

Planning Assistant will be in touch this afternoon with the site sign installation instructions. The Shape Your City page will go live once the shadow study is final.

Staff recommend that overlaid shadow analysis clearly quantify the net area of shadow reduction from Rezoning Enquiry submission to Rezoning Application submission onto the St John's School (SJS) yards and playgrounds.



MARCH 21 - 11:00 AM

M/

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Wednesday, April 9, 2025 2:20 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Subject: FW: 2212 W 10th Ave - SDS Form

Hi Daniel,

Please see attached, the signed form has also been uploaded to the originally submitted rezoning application link.

Thank you,

Maria Pawluczuk
Development Manager
Ledcor Property Investments Ltd.
1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7
p 604-605-1726 | c 236-668-2748
www.ledcordevelopment.com [ledcordevelopment.com]

FORWARD. TOGETHER.

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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, April 9, 2025 2:06 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Subject: RE: 2212 W 10th Ave - SDS Form

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Hi Lorne,

Our contaminated sites group have let me know they cannot continue their review until a signed SDS form is submitted.

Please send the signed SDS when you can.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Wednesday, March 5, 2025 3:06 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: FW: 2212 W 10th Ave - SDS Form

Daniel,
Passed this info on. Thanks for letting us know. We will re-submit shortly.

Lorne Wolinsky
p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, March 5, 2025 3:04 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Subject: 2212 W 10th Ave - SDS Form

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Hi Lorne,

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Thank you,

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Rezoning Planner
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510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
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LOE SUBMISSION: 14 STOREY TOWER ON 6 STOREY PODIUM- 20 STOREYS



TELUS *living*

**20
STOREYS**

2212 WEST 10TH AVENUE
VANCOUVER, BC

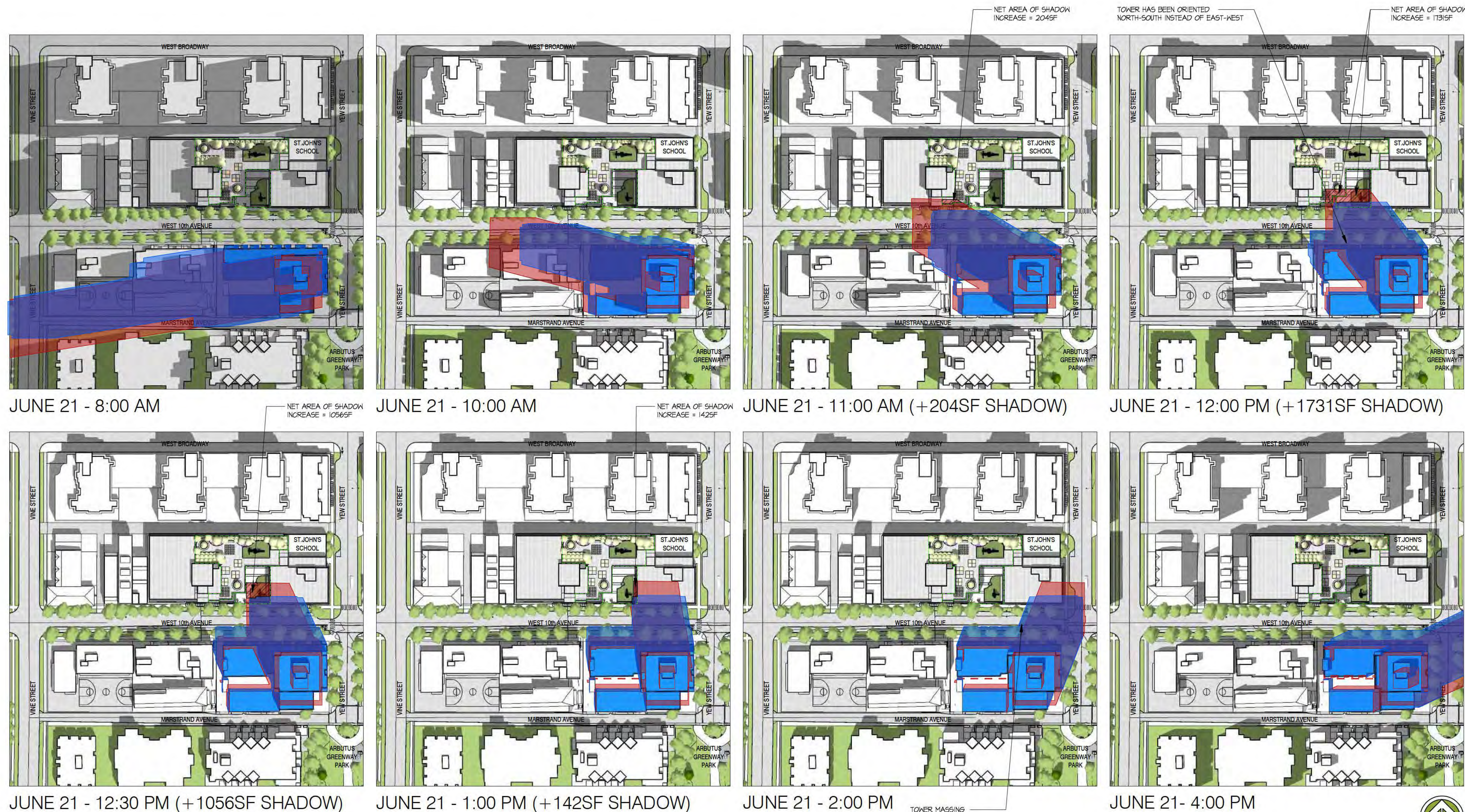
COVER

SHADOW ANALYSIS: JUNE 21 (PDT: UTC-7:00) LOE SUBMISSION: 14 STOREY TOWER ON 6 STOREY PODIUM-20 STOREYS



TELUS living

20 STOREYS

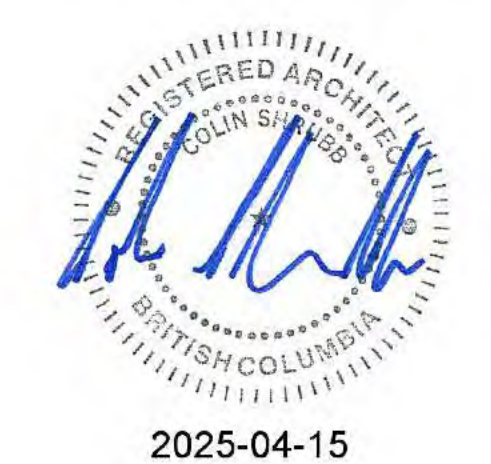


TOTAL COMBINED EXTERNAL ROOF SPACE AND COURTYARD APPROX 13, 885SF

- KEY PLAN**
- dys PROPOSAL: 21 STOREY TOWER ON 4 STOREY PODIUM (25)
 - LOE PROPOSAL: 14 STOREY TOWER ON 6 STOREY PODIUM (20)

2212 WEST 10TH AVENUE
 VANCOUVER, BC

**JUNE 21
 (PDT: UTC-7:00)
 SHADOW ANALYSIS**



2025-04-15

NOTE ON RED AND BLUE SHADOWS SHOWN: ALL SHADOWS WERE DRAWN WITH THE BUILDING ISOLATED AND WITHOUT ANY OBJECT INTERFERENCE. THESE SHADOWS WOULD BE INFLUENCED BY FACTORS SUCH AS BUILDING HEIGHTS, FLORA, TERRAIN, AND SLOPE. SURROUNDING ELEMENTS CAN CAUSE SHADOW OVERLAP OR BLOCKAGE. ARCHITECTURAL PROJECTIONS, REFLECTED LIGHT, AND WEATHER CONDITIONS (CLOUD COVER, ETC.) MAY FURTHER MODIFY SHADOW BEHAVIOR AND RESULT IN DYNAMIC AND VARYING SHADOW EFFECTS.

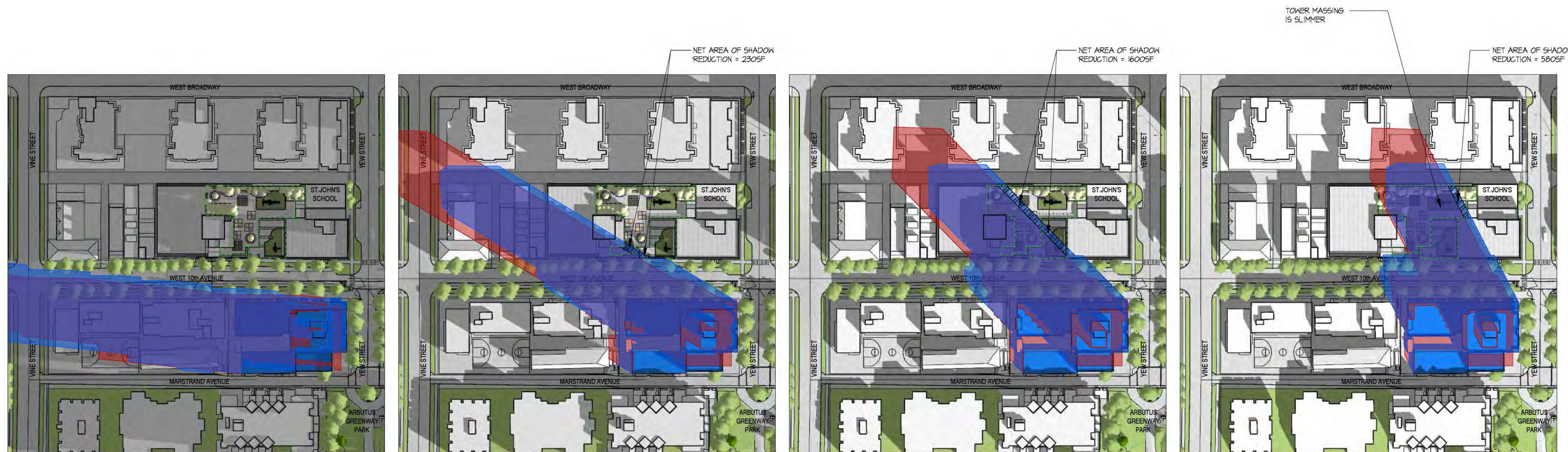
SHADOW ANALYSIS: MARCH 21 (PDT: UTC-7:00)

LOE SUBMISSION: 14 STOREY TOWER ON 6 STOREY PODIUM-20 STOREYS



TELUS living

20 STOREYS

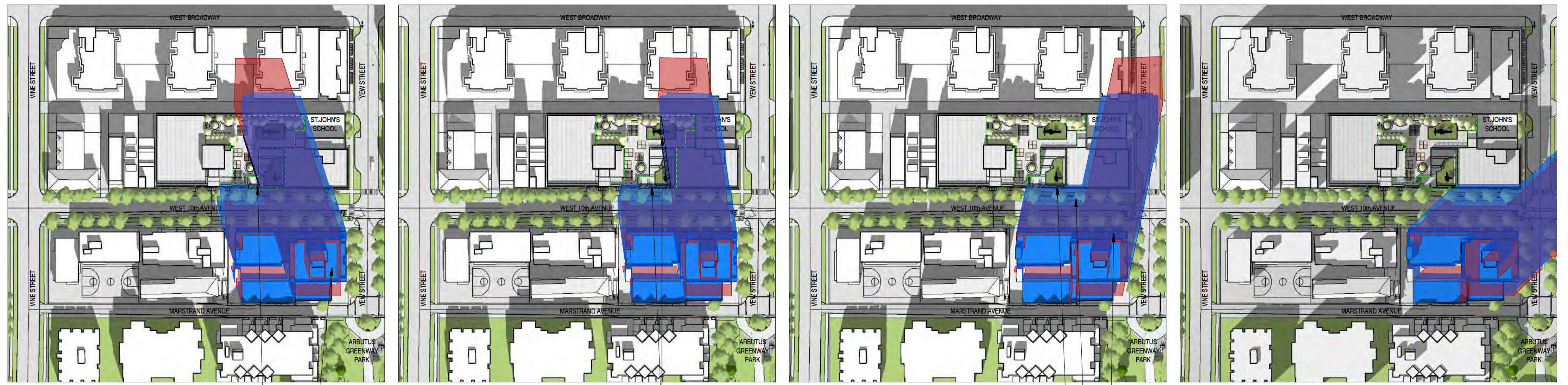


MARCH 21 - 8:00 AM

MARCH 21 - 10:00 AM (-230SF SHADOW)

MARCH 21 - 11:00 AM (-1600SF SHADOW)

MARCH 21 - 12:00 PM (-580SF SHADOW)



MARCH 21 - 12:30 PM (-2195SF SHADOW)

MARCH 21 - 1:00 PM (-8395SF SHADOW)

MARCH 21 - 2:00 PM (-3485SF SHADOW)

MARCH 21 - 4:00 PM

TOTAL COMBINED EXTERNAL ROOF SPACE AND COURTYARD APPROX 13, 885SF

- KEY PLAN**
- dys PROPOSAL: 21 STOREY TOWER ON 4 STOREY PODIUM (25)
 - LOE PROPOSAL: 14 STOREY TOWER ON 6 STOREY PODIUM (20)

2212 WEST 10TH AVENUE
 VANCOUVER, BC

MARCH 21 (PDT: UTC-7:00) SHADOW ANALYSIS



2025-04-15

SHADOW ANALYSIS: SEPTEMBER 22 (PDT: UTC-7:00) LOE SUBMISSION: 14 STOREY TOWER ON 6 STOREY PODIUM-20 STOREYS



TELUS living

20 STOREYS



SEPT 22 - 8:00 AM

SEPT 22 - 10:00 AM (-785SF SHADOW)

SEPT 22 - 11:00 AM (-1250SF SHADOW)

SEPT 22 - 12:00 PM (-280SF SHADOW)



SEPT 22 - 12:30 PM (-580SF SHADOW)

SEPT 22 - 1:00 PM (-735SF SHADOW)

SEPT 22 - 2:00 PM (-540SF SHADOW)

SEPT 22 - 4:00 PM

TOTAL COMBINED EXTERNAL ROOF SPACE AND COURTYARD APPROX 13, 885SF

- KEY PLAN**
- dys PROPOSAL: 21 STOREY TOWER ON 4 STOREY PODIUM (25)
 - LOE PROPOSAL: 14 STOREY TOWER ON 6 STOREY PODIUM (20)

2212 WEST 10TH AVENUE
 VANCOUVER, BC

**SEPTEMBER 22
 (PDT: UTC-7:00)
 SHADOW ANALYSIS**



2025-04-15

From: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 4/9/2025 2:09:58 PM
Subject: RE: 2212 W 10th Ave - SDS Form

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Understood. Thanks for the reminder. I have let Maria know again.

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, April 9, 2025 2:06 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Subject: RE: 2212 W 10th Ave - SDS Form

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Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Wednesday, March 5, 2025 3:06 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: FW: 2212 W 10th Ave - SDS Form

Daniel,
Passed this info on. Thanks for letting us know. We will re-submit shortly.

Lorne Wolinsky
p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, March 5, 2025 3:04 PM
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Hi Lorne,

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Thank you,

Daniel Feeney (He/Him)
Rezoning Planner
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From: ["Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>](mailto:Lorne.Wolinsky@ledcor.com)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
CC: ["Cha, David" <David.Cha@vancouver.ca>](mailto:David.Cha@vancouver.ca)
["Phan, Thien" <Thien.Phan@vancouver.ca>](mailto:Thien.Phan@vancouver.ca)
["Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>](mailto:Maria.Pawluczuk@ledcor.com)
Date: 1/13/2025 4:05:48 PM
Subject: RE: 2212 W 10th Ave - Shadow Study & Preliminary Hydrogeological study

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Hi Daniel,
Thank you for the response. We have sent this information to the Architect, and we will let you know if we have any questions about the scope of the analysis described below.

We have already completed a hydrogeological investigation of the site. I have asked our DM Maria to send it to me, and I will forward it once I receive it. Unfortunately, we are within a zone with a high water table, so the hydrogeological assessment was top of mind. The report found that we must install a secant pile cut-off wall around all sides of the parkade.

I will get back to you shortly with the report.

Lorne

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, January 13, 2025 3:54 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Cc: Cha, David <David.Cha@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>
Subject: 2212 W 10th Ave - Shadow Study & Preliminary Hydrogeological study

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Hi Lorne,

Thank you for team's patience as Staff processed the Broadway Plan amendments as well as further review of the proposed shadow condition onto St John's School. It has been determined further analysis is required to advance the application. Please review the requirements below. I'm happy to chat about the context of the policy and why a more in-depth analysis is required.

In-depth Shadow Analysis Requirements:

Updated shadow analysis should show daylight savings and clearly delineate between existing, new and overlapping shadows with contrasting colour and high resolution for visual clarity. Please see the following for additional shadow analysis requests:

1. Provide shadow analysis from the spring to fall equinoxes between 10:00am and 4:00pm that explores a preliminary development proposal option that does not create any new shadow impacts onto the St John's School (SJS) yards and playgrounds. This zero-shadow analysis and preliminary development proposal option should include the maximum resulting building height, density and unit count, which will assist Staff in establishing a baseline.
2. Provide detailed enlarged shadow analysis showing the Rezoning application proposal from the spring to fall equinoxes showing the 10-minute increments during the school hours between 8:10am and 3:30pm. This analysis should also clearly indicate the shadow impacts during the recess hours (10:30am – 10:45pm) and lunch hours (11:45am – 12:45pm).
3. Provide comparison shadow analysis showing the original Rezoning Enquiry Shadow study analysis, overlaid or side-by-side with the Rezoning Application Shadow study analysis. This comparison shadow analysis should demonstrate how the shadow impacts to the SJS yards and playgrounds have been improved at Rezoning Application proposal.
4. Applicant should also clearly quantify the comparisons through net areas and percentages. Applicant to quantify the number of minutes the proposed development shadows onto SJC's key outdoor spaces. This analysis should outline the number of shadowing minutes for every day between the spring and autumnal equinoxes for the hours of 9:00 a.m. to 5:00 p.m. P.D.T. (March 19th to September 22 – 187 Days). The applicant should also indicate this analysis through percentages (i.e. 20% of the established time period is shadow for X day. An average percentage for the 187 days should also be indicated).

