PARKING ENTRY
OUTLINE OF TOWER ABOVE
LENGTH OF EXISTING CABLE VAULT TO BE RETAINED
MAIN MAN DOOR
TELUS REGENT CO OUTDOOR AREA
CONDENSERS AREA
19'-2"
40'-6"
BURIED FUEL TANK
GATE
LOADING
TELUS REGENT CO LEVEL 1 (1/2 LEVEL BELOW GRADE)
74'-10"
GENERATOR / ELECTRICAL / MECHANICAL ROOM
UNIT SUBSTATION
DEDICATED ROOF
EMERGENCY EXIT TO GROUND LEVEL
YEW STREET
MARSTRAND AVENUE
DN
UP

PLOT STAMP: 2024-Oct-07 @10:54am — P:\A224606 — Ledcor — Regent\CAD\1-SD\A224606_fp 01.dwg — A2.04



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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 2

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SCALE 1/8" = 1'-0"
DATE SEPT, 2024

A2.05

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WEST 10TH AVENUE.

C A4.03

A A4.01

B A4.02

D A4.04

12	1 BED	579.0 ft²
13	1 BED	547.9 ft²
14	1 BED	547.9 ft²
15	2 BED	894.6 ft²
16	1 BED	568.4 ft²
01	2 BED	792.5 ft²
02	STUDIO	431.6 ft²
03	1 BED	555.4 ft²
04	2 BED	723.5 ft²
05	1 BED	562.2 ft²
06	3 BED	988.2 ft²
07	2 BED	933.5 ft²
08	1 BED	568.0 ft²
09	1 BED	557.0 ft²
10	STUDIO	390.8 ft²
11	STUDIO	401.3 ft²

All: NON - MARKET

NON MARKET ON L16 ONLY

NON - MARKET L3 ONLY

174'-10"

48'-0"

13'-2"

4'-2"

TELUS BUILDING SERVICE ZONE

TELUS REGENT CO. ROOF

YEW STREET

MARSTRAND AVENUE

ELECTRICAL

MECH.

ELEVATOR #1

ELEVATOR #2

DOUBLE

UP

DN

HP

Balcony 98.9 sq.ft.

Balcony 107.5 sq.ft.

Balcony 67.6 sq.ft.

Balcony 84.0 sq.ft.

Balcony 65.2 sq.ft.

Balcony 63.4 sq.ft.

Balcony 106.4 sq.ft.

Balcony 64.0 sq.ft.

36.7 sq.ft.

39.4 sq.ft.

35.5 sq.ft.

29.5 sq.ft.

39.9 sq.ft.

39.8 sq.ft.

34.6 sq.ft.

37.1 sq.ft.

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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 3-4

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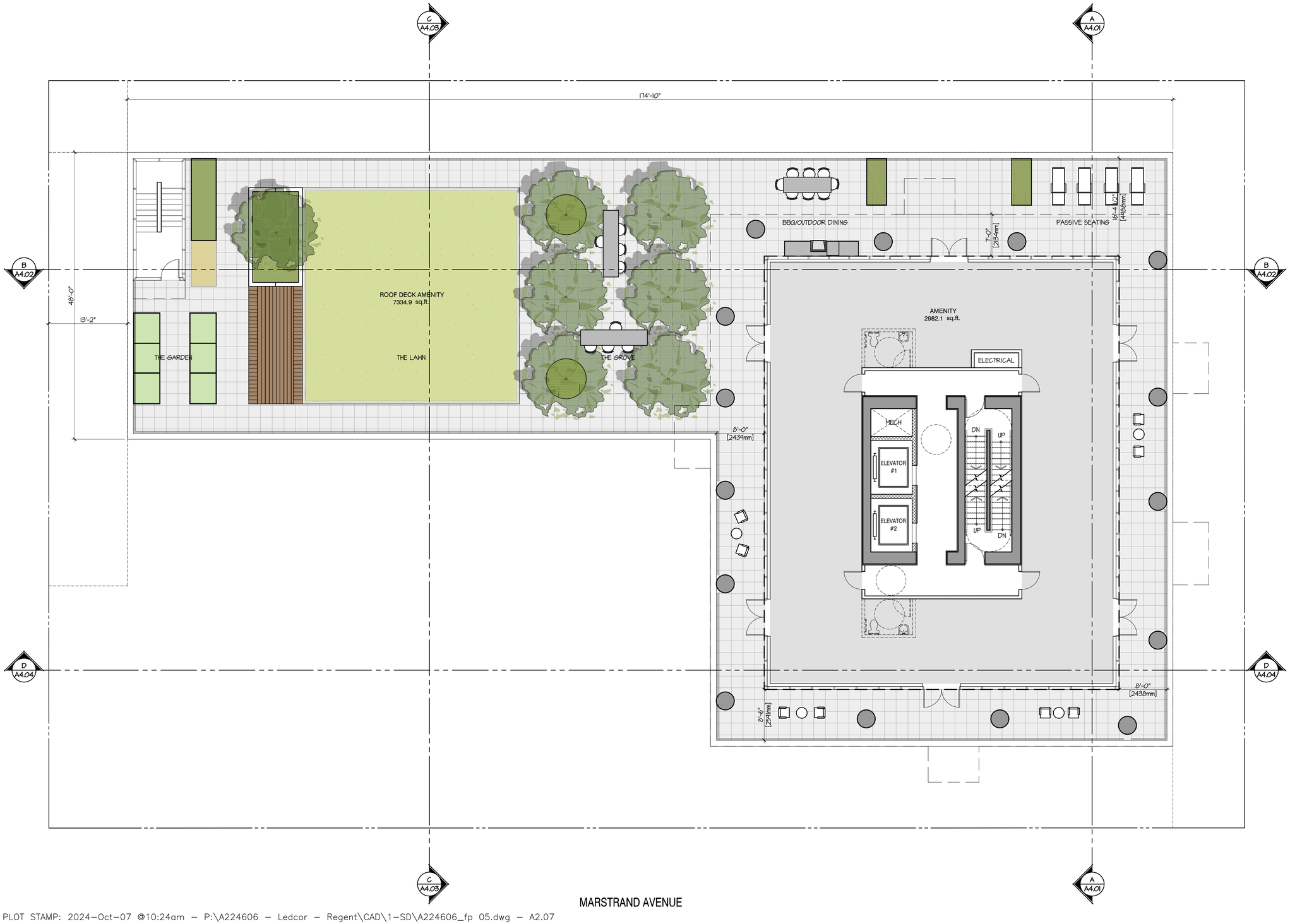
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PROJECT A224606
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SCALE 1/8" = 1'-0"
DATE SEPT, 2024

A2.06

WEST 10TH AVENUE.



MARSTRAND AVENUE

YEW STREET

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LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
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LEVEL 5

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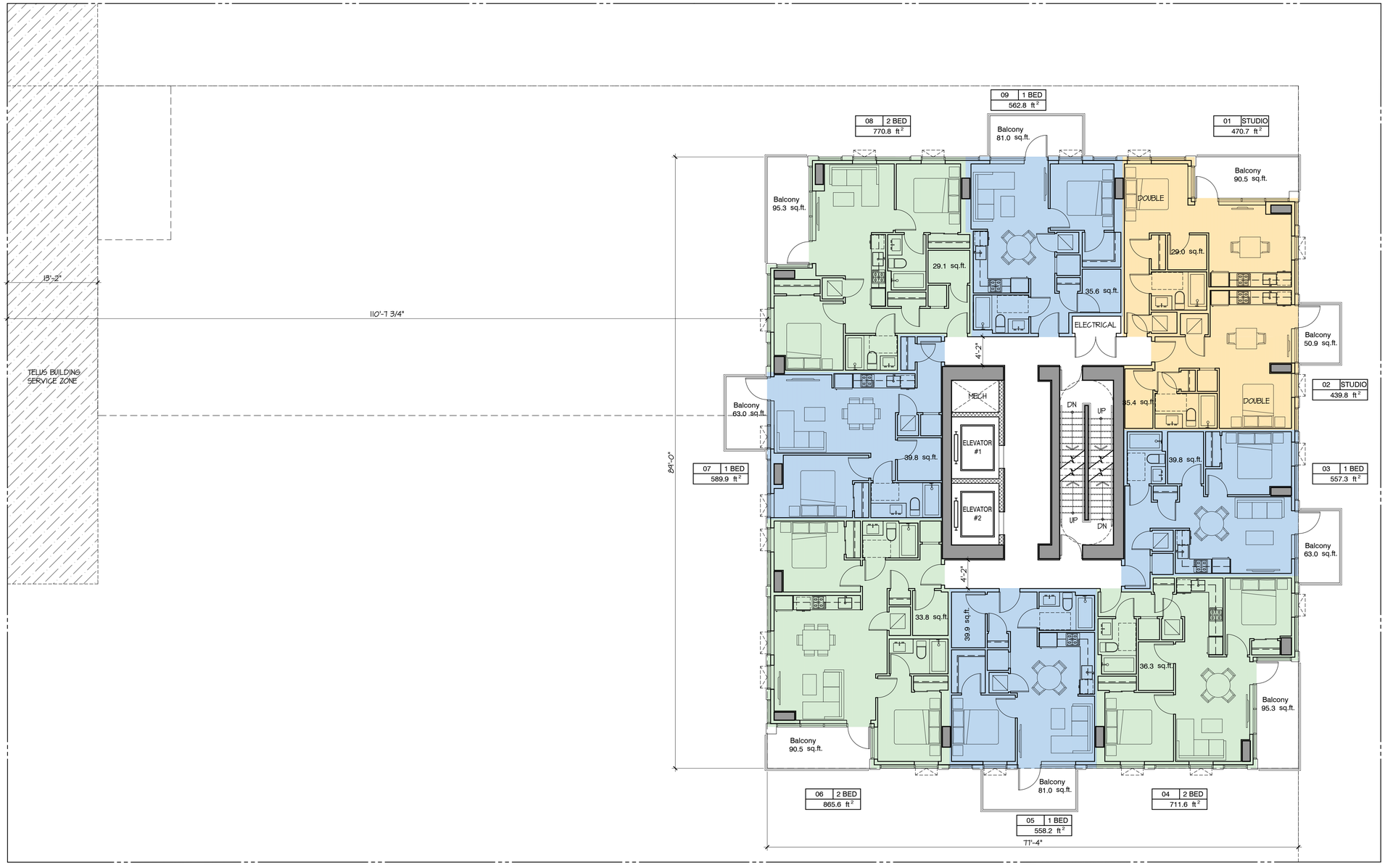
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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.07

WEST 10TH AVENUE.



