



354 & 380 EAST 10TH AVENUE, VANCOUVER, BC

EAST 10TH

REZONING BOOKLET
JANUARY 2025

TELUS *living*



 ARCADIS

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01 Introduction

Rezoning Intent

On behalf of T Living Trinity Partnership, Ledcor Property Investments Ltd. is pleased to submit a Rezoning Application for the property located at 354 & 380 East 10th Avenue to permit a mixed-use purpose-built rental development. The property is one of several sites in the City of Vancouver, where significant investment in fibre optic infrastructure by TELUS over the past decade is creating opportunities for redevelopment that will add much needed rental homes to many neighborhoods, like Mount Pleasant.

380 East 10th Avenue is currently occupied by a long-standing TELUS Central Office (CO) that houses telecommunications equipment. A new facility with a significantly reduced footprint will be constructed on the neighboring lot, providing a right-sized and disaster-proof facility for upgraded fibre optic network equipment, and freeing up the more prominent corner of the assembly at East 10th Avenue and Prince Edward Street for development. The new CO incorporates a ground level commercial unit fronting East 10th Avenue, contributing to a more pedestrian friendly streetscape, and concealing the utility use from the public realm.

The site is located within the Broadway Plan, in the Mount Pleasant neighborhood and specifically in the Broadway - Mount Pleasant Center sub-area. The Plan allows for rezoning to be considered for the development of a mixed-use building with secured market and below-market rental housing up to 25-storeys (plus a partial storey for indoor amenity) and a density of up to 8.0 FSR. Our proposal is consistent with the Broadway Plan, featuring a 25-storey mixed-use building plus a partial storey for indoor amenity with ground level commercial units, second level office space, and 230 units of rental housing, with 20% of the leasable floor area to be offered at below-market rates

Rezoning Rationale

The proposal requests a variance from the Broadway Plan's recommended maximum floor plate size of 6,500 sq.ft. We propose a tower floor plate of 7,214 sq.ft. To accommodate the essential upgraded Telus CO building, which must remain on-site. Consequently, the floor plate of the purpose-built residential tower needs to be increased to achieve the permitted FSR without significantly exceeding the allowable building height as stipulated by the Broadway Plan. Despite the larger floor plate, the residential units produced will maintain high standards of livability. The increased floor plate allows for more flexible and efficient unit layouts, ensuring ample natural light and ventilation. The proposed units will offer a high quality of life, aligning with the goals of the Broadway Plan while accommodating the necessary infrastructure upgrades.

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.

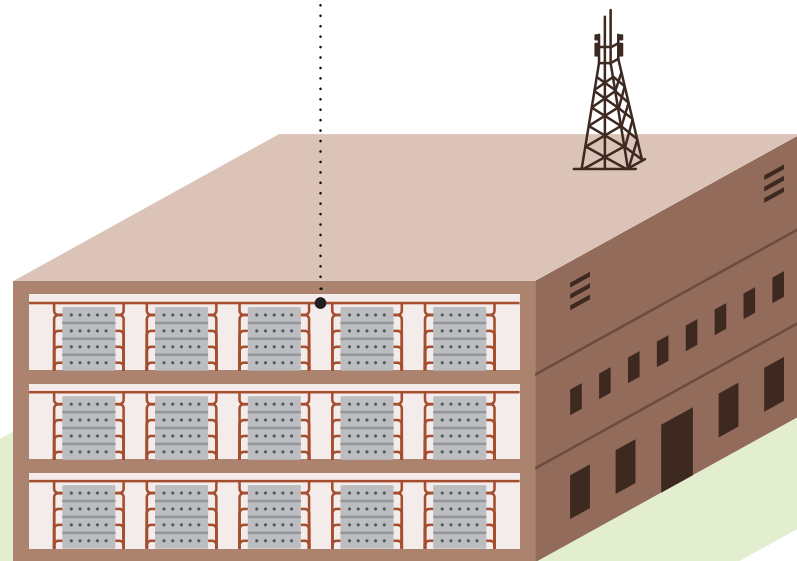
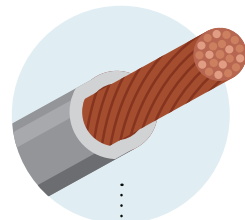
Throughout modern history, telephone exchanges have been responsible for routing phone calls, ensuring that callers are instantly connected with friends, family, businesses and emergency services.

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.

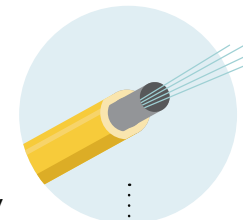
COs generally contain a cable vault, line equipment, battery room, HVAC and an emergency generator. Despite its name, COs do not serve any office functions.

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.

Heat Waste Recovery

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.

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.

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.

Project Vision

Located in the vibrant neighborhood of Mount Pleasant, the architectural vision for this project is intertwined with the area's rich history and unique identity. Rooted as the original heart of Vancouver, Mount Pleasant carries a legacy of resourceful immigrant communities who crafted their residences from industrial remnants. Today, this narrative unfolds in a tapestry of architectural styles that juxtapose a mix of building styles, where single family homes stand next to industrial businesses, and tall towers blend with artisan retail stores.

Embracing this cultural blend, our design proposes a prominent tower seamlessly integrating infrastructure elements, office spaces, boutique retailers, and rental accommodations. Externally, the facade showcases an intricate white grid motif, creating a dynamic visual rhythm that resonates with the neighborhood's spirit. Complemented by a fenestration pattern of operable windows, the design invites natural light and ventilation, fostering a lively and sustainable built environment.

Moreover, our architectural concept incorporates deliberate spaces for public art, offering a canvas for artistic expression on both the Telus Infrastructure facade and the rear Lane, reinforcing the neighborhood's artistic legacy and community engagement.





Executive Summary



Land Acknowledgement:

We recognize that the land is located on the traditional and unceded territory of the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Səl̓ílwətał (Tsleil-Waututh) Nations. Opportunities for art from host nation artists and use of indigenous landscape will be explored on this site in pursuit towards the goals of reconciliation.



Housing:

The residential component of the proposed development consists of 230 secured rental units, including 20% below-market rental units and a significant portion of 2 and 3 bedroom family-sized units. All homes offer private balconies or patios, and in-suite storage rooms.



Jobs and the Economy:

The proposed development will provide over 18,937 sq ft of job space only a 3 minute walk to the Main Street SkyTrain station. At grade, 5,496 sq ft of retail commercial space will provide high-street storefronts for businesses and services while 13,441 sq ft of office space inhabits the second floor providing essential workspace to an area undergoing massive growth.



Infrastructure Upgrades:

The proposal incorporates a new TELUS building and associated infrastructure upgrades, that will facilitate critical regional network growth, strength and long term reliability.



Community building:

Indoor and outdoor common amenities are distributed intentionally throughout the building, enriching the lives of tenants through thoughtfully designed spaces to work, play and gather that take advantage of spaces with optimal views and solar exposure.

02 Project Context

Site Information

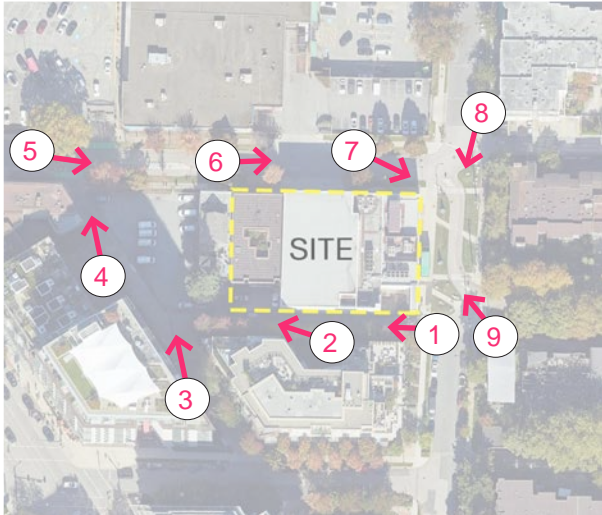
The Subject Site is located on the intersection of E 10th Avenue & Prince Edward Street. It is located in the North-East corner of the larger block that is bound by Kingsway Avenue to the West, 10th Avenue to the North, Prince Edward Street to the East, and 11th Avenue to the South. The site area is 22,890 square feet and is currently occupied by:

- Telus Telephone Exchange Building: Site A - 16,851 sq.ft
- 3-Storey Mixed-Use Building: Site B - 6,039 sq.ft

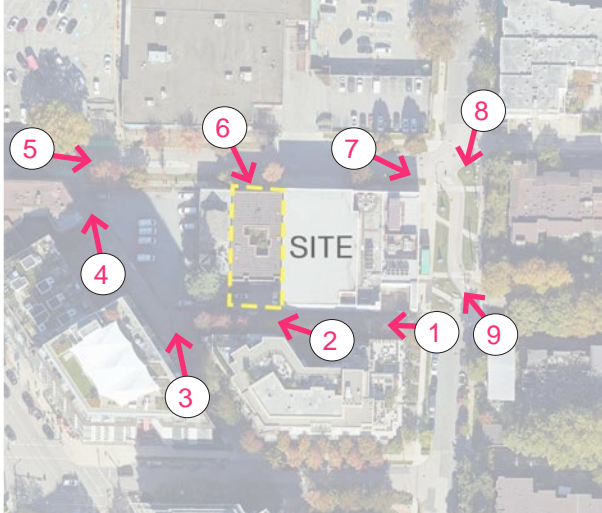
A small private surface parking lot and residential laneway house sit adjacent to the site on the western boundary of the Property line. Elsewhere on the block, a 6-storey residential mid-rise sits south of the proposed site while a mix-use development climbing from 4 to 14-storeys sits west of the proposed site.



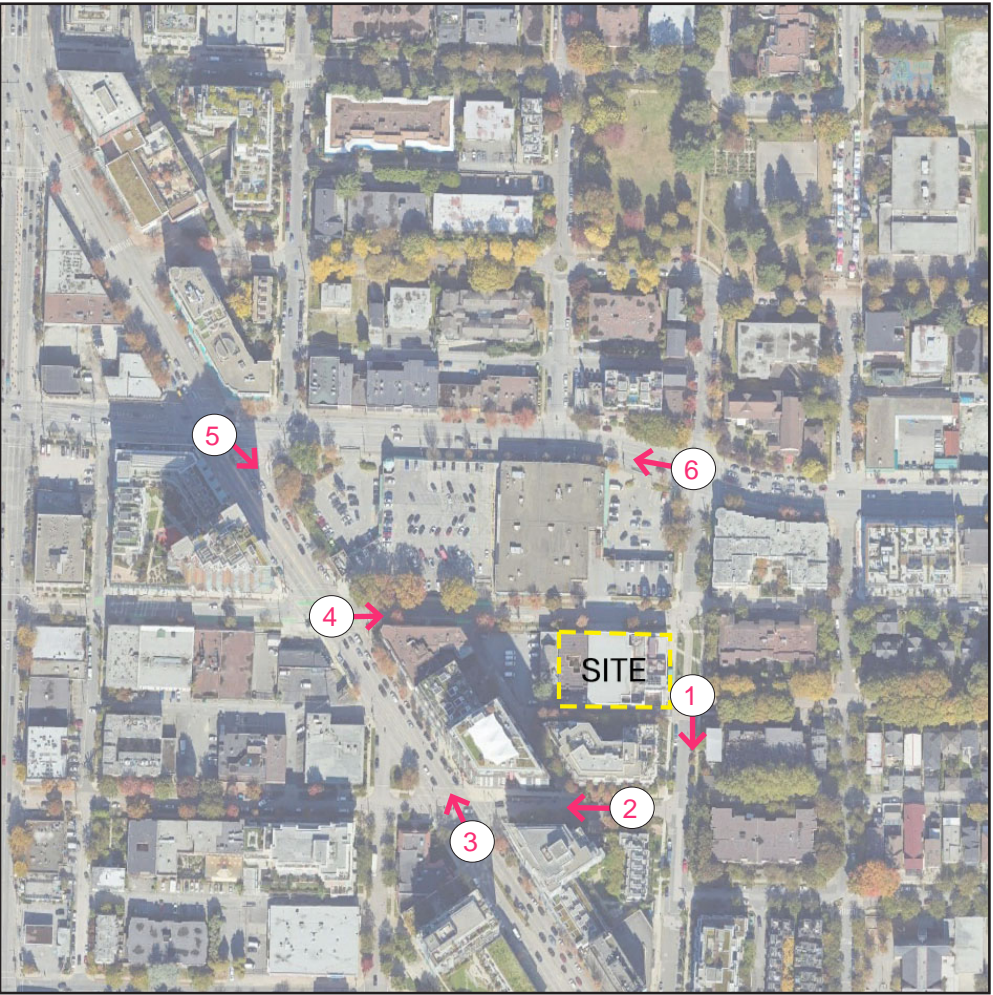
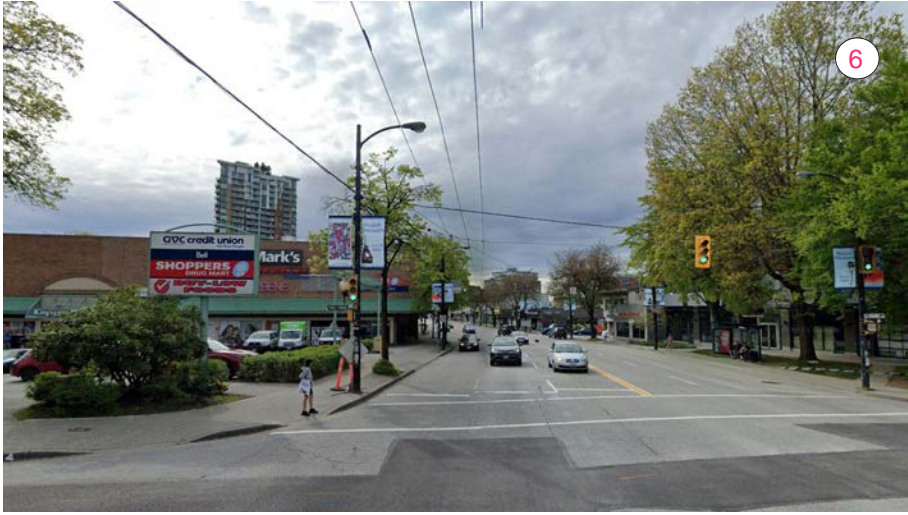
Site Photos



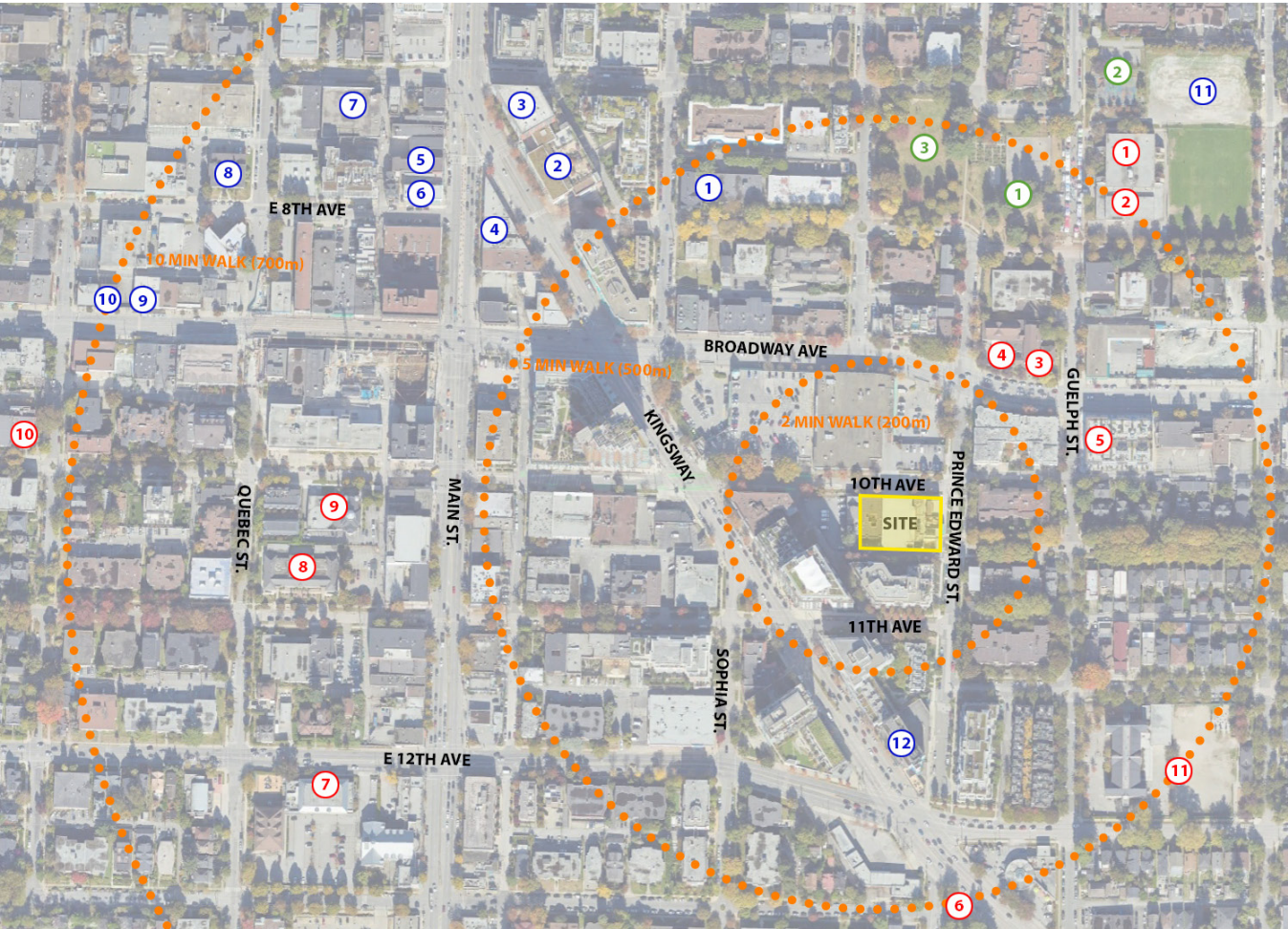
Site Photos



Street Photos



Existing Community Amenities



Social and Cultural Amenities

Mount Pleasant is an arts, cultural, and social hub for the city.

- ① Western Front Artist-Run Gallery & Performance
- ② Mt Pleasant Community Centre
- ③ Vancouver Public Library, Mt. Pleasant Branch
- ④ CSA Space Independent Art Gallery
- ⑤ Fox Cabaret Performance Venue
- ⑥ Goh Ballet
- ⑦ Sarah McLachlan School of Music
- ⑧ ANZA Club
- ⑨ Vancouver Central School of Music
- ⑩ Mitchell Balogh Fine Art Gallery Commercial Gallery
- ⑪ Mt Pleasant Farmers Market
- ⑫ Biltmore Cabaret Performance Venue

Park and Open Space Amenities

The site is a short walking distance from several community-favourite park spaces.

- ① Brewery Creek Community Garden
- ② Mt Pleasant Elementary Playground & Field
- ③ Guelph "Dude Chilling" Park

Education & Child Care Amenities

A wealth of education and child care amenities serve families in Mount Pleasant.

- ① Mt. Pleasant Elementary School
- ② YMCA Day Care Centre
- ③ Calypso Montessori School
- ④ St. Michael's Church Day Care Centre
- ⑤ Advance Continuing Education
- ⑥ Mount Saint Joseph Hospital
- ⑦ St. Patrick Elementary School
- ⑧ St. Patrick Regional Secondary School
- ⑨ This World's Ours Children & Family Centre
- ⑩ Wee Care Day Care Centre
- ⑪ Florence Nightingale Elementary School



Transportation Networks

The site is particularly well located for both east-west and north-south travel across Vancouver. As the Broadway Skytrain comes on line, this will only increase the access to the rest of the city and region from this location through the broader SkyTrain network.

Approximately 3 minute walk away from the site will be the new Main Street Skytrain Stop, and the Great Northern Way stop will be approximately 850m, or a 10 minute walk away.

In terms of active transportation, the site is surrounded by greenways and bike routes. The Ontario Street bike route connects north to the Seawall and downtown, and the 10th Ave bike lane connects east and west.

Per the Broadway Plan, Ontario Street is identified as a "Future Greenway," and future bike routes are planned for 8th Ave, Quebec Street north of 10th Ave, and Kingsway. These all strengthen the active transportation network surrounding the site.

Legend

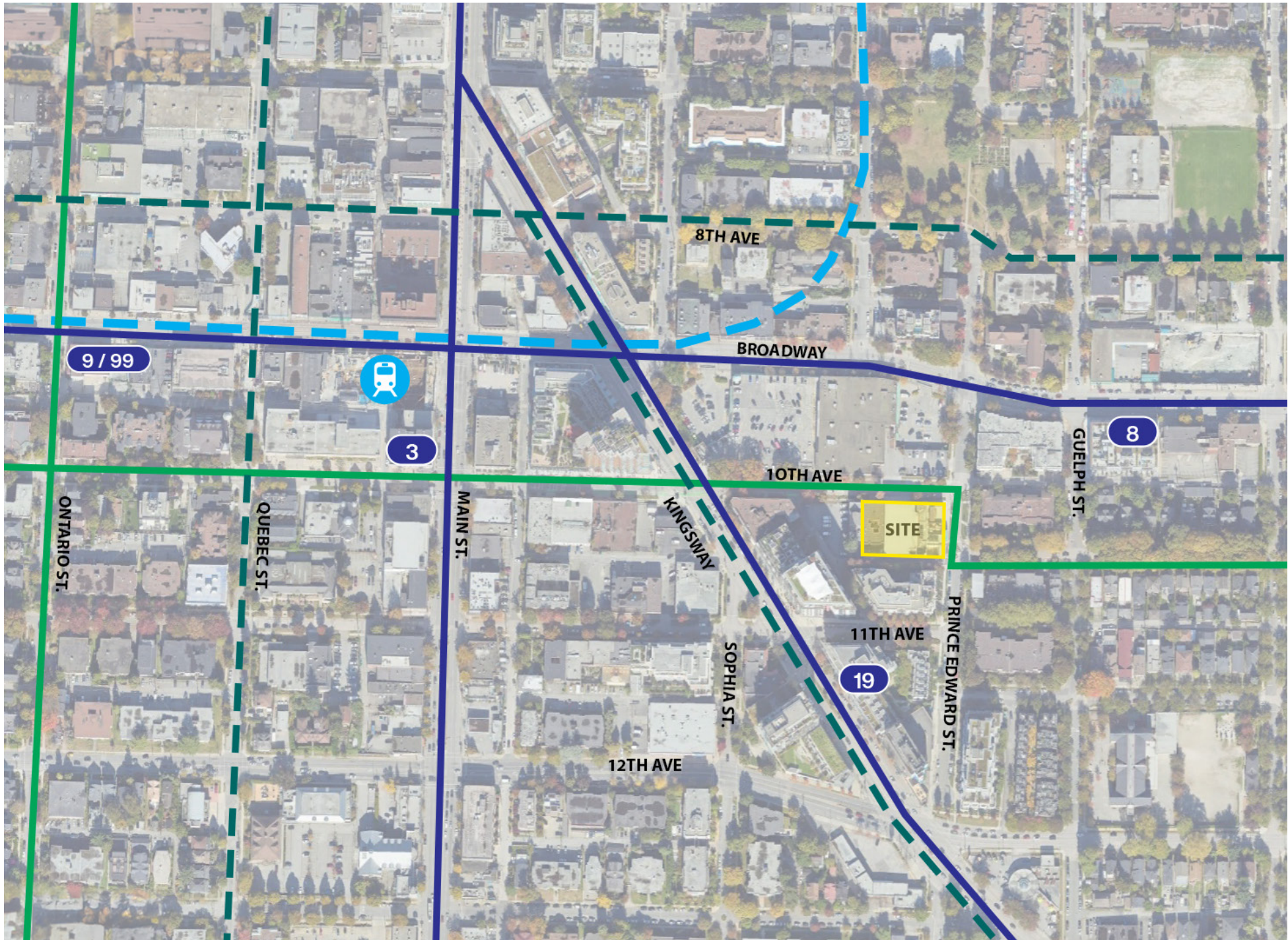
Bus Route

Future Skytrain Line

Future Skytrain Station

Bike Route

Future Bike Route



Tower Separation/Block Study



03 Policy Context

Applicable Policies

This project proposal supports and/or complies with the follow regional and municipal policies



Plan or Policy	Proposed Plan Achievements
<p>Metro 2050 Regional Growth Plan Goals</p> <p>The Regional Growth Strategy will accommodate the population growth forecast of over 1 million new residents in the region in the plan's 30 year time frame. Compact, transit-oriented development patterns will help reduce greenhouse gas emissions, maximize efficient use of land, and support an effective transportation network.</p>	<p>Ideal TOD Site</p> <p>The location of this project at the site of the future Main Street Subway Station is ideal to create a transit-oriented community for the Broadway Corridor while making efficient use of land and the transit network expansion.</p>
<p>Vancouver Housing Strategy</p> <p>The City of Vancouver has a target of building 72,000 new housing units over the next 10 years, with a goal of having 65% of this new housing for renters, 50% for low earning households, and 40% family sized units.</p>	<p>Advance Housing Supply</p> <p>This project presents an opportunity to provide a meaningful, comprehensive housing offering with a diversity of tenures and sizes to meet the needs of residents and achieve the goals of this strategy.</p>
<p>Broadway Plan</p> <p>Roadmap to guiding growth, positive change, and delivery of public benefits along the Broadway corridor over the next 30 years, particularly around the new subway line and station areas.</p>	<p>Catalyst for the Broadway Corridor</p> <p>This site is the ideal location for the city to implement the vision of a transformed Broadway corridor and accommodate population and job growth along this arterial.</p>
<p>Metropolitan Core Jobs and Economy Land Use Plan</p> <p>Identified as a "commercial hub" intended for increased commercial density, the policy anticipates job space that will be embedded into the neighborhood, mixed with residential uses, andand contribute to the economic diversity across Vancouver, especially in areas served by high capacity rapid transit.</p>	<p>Growing the Local Economy</p> <p>To accommodate economic diversity and job growth outside of downtown along the subway line, the proposed concept provides a total of 18,937 sq.ft of commercial and office space that will contribute to creating a vibrant neighborhood while meeting employment growth targets.</p>
<p>Green Building Policies for Rezonings</p> <p>The City of Vancouver holds high expectations for building design, construction, and performance in order to meet its Greenest City goal and Climate Emergency Action Plan carbon emissions reduction targets.</p>	<p>Low Impact Development</p> <p>This project will seek to meet or exceed the requirements for Low Emissions Green Buildings to ensure this development contributes to the City's Green Building Targets.</p>

Applicable Policies



Vancouver Plan

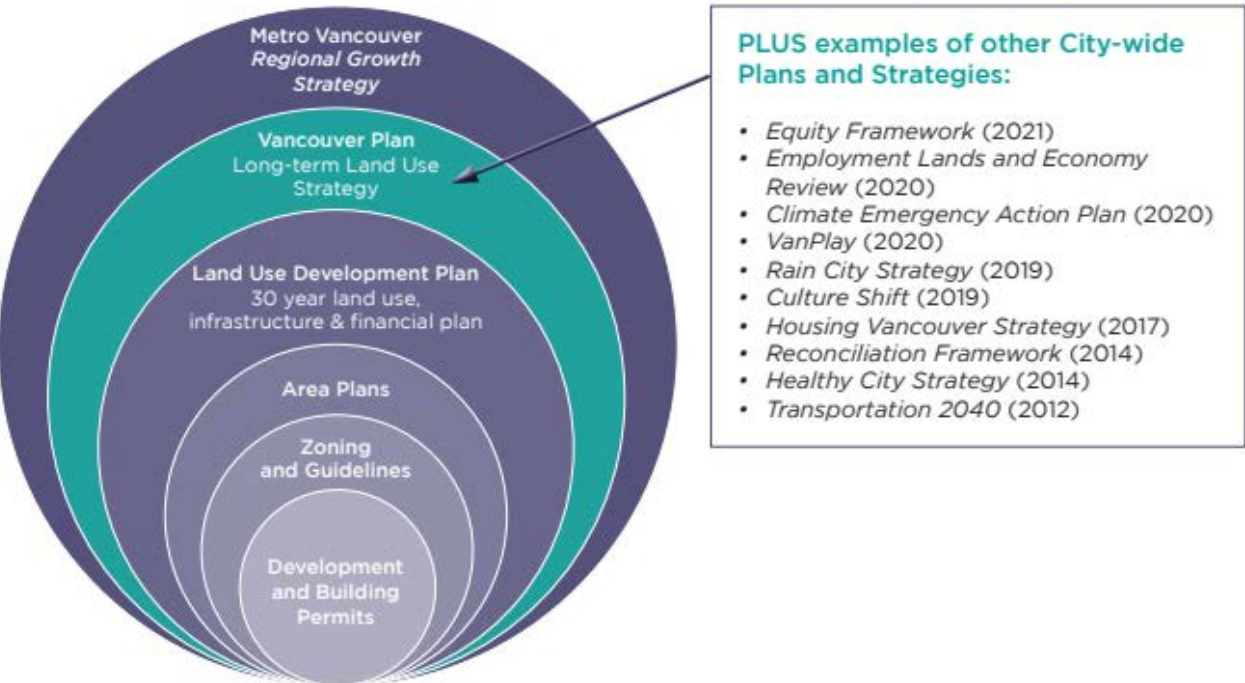
Adopted by City Council on July 22, 2022, the Vancouver Plan establishes the goals and land use strategy for the city over the next 30 years.

E 10th Ave & Prince Edward St. Site Designation

High Level Land Use: Business District

“These areas are important locations for future business infrastructure and job growth in office-based sectors such as technology, as well as employment in life sciences, tourism, creative industries, entertainment, retail and service businesses”

Neighborhood Type: Metro Core/Broadway



Broadway Plan

Also on July 22, 2022, the Broadway Plan was adopted, the area specific plan for the Broadway Subway corridor over the next 30 years. This provides more detailed direction and expectations for the site, and its role within the broader Broadway corridor and SkyTrain network. It also replaces the previous Mount Pleasant Community Plan, which is no longer in effect.

E 10th Ave & Prince Edward St. Site Designation

Character Area: Station Shoulder Area

Land Use: Mixed-Use Area: High-Rise

Sub-Area: Mount Pleasant Centre "Area B"

KEY DIRECTIONS FOR SHOULDER AREAS

(Outside Station Areas but within the Centres)

The shoulder areas will have a mix of housing, job space, shops, services and amenities, with some places having a primarily residential character. Many of the institutional campuses are also within these areas. Building heights will generally be up to 20 to 30 storeys. Streetscape improvements, active ground floor commercial uses and gathering places will foster a lively public realm, particularly along commercial streets.

Broadway Plan

Mount Pleasant Centre

Intent:

“Strengthen and diversify Mount Pleasant Centre as a vibrant mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, and amenities (e.g. cultural facilities and childcare). ”

Big Moves:

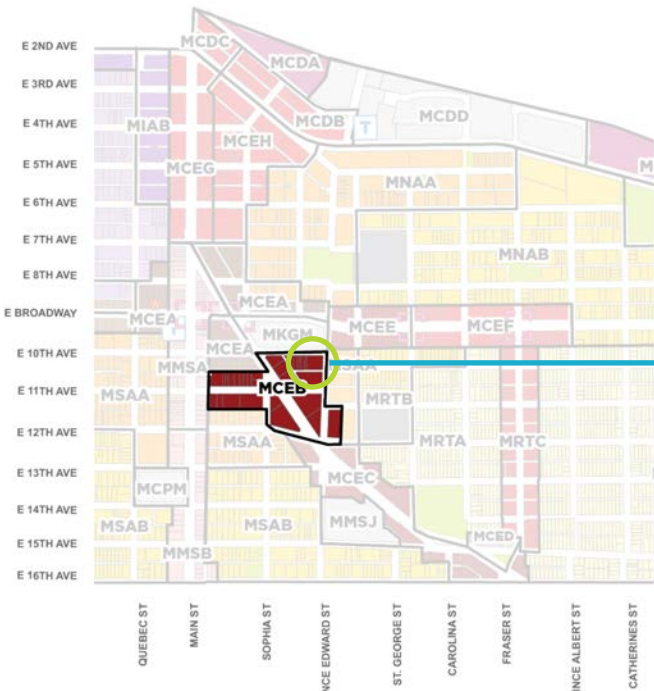
- Diverse and vibrant mixed-use area close to rapid transit.
- Around Broadway and Kingsway: new rental, social and strata ownership housing, job space (e.g. office) and amenities;
- Away from Broadway and Kingsway: new developments with rental, social or strata ownership housing and/or community amenities
- Improved the walking, rolling, and cycling environment on Kingsway.
- Continuous active ground floor retail/service uses (e.g. shops, cafés/restaurants) along Broadway, Kingsway and Main Street with places to gather, particularly at key intersections and on larger sites.

Mount Pleasant Centre 'Area B'

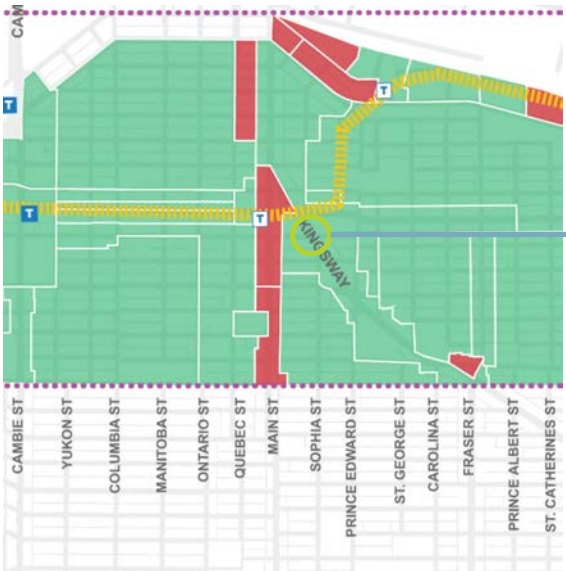
Intent:

“Introduce new opportunities for affordable housing close to rapid transit. ”

Policy	Mount Pleasant Centre 'Area B'
Uses	Residential, office, retail/service
Max Height	25-storeys
Max Density	8.0 FSR
Notes	<ul style="list-style-type: none">• A minimum of 20% of the residential floor area is required to be secured at below-market rents (for secured market and below-market rental housing tenure option)• A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City (for strata ownership housing tenure option)• A minimum of two levels of non-residential uses (job space) is required.