Lastly, Engineering have let me know the Preliminary Hydrogeological study is required. This submission is required for all applications proposing excavation within the Broadway Plan area. Apologies for missing this during the intake review stage.

Please find details on the submission below. Engineering will continue their review, however, please submit the report at your earliest convenience. This submission is also required for the E 10th application, I will send a separate email to keep our communication records organized.

<https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf>
<https://vancouver.ca/files/cov/application-for-cd1-rezoning-guide.pdf>

As noted, happy to coordinate a call to run through these requests.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: "Ma, Carven" <Carven.Ma@vancouver.ca>
To: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
CC: "Craig, Cheryl" <cheryl.craig@vancouver.ca>
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
"InterCAD Services" <mail@intercad.bc.ca>
"Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
"Feeney, Daniel \ (PDS\)" <Daniel.Feeney2@vancouver.ca>
Date: 4/4/2025 4:44:39 PM
Subject: RE: 2212 W 10th Ave - Water Commercial Permit - Telus - Two Site Of Water Services

Hi Maria,

Thank you for providing the letter that outlines the rationale.

At this point, we are uncertain whether the rationale provided is sufficient to justify granting an exception for two separate connections. While we understand the need for the CO building to operate independently, we would appreciate further clarification on whether there are no other viable solutions to achieve the required system redundancy.

For example, is it possible for the water system to be divided into two separate lines beyond the property line, each with its own control valve for the two buildings? Would this configuration enable isolation of the systems both during and after construction?

We are also curious if the water entry room could be positioned externally in a manner that allows access without entering the CO building premises. This approach may help address the security concern for the CO building.

Regards,
Carven Ma, P.Eng.
Waterworks Design Branch
Tel: 604-673-8251 | carven.ma@vancouver.ca

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Monday, March 24, 2025 4:46 PM
To: Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Craig, Cheryl <cheryl.craig@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>; InterCAD Services <mail@intercad.bc.ca>
Subject: RE: 2212 W 10th Ave - Water Commercial Permit - Telus - Two Site Of Water Services

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Hi Carven,

Nice to e-meet you. Please see attached rationale letter that outlines why a separate water connection is required for the site.

Thank you,

Maria Pawluczuk

Development Manager

Ledcor Property Investments Ltd.

1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7

p 604-605-1726 | c 236-668-2748

www.ledcordevelopment.com [ledcordevelopment.com]

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From: Ma, Carven <Carven.Ma@vancouver.ca>

Sent: Monday, March 24, 2025 4:43 PM

To: InterCAD Services <mail@intercad.bc.ca>

Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Craig, Cheryl <cheryl.craig@vancouver.ca>

Subject: RE: 2212 W 10th Ave - Water Commercial Permit - Telus - Two Site Of Water Services

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Hi Graham,

I work with Cheryl Craig in the Commercial Water Permit team. Thank you for providing the preliminary servicing plan.

Before we proceed with the permit, we have a question about the site's servicing strategy, in particular regarding the two sets of water services proposed on the plan.

Under the Water Bylaw, we would generally provide one set of water service to one parcel. In cases where 2 or more buildings are constructed in phases on the same parcel, the separation of the plumbing system for the different buildings is expected to be achieved on the private property side.

We are aware that the Telus building is to be designated as a post-disaster building, but we're not clear how the post-disaster designation would trigger the need for a separate water connection on the City side. Can you please help us understand the rationale behind requiring two set of water services?

Regards,

Carven Ma, P.Eng.

Waterworks Design Branch

Tel: 604-673-8251 | carven.ma@vancouver.ca

From: InterCAD Services <mail@intercad.bc.ca>

Sent: Monday, March 24, 2025 12:02 PM

To: Craig, Cheryl <cheryl.craig@vancouver.ca>

Cc: 'Maria Pawluczuk' <Maria.Pawluczuk@ledcor.com>

Subject: RE: 2212 W 10th Ave - Water Commercial Permit

Craig,

Attached is the preliminary servicing plan. The site is looking for two service connections to provide the Telus building and the residential building separate connections.

Note the Telus building is being built first so the residential building service won't be extended into it. Let us know if you have any questions.

Regards,
Graham Wood

File # AF54

InterCAD Services Ltd

1111 West 8th Avenue

Vancouver, BC V6H 1C5

Tel: 604-739-7707

Email: mail@intercad.bc.ca

From: Craig, Cheryl <cheryl.craig@vancouver.ca>

Sent: March 18, 2025 1:49 PM

To: InterCAD Services <mail@intercad.bc.ca>

Subject: 2212 W 10th Ave - Water Commercial Permit

Hi Graham,

Can I please request the site plan and new water servicing configuration for the site at 2212 W 10th Ave.

Water Design at the City of Vancouver is looking more information on why the site is requiring two sets of water services.

Ledcor has contacted the City of Vancouver requesting two sets of water services for site.

Regards,

Cheryl Craig | Waterworks Design

Engineering Services | City of Vancouver

t. 604-873-7311

e. cheryl.craig@vancouver.ca

From: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
To: "Cha, David" <David.Cha@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 7/4/2025 8:36:29 AM
Subject: Re: 2212 West 10Av Rezoning-Notes for July 3 meeting

Hi David,

We just piggybacked off of the rezoning notification. There was a note about contacting me for the CO. Daniel would be the one to ask about details of the notification.

Sincerely,

Bryce Casidy (he/him)
Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver
604.871.6707 | bryce.casidy@vancouver.ca



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From: Cha, David <David.Cha@vancouver.ca>
Sent: July 3, 2025 10:42AM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE:2212 West 10Av Rezoning-Notes for July 3 meeting

Hi Bryce,

Daniel and I had a meeting with s.22(1) [REDACTED]. He mentioned that he wasn't notified for some reason.

I'm having a hard time accessing the SYC for the DP-2025-00227, but can you please send me a link to the SYC website with this DP application and issued PTL s.22(1) [REDACTED] reference?

Regards,

David Cha, Architect AIBC
Development Planner



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From: s.22(1)
Sent: Wednesday, July 2, 2025 11:57 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: s.22(1) >; s.22(1) >; s.22(1) >; s.22(1) >; s.22(1) >; s.22(1) >; s.22(1) >; s.22(1) >
Subject: 2212 West 10Av Rezoning-Notes for July 3 meeting

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Daniel, hi

Preparing for tomorrow's meeting I went carefully through the submission and noted down the points where I think the proposed development either does not comply with the City's stated goals or will negatively affect some of its neighbours s.22(1)

I took the liberty of copying part of the submission and writing in it my comment.

I trust this will help to make tomorrow's meeting more effective.

Looking forward to tomorrow's meeting.

s.22(1)

NOTES

Planning Directions (page 09) - 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.

Broadway Plan – page 93: *Developed in the late 1990s on former industrial land, Arbutus Walk comprises four blocks of mid-rise apartments and townhouses, surrounded by green space, tree-lined streets and walking paths. Notes “Vibrant, **walkable** mixed-use area”*

- Site Analysis (page 06)- Acknowledges multi family residential and “immediate neighbours are mid-rise apartment buildings either side” but no mention of CD1-341.

Page 11 BROADWAY PLAN COMPLIANCE

- 11.1.35 “Ground floors should be lively, people-focused and urban in character, and provide a **sense of security** at all hours”. Covered Loading Bays off Marstrand provide unsupervised shelter for drug deal, rape, etc. **Loading Bays must be relocated.**
- “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”. This requirement, that applicant amazingly marks as “Complaint” should apply to the face the application presents to Marstrand. To comply the Telus Bunker should be set back +/-2M from North property line and make room to a landscaping strip. We understand that there will not be windows in the Bunker, but the concrete walls can be clad with masonry. Maybe the masonry treatment of the current Bunker (80, 90 years old?), that is a very handsome building, could inspire some patterns to be used in the new one.
- 11.1.51 “Enhance habitat for birds, pollinators, and other flora and fauna where possible.” A Bunker setback along Marstrand would comply with this point.
- 11.1.54 “Solar shading devices integrated into the overall building expression should be incorporated where appropriate” Global warming is a fact. Heat is a problem that we are just starting to recognize. The heating effect of the Bunker on the building facing it on Marstrand during summer nights, when the concrete wall releases the heat it absorbs during the day, should be taken in consideration. Setting it back and planting heavy landscaping in front of it would help to mitigate its effect.
- 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.**” In this case lane access is not available. The design of Loading Bay A and B provides an unsupervised open shelter for unwanted activities (drug dealing and consuming among others). There are many alternative locations.
- 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).” As noted in the previous point, the loading needs redesign.
- DESIGN RATIONALE Page 15 – Setbacks. There are three mature trees in what is shown as the “sidewalk” along Marstrand that have been ignored (see photos 10&11, page 07, and Survey, page A0.02). With a bit of flexible and creative design at least two (maybe all three) of them could be saved.

Zoning Bylaw Definitions

Lane: *A public thoroughfare or way not more than 10.1 m in width that affords only a secondary means of access to a site, at the side or rear. Marstrand is the only mean of access to over 150 units.*

Front yard 10.26 (b) *in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning; 2212 W10th Avenue Front Yard is its Yew St. frontage. Marstrand Av. Frontage is its side yard, not its rear yard.*

Preparing for tomorrow's meeting I went carefully through the submission and noted down the points where I think the proposed development either does not comply with the City's stated goals or will negatively affect some of its neighbours **s.22(1)**

I took the liberty of copying part of the submission and writing in it my comment.

I trust this will help to make tomorrow's meeting more effective.

Looking forward to tomorrow's meeting.

s.22(1)

NOTES

Planning Directions (page 09) - *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.*

Broadway Plan – page 93: *Developed in the late 1990s on former industrial land, Arbutus Walk comprises four blocks of mid-rise apartments and townhouses, surrounded by green space, tree-lined streets and walking paths. Notes "Vibrant, walkable mixed-use area"*

- Site Analysis (page 06)- Acknowledges multi family residential and "immediate neighbours are mid-rise apartment buildings either side" but no mention of CD1-341.

Page 11 BROADWAY PLAN COMPLIANCE

- 11.1.35 *"Ground floors should be lively, people-focused and urban in character, and provide a sense of security at all hours"*. Covered Loading Bays off Marstrand provide unsupervised shelter for drug deal, rape, etc. **Loading Bays must be relocated.**
- "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"*. This requirement, that applicant amazingly marks as "Complaint" should apply to the face the application presents to Marstrand. To comply the Telus Bunker should be set back +/-2M from North property line and make room to a landscaping strip. We understand that there will not be windows in the Bunker, but the concrete walls can be clad with masonry. Maybe the masonry treatment of the current Bunker (80, 90 years old?), that is a very handsome building, could inspire some patterns to be used in the new one.
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Front yard 10.26 (b) *in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning;* 2212 W10th Avenue Front Yard is its Yew St. frontage. Marstrand Av. Frontage is its side yard, not its rear yard.

June 2, 2025

Maria Pawluczuk
Ledcor Property Investments Ltd.
1500 - 1067 W Cordova St
Vancouver, BC
V6C 1C7

**RE: 2221 Marstrand Avenue (formerly 2212 W 10th Avenue) Vancouver, BC V6K 2H8
Development Application Number DP-2025-00227**

On behalf of the Director of Planning, your application has been approved to develop a one-storey public utility building having vehicular access from Marstrand Avenue on this existing site.

This proposal is coming under the existing C-7 zoning and is separate from the rezoning proposal under RZ-2024-00090.

A permit may be issued upon the completion of the revisions and conditions noted below under items 1.0 to 2.5 of this “prior-to permit issuance” letter.

IMPORTANT - PRIOR TO RESPONSE SUBMISSION

Upload a complete Prior-to-Response electronically through the Applicant’s online external user account (login at vancouver.ca/permit-apply)

- Ensure items by registered professionals are digitally signed and sealed (if/as applicable). Refer to vancouver.ca/permits-eplan
- Provide a signed written response describing how you have addressed each of the Prior to Letter conditions including a detailed list of any changes deviating from the original submission.
- Partial submissions will not be accepted.
- Repeated incomplete resubmissions may be subject to additional review, fees and longer processing times.

Contact your Project Facilitator bryce.casidy@vancouver.ca with any questions or concerns.

1.0 Prior to the issuance of the Development Permit, revised digital drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Urban Design conditions:

- 1.1 design development to improve the building interface along Marstrand Avenue;

Note to Applicant: This can be achieved by improving the exposed blank wall condition through high-quality materials, textures, articulation, colour and/or landscape treatment such as proposing planters at the roof top or setting the building back and proposing raised planters at grade. Planters in each scenario should be complete with appropriate plant material (and support structures) that can either climb up, or cascade down to soften this exposed blank wall. Also see Landscape condition 1.6.

Development Review Branch conditions:

- 1.2 provision of revised FSR overlays and data summary table to include the basement level, per section 4.1.1 - Computation of Floor Area, of the C-7 District Schedule of the Zoning and Development By-law;

Note to Applicant: Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

- 1.3 demonstration of compliance with Section 3.1.2.1– Height, of the C-7 District Schedule of the Zoning and Development By-law, by providing the following:

- i. geodetic elevations at levels of the roof, i.e., top of parapet and top of roof accesses;
- ii. interpolated Building Grades (IBG) spot elevations to be calculated from Engineering grades and added to the site plan, roof plan and elevations, demonstrating the calculation of critical height points at the greatness height condition for the building;

Note to Applicant: Provide the official building grades (OBG) on the site plan to confirm height. Height is calculated to the most restrictive points on the site and confirmation of compliance should be provided. The OBG to be calculated to the lowest building corner, to the parapet and roof deck access.

- 1.4 provision of the following dimensions and additional information on the drawings:

- i. consistent and continuous dimension line hierarchy to be provided on the site plan, floor plans and overlays, in the following order:
 - a. overall building width, depth, height;
 - b. changes in building planes/projections;
 - c. any other specific building features, units, walls, etc., as needed;

- ii. setback dimensions to locate building corners in relation to property line corners;

Note to Applicant: Fully dimension site plan. Setback dimensions and gross building measurements are to be to the exterior face of the cladding.

- iii. dimensions for building floor heights, height envelop references and geodetic elevation references to top of parapet and roof deck accesses for all building and floors;
- iv. existing and proposed grade elevations at major building corners added to the site plan, main floor plan and elevations;

1.5 compliance with Sections 4 and 5 – Parking and Loading of the Parking By-Law as follows:

- i. compliance with Section 4.1.4 - Required Accessible Parking Spaces, of the Parking By-law;

Note to Applicant: One accessible parking space is required.

- ii. Compliance with Section 5.2.5 - Required Off Street Loading Spaces, of the Parking By-law;

Note to Applicant: Two class B loading spaces are required.

Note to Applicant: Provide a complete tech table showing the calculation for required parking and loading, and the number of spaces being provided. Reference sections of the Parking By-law. Also see Engineering conditions 1.9 and 1.10.

Landscape Review conditions:

- 1.6 consideration to add plant material along rear lane interface;

Note to Applicant: Planters at grade, or on the roof with climbing or trailing plant material (and appropriate support structures) could be used to soften this interface.

- 1.7 provision of stand-alone landscape architectural drawings;

Note to Applicant: Currently the landscape drawing package has been included within the architectural submission package. A standalone landscape submission set is required for review by Landscape Planning Staff.

Engineering Services conditions:

- 1.8 submission of an updated landscape plan for the streetscape design of the site reflecting all the public realm changes, including demonstration of:
- i. notation of the following:
 - a. "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - b. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for tree species specification and inspection after tree planting completion. Contractor to consult with the Project Arborist when working within the Tree Protection Zone (TPZ). A TPZ is any area within 6 times the diameter of a tree trunk."
 - ii. City of Vancouver Standard Detail Drawings C2.1 referencing for proposed sidewalk on Yew Street;
 - iii. City of Vancouver Standard Detail Drawings C2.2 referencing for proposed sidewalk on West 10th Avenue;

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.9 provision of vehicle space(s), per Parking By-law Section 4 and the Design Supplement, including minimum 3.5 meters (11.5 feet) width, 5.5 meters (18 feet) length, 2.3 meters (7.5 feet) vertical clearance, plus 1.5 meters (4.9 feet) access aisle for van accessible space;
- 1.10 provision of loading space(s), per Parking By-law Section 5 and the Design Supplement, including minimum [3.4 meters (11.2 feet) width], 10.2 meters (33.5 feet) length for Class B spaces;

- 1.11 provision of all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, including correction of the following:
- i. missing Design Elevations from the plan at corner of driveways, parking stalls, access pathway; and
 - ii. incorrect Design Elevation at entrance;

Note to Applicant: Refer to Landscape Plan – Level 1/sheet L.1.0. Design Elevations must be directly interpolated between adjacent building grades (see markup for location/details). Refer to building grade letter.