YEW STREET

MARSTRAND AVENUE

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LEGEND
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

2212 WEST 10TH AVENUE
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LEVEL 6-15 TYPICAL FLOOR

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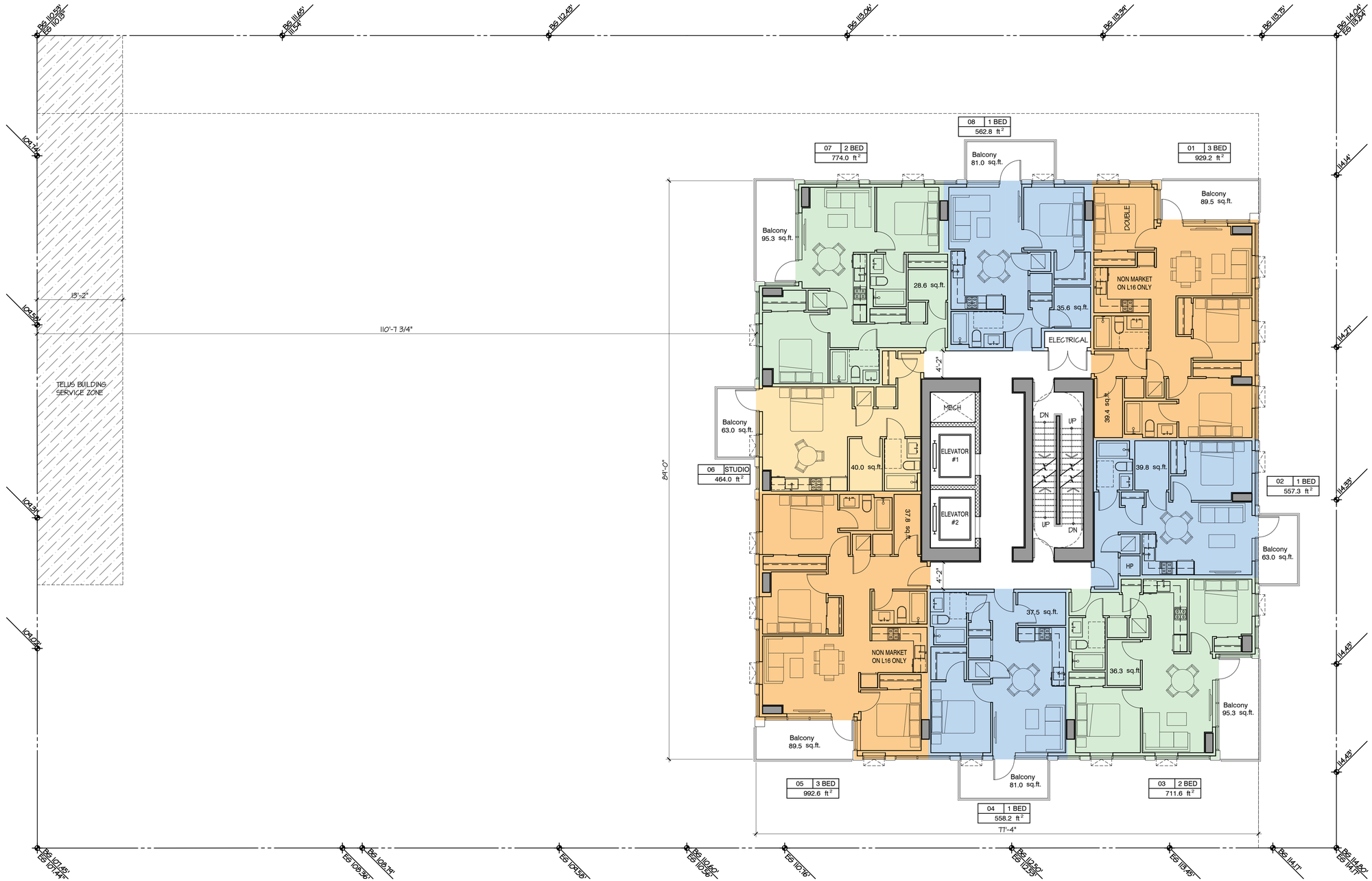
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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.08

WEST 10TH AVENUE.



MARSTRAND AVENUE

YEW STREET

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CLIENT

LEDCOR GROUP

NO. | DATE | ISSUE

NO. | DATE | REVISION

LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

PROJECT

REGENT

2212 WEST 10TH AVENUE
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LEVEL 16-25 TYPICAL FLOOR

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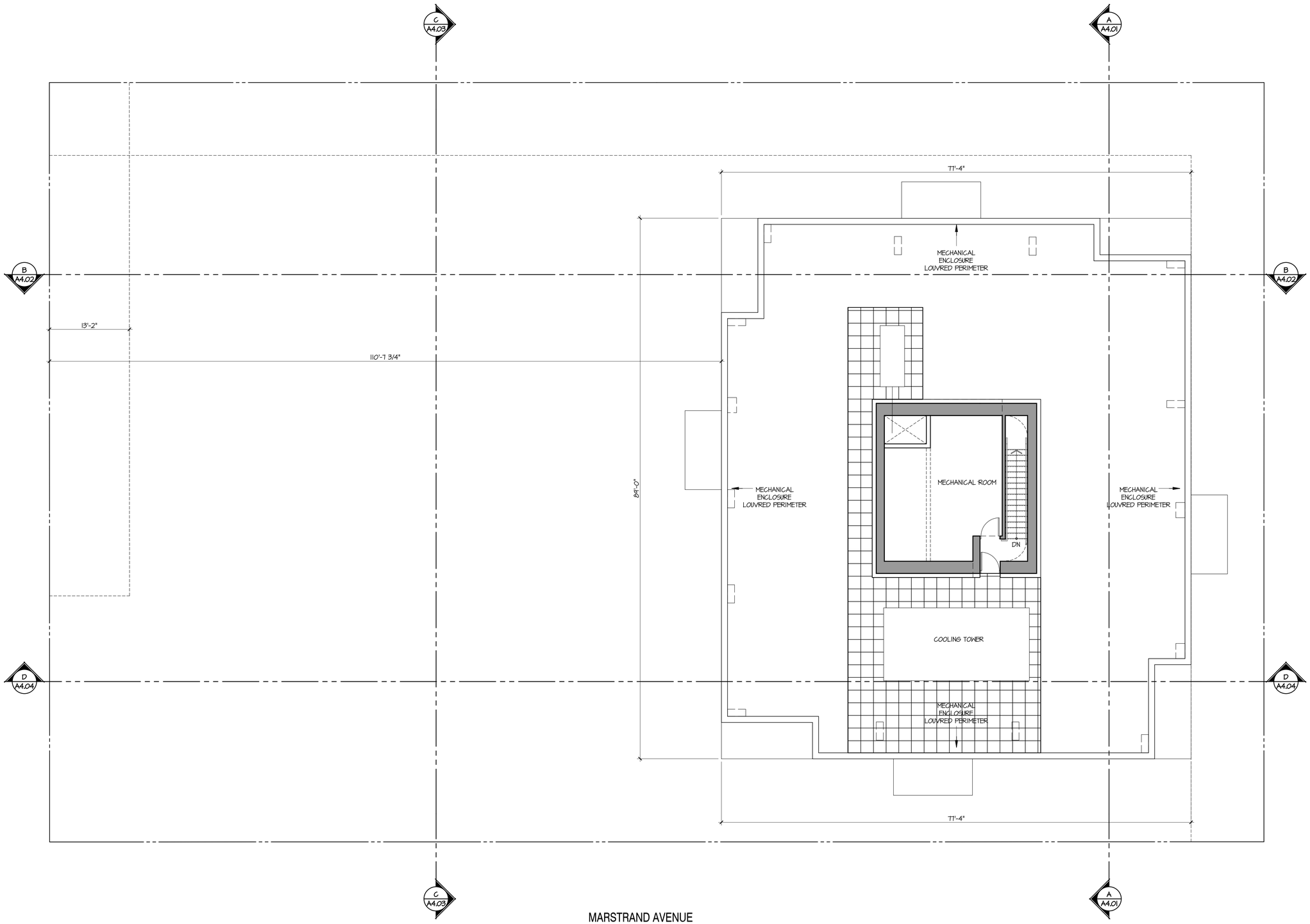
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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.09

WEST 10TH AVENUE.



YEW STREET

MARSTRAND AVENUE

PLOT STAMP: 2024-Oct-04 @4:51pm – P:\A224606 – Ledcor – Regent\CAD\1-SD\A224606_fp 26-Mech.dwg – A2.10

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ROOFTOP MECH. ROOM

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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.10

WEST 10TH AVENUE.



YEW STREET

MARSTRAND AVENUE

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ROOF PLAN

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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.11



1 NORTH ELEVATION
1/32" = 1'-0"

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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NORTH ELEVATION

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

A3.01



2 SOUTH ELEVATION
1/32" = 1'-0"

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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SOUTH ELEVATION

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

A3.02



3 SOUTH ELEVATION WITH TELUS BUILDING

1/32" = 1'-0"

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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SOUTH ELEVATION WITH TELUS BUILDING

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

A3.03



4 EAST ELEVATION
1/32" = 1'-0"

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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PROJECT

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EAST ELEVATION

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PROJECT A224606
DRAWN LM **CHECKED** CS

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

A3.04



5 WEST ELEVATION
1/32" = 1'-0"

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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WEST ELEVATION

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

A3.05

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

MATERIAL LEGEND

1. PRE-FINISHED ALUMINIUM WINDOW WALL SYSTEM - IRON GREY
2. OPAQUE GLASS SPANDREL - WHITE WATER
3. METAL SPANDREL PANEL STANDARD - LIGHT GREY
4. PRE-FINISHED ALUMINIUM GUARDRAILS + METAL DETAILS - IRON GREY CLEAR TEMPERED GLASS
5. METAL SCREEN - PRE FINISHED ALUMINIUM LOUVRES LIGHT GREY
6. BRICK CLADDING
7. ALUMINIUM WINDOW WALL SYSTEM GLASS - GREY

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PROJECT

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WEST ELEVATION

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

A3.06



7 STREETSCAPE: WEST 10TH AVENUE
1/32" = 1'-0"



8 STREESCAPE: YEW STREET
1/32" = 1'-0"

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PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