Mount Pleasant Centre 'Area B' (Source: Broadway Plan)









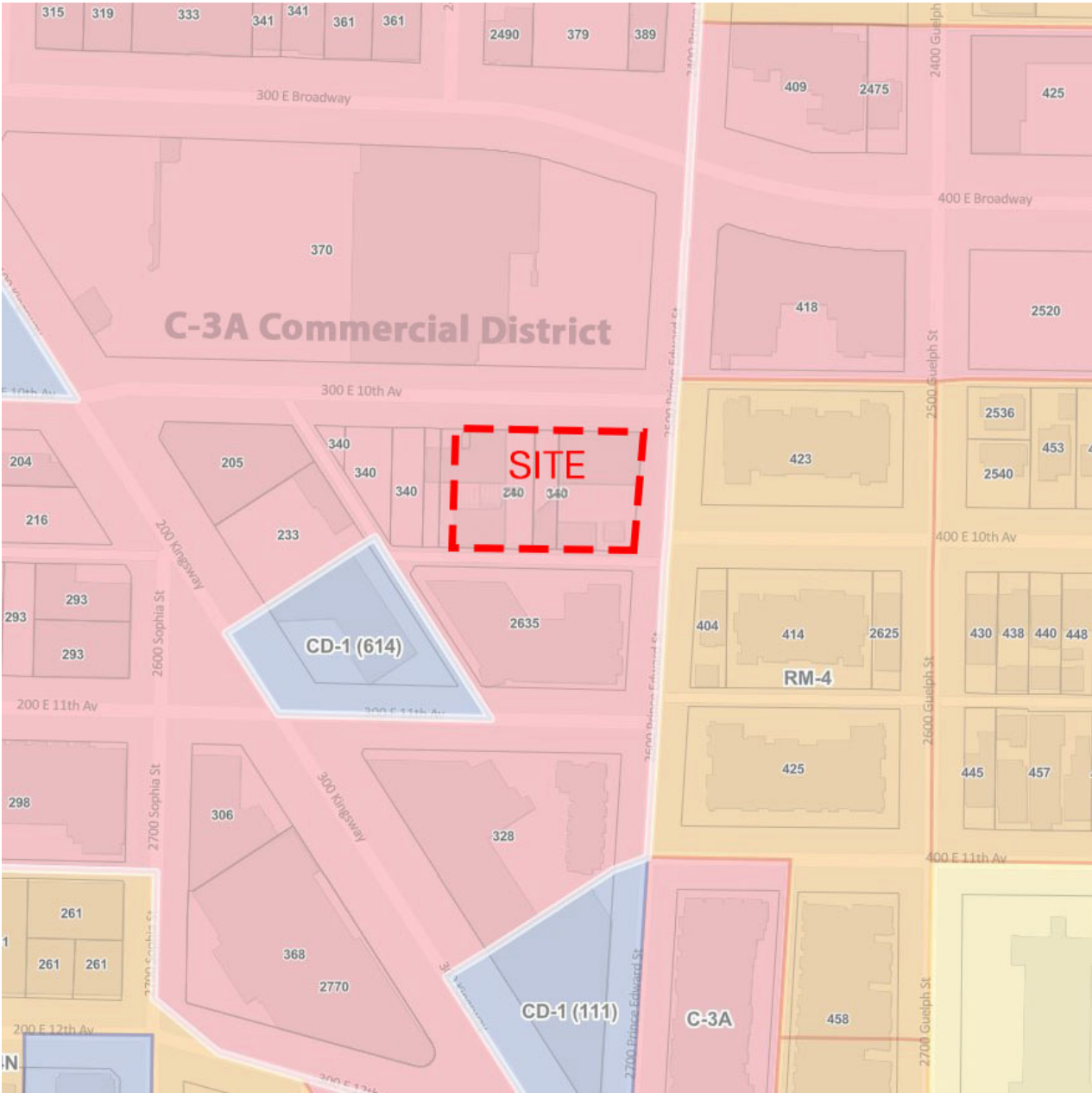
Location of Rezoning-Eligible Areas (Source: Broadway

Zoning Bylaw

C-3A Zone


The site is currently zoned as C3-A, the intent of which is “to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.”

	Urban Design Guidelines	Central Broadway C-3A Urban Design Guidelines
	Plan Zoning	C-3A
	Designated FAR	8.0 (conditional)
	Designated Height	25 storeys
	Zoned Land Uses	Rental, retail, office, services,
	Zoning Status	Rezoning enabled (per Broadway Plan)

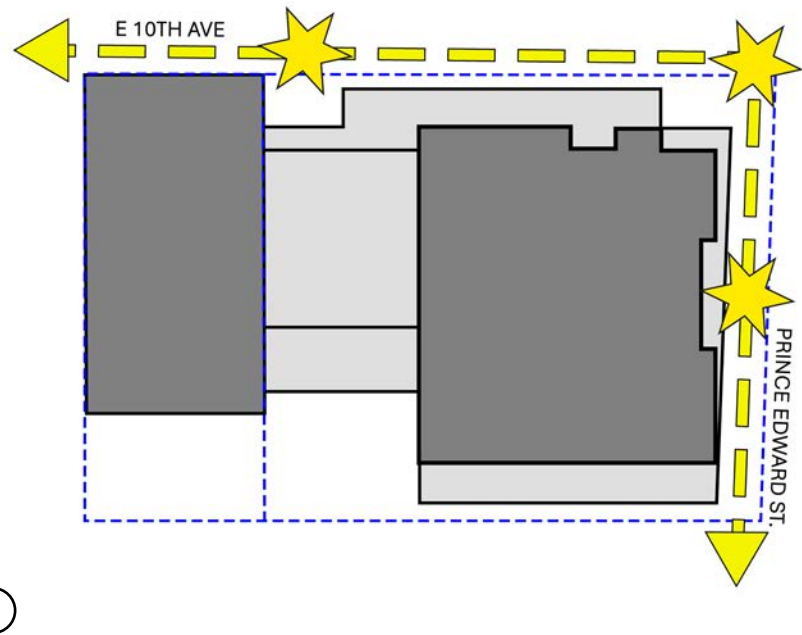


05 Design Approach


Design Principles

Nodes


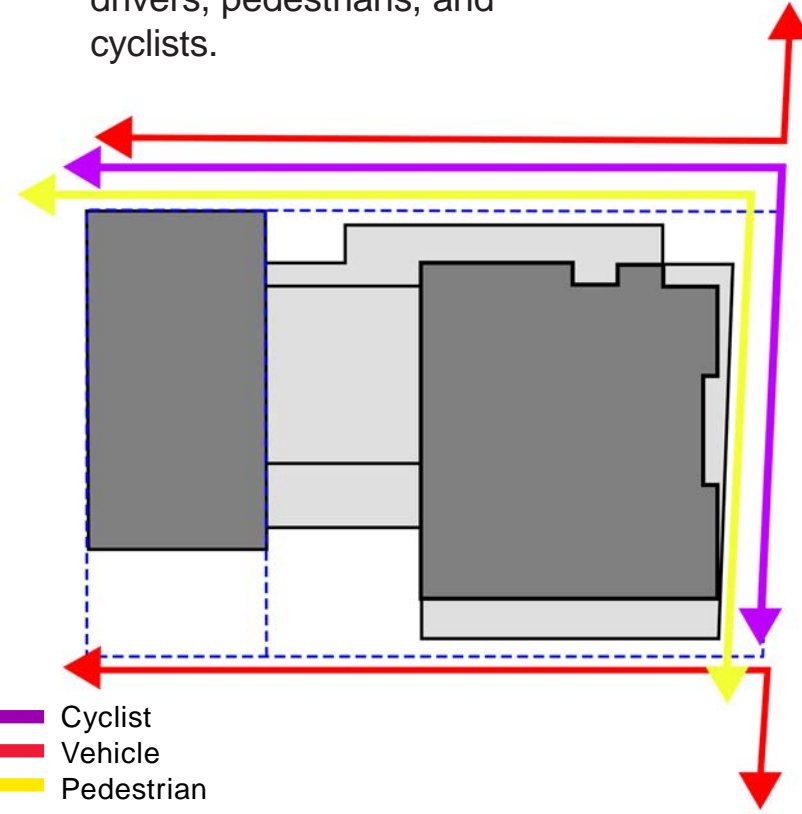
Contribute to the growing development of the Broadway Plan.



- Create points of interest along each site frontage and at the intersection of East 10th and Prince Edward.
- Ensure that nodes are easily accessible to all users, including those with disabilities. This includes considering wider pathways, ramps, and signage
- Nodes should be designed with safety in mind, ensuring they are well-lit, monitored through passive surveillance, and free from hazards

Connect


Design strong, seamless, intuitive connections for drivers, pedestrians, and cyclists.




Cyclist

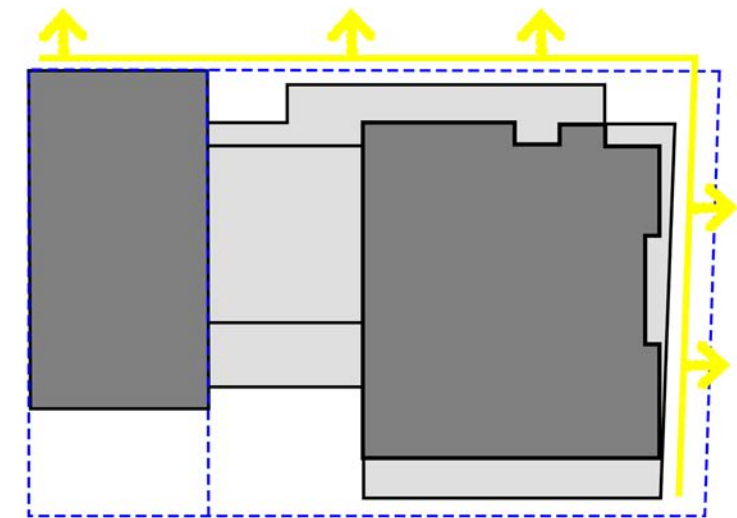
Vehicle

Pedestrian

- Create flow across the block
- Accommodate a strong pedestrian presence in accordance with the Broadway Plan
- Link to surrounding circulation network
- Prioritize accessibility, comfort, and safety on streets through CPTED and design standards

Activate


Use streetscape design and architecture to frame public spaces.

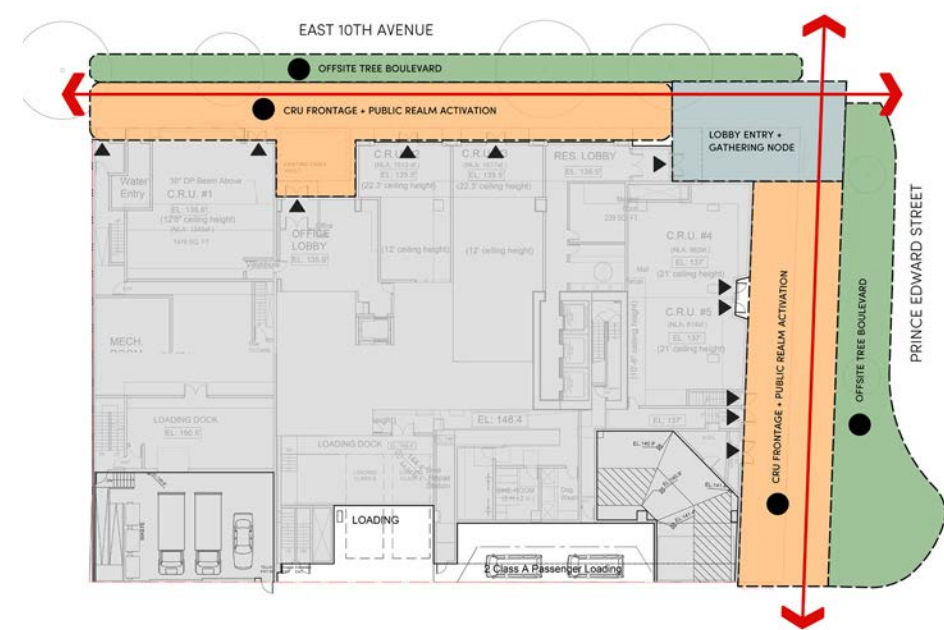


Public street active frontage

- Ensure building facades provide active frontage for sense of safety through passive surveillance
- Ensure human-scaled interfaces
- Soften the hardscape with planting features and art
- Provide amenities such as seating, lighting, public art, and green spaces to make the area inviting and comfortable for the public

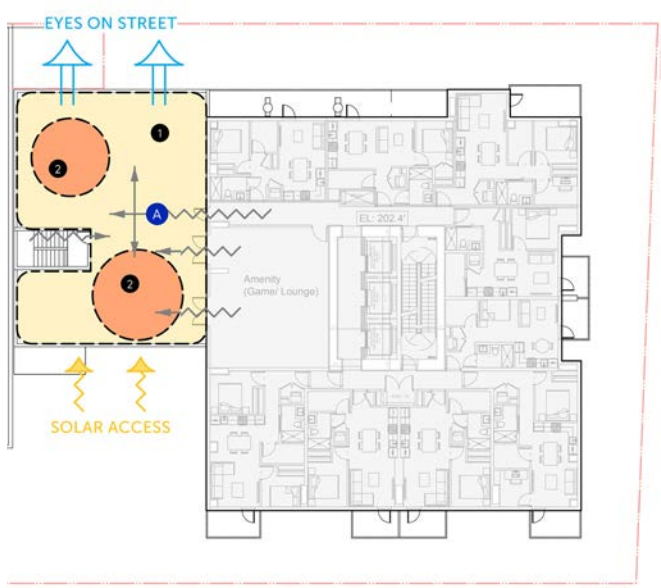
Open Space

Series of Spaces: Active Frontages



- Carve out open areas through building recesses with feature paving, planters and seating to define key entry points
- Program wider pedestrian movement and furnishing zones to accommodate higher number of users
- Design high-quality streetscape treatments and pedestrian orientated lighting to encourage active use of the public realm

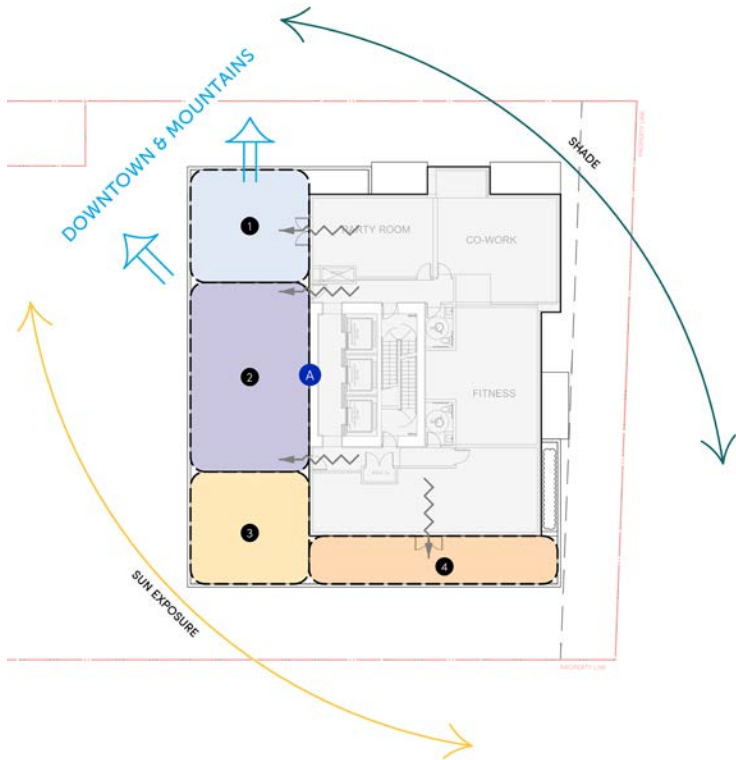
Private Open Space: L6 Amenity



- 1 Outdoor Lounge Area
- 2 Outdoor Games Area

- Provide a podium amenity deck that optimizes solar access for its users while also providing passive surveillance to the public
- Endeavor to offer an array of thoughtfully designed outdoor amenities that create opportunities for social connection and enhance the residential experience.

Private Open Space: Rooftop Amenity



- 1 Outdoor Lounge/Social Area
- 2 Outdoor Dining/Bar Area
- 3 Outdoor Co-Work/Cool Down Area
- 4 Outdoor Fitness Area

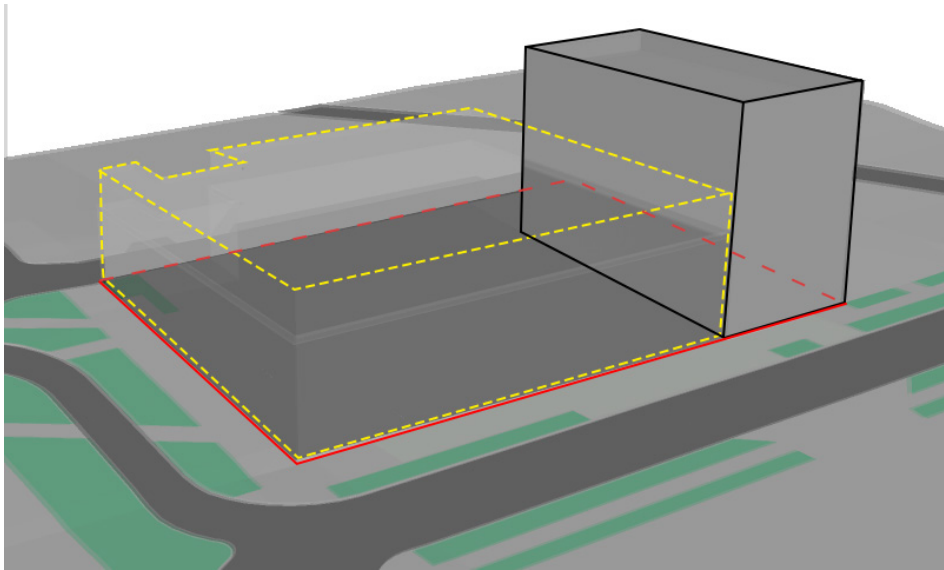
- Arrange the rooftop amenity to optimize solar exposure for outdoor areas and maximize view to downtown Vancouver and the North Shore Mountains.
- Continue to expand amenity options for residents that create space to gather, entertain, work and exercise in dedicated and flexibly designed spaces.



Building Massing & Form Moves

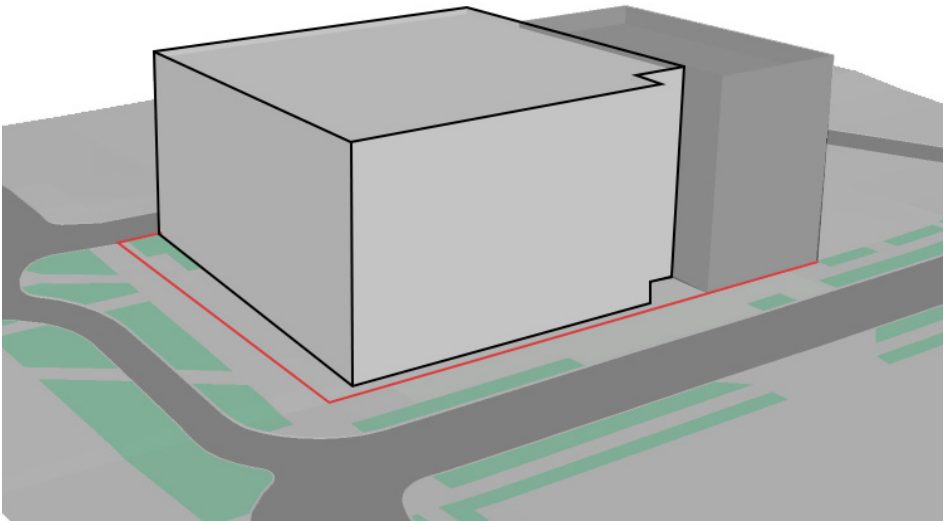
1:

New Telus building with required floor area to accommodate current and future operations stacked on east side of site, outside of existing Telus building footprint for phasing purposes.



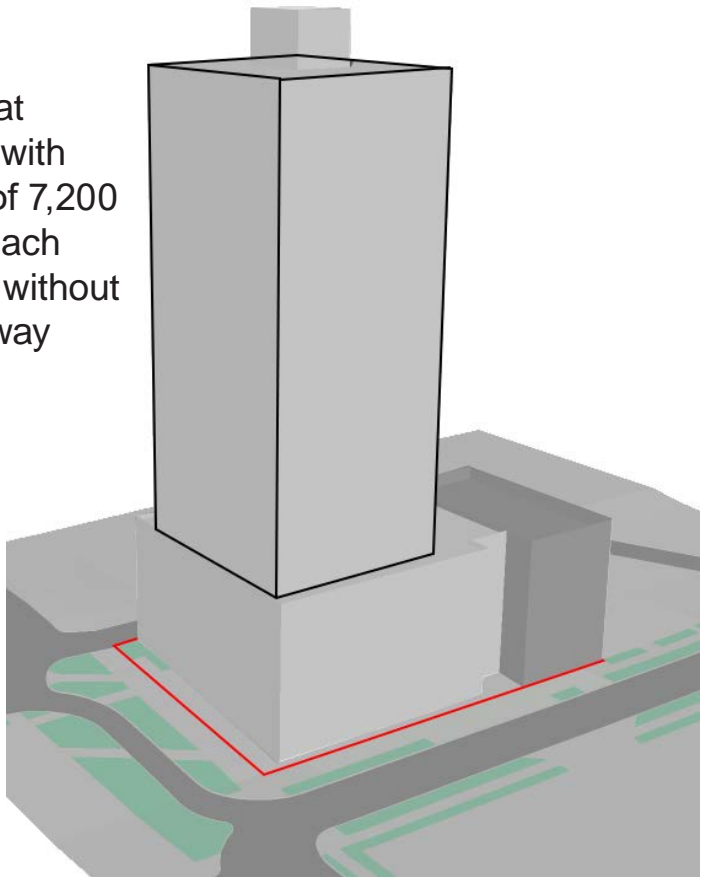
2:

Podium infills the rest of the site to maximize the floor plate and align the top of the podium with the top of the Telus building parapet wall.



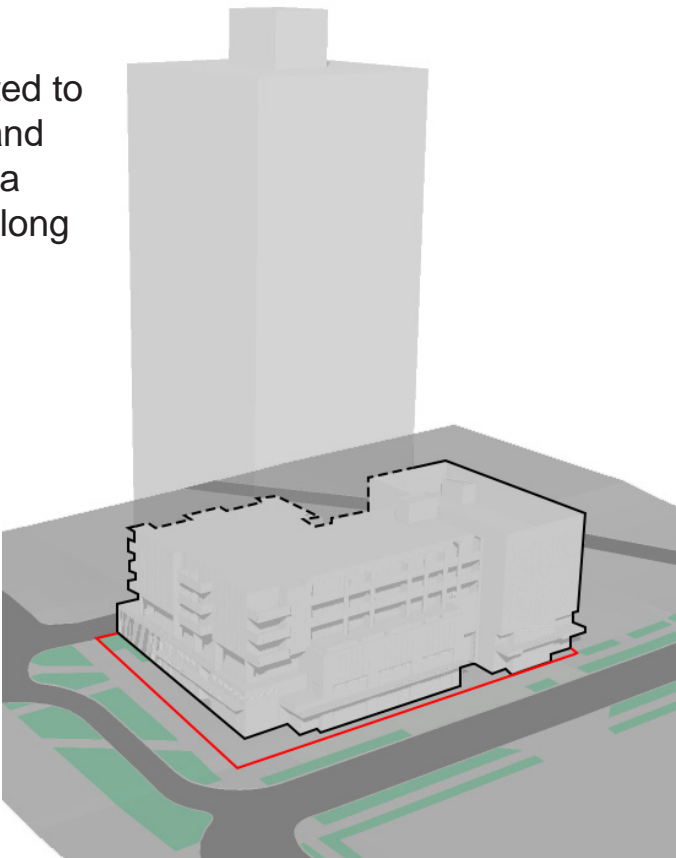
3:

Tower is stacked at prominent corner with larger floor plate of 7,200 sq ft in order to reach permitted density without exceeding Broadway Plan height.



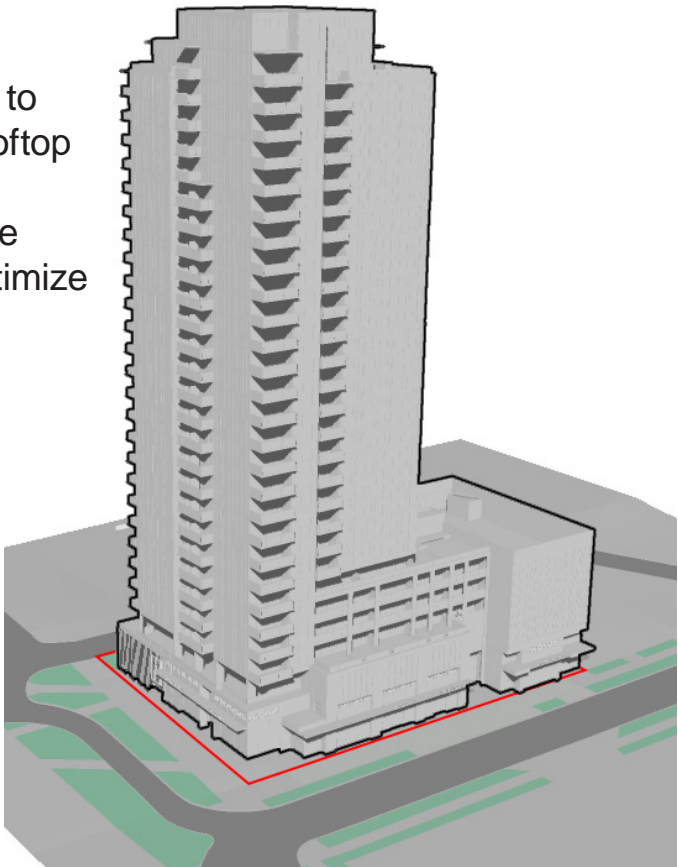
4:

Podium is articulated to define entrances and relate the building a pedestrian scale along the ground plane.



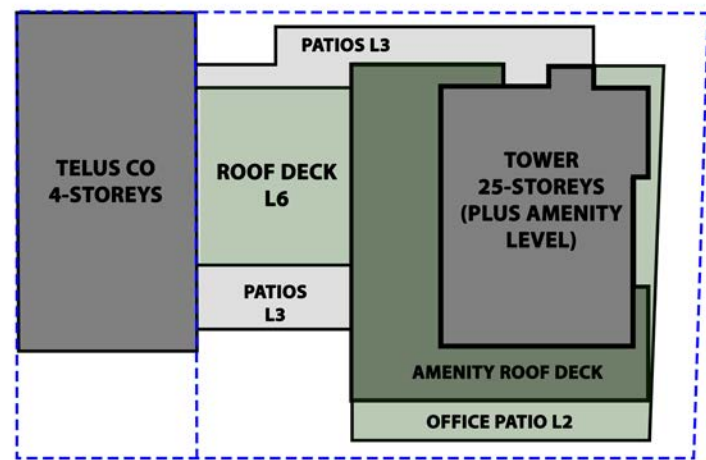
5:

Tower is sculpted to accommodate rooftop amenity spaces, incorporate private balconies and optimize unit plan livability.



Site Programming

Building Heights & Placement



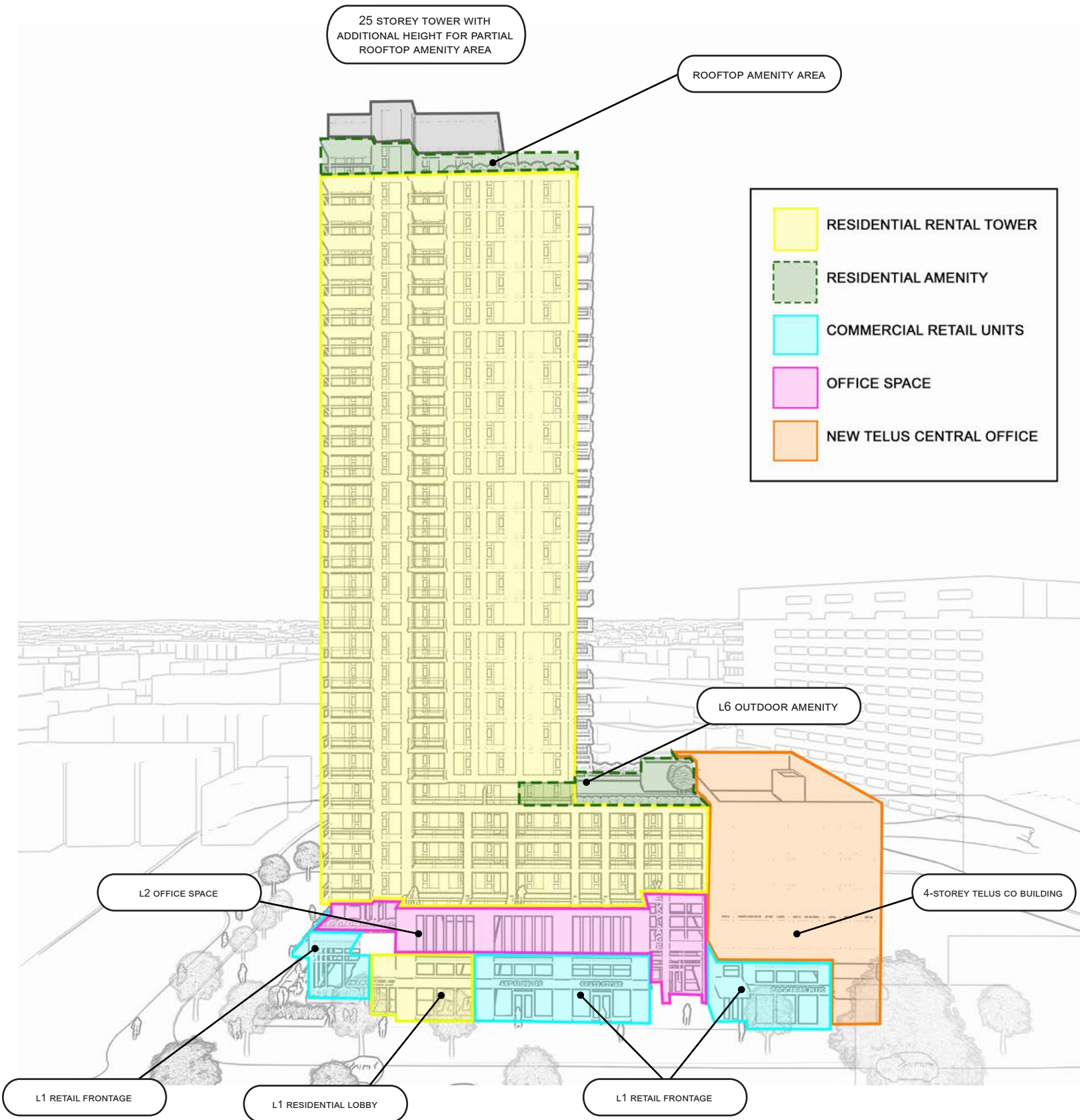
The project is characterized by a vertical progression, starting at level 01 where a residential and office lobby are located as well as a number of commercial retail spaces.

This is followed by a large, well lit office space on L2 that opens out to an outdoor terrace space.

Levels 3-5 contain the residential podium while on L6, the podium is capped with an amenity deck and party room for residents.

The pinnacle of the project is a striking 25-storey residential tower with additional height for partial rooftop amenity area.

This design strategy ensures a seamless transition from public spaces and commercial frontage to office space and finally private residential amenities and units culminating in the commanding tower that serves as a defining element of the growing area.

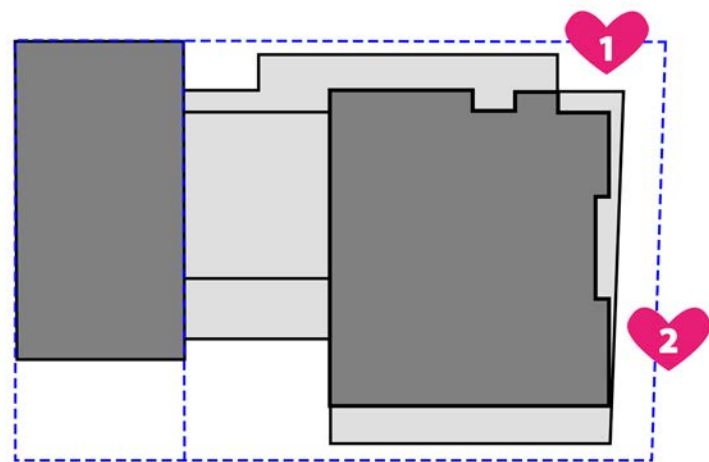


Sustainability

PROPOSED SUSTAINABILITY
MEASURES TO COMPLY
WITH GREEN BUILDINGS
POLICY FOR REZONINGS



Public Art Opportunities



In keeping with the vibrant and artistic nature of the Mount Pleasant neighborhood, the proposed development has the following opportunities for the introduction of public art to further add to the visual appeal of the project

1 | The landscaped corner plaza space at the intersection of East 10th Avenue and Prince Edward Street

2 | The landscaped area fronting the feature wall along Prince Edward Street, facing the East 10th Avenue bike lane diversion



1 | Residential Entrance Plaza Looking South-West



2 | Commercial Frontage Along Prince Edward Street.



06 Architectural Rationale

Precedents



▲ **Central Park House / Genlser**



▲ **Station Square / KPF Architects**

The architectural rationale for this project pays homage to the Telus Communications building that occupies the site. Binary code, fundamental to modern telecommunications, converts voice and text into a series of 1's and 0's. Architecturally, “binary” can symbolize a design approach that emphasizes duality or contrasting elements.

This concept is realized through the use of contrasting materials and the interplay of symmetry and asymmetry. The design features a juxtaposition of light and dark brickwork, corten steel louvres and wood-toned soffits, as well as dark window-wall systems and curtain walls against white metal panels. The facade detailing further enhances this theme with a mix of symmetrical and asymmetrical patterns in the white metal panels.

This thoughtful integration of binary principles not only reflects the technological heritage of the site but also creates a visually dynamic and engaging structure.



▲ **The Pendrell / Henriquez Partners**



▲ **Cascina Merlata Social Housing / B22**



◀ **Kathleen / Arcadis** ▶



The Base

The development aligns with the Broadway Plan’s architectural and urban design goals, creating a vibrant and dynamic streetscape along 10th Avenue and Prince Edward Street. The architectural design emphasizes human scale and verticality, offering an engaging experience through the strategic use of positive and negative spaces within the architectural grid.

The intersection of East 10th Ave and Prince Edward Street has been designed to provide an aesthetic and semi-protected transition space from the public realm to the private residential lobby entrance offering the residents a sense of safety and security when entering and leaving the building.

Commercial units front the adjacent streets, adding vibrancy and activity to the block. The office space entrance lobby, nestled within these commercial units, ensures continuous activity and movement throughout the area, further engaging the block and providing passive surveillance for safety.

At the rear, loading and parkade access are grouped together to maximize active frontage along 10th Avenue. The parkade ramp’s facade is designed with a louvered corten steel feature wall, adding visual interest and enhancing the pedestrian streetscape.



North Elevation Rendering looking along East 10th Avenue



East Elevation Rendering looking along Prince Edward Street



South Elevation Rendering Looking along Rear Laneway

The Middle

The architectural expression of the base continues up through the tower, with an interplay of light and dark tones evident in the contrasting dark window-wall and light metal panel grid system. This grid system frames and compartmentalizes different sections of the building, including the podium and the north/south and east/west elevations. This organization enhances the architectural composition, establishing rhythm and order while introducing disruption in the facade expression.

The prominent north facade features disrupted white metal panel grids housing a dark-toned fenestration pattern of operable windows and glazing elements. This pattern plays on binary contrasts, contributing to the eclectic nature of architecture and urban design in the Mount Pleasant neighborhood.

Overall, the architectural treatment of the tower creates a cohesive and visually engaging statement, enhancing the building's aesthetic appeal and resonating with the vibrant character of the Mount Pleasant neighborhood, tying the building to its telecommunications heritage.



East Elevation



South Elevation



West Elevation



North Elevation

The Top

The development concludes with an amazing rooftop amenity deck for its residents and a clever utilization and manipulation of mechanical spaces. The project takes advantage of this opportunity to create visually striking summit points at the two main viewpoints: the north elevation fronting East 10th Avenue and the west elevation fronting Prince Edward Street.

By extending these viewpoints beyond the roof line, the design enhances the visual impact of the building's pinnacle. This approach not only adds architectural interest but also creates a focal point that draws the eye up and adds a unique element to the growing skyline.

The North elevation of the development is capped with an extension of the architectural grid expression, shielding the protruding mechanical space. This design choice not only adds a visually striking element to the overall composition but also serves a functional purpose. By incorporating the mechanical space, the elevations of the project achieve a harmonious balance between architectural aesthetics and functional requirements.