Please note this revision is only for the new building along Marstrand Avenue. Any other future development on the site will have to submit final design grades along property line again.

2.0 **Condition(s) to be met prior to the issuance of the Development Permit:**

Development Review Branch conditions:

- 2.1 Written confirmation is to be submitted that there are no changes other than changes caused by addressing the remaining conditions.
- 2.2 Written confirmation is to be submitted that the notification signs on the site have been removed.

Engineering Services conditions:

- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 7 to 10, Block 363, District Lot 526, Plan 2300 to create a single parcel.
- 2.4 Provision of a complete Hydrogeological Study including, but not limited to:
 - i. Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent groundwater discharge rates for City approval.

Note to Applicant: Provide a revised hydrogeological report that:

- a. contemplates the architectural design for both proposed buildings on this parcel;
- b. includes additional groundwater monitoring data as described in Section 5.5 of the submitted report (dated October 14, 2024); and

- c. incorporates discussion of a coordinated groundwater management plan for the entire parcel, including details regarding location and timing of the proposed cut-off wall.
- ii. An updated Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: Refer to Zoning and Development By-law (Section 4.3.4) and the Groundwater Management Bulletin.

<https://vancouver.ca/home-property-development/groundwater-management-bulletin.aspx>.

2.5 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits.

3.0 **Conditions of the Development Permit:**

- 3.1 All services, including telephone, television cables and electricity, shall be completely underground.
- 3.2 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
- 3.3 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- 3.4 This site may be affected by a Development Cost Levy By-law. Levies will be required to be paid prior to the issuance of Building Permits.
- 3.5 This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.
- 3.6 All approved off-street vehicle parking, loading, and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- 3.7 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings **prior to the issuance of any required occupancy permit**, or any use or occupancy of the proposed

development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

Note to Applicant: In cases where it is not practical, due to adverse weather conditions or other mitigating factors, to complete the landscaping prior to occupancy of a building, the City will accept an Irrevocable Letter of Credit (amount to be determined by the City) as a guarantee for completion of the work by an agreed upon date.

- 3.8 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
- 3.9 Applicant shall ensure outdoor lighting is designed and installed to minimize impacts on ecology and neighbours, in compliance with the Vancouver Building By-law and Standards of Maintenance By-law.
- 3.10 The location of this permit falls within the Broadway Subway Project area. There are potential impacts to construction access to sites and use of City streets for projects in this area due to the Broadway Subway construction. Please contact the City of Vancouver Rapid Transit Office rapidtransitoffice@vancouver.ca for more information.
- 3.11 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law [#4243] Section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 3.12 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

3.13 Please note that as the City of Vancouver prepares for the FIFA World Cup 26™, street use for public and private construction during and around the event period will be limited so additional consideration should be given to planning for, and requesting street use where required. To help you plan, Vancouver's match dates for 2026 are:

- Saturday, June 13
- Thursday, June 18
- Sunday, June 21
- Wednesday, June 24
- Friday, June 26
- Thursday, July 2
- Tuesday, July 7

For questions, please contact the City at streetusereview@vancouver.ca. To learn more about FIFA World Cup 26 Vancouver™ and stay updated, visit www.vancouverfwc26.ca.

3.14 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. If in the conversation with BC Hydro it is discovered that the site requires a PMT or LPT, the drawings must be updated to show the location and dimensions.

For questions on this requirement, please contact Utilities Management Branch at 604.829.9447 or at umb@vancouver.ca.

- 3.15 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:
- i. the Key Plan shall follow the specifications in the City of Vancouver Key Plan Process and Requirements Bulletin <https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>; and
 - ii. all third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

For questions on this requirement, please contact Utilities Management Branch at 604.829.9447 or at umb@vancouver.ca.

- 3.16 Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases).

Note to Applicant: E-mail the City at groundwater@vancouver.ca.

- 3.17 Monthly reporting of construction-related discharge to sewer shall be submitted **prior to Building Permit issuance** for excavation.

Note to Applicant: The monitoring must include daily average flow rates. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 3.18 Every effort shall be made to prevent or limit the long-term discharge of groundwater to the sewer system.

4.0 Notes to Applicant:

- 4.1 It should be noted that your Development Permit will be issued when you have complied with all the above conditions. However, if these conditions have not

been complied with **on, or before December 2, 2025**, this Development Application may stand refused.

- 4.2 A new Development Application will be required for any significant changes. This approval is subject to any change in the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- 4.3 If this application necessitates the demolition of existing residential rental, per Section 10.14.2 and except as set out in section 10.14.3, where development necessitates the demolition of existing residential rental accommodation, no development permit shall be issued for the demolition unless and until a development permit for the new development has been issued.

Note to Applicant: The development permit for the new development shall not be issued unless and until all building permits for the new development and a building permit for the demolition are issuable.

- 4.4 If this Development Application included a written notification of neighbouring property owners or other interested parties, a copy of this letter will be sent to all respondents advising them of the decision.
- 4.5 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows, and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors, and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows, or ventilation openings.

Yours truly,



Lizette Berdahl,
lizette.berdahl@vancouver.ca
(604) 871-6706
LB/cg

From: "Kettmann, Harry" <harry.kettmann@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "PB Development Trees" <PBDevelopment.Trees@vancouver.ca>
"Fernandes, Tina" <Tina.Fernandes@vancouver.ca>
Date: 6/9/2025 8:40:40 AM
Subject: RE: 2212 West 10th Avenue - Regent Site
Attachments: AF54-C-250325-Sealed.pdf
2212 W 10th Ave - Rezoning Requirement Letter.pdf

Hi Daniel,

Urban Forestry does support extending the separated sewer systems on W10th Avenue from the Yew Street intersection to the western frontage of the development. The existing trees are large high value trees that would need to be removed and placing the sewer alignment in the tree corridor will eliminate future trees.

Thanks,
Harry Kettmann (he/him)
Arboriculture Technician,
ISA Certified Arborist/ISA Municipal Arborist/TRAQ
Urban Forestry/Vancouver Park Board
Mail: harry.kettmann@vancouver.ca Tel: 604 841 1565

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Friday, June 06, 2025 1:57 PM
To: Kettmann, Harry <harry.kettmann@vancouver.ca>
Subject: FW: 2212 West 10th Avenue - Regent Site

Hi Harry,

Civil drawings attached.

Thank you for having a look at this.

-Daniel

From: InterCAD Services <mail@intercad.bc.ca>
Sent: Thursday, March 27, 2025 9:35 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Cc: 'Maria Pawluczuk' <Maria.Pawluczuk@ledcor.com>
Subject: 2212 West 10th Avenue - Regent Site

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Daniel/Bryce,

The rezoning requirement letter, attached for reference, mentions analysis of the existing 250mm combined sewer to confirm if it has capacity for the existing and design flows contributing to it. Attached is analysis of the existing combined sewer (drawing AF54-C-211). The combined sewer is over capacity based on the design sanitary and storm flows contributing to it.

In addition to analysis of the existing system, there is design analysis of extending the separated sewer systems on 10th Avenue from the Yew Street intersection to the western frontage of the development (drawings AF54-C-212 and 213). The analysis shows extension of a 525mm diameter storm sewer and 250mm diameter sanitary sewer.

Can you please coordinate the sewer analysis with the appropriate City Staff. In addition, has an City engineering project manager been assigned to this project that we can coordinate these items with in the future?

Please do not hesitate to contact us should you have any questions.

Regards,
Graham Wood

File # AF54

InterCAD Services Ltd

1111 West 8th Avenue

Vancouver, BC V6H 1C5

Tel: 604-739-7707

Email: mail@intercad.bc.ca



The proposal must incorporate the *High-Density Housing for Families with Children Guidelines* (<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>), including but not limited to:

- A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for all units;
 - A private open space for each unit with a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide;
 - Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture, and situated to maximize sunlight access; and
 - Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.
- If seeking the DCL waiver, please ensure that the average unit size per unit type is less than the maximums set in the *Rental Incentive Programs Bulletin*. A copy of the DCL Waiver Request Form should be submitted at rezoning application stage.
 - The rental tenure must be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sale covenants).

Sustainability

- The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building measures detailed in the policy.

Engineering

Utility Upgrades

At this time, the following information is known regarding sewer servicing and upgrading requirements:

- Site is serviced by a 250 mm combined sewer along West 10th Avenue by combined sewer lateral. Applicant to remove and abandon the existing combined sewer lateral as per City's specifications and provide separate sanitary and storm service connections to sewer mains on West 10th Avenue.
- The available capacity of the sewer is unknown and would require modelling exercise.
- Further analysis is required to determine if sewer capacity is sufficient to service the development. A sewer upgrade may be required, this will be evaluated in more detail during the rezoning application process and is subject to change.
- Staff strongly encourage retaining a civil consultant early on in the process to help estimate any potential off-site sewer upgrades.
- Local service upgrade, i.e. along the site frontage, may be required if the proposed water service connections are larger than the water main servicing the site.

From: "Sam, Joyce" <Joyce.Sam@vancouver.ca>
To: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
"Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Marissa Pascuzzi" <Marissa.Pascuzzi@ledcor.com>
Date: 4/17/2025 10:24:26 AM
Subject: RE: Agent Authorization
Attachments: 2202-2212 W 10th Ave - Site Sign - Yew.pdf
2202-2212 W 10th Ave - Site Sign - 10th Ave.pdf

Hi all,

Please see revised signs ☐☐

Let me know if you need further edits.

Thanks!
Joyce

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 10:19 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>; Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Subject: RE: Agent Authorization

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Thank you.

Maria Pawluczuk
c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 17, 2025 10:16 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: RE: Agent Authorization

CAUTION: This email was sent from outside of Ledcor's network. Please be careful while clicking links, opening attachments, or replying to this email.

Thank you for flagging this Maria.

Joyce, can you please edit the sign copy to reflect LPI Management Ltd. as the applicant?

Maria, we'll have an updated sign copy back to you today.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 9:41 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: FW: Agent Authorization

Hi Daniel,

Further to my voicemail, could we please have the site sign information revised to LPI Management Ltd. per attached forms?

Thank you,

Maria Pawluczuk

c 236-668-2748

From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Tuesday, December 17, 2024 10:32 AM
To: Phan, Thien <Thien.Phan@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: Agent Authorization

Hi Thien,

I hope you are doing well.

I understand that s.22(1) and you would be the next best contact. We need to make some internal adjustments and would like to update the applicant name on the application form from Ledcor Property Investments Inc. to LPI Management Ltd. going forward. This is a minor change that will not impact our operations or the management of these projects.

I have attached our application forms and the associated Change of Agent Authorization for Rezoning to this email.

Could you please let me know if this is something you can process? If not, should I reach out to another staff member in your department? Our goal is to have the new applicant name in place before we post the rezoning sign and before the materials are uploaded to Shape Your City. We are aware that some of this work might already be in progress, and we do not want to impede the progress of our applications. So please provide us with some feedback in that regard.

Thank you for your continued support and hard work.

Regards,
Lorne

Lorne Wolinsky
Vice President, Development
Ledcor Property Investments Ltd., Properties
1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

REZONING APPLICATION

2202-2212 West 10th Avenue

DETAILS

The City of Vancouver has received an application to rezone the subject site from C-7 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 25-storey mixed-use rental building with a 4-storey podium and includes:

- 221 units with 20% of the floor area for below-market rental units;
- Telecommunications facility on the ground floor;
- A floor space ratio (FSR) of 6.65; and
- A building height of 77.6 m (255 ft.) with additional height for rooftop amenity space.

This application is being considered under the *Broadway Plan*.

Application drawings and statistics are posted as-submitted to the City. Following staff review, the final project statistics are documented within the referral report.

APPLICANT: LPI Management Ltd.
1500 – 1067 West Cordova Street
Vancouver, BC V6C 1C7



REZONING PROPOSAL



LOCATION

What's happening:

Rezoning application submitted

Application review by City staff

Seeking Your Input

July 9, 2025 to
July 22, 2025

PUBLIC INPUT

A comment form is available and will continue to be accessible following the Q&A period.

Referral to Public Hearing

Public Hearing

Information to come

PUBLIC INPUT

Decision by Council

To learn more, including key dates, or to provide input on this project:

- Visit shapeyourcity.ca/rezoning
- Scan the QR code below



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APPLICANT: LPI Management Ltd.
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Vancouver, BC V6C 1C7



REZONING PROPOSAL



LOCATION

What's happening:

Rezoning application submitted

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- Visit shapeyourcity.ca/rezoning
- Scan the QR code below



From: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 4/28/2025 12:43:59 PM
Subject: RE: Agent Authorization

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Report Suspicious

Hi Daniel,

Following up on the request below. If you could please clarify sign posting timing, that would be appreciated.

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Maria Pawluczuk
Sent: Thursday, April 17, 2025 12:08 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Agent Authorization

Hi Daniel,

Please see the final shadow study linked below:

s.15(1)(l)

Is there any flexibility around the timing of the sign posting and Q&A period for our application? We understand the sign must be posted at least two weeks prior to the start of the Q&A period, with the current schedule calling for the sign to be up by June 25th ahead of the July 9–22 Q&A window. However, we were wondering if there's any reason this timeline can't be advanced—for example, posting the sign as early as May 1st and initiating the Q&A period sooner. Our goal is to move toward a Public Hearing as early as possible, especially in light of the March 2026–January 2027 lame duck period.

Please let us know if this is something that could be considered or if there are specific constraints we should be aware of.

Thank you!

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 17, 2025 10:24 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>; Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Subject: RE: Agent Authorization

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Hi Maria,

Please submit the final shadow study today so we can organize the SYC page setup before the long weekend.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 10:19 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>; Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Subject: RE: Agent Authorization

Thank you.

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
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Joyce, can you please edit the sign copy to reflect LPI Management Ltd. as the applicant?

Maria, we'll have an updated sign copy back to you today.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

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510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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Cc: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: FW: Agent Authorization

Hi Daniel,

Further to my voicemail, could we please have the site sign information revised to LPI Management Ltd. per attached forms?

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Tuesday, December 17, 2024 10:32 AM
To: Phan, Thien <Thien.Phan@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: Agent Authorization

Hi Thien,

I hope you are doing well.

I understand that s.22(1) and you would be the next best contact. We need to make some internal adjustments and would like to update the applicant name on the application form from Ledcor Property Investments Inc. to LPI Management Ltd. going forward. This is a minor change that will not impact our operations or the management of these projects.

I have attached our application forms and the associated Change of Agent Authorization for Rezoning to this email.

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Thank you for your continued support and hard work.

Regards,
Lorne

Lorne Wolinsky

Vice President, Development
Ledcor Property Investments Ltd., Properties
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p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

From: "Marissa Pascuzzi" <Marissa.Pascuzzi@ledcor.com>
To: "Sam, Joyce" <Joyce.Sam@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
Date: 6/4/2025 5:41:36 PM
Subject: RE: Agent Authorization
Attachments: W 10th Sign.jpg
Yew St Sign.jpg

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Report Suspicious

Hi Joyce and Daniel,

Please see attached images of the signs which were installed today.

Thank you!

Marissa Pascuzzi

p 604-605-1742 | c 778-233-4352

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Tuesday, April 29, 2025 11:55 AM
To: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Agent Authorization

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Thank you!

Joyce Sam (she/her)

Planning Assistant III | Rezoning Centre
604-873-7352 | Joyce.Sam@vancouver.ca



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From: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Sent: Tuesday, April 29, 2025 11:19 AM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Agent Authorization

Hi Joyce,

Yes we can place it in the spot you identified. We will proceed with this location on Yew and the fence on W 10th and will send you pictures once installed.

Thank you!

Marissa Pascuzzi
p 604-605-1742 | c 778-233-4352

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Tuesday, April 29, 2025 9:48 AM
To: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Agent Authorization

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Hi Marissa,

Thank you for checking. Would it be possible to lower the Yew St sign a bit? Maybe in the blue circle?



Let us know what you think.

Thanks!

Joyce

From: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Sent: Monday, April 28, 2025 4:39 PM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Agent Authorization

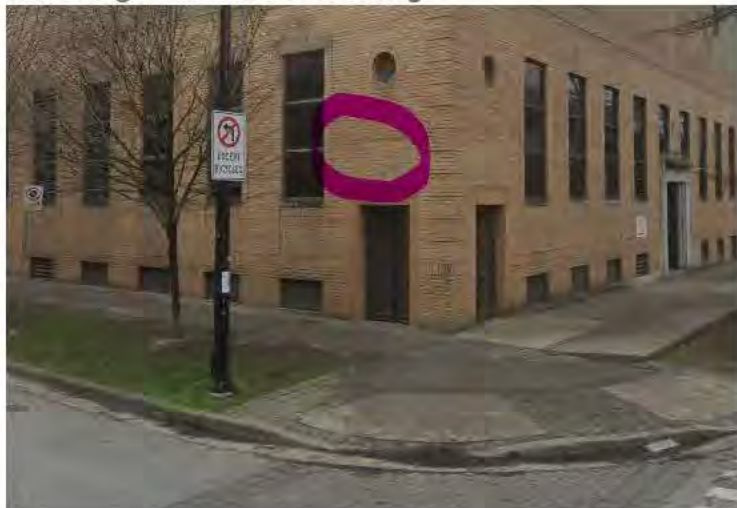
Hi Joyce,

Can you please confirm if the below locations are acceptable for our signs?