NORTH + EAST STREETSCAPE

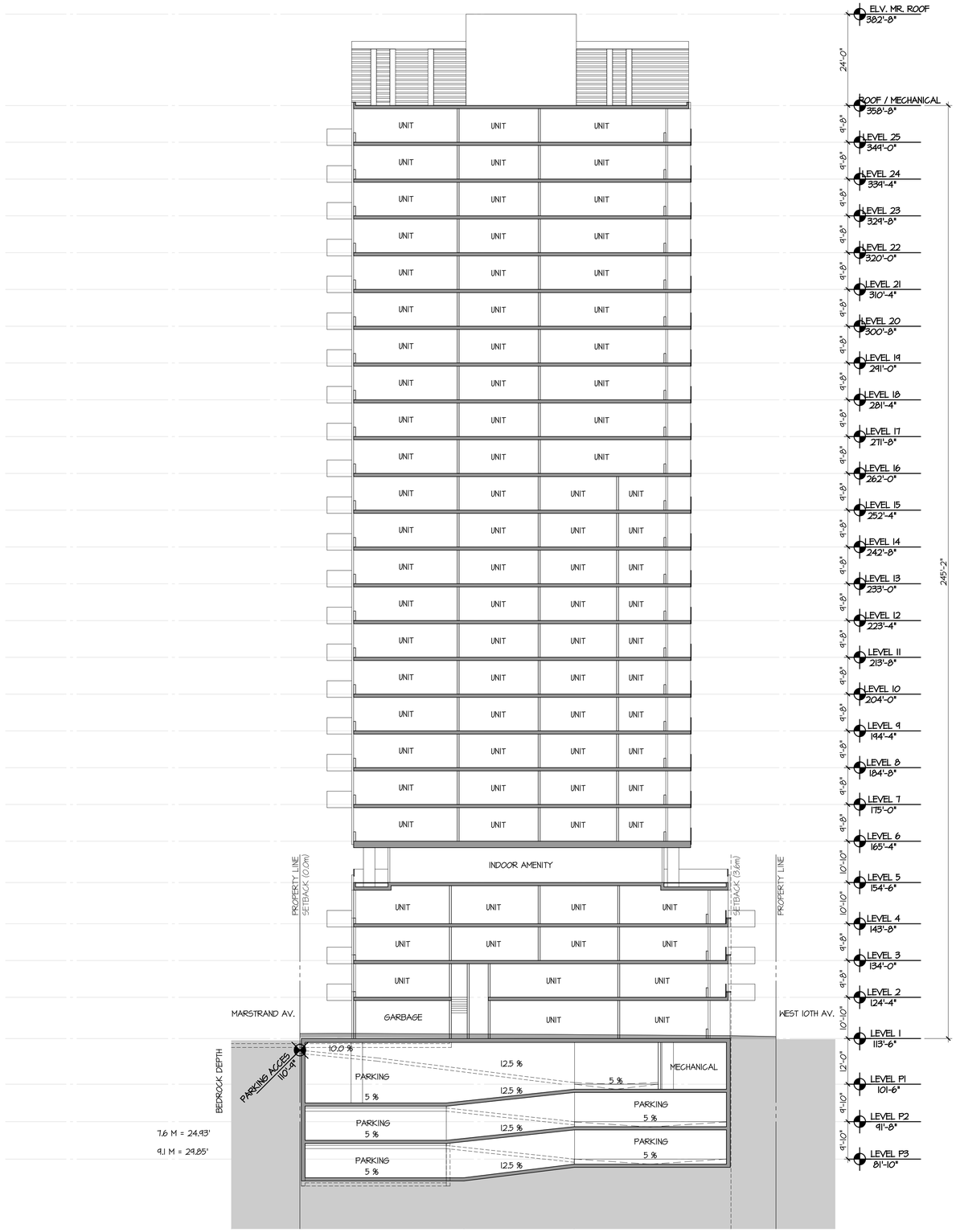
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PROJECT A224606
DRAWN LM **CHECKED** CS

SCALE 1/32"=1'-0"
DATE Sept, 2024

A3.07



SECTION A

PLOT STAMP: 2024-Sep-25 @12:07pm — P:\A224606 — Ledcor — Regent\CAD\1-SD\A224606_bs01.dwg — A4.01

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT

LEDCOR

NO. | DATE | ISSUE

NO. | DATE | REVISION

PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION A

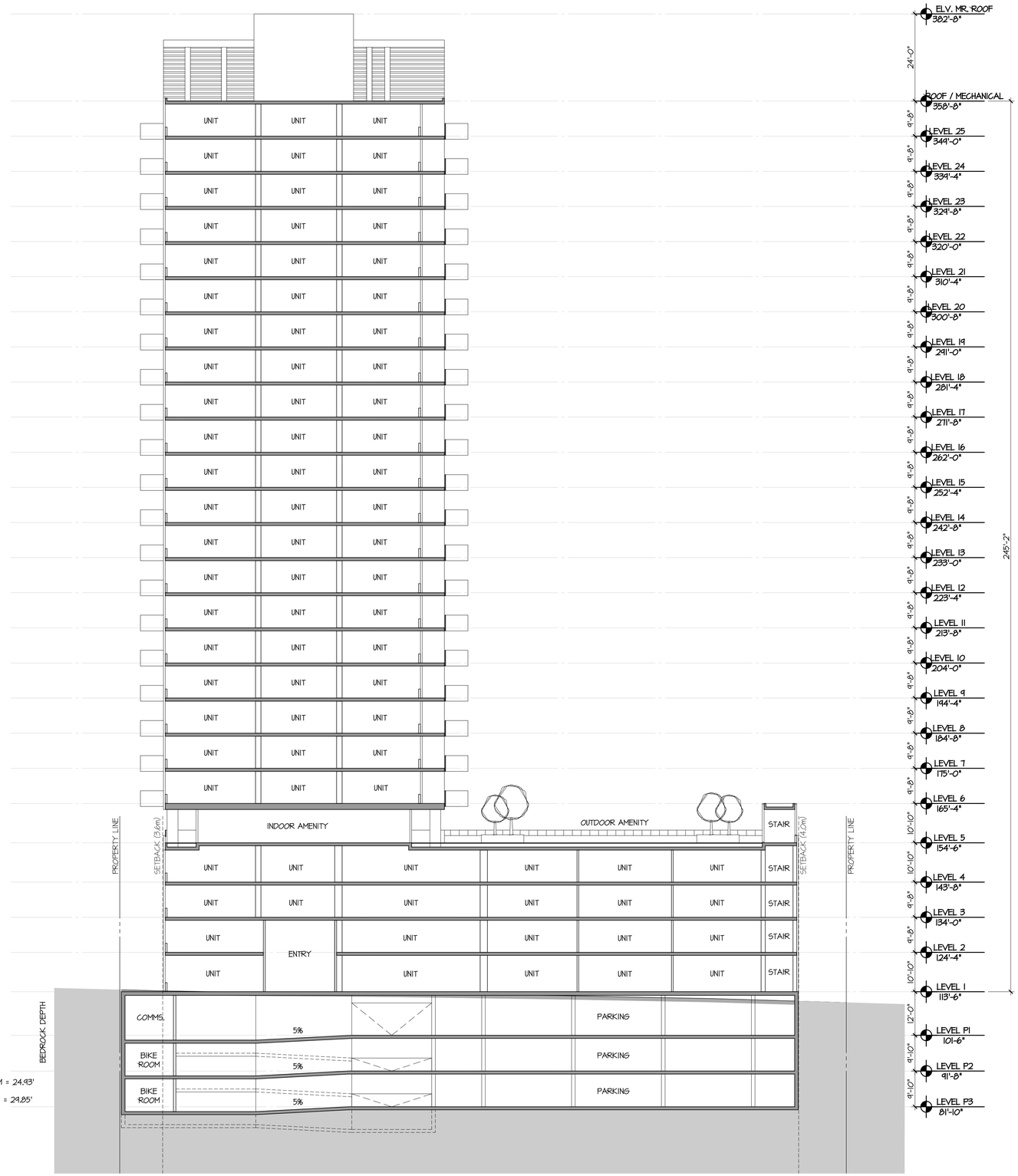
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SCALE 1/16"=1'-0"
DATE JUNE, 2024

A4.01



SECTION B

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REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION B

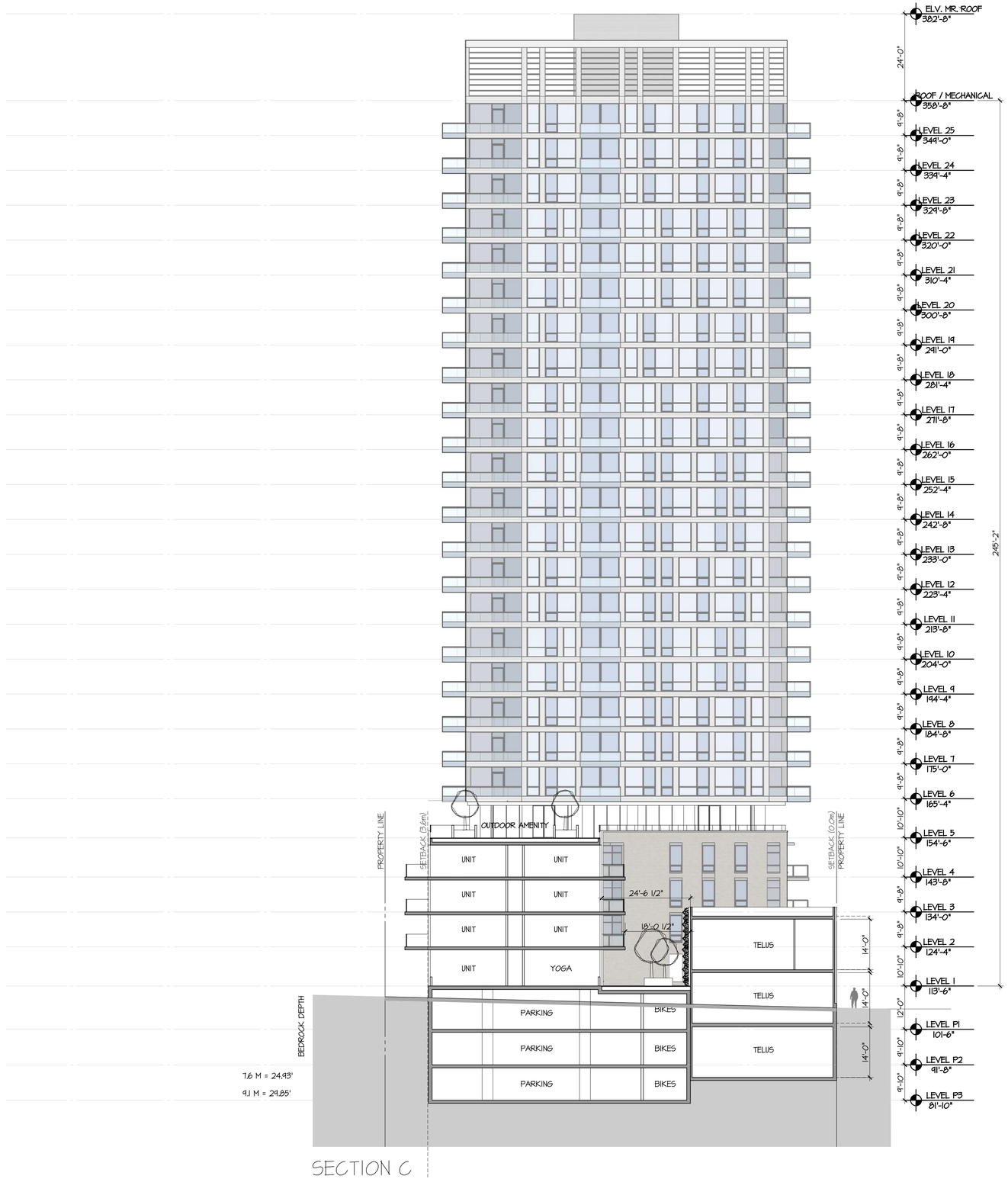
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SCALE 1/16"=1'-0"
DATE JUNE, 2024