Rooftop Amenity Deck Looking East



Rooftop Amenity Deck Looking South-East



Rooftop Amenity Deck Looking North



Rooftop Amenity Deck Looking North

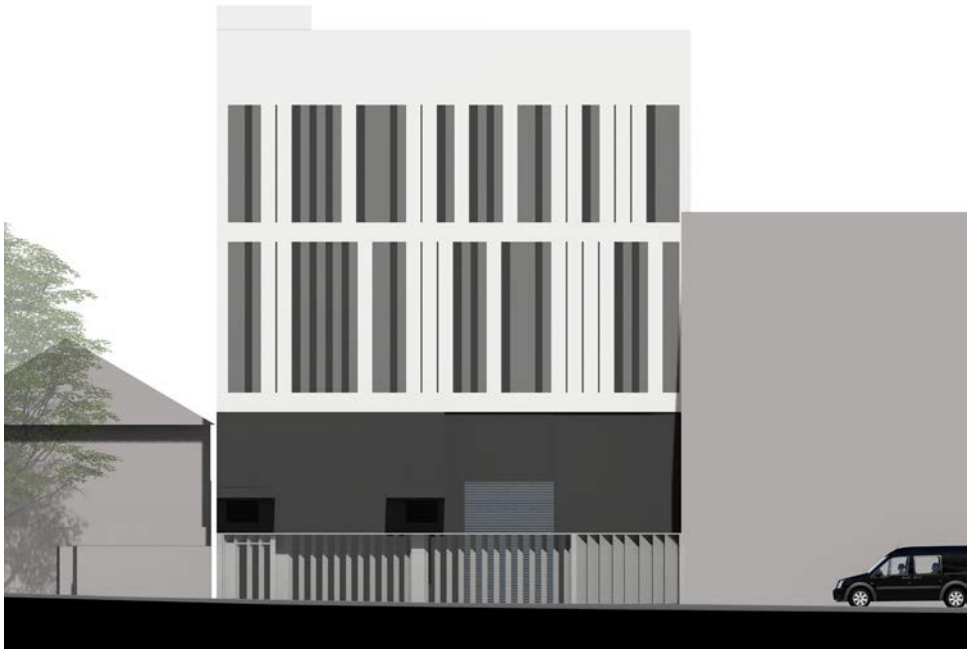
Telus CO Building

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

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



Telus CO Render looking South



Telus CO Render looking North

07 Renders



View Looking South-West at Residential Lobby



View from Above looking South at Retail Frontage & Telus CO



View Looking North along Prince Edward Street



View looking South-East along East 10th Avenue



View from Corner looking South West



View of Bikeway Retail along Prince Edward Street



View of East 10th looking at Retail and Telus CO



View from corner looking North West

08 Architectural Drawing Set

(Not to Scale)

08.1 Project Statistics

PROJECT INFORMATION

PROJECT ADDRESS 354, 380 East 10th Avenue, Vancouver ,BC
LEGAL ADDRESS LOT 4, BLOCK 117, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, EX W 16.5'
PID: 011-898-071
LOT 5, BLOCK 117, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, PORTION W 16.5'
PID: 011-898-089
LOT C BLOCK 117 DISTRICT LOT 301 PLAN 13745

ZONING Existing: C-3A
Proposed : CD-1 zone based on the Broadway Plan- Mount Pleasant Centre- Area B designation

SITE AREA (PROJECT)	Phase 1	Imperial	Metric
		6,039.63	561.10
	Phase 2	16,851.22	1,565.53
	Total	22,890.85	2,126.63

PERMITTED DENSITY 8.0 FSR 183,127 17,013.0
PROPOSED DENSITY 8.61 FSR 197,055 18,307.0

Component	Achieved FSR Area		FSR Ratio
	Imperial	Metric	
Phase 1: Telus Building	15,709	1,459.4	0.69
Phase 2 : Rental Tower	181,346	16,847.6	7.92
Total	197,055	18,307.0	8.61

Building Height
Broadway Plan
25 Storeys and A partial storey for common rooftop amenity spaces
Proposed
25 Storeys plus rooftop amenity
258.1' (78.67m) measured from base point to the top of the roof slab

Tower Floor Plate
Broadway Plan
6500 sf.
Proposed
7214 sf. (11% increase)

Site Coverage N/A

Building Setback (Broadway Plan 11.6 Mixed-Use: Mid to High-Rise)

	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Front yard - East 10TH Avenue *	5.5	18.04	7.10	23.29
Rear yard -Lane	n/a	n/a	1.52	5.00
Side yard - Prince Edward Street	3.6	11.81	3.66	12.00

*Note: Front yard setback measured from back of curb on East 10th Street.

FSR AREA BREAKDOWN

USE		GFA		EXCLUSIONS		TOTAL FSR AREA	
RESIDENTIAL RENTAL	Below-market	37,299	3,465.2	4,321	401.4	32,978	3,063.8
	Market	149,194	13,860.6	17,282	1,605.6	131,912	12,255.0
	Total	186,493	17,325.8	21,603	2,007.0	164,890	15,318.8
COMMERCIAL	Retail	5,568	517.3	-	-	5,568	517.3
	Office	11,075	1,028.9	187	17.4	10,888	1,011.6
	Total	16,643	1,546.2	187	17.4	16,456	1,528.8
TOTAL		203,136	18,872.0	21,790	2,024.4	181,346	16,847.6

Telus Building							
USE	GFA		EXCLUSIONS		TOTAL FSR AREA		
	Imperial	Metric	Imperial	Metric	Imperial	Metric	
Utility	18,148	1,686.0	2,439.00	-	15,709	1,459.4	
TOTAL	18,148	1,686.0	2,439	-	15,709	1,459.4	

PROJECT TOTAL	221,284.2	20,558	24,229.0	2,251	197,055	18,307.0
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UNIT COUNT

TYPE	Studio	1 BD	1 BD+D	JR. 2 BD	2 BD	3 Bedroom	Total
Below-market Rental	4	23	17	3	-	-	47
Market Rental	30	49	15	20	46	23	183
Total	34	72	32	23	46	23	230
	14.8%	31.3%	13.9%	10.0%	20.0%	10.0%	100.0%

AMENITY SPACE SUMMARY

	RECOMMENDED	PROVIDED
INDOOR	15 sf per unit	3,450
OUTDOOR	21.5 sf. per unit	4,945.0
Total		8,395

VEHICLE TABULATIONS

4.1.3 Required Visitor Parking Spaces
The following number of visitor parking spaces must be provided:
(a) for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit
4.2.5 In the Downtown and Broadway Plan Area:
Non-residential uses : 1 space for each 115 m2 of gross floor area

4.1.4 Required Accessible Parking Spaces
The following number of accessible parking spaces must be provided:
(a) for multiple dwelling or live-work use in buildings that contain at least seven dwelling units, a minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit; and
(b) for non-residential uses in buildings that contain at least 500 m2 of gross floor area, a minimum of 1.0 spaces plus an additional 0.4 spaces for each 1,000 m2 of gross floor area, and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.

VALUES FOR TABULATING PARKING & LOADING COUNTS

Uses		Gross Floor Area	
		Imperial (sf.)	Metric (sq.m.)
Non-Residential Uses	Retail	5,568	517
	Office	11,075	1,029
	Total	16,643	1,546
Residential Uses	Rental	108,493	17,326

Residential Units	Below-Market Rental	47
	Market Rental	183
	Total	230

REQUIRED / PROPOSED TOTAL PARKING

Use	Non-Residential Uses	Residential Visitor	Residential Uses	Total
Parking Rate	Maximum 1 per 115sm	Minimum 0.05 per unit	No requirement for Residential Except for accessible parking	
Parking Stalls Required	13.4	11.5	8.6	
Rounded (up/down)	14	12	9	35

Use	Non-Residential	Residential Visitor	Residential Uses	Total
Parking Stalls Provided	21	12	87	120

Required (Sub types - part of overall count of cars)

Use	Accessible Parking			Small Car	Electric Vehicle	
	Reg.	Van	Total			
Non-Residential Uses	1	1	2	Maximum 25% of total vehicles	Residential 100% Required	Non-Residential 45% Required
Residential Uses	8	1	9			
Total	9	2	11			

Use	Accessible Parking			Small Car	Electric Vehicle	
	Reg.	Van	Total			
Non-Residential Uses	1	1	2	15 (12.5%)	87 (100%)	10 (47.6%)
Residential Uses	8	1	9			
Total	9	2	11			

Floor By Floor Breakdown of Proposed Car parking

	Commercial	Residential Visitor	Residential	TOTAL	Accessible Parking			Small Car
					Reg.	Van	Total	
P1	7	-	-	7	1	1	2	2
P2	14	12	9	35	2	1	3	7
P3	-	-	37	37	4	-	4	2
P4	-	-	41	41	2	-	2	4
TOTAL	21	12	87	120	9	2	11	15

REQUIRED / PROPOSED LOADING

5.2.1 Dwelling Use
Class A: At least one space for 50 to 299; Class B: At least one space for 100 to 299 dwelling units

5.2.8 Retail Uses
Class A: No requirement; Class B: one space for the first 2 325 sm of GFA

5.2.9 Office Uses
Class A: One for 1 000 to 15 000 sm of GFA; Class B: one for 500-5000 sm of GFA

Required	Type	Retail	Office	Residential	Total
	Class A Required	-	1	1	2
	Class B Required	1	1	1	3

Proposed	Type	Retail & Office	Residential	Total
	Class A	1	1	2
	Class B	1	1	2

REQUIRED / PROPOSED PASSENGER SPACE

Passenger Spaces Section 7.2.1: A minimum of one space for any development with 50 to125 dwelling units, plus one space for every additional 150 dwelling units

Required	Type	Residential	Total
	Class A Required	2	2

Proposed	Type	Residential	Total
	Class A	2	2

REQUIRED / PROPOSED BICYCLE PARKING

Section 6.2.1.2 three or more dwelling units in a Mixed-Use Residential Building.
Class A : 1.5 space for unit under 65 m2 ; 2.5 space for unit 65 m2-105 m2 ; 3 space for unit over 105 m2
Class B : 2 spaces for any development with at least 20 dwelling units with an additional one space for each 20 additional dwelling units
Section 6.2.4.1 Office
Class A: A minimum of one space for each 170 square metres of gross floor area.
Class B: A minimum of 6 spaces for any development containing a minimum of 2,000 square metres of gross floor area.
Section 6.2.5.1 Retail
Class A: A minimum of one space for each 340 square metres of gross floor area.
Class B: A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

VALUES FOR TABULATING BICYCLE PARKING COUNTS

Residential Units Area (Liveable Area)	under 65 m2	65 m2 -105 m2	over 105 m2	Total
# of Units	207	23	-	230

Required	Type	Residential	Office	Retail	Total
	Long Term Bikes (Class A)	368	7	2	377
	Short Term Bikes (Class B)	13	-	-	13

Residential Proposed	Type	Total
	Long Term Bikes (Class A)	482
	Short Term Bikes (Class B)	13

* Refer to rationale booklet and worksheet regarding proposed TDM Plan B (Mobility Infrastructure Package)

Non-Residential Provided	Type	Total
	Long Term Bikes (Class A)	12
	Short Term Bikes (Class B)	-

Uses	End-of-trip Facilities for non-residential uses			
	Water Closets	Wash Basins	Showers	Clothing Locker
Office	1	1	1	12
Retail	1	1	1	3
Total	2	2	2	15

6.3.21 Electrical outlets : Each two Class A bicycle spaces must have an electrical outlet

6.5 End of Trip Facilities
6.5.1 Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 1.4 times the minimum number of required Class A spaces shall be provided

6.5.2 Where Class Abicycle spaces are required for a non-dwelling use, water closets, wash basins, showers and grooming stations shall be provided

Required (Sub types)	Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Accessible (Min. 5%)	EV Outlets
	38	226	19	189

Floor By Floor Breakdown of Provided Residential Class A Bikes		Lockers	Vertical	Stacked	Accessible Lockers	Horizontal	Sub-Total	EV Outlets
L1 Upper		102	-	40	48	17	207	104
L1 Lower		-	64	64	-	21	149	75
P1		-	112	8	-	6	126	63
TOTAL		102	72	216	48	44	482	241
		21.2%	14.9%	44.8%	10.0%			

Floor By Floor Breakdown of Provided Non-Residential Class A Bikes		Lockers	Vertical	Stacked	Accessible Lockers	Horizontal	Sub-Total	EV Outlets
L1 Upper		11	-	-	1	-	12	-

End-of-trip Facilities Provided		Water Closets	Wash Basins	Showers	Clothing Locker
L1 Lower		2	2	2	17

Phase 2 - Rental Tower and Podium													
Uses	Level (s)	Gross Floor Area				Exclusions						FSR Area	OPENING BALCONY
		Commercial		Residential	Total	Amenity	In-suite Storage	Open to below	Bike Parking	Wall Exclusions	Total		
		Retail	Office										
Mech L2		-	-	929	929	-	-	-	-	-	-	929	-
Mech L1		-	-	1,456	1,456	-	-	187	-	-	187	1,269	-
Amenity	Roof Deck	-	-	3,986	3,986	3,986	-	-	-	-	3,986	-	185
	25	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	24	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	23	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	22	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	21	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	20	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	19	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	18	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	17	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	16	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	15	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	14	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	13	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	12	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	11	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	10	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	9	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	8	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	7	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
Podium Residential	6	-	-	6,972	6,972	1,005	360	-	-	40	1,405	5,567	747
	5	-	-	8,880	8,880	-	520	-	-	58	578	8,302	1,155
	4	-	-	8,880	8,880	-	520	-	-	58	578	8,302	1,155
	3	-	-	8,880	8,880	-	520	-	-	58	578	8,302	449
Office and Residential	2	-	9,275	303	9,578	-	-	187	-	-	187	9,391	-
Upper Lobby	Level 1 upper	373	413	7,589	8,375	197	-	-	5,434	-	5,631	2,744	-
Retail / Res. Lobby	Level 1 lower	5,195	1,387	1,552	8,134	256	-	-	269	-	525	7,609	-
Total		5,568	11,075	186,493	203,136	5,444	9,200			1,069	21,790	181,346.2	15,745.0
Balcony / FSR= 8.68%													

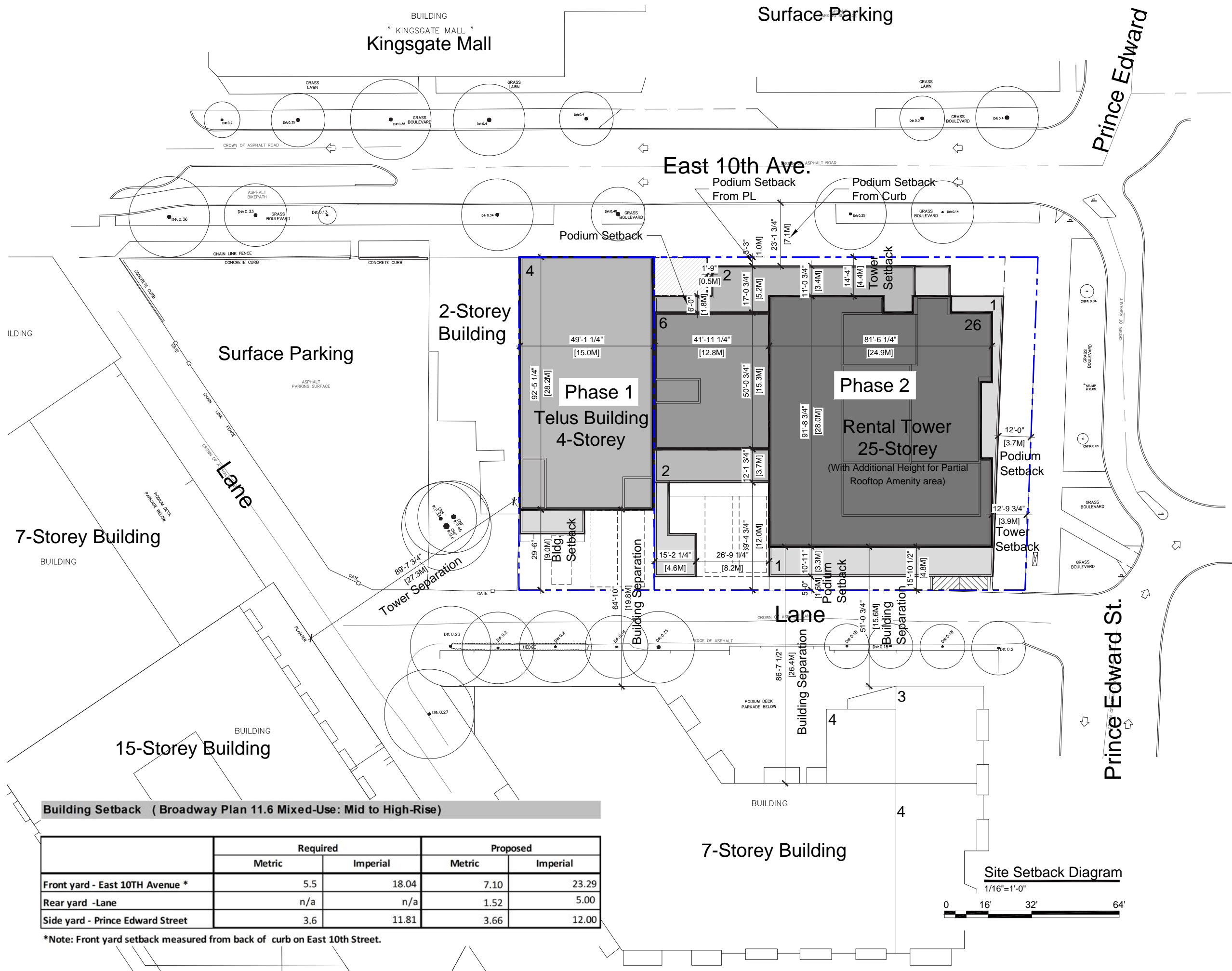
Unit Count						
Total	Studio	1 Bedroom	1 Bedroom+Den	JR. 2 Bedroom	2 Bedroom	3 Bedroom
-	-	-	-	-	-	-
8	-	1	-	1	4	2
8	-	1	-	1	4	2
8	-	1	-	1	4	2
8	-	1	-	1	4	2
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
10	2	3	1	1	2	1
9	1	5	2	1	-	-
13	1	6	5	1	-	-
13	1	6	5	1	-	-
13	1	6	5	1	-	-
230	34	72	32	23	46	23
	14.8%	31.3%	13.9%	10.0%	20.0%	10.0%

Phase 1 - Telus Building				
Level (s)	Gross Floor Area		Exclusions	FSR Area
	Utility Use	Total	Utility Use Below Grade	
Roof	180	180	-	180
Level 4	4,486	4,486	-	4,486
Level 3	4,486	4,486	-	4,486
Level 2	4,602	4,602	-	4,602
Level 1	4,394	4,394	2,439	1,955
Total	18,148	18,148	2,439	15,709

	Total	Studio	1 Bedroom	1 Bedroom+Den	JR. 2 Bedroom	2 Bedroom	3 Bedroom
Market Rental	183	30	49	15	20	46	23
		16%	27%	8%	11%	25%	13%
Non-Market Rental	47	4	23	17	3	-	-
		9%	49%	36%	6%	0%	0%

08.2 Architectural Drawings

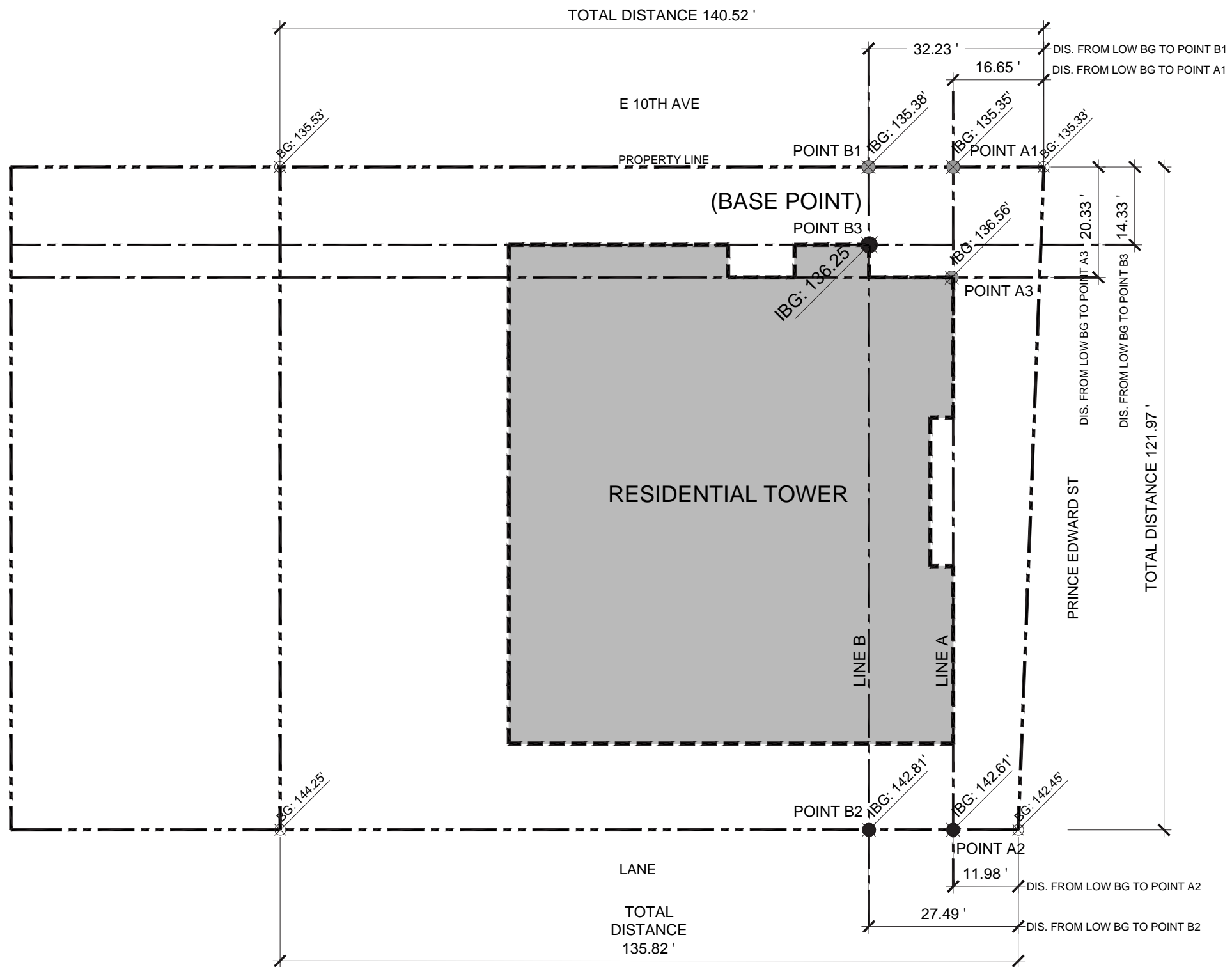
(Not to Scale)



Building Setback (Broadway Plan 11.6 Mixed-Use: Mid to High-Rise)

	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Front yard - East 10TH Avenue *	5.5	18.04	7.10	23.29
Rear yard -Lane	n/a	n/a	1.52	5.00
Side yard - Prince Edward Street	3.6	11.81	3.66	12.00

*Note: Front yard setback measured from back of curb on East 10th Street.



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

BG_{low} = Lower Known Elevation

BG_{high} = Higher Known Elevation

IBG = Interpolated Building Grade

FORMULA FOR PROVING IBG POINT A1

$$IBG \text{ (POINT A1)} = \left[\left(\frac{135.53 - 135.33}{140.52} \right) \times 16.65 \right] + 135.33 = 135.35'$$

FORMULA FOR PROVING IBG POINT A2

$$IBG \text{ (POINT A2)} = \left[\left(\frac{144.25 - 142.45}{135.82} \right) \times 11.98 \right] + 142.45 = 142.61'$$

FORMULA FOR PROVING IBG POINT A3

$$IBG \text{ (POINT A3)} = \left[\left(\frac{142.61 - 135.35}{121.97} \right) \times 20.33 \right] + 135.35 = 136.56'$$

FORMULA FOR PROVING IBG POINT B1

$$IBG \text{ (POINT B1)} = \left[\left(\frac{135.53 - 135.33}{140.52} \right) \times 32.23 \right] + 135.33 = 135.38'$$

FORMULA FOR PROVING IBG POINT B2

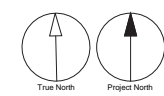
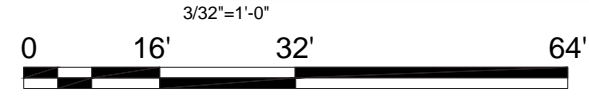
$$IBG \text{ (POINT B2)} = \left[\left(\frac{144.25 - 142.45}{135.82} \right) \times 27.49 \right] + 142.45 = 142.81'$$

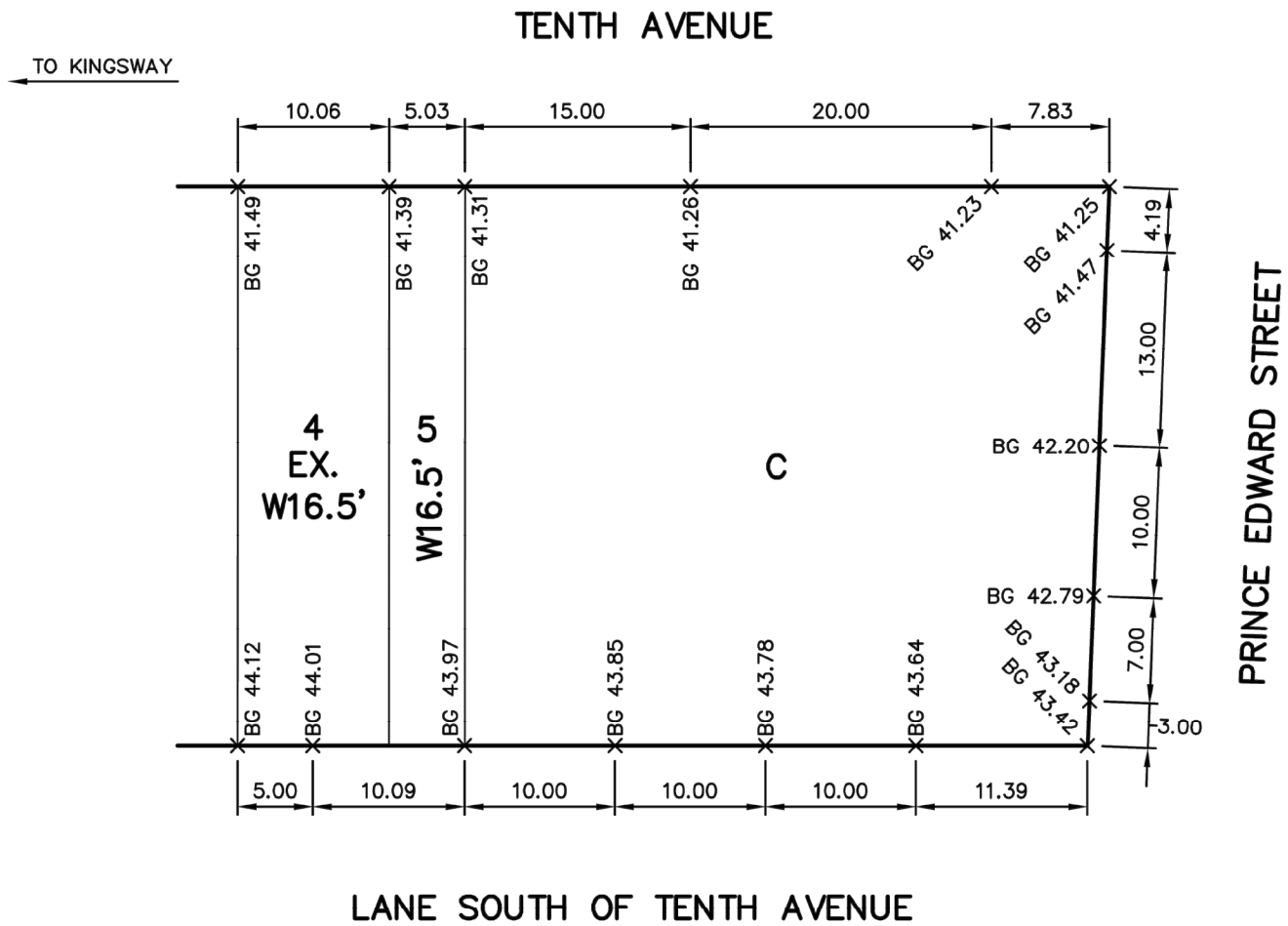
FORMULA FOR PROVING IBG POINT B3

$$IBG \text{ (POINT B3)} = \left[\left(\frac{142.81 - 135.38}{121.97} \right) \times 14.33 \right] + 135.38 = 136.25'$$

POINT B3 IS THE LOWER POINT
BUILDING GRADE = 136.25'

Base Point Calculation Diagram





BENCH MARK: ELEVATION: 43.051 DESCRIPTION: SURVEY MONUMENT MARKED V-1412 AT THE SOUTH EAST CORNER OF TENTH AVENUE AND PRINCE EDWARD 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		
					DATE: 2024-08-12	DESIGN: B.P.	SCALE: 1: 400
					DWG: B.F.G.	CHK: F.G.	DWG. NO. BG-2024-00098
					REF: FILE 2024-00098.		SHEET 1 / OF 1 REVISION:
					FOR LOTS 4 EX. W16.5' & 5 W16.5', PLAN VAP187, AND LOT C, PLAN VAP13745, BLK. 117, D.L. 301.		

TOPOGRAPHIC SURVEY PLAN OF LOT C BLOCK 117 DISTRICT LOT 301
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13745

PARCEL IDENTIFIER (PID): 008-497-672

380 East 10th AVENUE
VANCOUVER, B.C.

SCALE 1:150

2 0 2 4 6

DISTANCES AND ELEVATIONS ARE IN METRES.

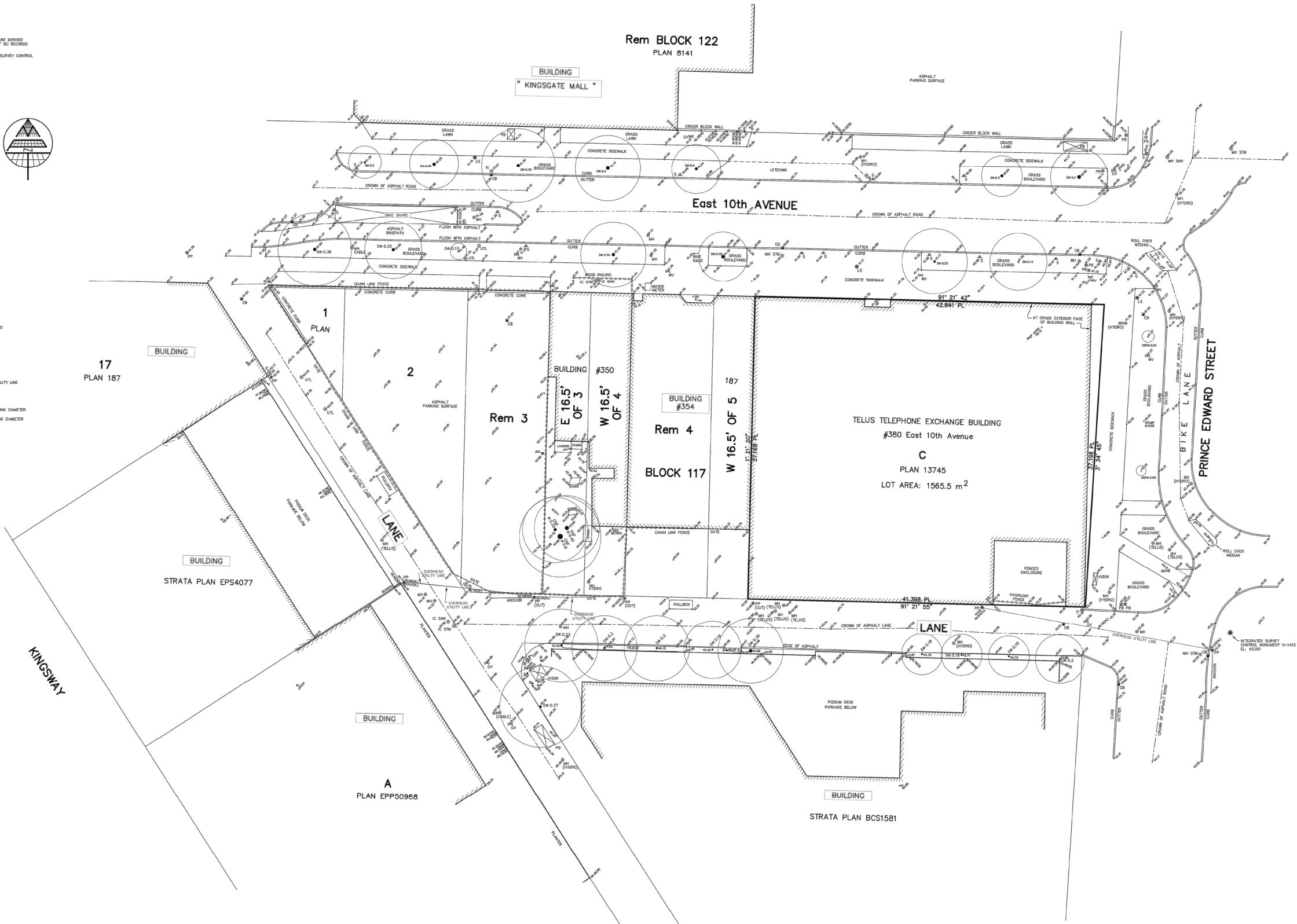
PROPERTY LINE DIMENSIONS AND LOT AREA ARE DERIVED
FROM LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS
AND FIELD SURVEYS.