W 10th Sign – installed on fence



Yew St Sign – installed on building



Thank you!

Marissa Pascuzzi

p 604-605-1742 | c 778-233-4352

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Thursday, April 17, 2025 10:24 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Marissa Pascuzzi <Marissa.Pascuzzi@ledcor.com>
Subject: RE: Agent Authorization

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Hi all,

Please see revised signs ☐☐

Let me know if you need further edits.

Thanks!
Joyce

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 10:19 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
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c 236-668-2748

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Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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c 236-668-2748

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To: Phan, Thien <Thien.Phan@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Elise Spearing <Elise.Spearing@ledcor.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: Agent Authorization

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I have attached our application forms and the associated Change of Agent Authorization for Rezoning to this email.

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Thank you for your continued support and hard work.

Regards,
Lorne

Lorne Wolinsky
Vice President, Development
Ledcor Property Investments Ltd., Properties
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p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.





From: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 1/29/2025 11:16:27 AM
Subject: RE: Bi-Weekly Check-In

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Report Suspicious

Daniel. My apologies. I have been stuck in meetings all day today and yesterday. Are you available now – I can duck out of my meeting.

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, January 29, 2025 11:05 AM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Subject: Bi-Weekly Check-In

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Hi Lorne,

We have our 11am bi-weekly scheduled. Are you free to make it?

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: "Phan, Thien" <Thien.Phan@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Cha, David" <David.Cha@vancouver.ca>
Date: 12/12/2024 11:31:22 AM
Subject: RE: Ledcor/W 10th Development Proposal

Thanks Daniel

Do we know how much Ledcor is engaging with the School, or not at all?

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, December 12, 2024 8:45 AM
To: Phan, Thien <Thien.Phan@vancouver.ca>; Cha, David <David.Cha@vancouver.ca>
Subject: FW: Ledcor/W 10th Development Proposal

FYI.

From: Michael LeBlanc <mleblanc@sjs.ca>
Sent: Thursday, December 12, 2024 7:23 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Blayne Addley <baddley@sjs.ca>
Subject: Ledcor/W 10th Development Proposal

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Dear Maria,

Thank you for the recent conversations and materials regarding the proposed Telus/Ledcor tower development at 10th and Yew Street, including the developer-provided shadow impact study.

I am writing to express our concern regarding the findings of the shadow impact study. The study indicates that the tower will cast significant shadows over our outdoor play areas from March to September, affecting recess and lunch. It will also reduce its utility as an outdoor learning space, and undermine our recent investments in furniture to facilitate that function.

As an urban school with a limited outdoor footprint, our exterior spaces are essential for student well-being, development, learning and play. The anticipated shadowing effects risk detrimentally impacting outdoor resources that have a vital role in the daily experience of our students and staff.

I have discussed this matter with Daniel Feeney at City Hall, and I want to ensure our voice is included in the ongoing consideration of this project. While we appreciate the need for urban development, we

believe it is important to balance growth with the needs of the surrounding community, particularly when it involves spaces dedicated to children's education and well-being.

We respectfully request that the concerns raised in this letter be carefully considered as part of the project review process. St. John's School remains committed to working with the City and Ledcor as an engaged community stakeholder.

Sincerely,

Michael LeBlanc

--



Michael LeBlanc

Director of Operations and Information Technology

St. John's School

604 732 4434 x 854

mleblanc@sjs.ca

www.sjs.ca [sjs.ca]

2215 West 10th Avenue, Vancouver, BC V6K 2J1

This is a staff email account managed by St. John's School. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

From: ["Cha, David" <David.Cha@vancouver.ca>](mailto:David.Cha@vancouver.ca)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
Date: 4/10/2025 10:59:17 AM
Subject: RE: Regent - Shadow Analysis

Hi Daniel,

Please see my comments and screenshot below:

Staff recommend that overlaid shadow analysis clearly quantify the net area of shadow reduction from Rezoning Enquiry submission to Rezoning Application submission onto the St John's School (SJS) yards and playgrounds.



MARCH 21 - 11:00 AM

M/

Regards,

David Cha, Architect AIBC
Development Planner
Planning, Urban Design and Sustainability | City of Vancouver
604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, April 9, 2025 12:02 PM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Regent - Shadow Analysis

Thank you Maria.

Received. David and I will review and get back to you shortly.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Wednesday, April 9, 2025 11:52 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: FW: Regent - Shadow Analysis

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Report Suspicious

Hi Daniel,

Please see link below for additional studies that were completed in line with the request below.

We are also happy to meet with you and David to go over the updates.

s.15(1)(l)

Thank you,

Maria Pawluczuk

Development Manager

Ledcor Property Investments Ltd.

1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7

p 604-605-1726 | c 236-668-2748

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From: Cha, David <David.Cha@vancouver.ca>

Sent: Wednesday, March 19, 2025 11:15 AM

To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: RE: Regent - Shadow Analysis

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Hi Maria,

As discussed in our meeting today, I'm highlighting the comments around visual clarity in **red** below. Please also ensure that all shadow studies apply daylight savings.

Regards,

David Cha, Architect AIBC

Development Planner

Planning, Urban Design and Sustainability | City of Vancouver

604.873.7080 | david.cha@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Friday, March 14, 2025 2:13 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Cc: Cha, David <David.Cha@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Regent - Shadow Analysis

Hi Lorne,

Correct. To be eliminated from the study.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Sent: Friday, March 14, 2025 1:58 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Cha, David <David.Cha@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Subject: RE: Regent - Shadow Analysis

Daniel,
Can you confirm that the crossed-out text below indicates that we should eliminate these items from the study?

Lorne Wolinsky
p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Friday, March 14, 2025 1:01 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Cc: Cha, David <David.Cha@vancouver.ca>
Subject: RE: Regent - Shadow Analysis

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Hi Lorne,

Thank you for coordinating the shadow study for Staff to review. Please see our feedback below. Overall, the report needs to be concise and tell a clear story.

Please ensure the following:

- The language and formatting is clear for the public to interpret.
- The 20-storey option reflects the proposal submitted through the enquiry.
- The shadows are shown through the usual graphic, as opposed to the heat map visualization style.

We have also made a few adjustments to the original report criteria.

In-depth Shadow Analysis Requirements:

Updated shadow analysis should show daylight savings and clearly delineate between existing, new and overlapping shadows with contrasting colour and high resolution for visual clarity. Please see the following for additional shadow analysis requests:

1. Provide shadow analysis from the spring to fall equinoxes between 8:00am and 4:00pm that explores a preliminary development proposal option that does not create any new shadow impacts onto the St John's School (SJS) yards and playgrounds. This zero-shadow analysis and preliminary development proposal option should include the maximum resulting building height, density and unit count, which will assist Staff in establishing a baseline.
2. Provide detailed enlarged shadow analysis showing the Rezoning application proposal from the spring to fall equinoxes showing the 10-minute increments during the school hours between 8:10am and 3:30pm. This analysis should also clearly indicate the shadow impacts during the recess hours (10:30am – 10:45pm) and lunch hours (11:45am – 12:45pm).
3. Provide comparison shadow analysis showing the original Rezoning Enquiry Shadow study analysis, overlaid or side-by-side with the Rezoning Application Shadow study analysis. This comparison shadow analysis should demonstrate how the shadow impacts to the SJS yards and playgrounds have been improved at Rezoning Application proposal.

4. Applicant should also clearly quantify the comparisons through net areas and percentages. Applicant to quantify the number of minutes the proposed development shadows onto SJC's key outdoor spaces. This analysis should outline the number of shadowing minutes for every day between the spring and autumnal equinoxes for the hours of 9:00 a.m. to 5:00 p.m. P.D.T. (March 19th to September 22 – 187 Days). The applicant should also indicate this analysis through percentages (i.e. 20% of the established time period is shadow for X day. An average percentage for the 187 days should also be indicated).

There should be three development scenarios; 1) No shadow option; 2) Enquiry Condition; 3) RZ Application Condition. Each of these scenarios should visualize the proposed form of development and their shadow impacts as well as the amount of shadowing onto key areas of the school (amount in time and space).

Please get in touch with David Cha if you have any questions. As discussed, I will return to the office Friday, March 21.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Sent: Friday, March 7, 2025 2:31 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Cc: colin.shrubb@dysarchitecture.com; Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>;

Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Keith Choi <Keith.Choi@rwdi.com>

Subject: Regent - Shadow Analysis

Daniel,

Please find a link below to the following, which have been requested by the City for our Regent project:

-Shadow Impact Analysis – Prepared by RWDI

-Shadow Time Lapse – Prepared by DYS Architecture

s.15(1)(l)

We would like to meet to walk your team through the materials. Please let us know what works.

Thanks,
Lorne

Lorne Wolinsky

Vice President, Development
Ledcor Property Investments Ltd., Properties
1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
p 778-753-8345 | c 604-379-3922
www.ledcordevelopment.com [ledcordevelopment.com]
www.ledcor.com [ledcor.com]

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From: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Laurie Mackintosh" <laurie.mackintosh@dysarchitecture.com>
"Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
colin.shrubb@dysarchitecture.com
Date: 1/22/2025 2:13:11 PM
Subject: RE: Regent - Shadow Analysis

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OK. This is understood. We will speak to DYS about their capabilities to produce this shadow study.

Thanks,
Lorne

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, January 22, 2025 12:25 PM
To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>
Cc: Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; colin.shrubb@dysarchitecture.com
Subject: RE: Regent - Shadow Analysis

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Hi Lorne,

I can appreciate the concern and it makes sense to not provide that many images.

The better approach would be to provide a video animation showing the shadow impacts. Please submit a video animation indicating the spring to fall equinoxes shadowing during the school hours between 8:10 am and 3:30 pm. Please submit detailed enlarged shadow analysis (spring to fall equinoxes) showing the 10-minute increments during the recess hours (10:30am – 10:45pm) and lunch hours (11:45am – 12:45pm).

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Sent: Tuesday, January 21, 2025 5:27 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Cc: Laurie Mackintosh <laurie.mackintosh@dysarchitecture.com>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; colin.shrubb@dysarchitecture.com

Subject: Regent - Shadow Analysis

Hi Daniel,

We have communicated the City's request for additional shadow analysis to DYS. Colin from DYS has reviewed the terms of reference for the additional analysis, and some additional clarity is required, as the "ask" is pretty significant.

The issue is related to the following:

"Provide detailed enlarged shadow analysis showing the Rezoning application proposal from the spring to fall equinoxes showing the 10-minute increments during the school hours between 8:10am and 3:30pm. This analysis should also clearly indicate the shadow impacts during the recess hours (10:30am – 10:45pm) and lunch hours (11:45am – 12:45pm)."

Showing the impacts at 10-minute increments between 8:10 a.m. and 3:30 a.m. from the Spring to Fall equinoxes would produce hundreds (if not thousands) of diagrams. There are forty-four 10-minute increments between 8:10 am and 3:30 am. Multiply that by the time between the equinoxes and DYS would have to produce hundreds (if not thousands) of diagrams. Can you clarify/confirm for us what is being requested?

Colin from DYS is also available to go over this request with you over the phone.

Please let us know your preference.

Lorne

Lorne Wolinsky

Vice President, Development

Ledcor Property Investments Ltd., Properties

1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7

p 778-753-8345 | **c** 604-379-3922

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From: ["Brooker, Emily" <Emily.Brooker@vancouver.ca>](mailto:Emily.Brooker@vancouver.ca)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
Date: 2/28/2025 11:06:09 AM
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Okay, thanks. Makes sense.

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Friday, February 28, 2025 10:58 AM
To: Brooker, Emily <Emily.Brooker@vancouver.ca>
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Hi Emily,

It hasn't been posted yet. The applicant is due to provide a revised shadow study.

They are proposing shadowing onto the private school across the street.

Once we review the study, we will post to the public.

-Daniel

From: Brooker, Emily <Emily.Brooker@vancouver.ca>
Sent: Friday, February 28, 2025 10:38 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Hi Daniel,

I can't see the SYC page for this project, did public notification happen?

Thanks,
Emily

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, October 22, 2024 3:12 PM
To: Housing Regulation <housingregulation@vancouver.ca>
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Oh brilliant.

Sounds good. This is non-compliant, so we'll see how it plays out.

They are 5-storeys beyond the Plan.

Give me a shout if you have any questions.

-Daniel

From: Housing Regulation <housingregulation@vancouver.ca>
Sent: Tuesday, October 22, 2024 1:41 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Okay, sounds good. Thanks Daniel.

Also, I'll be your Housing Planner on this one jfyi!

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, October 22, 2024 9:52 AM
To: Housing Regulation <housingregulation@vancouver.ca>
Subject: RE: Review Assignment - RZ-2024-00090-REVIEW-1

Hi Emily,

There are no tenants. Current building hosts Telus's infrastructure and a car park.

Do you still need the form to prove this out/have it on record?

-Daniel

From: Housing Regulation <housingregulation@vancouver.ca>
Sent: Tuesday, October 22, 2024 9:36 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: FW: Review Assignment - RZ-2024-00090-REVIEW-1

Hi Daniel,

Please could you ask the applicant to submit a Renter Screening Form for this RZ, so we can determine if there is a TRPP?

Thanks!
Emily

From: City of Vancouver Permits <permits@vancouver.ca>
Sent: Monday, October 21, 2024 2:46 PM
To: Housing Regulation <housingregulation@vancouver.ca>
Subject: Review Assignment - RZ-2024-00090-REVIEW-1



Hello Housing Regulation - Assigner,

You have been assigned the following process: Perform Review

Comments are due by Mar 07, 2025

Permit Number: RZ-2024-00090-REVIEW-1

Project Address: 2212 W 10TH AVENUE, Vancouver, BC V6K2H8

Please complete the assigned review with comments and/or conditions in POSSE on or before the scheduled due date as noted above. All necessary Plans/Documents to complete your review can be found in POSSE.

Please contact the Current Process Owner if this review cannot be completed by the requested due date.

[Review details and take action](#)

Thank You

Review your [To-Do-List](#) for a full list of your assignments.

[Update your POSSE user preferences and notification settings](#)

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From: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Shah, Maitrayee" <Maitrayee.Shah@vancouver.ca>
Date: 10/25/2024 1:45:50 PM
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Daniel,

Please work with Maitrayee on this rezoning tech review.

Thanks

Joe

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, October 21, 2024 3:41 PM
To: Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Community Spaces s.15(1)(l) @vancouver.ca; Mah, Chris <Chris.Mah@vancouver.ca>; Bourke, Matthew <matthew.bourke@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>; Contaminated Sites <Contaminated.Sites@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>; Planning Data <s.15(1)(l) @vancouver.ca>
Subject: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Everyone,

Please find below the details for a new rezoning application under the Broadway Plan for a site located at 2212 West 10th Ave. Posse file number: RZ-2024-00090

If you need any additional info from the applicant to perform your review, please let me know as early as possible. Comments and conditions are due March 7, 2025.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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CD-1 REZONING APPLICATION DISTRIBUTION	
FILE INFO	
PROPERTY ADDRESSES	2110 W 10 th Avenue
POSSE NUMBER	RZ-2024-00090
VANDOCs CASE FOLDER	TBC
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	October 18, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	TBD
URBAN DESIGN PANEL	TBD
COMMENTS DUE	March 7, 2025
REZONING PROPOSAL	
<ul style="list-style-type: none"> • To rezone from C7 to CD-1 to allow for the development of a 25-storey mixed-use rental building over a 4 storey podium • A portion of the existing telecommunications facility will be retained and modernized • Approximately 221 rental housing units of which 20% would be below market rental • Proposed FSR is 6.65 • A building height of 77.6 m (255 ft.) • 78 underground parking spaces and 429 bicycle spaces 	
APPLICANT INFORMATION	
APPLICANT	Ledcor Group Maria.pawluczuk@ledcor.ca
ARCHITECT	DYS Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	<i>s.15(1)(l)</i> @vancouver.ca
PDS - Community Plan Implementation	<i>Chris Mah</i>

PDS - Housing Regulation	<i>To be assigned</i>
ACCS - Social Policy	<i>To be assigned</i>
REFM - Real Estate Services	N/A
APPLICATION DOCUMENTS	
Application forms	<ul style="list-style-type: none"> • Rezoning application form
Property/site information	<ul style="list-style-type: none"> • Title search • Charge summary • BC Company summary • Rezoning consent by all owners
Site Plans and Design Package	<ul style="list-style-type: none"> • Building grades • Survey Plan • Rezoning booklet • Large-scale drawing set (with FSR overlay) • Landscape plan (may be included in booklet /large-scale drawing set)
Studies, Reports and Assessments	<ul style="list-style-type: none"> • Water demands • Site disclosure statement • Phase 1 environmental site assessment • Green Buildings Policy for Rezoning package <ul style="list-style-type: none"> ◦ Energy Emissions Design Report ◦ Embodied Carbon Design Report ◦ Resilient Buildings Planning Worksheet ◦ Letter of commitment • Arborist report
Additional Information	<ul style="list-style-type: none"> • Community-serving spaces information form • Renter Screening Form • CAC Offer Form • DCL waiver request form

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: "Mah, Chris" <Chris.Mah@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Misiak, Andrew" <Andrew.Misiak@vancouver.ca>
"Stroh, Miles" <Miles.Stroh@vancouver.ca>
Date: 10/29/2024 3:25:11 PM
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

I'm not familiar with the site and haven't looked into what they're proposing. Generally, we'd like to see some open space on larger sites but we'd look at it based on site context. It's not going to work 100% of the time.