A4.02

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SECTION C

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SECTION C

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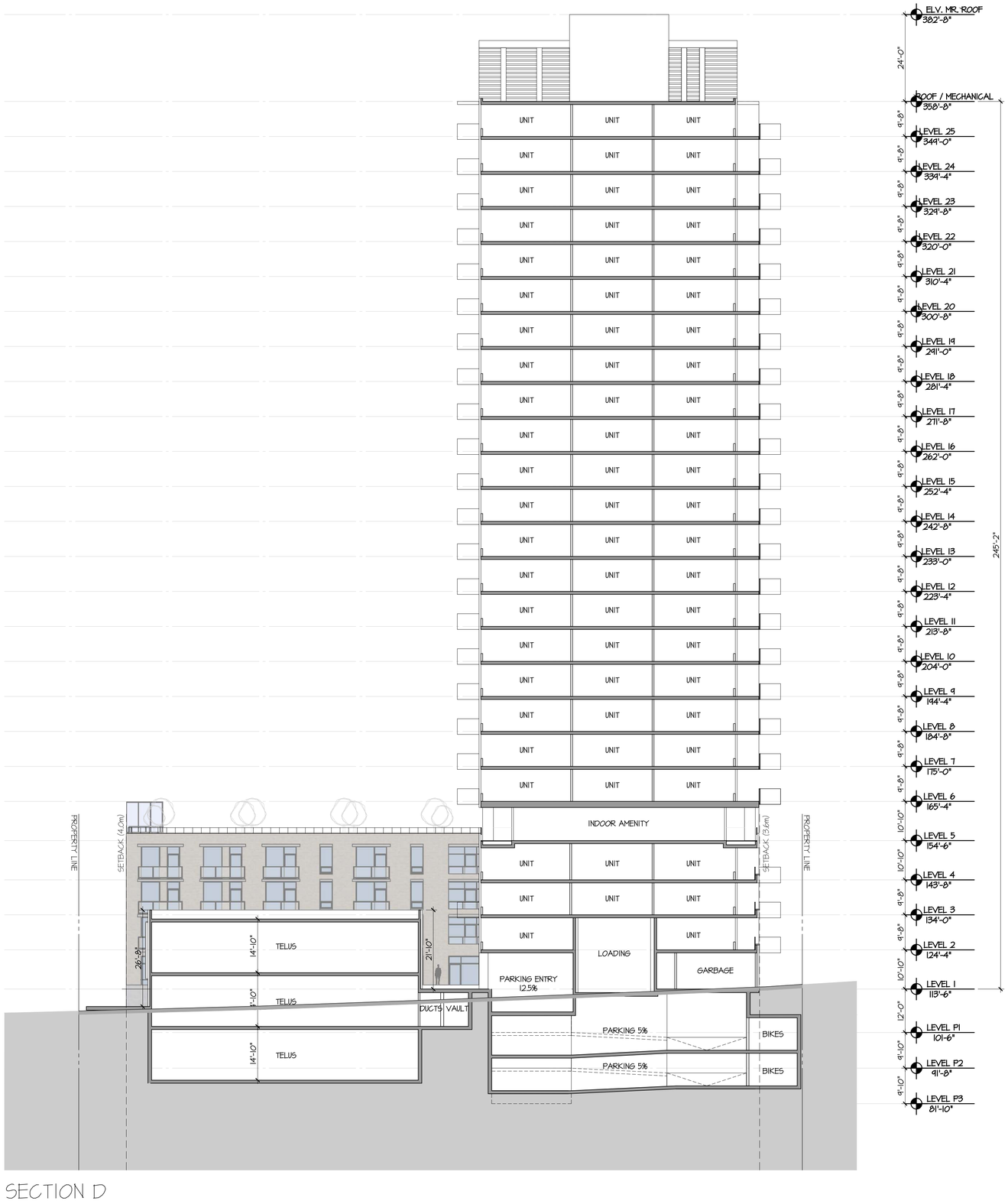
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SCALE 1/16"=1'-0"
DATE JUNE, 2024

A4.03

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SECTION D

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PROJECT

REGENT

2212 WEST 10TH AVENUE
VANCOUVER, BC

SECTION D

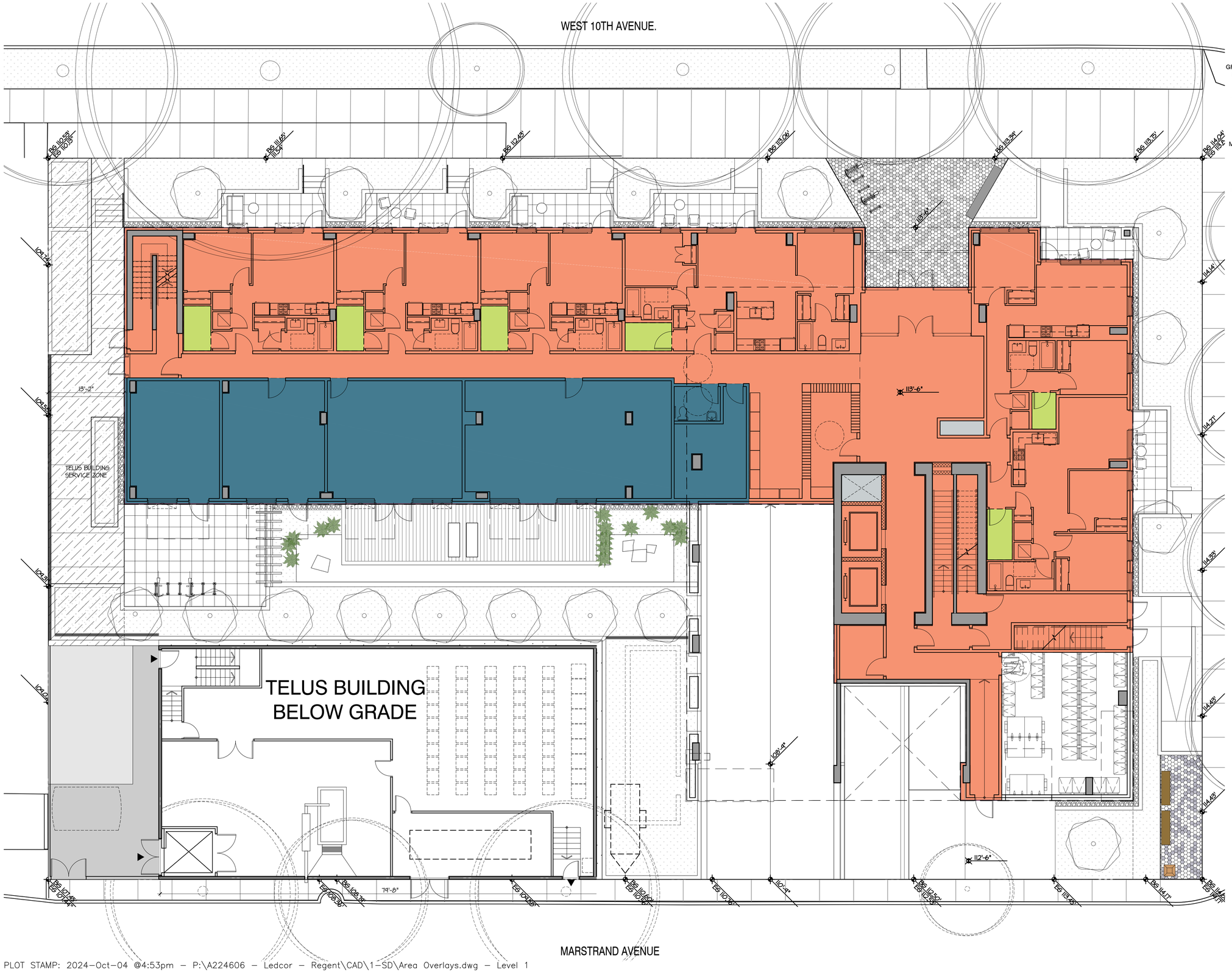
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A4.04



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PROJECT

2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 1 (AREA OVERLAY)

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

A2.04

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

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

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NO. | DATE | REVISION

PROJECT

2212 WEST 10TH AVENUE
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LEVEL 2 (AREA OVERLAY)

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PROJECT A224606
DRAWN LM **CHECKED** CS

SCALE 1/8" = 1'-0"
DATE SEPT, 2024

A2.05

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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

GFA Rental Building
11797.7 sq.ft.

Residential FSR
11054.8 sq.ft.

Amenity (exc.)
0 sq.ft.

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

Storage (exc.)
593.58 sq.ft.

Envelope (exc.)
98.6 sq.ft.



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PROJECT

2212 WEST 10TH AVENUE
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LEVEL 3-4 (AREA OVERLAY)

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SCALE 1/8" = 1'-0"
DATE SEPT, 2024

A2.06

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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

GFA Rental Building
4301.5 sq.ft.