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



LEGEND

- B DENOTES BOLLARD
- CB DENOTES CATCH BASIN
- PH DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE
- IC DENOTES INSPECTION CHAMBER
- LS DENOTES LAMP STAND/POLE
- MH DENOTES MANHOLE
- PP DENOTES PULL BOX
- PP DENOTES POWER POLE
- LS DENOTES STREET SIGN
- UTL DENOTES ROUND UTILITY COVER/LID
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- (C) DENOTES ELEVATION TOP OF CURB
- MFL DENOTES MAIN FLOOR ELEVATION
- R DENOTES ROOF ELEVATION
- (OL) DENOTES ELEVATION OVERHEAD UTILITY LINE
- PL DENOTES PROPERTY LINE
- (W) DENOTES ELEVATION TOP OF WALL
- CNPR DENOTES CONIFEROUS TREE & TRUNK DIAMETER
- D4 DENOTES DECIDUOUS TREE & TRUNK DIAMETER



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

430 - 11100 HORSBURGH HWY

ROXBOROUGH, B.C., V7A 9H7

PH: 604-270-8531

FAX: 604-270-8537

CADFILE: 19828-1-TPG-2.DWG

V-23-19828-1-TPG-2

CLIENT REF: LEDCOR PROPERTY INVESTMENTS

DATES OF SURVEY:

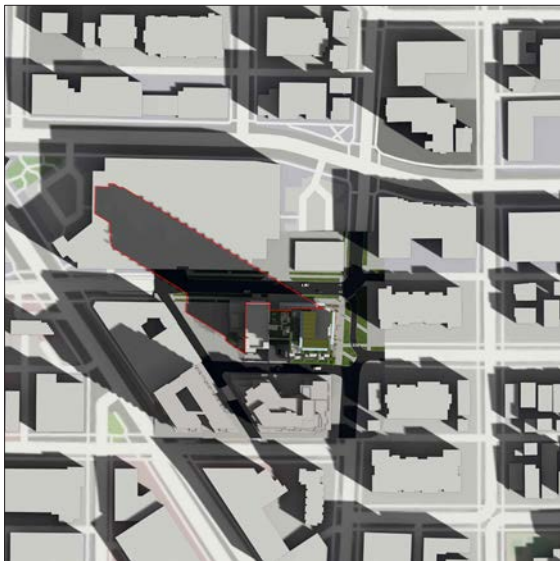
NOVEMBER 21, 2023

NOVEMBER 6, 2023

APRIL 10, 2023

VERNAL EQUINOX -
MARCH 20 (DST)

10 AM



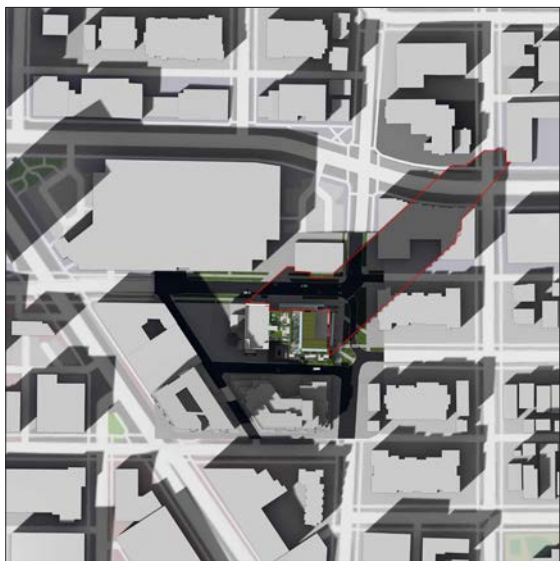
12 PM



2 PM



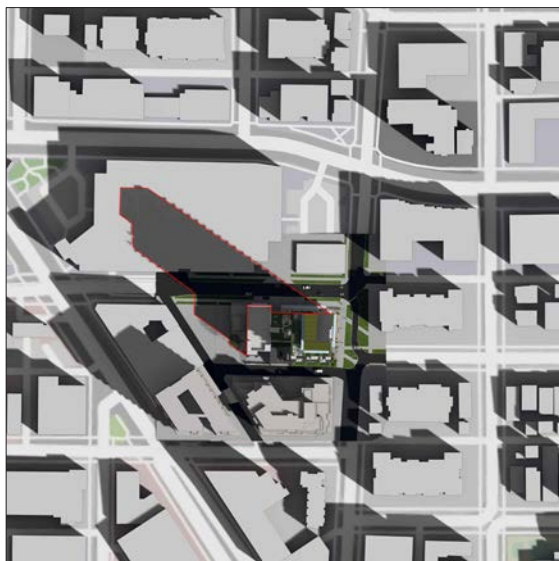
4 PM



Pacific Daylight time (UTC -7)

AUTUMNAL EQUINOX -
SEPTEMBER 22 (DST)

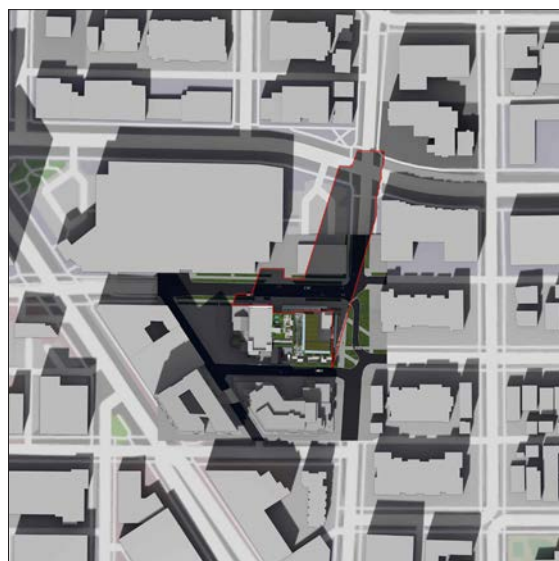
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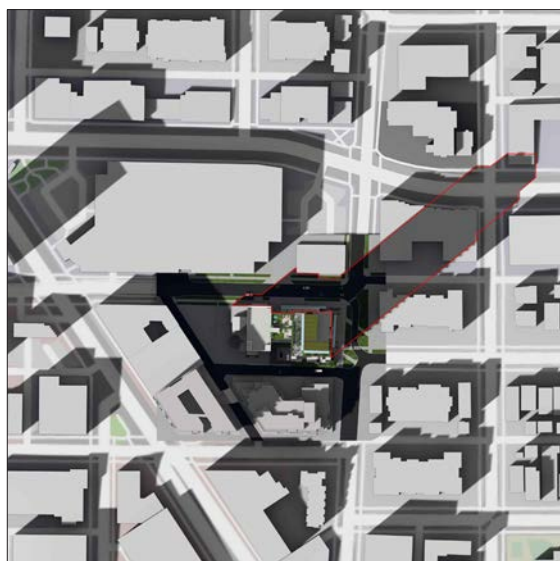
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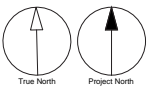
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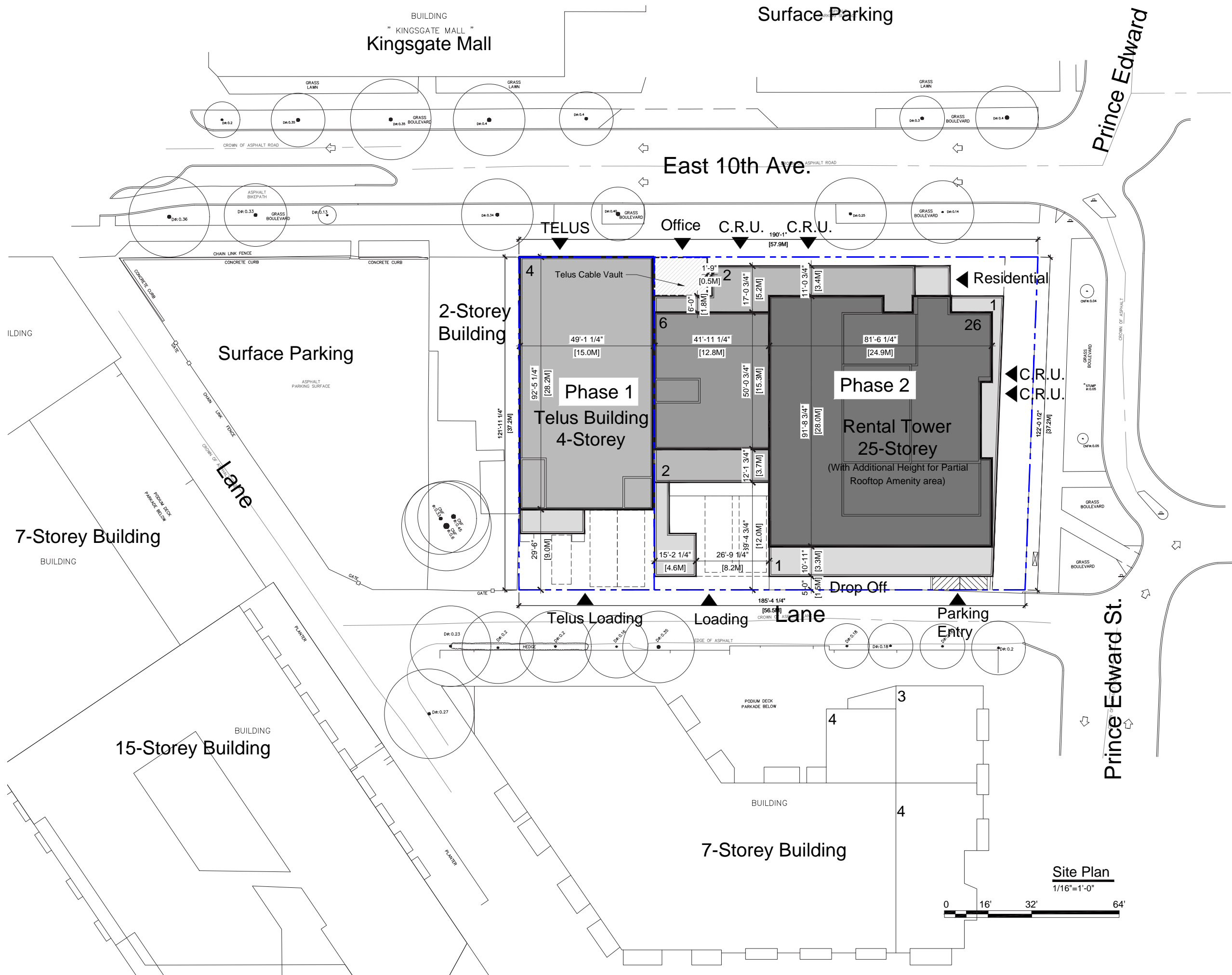


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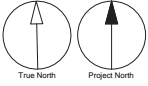
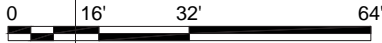


Pacific Daylight time (UTC -7)

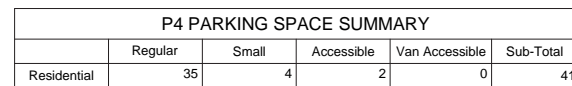
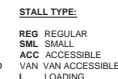
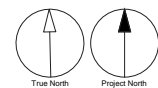




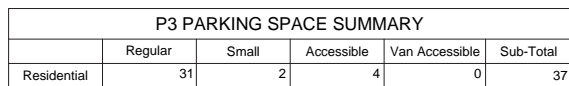
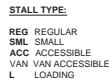
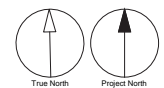
Site Plan
1/16"=1'-0"



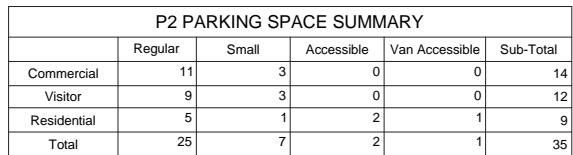
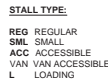
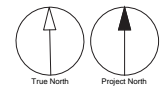
City of Vancouver


$$3/32'' = 1' - 0''$$


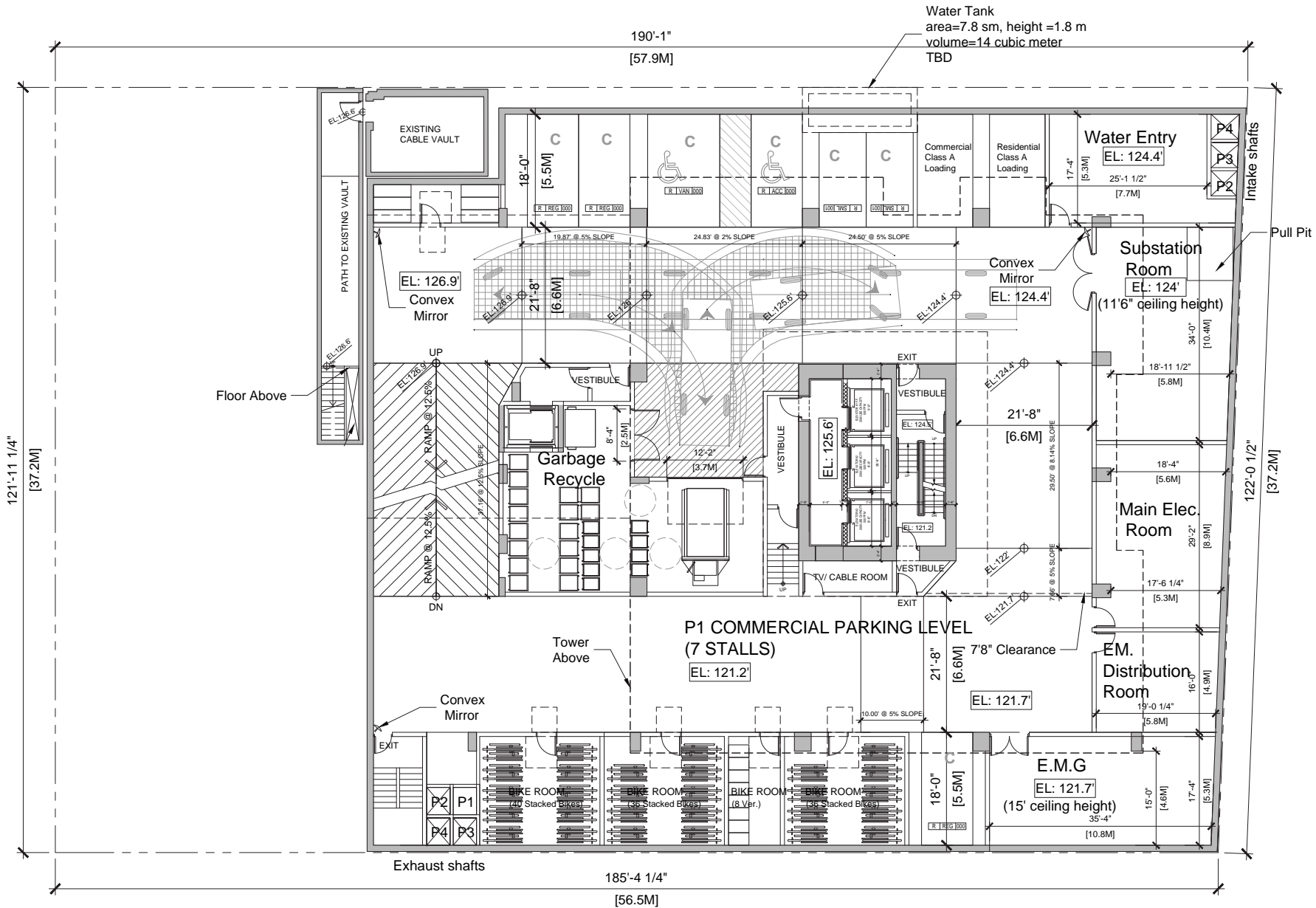
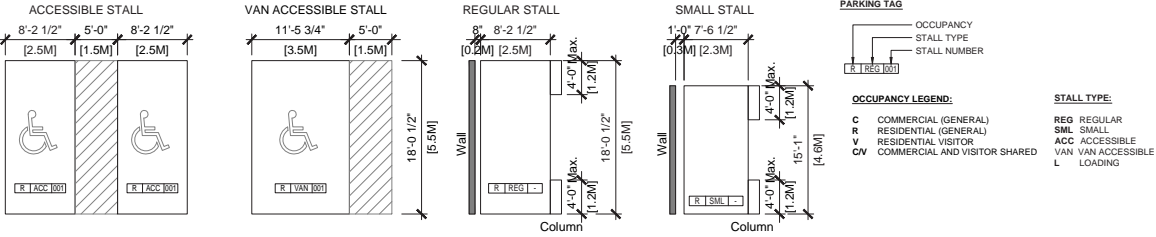
City of Vancouver


$$3/32'' = 1' - 0''$$


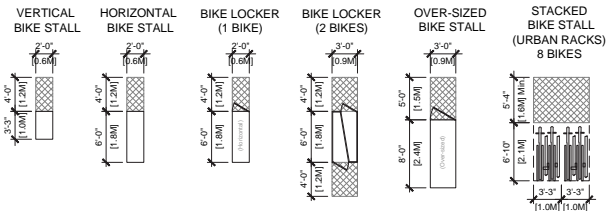
City of Vancouver


$$3/32'' = 1' - 0''$$


PARKING LEGEND:
City of Vancouver



BIKE STALL LEGEND:
City of Vancouver



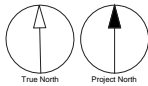
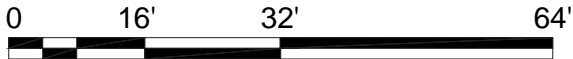
P1 PARKING SPACE SUMMARY					
	Regular	Small	Accessible	Van Accessible	Sub-Total
Commercial	3	2	1	1	7

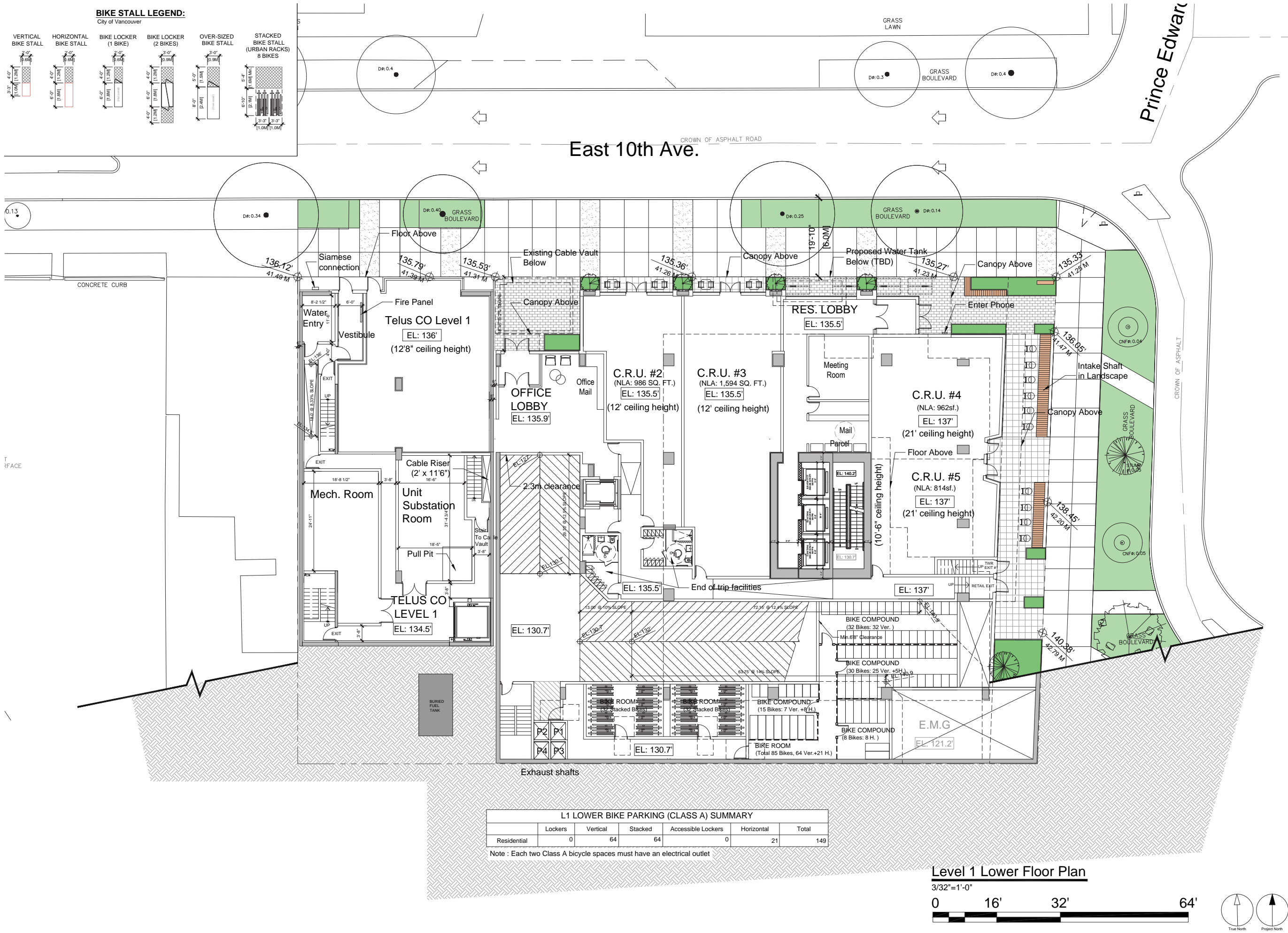
P1 BIKE PARKING (CLASS A) SUMMARY						
	Lockers	Vertical	Stacked	Accessible Lockers	Horizontal	Total
Residential	0	8	112	0	6	126

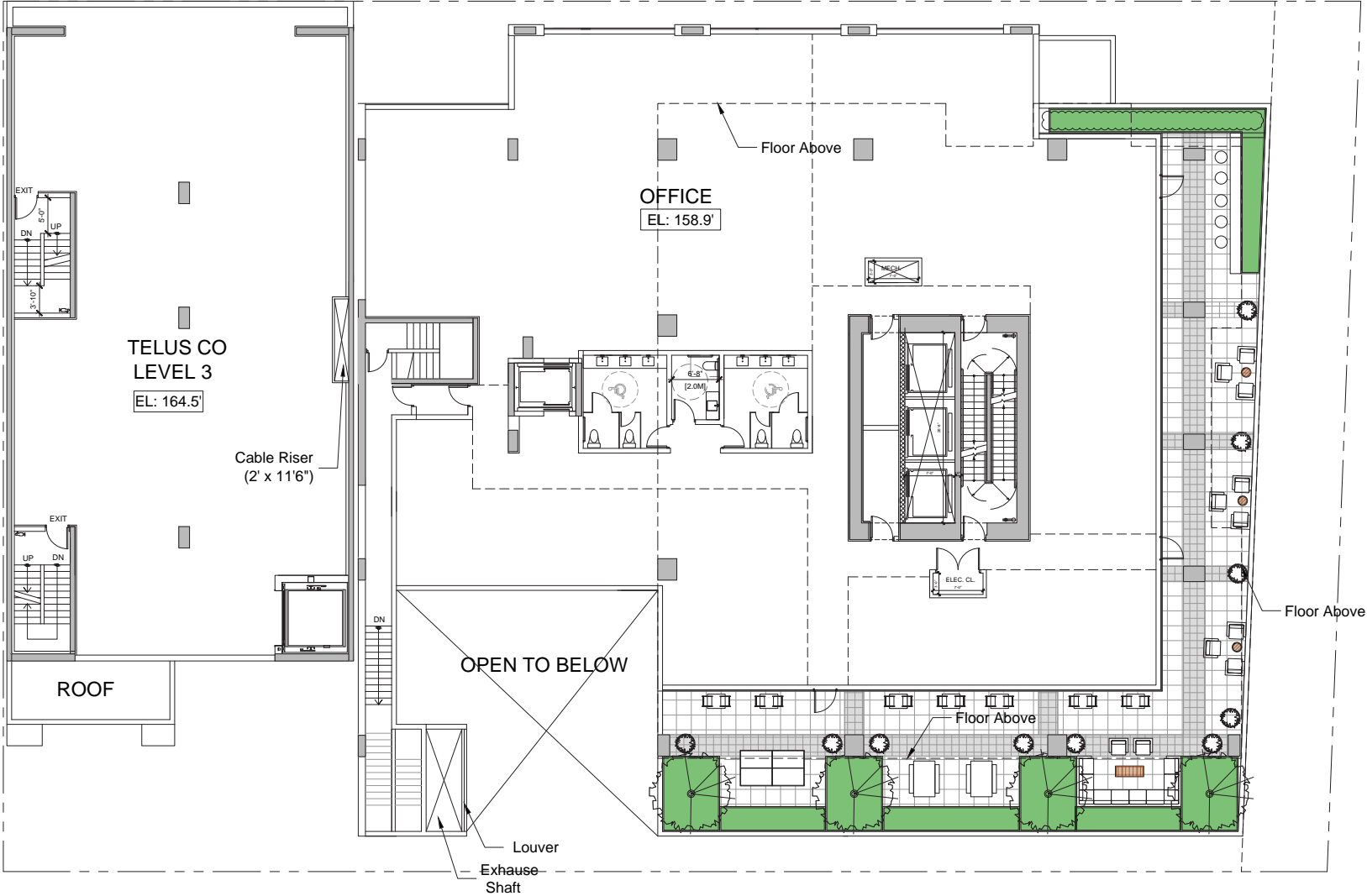
Note : Each two Class A bicycle spaces must have an electrical outlet

P1 Parking Floor Plan

3/32"=1'-0"

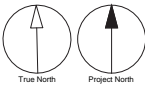
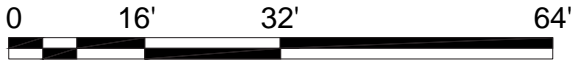


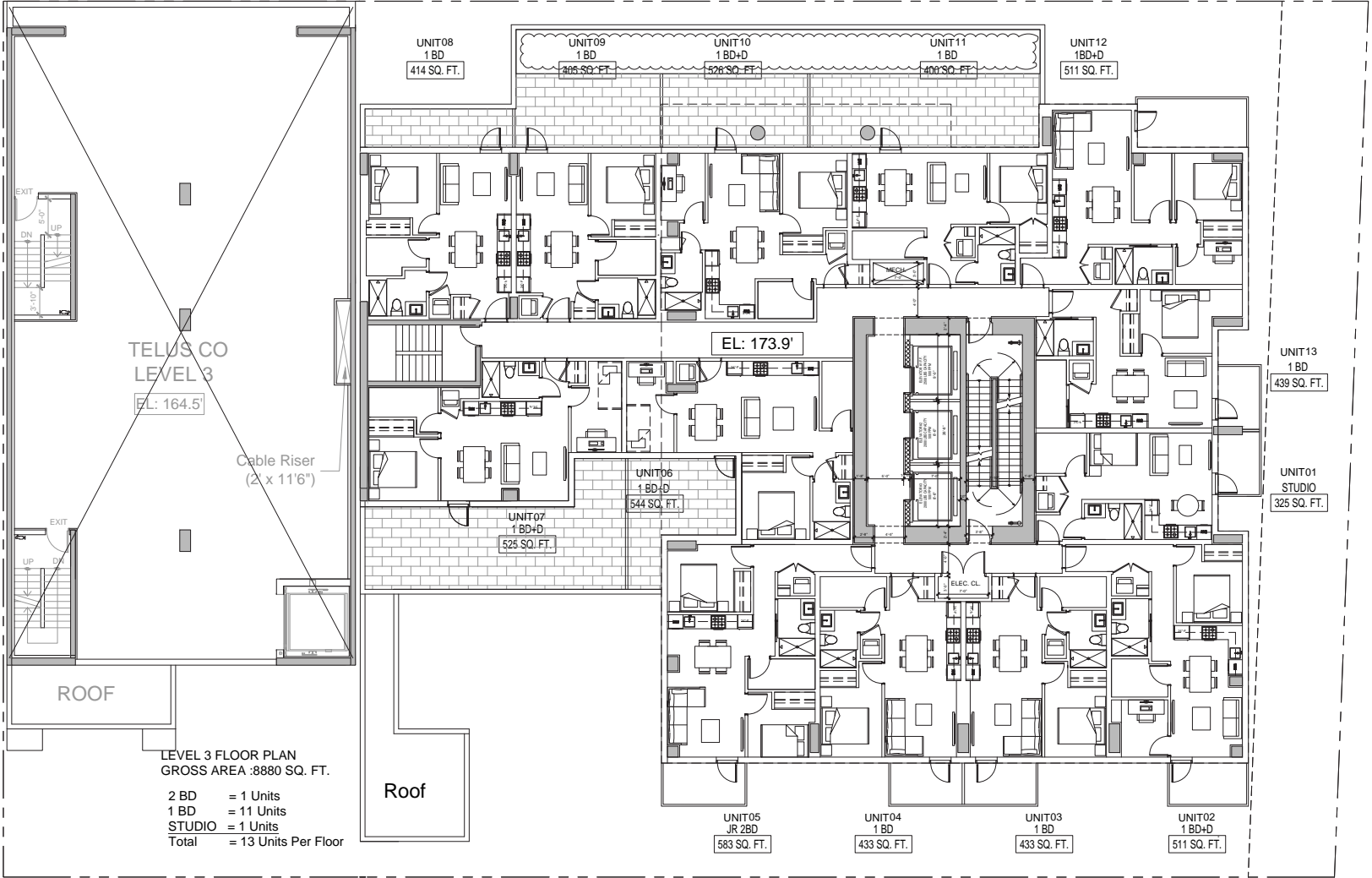




Level 2 Floor Plan

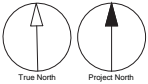
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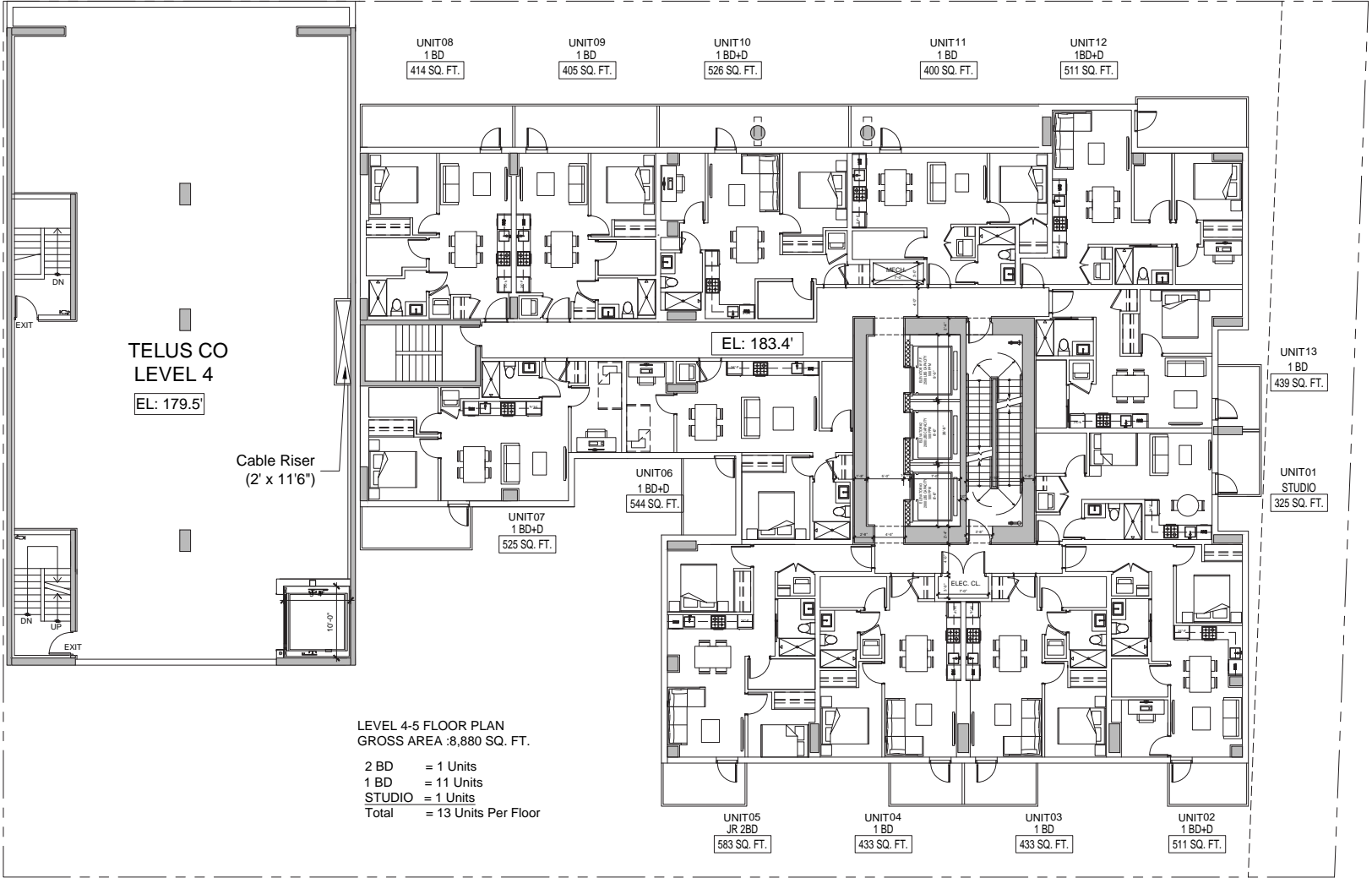




Level 3 Floor Plan

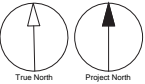
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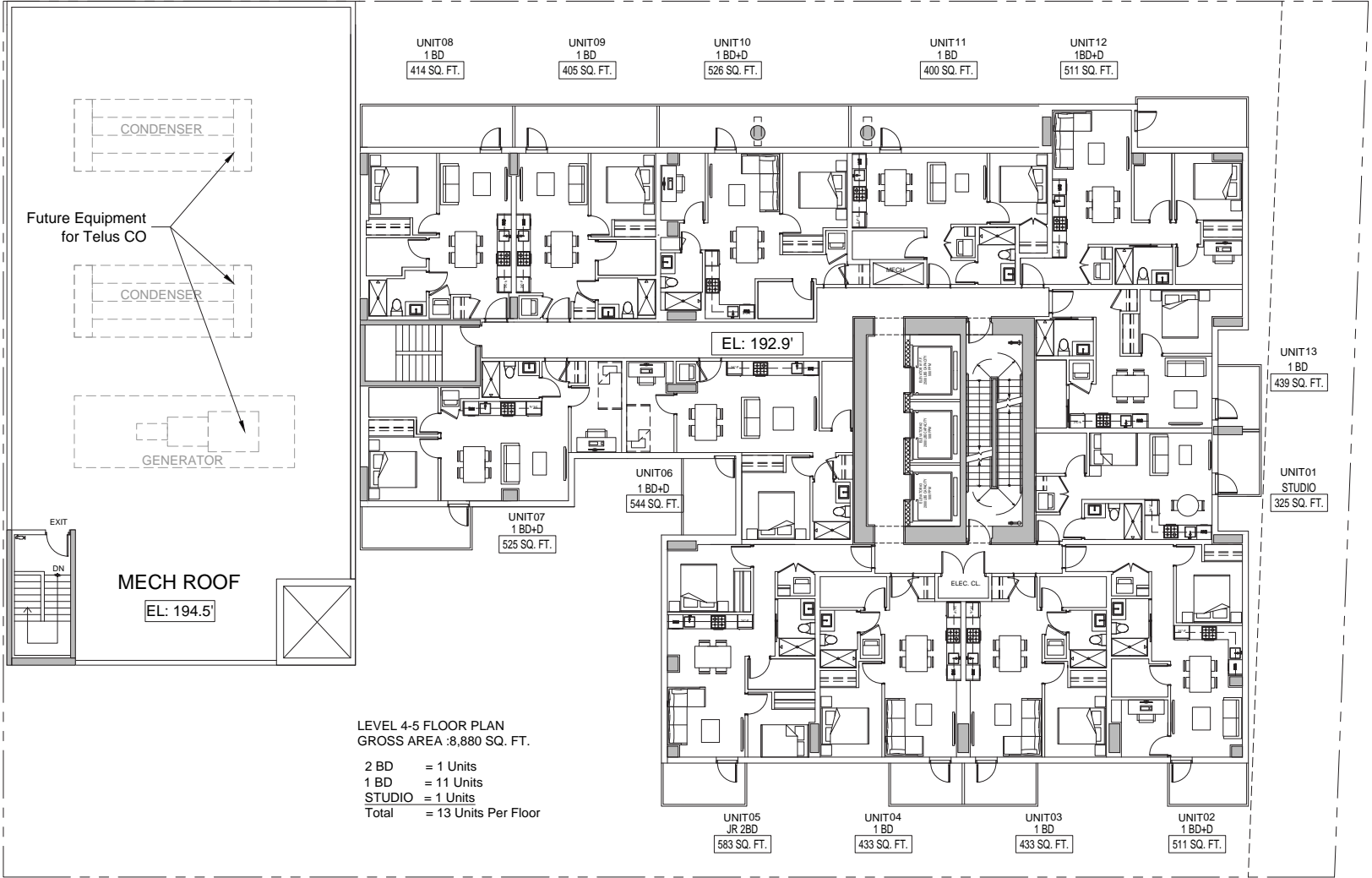




Level 4 Floor Plan

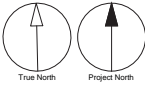
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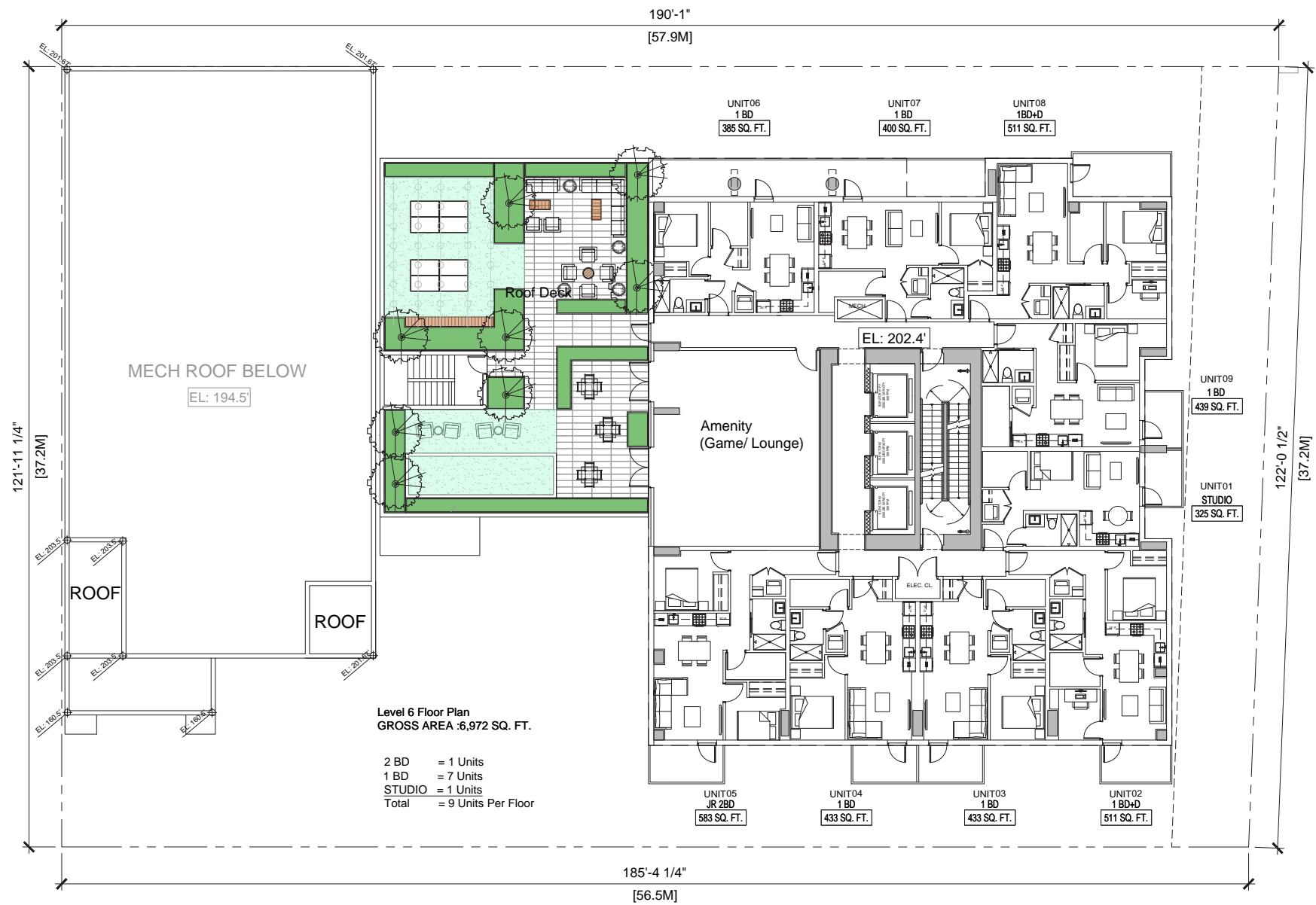