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, October 29, 2024 3:17 PM
To: Mah, Chris <Chris.Mah@vancouver.ca>
Cc: Misiak, Andrew <Andrew.Misiak@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Thank you gents.

The applicants are seeking additional height with their rationale rooted in the proposed Bway amendments.

My understanding is they need to propose public space for the additional height to be supported. Can you confirm this is the requirement? They have not proposed any ground-level public space.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Mah, Chris <Chris.Mah@vancouver.ca>
Sent: Tuesday, October 29, 2024 3:14 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Misiak, Andrew <Andrew.Misiak@vancouver.ca>; Stroh, Miles <Miles.Stroh@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel,

Andrew and Miles can help you out with this one. They handled the enquiry too.

Thanks,

Chris

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, October 21, 2024 3:41 PM
To: Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Community Spaces [s.15\(1\)\(l\)](#) <@vancouver.ca>; Mah, Chris <Chris.Mah@vancouver.ca>; Bourke, Matthew <matthew.bourke@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>; Contaminated Sites <Contaminated.Sites@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>; Planning Data [s.15\(1\)\(l\)](#) <@vancouver.ca>
Subject: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Everyone,

Please find below the details for a new rezoning application under the Broadway Plan for a site located at 2212 West 10th Ave. Posse file number: RZ-2024-00090

If you need any additional info from the applicant to perform your review, please let me know as early as possible. Comments and conditions are due March 7, 2025.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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APPLICANT	Ledcor Group Maria.pawluczuk@ledcor.ca
ARCHITECT	DYS Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	<i>To be assigned</i>
PDS - Landscape	<i>To be assigned</i>
ENG - Multiple Groups	<i>Dan Walker, Shannon Blackwood</i>
ENG – Urban Forestry	<i>N/A</i>
DBL - Development Review Branch	<i>Joe Bosnjak (for assignment)</i>
REFM - Environmental Services	<i>Rose Budau</i>
ACCS - Social Policy	<i>s.15(1)(l) @vancouver.ca</i>
PDS - Community Plan Implementation	<i>Chris Mah</i>
PDS - Housing Regulation	<i>To be assigned</i>
ACCS - Social Policy	<i>To be assigned</i>
REFM - Real Estate Services	<i>N/A</i>
APPLICATION DOCUMENTS	
Application forms	<ul style="list-style-type: none"> • Rezoning application form

Property/site information	<ul style="list-style-type: none"> • Title search • Charge summary • BC Company summary • Rezoning consent by all owners
Site Plans and Design Package	<ul style="list-style-type: none"> • Building grades • Survey Plan • Rezoning booklet • Large-scale drawing set (with FSR overlay) • Landscape plan (may be included in booklet /large-scale drawing set)
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Additional Information	<ul style="list-style-type: none"> • Community-serving spaces information form • Renter Screening Form • CAC Offer Form • DCL waiver request form

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: ["Sam, Joyce" <Joyce.Sam@vancouver.ca>](mailto:Joyce.Sam@vancouver.ca)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
CC: ["Liu, Belinda" <Belinda.Liu@vancouver.ca>](mailto:Belinda.Liu@vancouver.ca)
Date: 4/11/2025 12:42:56 PM
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel,

I will have that added and send you the materials for approval

Cheers,
Joyce

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Friday, April 11, 2025 11:48 AM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Please note, we need to add the language below:

"Please note, a development permit for the new, smaller telecommunications facility has been submitted and is currently under staff review. The proposed telecommunications use is permitted under the existing zoning. If you have questions related to the development permit (DP-2025-00227), please contact Bryce Casidy, Project Facilitator - bryce.casidy@vancouver.ca – 604-871-6707."

From: Feeney, Daniel (PDS)
Sent: Friday, April 11, 2025 10:40 AM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Joyce,

Can you please send through the public notification materials again for review.

The links below aren't working.

Thank you!

Daniel

From: Liu, Belinda <Belinda.Liu@vancouver.ca>
Sent: Monday, December 9, 2024 3:31 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel, the materials for 2212 W 10th Ave are ready for review. A few notes:

- Per email below, no tenants on site so did not use 'TRP' template for materials.
- Is the address supposed to be 2202-2212 W 10th Ave?
- Please confirm the notification boundary ([linked here](#))
- Confirm Q&A date:
 - Jan 29-Feb 11 (recommend sending out site sign installation request before December holidays)
 - Feb 5-18
 - Feb 12-25
- Confirm # and location of site signs (blue Xs below).



Postcard and site sign: [here](#)
SYC: [here](#)

Belinda

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, October 22, 2024 9:26 AM
To: Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Belinda,

They are non-compliant so we will work through their issues first and then coordinate the Q+A.

No tenants on site but let's wait to publish the SYC page and sign until we figure out their non-compliance.

I'll request the flythrough once we have a resubmission.

Thank you!

Daniel

From: Liu, Belinda <Belinda.Liu@vancouver.ca>
Sent: Monday, October 21, 2024 5:18 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel, below are the available Q&A periods. Please let me know which one you'd like to schedule.

- Nov 20-Jan 3 (note site sign would have to be up by Nov 6) – last period of 2024
- Jan 8-21
- Jan 15-28

As well, can you confirm:

- Is tenant protection language needed on the materials?
- Will you be requesting the flythrough video?

Belinda

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, October 21, 2024 3:41 PM
To: Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Community Spaces [s.15\(1\)\(l\)@vancouver.ca](mailto:s.15(1)(l)@vancouver.ca); Mah, Chris <Chris.Mah@vancouver.ca>; Bourke, Matthew <matthew.bourke@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>; Contaminated Sites <Contaminated.Sites@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>; Planning Data [s.15\(1\)\(l\)@vancouver.ca](mailto:s.15(1)(l)@vancouver.ca)
Subject: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Everyone,

Please find below the details for a new rezoning application under the Broadway Plan for a site located at 2212 West 10th Ave. Posse file number: RZ-2024-00090

If you need any additional info from the applicant to perform your review, please let me know as early as possible. Comments and conditions are due March 7, 2025.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner
 Planning, Urban Design & Sustainability | City of Vancouver
 510 West Broadway, Vancouver, BC V5Z4A8
 T: 604-326-4868
daniel.feeney2@vancouver.ca



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VANDOCs CASE FOLDER	TBC
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	October 18, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	TBD
URBAN DESIGN PANEL	TBD
COMMENTS DUE	March 7, 2025
REZONING PROPOSAL	
<ul style="list-style-type: none"> To rezone from C7 to CD-1 to allow for the development of a 25-storey mixed-use rental building over a 4 storey podium A portion of the existing telecommunications facility will be retained and modernized Approximately 221 rental housing units of which 20% would be below market rental Proposed FSR is 6.65 A building height of 77.6 m (255 ft.) 78 underground parking spaces and 429 bicycle spaces 	
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APPLICANT	Ledcor Group Maria.pawluczuk@ledcor.ca
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Daniel Feeney (He/Him)

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From: ["Sam, Joyce" <Joyce.Sam@vancouver.ca>](mailto:Joyce.Sam@vancouver.ca)
To: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
Date: 4/15/2025 4:12:03 PM
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Will do! thanks! ☐☐

Joyce

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, April 15, 2025 4:08 PM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Joyce,

Roger that on the addresses. Include them both.

July 9 to 22 would be great.

Please wait to publish until the report has been accepted and uploaded onto the SYC page.

The site sign instructions can go out when you have time.

Thank you,

Daniel

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Tuesday, April 15, 2025 3:56 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hey Daniel ☐☐

Sounds good!

We usually include all the addresses.

Here are some dates:

- July 2 to 15
- July 9 to 22
- July 16 to 29

Would you like to wait for the finalized report before publishing the page?

Thanks!

Joyce

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, April 15, 2025 3:52 PM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Joyce,

These look great! No edits from me.

- Is the address supposed to be 2202-2212 W 10th Ave?
 - The primary address is 2212 W 10th but I'd follow our standard. Do we typically include all addresses?
- Let me know when you are ready to schedule a Q&A date!
 - Anytime in July works.
- Flythrough video required
 - I will request from the applicant.

Important – We will be adding a shadow study report to the SYC page also as a separate document. They finalizing the report. I will let them know they cannot install the sign until the report has been finalized and sent to Staff for SYC inclusion.

Great work! Let me know if you have any questions. Feel free to send the sign instructions to the applicant and cc me. I can then request the flythrough and tell them we will not post until the shadow study is finalized/no sign installation until report is complete.

-Daniel

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Tuesday, April 15, 2025 3:11 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel ☺☺

Please see materials:

- SYC: [\[link to draft project\]](#)
- Post Card: [\[link to postcard\]](#)
- Notification Boundary: [\[link to notification boundary\]](#)
- Site Signs:
 - Sign 1: [\[link to sign\]](#)
 - Sign 2: [\[link to sign\]](#)

Please note the following:

- Is the address supposed to be 2202-2212 W 10th Ave?
- Let me know when you are ready to schedule a Q&A date!
- Flythrough video required

H:\CSG Planning\Current Planning\Rezoning Centre\Graphics\Planning Assistant Graphics\Community Plans\2202-2212 W 10th Ave

Thanks!

Joyce

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Friday, April 11, 2025 10:40 AM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Joyce,

Can you please send through the public notification materials again for review.

The links below aren't working.

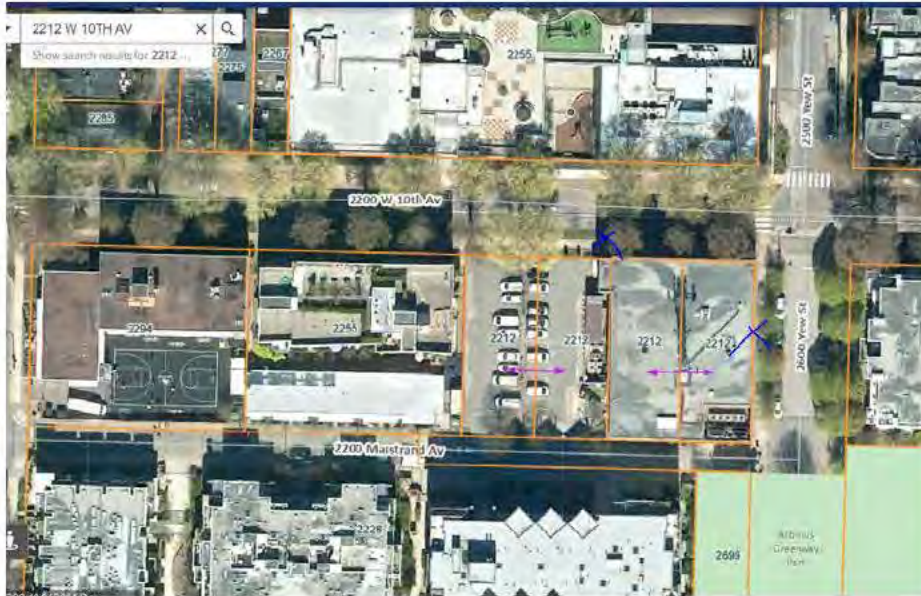
Thank you!

Daniel

From: Liu, Belinda <Belinda.Liu@vancouver.ca>
Sent: Monday, December 9, 2024 3:31 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel, the materials for 2212 W 10th Ave are ready for review. A few notes:

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Belinda

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, October 22, 2024 9:26 AM
To: Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Belinda,

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No tenants on site but let's wait to publish the SYC page and sign until we figure out their non-compliance.

I'll request the flythrough once we have a resubmission.

Thank you!

Daniel

From: Liu, Belinda <Belinda.Liu@vancouver.ca>
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To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hi Daniel, below are the available Q&A periods. Please let me know which one you'd like to schedule.

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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, October 21, 2024 3:41 PM
To: Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Community Spaces <[s.15\(1\)\(l\)@vancouver.ca](mailto:s.15(1)(l)@vancouver.ca)>; Mah, Chris <Chris.Mah@vancouver.ca>; Bourke, Matthew <matthew.bourke@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>; Contaminated Sites <Contaminated.Sites@vancouver.ca>
Cc: Liu, Belinda <Belinda.Liu@vancouver.ca>; Planning Data <[s.15\(1\)\(l\)@vancouver.ca](mailto:s.15(1)(l)@vancouver.ca)>
Subject: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Everyone,

Please find below the details for a new rezoning application under the Broadway Plan for a site located at 2212 West 10th Ave. Posse file number: RZ-2024-00090

If you need any additional info from the applicant to perform your review, please let me know as early as possible. Comments and conditions are due March 7, 2025.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
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PROPERTY ADDRESSES	2110 W 10 th Avenue
POSSE NUMBER	RZ-2024-00090
VANDOCs CASE FOLDER	TBC
REZONING PLANNER	Daniel Feeney
APPLICATION INTAKE DATE	October 18, 2024
TARGET DATES	
OPEN HOUSE (Q+A Period)	TBD
URBAN DESIGN PANEL	TBD
COMMENTS DUE	March 7, 2025
REZONING PROPOSAL	
<ul style="list-style-type: none"> • To rezone from C7 to CD-1 to allow for the development of a 25-storey mixed-use rental building over a 4 storey podium • A portion of the existing telecommunications facility will be retained and modernized • Approximately 221 rental housing units of which 20% would be below market rental • Proposed FSR is 6.65 • A building height of 77.6 m (255 ft.) • 78 underground parking spaces and 429 bicycle spaces 	
APPLICANT INFORMATION	
APPLICANT	Ledcor Group Maria.pawluczuk@ledcor.ca
ARCHITECT	DYS Architecture
REVIEW GROUPS / STAFF CONTACTS	
PDS - Development Planning	To be assigned
PDS - Landscape	To be assigned
ENG - Multiple Groups	Dan Walker, Shannon Blackwood
ENG – Urban Forestry	N/A
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REFM - Environmental Services	Rose Budau
ACCS - Social Policy	s.15(1)(l) @vancouver.ca
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From: "Shah, Maitrayee" <Maitrayee.Shah@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 2/24/2025 6:48:59 AM
Subject: RE: Rezoning Application Distribution - 2212 W 10th Avenue

Hello Daniel,

I was wondering about the status of the application in the subject line. Based on our discussion at Early Review on Nov 18, my understanding was that this application was to go for a council's approval and was awaiting amendments to the Broadway Corridor.

Do we have any updates? Should I start my technical review based on the information that we have? Please advise we will need 6 weeks for our technical review.

I look forward to hearing from you.

Regards,
Maitrayee Shah

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, October 21, 2024 3:41 PM
To: Walker, Dan <dan.walker@vancouver.ca>; Blackwood, Shannon <Shannon.Blackwood@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Community Spaces s.15(1)(l) @vancouver.ca; Mah, Chris <Chris.Mah@vancouver.ca>; Bourke, Matthew <matthew.bourke@vancouver.ca>; Tosoff, Tamara <Tamara.Tosoff@vancouver.ca>; Gomes, Catarina <Catarina.Gomes@vancouver.ca>; Yamashita, Kasel <Kasel.Yamashita@vancouver.ca>; McAuley, Jordan <Jordan.McAuley@vancouver.ca>; Takeda, Miyo <Miyo.Takeda@vancouver.ca>; Contaminated Sites <Contaminated.Sites@vancouver.ca>
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daniel.feeney2@vancouver.ca



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([Musqueam](#)), S wxlu817_wú7mesh ([Squamish](#)), and s lilw ta ([Tsleil-Waututh](#)) Nations

From: "Co, Rebecca" <rebecca.co@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 11/27/2024 1:32:43 PM
Subject: RE: RZ-2024-00090 - 2212 W 10th Av

Thank you Daniel! That's perfect!

Can you upload them into Posse if you haven't already? Thanks again!

Rebecca (beki) Co,
Land Survey Branch
Engineering Services, City of Vancouver
604.873.7002

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, November 27, 2024 1:12 PM
To: Co, Rebecca <rebecca.co@vancouver.ca>
Subject: RE: RZ-2024-00090 - 2212 W 10th Av

Hi Rebecca,

Please find the remaining titles attached.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwx̓'u817_wú7mesh (Squamish), and səlilwetəl (Tsleil-Waututh) Nations

From: Co, Rebecca <rebecca.co@vancouver.ca>
Sent: Monday, November 25, 2024 12:55 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RZ-2024-00090 - 2212 W 10th Av

Hi Daniel,

I'm currently reviewing this RZ and I noticed the title searches supplied were only for lots 7 and 10. Would you be able to ask the applicant to supply the title searches for lots 8 and 9 as well? Thank you!

Rebecca (beki) Co,
Land Survey Branch
Engineering Services, City of Vancouver
604.873.7002

From: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
To: "Budau, Rose" <Rose.Budau@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Heinricks, Shelley" <Shelley.Heinricks@vancouver.ca>
Date: 5/14/2025 5:33:49 PM
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required
Attachments: 250514 CO DP SDS.pdf
250514 RZ SDS.pdf

City of Vancouver Warning - This message is from an external sender

Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Report Suspicious

Hi Rose,

Please see attached both the signed SDS for the rezoning application and for the DP.