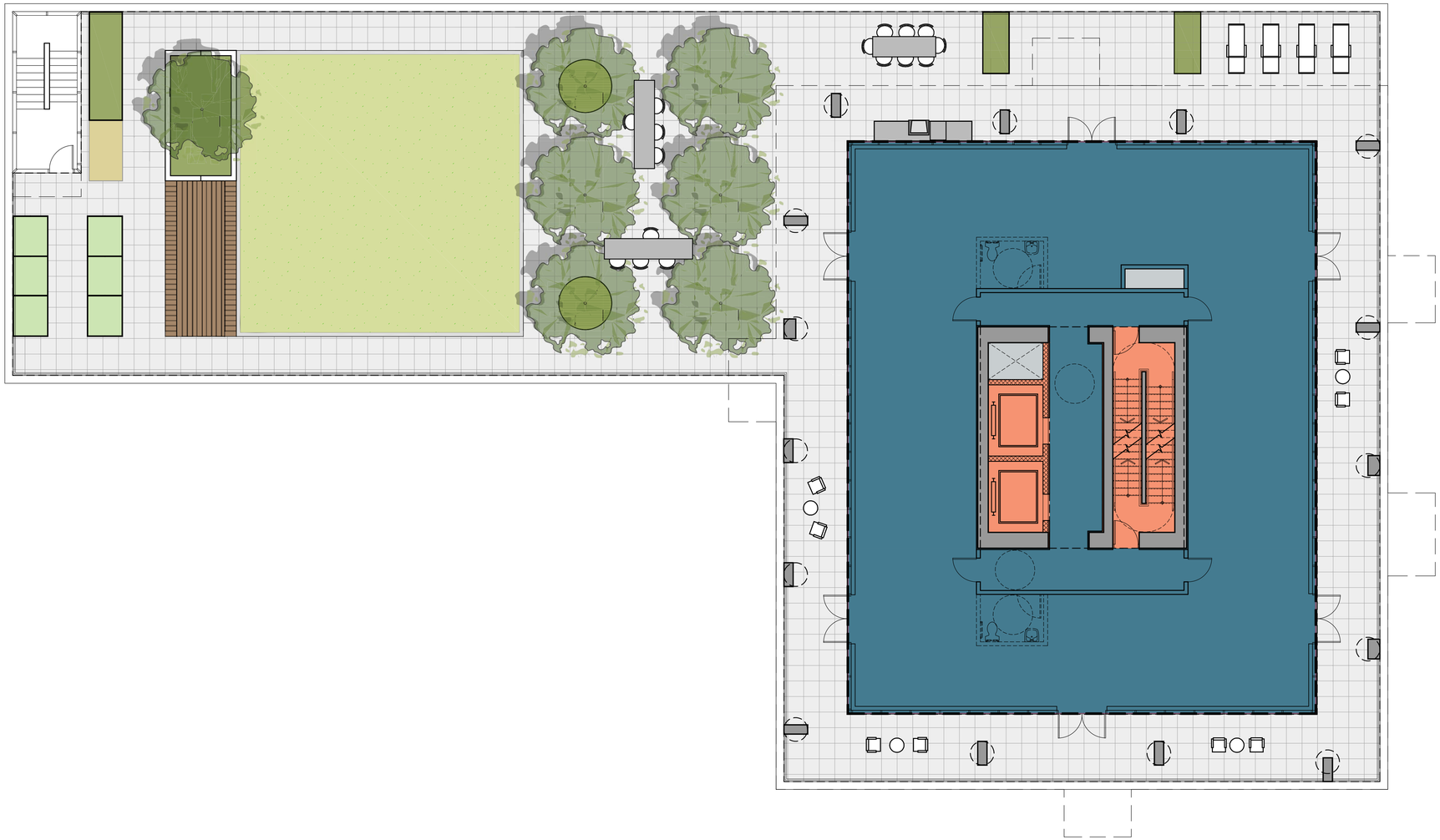
Residential FSR
502.05 sq.ft.

Amenity (exc.)
3704.7 sq.ft.

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

Storage (exc.)
0 sq.ft.

Envelope (exc.)
43.8 sq.ft.



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LEVEL 5
(AREA OVERLAY)

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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.07

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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

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.)
317.83 sq.ft.

Envelope (exc.)
55.3 sq.ft.



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VANCOUVER, BC

LEVEL 6-15 TYPICAL FLOOR (AREA OVERLAY)

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DRAWN LM **CHECKED** CS

SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.08

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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

GFA Rental Building
6502.9 sq.ft.

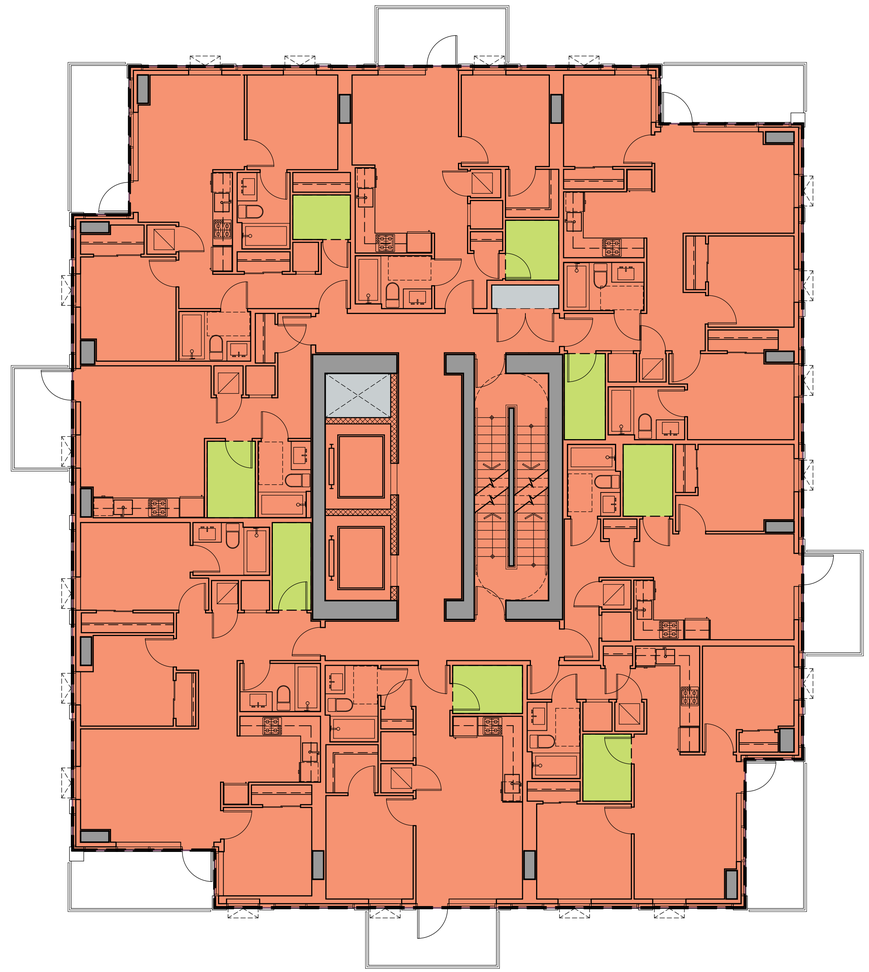
Residential FSR
6101.6 sq.ft.

Amenity (exc.)
0 sq.ft.

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

Storage (exc.)
296.1 sq.ft.

Envelope (exc.)
55.3 sq.ft.



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2212 WEST 10TH AVENUE
VANCOUVER, BC

LEVEL 16-25 TYPICAL FLOOR (AREA OVERLAY)

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SCALE 1/8"=1'-0"
DATE SEPT, 2024

A2.09

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dys architecture
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tel 604 669 7710 www.dysarchitecture.com

GFA Rental Building
814.0 sq.ft.

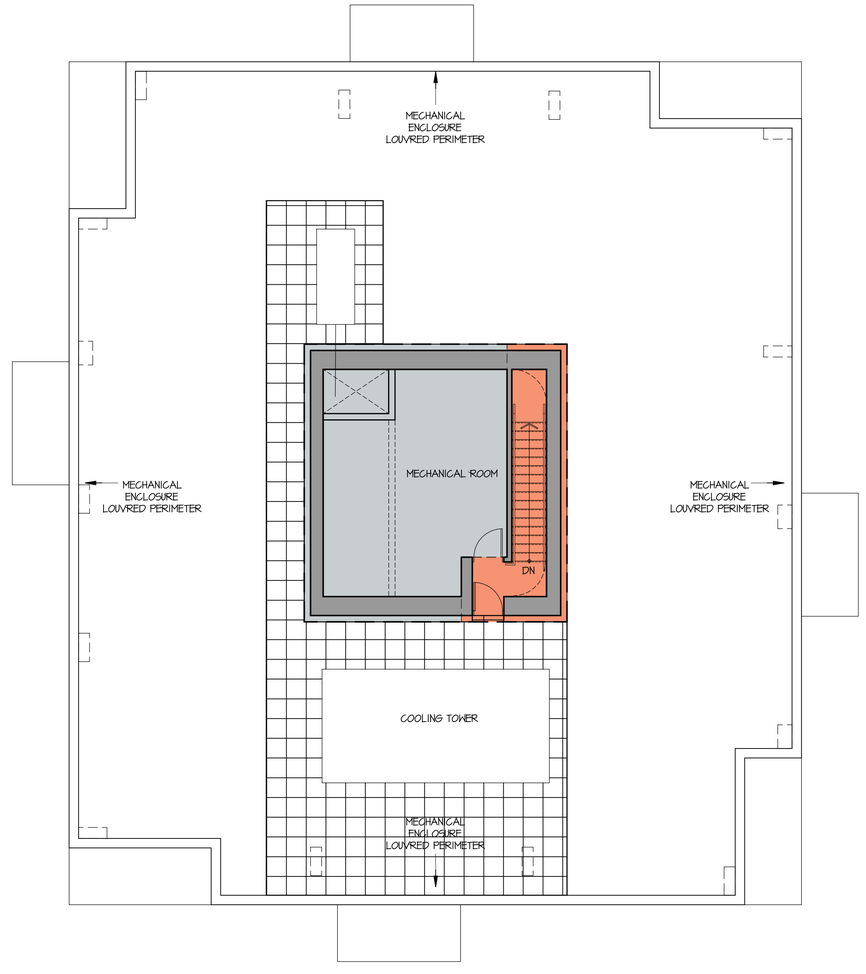
Residential FSR
218.8 sq.ft.