Level 5 Floor Plan

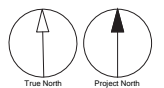
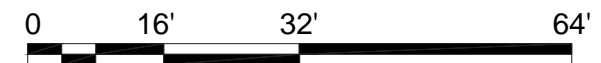
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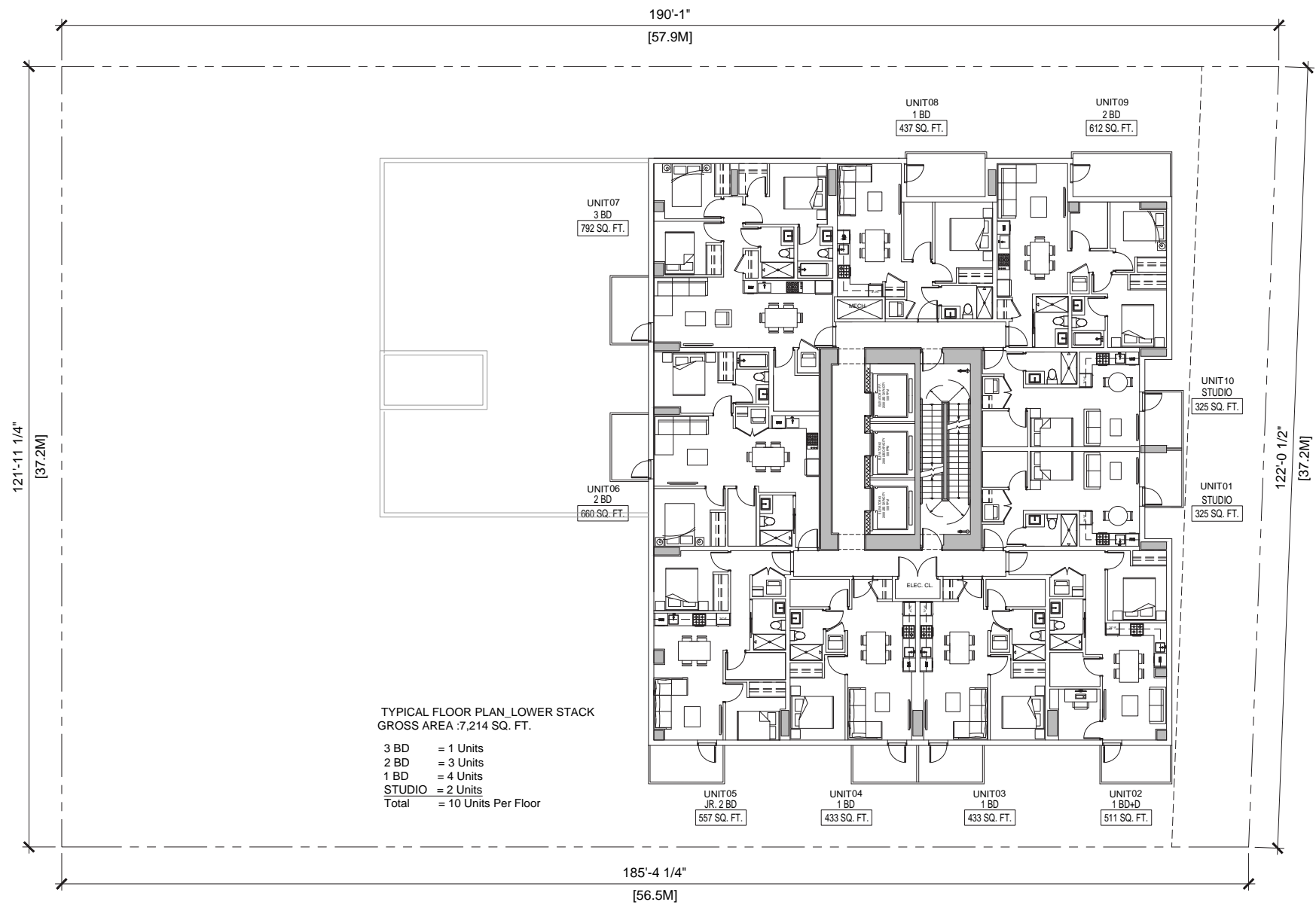




Level 6 Floor Plan

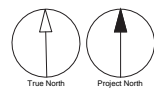
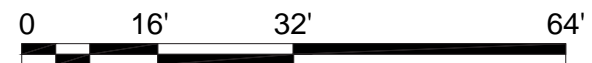
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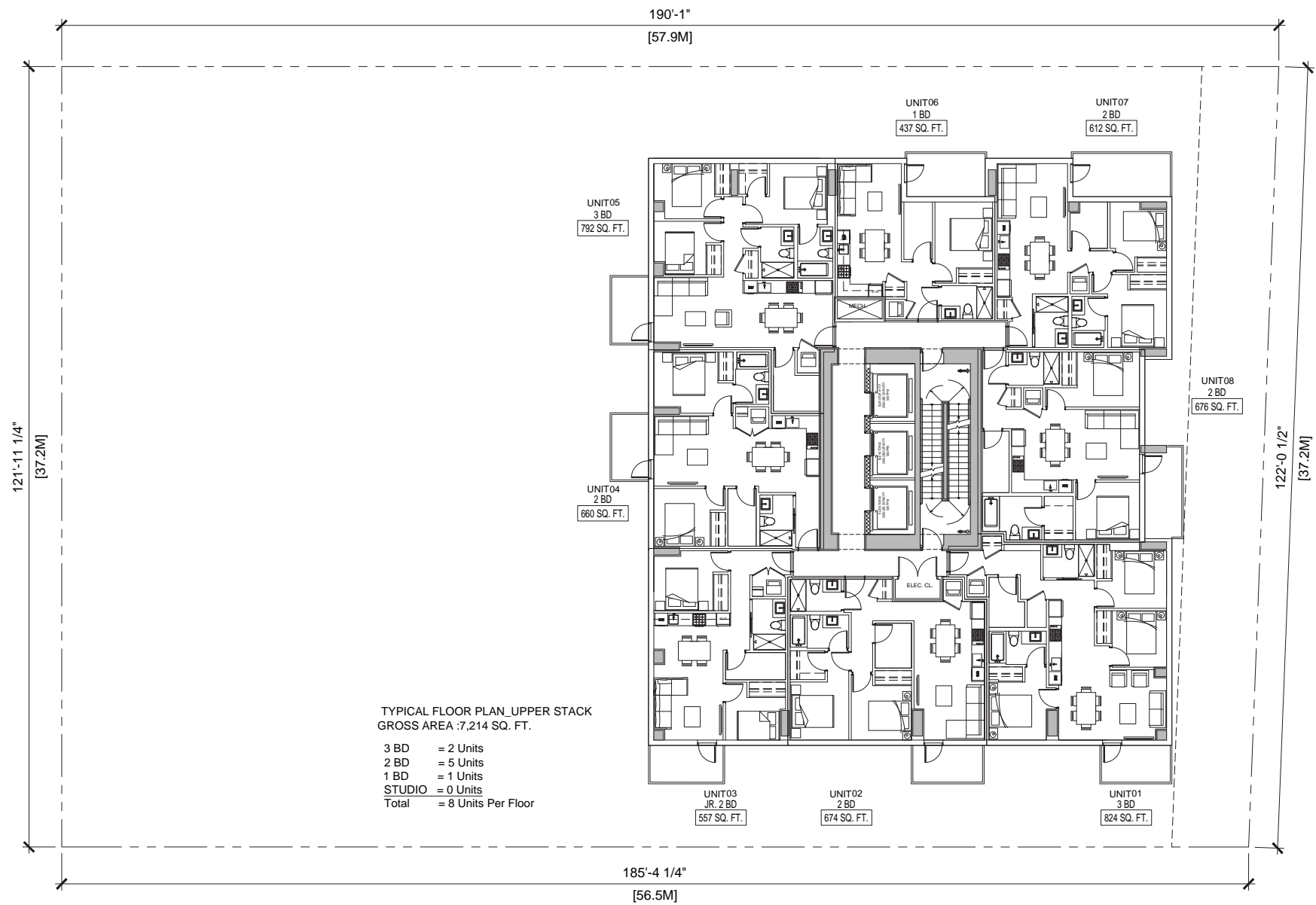




Level 7-21 Tower Typical Floor Plan_Lower Stack

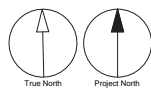
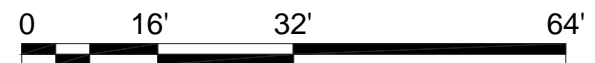
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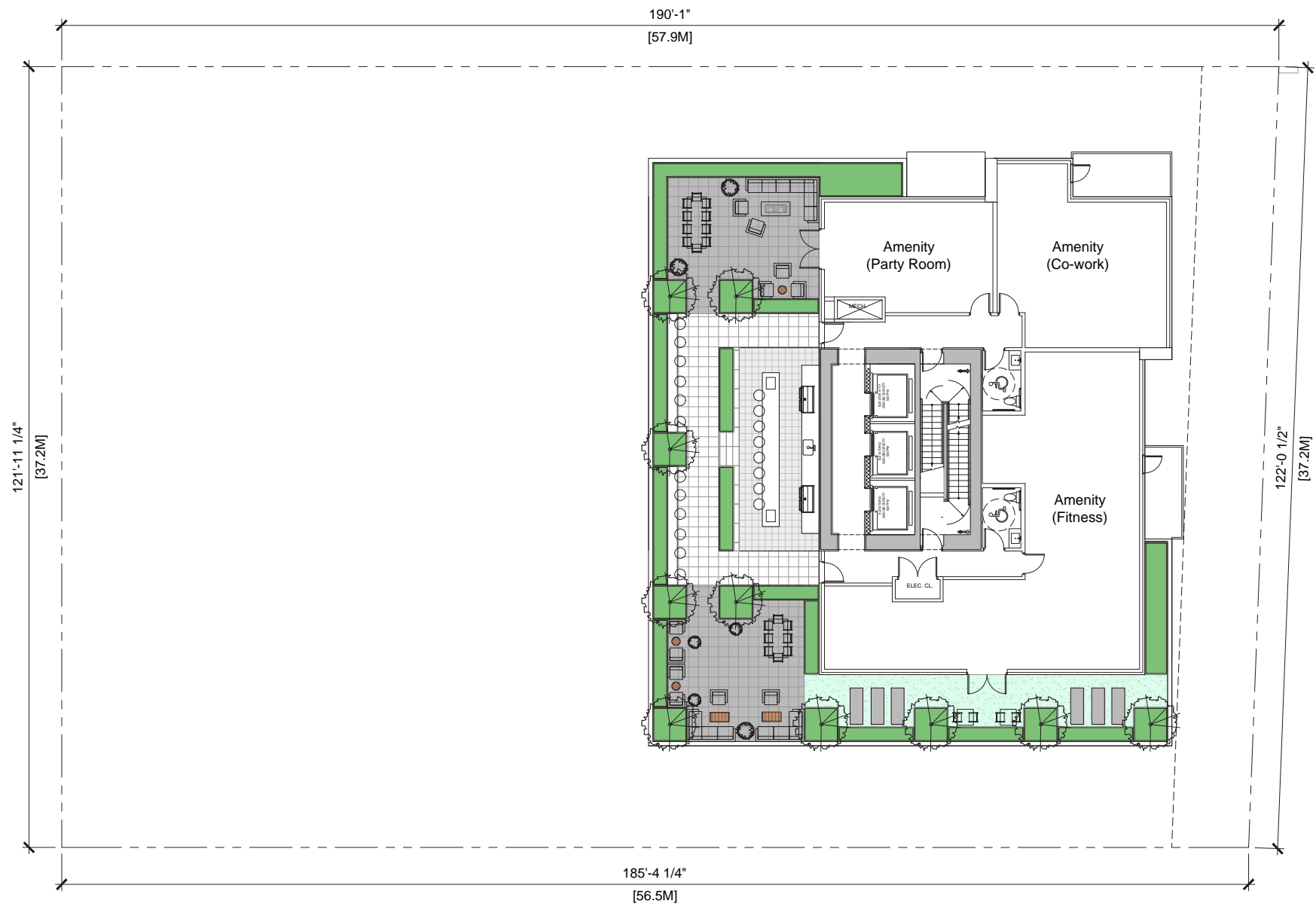




Level 22-25 Tower Typical Floor Plan_Upper Stack

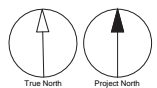
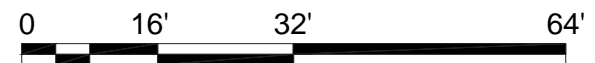
3/32"=1'-0"

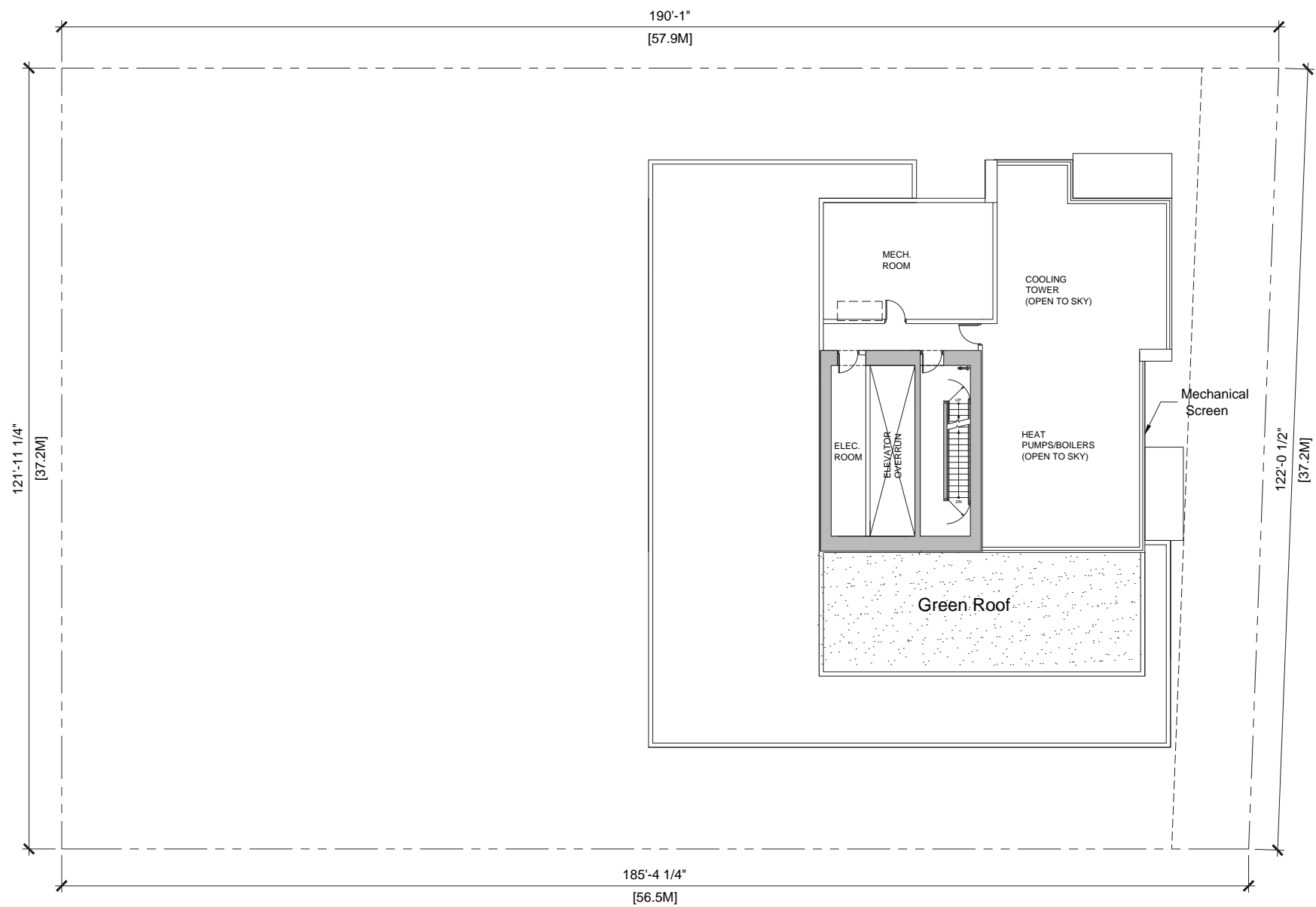




Roof Deck Floor Plan

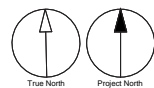
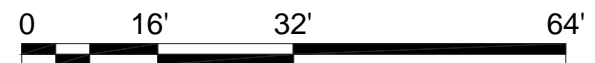
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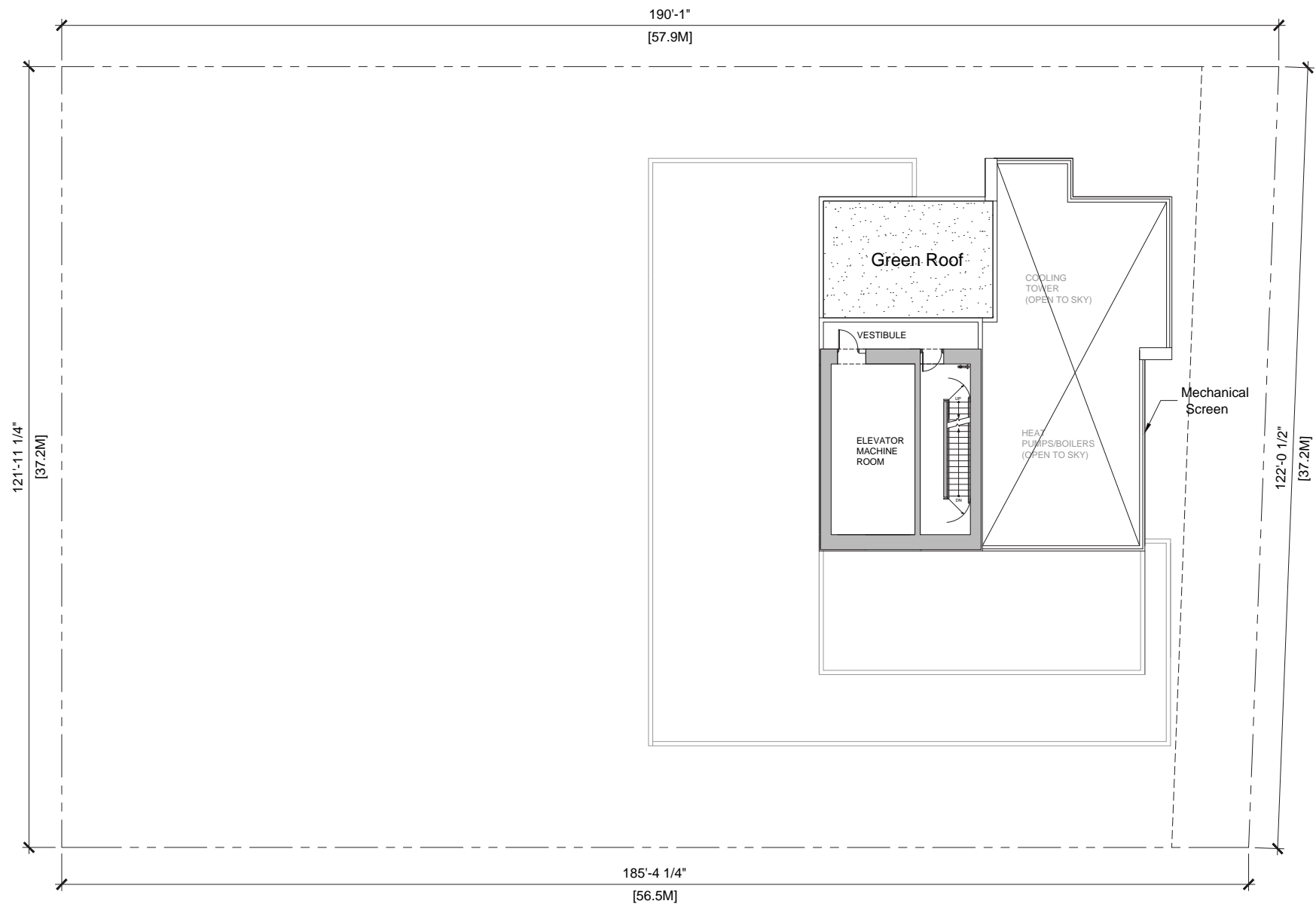




Roof Mech. L1 Floor Plan

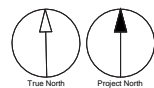
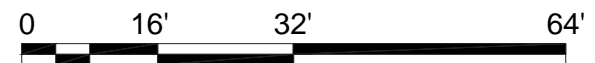
3/32"=1'-0"

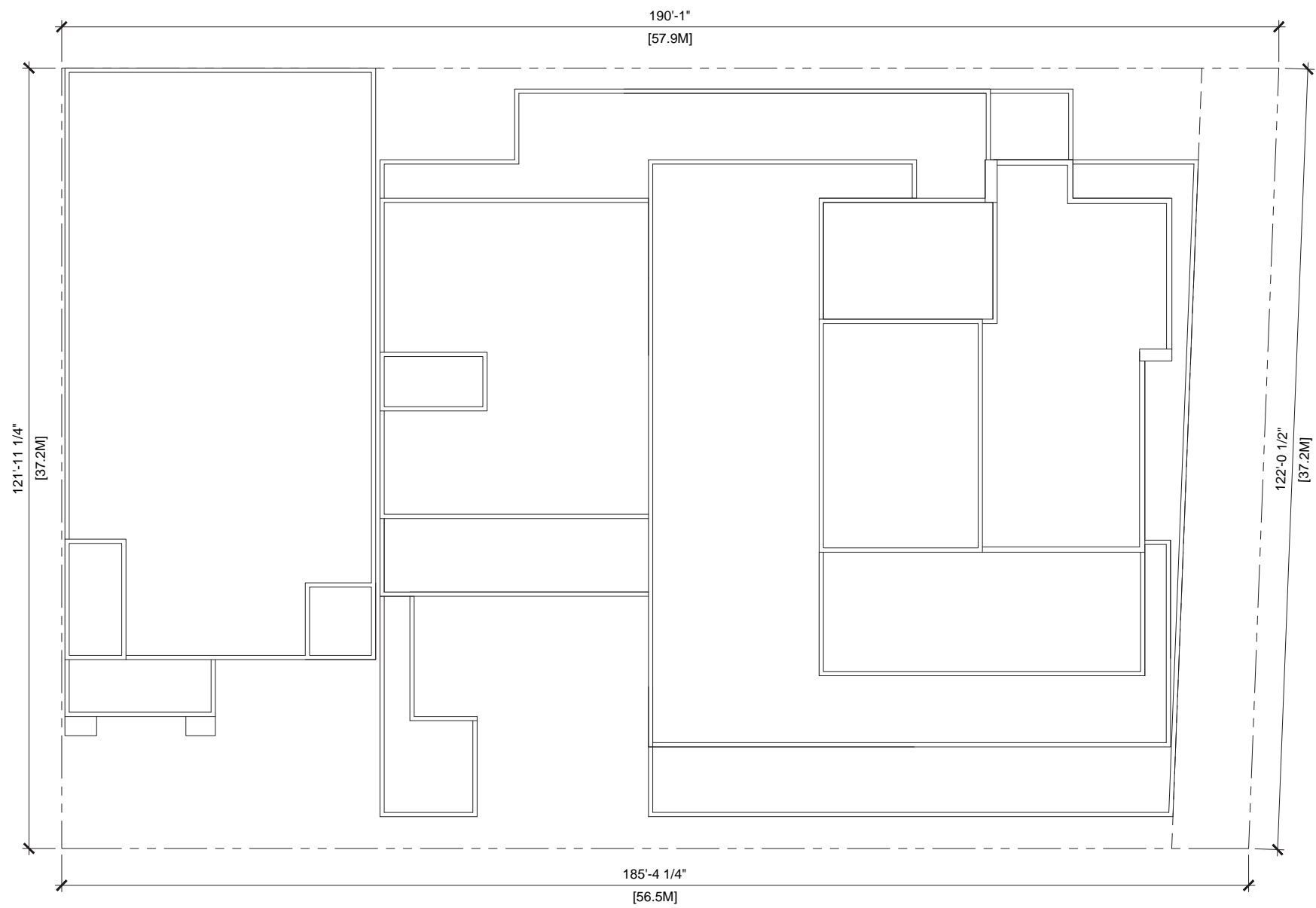




Roof Mech. L2 Floor Plan

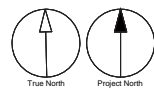
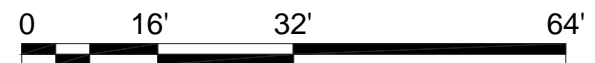
3/32"=1'-0"





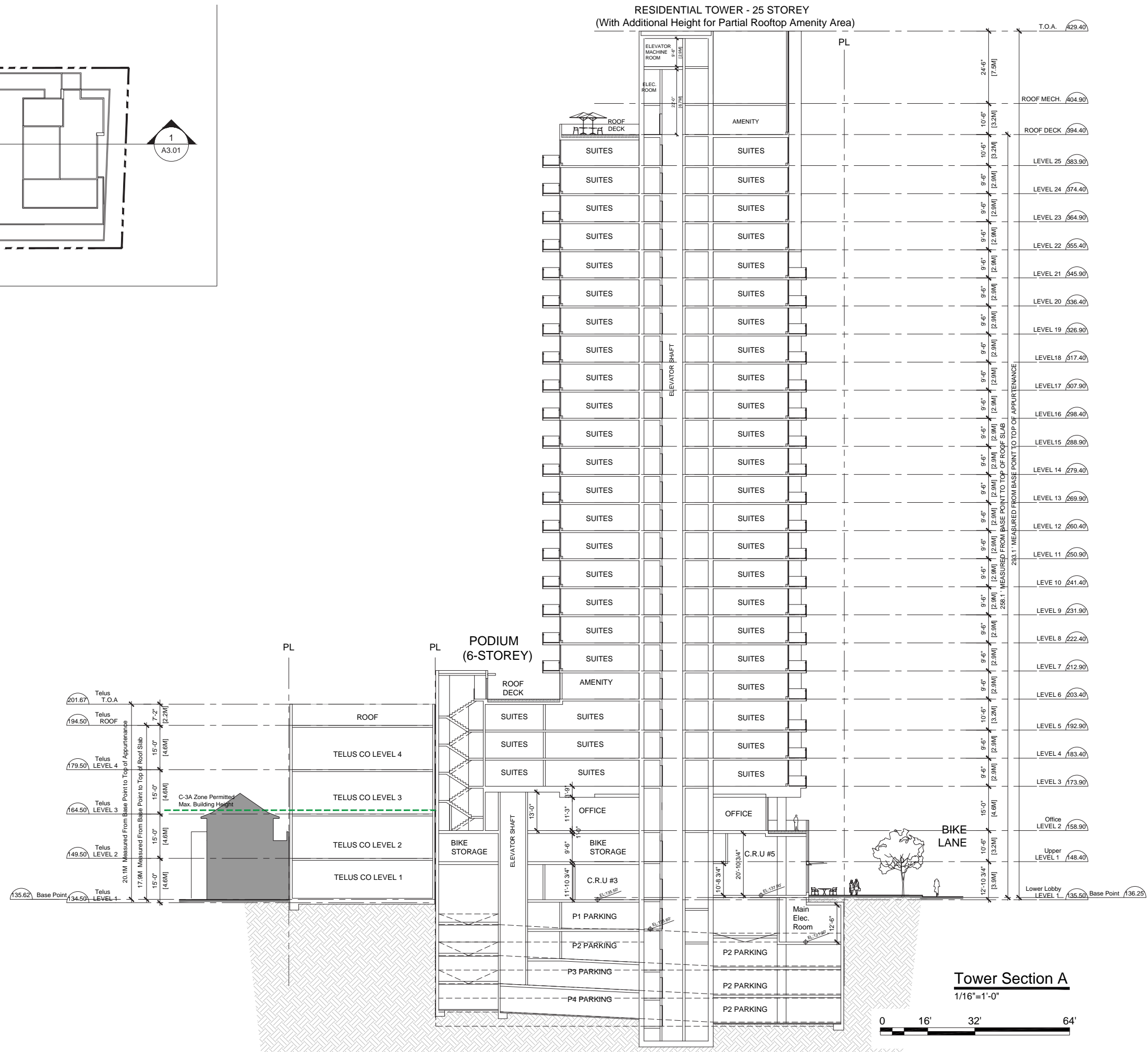
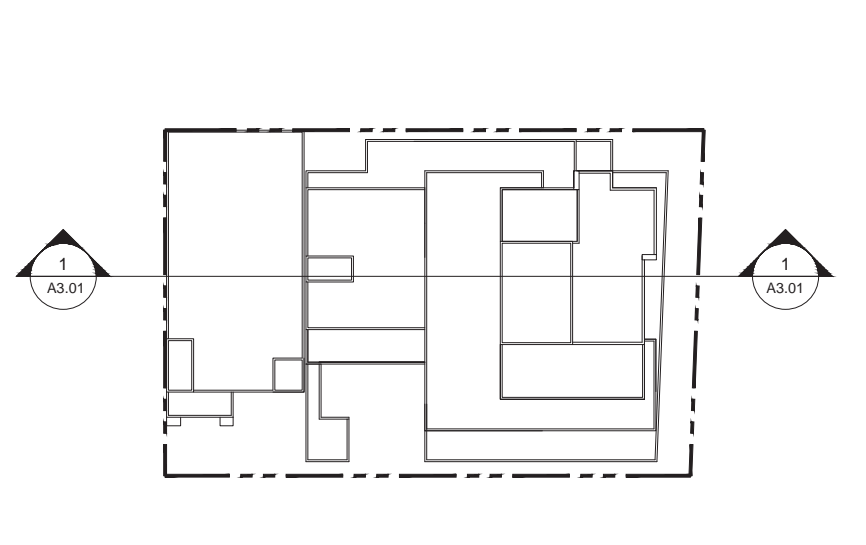
Roof Plan

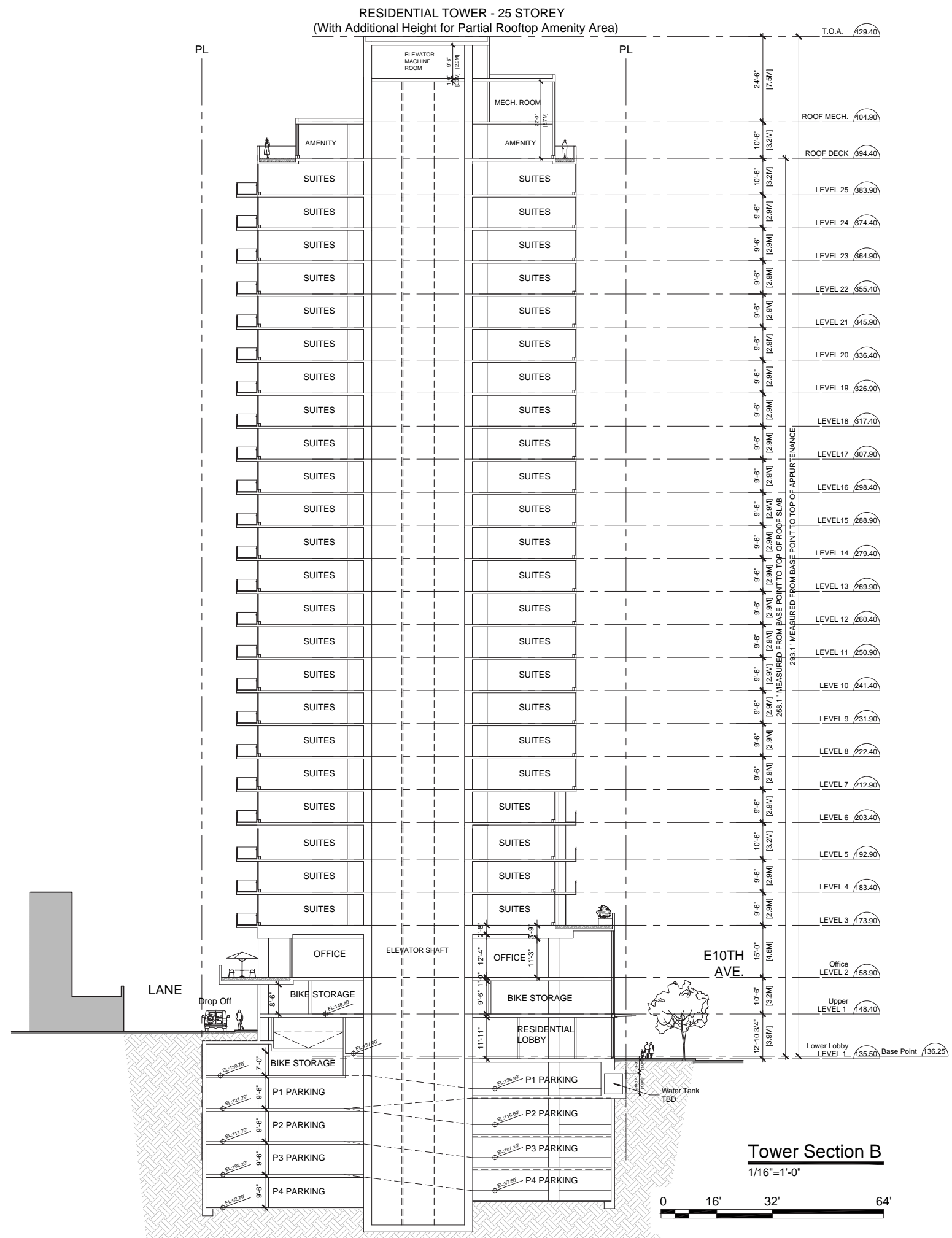
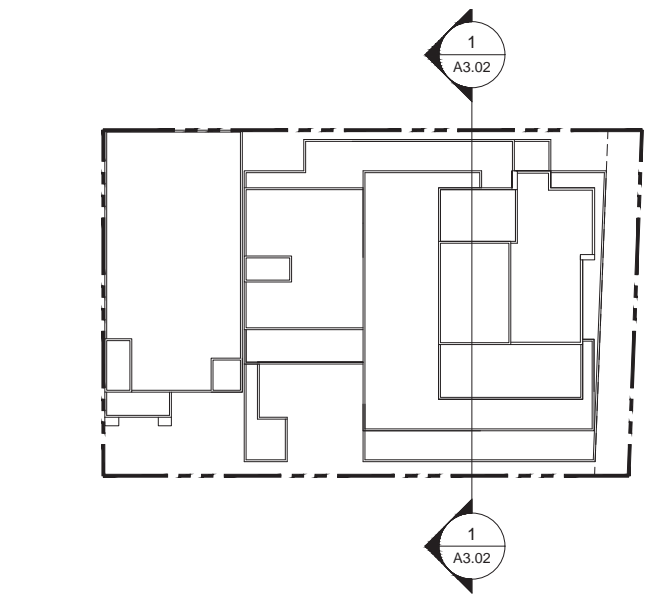
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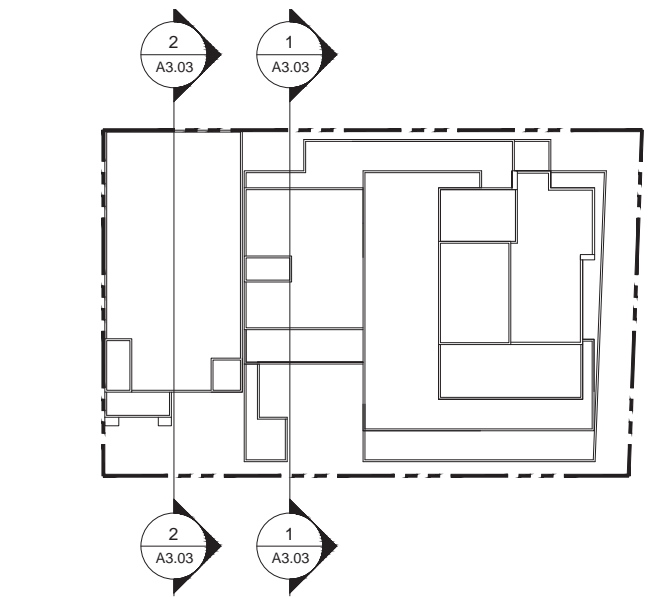