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Budau, Rose <Rose.Budau@vancouver.ca>
Sent: Monday, May 12, 2025 3:13 PM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Heinricks, Shelley <Shelley.Heinricks@vancouver.ca>
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

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Hi Maria,

When I requested the signed SDS, it was for the rezoning application and I have since forwarded it to the Ministry of Environment. Last week I was reviewing the development application, noted the SDS was also unsigned and undated and reused the SDS you provided, as it was otherwise the same one we had on file for the DP. I now realise that the scope of work for the development application (utility building) is unrelated to the scope of work for the rezoning (commercial and residential building). I checked the original rezoning SDS which was

for the correct scope, commercial and residential redevelopment. Please provide the signed and dated SDS for the rezoning so I can forward to the Ministry and advise them of the error.

Thank you,

Rose Budau, B.Sc.

ENVIRONMENTAL PROJECTS & PROGRAMS | CITY OF VANCOUVER

t: 604-873-7732 | e: rose.budau@vancouver.ca



From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Sent: April 11, 2025 2:09 PM

To: Budau, Rose <Rose.Budau@vancouver.ca>; Heinrichs, Shelley <Shelley.Heinricks@vancouver.ca>

Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Subject: FW: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Hi Rose,

My apologies, please see attached signed & dated form.

Thank you,

Maria Pawluczuk

c 236-668-2748

From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Sent: Friday, April 11, 2025 1:58 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Budau, Rose <Rose.Budau@vancouver.ca>

Cc: Heinrichs, Shelley <Shelley.Heinricks@vancouver.ca>; Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Please reach out to Maria cc'ed on this email

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Friday, April 11, 2025 1:29 PM

To: Budau, Rose <Rose.Budau@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Cc: Heinrichs, Shelley <Shelley.Heinricks@vancouver.ca>

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Maybe an email from your team will get them into the right gear.

Maria Pawluczuk Maria.Pawluczuk@ledcor.com
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daniel.feeney2@vancouver.ca



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From: Budau, Rose <Rose.Budau@vancouver.ca>

Sent: Friday, April 11, 2025 1:11 PM

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Cc: Heinrichs, Shelley <Shelley.Heinrichs@vancouver.ca>

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Thanks,

Rose Budau, B.Sc.

ENVIRONMENTAL PROJECTS & PROGRAMS | CITY OF VANCOUVER

t: 604-873-7732 | e: rose.budau@vancouver.ca

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: April 9, 2025 2:40 PM
To: Heinricks, Shelley <Shelley.Heinricks@vancouver.ca>
Cc: Budau, Rose <Rose.Budau@vancouver.ca>
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Hi Shelley,

Please find the signed version attached. The sent it through today.

All the best,

Daniel

From: Heinricks, Shelley <Shelley.Heinricks@vancouver.ca>
Sent: Tuesday, April 8, 2025 1:03 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Budau, Rose <Rose.Budau@vancouver.ca>
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Hi Daniel.

We are still waiting for the SDS submission for this one. Any chance you have an update?

Thank you!

- Shelley

Shelley Heinricks, BSc., EP, CESCL
Environmental Protection Officer
Environmental Services, REFM, City of Vancouver
Shelley.Heinricks@vancouver.ca

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, March 05, 2025 3:05 PM
To: Heinricks, Shelley <Shelley.Heinricks@vancouver.ca>
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Hi Shelley,

I have followed up with the applicant and requested a signed SDS.

-Daniel

From: Heinrichs, Shelley <Shelley.Heinricks@vancouver.ca>
Sent: Wednesday, March 5, 2025 2:28 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Hello Daniel.

I'm doing the contaminated sites review for RZ-2024-00090 at 2212 W 10TH AVE.
The SDS form provided is missing a signature and must be resubmitted.

Thanks,

- Shelley

Shelley Heinrichs, BSc., EP, CESCL
Environmental Protection Officer
Environmental Services, REFM, City of Vancouver
Email: Shelley.Heinricks@vancouver.ca
Phone: 604-829-9552

Site Disclosure Statement

All fields marked with an asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in [Schedule 2](#) of the Contaminated Sites Regulation? *

Yes

No

If you answered yes to the question above, you must complete this form if no exemptions apply.

Exemptions

Do any of the exemptions from submitting a site disclosure statement apply? (see the [Contaminated Sites Regulation, Part 2, Division 3](#)) *

Yes

No

If you answered no to the question above, you must complete this form.

^ Section I - Contact information

A: Site owners(s) or operators(s)

Last name *

Voysey

First name *

Andrew

Company, if applicable

TL REGENT PROPERTY INC., INC.NO. BC1450980 C/O TELUS COMMUNICATIONS INC. CORPORATE
REAL ESTATE DEPARTMENT

Address *

1500 - 1067 W Cordova St

City *

Vancouver

Province *

[+ Add Another](#)



BC

Country *

Canada

Postal code *

V6C 1C7

Phone number *

604-699-2866

Email *

andrew.voysey@ledcor.com

B: Person completing site disclosure statement (leave blank if same as above)

Last name

First name

Company, if applicable

C: Person to contact regarding the site disclosure statement

Last name *

MacPherson

First name *

Chelsea

Company, if applicable

PGL Environmental Consultants

Address *

1500 - 1185 West Georgia Street

City *

Vancouver

Phone number *

604-803-4195

Email *

cmacpherson@pggroup.com

^ Section II - Site information

Coordinates for the centre of the site:

Latitude

Degrees *

49

Minutes *

15

Seconds *

45.49

Longitude

Degrees *

122

Minutes *

9

Seconds *

21.11

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission *

Land ownership *

- Legally titled, registered property
 Untitled Crown land

For legally titled, registered property

Site address *

2212 West 10th Avenue

City *

Vancouver

Postal code *

V6A 3L2

PID *

013-929-933

Land description *

LOT 7 BLOCK 363 DISTRICT LOT 526 PLAN 2300



PID *

013-929-941

Land description *

LOT 8 BLOCK 363 DISTRICT LOT 526 PLAN 2300



PID *

013-929-950

Land description *

LOT 9 BLOCK 363 DISTRICT LOT 526 PLAN 2300



PID *

013-929-968

Land description *

LOT 10 BLOCK 363 DISTRICT LOT 526 PLAN 2300



^ Section III - Specified industrial or commercial uses

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation [Schedule 2](#) which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description *

F7. petroleum product (other than compressed gas), or produced water storage in non-mobile above ground or underground

Select all that apply, choose "none" if no Schedule 2 uses apply.

Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. *

Three-storey utility space to house TELUS telecommunications infrastructure

If not applicable, type N/A.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

aerial photographs, business directories, fire insurance plans, municipal records, interviews

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

n/a

If not applicable, type N/A.

Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- BIA proceedings
- Foreclosure
- Decommissioning
- CCA proceedings
- Ceasing operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

First and last name

Andrew Voysey

Owner

Operator

Date signed



Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Agency

Address

Phone number

() -

Email

Reason for submission (Please check one or more of the following):

Building permit

for an activity that will likely disturb soil

Subdivision

Zoning

Development permit

for an activity that will likely disturb soil

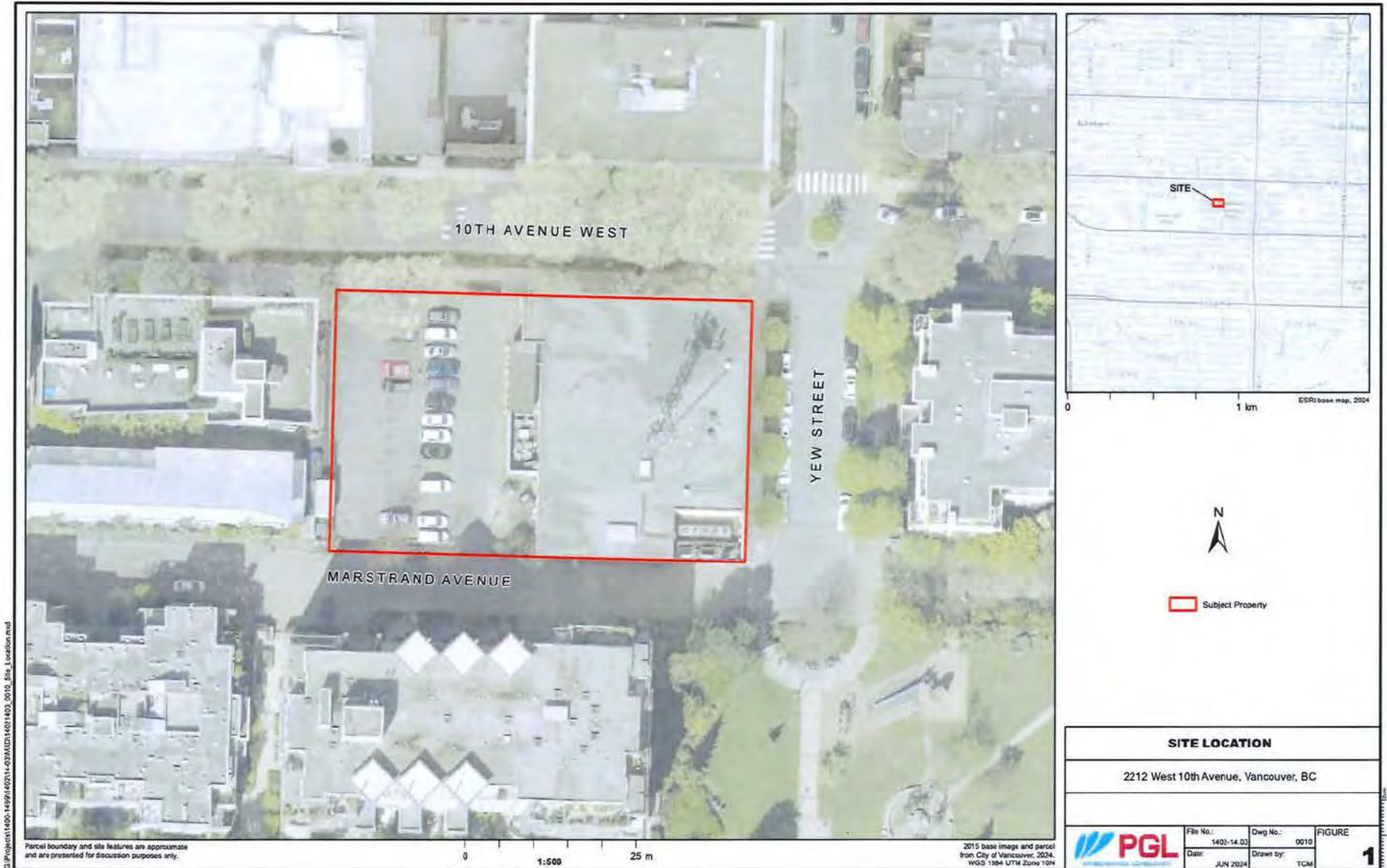
Date received by approving authority



Date submitted to registrar



Version: 18



Site Disclosure Statement

All fields marked with an asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in [Schedule 2](#) of the Contaminated Sites Regulation? *

- Yes
 No

If you answered yes to the question above, you must complete this form if no exemptions apply.

Exemptions


Do any of the exemptions from submitting a site disclosure statement apply? (see the [Contaminated Sites Regulation, Part 2, Division 3](#)) *

- Yes
 No

If you answered no to the question above, you must complete this form.

^ Section I - Contact information

A: Site owners(s) or operators(s)

Last name *	<input type="text" value="Voysey"/>	
First name *	<input type="text" value="Andrew"/>	
Company, if applicable	<input type="text" value="TL REGENT PROPERTY INC., INC.NO. BC1450980"/>	
Address *	<input type="text" value="1500 - 1067 W Cordova St"/>	
City *	<input type="text" value="Vancouver"/>	
Province *	<input type="text"/>	
+ Add Another		

BC

Country *

Canada

Postal code *

V6C 1C7

Phone number *

604-699-2866

Email *

andrew.voysey@ledcor.com

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MacPherson

First name *

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Vancouver

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Email *

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49

Minutes *

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V6A 3L2

PID *

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Land description *

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Land description *

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Land description *

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PID *

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Land description *

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Schedule 2 reference and description *

F7. petroleum product (other than compressed gas), or produced water storage in non-mobile above ground or underground

Select all that apply, choose "none" if no Schedule 2 uses apply.

Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. *

Site redevelopment to commercial and residential

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

aerial photographs, business directories, fire insurance plans, municipal records, interviews

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

n/a

If not applicable, type N/A

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Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

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By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

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Operator

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Address

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Email

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Subdivision

Zoning

Development permit

for an activity that will likely disturb soil

for an activity that will likely disturb soil

Date received by approving authority



Date submitted to registrar



Version: 18



 Subject Property

SITE LOCATION

2212 West 10th Avenue, Vancouver, BC

G:\Project\1402-14.03\1402-14.03\1402-14.03_0010_Site_Location.mxd

Parcel boundary and site features are approximate and are presented for discussion purposes only.

2015 base image and parcel from City of Vancouver, 2024. WGS 1984 UTM Zone 10N



File No.:	1402-14.03	Dwg No.:	0010
Date:	JUN 2024	Drawn by:	TCM

FIGURE
1

From: "Budau, Rose" <Rose.Budau@vancouver.ca>
To: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Heinricks, Shelley" <Shelley.Heinricks@vancouver.ca>
Date: 5/15/2025 1:35:11 PM
Subject: RE: RZ-2024-00090 - Site Disclosure Statement Resubmission Required

Thank you- I appreciate it.

Rose Budau, B.Sc.
ENVIRONMENTAL PROJECTS & PROGRAMS | CITY OF VANCOUVER
t: 604-873-7732 | e: rose.budau@vancouver.ca



From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
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Please reach out to Maria cc'ed on this email

Lorne Wolinsky

p 778-753-8345 | c 604-379-3922

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Lorne Wolinsky lorne.wolinsky@ledcor.com

Daniel Feeney (He/Him)
Rezoning Planner

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510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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Shelley Heinrichs, BSc., EP, CESCL
Environmental Protection Officer
Environmental Services, REFM, City of Vancouver
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Environmental Protection Officer
Environmental Services, REF, City of Vancouver
Email: Shelley.Heinricks@vancouver.ca
Phone: 604-829-9552

From: [Li, Ellen \(Eng\)](#)
To: [Feeney, Daniel \(PDS\)](#); [Meehan, Diane](#)
Subject: RE: RZ-2024-00096 - 380 E 10TH AVE - Hydrogeo Report
Date: Tuesday, January 14, 2025 12:13:21 PM
Attachments: [image001.png](#)

Hi all,

Thanks so much for flagging, I have opened a Hydrogeology review for 2212 W 10th Ave in POSSE, due for February 21, 2025.

Thanks!

Ellen

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, January 14, 2025 11:59 AM
To: Meehan, Diane <Diane.Meehan@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>
Subject: RE: RZ-2024-00096 - 380 E 10TH AVE - Hydrogeo Report

Hi Diane,

I think the applicants already had the 2212 W 10th report already prepared and that was submitted before November. I cannot open up engineering reviews so Ellen will need to do that on Posse. Ellen, can you please open up a review for Diane for 2212 W 10th Ave – RZ-2024-00090.

The 354-280 E 10th application was submitted November 25 so I assume the report is required.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner
Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z 4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca

CoV-PUDS



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From: Meehan, Diane <Diane.Meehan@vancouver.ca>

Sent: Tuesday, January 14, 2025 10:25 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: RE: RZ-2024-00096 - 380 E 10TH AVE - Hydrogeo Report

Hi Daniel,

Thank you for this.

It looks like RZ-2024-00090 was not assigned to us (correctly), since the application looks to have been submitted prior to the November 1, 2024 effective date of the latest Bulletin. However, this property will be required to go through a Hydrogeological review at the DP stage when the time comes. Since the hydrogeological report is ready now, I would be happy to do an initial review to see if there is anything that stands out, so they are not waiting on our feedback until the DP stage. If this sounds reasonable, would you be able to add us as a review group?

And, let me know when you hear back on the 354-380 E 10th Ave report.

Diane

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Tuesday, January 14, 2025 9:52 AM

To: Meehan, Diane <Diane.Meehan@vancouver.ca>

Subject: RE: RZ-2024-00096 - 380 E 10TH AVE - Hydrogeo Report

Hi Diane,

I have requested the submission from the applicant for 354-380 E 10th Ave. However, the applicant did have a report already prepared for RZ-2024-00090 – 2212 W 10th Avenue.

Please see attached, and let me know if you have any questions. Docs also uploaded to Posse.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z 4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca

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From: Meehan, Diane <Diane.Meehan@vancouver.ca>

Sent: Friday, January 10, 2025 2:46 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Subject: RZ-2024-00096 - 380 E 10TH AVE - Hydrogeo Report

Hi Daniel,

I'm just looking at the subject RZ in POSSE (RZ-2024-00096 / 380 E 10 Ave), but don't see a hydrogeological report in the application documents to review.

Would you be able to confirm whether a hydrogeological report was submitted, or request this from the applicant?

Let me know if you need additional info.

Thank you!

Diane

Diane Meehan, P.Eng. (she/they) | Policy & Planning Hydrogeologist
Development Water Resources Management Branch | City of Vancouver

From: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
To: "Sam, Joyce" <Joyce.Sam@vancouver.ca>
CC: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 4/24/2025 11:51:00 AM
Subject: RE: shape your city

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Thank you!