Amenity (exc.)
0 sq.ft.

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

Storage (exc.)
0 sq.ft.

Envelope (exc.)
0 sq.ft.



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2212 WEST 10TH AVENUE
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ROOFTOP MECH. ROOM (AREA OVERLAY)

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DATE SEPT, 2024

A2.10

PLOT STAMP: 2024-Oct-04 @4:56pm – P:\A224606 – Ledcor – Regent\CAD\1-SD\Area Overlays.dwg – Roof Mech

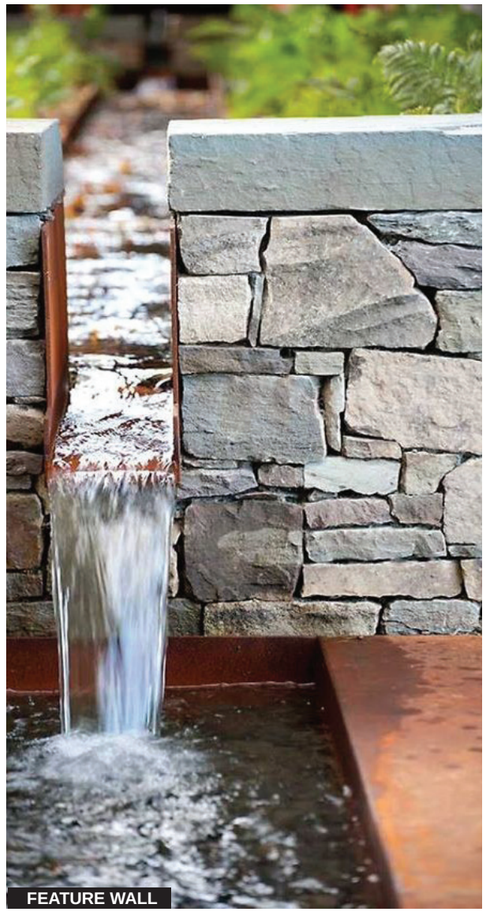
LANDSCAPE RATIONALE

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.



ENTRY FEATURE PAVING



FEATURE WALL



ZEN GARDEN

Ground Level Precedents

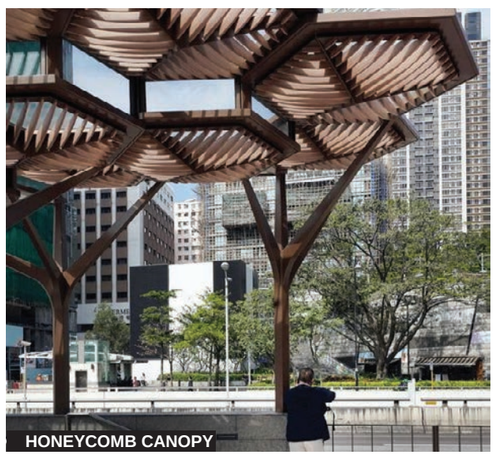
Outdoor amenity spaces for residents are thoughtfully distributed on the ground and podium levels offering a range of programmed and flex-use spaces. Private patios wrap the north and east sides and help ground the building. Each unit has direct access to the sidewalks and a level of understory planting 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.

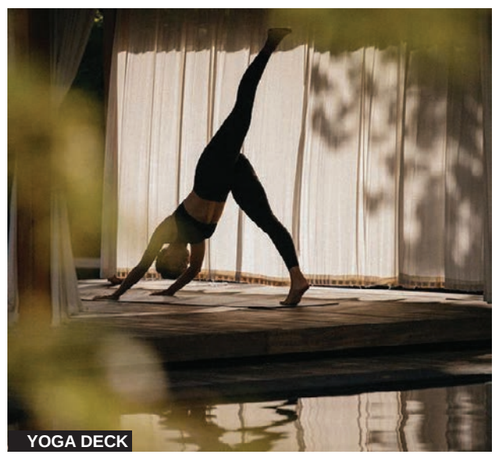

BENCH SEATING


POLLINATOR GARDEN



LENDING LIBRARY


HONEYCOMB CANOPY


YOGA DECK


WATER FEATURE

Ground Level Site Plan



Level 5 Precedents

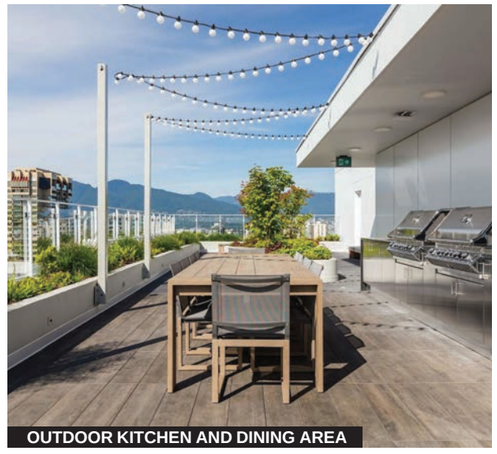
The outdoor amenity for the level 5 podium aims to maximize the views to the north by integrating a mix of seating and lounging options for resident enjoyment and social interaction. Amenities will include outdoor dining spaces focused around ‘The Grove’. Elevated planters with wraparound seating will 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.