08.3 Architectural Sections

(Not to Scale)

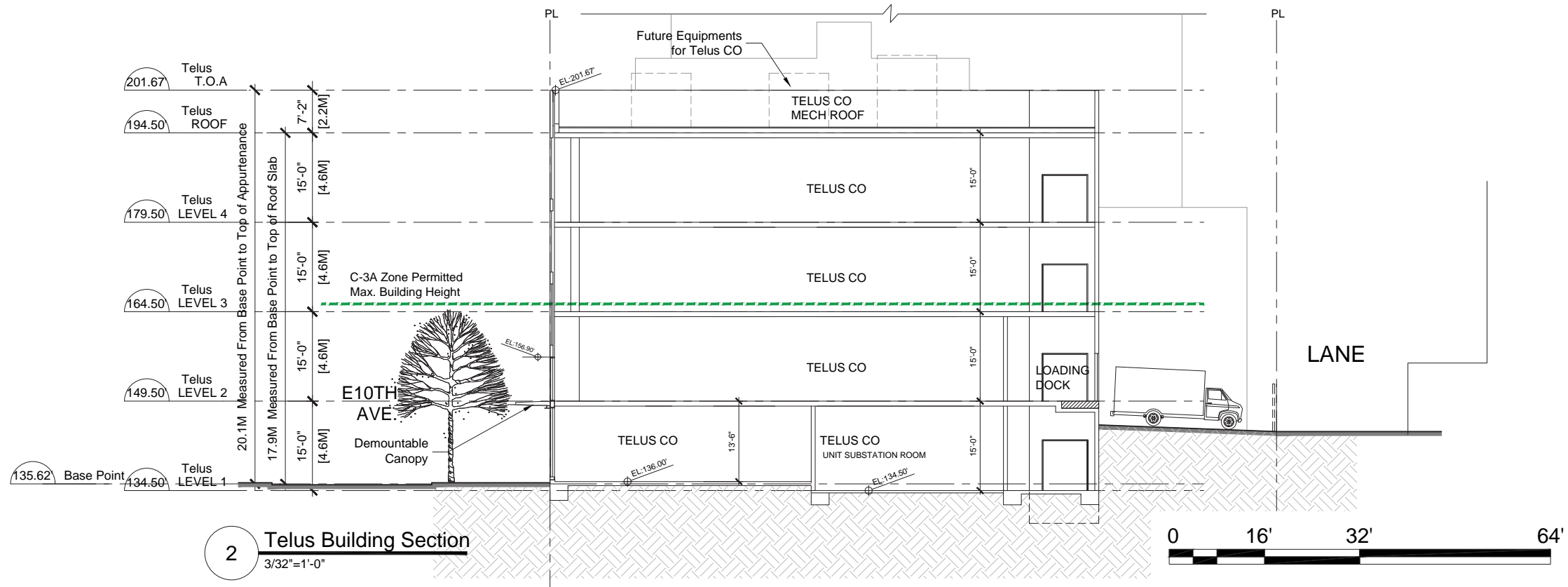
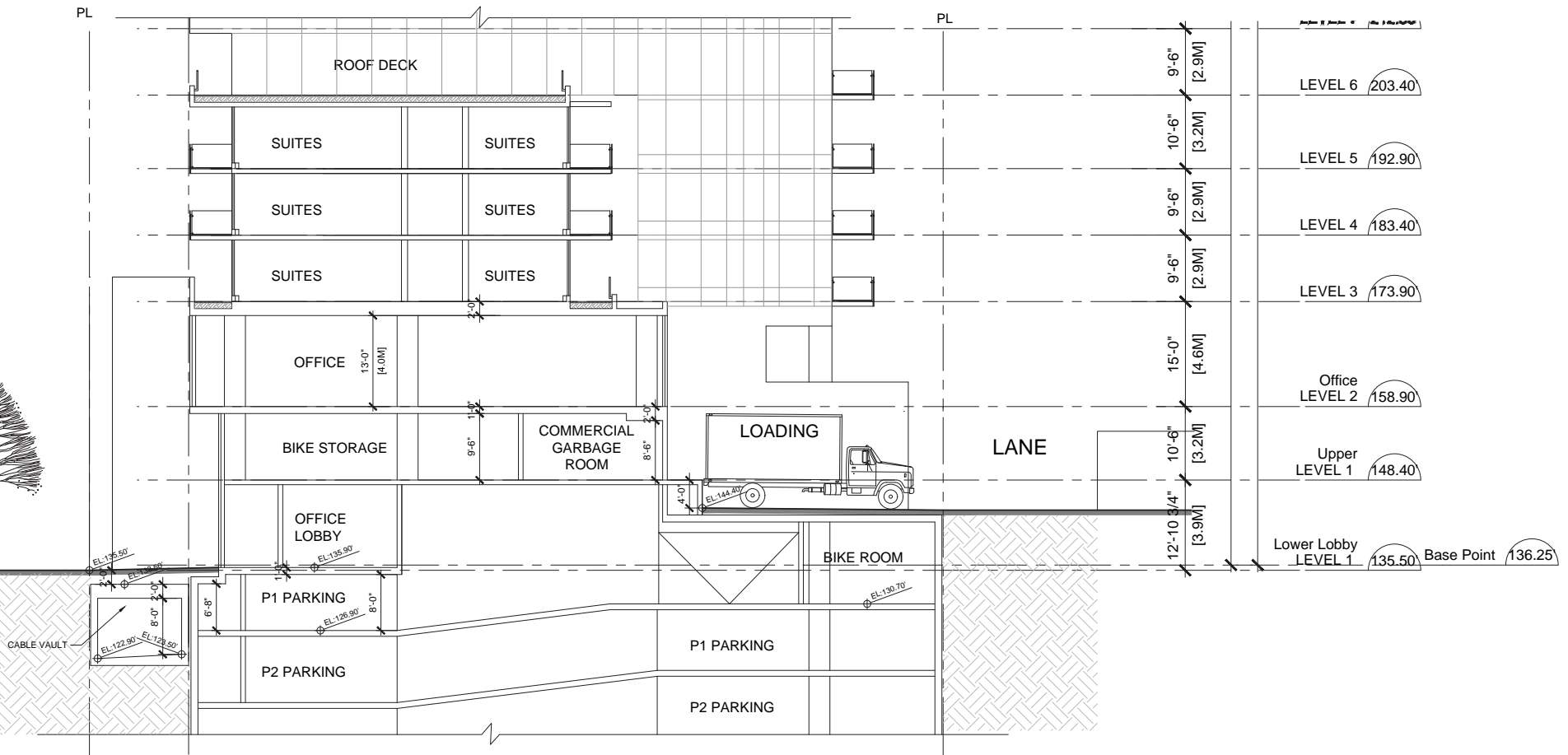






E10TH AVE.

1 Tower Podium Section
3/32"=1'-0"



08.4 Architectural Elevations

(Not to Scale)



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

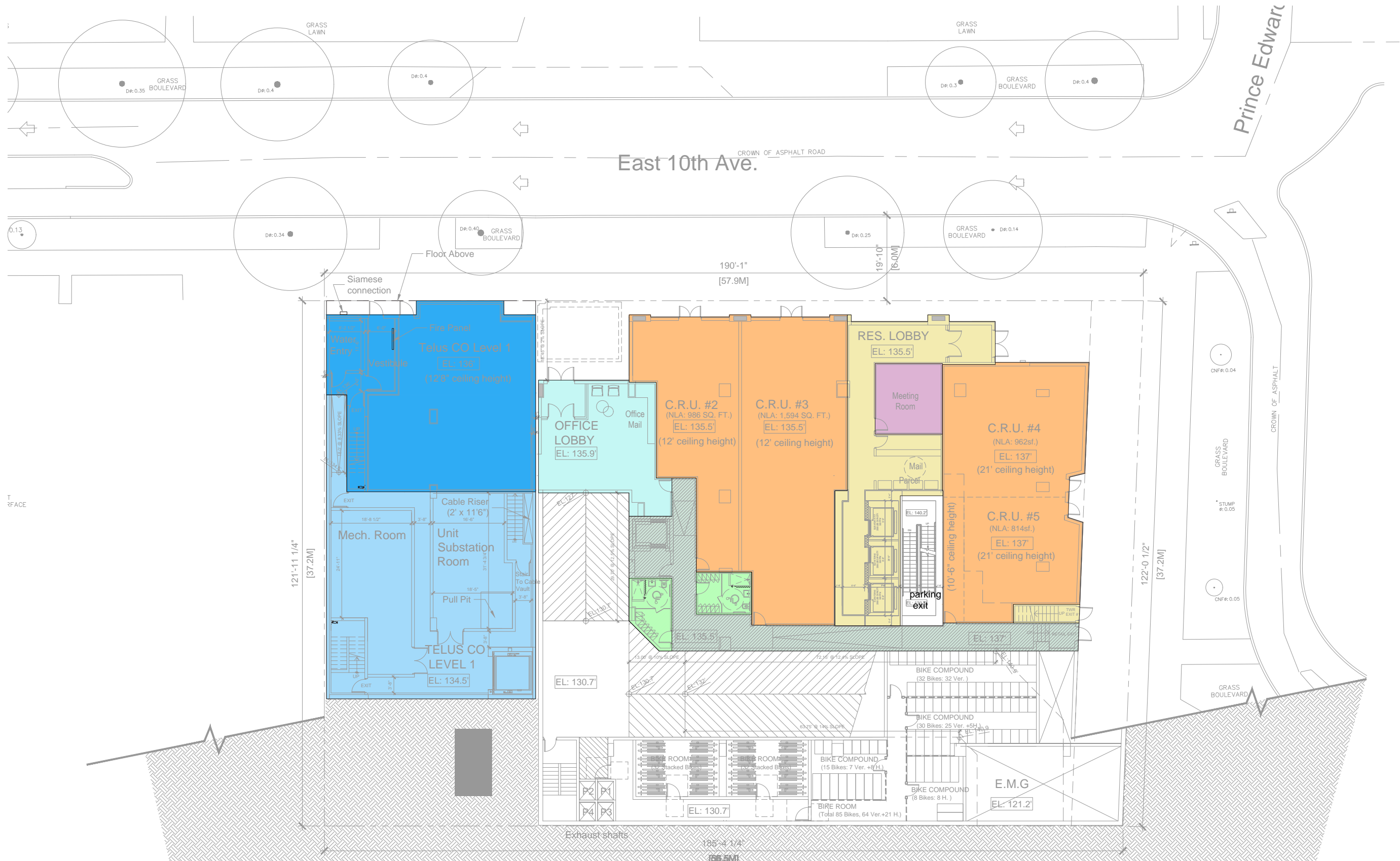
08.5 FSR Overlays

(Not to Scale)

Phase 2 - Rental Tower and Podium													
Uses	Level (s)	Gross Floor Area				Exclusions						FSR Area	OPENING BALCONY
		Commercial		Residential	Total	Amenity	In-suite Storage	Open to below	Bike Parking	Wall Exclusions	Total		
		Retail	Office										
Mech L2		-	-	929	929	-	-	-	-	-	-	929	-
Mech L1		-	-	1,456	1,456	-	-	187	-	-	187	1,269	-
Amenity	Roof Deck	-	-	3,986	3,986	3,986	-	-	-	-	3,986	-	185
	25	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	24	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	23	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	22	-	-	7,214	7,214	-	320	-	-	45	365	6,849	576
	21	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	20	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	19	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	18	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	17	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	16	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	15	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	14	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	13	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	12	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	11	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	10	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	9	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	8	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
	7	-	-	7,214	7,214	-	400	-	-	45	445	6,769	650
Podium Residential	6	-	-	6,972	6,972	1,005	360	-	-	40	1,405	5,567	747
	5	-	-	8,880	8,880	-	520	-	-	58	578	8,302	1,155
	4	-	-	8,880	8,880	-	520	-	-	58	578	8,302	1,155
	3	-	-	8,880	8,880	-	520	-	-	58	578	8,302	449
Office and Residential	2	-	9,275	303	9,578	-	-	187	-	-	187	9,391	-
Upper Lobby	Level 1 upper	373	413	7,589	8,375	197	-	-	5,434	-	5,631	2,744	-
Retail / Res. Lobby	Level 1 lower	5,195	1,387	1,552	8,134	256	-	-	269	-	525	7,609	-
Total		5,568	11,075	186,493	203,136	5,444	9,200			1,069	21,790	181,346.2	15,745.0

Balcony / FSR= 8.68%

Phase 1 - Telus Building				
Level (s)	Gross Floor Area		Exclusions	FSR Area
	Utility Use	Total	Utility Use Below Grade	
Roof	180	180	-	180
Level 4	4,486	4,486	-	4,486
Level 3	4,486	4,486	-	4,486
Level 2	4,602	4,602	-	4,602
Level 1	4,394	4,394	2,439	1,955
Total	18,148	18,148	2,439	15,709

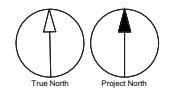
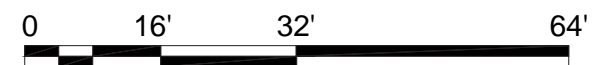


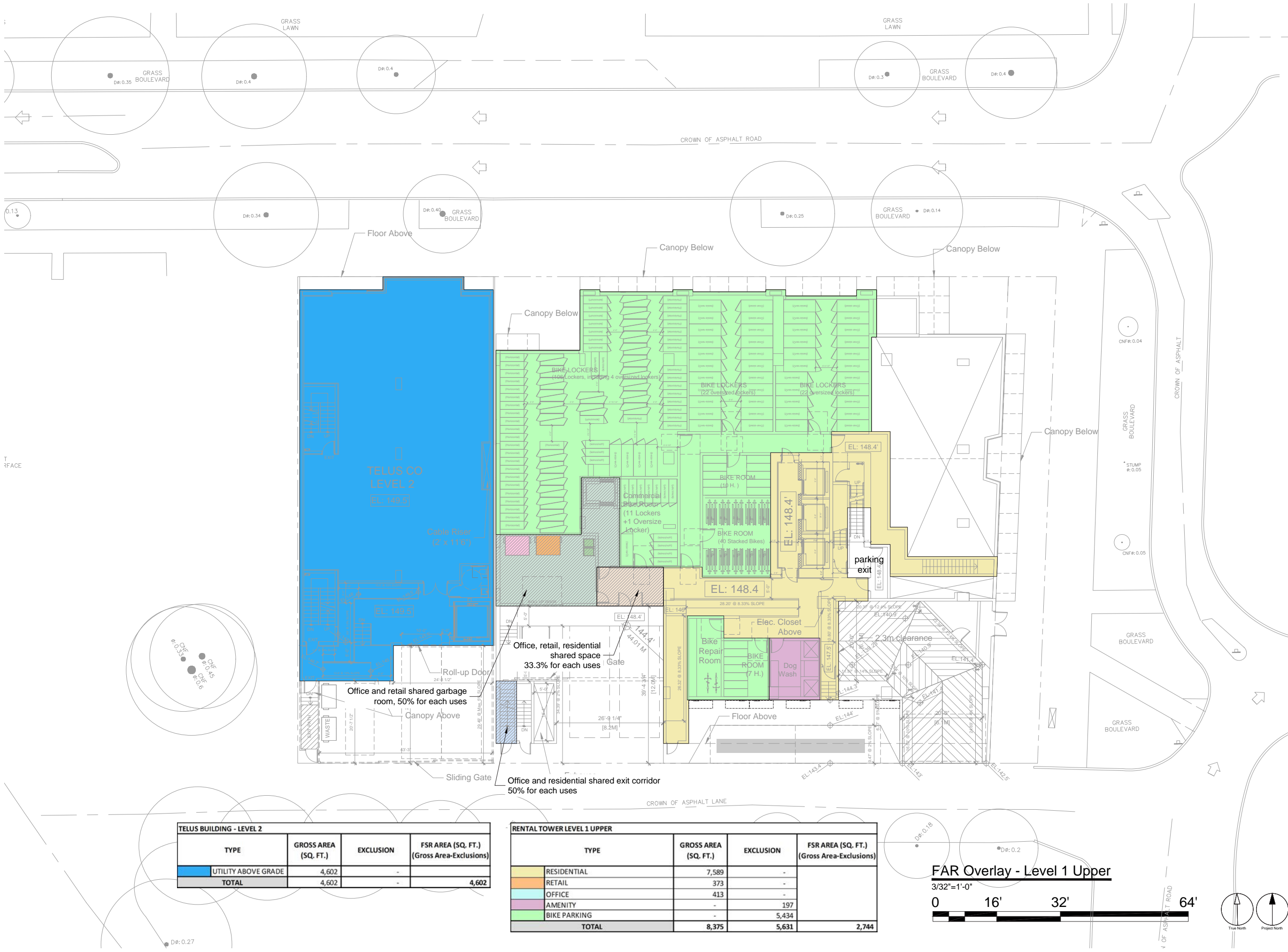
TELUS BUILDING - LEVEL 1			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY ABOVE GRADE	1,955	-	
UTILITY BELOW GRADE	2,439	2,439	
TOTAL	4,394	2,439	1,955

RENTAL TOWER LEVEL 1 LOWER			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
RESIDENTIAL	1,552	-	
RETAIL	5,195	-	
OFFICE	1,387	-	
AMENITY	-	256	
BIKE PARKING (End of trip facilities)	-	269	
TOTAL	8,134	525	

FAR Overlay - Level 1 Lower

3/32"=1'-0"





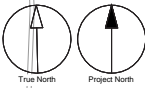
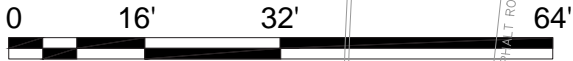
T
RFACE

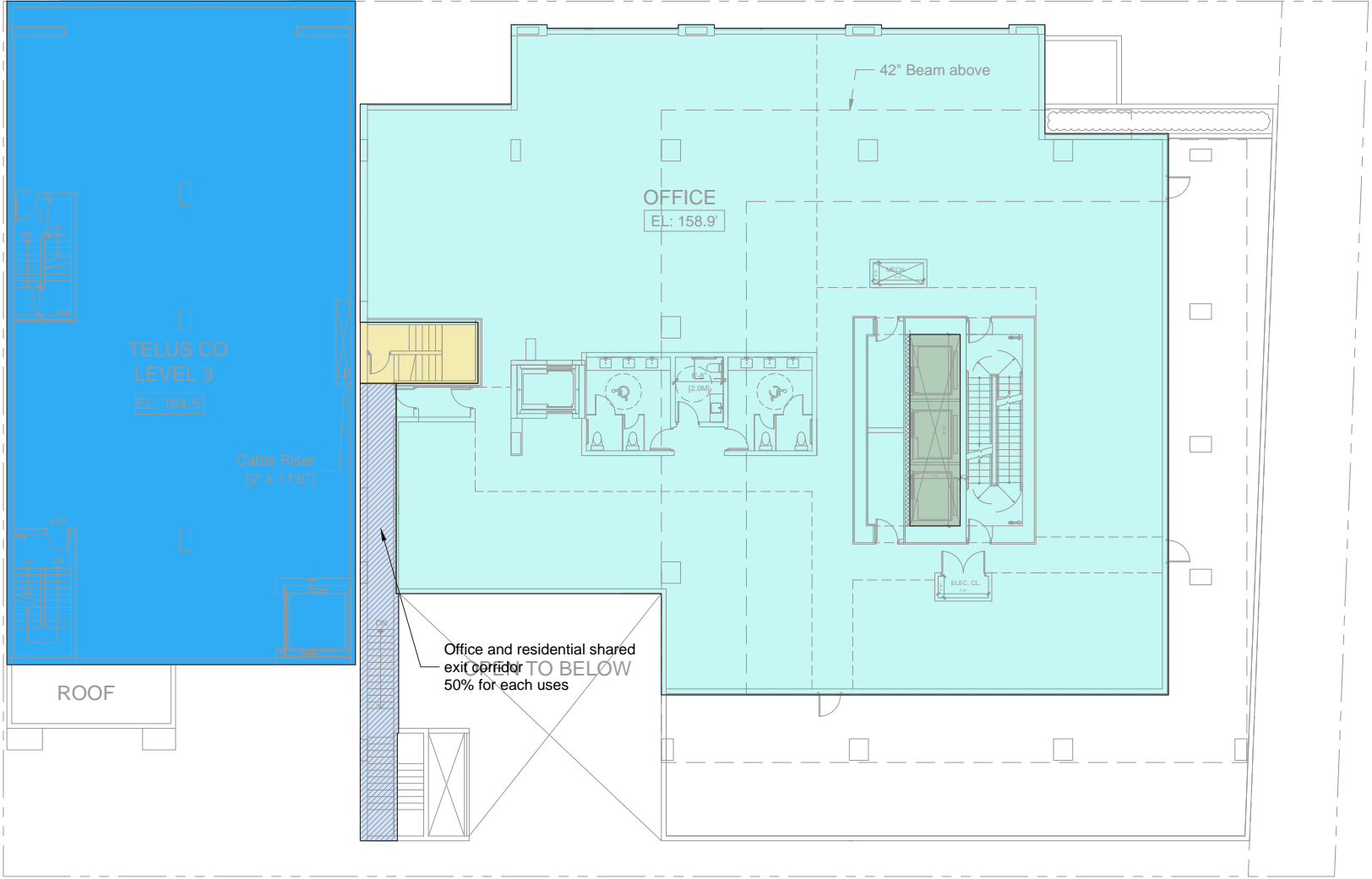
TELUS BUILDING - LEVEL 2			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY ABOVE GRADE	4,602	-	
TOTAL	4,602	-	4,602

RENTAL TOWER LEVEL 1 UPPER			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
RESIDENTIAL	7,589	-	
RETAIL	373	-	
OFFICE	413	-	
AMENITY	-	197	
BIKE PARKING	-	5,434	
TOTAL	8,375	5,631	2,744

FAR Overlay - Level 1 Upper

3/32"=1'-0"

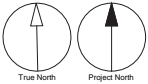
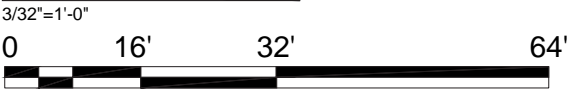


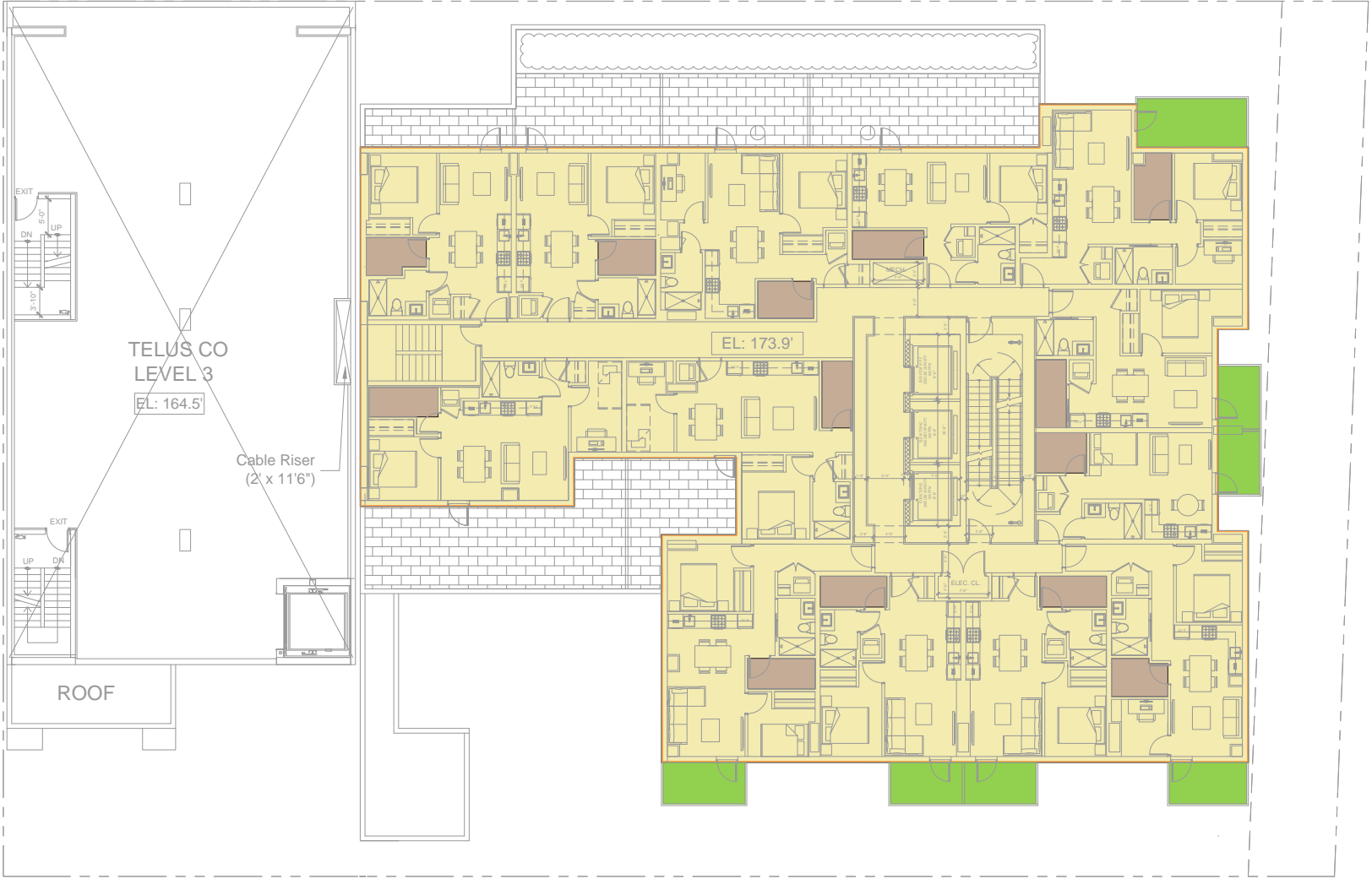


TELUS BUILDING - LEVEL 3			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY ABOVE GRADE	4,486	-	-
TOTAL	4,486	-	4,486

RENTAL TOWER LEVEL 2			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
RESIDENTIAL	303	-	
RETAIL	-	-	
OFFICE	9,275	-	
AMENITY	-	-	
OPENING	-	187	
STORAGE	-	-	
TOTAL	9,578	187	9,391

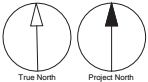
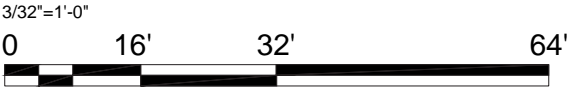
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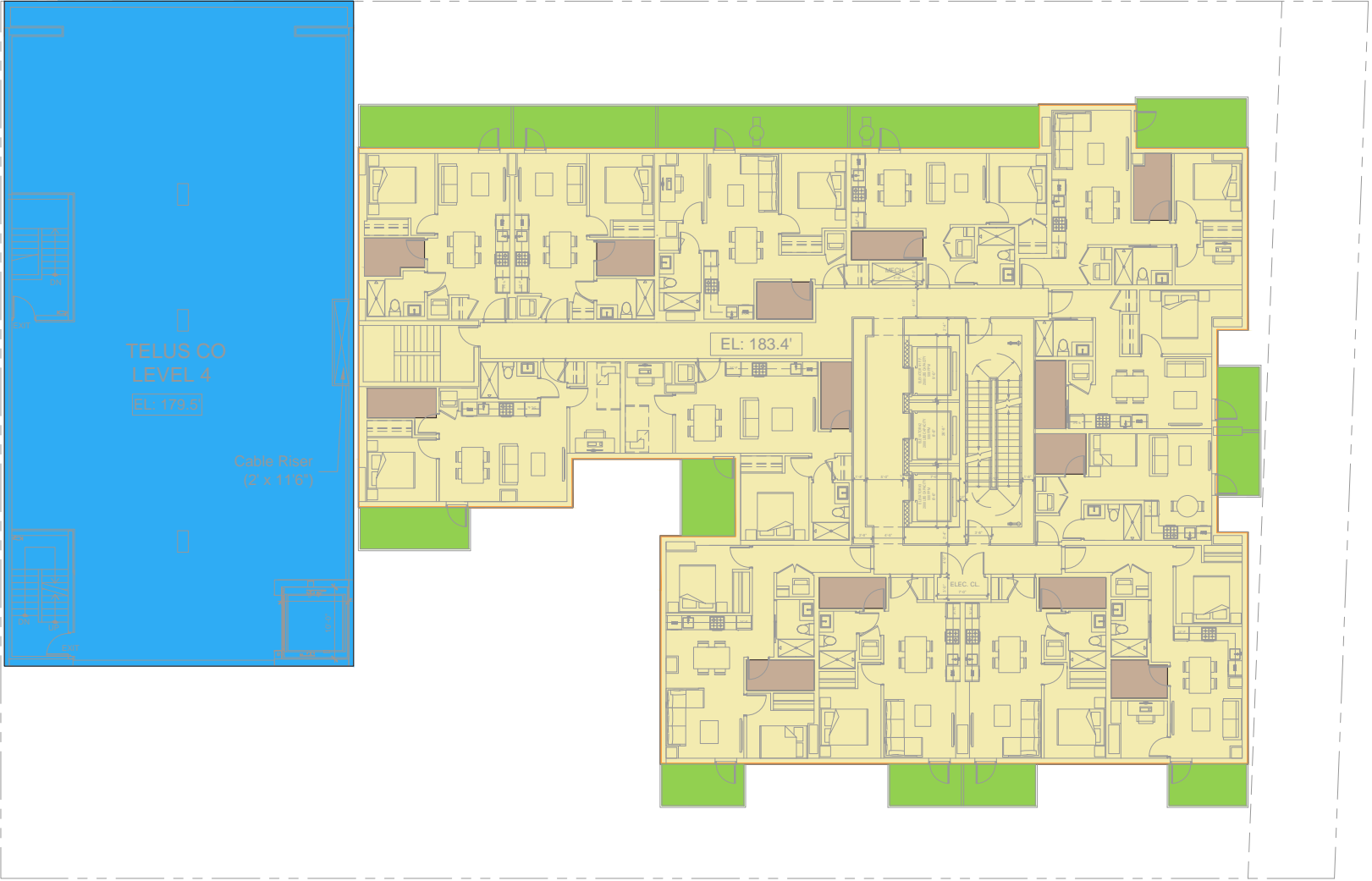




RENTAL TOWER LEVEL 3					
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
	RESIDENTIAL	8,880	-		
	AMENITY	-	-		
	OPENING	-	-		
	STORAGE	-	520		
	WALL EXCLUSION	-	58		
TOTAL		8,880	578	8,302	449

FAR Overlay - Level 3

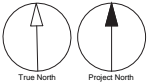
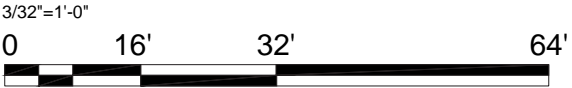


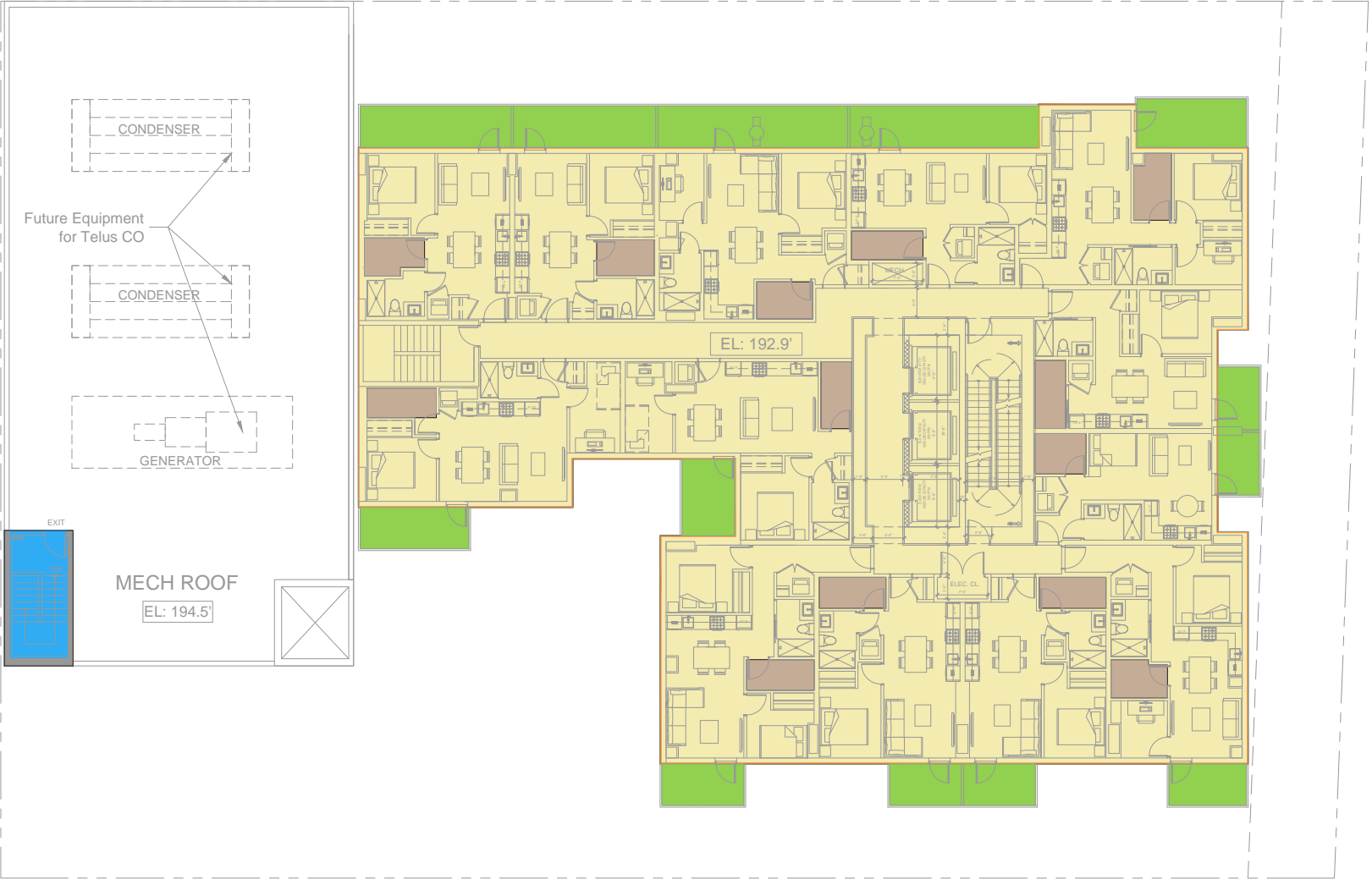


TELUS BUILDING - LEVEL 4			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY ABOVE GRADE	4,486	-	
TOTAL	4,486	-	4,486

RENTAL TOWER LEVEL 4				
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
RESIDENTIAL	8,880	-		
AMENITY	-	-		
STORAGE	-	520		
WALL EXCLUSION	-	58		
TOTAL	8,880	578	8,302	1,155