Maria Pawluczuk

c 236-668-2748

From: Sam, Joyce <Joyce.Sam@vancouver.ca>
Sent: Thursday, April 24, 2025 11:34 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: shape your city

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Hi Maria,

Apologies for missing that! It has been fixed! ☹️

Joyce

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 24, 2025 11:27 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: shape your city

Hi Daniel,

Any chance we can correct my name on SYC? Missing a z ☹️
[2022-2212 W 10th Ave rezoning application | Shape Your City Vancouver](#)
[\[shapeyourcity.ca\]](#)

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tolerated.

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- [Rezoning applications and procedures](#)
- [Apply for rezoning](#)

Contact applicant

Maria Pawluczuk

Project Lead

Ledcor Property Investments Ltds.

Phone 604-605-1726

Email maria.pawluczuk@ledcor.com

Contact us

Daniel Feeney

Rezoning Planner

City of Vancouver

Phone 604-326-4868

Email daniel.feeney2@vancouver.ca

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Wednesday, April 23, 2025 12:45 PM

To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Subject: RE: shape your city

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Hi Lorne,

The SYC will be published by end of day today.

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Sent: Tuesday, April 22, 2025 8:54 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Subject: shape your city

Daniel,

Good morning. When do you think Regent will be uploaded to Shape Your City? We want to give our communications people a heads-up in case of any media inquiries.

Thanks.

Lorne Wolinsky

Vice President, Development

Ledcor Property Investments Ltd., Properties

1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7

p 778-753-8345 | c 604-379-3922

www.ledcordevelopment.com [ledcordevelopment.com]

www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

From: "Sam, Joyce" <Joyce.Sam@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 4/24/2025 11:33:22 AM
Subject: RE: shape your city

Fixed! ☐

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, April 24, 2025 11:32 AM
To: Sam, Joyce <Joyce.Sam@vancouver.ca>
Subject: FW: shape your city

Hi Joyce,

Can you fix below please?

Thank you,

Daniel

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 24, 2025 11:27 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Subject: RE: shape your city

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Hi Daniel,

Any chance we can correct my name on SYC? Missing a z ☐
[2022-2212 W 10th Ave rezoning application | Shape Your City Vancouver](#)
[\[shapeyourcity.ca\]](#)

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tolerated.

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- [Rezoning applications and procedures](#)
- [Apply for rezoning](#)

Contact applicant

Maria Pawluczuk

Project Lead

Ledcor Property Investments Ltds.

Phone 604-605-1726

Email maria.pawluczuk@ledcor.com

Contact us

Daniel Feeney

Rezoning Planner

City of Vancouver

Phone 604-326-4868

Email daniel.feeney2@vancouver.ca

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Wednesday, April 23, 2025 12:45 PM

To: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Subject: RE: shape your city

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Hi Lorne,

The SYC will be published by end of day today.

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca



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From: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>

Sent: Tuesday, April 22, 2025 8:54 AM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Cc: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Subject: shape your city

Daniel,

Good morning. When do you think Regent will be uploaded to Shape Your City? We want to give our communications people a heads-up in case of any media inquiries.

Thanks.

Lorne Wolinsky

Vice President, Development

Ledcor Property Investments Ltd., Properties

1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7

p 778-753-8345 | c 604-379-3922

www.ledcordevelopment.com [ledcordevelopment.com]

www.ledcor.com [ledcor.com]

FORWARD. TOGETHER.

From: ["Casidy, Bryce" <Bryce.Casidy@vancouver.ca>](mailto:Bryce.Casidy@vancouver.ca)
To: s.22(1)
s.22(1)
s.22(1)
s.22(1)
s.22(1)
s.22(1)
s.22(1)
CC: ["Feeney, Daniel \(PDS\)" <Daniel.Feeney2@vancouver.ca>](mailto:Daniel.Feeney2@vancouver.ca)
Date: 6/17/2025 12:41:44 PM
Subject: RE: Teams meeting with Bryce Casidy 12th June 2025
Attachments: RE: Telus rezoning - 2212 West 10th Avenue.msg

H s.22(1)

I've just answered the question about the lane issue in my response to s.22(1) which you are included on. I've included that here for ease of access.

Regardless of the designation as a lane or not, Marstrand is the lowest classified street (the least traffic) and thus must be the point of access for parking and loading, so to some degree, the Marstrand façade will be the back of development. As mentioned previously, we have conditioned they make the façade of the new Telus building more aesthetically pleasing. There will likely be code issues with providing brick cladding due to the post-disaster designation of the future facility, but we will continue to work with Ledcor to achieve something better than proposed.

I will let you know when I hear back from Ledcor regarding the noise and heat issues.

Please, continue to share your concerns with Daniel and me. Maria's (from Ledcor) contact information is available on the website so you are welcome to reach out to her, but please keep any correspondence with her separate.

Sincerely,

Bryce Casidy (he/him)
Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver
604.871.6707 | bryce.casidy@vancouver.ca



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From: s.22(1)
Sent: Friday, June 13, 2025 5:09 PM
To: s.22(1); s.22(1)
s.22(1); s.22(1); s.22(1)
s.22(1); s.22(1); s.22(1); Casidy, Bryce
<Bryce.Casidy@vancouver.ca>
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; maria.pawluczuk@ledcor.com
Subject: Teams meeting with Bryce Cassidy 12th June 2025

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Teams meeting with Bryce Cassidy

Thank you for your time on Thursday, Wendy and I appreciate your feedback. I've summarized our discussions regarding the new Telus bunker that Ledcor will be building on the Telus parking lot, that as you noted, could start as early as fall 2025. Currently we are focusing on the bunker and will then move to giving feedback on the proposed tower development.

1. ***Marstrand Avenue being referred to as a lane instead of an avenue.*** We have a question in regard to why Marstrand is referred to as a laneway instead of an avenue. Redbud is referred to as a lane one street over. Marstrand functions as the front entrance access for the Solo, Duo and Trea buildings on the south side and the co-op building on the north. We believe that there should be a 5' to 6' setback for the bunker on Marstrand Avenue to allow for a pedestrian path and landscaping/planting to soften the harshness of bunker that sits directly opposite the Solo building with over 100 suites. The landscaping will improve the streetscape and give connection to the greenway that serves as the central community corridor.

Bryce your first response to us in the meeting was that the designation of laneway is attributed to the width of the avenue itself. Can you give more clarity around this in writing along with any other considerations by the engineering department around the decision to classify Marstrand as a laneway even though it is named Marstrand Avenue and functions as a front entrance for all of the buildings on the Avenue!

1. **The architectural treatment of the south elevation** should not be treated as the backside of the development, as it faces the entrance of the nearly 100 Solo apartments. One suggestion might be to clad the concrete bunker with masonry, similar to the rest of the project. The stamped concrete is not going to soften the harshness of the bunker design.

Bryce you mentioned that you would speak to Ledcor about this to see what is possible.

1. **Noise generated in the new Telus bunker.** We would like to understand the noise transmission from the new building

Bryce, you mentioned that the new fiberoptic technology is a game changer and would result in little or no noise emissions. We would appreciate having the technical details on this technology and feedback from Telus around any mitigation steps they will be taking to ensure that there is no humming noise transmission. Low frequency humming noises can be wearing if 24/7!

1. **Heat emissions from the new Telus bunker.** We would appreciate understanding how the new heating and cooling system will work, if it will impact the Solo building in any way and what steps will be taken to mitigate heat issues.

Bryce you noted that you did not believe there would be any impact on the Solo building, but again, we would like to understand a little more about how the new technology for heating and cooling in the building will work. The building is currently slated to be concrete which we know absorbs and radiates heat. What steps will be taken to mitigate heating and cooling issues.

You mentioned that concerned owners and strata council members should share their concerns with you and Daniel the rezoning planner, plus Maria from Ledcor. You also noted that there is a Q & A online July 9th for residents to air their concerns. I am copying the strata council on these notes so they are all aware of the current discussion and status of the project.

Maria Pawluczuk Project Lead Ledcor Property Investments Ltds.
604-605-1726
<mailto:maria.pawluczuk@ledcor.com>

Daniel Feeney Rezoning Planner City of Vancouver
604-326-4868

<mailto:daniel.feeney2@vancouver.ca>

You also committed to looking into the details of the Fraser Academy development and we would be grateful if you could share your findings about what would be the second tower on one block.

Thank you for your time.

Best, s.22(1)

s.22(1)



From:

To:

CC:

Date: 6/17/2025 12:41:44 PM

Subject: RE: Telus rezoning - 2212 West 10th Avenue

Attachments: image001.png

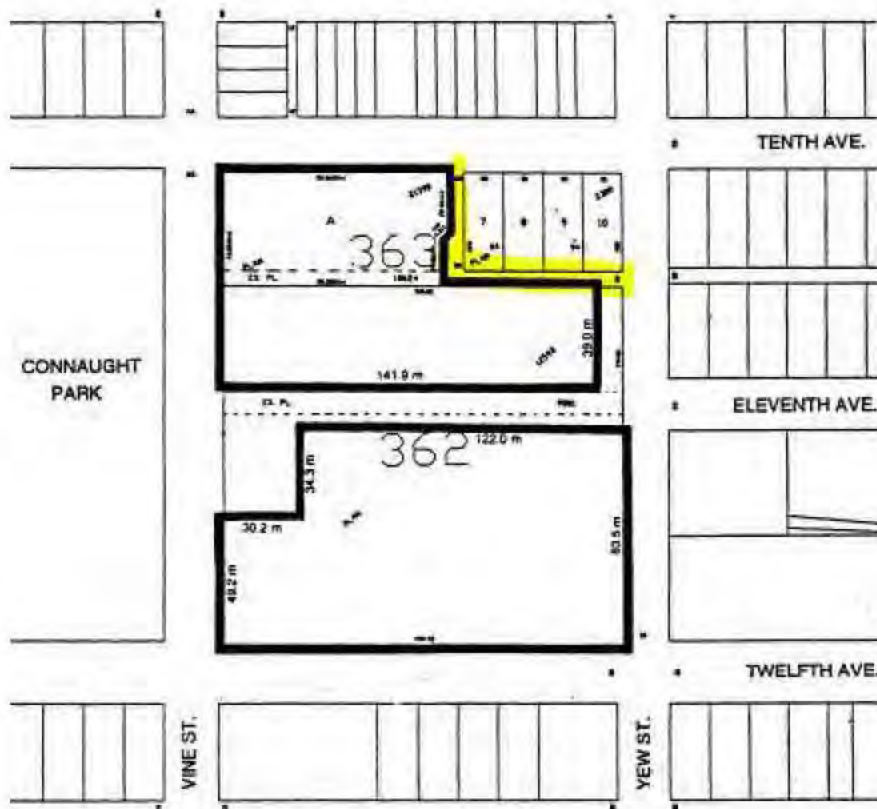
Hi s.22(1)

Note that my responses below are purely in regards to the new Telus Facility.

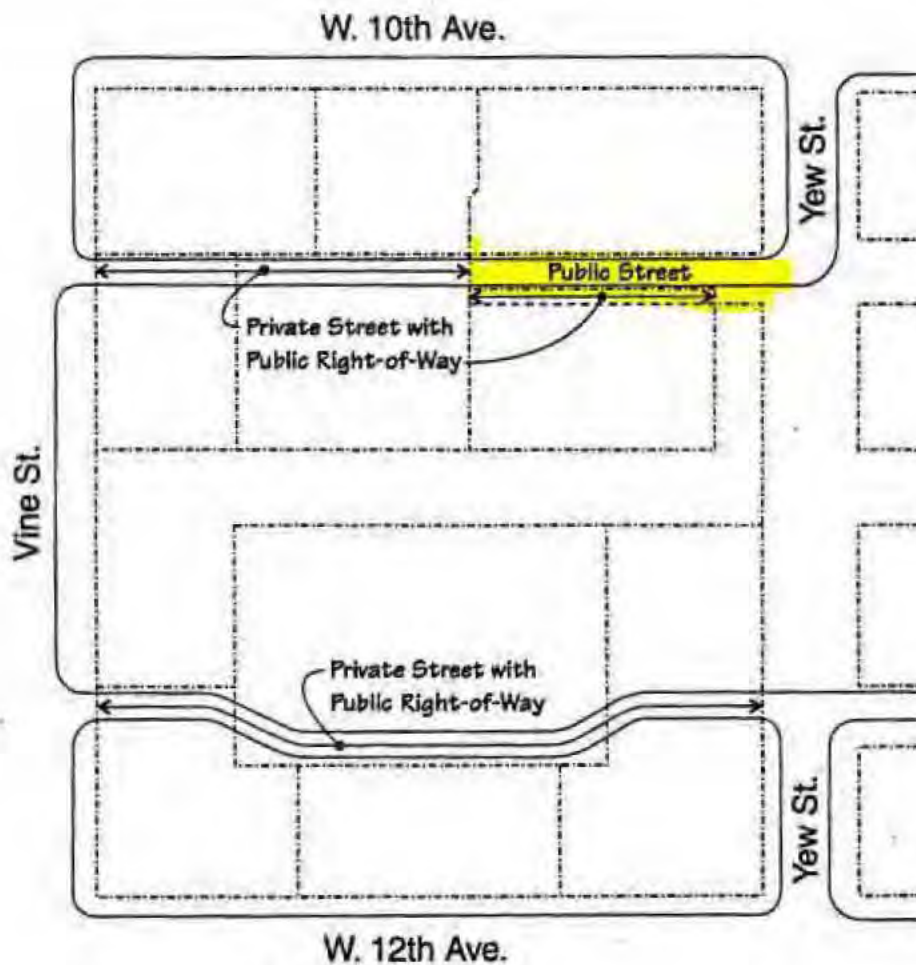
The Arbutus Housing Cooperative at 2230 W 10th and the Fraser Academy at 2294 W 10th are both a part of CD-1 (341) whereas the Telus site is separate and remained under the C-7 zoning. Regulations informing development within the CD-1 area do not apply to the Telus site, including a request for a sidewalk.

Further to that, the portion of Marstrand Avenue west of the Telus site is part of the CD-1 and is privately owned land that has a public right-of-way placed on it to allow public access. Marstrand avenue was historically a lane, but with the redevelopment of the CD-1 area, the Private lane was granted a Street name to allow developments to front on Marstrand. As it is narrower than a normal City-owned street, our Streets team considers the public portion a lane.

Shape of the City owned Lane prior to the redevelopment of CD-1 341 lands:



Proposed Marstrand Avenue with CD-1 341 including the "Public Street" portion behind the Telus Site:



Should the City treat Marstrand as the front property line for the Telus development, there would still be no setback sought, as C-7 does not have a required front yard.

Sincerely,

Bryce Casidy *V (he/him)*
 Project Facilitator | Development Services
 Development, Buildings and Licensing | City of Vancouver
 604.871.6707 |

From: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
Date: 6/23/2025 2:39:41 PM
Subject: RE: Teams meeting with Bryce Cassidy 12th June 2025

Hi Daniel,

I think I should be okay. I was going to give Maria until the end of the week before following up.

Cheers,

Bryce Casidy (*he/him*)
Project Facilitator | Development Services
Development, Buildings and Licensing | City of Vancouver
604.871.6707 | bryce.casidy@vancouver.ca



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From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, June 23, 2025 2:03 PM
To: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: Teams meeting with Bryce Cassidy 12th June 2025

Hi Bryce,

Anything for me to follow up on here?

Let me know and I can assist.

Thanks,

Daniel

From: Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Sent: Wednesday, June 18, 2025 1:22 PM
To: s.22(1); s.22(1); s.22(1); s.22(1); s.22(1); s.22(1); s.22(1); s.22(1); s.22(1); s.22(1)
Cc: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

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Teams meeting with Bryce Cassidy

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Bryce your first response to us in the meeting was that the designation of laneway is attributed to the width of the avenue itself. Can you give more clarity around this in writing along with any other considerations by the engineering department around the decision to classify Marstrand as a laneway even though it is named Marstrand Avenue and functions as a front entrance for all of the buildings on the Avenue!

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Bryce you noted that you did not believe there would be any impact on the Solo building, but again, we would like to understand a little more about how the new technology for heating and cooling in the building will work. The building is currently slated to be concrete which we know absorbs and radiates heat. What steps will be taken to mitigate heating and cooling issues.

You mentioned that concerned owners and strata council members should share their concerns with you and Daniel the rezoning planner, plus Maria from Ledcor. You also noted that there is a Q & A online July 9th for residents to air their concerns. I am copying the strata council on these notes so they are all aware of the current discussion and status of the project.

Maria Pawluczuk Project Lead [redacted] Ledcor Property Investments Ltds.
604-605-1726
<mailto:maria.pawluczuk@ledcor.com>

Daniel Feeney Rezoning Planner [redacted] City of Vancouver
604-326-4868
<mailto:daniel.feeney2@vancouver.ca>

You also committed to looking into the details of the Fraser Academy development and we would be grateful if you could share your findings about what would be the second tower on one block.

Thank you for your time.
Best, [redacted]

[redacted]
s.22(1)

s.22(1)



From: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Ma, Carven" <Carven.Ma@vancouver.ca>
CC: "Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
"Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
"Craig, Cheryl" <cheryl.craig@vancouver.ca>
"Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Elise Spearing" <Elise.Spearing@ledcor.com>
"Christa Strand" <Christa.Strand@ledcor.com>
"Phan, Thien" <Thien.Phan@vancouver.ca>
"Liu, Belinda" <Belinda.Liu@vancouver.ca>
Date: 4/28/2025 12:16:10 PM
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections
Attachments: AF54-C-090.pdf

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Hi Daniel,

Thank you for the update.