RAISED PLATFORM


URBAN AGRICULTURE

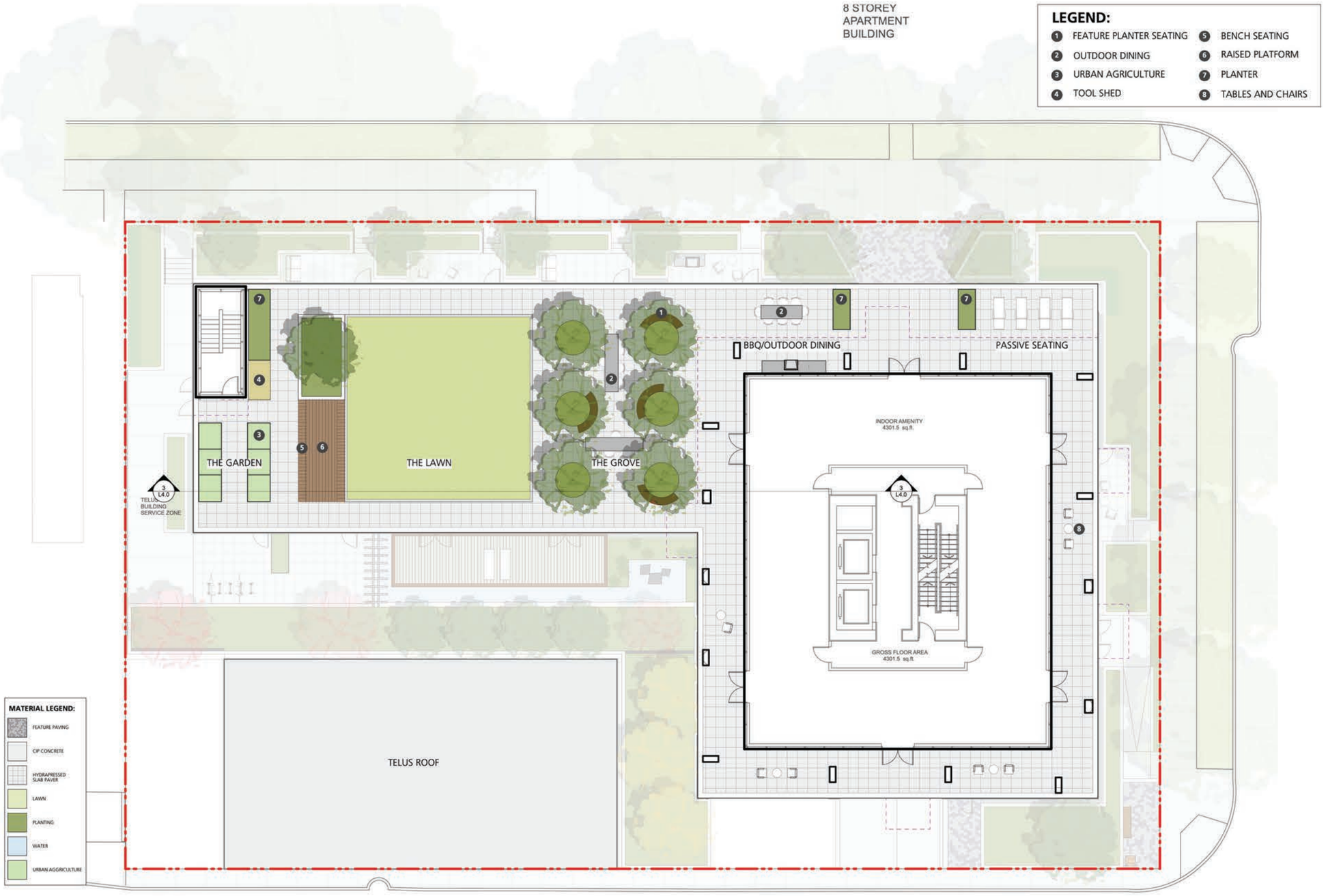

THE LAWN


THE GROVE WITH FEATURE SEATING

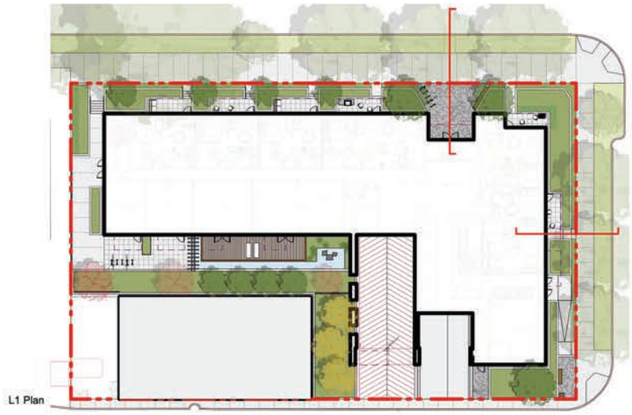

OUTDOOR KITCHEN AND DINING AREA

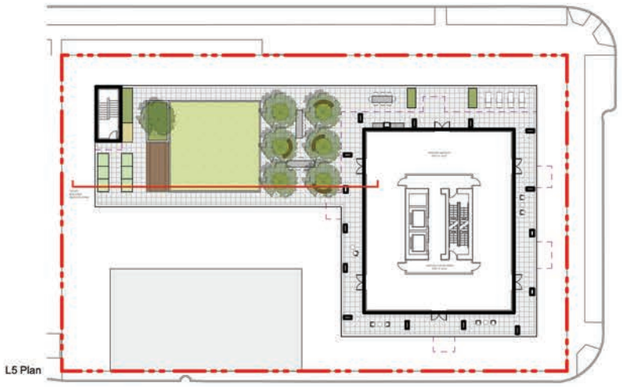

OPEN LOUNGE AREA WITH VIEWS

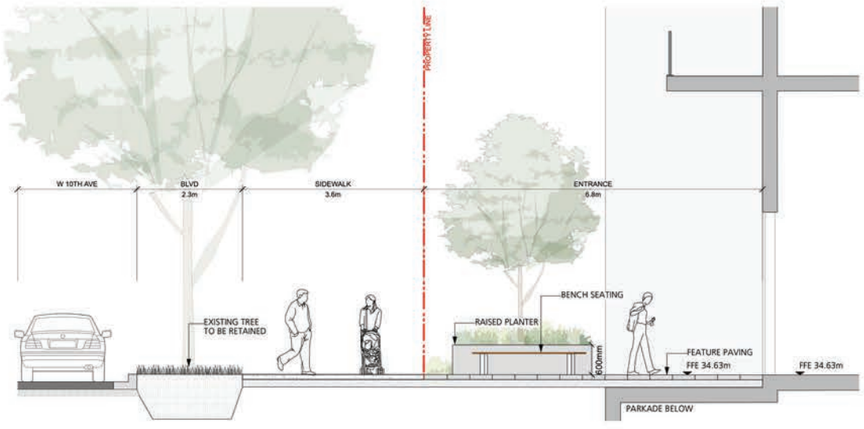
Level 5 Plan


8 STOREY
APARTMENT
BUILDING
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
THE GARDEN
THE LAWN
THE GROVE
BBQ/OUTDOOR DINING
PASSIVE SEATING
INDOOR AMENITY
4301.5 sq.ft.
GROSS FLOOR AREA
4301.5 sq.ft.
TELUS
BUILDING
SERVICE ZONE
TELUS ROOF
MATERIAL LEGEND:
FEATURE PAVING
CIP CONCRETE
HYDRAPRESSED
SLAB PAVER
LAWN
PLANTING
WATER
URBAN AGGRICULTURE

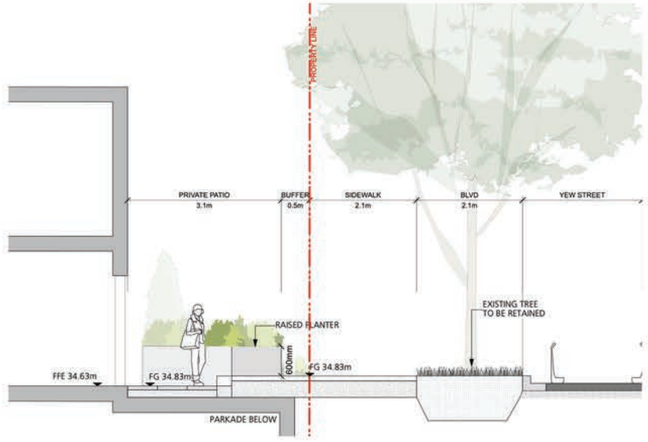
Landscape Sections



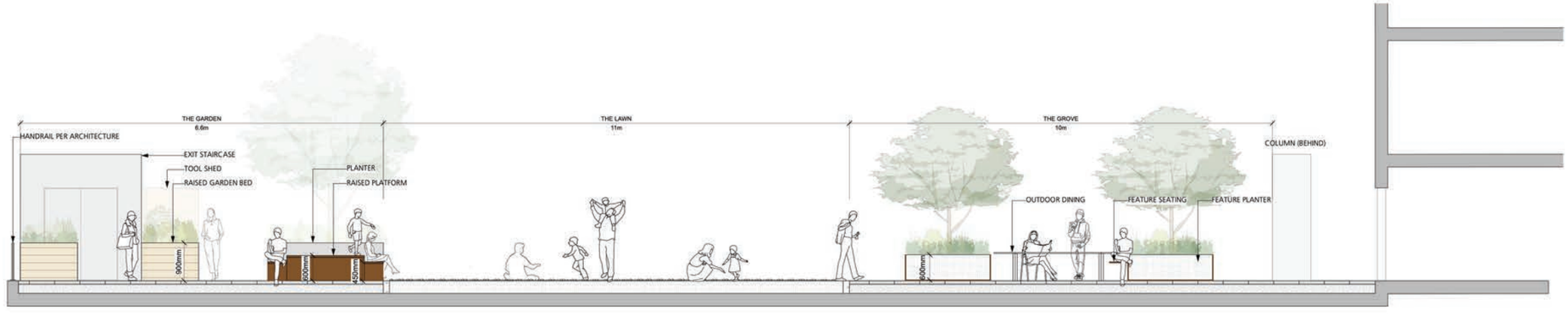




1 L4.0 Main Entrance from W 10TH Ave 1:50



2 L4.0 Patio on Yew Street 1:50



3 L4.0 L5 Outdoor Amenity 1:50

plot date: 2024-09-24

LANDSCAPE DRAWINGS



LEGEND:

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

MATERIAL LEGEND:

- FEATURE PAVING
- CIP CONCRETE
- HYDRAPRESSED SLAB PAVER
- LAWN
- PLANTING
- WATER
- URBAN AGGRICULTURE

plot date: 2024-09-24

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

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

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Client:

LEDCOR GROUP

Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Landscape Key Plan
Level 1

Project North: PN

Drawn By: SZ

Checked By: TH/JM

Scale: 1:100

Job No.: 24-018

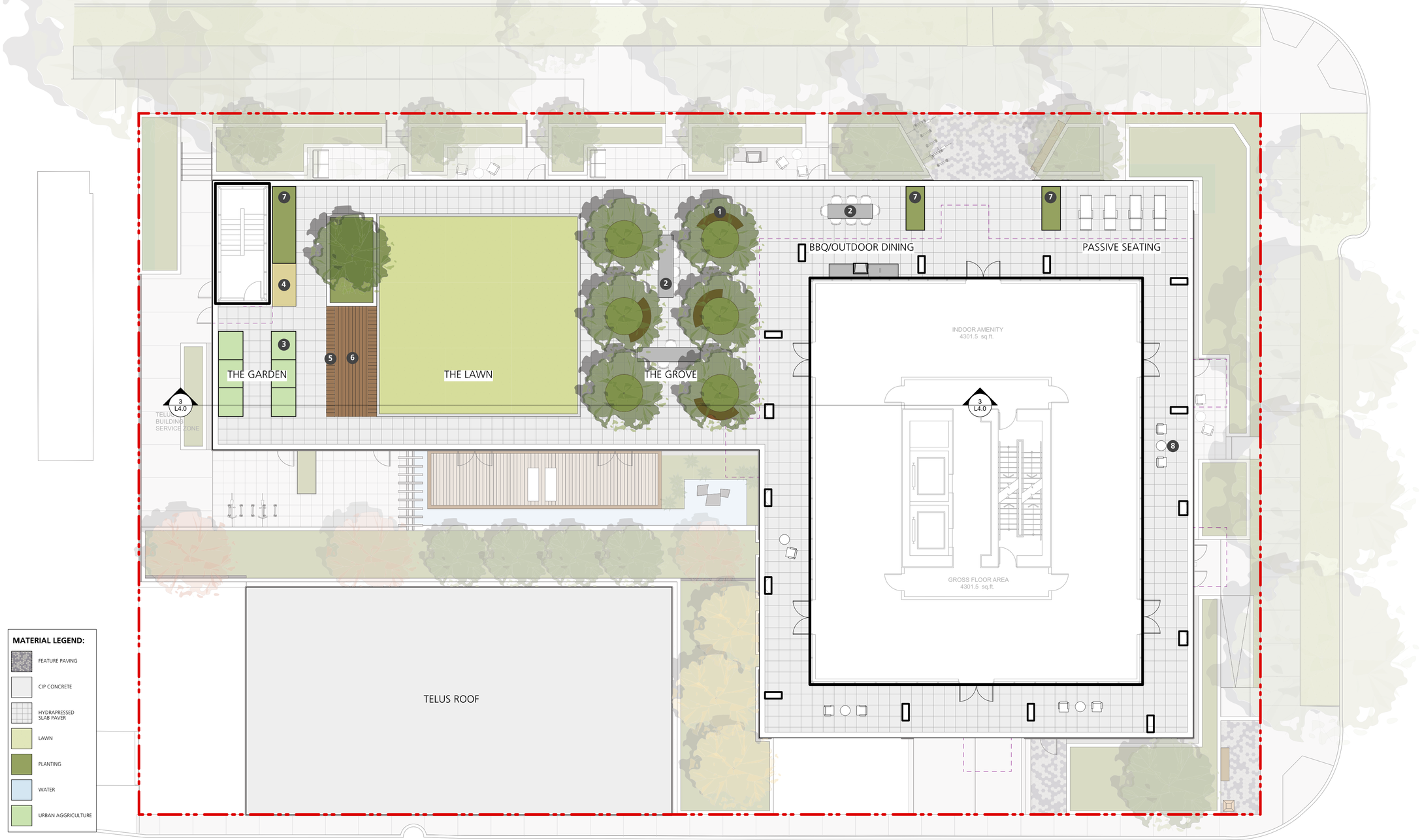
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8 STOREY
APARTMENT
BUILDING

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



MATERIAL LEGEND:

- FEATURE PAVING
- CIP CONCRETE
- HYDRAPRESSED SLAB PAVER
- LAWN
- PLANTING
- WATER
- URBAN AGGRICULTURE

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Client:

LEDCOR GROUP

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.:

L1.1



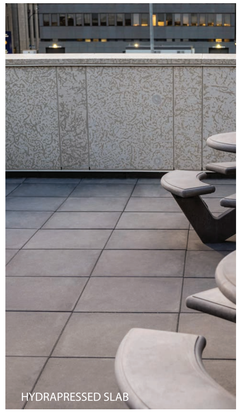


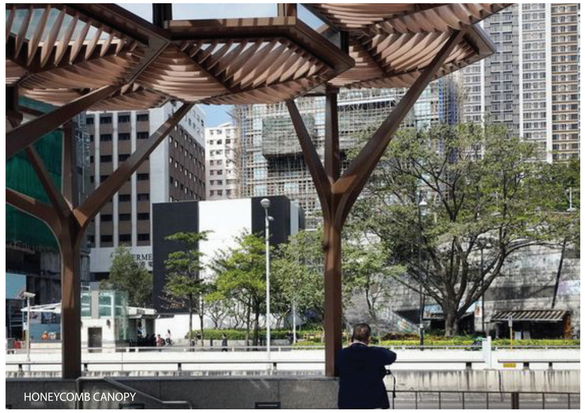


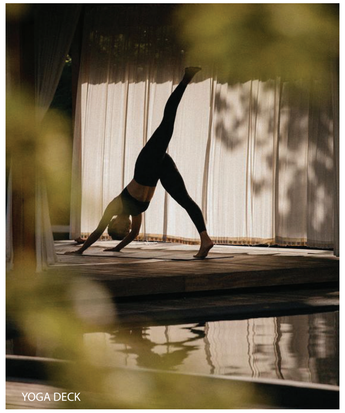


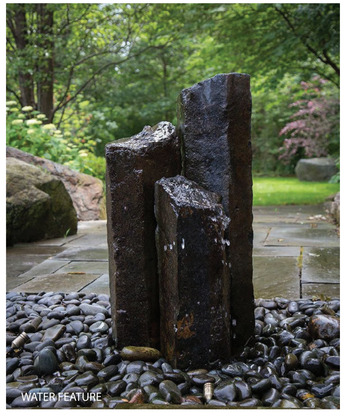










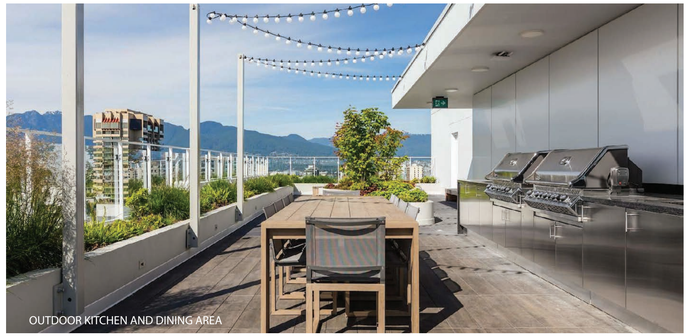


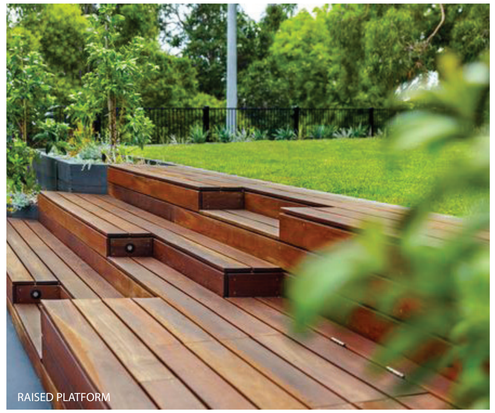
GROUND LEVEL ENTRY AND AMENITY LANDSCAPE

















UPPER LEVEL AMENITY DECK

UPPER LEVEL PENTHOUSE

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Client:

Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Landscape Precedent Images

Project North:

Drawn By: SZ

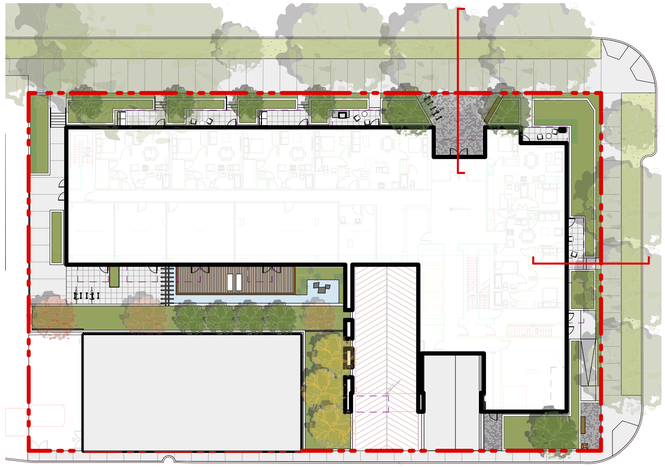
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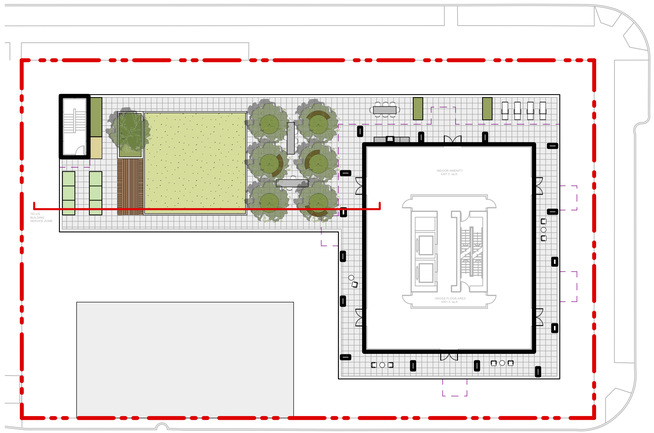
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Sheet No.:

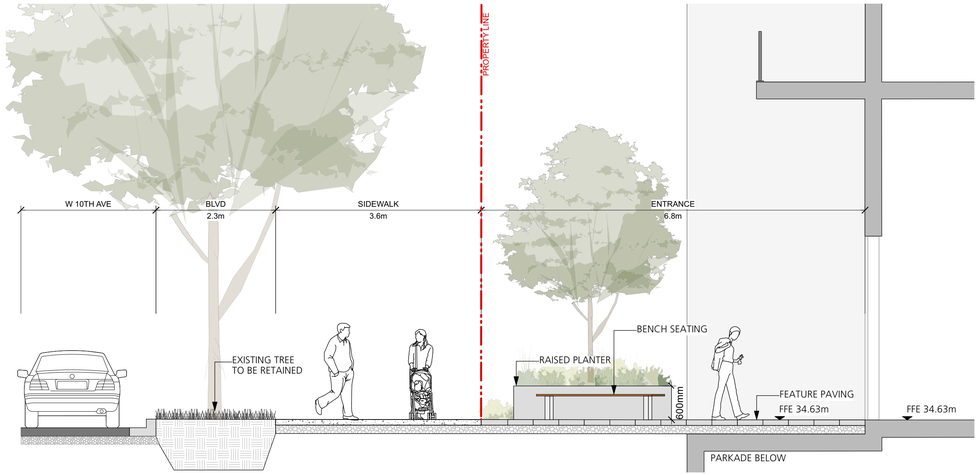
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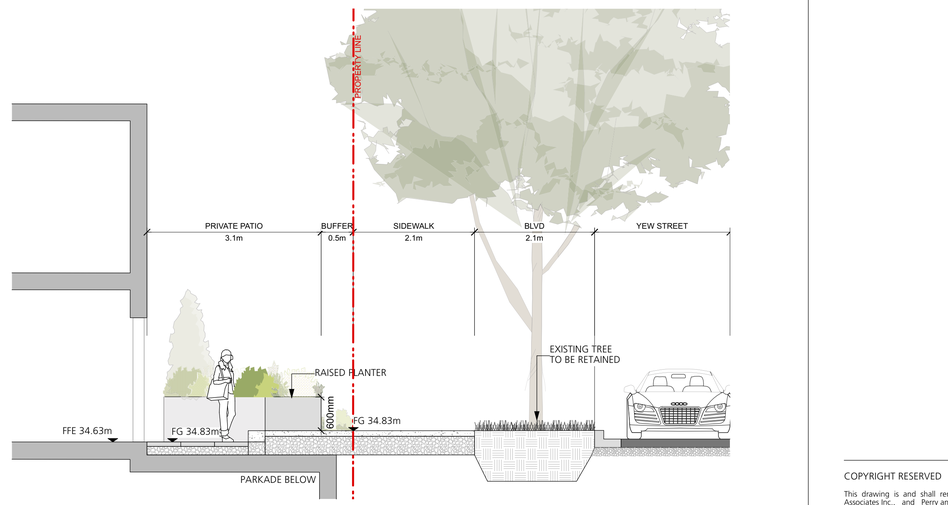
L1 Plan



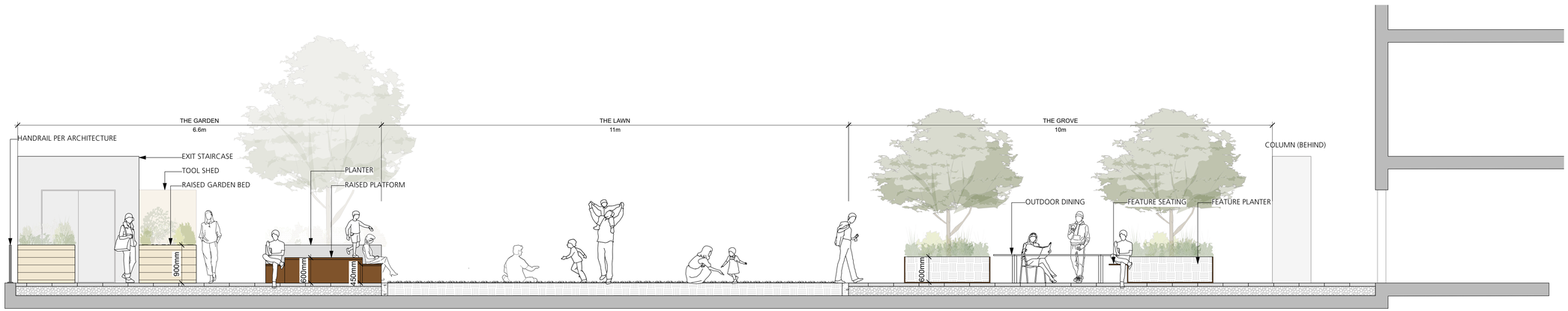
L5 Plan



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



2 L4.0 Patio on Yew Street
1:50



3 L4.0 L5 Outdoor Amenity
1:50

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Client:

LEDCOR GROUP

Project Title:

2212 West 10th Avenue,
Vancouver, BC

Drawing Title:

Illustrative
Landscape Sections

Project North:

Drawn By: SZ

Checked By: TH/JM

Scale: As Shown

Job No.: 24-018

Sheet No.:

L4.0