FAR Overlay - Level 4

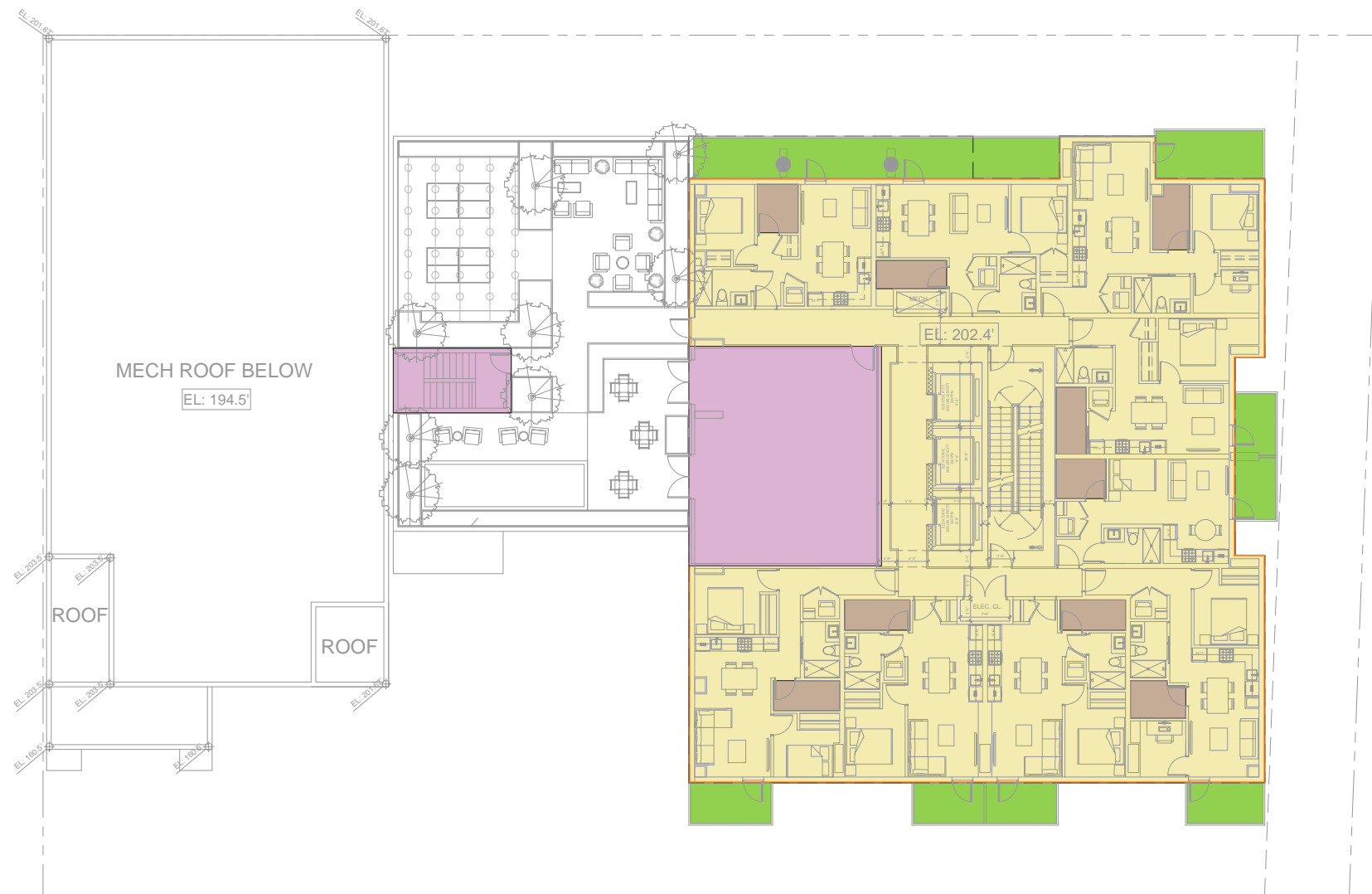




TELUS BUILDING -MECH. ROOF			
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
UTILITY ABOVE GRADE	180	0	
TOTAL	180	0	180

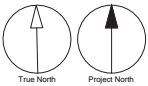
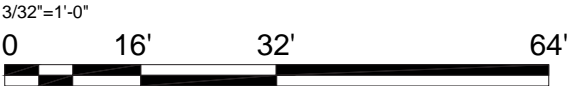
RENTAL TOWER LEVEL 5				
TYPE	GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
RESIDENTIAL	8,880	-		
AMENITY	-	-		
STORAGE	-	520		
WALL EXCLUSION	-	58		
TOTAL	8,880	578	8,302	1,155

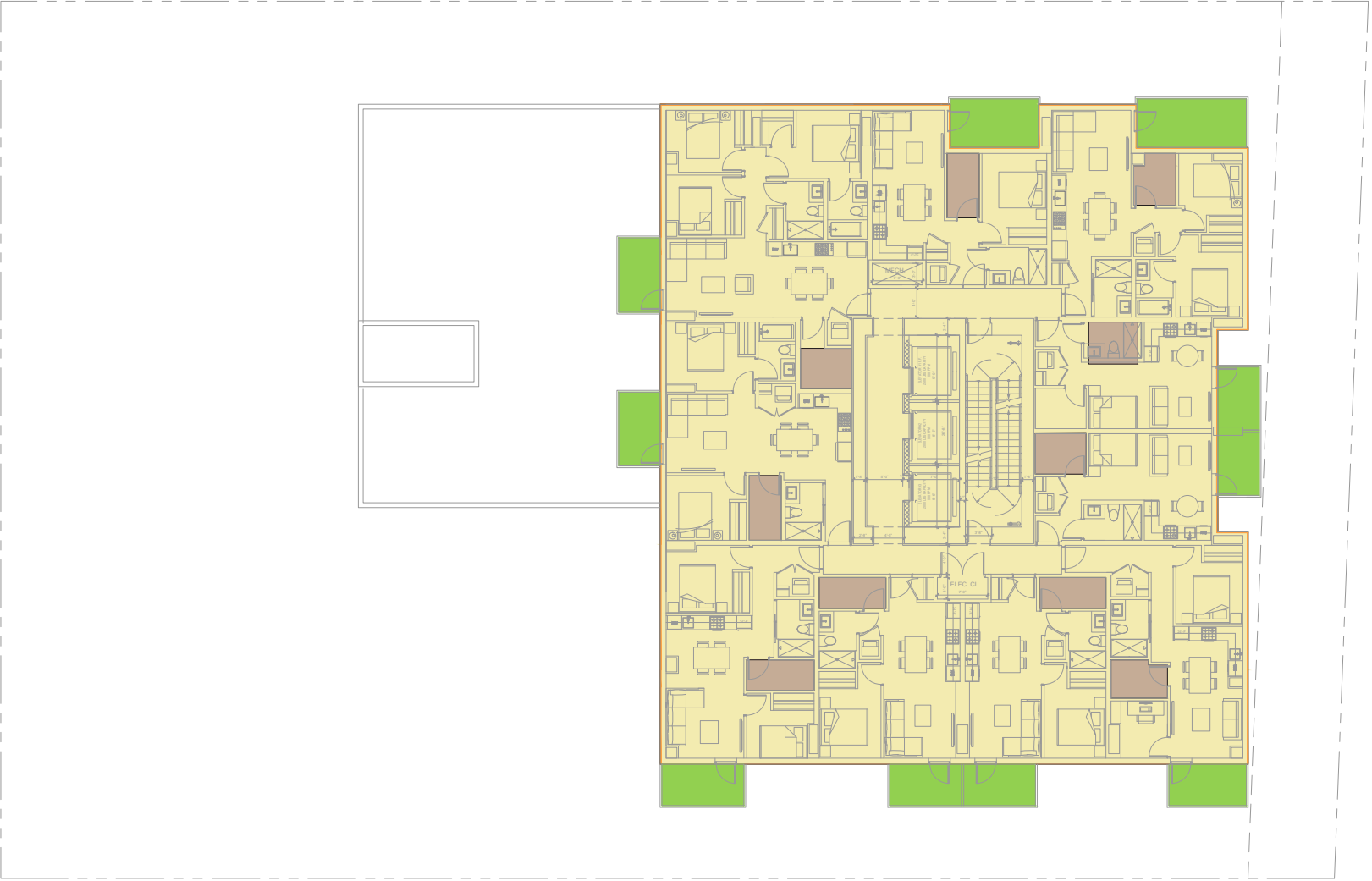




RENTAL TOWER LEVEL 6					
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
RESIDENTIAL		6,972	-		
AMENITY		-	1,005		
STORAGE		-	360		
WALL EXCLUSION		-	40		
TOTAL		6,972	1,405	5,567	747

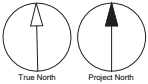
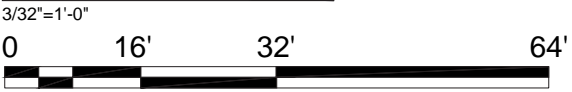
FAR Overlay - Level 6

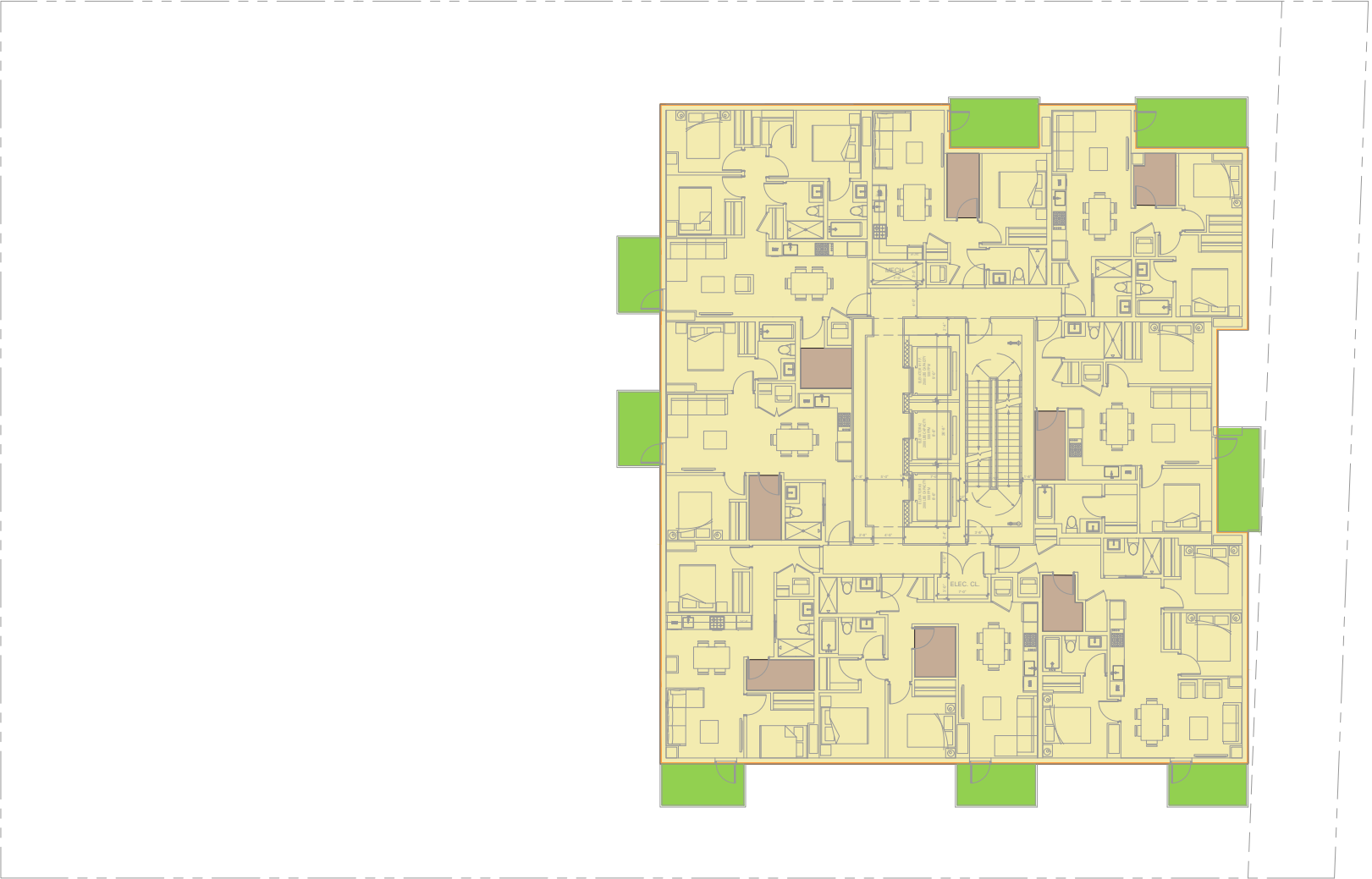




RENTAL TOWER LEVEL 7-21 Per Floor					
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ. FT.)
	RESIDENTIAL	7,214	-		
	STORAGE	-	400		
	WALL EXCLUSION	-	45		
TOTAL		7,214	445	6,769	650

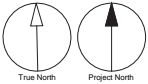
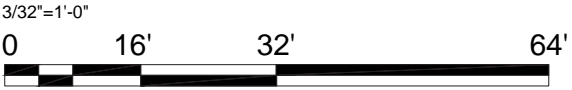
FAR Overlay - Level 7-21

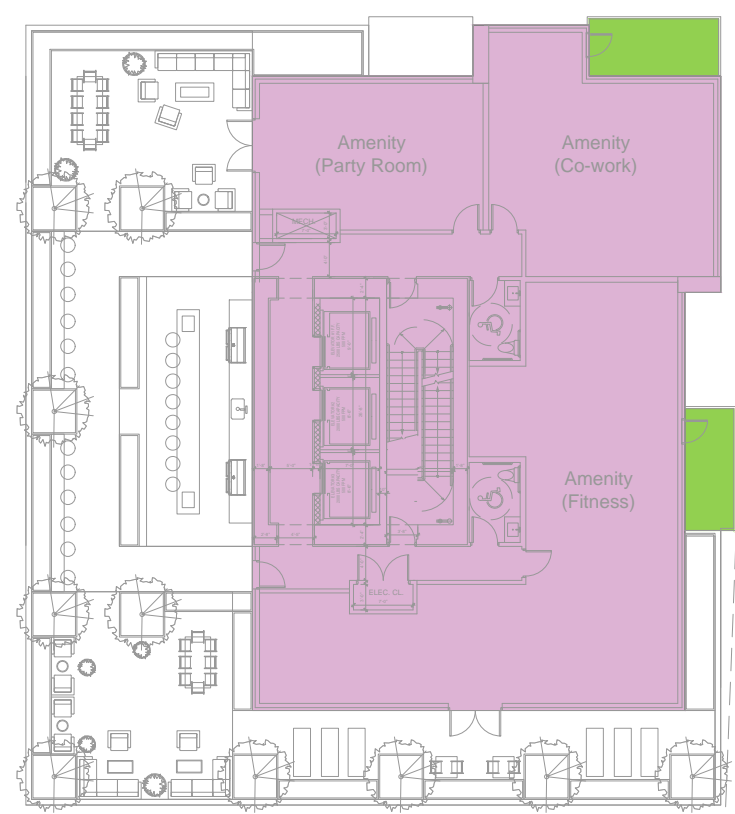




RENTAL TOWER LEVEL 22-25 Per Floor					
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
	RESIDENTIAL	7,214	-		
	STORAGE	-	320		
	WALL EXCLUSION	-	45		
TOTAL		7,214	365	6,849	576

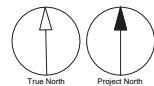
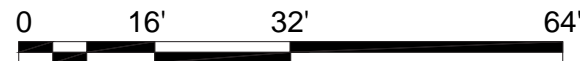
FAR Overlay - Level 22-25

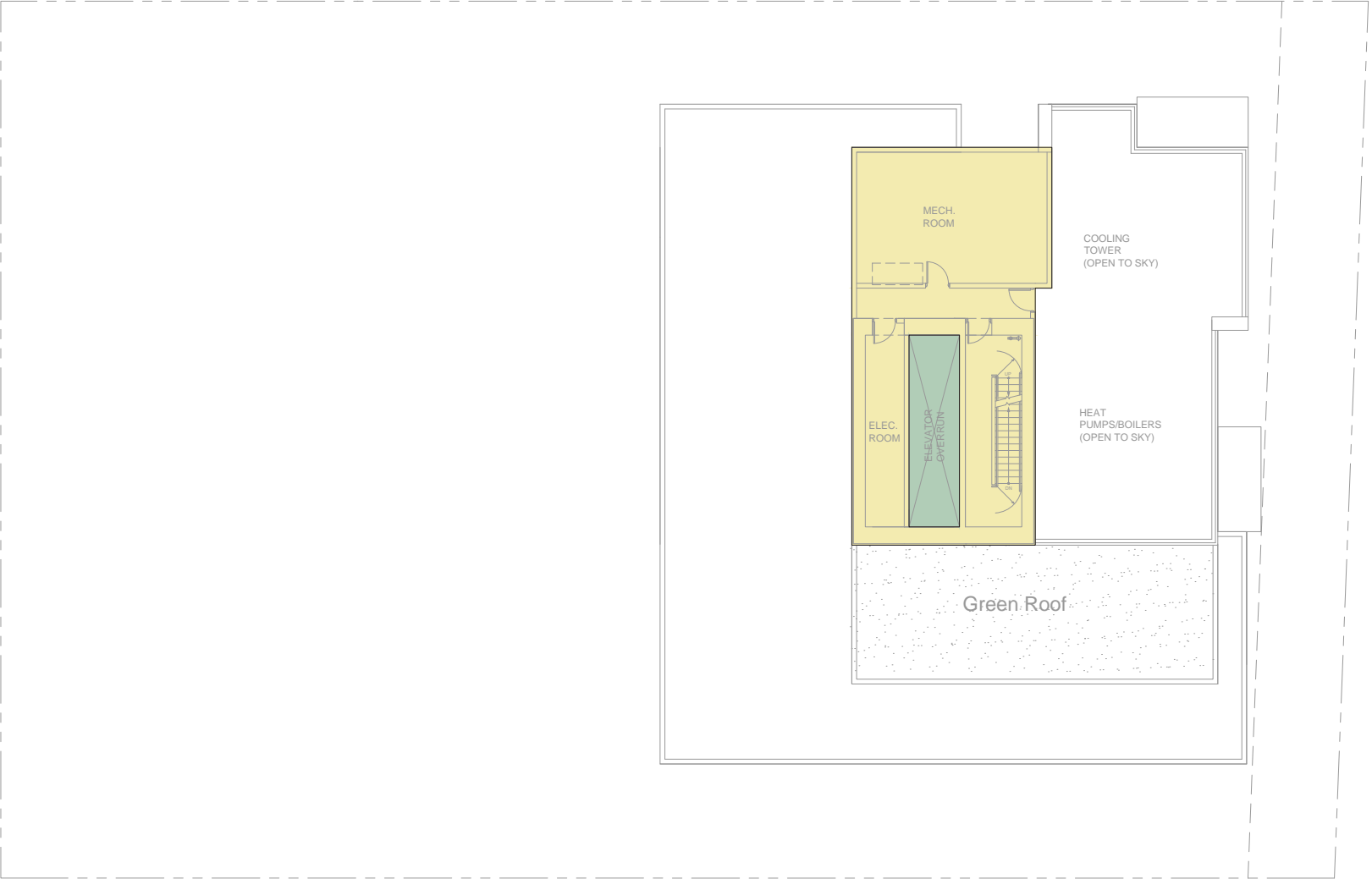




RENTAL TOWER ROOF DECK					
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)	OPEN BALCONY (SQ.FT.)
	RESIDENTIAL	3,986	-		
	AMENITY		3,986		
TOTAL		3,986	3,986	-	185

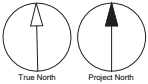
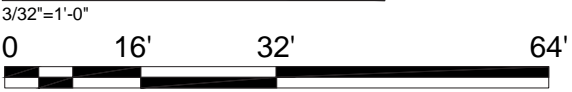
FAR Overlay - Roof Deck

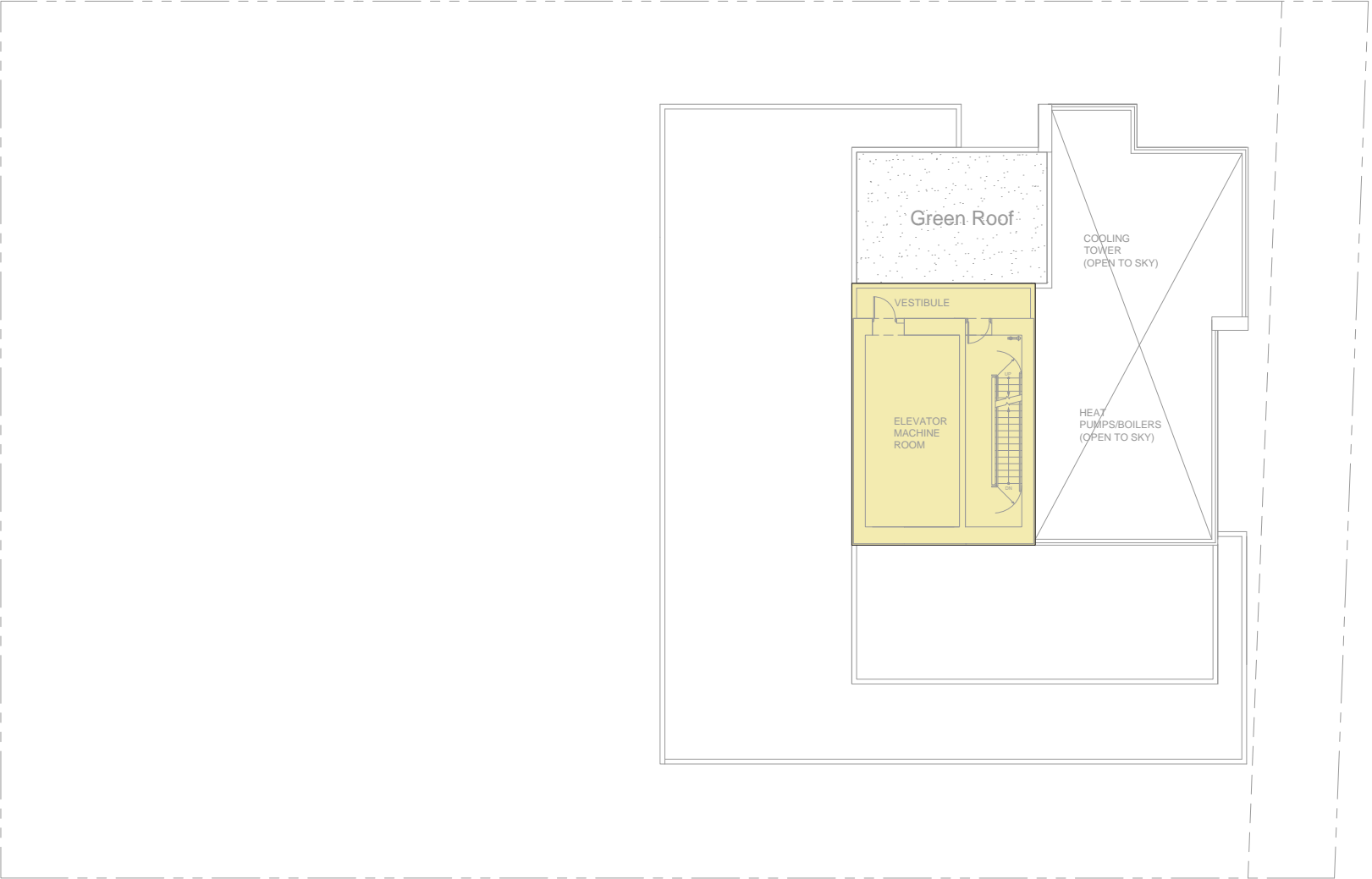
$$3/32'' = 1' - 0''$$




RENTAL TOWER ROOF MECH L1				
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
	RESIDENTIAL	1,456	-	
	OPENING	-	187	
TOTAL		1,456	187	1,269

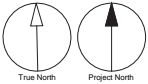
FAR Overlay - Roof Mech L1





RENTAL TOWER ROOF MECH L2				
TYPE		GROSS AREA (SQ. FT.)	EXCLUSION	FSR AREA (SQ. FT.) (Gross Area-Exclusions)
	RESIDENTIAL	929	-	
	OPENING	-	-	
TOTAL		929	-	929

FAR Overlay - Roof Mech L2



09 Landscape Drawings

(Not to Scale)

TRINITY

Issued for Rezoning

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LANDSCAPE DRAWING INDEX PERMIT	
Sheet No.	Sheet Name
L0	COVER SHEET
L1	GROUND LEVEL LANDSCAPE CONSIDERATIONS
L2	GROUND LEVEL LANDSCAPE CONCEPT PLAN
L3	GROUND LEVEL LANDSCAPE PRECEDENT IMAGES
L4	LEVEL 2 LANDSCAPE CONSIDERATIONS
L5	LEVEL 2 LANDSCAPE CONCEPT PLAN + PRECEDENT IMAGES
L6	LEVEL 6 LANDSCAPE CONSIDERATIONS
L7	LEVEL 6 LANDSCAPE CONCEPT PLAN + PRECEDENT IMAGES
L8	LEVEL 26 LANDSCAPE CONSIDERATIONS
L9	LEVEL 26 LANDSCAPE CONCEPT PLAN + PRECEDENT IMAGES
L10	ROOF LEVEL CONCEPT PLAN + PRECEDENT IMAGES
L11	PRELIMINARY PLANTING LIST + IMAGES

DESIGN CONSIDERATIONS: GROUND LEVEL

- 1

E 10TH AVE. FRONTAGE (ONSITE)

- ACTIVATE CRU FRONTAGE BY INTRODUCING FEATURE PAVING + PLANTERS + SEATING
 - PAVING / GEOMETRY INSPIRED BY ARCHITECTURAL FACADE
- 2

PRINCE EDWARD ST. FRONTAGE (ONSITE)

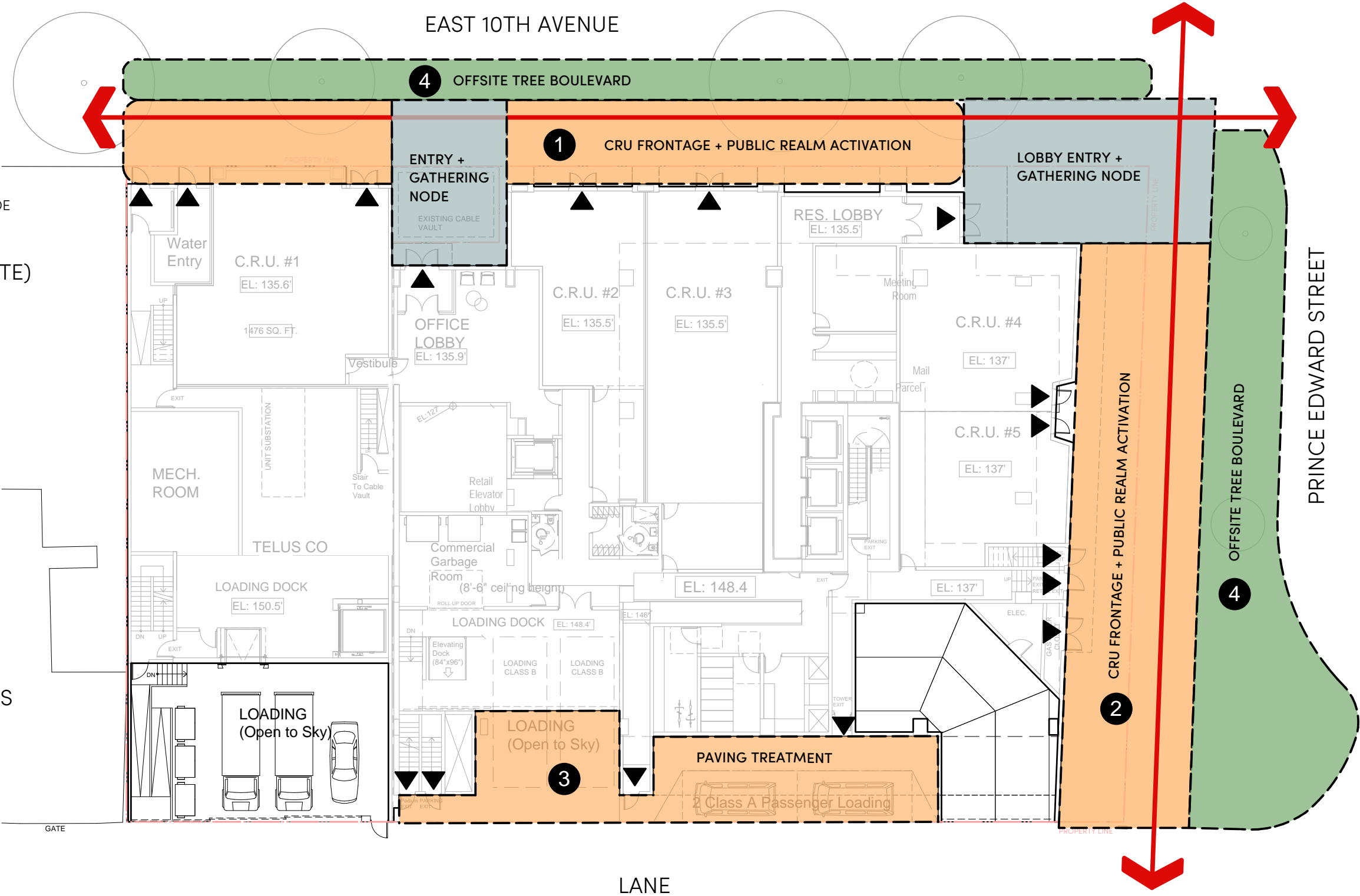
- LOBBY ENTRY + GATHERING NODE: FEATURE PLANTERS WITH INTEGRATED SEATING + WAYFINDING OR DIGITAL MEDIA SIGN TO PROMOTE AND ENCOURAGE THE USE OF THE PUBLIC REALM
 - BENCH SEATING WITH BUILT-IN INTAKE VENT + FEATURE PAVING TO ACTIVATE CRU FRONTAGE
 - CONC. PLANTER W/ TREE CLUSTERS TO BUFFER THE PARKADE WALL
 - ACTIVATE PUBLIC REALM VIA FURNISHING + PAVING + LIGHTING
- 3

LANE FRONTAGE (ONSITE)

- PAVING TREATMENT+ LIGHTING TO ANIMATE LANE FRONTAGE
- 4

OFFSITE TREATMENT + IMPROVEMENTS

- E 10TH AVE. OFFSITE: PRESERVE EXISTING TREES + ADD GROUNDCOVER; SIDEWALK / PAVING TO COV STANDARD
 - PRINCE EDWARD ST. OFFSITE: KEEP EXISTING TREE BOULEVARD + BICYCLE LANE; POTENTIAL TO ADD NEW STREET TREES



CONCEPT PLAN: GROUND LEVEL

KEY LEGEND

A EAST 10TH AVE. FRONTAGE

- 1 OFFSITE IMPROVEMENT: EXISTING STREET TREES TO REMAIN; ADD GROUNDCOVERS; SCORED CONC. SIDEWALK W/ EXPOSED AGGREGATE CONC.BANDS (AS PER COV STANDARDS)
- 2 ONSITE CRU ENTRY FEATURE PAVING
- 3 METAL PLANTERS WITH EVERGREEN SHRUBS ALIGN WITH THE BUILDING COLUMN
- 4 METAL PLANTERS
- 5 MOVABLE TABLE + CHAIRS*
- 6 RES. LOBBY FRONTAGE: FEATURE PAVING + BIKE RACKS + METAL PLANTER INTEGRATED WITH BENCH SEATING + WAYFINDING / SIGNAGE

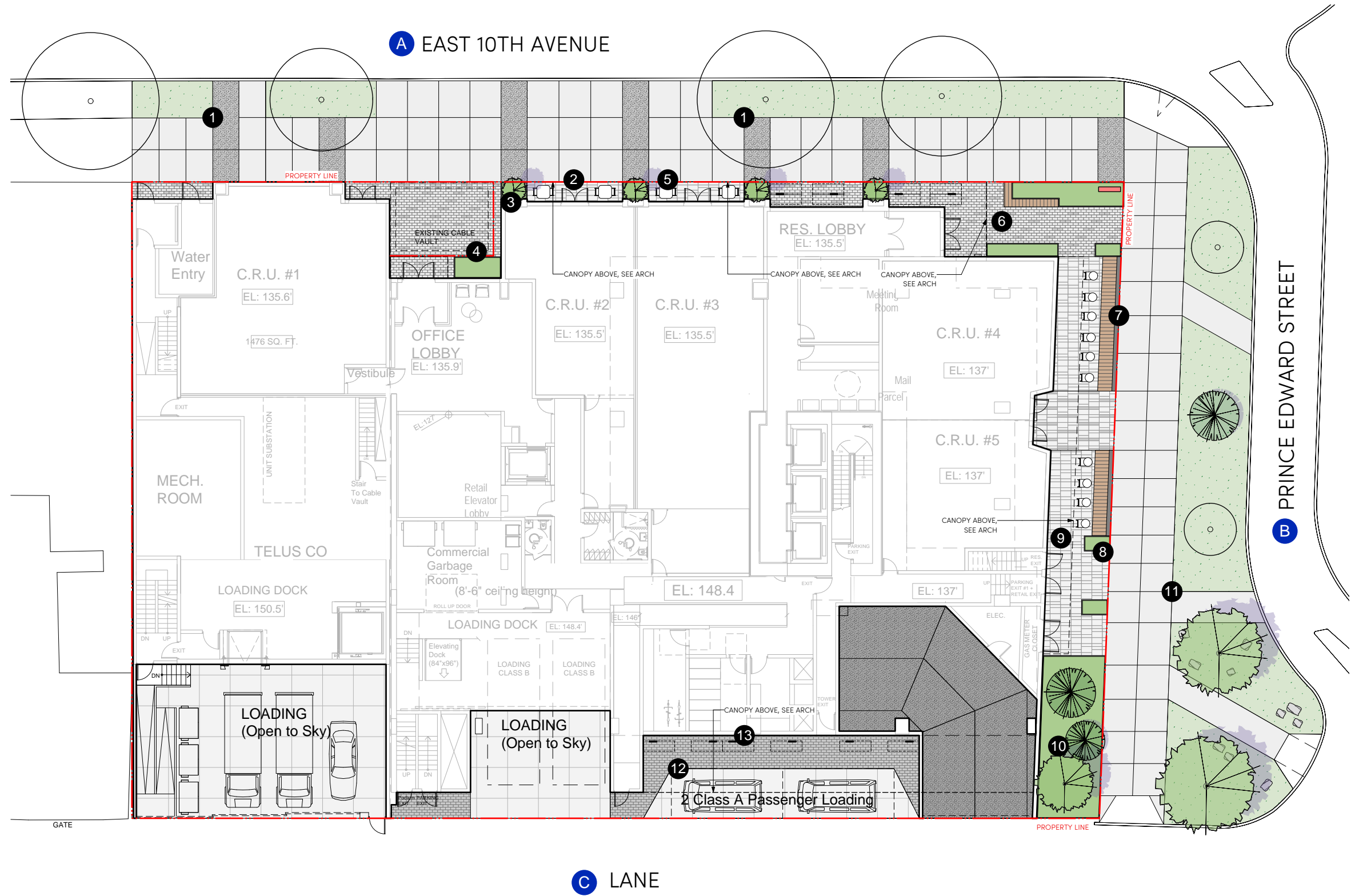
B PRINCE EDWARD ST. FRONTAGE

- 7 BENCH SEATING WITH BUILT-IN INTAKE VENT + FEATURE ARCHITECTURAL SCREEN
- 8 METAL PLANTERS W/ GRASSES AND PERENNIALS
- 9 CRU FRONTAGE FEATURE PAVING
- 10 LARGE METAL PLANTER WITH TREE CLUSTERS + BIKE RACKS
- 11 OFFSITE IMPROVEMENT: SCORED CONC. SIDE WALK TO COV STANDARDS + EXISTING STREET TREES + BOULDERS TO REMAIN + ADD NEW TREES TO THE SODDED BOULEVARD + EXISTING BIKE LANE TO REMIAN