A conceptual servicing plan illustrating the two-service connection approach was previously provided (re-attached here for reference). You mentioned that it should be detailed enough to assess the full servicing approach and the site's constraints. I will have the attached plan revised to add more detail on the on-site routing to the CO building to provide additional context — please let me know if this is what you are looking for, or if there is anything specific you would like included.

Also, could you please confirm if this request is only for Regent at this time, or if you would like similar plans and site constraint information provided for the other sites as well?

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, April 28, 2025 10:51 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Maria,

Thank you for providing the rationale letters. Rezoning and Engineering staff have met to discuss the two-service connection potential.

To advance the decision-making process further, can you please have your team provide a conceptual servicing plan that illustrates the two-service connection approach. Please ensure the conceptual plan is detailed so staff can assess the full servicing approach as well as the site's constraints.

Once we receive the conceptual plan, I will organize a Teams meeting with the applicant team and CoV staff.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 4:10 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>

Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>
Subject: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel & Carven,

Please find attached the cover letter, along with supporting letters from our civil and mechanical engineers, providing further technical justification for our request for two separate service connections.

Let me know if you have any questions or need any additional information.

Thank you,

Maria Pawluczuk

Development Manager

Ledcor Property Investments Ltd.

1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7

p 604-605-1726 | **c** 236-668-2748

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From: "Shim, Davis" <Davis.Shim@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
"Ma, Carven" <Carven.Ma@vancouver.ca>
"Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
CC: "Li, Ellen (Eng)" <EllenJessica.Li@vancouver.ca>
"Phan, Thien" <Thien.Phan@vancouver.ca>
"Liu, Belinda" <Belinda.Liu@vancouver.ca>
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
Date: 4/30/2025 4:44:12 PM
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections
Attachments: AF54-C-090_DS markup.pdf

Hi Daniel,

The sewer upgrade scope suggested by their consultant is not exactly something feasible but we'll cover the explanation regarding the correct upgrade scope via RZ sewer review. I'll wrap this up by end of this week.

If you would like to see an idea of it, I've marked up on the PDF attached. Please try not to circulate this to the applicant side as they'll see the details from our report. If you have any other question, feel free to reach out to myself.

Thanks,
Davis

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, April 30, 2025 3:35 PM
To: Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Thank you for your input Carven.

@Shim, Davis Any requests on what you'd like to be included within the conceptual servicing plan? Hoping to provide this feedback to the applicant by end of day tomorrow.

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Ma, Carven <Carven.Ma@vancouver.ca>
Sent: Monday, April 28, 2025 2:30 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

I agree the plan is light on detail. Their suggestion to add the proposed on-site routing for the two-connection approach would certainly be helpful.

Could we also kindly request that they show what the routing would look like under a one-connection approach? I think this would assist the discussion and help us better understand why that configuration may not be viable from their perspective.

Thanks,
Carven Ma, P.Eng.
Waterworks Design Branch
Tel: 604-673-8251 | carven.ma@vancouver.ca

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, April 28, 2025 2:10 PM
To: Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: FW: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Engineering Team,

Does this conceptual servicing plan suffice?

Seems a bit light on detail. If applicable, please let me know what additional detail you'd like to see.

Thank you,

Daniel

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Monday, April 28, 2025 12:16 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Daniel,

Thank you for the update.

A conceptual servicing plan illustrating the two-service connection approach was previously provided (re-attached here for reference). You mentioned that it should be detailed enough to assess the full servicing approach and the site's constraints. I will have the attached plan revised to add more detail on the on-site routing to the CO building to provide additional context — please let me know if this is what you are looking for, or if there is anything specific you would like included.

Also, could you please confirm if this request is only for Regent at this time, or if you would like similar plans and site constraint information provided for the other sites as well?

Thank you,

Maria Pawluczuk
c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, April 28, 2025 10:51 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Maria,

Thank you for providing the rationale letters. Rezoning and Engineering staff have met to discuss the two-service connection potential.

To advance the decision-making process further, can you please have your team provide a conceptual servicing plan that illustrates the two-service connection approach. Please ensure the conceptual plan is detailed so staff can assess the full servicing approach as well as the site's constraints.

Once we receive the conceptual plan, I will organize a Teams meeting with the applicant team and CoV staff.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 4:10 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>
Subject: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel & Carven,

Please find attached the cover letter, along with supporting letters from our civil and mechanical engineers, providing further technical justification for our request for two separate service connections.

Let me know if you have any questions or need any additional information.

Thank you,

Maria Pawluczuk

Development Manager

Ledcor Property Investments Ltd.

1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7

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From: "Maria Pawluczuk" <Maria.Pawluczuk@ledcor.com>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Lorne Wolinsky" <Lorne.Wolinsky@ledcor.com>
"Elise Spearing" <Elise.Spearing@ledcor.com>
"Christa Strand" <Christa.Strand@ledcor.com>
"Phan, Thien" <Thien.Phan@vancouver.ca>
"Liu, Belinda" <Belinda.Liu@vancouver.ca>
Date: 5/6/2025 10:57:45 AM
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Daniel,

Thank you for the update — that all sounds good. We will await the overall conditions and comments.

If you happen to have a rough estimate of when we might expect to receive them, it would be appreciated if you could share.

Thanks,

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, May 5, 2025 11:35 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Cc: Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Maria & Ledcor Team,

Just a quick update on the two-service connection analysis.

The sewer review group is due to complete their overall conditions. Staff will provide comment on the two service connect approach along with the draft sewer conditions for the 2212 W 10th Ave rezoning application.

Please note, the two service connection approach must be individually reviewed for each application. Staff cannot holistically determine whether the approach is viable across the Ledcor/Telus portfolio. We will continue to work with your team to review the servicing approach and progress the applications in a timely manner.

All the best,

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Monday, April 28, 2025 12:16 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
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Thank you,

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Monday, April 28, 2025 10:51 AM
To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

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Hi Maria,

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To advance the decision-making process further, can you please have your team provide a conceptual servicing plan that illustrates the two-service connection approach. Please ensure the conceptual plan is detailed so staff can assess the full servicing approach as well as the site's constraints.

Once we receive the conceptual plan, I will organize a Teams meeting with the applicant team and CoV staff.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca

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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>
Sent: Thursday, April 17, 2025 4:10 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>
Subject: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel & Carven,

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Let me know if you have any questions or need any additional information.

Thank you,

Maria Pawluczuk
Development Manager
Ledcor Property Investments Ltd.
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From: "Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
To: "Feeney, Daniel (PDS)" <Daniel.Feeney2@vancouver.ca>
CC: "Phan, Thien" <Thien.Phan@vancouver.ca>
"Liu, Belinda" <Belinda.Liu@vancouver.ca>
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
"Shim, Davis" <Davis.Shim@vancouver.ca>
"Li, Ellen \ (Eng)" <EllenJessica.Li@vancouver.ca>
"Ma, Carven" <Carven.Ma@vancouver.ca>
Date: 6/3/2025 10:37:46 AM
Subject: RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections
Attachments: RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections .msg

I believe we're waiting for applicant to supply us with a serving plan depicting on-site routing for the two-connection approach. Reattaching email for reference – let me know if this has already been provided.

Thanks,
Kaveh

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, June 3, 2025 9:48 AM
To: Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>; Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Subject: RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Kaveh,

Thank for the update and for coordinating this review early.

Can you let me know what you are waiting on from the applicant and I can give them a nudge?

Thank you,

Daniel Feeney (He/Him)

Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver

510 West Broadway, Vancouver, BC V5Z4A8

T: 604-326-4868

daniel.feeney2@vancouver.ca

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From: Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Sent: Wednesday, May 28, 2025 9:11 AM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>; Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

Sewer has already provided comments on the W 10th Rz and its currently sitting with DMP. We're actively working on the Rz memo and believe we're close to having this signed off.

The email chain below is in relation to the TWO separate service connections that Telus is seeking – I believe we're awaiting for the applicant to provide more details on this before Sewer/Water can comment, but please correct me if I'm wrong.

Kaveh

From: Shim, Davis <Davis.Shim@vancouver.ca>
Sent: Tuesday, May 27, 2025 3:03 PM
To: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Ellen,

I don't know if there is any outstanding discussion with DWRM at this point. I've chatted and discussed the solution with Kaveh last week and I believe that was the end of it. Please let me know if there is anything missing or you need from our end.

Thanks,
Davis

From: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>
Sent: Tuesday, May 27, 2025 2:22 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>;

Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

DMP is looking to finalize the engineering conditions for this site (RZ-2024-00090) 2212 W 10th Av soon. We are still in discussion with DWRM to work out sewer conditions.

Hopefully, we will have updates for you soon in the next week.

Thanks,

Ellen

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Tuesday, May 27, 2025 1:49 PM
To: Shim, Davis <Davis.Shim@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections
Importance: High

Hello Eng. Team,

Can you please provide an update on the sewer review for this project?

Thank you,

Daniel

From: Shim, Davis <Davis.Shim@vancouver.ca>
Sent: Thursday, May 1, 2025 4:02 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

1. I think the sewer report & condition should be self explanatory. Applicant can ask question once they are notified with the sewer extension/condition.
2. The standard open trench construction in the bikelane/road would be feasible because we are just asking for one sewer to be extended. We do not expect any tree roots need to be touched

2. or relocated. The excavation depth is expected to be 4 meters on average – this would be confirmed by the applicant's consultants at the detailed design stages.

I hope this helps but please let me know if there are any other question you may have.

Thanks,
Davis

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Thursday, May 1, 2025 2:08 PM
To: Shim, Davis <Davis.Shim@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Davis,

Hoping to clarify a few things.

1. You will provide the sewer comments first (end of this week), from there, a conceptual servicing drawing can include the sewer conditions/staff expectations?
2. I know you are not an arborist, but can you advise on the construction methods for the extension/abandonment/new connection scope? The street trees are very mature, and I'm concerned this scope of work may require special tree protection measures. I'll be sure to loop in urban forestry but it would be good to know how deep the excavation may need to be.

Thank you for your help on this!

Daniel Feeney (He/Him)
Rezoning Planner

Planning, Urban Design & Sustainability | City of Vancouver
510 West Broadway, Vancouver, BC V5Z4A8
T: 604-326-4868
daniel.feeney2@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̅əm (Musqueam), Skwx̱'w̱7mesh (Squamish), and səllwətəl (Tsleil-Waututh) Nations

From: Shim, Davis <Davis.Shim@vancouver.ca>
Sent: Wednesday, April 30, 2025 4:44 PM
To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>

Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

The sewer upgrade scope suggested by their consultant is not exactly something feasible but we'll cover the explanation regarding the correct upgrade scope via RZ sewer review. I'll wrap this up by end of this week.

If you would like to see an idea of it, I've marked up on the PDF attached. Please try not to circulate this to the applicant side as they'll see the details from our report. If you have any other question, feel free to reach out to myself.

Thanks,
Davis

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>
Sent: Wednesday, April 30, 2025 3:35 PM
To: Ma, Carven <Carven.Ma@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>
Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Thank you for your input Carven.

@Shim, Davis Any requests on what you'd like to be included within the conceptual servicing plan? Hoping to provide this feedback to the applicant by end of day tomorrow.

Thank you,

Daniel Feeney (He/Him)
Rezoning Planner

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From: Ma, Carven <Carven.Ma@vancouver.ca>

Sent: Monday, April 28, 2025 2:30 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>

Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Daniel,

I agree the plan is light on detail. Their suggestion to add the proposed on-site routing for the two-connection approach would certainly be helpful.

Could we also kindly request that they show what the routing would look like under a one-connection approach? I think this would assist the discussion and help us better understand why that configuration may not be viable from their perspective.

Thanks,

Carven Ma, P.Eng.

Waterworks Design Branch

Tel: 604-673-8251 | carven.ma@vancouver.ca

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Monday, April 28, 2025 2:10 PM

To: Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Shim, Davis <Davis.Shim@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>

Cc: Li, Ellen (Eng) <EllenJessica.Li@vancouver.ca>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>; Casidy, Bryce <Bryce.Casidy@vancouver.ca>

Subject: FW: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

Hi Engineering Team,

Does this conceptual servicing plan suffice?

Seems a bit light on detail. If applicable, please let me know what additional detail you'd like to see.

Thank you,

Daniel

From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Sent: Monday, April 28, 2025 12:16 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>

Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien <Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>

Subject: RE: TELUS and Leducor Project Portfolio - Request for Separate Service Connections

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Hi Daniel,

Thank you for the update.

A conceptual servicing plan illustrating the two-service connection approach was previously provided (re-attached here for reference). You mentioned that it should be detailed enough to assess the full servicing approach and the site's constraints. I will have the attached plan revised to add more detail on the on-site routing to the CO building to provide additional context — please let me know if this is what you are looking for, or if there is anything specific you would like included.

Also, could you please confirm if this request is only for Regent at this time, or if you would like similar plans and site constraint information provided for the other sites as well?

Thank you,

Maria Pawluczuk

c 236-668-2748

From: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>

Sent: Monday, April 28, 2025 10:51 AM

To: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>; Ma, Carven <Carven.Ma@vancouver.ca>

Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig,

Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing

<Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>; Phan, Thien

<Thien.Phan@vancouver.ca>; Liu, Belinda <Belinda.Liu@vancouver.ca>

Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

CAUTION: This email was sent from outside of Ledcor's network. Please be careful while clicking links, opening attachments, or replying to this email.

Hi Maria,

Thank you for providing the rationale letters. Rezoning and Engineering staff have met to discuss the two-service connection potential.

To advance the decision-making process further, can you please have your team provide a

conceptual servicing plan that illustrates the two-service connection approach. Please ensure the conceptual plan is detailed so staff can assess the full servicing approach as well as the site's constraints.

Once we receive the conceptual plan, I will organize a Teams meeting with the applicant team and CoV staff.

Please let me know if you have any questions.

All the best,

Daniel Feeney (He/Him)

Rezoning Planner

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From: Maria Pawluczuk <Maria.Pawluczuk@ledcor.com>

Sent: Thursday, April 17, 2025 4:10 PM

To: Feeney, Daniel (PDS) <Daniel.Feeney2@vancouver.ca>; Ma, Carven <Carven.Ma@vancouver.ca>

Cc: Casidy, Bryce <Bryce.Casidy@vancouver.ca>; Imani, Kaveh <Kaveh.Imani@vancouver.ca>; Craig, Cheryl <cheryl.craig@vancouver.ca>; Lorne Wolinsky <Lorne.Wolinsky@ledcor.com>; Elise Spearing <Elise.Spearing@ledcor.com>; Christa Strand <Christa.Strand@ledcor.com>

Subject: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections

Hi Daniel & Carven,

Please find attached the cover letter, along with supporting letters from our civil and mechanical engineers, providing further technical justification for our request for two separate service connections.

Let me know if you have any questions or need any additional information.

Thank you,

Maria Pawluczuk

Development Manager

Ledcor Property Investments Ltd.

1500 - 1067 West Cordova Street, Vancouver, BC, V6C 1C7

p 604-605-1726 | c 236-668-2748

www.ledcordevelopment.com [ledcordevelopment.com]

FORWARD. TOGETHER.

The information in the above message and any attachments are intended only for the addressee and may contain confidential material. Any review, retransmission dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you have received this message in error, please contact the sender and delete the message and attachments from any computer.

From: "Ma, Carven" <Carven.Ma@vancouver.ca>
To: "Imani, Kaveh" <Kaveh.Imani@vancouver.ca>
CC: "Li, Ellen (Eng) ;" <EllenJessica.Li@vancouver.ca>
"Phan, Thien ;" <Thien.Phan@vancouver.ca>
"Liu, Belinda ;" <Belinda.Liu@vancouver.ca>
"Casidy, Bryce" <Bryce.Casidy@vancouver.ca>
Date: 4/28/2025 2:30:00 PM
Subject: RE: TELUS and Ledcor Project Portfolio - Request for Separate Service Connections
Attachments: image001.png

Hi Daniel,

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Thanks,
Carven Ma, P.Eng.
Waterworks Design Branch
Tel: 604-673-8251 | carven.ma@vancouver.ca

From: Feeney, Daniel (PDS) << Daniel.Feeney2@vancouver.ca >>
Sent: Monday, April 28, 2025 2:10 PM
To: Imani, Kaveh << Kaveh.Imani@vancouver.ca >> ; Shim, Davis << Davis.Shim@vancouver.ca >> ; Ma, Carven << Carven.Ma@vancouver.ca >>
Cc: Li, Ellen (Eng) << EllenJessica.Li@vancouver.ca >> ; Phan, Thien << Thien.Phan@vancouver.ca >> ; Liu, Belinda << Belinda.Liu@vancouver.ca >> ; Casidy, Bryce << Bryce.Casidy@vancouver.ca >>
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; Craig, Cheryl < < cheryl.craig@vancouver.ca > > ; Lorne Wolinsky < < Lorne.Wolinsky@ledcor.com > >

; Elise Spearing < < Elise.Spearing@ledcor.com > > ; Christa Strand < < Christa.Strand@ledcor.com > > ;

Phan, Thien < < Thien.Phan@vancouver.ca > > ; Liu, Belinda < < Belinda.Liu@vancouver.ca > >

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