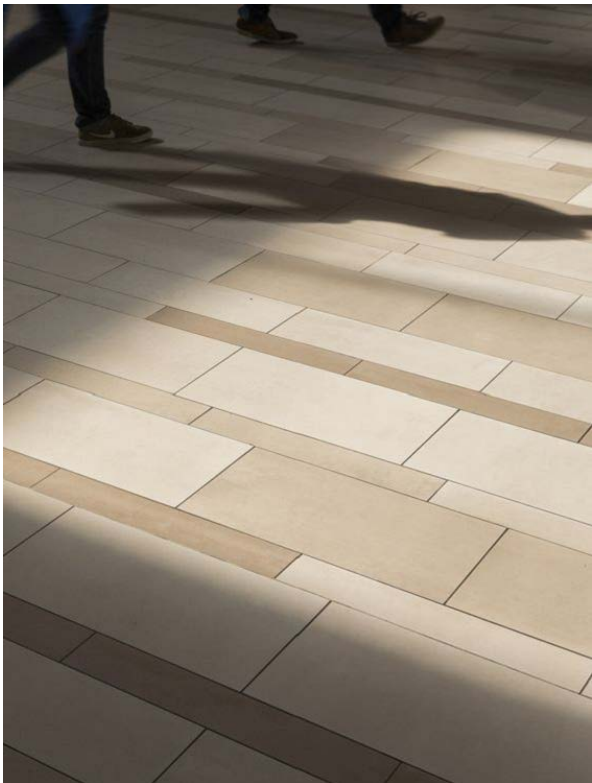
C LANE FRONTAGE

- 12 PAVING TREATMENT FOR LOADING BAY + PATHWAY
- 13 BIKE RACKS

*ALL MOVABLE TABLES AND CHAIRS TO BE PROVIDED BY COMMERCIAL TENANTS

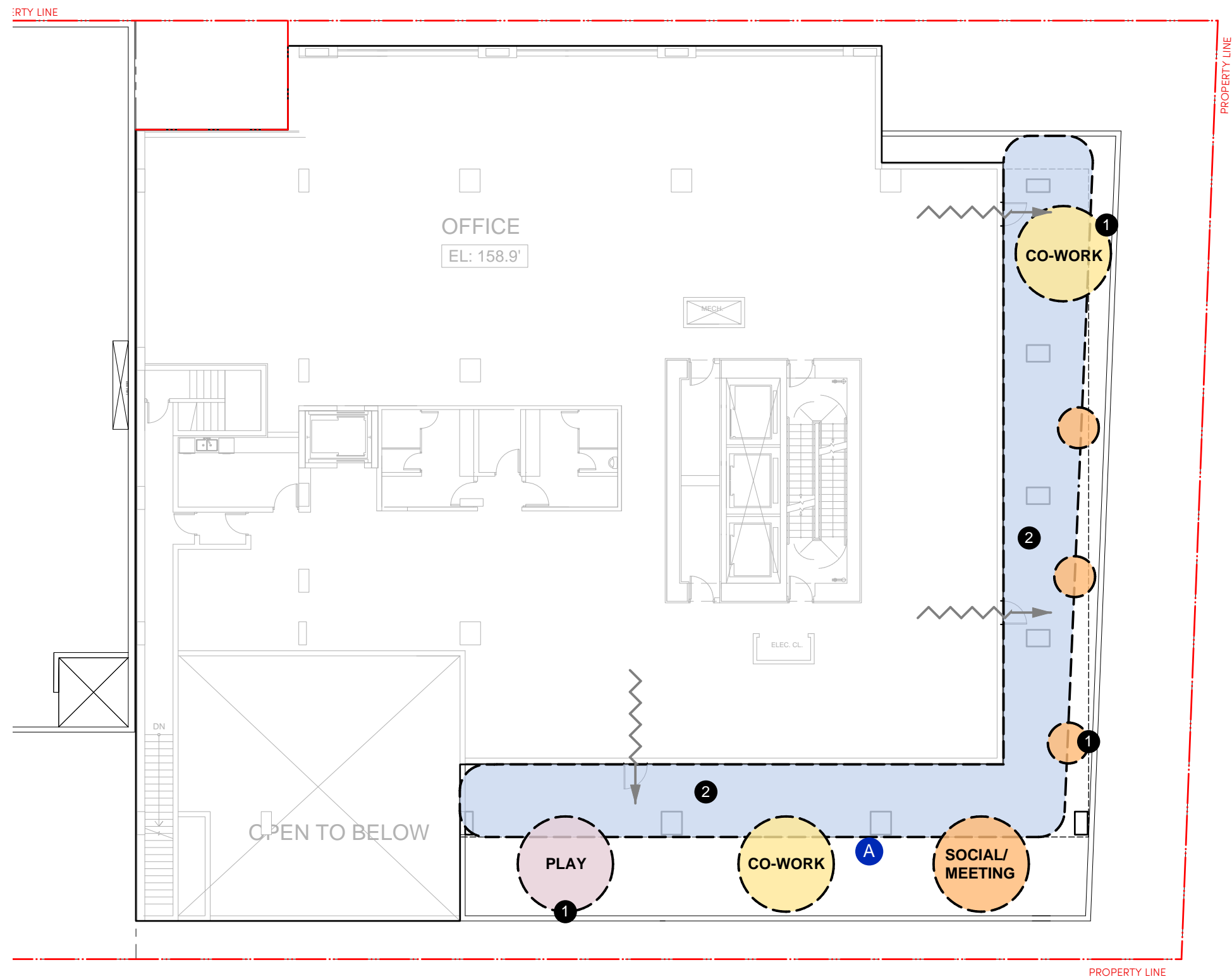


PRECEDENT IMAGES: GROUND LEVEL

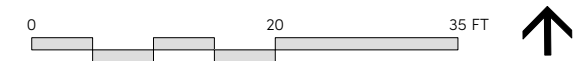


DESIGN CONSIDERATIONS: LEVEL 2

- A OFFICE AMENITY DECK
- 1 BREAKOUT "PODS"
 - SMALL MEETING AREAS
 - COFFEE CHAT
 - PHONE CALLS/SOCIAL MEDIA
 - PLAY AREA
 - LOUNGE AREA
- 2 WALKING PATH
 - BREAKOUT "PODS" ALONG THE ROUTE



1 LEVEL 2 LANDSCAPE CONCEPT PLAN
Scale: 1/8" = 1'-0"



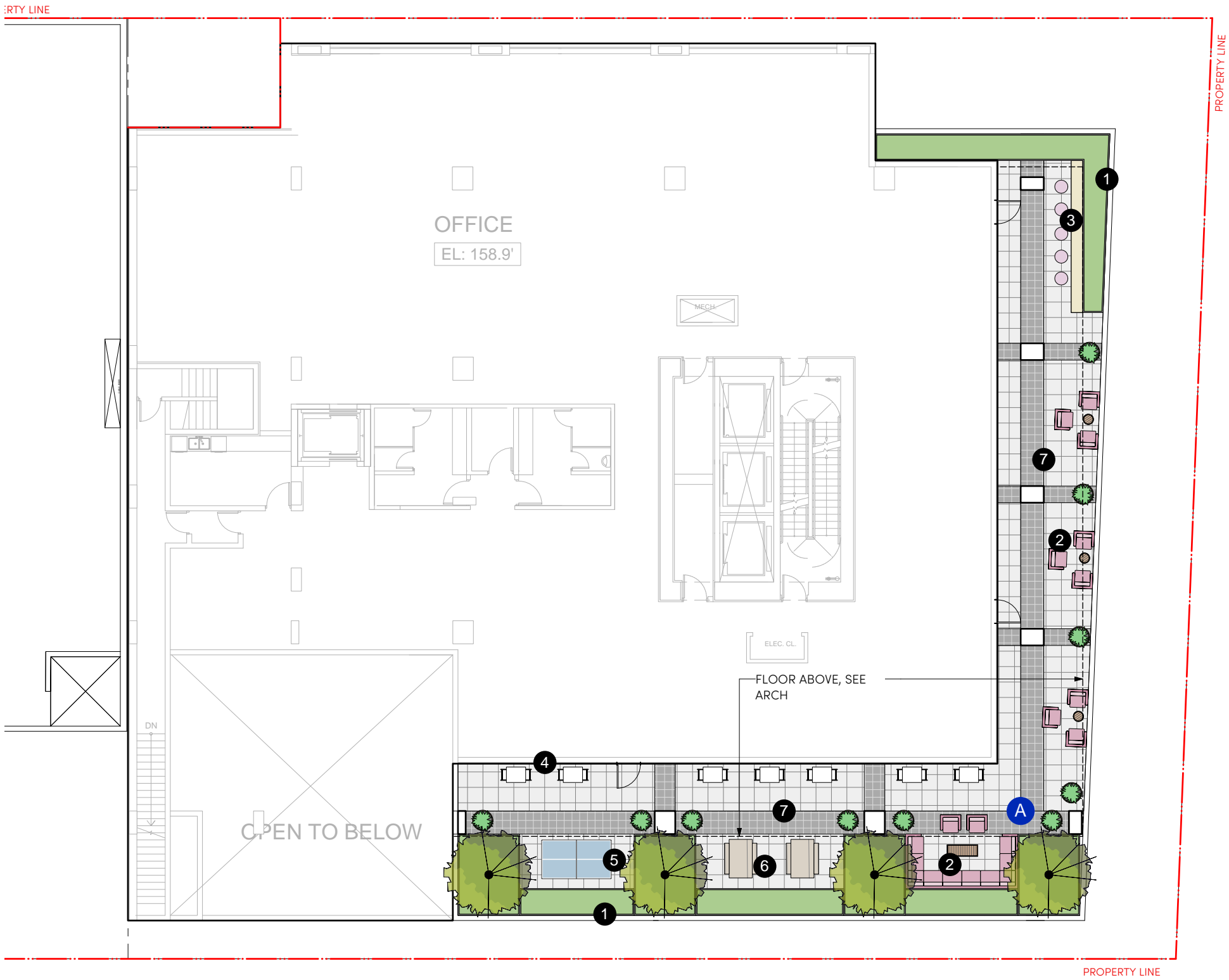
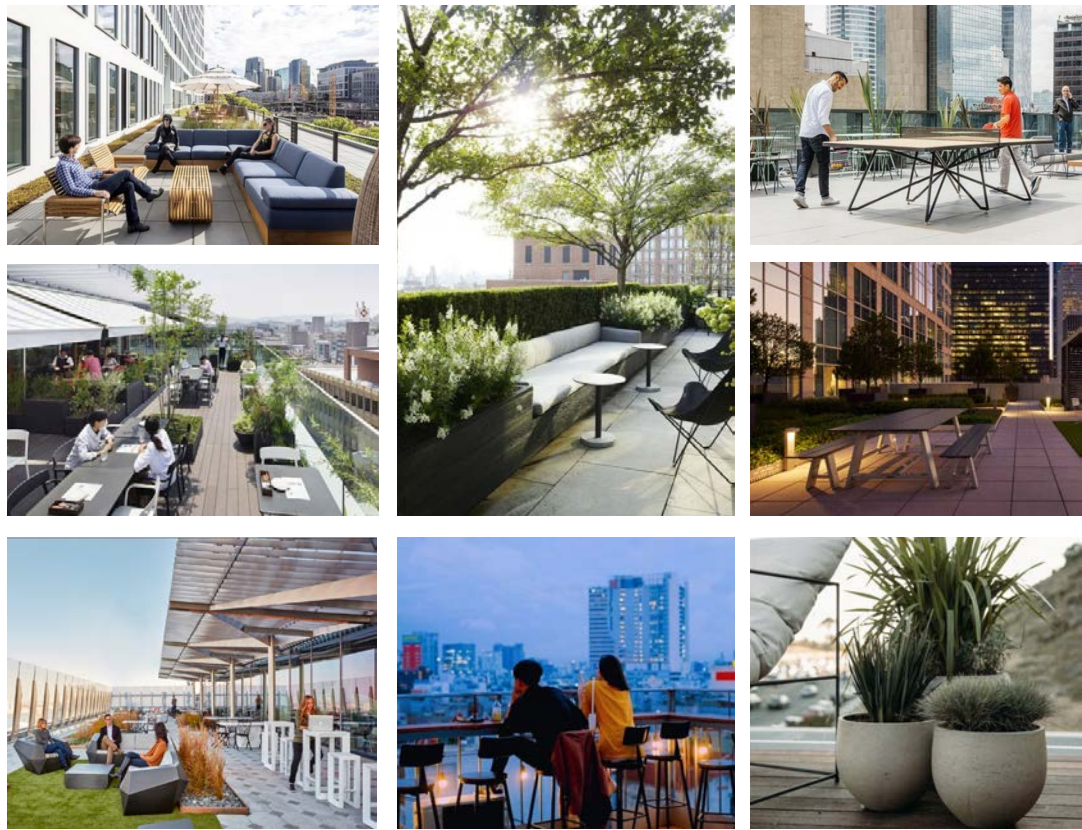
CONCEPT PLAN: LEVEL 2 OFFICE AMENITY

KEY LEGEND

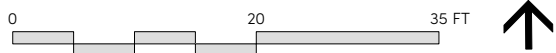
- A** LEVEL 2 OFFICE AMENITY
- 1** 42" HT PERIMETER METAL PLANTERS
- 2** COUCH & SOFA CHAIRS W/ TABLES*
- 3** 42" HT BAR TABLE + STOOLS*
- 4** MOVABLE TABLE + CHAIRS*
- 5** PING PONG TABLE*
- 6** HARVEST TABLE*
- 7** PRE-CAST UNIT PAVERS - TWO TONES

**ALL FURNISHINGS ARE FORE VIZUALIZATION AND ARE TO BE PROVIDED BY TENANTS*

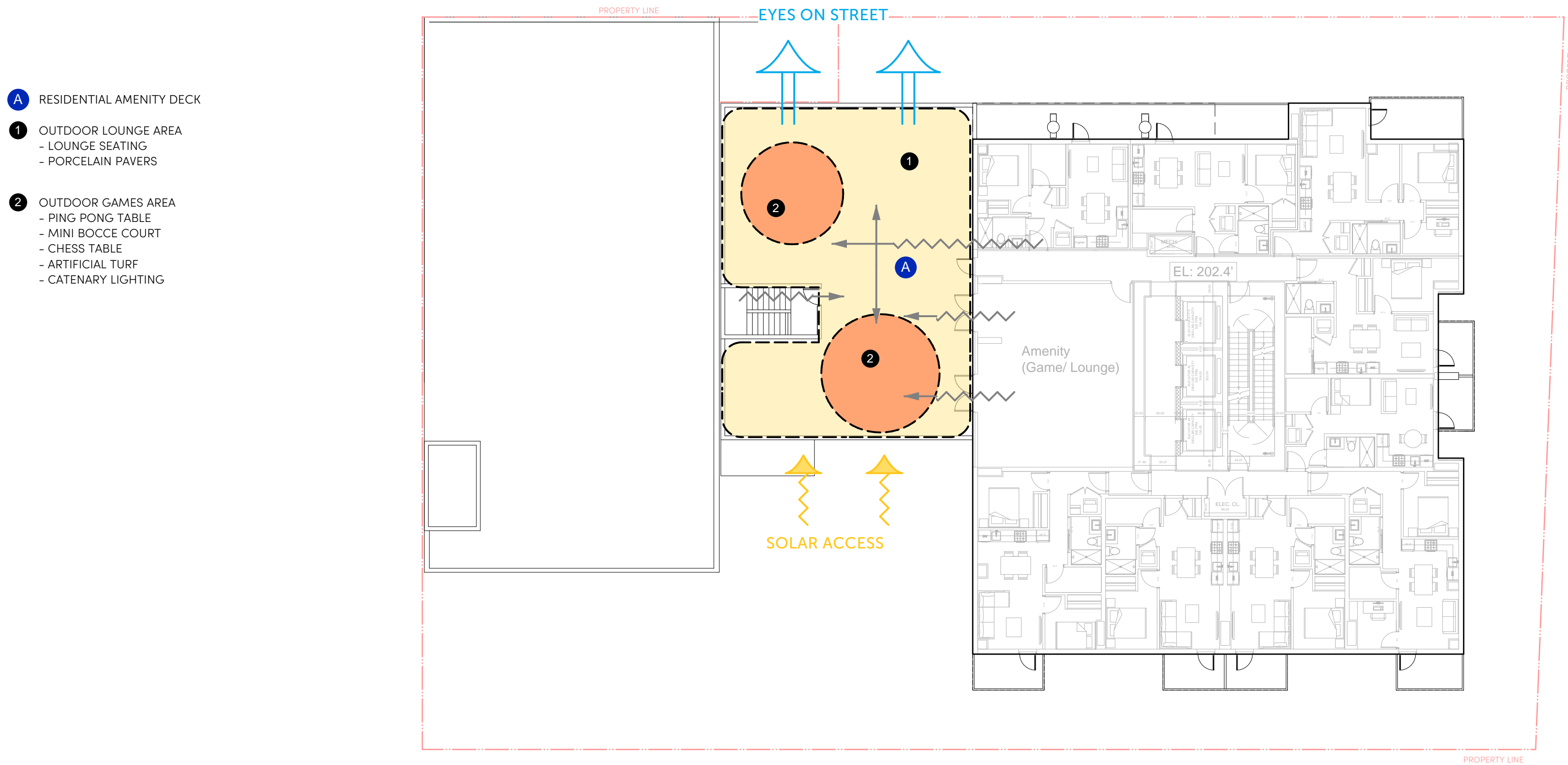
PRECEDENT IMAGES



1 LEVEL 2 LANDSCAPE CONCEPT PLAN
Scale: 1/8" = 1'-0"



DESIGN CONSIDERATIONS: LEVEL 6 RESIDENTIAL AMENITY

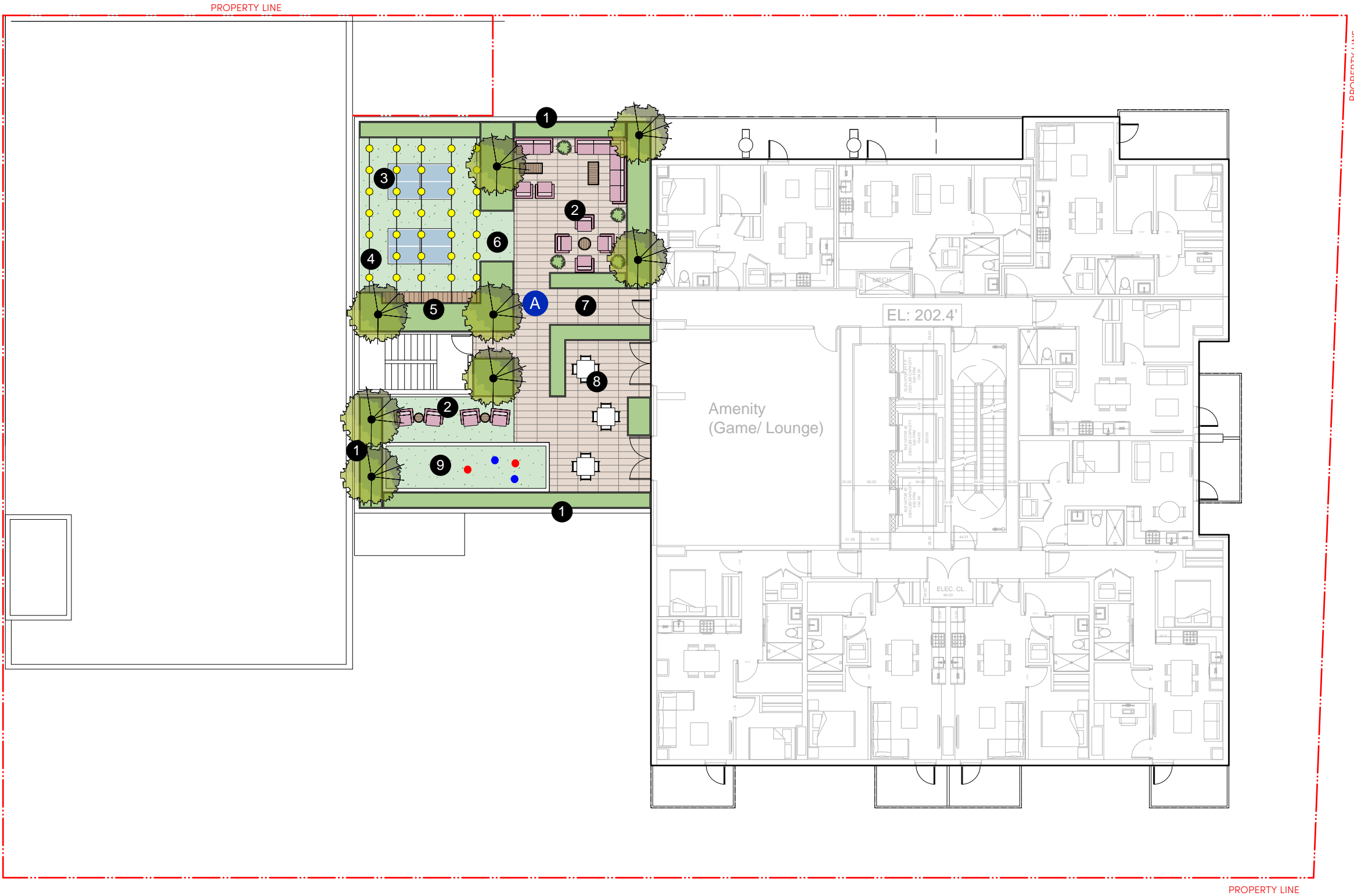
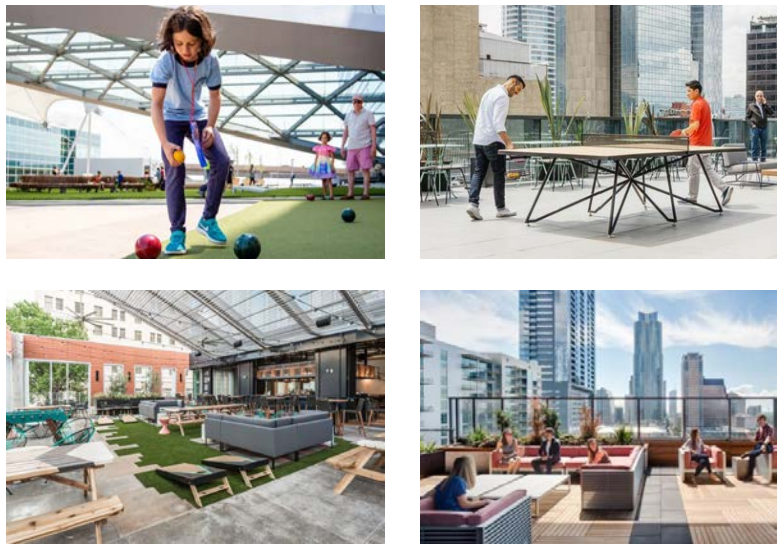


CONCEPT PLAN: LEVEL 6 RESIDENTIAL AMENITY

KEY LEGEND

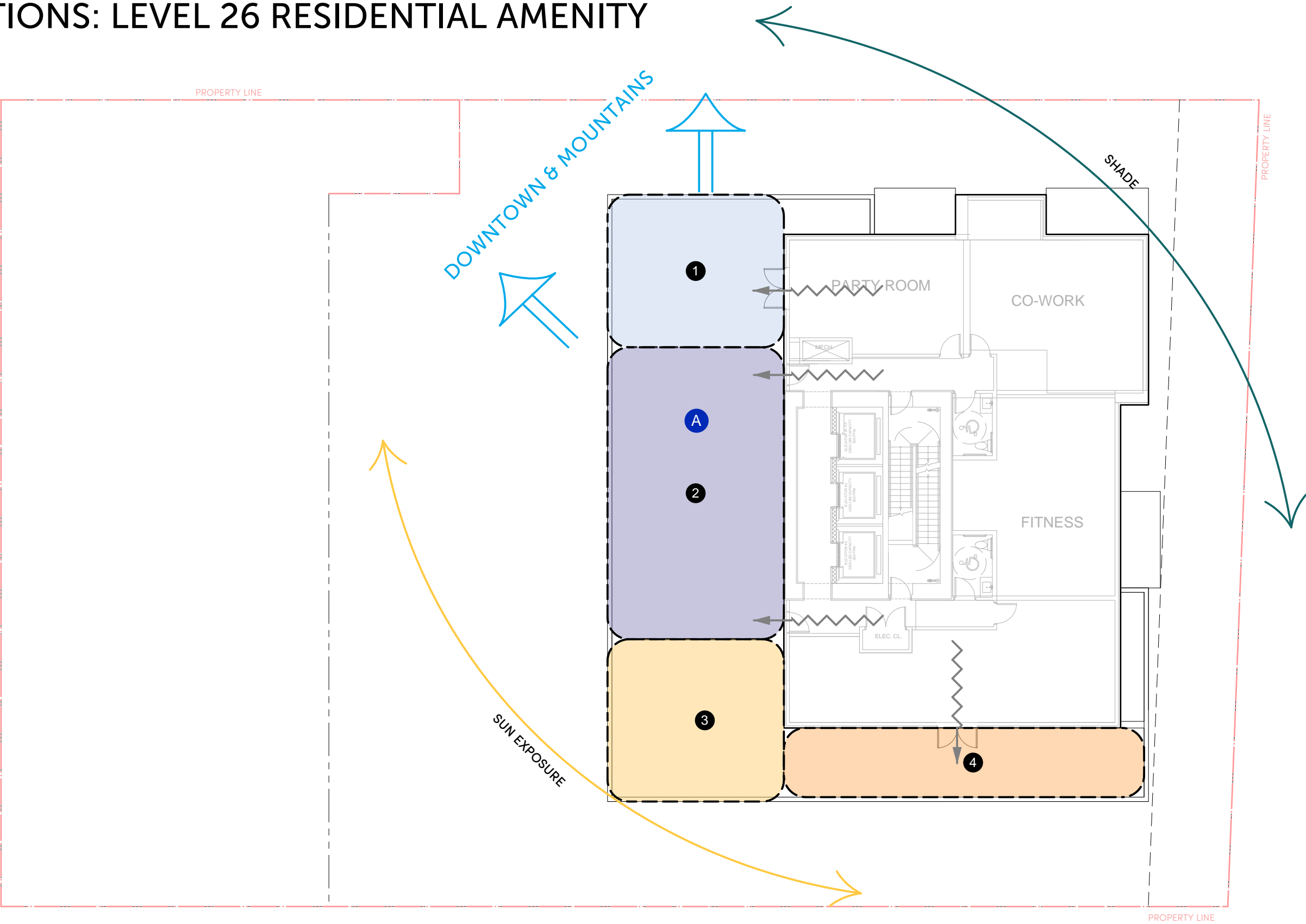
- A** OUTDOOR LOUNGE + GAMES AREA
- 1** 42" HT PERIMETER METAL PLANTERS
- 2** COUCH & SOFA CHAIRS W/ TABLES
- 3** PING PONG TABLE
- 4** CATENARY LIGHTING
- 5** METAL PLANTER W/ INTEGRATED BENCH SEATING
- 6** ARTIFICIAL TURF
- 7** PORCELAIN PAVER
- 8** MOVABLE TABLE + CHARIS
- 9** MINI BOCCE COURT

PRECEDENT IMAGES



DESIGN CONSIDERATIONS: LEVEL 26 RESIDENTIAL AMENITY

- A** ROOF LEVEL RESIDENTIAL AMENITY DECK
- 1** OUTDOOR LOUNGE/SOCIAL AREA
 - VARIOUS LOUNGE SEATING OPTIONS
- 2** OUTDOOR DINING/BAR AREA
 - COVERED BBQ + SINK
 - ISLAND BAR
 - PERIMETER BARS + STOOLS
- 3** OUTDOOR CO-WORK/COOL DOWN AREA
 - SEATING
 - SMALL MEETING AREA
- 4** OUTDOOR FITNESS AREA
 - YOGA



CONCEPT PLAN: LEVEL 26 RESIDENTIAL AMENITY

KEY LEGEND

- A

OUTDOOR LOUNGE AREA
- 1

42" HT PERIMETER METAL PLANTERS
- 2

COUCH & SOFA CHAIRS W/ FIRE PIT
- 3

MOVABLE TABLE + CHAIRS
- B

OUTDOOR DINING/BAR AREA
- 4

COVERED BBQ + SINK W/ ISLAND BAR
- 5

42" HT BAR TABLE + STOOLS
- C

OUTDOOR CO-WORK + COOL-DOWN AREA
- 6

42" HT PERIMETER PLANTERS
- 7

MOVABLE TABLE + CHAIRS
- 8

COUCH & SOFA CHAIRS W/ TABLES
- D

OUTDOOR FITNESS AREA
- 9

YOGA MATS
- 10

ARTIFICIAL TURF
- 11

42" HT PERIMETER PLANTERS

PRECEDENT IMAGES

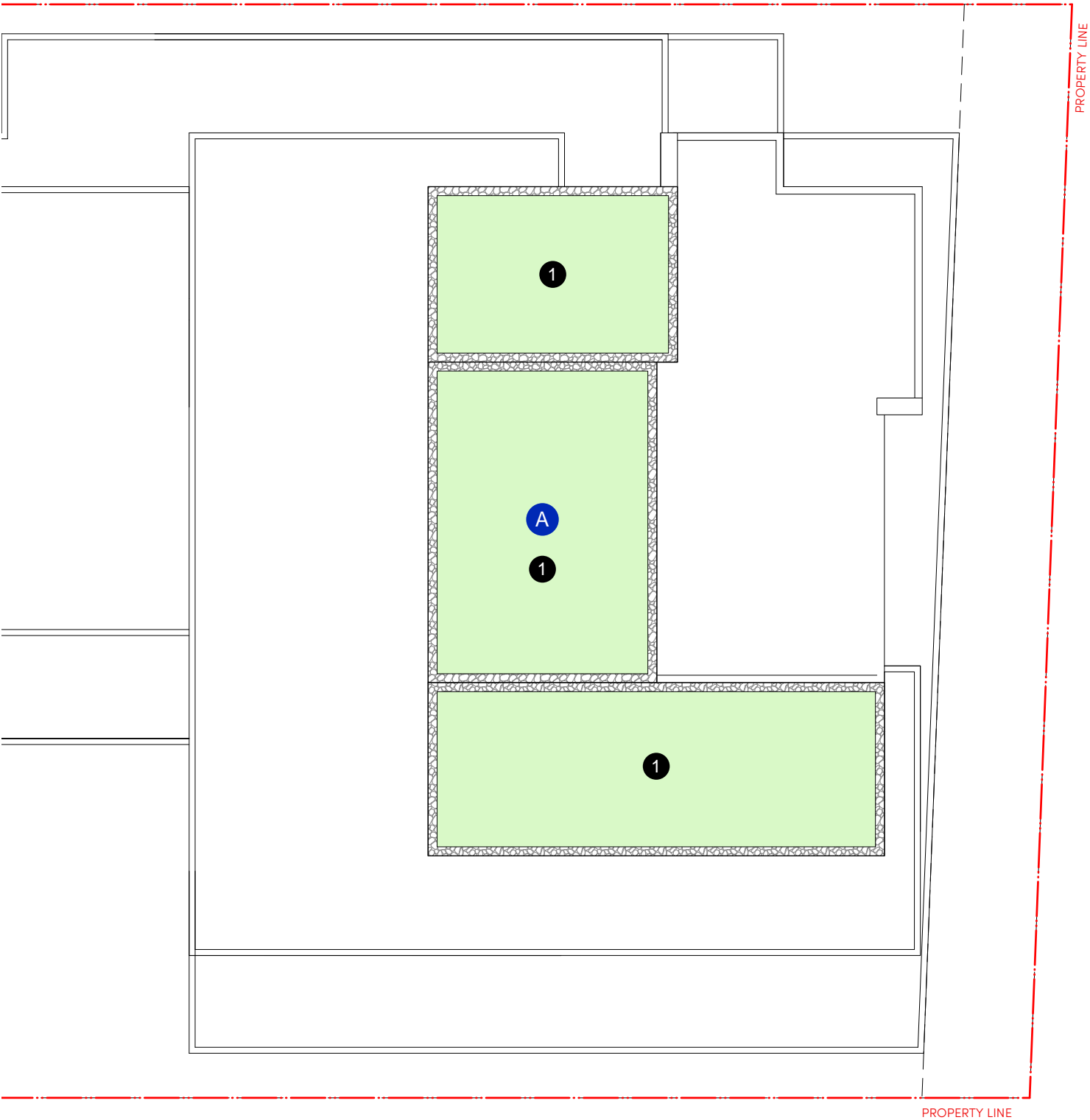


CONCEPT PLAN: TOWER ROOF - GREEN ROOFS























KEY LEGEND

- A** EXTENSIVE GREEN ROOF
- 1** GREEN ROOF AREA
-with Sedum Mat / Grass Plugs, Min. 4" Soil Depth

PRECEDENT IMAGES



PRELIMINARY PLANT LIST

Symbol	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:					
	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B
	Acer palmatum	Japanese Maple	5cm cal.	As Shown	B&B, Multistem
	Magnolia x soulangeana	Saucer Magnolia	6cm cal.	As Shown	B&B
	Prunus x yedoensis 'Akebono'	Daybreak Cherry	5cm cal.	As Shown	B&B
CONIFERS:					
	Pinus contorta var. contorta	Shore Pine	2.5m ht.	As Shown	B&B
SHRUBS:					
	Lonicera pileata	Box-leaf Honeysuckle	#2 Pot	2'0" o.c.	
	Osmanthus delavayi	Sweet Olive	#2 Pot	2'6" o.c.	
	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#3 Pot	2'6" o.c.	
	Sarcococca ruscifolia	Fragrant Sweetbox	#2 Pot	2'0" o.c.	
	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	1'6" o.c.	
PERENNIALS, GRASSES, FERNS, GROUND COVER:					
	Astilbe chinensis 'Pumila'	Chinese Astilbe	#1 Pot	1'0" o.c.	
	Athyrium niponicum 'Pictum'	Japanese Painted Fern	#1 pot	1'0" o.c.	
	Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	#1 Pot	2'0" o.c.	
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#2 pot	2'0" o.c.	
	Carex oshimensis 'Evergold'	Japanese Sedge	#2 pot	2'0" o.c.	
	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#2 Pot	2'0" o.c.	
	Hemerocallis 'Stella de Oro'	Stella Daylily	#1 Pot	1'0" o.c.	
	Heuchera 'Opal'	Opal Coral Bells	#1 Pot	1'6" o.c.	
	Hosta x 'Blue Ice'	Blue Ice Plantain Lily	#2 Pot	2'0" o.c.	
	Liriope spicata	Creeping Lilyturf	#1 Pot	1'6" o.c.	
	Nepeta faassenii	'Cat's Meow' Catmint	#1 Pot	2'0" o.c.	
	Polystichum polyblepharum	Japanese Tassel Fern	#3 Pot	2'0" o.c.	

PLANT LIST NOTES:

- ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCLNA AND CLNA NURSERY STANDARDS.
- IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCPAE ARCHITECT ON SITE PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF WARRANTY PERIOD.
- INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS,INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
- NEW TREE MUST BE OF GOOD STANDARD, MINIMUM OF 6CM CALIPER (OR OTHERWISE NOTED) AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS, AND APPROPRIATE SOIL, AS SPECIFIED.
- FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
- ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP. PLANTING DEPTH OF THE ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

PLANT IMAGES



Acer palmatum
Japanese Maple



Styrax japonicus
Japanese Snowbell Tree



Magnolia x soulangeana
Saucer Magnolia



Acer griseum
Paperbark Maple



Prunus x yedoensis 'Akebono'
Daybreak Yoshino Cherry



Pinus contorta var. contorta
Shore Pine



Lonicera pileata
Box-leaf Honeysuckle



Osmanthus delavayi
Sweet Olive



Rhododendron x 'Ramapo'
Ramapo Rhododendron



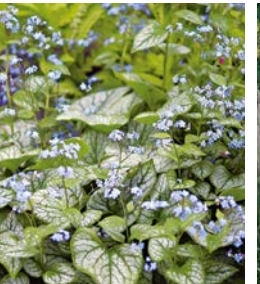
Sarcococca ruscifolia
Fragrant Sweetbox



Taxus x media 'Hicksii'
Hick's Yew



Astilbe chinensis 'Visions'
Chinese Astilbe



Brunnera macrophylla
Siberian Bugloss



Calamagrostis x acutiflora 'Karl
Foerster'
Karl Foerster's Feather Reed Grass



Hemerocallis 'Stella de Oro'
Stella Daylily



Heuchera 'Opal'
Opal Coral Bells



Hosta x 'Blue Cadet'
Blue Cadet Plantain Lily



Carex oshimensis 'Evergold'
Japanese Sedge



Hakonechloa macra 'Aureola'
Golden Japanese Forest Grass



Athyrium nipponicum 'Pictum'
Japanese Painted Fern



Nepeta faassenii
'Cat's Meow' Catmint



Liriope spicata
Creeping Lilyturf



Polystichum polyblepharum
Japanese Tassel Fern



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